

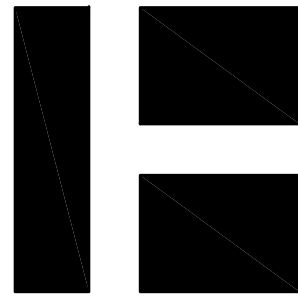
PROPOSED NEIGHBORHOOD CENTER 1342 CONGRESS STREET PORTLAND, MAINE SITE PLANS

APRIL 3, 2015

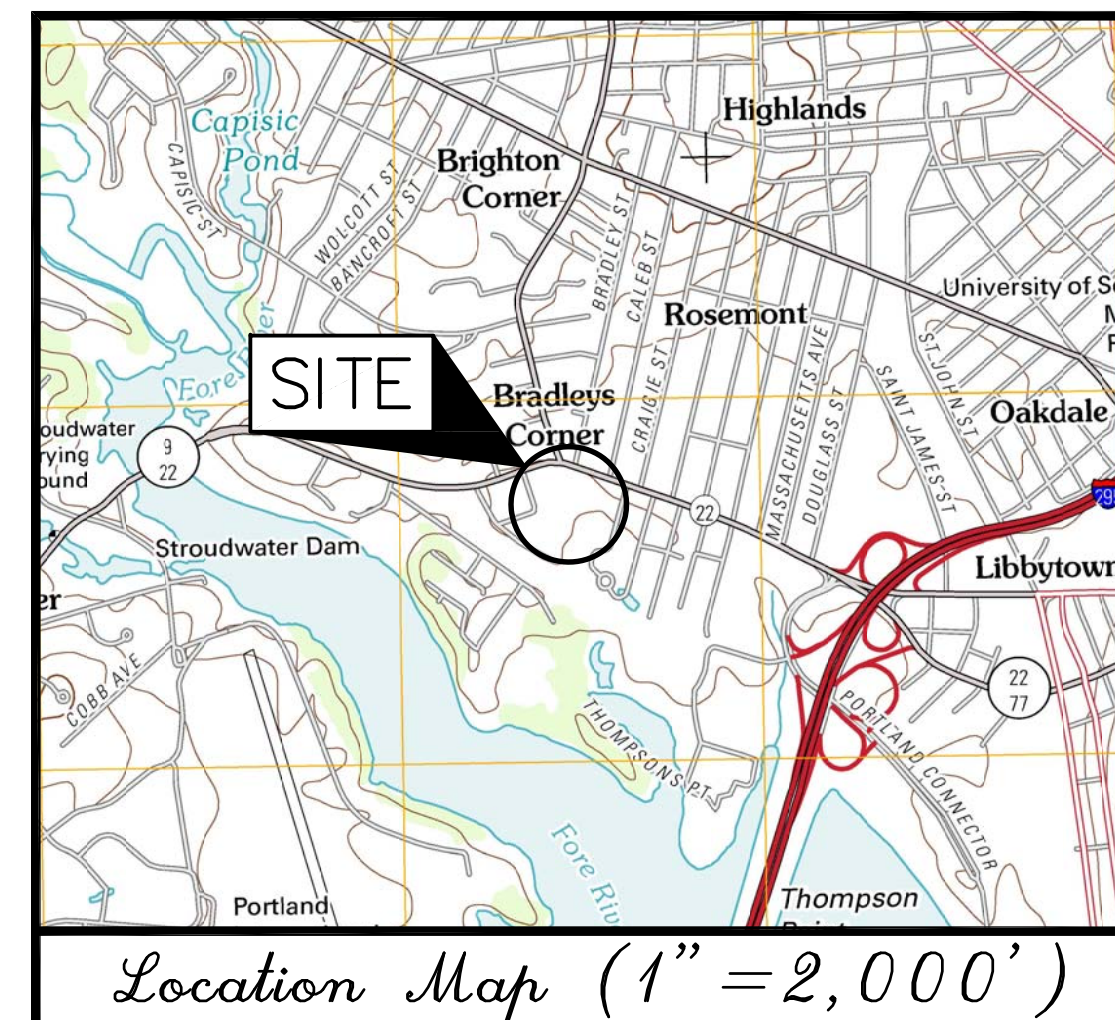
LAST REVISED: JUNE 24, 2015

APPLICANT: JEWISH COMMUNITY ALLIANCE
OF SOUTHERN MAINE
57 ASHMONT STREET
PORTLAND, MAINE 04103

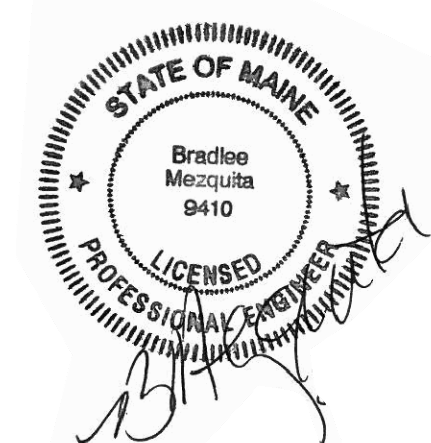
PREPARED BY: **Tighe&Bond**
Consulting Engineers
177 CORPORATE DRIVE
PORTSMOUTH, NEW HAMPSHIRE 03801
(603) 433-8818 info@tighebond.com

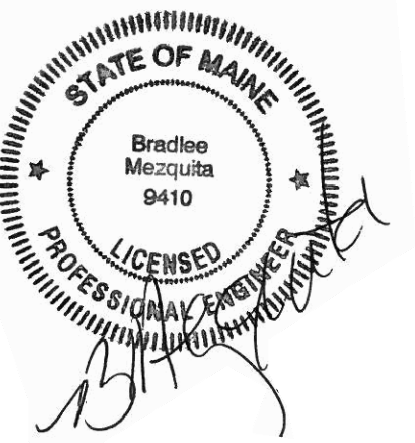
ARCHITECT: 
HARRIMAN
AUBURN PORTLAND MANCHESTER

LANDSCAPE ARCHITECT: **The Cecil Group**
■ Planning and Design
170 MILK STREET, SUITE 5
BOSTON, MA 02109
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cecilgroup.com



LIST OF DRAWINGS		
SHEET NO.	TITLE	LAST REVISED
	COVER SHEET	06/23/2015
C-1	EXISTING CONDITIONS AND DEMOLITION PLAN	06/23/2015
C-2A	OVERALL SITE PLAN	06/23/2015
C-2B	SITE PLAN	06/23/2015
C-3	GRADING, DRAINAGE, AND EROSION CONTROL PLAN	06/23/2015
C-4	UTILITIES PLAN	06/23/2015
C-5	EROSION CONTROL NOTES AND DETAILS SHEET	06/23/2015
C-6	DETAILS SHEET	06/23/2015
C-7	DETAILS SHEET	06/23/2015
C-8	DETAILS SHEET	06/23/2015
C-9	DETAILS SHEET	06/23/2015
C-10	OFFSITE GRADING AND DRAINAGE PLAN	06/23/2015
L-1	LANDSCAPE PLAN	06/23/2015
A20.2	EXTERIOR ELEVATIONS	06/24/2015
E80.1	SITE LIGHTING PLAN	06/24/2015





REFERENCE PLAN NOTES:

- THE BASIS OF BEARING FOR THIS SURVEY WAS FROM THE LOCUS DEED REFERENCED IN NOTE 3.A.
- DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN THE FOLLOWING DEEDS:
 - DEED FROM IRMA BLAKE TO ROMAN CATHOLIC BISHOP OF PORTLAND DATED DECEMBER 28, 1957 AND RECORDED IN DEED BOOK 2724, PAGE 240.
 - DEED FROM ALBERT KENSTON TO ROMAN CATHOLIC BISHOP OF PORTLAND DATED DECEMBER 22, 1962 AND RECORDED IN DEED BOOK 2724, PAGE 109.
 - DEED FROM RICHARD KING TO ROMAN CATHOLIC BISHOP OF PORTLAND DATED DECEMBER 21, 1962 AND RECORDED IN DEED BOOK 2724, PAGE 111.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - BOUNDARY SURVEY / EXISTING CONDITIONS PLAN, 1342 CONGRESS STREET, PORTLAND, MAINE BY NORTHEAST CIVIL SOLUTIONS, INC., DATED JANUARY 12, 2009, NOT RECORDED.
 - ALTA / ACSM LAND TITLE SURVEY OF ST. PATRICKS CHURCH BY DOUCET SURVEY, INC., DATED JANUARY 15, 2013, NOT RECORDED.
- THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 191, BLOCK B, PARCEL 16 AND 17.
- THE PARCEL SURVEYED IS LOCATED IN THE R-5 ZONE/DISTRICT. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:

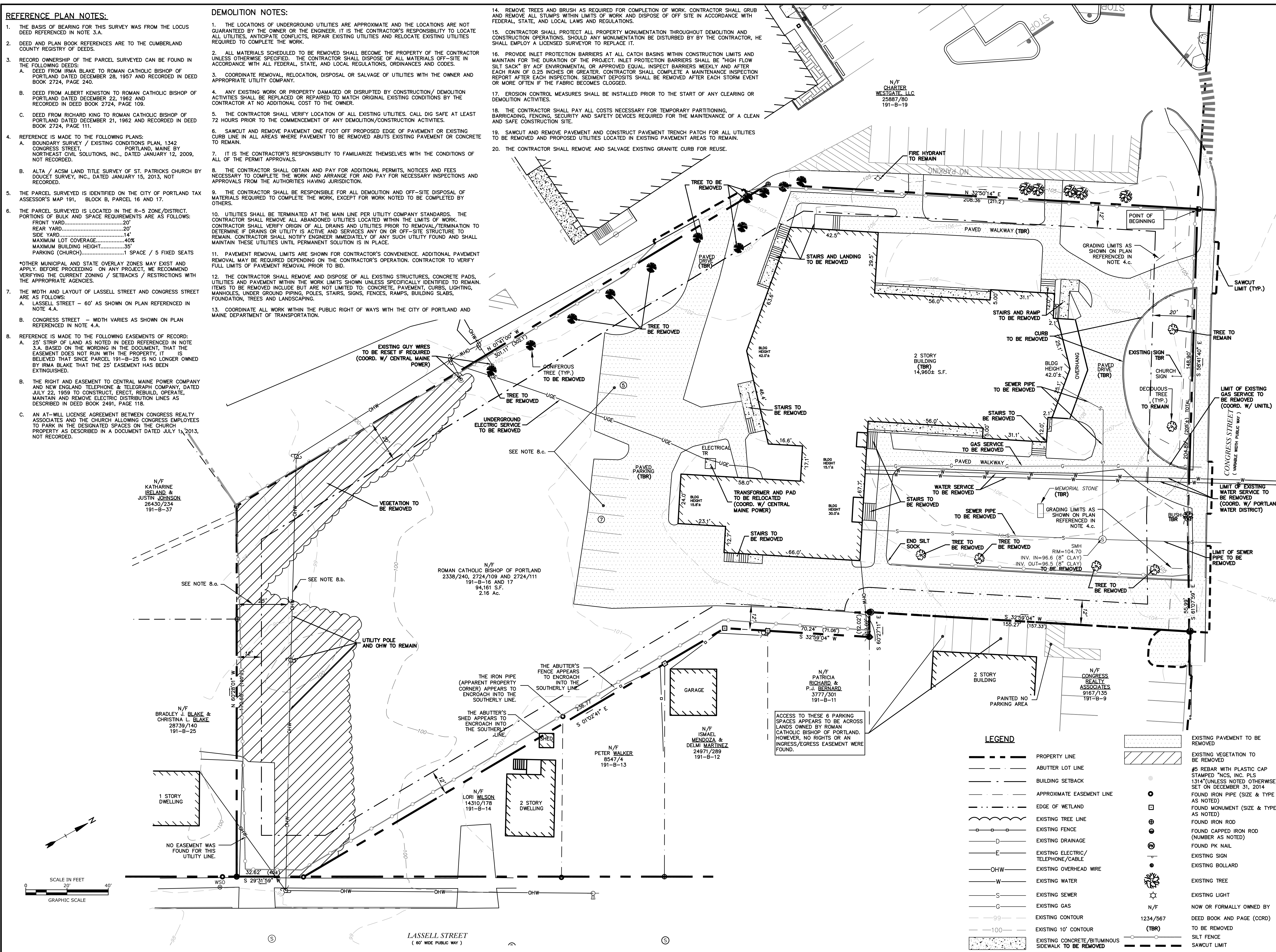
FRONT YARD.....	20'
REAR YARD.....	20'
SIDE YARD.....	14'
MAXIMUM LOT COVERAGE.....	40%
MAXIMUM BUILDING HEIGHT.....	35'
PARKING (CHURCH).....	1 SPACE / 5 FIXED SEATS

*OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY BEFORE PROCEEDING ON ANY PROJECT. WE RECOMMEND VERIFYING THE CURRENT ZONING / SETBACKS / RESTRICTIONS WITH THE APPROPRIATE AGENCIES.
- THE WIDTH AND LAYOUT OF LASSELL STREET AND CONGRESS STREET ARE AS FOLLOWS:
 - LASSSELL STREET - 60' AS SHOWN ON PLAN REFERENCED IN NOTE 4.A.
 - CONGRESS STREET - WIDTH VARIES AS SHOWN ON PLAN REFERENCED IN NOTE 4.A.
- REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
 - 25' STRIP OF LAND AS NOTED IN DEED REFERENCED IN NOTE 3.A. BASED ON THE WORKING IN THE DOCUMENT, THAT THE EASEMENT DOES NOT RUN WITH THE PROPERTY. IT IS BELIEVED THAT SINCE PARCEL 191-B-25 IS NO LONGER OWNED BY IRMA BLAKE THAT THE 25' EASEMENT HAS BEEN EXTINGUISHED.
 - THE RIGHT AND EASEMENT TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY, DATED JULY 22, 1959 TO CONSTRUCT, ERECT, REBUILD, OPERATE, MAINTAIN AND REMOVE ELECTRIC DISTRIBUTION LINES AS DESCRIBED IN DEED BOOK 2491, PAGE 118.
 - AN AT-WILL LICENSE AGREEMENT BETWEEN CONGRESS REALTY ASSOCIATES AND THE CHURCH ALLOWING CONGRESS EMPLOYEES TO PARK IN THE DESIGNATED SPACES ON THE CHURCH PROPERTY AS DESCRIBED IN A DOCUMENT DATED JULY 11, 2013, NOT RECORDED.

DEMOLITION NOTES:

- THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
- ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
- COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION / DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ADJUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
- UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK. CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY IS ACTIVE AND SERVICES ANY ON OR OFF-SITE STRUCTURE TO REMAIN. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
- PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE PADS, UTILITIES AND PAVEMENT WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE, PAVEMENT, CURBS, LIGHTING, MANHOLES, UNDER GROUND PIPING, POLES, STAIRS, SIGNS, FENCES, RAMPS, BUILDING SLABS, FOUNDATION, TREES AND LANDSCAPING.
- COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAYS WITH THE CITY OF PORTLAND AND MAINE DEPARTMENT OF TRANSPORTATION.

- REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, HE SHALL EMPLOY A LICENSED SURVEYOR TO REPLACE IT.
- PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE "HIGH FLOW SILT SACK" BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY, AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
- THE CONTRACTOR SHALL REMOVE AND SALVAGE EXISTING GRANITE CURB FOR REUSE.



Jewish Community Alliance of Southern Maine

Proposed Neighborhood Center

Portland, Maine

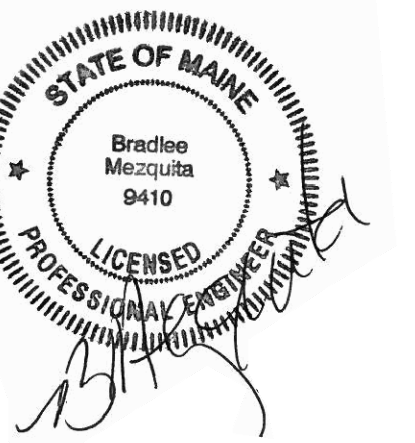
April 03, 2015

1.	6/23/15	REVISED FOR PB SUBMISSION
Mark	Date	Description
PROJECT NO:	J-0096	
FILE:	J0094-SITE.dwg	
DRAWN BY:	GWH	
CHECKED:	BLM	
APPROVED BY:	BLM	

EXISTING CONDITIONS AND DEMOLITION PLAN

SCALE: AS SHOWN

C-1



Jewish Community Alliance of Southern Maine

Proposed Neighborhood Center

Portland, Maine

April 03, 2015

Mark	Date	Description
2.	6/23/15	REVISED FOR PB SUBMISSION
1.	5/8/15	REVISED FOR PB WORKSHOP

PROJECT NO: J-0096

FILE: J0094-SITE.dwg

DRAWN BY: GWH

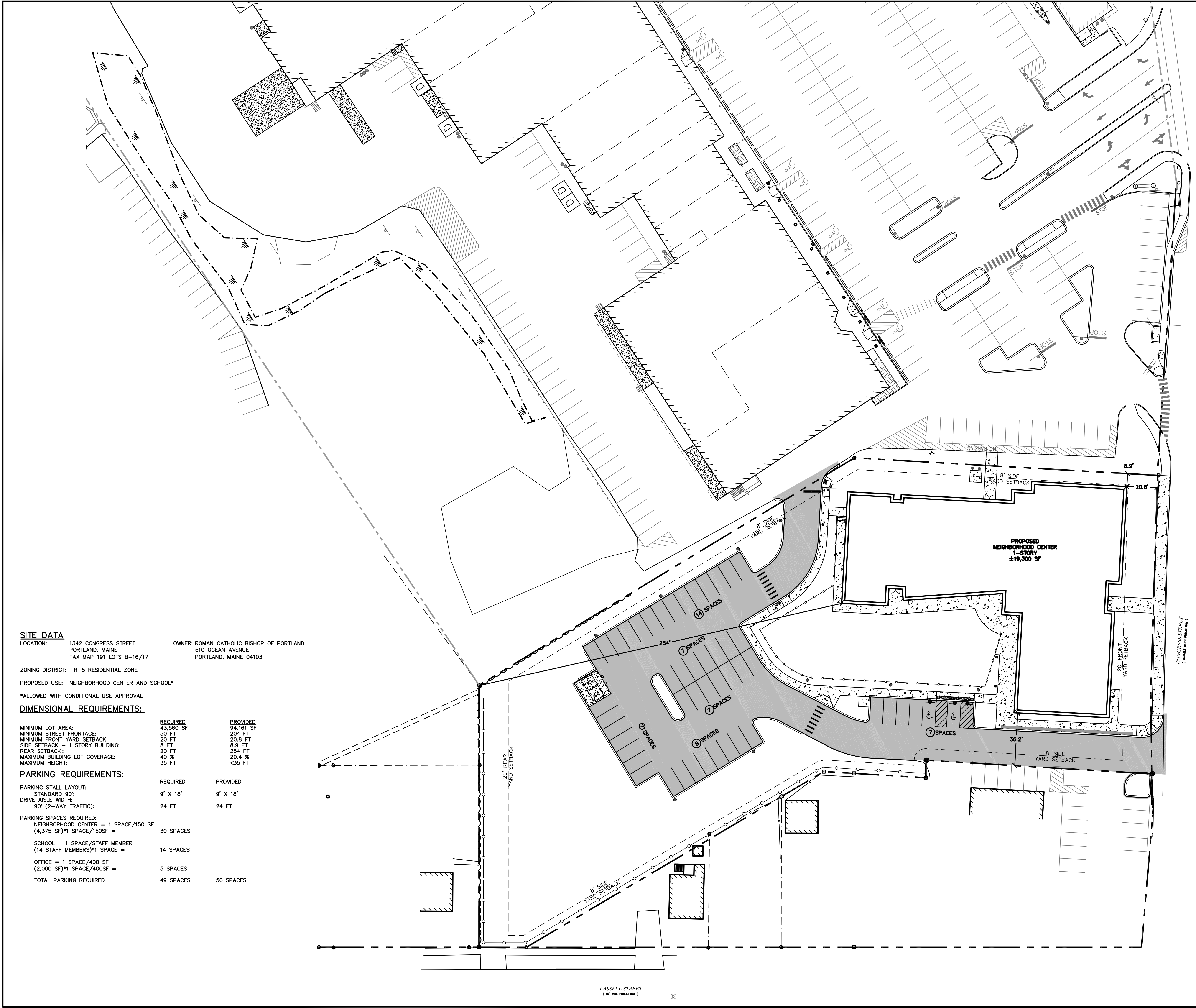
CHECKED: BLM

APPROVED BY: BLM

OVERALL SITE PLAN

SCALE: AS SHOWN

C-2A



SITE DATA
 LOCATION: 1342 CONGRESS STREET
 PORTLAND, MAINE
 TAX MAP 191 LOTS B-16/17
 OWNER: ROMAN CATHOLIC BISHOP OF PORTLAND
 510 OCEAN AVENUE
 PORTLAND, MAINE 04103

ZONING DISTRICT: R-5 RESIDENTIAL ZONE
 PROPOSED USE: NEIGHBORHOOD CENTER AND SCHOOL*

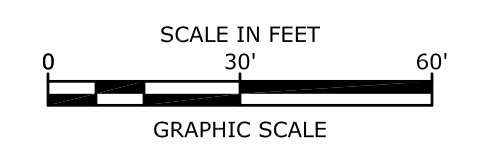
*ALLOWED WITH CONDITIONAL USE APPROVAL

DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	43,560 SF	94,161 SF
MINIMUM STREET FRONTAGE:	50 FT	204 FT
MINIMUM FRONT YARD SETBACK:	20 FT	20.8 FT
SIDE SETBACK - 1 STORY BUILDING:	8 FT	8.9 FT
REAR SETBACK:	20 FT	25.4 FT
MAXIMUM BUILDING LOT COVERAGE:	40 %	20.4 %
MAXIMUM HEIGHT:	35 FT	<35 FT

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PARKING STALL LAYOUT:		
STANDARD 90°:	9' X 18'	9' X 18'
DRIVE AISLE WIDTH:		
90° (2-WAY TRAFFIC):	24 FT	24 FT
PARKING SPACES REQUIRED:		
NEIGHBORHOOD CENTER = 1 SPACE/150 SF (4,375 SF)*1 SPACE/150SF =	30 SPACES	
SCHOOL = 1 SPACE/STAFF MEMBER (14 STAFF MEMBERS)*1 SPACE =	14 SPACES	
OFFICE = 1 SPACE/400 SF (2,000 SF)*1 SPACE/400SF =	5 SPACES	
TOTAL PARKING REQUIRED	49 SPACES	50 SPACES



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 PORTLAND, MAINE
 TAX MAP 191 LOTS B-16/17

OWNER: ROMAN CATHOLIC BISHOP OF PORTLAND
 510 OCEAN AVENUE
 PORTLAND, MAINE 04103

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*ALLOWED WITH CONDITIONAL USE APPROVAL

DIMENSIONAL REQUIREMENTS:

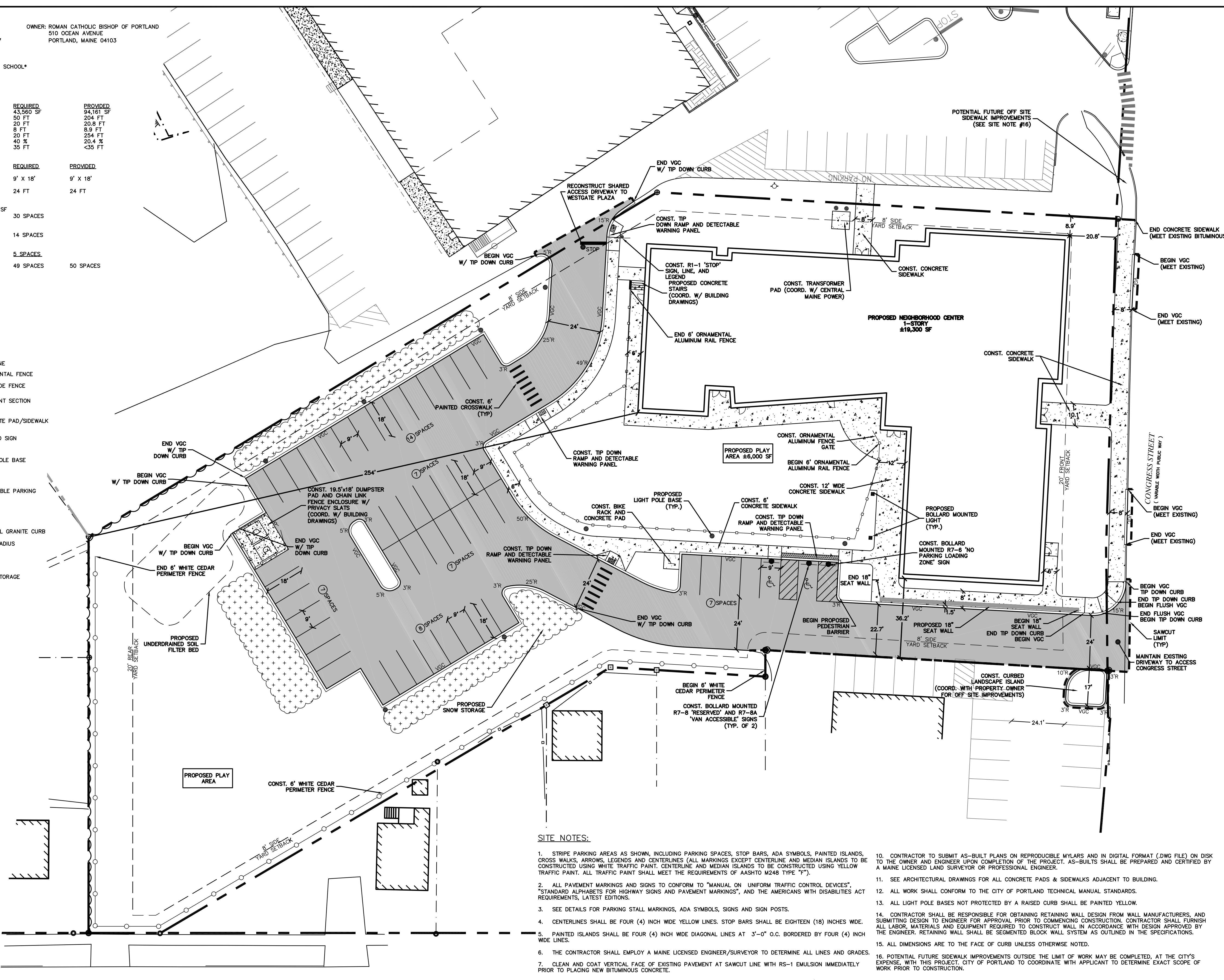
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	43,560 SF	94,161 SF
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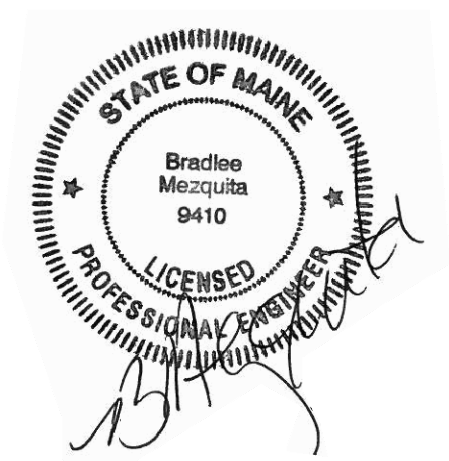
LEGEND

- PROPERTY LINE
- - - ABUTTER LOT LINE
- - - BUILDING SETBACK
- - - EXISTING TREE LINE
- - - PROPOSED TREE LINE
- - - PROPOSED ORNAMENTAL FENCE
- - - PROPOSED STOCKADE FENCE
- ▨ PROPOSED PAVEMENT SECTION
- ▨ PROPOSED CONCRETE PAD/SIDEWALK
- PROPOSED BOLLARD SIGN
- PROPOSED SIGN
- PROPOSED LIGHT POLE BASE
- ▨ PROPOSED ACCESSIBLE PARKING
- VGC PROPOSED VERTICAL GRANITE CURB
- 15'R COORD. CONST. PROPOSED CURB RADIUS
- PROPOSED SNOW STORAGE



SITE NOTES:

- STRIPED PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES (ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT, CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F").
- ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
- SEE DETAILS FOR PARKING STALL MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
- CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
- PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3"-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
- THE CONTRACTOR SHALL EMPLOY A MAINE LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND/OR TOWN CODES & SPECIFICATIONS.
- WORK WITHIN CONGRESS STREET AND SHALL BE COORDINATED WITH CITY OF PORTLAND AND THE MAINE DEPARTMENT OF TRANSPORTATION.
- CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A MAINE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
- SEE ARCHITECTURAL DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
- ALL WORK SHALL CONFORM TO THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
- ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE PAINTED YELLOW.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RETAINING WALL DESIGN FROM WALL MANUFACTURERS, AND SUBMITTING DESIGN TO ENGINEER FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO CONSTRUCT WALL IN ACCORDANCE WITH DESIGN APPROVED BY THE ENGINEER. RETAINING WALL SHALL BE SEGMENTED BLOCK WALL SYSTEM AS OUTLINED IN THE SPECIFICATIONS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- POTENTIAL FUTURE SIDEWALK IMPROVEMENTS OUTSIDE THE LIMIT OF WORK MAY BE COMPLETED, AT THE CITY'S EXPENSE, WITH THIS PROJECT. CITY OF PORTLAND TO COORDINATE WITH APPLICANT TO DETERMINE EXACT SCOPE OF WORK PRIOR TO CONSTRUCTION.



Jewish Community Alliance of Southern Maine

Proposed Neighborhood Center

Portland, Maine

April 03, 2015

Mark	Date	Description
3.	6/23/15	REVISED FOR PB SUBMISSION
2.	6/9/15	REVISED PER PB COMMENT
1.	5/8/15	REVISED FOR PB WORKSHOP

PROJECT NO:	J-0096
FILE:	J0094-SITE.dwg
DRAWN BY:	GWH
CHECKED:	BLM
APPROVED BY:	BLM

SITE PLAN

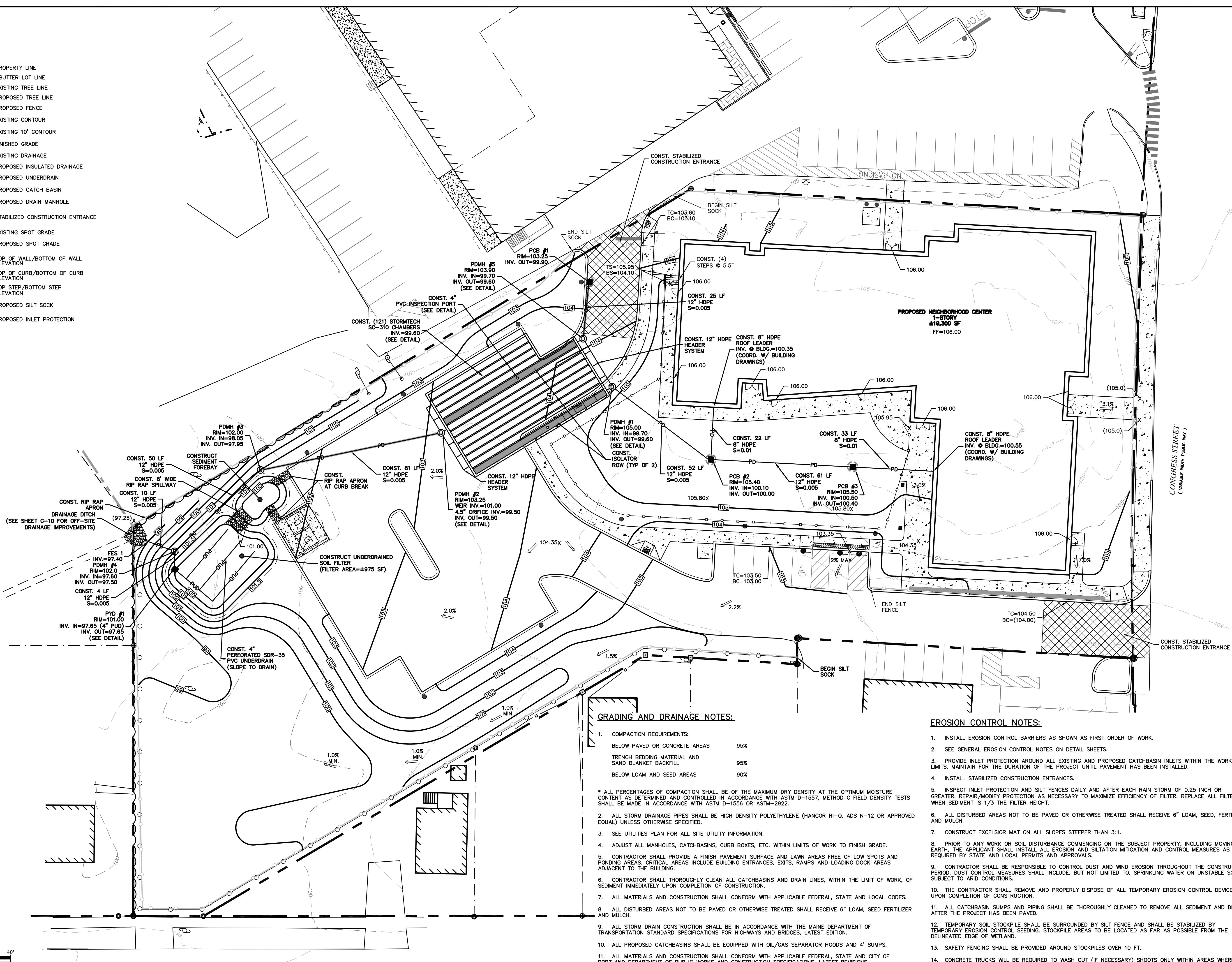
SCALE: AS SHOWN

C-2B

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LEGEND

- PROPERTY LINE
- - - - - ABUTTER LOT LINE
- ~ ~ ~ ~ ~ EXISTING TREE LINE
- - - - - PROPOSED TREE LINE
- - - - - PROPOSED FENCE
- - - - - EXISTING CONTOUR
- - - - - EXISTING 10' CONTOUR
- 62 FINISHED GRADE
- D EXISTING DRAINAGE
- PD PROPOSED INSULATED DRAINAGE
- PUD PROPOSED UNDERDRAIN
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- STABILIZED CONSTRUCTION ENTRANCE
- (97.25)_x EXISTING SPOT GRADE
- 100.50_x PROPOSED SPOT GRADE
- TW=105.90 TOP OF WALL/BOTTOM OF WALL ELEVATION
- BW=104.50 TOP OF CURB/BOTTOM OF CURB ELEVATION
- TC=105.90 TOP OF CURB/BOTTOM OF CURB ELEVATION
- TS=105.90 TOP STEP/BOTTOM STEP ELEVATION
- BS=105.40 TOP STEP/BOTTOM STEP ELEVATION
- PROPOSED SILT SOCK
- PROPOSED INLET PROTECTION



GRADING AND DRAINAGE NOTES:

1. COMPACTION REQUIREMENTS:
 BELOW PAVED OR CONCRETE AREAS 95%
 TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL 95%
 BELOW LOAM AND SEED AREAS 90%
 * ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
2. ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR APPROVED EQUAL) UNLESS OTHERWISE SPECIFIED.
3. SEE UTILITIES PLAN FOR ALL SITE UTILITY INFORMATION.
4. ADJUST ALL MANHOLES, CATCHBASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
5. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
6. CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCHBASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
7. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
8. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
9. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
10. ALL PROPOSED CATCHBASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4' SUMPS.
11. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION SPECIFICATIONS, LATEST REVISIONS.
12. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A MAINE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
13. SEE EXISTING CONDITIONS PLAN FOR BENCH MARK INFORMATION.

EROSION CONTROL NOTES:

1. INSTALL EROSION CONTROL BARRIERS AS SHOWN AS FIRST ORDER OF WORK.
2. SEE GENERAL EROSION CONTROL NOTES ON DETAIL SHEETS.
3. PROVIDE INLET PROTECTION AROUND ALL EXISTING AND PROPOSED CATCHBASIN INLETS WITHIN THE WORK LIMITS. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
5. INSPECT INLET PROTECTION AND SILT FENCES DAILY AND AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.
6. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER AND MULCH.
7. CONSTRUCT EXCELSIOR MAT ON ALL SLOPES STEEPER THAN 3:1.
8. PRIOR TO ANY WORK OR SOIL DISTURBANCE COMMENCING ON THE SUBJECT PROPERTY, INCLUDING MOVING OF EARTH, THE APPLICANT SHALL INSTALL ALL EROSION AND SILTATION MITIGATION AND CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL PERMITS AND APPROVALS.
9. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL MEASURES SHALL INCLUDE, BUT NOT LIMITED TO, SPRINKLING WATER ON UNSTABLE SOILS SUBJECT TO ARID CONDITIONS.
10. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
11. ALL CATCHBASIN SUMPS AND PIPING SHALL BE THOROUGHLY CLEANED TO REMOVE ALL SEDIMENT AND DEBRIS AFTER THE PROJECT HAS BEEN PAVED.
12. TEMPORARY SOIL STOCKPILE SHALL BE SURROUNDED BY SILT FENCE AND SHALL BE STABILIZED BY TEMPORARY EROSION CONTROL SEEDING. STOCKPILE AREAS TO BE LOCATED AS FAR AS POSSIBLE FROM THE DELINEATED EDGE OF WETLAND.
13. SAFETY FENCING SHALL BE PROVIDED AROUND STOCKPILES OVER 10 FT.
14. CONCRETE TRUCKS WILL BE REQUIRED TO WASH OUT (IF NECESSARY) SHOOTS ONLY WITHIN AREAS WHERE CONCRETE HAS BEEN PLACED. NO OTHER WASH OUT WILL BE ALLOWED.

Jewish Community Alliance of Southern Maine

Proposed Neighborhood Center

Portland, Maine

April 03, 2015

2.	6/23/15	REVISED FOR PB SUBMISSION
1.	5/8/15	REVISED FOR PB WORKSHOP
Mark	Date	Description
PROJECT NO: J-0096		
FILE: J0094-SITE.dwg		
DRAWN BY: GWH		
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APPROVED BY: BLM		

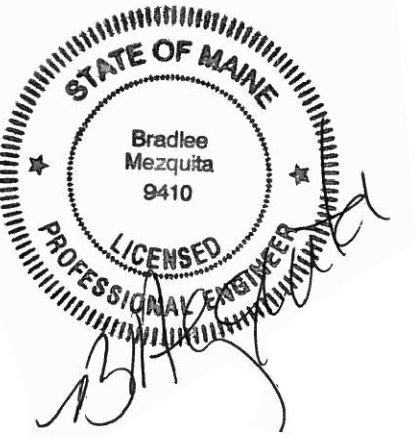
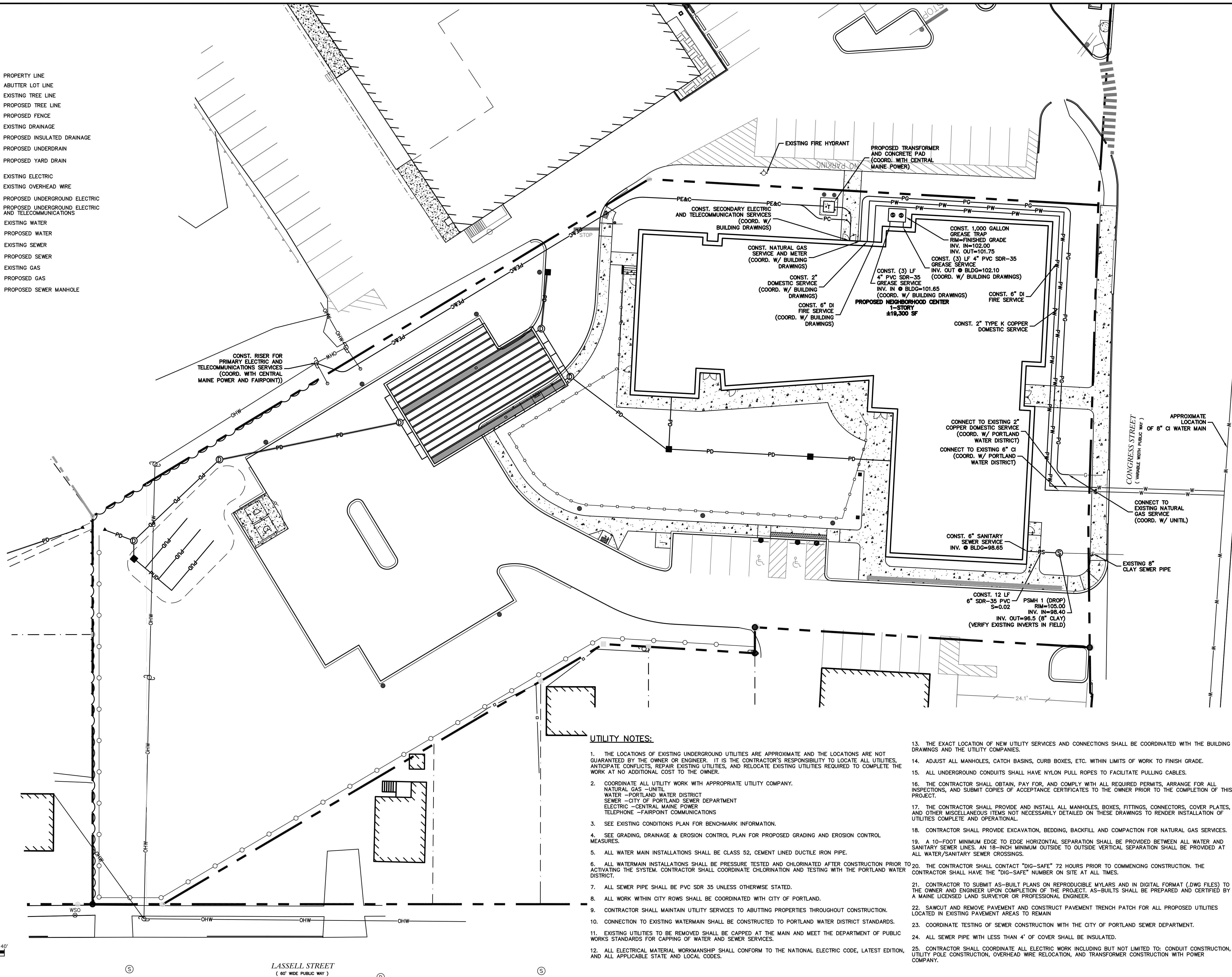
GRADING, DRAINAGE, AND EROSION CONTROL PLAN

SCALE: AS SHOWN

Jun 23, 2015 9:00 am Plotted By: gwh
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LEGEND

- PROPERTY LINE
- - - ABUTTER LOT LINE
- ~ ~ ~ EXISTING TREE LINE
- ~ ~ ~ PROPOSED TREE LINE
- - - PROPOSED FENCE
- EXISTING DRAINAGE
- PD PROPOSED INSULATED DRAINAGE
- PUD PROPOSED UNDERDRAIN
- PROPOSED YARD DRAIN
- E EXISTING ELECTRIC
- OHW EXISTING OVERHEAD WIRE
- PUGE PROPOSED UNDERGROUND ELECTRIC
- PE&C PROPOSED UNDERGROUND ELECTRIC AND TELECOMMUNICATIONS
- W EXISTING WATER
- PW PROPOSED WATER
- S EXISTING SEWER
- PS PROPOSED SEWER
- G EXISTING GAS
- PG PROPOSED GAS
- ⊙ PROPOSED SEWER MANHOLE



Jewish Community Alliance of Southern Maine

Proposed Neighborhood Center
Portland, Maine

UTILITY NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
2. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
NATURAL GAS - UNITIL
WATER - PORTLAND WATER DISTRICT
SEWER - CITY OF PORTLAND SEWER DEPARTMENT
ELECTRIC - CENTRAL MAINE POWER
TELEPHONE - FAIRPOINT COMMUNICATIONS
3. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
4. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
5. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, CEMENT LINED DUCTILE IRON PIPE.
6. ALL WATERMAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE PORTLAND WATER DISTRICT.
7. ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
8. ALL WORK WITHIN CITY ROWS SHALL BE COORDINATED WITH CITY OF PORTLAND.
9. CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
10. CONNECTION TO EXISTING WATERMAIN SHALL BE CONSTRUCTED TO PORTLAND WATER DISTRICT STANDARDS.
11. EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
12. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
13. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE UTILITY COMPANIES.
14. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
15. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
16. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
17. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
18. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
19. A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES; AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.
20. THE CONTRACTOR SHALL CONTACT "DIG-SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON SITE AT ALL TIMES.
21. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILES) TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A MAINE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
22. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN
23. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTLAND SEWER DEPARTMENT.
24. ALL SEWER PIPE WITH LESS THAN 4' OF COVER SHALL BE INSULATED.
25. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.

April 03, 2015

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UTILITIES PLAN

SCALE: AS SHOWN

Jun 23, 2015 9:02am Plotted By: gwh
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PROPOSED NEIGHBORHOOD CENTER
1342 CONGRESS STREET
PORTLAND, MAINE 04103

43°-39'-29.87"N
70°-17'-43.50"W

DESCRIPTION
THE PROJECT CONSISTS OF THE CLEARING AND DEMOLITION OF EXISTING FEATURES ON SITE FOR A PROPOSED 1-STORY 19,300 SF NEIGHBORHOOD CENTER WITH 49 PARKING SPACES AND ASSOCIATED SITE IMPROVEMENTS INCLUDING SIDEWALK, STORMWATER MANAGEMENT, UTILITIES AND LANDSCAPING.

THE WORK IS ANTICIPATED TO START IN SUMMER 2015, AND BE COMPLETED BY SPRING 2016.

DISTURBED AREA
THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 1.90 ACRES.

SOIL CHARACTERISTICS
BASED ON THE PHASE 1 SITE ASSESSMENT PREPARED BY ST GERMAIN COLLINS AND DATED FEBRUARY 10, 2015 THE SOILS CONSIST OF SILTY CLAY SOILS THAT ARE ASSUMED TO BE HYDROLOGIC GROUP C SOILS.

SEQUENCE OF MAJOR ACTIVITIES

- CUT AND CLEAR TREES.
- CONSTRUCT TEMPORARY AND PERMANENT SEDIMENT, EROSION AND DETENTION CONTROL FACILITIES. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS THAT WILL INFLUENCE STORMWATER RUNOFF SUCH AS:
 - NEW CONSTRUCTION
 - DEVELOPMENT OF BORROW PIT AREAS
 - DISPOSAL OF EXCESSIVE SPILL, STUMP AND OTHER SOLID WASTE
 - CONTROL OF DUST
 - CONSTRUCTION OF SITE ACCESS
 - NEARNESS OF CONSTRUCTION SITE TO RECEIVING WATERS
 - CONSTRUCTION DURING LATE WINTER AND EARLY SPRING
- ALL PERMANENT DITCHES, SWALES, DETENTION, RETENTION AND SEDIMENTATION BASINS TO BE STABILIZED USING THE VEGETATIVE AND NON-STRUCTURAL BMPS PRIOR TO DIRECTING RUNOFF TO THEM.
- CLEAR AND DISPOSE OF DEBRIS.
- CONSTRUCT TEMPORARY CULVERTS AND DIVERSION CHANNELS AS REQUIRED.
- GRADE AND GRAVEL DRIVES AND PARKING AREAS - ALL DRIVES AND PARKING AREA SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
- BEGIN PERMANENT SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES, SILT SOCKS, SEDIMENT TRAPS, ETC. AS REQUIRED.
- FINISH PAVING ALL DRIVES AND PARKING AREAS.
- INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TRAPPED SEDIMENTS FROM COLLECTOR DEVICES AS APPROPRIATE AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

NOTE: THE CONSTRUCTION SEQUENCE MUST LIMIT THE DURATION AND AREA OF DISTURBANCE.

NAME OF RECEIVING WATERS

THE STORM WATER RUNOFF FLOWS OFFSITE TO AN EXISTING DRAINAGE SWALE.

EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

- STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR MORE THAN TWENTY ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE USED INCLUDE:
 - TEMPORARY SEEDING
 - MULCHING
- DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY NOVEMBER 15.
- AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED.
- WINTER STABILIZATION PRACTICES:
 - ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY NOVEMBER 15TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 4:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURE WITH ANCHOR NETTING, ELSEWHERE.
 - ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITION.
 - AFTER NOVEMBER 15TH, INCOMPLETE DRIVE OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES CRUSHED GRAVEL PER WHOLE ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.

OFF SITE VEHICLE TRACKING

THE CONTRACTOR SHALL CONSTRUCT THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO ANY EXCAVATION ACTIVITIES.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

- GENERAL:

THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO IMPLEMENT THE PLAN.

 - ALL SWALES SHALL BE STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
 - THE SMALLEST PRACTICAL PORTION OF THE SITE WILL BE DENUDATED AT ONE TIME.
 - ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
 - ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
 - BUILT UP SEDIMENT WILL BE REMOVED FROM SILT SOCK WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE SILT SOCK.
 - ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
 - TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.
 - A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
 - A REPRESENTATIVE REPORT, INCLUDING INSPECTION, REPAIRS, AND MAINTENANCE AND INSPECTION PROCEDURES, WILL BE PROVIDED TO THE OWNER AND MAINTAINED ON THE PROJECT.
 - THE EROSION CONTROL PROCEDURES SHALL CONFORM TO THE CITY OF PORTLAND TECHNICAL MANUAL.

A. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE, OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL CODES OR SPECIFICATIONS.

B. THE USE OF SAND FOR THE PURPOSE OF PEDESTRIAN SAFETY AND SAFE DRIVING CONDITION SHALL BE MINIMIZED.

C. THE OWNER SHALL CLEAN ALL CATCH BASINS, DRAIN MANHOLES AND SWEEP THE PARKING LOT ON AN ANNUAL BASIS.
- FILTERS:
 - SILT SOCK
 - APPLICATION
 - SILT SOCK ARE TO BE INSTALLED DOWN SLOPE OF ANY DISTURBED AREA REQUIRING EROSION AND SEDIMENT CONTROL AND FILTRATION OF SOLUBLE POLLUTANTS FROM RUNOFF. SILT SOCK EFFECTIVE WHEN INSTALLED PERPENDICULAR TO SHEET OR LOW CONCENTRATED FLOW.
 - INSTALLATION DETAILS
 - SILT SOCK USED FOR PERIMETER CONTROL OF SEDIMENT AND SOLUBLE POLLUTANTS IN STORM RUNOFF SHALL MEET FILTREXX SOX MATERIAL SPECIFICATIONS, OR APPROVED EQUAL, AND USE CERTIFIED FILTREXX FILTER MEDIA, OR APPROVED EQUAL.
 - CONTRACTOR IS REQUIRED TO BE FILTREXX CERTIFIED AS DETERMINED BY FILTREXX INTERNATIONAL, LLC, OR APPROVED EQUAL. CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION. LOOK FOR FILTREXX CERTIFIED SEAL, OR APPROVED EQUAL.
 - SILT SOCK WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER.
 - SILT SOCK SHOULD BE INSTALLED PARALLEL TO THE BASE OF THE SLOPE OR OTHER DISTURBED AREA IN EXTREME CONDITIONS (i.e. 2:1 SLOPES). A SECOND SILT SOCK SHALL BE CONSTRUCTED AT THE TOP OF THE SLOPE.
 - STAKES SHALL BE INSTALLED THROUGH THE MIDDLE OF THE SILT SOCK ON 10 FT CENTERS, USING 2 INCH BY 2 INCH BY 3 FEET WOODEN STAKES. IN THE EVENT STAKING IS NOT POSSIBLE, I.E. WHEN SILT SOCK ARE USED ON PAVEMENT, HEAVY CONCRETE BLOCKS SHALL BE USED BEHIND THE SILT SOCK TO HELP STABILIZE DURING RAINFALL/RUNOFF EVENTS.
 - STAKING DEPTH FOR SAND AND SILT LOAM SOILS SHALL BE 12 INCHES, AND 8 INCHES FOR CLAY SOILS.
 - LOOSE COMPOST MAY BE BACKFILLED ALONG THE UPSLOPE SIDE OF THE SILT SOCK, FILLING THE SEAM BETWEEN THE SOIL SURFACE AND THE DEVICE, IMPROVING STABILIZATION AND SEDIMENT RETENTION.
 - IF THE SILT SOCK IS TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE, IT MAY BE SEEDED AT TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION.
 - SILT SOCK ARE NOT TO BE USED IN PERENNIAL, EPHEMERAL, OR INTERMITTENT STREAMS.
 - SEE DETAIL FOR CORRECT SILT SOCK INSTALLATION.
 - SEQUENCE OF INSTALLATION:
 - SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE

- CONTRIBUTING DRAINAGE AREA ABOVE THEM.
- MAINTENANCE:
 - SILT SOCK BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.
 - SHOULD THE FABRIC ON A SILT SOCK BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
 - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD (1/3) THE HEIGHT OF THE BARRIER.
 - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT SOCK BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDD.

- MULCHING:
 - TIMING:
 - IN ORDER FOR MULCH TO BE EFFECTIVE, IT MUST BE IN PLACE PRIOR TO MAJOR STORM EVENTS. THERE ARE TWO (2) TYPES OF STANDARDS WHICH SHALL BE USED TO ASSURE THIS:
 - APPLY MULCH PRIOR TO ANY STORM EVENT. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE IN CONCORD, TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.
 - REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD. THE TIME PERIOD CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON A AREA, THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGMENT SHALL BE USED TO EVALUATE THE GRASS COVER.
 - REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD. THE TIME PERIOD CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON A AREA, THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGMENT SHALL BE USED TO EVALUATE THE DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.
 - APPLICATION RATE:
 - MULCH SHALL BE APPLIED AT A RATE OF BETWEEN 1.5 TO 2 TONS PER ACRE, OR 90 TO 100 POUNDS PER 1000 SQUARE FEET. THE MINIMUM MULCH REQUIREMENT, REGARDLESS OF APPLICATION RATE, SHALL BE VISIBLE.
 - GUIDELINES FOR WINTER MULCH APPLICATION:
 - WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 6,000 POUNDS OF HAY OR STRAW PER ACRE. A TACKIFIER MAY BE ADDED TO THE MULCH. NO MULCH IS TO BE APPLIED OVER MORE THAN TWO (2) INCHES OF SNOW. IF SNOW DEPTH IS GREATER THAN TWO (2) INCHES IT SHALL BE REMOVED BEFORE MULCHING.
 - MAINTENANCE:
 - ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.
 - EXCELSIOR MATTING SHALL BE USED IN PLACE OF MULCH ON ALL SLOPES STEEPER THAN 3:1.
 - SLOPES:
 - ALL SLOPES GREATER THAN 15% DURING THE REGULAR CONSTRUCTION SEASON ARE TO HAVE NETTING OVER MULCH OR COMBINATION EROSION CONTROL MAT (MULCH AND NET), THIS APPLIES TO ALL SLOPES GREATER THAN 8% AFTER OCTOBER 1. MULCHING IS REQUIRED OVER HYDROSEEDING.

- TEMPORARY SEEDING:
 - SEEDBED PREPARATION:
 - APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10 FERTILIZER.
 - APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE.
 - SEEDING:
 - UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE.
 - WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
 - APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING.
 - MAINTENANCE:
 - TEMPORARY SEEDINGS SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).
- PERMANENT MULCHING:
 - TIMING:
 - APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS THAT RESIST DECOMPOSITION SUCH AS WOOD CHIPS OR CRUSHED STONE TO THE SOIL SURFACE WHERE VEGETATION STABILIZATION IS EITHER IMPRACTICAL OR DIFFICULT TO ESTABLISH.
 - WINTER STABILIZATION SHALL MEET OR EXCEED THE FOLLOWING REQUIREMENTS.
 - PERMANENT MULCHING SHALL BE USED TO STABILIZE CHRONIC EROSION AREAS WHICH RECEIVE HEAVY FOOT OR VEHICLE TRAFFIC. NOT INTENDED FOR AREAS OF CONCENTRATED FLOWS.
 - IF WOOD CHIPS ARE USED IN LANDSCAPED AREAS (TREES & SHRUBS), A SUPPLEMENTAL APPLICATION OF CHEMICAL FERTILIZER SHOULD BE APPLIED AT A RATE OF TWO POUNDS OF 5-10-5 PER 100 SQUARE FEET OF MULCH.
 - IF CRUSHED STONE IS USED, A PLASTIC FILTER CLOTH SHALL BE PLACED BETWEEN THE GROUND AND THE STONE.
 - SPECIFICATIONS:
 - WOOD CHIPS OR AGGREGATE SHALL BE USED ON SLOPES NO STEEPER THAN 3 HORIZONTALLY ON 1 VERTICALLY.
 - PERMANENT MULCH SHALL BE 3 INCHES OR MORE IN DEPTH.
 - WOOD CHIPS SHALL BE APPLIED AT A RATE OF 500-900 POUNDS PER 1,000 SQUARE FEET OR 10-20 TONS PER ACRE. WOOD CHIPS SHALL BE GREEN OR AIR-DRIED AND FREE OF OBJECTIONABLE COARSE MATERIALS.
 - AGGREGATE COVER (GRAVEL, CRUSHED STONE OR SLAG) SHALL BE WASHED, 0.25 INCHES TO 2.5 INCHES AND APPLIED AT A RATE OF 9 CUBIC YARDS PER 1,000 SQUARE FEET.
 - MAINTENANCE:
 - WOOD CHIPS SHALL BE MONITORED FOR DECOMPOSITION AND NEW APPLICATIONS MADE.
 - CRUSHED STONE SHALL BE MONITORED FOR WASH OUT AND SLIPPING DOWN SLOPE. IF EITHER OCCUR, NEW MATERIAL SHALL BE PROVIDED ON THE BARREN AREAS.
 - VEGETATIVE PRACTICE:
 - FOR PERMANENT MEASURES AND PLANTINGS.
 - LIMESTONE SHALL BE INCORPORATED INTO THE LOAM LAYER AT A RATE OF 3 TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5.
 - FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20 FERTILIZER.
 - SOIL CONDITIONS AND FERTILIZER APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE GRADES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4.5 POUNDS AND 5.5 POUNDS PER INCH OF WIDTH.
 - SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH.
 - HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE.
 - THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED.
 - WITHOUT WASHING AWAY THE SOIL UNTIL THE GRASS IS WELL ESTABLISHED, ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDD, AND ALL NOXIOUS WEEDS REMOVED.
 - THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDD AREAS UNTIL ACCEPTED.
 - A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:

SEEDING RATE:	XX LBS/ACRE
SEEDING RED FESCUE	XX LBS/ACRE
TALL FESCUE	XX LBS/ACRE
REDTOP	X LBS/ACRE

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE (1) PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEEDING REQUIREMENTS AND BE SOWN NO LATER THAN SEPTEMBER 15. IN NO CASE SHALL SEEDING TAKE PLACE OVER SNOW.
 - DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL)
FOLLOW PERMANENT MEASURES SLOPE, LIM, FERTILIZER AND GRADING REQUIREMENTS. APPLY SEED MIXTURE AT THE INDICATED RATE. APPLY MULCH AS INDICATED FOR PERMANENT MEASURES.

- STABILIZED CONSTRUCTION ENTRANCE:
 - SPECIFICATIONS:
 - AGGREGATE SIZE: USE TWO (2) INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - AGGREGATE THICKNESS: NOT LESS THAN SIX (6) INCHES.
 - WIDTH: TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS.

- LENGTH: AS REQUIRED, BUT NOT LESS THAN FIFTY (50) FEET
- GEOTEXTILE: TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE.
- PIPING SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED.
- CRITERIA FOR GEOTEXTILE: THE FABRICS SHALL BE TREVA SPUNBOND 1135, MIRAFI 600X OR APPROVED EQUAL.

- MAINTENANCE:
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES OR WATERWAYS.

TIMING OF CONTROLS/MEASURES

- THE MAXIMUM AREA TO BE DISTURBED AT ONE TIME SHALL BE SUBMITTED UNDER FIVE (5) ACRES. A PHASING PLAN DESCRIBING THE AREAS TO BE DISTURBED SHALL BE LEFT TO THE DESIGN ENGINEER AND NHDDES. AN INDEPENDENT MONITORING COMPANY SHALL BE HIRED BY THE CONTRACTOR TO MONITOR ALL EROSION CONTROL DEVICES.
- AS INDICATED ON THE SEQUENCE OF MAJOR ACTIVITIES THE EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF ANY WETLAND OR STREAM, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND HAYBALE BARRIERS AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

WASTE DISPOSAL

- WASTE MATERIALS:
 - ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
- HAZARDOUS WASTE:
 - ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
- SANITARY WASTE:
 - ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

SPILL PREVENTION

- MATERIAL MANAGEMENT PRACTICES:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF.

 - GOOD HOUSEKEEPING:

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:

 - AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.
 - ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
 - MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
 - THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
 - SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
 - WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE REMAINING PORTION.
 - HAZARDOUS PRODUCTS:

THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

 - PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
 - ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
 - SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
- PRODUCT SPECIFICATION PRACTICES:

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:

 - PETROLEUM PRODUCTS:

ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
 - FERTILIZERS:

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. ONCE APPLIED FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
 - PAINTS:

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

- SPILL CONTROL PRACTICES:

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

 - MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
 - MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
 - ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
 - THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
 - SPILLS OF TOXIC OR HAZARDOUS MATERIALS WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
 - THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT RECURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.
 - THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
- VEHICLE FUELING AND MAINTENANCE PRACTICES:
 - EFFORTS SHOULD BE MADE TO PERFORM EQUIPMENT/VEHICLE FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY.
 - CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY.
 - IF POSSIBLE KEEP AREA COVERED.
 - KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA.
 - VEHICLES SHALL BE INSPECTED REGULARLY FOR LEAKS AND DAMAGE.
 - USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

DUST CONTROL

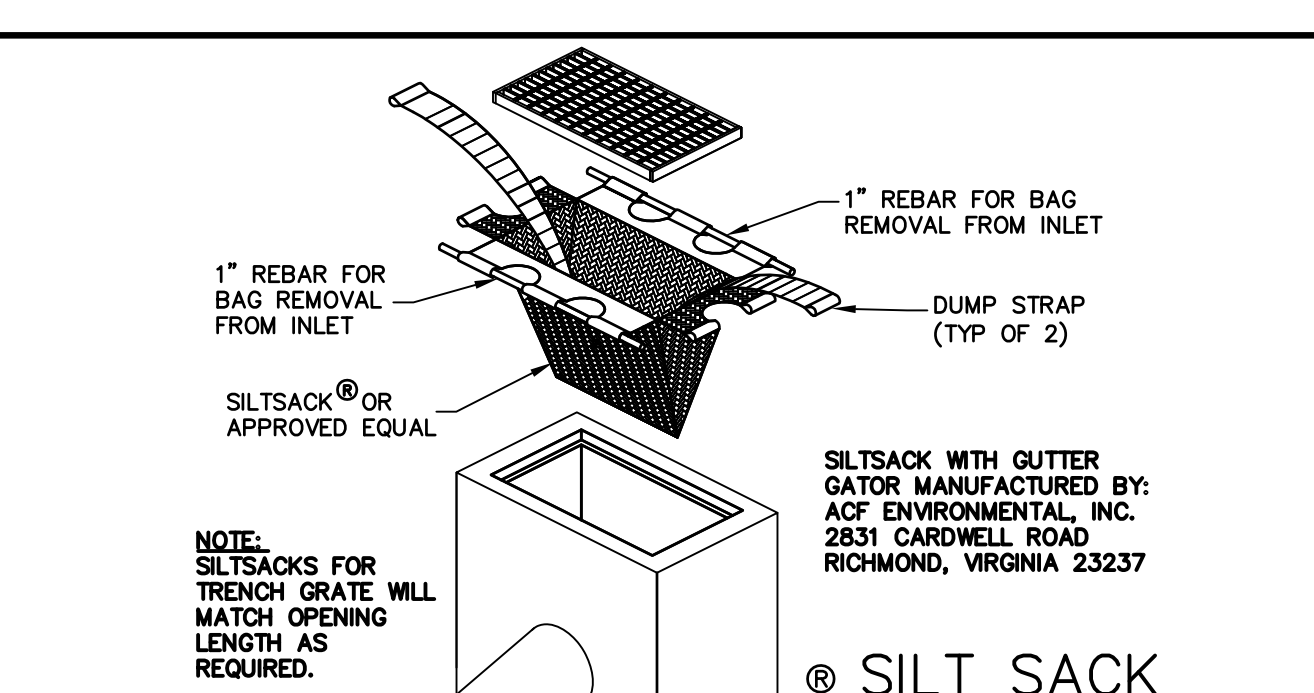
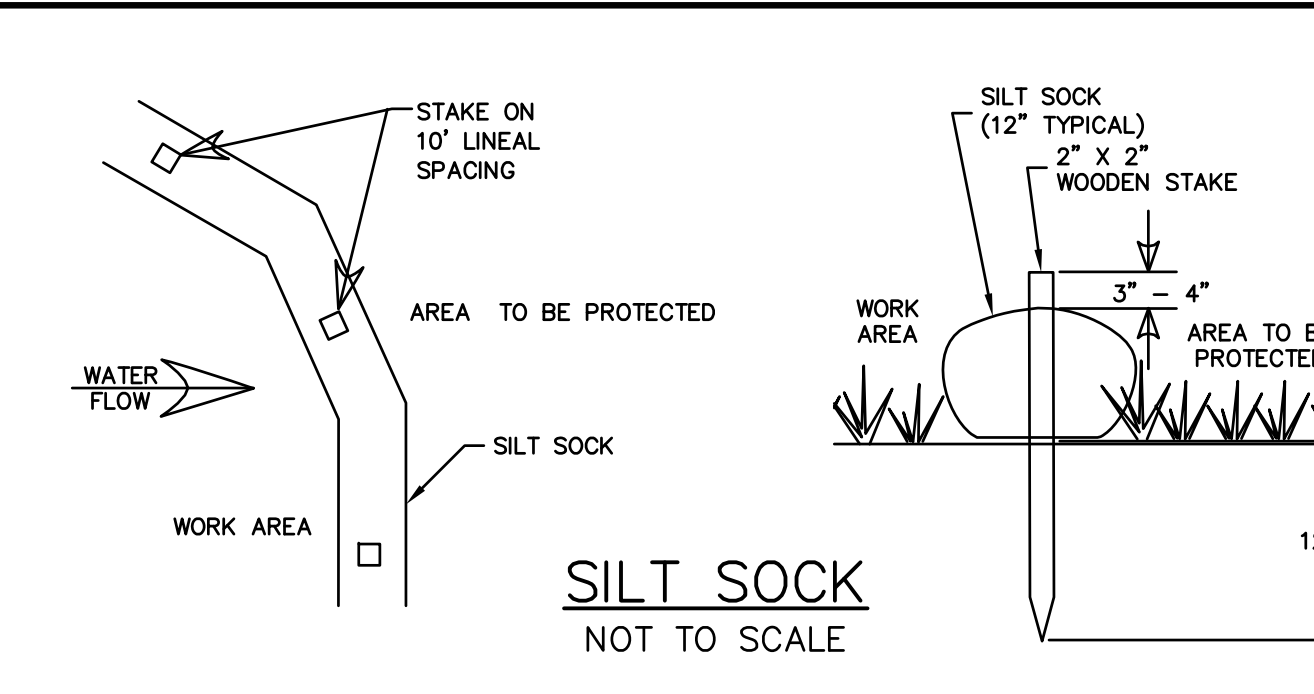
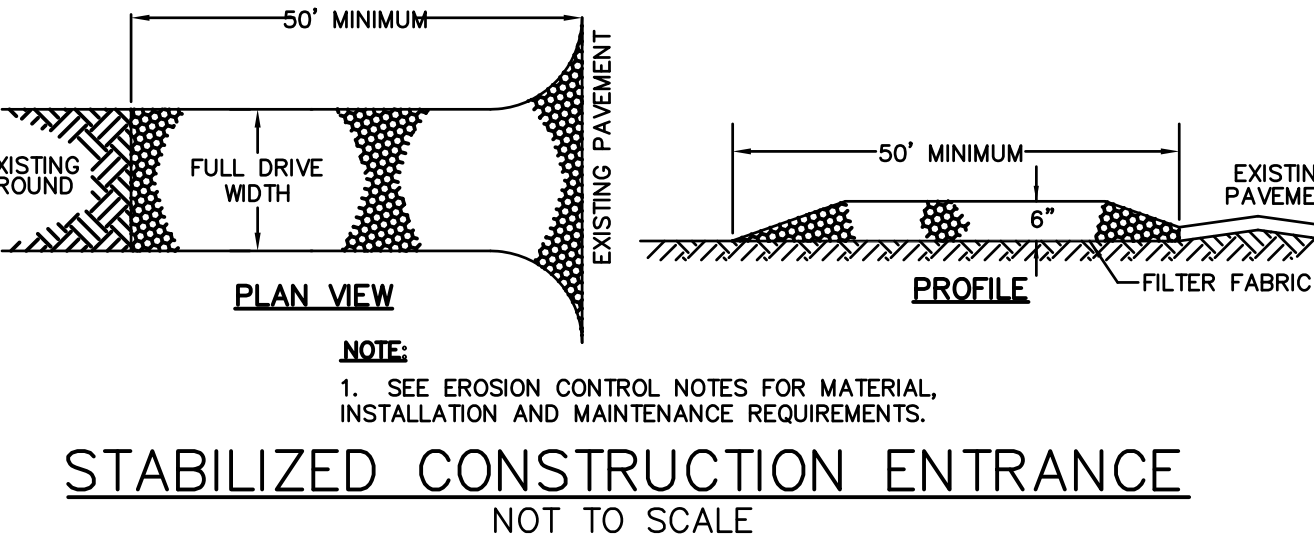
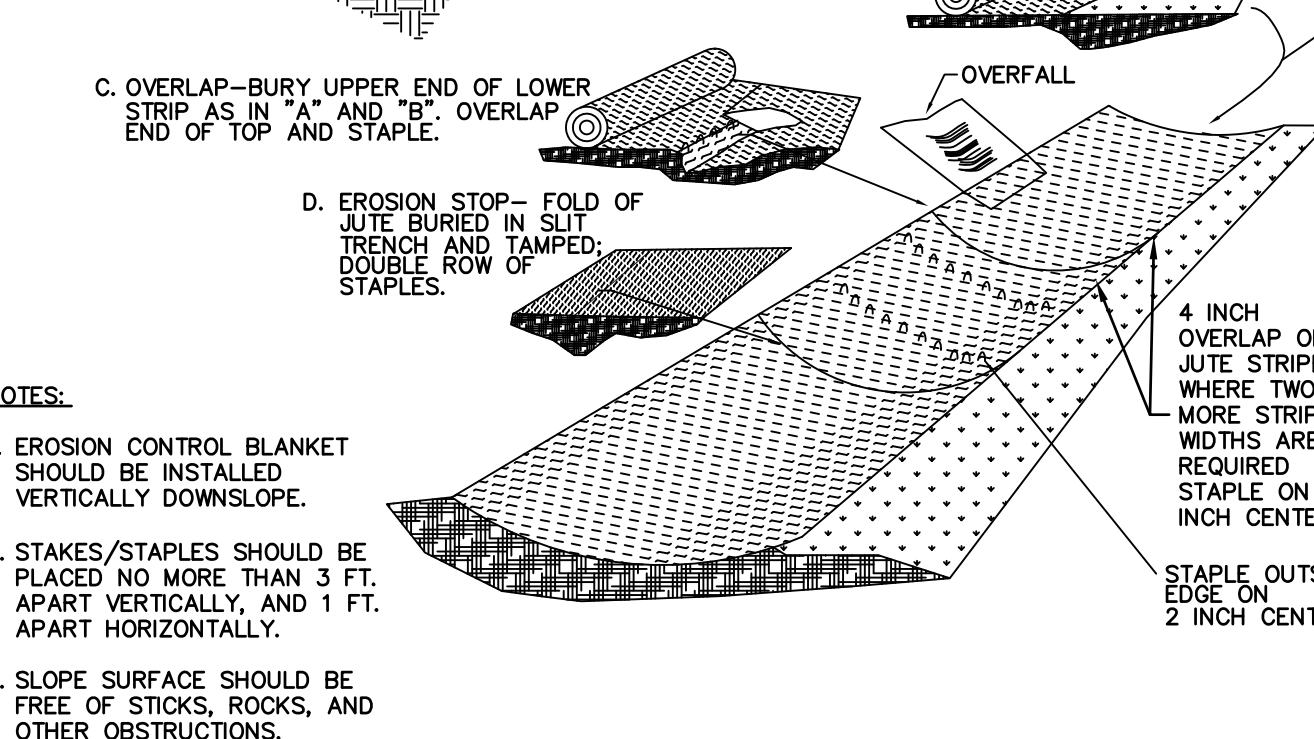
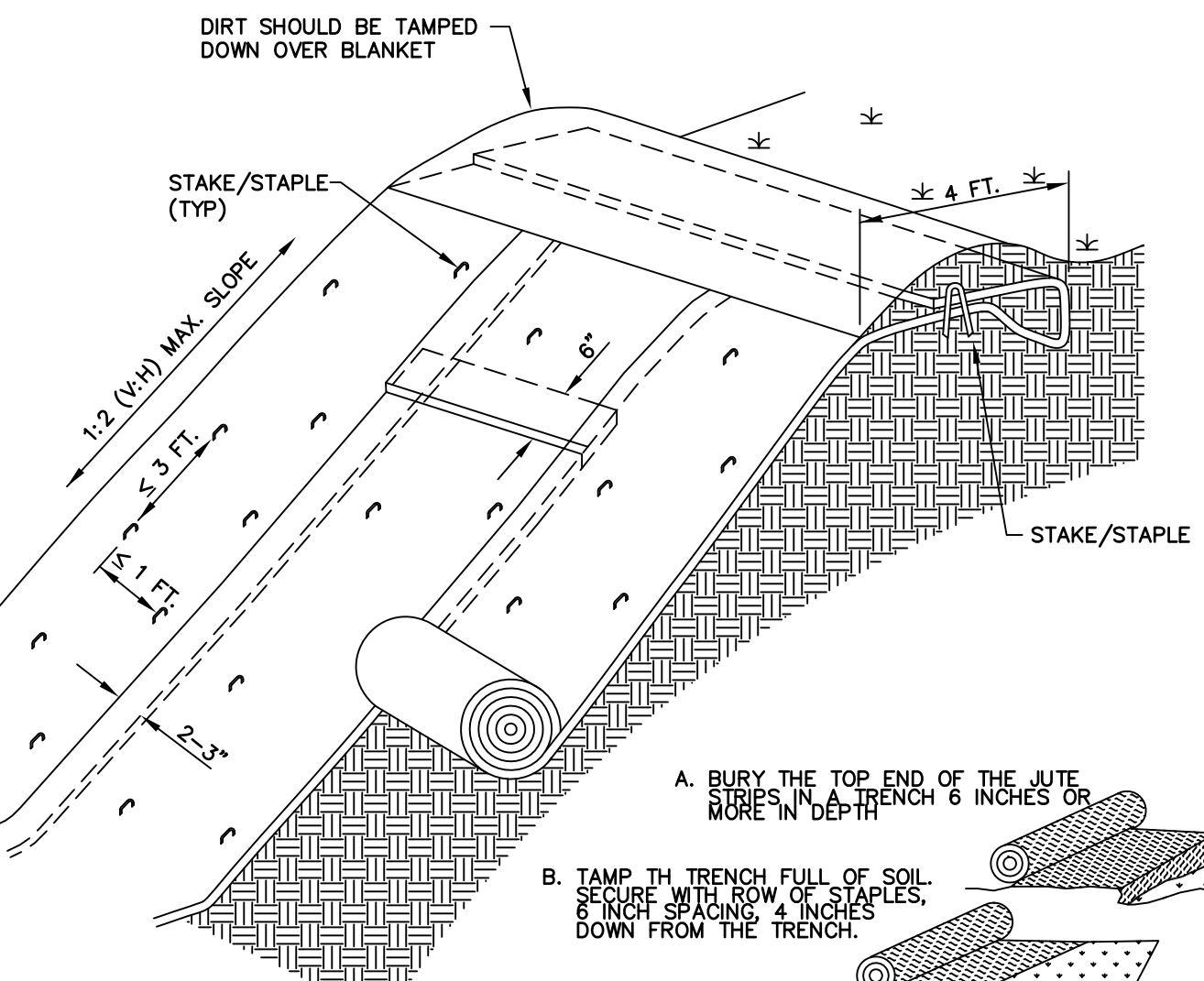
THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL METHODS SHALL INCLUDE, BUT BE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ADJACENT AREAS.

CONCRETE WASHOUT AREA

- THE CONTRACTOR SHOULD BE ENCOURAGED WHERE POSSIBLE, TO USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FACILITY.
- IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER.
- WASHOUT AREAS SHOULD ALSO BE PROVIDED FOR PAINT AND STUCCO OPERATIONS.
- ATTEMPTS SHOULD BE MADE TO LOCATE WASHOUT AREA AT LEAST 50 YARDS AWAY FROM STORM DRAINS AND WATERWAYS WHENEVER POSSIBLE.
- INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

ALLOWABLE NON-STORMWATER DISCHARGES

- DISCHARGES FROM FIRE-FIGHTING ACTIVITIES
- FIRE HYDRANT FLUSHINGS
- WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED
- WATER USED TO CONTROL DUST
- POTABLE WATER INC. UNCONTAMINATED WATER LINE FLUSHINGS
- ROUTINE EXTERNAL BUILDING WASH DOWN -NO DETERGENTS
- MINIMUM OF ONE WASH WATER -NO SPILLS OR DETERGENTS
- UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATE
- UNCONTAMINATED GROUND WATER OR SPRING WATER
- FOUNDATION OR FOOTING DRAINS -NOT CONTAMINATED
- UNCONTAMINATED EXCAVATION Dewatering
- LANDSCAPE IRRIGATION



1. 6/23/15 REVISED FOR PB SUBMISSION

Mark	Date	Description

PROJECT NO: J-0096

FILE: J0096-DETAILS.dwg

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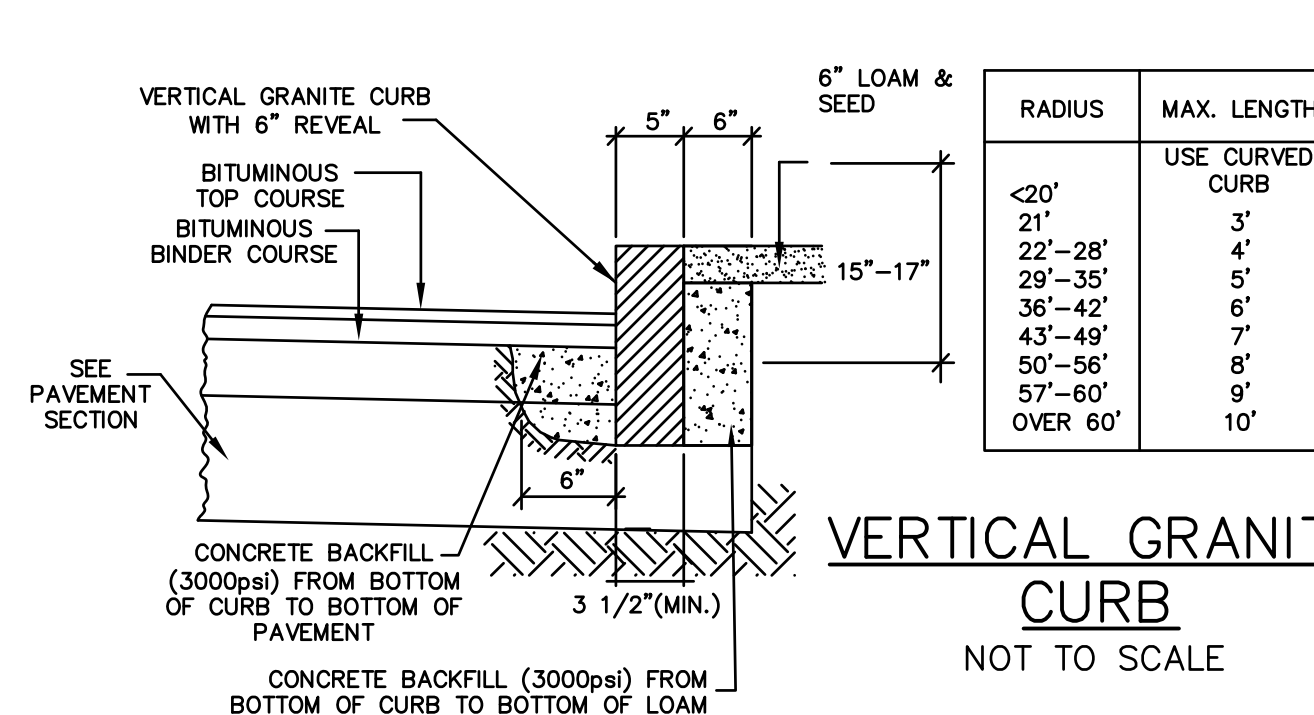
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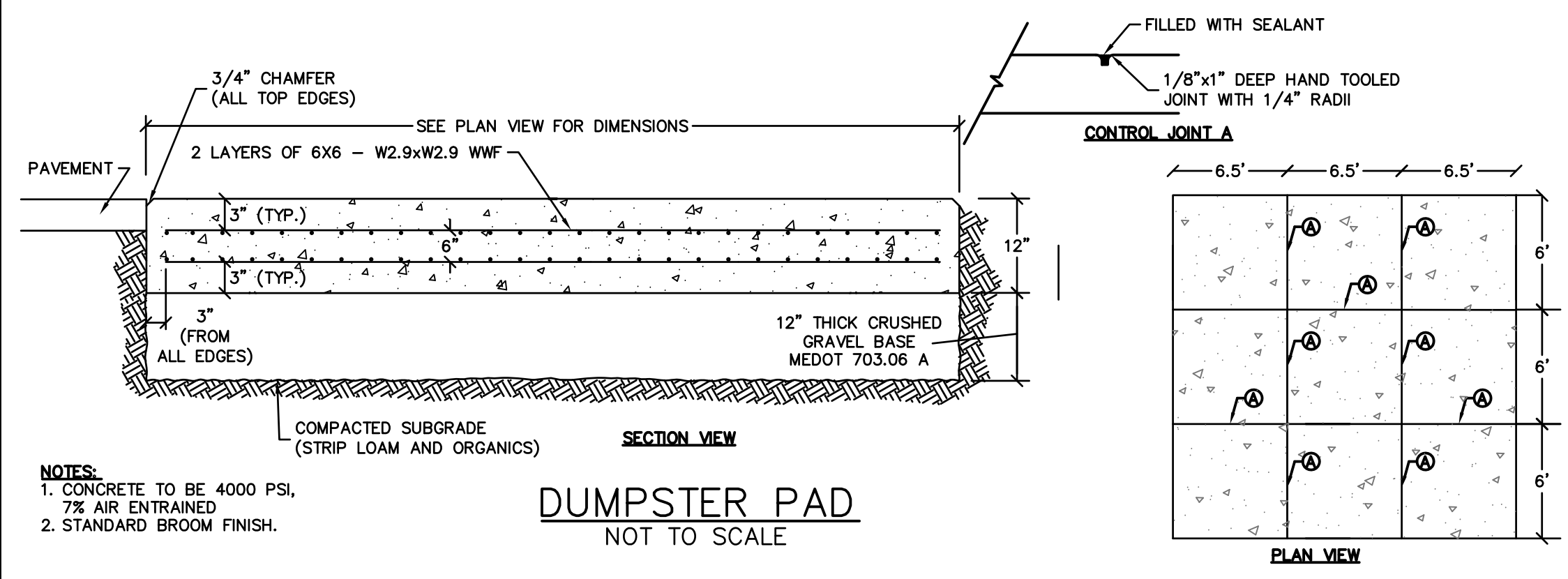
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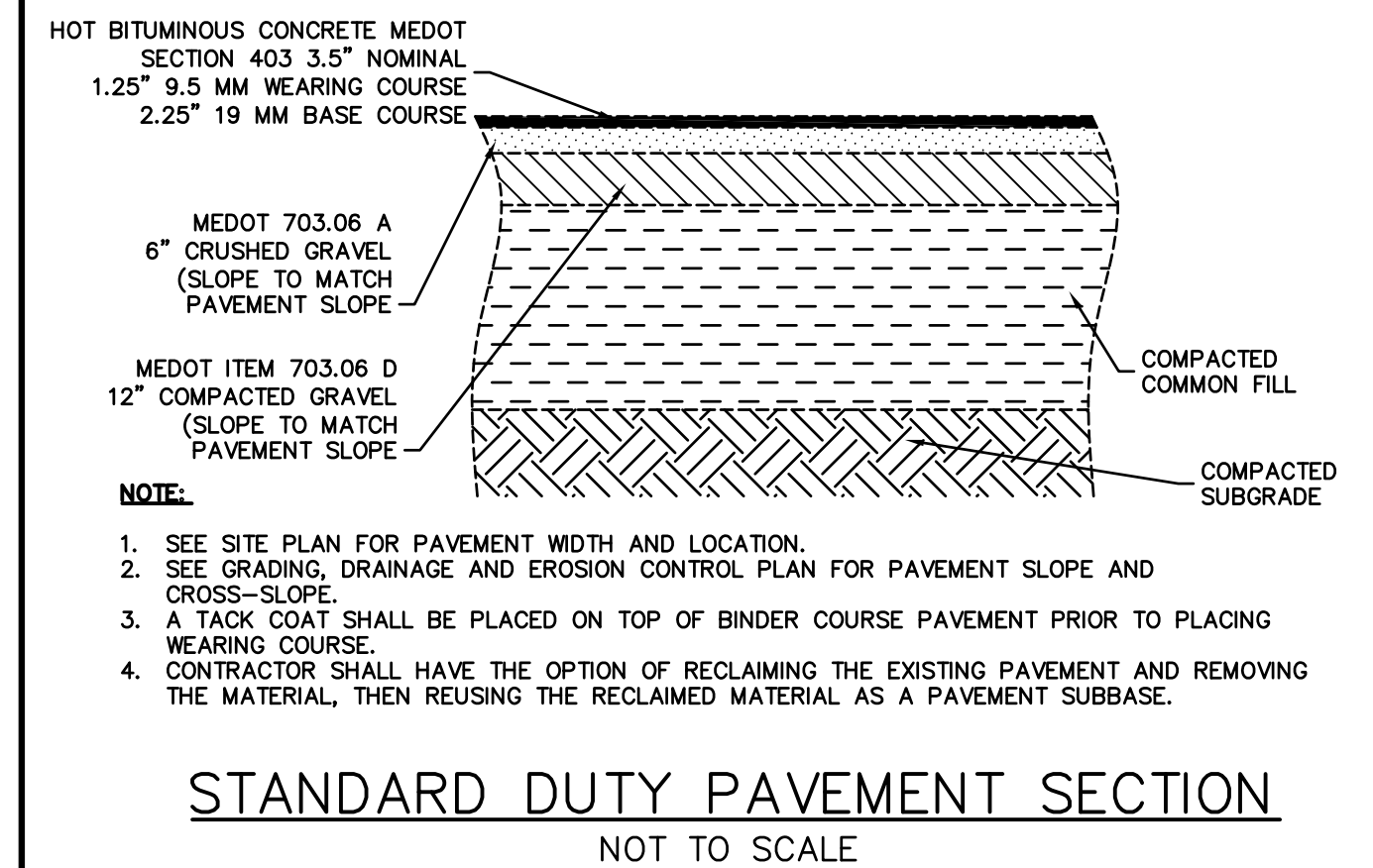
C-5



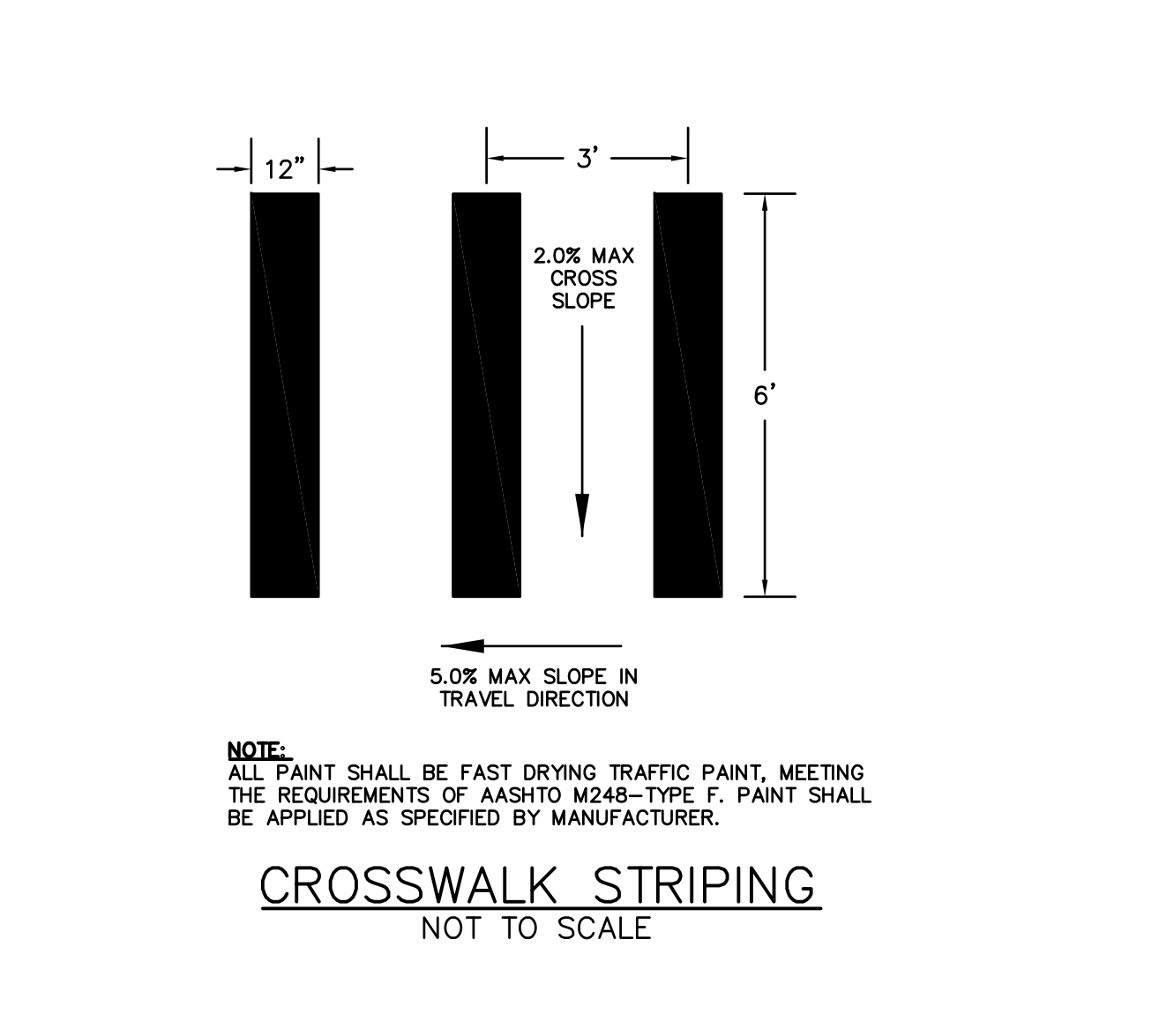
VERTICAL GRANITE CURB
NOT TO SCALE



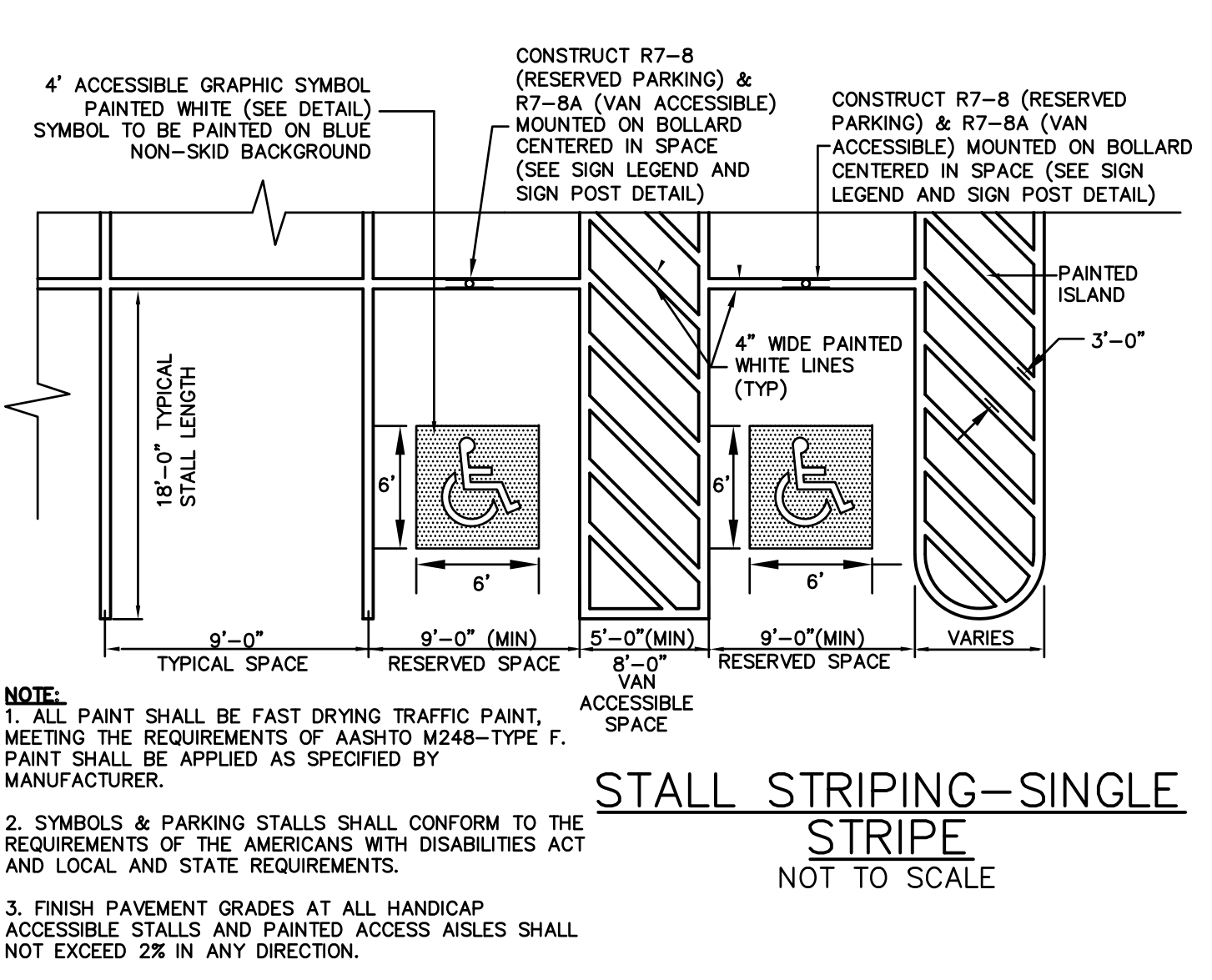
DUMPSTER PAD
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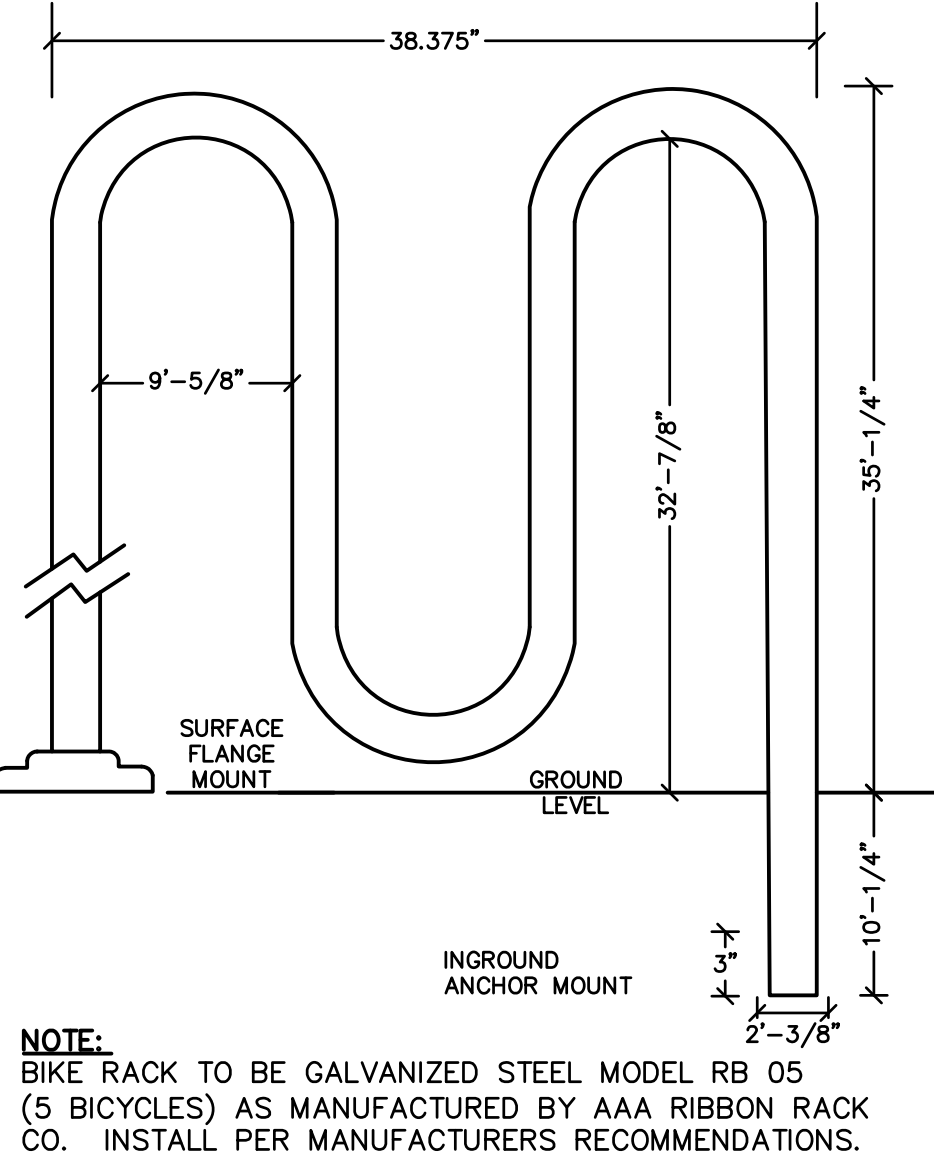
STANDARD DUTY PAVEMENT SECTION
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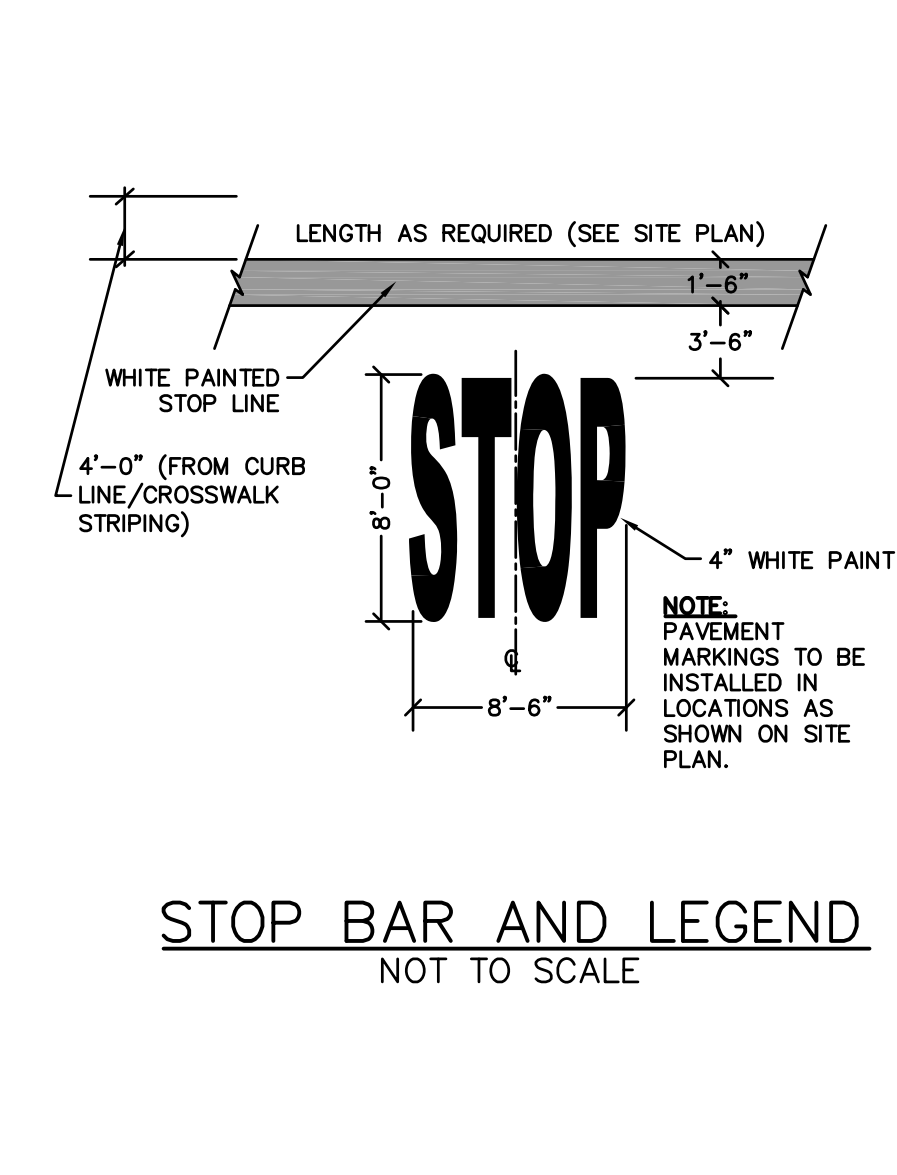
CROSSWALK STRIPING
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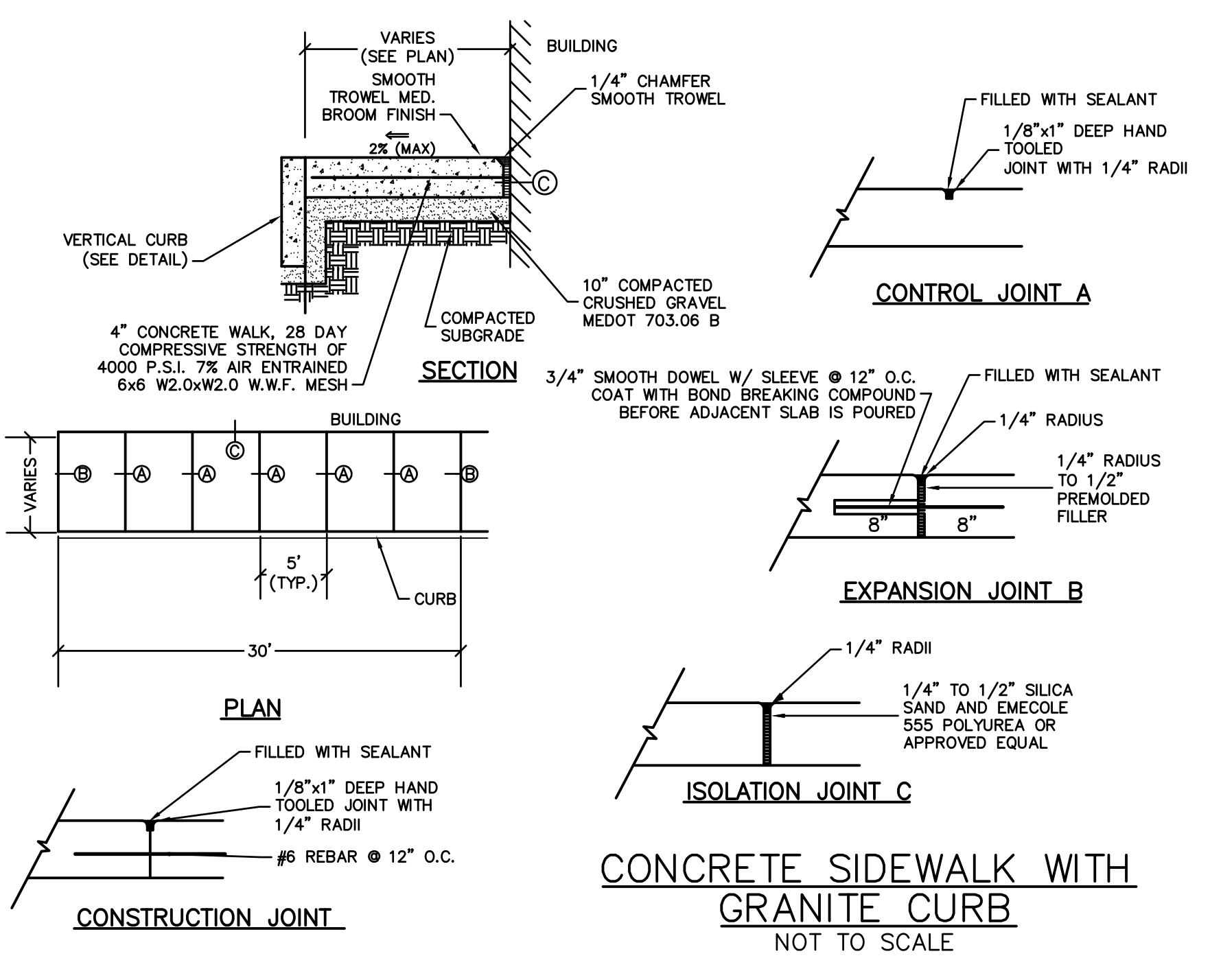
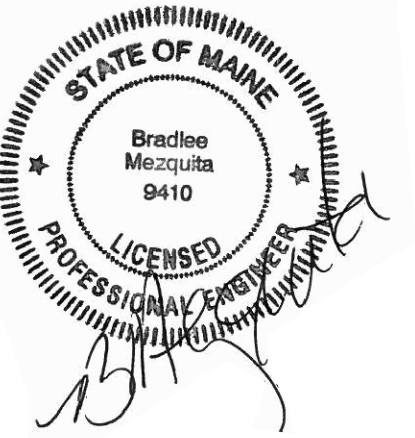
STALL STRIPING - SINGLE STRIPE
NOT TO SCALE



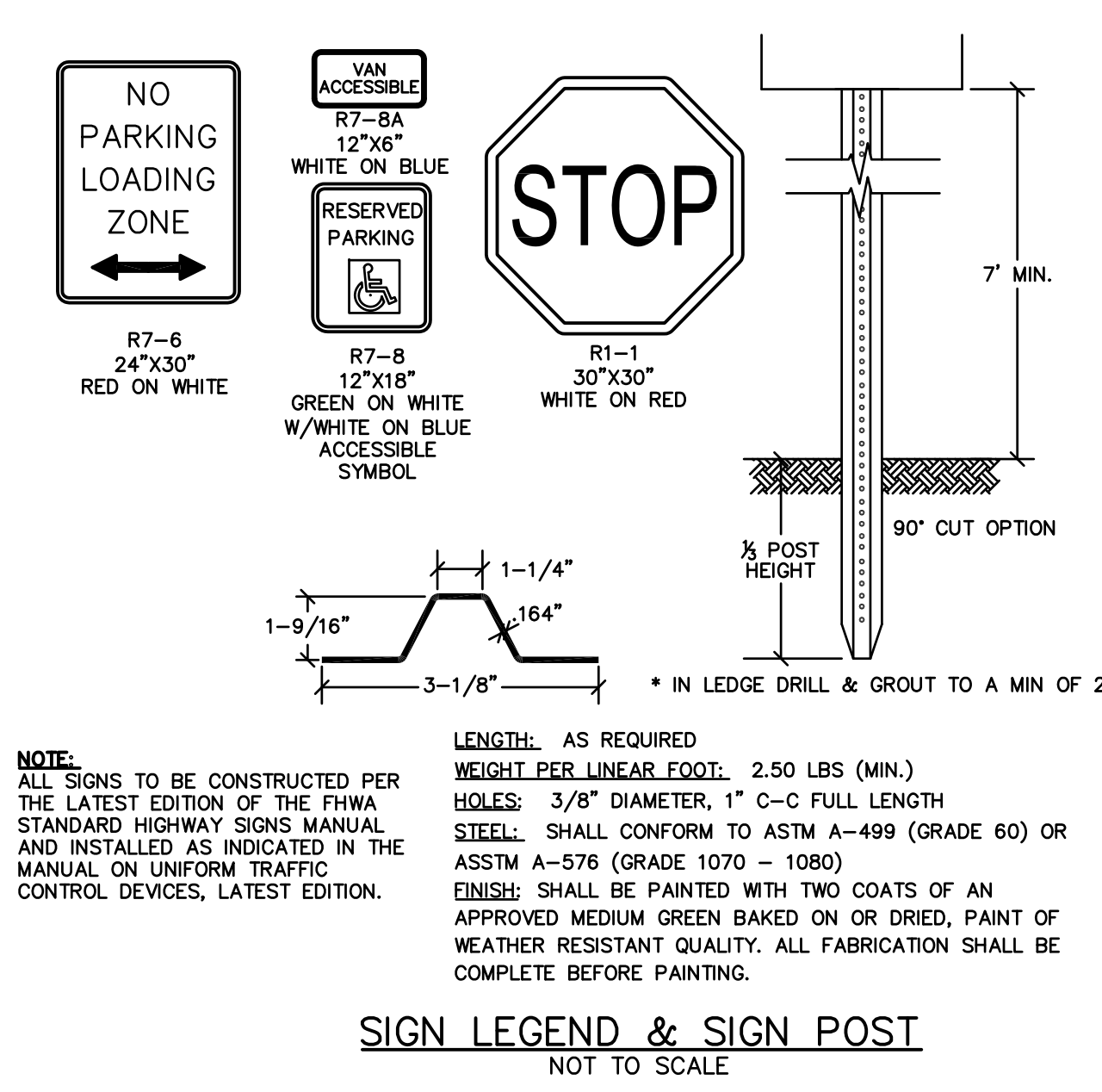
BIKE RACK AND PAD DETAIL (MODEL RB 05)
NOT TO SCALE



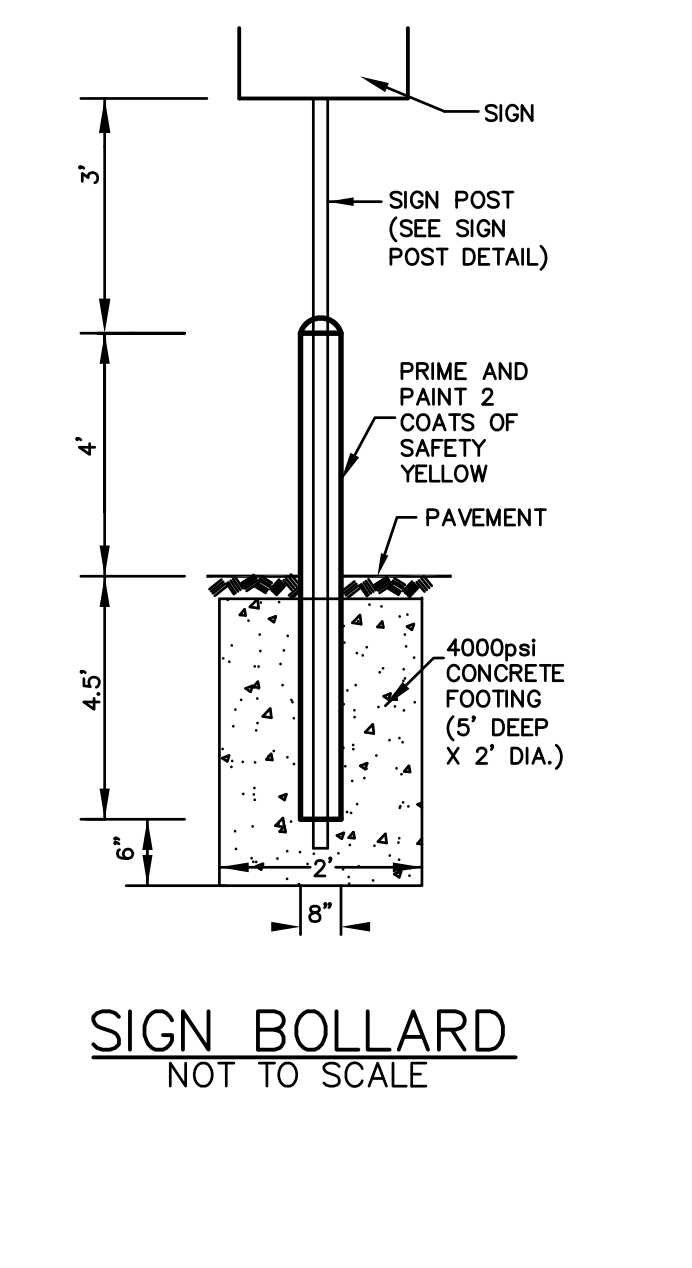
STOP BAR AND LEGEND
NOT TO SCALE



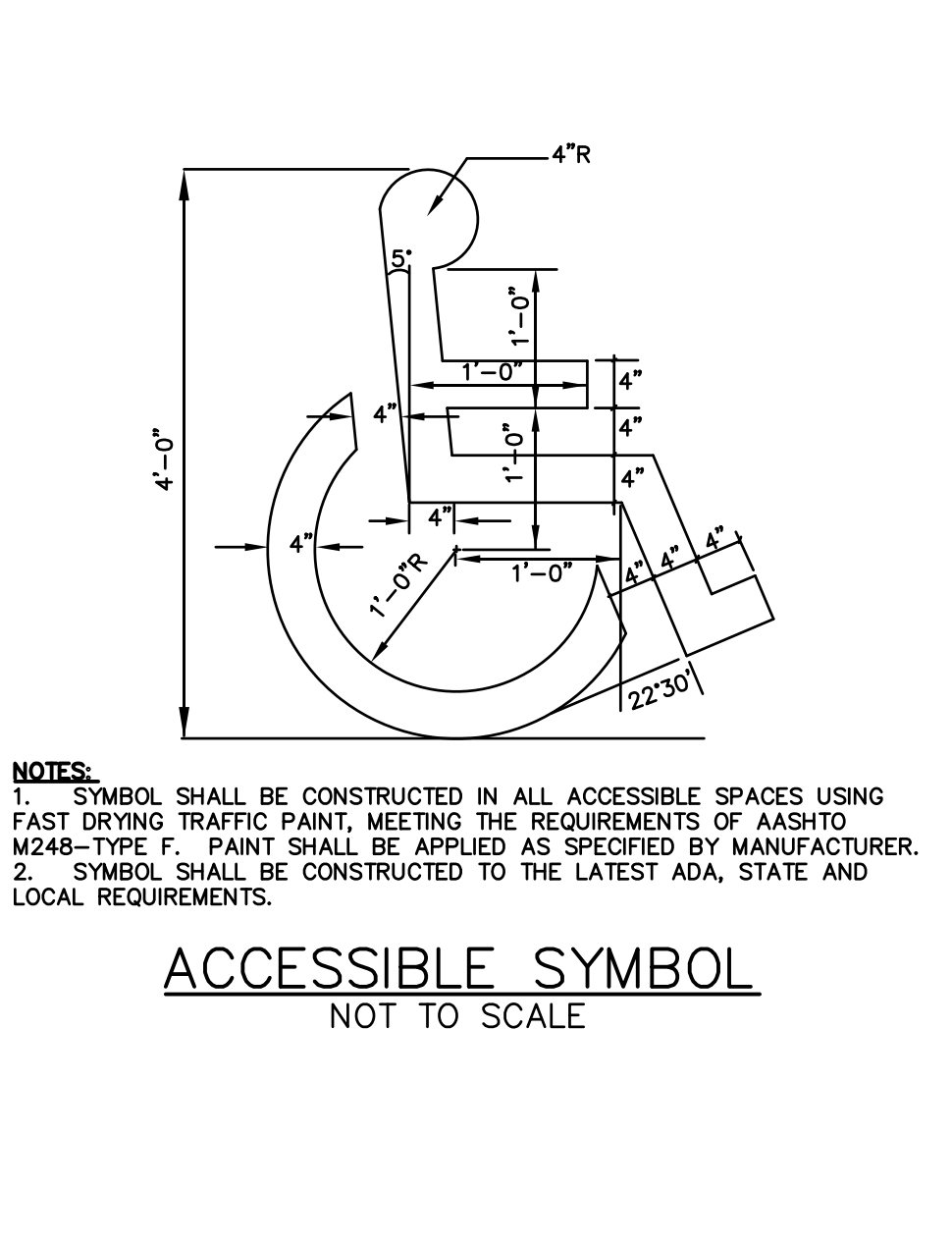
CONCRETE SIDEWALK WITH GRANITE CURB
NOT TO SCALE



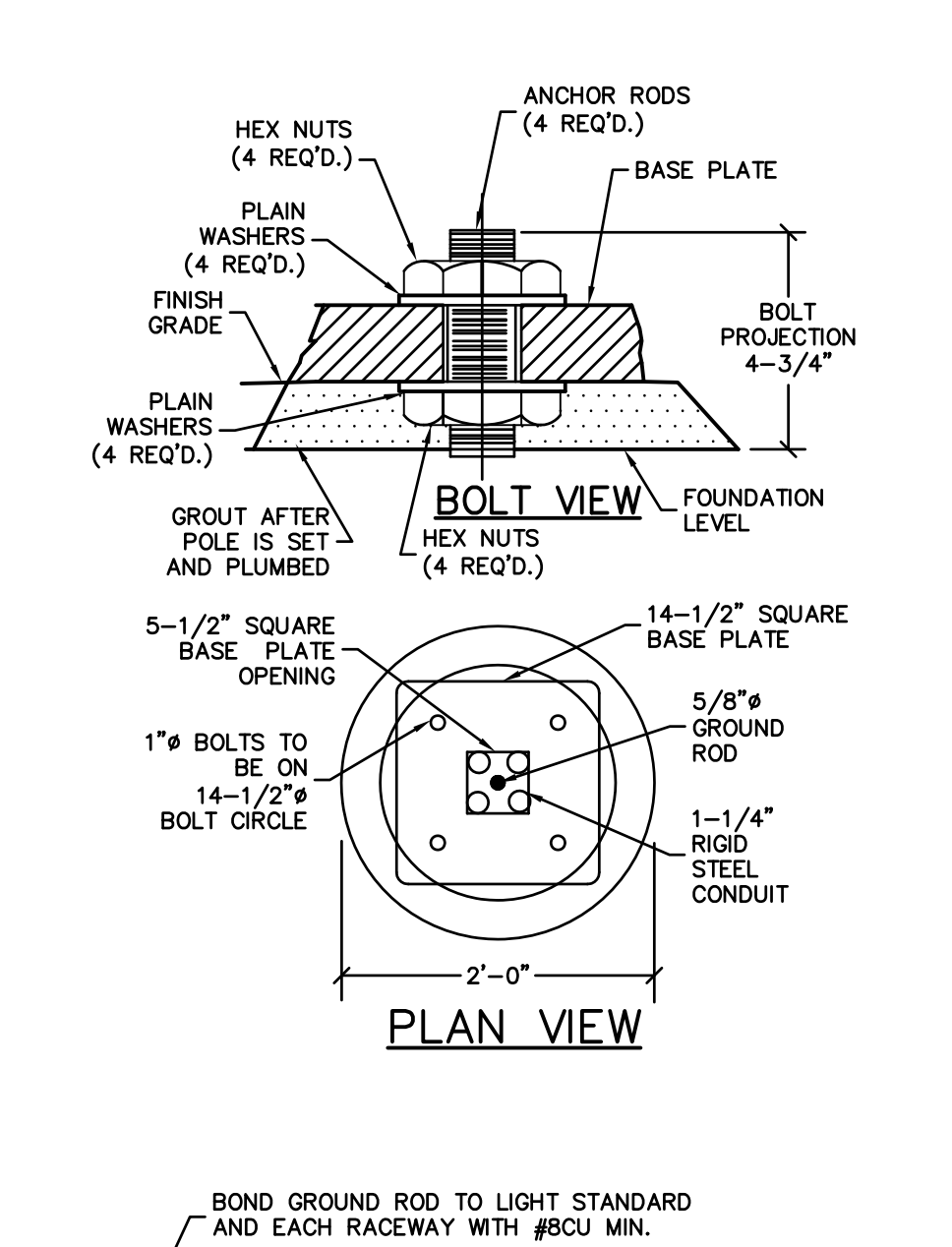
SIGN LEGEND & SIGN POST
NOT TO SCALE



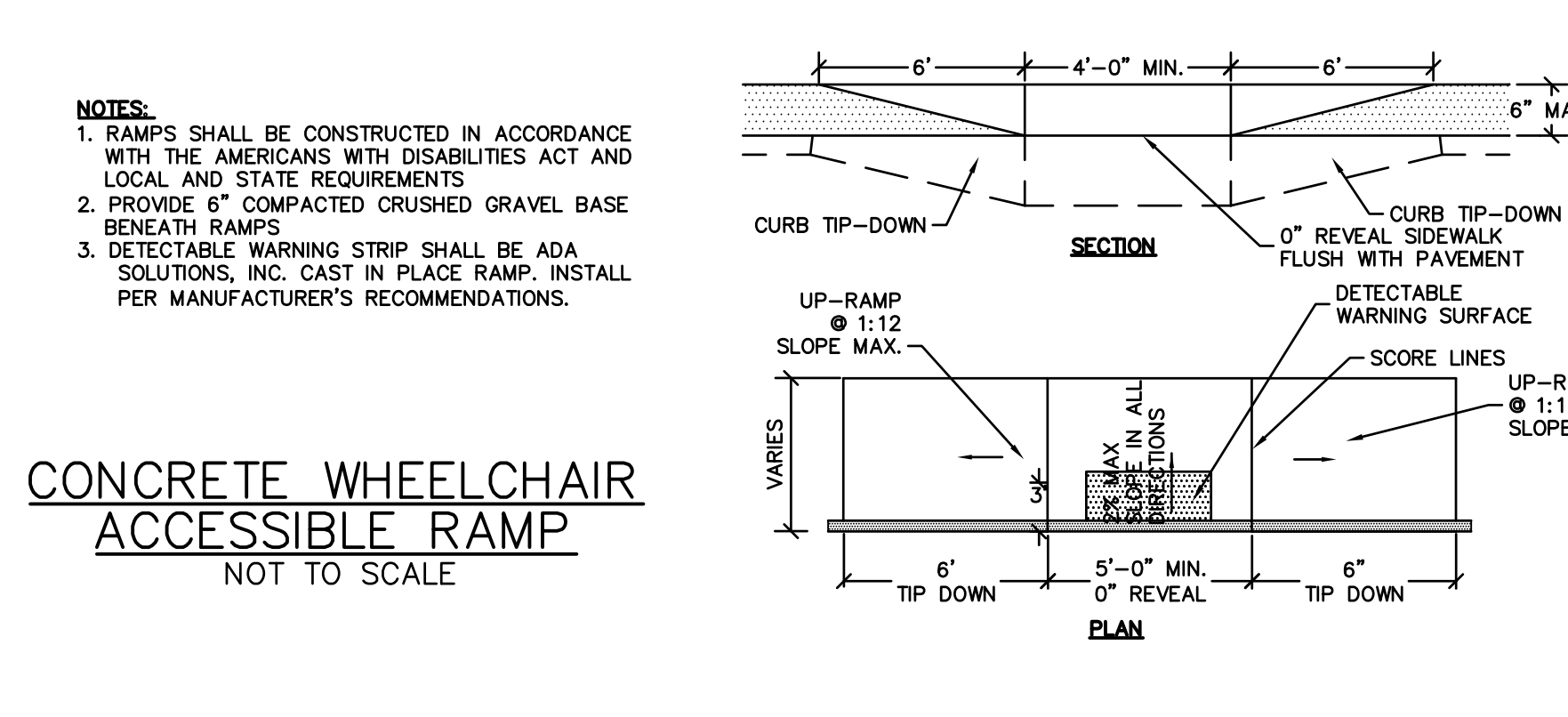
SIGN BOLLARD
NOT TO SCALE



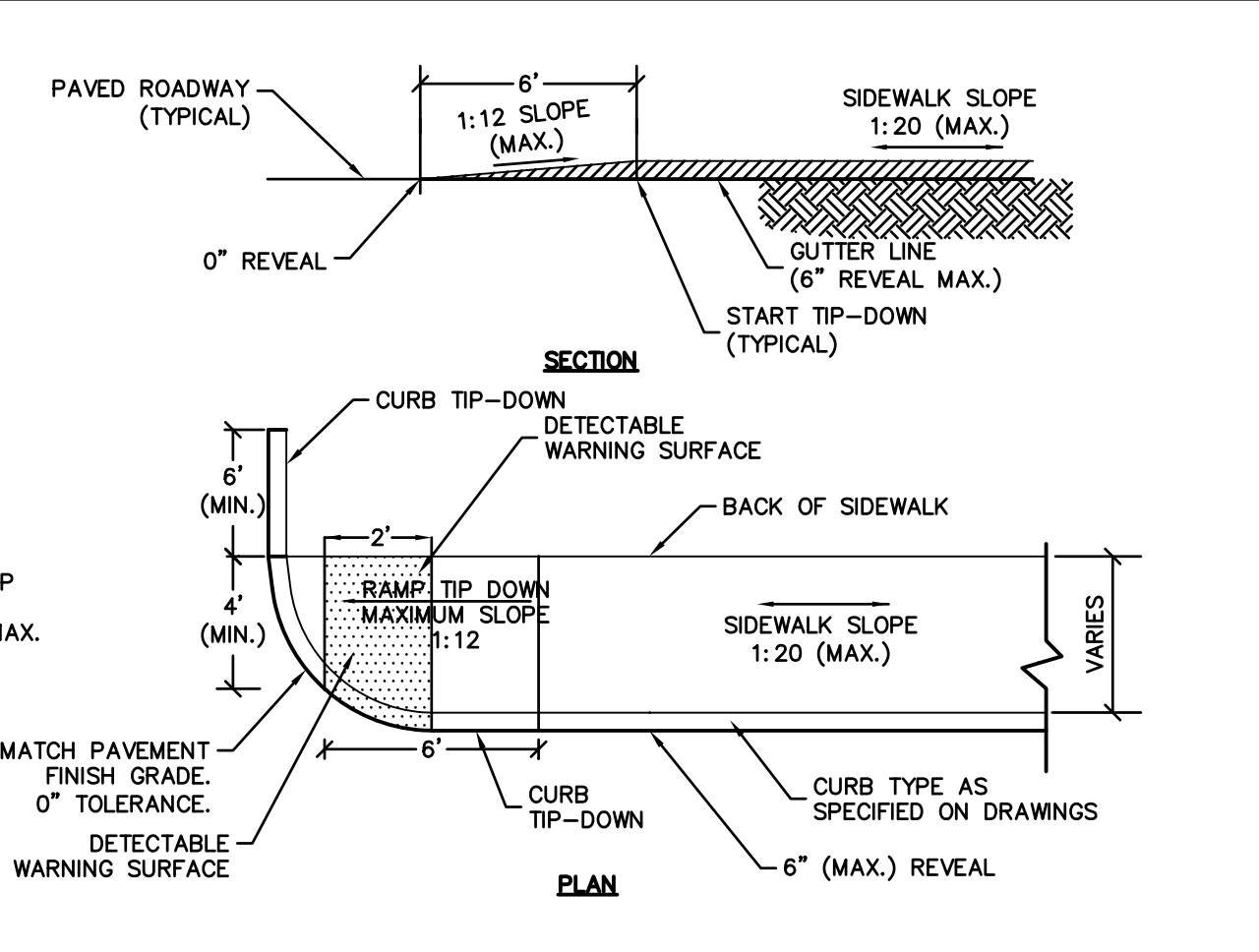
ACCESSIBLE SYMBOL
NOT TO SCALE



LIGHT POLE BASE
NOT TO SCALE



CONCRETE WHEELCHAIR ACCESSIBLE RAMP
NOT TO SCALE



RAMP
NOT TO SCALE

Jewish Community Alliance of Southern Maine
Proposed Neighborhood Center
Portland, Maine

April 03, 2015

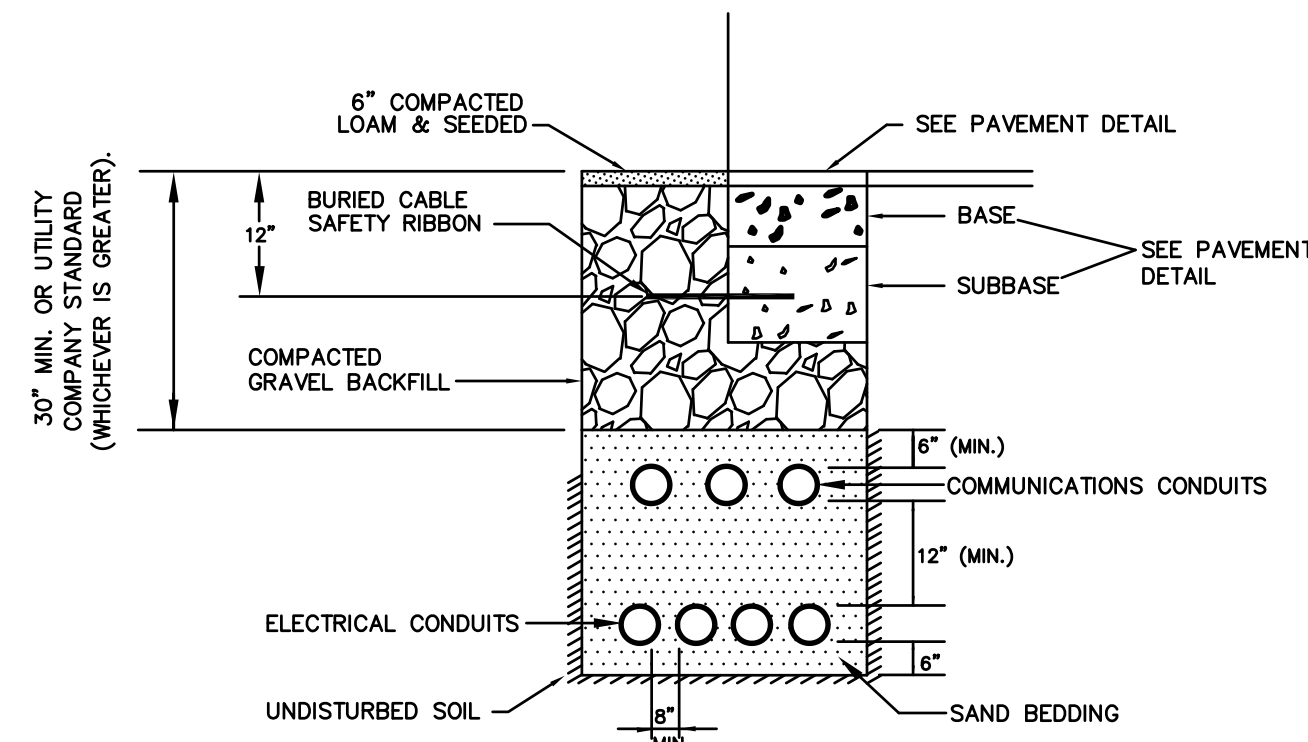
Mark	Date	Description
2.	6/23/15	REVISED FOR PB SUBMISSION
1.	5/8/15	REVISED FOR PB WORKSHOP

PROJECT NO: J-0096
FILE: J0096-DETAILS.dwg
DRAWN BY: GWH
CHECKED: BLM
APPROVED BY: BLM

DETAILS SHEET

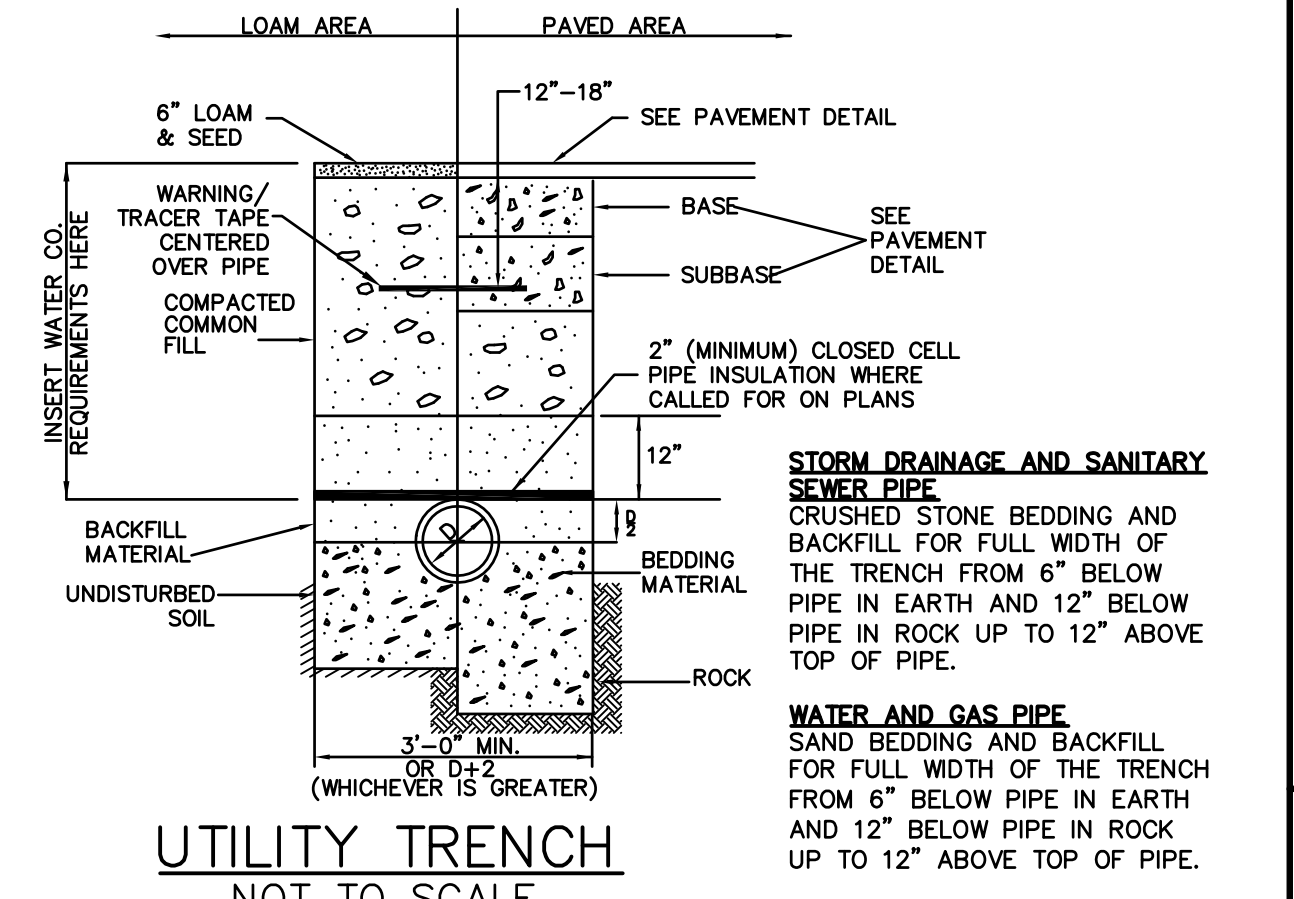
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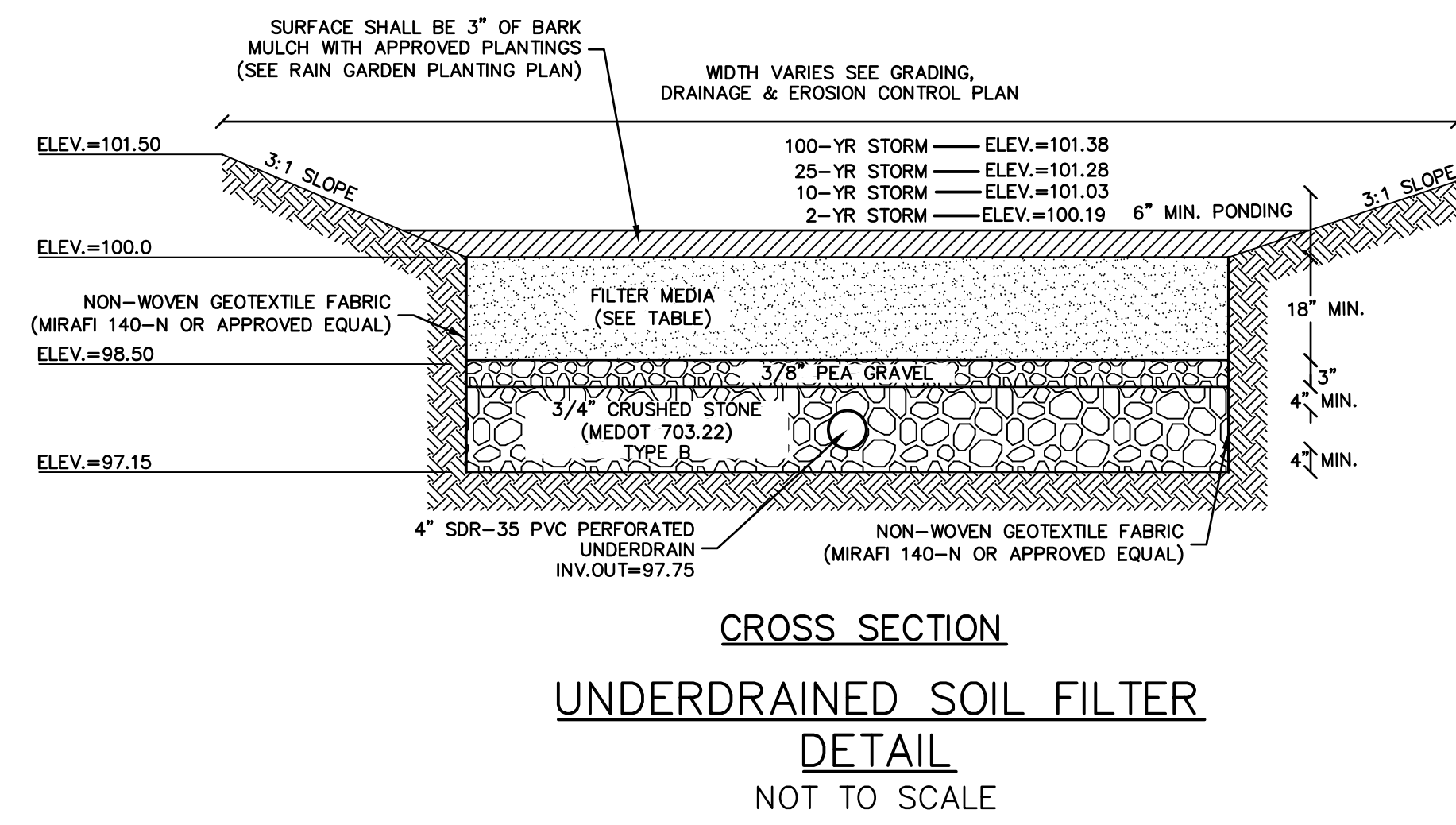


- NOTES:**
- NUMBER, MATERIAL & SIZE OF UTILITY CONDUITS TO BE DETERMINED BY LOCAL UTILITY OR AS SHOWN ON ELECTRICAL DRAWINGS. CONTRACTOR TO PROVIDE ONE SPARE CONDUIT FOR EACH UTILITY TO BUILDING.
 - DIMENSIONS SHOWN REPRESENT OWNERS MINIMUM REQUIREMENTS. ACTUAL DIMENSIONS MAY BE GREATER BASED ON UTILITY COMPANY STANDARDS, BUT SHALL NOT BE LESS THAN THOSE SHOWN.
 - NO CONDUIT RUN SHALL EXCEED 360 DEGREES IN TOTAL BENDS.
 - A SUITABLE PULLING STRING, CAPABLE OF 200 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE UTILITY COMPANY IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT.
 - UTILITY COMPANY MUST BE GIVEN THE OPPORTUNITY TO INSPECT THE CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD THE UTILITY COMPANY BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
 - ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE.
 - ALL 90° SWEEPS WILL BE MADE USING RIGID GALVANIZED STEEL. SWEEPS WITH A 36 TO 48 INCH RADIUS.

ELECTRICAL AND COMMUNICATION CONDUIT
NOT TO SCALE



UTILITY TRENCH
NOT TO SCALE



CROSS SECTION UNDERDRAINED SOIL FILTER
DETAIL
NOT TO SCALE

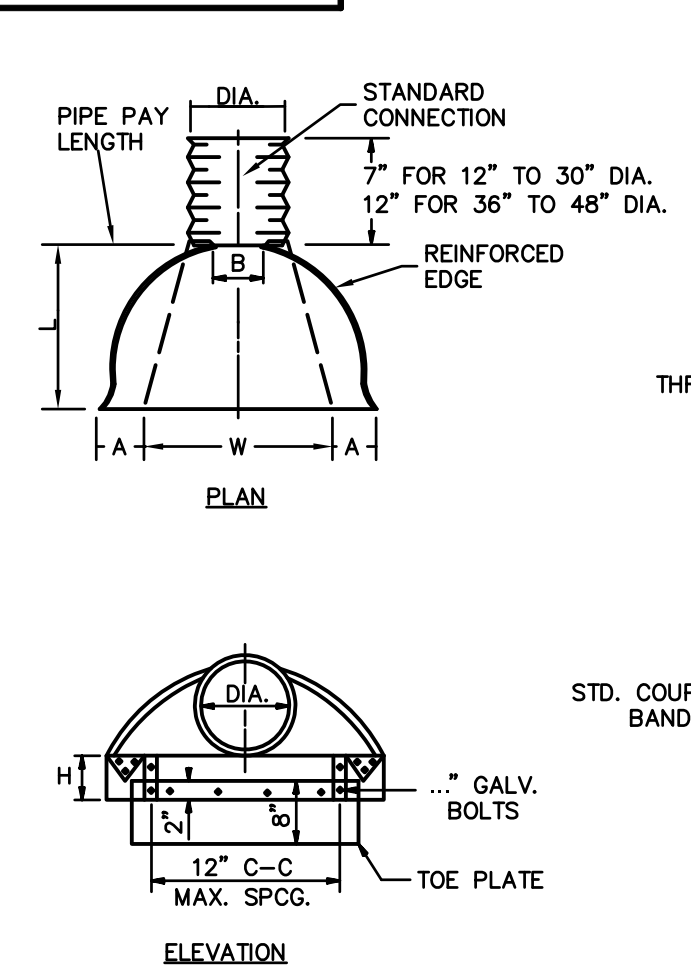
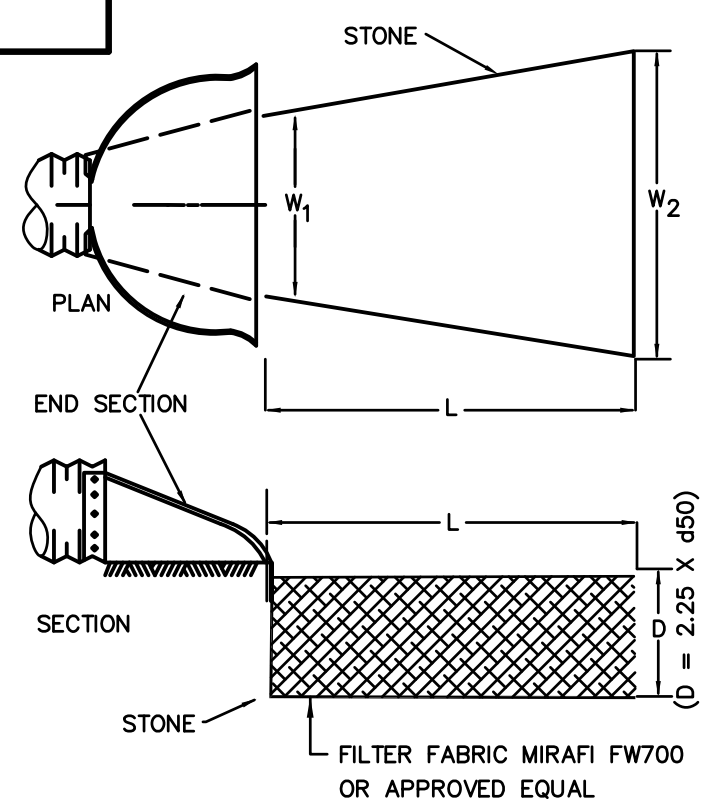
FILTER MEDIA COMPOSITION:

COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL	SIEVE NO.	PERCENT PASSING
ASTM C-33 CONCRETE SAND	50-55	SEE NOTE #5		
LOAMY SAND TOPSOIL	20-30		200	15-25
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH	20-30		200	5 MAX.

- NOTES:**
- BARK MULCH SHALL BE AGED A MINIMUM OF 12 MONTHS AND SHALL NOT FLOAT.
 - UNDERDRAINED SOIL FILTER SHALL NOT BE PLACED INTO SERVICE UNTIL THE PRACTICE HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
 - DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. CONTRACTOR SHALL KEEP ALL EXCAVATION EQUIPMENT OUTSIDE OF THE LIMIT OF THE UNDERDRAINED SOIL FILTER.
 - SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR LOCATIONS, LAYOUTS, AND ELEVATIONS.
 - THE SAND PORTION OF THE FILTER MEDIA SHALL MEET THE FOLLOWING GRADATION (ASTM C-33):
- | SIEVE SIZE | PERCENT PASSING |
|------------|-----------------|
| 1/4" | 100 |
| #4 | 95-100 |
| #8 | 80-100 |
| #16 | 50-85 |
| #30 | 25-60 |
| #50 | 5-30 |
| #100 | 0-10 |
- THE ESTIMATED SEASONAL HIGH WATER TABLE (ESHWT) IS NOT ANTICIPATED TO BE WITHIN 1 FOOT OF THE BOTTOM OF THE RAIN GARDENS. CONTRACTOR TO CONTACT ENGINEER TO INSPECT SUBGRADE AND VERIFY ESHWT.
 - CONTRACTOR SHALL CONDUCT INFILTRATION TESTS AND REPORT RESULTS TO ENGINEER PRIOR TO CONSTRUCTION.

- NOTES:**
- STONE SIZE AND MAT DIMENSIONS DETAILED ON PLANS.
 - STONE SHALL CONSIST OF SUB-ANGULAR FIELD STONE OR ROUGH UNHEWN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE. FLAT OR ROUND ROCKS ARE NOT ACCEPTABLE. THE STONE SHALL BE HARD AND OF SUCH QUALITY THAT IT WILL NOT DISINTEGRATE ON EXPOSURE TO WATER OR WEATHERING, BE CHEMICALLY STABLE AND IT SHALL BE SUITABLE IN ALL OTHER RESPECTS FOR THE PURPOSE INTENDED. THE BULK SPECIFIC GRAVITY (SATURATED SURFACE-DRY BASIS) OF THE INDIVIDUAL STONES SHALL BE AT LEAST 2.5.
 - THE STONE SHALL BE COMPOSED OF A WELL-GRADED MIXTURE DOWN TO THE ONE-INCH SIZE PARTICLE SUCH THAT 50 PERCENT OF THE MIXTURE BY WEIGHT SHALL BE LARGER THAN THE D50 SIZE SPECIFIED. A WELL-GRADED MIXTURE IS DEFINED AS A MIXTURE COMPOSED PRIMARILY OF THE LARGER STONE SIZE BUT WITH A SUFFICIENT MIXTURE OF OTHER SIZES TO FILL THE PROGRESSIVELY SMALLER VOIDS BETWEEN THE STONES. THE DIAMETER OF THE LARGEST STONE SIZE IN SUCH A MIXTURE SHALL BE 1.5 TIMES THE D50 SIZE.

STONE APRON DETAIL
NOT TO SCALE



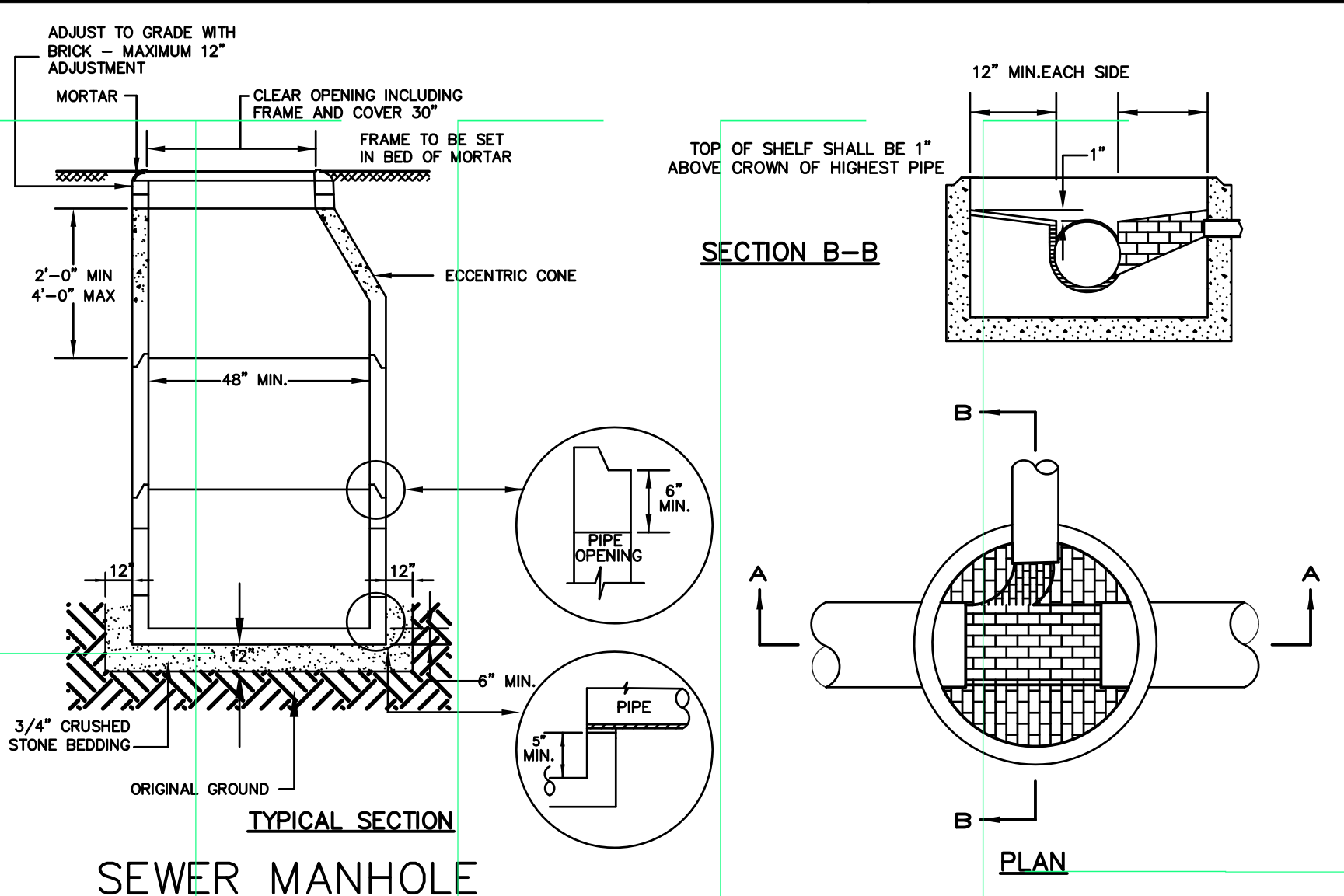
METAL FLARED END SECTION
NOT TO SCALE

DIMENSIONS

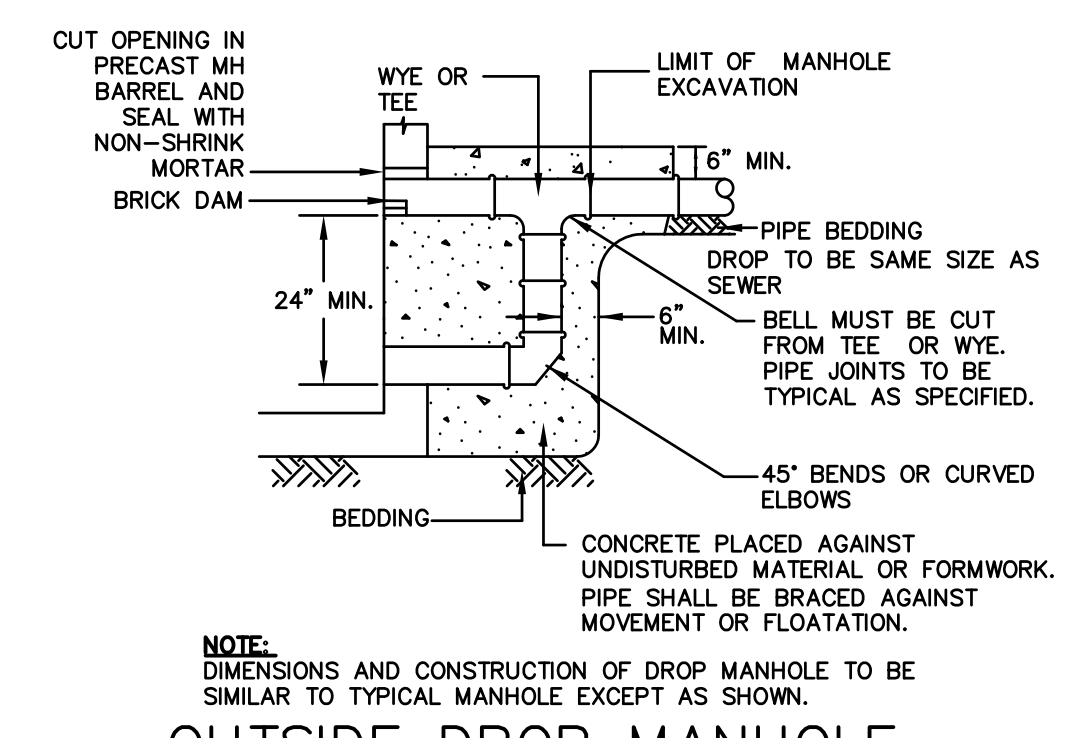
PIPE DIA.	METAL GAGE	A (1" TOL.)	B (1" TOL.)	H (1" TOL.)	W (2" TOL.)
12"	16	6"	6"	6"	21"
15"	16	7"	8"	6"	26"
18"	16	8"	13"	6"	31"
24"	16	10"	16"	6"	41"
30"	14	12"	16"	8"	51"
36"	14	14"	19"	9"	60"
42"	12	16"	22"	11"	69"
48"	12	18"	27"	12"	78"

- NOTES:**
- END SECTION FOR 12" TO 30" DIA. PIPE IN ONE PIECE, FOR 36" TO 48" DIA. PIPE TO BE MADE FROM TWO SHEETS JOINED BY RIVETING OR BOLTING ON CENTER LINE.
 - CONNECTOR SECTION, CORNER PLATE AND TOE PLATE TO BE SAME THICKNESS AS END SECTION AND EACH TO BE GALVANIZED.

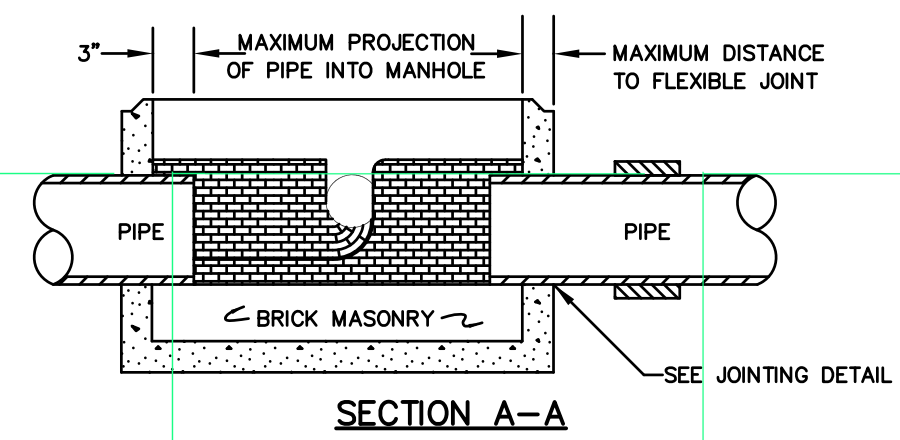
- NOTES:**
- INVERT AND SHELF TO BE PLACED AFTER EACH LEAKAGE TEST.
 - CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT.
 - INVERT BRICKS SHALL BE LAID ON EDGE.
 - BITUMINOUS WATERPROOF COATING TO BE APPLIED TO ENTIRE EXTERIOR OF MANHOLE.
 - FRAMES AND COVERS MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
 - HORIZONTAL JOINTS SHALL BE SEALED FOR WATER TIGHTNESS USING A DOUBLE ROW OF ELASTOMERIC OR MASTIC-LIKE SEALANT.
 - BARREL AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE DESIGNED FOR H2O LOADING, AND CONFORMING TO ASTM C478-D6.



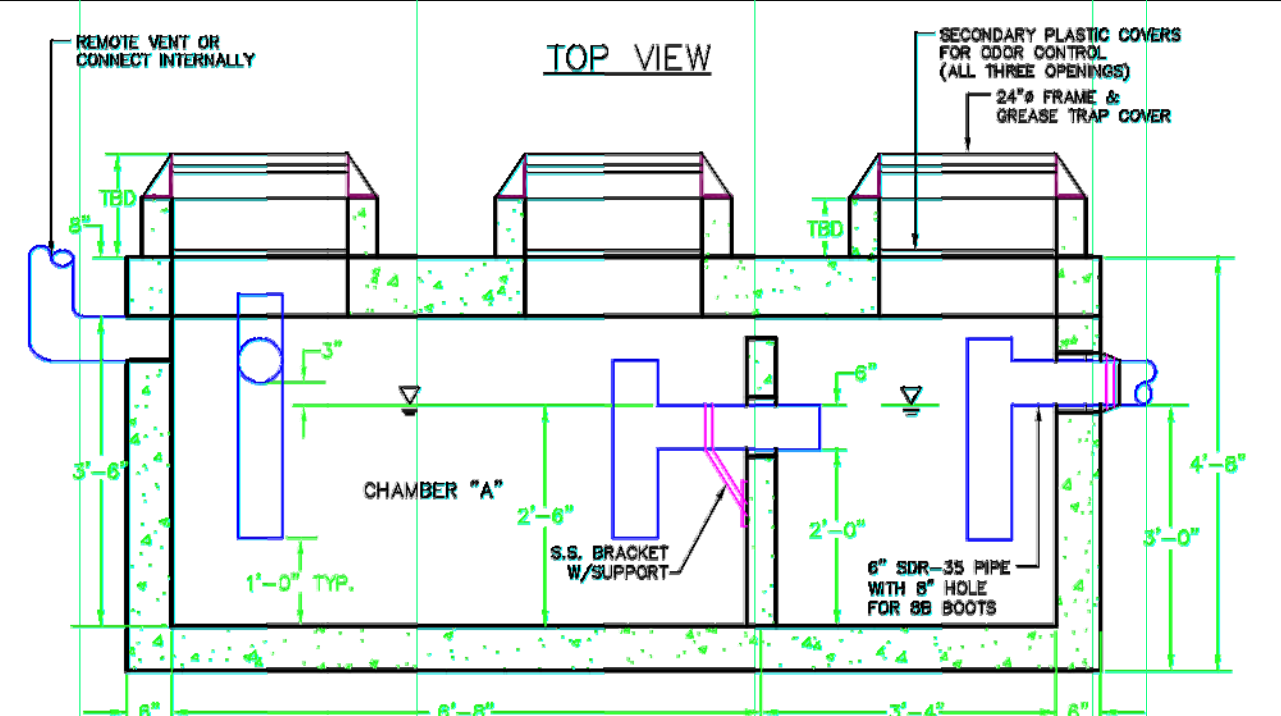
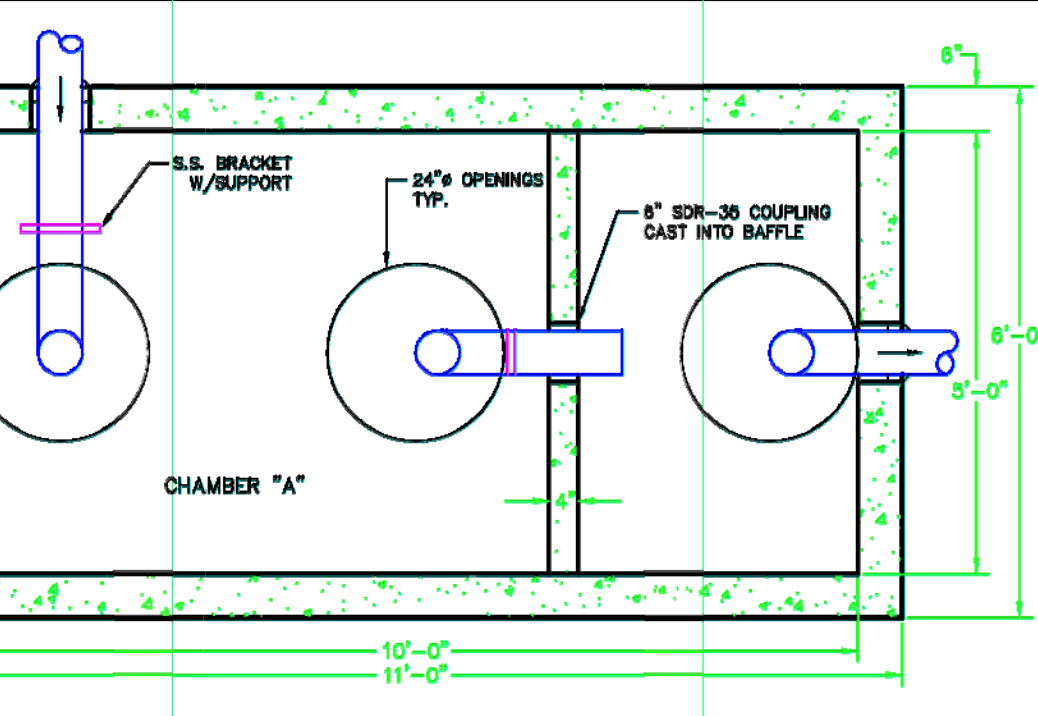
SEWER MANHOLE
NOT TO SCALE



OUTSIDE DROP MANHOLE
NOT TO SCALE

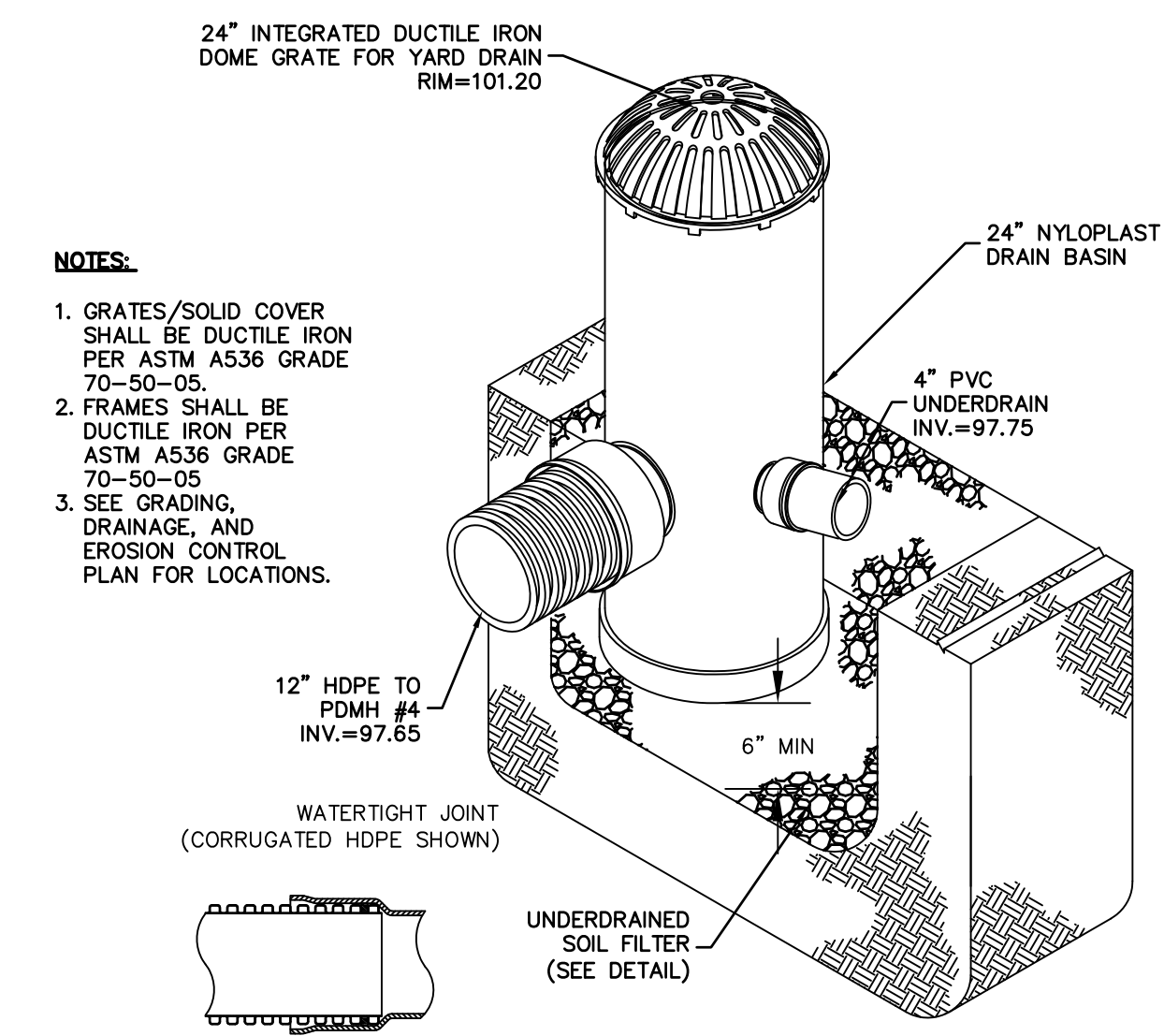


SECTION A-A

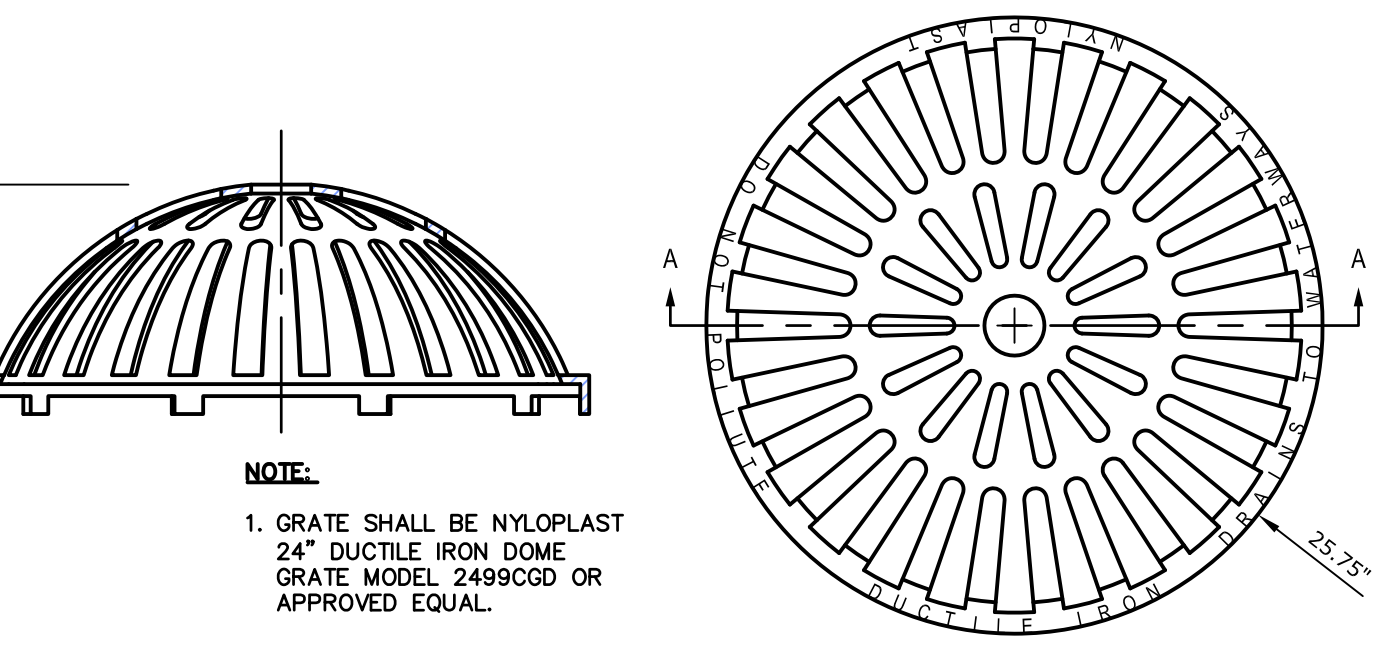


- DESIGN NOTES:**
- CONCRETE 5000 PSI AT 28 DAYS.
 - H-20 LOADING.
 - JOINTS SEALED WITH BUTYL RUBBER JOINT SEALANT (ASSHTO M-19)
 - ALL TEES/BAFFLES PROVIDED BY PRECAST.
- THIS STRUCTURE MUST DISCHARGE TO A CITY OF PORTLAND STANDARD MANHOLE WITH CHANNEL (CONTROL/SAMPLING MANHOLE).
- FORMULA FOR SIZING THE TRAP: CHAMBER "A" (2/3 OF TANK VOLUME) MUST BE EQUIVALENT TO THE AVERAGE DAILY PROCESS FLOW FROM THE FACILITY WITH NO SANITARY OR OTHER EXTRANEOUS WASTES FLOWING THROUGH IT.

1,000 GALLON GREASE TRAP
NOT TO SCALE

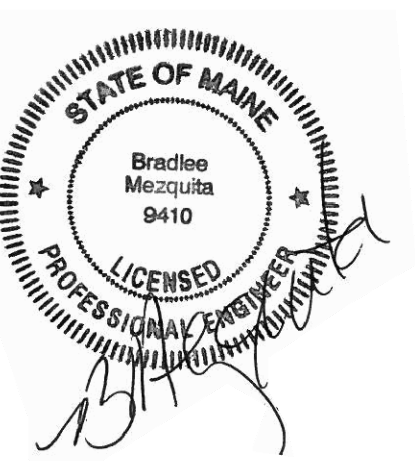


YARD DRAIN OVERFLOW
NOT TO SCALE



YARD DRAIN OVERFLOW GRATE
NOT TO SCALE

- NOTE:**
- GRATE SHALL BE NYLOPLAST 24" DUCTILE IRON DOME GRATE MODEL 2499CGD OR APPROVED EQUAL.



Jewish Community Alliance of Southern Maine

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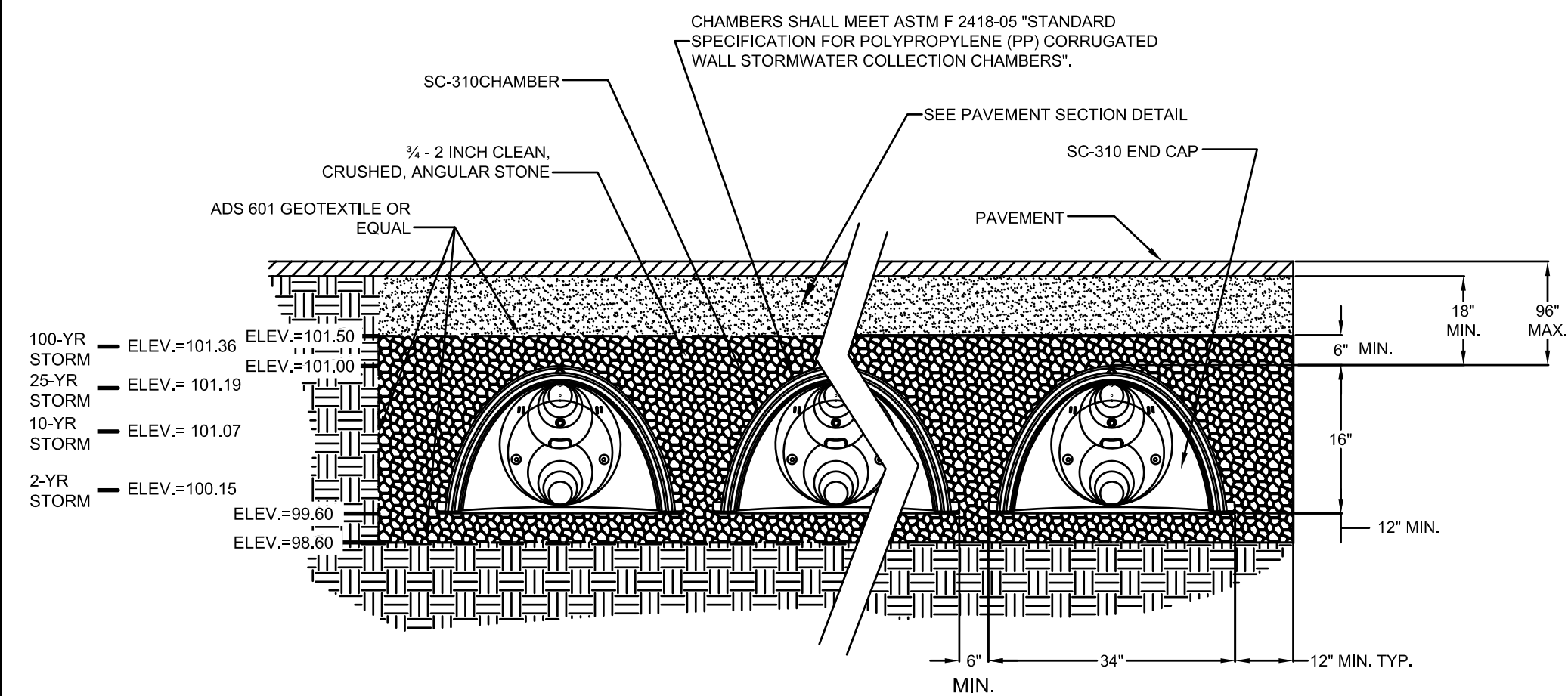
April 03, 2015

Mark	Date	Description
2.	6/23/15	REVISED FOR PB SUBMISSION
1.	5/8/15	REVISED FOR PB WORKSHOP

PROJECT NO: J-0096
FILE: J0096-DETAILS.dwg
DRAWN BY: GWH
CHECKED: BLM
APPROVED BY: BLM

DETAILS SHEET

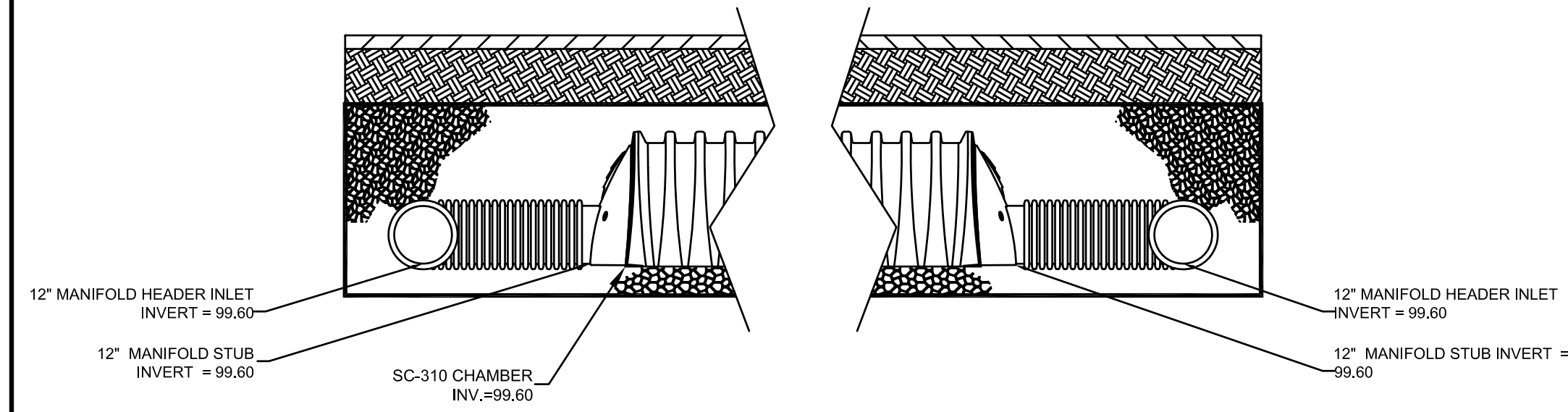
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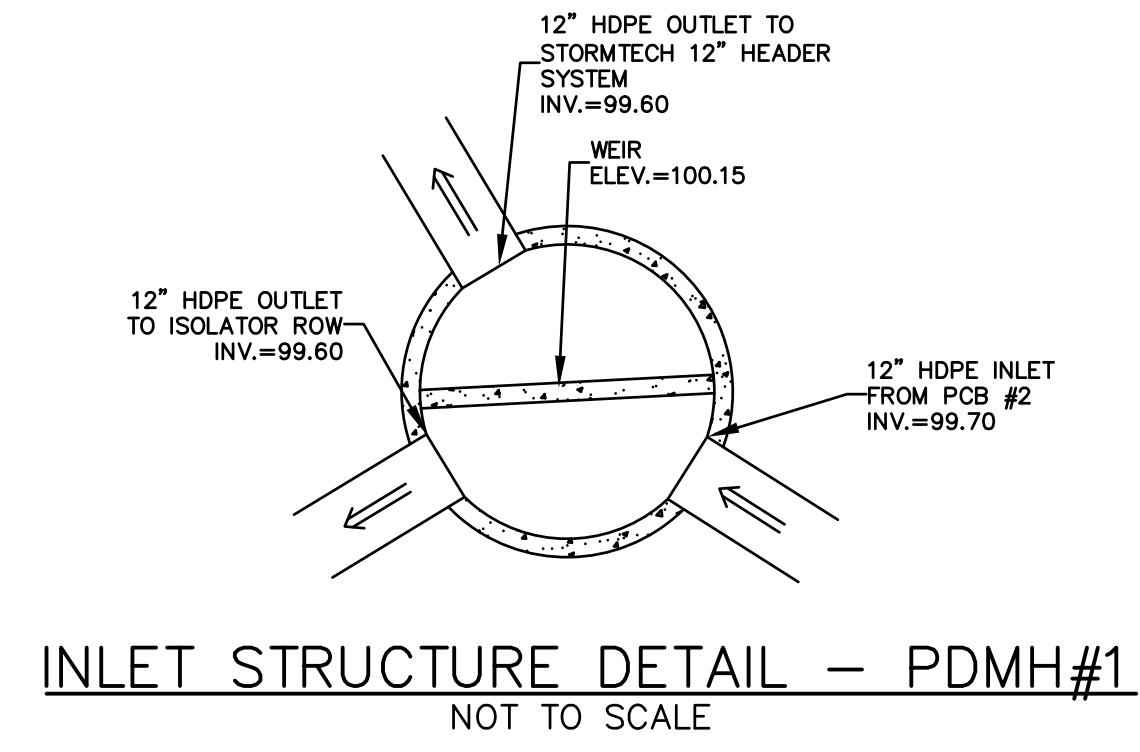
NOTES:

1. SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

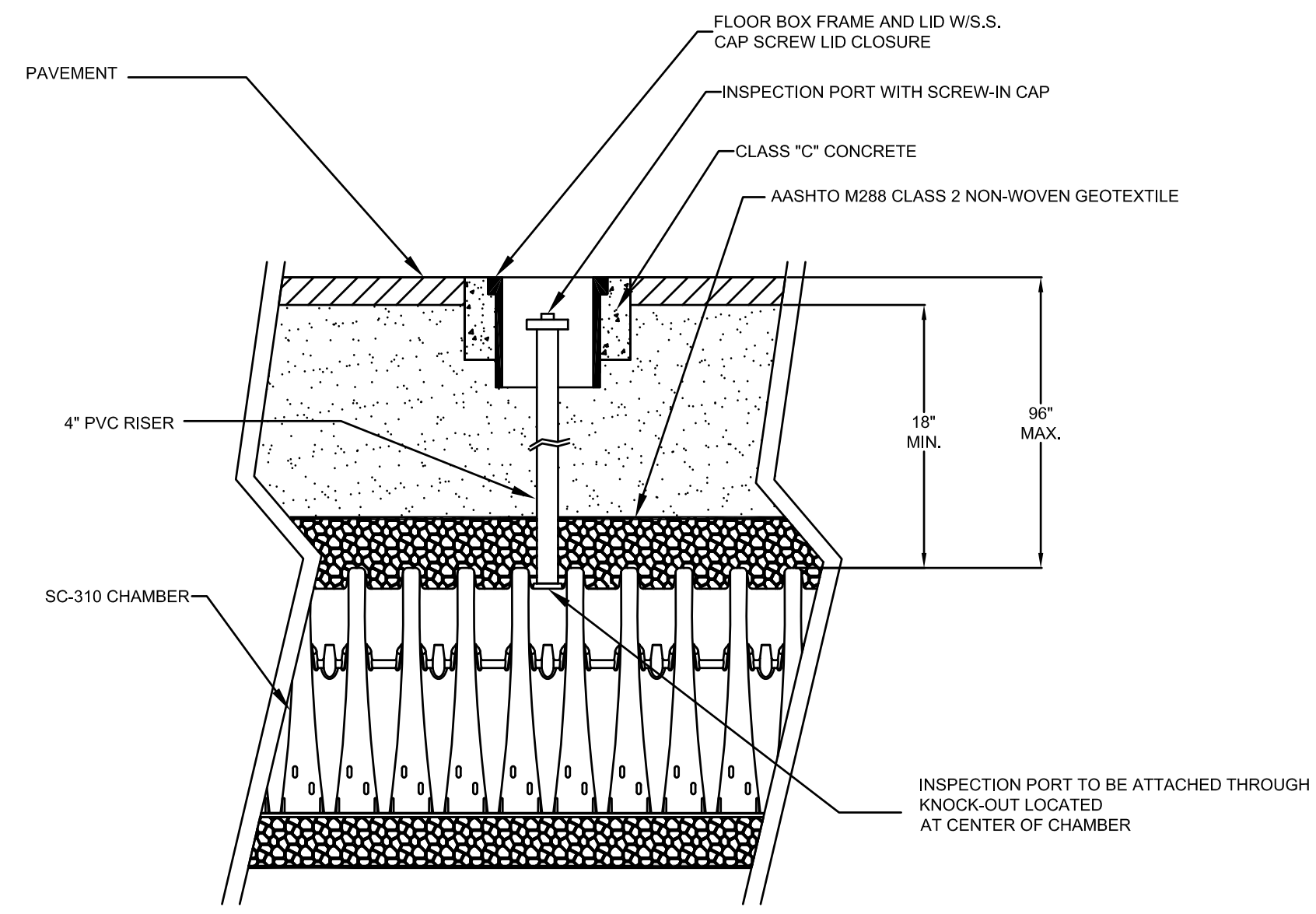
SC-310 CHAMBER SYSTEM CROSS-SECTION
NOT TO SCALE



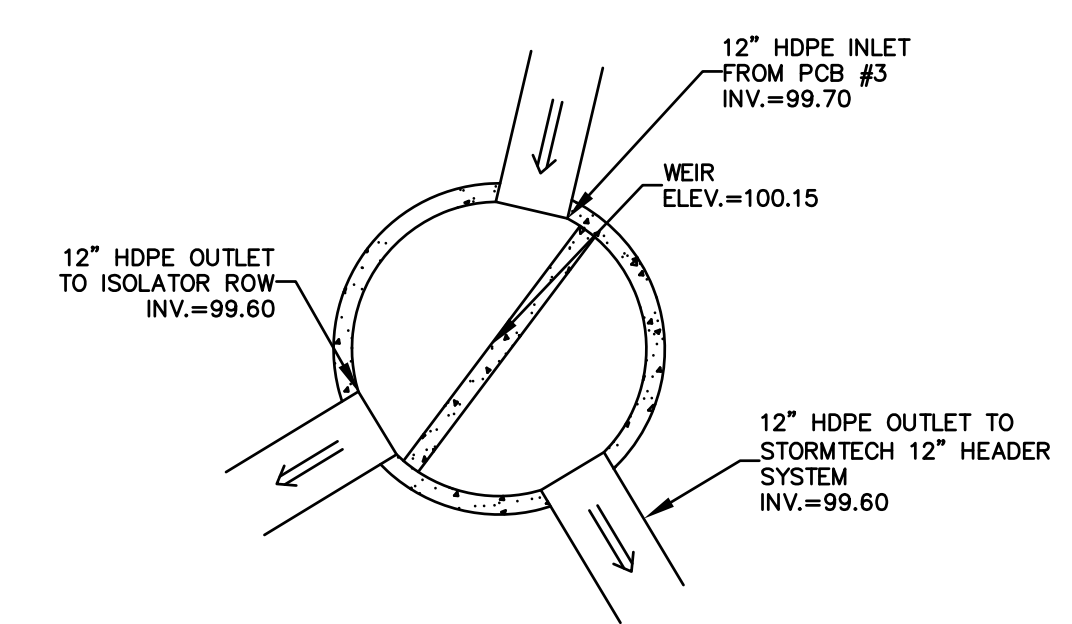
SC-310 CHAMBER HEADER DETAIL
NOT TO SCALE



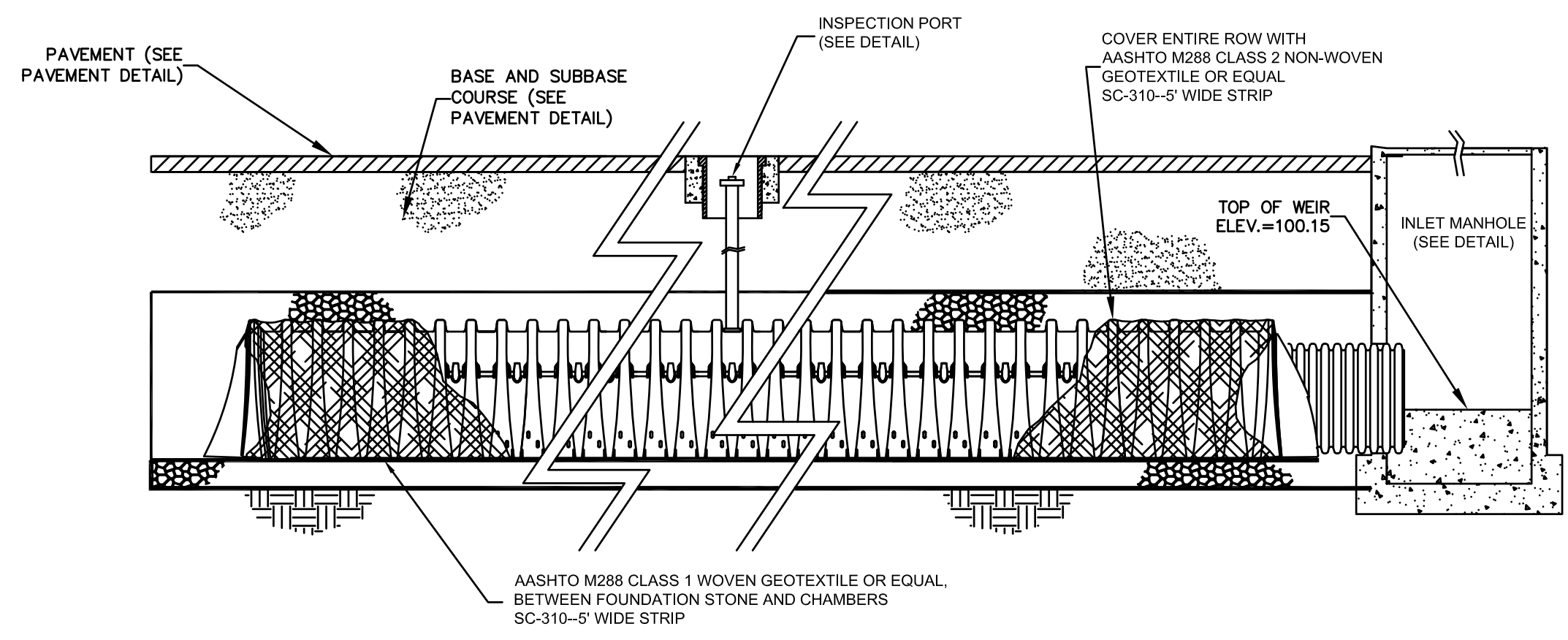
INLET STRUCTURE DETAIL - PDMH#1
NOT TO SCALE



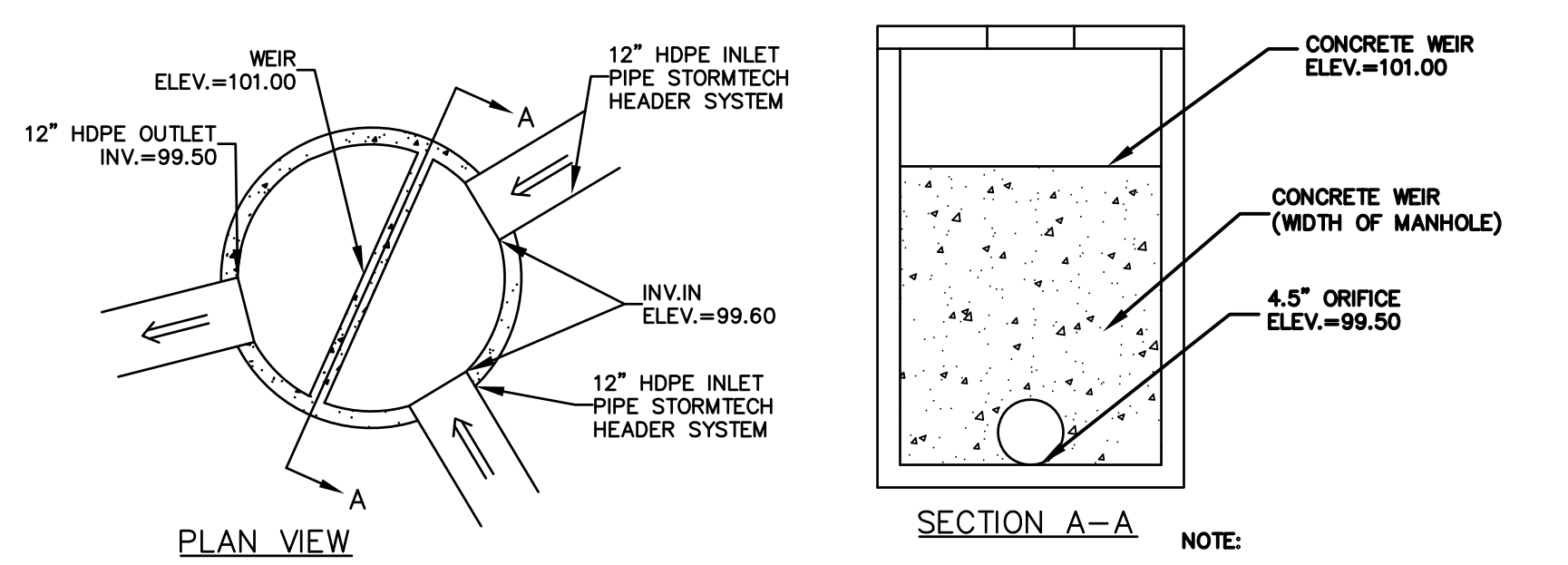
INSPECTION PORT DETAIL
NOT TO SCALE



INLET STRUCTURE DETAIL - PDMH#5
NOT TO SCALE

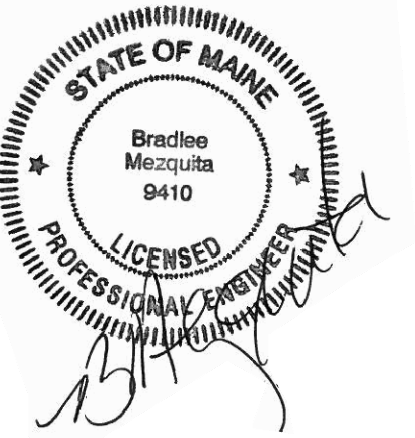


SC-310 ISOLATOR ROW DETAIL
NOT TO SCALE



OUTLET STRUCTURE DETAIL - PDMH#2
NOT TO SCALE

NOTE:
1. CONTRACTOR SHALL PROVIDE A SUBMITTAL FOR THIS STRUCTURE



Jewish Community Alliance of Southern Maine

Proposed Neighborhood Center

Portland, Maine

May 8, 2015

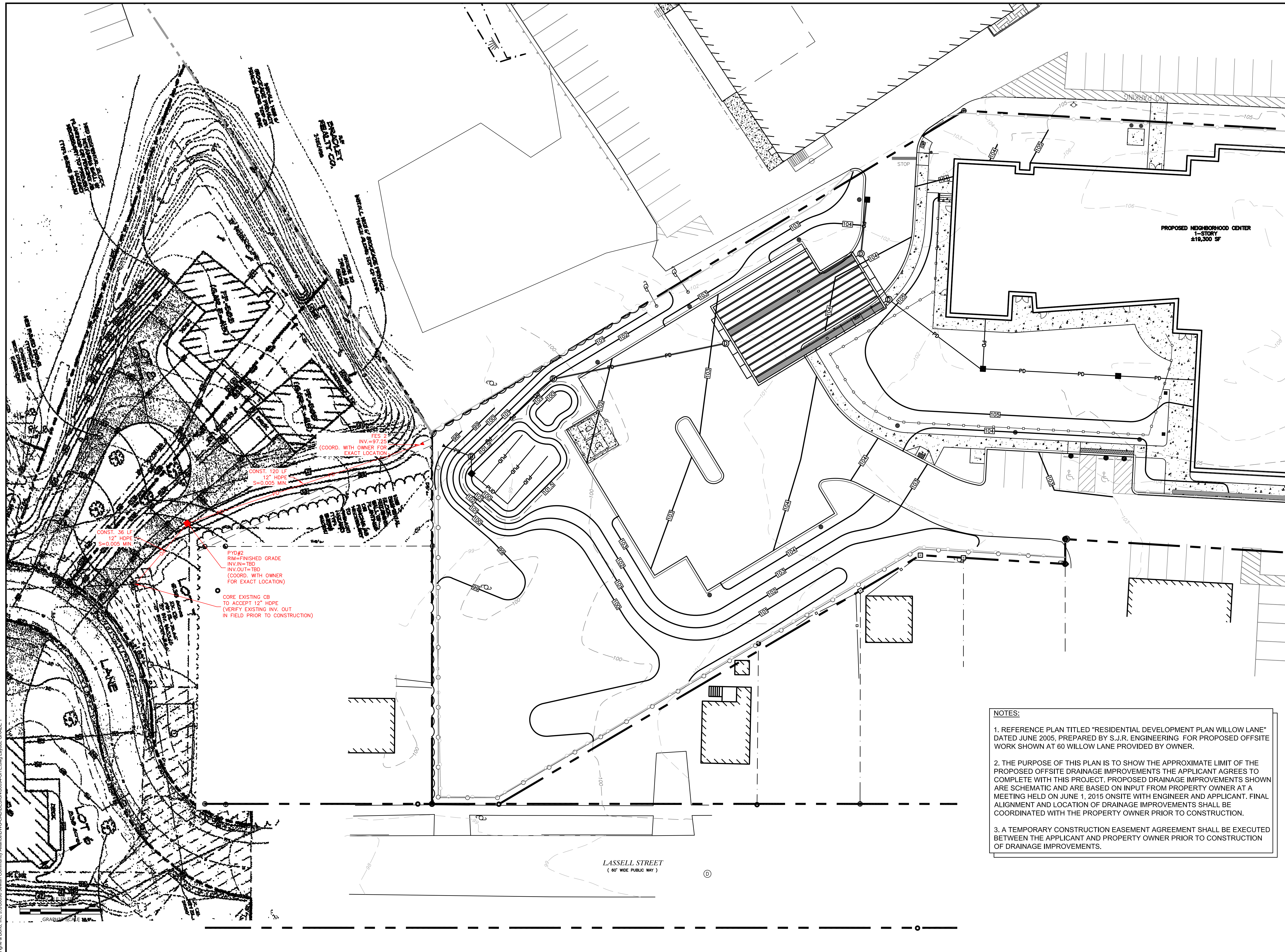
Mark	Date	Description
1.	6/23/15	REVISED FOR PB SUBMISSION

PROJECT NO: J-0096
FILE: J0096-DETAILS.dwg
DRAWN BY: GWH
CHECKED: BLM
APPROVED BY: BLM

DETAILS SHEET

SCALE: AS SHOWN

C-9



PROPOSED NEIGHBORHOOD CENTER
 1-STORY
 ±19,300 SF

LASSELL STREET
 (60' WIDE PUBLIC WAY)

FES #2
 INV.=97.25
 (COORD. WITH OWNER FOR EXACT LOCATION)

CONST. 120 LF
 12" HDPE
 S=0.005 MIN.

CONST. 36 LF
 12" HDPE
 S=0.005 MIN.

RYD #2
 RIM=FINISHED GRADE
 INV. IN= TBD
 INV. OUT= TBD
 (COORD. WITH OWNER FOR EXACT LOCATION)

CORE EXISTING CB
 TO ACCEPT 12" HDPE
 (VERIFY EXISTING INV. OUT
 IN FIELD PRIOR TO CONSTRUCTION)

NOTES:

1. REFERENCE PLAN TITLED "RESIDENTIAL DEVELOPMENT PLAN WILLOW LANE" DATED JUNE 2005, PREPARED BY S.J.R. ENGINEERING FOR PROPOSED OFFSITE WORK SHOWN AT 60 WILLOW LANE PROVIDED BY OWNER.
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE APPROXIMATE LIMIT OF THE PROPOSED OFFSITE DRAINAGE IMPROVEMENTS THE APPLICANT AGREES TO COMPLETE WITH THIS PROJECT. PROPOSED DRAINAGE IMPROVEMENTS SHOWN ARE SCHEMATIC AND ARE BASED ON INPUT FROM PROPERTY OWNER AT A MEETING HELD ON JUNE 1, 2015 ONSITE WITH ENGINEER AND APPLICANT. FINAL ALIGNMENT AND LOCATION OF DRAINAGE IMPROVEMENTS SHALL BE COORDINATED WITH THE PROPERTY OWNER PRIOR TO CONSTRUCTION.
3. A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT SHALL BE EXECUTED BETWEEN THE APPLICANT AND PROPERTY OWNER PRIOR TO CONSTRUCTION OF DRAINAGE IMPROVEMENTS.

Jewish Community Alliance of Southern Maine

Proposed Neighborhood Center

Portland, Maine

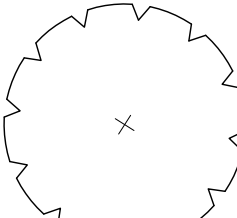

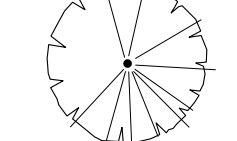


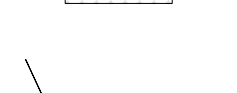
Mark	Date	Description
1.	6/23/15	REVISED FOR PB SUBMISSION
PROJECT NO: J-0096		
FILE: J0094-SITE.dwg		
DRAWN BY: GWH		
CHECKED: BLM		
APPROVED BY: BLM		

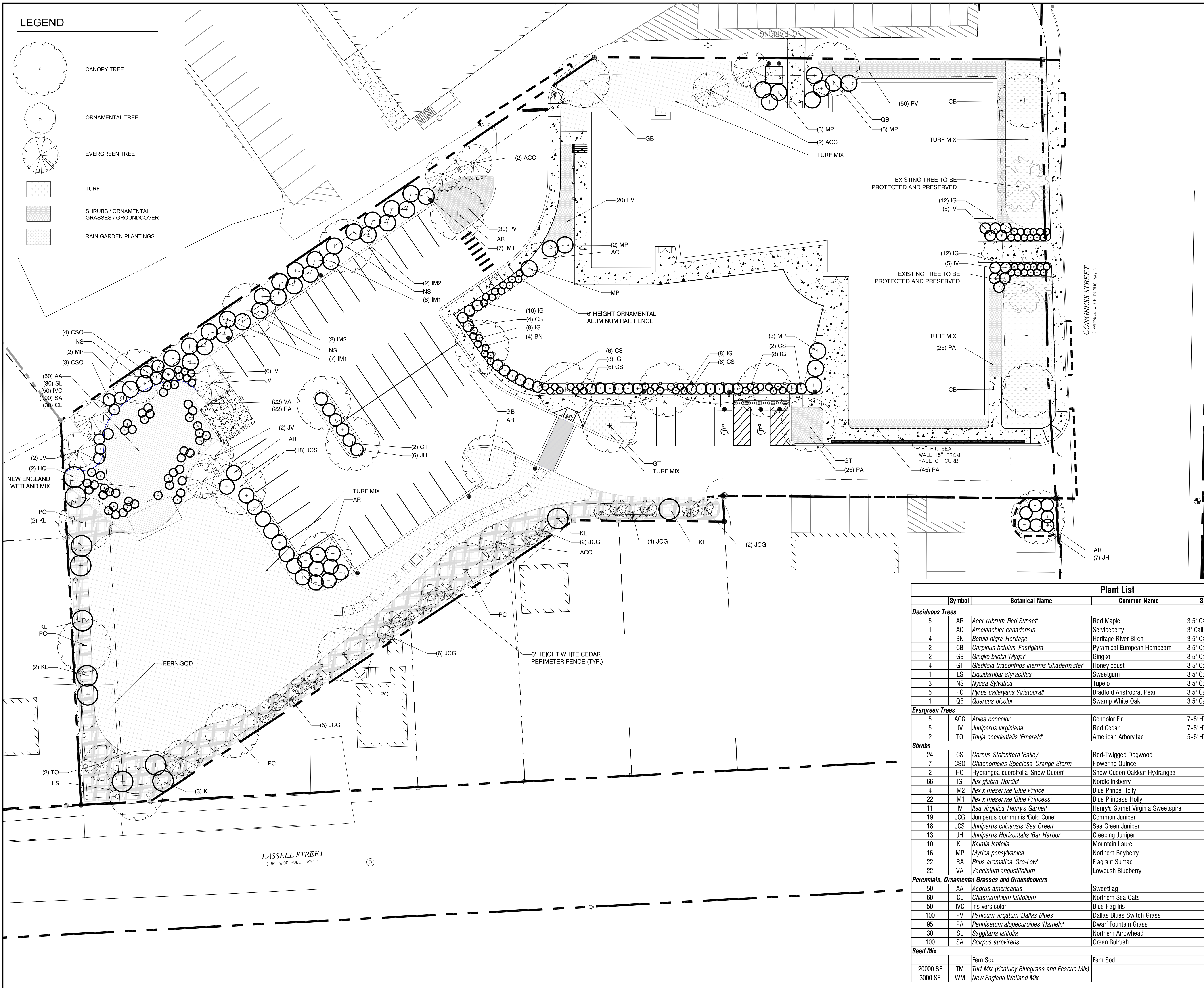
OFF-SITE
 GRADING AND DRAINAGE PLAN

SCALE: AS SHOWN

Jun 24, 2015 3:57pm Plotted By: pwh
 Tighe & Bond, Inc. C:\Users\pwh\Documents\DWG-CAD\DESIGN\0094-SITE.dwg Layout: GRADE 1

LEGEND

-  CANOPY TREE
-  ORNAMENTAL TREE
-  EVERGREEN TREE
-  TURF
-  SHRUBS / ORNAMENTAL GRASSES / GROUNDCOVER
-  RAIN GARDEN PLANTINGS



Plant List					
Symbol	Botanical Name	Common Name	Size	Container	Comments
Deciduous Trees					
5	AR	<i>Acer rubrum</i> 'Red Sunset'	Red Maple	3.5" Caliper	B&B
1	AC	<i>Amelanchier canadensis</i>	Serviceberry	3" Caliper	B&B
4	BN	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	3.5" Caliper	B&B
2	CB	<i>Carpinus betulus</i> 'Fastigiata'	Pyramidal European Hornbeam	3.5" Caliper	B&B
2	GB	<i>Ginkgo biloba</i> 'Myra'	Ginkgo	3.5" Caliper	B&B
4	GT	<i>Gleditsia triacanthos inermis</i> 'Shademaster'	Honeylocust	3.5" Caliper	B&B
1	LS	<i>Liquidambar styraciflua</i>	Sweetgum	3.5" Caliper	B&B
3	NS	<i>Nyssa sylvatica</i>	Tupelo	3.5" Caliper	B&B
5	PC	<i>Pyrus calleryana</i> 'Aristocrat'	Bradford Aristocrat Pear	3.5" Caliper	B&B
1	QB	<i>Quercus bicolor</i>	Swamp White Oak	3.5" Caliper	B&B
Evergreen Trees					
5	ACC	<i>Abies concolor</i>	Concolor Fir	7'-8' HT.	B&B
5	JV	<i>Juniperus virginiana</i>	Red Cedar	7'-8' HT.	B&B
2	TO	<i>Thuja occidentalis</i> 'Emerald'	American Arborvitae	5'-6' HT.	B&B
Shrubs					
24	CS	<i>Cornus stolonifera</i> 'Bailey'	Red-Twigged Dogwood		CONT.
7	CSO	<i>Chaenomeles speciosa</i> 'Orange Storm'	Flowering Quince		CONT.
2	HQ	<i>Hydrangea quercifolia</i> 'Snow Queen'	Snow Queen Oakleaf Hydrangea		CONT.
66	IG	<i>Ilex glabra</i> 'Nordic'	Nordic Inkberry		CONT.
4	IM2	<i>Ilex x meservae</i> 'Blue Prince'	Blue Prince Holly		CONT.
22	IM1	<i>Ilex x meservae</i> 'Blue Princess'	Blue Princess Holly		CONT.
11	IV	<i>Itea virginica</i> 'Henry's Garnet'	Henry's Garnet Virginia Sweetspire		CONT.
19	JCG	<i>Juniperus communis</i> 'Gold Cone'	Common Juniper		CONT.
18	JCS	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper		CONT.
13	JH	<i>Juniperus horizontalis</i> 'Bar Harbor'	Creeping Juniper		CONT.
10	KL	<i>Kalmia latifolia</i>	Mountain Laurel		CONT.
16	MP	<i>Myrica pensylvanica</i>	Northern Bayberry		CONT.
22	RA	<i>Rhus aromatica</i> 'Gro-Low'	Fragrant Sumac		CONT.
22	VA	<i>Vaccinium angustifolium</i>	Lowbush Blueberry		CONT. Underdrained Soil Filter
Perennials, Ornamental Grasses and Groundcovers					
50	AA	<i>Acorus americanus</i>	Sweetflag	2" Plug	Underdrained Soil Filter
60	CL	<i>Chasmanthum latifolium</i>	Northern Sea Oats	#1 Pot	Underdrained Soil Filter
50	IVC	<i>Iris versicolor</i>	Blue Flag Iris	2" Plug	Underdrained Soil Filter
100	PV	<i>Panicum virgatum</i> 'Dallas Blues'	Dallas Blues Switch Grass	2 Gal.	
95	PA	<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass	2 Gal.	
30	SL	<i>Sagittaria latifolia</i>	Northern Arrowhead	2" Plug	Underdrained Soil Filter
100	SA	<i>Scirpus atrovirens</i>	Green Bulrush	2" Plug	Underdrained Soil Filter
Seed Mix					
		Fern Sod	Fern Sod		
20000 SF	TM	Turf Mix (Kentucky Bluegrass and Fescue Mix)			Turf Areas
3000 SF	WM	New England Wetland Mix			Underdrained Soil Filter

Jewish Community Alliance of Southern Maine

Proposed Neighborhood Center

Portland, Maine

PROJECT NO: J-0096
FILE:
DRAWN BY: ARW
CHECKED: JF
APPROVED BY:

LANDSCAPE PLAN

SCALE: 1" = 20'-0"



HARRIMAN

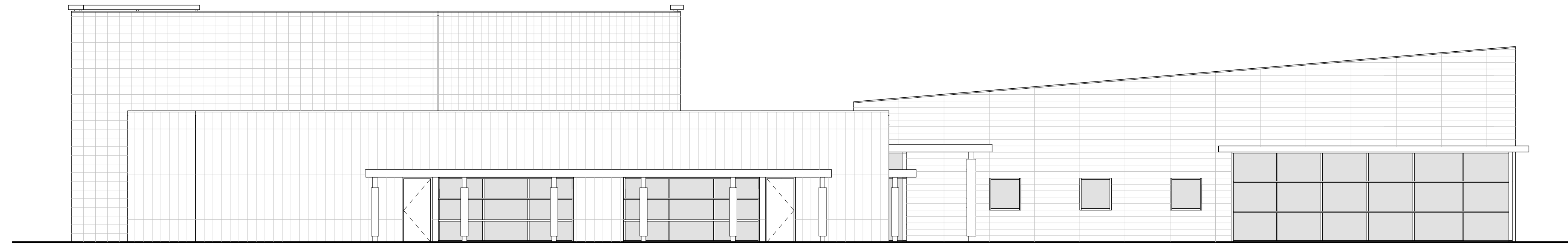
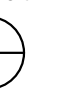
AUBURN PORTLAND MANCHESTER

JEWISH COMMUNITY ALLIANCE OF SOUTHERN MAINE

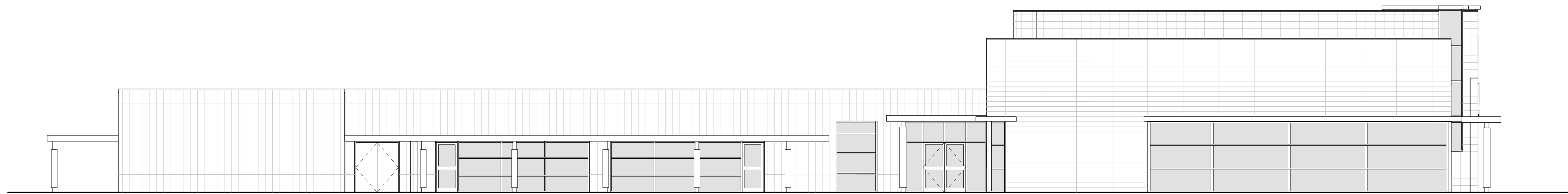
PORTLAND, ME

Harriman Project No. 15309

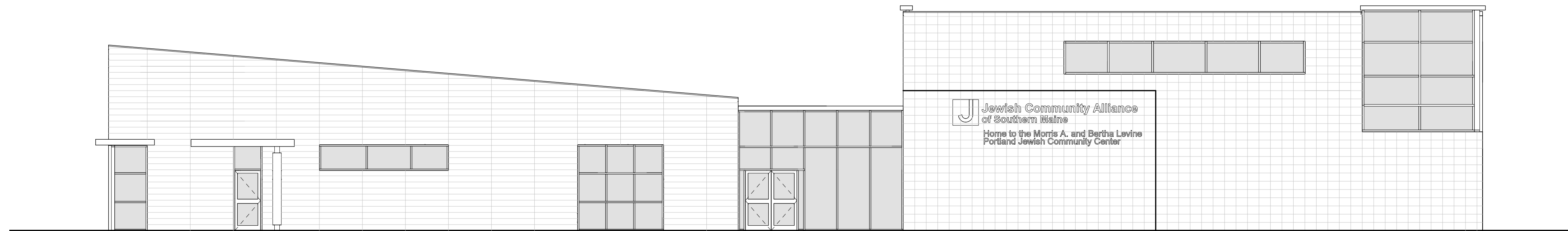
Key Plan Proj North



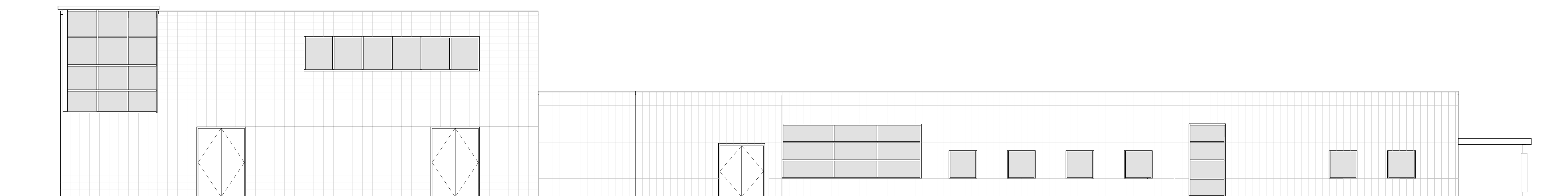
D1 SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



C1 SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



B1 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



A1 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

Issues and Revisions

Mark	Date	Description
-	06-24-15	PLANNING BOARD SUBMISSION

PRELIMINARY
NOT FOR
CONSTRUCTION

Drawing Scales

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

PA / PE: Designer © 2015
Drawn By: Author Harriman Associates

EXTERIOR ELEVATIONS

A20.2

