

LEGEND

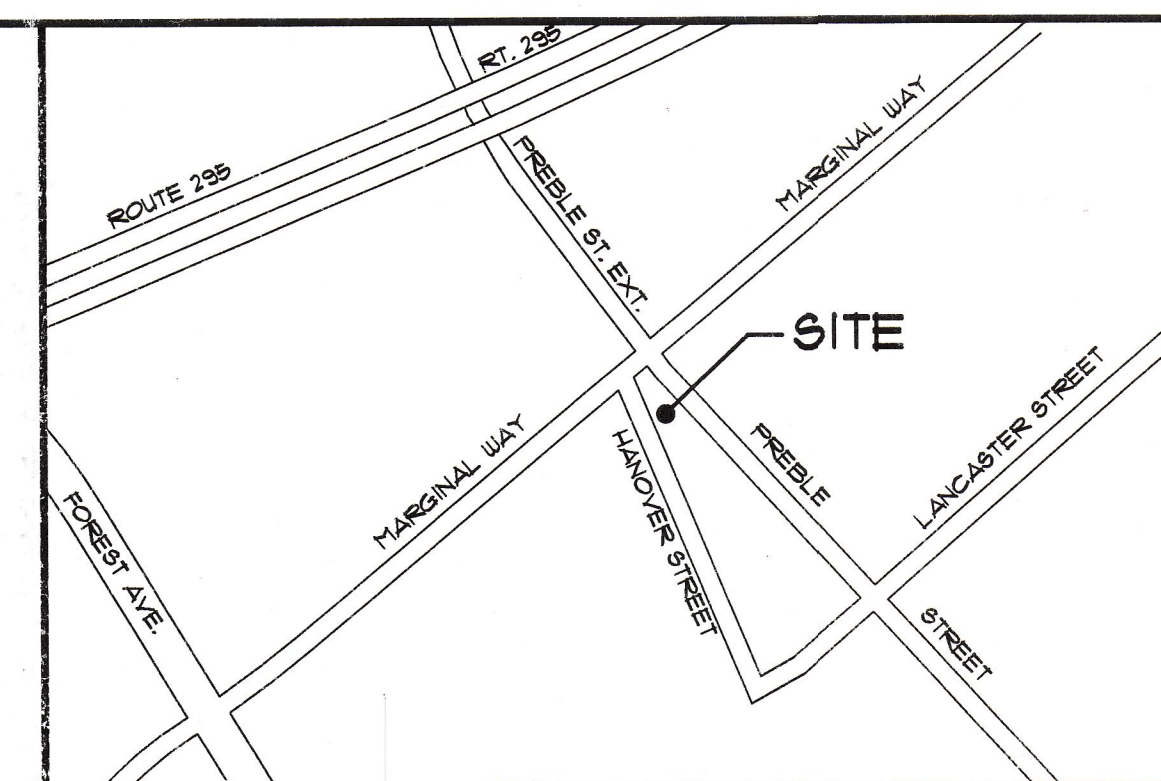
EXISTING	DESCRIPTION	PROPOSED
	PROPERTY ROW	
	SETBACK	
	EASEMENT	
	IRON PIPE/ROD	
	MONUMENT	
	CURVE/LINE NO.	
	BUILDING	
	EDGE PAVEMENT	
	CURBLINE	
	SIGN	
	CONTOURS	
	GAS	
	WATER	
	SEWER	
	STORM DRAIN	
	OVERHEAD	
	ELEC. & TEL.	
	UNDERGROUND	
	ELEC. & TEL.	
	GATE VALVE	
	LIGHT POLE	
	UTILITY POLE	
	HYDRANT	
	CATCH BASIN	
	MANHOLE	
	SPOT GRADE	
	DECIDUOUS TREE	

FASEMENT LINE DATA

LINE	BEARING	LENGTH
EL1	S62°55'28"W	7.41'
EL2	S45°12'49"E	83.34'

SHEET INDEX

SHT. NO.	SHEET NAME
1	SITE PLAN
2	GRADING AND UTILITY PLAN
3	LANDSCAPE AND LIGHTING PLAN
4	PHOTOMETRIC PLAN
5	DETAILS



LOCATION MAP

GENERAL NOTES:

1. THE RECORD OWNER OF THE PROPERTY IS UNIQUE PROPERTIES, LLC BY DEED DATED DECEMBER 21, 2000 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 19917 PAGE 34.

2. THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 34, BLOCK K, DEPICTED AS LOT 1 AND IS LOCATED IN THE B-5 URBAN COMMERCIAL MIXED USE ZONE.

3. SPACE AND BULK CRITERIA: (B-5 URBAN COMMERCIAL MIXED USE ZONE.

ITEM:	ORDINANCE:
MIN. LOT SIZE:	NONE
MIN. STREET FRONTAGE:	NONE
MIN. FRONT YARD:	NONE
MIN. SIDE YARD:	NONE
MIN. REAR YARD:	NONE
MAX. BUILDING HEIGHT:	65 FT
MAX. LOT COVERAGE:	100%

4. TOTAL AREA OF THE PARCEL IS 21,086 SF. (0.48 ACRES).

5. PLAN REFERENCES:

A. PLAN OF PROPERTY HANOVER STREET & FREEBLE STREET PORTLAND, ME. MADE FOR HARVARD REALTY CORPORATION DATED APRIL 26, 1983 BY ROBERT F. TITCOMB, INC.

B. STANDARD BOUNDARY SURVEY HANOVER STREET MARGINAL WAY, PORTLAND, MAINE MADE FOR ROSS Y. FURMAN DATED MARCH 26, 1991 BY TITCOMB ASSOCIATES

C. PLAN OF CITY LANDS AT FOOT OF HANOVER STREET TO ACCOMPANY DEED FOR CITY OF PORTLAND TO PORTLAND AND ROCHESTER RAILROAD CO. DATED JANUARY 1892. RECORDED IN PLAN BOOK 1 PAGE 44.

D. MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE AID
H/37-4WAY NO. 15 D.O.T. FILE NO. 3-271 DATED MARCH 1979.

6. BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED UPON GRID NORTH-
NAD 1983 MAINE WEST ZONE. CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED
UPON NGVD 1929 VERTICAL DATUM. HORIZONTAL AND VERTICAL CONTROL WAS
PROVIDED BY THE CITY OF PORTLAND AND ENGINEERING STAFF.

7. THIS PLAN IS BASED UPON A BOUNDARY SURVEY PERFORMED IN ACCORDANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE WITH THE EXCEPTIONS THAT NO REPORT OF SURVEY HAS BEEN PREPARED, NO NEW DEED DESCRIPTION HAS BEEN PREPARED AND THAT THE PROPOSED MONUMENTATION SHOWN HEREON HAS NOT BEEN SET AT THE ISSUANCE OF THIS PLAN.

8. THE PROJECT IS TO BE SERVICED BY PUBLIC WATER AND SEWER SYSTEMS. THE LOCATION OF EXISTING SANITARY SEWER CONNECTIONS IS UNKNOWN.

9. ALL MATERIALS AND INSTALLATIONS SHALL MEET M.D.O.T. AND/OR CITY OF PORTLAND STANDARDS AND SPECIFICATIONS.

10. APPARENT UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON THE LOCATION OF EXISTING PAINT MARKINGS TOGETHER WITH THE VISIBLE ABOVE GROUND FEATURES OF UNDERGROUND UTILITY STRUCTURES. DIGSAFE MUST BE NOTIFIED PRIOR TO ANY UNDERGROUND EXCAVATION ON THIS SITE TO CONFIRM THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR IS HEREBY CAUTIONED THAT ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.

II. ALL TRAFFIC SIGNS SHALL MEET MUTCD STANDARDS.

12. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARD OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

13. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR 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.

14. ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.

15. 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.

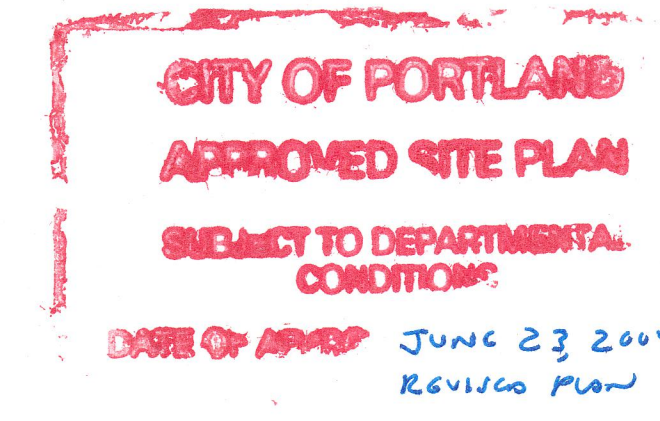
16 ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION; BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION.

17. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.

15. 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)

19. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS 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 PRECONSTRUCTION MEETING.

20. EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.



RECEIVED

JUN 11 2004

CONCLUSION

ALLIED CONSTRUCTION

SITE PLAN

HOLLYWOOD VIDEO
160 PREBLE STREET
PORTLAND, MAINE

FOR:
ALLIED COOK CONSTRUCTION
P.O. BOX 1396

PORTLAND, MAINE 04104

1

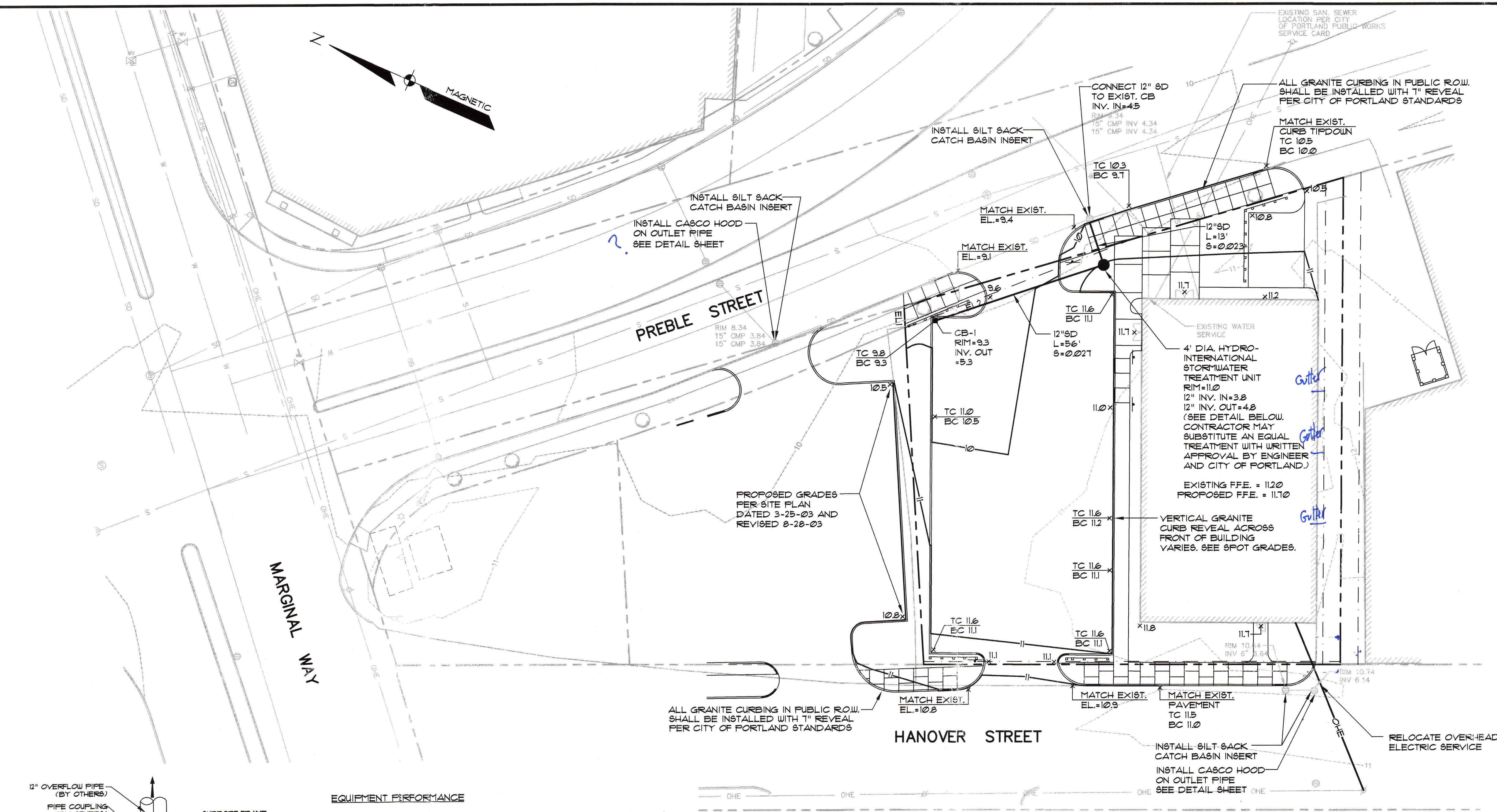
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9-

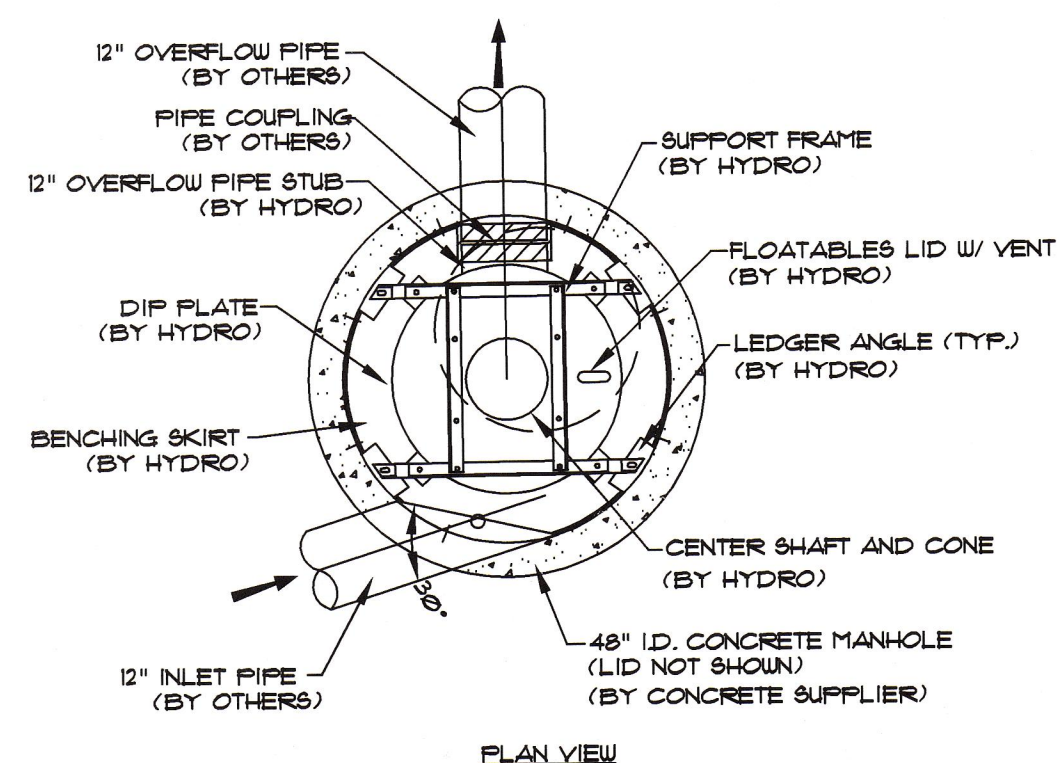
25-03

SHEET 1 OF 5

03021S



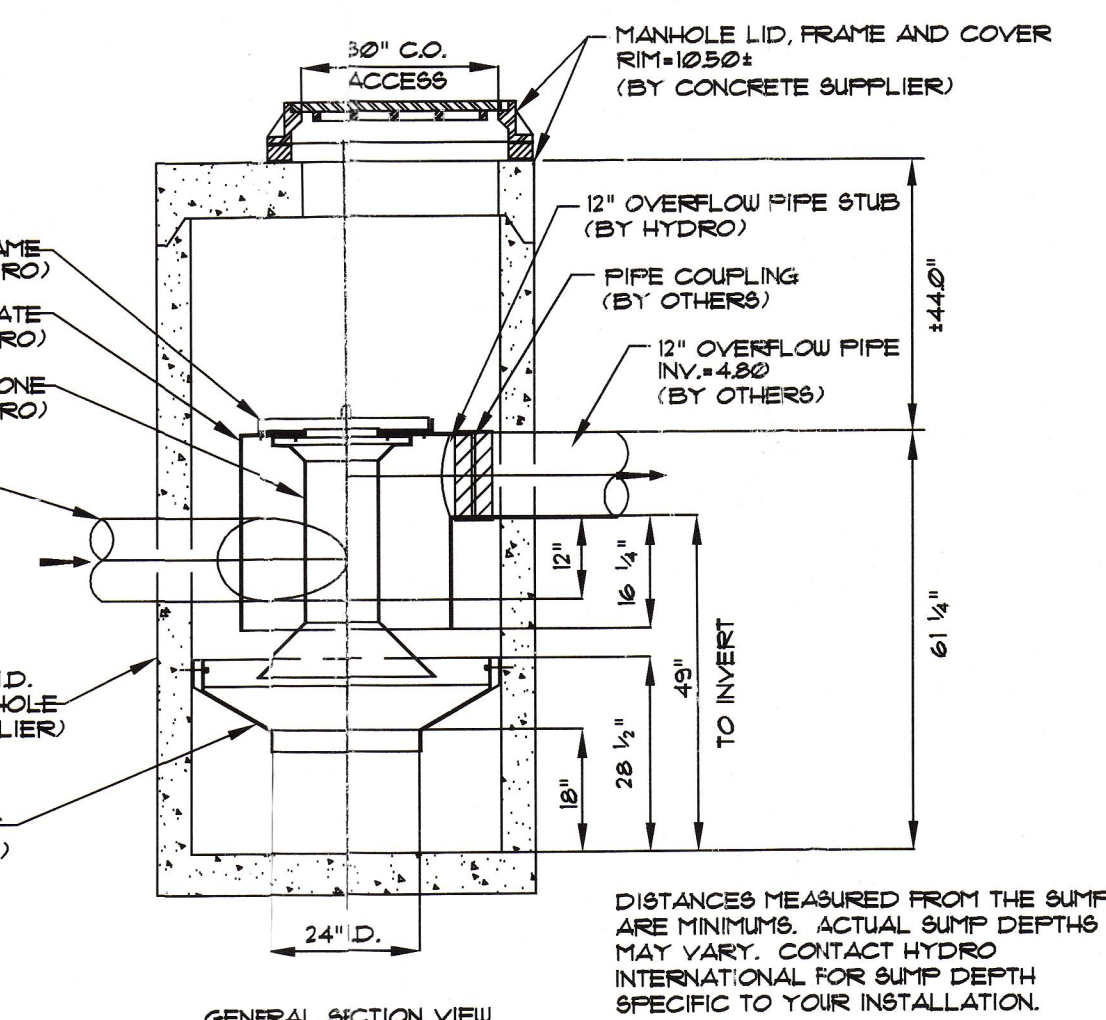
LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
○	IRON PIPE/ROD	---
□	MONUMENT	---
C1/L1	CURVE/LINE NO.	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	SIGN	---
---	CONTOURS	---
---	GAS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	OVERHEAD ELEC. 4 TEL.	---
---	UNDERGROUND ELEC. 4 TEL.	---
---	GATE VALVE	---
---	LIGHT POLE	---
---	UTILITY POLE	---
---	HYDRANT	---
---	CATCH BASIN	---
---	MANHOLE	---
---	SPOT GRADE	---
---	TOP OF CURB	---
---	BOTTOM OF CURB	---
---	DECIDUOUS TREE	---



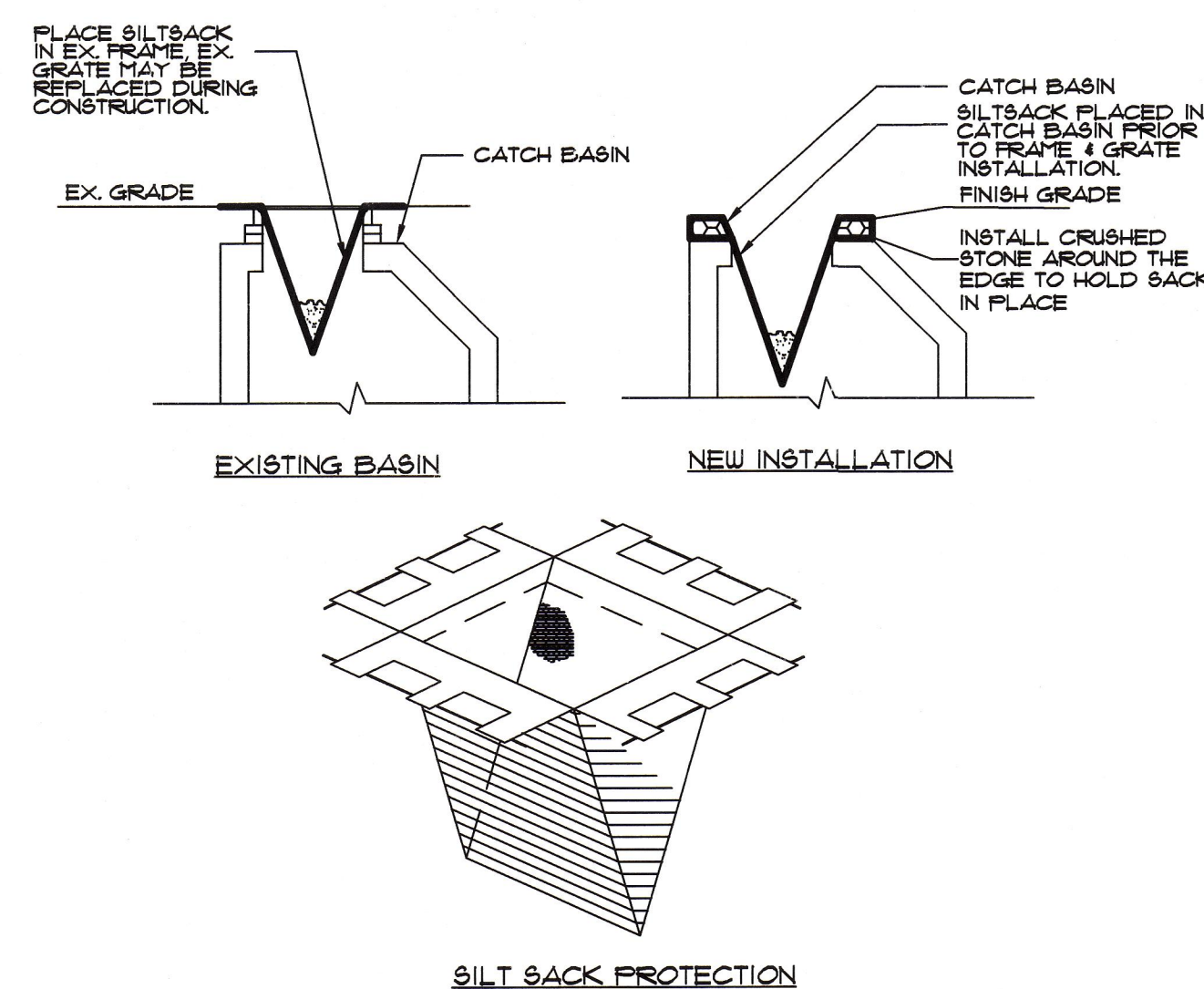
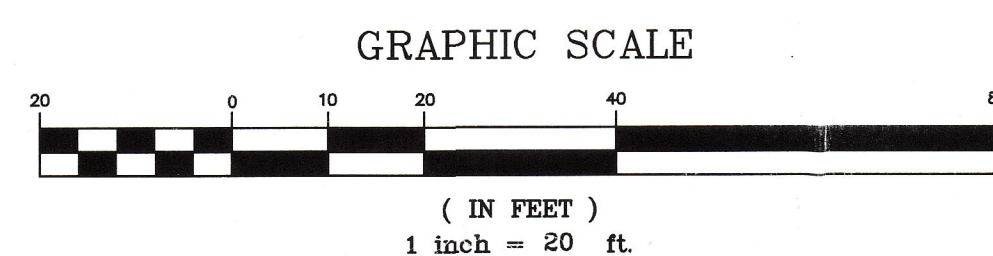
EQUIPMENT PERFORMANCE

The stormwater treatment unit shall adhere to the hydraulic parameters given in the chart below and provide the removal efficiencies and storage capacities as follows:

1. Performance objectives: To remove at least 80% of OK10 grade silica sand at the 1-yr storm event listed below per the Maine DEP Confirmation Tests.
2. 1-yr storm flow: 130 cfs
3. Peak treatment flow: 30 cfs
4. Sediment storage capacity: 10 Cu. yd.
5. Oil storage capacity: 10 Gal.
6. Sediment shall be stored in a zone that is isolated from the main flow path and protected from reentrainment by a benching skirt.

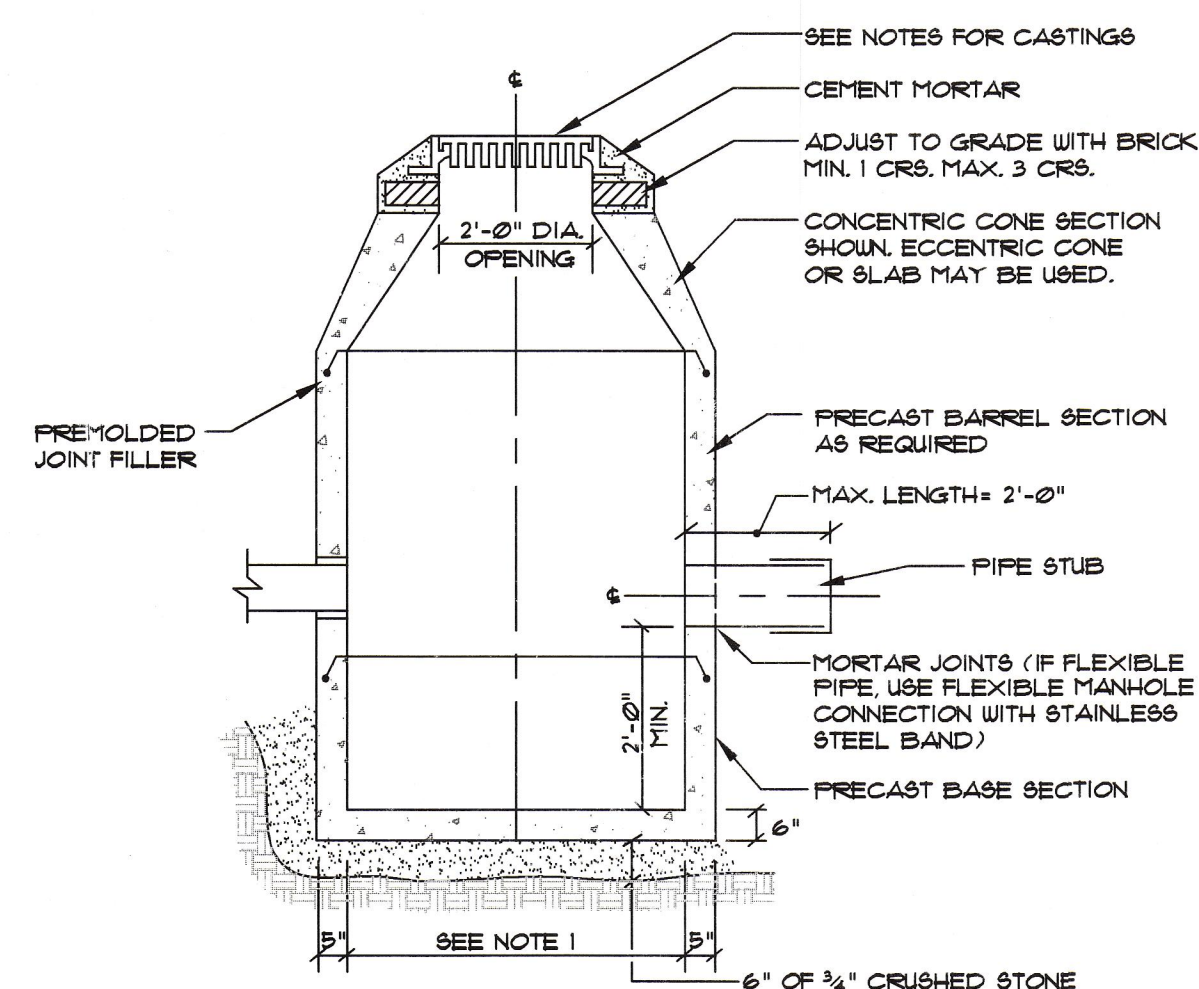


4 FT. DIA. DOWNSTREAM DEFENDER
(DESIGNED AND MANUFACTURED BY HYDRO INTERNATIONAL, PORTLAND, MAINE)
NOT TO SCALE



NOTES:
PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK OR A DANDY BAG) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURER'S INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

CATCH BASIN PROTECTION DETAIL
(FOR PAVED AREAS)
NOT TO SCALE



NOTES:
1. 4'-0" ID. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER ID. PROVIDE SHOP DRAWINGS.
2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
4. CATCH BASIN FRAME AND GRATE TO BE ETHERIDGE FOUNDRY SA248, TYPE M OR C OR APPROVED EQUAL.
5. DRAINAGE MANHOLE FRAME AND COVER TO BE ETHERIDGE FOUNDRY M2488 OR APPROVED EQUAL. COVER SHALL BE MARKED 'DRAIN'.

TYPICAL CATCH BASIN
NOT TO SCALE

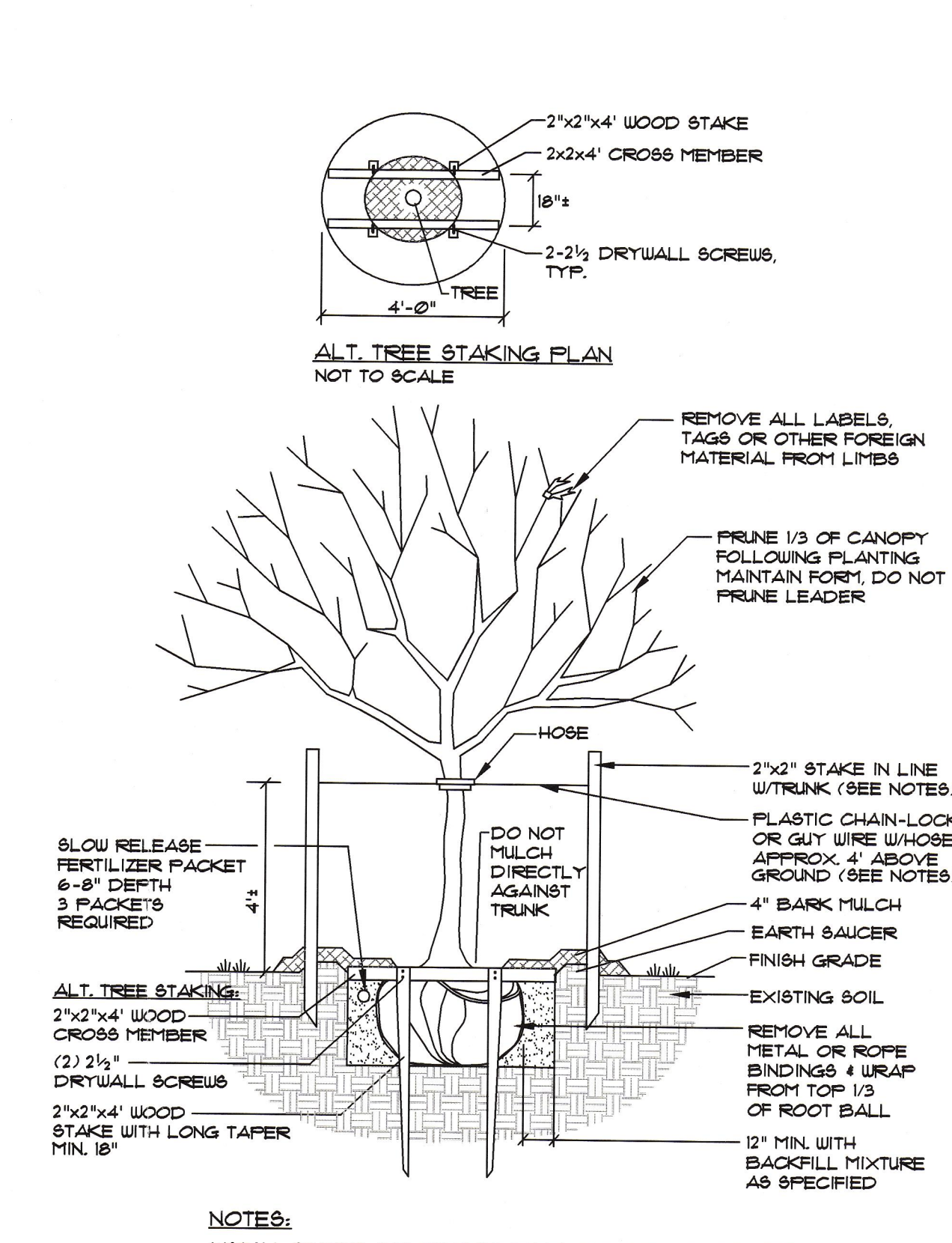
REV.		DATE	BY	STATUS
6-11-04	AMENDED SITE PLAN SUBMISSION			
1-20-04	REVISED PER CITY REVIEW COMMENTS			
12-23-03	REVISED PER CITY REVIEW COMMENTS			
10-27-03	SUBMIT TO CITY FOR MINOR SITE PLAN REVIEW			
9-29-03	SITE PLAN SUBMISSION TO CITY			
DATE:				

Sebago Technics
Engineering Expertise You Can Build On
One Chiswick Street
Westbrook, Me 04092-1339
Tel (207) 886-0277

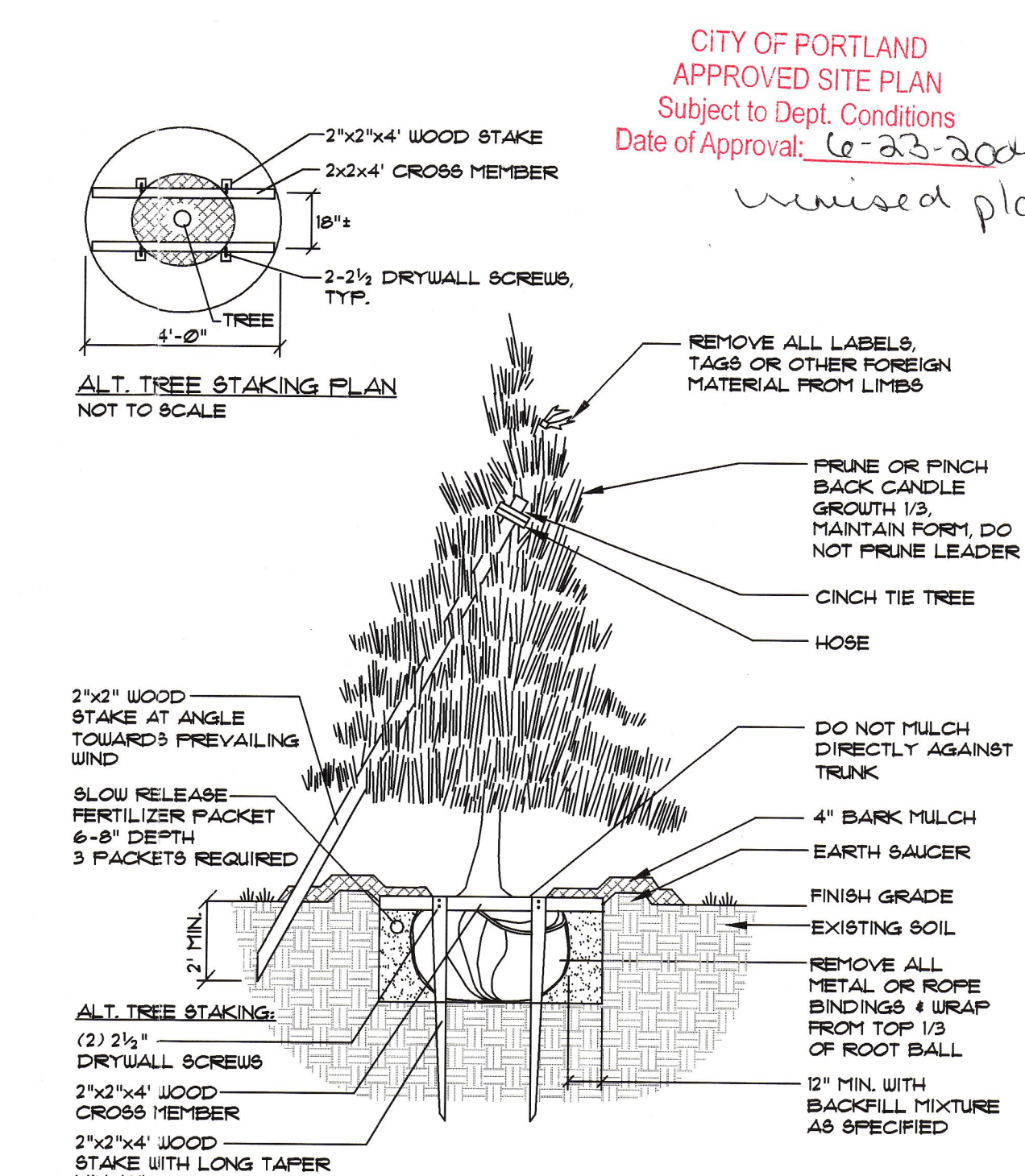
PROJECT NO. FIELD BOOK DESIGN CHKD DLR MAL
03021

GRADING AND UTILITY PLAN
OF:
HOLLYWOOD VIDEO
160 PREBLE STREET
PORTLAND, MAINE
FOR:
ALLIED COOK CONSTRUCTION
P.O. BOX 1396
PORTLAND, MAINE 04104

DATE	SCALE
9-25-03	1"=20'

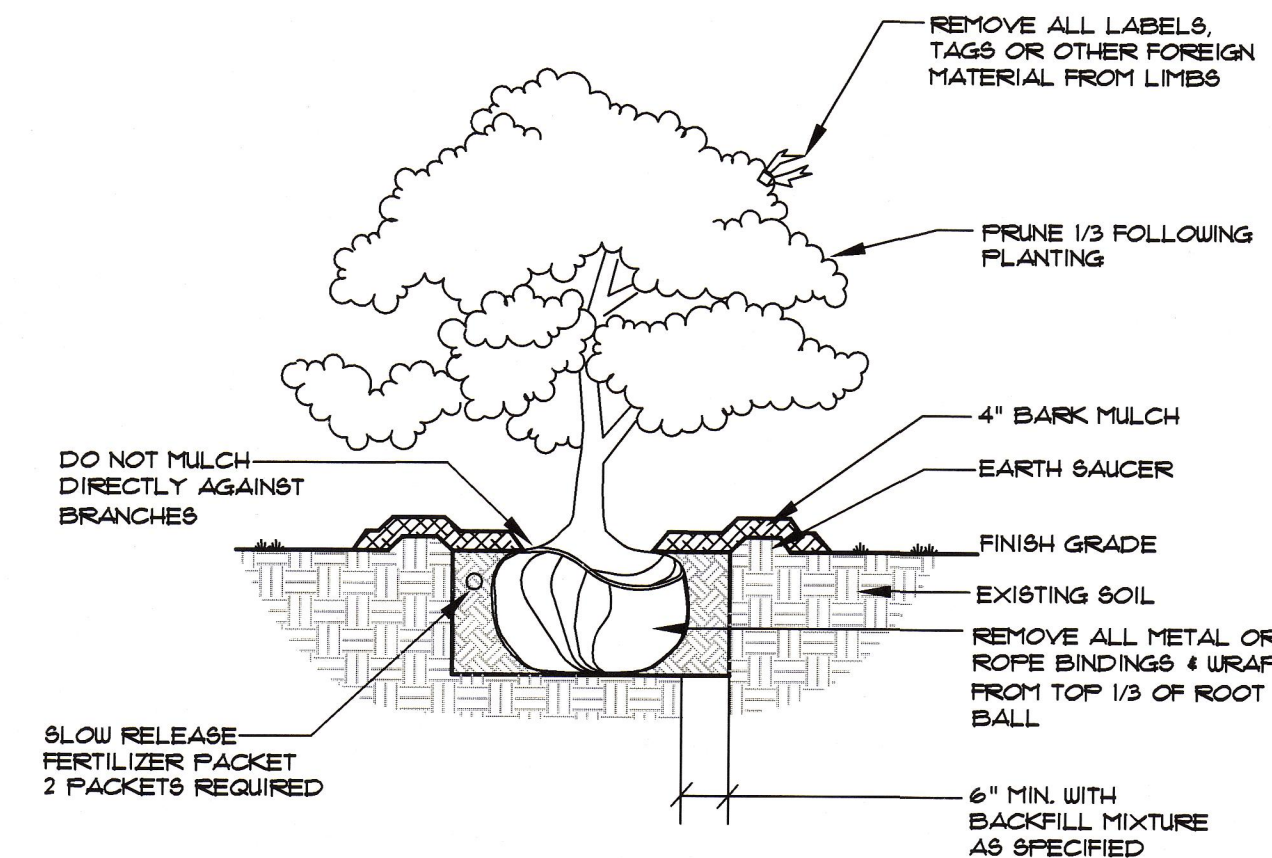



DECIDUOUS TREES 2" TO 4" CALIPER
NOT TO SCALE



DECIDUOUS TREES UNDER 2" CALIFER OR UNDER 8' IN HEIGHT

- POLE MOUNTED FIXTURE
- WALL MOUNTED FIXTURE



LANDSCAPE AND LIGHTING PLAN											
OF: HOLLYWOOD VIDEO 160 PREBLE STREET PORTLAND, MAINE	ALLIED COOK CONSTRUCTION P.O. BOX 1396 PORTLAND, MAINE 04104										
FOR:											
Sebago Technics Engineering Expertise You Can Build On One Chabot Street Westbrook, Me 04098-1339 Tel (207) 886-0277											
											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 25%;">PROJECT NO.</th> <th style="width: 25%;">FIELD BOOK</th> <th style="width: 25%;">DESIGN</th> <th style="width: 25%;">CHKD</th> <th style="width: 25%;">DRAWN</th> </tr> <tr> <td style="text-align: center;">03021</td> <td style="text-align: center;">—</td> <td style="text-align: center;">JML</td> <td style="text-align: center;">DLR</td> <td style="text-align: center;">JML</td> </tr> </table>		PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN	03021	—	JML	DLR	JML
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03021	—	JML	DLR	JML							
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DATE	SCALE										
9-25-03	1"=20'										
SHEET 3 OF 5											