

## CITY OF PORTLAND SITE PLAN NOTES

- LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- 2. 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.
- 3. ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.
- 4. SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIPDOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- 5. 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. (NOTE: THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL DEVICE TO BE EMPLOYED: SILT FENCE, HAY BALE, ETC. AS WELL AS THEIR LOCATION.)
- 6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
- 7. ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAYED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
- 8. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORK'S 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.
- 9. 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.

## GENERAL NOTES

- OWNER/DEVELOPER: PORTLAND PUBLIC SCHOOLS, 196 ALLEN AVENUE, PORTLAND MAINE.
- 2. ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, FALMOUTH, MAINE,
- 3. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED IN 1994 BY THE CITY OF PORTLAND, PARKS/PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, 55 PORTLAND STREET, PORTLAND, MAINE, BENCHMARK: COPPER BOLT IN MONUMENT ON 3 FT. OFFSET AT S.E. CORNER OF STEVENS AVE. AND HARTLEY ST., ELEVATION 118.25.
- 4. EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND ARE EITHER ASSUMPTIONS BASED ON FIELD SURVEY OR TAKEN FROM A PLAN ENTITLED "PLOT PLAN, ADDITION & ALTERATIONS TO LINCOLN JR. HIGH SCHOOL BLDG. FOR CITY OF PORTLAND, MAINE" BY WADSWORTH & BOSTON ARCHITECTS (NOT DATED). THE NUMBER C-5823 APPEARS IN THE TITLE BLOCK.
- 5. ZONE: R-5, RESIDENTIAL ZONE CONDITIONAL USE: ELEMENTARY, MIDDLE OR SECONDARY SCHOOL PROPOSED USE: ACCESSORY BUILDING
- 6. TAX MAP REFERENCE: MAP 135/BLOCK E/LOTS 7, 16, 17 4 30.
- 7. TOTAL PARCEL = 110,724 SQ. FT.
- 8. SOILS TAKEN FROM "SOIL SURVEY CUMBERLAND COUNTY, MAINE" PUBLISHED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE. SOILS ARE CLASSIFIED AS WINDSOR LOAMY SAND, Ø TO 8% SLOPES.
- 9. CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE.
- 10. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMPS" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.
- II. THIS APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND AFFIRMED BY THE APPLICANT AND ANY VARIATION FROM THE PLANS, PROPOSALS AND SUPPORTING DOCUMENTS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD, EXCEPT FOR DE MINIMIS CHANGES WHICH THE DIRECTOR OF PLANNING AND ZONING MAY APPROVE.
- 12. DRAWINGS INCLUDED IN THIS SUBMITTAL: CI.I SITE PLANS AND NOTES CI2 DETAILS

## ZONE INFORMATION

ZONE: R-5, RESIDENTIAL ZONE CONDITIONAL USE: ELEMENTARY, MIDDLE OR SECONDARY SCHOOL PROPOSED USE: ACCESSORY BUILDING

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SPACE STANDARDS	PRIMARY STRUCTURE	ACCESSORY USE
MINIMUM LOT SIZE	30,000 SQ. FT.	NA
MINIMUM LOT AREA	NA	NA
MINIMUM STREET FRONTAGE	5Ø FEET	NA
MINIMUM FRONT YARD	2Ø FEET	20 FEET
MINIMUM REAR YARD	2Ø FEET	20 FEET
MINIMUM SIDE YARD	IØ FEET	IØ FEET
MAXIMUM LOT COVERAGE	40%	NA
MINIMUM LOT WIDTH	60 FEET	NA
MAXIMUM BUILDING HEIGHT	35 FEET	IS FEET

**EXISTING** 

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JEFFREY T

No. 9119

----- CONTOURS

---G---G- GAS LINE

WATER LINE

--- OHU -- OVERHEAD UTILITY

----- UGU --- UNDERGROUND UTILITY

BUILDING

SPOT GRADE

CATCH BASIN

DRAIN MANHOLE

SEWER MANHOLE

UTILITY POLE W/ GUY WIRE

EDGE OF VEGETATION

BARBED WIRE FENCE

CHAINLINK FENCE

WATER SHUT OFF

GATE VALVE

GAS VALVE

STONE WALL

TRANSFORMER

UTILITY POLE

FLAGPOLE

IRON PIPE

HYDRANT

SIGN

TREE

CURB

**PROPOSED** PROPERTY LINE — — — BUILDING SETBACK ---- ABUTTERS PROPERTY EDGE OF PAVEMENT × 2915 ---s-- SANITARY SEWER ----SD----SD-- STORMDRAIN - - - ud- - - UNDERDRAIN ----fd- - FOUNDATION DRAIN

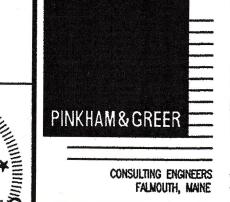
BUILDING BUILDING ENTRY/EGRESS EDGE OF PAVEMENT ---- FOUNDATION DRAIN SPOT GRADE SILT FENCE BUILDING HATCH

BITUMINOUS PAVEMENT

**CITY OF PORTLAND** 

APPROVED SITE PLAN Subject to Dept. Conditions Date of Approval: 5-16-07 Amenament to Plan

2 5/16/07 RELOCATED DOME PER CLIENT REQUEST 1 | 5/3/07 | REV'D PER STAFF REVIEW REV. DATE DESCRIPTION



196 ALLEN AVENUE, PORTLAND MAINE

LINCOLN MIDDLE SCHOOL DOME ACCESSORY STRUCTURE 522 STEVENS AVENUE, PORTLAND

SCALE: AS SHOWN DRN BY: JDC DATE: APRIL 20, 2007 DESG BY: JTR PROJECT: 07201 CHK BY:

PORTLAND PUBLIC SCHOOLS

CONSULTING ENGINEERS SITE PLANS AND NOTES