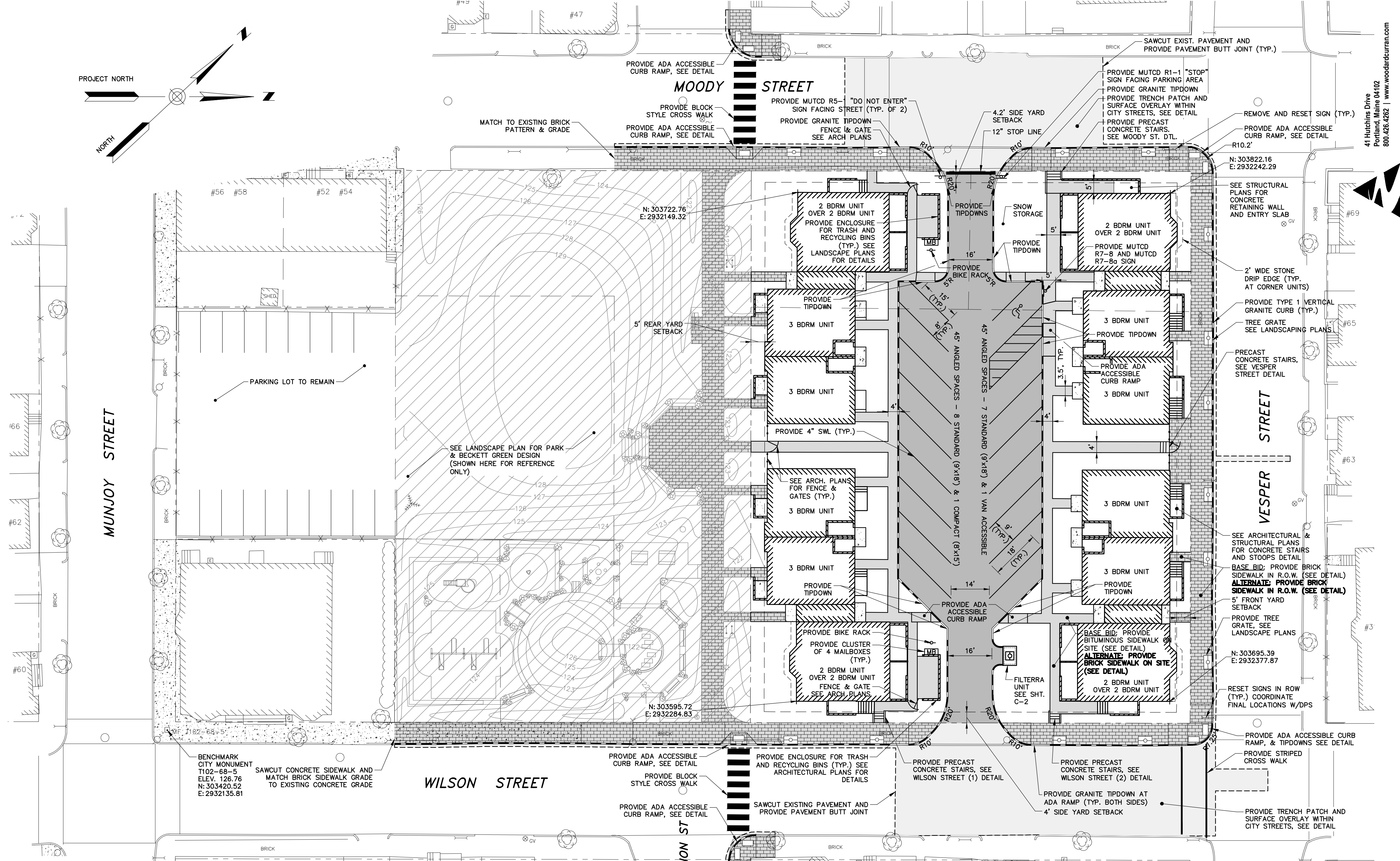


GENERAL NOTES:

- EXISTING SITE AND TOPOGRAPHIC DATA BASED ON A PLAN BY OWEN HASKELL, INC. OF YARMOUTH, MAINE, DATED JULY 21 2010 AND REVISED NOVEMBER 30 2010. HORIZONTAL DATUM IS REFERENCED TO MAINE STATE PLANE NAD 83, US FOOT. VERTICAL DATUM IS REFERENCED TO CITY DATUM. BEARINGS ARE GRID NORTH BASED ON CITY MONUMENTS T102-68-7, T102-68-5.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. 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.
- THE UTILITY LOCATIONS SHOWN ON PLAN ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION BY THE CONTRACTOR. CONTACT THE PROJECT ARCHITECT AND CITY IMMEDIATELY UPON DISCOVERING ANY CONFLICTS WITH EXISTING AND PROPOSED UTILITY LOCATIONS. NOT ALL EXISTING UTILITIES ARE SHOWN ON PLANS.
- CLEAN AND/OR FLUSH ALL MANHOLES, CATCH BASINS, AND ASSOCIATED PIPING AFTER THE WORK HAS BEEN COMPLETED.
- COORDINATE CONSTRUCTION ACTIVITY WITH UTILITY COMPANIES, EMERGENCY SERVICES AND CITY. NOTIFY UTILITY COMPANIES WITHIN 48 HOURS OF WORK ACTIVITY ADJACENT TO THOSE UTILITIES.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES PRIOR TO COMMENCING WORK, ALLOWING SUFFICIENT TIME TO LOCATE AND MARK THE LOCATION OF BURIED UTILITIES. CONTRACTOR SHALL CONTACT "DIG SAFE", TELEPHONE 888-344-7233, PRIOR TO EXCAVATION.
- RESTORE ALL AREAS DISTURBED BY CONTRACTOR'S OPERATIONS TO ORIGINAL FINISH (GRAVEL, PAVEMENT, GRASS, ETC.). RESTORATION OF PAVED SURFACES, GRAVEL SURFACES, DRIVEWAYS, AND LAWNS DAMAGED BY CONSTRUCTION ACTIVITIES OUTSIDE OF LIMITS OF WORK INDICATED ON THE PLANS SHALL BE PERFORMED AT NO ADDITIONAL COST TO OWNER. ANY CURB DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED IN KIND AND SHALL CONFORM TO CITY OF PORTLAND AND MAINE DOT SPECIFICATIONS AT NO ADDITIONAL COST TO OWNER.
- PROPERLY PROTECT AND DO NOT DISTURB PROPERTY IRONS AND MONUMENTS. IF DISTURBED, THE PROPERTY MONUMENT SHALL BE RESET AT THE CONTRACTOR'S EXPENSE BY A LICENSED LAND SURVEYOR ACCEPTABLE TO THE CITY.
- EXISTING FACILITIES WITHIN CITY RIGHT-OF-WAY (I.E. GRANITE CURBING, SIDEWALK BRICKS, TREES, POLES, LIGHT POSTS, SIGNS, CATCH BASINS, ETC.) SHALL BE REMOVED AND PROTECTED DURING CONSTRUCTION. THESE FACILITIES ARE THE PROPERTY OF THE CITY'S PUBLIC SERVICES DEPARTMENT. ALL PROPERTY REMOVED FROM THE PUBLIC R.O.W. SHALL BE DELIVERED TO THE CITY'S MATERIAL STOCK YARD ON OUTER CONGRESS STREET. CONTRACTOR TO DISPOSE OF ANY REMOVED FACILITY AT THE REQUEST OF CITY OR OWNER AT CONTRACTOR'S EXPENSE. CONTRACTOR TO COORDINATE REMOVAL/DISPOSAL WITH THE CITY DEPARTMENT OF PUBLIC SERVICES.
- ALL TREES NOT NOTED TO BE REMOVED OR RELOCATED SHALL BE PROTECTED BY CONTRACTOR DURING CONSTRUCTION.
- ALL WORK SHALL CONFORM TO THE CITY OF PORTLAND'S TECHNICAL MANUAL.
- ALL WORK WITHIN THE RIGHT OF WAY OF CITY STREETS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY TRAFFIC ENGINEER. THE CONTRACTOR SHALL SUBMIT A PROPOSED TRAFFIC CONTROL PLAN TO THE TRAFFIC ENGINEER AT LEAST 7 DAYS BEFORE BEGINNING CONSTRUCTION IN ANY STREET. THE PROPOSED TRAFFIC CONTROL PLAN SHALL BE SUBJECT TO APPROVAL BY THE TRAFFIC ENGINEER, WHO MAY ATTACH SPECIAL CONDITIONS TO, OR REQUIRE MODIFICATIONS OF, THE TRAFFIC CONTROL PLAN. WORK SHALL NOT BEGIN UNTIL THE PLAN IS APPROVED BY THE TRAFFIC ENGINEER.
- PRIOR TO CONSTRUCTING ANY SIDEWALK HANDICAP RAMPS WITHIN THE ROAD RIGHT OF WAY, THE DESIGN SHALL BE REVIEWED AND APPROVED BY BRUCE HYMAN (OFFICE - 207.874.8633 CELL - 207.400.9243) OF THE PUBLIC SERVICES DEPARTMENT.
- DO NOT PARK, IMPEDE ACCESS TO, OR STORE EQUIPMENT ON ADJACENT CITY OR PRIVATELY OWNED LOTS, UNLESS PERMISSION HAS BEEN GRANTED IN WRITING BY CITY AND/OR LAND OWNER.
- CONTRACTOR SHALL NOT DISRUPT PRIVATE UTILITY SERVICES OF ADJUTING LAND OWNERS. ALL UTILITY COORDINATION IS RESPONSIBILITY OF CONTRACTOR.
- RESTRICT ACCESS TO SITE THROUGH THE USE OF APPROPRIATE SIGNAGE, BARRIERS, FENCES, ETC. SITE SHALL BE LEFT WITH APPROPRIATE SAFETY MEASURES IN PLACE DURING NON-WORKING HOURS. SITE SAFETY IS THE RESPONSIBILITY OF CONTRACTOR, DURING BOTH WORKING AND NON-WORKING HOURS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS. PERMIT APPLICATIONS SHALL BE SUBMITTED WITH ADEQUATE TIME SO AS NOT TO DELAY CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN A CITY STREET OPENING PERMIT BEFORE BEGINNING CONSTRUCTION WITHIN CITY RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE A CURRENT EXCAVATOR'S LICENSE PRIOR TO ANY EXCAVATION WITHIN CITY RIGHT-OF-WAY.
- ALL WORK WITHIN CITY RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH ARTICLES VI, VII, AND IX OF CHAPTER 25-STREETS, SIDEWALKS, AND OTHER PUBLIC PLACES OF THE CITY OF PORTLAND CODE OF ORDINANCES.
- ALL SEWER CONSTRUCTION IN THE PUBLIC WAY SHALL BE COMPLETED IN ACCORDANCE WITH ARTICLE II OF CHAPTER 24-SEWERS OF THE CITY OF PORTLAND CODE OF ORDINANCES.
- PRIOR TO ABANDONING ANY SEWER PIPES WHICH CONNECT TO PUBLIC INFRASTRUCTURE WITHIN THE ROAD RIGHT OF WAY, CONTACT JOHN EMERSON (OFFICE - 207.874.8468 CELL - 207.318.0239)
- ALL WATER LINE (MAINS, SERVICES, HYDRANTS, ETC.) CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT TECHNICAL SPECIFICATIONS, LATEST EDITION. PORTLAND WATER DISTRICT TECHNICAL SPECIFICATIONS LATEST EDITION SHALL GOVERN IN THE CASE OF ANY AND ALL CONFLICTS IN THE PROJECT CONSTRUCTION DOCUMENTS AT NO ADDITIONAL COST TO OWNER.
- ALL GAS LINE (MAINS, SERVICES, GATE VALVES, METERS, ETC.) CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE PORTLAND GAS DISTRICT TECHNICAL SPECIFICATIONS, LATEST EDITION. PORTLAND GAS DISTRICT TECHNICAL SPECIFICATIONS LATEST EDITION SHALL GOVERN IN THE CASE OF ANY AND ALL CONFLICTS IN THE PROJECT CONSTRUCTION DOCUMENTS AT NO ADDITIONAL COST TO OWNER.
- THE CITY OF PORTLAND ENGINEERING DIVISION REQUIRES THAT UPON COMPLETION OF CONSTRUCTION, A COMPLETE SET OF "RECORD" DRAWINGS THAT REFLECT ANY AND ALL MODIFICATIONS TO THE SANITARY SEWER SYSTEM, STORM SEWER SYSTEM AND ANY OTHER UTILITY INSTALLATIONS OR ALTERATIONS WITHIN THE PROJECT LIMITS BE SUBMITTED TO THE DIVISION. THESE DRAWINGS SHALL BE SUBMITTED IN BOTH DIGITAL AND HARD COPY FORMAT AS DEFINED IN THE SPECIFICATIONS PRIOR TO PAYMENT OF FINAL RETAINAGE.
- WORK IS IN CLOSE PROXIMITY TO EXISTING UTILITIES. PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION SHALL BE INCIDENTAL TO THE CONTRACT.
- FOR TEST PIT LOCATIONS SHOWN ON PLANS, FIELD VERIFY UTILITY ELEVATIONS PRIOR TO ORDERING CATCH BASIN & MANHOLE STRUCTURES. NOTIFY PROJECT ARCHITECT OF ANY CONFLICTS.
- PROVIDE 4-INCHES OF LOAM AND SEED IN ALL LAWN AREAS DISTURBED BY CONTRACTOR'S OPERATIONS. SEED MIX AND APPLICATION SHALL BE IN CONFORMANCE WITH LANDSCAPE PLANS.
- RESET ALL SIGNS IN CITY'S R.O.W. PLACEMENT AND EXACT LOCATION OF SIGNS TO BE COORDINATED WITH CITY'S PUBLIC SERVICES DEPARTMENT.
- REFER TO SHEET C1 FOR LIMIT OF WORK.
- CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT, DEVELOPED BY S.W. COLE ENGINEERING, INC. FOR OVER EXCAVATION AND SOIL PREPARATION REQUIREMENTS.
- CONTRACTOR SHALL ADHERE TO SOIL HANDLING MANAGEMENT, DISPOSAL AND COVER REQUIREMENTS IDENTIFIED IN THE SITE'S VOLUNTEER RESPONSE ACTION PLAN (VRAP) PREPARED BY CREDDER ASSOCIATES AND INCLUDED AS PART OF THE CONTRACT DOCUMENTS. ALL CONTAMINATED SOIL ON SITE SHALL BE REQUIRED TO HAVE CLEAN SOIL COVER PER VRAP AND AS SHOWN ON CONTAMINATED SOIL COVERING SECTION DETAIL INCLUDED ON SHEET C6.
- CONTRACTOR SHALL DEVELOP A CONSTRUCTION MANAGEMENT PLAN FOR REVIEW BY THE CITY OF PORTLAND, THE OWNER, AND ENGINEER. THE CONSTRUCTION MANAGEMENT PLAN SHALL ADDRESS ITEMS INCLUDING (BUT NOT LIMITED TO) PUBLIC ACCESS TO SIDEWALKS, CITY STREETS, ADJACENT LOTS, AND PLAYGROUNDS. THE PLAN SHALL DESCRIBE IMPACTS ON ADJACENT PARKING AREAS, NOISE AND DUST CONTROL, FENCING, AND TRAFFIC MANAGEMENT. THE PLAN SHALL INCLUDE A SCHEDULE OF WORK ITEMS AND A DESCRIPTION OF THE PUBLIC COMMUNICATION PROCESS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES WITH THE CITY OF PORTLAND AND OBTAINING CITY APPROVAL OF THE CONSTRUCTION MANAGEMENT PLAN PRIOR TO ISSUANCE OF THE BUILDING PERMITS.



SYMBOLS

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	○	● SMH
STORM DRAIN MANHOLE	○	● DMH
CATCH BASIN	⊗	⊗
UTILITY POLE W/GUY	⊕	⊕
UTILITY POLE	⊕	⊕
LIGHT POLE	⊕	⊕
GAS METER	⊕	⊕
WATER GATE	⊕	⊕
WATER SHUT OFF	⊕	⊕
GAS VALVE	⊕	⊕
GAS SHUT OFF	⊕	⊕
HYDRANT	⊕	⊕
SIGN	⊕	⊕
CONIFEROUS TREE	⊕	⊕
DECIDUOUS TREE	⊕	⊕
IRON PIN (FOUND)	⊕	⊕
MONUMENTS (FOUND)	⊕	⊕
DOWNSPOUT	⊕	⊕
ROOFRAIN	⊕	⊕
CLEANOUT	⊕	⊕
TEST PIT	⊕	⊕
BIRMINGHAM LOCATION	⊕	⊕
BITUMINOUS PAVEMENT OVERLAY	⊕	⊕
BRICK SIDEWALK	⊕	⊕
CONCRETE WALK	⊕	⊕
BITUMINOUS PAVEMENT	⊕	⊕

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
A.G.	AND ABOVE GROUND
BC	BOTTOM OF CURB
BIT	BITUMINOUS
B/W	BETWEEN
CB	CATCH BASIN
CI	CAST IRON
CMP	CENTRAL MAINE POWER
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
DI	DUCTILE IRON
DIA.	DIAMETER
DMH	DRAIN MANHOLE
DTL	DETAIL
DPS	CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES
E/COMM	UNDERGROUND ELECTRICAL/COMMUNICATIONS/CABLE
EL.	ELEVATION
E.O.P.	EDGE OF PAVEMENT
EXIST.	EXISTING
FF	FINISH FLOOR
FT	FOOT/FEET
G	GAS MAIN & SERVICE
GALV.	GALVANIZED
GRAN.	GRANITE
HDPE	HIGH DENSITY POLYETHYLENE
HYD	HYDRANT
INV.	INVERT
LF	LINEAR FEET
MAX.	MAXIMUM
MDOT	MAINE DEPARTMENT OF TRANSPORTATION
MIN.	MINIMUM
MON.	MONUMENT
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NR	NO REFUSAL
N.T.S.	NOT TO SCALE
OE	OVERHEAD ELECTRIC OVERHEAD
OH	OVERHEAD
±	PLUS OR MINUS
PLS.	PROFESSIONAL LAND SURVEYOR
PROP.	PROPOSED
PT.	POINT
PVC	POLYVINYL CHLORIDE
R.O.W.	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
REINF.	REINFORCED
REQ'D	REQUIRED
S	SLOPE (FT./FT.)
SD	SEWER
SD	STORM DRAIN
SMH	SEWER MANHOLE
SCH	SCHEDULE
STA.	STATION
TS	TOP OF STAIRS
TW	TOP OF WALL
TP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UP	UTILITY POLE
VC	VITRIFIED CLAY
VT.	VITRIFIED CLAY
W	WEST
W	WITH
W	WATERMAIN
WS	WATER SERVICE
WV	WATER VALVE

LINE TYPES

DESCRIPTION	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)	---11---	---11---
CONTOUR (INDEX)	---10---	---10---
SANITARY SEWER	-S-	-S-
STORM DRAIN	-SD-	-SD-
UNDERDRAIN	-UD-	-UD-
WATER MAIN	-W-	-W-
FIRE WATER SERVICE	-FW-	-FW-
GAS LINE	-G-	-G-
OVERHEAD ELECTRIC	-OE-	-OE-
UNDERGROUND ELECTRICAL /COMMUNICATIONS/CABLE	-E-	-E-
PROPERTY LINE	---	---
RIGHT OF WAY	---	---
EASEMENT	---	---
SETBACK	---	---
FENCE	---	---
RETAINING WALL	---	---
STONEWALL	---	---
CURB	---	---
TYPE 1 GRANITE CURB	---	---
EDGE OF PAVEMENT	---	---
BUILDING OUTLINE	---	---
SAWCUT	---	---
YARD SETBACK	---	---
LIMIT OF WORK	---	---

R-6 ZONE DIMENSIONAL REQUIREMENTS		
	REQUIRED	PROVIDED
FRONT YARD SETBACK	10 FT. OR AVERAGE OF EXISTING FRONT YARD SETBACKS	5 FT. (AVERAGE OF EXISTING FRONT YARDS)
SIDE YARD SETBACK*	4.2 FT. AT MOODY STREET 4 FT. AT WILSON STREET	4.2 FT. AT MOODY STREET 4 FT. AT WILSON STREET
REAR YARD SETBACK*	5 FT.	5 FT.
LOT SIZE	4,500 SF (MIN.)	32,350 SF
MINIMUM AREA PER DWELLING UNIT	1,000 SF/UNIT	2,021 SF/UNIT
STREET FRONTAGE	40 FT. MIN.	>200 FT.
MAX. LOT COVERAGE	50% OF LOT AREA FOR DEVELOPMENTS WITH <20 UNITS	28%
MAX. BUILDING HEIGHT	45 FT.	<45 FT.
MIN. LOT WIDTH	50 FT.	160 FT.
MIN. OPEN SPACE (20% OF LOT FOR DEVELOPMENTS WITH <20 DWELLING UNITS)	0.15 ACRES	0.19 ACRES
PARKING SPACES (1 PER UNIT)	16	17

*PER ZONING BOARD OF APPEALS APPROVAL FOR SETBACK VARIANCE, SEPTEMBER 2010

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PDT ARCHITECTS
 49 DARTMOUTH STREET
 PORTLAND, MAINE 04101
 207-775-1059
 www.pdtarchs.com

WOODARD & CURRAN
 41 Hutchins Drive
 Portland, Maine 04102
 800.426.4262 | www.woodardcurran.com

COMMITMENT & INTEGRITY DRIVE RESULTS

AVESTA - Adams School Site Redevelopment
 PORTLAND, MAINE

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JOB NO.
08-056

DRWN. CHK
BCM DLC

SCALE:
1" = 20'

ISSUE
MARCH 5, 2012

TITLE
SITE PLAN

SHEET
C2

