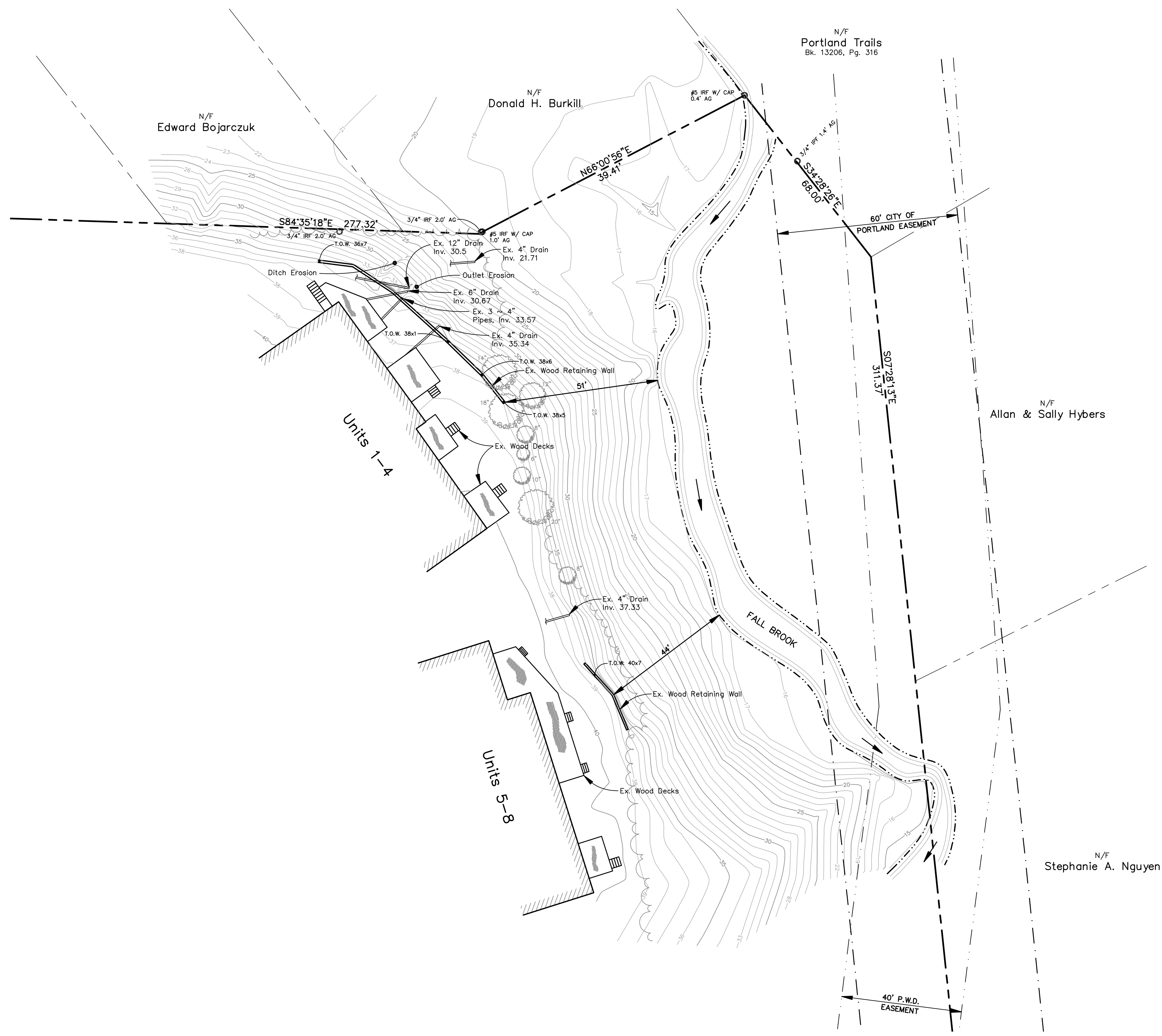
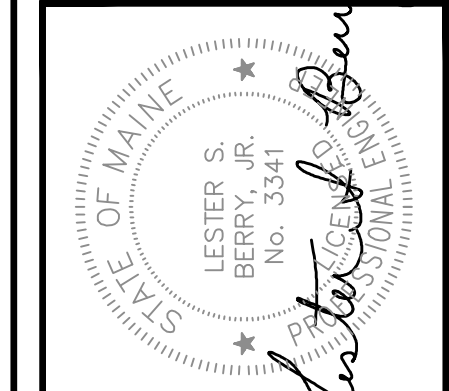


NO.	DATE	REVISION DESCRIPTION
1	1/22/13	Condo Review
2	2/7/13	Rev'd. Per Condo Comments
3	3/21/13	Rev'd. Per City Comments
4	6/10/13	Rev'd. Per City Comments



- NOTES:
- OWNER: BAYVIEW CONDOMINIUMS
OCEAN AVENUE
PORTLAND, MAINE
 - SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
28 STATE STREET
GORHAM, MAINE
 - TAX MAP REFERENCE: MAP J8NW, PARCEL 159 A 007
 - ZONING: R-3
 - PLAN REFERENCE: PLAN ENTITLED "BAYVIEW CONDOMINIUMS," DATED APRIL 1981, BY BH2M, JOB #81-018
 - BENCHMARK: CITY OF PORTLAND DATUM, BECHMARK #7, X CHISELED IN BOLT OF HYDRANT, CORNER OF OCEAN AVE. AND TORREY STREET

BH2M
 Berry, Huff, McDonald, Milligan Inc.
 Engineers, Surveyors
 28 State Street
 Gorham, Maine 04038
 Tel: (207) 859-2771
 Fax: (207) 859-8250

FOR
 Bayview Condominiums
 Ocean Avenue
 Portland, ME

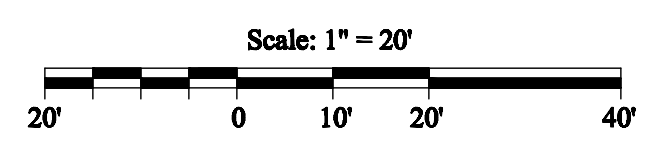
EXISTING CONDITIONS
 BAYVIEW CONDOMINIUMS
 OCEAN AVENUE
 PORTLAND, MAINE

DESIGNED Survey	DATE Jan. 2013
DRAWN W. Pelkey	SCALE As Noted
CHECKED R. Libby Jr.	JOB. NO. 12128

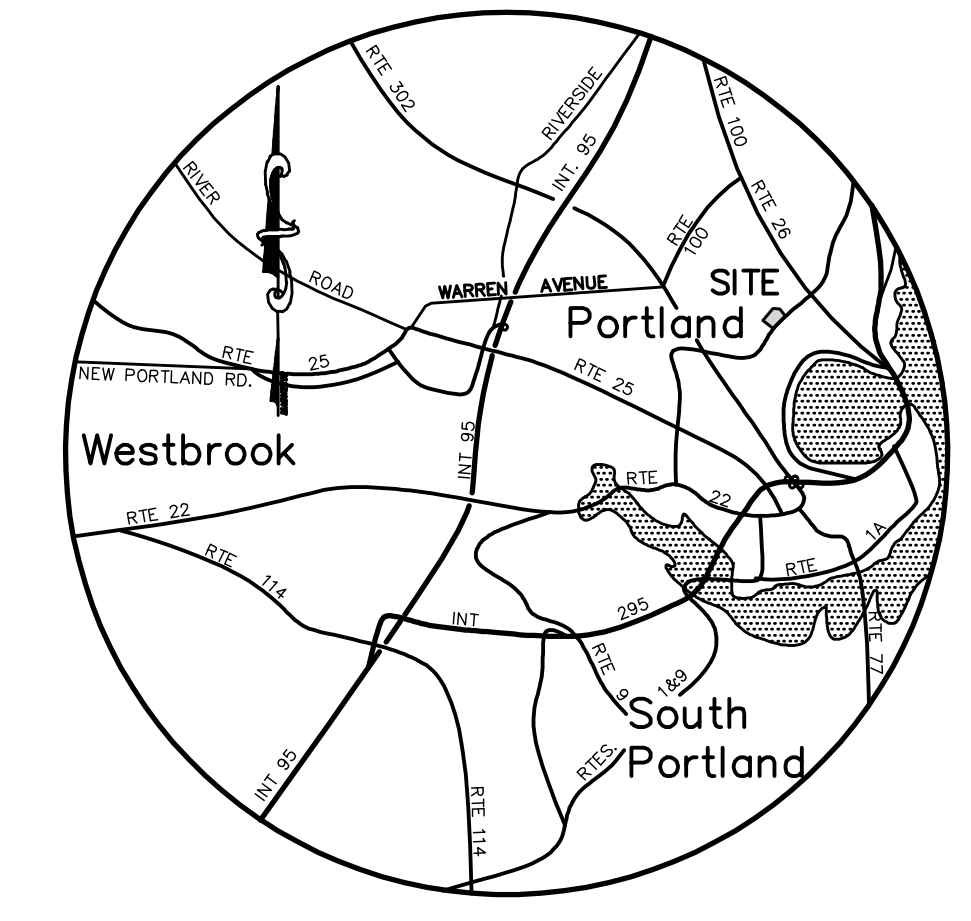
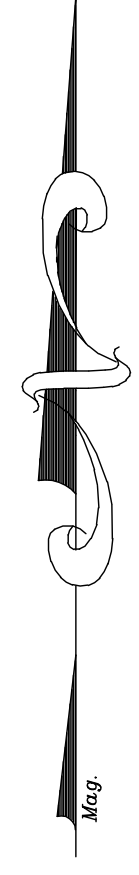
SHEET
1

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SYMBOL	DESCRIPTION
○ IPF/IRF	IRON PIPE/ROD FOUND
---	PROPERTY LINE
---	EDGE OF PAVEMENT
---	EXISTING CONTOUR
A.G.	ABOVE GROUND
N/F	NOW OR FORMERLY



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LOCATION MAP
SCALE: 1" = 2 MILES

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BH2M
 Berry, Huff, MacDonald, Milligan Inc.
 Engineers, Surveyors
 28 State Street
 Gorham, Maine 04038
 Tel: (207) 859-2771
 Fax: (207) 859-6550

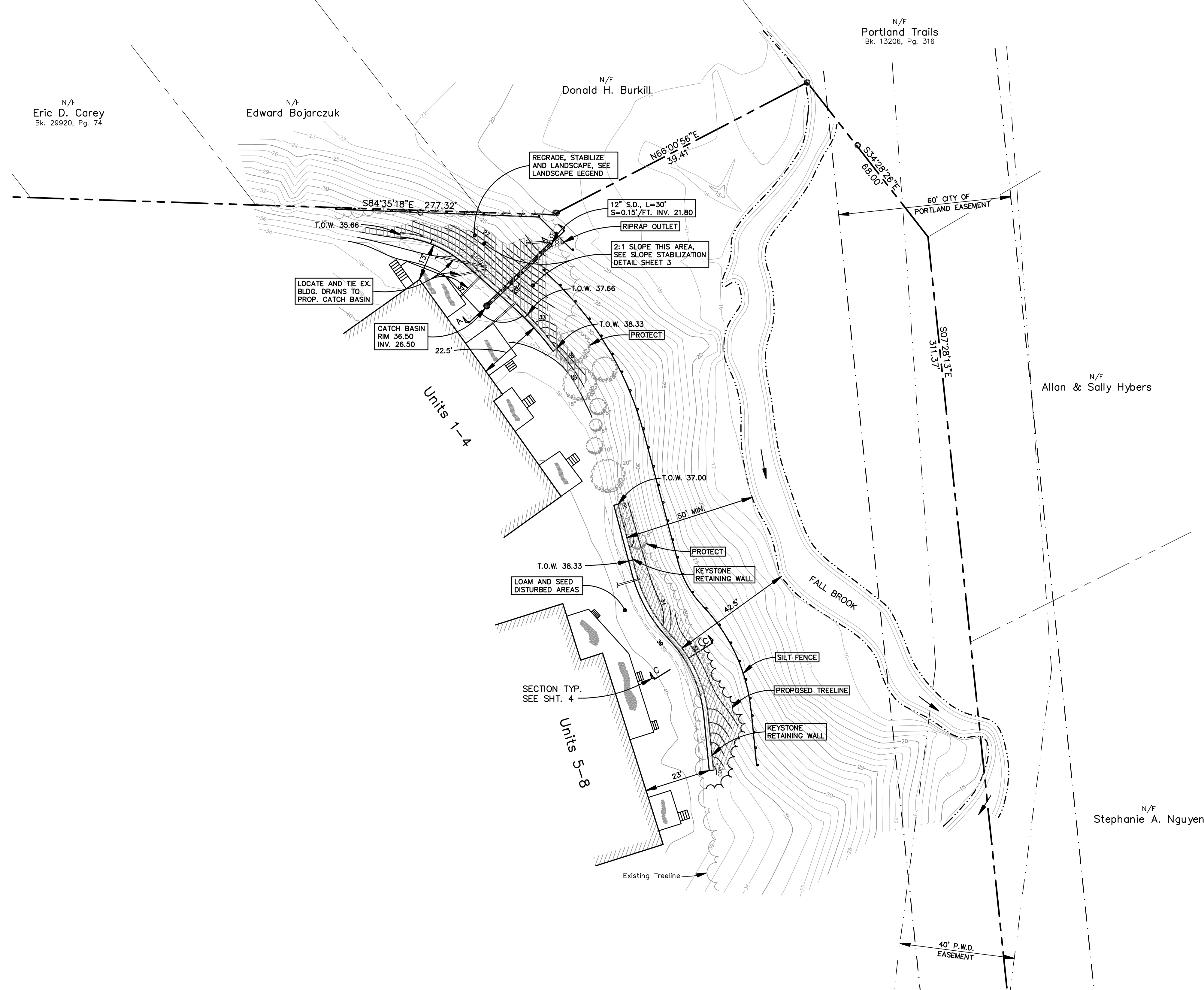
FOR
 Bayview Condominiums
 Ocean Avenue
 Portland, ME

SITE PLAN
BAYVIEW CONDOMINIUMS
 OCEAN AVENUE
 PORTLAND, MAINE

DESIGNED W. Pelkey	DATE Jan. 2013
DRAWN W. Pelkey	SCALE As Noted
CHECKED L. Berry	JOB. NO. 12128

SHEET
2

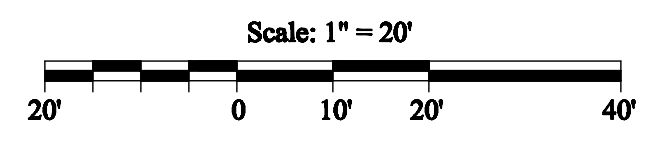
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- NOTES:
- OWNER/APPLICANT: BAYVIEW CONDOMINIUMS
OCEAN AVENUE
PORTLAND, MAINE
 - ENGINEER: LESTER S. BERRY, PE#3341
BH2M
28 STATE STREET
GORHAM, MAINE
 - SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
 - CONTRACTOR: R.L. MASONRY
1124 BRIGHTON AVENUE
PORTLAND, ME
 - TAX MAP REFERENCE: MAP J8NW, PARCEL 159 A 007
 - ZONING: R-3
 - ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL BMP'S, LATEST REVISION
 - PLAN REFERENCE: PLAN ENTITLED "BAYVIEW CONDOMINIUMS" DATED APRIL 1981, BY BH2M, JOB #81-018
 - BENCHMARK: CITY OF PORTLAND DATUM, BECHMARK #7, X CHISELED IN BOLT OF HYDRANT, CORNER OF OCEAN AVE. AND TORREY STREET

SYMBOL	DESCRIPTION
○ IRF	IRON ROD FOUND
○ IPF	IRON PIPE FOUND
□ GMF	GRANITE MONUMENT FOUND
●	5/8" IRON ROD W/ CAP TO BE SET
□ GMS	GRANITE MONUMENT SET
---	LIMIT OF WETLANDS
---	EXISTING CONTOUR
---	NOW OR FORMERLY

SYMBOL	DESCRIPTION	SIZE	SPACING
////	BUNCHBERRY (CORNUS CANADENSIS)	1 QUART	2-3' O.C.



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EROSION AND SEDIMENT CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S", DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED MARCH 2003. FOR ADDITIONAL DETAILS AND SPECIFICATIONS SEE BMP'S MANUAL.

THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL STRUCTURES ARE SHOWN ON THE SITE PLAN.

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S", DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED MARCH 2003.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING AND WITHIN 7 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 2 DAYS OF PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (EROSION CONTROL MIX, STONE CHECK DAMS, STABILIZED CONSTRUCTION ENTRANCE, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
- INSTALL EROSION CONTROL MIX AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE E.C. MIX DETAIL FOR PROPER INSTALLATION. EROSION CONTROL MIX WILL REMAIN IN PLACE PER NOTE #5
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY BEFORE AND FOLLOWING ANY SIGNIFICANT RAINFALL (0.5 INCHES) OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DISCOMPOSURE. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF. EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION. PERMANENT STABILIZATION IS 90% GRASS CATCH IN VEGETATED AREAS.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2 TO 1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY SEEDING MIXTURE AS WELL TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED BY AUG. 15 OR 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCT. 1) TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TESTING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 (N-P205-K20) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (15 LB PER 1,000 SQ. FT.).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PERENNIAL TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SQ. FT. LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED. SEED MIX SHALL CONTAIN 10% ANNUAL RYE GRASS.
 - HAY MULCH AT THE RATE OF 70-90 LBS PER 1,000 SQUARE FEET OR A HYDRO-APPLICATION OF ASPHALT, WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON HAY MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS ONCE THE SITE IS STABILIZED WITH 90% GRASS CATCH IN VEGETATED AREAS. TEMPORARY EROSION AND SEDIMENT CONTROL BLANKET SHALL BE USED IN ALL DITCHES AND SWALES AS SHOWN IN DETAILS.
- WETLANDS WILL BE PROTECTED WITH EROSION CONTROL MIX OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.

MULCH AND MULCH ANCHORING

MULCH

LOCATION	MULCH	RATE (1000 S.F.)
PROTECTED AREA	STRAW OR HAY *	100 POUNDS
WINDY AREAS	SHREDDED OR CHOPPED CORNSTALKS STRAW OR HAY (ANCHORED) *	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES (GREATER THAN OR EQUAL TO 3:1)	JUTE MESH OR EXCELOR MAT	AS REQUIRED AS REQUIRED

(GREATER THAN OR EQUAL TO 3:1)
* A HYDRO-APPLICATION OF ASPHALT, WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON HAY MULCH FOR WIND CONTROL.

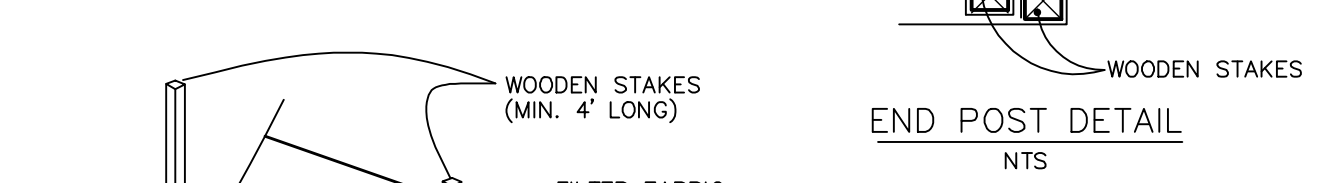
MULCH ANCHORING

ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD./BLOCK); MULCH NETTING (AS PER MANUFACTURER); ASPHALT EMULSION (0.04 GALLONS PER SQ. YD.); LIQUID ASPHALT (0.10 GALLONS PER SQ. YD.); WOOD CELLULOSE FIBER (750 LBS./ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

Additional temporary seed mixture (for periods less than 12 months).

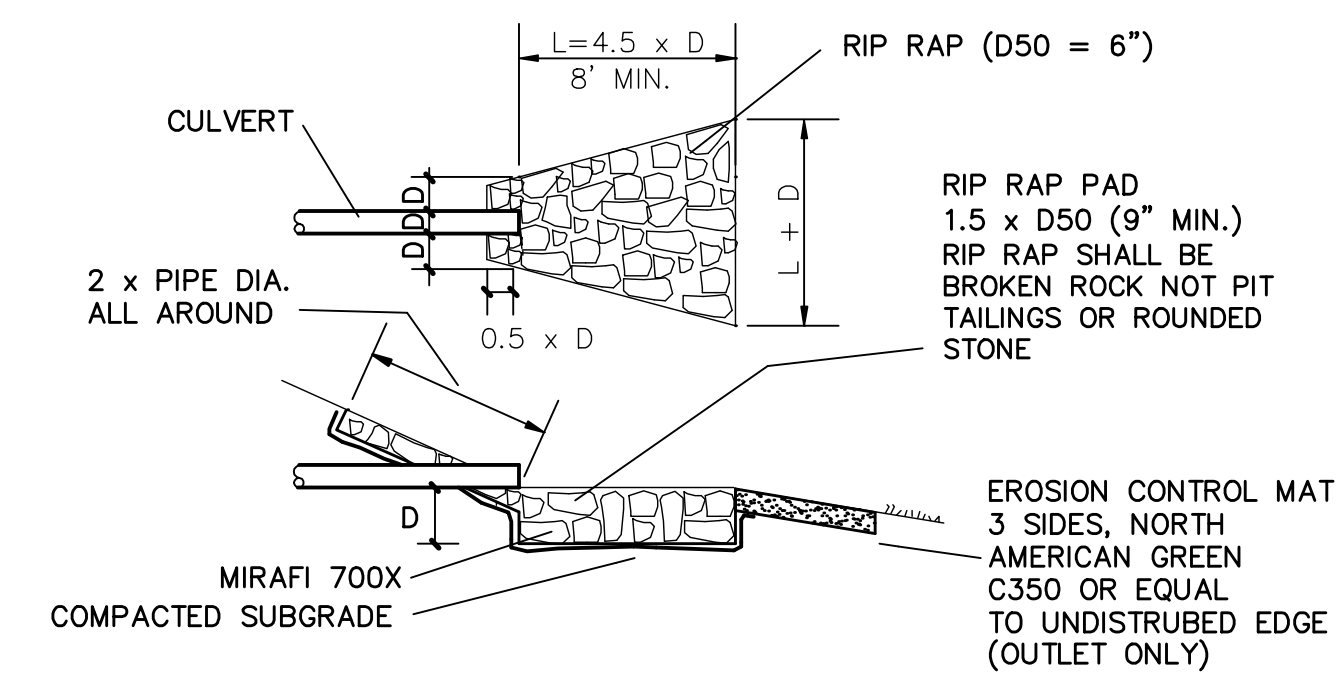
Season	Seed	Rate
Summer (5/15 - 8/15)	Sudangrass Oats	40 lbs/acre 80 lbs/acre
Late Summer/Early Fall (8/15 - 9/15)	Perennial Ryegrass	40 lbs/acre
Fall (9/15 - 11/1)	Winter Rye	112 lbs/acre
Winter (11/1 - 4/1)	Mulch w/ Dormant Seed	80 lbs/acre*
Spring (4/1 - 7/1)	Oats Annual Ryegrass	80 lbs/acre 40 lbs/acre

*Seed Rate Only



- KEY FABRIC IN A 4"x4" TRENCH W/ BACKFILL.
- SILT FENCE SHALL BE A 3" FENCE OF 120LB/M (W/ REINF. BACK OF 6" WIRE MESH, POSTS 10' O.C.) OR 200LB/M (W/ NO REINF. POSTS 6' O.C.)
- INSTALL PER CUMBERLAND COUNTY S.W.C.D. STANDARDS

SILT FENCE DETAIL
N.T.S.



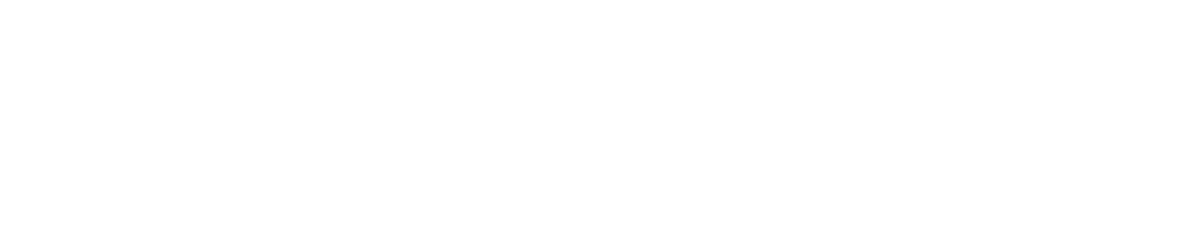
PIPE INLET/OUTLET PROTECTION
N.T.S.

EROSION CONTROL DURING CONSTRUCTION

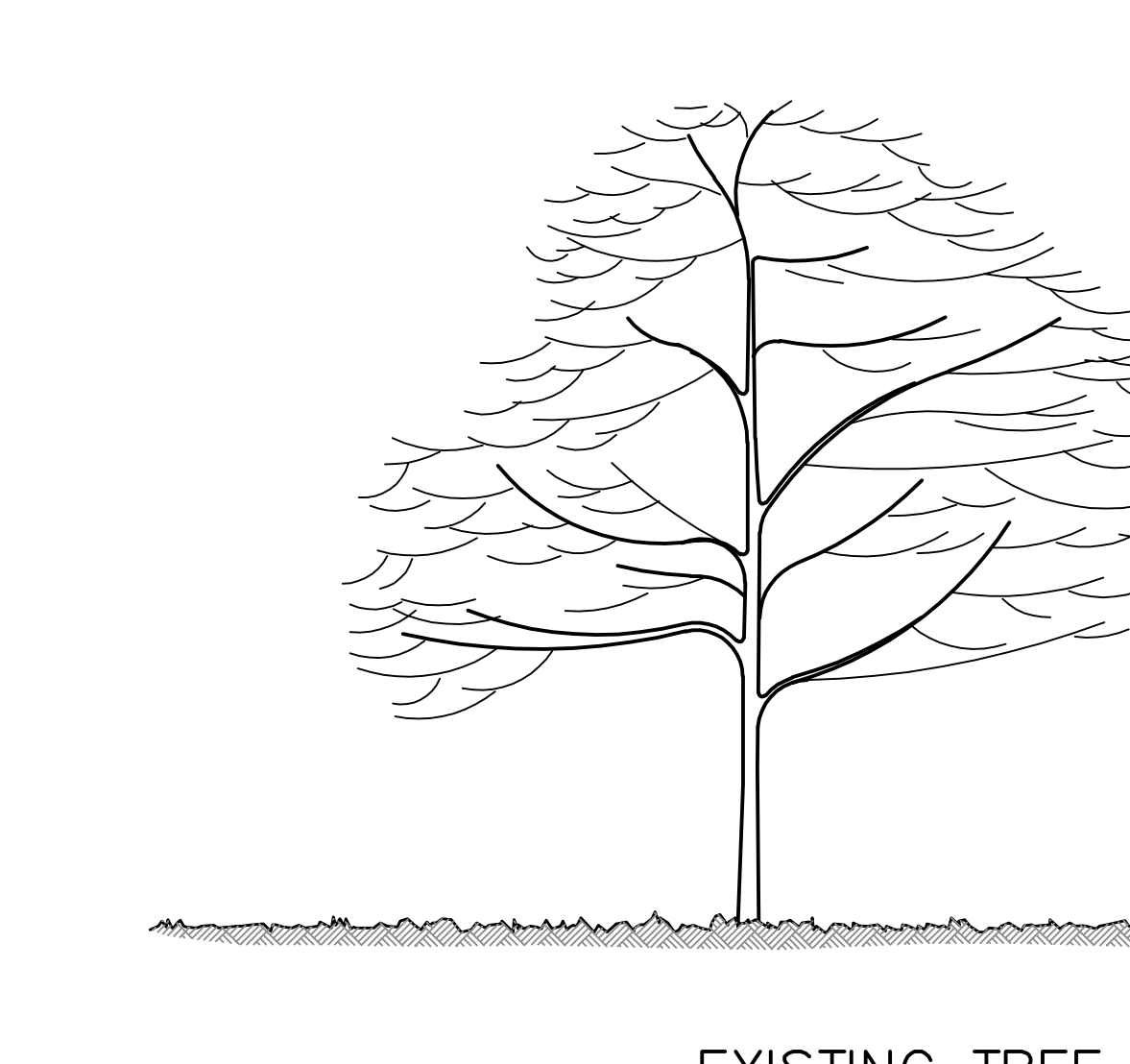
- WINTER CONSTRUCTION PERIOD: OCTOBER 1 THROUGH APRIL 15
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRES OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO MORE THAN ONE ACRE OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION.
- OVERWINTER STABILIZATION OF DITCHES AND CHANNELS: STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL GRASS LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A DITCH OR CHANNEL IS NOT GRASS-LINED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.
 - INSTALL A SOD LINING IN THE DITCH: A DITCH MUST BE LINED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES: PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING SOD AT THE BASE OF THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD FROM SLOUGHING DURING FLOW CONDITIONS. SEE THE PERMANENT VEGETATION BMP SECTION.
 - INSTALL A STONE LINING IN THE DITCH: A DITCH MUST BE LINED WITH STONE RIPRAP BY NOVEMBER 15. A REGISTERED PROFESSIONAL ENGINEER MUST BE HIRED TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.
 - STABILIZE THE SOIL WITH SOIL: THE DISTURBED SOIL MUST BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES: PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING SOD AT THE BASE OF THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD FROM SLOUGHING DURING FLOW CONDITIONS. SEE THE PERMANENT VEGETATION BMP SECTION.
 - STABILIZE THE SOIL WITH EROSION CONTROL MIX: EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE. SEE THE TEMPORARY MULCHING BMP SECTION.
 - STABILIZE THE SOIL WITH STONE RIPRAP: PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPER'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP. SEE THE RIPRAP SLOPE STABILIZATION BMP SECTION.
- OVERWINTER STABILIZATION OF DISTURBED SLOPES: BY SEPTEMBER 15, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% MUST BE SEED AND MULCHED. IF THE DISTURBED SOILS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
 - STABILIZE THE SOIL WITH TEMPORARY VEGETATION: BY OCTOBER 1, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FALLS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED BELOW.
 - STABILIZE THE SOIL WITH SOD: STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES: PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
 - STABILIZE THE SOIL WITH MULCH: BY NOVEMBER 15, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.
- MAINTENANCE: MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND REFROZING, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL, IN THE SPRING, INSPECT AND REPAIR ANY DAMAGES AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

STABILIZATION SCHEDULE BEFORE WINTER:
SEPTEMBER 15 ALL DISTURBED AREAS MUST BE SEED AND MULCHED. ALL SLOPES MUST BE STABILIZED, SEEDED AND MULCHED. ALL GRASS LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR AN EROSION CONTROL BLANKET.
OCTOBER 1 IF THE SLOPE IS STABILIZED WITH AN EROSION CONTROL BLANKET AND SEEDED, ALL DISTURBED AREAS TO BE PROTECTED WITH AN ANNUAL GRASS MUST BE SEED AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND MULCHED.
NOVEMBER 15 ALL STONE LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED. SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THAT DATE.
DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
AREAS WITHIN 100 FEET OF STREAMS THAT ARE NOT STABILIZED WITH VEGETATION BY DEC. 1 SHALL BE MULCHED AND ANCHORED WITH NETTING. IF WORK CONTINUES IN THIS AREA DURING THE WINTER, A DOUBLE LINE OF SEDIMENT BARRIERS MUST BE USED.

TRENCH DETAIL
NTS



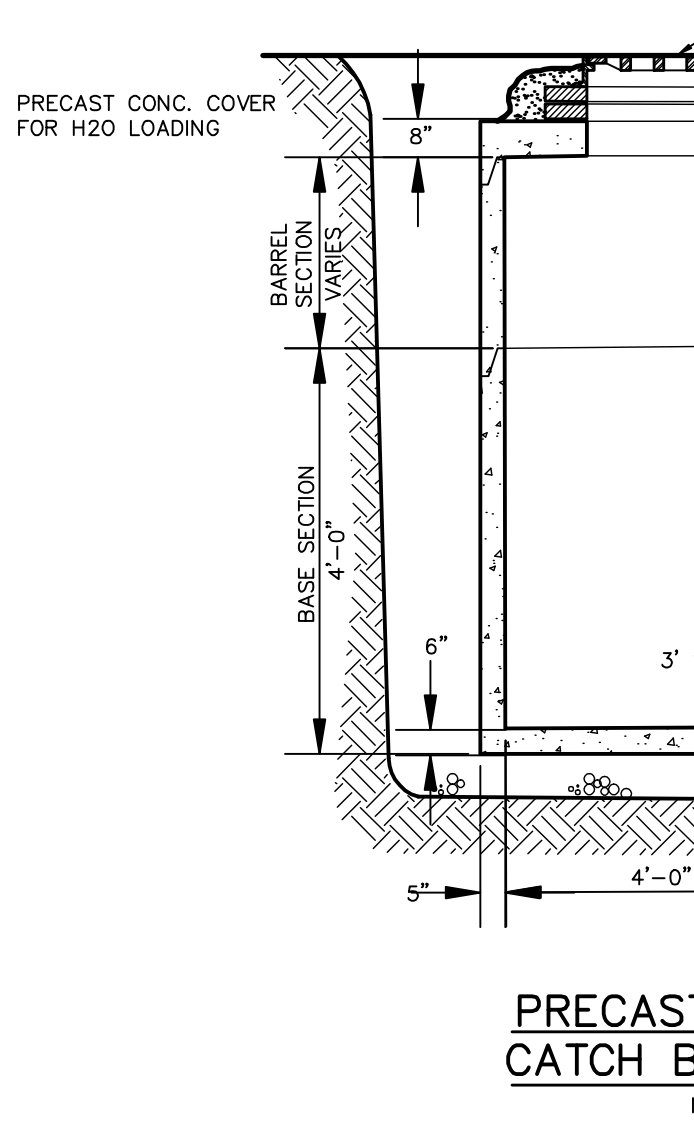
EXISTING TREE PROTECTION DETAIL
NTS



SHRUB PLANTING DETAIL
N.T.S.

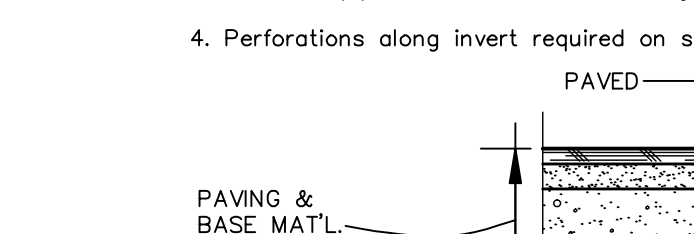


Manhole shall conform to ASTM C478. Concrete: 4,000 PSI after 28 days. Rebar: #4. H20 loading. Shiplap joints sealed w/ 1 strip of Butyl Rubber Sealant. Each coating to have lifting holes cast in. Plug all holes & pipe penetrations w/ non-shrink grout. Exterior asphalt coated. Lock Joint flexible pipe sleeves cast in.

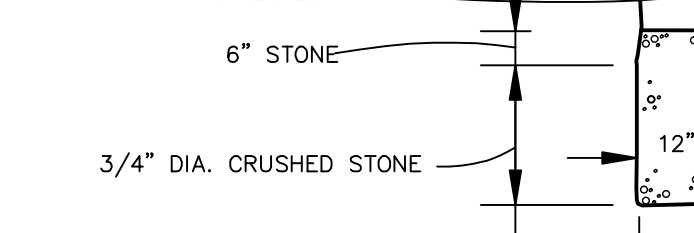


NOTES:
1. Trench width shown is payment width for rock excavation & replacement of unsuitable material.
2. Do not mechanically compact directly over flexible pipe (e.g. PVC, Polyethylene).
3. Concrete pipe shall have sand bedding.
4. Perforations along invert required on storm drain pipes per AASHTO standards.

TYPICAL LOAM DETAIL
N.T.S.



SLOPE STABILIZATION DETAIL
N.T.S.



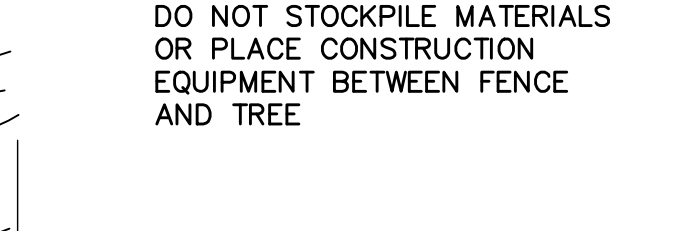
PIPE JOINT WITHIN 2 FT. OF STRUCTURE



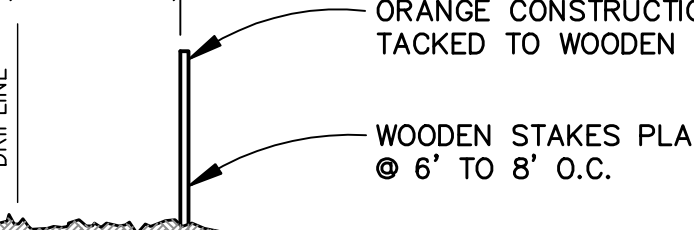
PRECAST CONCRETE COVER FOR H2O LOADING



SHRUB PLANTING DETAIL
N.T.S.



EXISTING TREE PROTECTION DETAIL
NTS



SILT FENCE DETAIL
N.T.S.



PIPE INLET/OUTLET PROTECTION
N.T.S.

NO.	DATE	DESCRIPTION
1	1/22/13	Conds. Review
2	2/7/13	Rev'd. Par. Conds. Comments
3	3/21/13	Rev'd. Par. City Comments
4	6/10/13	Rev'd. Par. City Comments



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Berry, Huff, MacDonald, Milligan Inc.
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FOR
Bayview Condominiums
Ocean Avenue
Portland, ME

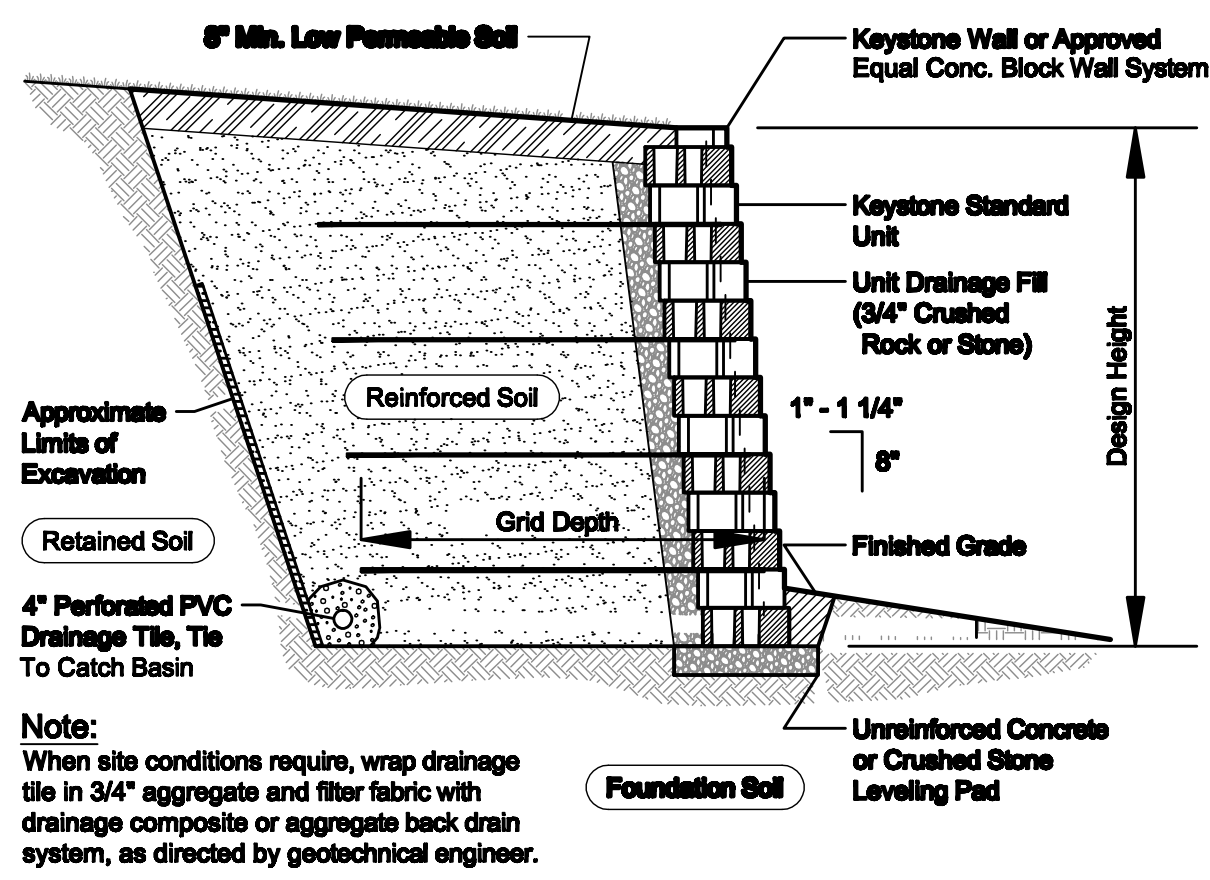
PROJECT DETAILS
BAYVIEW CONDOMINIUMS
OCEAN AVENUE
PORTLAND, MAINE

DESIGNED	DATE
W. Pelkey	Jan. 2013
DRAWN	SCALE
W. Pelkey	As Noted
CHECKED	JOB. NO.
L. Berry	12128

SHEET
3

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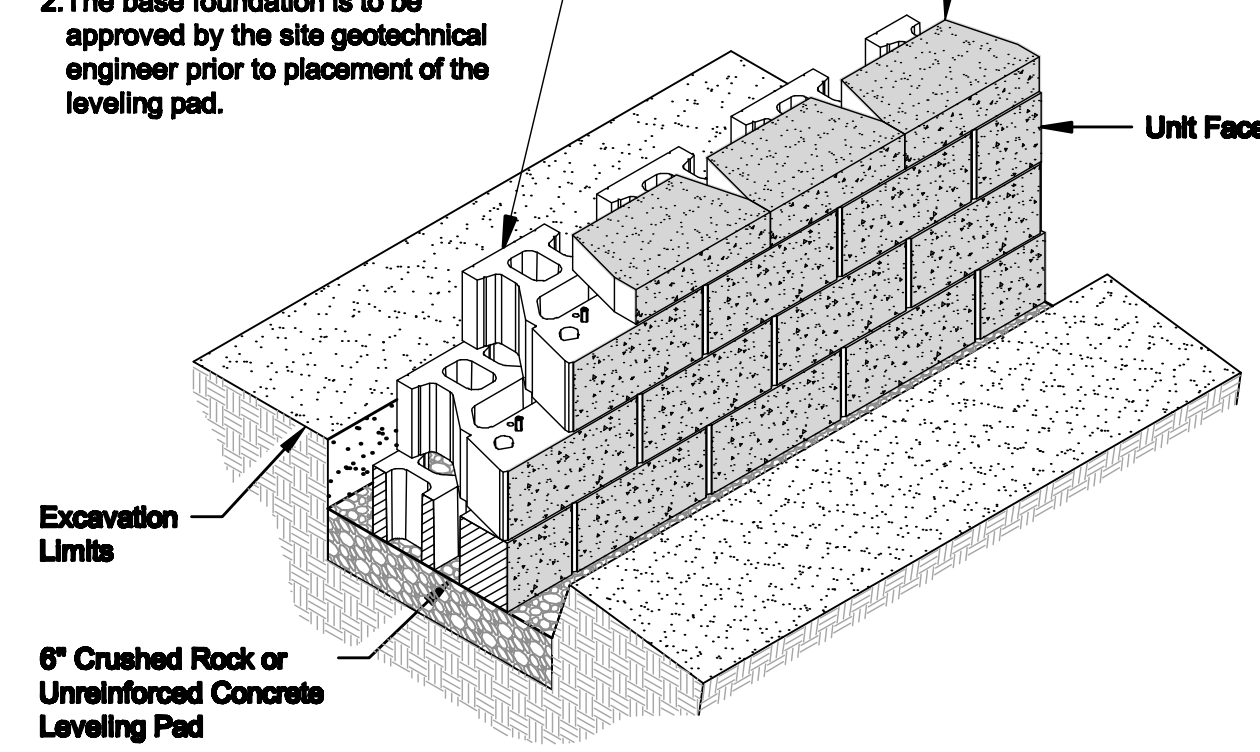


Typical Reinforced Wall Section
Standard Unit - 1" Setback

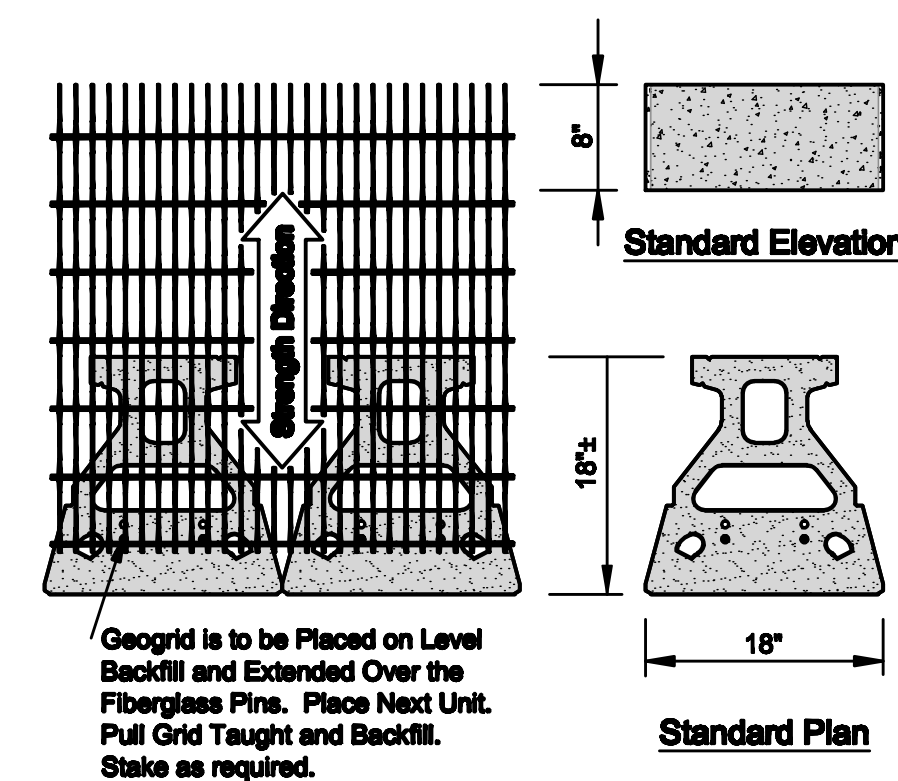
Base Leveling Pad Notes:

1. The leveling pad is to be constructed of crushed stone or 2,000 psi unreinforced concrete
2. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

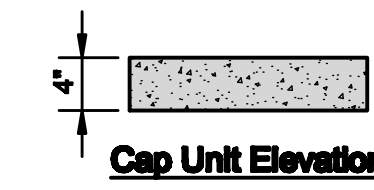
Standard Unit		Cap Unit	
*Width:	18"	*Width:	18"
*Depth:	18"	*Depth:	10 1/2"
*Height:	8"	*Height:	4"
*Weight:	108 lbs	*Weight:	50 lbs



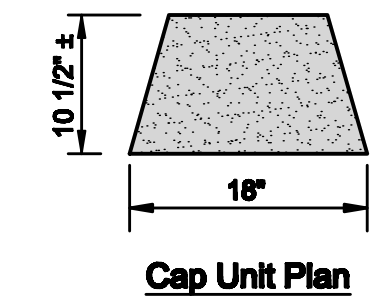
Standard Unit/Base Pad Isometric Section View
* Dimensions & Weight May Vary by Region



Grid & Pin Connection

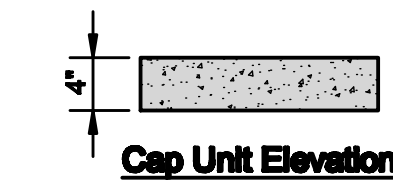


Cap Unit Elevation

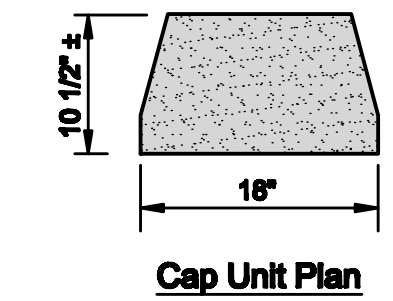


Cap Unit Plan

Universal Cap Unit Option
* Dimensions & Availability Will Vary by Region

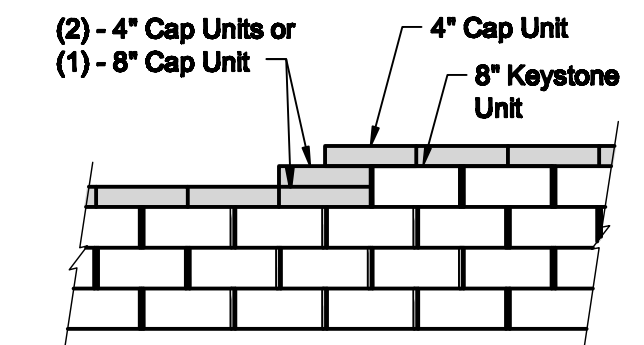


Cap Unit Elevation



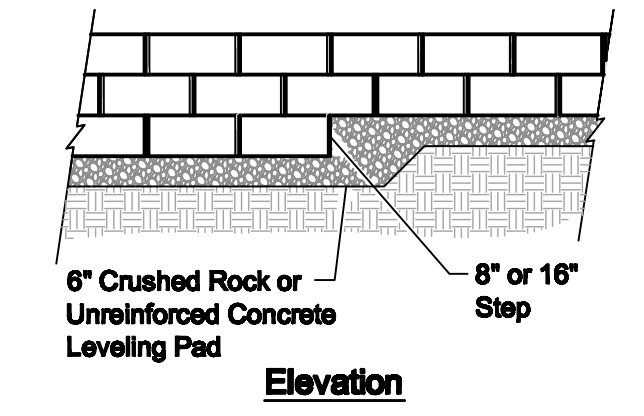
Cap Unit Plan

Straight Split Cap Unit Option
* Dimensions & Availability Will Vary by Region

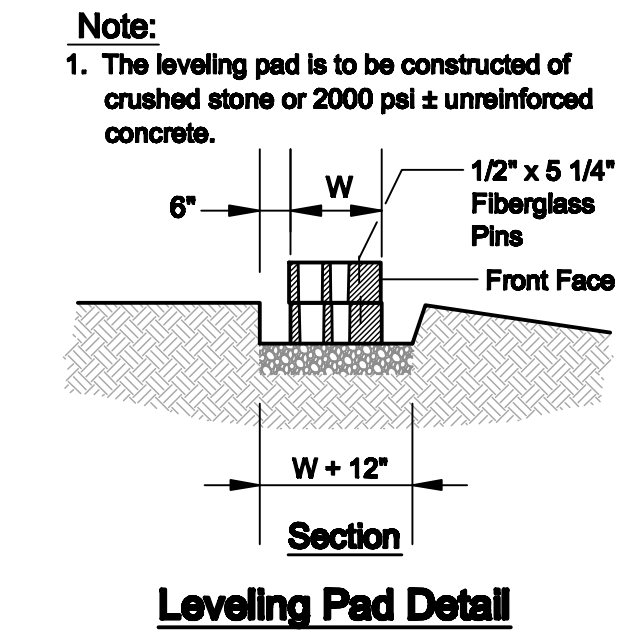


- Note:
1. Secure all cap units with Keystone Kapeal or equal.

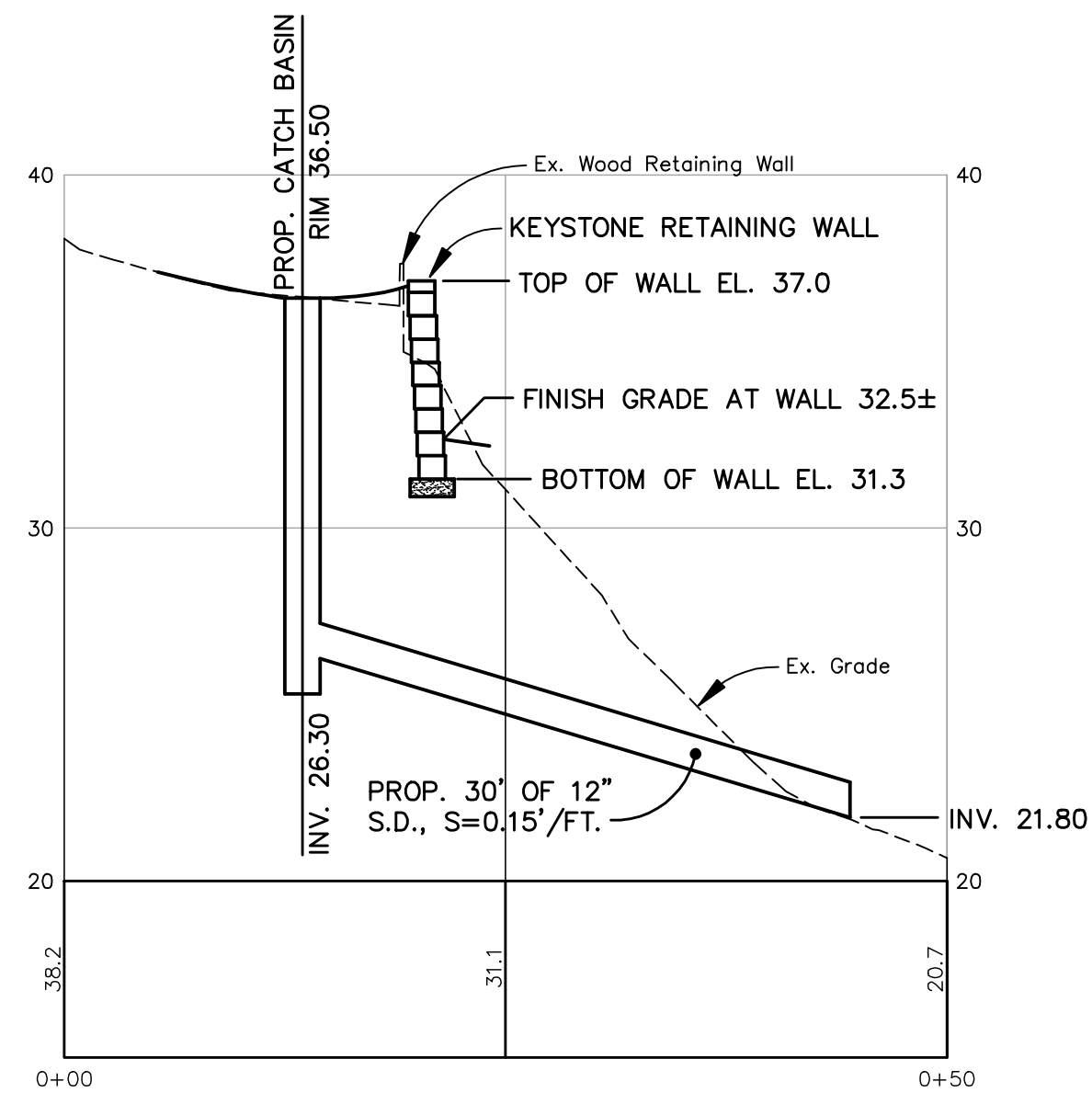
Top of Wall Steps



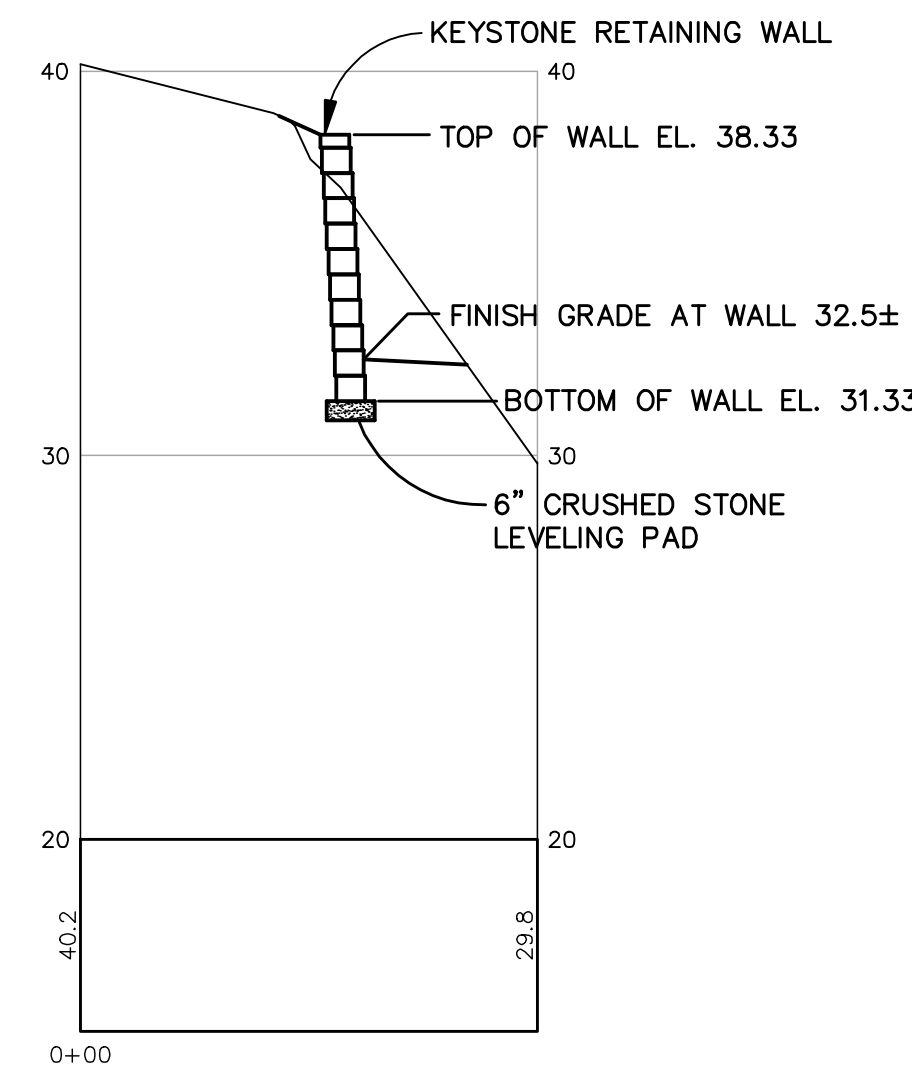
Elevation



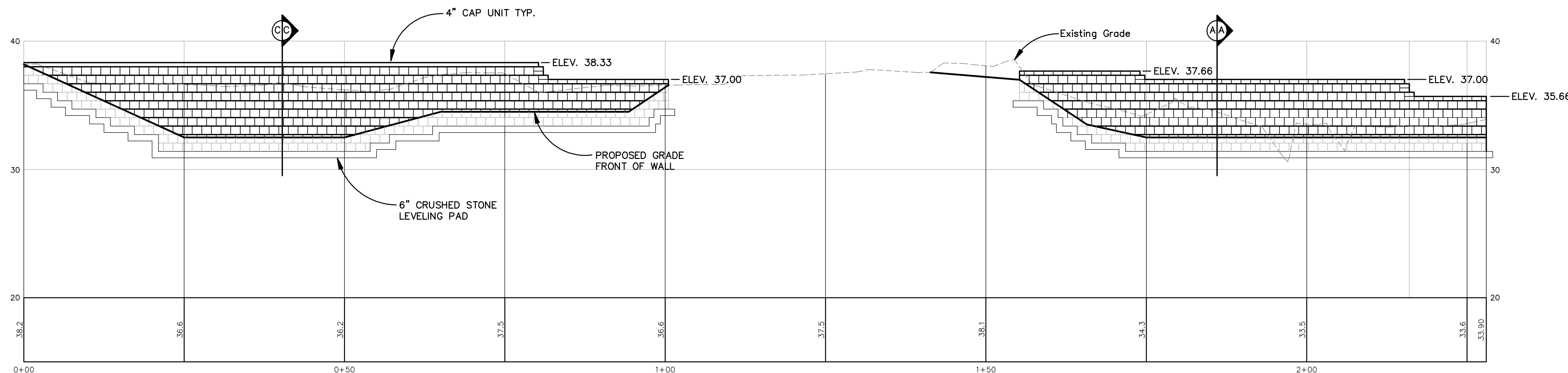
Leveling Pad Detail



SECTION AA
SCALE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 10'

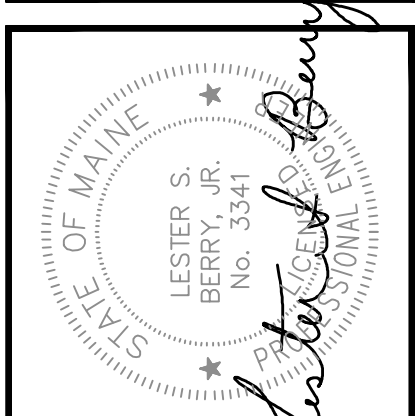


SECTION CC
SCALE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 10'



WALL A PROFILE
SCALE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 10'

NO.	DATE	REVISION	DESCRIPTION
1	1/22/13	Condo Review	
2	2/7/13	Rev'd. Per Condo Comments	
3	3/21/13	Rev'd. Per City Comments	
4	6/10/13	Rev'd. Per City Comments	



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Portland, Maine 04108
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Fax: (207) 859-8250

FOR
Bayview Condominiums
Ocean Avenue
Portland, ME

WALL DETAILS
BAYVIEW CONDOMINIUMS
OCEAN AVENUE
PORTLAND, MAINE

DESIGNED W. Polky	DATE Jan. 2013
DRAWN W. Polky	SCALE As Noted
CHECKED L. Berry	JOB. NO. 12128

SHEET
4

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NOTES:

WALL SHALL BE CONSTRUCTED OF "KEystone" OR APPROVED EQUAL CONCRETE BLOCK WALL SYSTEM.

THE MANUFACTURER OR SUPPLIER OF THE WALL SYSTEM SHALL PROVIDE SHOP DRAWINGS FOR THE ENGINEER TO REVIEW AND A WALL DESIGN ENDORSED BY A MAINE LICENSED PROFESSIONAL ENGINEER.

C:\Users\wpolky\Documents\12128\Main\Wall Details.dwg 6/11/2013 9:27:47 AM