

CITY OF PORTLAND SITE PLAN AND SUBDIVISION NOTES

- LANDSCAPING SHALL MEET THE "ARBORETCULTURAL 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, SITE 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 TIPDOWN 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 BMP'S PUBLISHED BY THE BUREAU OF LAND AND QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2023.
- 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 LOGS 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.
- SUBDIVISION AT THE TIME OF APPROVAL IS DEFINED AS "SUBDIVISION SHALL MEAN THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE AND AS FURTHER DEFINED IN 30-A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSE OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTIFAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS."

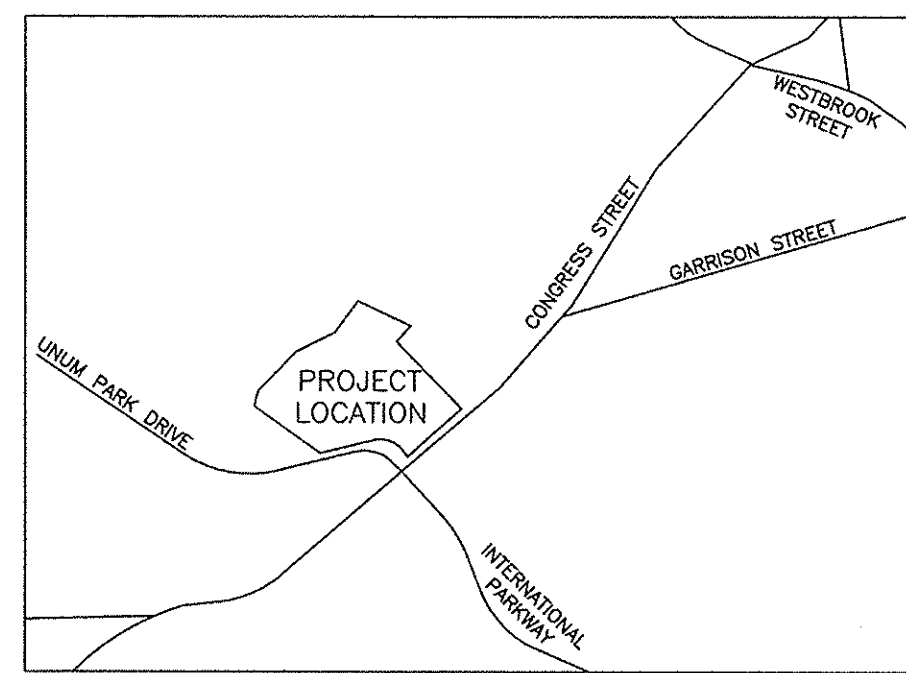
PARKING INFORMATION

	REQUIRED	PROVIDED
PROFESSIONAL OFFICES	1 PER 400 SQ. FT.	1 PER 125 SQ. FT.
AUTOMOBILE	103	263
BICYCLE		30
2-WHEELED MOTORIZED		12
FUTURE		6

TYPE OF SPACE	SIZE	QUANTITY
STANDARD	10'x8'	128 (48.5%)
HANDICAP ACCESSIBLE	10'x8'	12 (4.5%)
COMPACT	15'x8'	123 (47%)

PROJECT SITE DRAWINGS

- C10 SUBDIVISION PLAT
- C11 SITE PLAN
- C12 EXISTING CONDITIONS AND DEMOLITION PLAN
- C13 UTILITIES PLAN
- C14 GRADING PLAN
- C15 EROSION CONTROL PLAN
- C21 DETAILS
- C22 DETAILS
- C23 DETAILS
- C24 DETAILS
- C25 DETAILS
- C26 DETAILS
- D10 DRAINAGE ANALYSIS
- L10 PLANTING PLAN
- PH-1 PHOTOMETRIC PLAN
- EXISTING CONDITIONS PLAN
- BOUNDARY PLAN 4 TOPOGRAPHIC SURVEY



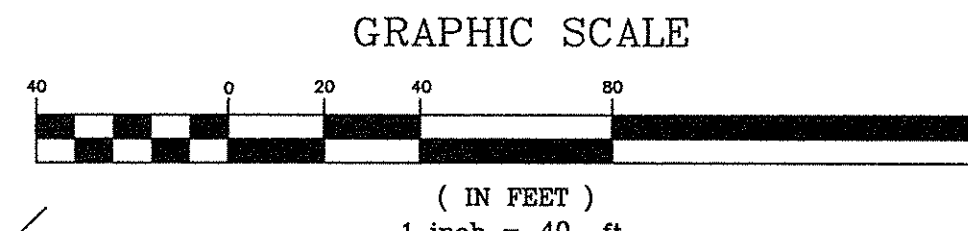
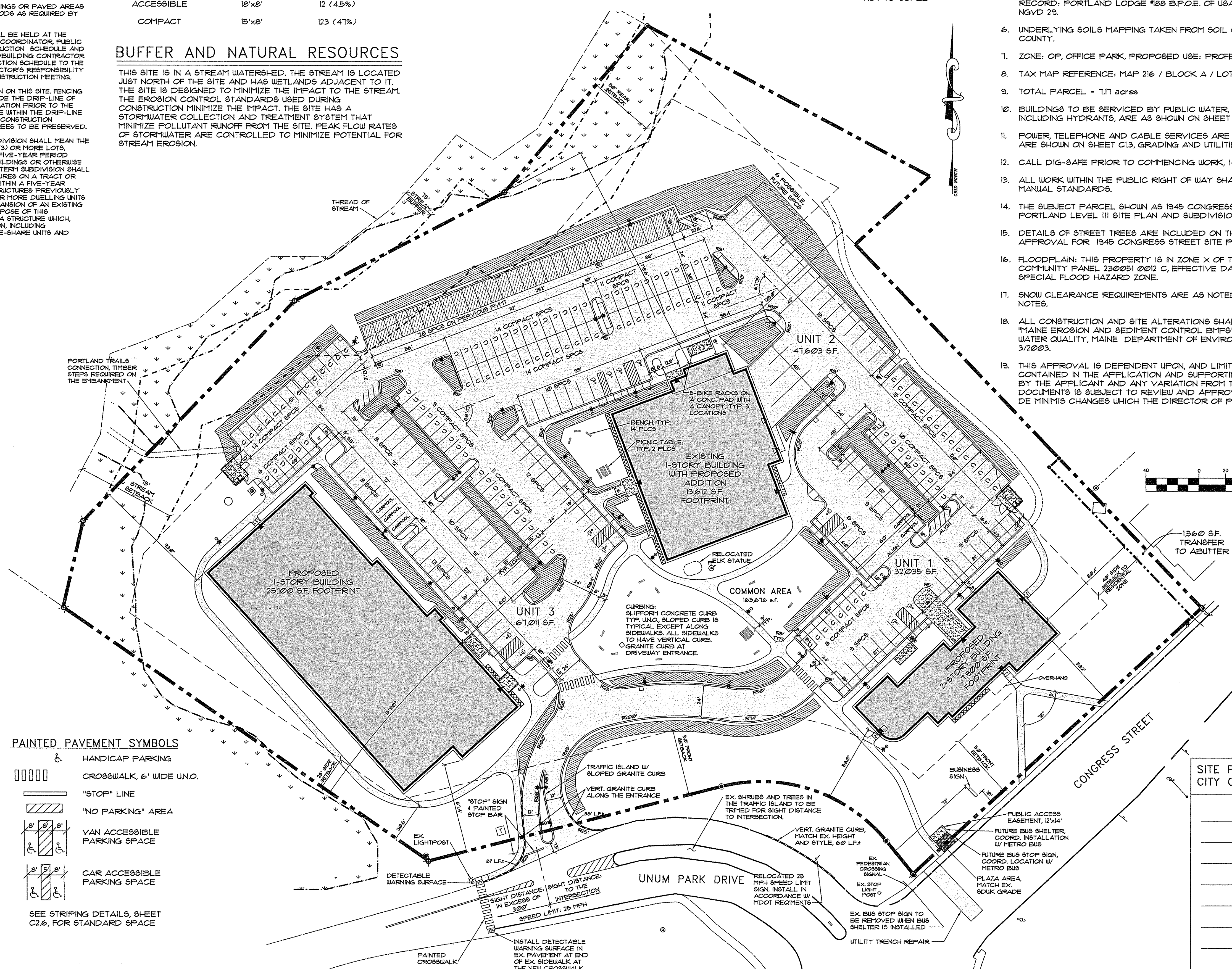
LOCATION PLAN
NOT TO SCALE

BUFFER AND NATURAL RESOURCES

THIS SITE IS IN A STREAM WATERSHED. THE STREAM IS LOCATED JUST NORTH OF THE SITE AND HAS WETLANDS ADJACENT TO IT. THE SITE IS DESIGNED TO MINIMIZE THE IMPACT TO THE STREAM. THE EROSION CONTROL STANDARDS USED DURING CONSTRUCTION MINIMIZE THE IMPACT. THE SITE HAS A STORMWATER COLLECTION AND TREATMENT SYSTEM THAT MINIMIZE POLLUTANT RUNOFF FROM THE SITE. PEAK FLOW RATES OF STORMWATER ARE CONTROLLED TO MINIMIZE POTENTIAL FOR STREAM EROSION.

GENERAL NOTES

- OWNER: PORTLAND LODGE #88 BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF UNITED STATES OF AMERICA, 1945 CONGRESS STREET, PORTLAND, MAINE. DEED RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 36151, PG. 31, DATE 4/28/1983.
- DEVELOPER: NORTHLAND ENTERPRISES, LLC, 17 SOUTH STREET, PORTLAND, MAINE, 04101
- ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
- ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE 04101.
- TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY MAINE SURVEY CONSULTANTS, INC., P.O. BOX 488, HARRISON, MAINE. REFERENCE IS MADE TO "BOUNDARY PLAN 4 TOPOGRAPHIC SURVEY FOR PINKHAM & GREER CIVIL ENGINEERS 28 VANNAH AVE. PORTLAND, MAINE 04103 OWNER OF RECORD: PORTLAND LODGE #88 B.P.O.E. OF USA" DATED DECEMBER 2014 AND "EXISTING CONDITIONS PLAN OF B.P.O.E. LAND MADE FOR PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVE. PORTLAND, MAINE 04103 OWNER OF RECORD: PORTLAND LODGE #88 B.P.O.E. OF USA" DATED: MAY 2016. VERTICAL DATUM: NGVD 29.
- UNDERLYING SOILS MAPPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY.
- ZONE: OP, OFFICE PARK, PROPOSED USE: PROFESSIONAL OFFICES
- TAX MAP REFERENCE: MAP 216 / BLOCK A / LOT 6 AND MAP 211 / BLOCK A / LOT 1.
- TOTAL PARCEL = 1.11 acres
- BUILDINGS TO BE SERVICED BY PUBLIC WATER, SEWER, AND GAS. THESE SERVICES, INCLUDING HYDRANTS, ARE AS SHOWN ON SHEET C13, GRADING AND UTILITIES PLAN.
- POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND. THESE SERVICES ARE SHOWN ON SHEET C13, GRADING AND UTILITIES PLAN.
- CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-8AFE.
- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
- THE SUBJECT PARCEL SHOWN AS 1945 CONGRESS STREET IS SUBJECT TO A CITY OF PORTLAND LEVEL III SITE PLAN AND SUBDIVISION PERMIT.
- DETAILS OF STREET TREES ARE INCLUDED ON THE LANDSCAPE PLAN AS PART OF THE APPROVAL FOR 1945 CONGRESS STREET SITE PLAN.
- FLOODPLAIN: THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230201 0012 C, EFFECTIVE DATE DECEMBER 8, 1998. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
- SNOW CLEARANCE REQUIREMENTS ARE AS NOTED ON SHEET C10 UNDER SNOW CLEARANCE NOTES.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, 3/2023.
- THIS APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND AFFIRMED BY THE APPLICANT AND ANY VARIATION FROM THE PLANS, PROPOSALS AND SUPPORTING DOCUMENTS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD, EXCEPT FOR DE MINIMIS CHANGES WHICH THE DIRECTOR OF PLANNING AND ZONING MAY APPROVE.



LEGEND

EXISTING	PROPERTY LINE	---
	BUILDING SETBACK	---
	75' STREAM SETBACK	---
	ABUTTERS PROPERTY	---
	EDGE OF PAVEMENT	---
	CURB	---
	BUILDING ENTRY/EGRESS	---
	THREAD OF STREAM	---
	WETLAND LIMIT	---
	SIGN	---
	UTILITY POLE	---
	UTILITY POLE W/ GUY WIRE	---
	IRON ROD FOUND	---
	IRON PIPE FOUND	---
	ANGLE POINT	---
	IRF	---
	IFF	---
	IRF	---
	IFF	---
PROPOSED	UTILITY EASEMENT	---
	EDGE OF PAVEMENT	---
	CURB	---
	TRAIL BY OTHERS	---
	BUILDING ENTRY/EGRESS	---
	CATCH BASIN	---
	TRANSFORMER	---
	LIGHT POLE	---
	UTILITY POLE	---
	FLAGPOLE	---
	SIGN	---
	HANDICAP PARKING	---
	"NO PARKING" AREA	---
	BIKE RACKS W/ CANOPY	---
	BITUMINOUS PAVEMENT	---
	PERVIOUS PAVEMENT	---
	CONCRETE PAVEMENT	---
	BUILDING HATCH	---
	SNOW STORAGE AREAS	---

PAINTED PAVEMENT SYMBOLS

Handicap symbol	HANDICAP PARKING
Striped rectangle	CROSSWALK, 6' WIDE UNO.
Vertical lines	"STOP" LINE
Diagonal lines	"NO PARKING" AREA
Blue rectangle	VAN ACCESSIBLE PARKING SPACE
Red rectangle	CAR ACCESSIBLE PARKING SPACE

SEE STRIPING DETAILS, SHEET C26, FOR STANDARD SPACE

PINKHAM & GREER CIVIL ENGINEERS
28 VANNAH AVE. PORTLAND, ME. 04103
TEL: 207-761-5242 FAX: 207-761-9495

THOMAS S. GREER
LICENSED PROFESSIONAL ENGINEER
NO. 4236
STATE OF MAINE

NORTHLAND ENTERPRISES, LLC
17 SOUTH STREET
PORTLAND, MAINE 04101

SCALE: AS SHOWN
DATE: MAY 4, 2016
PROJECT: 13151

DRN BY: JDC
DESG BY: TSG
CHK BY: TSG

REV. DATE DESCRIPTION

3	8/25/16	REV'D PER CITY REVIEW COMMENTS
2	7/20/16	REV'D PER CITY REVIEW COMMENTS
1	7/11/16	REV'D PER REVIEW COMMENTS

1945 CONGRESS STREET
ELKS LODGE, PORTLAND, MAINE

C1.1

SITE PLAN

SITE PLAN, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

DATE _____