CITY OF PORTLAND SITE PLAN NOTES

1. 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.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
3. 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).
4. 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.

PARKING INFORMATION

	REQUIRED		PROVIDED
	PROFESSIONAL OFFICES 1 PER 400 SQ. FT.	ASSEMBLY 1 PER 125 SQ. FT.	
AUTOMOBILE	103	108	263
BICYCLE			30
2-WHEELED MOTORIZED			12
FUTURE			6

TYPE OF SPACE	SIZE	QUANTITY
STANDARD	18'x9'	128 (48.5%)
HANDICAP ACCESSIBLE	18'x8'	12 (4.5%)
COMPACT	15'x8'	123 (47%)

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.

PROJECT SITE DRAWINGS

C1.0	SUBDIVISION PLAT
C1.1	SITE PLAN
C1.2	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.3	UTILITIES PLAN
C1.4	GRADING PLAN
C1.5	EROSION CONTROL PLAN
C2.1	DETAILS
C2.2	DETAILS
C2.3	DETAILS
C2.4	DETAILS
C2.5	DETAILS
C2.6	DETAILS
D1.0	DRAINAGE ANALYSIS
L1.0	PLANTING PLAN
PH-1	PHOTOMETRIC PLAN
EXISTING CONDITIONS PLAN	
BOUNDARY PLAN & TOPOGRAPHIC SURVEY	

LOCATION PLAN N.T.S.

GENERAL NOTES

1. 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. 3615?, PG. 37, DATE 4/28/1983.
2. DEVELOPER: NORTHLAND ENTERPRISES, LLC, 17 SOUTH STREET, PORTLAND MAINE, 04101
3. ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
4. ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE 04101.
5. TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY MAINE SURVEY CONSULTANTS, INC., P.O. BOX 485, HARRISON, MAINE. REFERENCE IS MADE TO "BOUNDARY PLAN & 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. BENCHMARK: THE BENCHMARK ELEVATION FOR THIS PROJECT WAS DERIVED FROM A STATIC GPS OBSERVATION MADE ON SITE USING A TOPCON GR3 RECEIVER. THE OBSERVATION TIME WAS 4 HOURS WITH AN RMS OF (0.05FT.). THE NAVD 88 ELEVATION OBTAINED FROM THE OBSERVATION WAS THEN CONVERTED TO THE NGVD 29 DATUM USING THE U.S. ARMY CORPS OF ENGINEERS CONVERSION PROGRAM CORPSCON 6.0.1.
6. UNDERLYING SOILS MAPPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY.
7. ZONE: OP, OFFICE PARK, PROPOSED USE: PROFESSIONAL OFFICES
8. TAX MAP REFERENCE: MAP 216 / BLOCK A / LOT 6 AND MAP 217 / BLOCK A / LOT 1.
9. TOTAL PARCEL = 7.17 acres
10. BUILDINGS TO BE SERVICED BY PUBLIC WATER, SEWER, AND GAS. THESE SERVICES, INCLUDING HYDRANTS, ARE AS SHOWN ON SHEET C1.3, GRADING AND UTILITIES PLAN.
11. POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND. THESE SERVICES ARE SHOWN ON SHEET C1.3, GRADING AND UTILITIES PLAN.
12. CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE.
13. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
14. THE SUBJECT PARCEL SHOWN AS 1945 CONGRESS STREET IS SUBJECT TO CITY OF PORTLAND LEVEL III SITE PLAN AND SUBDIVISION APPROVAL AS AN OFFICE PARK PLANNED UNIT DEVELOPMENT.
15. DETAILS OF STREET TREES ARE INCLUDED ON THE LANDSCAPE PLAN AS PART OF THE APPROVAL FOR 1945 CONGRESS STREET SITE PLAN.
16. FLOODPLAIN. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230051 0012 C, EFFECTIVE DATE DECEMBER 8, 1998. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
17. SNOW CLEARANCE REQUIREMENTS ARE AS NOTED IN CITY OF PORTLAND SUBDIVISION NOTES, SHEET C1.0, NOTE 11.
18. 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, 3/2003.
19. PERMITS INCLUDED IN THIS APPROVAL: DEP PERMIT BY RULE, MAINE CONSTRUCTION GENERAL PERMIT

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
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- ANGLE POINT

PROPOSED

- UTILITY EASEMENT
- EDGE OF PAVEMENT
- CURB
- TRAIL BY OTHERS
- BUILDING
- 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 PARKING
- CROSSWALK, 6' WIDE U.N.O.
- "STOP" LINE
- "NO PARKING" AREA
- VAN ACCESSIBLE PARKING SPACE
- CAR ACCESSIBLE PARKING SPACE

SEE STRIPING DETAILS, SHEET C2.6, FOR STANDARD SPACE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SITE PLAN, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

DATE

PINKHAM & GREER CIVIL ENGINEERS
28 VANNAH AVE. PORTLAND, ME. 04103
TEL: 207.781.5242 FAX: 207.781.4245

STATE OF MAINE THOMAS S. GREER No. 4206 LICENSED PROFESSIONAL ENGINEER

SEPTEMBER 14, 2016

REV.	DATE	DESCRIPTION
5	9/14/16	REV'D PER CITY REVIEW COMMENTS
4	9/12/16	REV'D PER CITY REVIEW COMMENTS
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 DRAINAGE SYSTEM, REV'D PER REVIEW COMMENTS

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

1945 CONGRESS STREET
ELKS LODGE, PORTLAND, MAINE

SITE PLAN

C1.1

MAP/LOT 216-A-6 & 217-A-1

STATE OF MAINE DEPARTMENT OF TRANSPORTATION
Reviewed for Code Compliance
Inspection Division
Date: 02/07/17