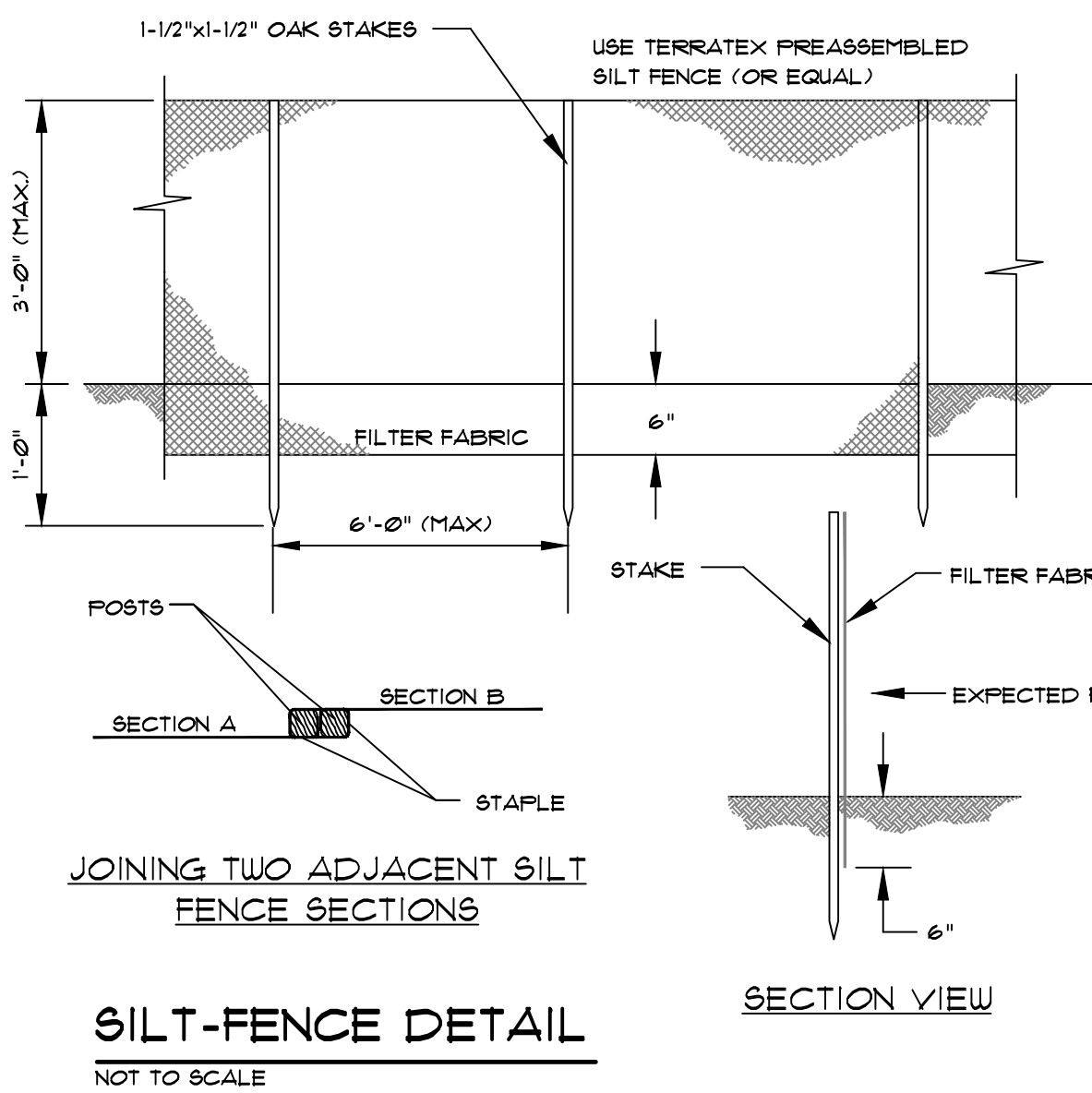


CONSTRUCTION NOTES

1. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
2. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
3. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
5. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYORS OF VISIBLE STRUCTURES SUCH AS HYDRANTS, VALVES, MANHOLES, AND CATCH BASINS, AND BY INFORMATION PROVIDED BY UTILITY COMPANIES AND OTHER DATABASES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
6. CONTRACTOR SHALL BE CAUTIONED THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. OTHER UTILITIES MAY BE PRESENT IN THE WORK AREA. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF "MEMBER UTILITIES" IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-"MEMBER" UTILITIES DIRECTLY. NON-"MEMBER" UTILITIES MAY INCLUDE LOCAL WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES.
7. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A (PROTECTION OF UNDERGROUND FACILITIES). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
8. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION, BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND INSTALLATION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
10. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
11. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY DURING CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS SHOWN ON THE PLANS.
12. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
14. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE MUNICIPALITY AS APPLICABLE.
17. THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING OR OTHER SITE WORK. NO GRUBBING OR STUMP REMOVAL SHALL OCCUR OUTSIDE OF THE CLEARING LIMITS UNLESS OTHERWISE DIRECTED BY THE ENGINEER IN ORDER TO ADDRESS EROSION AND SEDIMENT CONTROL OR STORMWATER MANAGEMENT.
18. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS. ALL ERODED AREAS SHALL BE REPAIRED BY THE CONTRACTOR AND THE SURFACE SHALL BE STABILIZED USING THE MEASURES OUTLINED IN THE EROSION AND SEDIMENT CONTROL PLAN AND NARRATIVES INCLUDED AS PART OF THIS CONSTRUCTION SET.
19. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND REIFICATION OF ALL DAMAGED OR DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
20. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF ST. CLAIR ASSOCIATES IN CONJUNCTION WITH THE OWNER.
21. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
22. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
23. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ENGINEER AND/OR CLIENT/OWNER.
24. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
25. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.



NOTES:

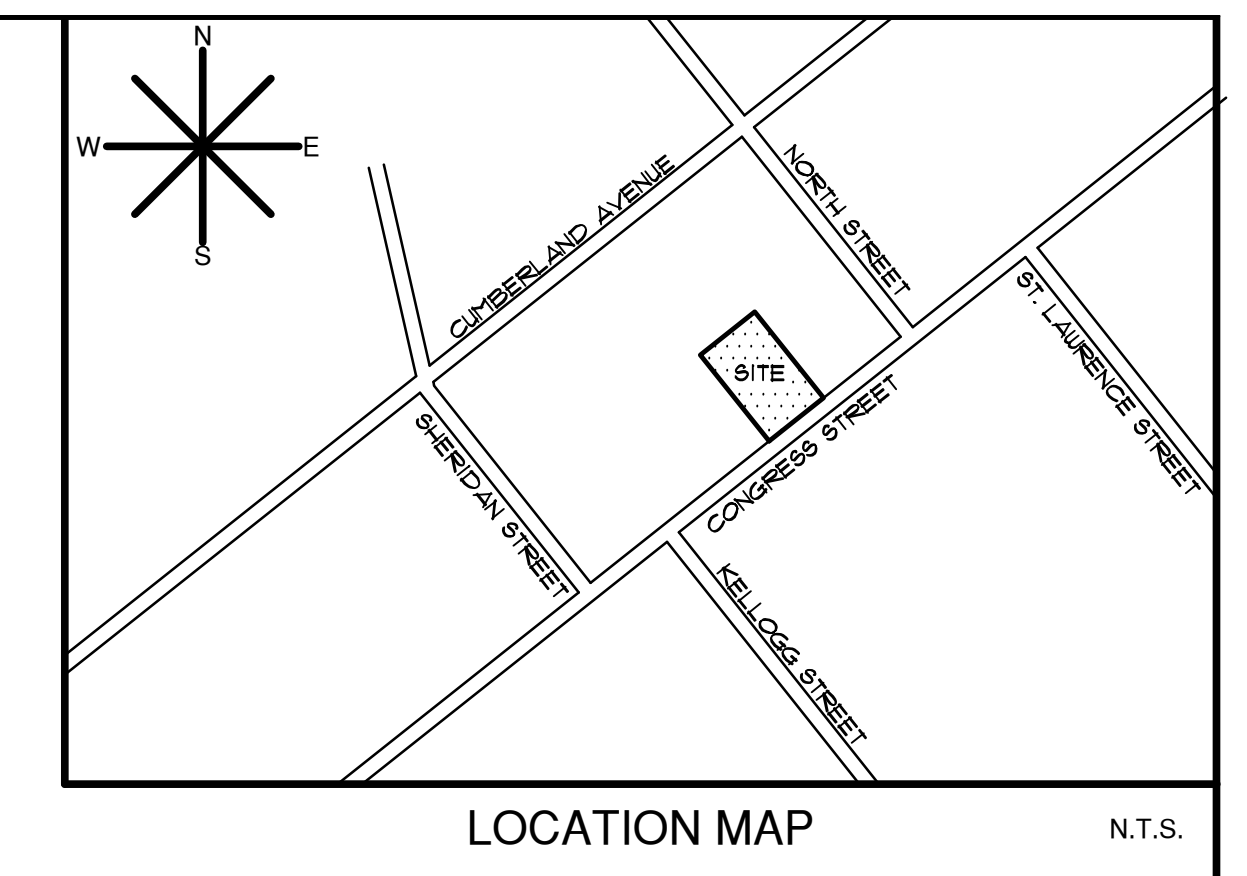
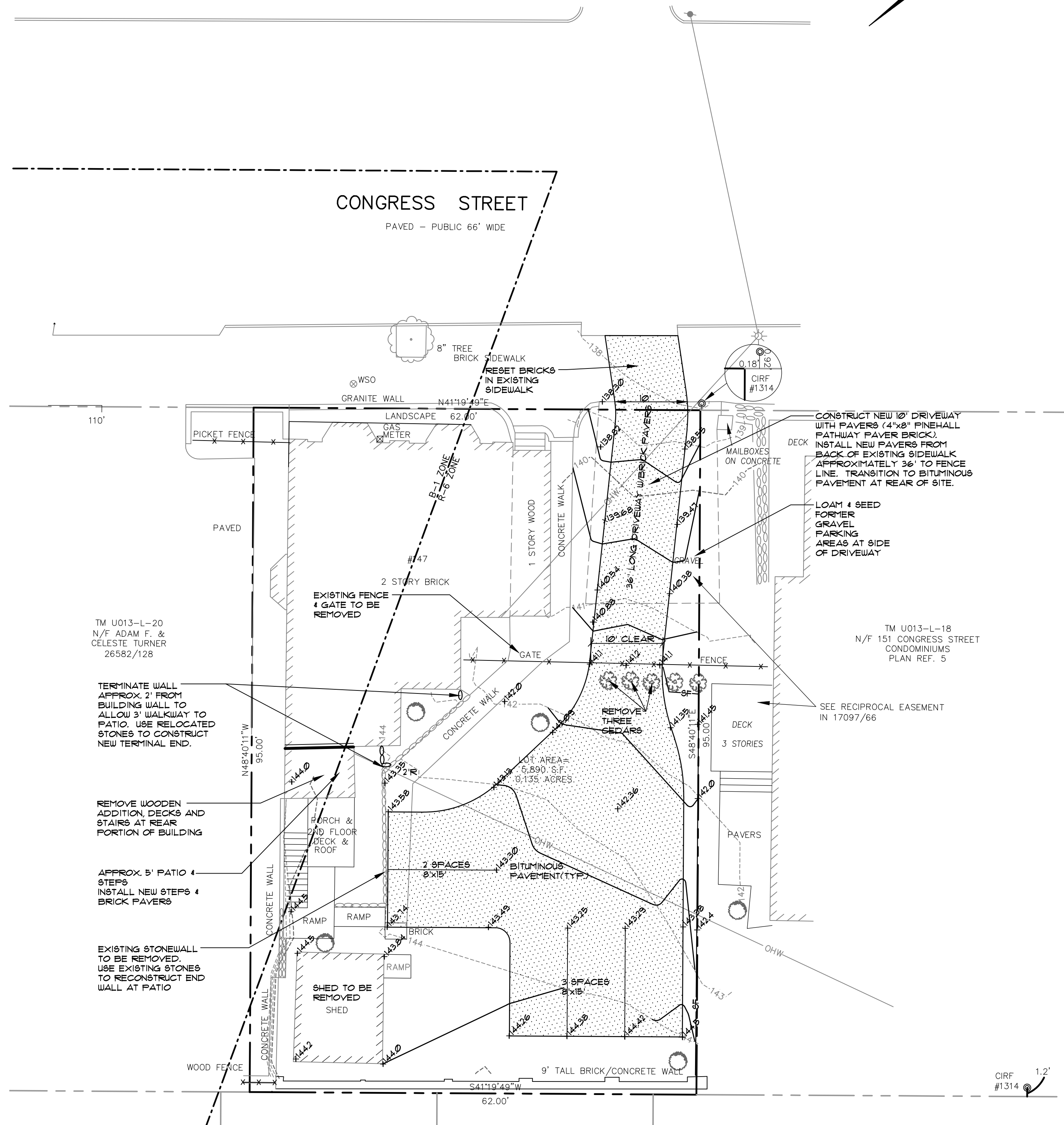
SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE. PREPARED AND SEEDED. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.

SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.



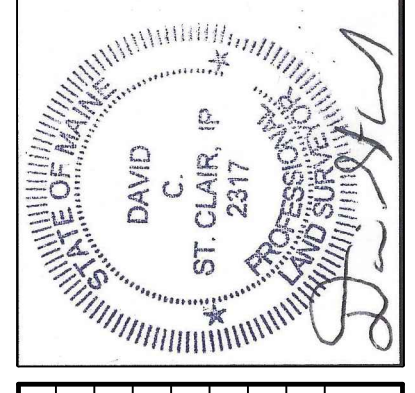
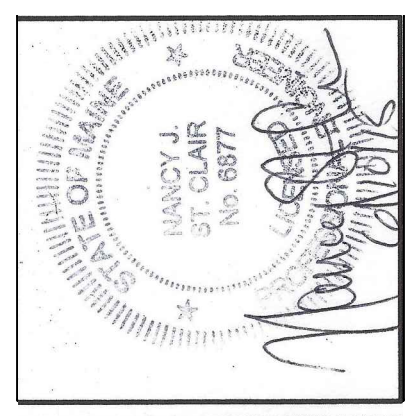
GENERAL NOTES

- 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:
 - BOUNDARY SURVEY AT 141 CONGRESS STREET, PORTLAND, MAINE MADE FOR CONGRESS 135 MARKET, LLC, DATED SEPTEMBER 30, 2014 BY OJEN HASKELL, INC.
 - 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. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED IN PART ON THE BOUNDARY SURVEY PLAN REFERENCED IN NOTE 4A TOGETHER WITH A LIMITED FIELD SURVEY COMPLETED BY ST. CLAIR ASSOCIATES DURING NOVEMBER OF 2014.
- 6) 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.
- 7) 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.
- 8) 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 230091 0214 IS HAVING AN EFFECTIVE DATE OF JULY 11, 1996.
- 9) THE LOCATION OF THE ZONE LINE SHOWN HEREON IS BASED UPON INFORMATION IN THE CITY OF PORTLAND GIS ONLINE DATABASE.

AREA CALCULATIONS

AREA CALCULATIONS FOR THE PROPERTY ARE AS FOLLOWS:

TOTAL PARCEL AREA:	5,890 S.F.
TOTAL EXISTING IMPERVIOUS AREA: (BUILDINGS, DECK, STEPS, WALKWAY, GRAVEL PARKING)	2,841 S.F.
EXISTING BUILDINGS & DECK/STEPS AREA:	1,750 S.F.
EXISTING GRAVEL PARKING & WALKWAY:	1,091 S.F.
TOTAL IMPERVIOUS REMOVED: (BUILDINGS & DECK/STEPS & GRAVEL)	530 S.F.
TOTAL NUMBER OF PROPOSED PARKING SPACES (3 NEW SPACES)	5 SPACES
PROPOSED IMPERVIOUS AREA: (BUILDING, STEPS, WALKWAY, PAVEMENT & PAVERS)	3,253 S.F.
TOTAL AREA OF DISTURBANCE:	2,149 S.F.



DATE	STATUS
6-10-15	SUBMIT FOR CITY REVIEW
1-08-15	ADDED ZONE LINE
12-02-14	SUBMIT FOR CITY REVIEW
11-25-14	ADD PROPOSED FENCE
11-12-14	FOR HISTORIC PRESERVATION REVIEW

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) 839-5558

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

SITE & GRADING PLAN
OF:
147 CONGRESS STREET
147 CONGRESS STREET
PORTLAND, MAINE
FOR:
CONGRESS 127 APARTMENTS, LLC
P.O. BOX 6285
CAPE ELIZABETH, ME 04107

DATE SCALE
11-11-14 1"=10'

SHEET 1 OF 2

14030S TAB 14030S