Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 11/06/14

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
4. ALL WORK SHALL BE IN CONFORMANCE ALL UTILITY COMPANIES STANDARDS.
5. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
7. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.

LEGEND

N 90°00'00" E 100.00'	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	ABUTTING PROPERTY LINE
N/F "OWNERS NAME" TAX MAP TAX LOT DEED BOOK AND PAGE	ABUTTER
	STORM DRAIN MANHOLE
	STORM DRAIN CATCH BASIN
sd	STORM DRAIN LINE
	SANITARY SEWER MANHOLE
ss	SANITARY SEWER LINE
	HYDRANT
	WATER LINE GATE VALVE
	GAS LINE GATE VALVE
ohe	OVERHEAD ELECTRIC LINE
	BOLLARD LIGHT
	UTILITY POLE
ohu	OVERHEAD UTILITY
	BUILDING
	GUARD RAIL
	SIGN
	EDGE OF LANDSCAPED AREA
	EDGE OF PAVEMENT
	EDGE OF CONCRETE
	BITUMINOUS CURB
	ADA SYMBOL
	TREE
ugu	UNDERGROUND UTILITY
g	GAS LINE
	REMOVAL AREA

PLAN REFERENCES

1. TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:
   - 1.1. A PLAN TITLED "ALTA/ACSM LAND TITLE SURVEY FOR 425 MARGINAL WAY, PORTLAND, MAINE ", PREPARED BY SITELINES, P.A., OF 8 CUMBERLAND STREET, BRUNSWICK, MAINE DATED AUGUST 1ST, 2014.
   - 1.2. SITE OBSERVATIONS BY WALSH ENGINEERING ASSOCIATES ON AUGUST 29TH, 2014.
   - 1.3. INFORMATION PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.

PARCEL INFORMATION

1. OWNER OF RECORD: FIVE SAC SELF-STORAGE CORPERATION, 1250 E MISSOURI, PHOENIX, AZ 85014
2. STREET ADDRESS: 425 MARGINAL WAY, PORTLAND, MAINE
3. PARCEL SHOWN HEREON IS CITY OF PORTLAND, MAINE TAX MAP 8, LOT 5.
4. TOTAL AREA OF PARCEL: 1.143 ACRES
5. SITE BENCHMARK: NAIL ON U.P CMP#1 AT ELEVATION OF 12.29'

ZONING INFORMATION

	REQUIRED	EXISTING
LOT SIZE	NO MINIMUM	1.209 ACRES
FRONTAGE	NO MINIMUM	470 FEET
SETBACKS		
FRONT	NO MINIMUM	36.68 FEET
SIDE	NO MINIMUM	54.43 FEET
REAR	NO MINIMUM	29.74 FEET
MAX. LOT COVERAGE (BUILDING)	100%	22.9%

GRAPHIC SCALE

20 0 10 20 40 80

1 inch = 20 ft.

WALSH
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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER
9/17/14

U-Haul Moving & Storage at Rte 295

425 Marginal Way
Portland, Maine 04101

Uhaul Co. of New Hamsphire & Maine
515 South Willow Street
Manchester, NH 03103

Rev.	Date	Description	Drawn	Check
1	9/17/14	Submitted for Level I Site Plan Application	SWC	WRW

Sheet Title:

Existing Conditions and Removals Plan

Job No.:	264
Date:	SEP. 17, 2014
Scale:	1" = 20'
Drawn:	SWC
Checked:	WRW

Sheet No.: C1.0