

LEGEND

- CAPPED IRON ROD TO BE SET
- MANHOLE
- CATCH BASIN
- UTILITY POLE W/GUY
- UTILITY POLE
- ELECTRIC METER BOX
- GAS METER BOX
- GAS GATE
- WATER GATE
- HYDRANT
- SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- IRON ROD FOUND
- MONUMENT FOUND
- GAS LINE
- OVERHEAD ELECTRIC
- WATER MAIN
- PROPERTY LINE
- RIGHT OF WAY
- FENCE
- CURB

NOTE:

PER LETTER OF APPROVAL FROM THE CITY OF PORTLAND WITH ATTACHMENTS DATED AUGUST 23, 2011 PROJECT ID: 10-9970009 WAIVERS

ON THE BASIS OF THE APPLICATION, PLANS, REPORTS AND OTHER INFORMATION SUBMITTED BY THE APPLICANT, FINDINGS AND RECOMMENDATIONS CONTAINED IN THE PLANNING BOARD REPORT # 17-11 FOR ADAMS SCHOOL REDEVELOPMENT, 48 MOODY STREET APPLICATION # 10-9970009 RELEVANT TO PORTLAND'S TECHNICAL AND DESIGN STANDARDS AND OTHER REGULATIONS, AND THE TESTIMONY PRESENTED AT THE PLANNING BOARD HEARING, THE PLANNING BOARD FINDS THE FOLLOWING:

THE PLANNING BOARD VOTED 4-0 (LEWIS, O'BRIEN AND SILK ABSENT) TO WAIVE TECHNICAL STANDARD, SECTION 2.1.1 TO ALLOW THE STORMWATER FROM HOUSING, PARK AND PLAYGROUND AREAS TO DISCHARGE INTO THE COMBINED SEWERS IN NEARBY STREETS AS SHOWN IN THE APPROVED PLANS.

GENERAL NOTES

1. OWNER OF RECORD: AVESTA HOUSING DEVELOPMENT CORPORATION, 307 CUMBERLAND AVENUE, PORTLAND, MAINE C.C.R.D. BOOK 28370 PAGE 248.
2. PREMISES SHOWN AS TAX MAP 3-M-1, 2, 5, 6, 7 AND 3-H-1, 2, 3, 4, AND 3-P-1
3. BEARINGS ARE GRID NORTH BASED ON CITY MONUMENTS T102-69-7, T102-68-5.
4. LOCATION OF PROPOSED IMPROVEMENTS TAKEN FROM PLAN REFERENCE 4.
5. STORMWATER MANAGEMENT AGREEMENT IS AVAILABLE UPON REQUEST AND IS ON FILE WITH THE CITY OF PORTLAND'S PLANNING AND URBAN DEVELOPMENT DEPARTMENT.

APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

[Signatures]
DATE Aug 9, 2011

Adams School Redev. CITY OF PORTLAND APPROVED SITE PLAN Subject to Dept. Conditions Date of Approval 8-9-2011 # 10-9970009 48 Moody St.

STATE OF MAINE, CUMBERLAND, ss
REGISTRY OF DEEDS
RECEIVED 7-11-12
AT 9 hr. 14 min. P.m AND RECORDED
IN PLAN BOOK 212, PAGE 210
ATTEST: REGISTER

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

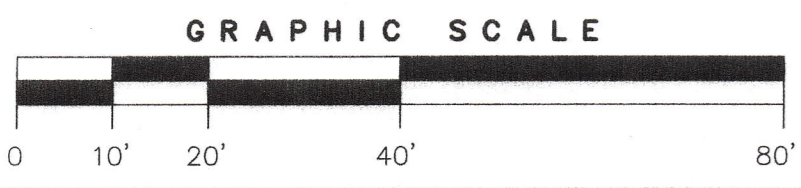
PLAN REFERENCES

1. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR CITY OF PORTLAND, PROPOSED NEW SCHOOL, BECKETT STREET, DEC. 19, 1956, H.I. & E.C. JORDAN-SURVEYORS."
2. "BOUNDARY SURVEY 61-65 WILSON STREET, PORTLAND, MAINE MADE FOR MEREDITH TURNER AUGUST 13, 2007" BY OWEN HASKELL, INC.
3. "TOPOGRAPHIC & PLANIMETRIC SURVEY ON MOODY ST., VESPER ST., WILSON ST. & MUNJOY ST., PORTLAND, MAINE MADE FOR WOODARD & CURRAN JULY 21, 2010 REV. 1 11/30/10" BY OWEN HASKELL, INC.
4. "SITE PLAN AVESTA-ADAMS SCHOOL SITE REDEVELOPMENT, PORTLAND, MAINE DECEMBER 14, 2010" BY PDT ARCHITECTS.

R-6 ZONE DIMENSIONAL REQUIREMENTS

	REQUIRED	PROVIDED
FRONT YARD SETBACK	10 FT. OR AVERAGE OF EXISTING FRONT YARD SETBACKS	5 FT. (AVERAGE OF EXISTING FRONT YARDS)
SIDE YARD SETBACK*	4.2 FT. AT MOODY STREET 4 FT. AT WILSON STREET	4.2 FT. AT MOODY STREET 4 FT. AT WILSON STREET
REAR YARD SETBACK*	5 FT.	5 FT.
LOT SIZE	4,500 SF (MIN.)	32,340 SF
MINIMUM AREA PER DWELLING UNIT	1,000 SF/UNIT	2,021 SF/UNIT
STREET FRONTAGE	40 FT. MIN.	>200 FT.
MAX. LOT COVERAGE	50% OF LOT AREA FOR DEVELOPMENTS WITH <20 UNITS	40%
MAX. BUILDING HEIGHT	45 FT.	<45 FT.
MIN. LOT WIDTH	50 FT.	160 FT.
MIN. OPEN SPACE (20% OF LOT FOR DEV. W/<20 UNITS)	0.15 ACRES	0.22 ACRES
PARK'G SPACES (1 PER UNIT)	16	16

*PER ZONING BOARD OF APPEALS APPROVAL FOR SETBACK VARIANCE, SEPTEMBER 2010



JOHN W. SWAN, PLS No. 1038
DATE: 5/16/12

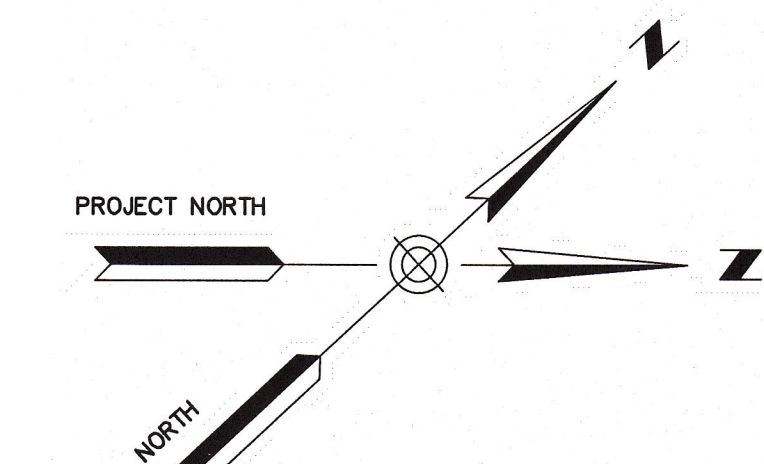
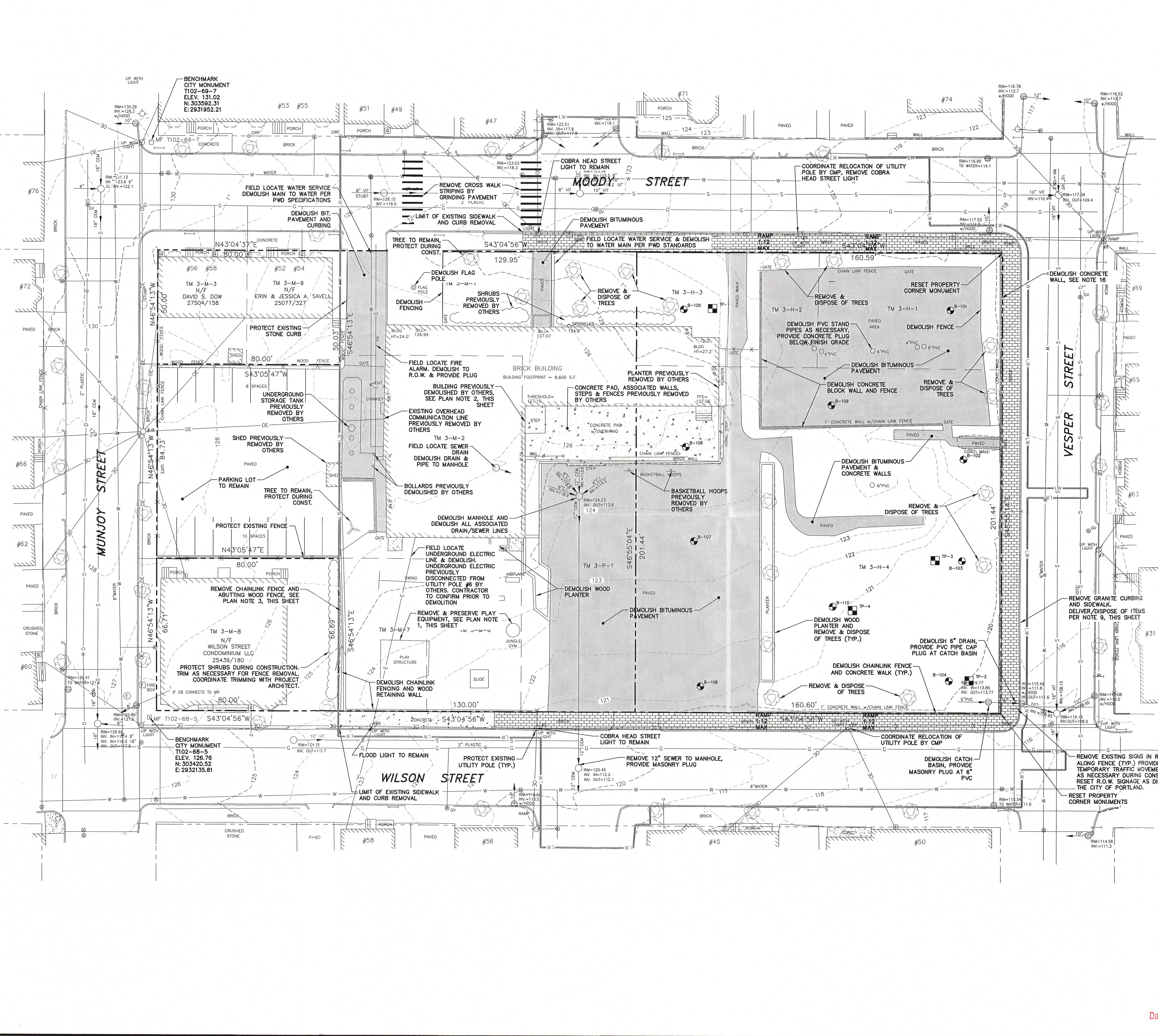
RECORDING PLAT
ON
MOODY ST., VESPER ST., WILSON ST. & MUNJOY ST.
PORTLAND, MAINE
MADE FOR RECORD OWNER
AVESTA HOUSING DEVELOPMENT CORP.
307 CUMBERLAND AVENUE, PORTLAND, MAINE

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	RS	Date	Job No.
Trace By	JLW	APRIL 30, 2012	2010-080P
Check By	JWS	Scale	Drwg. No.
Book No.	FILE	1" = 20'	1RP

Pl. DW copy

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PLAN NOTES:

- CONTRACTOR SHALL CAREFULLY REMOVE PLAY EQUIPMENT AND STRUCTURES FOR RE-USE BY THE CITY OF PORTLAND. EQUIPMENT SHALL BE STOCKPILED ON SITE AND PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE EQUIPMENT REMOVAL WITH THE CITY'S PUBLIC SERVICES DEPARTMENT RECREATION DIVISION. CONTRACTOR TO DISPOSE OF EQUIPMENT AT THE DIRECTION OF THE CITY, UPON REQUEST.
- EXISTING BUILDING, INCLUDING CONCRETE SLAB AND FOUNDATION WALL, PREVIOUSLY REMOVED TO A DEPTH 2' BELOW GRADE BY OTHERS UNDER SEPARATE CONTRACT WITH PROJECT ARCHITECT. CONTRACTOR RESPONSIBLE FOR REMOVING ALL REMAINING BUILDING AND FOUNDATION COMPONENTS AS NECESSARY TO COMPLETE WORK.
- DEMOLISH CHAINLINK AND REMOVE AND PRESERVE WOOD FENCE. RESET SEGMENTS OF ABUTTING WOOD FENCE DISTURBED BY CONSTRUCTION ACTIVITIES. MATCH EXISTING WOOD FENCE HEIGHT AND CONFIGURATION.

DEMOLITION GENERAL NOTES:

- PRIOR TO INITIATING CONSTRUCTION, CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC SERVICES REPRESENTATIVE AND PROJECT ARCHITECT TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE WORK.
- THE WORD "DEMOLISH" SHALL IMPLY THE FULL REMOVAL AND PROPER DISPOSAL OF THE ITEM AND ANY APPURTENANT ITEMS, AS NOTED, OR AS DIRECTED BY THE PROJECT ARCHITECT. THE PROJECT ARCHITECT RETAINS THE RIGHT TO KEEP ANY ITEM NOTED FOR REMOVAL OR DEMOLITION AT THE REQUEST OF THE OWNER OR ARCHITECT.
- THE UNDERGROUND UTILITIES INFORMATION SHOWN ON THESE PLANS HAVE BEEN COMPILED BY OWEN HASKELL, INC. FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE UTILITY LOCATIONS SHOWN IN PLAN ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION BY THE CONTRACTOR. ALL UTILITIES MAY NOT BE SHOWN. ALL INVERTS AND PIPE SIZES SHALL BE VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL UTILITIES PRIOR TO COMMENCING WORK, ALLOWING SUFFICIENT TIME TO LOCATE AND MARK THE LOCATION OF BURIED UTILITIES. CONTRACTOR SHALL CONTACT DIG SAFE, TELEPHONE 888-344-7233, PRIOR TO EXCAVATION.
- CONTRACTOR SHALL MAINTAIN A SECURE WORKSITE, AND SHALL INSTALL AND MAINTAIN SAFETY AND SECURITY MEASURES, SUCH AS FENCING, BARRIERS, SIGNAGE, AND TRAFFIC CONTROL DEVICES. APPROPRIATE SECURITY AND SAFETY MEASURES SHALL BE IN PLACE DURING NON-WORKING HOURS. NO TRENCH SHALL BE LEFT OPEN DURING NON-WORKING HOURS. SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR, DURING BOTH WORKING AND NON-WORKING HOURS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES, IN ACCORDANCE WITH THESE PLANS AND THE LATEST EDITION OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL. KEEP ALL STREETS FREE OF DUST, MUD AND DEBRIS. STREETS AND WALKWAYS SHALL BE SWEEPED REGULARLY, AND TEMPORARY CONSTRUCTION ENTRANCES SHALL BE UTILIZED DURING CONSTRUCTION.
- COORDINATE CONSTRUCTION ACTIVITY WITH UTILITY COMPANIES, EMERGENCY SERVICES, CITY AND THE PROJECT ARCHITECT.
- CONTRACTOR SHALL REMOVE ABANDONED UTILITIES ASSOCIATED WITH THE FORMER SCHOOL BUILDING. LOCATE SERVICES WITH TEST PITS, CUT AND CAP LINE AT LOCATIONS AS SHOWN ON THE PLANS. REMOVE SERVICE BACK TO EXISTING SEWER MAIN. CONTRACTOR SHALL NOTE LOCATION OF ALL CAPS ON RECORD DRAWINGS.
- CONTRACTOR SHALL APPLY 4" OF LOAM AND SHALL SEED ALL DISTURBED AREAS, EXCEPT THOSE DESIGNATED FOR BUILDINGS, WALKWAYS, AND PARKING. SEED MIX AND APPLICATION SHALL BE IN CONFORMANCE WITH THE LANDSCAPING PLANS.
- PROPERLY PROTECT AND DO NOT DISTURB PROPERTY IRONS AND MONUMENTS NOT INDICATED ON THE DRAWINGS FOR REMOVAL. IF DISTURBED, THE PROPERTY MONUMENT SHALL BE RESET AT THE CONTRACTOR'S EXPENSE, BY A REGISTERED LAND SURVEYOR APPROVED BY THE PROJECT ARCHITECT.
- EXISTING FACILITIES WITHIN THE CITY RIGHT-OF-WAY (I.E. GRANITE CURBING, SIDEWALK BRICKS, TREES, POLES, LIGHT POSTS, CATCH BASINS, SIGNS, PLAY EQUIPMENT, ETC) ARE THE PROPERTY OF THE CITY'S DEPARTMENT OF PUBLIC SERVICES. CONTRACTOR TO COORDINATE REMOVAL/DISPOSAL WITH THE CITY AND PROJECT ARCHITECT. AT THE DIRECTION OF THE CITY AND PROJECT ARCHITECT, CONTRACTOR SHALL DELIVER REMOVED FACILITIES TO THE CITY'S MATERIAL STOCKYARD ON OUTER CONGRESS STREET. CONTRACTOR SHALL DISPOSE OF ANY REMOVED FACILITY AT THE REQUEST OF THE CITY OR PROJECT ARCHITECT, AT NO ADDITIONAL COST TO THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING STREET OPENING PERMITS, AND ALL OTHER NECESSARY PERMITS FOR WORK WITHIN THE CITY'S RIGHT-OF-WAY.
- MAINTAIN VEHICULAR AND PEDESTRIAN FLOW THROUGH CITY STREETS AT ALL TIMES. COORDINATE ALL SIDEWALK AND LANE CLOSURES WITH THE CITY.
- CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN ACCORDANCE WITH REQUIREMENTS OUTLINED WITHIN THE MAINE CONSTRUCTION GENERAL PERMIT. CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH PHOTOGRAPHS AND REQUIRED ATTACHMENTS TO THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON COMPLETION OF THE PROJECT. A DRAFT OF THE NOTICE WILL BE PROVIDED TO THE PROJECT ARCHITECT, FOR REVIEW PRIOR TO SUBMISSION. A COPY OF THE NOTICE CAN BE OBTAINED AT www.maine.gov/dep/blwq/doostand/stormwater/construction.htm.
- CONTRACTOR SHALL ADHERE TO SOIL HANDLING MANAGEMENT, DISPOSAL AND COVER REQUIREMENTS IDENTIFIED IN THE SITE'S VOLUNTEER RESPONSE ACTION PLAN (VRAP) AND THE SOIL MANAGEMENT PLAN PREPARED BY CREDE RE ASSOCIATES AND INCLUDED AS PART OF THE CONTRACT DOCUMENTS. ALL CONTAMINATED SOIL ON SITE SHALL BE REQUIRED TO HAVE CLEAN SOIL COVER PER WRAP AND AS SHOWN ON CONTAMINATED SOIL COVERING SECTION DETAIL INCLUDED ON SHEET C6.
- CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PROVIDED BY S.W. COLE, INC. BORINGS AND TEST PIT LOCATIONS ARE REFERENCED FROM THIS REPORT.
- NUMEROUS FOUNDATIONS AND BELOW GRADE STRUCTURES ARE PRESENT ON THE SITE, AND MAY NOT BE DEPICTED ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THESE FEATURES TO THE ACCEPTABLE DEPTHS NOTED ON THE PLANS. GEOTECHNICAL REPORT AND SPECIFICATIONS TO ALLOW FOR THE CONSTRUCTION OF THE PROJECT AS PROPOSED.
- EXISTING CONCRETE WALL HEIGHTS AND CONDITIONS VARY. CONTRACTOR SHALL EVALUATE EXISTING WALLS PRIOR TO DEMOLITION.

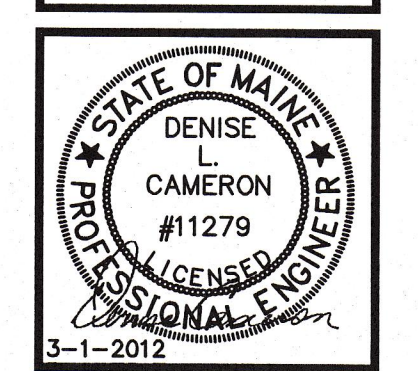
CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 8-9-2011

BAR SCALE
 1" = 20'
 CHECK GRAPHIC SCALE BEFORE USING

PDT ARCHITECTS
 49 DARTMOUTH STREET
 PORTLAND, MAINE 04101
 207-775-1059
 www.pdtarch.com

WOODARD & CURRAN
 41 Hutchins Drive
 Portland, Maine 04102
 800.428.4282 | www.woodardcurran.com
 COMMITMENT & INTEGRITY DRIVE RESULTS

AVESTA - Adams School Site Redevelopment
 PORTLAND, MAINE



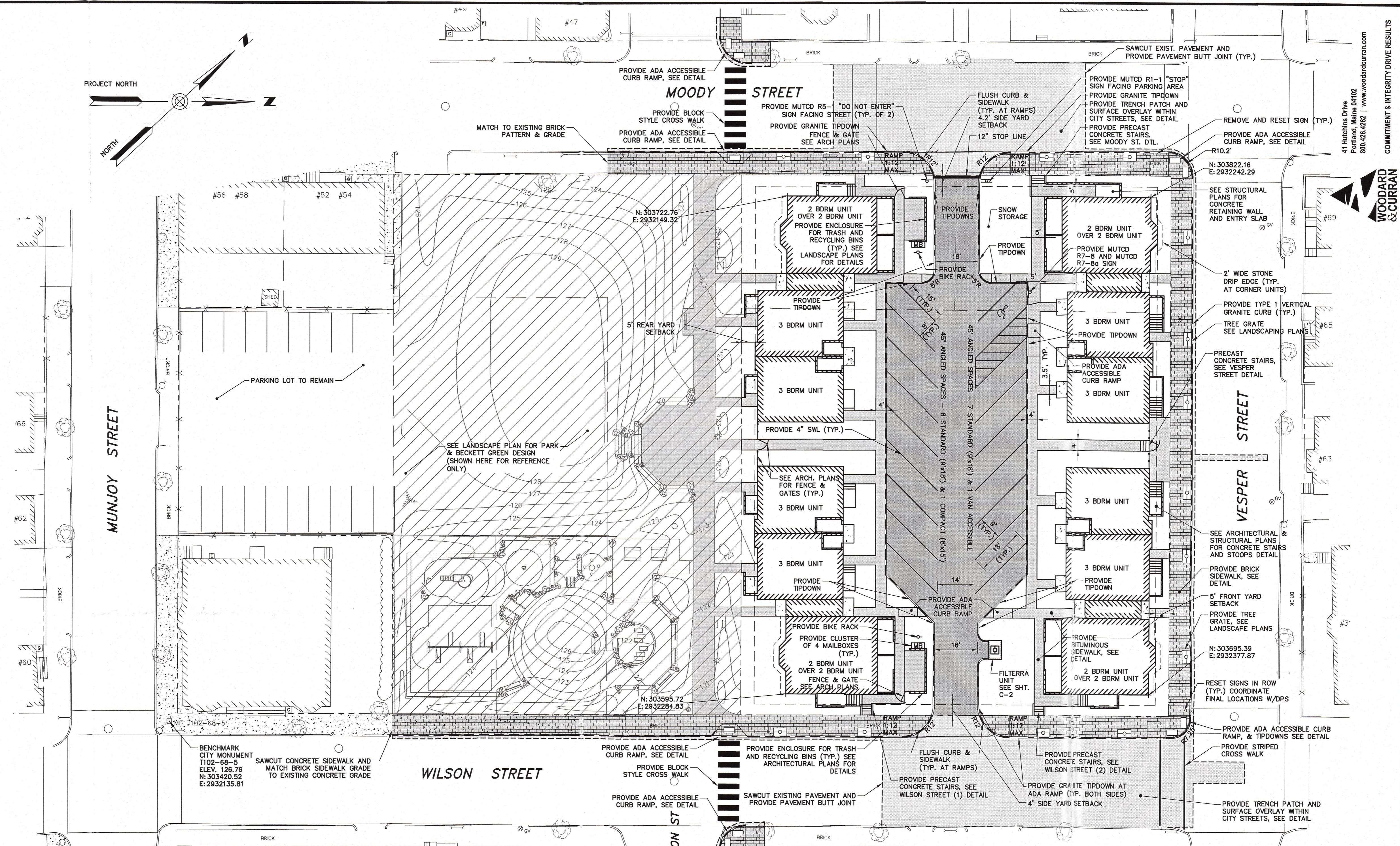
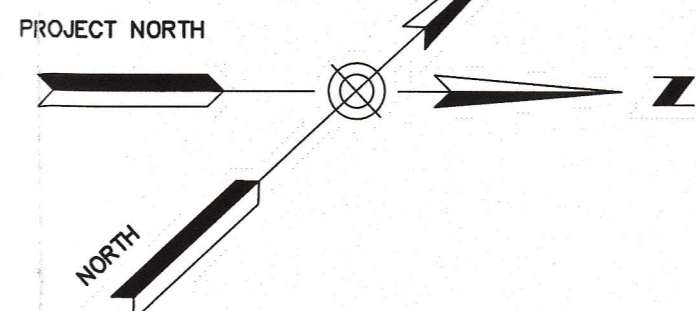
JOB NO. 08-056
DRWN. CHK BCM DLC
SCALE: 1" = 20'
ISSUE MARCH 1, 2012
TITLE SITE DEMOLITION & REMOVALS PLAN
SHEET

C1

PL. DIV. COPY

GENERAL NOTES:

- EXISTING SITE AND TOPOGRAPHIC DATA BASED ON A PLAN BY OWEN HASKELL, INC. OF YARMOUTH, MAINE DATED JULY 21 2010 AND REVISED NOVEMBER 30 2010. HORIZONTAL DATUM IS REFERENCED TO MAINE STATE PLANE NAD 83, US FOOT. VERTICAL DATUM IS REFERENCED TO CITY DATUM. BEARINGS ARE GRID NORTH BASED ON CITY MONUMENTS T102-68-7, T102-68-5.
- 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.
- THE UTILITY LOCATIONS SHOWN ON PLAN ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION BY THE CONTRACTOR. CONTACT THE PROJECT ARCHITECT AND CITY IMMEDIATELY UPON DISCOVERING ANY CONFLICTS WITH EXISTING AND PROPOSED UTILITY LOCATIONS. NOT ALL EXISTING UTILITIES ARE SHOWN ON PLANS.
- CLEAN AND/OR FLUSH ALL MANHOLES, CATCH BASINS, AND ASSOCIATED PIPING AFTER THE WORK HAS BEEN COMPLETED.
- COORDINATE CONSTRUCTION ACTIVITY WITH UTILITY COMPANIES, EMERGENCY SERVICES AND CITY. NOTIFY UTILITY COMPANIES WITHIN 48 HOURS OF WORK ACTIVITY ADJACENT TO THOSE UTILITIES.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES PRIOR TO COMMENCING WORK, ALLOWING SUFFICIENT TIME TO LOCATE AND MARK THE LOCATION OF BURIED UTILITIES. CONTRACTOR SHALL CONTACT "DIG SAFE", TELEPHONE 888-344-7233, PRIOR TO EXCAVATION.
- RESTORE ALL AREAS DISTURBED BY CONTRACTOR'S OPERATIONS TO ORIGINAL FINISH (GRAVEL, PAVEMENT, GRASS, ETC.). RESTORATION OF PAVED SURFACES, GRAVEL SURFACES, DRIVEWAYS, AND LAWNS DAMAGED BY CONSTRUCTION ACTIVITIES OUTSIDE OF LIMITS OF WORK INDICATED ON THE PLANS SHALL BE PERFORMED AT NO ADDITIONAL COST TO OWNER. ANY CURB DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED IN KIND AND SHALL CONFORM TO CITY OF PORTLAND AND MAINE DOT SPECIFICATIONS AT NO ADDITIONAL COST TO OWNER.
- PROPERLY PROTECT AND DO NOT DISTURB PROPERTY IRONS AND MONUMENTS. IF DISTURBED, THE PROPERTY MONUMENT SHALL BE RESET AT THE CONTRACTOR'S EXPENSE BY A LICENSED LAND SURVEYOR ACCEPTABLE TO THE CITY.
- EXISTING FACILITIES WITHIN CITY RIGHT-OF-WAY (I.E. GRANITE CURBING, SIDEWALK BRICKS, TREES, POLES, LIGHT POSTS, SIGNS, CATCH BASINS, ETC.) SHALL BE REMOVED AND PROTECTED DURING CONSTRUCTION. THESE FACILITIES ARE THE PROPERTY OF THE CITY'S PUBLIC SERVICES DEPARTMENT. ALL PROPERTY REMOVED FROM THE PUBLIC R.O.W. SHALL BE DELIVERED TO THE CITY'S MATERIAL STOCK YARD ON OUTER CONGRESS STREET. CONTRACTOR TO DISPOSE OF ANY REMOVED FACILITY AT THE REQUEST OF CITY OR OWNER AT CONTRACTOR'S EXPENSE. CONTRACTOR TO COORDINATE REMOVAL/DISPOSAL WITH THE CITY DEPARTMENT OF PUBLIC SERVICES.
- ALL TREES NOT NOTED TO BE REMOVED OR RELOCATED SHALL BE PROTECTED BY CONTRACTOR DURING CONSTRUCTION.
- ALL WORK SHALL CONFORM TO THE CITY OF PORTLAND'S TECHNICAL MANUAL.
- ALL WORK WITHIN THE RIGHT OF WAY OF CITY STREETS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY TRAFFIC ENGINEER. THE CONTRACTOR SHALL SUBMIT A PROPOSED TRAFFIC CONTROL PLAN TO THE TRAFFIC ENGINEER AT LEAST 7 DAYS BEFORE BEGINNING CONSTRUCTION IN ANY STREET. THE PROPOSED TRAFFIC CONTROL PLAN SHALL BE SUBJECT TO APPROVAL BY THE TRAFFIC ENGINEER WHO MAY ATTACH SPECIAL CONDITIONS, OR REQUIRE MODIFICATIONS OF THE TRAFFIC CONTROL PLAN. WORK SHALL NOT BEGIN UNTIL THE PLAN IS APPROVED BY THE TRAFFIC ENGINEER.
- PRIOR TO CONSTRUCTING ANY SIDEWALK HANDICAP RAMPS WITHIN THE ROAD RIGHT OF WAY, THE DESIGN SHALL BE REVIEWED AND APPROVED BY BRUCE HYMAN (OFFICE - 207.874.8833 CELL - 207.400.9243) OF THE PUBLIC SERVICES DEPARTMENT.
- DO NOT PARK, IMPEDE ACCESS TO, OR STORE EQUIPMENT ON ADJACENT CITY OR PRIVATELY OWNED LOTS, UNLESS PERMISSION HAS BEEN GRANTED IN WRITING BY CITY AND/OR LAND OWNER.
- CONTRACTOR SHALL NOT DISRUPT PRIVATE UTILITY SERVICES OF ADJUTING LAND OWNERS. ALL UTILITY COORDINATION IS RESPONSIBILITY OF CONTRACTOR.
- RESTRICT ACCESS TO SITE THROUGH THE USE OF APPROPRIATE SIGNAGE, BARRIERS, FENCES, ETC. SITE SHALL BE LEFT WITH APPROPRIATE SAFETY MEASURES IN PLACE DURING NON-WORKING HOURS. SITE SAFETY IS THE RESPONSIBILITY OF CONTRACTOR, DURING BOTH WORKING AND NON-WORKING HOURS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS. PERMIT APPLICATIONS SHALL BE SUBMITTED WITH ADEQUATE TIME SO AS NOT TO DELAY CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN A CITY STREET OPENING PERMIT BEFORE BEGINNING CONSTRUCTION WITHIN CITY RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE A CURRENT EXCAVATOR'S LICENSE PRIOR TO ANY EXCAVATION WITHIN CITY RIGHT-OF-WAY.
- ALL WORK WITHIN CITY RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH ARTICLES VI, VII, AND IX OF CHAPTER 25-STREETS, SIDEWALKS, AND OTHER PUBLIC PLACES OF THE CITY OF PORTLAND. CODE OF ORDINANCES.
- ALL SEWER CONSTRUCTION IN THE PUBLIC WAY SHALL BE COMPLETED IN ACCORDANCE WITH ARTICLE II OF CHAPTER 24-SHALLS OF THE CITY OF PORTLAND CODE OF ORDINANCES.
- PRIOR TO ABANDONING ANY SEWER PIPES WHICH CONNECT TO PUBLIC INFRASTRUCTURE WITHIN THE ROAD RIGHT OF WAY, CONTACT JOHN EMERSON (OFFICE - 207.874.8468 CELL - 207.318.0239)
- ALL WATER LINE (MAINS, SERVICES, HYDRANTS, ETC.) CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT TECHNICAL SPECIFICATIONS, LATEST EDITION. PORTLAND WATER DISTRICT TECHNICAL SPECIFICATIONS LATEST EDITION SHALL GOVERN IN THE CASE OF ANY AND ALL CONFLICTS IN THE PROJECT CONSTRUCTION DOCUMENTS AT NO ADDITIONAL COST TO OWNER.
- ALL GAS LINE (MAINS, SERVICES, GATE VALVES, METERS, ETC.) CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH UNITL'S TECHNICAL SPECIFICATIONS, LATEST EDITION. UNITL'S TECHNICAL SPECIFICATIONS LATEST EDITION SHALL GOVERN IN THE CASE OF ANY AND ALL CONFLICTS IN THE PROJECT CONSTRUCTION DOCUMENTS AT NO ADDITIONAL COST TO OWNER.
- THE CITY OF PORTLAND ENGINEERING DIVISION REQUIRES THAT UPON COMPLETION OF CONSTRUCTION, A COMPLETE SET OF "RECORD" DRAWINGS THAT REFLECT ANY AND ALL MODIFICATIONS TO THE SANITARY SEWER SYSTEM, STORM SEWER SYSTEM AND ANY OTHER UTILITY INSTALLATIONS OR ALTERATIONS WITHIN THE PROJECT LIMITS BE SUBMITTED TO THE DIVISION. THESE DRAWINGS SHALL BE SUBMITTED IN BOTH DIGITAL AND HARD COPY FORMAT AS DEFINED IN THE SPECIFICATIONS PRIOR TO PAYMENT OF FINAL RETAINAGE.
- WORK IS IN CLOSE PROXIMITY TO EXISTING UTILITIES. PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION SHALL BE INCIDENTAL TO THE CONTRACT.
- FOR TEST PIT LOCATIONS SHOWN ON PLANS, FIELD VERIFY UTILITY ELEVATIONS PRIOR TO ORDERING CATCH BASIN & MANHOLE STRUCTURES. NOTIFY PROJECT ARCHITECT OF ANY CONFLICTS.
- PROVIDE 4-INCHES OF LOAM AND SEED IN ALL LAWN AREAS DISTURBED BY CONTRACTOR'S OPERATIONS. SEED MIX AND APPLICATION SHALL BE IN CONFORMANCE WITH LANDSCAPE PLANS.
- RESET ALL SIGNS IN CITY'S R.O.W. PLACEMENT AND EXACT LOCATION OF SIGNS TO BE COORDINATED WITH CITY'S PUBLIC SERVICES DEPARTMENT.
- REFER TO SHEET C1 FOR LIMIT OF WORK.
- CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT, DEVELOPED BY S.W. COLE ENGINEERING, INC. FOR OVER EXCAVATION AND SOIL PREPARATION REQUIREMENTS.
- CONTRACTOR SHALL ADHERE TO SOIL HANDLING MANAGEMENT, DISPOSAL AND COVER REQUIREMENTS IDENTIFIED IN THE SITE'S VOLUNTEER RESPONSE ACTION PLAN (VRAP) PREPARED BY CREDEE ASSOCIATES AND INCLUDED AS PART OF THE CONTRACT DOCUMENTS. ALL CONTAMINATED SOIL ON SITE SHALL BE REQUIRED TO HAVE CLEAN SOIL COVER PER WRAP AND AS SHOWN ON CONTAMINATED SOIL COVERING SECTION DETAIL INCLUDED ON SHEET C6.
- CONTRACTOR SHALL DEVELOP A CONSTRUCTION MANAGEMENT PLAN FOR REVIEW BY THE CITY OF PORTLAND, THE OWNER, AND ENGINEER. THE CONSTRUCTION MANAGEMENT PLAN SHALL ADDRESS ITEMS INCLUDING (BUT NOT LIMITED TO) PUBLIC ACCESS TO SIDEWALKS, CITY STREETS, ADJACENT LOTS, AND PLACED GROUNDS. THE PLAN SHALL DESCRIBE IMPACTS ON ADJACENT PARKING AREAS, NOISE AND DUST CONTROL, FENCING, AND TRAFFIC MANAGEMENT. THE PLAN SHALL INCLUDE A SCHEDULE OF WORK ITEMS AND A DESCRIPTION OF THE PUBLIC COMMUNICATION PROCESS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES WITH THE CITY OF PORTLAND AND OBTAINING CITY APPROVAL OF THE CONSTRUCTION MANAGEMENT PLAN PRIOR TO ISSUANCE OF THE BUILDING PERMITS.



SYMBOLS

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	○	● SMH
STORM DRAIN MANHOLE	○	● DMH
CATCH BASIN	○	●
UTILITY POLE W/GUY	○	○
UTILITY POLE	○	○
LIGHT POLE	○	○
GAS METER	○	○
WATER GATE	○	○
WATER SHUT OFF	○	○
GAS VALVE	○	○
GAS SHUT OFF	○	○
HYDRANT	○	○
SIGN	○	○
CONIFEROUS TREE	○	○
DECIDUOUS TREE	○	○
IRON PIN (FOUND)	○	○
MONUMENTS (FOUND)	○	○
DOWNSPOUT	○	○
ROOFDRAIN	○	○
CLEANOUT	○	○
TEST PIT	○	○
BORING LOCATION	○	○
BITUMINOUS PAVEMENT OVERLAY	○	○
BRICK SIDEWALK	○	○
CONCRETE WALK	○	○
BITUMINOUS PAVEMENT	○	○

ABBREVIATIONS

& A.G.	AND ABOVE GROUND	MIN. MON.	MINIMUM MONUMENT
BC	BOTTOM OF CURB	N.I.C.	NOT IN CONTRACT
BIT	BITUMINOUS	NO.	NO REFUSAL
B/W	BETWEEN	N.T.S.	NOT TO SCALE
CB	CATCH BASIN	OE	OVERHEAD ELECTRIC
CI	CAST IRON	OH	OVERHEAD
CMP	CENTRAL MAINE POWER	±	PLUS OR MINUS
CMP	CORRUGATED METAL PIPE	PLS	PROFESSIONAL LAND SURVEYOR
CONC	CONCRETE	PROP.	PROPOSED
DI	DUCTILE IRON	PT.	POINT
DMH	DIAMETER	PVC	POLYVINYL CHLORIDE
DTL	DETAIL	R.O.W.	RIGHT-OF-WAY
DPS	CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES	RCF	REINFORCED CONCRETE PIPE
E/COMM	UNDERGROUND ELECTRICAL/COMMUNICATIONS/CABLE	REIN.	REINFORCED
EL.	ELEVATION	REQ'D	REQUIRED
E.O.P.	EDGE OF PAVEMENT	S	SLOPE (FT./FT.)
EXIST.	EXISTING	SD	SEWER
FF	FINISH FLOOR	SD	STORM DRAIN
FT	FOOT/FEET	SMH	SEWER MANHOLE
G	GAS MAIN & SERVICE	SCH	SCHEDULE
GALV. GRAN.	GALVANIZED GRANITE	STA.	STATION
HOPE	HIGH DENSITY POLYETHYLENE	TS	TOP OF STAIRS
HYD	HYDRANT	TYP.	TYPICAL
INV.	INVERT	UNO	UNLESS NOTED OTHERWISE
LF	LINEAR FEET	UP	UTILITY POLE
MAX.	MAXIMUM	VC	VITRIFIED CLAY
MDOT	MAINE DEPARTMENT OF TRANSPORTATION	VT.	VITRIFIED CLAY
		W	WEST
		W	WATER
		W/W	WATER MAIN
		WS	WATER SERVICE
		WV	WATER VALVE

LINE TYPES

DESCRIPTION	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)	---11---	---11---
CONTOUR (INDEX)	---10---	---10---
SANITARY SEWER	---	---
STORM DRAIN	---	---
UNDERDRAIN	---	---
WATER MAIN	---	---
FIRE WATER SERVICE	---	---
GAS LINE	---	---
OVERHEAD ELECTRIC	---	---
UNDERGROUND ELECTRICAL/COMMUNICATIONS/CABLE	---	---
PROPERTY LINE	---	---
RIGHT OF WAY	---	---
EASEMENT	---	---
SETBACK	---	---
FENCE	---	---
RETAINING WALL	---	---
STONEWALL	---	---
CURB	---	---
TYPE 1 GRANITE CURB	---	---
EDGE OF PAVEMENT	---	---
BUILDING OUTLINE	---	---
SAWCUT	---	---
YARD SETBACK	---	---
LIMIT OF WORK	---	---

R-6 ZONE DIMENSIONAL REQUIREMENTS		
	REQUIRED	PROVIDED
FRONT YARD SETBACK	10 FT. OR AVERAGE OF EXISTING FRONT YARD SETBACKS	5 FT. (AVERAGE OF EXISTING FRONT YARDS)
SIDE YARD SETBACK*	4.2 FT. AT MOODY STREET 4 FT. AT WILSON STREET	4.2 FT AT MOODY STREET 4 FT. AT WILSON STREET
REAR YARD SETBACK*	5 FT.	5 FT.
LOT SIZE	4,500 SF (MIN.)	32,350 SF
MINIMUM AREA PER DWELLING UNIT	1,000 SF/UNIT	2,021 SF/UNIT
STREET FRONTAGE	40 FT. MIN.	>200 FT.
MAX. LOT COVERAGE	50% OF LOT AREA FOR DEVELOPMENTS WITH <20 UNITS	26%
MAX. BUILDING HEIGHT	45 FT.	<45 FT.
MIN. LOT WIDTH	50 FT.	160 FT.
MIN. OPEN SPACE (20% OF LOT FOR DEVELOPMENTS WITH <20 DWELLING UNITS)	0.15 ACRES	0.19 ACRES
PARKING SPACES (1 PER UNIT)	16	17

*PER ZONING BOARD OF APPEALS APPROVAL FOR SETBACK VARIANCE, SEPTEMBER 2010

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 8-9-2011

BAR SCALE
1" = 20'
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PORTLAND, MAINE

STATE OF MAINE
DENISE CAMERON
#11279
LICENSED PROFESSIONAL ENGINEER
3-1-2012

JOB NO.
08-056

DRWN. CHK
BCM DLC

SCALE:
1" = 20'

ISSUE
MARCH 1, 2012

TITLE
SITE PLAN

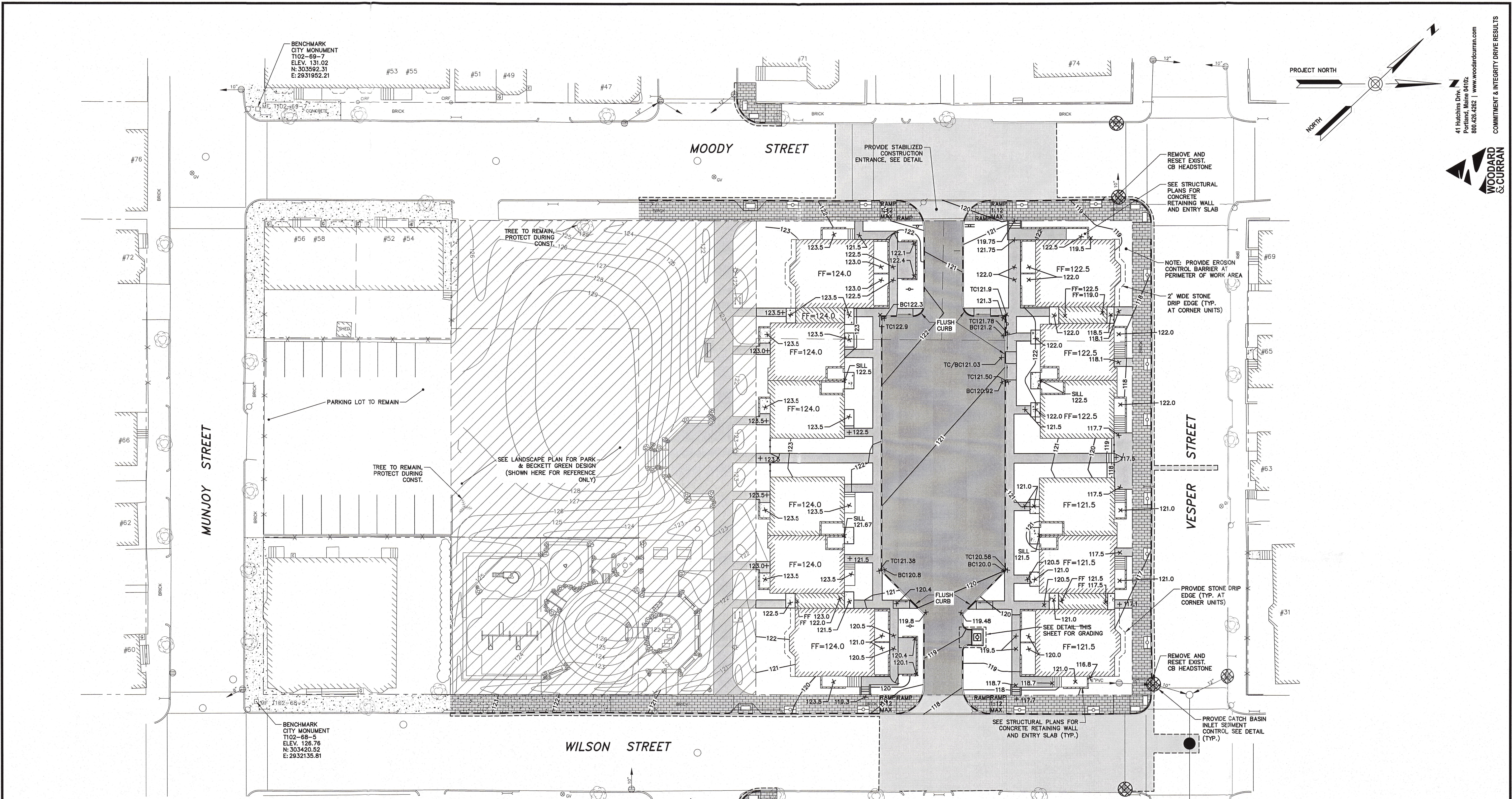
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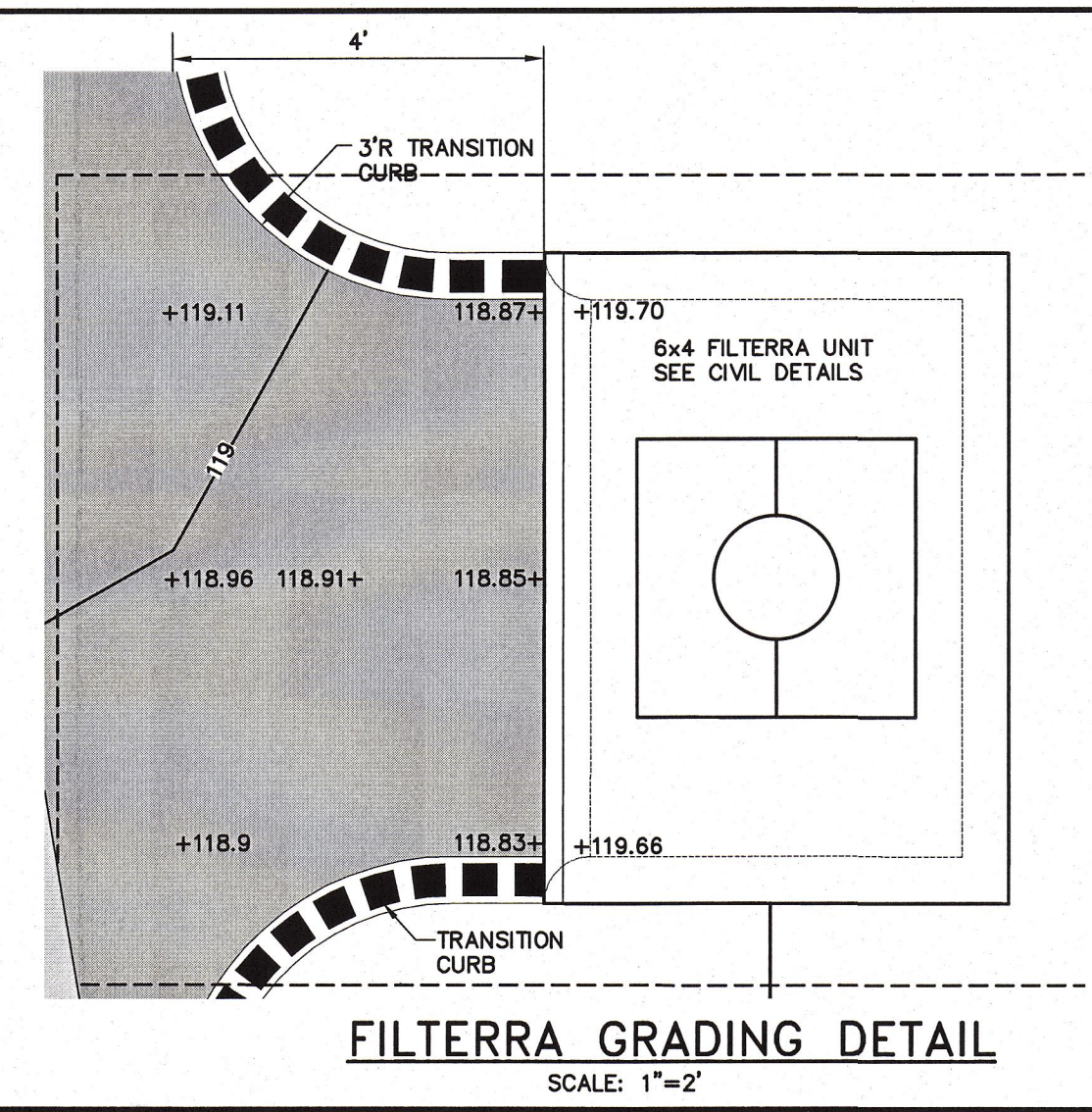
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ISSUE
MARCH 1, 2012

TITLE
GRADING AND
EROSION CONTROL
PLAN

SHEET

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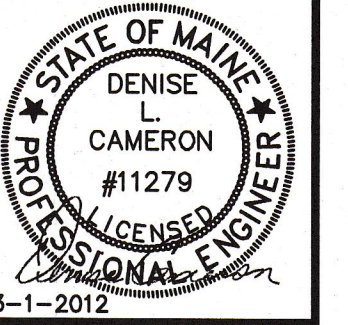


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APPROVED SITE PLAN
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20' 0 20' 40'
BAR SCALE
1" = 20'
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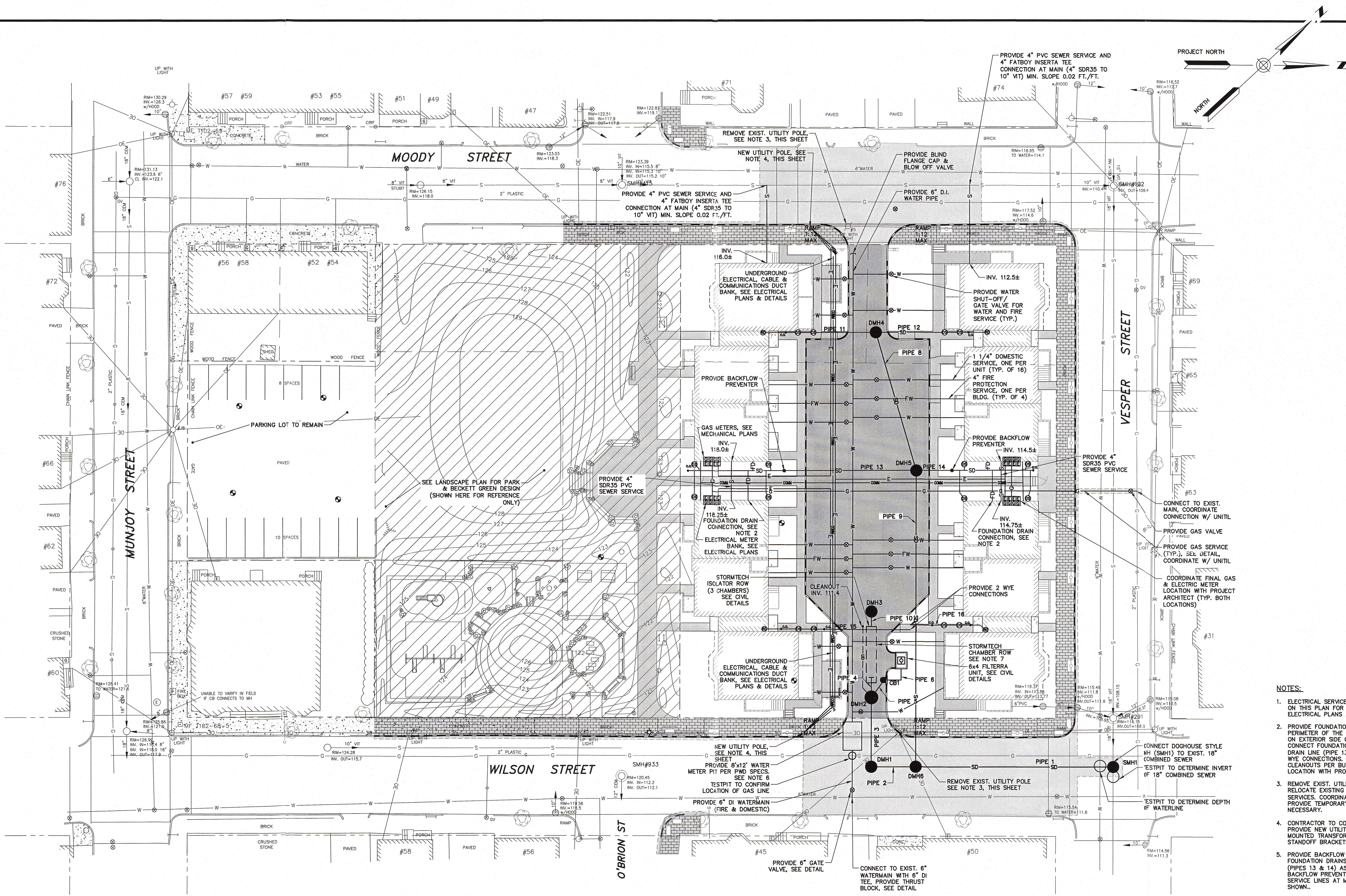
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UTILITY PLAN

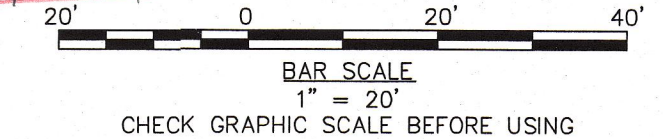
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- NOTES:**
- ELECTRICAL SERVICE LINES NOT SHOWN ON THIS PLAN FOR CLARITY, REFER TO ELECTRICAL PLANS AND DETAILS.
 - PROVIDE FOUNDATION DRAIN AROUND PERIMETER OF THE PROPOSED BUILDING ON EXTERIOR SIDE OF SPREAD FOOTING. CONNECT FOUNDATION DRAIN TO STORM DRAIN LINE (PIPE 13 & PIPE 14) USING WYE CONNECTIONS. PROVIDE 2 CLEANOUTS PER BUILDING. COORDINATE LOCATION WITH PROJECT ARCHITECT.
 - REMOVE EXIST. UTILITY POLE AND RELOCATE EXISTING OVERHEAD UTILITY SERVICES. COORDINATE W/CMP TO PROVIDE TEMPORARY SERVICE AS NECESSARY.
 - CONTRACTOR TO COORDINATE W/CMP TO PROVIDE NEW UTILITY POLE WITH POLE MOUNTED TRANSFORMER, RISERS, AND STANDOFF BRACKETS.
 - PROVIDE BACKFLOW PREVENTERS FOR FOUNDATION DRAINS ON STORMDRAINS (PIPES 13 & 14) AS SHOWN. PROVIDE BACKFLOW PREVENTOR FOR SEWER SERVICE LINES AT MOODY ST. AS SHOWN.
 - PROVIDE 8'x12' METER PIT WITH FIRE SERVICE METER MODEL F4000 BY ELSTER. METER AND METER PIT SHALL BE IN CONFORMANCE WITH ALL PWD SPECIFICATIONS. CONTRACTOR SHALL PROVIDE ANTI-FLOTATION CALCULATIONS FOR METER PIT. STAMPED BY A LICENSED PROFESSIONAL ENGINEER.
 - PROVIDE STORMTECH ISOLATOR ROW IN ACCORDANCE WITH DETAILS. PROVIDE MINIMUM 2" SEPARATION AND 2" RIGID INSULATION BETWEEN STORMTECH CHAMBER AND ALL UTILITY CROSSINGS.
 - CONTRACTOR TO COORDINATE WATER, GAS AND ELECTRICAL SERVICES WITH GRAVITY SEWER AND STORM DRAIN LINES. PROVIDE OFFSETS AS NECESSARY TO ACHIEVE SEPARATION PER PWD, UNTIL AND CMP STANDARDS. PROVIDE INSULATION AND CONCRETE PER DETAILS.

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PIPE TABLE				PIPE TABLE				STRUCTURE TABLE					
PIPE NAME	SIZE	LENGTH	SLOPE	PIPE NAME	SIZE	LENGTH	SLOPE	NAME	DIA.	RIM**	INV IN/SIZE/FROM	INV OUT/SIZE/TO	WER HEIGHT
PIPE 1	18" SDR35 PVC	80'	0.013	PIPE 11	6" PVC	45'	0.010	DMH1	4'	118.44	109.42 18"SDR35 PVC DMH2	109.32 18"SDR35 PVC DMH6	
PIPE 2	18" SDR53 PVC	15'	0.005	PIPE 12	6" PVC	45'	0.010	DMH2	5'	118.40	112.12 10"SDR35 PVC CB1	110.12 24"SDR35 HDPE STORMTECH	11312
PIPE 3	18" SDR35 PVC	25'	0.005	PIPE 13	6" PVC	95'	0.010*	DMH3	4'	119.90	109.62 6" PVC UD	109.55 18"SDR35 PVC DMH1	
PIPE 4	24" SDR35 HDPE	4'	0.000	PIPE 14	6" PVC	50'	0.010*	DMH4	4'	121.90	116.17 6" PVC	115.64 10"SDR35 PVC DMH5	
PIPE 5	10" SDR35 PVC	5'	0.021	PIPE 15	6" PVC	62'	0.010	DMH5	4'	120.60	114.09 10"SDR35 PVC DMH4	113.99 10"SDR35 PVC DMH6	
PIPE 6	6" SDR35 PVC	10'	0.040	PIPE 16	6" PVC	33'	0.010	DMH6	4'	117.98	114.42 6" PVC	109.15 18"SDR35 PVC SMH1	
PIPE 7	6" PVC UD	28'	0.005					FILTERA	6'x4'	118.85	108.00 18"EXIST. FIELD VER.	115.35 6"SDR35 PVC CB1	
PIPE 8	10" SDR35 PVC	57'	0.027					SMH1	4'	115.97	108.10 18"SDR35 PVC DMH6	108.00 18"EXIST.	
PIPE 9	10" SDR35 PVC	122'	0.033										
PIPE 10	24" SDR35 HDPE	4'	0.312										

* FIELD VERIFY AND ADJUST SLOPES AS NECESSARY TO ACCOMMODATE FOUNDATION DRAIN CONNECTION
 **FIELD VERIFY AND ADJUST RIM AS NECESSARY TO MATCH FINAL GRADES.

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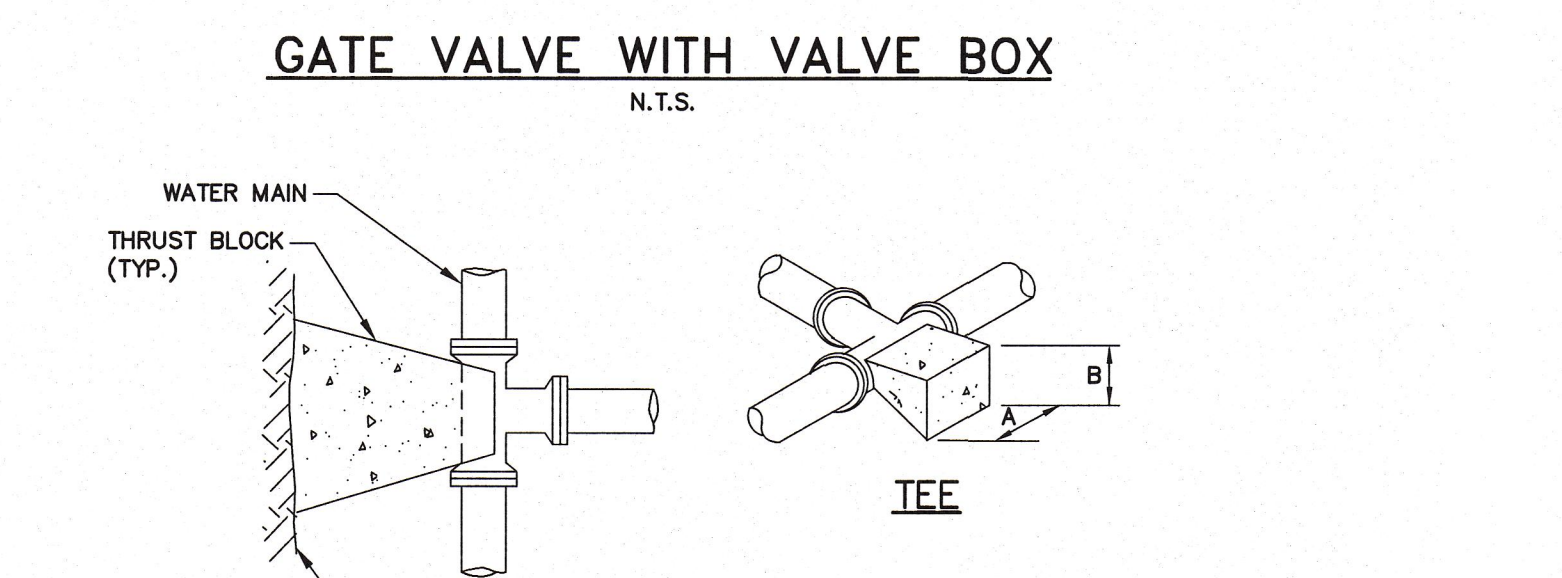
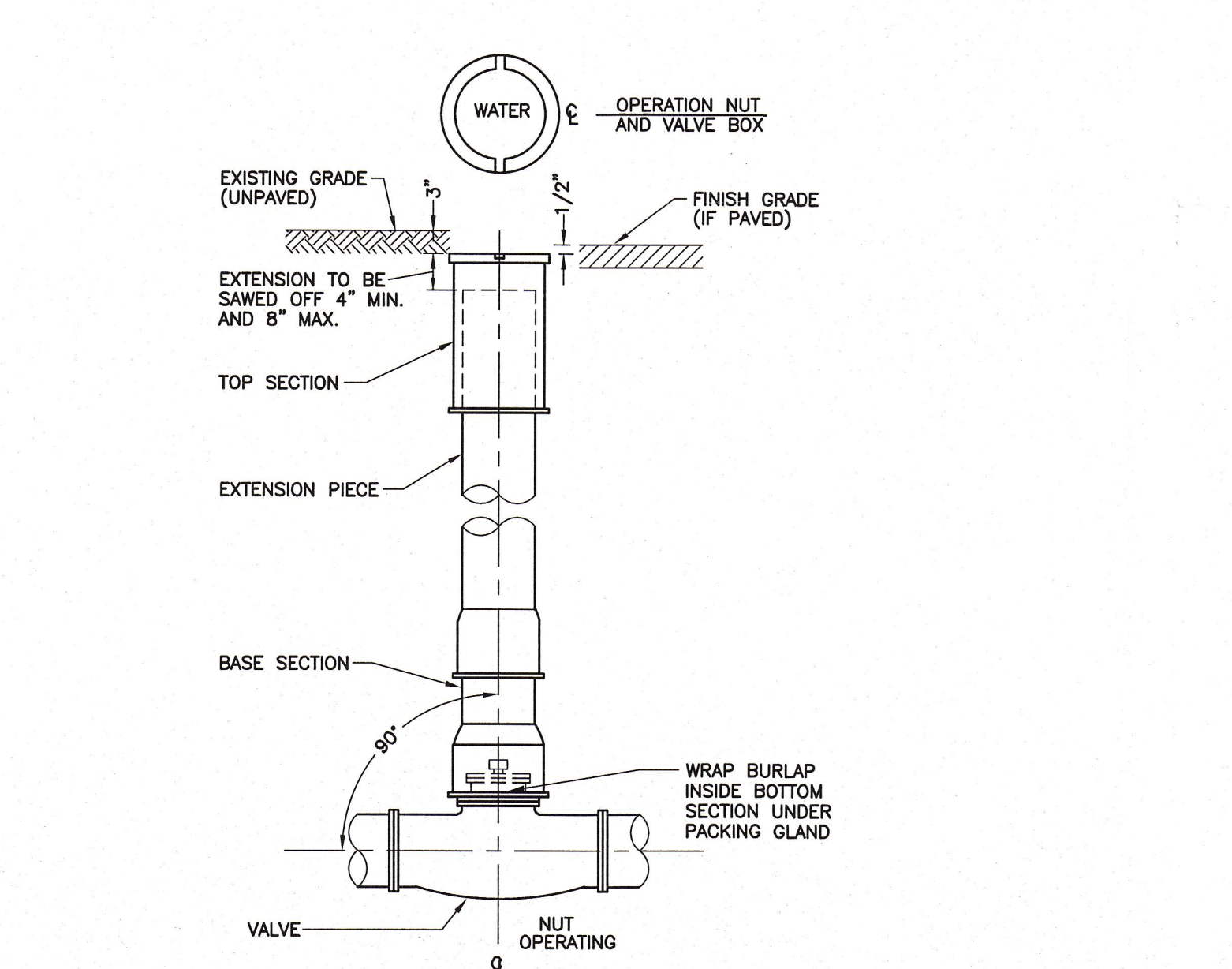
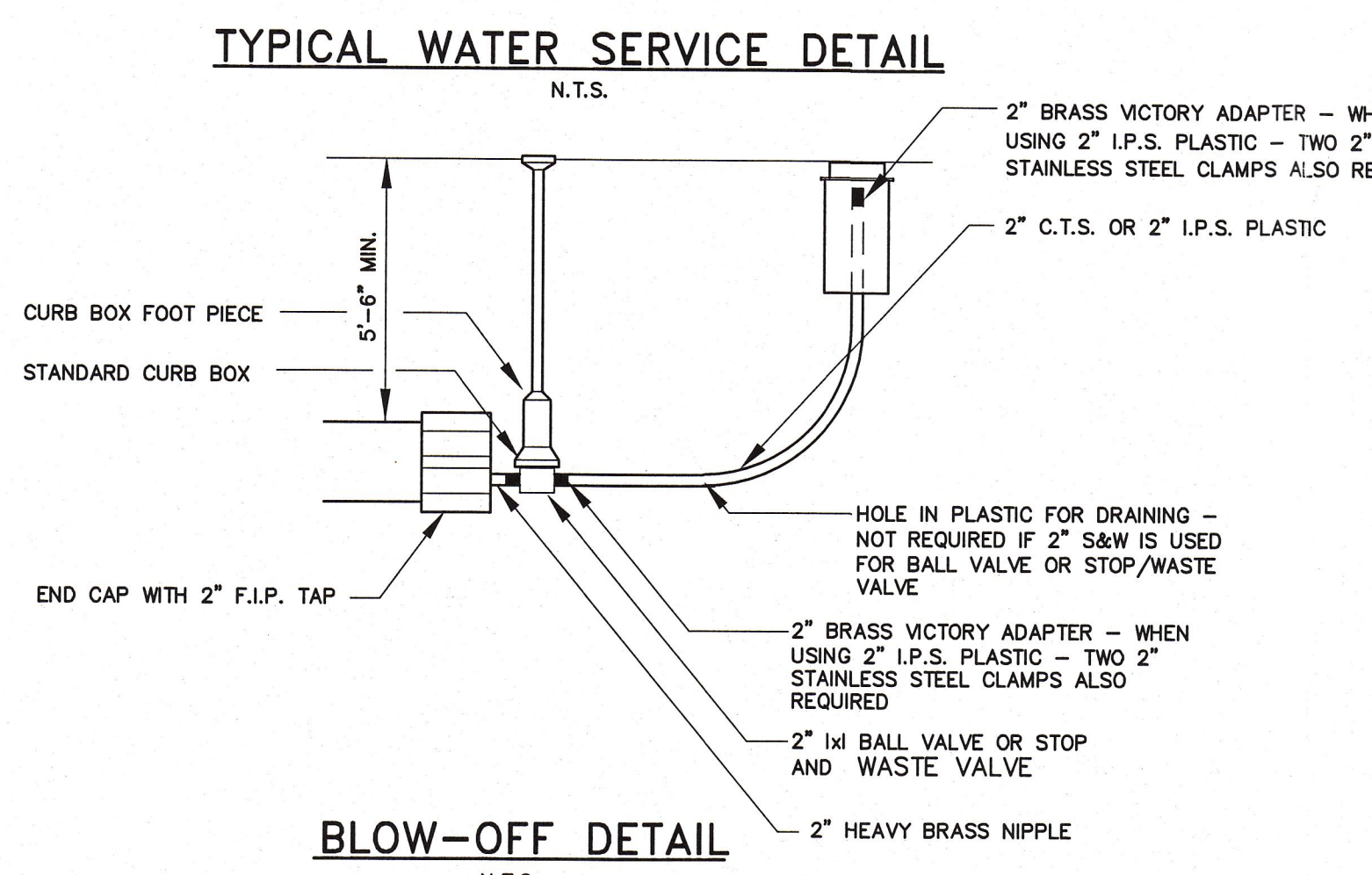
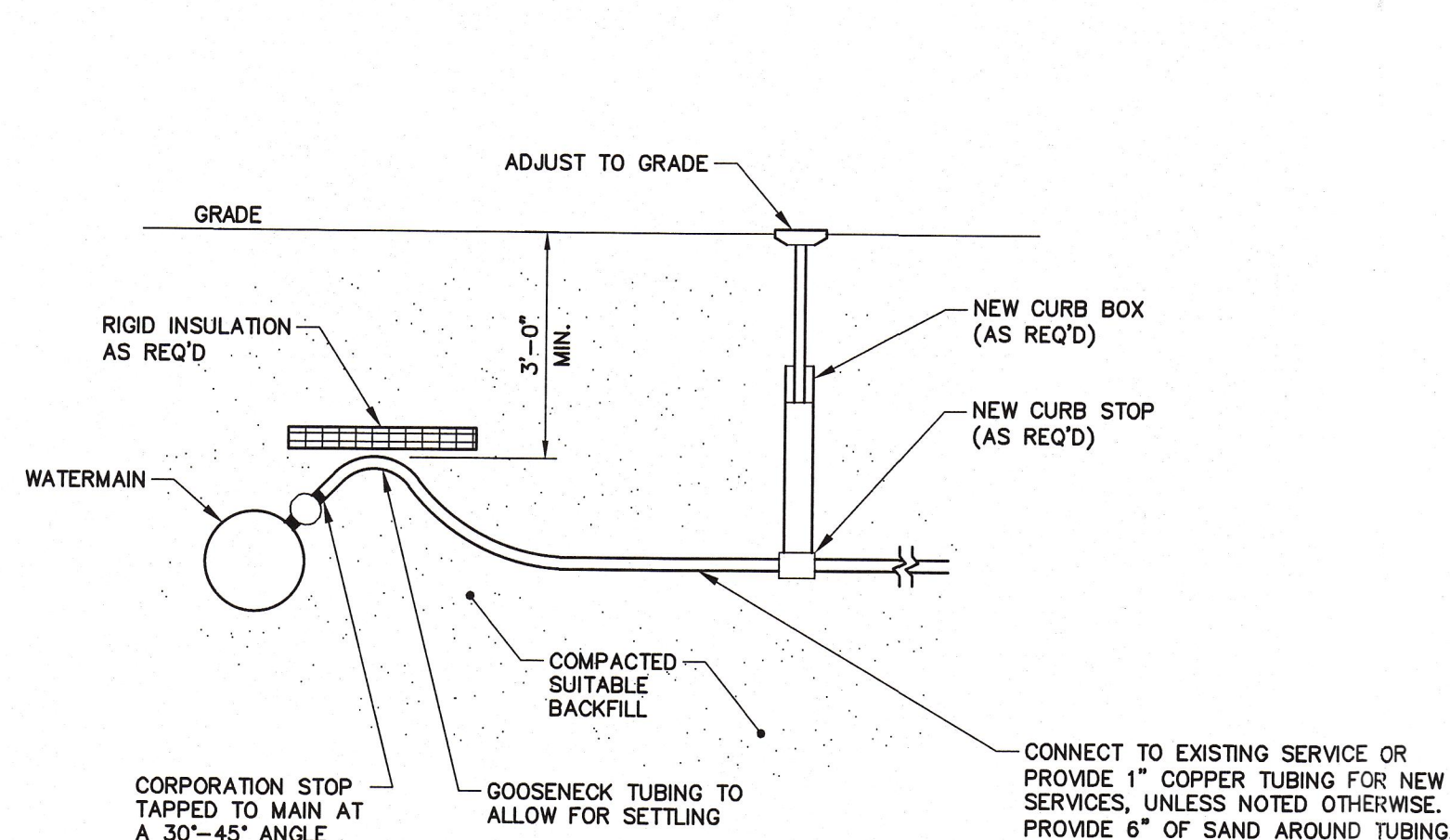
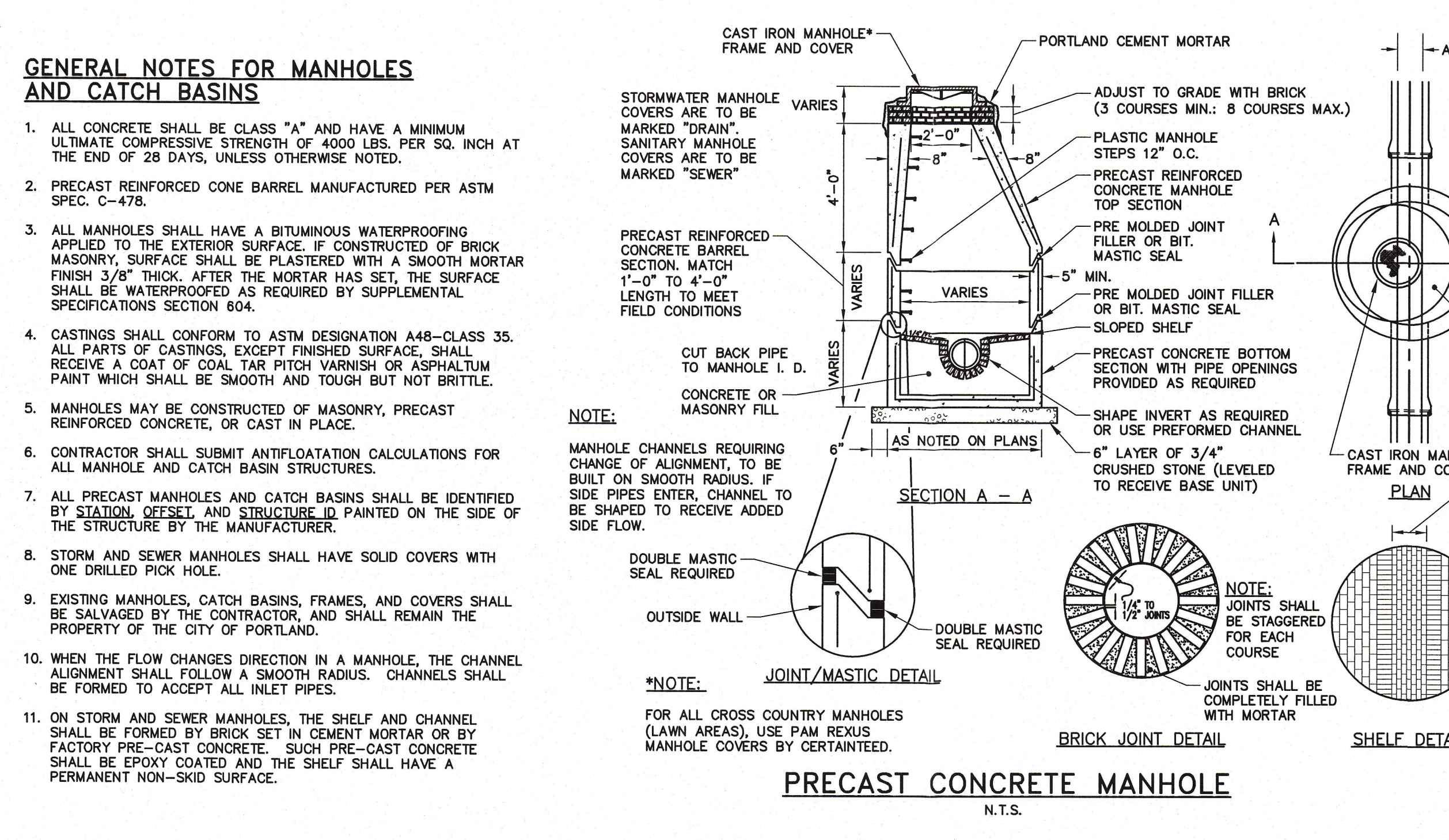
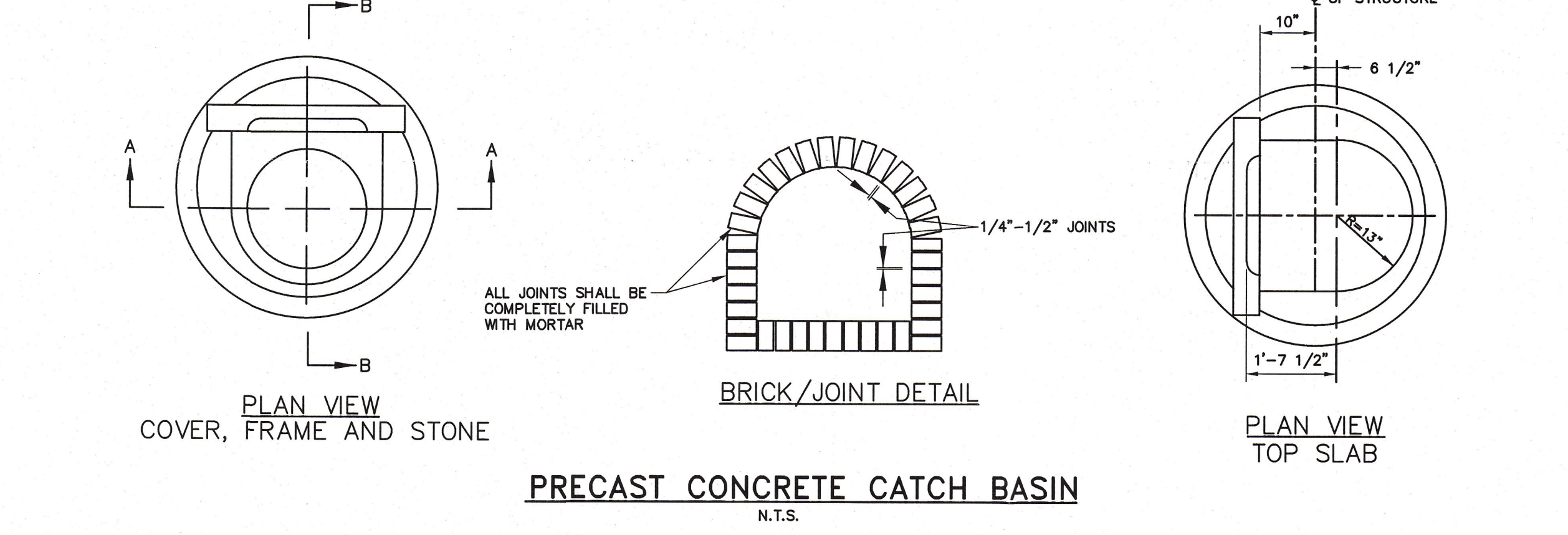
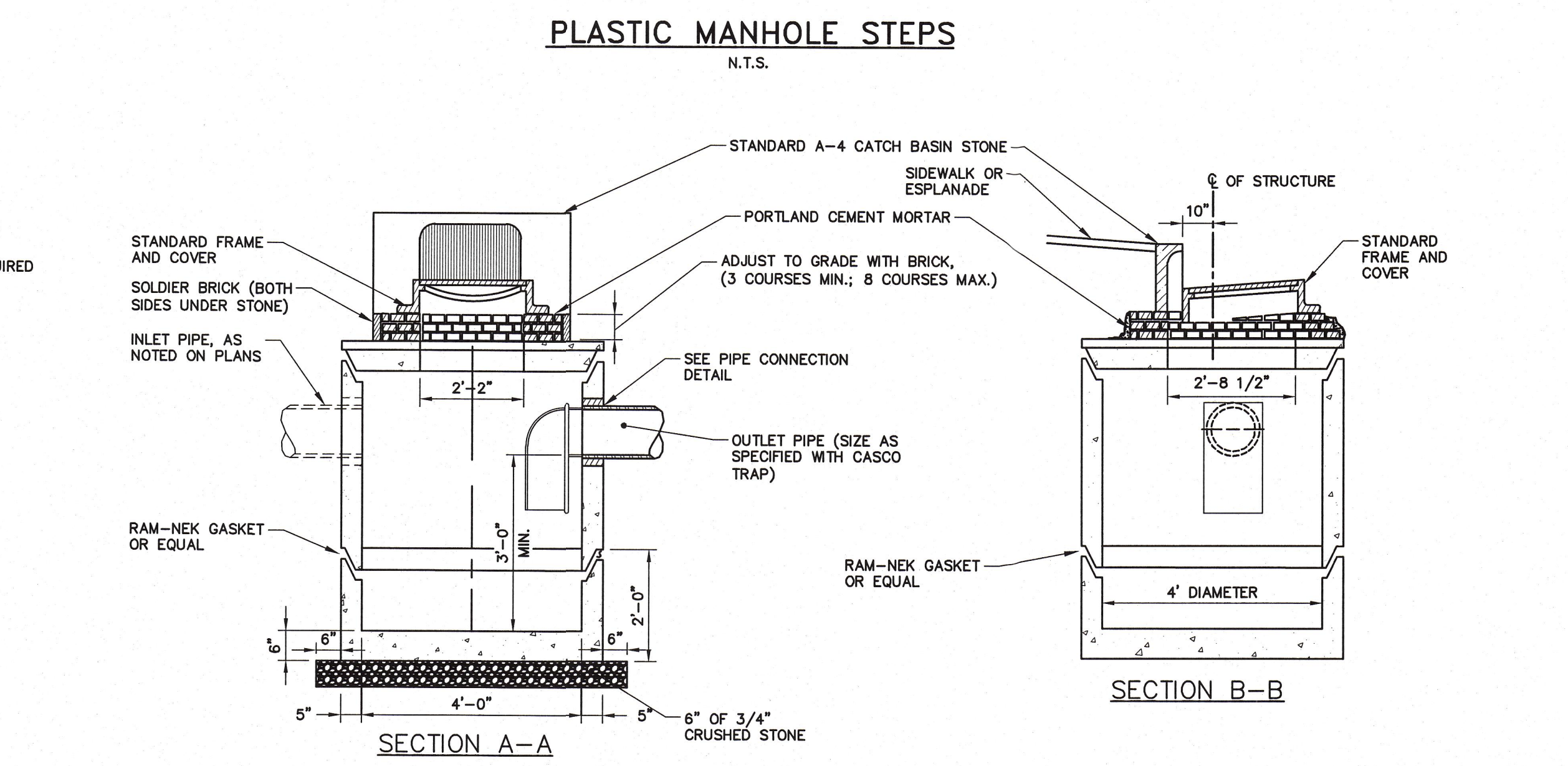
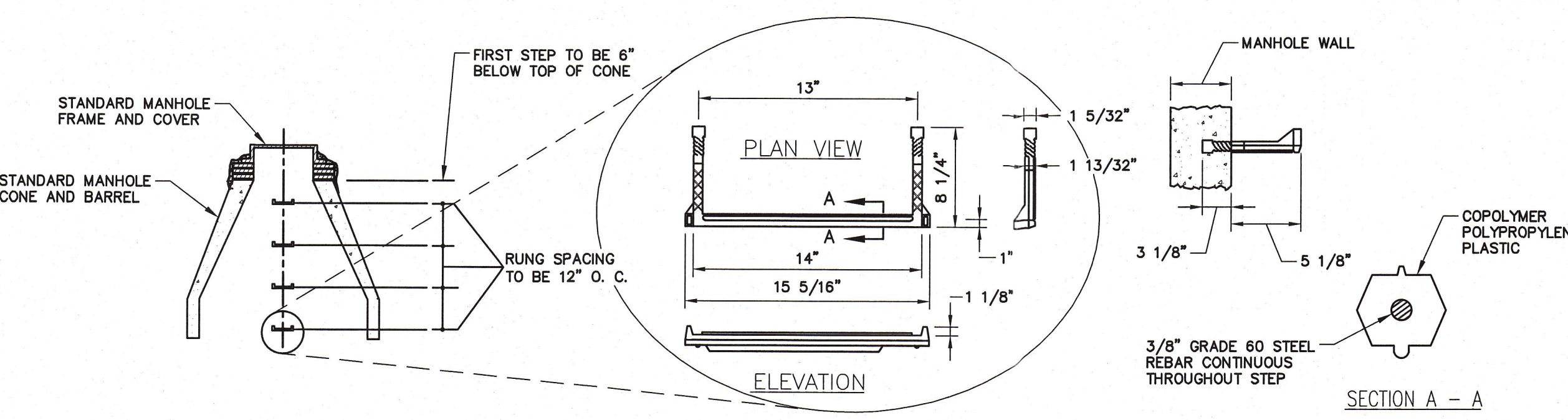


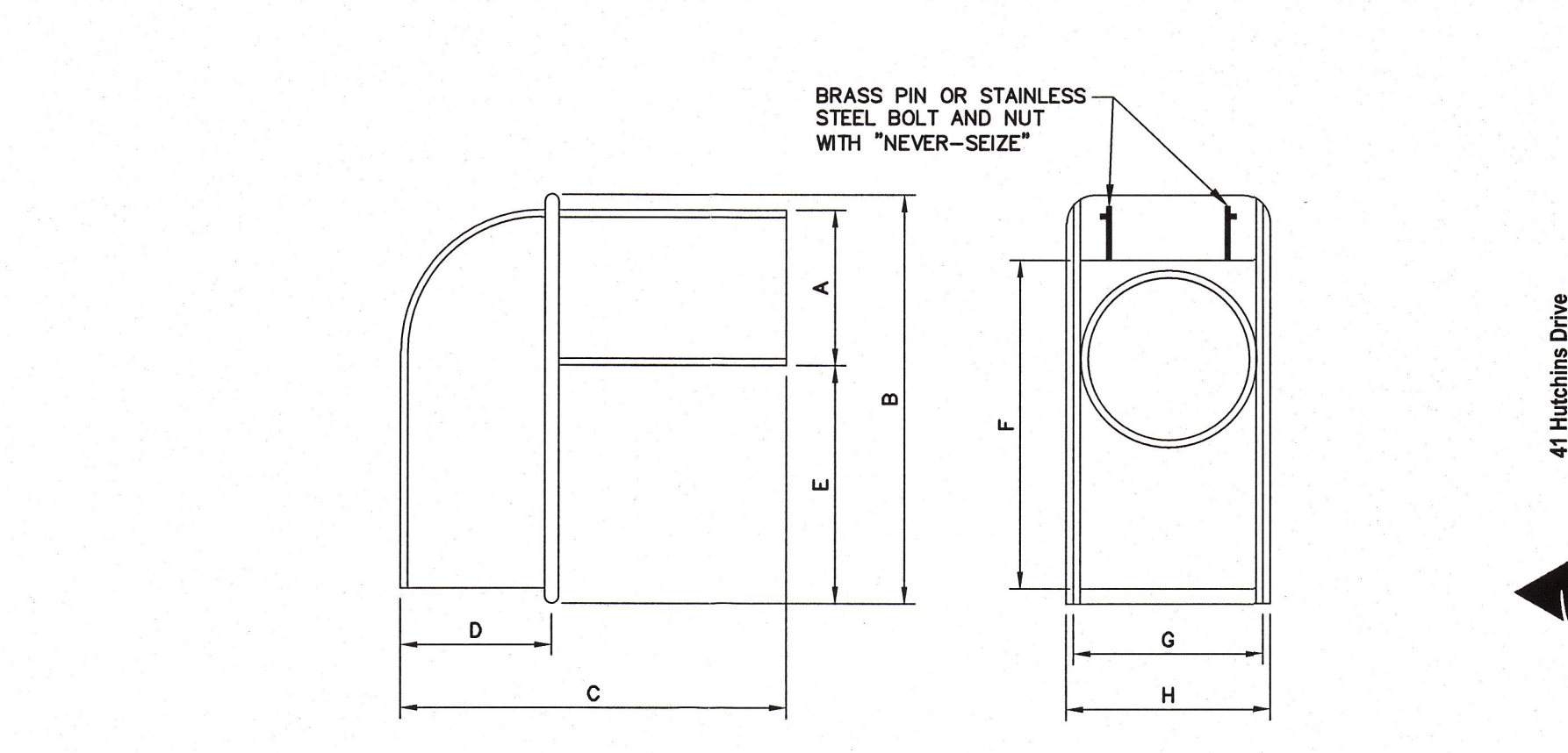
TABLE 1: 4" THRU 10" FITTINGS

SOIL TYPE	TEES		BENDS	
	A	B	A	B
SOFT CLAY	48"	24"	48"	24"
SAND	24"	24"	24"	24"
GRAVEL	24"	18"	24"	18"

- NOTES:**
- CONCRETE FOR ALL THRUST BLOCKS TO BE MINIMUM 3,000 PSI, 28 DAY STRENGTH, TYPE I CEMENT, 3/4" STONE.
 - WHERE POSSIBLE, CONSTRUCT THRUST BLOCKS AGAINST UNDISTURBED SOIL, WHERE NOT POSSIBLE, PLACE FILL BETWEEN THE THRUST BLOCK AND THE UNDISTURBED SOIL COMPACTED TO 90% STANDARD PROCTOR DENSITY.
 - WRAP FITTINGS WITH POLYETHYLENE PRIOR TO CONSTRUCTING THRUST BLOCKS. NO JOINTS SHALL BE COVERED WITH CONCRETE.
 - THRUST BLOCK DIMENSIONS ARE BASED ON A MAXIMUM WATER MAIN PRESSURE OF 150 PSI.

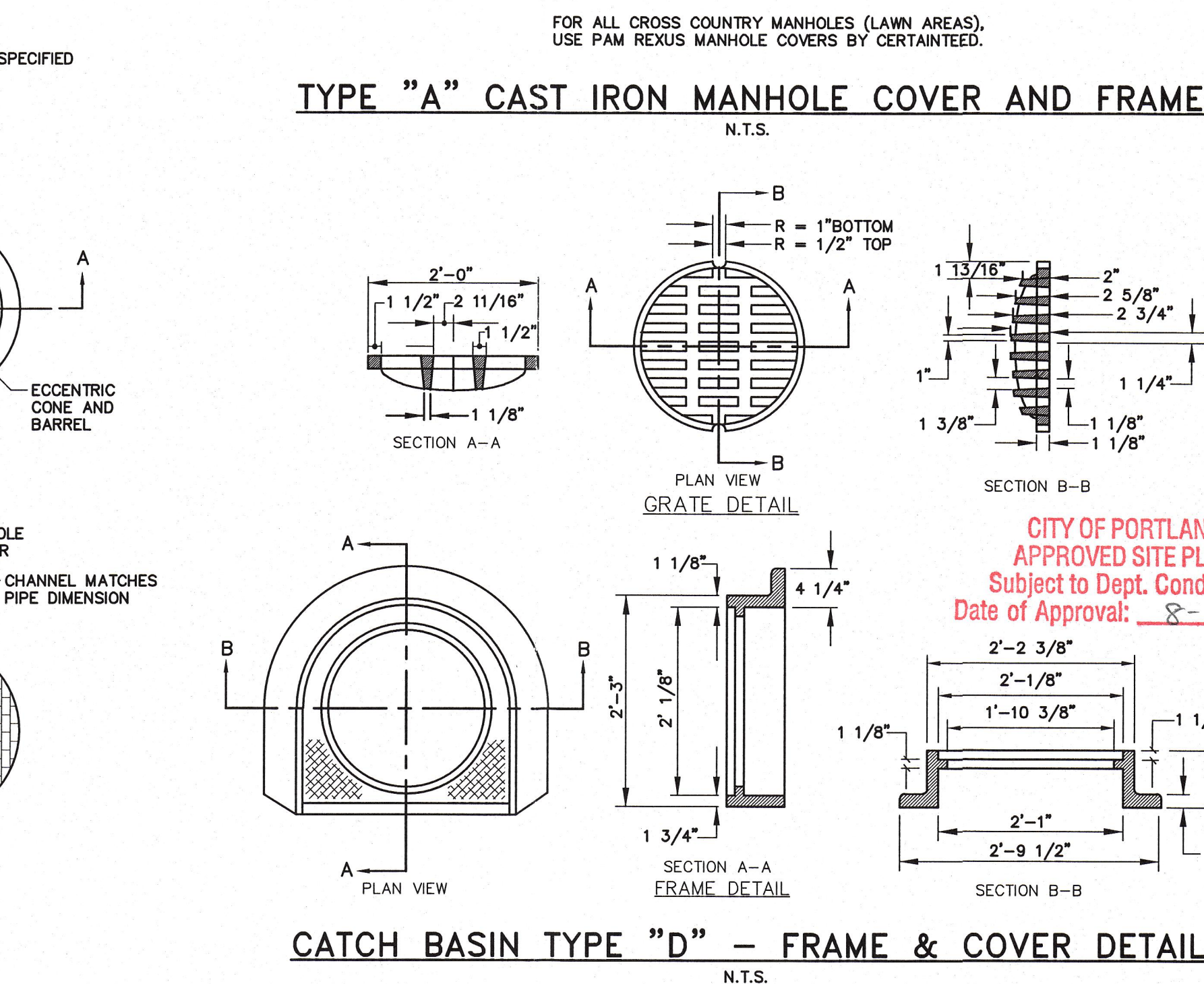
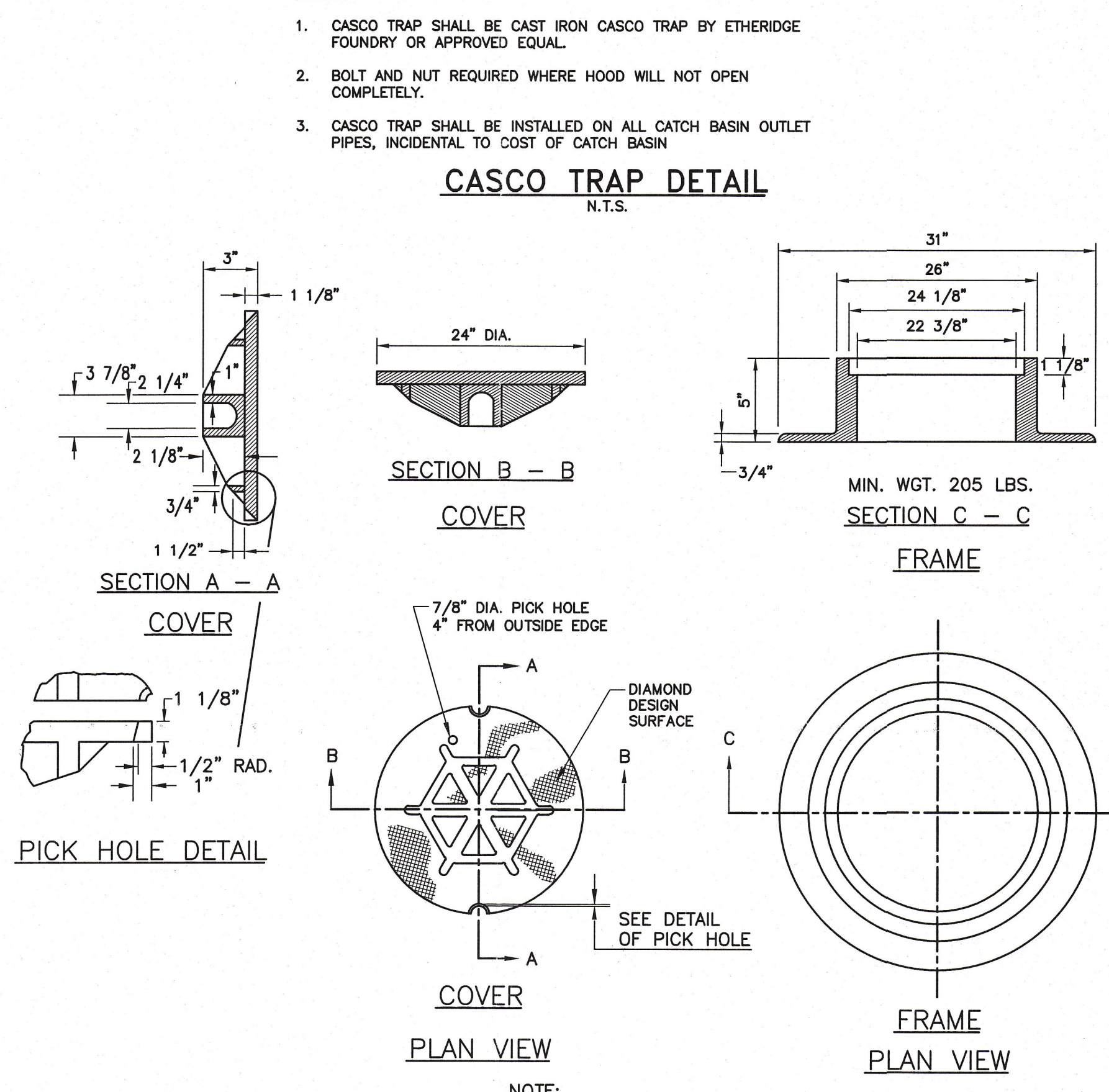


- GENERAL NOTES FOR MANHOLES AND CATCH BASINS**
- ALL CONCRETE SHALL BE CLASS "A" AND HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 LBS. PER SQ. INCH AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.
 - PRECAST REINFORCED CONE BARREL MANUFACTURED PER ASTM SPEC. C-478.
 - ALL MANHOLES SHALL HAVE A BITUMINOUS WATERPROOFING APPLIED TO THE EXTERIOR SURFACE. IF CONSTRUCTED OF BRICK MASONRY, SURFACE SHALL BE PLASTERED WITH A SMOOTH MORTAR FINISH 3/8" THICK. AFTER THE MORTAR HAS SET, THE SURFACE SHALL BE WATERPROOFED AS REQUIRED BY SUPPLEMENTAL SPECIFICATIONS SECTION 604.
 - CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48-CLASS 35. ALL PARTS OF CASTINGS, EXCEPT FINISHED SURFACE, SHALL RECEIVE A COAT OF COAL TAR BITCH VARNISH OR ASPHALTUM PAINT WHICH SHALL BE SMOOTH AND TOUGH BUT NOT BRITTLE.
 - MANHOLES MAY BE CONSTRUCTED OF MASONRY, PRECAST REINFORCED CONCRETE, OR CAST IN PLACE.
 - CONTRACTOR SHALL SUBMIT ANTI-FLOATATION CALCULATIONS FOR ALL MANHOLE AND CATCH BASIN STRUCTURES.
 - ALL PRECAST MANHOLES AND CATCH BASINS SHALL BE IDENTIFIED BY STATION, OFFSET AND STRUCTURE ID PAINTED ON THE SIDE OF THE STRUCTURE BY THE MANUFACTURER.
 - STORM AND SEWER MANHOLES SHALL HAVE SOLID COVERS WITH ONE DRILLED PICK HOLE.
 - EXISTING MANHOLES, CATCH BASINS, FRAMES, AND COVERS SHALL BE SALVAGED BY THE CONTRACTOR, AND SHALL REMAIN THE PROPERTY OF THE CITY OF PORTLAND.
 - WHEN THE FLOW CHANGES DIRECTION IN A MANHOLE, THE CHANNEL ALIGNMENT SHALL FOLLOW A SMOOTH RADIUS. CHANNELS SHALL BE FORMED TO ACCEPT ALL INLET PIPES.
 - ON STORM AND SEWER MANHOLES, THE SHELF AND CHANNEL SHALL BE FORMED BY BRICK SET IN CEMENT MORTAR OR BY FACTORY PRE-CAST CONCRETE. SUCH PRE-CAST CONCRETE SHALL BE EPOXY COATED AND THE SHELF SHALL HAVE A PERMANENT NON-SKID SURFACE.



NOTE:

- CASCO TRAP SHALL BE CAST IRON CASCO TRAP BY ETHERIDGE FOUNDRY OR APPROVED EQUAL.
- BOLT AND NUT REQUIRED WHERE HOOD WILL NOT OPEN COMPLETELY.
- CASCO TRAP SHALL BE INSTALLED ON ALL CATCH BASIN OUTLET PIPES, INCIDENTAL TO COST OF CATCH BASIN.



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STATE OF MAINE
DENISE L. CAMERON
#11279
LICENSED PROFESSIONAL ENGINEER
3-1-2012

JOB NO.
08-056

DRWN. CHK
BCM DLC

SCALE:
AS NOTED

ISSUE
MARCH 1, 2012

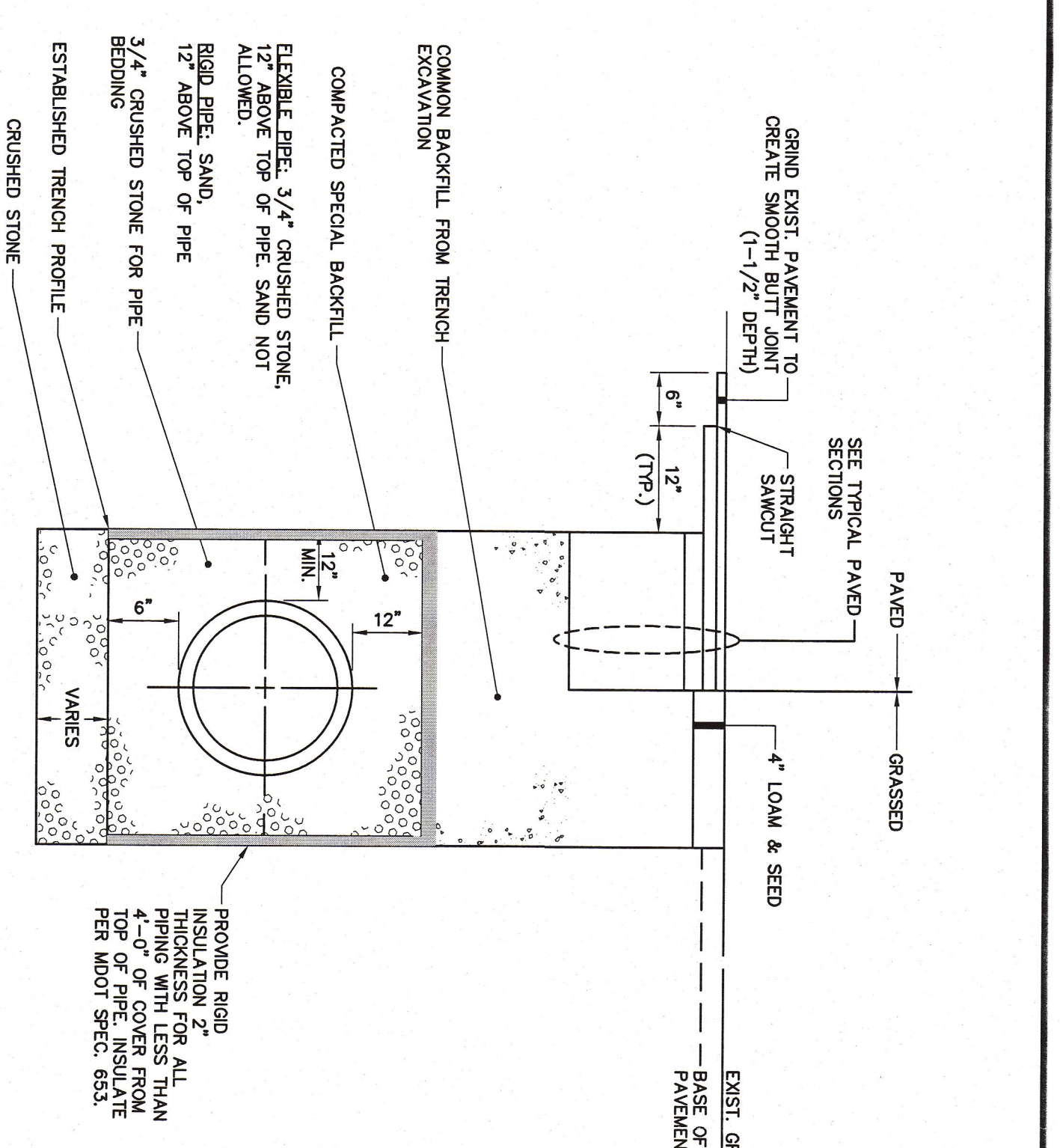
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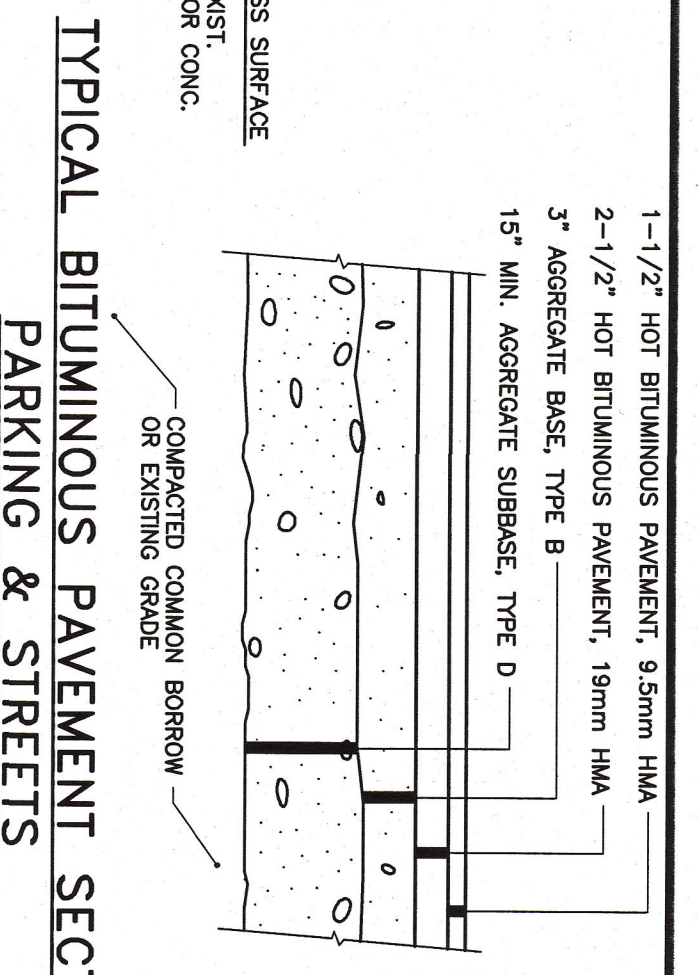
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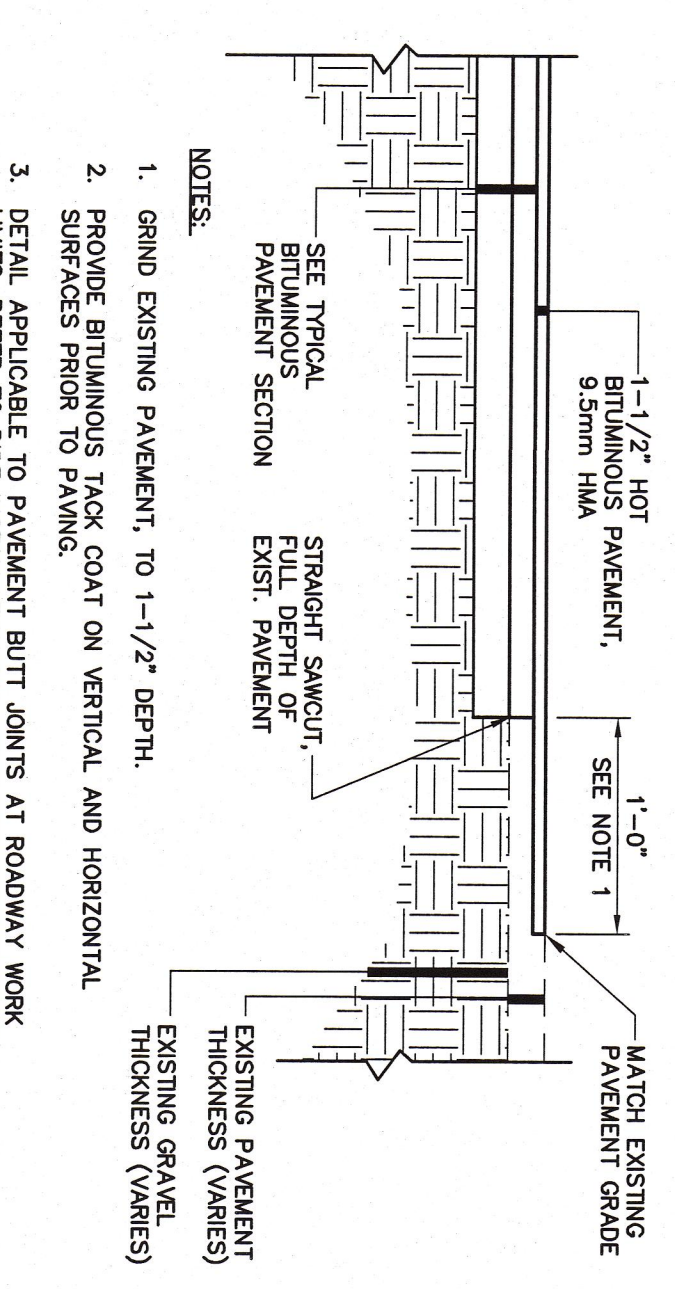
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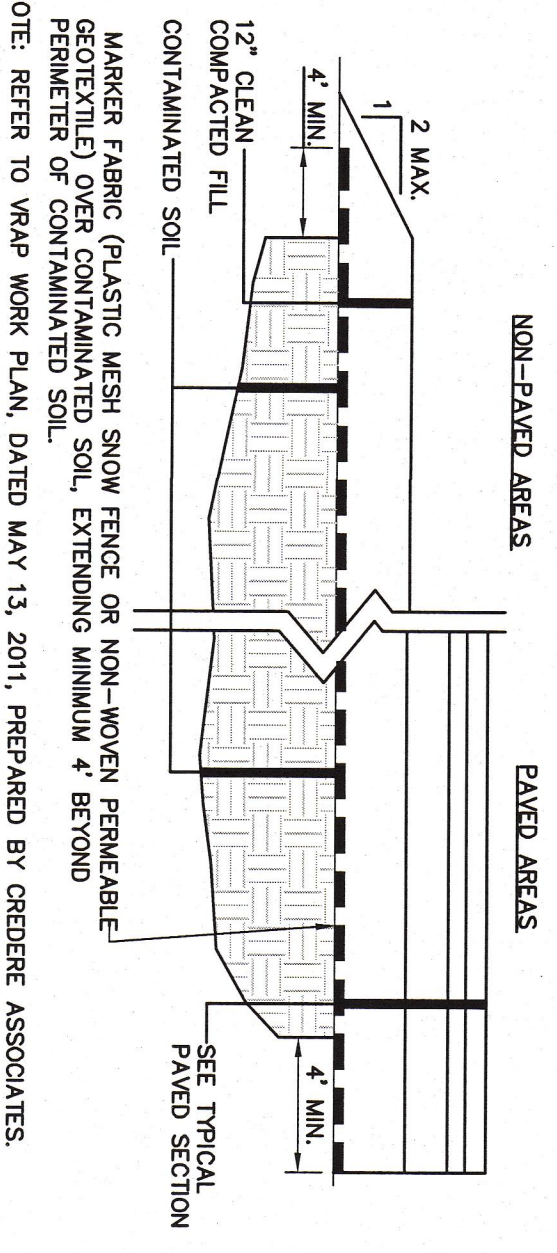
PIPE INSTALLATION DETAIL
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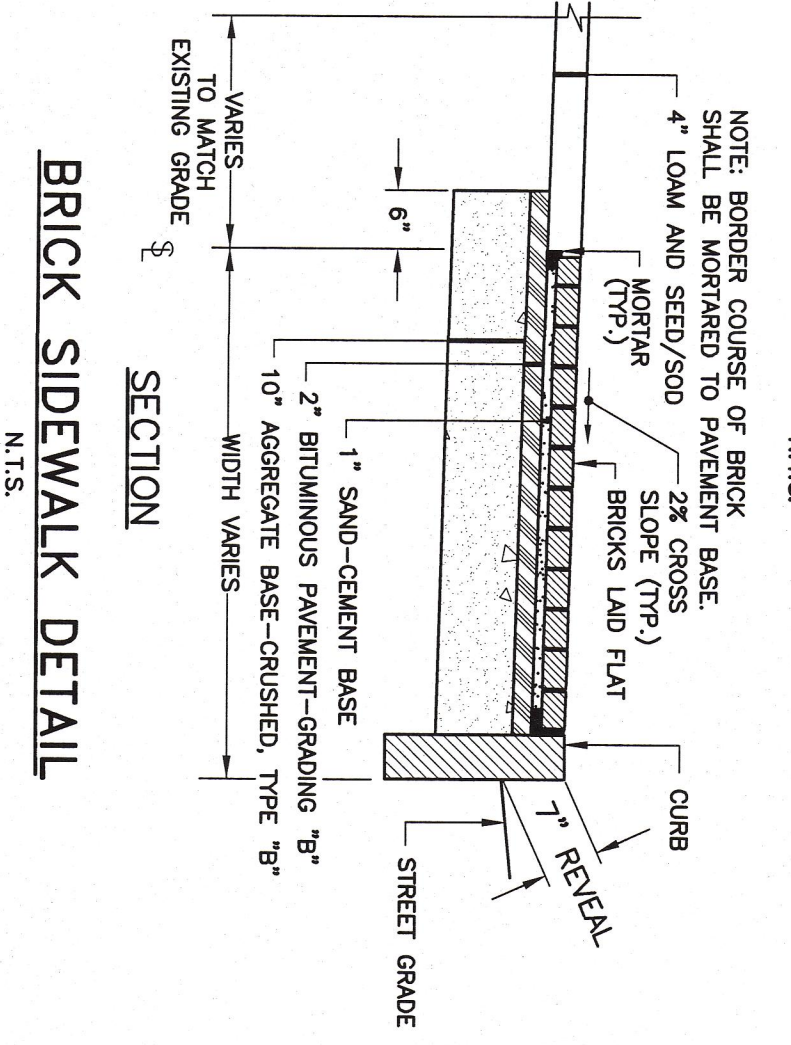
TYPICAL BITUMINOUS PAVEMENT SECTION - PARKING & STREETS
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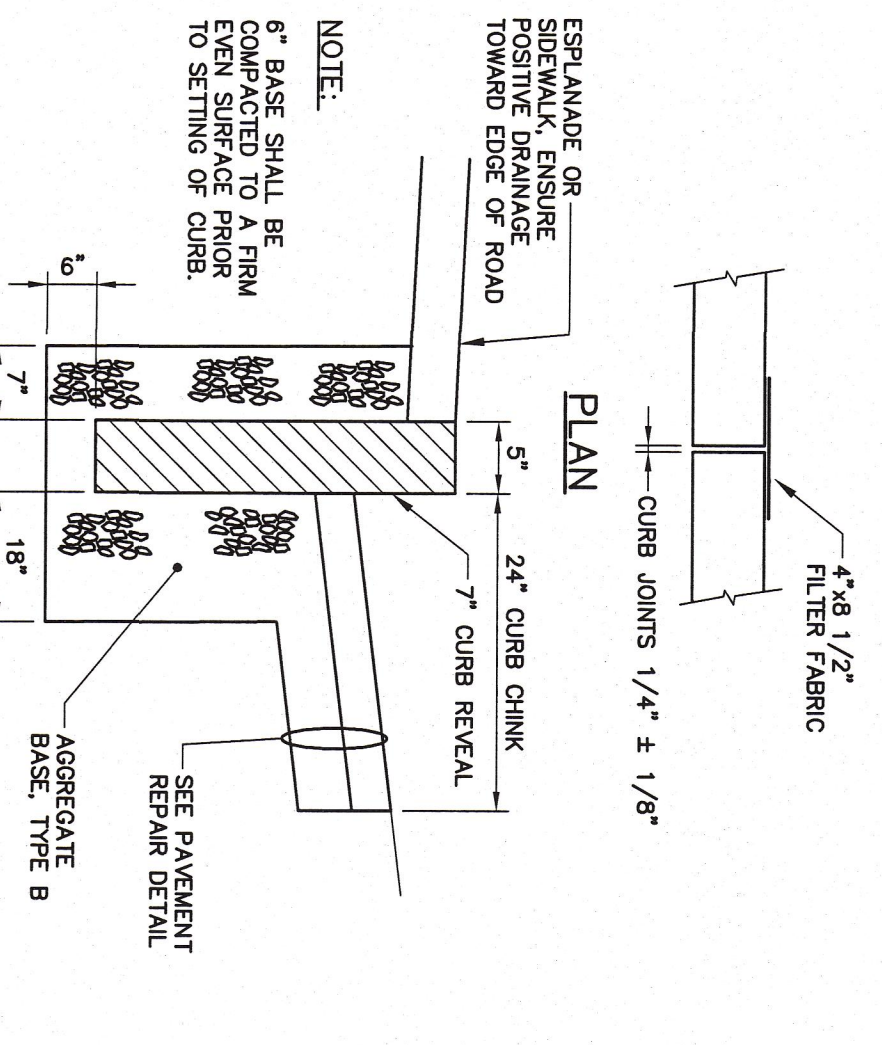
PAVEMENT BUTT JOINT DETAIL
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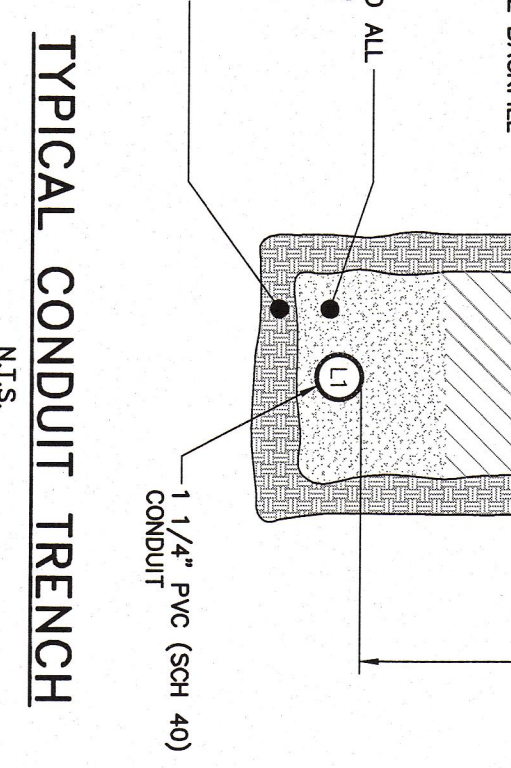
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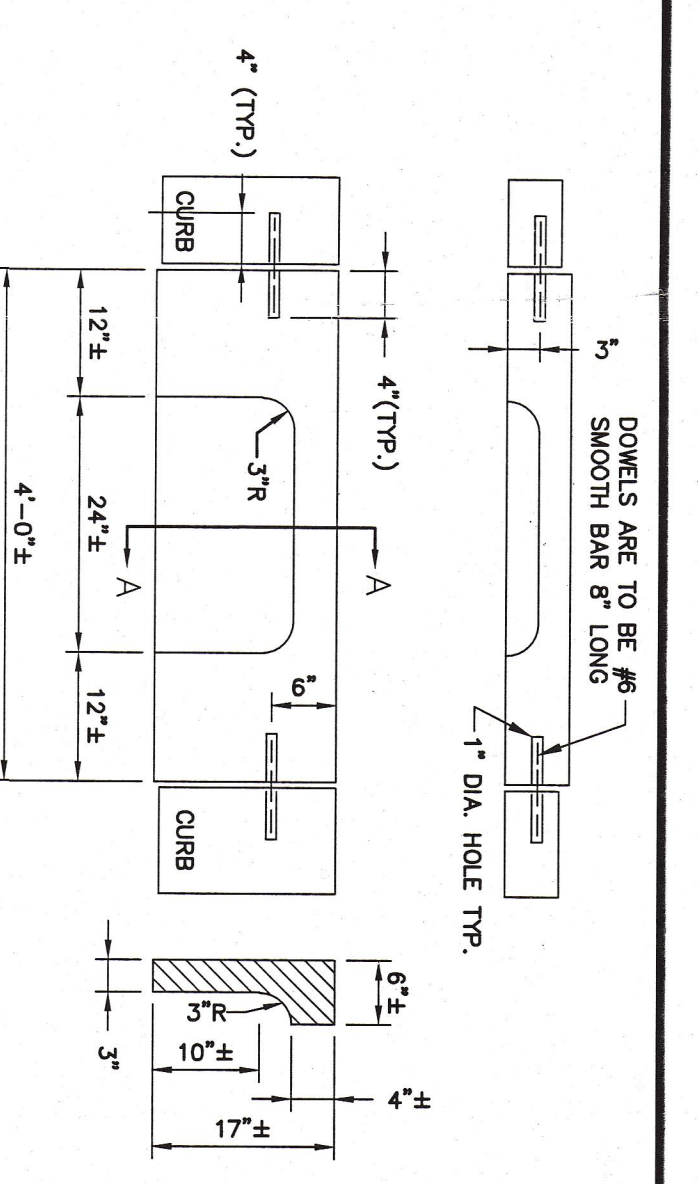
BRICK SIDEWALK DETAIL
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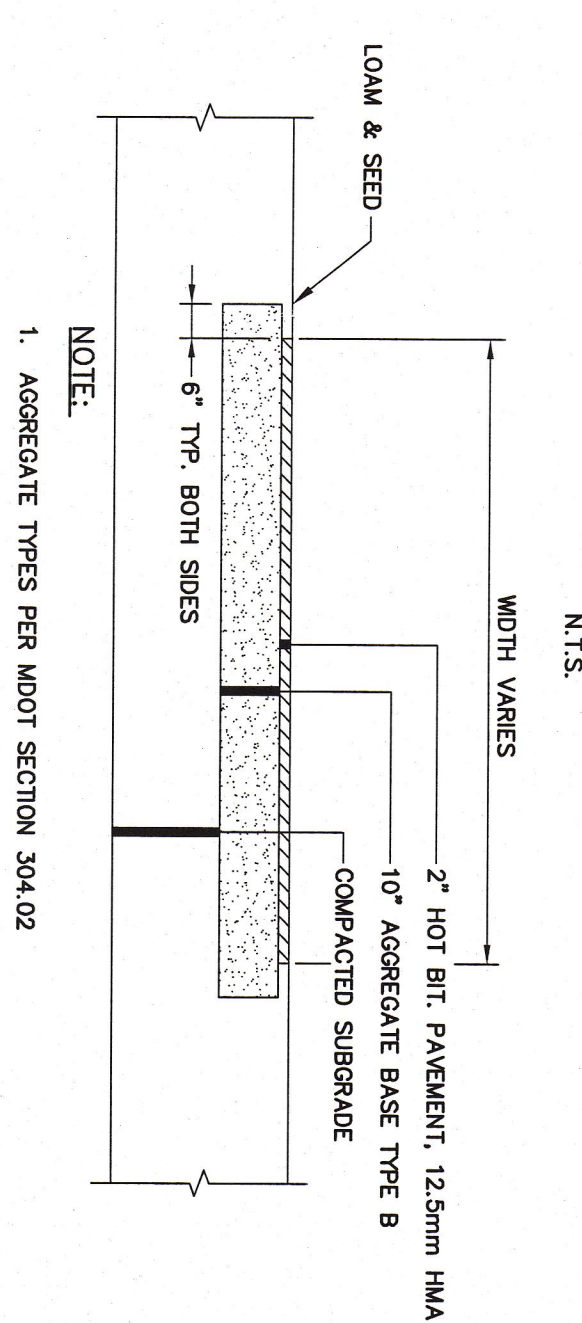
NATURAL GAS PIPE
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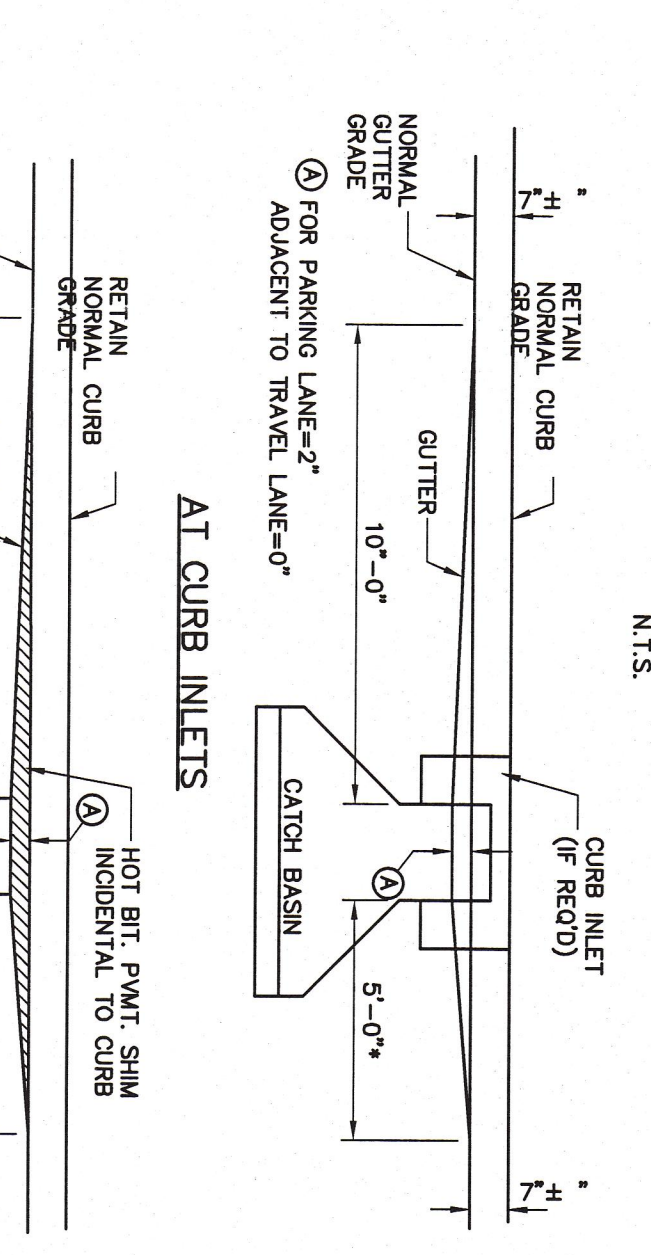
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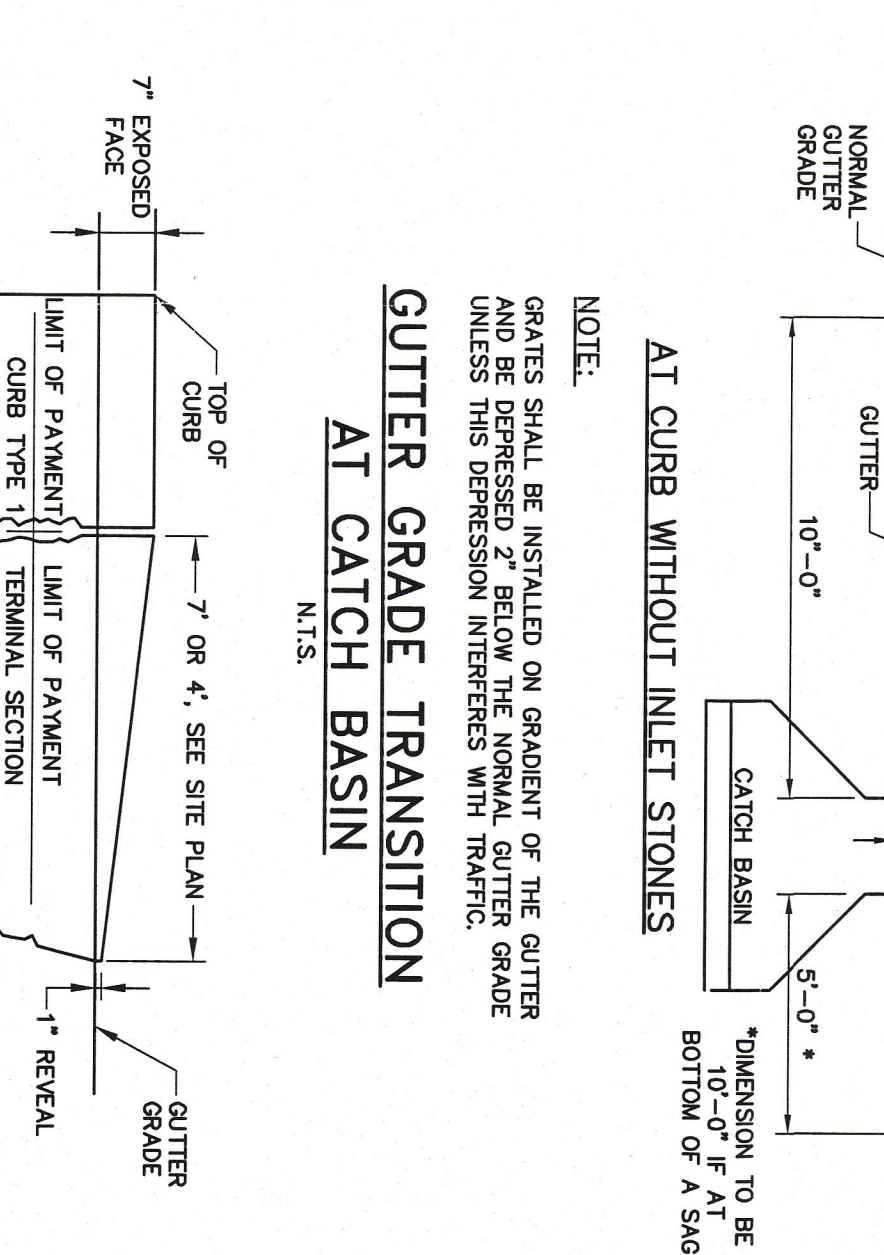
SECTION A-A
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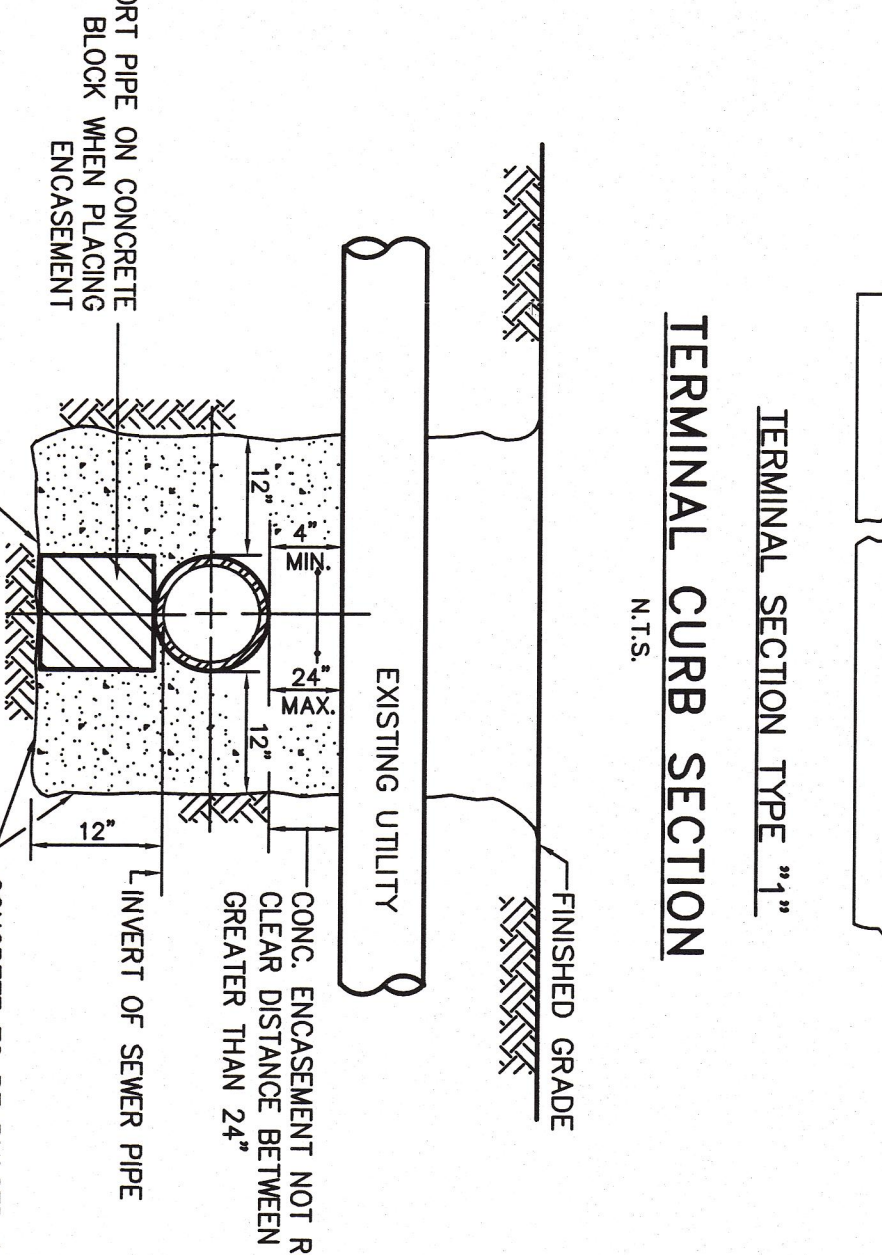
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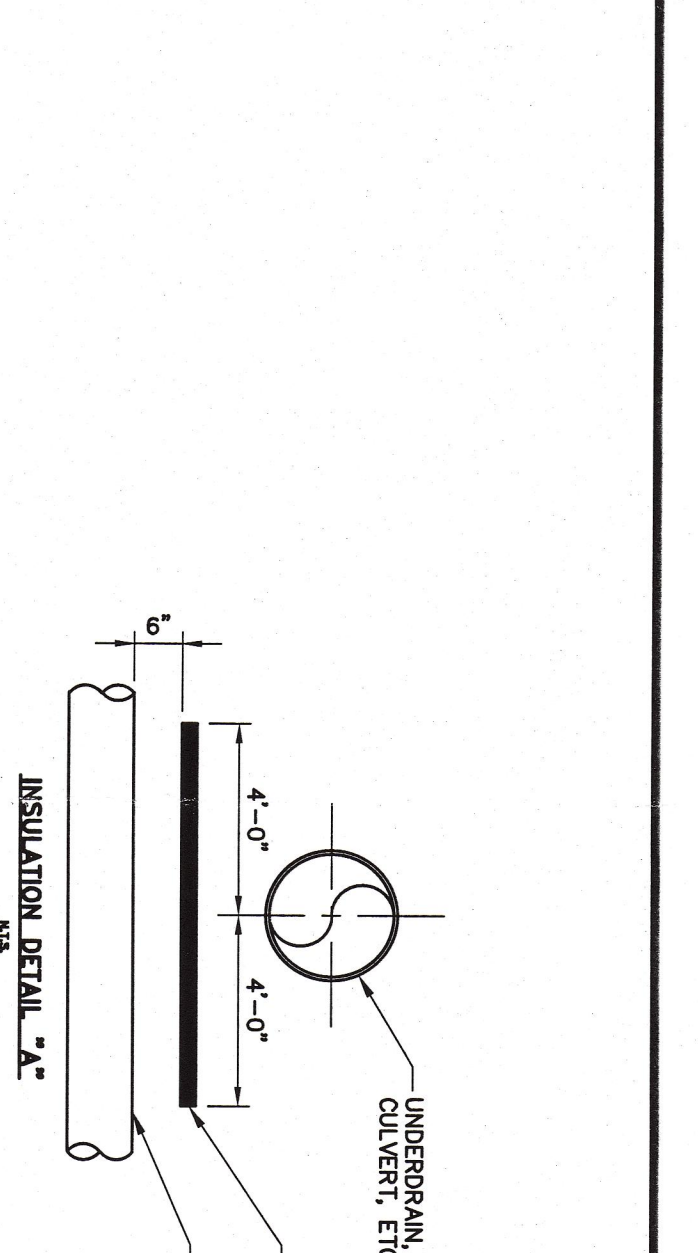
BITUMINOUS SIDEWALK DETAIL
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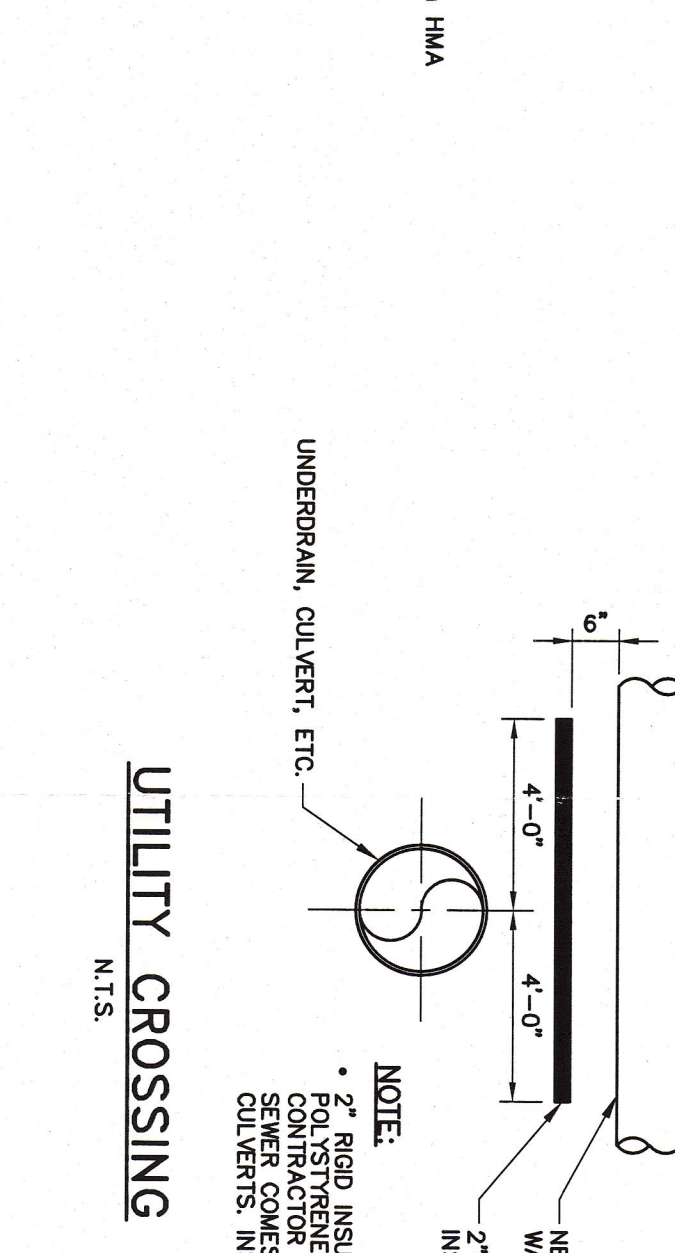
GUTTER GRADE TRANSITION AT CATCH BASIN
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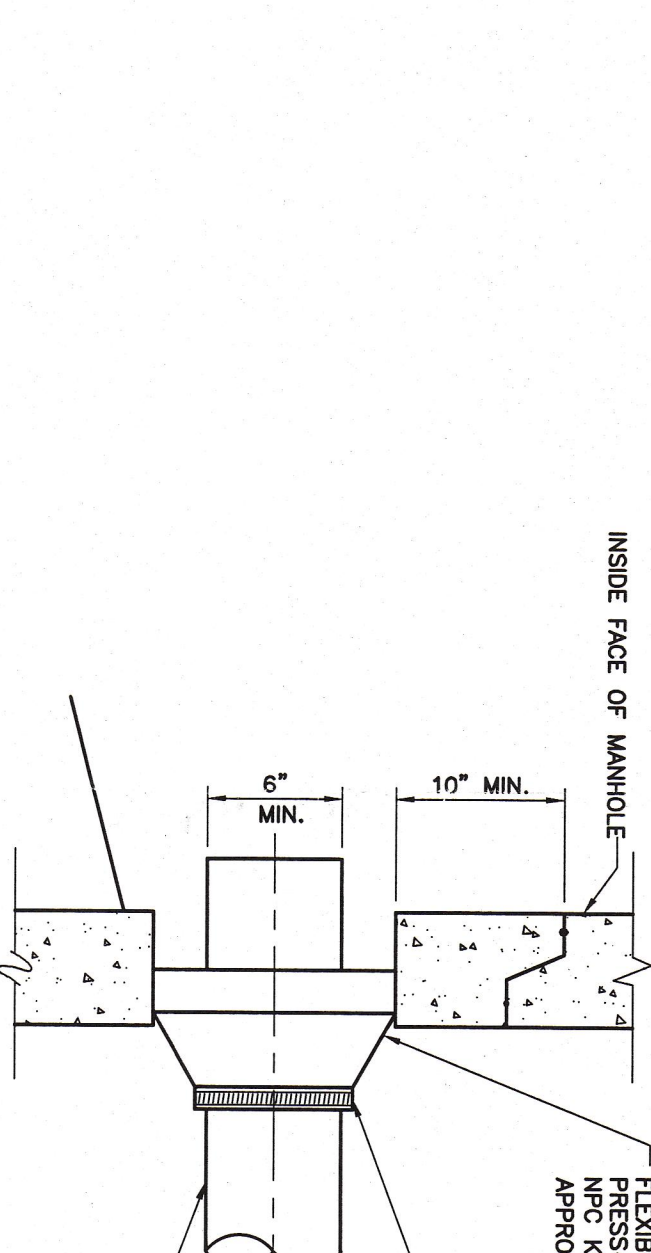
UTILITY CROSSING LESS THAN 24\"/>



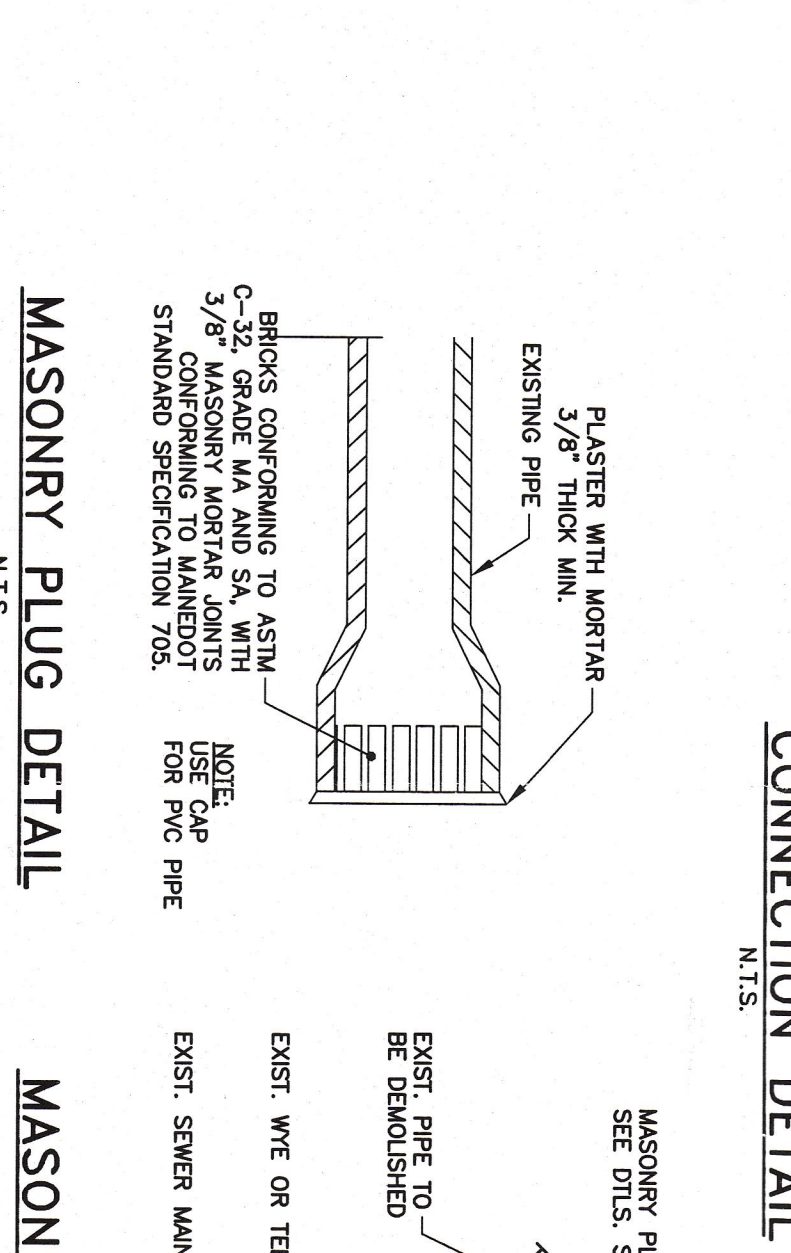
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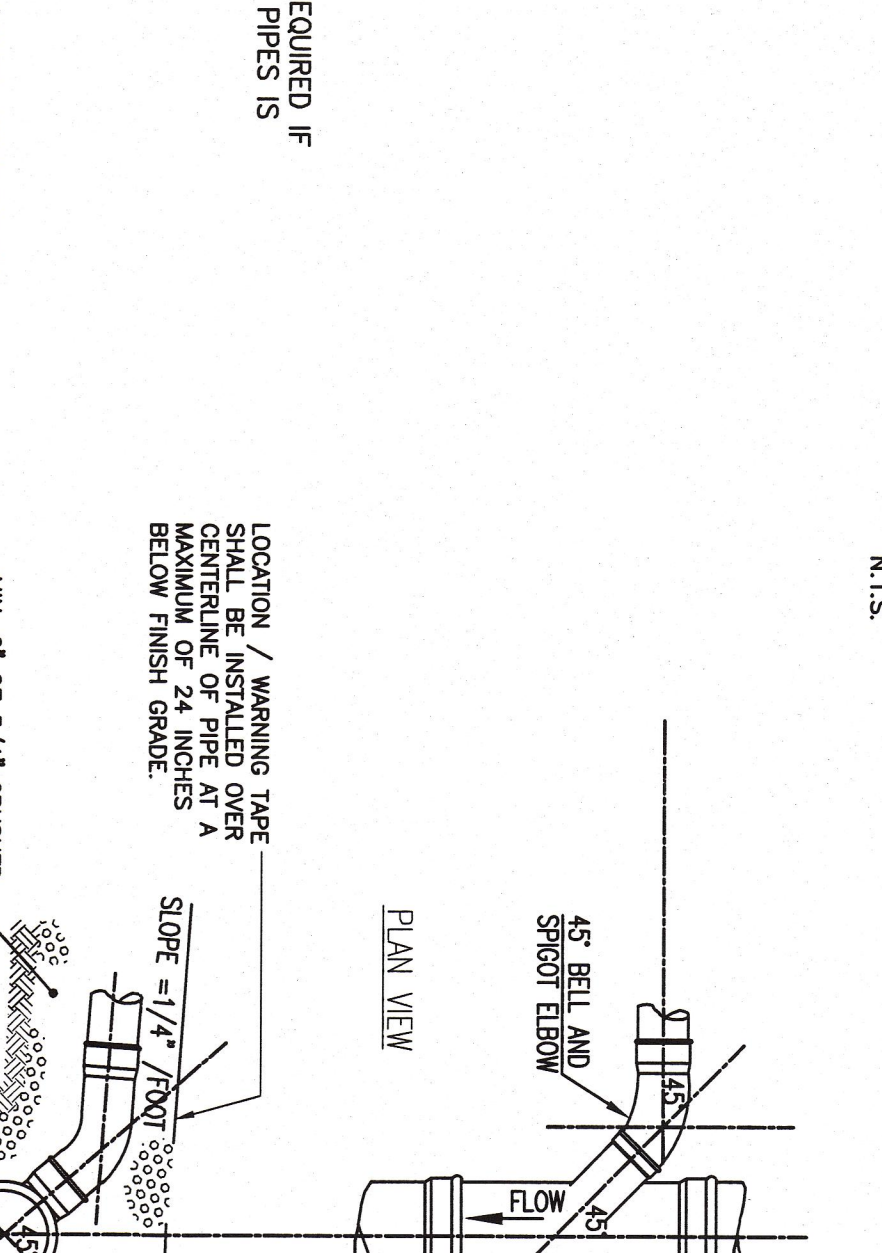
UTILITY CROSSING
N.T.S.



NEW PIPE TO NEW STRUCTURE CONNECTION DETAIL
N.T.S.



MASONRY PLUG DETAIL
N.T.S.



TYPICAL SEWER LATERAL WYE CONNECTION DETAILS
N.T.S.

CITY OF PORTLAND
APPROVED SITE PLAN
Submitted to Dept. of Public Works
Date of Approval: 8-9-2011

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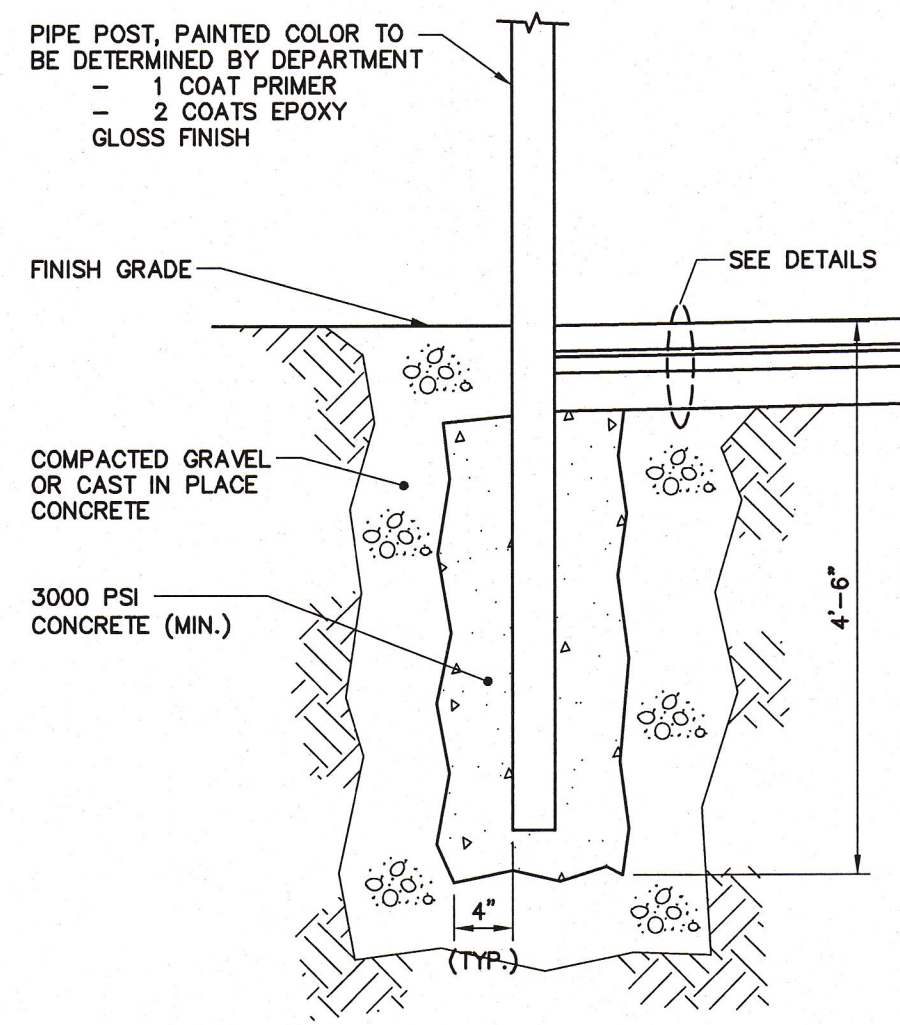
AVESTA - Adams School Site Redevelopment
PORTLAND, MAINE

STATE OF MAINE
DENISE CAMERON
#11279
REGISTERED PROFESSIONAL ENGINEER

JOB NO. 08-056
DRAWN: CHK
BY: BOM
DATE: MAR 1, 2012
SCALE: AS NOTED
ISSUE: CIVIL DETAIL S - 2

SHEET C6

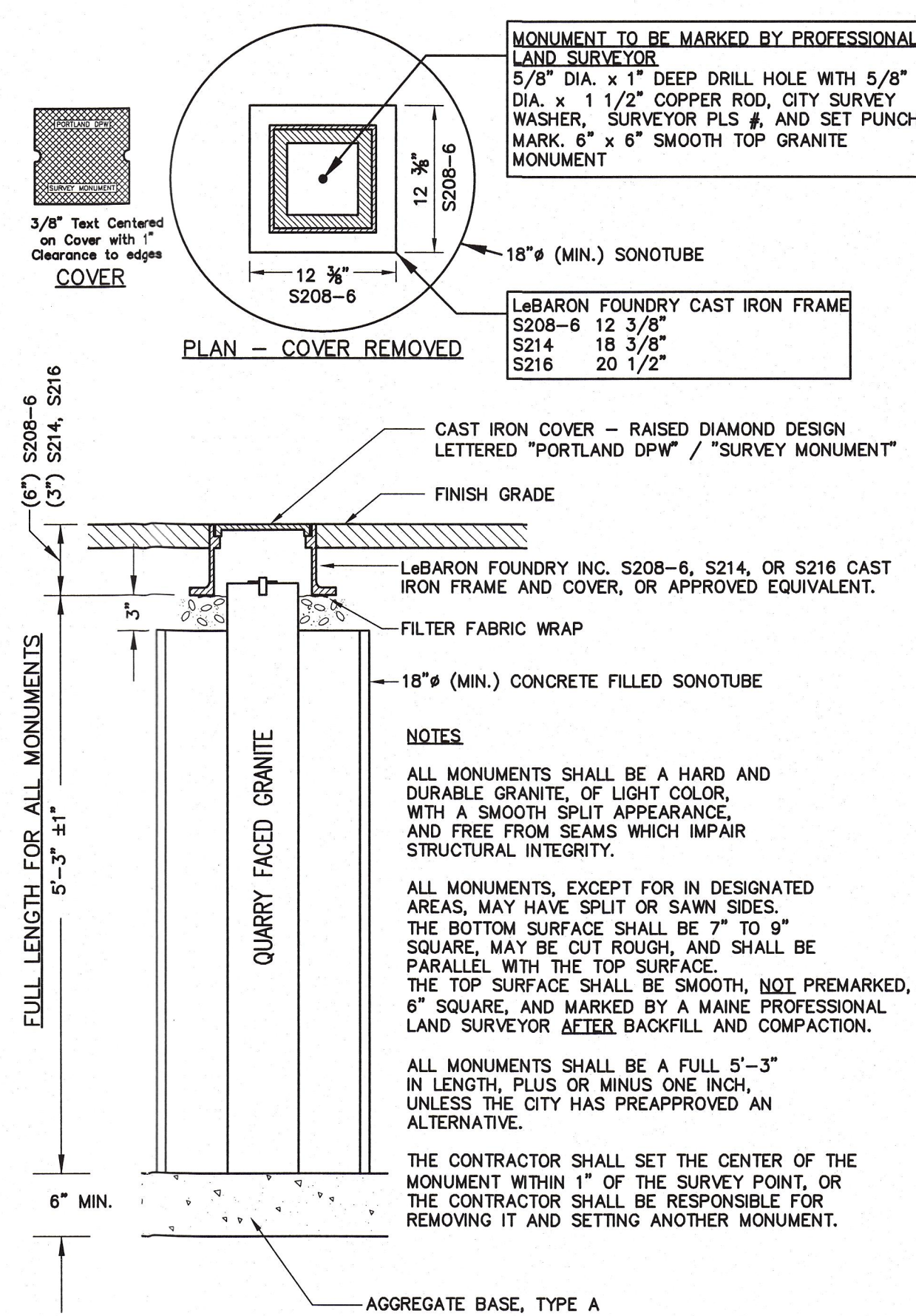
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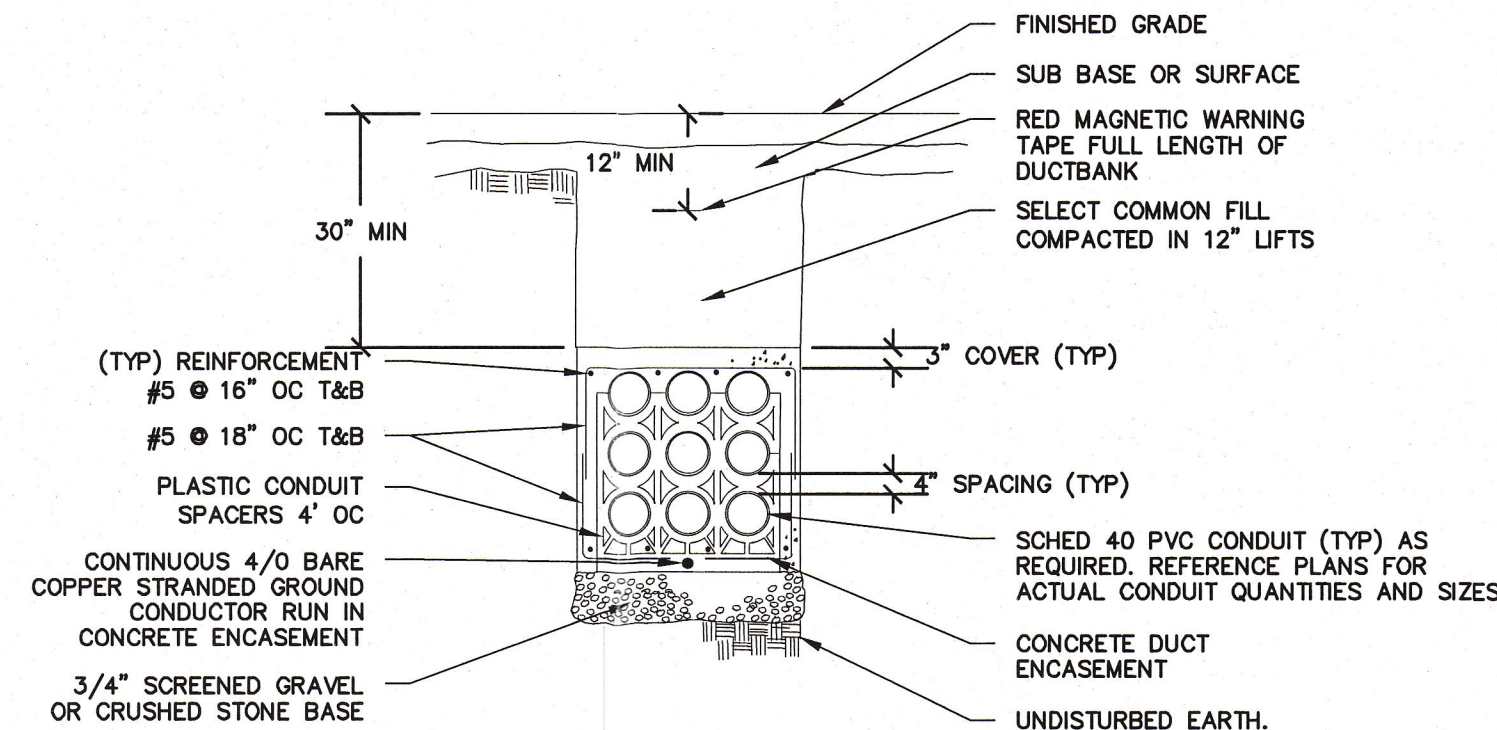
POST SCHEDULE			
TYPE	HEIGHT ABOVE FIN. GRADE	POST DIAMETER	POST MATERIAL
SNOW BAN SIGN	7'-0"	2 3/8" (I.D.)	GALV. STEEL
STREET SIGNAGE	7'-0"	2 3/8" (I.D.)	GALV. STEEL
STREET NAME	7'-0"	3 1/2" (I.D.)	GALV. STEEL

- NOTES:**
- POST DETAIL FOR USE IN INSTALLING PARKING METERS, STREET SIGNS, AND FACILITY SIGNAGE NOT MOUNTED ON POLES/MAST ARMS.
 - ANNULAR SPACE BETWEEN FOOTING AND SURROUNDING MATERIAL SHALL BE FILLED TO ELIMINATE VOIDS.
 - PARKING METER POST EMBEDMENT SHALL BE BETWEEN 30" AND 36" DRIVEN POST IS ALLOWABLE IN LIEU OF CONCRETE FOUNDATION; PARKING METER POST (PROVIDED BY CITY) SHALL BE DRIVEN WITH 18" LONG STEEL STRAND GUY WIRE THREADED THROUGH POST AT 6" FROM BOTTOM.

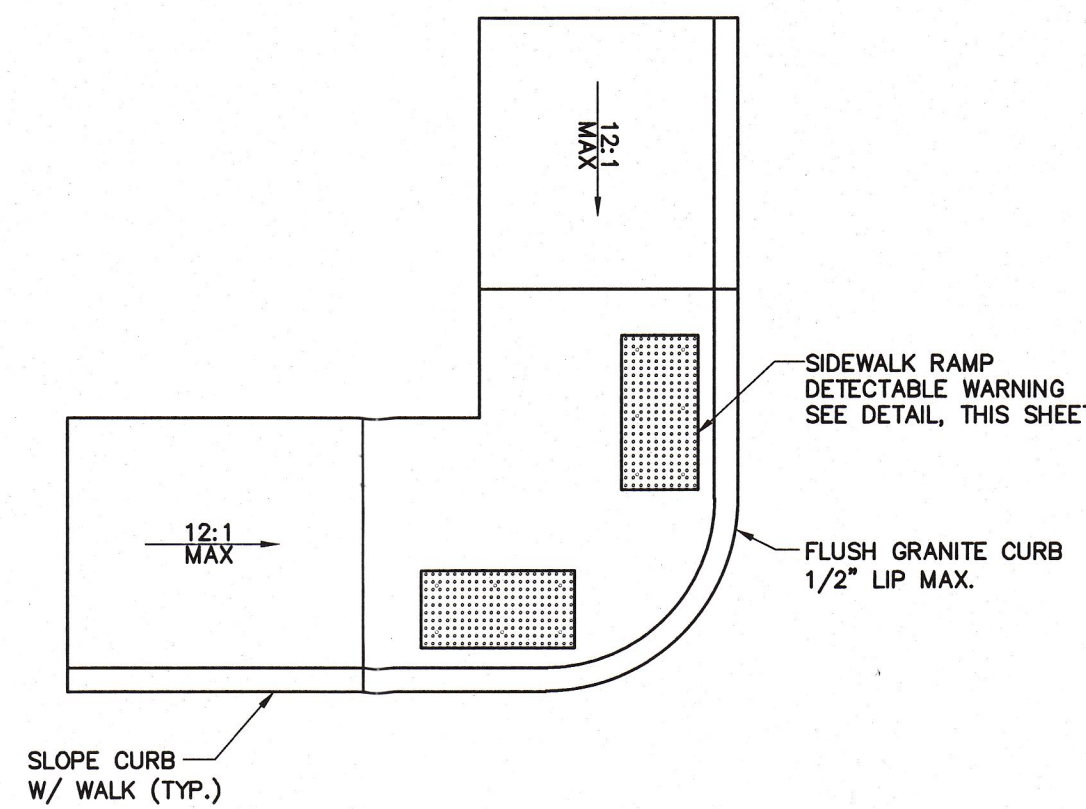
TYPICAL POST DETAIL
N.T.S.



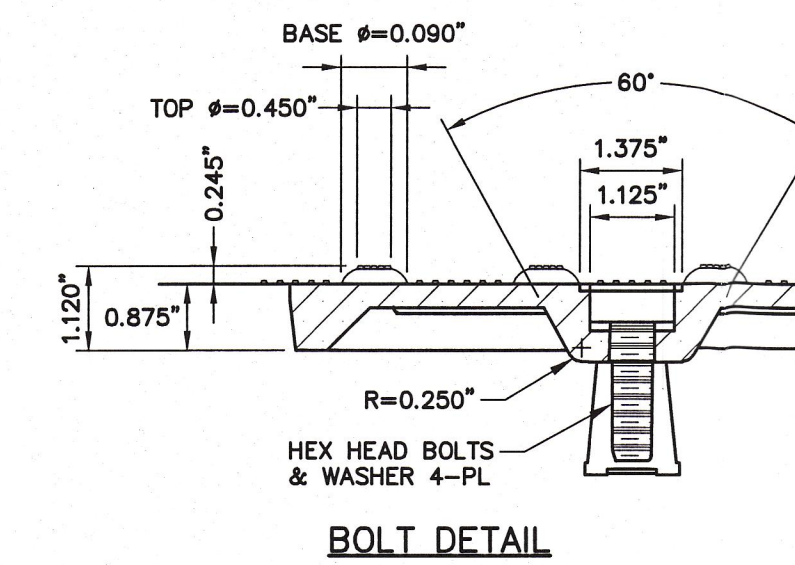
GRANITE STREET MONUMENT
N.T.S.
NOTE: AGGREGATE TYPES PER MDOT SECTION 304.02



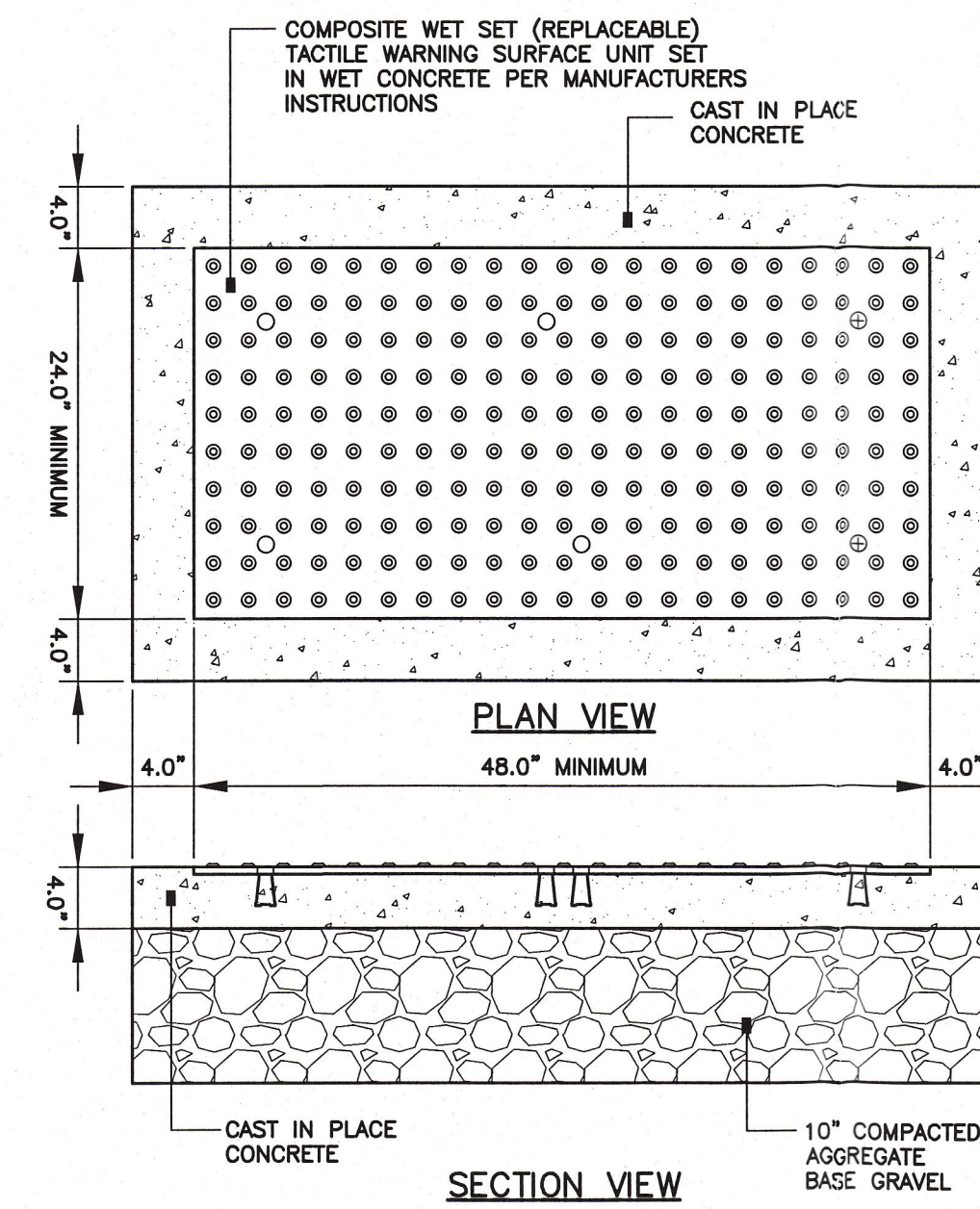
REINFORCED CONCRETE ENCASED UNDERGROUND DUCT BANK DETAIL
N.T.S.



ADA RAMP AT INTERSECTION
N.T.S.

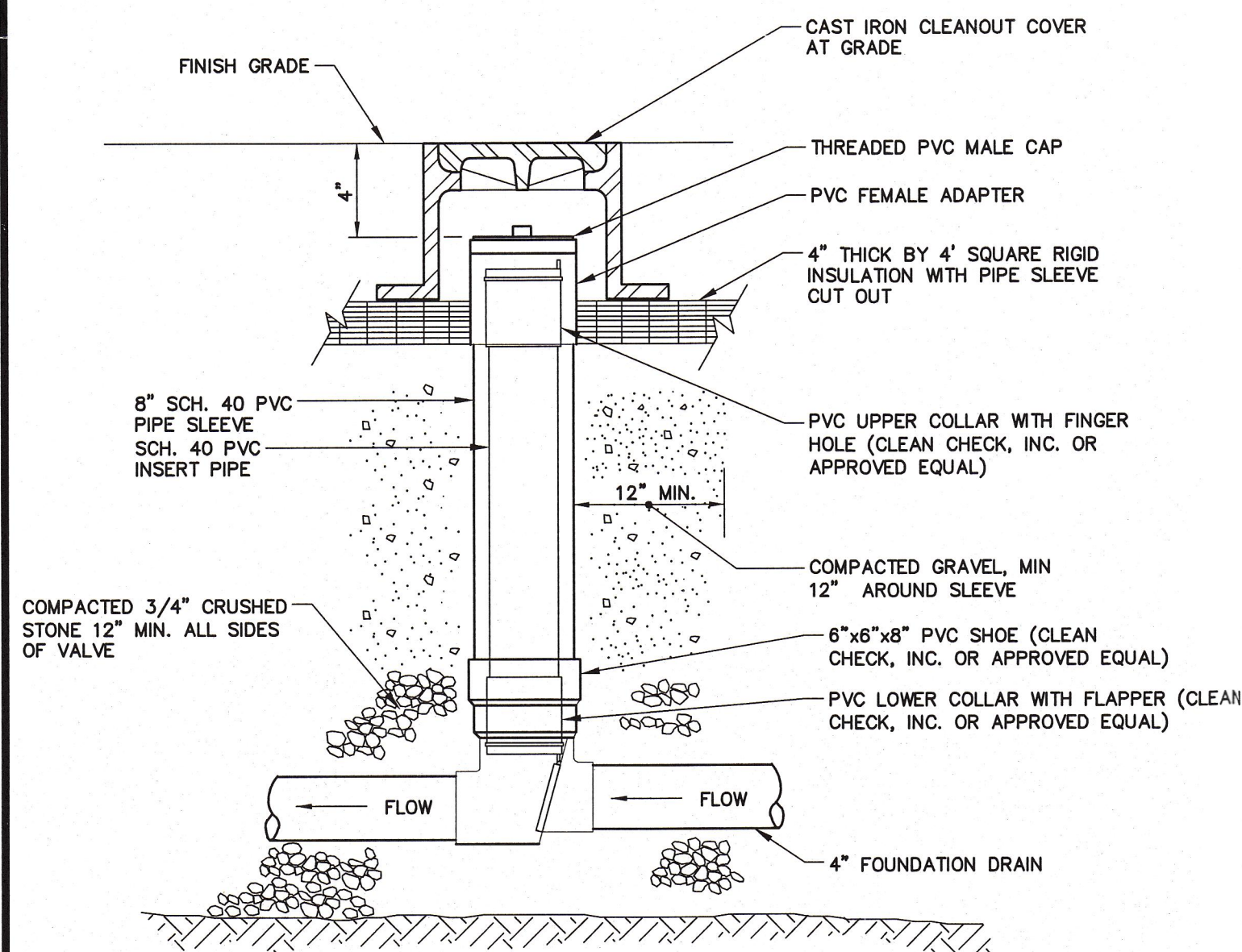


BOLT DETAIL

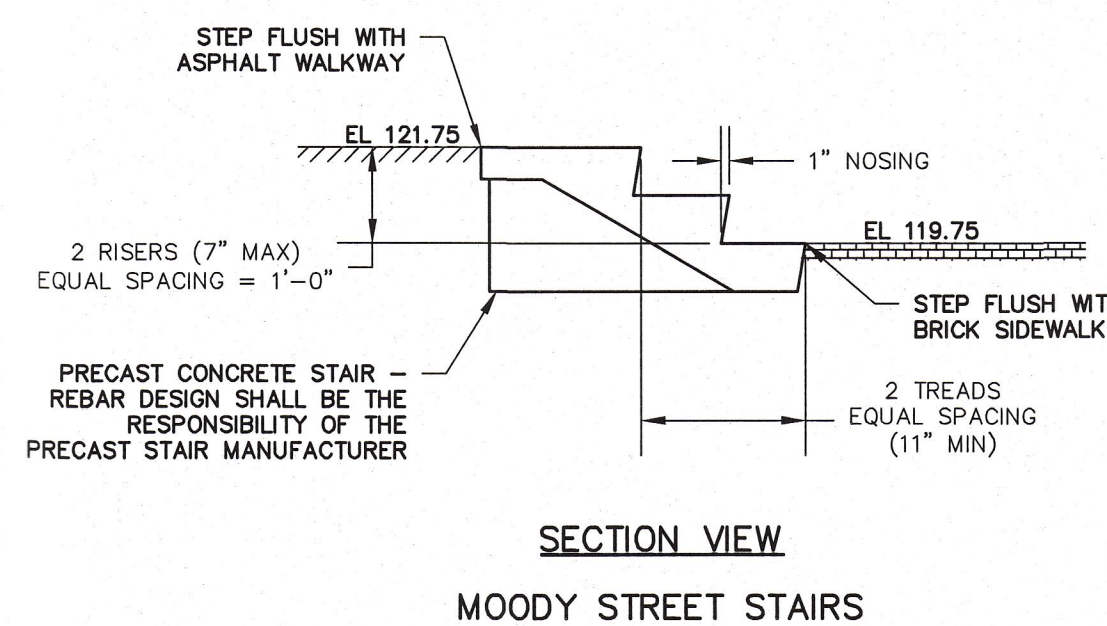
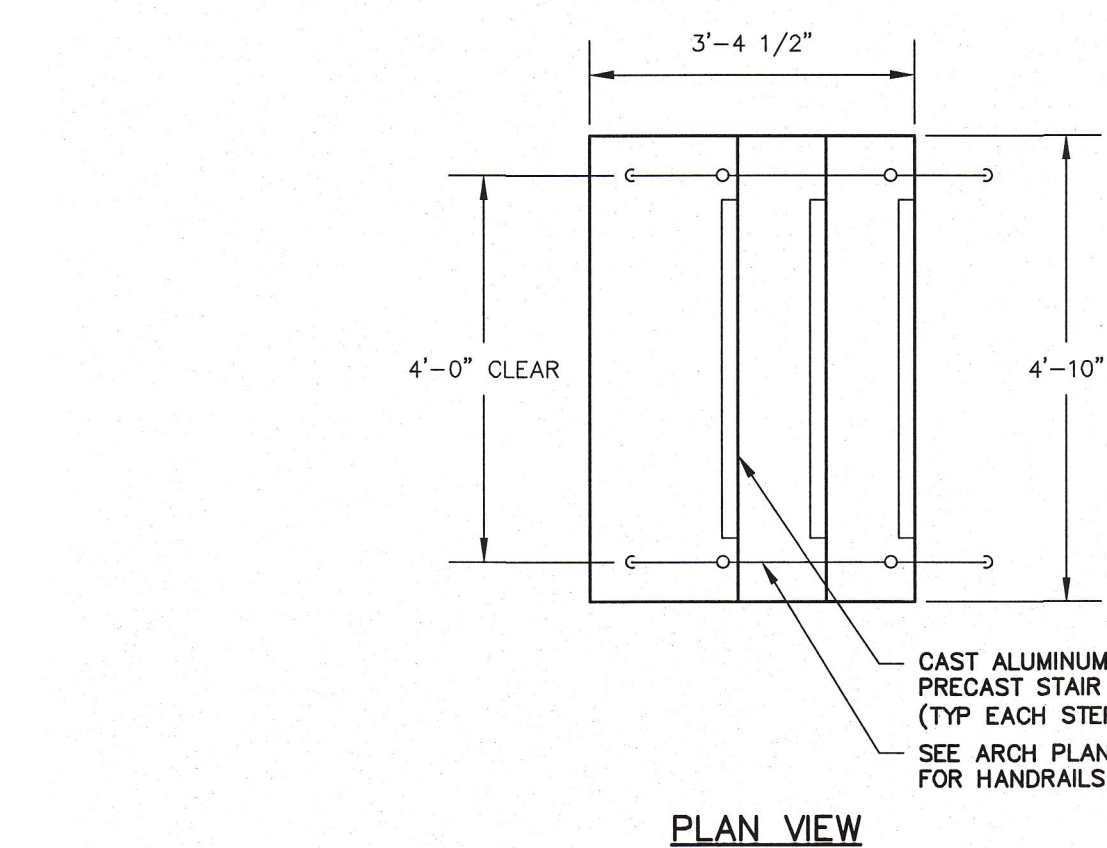


SIDEWALK RAMP DETECTABLE WARNING
N.T.S.

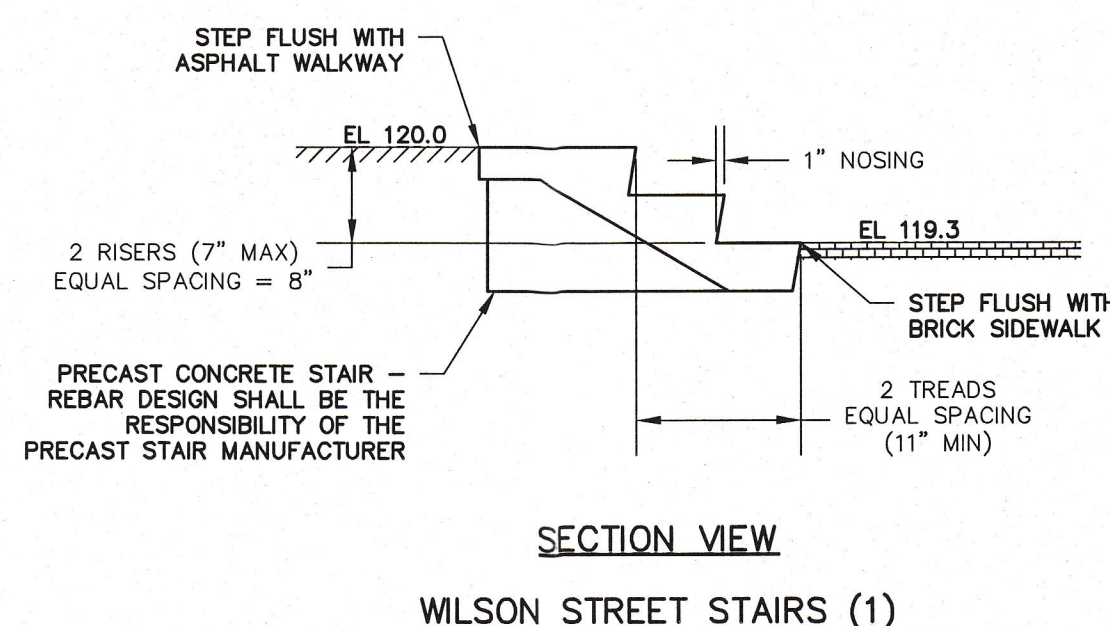
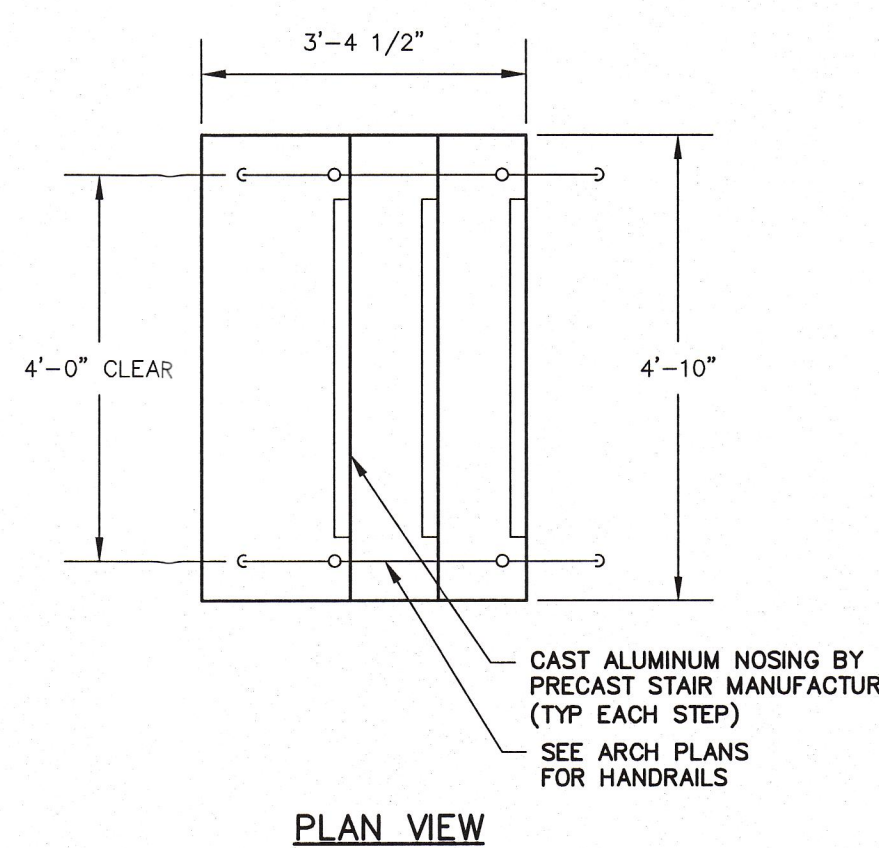
- NOTES:**
- COMPOSITE WET SET (REPLACEABLE) TACTILE WARNING SURFACE UNITS SHALL BE AS MANUFACTURED BY ADA SOLUTIONS, INC. (WWW.ADATILE.COM), OR APPROVED EQUAL.
 - CAST IN PLACE CONCRETE SHALL MEET SPECIFICATIONS FOR MDOT CLASS A STRUCTURAL CONCRETE. MINIMUM COMPRESSIVE STRENGTH 4,000 PSI. THE CONCRETE SHALL BE SEALED PRIOR TO SETTING PANELS. THE EXPOSED CONCRETE BORDER SHALL RECEIVE A GROOVED EDGE BETWEEN THE TILE AND CONCRETE, ALONG WITH A UNIFORM BROOM FINISH PERPENDICULAR TO THE FLOW OF PEDESTRIAN TRAFFIC.
 - TRUNCATED DOMES SHALL BE ALIGNED IN ROWS, PARALLEL AND PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL. TRUNCATED DOME BRICKS AND GRANITE PAVERS ARE NOT ALLOWED.
 - FOR ALL SIDEWALK RAMP MADE OF CONCRETE OR ASPHALT, FEDERAL YELLOW COLORED (#33538) TILES SHALL BE USED. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
 - FOR ALL SIDEWALK RAMP MADE OF BRICK, SEATTLE YELLOW (#23594) COATED COLORED TILES SHALL BE USED.



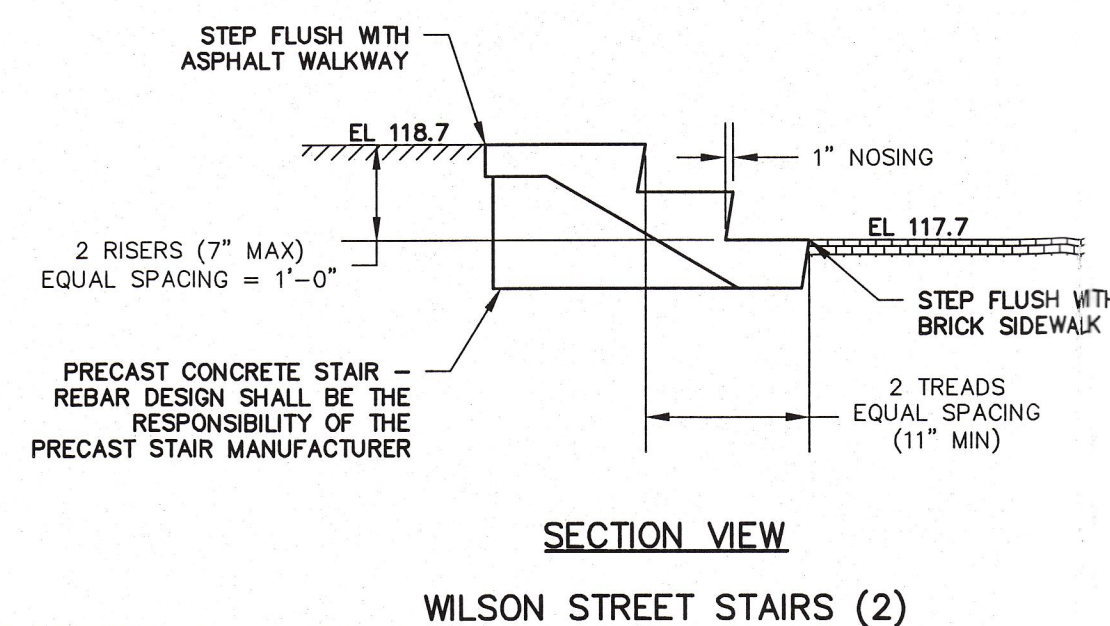
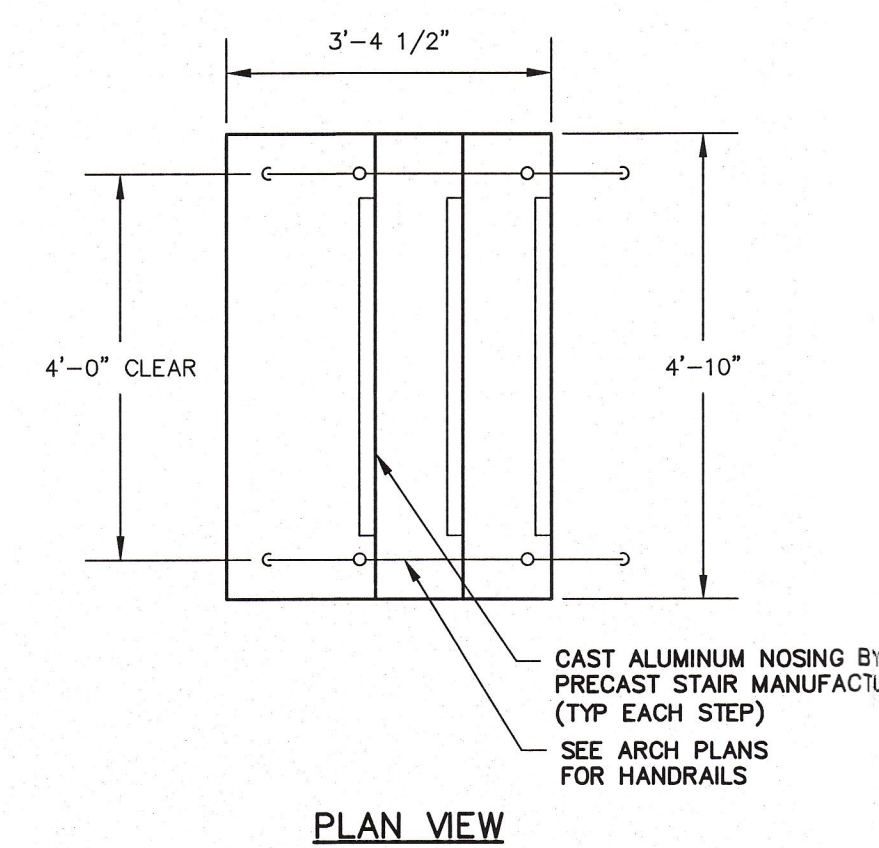
FOUNDATION DRAIN BACKFLOW PREVENTER
N.T.S.
NOTE: MATERIALS AND INSTALLATION PER MANUFACTURER'S INSTRUCTIONS



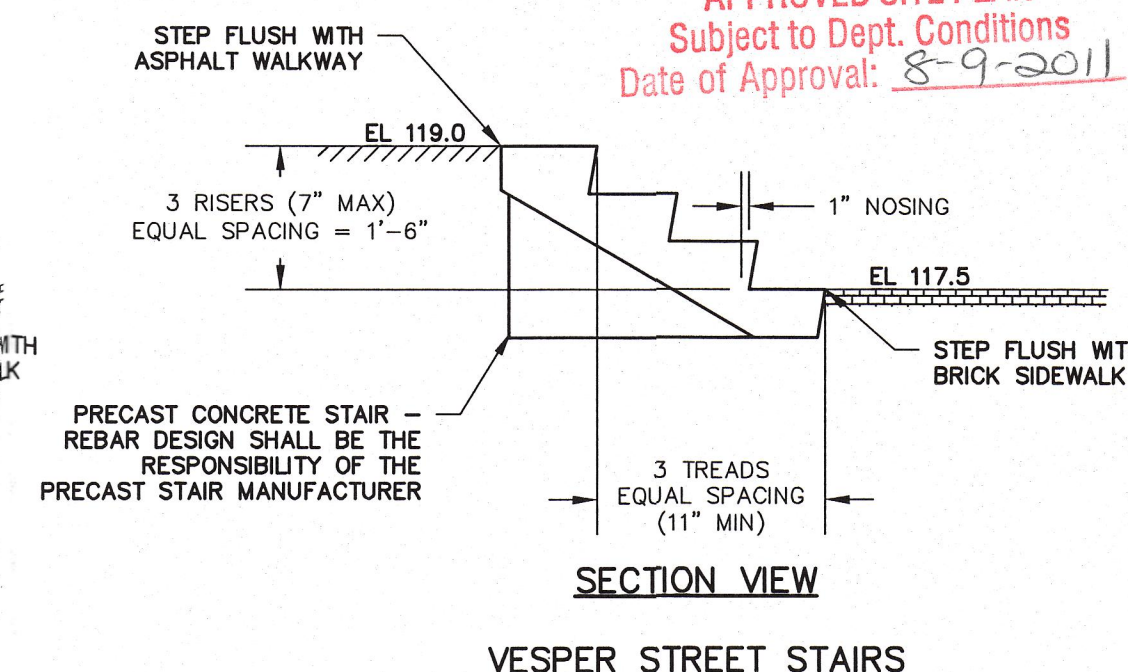
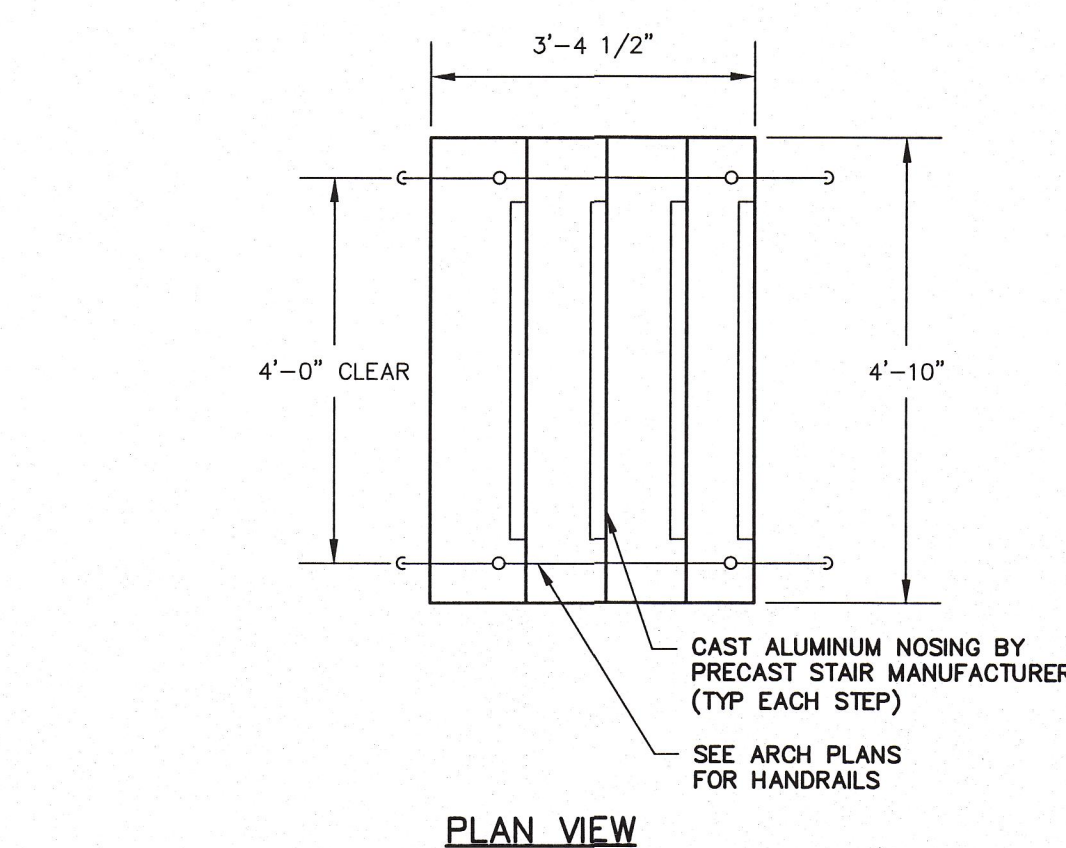
SECTION VIEW
MOODY STREET STAIRS



SECTION VIEW
WILSON STREET STAIRS (1)



SECTION VIEW
WILSON STREET STAIRS (2)



SECTION VIEW
VESPER STREET STAIRS

PRECAST STAIR DETAILS
N.T.S.
NOTE: PROVIDE RAILS IN ACCORDANCE WITH ARCHITECTURAL PLANS

41 Hutchins Drive
Portland, Maine 04102
800.426.4262 | www.woodardcurran.com
COMMITMENT & INTEGRITY DRIVE RESULTS

PDT ARCHITECTS
49 DARTMOUTH STREET
PORTLAND, MAINE 04101
207-775-1059
www.pdtarch.com

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AVESTA - Adams School Site Redevelopment
PORTLAND, MAINE

STATE OF MAINE
DENISE L. CAMERON
#11279
LICENSED PROFESSIONAL ENGINEER
3-1-2012

JOB NO. 08-056

DRWN. CHK BCM DLC

SCALE: AS NOTED

ISSUE MARCH 1, 2012

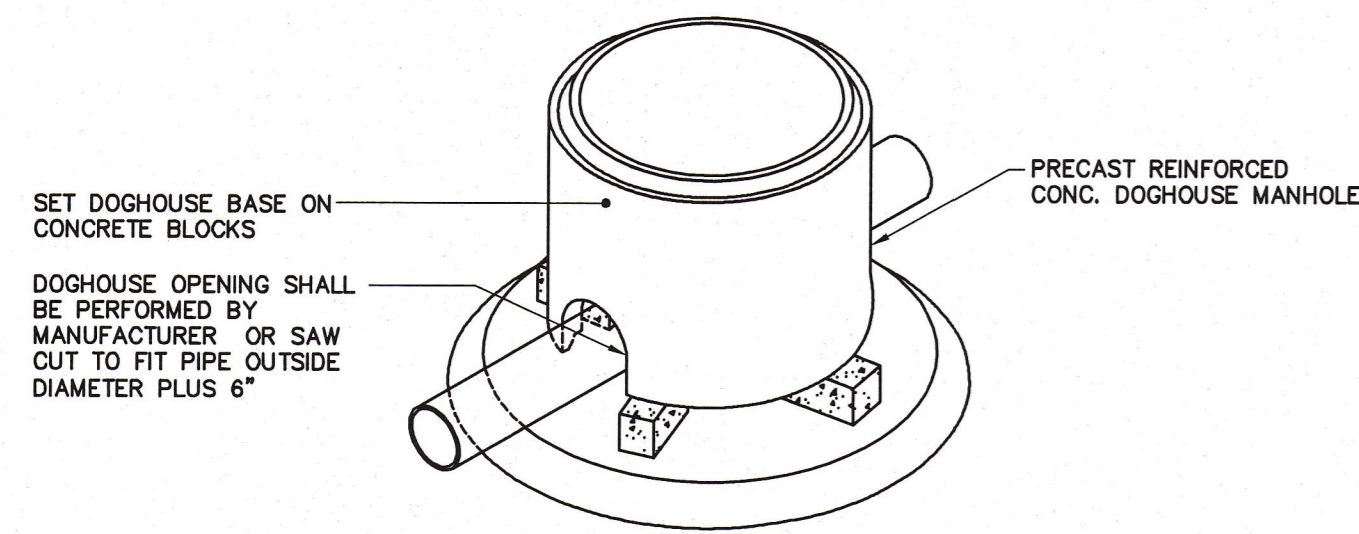
TITLE CIVIL DETAILS - 3

SHEET

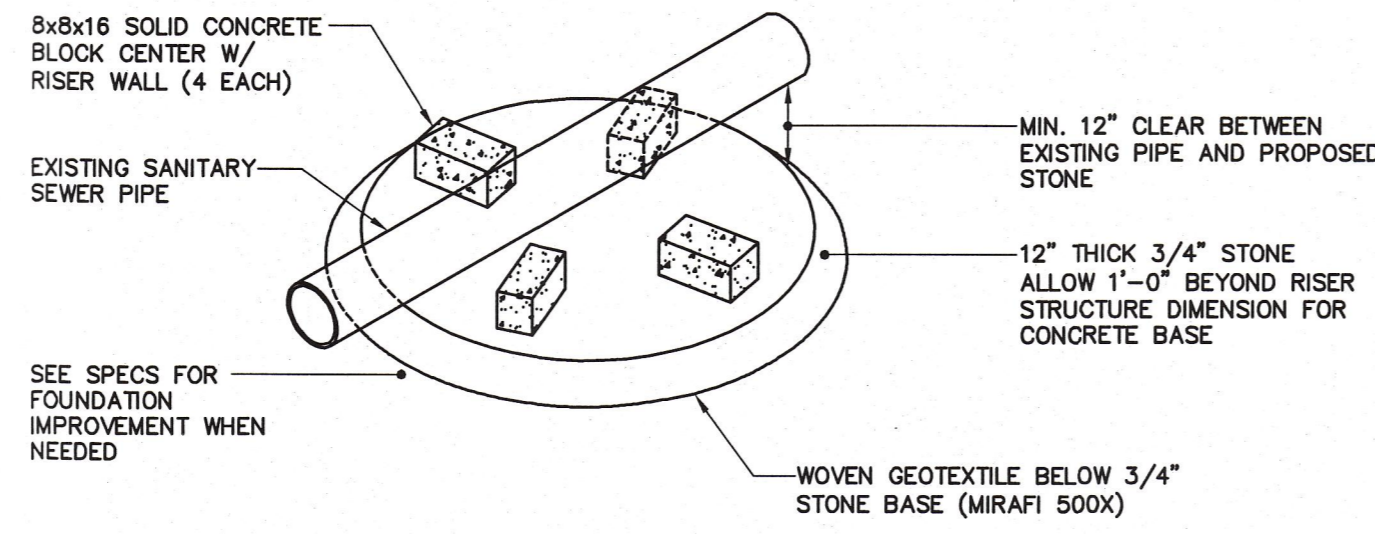
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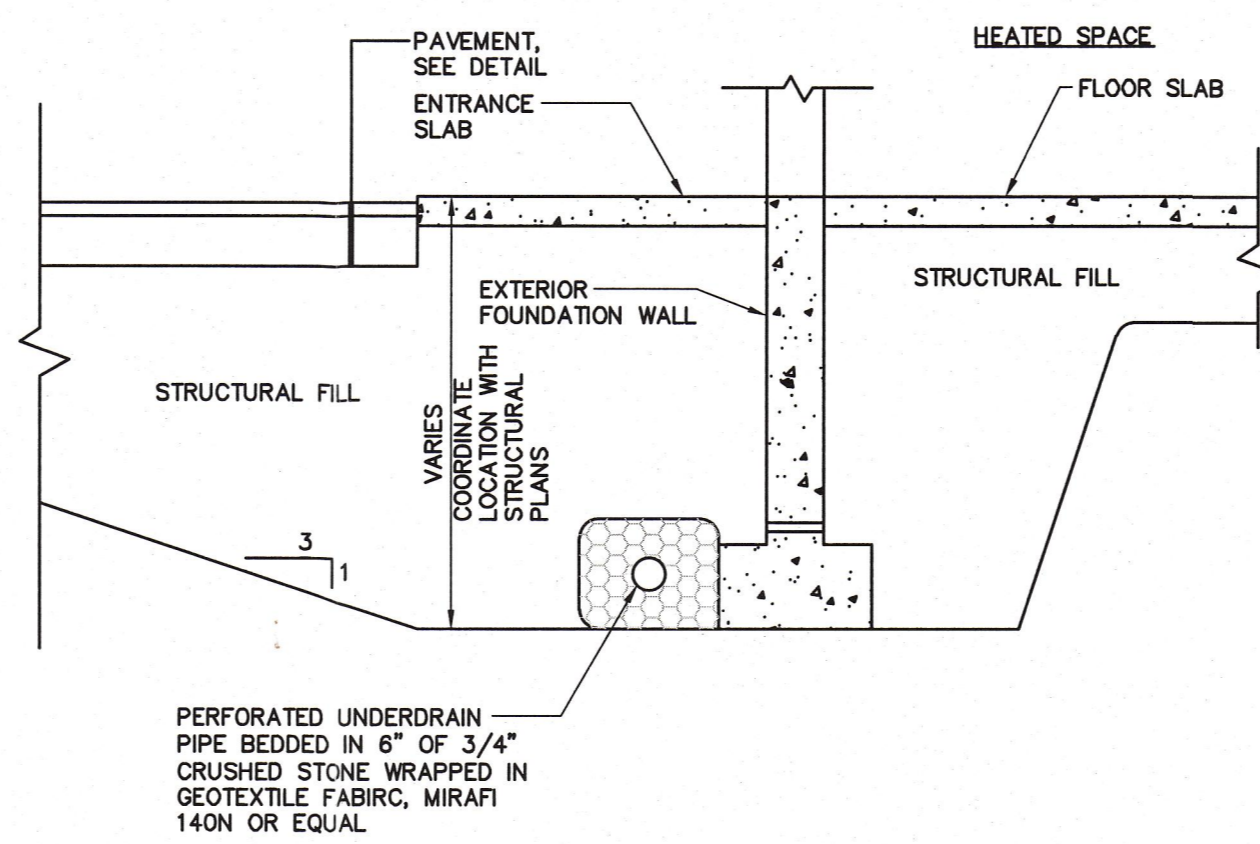
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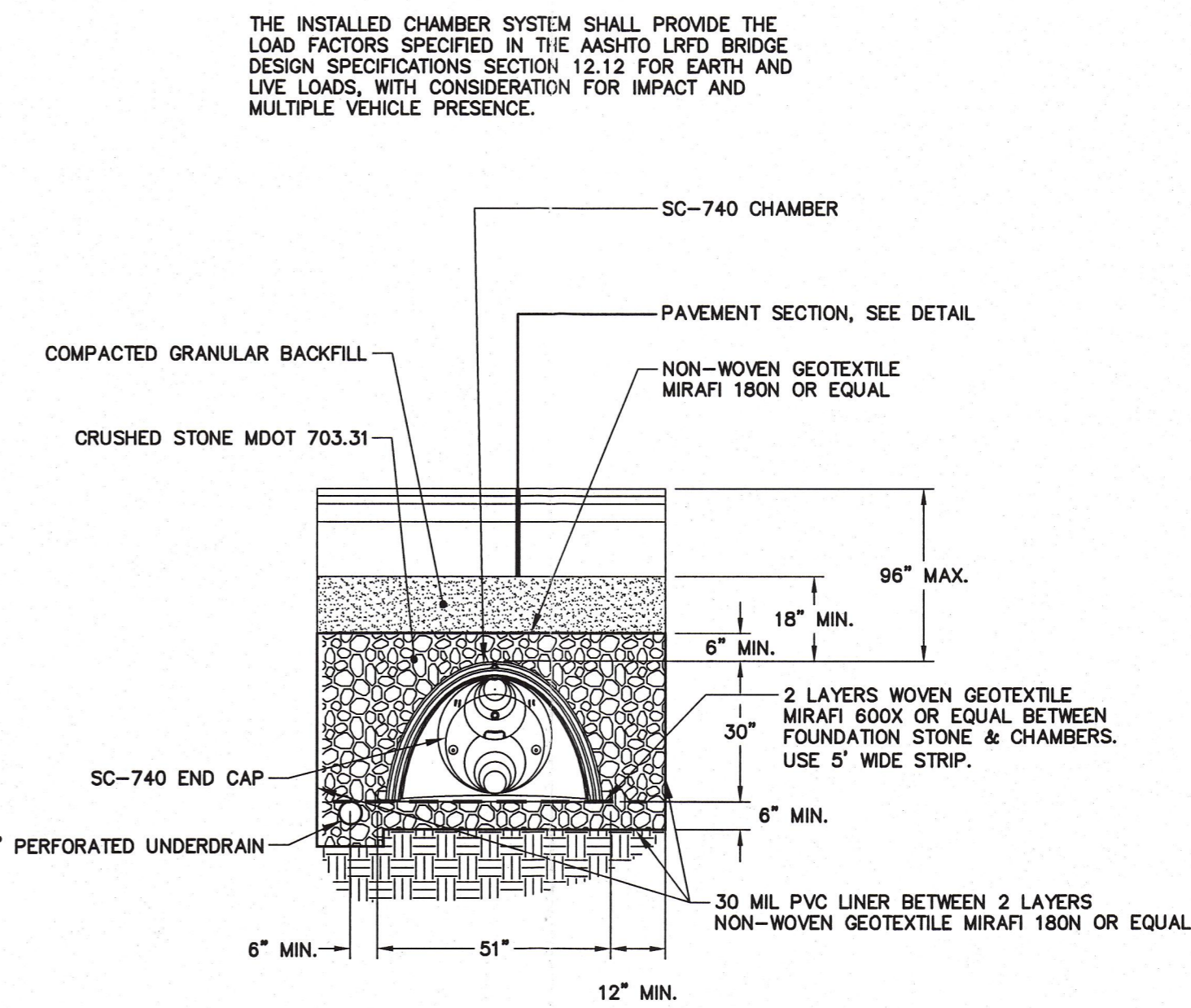
RISER ISOMETRIC VIEW



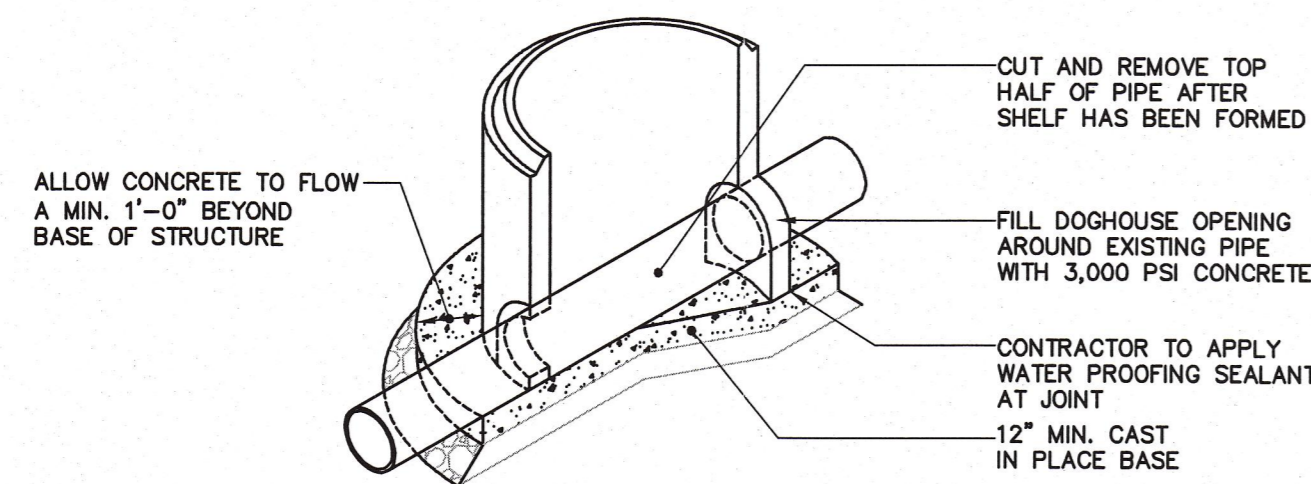
BASE ISOMETRIC VIEW



FOUNDATION DRAIN DETAIL
N.T.S.

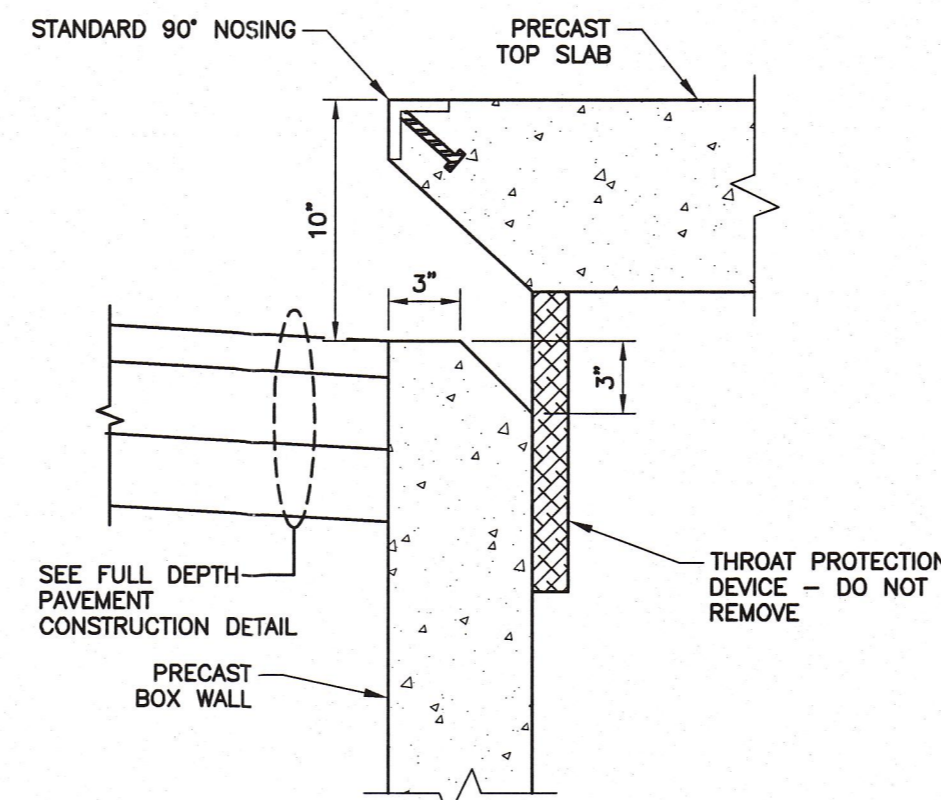


STORMTECH ISOLATOR ROW SECTION
N.T.S.

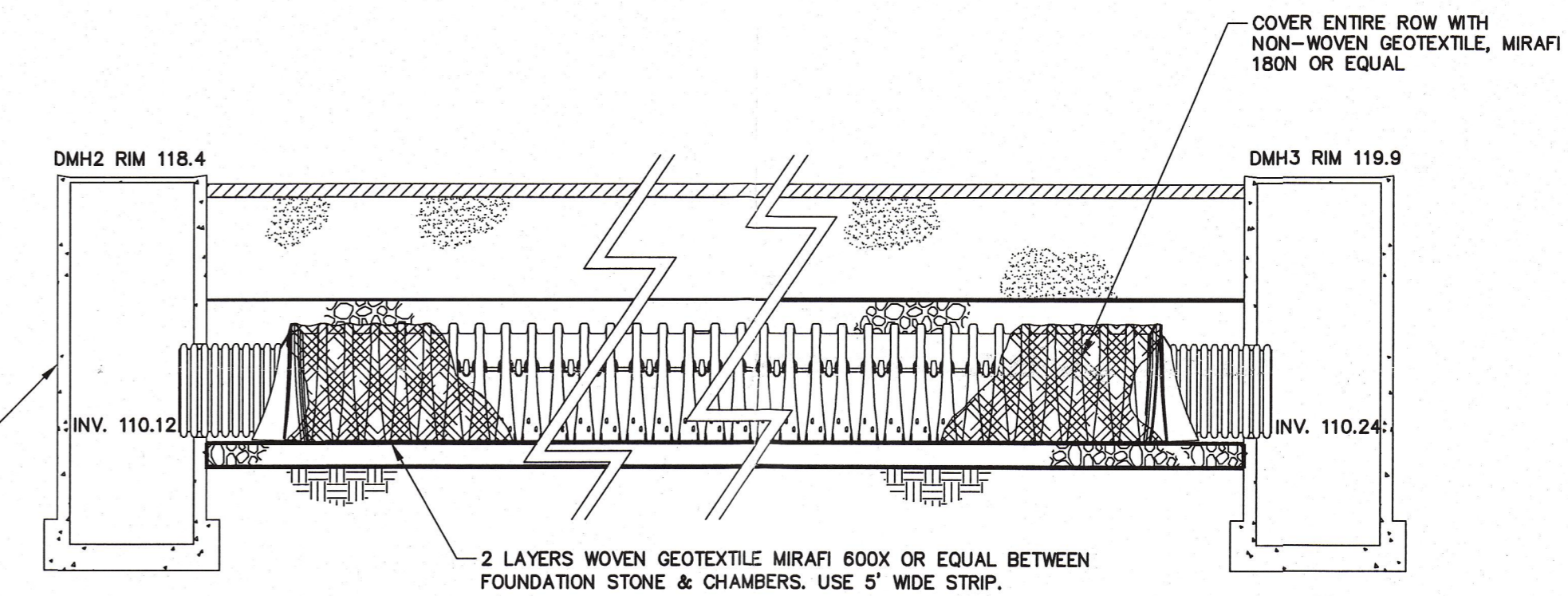


FOUNDATION SECTION VIEW

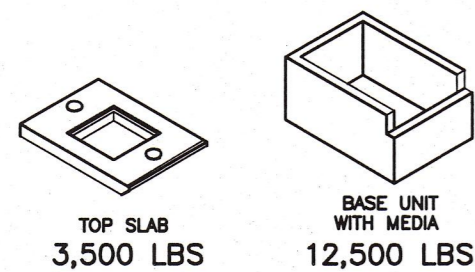
DOGHOUSE MANHOLE DETAIL
N.T.S.



UNDERDRAINED BOX FILTER THROAT OPENING DETAIL
N.T.S.

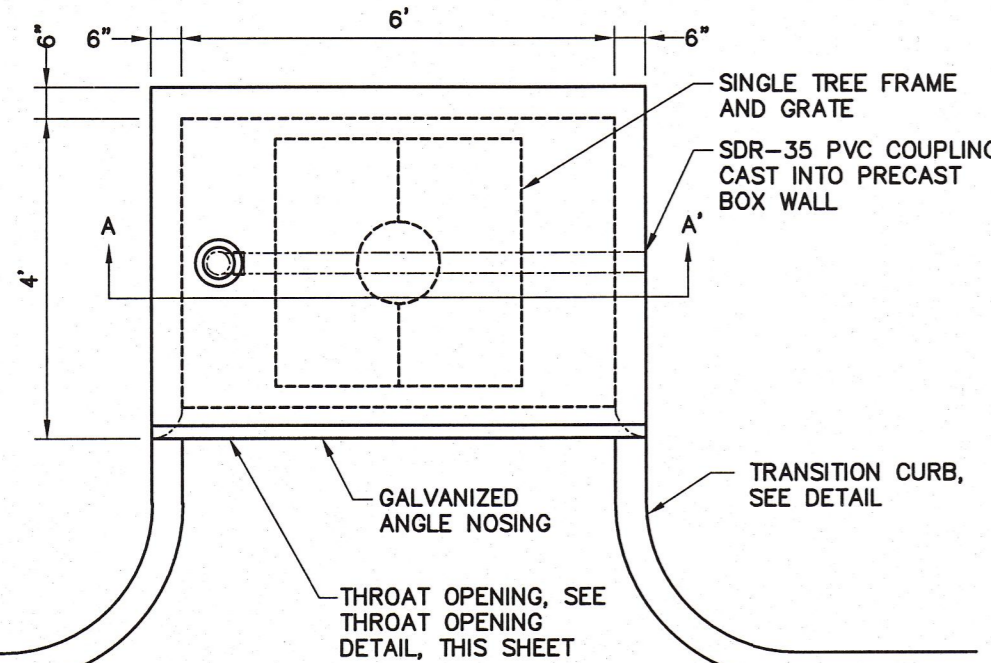


STORMTECH ISOLATOR ROW PROFILE
N.T.S.

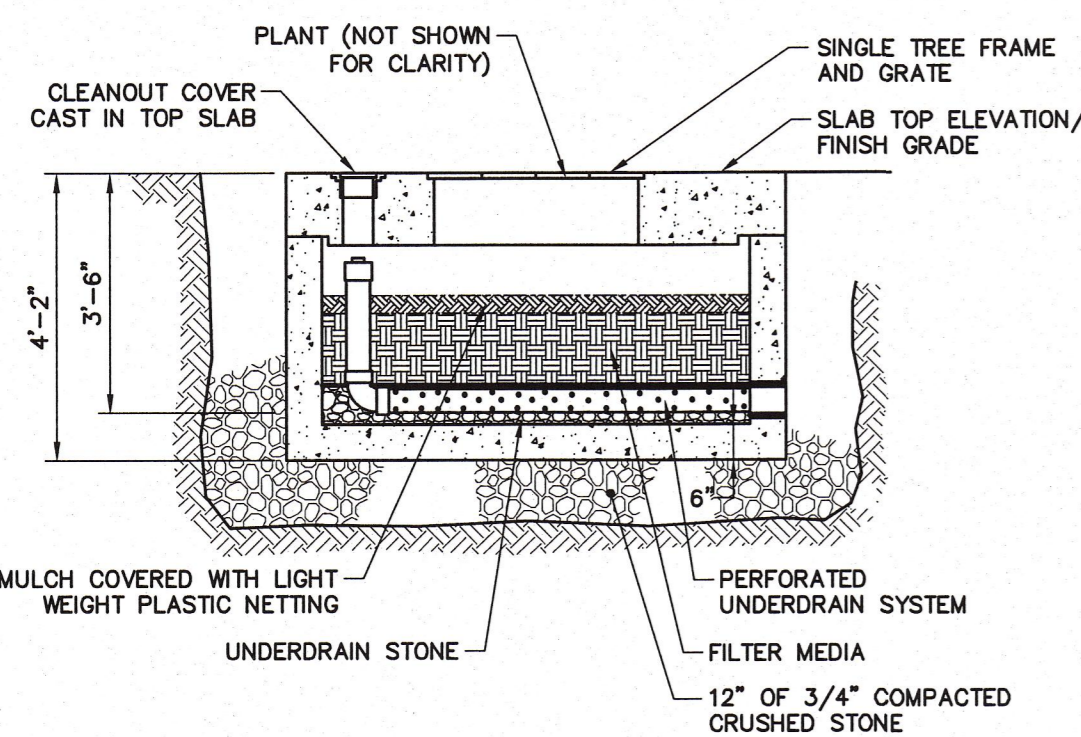


6'x4' UNDERDRAINED BOX FILTER

NOTE:
1. LISTED WEIGHTS ARE APPROXIMATE, CONFIRM WEIGHTS WITH MANUFACTURER PRIOR TO INSTALLATION.



PLAN



SECTION A-A'

- NOTE:
1. UNDERDRAINED BOX FILTER BY FILTERRA®
 2. PLANT SELECTION SHALL BE DWARF FOUNTAIN GRASS - PENNISSETUM ALPEOUCROIDES, "HAMELN", OR APPROVED EQUAL. PLANT SHALL EXTEND LESS THAN 1.5" ABOVE TOP SLAB OF FILTERRA UNIT.
 3. UNDERDRAINED BOX FILTER SHALL HAVE GALVANIZED NOSING AT CURB EDGE.

UNDERDRAINED BOX FILTER UNIT
N.T.S.

Tools Needed for Installation

- Tape Measure
- Marker or Pencil
- Masonry Drill Bit
- Drill (Hammer drill recommended)
- Hammer
- Wrench 3/16"
- Level
- Washers (for leveling if necessary)

Recommended Base Materials:

Solid concrete is the best base material for installation. Ask your Dero Rack representative which anchor is appropriate for your application to ensure the proper anchors are shipped with your rack. Be sure nothing is underneath the base material that could be damaged by drilling.

Installation:

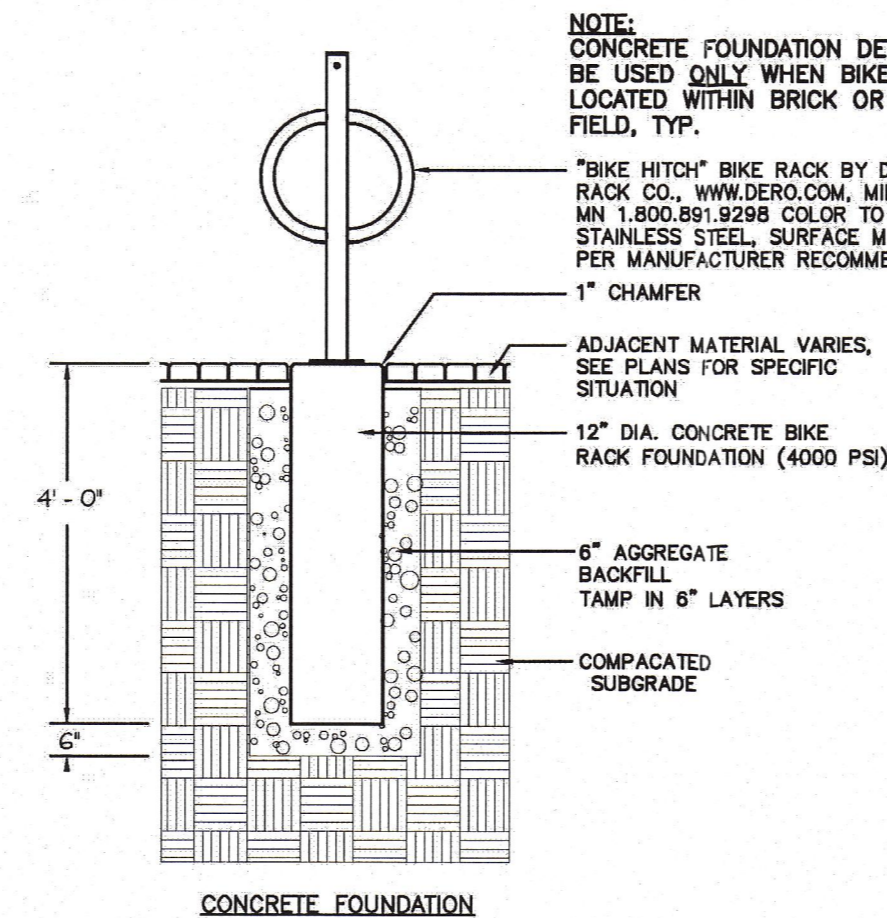
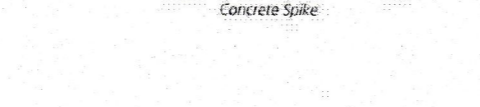
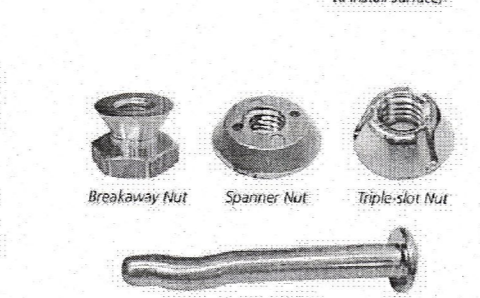
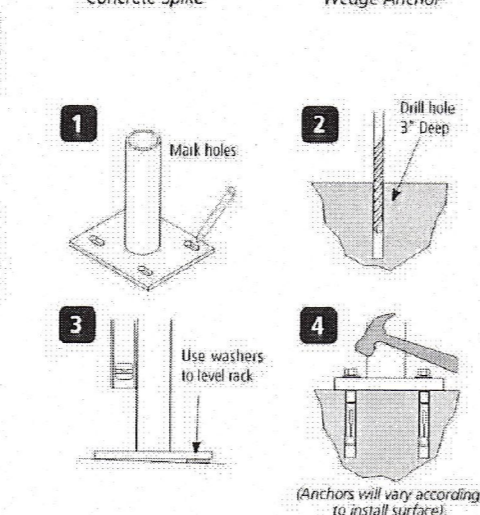
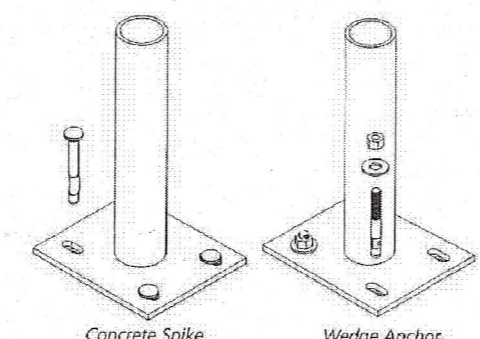
18" anchors are shipped with the rack. Place the rack in the desired location. Use a marker or pencil to outline the holes of the base onto the base material. Drill the holes in accordance with the specifications shipped with the anchors. Make sure the holes are at least 6" away from any cracks in the base material.

Tamper Resistant Fasteners

The concrete spike is a permanent anchor. The top of the wedge anchor can also be pounded sideways after installation so that it cannot be removed. Other tamper resistant fasteners are also available for purchase.

When using the special tamper resistant nuts, always set and first tighten the anchors. Once the rack is installed, replace two nuts from the sides (opposite sides from each other) with the tamper resistant fasteners. DO NOT OVERTIGHTEN the tamper resistant nut.

If you have any questions about installation or other features of the Bike Rack, please call us at 1-800-298-4913.



BIKE RACK DETAIL
N.T.S.

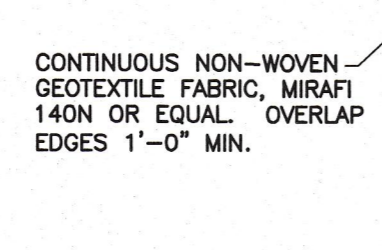
NOTE:

STONE DRIP EDGE TO BE GRADED TO ALLOW TO DRAIN AWAY FROM BUILDING (TYP.)

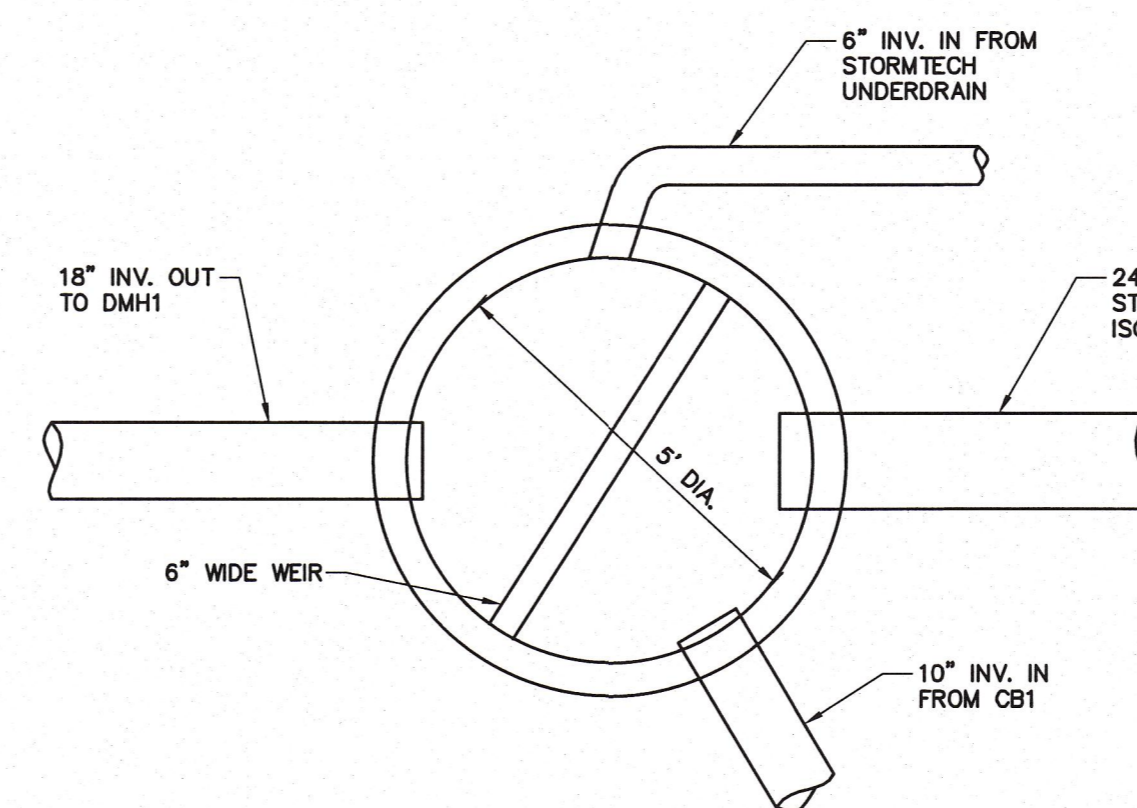
4" LOAM AND SEED

4" OF 3/4" CRUSHED STONE

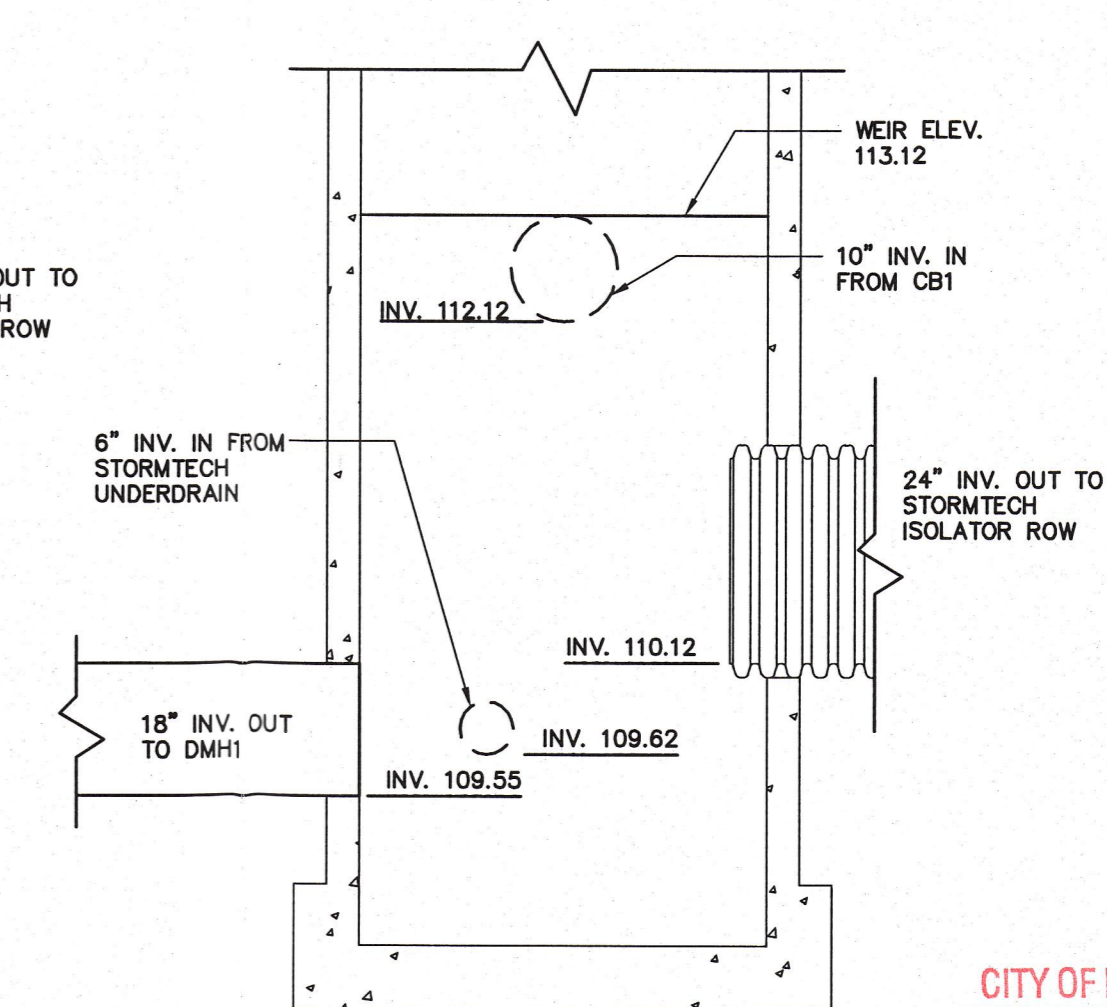
CONTINUOUS NON-WOVEN GEOTEXTILE FABRIC, MIRAFI 140N OR EQUAL, OVERLAP EDGES 1'-0" MIN.



STONE DRIP EDGE DETAIL
N.T.S.



DIVERSION MANHOLE (DMH2)
N.T.S.



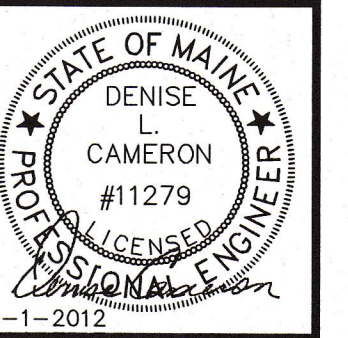
SECTION

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 8-9-2011



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AVESTA - Adams School Site Redevelopment
PORTLAND, MAINE



JOB NO. 08-056

DRWN. CHK BCM DLC

SCALE: AS NOTED

ISSUE MARCH 1, 2012

TITLE CIVIL DETAILS - 4

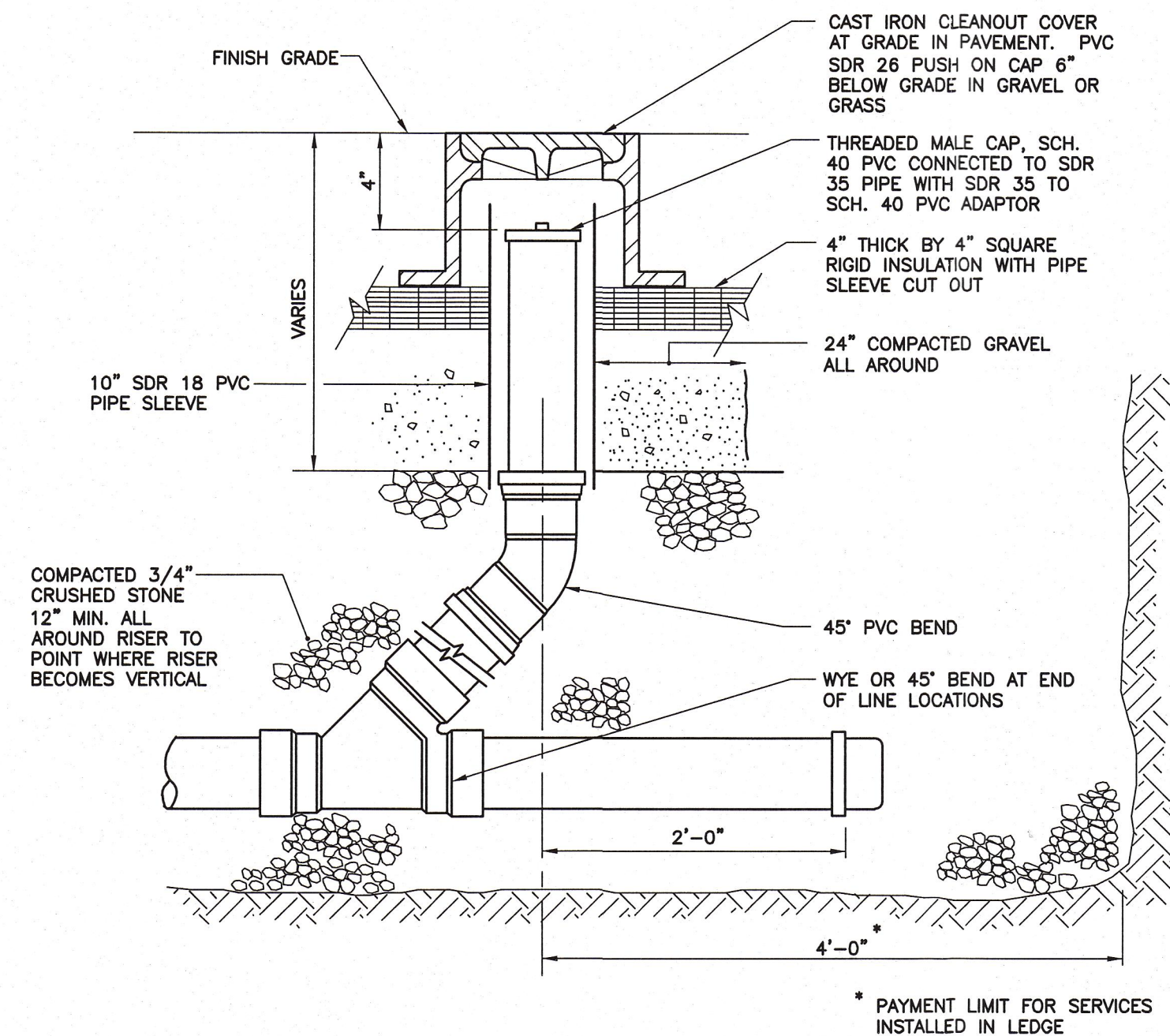
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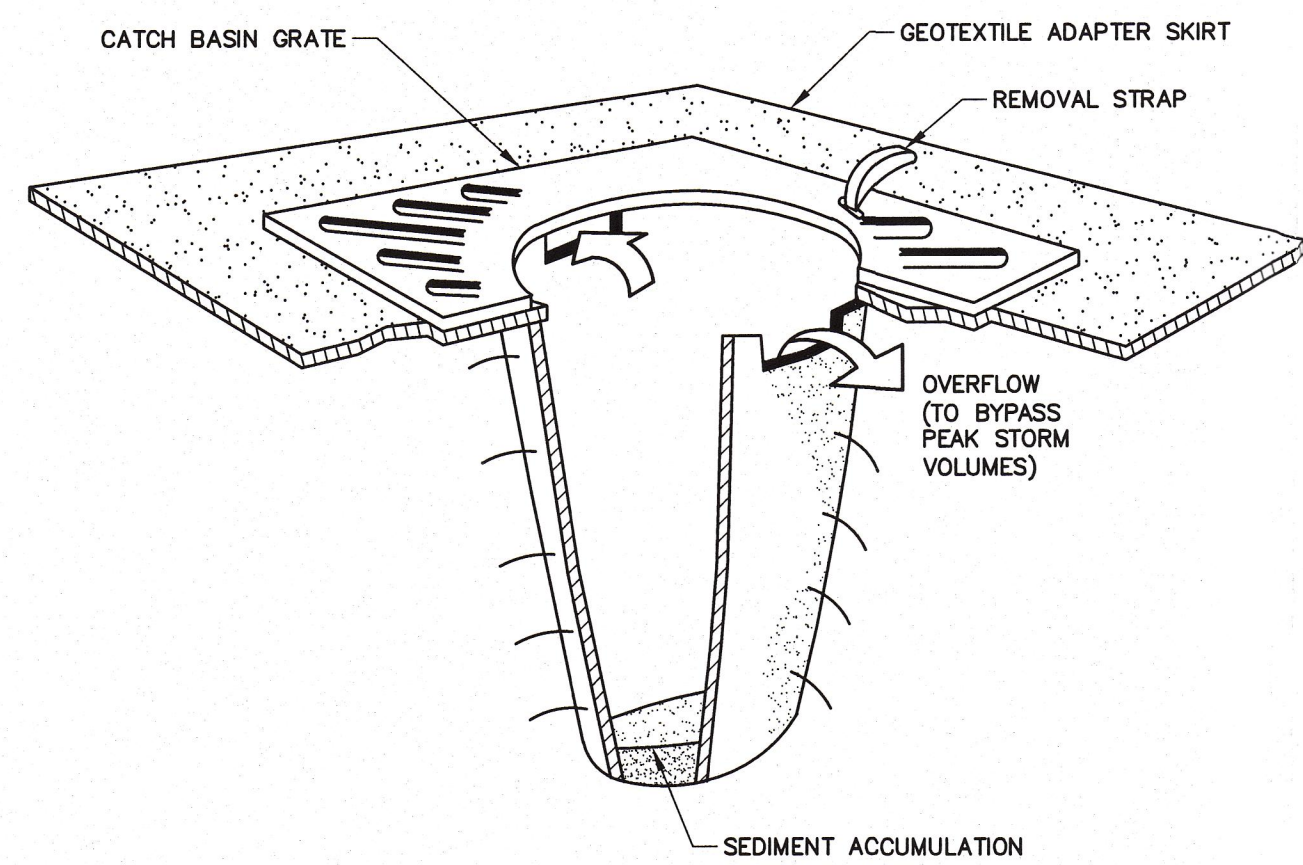
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BMCDEVIT



CLEANOUT DETAIL
N.T.S.



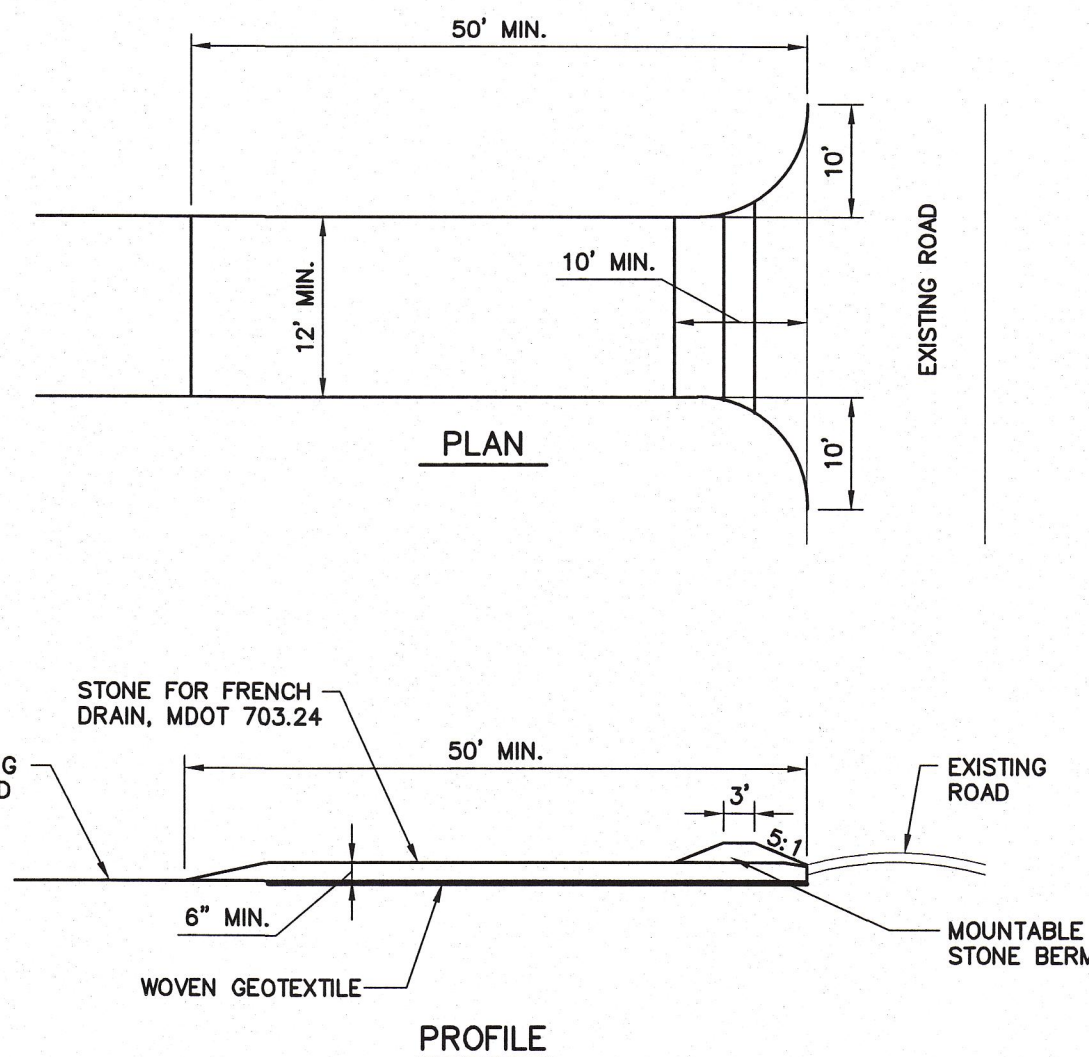
NOTES:

CATCH BASIN PROTECTION TO BE "SILTSACK" (BY ACF ENVIRONMENTAL) OR "STREAM GUARD" (BY FOSS ENVIRONMENTAL SERVICES).

INSERT TO BE EMPTIED IN AN APPROVED MANNER WHEN IT IS 1/2 FULL OF SEDIMENT.

INSPECT INSERT AFTER ALL RAINFALL EVENTS, REPAIR AND MAINTAIN AS REQUIRED.

TEMPORARY INLET PROTECTION
N.T.S.



NOTES:

CONSTRUCTION ENTRANCES MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.

WHEEL WASH PITS MAY ALSO BE USED, IF APPROVED.

MAINTENANCE: INSPECT FOR EFFECTIVE REMOVAL OF SOIL FROM VEHICLES PRIOR TO LEAVING THE SITE. SWEEP ANY SOIL FROM ADJACENT ROADWAYS.

REMOVAL: AT LEAST ONE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL ALL AREAS OF THE SITE ARE STABILIZED.

STABILIZED CONSTRUCTION
ENTRANCE DETAIL
N.T.S.

EROSION AND SEDIMENT CONTROL NOTES

Temporary Erosion Control

Contractor shall prepare and submit a soil erosion and water pollution control plan to engineer in accordance with section 656.

Measure	Dates For Use	Timing, Activity, and Location
Sedimentation Barrier	ALL	Before soil disturbance, install downhill of areas to be disturbed and around material stockpiles.
Up-slope Diversion	ALL	Before soil disturbance, install uphill of areas to be disturbed and around material stockpiles.
Catch Basin Protection	ALL	Before soil or pavement disturbance, install ACF Environmental, Inc. High Flow Siltsock, Siltaver Inlet Filter, or equal, installed per manufacturer's requirements.
Dust Control	ALL	During dry weather, apply water and calcium chloride to control dust.
Temporary Seeding	April 15 to Oct. 1	Soil stockpiles that are not covered and disturbed areas that will not be disturbed again within 14 days. If grass growth provides less than 95% soil coverage by Nov. 1, apply mulch and anchor with erosion control blanket.
Mulch	April 15 to Sept. 15	On all areas of exposed soil prior to rain events or every ___ days, apply 100-150 lbs (2.5 bales) per 1,000 sq ft. by mechanical blower.
Winter Mulch	Sept. 16 to Oct. 31	On all areas of exposed soil prior to precipitation or every ___ days, apply 150 to 170 lbs. mulch (4 bales) per 1,000 sq. ft. by mechanical blower. Erosion control blanket may be used as a substitute for winter mulch.
Inspections	Until site is permanently stabilized	Inspect the erosion and sedimentation control measures daily, and maintain and repair as necessary.

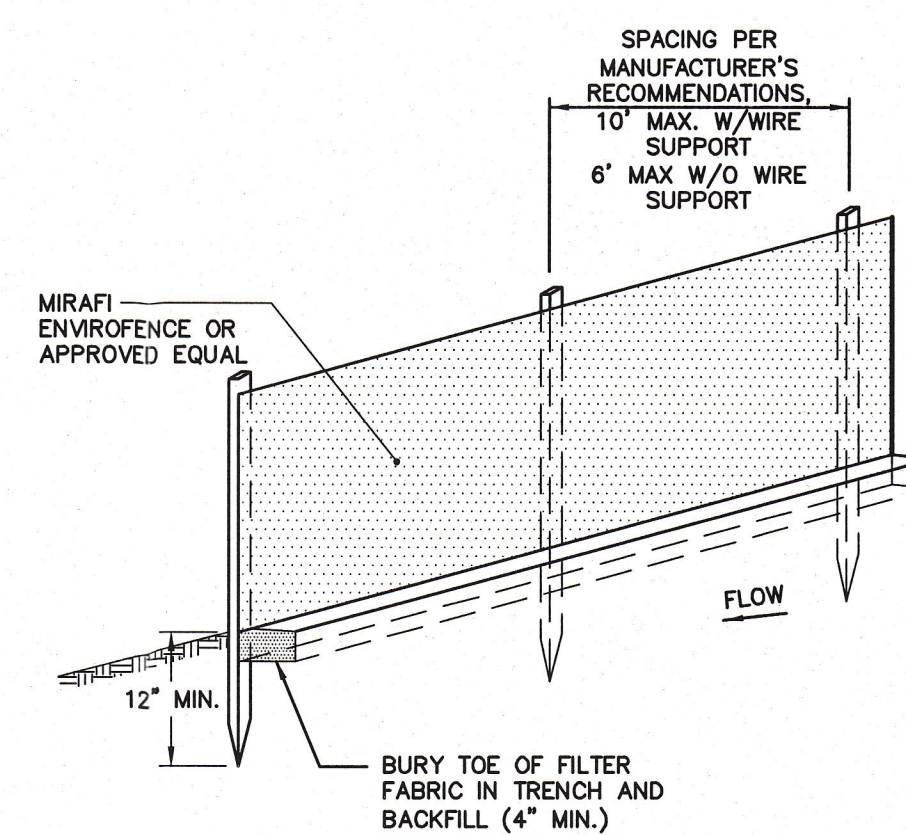
Permanent Erosion Control:

Measure	Dates For Use	Timing, Activity, and Location
Pavement - Base Course - Final Course	When no frost is in ground	Install only in areas shown on the plan, shortly after completion of project.
Permanent Seeding	April 15 to Sept. 15	On final grade areas, within 7 days of grade preparation, prepare topsoil, followed by seed and mulch application.
Dormant Seeding	Sept. 16 to April 15	On final grade areas, with prepared topsoil. Apply seed at double the specified rate on bare soil, and follow with an application of winter mulch.
Ground Cover, Trees, Shrubs	April 15 to Nov. 1	Install with final landscaping.
Permanent Mulch	ALL	Install with final landscaping.

Inspections:

Regular inspections of all erosion and sedimentation controls shall be made at least weekly and prior to and following storm events. Minimum inspections shall be made as listed in the table below.

Inspected Item	Look For
Mulched Surfaces	Thin mulch or inadequate application. Wind movement.
Seeded Surfaces	Poor seed germination. Loss of mulch. Development of rivulets.
Sediment Barrier	Sediment build-up to one half the height of the barrier. Undermining of the barrier. Supporting stakes loose, toppled, or unmarked. Breaks in barrier.
Perimeter Diversion	Discharge is to stabilized area. Erosion or breaks in barrier. Supporting stakes loose, toppled or unmarked.
Catch Basin Protection	Sediment build-up and structure blockages. Slow flow/Ponding water. Breaks in fabric or voids in barrier.
Dewatering Filter	Breaks in fabric or supporting structure. Slow flow, indicating high sediment build-up.
Construction Entrance	Sedimentation of roadways. Off-site dust complaints.



NOTES:

INSTALL FABRIC ON UPHILL SIDE OF SUPPORT POSTS

INSTALL SILT FENCE ACROSS SLOPES

SILT FENCE SHALL NOT BE USED IN DRAINAGE WAYS

MAINTENANCE: INSPECT FOR TEARS IN THE FABRIC OR DAMAGE TO SUPPORTS. REPAIR AS NECESSARY. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES A DEPTH OF SIX-INCHES OR LESS.

REMOVAL: WHEN UPSLOPE AREAS ARE STABILIZED, THE STRUCTURE AND ANY ACCUMULATED SEDIMENT WILL BE REMOVED.

SEDIMENT BARRIER -
SILTATION FENCE DETAIL
N.T.S.

EROSION AND SEDIMENTATION CONTROL NOTES

TEMPORARY EROSION CONTROL MEASURES MAY INCLUDE THE USE OF STABILIZED CONSTRUCTION ENTRANCES, HYDRAULIC MULCH, HAY AND STRAW MULCH, EROSION CONTROL BLANKET, TURF REINFORCED MATTING, RIPRAP AND TEMPORARY SEEDING. TEMPORARY SEDIMENT CONTROL MEASURES INCLUDE THE USE OF SILT FENCE, EROSION CONTROL MIX BERMS, PLUNGE POOLS, CHECK DAMS, SEDIMENT TRAPS, CATCHBASIN SEDIMENT COLLECTION BAGS AND GEOTEXTILE FILTER BAGS. PERMANENT MEASURES INCLUDE THE USE OF RIPRAP AT EXPOSED STORMDRAIN AND CULVERT INLETS AND OUTLETS, ARMORED SWALES AND SLOPES AND PERMANENT VEGETATION.

GENERAL

- THE PROJECT SHALL CONFORM WITH THE STANDARDS OF THE MAINE CONSTRUCTION GENERAL PERMIT, IF APPLICABLE.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPS HANDBOOK PUBLISHED BY THE MAINE DEP UNLESS OTHERWISE NOTED IN THESE PLANS. [HTTP://www.maine.gov/dep/blw/stand/escbmps/](http://www.maine.gov/dep/blw/stand/escbmps/)
- ANY ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND/OR MUNICIPAL OFFICIALS SHALL BE INSTALLED BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.
- THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE SITE WHENEVER POSSIBLE WHILE ALLOWING PROPER SITE DEVELOPMENT.
- CONSTRUCTION STAGING SHALL BE CONDUCTED IN A WAY TO MINIMIZE THE POTENTIAL FOR STORMWATER RUN-ON TO DISTURBED AREAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT/MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE ABOVE PERSONNEL. DESCRIPTIONS OF PERMANENT STABILIZATION FOR VARIOUS COVER TYPES FOLLOWS:
 - FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS THAT 90% OF THE DISTURBED AREA IS COVERED WITH REASONABLY THICK UNIFORM STAND OF PERMANENT GRASS SPECIES, FREE FROM SIZABLE THIN OR BARE SPOTS.
 - FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THAT COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE OFF.
 - FOR MULCHED AREAS, PERMANENT STABILIZATION MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL.
 - FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE STONE MUST BE SIZED APPROPRIATELY AND IN ACCORDANCE WITH SECTION E-6 OF THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL.
 - FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE ASPHALT BINDER COURSE.
 - FOR OPEN CHANNELS, LEVEL SPREADERS, ENGINEERED BUFFERS OR OTHER DESIGNED STORMWATER CONVEYANCE STRUCTURE, PERMANENT STABILIZATION MEANS THE CHANNELIZED AREA(S) IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH APPLIED RIPRAP, OR WITH OTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE SHALL BE NO EVIDENCE OF SLUMPING, UNDERCUTTING OR DOWNCUTTING OF THE DESIGNED CHANNEL.
- IF THE AREA WILL REMAIN UNWORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, AND WILL NOT BE BUILT ON, THEN IMMEDIATELY PROVIDE PERMANENT STABILIZATION USING VEGETATION THROUGH PLANTING, SEEDING, SOD OR THROUGH THE USE OF PERMANENT MULCH OR RIPRAP. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS. AMEND AREAS OF DISTURBED, OVERLY-COMPACTED SUBSOIL WITH TOPSOIL OR COMPOST AND LIGHTLY TILL 2-3" OF SOIL AMENDMENTS INTO THE TOP 8" OF SOIL.
- PERMANENT SEEDING: SEED MIXES AND APPLICATION ARE SPECIFIED ON THE LANDSCAPING PLANS.
- PROTECT ALL SEEDED AREAS WITH MULCH OR EROSION CONTROL BLANKET IN AREAS OF SHEET OR CONCENTRATED FLOWS. MULCH ALL AREAS SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE. SCHEDULE SEEDING OR SODDING TO AVOID FAILURE DUE TO SUMMER DROUGHT AND FALL FROST. NEWLY SEEDED AREAS SHOULD BE PROTECTED FROM VEHICLE TRAFFIC, PEDESTRIAN TRAFFIC AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED. AREAS MUST BE REWORKED AND RESTABILIZED IF GERMINATION IS SPARSE OR SURFACE EROSION IS EVIDENT.
- DITCH LININGS AND RIPRAP INLET AND OUTLET PROTECTION SHALL BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR INSTALLATION OF THE CULVERT.
- EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 3:1, IN THE BASE OF DITCHES AND ANY DISTURBED AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE (WETLANDS AND WATER RESOURCES). EROSION CONTROL BLANKET SHALL BE NORTH AMERICAN GREEN SIBSON OR APPROVED EQUAL. EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURE UPON STABILIZATION OF PROJECT AREA & COST SHALL BE INCIDENTAL TO CONTRACT.

WINTER CONDITIONS

- WINTER CONSTRUCTION IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1 THROUGH APRIL 1. IF AREAS WITHIN THE CONSTRUCTION AREA ARE NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES OUTLINED ABOVE BY NOVEMBER 15 THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES THAT ARE SPECIFIC TO WINTER CONDITIONS.

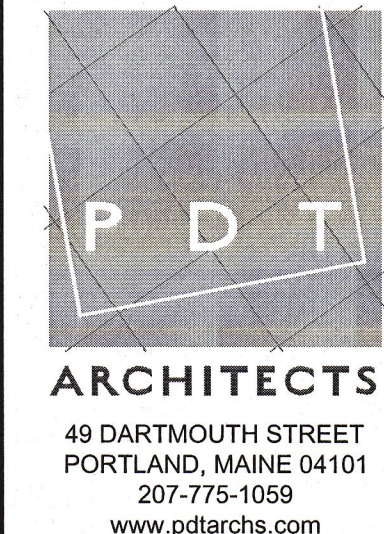
GOOD HOUSEKEEPING AND POLLUTION PREVENTION

- SPILL PREVENTION CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER RUNOFF AND APPROPRIATE SPILL PREVENTION, CONTAINMENT AND RESPONSE PLANNING AND IMPLEMENTATION.
- DURING CONSTRUCTION, PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUND OR SURFACE WATERS MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO INFILTRATION AREAS. AN "INFILTRATION AREA" IS ANY ARE OF THE SITE THAT BY DESIGN, OR AS A RESULTS OF SOIL AND TOPOGRAPHY, ACCUMULATES RUNOFF THAT INFILTRATES IN THE SOIL. DIKES, BERMS, SLUMPS AND OTHER FORMS OF TEMPORARY SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
- LOCATE ALL MATERIAL STOCKPILES WITH CONSIDERATION FOR STORMWATER DRAINAGE PATTERNS AND INFRASTRUCTURE.
- TAKE ALL REASONABLE MEASURES TO MINIMIZE DUST RESULTING FROM THE PROJECT. OIL MAY NOT BE USED FOR DUST CONTROL.
- LOCATE ALL LITTER, CONSTRUCTION DEBRIS AND CONSTRUCTION CHEMICALS WITH CONSIDERATION FOR STORMWATER DRAINAGE PATTERNS AND INFRASTRUCTURE.
- TRENCH OR FOUNDATION DE-WATERING MUST BE SPREAD THROUGH SUFFICIENT NATURAL BUFFERS THAT HAVE CAPACITY TO INFILTRATE THE PUMPED WATER OR SHOULD BE LIMITED TO DESIGNED CONSTRUCTION DEWATERING DEVICES AS DESCRIBED IN THE MAINE EROSION AND SEDIMENT CONTROL BMPS HANDBOOK.
- SEDIMENTS AND SOIL MATERIALS SHOULD BE SWEEP FROM PAVED SURFACES AT THE END OF EACH WORKDAY OR PRIOR TO RAIN EVENTS, WHENEVER POSSIBLE.

INSPECTION AND MAINTENANCE

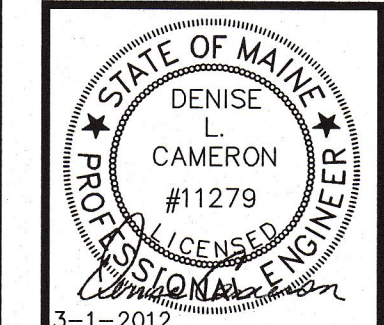
- A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROLS, INCLUDING THE STANDARDS IN THE MAINE CONSTRUCTION GENERAL PERMIT, THE MAINE EROSION AND SEDIMENT CONTROL BMPS HANDBOOK OR ANY MUNICIPAL REQUIREMENTS MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF ADDITIONAL BMPS OR MODIFICATIONS TO BMPS ARE NECESSARY, THE MODIFICATIONS MUST BE IMPLEMENTED WITH 7 CALENDAR DAYS OR PRIOR TO ANY PRECIPITATION EVENT. ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
- AN INSPECTION AND MAINTENANCE LOG MUST BE KEPT BY THE CONTRACTOR, SUMMARIZING THE SCOPE OF THE INSPECTION, DATE, AND MAJOR OBSERVATIONS RELATING TO THE OPERATION OF EROSION AND SEDIMENT CONTROL BMPS, MATERIAL STORAGE AREAS, AND VEHICLE ACCESS POINTS TO THE CONSTRUCTION AREA. THE INSPECTION LOG SHOULD BE DELIVERED TO THE PROPERTY OWNER OR RESPONSIBLE CONTRACTING ENTITY UPON COMPLETION OF THE PROJECT.

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 8-9-2011



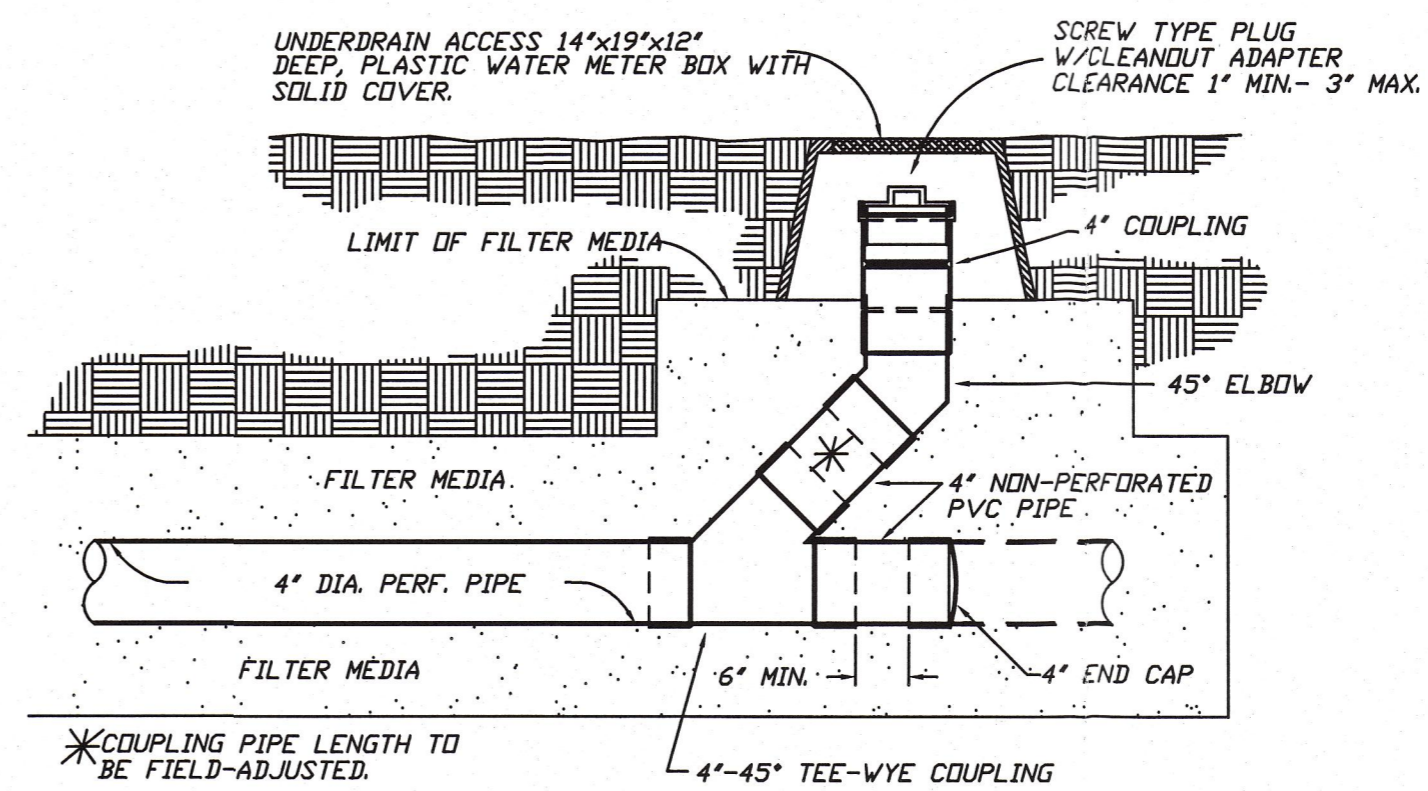
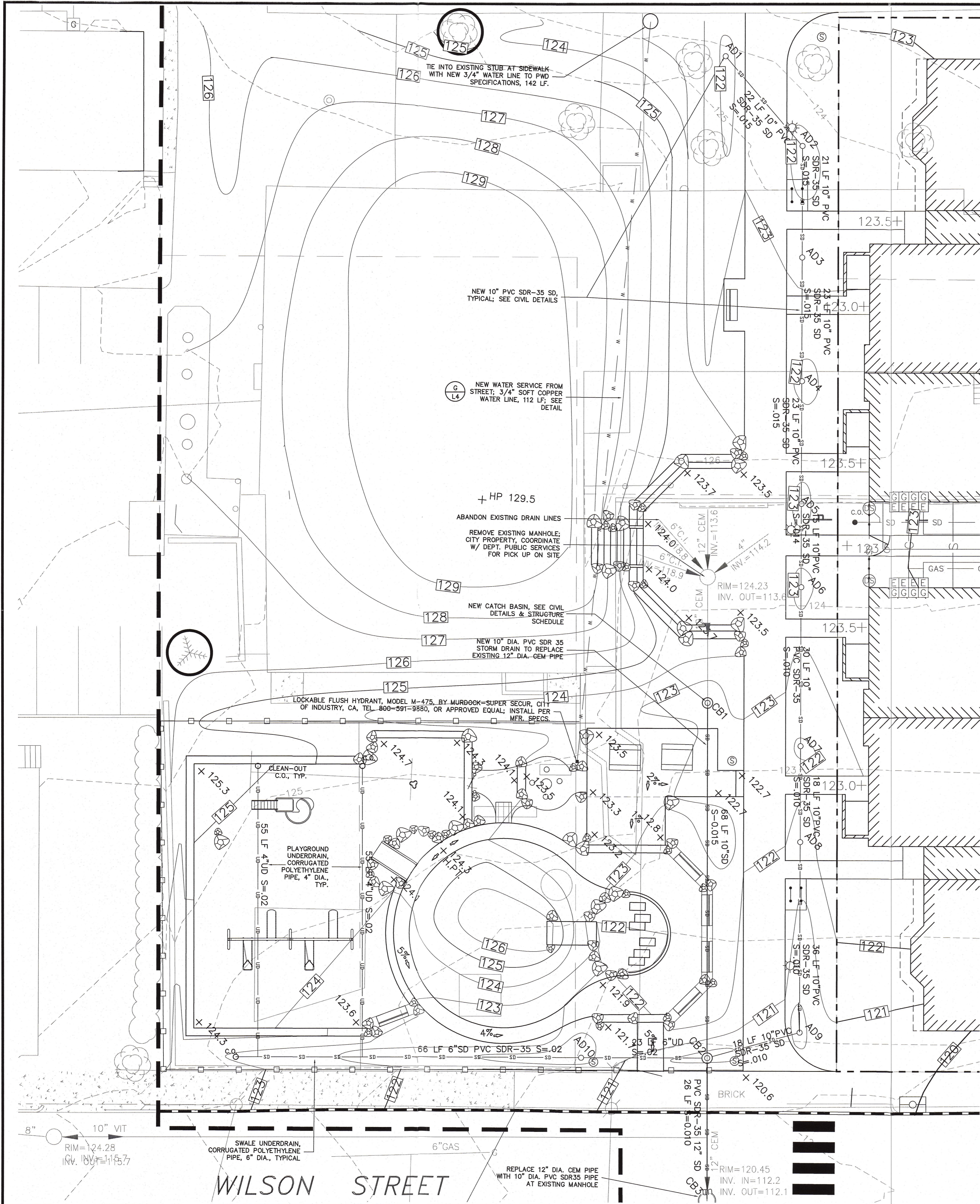
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AVESTA - Adams School Site Redevelopment
PORTLAND, MAINE

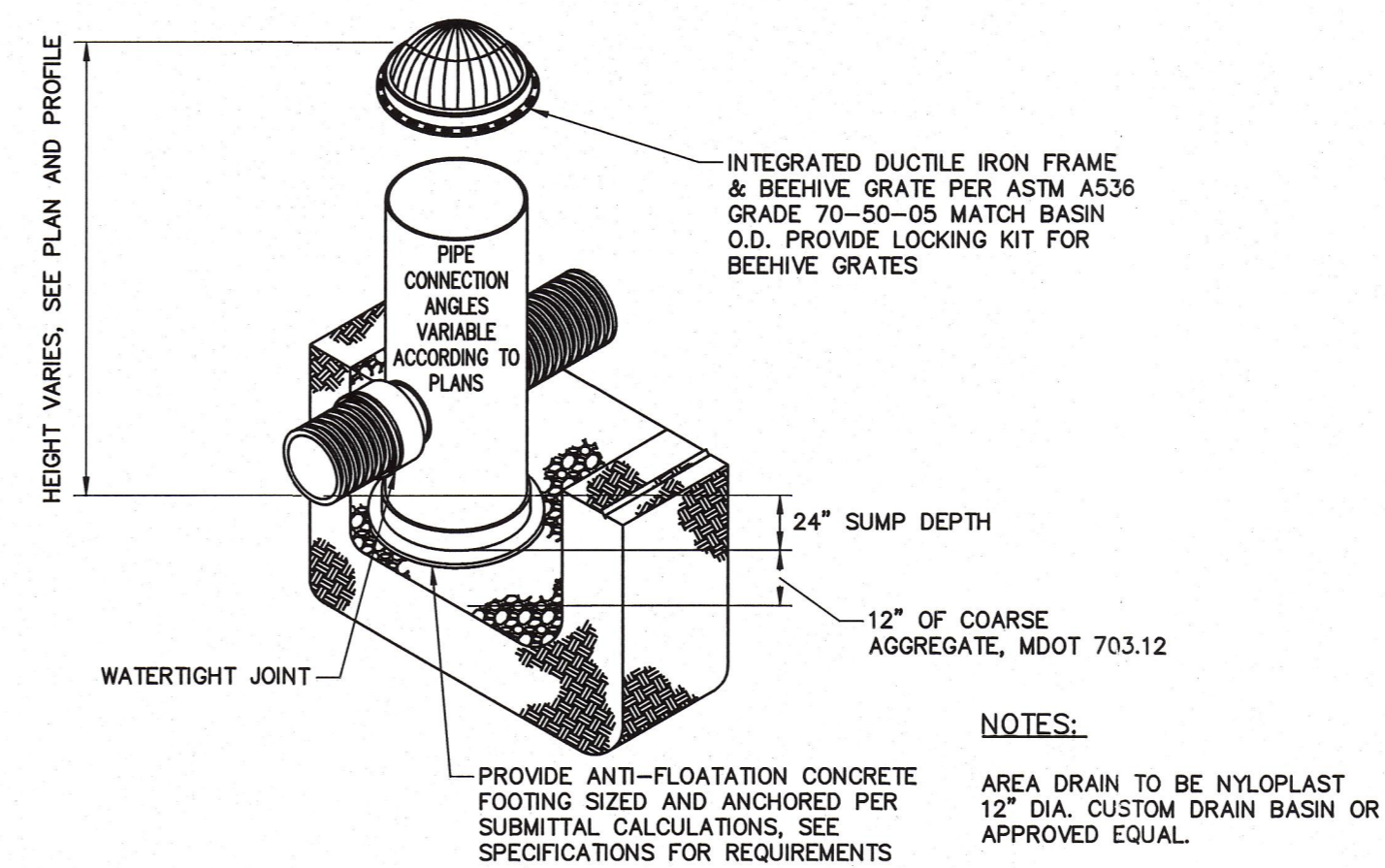


JOB NO. 08-056
DRWN. CHK BCM. DLC
SCALE: AS NOTED
ISSUE MARCH 1, 2012
TITLE CIVIL DETAILS - 5
SHEET C9

Pl. On copy



A CLEAN-OUT DETAIL N.T.S.



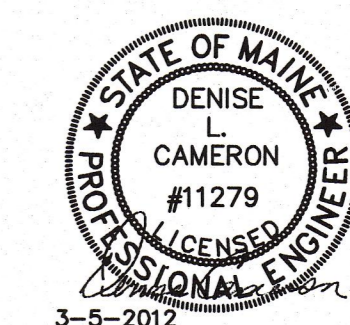
B PIPE - CATCH BASIN CONNECTION N.T.S.

General Grading, Drainage & Utilities Notes

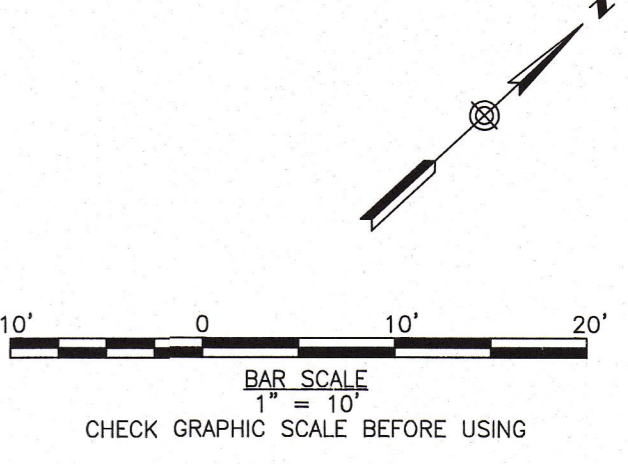
1. Drawings based on topographic and planimetric survey data provided by Owen Haskell, Inc., Professional Land Surveyors, Falmouth, ME, 04105; Tel. 207-774-0124, reference 2010-08DP.
2. Reference Civil Drawings, Sheet C-3 for site bench mark elevation. Alternate bench mark: rim elevation 120.45 of existing manhole at center line intersection of Wilson and O'Brien Streets.
3. All spot grades shall prevail over contours. Discrepancies shall be reported immediately to the landscape architect. Contractor shall review all field adjustments in spot grades with the landscape architect.
4. Contractor shall comply with all erosion control and storm water management requirements of authorities having jurisdiction.
5. Contractor shall comply with requirements of authorities having jurisdiction to maintain stable and safe excavations.
6. Contractor shall field verify all grades and field verify location of existing plants and utilities as necessary. Any discrepancies shall be reported immediately to the Architect.
7. Grading staking shall be approved by Architect prior to construction. The contractor shall notify the Architect 48 hours prior to required site visit.
8. Contractor shall ensure a 2% cross-slope on all walks. Discrepancies shall be reported immediately to the Architect.
9. The contractor shall maintain tree protection fence during grading work. Leave protection in place and maintain until all construction work has been completed and all danger of damage has passed or as otherwise directed by the owner.
10. Grading and construction in proximity of existing trees or adjacent to tree protection areas shall be done with extreme care so as not to damage trees or root systems of trees or compact soil in the area.
11. No grading or construction shall occur within tree protection areas.
12. Utility information shown is approximate only. Prior to excavation, appropriate utility companies shall be contacted and Dig-Safe Center shall be called at 1-800-DIG-SAFE, at least 72 hours (3 working days) in advance.
13. Reference Civil Drawings for additional notes.

DRAINAGE STRUCTURE SCHEDULE

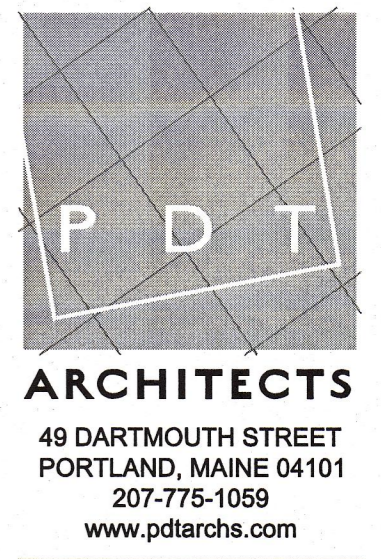
KEY	STRUCTURE	RIM	INV. IN./SIZE(FROM)	INV. OUT.(TO)	NOTES
CB 1	NEW CATCH BASIN	122.5	N/A	113.64 (CB2)	SEE CIVIL DTL
CB 2	NEW CATCH BASIN	119.7	112.61 (CB1) 112.94 (AD9) 112.95 (AD10)	112.52 (CB3)	SEE CIVIL DTL
DMH	EX. MANHOLE	120.45	112.2 (CB2)	112.1 (EX.)	WILSON STREET
AD 1	NEW AREA DRAIN	121.5	N/A	115.96 (AD2)	12" DIA., SEE DTL
AD 2	NEW AREA DRAIN	121.5	115.83 (AD1)	115.53 (AD3)	12" DIA., SEE DTL
AD 3	NEW AREA DRAIN	122.68	115.22 (AD2)	115.12 (AD4)	12" DIA., SEE DTL
AD 4	NEW AREA DRAIN	121.8	114.78 (AD3)	114.68 (AD5)	12" DIA., SEE DTL
AD 5	NEW AREA DRAIN	122.78	114.34 (AD4)	114.24 (AD6)	12" DIA., SEE DTL
AD 6	NEW AREA DRAIN	122.82	114.03 (AD5)	113.93 (AD7)	12" DIA., SEE DTL
AD 7	NEW AREA DRAIN	121.88	113.63 (AD6)	113.53 (AD8)	12" DIA., SEE DTL
AD 8	NEW AREA DRAIN	121.58	113.35 (AD7)	113.25 (AD9)	12" DIA., SEE DTL
AD 9	NEW AREA DRAIN	119.73	112.89 (AD8)	112.79 (CB2)	12" DIA., SEE DTL
AD 10	NEW AREA DRAIN	120.25	113.30 (UD)	113.40 (CB1)	12" DIA., SEE DTL



CITY OF PORTLAND
APPROVED SITE PLAN
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Date of Approval: 8-9-2011



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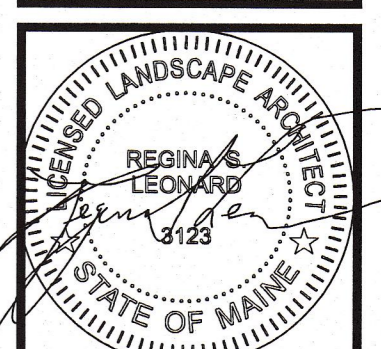


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Adams School Redevelopment
PORTLAND, MAINE

REV. 1
8/04/11 DRAINAGE



JOB NO.
08-056

DRWN. CHK
RSL PDT

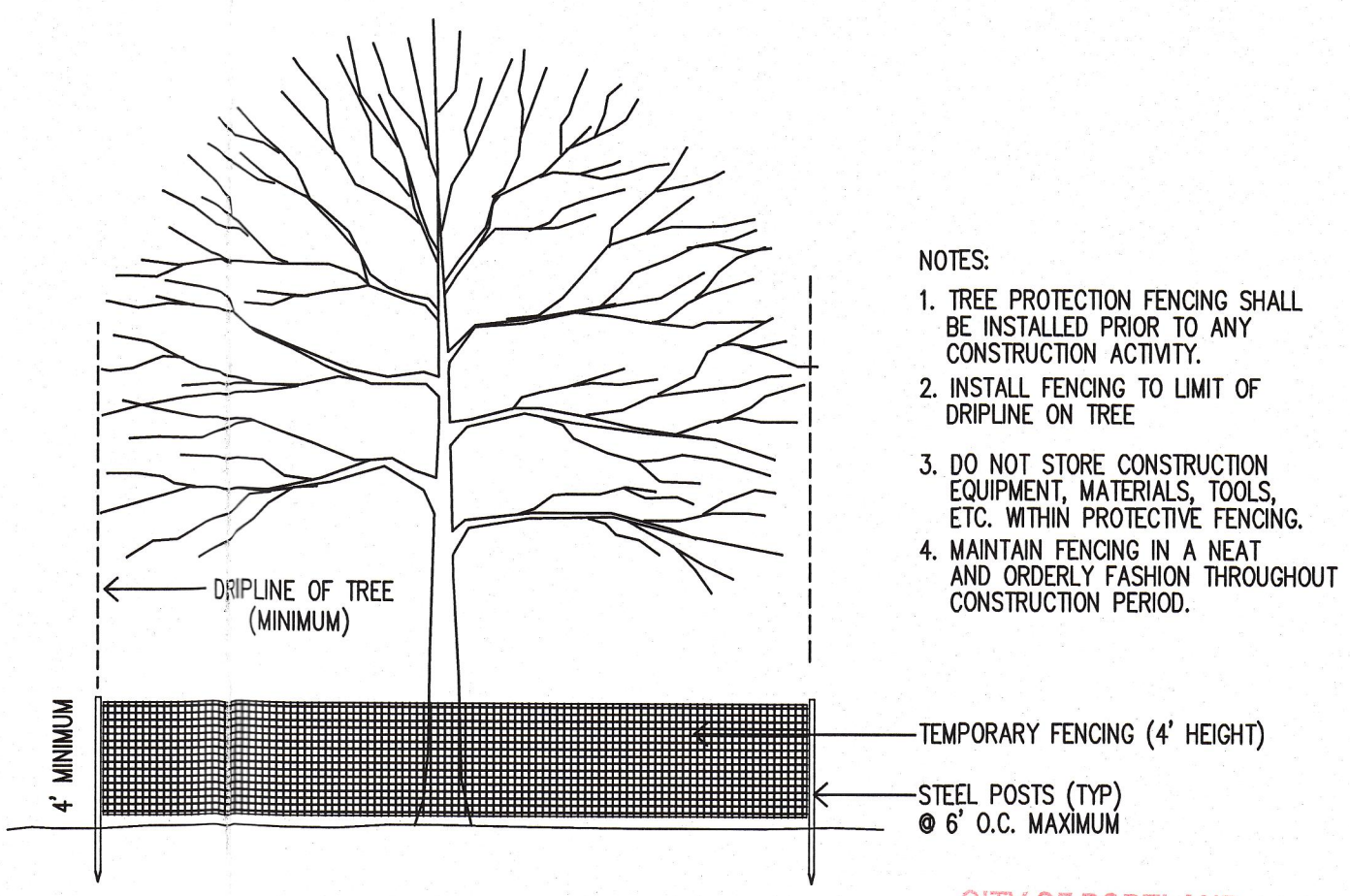
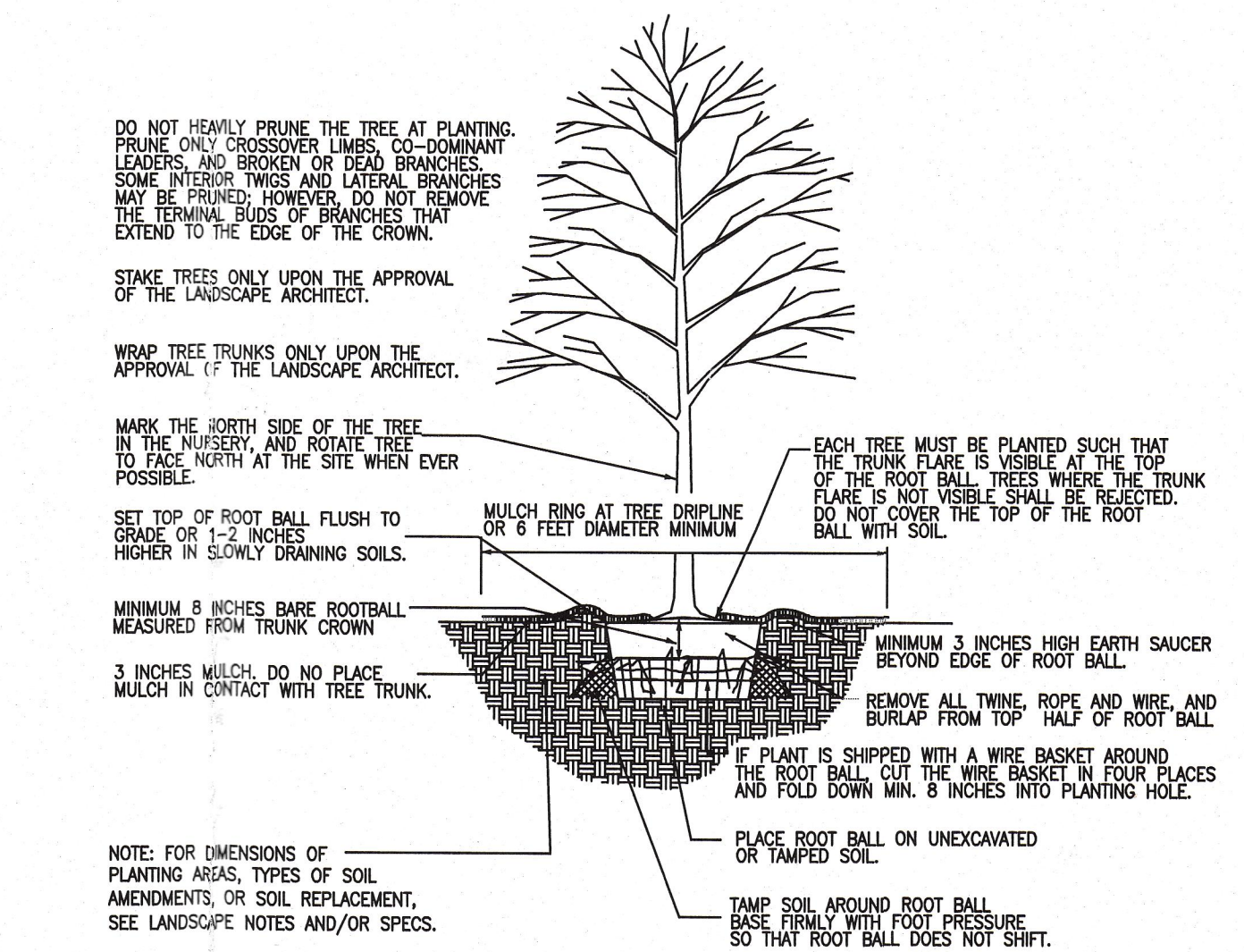
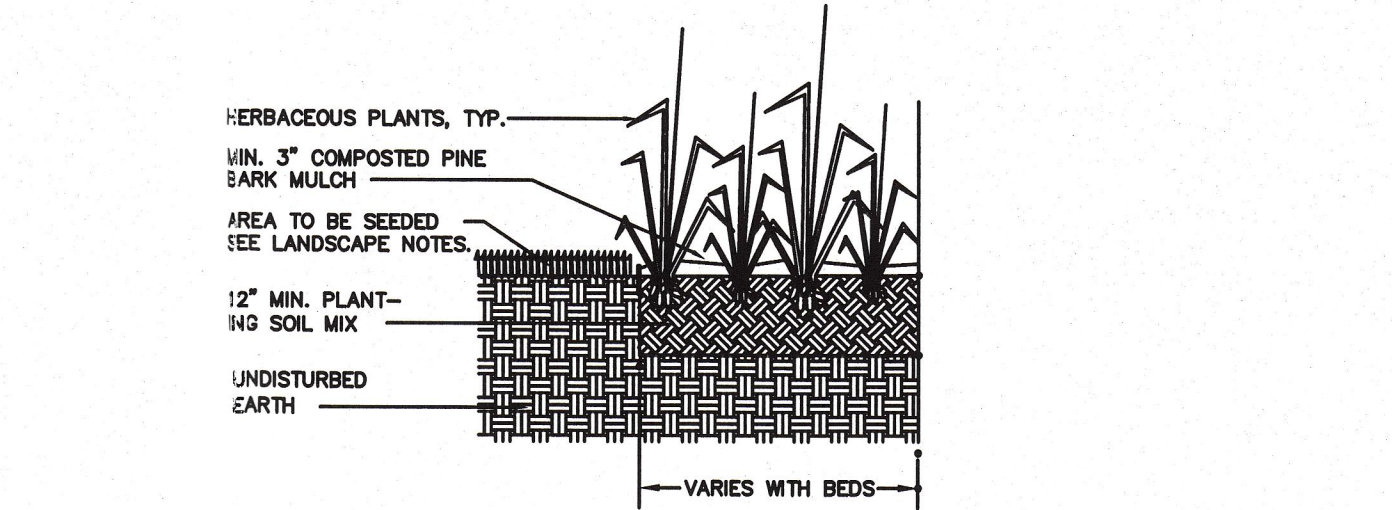
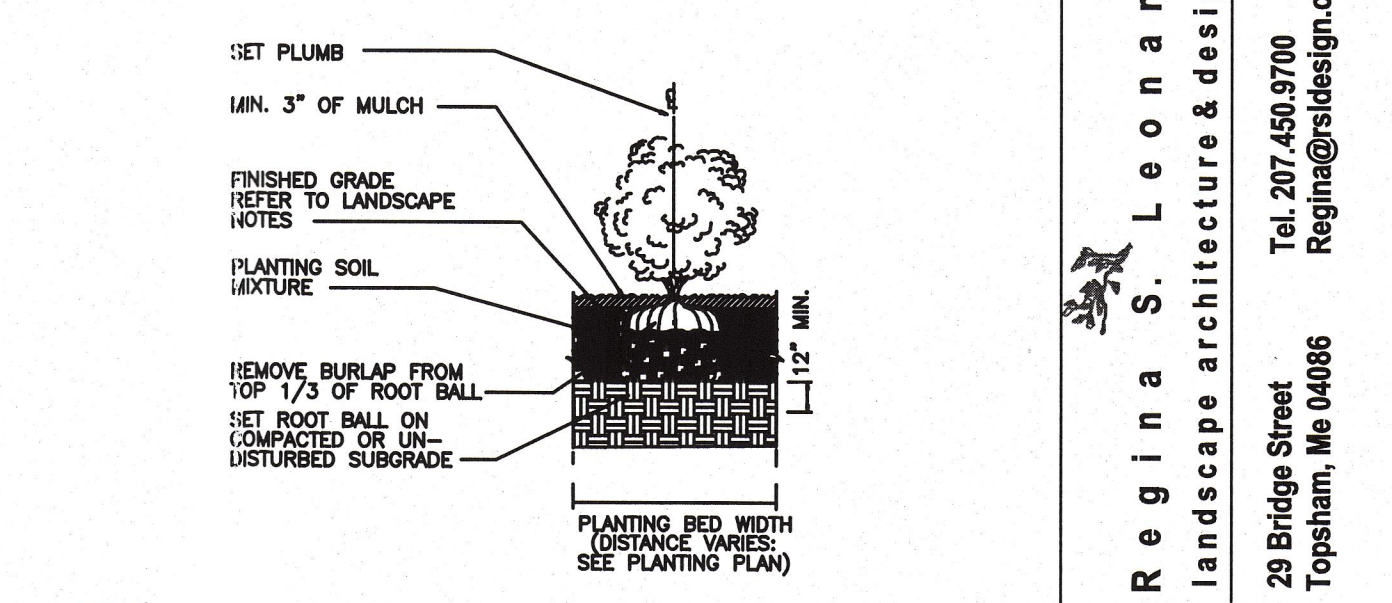
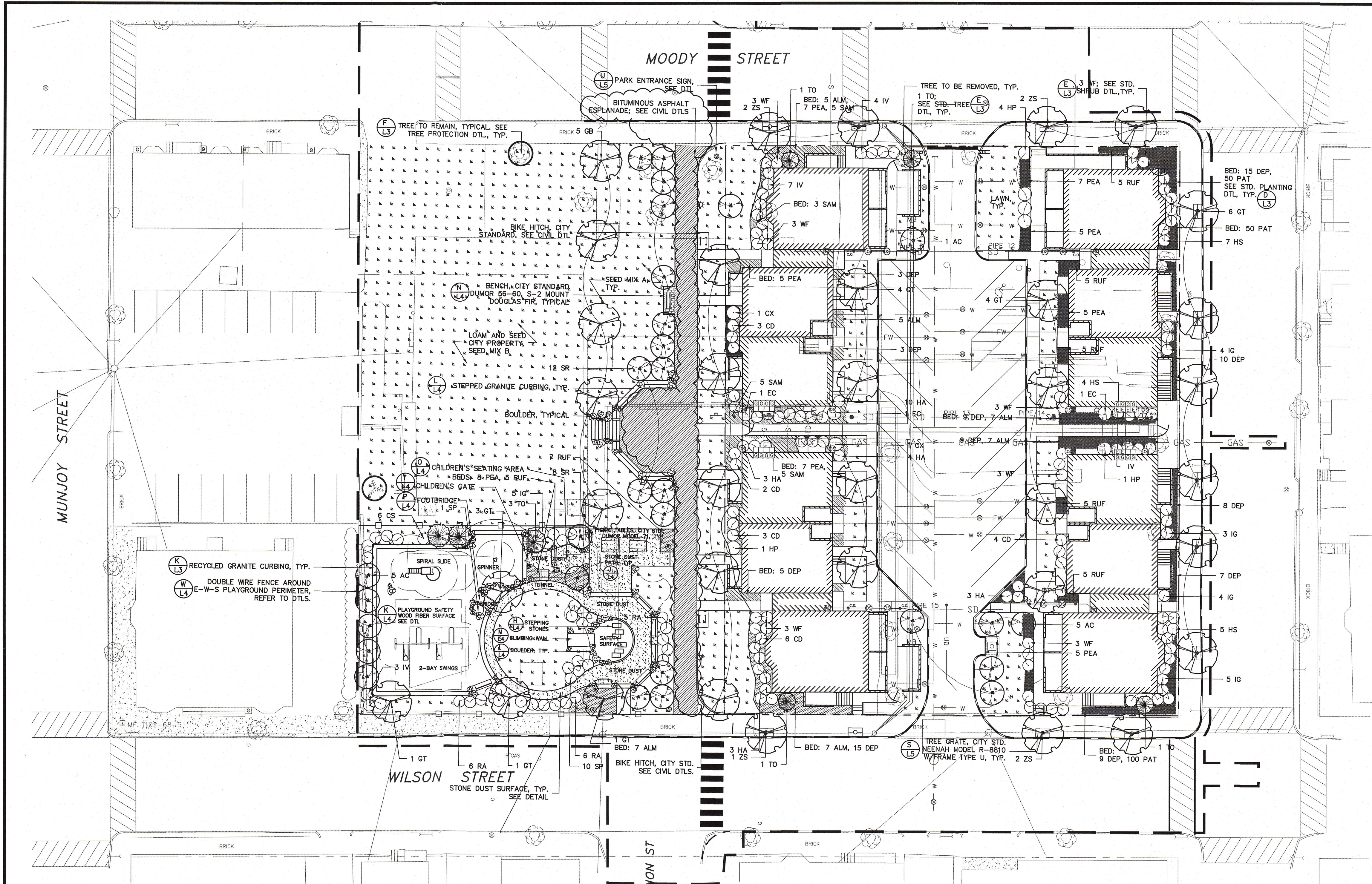
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ISSUE
3/05/12

TITLE
PARK GRADING &
DRAINAGE
PLAN

SHEET
L2

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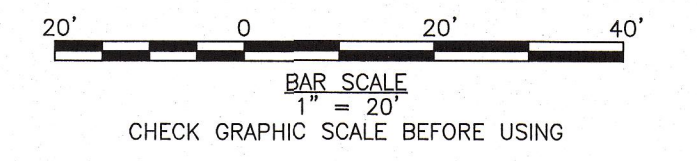


SITE PLANTINGS

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/COND.
TREES				
AC	3	Amelanchier canadensis	Serviceberry	6'-8' clump
CB	8	Carpinus betulus 'Fastigiata'	European Hornbeam	2.5" cal.
CX	2	Cotinus x. 'Grace'	Grace Smokebush	#7 pot
GT	20	Gleditsia t. var. inermis	Thornless Honey Locust	2.5" cal.
GB	5	Ginkgo b. 'Magyar'	Magyar Ginkgo	2.5" cal.
SR	12	Syringa reticulata 'Ivory Silk'	Japanese Lilac	6'-8' clump
TO	6	Tuja o. 'Douglasii'	Douglas Arborvitae	6'-8' ht.
ZS	7	Zelkova s. 'Wireless'	Wireless Zelkova	2.5" cal.
SHRUBS				
CD	21	Caryopteris 'Dark Knight'	Blue Mist Spirea	#3 pot
CS	6	Cornus sericea 'Farrow'	Red-twig Dogwood	#3 pot
EC	3	Enkianthus campanulatus	Redvein Enkianthus	2.5-3" ht.
HP	6	Hydrangea 'White Moth'	White Moth Hydrangea	#3 pot
HA	20	Hydrangea arborescens	Smooth Hydrangea	#3 pot
HS	18	Hydrangea a. 'Samantha'	Samantha Hydrangea	#3 pot
IV	14	Itea virginica 'Little Henry'	Sweetspire	#3 pot
IG	16	Ilex glabra 'Compacta'	Dwarf Inkberry	#3 pot
RA	17	Rhus a. 'Gro-Low'	Fragrant Sumac	#3 pot
SP	11	Salix p. 'Nana'	Dwarf Arctic Willow	#3 pot
WF	12	Weigela fl. 'Variegata Nana'	Dwarf Var. Weigela	#3 pot
HERBACEOUS PLANTS				
ALM	38	Alchemilla mollis	Lady's Mantle	2 qt.
DEP	84	Dennstaedtia punctiloba	Hayscented Fern	2 qt.
PAT	200	Pachysandra t. 'Green Sheen'	Pachysandra	100/flat
PEA	44	Pennisetum al. 'Hamelin'	Dwarf Fountain Grass	2 qt.
RUF	32	Rudbeckia f. 'Goldsturm'	Black-eyed Susan	2 qt.
SAM	18	Salvia v. 'May Night'	May Night Salvia	2 qt.
SEED MIXES				
A	Yardscaping Mix : Supplier: Allen, Sterling & Lothrop, Falmouth, ME Tel. 207-781-4142 Application Rate: 1 lb/200 sq. ft.			
B	New England Wildlife/Conservation Mix: Supplier: NE Wetland Plants, Inc., Amherst, MA Tel. 413-548-8000 Application Rate: 1 lb/1750 sq.ft. (spring)			

- Planting Notes**
- All materials shall conform to the guidelines established by the American Association of Nurserymen.
 - In the case of any discrepancies between species and quantities called out in the planting key and those shown on the plan, quantities and species shown on the plan shall over-ride.
 - All planting shall be done in accordance with acceptable horticultural practices.
 - All plants subject to approval by landscape architect. All substitutions must be submitted for approval by landscape architect prior to ordering or delivery of plant material on site. Landscape architect reserves the right to reject any plantings that do not conform to the drawings or specifications outlined herein.
 - Landscape Architect shall approve final placement of all plant materials and reserves the right to make field adjustments to plantings as necessary.
 - Existing trees to remain shall be protected at the drip-line and as shown in the Tree Protection Detail to prevent damage and compaction of the root system. No grading, soil disturbance, or storage of materials or equipment shall occur within the drip-line unless otherwise shown on plans. Any excavation within such areas shall be performed with special care to avoid damage of the root system, trunk or branches. In case of consequential damage to any trees designated to remain, the contractor shall assume full responsibility for replacement in-kind or payment of financial restitution, as determined most appropriate by the City's representative.
 - Planting pits shall consist of 3 parts fertile, friable loam amended with 1 part organic compost: Earthlife by New England Organics, Falmouth, ME, tel. 207-781-5011, or approved equal.
 - Finish grade of plantings shall match adjacent finish grades unless otherwise noted on drawings or directed and/or approved by the landscape architect.
 - No plant shall be put into the ground before rough grading has been finished and approved by the landscape architect or owner's representative.
 - All plants shall be set plumb unless otherwise specified.
 - All plantings shall be topped with a minimum of 3" of surface mulch. See written specifications.
 - All disturbed areas not otherwise planted shall be seeded as follows: Areas to remain lawn, as noted on the plan, shall receive "Seed Mix A" as noted in the Site Plantings Key.
 - Contractor shall water all plants thoroughly twice during the first 24-hour period after planting. All plants and newly grassed areas shall be watered as required thereafter to ensure survival and growth through the first growing season.
 - Plant material shall be guaranteed by the contractor for a period of one year from the date of installation. During the one year guarantee, the contractor shall replace, in kind, any dead, diseased, or substandard plant material at no cost to the owner. The contractor shall receive final acceptance from the owner following the one year guarantee, provided the provisions of the plant guarantee have been satisfactorily met.
 - The Contractor shall assume responsibility to ensure that all work is performed in compliance with all State and Local requirements.

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REVISIONS

REVISION #1	DATE: 6.15.12	Explanation: change in pavement
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Adams School Redevelopment
PORTLAND, MAINE

JOB NO.
08-056

DRWN. CHK
RSL PDT

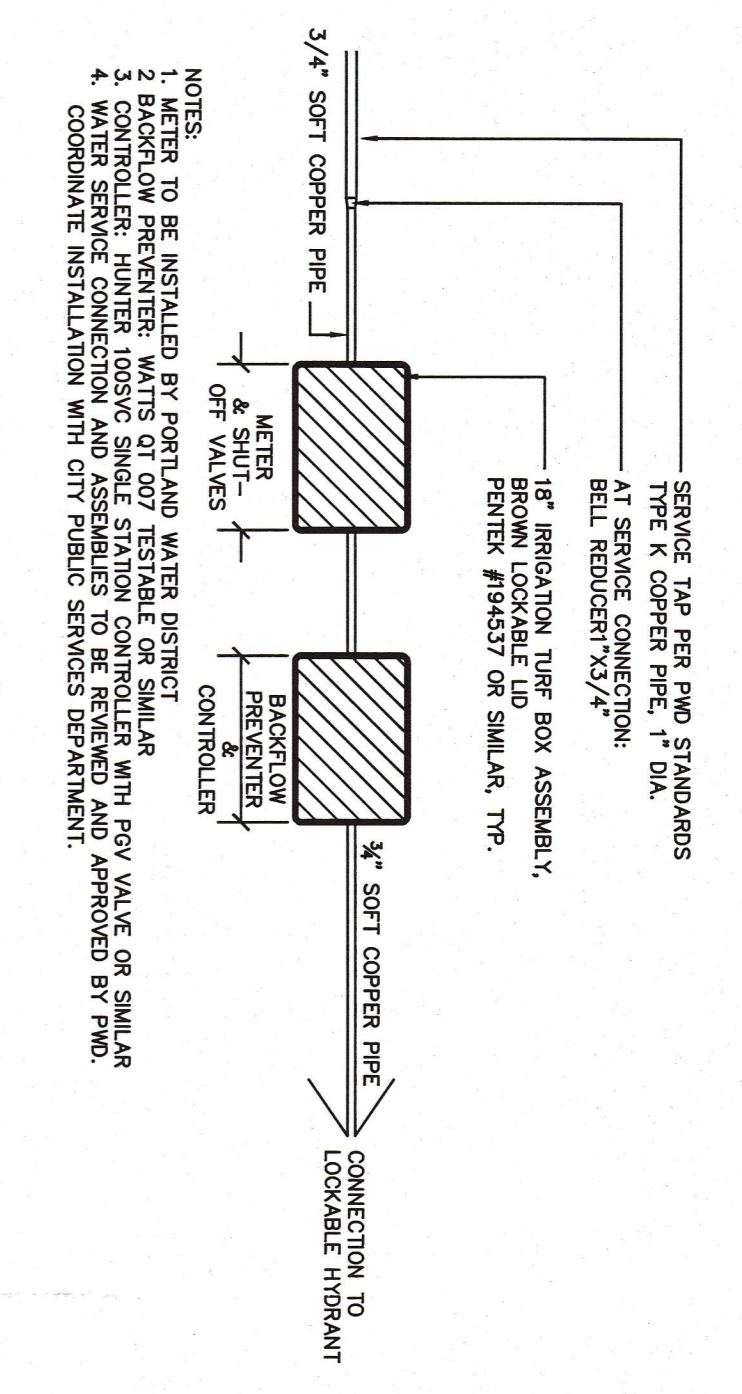
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ISSUE
3/05/12

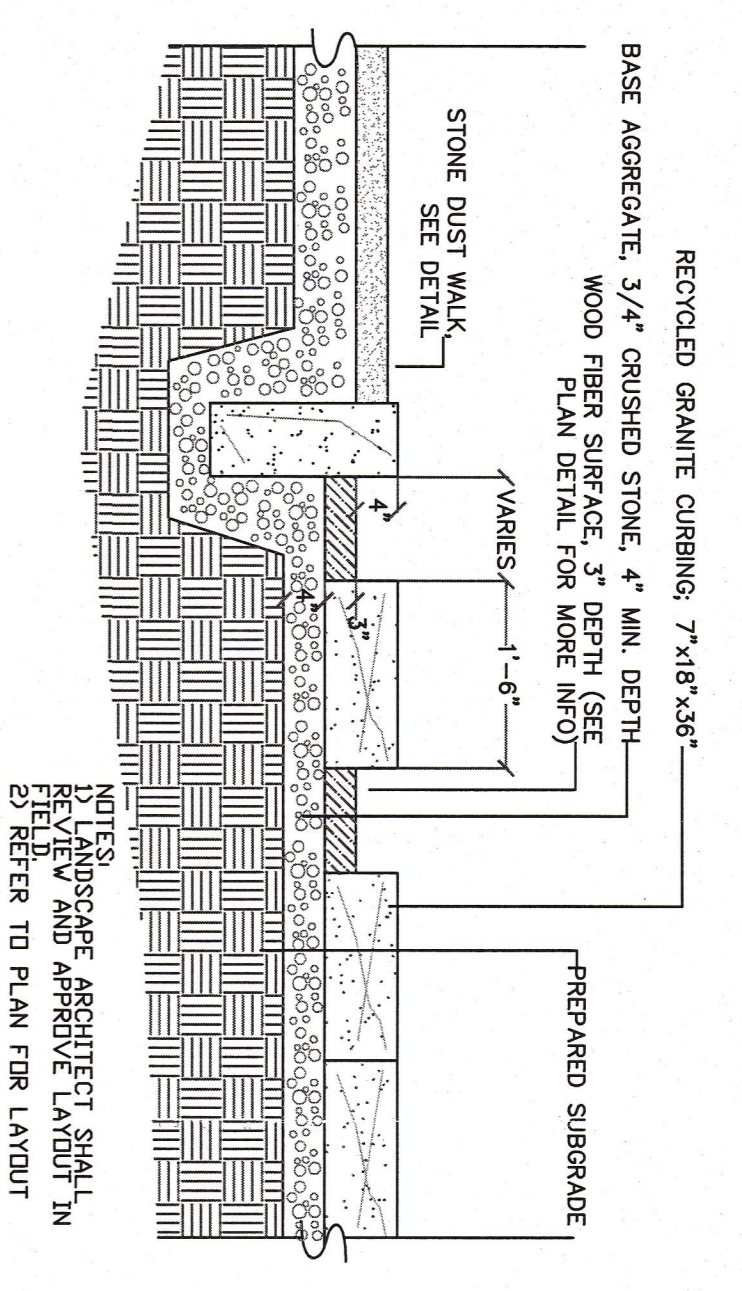
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LANDSCAPE PLAN

SHEET
L3

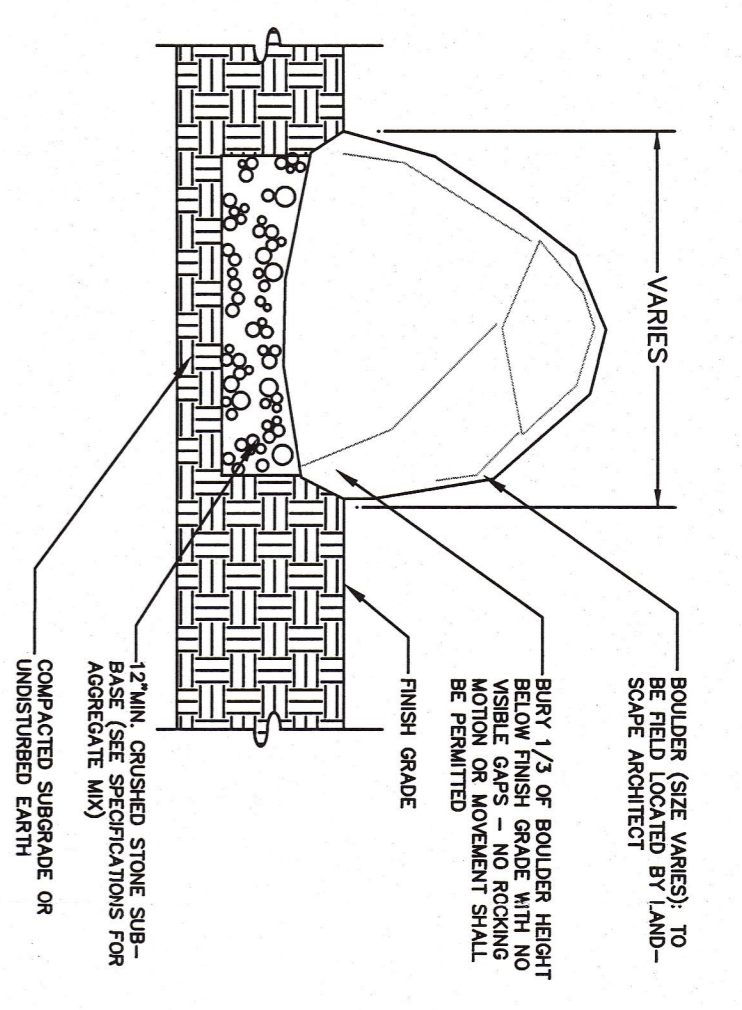
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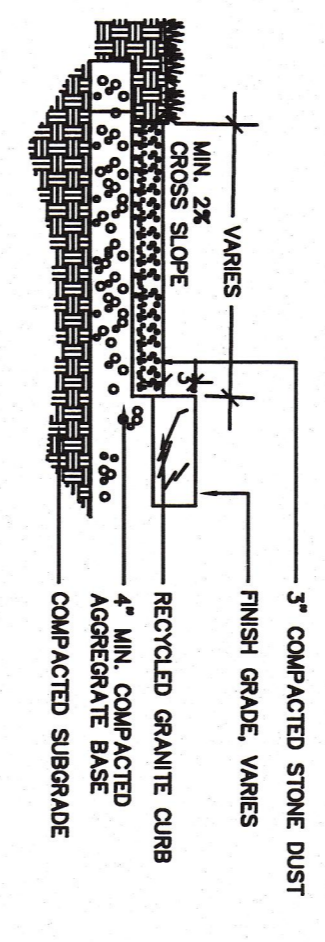
G WATER SERVICE & ASSEMBLIES DIAGRAM
N.T.S.



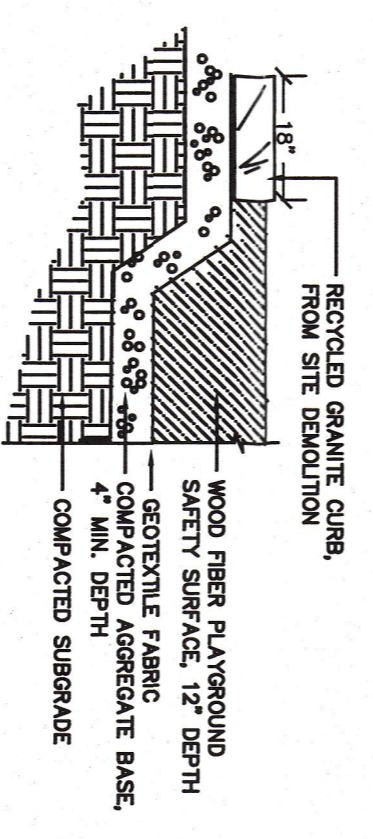
H STEPPING STONES
N.T.S.



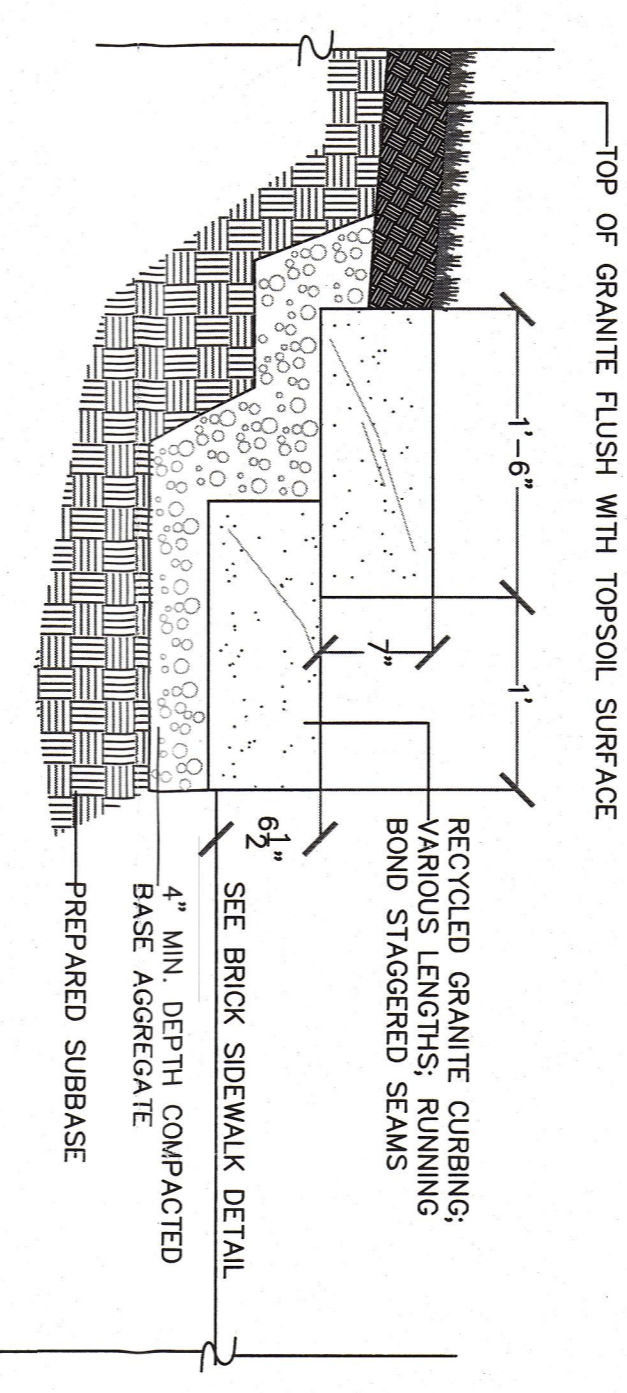
I BOULDER DETAIL
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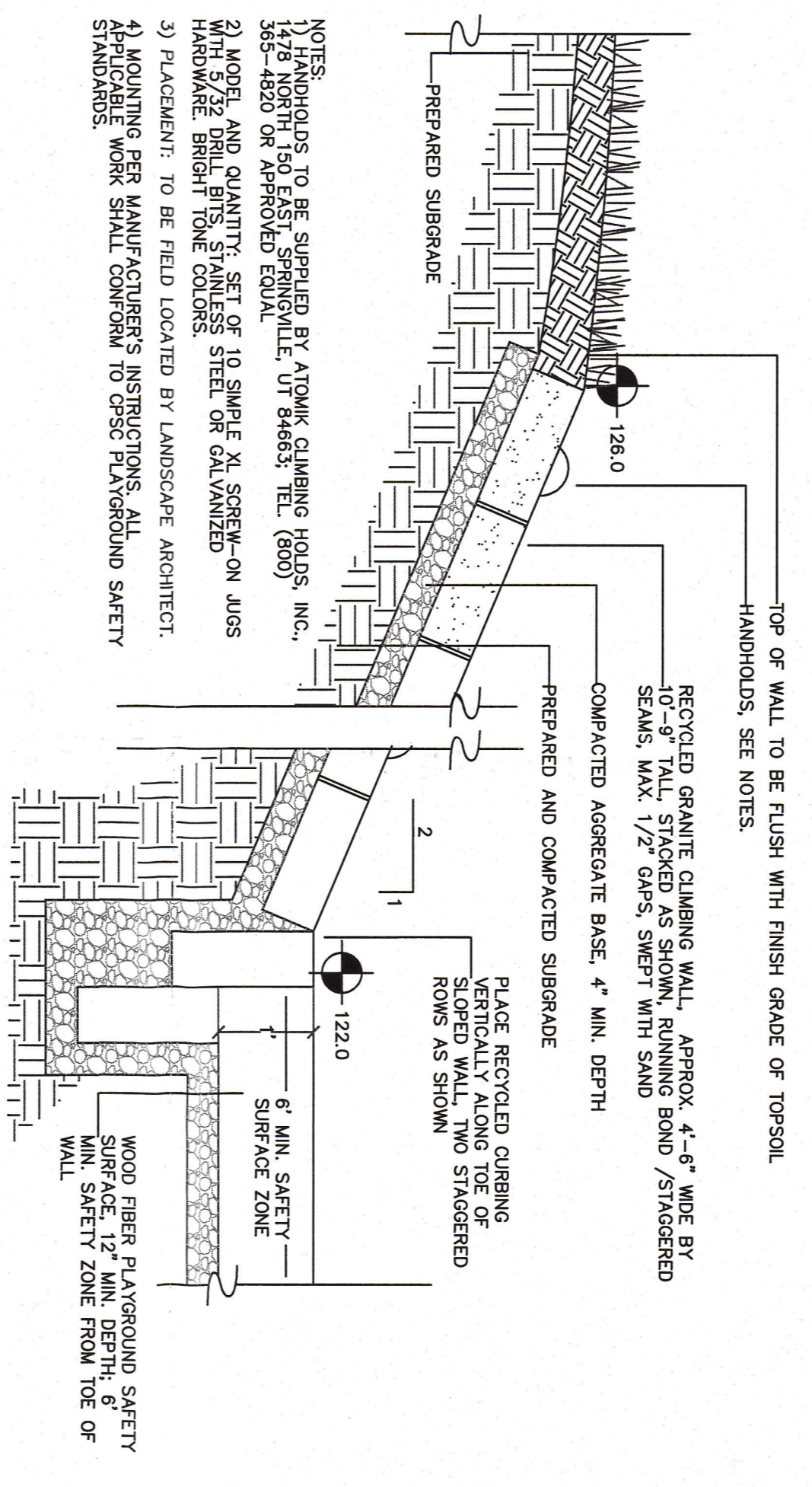
J STONE DUST WALK & CURB
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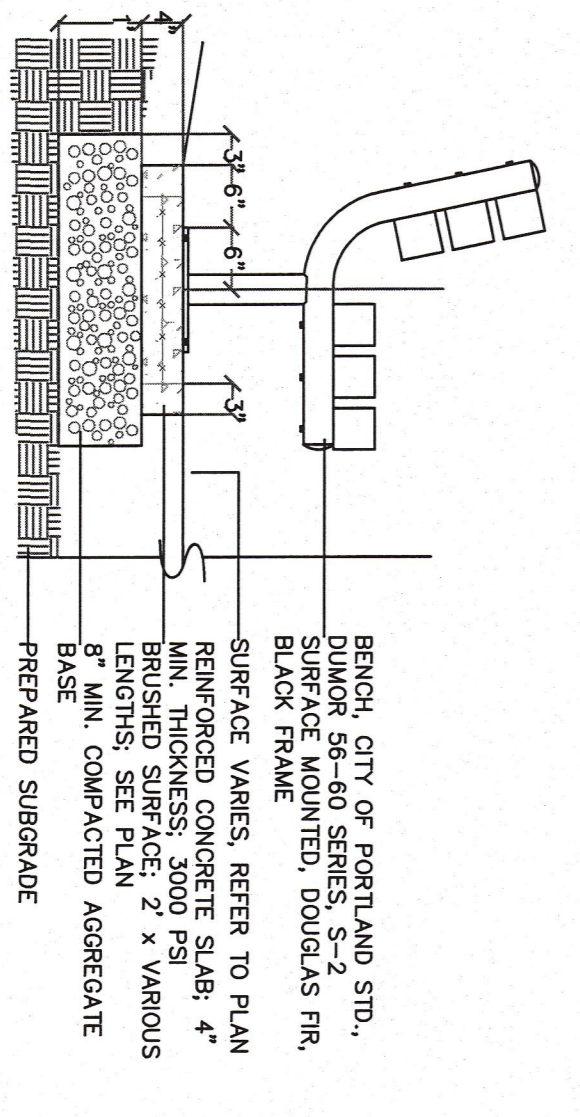
K PLAYGROUND SURFACE & CURB
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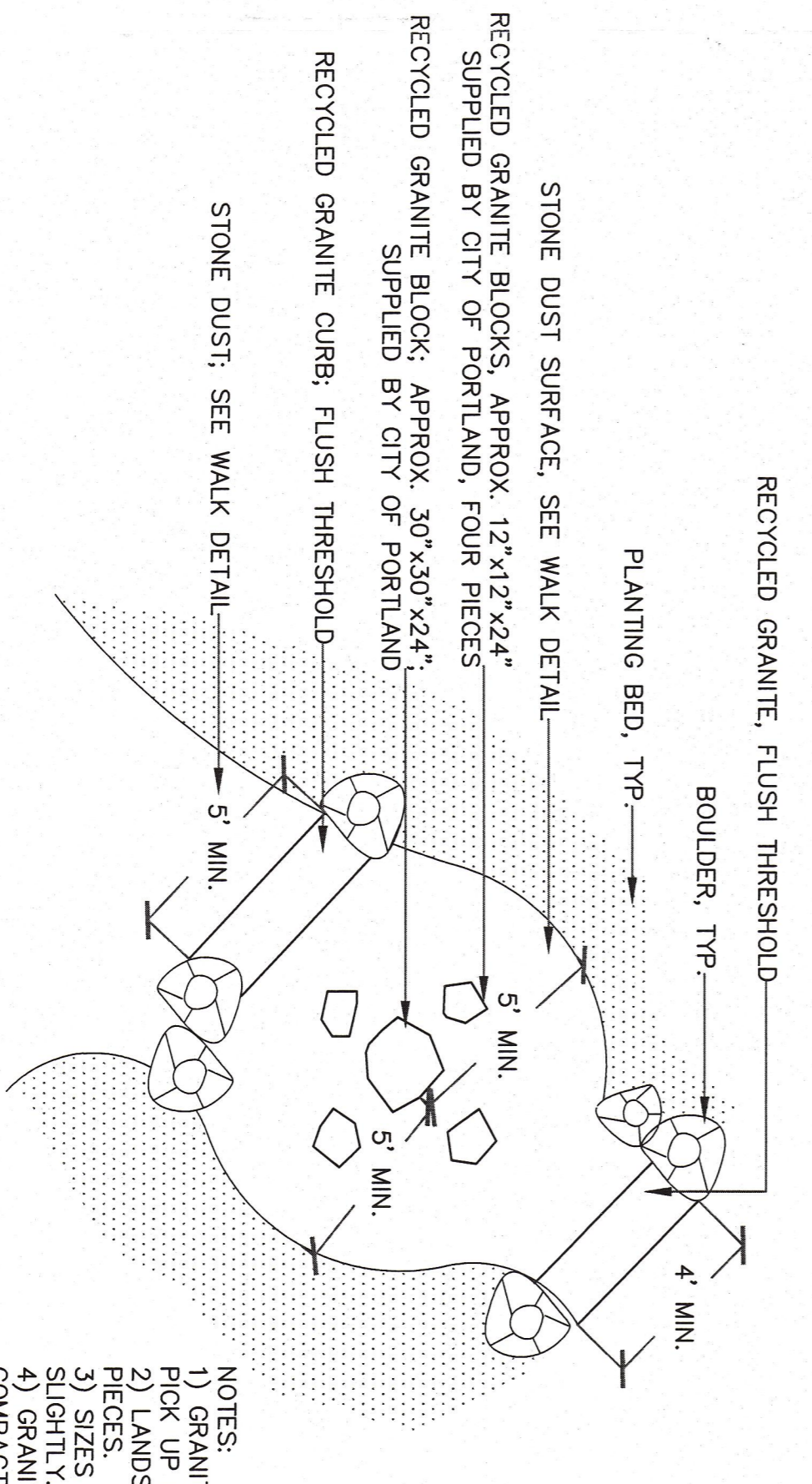
L STEPPED GRANITE CURBING DETAIL
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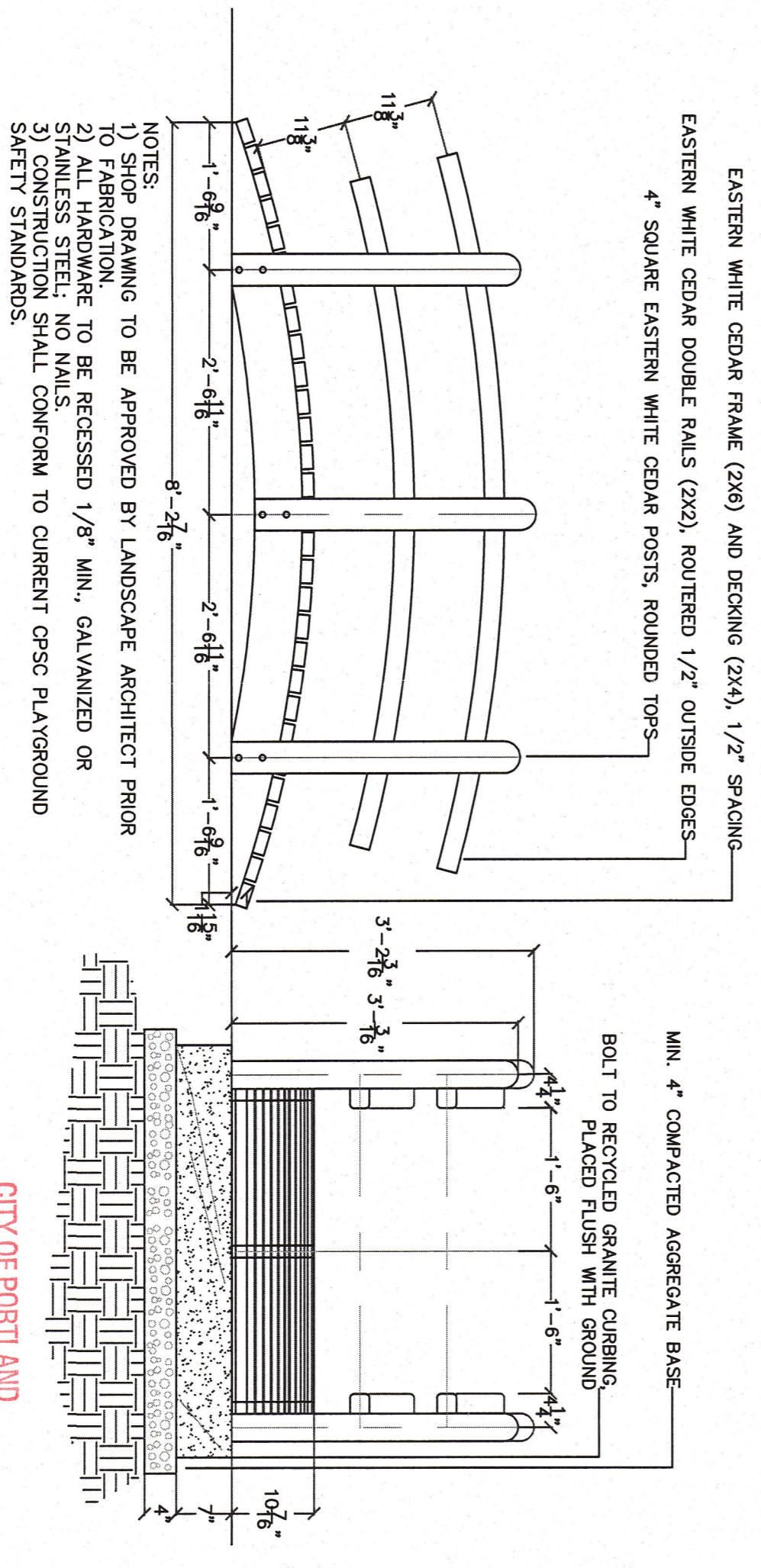
M GRANITE CLIMBING WALL DETAIL
N.T.S.



N BENCH PAD DETAIL
N.T.S.



O CHILDRENS SEATING AREA - PLAN DETAIL
N.T.S.

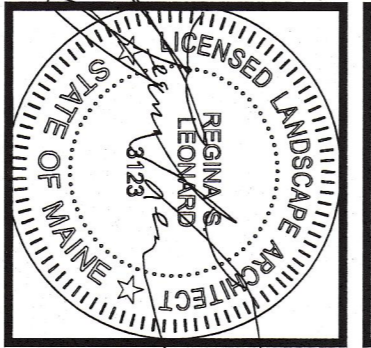


P FOOTBRIDGE ELEVATIONS
N.T.S.

Regina S. Leonard
landscape architecture & design
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Topsham, Me 04086
Tel. 207.450.9700
Regina@rsideign.com

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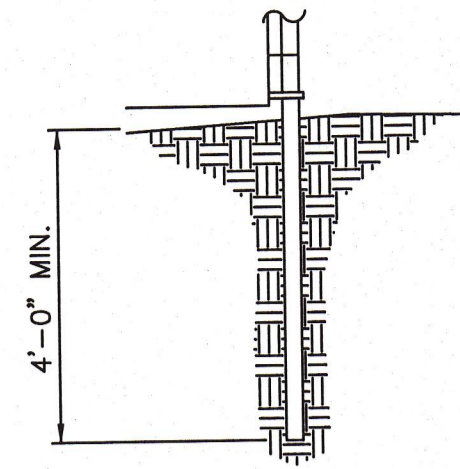
Adams School Redevelopment
PORTLAND, MAINE



JOB NO.	08-056
DRWN. CHK.	RSL
PRT	PJT
SCALE:	AS NOTED
ISSUE	3/05/12
TITLE	LANDSCAPE DETAILS
SHEET	L4

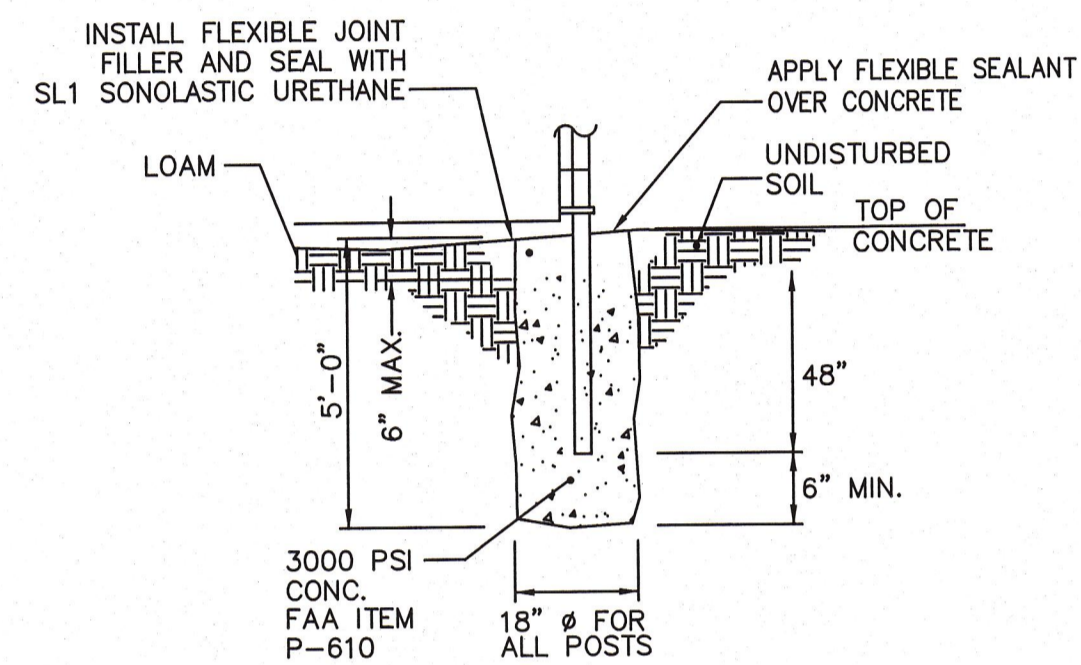
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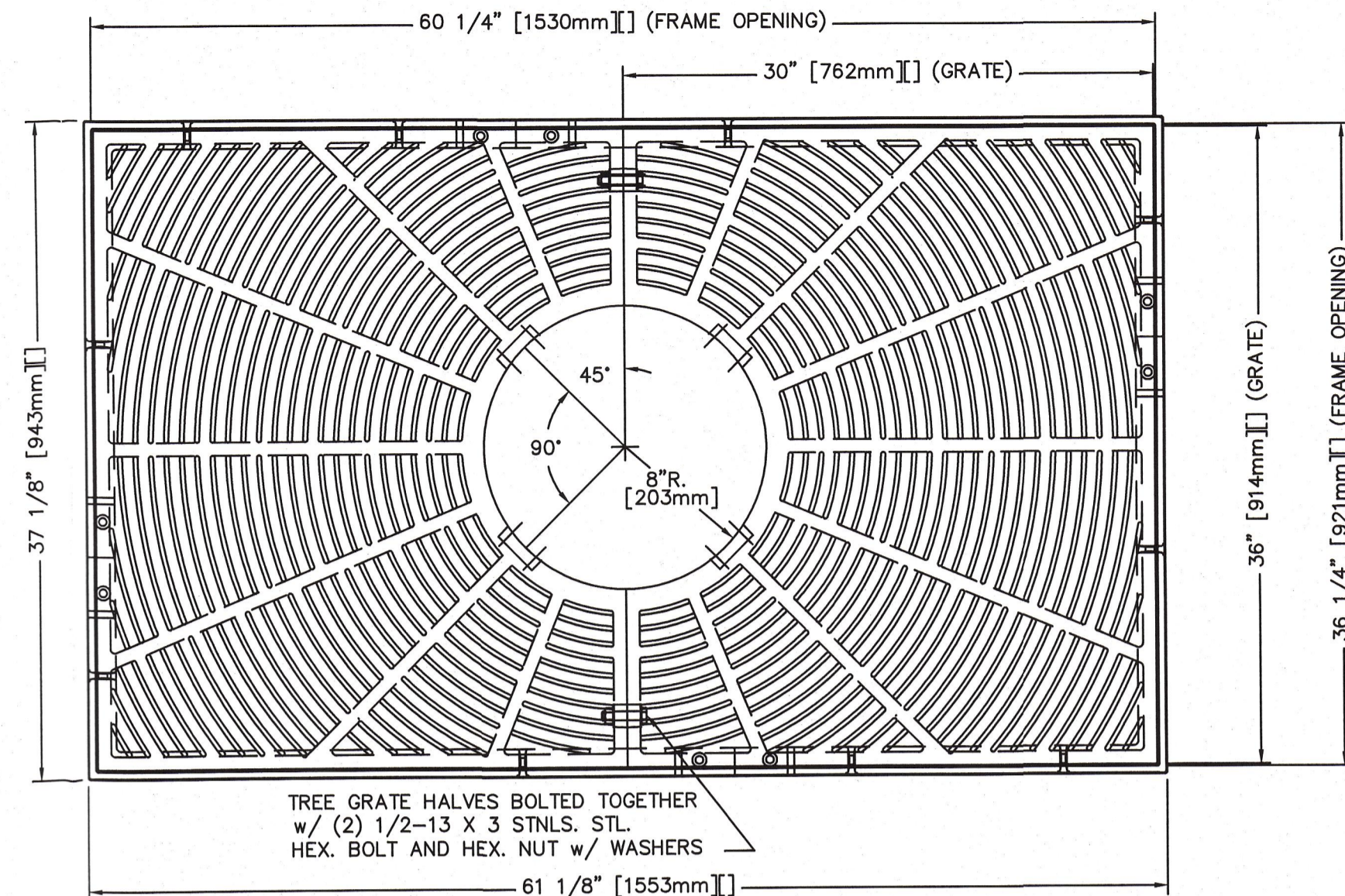


LINE POSTS TO BE DRIVEN INTO THE GROUND WITH THE MINIMUM DISTURBANCE TO SURROUNDING SOILS AND PAVEMENT.

Q INTERMEDIATE POST DETAIL
L3 N.T.S.



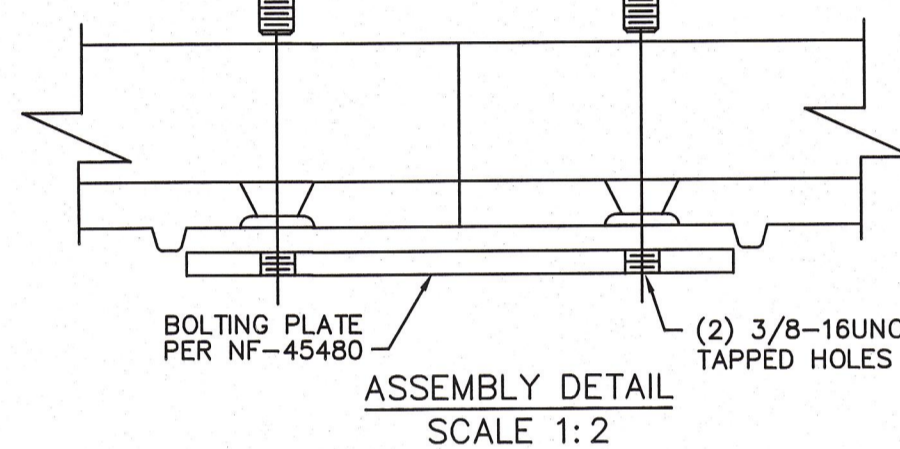
R CORNER & TERMINAL POST DETAIL
L3 N.T.S.



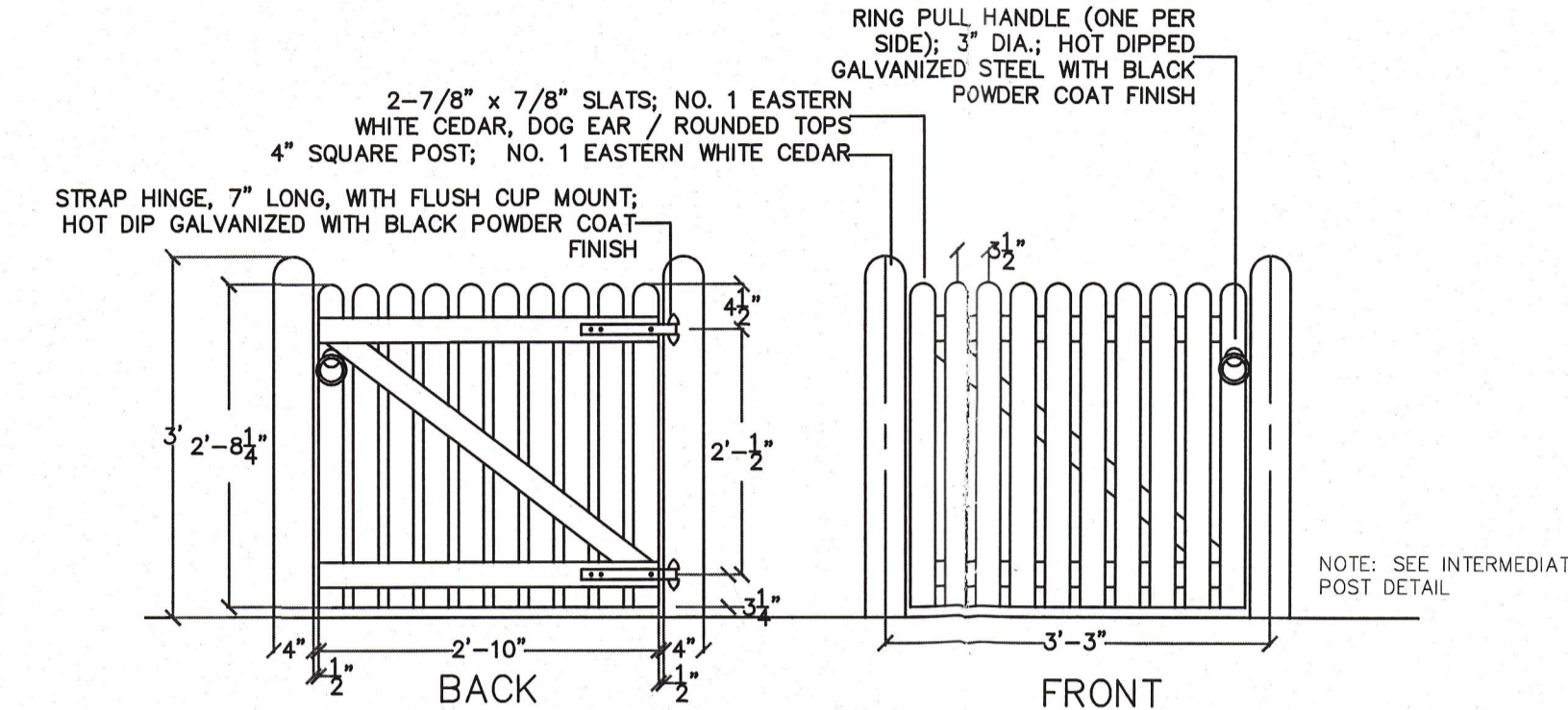
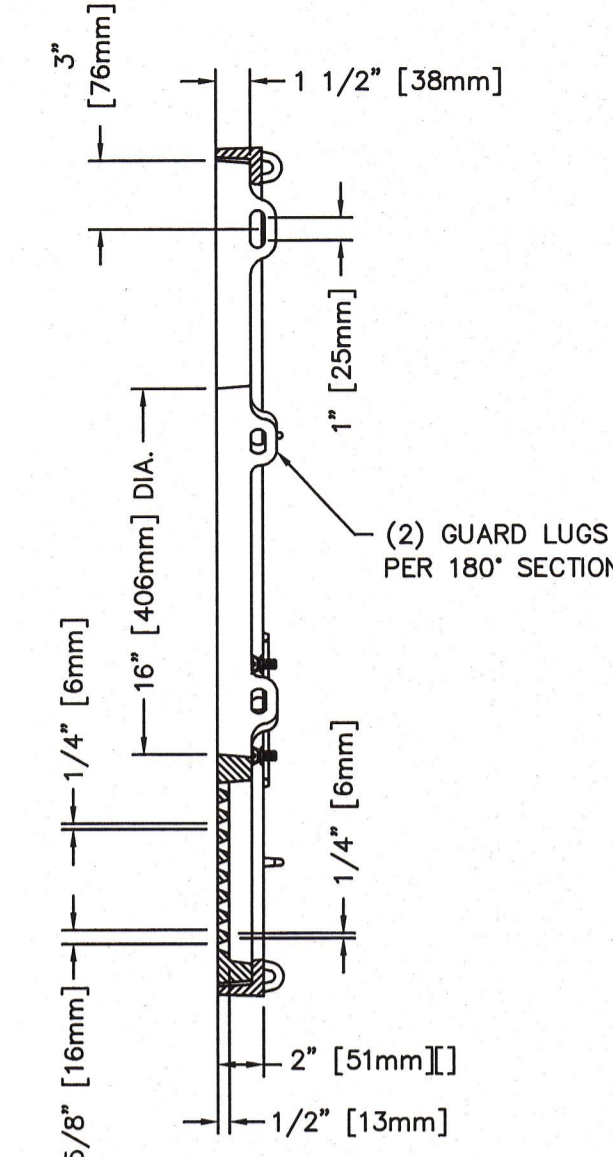
TREE GRATE HALVES BOLTED TOGETHER w/ (2) 1/2-13 X 3 STNLS. STL. HEX. BOLT AND HEX. NUT w/ WASHERS

61 1/8" [1553mm]

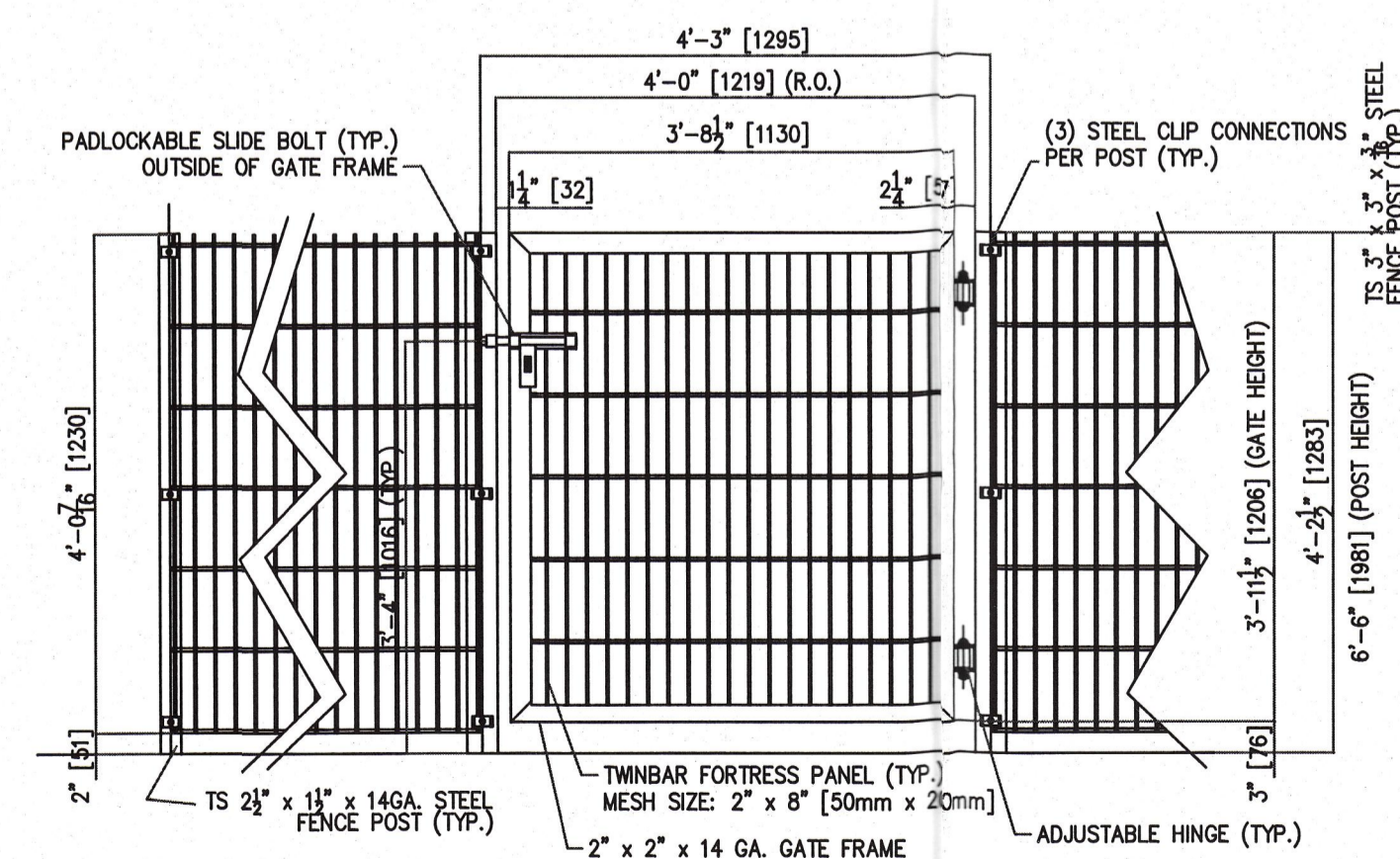
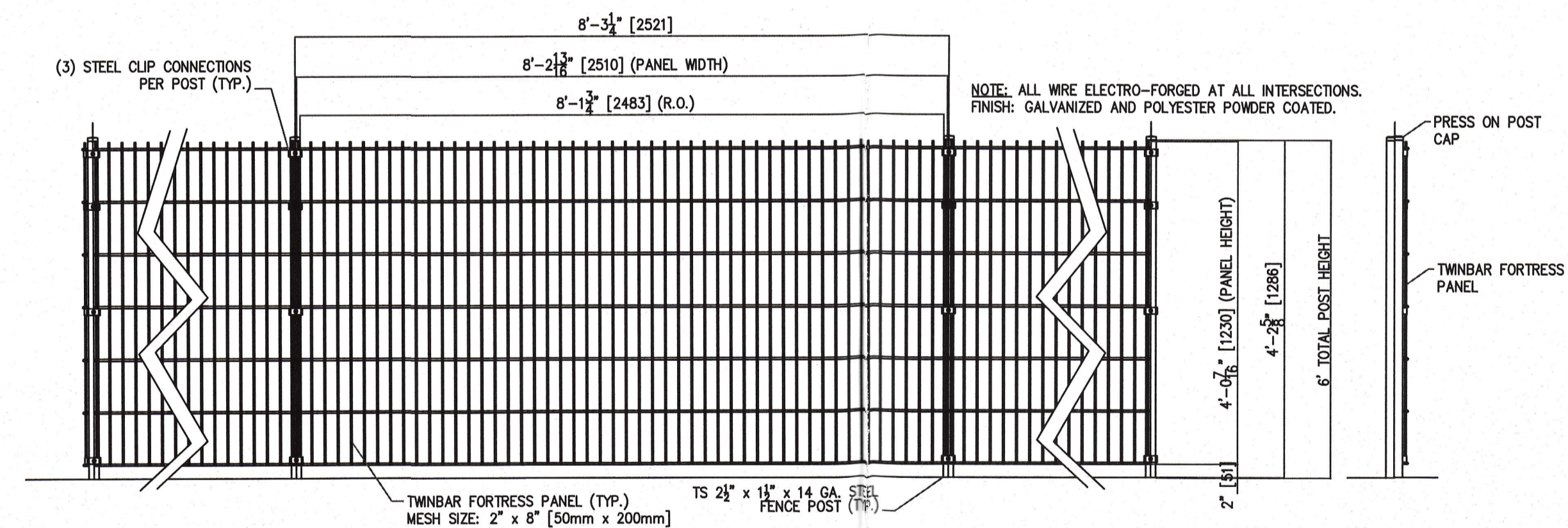
FRAMES ARE ASSEMBLED USING A 6" X 1 1/4" X 1/4" THICK [152mm x 32mm x 6mm] STEEL PLATE BOLTED TO FRAME w/ (2) 3/8-16UNC X 1 STNLS. STL. FLAT HD. CAP SCREWS



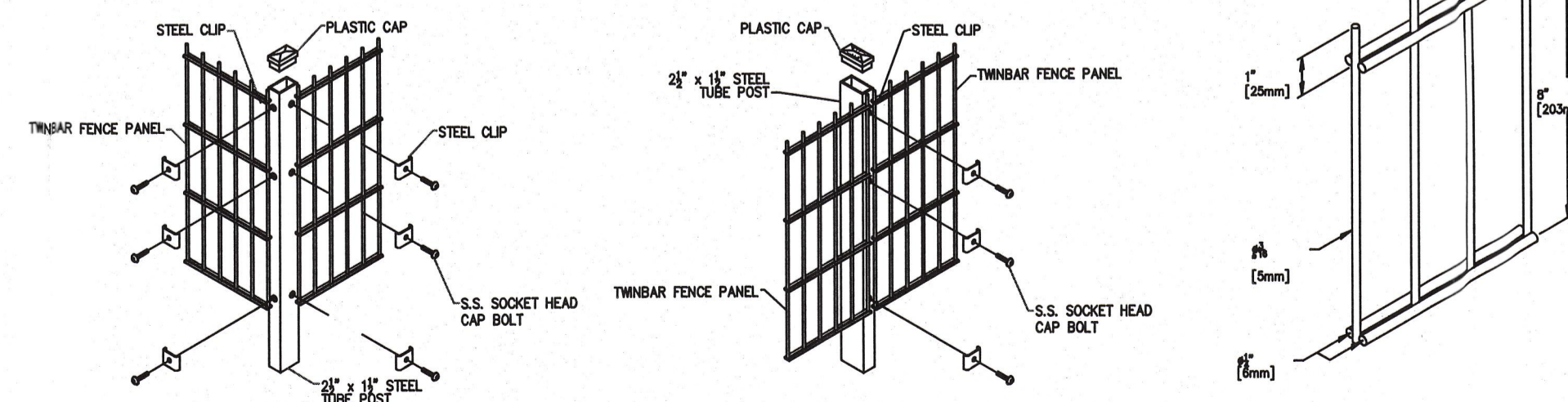
S TREE GRATE AND FRAME DETAIL
L3 N.T.S.



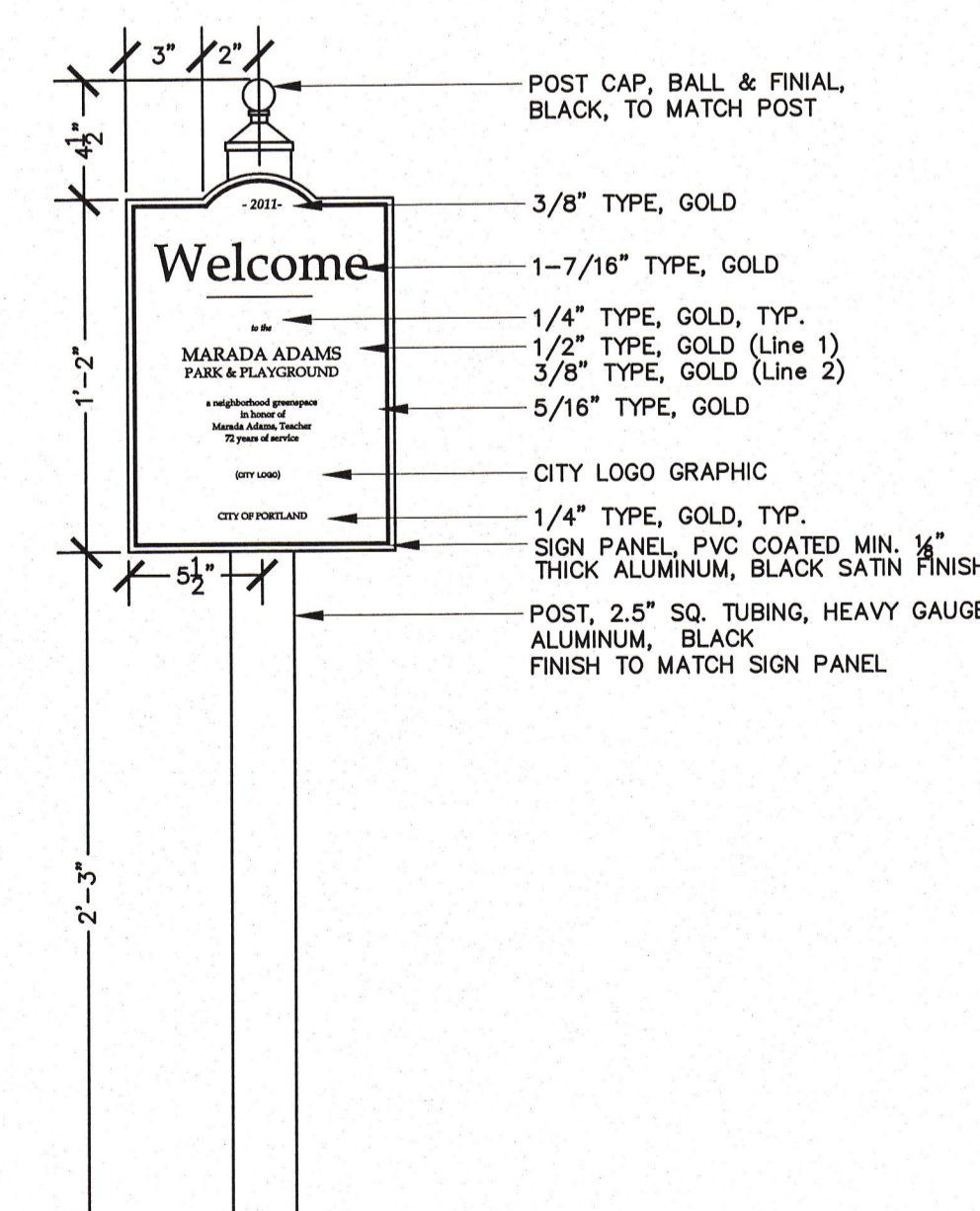
T CHILDREN'S GATE DETAIL
L3 N.T.S.



W DOUBLE WIRE FENCE SECTION / ELEVATIONS
L3 N.T.S.



V DOUBLE WIRE FENCE CONNECTION DETAILS
L3 N.T.S.



U PARK SIGNAGE
L3 N.T.S.

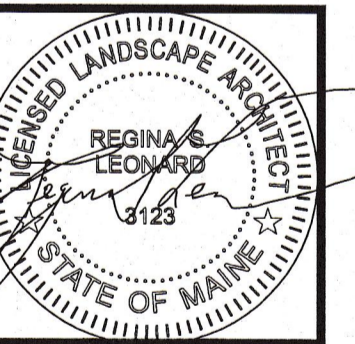
FOR BIDDING - NOT FOR CONSTRUCTION

Regina S. Leonard
landscape architecture & design
29 Bridge Street
Topsham, Me 04086
Tel. 207.450.9700
Regina@rslsdesign.com

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Adams School Redevelopment
PORTLAND, MAINE



JOB NO. 08-056

DRWN. CHK RSL PDT

SCALE: AS NOTED

ISSUE 3/05/12

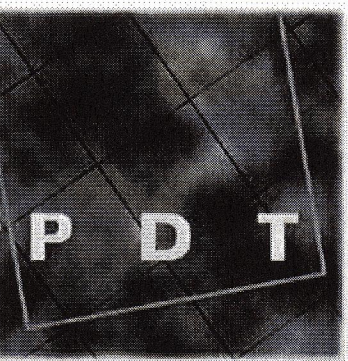
TITLE LANDSCAPE DETAILS

SHEET

L5

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ADAMS SCHOOL REDEVELOPMENT

XXXXX

JOB NO.
08-056

DRWN. CHK
Checker

SCALE:
1" = 20'-0"

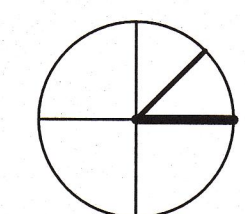
ISSUE
08/04/11

TITLE
SITE PLAN

SHEET

A100

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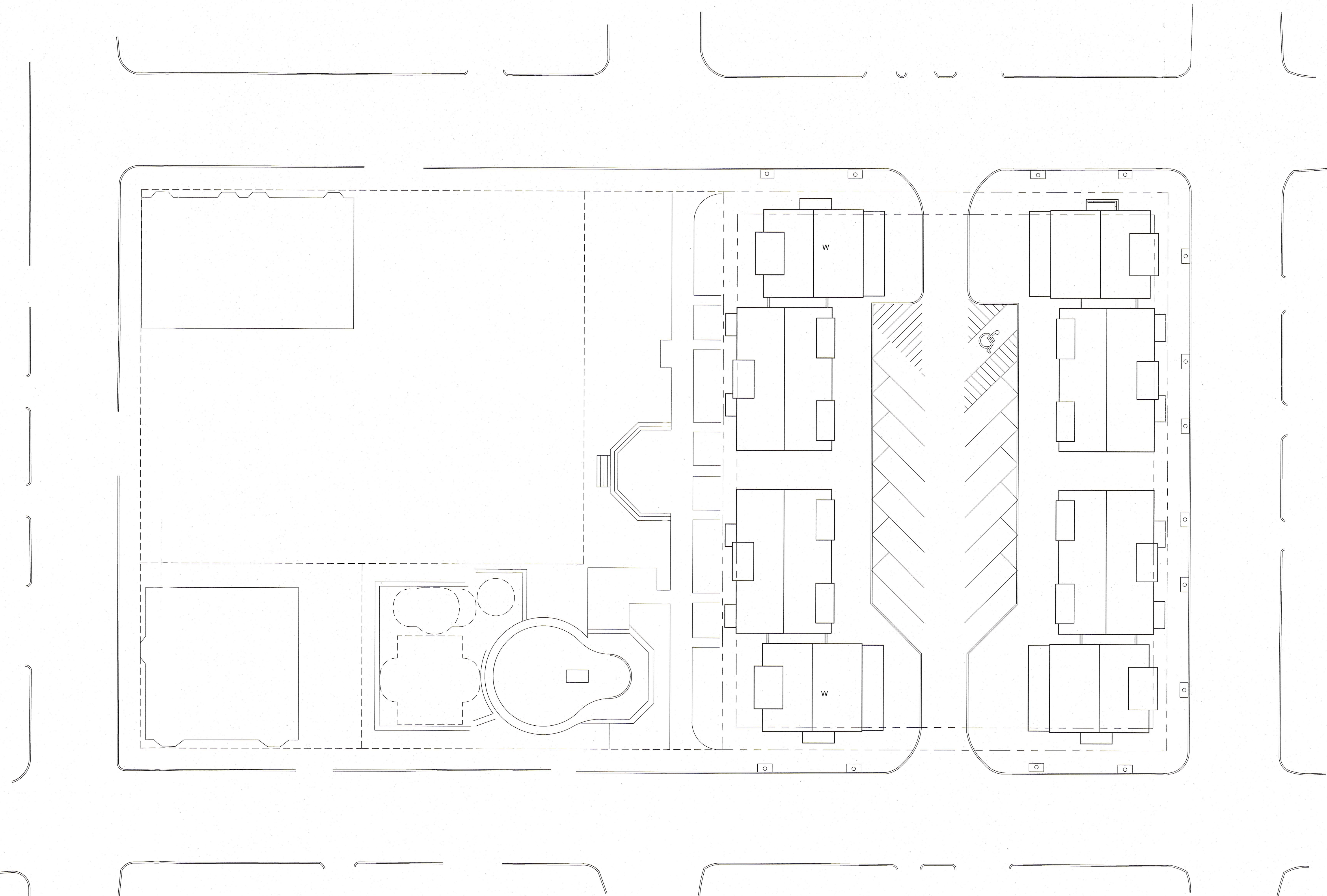
① SITE
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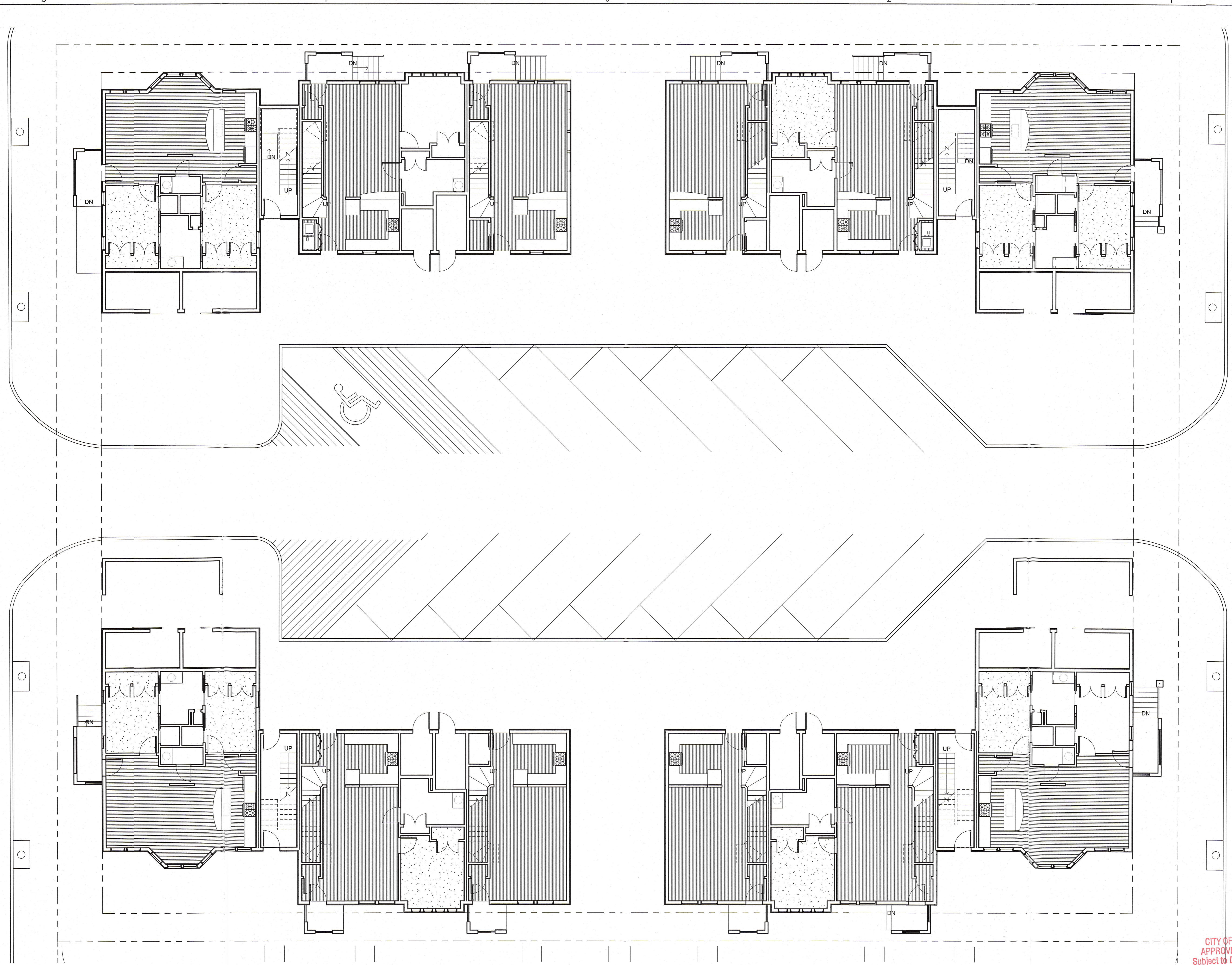
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C
B
A

C
B
A

5 4 3 2 1

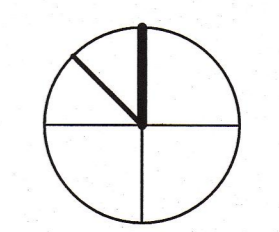
5 4 3 2 1





① 1ST FLOOR - ALL BUILDINGS
1/8" = 1'-0"

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SCALE:
1/8" = 1'-0"

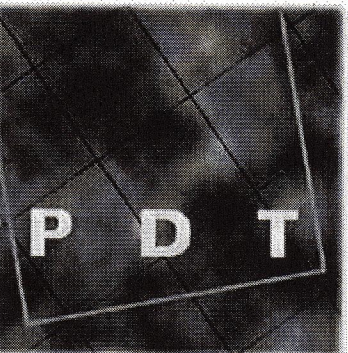
ISSUE
08/04/11

TITLE
SITE PLAN AT
GROUND FLOOR

SHEET

A101

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SCALE:
1/4" = 1'-0"

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08/04/11

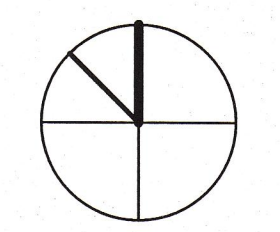
TITLE
ENLARGED
SECOND FLOOR
PLAN - BUILDING
A

SHEET

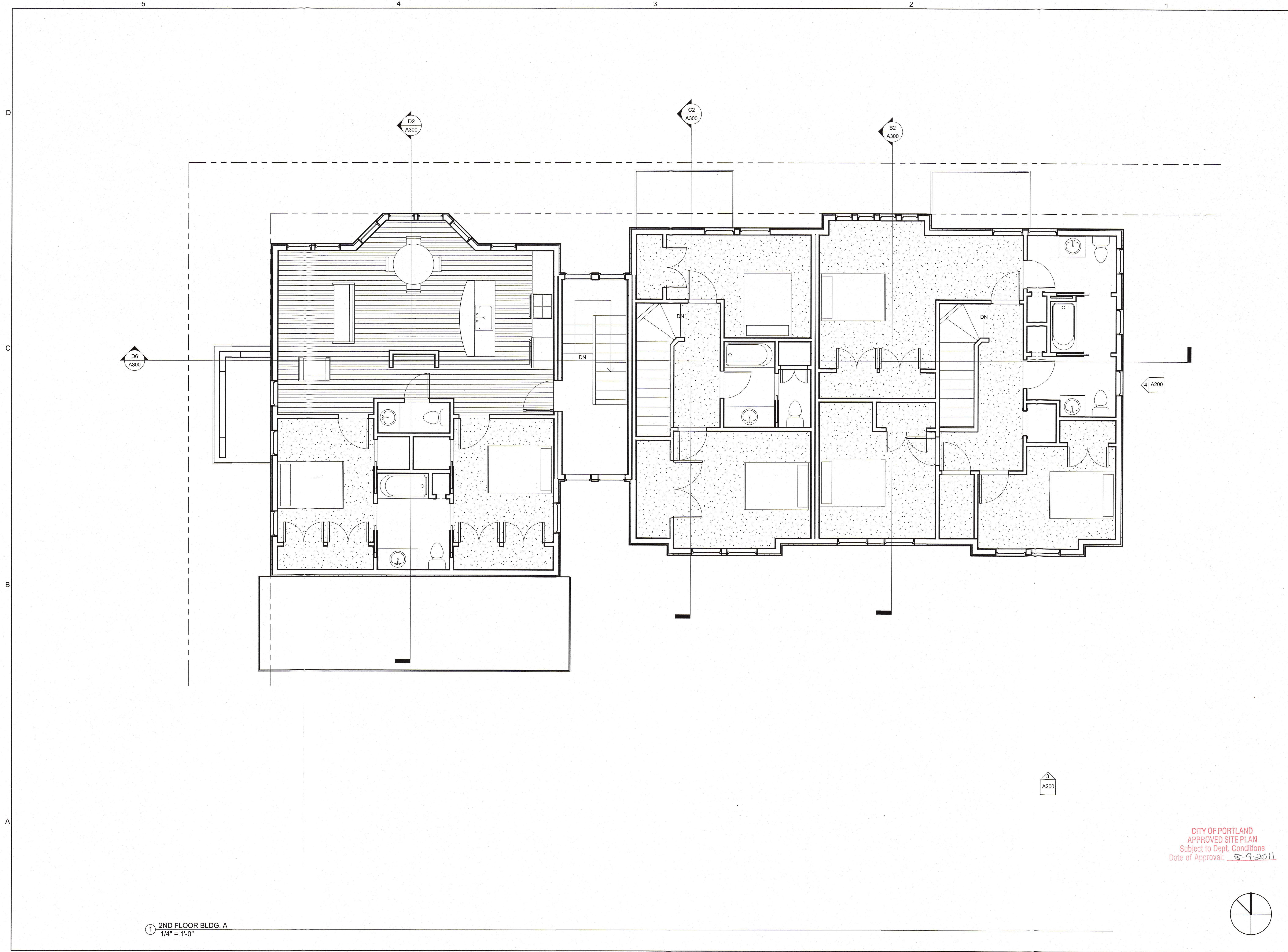
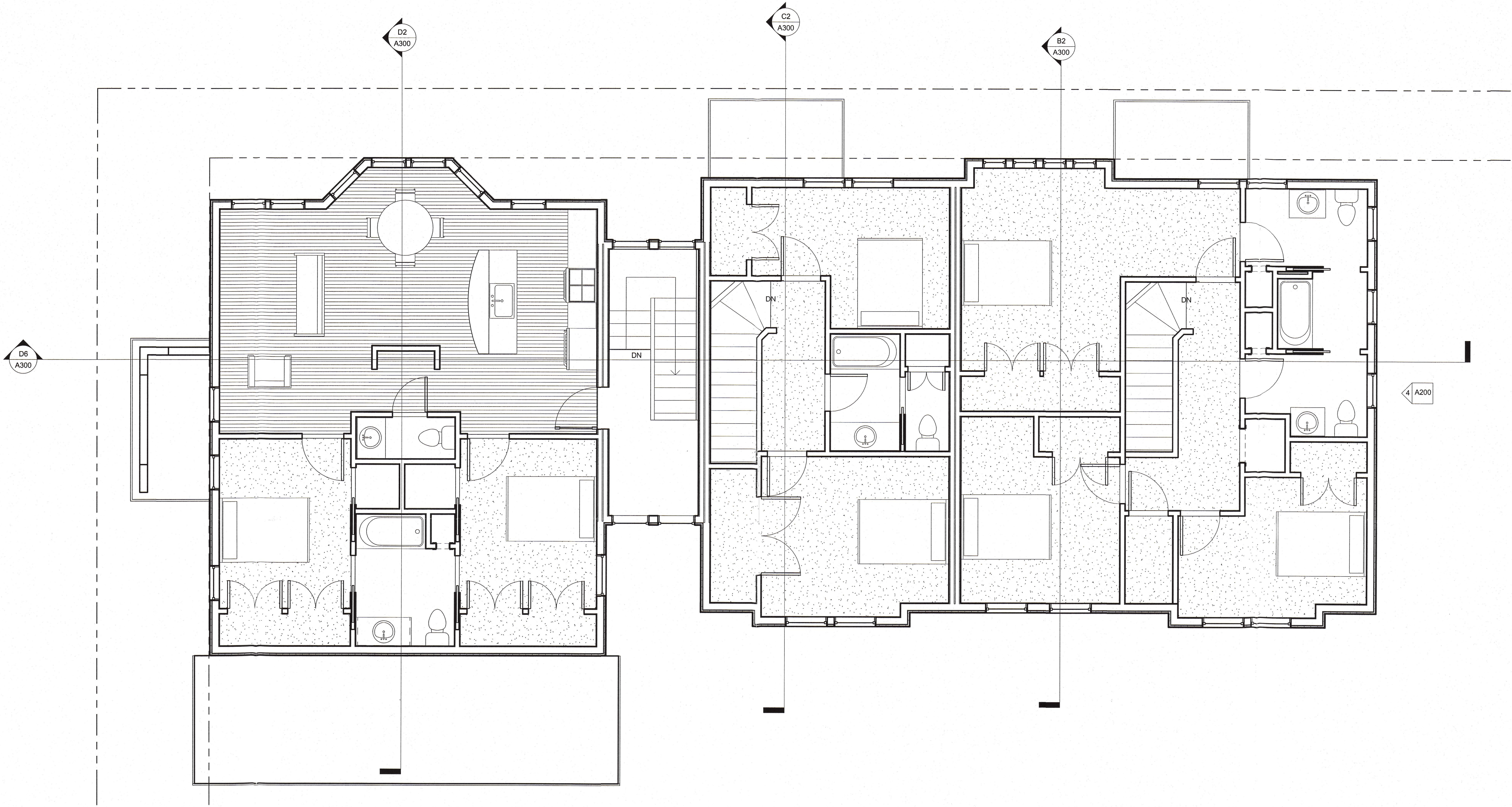
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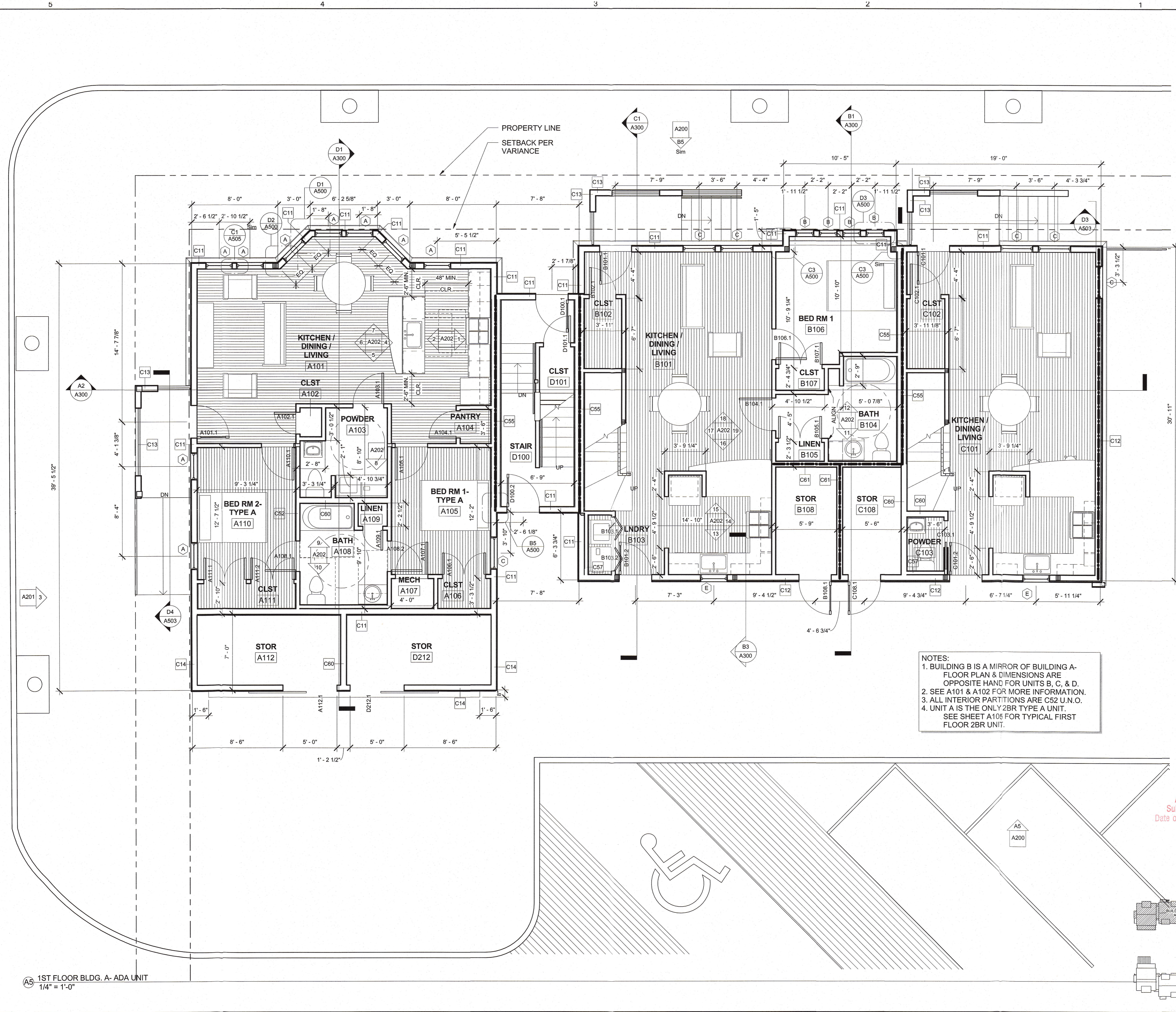
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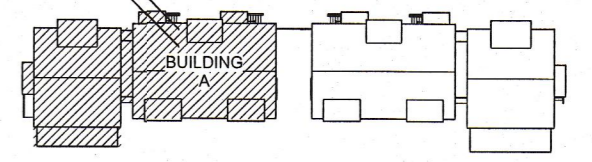
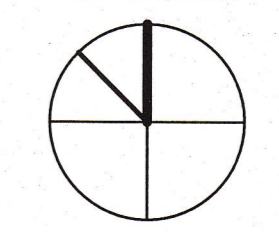


① 2ND FLOOR BLDG. A
1/4" = 1'-0"

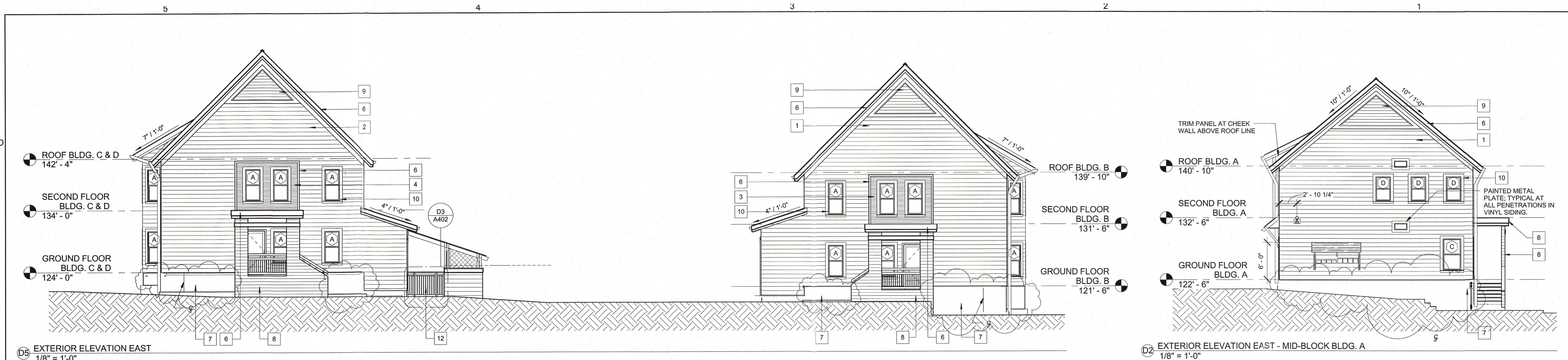




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A5 1ST FLOOR BLDG. A- ADA UNIT
1/4" = 1'-0"

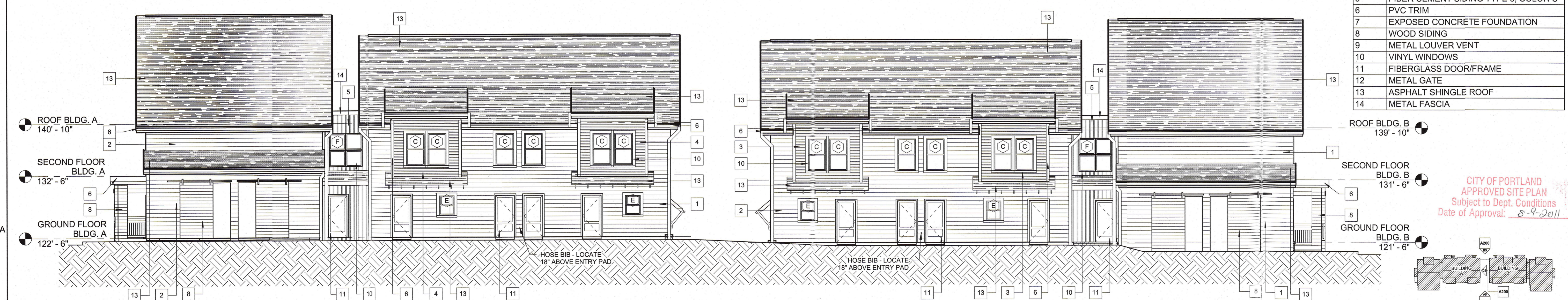


D3 EXTERIOR ELEVATION EAST
1/8" = 1'-0"

D2 EXTERIOR ELEVATION EAST - MID-BLOCK BLDG. A
1/8" = 1'-0"



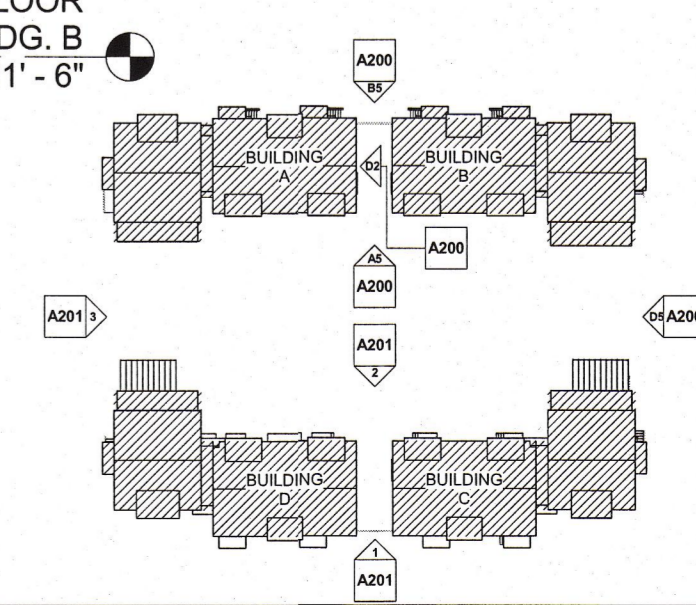
B5 EXTERIOR ELEVATION NORTH - STREET
1/8" = 1'-0"



A5 EXTERIOR ELEVATION SOUTH - PARKING
1/8" = 1'-0"

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	FIBER CEMENT SIDING TYPE 1, COLOR A
2	FIBER CEMENT SIDING TYPE 1, COLOR B
3	FIBER CEMENT SIDING TYPE 2, COLOR A
4	FIBER CEMENT SIDING TYPE 2, COLOR B
5	FIBER CEMENT SIDING TYPE 3, COLOR C
6	PVC TRIM
7	EXPOSED CONCRETE FOUNDATION
8	WOOD SIDING
9	METAL LOUVER VENT
10	VINYL WINDOWS
11	FIBERGLASS DOOR/FRAME
12	METAL GATE
13	ASPHALT SHINGLE ROOF
14	METAL FASCIA

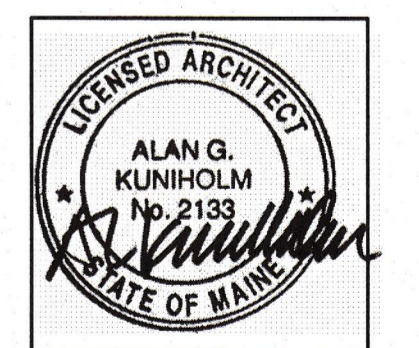
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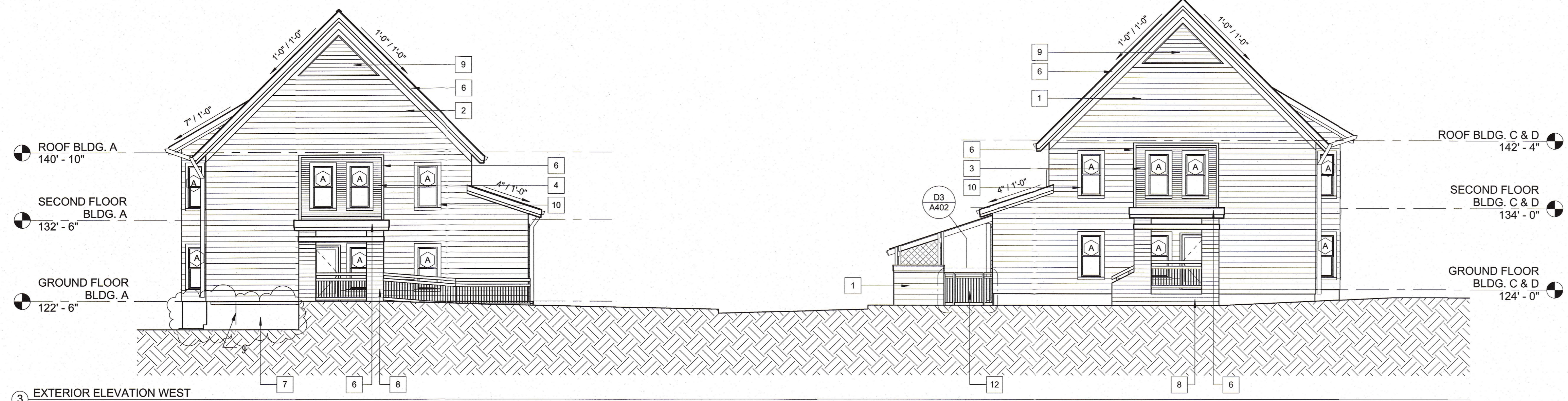
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SCALE:
1/8" = 1'-0"

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5 MARCH 2012

TITLE
EXTERIOR ELEVATIONS

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A200
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3 EXTERIOR ELEVATION WEST
1/8" = 1'-0"

ROOF BLDG. C & D
142' - 4"

SECOND FLOOR
BLDG. C & D
134' - 0"

GROUND FLOOR
BLDG. C & D
124' - 0"

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	FIBER CEMENT SIDING TYPE 1, COLOR A
2	FIBER CEMENT SIDING TYPE 1, COLOR B
3	FIBER CEMENT SIDING TYPE 2, COLOR A
4	FIBER CEMENT SIDING TYPE 2, COLOR B
5	FIBER CEMENT SIDING TYPE 3, COLOR C
6	PVC TRIM
7	EXPOSED CONCRETE FOUNDATION
8	WOOD SIDING
9	METAL LOUVER VENT
10	VINYL WINDOWS
11	FIBERGLASS DOOR/FRAME
12	METAL GATE
13	ASPHALT SHINGLE ROOF
14	METAL FASCIA



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1 EXTERIOR ELEVATION SOUTH - PARK
1/8" = 1'-0"

ROOF BLDG. C & D
142' - 4"

SECOND FLOOR
BLDG. C & D
134' - 0"

GROUND FLOOR
BLDG. C & D
124' - 0"



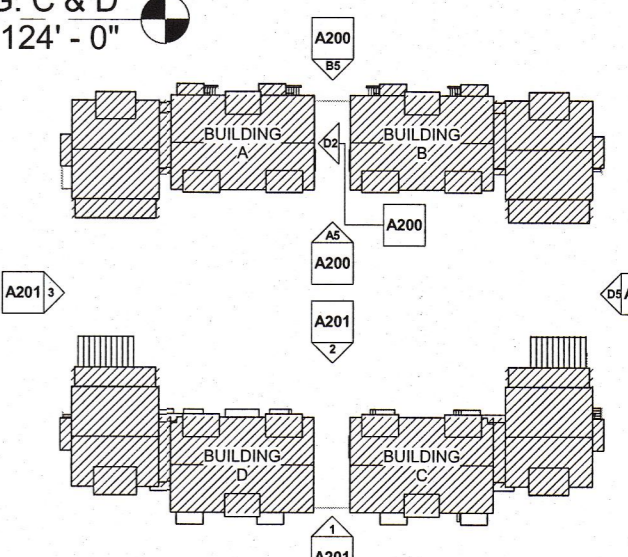
2 EXTERIOR ELEVATION NORTH - PARKING
1/8" = 1'-0"

ROOF BLDG. C & D
142' - 4"

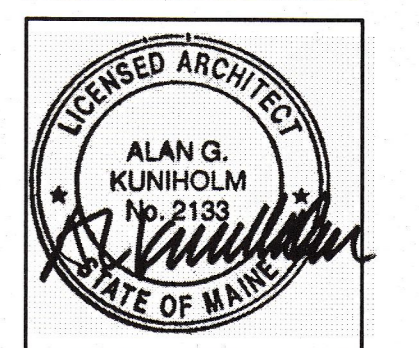
SECOND FLOOR
BLDG. C & D
134' - 0"

GROUND FLOOR
BLDG. C & D
124' - 0"

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SCALE:
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

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