



GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS PIZZAGALLI PROPERTIES, LLC BY DEED DATED 03-25-1975 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE PROPERTY IS SHOWN AS LOTS 2, 3, AND 4, BLOCK B, ON THE CITY OF PORTLAND TAX MAP 358 AND LOTS 1 AND 6, BLOCK B, ON THE CITY OF PORTLAND TAX MAP 359 AND IS LOCATED IN THE INDUSTRIAL ZONE (IM).
- SPACE AND BULK CRITERIA FOR THIS PROPERTY ARE AS FOLLOWS:
 MINIMUM STREET FRONTAGE: 150 FT
 MINIMUM FRONT YARD: 1 FT PER 1 FT OF BUILDING HEIGHT
 MINIMUM SIDE YARD: 1 FT PER 1 FT OF BUILDING HEIGHT UP TO 25 FT
 MINIMUM REAR YARD: 1 FT PER 1 FT OF BUILDING HEIGHT UP TO 25 FT
 MAXIMUM BUILDING HEIGHT: 75 FEET
 MAXIMUM IMPERVIOUS RATIO: 75%
 PAVEMENT SETBACK FROM LOT BOUNDARIES: 10 FEET
 * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 14.23 ACRES.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON PHOTOGRAMMETRICALLY DERIVED CONTOURS OF 2 FOOT INTERVAL FROM THE CITY OF PORTLAND.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY UPON PLAN REFERENCE A.
- PLAN REFERENCES:
 A. "ALTA/ACSM LAND TITLE SURVEY" OF 7 DAVIS FARM ROAD FOR PIZZAGALLI PROPERTIES LLC BY SEBAGO TECHNICS, DATED 07-11-13.
- PLAN ORIENTATION IS BASED ON PLAN REFERENCE A (TRUE NORTH).
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 2300510001B, HAVING AN EFFECTIVE DATE OF JULY 17, 1986. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.

DEMOLITION NOTES:

- CONTRACTOR SHALL NOTIFY DIGSAFE FOR UTILITY LOCATIONS PRIOR TO EXCAVATION.
- EXISTING MATERIALS TO BE SALVAGED AND RE-USED SHALL BE STORED AND PROTECTED DURING CONSTRUCTION.
- ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE TO ALL APPLICABLE CODES AND REGULATIONS.
- LIGHT FIXTURES WITHIN DEMOLITION AREAS TO BE EVALUATED FOR REUSE.
- PROTECT WETLAND AREAS.
- PROTECT EXISTING BOUNDARY LINE MONUMENTATION. IF DISTURBED, EXISTING MONUMENTATION TO BE RESET BY A PROFESSIONAL LAND SURVEYOR.
- UTILITY DEMOLITION SHALL BE COMPLETED IN COORDINATION WITH NEW INFRASTRUCTURE AND STRUCTURES. CONTRACTOR SHALL ENSURE EXISTING SURFACE DRAINAGE IS MAINTAINED DURING CONSTRUCTION.
- EXISTING STORM DRAINAGE INFRASTRUCTURE TO REMAIN ACTIVE DURING CONSTRUCTION AND UPON COMPLETION OF PROJECT. DEMOLITION/CONSTRUCTION ACTIVITIES SHALL NOT INTERFERE OR IMPEDE EXISTING FLOWS. CONTRACTOR SHALL PROVIDE BYPASS PUMPING AS REQUIRED DURING STORM DRAIN DEMOLITION AND NEW CONSTRUCTION. DAMAGE TO EXISTING SEWER INFRASTRUCTURE SHALL BE REPAIRED BY CONTRACTOR AT THEIR EXPENSE.
- PROTECT EXISTING UTILITIES UNLESS NOTED OTHERWISE.

DEMOLITION KEY:

- WORK INCLUDES DEMOLITION & REMOVAL OF PAVING AND TREES EXCEPT OTHERWISE NOTED. DEMOLISHED AREAS NOT REPLACED WITH IMPERVIOUS SHALL BE REVEGETATED WITH 4" LOAM AND SEED.
- SAW CUT PAVEMENT
- REMOVE LANDSCAPED AREA
- LIGHT FIXTURE TO BE REMOVED
- REMOVE/RELOCATE SIGN
- TREE REMOVAL
- REMOVE BOLLARD

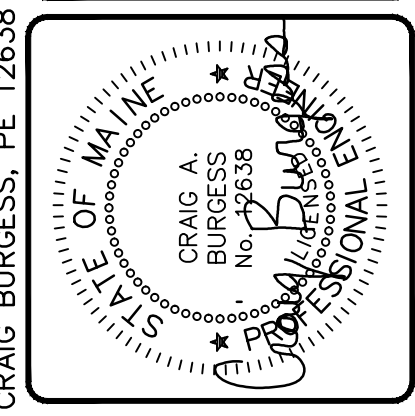
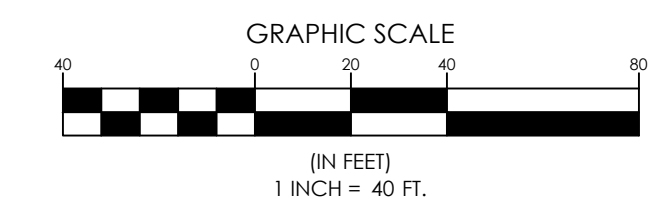
LEGEND

EXISTING	PROPOSED
--- PROPERTY LINE/R.O.W.	--- PROPERTY LINE/R.O.W.
--- ABUTTER LINE/R.O.W.	--- ABUTTER LINE/R.O.W.
--- TIE LINE	--- TIE LINE
--- SETBACK	--- SETBACK
--- EASEMENT	--- EASEMENT
--- BUFFER	--- BUFFER
--- FLOODPLAIN	--- FLOODPLAIN
--- ZONE LINE	--- ZONE LINE
--- ZONE LINE ON PL	--- ZONE LINE ON PL
--- BUILDING	--- BUILDING
--- DECK/STEPS/OVERHANG	--- DECK/STEPS/OVERHANG
--- EDGE PAVEMENT	--- EDGE PAVEMENT
--- PAVEMENT SAWCUT	--- PAVEMENT SAWCUT
--- EDGE CONCRETE	--- EDGE CONCRETE
--- PAVEMENT PAINT	--- PAVEMENT PAINT
--- EDGE GRAVEL	--- EDGE GRAVEL
--- CURB LINE	--- CURB LINE
--- EDGE OF WATER	--- EDGE OF WATER
--- TREELINE	--- TREELINE
--- 120 --- 118 --- CONTOURS	--- 120 --- 118 --- CONTOURS
--- X120.00 SPOT GRADE	--- +120.00 SPOT GRADE
--- DECIDUOUS TREE	--- DECIDUOUS TREE
--- CONIFEROUS TREE	--- CONIFEROUS TREE
--- BOLLARD	--- BOLLARD
--- SIGN	--- SIGN
--- SD STORM DRAIN	--- SD STORM DRAIN
--- UD UNDER DRAIN	--- UD UNDER DRAIN
--- LIGHT POLE	--- LIGHT POLE
--- UTILITY POLE	--- UTILITY POLE
--- GUY WIRE	--- GUY WIRE
--- DRAINAGE DITCH	--- DRAINAGE DITCH
--- RIPRAP	--- RIPRAP
--- ELECTRICAL MANHOLE	--- ELECTRICAL MANHOLE
--- TELEPHONE MANHOLE	--- TELEPHONE MANHOLE
--- DRAINAGE MANHOLE	--- DRAINAGE MANHOLE
--- CATCH BASIN	--- CATCH BASIN
--- OHU OVERHEAD UTILITY	--- OHU OVERHEAD UTILITY
--- UGU UNDERGROUND UTILITY	--- UGU UNDERGROUND UTILITY
--- TRANSFORMER PAD	--- TRANSFORMER PAD

SITE DATA:

EXISTING PARKING SPACES: 390
 PROPOSED PARKING SPACES: 59
 TOTAL PARKING SPACES: 449

PROPOSED NEW IMPERVIOUS AREA: 9,020± SQ. FT.
 PROPOSED NEW LANDSCAPED AREA: 13,465± SQ. FT.



DESIGNED	CHECKED
KSM	CAB
SUBMITTED TO CITY FOR STAFF REVIEW	
REV. BY: A	DATE: 04-18-17
STATUS: SUBMITTED TO CITY FOR STAFF REVIEW	
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.	

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SITE & DEMOLITION PLAN
 OF:
PARKING EXPANSION
 7 DAVIS FARM ROAD
 PORTLAND, MAINE
 FOR:
PIZZAGALLI PROPERTIES, LLC
 462 SHELburne ROAD, SUITE 101
 BURLINGTON, VERMONT

PROJECT NO. 96369 SCALE 1" = 40'
 SHEET 3 OF 9