

- LAYOUT & MATERIALS NOTES:**
- ALL DIMENSIONS ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
 - DO NOT SCALE DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION. STAKE LAYOUT PRIOR TO CONSTRUCTION FOR APPROVAL BY THE OWNER.
 - ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION / DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED AT NO COST TO THE OWNER.
 - ALL DIRECTIONAL SIGNAGE AND PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH THE MUTCD STANDARDS.
 - 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.
 - SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT ALL STREET CORNERS, CROSSINGS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL DESIGN STANDARDS AND GUIDELINES.
 - SIGNAGE FOR THE PROPOSED FACILITY SHALL MEET ALL CITY STANDARDS.
 - CITY OF PORTLAND STANDARD DETAILS SHALL BE USED FOR ALL WORK PERFORMED IN THE CITY RIGHT OF WAY.
 - THE PROPOSED STRUCTURE SHALL BE LAID OUT BY A LICENSED MAINE SURVEYOR WHO SHALL CERTIFY IN DOCUMENT TO THE OWNER'S REPRESENTATIVE THAT THE LAYOUT IS WITHIN THE PROPER ZONE SETBACKS.

- UTILITY & LIGHTING NOTES:**
- UTILITY CONNECTIONS (SEWER AND ELECTRIC SHALL OCCUR FROM THE WITHIN THE EXISTING BUILDING).
 - REFER TO DRAWINGS C-102 FOR STORM DRAIN INFORMATION.
 - ALL UTILITY WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND AND UTILITY COMPANY STANDARDS.
 - TRANSMISSION LINE POLES LOCATED IN THE PARKING BAYS (B) SHALL BE PROTECTED BY THE PLACEMENT OF 6" CONCRETE FILLED STEEL BOLLARDS PLACED 3' AWAY FROM POLES AS REQUIRED BY CENTRAL MAINE POWER COMPANY AND AS SHOWN ON THE DRAWINGS.
 - PROPOSED LIGHT POLES AND FIXTURES TO MATCH EXISTING - CITATION SERIES LIGHT BY LSI LIGHTING SYSTEMS. PROPOSED NEW FIXTURES IN THE PARKING AREA SHALL BE 250 WATT, SUPER METAL HALIDE, TYPE III AND FORWARD THROW AT A MOUNTING HEIGHT OF APPROXIMATELY 22 FEET. WALL MOUNTED FIXTURES TO BE LIGHT POLE BASE, FIXTURE SCHEDULE AND OTHER REQUIRED ADDITIONAL INFORMATION.
 - CONTRACTOR SHALL PLACE 3/4" PVC, SCHEDULE 40 CONDUIT WITH FULL LINES BETWEEN ALL LIGHT POLES AND MECHANICAL ROOM.
 - SANITARY SEWER SERVICE TO PROPOSED EXPANSION SHALL BE CONNECTED TO EXISTING JOKERS TWO, SEWER INTERNALLY.
 - MINIMUM COVER OVER WATER LINE SHALL BE 5'-6".
 - GAS LINE SHALL BE INSTALLED PER UTILITY COMPANY STANDARDS.
 - THE OWNER SHALL SUBMIT AS-BUILT RECORD DRAWINGS TO THE CITY FOR ANY UTILITY SERVICE THAT IS UPGRADED OR REPLACED DURING CONSTRUCTION.

ZONING SUMMARY:

ZONE B-4 COMMERCIAL CORRIDOR

DIMENSIONAL REQUIREMENTS	REQUIRED	PROPOSED
LOT SIZE	10,000	31,168 SF/7.1617 ACRES
STREET FRONTAGE	60 FT. MIN.	324.92 FT.
LOT WIDTH	60 FT. MIN.	324.92 FT.
FRONT YARD (STRUCTURE)	20' MIN. (EXCEPT MAY NOT EXCEED THE AVE. DEPTH OF FRONT YARDS ON EITHER SIDE)	102 1/2 FT. MIN.
SIDE YARD (STRUCTURE)	10 FT. MIN. FOR 1-2 STORY BUILDINGS.	12.9 FT. MIN.
REAR YARD (STRUCTURE)	20 FT. MIN.	120.5 FT. MIN.
BUILDING HEIGHT	65 FT. MAX.	9' TO MEDIAN ROOF HEIGHT, 54' TO PEAK.
IMPERVIOUS SURFACE RATIO	80% Max.	75% (295,663/311,163 SF)
FLOOR AREA RATIO	65% Max.	91% (18,235 SF/311,163 SF = 91%)

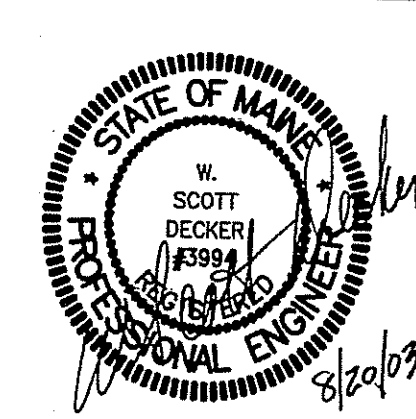
LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
BUILDING	BUILDING	UTILITY POLE	UTILITY POLE
GAS VALVE	GAS VALVE	LIGHT POLE TO REMAIN	LIGHT POLE TO REMAIN
TEST BORING	TEST BORING	RELOCATED LIGHT POLE	RELOCATED LIGHT POLE
WETLAND	WETLAND	WALL MOUNTED LIGHT	WALL MOUNTED LIGHT
STREAM	STREAM	LIGHT POLE	LIGHT POLE
PROPERTY LINE	PROPERTY LINE	LANDSCAPE AREA	LANDSCAPE AREA
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE	CATCH BASIN	CATCH BASIN
EASEMENT LINE	EASEMENT LINE	TRANSFORMER	TRANSFORMER
PROPERTY SETBACK	PROPERTY SETBACK	FIRE HYDRANT	FIRE HYDRANT
BIT. CONCRETE	BITUMINOUS CONCRETE	CULVERT	CULVERT
BITUMINOUS CURB	BITUMINOUS CURB	SANITARY MANHOLE	SANITARY MANHOLE
PRECAST CONCRETE CURB	PRECAST CONCRETE CURB		
CONCRETE DOOR PAD	CONCRETE DOOR PAD		
TREELINE	TREELINE		
CONCRETE BOLLARD	CONCRETE BOLLARD		
SIGN	SIGN		
SWALE	SWALE		

NOTE: TOPOGRAPHIC SURVEY PERFORMED BY TITCOMB ASSOCIATES OF FALMOUTH, MAINE.

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NO.	REV.	DATE	STATUS	BY	CHKD	APPD
3	8-19-03		REVISED FOR CITY OF PORTLAND SITE PLAN APPROVAL AND CONSTRUCTION	PBB	WSD	WSD
2	8-5-03		REVISED FOR CITY OF PORTLAND SITE PLAN APPROVAL AND CONSTRUCTION	PBB	WSD	WSD
1	7-18-03		ISSUED FOR CONSTRUCTION	PBB	WSD	WSD
C	7-15-03		REVISED AND RESUBMITTED FOR CITY OF PORTLAND SITE PLAN REVIEW	PBB	WSD	WSD
B	5-21-03		ISSUED FOR PRICING	PBB	WSD	WSD
A	4-2-03		CITY OF PORTLAND SITE PLAN REVIEW	PBB	WSD	WSD



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