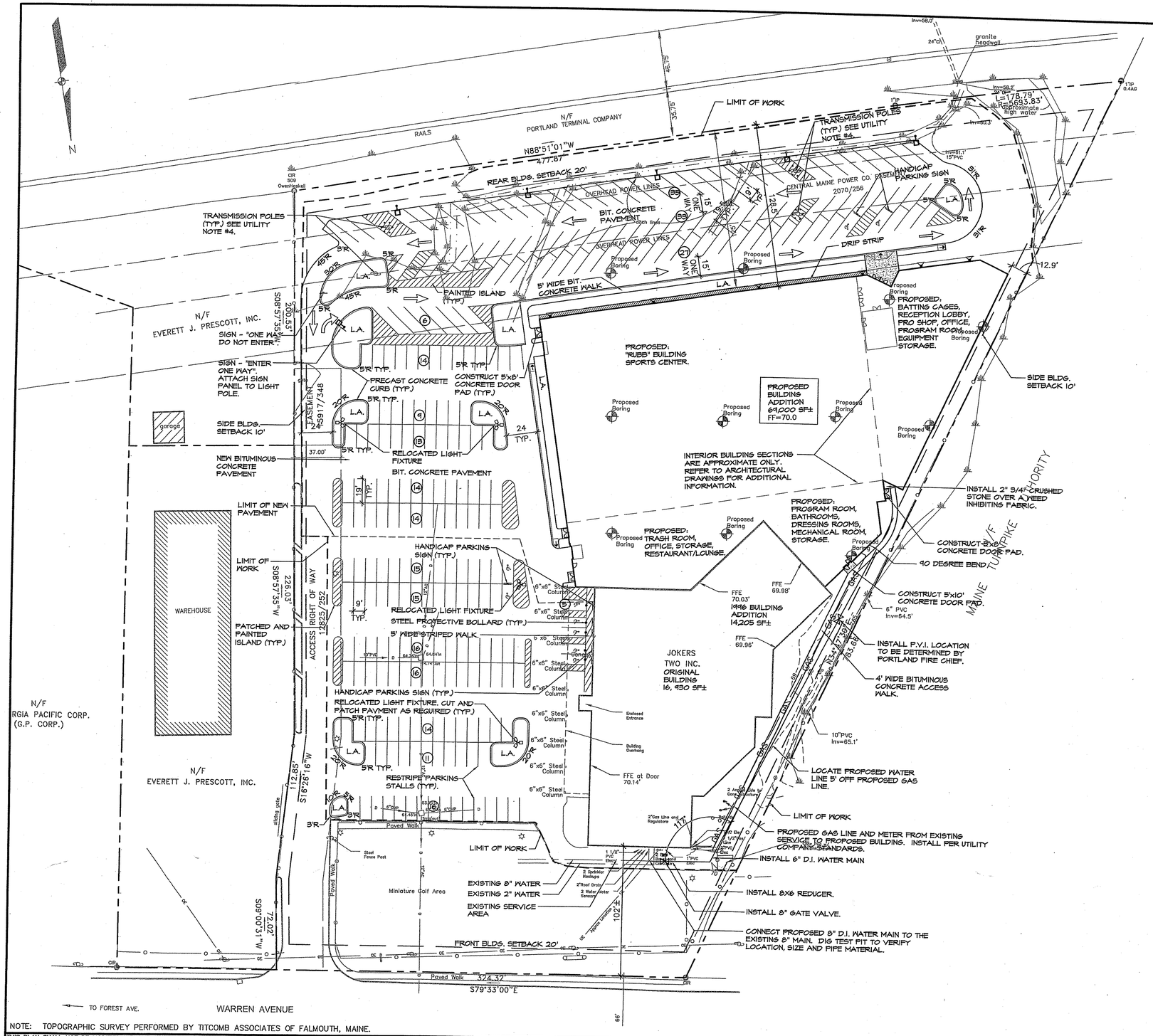


NOTE: TOPOGRAPHIC SURVEY PERFORMED BY TITCOMB ASSOCIATES OF FALMOUTH, MAINE.

LAYOUT & MATERIALS NOTES:

1. ALL DIMENSIONS ARE PERPENDICULAR UNLESS OTHER WISE NOTED.
2. DO NOT SCALE DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION. STAKE LAYOUT PRIOR TO CONSTRUCTION FOR APPROVAL BY THE OWNER.
4. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION / DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED AT NO COST TO THE OWNER.
5. ALL DIRECTIONAL SIGNAGE AND PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH THE MUTCD STANDARDS.
6. 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 RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
7. SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL DESIGN STANDARDS AND GUIDELINES.
8. SIGNAGE FOR THE PROPOSED FACILITY SHALL MEET ALL CITY STANDARDS.
9. CITY OF PORTLAND STANDARD DETAILS SHALL BE USED FOR ALL WORK PERFORMED IN THE CITY RIGHT OF WAY.
10. 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:

1. UTILITY CONNECTIONS (SEWER AND ELECTRIC SHALL OCCUR FROM THE WITHIN THE EXISTING BUILDING.
2. REFER TO DRAWINGS C-102 FOR STORM DRAIN INFORMATION.
3. ALL UTILITY WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND AND UTILITY COMPANY STANDARDS.
4. TRANSMISSION LINE POLES LOCATED IN THE PARKING BAYS (3) 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.
5. 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 250 WATT, METAL HALIDE MOUNTED AT APPROXIMATELY 18 HEIGHT. REFER TO ELECTRICAL SITE PLAN E1.0 FOR LIGHT POLE BASE, FIXTURE SCHEDULE AND OTHER REQUIRED ADDITIONAL INFORMATION.
6. CONTRACTOR SHALL PLACE 3/4" PVC, SCHEDULE 40 CONDUIT WITH PULL LINES BETWEEN ALL LIGHT POLES AND MECHANICAL ROOM.
7. SANITARY SEWER SERVICE TO PROPOSED EXPANSION SHALL BE CONNECTED TO EXISTING JOKERS TWO, SEWER INTERNALLY.
8. MINIMUM COVER OVER WATER LINE SHALL BE 5'-6".
9. GAS LINE SHALL BE INSTALLED PER UTILITY COMPANY STANDARDS.
10. 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

1. DIMENSIONAL REQUIREMENTS

	REQUIRED	PROPOSED
LOT SIZE	10,000	311,963 SF/7.1617 ACRES
STREET FRONTAGE	60 FT. MIN.	324.32 FT.
LOT WIDTH	60 FT. MIN.	324.32 FT.
FRONT YARD (STRUCTURE)	20' MIN. (EXCEPT MAY NOT EXCEED THE AVE. DEPTH OF FRONT YARDS ON EITHER SIDE.)	102± FT. MIN.
SIDE YARD (STRUCTURE)	10 FT. MIN. FOR 1-2 STORY BUILDINGS.	12.9 FT. MIN.
REAR YARD (STRUCTURE)	20 FT. MIN.	128.5 FT. MIN.
BUILDING HEIGHT	65 FT. MAX.	37' TO MEDIAN ROOF HEIGHT, 54' TO PEAK..
IMPERVIOUS SURFACE RATIO	80% Max.	75% (235,663/311,963=75% SF)
FLOOR AREA RATIO	65% Max.	31% (98,235 SF/311,963 SF= 31%)

2. PARKING REQUIREMENTS

	EXISTING	PROPOSED
PARKING SPACES	218	278
HANDICAP SPACES	7	7

LEGEND

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

0' 20' 40' 80'

SCALE: 1" = 40'-0"

NO.	REFERENCE DRAWINGS

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

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SYTDesign CONSULTANTS, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SYTDesign CONSULTANTS.

STATE OF MAINE W. SCOTT DECKER #3994 REGISTERED PROFESSIONAL ENGINEER 8/20/03

SYTDesign Consultants
CIVIL ENGINEERS & LAND SURVEYORS
P.O. BOX 86A, CUMBERLAND CENTER, ME. 04021
Phone: (207) 829-6994 Fax: (207) 829-2231 Email: info@sytdesign.com

CLIENT: DeStefano & Associates, Inc.
2456 LAFAYETTE ROAD, PORTSMOUTH, NH 03801

FIELD BOOK #
FIELD BOOK PAGE
FLAT FILE INDEX NUMBER
PROJECT DIR.
DRAWING NAME

DESIGN: PBB
DRAWN: PBB
CHKD: WSD
DATE: APRIL 2003
SCALE: 1"= 40'

PROJECT: PORTLAND SPORTS CENTER
512 WARREN AVENUE, PORTLAND, MAINE

LAYOUT & UTILITY PLAN

PROJ. NO. 03-213-00
DWG. NO. 2 OF 7
REV. C-101 3

Reviewed for Code Compliance Inspections Division
Date: 10/20/14