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**FLORENCE HOUSE**  
 190 VALLEY STREET  
 PORTLAND, MAINE



REVISIONS	
DATE	DESCRIPTION
12.7.07	MAINE HOUSING 50% REVIEW SET
5.2.08	90% MAINE HOUSING REVIEW SET
7.31.08	100% MAINE HOUSING REVIEW SET
9.2.08	100% BID DOCUMENTS

**GENERAL NOTES**

- SITE IS SUBJECT TO CONDITIONAL ZONE AGREEMENT TITLED "AVESTA FLORENCE HOUSE LP, FLORENCE HOUSE HOUSING CORPORATION AND FLORENCE HOUSE CONDOMINIUM ASSOCIATION" APPROVED BY PORTLAND CITY COUNCIL ON SEPTEMBER 17, 2007.
- TOTAL SITE AREA: 24,968 SF OR 0.57 ACRES
- BOUNDARY LINE AND TOPOGRAPHIC INFORMATION BASED ON SURVEY PREPARED BY NORTHEAST CIVIL SOLUTIONS, FROM PLANS DATED JANUARY 31, 2007.
- BENCHMARK IS PK NAIL SET IN UTILITY POLE #27 ONE FOOT ABOVE GRADE ON THE EASTERN SIDE OF ST. JOHN STREET BETWEEN C STREET AT D STREET WITH AN ELEVATION OF 35.08'.
- THE BASIS OF BEARING FOR THIS SURVEY WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 10.A. BELOW. SAID BEARING IS MAGNETIC, 2005.
- DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM C + D ASSOCIATES TO AVESTA FLORENCE HOUSE LP DATED MAY 21, 2008 AND RECORDED IN DEED BOOK 26070, PAGE 196. A CORRECTIVE DEED DATED MAY 30, 2008 IS RECORDED IN DEED BOOK 26098, PAGE 335.
- THE PARCEL IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S MAP G4, BLOCK F, PARCEL 20 AND MAP G8, BLOCK A, PARCEL 11.
- THE WIDTH AND LAYOUT OF VALLEY STREET, ST. JOHN STREET, C STREET + D STREET ARE BASED ON CITY OF PORTLAND PUBLIC WORKS RECORDS. SAID WIDTHS OF ALL THESE STREETS ARE GO FEET.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - "CONDOMINIUM PLAN OF 205 ST. JOHN STREET, PORTLAND, MAINE" BY NORTHEAST CIVIL SOLUTIONS, INC. DATED JUNE 30, 2005. (UNRECORDED).
  - "PLAN OF LANDS ON ST. JOHN STREET" BY WILLIAM A GOODWIN, CITY CIVIL ENGINEER, DATED JULY, 1879 AND RECORDED IN PLAN BOOK 4, PAGE 21.
- REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
  - "A 20' WIDE ACCESS RIGHT-OF-WAY" FOR THE BENEFIT OF THE SUBJECT PARCEL OVER MAP G8, BLOCK A, PARCEL 10 AS RECORDED IN DEED BOOK 4323, PAGE 133.
  - "A 4.75' WIDE RIGHT-OF-WAY" FOR THE BENEFIT OF THE SUBJECT PARCEL OVER MAP G8, BLOCK A, PARCEL 10 AS RECORDED IN DEED BOOK 12746, PAGE 149.
  - "EASEMENT AGREEMENT FOR 20' WIDE RIGHT-OF-WAY" OVER MAP G8, BLOCK A, PARCEL 10 AS RECORDED IN DEED BOOK 12746, PAGE 150.
  - "EASEMENT TO CENTRAL MAINE POWER CO. FOR INSTALL AND MAINTENANCE OF POWER LINES FROM POLE 18 TO POLE 18.1" AS RECORDED IN DEED BOOK 4932, PAGE 312.

**LEGEND**

	EXISTING	PROPOSED		EXISTING	PROPOSED
PROPERTY LINE			FIRE HYDRANT		
SETBACK LINE			UTILITY POLE		
REBAR FOUND			LIGHT POLE		
LICENSE AREA			FENCE		
CATCHBASIN			BASE OF WALL		
SEWER MANHOLE			SIGN		
DRAIN MANHOLE			RESURFACE PAVEMENT AREA		
OUTLET CONTROL STRUCTURE					
GEOHERMAL WELL					
ELECTRIC TRANSFORMER					
WATER VALVE					

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