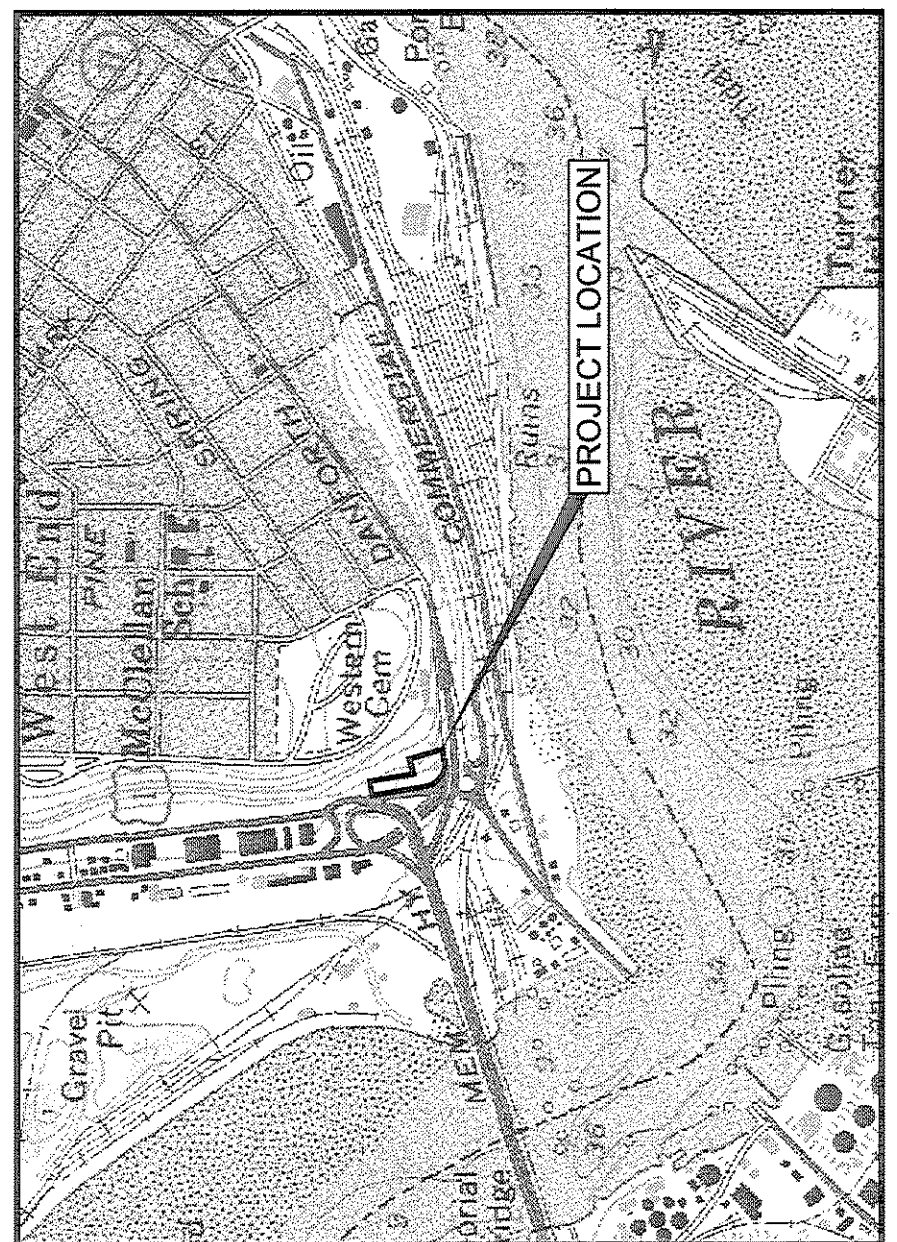


ACCESSORY BUILDING 501 DANFORTH STREET PORTLAND, MAINE SITE PLAN APPLICATION SUBMISSION

PROJECT PARCEL SITE
CITY OF PORTLAND TAX ASSESSOR'S MAP, LOT & BLOCK
NUMBERS

MAP 70 BLOCK C LOTS 002



LOCATION MAP
N.T.S.

INDEX

- 1.0 COVER SHEET, GENERAL NOTES AND LEGEND
- 2.0 BOUNDARY SURVEY AND EXISTING CONDITIONS PLAN (OWEN HASKELL, INC.)
- 3.0 DEMOLITIONS AND REMOVALS PLAN
- 4.0 SITE LAYOUT AND UTILITY PLAN
- 5.0 GRADING, DRAINAGE AND EROSION CONTROL PLAN
- 6.0 DETAILS
- 7.0 EROSION AND SEDIMENT CONTROL NOTES
- 8.0 ACCESS DRIVE PROFILES
- 9.0

PREPARED BY

CIVIL ENGINEER:
DeLuca-Hoffman Associates, Inc.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, MAINE 04106
(207) 775-1121

SURVEYOR:

Owen Haskell, Inc.
16 CASCO STREET
PORTLAND, MAINE 04101

OWNER:

SWEETSER CHILDRENS SERVICES
50 WOODY STREET
SACO, MAINE 04072
C.C.R.D. BOOK 12657, PAGE 253

APPLICANT:

PROPSYS, INC.
55 LISBON STREET, SUITE 2400
LEWISTON, MAINE 04240

I HEREBY ACKNOWLEDGE THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT I AM A FULLY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AND THAT I AM COMPETENT TO PREPARE THIS DOCUMENT.

Stephane Dubois
S.D.

UTILITIES

SEWER
ATTN: FRANK BRANCCELY
PORTLAND PUBLIC WORKS
55 PORTLAND STREET
PORTLAND, MAINE 04101
(207) 874-8300

WATER

ATTN: RICO SPUGNARDI
PORTLAND WATER DISTRICT
225 DOUGLASS STREET
P.O. BOX 3553
PORTLAND, MAINE 04104-3553
(207) 761-8307

ELECTRIC

ATTN: PAUL DUPERRÉ
CENTRAL MAINE POWER COMPANY
162 CANCO ROAD
P.O. BOX 1801
PORTLAND, MAINE 04104
(207) 828-2683

GAS

ATTN: RICK BELLEMAIRE
UNUTIL
1075 FOREST AVENUE
PORTLAND, MAINE 04103
(207) 797-8002, EXT. 6247

TELEPHONE

ATTN: SADY RANCOURT
FAIRPOINT COMMUNICATIONS
5 DAVIS FARM ROAD
PORTLAND, MAINE 04103
(207) 797-1776

CABLE

ATTN: DEBRA PAIEMENT AND/OR
DON JOHNSON
TIME WARNER CABLE
118 JOHNSON ROAD
PORTLAND, MAINE 04102
(207) 253-2262 (DEBRA)
(207) 253-2291 (DON)

FIRE ALARM

PORTLAND FIRE DEPT.
CENTRAL FIRE STATION
CONGRESS STREET
PORTLAND, MAINE 04101
(207) 8874-8300

DIG SAFE

1-800-225-4977

PERMITS

LOCAL
SITE PLAN APPROVAL

GOVERNING BODY
CITY OF PORTLAND PLANNING AUTHORITY
4TH FLOOR CITY HALL
389 CONGRESS STREET
PORTLAND, MAINE 04101

STATUS
PENDING

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE / R.O.W. LINE	---
---	PROPERTY OWNER NAME & DEED INFO. JOHN Q. OWNER 1111/222	---
---	EASEMENT LINE	---
○	BOUNDARY MONUMENTATION	○
△	SURVEY CONTROL POINT	△
---	CONSTRUCTION CENTER LINE	---
---	SETBACK LINE	---
---	EDGE OF PAVEMENT	---
---	CURB	---
---	BUILDING	---
---	STEPS	---
---	TREES / CLEARING LIMIT	---
---	TREES / LANDSCAPING	---
---	SIGN - SEE SITE LAYOUT PLAN FOR TYPE	---
---	LIGHT POLE / FIXTURE	---
---	UTILITY POLE	---
---	GUY WIRE	---
---	GUY POLE OR SUPPORT POLE	---
---	FENCE TYPES (AS NOTED)	---
---	RIPRAP AREA	---
---	GRADING CONTOUR LINE	---
---	GRADING SPOT GRADE	---
○	SANITARY SEWER MANHOLE	○
○	DRAIN MANHOLE	○
---	SANITARY SEWER LINE	---
---	SANITARY SERVICE	---
---	CATCH BASIN	---
---	STORM DRAIN	---
---	WATER VALVE	---
---	WATER MAIN	---
---	FIRE HYDRANT	---
---	OVERHEAD ELECTRIC LINES	---
---	UNDERGROUND ELECTRIC LINES	---
---	UNDERGROUND ELECTRIC/TEL. CABLE	---
---	TRAFFIC CONTROL BOX	---
---	GAS LINE	---
---	CATCH BASIN SEDIMENT BARRIER	---
---	SILTATION FENCE	---
---	TEMP. STABILIZED CONTRACTION ENTRANCE	---
---	ASPHALT SIDEWALK	---
---	PAVER BLOCK SIDEWALK	---
---	CURB TIPDOWN PIECE (MIN. LENGTH 6')	---
---	CLEAN OUT	---

GENERAL NOTES:

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF ALL REGULATIONS ADMINISTERED BY THE LOCAL UTILITY COMPANIES AND THE CITY OF PORTLAND.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY TO LOCATE ALL EXISTING UTILITIES PRIOR TO THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS AT NO ADDITIONAL COST TO THE OWNER UNLESS OTHERWISE AGREED UPON.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLANS. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.
5. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, AND THE CITY OF PORTLAND TECHNICAL STANDARDS. IN THE CASE OF A CONFLICT BETWEEN THE DOT SPECS AND PORTLAND STANDARDS, THE MORE STRINGENT SHALL BE USED AT NO ADDITIONAL COST TO THE OWNER AND THE OWNER NOTIFIED.
6. TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM CITY OF PORTLAND AERIAL SURVEY, ELECTRONIC DATA PROVIDED BY CITY OF PORTLAND GIS DEPARTMENT AND SURVEY DATA PROVIDED BY OWEN HASKELL, INC.
7. BOUNDARY SURVEY INFORMATION TAKEN FROM A PLAN PREPARED BY OWEN HASKELL, INC. TITLED "BOUNDARY & TOPOGRAPHIC SURVEY" AT 501 DANFORTH STREET, PORTLAND, MAINE, MADE FOR DELUCA-HOFFMAN ASSOCIATES, INC. DATED JANUARY 6, 2010.
8. FEMA MAP COMMUNITY PANEL NUMBER 23005100166. THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.
9. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED IN THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL THE PROPERTY WHICH APPEARS IN THE RECORD OF THE PLANNING AUTHORITY PROCEEDINGS ARE CONDITIONS OF THE APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVALS IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING AUTHORITY.
10. ALL SIGNAGE SHALL CONFORM TO THE STANDARDS FOR SIZE, HEIGHT, LOCATION AND REFLECTIVITY SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
11. ALL PARKING STALLS SHALL BE MARKED OFF BY 4" SOLID WHITE LINES EXCEPT AS SHOWN ON THE LAYOUT PLAN.
12. ALL CURBS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AS NOTED ON THE PLANS:
GRANITE AND BITUMINOUS CONCRETE CURB SHALL MEET THE REQUIREMENTS OF MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS 609.03 AND 609.04 AND CITY OF PORTLAND TECHNICAL STANDARDS.
13. ALL DIMENSIONING UNLESS OTHERWISE NOTED IS TO THE FACE OF CURB.
14. THE EXISTING BUILDING IS SERVICED BY PUBLIC WATER, SEWER AND OVERHEAD UTILITIES. ACCORDING TO RECORDS PROVIDED BY THE PORTLAND WATER DISTRICT AND THE PORTLAND PUBLIC SERVICES DEPARTMENT, THE CONTRACTOR SHALL INCLUDE COSTS TO LOCATE AND EXTEND EACH SERVICE TO THE ACCESSORY BUILDING IN ACCORDANCE WITH EACH UTILITY PROVIDER'S REQUIREMENTS.
15. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PUBLIC SERVICES INSPECTION SERVICES DIVISION (874-8300 EXT. 8838), CODE ENFORCEMENT OFFICE AND DEVELOPMENT REVIEW COORDINATOR IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION, SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA. A PRECONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC SERVICES DEPARTMENT OR DEVELOPMENT REVIEW COORDINATOR.
16. 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.
17. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN MUST BE EMPLOYED ON ADJACENT STREETS AS NECESSARY.
18. CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH THE CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
19. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
20. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR'S EXPENSE.
21. A STREET OPENING PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
22. DIMENSIONAL REQUIREMENTS

DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	1.17 ACRES
MINIMUM STREET FRONTAGE	50 FEET	>500 FEET
MAXIMUM FRONT SETBACK	10 FEET	<10 FEET
MINIMUM REAR SETBACK	5 FEET	20 FEET±
MINIMUM SIDE SETBACK	5 FEET	53 FEET±
MAXIMUM STRUCTURE HEIGHT	45 FEET	32 FEET± (EXIST BLDG) 20 FEET± (PROP BLDG)
MAXIMUM IMPERVIOUS SURFACE RATIO	90%	<80%

PROJECT
ACCESSORY BUILDING
501 DANFORTH STREET

SHEET TITLE
COVER SHEET, GENERAL NOTES AND LEGEND

CLIENT
PROPSYS, INC.
55 LISBON STREET, SUITE 2400
LEWISTON, MAINE 04240

DRAWN: CAMI DATE: JAN 2010
DESIGNED: SRB SCALE: AS NOTED
CHECKED: SRB JOB NO. 2839
FILE NAME: 2839-COV
SHEET 1.0

STATE OF MAINE
STEPHEN R. HOFFMAN
REGISTERED PROFESSIONAL ENGINEER
LIC. # 7423

REVISIONS

REV	DATE	DESCRIPTION
3	04.21.10	ISSUED FOR BIDDING
2	04.01.10	REVISED AND RESUBMITTED TO CITY
1	03.09.10	SITE PLAN APPLICATION TO CITY OF PORTLAND