

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, SIZE, LOCATION, AND SURFACING OF PARKING AREAS AND LOCATION AND SIZE OF BUILDINGS.
- ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.
- SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIPDOWN RAMP 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 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 DUELLING 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 DUELLING 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 DUELLING 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."

SURVEY PLAN REFERENCES

- STANDARD BOUNDARY SURVEY OF PORTLAND LODGE NO. 188 FOR UNIM CORP., DATED THROUGH 08-18-98 SURVEY BY SEBAGO TECHNICS RECORDED IN CORD FB 198, PG 365.
- STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF B.P.O.E. PARCEL MADE FOR UNIM LIFE INSURANCE CO. DATED APRIL 1995 SURVEY BY OWEN HASKELL, INC.
- PLAN OF PROPERTY MADE FOR PORTLAND WATER DISTRICT DATED 12-22-1980 BY H.I. & E.C. JORDAN.
- DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP DATED APRIL 1993 D.O.T. FILE NO. 3-403.

SURVEY NOTES

- ELEVATIONS REFER TO NAVD 88 COMPUTED USING GEOID12A

ZONE INFORMATION

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

SPACE STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT SIZE	15 ACRES	6.99 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	90, 122 & 30 FEET
MAXIMUM BUILDING HEIGHT	55 FEET	30 FEET

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

IMPERVIOUS INFORMATION

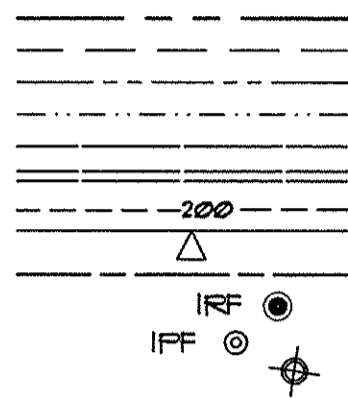
EXISTING IMPERVIOUS	133,241 SQ. FT.
PROPOSED IMPERVIOUS	160,134 SQ. FT.
NET IMPERVIOUS	-27,493 SQ. FT.

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, 11 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 & TOPOGRAPHIC SURVEY FOR PINKHAM & GREER ENGINEERS 28 VANNAH AVE. PORTLAND, MAINE 04103 OWNER OF RECORD: PORTLAND LODGE #88 B.P.O.E. OF USA" DATED DECEMBER 2014.
- 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 = 6.99 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 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 230251 021 C, EFFECTIVE DATE DECEMBER 8, 1998. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
- SNOW CLEARANCE REQUIREMENTS ARE AS NOTED ON THIS SHEET UNDER SNOW CLEARANCE NOTES.
- 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, 3/2023.
- 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.

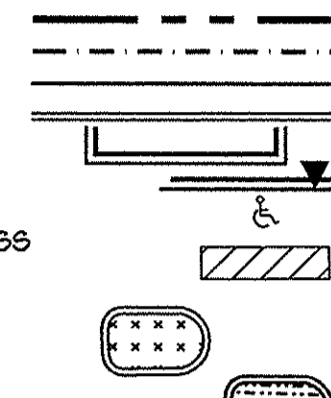
LEGEND

EXISTING



PROPERTY LINE
BUILDING SETBACK
ABUTTER'S PROPERTY
EASEMENT
EDGE OF PAVEMENT
CURB
CONTOURS
BUILDING ENTRY/EGRESS
IRON ROD FOUND
IRON PIPE FOUND
ANGLE POINT

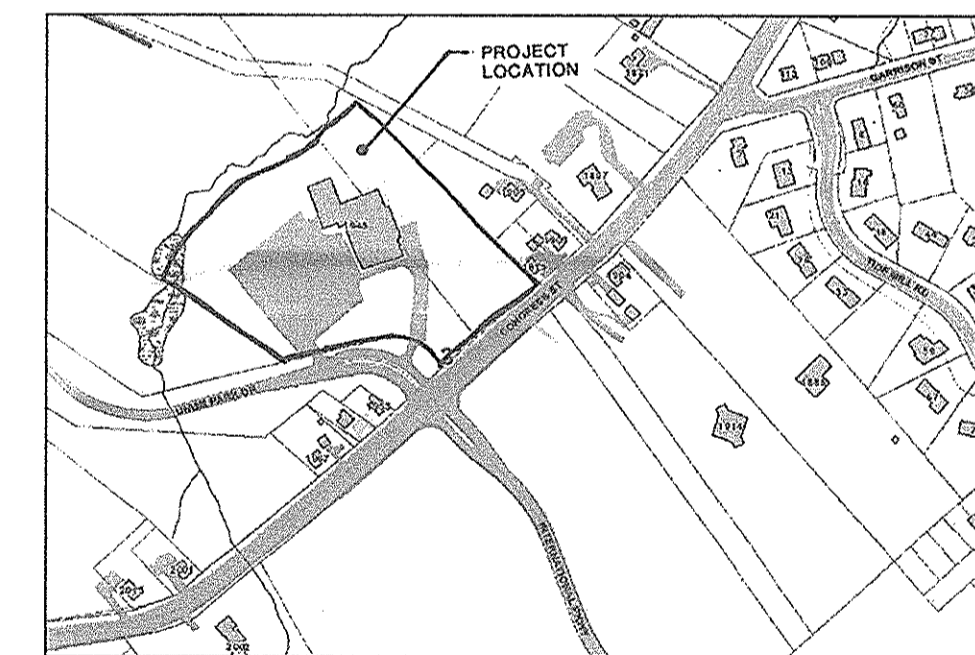
PROPOSED



LOT LINE
15' STREAM SETBACK
EDGE OF PAVEMENT
CURB
BUILDING
BUILDING ENTRY/EGRESS
HANDICAP PARKING
"NO PARKING" AREA
UNDERDRAINED SOIL FILTER
FILTERRA DRAINAGE SYSTEM
BIKE RACKS W/ CANOPY

PARKING INFORMATION

	REQUIRED	PROVIDED
PROFESSIONAL OFFICES	ASSEMBLY	
1 PER 400 SQ. FT.	1 PER 125 SQ. FT.	
AUTOMOBILE	103	108
BIICYCLE		40
2-WHEELED MOTORIZED		11

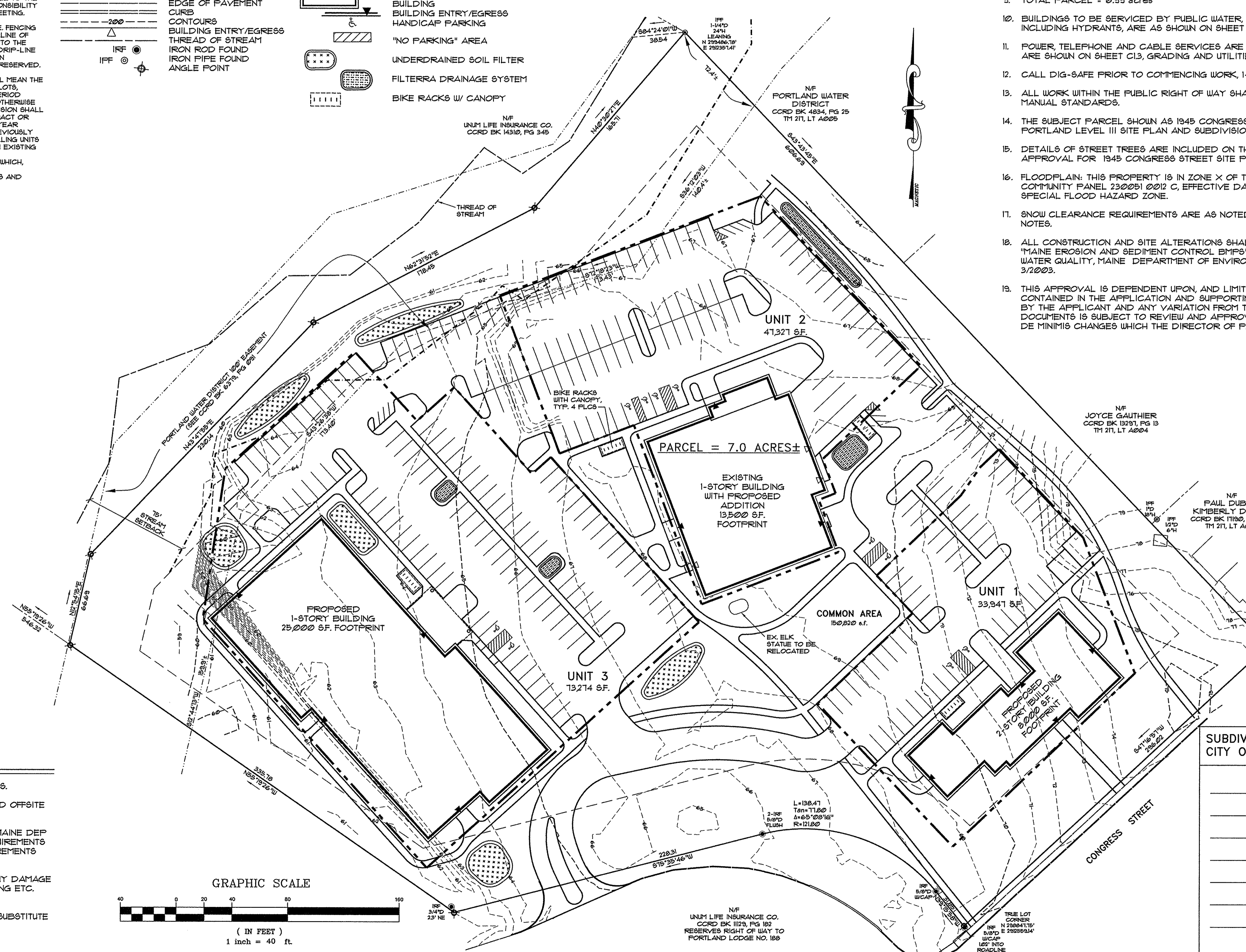
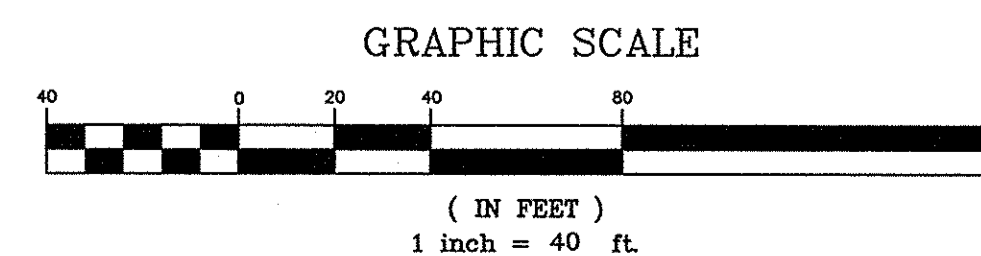


LOCATION PLAN

NOT TO SCALE

SNOW CLEARANCE NOTES

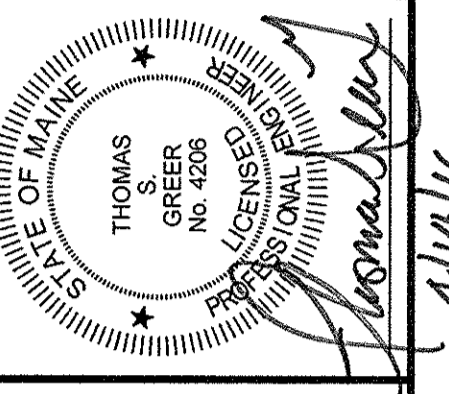
- SNOW IS TO BE STORED WITHIN THE SNOW STORAGE AREAS.
- SNOW MAY BE PHYSICALLY REMOVED AND TRANSPORTED OFFSITE IF NECESSARY.
- SNOW TRANSPORTED OFFSITE SHALL BE BROUGHT TO A MAINE DEP APPROVED "SNOW DUMP" OR MEET THE EXEMPTION REQUIREMENTS SPECIFIED WITHIN CHAPTER 613 WHEN THE ABOVE REQUIREMENTS CANNOT BE MET DUE TO AN ABUNDANCE OF SNOW.
- THE SNOW CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO VEGETATION, LANDSCAPING, CURBING, LIGHTING, FENCING ETC. RESULTING FROM THEIR ACTIVITIES.
- THE SNOW CONTRACTOR SHALL USE SALT OR CHLORIDE SUBSTITUTE TO DEICE THE PARKING LOT.
- THE OWNER IS RESPONSIBLE FOR SNOW REMOVAL BEING UNDERTAKEN IN A TIMELY FASHION.



SUBDIVISION PLAT, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

DATE _____

PINKHAM & GREER CIVIL ENGINEERS
28 VANNAH AVE. PORTLAND, ME. 04103
TEL. 207.761.3582 FAX. 207.761.1645



REV.	DATE	DESCRIPTION

NORTHLAND ENTERPRISES, LLC
17 SOUTH STREET
PORTLAND, MAINE 04101

SCALE: AS SHOWN
DATE: APRIL 14, 2016
PROJECT: 13151

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

1945 CONGRESS STREET
ELKS LODGE, PORTLAND, MAINE

C1.0

SUBDIVISION PLAT

DATE _____