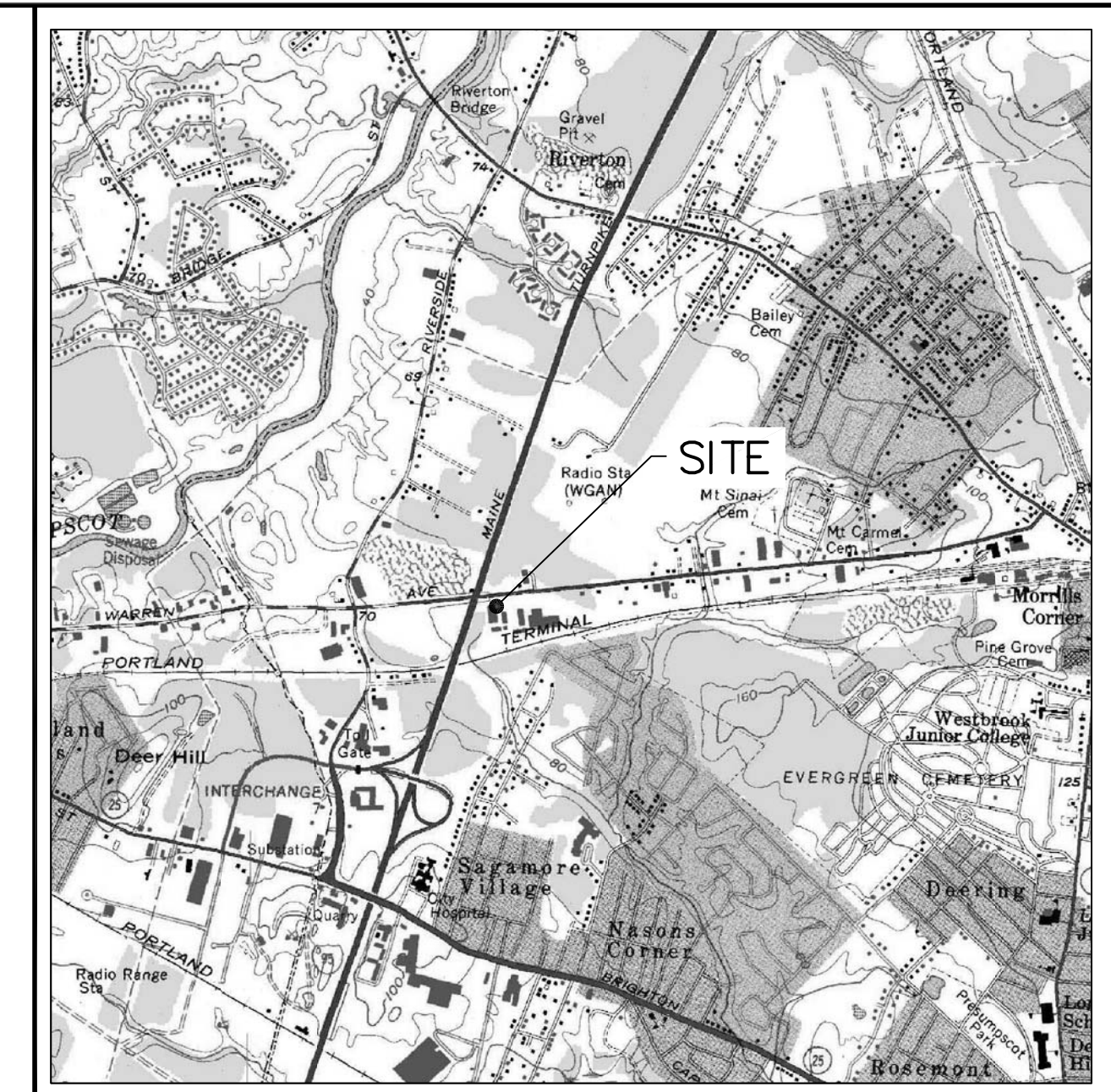


LEGEND	
EXT. UTILITY POLE	⊕
EXT. WATER	—
EXT. SEWER	SS
EXT. GAS	GAS
EXT. OVERHEAD UTIL.	OE
EXT. UNDERGROUND UTIL.	UE
EXT. DRAIN	—
WATER VALVE	⊕
LIGHT POLE	⊕
SILTATION FENCE	X
PROPOSED 6" CONCRETE CURB	—



GENERAL NOTES

- THIS PLAN PROVIDES DETAILS FOR A PROPOSED ATHLETIC TRAINING FACILITY ASSOCIATED WITH THE EXISTING PORTLAND SPORTS CENTER IN PORTLAND, MAINE. THE SITE IS LOCATED AT 550 WARREN AVENUE AND IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 271, BLOCK A, LOT 2, UNITS 1, 2, AND 3. THE SITE TOTALS APPROXIMATELY 7.16 ACRES IN AREA WITH 324' OF STREET FRONTAGE ON WARREN AVENUE.
- THE PROPOSED BUILDING (18,000 SF FOOTPRINT) WILL BE AN ATHLETIC TRAINING FACILITY DOME FOR PORTLAND SPORTS CENTER.
- THE PARCEL IS LOCATED IN THE B-4: COMMERCIAL CORRIDOR ZONE. DISTRICT REQUIREMENT ARE AS FOLLOWS:
 MIN LOT SIZE = 10,000 S.F.
 MIN STREET FRONTAGE = 60'
 MIN FRONT YARD = 20'
 MIN REAR YARD = 20'
 MIN SIDE YARD = 10' (1 OR 2 STORIES), OR 12' (3 OR MORE STORIES)
 MIN LOT WIDTH = 60'
 MAX BUILDING HEIGHT = UP TO 90' IF SETBACKS ARE INCREASED BY 1 FOOT FOR EACH FOOT OF HEIGHT ABOVE 65'.
- MAXIMUM IMPERVIOUS SURFACE RATIO ALLOWED IS 80% IN THE B-4: COMMERCIAL CORRIDOR ZONE, COVERAGE CALCULATIONS ARE AS FOLLOWS:
 EXISTING IMPERVIOUS AREA = 235,663 S.F. (REF. 1)
 PROPOSED IMPERVIOUS AREA = 235,420 S.F.
 234,810 SF / 311,963 SF = 75.3%, WHICH MEETS THE ALLOWABLE 80% IMPERVIOUS SURFACE RATIO.
- MAXIMUM FLOOR AREA RATIO ALLOWED IS 0.65. FLOOR AREA RATIO CALCULATIONS FOLLOW:
 EXISTING FLOOR AREA = 98,235 S.F. (REF. 1)
 ADDITIONAL PROPOSED FLOOR AREA = 18,000 S.F.
 (98,235+18,000) S.F. / 311,963 S.F. = 0.373, WHICH MEETS THE ALLOWABLE 0.65 FLOOR AREA RATIO.
- EXISTING PARKING IS CALCULATED AS FOLLOWS:
 UNIT 1 - JOKERS: 28,553 S.F. RETAIL SPACE:
 (1/200 S.F., IN EXCESS OF 2,000 S.F.) = 133 SPACES
 UNIT 2 - PORTLAND SPORTS CENTER: 50,844 S.F. NON-RETAIL BUSINESS:
 (1/1,000 S.F.) = 51 SPACES
 UNIT 3 - PORTLAND SPORTS CENTER WAREHOUSE: 9,570 S.F. NON-RETAIL BUILDING:
 (1/1,000 S.F.) = 10 SPACES
 TOTAL = 194 SPACES
 THERE ARE 272 EXISTING SPACES ON SITE.
 REQUIRED PROPOSED PARKING IS CALCULATED AS FOLLOWS:
 EXISTING REQUIRED PARKING = 194 SPACES
 PROPOSED PORTLAND SPORTS CENTER DOME: 18,000 S.F. NON-RETAIL BUSINESS:
 (1/1,000 S.F.) = 18 SPACES
 TOTAL = 212 SPACES
 THERE ARE 227 PROPOSED PARKING SPACES PROVIDED, OF WHICH 42 ARE COMPACT PARKING SPACES (19% OF AN ALLOWABLE 20%) AND 10 (4%) ARE A.D.A. ACCESSIBLE.
- BASED ON THE 227 PROPOSED PARKING SPACES, 27 BICYCLE PARKING PLACES ARE REQUIRED (2 BICYCLE SPACES / 10 VEHICLE SPACES FOR THE FIRST 100 VEHICLE SPACES, PLUS 1 BICYCLE SPACE / 20 VEHICLE SPACES OVER 100 VEHICLE SPACES = 2*100/10 + 1*126/20 = 26.3 BICYCLE SPACES). A WAIVER FROM SECTION 14-526A.4B REGARDING BICYCLE PARKING WAS APPROVED AT THE MAY 22, 2012 PLANNING BOARD MEETING. THE BOARD REDUCED THE BICYCLE PARKING REQUIREMENT TO 8 BICYCLE SPACES. 8 BICYCLE PARKING PLACES ARE PROVIDED ON 4 "DERO BIKE HITCH" BICYCLE RACKS, IN ACCORDANCE WITH SECTION 1.15 IN THE CITY OF PORTLAND TECHNICAL MANUAL.
- BOUNDARY INFORMATION WAS TAKEN FROM REFERENCE 1.
- EXISTING CONDITIONS, TOPOGRAPHIC INFORMATION AND EXISTING SPOT GRADES WERE TAKEN FROM REFERENCE 3.
- WATER AND SEWER SERVICE IS PROVIDED TO THE SITE BY THE PORTLAND WATER DISTRICT. WATER AND SEWER IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH RESPECTIVE DISTRICT REQUIREMENTS.
- THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- FIRE SAFETY: THE PROPOSED BUILDING WILL BE AN INDOOR ATHLETIC FIELD (CLASSIFIED BY IBC AS A GYMNASIUM, A-3 ASSEMBLY). IT IS A 34' TALL, 18,000 S.F. ONE-STORY STEEL BUILDING. THE PROPOSED BUILDING HAS 6 EMERGENCY EXITS. AND IS SPRINKLED. THE PROPOSED BUILDING IS AN ADDITION TO THE EXISTING 54' TALL SPORTS DOME.
- THE LANDSCAPED AREAS (L.A.) ON THE PLAN ARE TO BE FRESHENED UP AND THE SWALE AT THE SOUTHERN PROPERTY LINE AND DIRT/GRASSED AREA AT THE SOUTHWEST CORNER OF THE PROPERTY LINE ARE TO BE RESTORED CONSISTENT WITH THE 2003 APPROVED SITE PLAN (REFERENCE 1). THE BARBERRY BUSH IS TO BE REMOVED AND REPLACED WITH TREES (SEE LANDSCAPING PLAN, SHEET 4).
- ALL CONCERTS SHALL BE HELD INSIDE THE FACILITY. THE FACILITY WILL COMPLY WITH THE NOISE STANDARD OF THE B-4 ZONE (SECTION 14-229.15.B).
- THE ON-SITE CATCH BASIN IMMEDIATELY DOWNSTREAM FROM THE AREA OF CONSTRUCTION SHALL HAVE INLET PROTECTION. INLET PROTECTION SHALL BE SILTSACK TYPE A BY ACF ENVIRONMENTAL OR AN APPROVED EQUAL IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL: B-3 STORMDRAIN INLET PROTECTION.

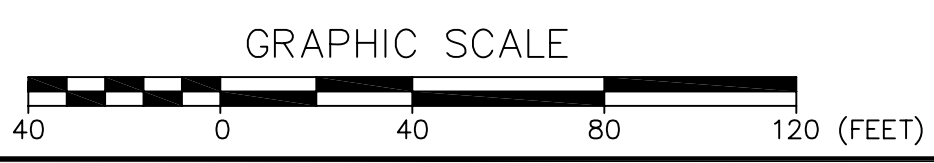
APPLICANT/OWNER OF RECORD: JIM GRATTELO
 PORTLAND SPORTS REALTY, LLC
 550 WARREN AVE
 PORTLAND, ME 04103
 (207) 205-0705

BUILDING DESIGN: SEACOAST CRANE & BUILDING CO., INC.
 P.O. BOX 540 :: 98 ROUTE 236
 KITTERY, MAINE 03904
 (207) 439-5899

REFERENCES

- "SITE PLAN - PORTLAND SPORTS CENTER - 512 WARREN AVENUE, PORTLAND, MAINE" FOR DESTEFANO & ASSOCIATES, INC. 2456 LAFAYETTE ROAD, PORTSMOUTH, NH 03801, BY SYTDESIGN CONSULTANTS, DATED APRIL 2003, REVISION A, DATED 6-5-03.
- "CONDOMINIUM PLAN (UPDATED 1/20/05) - PORTLAND SPORTS CENTER - 512 WARREN AVENUE, PORTLAND, MAINE" FOR PORTLAND SPORTS CENTER, LLC, BY SYTDESIGN CONSULTANTS, DATED SEPTEMBER 2004, REVISION E, DATED 1/20/05.
- "GRADING, DRAINAGE & EROSION CONTROL PLAN - PORTLAND SPORTS CENTER - 512 WARREN AVENUE, PORTLAND, MAINE" FOR DESTEFANO & ASSOCIATES, INC. 2456 LAFAYETTE ROAD, PORTSMOUTH, NH 03801, BY SYTDESIGN CONSULTANTS, DATED APRIL 2003, REVISION 3, DATED 8-19-03.

STATE OF MAINE
 YORK COUNTY ss. REGISTRY OF DEEDS
 RECEIVED _____ 20____
 AT _____ m., _____ M., AND RECORDED IN
 PLAN BOOK _____, PAGE _____
 ATTEST _____ REGISTER



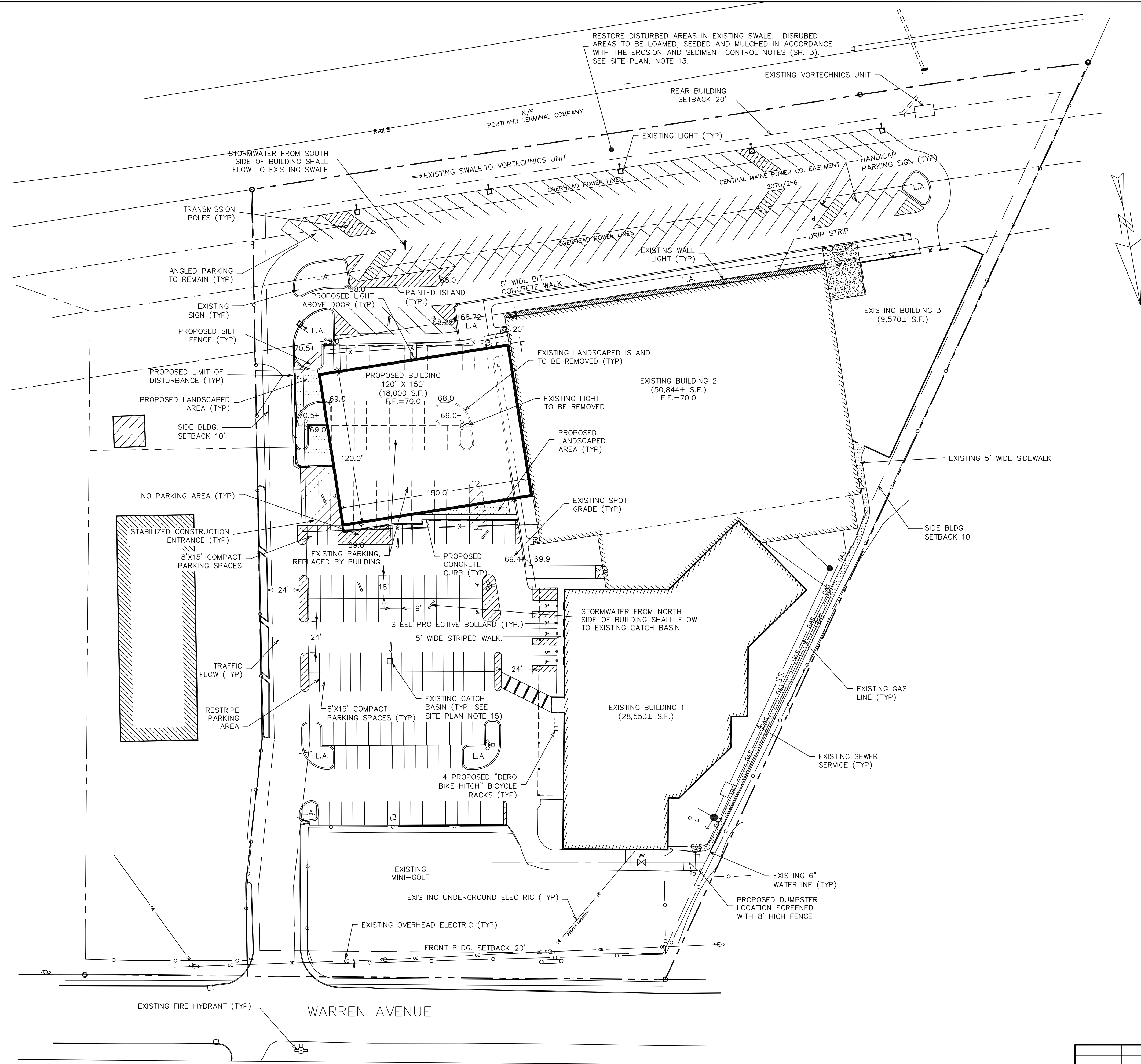
NO.	DESCRIPTION	DATE
B.	CONDITIONS OF APPROVAL	5/25/12
A.	CITY REVIEW REVISIONS	5/14/12
	REVISIONS	

SITE PLAN
PORTLAND SPORTS CENTER
WARREN AVENUE PORTLAND, MAINE

FOR: JIM GRATTELO
 PORTLAND SPORTS REALTY, LLC
 550 WARREN AVE
 PORTLAND, MAINE 04103

ATTAR ENGINEERING, INC.
 CIVIL • STRUCTURAL • MARINE
 1284 STATE ROAD - ELIOT, MAINE 03903
 PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: EAB
DATE: 4/19/12		REVISION : DATE B : 5/25/12
JOB NO: C089-12	CAD FILE: DOME SITE	SHEET 1 OF



GENERAL NOTES

1. THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. EXISTING CONDITIONS, TOPOGRAPHIC INFORMATION AND EXISTING SPOT GRADES WERE TAKEN FROM REFERENCE 3.
3. THE CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

LEGEND

EXT. UTILITY POLE	⊕
EXT. WATER	—
EXT. SEWER	—SS—
EXT. GAS	—GAS— GAS —
EXT. OVERHEAD UTIL.	—OE—
EXT. UNDERGROUND UTIL.	—UE—
EXT. DRAIN	—
WATER VALVE	⊕
LIGHT POLE	⊕
SILTATION FENCE	—x—
PROPOSED 6" CONCRETE CURB	—

STATE OF MAINE
 YORK COUNTY ss. REGISTRY OF DEEDS
 RECEIVED _____, 20____
 AT _____ M., AND RECORDED IN
 PLAN BOOK _____, PAGE _____
 ATTEST _____ REGISTER



NO.	DESCRIPTION	DATE
B.	CONDITIONS OF APPROVAL	5/25/12
A.	CITY REVIEW REVISIONS	5/14/12
NO.	DESCRIPTION	DATE
REVISIONS		



GRADING AND DRAINAGE PLAN
PORTLAND SPORTS CENTER
WARREN AVENUE PORTLAND, MAINE

FOR: JIM GRATTELO
 PORTLAND SPORTS REALTY, LLC
 550 WARREN AVE
 PORTLAND, MAINE 04103

ATTAR ENGINEERING, INC.
 CIVIL • STRUCTURAL • MARINE
 1284 STATE ROAD - ELIOT, MAINE 03903
 PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: EAB
DATE: 4/19/12		REVISION : DATE B : 5/25/12
JOB NO: C089-12	CAD FILE: DOME GRD	SHEET 2 OF

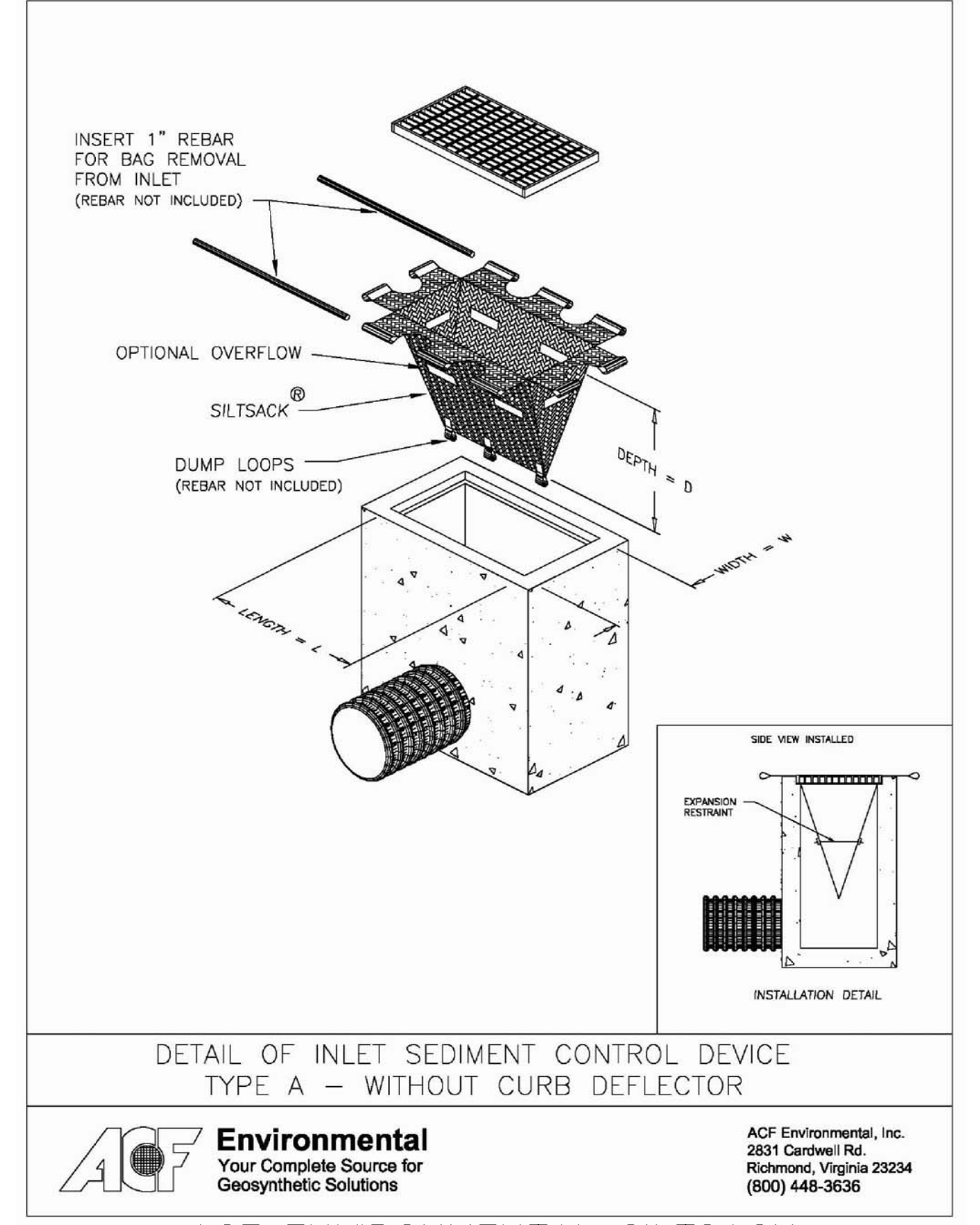
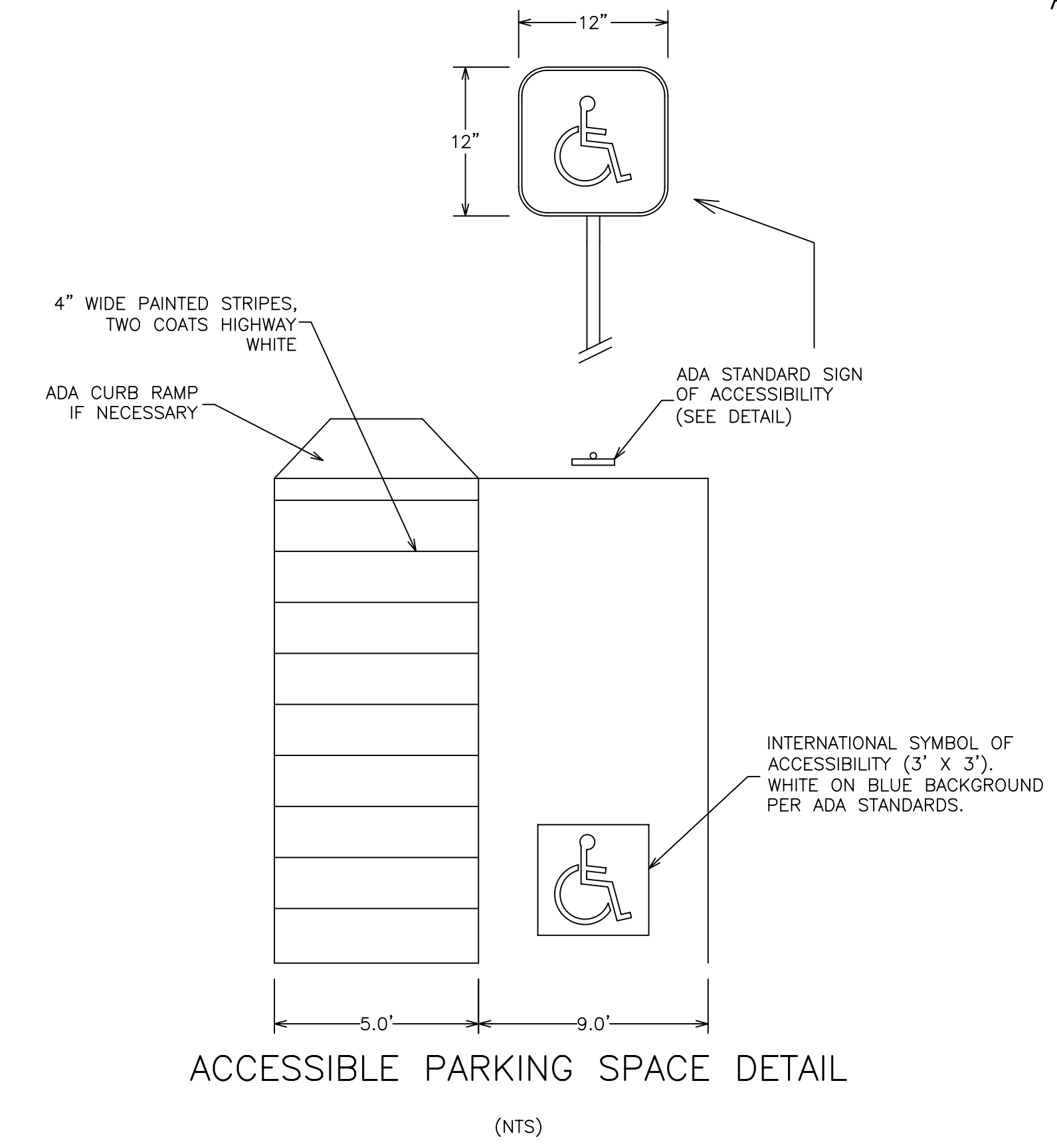
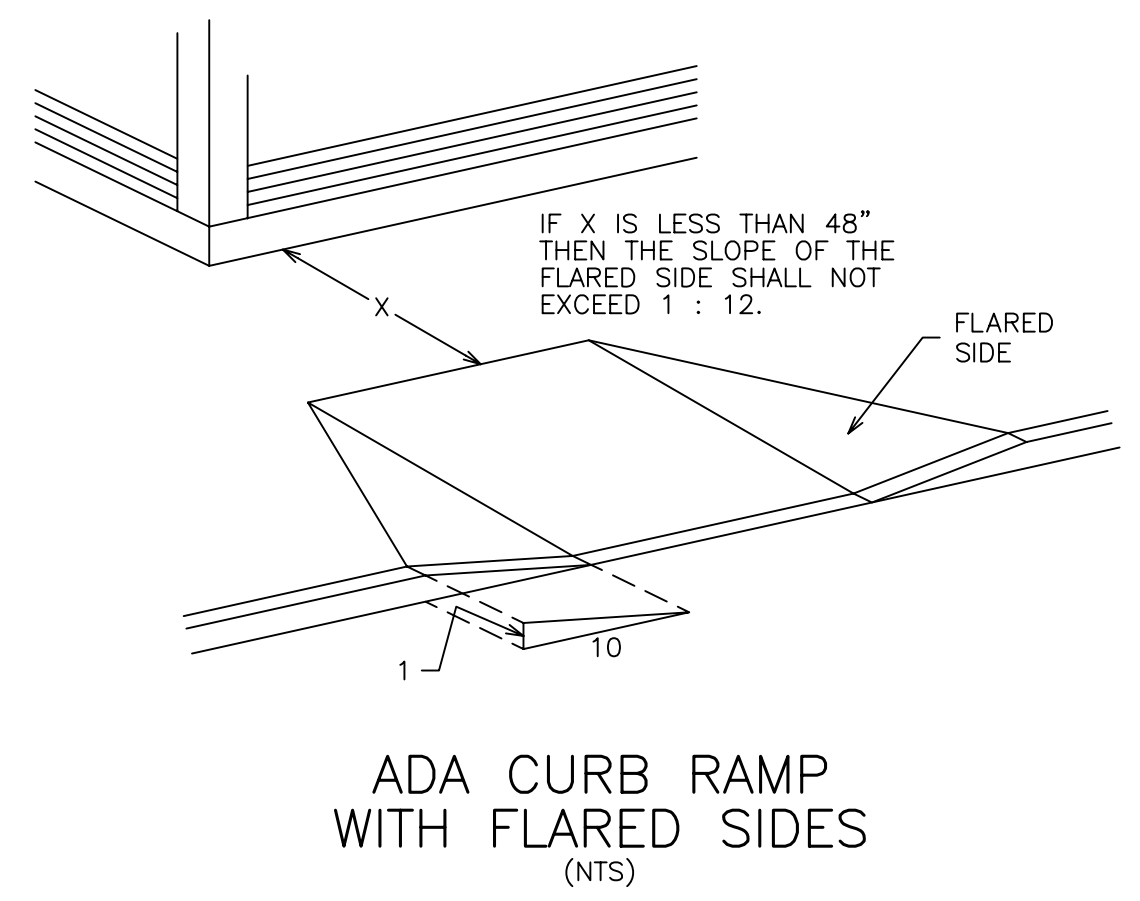
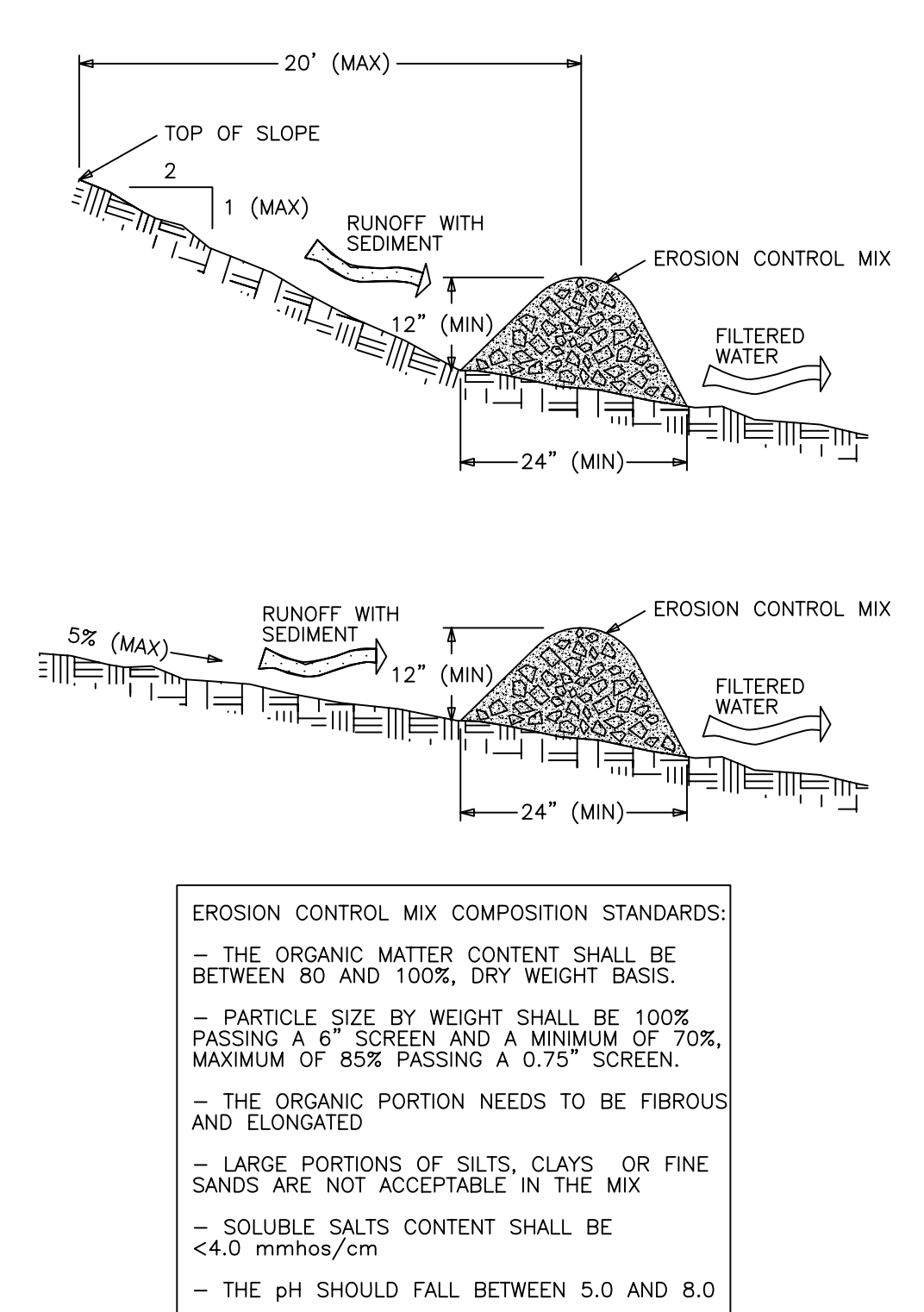
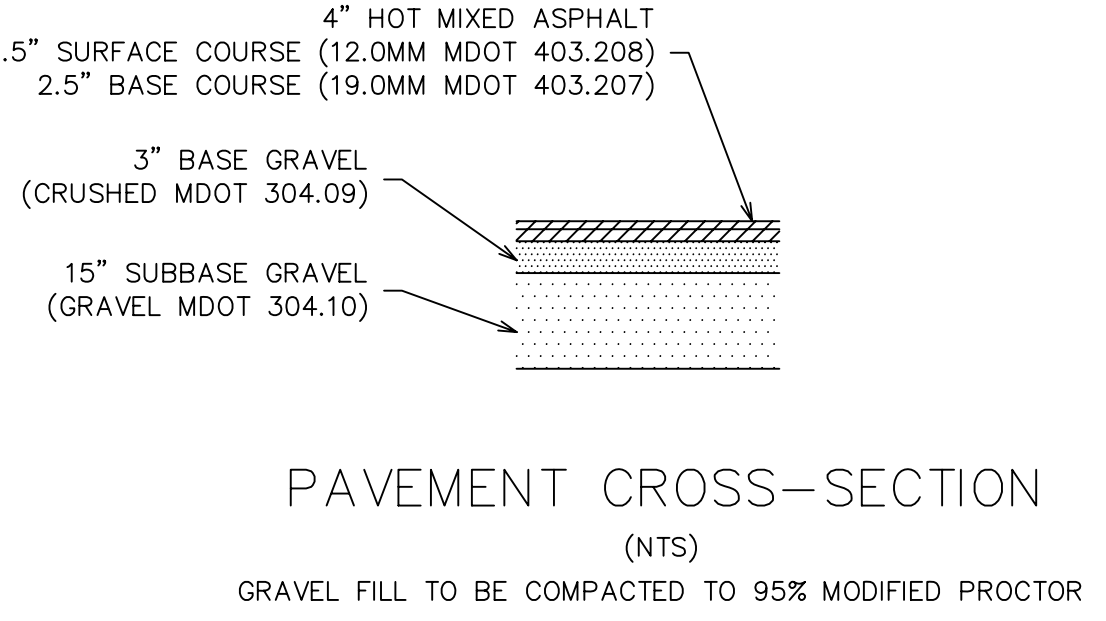
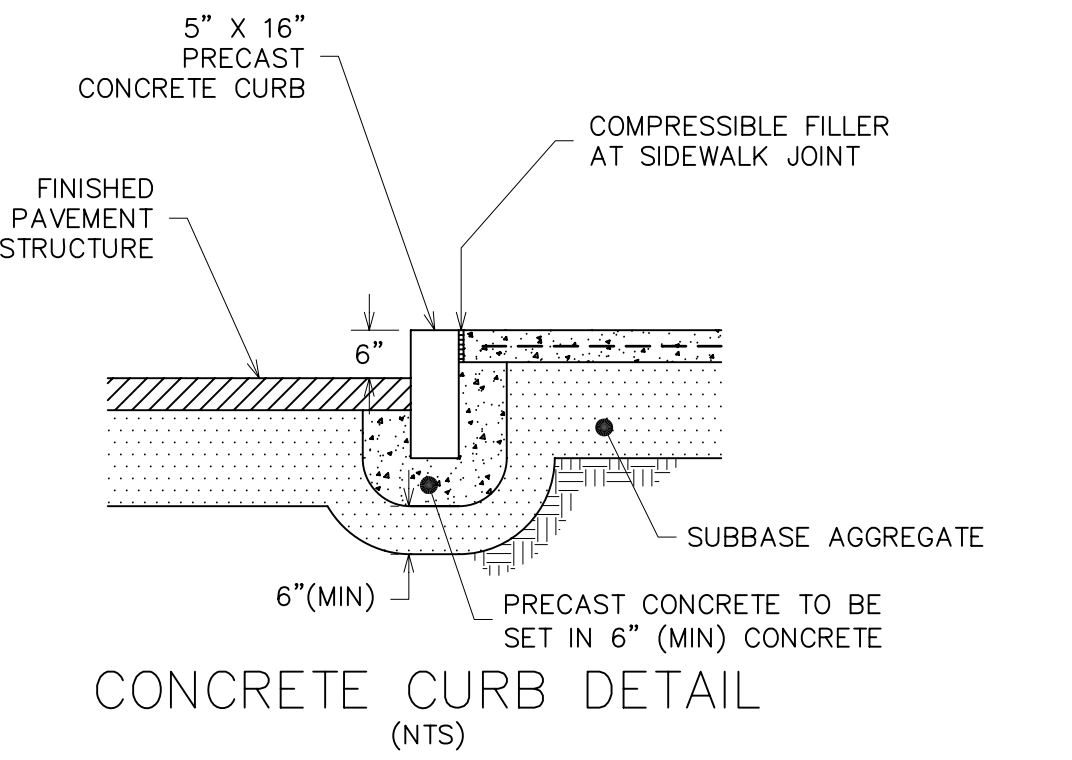
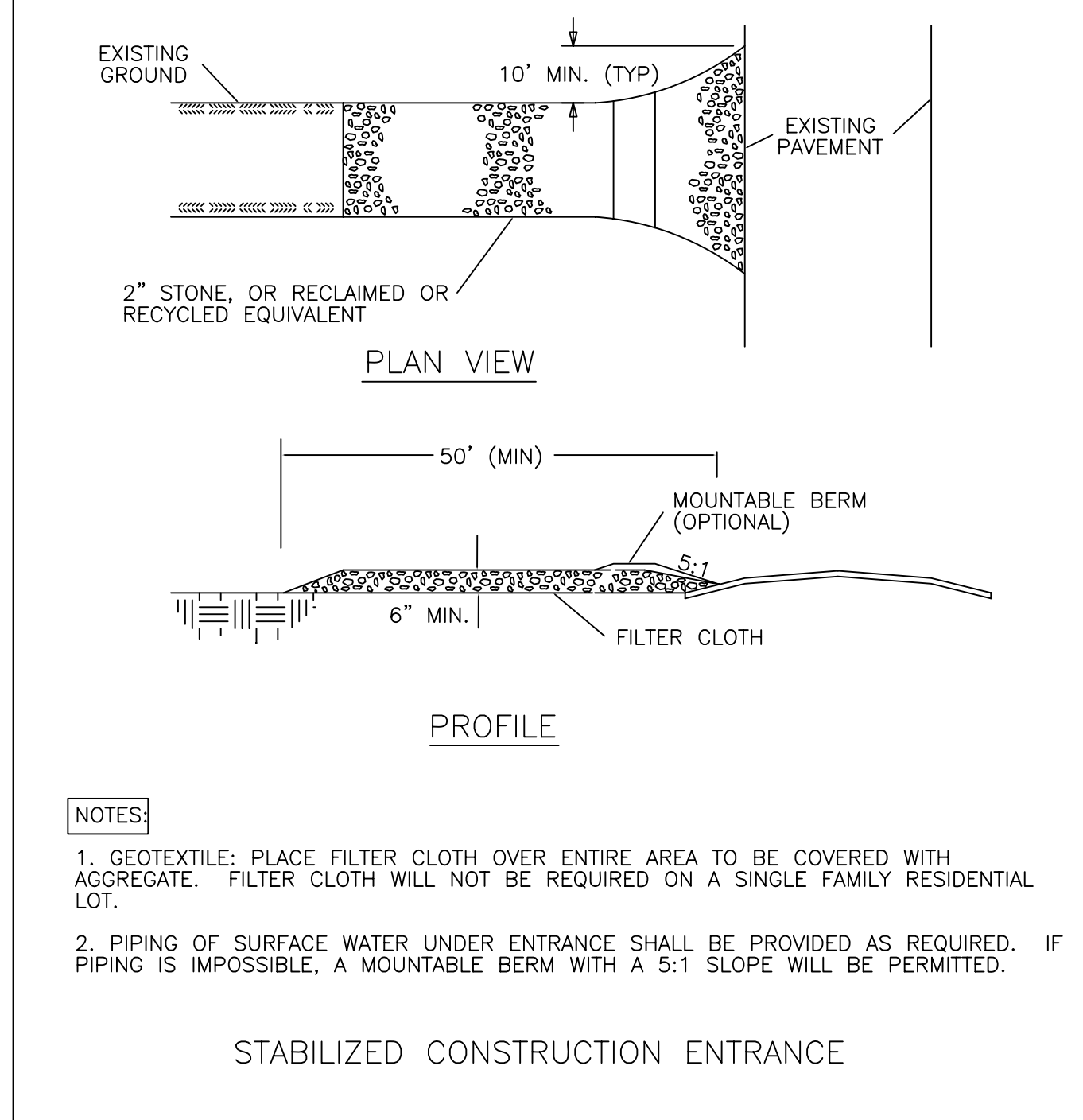
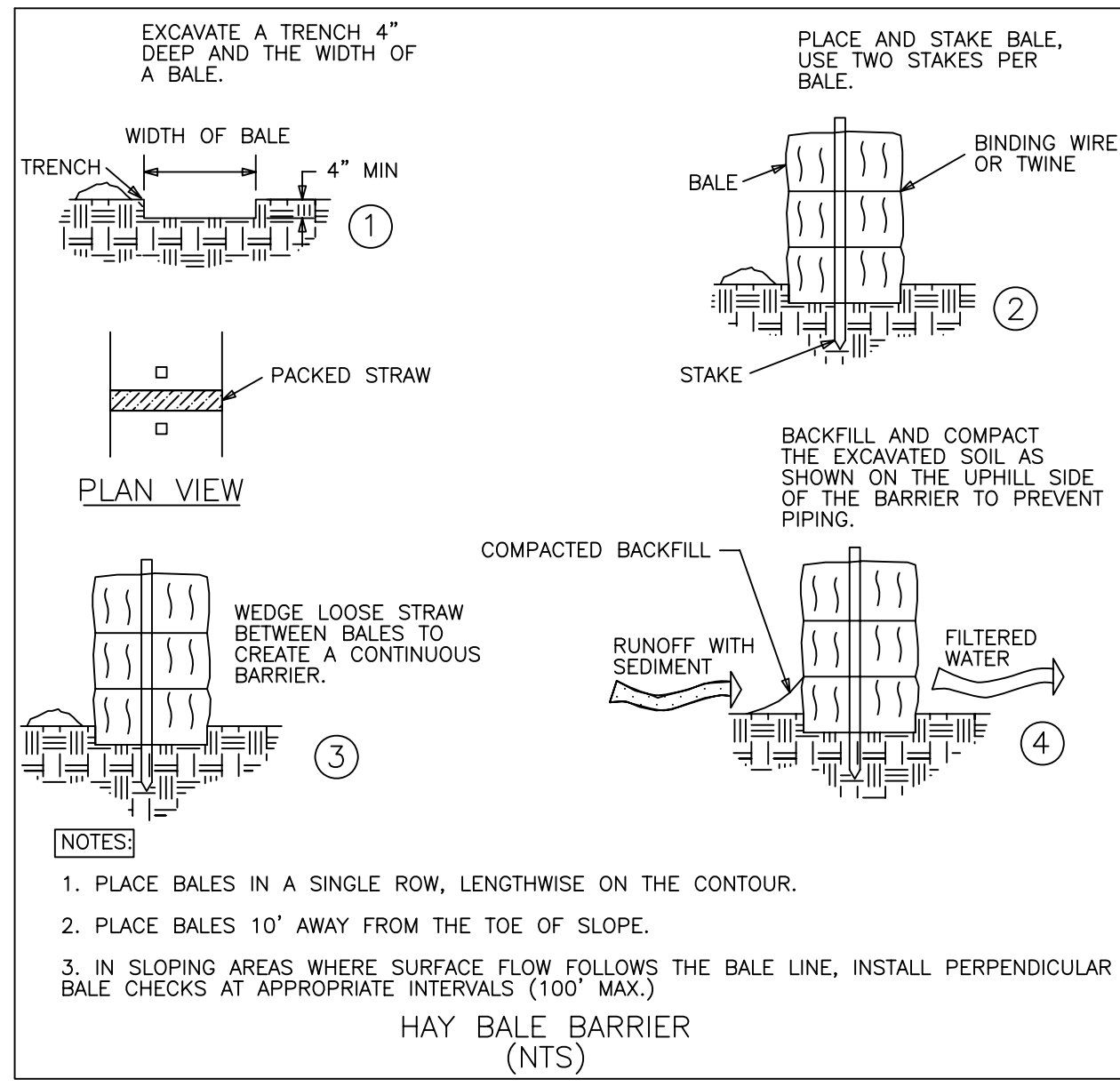
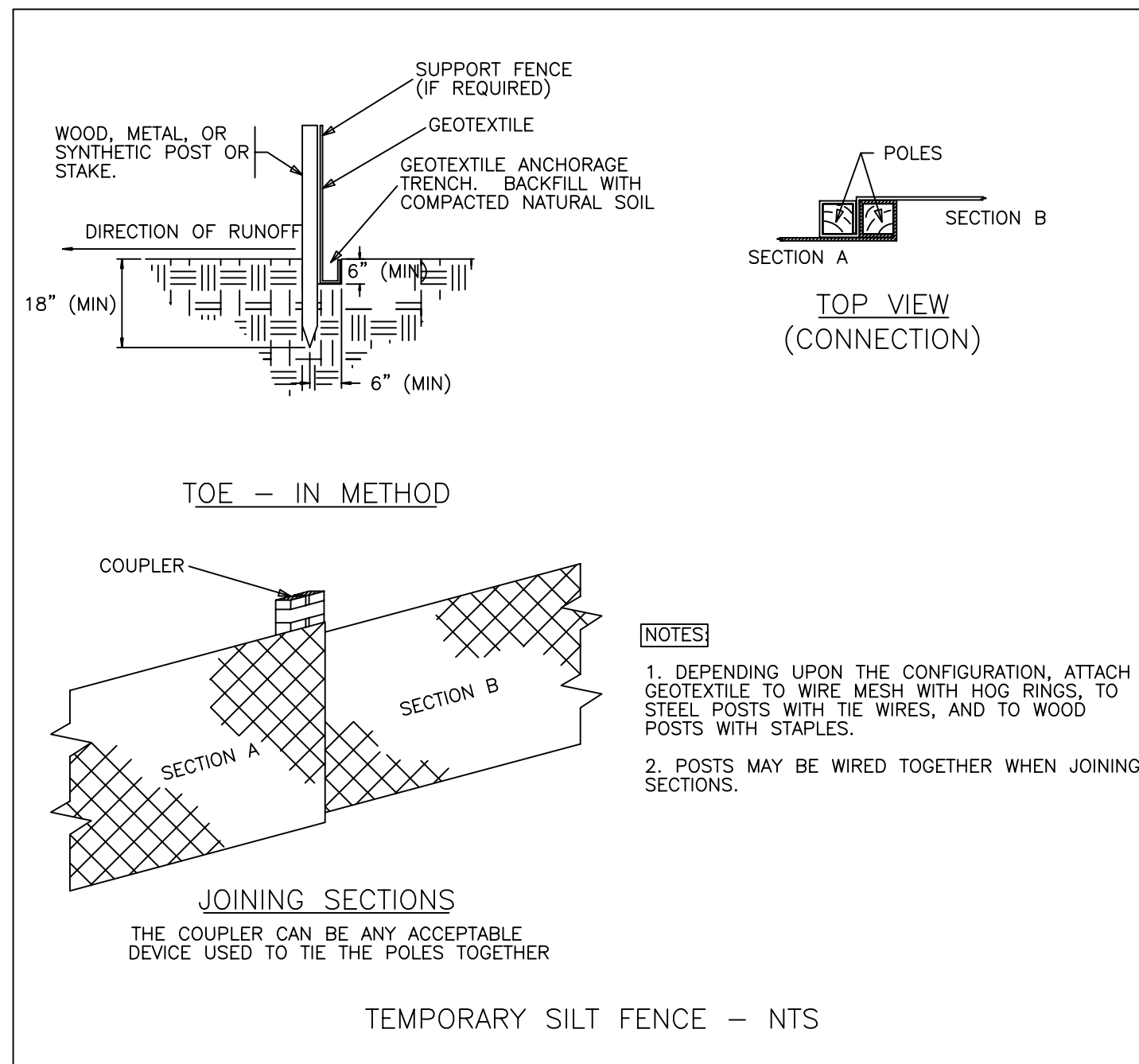
EROSION & SEDIMENTATION CONTROL NOTES

- SILTATION FENCE OR HAY BALE BARRIERS WILL BE INSTALLED DOWNSLOPE OF ALL STRIPPING OR CONSTRUCTION OPERATIONS. A DOUBLE SILT FENCE BARRIER SHALL BE INSTALLED DOWNSLOPE OF ANY SOIL MATERIAL STOCKPILES. SILT FENCES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND DAILY DURING PROLONGED RAIN. SILT AND SOIL PARTICLES ACCUMULATING BEHIND THE FENCE SHALL BE REMOVED AFTER EACH SIGNIFICANT RAIN EVENT AND IN NO INSTANCE SHOULD ACCUMULATION EXCEED 1/2 THE HEIGHT OF THE FENCE. TORN OR DAMAGED AREAS SHALL BE REPAIRED.
- TEMPORARY AND PERMANENT VEGETATION AND MULCHING IS AN INTEGRAL COMPONENT OF THE EROSION AND SEDIMENTATION CONTROL PLAN. ALL AREAS SHALL BE INSPECTED AND MAINTAINED UNTIL THE DESIRED VEGETATIVE COVER IS ESTABLISHED. THESE CONTROL MEASURES ARE ESSENTIAL TO EROSION PREVENTION AND ALSO REDUCE COSTLY REWORK OF GRADED AND SHAPED AREAS.
- SEEDING, FERTILIZER AND LIME RATES AND TIME OF APPLICATION WILL BE DEPENDENT ON SOIL REQUIREMENTS. TEMPORARY VEGETATION SHALL BE MAINTAINED IN THESE AREAS UNTIL PERMANENT SEEDING IS APPLIED. ADDITIONALLY, EROSION AND SEDIMENTATION MEASURES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
- ALL LAWN AREA SHALL BE PERMANENTLY SEEDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE KENTUCKY BLUEGRASS, 20 LB/ACRE CREEPING RED FESCUE AND 5 LB/ACRE PERENNIAL RYE GRASS FOR A TOTAL OF 45 LB/ACRE. FERTILIZER AND LIME RATES SHALL BE DEPENDENT ON SOIL TESTING. IN THE ABSENCE OF SOIL TESTS, FERTILIZE WITH 10-20-20 (N-P205-K201) AT 800 LB/ACRE AND LIME AT 3 TONS/ACRE. MULCH WITH HAY AT 70-90 LB/1000 S.F. 4" OF LOAM SHALL BE APPLIED PRIOR TO SEEDING.
- ALL DRAINAGE SWALES, POND EMBANKMENTS AND CROSSING EMBANKMENTS SHALL BE SEEDED WITH A MIXTURE OF CREEPING RED FESCUE, REDTOP AND TALL FESCUE. THE MIXTURE SHALL CONTAIN 20 LB/ACRE CREEPING RED FESCUE, 2 LB/ACRE REDTOP AND 20 LB/ACRE TALL FESCUE. SEE THE ABOVE NOTE FOR FERTILIZER, LIME AND MULCHING RATES.
- TEMPORARY VEGETATION OF ALL DISTURBED AREAS, MATERIAL STOCKPILES AND OTHER SUCH AREAS SHALL BE ESTABLISHED BY SEEDING WITH EITHER WINTER RYE AT A RATE OF 112 LB/ACRE OR ANNUAL RYEGRASS AT A RATE OF 40 LB/ACRE. WINTER RYE SHALL BE USED FOR FALL SEEDING AND ANNUAL RYEGRASS FOR SHORT DURATION SEEDING. SEEDING SHALL BE ACCOMPLISHED BEFORE OCTOBER 1.
- TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE ACCOMPLISHED BEFORE OCTOBER 1. PERMANENT SEEDING SHALL BE ACCOMPLISHED BEFORE SEPTEMBER 15.
- ALL SEEDED AREAS SHALL BE MULCHED WITH HAY AT A RATE OF 2 BALES (70-90 LB) PER 1000 S.F. OF SEEDED AREA.
- ALL DISTURBED AREAS ON THE SITE SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE.
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL ACCESSSES TO PUBLIC ROADS (SEE PLAN). TEMPORARY CULVERTS SHALL BE PROVIDED AS REQUIRED.
- SLOPES 2:1 OR STEEPER SHALL BE TREATED WITH POLYJUTE OPEN WEAVE GEOTEXTILE (OR EQUIVALENT) AFTER SEEDING. JUTE MATS SHALL BE ANCHORED PER MANUFACTURER'S SPECIFICATIONS.
- EXCESSIVE DUST CAUSED BY CONSTRUCTION OPERATIONS SHALL BE CONTROLLED BY APPLICATION OF WATER OR CALCIUM CHLORIDE.
- THE CONTRACTOR MAY OPT TO USE EROSION CONTROL MIX BERM AS A SEDIMENT BARRIER IN LIEU OF SILTATION FENCE OR HAY BALE BARRIERS WITH APPROVAL FROM THE INSPECTING ENGINEER.

WINTER CONSTRUCTION NOTES

NOVEMBER 1 - APRIL 15

- EXPOSED AREAS SHOULD BE LIMITED TO AN AREA THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- AN AREA SHALL BE CONSIDERED STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH HAY AT A RATE OF 100 LB/1000 S.F. OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES, MULCH SHALL BE APPLIED SO THAT THE SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.
- FROM OCTOBER 15 TO APRIL 1, LOAM AND SEED WILL NOT BE REQUIRED. DURING PERIODS OF TEMPERATURES ABOVE FREEZING, DISTURBED AREAS SHALL BE FINE GRADED AND PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL PERMANENT SEEDING CAN BE APPLIED. AFTER NOVEMBER 1, DISTURBED AREAS MAY BE LOAMED, FINE GRADED AND DORMANT SEEDED AT A RATE 200-300% HIGHER THAN THE SPECIFIED PERMANENT SEEDING RATE. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, DISTURBED AREAS SHALL BE GRADED BEFORE FREEZING AND TEMPORARILY STABILIZED WITH MULCH. DISTURBED AREAS SHALL NOT BE LEFT OVER THE WINTER OR FOR ANY OTHER EXTENDED PERIOD OF TIME UNLESS STABILIZED WITH MULCH.
- FROM NOVEMBER 1 TO APRIL 15 ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 3%. SLOPES EXPOSED TO DIRECT WINDS AND FOR SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1, THE SAME APPLIES TO ALL SLOPES GREATER THAN 8%.
- DURING WINTER CONSTRUCTION, DORMANT SEEDING OR MULCH AND ANCHORING SHALL BE APPLIED TO ALL DISTURBED AREAS AT THE END OF EACH WORKING DAY.
- SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.



EROSION CONTROL MIX COMPOSITION STANDARDS:

- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80 AND 100%, DRY WEIGHT BASIS.
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85% PASSING A 0.75" SCREEN.
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX
- SOLUBLE SALTS CONTENT SHALL BE <4.0 mmhos/cm
- THE pH SHOULD FALL BETWEEN 5.0 AND 8.0

SITE DETAILS
PORTLAND SPORTS CENTER
WARREN AVENUE PORTLAND, MAINE

FOR: **JIM GRATTELO**
PORTLAND SPORTS REALTY, LLC
 550 WARREN AVE
 PORTLAND, MAINE 04103

ATTAR ENGINEERING, INC.
 CIVIL • STRUCTURAL • MARINE
 1284 STATE ROAD - ELIOT, MAINE 03903
 PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: AS NOTED	APPROVED BY: EAB	DRAWN BY: EAB
DATE: 4/19/12		REVISION : DATE A : 5/25/12
JOB NO: C089-12	CAD FILE: DOME DET	SHEET 3 OF

NO.	CONDITIONS OF APPROVAL DESCRIPTION	DATE

