CITY OF PORTLAND SUBDIVISION 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 AN OFFICE PARK PLANNED UNIT DEVELOPMENT, 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, QUANTITY AND SURFACING OF PARKING AREAS AND LOCATION, DESIGN AND SIZE OF BUILDINGS.
3. THIS PROPERTY HAS A MASTER PLAN. THE SITE DEVELOPMENT IS TO BE IN COMPLIANCE WITH THE MASTER PLAN.
4. ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.
5. SIDEWALKS AND CURBING 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.
6. 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.
7. THE SITE HAS A STORMWATER TREATMENT SYSTEM THAT IS TO BE MAINTAINED BY THE CONDOMINIUM OWNERS. THERE IS AN AGREEMENT WITH THE CITY FOR MAINTENANCE OF THE SYSTEM. SEE CONDOMINIUM DOCUMENTS FOR REQUIREMENTS.
8. THIS SITE HAS LANDSCAPE REQUIREMENTS. SEE CONDOMINIUM DOCUMENTS FOR MAINTENANCE REQUIREMENTS.
9. THIS PROJECT HAS A TRAFFIC DEMAND MANAGEMENT (TDM) PLAN THAT THE OWNERS MUST FOLLOW. THIS PLAN INCLUDES PARKING MANAGEMENT. SEE CONDOMINIUM DOCUMENTS FOR MAINTENANCE REQUIREMENTS.
10. THE SITE IS TO BE MAINTAINED IN ACCORDANCE WITH THE CITY OF PORTLAND STORMWATER CHAPTER 32, SECTION 38: POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN.
11. SNOW CLEARANCE REQUIREMENTS:
    1. SNOW IS TO BE STORED WITHIN THE SNOW STORAGE AREAS.
    2. SNOW MAY BE PHYSICALLY REMOVED AND TRANSPORTED OFFSITE IF NECESSARY.
    3. SNOW TRANSPORTED OFFSITE SHALL BE BROUGHT TO A MAINE DEP APPROVED "SNOW DUMP" OR MEET THE EXEMPTION REQUIREMENTS SPECIFIED WITHIN CHAPTER 573 WHEN THE ABOVE REQUIREMENTS CANNOT BE MET DUE TO AN ABUNDANCE OF SNOW.
    4. THE SNOW CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO VEGETATION, LANDSCAPING, CURBING, LIGHTING, FENCING ETC. RESULTING FROM THEIR ACTIVITIES.
    5. THE SNOW CONTRACTOR SHALL USE SALT OR CHLORIDE SUBSTITUTE TO DEICE THE PARKING LOT.
    6. DO NOT SAND PERVIOUS PAVEMENT AREA.
    7. THE OWNER IS RESPONSIBLE FOR SNOW REMOVAL BEING UNDERTAKEN IN A TIMELY FASHION.
12. LEGAL DOCUMENTS TO BE RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS: STORMWATER MAINTENENACE AGREEMENT: CCRD BOOK , PAGE , DATED .
    CONDOMINIUM DOCUMENTS: CCRD BOOK , PAGE , DATED .

SUBDIVISION CONDITIONS OF APPROVAL

TRAFFIC MOVEMENT PERMIT

I. FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS, THE APPLICANT SHALL:

A. DEVELOP A TRAFFIC SIGNAL TIMING PLAN FOR THE INTERSECTION OF CONGRESS STREET AND UNUM PARK DRIVE TO OPTIMIZE EFFICIENCY OF SIGNAL OPERATIONS AT THIS INTERSECTION,

B. INSTALL A HARDWIRE INTERCONNECT CABLE BETWEEN CONGRESS STREET/UN UM PARK DRIVE AND CONGRESS STREET/WESTBROOK STREET FOR SIGNAL COORDINATION PURPOSES PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY,

C. CONTRIBUTE $1,200 TOWARD IMPLEMENTATION OF IMPROVEMENTS AT GARRISON STREET AND WESTBROOK STREET IN ASSOCIATION WITH THE OUTER CONGRESS STREET STREETSCAPE STUDY.

SUBDIVISION REVIEW

1. THE APPLICANT SHALL PROVIDE A FINAL SUBDIVISION PLAT FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS, CORPORATION COUNSEL, AND THE PLANNING AUTHORITY.

2. THE APPLICANT SHALL PROVIDE:

   1. EVIDENCE OF RIGHTS TO IMPLEMENT PROPOSED IMPROVEMENTS ON UNUM PARK DRIVE,
   2. EVIDENCE OF A RELEASE OF THE EXISTING EASEMENT TO THE PORTLAND WATER DISTRICT FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY AND CORPORATION COUNSEL,

3. THE APPLICANT SHALL PROVIDE FINAL CONDOMINIUM DOCUMENTS ADDRESSING TRANSPORTATION DEMAND MANAGEMENT, BUFFER PLANTING MAINTENANCE, PERVIOUS PAVER AND STORMWATER SYSTEM MAINTENANCE, THE PROPOSED LIGHTING PLAN, AND SITE PLAN REVIEW CONDITION 15 FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL AND THE PLANNING AUTHORITY.

SITE PLAN REVIEW

1. THE APPLICANT SHALL PROVIDE EVIDENCE OF STATE AND FEDERAL PERMITS REQUIRED, INCLUDING THE MAINE CONSTRUCTION GENERAL PERMIT AND A NRPA PERMIT-BY-RULE, FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY,

2. THE APPLICANT SHALL PROVIDE DESIGN DETAILS FOR THE RAMPS AND CROSSWALK PROPOSED ACROSS UNUM PARK DRIVE FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS,

3. THE APPLICANT SHALL PROVIDE A DETAIL FOR PROPOSED ADA ACCESSIBILITY IMPROVEMENTS AT THE INBOUND TRANSIT SHELTER AT CONGRESS STREET/UNUM PARK DRIVE FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS,

4. THE APPLICANT SHALL CONDUCT A PARKING DEMAND ANALYSIS, BASED ON COUNTS, SIX MONTHS FOLLOWING INITIAL OCCUPANCY AND ANNUALLY THEREAFTER FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS AND THE PLANNING AUTHORITY. AT SUCH TIME WHEN FUTURE REDEVELOPMENT OR REUSE OCCURS ON THE SITE, THESE COUNTS SHALL BE USED, IN CONJUNCTION WITH DATA TO BE PROVIDED TO THE CITY AS PART OF THE CONDOMINIUMS TDM PLAN, TO INFORM AN ASSESSMENT OF THE PARKING NEEDS AND PLAN FOR THE CONDOMINIUM IN ITS ENTIRETY,

5. AT SUCH TIME WHEN UNIT 2 OF THE CONDOMINIUM IS REUSED OR REDEVELOPED, THE SITE PLAN, IN ITS ENTIRETY, SHALL BE SUBMITTED AS AN AMENDED LEVEL III SITE PLAN FOR REVIEW BY THE PLANNING BOARD FOR CONFORMITY WITH THE DEVELOPMENT STANDARDS OF THE O-P ZONE, INCLUDING BUT NOT LIMITED TO PARKING, OPEN SPACE PROVISIONS, ARCHITECTURE, AND THE ELIMINATION OF PARKING FROM THE 75' STREAM SETBACK.

6. THE APPLICANT SHALL PROVIDE EVIDENCE OF PWD APPROVAL OF THE FINAL WATER UTILITY DESIGN FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.

STANDARD CONDITIONS OF APPROVAL

APPLICANT IS TO COMPLYING WITH THE CITY OF PORTLAND STANDARD CONDITIONS OF APPROVAL AND REQUIREMENTS AS NOTED IN THE FINAL APPROVAL LETTER DATED SEPTEMBER 22, 2016.

PARKING INFORMATION

	REQUIRED PROFESSIONAL OFFICES 1 PER 400 SQ. FT.	REQUIRED ASSEMBLY 1 PER 125 SQ. FT.	PROVIDED
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%)

SURVEY PLAN REFERENCES

1. STANDARD BOUNDARY SURVEY OF PORTLAND LODGE NO. 188 FOR UNUM CORP. DATED THROUGH 08-18-98 SURVEY BY SEBAGO TECHNICS RECORDED IN CCRD PB 198, PG 365.
2. STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF B.P.O.E. PARCEL MADE FOR UNUM LIFE INSURANCE CO. DATED APRIL 1939 SURVEY BY OWEN HASKELL, INC.
3. PLAN OF PROPERTY MADE FOR PORTLAND WATER DISTRICT DATED 12-22-1980 BY H.I. & E.C. JORDAN.
4. DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP DATED APRIL 1993 D.O.T. FILE NO. 3-403.
5. CITY OF PORTLAND MAINE PUBLIC WORKS GARRISON & CONGRESS STREET SEWER DATED 04-25-84.
6. PLAN & PROFILE UNUM HO-3 OFFSITE TRAFFIC IMPROVEMENT DATED 4-24-98 PREPARED BY SEBAGO TECHNICS.
7. PLAN OF LAND OF MASONIC TRUSTEES OF PORTLAND SURVEYED BY LAND SERVICES, INC. RECORDED IN CCRD PB 211, PG 111.

SURVEY NOTES

1. ELEVATIONS REFER TO NGVD 29 VERTICAL DATUM.

ZONE INFORMATION

ZONE: O-P, OFFICE PARK
PERMITTED USE: PROFESSIONAL BUILDINGS
GRANDFATHERED USE: ASSEMBLY

SPACE STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT SIZE	1.5 ACRES	7.17 ACRES±
MINIMUM STREET FRONTAGE	100 FEET	296 FEET
MINIMUM FRONT YARD	50 FEET	53 FEET
MINIMUM REAR YARD	50 FEET	100 & 184 FEET
MINIMUM SIDE YARD	25 FEET ①	30, 122 & 30 FEET
MAXIMUM BUILDING HEIGHT	55 FEET	30 FEET±

① EXCEPT WHERE A SIDE YARD ABUTS A RESIDENTIAL ZONE OR USE, IN WHICH CASE IT SHALL BE 40 FEET.

IMPERVIOUS INFORMATION

EXISTING IMPERVIOUS	120,293 SQ. FT.
PROPOSED IMPERVIOUS	153,789 SQ. FT.
PROPOSED PERVIOUS PVMT	4,536 SQ. FT.
NET IMPERVIOUS	+ 33,496 SQ. FT.

WAIVERS

1. TECHNICAL MANUAL STANDARD (SECTION 1.14) TO ALLOW 47% OF THE PROPOSED PARKING SPACES TO BE COMPACT IN DIMENSIONS.
2. TECHNICAL MANUAL STANDARD (SECTION 12.2.3) TO ALLOW AVERAGE ILLUMINATION LEVELS OF 1.0 FOOTCANDLE DURING OFF-PEAK USE OF THE PROPERTY.

GENERAL NOTES

1. OWNER: PORTLAND LODGE #188 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. 317, 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 #188 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 #188 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 = 7.15 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

LOCATION PLAN N.T.S.

CONDOMINIUM BOUNDARY CORNERS

1	N 298884.66	E 291280.87
2	N 298973.90	E 291279.49
3	N 299068.50	E 291366.03
4	N 299115.29	E 291488.39
5	N 298910.28	E 291559.52
6	N 299028.93	E 291684.03

SUBDIVISION PLAT, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

DATE

SURVEY EXCEPTIONS:
1) NO DETAILED SURVEY REPORT.

SURVEY NOTES:

1.THE PARCEL BOUNDARIES AS DEPICTED ON THIS MAP WERE DERIVED FROM A THOROUGH REVIEW OF RECOVERED EXISTING RECORD EVIDENCE AND ACTUAL FIELD SURVEY LOCATION OF FOUND PHYSICAL EVIDENCE AND REPRESENT IN MY PROFESSIONAL OPINION THE POSITION OF THE RECORD PARCEL BOUNDARIES.

2.THIS SURVEY CONFORMS TO THE CURRENT STANDARDS ADOPTED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. EXCEPTIONS AS NOTED ABOVE.

3.NOT VALID OR TRUE COPY OF ORIGINAL UNLESS SIGNED BY SURVEYOR.

PINKHAM & GREER CIVIL ENGINEERS
28 VANNAH AVE. PORTLAND, ME. 04103
TEL. 207.775.2402 FAX. 207.775.4102

STATE OF MAINE THOMAS S. GREER No. 5223 PROFESSIONAL ENGINEER
11/23/16

STATE OF MAINE DEMORE A. MAXTED JR. No. 1177 PROFESSIONAL LAND SURVEYOR
11/17/16

REV.	DATE	DESCRIPTION
7		ADDED CONDITIONS OF APPROVAL & WAIVERS
6	9/12/16	REV'D PER CITY REVIEW COMMENTS
5	8/25/16	REV'D PER CITY REVIEW COMMENTS
4	7/20/16	REV'D PER CITY REVIEW COMMENTS
3	7/11/16	REV'D DRAINAGE SYSTEM, REV'D PER REVIEW COMMENTS
2	6/17/16	PRELIMINARY SITE PLAN REVIEW
1	4/21/16	ADDED TRANSFER TO ABUTTER

SCALE: AS SHOWN
DATE: APRIL 14, 2016
PROJECT: 13151
DRN BY: JDC
DESG BY: TSG
CHK BY: TSG

NORTHLAND ENTERPRISES, LLC
17 SOUTH STREET
PORTLAND, MAINE 04101

1945 CONGRESS STREET
ELKS LODGE, PORTLAND, MAINE

SUBDIVISION PLAT

C1.0

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

Reviewed for Code Compliance
Inspection Division
Department of Planning & Development
Date: 05/02/17