CITY OF PORTLAND SITE PLAN 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.
- 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 FROM THE EXISTING SERVICE
- 4. SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIPDOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- 5. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPS PUBLISHED BY THE BUREAU OF LAND AND QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.
- 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.

ZONE INFORMATION

EXISTING	ZONE:	C58	(UNDER	LYING	ZONE:	R-6)
EXISTING	USE: F	ERF	DRMING	ARTS I	HALL	

ROVIDED
601 SQ. FT.
Ø FEET
3 FEET
Ø FEET
92%

XISTING
Ø%
O FEET
3 Ø

GENERAL NOTES

- OWNER/APPLICANT: FRIENDS OF THE ST. LAWRENCE CHURCH, 76 CONGRESS STREET PORTLAND MAINE 04101. DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 13333, PG. 9, DATED SEPTEMBER 19, 1997.
- ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, Ø41Ø3.
- 3. ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE, 04101
- TOPOGRAPHIC AND BOUNDARY INFORMATION: OWEN HASKELL, INC. 390 US ROUTE ONE, FALMOUTH, MAINE. BENCHMARK: MONUMENT WITH BOLT NORTHWEST CORNER OF MORNING AND WILSON STREETS ELEVATION 11463, BASIS OF BEARINGS: MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE NAD83. BASED ON CITY MONUMENTS TI02-69-T AND TI02-68-5.
- SOILS MAPPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY AND CLASSIFIED AS HINCKLEY (HIB), GRAVELLY SANDY LOAM, 3-8% SLOPES, HYDROLOGICAL GROUP "A".
- 6. TAX MAP REFERENCE: MAP 3 / BLOCK L / LOT I.
- 7. TOTAL PARCEL = 0243 acres
- CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE.
- 9. ALL WORK WITHIN THE RIGHT OF WAY IS TO MEET CITY OF PORTLAND STANDARDS.
- 10. BUILDING TO BE SERVICED BY PUBLIC WATER AND SEWER, THESE SERVICES. INCLUDING EXISTING HYDRANTS, ARE AS SHOWN ON SHEET CI.4. GRADING AND UTILITIES PLAN.
- POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND, THESE SERVICES ARE SHOWN ON SHEET CI.4, GRADING AND UTILITIES PLAN.
- 12. EXISTING UTILITIES, INCLUDING SIZE AND VERTICAL AND HORIZONTAL LOCATIONS, ARE SHOWN ON SHEET CI.4, GRADING AND UTILITIES PLAN.
- THERE ARE NO APPARENT PERMANENT ONSITE EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING THE SUBJECT PROPERTY.
- THE EXISTING ONSITE STRUCTURE IS LISTED BY THE CITY OF PORTLAND AS A HISTORIC LANDMARK. NO OTHER STRUCTURES OR HISTORIC SITES ON OR ADJACENT TO THIS SITE APPEAR ON OR ARE NOMINATED TO THE NATIONAL REGISTER.
- THE SUBJECT PARCEL SHOWN AS 76 CONGRESS STREET IS SUBJECT TO THE CITY OF PORTLAND LEVEL III SITE PLAN DEVELOPMENT REVIEW APPLICATION.
- REQUIRED STREET TREES ARE INCLUDED ON THE LANDSCAPE PLAN AS PART OF THE APPROVAL FOR ST. LAWRENCE ARTS ADDITION SITE PLAN.
- 17. FLOODPLAIN: THIS PROPERTY SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230051 0014 A, EFFECTIVE DATE JULY 17, 1986. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
- 18. THIS PROJECT COMPLIES WITH CONDITIONS OF PORTLAND CODE OF ORDINANCES. CHAPTER 32 STORMWATER, INCLUDING ARTICLE III, POST-CONSTRUCTION STORMWATER MANAGEMENT. THE DEVELOPER/CONTRACTOR/SUBCONTRACTORS MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES. SEE SHEET CI.4, GRADING AND UTILITIES PLAN, FOR THE LIST OF INSPECTION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES REQUIREMENTS.
- 19. EXISTING TREE PRESERVATION AND PROTECTION MEASURES ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE STANDARDS SHOWN ON SHEET LID, LANDSCAPE IMPROVEMENT PLAN.

SITE PLAN CONDITIONS OF APPROVAL

PLANNING BOARD CONDITIONS OF APPROVAL PER THE CITY OF PORTLAND PLANNING BOARD REVIEW MEMO DATED:

SITE DRAWINGS INCLUDED IN THIS PROJECT

CI.I SITE PLAN EXISTING CONDITIONS AND DEMOLITION PLAN

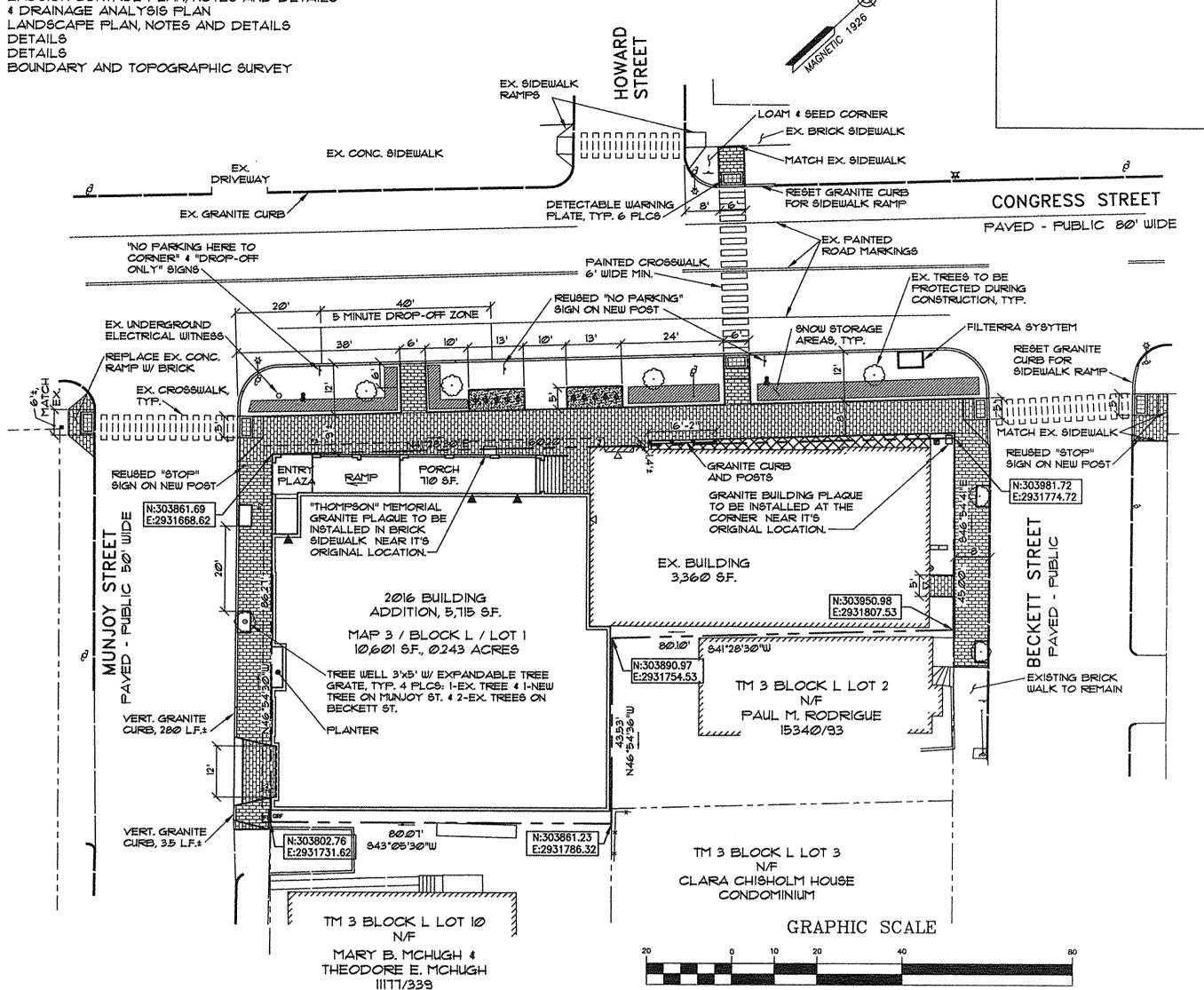
Cl2 Cl3

GRADING AND UTILITIES PLAN

EROSION CONTROL PLAN, NOTES AND DETAILS

DETAILS

C2.2 BOUNDARY AND TOPOGRAPHIC SURVEY



CROSSWALK, 6' WIDE

LEGEND EXISTING PROPOSED ----- PROPERTY LINE ---- FOOTING LICENSURE EDGE OF PAVEMENT EDGE OF PAVEMENT VERTICAL GRANITE CURB BUILDING GRADE BREAKS IN SIDEWALKS 777777 UTILITY POLE BUILDING UTILITY POLE W/ GUY WIRE BUILDING ENTRY/EGRESS XXXXXXIIIXXXXXXX LIGHT POST DRIPSTRIP W/ UNDERDRAIN FIELD INLET PLANTER WALL PEDESTRIAN SCALE LIGHTING CHAINLINK FENCE BIKE RACK MONUMENT FOUND IRON ROD FOUND OR SET GRANITE CURB 4 POST HYDRANT FULL DEPTH BITUMINOUS PAYEMENT PAINTED CROSSWALK BRICK SIDEWALK TREE DETECTABLE SURFACE AT RAMP SNOW STORAGE AREAS

EASEMENTS & LICENSES

(IN FEET)

1 inch = 20 ft.

PROPOSED TEMPORARY EASEMENT: CONSTRUCTION EASEMENT FROM CITY OF PORTLAND TO THE FRIENDS OF ST. LAWERENCE CHURCH.

GREER

DINKHAM & C

FRE 76 POF

ET

NCE

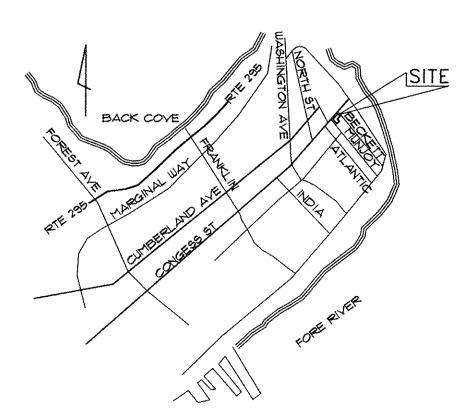
LAWRED CONGRESS LAND, ME

MAP/LOT/BLOCK 3/L/1

PROPOSED LICENSE: FROM THE CITY OF PORTLAND TO THE FRIENDS OF ST. LAWERENCE CHURCH FOR BUILDING FOOTINGS.

FOOTING LICENSE

LINE	BEARING	DISTANCE
FI	S 43°05'30" W	2.00'
F2	N 46°54'30" W	88.21'
F3	N 41°28'30" E	80.00°
F4	5 46°54'30" E	2.00'



LOCATION PLAN

SCALE: ["=250'±

LINE	BEARING	DISTANCE
FI	S 43°05'30" W	2.00
F2	N 46°54'30" W	88.21
F3	N 41°28'30" E	80.00
F4	S 46°54'30" E	2.00