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PARCEL INFORMATION

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

	REQUIRED	EXISTING
MINIMUM LOT SIZE*	NONE	0.98± AC*
MINIMUM LOT WIDTH	NONE	57.8'±
MINIMUM STREET FRONTAGE	20'	475'±
FRONT YARD SETBACK	NONE	0'
REAR YARD SETBACK	10'	94'
SIDE YARD SETBACK	NONE	0'
SIDE YARD ON SIDE STREET	NONE	63'
MAXIMUM IMPERVIOUS SURFACE RATIO*	90%	84%*
MAXIMUM HEIGHT OF STRUCTURES	45'	UNKNOWN

*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.

EXISTING UTILITY NOTES:

1. 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.
2. CONTRACTOR SHALL COORDINATE WITH THE PORTLAND WATER DISTRICT, DIGSAFE, AND/OR A PRIVATE UTILITY LOCATOR AS NECESSARY TO DETERMINE THE LOCATION OF THE EXISTING SERVICE CONNECTION TO BE RETIRED IN PREBLE STREET.

PLAN REFERENCES:

1. ONSITE TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION TAKEN FROM THE FOLLOWING:
   1.1. A PLAN TITLED "PARTIAL BOUNDARY SURVEY OF THE SALVATION ARMY", PREPARED BY JONES ASSOCIATES, INC. OF AUBURN, MAINE, DATED JULY 6, 2016.
   1.2. FIELD OBSERVATIONS BY WALSH ENGINEERING ASSOCIATES, INC. ON MULTIPLE SITE VISITS IN 2015 AND 2016.
2. PLAN IS REFERENCED TO CITY OF PORTLAND HORIZONTAL DATUM, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83.
3. BASIS OF PROPERTY LINE BEARINGS IS CITY OF PORTLAND HORIZONTAL DATUM, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83.
4. ELEVATIONS SHOWN ARE TIED TO THE CITY OF PORTLAND DATUM (NGVD29) PER CITY OF PORTLAND OFFSET MONUMENT MF142 AT THE SOUTHWESTERLY CORNER OF ALDER STREET AND KENNEBEC STREET, DRILL HOLE ELEVATION 10.145.

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ANY DAMAGE TO EXISTING UTILITIES AND/OR SITE FEATURES AS A RESULT OF CONTRACTOR ACTIVITIES SHALL BE REPAIRED TO THE CONDITION IMMEDIATELY BEFORE DAMAGE OCCURRED AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
5. ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND REQUIREMENTS.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
8. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
9. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS.
10. ALL WATER MAIN AND WATER SERVICE WORK SHALL COMPLY WITH PORTLAND WATER DISTRICT REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FROM THE PORTLAND WATER DISTRICT.
11. ALL PROPOSED WORK WITHIN THE ALDER STREET AND LANCASTER RIGHT-OF-WAYS SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
12. INSTALL CATCH BASIN INLET PROTECTION IN DOWNGRADIENT CATCH BASINS IN ALL DIRECTIONS PRIOR TO EXCAVATION IN STREET
13. CONTRACTOR SHALL SUBMIT A TRAFFIC MANAGEMENT PLAN TO THE DEPARTMENT OF PUBLIC WORKS FOR APPROVAL PRIOR TO ANY STREET AND/OR SIDEWALK CLOSURES.
14. ALL STREET CLOSURES SHALL BE PERFORMED DURING OFF-PEAK HOURS OR DURING THE NIGHT.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ABUTTER LOT LINE	
	PROPERTY CORNER	
ss	SANITARY SEWER LINE	
	SANITARY SEWER CLEANOUT	
sd	STORMDRAIN LINE	
w	WATERLINE	
	WATER SHUTOFF	
g	GAS LINE	
ohu	OVERHEAD UTILITY LINE	
t	UNDERGROUND COMMUNICATIONS	
	UTILITY POLE	
	BUILDING	
x x	METAL FENCE	
O O	WOOD FENCE	
	EDGE OF PAVEMENT	
	EDGE OF CONCRETE	
	GRANITE CURB	
	BRICK SIDEWALK	
P.M.	PARKING METER	
	DEMOLITION AREA	
	CATCH BASIN PROTECTION	
SF	SILT FENCE	SF
	STABILIZED CONSTRUCTION ENTRANCE	

GRAPHIC SCALE
10 0 5 10 20 40
1 inch = 10 ft.

STATE OF MAINE
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8/9/16

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PROJECT NO.
15031
PROJECT NAME
SALVATION ARMY
PORTLAND, MAINE

REVISIONS
1 10/13/16 REVISED REAR ENTRANCE
2 - REV. PER CITY COMMENTS
3 -
4 -
5 -

DOCUMENTS NOT FOR CONSTRUCTION

DRAWN BY SWC
SHEET TITLE Exising Conditions & Removals Plan

ISSUE DATE 8/2/16
SHEET SCALE 1" = 10'

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