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1. EXISTING CONDITIONS PLAN
2. SITE PLAN
3. EROSION & SEDIMENTATION CONTROL NOTES AND CONSTRUCTION DETAILS

LEGEND

- #5 REBAR WITH PLASTIC CAP STAMPED "NCS, INC. PLS 1314" SET ON 9/10/2010
- FOUND IRON PIPE
- FOUND MONUMENT
- ⊕ FOUND IRON ROD
- ⊙ FOUND CAPPED IRON ROD
- UTILITY POLE
- GUY WIRE ANCHOR
- ⊙ FOUND DECIDUOUS TREE
- ① LOT NUMBER FROM PLAN REFERENCED IN NOTE 4.g.
- TREE LINE (APPROXIMATE)
- BOUNDARY LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OVERHEAD UTILITY
- N/F NOW OR FORMERLY OWNED BY
- 1234/567 DEED BOOK AND PAGE (CCRD)
- 12-3-45 TAX MAP-BLOCK-LOT
- (123.45) PARENTHESIS DENOTE RECORD DATA

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS MAINE STATE COORDINATE SYSTEM WEST ZONE 1802 (2 ZONE PROJECTION) GRID NORTH.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM WALTER J. POCHBIT TO POULIN PROPERTY HOLDINGS LLC, DATED SEPTEMBER 15, 2010 AND RECORDED IN DEED BOOK 10976, PAGE 104.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. PLAN OF PINE HURST MADE FOR FIDELITY BOND AND REALTY TRUST, BY E.C. JORDAN AND CO., DATED JULY 1917 AND RECORDED IN PLAN BOOK 13, PAGE 91.
 - b. PLAN OF FOREST VILLA ESTATES, BY ERNEST W. BRANCH, DATED AUGUST 15, 1919 AND RECORDED IN PLAN BOOK 14, PAGE 25.
 - c. PLAN OF PROPERTY MADE FOR KEELY BANQUET CENTER, BY R.P. TITCOMB ASSOCIATES, INC., DATED AUGUST 4, 1987 AND RECORDED IN PLAN BOOK 191, PAGE 2.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 295, BLOCK B, PARCELS 1 THROUGH 7 AND 10
6. THE WIDTH AND LAYOUT OF STREETS IS AS FOLLOWS:
 - a. WARREN AVENUE IS 66' WIDE PER PLANS PROVIDED BY THE CITY ENGINEERING OFFICE.
 - b. HEMINGWAY STREET IS 50' WIDE AND FROM PLAN REFERENCED IN NOTE 4.d.
 - c. KATAHDIN STREET IS 50' WIDE AND FROM PLAN REFERENCED IN NOTE 4.a. (THIS STREET HAS BEEN VACATED BY THE CITY OF PORTLAND) SEE DEED BOOK 13326, PAGE 019.
7. ELEVATIONS AND CONTOURS ARE BASED ON NGVD 1929 DATUM.
8. THE UTILITIES SHOWN ON THIS PLAN AND THEIR LOCATIONS ARE TO BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTRACTOR TO CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
9. AS-BUILT INFORMATION BASED ON SITE SURVEY DATED SEPTEMBER 23, 2011 AND VERIFIED ON OCTOBER 16, 2011.

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 1-7-16

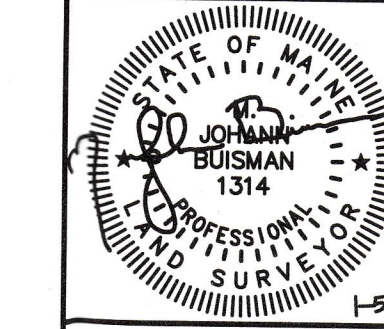
Revision	By	Date	Change
1	SMA	1/5/16	REVISED PER CITY COMMENTS

PROJECT NUMBER: 32209 ACAD FILE: 32209-EXCONDIT PARKING.DWG SCALE: 1" = 20' DATE: DECEMBER 7, 2015

Drawing Name: **EXISTING CONDITIONS PLAN**

Project Name: **PARKING EXPANSION**
171 WARREN AVE, PORTLAND, MAINE 04103

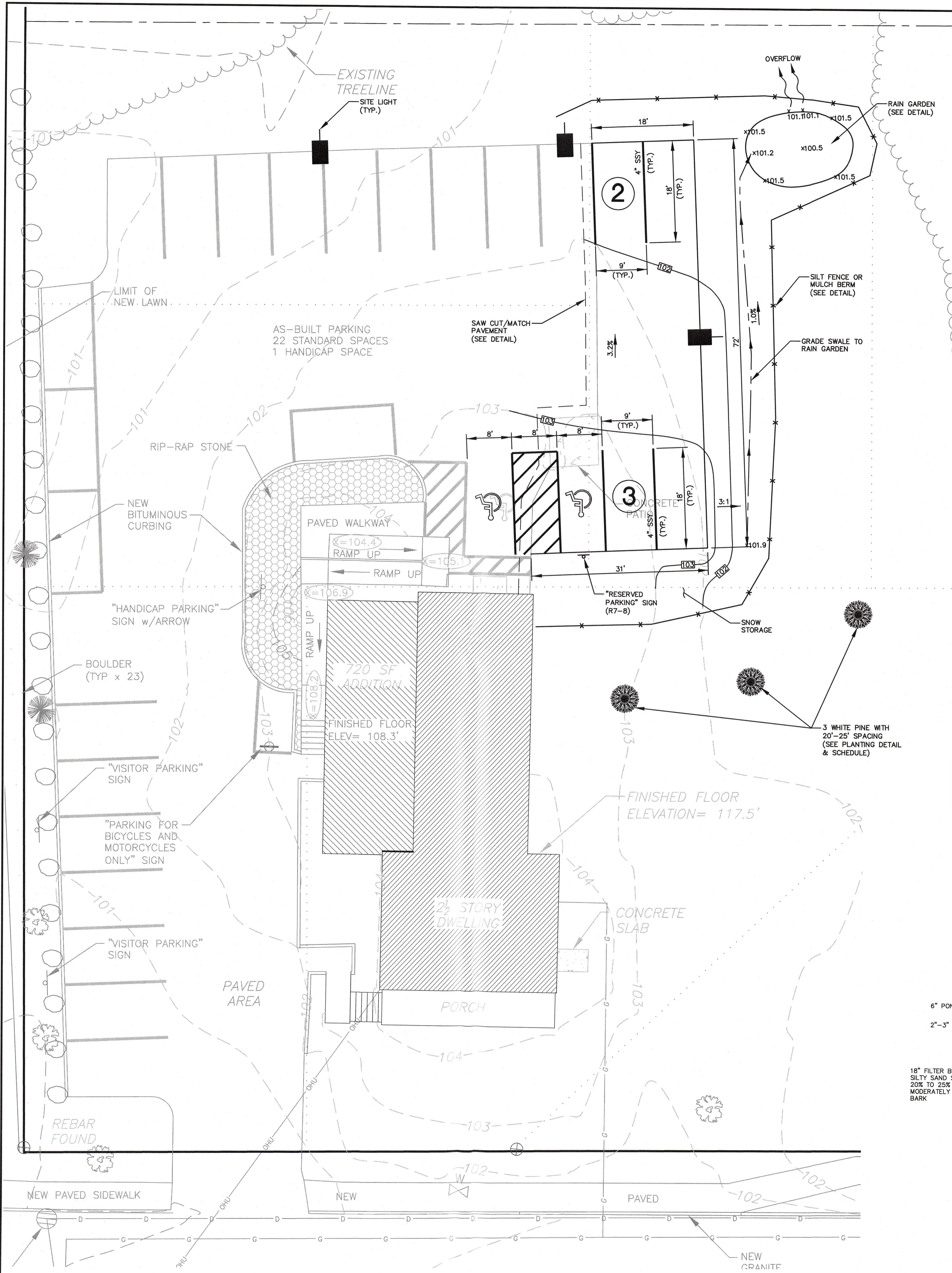
Owner/Applicant: **POULIN PROPERTY HOLDINGS, LLC**
276 CANCO ROAD, PORTLAND, MAINE 04103



SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED

381 PAYNE ROAD, SCARBOROUGH, MAINE 04074

tel: 207.883.1000 fax: 207.883.1001 e-mail: info@northeastcivilsolutions.com
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Plant List for a Sunny Rain Garden

Plants for the wetter center of the garden:

Woody shrubs:*
SS: *Clethra alnifolia*, summersweet, 5-6'H x 4-6'W. Late-to-emerge foliage. Fragrant, large, white flower stalks in summer.

Perennials:**
CA: *Lobelia cardinalis*, cardinal flower, 2-4'H x 1'W. Bright red flowers from July to September.

T: *Asclepias tuberosa*, orange butterfly weed, 2-3'H x 2-3'W. Can handle dry areas. Orange blooms from June to September.

I: *Iris versicolor*, blue flag iris, 2-4'H x 2-4'W. Blue flowers in spring.

M: *Caltha palustris*, marsh marigold, 6'H x 1'W. Glossy heart-shaped leaves with bright yellow flowers in the spring.

J: *Eupatorium maculatum*, Joe-pye weed, 3-5'H x 1-2'W. Red stems, purple-red flowers from July to September.

SI: *Asclepias incarnata*, swamp milkweed, 2-3'H x 2-3'W. Will not tolerate drought. Showy, flat, reddish flowers from July to October.

Plants for the dryer outer edge of the garden:

Woody shrubs:*
P: *Potentilla arguta*, tall cinquefoil, 1-3'H x 1-3'W. Thick leaves and many white flowers all summer.

Perennials:**
G: *Geranium maculatum*, wild geranium, 1-2'H x 2'W or more. Purple flowers in the late spring and sometimes again in the fall. Pretty foliage.

A: *Anemone canadensis*, windflower, 2'H x 10'W. Pure white blossoms in June. Large, attractive leaves.

LO: *Lobelia spicata*, spiked lobelia, 3-5'H x 3-5'W. Blue flowers from June to August.

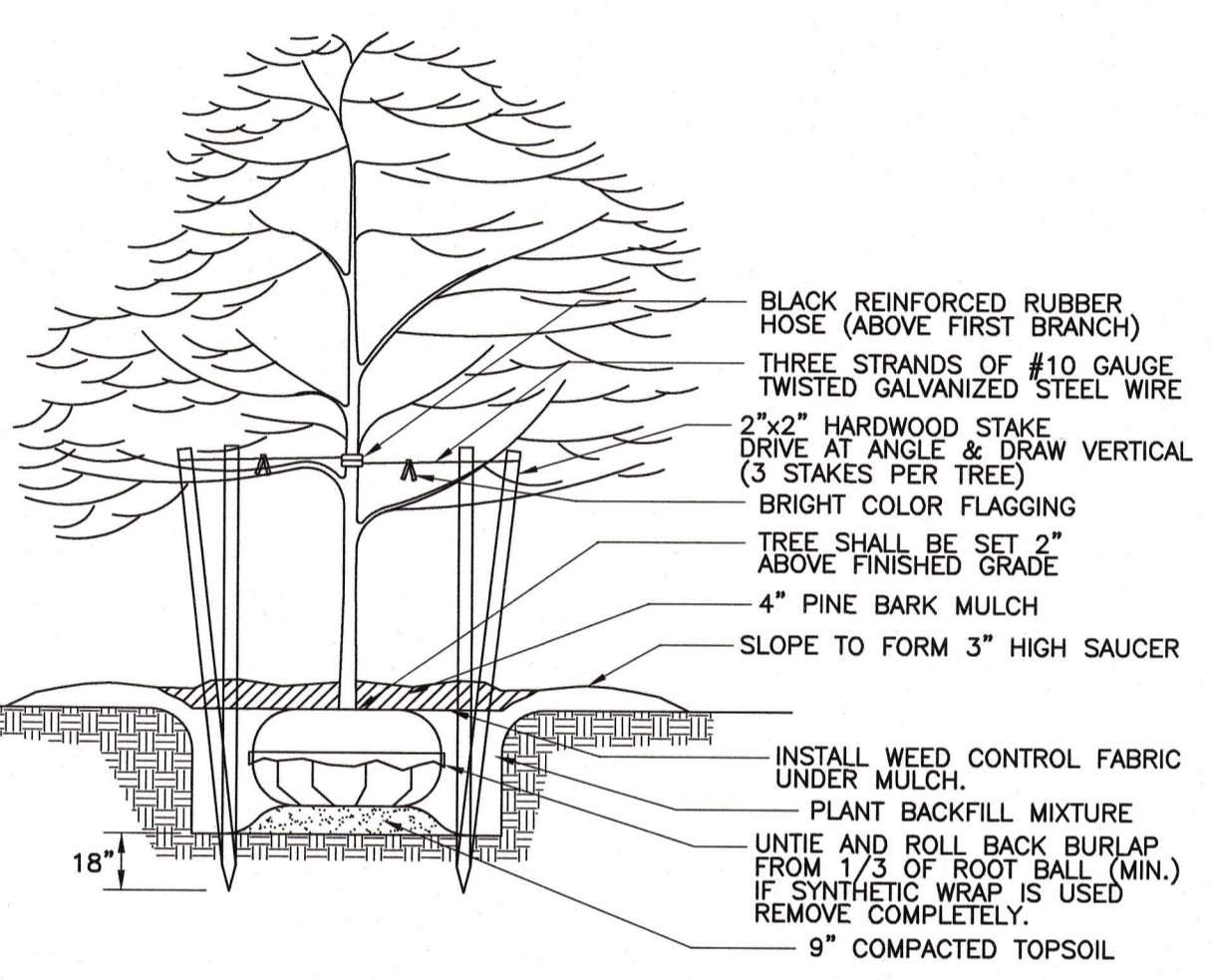
FA: *Symphoricarpon umbellatum*, flat-topped aster, 3-7'H x 3-7'W. White to yellowish-centered flowers in the fall.

AS: *Symphoricarpon nose-angliae*, New England aster, 3-7'H x 3-7'W. Purple flowers in the fall.

H: *Helianthus autumnale*, perennial sunflower, 3-5'H x 2-3'W. Lots of yellow flowers in the fall.

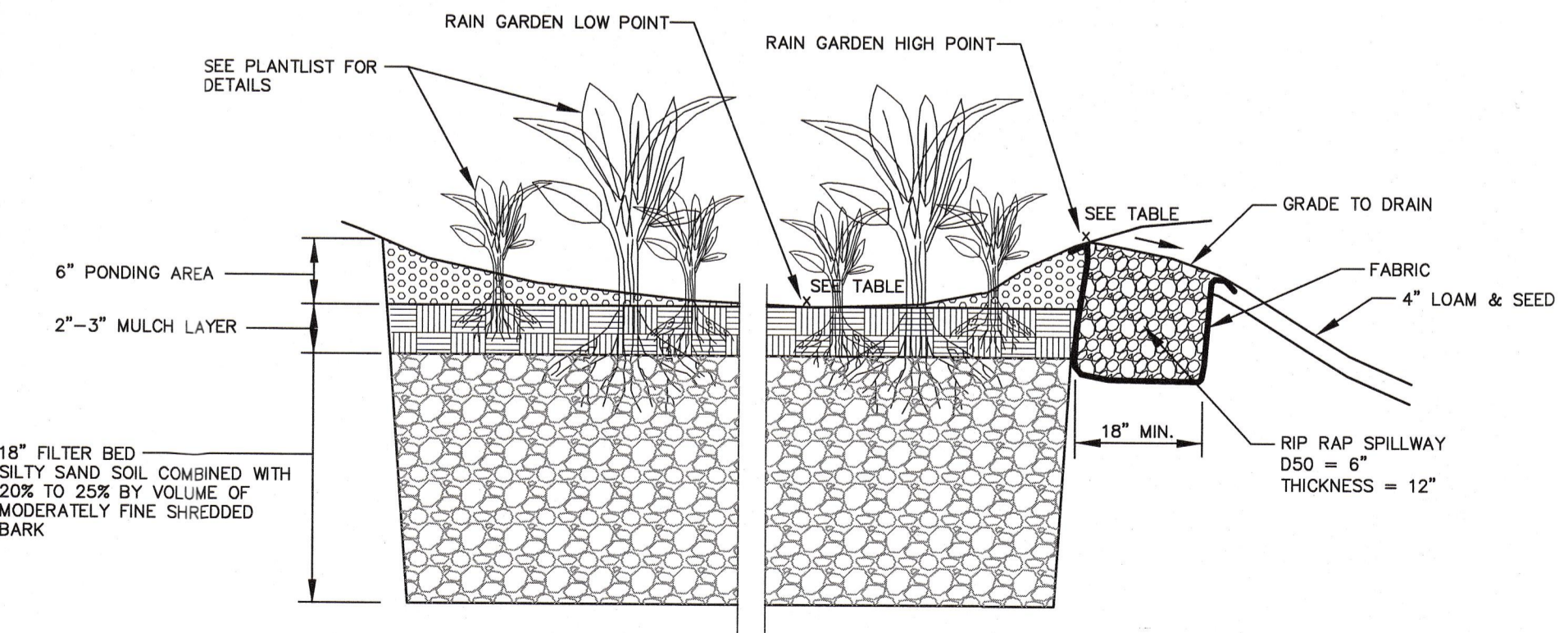
*Woody shrubs: Though they may shed their leaves, the woody structure of these plants will provide winter interest in the garden.

**Perennials: These plants die over the winter and sprout new shoots in the spring. Sometimes some of last year's foliage will survive the winter, but generally you should trim off the dead foliage in late fall and wait for the green growth of spring.



PLANTING SCHEDULE			
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
3	PINUS STROBUS	WHITE PINE	6'-7' HEIGHT

TYPICAL STREET TREE PLANTING
NOT TO SCALE



RAIN GARDEN TABLE					
LENGTH	WIDTH	LOW POINT ELEV.	HIGH POINT ELEV.	INV. TO OVERFLOW	
20'	10'	100.5'	101.5	101.1'	

TYPICAL RAIN GARDEN DETAIL
N.T.S.

LEGEND

(Symbol: Solid line)	BOUNDARY LINE
(Symbol: Dashed line)	EDGE OF PAVEMENT
(Symbol: Dotted line)	RIGHT-OF-WAY LINE
(Symbol: Dash-dot line)	ABUTTER
(Symbol: Long-dash line)	EXISTING GRAVEL
(Symbol: Dotted line)	BUILDING SETBACK
(Symbol: Dotted line)	EXISTING CONTOUR
(Symbol: Dotted line)	EXISTING UTILITY POLE
(Symbol: Circle with cross)	EXISTING SEWER MANHOLE
(Symbol: Circle with S)	EXISTING SEWER LINE
(Symbol: Circle with W)	EXISTING WATER LINE
(Symbol: Circle with X)	EXISTING WATER GATE VALVE
(Symbol: Circle with H)	EXISTING HYDRANT
(Symbol: Circle with D)	EXISTING CATCH BASIN
(Symbol: Circle with G)	EXISTING DRAIN LINE
(Symbol: Circle with T)	EXISTING GAS LINE
(Symbol: Circle with R)	EXISTING TREE LINE
(Symbol: Arrow)	DRAINAGE FLOW

- NOTES**
1. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 295, BLOCK 8, PARCEL 1-7 & 10.
 2. THE PARCEL SURVEYED IS LOCATED IN THE B-4 BUSINESS ZONE/DISTRICT.
 3. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:

MINIMUM LOT AREA	REQ'D/ALLOWED	PROVIDED
51,840.83	10,000 SF	51,840.83
MIN STREET FRONTAGE	60 FT	193.14 FT (WARREN AVE)
FRONT SETBACK	20 FT	225.00 FT (HEMINGWAY ST)
SIDE SETBACK	20 FT	21.4 FT
REAR SETBACK	20 FT	49.3 FT
MAX STRUCTURE HT	65 FT	126.4 FT
		30 FT
 4. PARKING - OFFICES 1 SPACE/400 SF
 PROPOSED FLOOR AREA = 3,330 SF
 SPACES REQ'D = 8.325 = 9 SPACES
 SPACES PROVIDED = 26 SPACES
 5. MAXIMUM IMPERVIOUS AREA RATIO = 80%
 PROPOSED IMPERVIOUS AREA RATIO = 30%

*Woody shrubs: Though they may shed their leaves, the woody structure of these plants will provide winter interest in the garden.
 **Perennials: These plants die over the winter and sprout new shoots in the spring. Sometimes some of last year's foliage will survive the winter, but generally you should trim off the dead foliage in late fall and wait for the green growth of spring.

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: _____

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Revised:	By:	Date:	Change:
1	SMA	1/5/18	REVISED PER CITY COMMENTS

PROJECT NUMBER: 32209 ACAD FILE: 32209-SITE PARKING.DWG SCALE: 1" = 10' DATE: DECEMBER 7, 2015

Drawing Name:
SITE PLAN

Project Name:
PARKING EXPANSION
 171 WARREN AVE, PORTLAND, MAINE 04103

Owner/Client:
POULIN PROPERTY HOLDINGS, LLC
 276 CANCO ROAD, PORTLAND, MAINE 04103

PROFESSIONAL ENGINEER
 State of Maine License No. 12118
 Allen
 9218

Northeast Civil Solutions
 INCORPORATED
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SHEET 2 OF 3

