SITE NOTES:

1. ALL BRICK SIDEWALK AND GRANITE CURB TO BE REPLACED PER CITY STANDARD.
2. STRIPING AS INDICATED ON SITE PLAN SHALL BE 4" WIDE. STRIPING SHALL BE WHITE UNLESS OTHERWISE NOTED.
3. ALL PAVEMENT MARKINGS SHALL COMPLY TO CITY OF PORTLAND STANDARDS
4. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
5. 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.
6. RAMP TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
7. NO PLANTING TO BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
8. ANY SUBSTITUTIONS TO THE PLANTING SCHEDULE ARE TO BE REVIEWED FOR APPROVAL BY THE CITY ARBORIST.
9. CONTRACTOR TO SUBMIT SURFACE MOUNTED BICYCLE RACKS FOR ENGINEER REVIEW.

UTILITY NOTES:

10. WATER UTILITIES: 8" PARENT SERVICE TAPPING SLEEVE TO BE A LEAST 3' EDGE TO EDGE FROM EXISTING FIRE HYDRANT TEE AND MAIN LINE VALVE. FINAL PIPE SIZING PROVIDED BY M.E.P. ENGINEER AND FIRE PROTECTION DESIGNER. INTERNAL METERING, BACKFLOW PREVENTION, AND PRESSURE REDUCERS TO BE COMPLETED BY M.E.P. ENGINEER. DOMESTIC WATER PIPE SIZES WILL DETERMINE THE FINAL WATER METERING OPTIONS. METER MAY BE SMALLER THAN EXISTING WATER MAIN. WATER METERING, PRESSURE REDUCER AND BACKFLOW PREVENTION TO BE IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT STANDARDS. CONTRACTOR TO FOLLOW METERING GUIDELINES OF THE PORTLAND WATER DISTRICT AND CITY OF PORTLAND.
11. ELECTRIC UTILITIES: ELECTRIC DESIGN TO BE FINALIZED BY M.E.P. ENGINEER. ELECTRICAL LOAD, METER LOCATION, AND TRANSFORMER SIZE TO BE DEFINED BY M.E.P. ENGINEER; FINAL TRANSFORMATION PAD LOCATION NOT TO IMPACT NEW POLE GUY WIRE. FINAL UTILITY POLE LOCATION TO BE DETERMINED WITH COORDINATION AND APPROVAL FROM CMP. TELEPHONE/CABLE SERVICES TO BYPASS TRANSFORMER; M.E.P. TO FINALIZE ALL NEW SERVICE CONNECTIONS TO THE BUILDING. ALL ELECTRIC CONSTRUCTION SHALL CONFORM TO CMP GUIDEBOOK OF STANDARD REQUIREMENTS, MOST RECENT EDITION. DESIGN SUBJECT TO FINAL APPROVAL FROM CMP.
12. SEWER UTILITIES: CONTRACTOR TO CONFIRM EXACT LOCATION OF EXISTING DOMESTIC SERVICE. EXISTING SERVICE TO REMAIN AND BE USED FOR ROOF DRAIN RUNOFF CONVEYANCE. PROPOSED SEWER SERVICE TO BE INSTALLED A MIN 10' FROM ROOF DRAIN. SEWER UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PORTLAND TECHNICAL STANDARDS. VALVE FOR BACKFLOW PREVENTION SHALL BE INSTALLED WITHIN THE THE PROPERTY LINES FOR EACH CITY SEWER CONNECTION. CONTACT ENGINEER IF FIELD CONDITIONS FROM INVERT VARY FROM DESIGN.
13. CABLE AND TELEPHONE PULLBOXES AND PEDESTAL LOCATIONS TO BE DETERMINED BY CHARTER COMMUNICATIONS AND FAIRPOINT PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE.

EXISTING STRUCTURE SUMMARY

	RIM	INV. IN	INV. OUT
EX. SMH-1*	72.56'	65.06'	65.06'
EX. SMH-2**	74.16'	63.52' (8" PVC) 62.80' (15" PVC)	62.48'

*AS IDENTIFIED BY EXISTING CONDITIONS SURVEY BY TITCOMB ASSOCIATES, DATED NOVEMBER 26, 2016
**AS DEFINED BY WASHINGTON AVENUE SEWER REHAB PROPOSED CONSTRUCTION PLAN BY CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENTS, ENGINEERING SECTION DATED APRIL 2006

SPACE AND BULK STANDARDS

ZONE: B-2b	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	83,084 SF
MINIMUM STREET FRONTAGE	20 FT	306 FT
FRONT YARD SETBACK	MAX. 10 FT	EX. MIN 0 FT EX. MAX 3.15 FT
REAR YARD	10 FT	> 10 FT
MINIMUM LOT WIDTH	NONE	198 FT
MAXIMUM STRUCTURE HEIGHT	50 FT	EX. < 50 FT
MAXIMUM IMPERVIOUS SURFACE RATIO	90%	73%
STRUCTURE SETBACKS	5' IF >35' HEIGHT	N/A

LEGEND

HATCH STYLE	ASSOCIATED AREAS
	BRICK SIDEWALK
	STAMPED PAVEMENT
	LANDSCAPED AREAS
	CONCRETE
	NEW PAVEMENT
	RESURFACED PAVEMENT OVER COMPACTED GRAVEL
	RESURFACED PAVEMENT
	DESIGNATED NO PARKING AREA

MINIMUM HORIZONTAL UTILITY SEPARATION

UTILITY	UGE/T/C	WATER	SEWER	GAS	STORMWATER
UGE/T/C	–	6'	5'	4'	6'
WATER	6'	–	5'*	5'	3'
SEWER	5'	5'*	–	5'	10'
GAS	4'	5'	5'	–	3'
STORMWATER	6'	3'	10'	3'	–

*PERMISSIBLE ONLY IF SEWER IS LAID MIN. 18" BELOW WATER SERVICE; OTHERWISE, 10' OF HORIZONTAL SEPARATION MUST BE MAINTAINED.

PWD SCHEMATIC SKETCH
1"=5'

PARKING SUMMARY

	# PARKING SPACES
EXISTING	94
STANDARD (9'X18')	110
ADA (8'X18')	2
TOTAL PROPOSED SPACES	112 (+18)

PLANT SCHEDULE

ID	BOTANICAL NAME	COMMON NAME	QTY	SIZE
SHRUBS				
CS	CORNUS SERCIEA 'CARDINAL'	RED OSIER DOGWOOD	16	1 GAL
TREES				
AR	ACER RUBRUM	ARMSTRONG RED MAPLE	5	3" CA
GRASSES				
PV	PANICUM VIRGATUM	SWITCH GRASS	25	1 GAL

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

Reviewed for Code Compliance
Inspections Division
Date: 03/21/17

ISSUED FOR

	DATE
FINAL APP	WHS 2/3/17
HYDROCAD UPDATE	WHS 2/7/17
SITE PLAN UPDATE	WHS 3/7/17

DRAWING NAME: SITE, UTILITY & LANDSCAPE PLAN

PROJECT NAME: WASHINGTON AVE. PARKING LOT REDEVELOPMENT

CLIENT: CSH 123, LLC
75 WASHINGTON AVE, SUITE 2H, PORTLAND, MAINE 04101

ACORN ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION OF ACORN ENGINEERING, INC. ANY MODIFICATIONS MADE WITHOUT PERMISSION OR, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
158 DANFORTH ST, PORTLAND, MAINE 04102
(207) 775-2855

FILE:	1076_CIVIL
JN:	1076
SCALE:	1"=20'
DESIGNED BY:	WHS
DRAWN BY:	OJD
CHECKED BY:	WHS

DRAWING NO.
C-10