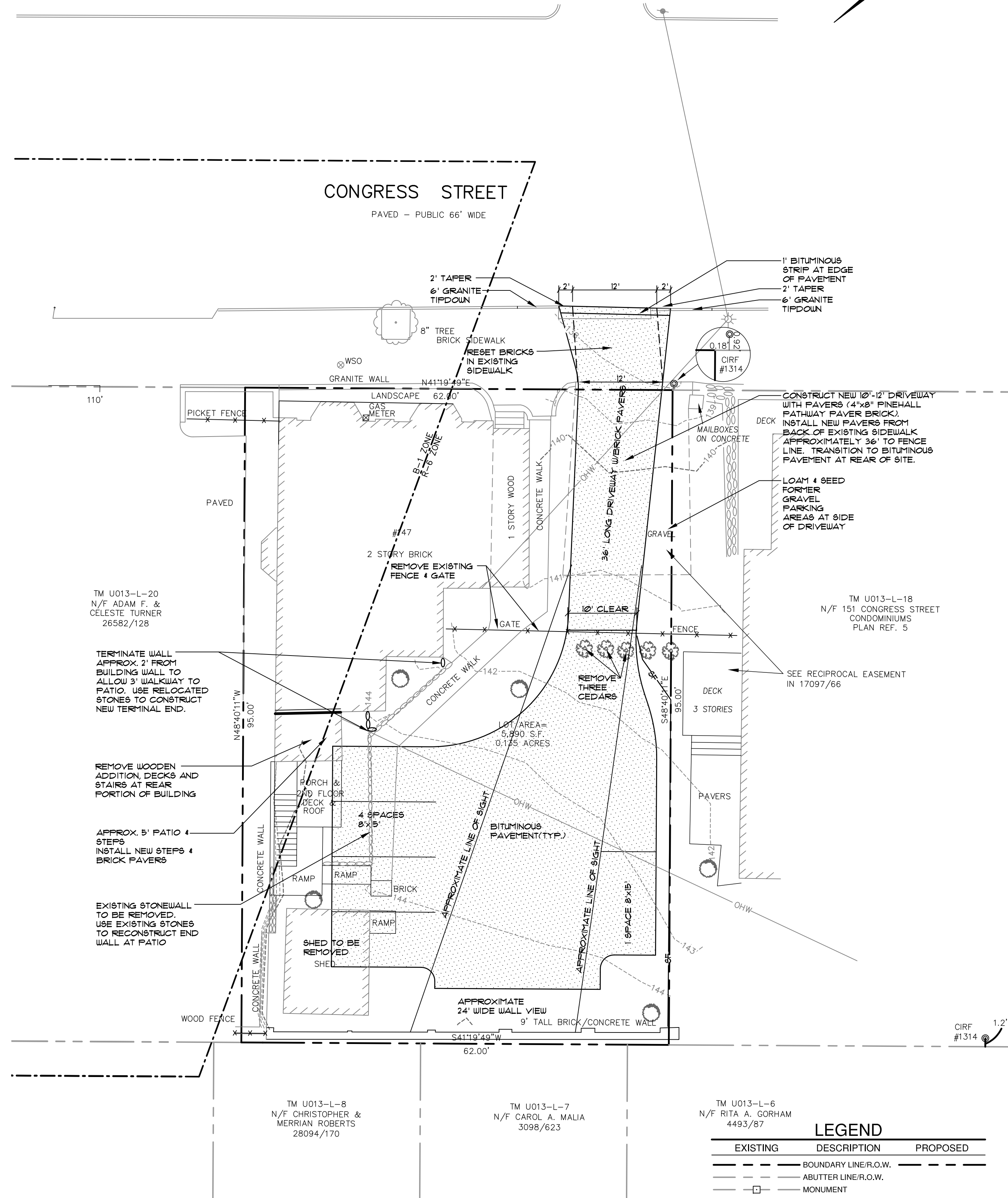


LOCATION MAP

N.T.S.



GENERAL NOTES

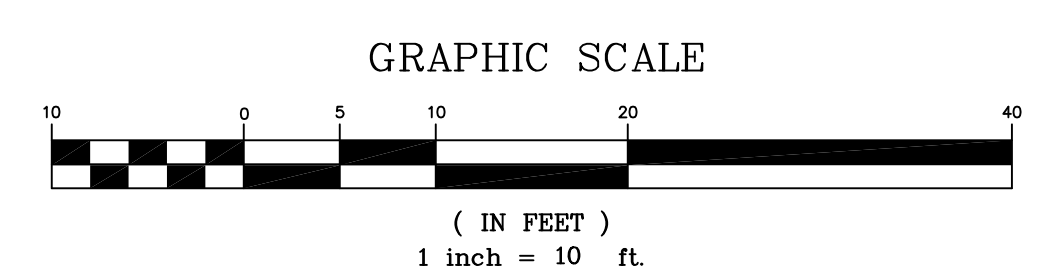
- 1) THE RECORD OWNER OF THE PROPERTY IS CONGRESS 127 APARTMENTS, LLC AS DESCRIBED IN A DEED OF KAREN E. RASMUSSEN & MANUEL PENA DATED DECEMBER 2, 2014 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 31946 PAGE 150.
- 2) THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX MAP 13, BLOCK L BEING SHOWN AS LOT 19-24.
- 3) THE BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH, NORTH AMERICAN DATUM OF 1983 (NAD 83) MAINE WEST ZONE.
- CONTOURS AND ELEVATION DATA SHOWN HEREON ARE BASED UPON A FIELD SURVEY COMPLETED BY ST. CLAIR ASSOCIATES DURING NOVEMBER OF 2014. TOPOGRAPHIC DATA IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1983 (NGVD 29).
- HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED UTILIZING A TOPCON GR5-1 DUAL-FREQUENCY GPS RECEIVER CAPABLE OF CENTIMETER ACCURACY AND HAS BEEN TIED TO HORIZONTAL AND VERTICAL CONTROL PROVIDED BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS ENGINEERING OFFICE.
- 4) PLAN REFERENCES:
 - 4.1) BOUNDARY SURVEY AT 141 CONGRESS STREET, PORTLAND, MAINE MADE FOR CONGRESS 135 MARKET, LLC, DATED SEPTEMBER 30, 2014 BY OWEN HASKELL, INC.
 - 4.2) THE PROPERTY LINE INFORMATION SHOWN HEREON IS BASED SOLELY UPON PLAN REFERENCE 4A ABOVE AND HAS BEEN ROTATED INTO NAD 83 AS REQUIRED BY THE CITY OF PORTLAND FOR SITE PLAN REVIEW. THE BASIS OF BEARING SHOWN ON PLAN 4A IS MAGNETIC NORTH. ST. CLAIR ASSOCIATES HAS NOT COMPLETED ANY BOUNDARY SURVEY WORK ON THIS SITE.
 - 4.3) CONTRACTOR IS HEREBY ADVISED THAT EXISTING WALLS ALONG THE NORTHERLY AND EASTERLY PROPERTY LIMITS SHALL REMAIN. THE CONTRACTOR SHALL EXERCISE CAUTION INCLUDING THE PROPER INSTALLATION OF SHORING AND BRACING DURING EARTHWORK OPERATIONS TO MINIMIZE POTENTIAL DISTURBANCE TO THESE FEATURES, INCLUDING ANY BELOW GRADE FOOTINGS OR FOUNDATIONS. SHORING AND BRACING SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE COMPACTED, BROUGHT TO FINAL GRADE AND THE WALL AND SURROUNDING SITE AREA ARE STABILIZED.
- 5) DURING CONSTRUCTION, THE CONTRACTOR SHALL INCORPORATE TREE PRESERVATION MEASURES AS OUTLINED IN SECTION 4 OF PORTLAND'S TECHNICAL DESIGN STANDARDS TO AVOID UNDUE DISTURBANCE OF THE EXISTING MATURE TREES ON THE SITE.
- 6) THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF PORTLAND COMMUNITY PANEL NUMBER 230291 0014 B HAVING AN EFFECTIVE DATE OF JULY 11, 1986.
- 7) THE LOCATION OF THE ZONE LINE SHOWN HEREON IS BASED UPON INFORMATION IN THE THE CITY OF PORTLAND GIS ONLINE DATABASE.

REV.	BY:	DATE:	STATUS:
1	DCS	2-16-15	REVISED PARKING FOR REVIEW
2	A		THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ST. CLAIR ASSOCIATES ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ST. CLAIR ASSOCIATES

ST. CLAIR ASSOCIATES
 LAND SURVEYING AND CIVIL ENGINEERING
 34 Forest Lane
 Cumberland, ME 04021
 Tel (207) 899-5556

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
14030	OHI	NUS	NUS	DCS

SKETCH PLAN - 12
 OF:
 147 CONGRESS STREET
 147 CONGRESS STREET
 PORTLAND, MAINE
 FOR:
 CONGRESS 127 APARTMENTS, LLC
 P.O. BOX 6285
 CAPE ELIZABETH, ME 04107



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
□	MONUMENT	□
○	IRON PIPE/ROD	○
▬	BUILDING	▬
▬	EDGE PAVEMENT	▬
▬	PAVEMENT PAINT	▬
▬	EDGE OF GRAVEL	▬
---122--- --120---	CONTOURS	---122--- --120---
30.20	SPOT GRADE	30.20
-OHE-	OVERHEAD ELEC. & TEL.	-OHE-
-○-	UTILITY POLE	-○-
▬	SILT FENCE	▬
▬	WOOD FENCE	▬
▬	WOOD GATE	▬
---	ZONE LINE	---

14030SK-12