

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.
- 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.
- ALL POWERLINE UTILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL BE OVERHEAD.
- 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.
- 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.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
- 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).
- 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.
- 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.

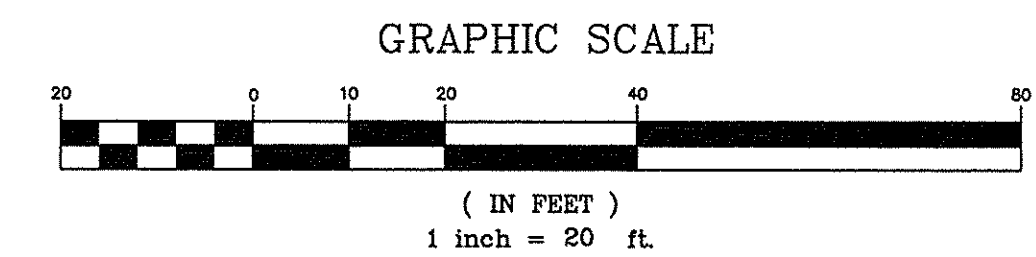
GENERAL NOTES

- OWNER/DEVELOPER: J.B. BROWN & SONS, 36 DANFORTH STREET, PORTLAND, CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 4013, PG. 113, DATED MAY 9, 1911.
- ARCHITECT: HKTA ARCHITECTS, 482 CONGRESS STREET, STE. 502, PORTLAND, MAINE.
- ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, FALMOUTH, MAINE.
- TOPOGRAPHIC WORK BY DANIEL J. DALFONSO, PLS, SOUTH PORTLAND, MAINE. ADDITIONAL TOPOGRAPHIC AND BOUNDARY INFORMATION TAKEN FROM: WASHINGTON PARK J.B. BROWN & SONS FINAL SITE PLAN - PROPOSED OFFICE BUILDING SITE PLAN 11-50 UTILITIES, LAYOUT + PLANTING BY TERRIEN ARCHITECTS, PORTLAND MAINE, DATED 28 JANUARY 1988, REV. 1.
- SOILS DATA PROVIDED BY G.W. COLE ENGINEERING, 286 PORTLAND ROAD, GRAY
- ZONE: BUSINESS COMMUNITY (B2) AND A CONDITIONAL ZONE AGREEMENT OVER RESIDENTIAL 3 (R3) ZONE. PROPOSED USE: GENERAL, BUSINESS AND PROFESSIONAL OFFICES
- TAX MAP REFERENCE: 110-F-1, 111-A-5, 111-B-2, 114-B-2.
- TOTAL PARCEL = 11.26 acres
- WAIVERS: NONE AT THIS TIME
- CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE.
- BUILDING IS TO BE SERVICED BY PUBLIC WATER AND SANITARY SEWER.
- POWER, TELEPHONE AND CABLE ARE TO BE UNDERGROUND.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMPs" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.

ZONE INFORMATION

ZONE: BUSINESS COMMUNITY (B2) AND A CONDITIONAL ZONE AGREEMENT OVER RESIDENTIAL 3 (R3) ZONE. PERMITTED USE:

SPACE STANDARDS	B2 ZONE	CONTRACT
MINIMUM LOT SIZE	10,000 SQ. FT.	NO CHANGE
MINIMUM STREET FRONTAGE	50 FEET	NO CHANGE
MINIMUM FRONT YARD	NONE	45 FEET
MINIMUM REAR & SIDE YARDS	10 FEET	NO CHANGE
MINIMUM LOT WIDTH	10 FEET	NO CHANGE
MAXIMUM BUILDING HEIGHT	45 FEET	NO CHANGE
MAXIMUM IMPERVIOUS RATIO	80%	NO CHANGE



2	5/17/11	REV'D PER REVIEW COMMENTS & FOR CONSTRUCTION
1	5/3/11	REV'D PER CITY OF PORTLAND REVIEW COMMENTS
REV.	DATE	DESCRIPTION

J.B. BROWN & SONS
36 DANFORTH STREET, PORTLAND MAINE

MARTIN'S POINT HEALTHCARE
901 WASHINGTON AVENUE, PORTLAND

PINKHAM & GREER
CONSULTING ENGINEERS
FALMOUTH, MAINE

SITE PLAN

SCALE: AS SHOWN	DRN BY: JDC
DATE: APRIL 4, 2011	DESIGN BY: TSG
PROJECT: 10181	CHK BY: TSG

FOR LEGEND SEE SHEET C1.3

3/17/11