GENERAL NOTES:

1. ANY EXISTING ASPHALT OR CONCRETE TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
2. ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTOR SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" TO DEMONSTRATE PROPER DISPOSAL OF ALL MATERIALS.
3. SITE DEMOLITION SHALL NOT OCCUR UNTIL PROPER ABATEMENT PROCEDURES HAVE OCCURRED. ABATEMENT, IF NECESSARY, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR TO COORDINATE SITE DEMOLITION WITH RANDOM ORBIT, LLC
5. ANY CONSTRUCTION SIGNAGE USED WILL BE TEMPORARY AND SHALL BE REMOVED AT PROJECT COMPLETION.
6. CONTRACTOR SHALL INSTALL CONSTRUCTION ENTRANCE AT ALL LOCATIONS OF INGRESS AND EGRESS DURING CONSTRUCTION TO THE SITE. SEE DETAIL.
7. ANY EXCAVATION MATERIAL UNDER PAVEMENT SUITABLE TO BE USED IN FOUNDATION OR STRUCTURAL FILL FOR SLAB OF PROPOSED BUILDING SHALL BE STORED ON SITE.
8. STRIPING AS INDICATED ON SITE PLAN SHALL BE 4" WIDE. STRIPING SHALL BE WHITE UNLESS OTHERWISE NOTED.
9. PAVEMENT AT REAR OF BUILDING TO BE REMOVED, REGRADED, AND REPAVED PER SPECIFICATIONS. PAVEMENT AT SIDE OF EXISTING BUILDING TO BE REMOVED AND REPAVED. MAINTAIN EXISTING GRADES EXCEPT WHERE NECESSARY TO TIE INTO PROPOSED GRADES.
10. PHASE 1 SHALL ENTAIL RECONSTRUCTION OF THE PARKING LOT, STORMWATER INFRASTRUCTURE INSTALLATION, AND RE-GRADING. PHASE 2 SHALL ENTAIL THE CONSTRUCTION OF THE BUILDING AND ASSOCIATED UTILITIES.

SPACE AND BULK STANDARDS

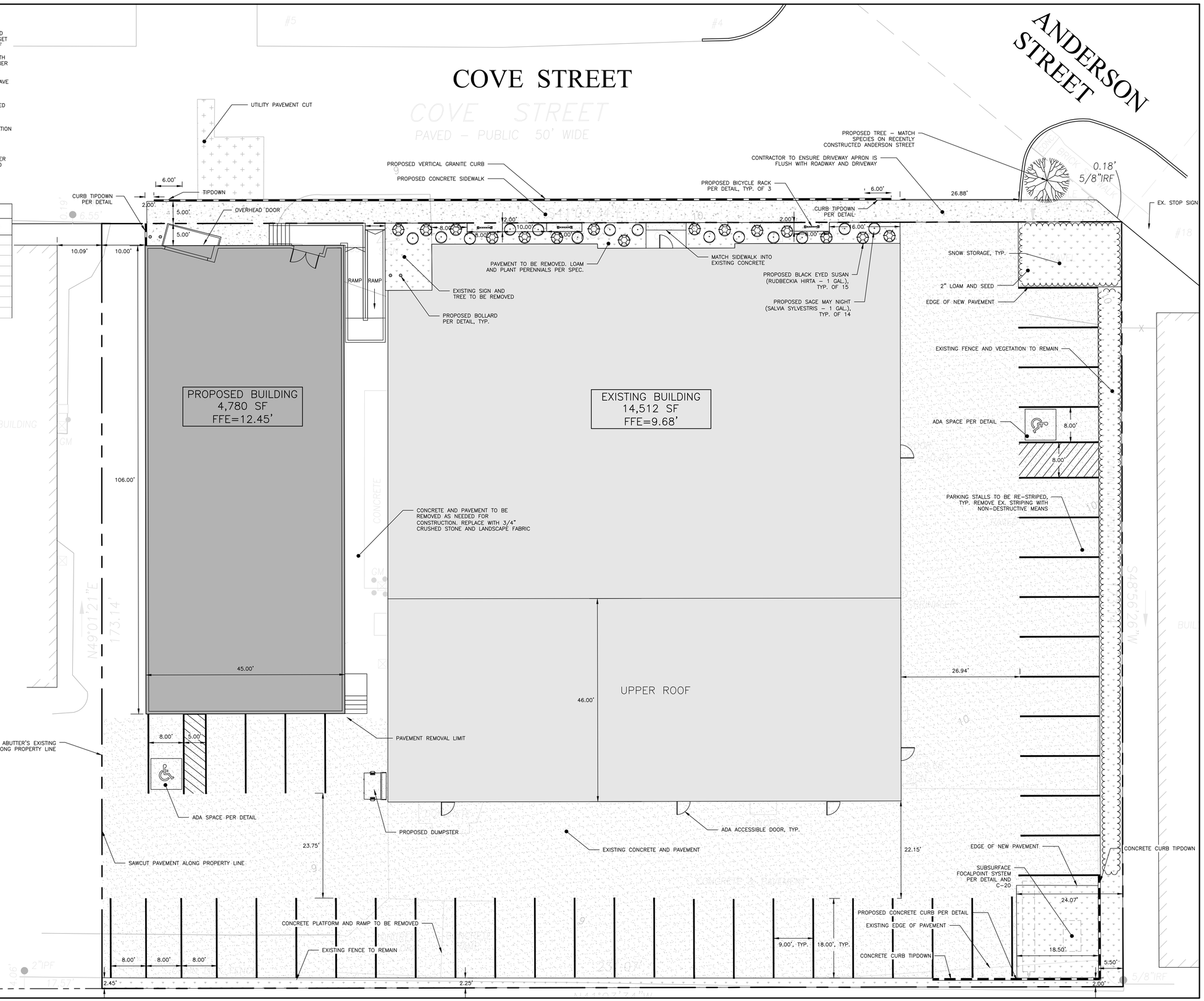
ZONE: IL-B	REQUIRED	PROPOSED
MINIMUM LOT SIZE	NONE	39,986 SF
MINIMUM STREET FRONTAGE	60 FT.	231 FT.
FRONT YARD SETBACK	NONE	0 FT.
REAR YARD SETBACK	NONE	42 FT.
SIDE YARD SETBACK	NONE	10 FT.
PAVEMENT SETBACK	15'	N/A
MAXIMUM LOT COVERAGE	100%	49%
MAXIMUM BUILDING HEIGHT	45'	26'

LEGEND

HATCH STYLE	ASSOCIATED AREAS
	GREEN SPACE
	UTILITY PAVEMENT CUTS
	CONCRETE
	SNOW STORAGE AREA

PARKING SUMMARY

PARKING DIMENSION	# PARKING SPACES
STANDARD (9'X18')	36
COMPACT (8'X18')	3
ADA (8'X18')	2
TOTAL SPACES	41



ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
PRELIM APP.	SWT	5/11/17
CITY REPSONSE	SWT	8/17/17

DRAWING NAME: SITE PLAN

PROJECT NAME: 50 COVE STREET SITE REDEVELOPMENT

CLIENT: RANDOM ORBIT, LLC.
30 DANFORTH STREET, SUITE 213 PORTLAND, ME 04101

ACORN ENGINEERING INC

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, WILL BE AT THE SOLE RISK OF THE OWNER AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

STEPHEN W. TIBBETTS, P.E.
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(207) 725-2667 stibbettspe@gmail.com

FILE:	1083_CIVIL
JN:	1083
SCALE:	1"=10'
DESIGNED BY:	SWT
DRAWN BY:	SJL
CHECKED BY:	SWT

STATE OF MAINE
STEPHEN W. TIBBETTS
NO. 3314
8/17/17
LICENSED
PROFESSIONAL ENGINEER

DRAWING NO.
C-10