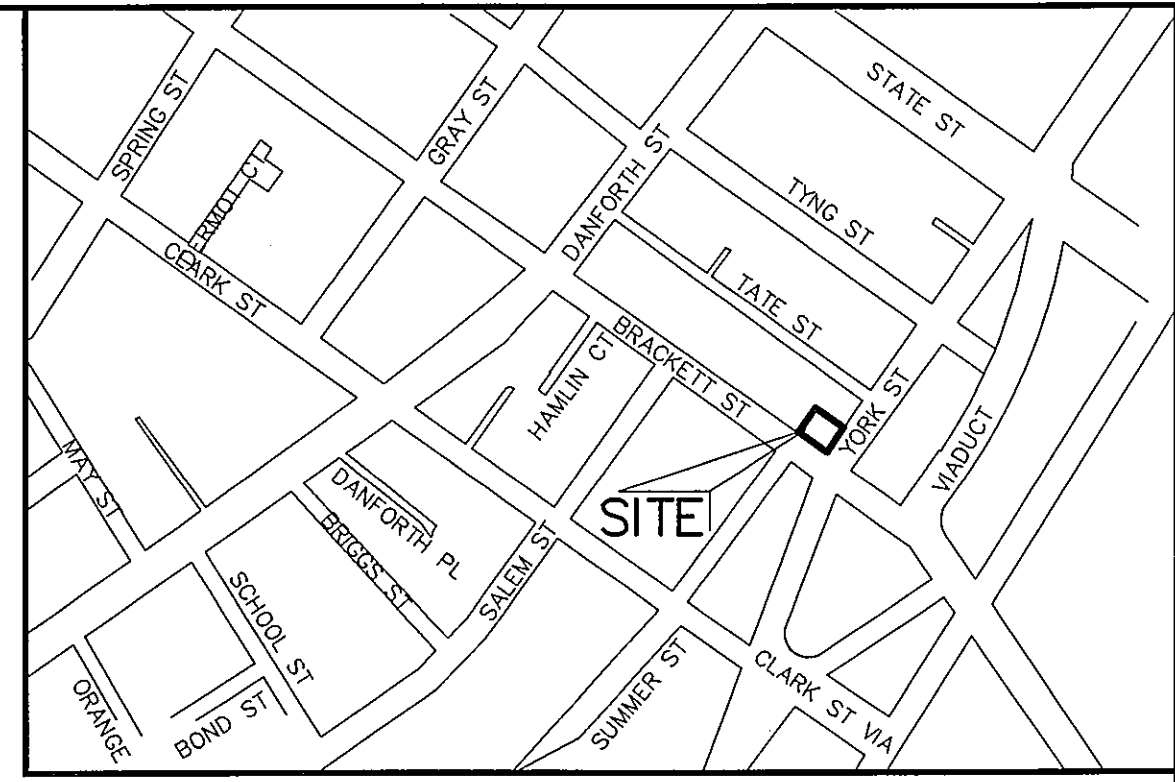


SALEM STREET

DANFORTH STREET



LOCATION MAP

N.T.S.

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	SETBACK	---
□	MONUMENT	---
C/L1	CURVE/LINE NO.	---
---	BENCH-MARK	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	CURBLINE	---
---	CONTOURS	---
x30.20	SPOT GRADE	---
---	CHAIN LINK FENCE	---
---	RETAINING WALL	---
G	GAS	---
W	WATER	---
S	SEWER	---
SD	SEWER MH	---
SD	STORM DRAIN	---
CB	CATCH BASIN	---
DM	DRAINAGE MH	---
OHU	OVERHEAD UTILITY	---
UGU	UNDERGROUND UTILITY	---
U	UTILITY POLE	---
GUY	GUY	---
⊗	CONFEROUS TREE	---

LIMIT OF SIDEWALK RECONSTRUCTION  
REMOVE EXISTING CURB CUT INSTALL NEW GRANITE CURBING MATCH NEW CURBING TO EXISTING CURBING PER CITY STANDARDS

(1) WISTERIA FRUTESCENS 'AMETHYST FALLS' (AMERICAN WISTERIA) NO.2 CONT. AT PRIMARY FERGGOLA VERTICAL POST

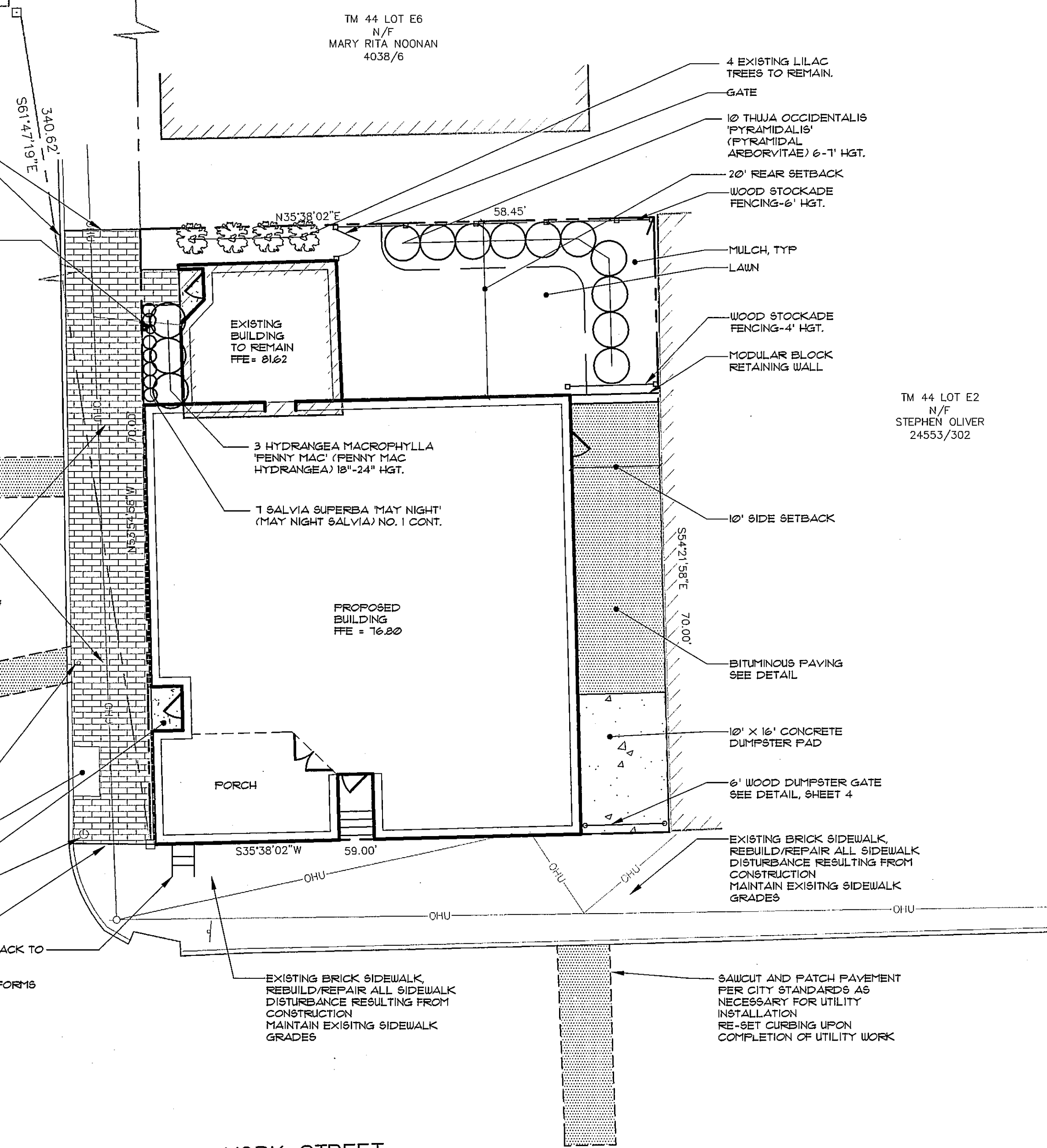
RE-BUILD EXISTING BRICK SIDEWALK ALONG FRONTAGE OF PROPOSED PROJECT, MATCH EXISTING SIDEWALK GRADES, PROVIDE POSITIVE DRAINAGE AWAY FROM PROPOSED BUILDING UTILIZE PINEHALL PAVER BRICKS PER CITY STANDARDS

SAWCUT AND PATCH PAVEMENT PER CITY STANDARDS AS NECESSARY FOR UTILITY INSTALLATION RE-SET CURBING UPON COMPLETION OF UTILITY WORK

REMOVE AND REINSTALL EXISTING PARKING SIGN  
MAINTAIN EXISTING CATCH BASIN STRUCTURE  
CONCRETE PAD  
MAINTAIN EXISTING POLICE/FIRE BOX DURING CONSTRUCTION  
LIMIT OF SIDEWALK RECONSTRUCTION

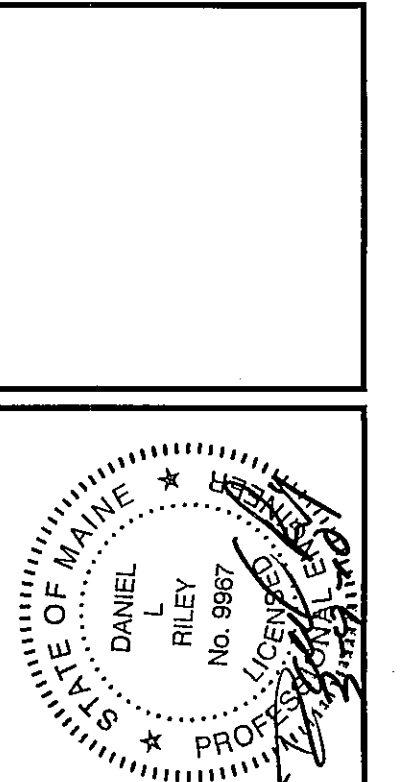
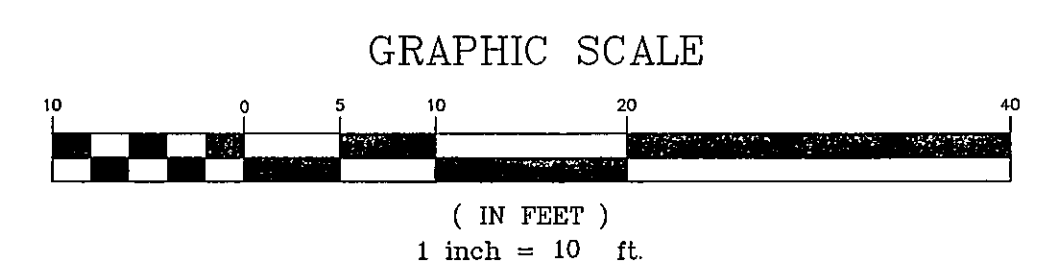
FURNISH AND INSTALL BICYCLE RACK TO ACCOMMODATE FOUR BICYCLES RACK TO BE BOLA RACK AS MANUFACTURED BY LANDSCAPE FORMS OR APPROVED EQUAL

YORK STREET  
PAVED - PUBLIC 66' WIDE



**GENERAL NOTES:**

- THE RECORD OWNER OF THE PROPERTY IS DANA FISHER, LLC, AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 26211 PAGE 194.
  - THE PROPERTY IS DEPICTED ON THE CITY OF PORTLAND TAX MAP 44/ LOT E3
  - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN PLAN TITLED BOUNDARY AND TOPOGRAPHIC SURVEY ON YORK AND BRACKETT STREET PORTLAND MAINE PREPARED BY OWEN HASKEL, INC. DATED OCTOBER 3, 2008
  - UTILITY INFORMATION SHOWN ON THESE PLANS IS BASED SOLEY ON THE FOLLOWING PLANS:  
A. PORTLAND - S. PORTLAND BRIDGE OVER FORE RIVER, PREPARED BY STATE OF MAINE DEPARTMENT OF TRANSPORTATION MAY 31, 1994 SHEET 5 OF 5  
B. PORTLAND SEWER SYSTEM INFILTRATION-INFLOW ANALYSIS PREPARED BY HUNTER-BALLEW ASSOCIATES 1992 STUDY AREA IV.  
C. 5 UNIT CONDOMINIUMS, 20-24 BRACKETT STREET PREPARED BY OAK POINT ASSOCIATES DATED JULY 25, 2003.  
D. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE HIGHWAY 114' SRUR, PREPARED NOVEMBER 1992
- \*ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON PLANS BY OTHERS AND FIELD OBSERVATIONS. NO SURVEY LOCATION OF UTILITIES WAS PERFORMED BY SEBAGO TECHNICS AS PART OF THESE PLANS. ALL LOCATIONS ARE CONSIDERED APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING DIGSAFE PRIOR TO CONSTRUCTION.
- BEARINGS ARE BASED ON MAINE STATE PLANE WEST ZONE, NAD 83. ELEVATION INFORMATION IS BASED ON NGVD 29.
  - TOTAL AREA OF PARCEL IS APPROXIMATELY 0.030 ACRE.
  - ZONING DISTRICT: B-1 NEIGHBORHOOD BUSINESS ZONE.
  - SPACE AND BULK CRITERIA:  
MIN. STREET FRONTAGE: . . . . . 50 FEET SEE SECT 14-165(B)  
MIN. FRONT YARD: . . . . . MAXIMUM 10 FEET  
MIN. SIDE YARD: . . . . . 10 FEET  
MIN. REAR YARD: . . . . . 30 FEET  
MAX. BUILDING HEIGHT: . . . . . 35 FEET  
MAX. IMPERVIOUS RATIO: . . . . . 90 %
- IMPERVIOUS RATIO CALCULATION  
LOT SIZE 4111 SF.  
IMPERVIOUS AREA 1311 SF.  
BUILDING AND PAVEMENT 3350 SF.  
IMPERVIOUS RATIO = 85%
- THE FACILITY IS SERVICED BY CITY SEWER, WATER, GAS, OVERHEAD ELECTRIC, TELEPHONE AND CABLE.
  - METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.
  - THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PUBLIC SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (814-8300 EXT. 2839). SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY.
  - AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
  - WARNING SIGNS, MARKERS, BARRICADES OR FLAG MEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.
  - CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
  - ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
  - 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.
  - ALL SANITARY SERVICES AND AFFURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PUBLIC SERVICES DIVISION.
  - 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 DIVISION MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO COMMENCEMENT TO ALLOW FOR INSPECTION.
  - A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC SERVICES DIVISION PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
  - PRIOR TO ABANDONING ANY STORM SEWER OR SANITARY SEWER LATERAL, THE CONTRACTOR SHALL ACQUIRE A SEAL DRAIN PERMIT FROM THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE TO THE SEWER MAINTENANCE DIVISION STATING THE DATE AND TIME THE CONTRACTOR INTENDS TO COMPLETE THE WORK. THE CONTRACTOR SHALL EXCAVATE TO EXPOSE THE LATERAL, AT THE PROPERTY LINE AND SHALL INSTALL AN INFLATABLE PLUG IN THE LATERAL TO BE POSITIONED WHERE THE LATERAL CONNECTS TO THE STREET SEWER AS DETERMINED BY CITY STAFF. THE PLUG SHALL BE SECURED BY CABLE OR CHAIN AND THE LATERAL FILLED WITH FUMPED GROUT STARTING AT THE PLUG AND FILLING OUT TO THE POINT OF EXCAVATION.
  - 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 WOODED OR LAWN AREAS, ACCESS SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.



REV.	BY:	DATE:	STATUS:
1	DLR	9-25-09	REVISED PER CITY STAFF COMMENTS
2	DLR	9-30-09	SUBMITTED FOR MINOR SITE PLAN REVIEW
3	A		
4	B		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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Westbrook, Me 04095-1959  
Tel (207) 768-6277  
WWW.SEBAGOTECHNICS.COM

PROJECT NO.	08313
FIELD BOOK	
DESIGN	
CHKD	
APP	
DLR	
APP	

SITE PLAN  
OF:  
231 YORK STREET  
YORK STREET  
PORTLAND, MAINE  
FOR:  
DANA FISHER, LLC.  
P.O. BOX 169  
PORTLAND, MAINE 04112

DATE	SCALE
9-25-09	1"=10'