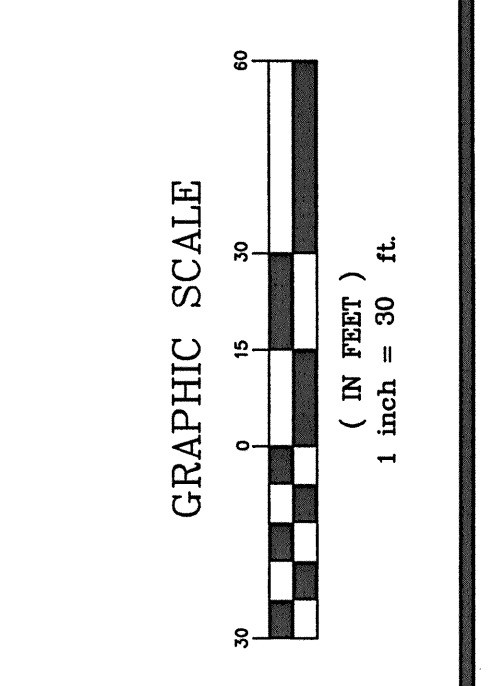


PROJECT	MARTIN'S POINT REDEVELOPMENT PROJECT
SHEET TITLE	SITE LAYOUT AND UTILITY PLAN PHASE 1
CLIENT	MARTIN'S POINT HEALTH CARE
DATE	NOV. 2005
DESIGNED BY	DAVID A. ANDERSON
CHECKED BY	DAVID A. ANDERSON
FILE NAME	234401.SP
SHEET	C-4A

REV.	DATE	DESCRIPTION
1	04.24.05	PHASE 1 - RELEASED FOR BID
2	04.24.05	FINAL SITE PLAN SUBMISSION TO CITY
3	04.24.05	SECOND SUBMISSION TO PERM
4	02.28.05	SECOND SKETCH PLAN SUBMISSION TO CITY
5	02.28.05	PERM
6	02.28.05	REVISIONS



- NOTES:**
- LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
 - THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICED 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.
 - ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.
 - SIDEWALKS AND CURBS 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.
 - 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 (LATEST EDITION). [NOTE: THE DEPARTMENT OF ENVIRONMENTAL PROTECTION CONTROL DEVICE TO BE EMPLOYED (SILT FENCE, HAY BALE, ETC.) AS WELL AS THEIR LOCATION.]
 - ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES [SEE ABOVE].
 - PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS AND SHALL BE RESPONSIBLE FOR ATTENDING A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
 - EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. EROSION OR OTHER PROTECTIVE BARRIERS SHALL BE ERRECTED 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.

PORTLAND WATER DISTRICT
 REQUEST MARTIN'S POINT
 HEALTH CARE TO REVIEW THE
 POSSIBILITY OF ACQUIRING
 THIS EASEMENT WITH THE
 PORTLAND WATER DISTRICT

CONTRACTOR RESPONSIBLE FOR MAINTAINING SERVICE TO PUMP STATION

CONTRACTOR RESPONSIBLE TO MAINTAIN WATER SERVICE TO MORRISON DEVELOPMENTAL BUILDING TO THE EAST

EXISTING MAINTENANCE BUILDING AND STACK TO BE REMOVED (INCLUDING ENTIRE FOUNDATION AND BASEMENT SLAB)

SHIM, OVERLAY AND RESTRIPE PAVED AREA AROUND MARINE HOSPITAL AFTER DEMOLITION OF MAINTENANCE BUILDINGS (PROVIDE 1 1/2" MDOT TYPE C MIX)

EXISTING MAINTENANCE BUILDING TO BE REMOVED (INCLUDING ENTIRE FOUNDATION AND BASEMENT SLAB)

EXISTING MARINE HOSPITAL TO BE RENOVATED

CONTRACTOR RESPONSIBLE FOR MAINTAINING SERVICE TO PUMP STATION

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