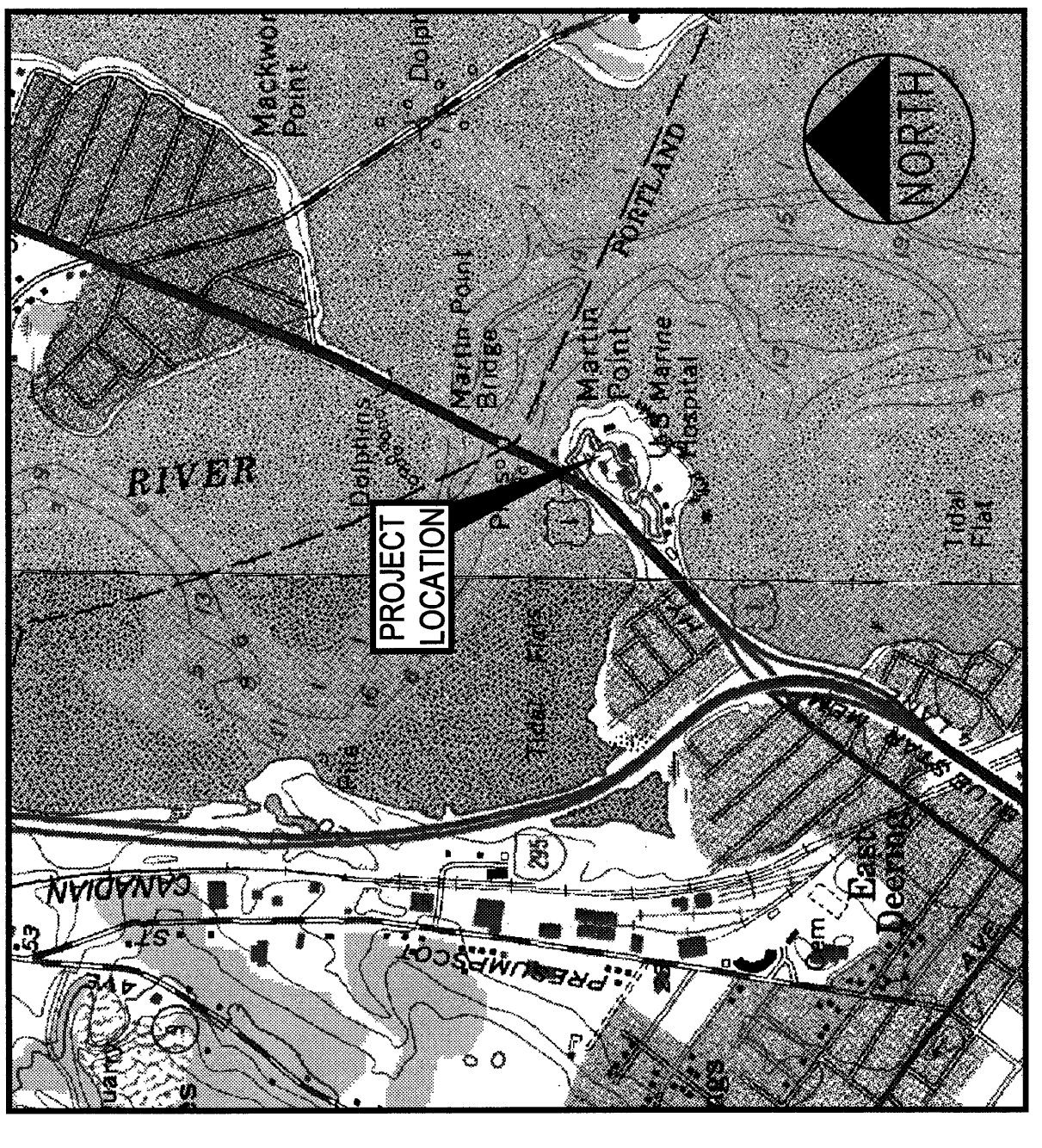


PROJECT PARCEL SITE
 PORTLAND TAX ASSESSOR'S MAP & LOT NUMBERS
 MAP LOT
 434 C-105
 434 C-001

SITE DEVELOPMENT PLANS FOR MARTIN'S POINT REDEVELOPMENT PROJECT PORTLAND, MAINE APRIL 2006

RELEASED FOR BID - PHASE I ONLY



INDEX

- C-1 COVER SHEET
- C-2 GENERAL NOTES & LEGEND
- * C-3 EXISTING CONDITIONS & DEMOLITION PLAN
- C-4A SITE LAYOUT AND UTILITY PLAN - PHASE 1
- * C-4B SITE LAYOUT PLAN - PHASE 2
- * C-5A SITE GRADING & EROSION CONTROL PLAN - PHASE 1
- * C-5B SITE GRADING & DRAINAGE PLAN - PHASE 2
- * C-6A SITE LAYOUT PLAN EXPANDED VIEW
- * C-6B SITE GRADING PLAN - SELECT EXPANDED VIEWS
- * C-7 EROSION & SEDIMENT CONTROL PLAN
- * C-8 UTILITY PLAN
- C-9 SITE DETAILS
- C-10 UTILITY DETAILS
- C-11 WATER DETAILS
- C-12 EROSION CONTROL DETAILS
- C-13 EROSION & SEDIMENT CONTROL NARRATIVE
- C-14 MISCELLANEOUS SITE DETAILS
- * C-15 UTILITY PROFILES
- * LS-1 LANDSCAPE PLAN
- * LS-2 LANDSCAPE DETAILS
- * LT-1 LIGHTING PLAN
- * W-1 EXISTING CONDITIONS WATERSHED PLAN
- * W-2 POSTDEVELOPMENT WATERSHED PLAN
- * BOUNDARY & TOPOGRAPHIC SURVEY, BY OWEN HASKELL
- * SHEETS NOT REQUIRED FOR PHASE I WORK

UTILITIES	PERMITS	GOVERNING BODY	STATUS
WATER ATTN: DAVE COPPIN PORTLAND WATER DISTRICT P.O. BOX 3650 PORTLAND, MAINE 04104 (207) 774-9861	LOCAL MAJOR SITE PLAN PERMIT	CITY OF PORTLAND - PLANNING BOARD	PUBLIC HEARING SCHEDULED FOR APRIL 25, 2006
SANITARY SEWER ATTN: FRANK BRANSELEY CITY OF PORTLAND 53 PORTLAND STREET PORTLAND, MAINE 04101 (207) 874-8846	TRAFFIC MOVEMENT PERMIT	CITY OF PORTLAND	SUBMITTED JANUARY 20, 2006
POWER ATTN: PAUL DUPERRÉ CENTRAL MAINE POWER COMPANY 182 CANCO ROAD PORTLAND, MAINE 04103 (207) 828-2882	STATE MAINE GENERAL CONSTRUCTION PERMIT	MADEP	TO BE FILED PRIOR TO CONSTRUCTION
TELEPHONE ATTN: SUE SURETTE VERIZON 5 DAVIS FARM ROAD PORTLAND, MAINE 04103 (207) 797-1842	MADEP SITE LOCATION OF DEVELOPMENT PERMIT	UNDER DELEGATED REVIEW BY THE CITY OF PORTLAND	PUBLIC HEARING SCHEDULED FOR APRIL 25, 2006
DIGSAFE 1-888-344-7233	MADEP STORMWATER PERMIT	MADEP	TO BE SUBMITTED APRIL 2006
	MADEP MRPA PERMIT-BY-RULE	MADEP	TO BE SUBMITTED APRIL 2006

ZONING DISTRICT: R-P RESIDENTIAL-PROFESSIONAL

SPACE AND BULK REQUIREMENTS:	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	6,000 SF	500,000+ SF
MINIMUM STREET FRONTAGE:	60 FEET	800+ FEET
(SETBACKS SHOWN ON SITE PLAN)		
MAXIMUM IMPERVIOUS SURFACE RATIO:	0.80	0.51
MAXIMUM FLOOR AREA RATIO:	0.65	0.21

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:
 PDT ARCHITECTS
 49 DARTMOUTH STREET
 PORTLAND, MAINE 04103
 207.775.1089

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 02852
 401.294.9032

NATURAL RESOURCES CONSULTANT:
 NORMANDEAU ASSOCIATES, INC.
 253 MAIN STREET
 YARMOUTH, MAINE 04096
 207.846.3598

GEOTECHNICAL ENGINEER:
 S.W. COLE ENGINEERING
 286 PORTLAND ROAD
 GRAY, MAINE 04039
 207.657.2866

TRAFFIC ENGINEER:
 CASEY & GODFREY ENGINEERS
 263 WATER STREET
 GARDINER, MAINE 04345
 207.582.4526

PROJECT	MARTIN'S POINT REDEVELOPMENT PROJECT
SHEET TITLE	COVER SHEET
CLIENT	MARTIN'S POINT HEALTH CARE
DESIGNED: DDA	SCALE: N.T.S.
CHECKED: DDA	JOB NO. 234401
FILE NAME: 234401-COV	SHEET C-1

D. J. Peterson

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