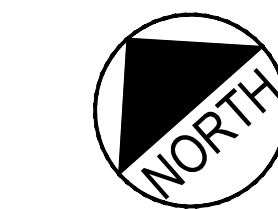


EXISTING TREES TO BE PRUNED / THINNED - OWNER TO COORDINATE WITH CITY ARBORIST PRIOR TO WORK

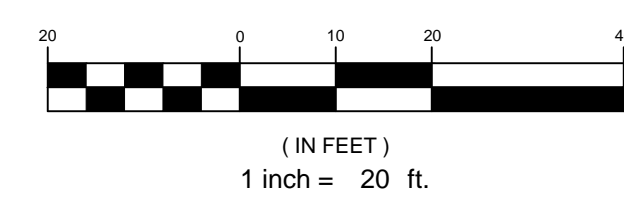
RISER CONNECTION ON EXISTING UTILITY POLE



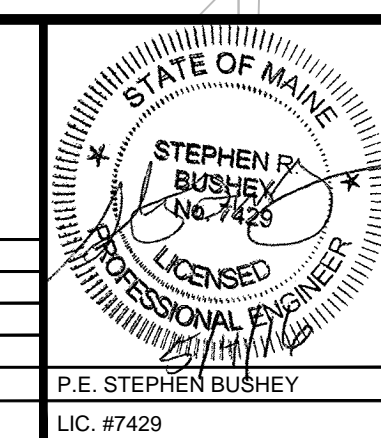
PLANT LIST				
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	DESCRIPTION
Cs	CORNUS SERICEA	RED TWIG DOGWOOD	5	2 GAL.
Ms	MALUS ZUMI CALOCARPA	ZUMI CRABAPPLE	5	2" CAL
Ps	PINUS STROBUS	WHITE PINE	6	6' HT
Pv	PINACUM VIRGATUM (HEAVY METAL)	SWITCH GRASS	4	2 GAL.

SITE PLAN CONDITIONS OF APPROVAL

- i. That if the at-grade overhead door opening directly onto Tee Drive is to be used frequently, the parking spaces on Tee Drive shall be removed and similar pavement markings to that used at the loading dock entrance shall be installed; and
- ii. That the roof line drip strip cannot be paved over or altered in any way and that no gutter may be installed on the roof line, as per Chapter 7.6 of Volume III of the Maine DEP Stormwater BMP Manual; and
- iii. Storm Water Management: The developer/contractor/subcontractor shall comply with conditions of the submitted construction *Stormwater Inspection and Maintenance Manual for Stormwater Management and Related Stormwater Facilities Unit 2* dated April 2016 and prepared by Stantec Consulting Services Inc., which shall be amended to include the roof line drip strip prohibitions referenced in Condition ii, and based on City standards and state guidelines. The owner/operator of the approved stormwater management system and all assigns shall comply with the conditions of Chapter 32 Stormwater including Article III, Post Construction Stormwater Management, which specifies the annual inspections and reporting requirements; and
- iv. The stormwater maintenance agreement for the stormwater drainage system, as submitted on April 15, 2016, shall have attached the Recorded Fourth Amended Plat, Plan C-5 and the *Stormwater Inspection and Maintenance Manual for Stormwater Management and Related Stormwater Facilities Unit 2* (April, 2016) and shall be signed and recorded prior to the issuance of a building permit with a copy to the Department of Public Works and to the Planning Division; and
- v. That the applicant shall submit the City of Portland Water District confirmation of ability to serve, prior to the issuance of a building permit; and
- vi. That separate permits from the Inspections Division shall be required for any new or revised signage.



REV	DATE	DESCRIPTION
4	05.04.16	SUBMITTED FOR FINAL APPROVAL
3	04.25.16	REVISED LOADING DOCK
2	04.14.16	REVISED SUBMISSION TO CITY OF PORTLAND
1	02.25.16	AMENDED SITE PLAN SUBMISSION



PROJECT SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION - UNIT 2
SHEET TITLE SITE LAYOUT, UTILITY AND LANDSCAPE PLAN
CLIENT 1039 RIVERSIDE LLC

STANTEC CONSULTING SERVICES INC. 482 PAYNE ROAD SCARBOROUGH, ME 04074 WWW.STANTEC.COM		
DRAWN: DED	DATE: FEB 2016	
DESIGNED: SRB	SCALE: 1" = 20'	
CHECKED: SRB	JOB NO. 195350348	
FILE NAME: 195350146_SITE		
SHEET		C-4