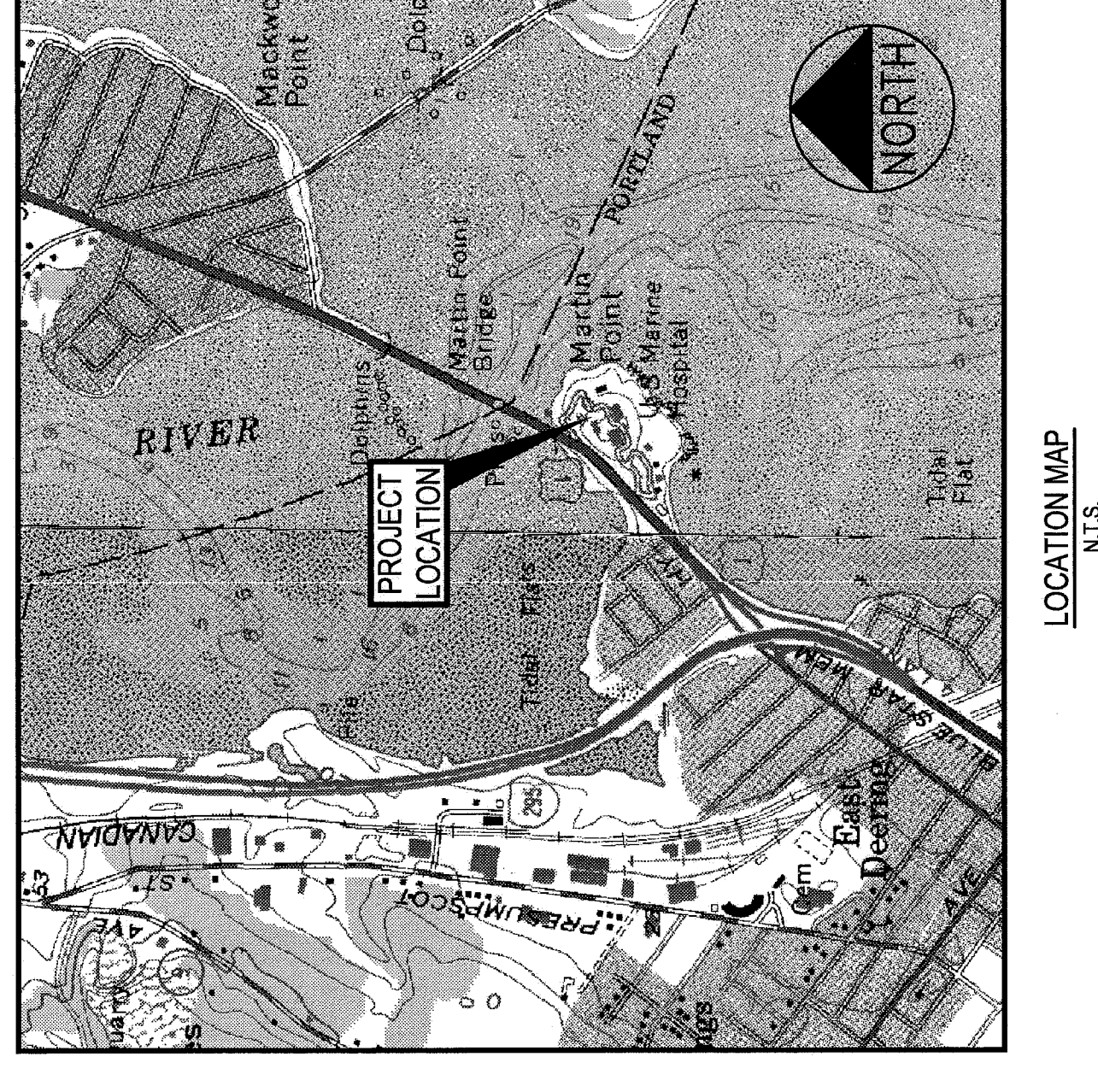


PROJECT PARCEL SITE  
 PORTLAND TAX ASSESSOR'S MAP & LOT NUMBERS  
 MAP LOT  
 434 C-005  
 434 C-001

# SITE DEVELOPMENT PLANS FOR MARTIN'S POINT REDEVELOPMENT PROJECT PHASE 2 PORTLAND, MAINE ISSUED FOR G.M.P. AND PERMITTING APRIL 3, 2009



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### UTILITIES

**WATER**  
 ATTN: DAVE COFFIN  
 WATER DISTRICT  
 P.O. BOX 3533  
 PORTLAND, MAINE 04104  
 (207) 774-5981

**SANITARY SEWER**  
 ATTN: FRANK BRANCELEY  
 CITY OF PORTLAND  
 55 PORTLAND STREET  
 PORTLAND, MAINE 04101  
 (207) 874-6846

**POWER**  
 ATTN: JIM BURGHE  
 CENTRAL MAINE POWER COMPANY  
 162 CANCO ROAD  
 PORTLAND, MAINE 04103  
 (207) 898-2882

**TELEPHONE**  
 ATTN: SUE SUPRETTE  
 VERIZON  
 5 DAVIS FARM ROAD  
 PORTLAND, MAINE 04103  
 (207) 787-1842

**DIGSAFE**  
 1-888-344-7233

### PERMITS

**LOCAL**  
 MAJOR SITE PLAN PERMIT  
 CITY OF PORTLAND - PLANNING BOARD

**MAJOR SITE PLAN AMENDMENT**  
 CITY OF PORTLAND - PLANNING BOARD

**TRAFFIC MOVEMENT PERMIT**  
 CITY OF PORTLAND

**STATE**  
 MAINE GENERAL CONSTRUCTION PERMIT  
 MDPEP

**MDPEP SITE LOCATION OF DEVELOPMENT PERMIT**  
 UNDER DELEGATED REVIEW BY THE CITY OF PORTLAND

**MDPEP NRPA PERMIT-BY-RULE**  
 MDPEP

**STATUS**  
 APPROVED WITH CONDITIONS  
 APRIL 23, 2009 (VALID THROUGH MAY 6, 2009)

**APPROVED WITH CONDITIONS**  
 APPROVED WITH CONDITIONS FEBRUARY 24, 2009

**SUBMITTED** JANUARY 20, 2009

**SUBMITTED** JUNE 9, 2006  
 TO BE RESUBMITTED FEB. 2009

**APPROVED WITH CONDITIONS**  
 FEBRUARY 24, 2009

**SUBMITTED** JUNE 9, 2006  
 RESUBMITTED MARCH 25, 2009

ZONING DISTRICT: R-1P RESIDENTIAL-PROFESSIONAL

**SPACE AND BULK REQUIREMENTS:**  
 PROVIDED 500,000 SF  
 REQUIRED 6,000 SF  
 80% FEET  
 MINIMUM LOT SIZE: 6,000 SF  
 MINIMUM SETBACKS: 10 FEET (FRONT), 5 FEET (SIDE/REAR)  
 MAXIMUM PERVIOUS SURFACE RATIO: 0.80  
 MAXIMUM FLOOR AREA RATIO: 0.85

**OWNER:**  
 MARTIN'S POINT HEALTH CARE  
 331 VERANDA STREET  
 PORTLAND, ME 04103

**APPLICANT:**  
 MARTIN'S POINT HEALTH CARE  
 331 VERANDA STREET  
 PORTLAND, ME 04103

### PREPARED BY

**CIVIL ENGINEER:**  
 DeLuca-Hoffman Associates, Inc.  
 778 MAIN STREET, SUITE 8  
 SOUTH PORTLAND, MAINE 04106  
 207.775.1121

### ARCHITECT:

**SMRT**  
 144 FORE STREET  
 PORTLAND, MAINE 04101  
 207.772.3846

### SURVEYOR:

**Owen Haskell, Inc.**  
 16 CASCO STREET  
 PORTLAND, MAINE 04101-2979  
 207.774.0424

### ENVIRONMENTAL ENGINEER:

**Hoffman Engineering, Inc.**  
 640 TEN ROD ROAD  
 NORTH KINGSTOWN, RHODE ISLAND 02882  
 401.294.9032

### NATURAL RESOURCES CONSULTANT:

**Normandeau Associates, Inc.**  
 253 MAIN STREET  
 YARMOUTH, MAINE 04096  
 207.846.3598

### GEOTECHNICAL ENGINEER:

**S.W. Cole Engineering**  
 266 PORTLAND ROAD  
 GRAY, MAINE 04039  
 207.657.2866

### TRAFFIC ENGINEER:

**Maine Traffic Resources**  
 25 VINE STREET  
 GARDINER, MAINE 04945  
 207.692.5252 TEL  
 207.692.1677 FAX

I HEREBY ACKNOWLEDGE THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AND THAT I AM COMPETENT TO PREPARE THIS DOCUMENT.

NO.	DATE	DESCRIPTION	REVISIONS
1	08/27/08	PHASE 1 - CONSTRUCTION PERMITS	
2	08/28/08	SUBMITTED TO REVIEW	
3	08/28/08	PHASE 1 - RELEASED FOR REVIEW	
4	08/28/08	PHASE 1 - RELEASED FOR REVIEW	
5	08/28/08	FINAL SET AS SUBMISSION TO CITY	
6	08/28/08	FINAL SET AS SUBMISSION TO CITY	
7	08/28/08	SECOND REVIEW PLAN SUBMISSION TO CITY	
8	08/28/08	PROGRESS SET	
9	08/28/08	PROGRESS SET	
10	08/28/08	PROGRESS SET FOR REVIEW WITH ARCHITECT	
11	09/29/09	DESIGN DEVELOPMENT SUBMISSION	
12	12/22/09	DESIGN DEVELOPMENT SUBMISSION	
13	01/23/10	DESIGN DEVELOPMENT SUBMISSION	
14	03/23/10	FINAL SET PLAN SUBMISSION TO CITY	
15	03/23/10	ISSUED FOR CLAY AND PERMITTING	
16	04/13/10	FINAL SET AS SUBMISSION TO CITY	
17	04/13/10	FINAL SET AS SUBMISSION TO CITY	
18	04/13/10	PROGRESS SET	
19	04/13/10	PROGRESS SET FOR REVIEW WITH ARCHITECT	
20	04/13/10	PROGRESS SET FOR REVIEW WITH ARCHITECT	

**DELUCA-HOFFMAN ASSOCIATES, INC.**  
 778 MAIN STREET, SUITE 8  
 SOUTH PORTLAND, ME 04106  
 WWW.DELUCAHOFFMAN.COM

**DH**

**DESIGNED:** DDA SCALE: N.T.S.  
**DRAWN:** LECJ DATE: JAN. 2009  
**CHECKED:** DDA DATE: JAN. 2009  
**FILE NAME:** 23-4408-COV

**MARTIN'S POINT REDEVELOPMENT PROJECT PHASE 2**  
 COVER SHEET  
 MARTIN'S POINT HEALTH CARE  
 SHEET C-1.0

PRELIMINARY NOT FOR CONSTRUCTION