

SURVEY PLAN REFERENCES

- 1) PLAN OF LAND FOR ALBERT ASALI DATED APRIL 21, 2005 PREPARED BY ROBERT GREENLAW RECORDED IN CCRD FB 205, PG 319.
- 2) SITE PLAN DRIVEWAY RECONSTRUCTION REED SCHOOL DATED AUGUST 1989 PREPARED BY PINKHAM & GREER ENGINEERS.
- 3) HOMESTEAD AVENUE SEWER PLAN DATED JULY 29, 1949 CITY OF PORTLAND PLAN #628/5.
- 4) PLAN OF HOMESTEAD VILLAGE DATED OCTOBER 1936 PREPARED BY H.I. JORDAN RECORDED IN CCRD FB. 23, PG 31.
- 5) CITY OF PORTLAND ADDITION TO THOMAS REED SCHOOL HOUSE LOT DATED JUNE 2, 1931. PORTLAND PLAN #462/11
- 6) CITY OF PORTLAND HOMESTEAD AVE. SCHOOL HOUSE LOT DATED APRIL 30, 1929. PORTLAND PLAN #406/69
- 7) PLAN OF LAND MADE FOR BENJAMIN F. LIBBY DATED JUNE 30, 1924 PREPARED BY E.C. JORDAN & CO. RECORDED IN CCRD FB 9, PG 129.
- 8) PLAN OF CENTRAL PARK DATED OCTOBER 1901 PREPARED BY VARNEY & CHURCHILL RECORDED IN CCRD FB 9, PG 129.
- 9) PLOT PLAN & DETAILS ADDITION TO THOMAS REED SCHOOL BY WADSWORTH & BOSTON ARCHITECTS.
- 10) CITY OF PORTLAND DEPT OF PUBLIC WORKS PLAN OF HOMESTEAD AVE. DATED SEPTEMBER 11, 1925. PORTLAND PLAN #241/01
- 11) CITY OF PORTLAND DEPT OF PUBLIC WORKS PLAN OF LIBBY STREET DATED JULY 28, 1931. PORTLAND PLAN #224/15

DRAWINGS LIST

- C1.0 SITE PLAN
 - C1.1 EXISTING CONDITIONS AND DEMOLITION PLAN
 - C2.1 SITE DETAILS
- SURVEY, PLAN OF LAND

SURVEY GENERAL NOTES

- 1) ELEVATIONS ARE ADJUSTED TO CITY OF PORTLAND VERTICAL DATUM.
- 2) UNDERGROUND UTILITIES WERE NOT LOCATED BUT WERE TAKEN FROM PLAN REFERENCES 2, 3, & 9.
- 3) DIGSAFE SHOULD BE CONTACTED BEFORE ANY EXCAVATION OR CONSTRUCTION.
- 4) COORDINATE SYSTEM IS MAINE WEST 1983 DERIVED FROM STATIC GPS OBSERVATION ON SITE.
- 5) AREA OF PARCEL EQUALS 109,471 SQUARE FEET OR 2.51 ACRES, MORE OR LESS.
- 6) BUILDING WAS LOCKED. FLOOR ELEVATIONS ARE APPROXIMATE AND TAKEN AT DOOR SILLS.

PARKING LAYOUT

ACCESSIBLE SPACES, 8'x18'	3 SPACES
COMPACT SPACES, 8'x15'	12 SPACES
STANDARD SPACES, 9'x18'	60 SPACE
TOTAL:	75 SPACES

IMPERVIOUS AREAS

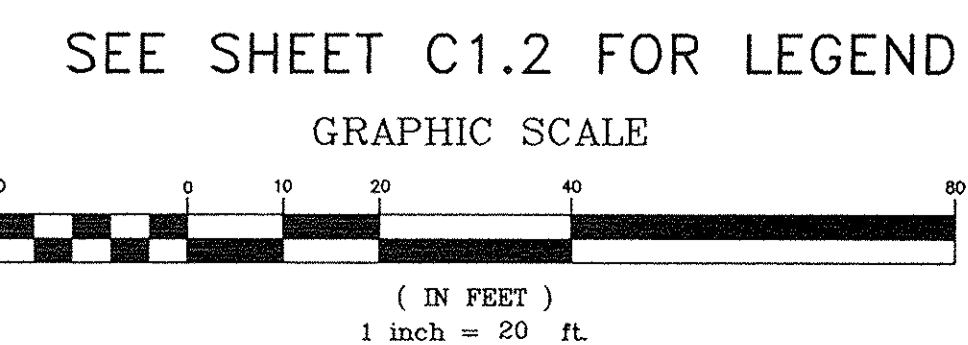
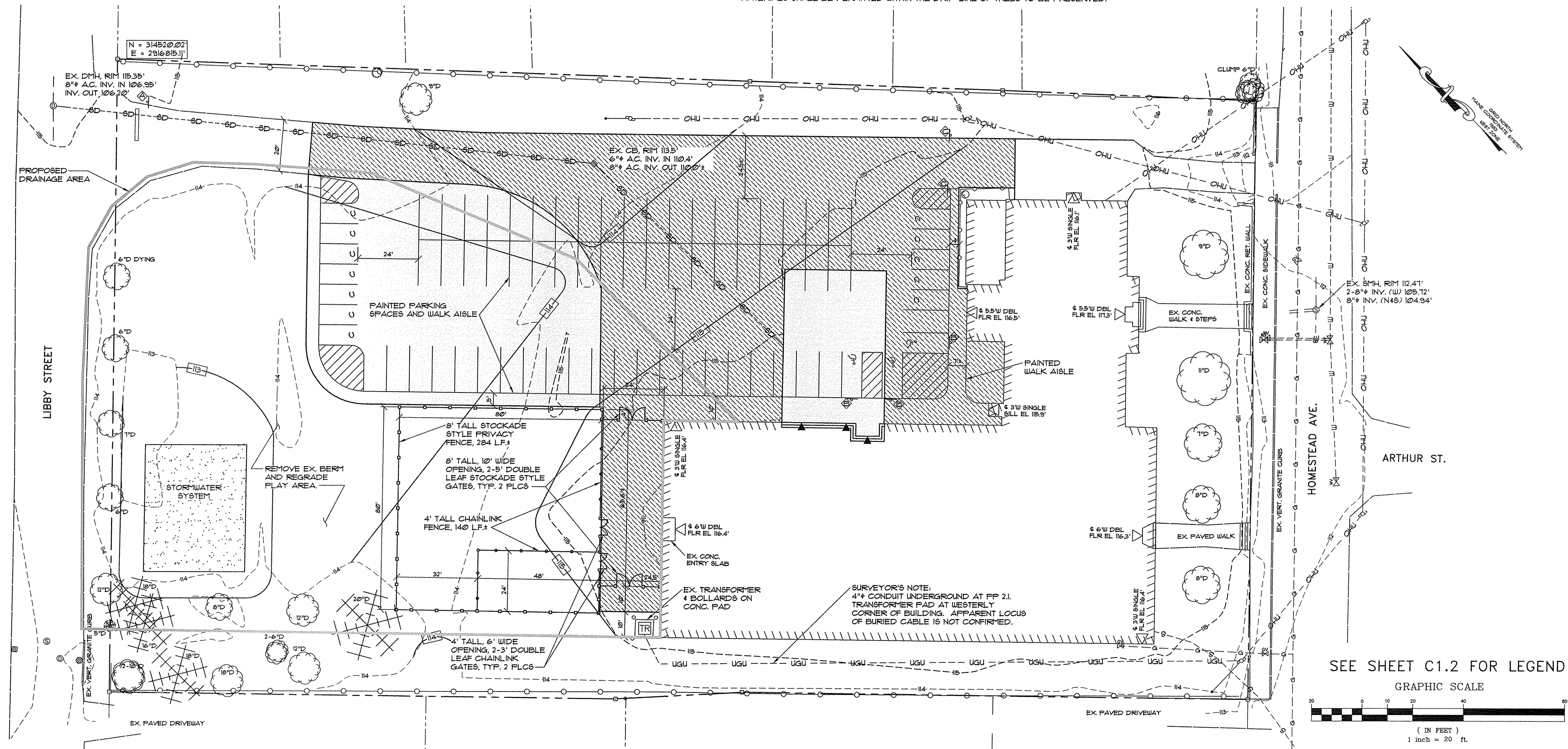
SURFACE	LAWN	BUILDING	PAVEMENT
EXISTING	58,895 SF.	24,470 SF.	26,106 SF.
PROPOSED	51,466 SF.	22,036 SF.	35,969 SF.
CHANGE:	- 7,429 SF.	- 2,434 SF.	+ 9,863 SF.
NET IMPERVIOUS:	7,429 SF. INCREASE		

CITY OF PORTLAND SITE PLAN NOTES

1. 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 ARE OVERHEAD OR UNDERGROUND AS SHOWN ON THE PLAN. NO CHANGE TO THE SERVICE IS PLANNED.
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 CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMP'S PUBLISHED BY THE BUREAU OF LAND AND QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.
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 PAVED 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 WORKS 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

1. OWNER: CITY OF PORTLAND, 389 CONGRESS STREET, PORTLAND MAINE, CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 1202, PG 62 & BK 1312, PG 351.
2. APPLICANT/DEVELOPER: DEVELOPER'S COLLABORATIVE, 100 COMMERCIAL ST., SUITE 414, PORTLAND, ME 04101
3. ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
4. TOPOGRAPHIC AND BOUNDARY INFORMATION: MAINE SURVEY CONSULTANTS, INC., HARRISON, MAINE. COORDINATE SYSTEM IS MAINE WEST 1983 DERIVED FROM STATIC GPS OBSERVATION ON SITE. BENCHMARKS: AS SHOWN ON PLAN
5. SOILS MAPPING PROVIDED BY MARK HAMPTON ASSOCIATES, INC., PORTLAND, MAINE.
6. ZONE: R-3 RESIDENTIAL, PROPOSED USE: DAYCARE FACILITY
7. TAX MAP REFERENCE: MAP 338/LOTS A046-A050, A055 & K004.
8. TOTAL PARCEL = 2.51 acres±
9. WAIVERS: NONE REQUESTED AT THIS TIME.
10. CALL DIG-SAFE PRIOR TO COMMENCING WORK, 811 OR 1-888-DIG-SAFE.
11. EXISTING BUILDING IS SERVICED BY PUBLIC WATER AND SEWER
12. POWER, TELEPHONE AND CABLE ARE EXISTING, NO CHANGE IS PLANNED.
13. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2016.



PINKHAM & GREER
CIVIL ENGINEERS
 28 VANNAH AVE. PORTLAND, ME 04103
 TEL: 207.761.5242 FAX: 207.761.4245

REV.	DATE	DESCRIPTION
2	10/21/17	REVISED TO SHOW GRADING & STORMWATER TREATMENT.
1	9/20/17	REVO FENCE & ADDED STORMWATER SYSTEM

APPLICANT / DEVELOPER:
 DEVELOPER'S COLLABORATIVE
 100 COMMERCIAL STREET, SUITE 414
 PORTLAND, MAINE

SCALE: AS SHOWN DRN BY: JDC
 DATE: SEPTEMBER 5, 2017 DESG BY: TSG
 PROJECT: 15154 CHK BY: [Signature]

REED SCHOOL REDEVELOPMENT
 19 LIBBY STREET, PORTLAND, MAINE

SITE PLAN

C1.0

MAP/LOT 338 / A046-A050, A055 & K004