

# TOWN OF CUMBERLAND

## CENTRAL FIRE STATION REDEVELOPMENT

### TUTTLE ROAD

### CUMBERLAND, MAINE

TITLE	DWG NO
COVER SHEET	
GENERAL NOTES, ABBREVIATIONS AND LEGEND	C-100
EXISTING CONDITIONS PLAN	C-101
SITE LAYOUT AND UTILITY PLAN	C-102
SITE GRADING, DRAINAGE AND EROSION CONTROL PLAN	C-103
EROSION CONTROL NOTES AND DETAILS	C-300
SECTIONS AND DETAILS	C-301
SECTIONS AND DETAILS	C-302
STORMWATER MANAGEMENT PLAN PRE-DEVELOPED CONDITIONS	D-100
STORMWATER MANAGEMENT PLAN POST DEVELOPMENT CONDITIONS	D-101
LANDSCAPE PLAN	L1.0
FLOOR PLANS	A1.0
ELEVATIONS	A2.0

LOCATION MAP

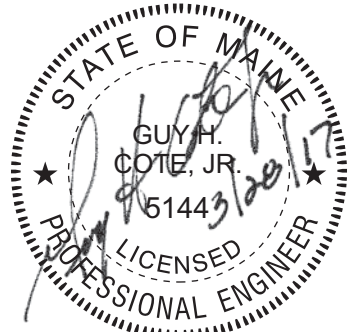


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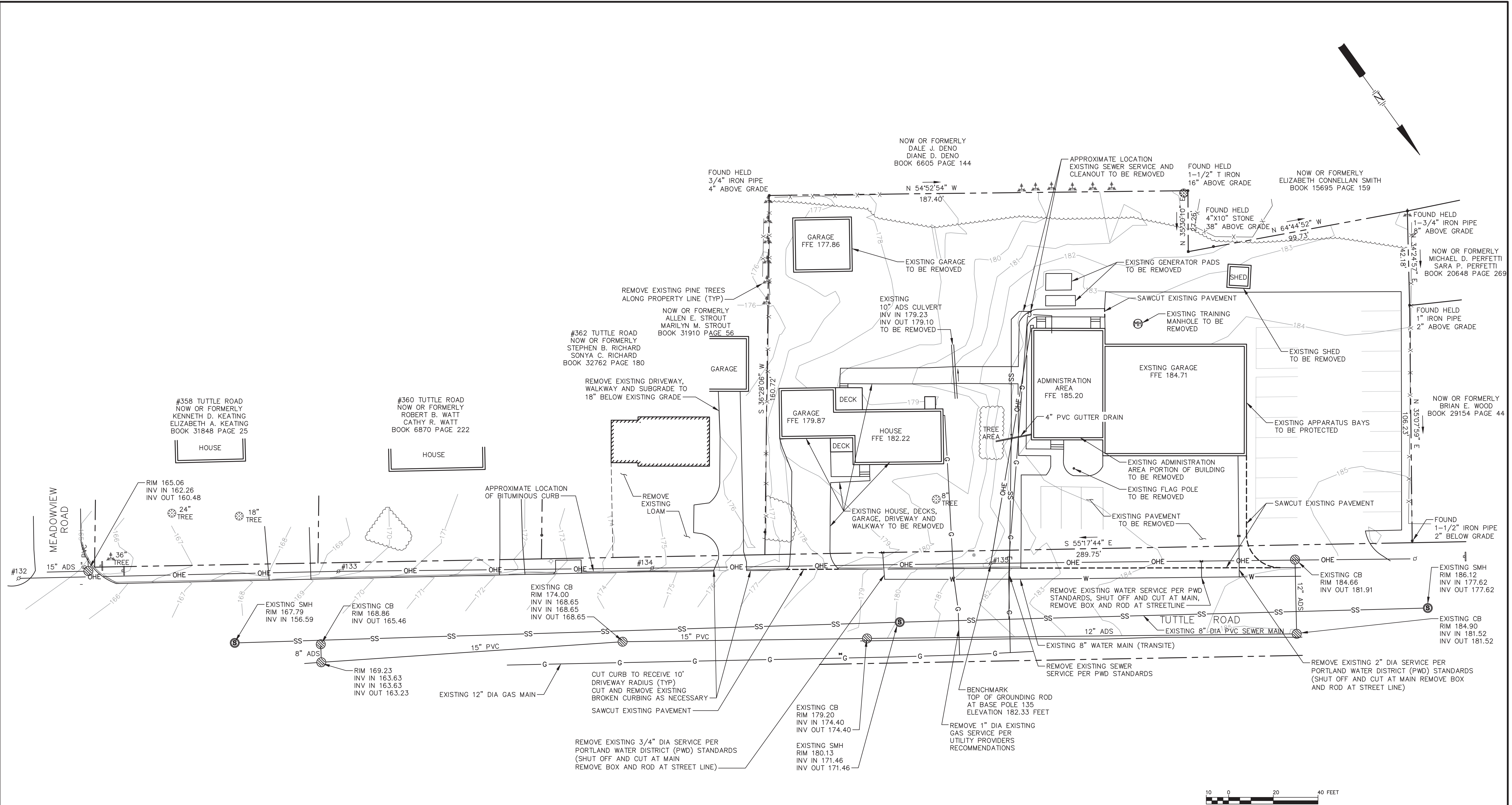
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- NOTES
- EXISTING TOPOGRAPHY DERIVED FROM PLAN ENTITLED "EXISTING CONDITIONS SURVEY FOR TOWN OF CUMBERLAND OF CENTRAL FIRE STATION, TUTTLE ROAD, CUMBERLAND, MAINE" BY BOUNDARY POINTS PROFESSIONAL LAND SURVEYING, LLC, OF CUMBERLAND, MAINE, DATED 1-5-2016. SEE SURVEYOR'S NOTES ON DWG C-100 FOR MORE INFORMATION.
  - NO WETLANDS HAVE BEEN DELINEATED FOR THIS SITE.
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	JTR	3/2017	REVISED PER ADDENDUM 3 - ISSUED FOR CONSTRUCTION
	JTR	3/2017	REVISED PER ADDENDUM 2 - PER PORTLAND WATER DISTRICT COMMENTS
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	JTR	2/2017	ISSUED TO TOWN FOR SITE PLAN APPROVAL
REV.	BY	DATE	STATUS

TOWN OF CUMBERLAND  
CENTRAL FIRE STATION REDEVELOPMENT  
TUTTLE ROAD  
CUMBERLAND, MAINE  
EXISTING CONDITIONS  
AND DEMOLITION PLAN

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DESIGN BY: DPD  
DRAWN BY: SJM  
DATE: 12/2016  
CHECKED BY: GHC  
LMN: EXCON-DEMO  
CTB: SME-STD

JOB NO. 16271.00 DWG FILE BASE  
C-101

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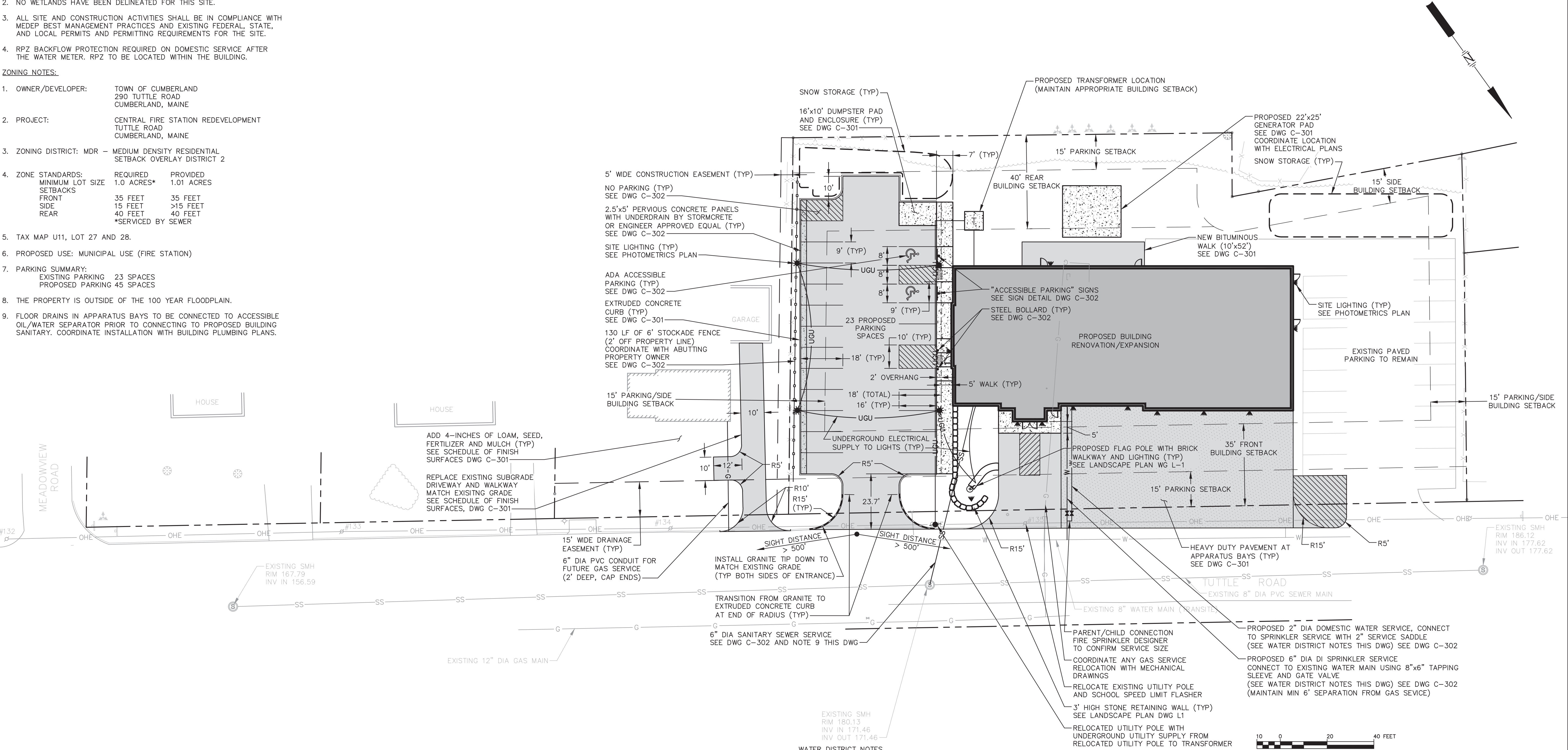


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ZONING NOTES:

- OWNER/DEVELOPER: TOWN OF CUMBERLAND  
290 TUTTLE ROAD  
CUMBERLAND, MAINE
- PROJECT: CENTRAL FIRE STATION REDEVELOPMENT  
TUTTLE ROAD  
CUMBERLAND, MAINE
- ZONING DISTRICT: MDR - MEDIUM DENSITY RESIDENTIAL  
SETBACK OVERLAY DISTRICT 2
- ZONE STANDARDS: REQUIRED PROVIDED  
MINIMUM LOT SIZE 1.0 ACRES\* 1.01 ACRES  
SETBACKS  
FRONT 35 FEET 35 FEET  
SIDE 15 FEET >15 FEET  
REAR 40 FEET 40 FEET  
\*SERVICED BY SEWER
- TAX MAP U11, LOT 27 AND 28.
- PROPOSED USE: MUNICIPAL USE (FIRE STATION)
- PARKING SUMMARY:  
EXISTING PARKING 23 SPACES  
PROPOSED PARKING 45 SPACES
- THE PROPERTY IS OUTSIDE OF THE 100 YEAR FLOODPLAIN.
- FLOOR DRAINS IN APPARATUS BAYS TO BE CONNECTED TO ACCESSIBLE OIL/WATER SEPARATOR PRIOR TO CONNECTING TO PROPOSED BUILDING SANITARY. COORDINATE INSTALLATION WITH BUILDING PLUMBING PLANS.



- WATER DISTRICT NOTES
- THE PROPOSED WATER SERVICE INSTALLATION REQUIRES "WET TAPPING" TO THE EXISTING ASBESTOS CEMENT WATER PIPE (ACP). IT SHALL BE NOTED THAT THE INSTALLING CONTRACTOR SHALL ADHERE TO THE SPECIFIC OSHA SAFETY STANDARDS RELATING TO HANDLING AND PROPER DISPOSAL OF ASBESTOS CEMENT PIPE.
  - TAPS 4-INCHES AND LARGER ON ACP SHALL BE MADE USING THE ROMAC STYLE SST STAINLESS STEEL TAPPING SLEEVE OR APPROVED EQUIVALENT. FOR 1.5-INCH AND 2-INCH TAPS, USE ROMAC STYLE 306 STAINLESS STEEL OR APPROVED EQUIVALENT.
  - INSTALLING CONTRACTOR SHALL FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS INCLUDING PROPER TORQUE OF BOLTS AND TESTING THE SADDLE PRIOR TO MAKING THE TAP. SEE PORTLAND WATER DISTRICT CONSTRUCTION STANDARDS FOR DETAILED INFORMATION CONCERNING INSTALLATION OF TAPPING SLEEVES.

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STATE OF MAINE  
BRYAN  
COTE, JR.  
61443  
LICENSED  
PROFESSIONAL ENGINEER

TOWN OF CUMBERLAND  
CENTRAL FIRE STATION REDEVELOPMENT  
TUTTLE ROAD  
CUMBERLAND, MAINE

SITE LAYOUT AND UTILITIES PLAN

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DESIGN BY: DPD  
DRAWN BY: SJM  
DATE: 12/2016  
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LMN: SITE-UTIL  
CTB: SME-STD

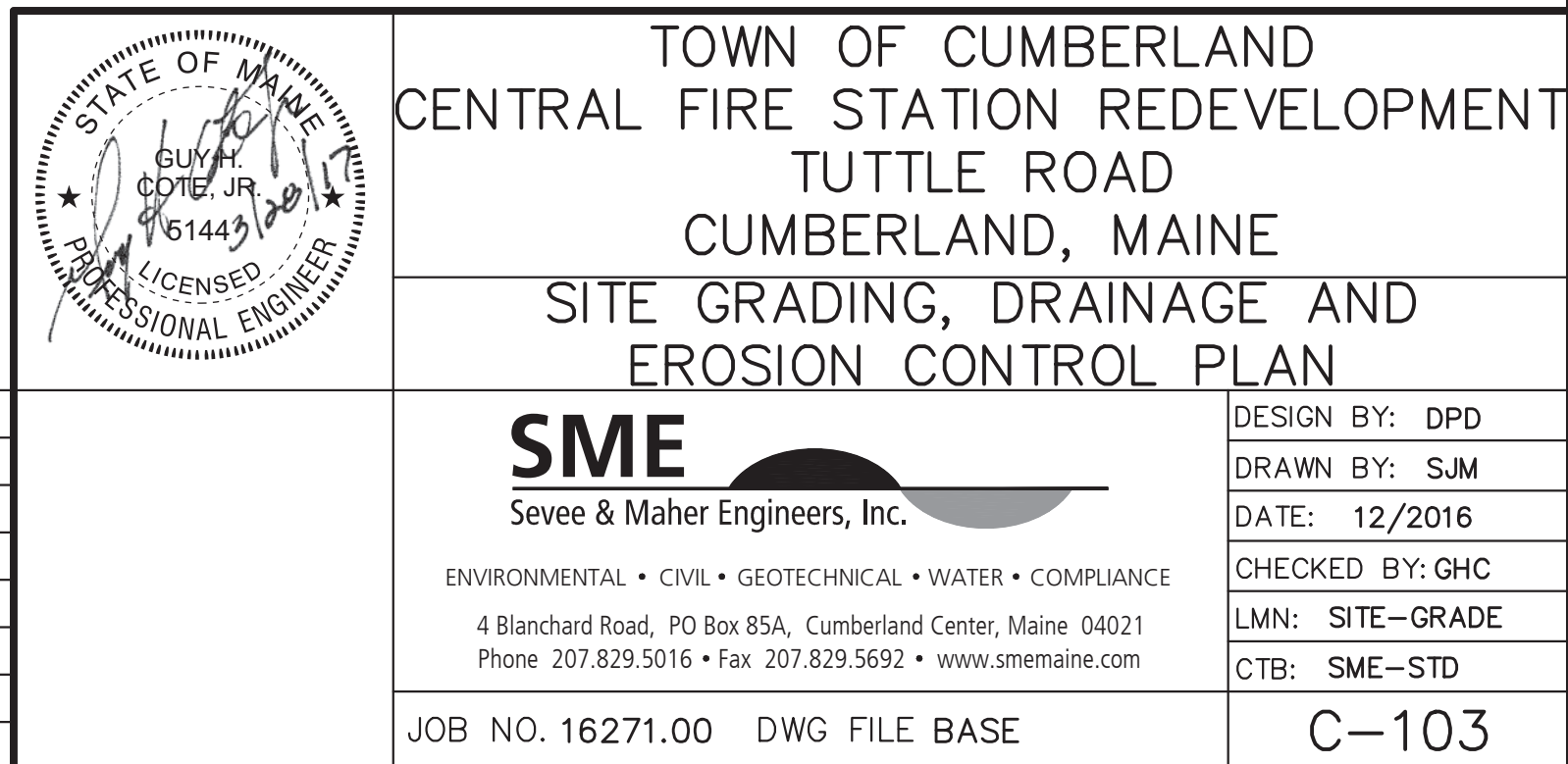
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C-102



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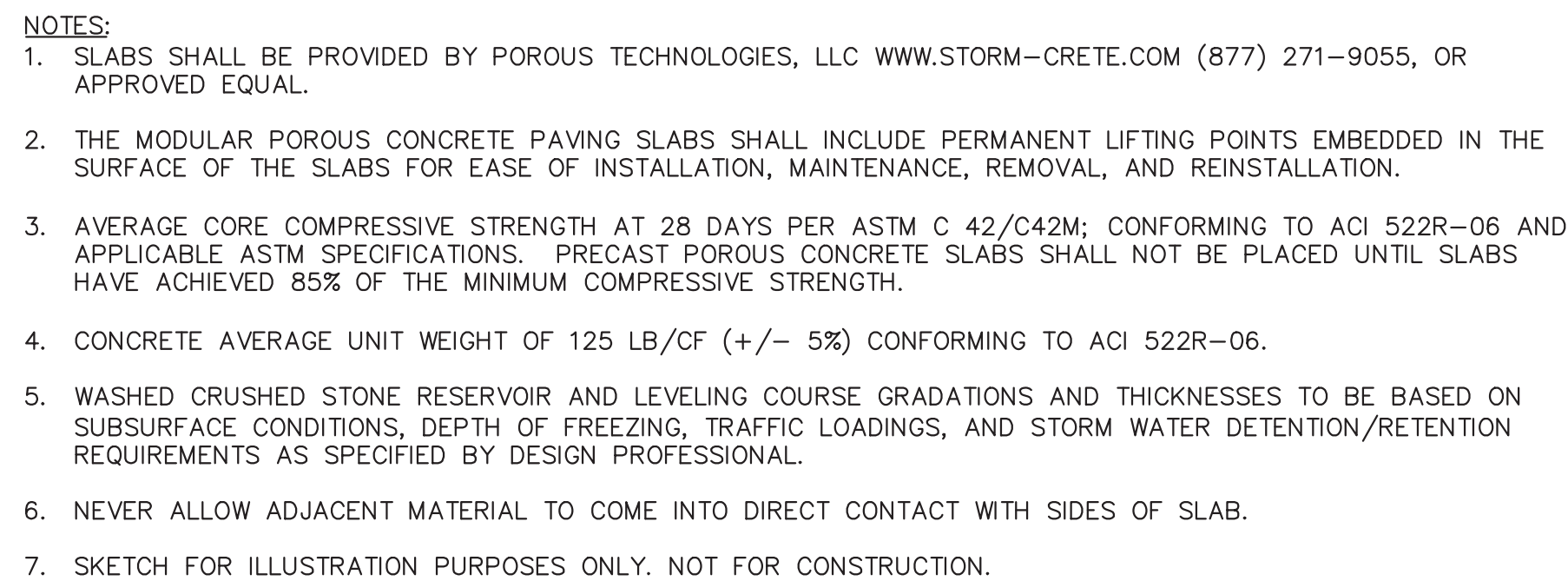












## NTS



1. SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, HIGHWAYS AND BRIDGES REVISION OF DECEMBER 2002, SECTION 645.
2. ALL PERMANENT SIGNS ON THIS PROJECT ARE CLASSIFIED UNDER SECTION 645.03(b) TYPE 1 REGULATORY WARNING AND ROUTE MARKER ASSEMBLY SIGNS.
3. SIGN MATERIAL SHALL BE AS SPECIFIED IN SECTION 719 OF THE MDOT STANDARD SPECIFICATIONS.
4. POSTS SHALL BE METAL CHANNELS AS SPECIFIED IN SECTION 720.08. ALTERNATE POSTS MAY BE 4"x6" WOOD AS SPECIFIED IN SECTION 720.12, AS APPROVED BY ENGINEER.
5. POSTS IN THE PUBLIC RIGHT-OF-WAY TO BE ON BREAKAWAY POSTS AS SPECIFIED IN SECTION 720 OF THE MDOT STANDARD SPECIFICATIONS.

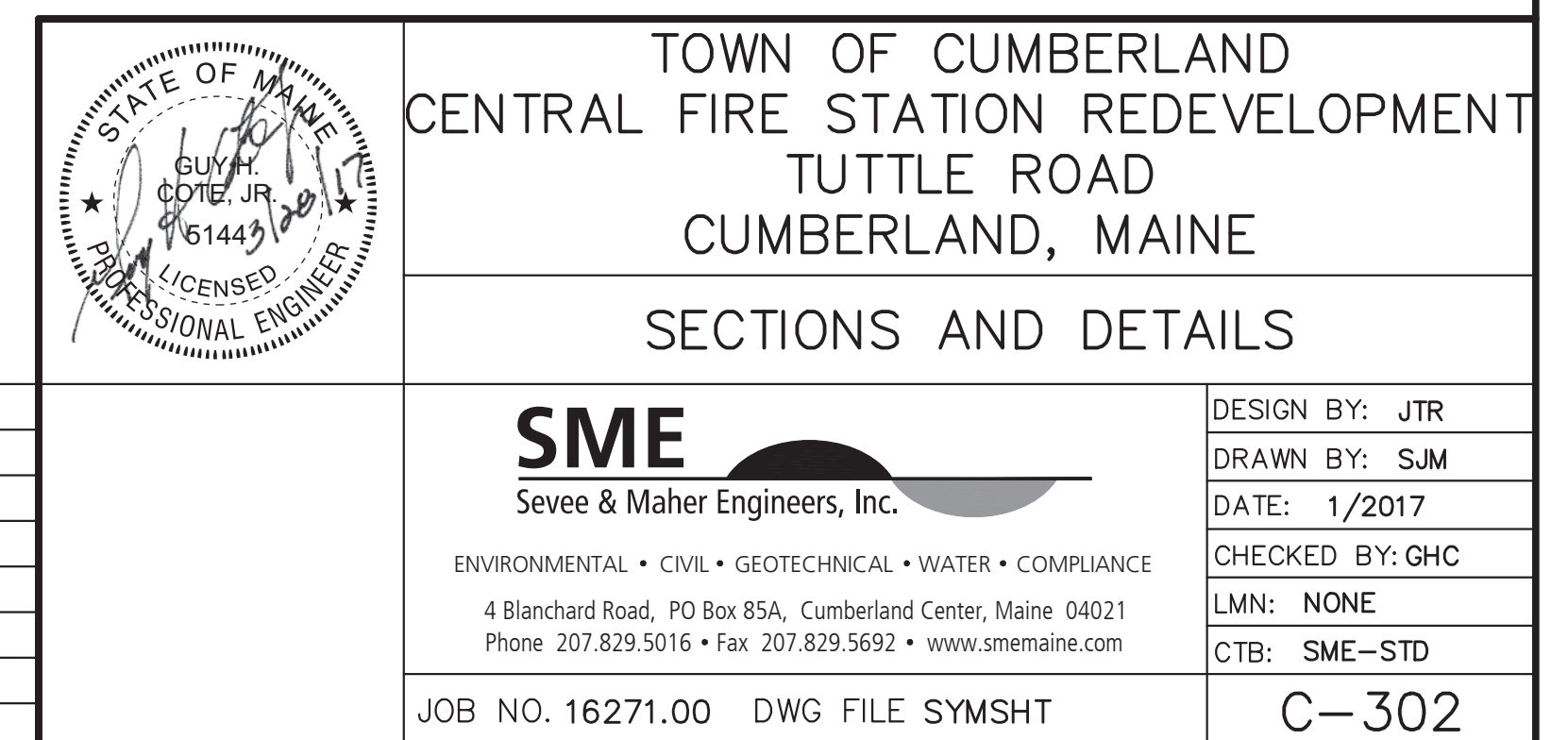


1. BED AND BACKFILL AROUND CURB STOP WITH CRUSHED STONE.
2. SERVICE CONNECTIONS WILL BE INSTALLED SO THAT THE OUTLET IS AT AN ANGLE OF NOT MORE THAN 10° ABOVE THE HORIZONTAL.
3. PUT GOOSENECK IN SERVICE LINE PRIOR TO CONNECTING TO MAIN AND CURB STOP.

## NTS



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STORMWATER MANAGEMENT LEGEND

1

SUBCATCHMENT DESIGNATION

-----

SUBCATCHMENT BOUNDARY

A-----B-----C

TIME OF CONCENTRATION SEGMENT DESIGNATION  
TIME OF CONCENTRATION PATH

DeB

HYDROLOGIC SOIL GROUP BOUNDARY  
HYDROLOGIC SOIL SYMBOL

Sht  
L=50'  
S=0.005

TIME OF CONCENTRATION TYPE, LENGTH  
AND SLOPE

Sht

SHEET FLOW

Shc

SHALLOW CONCENTRATED FLOW

Cf

CHANNEL FLOW

→

DRAINAGE REACH

R4

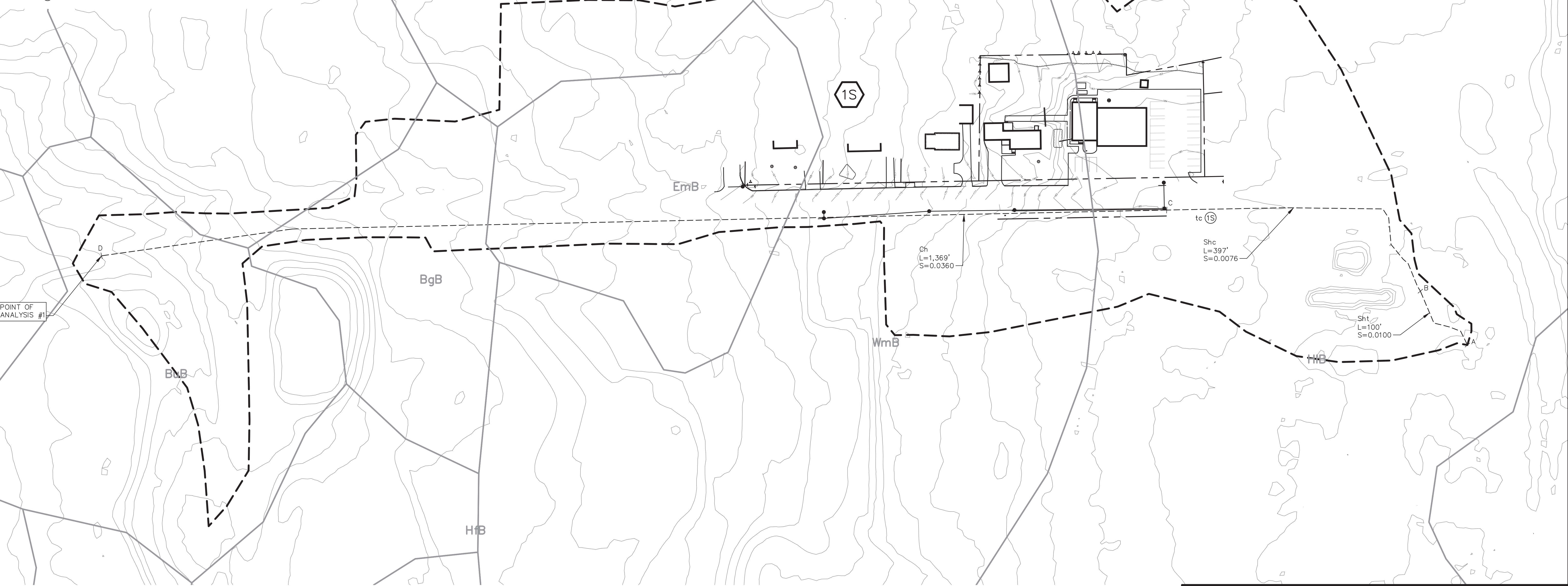
REACH DESIGNATION (HYDROCAD)

PS

POND/STRUCTURE DESIGNATION (HYDROCAD)

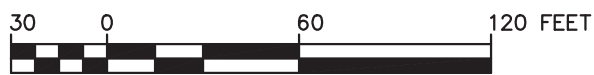
tc 1

TIME OF CONCENTRATION WITH SUBCATCHMENT DESIGNATION



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GUY H.  
COTE JR.  
61443  
LICENSED  
PROFESSIONAL ENGINEER

TOWN OF CUMBERLAND  
CENTRAL FIRE STATION REDEVELOPMENT  
TUTTLE ROAD  
CUMBERLAND, MAINE  
STORMWATER MANAGEMENT PLAN  
PRE-DEVELOPED CONDITIONS

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STORMWATER MANAGEMENT LEGEND

1

SUBCATCHMENT DESIGNATION

---

SUBCATCHMENT BOUNDARY

A | B | C

TIME OF CONCENTRATION SEGMENT DESIGNATION  
TIME OF CONCENTRATION PATH

Mu

HYDROLOGIC SOIL GROUP BOUNDARY

Sht  
L=50'  
S=0.005

TIME OF CONCENTRATION TYPE, LENGTH  
AND SLOPE

Sht

SHEET FLOW

Shc

SHALLOW CONCENTRATED FLOW

Cf

CHANNEL FLOW

→

DRAINAGE REACH

R4

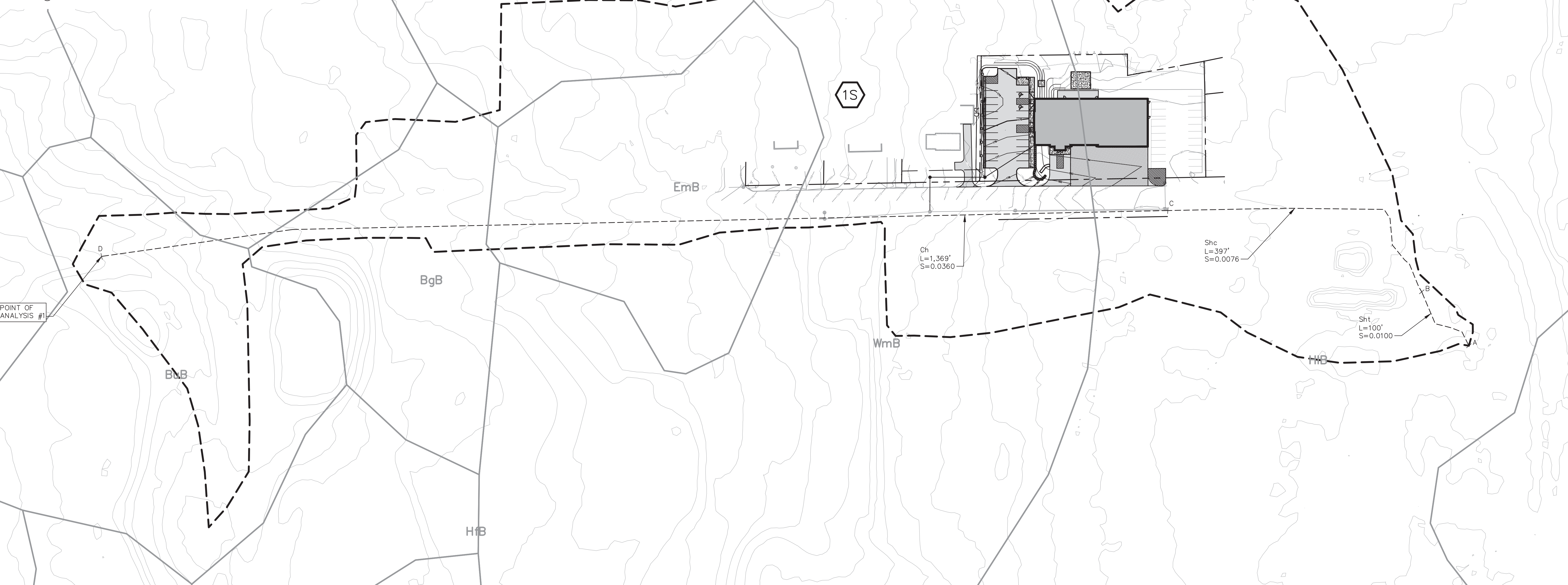
REACH DESIGNATION (HYDROCAD)

P3

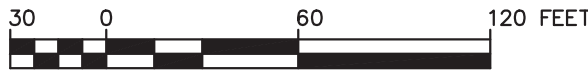
POND/STRUCTURE DESIGNATION (HYDROCAD)

tc①

TIME OF CONCENTRATION WITH SUBCATCHMENT DESIGNATION



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CIVIL ENGINEER  
COTE JR.  
161443  
2017

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CENTRAL FIRE STATION REDEVELOPMENT  
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CUMBERLAND, MAINE  
STORMWATER MANAGEMENT PLAN  
POST DEVELOPMENT CONDITIONS

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