

# SITE DEVELOPMENT PLANS

FOR

## SENIOR HOUSING FACILITY AND HEALTH

### CENTER

### PORTLAND, MAINE

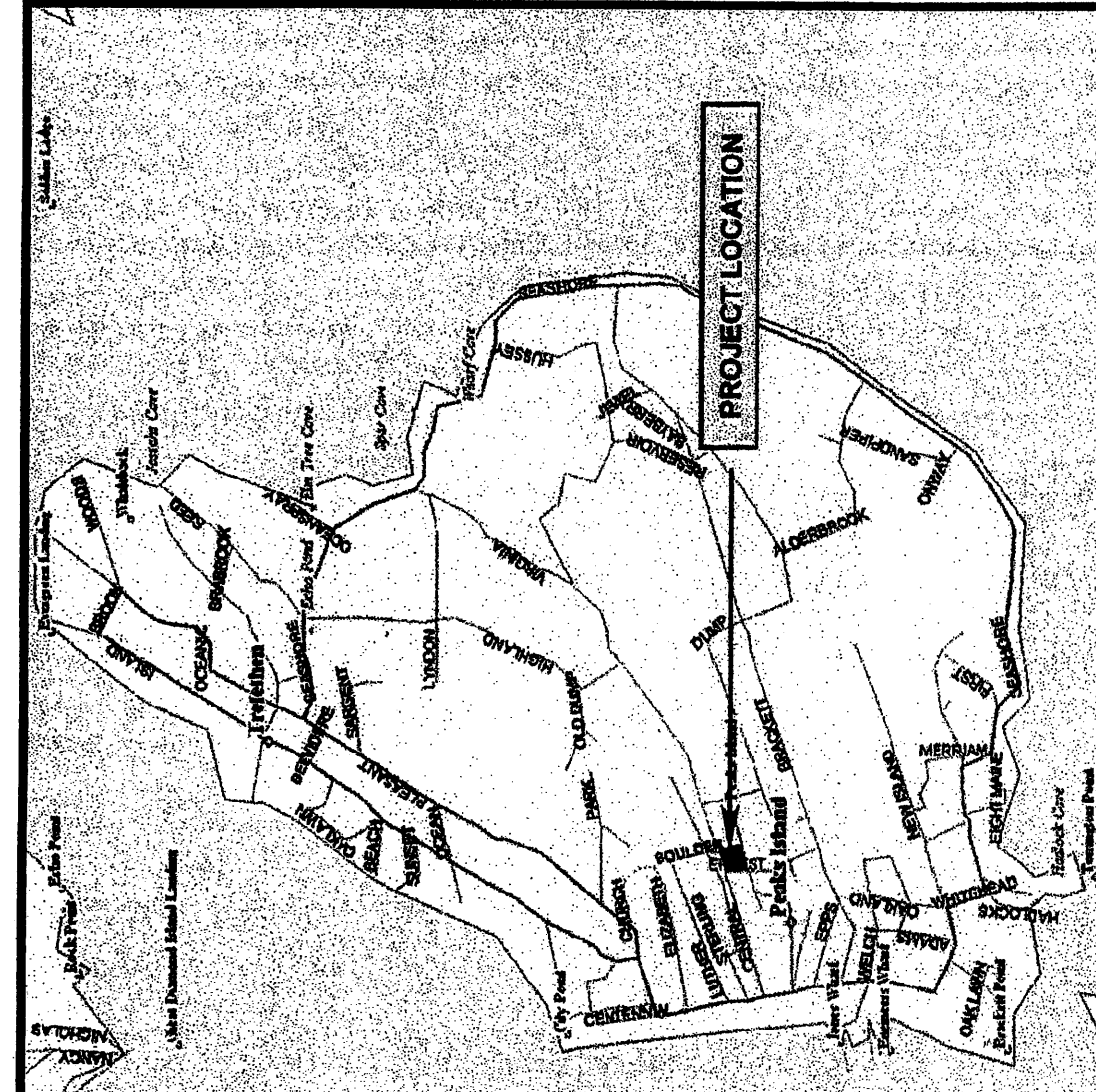
### CENTRAL AVENUE AND ERNEST STREET

### REVISED BUILDING SET

PROJECT PARCEL SITE  
CITY OF PORTLAND TAX ASSESSOR'S MAP, LOT & BLOCK NUMBERS  
MAP 87 LOT 78 & 9 BLOCK P

ZONING: ISLAND RESIDENTIAL-2 ZONE (IR-2) CONTRACT ZONE AGREEMENT WITH THE CITY OF PORTLAND

OWNER/APPLICANT  
PEAKS ISLAND VOLUNTEERS OF AMERICA  
ELDERLY HOUSING INC.  
C/O JULIA WILCOCK  
DIRECTOR OF PROGRAM EXPANSION AND DEVELOPMENT  
VOLUNTEERS OF AMERICA NORTHERN NEW ENGLAND  
14 MAINE STREET #205  
BRUNSWICK, MAINE 04011  
TEL: 207-373-1140



LOCATION MAP  
N.T.S.

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

**SURVEYOR:**  
**DIRIGO LAND SERVICES, Inc.**  
323 OLD BRUNSWICK ROAD  
BATH, MAINE 04530  
(207) 442-7500  
ATTN: BRUCE W. MARTINSON, PRESIDENT

**ARCHITECT:**  
**TSONIDES ASSOCIATES**  
389 ELLIOT STREET  
NEWTON UPPER FALLS, MA 02164  
(617) 989-4774

#### UTILITIES

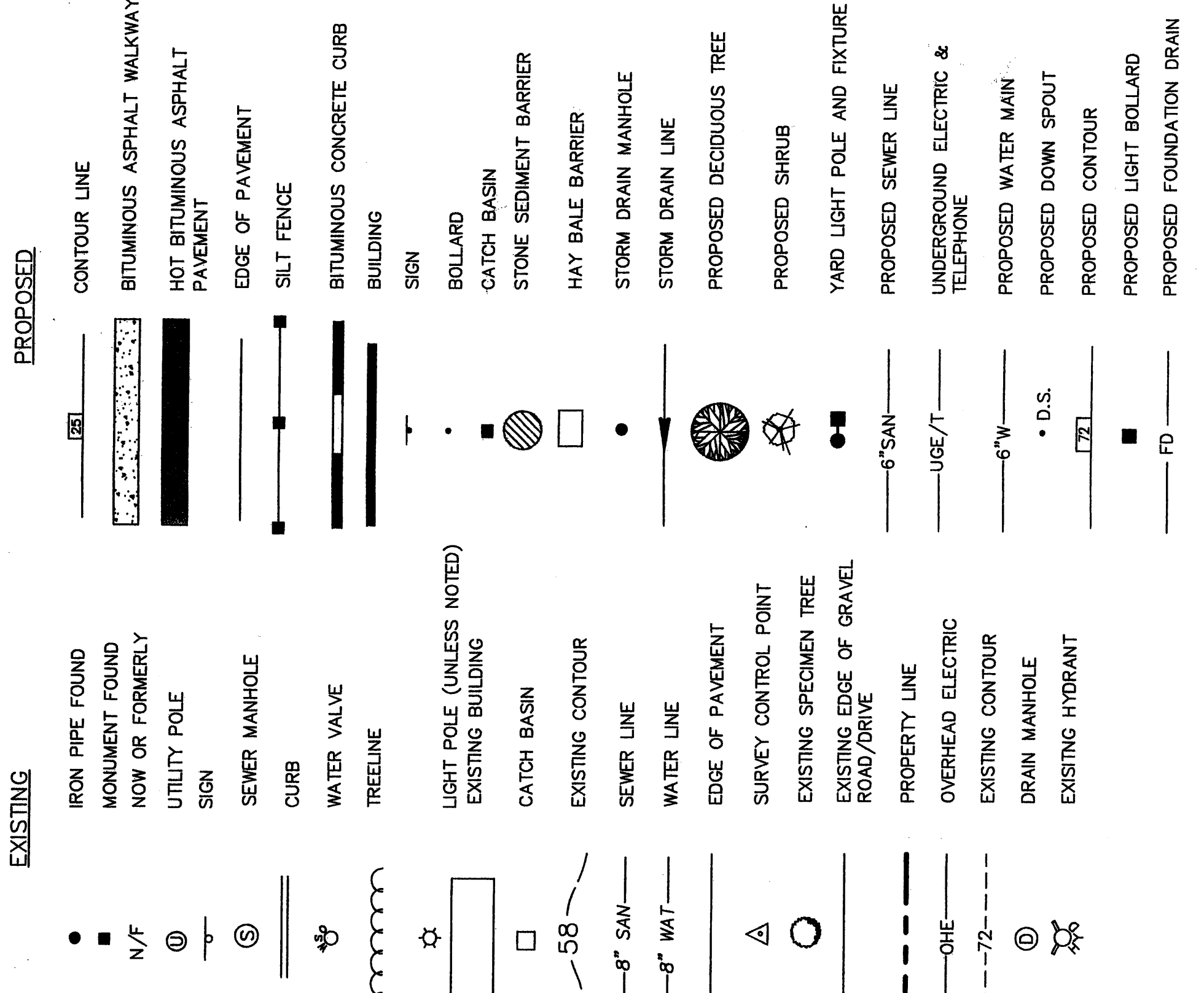
- SEWER**  
ATK.MR. TODD HERKLE  
PORTLAND PUBLIC WORKS  
55 PORTLAND STREET  
PORTLAND, ME 04104  
(207) 874-8800
- WATER**  
ATK.MR. DAVID COFFIN  
PORTLAND WATER DISTRICT  
226 DOUGLAS STREET  
P.O. BOX 3583  
PORTLAND, ME 04102-3583  
(207) 774-5881 EXT. 3841
- ELECTRIC**  
ATK.MR. TOM WATSON  
CENTRAL MAINE POWER COMPANY  
182 CANO ROAD  
P.O. BOX 1801  
PORTLAND, ME 04104  
(207) 838-2821
- TELEPHONE**  
ATK.MR. TOM WATSON  
VERIZON  
13 DAVIS FARM ROAD  
PORTLAND, MAINE 04103  
(207) 797-7289
- CABLE**  
ATK.MR. TOM SMITH  
TIME WARNER CABLE  
118 JOHNSON ROAD  
PORTLAND, MAINE 04102  
(207) 775-3431
- DIG SAFE**  
CALL BEFORE YOU DIG 1-888-DIG-SAFE  
WWW.DIGSAFE.COM

9. ALL SIGNAGE SHALL CONFORM TO THE STANDARDS FOR SIZE, HEIGHT, LOCATION, AND REFLECTIVITY SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
10. ALL PARKING STALLS SHALL BE MARKED OFF BY 4" SOLID YELLOW LINES EXCEPT AS SHOWN ON THE LAYOUT PLAN.
11. ALL CURB 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 608.03 AND 609.04
12. ALL DIMENSIONING UNLESS OTHERWISE NOTED IS TO THE FACE OF CURB OR FACE OF BUILDING.
13. BUILDING SUMMARY: PROPOSED 13,500 S.F.
14. ZONING DATA  
CONTRACT ZONE AGREEMENT  
SEIZE AND BULK REGULATIONS  
MINIMUM LOT AREA 39,000  
MINIMUM STRUCTURE SETBACKS 19'  
MINIMUM YARD SETBACKS 19'  
MINIMUM SIDE YARD PROPERTY LINE 13'  
MINIMUM GROSS FLOOR AREA\*\* 302\*\*  
OFF-STREET PARKING 9'x18'  
PARKING STALL DIMENSION 9'x18'  
\*THE SIDEYARD SETBACK SHALL BE 45' ON THE ERNEST STREET PROPERTY LINE FOR THE COMMUNITY HEALTH CENTER BUILDINGS  
\*\*ALLOWED UNDER ISLAND RESIDENTIAL - 2 ZONE

#### GENERAL NOTES:

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF ALL REGULATIONS ADMINISTERED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MAINE DEPARTMENT OF TRANSPORTATION, LOCAL UTILITY COMPANIES AND THE CITY OF PORTLAND.
2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCES, PAVING, EXITS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE POINTS.
3. ALL REQUIRED AND NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL SERVICE CONNECTIONS.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD, THIS CONTRACTOR MUST BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LOCATION AND RELOCATION OF ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. 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 THE CONTRACTOR DETERMINES THAT THE SPECIFICATIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
6. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY ALL MATERIALS AND METHODS TO BE USED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.
7. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE PROJECT SPECIFICATIONS, AND THE CITY OF PORTLAND TECHNICAL STANDARDS.
8. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY SHALL BE THE RECORD OF THE PLANNING BOARD PROCEEDINGS AND USE OF THE CONDITIONS OF THE APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING BOARD.

#### LEGEND



15. THE FACILITY IS SERVICED BY CITY, PUBLIC WATER, SEWER AND OVERHEAD UTILITIES.
16. ALL METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS IDENTIFIED HEREIN SHALL CONFORM TO THE CITY OF PORTLAND CONSTRUCTION AND TECHNICAL STANDARDS AND SPECIFICATIONS AND/OR CURRENT MOOT STANDARDS AND SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
17. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PUBLIC WORKS INSPECTION SERVICES DIVISION (874-8300 EXT. 8838), CODE ENFORCEMENT OFFICE AND DEVELOPMENT REVIEW COORDINATOR IN WRITING THREE (3) BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA PRECONSTRUCTION MEETINGS ARE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY OR DEVELOPMENT REVIEW COORDINATOR.
18. 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.
19. WARNING SIGNS, MARKERS, BARRIAGES OR FLAGMEN MUST BE EMPLOYED ON ADJACENT STREETS AS NECESSARY.
20. CONSTRUCTION DEBRIS SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
21. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
22. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED AT THE DEVELOPER'S EXPENSE.
23. ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PORTLAND'S STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
24. A STREET OPENING PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.

PROJECT: SENIOR HOUSING FACILITY & HEALTH CENTER  
PORTLAND, MAINE

SHEET TITLE: COVER SHEET, GENERAL NOTES, & LEGEND

CURB VOLUNTEERS OF AMERICA

U.S. #1438

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WWW.DELUCAHOFFMAN.COM

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DESIGNED: JCM SCALE: AS NOTED  
CHECKED: SRB JOB NO. 2301  
FILE NAME: C-01

REV	DATE	DESCRIPTION	REVISIONS
1	11.02.02	ISSUED FOR PERMITS	
2	11.02.02	REVISED FOR PERMITS	
3	11.02.02	REVISION FOR PERMITS	
4	11.02.02	REVISION FOR PERMITS	
5	11.02.02	REVISION FOR PERMITS	
6	11.02.02	REVISION FOR PERMITS	
7	11.02.02	REVISION FOR PERMITS	

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