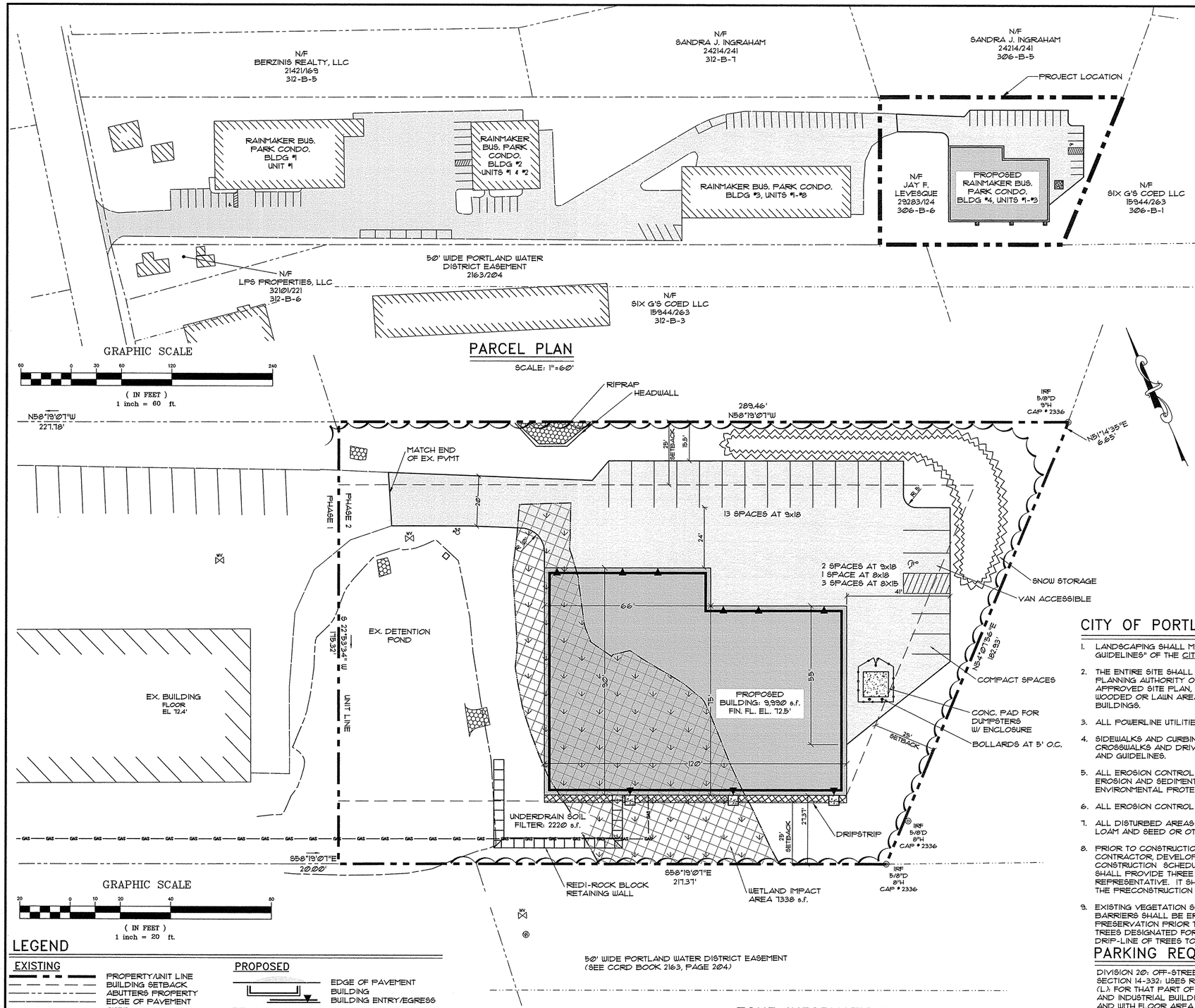
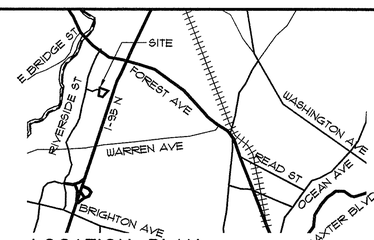


PARCEL PLAN

SCALE: 1"=60'



LOCATION PLAN

SCALE: 1"=4,000'

GENERAL NOTES

1. DEVELOPER: OCEAN DEVELOPMENT LLC, PORTLAND, ME.
   OWNER: JAY F. LEVESQUE, 277 MILTON ROAD, ROCHESTER, NH 03868.
   COUNTY REGISTRY OF DEEDS BK. 29283, PG. 124, DATE 12/22/11.
2. ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVEUNE, PORTLAND, MAINE, 04103.
3. TOPOGRAPHIC INFORMATION: MAINE SURVEY CONSULTANTS, INC., HARRISON, MAINE.
4. BOUNDARY INFORMATION FROM RECORDED PLAN.
5. WETLAND MAPPING PROVIDED BY MARK HAMPTON ASSOCIATES, INC., PORTLAND, MAINE. WETLAND FLAGS WERE LOCATED BY GPS.
6. ZONE: INDUSTRIAL ZONE - IM
   PROPOSED USE: INDUSTRIAL
7. TAX MAP REFERENCE: CHART / BLOCK / LOT: 306/B/6
8. TOTAL PARCEL = 1.02 acres
9. DEP PERMIT #: L-22795-TC-A-N, JANUARY 30, 2006. PREVIOUS WETLAND FILLED AREA = 14,750 SF.
10. WAIVERS: NONE REQUESTED AT THIS TIME.
11. CALL DIG-SAFE PRIOR TO COMMENCING WORK, 811 OR 1-888-DIG-SAFE.

SNOW CLEARANCE NOTES

1. SNOW IS TO BE STORED WITHIN THE SNOW STORAGE AREAS.
2. ANY SNOW THAT CAN NOT BE STORED ON SITE SHALL BE PHYSICALLY REMOVED AND TRANSPORTED OFFSITE WITHIN 24 TO 48 HOURS FOLLOWING A SNOW STORM.
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. THE CONDOMINIUM ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL BEING UNDERTAKEN IN A TIMELY FASHION.

CITY OF PORTLAND SITE PLAN 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 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.
3. ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.
4. 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.
5. 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.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
7. 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).
8. 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.
9. 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.

LEGEND

EXISTING

- PROPERTY/UNIT LINE
- BUILDING SETBACK
- ABUTTERS PROPERTY
- EDGE OF PAVEMENT
- CURB
- CONTOURS
- BUILDING
- EDGE OF GRAVEL
- SANITARY SEWER
- WATER LINE
- CULVERT
- 86.4 + SPOT GRADE
- SEWER MANHOLE
- TREELINE
- IRON PIN FOUND
- HYDRANT
- WETLAND

PROPOSED

- EDGE OF PAVEMENT
- BUILDING
- BUILDING ENTRY/EGRESS
- DRIPSTRIP W/ UNDERDRAIN
- UGU UNDERGROUND UTILITY
- BOLLARD
- SIGN
- HANDICAP PARKING
- RIPRAP
- BITUMINOUS PAVEMENT
- CLEARING LIMITS LINE
- SNOW STORAGE
- WETLAND IMPACT

DRAWING LIST

COVER	-	COVER
C1.1	-	SITE PLAN
C1.2	-	EXISTING CONDITIONS & DEMOLITION PLAN
C1.3	-	GRADING & UTILITY PLAN
C2.1	-	EROSION CONTROL PLAN & NOTES
C2.2	-	EROSION CONTROL DETAILS & SITE DETAILS
C3.1	-	SITE DETAILS
C3.2	-	UNDERDRAINED SOIL FILTER NOTES & DETAILS
D1.0	-	DRAINAGE ANALYSIS PRE-DEVELOPED & EXISTING CONDITION PLAN
D2.0	-	DRAINAGE ANALYSIS DEVELOPED CONDITION PLAN

ZONE INFORMATION

ZONE: INDUSTRIAL ZONE - IM
PERMITTED USE: INDUSTRIAL

SPACE STANDARDS	REQUIRED	PROPOSED
MINIMUM LOT SIZE	NONE	NONE
MAXIMUM LOT COVERAGE	75%	48%
MINIMUM STREET FRONTAGE	60 FEET	60 FEET
MINIMUM FRONT YARD	1' FOR EVERY 1' OF BUILDING HEIGHT	80 FEET+
MINIMUM REAR & SIDE YARDS	1' FOR EVERY 1' OF BUILDING HEIGHT WITH A MAXIMUM OF 25'.	27 FEET+
MAXIMUM BUILDING HEIGHT	75 FEET	24 FEET

PARKING REQUIREMENTS

DIVISION 20: OFF-STREET PARKING,
SECTION 14-332: USES REQUIRING OFF-STREET PARKING,
(L): FOR THAT PART OF EVERY BUSINESS, MANUFACTURING, AND INDUSTRIAL BUILDING NOT CATERING TO RETAIL TRADE AND WITH FLOOR AREA OVER THREE THOUSAND (3,000) SQUARE FEET: ONE (1) PARKING SPACE FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF FLOOR AREA, OR MAJOR FRACTION THEREOF.

BUILDING = 9,990 SQ. FT. / 1,000 SQ. FT. = 9.9 SPACES

10 SPACES REQUIRED
19 SPACES PROVIDED

SITE PLAN, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

DATE

PINKHAM & GREER
CIVIL ENGINEERS
28 VANNAH AVE, PORTLAND, ME. 04103
TEL: 207.781.5265 FAX: 207.781.4265

STATE OF MAINE
THOMAS S. GREER
No. 4266
LICENSED
PROFESSIONAL ENGINEER

10/3/17

REV.	DATE	DESCRIPTION

OCEAN DEVELOPMENT LLC
PO BOX 1798
PORTLAND, ME 04104-1798

SCALE: AS SHOWN
DATE: OCTOBER 24, 2017
PROJECT: 15168
DRN BY: JWG
DESG BY: TSG
CHK BY: TSG

RAINMAKER BUSINESS PARK-PHASE 2
RAINMAKER DRIVE
PORTLAND, MAINE

SITE PLAN

C1.1

MAP/LOT 306/B/6