

**SITE NOTES:**

- REFER TO ARCHITECTURAL PLANS FOR DETAILED FLOOR PLANS, BUILDING HEIGHTS, AND EXTERIOR LIGHTING LAYOUT.
- TOTAL SITE AREA IS 3.67 ACRES (159,785 S.F.). REFER TO EXISTING CONDITIONS PLAN COMPLETED BY TITCOMB ASSOCIATES DATED 5/4/18.
- SITE BOUNDARIES PER EXISTING CONDITIONS PLAN AND PROPERTY PINS TO BE SET BY TITCOMB ASSOCIATES.
- INTERIOR STRIPING AS INDICATED ON SITE PLAN SHALL BE 4" WIDE. STRIPING SHALL BE WHITE UNLESS OTHERWISE NOTED.
- EXISTING ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OFFSITE.
- ALL PAVEMENT JOINTS SHALL BE SAWCUT AND TACK COATED PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT. REFER TO DETAIL.
- ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
- EXISTING STREET TREES ALONG THE PROPERTY FRONTAGE THAT ARE PROPOSED TO REMAIN ARE TO BE PROTECTED PER DETAIL DURING CONSTRUCTION.
- ANY EXISTING CURB DAMAGED DURING CONSTRUCTION IS TO BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- EXISTING TRACK AND RAIL TIES TO BE REMOVED AND PROPERLY DISPOSED OF OFFSITE.

**UTILITY NOTES:**

- FOR ALL UTILITIES, ACORN'S DESIGN LIMITS EXTEND TO OUTSIDE WALL OF BUILDING. METERING OF UTILITIES TO BE COMPLETED BY M.E.P. UNLESS SPECIFIED OTHERWISE.
- THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 72 HOURS PRIOR TO EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE POTENTIAL CONFLICT WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO COORDINATE WITH ARCHITECT ON FINAL UTILITY CONNECTIONS WITHIN THE BUILDING.
- ELECTRIC DESIGN TO BE FINALIZED BY M.E.P. ENGINEER. ELECTRICAL LOAD TO BE DETERMINED BY M.E.P. ENGINEER. METER LOCATION AND TRANSFORMER SIZE, IF NECESSARY DEFINED BY M.E.P. M.E.P. TO FINALIZE SERVICE CONNECTION TO BUILDING. ALL ELECTRIC CONSTRUCTION SHALL CONFORM TO CMP GUIDEBOOK OF STANDARD REQUIREMENTS, MOST RECENT EDITION. DESIGN SUBJECT TO FINAL APPROVAL FROM CMP.
- IF NEEDED, LOCATIONS OF NEW CABLE AND TELEPHONE PULLBOXES AND PEDESTALS SHALL BE DETERMINED BY SPECTRUM CABLE AND CONSOLIDATED COMMUNICATIONS PRIOR TO CONSTRUCTION.
- NO UNDERGROUND SEWER SERVICE WAS IDENTIFIED BY THE EXISTING CONDITIONS PLAN NOR IS A SANITARY LATERAL CARD AVAILABLE IN CITY ARCHIVES. EXTENT OF EX. 4" SERVICE STUB AS DEFINED BY THE AS-BUILT PLAN FOR PRESUMPCOT EAST STREET SEWER DATED NOVEMBER 1974. CONTRACTOR TO TEST PIT EXCAVATION AREA PRIOR TO DIGGING GREATER THAN 2 FEET BELOW THE SURFACE. EXISTING SERVICE IS TO REMAIN.
- BUILDING IS SERVED BY A 6" FIRE WATER SERVICE (C) AND 1" DOMESTIC WATER SERVICE (COPPER). EXISTING SERVICES ARE TO REMAIN.

**EASEMENTS:**

- EXISTING EASEMENTS:**
- BENEFITING FROM A 50 FOOT WIDE ACCESS EASEMENT AS DESCRIBED IN BOOK 30608, PAGE 25.
  - SUBJECT TO A ROAD MAINTENANCE AGREEMENT BY AND BETWEEN GAS ELDREDGE LLC AND MAINE YACHT CENTER, LLC AS DESCRIBED IN BOOK 30608, PAGE 26.
  - SUBJECT TO A UTILITY EASEMENT AS DESCRIBED IN BOOK 3190, PAGE 787.
  - SUBJECT TO A UTILITY EASEMENT AS DESCRIBED IN BOOK 3978, PAGE 219.
  - SUBJECT TO AN ACCESS EASEMENT AS DESCRIBED IN BOOK 4598, PAGE 304.
- PROPOSED EASEMENTS:**
- NO EASEMENTS ARE PROPOSED AS PART OF THIS PROJECT.

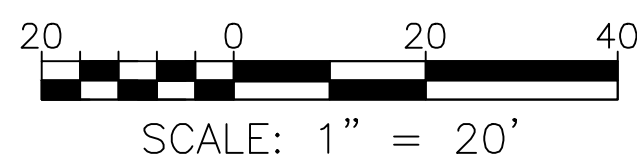
SPACE AND BULK STANDARDS			
ZONE: IM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	NONE	159,785 SF	159,785 SF
MINIMUM STREET FRONTAGE	60'	400'	400'
MAXIMUM BUILDING HEIGHT	75'	26.58'	26.58'
FRONT YARD SETBACK*	26.58'	74.03'	74.03'
REAR YARD SETBACK**	25'	44.15'	44.15'
SIDE YARD SETBACK**	25'	48.45'	48.45'
PAVEMENT SETBACK	10'	9.73'	9.73'***
MAXIMUM IMPERVIOUS SURFACE RATIO	75%	93%	93%
MINIMUM PARKING SPACES	49	-	52
MINIMUM ADA PARKING SPACES	2	-	2

\*FRONT SETBACK DEFINED BY 1 FT FOR EVERY 1 FT OF BUILDING HEIGHT AT THE FRONTAGE.  
 \*\*REAR AND SIDE YARD SETBACK DEFINED BY 1 FT FOR EVERY 1 FT OF BUILDING HEIGHT UP TO 25'  
 \*\*\*EXISTING NON-CONFORMING EDGE OF PAVEMENT TO REMAIN. NEW PAVEMENT TO REMAIN GREATER THAN 10 FEET FROM THE PROPERTY LINE.

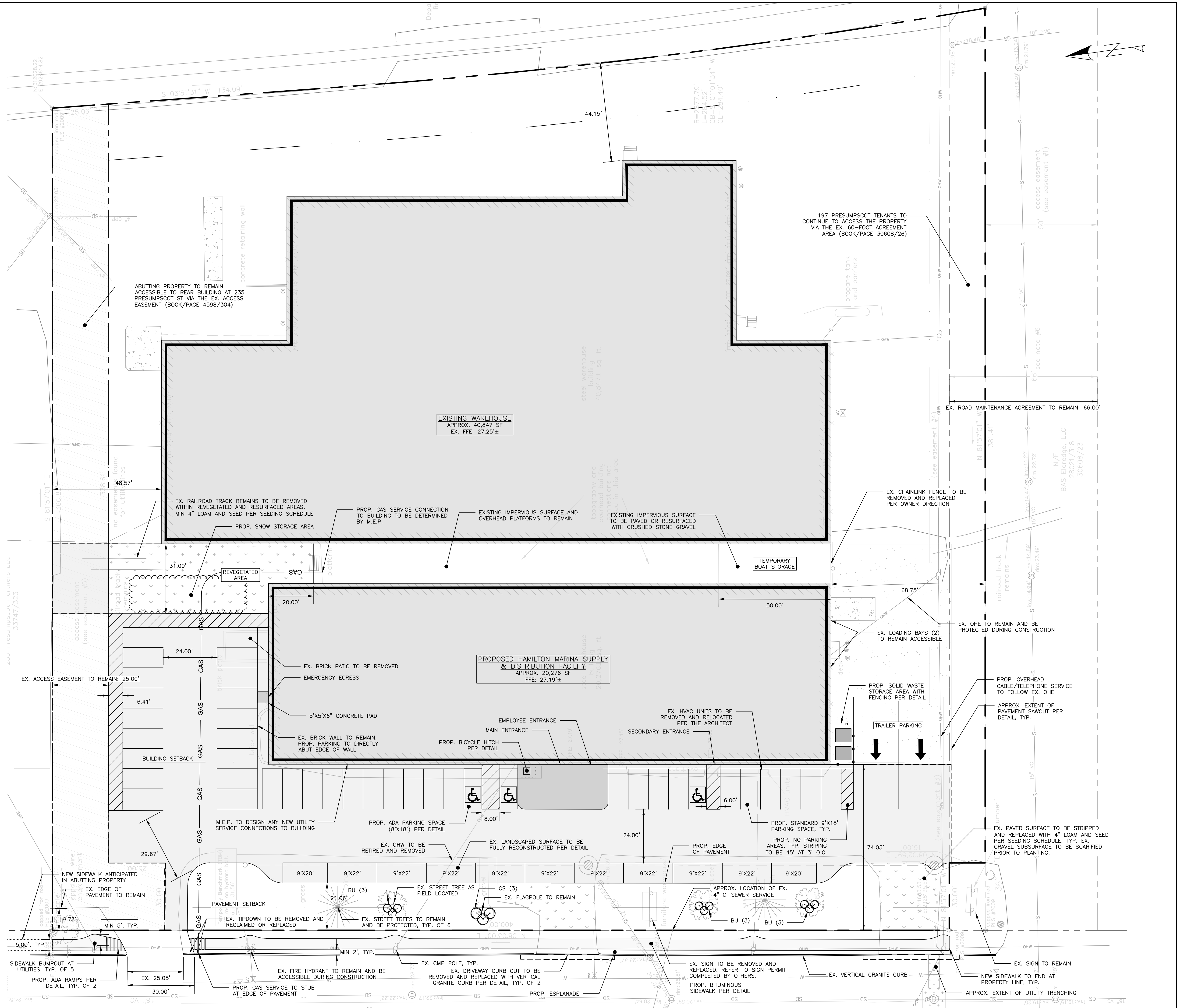
IMPERVIOUS SURFACE SUMMARY	
EXISTING	149,373 SF
PROPOSED	149,106 SF
NET DECREASE	267 SF
EXISTING AREA REMOVED	3,963 SF

LEGEND	
HATCH STYLE	ASSOCIATED AREAS
[Hatch]	PAVEMENT WITH GEOGRID
[Hatch]	NEW CITY SIDEWALK
[Hatch]	RESURFACED PAVEMENT
[Hatch]	REVEGETATED AREAS
[Hatch]	EX. ACCESS EASEMENT AREA
[Hatch]	UTILITY PAVEMENT CUT
[Hatch]	DESIGNATED SNOW STORAGE

PLANT SCHEDULE				
ID	BOTANICAL NAME	COMMON NAME	QTY	SIZE
SHRUBS				
CS	CORNUS SERICEA "CARDINAL"	RED OSIER DOGWOOD	3	3 GAL
BU	BUXUS	BOXWOOD	9	3 GAL



**ISSUED FOR CONSTRUCTION**



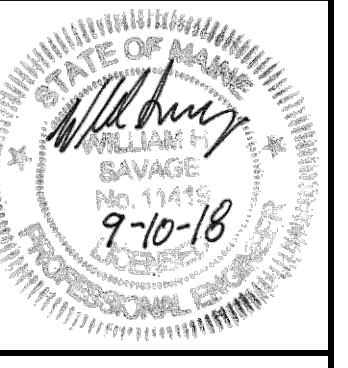
ISSUED FOR	BY	DATE
FINAL APP	WHS	5/28/18
COMMENT RESPONSE	WHS	5/28/18
CONSTRUCTION	WHS	5/27/18
COA	WHS	5/27/18

**PARTIAL NAME:** SITE & UTILITY PLAN  
**PROJECT NAME:** 197 PRESUMPCOT STREET REDEVELOPMENT  
**CLIENT:** MAINE YACHT CENTER, LLC  
 100 KENSINGTON ST PORTLAND, MAINE 04103

**A C O R N**  
**ENGINEERING, INC.**

ACORN ENGINEERING, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. WE DO NOT DISCRIMINATE IN EMPLOYMENT ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, AGE, SEXUAL ORIENTATION, OR DISABILITY. 158 BANKFOURTH ST. PORTLAND, MAINE 04102. (207) 775-2655

FILE: 1102\_CIVIL  
 JN:  
 SCALE: 1"=20'  
 DESIGNED BY: OJD  
 DRAWN BY: OJD  
 CHECKED BY: WHS



DRAWING NO.  
**C-10**