POINT TABLE		
POINT #	NORTHING	EASTING
1	3398.7301	5112.4720
2	3454.6469	5156.2276
3	3474.6390	4918.1258
4	3380.8199	4750.3505
5	3618.6326	5058.8988
6	3406.6954	5146.6168
7	3654.2877	5135.7647
8	3656.2773	5306.7531
9	3635.2684	5306.9976
10	3625.3854	5317.1133
11	3625.7659	5349.8167
12	3618.4875	5368.9027
13	3519.4942	5370.0546
14	3519.4942	5308.0504
15	3540.2714	5307.8086
16	3540.8746	5251.7978
17	3593.6138	5251.1924
18	3592.1872	5127.4867
19	3350.4268	4528.8331
20	3344.2112	4663.3096
21	3351.1032	4676.5213
22	3290.6917	4541.0409
23	3251.0987	4547.6638
24	3184.4822	4684.3279
25	3166.2768	4644.4207
26	3241.2089	4802.8493
27	3206.1502	4811.0277

LINE TABLE		
LINE	LENGTH	BEARING
L1	220.06	N76°52'08"E
L2	35.00	N01°37'16"W
L3	34.17	N89°19'55"W
L4	7.43	N58°33'45"W
L5	37.10	N02°59'50"E
L6	30.41	S76°52'08"W
L7	50.92	N13°07'52"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	61.71	150.00
C2	45.98	119.00
C3	62.54	30.00
C4	145.96	35.00
C5	47.40	80.00
C6	50.50	119.00
C7	52.47	35.00
C8	59.09	110.00
C9	51.57	48.00
C10	18.02	60.00
C11	26.07	21.68
C12	8.11	1004.12
C13	65.97	42.00

NOTE:
SIGHT DISTANCES AND SPEED LIMIT INFORMATION PROVIDED BY CASEY & GODFREY ENGINEERS ON JANUARY 24, 2006

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 SHALL BE UNDERGROUND.
4. SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. [NOTE: THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL DEVICE TO BE EMPLOYED (SILT FENCE, HAY BALE, ETC.) AS WELL AS THEIR LOCATION.]
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 WORK'S 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.
10. ALL AREAS OF EXISTING ONSITE PAVEMENT TO REMAIN ARE TO BE SEAL COATED AND RESTRIPED.
11. WALL #2 MAY BE CONSTRUCTED FROM ONSITE SALVAGED MODULAR BLOCK WALL.

PAVEMENT LEGEND:

- PROPOSED FULL DEPTH ACCESS DRIVES AND PARKING AREAS--PAVEMENT
- CRACK SEAL, OVERLAY WITH 1¼" 9.5MM SUPERPAVE SURFACE AND RESTRIPE
- *AREA OF GRIND EXISTING PAVEMENT RESHAPE AND PAVE
- HOT BITUMINOUS SIDEWALK
- PAVERS (SEE SHEET 6.1 FOR DETAILED PAVER LAYOUT)

* AREAS OF PROPOSED GRIND ARE TO BE GROUND FULL DEPTH, EXCEPT WHERE EXISTING ADJACENT PAVEMENT IS TO REMAIN AND BE MATCHED INTO. REFER TO DETAIL '1' ON SHEET C-14.0. SOME AREAS OF GRIND WILL RECEIVE A FULL DEPTH PAVEMENT SECTION ASSOCIATED WITH UTILITY WORK IN THESE AREAS.

SIGN LEGEND

1 DO NOT ENTER · 2 ONE WAY · 3 STOP · 4 ONE WAY · 5 RESERVED PARKING · 6 RESERVED PARKING VAN ACCESSIBLE · 7 DROP OFF ONLY

MARTIN'S POINT PARKING SUMMARY
PARKING PROVIDED = 442 SPACES
(THIS TOTAL INCLUDES THE 32 SPACES DESIGNATED FOR USE BY THE MORRISON DEVELOPMENTAL BUILDING UNTIL THE END OF 2010 AT THE EAST END OF THE SITE AND INCLUDES THE 6 DROP OFF SPACES AT THE PROPOSED DROP OFF LOOP)

DRAWING DEVELOPMENT NOTES
1. EXCEPT AS NOTED, CURB TYPE IS TO BE SELECTED AT LATER DATE

PRELIMINARY NOT FOR CONSTRUCTION

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

REV	DATE	DESCRIPTION
20	04.03.09	ISSUED FOR G.M.P. AND PERMITTING
19	03.20.09	PROGRESS SET
18	03.06.09	PROGRESS SET
17	02.03.09	FINAL SITE PLAN SUBMISSION TO CITY
16	01.09.09	DESIGN DEVELOPMENT SUBMISSION
15	12.30.08	ADDED ACCESS TO LOWER PARKING AREA
14	11.18.08	SUBMITTED SKETCH PLAN TO CITY
13	06.09.06	SUBMITTED TO MEDEP
12	05.26.06	SITE PLANS REVISED PER CONDITIONS OF CITY APPROVAL
11	04.11.06	FINAL SITE PLAN SUBMISSION TO CITY

REVISIONS

REV	DATE	DESCRIPTION
10	04.03.06	SECOND SUBMISSION TO PHPB
9	02.28.06	SECOND SKETCH PLAN SUBMISSION TO CITY
8	02.27.06	SUBMISSION TO PHPB
7	01.25.06	SUBMITTED TO MaDEP WITH REQUEST FOR PREAPPLICATION MTG.
6	01.24.06	PROVIDED FOR MaDOT TRAFFIC SCOPING MEETING
5	01.17.06	INFORMATON ADDED PER CITY COMMENTS
4	01.03.06	SKETCH PLAN SUBMISSION TO CITY
3	12.22.05	ISSUED TO CLIENT FOR REVIEW
2	11.17.05	PROGRESS SET FOR REVIEW WITH ARCHITECT
1	11.03.05	ISSUED TO PDT FOR REVIEW

REVISIONS

P.E. DWIGHT D. ANDERSON
LIC. #9275

PROJECT: MARTIN'S POINT REDEVELOPMENT PROJECT PHASE 2
SHEET TITLE: SITE LAYOUT PLAN PHASE 2
CLIENT: MARTINS POINT HEALTH CARE

DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN:	LECJ	DATE:	JAN. 2009
DESIGNED:	DDA	SCALE:	1" = 30'
CHECKED:	DDA	JOB NO.	2344.06
FILE NAME:	2344SITE-SP		
SHEET	C-4.0		