

CITY OF PORTLAND SITE PLAN NOTES

- 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.

PARKING INFORMATION

| REQUIRED | PROVIDED | TYPE OF SPACE | 81' |
|---|----------|---------------------|-----|
| PROFESSIONAL OFFICES 1 PER 400 SQ. FT. 1 PER 125 SQ. FT. | ASSEMBLY | STANDARD | 18' |
| AUTOMOBILE 103 | 108 | HANDICAP ACCESSIBLE | 18' |
| BICYCLE 2-WHEELED MOTORIZED | 30 | COMPACT | 15' |
| FUTURE | 12 | | |
| | 6 | | |

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 & TOPOGRAPHIC SURVEY

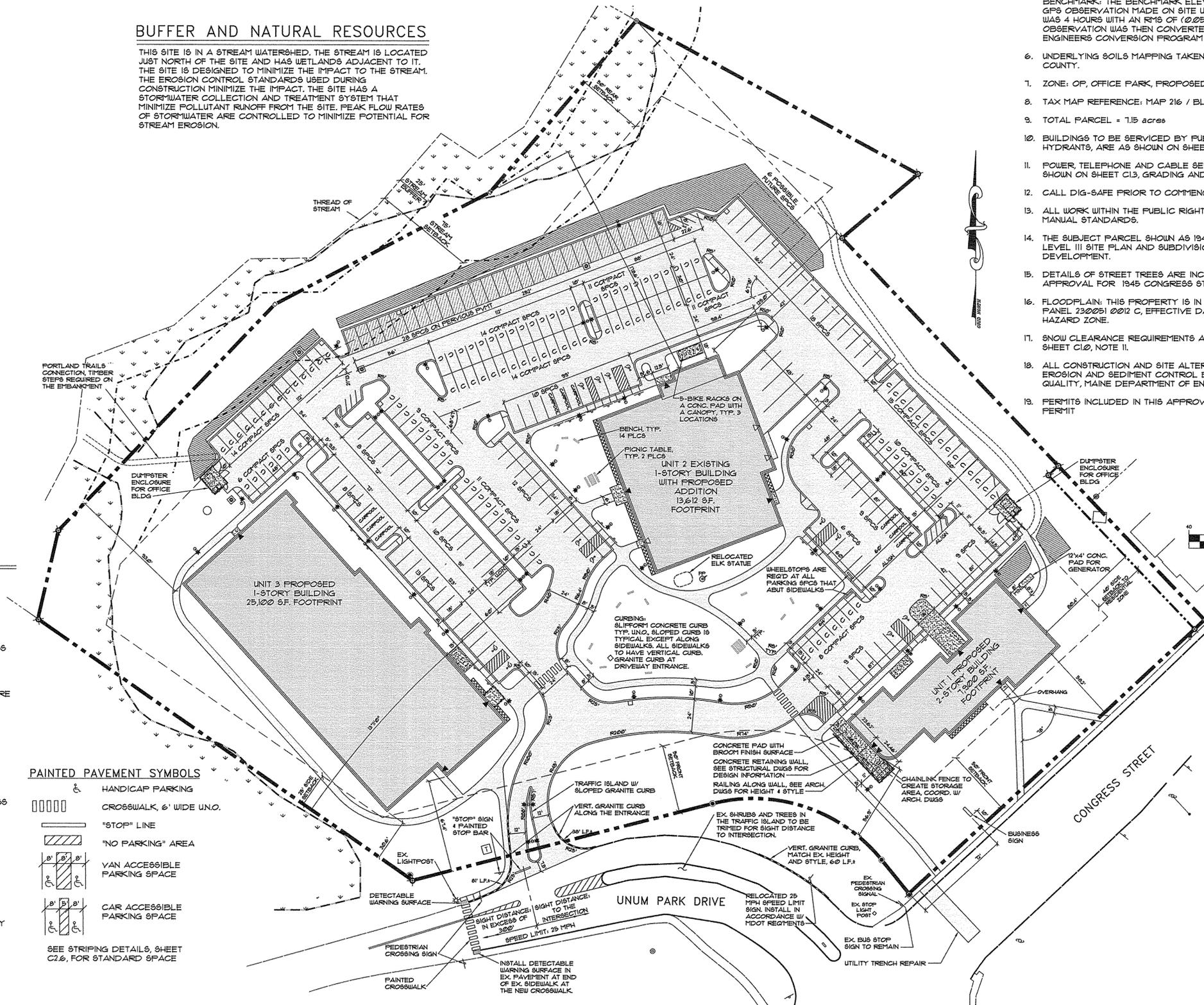


GENERAL NOTES

- 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. 36157, 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 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 GPS RECEIVER. THE OBSERVATION TIME WAS 4 HOURS WITH AN RMS OF (0.025FT). 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.
- 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 = 1.15 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-SAFE.
- 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 CITY OF PORTLAND LEVEL III SITE PLAN AND SUBDIVISION APPROVAL AS AN OFFICE PARK PLANNED UNIT DEVELOPMENT.
- 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 230051 0212 C, EFFECTIVE DATE DECEMBER 8, 1998. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
- SNOW CLEARANCE REQUIREMENTS ARE AS NOTED IN CITY OF PORTLAND SUBDIVISION NOTES, SHEET C10, NOTE II.
- 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.
- PERMITS INCLUDED IN THIS APPROVAL: DEP PERMIT BY RULE, MAINE CONSTRUCTION GENERAL PERMIT

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.



LEGEND

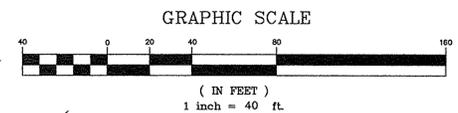
- EXISTING**
- PROPERTY LINE
 - BUILDING SETBACK
 - 15' STREAM SETBACK
 - ABUTTER'S PROPERTY
 - EDGE OF PAVEMENT
 - CURB
 - BUILDING ENTRY/EGRESS
 - THREAD OF STREAM
 - WETLAND LIMIT
 - SIGN
 - UTILITY POLE
 - UTILITY POLE W/ GUY WIRE
 - IRON ROD FOUND
 - IRON PIPE FOUND
 - ANGLE POINT

- PROPOSED**
- UTILITY EASEMENT
 - EDGE OF PAVEMENT
 - CURB
 - TRAIL BY OTHERS
 - BUILDING
 - BUILDING ENTRY/EGRESS
 - RETAINING WALL
 - RAILING
 - STOCKADE FENCING
 - CATCH BASIN
 - TRANSFORMER
 - LIGHT POLE
 - UTILITY POLE
 - FLAGPOLE
 - SIGN
 - HANDICAP PARKING
 - "NO PARKING" AREA
 - BIKE RACKS W/ CANOPY
 - BITUMINOUS PAVEMENT
 - FERVIOUS PAVEMENT
 - CONCRETE PAVEMENT
 - BUILDING HATCH
 - SNOW STORAGE AREAS

PAINTED PAVEMENT SYMBOLS

- HANDICAP PARKING
- CROSSWALK, 6' WIDE UNO.
- "STOP" LINE
- "NO PARKING" AREA
- VAN ACCESSIBLE PARKING SPACE
- CAR ACCESSIBLE PARKING SPACE

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



SITE PLAN, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

DATE _____

PINKHAM & GREER CIVIL ENGINEERS
 28 VANNAH AVE. PORTLAND, ME. 04103
 TEL: 207.761.5242 FAX: 207.761.4295

Professional Engineer Seal for Thomas S. Greer, No. 4626, State of Maine, License No. 12/12/16.

| NO. | DATE | REV. | DESCRIPTION |
|-----|----------|------|--------------------------------|
| 1 | 7/11/16 | 1 | REV'D PER CITY REVIEW COMMENTS |
| 2 | 7/11/16 | 1 | REV'D PER CITY REVIEW COMMENTS |
| 3 | 8/25/16 | 1 | REV'D PER CITY REVIEW COMMENTS |
| 4 | 9/12/16 | 1 | REV'D PER CITY REVIEW COMMENTS |
| 5 | 9/14/16 | 1 | REV'D PER CITY REVIEW COMMENTS |
| 6 | 12/12/16 | 1 | REV'D PER CITY 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