

145-B-42

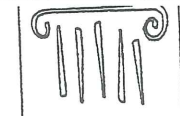
746 Stevens

Ave

Conditional Use

UNE

AA 8.1



PORT CITY ARCHITECTURE
65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
fax 761.2010
info@portcityarch.com

© COPYRIGHT
Reuse or reproduction
of the contents of this
document is not per-
mitted without written
permission of Port City
ARCHITECTURE PA

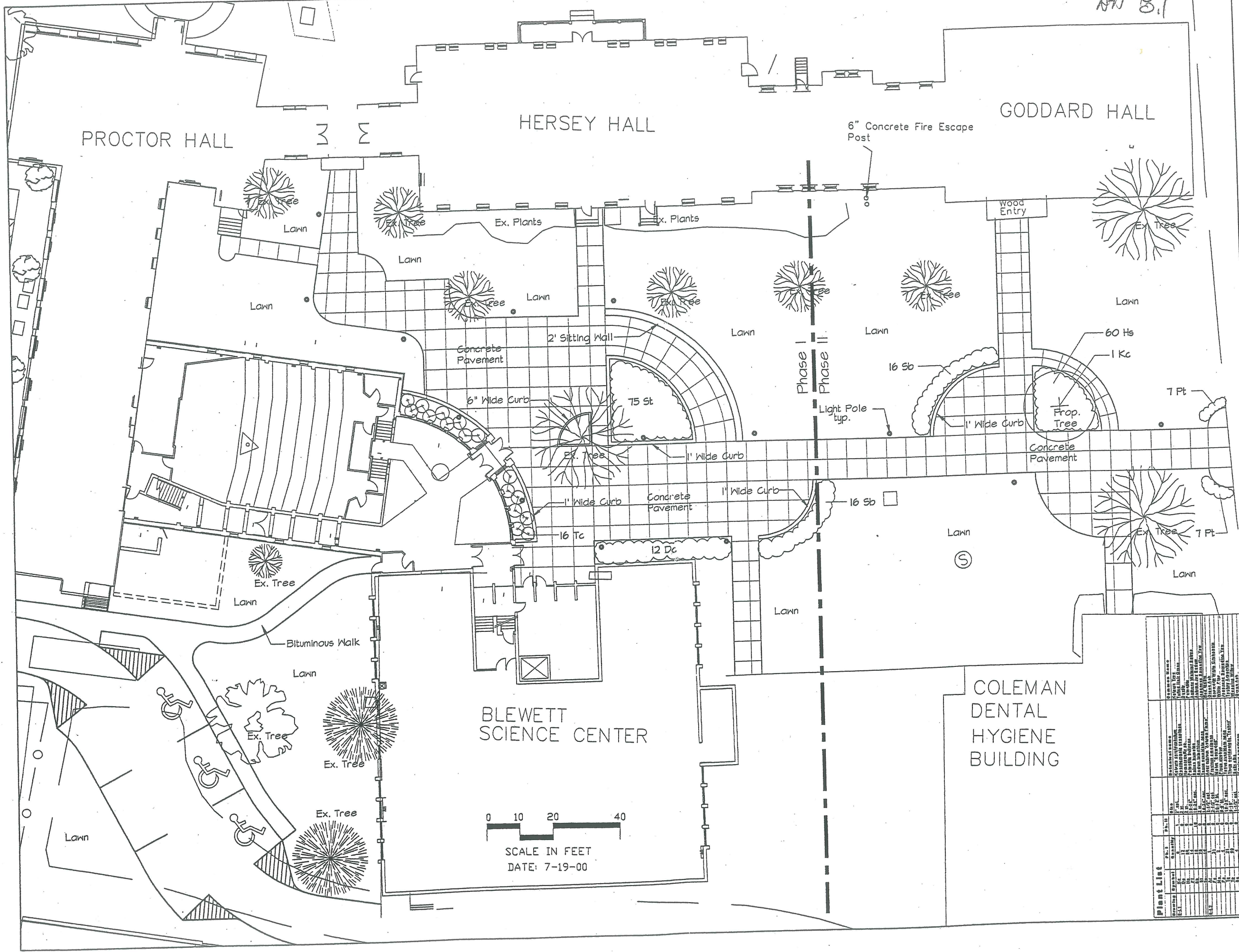
tjd&a
Terrance J. Duffin & Associates
Landscape Architecture & Planning
221 Grand Island Road, Scarborough, ME 04074
409.444.4444
www.tjdandassociates.com

College of Health Professions
Courtyard Renovations
University of New England, Westbrook College Campus

JOB: 99506

ISSUE DATE	
PRELIM.	8-24-00
APRVL.	
BID	
CD's	
REVISION	
PRINT	8-24-00

COURTYARD
LANDSCAPE &
LIGHTING PLAN
S-L1



Plant List	Qty	Notes
1. 16" DBL. SP. PINE	1	PLANT IN PHASE I
2. 16" DBL. SP. PINE	1	PLANT IN PHASE II
3. 16" DBL. SP. PINE	1	PLANT IN PHASE III
4. 16" DBL. SP. PINE	1	PLANT IN PHASE IV
5. 16" DBL. SP. PINE	1	PLANT IN PHASE V
6. 16" DBL. SP. PINE	1	PLANT IN PHASE VI
7. 16" DBL. SP. PINE	1	PLANT IN PHASE VII
8. 16" DBL. SP. PINE	1	PLANT IN PHASE VIII
9. 16" DBL. SP. PINE	1	PLANT IN PHASE IX
10. 16" DBL. SP. PINE	1	PLANT IN PHASE X
11. 16" DBL. SP. PINE	1	PLANT IN PHASE XI
12. 16" DBL. SP. PINE	1	PLANT IN PHASE XII
13. 16" DBL. SP. PINE	1	PLANT IN PHASE XIII
14. 16" DBL. SP. PINE	1	PLANT IN PHASE XIV
15. 16" DBL. SP. PINE	1	PLANT IN PHASE XV
16. 16" DBL. SP. PINE	1	PLANT IN PHASE XVI
17. 16" DBL. SP. PINE	1	PLANT IN PHASE XVII
18. 16" DBL. SP. PINE	1	PLANT IN PHASE XVIII
19. 16" DBL. SP. PINE	1	PLANT IN PHASE XIX
20. 16" DBL. SP. PINE	1	PLANT IN PHASE XX

PORT CITY ARCHITECTURE
 65 NEWBURY STREET
 PORTLAND, ME 04101
 207.761.9000
 fax: 761.2010
 info@portcityarch.com

© COPYRIGHT
 Permission to reproduce or reproduction of the contents of this document is not permitted without written permission of PORT CITY ARCHITECTURE PA

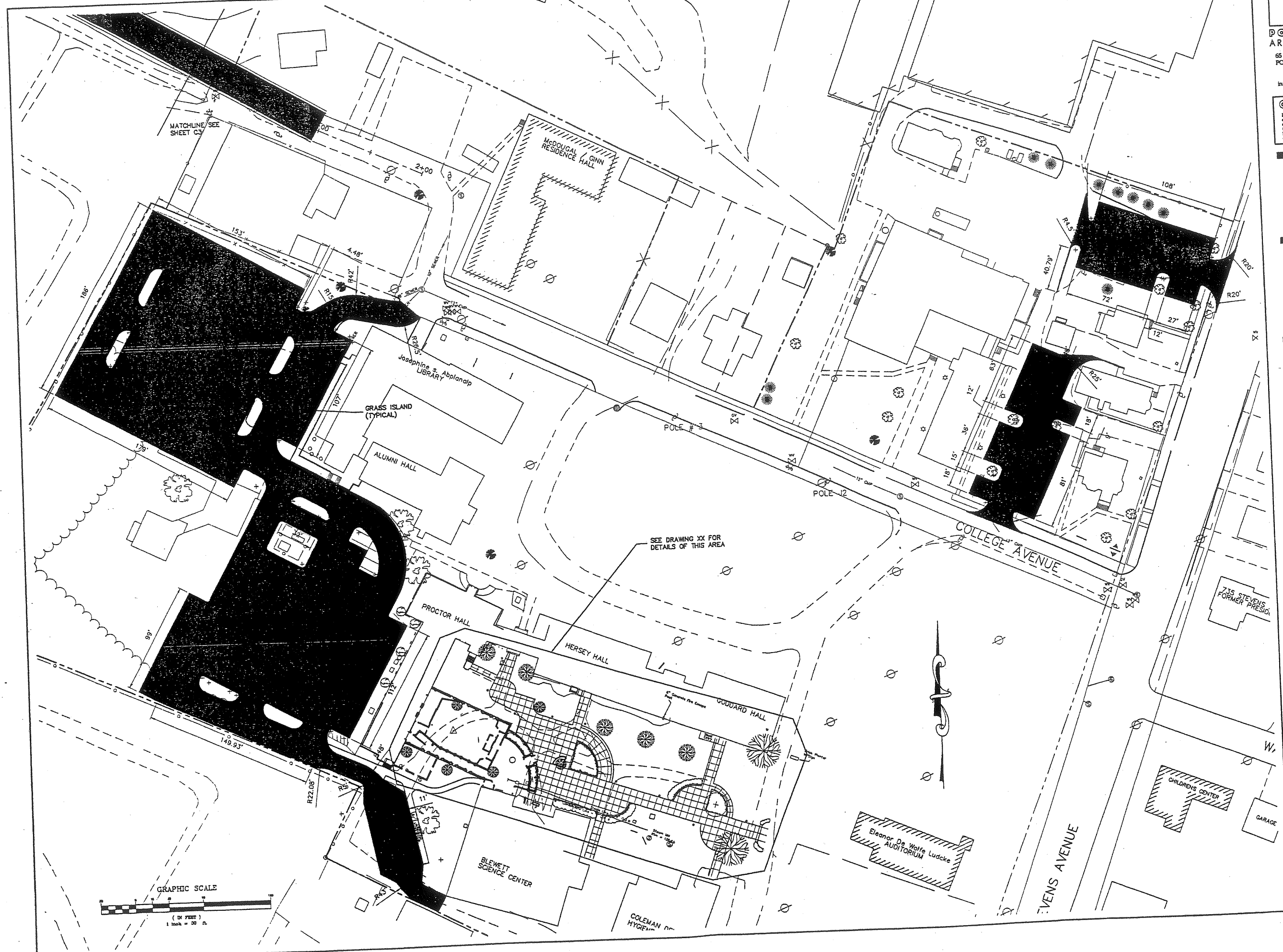
TAYLOR
 ENGINEERING
 ASSOCIATES
 410 SUMNER STREET, AUBURN, MAINE 04210 (207) 784-5471

**College of Health Professions
 Building Renovation**
 University of New England, Westbrook College Campus

JOB 99506

ISSUE DATE	
PRELIM	-
APRVL	-
BID	-
C.D.'S	-
REVISION 1	-
PRINT	-

UPPER
 CAMPUS
 SITE
 PLAN
C-2



© COPYRIGHT
 Reuse or reproduction of the contents of this document is not permitted without written permission of PORT CITY ARCHITECTURE PA

TAYLOR ASSOCIATES
 410 SUMNER STREET, AUBURN, MAINE 04210 (207) 784-5471

College of Health Professions
 Building Renovations
 University of New England, Westbrook College Campus

JOB 99506

ISSUE DATE	
PRELIM	-
APRVL	-
BID	-
C.D.'S	-
REVISION I	-
PRINT	-

EROSION CONTROL NOTES
 C-6

EROSION AND SEDIMENTATION CONTROL MEASURES

These proposed measures are based upon sound engineering and soil conservation practices and incorporate Best Management Practices for Sedimentation and Erosion Control as presented in Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, March 1991, by the Cumberland County Soil and Water Conservation District and the State of Maine, Department of Environmental Protection. The Contractor is directed to have a copy of this document on hand during the construction of this project to supplement the following plan.

GENERAL RECOMMENDATIONS

In order to prevent erosion and sedimentation before, during, and after construction of this project, the Contractor will make an effort at all times to:

1. Minimize disturbed areas.
2. Seed and mulch disturbed areas ready for revegetation immediately after final grading or use temporary mulch.
3. Correct any erosion problems immediately.
4. Monitor and maintain all of the proposed practices on a regular basis.

WINTER - SITE STABILIZATION

Standard for the Timely Stabilization of Ditches and Channels

The contractor will construct and stabilize all stone-lined ditches and channels on the site by November 15. The contractor will construct and stabilize all grass-lined ditches and channels on the site by September 15. If the contractor fails to stabilize a ditch or channel to be grass-lined by September 15, then the contractor will take one of the following actions to stabilize the ditch for late fall and winter.

1. Install a sod lining in the ditch by October 1.
2. Install a stone lining in the ditch by November 15.

Standard for the Timely Stabilization of Disturbed Slopes

The contractor will construct and stabilize stone-cover slopes by November 15. The contractor will seed and mulch all slopes to be vegetated by September 15. The department will consider any area having a grade greater than 15% to be a slope. If the contractor fails to stabilize any slope to be vegetated by September 15, then the contractor will take one of the following actions to stabilize the slope for late fall and winter.

1. Stabilize the soil with temporary vegetation and erosion control mats by Oct. 1.
2. Stabilize the disturbed slope with sod by October 1.
3. Stabilize the slope with wood-waste compost by November 15.
4. Stabilize the slope with stone riprap by November 15.

Standard for the Timely Stabilization of Disturbed Soils

By September 15 the contractor will seed and mulch all disturbed soils on areas having a slope less than 15%. If the contractor fails to stabilize these soils by this date, the contractor will take one of the following actions to stabilize the soil for late fall and winter.

1. Stabilize the soil with temporary vegetation by October 1.
2. Stabilize the disturbed soil with properly installed sod by October 1.
3. Stabilize the soil with mulch by November 15.

Refer to the "DEP Standards for Stabilizing Soils for the Winter" manual for further placement instructions on each item needed.

Note: As a condition of the DEP, if winter construction is to take place then the contractor shall be responsible for submitting a winter construction plan. This plan will include the location(s) of any earthwork to be done on the site between Nov. 1 and April 1, stating the nature of work to be done and detail the methods to be used to prevent erosion during winter conditions.

CONSTRUCTION PHASE

During the construction of the roads and parking lots, erosion and sedimentation will be controlled from this site by a series of recommended measures. They consist of a number of site specific nonstructural and structural measures as outlined below, as well as general nonstructural measures that apply throughout the construction period.

General Measures

1. Only those areas under active construction will be cleared and left in an unvegetated or untreated condition. Final grading, loaming and seeding will take place before October 1. Refer to Permanent Revegetation Measures section for details. If disturbed areas are to be left unvegetated for longer than 7 days, temporary stabilization measures must be taken. (See Item 5 in "Permanent Revegetation Measures" below.)
2. Before starting construction, install sediment barriers (See nonstructural measures) at the toe of all fill slopes and in any other areas shown on the Site Plan for this project.
3. Topsoil will be stockpiled during construction. Stockpiles will be:
 - a. Surrounded by a sediment barrier.
 - b. Placed in piles with side slopes not to exceed 2:1.
 - c. Mulched immediately and anchored with plastic netting.
4. If any disturbed areas are expected to be left exposed for longer than 14 days, they will be either:
 - a. Treated with mulch immediately, or
 - b. Seeded with a standard conservation mix of annual rye grass at a rate of 0.9 lbs/1000 sf and mulched.
5. All grading will be held to a maximum slope of 3H:1V or flatter.

Nonstructural Measures (Temporary)

The following temporary nonstructural measures have been recommended by the Project Engineer for this project. Reference is also made to the relevant BMP in the aforementioned Manual. Installation details for the following measures are presented in the drawings.

Sediment Barriers (BMP 14.6.2.2) - Synthetic silt fencing shall be installed at the toe of all fill slopes shown on the drawings and at all other locations directed by the engineer.

Stone Check Dams (BMP 15.5.2) - Stone check dams shall be installed with proper spacing in all swale locations.

Storm Drain Inlet Protection (BMP 16.6.2) - Straw bales shall be installed at all catch basin locations shown on the drawings.

Permanent Revegetation Measures

The following measures will be used to establish permanent grass and legume cover for all lawn areas as soon as final grading has occurred. Refer to BMP 3.0 if a more detailed description is necessary.

1. Topsoil will be placed and graded to a uniform minimum depth of 4 inches. If the subsoil is compacted, it should be properly scarified to create the requisite bonding between subsoil and topsoil.
2. Apply limestone and fertilizer according to soil test results. If testing is not feasible and timing is critical, apply fertilizer (10-20-10) at a rate of 18.4 lbs/1000 sq.ft., and ground limestone at a rate of 138 lbs/1000 sq.ft.. Work the fertilizer and limestone into the soil as nearly as practical to a depth of 4 inches with a disc, spring tooth harrow, or other suitable equipment, working along the contour.
3. Permanent seeding shall be completed before October 1. A recommended broadcast seeding mixture from BMP 3.0, Table 3.2 is (in lbs/1000 sq. ft.): .45 lbs. Creeping Red Fescue, .46 lbs. Tall Fescue, and .05 lbs. Red Top (Total of .97 lbs.). For Hydroseeding, increase these rates by 10%. Other suitable mixtures recommended in BMP 3.0, Table 3.2 may be substituted after checking with the Project Engineer.
4. After seeding, an area shall be mulched immediately. In general, all disturbed areas will be mulched using straw mulch, hydro-mulch, or any suitable substitute as outlined in BMP 1.0, Table 1.1, and deemed acceptable by the Project Engineer. Straw mulch shall be applied at a rate of 2 bales/1000 sq.ft. Straw mulch shall be anchored on all slopes greater than 5% with degradable/biodegradable netting.
5. If permanent seeding cannot take place before October 1 then all areas ready for permanent seeding shall have a temporary seeding and/or mulch applied until a permanent seeding can be undertaken in the spring of the following year. The recommended temporary seeding is Annual Winter Rye broadcast seeded at a rate of 2.4 lbs/1000 sq.ft. If seeding cannot take place until late October or November, see the winter stabilization procedures.
6. Following final seeding, the Contractor shall insure that all seedings are checked after each storm event and every 30 days until there is a catch of at least 80% of the seeds. If any seed is lost to erosion or the catch is not adequate, the Contractor will reseed those areas needing attention.

MONITORING SCHEDULE

The Contractor will be responsible for installing, monitoring, maintaining, replacing, and removing, where required, all of the erosion and sedimentation control measures recommended in this plan. A qualified subcontractor may be appointed for this element of the plan. Maintenance measures will be applied as needed during the construction cycle. After each rainfall event, a visual inspection will be made of all measures to insure that they are functioning as designed. Further detailed inspections must be made as follows:

1. The silt fencing and storm drain inlet sediment barriers will be inspected and repaired once a week or immediately after any significant rainfall. Sediment trapped behind these barriers will be removed when it reaches a depth of 6" and redistributed to areas undergoing final grading.
2. Erosion Control Blankets and Mats, if used, will be inspected and repaired once a week or immediately after any significant rainfall.

Erosion Control Inspection Program

The University of New England will aggressively monitor the erosion control efforts of the construction contractors to ensure that they meet the specification requirements as well as the DEP Best Management Practices. This inspection effort will include a daily inspection of the erosion control facilities such as silt fences, storm drain inlet protection, stone check dams, mulch, seeding, etc. A written report will be prepared on a weekly basis which will document the erosion control efforts, problems encountered, solutions, etc. The report will be distributed to the Contractor, Engineer, Owner, DEP, and other interested parties. The Engineer will monitor the reports and will personally inspect the erosion control efforts during it's periodic visits to the site. The Engineer will also prepare a written report of it's findings and distribute it to all concerned parties.

Removal of Temporary Erosion Control Measures

Silt fencing is a temporary measure that has to be removed once vegetation has become established and areas are stable. This occurs when there is an 80% growth of planted seeds and paving has occurred. Silt fencing will be disposed of legally and off-site. All sediment trapped behind the fencing will be either:

- a. Distributed to an area undergoing final grading.
- b. Graded in an aesthetic manner to conform to the topography, and fertilized, seeded and mulched in accordance with the Permanent Revegetation Measures section in this Plan.

GENERAL SITE WORK CONSTRUCTION SCHEDULE

Stabilization of disturbed areas will be completed as construction proceeds, allowing vegetation to be well established prior to cold weather. The schedule shown below is a general outline of the construction sequence.

1. Install silt fencing as shown on the plan. Additional silt fencing may be needed as site conditions dictate.
2. Remove topsoil from the area to be disturbed, stockpile in location shown on plans. Stabilize topsoil stockpile with seed and mulch.
3. Begin earth moving to construct Roads and parking lots. Completed areas shall be stabilized, prior to disturbing new areas, with loam, fertilizer, seed and mulch. Immediately repair any damage to soil erosion control measures. Stone check dams shall be constructed as site work progresses.
4. Construct site work items and stabilize each area with loam and seed as construction progresses.
5. After earth moving is complete, complete spreading of loam, fertilizing, seeding and mulching of remaining disturbed areas. Restrict vehicle and foot traffic as much as practicable.
6. See construction manager's detailed construction sequencing statement.

© COPYRIGHT
 Reuse or reproduction of the contents of this document is not permitted without written permission of PORT CITY ARCHITECTURE PA

TAYLOR
 ENGINEERING
 ASSOCIATES
 110 SUMNER STREET, AUBURN, MAINE 04210 (207) 784-3471

College of Health Professions
Building Renovations
 University of New England, Westbrook College Campus

Job 99506

ISSUE DATE	
PRELIM	
APRVL	
BID	
C.D.'S	
REVISION I	
PRINT	

DETAILS
C-7

