

LAYOUT, MATERIALS, AND UTILITY NOTES:

- ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
- PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
- CONTRACTOR SHALL COORDINATE WITH THE CENTRAL MAINE POWER COMPANY AND FAIRPOINT COMMUNICATIONS FOR THE RELOCATION AND TEMPORARY SUPPORT OF THE GUY WIRE DURING BUILDING INSTALLATION. CONTRACTOR SHALL PROVIDE A JERSEY BARRIER (OR SIMILAR) DEVICE FOR CMP'S USE TO TEMPORARILY ANCHOR THE GUY WIRE. THE GUY WIRE SHALL TEMPORARILY BE ANCHORED FOR NO MORE THAN 2 WEEKS. CONTRACTOR SHALL COORDINATE SCHEDULE WITH CMP AND FAIRPOINT. CMP REFERENCE WORK ORDER 10300256260. FAIRPOINT CONTACT: SCOTT DERRIG - 207-797-1866, SDERRIG@FAIRPOINT.COM.
- ALL PROPOSED WORK WITHIN THE ALDER STREET, LANCASTER STREET, AND PREBLE STREET RIGHT-OF-WAYS SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
- INSTALL CATCH BASIN INLET PROTECTION IN DOWNGRADIENT CATCH BASINS IN ALL DIRECTIONS PRIOR TO EXCAVATION IN STREET.
- CONTRACTOR SHALL SUBMIT A TRAFFIC MANAGEMENT PLAN TO THE DEPARTMENT OF PUBLIC WORKS FOR APPROVAL PRIOR TO ANY STREET AND/OR SIDEWALK CLOSURES.
- ALL STREET CLOSURES SHALL BE PERFORMED DURING OFF-PEAK HOURS OR DURING THE NIGHT.
- SNOW STORAGE WILL BE PROVIDED IN THE GRASSED COURTYARD AREA. SNOW SHALL NOT BE STORED IN THE LANDSCAPED BUFFER AREA.
- BACKWATER VALVES SHALL BE 6-INCH "CLEAN-CHECK BACKWATER VALVE" AS MANUFACTURED BY RECTORSAL OR APPROVED EQUAL, INSTALLED PER MANUFACTURER'S INSTRUCTIONS. BACKWATER VALVE SHALL BE INSTALLED WITH INNER AND OUTER RISER PIPES TO 4 INCHES BELOW FINISH GRADE. CAP SHALL BE SET IN LANDSCAPING VALVE BOX WITH GREEN COVER IN LANDSCAPED AREAS OR H-20 RATED ROAD BOX WITH BOLT-ON COVER IN PAVED AREAS.
- CONTRACTOR SHALL CARRY PRICE FOR EXCAVATION, STREET, AND SIDEWALK REPAIR WORK FOR GAS SERVICE INSTALLATION AND ABANDONMENT. PIPING INSTALLATION SHALL BE PERFORMED BY UNTIL. CONTRACTOR SHALL COORDINATE SCHEDULE WITH UNTIL.
- CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION MANAGEMENT PLAN FOR REVIEW AND APPROVAL BY THE CITY OF PORTLAND STAFF PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE THE SERVICES OF A LICENSED LAND SURVEYOR FOR THE PLACEMENT AND MARKING OF THE STREET OFFSET MONUMENT PER THE REQUIREMENTS OF DETAIL 3 ON SHEET C401.

PARCEL INFORMATION

- SITE AREA: 0.98± ACRES
SITE AREA TAKEN FROM CITY TAX ASSESSOR'S INFORMATION MAP 33, BLOCK D, LOTS 4 THRU 11, 15, 4 22 THRU 26
- OWNER/APPLICANT: THE SALVATION ARMY
30 WARREN AVE
PORTLAND, MAINE 04103
- ZONING DISTRICTS: B-2b COMMUNITY BUSINESS ZONE
- SPACE AND BULK STANDARDS:

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE*	NONE	0.98± AC*	NO CHANGE
MINIMUM LOT WIDTH	NONE	57.8±	NO CHANGE
MINIMUM STREET FRONTAGE	20'	47.5±	NO CHANGE
FRONT YARD SETBACK	NONE	0'	1'
REAR YARD SETBACK	10'	9.4±	57±
SIDE YARD SETBACK	NONE	0'	1'
SIDE YARD ON SIDE STREET	NONE	6.3±	1'
MAXIMUM IMPERVIOUS SURFACE RATIO*	90%	84%	82%*
MAXIMUM HEIGHT OF STRUCTURES	45'	UNKNOWN	21.75'

*THE ENTIRE SITE WAS NOT SURVEYED THEREFORE, THE TOTAL EXISTING SITE AREA AND IMPERVIOUS SURFACE AREA WAS APPROXIMATED USING AERIAL PHOTOS AND GIS TAX MAP LINES IN AREAS THAT WERE NOT SURVEYED. THE OVERALL REDUCTION OF IMPERVIOUS AREA WILL BE 1,072 SQUARE FEET.
- SEE SHEET C201 FOR OFF-STREET PARKING AND BICYCLE PARKING REQUIREMENTS.

GENERAL NOTES:

- SEE GENERAL NOTES AND PLAN REFERENCES ON SHEET C100.

EXISTING UTILITY NOTES:

- THE UNDERGROUND UTILITIES HEREON SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE DESIGN ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE DESIGN ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN GO CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
- - - - -	ABUTTER LOT LINE	- - - - -
●	PROPERTY CORNER	●
---	SANITARY SEWER LINE	SS
---	SANITARY SEWER CLEANOUT	●
---	STORMDRAIN LINE	SD
---	WATERLINE	W
---	WATER SHUTOFF	✕
---	WATER LINE VALVE	✕
---	GAS LINE	G
---	GAS VALVE	✕
---	OVERHEAD UTILITY LINE	OHU
---	UNDERGROUND COMMUNICATIONS	C
---	UTILITY POLE	---
---	BUILDING	---
---	METAL FENCING/RAILING	---
---	WOOD FENCE	---
---	EDGE OF PAVEMENT	---
---	EDGE OF CONCRETE	---
---	GRANITE CURB	---
---	BRICK SIDEWALK	---

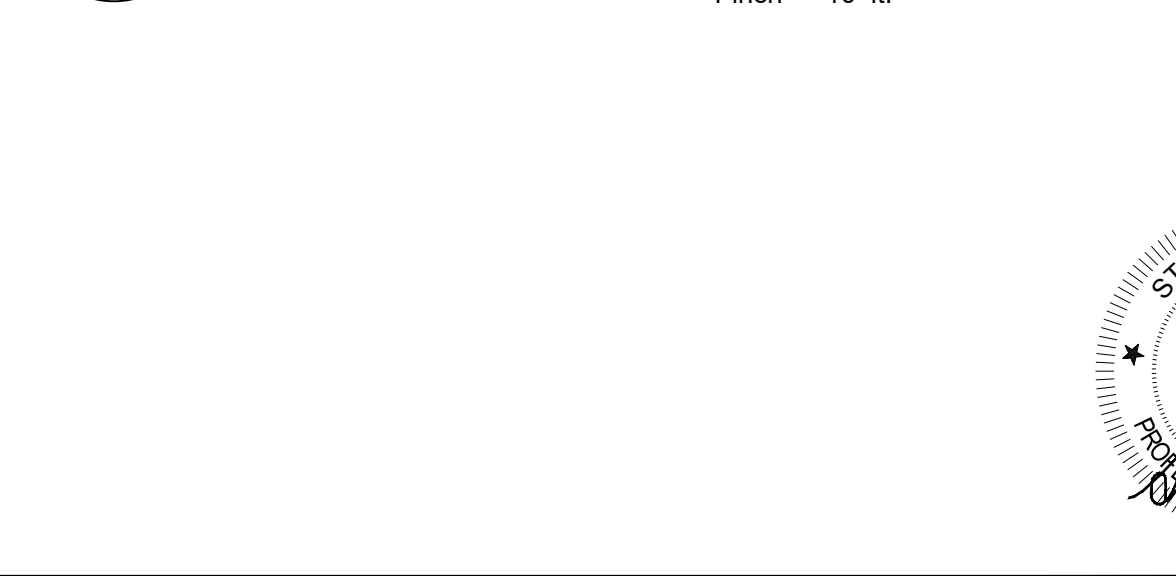


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PROJECT NO. **15031**
PROJECT NAME **SALVATION ARMY**
PORTLAND, MAINE

CONSTRUCTION DOCUMENTS

ISSUE DATE **2/2/17**
SHEET SCALE **1" = 10'**

DRAWN BY **SWC**
SHEET TITLE **Site Layout and Utility Plan**

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