

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 SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN SEQUENTIALLY. PHASE 1 INCLUDES RENOVATION OF THE FRANCIS HOTEL AND THE EXISTING CARRIAGE HOUSE, TOGETHER WITH THE SITE IMPROVEMENTS. PHASE 2 CONSISTS OF THE 7 TOWNHOUSES TOGETHER WITH REMAINING SITE WORK. 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 TIPDOWN RAMPS 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 OF PHASE 1 AND PHASE 2, 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 ERRECTED OUTSIDE THE BOUNDARIES OF TRENCHES 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 20-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."

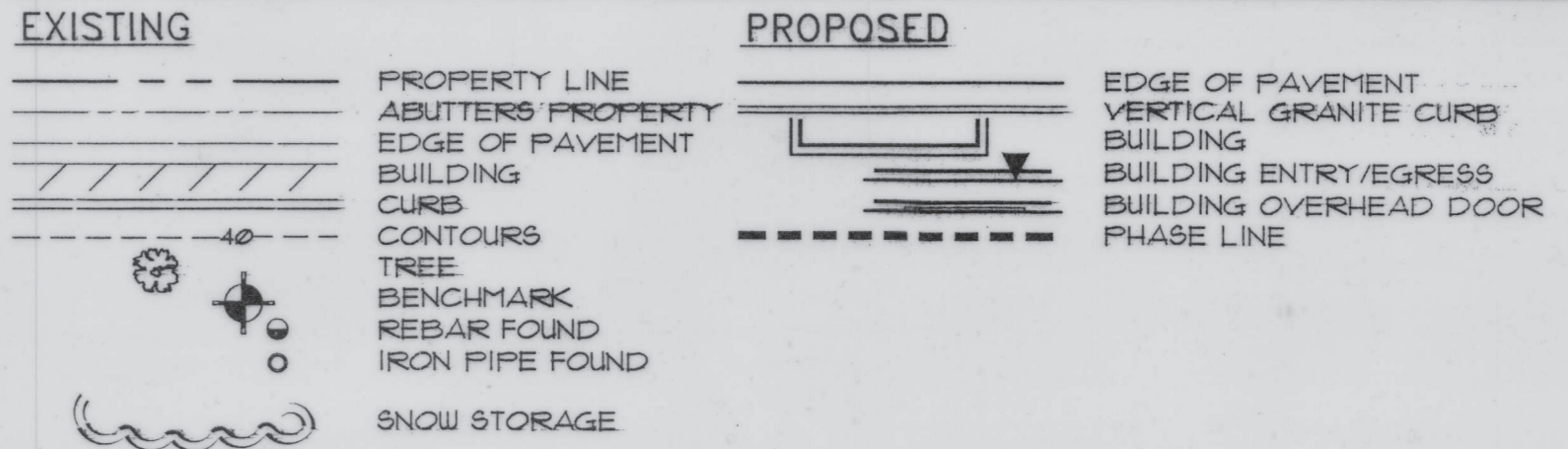
SURVEY GENERAL NOTES AND PLAN REFERENCES

- 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 "110-65-192" N 29818.8140 E 2925314.3180. AZIMUTH POINT "124-26-125" 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: 91.10'.
 - 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 FIRN COMMUNITY 2302051 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 ORIGINAL PARCELS A AND B ARE CURRENTLY OWNED BY THE SAME ENTITY, THE EASEMENTS MAY BE CONSIDERED NULL AND VOID.
- PLAN REFERENCES:**
- 1) STANDARD BOUNDARY SURVEY, PLAN OF PROPERTY MADE FOR SCI MAINE FUNERAL SERVICES, INC. BY RP. TITCOMB ASSOCIATES, INC. DATED FEBRUARY 5, 1981 AND REVISED THROUGH AUGUST 11, 2001.
 - 2) ALTA/ACSM LAND TITLE SURVEY MADE FOR JPH PROPERTIES, INC. BY NORTHEAST CIVIL SOLUTIONS DATED SEPTEMBER 13, 2006.
 - 3) CONDOMINIUM FLAT MADE FOR 14 MELLEN STREET CONDOMINIUMS BY BACK BAY BOUNDARY, INC. LAND SURVEYING DATED JANUARY 21, 2005 RECORDED IN BOOK 205, PAGE 361.
 - 4) LAND TITLE SURVEY MADE FOR PEOPLES HERITAGE BANK BY STEVENS MORTON ROSE AND THOMPSON DATED OCTOBER 19, 1992 RECORDED IN PLAN BOOK 193, PAGE 5.
 - 5) CONDOMINIUM CONVERSION MADE FOR OTIS C. AND A. MAVOUREEN THOMPSON BY NORTHEAST CIVIL SOLUTIONS DATED NOVEMBER 22, 2004 RECORDED IN PLAN BOOK 204, PAGE 896.

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 573 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



EASEMENTS & ENCUMBRANCES

- ORIGINAL 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 126-44, PAGE 10.
- ORIGINAL PARCEL B BENEFITS FROM AN EASEMENT OVER PARCEL A CONVEYED TO JOHN A. MCINTOSH, JR. BY JPH PROPERTIES, INC. IN BOOK 163-32, PAGE 93.
- ORIGINAL PARCEL A IS SUBJECT TO AN EASEMENT CONVEYED TO SCI MAINE FUNERAL SERVICES, INC. BY JOHN A. MCINTOSH, JR. IN BOOK 116-51, PAGE 182.
- ORIGINAL PARCEL A IS SUBJECT TO AN EASEMENT CONVEYED TO MCINTOSH REALTY, LLC BY THE JOHN A. MCINTOSH TRUST IN BOOK 32103, PAGE 183.
- ORIGINAL PARCEL B BENEFITS FROM AN EASEMENT CONVEYED TO MCINTOSH REALTY, LLC BY THE JOHN A. MCINTOSH TRUST IN BOOK 32103, PAGE 178.

WAIVERS

- THE PLANNING BOARD VOTED UNANIMOUSLY 5-0 (MORRISSETTE AND STANLEY ABSENT) TO WAIVE THE TECHNICAL STANDARD, SECTION 14-526 (B) (2) (B) (III) STREET TREES TO ALLOW FOR A CONTRIBUTION OF 4000.00 TO THE CITY'S STREET TREE FUND TO BE SUBSTITUTED FOR THE PROVISION OF FIVE OF THE REQUIRED STREET TREES.
- THE PLANNING BOARD VOTED UNANIMOUSLY 5-0 (MORRISSETTE AND STANLEY ABSENT) TO WAIVE THE TECHNICAL STANDARD, SECTION 14-526 (B) (2) (B) (I) LANDSCAPED BUFFERS TO ALLOW NO UNDERSTORY LANDSCAPING DUE TO SITE CONSTRAINTS AND THE FULLY DEVELOPED SITE.

ZONE INFORMATION

B2b - 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	+750 SQ. FT.

PARKING INFORMATION

15 HOTEL ROOMS	4 SPACES
35 SEAT RESTAURANT	5 SPACES
9 RESIDENTIAL UNITS	9 SPACES
TOTAL REQUIRED	18 SPACES
PROVIDED	19 SPACES
BIKE RACKS	EXTERIOR: 4 INTERIOR: GARAGE

CONDITION OF APPROVAL

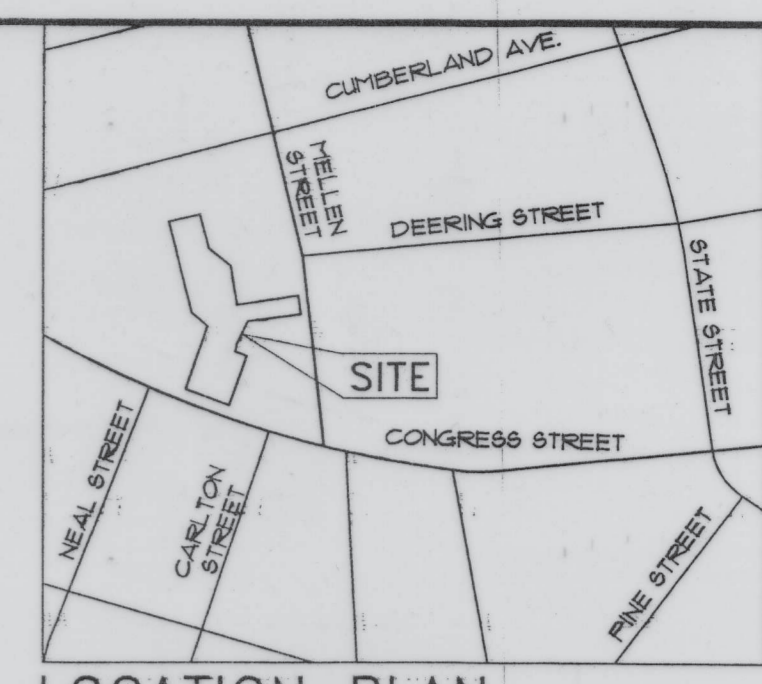
- THE HANDICAPPED PARKING SPACE SHALL BE INCLUDED AS PART OF PHASE ONE OF THE PROJECT.

SUBDIVISION PLAN, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

Paul Co
Dee Ouellet
Brandon Meyer
Michael
 April 13, 2017 DATE

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 289071, 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 HICKLEY (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 C14, 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 C14, 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: 12-OUTDOOR, 7-INDOOR
- THE SUBJECT PARCEL SHOWN AS 749 CONGRESS STREET RECEIVED ITS SITE PLAN AND SUBDIVISION APPROVALS FROM THE CITY OF PORTLAND ON JULY 12, 2016.
- FLOODPLAIN: THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 2302051 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.



PINKHAM & GREER CIVIL ENGINEERS
 28 VANNAH AVE., PORTLAND, ME. 04103
 TEL: 207-761-5242 FAX: 207-761-4445

STATE OF MAINE
 THOMAS GREEN
 No. 4206
 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	REV.
10	4/24/17	ADDED CONDITION OF APPROVAL	
9	3/31/17	ADDED PHASE LINES	
8	11/18/16	ADDED SPRINKLER ROOM	
7	10/17/16	REVISED TBM & REVISED WAIVERS	
6	7/18/16	ADDED ELEC. EASEMENT REVD WALKWAY AT TOWNHOUSES	
5	7/16/16	ADDED SURVEYOR'S COMMENTS	
4	6/29/16	ADDED EASEMENTS AND STAFF COMMENTS	
3	6/17/16	REVISED UTILITIES	

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

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

DRN BY: JDC
 DESG BY: TSG
 CHK BY: TSG

749 CONGRESS STREET
 749 CONGRESS STREET
 PORTLAND, MAINE

SECTIONAL RECORDING SUBDIVISION PLAN

C1.1

MAPLOT 471A/20, 30, 28, 32