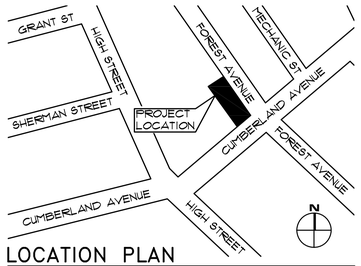
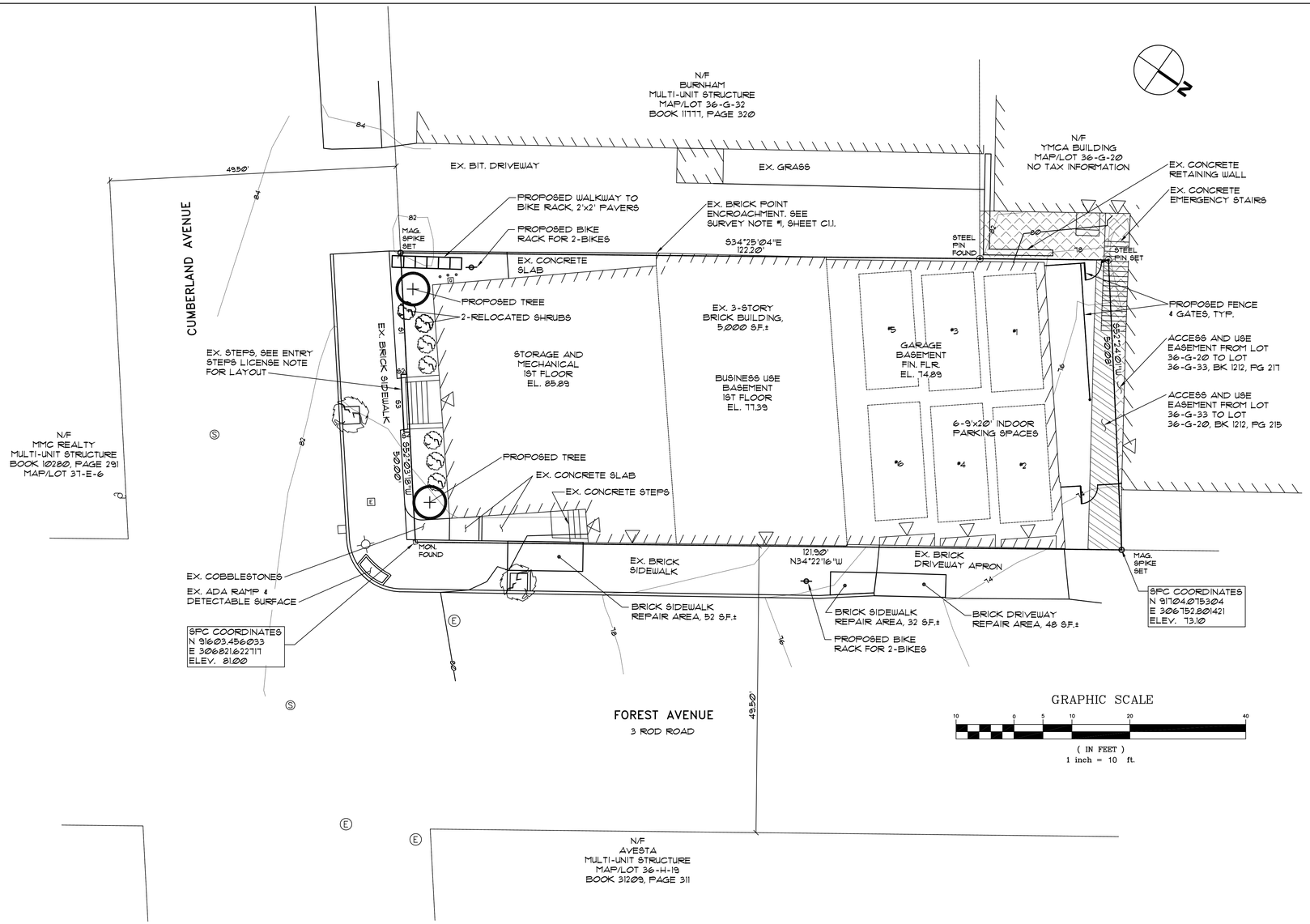


LOCATION PLAN

SCALE: 1"=200'±



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- CURB
- CONTOURS
- BUILDING
- BUILDING ENTRY/EGRESS
- ELECTRIC PULLBOX
- ELECTRIC MANHOLE
- SEWER MANHOLE
- GAS METER
- UTILITY POLE
- LIGHT SIGNAL SUPPORT
- MONUMENT
- MAGNETIC SPIKE
- STEEL PIN
- SHRUB
- BOLLARD
- EASEMENT AREAS

PROPOSED

- BICYCLE RACK
- WOOD FENCE
- CHAINLINK FENCE
- FENCE GATE
- STREET TREE
- CONCRETE PAVERS

BUILDING UNIT USE SCHEDULE

APT. #	FLOOR LEVEL	FLOOR AREA (SF)
13	1ST	720
14	1ST	748
15	1ST	1,192
21	2ND	878
22	2ND	915
23	2ND	634
24	2ND	720
25	2ND	820
31	PENTHOUSE	900
RESIDENTIAL TOTAL		7,527
COMMERCIAL	0 & 1ST	2,450
GARAGE	0	1,600
BASEMENT	0	1,550
COMMON AREA	0	750
COMMERCIAL TOTAL		6,350

ENTRY STEPS LICENSE

PROPOSED LICENSE:
FROM THE CITY OF PORTLAND TO
415 CA, LLC FOR ENTRY STEPS

LINE	BEARING	DISTANCE
S1	N 52°03'18" E	21.00'
S2	S 34°25'04" E	1.00'
S3	N 52°03'18" E	10.00'
S4	N 34°22'16" W	1.00'

SUBDIVISION PLAT, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

DATE

WALSH
ENGINEERING ASSOCIATES, INC.
One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

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STATE OF MAINE
THOMAS S. GREER
No. 4206
LICENSED PROFESSIONAL ENGINEER
6/20/18

STATE OF MAINE
ELWOOD ELLIS
1176
REGISTERED PROFESSIONAL LAND SURVEYOR
6/20/18

415 CUMBERLAND AVENUE

415 CUMBERLAND AVENUE
PORTLAND, MAINE

415 CA, LLC
25 EDGEHILL ROAD
BROOKLINE, MA 02445

Rev.	Date	Description	Drawn	Check
1	3/20/18	REV'D PER PRELIM. CITY REVIEW	JDC	TSG
2	4/17/18	REV'D PER CITY REVIEW	JDC	TSG
3	6/19/18	REV'D NUMBER OF UNITS	JDC	TSG

Sheet Title:
SUBDIVISION RECORDING PLAT
SHEET 1 OF 2

Job No.:	17164	Sheet No.: C1.0
Date:	1/16/18	
Scale:	AS SHOWN	
Drawn:	RJS	
Checked:	TSG	

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CITY OF PORTLAND STANDARD CONDITIONS OF APPROVAL

1. SUBDIVISION RECORDING PLAT A REVISED RECORDING PLAT, LISTING ALL CONDITIONS OF SUBDIVISION APPROVAL, MUST BE SUBMITTED TO THE PLANNING AND URBAN DEVELOPMENT DEPARTMENT FOR REVIEW. ONCE APPROVED, THE PLAT SHALL BE SIGNED BY THE PLANNING BOARD PRIOR TO THE ISSUANCE OF A PERFORMANCE GUARANTEE. THE PERFORMANCE GUARANTEE MUST BE ISSUED, PRIOR TO THE RELEASE OF THE RECORDING PLAT, FOR RECORDING AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

2. SUBDIVISION WAIVERS PURSUANT TO 30-A MRSA SECTION 4406(B)(1), ANY WAIVER MUST BE SPECIFIED ON THE SUBDIVISION PLAN OR OUTLINED IN A NOTICE. THE PLAN OR NOTICE MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN TWO (2) YEARS OF THE FINAL SUBDIVISION APPROVAL.

3. DEVELOP SITE ACCORDING TO PLAN THE SITE SHALL BE DEVELOPED AND MAINTAINED AS DEPICTED ON THE SITE PLAN AND IN THE WRITTEN SUBMISSION OF THE APPLICANT. MODIFICATION OF ANY APPROVED SITE PLAN OR ALTERATION OF A PARCEL WHICH WAS THE SUBJECT OF SITE PLAN APPROVAL AFTER MAY 20, 1974, SHALL REQUIRE THE PRIOR APPROVAL OF A REVISED SITE PLAN BY THE PLANNING BOARD OR PLANNING AUTHORITY PURSUANT TO THE TERMS OF CHAPTER 14, LAND USE, OF THE PORTLAND CITY CODE.

4. SEPARATE BUILDING PERMITS ARE REQUIRED THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OF BUILDING PLANS, WHICH MUST BE REVIEWED AND APPROVED BY THE CITY OF PORTLAND'S PERMITTING AND INSPECTIONS DEPARTMENT.

5. SITE PLAN EXPIRATION THE SITE PLAN APPROVAL WILL BE DEEMED TO HAVE EXPIRED UNLESS WORK HAS COMMENCED WITHIN ONE (1) YEAR OF THE APPROVAL OR WITHIN A TIME PERIOD UP TO THREE (3) YEARS FROM THE APPROVAL DATE AS AGREED UPON IN WRITING BY THE CITY AND THE APPLICANT. REQUESTS TO EXTEND APPROVALS MUST BE RECEIVED BEFORE THE ONE (1) YEAR EXPIRATION DATE.

6. SUBDIVISION EXPIRATION THE SUBDIVISION APPROVAL IS VALID FOR UP TO THREE (3) YEARS FROM THE DATE OF PLANNING BOARD APPROVAL.

7. PERFORMANCE GUARANTEE AND INSPECTION FEES A PERFORMANCE GUARANTEE COVERING THE SITE IMPROVEMENTS, INSPECTION FEE PAYMENT OF 2.0% OF THE GUARANTEE AMOUNT AND SEVEN (7) FINAL SETS OF PLANS MUST BE SUBMITTED TO AND APPROVED BY THE PLANNING AND URBAN DEVELOPMENT DEPARTMENT AND PUBLIC WORKS DEPARTMENT PRIOR TO THE RELEASE OF A BUILDING PERMIT, STREET OPENING PERMIT OR CERTIFICATE OF OCCUPANCY FOR SITE PLANS. IF YOU NEED TO MAKE ANY MODIFICATIONS TO THE APPROVED PLANS, YOU MUST SUBMIT A REVISED SITE PLAN APPLICATION FOR STAFF REVIEW AND APPROVAL.

8. DEFECT GUARANTEE A DEFECT GUARANTEE, CONSISTING OF 10% OF THE PERFORMANCE GUARANTEE, MUST BE POSTED BEFORE THE PERFORMANCE GUARANTEE WILL BE RELEASED.

9. PRECONSTRUCTION MEETING PRIOR TO THE RELEASE OF A BUILDING PERMIT OR SITE CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE. THIS MEETING WILL BE HELD WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE DEVELOPMENT REVIEW COORDINATOR WILL CONFIRM THAT THE CONTRACTOR IS WORKING FROM THE APPROVED SITE PLAN. THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRE-CONSTRUCTION MEETING.

10. CONSTRUCTION MANAGEMENT PLANS THE APPLICANT, CONTRACTOR AND SUBCONTRACTORS ARE REQUIRED TO CONFORM TO THE APPROVED CONSTRUCTION MANAGEMENT PLAN, AND ALL CONDITIONS CONTAINED WITHIN THE PROJECT'S APPROVAL, FOR THE ENTIRE DURATION OF THE PROJECT. ANY AMENDMENTS TO THE APPROVED CONSTRUCTION MANAGEMENT PLAN SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE EXECUTION. THE PLANNING AUTHORITY AND THE DEPARTMENT OF PUBLIC WORKS HAVE THE RIGHT TO SEEK REVISIONS TO AN APPROVED CONSTRUCTION MANAGEMENT PLAN. THE APPLICANT SHALL COORDINATE THE PROJECT'S CONSTRUCTION SCHEDULE WITH THE TIMING OF NEARBY CONSTRUCTION ACTIVITIES TO AVOID CUMULATIVE IMPACTS ON A NEIGHBORHOOD AND PREVENT UNSAFE VEHICLE AND PEDESTRIAN MOVEMENTS. ACCORDINGLY, NEARBY CONSTRUCTION ACTIVITIES COULD INVOLVE A DELAY IN THE COMMENCEMENT OF CONSTRUCTION.

11. DEPARTMENT OF PUBLIC WORKS PERMITS IF WORK OR OBSTRUCTIONS WILL OCCUR WITHIN THE PUBLIC RIGHT-OF-WAY, SUCH AS UTILITIES, CURB, SIDEWALK, DRIVEWAY CONSTRUCTION, SITE DELIVERIES AND EQUIPMENT SITING, A STREET OPENING AND/OR OCCUPANCY PERMIT(S) IS REQUIRED FOR YOUR SITE. PLEASE CONTACT THE DEPARTMENT OF PUBLIC WORKS PERMIT CLERK AT 874-8300, EXT. 8828. (ONLY EXCAVATORS LICENSED BY THE CITY OF PORTLAND ARE ELIGIBLE.)

12. AS-BUILT FINAL PLANS FINAL SETS OF AS-BUILT PLANS SHALL BE SUBMITTED DIGITALLY TO THE PLANNING AND URBAN DEVELOPMENT DEPARTMENT, ON A CD OR DVD, IN AUTOCAD FORMAT (*.DWG), RELEASE AUTOCAD 2005 OR GREATER.

13. MYLAR COPIES MYLAR COPIES OF THE AS-BUILT DRAWINGS FOR THE PUBLIC STREETS AND OTHER PUBLIC INFRASTRUCTURE IN THE SUBDIVISION MUST BE SUBMITTED TO PUBLIC WORKS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

CITY OF PORTLAND SUBDIVISION CONDITIONS OF APPROVAL

1. CONFIRMATION OF ADEQUATE WASTEWATER CAPACITY SHALL BE PROVIDED TO AND REVIEWED BY CITY STAFF.

CITY OF PORTLAND SUBDIVISION NOTES

1. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

2. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS AND LOCATION AND SIZE OF BUILDINGS.

3. ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.

4. SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIPDOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

5. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPS PUBLISHED BY THE BUREAU OF LAND AND QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.

6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.

7. ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).

8. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORK'S REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.

9. EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL, GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.

10. SUBDIVISION AT THE TIME OF APPROVAL IS DEFINED AS "SUBDIVISION SHALL MEAN THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE AND AS FURTHER DEFINED IN 30-A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSE OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTIFAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS."

SURVEY NOTES

1. BRICK POINTS ENCROACH ON LOT INDICATED AS MAP/LOT 36-G-32 BY LESS THAN 2 INCHES.

2. COORDINATE SYSTEM IS STATE PLANE COORDINATES, WEST ZONE.

3. VERTICAL DATUM IS USGS 1929. CUSTOM HOUSE STEPS 29 NGVD.

4. UTILITIES SHOWN ARE EXISTING.

5. THE EASEMENTS AS NOTED ARE FOR THE YMCA (1212-215) TO USE PART OF THIS PARCEL TO BUILD AND MAINTAIN A CONCRETE EXTERIOR EGRESS WITH ACCESS TO FOREST AVENUE.

6. IN BOOK 1212 PAGE 217 THE YMCA GRANTS THIS PARCEL USE OF THE PARCEL BELONGING TO THE YMCA BETWEEN THE STRUCTURES SUBJECT TO THE STAIRS AND EGRESS TO FOREST AVENUE.

WAIVERS

1. NONE REQUESTED

SNOW CLEARANCE NOTES

1. SNOW IS TO BE STORED WITHIN THE SNOW STORAGE AREAS.

2. SNOW MAY BE PHYSICALLY REMOVED AND TRANSPORTED OFFSITE IF NECCESSARY.

3. SNOW TRANSPORTED OFFSITE SHALL BE BROUGHT TO A MAINE DEP APPROVED "SNOW DUMP" OR MEET THE EXEMPTION REQUIREMENTS SPECIFIED WITHIN CHAPTER 573 WHEN THE ABOVE REQUIREMENTS CANNOT BE MET DUE TO AN ABUNDANCE OF SNOW.

4. THE SNOW CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO VEGETATION, LANDSCAPING, CURBING, LIGHTING, FENCING ETC. RESULTING FROM THEIR ACTIVITIES.

5. THE SNOW CONTRACTOR SHALL USE SALT OR CHLORIDE SUBSTITUTE TO DEICE THE PARKING LOT.

6. THE OWNER IS RESPONSIBLE FOR SNOW REMOVAL BEING UNDERTAKEN IN A TIMELY FASHION.

ZONE INFORMATION

ZONE: B3C, DOWNTOWN BUSINESS
PERMITTED USE: RESIDENTIAL, BUSINESS & PROFESSIONAL OFFICES, PERSONAL SERVICES, TRADESMAN OFFICES

SPACE STANDARDS	REQUIRED	PROPOSED TOTAL SUBDIVISION
MINIMUM LOT SIZE	NONE	6,098 SQ. FT.
MINIMUM STREET FRONTAGE	15 FEET	121.90 FEET
MAXIMUM SETBACK	5 FEET	0 FEET
MINIMUM YARD	NONE	0 FEET
MINIMUM LOT WIDTH	NONE	121.90 FEET
MAXIMUM LOT COVERAGE (BUILDINGS)	100%	81%
MINIMUM BUILDING HEIGHT	35 FEET	EX. NO CHANGE
MAXIMUM BUILDING HEIGHT	40 FEET	EX. NO CHANGE

PARKING INFORMATION

EXISTING VEHICLE SPACES:	6
9 UNITS PROPOSED:	
FIRST 3 UNITS:	0
REMAINING UNITS, 1 PER UNIT:	6
TOTAL VEHICLE SPACES REQUIRED:	6
TOTAL PROVIDED:	6
BIKE SPACES REQUIRED:	
2 BIKE SPACES PER 5 DWELLING UNITS	
9 UNITS PROPOSED = 9/2.5:	3.6
PROVIDED	4

IMPERVIOUS INFORMATION

EXISTING IMPERVIOUS	5,762 SQ. FT.
PROPOSED IMPERVIOUS	24 SQ. FT.
NET IMPERVIOUS	5,786 SQ. FT.

GENERAL NOTES

1. OWNER/DEVELOPER: 415 CA, LLC, 25 EDGEHILL RD, BROOKLINE, MA. 02445, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, BK 34152, PG 38, DATED JULY 12, 2017.

2. ENGINEER: WALSH ENGINEERING ASSOCIATES, INC., 28 VANNAH AVEUNE, PORTLAND, MAINE, 04103.

3. ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE 04101.

4. TOPOGRAPHIC AND BOUNDARY INFORMATION TAKEN FROM SURVEY PROVIDED BY: DOWNEAST SURVEYING & DEVELOPMENT, P.O. BOX 234, CHINA, MAINE 04926
   415 CUMBERLAND AVENUE
   415 CUMBERLAND AVENUE, PORTLAND, MAINE
   BOUNDARY & BOUNDARY SURVEY
   PLAN ISSUED 6/18/16 AND REVISED 3/20/18.

5. UTILITY INFORMATION TAKEN FROM PLAN BY: ACORN ENGINEERING, INC., TITLED "UTILITY PLAN", DATED 10/12/16, PORTLAND WATER DISTRICT RECORDS AND CITY OF PORTLAND ENGINEERING DEPART RECORDS.

6. ZONE: B3C, DOWNTOWN BUSINESS ZONE
   PROPOSED USE: GENERAL BUSINESS & PROFESSIONAL OFFICES, PERSONAL SERVICES, TRADESMAN OFFICES, RESIDENTIAL

7. TAX MAP REFERENCE: MAP 036 LOT G033001

8. TOTAL PARCEL = 0.14 ACRES

9. CALL DIG-SAFE PRIOR TO COMMENCING WORK, 811 OR 1-888-DIG-SAFE.

10. UNITS TO BE SERVICED BY EXISTING PUBLIC WATER, SEWER, AND GAS FROM CUMBERLAND OR FOREST AVENUES.

11. POWER, TELEPHONE AND CABLE SERVICES ARE UNDERGROUND FROM FOREST AVENUE.

12. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.

13. THE SUBJECT PARCEL KNOWN AS 415 CUMBERLAND AVENUE IS SUBJECT TO A CITY OF PORTLAND LEVEL III SITE PLAN AND SUBDIVISION PERMIT.

14. DETAILS OF STREET TREES ARE INCLUDED ON THE SITE PLAN AS PART OF THE APPROVAL FOR 415 CUMBERLAND AVENUE SITE PLAN. TWO STREET TREES ARE PLANNED.

15. FLOODPLAIN: THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230051 0014 B, EFFECTIVE DATE JULY 17, 1986. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

16. SNOW CLEARANCE REQUIREMENTS ARE AS NOTED ON THIS SHEET UNDER SNOW CLEARANCE NOTES.

17. NEW PROPERTY PINS TO BE SET AT THE EXPENSE OF THE DEVELOPER AT THE END OF CONSTRUCTION AS REQUIRED. ANY MONUMENTATION DAMAGED BY CONSTRUCTION IS TO BE REPLACED.

18. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMPS" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION 2016.

19. THE FIRST FLOOR RE-USE SPACE IS TO REMAIN AS COMMERCIAL USE.

20. PROJECT PROPOSES TO LOCATE OUTDOOR STORAGE FOR FOUR (4) BICYCLES ON THE SOUTH SIDE OF THE BUILDING.

SUBDIVISION PLAT, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

DATE

WALSH
ENGINEERING ASSOCIATES, INC.
One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

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STATE OF MAINE THOMAS GREER No. 4206 LICENSED PROFESSIONAL ENGINEER 6/19/18

STATE OF MAINE ELWOOD ELLIS 1176 PROFESSIONAL LAND SURVEYOR

415 CUMBERLAND AVENUE
415 CUMBERLAND AVENUE
PORTLAND, MAINE

415 CA, LLC
25 EDGEHILL ROAD
BROOKLINE, MA 02445

Rev.	Date	Description	Drawn	Check
1	3/20/18	REV'D PER PRELIM. CITY REVIEW	JDC	TSG
2	4/17/18	REV'D PER CITY REVIEW	JDC	TSG
3	5/3/18	ADDED COA	RJS	TSG
4	5/16/18	ADDED ADD'L COA	RJS	TSG
5	6/19/18	REV'D NUMBER OF UNITS	JDC	TSG

Sheet Title:
SUBDIVISION RECORDING PLAT SHEET 2 OF 2

Job No.:	17164
Date:	1/16/18
Scale:	AS SHOWN
Drawn:	RJS
Checked:	TSG

Sheet No.: C1.1

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