GENERAL NOTES:

1. 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 T102–69–7, T102–68–5.
2. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. 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.
3. 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.
4. CLEAN AND/OR FLUSH ALL MANHOLES, CATCH BASINS, AND ASSOCIATED PIPING AFTER THE WORK HAS BEEN COMPLETED.
5. COORDINATE CONSTRUCTION ACTIVITY WITH UTILITY COMPANIES, EMERGENCY SERVICES AND CITY. NOTIFY UTILITY COMPANIES WITHIN 48 HOURS OF WORK ACTIVITY ADJACENT TO THOSE UTILITIES.
6. 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.
7. 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.
8. 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.
9. 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.
10. ALL TREES NOT NOTED TO BE REMOVED OR RELOCATED SHALL BE PROTECTED BY CONTRACTOR DURING CONSTRUCTION.
11. ALL WORK SHALL CONFORM TO THE CITY OF PORTLAND'S TECHNICAL MANUAL.
12. 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.
13. PRIOR TO CONSTRUCTING ANY SIDEWALK HANDICAP RAMPS WITHIN THE ROAD RIGHT OF WAY, THE DESIGN SHALL BE REVIEWED AND APPROVED BY BRUCE HYMAN (OFFICE – 207.874.8833 CELL – 207.400.9243) OF THE PUBLIC SERVICES DEPARTMENT.
14. 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.
15. CONTRACTOR SHALL NOT DISRUPT PRIVATE UTILITY SERVICES OF ABUTTING LAND OWNERS. ALL UTILITY COORDINATION IS RESPONSIBILITY OF CONTRACTOR.
16. 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.
17. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS. PERMIT APPLICATIONS SHALL BE SUBMITTED WITH ADEQUATE TIME SO AS NOT TO DELAY CONSTRUCTION.
18. 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.
19. 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.
20. 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.
21. 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)
22. 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.
23. ALL GAS LINE (MAINS, SERVICES, GATE VALVES, METERS, ETC.) CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH UNITIL'S TECHNICAL SPECIFICATIONS, LATEST EDITION. UNITIL'S 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.
24. 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.
25. WORK IS IN CLOSE PROXIMITY TO EXISTING UTILITIES. PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION SHALL BE INCIDENTAL TO THE CONTRACT.
26. FOR TEST PIT LOCATIONS SHOWN ON PLANS, FIELD VERIFY UTILITY ELEVATIONS PRIOR TO ORDERING CATCH BASIN & MANHOLE STRUCTURES. NOTIFY PROJECT ARCITECT OF ANY CONFLICTS.
27. 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.
28. RESET ALL SIGNS IN CITY'S R.O.W. PLACEMENT AND EXACT LOCATION OF SIGNS TO BE COORDINATED WITH CITY'S PUBLIC SERVICES DEPARTMENT.
29. REFER TO SHEET C1 FOR LIMIT OF WORK.
30. CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT, DEVELOPED BY S.W. COLE ENGINEERING, INC. FOR OVER EXCAVATION AND SOIL PREPARATION REQUIREMENTS.
31. CONTRACTOR SHALL ADHERE TO SOIL HANDLING MANAGEMENT, DISPOSAL AND COVER REQUIREMENTS IDENTIFIED IN THE SITE'S VOLUNTEER RESPONSE ACTION PLAN (VRAP) PREPARED BY CREDERE 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.
32. 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		
ROOFDRAIN		
CLEANOUT		C.O.
TEST PIT	TP–X	
BORING LOCATION	B–X	
BITUMINOUS PAVEMENT OVERLAY		
BRICK SIDEWALK		
CONCRETE WALK		
BITUMINOUS PAVEMENT		

ABBREVIATIONS

&	AND	MIN.	MINIMUM
A.G.	ABOVE GROUND	MON	MONUMENT
BC	BOTTOM OF CURB	N.I.C.	NOT IN CONTRACT
BIT	BITUMINOUS	NO.	NUMBER
B/W	BETWEEN	NR	NO REFUSAL
		N.T.S.	NOT TO SCALE
CB	CATCH BASIN		
CI	CAST IRON	OE	OVERHEAD ELECTRIC
CMP	CENTRAL MAINE POWER	OH	OVERHEAD
CMP	CORRUGATED METAL PIPE		
CONC	CONCRETE	±	PLUS OR MINUS
		PLS	PROFESSIONAL LAND SURVEYOR
DI	DUCTILE IRON		
DIA.	DIAMETER	PROP.	PROPOSED
DMH	DRAIN MANHOLE	PT.	POINT
DTL.	DETAIL	PVC	POLYVINYL CHLORIDE
DPS	CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES	R.O.W.	RIGHT–OF–WAY
		RCP	REINFORCED CONCRETE PIPE
		REINF.	REINFORCED
E/COMM	UNDERGROUND ELECTRICAL/ COMMUNICATIONS/CABLE	REQ'D	REQUIRED
EL.	ELEVATION	S	SLOPE (FT./FT.)
E.O.P.	EDGE OF PAVEMENT	S	SEWER
EXIST.	EXISTING	SD	STORM DRAIN
		SMH	SEWER MANHOLE
FF	FINISH FLOOR	SCH	SCHEDULE
FT	FOOT/FEET	STA.	STATION
G	GAS MAIN & SERVICE	TS	TOP OF STAIRS
GALV.	GALVANIZED	TW	TOP OF WALL
GRAN.	GRANITE	TYP.	TYPICAL
HDPE	HIGH DENSITY POLYETHYLENE	UNO	UNLESS NOTED OTHERWISE
HYD	HYDRANT	UP	UTILITY POLE
INV.	INVERT	VC	VITRIFIED CLAY
		VIT.	VITRIFIED CLAY
LF	LINEAR FEET		
		W	WEST
MAX.	MAXIMUM	W	WATER
MDOT	MAINE DEPARTMENT OF TRANSPORTATION	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
GAS LINE	G	G
OVERHEAD ELECTRIC	OE	OE
UNDERGROUND ELECTRICAL /COMMUNICATIONS/CABLE	E	E
PROPERTY LINE		
RIGHT OF WAY		
EASEMENT		
SETBACK		
FENCE	X X	
RETAINING WALL		
STONEWALL		
CURB		
TYPE 1 GRANITE CURB		
EDGE OF PAVEMENT		
BUILDING OUTLINE		
SAWCUT		
YARD SETBACK		
LIMIT OF WORK		LW

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	26%
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

20' 0 20' 40'
BAR SCALE
1" = 20'
CHECK GRAPHIC SCALE BEFORE USING

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AVESTA - Adams School Site Redevelopment

PORTLAND, MAINE

STATE OF MAINE
DENISE L. CAMERON
#11279
LICENSED PROFESSIONAL ENGINEER
3–5–2012

JOB NO. 08-056

DRWN. BCM | CHK DLC

SCALE: 1" = 20'

ISSUE: MARCH 5, 2012

TITLE: SITE PLAN

SHEET: C2

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