

1st
(2nd PB workshop)

PLAN 1

COMMERCIAL AND MAPLE STREET MIXED USE DEVELOPMENT

321 COMMERCIAL STREET
PORTLAND, MAINE

PREPARED BY:



CONSTRUCTION CORPORATION

11 CORPORATE DRIVE, BELMONT NH 03220
PHONE (603) 527-9090 FAX (603) 527-9191

OCTOBER 22, 2012

OWNER/APPLICANT:

J B BROWN & SONS
P.O. BOX 207
PORTLAND, ME 04112

AGENT:

OPECHEE CONSTRUCTION CORPORATION
11 CORPORATE DRIVE
BELMONT, NH 03220

SHEET INDEX:

LAST REVISED

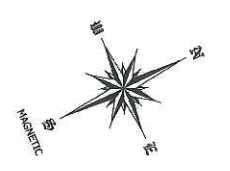
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J. B. BROWN & SONS
P.O. BOX 207
PORTLAND, MAINE 04112

YORK STREET

CANNERY BUILDING

PLAN 2



(1st + 2nd PBW)

J. B. BROWN & SONS
P.O. BOX 207
PORTLAND, MAINE 04112
PORTLAND ASSESSORS PLAN 40, BLOCK F LOT 11
BOOK 11524 PAGE 19
14-28 YORK STREET
32-36 CENTER STREET

LEGEND

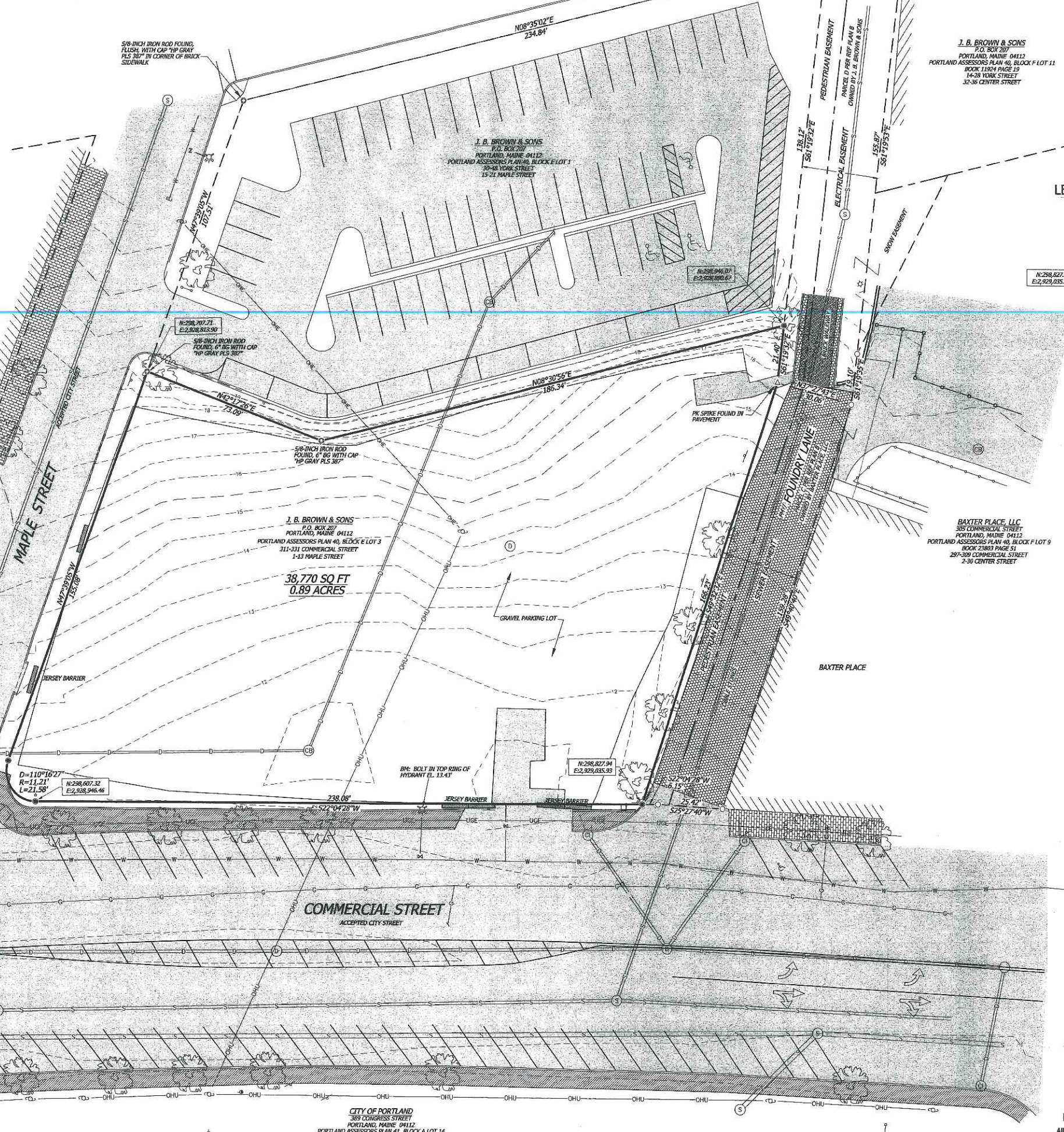
- — IRON ROD OR PIPE FOUND, DIMENSIONS LABELED ON PLAN
- △ — SPIKE FOUND
- — CORNER, NOTHING FOUND OR SET
- — 5/8-INCH ROD WITH IDENTIFICATION CAP (TO BE SET)
- GRID COORDINATE, MAINE WEST ZONE, NAD 83, US SURVEY FEET

2. REFERENCE DEEDS:
- JOSEPH A. SYMONDS, JOHN MARSHALL BROWN & PHILIP G. BROWN TO J. B. BROWN & SONS DATED MAY 16, 1904 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 749 PAGE 43.
 - POULTRY PROCESSING, INC. TO J. B. BROWN & SONS DATED MAY 2, 1978 AND RECORDED IN CORD BOOK 4208 PAGE 56.
 - POULTRY PROCESSING, INC. TO J. B. BROWN & SONS DATED MAY 2, 1978 AND RECORDED IN CORD BOOK 4486 PAGE 50.
3. REFERENCE PLANS:
- "ALIGNMENT & GRADING - PARKING LOT 311-331 COMMERCIAL STREET PORTLAND MAINE J. B. BROWN & SONS" DATED APRIL 29, 1998 AND SURVEYED BY HERBERT P. GRAY.
 - "LAND OF BAXTER PLACE ASSOCIATES AND DISPOSITION OF FOUNDRY LANE" DATED MAY 16, 1995, SURVEYED BY HERBERT P. GRAY AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 195 PAGE 127.
 - "PLAN OF LAND IN PORTLAND, MAINE FOR J. B. BROWN & SONS" DATED MARCH 27, 1978, SURVEYED BY OWEN & HASKELL, INC. AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 119 PAGE 40.
 - "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PORTLAND, CUMBERLAND COUNTY FEDERAL AID PROJECT NO. M-0685(4) DATED JUNE, 1991 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 193 PAGE 341.
- PARCEL IS DEPICTED AS CITY OF PORTLAND PLAN 40, BLOCK E PARCEL 3.
 - BEARINGS SHOWN HEREON REFER TO GRID NORTH AND ARE BASED ON THE MAINE STATE COORDINATE SYSTEM, WEST ZONE.
 - THIS PLAN IS BASED ON A TOTAL STATION SURVEY COMPLETED ON SEPTEMBER 18, 2012 WITH A RAW PRECISION OF 1:60,300.
 - BASIS OF BEARINGS WAS DETERMINED WITH STATIC GPS OBSERVATIONS. HORIZONTAL DATUM IS STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, NAD 83.
 - ELEVATIONS REFER TO NGVD 1929 AND ARE REFERENCED TO A GRANITE "M" MONUMENT LOCATED ON THE NORTHERLY SIDELINE OF COMMERCIAL STREET, 31.4 FEET WESTERLY OF THE WESTERLY SIDELINE OF PARK STREET WITH AN ELEVATION OF 14.74'.
 - PREMISES ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM COMMUNITY PANEL NUMBER 230051 0013 B DATED JULY 17, 1986.



RUFUS DEERING COMPANY
383 COMMERCIAL STREET
PORTLAND, MAINE 04112
PORTLAND ASSESSORS PLAN 42, BLOCK A LOT 7

MILLIKEN SMITH BLOCK, LLC
383 COMMERCIAL STREET
PORTLAND, MAINE 04112
PORTLAND ASSESSORS PLAN 42, BLOCK A LOT 1



J. B. BROWN & SONS
P.O. BOX 207
PORTLAND, MAINE 04112
PORTLAND ASSESSORS PLAN 40, BLOCK E LOT 3
311-331 COMMERCIAL STREET
1-13 MAPLE STREET
38,770 SQ FT
0.89 ACRES

BAXTER PLACE, LLC
305 COMMERCIAL STREET
PORTLAND, MAINE 04112
PORTLAND ASSESSORS PLAN 40, BLOCK F LOT 9
BOOK 23603 PAGE 51
297-300 COMMERCIAL STREET
2-30 CENTER STREET

CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS WITH THE MAINE BOARD OF LAND SURVEYORS RULES, CHAPTER 90: STANDARDS OF PRACTICE.

Andrew J. Nadeau
ANDREW J. NADEAU, PLS 2326

horizons
Engineering Inc.

34 School Street
Littleton, NH 03561
Phone 603.444.4111 - Fax 603.444.1343

STANDARD BOUNDARY SURVEY OF LAND OF
J. B. BROWN & SONS
P.O. BOX 207
PORTLAND, MAINE 04112
LOCATED ON
COMMERCIAL STREET &
MAPLE STREET - PORTLAND, MAINE
MADE FOR
OPECHEE CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT, NH 03220

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

STATE OF MAINE
ANDREW J. NADEAU
PLS 2326
LAND SURVEYOR

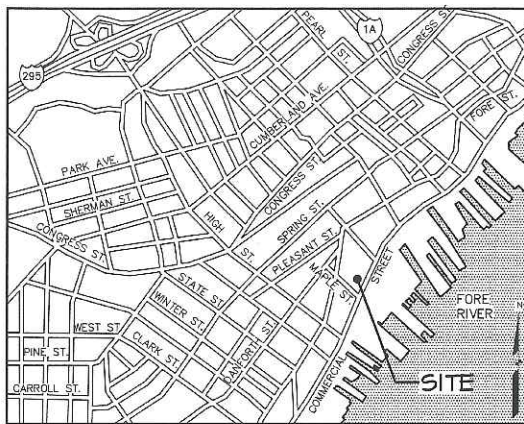
DATE: 10-22-2012
PROJECT #: 12204
SURV'D BY: ANDREW J. NADEAU
DRAWN BY: AJN/ODN
CHECK'D BY: AJN
ARCHIVE #: H - 5039

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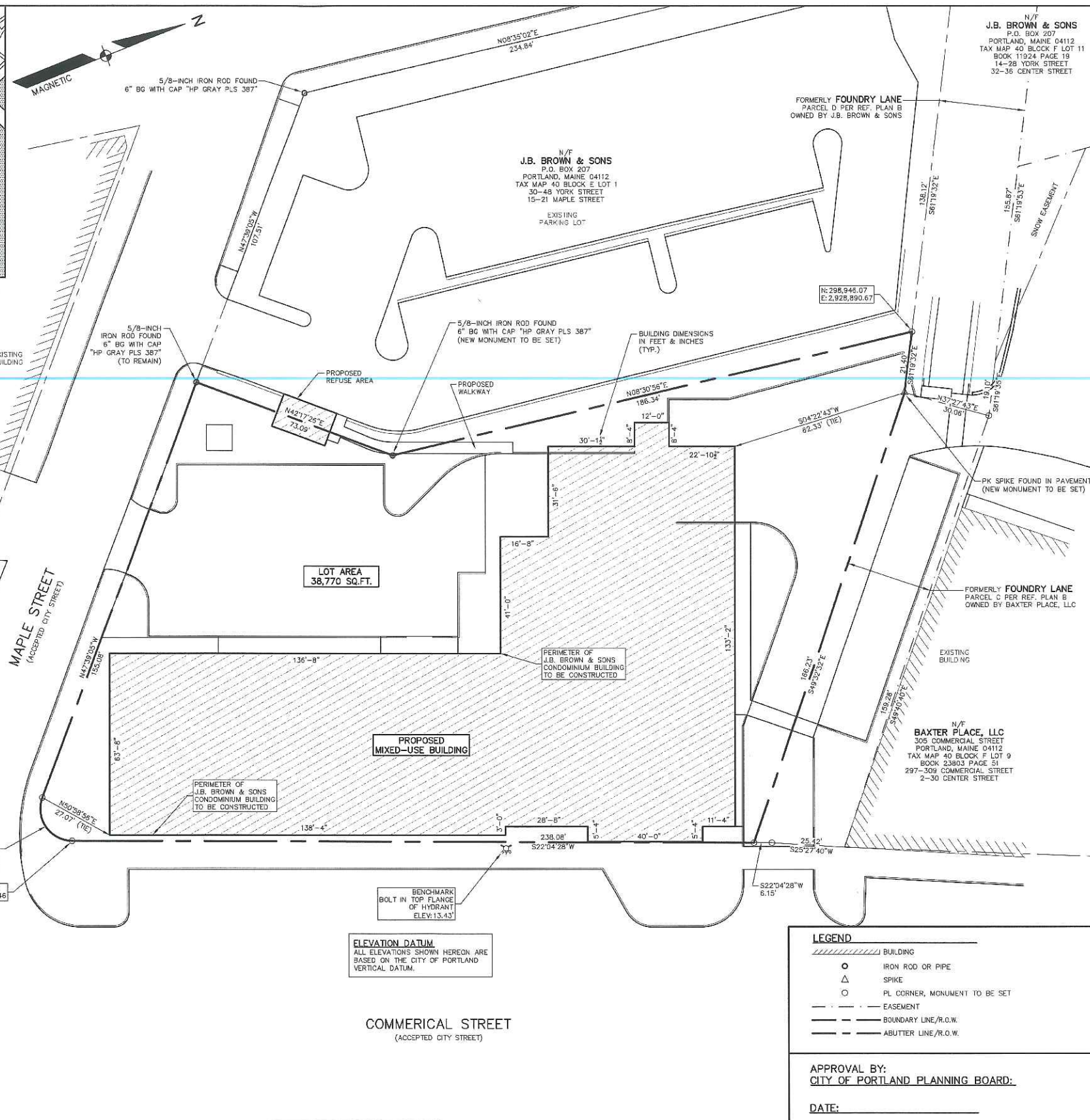
2012-22-10

SHEET 1

CITY OF PORTLAND
389 CONGRESS STREET
PORTLAND, MAINE 04112
PORTLAND ASSESSORS PLAN 41, BLOCK A LOT 14



LOCATION MAP



- GENERAL NOTES:**
- THIS IS THE SUBDIVISION PLAN FOR THE CREATION OF 14 DWELLING UNITS IN A NEW MIXED-USE BUILDING TO BE CONSTRUCTED ON THE SUBJECT PROPERTY. THE APPROVAL OF THIS PLAN DOES NOT CREATE ANY SUBDIVISION OF THE LAND ON THE SUBJECT PROPERTY.
 - THE RECORD OWNER OF THE SUBJECT PROPERTY IS THE APPLICANT, J.B. BROWN & SONS, DEEDS GRANTING THE SUBJECT PROPERTY TO THE APPLICANT ARE THE FOLLOWING: A DEED FROM JOSEPH A. SYMONDS, JOHN MARSHALL BROWN AND PHILIP G. BROWN TO J. B. BROWN & SONS DATED MAY 16, 1904 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 749, PAGE 43; A DEED FROM POULTRY PROCESSING, INC. DATED MAY 2, 1978 AND RECORDED IN SAID REGISTRY IN BOOK 4208, PAGE 56, AND A DEED FROM POULTRY PROCESSING, INC., DATED AUGUST 29, 1979 AND RECORDED IN SAID REGISTRY IN BOOK 4486, PAGE 50.
 - SUBJECT PROPERTY IS LOT 3 OF BLOCK E ON THE CITY OF PORTLAND TAX MAP 40.
 - TOTAL LAND AREA OF SUBJECT PROPERTY IS APPROXIMATELY 38,770 SQ. FT.
 - LAND BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON-THE-GROUND SURVEY TITLED "STANDARD BOUNDARY SURVEY OF LAND OF J. B. BROWN & SONS" BY HORIZONS ENGINEERING, INC. DATED OCTOBER 22, 2012.
 - ZONING DISTRICT: SUBJECT PROPERTY IS LOCATED IN THE B-5b URBAN COMMERCIAL MIXED USE DISTRICT. SPACE AND BULK CRITERIA FOR THE B-5b URBAN COMMERCIAL MIXED USE DISTRICT ARE AS FOLLOWS:
 - (a) MIN. LOT SIZE: NONE
 - (b) MIN. STREET FRONTAGE: NONE
 - (c) MAX FRONT YARD SETBACK: 10'
 - (d) MIN. YARD DIMENSIONS: NONE
 - (e) MIN. LOT WIDTH: NONE
 - (f) MAX. LOT COVERAGE: 100%
 - (g) MAX. HEIGHT OF BUILDING: 65'
 - APPLICANT INTENDS TO DEVELOP SUBJECT PROPERTY AS MIXED USE BUILDING CONSISTING OF 14 RESIDENTIAL UNITS THAT ARE SUBJECT TO SUBDIVISION REGULATION, PLUS A HOTEL AND A RESTAURANT.
 - THE SIGNATURES OF THE CITY OF PORTLAND PLANNING BOARD ON THIS SUBDIVISION PLAN CONSTITUTE SUBDIVISION APPROVAL FOR THE CREATION OF 14 RESIDENTIAL UNITS. THE NON-RESIDENTIAL UNITS ARE NOT SUBJECT TO SUBDIVISION REGULATION.
 - A "SUBDIVISION" IS DEFINED AS THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD, WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE AND AS FURTHER DEFINED IN 30-A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSES OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTI-FAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS.
 - CONSTRUCTION:
 - (a) METHODS AND MATERIALS USED IN CONSTRUCTION OF IMPROVEMENTS WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO CURRENT CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.
 - (b) ALL CURBING SHALL BE DESIGNED AND BUILT WITH TIP-DOWNS AT ALL DRIVEWAYS AND CROSSWALKS. IN ACCORDANCE WITH CITY OF PORTLAND PUBLIC SERVICES DIVISION TECHNICAL STANDARDS AND GUIDELINES, FINAL AS-BUILT LOCATIONS OF CURBING AND TIP DOWNS SHALL BE COORDINATED WITH PUBLIC SERVICES DIVISION. ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS. ALL NATURAL GAS MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH UTILTY STANDARDS.
 - (c) ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003 OR LATEST EDITION. CONTRACTOR SHALL POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. APPLICANT, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
 - (d) WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION, MUST BE EMPLOYED TO REGULATE TRAFFIC.
 - (e) CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
 - (f) ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
 - (g) PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
 - (h) ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT SEWER DIVISION.
 - (i) ALL NEW CONNECTIONS, RECONNECTIONS, ETC. TO SANITARY OR STORM SEWERS SHALL REQUIRE A CONNECTION PERMIT PRIOR TO BEGINNING ANY WORK. THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO COMMENCEMENT TO ALLOW FOR INSPECTION.
 - (j) A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
 - (k) 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 ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODS OR LAWN AREAS, ACCESS, SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
 - (l) LANDSCAPING SHALL MEET THE "LANDSCAPING AND LANDSCAPE PRESERVATION STANDARDS" IN SECTION 4 OF THE CITY OF PORTLAND TECHNICAL MANUAL (ADOPTED 7/19/10 AND REVISED THROUGH 7/21/11), INCLUDING STREET TREES TO BE INSTALLED IN THE CITY RIGHT-OF-WAY AS SHOWN ON THE APPROVED LANDSCAPING PLAN (SHEET COB OF THE APPROVED SITE PLAN SET) ON FILE WITH THE PLANNING AUTHORITY. STREET TREES SHALL BE A SPECIES IDENTIFIED ON THE CITY OF PORTLAND RECOMMENDED TREE LIST, UNLESS OTHERWISE APPROVED BY THE PORTLAND CITY ARBORIST OR HIS/HER DESIGNEE.
 - (m) ALL DISTURBED AREA ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREA SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER MATERIALS AS REQUIRED BY BEST MANAGEMENT PRACTICES.
 - (n) THE CONTRACTOR OR APPLICANT IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PUBLIC SERVICES INSPECTION DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (074-8300 EXT. 8835). 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 DETAILED CONSTRUCTION SCHEDULE AT ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
 - THE SITE PLAN PROVIDES FOR SIDEWALKS LOCATED PARTIALLY IN THE CITY RIGHT-OF-WAY AND PARTIALLY ON THE SUBJECT PROPERTY. APPLICANT SHALL GRANT AN EASEMENT TO THE PUBLIC FOR PEDESTRIAN TRAVEL OVER PORTIONS OF THE SIDEWALKS LOCATED ON THE SUBJECT PROPERTY. SAID EASEMENT SHALL BE REDUCED OR TERMINATED TO THE EXTENT THAT THE CITY OF PORTLAND PLANNING AUTHORITY APPROVES THE REDUCTION OR ELIMINATION OF SUCH SIDEWALKS ON THE SUBJECT PROPERTY.
 - THE PROJECT APPROVED ON THE SUBJECT PROPERTY SHALL BE SUBJECT TO A TRAFFIC DEMAND MANAGEMENT (TDM) PLAN, WHICH MAY BE MODIFIED FROM TIME TO TIME (THE CURRENT TDM PLAN SHALL BE AVAILABLE FROM THE CITY OF PORTLAND PLANNING DEPARTMENT).
 - THE PLANNING BOARD GRANTED () WAIVERS OF APPLICABLE SUBDIVISION AND/OR LAND USE STANDARDS AS SET FORTH IN THE CERTIFICATE OF SUBDIVISION WAIVER APPROVAL RECORDED IN THE CORP AT BOOK _____ PAGE _____.
 - REFERENCE DEEDS:
 - A. JOSEPH A. SYMONDS, JOHN MARSHALL BROWN & PHILIP G. BROWN TO J. B. BROWN & SONS DATED MAY 16, 1904 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 749 PAGE 43.
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 - BASES OF BEARINGS WAS DETERMINED WITH STATIC GPS OBSERVATIONS. HORIZONTAL DATUM IS STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, NAD 83.
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 - PREMISES ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM- COMMUNITY PANEL NUMBER 230051015-B DATED JULY 17, 1996.

DATE	
REVISION	
DESCRIPTION	
	(1st + 2nd REV)

PREPARED BY:

1 CORPORATE DRIVE, BELMONT NH 03320
PH: (603) 882-9494 FAX: (603) 882-9411

SUBDIVISION PLAN

PROJECT: MIXED USE DEVELOPMENT OF LAND OWNED BY J.B. BROWN & SONS COMMERCIAL AND MAPLE STREETS PORTLAND, MAINE

RECORD OWNER: J.B. BROWN & SONS P.O. BOX 207 PORTLAND, ME 04112

DATE: 10-22-12
SCALE: 1"=20'
DRAWN BY: BJS

S01
SHEET: 1 OF 1

N/F
GULF OF MAINE PROPERTIES INC
P.O. BOX 7849
PORTLAND, MAINE 04112
TAX MAP 42 BLOCK C LOT 1

N/F
MILLIKEN SMITH BLOCK LLC
383 COMMERCIAL STREET
PORTLAND, MAINE 04101
TAX MAP 42 BLOCK A LOT 1
BOOK 22473 PAGE 307
339-383 COMMERCIAL STREET
5-15 HIGH STREET

N/F
RUFUS DEERING COMPANY
383 COMMERCIAL STREET
PORTLAND, MAINE 04101
TAX MAP 42 BLOCK A LOT 7 & 8
BOOK 14155 PAGE 13
54-62 YORK STREET
12-20 MAPLE STREET

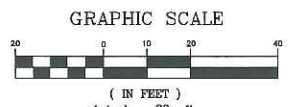
N/F
CITY OF PORTLAND
383 COMMERCIAL STREET
PORTLAND, MAINE 04101
TAX MAP 41 BLOCK A LOT 13
BOOK 6288 PAGE 400
1 PORTLAND FISH PIER

N/F
CITY OF PORTLAND
383 COMMERCIAL STREET
PORTLAND, MAINE 04101
TAX MAP 41 BLOCK A LOT 14
BOOK 6288 PAGE 400
1 PORTLAND FISH PIER

CERTIFICATION
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS WITH THE MAINE BOARD OF LAND SURVEYORS RULES, CHAPTER 9D: STANDARDS OF PRACTICE.

Andrew J. Nadeau
ANDREW J. NADEAU, PLS 2326

horizons Engineering
34 School Street
Littleton, NH 03561
Phone 603.444.4111 - Fax 603.444.1343



- LEGEND**
- BUILDING
 - IRON ROD OR PIPE
 - △ SPIKE
 - PL CORNER, MONUMENT TO BE SET
 - EASEMENT
 - BOUNDARY LINE/R.O.W.
 - ABUTTER LINE/R.O.W.

APPROVAL BY:
CITY OF PORTLAND PLANNING BOARD:

DATE: _____

ELEVATION DATUM
ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF PORTLAND VERTICAL DATUM.

COMMERCIAL STREET
(ACCEPTED CITY STREET)

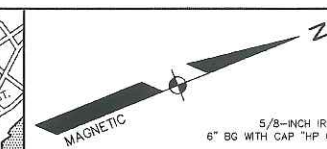
LOT AREA
38,770 SQ.FT.

PROPOSED
MIXED-USE BUILDING

MAPLE STREET
(ACCEPTED CITY STREET)

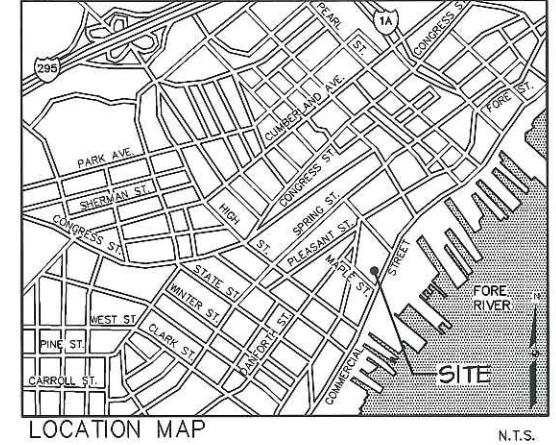
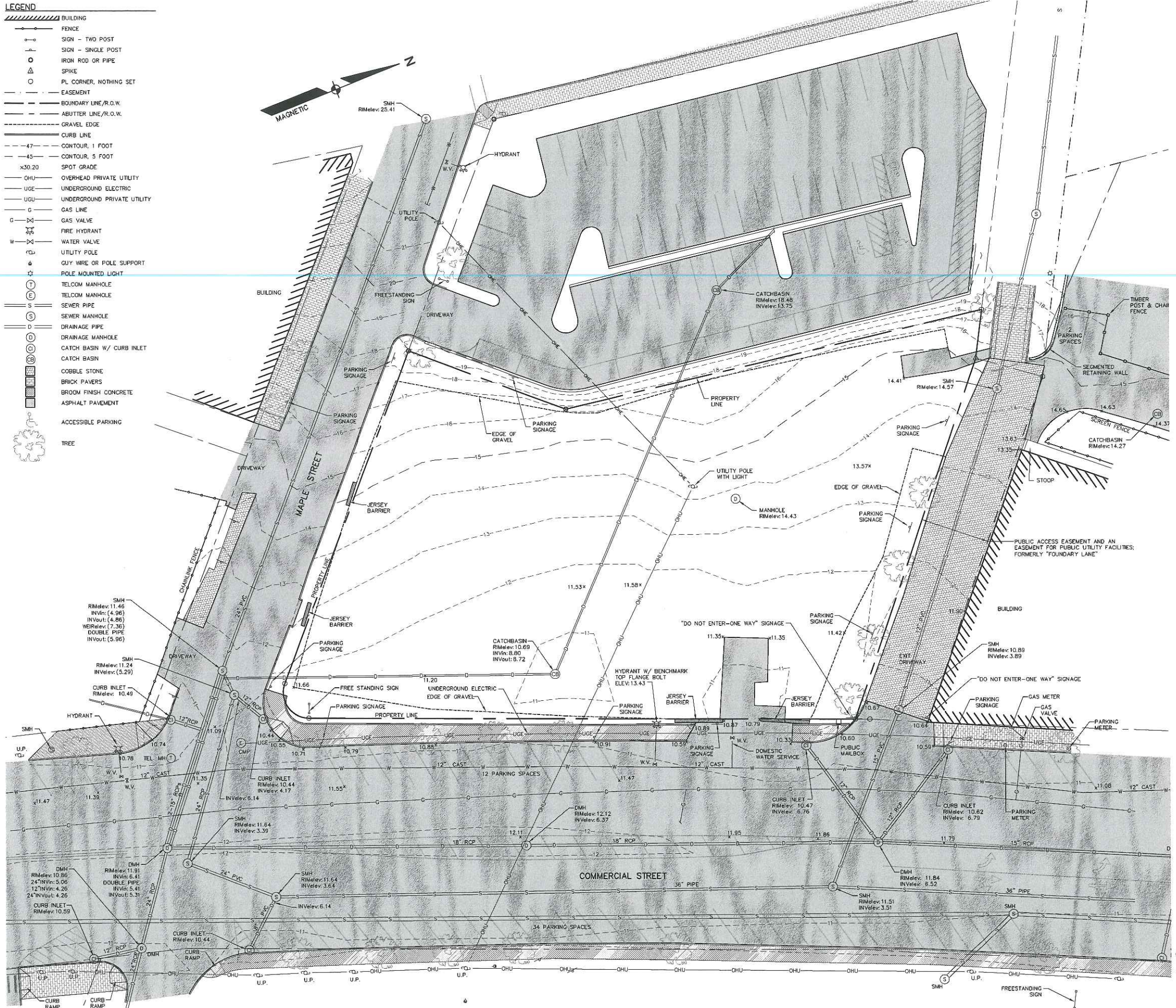
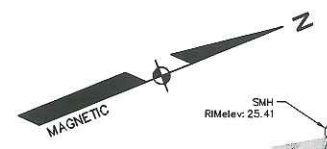
EXISTING BUILDING

N.T.S.



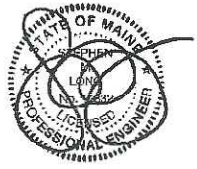
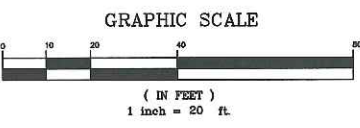
LEGEND

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[Symbol]	FENCE
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[Symbol]	TREE



GENERAL NOTES

- THE RECORD OWNER OF THE SUBJECT PROPERTY IS THE APPLICANT, J. B. BROWN & SONS, DEEDS GRANTING THE SUBJECT PROPERTY TO THE APPLICANT ARE THE FOLLOWING: A DEED FROM JOSEPH A. SYMONDS, JOHN MARSHALL BROWN AND PHILIP G. BROWN, DATED MAY 16, 1904 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 749, PAGE 43; A DEED FROM POULTRY PROCESSING, INC. DATED MAY 2, 1978 AND RECORDED IN SAID REGISTRY IN BOOK 4208, PAGE 56, AND A DEED FROM POULTRY PROCESSING, INC. DATED AUGUST 29, 1979 AND RECORDED IN SAID REGISTRY IN BOOK 4486, PAGE 50.
- THE PROPERTY IS SHOWN AS LOT 3 OF BLOCK E ON THE CITY OF PORTLAND TAX MAP 40.
- TOTAL AREA OF PARCEL IS 38,770 SQ.FT. OR 0.89 ACRES
- LAND BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON-THE-GROUND SURVEY TITLED "STANDARD BOUNDARY SURVEY OF LAND OF J. B. BROWN & SONS" BY HORIZONS ENGINEERING, INC. DATED OCTOBER 22, 2012.
- THE PROPERTY IS LOCATED WITHIN THE CITY OF PORTLAND B56 URBAN COMMERCIAL MIXED USE DISTRICT.
- REFERENCE DEEDS:
 - A. JOSEPH A. SYMONDS, JOHN MARSHALL BROWN & PHILIP G. BROWN TO J. B. BROWN & SONS DATED MAY 16, 1904 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 749 PAGE 43.
 - B. POULTRY PROCESSING, INC. TO J. B. BROWN & SONS DATED MAY 2, 1978 AND RECORDED IN CORD BOOK 4208 PAGE 56.
 - C. POULTRY PROCESSING, INC. TO J. B. BROWN & SONS DATED MAY 2, 1978, AND RECORDED IN CORD BOOK 4486 PAGE 50.
- REFERENCE PLANS:
 - A. "ALIGNMENT & GRADING - PARKING LOT 311-331 COMMERCIAL STREET PORTLAND MAINE" BY J. B. BROWN & SONS DATED APRIL 29, 1998 AND SURVEYED BY HERBERT P. GRAY.
 - B. "LAND OF BAXTER PLACE ASSOCIATES AND DISPOSITION OF FOUNDRY LANE" DATED MAY 16, 1995, SURVEYED BY HERBERT P. GRAY AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 195 PAGE 127.
 - C. "PLAN OF LAND IN PORTLAND, MAINE FOR J. B. BROWN & SONS" DATED MARCH 27, 1978, SURVEYED BY OWEN & HASKELL, INC. AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 119 PAGE 40.
 - D. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PORTLAND, CUMBERLAND COUNTY FEDERAL AID PROJECT NO. M-0685(4) DATED JUNE, 1991 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 193 PAGE 341.
- ELEVATIONS REFER TO NGVD 1929 AND ARE REFERENCED TO A GRANITE "M" MONUMENT LOCATED ON THE NORTHERLY SIDELINE OF COMMERCIAL STREET, 312 FEET WESTERLY OF THE WESTERLY SIDELINE OF PARK STREET WITH AN ELEVATION OF 14.74'.
- PREMISES ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM-COMMUNITY PANEL NUMBER 2300510013-B DATED JULY 17, 1986.



BY	(1st + 2nd PBW)
REVISION SCHEDULE	
REVISION DESCRIPTION	
DATE	

COPECHEE
CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT NH 03320
PHONE (603) 227-9098 FAX (603) 227-9191

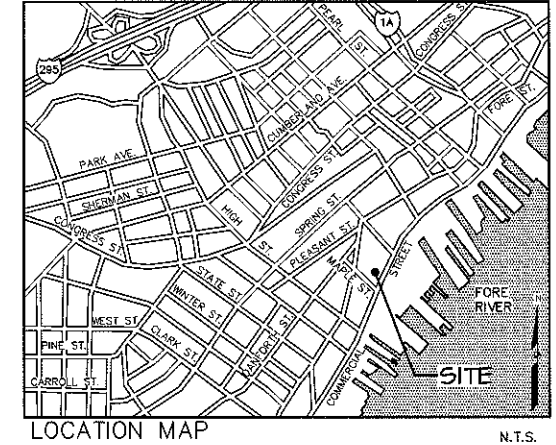
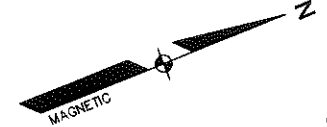
EXISTING CONDITIONS

PROJECT: **COMMERCIAL & MAPLE STREET MIXED USE DEVELOPMENT**
PORTLAND, ME

DATE: 10-22-12
SCALE: 1"=20'
DRAWN BY: BJS
CO2
SHEET: 2 OF 13

LEGEND

	BUILDING
	FENCE
	SIGN - TWO POST
	SIGN - SINGLE POST
	BOUNDARY LINE/R.O.W.
	CURB LINE
	OVERHEAD PRIVATE UTILITY
	OVERHEAD PRIVATE UTILITY
	UNDERGROUND ELECTRIC
	UNDERGROUND PRIVATE UTILITY
	GAS LINE
	GAS VALVE
	FIRE HYDRANT
	WATER VALVE
	UTILITY POLE
	GUY WIRE OR POLE SUPPORT
	POLE MOUNTED LIGHT
	TELECOM MANHOLE
	TELECOM MANHOLE
	SEWER PIPE
	SEWER MANHOLE
	DRAINAGE PIPE
	DRAINAGE MANHOLE
	CATCH BASIN W/ CURB INLET
	CATCH BASIN
	COBBLE STONE
	BRICK PAVERS
	BROOM FINISH CONCRETE
	ASPHALT PAVEMENT
	ACCESSIBLE PARKING
	TREE



REVISION SCHEDULE

NO.	DATE	DESCRIPTION

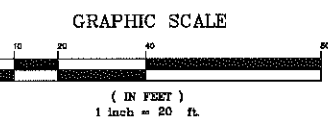
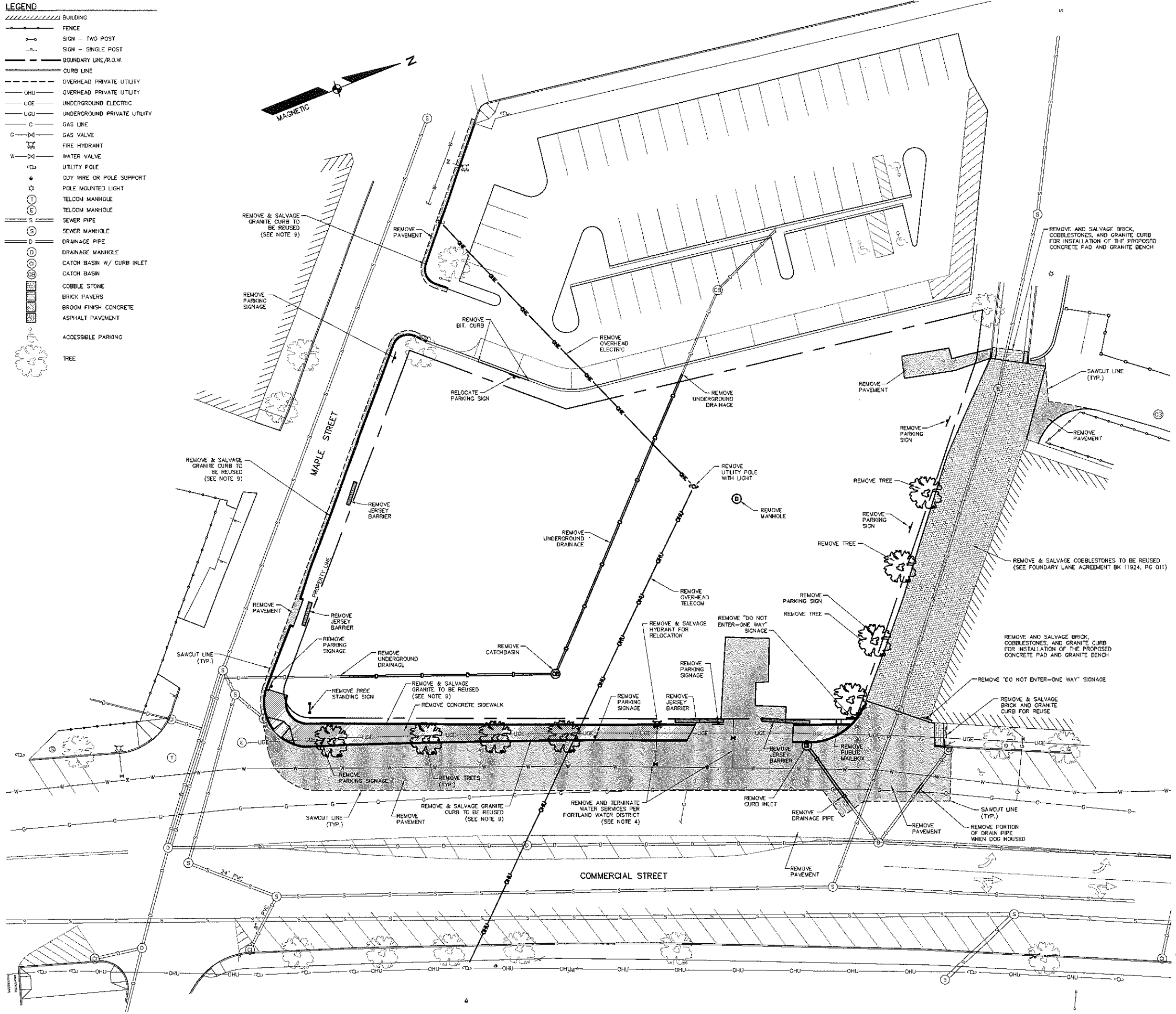
DATE: 10-22-12

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DEMOLITION PLAN

PROJECT: **COMMERCIAL & MAPLE STREET MIXED USE DEVELOPMENT**
 PORTLAND, ME

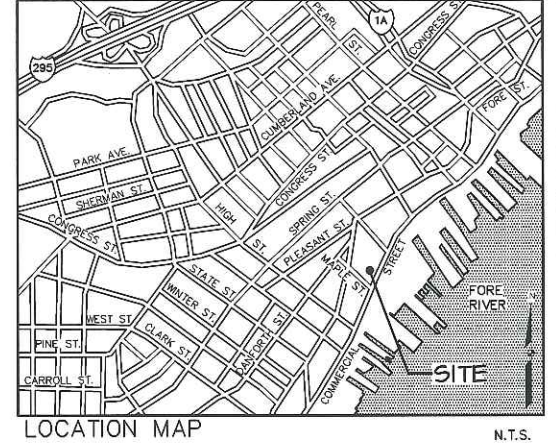
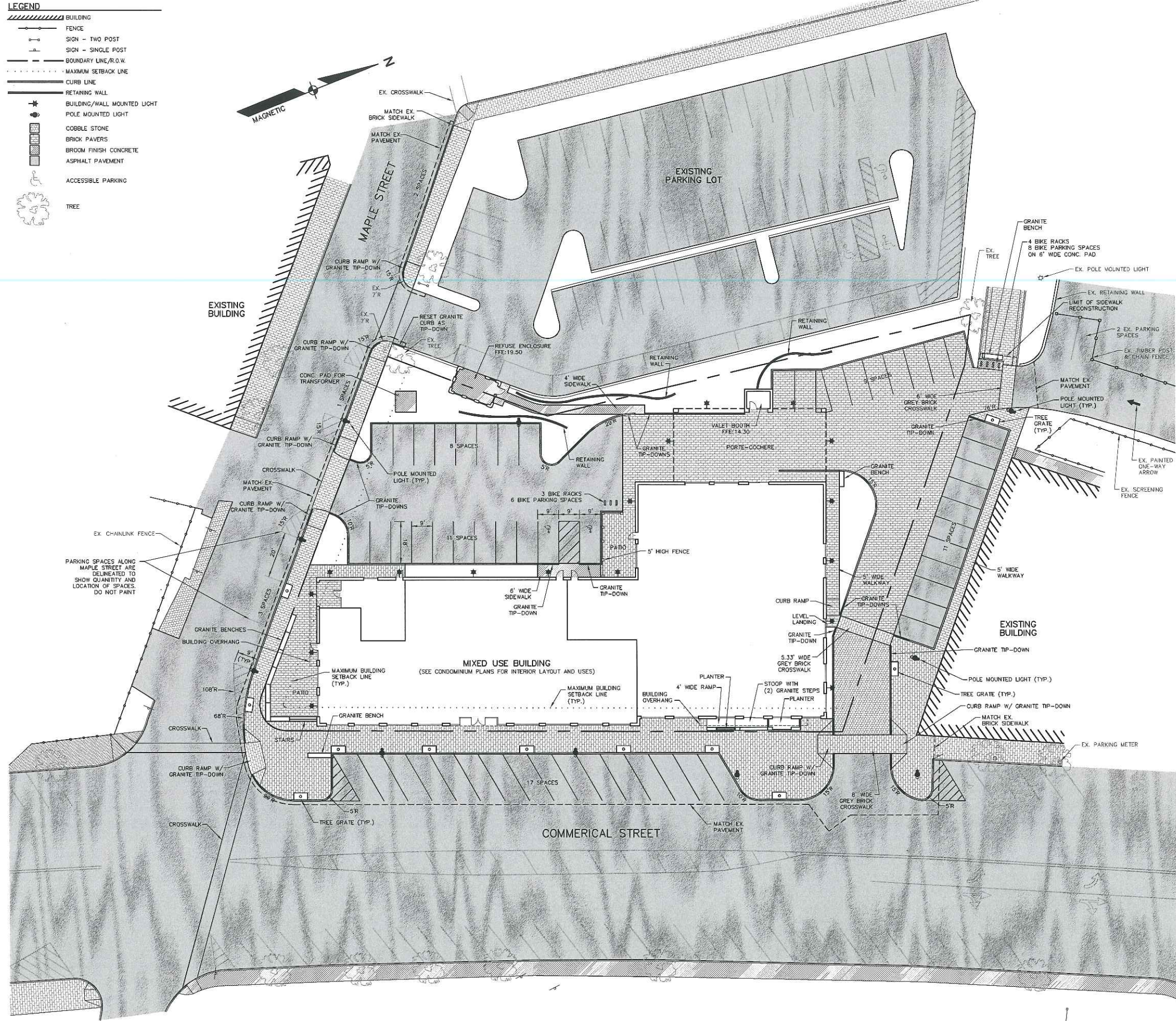
DATE:	10-22-12
SCALE:	1"=20'
DRAWN BY:	BJS
C03	
SHEET:	3 OF 13



- GENERAL NOTES**
- THE SITE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA.
 - THE SITE SUBCONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, LICENSES, INSPECTIONS AND CERTIFICATES.
 - ALL DEMOLITION MATERIALS SHALL BE DISPOSED OF BY APPROVED LEGAL MEANS.
 - EXISTING UTILITIES SHALL BE REMOVED WITHIN THE LIMITS OF WORK REQUIRED FOR NEW CONSTRUCTION. TERMINATED UTILITIES LOCATED OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE DISCONNECTED, SEALED, REMOVED OR ABANDONED IN PLACE AS INDICATED ON THE PLANS AND IN ACCORDANCE WITH THE APPLICABLE STANDARDS, NOTIFICATION REQUIREMENTS AND DOCUMENTATION REQUIREMENTS OF THE AUTHORITY WITH OWNERSHIP OF AND/OR JURISDICTION OVER THOSE UTILITIES.
 - THE SITE SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SITE AND UTILITY DEMOLITION WITH ANY PROJECT PHASING AND LOGISTIC PLANS.
 - OVERHEAD ELECTRIC AND TELECOMMUNICATIONS CABLES AND UTILITY POLES AND APPURTENANCES ARE TO BE REMOVED/RELOCATED BY THE UTILITY COMPANIES OWNING SUCH FACILITIES. THE GENERAL CONTRACTOR IS TO COORDINATE SCHEDULE WITH UTILITY COMPANY AND OWNER.
 - REFER TO THE SITE PLAN, AND THE GRADING AND UTILITY PLAN FOR LIMITS OF NEW CONSTRUCTION WORK.
 - REMOVAL AND ABANDONMENT OF SANITARY SEWERS AND STORM DRAINS:
 - PRIOR TO REMOVING OR ABANDONING ANY STORMWATER OR SANITARY SEWER LATERAL OR MAIN, THE CONTRACTOR SHALL OBTAIN A SEAL DRAIN PERMIT FROM THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE TO THE SEWER MAINTENANCE DIVISION STATING THE DATE AND TIME THE CONTRACTOR INTENDS TO COMPLETE THE WORK.
 - ALL SANITARY AND STORM DRAIN MANHOLES INDICATED TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY.
 - STORM DRAINS AND SANITARY SEWER INDICATED TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. THE EXISTING SEWER/DRAIN LATERALS TO BE REMOVED SHALL BE PLUGGED AT THE MAIN OR AT THE CONNECTING STRUCTURE TO REMAIN IN ACCORDANCE WITH CITY OF PORTLAND PUBLIC SERVICES STANDARDS.
 - GRANITE CURBING REMOVED FROM THE PUBLIC RIGHT OF WAY SHALL BE SALVAGED, CLEANED AND STACKED ON SITE, AS DIRECTED BY THE GENERAL CONTRACTOR, FOR RE-INSTALLATION.
 - ANY GRANITE CURBING REMOVED FROM THE PUBLIC RIGHT OF WAY THAT IS SALVAGED AND NOT REINSTALLED SHALL REMAIN THE PROPERTY OF THE CITY OF PORTLAND. THE SITE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL WITHOUT DAMAGE, CLEANING AND STACKING IN A CITY DESIGNATED LOCATION. ALL STRAIGHT, CURVED, TERMINAL, AND CORNER SECTIONS OF CURBING SHALL BE SALVAGED. EACH SECTION OF STRAIGHT CURBING SHALL HAVE ITS OVERALL LENGTH PAINTED LEGIBLY ON ONE END. EACH SECTION OF CURVED CURBING SHALL HAVE ITS OVERALL ARC LENGTH AND RADIUS PAINTED LEGIBLY ON ONE END.

LEGEND

- BUILDING
- FENCE
- SIGN - TWO POST
- SIGN - SINGLE POST
- BOUNDARY LINE/R.O.W.
- MAXIMUM SETBACK LINE
- CURB LINE
- RETAINING WALL
- BUILDING/WALL MOUNTED LIGHT
- POLE MOUNTED LIGHT
- COBBLE STONE
- BRICK PAVERS
- BROOM FINISH CONCRETE
- ASPHALT PAVEMENT
- ACCESSIBLE PARKING
- TREE



GENERAL NOTES:

1. SNOW MAY BE STORED ON ANY OF THE GRASSED OR LANDSCAPED AREA ON THE PROJECT SITE. WHEN NECESSARY, SNOW SHALL BE REMOVED FROM THE SITE AND TRANSPORTED TO A PROPER LOCATION IF ACCUMULATED SNOW IMPAIRS ANY ENTRANCE/EXIT, PEDESTRIAN CIRCULATION, OR OTHERWISE PRESENTS A HAZARD.
2. STORAGE FOR RESIDENTIAL BIKES PROVIDED WITHIN STORAGE ROOM ON 6TH FLOOR.
3. ALL WORK WITHIN THE STREET RIGHT OF WAY WILL MEET THE STANDARDS IN THE CITY OF PORTLAND'S DESIGN AND TECHNICAL MANUALS.
4. ALL PROPOSED SIDEWALK ADA RAMPS AND CROSSWALK LAYOUT AND LOCATIONS SHALL BE APPROVED PRIOR TO CONSTRUCTION BY BRUCE HYMAN, THE PORTLAND'S BIKE/PEED COORDINATOR. PHONE CONTACT: (207) 400-9243.

ZONING SUMMARY:

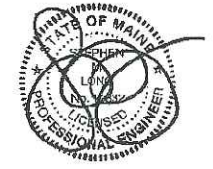
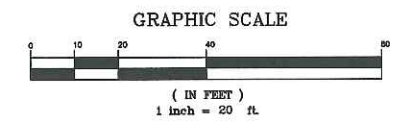
1. SUBJECT PROPERTY IS A PORTION OF LOT 3 OF BLOCK E ON THE CITY OF PORTLAND TAX MAP 40.
2. TOTAL LAND AREA OF SUBJECT PROPERTY IS APPROXIMATELY 0.8932 SOFT.
3. ZONING DISTRICT: SUBJECT PROPERTY IS LOCATED IN B5b URBAN COMMERCIAL MIXED USE DISTRICT.
4. SPACE AND BULK CRITERIA FOR THE B5b URBAN COMMERCIAL MIXED USE DISTRICT ARE AS FOLLOWS:
 - (a) MINIMUM LOT SIZE: NONE
 - (b) MINIMUM STREET FRONTAGE: NONE
 - (c) YARD DIMENSIONS:
 - 1. MINIMUM YARDS IN THE B-5 AND B-5b ZONES:
 - FRONT SETBACK: NONE
 - SIDE SETBACK: NONE
 - REAR SETBACK: NONE
 - 2. MAXIMUM FRONT YARD SETBACK IN THE B-5b ZONE: 10 FEET
 - 3. MAXIMUM STREET SETBACK: NOT APPLICABLE
 - (d) MAXIMUM LOT COVERAGE: 100 PERCENT
 - (e) MAXIMUM RESIDENTIAL DENSITY: 60 DWELLING UNITS PER ACRE
 - (f) MAXIMUM BUILDING HEIGHT: 65 FEET
 - (g) MINIMUM BUILDING HEIGHT: NOT APPLICABLE

DATE	REVISION	SCHEDULE	DESCRIPTION

COPECHEE
CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT, NH 03320
PHONE (603) 271-9999 FAX (603) 271-9191

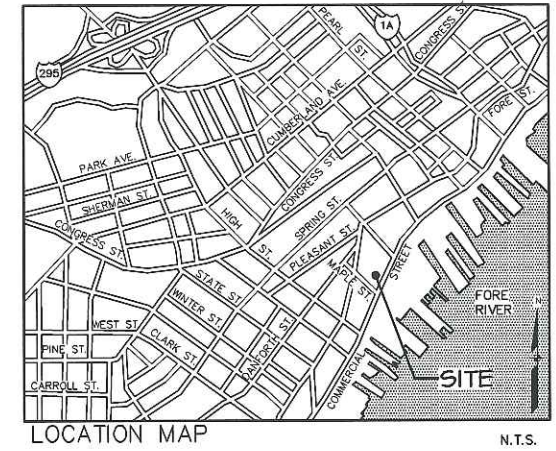
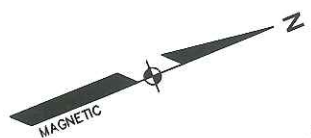
SITE PLAN

PROJECT: **COMMERCIAL & MAPLE STREET MIXED USE DEVELOPMENT**
PORTLAND, ME



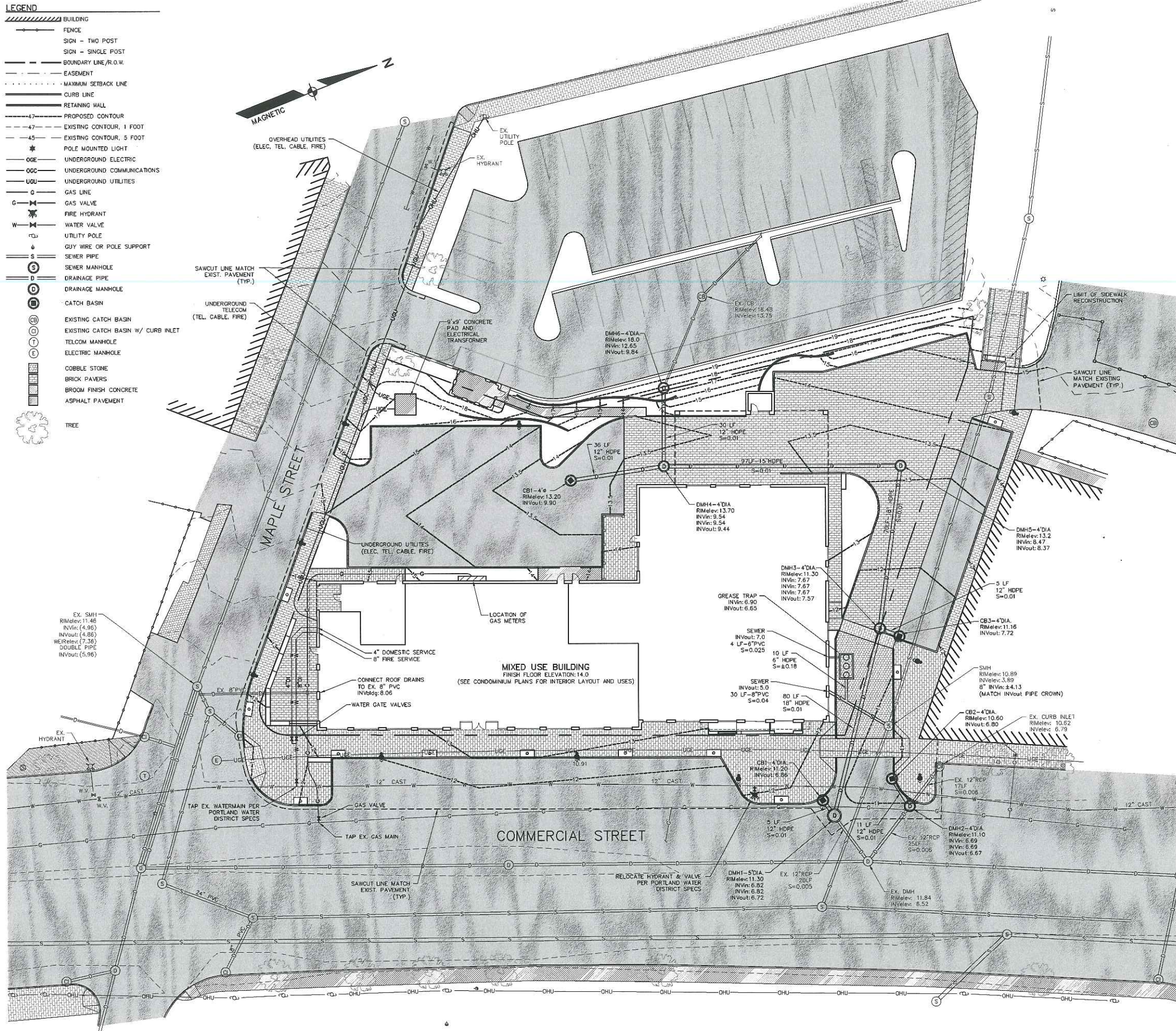
DATE: 10-22-12
SCALE: 1"=20'
DRAWN BY: BJS
C04
SHEET: 4 OF 13

- LEGEND**
- ▨ BUILDING
 - FENCE
 - SIGN - TWO POST
 - SIGN - SINGLE POST
 - BOUNDARY LINE/R.O.W.
 - - - EASEMENT
 - ⋯ MAXIMUM SETBACK LINE
 - CURB LINE
 - RETAINING WALL
 - - - 47' PROPOSED CONTOUR
 - - - 47' EXISTING CONTOUR, 1 FOOT
 - - - 45' EXISTING CONTOUR, 5 FOOT
 - ★ POLE MOUNTED LIGHT
 - UGE UNDERGROUND ELECTRIC
 - UGC UNDERGROUND COMMUNICATIONS
 - UGU UNDERGROUND UTILITIES
 - GAS LINE
 - GAS VALVE
 - FIRE HYDRANT
 - WATER VALVE
 - UTILITY POLE
 - GUY WIRE OR POLE SUPPORT
 - SEWER PIPE
 - SEWER MANHOLE
 - DRAINAGE PIPE
 - DRAINAGE MANHOLE
 - CATCH BASIN
 - EXISTING CATCH BASIN
 - EXISTING CATCH BASIN W/ CURB INLET
 - TELCOM MANHOLE
 - ELECTRIC MANHOLE
 - COBBLE STONE
 - BRICK PAVERS
 - BROOM FINISH CONCRETE
 - ASPHALT PAVEMENT
 - TREE



GENERAL NOTES:

1. ALL WORK WITHIN THE STREET RIGHT OF WAY WILL MEET THE STANDARDS IN THE CITY OF PORTLAND'S DESIGN AND TECHNICAL MANUALS.



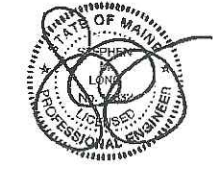
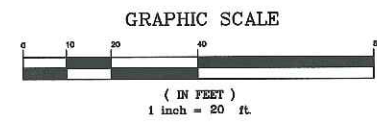
DATE	REVISION	SCHEDULE	REVISION DESCRIPTION
			(1st + 2nd PBW)

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UTILITY PLAN

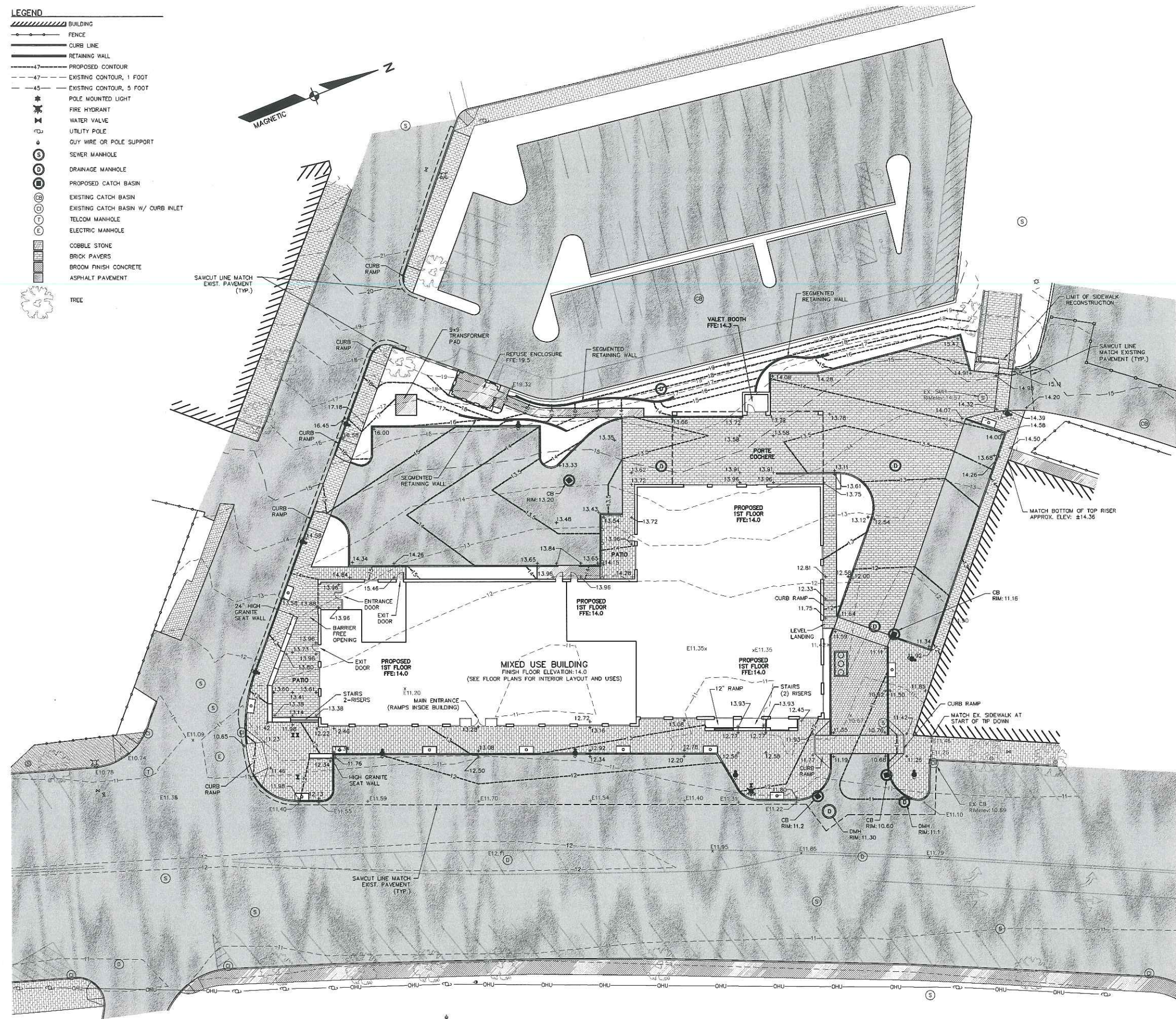
PROJECT: **COMMERCIAL & MAPLE STREET MIXED USE DEVELOPMENT**
 PORTLAND, ME

DATE: 10-22-12
 SCALE: 1"=20'
 DRAWN BY: EJS
C05
 SHEET: 5 OF 13



(1st 2nd/BW)

- LEGEND**
- BUILDING
 - FENCE
 - CURB LINE
 - RETAINING WALL
 - 47- PROPOSED CONTOUR
 - 47- EXISTING CONTOUR, 1 FOOT
 - 45- EXISTING CONTOUR, 5 FOOT
 - POLE MOUNTED LIGHT
 - FIRE HYDRANT
 - WATER VALVE
 - UTILITY POLE
 - GUY WIRE OR POLE SUPPORT
 - SEWER MANHOLE
 - DRAINAGE MANHOLE
 - PROPOSED CATCH BASIN
 - EXISTING CATCH BASIN
 - EXISTING CATCH BASIN W/ CURB INLET
 - TELCOM MANHOLE
 - ELECTRIC MANHOLE
 - COBBLE STONE
 - BRICK PAVERS
 - BROOM FINISH CONCRETE
 - ASPHALT PAVEMENT
 - TREE



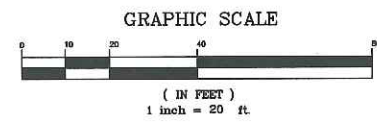
NO.	DATE	BY	REVISION DESCRIPTION

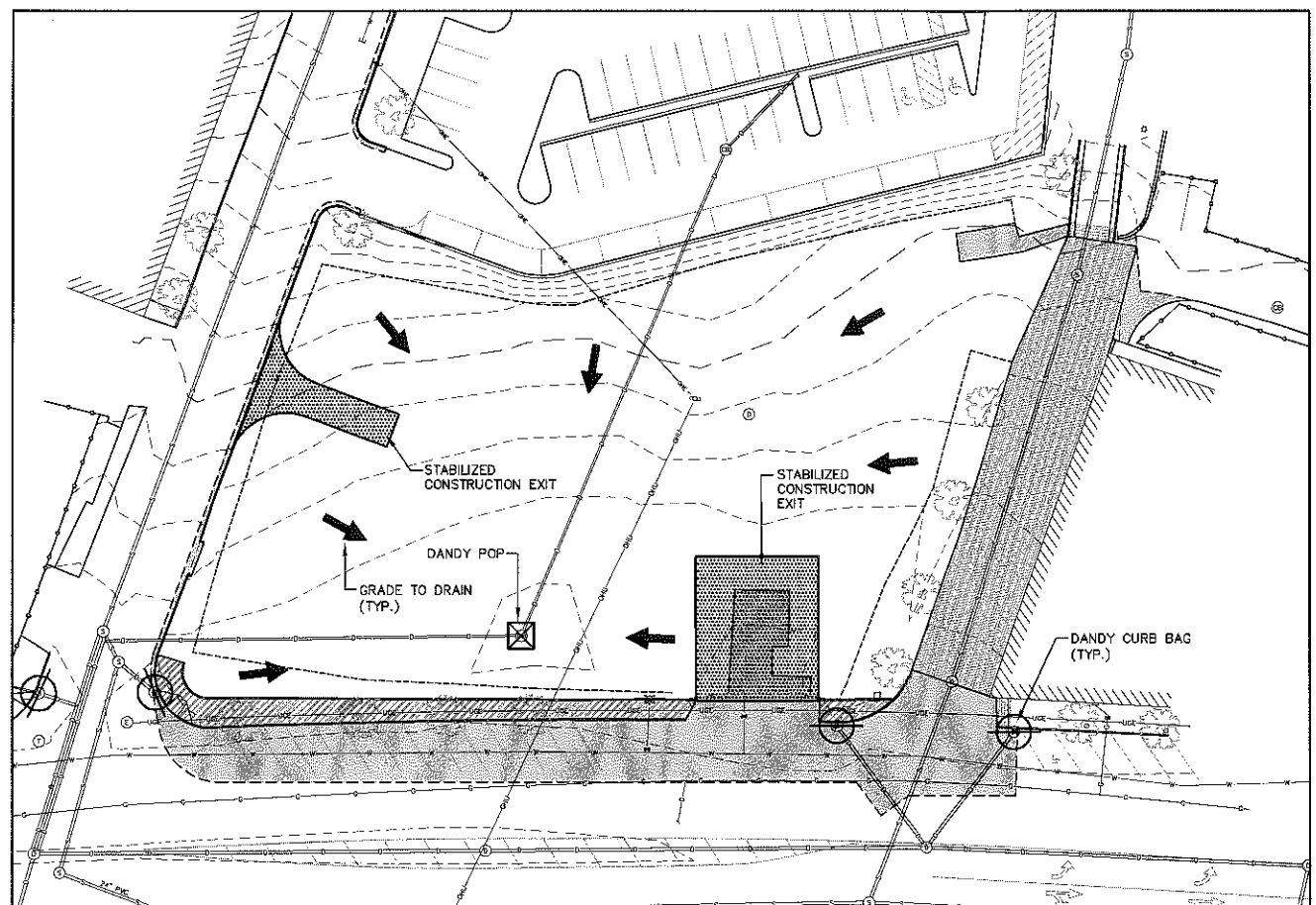
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 CONSTRUCTION CORPORATION
 11 CORPORATE DRIVE, BELMONT NH 03220
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GRADING PLAN

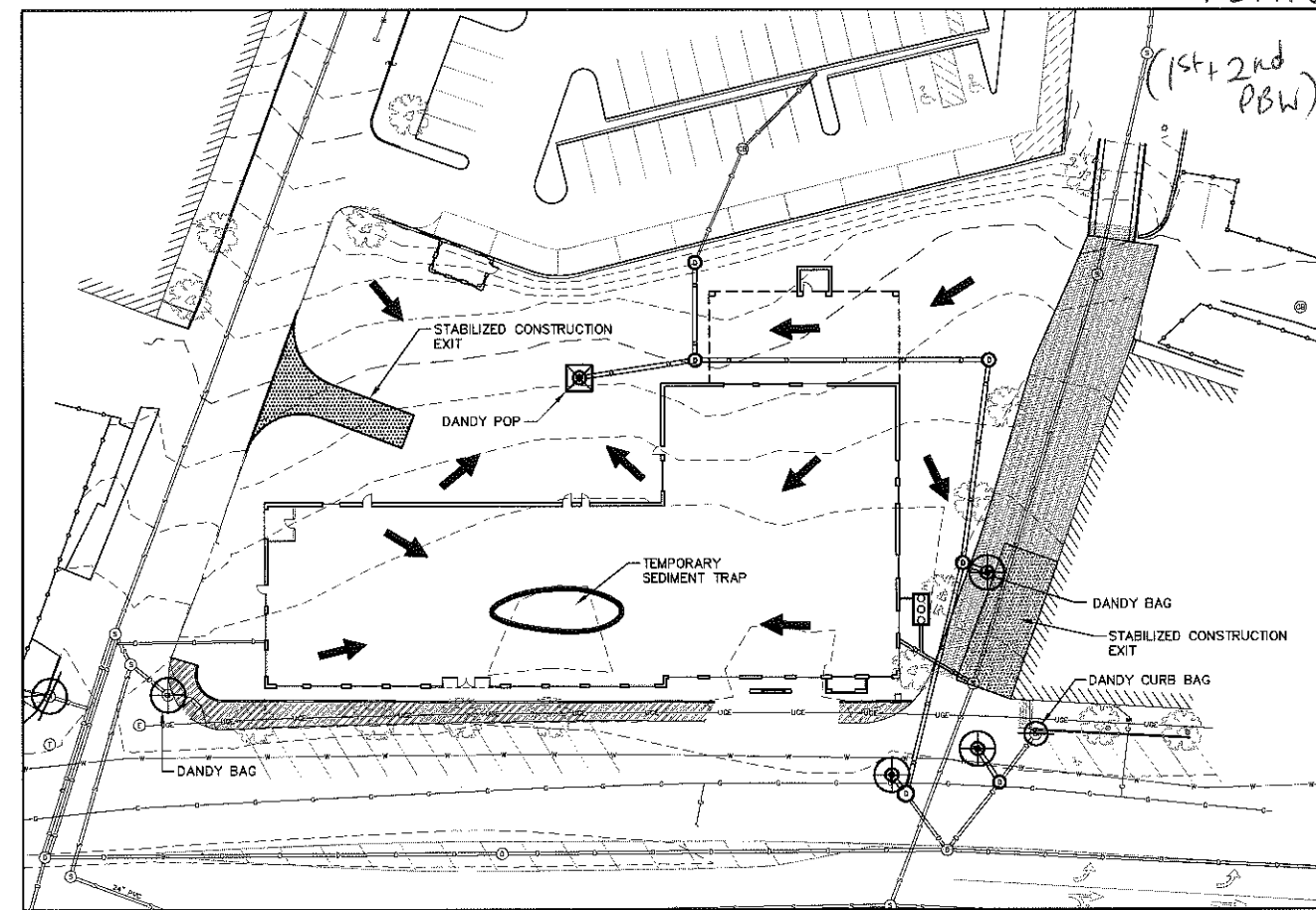
PROJECT: **COMMERCIAL & MAPLE STREET MIXED USE DEVELOPMENT**
 PORTLAND, ME

DATE: 10-22-12
 SCALE: 1"=20'
 DRAWN BY: BJS
C06
 SHEET: 6 OF 13

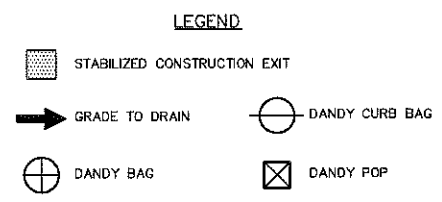
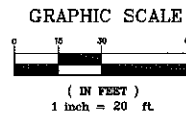




PHASE I SEDIMENT CONTROL PLAN
PRIOR TO AND DURING FOUNDATION CONSTRUCTION
SCALE: 1"=30'



PHASE II SEDIMENT CONTROL PLAN
DURING & POST FOUNDATION CONSTRUCTION
SCALE: 1"=30'



EROSION AND SEDIMENT CONTROL NOTES:

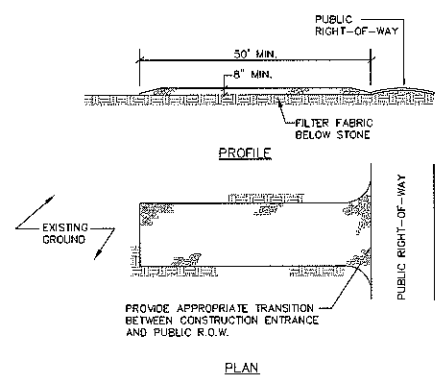
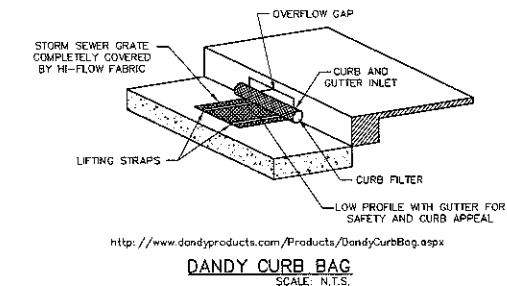
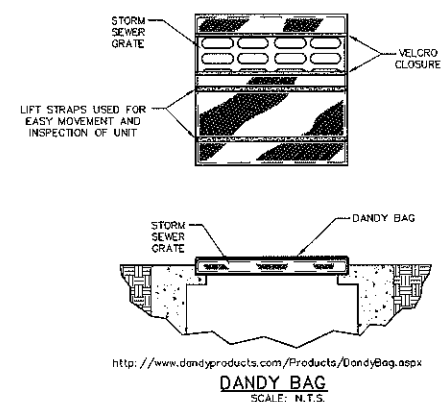
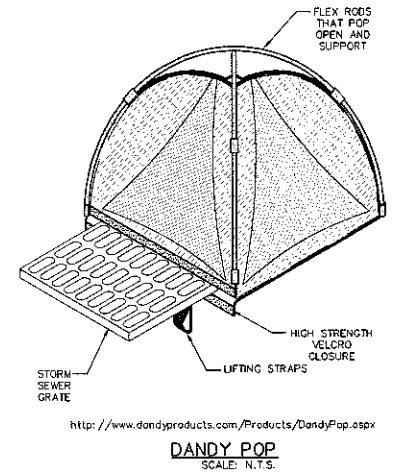
- THE EROSION PLAN DEPICTS THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES THAT THE SITE SUBCONTRACTOR IS RESPONSIBLE FOR MAINTAINING DURING DEMOLITION/CONSTRUCTION IN SUCH A MANNER THAT:
 - SOIL EROSION IS KEPT TO A MINIMUM.
 - NO SEDIMENT LEAVES THE CONSTRUCTION SITE PROPERTY.
 - ALL POSSIBLE MEASURES ARE EMPLOYED TO PREVENT SEDIMENT FROM ENTERING DRAINAGE COURSES EVEN BEYOND THE DETAILS SHOWN ON THIS PLAN IF NECESSARY.
- SOIL DISTURBING ACTIVITIES WILL INCLUDE MINIMAL CLEARING & GRUBBING, DEMOLITION, EXCAVATION FOR SEWER, STORM DRAINAGE, UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND RETAINING WALLS.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OR MORE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - A MINIMUM OF 3" ON NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER ANY STORM EVENT WITH GREATER THAN 0.5 INCHES OF RAINFALL.
- ALL NECESSARY REPAIRS TO EROSION CONTROL MEASURES MUST BE MADE AS SOON AS POSSIBLE.
- ALL AREAS SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- PROTECT AND STABILIZE ALL AREAS NOT SCHEDULED FOR EROSION PREVENTION OR STABILIZATION, BUT THAT SHOW SIGNS OF EROSION. NOTIFY ENGINEER OF ANY SIGNIFICANT EROSION PROBLEM. INSTALL EROSION CONTROL BLANKETS WITHIN 7 DAYS IF ANY AREA WILL BE LEFT UNDISTURBED FOR MORE THAN 14 DAYS. SOO ANY AREA AS SOON AS POSSIBLE WHICH HAS BEEN LOAMED.
- WINTER NOTES:
 - ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE SECURED WITH ANCHORED NETTING ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
 - ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
 - AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON, BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.

EROSION AND SEDIMENT CONTROL NOTES (CONT.):

- DANDY SACKS ARE SEDIMENT TRAP DEVICES TO BE USED WITH CATCH BASIN GRATES TO FILTER OUT ALL THE SEDIMENT-LADEN STORMWATER. THE SUSPENDED SOLIDS ARE ALLOWED TO SETTLE OUT OF THE SLOWED FLOW AND ARE CAPTURED BY THE SACK AFTER ENTERING THE CATCH BASIN INLET. FOLLOW THE DANDY SACK SEDIMENT TRAP MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR INSTALLATION OF THE DANDY SACK. THE SACK SHALL BE EMPTIED WHEN THE CONTAINMENT AREA IS 1/3 FULL. SEE THE DETAIL.
- SILT SOCKS CONTROL EROSION BY TRAPPING SEDIMENT AND SLOWING WATER THAT FILTERS THROUGH THE SILT SOCK. THIS WILL CREATE TEMPORARY PONDING DURING HEAVY RAINS. THE SILT SOCKS SHOULD BE INSPECTED REGULARLY TO MAKE SURE THEY HOLD THEIR SHAPE AND ARE PRODUCING ADEQUATE FLOW THROUGH. IF PONDING BECOMES EXCESSIVE AND SEDIMENT REACHES THE TOP OF THE SILT SOCK ADDITIONAL SILT SOCKS SHOULD BE PLACED ON TOP OF THE EXISTING SILT SOCK WITHOUT DISTURBANCE OF THE SOIL OR COLLECTED SEDIMENT.
- THE SITE SUBCONTRACTOR IS RESPONSIBLE FOR ALL SILTATION RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES OR WATER BODIES AS A RESULT OF THIS PROJECT.

GOOD HOUSEKEEPING NOTES:

- THE PAVED STREET INTO AND FROM THE SITE WILL BE SWEEPED AS NECESSARY (COULD BE AS FREQUENT AS DAILY DURING HEAVY EARTH HAULING OPERATIONS) TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARP.
- ALL WASTE MATERIALS WILL BE COLLECTED AND STORED SECURELY IN A METAL DUMPSTER RENTED FROM A LOCAL SOLID WASTE MANAGEMENT COMPANY. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NECESSARY, AND THE TRASH WILL BE HAULED TO THE LOCAL DUMP OR TRANSFER CENTER. NO WASTE MATERIALS GENERATED BY CONSTRUCTION WILL BE BURIED ON-SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED IN THE OFFICE TRAILER AND THE SITE SUPERINTENDENT MANAGING THE DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.
- ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL AND STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.
- A LOCAL LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR WILL COLLECT ALL SANITARY WASTE FROM THE PORTABLE UNITS.



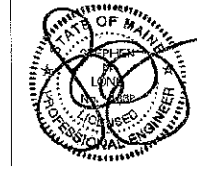
- NOTES:**
- STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
 - LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
 - THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
 - WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
 - MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN-OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION EXIT
NOT TO SCALE

LOPECHEE
CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT, NH 03225
PHONE (603) 527-9899 FAX (603) 527-9191

TEMPORARY
EROSION & SEDIMENT
CONTROL PLAN

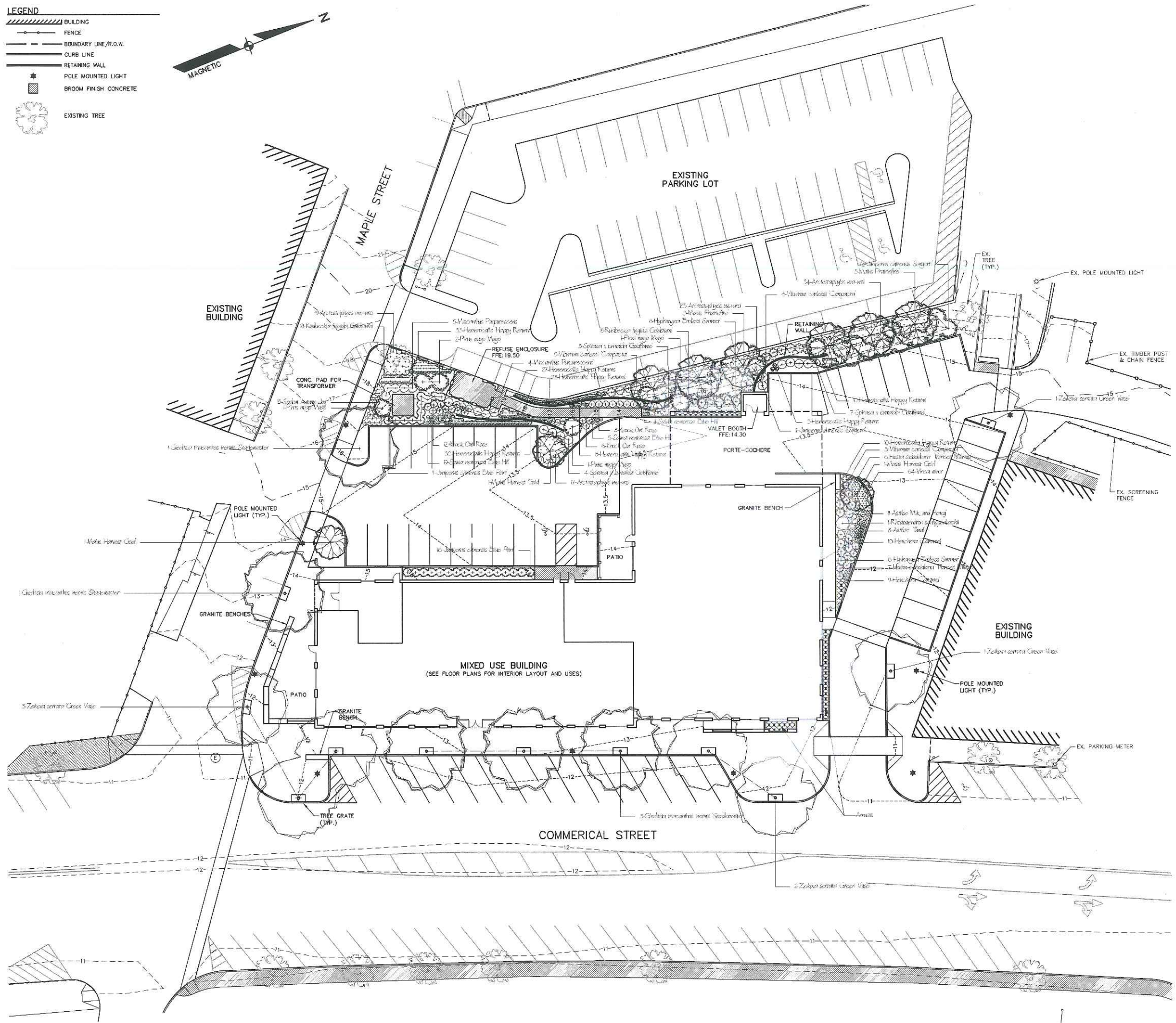
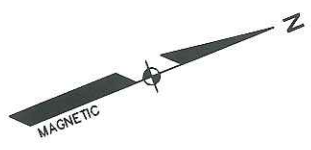
COMMERCIAL & MAPLE STREET
MIXED USE DEVELOPMENT
PORTLAND, ME



DATE: 10-22-12
SCALE: 1"=20'
DRAWN BY: BJS
C07
SHEET: 7 OF 13

LEGEND

	BUILDING
	FENCE
	BOUNDARY LINE/R.O.W.
	CURB LINE
	RETAINING WALL
	POLE MOUNTED LIGHT
	BROOM FINISH CONCRETE
	EXISTING TREE



PLANT SCHEDULE

Quantity	Latin Name	Common Name	Scheduled Size
5	Quercus macrocarpa 'Stuebeliana'	Shoemaker Highbush	2.5' Cal.
3	Malus Honey Gold	Honey Gold Crabapple	2.5' Cal.
6	Malus Firestrife	Firestrife Crabapple	2.5' Cal.
7	Zelkova serrata Green Vase	Green Vase Zelkova	2.5' Cal.
SHRUBS			
12	Hydrangea Dubautii Summer	Dubautii Summer Hydrangea	4.5'
17	Juniperus chinensis Blue Pearl	Blue Pearl Juniper	4.5' E&B
23	Juniperus chinensis Sargentii	Green Carpet Juniper	4.5'
5	Pinus mugo Mugo	Compact Mugo Pine	2.5' D&B
1	Rhododendron schimperianum	Kay's Azalea	4.5'
25	Rosa x Kordes, Dr. Karl Rosenfeld	Knick Die Rose	4.5'
12	Spiraea x barnebyi Goldflame	Goldflame Spiraea	4.5'
12	Viburnum coccineum Compact	Compact Magnolia Viburnum	3.4' D&B
PERENNIALS & GROUNDCOVERS			
42	Asplenoplyssis nemora	Doortong	4"
2	Asplen. Yoni	Yoni Asplen	2" sp.
1	Asplen. Milk and Honey	Milk and Honey Asplen	2" sp.
44	Hesperaloe parviflora	Orange Cholla	2" sp.
19	Heuchera 'Limeade'	Green Cholla	4"
13	Heuchera 'Limeade'	Green Cholla	4"
9	Heuchera 'Limeade'	Green Cholla	4"
29	Rubus 'Limeade'	Green Cholla	2" sp.
26	Salvia nemorosa Blue Hill	Blue Hill Sage	1" sp.
25	Salvia nemorosa Blue Hill	Blue Hill Sage	2" sp.
44	Viola miris	Phlox	2.5' sp.

Elm Grove Property Solutions LLC
 440 Hanover St. Manchester, NH
 PH: 603-232-0428

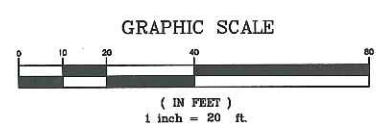
REVISION SCHEDULE

DATE	REVISION

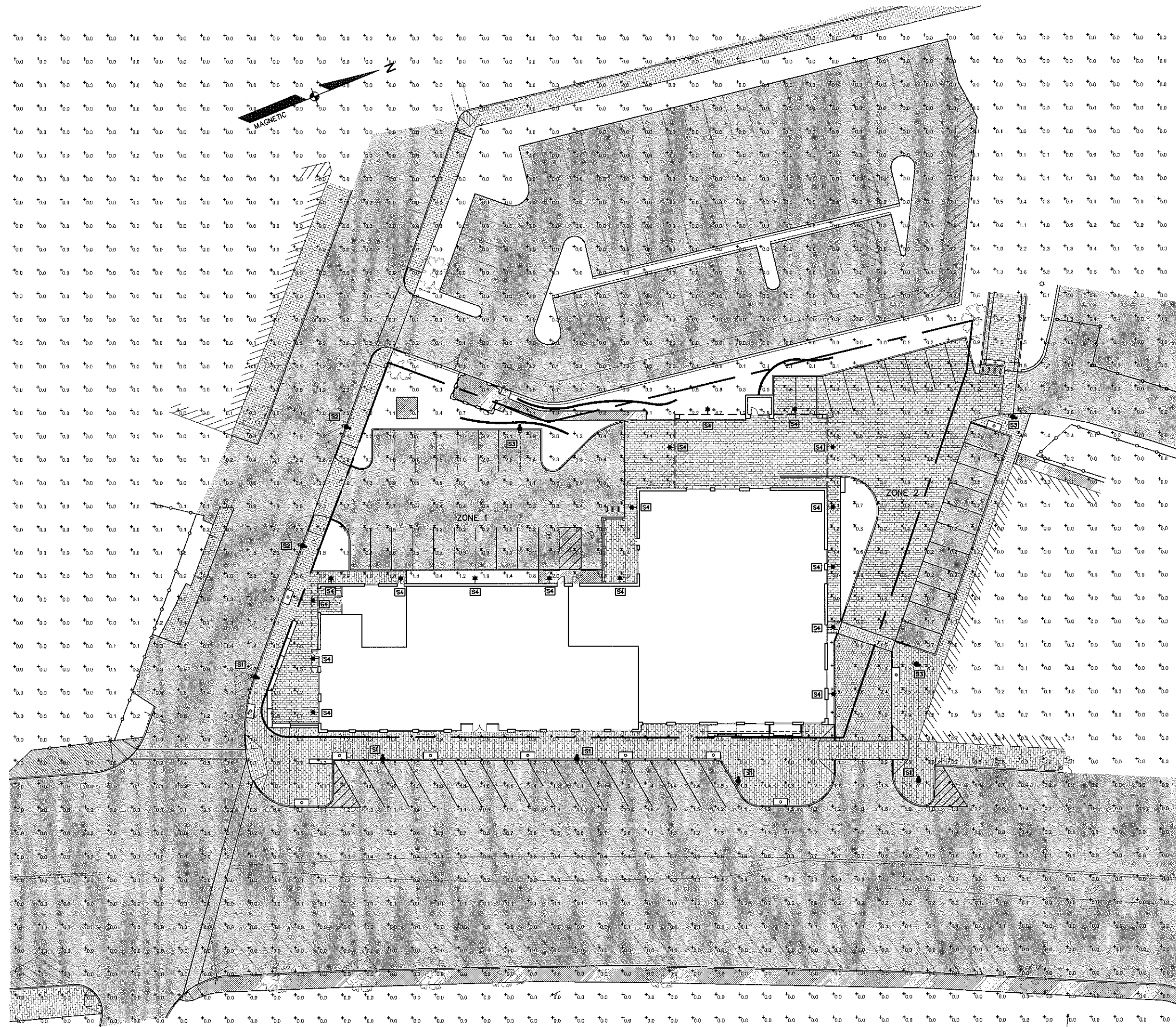
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 CONSTRUCTION CORPORATION
 11 CORPORATE DRIVE, BELMONT, NH 03320
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LANDSCAPING PLAN

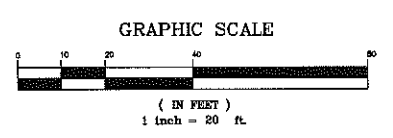
PROJECT: **COMMERCIAL & MAPLE STREET MIXED USE DEVELOPMENT**
 PORTLAND, ME
 DATE: 10-22-12
 SCALE: 1"=20'
 DRAWN BY: BJS
C08
 SHEET: 8 OF



PLAN 11
(1st + 2nd PBW)



- NOTES:
1. LIGHTING CALCULATIONS REPRESENT HORIZONTAL MAINTAINED ILLUMINANCE LEVELS (FOOTCANDELS) MEASURED AT GRADE.
 2. CALCULATED GRID STATISTICS FOR ZONE 1 ARE AS FOLLOWS:
AVG: 1.1fc MIN: 0.2fc MAX: 5.1fc MAX/MIN: 25:1
 3. CALCULATED GRID STATISTICS FOR ZONE 2 ARE AS FOLLOWS:
AVG: 1.2fc MIN: 0.2fc MAX: 5.2fc MAX/MIN: 26:1
 4. STATISTICAL CALCULATION POINTS ARE DELINEATED WITH X
1. MAINTAINED ILLUMINANCE LEVELS ARE BASED UPON THE FOLLOWING LIGHT LOSS FACTORS:
0.65 - TYPES S1, S2, AND S3
0.72 - TYPE S4



DATE	REVISION	DESCRIPTION

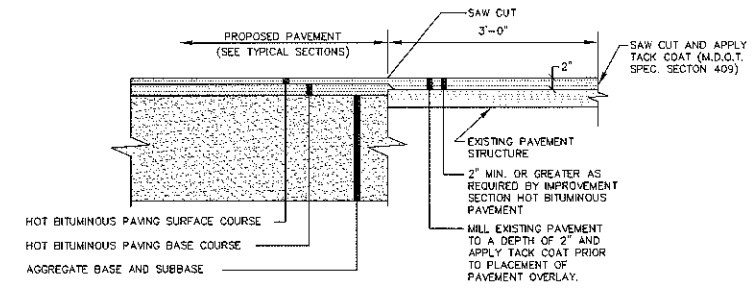
COPECHE
CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT NH 03120
PHONE (603) 237-9880 FAX (603)237-9351

PHOTOMETRICS
PLAN

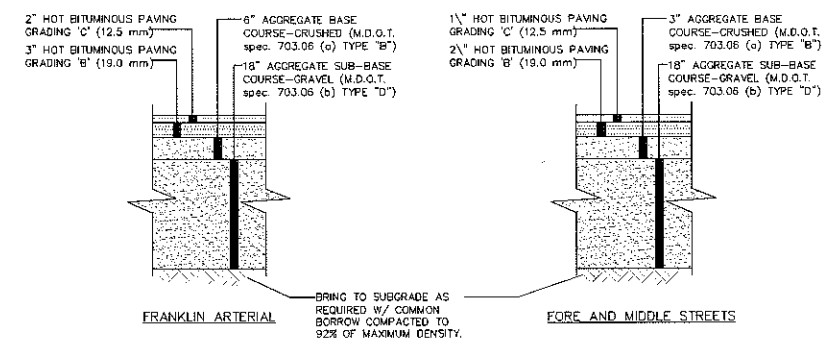
PROJECT:
COMMERCIAL & MAPLE STREET
MIXED USE DEVELOPMENT
PORTLAND, ME

DATE: 10-22-12
SCALE: 1"=20'
DRAWN BY: BJS
C09
SHEET: 4 OF 13

PLAN 12
(1st & 2nd PBW)

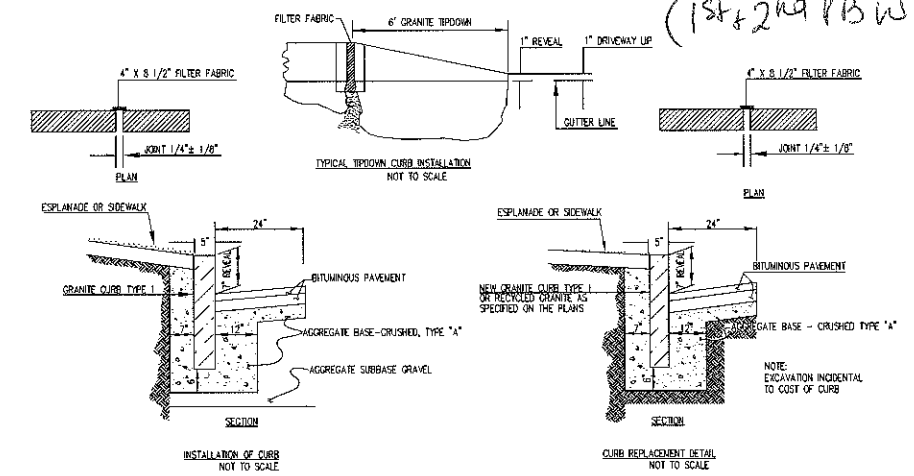


PAVEMENT SAW CUT DETAIL
NOT TO SCALE

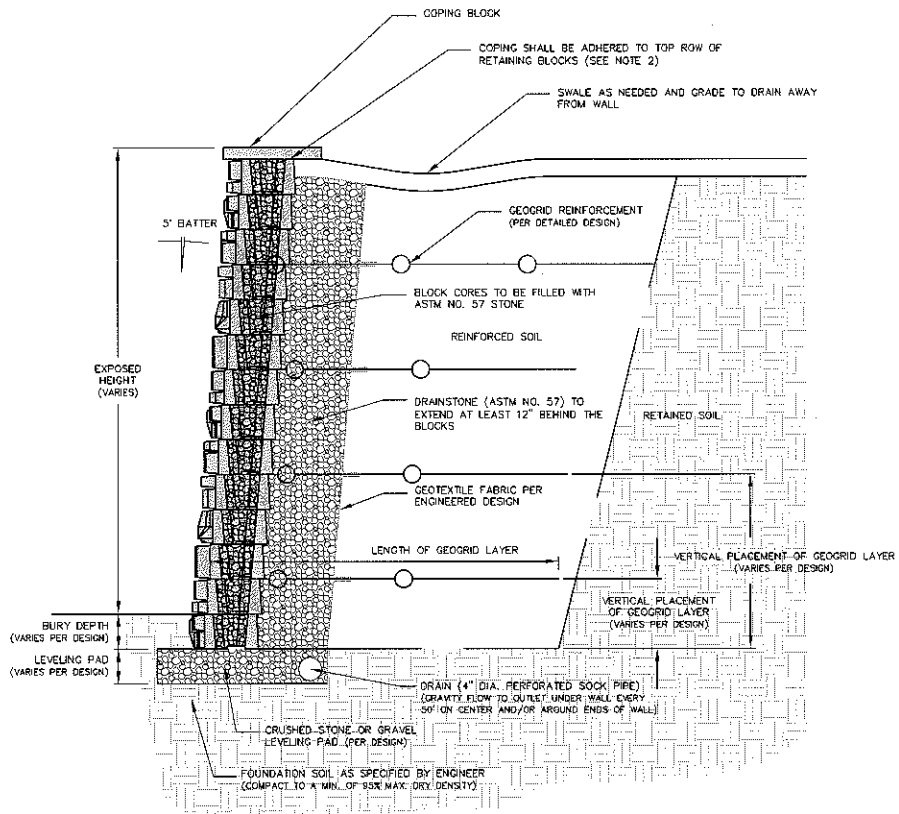


NOTE:
1. COMPACT GRAVEL SUB-BASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUB-BASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

TYPICAL PAVEMENT REPAIR SECTION FOR PUBLIC STREETS
NOT TO SCALE

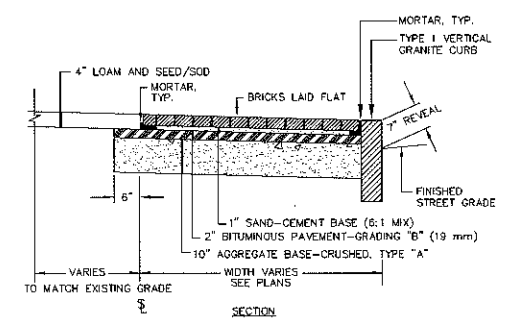


TYP. INSTALLATION OF CURB TYPE 1
NOT TO SCALE



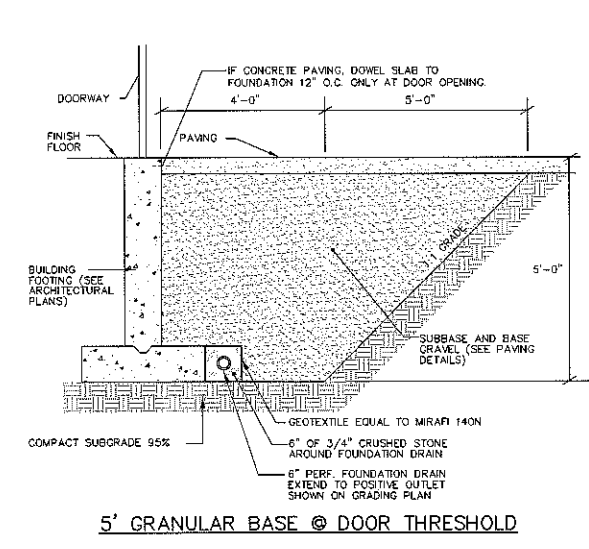
NOTES:
1. BLOCK SETBACK = 3/4" PER COURSE = 5" BATTER
2. CONSTRUCTION ADHESIVES SHALL BE SPECIFICALLY FORMULATED FOR SEGMENTAL BLOCK WALL CONSTRUCTION AND SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
3. THIS DRAWING IS FOR REFERENCE ONLY.
4. FINAL DESIGN FOR CONSTRUCTION MUST BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER USING THE ACTUAL CONDITIONS OF THE PROPOSED SITE.
5. FINAL WALL DESIGN MUST ADDRESS BOTH INTERNAL AND EXTERNAL DRAINAGE AND SHALL BE EVALUATED BY THE PROFESSIONAL ENGINEER WHO IS RESPONSIBLE FOR THE WALL DESIGN.
6. BLOCKS ARE PRODUCED WITH DIFFERENT FACE TEXTURES. EXPOSED BLOCK FACES WILL VARY THROUGHOUT THE WALL DEPENDING ON INSTALLATION PATTERN.

RETAINING WALL DETAIL
NOT TO SCALE

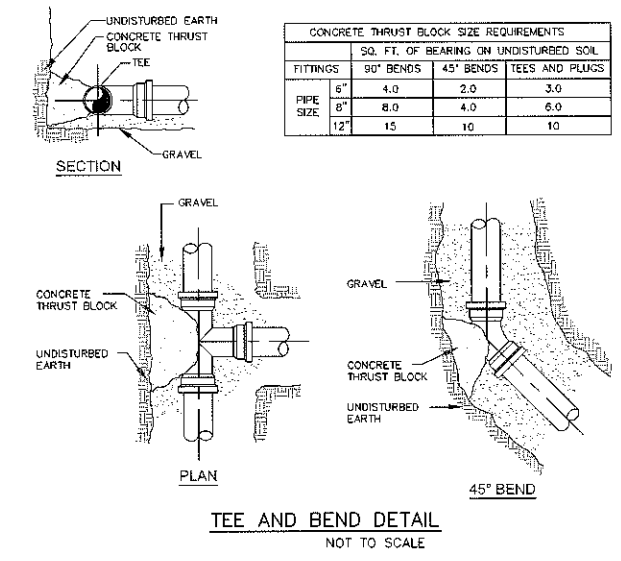


NOTES:
1. BORDER COURSE OF BRICK SHALL BE MORTARED TO PAVEMENT BASE. REMAINING BRICKS TO HAVE CLEAN SAND SWEEP INTO JOINTS.
2. BRICKS TO BE USED:
(a) NEW CONSTRUCTION: 4"x8" PINE HALL PATHWAY PAVER BRICK, MFG BY PINE HALL BRICK CO., MADISON, NC, LACHANCE ITEM #193623; PINE HALL PATHWAY PAVER BRICK.
(b) REPAIR/MAINTENANCE TO EXISTING BRICK SIDEWALKS: VERMONT PAVER, SUPPLIED BY GAGNE AND SONS, SPEC. NO. "VERMONT BACKER BRICK", ITEM #488.

BRICK SIDEWALK WITH GRANITE CURB
NOT TO SCALE

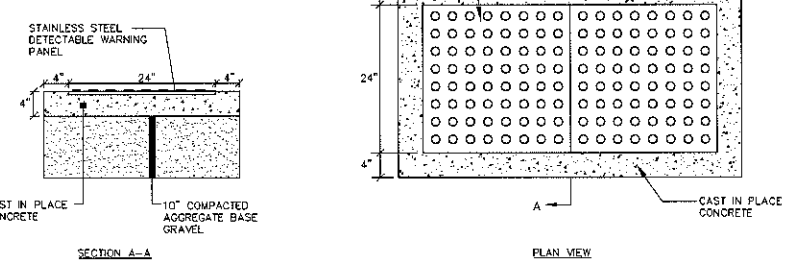


5' GRANULAR BASE @ DOOR THRESHOLD

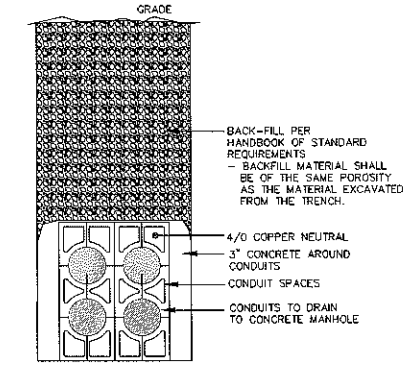


TEE AND BEND DETAIL
NOT TO SCALE

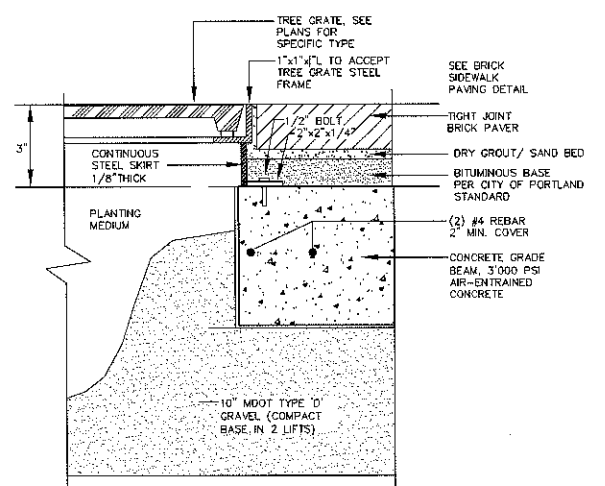
NOTES:
1. STAINLESS STEEL TRUNCATED DOME PANELS SHALL BE AS MANUFACTURED BY ADVANTAGE TACTILE SYSTEMS, INC. (WWW.ADVANTAGETACTILE.COM), OR APPROX. EQUAL.
2. CAST IN PLACE CONCRETE SHALL MEET SPECIFICATIONS FOR M30 CLASS A STRUCTURAL CONCRETE, MINIMUM COMPRESSIVE STRENGTH 4,000 PSI.
3. TRUNCATED DOMES SHALL BE ALIGNED IN ROWS, PARALLEL AND PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL. TRUNCATED DOME BRICKS ARE NOT ALLOWED.
4. THE "YELLOW" COLOR SHALL BE USED IN ALL SIDEWALK RAMP MADE OF CONCRETE OR ASPHALT. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
5. FOR ALL BRICK SIDEWALK RAMP, "TAN COATED".



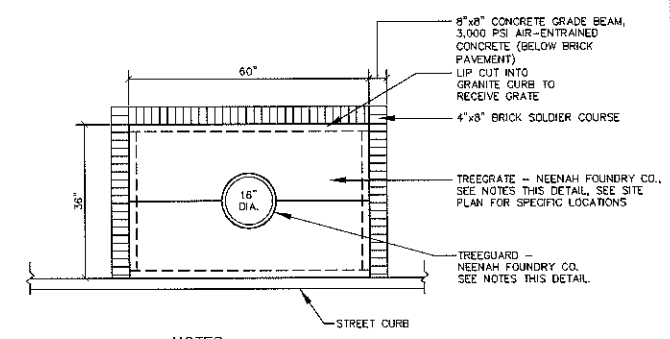
SIDEWALK RAMP DETECTABLE WARNING PANEL
NOT TO SCALE



2x2 5" CONDUIT BANK
NOT TO SCALE

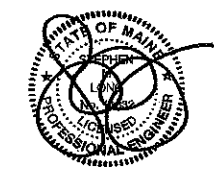


TYPICAL SECTION TREE GRATE FRAME
NOT TO SCALE



NOTES:
1. USE R-8808 W/ 12" EXPANDABLE OPENING FOR TREE GRATE #1.
2. USE R-8802-4 W/ 18" EXPANDABLE OPENING FOR TREE GRATE #2.

TREE GRATE DETAIL
NOT TO SCALE



REVISION SCHEDULE
DATE

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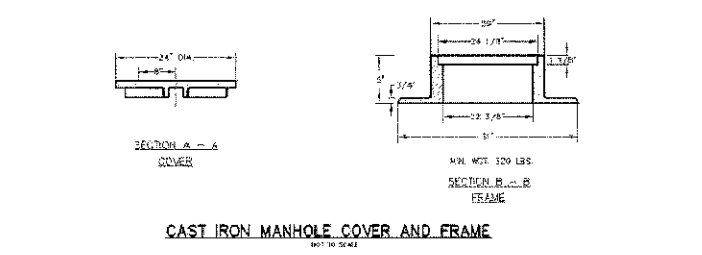
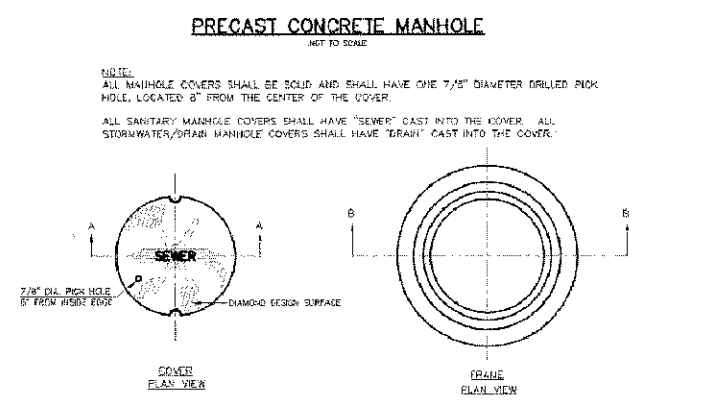
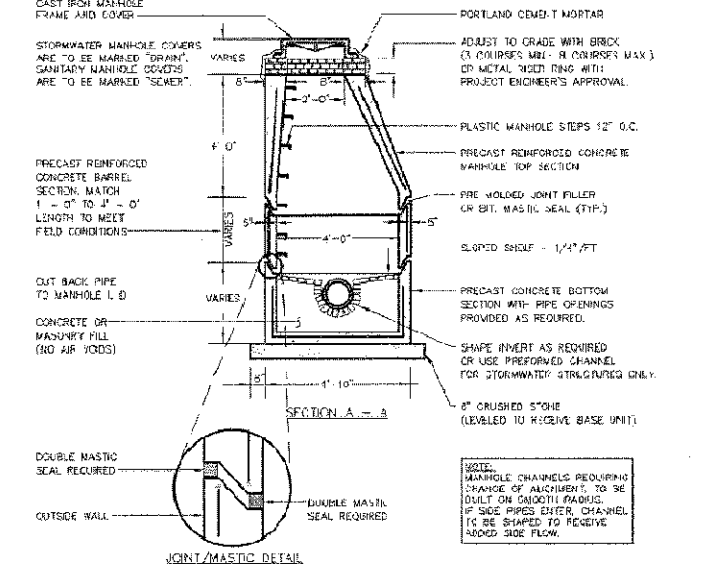
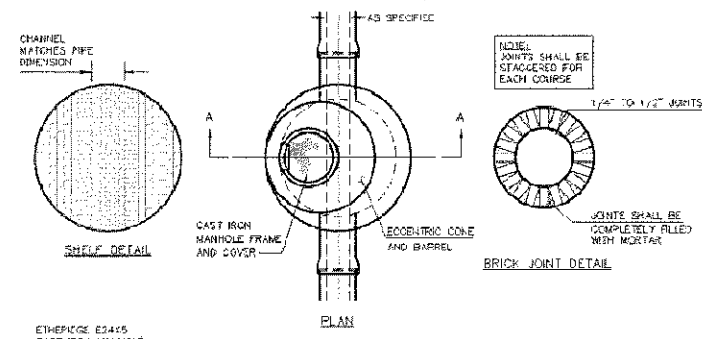
CONSTRUCTION DETAILS

PROJECT: COMMERCIAL & MAPLE STREET MIXED USE DEVELOPMENT
PORTLAND, ME

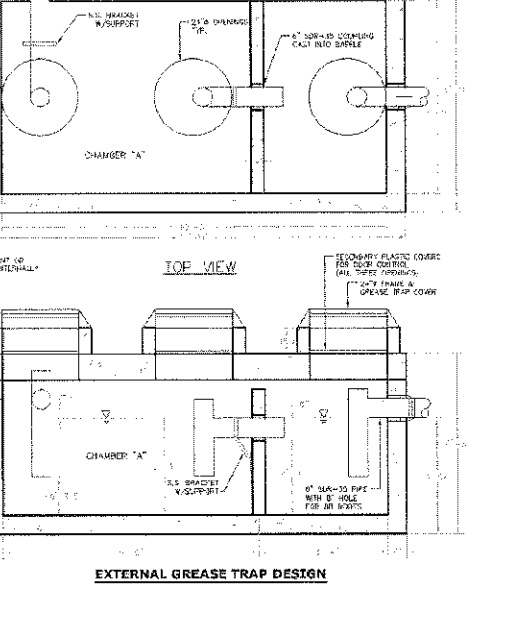
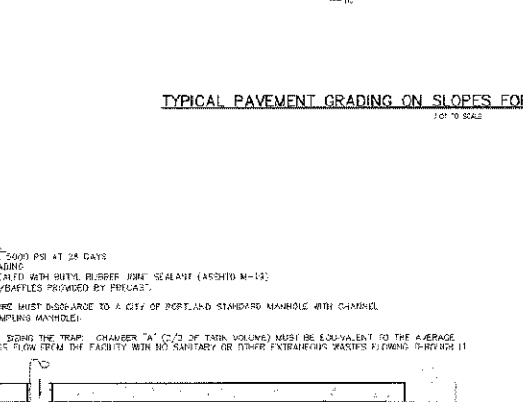
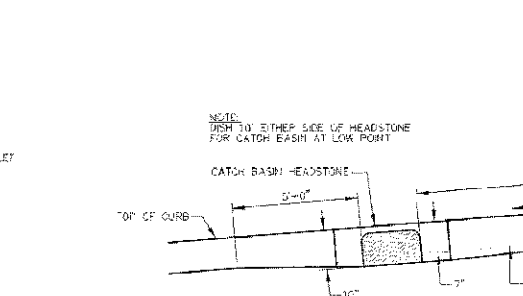
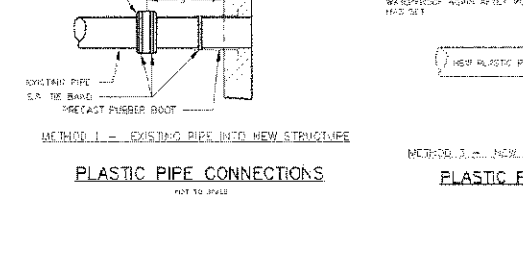
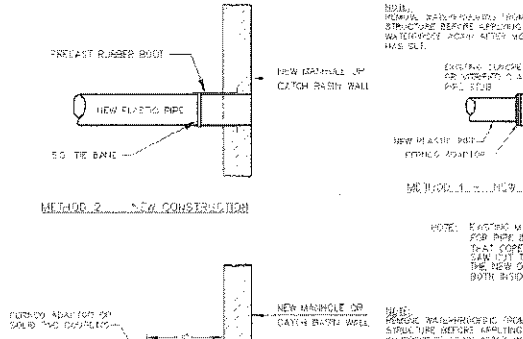
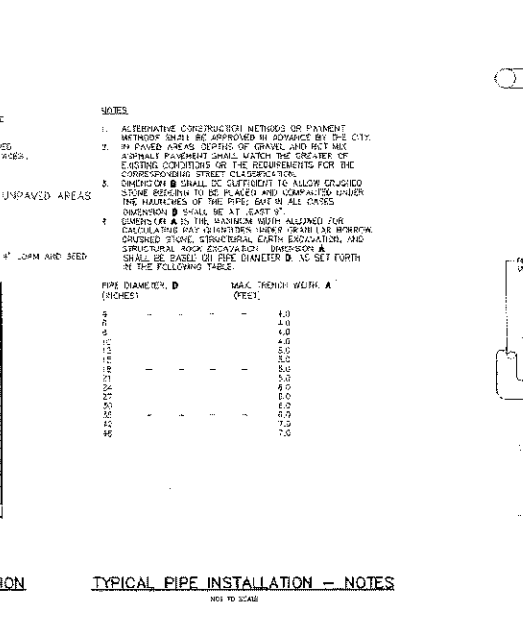
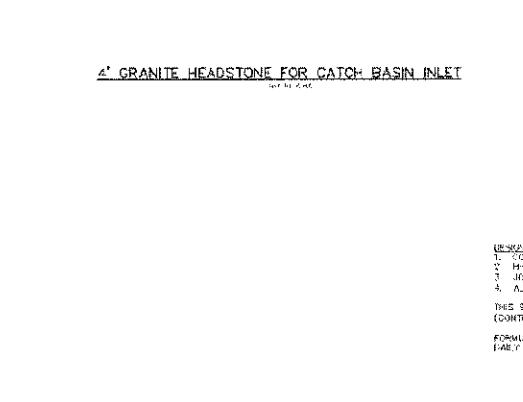
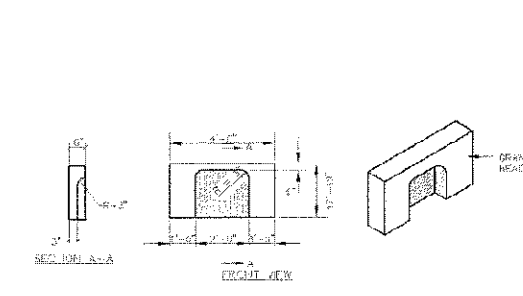
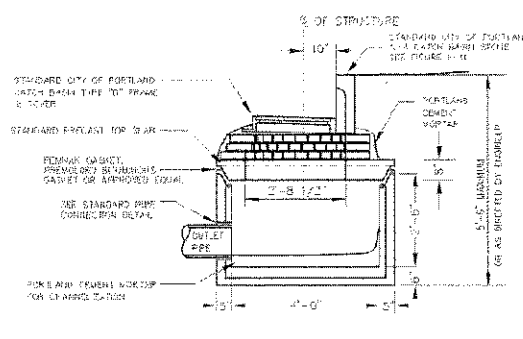
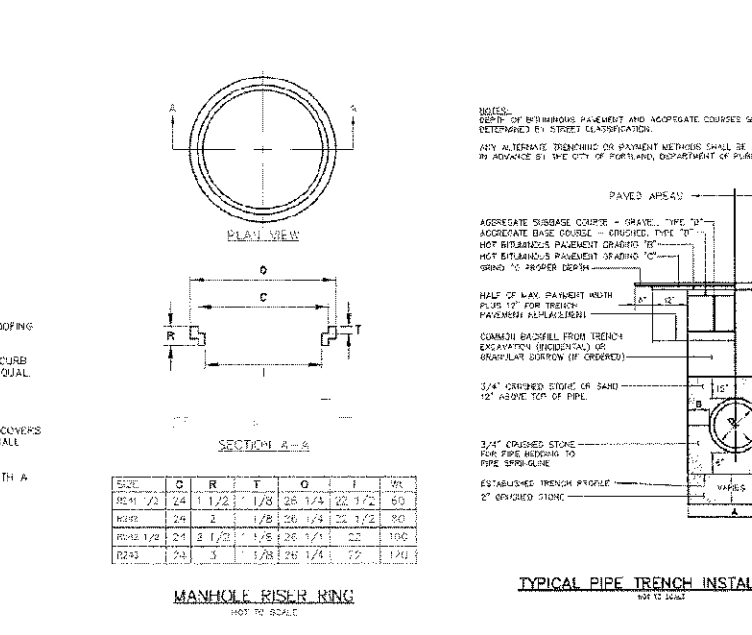
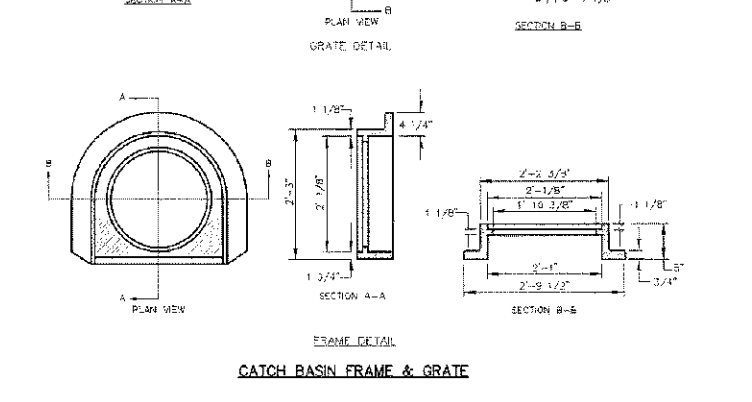
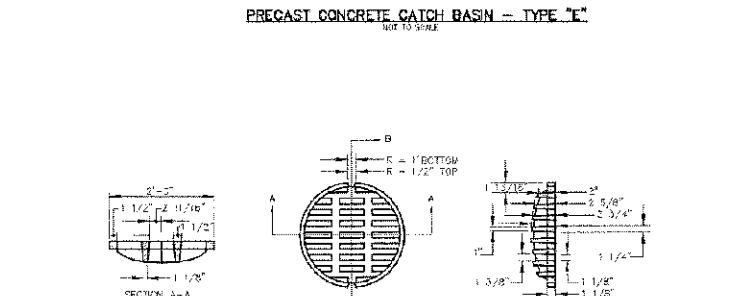
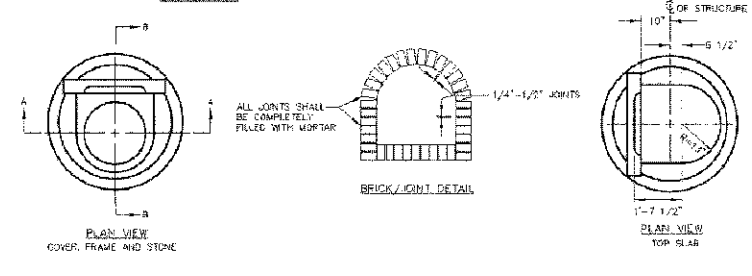
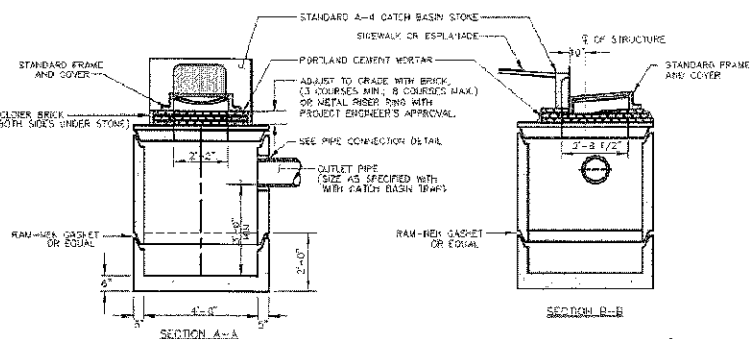
DATE: 10-22-12
SCALE: 1"=20"
DRAWN BY: BJS

C10
SHEET: 10 OF 15

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- GENERAL NOTES FOR MANHOLES AND CATCH BASINS**
- ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI FOR 28 DAYS AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.
 - MANHOLES MAY BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE, OR CAST IN PLACE.
 - PRECAST REINFORCED CONCRETE MANHOLES MANUFACTURED PER ASTM SPEC. C-177.
 - ALL STORM AND SEWER MANHOLE COVERS SHALL BE SOLID AND SHALL HAVE ONE 7/8" DIAMETER DRILLED PICK HOLE LOCATED 8" FROM THE CENTER OF THE COVER.
 - ALL SANITARY MANHOLE COVERS SHALL HAVE "SEWER" CAST INTO THE COVER. ALL STORMWATER/RAIN MANHOLE COVERS SHALL HAVE "DRAIN" CAST INTO THE COVER.
 - ALL MANHOLE RISERS SHALL BE ETHEKODE 24" OR APPROVED EQUAL.
 - SEWER BRICK SHALL CONFORM TO ASTM SPEC. DESIGNATE ON C-32-83, GRADE MA AND SA.
 - ALL SANITARY MANHOLES SHALL HAVE A WATERPROOFING COATING APPLIED TO THE EXTERIOR SURFACE.
 - CATCH BASIN FRAMES FOR TYPE A4 CATCH BASIN CURB INLETS SHALL BE ETHEKODE D245 OR APPROVED EQUAL.
 - CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48-CLASS 35.
 - EXISTING MANHOLES, CATCH BASINS, FRAMES, AND COVERS SHALL BE SALVAGED BY THE CONTRACTOR, AND SHALL REMAIN THE PROPERTY OF THE CITY OF PORTLAND.
 - ALL CATCH BASIN OUTLETS SHALL BE INSTALLED WITH A CASCO TRAP. SEE FIGURE B-25.



REVISION SCHEDULE

NO.	DATE	DESCRIPTION

OPECHEE
CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT, NE 03220
PHONE (603) 227-9699 FAX (603) 227-9191

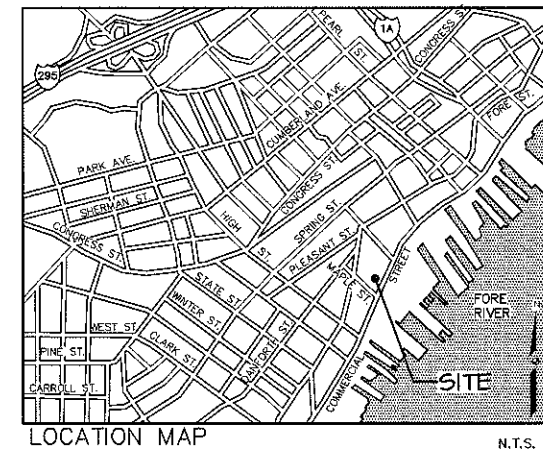
SANITARY SEWER & STORM DRAIN DETAILS

COMMERCIAL & MAPLE STREET MIXED USE DEVELOPMENT

PROJECT: COMMERCIAL & MAPLE STREET MIXED USE DEVELOPMENT
DATE: 10-22-12
SCALE: 1"=30"
DRAWN BY: BJS

C11
SHEET: 11 OF 15

PORTLAND, ME



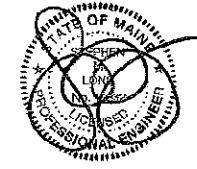
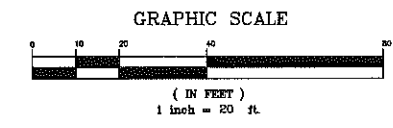
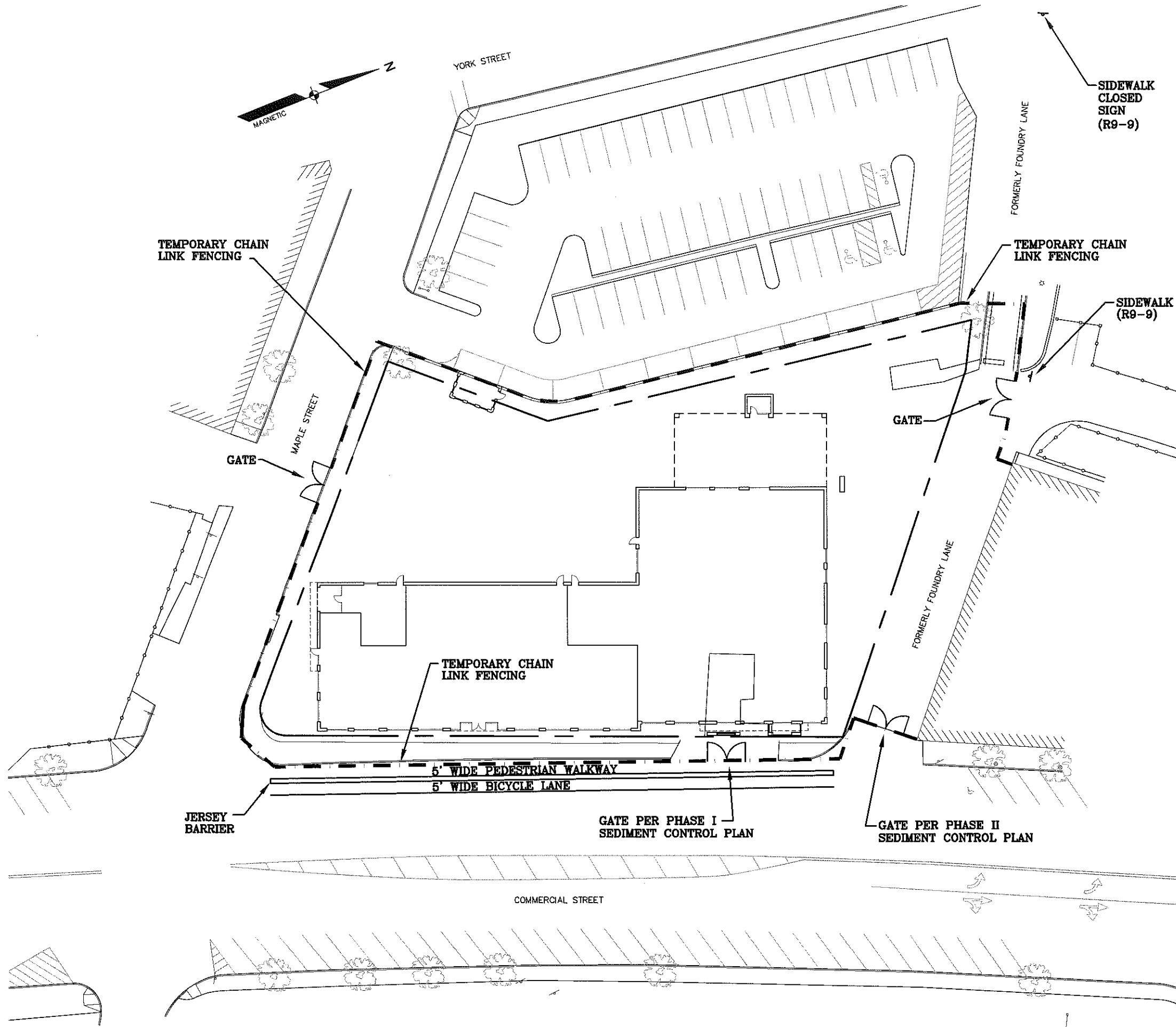
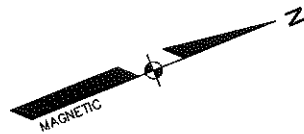
DATE	REVISION SCHEDULE	REVISION DESCRIPTION

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CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT NH 03223
PHONE (603) 237-9090 FAX (603) 237-9191

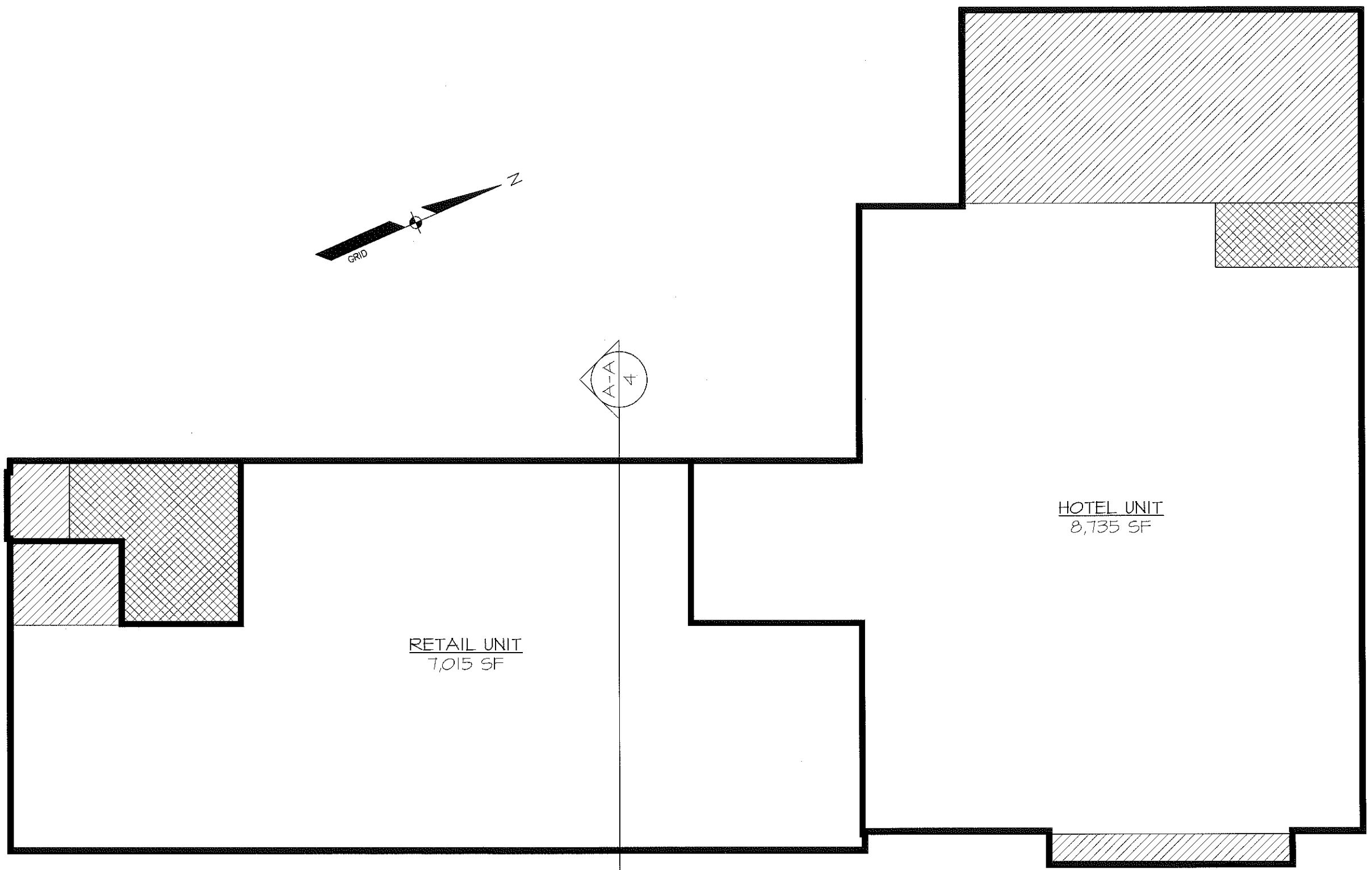
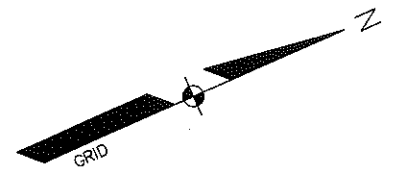
CONSTRUCTION MANAGEMENT AND TRAFFIC CONTROL PLAN




PROJECT: COMMERCIAL & MAPLE STREET MIXED USE DEVELOPMENT
PORTLAND, ME

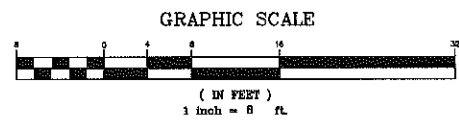
DATE: 10-22-12
SCALE: 1"=20'
DRAWN BY: EJS
CMTc
SHEET: 1 OF 1



PLAN 15
(1st + 2nd (BW))



-  COMMON ELEMENT
-  LIMITED COMMON ELEMENT (LCE)
-  UNIT BOUNDARY



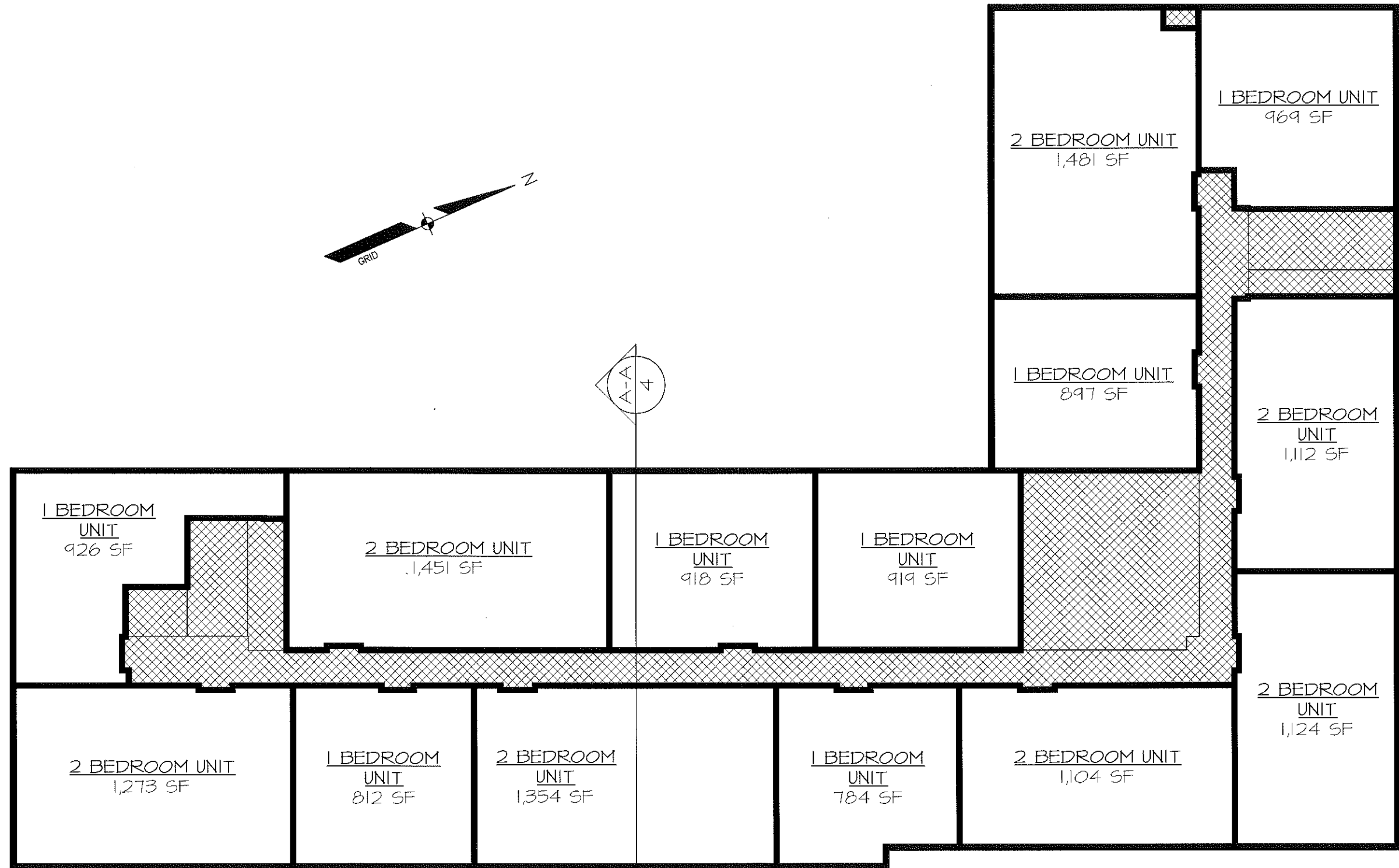
REV.	BY:	DATE:	STATUS:

PREPARED BY: STEPHEN M. LONG, PE
COPECHED
 CONSTRUCTION CORPORATION
 11 CORPORATE BLVD., BELMONT, NH 03320
 PHONO (603) 271-9999 FAX (603) 271-9191

CONDOMINIUM PLAN - FLOOR 1
 OF
 VERTICAL BOUNDARIES
 OF
 MIXED USE DEVELOPMENT
 LOCATED ON MAPLE AND COMMERCIAL STREETS, PORTLAND, MAINE
 DECLARANT: JB BROWN & SONS
 36 DANFORTH STREET, PORTLAND, ME 04101

DATE	SCALE
10-22-12	1"=8'

PLAN 17
(1st + 2nd PBW)

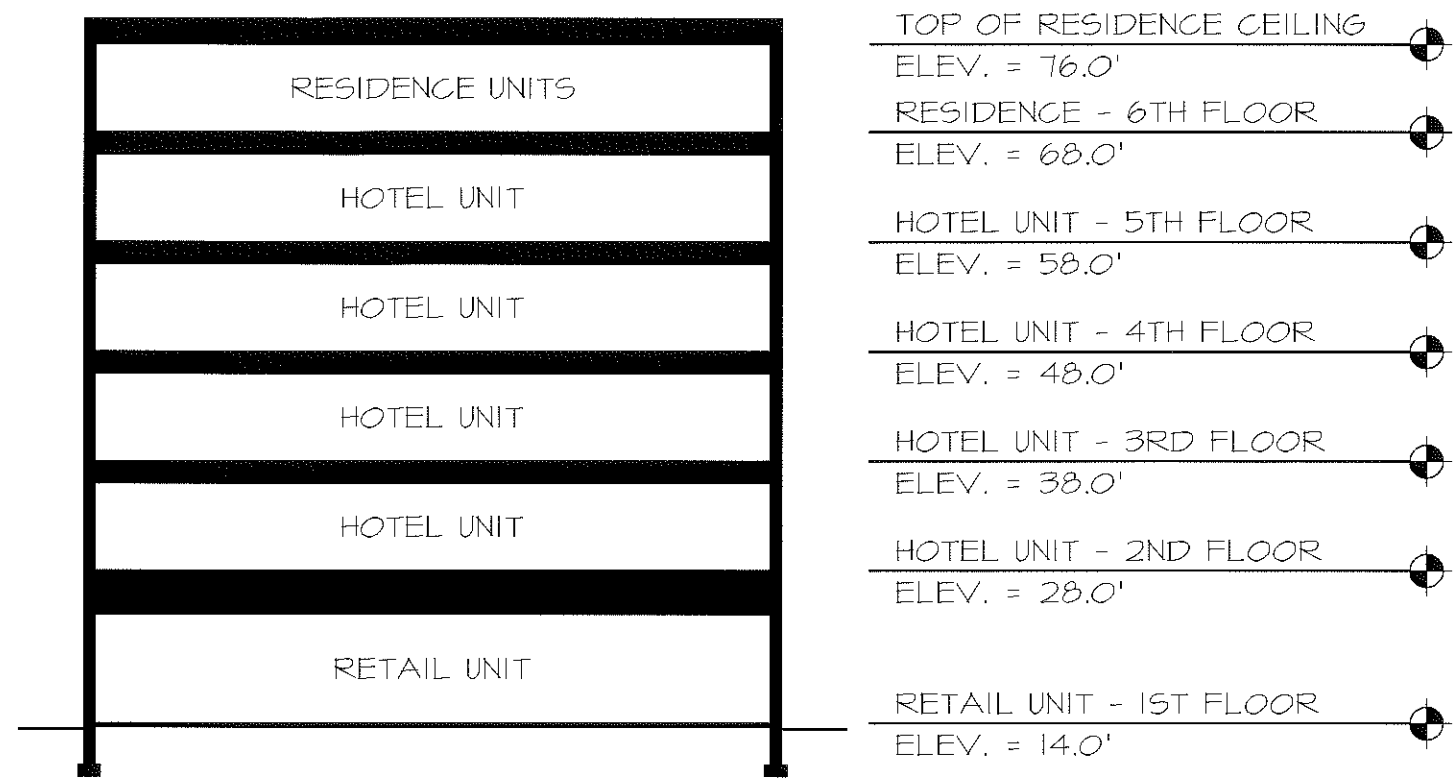


REV.	BY.	DATE.	STATUS.

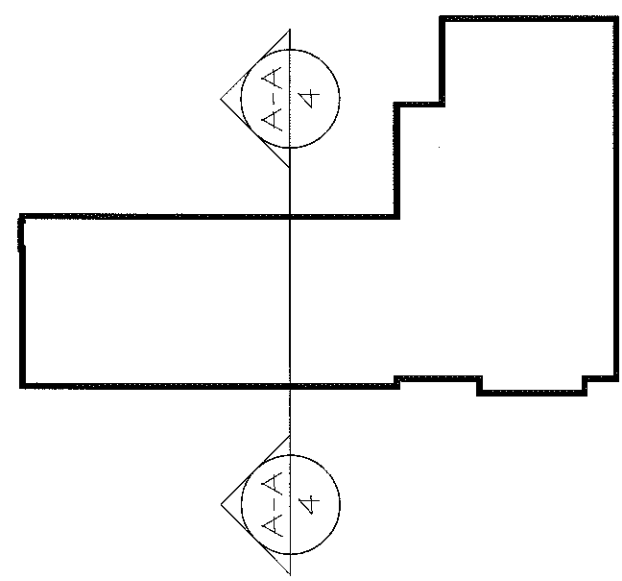
PREPARED BY: STEPHEN M. LONG, P.E.
COPECHED
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 11 CORPORATE DRIVE, BELMONT NH 03220
 PHONE (603) 251-5999 FAX (603) 251-7171

CONDOMINIUM PLAN - FLOOR 6
 OF
 VERTICAL BOUNDARIES
 OF
 MIXED USE DEVELOPMENT
 LOCATED ON MAPLE AND COMMERCIAL STREETS, PORTLAND, MAINE
 DECLARANT: JB BROWN & SONS
 36 DANFORTH STREET, PORTLAND, ME 04101

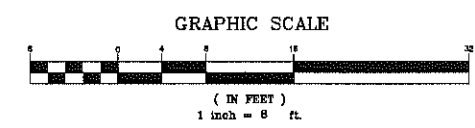
PLAN 18
(1st + 2nd PBW)



SECTION A-A
1" = 8'



KEY PLAN
NOT TO SCALE



REV.	BY:	DATE:	STATUS:

PREPARED BY: STEPHEN M. LONG, PE
LOPECHED
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 11 GOSWOLD BLVD. BILMERE, MA 02149
 PHONE (603) 271-0895 FAX (603) 271-9791

CONDOMINIUM PLAN -
 HORIZONTAL BOUNDARIES
 OF
 MIXED USE DEVELOPMENT
 LOCATED ON MAPLE AND COMMERCIAL STREETS, PORTLAND, MAINE
 DECLARANT: JB BROWN & SONS
 36 DANFORTH STREET, PORTLAND, ME 04101

DATE	SCALE
10-22-12	1"=8'



1 MAPLE STREET ELEVATION
3/32" = 1'-0"

PLAN 19
for information
only - now
superseded - as
presented 1st PB
workshop -
now revised
see PLAN 22

DATE	REVISION	SCHEDULE	REVISION DESCRIPTION

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PHONE (603) 227-9090 FAX (603) 227-9191

EXTERIOR
BUILDING
ELEVATIONS



2 COMMERCIAL STREET ELEVATION
3/32" = 1'-0"

PROJECT:
COMMERCIAL & MAPLE STREET
MIXED USE DEVELOPMENT
PORTLAND, ME

DATE: 10-22-12
SCALE: SEE PLAN
DRAWN BY:
C12
SHEET:

superseded

PLAN 20 these now

see PLAN 23



1 REAR ELEVATION
3/32" = 1'-0"



2 BAXTER PLACE ELEVATION
3/32" = 1'-0"

DATE	REVISION DESCRIPTION
10-30-12	REVISED DRAWING LABELS.

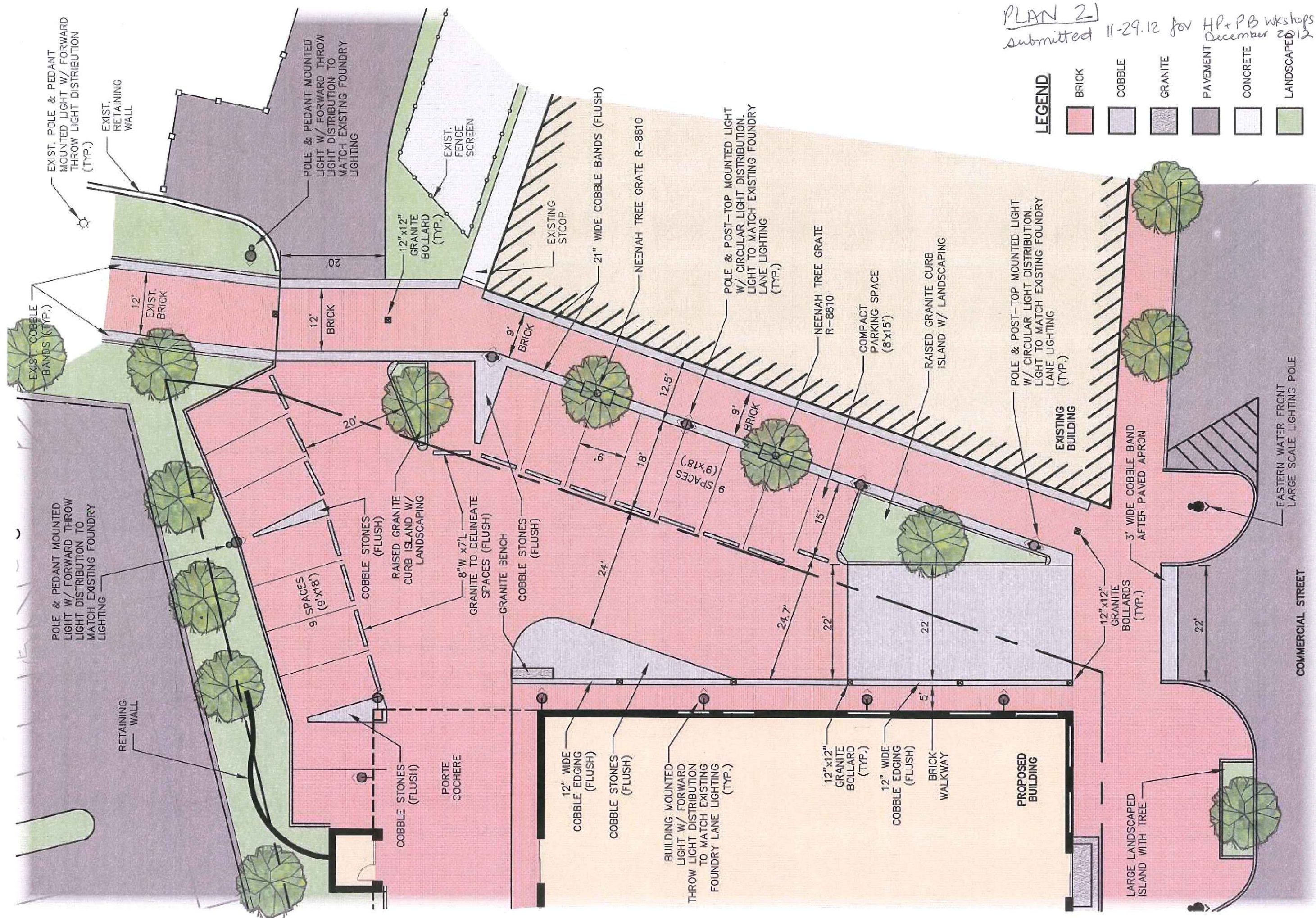
COPECHEE
CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT, NH 03220
PHONE (603) 227-9090 FAX (603) 227-9191

EXTERIOR BUILDING ELEVATIONS

PROJECT: COMMERCIAL & MAPLE STREET MIXED USE DEVELOPMENT
PORTLAND, ME

DATE: 10-22-12
SCALE: SEE PLAN
DRAWN BY:
SHEET: C13

submitted



PLAN 2
 submitted 11-29-12 for HP+PB Wkshops
 December 2012

LEGEND

	BRICK
	COBBLE
	GRANITE
	PAVEMENT
	CONCRETE
	LANDSCAPED

**CONCEPTUAL PLAN OF
 FOUNDRY LANE IMPROVEMENTS
 MIXED USE DEVELOPMENT - J.B. BROWN**

DATE: NOVEMBER 20, 2012
 LAST REVISED: NOVEMBER 29, 2012
 SCALE: 1 INCH = 16 FEET

COPECHEE
 CONSTRUCTION CORPORATION
 11 CORPORATE DRIVE, BELMONT NH 03229
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PLAN 22

Submitted 12.11.2012
for HP + PB Dec Wkshops



MAPLE STREET ELEVATION



COMMERCIAL STREET ELEVATION

- Granite Bends with Rock Face Finish
- Fiber Cement Panels-Slate Grey @ Fascia and Soffit
- Ribbed Metal Panel-Slate Grey Equipment Screen
- Face Brick-Slate Grey with Colored Mortar to Match
- Face Brick-Red with Colored Mortar to Match
- Aluminum Window Frames-Slate Grey
- Sidewalk Uplight-Typical at Each Granite Pilaster
- Sconce Lighting
- Aluminum Sign Letters-Halo Lighting
- Granite-Thermal Finish
- Granite-Rock Face Finish
- Slate Grey Metal Fascia at Canopy
- Aluminum Sign Letters-Halo Lighting
- Blade Sign with Aluminum Sign Letters-Halo Lighting

REVISION	SCHEDULE	REVISION DESCRIPTION

COPECHEE
CONSTRUCTION CORPORATION
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EXTERIOR BUILDING ELEVATIONS

PROJECT: COMMERCIAL & MAPLE STREET MIXED USE DEVELOPMENT PORTLAND, ME

DATE: 12-10-12
SCALE: SEE PLAN
DRAWN BY:

C12
SHEET:

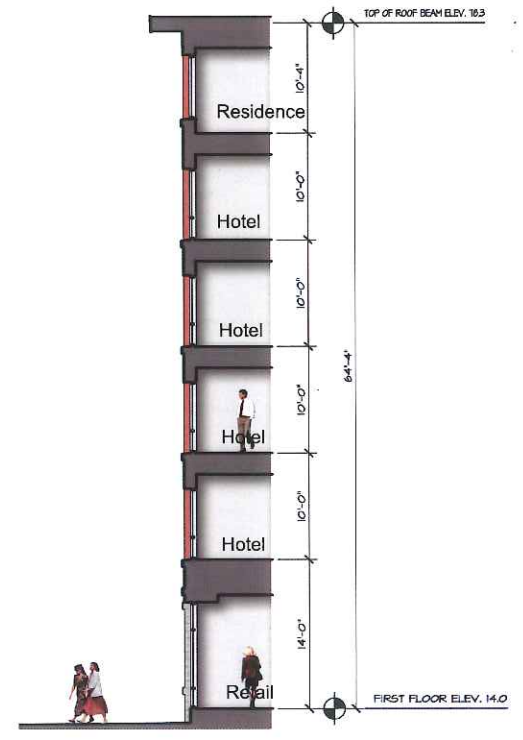
PLAN 23



YORK STREET ELEVATION



FOUNDRY LANE ELEVATION



BUILDING WALL SECTION

REVISION	SCHEDULE	DATE	DESCRIPTION
1		10-30-12	REVISED DRAWING LABELS

submitted
12-11-2012
for HP+AB
Dec
ukshopp

COPECHED
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PHONE (603) 527-8088 FAX (603) 527-9191

EXTERIOR BUILDING ELEVATIONS

PROJECT: COMMERCIAL & MAPLE STREET MIXED USE DEVELOPMENT PORTLAND, ME

DATE: 12-10-12
SCALE: SEE PLAN
DRAWN BY:
C13
SHEET:

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