LOT FRONTAGE 371 ft.

BUILDING FRONTAGE 204 ft.

GENERAL NOTES:

1. THE CONTRACTOR SHALL REFER TO THE PROJECT MANUAL FOR CONSTRUCTION SPECIFICATIONS AND BIDDING PROCEDURES.
2. THIS PROJECT WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF ALL PERMITS ISSUED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE U.S. DEPARTMENT OF THE ARMY CORPS OF ENGINEERS, LOCAL UTILITY COMPANIES AND THE CITY OF PORTLAND.
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCE, PAVING, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE POINTS. ENTRANCES IN MOST LOCATIONS REQUIRE STRUCTURAL SLABS. REFER TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR INFORMATION ON THE STRUCTURAL SLAB ENTRANCES.
4. ALL REQUIRED AND NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSIONS AND THE FINAL SERVICE CONNECTIONS.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
6. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE APPLICANT AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR THE CITY, AT NO ADDITIONAL COST TO THE OWNER.
7. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.
8. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE PROJECT SPECIFICATIONS, THE CITY OF PORTLAND AND SERVICING UTILITY REQUIREMENTS. IN CASES WHERE THESE CONFLICT THE MOST STRINGENT SHALL APPLY AT NO EXTRA COST TO THE OWNER.
9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RECORD DRAWINGS THROUGHOUT THE PROJECT AND PROVIDING THE OWNER WITH A SET OF THE FINAL RECORD DRAWINGS WHEN THE PROJECT IS COMPLETE.
10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCESS TO THE COAST GUARD PROPERTY AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY MARKINGS, SIGNAGE AND INCIDENTALS TO MAINTAIN SAFE VEHICLE AND PEDESTRIAN ACCESS THROUGH OUT THE LIFE OF THE PROJECT.

OUTLINE OF DIVISION 2 WORK

THE "C" (CIVIL) SERIES OF DRAWINGS, ANY "L" (LANDSCAPING) SERIES OF DRAWINGS AND ANY AND ALL EXCAVATION AND BACKFILL REQUIRED BY OTHER TRADES IS A PORTION OF THE CIVIL (DIVISION 2) WORK. FOR UTILITIES, THE DIVISION 2 CONTRACTOR IS RESPONSIBLE FOR A COMPLETE INSTALLATION OF UTILITIES UP TO A POINT 5 FEET FROM THE BUILDING FACE. WITHIN 5 FEET OF THE BUILDING IT INCLUDES ALL EXCAVATION, BEDDING AND BACKFILL OF UTILITIES. DIVISION 2 WORK INCLUDES PROVIDING THE TRANSFORMER PADS, TRENCHING, AND BACKFILLING FOR ELECTRICAL CONDUIT OR CABLES; ALL CONCRETE FOUNDATIONS FOR LIGHTING, AND PLACEMENT OF SLURRY CONCRETE IN ELECTRICAL TRENCHES AT CROSSINGS OF FUEL OIL OR NATURAL GAS LINES OR OTHER UTILITIES AS REQUIRED BY CENTRAL MAINE POWER. THE WORK INCLUDES ALL EXCAVATION, AND BACKFILLING OF FOUNDATIONS. ON THE EXTERIOR OF THE BUILDING, THE DIVISION 2 CONTRACTOR IS RESPONSIBLE FOR ALL WORK EXCEPT FOR CONCRETE SLABS AT STRUCTURAL ENTRANCES.

THE DIVISION 2 WORK SHALL INCLUDE THE CONSTRUCTION OF ALL OFFSITE ROADWAY IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, NEW PAVEMENT SECTION BOX CONSTRUCTION, PAVING, DRAINAGE, UNDERDRAIN, SIGNAGE, LABOR AND INCIDENTALS NECESSARY TO COMPLETE THE WORK AT NO EXTRA COST TO THE OWNER.

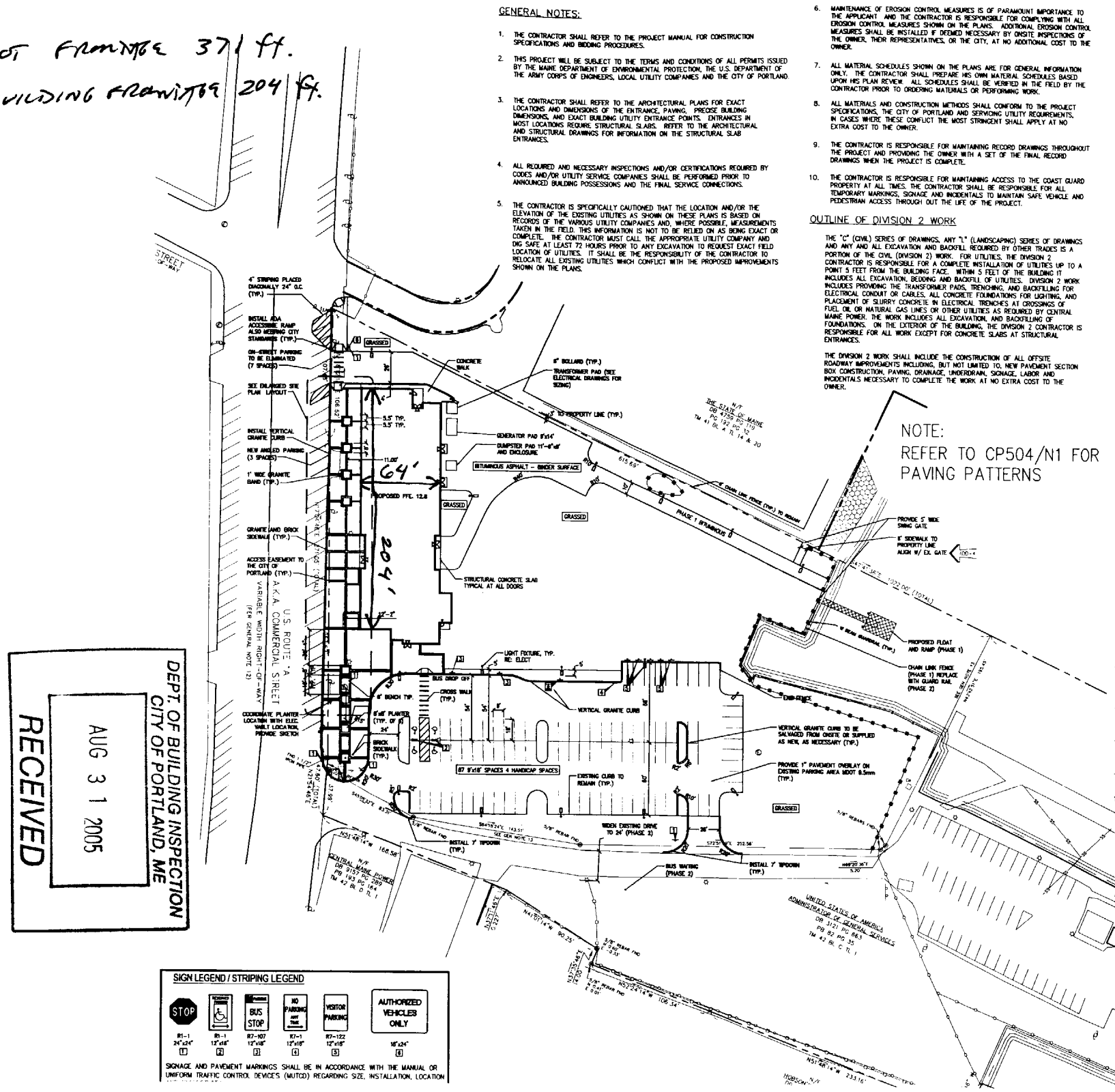
SITE LAYOUT NOTES:

1. ALL SIGNAGE SHALL CONFORM TO THE STANDARDS FOR SIZE, HEIGHT, LOCATION, AND REFLECTIVITY SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.
2. STRIPE PARKING AREAS, DRIVES AND ROADWAY AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, CROSSWALKS, HANDICAP SYMBOLS, PAINTED ISLANDS AND FIRE LANES. (ALL MARKINGS EXCEPT MEDIAN ISLANDS AND CENTERLINES TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT.) ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE 'I', MEDIAN ISLANDS AND CENTERLINES TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT.
3. ALL CURB SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AS NOTED ON THE PLANS:

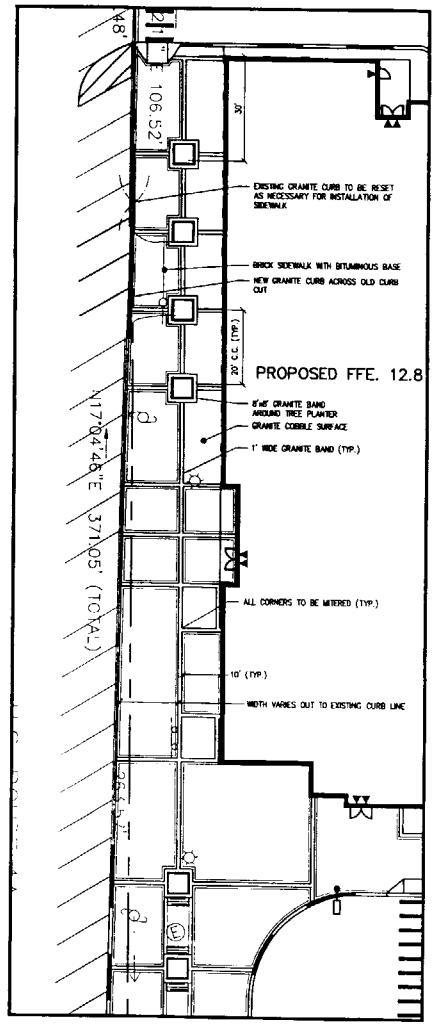
   GRANITE AND BITUMINOUS CONCRETE CURB SHALL MEET THE REQUIREMENTS OF MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS 609.03 AND 609.04 AND CITY OF PORTLAND TECHNICAL STANDARDS
4. ALL DIMENSIONING UNLESS OTHERWISE NOTED IS TO THE FACE OF CURB OR FACE OF BUILDING.
5. EXCEPT WHERE INDICATED OTHERWISE, THE PAVEMENT IS TO BE STANDARD DUTY PAVEMENT.
6. BUILDING SUMMARY: PROPOSED 41,009 S.F.
7. ZONING DATA
   WATERFRONT CENTRAL ZONE – WCZ

SPACE AND BULK REGULATIONS	REQUIRED	ACTUAL
MINIMUM LOT AREA	NONE	340,470 S.F.
MINIMUM STREET FRONTAGE	NONE	380.66
MINIMUM PAVEMENT SETBACKS	10'	10'
MINIMUM STRUCTURE SETBACKS		
FRONT YARD	NONE	25'±
SIDE/REAR YARD	NONE	30'±
MAXIMUM IMPERVIOUS SURFACE RATIO	100%	<70%
MAXIMUM BUILDING HEIGHT	50'	<50'
OFF STREET PARKING		
PARKING STALL DIMENSION	9'x19'	9'x18

8. THE FACILITY IS SERVICED BY CITY SEWER, PUBLIC WATER, NATURAL GAS, AND OVERHEAD UTILITIES. POWER AND TELEPHONE ARE TO BE EXTENDED UNDERGROUND INTO THE SITE.
9. ALL METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS IDENTIFIED HEREIN SHALL CONFORM TO THE CITY OF PORTLAND CONSTRUCTION AND TECHNICAL STANDARDS AND SPECIFICATIONS AND/OR CURRENT MDOT STANDARDS AND SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
10. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PUBLIC WORKS INSPECTION SERVICES DIVISION (874-8300 EXT. 8838), CODE ENFORCEMENT OFFICE AND DEVELOPMENT REVIEW COORDINATOR IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRECONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY OR DEVELOPMENT REVIEW COORDINATOR.
11. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
12. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN MUST BE EMPLOYED ON COMMERCIAL STREET AS NECESSARY.
13. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH THE CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
14. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
15. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
16. ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PUBLIC WORKS SEWER DIVISION.
17. A STREET OPENING PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
18. CONCRETE GENERATOR AND DUMPSTER PADS SHALL BE 6" THICK REINFORCED CONCRETE.
19. ALL HANDICAP PARKING SPACES ARE TO RECEIVE HANDICAP SIGNS AND PAVEMENT MARKINGS AS ILLUSTRATED ON THE DETAIL SHEETS.



NOTE:
REFER TO CP504/N1 FOR PAVING PATTERNS



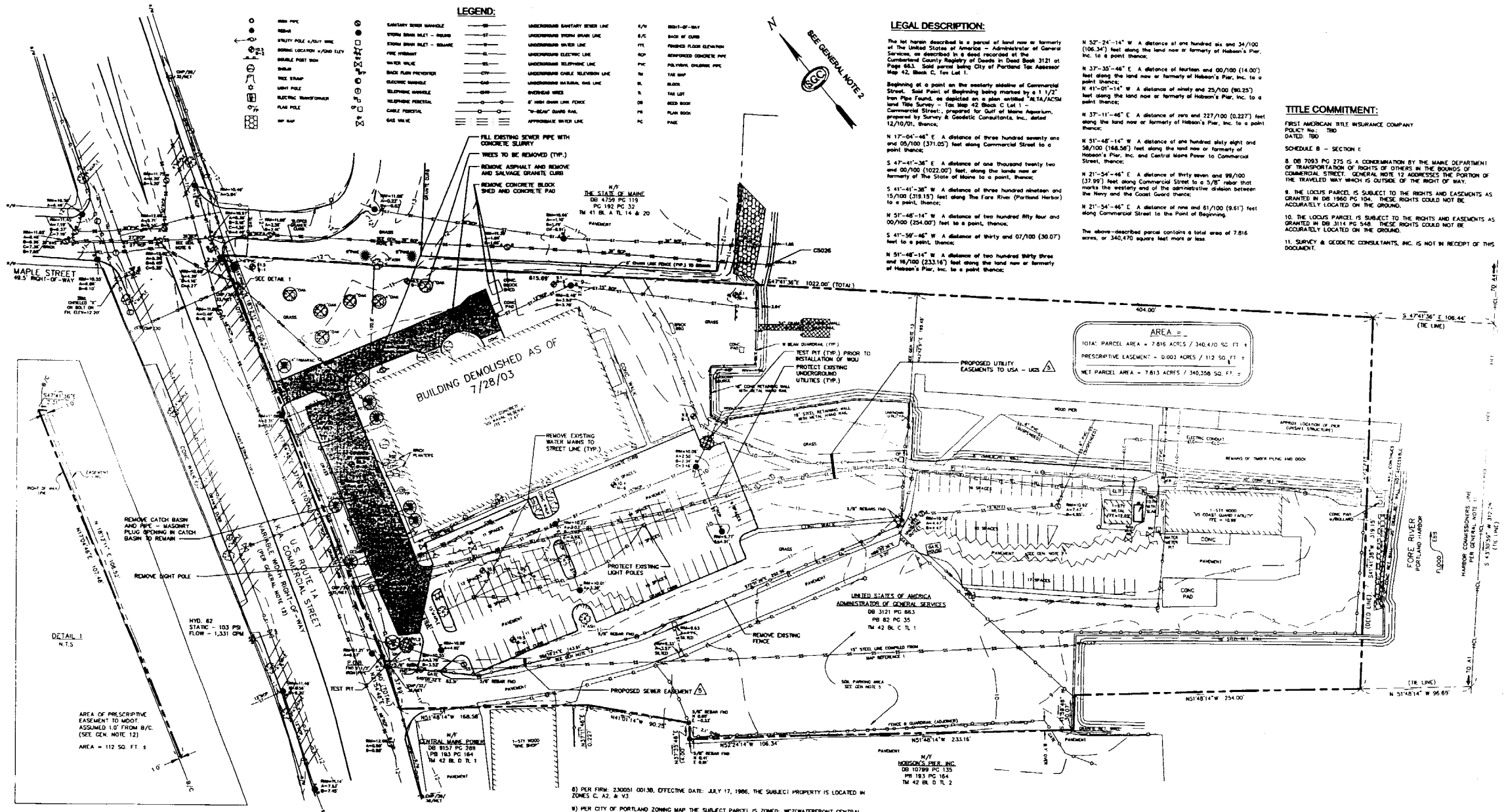
ENLARGED SITE PLAN 1"=20'

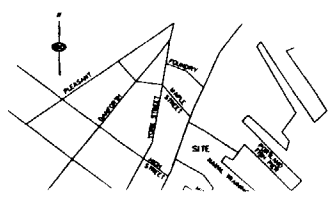
SIGN LEGEND / STRIPING LEGEND

STOP		BUS STOP	NO PARKING	VISITOR PARKING	AUTHORIZED VEHICLES ONLY
R1-1 24"x24" [1]	R1-1 12"x18" [2]	R7-107 12"x18" [3]	R7-1 12"x18" [4]	R7-122 12"x18" [5]	18"x24" [6]

SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
RECEIVED
AUG 31 2005





GENERAL NOTES:

1) BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS REFERENCED HORIZONTALLY TO THE MAINE WEST STATE PLANE COORDINATE SYSTEM NAD 83 BASED UPON A STATIC GPS TIE TO CORS STATIONS AND IS REFERENCED VERTICALLY TO NGVD 29 BASED UPON A 3RD ORDER DIFFERENTIAL LEVEL TIE TO STATION: "TIDAL 2 USE STA 84".

2) NORTH AS SHOWN HEREON IS BASED UPON GRID NORTH OF THE MAINE WEST STATE PLANE COORDINATE SYSTEM NAD 83.

3) THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN THE GULF OF MAINE AQUARIUM AND SURVEY & GEODETIC CONSULTANTS, INC. DATED: NOVEMBER 16, 2001.

4) BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC. BETWEEN NOVEMBER 27, 2001 & DECEMBER 10, 2001.

5) THIS AREA IS USED FOR PARKING ON A DAILY BASIS BY TENANTS OF HOBSONS WHARF. NO DOCUMENT WAS RECOVERED DURING THE COURSE OF OUR RESEARCH TO INDICATE A LEASE OR EASEMENT.

LEGAL DESCRIPTION:

The lot herein described is a parcel of land now or formerly of The United States of America — Administrator of General Services, as described in a deed recorded at the Cumberland County Registry of Deeds in Deed Book 3121 at Page 663. Said parcel being City of Portland Tax Assessor Map 42, Block C, Tax Lot 1.

Beginning at a point on the easterly sideline of Commercial Street. Said Point of Beginning being marked by a 1 1/2" Iron Pipe Found, as depicted on a plan entitled "ALTA/ACSM Land Title Survey - Tax Map 42 Block C Lot 1 - Commercial Street:, prepared for Gulf of Maine Aquarium, prepared by Survey & Geodetic Consultants, Inc., dated 12/10/01, thence;

N 17°-04'-46" E A distance of three hundred seventy one and 05/100 (371.05') feet along Commercial Street to a point thence;

S 47°-41'-36" E A distance of one thousand twenty two and 00/100 (1022.00') feet, along the lands now or formerly of The State of Maine to a point, thence;

S 41°-41'-36" E A distance of three hundred nineteen and 15/100 (319.15') feet along The Fore River (Portland Herbor) to a point, thence;

N 51°-48'-14" W A distance of two hundred fifty four and 00/100 (254.00') feet to a point, thence;

S 41°-58'-46" W A distance of thirty and 07/100 (30.07') feet to a point, thence;

N 51°-48'-14" W A distance of two hundred thirty three and 16/100 (233.16') feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 52°-24'-14" W A distance of one hundred six and 34/100 (106.34') feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 37°-35'-46" E A distance of fourteen and 00/100 (14.00') feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 41°-01'-14" W A distance of ninety and 25/100 (90.25') feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 37°-11'-46" E A distance of zero and 227/100 (0.227') feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 51°-48'-14" W A distance of one hundred sixty eight and 58/100 (168.58') feet along the land now or formerly of Hobson's Pier, Inc. and Central Maine Power to Commercial Street, thence;

N 21°-54'-46" E A distance of thirty seven and 99/100 (37.99') feet along Commercial Street to a 5/8" rebar that marks the westerly end of the administrative division between the Navy and the Coast Guard thence;

N 21°-54'-46" E A distance of nine and 61/100 (9.61') feet along Commercial Street to the Point of Beginning.

The above-described parcel contains a total area of 7.816 acres, or 340,470 square feet more or less

TITLE COMMITMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY
POLICY No.: TBD
DATED: TBD

SCHEDULE B - SECTION I:

8. DB 7093 PG 275 IS A CONDEMNATION BY THE MAINE DEPARTMENT OF TRANSPORTATION OF RIGHTS OF OTHERS IN THE BOUNDS OF COMMERCIAL STREET. GENERAL NOTE 13 ADDRESSES THE PORTION OF THE TRAVELED WAY WHICH IS OUTSIDE OF THE RIGHT OF WAY.

9. THE LOCUS PARCEL IS SUBJECT TO THE RIGHTS AND EASEMENTS AS GRANTED IN DB 1960 PG 104. THESE RIGHTS COULD NOT BE ACCURATELY LOCATED ON THE GROUND.

10. THE LOCUS PARCEL IS SUBJECT TO THE RIGHTS AND EASEMENTS AS GRANTED IN DB 3114 PG 548. THESE RIGHTS COULD NOT BE ACCURATELY LOCATED ON THE GROUND.

11. SURVEY & GEODETIC CONSULTANTS, INC. IS NOT IN RECEIPT OF THIS DOCUMENT.

8) PER FIRM: 2300S1 0013D, EFFECTIVE DATE: JULY 17, 1986, THE SUBJECT PROPERTY IS LOCATED IN ZONES C, A2, & V3

9) PER CITY OF PORTLAND ZONING MAP THE SUBJECT PARCEL IS ZONED: WCZ(WATERFRONT CENTRAL ZONE). PER SECTION 14-316 OF CHAPTER 14 OF THE CITY OF PORTLAND CODE OF ORDINANCES:
MIN. LOT SIZE: NONE
MIN. FRONTAGE: NONE
MIN. YARD DIMS.: FRONT SETBACK: NONE
SIDE SETBACK: NONE
REAR SETBACK: NONE
SETBACK FROM PIER LINE: 5 FEET.
MAX. LOT COVERAGE: 100%
MAX. BUILDING HEIGHT: 35 FEET

10) RECORD OWNER: UNITED STATES OF AMERICA
ADMINISTRATOR OF GENERAL SERVICES
RECORD DEED: DB 3121 PG 663
RECORD PLAN: PB 82 PG 35

11) THE HARBOR COMMISSIONERS LINE AS SHOWN HEREON WAS ESTABLISHED BY HOLDING THE POSITIONS OF MONUMENTS "MLSON" & "BUGLIGHT", AS ESTABLISHED BY STARIC GPS, AND COMPILATION OF MAP REFERENCE 3. PURSUANT TO A MEMO, ISSUED FOR CLARIFICATION BY JON GILES (CITY OF PORTLAND) AND DATED 9/22/98, THE CURRENT HARBOR COMMISSIONERS LINE, AS IT AFFECTS THE SUBJECT PROPERTY, IS FROM POINT A1 TO A4 AS DEPICTED ON MAP REFERENCE 3. THE EFFECTIVE DATE OF THIS CONFIGURATION IS OCTOBER 2, 1986.

12) US ROUTE 1A A.K.A. COMMERCIAL STREET IS AN ACCEPTED PUBLIC WAY. THE RIGHT OF WAY WAS LAID OUT PER MAP REFERENCE 4. MAP REFERENCE 5 IS THE MOST RIGHT OF WAY PLAN SET WHICH REFERENCES MAP REFERENCE 4 AS THE SOURCE OF THE RIGHT OF WAY LINES. PER MAP REFERENCE

MAP REFERENCES:

1) "NAVAL RESERVE CENTER, SOUTH PORTLAND, MAINE, SITE PLAN", BY WILLIAM F. MAYNS & ASSOCIATES, DATED: 10/10/72.

2) "PORTLAND SEWER SYSTEM, INFILTRATION -INFLOW ANALYSIS, SYSTEM BASE MAPPING, STUDY AREA IV," BY HUNTER-BALLEW ASSOCIATES, DATED: 1981.

3) "HARBOR LINES, PORTLAND HARBOR, MAINE" BY US ENGINEER OFFICE, BOSTON, MASS, DATED: JUNE 30, 1939.

4) "COMMERCIAL STREET, CROSS TO HIGH", BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, DATED: 4/27/43.

5) "COMMERCIAL STREET, RIGHT OF WAY MAP, FEDERAL AID PROJECT NO M-0885 (1)", DATED: AUGUST 1985, SHEET 2 OF 7, D.O.T. FILE NO. 3-338.

6) "PLAN OF PROPERTY IN PORTLAND, MAINE, MADE FOR, GREATER PORTLAND PUBLIC DEVELOPMENT COMMISSION," BY HB & EC JORDAN, DATED: 4-11-68, RECORDED AT PB 82 PG 35.

This is to state that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 2,3,4,5,6,8,9,10,11(b), & 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this statement, undersigned further states that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."