

LEGEND	
EXISTING	
	PROPERTY LINE
	ABUTTER LOT LINE
	PROPERTY CORNER
	SANITARY SEWER LINE
	SANITARY SEWER CLEANOUT
	STORMDRAIN LINE
	WATERLINE
	WATER SHUTOFF
	GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND COMMUNICATIONS
	UTILITY POLE
	BUILDING
	METAL FENCE
	WOOD FENCE
	EDGE OF PAVEMENT
	EDGE OF CONCRETE
	GRANITE CURB
	BRICK SIDEWALK

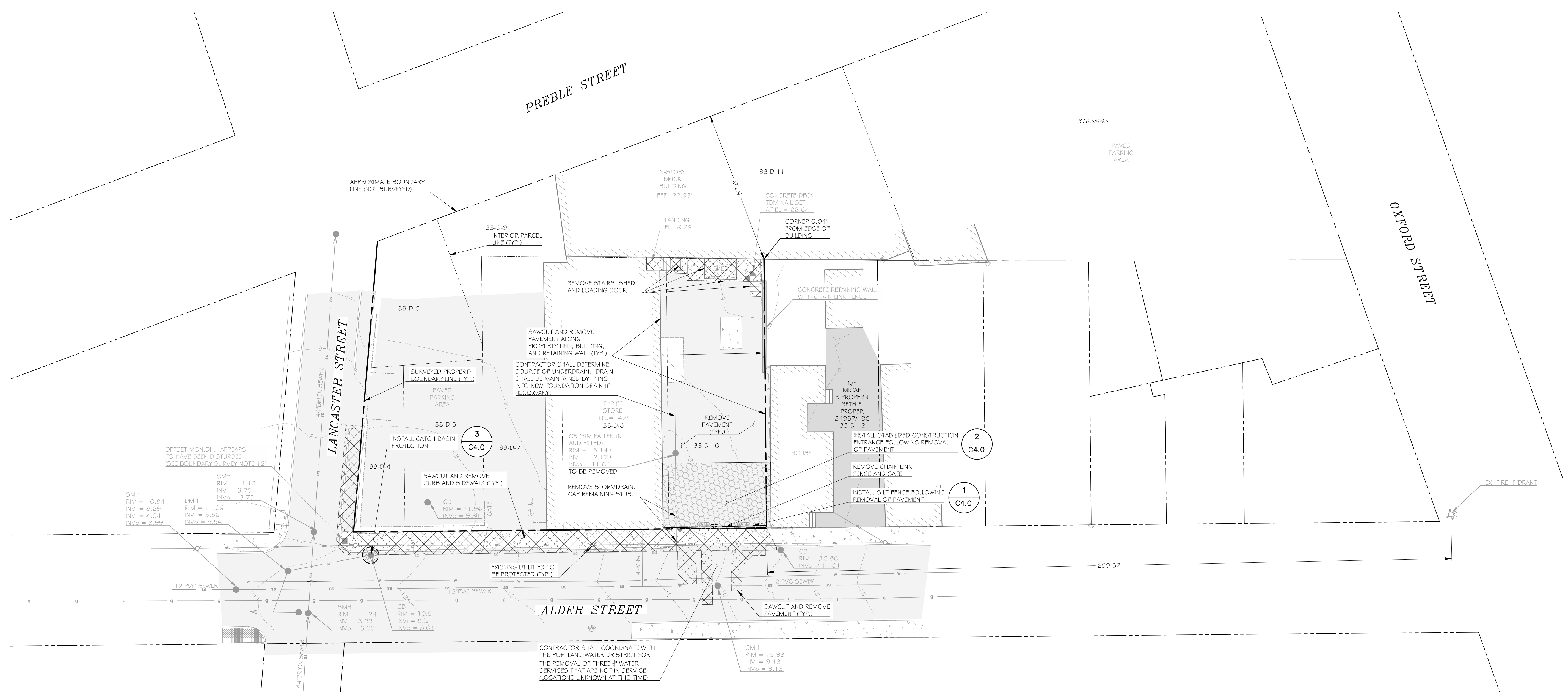
PARCEL INFORMATION		
1. SITE AREA:	0.98 ± ACRES	
	SITE AREA TAKEN FROM CITY TAX ASSESSOR'S INFORMATION MAP 33, BLOCK D, LOTS 4 THRU 11, 15, & 22 THRU 26	
2. OWNER/APPLICANT:	THE SALVATION ARMY	
	30 WARREN AVE PORTLAND, MAINE 04103	
3. ZONING DISTRICTS:	B-2b COMMUNITY BUSINESS ZONE	
4. SPACE AND BULK STANDARDS		
MINIMUM LOT SIZE	REQUIRED	EXISTING
MINIMUM LOT WIDTH	NONE	0.98 ± AC
MINIMUM STREET FRONTAGE	20'	475 ±
FRONT YARD SETBACK	NONE	0'
REAR YARD SETBACK	0'	N/A
SIDE YARD SETBACK	NONE	0'
SIDE YARD ON SIDE STREET	NONE	N/A
MAXIMUM IMPERVIOUS SURFACE RATIO*	90%	SEE NOTE*
MAXIMUM HEIGHT OF STRUCTURES	45'	UNKNOWN

\*THE ENTIRE SITE WAS NOT SURVEYED THEREFORE, THE TOTAL SITE EXISTING IMPERVIOUS SURFACE RATIO HAS NOT BEEN CALCULATED.

- PLAN REFERENCES:**
- ONSITE TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION TAKEN FROM THE FOLLOWING:
    - A PLAN TITLED "PARTIAL BOUNDARY SURVEY OF THE SALVATION ARMY", PREPARED BY JONES ASSOCIATES, INC. OF AUBURN, MAINE, DATED DECEMBER 14, 2015.
    - FIELD OBSERVATION BY WALSH ENGINEERING ASSOCIATES, INC. IN NOVEMBER 2015.
  - PLAN IS REFERENCED TO CITY OF PORTLAND HORIZONTAL DATUM, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83.
  - BASIS OF PROPERTY LINE BEARINGS IS CITY OF PORTLAND HORIZONTAL DATUM, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83.
  - ELEVATIONS SHOWN ARE TIED TO THE CITY OF PORTLAND DATUM (NGVD29) PER CITY OF PORTLAND OFFSET MONUMENT MFI 42 AT THE SOUTHWESTERLY CORNER OF ALDER STREET AND KENNEBEC STREET, DRILL HOLE ELEVATION 10.145.

- 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.

- GENERAL NOTES:**
- 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.
  - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
  - 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.
  - ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
  - ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND REQUIREMENTS.
  - THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
  - ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
  - 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.
  - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS.
  - 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.
  - ALL PROPOSED WORK WITHIN THE ALDER STREET AND LANCASTER RIGHT-OF-WAYS SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
  - INSTALL CATCH BASIN INLET PROTECTION IN DOWNGRADIANT 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.



**WALSH**  
ENGINEERING ASSOCIATES, INC.

One Karen Dr., Suite 2A | Westbrook, Maine 04092  
ph: 207.553.9898 | www.walsh-eng.com

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STATE OF MAINE  
SILAS W. CANAVAN  
No. 12639  
REGISTERED PROFESSIONAL ENGINEER  
1/18/16

**Kitchen & Dining Hall Addition**  
Salvation Army Adult Rehab. Center  
88 Preble Street  
Portland, Maine

Applicant:  
**The Salvation Army**  
30 Warren Ave  
Portland, Maine 04103

Rev.	Date	Description	Drawn	Check
1	1/8/16	Issued for City Site Plan Application	SWC	NGC

Sheet Title:  
**Existing Conditions and Removals Plan**

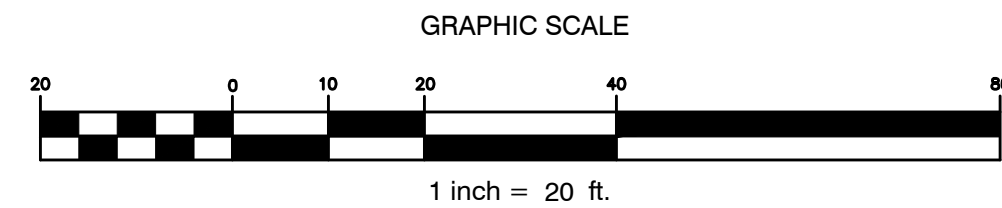
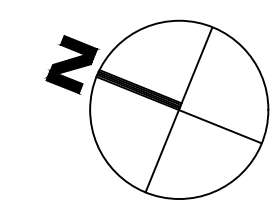
Job No.:	317	Sheet No.:	
Date:	Jan. 18, 2016		
Scale:	1" = 20'		
Drawn:	SWC		
Checked:	WRW		

ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

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DATE: 1/18/16 11:58 AM