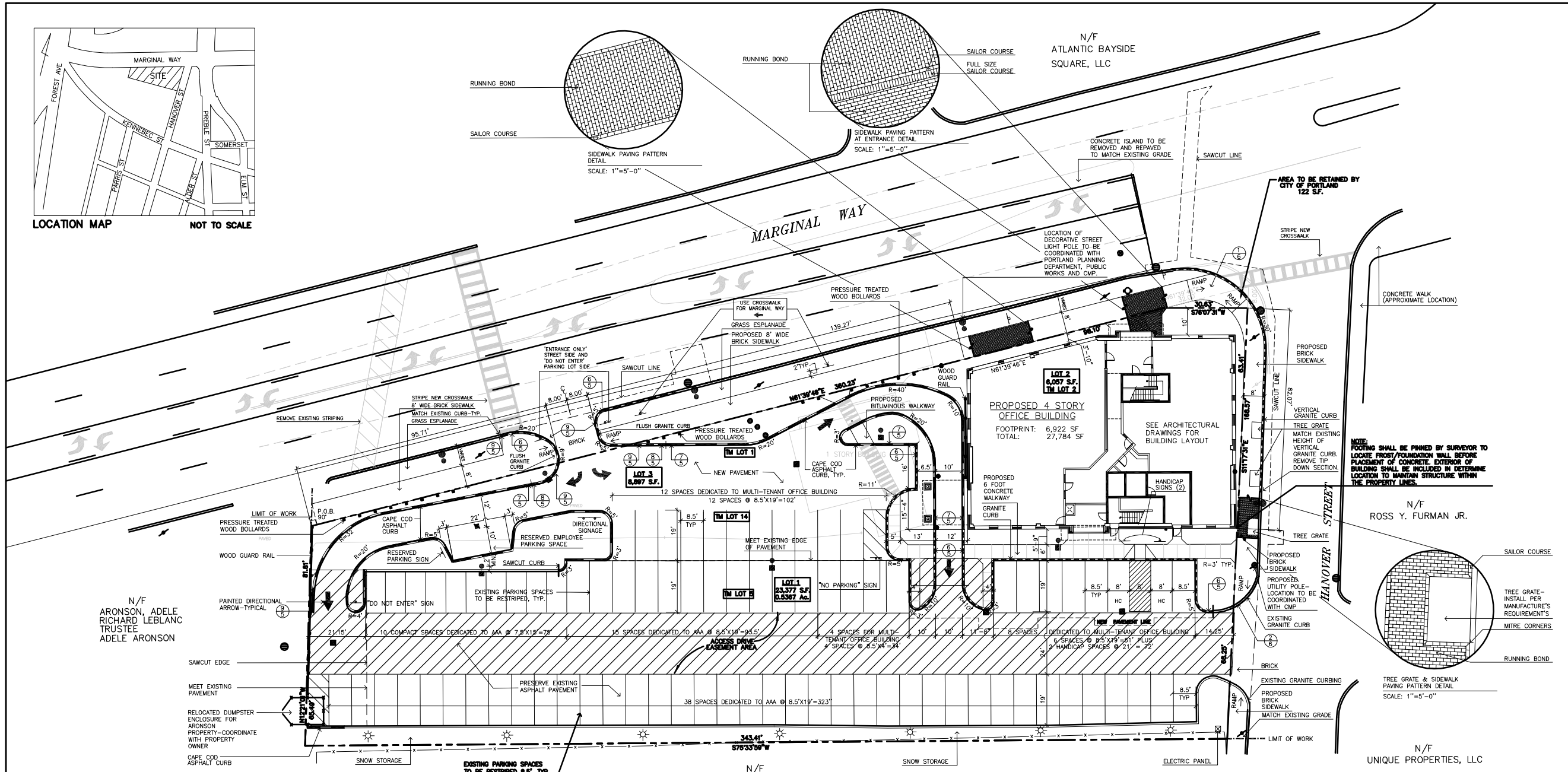
LOCATION MAP NOT TO SCALE

SIDEWALK PAVING PATTERN DETAIL
SCALE: 1"=5'-0"

SIDEWALK PAVING PATTERN AT ENTRANCE DETAIL
SCALE: 1"=5'-0"



GENERAL NOTES

1. TOTAL SITE AREA: 42,945 SF OR 0.986 AC
2. ZONING DISTRICT: B-5 URBAN COMMERCIAL MIXED USE ZONE
3. RECORD OWNER: BAYSIDE VENTURES, LLC 50 PORTLAND PIER, SUITE 400 PORTLAND, ME 04101
4. TAX MAP AND LOT: TAX MAP 34 LOTS: 1, 2, 5, 14, AND BLOCK C
5. SPACE AND BULK STANDARDS:

	REQUIRED	PROPOSED
MINIMUM LOT AREA	NONE	42,945 SF
MINIMUM AREA PER DWELLING UNIT	N/A	N/A
MINIMUM STREET FRONTAGE	NONE	N/A
MINIMUM FRONT YARD	NONE	N/A
MINIMUM REAR YARD	NONE	N/A
MINIMUM SIDE YARD	NONE	N/A
MAXIMUM LOT COVERAGE	100 PERCENT	85 PERCENT
MINIMUM LOT WIDTH		N/A
MAXIMUM STRUCTURE HEIGHT	65 FEET	57 FEET 10 INCHES
OPEN SPACE RATIO	NONE	N/A

6. PARKING REQUIREMENTS:

	REQUIRED	PROPOSED
	NONE	83 SPACES
TOTAL SPACES		83 SPACES

7. BOUNDARY INFORMATION TAKEN FROM "PLAN REFERENCES" 1, 2, 3, AND 4 SEE SHEET 1
8. EXISTING CONDITIONS INFORMATION TAKEN FROM AN ON THE GROUND FIELD SURVEY PREPARED BY OWEN HASKELL, LLC, PROFESSIONAL LAND SURVEYORS.
9. EXTERIOR POLE MOUNTED LIGHT FIXTURES SHALL BE 175 WATT METAL HALIDE, MITRE MODEL, COLOR LIGHT GRAY, TYPE III DISTRIBUTION, MOUNTING HEIGHT 20 FEET, AS MANUFACTURED BY ARCHITECTURAL AREA LIGHTING.
10. ALL PROPOSED SIGNAGE SHALL CONFORM TO THE CITY OF PORTLAND AND NORMAL HIGHWAY STANDARDS.
11. FINAL LOCATION OF SIGNAGE SHALL BE COORDINATED WITH THE CITY OF PORTLAND TRAFFIC SECTION.
12. ALL MATERIALS AND INSTALLATION DETAILS SHALL MEET M.D.O.T. AND/OR CITY OF PORTLAND STANDARD SPECIFICATIONS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND KEEPING STREETS CLEAN DURING CONSTRUCTION. A MAINTENANCE PLAN SHALL BE PREPARED AND APPROVED BY THE OWNERS REPRESENTATIVE.
14. DURING WINTER CONDITIONS WHEN SNOW STORAGE CONDITIONS OCCUR, THE OWNER SHALL CONTRACT TO REMOVE SNOW FROM THE PROPERTY TO MAINTAIN CIRCULATION AND PARKING.
15. BUILDING CORNERS SHALL BE LOCATED BY SURVEY BEFORE CONSTRUCTION OF FROST WALL.
16. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
17. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OR THE PLANNING AUTHORITY OF PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION 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.
18. ALL POWERLINE UTILITIES SERVING THE BUILDING SHALL BE UNDERGROUND.
19. 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.
20. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONTRUCTION: BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003, OR LATEST EDITION. [NOTE: THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL DEVICE TO BE EMPLOYED (SILT FENCE, HAY BALE, ETC.) AS WELL AS THIER LOCATION.]
21. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
22. ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES [SEE ABOVE.]
23. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORK'S 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 THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTUCTION MEETING.
24. PROPOSED STREET LIGHT FIXTURES TO BE ACCORDING TO BAYSIDE NEIGHBORHOOD GUIDELINES, NEENAH GRATE MODEL #XXXX
25. TREE GRATES ALONG HANOVER STREET TO BE IN ACCORDANCE WITH BAYSIDE NEIGHBORHOOD GUIDELINES.
26. AS A CONDITION OF APPROVAL, THE DOORS TO THE MARGINAL WAY FRONT DOOR, FIRST FLOOR TENANTS AND HALLWAY TO THE ELEVATOR SHALL BE ACCESSIBLE AND OPEN TO THE PUBLIC DURING NORMAL BUSINESS HOURS FROM THE MARGINAL WAY FRONT ENTRANCE.

PLAN REFERENCES:

1. STANDARD BOUNDARY SURVEY HANOVER STREET PORTLAND, MAINE CUMBERLAND COUNTY STATE OF MAINE FOR ALPINE REALTY CORPORATION DATED 2-25-0 BY LEWIS AND WASINA, INC. RECORDED IN PLAN BOOK 200 PAGE 148.
2. MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY 295 DATED JAN 1967 DEC 1967 S.H.C. FILE NO. 3-185.
3. STANDARD BOUNDARY SURVEY SALT SHED LOT CITY OF PORTLAND PUBLIC WORKS DEPT. DATED MARCH 23, 1999 REVISED JULY 10, 2000.
4. SITE PLAN OF: GORHAM SAVINGS BANK 71 MARGINAL WAY PORTLAND, MAINE FOR GORHAM SAVINGS BANK DATED 3-25-03 BY SEBAGO TECHNICS.

SURVEY NOTES:

1. OWNERS OF RECORD:
   TM 34 BLOCK C, LOT 2 CITY OF PORTLAND
   TM 34 BLOCK C, LOTS 1 AND 14 ATL HOLDINGS LLC BOOK 21420 PAGE 267
   TM 34 BLOCK C, LOT 5 ATLANTIC BAYSIDE SQUARE LLC BOOK 16893 PAGE 300
2. PARCELS ARE SHOWN AS LOTS 1, 2, 5 AND 14, BLOCK C, ON THE CITY OF PORTLAND ASSESSORS MAP 34.
3. BEARINGS ARE BASED ON PLAN REFERENCE 1 (MAGNETIC 2000).
4. ELEVATIONS ARE BASED ON NGVD 1929 PER PLAN REFERENCE 4.
5. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVE A ZONE DESIGNATION OF C BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOR INSURANCE RATE MAP NO. 0013 B, WITH A DATE OF IDENTIFICATION OF JULY 17, 1986, FOR COMMUNITY NUMBER 230051, IN CUMBERLAND COUNTY, STATE OF MAINE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
IRON PIPE/ROD FOUND		
UTILITY POLE		
SITE LIGHT FIXTURE		
STREET LIGHT FIXTURE		
BUILDING LIGHT FIXTURE		
MANHOLE		
VALVE	WV GV	
CATCH BASIN	C.B.	
FIRE HYDRANT		
CURBING		
VERTICAL FACE GRANITE CURB		
CAPE COD ASPHALT CURB		
CHAINLINK FENCE		
SIGN		
ELECTRIC METER		

ISSUED FOR PERMITTING 11/11/2005

Prepared For:
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MULTI-TENANT OFFICE BUILDING

63 Marginal Way Portland, Maine

Date: JUNE 30, 2005

Revisions:
AUG. 3, 2005: ENGINEER REVIEW COMMENTS
AUG. 9, 2005
AUG. 30, 2005: STAFF REVIEW COMMENTS
SEPT. 28, 2005: STAFF REVIEW COMMENTS
OCT. 6, 2005: STAFF REVIEW COMMENTS
NOV. 1, 2005: CONDITIONS OF APPROVAL

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Title: LAYOUT AND LIGHTING PLAN

Scale: 1"=20'
0 10 20 40

North:

Sheet No.: 2