5/25/07, 08:54

GENERAL NOTES

1. THE RECORD OWNER OF THE PARCEL AS DEPICTED ON CITY TAX MAP 37, BLOCK F LOTS 12 AND 17 IS MHS, INC. BY DEED DATED DEC. 18, 1982 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 10467 PAGE 207. THE RECORD OWNER OF THE PARCEL AS DEPICTED ON CITY TAX MAP 37, BLOCK F, LOT 14 IS MAINE HISTORICAL SOCIETY BY DEED RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) BOOK 697, PAGE 343.
2. THE PROPERTY IS SHOWN AS LOTS 12, 14, 17 ON THE CITY OF PORTLAND TAX MAP 37, BLOCK F.
3. PLAN REFERENCES:
   A. ALTA/ACSM LAND TITLE SURVEY FOR 477 CONGRESS LLC BY OWEN HASKELL, INC. DATED SEPTEMBER 26, 2003- JOB NO. 2003-1969P (UNRECORDED)
   B. PLAN OF PROPERTY OF PORTLAND SAVINGS BANK MADE BY E.C. JORDAN & CO DEC. 1921 (UNRECORDED)
   C. MISCELLANEOUS PLANS BY E.C. JORDAN OF PROPERTY AT THE CORNER OF BROWN AND CONGRESS STREETS PORTLAND, MAINE DATED JAN. 1947 AND DEC. 1946 (UNRECORDED)
   D. MISCELLANEOUS PLANS PROVIDED BY THE PUBLIC WORKS DEPARTMENT.
   E. PLAN TITLED STORMWATER STUDY, SHEET 6.1 BY REED AND BARIA ARCHITECTS FOR MAINE HISTORICAL SOCIETY DATED APRIL 14, 1994 (UNRECORDED)
4. THE STREET LINE DATA, ELEVATIONS, BEARINGS AND COORDINATES USED FOR THIS PLAN ARE REFERENCED FROM INFORMATION PROVIDED TO SEBAGO TECHNICS, INC BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
5. AREA OF PARCEL IS APPROXIMATELY 37,777 SQUARE FEET.
6. LOT CONVEYED SUBJECT TO AND BENEFITED BY THE FOLLOWING EASEMENTS AND AGREEMENTS:
   A. LICENSE AGREEMENT AS RECORDED IN BOOK 12587, PAGE 184 CCRD FOR THE CONSTRUCTION AND MAINTENANCE OF A CONCRETE RAMP AND HANDRAILS FOR THE BENEFIT OF THE MAINE HISTORICAL SOCIETY. THE LICENSE AGREEMENT WAS BETWEEN MAINE HISTORICAL SOCIETY AND OCTOBER CORPORATION, THE CURRENT STATUS OF THE AGREEMENT IS UNCLEAR.
   B. EASEMENT TO THE STATE OF MAINE AS PER BOOKS 15213, PAGE 205 AND 4608, PAGE 49 CCRD FOR PURPOSES OF MAINTAINING THE LONGFELLOW HOUSE AS A HISTORICAL SITE.
   C. MEMORANDUM OF AGREEMENT BETWEEN PREBLE, INC. AND MAINE HISTORICAL SOCIETY FOR PURPOSES OF USING STEAM PRODUCED IN THE PREBLE, INC BUILDING (NOW OWNED BY 477 CONGRESS, LLC). THIS IS AN UNRECORDED DOCUMENT , DATED DECEMBER, 1951, PROVIDED TO SEBAGO TECHNICS BY MAINE HISTORICAL SOCIETY.
7. UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE AS PER INFORMATION PROVIDED TO SEBAGO TECHNICS, INC BY MAINE HISTORICAL SOCIETY, PUBLIC WORKS, LOCAL UTILITY COMPANIES AND BY FIELD LOCATION OF MANHOLES, WATER SHUT VALVES, ETC. AND PAINTED UTILITIES BY OTHERS. OTHER UTILITIES MAY EXIST ON OR AROUND THE LOCUS PROPERTY. FIELD VERIFICATION OF THESE UTILITIES IS RECOMMENDED BEFORE ANY EXCAVATION OR CONSTRUCTION BEGINS.
8. PORTIONS OF THE LONGFELLOW MUSEUM ENCROACH INTO THE CITY RIGHT OF WAYS. NO LICENSE AGREEMENT OR EASEMENT FOR THESE ENCROACHEMENTS WAS FOUND.
9. ZONING DISTRICT: B-3 DOWNTOWN BUSINESS DISTRICT.
10. SPACE AND BULK CRITERIA PER B-3 DOWNTOWN BUSINESS DISTRICT
    (a) MIN. LOT SIZE: 15 FT.
    (b) MIN. STREET FRONTAGE: NONE
    (c) STREET WALL TO BUILD LINE: SEE SEC. 14-220, CHAPTER 14, OF CITY LAND USE ORDINANCE
    (d) MIN. YARD DIMENSIONS: NONE
    (e) MIN. LOT WIDTH: NONE
    (f) MAX. LENGTH OF UNDIFFERENTIATED BLANK WALL ALONG A PUBLIC STREET OR PUBLICLY ACCESSIBLE PEDESTRIAN WAY:
        (1) PAD OVERLAY ZONE: 15 FT.
        (2) ALL OTHER AREAS: 30 FT.
    (g) MAX. LOT COVERAGE: 100%
    (h) MIN. BLDG. HEIGHT: NO NEW CONSTRUCTION OF ANY BUILDING SHALL BE LESS THAN 35 FT. IN HEIGHT WITHIN 50 FT. OF ANY STREET FRONTAGE, EXCEPT FOR PARKING ATTENDANT BOOTHS OR BANK REMOTE TELLER FACILITIES
    (i) MAX. HEIGHT OF STRUCTURES: SEE SEC. 14-220, CHAPTER 14, OF CITY LAND USE ORDINANCE.

GENERAL NOTES: (CONTINUED)

11. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T STANDARDS AND SPECIFICATIONS.
12. ALL CURBING SHALL BE DESIGNED AND BUILT WITH TIP-DOWNS AT ALL DRIVEWAYS AND CROSSWALKS, IN ACCORDANCE WITH THE PUBLIC WORKS, TECHNICAL STANDARDS AND GUIDELINES.
13. ALL ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH THE STANDARDS OF CENTRAL MAINE POWER CO., VERIZON NEW ENGLAND, TIME WARNER CABLE T.V. CO, OR OTHER UTILITIES PROVIDING SERVICE TO THE SITE.
14. ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.
15. ALL NATURAL GAS MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH NORTHERN UTILITIES STANDARDS.
16. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSES A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
17. THE CONTRACTOR OR OWNER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (874-8300 EXT. 8836). SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY.
18. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE OWNER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
19. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.
20. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
21. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
22. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
23. ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PARKS AND PUBLIC WORKS SEWER DIVISION.
24. ALL NEW CONNECTIONS, RECONNECTIONS, ETC. TO SANITARY OR STORM SEWERS SHALL REQUIRE A CONNECTION PERMIT PRIOR TO BEGINNING ANY WORK. THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO COMMENCEMENT TO ALLOW FOR INSPECTION.
25. A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PARKS DEPARTMENT AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
26. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
27. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
28. SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
29. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
30. ALL DISTURBED AREA ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREA SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER MATERIALS AS REQUIRED BY BEST MANAGEMENT PRACTICES.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	EASEMENT	
	MONUMENT	
	IRON PIPE/ROD	
	DRILLHOLE	
	BUILDING	
	EDGE PAVEMENT	
	GRAVEL ROAD	
	CURBLINE	
	DECIDUOUS TREE	
	PARKING METER	
	BOLLARD	

NOT FOR CONSTRUCTION

Sebago Technics
Engineering Expertise You Can Build On.
75 Kneeland Street
Boston, Massachusetts 02111
Telephone 617/542-6560
Facsimile 617/951-0779
Westbrook, Me 04092-1339
Tel (207) 856-0277

SCHWARTZ / SILVER ARCHITECTS INC.
75 Kneeland Street
Boston, Massachusetts 02111
Telephone 617/542-6560
Facsimile 617/951-0779

MAINE HISTORICAL SOCIETY
489 CONGRESS ST.
PORTLAND, MAINE

Date	Description	Drawn By	4-26-07
		Revisiwed By	4-26-07
		Approved By	4-26-07
05/01/07	60% CD SET		
5/24/07	SITE PLAN APPLICATION		

SITE PLAN

1"=20'

C1.1

STI#06020S