

REFERENCE PLAN NOTES:

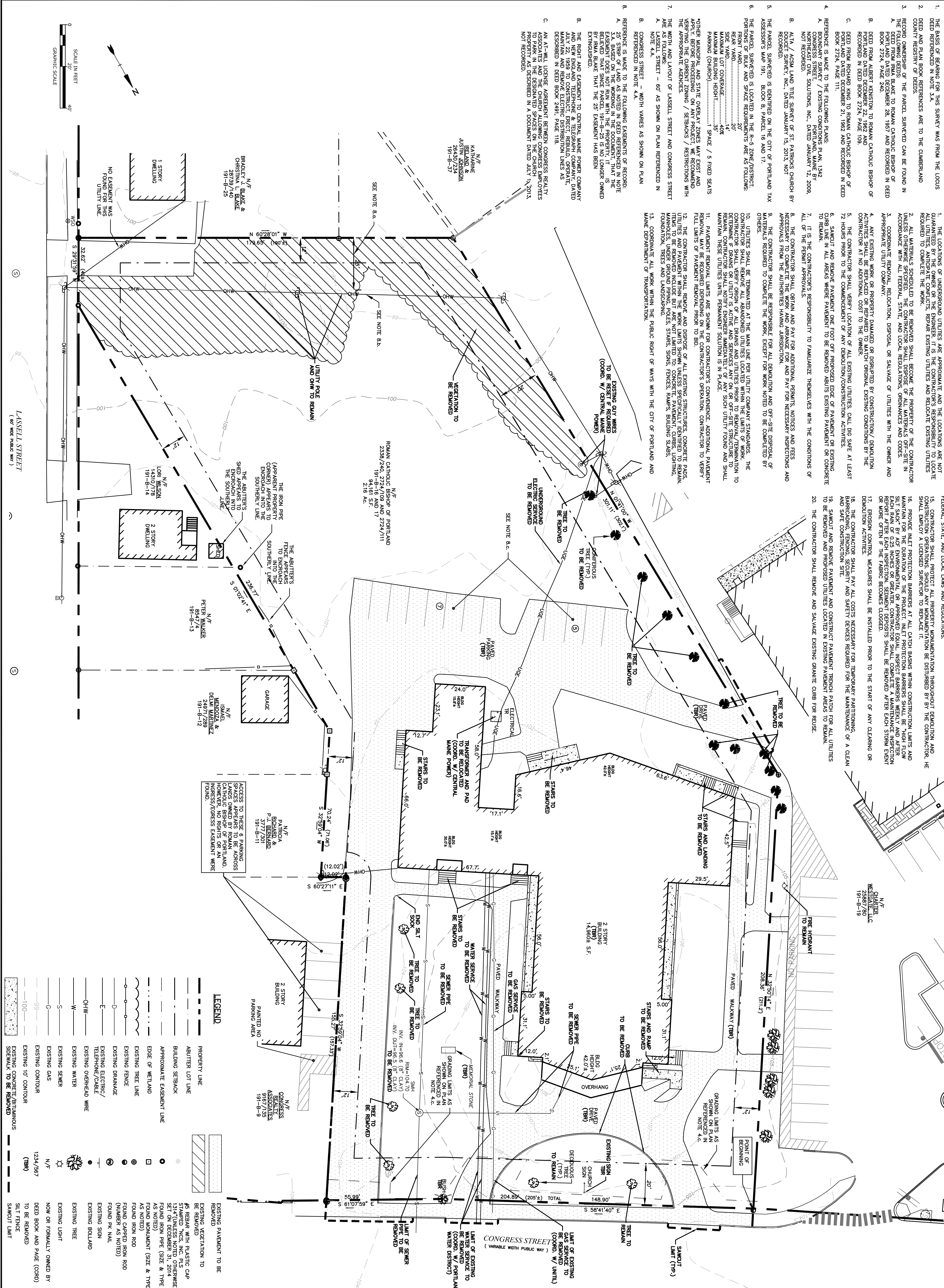
1. THE BASIS OF BEARING FOR THIS SURVEY WAS FROM THE LOCALS DEED REFERENCED IN NOTE 3.A.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN THE FOLLOWING DEEDS:
 - A. DEED FROM RIMA BLAKE TO ROMAN CATHOLIC BISHOP OF PORTLAND, DATED JANUARY 23, 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 PORTLAND TITLE & SURVEYING, INC., DATED JANUARY 15, 2013, NOT RECORDED.
5. THE PARCEL SURVEYED IS LOCATED ON THE CITY OF PORTLAND TAX ASSESSORS 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%
MAXIMUM LOT COVERABLE.....	44%
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 IS PART OF THE PROPERTY THAT IS 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, 1913, IS TO BE MAINTAINED AND THE COMPANY TO 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 PARK IN THE DESIGNATED SPACES ON THE CHURCH PROPERTY IS REFERENCED IN A DOCUMENT DATED JAN 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 UTILITIES SHALL BE TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND REMOVE AS NECESSARY TO COMPLETE THE WORK.
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 REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND CONTRACTOR'S UTILITY COMPANY.
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 OR CONSTRUCTION ACTIVITY.
6. SAWMUT 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 ALL NECESSARY PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK 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 PER 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. CORPORATE 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 RELOCATE IT.
16. PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN BARRIERS THROUGHOUT DEMOLITION. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SCHEMATIC DESIGNERS SHALL BE REMOVED AFTER EACH STORM EVENT OR 14 DAY CYCLE IF THE PAVEMENT BECOMES UNSOUND.
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, SIGNAGE, AND CONSTRUCTION SAFETY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
19. SAWMUT 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.



LEGEND

	PROPERTY LINE
	ABUTTER LOT LINE
	BUILDING SETBACK
	APPROXIMATE EASEMENT LINE
	EDGE OF WETLAND
	EXISTING TREE LINE
	EXISTING FENCE
	EXISTING DRAINAGE
	EXISTING ELECTRIC/TELEPHONE/CABLE
	EXISTING OVERHEAD WIRE
	EXISTING WATER
	EXISTING SEWER
	EXISTING GAS
	EXISTING CONTOUR
	EXISTING 10' CONTOUR
	EXISTING CONCRETE/BITUMINOUS
	SAWMUT
	EXISTING PAVEMENT TO BE REMOVED
	EXISTING VEGETATION TO BE REMOVED
	REPAIR WITH PLASTIC CAP
	STAMPED NCS, INC. PLS
	SET (UNSTAMPED) OVERLAID
	FOUND IRON PIPE (SIZE & TYPE AS NOTED)
	FOUND MONUMENT (SIZE & TYPE AS NOTED)
	FOUND IRON ROD
	FOUND CAPPED IRON ROD (NUMBER AS NOTED)
	FOUND PK NAIL
	EXISTING SIGN
	EXISTING BOLLARD
	EXISTING TREE
	EXISTING LIGHT
	DEED BOOK AND PAGE (CGRB)
	SILT FENCE
	SAWMUT LIMIT

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

Tighe & Bond
 Consulting Engineers
 www.tighebond.com

April 03, 2015

SCALE: AS SHOWN

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Professional Seal: State of Maine, Registered Professional Engineer, License No. 9410, Name: G. W. H. W.

Mark	Date	Description
	J-0096	J-0096
PROJECT NO.	J0094-SITE.dwg	J0094-SITE.dwg
FILE:	GWH	GWH
DRAWN BY:	BLM	BLM
CHECKED BY:	BLM	BLM
APPROVED BY:	BLM	BLM