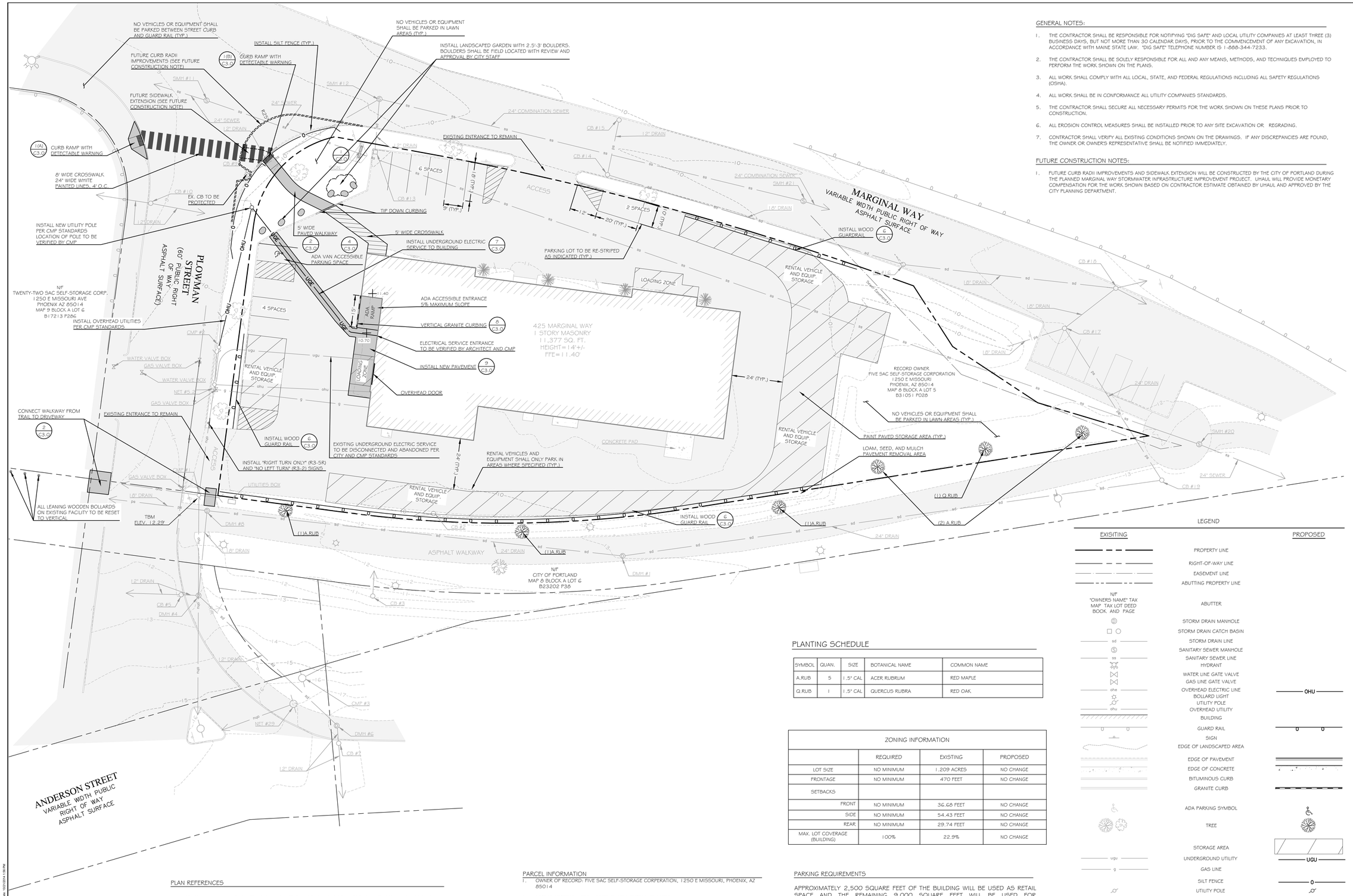

GENERAL NOTES:

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.

FUTURE CONSTRUCTION NOTES:

1. FUTURE CURB RADII IMPROVEMENTS AND SIDEWALK EXTENSION WILL BE CONSTRUCTED BY THE CITY OF PORTLAND DURING THE PLANNED MARGINAL WAY STORMWATER INFRASTRUCTURE IMPROVEMENT PROJECT. UHAUL WILL PROVIDE MONETARY COMPENSATION FOR THE WORK SHOWN BASED ON CONTRACTOR ESTIMATE OBTAINED BY UHAUL AND APPROVED BY THE CITY PLANNING DEPARTMENT.

PLANTING SCHEDULE

SYMBOL	QUAN.	SIZE	BOTANICAL NAME	COMMON NAME
A.RUB	5	1.5" CAL	ACER RUBRUM	RED MAPLE
Q.RUB	1	1.5" CAL	QUERCUS RUBRA	RED OAK

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

PARKING REQUIREMENTS

APPROXIMATELY 2,500 SQUARE FEET OF THE BUILDING WILL BE USED AS RETAIL SPACE AND THE REMAINING 9,000 SQUARE FEET WILL BE USED FOR WAREHOUSING. AS SUCH, THE PARKING REQUIREMENTS ARE SUBJECT TO SECTIONS 14-332(h) AND (l) OF THE CITY ORDINANCE.

(2,500 SF - 2,000 SF)(1 SPACE/200 SF) = 3 SPACES
(9,000 SF)(1 SPACE/1,000 SF) = 9 SPACES
TOTAL REQUIRED: 12 SPACES

TOTAL PROVIDED: 12 SPACES

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'

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.

LEGEND

EXISITING		PROPOSED
	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	OHU
	BOLLARD LIGHT	
	UTILITY POLE	
ohu	OVERHEAD UTILITY	
	BUILDING	
	GUARD RAIL	
	SIGN	
	EDGE OF LANDSCAPED AREA	
	EDGE OF PAVEMENT	
	EDGE OF CONCRETE	
	BITUMINOUS CURB	
	GRANITE CURB	
	ADA PARKING SYMBOL	
	TREE	
	STORAGE AREA	
ugu	UNDERGROUND UTILITY	UGU
g	GAS LINE	
	SILT FENCE	
	UTILITY POLE	
	BOLLARD	
	FUTURE CONSTRUCTION	

GRAPHIC SCALE

20 0 10 20 40 80

1 inch = 20 ft.

WALSH
ENGINEERING ASSOCIATES, INC.
One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED
10/21/14

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
2	10/14/14	Revised per City Staff Review	JHC	WRW
3	10/21/14	Revised per City Staff Review	SWC	WRW

Sheet Title:

Site Layout and Materials Plan

Job No.: 264	Sheet No.: C2.0
Date: SEP. 17, 2014	
Scale: 1" = 20'	
Drawn: SWC	
Checked: WRW	