

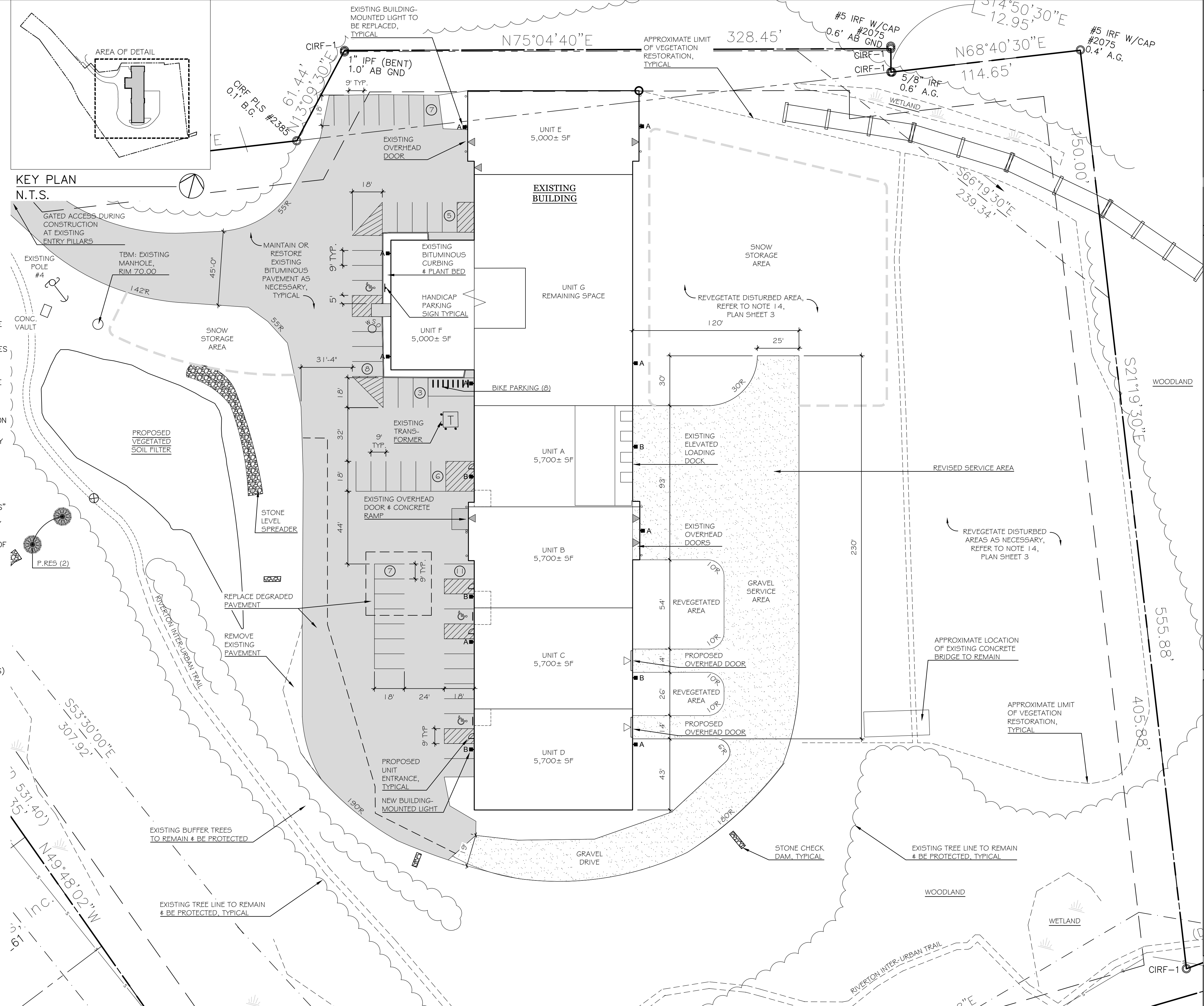
GENERAL NOTES

- RECORD OWNER: 66 MILLIKEN STREET LLC
147 BIRCH RUN
HARPSWELL, MAINE 04079
- PARCEL DEED REFERENCE:
CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 33884, PAGE 192
- TAX MAP REFERENCE: CITY OF PORTLAND, MAP 334, LOT 13.
- AREA OF PARCEL = 12.45 ACRES.
- ZONING: I-M INDUSTRIAL MANUFACTURING.
- PLAN REFERENCE: PLAN ENTITLED "STANDARD BOUNDARY & EXISTING CONDITIONS" DATED OCTOBER, 2017, PREPARED BY BH2M ENGINEERS.
- SPACE AND BULK REGULATIONS:

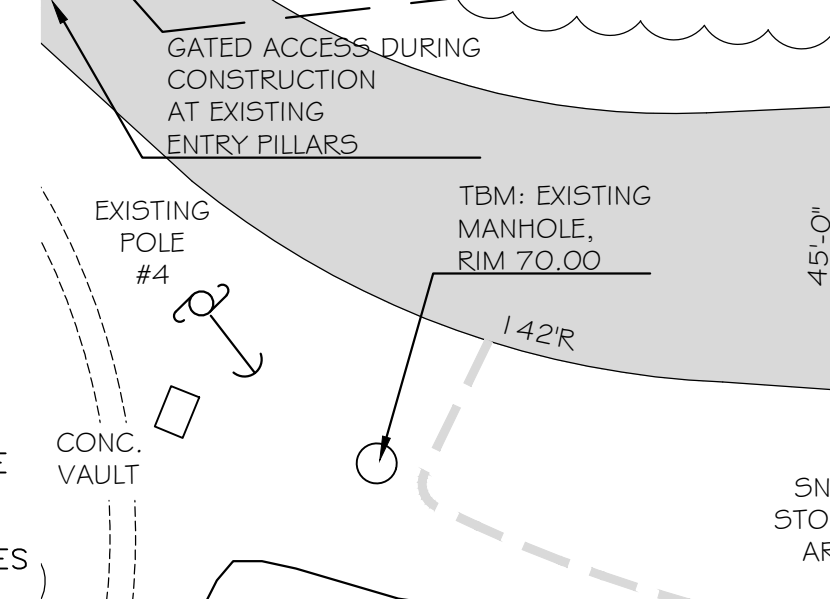
	REQUIRED	EXISTING
MINIMUM LOT AREA	NONE	542,322 SQ. FT.
MAXIMUM IMPERV. SURFACE RATIO	75 PERCENT	21.7 PERCENT
MAXIMUM BUILDING HEIGHT	75 FEET	30 FEET
MINIMUM SIDE YARD	25 FEET	25 FEET
MINIMUM SIDE YARD/RESIDENTIAL	35 FEET	201 FEET
MINIMUM REAR YARD	25 FEET	268 FEET
MINIMUM REAR YARD/RESIDENTIAL	35 FEET	202 FEET
MINIMUM FRONT YARD	1:1 BLDG HT	>100 FEET
MINIMUM STREET FRONTAGE	60 FEET	60 FEET
PAVEMENT SETBACK FROM LOT BOUNDARIES	10 FEET	16 FEET
- VEHICLE PARKING:
EXISTING: 46
PROPOSED:
UNIT A (5,700 SF +/-)* 6
UNIT B (5,700 SF +/-)* 6
UNIT C (5,700 SF +/-)* 6
UNIT D (5,700 SF +/-)* 6
UNIT E (5,000 SF +/-)* 6
UNIT F (5,000 SF +/-)* 6
UNIT G (REMAINING SF) 11
TOTAL 47
- *PARKING REQUIREMENTS BASED ON 1 SPACE PER 1000 SF OF BLDG SPACE
- BICYCLE PARKING, PROPOSED: 8*
- *PARKING REQUIREMENTS BASED ON 2 BIKE SPACES PER 10 VEHICLE SPACES
- EXISTING BUILDING FOOTPRINT: 45,732 S.F.
- ALL SITE RECLAMATION AND RESTORATION SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, 1991.
- CONTRACTOR SHALL MAKE REFERENCE TO DETAILS AND DESIGN INFORMATION ON SHEETS 2, 3, 4, 5, AND 6.
- THIS PLAN DOES NOT SHOW ALL UNDERGROUND UTILITY LOCATIONS AS MAY EXIST. THE UTILITIES AS DEPICTED HEREON ARE AS MARKED AND FIELD LOCATED BY SURVEY. UTILITY LOCATIONS SHALL BE VERIFIED BY CONTRACTOR OR OTHERS PRIOR TO THE SITE ALTERATIONS.
- FOR RESTORATION OF GRAVEL AREAS, REMOVE 4" OF GRAVEL, SCARIFY 6"-8", REPLACE WITH 4" OF LOAM, AND SEED AND MULCH.
- ALL EXISTING VEGETATION SHALL BE MAINTAINED AS "PRESERVATION AREAS" WITH THE EXCEPTION AREAS TO BE CLEARED FOR VEGETATED SWALE. THIS VEGETATION SHALL BE PROTECTED FROM INJURY DURING CONSTRUCTION BY SILT FENCING.
- ALL FLOOR DRAINS WILL BE PERMANENTLY SEALED TO THE SATISFACTION OF THE PORTLAND PUBLIC WORKS DEPARTMENT ENVIRONMENTAL ENGINEERING.
- THE DESIGN ENGINEER OF RECORD, BH2M ENGINEERS, SHALL PROVIDE A CERTIFICATION UPON COMPLETION OF CONSTRUCTION THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PLANS AND THAT ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. THE APPLICANT SHALL ALSO RETAIN THE DESIGN ENGINEER TO PROVIDE CONSTRUCTION PHASE SERVICES INCLUDING BUT NOT LIMITED TO PERIODIC SITE INSPECTION FOR ADHERENCE TO ALL REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES AND TO ADDRESS ANY CHANGES IN FIELD CONDITIONS WHICH REQUIRE MODIFICATION TO THE DESIGN.
- CONTRACTOR SHALL REMOVE ALL EXISTING WALL PAC LIGHT FIXTURES MOUNTED ON THE BUILDING ("A" FIXTURES) AND REPLACE WITH HUBBLE LNC2-12L-3K-070-4-U-DB. NEW WALL MOUNTED FIXTURES ("B" FIXTURES) SHALL BE HUBBLE LNC2-12L-3K-035-4-U-DB.
- ALL MATERIALS AND DETAILS SHALL MEET CITY OF POTLAND STANDARD SPECIFICATIONS.
- TEMPORARY PROJECT BENCHMARK: SEWER MANHOLE ON SOUTH SIDE OF ENTRY DRIVE, RIM ELEVATION 70.00.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	[Symbol]	[Symbol]
SETBACK	[Symbol]	[Symbol]
EASEMENT	[Symbol]	[Symbol]
WETLAND	[Symbol]	[Symbol]
TREE LINE	[Symbol]	[Symbol]
LIMIT OF VEGETATION RESTORATION	[Symbol]	[Symbol]
SNOW STORAGE AREA	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
CAPPED IRON ROD	[Symbol]	[Symbol]
MANHOLE	[Symbol]	[Symbol]
VALVE	[Symbol]	[Symbol]
EXISTING BUILDING LIGHT TO BE REPLACED	[Symbol]	[Symbol]
PROPOSED LIGHT FIXTURE	[Symbol]	[Symbol]
SIGN	[Symbol]	[Symbol]
CLEAN OUT	[Symbol]	[Symbol]
BITUMINOUS CONCRETE CURB	[Symbol]	[Symbol]
BITUMINOUS CONCRETE SURFACE	[Symbol]	[Symbol]
GRAVEL SURFACE	[Symbol]	[Symbol]



KEY PLAN N.T.S.



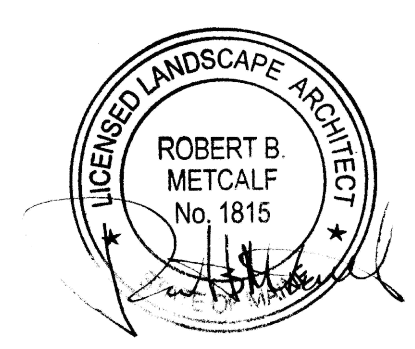
PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
P.RES	2	Pinus Resinosa	RED PINE	5' - 6' H.	B & B

LIGHTING SCHEDULE

KEY	TYPE	QTY	DESCRIPTION
A	HUBBLE LNC2 SERIES - LED	9	LNC2-12L-3K-070-4-U-DB; 15' MOUNTING HEIGHT
B	HUBBLE LNC2 SERIES - LED	5	LNC2-12L-3K-035-4-U-DB; 10' MOUNTING HEIGHT

CONSTRUCTION MANAGEMENT PLAN
DUE TO THE LIMITED SCOPE OF WORK REQUIRED TO COMPLETE SITE UPGRADES, THE FOLLOWING NARRATIVE DEFINES PROCESS: SITE IMPROVEMENTS: ACCESS TO THE SITE WILL BE VIA MILLIKEN STREET. THERE WILL BE NO DISRUPTION OF TRAFFIC OR PEDESTRIAN ACTIVITY TO REQUIRE TRAFFIC MANAGEMENT OR SECURE TRAVEL ROUTE. ACCESS TO THE SITE WILL OCCUR VIA PRIMARY ACCESS DRIVE AND WILL BE GATED AFTER HOURS. THE SITE WILL NOT REQUIRE A CONSTRUCTION FENCE AROUND THE PERIMETER.



NOTE: This drawing is PRELIMINARY ONLY. It is NOT intended for use as a construction document.

Prepared For:
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147 Birch Run
Harpswell, Maine 04079

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66 MILLIKEN STREET
Portland, Maine

66 Milliken Street

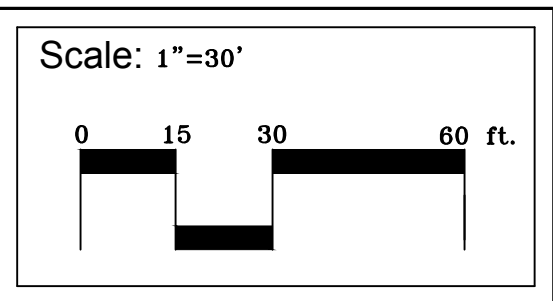
Date:
August 14, 2018

Issued For:
SITE PLAN REVIEW

Revisions:
November 1, 2018:
per discussions with Planning Staff & MDP

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Title:
LAYOUT, LIGHTING & PLANTING PLAN



North: [Compass rose]

Sheet No.: **2**