

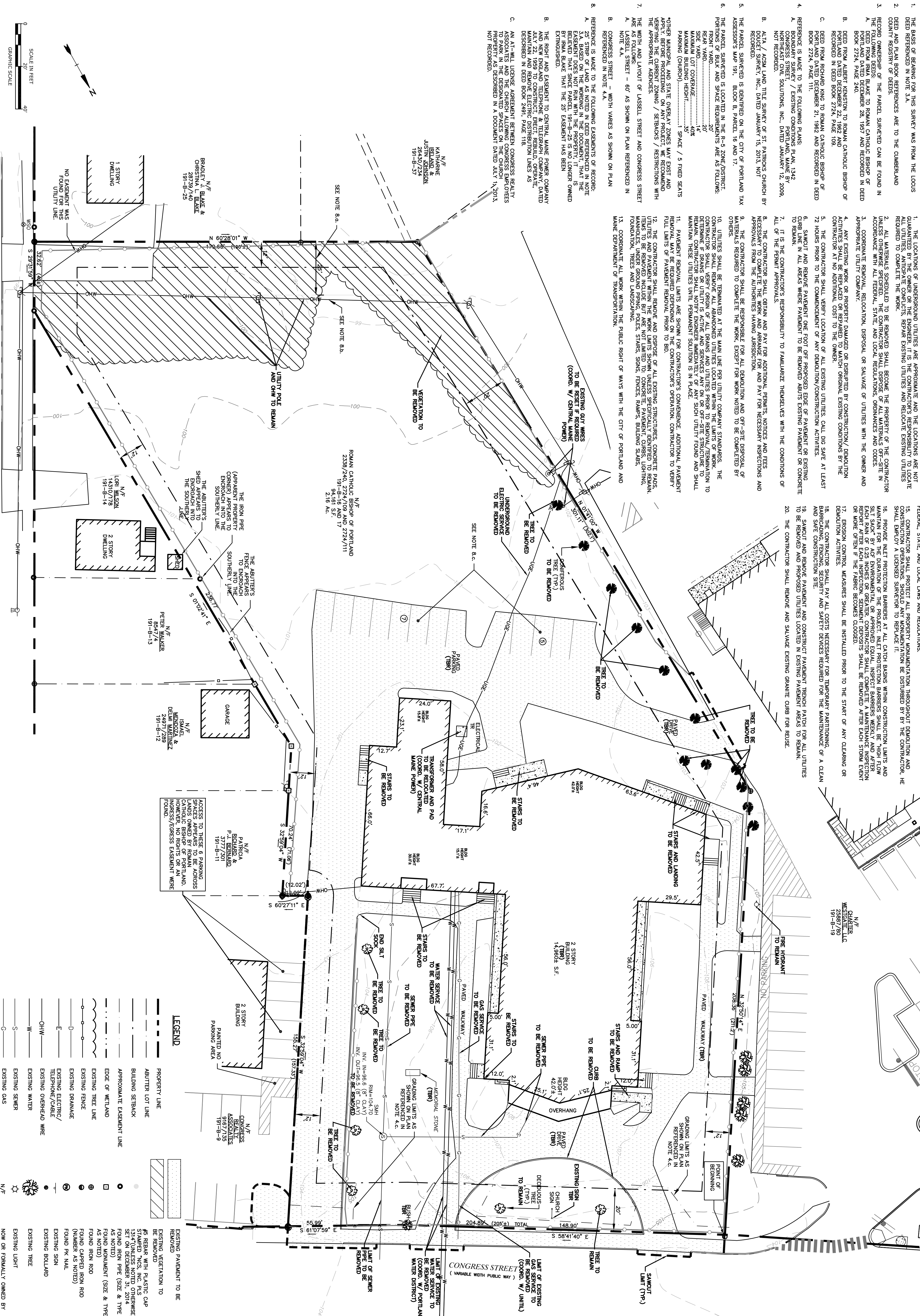
REFERENCE PLAN NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY WAS FROM THE LOCUS DEED REFERENCED IN NOTE 3.A.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN THE FOLLOWING DEEDS:
 - A. DEED FROM RIMA BLAKE TO ROMAN CATHOLIC BISHOP OF PORTLAND, DATED JANUARY 28, 1957 AND RECORDED IN DEED BOOK 2724, PAGE 240.
 - B. DEED FROM ALBERT KESTERBY TO ROMAN CATHOLIC BISHOP OF PORTLAND DATED FEBRUARY 10, 1922 AND RECORDED IN DEED BOOK 2724, PAGE 109.
 - C. DEED FROM RICHARD KING TO ROMAN CATHOLIC BISHOP OF PORTLAND DATED DECEMBER 21, 1962 AND RECORDED IN DEED BOOK 2724, PAGE 111.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - A. BOUNDARY SURVEY / EXISTING CONDITIONS PLAN, 1342 CONGRESS STREET SOLUTIONS, INC., DATED JANUARY 12, 2009, NOT RECORDED.
 - B. ALTA / ASIM LAND TITLE SURVEY OF ST. PATRICKS CHURCH BY ALTA SURVEYING, INC., DATED JANUARY 15, 2013, NOT RECORDED.
5. THE PARCEL SURVEYED IS LOCATED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 191, BLOCK 51, PARCELS 18 AND 17.
6. THE PARCEL SURVEYED IS LOCATED IN THE R-5 ZONE/DISTRICT. PORTIONS OF BLOCK AND SPACE REQUIREMENTS ARE AS FOLLOWS:

REAR YARD.....	20'
SIDE YARD.....	20'
MAXIMUM LOT COVERAGE.....	44%
PARKING (CHURCH NEARBY).....	1 SPACE / 5 FIXED SEATS
7. THE WIDTH AND LAYOUT OF LASSELL STREET AND CONGRESS STREET ARE AS FOLLOWS:
 - A. LASSELL STREET - 60' AS SHOWN ON PLAN REFERENCED IN NOTE 4.A.
 - B. CONGRESS STREET - WIDTH VARIES AS SHOWN ON PLAN REFERENCED IN NOTE 4.A.
8. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
 - A. 25' STRIP OF LAND AS NOTED IN DEED REFERENCED IN NOTE 4.A. BELONGS TO AND REMAINS IN THE POSSESSION OF THE BELIEVED THAT SINCE PARCEL 191-B-25 IS NO LONGER OWNED BY RIMA BLAKE THAT THE 25' EASEMENT HAS BEEN EXTINGUISHED.
 - B. THE RIGHT AND EASEMENT TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY, DATED JANUARY 15, 1922 AND RECORDED IN DEED BOOK 2491, PAGE 118, MAINTAIN AND REMOVE ELECTRIC DISTRIBUTION LINES AS DESCRIBED IN DEED BOOK 2491, PAGE 118.
 - C. AN AT-WILL LICENSE AGREEMENT BETWEEN CONGRESS REALTY ASSOCIATES AND THE CHURCH ALLOWING CONGRESS EMPLOYEES TO PERFORM IN THE DESIGNATED SPACES ON THE CHURCH PROPERTY AS DESCRIBED IN A DOCUMENT DATED 01/19/14, 2013, NOT RECORDED.

DEMOLITION NOTES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE ENGINEER. THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND VERIFY THE CURRENT ZONING / SETBACKS / RESTRICTIONS WITH THE APPROPRIATE AGENCIES.
2. ALL MATERIALS SPECIFIED TO BE REMOVED SHALL BE THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND CODES.
3. APPROPRIATE UTILITY COMPANIES.
4. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION / DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION / CONSTRUCTION ACTIVITIES.
6. SAW CUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
8. THE CONTRACTOR SHALL OBTAIN AND PAY FOR APPROVAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE PERMITS AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
10. UTILITIES SHALL BE TERMINATED AT THE MAIN LINE 698 UTILITY COMPANY STANDARDS. THE CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES LOCATED WITHIN THE LIMITS OF WORK. CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK TO REMAIN. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
11. PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
12. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE PADS, UTILITIES AND PAVEMENT WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. CONTRACTOR SHALL INCLUDE BUT NOT BE LIMITED TO CONCRETE, PAVEMENT CURBS, LIGHTING, FOUNDATION, TREES AND LANDSCAPING.
13. CORONATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAYS WITH THE CITY OF PORTLAND AND MAINE DEPARTMENT OF TRANSPORTATION.
14. REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.
15. CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND SHALL EMPLOY A LICENSED SURVEYOR TO REPLACE IT.
16. PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITH CONSTRUCTION LIMITS AND MULTIPLE BARRIERS DURING ALL CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL MAINTAIN HIGH WATER TABLE OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. BARRIERS SHALL BE REMOVED AFTER EACH STORM EVENT OR 14 DAY CYCLE IN THE WINTER BECOMES CLOSURE.
17. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
18. THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, ACCESS, AND SIGNAGE. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL EMPLOY A LICENSED SURVEYOR TO REPLACE IT.
19. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
20. THE CONTRACTOR SHALL REMOVE AND SALVAGE EXISTING GRANITE CURB FOR REUSE.



Tighte & Bond

Consulting Engineers
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Jewish Community Alliance of Southern Maine
Proposed Neighborhood Center
Portland, Maine

April 03, 2015

1. (02/18) REVISED FOR PER SUBMISSION
Main Date Description
PROJECT NO.: J0094-SITE.dwg
FILE: J0094-SITE.dwg
DRAWN BY: GWH
CHECKED BY: BLM
APPROVED BY: BLM

EXISTING CONDITIONS AND DEMOLITION PLAN
SCALE: AS SHOWN
C-1