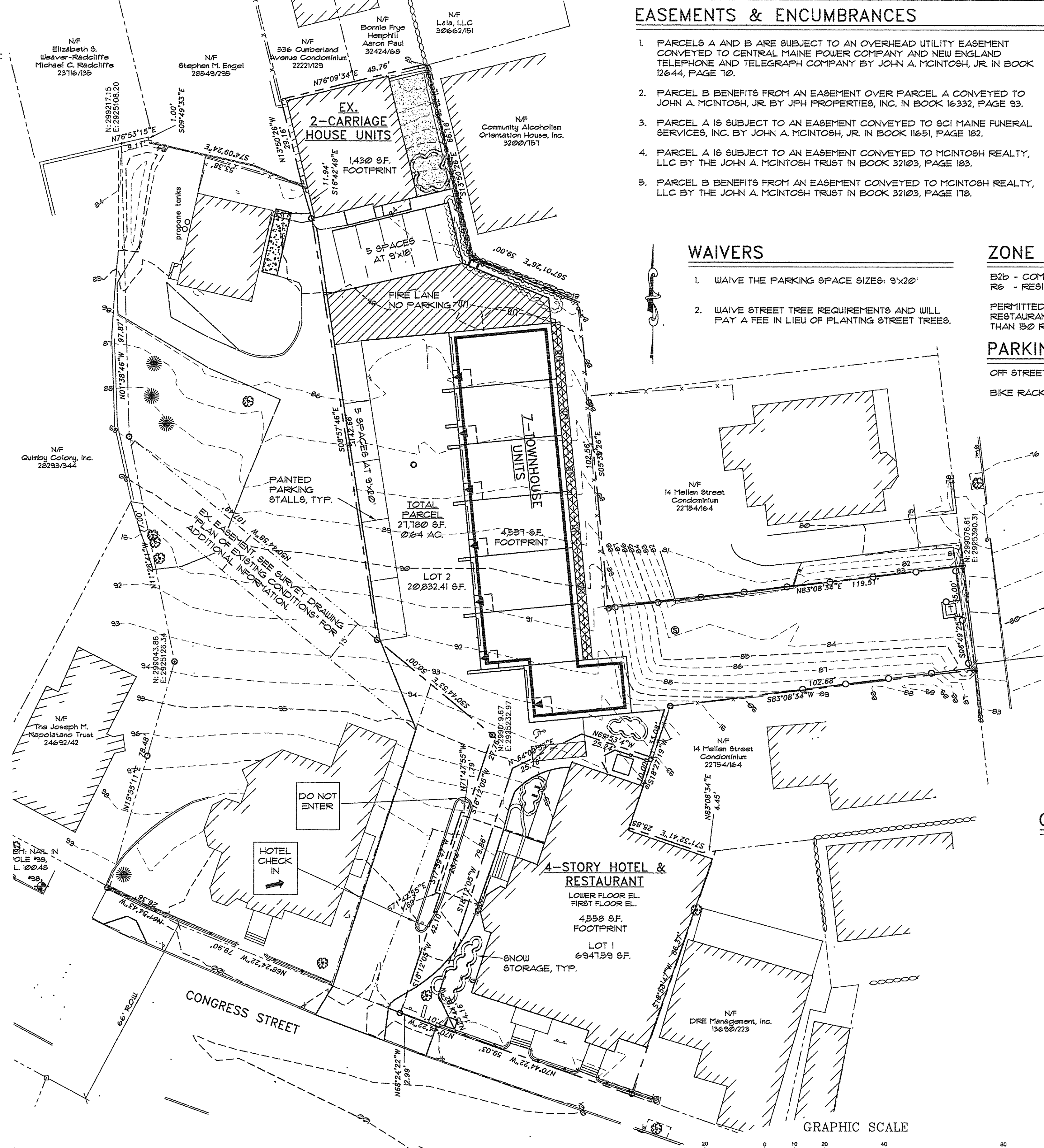


**CITY OF PORTLAND SITE PLAN AND SUBDIVISION NOTES**

- LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION 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.
- ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.
- SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TYPED RAMP RATES AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPs PUBLISHED BY THE BUREAU OF LAND AND QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
- ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
- PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
- EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.
- SUBDIVISION AT THE TIME OF APPROVAL IS DEFINED AS "SUBDIVISION SHALL MEAN THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE AND AS FURTHER DEFINED IN 30-A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD, AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSE OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTIFAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS."

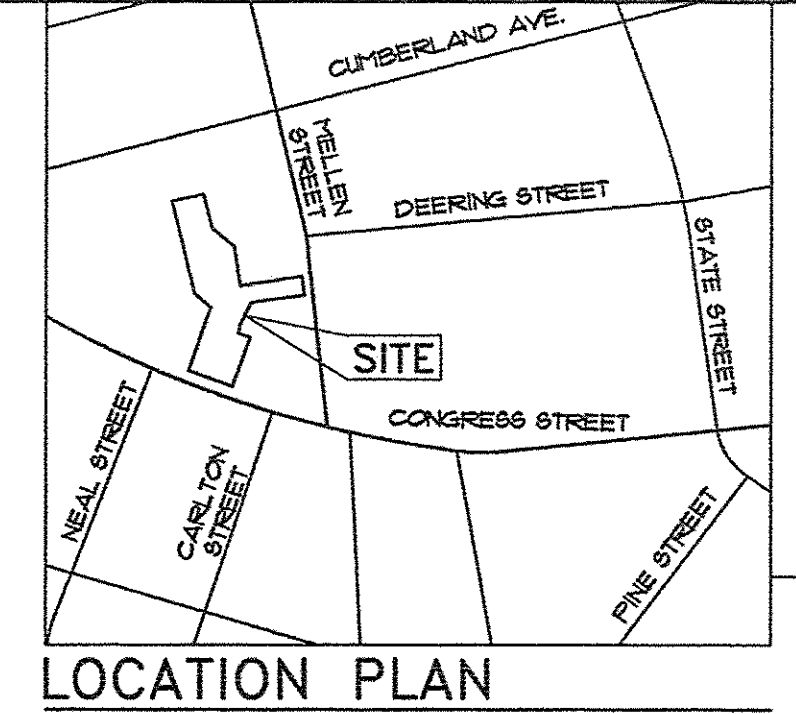
**SURVEY GENERAL NOTES AND PLAN REFERENCES**

- GENERAL NOTES:**
- BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
  - BEARINGS ARE REFERENCED TO THE MAINE STATE COORDINATE SYSTEM, WEST ZONE NAD1983(HARN) DERIVED FROM CITY OF PORTLAND INFORMATION. BASE POINT USED "110-65-152" N 298818.8140 E 2925314.3180. AZIMUTH POINT "124-26-1251 N 298424.6162 E 2925230.1931.
  - ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM. BENCHMARK IS THE STREET MONUMENT AT THE NORTHEASTERLY CORNER OF SHERMAN AND MELLEN STREETS AS PROVIDED BY THE CITY OF PORTLAND. ELEVATION: 51.70'.
  - UTILITY INFORMATION ON THIS PLAN IS APPROXIMATE, BASED ON LOCATION OF VISIBLE, DIGSAFE AND/OR THE APPROPRIATE UTILITIES SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION.
  - PROPERTY LIES WITHIN ZONE X BASED ON FIRM COMMUNITY #230251 PANEL #0013 B, DATED JULY 11, 1986. IT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
  - THERE ARE DISCREPANCIES BETWEEN THE LANGUAGE CONTAINED IN THE DEED DESCRIPTIONS FOR EASEMENTS 3 AND 4 AND THE EXHIBIT A DIAGRAM ATTACHED TO THE DEEDS. CORRECTIVE DEEDS FOR THESE EASEMENTS ARE RECOMMENDED PRIOR TO THE CONVEYANCE OF EITHER PARCEL. AS PARCELS A AND B ARE CURRENTLY OWNED BY THE SAME ENTITY, THE EASEMENTS MAY BE CONSIDERED NULL AND VOID.
- PLAN REFERENCES:**
- STANDARD BOUNDARY SURVEY, PLAN OF PROPERTY MADE FOR SCI MAINE FUNERAL SERVICES, INC. BY R.P. TITCOMB ASSOCIATES, INC. DATED FEBRUARY 5, 1991 AND REVISED THROUGH AUGUST 11, 2001.
  - ALTA/CASUALTY LAND TITLE SURVEY MADE FOR JPH PROPERTIES, INC. BY NORTHEAST CIVIL SOLUTIONS DATED SEPTEMBER 13, 2006.
  - CONDOMINIUM PLAT MADE FOR 14 MELLEN STREET CONDOMINIUMS BY BACK BAY BOUNDARY, INC. LAND SURVEYING DATED JANUARY 21, 2005 RECORDED IN BOOK 205, PAGE 361.
  - LAND TITLE SURVEY MADE FOR PEOPLES HERITAGE BANK BY STEVENS HORTON ROSE AND THOMPSON DATED OCTOBER 19, 1992 RECORDED IN PLAN BOOK 193, PAGE 5.
  - CONDOMINIUM CONVERSION MADE FOR OTIS C. AND A. MAVOURREEN THOMPSON BY NORTHEAST CIVIL SOLUTIONS DATED NOVEMBER 22, 2004 RECORDED IN PLAN BOOK 204, PAGE 896.



**EASEMENTS & ENCUMBRANCES**

- PARCELS A AND B ARE SUBJECT TO AN OVERHEAD UTILITY EASEMENT CONVEYED TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY BY JOHN A. MCINTOSH, JR. IN BOOK 12644, PAGE 10.
- PARCEL B BENEFITS FROM AN EASEMENT OVER PARCEL A CONVEYED TO JOHN A. MCINTOSH, JR. BY JPH PROPERTIES, INC. IN BOOK 16332, PAGE 93.
- PARCEL A IS SUBJECT TO AN EASEMENT CONVEYED TO SCI MAINE FUNERAL SERVICES, INC. BY JOHN A. MCINTOSH, JR. IN BOOK 11651, PAGE 182.
- PARCEL A IS SUBJECT TO AN EASEMENT CONVEYED TO MCINTOSH REALTY, LLC BY THE JOHN A. MCINTOSH TRUST IN BOOK 32103, PAGE 183.
- PARCEL B BENEFITS FROM AN EASEMENT CONVEYED TO MCINTOSH REALTY, LLC BY THE JOHN A. MCINTOSH TRUST IN BOOK 32103, PAGE 178.



**WAIVERS**

- WAIVE THE PARKING SPACE SIZES: 9'x20'
- WAIVE STREET TREE REQUIREMENTS AND WILL PAY A FEE IN LIEU OF PLANTING STREET TREES.

**ZONE INFORMATION**

B2D - COMMUNITY BUSINESS ZONE  
R6 - RESIDENTIAL ZONE

PERMITTED USES: MULTI-FAMILY DWELLING, RESTAURANTS, HOTELS & MOTELS LESS THAN 150 ROOMS

**IMPERVIOUS INFORMATION**

EXISTING IMPERVIOUS	21,542 SQ. FT.
PROPOSED IMPERVIOUS	22,292 SQ. FT.
NET IMPERVIOUS	4150 SQ. FT.

**PARKING INFORMATION**

OFF STREET PARKING II SPACES  
BIKE RACKS EXTERIOR: 4  
INTERIOR: GARAGE

SUBDIVISION PLAN, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

THIS PLAN INCLUDES:	PARKING
16 HOTEL ROOMS	4
35 SEAT RESTAURANT	5
9 RESIDENTIAL UNITS	9
TOTAL REQUIRED	18
PROVIDED	18

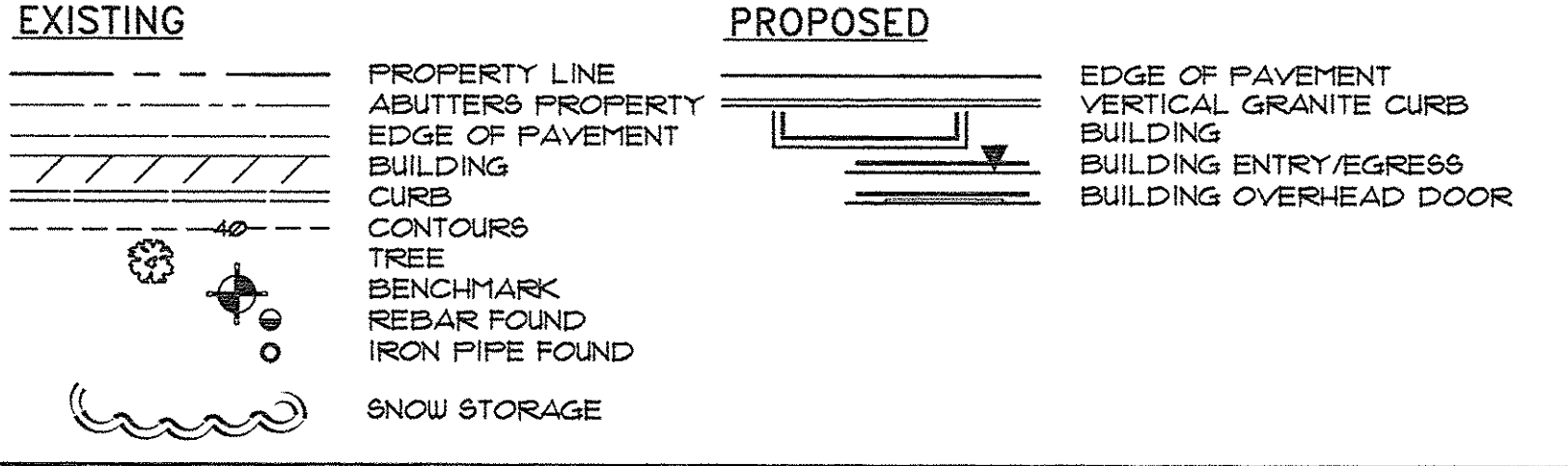
**GENERAL NOTES**

- OWNER: MARTIN B. DASSA & ALYSSA J. DASSA TRUSTEES, 3 COTTONWOOD LANE, FALMOUTH, MAINE 04105. DEEDS RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 28901, PG. 208, DATE 11/15/06.
- DEVELOPER: DENOVO, LLC, 41 WAITES LANDING ROAD, FALMOUTH, MAINE 04105.
- ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
- ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE 04101.
- TOPOGRAPHIC AND BOUNDARY: TITCOMB ASSOCIATES, 133 GRAY ROAD, FALMOUTH, MAINE, 04105.
- UNDERLYING SOILS MAPPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY AND CLASSIFIED HINCKLEY (H1B). THE SURFACE OF THE SITE IS CURRENT URBAN LAND.
- TAX MAP REFERENCE: MAP 41 / BLOCK A / LOT 20, 28, 30, 32.
- TOTAL PARCEL = 0.71 acres
- UNITS TO BE SERVICED BY PUBLIC WATER FROM CONGRESS STREET AND PUBLIC SEWER, AND GAS FROM MELLEN STREET. THESE SERVICES, INCLUDING HYDRANTS, ARE AS SHOWN ON SHEET C1.4, GRADING AND UTILITIES PLAN.
- POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND FROM A NEW POLE ON THE SUBJECT PARCEL ADJACENT TO MELLEN STREET. THESE SERVICES ARE SHOWN ON SHEET C1.4, GRADING AND UTILITIES PLAN.
- CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE.
- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
- PROPOSED PARKING SPACES: 11-OUTDOOR, 7-INDOOR
- THE SUBJECT PARCEL SHOWN AS 149 CONGRESS STREET IS SUBJECT TO A CITY OF PORTLAND LEVEL III SITE PLAN AND SUBDIVISION PERMIT.
- FLOODPLAIN: THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230251 0014 B, EFFECTIVE DATE JULY 11, 1986. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
- NEW PROPERTY PINS TO BE SET AT THE EXPENSE OF THE DEVELOPER AT THE END OF CONSTRUCTION.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMPs" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.

**SNOW CLEARANCE NOTES**

- SNOW MAY BE STORED WITHIN THE TEMPORARY SNOW STORAGE AREAS ONLY.
- ANY SNOW THAT CAN NOT BE STORED ON SITE SHALL BE PHYSICALLY REMOVED AND TRANSPORTED OFFSITE WITHIN 24 TO 48 HOURS FOLLOWING A SNOW STORM.
- SNOW TRANSPORTED OFFSITE SHALL BE BROUGHT TO A MAINE DEP APPROVED "SNOW DUMP" OR MEET THE EXEMPTION REQUIREMENTS SPECIFIED WITHIN CHAPTER 513 WHEN THE ABOVE REQUIREMENTS CANNOT BE MET DUE TO AN ABUNDANCE OF SNOW.
- THE SNOW CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO VEGETATION, LANDSCAPING, CURBING, LIGHTING, FENCING ETC. RESULTING FROM THEIR ACTIVITIES.
- THE SNOW CONTRACTOR SHALL USE SALT OR CHLORIDE SUBSTITUTE TO DEICE THE PARKING LOT.
- THE CONDOMINIUM ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL BEING UNDERTAKEN IN A TIMELY FASHION.

**LEGEND**



**PINKHAM & GREER CIVIL ENGINEERS**  
28 VANNAH AVE., PORTLAND, ME 04103  
TEL: 207.761.5242 FAX: 207.761.4245

THOMAS B. DASSA  
ALYSSA J. DASSA  
REGISTERED PROFESSIONAL ENGINEERS  
STATE OF MAINE  
LICENSE NO. 6608

APPLICANT: DENOVO, LLC  
47 WAITES LANDING ROAD  
FALMOUTH, MAINE

749 CONGRESS STREET  
749 CONGRESS STREET  
PORTLAND, MAINE

**C1.1**

MAP/LOT 47.1 / 20.30.32

SCALE: AS SHOWN  
DATE: FEBRUARY 22, 2016  
PROJECT: 15156

DRN BY: JDC  
DESIGN BY: TSG  
CHK BY: JDC

REVISIONS:

NO.	DATE	DESCRIPTION
1	4/8/16	REV. 3 MARK COMMUNITY S

DATE