

**CITY OF PORTLAND
SITE PLAN AND SUBDIVISION NOTES**

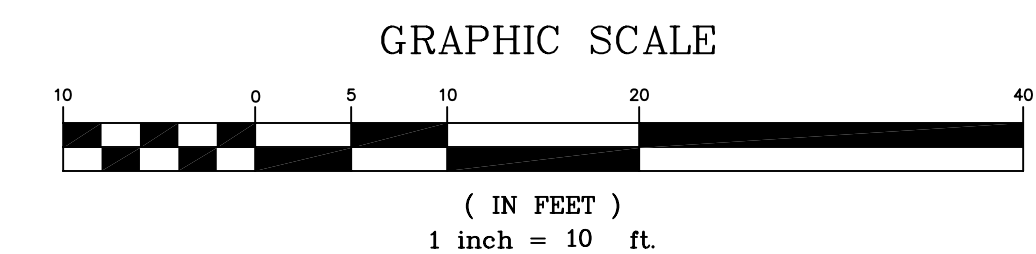
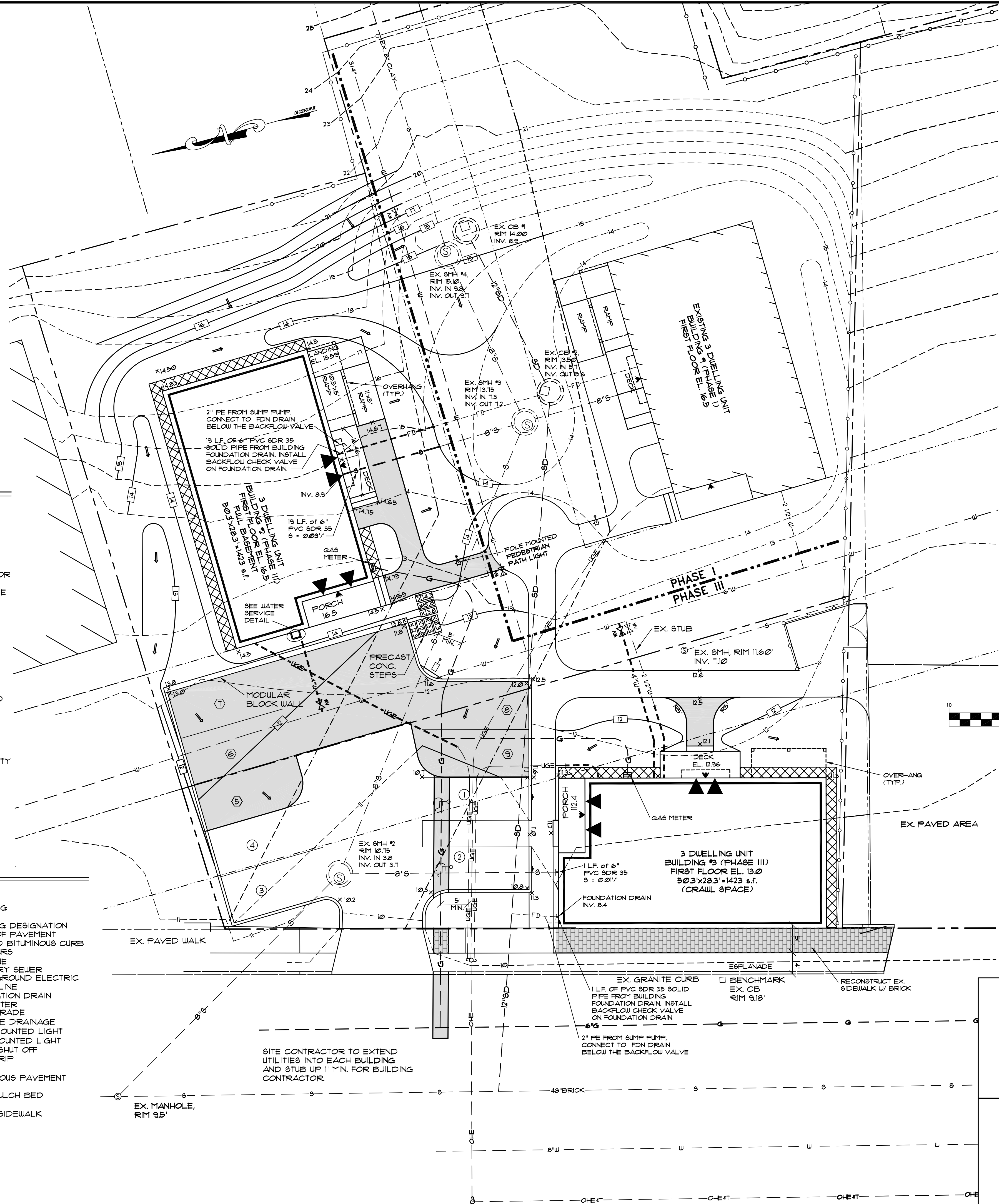
- LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS AND LOCATION AND SIZE OF BUILDINGS.
- SEE PLAN FOR INSTALLATION OF POWERLINE UTILITIES, OVERHEAD OR UNDERGROUND.
- SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIFDOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. (NOTE: THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL DEVICE TO BE EMPLOYED: SILT FENCE, HAY BALE, ETC. AS WELL AS THEIR LOCATION.)
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
- ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH BARKMULCH OR LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
- PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.

SITE NOTES

- ELEVATIONS ARE BASED ON A CITY DATUM ELEVATION OF 9.10 AT THE RIM OF AN EXISTING CATCHBASIN IN ANDERSON STREET.
- ALL HOUSES SHALL HAVE A NUMBER CLEARLY VISIBLE FROM THE ROAD.
- CALL DIG-SAFE (1-800-225-4971) PRIOR TO BEGINNING WORK.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR THE LATEST EDITION. (NOTE: THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL DEVICE TO BE EMPLOYED: SILT FENCE, HAY BALE, ETC. AS WELL AS THEIR LOCATION.)
- SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIFDOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES. EXISTING SIDEWALKS OR CURBS DAMAGED DURING CONSTRUCTION ARE TO BE REPAIRED TO CITY STANDARDS.
- ALL UTILITY SERVICE CONNECTIONS PROPOSED WITHIN CITY STREETS ARE TO BE INSPECTED BY THE INDIVIDUAL UTILITY COMPANIES AND THE CITY OF PORTLAND WHERE APPLICABLE.
- SEWER SERVICE CONNECTIONS WITHIN THE STREET RIGHT-OF-WAY SHALL REQUIRE A STREET OPENING PERMIT FROM PUBLIC WORKS.
- ANY CURBING TO BE REMOVED THAT IS NOT REUSED REMAINS THE PROPERTY OF THE CITY OF PORTLAND. CURBING THAT IS REMOVED AND NOT REUSED WILL BE TAKEN TO THE CITY'S OUTER CONGRESS STREET STOCKYARD.

LEGEND

EXISTING	PROPOSED
— — — — — PROPERTY LINE	▭ BUILDING
— — — — — ADJUTERS PROPERTY	① PARKING DESIGNATION
— — — — — WATER DISTRICT EASEMENT	— — — — — EDGE OF PAVEMENT
— — — — — SEWER EASEMENT	— — — — — SLOPED BITUMINOUS CURB
▭ BUILDING	— — — — — CONTOURS
— — — — — ZONING DISTRICT	— G — GAS LINE
● IRON PIN W/ PLASTIC CAP PLS #172, INSTALLED W/ PHASE I	— S — SANITARY SEWER
— — — — — EDGE OF PAVEMENT CONTOURS	— UGE — UNDERGROUND ELECTRIC
— — — — — CURB	— W — WATER LINE
— G — GAS LINE	— — — — — SEWER MANHOLE
— OHE4T — OVERHEAD ELEC. 4 TEL.	— — — — — DRAIN MANHOLE
— S — SANITARY SEWER	— — — — — CATCH BASIN
— SD — STORM DRAIN	— — — — — UTILITY POLE
— UGE — UNDERGROUND ELECTRIC	— — — — — TREE
— W — WATER LINE	— — — — — PICKET FENCE
— — — — — SEWER MANHOLE	— — — — — CHAINLINK FENCE LINE
— — — — — DRAIN MANHOLE	— — — — — CHAINLINK FENCE LINE
— — — — — CATCH BASIN	— — — — — INSTALLED W/ PHASE I
— — — — — UTILITY POLE	— — — — — GAS VALVE
— — — — — TREE	— — — — — HYDRANT
— — — — — PICKET FENCE	— — — — — GATE VALVE
— — — — — CHAINLINK FENCE LINE	— — — — — POLE MOUNTED LIGHT
— — — — — CHAINLINK FENCE LINE	— — — — — INSTALLED W/ PHASE I
— — — — — INSTALLED W/ PHASE I	— — — — — PHASE I PARKING DESIGNATION
— — — — — GAS VALVE	— — — — — HANDICAP PARKING
— — — — — HYDRANT	
— — — — — GATE VALVE	
— — — — — POLE MOUNTED LIGHT	
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— — — — — HANDICAP PARKING	

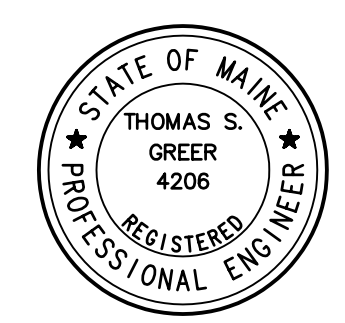


REV.	DATE	DESCRIPTION
10	1/25/05	REV'D PER ADDENDUM #1
9	1/14/05	ISSUED FOR BID
8	12/03/04	TFH 50% REVISIONS
7	5/19/03	ADJUSTED BUILDING LOCATION PER ON-SITE REVIEW
6	4/19/03	REV'D: PHASES, UPPER SIDEWALK, 4 BUILDING RAMP, ADJUSTED UTILITY INVERTS & SIZES, APPROVAL BLOCK
5	3/20/03	REV'D PHASES, ADDED EX. SEWER
4	11/4/02	REV'D PER MSHA REVIEW
3	9/5/02	REV'D PER CITY REVIEW
2	8/9/02	REV'D PER CITY REVIEW
1	7/29/02	REV'D PER CITY REVIEW

PH I: PENINSULA COMMUNITY LP
PH III: PENINSULA COMMUNITY LP III
510 CUMBERLAND AVE., PORTLAND ME

**ANDERSON STREET
PORTLAND, MAINE**

**PROP HOUSING PHASE III
RECORDING PLAT SITE PLAN**



SCALE: AS SHOWN	DRN BY: JDC/TFH
DATE: JUNE 18, 2002	DESG BY: TSG
PROJECT: 01417	CHK BY: TSG

C3

PLOT DATE:
FILE SCALE:
CAD FILE: