3/14/06, 09:07 A

NOTE: ROAD RECONSTRUCTION WITH IN SOMERSET, FOX AND FRANKLIN STREETS ARE SHOWN ON THE ASSOCIATED INTERSECTION RECONSTRUCTION ROADWAY PLANS

CROSSWALK FOR CONNECTION TO FUTURE SIDEWALK, TYP.

PIPE RAIL FENCE, TYP.

CONCRETE MEDIAN (SEE ROADWAY PLANS FOR DETAIL)

PROPOSED WIDENED ROADWAY PER TRAFFIC STUDY RECOMMENDATIONS.

SOMERSET STREET
PAVED – PUBLIC 50' WIDE

FOX STREET

SIGHT DIST. 800'

N 35°14'52" E 176.56'

N 0°47'24" W 55.

N35°36'44"E 143.96'

14.81'

S 49°00'22" W 190.41'

39.73'

30'R

16'-20'R

Δ 90°00'00"
R=50.00'
L=78.54'

N49°00'28"E 54.08'

STREET LIGHTS, TYP.

EL1

C1

EC3

STOP

STOP & RIGHT TURN ONLY SIGN

PYLON SITE SIGN, TYP.

15 SPACES

PEDESTRIAN CROSSING SIGN

TREE WELLS, TYP.

FUTURE PHASE II
9,800 S.F. RETAIL (1ST FLR)
9,800 S.F. OFFICE (2ND FLR)

13 SPACES

PROPOSED RETAIL
45,268 S.F.

BIKE RACK

NO PARKING FIRE LANE

HEAVY DUTY BITUMINOUS PAVEMENT, TYP

N/F
J.M. ROBINSON
TRUSTEE OF ROPACO TO
LOCAL YOKEL, LLC
18496/20
TM 24 BLOCK D LOT 1
92,648 S.F.

4'x6' CONCRETE PAD

12'x36' COMPACTOR AREA

HEAVY DUTY LOADING PAD
CONCRETE PAVEMENT, TYP

RETAINING WALL

4'x3' CONCRETE PAD

CONCRETE MEDIAN (SEE ROADWAY PLANS FOR DETAIL)

FRANKLIN STREET

306.00'

S 44°29'08" E

KENNEBEC ST

SIGHT DIST. 800'

CROSSWALK FOR CONNECTION TO FUTURE SIDEWALK, TYP.

DO NOT ENTER SIGN

RAISED SIDEWALK

RAISED ISLAND

N/F
SEMLOH CO
3034/591
SOMERSET PROPERTIES
P.O. BOX 7525
PORTLAND, MAINE
11,083/143
TAX MAP 24-D-2
SOMERSET ST. #2-#8
PEARL ST. #193-215
(4,605) S.F.

21 SPACES

18 SPACES

20 SPACES

PEARL STREET
PAVED – PUBLIC 50' WIDE

S 43°02'38" E 166.06'

PIPE RAIL FENCE, TYP.

SIDEWALK EASEMENT

ONE WAY
DO NOT ENTER

LANCASTER ST

SIGHT DIST. 100'

S 48°58'52" W 221.24'

N 47°25'28" E 261.76'

S43°04'08"E 26.89'

ONE WAY
DO NOT ENTER

ONE WAY

CONCRETE MEDIAN (SEE ROADWAY PLANS FOR DETAIL)

S 41°01'08" E 10.00'

NEW 6' CHAINLINK FENCE TO MATCH EXISTING

N/F
HOWLES ASSOC.
9437/156
NOW E.W. NOYES CO.
10,490/203
TM 26 BLOCK P LOT 2

IRF

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	EASEMENT	
	BUILDING	
	SIGN	
	EDGE PAVEMENT	
	CURBLINE	
B-9	BORING ELEC. & TEL.	

EXISTING	DESCRIPTION	PROPOSED
	GATE VALVE	
	LIGHT POLE	
	UTILITY POLE	
	HYDRANT	
	CATCH BASIN	
S D	MANHOLE	
	CHAIN LINK FENCE	
	BARB WIRE FENCE	
	STOCKADE FENCE	

PAVEMENT TREATMENTS
- BRICK SIDE WALK
- CONCRETE SIDEWALK
- HEAVY DUTY BITUMINOUS
- HEAVY DUTY CONCRETE

PROPERTY LINE CURVE DATA

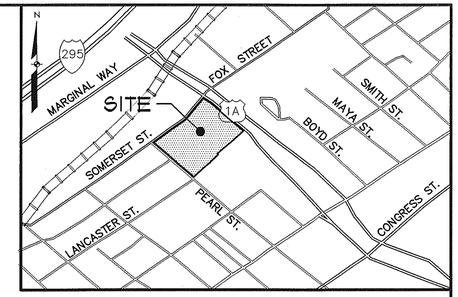
CURVE	LENGTH	RADIUS	DELTA
C1	70.18'	45.00'	90°07'01"
C2	37.22'	33.75'	63°11'24"

EASEMENT LINE DATA

LINE	BEARING	LENGTH
EL1	S40°52'38"E	13.44'
EL2	S49°00'22"W	5.69'

EASEMENT LINE CURVE DATA

CURVE	LENGTH	RADIUS	DELTA
EC3	47.12'	30.00'	90°00'00"



LOCATION MAP N.T.S.

STATE OF MAINE * JAN B.S. WIEGMAN 8552 REGISTERED PROFESSIONAL ENGINEER

GENERAL NOTES:

1. APPLICANT: THE GOTTESMAN COMPANY, INC.
   600 CONGRESS AVE. SUITE 400
   AUSTIN, TEXAS 78701
2. RECORD OWNER: MAP 24 BLOCK D LOT 1: LOCAL YOKEL, LLC
   P.O. BOX 821
   YARMOUTH, ME 04096
   MAP 24 BLOCK D LOT 2: SOMERSET PROPERTIES
   P.O. BOX 7525
   PORTLAND, ME
   DEED REFERENCE: LOT 1: BOOK 18496, PG 20
   LOT 2: BOOK 11083, PG 143
3. BUILDING SUMMARY: PHASE I: 46,116 S.F. RETAIL,
   PHASE II 9,800 S.F. RETAIL (1ST FLOOR)
   9,800 S.F. OFFICE (2ND FLOOR)
4. PARKING SPACE REQUIREMENTS:
   REQUIRED: NONE REQUIRED
   PROPOSED: 235 SPACES - 9x18= 185 SPACES
   9x13= 54 SPACES
   HC = 8 SPACES
5. TOTAL LOT AREA: 4.58 ACRES
6. ZONING DISTRICT: B5 URBAN COMMERCIAL
7. EXISTING USE: WHOLESALE, PROPOSED USE: RETAIL & OFFICE
8. SPACE AND BULK CRITERIA:
   FRONT SETBACK: ..... NONE
   SIDE SETBACK: ..... NONE
   REAR SETBACK: ..... NONE
   MAX. BUILDING HEIGHT: ..... 65'
9. SIDEWALK WITHIN THE RIGHT OF WAY SHALL BE BRICK- SIDEWALKS INTERIOR TO THE SITE WILL BE CONCRETE.
10. THE BOUNDARY SURVEY WAS PERFORMED BY: OWEN HASKEL INC. TOPOGRAPHIC SURVEY BY SEBAGO TECHNICS INC.
11. THE FACILITY IS SERVICED BY CITY SEWER, WATER, GAS, UNDERGROUND ELECTRIC, TELEPHONE AND CABLE.
12. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.
13. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (874-8300 EXT. 8838). SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY.
14. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
15. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.
16. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
17. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
18. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
19. ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PARKS AND PUBLIC WORKS SEWER DIVISION.
20. ALL NEW CONNECTIONS, RECONNECTIONS, ETC. TO SANITARY OR STORM SEWERS SHALL REQUIRE A CONNECTION PERMIT PRIOR TO BEGINNING ANY WORK. THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO COMMENCEMENT TO ALLOW FOR INSPECTION.
21. A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PARKS DEPARTMENT AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
22. 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 ALTERATIONS TO OR DEVIATIONS 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.
23. THE OWNER AGREE TO ENTER INTO A STANDARD CITY OF PORTLAND DRAINAGE MAINTENANCE AGREEMENT FOR THE MAINTENANCE OF THE PROPOSED STORMWATER TREATMENT DEVICES.
24. THE DEVELOPER WILL INSTALL STREET LIGHTS ALONG THE NEW SIDEWALKS ALONG SOMERSET, PEARL AND FOX STREETS.
25. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
26. ALL POWER LINE UTILITIES SHALL BE UNDERGROUND.
27. SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
28. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES.
29. ALL APPROPRIATE EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
30. ALL DISTURBED AREA ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREA SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER MATERIALS AS REQUIRED BY BEST MANAGEMENT PRACTICES.
31. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION 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 ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRE-CONSTRUCTION MEETING.

REV:	BY:	DATE:	STATUS:
I	JBSW	03-14-06	ISSUED FOR CONSTRUCTION
H	JBSW	02-07-06	REVISED PER CITY COMMENTS
G	JBSW	01-24-06	REVISED PER CITY COMMENTS
F	JBSW	12-16-05	RELEASED FOR DEMOLITION AND FOUNDATION
E	JBSW	12-02-05	REVISED PER APPROVAL CONDITIONS
D	JBSW	02-01-05	REVISED FOR FINAL SITE PLAN APPROVAL
C	JBSW	01-04-05	REVISED PER PROJECT COORDINATION
B	NJS	12-08-04	REVISED PER CITY COMMENTS
A	NJS	11-02-04	ISSUED FOR SITE PLAN REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
04187	-	JBSW	NJS	BRF

SITE PLAN
OF:
SOMERSET MARKETPLACE
FRANKLIN ARTERIAL & FOX STREET
PORTLAND, MAINE
FOR:
FRANKLIN & SOMERSET PORTLAND ME, LLC
550 BOWE ST. 6TH FLOOR
AUSTIN, TX 78703

DATE	SCALE
07-27-04	1"=30'

SHEET C-3

04187S