

FOREST AVENUE

CUMBERLAND AVENUE

MECHANIC STREET  
ONE WAY

SEE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT

GENERAL NOTES

- TOTAL SITE AREA: 18,008 SF OR 0.41 ACRES
- ZONING DISTRICT: CONTRACT ZONE
- SPACE AND BULK REQUIREMENTS:
  - MAXIMUM LOT SIZE: 18,008 SF
  - MINIMUM FRONT YARD: NONE
  - MINIMUM SIDE YARD: NONE
  - MINIMUM REAR YARD: 20 FEET
  - MAXIMUM AREA PER DWELLING UNIT: NONE
  - MAXIMUM DENSITY: NONE
  - MAXIMUM BUILDING HEIGHT: 144 FEET AT MECHANIC STREET
- OWNERS OF PROPERTY:
  - SEAFORTH HOUSING LLC
  - 477 CONGRESS STREET SUITE 111, PORTLAND, MAINE 04101
  - ROBERT C. HANS, GENERAL LESSEES
  - 250 HOLY AVENUE, PORTLAND, MAINE 04102
- PARKING REQUIREMENTS:
  - 110 SPACES PER DWELLING UNIT (119 SPACES)
  - TERM AND 2 LONG TERM SPACES
  - PROPOSED: 4 SPACES ON-SITE, INCLUDING 5 HANDICAPPED, 2 SHORT 110 SPACES AT GATEWAY GARAGE
- BUILDING SUMMARY:
  - BUILDING FOOTPRINT: 10,776 SF
  - LOT FOOTPRINT: 144,275 SF
  - LOT COVERAGE (BUILDING): 60%
  - TOTAL OPEN/PUBLIC SPACE: 1,504 SF (8%)
  - TOTAL GREEN SPACE: 18,500 SF (102%)
- BOUNDARY LINE AND TOPOGRAPHIC INFORMATION BASED ON SURVEY'S PREPARED BY OWEN HASSELL, INC. FROM PLANS DATED DECEMBER 3, 2003. BENCHMARK IS TOP OF GRANITE "M" MONUMENT AT THE WESTERLY CORNER OF FOREST AVENUE AND CUMBERLAND AVENUE WITH AN ELEVATION OF 80.57.
- ALL MATERIALS AND INSTALLATION DETAILS SHALL MEET M.D.O.T. AND/OR CITY OF PORTLAND STANDARD SPECIFICATIONS.
- STREET SIDE LIGHTING SHALL BE HOLOPHANE ESPLANDE SERIES. LUMINAIRE WITH TAPERED STEEL POLE AND DEC. SERIES BRACKET ARM. CONSIDER DARKEN (NO LIGHT HELD) TO BE DOUBLE, OPTIMIZED FOR REQUIRED ILLUMINATION LEVELS FOR PUBLIC STREETS.
- BUILDING MOUNTED AND SITE POLE MOUNTED LIGHTING TO BE SETLUX BETA SUPPLIED BY CHARCON. BLACK COLORED. CEILING MOUNTED SUPPLIED TO BE KENALL PWT/TP. BLACK COLORED. TO WAIT METAL HALIDE SUPPLIED BY CHARCON, INC.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND KEEPING STREETS CLEAN DURING CONSTRUCTION. MAINTENANCE PLAN SHALL BE PREPARED AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- DIMENSIONS ARE FROM FACE OF CURB.

CONDITIONS OF PORTLAND PLANNING BOARD APPROVAL

- THE APPLICANT WILL WORK WITH THE CITY ARBORIST ON THE LOCATION OF TREES AND PLANTERS PROPOSED WITHIN THE PUBLIC RIGHT OF WAY.
- THE CONDITIONS OF THE TREE DEPARTMENT SHALL BE MET PRIOR TO THE ISOLATION OF A BUILDING TERM.
- THE BOARD RESOLUTIONS THAT THE CITY OF PORTLAND AND PUBLIC WORKS DEPARTMENT REVIEW REALIGNING THE CENTER LINE OF FOREST AVENUE TO ALLOW A LEFT TURNING LANE TO THE SITE AND THAT THE APPLICANT FUNDS SUCH REALIGNMENT, IF DETERMINED TO BE APPROPRIATE BY PWD.
- THE APPLICANT SHALL MONITOR POST DEVELOPMENT FOR A PERIOD OF THREE YEARS FROM THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE INTERSECTION AT MECHANIC STREET AND CUMBERLAND AVENUE, IF BASED ON THE MONITORING RESULTS THE CITY'S STAFF DETERMINE THAT TRAFFIC IMPROVEMENTS ARE REQUIRED, THE APPLICANT SHALL MAKE A CONTRIBUTION OF UP TO \$25,000 TO THE INSTALLATION OF SUCH IMPROVEMENTS.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE EVIDENCE FOR REVIEW AND APPROVAL BY STAFF THAT THE REQUIRED OFF-SITE PARKING SPACES ARE AVAILABLE AS REQUIRED BY THE CONDITIONAL ZONE AGREEMENT.

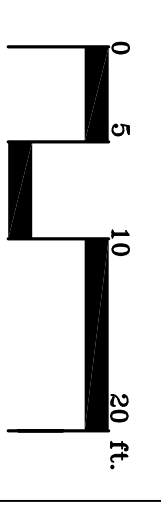
LEGEND

PROPERTY LINE	EXISTING	PROPOSED
MONUMENT FOUND	—	—
IRON PIN TO BE SET	●	●
CATCHBASIN	⊖	⊖
DRAIN INLET	⊕	⊕
MANHOLE	⊗	⊗
HYDRANT	⊙	⊙
WATER VALVE	⊘	⊘
UTILITY POLE	⊚	⊚
LIGHT FUTURE - STREET	⊛	⊛
LIGHT FUTURE - SITE	⊜	⊜
LIGHT FUTURE - GARAGE CURB	⊝	⊝

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Title:  
LAYOUT AND LIGHTING PLAN

Scale: 1"=10'



North

Sheet No.: 2

**THE WATERVIEW AT BAYSIDE CONDOMINIUM**  
409 Cumberland Avenue Portland, Maine

Prepared For:  
Owner/Applicant:  
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Prepared By:  
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Date:  
APRIL 29, 2005

Revisors: