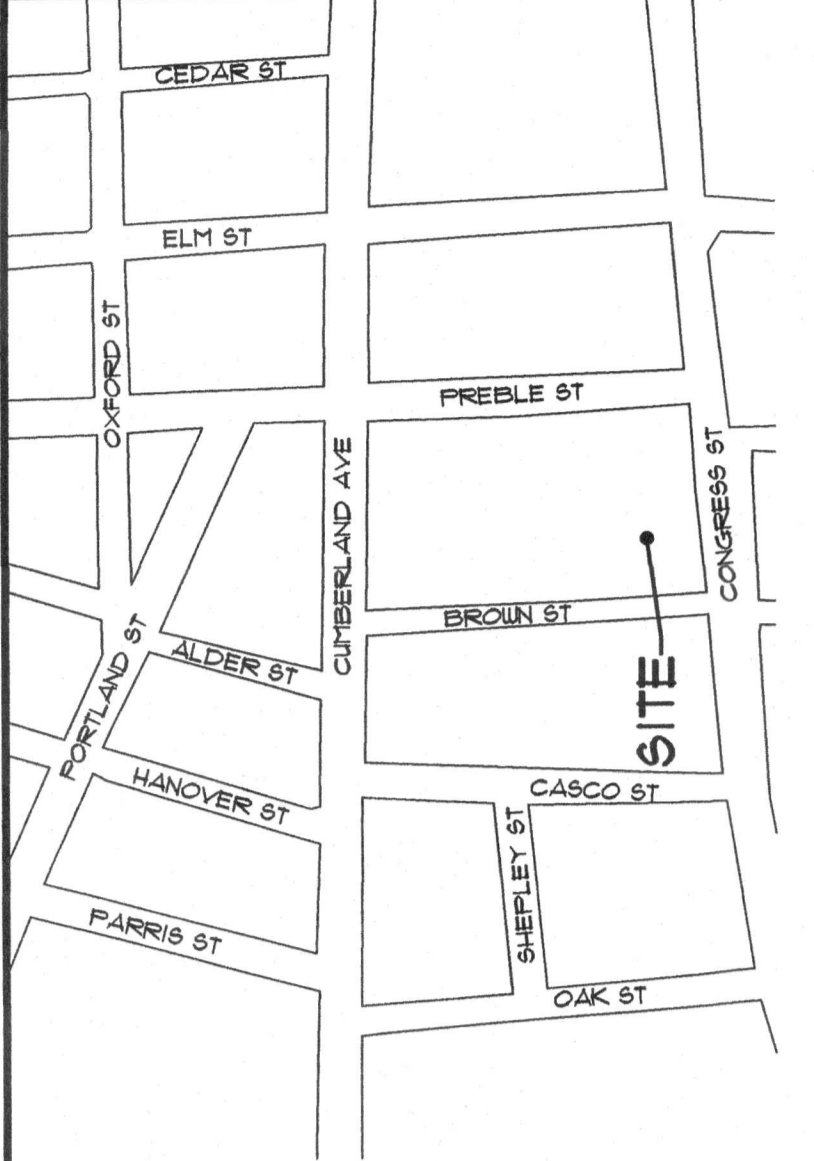


Date	Number	Description
05/01/07	02/01/07	80% CD SET
05/01/07	02/01/07	SITE PLAN APPLICATION
05/01/07	02/01/07	PLS

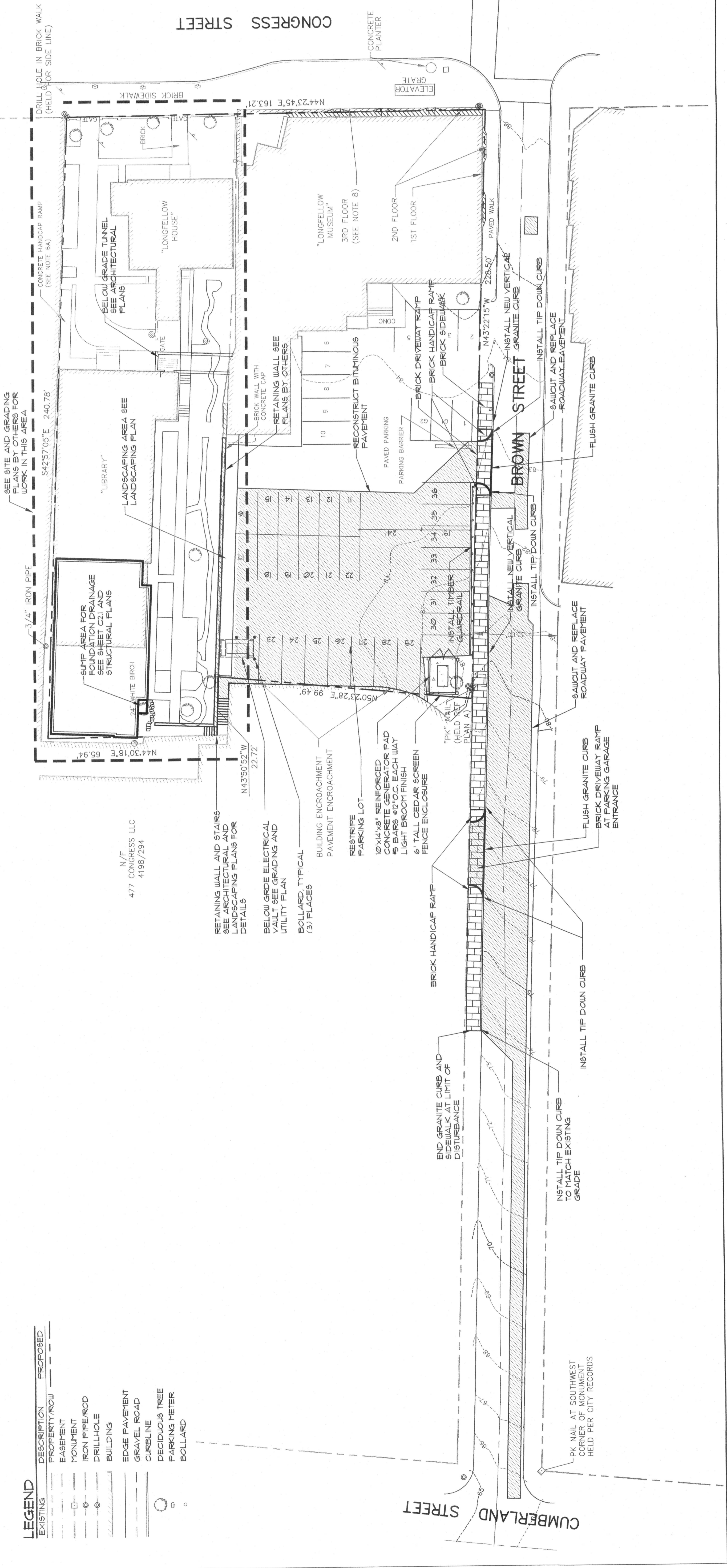
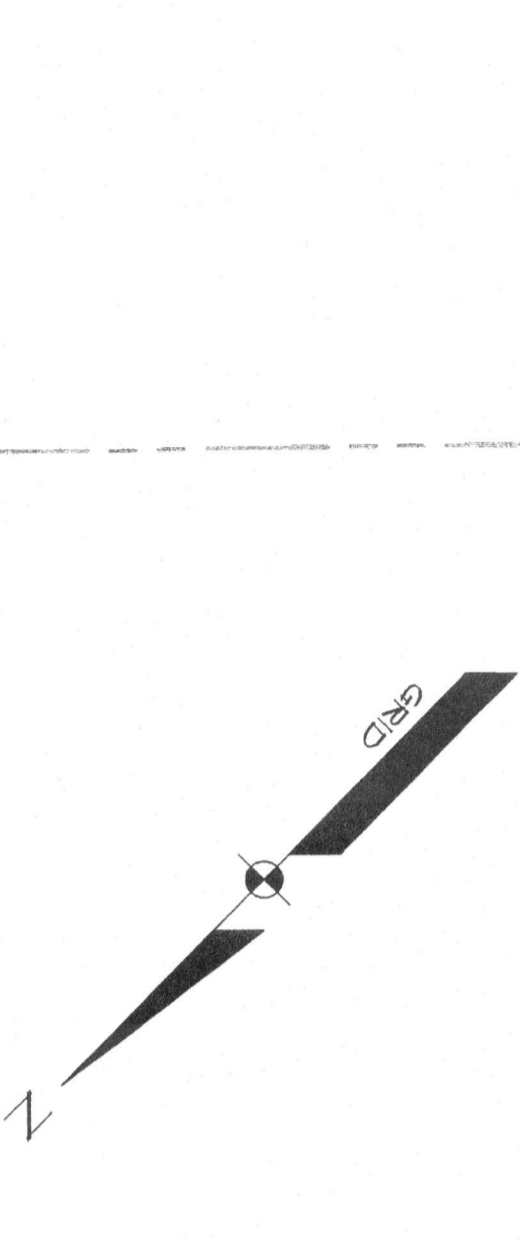


GENERAL NOTES: (CONTINUED)

11. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN THE ZONING DISTRICT SHALL BE IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS AND CURRENT LOCAL STANDARDS AND SPECIFICATIONS.
12. ALL CURBS SHALL BE DESIGNED AND BUILT WITH TYPICALS AT ALL DRIVEWAYS AND SIDEWALKS. IN ACCORDANCE WITH THE PUBLIC WORKS, TECHNICAL STANDARDS AND SPECIFICATIONS.
13. ALL ELECTRICAL, TELEPHONE AND CABLE TV SERVICES SHALL BE UNDERGROUND AND IN ACCORDANCE WITH THE STANDARDS OF CENTRAL MAINE POWER CO. SERVICE TO THE SITE. THE WORKER SHALL NOTIFY ALL OTHER UTILITIES PRIOR TO ANY SERVICE TO THE SITE.
14. ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH THE STANDARDS OF PORTLAND WATER DEPARTMENT.
15. ALL SEWER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH THE STANDARDS OF PORTLAND WATER DEPARTMENT.
16. ALL SEWER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH THE STANDARDS OF PORTLAND WATER DEPARTMENT.
17. THE ENGINEER'S DESIGN IS BASED UPON THE CITY OF PORTLAND PLANS AND PUBLIC WORKS DEPARTMENT RECORDS. THE ENGINEER'S DESIGN IS BASED UPON THE CITY OF PORTLAND PLANS AND PUBLIC WORKS DEPARTMENT RECORDS.
18. ALL APPLICABLE PERMITS MUST BE OBTAINED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY.
19. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
20. WARNINGS SIGNS, MARKERS, BARRICADES OR FLAGS, APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.
21. CONSTRUCTION DEBRIS SHALL BE REMOVED IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF PORTLAND.
22. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
23. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES. ANY DAMAGE TO PROPERTY MARKERS OR STREET LINE MONUMENTS SHALL BE REPAIRED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR'S/DEVELOPER'S EXPENSE.
24. ALL NEU CONNECTIONS, RECONNECTIONS, ETC. TO SANITARY OR STORM SEWERS SHALL BE MADE IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF PORTLAND AND THE PUBLIC WORKS DEPARTMENT.
25. ALL NEU CONNECTIONS, RECONNECTIONS, ETC. TO SANITARY OR STORM SEWERS SHALL BE MADE IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF PORTLAND AND THE PUBLIC WORKS DEPARTMENT.
26. THE ENGINE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. THE ENGINE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN.
27. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR GRADING. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR GRADING.
28. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR GRADING. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR GRADING.
29. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR GRADING. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR GRADING.
30. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR GRADING. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR GRADING.

GENERAL NOTES

1. THE RECORD OWNER OF THE PROPERTY IS REGISTERED ON CITY TAX MAP 31 BLOCK 1 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
2. THE PROPERTY IS SHOWN AS LOTS 2, 14, 11, ON THE CITY OF PORTLAND TAX MAP 31, BLOCK F.
3. PLAN REFERENCES:
A. ALTA SURVEY TITLE SURVEY FOR 471 CONGRESS LLC BY OWEN HASKELL, INC. DATED 08/14/06.
B. PLAN OF PORTLAND AND SAVINGS BANK MADE BY E.C. JORDAN & CO. DEC. 1831 (UNRECORDED).
C. CONGRESS STREETS PORTLAND MAINE DATED JAN. 1847 AND DEC. 1846 (UNRECORDED).
D. MISCELLANEOUS PLANS PROVIDED BY THE PUBLIC WORKS DEPARTMENT AND THE CITY OF PORTLAND.
E. MAINE HISTORICAL SOCIETY DATED APRIL 14, 1934 (UNRECORDED).
4. THE STREET LINE DATA, ELEVATIONS, BEARINGS AND COORDINATES USED FOR THIS PLAN ARE REFERENCED FROM INFORMATION PROVIDED TO SEBAGO TECHNIS, INC BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
5. AREA OF PARCEL IS APPROXIMATELY 31111 SQUARE FEET.
6. LOT CONVEYED SUBJECT TO AND BENEFITED BY THE FOLLOWING EASEMENTS AND AGREEMENTS:
A. LICENSE AGREEMENT ENTERED INTO BY SEBAGO TECHNIS, INC AND MAINE HISTORICAL SOCIETY DATED 08/14/06.
B. EASEMENT TO THE STATE OF MAINE AS PER BOOKS 8315, PAGE 205 AND 4608, HISTORICAL SOCIETY.
C. EASEMENT OF AGREEMENT BETWEEN FRIEBLE, INC AND MAINE HISTORICAL SOCIETY DATED 08/14/06.
D. EASEMENT TO THE STATE OF MAINE AS PER BOOKS 8315, PAGE 205 AND 4608, HISTORICAL SOCIETY.
E. EASEMENT TO THE STATE OF MAINE AS PER BOOKS 8315, PAGE 205 AND 4608, HISTORICAL SOCIETY.
7. UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE AS PER INFORMATION PROVIDED TO SEBAGO TECHNIS, INC BY MAINE HISTORICAL SOCIETY AND THE CITY OF PORTLAND. FIELD VERIFICATION OF THESE UTILITIES HAS BEEN CONDUCTED AND IS RECORDED ON THESE PLANS. ANY OTHER UTILITIES THAT EXIST ON OR AROUND THE LOCALS EXCAVATION OR CONSTRUCTION BEGINS.
8. PORTIONS OF THE LONGFELLOW MUSEUM ENVELOPE, NOT THE CITY RIGHT OF WAY, IS LICENSED AGREEMENT OR EASEMENT FOR THESE ENCROACHMENTS WAS FOUND.
9. ZONING DISTRICT: B-3 DOWNTOWN BUSINESS DISTRICT.
10. SPACE AND BULK CRITERIA PER B-3 DOWNTOWN BUSINESS DISTRICT:
14' MIN. LOT SIZE: 19' FT.
15' MIN. STREET WALL TO BUILDING LINE: SEE SEC. 14-210 CHAPTER 14, OF CITY LAND USE ORDINANCE.
16' MIN. STREET WALL TO BUILDING LINE: SEE SEC. 14-210 CHAPTER 14, OF CITY LAND USE ORDINANCE.
17' MIN. LOT WIDTH: NONE.
18' MIN. LOT WIDTH: NONE.
19' MIN. LOT WIDTH: NONE.
20' MIN. LOT WIDTH: NONE.
21' MIN. LOT WIDTH: NONE.
22' MIN. LOT WIDTH: NONE.
23' MIN. LOT WIDTH: NONE.
24' MIN. LOT WIDTH: NONE.
25' MIN. LOT WIDTH: NONE.
26' MIN. LOT WIDTH: NONE.
27' MIN. LOT WIDTH: NONE.
28' MIN. LOT WIDTH: NONE.
29' MIN. LOT WIDTH: NONE.
30' MIN. LOT WIDTH: NONE.
31' MIN. LOT WIDTH: NONE.
32' MIN. LOT WIDTH: NONE.
33' MIN. LOT WIDTH: NONE.
34' MIN. LOT WIDTH: NONE.
35' MIN. LOT WIDTH: NONE.
36' MIN. LOT WIDTH: NONE.
37' MIN. LOT WIDTH: NONE.
38' MIN. LOT WIDTH: NONE.
39' MIN. LOT WIDTH: NONE.
40' MIN. LOT WIDTH: NONE.
41' MIN. LOT WIDTH: NONE.
42' MIN. LOT WIDTH: NONE.
43' MIN. LOT WIDTH: NONE.
44' MIN. LOT WIDTH: NONE.
45' MIN. LOT WIDTH: NONE.
46' MIN. LOT WIDTH: NONE.
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68' MIN. LOT WIDTH: NONE.
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70' MIN. LOT WIDTH: NONE.
71' MIN. LOT WIDTH: NONE.
72' MIN. LOT WIDTH: NONE.
73' MIN. LOT WIDTH: NONE.
74' MIN. LOT WIDTH: NONE.
75' MIN. LOT WIDTH: NONE.
76' MIN. LOT WIDTH: NONE.
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85' MIN. LOT WIDTH: NONE.
86' MIN. LOT WIDTH: NONE.
87' MIN. LOT WIDTH: NONE.
88' MIN. LOT WIDTH: NONE.
89' MIN. LOT WIDTH: NONE.
90' MIN. LOT WIDTH: NONE.
91' MIN. LOT WIDTH: NONE.
92' MIN. LOT WIDTH: NONE.
93' MIN. LOT WIDTH: NONE.
94' MIN. LOT WIDTH: NONE.
95' MIN. LOT WIDTH: NONE.
96' MIN. LOT WIDTH: NONE.
97' MIN. LOT WIDTH: NONE.
98' MIN. LOT WIDTH: NONE.
99' MIN. LOT WIDTH: NONE.
100' MIN. LOT WIDTH: NONE.
11. MAX. HEIGHT OF STRUCTURES: SEE SEC. 14-210 CHAPTER 14, OF CITY LAND USE ORDINANCE.



NOT FOR CONSTRUCTION