

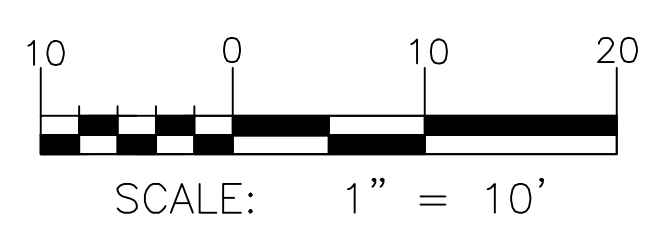
- GENERAL NOTES:
1. ANY EXISTING ASPHALT OR CONCRETE TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 2. ALL DISPOSAL OF DEMOLITION 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-GRADEING. 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 Hatch]	GREEN SPACE
[Cross-hatch]	UTILITY PAVEMENT CUTS
[Dotted Hatch]	CONCRETE
[Wavy Hatch]	SNOW STORAGE AREA

PARKING SUMMARY	
PARKING DIMENSION	# PARKING SPACES
STANDARD (9'x18')	36
COMPACT (8'x18')	3
ADA (8'x18')	2
TOTAL SPACES	41

TM 10-H-6
N/F
SLEEPY HOLLOW
DEVELOPMENT, INC.
26385/327

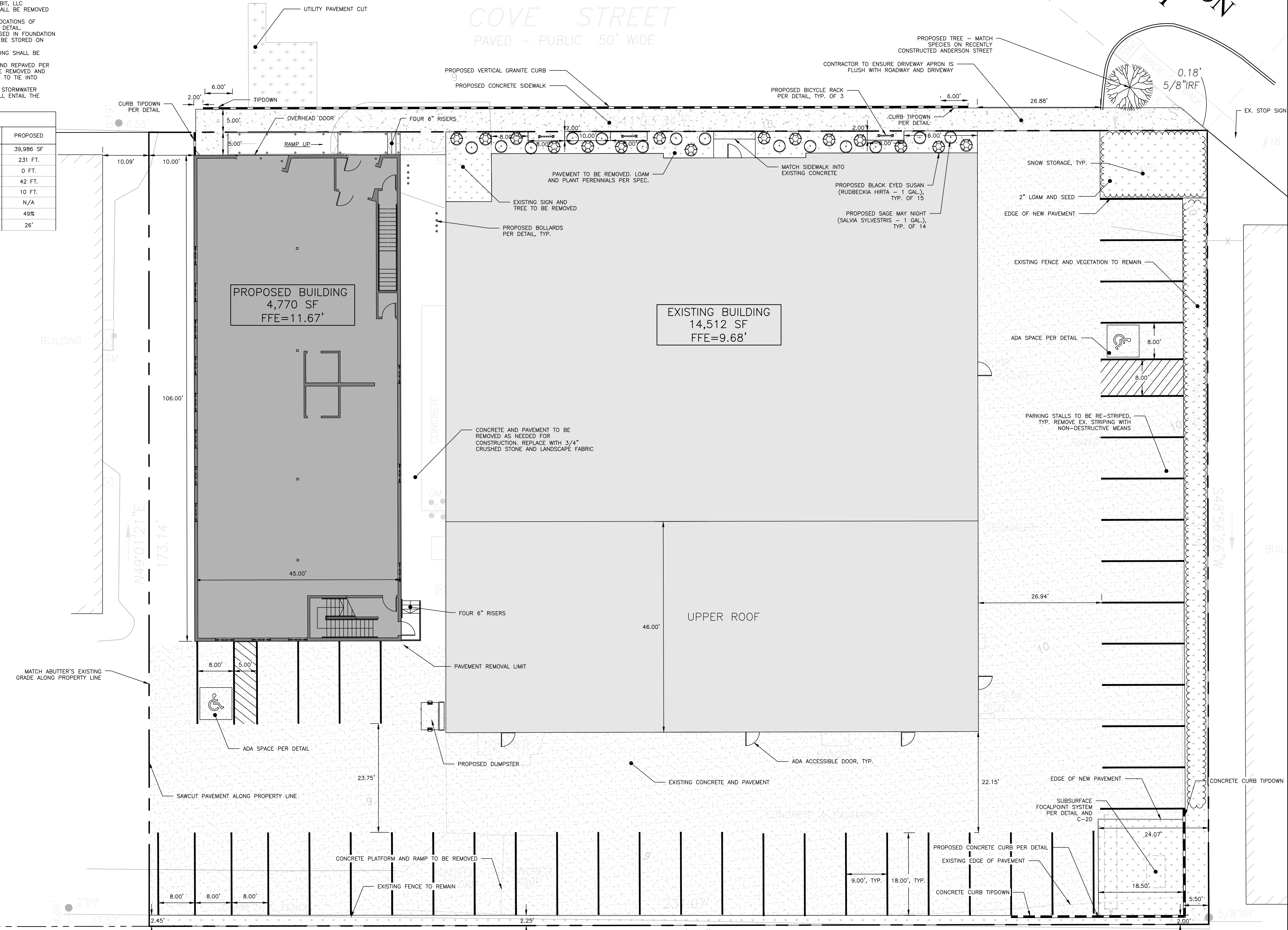


ISSUED FOR
CONSTRUCTION

COVE STREET

COVE STREET
PAVED - PUBLIC 50' WIDE

ANDERSON STREET



ISSUED FOR	BY
PRELIM APP.	SWT
CITY RESPONSE	SWT
CONSTRUCTION	SWT
DATE	DATE
5/17/17	5/17/17
8/27/17	8/27/17
2/27/18	2/27/18

DRAWING NAME:	SITE PLAN
PROJECT NAME:	50 COVE STREET SITE REDEVELOPMENT
CLIENT:	RANDOM ORBIT, LLC.
ADDRESS:	30 DANFORTH STREET, SUITE 213 PORTLAND, ME 04101

ACORN ENGINEERING, INC.
 15 Oak Ridge Rd Brunswick, Maine 04011
 (207) 725-2667 stibbettspe@gmail.com

STEPHEN W. TIBBETTS, P.E.
 Consulting Civil Engineer

STATE OF MAINE
 TIBBETTS NO. 3314
 2/27/18
 LICENSED PROFESSIONAL ENGINEER

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

DRAWING NO.
C-10