

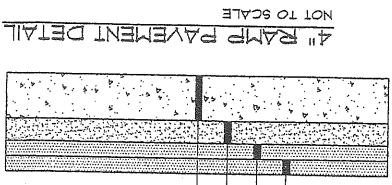
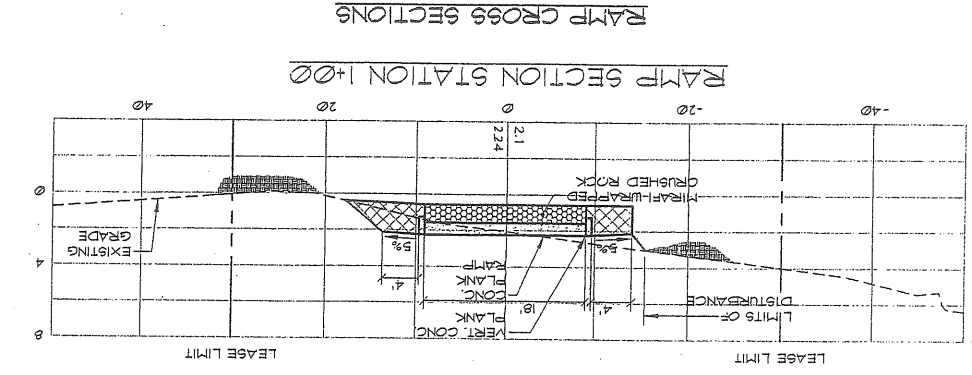
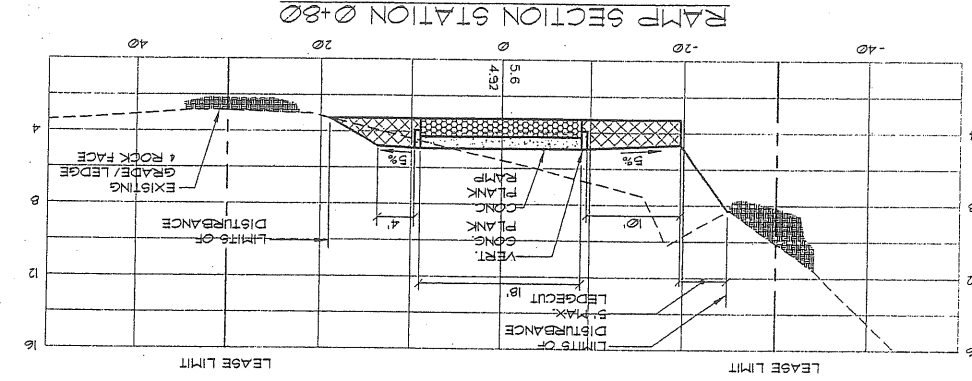
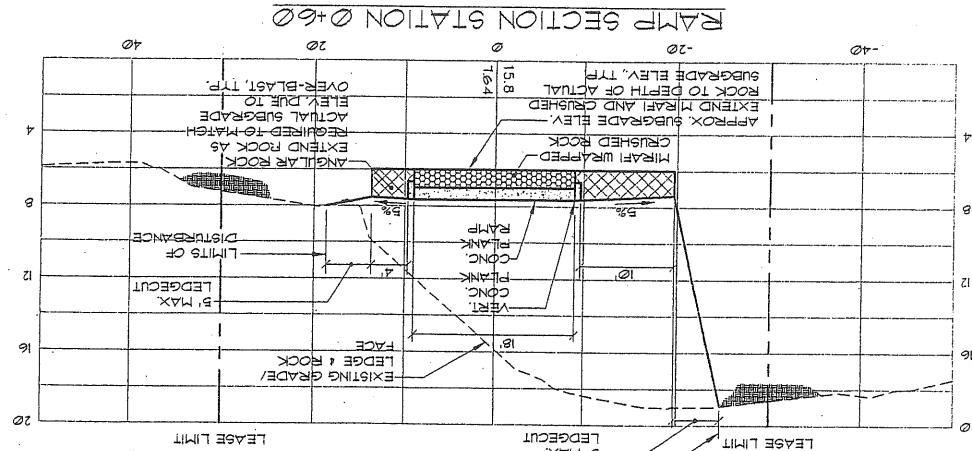
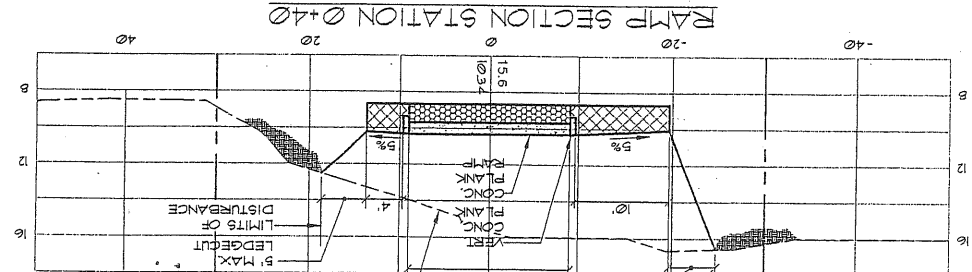
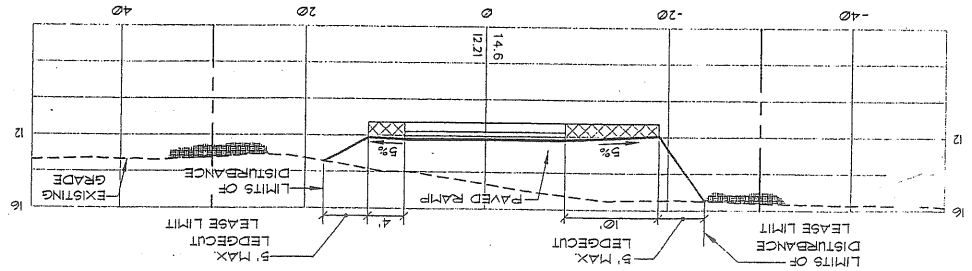
109A - B - 21

2006-0170

Island Ave. - Cliff Island

Municipal Barge Landing

City of Portland



1 1/2\"/>

EROSION AND SEDIMENTATION CONTROL PLAN

PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY SOIL DISTURBANCE, EROSION CONTROL MEASURES SHALL BE INSTALLED PER THE EROSION CONTROL PLAN. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT BE LESS THAN 4 INCHES. IT IS RECOMMENDED THAT SILT FENCE BE PLACED AT AN ANGLE TO THE FENCE MATERIALS AT GROUND LEVEL.

EROSION CONTROL MIX: SHALL BE INSTALLED PER THE EROSION CONTROL PLAN. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. THE MIX COMPOSITION SHALL MEET THE STANDARDS DESCRIBED WITHIN THE HMPER BEST MANAGEMENT PRACTICES. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

CONTINUOUS CONTAINED BERT: SHALL BE INSTALLED PER THE EROSION CONTROL PLAN. THIS BARRIER IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

DETAIL ON THE PLAN: THIS SEDIMENT BARRIER IS SETTING AND CONTROL MIX PLACED WITHIN SYNTHETIC TUBULAR NETTING AND PERFORMS AS A STURDY SEDIMENT BARRIER THAT WORKS WELL ON HARD GROUND SUCH AS FROZEN CONDITIONS, TRAVEL AREAS, OR PAVEMENT. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

3. STORM DRAIN INLET PROTECTION

DRAIN PROTECTION SHALL BE PLACED AROUND A STORM DRAIN PROTECTION INLET OR CURB PRIOR TO PERMANENT INSTALLATION OF THE INLET AND UPSTREAM DISTURBED AREAS. THEY SHALL BE CONSTRUCTED IN A MANNER THAT WILL PREVENT FLOODING OF THE PROJECT DURING TIDAL FLOODING PROCEDURES, PERMIT REQUIREMENTS, SHOP DRAWING REVIEWS, PERMIT DELIVERY, THE FRACTIONAL TIDAL CONDITIONS WHERE THE SPECIAL CONSIDERATIONS FOR THE PROJECT BEGINNING NO EARLIER THAN 157 AND ENDING NO LATER THAN OCTOBER 30TH OF THE YEAR OF CONSTRUCTION AT THIS TIME THE SELECTED CONTRACTOR SHALL FOSTER PERFORMANCE AND PAYMENT BONDS ALONG WITH REQUIRED INSURANCES PER CITY OF PORTLAND STANDARD CONTRACT REQUIREMENTS, EMERGENCY (24 HOUR) CONTACT INFORMATION SHALL BE PROVIDED. THE CONTRACTOR SHALL STABILIZE THE SITE AS NEEDED IF INCLEMENT WEATHER IS PREDICTED.

CONSTRUCTION Phase

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT SITE CONSTRUCTION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, OR ANOTHER MEANS. (EXCLUDING BEDROCK) SHALL BE ANCHORED WITH TENSILE STRAP EROSION CONTROL WITHIN SEVEN (7) DAYS OF DISTURBANCE AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF REMEDIATION OPERATIONS ON ADDITIONAL AREAS SHALL NOT BE UNDERTAKEN UNTIL THE EXPOSED SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED IN ORDER TO MINIMIZE AREAS DEPOSITED WITHIN THE TIDAL OR SUBTIDAL AREAS. PRIOR TO LEAVING THE SITE EACH DAY, THE CONTRACTOR SHALL INSPECT THE SITE AND INSURE THE SITE IS IN STABLE CONDITION.

ALL WORK WITHIN THE TIDAL AREAS SHALL BE COMPLETED DURING TIDAL CONDITIONS THAT WILL ALLOW FOR THE WORK TO BE COMPLETED DURING DRY CONDITIONS. THE EXCEPTION IS A SMALL AREA OF RIPRAP PLACEMENT AT THE END OF THE RAMP THAT IS BELOW THE OBSERVED LOW TIDE CONDITIONS.

THE CONTRACTOR SHALL COVER ALL AREAS TO BE BLASTED WITH MATS TO PREVENT THE MIGRATION OF EXTRACTABLE MATERIALS INTO THE ADJACENT RESOURCE OR ADJUTING PROPERTIES.

EROSION CONTROL APPLICATIONS AND MEASURES

THE PLACE/MENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

1. TEMPORARY MULCHING

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 7 DAYS SHALL BE MULCHED. ALSO, AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDING SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.

HAT OR STRAW FOR MULCHING SHALL BE APPLIED AT A RATE OF 75-125/1,000 SQUARE FEET (15 TONS PER ACRE) ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

2. SEDIMENT BARRIERS

PRIOR TO THE BEGINNING OF ANY SOIL DISTURBANCE, SEDIMENT BARRIERS (SILT FENCE OR EROSION CONTROL BERM MIX) SHALL BE STAKED ACROSS THE SLOPE(S) ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION EROSION. THE PLACE/MENT OF SILT FENCES AND EROSION CONTROL MATS SHALL BE IN THE LOCATIONS SHOWN ON THE SITE PLANS. ADDITIONAL LOCATIONS MAY BE REQUIRED AS CONSTRUCTION PROGRESSES BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

INTERSECTION WITH AN EXISTING DRIVE AND THE INTERSECTION WITH THE PROPOSED ACCESS DRIVE AND THE DEBRIS FROM THE SITE.

4. STABILIZED CONSTRUCTION ENTRANCE/EXIT

STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC. THIS PLAN SHALL NOT BE ADOPED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, MODIFICATIONS OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

REVISIONS:

REV.	BY	DATE	STATUS
A	OAM	7-18-05	ISSUED FOR PERMITTING
B	OAM	9-15-05	REVISED RAMP WIDTH TO 18
C	OAM	9-22-05	REVISED RAMP LOCATION 25± SOUTHERLY
D	OAM	10-3-05	REVISED RAMP PITCH & GRADING

6. PERMANENT VEGETATION

DUST CONTROL

BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF REMEDIATION OPERATIONS ON ADDITIONAL AREAS SHALL NOT BE UNDERTAKEN UNTIL THE EXPOSED SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED IN ORDER TO MINIMIZE AREAS DEPOSITED WITHIN THE TIDAL OR SUBTIDAL AREAS. PRIOR TO LEAVING THE SITE EACH DAY, THE CONTRACTOR SHALL INSPECT THE SITE AND INSURE THE SITE IS IN STABLE CONDITION.

ALL WORK WITHIN THE TIDAL AREAS SHALL BE COMPLETED DURING TIDAL CONDITIONS THAT WILL ALLOW FOR THE WORK TO BE COMPLETED DURING DRY CONDITIONS. THE EXCEPTION IS A SMALL AREA OF RIPRAP PLACEMENT AT THE END OF THE RAMP THAT IS BELOW THE OBSERVED LOW TIDE CONDITIONS.

THE CONTRACTOR SHALL COVER ALL AREAS TO BE BLASTED WITH MATS TO PREVENT THE MIGRATION OF EXTRACTABLE MATERIALS INTO THE ADJACENT RESOURCE OR ADJUTING PROPERTIES.

EROSION CONTROL APPLICATIONS AND MEASURES

THE PLACE/MENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

1. TEMPORARY MULCHING

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 7 DAYS SHALL BE MULCHED. ALSO, AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDING SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.

HAT OR STRAW FOR MULCHING SHALL BE APPLIED AT A RATE OF 75-125/1,000 SQUARE FEET (15 TONS PER ACRE) ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

2. SEDIMENT BARRIERS

PRIOR TO THE BEGINNING OF ANY SOIL DISTURBANCE, SEDIMENT BARRIERS (SILT FENCE OR EROSION CONTROL BERM MIX) SHALL BE STAKED ACROSS THE SLOPE(S) ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION EROSION. THE PLACE/MENT OF SILT FENCES AND EROSION CONTROL MATS SHALL BE IN THE LOCATIONS SHOWN ON THE SITE PLANS. ADDITIONAL LOCATIONS MAY BE REQUIRED AS CONSTRUCTION PROGRESSES BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

APPLICATION OF SEED

SEEDING SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. GENERALLY, A SEED MIXTURE MAY BE APPLIED AS FOLLOWS: (MDFP SEED MIX 2 IS DISPLAYED)

SEED TYPE

CREeping RED FESCUE 0.46 LBS./1,000 SF. (20 LBS./ACRE)

RED TOP 0.08 LBS./1,000 SF. (2 LBS./ACRE)

TALL FESCUE 0.46 LBS./1,000 SF. (20 LBS./ACRE)

TOTAL: 0.97 LBS./1,000 SF. (20 LBS./ACRE)

TEMPORARY MULCHING

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 7 DAYS SHALL BE MULCHED. ALSO, AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDING SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.

HAT OR STRAW FOR MULCHING SHALL BE APPLIED AT A RATE OF 75-125/1,000 SQUARE FEET (15 TONS PER ACRE) ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

2. SEDIMENT BARRIERS

PRIOR TO THE BEGINNING OF ANY SOIL DISTURBANCE, SEDIMENT BARRIERS (SILT FENCE OR EROSION CONTROL BERM MIX) SHALL BE STAKED ACROSS THE SLOPE(S) ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION EROSION. THE PLACE/MENT OF SILT FENCES AND EROSION CONTROL MATS SHALL BE IN THE LOCATIONS SHOWN ON THE SITE PLANS. ADDITIONAL LOCATIONS MAY BE REQUIRED AS CONSTRUCTION PROGRESSES BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

CONSTRUCTION SCHEDULE

REFER TO CONSTRUCTION PLAN, TOTAL CONSTRUCTION TIME IS EXPECTED TO BE 6 TO 8 WEEKS.

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL INSPECTIONS AND REPORTS. REPAIRS AS NEEDED TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURES.

FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING, THE CONTRACTOR SHALL MONITOR THE SITE UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 85%-90% GROUND COVER WITH VIGOROUS GROWTH. RESEEDING SHALL BE REQUIRED IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

DETAILS & CROSS SECTIONS - LA-2 SITE

CLIFF ISLAND BOAT RAMP

LAND ASSOCIATION NO. 2

CITY OF PORTLAND

55 PORTLAND STREET, PORTLAND, MAINE 04101

Sebago Technics

Engineering Experts You Can Build On

Washington, Me 04098-1339

Tel (207) 856-0277

PROJECT NO: 01455

FIELD BOOK: 388

DESIGN: OAM

CHKD: OAM

DRAWN: SJB

THIS PLAN SHALL NOT BE ADOPED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, MODIFICATIONS OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

REVISIONS:

REV.	BY	DATE	STATUS
A	OAM	7-18-05	ISSUED FOR PERMITTING
B	OAM	9-15-05	REVISED RAMP WIDTH TO 18
C	OAM	9-22-05	REVISED RAMP LOCATION 25± SOUTHERLY
D	OAM	10-3-05	REVISED RAMP PITCH & GRADING

DATE: 6-23-05

SCALE: 1"=10'

SHEET 2 OF 2

1145501

AA-A-2

SITE PLAN - LA-2 SITE
CLIFF ISLAND BOAT RAMP
 LAND ASSOCIATION NO. 2
 CITY OF PORTLAND
 55 PORTLAND STREET
 PORTLAND, MAINE 04101

Sebago Technics
 Engineering Experts You Can Build On
 One Canal Street
 Westbrook, Me 04098-1339
 Tel (207) 668-0277

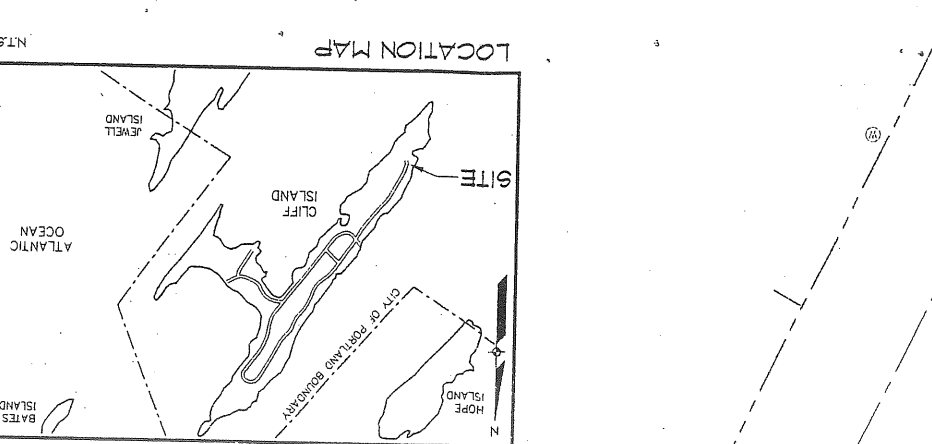
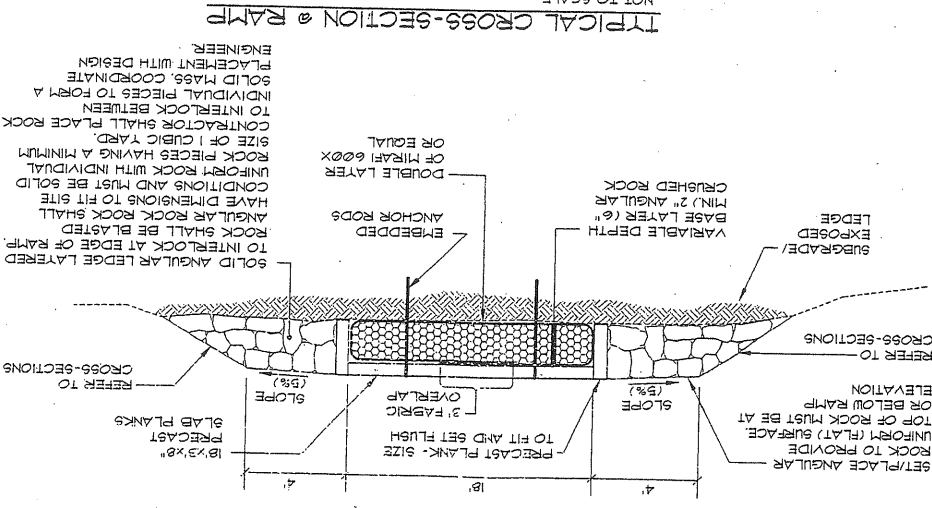
PROJECT NO.	01455
FIELD BOOK	388
DESIGN	OAM
CHKD	OAM
DRAWN	BRF

REV.	BY:	DATE:	STATUS:
A	OAM	10-29-03	ISSUED FOR REVIEW
B	OAM	1-05-05	ADD METES / BOUNDS TO LEASE AREA
C	OAM	6-06-05	REVISED GROSS-SECTION AND ADDED FENDER PILES
D	OAM	7-18-05	ISSUED FOR PERMITTING
E	OAM	9-15-05	REVISED RAMP LOCATION 25' SOUTHERLY
F	OAM	9-22-05	REVISED RAMP PITCH & GRADING
G	OAM	10-3-05	

THIS PLAN SHALL NOT BE DATED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

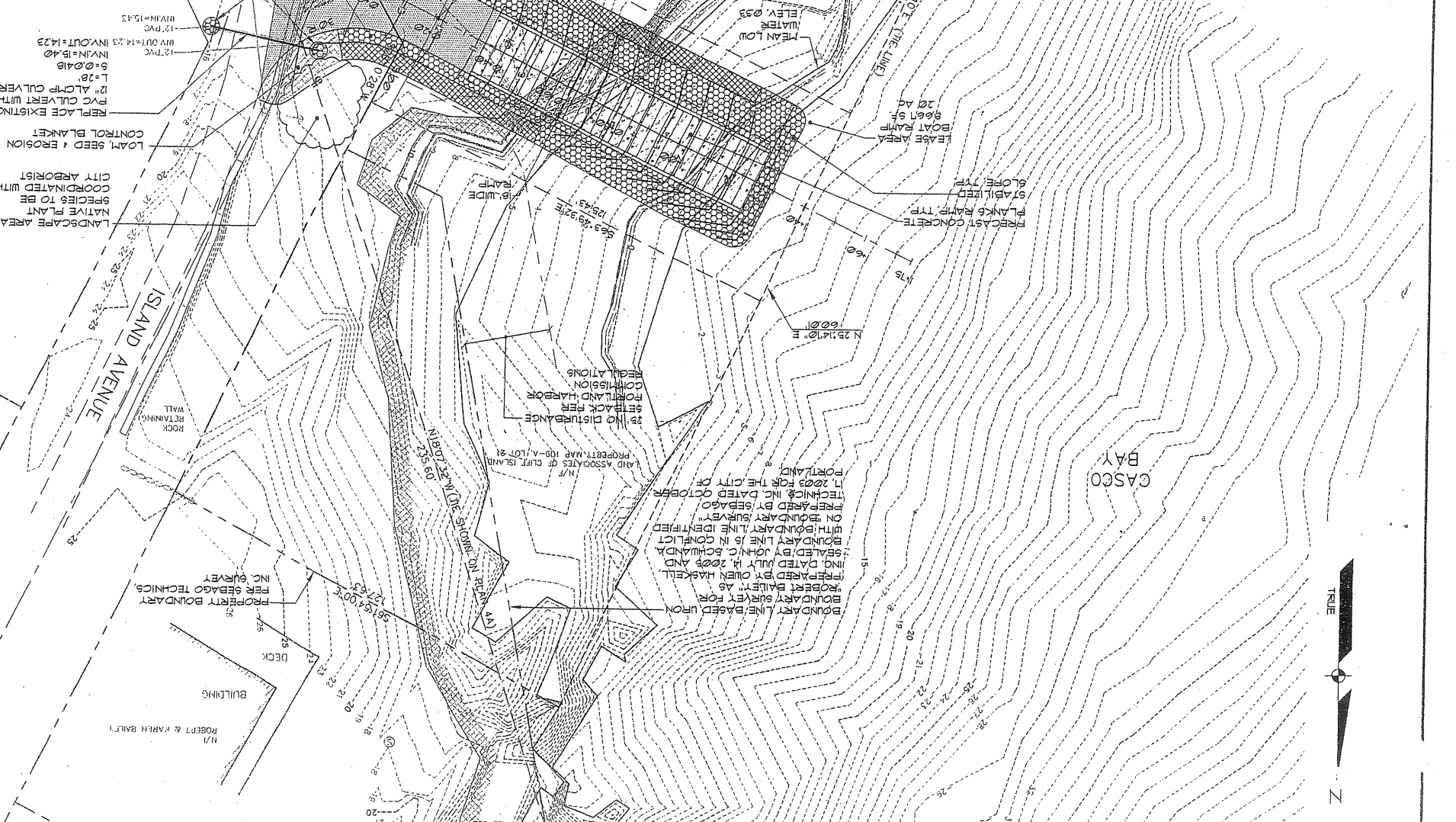
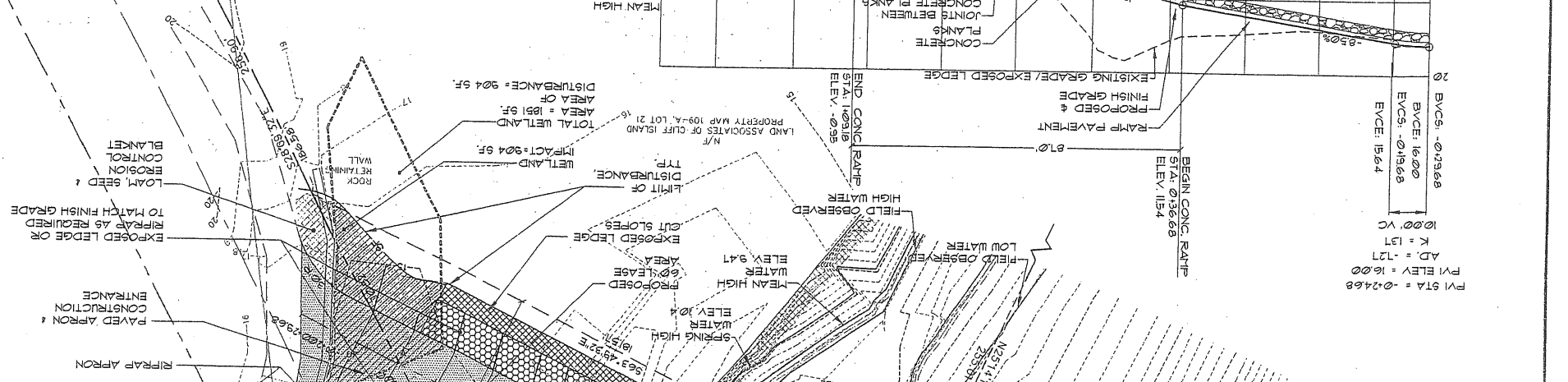
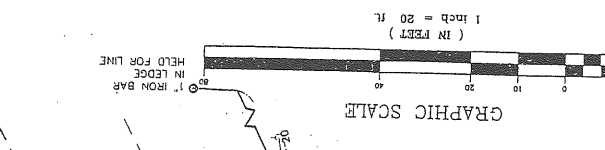
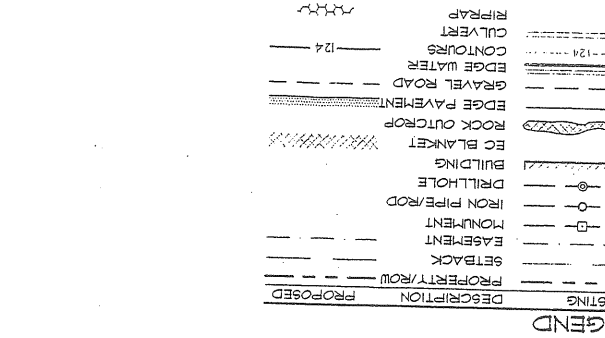
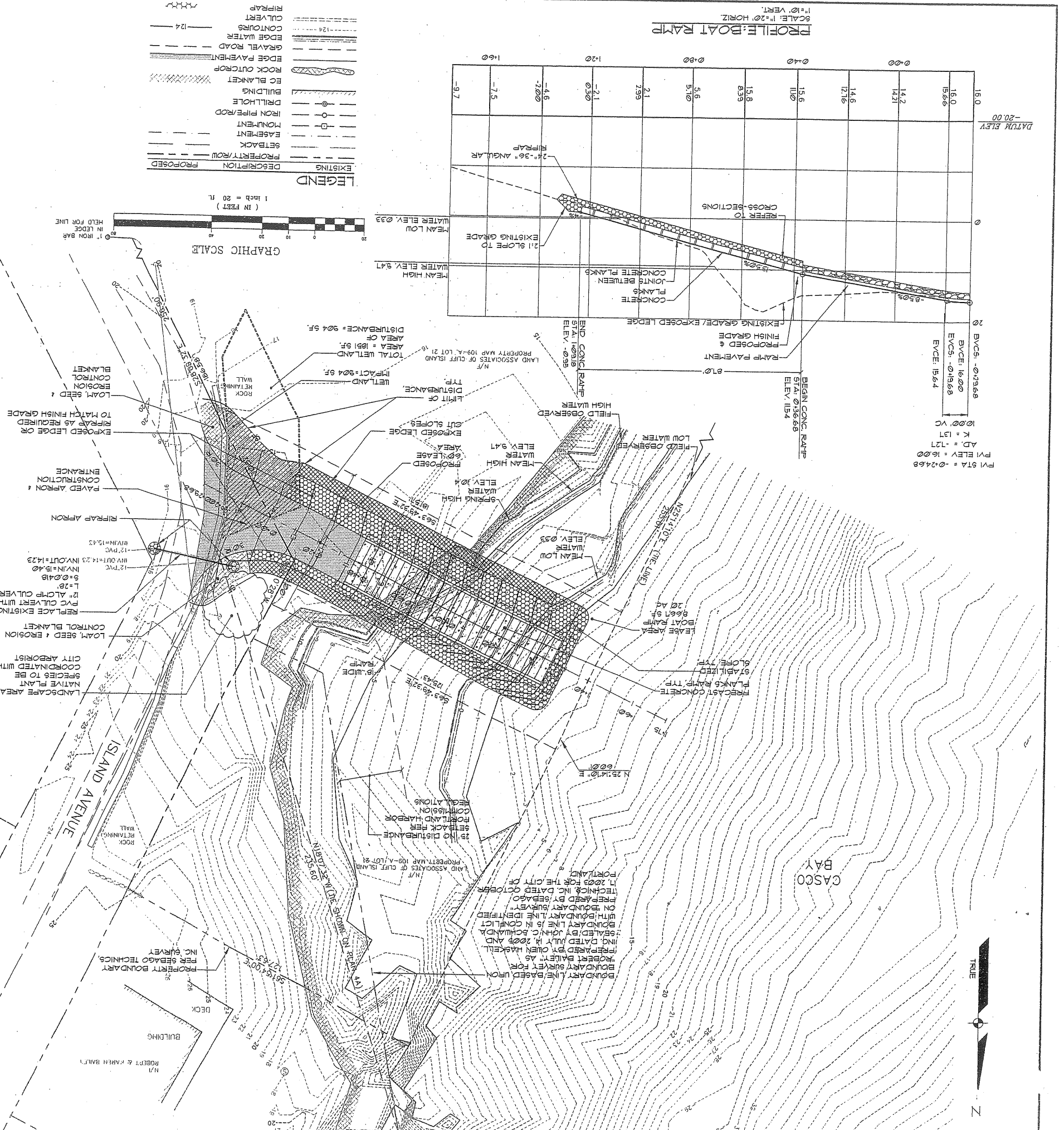
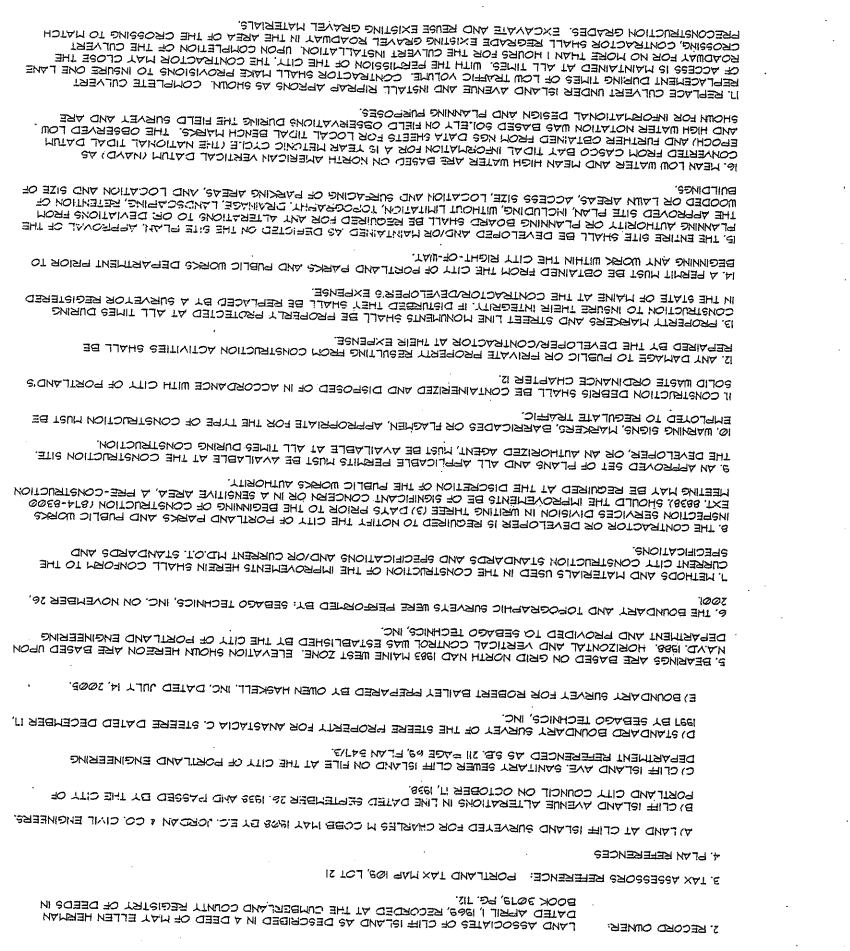
Professional Engineer Seal: **Jeffrey A. H. A. 1**

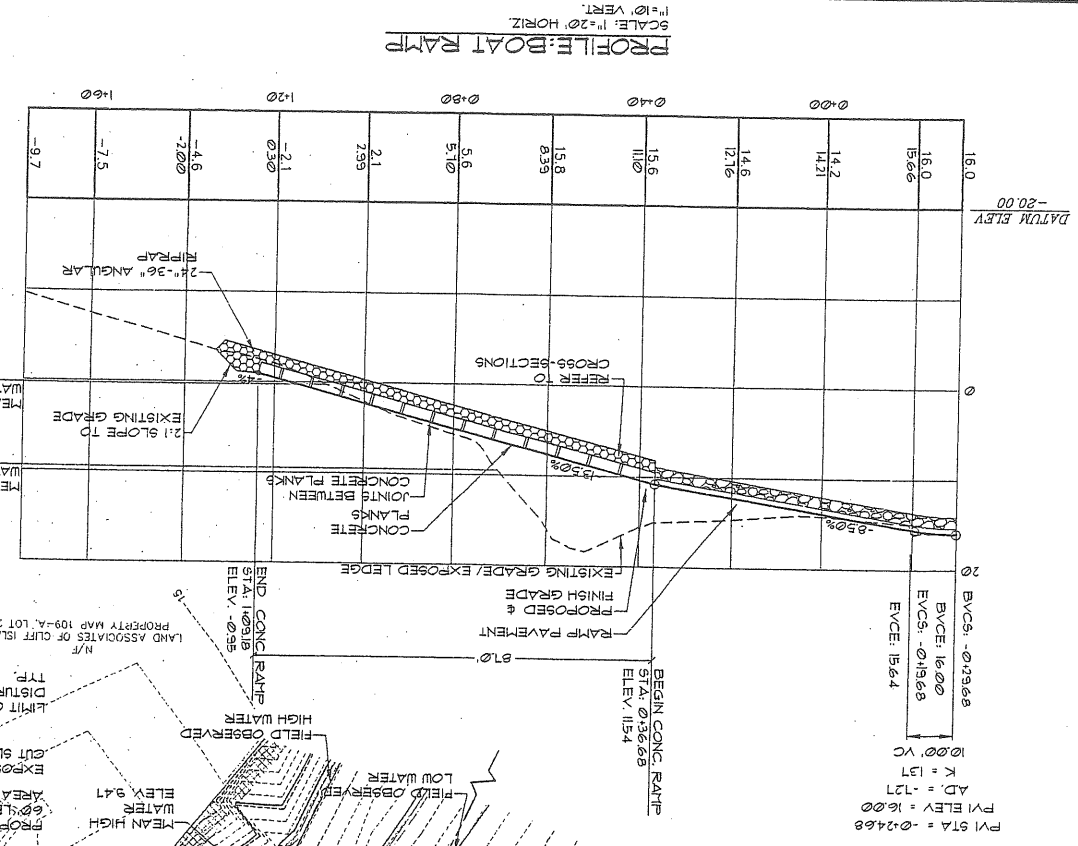
Professional Engineer Seal: **Sebago Technics**



GENERAL NOTES:
 NOT TO SCALE

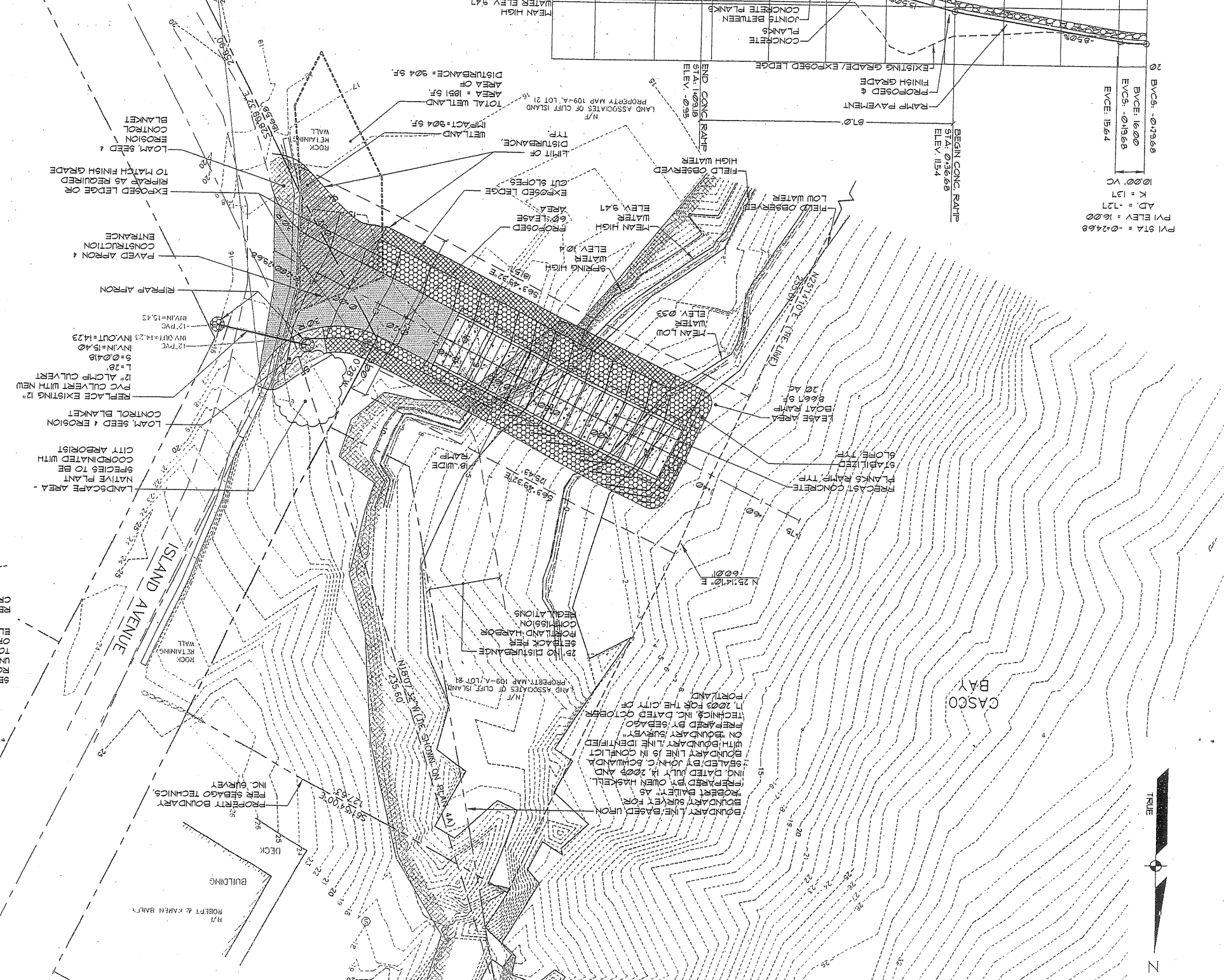
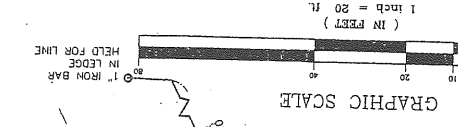
1. APPLICANT: CITY OF PORTLAND
2. RECORD OWNER: LAND ASSOCIATES OF CLIFF ISLAND AS DESCRIBED IN A DEED OF MARY ELLEN HERMAN DATED APRIL 1989, RECORDED AT THE CLIFF ISLAND COUNTY REGISTRY OF DEEDS IN BOOK 2079, PG. 72.
3. TAX ASSESSORS REFERENCE: PORTLAND TAX MAP 108, LOT 21
4. PLAN REFERENCES:
 - A) LAND AT CLIFF ISLAND SURVEYED FOR CHARLES H. COBB MAY 1828 BY E.C. JORDAN & CO. CIVIL ENGINEERS, PORTLAND AND CITY COMMISSIONER IN LINE DATED SEPTEMBER 22, 1939 AND PASSED BY THE CITY OF PORTLAND.
 - B) CLIFF ISLAND AVENUE ALTERATIONS IN LINE DATED SEPTEMBER 11, 1938.
 - C) CLIFF ISLAND AVENUE GROUND SURVEY FOR CLIFF ISLAND ON FILE AT THE CITY OF PORTLAND ENGINEERS DEPARTMENT REFERENCED AS 69-211-48E & 69-211-48F, PLAN 947A.
 - D) STANDARD BOUNDARY SURVEY OF THE STREETS PROPERTY FOR ANASTASIA C. STREBE DATED DECEMBER 11, 1987 BY SEBAGO TECHNICS, INC.
 - E) BOUNDARY SURVEY FOR ROBERT BAILEY PREPARED BY OWEN HASKELL, INC. DATED JULY 4, 2005.
5. BEARINGS ARE BASED ON GRID NORTH NAD 1983 MAINE WEST ZONE. ELEVATION SHOWN HEREON ARE BASED UPON DEPARTMENT AND PROVIDED TO SEBAGO TECHNICS, INC.
6. THE BOUNDARY AND TOPOGRAPHIC SURVEYS WERE PERFORMED BY SEBAGO TECHNICS, INC. 2001.
7. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CURRENT H.D.O.T. STANDARDS AND SPECIFICATIONS.
8. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO THE BEGINNING OF CONSTRUCTION IN A SENSITIVE AREA, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY.
9. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION. MARKING SIGNS, MESSAGES, BARRICADES OR FLAGSTICKS APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.
10. CONSTRUCTION DEBRIS SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLANDS SOLID WASTE ORDINANCE CHAPTER 22.
11. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
12. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE REPAIRED BY A SURVEYOR DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REQUIRED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
13. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEFINED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE DEVELOPMENT SITE PLAN INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, LANDSCAPING, RETENTION OF WOODS OR LAWN AREAS, ACCESS SIZE, ACCESS TYPE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
14. MEAN LOW WATER AND MEAN HIGH WATER ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) AS DERIVED FROM CASCO BAY TIDAL INFORMATION FOR LOCAL TIDAL STATIONS. THE NATIONAL TIDAL DATUM AND FURTHER OBTAINED FROM US DATA SHEETS FOR LOCAL TIDAL STATIONS. THE OBSERVED LOW SHOW FOR INFORMATIONAL DESIGN AND PLANNING PURPOSES.
15. REPLACE CULVERT UNDER ISLAND AVENUE AND INSTALL RIPRAP APRONS AS SHOWN. COMPLETE CULVERT REPLACEMENT DURING THE ROADWAY INSTALLATION. UPON COMPLETION OF THE CULVERT THE CONTRACTOR SHALL MAINTAIN AT ALL TIMES WITH THE PERMISSION OF THE CITY OF PORTLAND. COMPLETE CULVERT RECONSTRUCTION GRADES, EXCAVATE AND REUSE EXISTING GRAVEL MATERIALS.





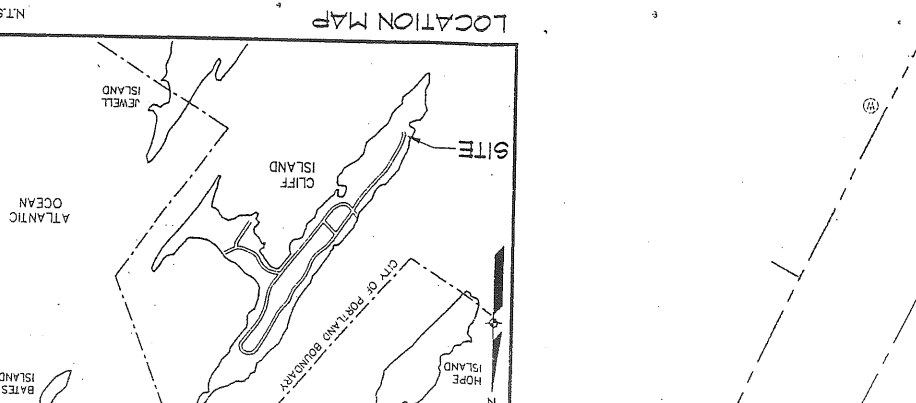
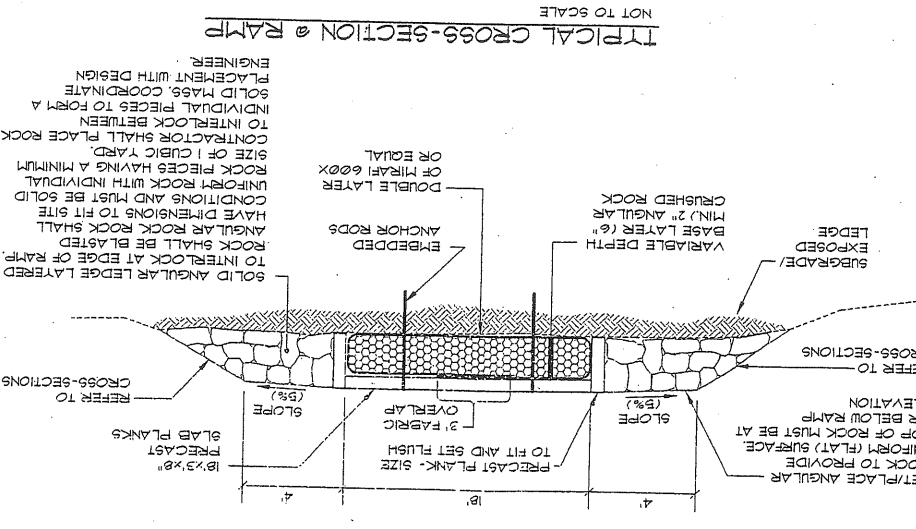
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY ROW	---
---	SETBACK	---
---	EASEMENT	---
---	MONUMENT	---
---	IRON PIPE/POD	---
---	BUILDING	---
---	DRILLHOLE	---
---	EC BLANKET	---
---	RAMP OUTCROP	---
---	GRAVEL ROAD	---
---	EDGE PAVEMENT	---
---	CULVERT	---
---	RIPRAP	---



GENERAL NOTES:

1. APPLICANT: CITY OF PORTLAND
2. RECORD OWNER: LAND ASSOCIATES OF CLIFF ISLAND AS DESCRIBED IN A DEED OF MARY ELLEN HERMAN DATED APRIL 1, 1969, RECORDED AT THE MIDDLEBURY COUNTY REGISTRY OF DEEDS IN BOOK 3073, PG. 712.
3. TAX ASSESSORS REFERENCE: PORTLAND TAX MAP 109, LOT 21
4. PLAN REFERENCES:
 - A) LAND AT CLIFF ISLAND SURVEYED FOR CHARLES M COBB MAY 1892 BY E.C. JORDAN & CO. CIVIL ENGINEERS.
 - B) CLIFF ISLAND AVENUE ALTERATIONS IN LINE DATED SEPTEMBER 26, 1939 AND PASSED BY THE CITY OF PORTLAND CITY COUNCIL ON OCTOBER 11, 1939.
 - C) CLIFF ISLAND AVENUE GROUND CLIFF ISLAND ON FILE AT THE CITY OF PORTLAND ENGINEERS DEPARTMENT REVISIONS DIVISION AS 92.21 PAGE 69 PLAN 3473.
 - D) STANDARD BOARD SURVEY OF THE STEEP PROPERTY FOR ANASTACIA C. STIERE DATED DECEMBER 11, 1991 BY SEBAGO TECHNICS, INC.
 - E) BOUNDARY SURVEY FOR ROBERT BAILEY PREPARED BY OWEN HASKELL, INC. DATED JULY 14, 2005.
5. BEARINGS ARE BASED ON GRID NORTH HAD 1983 NAME WEST ZONE. ELEVATION SHOWN HEREON ARE BASED UPON NAD 1983. HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT AND PROVIDED TO SEBAGO TECHNICS, INC.
6. THE BOUNDARY AND TOPOGRAPHIC SURVEYS WERE PERFORMED BY SEBAGO TECHNICS, INC. ON NOVEMBER 26, 2004.
7. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.
8. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO THE BEGINNING OF CONSTRUCTION (7:00 AM) IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY.
9. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
10. WARNING SIGNS, MARKERS, BARRICADES OR FLAGGING, APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.
11. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLANDS SOLID WASTE ORDINANCE CHAPTER 12.
12. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
13. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
14. A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
15. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DESCRIBED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING WITHOUT LIMITATION, TOPOGRAPHY, LANDSCAPING, RETENTION OF WOODS OR LAWN AREAS, ACCESS, SIDE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
16. MEAN LOW WATER AND MEAN HIGH WATER ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD). AS CONFERRED FROM CASCO BAY TIDAL INFORMATION FOR 2015. YEAR REFLECTS THE NATIONAL TIDAL DATUM AND HIGH WATER NOTATION SHALL BE MAINTAINED ON ALL PLANS. THE CONTRACTOR SHALL OBSERVE MEAN LOW AND MEAN HIGH WATER AND REPORT OBSERVATIONS DURING THE FIELD SURVEY AND ARE SHOWN FOR INFORMATIONAL DESIGN AND PLANNING PURPOSES.
17. REPLACE CULVERT UNDER ISLAND AVENUE AND INSTALL RIPRAP APRONS AS SHOWN. COMPLETE CULVERT REPLACEMENT DURING TIMES OF LOW FLOW. CONTRACTOR SHALL MAKE PROVISIONS TO INSURE ONE LANE ROADWAY FOR NO MORE THAN 1 HOUR FOR THE CULVERT INSTALLATION. UPON COMPLETION OF THE CULVERT, THE CONTRACTOR SHALL MAINTAIN AT ALL TIMES, WITH THE PERMISSION OF THE CITY, THE CONTRACTOR MAY CLOSE THE CROSSING CONTRACTOR SHALL REGRADE EXISTING GRAVEL ROADWAY IN THE AREA OF THE CROSSING TO MATCH PRECONSTRUCTION GRADES. EXCAVATE AND REUSE EXISTING GRAVEL MATERIALS.



SITE PLAN - LA-2 SITE

CLIFF ISLAND BOAT RAMP

LAND ASSOCIATION NO. 2
PORTLAND, MAINE

CITY OF PORTLAND
55 PORTLAND STREET
PORTLAND, MAINE 04101

Sebago Technics
Engineering Expertise You Can Build On
One Canal Street
Westbrook, Me 04098-1339
Tel (207) 698-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
01455	388	OAM	OAM	BRF

REV.	BY	DATE	STATUS
A	OAM	10-29-03	ISSUED FOR REVIEW
B	OAM	1-05-05	ADD METES / BOUNDS TO LEASE AREA
C	OAM	6-06-05	REVISED CROSS-SECTION AND ADDED FENDER PILES
D	OAM	7-18-05	ISSUED FOR PERMITTING
E	OAM	8-15-05	REVISED RAMP WIDTH TO 18'
F	OAM	9-22-05	REVISED RAMP PITCH & GRADING
G	OAM	10-3-05	REVISED RAMP LOCATION 25'± SOUTHERLY

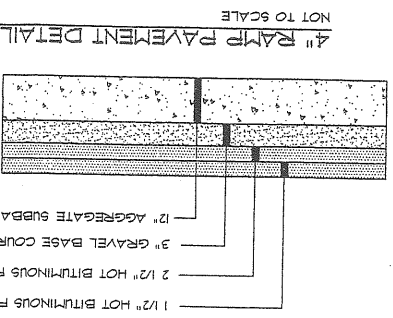
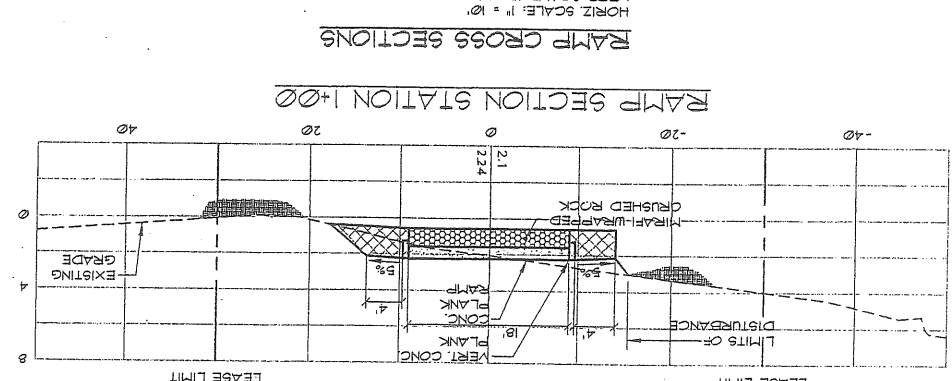
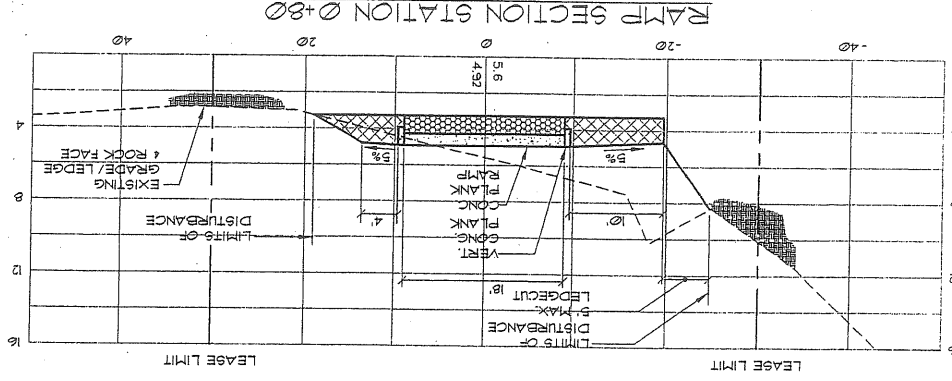
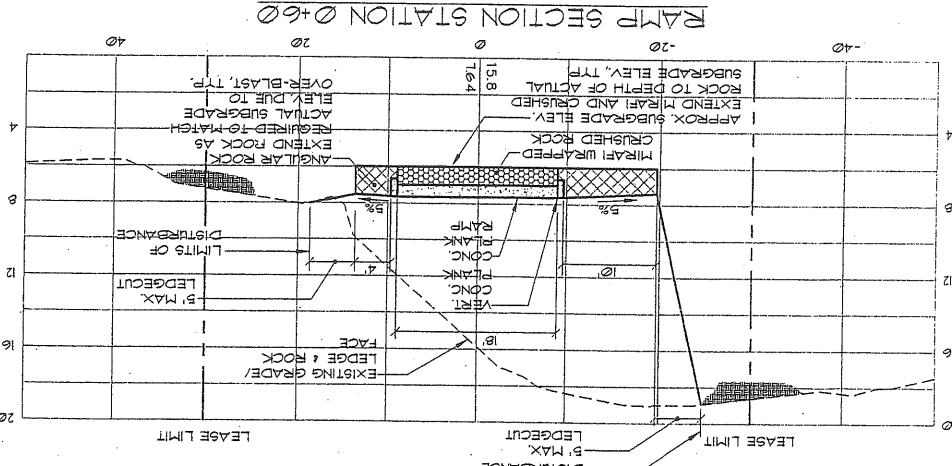
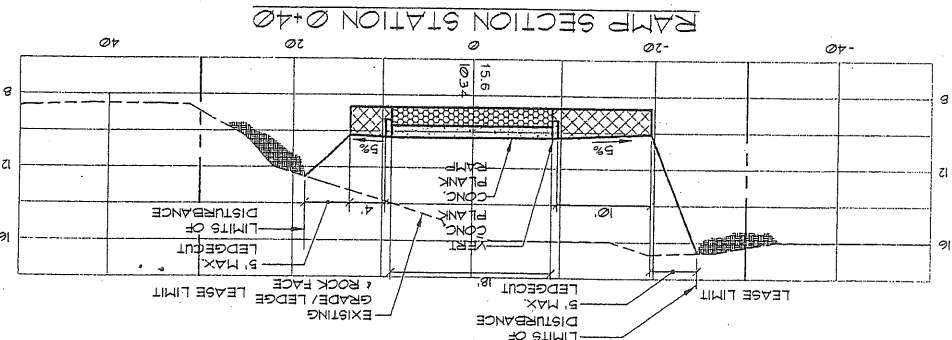
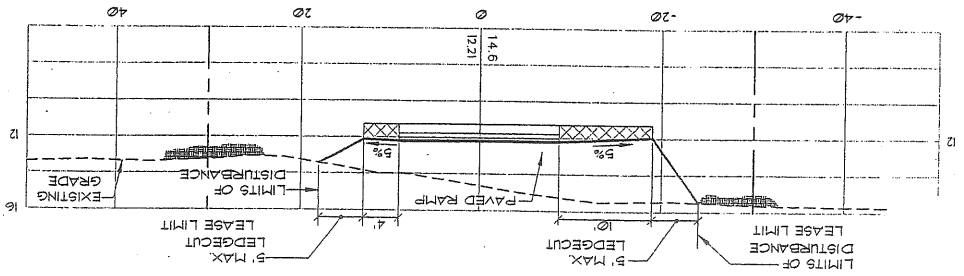
THIS PLAN SHALL NOT BE AMENDED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, INCORPORATED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

ATTEST:

[Signature]
City Clerk

APPROVED:

[Signature]
City Engineer



EROSION AND SEDIMENTATION CONTROL PLAN

PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY SOIL DISTURBANCE, SEDIMENT BARRIERS (SILT FENCE OR EROSION CONTROL) SHALL BE INSTALLED PER THE PLAN. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT BE REMOVED BY HAND. IT IS RECOMMENDED THAT SILT BE REMOVED BY HAND. IT IS RECOMMENDED THAT SILT BE REMOVED BY HAND.

CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT SITE CONSTRUCTION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, YEGRATION, MULCHING, EROSION CONTROL MATS, BRUSHING, OR GRAVEL BASE ON A ROAD. OPEN AREAS THAT CONTAIN MINERAL SOIL (EXCLUDING BEDROCK) SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL WITHIN SEVEN (7) DAYS OF DISTURBANCE AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EROSION CONTROL OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEHIND UNTIL THE EXPOSED SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

THE CONTRACTOR SHALL CONTINUALLY MONITOR THE WORK TO INSURE THAT NO EROSION OR EXTRANEOUS DEBRIS IS DEPOSITED WITHIN THE TIDAL OR SUBTIDAL AREAS. PRIOR TO LEAVING THE SITE EACH DAY, THE CONTRACTOR SHALL INSPECT THE SITE AND INSURE THE SITE IS IN STABLE CONDITION.

ALL WORK WITHIN THE TIDAL AREAS SHALL BE COMPLETED DURING TIDAL CONDITIONS THAT WILL ALLOW FOR THE WORK TO BE COMPLETED DURING DRY CONDITIONS. THE EXCEPTION IS A SMALL AREA OF RAMPOR PLACEMENT AT THE END OF THE RAMP THAT IS BELOW THE OBSERVED LOW TIDE CONDITIONS.

THE CONTRACTOR SHALL COVER ALL AREAS TO BE BLASTED WITH MATS TO PREVENT THE MIGRATION OF EXTRANEOUS MATERIALS INTO THE ADJACENT RESOURCE OR ABUTTING PROPERTIES.

THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

TEMPORARY MULCHING

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 7 DAYS SHALL BE MULCHED. ALSO, AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.

HAY OR STRAW FOR MULCHING SHALL BE APPLIED AT A RATE OF 15-15.5/1000 SQUARE FEET (15 TONS PER ACRE). EROSION CONTROL BLANKET SHALL BE INSTALLED SUCH THAT CONTACT BETWEEN THE MAT AND GRADE IS ACCURATELY OBTAINED. INSTALL BLANKETS AND GRADE IN RECOMMENDATIONS.

2. SEDIMENT BARRIERS

PRIOR TO THE BEGINNING OF ANY SOIL DISTURBANCE, SEDIMENT BARRIERS (SILT FENCE OR EROSION CONTROL) SHALL BE INSTALLED PER THE PLAN. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT BE REMOVED BY HAND. IT IS RECOMMENDED THAT SILT BE REMOVED BY HAND.

3. STORMDRAIN INLET PROTECTION

INLET PROTECTION SHALL BE PLACED AROUND A STORM DRAIN DROP INLET OR CURB INLET PRIOR TO PERMANENT STABILIZATION OF THE INLET AND UPSTREAM DISTURBED AREAS. THEY SHALL BE CONSTRUCTED IN A MANNER THAT WILL FACILITATE CLEAN-OUT AND DISPOSAL OF TRAPPED SEDIMENTS AND MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES. ANY RESULTANT FLOODING OF WATER FROM THE PROTECTION METHOD MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.

4. STABILIZED CONSTRUCTION ENTRANCE/EXIT

CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED PRIOR TO ANY CLEARING OR GRUBBING. A STABILIZED ENTRANCE/EXIT SHALL BE PROVIDED TO MINIMIZE TRACKING OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE ONTO ADJACENT ROADWAYS. THE ENTRANCE AND EXIT SHALL BE CONSTRUCTED FROM THE TRACKING OF MUD, DUST, OR DEBRIS FROM THE CONSTRUCTION AREA. STABILIZED CONSTRUCTION EXITS SHALL BE CONSTRUCTED IN AREAS SPECIFIED ON THE PLANS AND AS DETAILED ON THE PLANS.

5. DUST CONTROL

DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE THE DUST DURING THE DRY MONTHS.

6. PERMANENT VEGETATION

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OF AREAS TO BE LOANED AND SEEDED. THE APPLICATION OF SEED SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR.

SEEDING PREPARATION

FOUR (4) INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SHOULDED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMP, STONES AND OTHERS OVER 1/2 IN DIAMETER AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIBLE MATERIAL.

B. SOIL AMENDMENTS SHALL BE APPLIED AS FOLLOWS:

ITEM	APPLICATION RATE
10-20-20 FERTILIZER	15 LB/5,1000 SF
(N-P2O5-K2O OR EQUAL)	
GROUND LIMESTONE	15-15.5/1000 SF
(50% CALCUM AND MAGNESIUM OXIDE)	

C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR (4) INCHES EXCEPT ON CLAY, SILTY SOILS, OR COARSE SAND.

APPLICATION OF SEED

SEEDING SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. SEED MIXTURE MAY BE APPLIED AS FOLLOWS: UNDER SEED MIX 2 IS DISPLAYED)

SEED TYPE	APPLICATION RATE
CREEPING RED FESCUE	0.46 LB/5,1000 SF (20 LB/ACRE)
RED TOP	0.05 LB/5,1000 SF (2 LB/ACRE)
TALL FESCUE	0.46 LB/5,1000 SF (20 LB/ACRE)
TOTAL:	0.91 LB/5,1000 SF (20 LB/ACRE)

MULCHING SHALL COMMENCE IMMEDIATELY AFTER SEED IS APPLIED. REFER TO THE TEMPORARY MULCHING SECTION OF THIS NARRATIVE FOR DETAILS.

THIS NARRATIVE FOR DETAILS.

CONSTRUCTION SCHEDULE

REFER TO CONSTRUCTION PLAN, TOTAL CONSTRUCTION TIME IS EXPECTED TO BE 6 TO 8 WEEKS.

INSPECTIONS/MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, THE SITE SHALL BE INSPECTED TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURES.

FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING, THE CONTRACTOR SHALL MONITOR THE SITE UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 85%-90% AREAS REVEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

1. TEMPORARY MULCHING

HAY OR STRAW FOR MULCHING SHALL BE APPLIED AT A RATE OF 15-15.5/1000 SQUARE FEET (15 TONS PER ACRE). EROSION CONTROL BLANKET SHALL BE INSTALLED SUCH THAT CONTACT BETWEEN THE MAT AND GRADE IS ACCURATELY OBTAINED. INSTALL BLANKETS AND GRADE IN RECOMMENDATIONS.

2. SEDIMENT BARRIERS

PRIOR TO THE BEGINNING OF ANY SOIL DISTURBANCE, SEDIMENT BARRIERS (SILT FENCE OR EROSION CONTROL) SHALL BE INSTALLED PER THE PLAN. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT BE REMOVED BY HAND. IT IS RECOMMENDED THAT SILT BE REMOVED BY HAND.

CONSTRUCTION SCHEDULE

REFER TO CONSTRUCTION PLAN, TOTAL CONSTRUCTION TIME IS EXPECTED TO BE 6 TO 8 WEEKS.

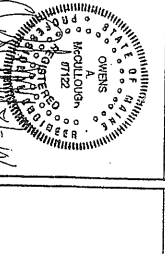
INSPECTIONS/MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, THE SITE SHALL BE INSPECTED TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURES.

FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING, THE CONTRACTOR SHALL MONITOR THE SITE UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 85%-90% AREAS REVEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

4\"/>

AA-A.2



REV.	BY	DATE	STATUS
A	OAM	7-18-05	ISSUED FOR PERMITTING
B	OAM	8-15-05	REVISED RAMP WIDTH TO 18
C	OAM	9-22-05	REVISED RAMP LOCATION 25± SOUTHERLY
D	OAM	10-3-05	REVISED RAMP PITCH & GRADING

Sebago Technics
 Engineering Expedient You Can Build On
 One Gorge Street
 Westbrook, Me 04090-1339
 Tel (207) 956-0277

DETAILS & CROSS SECTIONS - LA-2 SITE

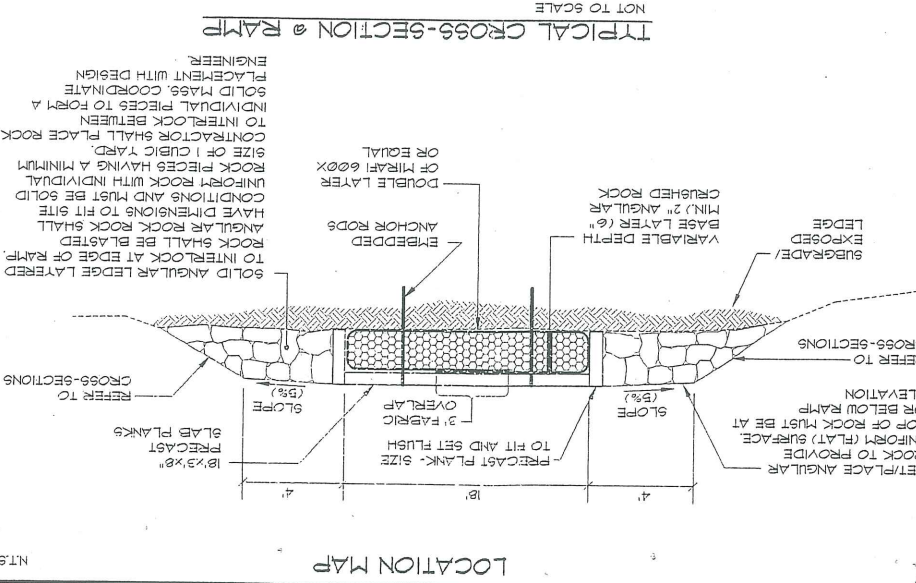
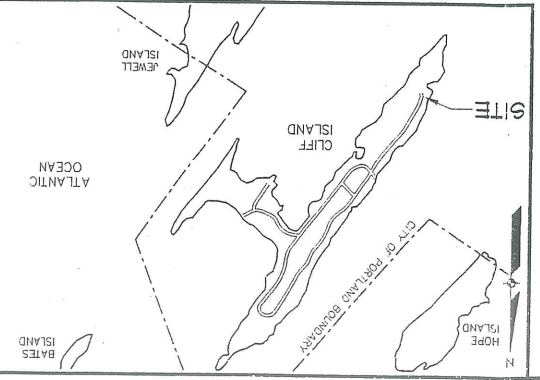
OF: CLIFF ISLAND BOAT RAMP
 LAND ASSOCIATION NO. 2
 FOR: CITY OF PORTLAND
 55 PORTLAND STREET
 PORTLAND, MAINE 04101

DATE: 6-23-05
 SCALE: 1"=10'
 SHEET 2 OF 2

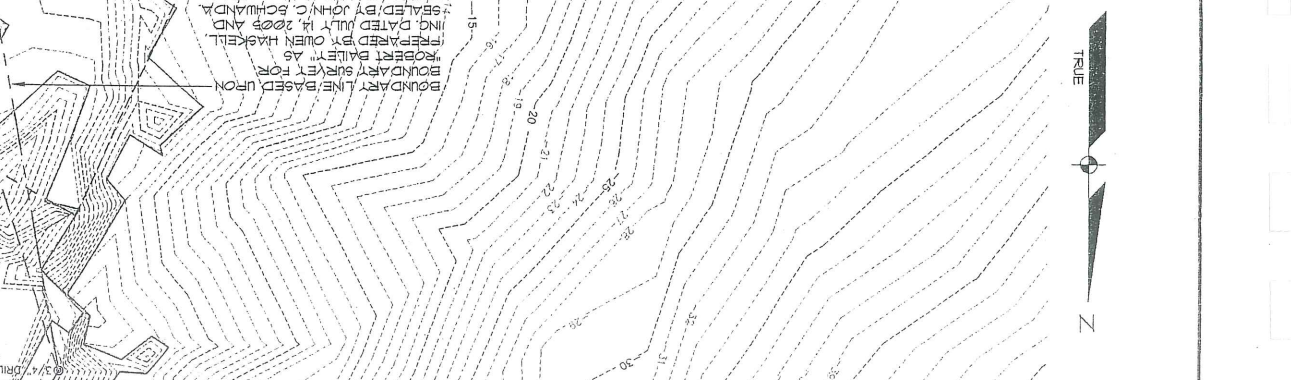
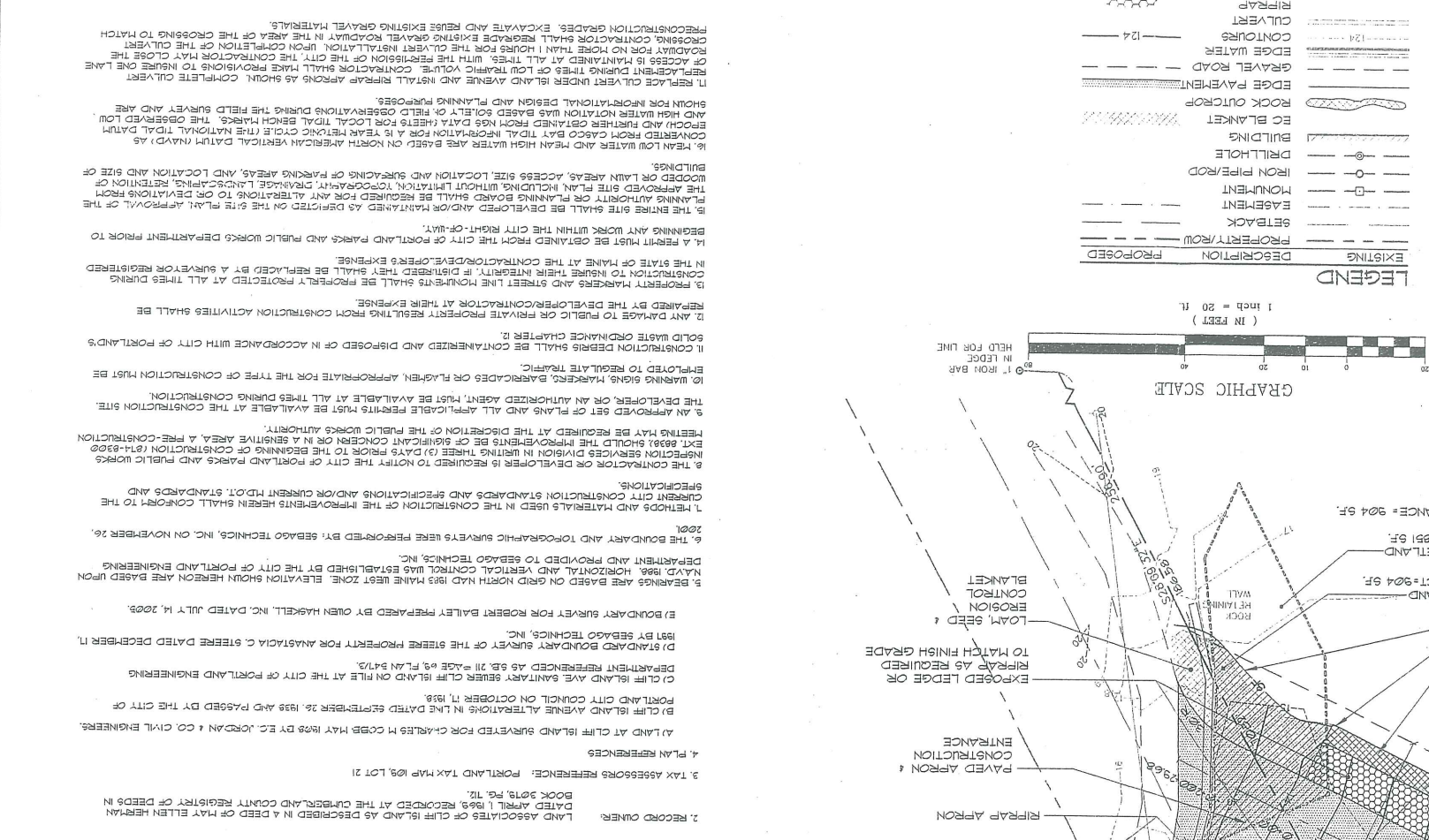
Sebago Technics Engineering Experts You Can Build On One Chestnut Street Westbrook, Me 04099-1339 Tel (207) 856-0277 PROJECT NO. 01455 FIELD BOOK 388 DESIGN OAM CHNO OAM DRAWN BRF

Table with 4 columns: REV, BY, DATE, STATUS. Contains revision history for the site plan.

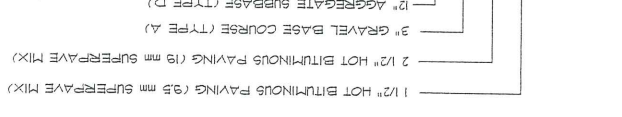
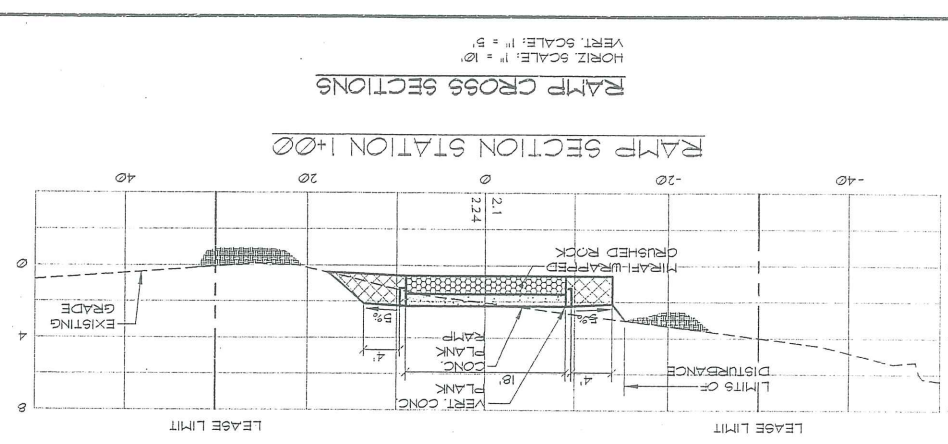
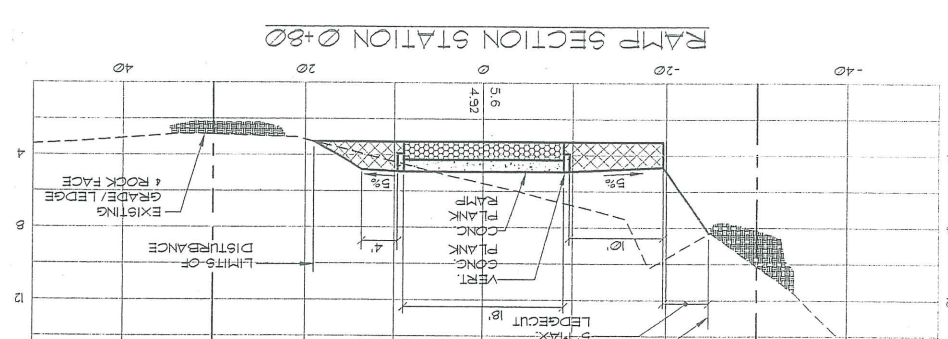
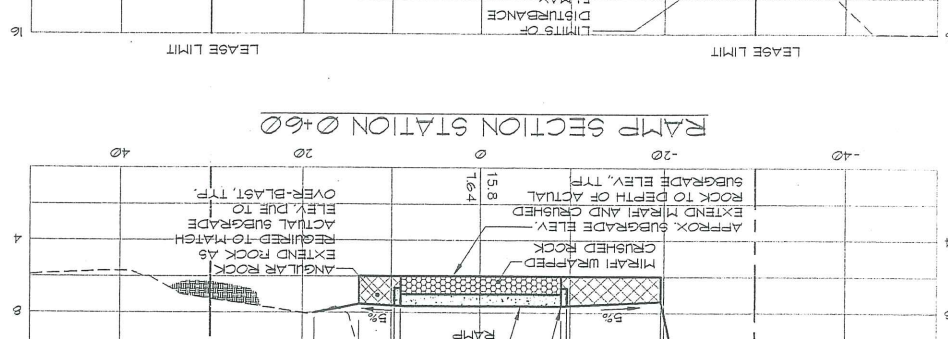
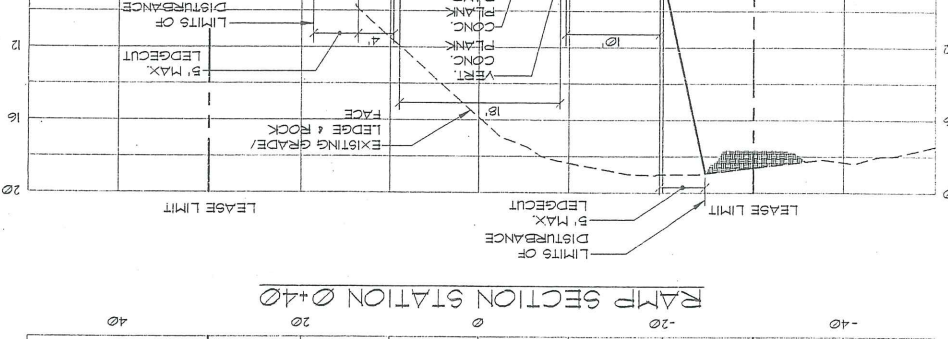
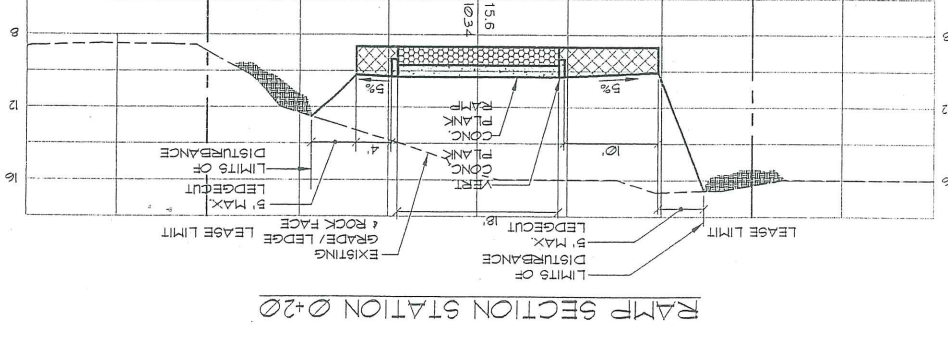
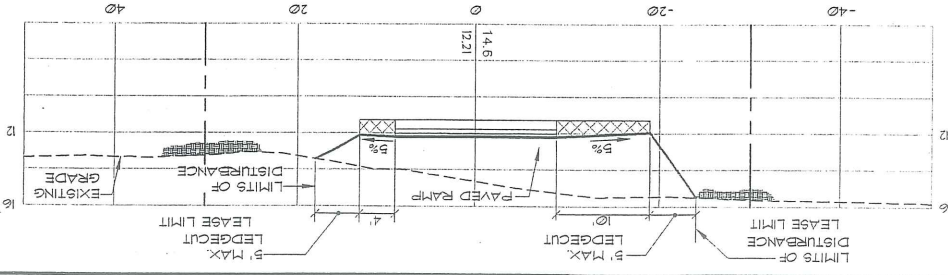
Professional Engineer seal for A.A.1 and a signature block.



GENERAL NOTES: 1. APPLICANT: CITY OF PORTLAND... 2. RECORD OWNER: LAND ASSOCIATES OF CLIFF ISLAND... 3. TAX ASSESSORS REFERENCE: PORTLAND TAX MAP 103, LOT 21...



GENERAL NOTES: 1. BOUNDARY AND TOPOGRAPHIC SURVEYS WERE PERFORMED BY SEBAGO TECHNICS, INC. ON NOVEMBER 26, 2001... 2. BEARINGS ARE PROVIDED ON GRID NORTH HAD 1983 MAIN WEST ZONE... 3. PLAN REFERENCES: A) LAND AT CLIFF ISLAND SURVEYED FOR CHARTER 15 COBB MAY 1928 BY E.C. JORDAN & CO. CIVIL ENGINEERS...



1 1/2" HOT BITUMINOUS PAVING (19 mm SUPERPAVE MIX)
 2 1/2" HOT BITUMINOUS PAVING (19 mm SUPERPAVE MIX)
 3 GRAVEL BASE COURSE (TYPE A)
 4 1/2" AGGREGATE SUBBASE (TYPE D)

EROSION AND SEDIMENTATION CONTROL PLAN

PRE-CONSTRUCTION PHASE

PRIOR TO THE START OF CONSTRUCTION A CONSTRUCTION MEETING WILL BE HELD BETWEEN REPRESENTATIVES OF THE CITY OF PORTLAND, MEER (IF APPLICABLE) AND ACCE (IF APPLICABLE) AT THE PROJECT SITE TO REVIEW THE PROJECT TIMELINE, CRITICAL ELEMENTS, DRAWING REVISIONS, PERMIT REQUIREMENTS, SHOR-TERM REVIEW, PRECISE DELIVERY OF THE TIDAL CONDITIONS, WEATHER AND OTHER SPECIAL CONSIDERATIONS. BEGINNING NO EARLIER THAN MAY 1ST AND ENDING NO LATER THAN OCTOBER 30TH OF THE YEAR OF CONSTRUCTION, AT THIS TIME THE SELECTED CONTRACTOR SHALL POST 100% PERFORMANCE AND PAYMENT BONDS ALONG WITH REQUIRED REQUIREMENTS. EMBERGENCY (24 HOUR) CONTACT INFORMATION SHALL BE PROVIDED. THE CONTRACTOR SHALL CONTINUOUSLY MONITOR WEATHER CONDITIONS AND SHALL STABILIZE THE SITE AS NEEDED IF INCLEMENT WEATHER IS PREDICTED.

CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT PORTION OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT SITE CONSTRUCTION. ANY AREAS CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD. OPEN AREAS THAT CONTAIN MINERAL SOIL (EXCLUDING BEDROCK) SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL WITHIN SEVEN (7) DAYS OF DISTURBANCE AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

THE CONTRACTOR SHALL CONTINUALLY MONITOR THE WORK DEPOSITED WITHIN THE TIDAL OR ESTUARINE AREAS PRIOR TO LEAVING THE SITE EACH DAY. THE CONTRACTOR SHALL INSPECT THE SITE AND INSURE THE SITE IS IN STABLE CONDITION.

ALL WORK WITHIN THE TIDAL AREAS SHALL BE COMPLETED DURING TIDAL CONDITIONS THAT WILL ALLOW FOR THE WORK TO BE COMPLETED DURING DRY CONDITIONS. THE EXCEPTION IS A SMALL AREA OF RIPRAP PLACEMENT AT THE END OF THE RAMP THAT IS BELOW THE OBSERVED LOW TIDE CONDITIONS.

THE CONTRACTOR SHALL COVER ALL AREAS TO BE BLASTED WITH MATS TO PREVENT THE MIGRATION OF EXTRANEOUS MATERIALS INTO THE ADJACENT RESOURCE OR ADJUTING PROPERTIES.

THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 7 DAYS SHALL BE MULCHED. ALSO, AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.

HAY OR STRAW FOR MULCHING SHALL BE APPLIED AT A RATE OF 75-125/1,000 SQUARE FEET (15 TONS PER ACRE). EROSION CONTROL BARRIERS SHALL BE INSTALLED SUCH THAT CONTINUOUS CONTACT BETWEEN THE MAT AND THE SOIL IS OBTAINED. INSTALL BARRIERS AND STAPLE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2. SEDIMENT BARRIERS

PRIOR TO THE BEGINNING OF ANY SOIL DISTURBANCE, SEDIMENT BARRIERS (SILT FENCES OR EROSION CONTROL BERM MIX) SHALL BE STAKED ACROSS THE SLOPES. ON THE CONTROL AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SILT FENCES AND EROSION CONTROL BERM MIX SHALL BE IN THE LOCATIONS SHOWN ON THE SITE PLAN. ADDITIONAL LOCATIONS MAY BE REQUIRED AS CONSTRUCTION PROGRESSES. THIS NETWORK IS TO BE PROVIDED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 25%-30% PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

EROSION AND SEDIMENTATION CONTROL PLAN

POST-CONSTRUCTION PHASE

SILT FENCE: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL 90 DAYS TO AVOID ADDITIONAL SOIL DISTURBANCE.

EROSION CONTROL MIX: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIALS AND SHALL CONTAIN ROCK LESS THAN 4 INCHES PARTICLE SIZE AND MAY CONTAIN ROCK LESS THAN 4 INCHES DIAMETER. THE MIX COMPOSITION SHALL BEST THE STANDARDS DESCRIBED WITHIN THE BEST MANAGEMENT PRACTICES. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

CONTINUOUS CONTAINER BERT: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THIS SEDIMENT TUBULAR NETTING AND CONTROL MIX PLACED WITHIN SYNTHETIC TUBULAR NETTING AND BARRIERS AS A SEDIMENT BARRIER THAT WORKS WELL ON HARD PAVEMENT AS FROZEN CONDITIONS TRAVELED AREAS. OR PAVEMENT. NO REFINISHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

STORM DRAIN INLET PROTECTION

INLET PROTECTION SHALL BE PLACED AROUND A STORM DRAIN DRAIN INLET OR CURB TO PERMANENTLY STABILIZE THE INLET PRIOR TO PERMANENT PAVING. THE INLET SHALL BE INSTALLED IN A MANNER THAT WILL PREVENT DEBRIS FROM THE CONSTRUCTION SITE ONTO PUBLIC ROADWAYS. THE ENTRANCES AND ADJACENT ROADWAY AREAS SHALL BE PERIODICALLY SWEEP OR WASHED TO REMOVE TRAFFIC TRACKING OF MUD, DUST, OR DEBRIS FROM THE CONSTRUCTION AREA. STABILIZED CONSTRUCTION SHALL BE PERIODICALLY SPRINKLED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS.

RESEEDING VEGETATION

RESEEDING VEGETATION SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OR AREAS TO BE LOADED AND SEEDED. THE APPLICATION OF SEED SHALL BE COMPLETED BY APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR.

SEEDING: SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. GENERALLY, A SEED MIXTURE MAY BE APPLIED AS FOLLOWS: (1) DEEP SEED MIX ON CLAY, SILTY SOILS, OR COARSE SAND.

APPLICATION OF SEED

WORK LINE AND DEPTH OF FURROW (4) INCHES WITH PROPER EQUIPMENT. ROLL THE AREA TO HIGH THE SEEDED EXCEPT FURROW LINE AND DEPTH OF FURROW (4) INCHES WITH PROPER EQUIPMENT. ROLL THE AREA TO HIGH THE SEEDED EXCEPT FURROW LINE AND DEPTH OF FURROW (4) INCHES WITH PROPER EQUIPMENT. ROLL THE AREA TO HIGH THE SEEDED EXCEPT FURROW LINE AND DEPTH OF FURROW (4) INCHES WITH PROPER EQUIPMENT.

SOIL AMENDMENTS SHALL BE APPLIED AS FOLLOWS:

ITEM APPLICATION RATE

APPLICATION RATE

SEED TYPE

APPLICATION RATE

SEED TYPE

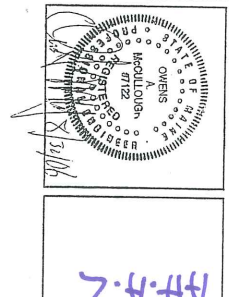
APPLICATION RATE

SEED TYPE

APPLICATION RATE

SEED TYPE

APPLICATION RATE



REV.	DATE	STATUS
A	7-18-05	ISSUED FOR PERMITTING
B	9-15-05	REVISED RAMP WIDTH TO 18'
C	9-22-05	REVISED RAMP LOCATION 25' SOUTHERLY
D	10-3-05	REVISED RAMP PITCH & GRADING

THIS PLAN SHALL NOT BE MOIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

PROJECT NO. FIELD BOOK DESIGN CHKO OAM OAM SAG
 01455 PRODUCT NO. 388
Sebago Technics
 Engineering Expertise You Can Build On
 One Canal Street
 Portland, Maine 04101
 Tel: (603) 868-9577
 Fax: (603) 868-9577
 0145501



CASCO BAY

BOUNDARY LINE BASED UPON BOUNDARY SURVEY FOR ROBERT BAILEY AS PREPARED BY OWEN HASKELL INC. DATED JULY 14, 2003 AND SEALED BY JOHN C. SCHULAND. BOUNDARY LINE IS IN CONFLICT WITH BOUNDARY LINE IDENTIFIED ON "BOUNDARY SURVEY" PREPARED BY SEBAGO TECHNICS, INC. DATED OCTOBER 17, 2003 FOR THE CITY OF PORTLAND.

LAND ASSOCIATES OF CLIFF ISLAND PROPERTY MAP 109-A, LOT 21

H/T ROBERT & KAREN BAILEY BUILDING DECK

PROPERTY BOUNDARY PER SEBAGO TECHNICS, INC. SURVEY

ISLAND AVENUE

25' NO DISTURBANCE SETBACK PER PORTLAND HARBOR COMMISSION REGULATIONS

PRECAST CONCRETE PLANKS RAMP, TYP. STABILIZED SLOPE, TYP.

LEASE AREA BOAT RAMP 6667 SF. 2.27 AC.

MEAN LOW WATER ELEV. 0.33

MEAN HIGH WATER ELEV. 9.47

FIELD OBSERVED LOW WATER

FIELD OBSERVED HIGH WATER

WETLAND IMPACT = 304 SF.

TOTAL WETLAND AREA = 1851 SF. AREA OF DISTURBANCE = 304 SF.

LANDSCAPE AREA - NATIVE PLANT SPECIES TO BE COORDINATED WITH CITY ARBORIST

LOAM, SEED & EROSION CONTROL BLANKET

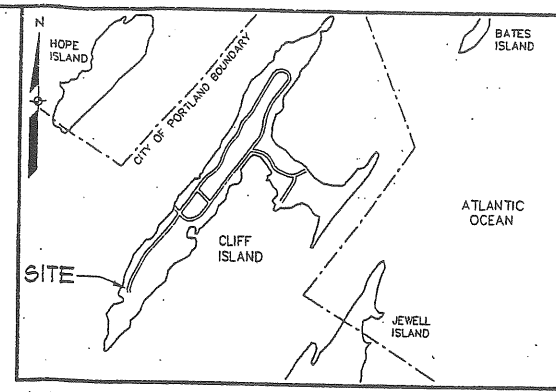
REPLACE EXISTING 12" PVC CULVERT WITH NEW 12" ALUMINUM CULVERT L=28' S=0.41% INV.IN=15.40 INV.OUT=14.23

RIPRAP APRON

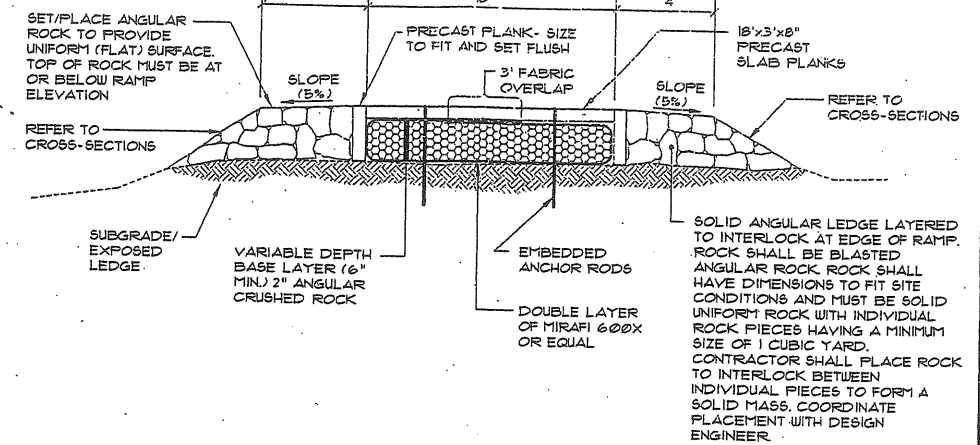
PAVED APRON & CONSTRUCTION ENTRANCE

EXPOSED LEDGE OR RIPRAP AS REQUIRED TO MATCH FINISH GRADE

LOAM, SEED & EROSION CONTROL BLANKET



LOCATION MAP

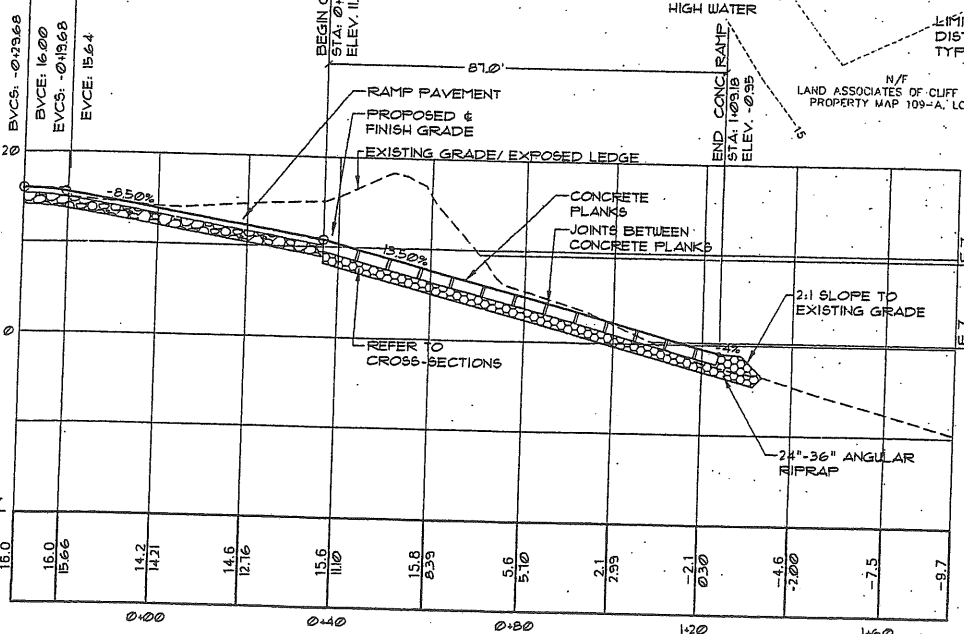


TYPICAL CROSS-SECTION @ RAMP NOT TO SCALE

GENERAL NOTES:

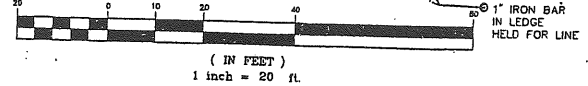
- 1. APPLICANT: CITY OF PORTLAND
2. RECORD OWNER: LAND ASSOCIATES OF CLIFF ISLAND AS DESCRIBED IN A DEED OF MAY ELLEN HERMAN DATED APRIL 1, 1969, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3079, PG. 12.
3. TAX ASSESSORS REFERENCE: PORTLAND TAX MAP 109, LOT 21
4. PLAN REFERENCES: A) LAND AT CLIFF ISLAND SURVEYED FOR CHARLES M COBB MAY 1938 BY E.G. JORDAN & CO. CIVIL ENGINEERS. B) CLIFF ISLAND AVENUE ALTERATIONS IN LINE DATED SEPTEMBER 26, 1935 AND PASSED BY THE CITY OF PORTLAND CITY COUNCIL ON OCTOBER 17, 1935. C) CLIFF ISLAND AVE. SANITARY SEWER CLIFF ISLAND ON FILE AT THE CITY OF PORTLAND ENGINEERING DEPARTMENT REFERENCED AS S.B. 211 PAGE 69, PLAN 9473. D) STANDARD BOUNDARY SURVEY OF THE STEERE PROPERTY FOR ANASTACIA C. STEERE DATED DECEMBER 17, 1951 BY SEBAGO TECHNICS, INC. E) BOUNDARY SURVEY FOR ROBERT BAILEY PREPARED BY OWEN HASKELL, INC. DATED JULY 14, 2003.
5. BEARINGS ARE BASED ON GRID NORTH NAD 83 MAINE WEST ZONE. ELEVATION SHOWN HEREON ARE BASED UPON NAVD. 83. HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT AND PROVIDED TO SEBAGO TECHNICS, INC.
6. THE BOUNDARY AND TOPOGRAPHIC SURVEYS WERE PERFORMED BY: SEBAGO TECHNICS, INC. ON NOVEMBER 26, 2001.
7. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.C.T. STANDARDS AND SPECIFICATIONS.
8. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (074-8300) SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY.
9. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
10. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.
11. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
12. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
13. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
14. A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
15. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF BODDED OR LAWN AREAS, ACCESS SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
16. MEAN LOW WATER AND MEAN HIGH WATER ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) AS CONVERTED FROM CASCO BAY TIDAL INFORMATION FOR A 15 YEAR METONIC CYCLE (THE NATIONAL TIDAL DATUM EPOCH) AND FURTHER OBTAINED FROM NGS DATA SHEETS FOR LOCAL TIDAL BENCH MARKS. THE OBSERVED LOW AND HIGH WATER NOTATION WAS BASED SOLELY ON FIELD OBSERVATIONS DURING THE FIELD SURVEY AND ARE SHOWN FOR INFORMATIONAL DESIGN AND PLANNING PURPOSES.
17. REPLACE CULVERT UNDER ISLAND AVENUE AND INSTALL RIPRAP APRONS AS SHOWN. COMPLETE CULVERT REPLACEMENT DURING TIMES OF LOW TRAFFIC VOLUME. CONTRACTOR SHALL MAKE PROVISIONS TO INSURE ONE LANE OF ACCESS IS MAINTAINED AT ALL TIMES. WITH THE PERMISSION OF THE CITY, THE CONTRACTOR MAY CLOSE THE ROADWAY FOR NO MORE THAN 1 HOUR FOR THE RIPRAP INSTALLATION. UPON COMPLETION OF THE CULVERT CROSSING, CONTRACTOR SHALL REGRADE EXISTING GRAVEL ROADWAY IN THE AREA OF THE CROSSING TO MATCH PRECONSTRUCTION GRADES. EXCAVATE AND REUSE EXISTING GRAVEL MATERIALS.

FVI STA = -0+246.6 FVI ELEV = 16.00 AD. = -1.27 K = 131 10.00' VC



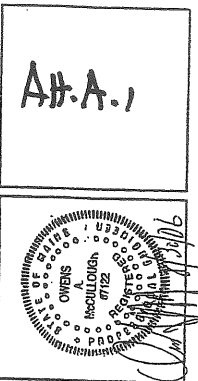
PROFILE: BOAT RAMP SCALE: 1"=20' HORIZ. 1"=10' VERT.

GRAPHIC SCALE



LEGEND

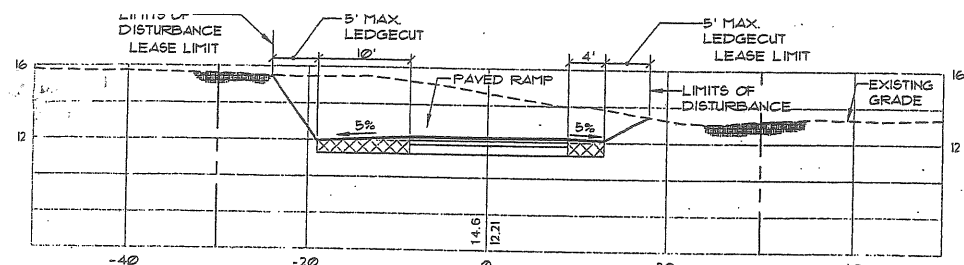
Table with columns: EXISTING, DESCRIPTION, PROPOSED. Includes symbols for property/row, setback, easement, monument, iron pipe/rod, drillhole, building, ec blanket, rock outcrop, edge pavement, gravel road, edge water, contours, culvert, and riprap.



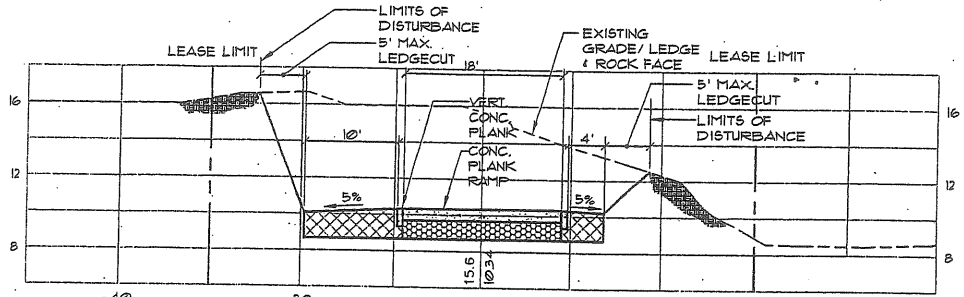
Revision table with columns: REV., BY., DATE, STATUS. Includes entries for revised ramp pitch & grading, location, and permit issuance.

Project information block including project name (LA-2 SITE), location (CLIFF ISLAND BOAT RAMP), and contact information for Sebago Technics, Inc.

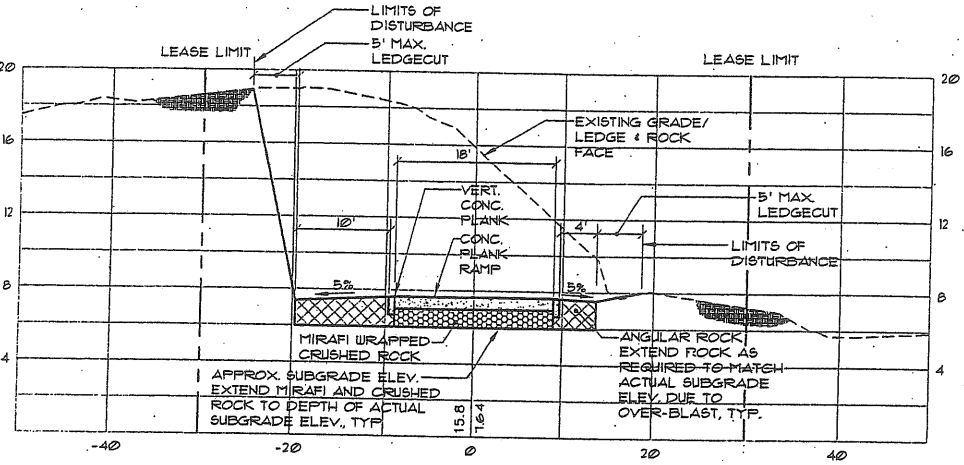
Site plan information block including site name (LA-2 SITE), location (CLIFF ISLAND BOAT RAMP), and drawing details (DATE, SCALE, SHEET).



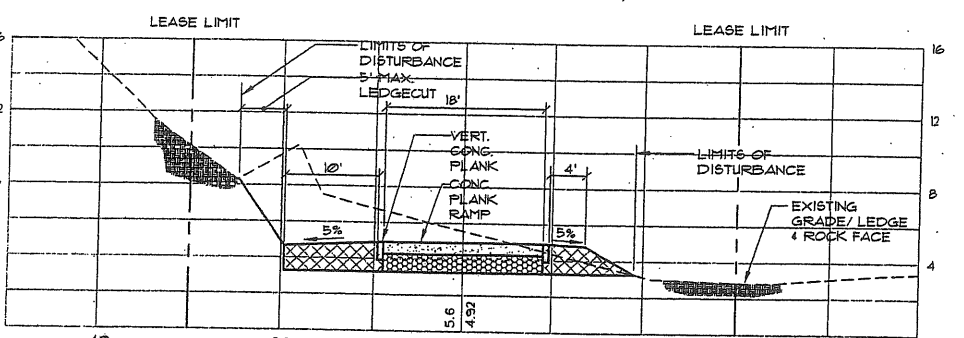
RAMP SECTION STATION 0+20



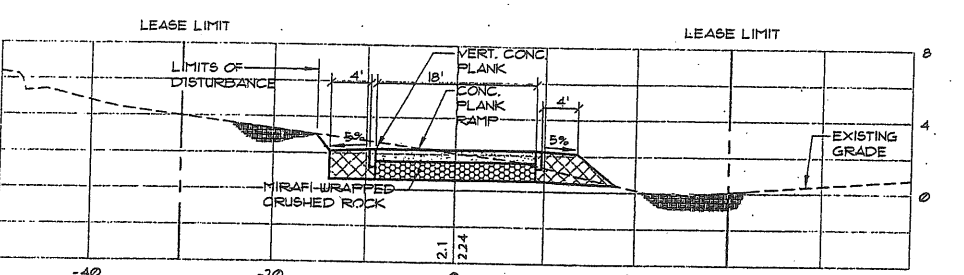
RAMP SECTION STATION 0+40



RAMP SECTION STATION 0+60

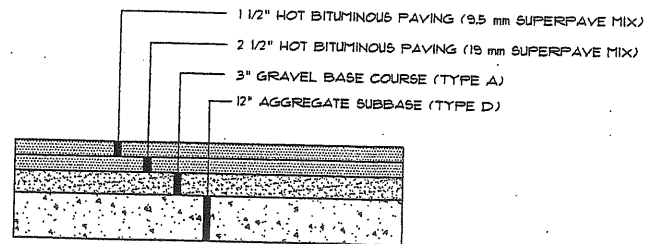


RAMP SECTION STATION 0+80



RAMP SECTION STATION 1+00

HORIZ. SCALE: 1" = 10'
VERT. SCALE: 1" = 5'



4" RAMP PAVEMENT DETAIL
NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL PLAN

PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY SOIL DISTURBANCE, SEDIMENT BARRIERS (SILT FENCE OR EROSION CONTROL BERM MIX) SHALL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR, AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SILT FENCES AND EROSION CONTROL BERM MIX SHALL BE IN THE LOCATIONS SHOWN ON THE SITE PLANS. ADDITIONAL LOCATIONS MAY BE REQUIRED AS CONSTRUCTION PROGRESSES. THIS NETWORK IS TO BE PROVIDED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT THE INTERSECTION WITH THE PROPOSED ACCESS DRIVE AND THE EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST, AND DEBRIS FROM THE SITE.

PRIOR TO THE START OF CONSTRUCTION A PRE-CONSTRUCTION MEETING WILL BE HELD BETWEEN REPRESENTATIVES OF THE CITY OF PORTLAND, MDEP (IF APPLICABLE) AND GOC (IF APPLICABLE) AT THE PROJECT SITE TO REVIEW THE PROJECT TIME LINE, CRITICAL ELEMENTS, BLASTING PROCEDURES, PERMIT REQUIREMENTS, SHOP DRAWING REVIEW, PRECAST DELIVERY TIME FRAME, TIDAL CONDITIONS, WEATHER AND OTHER SPECIAL CONSIDERATIONS FOR THE PROJECT. SITE CONSTRUCTION WILL BE LIMITED TO BEGINNING NO EARLIER THAN MAY 1ST AND ENDING NO LATER THAN OCTOBER 30TH OF THE YEAR OF CONSTRUCTION. AT THIS TIME THE SELECTED CONTRACTOR SHALL POST 100% PERFORMANCE AND PAYMENT BONDS ALONG WITH REQUIRED INSURANCES PER CITY OF PORTLAND STANDARD CONTACT REQUIREMENTS. EMERGENCY (24 HOUR) CONTACT INFORMATION SHALL BE PROVIDED. THE CONTRACTOR SHALL CONTINUOUSLY MONITOR WEATHER CONDITIONS AND SHALL STABILIZE THE SITE AS NEEDED IF INCLEMENT WEATHER IS PREDICTED.

CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT SITE CONSTRUCTION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP, OR GRAVEL BASE ON A ROAD. OPEN AREAS THAT CONTAIN MINERAL SOIL (EXCLUDING BEDROCK) SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL WITHIN SEVEN (7) DAYS OF DISTURBANCE AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

THE CONTRACTOR SHALL CONTINUALLY MONITOR THE WORK TO INSURE THAT NO EROSION OR EXTRANEOUS DEBRIS IS DEPOSITED WITHIN THE TIDAL OR SUBTIDAL AREAS. PRIOR TO LEAVING THE SITE EACH DAY, THE CONTRACTOR SHALL INSPECT THE SITE AND INSURE THE SITE IS IN STABLE CONDITION.

ALL WORK WITHIN THE TIDAL AREAS SHALL BE COMPLETED DURING TIDAL CONDITIONS THAT WILL ALLOW FOR THE WORK TO BE COMPLETED DURING DRY CONDITIONS. THE EXCEPTION IS A SMALL AREA OF RIPRAP PLACEMENT AT THE END OF THE RAMP THAT IS BELOW THE OBSERVED LOW TIDE CONDITIONS.

THE CONTRACTOR SHALL COVER ALL AREAS TO BE BLASTED WITH MATS TO PREVENT THE MIGRATION OF EXTRANEOUS MATERIALS INTO THE ADJACENT RESOURCE OR ABUTTING PROPERTIES.

EROSION CONTROL APPLICATIONS AND MEASURES

THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

1. TEMPORARY MULCHING

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINALLY GRADED WITHIN 7 DAYS SHALL BE MULCHED. ALSO, AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.

HAY OR STRAW FOR MULCHING SHALL BE APPLIED AT A RATE OF 15-LBS/1,000 SQUARE FEET (15 TONS PER ACRE).

EROSION CONTROL BLANKET SHALL BE INSTALLED SUCH THAT CONTINUOUS CONTACT BETWEEN THE MAT AND THE SOIL IS OBTAINED. INSTALL BLANKETS AND STAPLE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2. SEDIMENT BARRIERS

PRIOR TO THE BEGINNING OF ANY SOIL DISTURBANCE, SEDIMENT BARRIERS (SILT FENCE OR EROSION CONTROL BERM MIX) SHALL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR, AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SILT FENCES AND EROSION CONTROL BERM MIX SHALL BE IN THE LOCATIONS SHOWN ON THE SITE PLANS. ADDITIONAL LOCATIONS MAY BE REQUIRED AS CONSTRUCTION PROGRESSES. THIS NETWORK IS TO BE PROVIDED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

SILT FENCE SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL SO AS TO AVOID ADDITIONAL SOIL DISTURBANCE.

EROSION CONTROL MIX SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. THE MIX COMPOSITION SHALL MEET THE STANDARDS DESCRIBED WITHIN THE MDEP BEST MANAGEMENT PRACTICES. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

CONTINUOUS CONTAINED BERM SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THIS SEDIMENT BARRIER IS EROSION CONTROL MIX PLACED WITHIN SYNTHETIC TUBULAR NETTING AND PERFORMS AS A STURDY SEDIMENT BARRIER THAT WORKS WELL ON HARD GROUND SUCH AS FROZEN CONDITIONS, TRAVELED AREAS, OR PAVEMENT. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

3. STORM DRAIN INLET PROTECTION

INLET PROTECTION SHALL BE PLACED AROUND A STORM DRAIN DROP INLET OR CURB INLET PRIOR TO PERMANENT STABILIZATION OF THE IMMEDIATE AND UPSTREAM DISTURBED AREAS. THEY SHALL BE CONSTRUCTED IN A MANNER THAT WILL FACILITATE CLEAN-OUT AND DISPOSAL OF TRAPPED SEDIMENTS AND MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES. ANY RESULTANT FLOWING OF WATER FROM THE PROTECTION METHOD MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.

4. STABILIZED CONSTRUCTION ENTRANCE/EXIT

PRIOR TO ANY CLEARING OR GRUBBING, A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED WHEREVER TRAFFIC WILL EXIT THE CONSTRUCTION SITE ONTO A PAVED ROADWAY IN ORDER TO MINIMIZE THE TRACKING OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE ONTO PUBLIC ROADWAYS. THE ENTRANCES AND ADJACENT ROADWAY AREAS SHALL BE PERIODICALLY SWEPT OR WASHED TO FURTHER MINIMIZE THE TRACKING OF MUD, DUST, OR DEBRIS FROM THE CONSTRUCTION AREA. STABILIZED CONSTRUCTION EXITS SHALL BE CONSTRUCTED IN AREAS SPECIFIED ON THE PLANS AND AS DETAILED ON THE PLANS.

5. DUST CONTROL

DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS.

6. PERMANENT VEGETATION

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OF AREAS TO BE LOAMED AND SEEDED. THE APPLICATION OF SEED SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR.

SEEDBED PREPARATION

A. FOUR (4) INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 1" IN DIAMETER, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

B. SOIL AMENDMENTS SHALL BE APPLIED AS FOLLOWS:

ITEM	APPLICATION RATE
10-20-20 FERTILIZER (N-P2O5-K2O OR EQUAL)	15.4 LBS/1,000 SF.
GROUND LIMESTONE (50% CALCIUM AND MAGNESIUM OXIDE)	135-LBS/1,000 SF.

C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR (4) INCHES WITH PROPER EQUIPMENT. ROLL THE AREA TO FIRM THE SEEDBED EXCEPT ON CLAY, SILTY SOILS, OR COARSE SAND.

APPLICATION OF SEED

1. SEEDING SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. GENERALLY, A SEED MIXTURE MAY BE APPLIED AS FOLLOWS: (MDEP SEED MIX 2 IS DISPLAYED)

SEED TYPE	APPLICATION RATE
CREeping RED FESCUE	0.46 LBS/1,000 SF. (20 LBS/ACRE)
RED TOP	0.05 LBS/1,000 SF. (2 LBS/ACRE)
TALL FESCUE	0.46 LBS/1,000 SF. (20 LBS/ACRE)
TOTAL:	0.97 LBS/1,000 SF. (20 LBS/ACRE)

MULCHING SHALL COMMENCE IMMEDIATELY AFTER SEED IS APPLIED. REFER TO THE TEMPORARY MULCHING SECTION OF THIS NARRATIVE FOR DETAILS.

CONSTRUCTION SCHEDULE

REFER TO CONSTRUCTION PLAN. TOTAL CONSTRUCTION TIME IS EXPECTED TO BE 6 TO 8 WEEKS.

INSPECTIONS/MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS AS NEEDED TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURES.

FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL MONITOR THE SITE UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 85%-90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

A1-A-2

REV.	BY:	DATE:	STATUS:	ISSUED FOR PERMITTING	7-18-05
D	OAM	10-3-05	REVISED RAMP PITCH & GRADING		
C	OAM	9-22-05	REVISED RAMP LOCATION 25' SOUTHERLY		
B	OAM	8-15-05	REVISED RAMP WIDTH TO 18'		
A	OAM	7-18-05	ISSUED FOR PERMITTING		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SABAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SABAGO TECHNICS, INC.

Sabago Technics
Engineering Expertise You Can Build On
One Chobok Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

PROJECT NO: 01455 FIELD BOOK: DESIGN CHKD: OAM DRAWN: OAM SAB

DETAILS & CROSS SECTIONS - LA-2 SITE

CLIFF ISLAND BOAT RAMP
LAND ASSOCIATION NO. 2
PORTLAND, MAINE

FOR:
CITY OF PORTLAND
55 PORTLAND STREET
PORTLAND, MAINE 04101

DATE	SCALE
6-23-05	1"=10'

SHEET 2 OF 2