GENERAL NOTES

1. SITE AREA: 40,806 S.F. OR 0.93 ACRE
2. APPLICANT: SCHLOTTERBECK BLOCK, LLC
   77 SPRUCE STREET
   PORTLAND, MAINE 04101
3. RECORD OWNER: J.B. BROWN & SONS
   482 CONGRESS STREET
   P.O. BOX 207
   PORTLAND, MAINE 04112
4. LOT DATA: TAX MAP 33, BLOCK E, LOT 1
   C.C.R.D BOOK 26354, PAGE 312
   AREA: 30,492 S.F.

   TAX MAP 33, BLOCK E, LOT 5
   C.C.R.D BOOK 26354, PAGE 314
   AREA: 10,314 S.F.
5. BEARINGS ARE BASED ON MAINE STATE PLAN COORDINATE SYSTEM MAINE WEST NAD 83, BASED ON CITY POINT 55 N:301742.42 E: 2927203.68 AND POINT 59 N:301442.06 E:2927035.61 FROM PLAN REFERENCE 1.
6. ELEVATIONS BASED ON NGVD 1929. CITY BENCHMARK TBM 307 PLAN REFERENCE 1. MDOT DISK "612-(1)-10 1983" IN CONCRETE BASE OF LIGHT POLE AT NORTHEAST CORNER ELM/SOMERSET ELEV. = 9.02.

PLAN REFERENCES

1. ELM STREET, STREET LINE RETRACEMENT PLAN, SOMERSET STREET TO LANCASTER STREET, CITY OF PORTLAND, MAINE PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION DATED OCT. 16, 2012.
2. BAYSIDE TRAIL SOMERSET STREET EXTENTION, ELM STREET TO KENNEBEC STREET, CITY OF PORTLAND, MAINE PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION DATED JULY 3, 2012.
3. ALTA/ACSM LAND TITLE SURVEY ON PREBLE STREET, LANCASTER STREET EAST, ELM STREET & OXFORD STREET, PORTLAND, MAINE MADE FOR BAYSIDE 1, LLC JAN. 26, 2000 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 200 PAGE 40.

UTILITIES NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

LEGEND

- PROPERTY LINE
- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- UTILITY POLE
- MANHOLE
- ELECTRIC/GAS METER — EM/GM
- SIGN
- CATCH BASIN
- HYDRANT
- WATER VALVE
- LIGHT POLE
- FENCE
- GRANITE CURB
- OVERHEAD WIRES — OHW
- WATER LINE — W
- GAS LINE — G
- TELEPHONE — T
- STORM DRAIN — SD
- SANITARY SEWER — S
- 1' CONTOUR — 10

Prepared For:
Owner and Applicant:
SCHLOTTERBECK BLOCK L.L.C.
77 Spruce Street
Portland, Maine 04101
Tel.: 207-650-8979

Prepared By:
MITCHELL & ASSOCIATES
Landscape Architects
70 Center Street
Portland, Maine 04101
Tel.: 207-774-4427

RANSOM CONSULTING ENGINEERS
400 Commercial Street #4
Portland, Maine 04101
Phone: 207-772-2891

GODUTI-THOMAS ARCHITECTS
44 Oak Street # 2
Portland, Maine 04101
Phone: 207-775-3184

Date: 03/21/17

The Schlotterbeck Block

117 Preble Street Portland, Maine

Date: OCTOBER 5, 2015

Issued For:

Revisions:

DEC. 1, 2015: REVISED PER STAFF REVIEW COMMENTS

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Title: EXISTING CONDITION PLAN

Scale: 1" = 20'

0 5 10 20 40 ft.

North:

Sheet No.: L1.0

Reviewed for Code Compliance Inspection Services Department of Planning and Development

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