

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 ACCURATE 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 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.

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 FOR THE TEMPORARY SUPPORT OF THE GUY WIRE DURING BUILDING INSTALLATION. CONTRACTOR SHALL PROVIDE A JERSEY BARRIER (OR SIMILAR) DEVICE FOR CMPS USE TO TEMPORARILY ANCHOR THE GUY WIRE. THE GUY WIRE SHALL TEMPORARILY ANCHORED FOR NO MORE THAN 2 WEEKS.
- 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 DOWNGRADE 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.

PARCEL INFORMATION

1. SITE AREA:	0.98± ACRES	REQUIRED	EXISTING	PROPOSED
2. OWNER/APPLICANT:	THE SALVATION ARMY 30 WARREN AVE PORTLAND, MAINE 04103	NONE	0.98± AC	NO CHANGE
3. ZONING DISTRICTS:	B-2b COMMUNITY BUSINESS ZONE	NONE	57.8±	NO CHANGE
4. SPACE AND BULK STANDARDS		20'	475±	NO CHANGE
MINIMUM LOT SIZE*		NONE	0'	1'
MINIMUM LOT WIDTH		10'	94±	57±
MINIMUM STREET FRONTAGE		NONE	0'	1'
FRONT YARD SETBACK		NONE	63±	1'
REAR YARD SETBACK		90%	84%	82%
SIDE YARD SETBACK		45'	UNKNOWN	21.75'
SIDE YARD ON SIDE STREET				
MAXIMUM IMPERVIOUS SURFACE RATIO*				
MAXIMUM HEIGHT OF STRUCTURES				

*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.

LEGEND

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

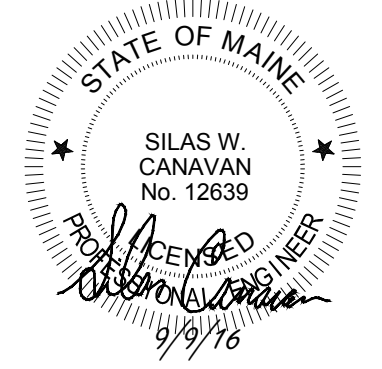
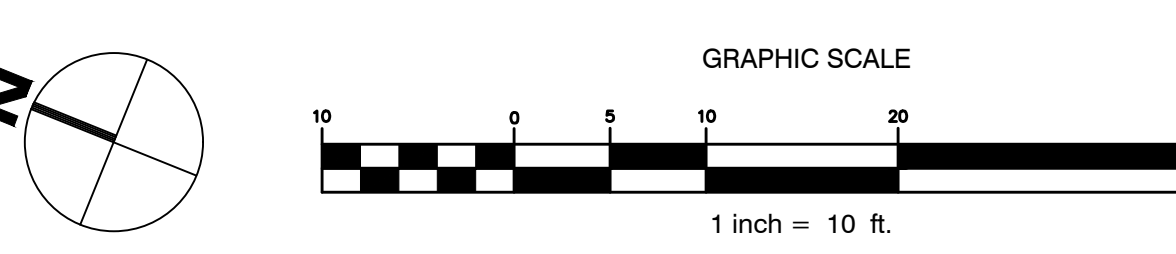


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PROJECT NO. 15031
PROJECT NAME: SALVATION ARMY PORTLAND, MAINE

REVISIONS

NO.	DATE	DESCRIPTION
1	8/2/16	ISSUE DATE
2	8/2/16	FOR CITY COMMENTS
3	8/2/16	FOR CITY COMMENTS
4	8/2/16	FOR CITY COMMENTS
5	8/2/16	FOR CITY COMMENTS

DOCUMENTS NOT FOR CONSTRUCTION

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

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

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