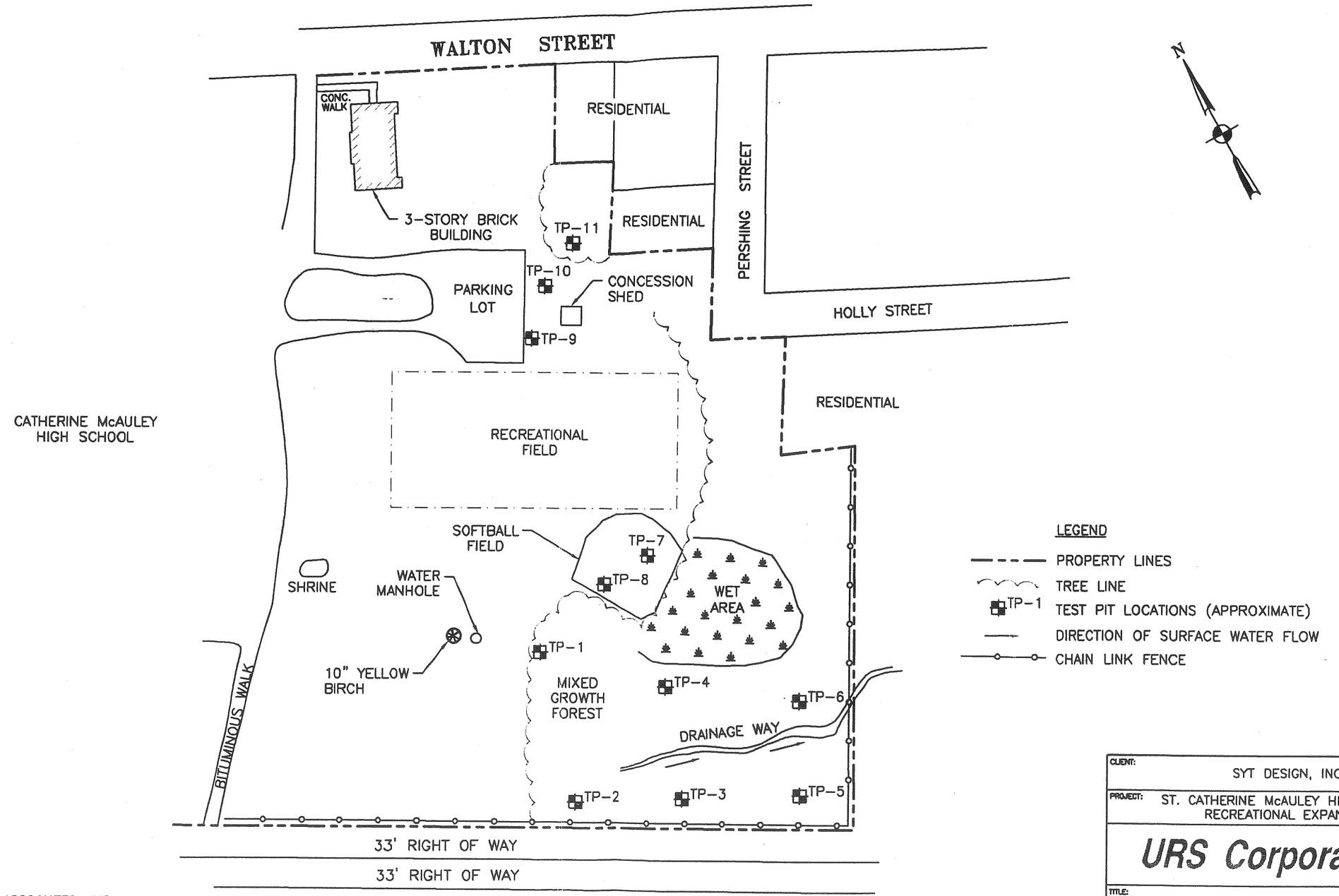
136-E-006 144-B-1

143-F-004

Athletic Field Improvements

631 Stevens Ave.; Portland, ME

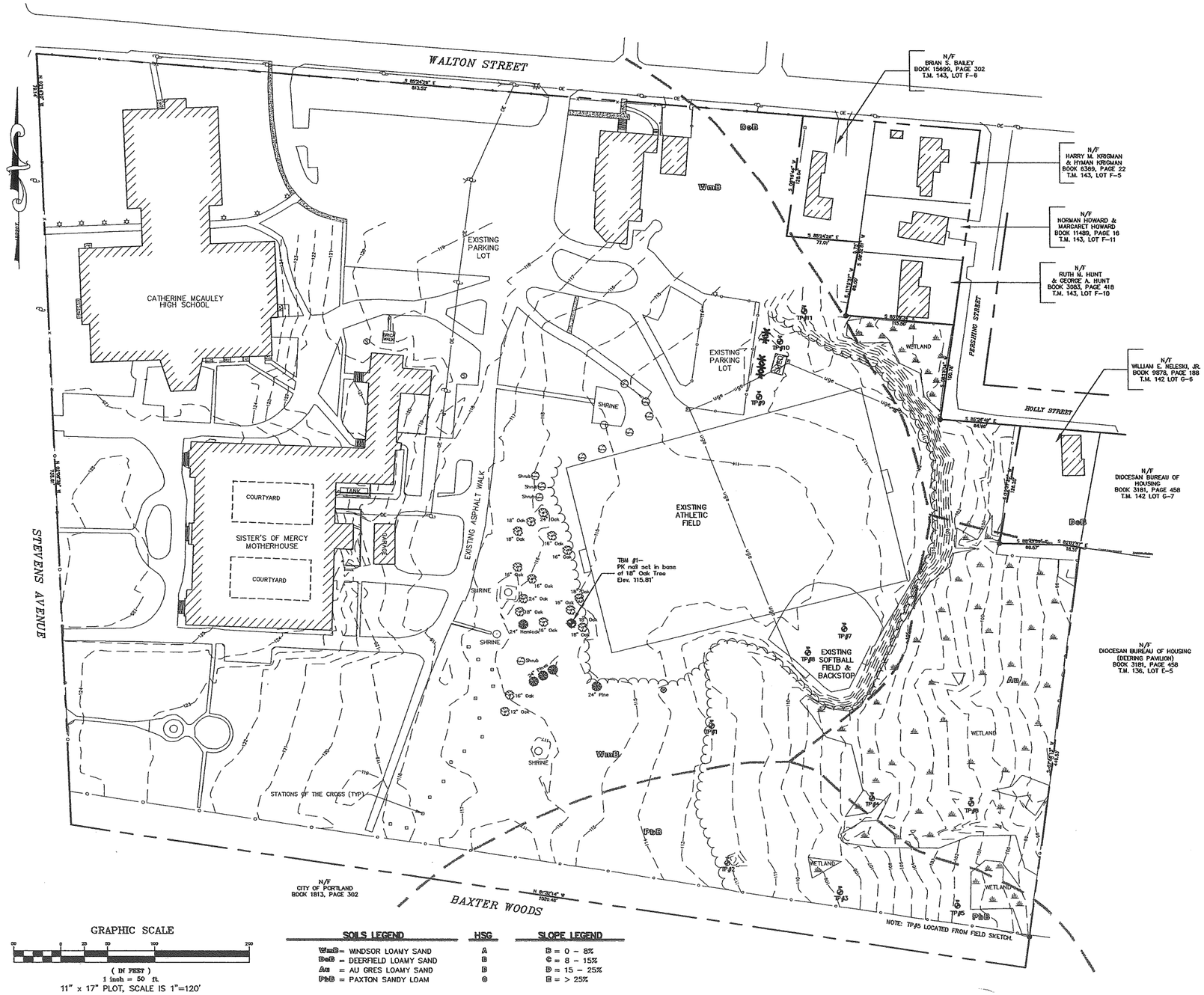
Catherine McAuley High School.



SOURCE:
PLAN BY DES LAURIERS & ASSOCIATES, INC. ENTITLED "TOPOGRAPHIC SURVEY ON STEVENS AVENUE IN PORTLAND" DATED JANUARY 7, 2000.

CLIENT:	SYT DESIGN, INC.		
PROJECT:	ST. CATHERINE McAULEY HIGH SCHOOL RECREATIONAL EXPANSION		
	URS Corporation		
TITLE:	SITE PLAN		PROJECT NO: 44919-001
DESIGN: DWA	SCALE: NONE		FIGURE NO: 1
APPROVED:	DATE: 11/06/00		
DRAWN: LRH	FILE NO: S4299		

AH 17



GRAPHIC SCALE

50 0 25 50 100 200

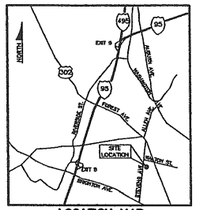
(IN FEET)

1 inch = 50 ft.

11" x 17" PLOT, SCALE IS 1"=120'

SOILS LEGEND	HSG
WmB= WINDSOR LOAMY SAND	A
DeB = DEERFIELD LOAMY SAND	B
Au = AU GRES LOAMY SAND	B
PbB = PAXTON SANDY LOAM	C

SLOPE LEGEND
B = 0 – 8%
C = 8 – 15%
D = 15 – 25%
E = > 25%



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. ZONING – R-5 – RESIDENTIAL

SPACE AND BULK REQUIREMENTS:	REQUIRED	PROVIDED
MINIMUM SETBACKS:		
FRONT	20 FT.	NA
SIDE	14 FT.	NA
REAR	20 FT.	NA
PAVEMENT	10 FT.	NA
MAXIMUM LOT COVERAGE	40%	21±%
MAXIMUM BUILDING HEIGHT	35 FT.	NA
MINIMUM STREET FRONTAGE	50 FT.	NA
MINIMUM LOT SIZE	20,000 SF	19± ACRES

2. PARCELS ARE 136–E–006,143–F–004, AND 144–B–1.
3. TOPOGRAPHIC SURVEY COMPLETED OCTOBER 16, 2000, SUPPLEMENTED DEC 5, 2000, JUNE 2001 AND AGAIN NOV. 4, 2002. SURVEY BASED ON STATE PLANE COORDINATE SYSTEM, WEST ZONE, NGVD 29.

PLAN REFERENCES:

1) "PLAN OF TOPOGRAPHY", H.I. & E.C. JORDAN, DATED MARCH 3, 1968. (NOT RECORDED)

2) "CONVENT MASTER PLAN" SURVEY ON STEVENS AVENUE IN PORTLAND, CUMBERLAND COUNTY, MAINE, PREPARED BY SYTDESIGN CONSULTANTS, JUNE 2001.

3) "STANDARD BOUNDARY SURVEY, PROPERTY OF ST. JOSEPH'S CONVENT AND HOSPITAL, PREPARED BY TITCOMB ASSOCIATES FOR SYTDESIGN, DATED NOV. 4, 2002.

4. PROPERTY LINE INFORMATION BASED ON PLAN REFERENCE NUMBER 3 ABOVE.
5. GEOTECHNICAL EVALUATION COMPLETED BY URS CORPORATION. REFER TO REPORT "GEOTECHNICAL REPORT, CATHERINE MCAULEY HIGH SCHOOL, PORTLAND, ME", DATED NOVEMBER 6, 2000.
6. SOILS DATA TAKEN FROM USCS SOIL SURVEY FOR CUMBERLAND COUNTY.
7. WETLAND DELINEATION COMPLETED BY URS CORPORATION ON OCTOBER 5 AND NOVEMBER 9, 2000. THE FINDINGS ARE SUMMARIZED IN THE REPORT "WETLAND DELINEATION REPORT, CATHERINE MCAULEY HIGH SCHOOL, PORTLAND, MAINE", DATED DECEMBER 18, 2000.

LEGEND

EXISTING		PROPOSED
	BUILDING	
172	INTERMEDIATE CONTOUR	172
165	INDEX CONTOUR	165
	WETLAND	
	STREAM	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	PROPERTY SETBACK	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL	
	BITUMINOUS CURB	
	STONE WALL	
	TREELINE	
	TREE	
X X	CHAINLINK FENCE	X X
O O	STOCKADE FENCE	O O
	SIGN	
OHU	OVERHEAD UTILITY LINE	OHU
UGU	UNDERGROUND UTILITY LINE	UGU
OHE	OVERHEAD ELECTRIC	OHE
UGE	UNDERGROUND ELECTRIC	UGE
SS	SANITARY SEWER LINE	SS
SD	STORM DRAIN	SD
UD	UNDER DRAIN	
W	WATER LINE	W
	SOILS BOUNDARY	
	UTILITY POLE	
	LIGHT POLE	
	CATCH BASIN	
	SANITARY MANHOLE	
	DRAIN MANHOLE	
	ELECTRIC MANHOLE	
T	TRANSFORMER	T
	FIRE HYDRANT	
	CULVERT	

NO.	REFERENCE DRAWINGS	REV.	DATE	STATUS	BY	CHKD	APPD
		D	5/14/03	SUBMITTED W/REVISIONS TO CITY OF PORTLAND	AAH	AAH	WSD
		C	4/8/03	SUBMITTED REVISIONS TO CITY OF PORTLAND	AAH	AAH	WSD
		B	3/21/01	SUBMITTED TO MDEP FOR NRPA PERMIT APPLICATION	CYN	AAH	TWS
		A	2/28/01	SUBMITTED TO PLANNING BOARD	CYN	AAH	TWS

SYTDesign Consultants
CIVIL ENGINEERS & LAND SURVEYORS
P.O. BOX 86A, CUMBERLAND CENTER, ME. 04021
Phone: (207) 829-6904 Fax: (207) 829-2231 Email: info@sytdesign.com

CLIENT: CATHERINE MCAULEY HIGH SCHOOL
631 STEVENS AVE, PORTLAND, MAINE 04103

FIELD BOOK #	
FIELD BOOK PAGE	
FLAT FILE INDEX NUMBER	
PROJECT DIR.	00-26904
DRAWING NAME	
DESIGN:	
DRAWN: DEPT.	
CHKD:	
DATE: MARCH 2003	
SCALE: 1"=60'	

PROJECT: PROPOSED ATHLETIC FIELDS
631 STEVENS AVE., PORTLAND, ME 04103

EXISTING CONDITIONS

PROJ. NO. 00-26904 REV. D

DWG. NO. C-100

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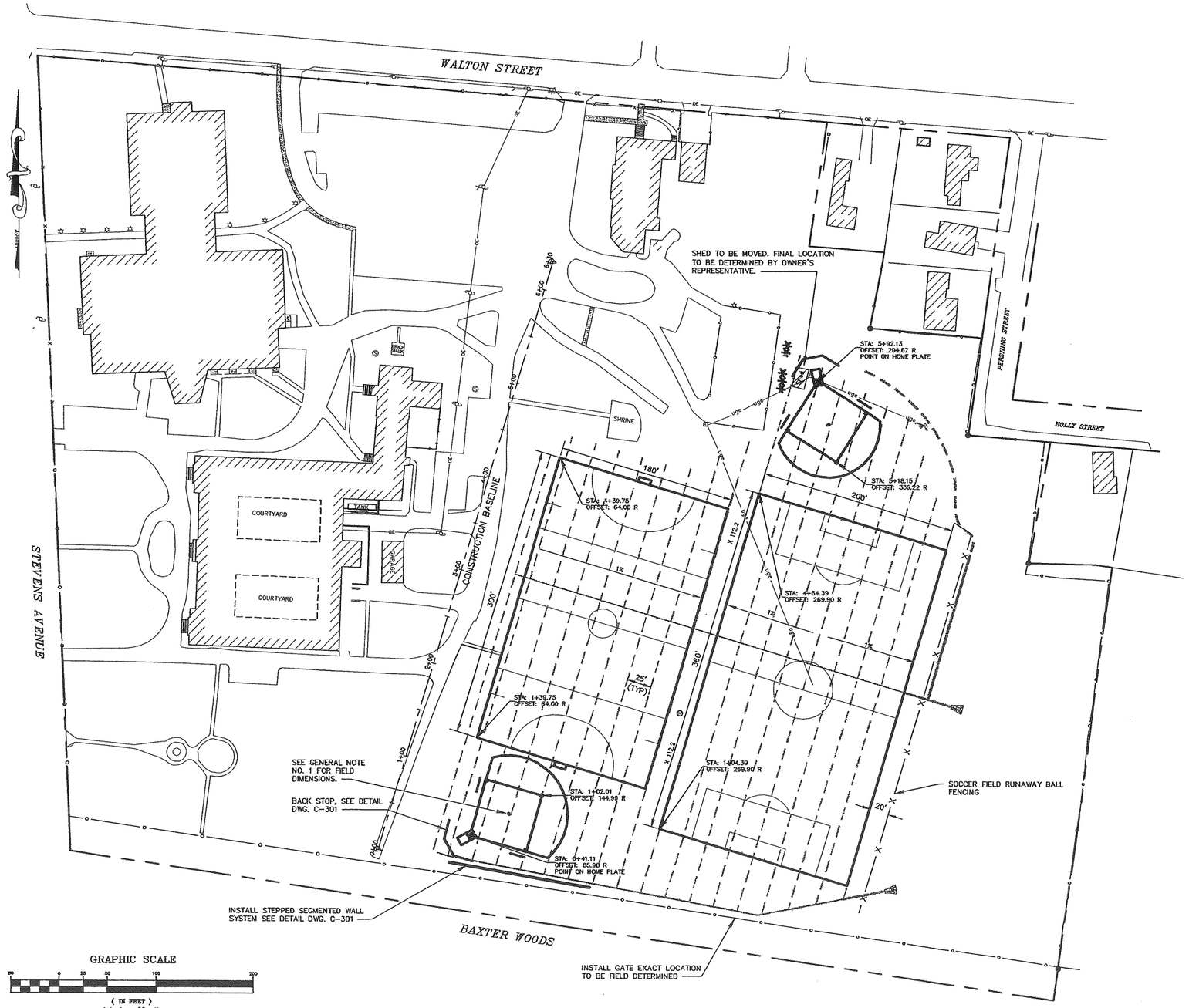
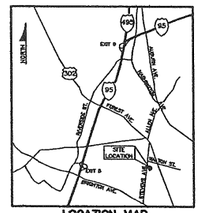
AH 18



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.
11" x 17" PLOT, SCALE IS 1"=120'



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. SOFTBALL FIELD DIMENSION:
   60-FOOT BASELINE
   40-FOOT PITCHING DISTANCE
   60-FOOT INFIELD ARC FROM PITCHER'S MOUND
2. FINAL GRADING OF ATHLETIC FIELDS SHALL BE APPROVED BY OWNER'S REPRESENTATIVE.
3. UNDERGROUND ELECTRIC TO REMAIN.
4. WELL CASING AND COVER TO BE LOWERED TO 1-INCH BELOW FINISH GRADE.
5. THE ENTIRE ATHLETIC FIELD COMPLEX WILL BE UNDERDRAINED. THE OUTLETS FOR THIS SYSTEM ARE SHOWN ON THIS DRAWING.
6. THE SOCCER AND HOCKEY FIELD SHALL BE IRRIGATED USING THE EXISTING WELL. IRRIGATION LAYOUT TO BE DETERMINED FOLLOWNG WELL TESTS.

LEGEND

EXISTING		PROPOSED
	BUILDING	
172	INTERMEDIATE CONTOUR	172
165	INDEX CONTOUR	165
	WETLAND	
	STREAM	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	PROPERTY SETBACK	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL	
	BITUMINOUS CURB	
	STONE WALL	
	TREELINE	
	TREE	
	CHAINLINK FENCE	
	STOCKADE FENCE	
	SIGN	
OHU	OVERHEAD UTILITY LINE	OHU
UGU	UNDERGROUND UTILITY LINE	UGU
OHE	OVERHEAD ELECTRIC	OHE
UGE	UNDERGROUND ELECTRIC	UGE
SS	SANITARY SEWER LINE	SS
SD	STORM DRAIN	SD
UD	UNDER DRAIN	
W	WATER LINE	W
	SOILS BOUNDARY	
	UTILITY POLE	
	LIGHT POLE	
	CATCH BASIN	
	SANITARY MANHOLE	
	DRAIN MANHOLE	
	ELECTRIC MANHOLE	
	TRANSFORMER	
	FIRE HYDRANT	
	CULVERT	

NO.	REFERENCE DRAWINGS	REV.	DATE	STATUS	BY	CHKD	APPD
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		C	4/8/03	SUBMITTED REVISIONS TO CITY OF PORTLAND	AAH	AAH	WSD
		B	3/21/01	SUBMITTED TO MDEP FOR NRPA PERMIT APPLICATION	CYN	AAH	TWS
		A	2/28/01	SUBMITTED TO PLANNING BOARD	CYN	AAH	TWS

STATE OF MAINE — ANN ARCHIND HOWE — NO. 9839 — REGISTERED PROFESSIONAL ENGINEER

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CLIENT:
CATHERINE MCAULEY HIGH SCHOOL
631 STEVENS AVE, PORTLAND, MAINE 04103

FIELD BOOK #	
FIELD BOOK PAGE	
FLAT FILE INDEX NUMBER	
PROJECT DIR.	00-26904
DRAWING NAME	00-26904-C-101

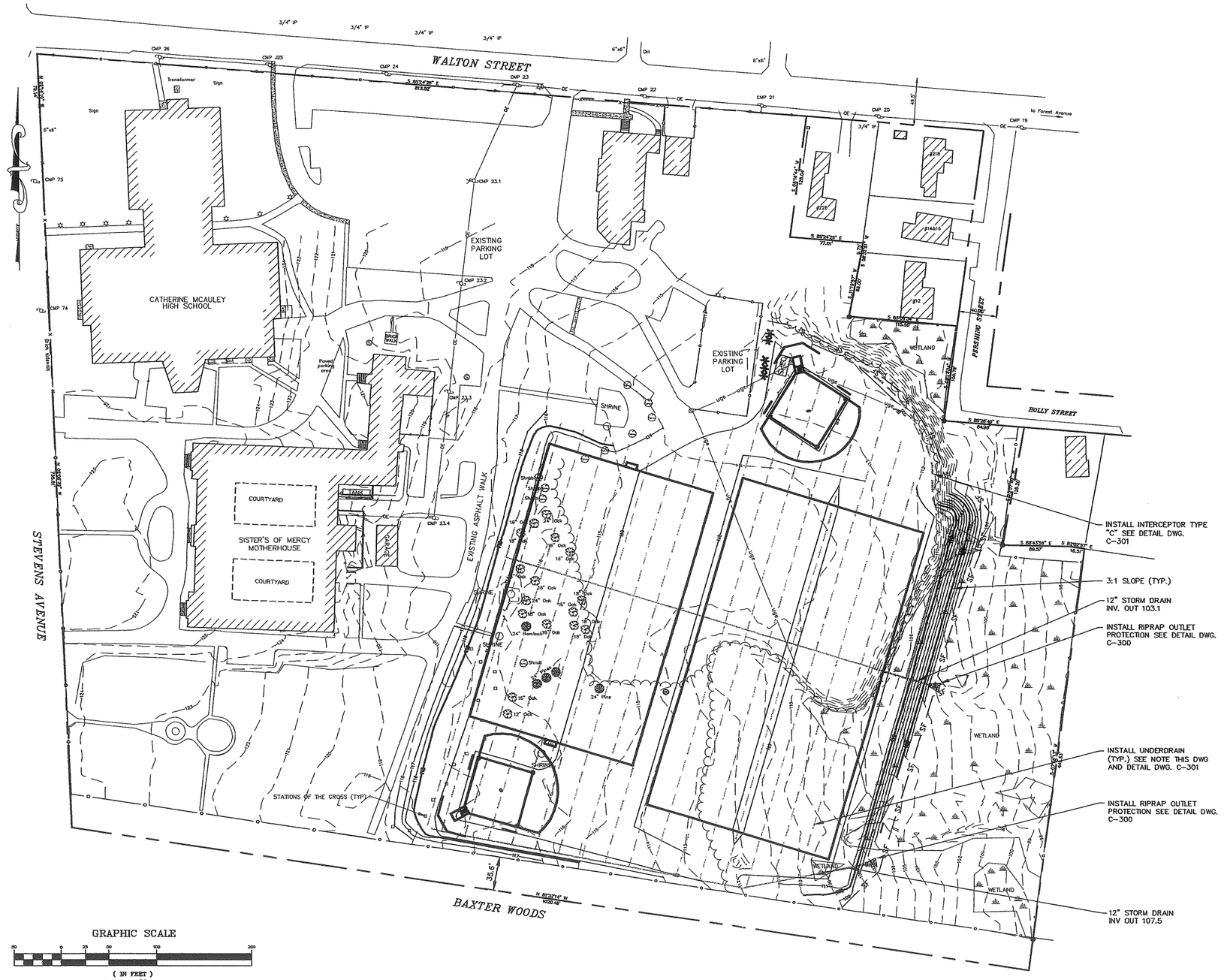
DESIGN:	AAH
DRAWN:	RMC
CHKD:	WSD
DATE:	MARCH 2003
SCALE:	1"=50'

PROJECT:
PROPOSED ATHLETIC FIELDS
631 STEVENS AVE., PORTLAND, ME 04103

SITE LAYOUT AND UTILITY PLAN

		REV.
PROJ. NO.	00-26904	
DWG. NO.	C-101	D

AH 19



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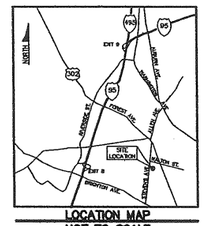

LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. CONSTRUCTION ACCESS WILL BE FROM WALTON STREET VIA THE INTERNAL CAMPUS DRIVE.

2. INSTALL STABILIZED CONSTRUCTION ENTRANCE AT THE ACCESS POINT FROM THE INTERNAL DRIVE. SEE DETAIL ON DWG. C-300.

3. FINAL FIELD UNDERDRAIN SYSTEM TO BE DESIGNED AFTER . FURTHER GEOTECHNICAL INVESTIGATION

LEGEND

EXISTING		PROPOSED
	BUILDING	
172	INTERMEDIATE CONTOUR	172
165	INDEX CONTOUR	165
	WETLAND	
	STREAM	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	PROPERTY SETBACK	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL	
	BITUMINOUS CURB	
	STONE WALL	
	TREELINE	
	TREE	
X X	CHAINLINK FENCE	X X
O O	STOCKADE FENCE	O O
	SIGN	
OHU	OVERHEAD UTILITY LINE	OHU
UGU	UNDERGROUND UTILITY LINE	UGU
OHE	OVERHEAD ELECTRIC	OHE
UGE	UNDERGROUND ELECTRIC	UGE
SS	SANITARY SEWER LINE	SS
SD	STORM DRAIN	SD
UD	UNDER DRAIN	
W	WATER LINE	W
	SOILS BOUNDARY	
	UTILITY POLE	
	LIGHT POLE	
	CATCH BASIN	
	SANITARY MANHOLE	
	DRAIN MANHOLE	
	ELECTRIC MANHOLE	
	TRANSFORMER	
	FIRE HYDRANT	
	CULVERT	

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		B	3/21/01	SUBMITTED TO MDEP FOR NRPA PERMIT APPLICATION	CYN	AAH	TWS
		A	2/28/01	SUBMITTED TO PLANNING BOARD	CYN	AAH	TWS

STATE OF MAINE
ANN ARCHINO HOWE
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FIELD BOOK #	
FIELD BOOK PAGE	
FLAT FILE INDEX NUMBER	
PROJECT DIR.	
DRAWING NAME	
DESIGN:	
DRAWN: DEPT.	
CHKD:	
DATE: MARCH 2003	
SCALE: 1"=50'	

PROJECT:
PROPOSED ATHLETIC FIELDS
631 STEVENS AVE., PORTLAND, ME 04103

GRADING, DRAINAGE AND EROSION CONTROL PLAN

PROJ. NO. 00-26904 REV. D

DWG. NO. C-102

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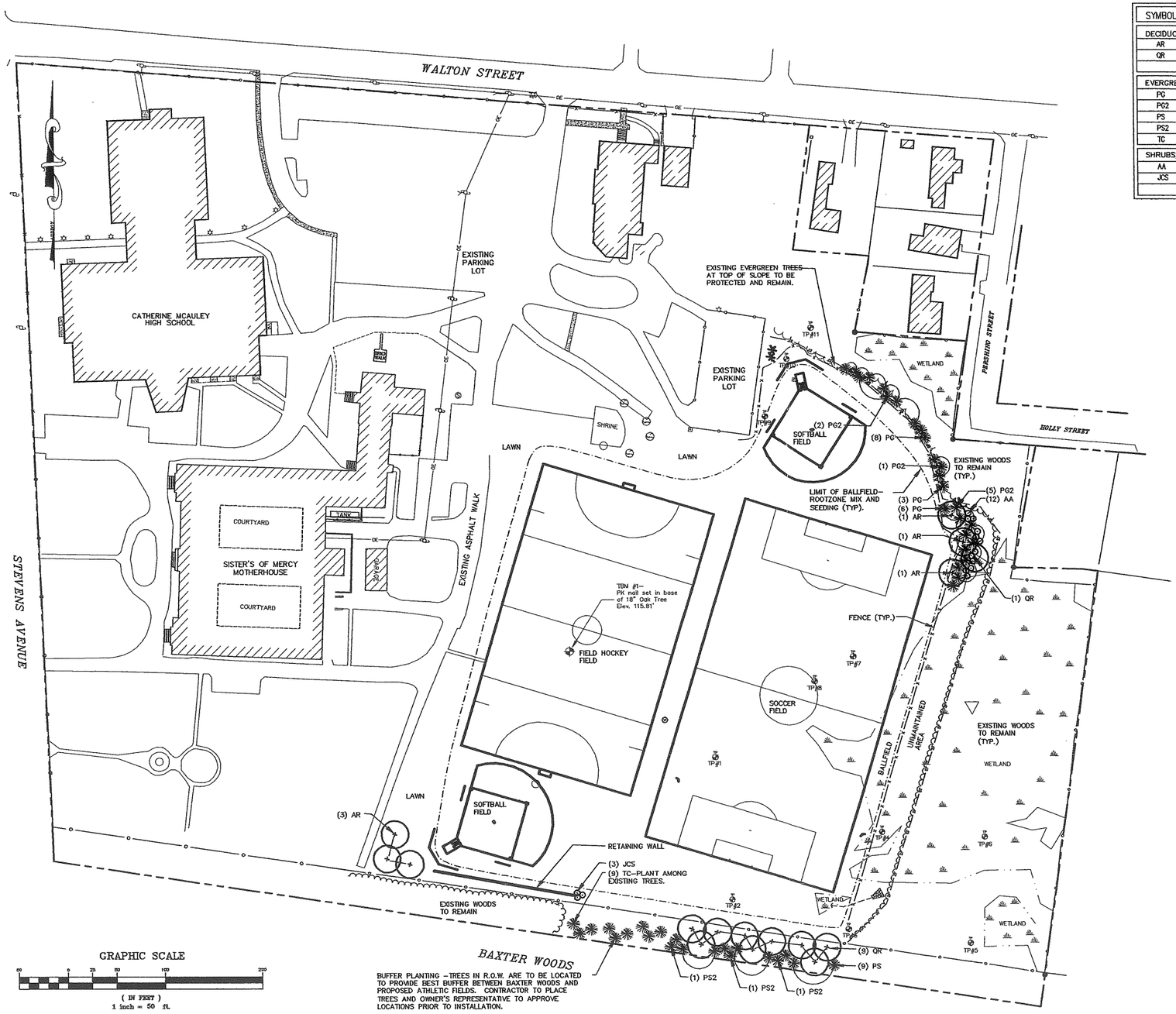

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

11" x 17" PLOT, SCALE IS 1"=120'

BUFFER PLANTING - TREES IN R.O.W. ARE TO BE LOCATED TO PROVIDE BEST BUFFER BETWEEN BAXTER WOODS AND PROPOSED ATHLETIC FIELDS. CONTRACTOR TO PLACE TREES AND OWNER'S REPRESENTATIVE TO APPROVE LOCATIONS PRIOR TO INSTALLATION.

PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
DECIDUOUS TREES					
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	6	3" CAL.	SINGLE LEADER, B&B
QR	QUERCUS RUBRA	RED OAK	10	3" CAL.	SINGLE LEADER, B&B
EVERGREEN TREES					
PG	PICEA GLAUCA	WHITE SPRUCE	17	8' HT.	FULL & BUSHY, B&B
PG2	PICEA GLAUCA	WHITE SPRUCE	6	10' HT.	FULL & BUSHY, B&B
PS	PINUS STROBUS	WHITE PINE	9	6' HT.	FULL & BUSHY, B&B
PS2	PINUS STROBUS	WHITE PINE	3	8' HT.	FULL & BUSHY, B&B
TC	TSUGA CANADENSIS	CANADIAN HEMLOCK	9	4' HT.	FULL & BUSHY, B&B
SHRUBS, GROUNDCOVERS & HERBACEOUS MATERIALS					
AA	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	12	5' HT.	FULL & BUSHY
JCS	JUNIPERUS CHINENSIS 'SARGENTII'	GREEN SARGENT JUNIPER	3	24" SPD.	FULL & BUSHY

LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE OWNER'S REPRESENTATIVE WITH CONCERNS AND/OR SUGGESTIONS WITH REGARD TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
2. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE OWNER'S REPRESENTATIVE PRIOR TO PRICING ANY PLANT MATERIAL.
3. ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK".
4. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT AT THE SITE.
5. MULCH FOR PLANTED AREAS TO BE AGED SPRUCE AND FIR BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
6. NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
7. ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ABUTS LAWN CONTRACTOR SHALL PROVIDE A TURF CUT EDGE.
8. ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
9. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
10. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
11. SEE DRAWINGS C-100 THRU C-103, C-300 & C-301 FOR ADDITIONAL INFORMATION.

TOPSOILING, FERTILIZING AND SEEDING NOTES:

1. ALL DISTURBED AREAS, SHALL BE LOAMED SEEDED, LIMED, FERTILIZED AND MULCHED. EXISTING ONSITE TOPSOIL SHALL BE USED. THE MINIMUM DEPTH OF LOAM SHALL BE SIX (6) INCHES IN THE LAWN AND NATURAL AREAS. THE ROOTZONE MIX FOR THE BALLFIELDS SHALL BE EIGHT (8) INCHES.
2. THE CONTRACTOR SHALL INCORPORATE (ROTOTILL) THE REQUIRED AMOUNT, PER SOIL TEST OF DOLOMITIC LIMESTONE PER 1000 SQUARE FEET INTO THE UPPER 4"-6" OF TOPSOIL AND ROOTZONE MIX.
3. THE CONTRACTOR SHALL INCORPORATE (YORK RAKE) THE REQUIRED AMOUNT, PER SOIL TEST OF 10-20-10 FERTILIZER PER 1000 SQUARE FEET INTO THE UPPER 1" OF TOPSOIL AND ROOTZONE MIX PRIOR TO SEEDING.
4. THE CONTRACTOR SHALL SEED THE BALLFIELDS USING A BRILLION DRILL SEEDER AND SHALL SEED IN TWO DIRECTIONS. MAINTAINED LAWN AREAS AND UNMAINTAINED NATURAL AREAS MAY BE BRILLION DRILL SEEDED, BROADCAST SEEDED OR HYDROSEEDED PER THE CONTRACTORS CHOICE.
5. PERMANENT SEEDING - WHILE SEEDING TIMES ARE WEATHER DEPENDENT THE FOLLOWING DATES SHALL BE USED AS A GUIDELINE AUGUST 15TH THRU SEPTEMBER 7TH. THE ACTUAL SEEDING TIME SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING THE SEEDING OPERATION. THE AREAS TO BE SEEDED SHALL BE DONE WITH THE FOLLOWING SEED MIX:

SEED TYPE - UNMAINTAINED NATURAL AREAS

NEW ENGLAND CONSERVATION/WILDLIFE MIX AS DISTRIBUTED BY NEW ENGLAND WETLAND PLANTS, INC. 800 MAIN STREET, AMHERST, MA 01002 (413) 256-1752. APPLY AT A RATE OF 1LB PER 1745 SF. OR APPROVED EQUAL.

SEED TYPE - BALLFIELDS	% BY SEED
KENTUCKY BLUE GRASS (2 VARIETIES).	70%
PERENNIAL RYE GRASS (2 VARIETIES)	30%
TOTAL = 4 LBS PER 1000 SQ.FT.	100%

SEED TYPE - LAWN AREAS	% BY SEED
KENTUCKY BLUE GRASS (2 VARIETIES).	30%
CREEPING RED FESCUE (2 VARIETIES).	55%
PERENNIAL RYE GRASS (2 VARIETIES)	15%
TOTAL = 4 LBS PER 1000 SQ.FT.	100%

*** OWNER'S REPRESENTATIVE TO APPROVE SEED VARIETIES AND SEEDING METHODS PROPOSED BY THE CONTRACTOR PRIOR TO BEGINNING SEEDING OPERATIONS.

6. THE CONTRACTOR SHALL MULCH ALL NEWLY SEEDED AREAS WITH STRAW OR APPROVED EQUAL. HAY MULCH SHALL NOT BE ACCEPTABLE ON ANY AREAS OTHER THAN THE UNMAINTAINED NATURAL AREAS.

NO.	REFERENCE DRAWINGS	REV.	DATE	STATUS	BY	CHKD	APPD
		B	5/14/03	SUBMIT TO CITY OF PORTLAND	PBB	AAH	WSD
		B	4/15/03	SUBMIT REVISIONS TO CITY OF PORTLAND	PBB	AAH	WSD
		A	4/8/03	SUBMIT REVISIONS TO CITY OF PORTLAND	PBB	AAH	WSD

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FIELD BOOK #	
FIELD BOOK PAGE	
FLAT FILE INDEX NUMBER	
PROJECT DIR.	
DRAWING NAME	
DESIGN: AAH/CYN	
DRAWN: CYN	
CHKD: TWS	
DATE: MARCH 2003	
SCALE: 1"=50'	

PROJECT:
PROPOSED ATHLETIC FIELDS
631 STEVENS AVE, PORTLAND, ME 04103

LANDSCAPE PLAN

PROJ. NO. 00-26904 REV. B
DWG. NO. C-103

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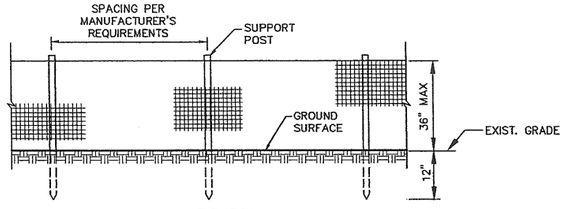
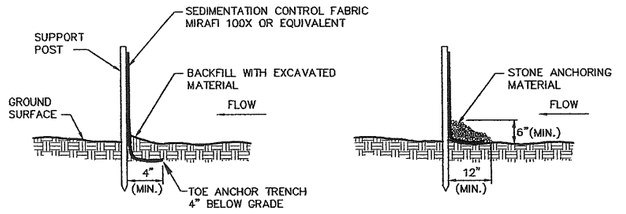
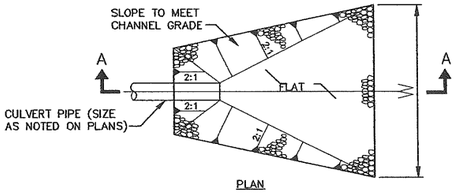


ELEVATION

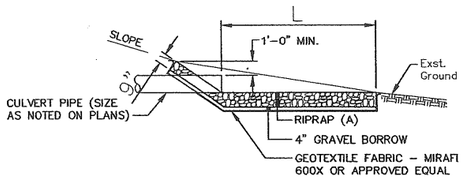


"KEYED IN" SECTION "STONE FILLET" SECTION

SILTATION FENCE
N.T.S.



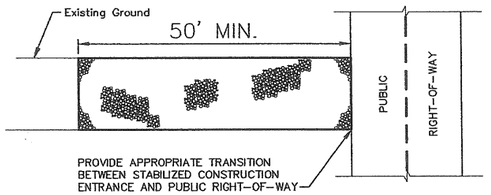
PLAN



SECTION A–A

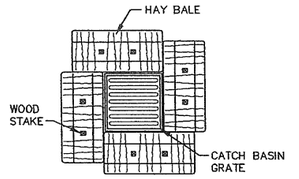
DIAMETER	L	W	A	D_{50}
12" & UNDER	6'	4'	8"	4"
15"	6'	4'	12"	6"
18"	8'	6'	12"	6"

RIPRAP INLET/OUTLET PROTECTION
N.T.S.



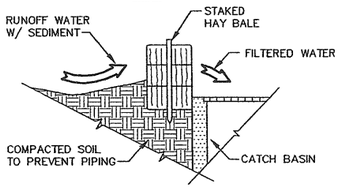
PLAN

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



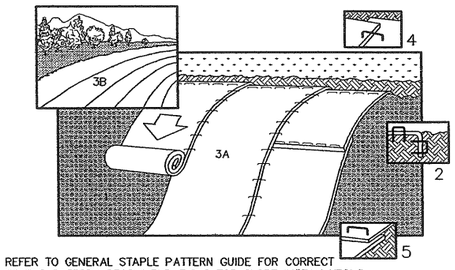
NOTE:
INSTALL BARRIER AT CATCH BASIN IF GRATE IS SET FLUSH WITH WORKING GRADE

PLAN



SECTION

CATCH BASIN HAY BALE BARRIER
N.T.S.



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

EROSION CONTROL BLANKET
(SLOPE INSTALLATION)
N.T.S.

CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – AASHTO DESIGNATION M 43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
2. LENGTH – AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH – NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC REPAIR AND TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES

Att 21.1

A. GENERAL

1. All soil erosion and sediment control will be done in accordance with the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices, Cumberland County Soil and Water Conservation District, Department of Environmental Protection, March 1991, and as currently revised.

2. The Contractor will be responsible for the repair/replacement/maintenance of all erosion control measures until all disturbed areas are stabilized.

3. Disturbed areas will be permanently stabilized within 15 days of final grading. Disturbed areas not to be worked upon within 14 days of disturbance shall be temporarily stabilized within 7 days of the disturbance.

4. In all areas, removal of trees, bushes and other vegetation, as well as disturbance of topsoil will be kept to a minimum while allowing proper site operations.

5. Any suitable topsoil will be stripped and stockpiled for reuse in final grading. Topsoil will be stockpiled in a manner such that natural drainage is not obstructed and no off-site sediment damage will result. If a stockpile is necessary, the side slopes of the topsoil stockpile will not exceed 2:1. Silt fence shall be installed around the perimeter of topsoil stockpiles. Topsoil stockpiles will be temporarily seeded with aroostook rye, annual or perennial ryegrass, within 7 days of formation, or temporarily mulched if seeding cannot be done within the recommended seeding dates. Recommended seeding dates and application rates are as follows:

Aroostook Rye: Recommended Seeding Dates: 9/15 – 11/1
Application Rate: 112 lbs/acre

Annual Recommended Seeding Dates: 4/1 – 7/1
Ryegrass: Application Rate: 40 lbs/acre

Perennial Recommended Seeding Dates: 8/15 – 9/15
Ryegrass: Application Rate: 40 lbs/acre

Mulch: Hay or Straw

Application Rate: 1.5 – 2.0 tons/acre. Anchor with mulch netting (installed per manufacturer's recommendations)

Wood Fiber Cellulose
Application Rate: 4,000 lbs/acre. Anchoring not required

B. TEMPORARY MEASURES

1. Silt Fence

(a) Silt fences will be installed prior to any soil disturbance of the contributing drainage area above them. Refer to Drawing C-102 for silt fence location.

(b) The height of a silt fence will not exceed 36 inches.

(c) Unless a prefabricated system is utilized, the filter fabric will be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth will be spliced together only at a support post, with a minimum 6-inch overlap, and securely sealed.

(d) Posts will be spaced a maximum of 10 feet apart at the barrier location and driven securely into the ground (minimum of 12 inches). When extra strength fabric is used without the wire support fence, post spacing will not exceed 6 feet.

(e) A trench will be excavated approximately 4 inches wide and 4 inches deep along the line of posts and upslope from the barrier.

(f) When standard strength filter fabric is used, a wire mesh support fence will be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1 inch long, tie wires or hog rings unless the fabric is a component of a prefabricated system. The wire will extend more than 36 inches above the original ground surface.

(g) The standard strength of filter fabric will be stapled or wired to the fence, and 8 inches of the fabric will be extended into the trench. The fabric will not extend more than 36 inches above the original ground surface. Filter fabric will not be stapled to existing trees.

(h) When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric will be stapled or wired directly to the posts with all other provisions of item (g) applying.

(i) The trench will be backfilled and the soil compacted over the filter fabric.

(j) Silt fences will be removed when they have served their useful purpose, but not before the upslope areas have been permanently stabilized.

(k) Silt fences will be inspected immediately after each rainfall and at least daily during prolonged rainfall. They will be inspected if there are any signs of erosion or sedimentation below them. Any required repairs will be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind them, they will be replaced with a temporary crushed stone check dam.

(l) Should the fabric on a silt fence decompose or become ineffective prior to the end of the expected usable life, and the barrier still be necessary, the fabric will be replaced promptly.

(m) Sediment deposits should be removed after each storm event if significant buildup has occurred.

(n) In lieu of providing the 4" x 4" trench for frozen ground, stony soil, the presence of large roots, or other prohibitive conditions, the bottom 8" – 12" of the fabric may be laid on existing grade and backfilled with stone anchoring material, as shown on Drawing C-300, Erosion Control Details and Specifications.

2. Catch Basin Hay Bale Barriers

(a) Bales should be either wire-bound or string-tied with the bindings oriented around the sides rather than over and under the bales.

(b) Bales shall be placed lengthwise in a single row surrounding the inlet, with the end of adjacent bales pressed together (See details this Drawing)

(c) The filter barrier shall be entrenched and backfilled. A trench shall be excavated around the inlet the width of a bale to a minimum depth of 4 inches. After the bales are staked, the excavated soil shall be backfilled and compacted against the filter barrier.

(d) Each bale shall be securely anchored and held in place by at least two stakes or rebars driven through the bale.

(e) Loose hay shall be wedged between bales to prevent water from entering between the bales.

(f) The structure shall be inspected after each rain and repairs made as needed.

(g) Sediment shall be removed and the trap restored to its original dimensions when the sediment has accumulated to 1/2 the depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.

(h) Structures shall be removed and the area stabilized when the remaining drainage area has been properly stabilized.

C. PERMANENT MEASURES

1. Topsoil, Seed, Mulch

(a) Topsoil: Use stockpiled materials spread to a minimum depth of 4 inches, if available. Approved topsoil substitutes may be used (refer to Section 13.0 of Best Management Practices Handbook, see Note 2).

(b) Seeding should be completed by August 15 of each year. Late season seeding may be done between August 15 and September 15. Areas not seeded or which do not obtain a satisfactory growth by October 1, will be seeded with Aroostook Rye or mulched at rates previously specified. After November 1 or the first killing frost, disturbed areas should be seeded at double the specified application rates, mulched and anchored.

SEEDING SPECIFICATIONS

(1) Seed: Athletic Field Turf Zone
Mixture lbs/acre

Kentucky Bluegrass TBD
Creeping Red Fescue TBD
Perennial Ryegrass TBD

(1) Seed: Other Lawn Areas
Mixture lbs/acre

Kentucky Bluegrass TBD
Creeping Red Fescue TBD
Perennial Ryegrass TBD

(2) Fertilizer: Apply 800 pounds per acre of 10– 20–20 fertilizer or equivalent per acre (18.4 lbs/1,000 sq. ft.).

(3) Lime: Apply ground limestone at a rate of 3 tons per acre (138 lbs/1,000 sq. ft.).

(4) Mulch: Mulch with hay or straw at 1.0 – 2.0 tons per acre.

Anchor mulch with mulch netting installed per manufacturer's recommendations.

(c) If permanent vegetated stabilization cannot be established due to the season of the year, all exposed and disturbed areas not to undergo further disturbance are to have dormant seeding applied and be temporarily mulched to protect the site.

The following methods may be used to perform a dormant seeding:

(1) Prepare the seedbed, add the required amounts of lime and fertilizer, then mulch and anchor. After the first killing frost and before snow fall, broadcast or hydroseed the selected seed mixture. Double the regular seeding rates for this type seeding.

(2) When soil conditions permit, between the first killing frost and before snow fall, prepare the seedbed, lime and fertilize, apply the selected seed mixture, and mulch and anchor. Double the regular seeding rates for this type of seeding.

Dormant seedings need to be anchored extremely well on slopes, ditch bases and areas of concentrated flows.

Dormant seeding requires inspection and reseeding as needed in the spring. All areas where cover is inadequate must be immediately reseeded and mulched as soon as possible.

D. MAINTENANCE PLAN

1. Routine Maintenance

Inspection shall be performed annually by a qualified person during wet weather to ensure that the facility performs as intended. Inspection priorities shall include checking erosion controls for accumulation of sediments.

2. All catch basins shall be cleaned a minimum of once per year.

3. Grassed Areas

(a) Lime according to a soil test or at a minimum of every five years using a rate of 2 tons per acre (100 pounds per 1,000 sq. ft.)

(b) Topdress with fertilizer in the early spring (before May 15) one year after planting with a balanced fertilizer, applying 50 pounds of nitrogen/acre (500 pounds of 10–20–20 per acre). Thereafter, fertilize according to a soil test or broadcast biennially, 300 pounds of 10–10–10 or equivalent per acre (7.5 pounds per 1,000 sq. ft.).

E. INSPECTIONS

Inspections will be undertaken by qualified personnel to ensure that temporary and permanent erosion and sedimentation controls are properly installed and correctly functioning, and that additional erosion control measures are installed if needed. Such inspections will occur bi-weekly and after each significant rainfall event (1 inch or more within a 24-hour period) during construction until permanent erosion control measures have been properly installed and the site is stabilized.

F. CONSTRUCTION SEQUENCE

It is anticipated that construction will commence upon receipt of all necessary permits and approvals. It is anticipated the project can be completed in 16 weeks. The Contractor shall submit a detailed construction schedule prior to mobilization. The schedule shall be updated monthly. The following outlines the preliminary construction sequence:

1. Install temporary erosion control measures. (Week 1)
2. Grub site/remove and stockpile topsoil. (Week 2)
3. Rough grading of site. (Week 2–3)
4. Install storm drains and other utilities. (Week 4–6)
5. Installation of drainage blankets and final subgrade grading. (Week 7–10)
6. Fine grading of athletic fields. (Week 11)
7. Site stabilization (loam, seed, and mulch). (Week 12)
8. Install fence and backstop. (Week 13)
9. Remove temporary erosion control measures after all disturbed areas are stabilized (75% vigorous growth in vegetated areas). (Week 14)

NO.	REFERENCE DRAWINGS	REV.	DATE	STATUS	BY	CHKD	APPD
		C	5/14/03	SUBMITTED W/REVISIONS TO CITY OF PORTLAND	AAH	AAH	WSD
		B	3/21/01	SUBMITTED TO MDEP FOR NRPA PERMIT APPLICATION	CYN	AAH	TWS
		A	2-28-01	SUBMITTED TO PLANNING BOARD	CYN	AAH	TWS

STATE OF MAINE ANN ARCHINO HOWE NO. 9839 REGISTERED PROFESSIONAL ENGINEER

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APPLICANT: CATHERINE MCAULEY HIGH SCHOOL
631 STEVENS AVE., PORTLAND, ME 04103

FIELD BOOK #	
FIELD BOOK PAGE	
FLAT FILE INDEX NUMBER	
PROJECT DIR.	
DRAWING NAME	
DESIGN: CYN	
DRAWN: CYN	
CHKD: TWS	
DATE: FEBRUARY 2001	
SCALE: NA	

PROJECT: ATHLETIC FIELD IMPROVEMENTS
631 STEVENS AVE., PORTLAND, ME 04103

EROSION CONTROL DETAILS AND SPECIFICATIONS

PROJ. NO. 00-269-00 REV.
DWG. NO. C-300 C

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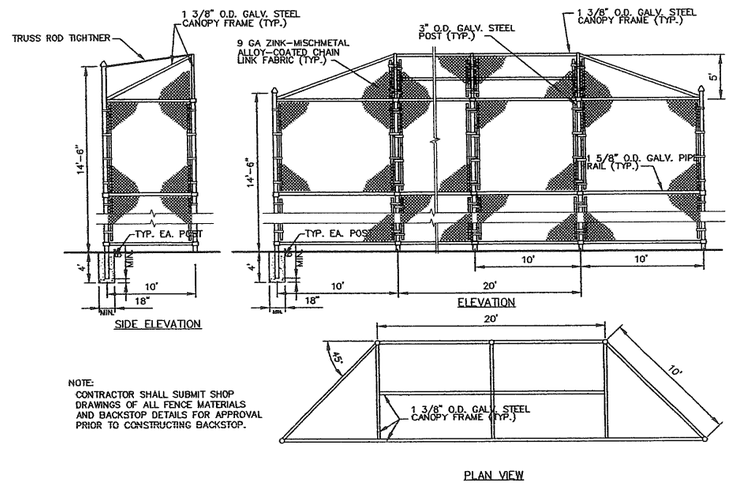
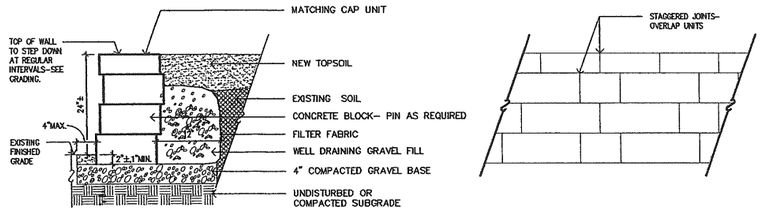


NOTE:
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FENCE MATERIALS AND BACKSTOP DETAILS FOR APPROVAL PRIOR TO CONSTRUCTING BACKSTOP.

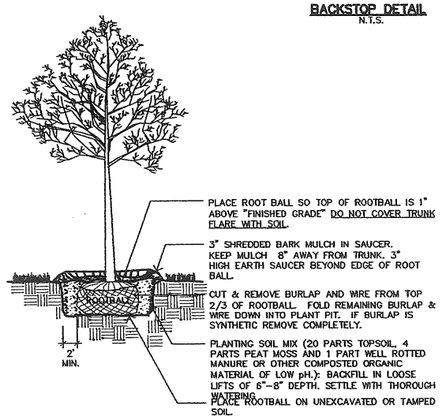
BACKSTOP DETAIL
N.T.S.

NOTES:

1. MODULAR CONCRETE BLOCK WALL TO BE VERSA-LOK "WEATHERED" SYSTEM COMPRISED OF STANDARD AND COBBLE UNITS WITH MATCHING CAP STONE, IN A CHARCOAL EARTHTONE BLEND COLOR. CONTACT VERSA-LOK AREA REPRESENTATIVE FOR ORDERING AND ADDITIONAL INSTALLATION INFORMATION 603) 883-3042.
2. THE RETAINING WALL IS TO BE CONSTRUCTED FOLLOWING STANDARD INDUSTRY BUILDING TECHNIQUES, THE DRAWINGS AND THE MANUFACTURER'S RECOMMENDATIONS. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS, STANDARD INDUSTRY CONSTRUCTION TECHNIQUES AND THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL WAIT FOR A RESOLUTION FROM THEOWNER'S REPRESENATIVE BEFORE RETAINING WALL CONSTRUCTION CONTINUES.
3. WHERE CONCRETE BLOCKS MUST BE CUT THEY SHALL BE SCORED WITH A CHISELED AND BROKEN. ALL SHARP EDGES SHALL BE HAMMERED TO PROVIDE A SURFACE WHICH MATCHES THE "WEATHERED" LOOK. NO CUT BLOCKS SHALL BE SMALLER THAN 6"x6".



CONCEPTUAL TUMBLED CONCRETE BLOCK WALL
N.T.S.



DECIDUOUS TREE PLANTING
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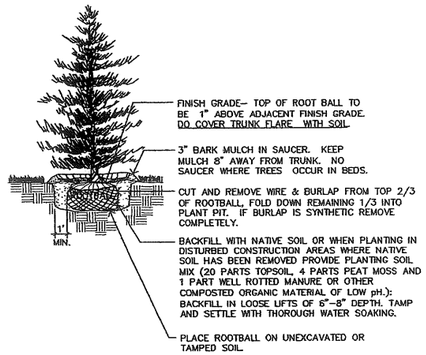

EVERGREEN TREE PLANTING
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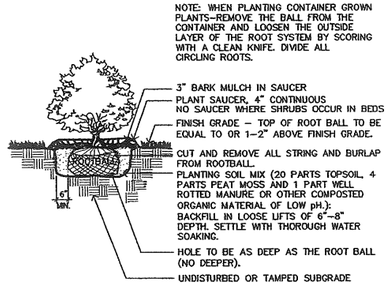

TYPICAL SHRUB PLANTING
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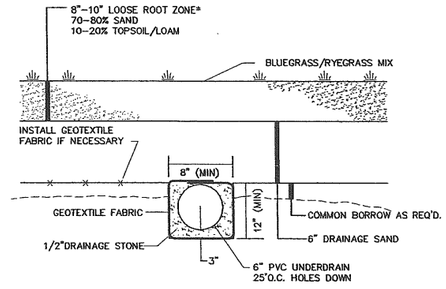

TURF AREA - TYPICAL SECTION
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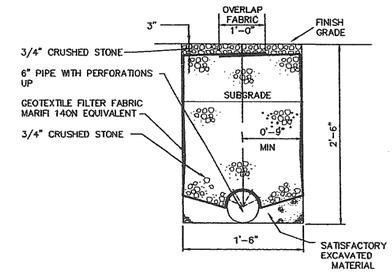
* FINAL DEPTH DEPENDENT ON HYDRAULIC CONDUCTIVITY AND FINAL DESIGN OF BLENDED MATERIAL.



INTERCEPTOR TRENCH - TYPE "C"
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		B	4/8/03	SUBMIT REVISIONS TO CITY OF PORTLAND	AEB	AAH	WSD
		A	2/28/01	SUBMITTED TO PLANNING BOARD	CYN	AAH	TWS

STATE OF MAINE — ANN ARCHINO HOME NO. 9839 — REGISTERED PROFESSIONAL ENGINEER

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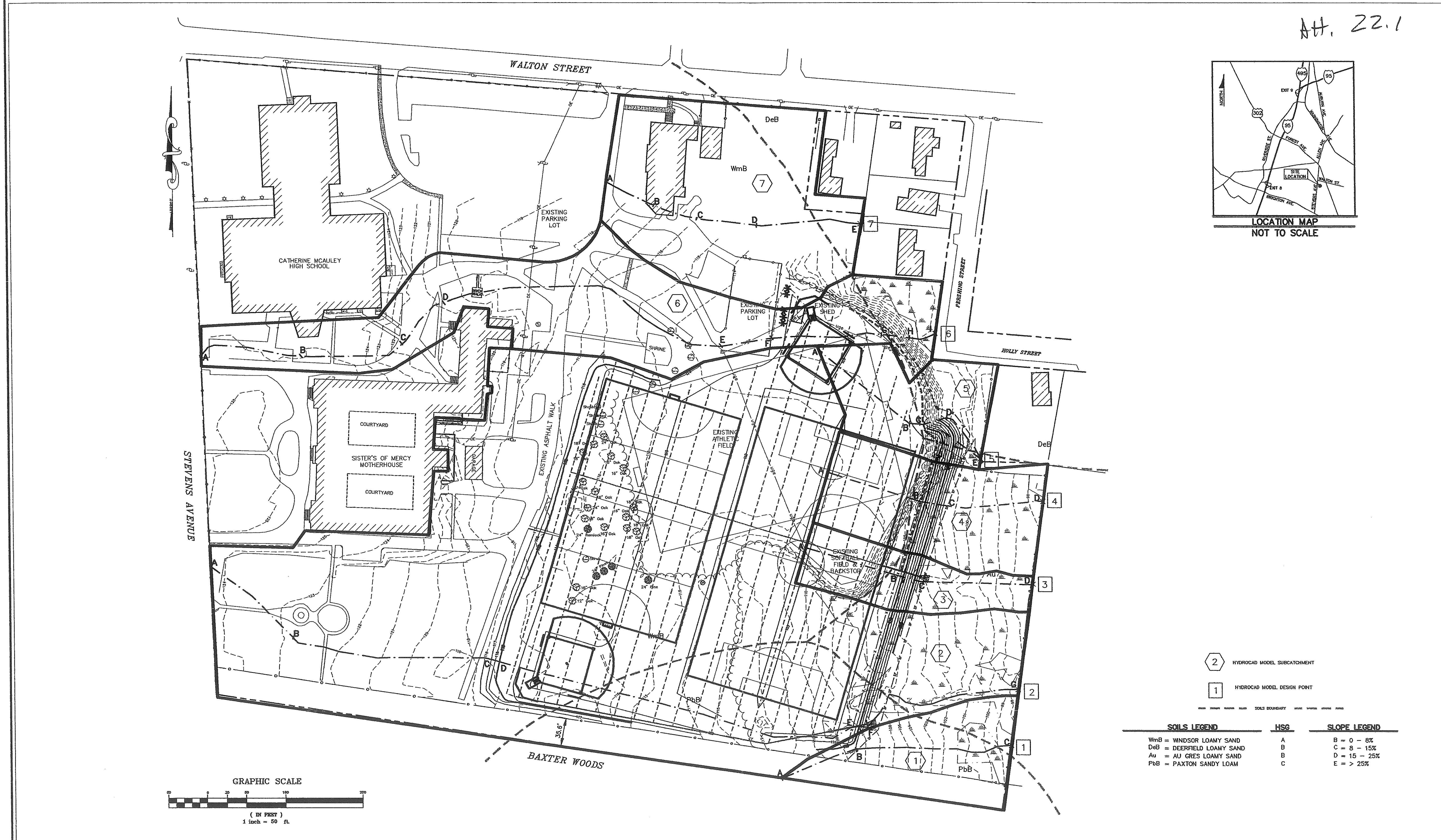
FIELD BOOK #	
FIELD BOOK PAGE	
FLAT FILE INDEX NUMBER	
PROJECT DIR.	00-26904
DRAWING NAME	00-26904-C-301
DESIGN:	AAH
DRAWN:	RMC
CHKD:	AAH
DATE:	MAY 2003
SCALE:	AS NOTED

PROJECT:
ATHLETIC FIELD IMPROVEMENTS
631 STEVENS AVENUE, PORTLAND, MAINE

CIVIL DETAILS

PROJ. NO. 00-26904 REV.
DWG. NO. C-301 C

Att. 22.1



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		A	2/28/01	SUBMITTED TO PLANNING BOARD	GYN	AAH	TWS

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CATHERINE MCAULEY HIGH SCHOOL
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FIELD BOOK #	
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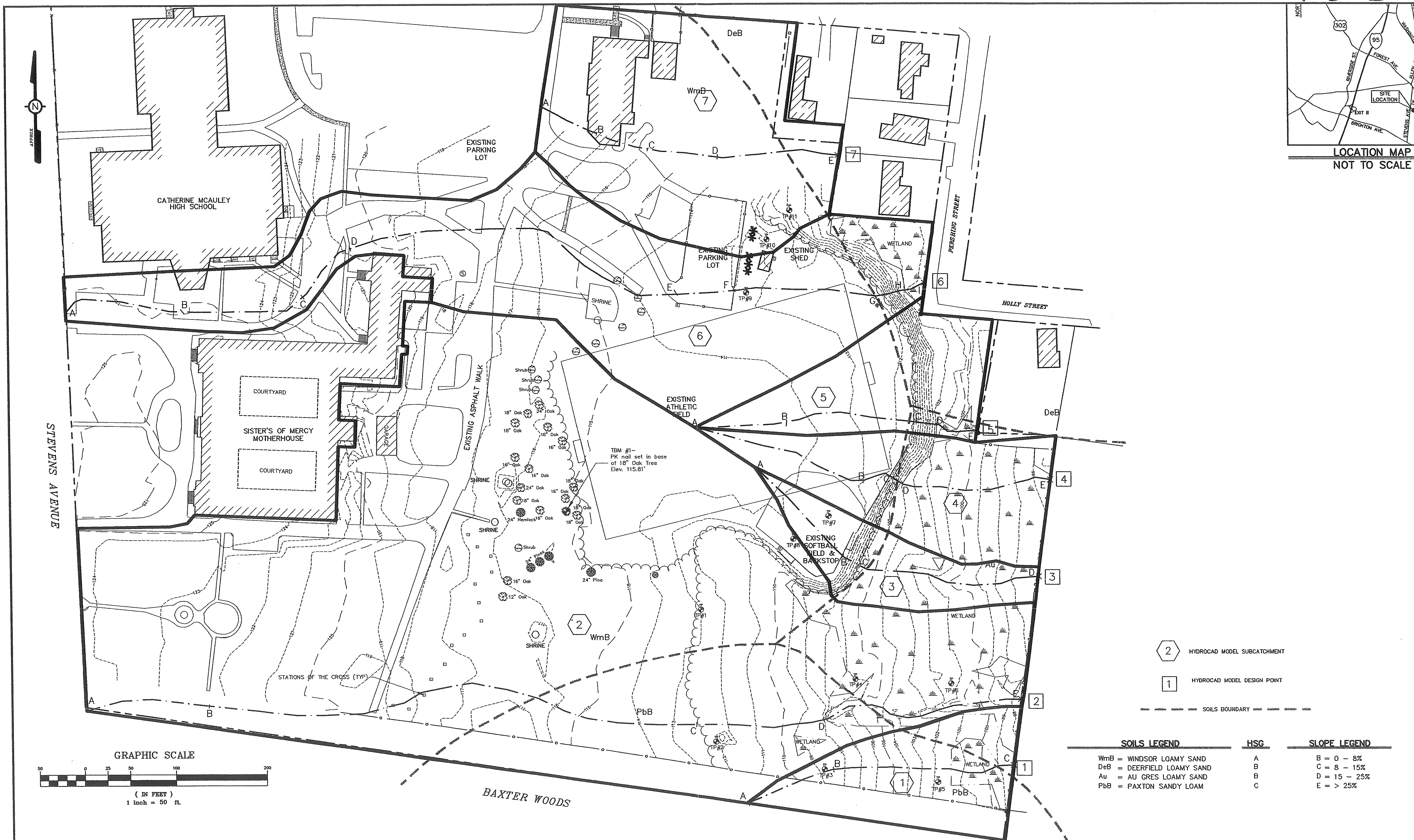
PROJECT DIR.	00-26904
DRAWING NAME	00-26904-D-101
DESIGN:	AAH
DRAWN:	DEPT.
CHKD:	WSD
DATE:	MARCH 2003
SCALE:	1"=50'

PROJECT:
PROPOSED ATHLETIC FIELDS
631 STEVENS AVE., PORTLAND, ME 04103

PROPOSED CONDITIONS DRAINAGE PLAN

PROJ. NO.	00-26904	REV.
DWG. NO.	D-101	B

AH22.2



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		A	2-28-01	SUBMITTED TO PLANNING BOARD	CYN	AAH	TWS

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APPLICANT: CATHERINE MCAULEY HIGH SCHOOL
631 STEVENS AVE., PORTLAND, ME

FIELD BOOK #	DESIGN: CYN/AEB
FIELD BOOK PAGE	DRAWN: CYN
FLAT FILE INDEX NUMBER	CHKD: TWS
PROJECT DIR. 00-26904	DATE: FEBRUARY 2001
DRAWING NAME 0026904-D100	SCALE: 1"=50'

PROJECT: ATHLETIC FIELDS IMPROVEMENTS
631 STEVENS AVE., PORTLAND, ME 04103

EXISTING CONDITIONS DRAINAGE PLAN

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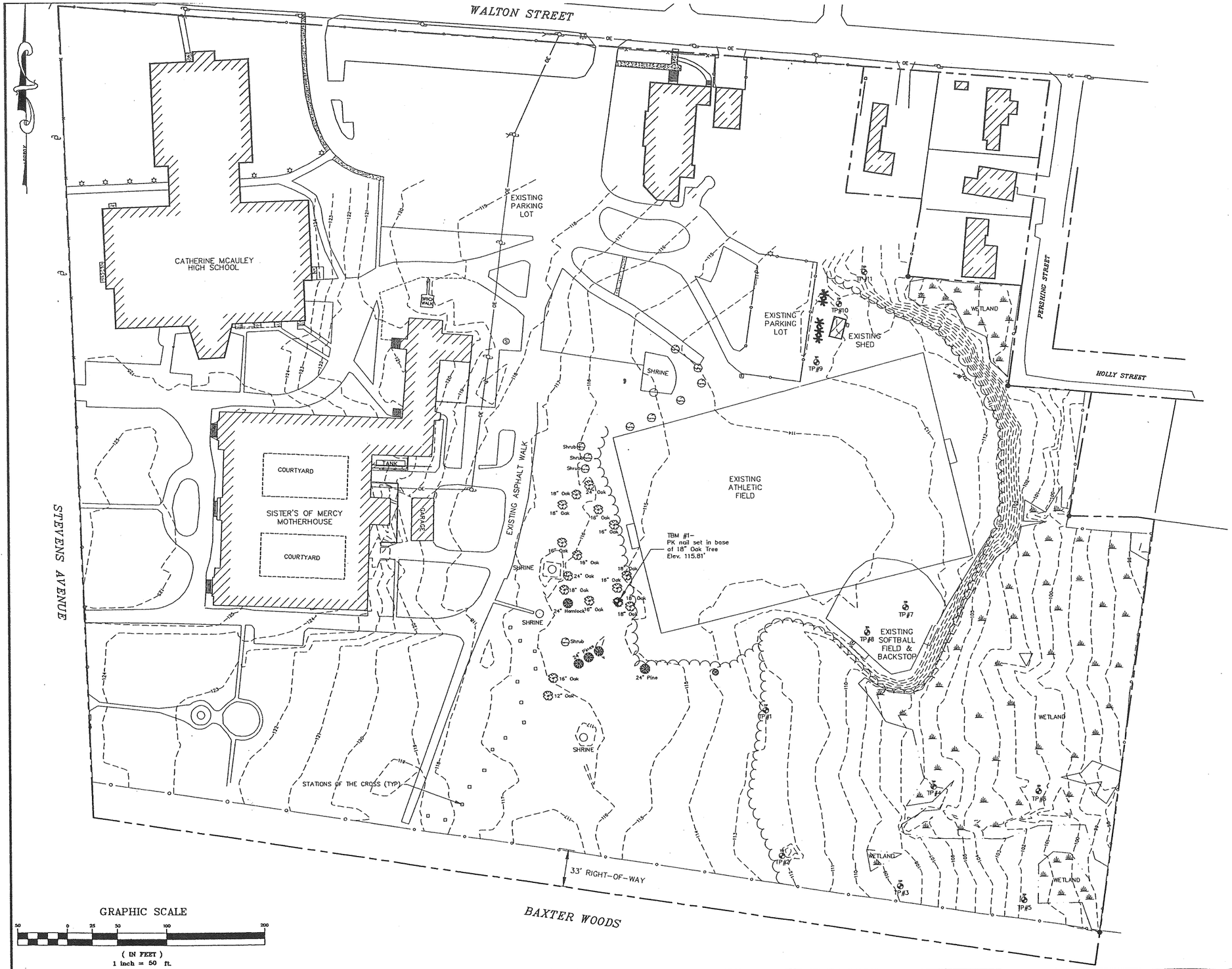
DWG. NO. D-100

A#.17



GRAPHIC SCALE

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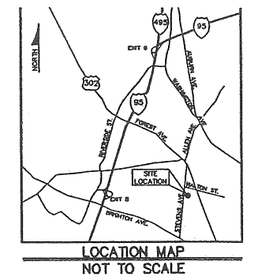
(IN FEET)
1 inch = 50 ft.



LOCATION MAP
NOT TO SCALE

NOTES

TOPOGRAPHIC SURVEY COMPLETED OCTOBER 16, 2000, SUPPLEMENTED ON DEC 5, 2000 AND ON MAY 23, 2001. SURVEY BASED ON STATE PLANE COORDINATE SYSTEM, WEST ZONE, NGVD 29.

ADDITIONAL TOPOGRAPHIC DATA REFERENCED FROM THE FOLLOWING DRAWINGS:

1) "PLAN OF TOPOGRAPHY", H.I. & E.C. JORDAN, DATED MARCH 3, 1968. (NOT RECORDED)

2) "TOPOGRAPHIC SURVEY ON STEVENS AVENUE IN PORTLAND, CUMBERLAND COUNTY, MAINE", DES LAURIERS & ASSOCIATES, INC., JANUARY 2000.

3) STANDARD BOUNDARY SURVEY; PROPERTY OF ST. JOSEPH'S CONVENT AND HOSPITAL, MADE FOR SYTDESIGN CONSULTANTS, BY TITCOMB ASSOCIATES, DATED 11/4/2002

GEOTECHNICAL EVALUATION COMPLETED BY URS CORPORATION. REFER TO REPORT "GEOTECHNICAL REPORT, CATHERINE MCAULEY HIGH SCHOOL, PORTLAND, ME", DATED NOVEMBER 6, 2000.

WETLAND DELINEATION COMPLETED BY URS CORPORATION ON OCTOBER 5 AND NOVEMBER 9, 2000. THE FINDINGS ARE SUMMARIZED IN THE REPORT "WETLAND DELINEATION REPORT, CATHERINE MCAULEY HIGH SCHOOL, PORTLAND, MAINE", DATED DECEMBER 18, 2000.

LEGEND

PROPOSED		EXISTING
46	INTERMEDIATE CONTOUR	46
40	INDEX CONTOUR	40
	WATER LINE	
	GAS LINE	
50	STORM DRAIN	46
	CULVERT	
	UNDERGROUND UTILITY	
	OVERHEAD UTILITY	OHE
	WATER VALVE	
	FIRE HYDRANT	
	UTILITY POLE	
	EDGE OF PAVEMENT	
	STREAM	
	SETBACK LINE	
	PROPERTY LINE	
	BUILDING	
	RETAINING WALL	
	GUARD RAIL	
	CATCH BASIN	
X X	FENCE	O O
	TREELINE	
	SOILS BOUNDARY	
	SOILS TEST PIT	TP

NO.	REFERENCE DRAWINGS	REV.	DATE	STATUS	BY	CHKD	APPD

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631 STEVENS AVE, PORTLAND, MAINE 04103

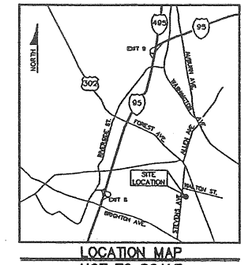
FIELD BOOK #	
FIELD BOOK PAGE	
FLAT FILE INDEX NUMBER	
PROJECT DIR.	
DRAWING NAME	MASTER32503.DWG
DESIGN:	
DRAWN:	DEPT.
CHKD:	
DATE:	MARCH 2003
SCALE:	1"=50'

PROJECT:
EXISTING CONDITIONS PLAN
631 STEVENS AVE., PORTLAND, ME 04103

EXISTING CONDITIONS PLAN

PROJ. NO.	00-26904	REV
DWG. NO.	C-100	A

AH 19



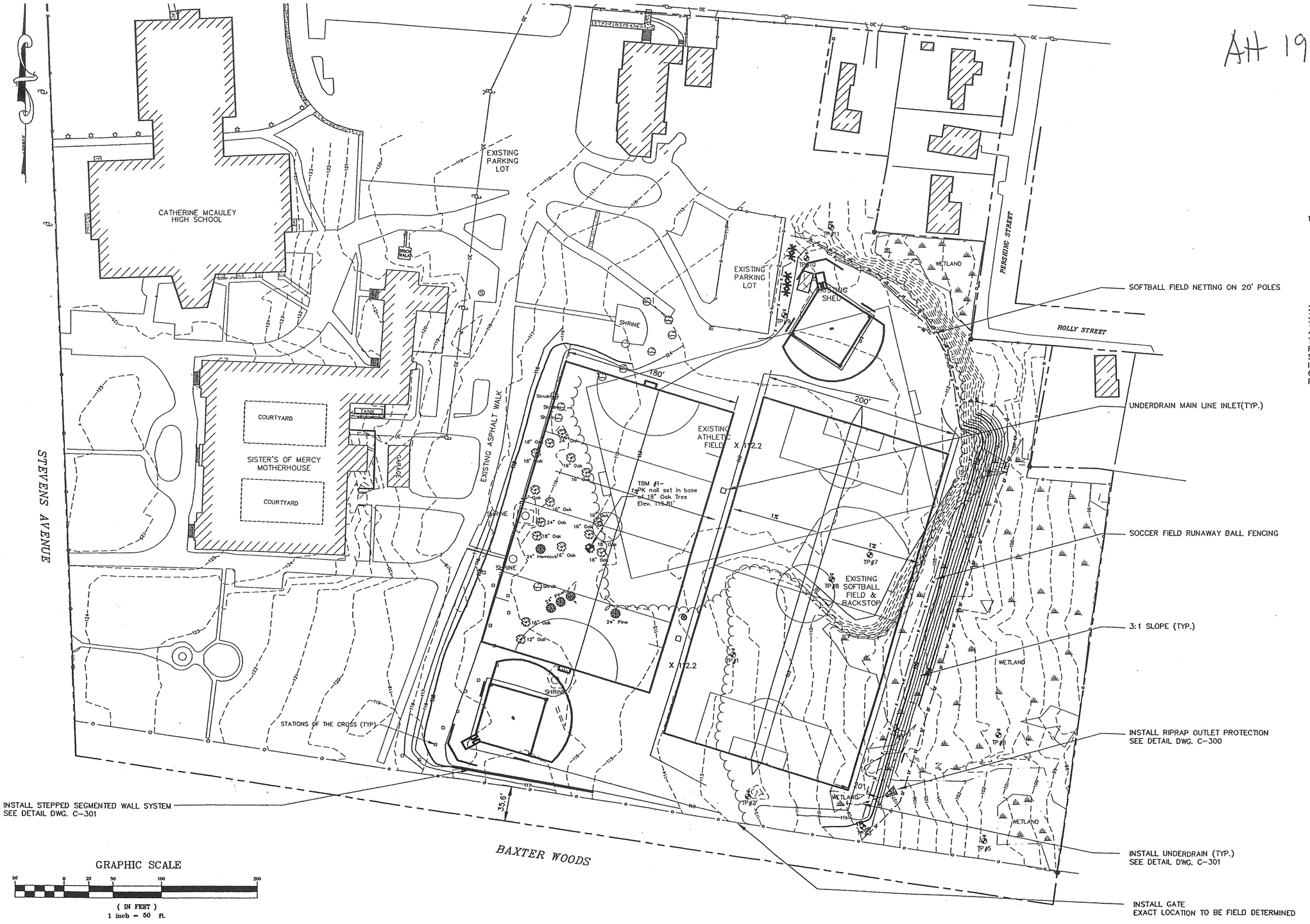
LOCATION MAP
NOT TO SCALE

NOTES

1. ZONING – R-5 – RESIDENTIAL

SPACE AND BULK REQUIREMENTS:	REQUIRED	PROVIDED
MINIMUM SETBACKS:		
FRONT	20 FT.	NA
SIDE	14 FT.	NA
REAR	20 FT.	NA
PAVEMENT	10 FT.	NA
MAXIMUM LOT COVERAGE	40%	21±%
MAXIMUM BUILDING HEIGHT	35 FT.	NA
MINIMUM STREET FRONTAGE	50 FT.	NA
MINIMUM LOT SIZE	20,000 SF	19± ACRES

2. PARCELS ARE 136-E-006,143-F-004, AND 144-B-1.
3. THE ENTIRE ATHLETIC FIELD COMPLEX WILL BE UNDERDRAINED. THE OUTLET FOR THIS SYSTEM IS SHOWN ON THIS DRAWING.
4. THE SOCCER AND HOCKEY FIELD SHALL BE IRRIGATED USING THE EXISTING WELL. IRRIGATION LAYOUT TO BE DETERMINED FOLLOWING WELL TESTS.
5. CONSTRUCTION ACCESS WILL BE FROM WALTON STREET VIA THE INTERNAL CAMPUS DRIVE.
6. INSTALL STABILIZED CONSTRUCTION ENTRANCE AT THE ACCESS POINT FROM THE INTERNAL DRIVE. SEE DETAIL ON DWG. C-300.



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

PROPOSED		EXISTING
45	INTERMEDIATE CONTOUR	45
40	INDEX CONTOUR	40
	WATER LINE	W
	GAS LINE	G
50	STORM DRAIN	SD
	CULVERT	
	UNDERGROUND UTILITY	
	OVERHEAD UTILITY	OHE
	WATER VALVE	
	FIRE HYDRANT	
	UTILITY POLE	
	EDGE OF PAVEMENT	
	STREAM	
	SETBACK LINE	
	PROPERTY LINE	
	BUILDING	
	RETAINING WALL	
	GUARD RAIL	
	CATCH BASIN	
x x	FENCE	o o
	TREELINE	
	SOILS BOUNDARY	
	SOILS TEST PIT	TP

NO.	REFERENCE DRAWINGS	REV.	DATE	STATUS	BY	CHKD	APPD
		C	4/8/03	SUBMITTED REVISIONS TO CITY OF PORTLAND	AAH	AAH	WSD
		B	3/21/01	SUBMITTED TO MDEP FOR NRPA PERMIT APPLICATION	CYN	AAH	TWS
		A	2/28/01	SUBMITTED TO PLANNING BOARD	CYN	AAH	TWS

STATE OF MAINE · ANN ARCHINO HOWE · NO. 9839 · REGISTERED PROFESSIONAL ENGINEER

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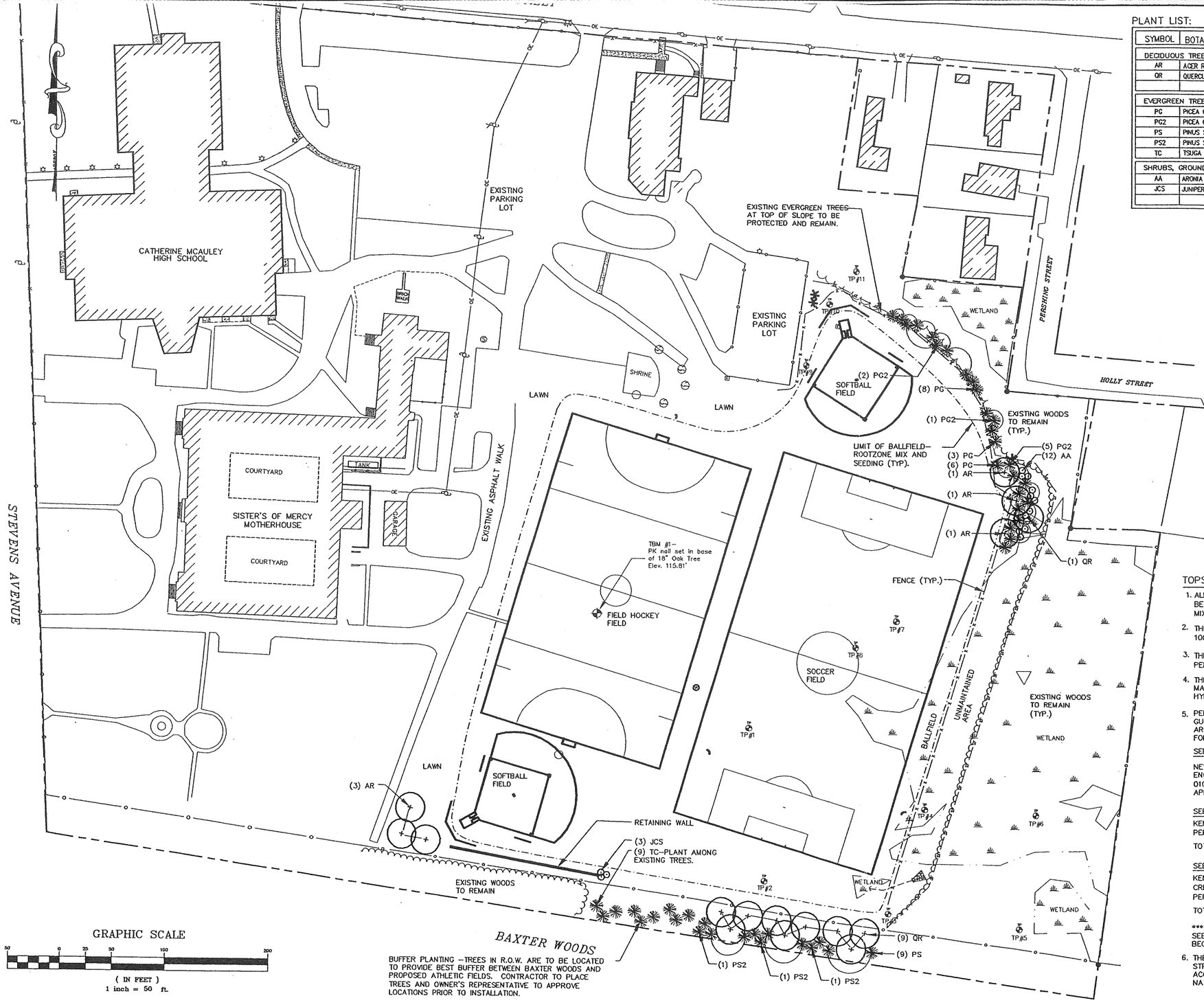
PROJECT:
PROPOSED ATHLETIC FIELDS
631 STEVENS AVE., PORTLAND, ME 04103

GRADING, DRAINAGE AND EROSION CONTROL PLAN

PROJ. NO.	00-26904	
DWG. NO.	C-102	REV C

A# 20



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

BUFFER PLANTING –TREES IN R.O.W. ARE TO BE LOCATED TO PROVIDE BEST BUFFER BETWEEN BAXTER WOODS AND PROPOSED ATHLETIC FIELDS. CONTRACTOR TO PLACE TREES AND OWNER'S REPRESENTATIVE TO APPROVE LOCATIONS PRIOR TO INSTALLATION.

PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
DECIDUOUS TREES					
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	6	3" CAL.	SINGLE LEADER, B&B
QR	QUERCUS RUBRA	RED OAK	10	3" CAL.	SINGLE LEADER, B&B
EVERGREEN TREES					
PG	PICEA GLAUCA	WHITE SPRUCE	17	8' HT.	FULL & BUSHY, B&B
PG2	PICEA GLAUCA	WHITE SPRUCE	6	10' HT.	FULL & BUSHY, B&B
PS	PINUS STROBUS	WHITE PINE	9	6' HT.	FULL & BUSHY, B&B
PS2	PINUS STROBUS	WHITE PINE	3	8' HT.	FULL & BUSHY, B&B
TC	TSUGA CANADENSIS	CANADIAN HEMLOCK	9	4' HT.	FULL & BUSHY, B&B
SHRUBS, GROUNDCOVERS & HERBACEOUS MATERIALS					
AA	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKRBERRY	12	5' HT.	FULL & BUSHY
JCS	JUNIPEROUS CHINENSIS 'SARGENTI'	GREEN SARGENT JUNIPER	3	24" SPD.	FULL & BUSHY

LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE OWNER'S REPRESENTATIVE WITH CONCERNS AND/OR SUGGESTIONS WITH REGARD TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
2. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE OWNER'S REPRESENTATIVE PRIOR TO PRICING ANY PLANT MATERIAL.
3. ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK".
4. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT AT THE SITE.
5. MULCH FOR PLANTED AREAS TO BE AGED SPRUCE AND FIR BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
6. NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
7. ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ABUTS LAWN CONTRACTOR SHALL PROVIDE A TURF CUT EDGE.
8. ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
9. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
10. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
11. SEE DRAWINGS C–100 THRU C–103, C–300 & C–301 FOR ADDITIONAL INFORMATION.

TOPSOILING, FERTILIZING AND SEEDING NOTES:

1. ALL DISTURBED AREAS, SHALL BE LOAMED SEEDED, LIMED, FERTILIZED AND MULCHED. EXISTING ONSITE TOPSOIL SHALL BE USED. THE MINIMUM DEPTH OF LOAM SHALL BE SIX (6) INCHES IN THE LAWN AND NATURAL AREAS. THE ROOTZONE MIX FOR THE BALLFIELDS SHALL BE EIGHT (8) INCHES.
2. THE CONTRACTOR SHALL INCORPORATE (ROTOTILL) THE REQUIRED AMOUNT, PER SOIL TEST OF DOLOMITIC LIMESTONE PER 1000 SQUARE FEET INTO THE UPPER 4"–6" OF TOPSOIL AND ROOTZONE MIX.
3. THE CONTRACTOR SHALL INCORPORATE (YORK RAKE) THE REQUIRED AMOUNT, PER SOIL TEST OF 10–20–10 FERTILIZER PER 1000 SQUARE FEET INTO THE UPPER 1" OF TOPSOIL AND ROOTZONE MIX PRIOR TO SEEDING.
4. THE CONTRACTOR SHALL SEED THE BALLFIELDS USING A BRILLION DRILL SEEDER AND SHALL SEED IN TWO DIRECTIONS. MAINTAINED LAWN AREAS AND UNMAINTAINED NATURAL AREAS MAY BE BRILLION DRILL SEEDED, BROADCAST SEEDED OR HYDROSEEDED PER THE CONTRACTORS CHOICE.
5. PERMANENT SEEDING – WHILE SEEDING TIMES ARE WEATHER DEPENDENT THE FOLLOWING DATES SHALL BE USED AS A GUIDELINE AUGUST 15TH THRU SEPTEMBER 7TH. THE ACTUAL SEEDING TIME SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING THE SEEDING OPERATION. THE AREAS TO BE SEEDED SHALL BE DONE WITH THE FOLLOWING SEED MIX:

SEED TYPE – UNMAINTAINED NATURAL AREAS

NEW ENGLAND CONSERVATION/WILDLIFE MIX AS DISTRIBUTED BY NEW ENGLAND WETLAND PLANTS, INC. 800 MAIN STREET, AMHERST, MA 01002 (413) 256–1752. APPLY AT A RATE OF 1LB PER 1745 SF. OR APPROVED EQUAL.

SEED TYPE – BALLFIELDS	% BY SEED
KENTUCKY BLUE GRASS (2 VARIETIES).	70%
PERENNIAL RYE GRASS (2 VARIETIES)	30%
TOTAL = 4 LBS PER 1000 SQ.FT.	100%

SEED TYPE – LAWN AREAS	% BY SEED
KENTUCKY BLUE GRASS (2 VARIETIES).	30%
CREEPING RED FESCUE (2 VARIETIES).	55%
PERENNIAL RYE GRASS (2 VARIETIES)	15%
TOTAL = 4 LBS PER 1000 SQ.FT.	100%

*** OWNER'S REPRESENTATIVE TO APPROVE SEED VARIETIES AND SEEDING METHODS PROPOSED BY THE CONTRACTOR PRIOR TO BEGINNING SEEDING OPERATIONS.

6. THE CONTRACTOR SHALL MULCH ALL NEWLY SEEDED AREAS WITH STRAW OR APPROVED EQUAL. HAY MULCH SHALL NOT BE ACCEPTABLE ON ANY AREAS OTHER THAN THE UNMAINTAINED NATURAL AREAS.

LEGEND

PROPOSED		EXISTING
SD	STORM DRAIN	
	CULVERT	
	UNDERGROUND UTILITY	
	OVERHEAD UTILITY	OHE
	FIRE HYDRANT	
	UTILITY POLE	
	SETBACK LINE	
	PROPERTY LINE	
	BUILDING	
	RETAINING WALL	
	CATCH BASIN	
	FENCE	
	TREELINE	
	SOILS TEST PIT	TP

NO.	REFERENCE DRAWINGS	REV.	DATE	STATUS	BY	CHKD	APPD
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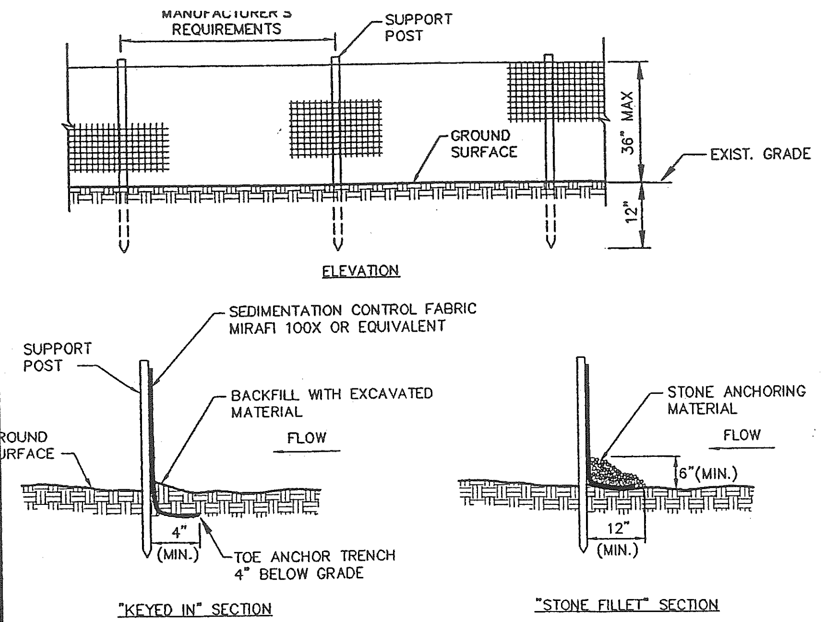
DESIGN:	AAH/CYN
DRAWN:	CYN
CHKD:	TWS
DATE:	MARCH 2003
SCALE:	1"=50'

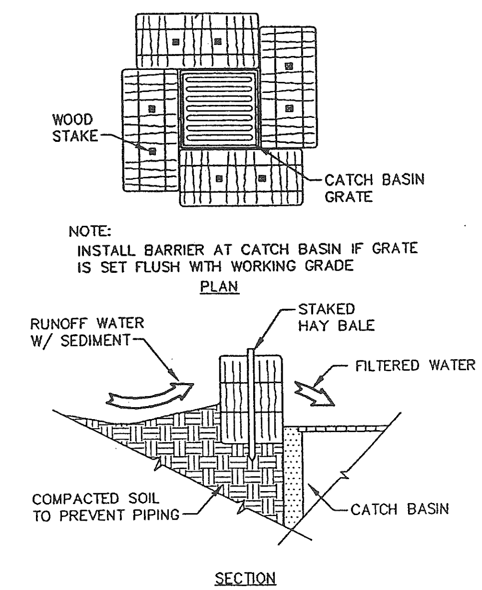
PROJECT:
PROPOSED ATHLETIC FIELDS
631 STEVENS AVE, PORTLAND, ME 04103

LANDSCAPE PLAN

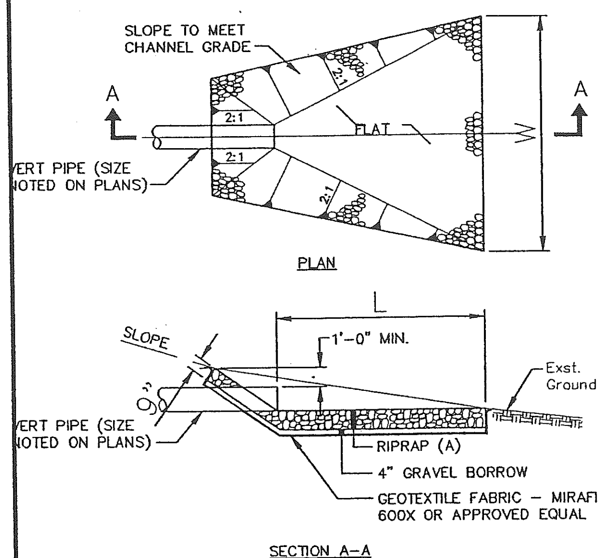
PROJ. NO. 00–26904 REV. B
DWG. C–103



SILTATION FENCE
N.T.S.

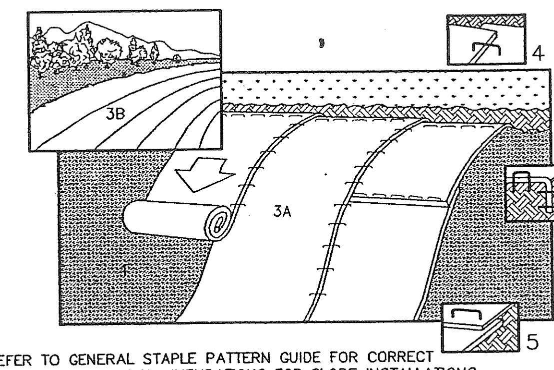


CATCH BASIN HAY BALE BARRIER
N.T.S.



DIAMETER	L	W	A	D_{50}
12" & UNDER	6'	4'	8"	4"
15"	6'	4'	12"	6"
18"	8'	6'	12"	6"

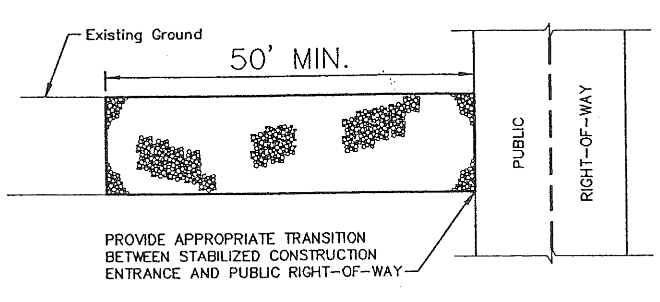
RIPRAP INLET/OUTLET PROTECTION
N.T.S.



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

EROSION CONTROL BLANKET
(SLOPE INSTALLATION)
N.T.S.



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – AASHTO DESIGNATION M 43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
2. LENGTH – AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH – NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC REPAIR AND TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

A. GENERAL

1. All soil erosion and sediment control will be done in accordance with the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices, Cumberland County Soil and Water Conservation District, Department of Environmental Protection, March 1991, and as currently revised.

2. The Contractor will be responsible for the repair/replacement/maintenance of all erosion control measures until all disturbed areas are stabilized.

3. Disturbed areas will be permanently stabilized within 15 days of final grading. Disturbed areas not to be worked upon within 14 days of disturbance shall be temporarily stabilized within 7 days of the disturbance.

4. In all areas, removal of trees, bushes and other vegetation, as well as disturbance of topsoil will be kept to a minimum while allowing proper site operations.

5. Any suitable topsoil will be stripped and stockpiled for reuse in final grading. Topsoil will be stockpiled in a manner such that natural drainage is not obstructed and no off-site sediment damage will result. If a stockpile is necessary, the side slopes of the topsoil stockpile will not exceed 2:1. Silt fence shall be installed around the perimeter of topsoil stockpiles. Topsoil stockpiles will be temporarily seeded with aroostook rye, annual or perennial ryegrass, within 7 days of formation, or temporarily mulched if seeding cannot be done within the recommended seeding dates. Recommended seeding dates and application rates are as follows:

Aroostook Rye: Recommended Seeding Dates: 9/15 – 11/1
Application Rate: 112 lbs/acre

Annual Recommended Seeding Dates: 4/1 – 7/1
Ryegrass: Application Rate: 40 lbs/acre

Perennial Recommended Seeding Dates: 8/15 – 9/15
Ryegrass: Application Rate: 40 lbs/acre

Mulch: Hay or Straw

Application Rate: 1.5 – 2.0 tons/acre. Anchor with mulch netting (installed per manufacturer's recommendations)

Wood Fiber Cellulose
Application Rate: 4,000 lbs/acre. Anchoring not required

B. TEMPORARY MEASURES

1. Silt Fence

(a) Silt fences will be installed prior to any soil disturbance of the contributing drainage area above them. Refer to Drawing C-102 for silt fence location.

(b) The height of a silt fence will not exceed 36 inches.

(c) Unless a prefabricated system is utilized, the filter fabric will be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth will be spliced together only at a support post, with a minimum 6-inch overlap, and securely sealed.

(d) Posts will be spaced a maximum of 10 feet apart at the barrier location and driven securely into the ground (minimum of 12 inches). When extra strength fabric is used without the wire support fence, post spacing will not exceed 6 feet.

(e) A trench will be excavated approximately 4 inches wide and 4 inches deep along the line of posts and upslope from the barrier.

(f) When standard strength filter fabric is used, a wire mesh support fence will be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1 inch long, tie wires or hog rings unless the fabric is a component of a prefabricated system. The wire will extend more than 36 inches above the original ground surface.

(g) The standard strength of filter fabric will be stapled or wired to the fence, and 8 inches of the fabric will be extended into the trench. The fabric will not extend more than 36 inches above the original ground surface. Filter fabric will not be stapled to existing trees.

(h) When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric will be stapled or wired directly to the posts with all other provisions of item (g) applying.

(i) The trench will be backfilled and the soil compacted over the filter fabric.

(j) Silt fences will be removed when they have served their useful purpose, but not before the upslope areas have been permanently stabilized.

(k) Silt fences will be inspected immediately after each rainfall and at least daily during prolonged rainfall. They will be inspected if there are any signs of erosion or sedimentation below them. Any required repairs will be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind them, they will be replaced with a temporary crushed stone check dam.

(l) Should the fabric on a silt fence decompose or become ineffective prior to the end of the expected usable life, and the barrier still be necessary, the fabric will be replaced promptly.

(m) Sediment deposits should be removed after each storm event if significant buildup has occurred.

(n) In lieu of providing the 4" x 4" trench for frozen ground, stony soil, the presence of large roots, or other prohibitive conditions, the bottom 8" – 12" of the fabric may be laid on existing grade and backfilled with stone anchoring material, as shown on Drawing C-300, Erosion Control Details and Specifications.

2. Catch Basin Hay Bale Barriers

(a) Bales should be either wire-bound or string-tied with the bindings oriented around the sides rather than over and under the bales.

(b) Bales shall be placed lengthwise in a single row surrounding the inlet, with the end of adjacent bales pressed together (See details this Drawing)

(c) The filter barrier shall be entrenched and backfilled. A trench shall be excavated around the inlet the width of a bale to a minimum depth of 4 inches. After the bales are staked, the excavated soil shall be backfilled and compacted against the filter barrier.

(d) Each bale shall be securely anchored and held in place by at least two stakes or rebars driven through the bale.

(e) Loose hay shall be wedged between bales to prevent water from entering between the bales.

(f) The structure shall be inspected after each rain and repairs made as needed.

(g) Sediment shall be removed and the trap restored to its original dimensions when the sediment has accumulated to 1/2 the depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.

(h) Structures shall be removed and the area stabilized when the remaining drainage area has been properly stabilized.

C. PERMANENT MEASURES

AH 21

1. Topsoil, Seed, Mulch

(a) Topsoil: Use stockpiled materials spread to a minimum depth of 4 inches, if available. Approved topsoil substitutes may be used (refer to Section 13.0 of Best Management Practices Handbook, see Note 2).

(b) Seeding should be completed by August 15 of each year. Late season seeding may be done between August 15 and September 15. Areas not seeded or which do not obtain a satisfactory growth by October 1, will be seeded with Aroostook Rye or mulched at rates previously specified. After November 1 or the first killing frost, disturbed areas should be seeded at double the specified application rates, mulched and anchored.

SEEDING SPECIFICATIONS

(1) Seed: Mixture — Athletic Field Turf Zone lbs/acre

Kentucky Bluegrass — TBD
Creeping Red Fescue — TBD
Perennial Ryegrass — TBD

(1) Seed: Mixture — Other Lawn Areas lbs/acre

Kentucky Bluegrass — TBD
Creeping Red Fescue — TBD
Perennial Ryegrass — TBD

(2) Fertilizer: Apply 800 pounds per acre of 10– 20–20 fertilizer or equivalent per acre (18.4 lbs/1,000 sq. ft.).

(3) Lime: Apply ground limestone at a rate of 3 tons per acre (138 lbs/1,000 sq. ft.).

(4) Mulch: Mulch with hay or straw at 1.0 – 2.0 tons per acre.

Anchor mulch with mulch netting installed per manufacturer's recommendations.

(c) If permanent vegetated stabilization cannot be established due to the season of the year, all exposed and disturbed areas not to undergo further disturbance are to have dormant seeding applied and be temporarily mulched to protect the site.

The following methods may be used to perform a dormant seeding:

(1) Prepare the seedbed, add the required amounts of lime and fertilizer, then mulch and anchor. After the first killing frost and before snow fall, broadcast or hydroseed the selected seed mixture. Double the regular seeding rates for this type seeding.

(2) When soil conditions permit, between the first killing frost and before snow fall, prepare the seedbed, lime and fertilize, apply the selected seed mixture, and mulch and anchor. Double the regular seeding rates for this type of seeding.

Dormant seedings need to be anchored extremely well on slopes, ditch bases and areas of concentrated flows.

Dormant seeding requires inspection and reseeding as needed in the spring. All areas where cover is inadequate must be immediately reseeded and mulched as soon as possible.

D. MAINTENANCE PLAN

1. Routine Maintenance

Inspection shall be performed annually by a qualified person during wet weather to ensure that the facility performs as intended. Inspection priorities shall include checking erosion controls for accumulation of sediments.

2. All catch basins shall be cleaned a minimum of once per year.

3. Grassed Areas

(a) Lime according to a soil test or at a minimum of every five years using a rate of 2 tons per acre (100 pounds per 1,000 sq. ft.)

(b) Topdress with fertilizer in the early spring (before May 15) one year after planting with a balanced fertilizer, applying 50 pounds of nitrogen/acre (500 pounds of 10–20–20 per acre). Thereafter, fertilize according to a soil test or broadcast biennially, 300 pounds of. 10–10–10 or equivalent per acre (7.5 pounds per 1,000 sq. ft.).

E. INSPECTIONS

Inspections will be undertaken by qualified personnel to ensure that temporary and permanent erosion and sedimentation controls are properly installed and correctly functioning, and that additional erosion control measures are installed if needed. Such inspections will occur bi-weekly and after each significant rainfall event (1 inch or more within a 24-hour period) during construction until permanent erosion control measures have been properly installed and the site is stabilized.

F. CONSTRUCTION SEQUENCE

It is anticipated that construction will commence upon receipt of all necessary permits and approvals. It is anticipated the project can be completed in 16 weeks. The Contractor shall submit a detialed construction schedule prior to mobilization. The schedule shall be updated monthly. The following outlines the preliminary construction sequence:

1. Install temporary erosion control measures. (Week 1)
2. Grub site/remove and stockpile topsoil. (Week 2)
3. Rough grading of site. (Week 2–3)
4. Install storm drains and other utilities. (Week 4–6)
5. Installation of drainage blankets and final subgrade grading. (Week 7–10)
6. Fine grading of athletic fields. (Week 11)
7. Site stabilization (loam, seed, and mulch). (Week 12)
8. Install fence and backstop. (Week 13)
9. Remove temporary erosion control measures after all disturbed areas are stabilized (75% vigorous growth in vegetated areas). (Week 14)

REV.	DATE	STATUS	BY	CHKD	APPD
B	3/21/01	SUBMITTED TO MDEP FOR NRPA PERMIT APPLICATION	CYN	AAH	TWS
A	2-28-01	SUBMITTED TO PLANNING BOARD	CYN	AAH	TWS

NO. — REFERENCE DRAWINGS

STATE OF MAINE — THOMAS W. SAUCIER — NO. 6095 — REGISTERED PROFESSIONAL ENGINEER

SYTDesign Consultants
CIVIL ENGINEERS & LAND SURVEYORS
P.O. BOX 86A, CUMBERLAND CENTER, ME. 04021
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APPLICANT:
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631 STEVENS AVE., PORTLAND, ME 04103

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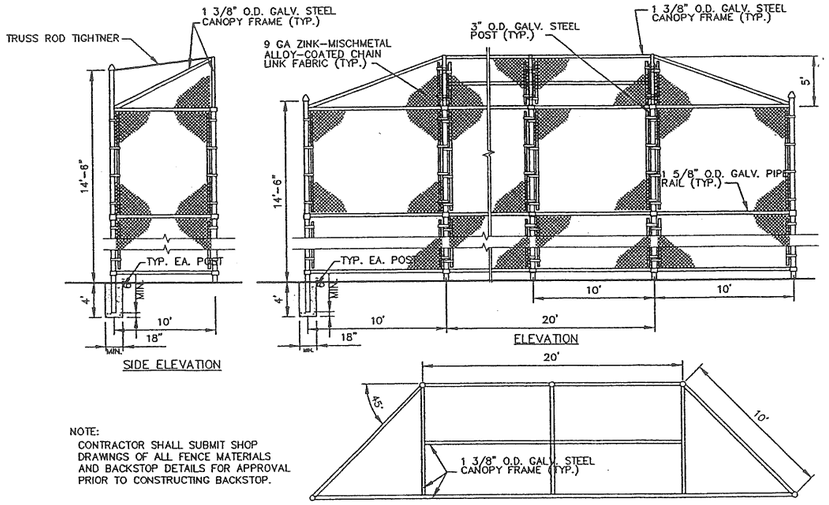
PROJECT DIR.	
DRAWING NAME	
DESIGN:	CYN
DRAWN:	CYN
CHKD:	TWS
DATE:	FEBRUARY 2001
SCALE:	NA

PROJECT:
ATHLETIC FIELD IMPROVEMENTS
631 STEVENS AVE., PORTLAND, ME 04103

EROSION CONTROL DETAILS AND SPECIFICATIONS

PROJ. NO. 00-269-00
DWG. NO. C-300



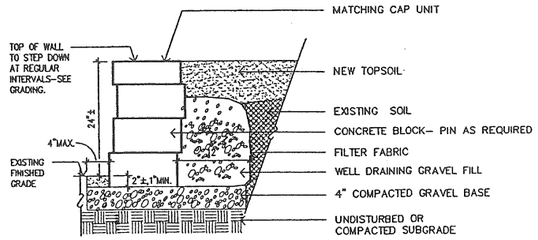
NOTE:
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FENCE MATERIALS AND BACKSTOP DETAILS FOR APPROVAL PRIOR TO CONSTRUCTING BACKSTOP.

BACKSTOP DETAIL
N.T.S.

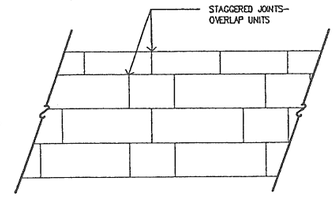
AA ZZ

NOTES:

1. MODULAR CONCRETE BLOCK WALL TO BE VERSA-LOK "WEATHERED" SYSTEM COMPRISED OF STANDARD AND COBBLE UNITS WITH MATCHING CAP STONE, IN A CHARCOAL EARTHTONE BLEND COLOR. CONTACT VERSA-LOK AREA REPRESENTATIVE FOR ORDERING AND ADDITIONAL INSTALLATION INFORMATION 603) 883-3042.
2. THE RETAINING WALL IS TO BE CONSTRUCTED FOLLOWING STANDARD INDUSTRY BUILDING TECHNIQUES, THE DRAWINGS AND THE MANUFACTURER'S RECOMMENDATIONS. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS, STANDARD INDUSTRY CONSTRUCTION TECHNIQUES AND THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL WAIT FOR A RESOLUTION FROM THEOWNER'S REPRESENATIVE BEFORE RETAINING WALL CONSTRUCTION CONTINUES.
3. WHERE CONCRETE BLOCKS MUST BE CUT THEY SHALL BE SCORED WITH A CHISELED AND BROKEN. ALL SHARP EDGES SHALL BE HAMMERED TO PROVIDE A SURFACE WHICH MATCHES THE "WEATHERED" LOOK. NO CUT BLOCKS SHALL BE SMALLER THAN 8"x6".

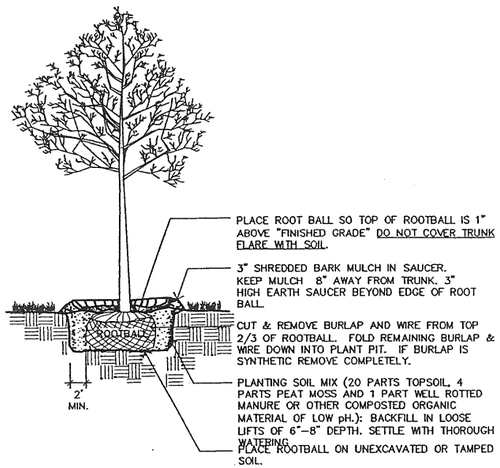


SECTION

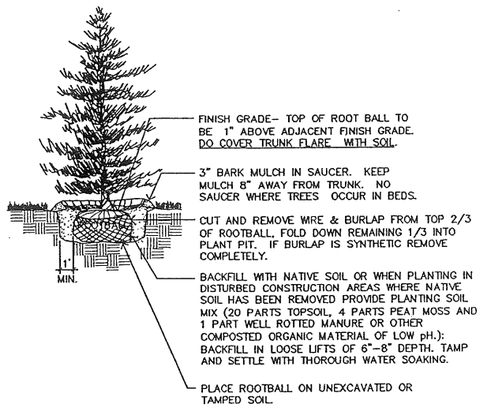


ELEVATION

CONCEPTUAL TUMBLED CONCRETE BLOCK WALL
N.T.S.

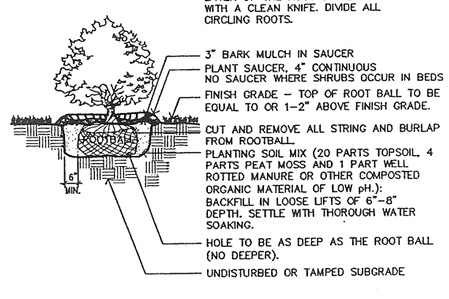


DECIDUOUS TREE PLANTING
N.T.S.

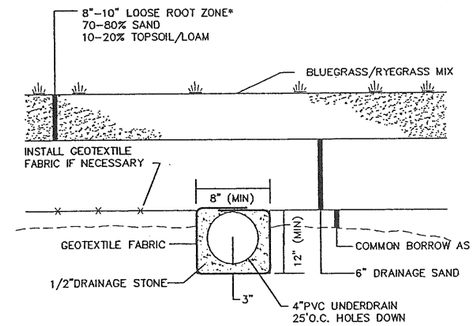


EVERGREEN TREE PLANTING
N.T.S.

NOTE: WHEN PLANTING CONTAINER GROWN PLANTS-REMOVE THE BALL FROM THE CONTAINER AND LOOSEN THE OUTSIDE LAYER OF THE ROOT SYSTEM BY SCORING WITH A CLEAN KNIFE. DIVIDE ALL CIRCLING ROOTS.



TYPICAL SHRUB PLANTING
N.T.S.



TURF AREA - TYPICAL SECTION
N.T.S.
* FINAL DEPTH DEPENDENT ON HYDRAULIC CONDUCTIVITY AND FINAL DESIGN OF BLENDED MATERIAL.

NO.	REFERENCE DRAWINGS	REV.	DATE	STATUS	BY	CHKD	APPD
		B	4-8-03	SUBMIT REVISIONS TO CITY OF PORTLAND	AEB	AAH	WSD
		A	2-28-01	SUBMITTED TO PLANNING BOARD	CYN	AAH	TWS

SYTDesign Consultants
CIVIL ENGINEERS & LAND SURVEYORS
P.O. BOX 86A, CUMBERLAND CENTER, ME. 04021
Phone: (207) 829-6994 Fax: (207) 829-2231 Email: info@sytdesign.com

APPLICANT:
CATHERINE MCAULEY HIGH SCHOOL
631 STEVENS AVE., PORTLAND, ME 04103

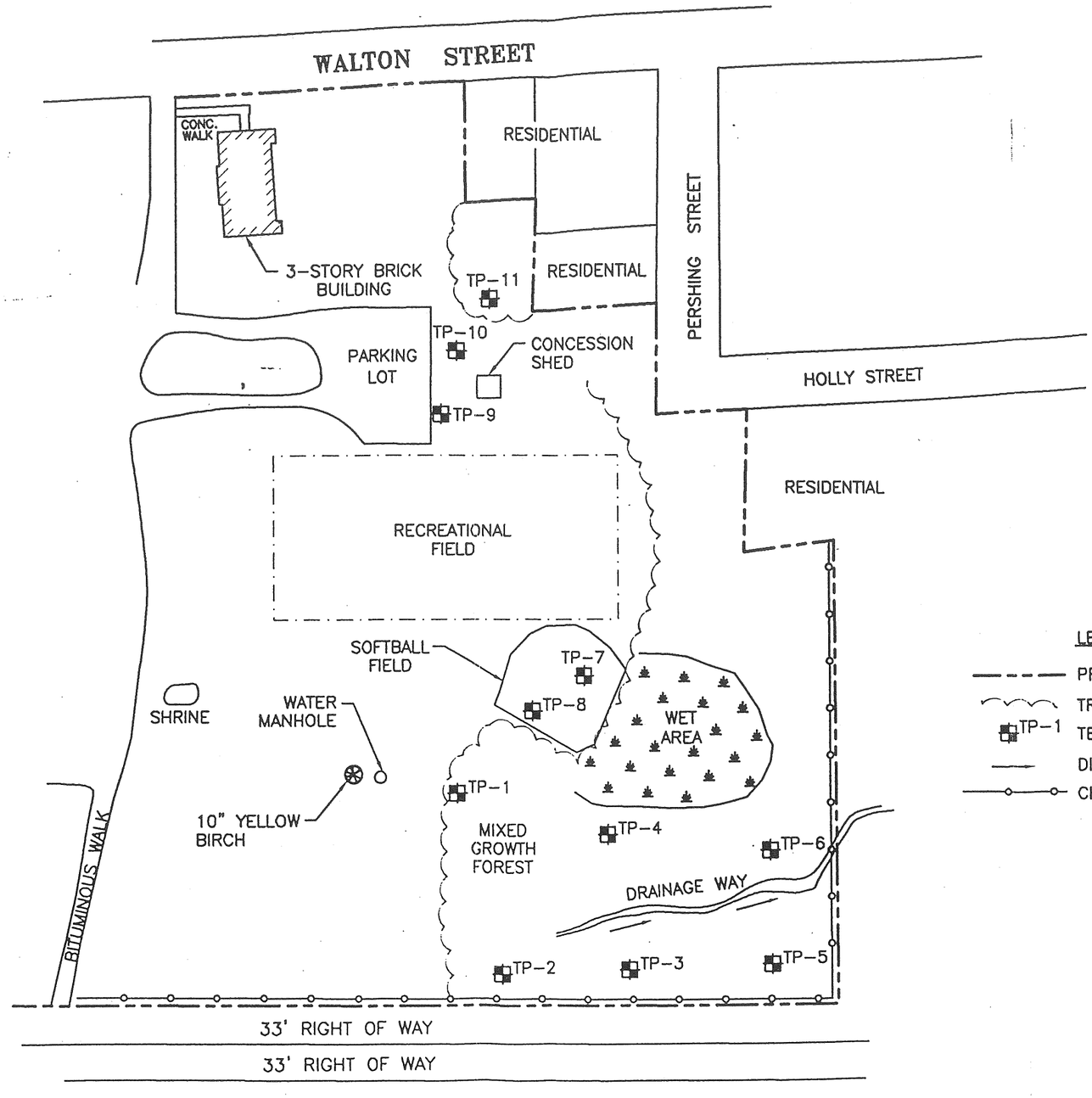
FIELD BOOK #	
FIELD BOOK PAGE	
FLAT FILE INDEX NUMBER	
PROJECT DIR.	
DRAWING NAME	
DESIGN: AAH	
DRAWN: AEB	
CHKD: AAH	
DATE: MARCH 2003	
SCALE: AS NOTED	

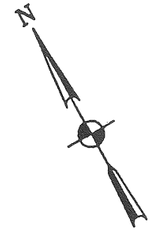
PROJECT:
ATHLETIC FIELD IMPROVEMENTS
631 STEVENS AVE., PORTLAND, ME 04103

CIVIL DETAILS

PROJ. NO.	00-269-04
DWG. NO.	C-301

A11-23





LEGEND

- PROPERTY LINES
- TREE LINE
- TP-1 TEST PIT LOCATIONS (APPROXIMATE)
- DIRECTION OF SURFACE WATER FLOW
- CHAIN LINK FENCE

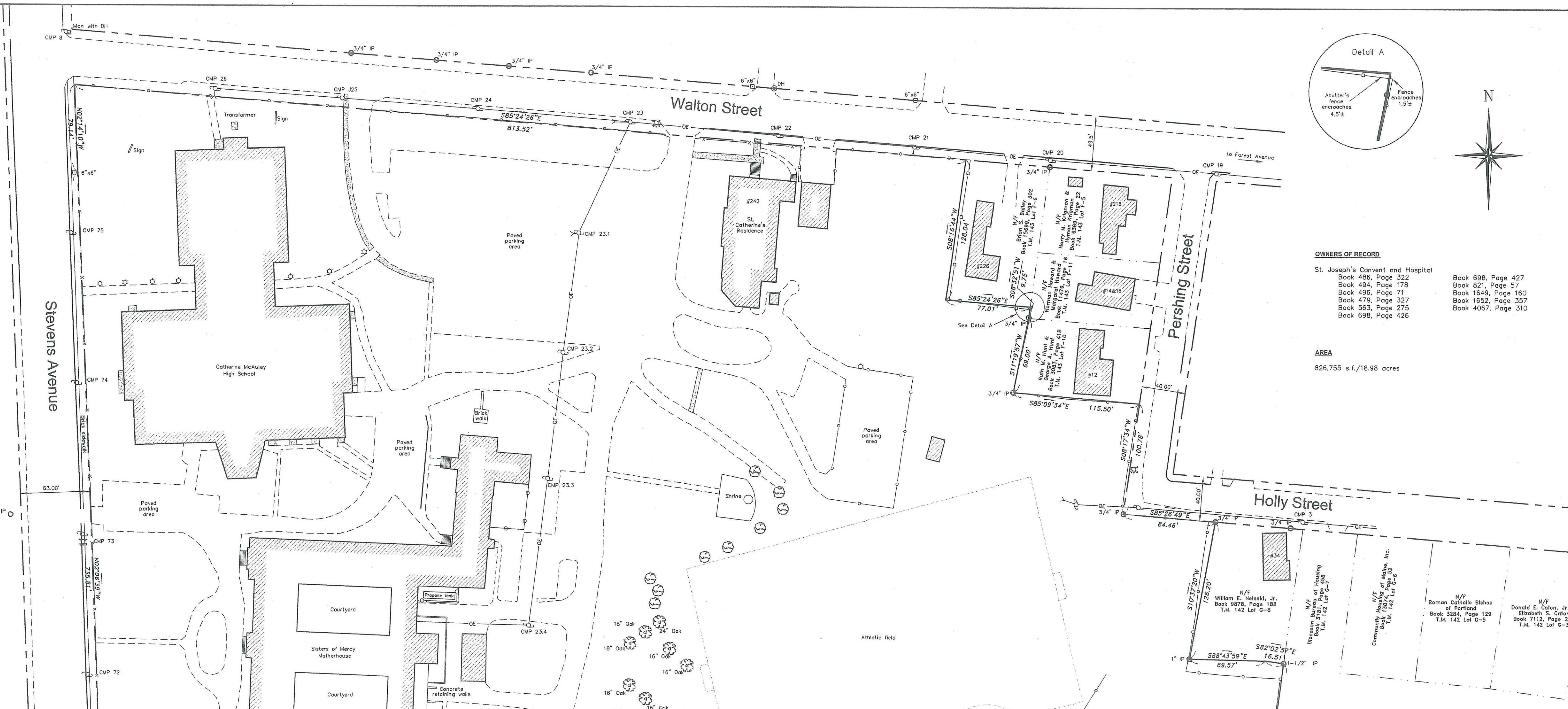
SOURCE:
PLAN BY DES LAURIERS & ASSOCIATES, INC. ENTITLED "TOPOGRAPHIC SURVEY ON STEVENS AVENUE IN PORTLAND" DATED JANUARY 7, 2000.

CLIENT:	SYT DESIGN, INC.		
PROJECT:	ST. CATHERINE McAULEY HIGH SCHOOL RECREATIONAL EXPANSION		
	URS Corporation		
TITLE:	SITE PLAN		PROJECT NO: 44919-(
DESIGN: DWA	SCALE: NONE		FIGURE NO: 1
APPROVED:	DATE: 11/06/00		
DRAWN: LRH	FILE NO: S4299		

Att 6

LEGEND

Symbol	Description
	Iron pin found
	Monument found
	Drill hole
	Fire hydrant
	Utility pole
	Light pole
	Guy wire
	Edge of pavement
	Curb
	Chain link fence
	Wrought iron fence
	Stockade fence
	Tree line
	Property line
	Right of way
	Easement
	Abutter's line
	Overhead utility wires
	Existing building
	Concrete
	Shrub
	Deciduous tree
	Coniferous tree



OWNERS OF RECORD

St. Joseph's Convent and Hospital
Book 486, Page 322
Book 494, Page 178
Book 496, Page 71
Book 479, Page 327
Book 563, Page 275
Book 698, Page 426
Book 698, Page 427
Book 821, Page 57
Book 1649, Page 160
Book 1652, Page 357
Book 4067, Page 310

AREA

826,755 s.f./18.98 acres

REFERENCES

1) Site Plan done by SYTDesign Consultants, December 2000 and May 2001, not recorded.

2) Standard Boundary Survey of "Mayor Baxter Woods' by Public Works Department of the City of Portland, Maine, dated April 2001, not recorded.

3) Plan of Land Attached to the Last Will and Testament of Annie E. Ewing by E.C. Jordan, dated April 25, 1892, recorded in Plan Book 10, Page 131.

4) Plan of Topography in Portland, Maine for Mercy Hospital by E.C. Jordan, dated March 21, 1968, not recorded.

5) Plan of Maple Grove, Portland, not signed, recorded October 20, 1868 in Plan Book 2, Page 52.

6) Plan of Property made for St. Joseph's Convent and Hospital Corp. by H.I. & E.C. Jordan, dated June 28, 1977, not recorded.

7) Standard Boundary Survey made for Amy Mulkerin by Titcomb Associates, dated July 14, 1987, not recorded.

NOTES

1) Bearings are based on Grid North. See Plan Reference #1.

2) Book and Page references are to the Cumberland County Registry of Deeds.

3) Some interior property detail was provided by SYTDesign Consultants. See Plan Reference #1.

4) The property is subject to a right of way 33 feet wide as shown, reserved in deed of James P. Baxter to the Roman Catholic Bishop of Portland dated March 10, 1908 and recorded in Book 821, Page 59.

5) The property benefits from a right of way 33 feet wide adjoining the southerly side line as shown, described in deed from James P. Baxter to the Roman Catholic Bishop of Portland dated March 10, 1908 and recorded in Book 821, Page 59.

6) No record evidence of an easement for utility poles on the property was found.

CERTIFICATION

This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors except as noted:

Exceptions:
(1) No pins set as of plan date
(2) No report written
(3) No descriptions written

Judith N. Soule
Judith N. Soule PLS #2320
Dated: November 4, 2002

SCALE IN FEET

50 0 50 100

1" = 50'

Standard Boundary Survey
Property of St. Joseph's
Convent and Hospital
Stevens Avenue, Walton, Pershing and Holly Streets — Portland, Maine

MADE FOR

SYTDesign Consultants

P.O. Box 86A — Cumberland Center, Maine

JOB# 202096	DATE: Nov. 4, 2002	SCALE: 1" = 50"
BOOK# 739	Titcomb Associates	
202096.dwg	133 Gray Road	
FILE# 8538	Falmouth, Maine 04105	