

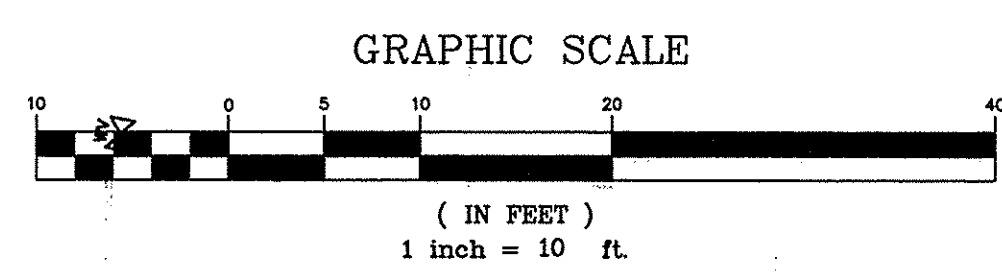
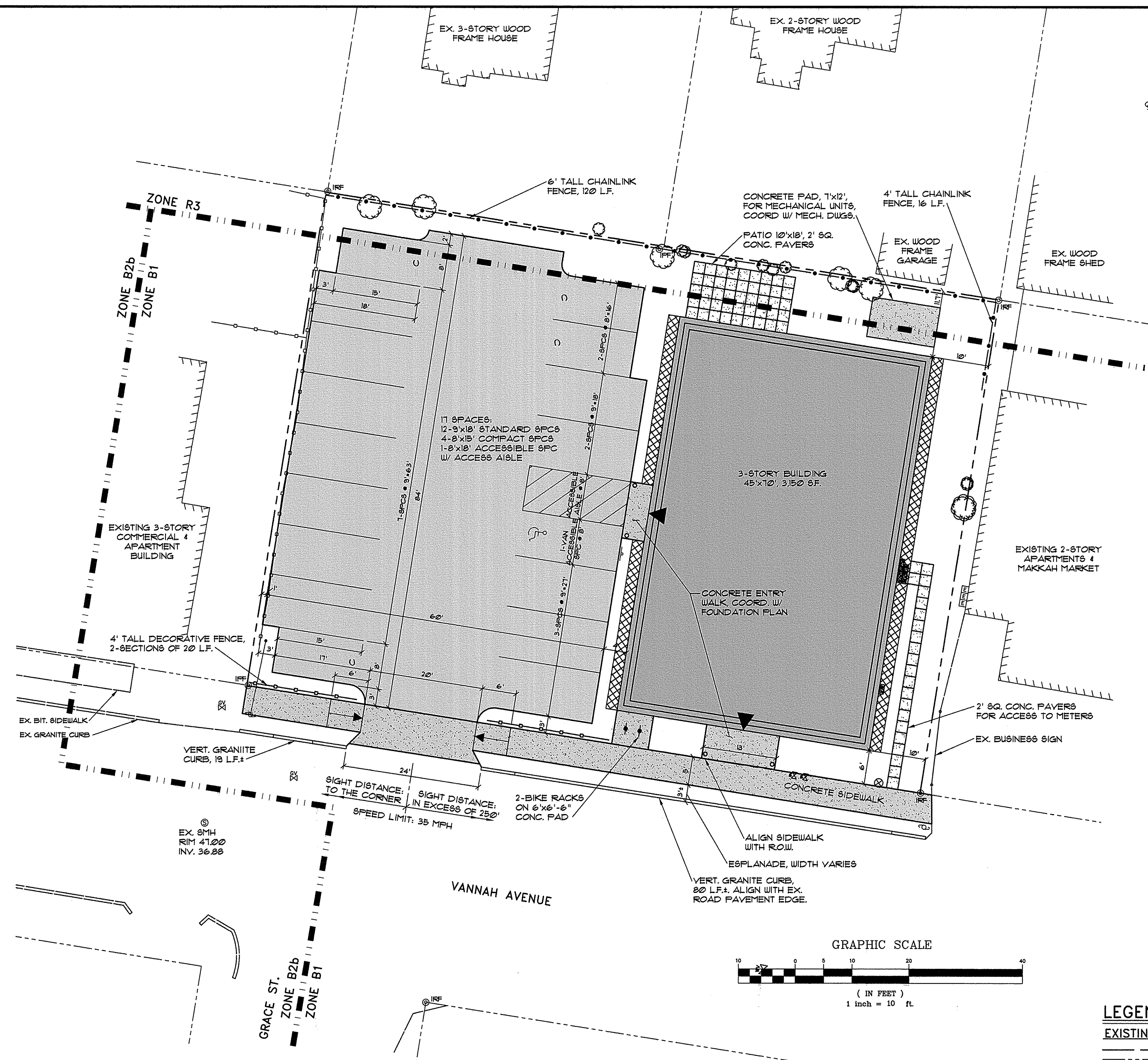
3/15/18

CITY OF PORTLAND SITE PLAN 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 UNDERGROUND.
4. SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIFDOWN 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, LATEST EDITION MARCH 2016.
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 WORKS 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.

PROJECT DRAWINGS

- C11 SUBDIVISION RECORDING PLAT, SHEET 1 of 2
- C12 SUBDIVISION RECORDING PLAT, SHEET 2 of 2
- C2.1 SITE PLAN
- C2.2 EXISTING CONDITIONS AND DEMOLITION PLAN
- C2.3 GRADING AND UTILITIES PLAN
- C2.4 EROSION CONTROL PLAN, NOTES AND DETAILS
- C2.5 LANDSCAPE PLAN, NOTES AND DETAILS
- C2.6 SITE LIGHTING
- C3.1 SITE DETAILS
- C3.2 SITE DETAILS
- 1 EXISTING CONDITIONS PLAN OF LAND
- CM-1 CONSTRUCTION MANAGEMENT PLAN



LEGEND

EXISTING	PROPOSED
PROPERTY LINE	EDGE OF PAVEMENT
ABUTTERS PROPERTY	VERTICAL GRANITE CURB
ZONING DISTRICT	GRADE BREAKS AT SIDEWALK
EDGE OF PAVEMENT	BUILDING
CURB	BUILDING ENTRY/EGRESS
BUILDING	BICYCLE RACK
UTILITY POLE	HANDICAP PARKING
UTILITY POLE W/ GUY WIRE	"NO PARKING" AREA
SIGN	COMPACT PARKING SPACE
TREE	DECORATIVE FENCE
STOCKADE STYLE FENCE	CHAINLINK FENCE
BOUND FOUND	SIGN
IRON PIPE FOUND	ELECTRIC METER
IRON ROD FOUND	GAS METER
SEWER MANHOLE	GAS VALVE
GATE VALVE	WATER SHUT OFF
GAS VALVE	BITUMINOUS PAVEMENT
	BUILDING HATCH
	CONCRETE PAVEMENT
	CONCRETE PAVERS

VANNAH WHITE, INC.
28 VANNAH AVENUE, PORTLAND, ME

SCALE: AS SHOWN
DATE: MARCH 5, 2018
PROJECT: 17186

THE 28, a condominium
28 VANNAH AVENUE, PORTLAND, MAINE

SITE PLAN

C2.1