

LOCATION MAP
SCALE: 1" = .5 MILES

- NOTES:
- OWNER/APPLICANT: CHABAD LUBAVITCH OF MAINE INC. POMEROY STREET PORTLAND, MAINE
 - ENGINEER: LESTER S. BERRY, PE#3341 BH2M
 - SURVEYOR: ROBERT LIBBY JR., PLS#2190 BH2M
 - WETLAND DELINEATION: MARK HAMPTON & ASSOCIATES PORTLAND, MAINE
A TIER ONE WETLAND PERMIT WAS GRANTED BY THE MAINE DEP (L22414-TB-A-N) FOR 13,028 S.F. ON AUG. 16, 2005 FOR THIS PROJECT. CURRENT PROJECT RESULTS IN FOLLOWING WETLAND IMPACTS:
WETLAND IMPACT #1 2,716 S.F.
WETLAND IMPACT #2 5,768 S.F.
WETLAND IMPACT #3 1,978 S.F.
TOTAL IMPACTS 10,462 S.F.

- TAX MAP REFERENCE: MAP 193, BLOCK E, LOT 1
- DEED REFERENCES: BK. 21417, PG. 198
- ZONING: R-3
- PROPOSED USE: SINGLE FAMILY RESIDENCE
- MINIMUM STANDARDS: MINIMUM LOT AREA = 6500 S.F.
MINIMUM FRONTAGE = 50'
MINIMUM SETBACKS: FRONT & REAR = 25'
SIDE (SIDE ST.) = 20'

- PROJECT AREA: 73,821 SQUARE FEET
- PLAN REFERENCE: A. INFORMATION PROVIDED BY APPLICANT AND FROM PLAN OF PROPERTY MADE FOR STUART B. HERRICK JR., BANCROFT STREET, PORTLAND, MAINE JULY 31, 1986, R.P. TITCOMB ASSOC. INC.
B. "SITE PLANS FOR CHABAD LUBAVITCH OF MAINE INC., POMEROY STREET, PORTLAND," BY BH2M DATED MARCH 2004 WITH REVISIONS THROUGH JULY 2, 2007.

- SOLID WASTE: CURBSIDE BY CITY OF PORTLAND
- PARKING: PRIVATE RESIDENCE = 2 SPACES
- IF LEDGE IS ENCOUNTERED DURING CONSTRUCTION A PRE-BLAST INVENTORY SHALL BE CONDUCTED AND SUBMITTED TO THE ENGINEERING DEPARTMENT.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENTATION CONTROL BMP'S, LATEST REVISION.
- WAIVERS:
A. A WAIVER IS REQUESTED TO ELIMINATE ONE SIDE OF SIDEWALK ALONG POMEROY STREET.

- ALL PERMITS FOR BLASTING MUST BE COORDINATED WITH BOTH THE FIRE AND ENGINEERING DEPARTMENTS.
- PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRE-CONSTRUCTION MEETING.

- IF WORK WILL OCCUR WITHIN THE PUBLIC RIGHT-OF-WAY SUCH AS UTILITIES, CURB, SIDEWALK AND DRIVEWAY CONSTRUCTION, A STREET OPENING PERMIT(S) IS REQUIRED FOR SITE WORK. PLEASE CONTACT CAROL MERRITT AT 874-8300, EXT. 8828. (ONLY EXCAVATORS LICENSED BY CITY OF PORTLAND ARE ELIGIBLE.)
- ALL REQUIRED DIG SAFE REQUIREMENTS MUST BE FOLLOWED PRIOR TO THE CONSTRUCTION BEGINNING.
- THE PROPOSED PUBLICLY OWNED STREET LIGHT (WITHIN THE POMEROY STREET ROW) WILL BE PROVIDED BY CENTRAL MAINE POWER COMPANY AND WILL MEET ALL APPLICABLE CITY OF PORTLAND STANDARDS.
- BENCHMARK: SURVEY CONTROL POINT #9 PK NAIL SET IN PAVEMENT ON BANCROFT STREET. ELEVATION=58.89 CITY OF PORTLAND DATUM

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSEE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

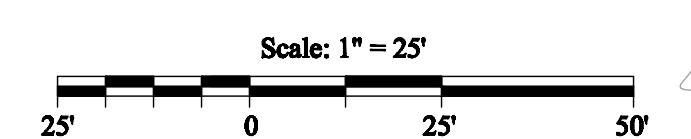
- NO SURVEYORS REPORT

ROBERT C. LIBBY JR.
PLS #2190

MAINE STATE COORDINATES
NAD 83 WEST ZONE

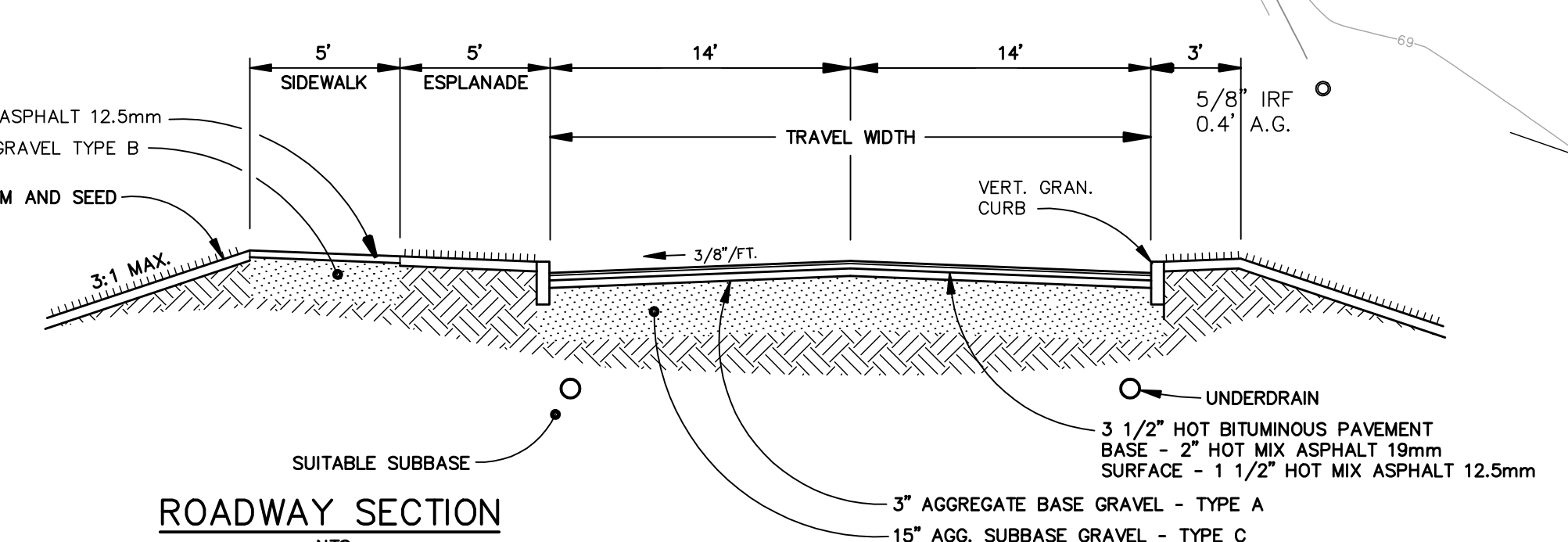
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Ⓐ	302840.4940	2916858.2911
Ⓑ	302637.9662	2917060.2727
Ⓒ	302962.6936	2917190.8566
Ⓓ	302908.5890	2917258.3109
Ⓔ	302972.2611	2917339.2307
Ⓕ	303094.4798	2917099.1047

- AT LEAST 30% OF ALL TREES OVER 10" DBH WITHIN SETBACK SHALL BE PRESERVED BY THE CONTRACTOR ACCORDING TO SECTION 14.52(b)(2),9 OF THE CITY OF PORTLAND ORDINANCE.
- AREA OF DISTURBANCE: 42,925 S.F.
- ALL EXISTING LANDSCAPING OUTSIDE THE LIMITS OF WORK ARE TO BE PRESERVED BY THE CONTRACTOR.
- ALL WORK WITHIN POMEROY STREET SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
- ALL STORMDRAIN PIPE SHALL CONSIST OF ADS N-12 TRIPLE-WALL PIPE MEETING A MINIMUM PS-48 RATING. ALL SEWERMAIN PIPE SHALL CONSIST OF PVC RING TYPE SEWER (SDR 35 OR EQUIVALENT) MEETING A MINIMUM PS-48 RATING.
- STREET STATUS: BANCROFT STREET-ACCEPTED MOTLEY STREET-ACCEPTED POMEROY STREET-UNACCEPTED KENILWORTH STREET-PAPER
- COORDINATE POINTS SHOWN AT THE CORNERS OF PROPERTY ARE BASED UPON MAINE STATE COORDINATE SYSTEM-WEST ZONE (NAD 83) USING CITY OF PORTLAND POINTS L751-72-118 AND L751-75-125.
- BEARINGS AND NORTH ORIENTATION SHOWN ARE MAGNETIC NORTH 1986 AND ARE BASED UPON PLAN REFERENCE #11A.



LEGEND

SYMBOL	DESCRIPTION
(Circle with dot)	PROPOSED PUBLICLY OWNED STREET LIGHTS
(Dashed line)	PROPOSED STORM DRAIN
(Dashed line with 'E')	PROPOSED UNDERGROUND ELECTRIC
(Dashed line with 'U')	PROPOSED UNDERDRAIN
(Dashed line with 'S')	PROPOSED SETBACK
(Dashed line with 'W')	PROPOSED SANITARY SEWER
(Dashed line with 'M')	PROPOSED WATERMAIN
(Dotted line)	EXISTING CONTOUR
(Dashed line with 'EAS')	EASEMENT LINE
(Dashed line with 'WET')	LIMIT OF WETLANDS
(Dashed line with 'T')	TREE LINE
(Circle with 'U')	UTILITY POLE
(Circle with 'S')	SANITARY SEWER
(Circle with 'W')	WATER LINE
(Circle with 'D')	DRAIN MANHOLE
(Circle with 'S')	SANITARY SEWER MANHOLE



STREET TREES LEGEND

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
(Circle)	7	CORYLUS COLUMNNA	TURKISH FILBERT	2 1/2" CAL.

REVISION

NO.	DATE	DESCRIPTION
1	1/24/12	Submitted Amended Site Plan
2	3/12/12	Submitted Level II Site Plans
3	8/29/12	Revisions for Level I & II Applications



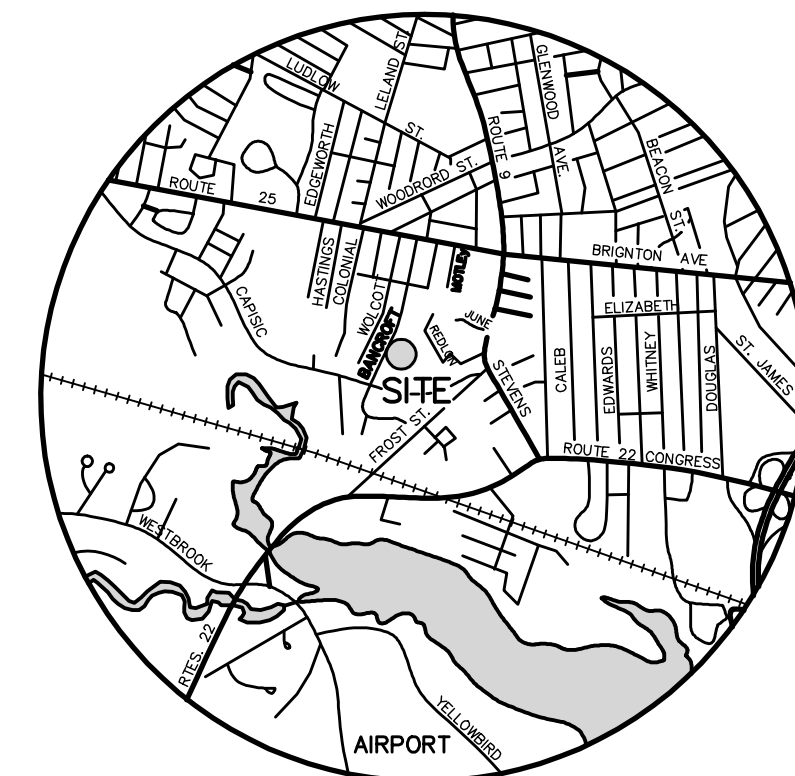
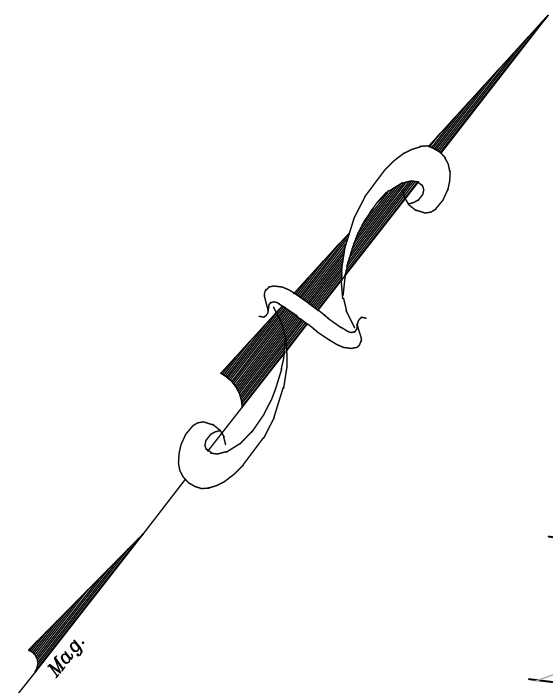
BH2M
Berry, Huff, MacDonald, Milligan Inc.
Engineers, Surveyors
28 Stone Street
Portland, Maine 04108
Tel: (207) 859-2771
Fax: (207) 859-4550

FOR
Chabad Lubavitch
Bancroft Street
Portland, Maine

SITE PLAN
LEVEL I-MINOR RESIDENTIAL DEV.
LEVEL II-ROAD IMPROVEMENTS
LAND OF
CHABAD LUBAVITCH OF MAINE INC.
POMEROY STREET
PORTLAND, MAINE

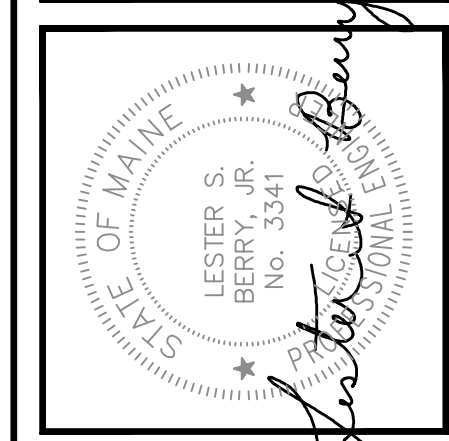
DESIGNED W. Polkey	DATE Jan. 2012
DRAWN Dept.	SCALE As Noted
CHECKED W. Thompson	JOB. NO. 11093

SHEET
1
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LOCATION MAP
SCALE: 1" = .5 MILES

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1	1/24/12	Submitted Amended Site Plan
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BH2M
 Berry, Huff, MacDonald, Milligan Inc.
 Engineers, Surveyors
 28 State Street
 Portland, Maine 04108
 Tel: (207) 859-2771
 Fax: (207) 859-8550

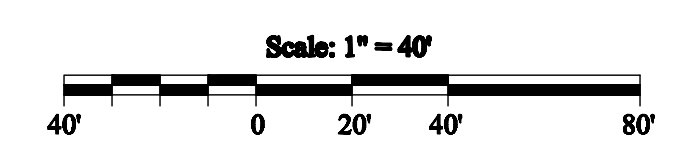
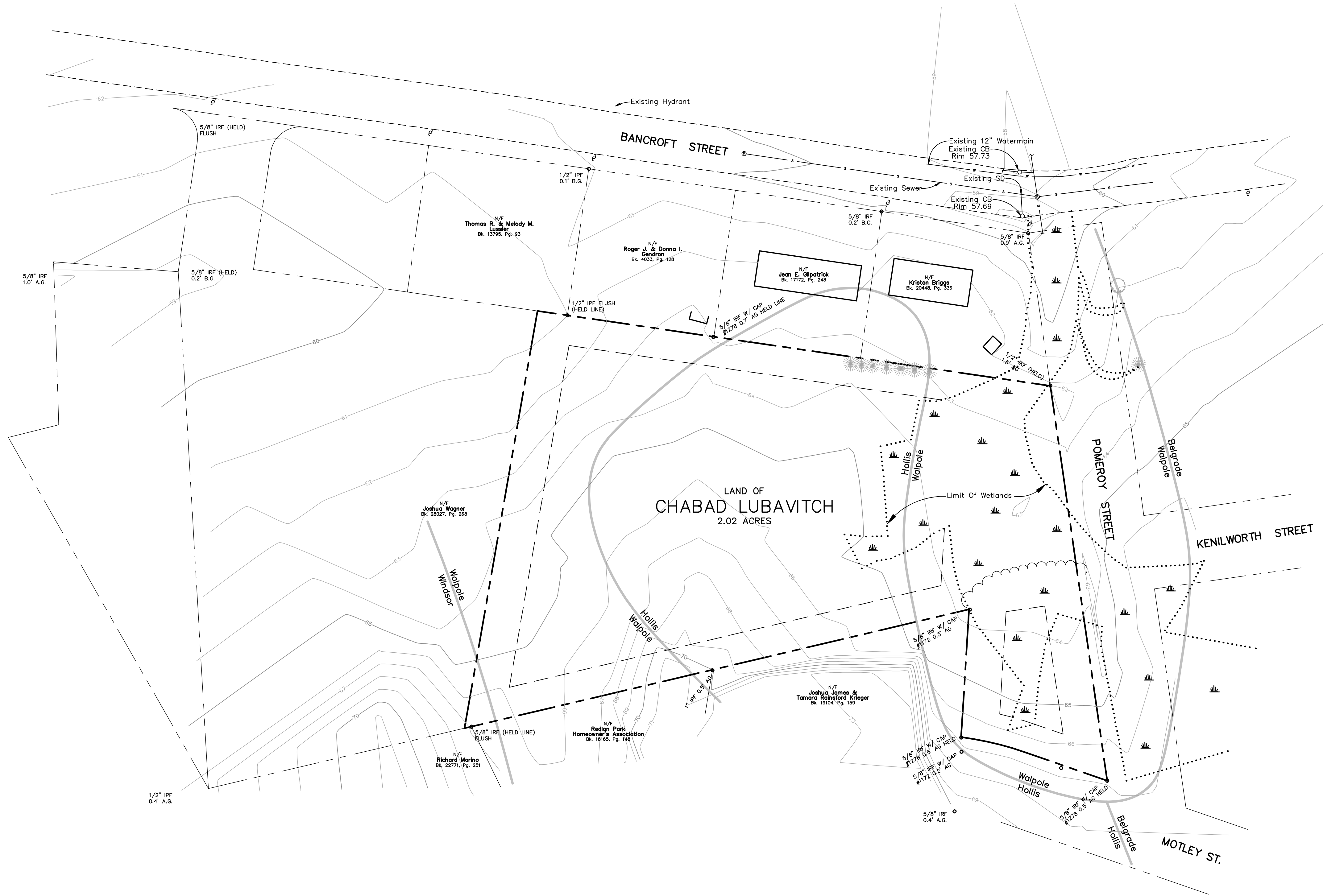
FOR
 Chabad Lubavitch
 Bancroft Street
 Portland, Maine

STANDARD BOUNDARY
 SURVEY AND EXISTING
 CONDITIONS PLAN
 LAND OF
 CHABAD LUBAVITCH OF MAINE INC.
 POMEROY STREET
 PORTLAND, MAINE

DESIGNED Survey	DATE Jan. 2012
DRAWN Dept.	SCALE As Noted
CHECKED R. Libby Jr.	JOB. NO. 11093

SHEET
2

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- NOTES:
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 - SURVEYOR: ROBERT LIBBY JR., PLS#2190 BH2M INC.
 - WETLAND MAPPING: MARK HAMPTON ASSOCIATES PORTLAND, MAINE
 - TAX MAP REFERENCE: MAP 193, BLOCK E, LOT 1
 - DEED REFERENCES: BK. 21417, PG. 198
 - ZONING: R-3
 - PLAN REFERENCE: INFORMATION FOR THIS PLAN WAS PROVIDED BY APPLICANT AND FROM PLAN OF PROPERTY MADE FOR STUART B. HERRICK JR., BANCROFT STREET, PORTLAND, MAINE, JULY 31 1986, R.P. TITCOMB ASSOCIATES INC.
 - SOIL MAPPING FROM CUMBERLAND COUNTY MEDIUM INTENSITY SOIL MAP.
 - BENCHMARK: SURVEY CONTROL POINT #9 PK NAIL SET IN PAVEMENT ON BANCROFT STREET, ELEVATION=58.89' CITY OF PORTLAND DATUM

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARD BOUNDARY SURVEY CATEGORY I, CONDITION I, WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYOR'S REPORT

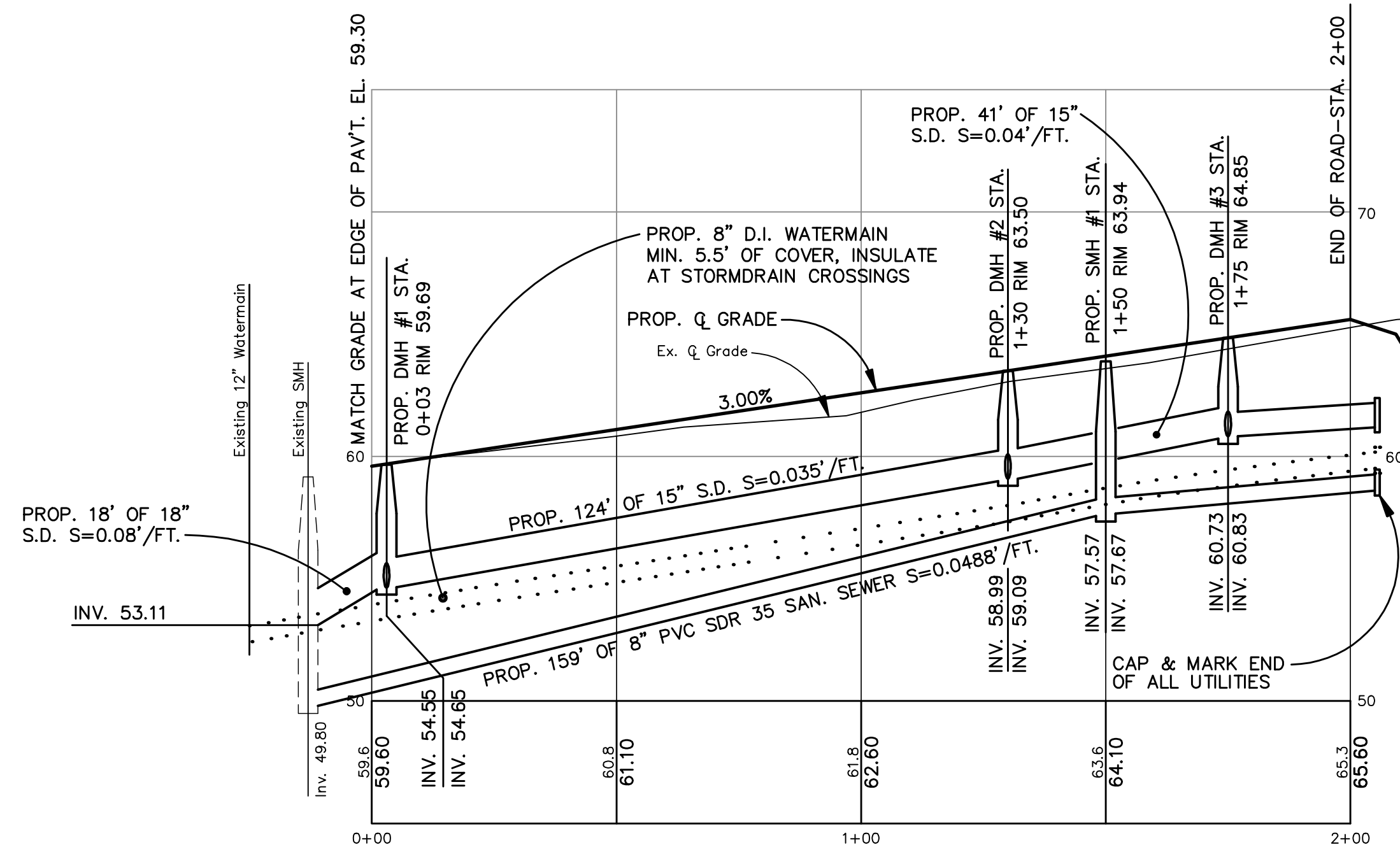


ROBERT C. LIBBY JR. PLS #2190

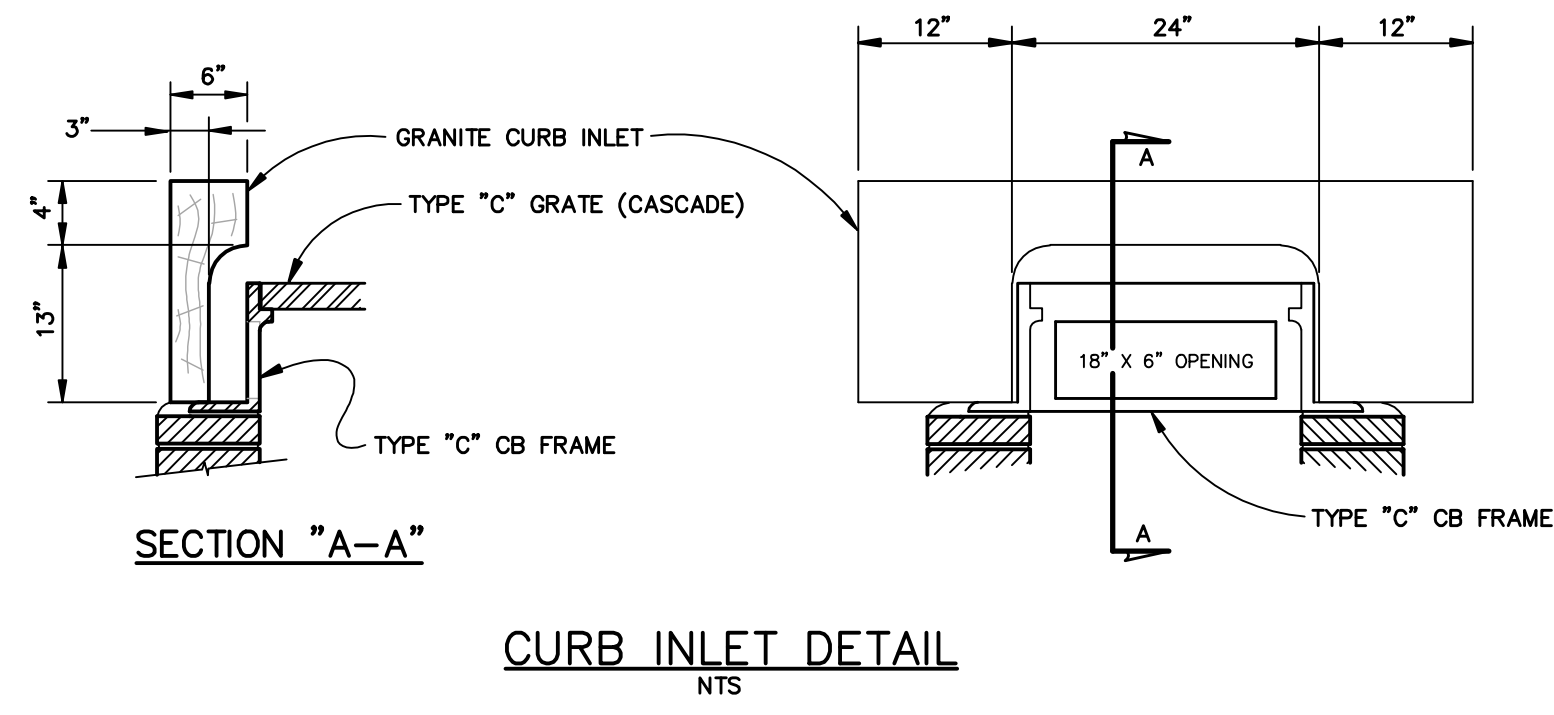
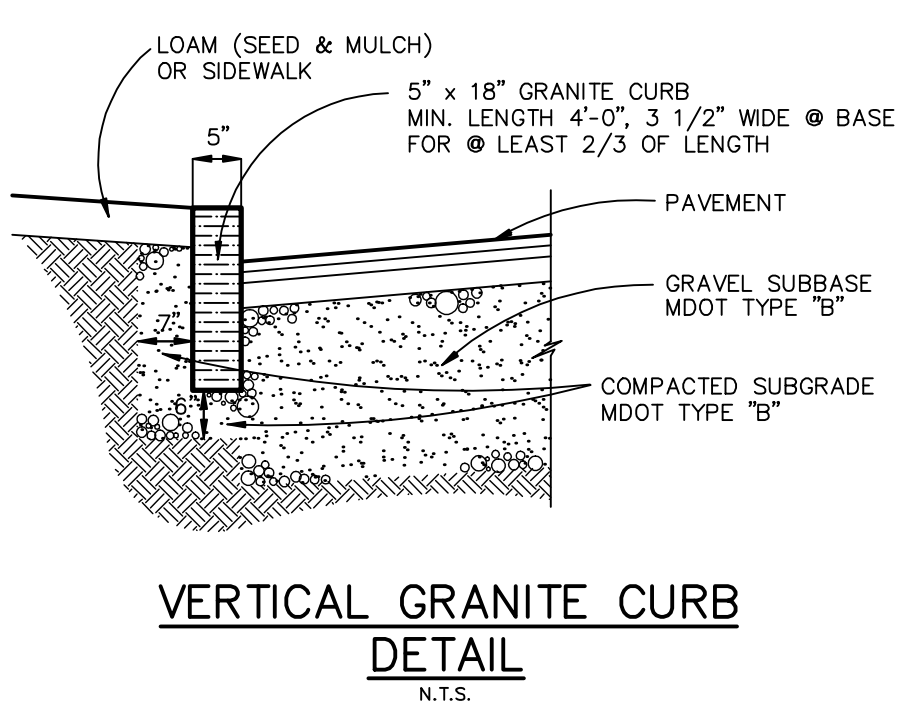
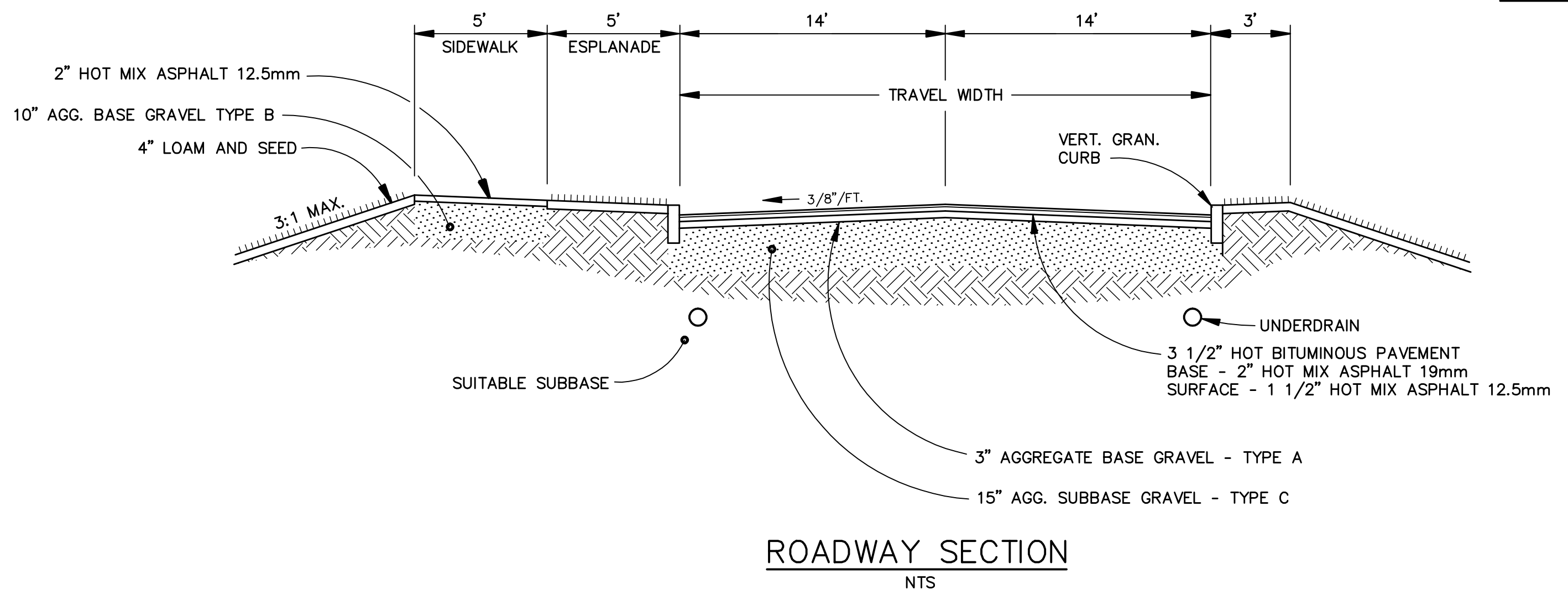
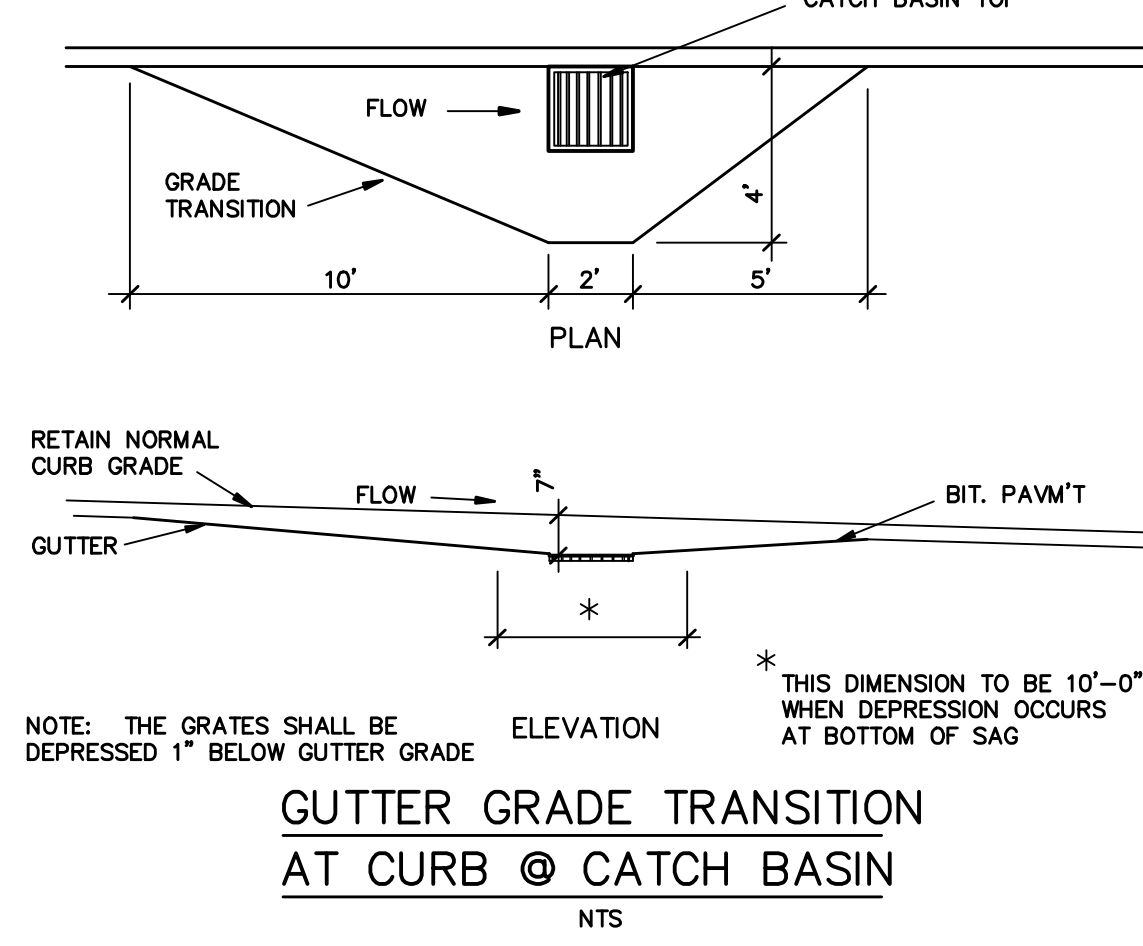
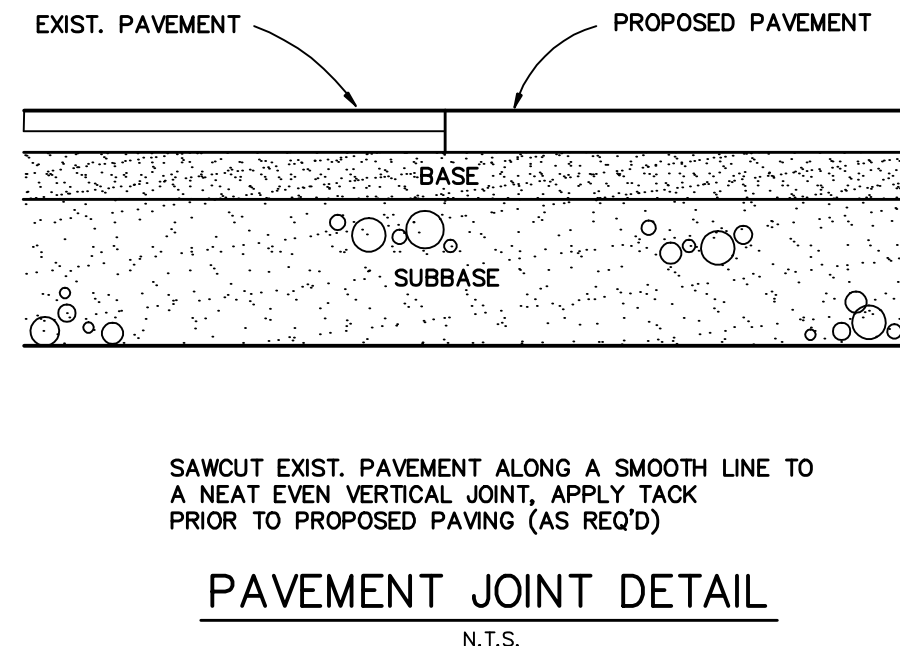
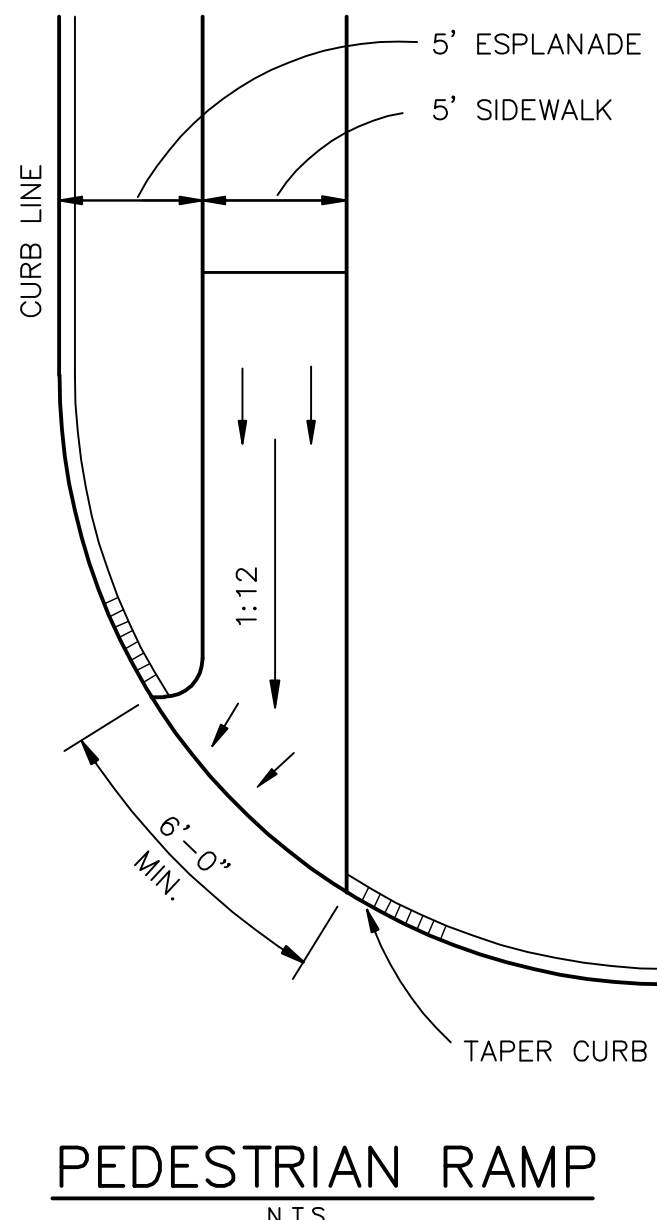
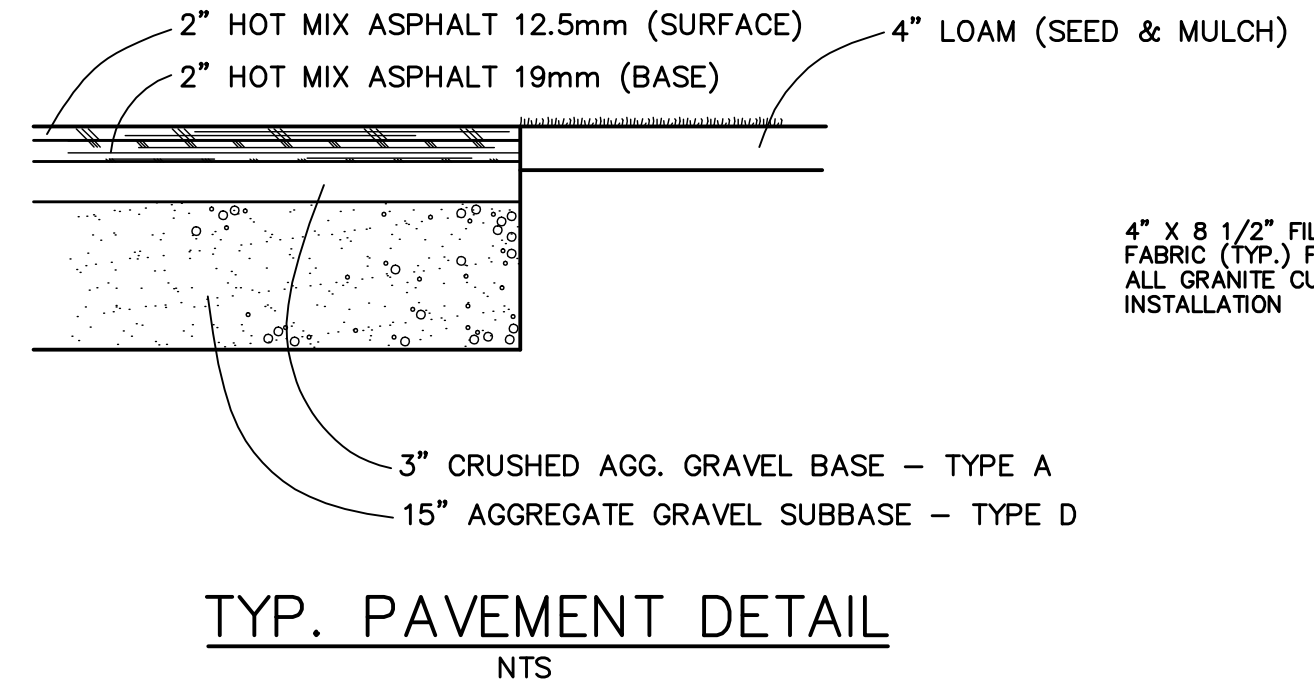
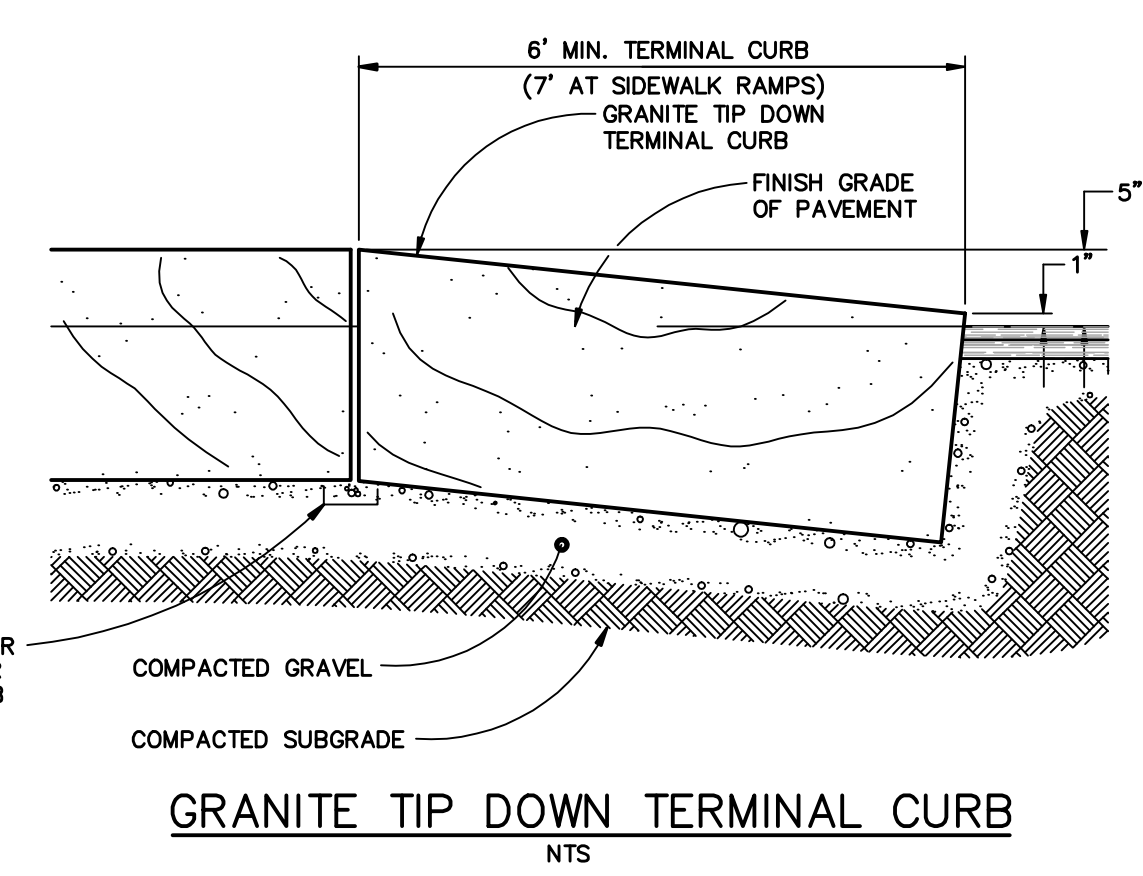
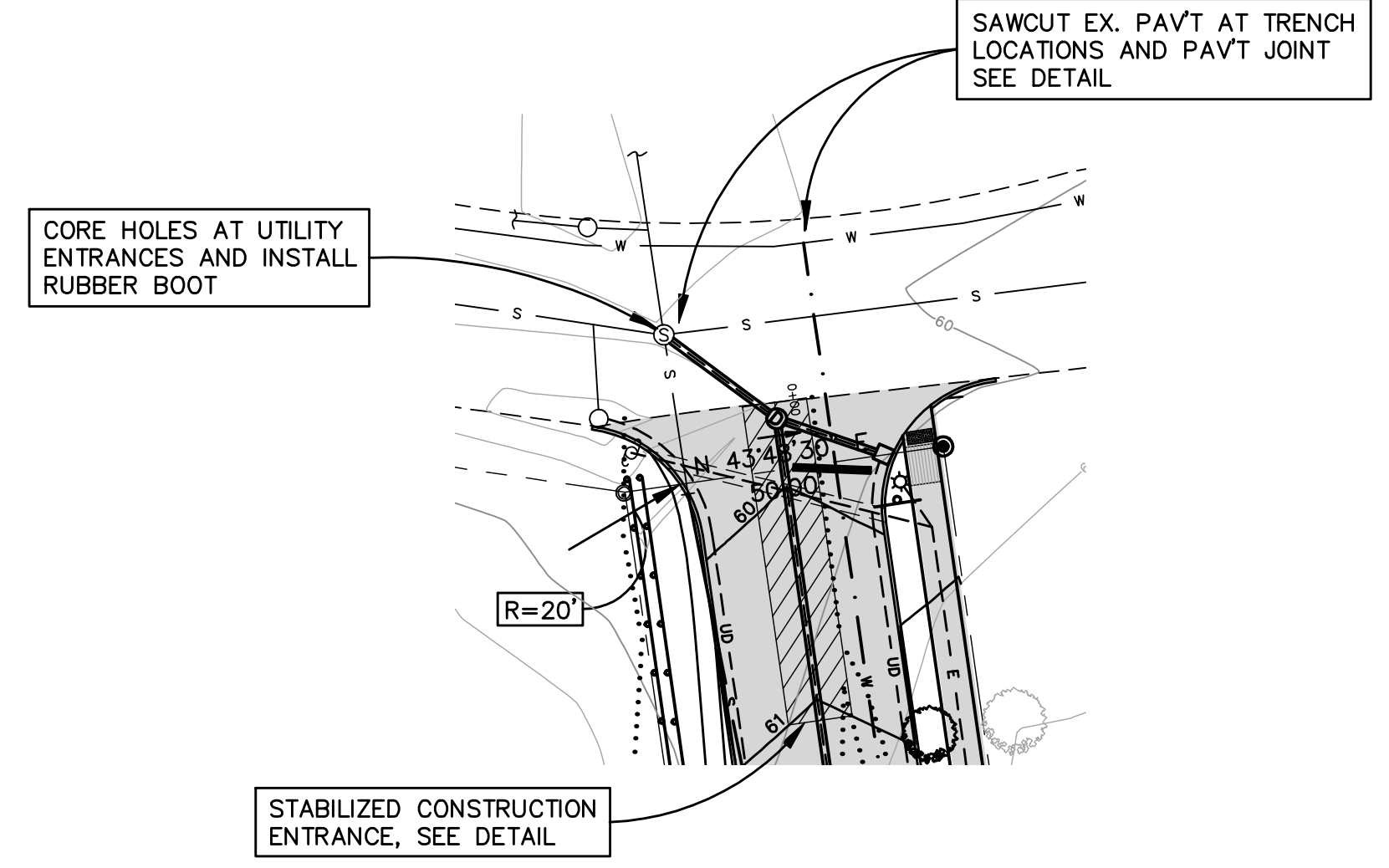
LEGEND

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

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POMEROY STREET PROFILE
 SCALE
 VERTICAL: 1" = 5'
 HORIZONTAL: 1" = 25'



NO.	DATE	DESCRIPTION
1	1/24/12	Submitted Amended Site Plan
2	3/12/12	Submitted Level I & II Site Plans
3	8/29/12	Revisions for Level I & II Applications



BH2M
 Berry, Huff, McDonald, Milligan Inc.
 Engineers, Surveyors
 28 Stone Street
 Portland, Maine 04108
 Tel: (207) 859-2771
 Fax: (207) 859-8550

FOR
 Chabed Labavitch Of Maine Inc.
 Pomeroiy Street
 Portland, Maine

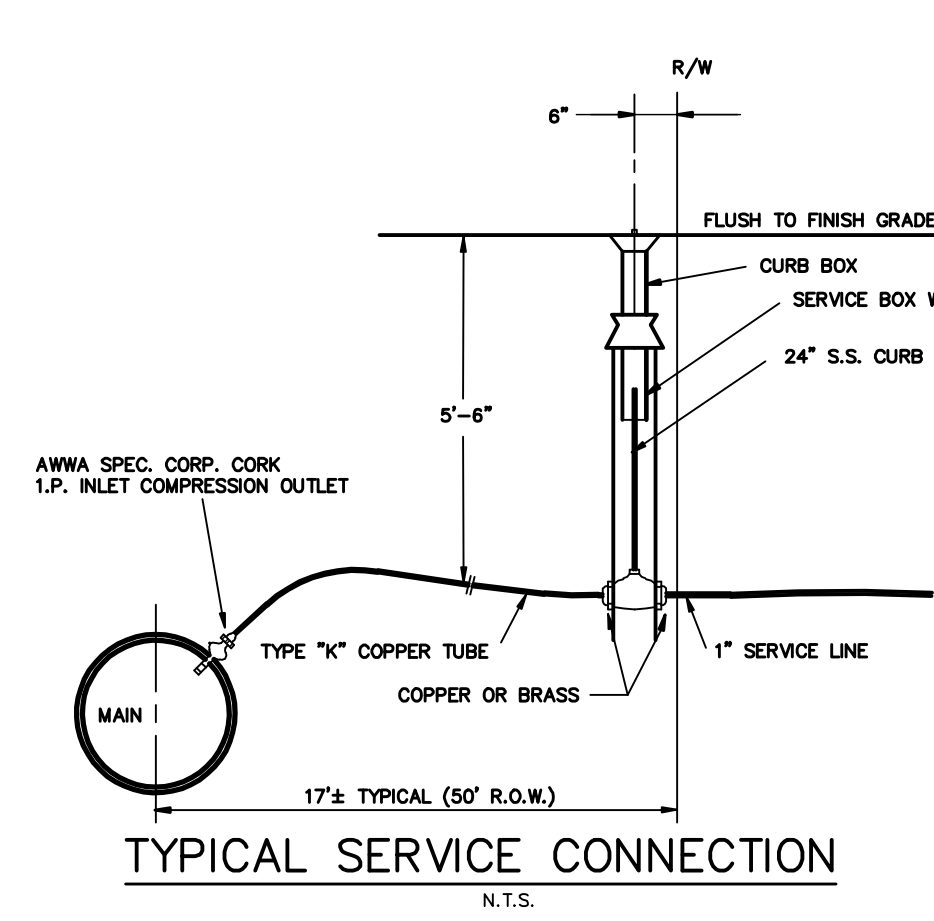
MINOR STREET CONSTRUCTION
POMEROY STREET
 PORTLAND, MAINE

DESIGNED W. Thompson	DATE Jan. 2012
DRAWN Dept.	SCALE As Noted
CHECKED W. Thompson	JOB. NO. 11093

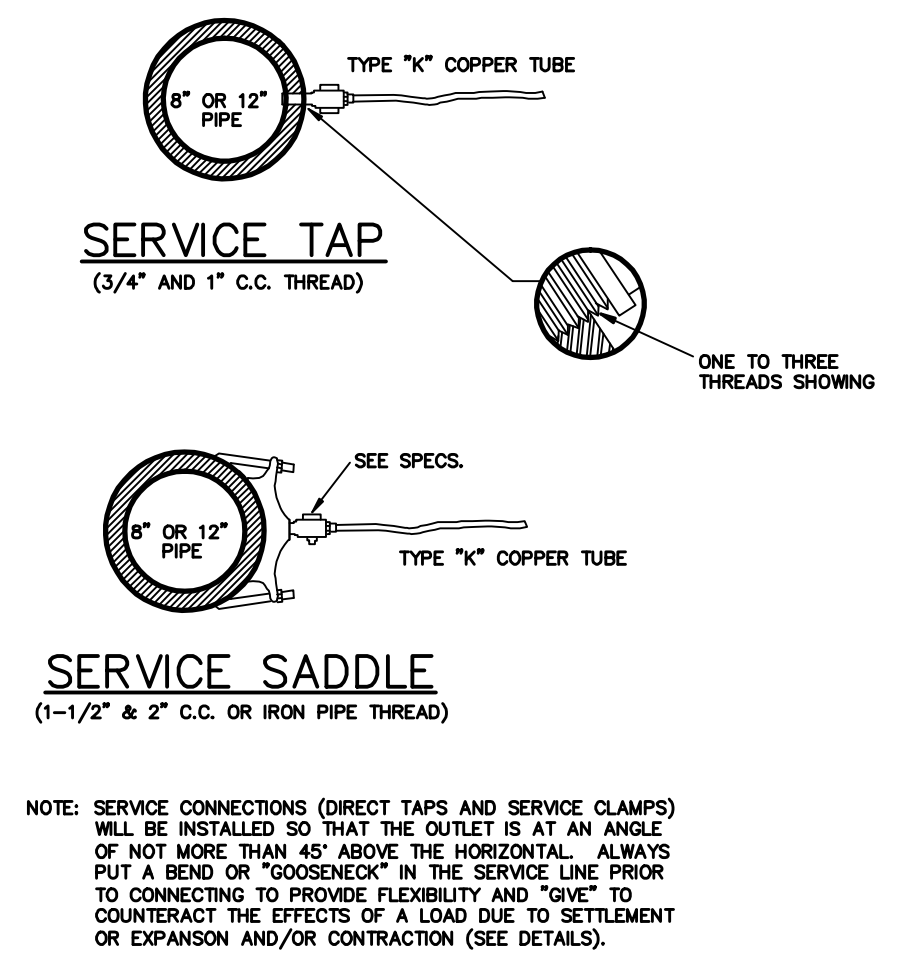
SHEET
3

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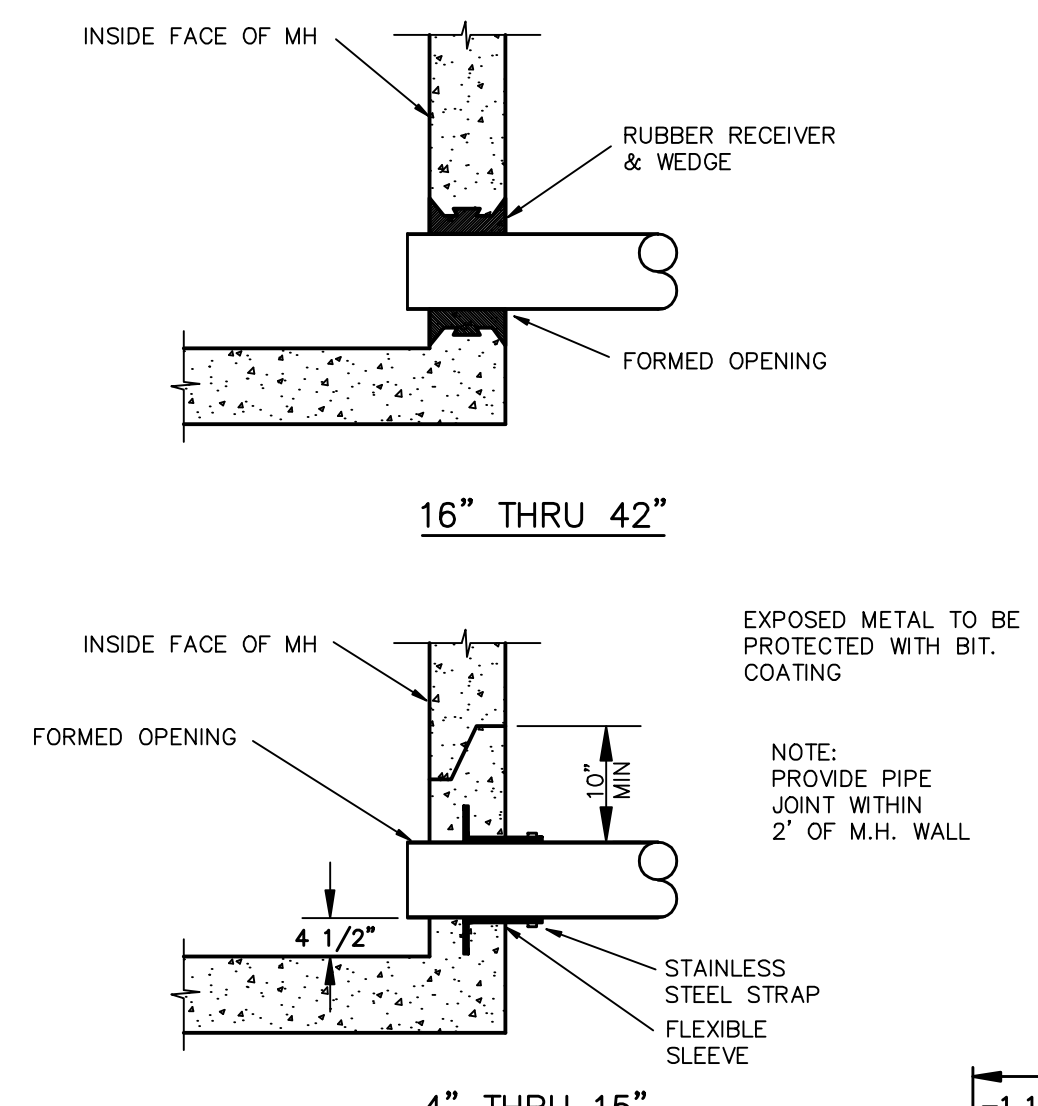


TYPICAL SERVICE CONNECTION
N.T.S.



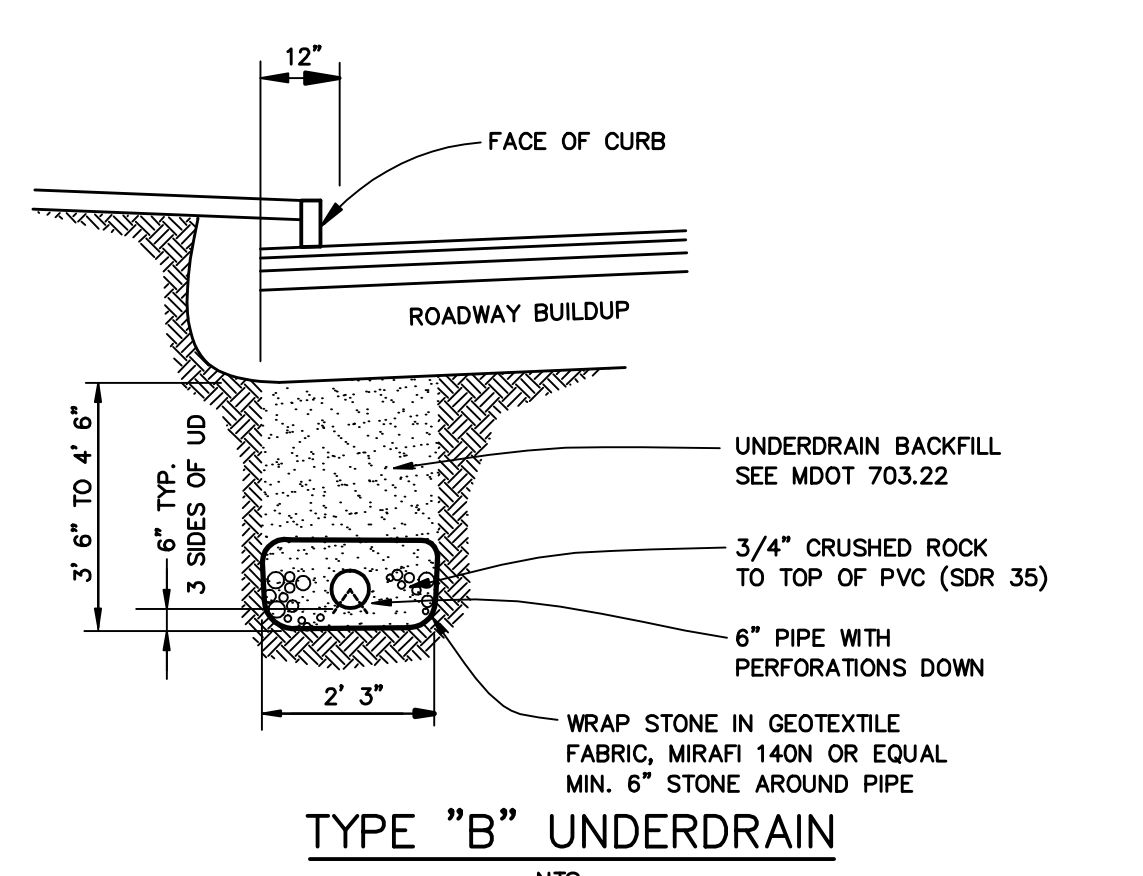
SERVICE TAP
(3/4" AND 1" C.C. THREAD)

SERVICE SADDLE
(1/2" & 2" C.C. OR IRON PIPE THREAD)

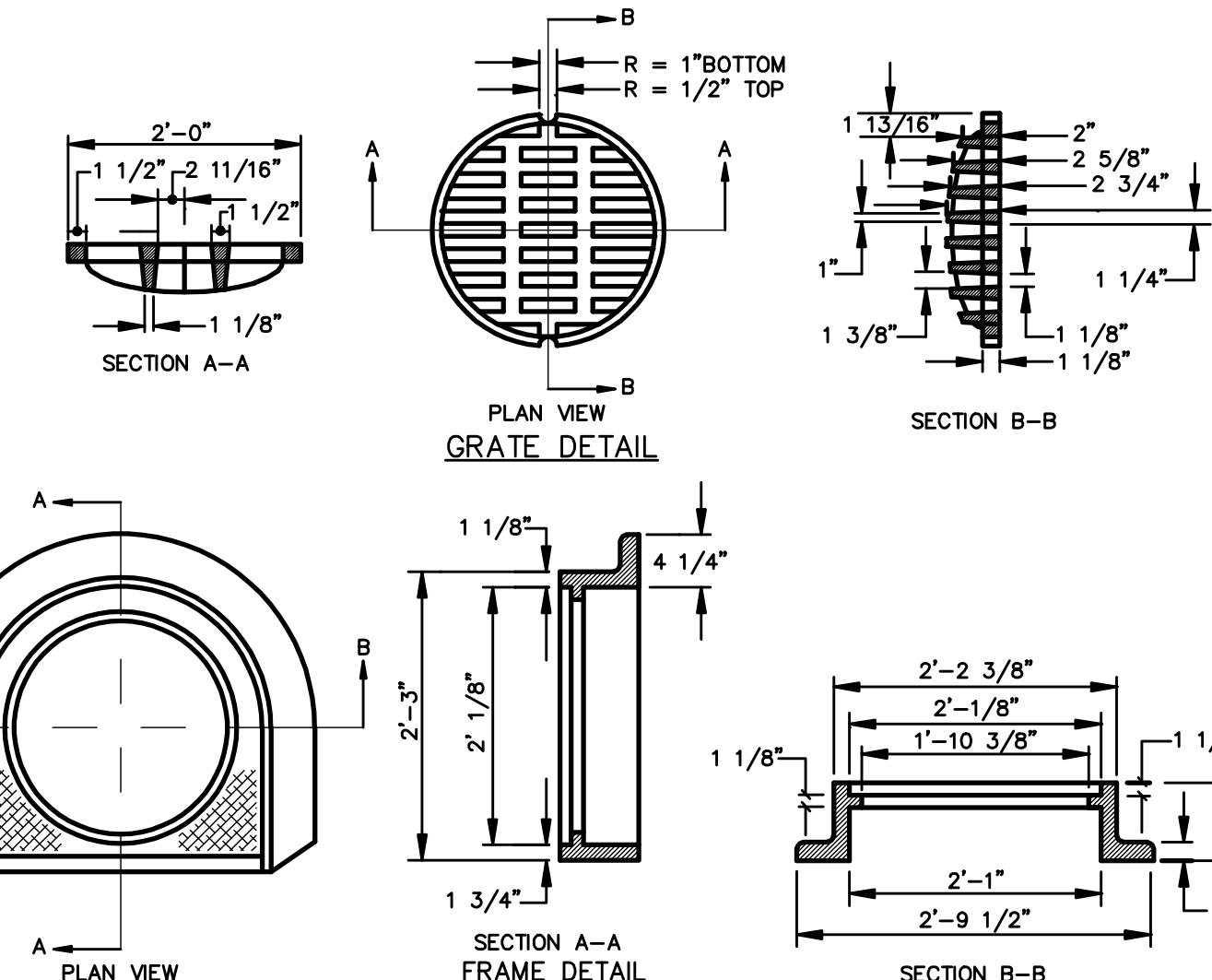


16" THRU 42"

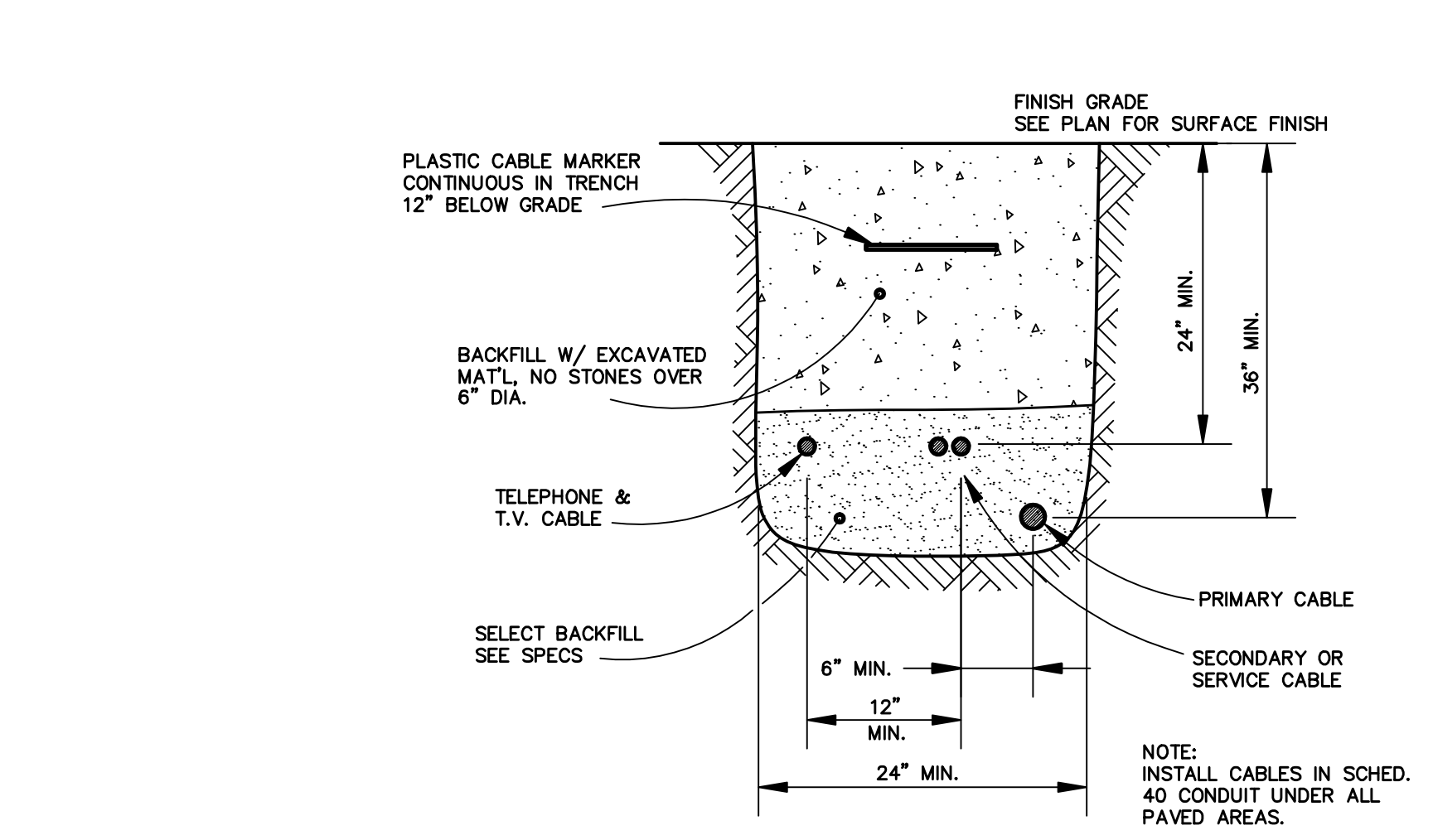
4" THRU 15"
MANHOLE TO PIPE CONNECTION DETAIL
N.T.S.



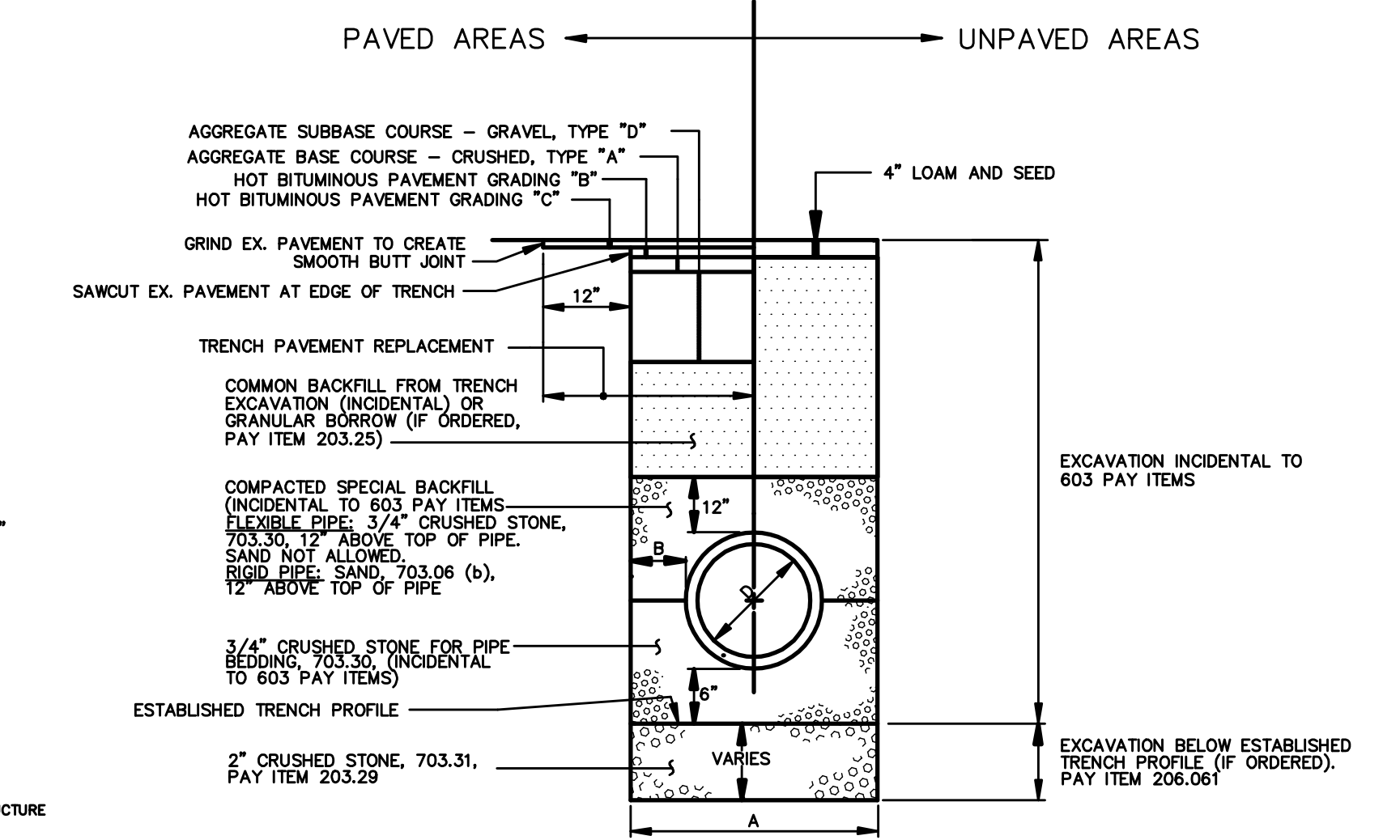
TYPE "B" UNDERDRAIN
N.T.S.



CATCH BASIN TYPE "D" - FRAME & COVER DETAIL
N.T.S.



UNDERGROUND CABLE TRENCH
N.T.S.

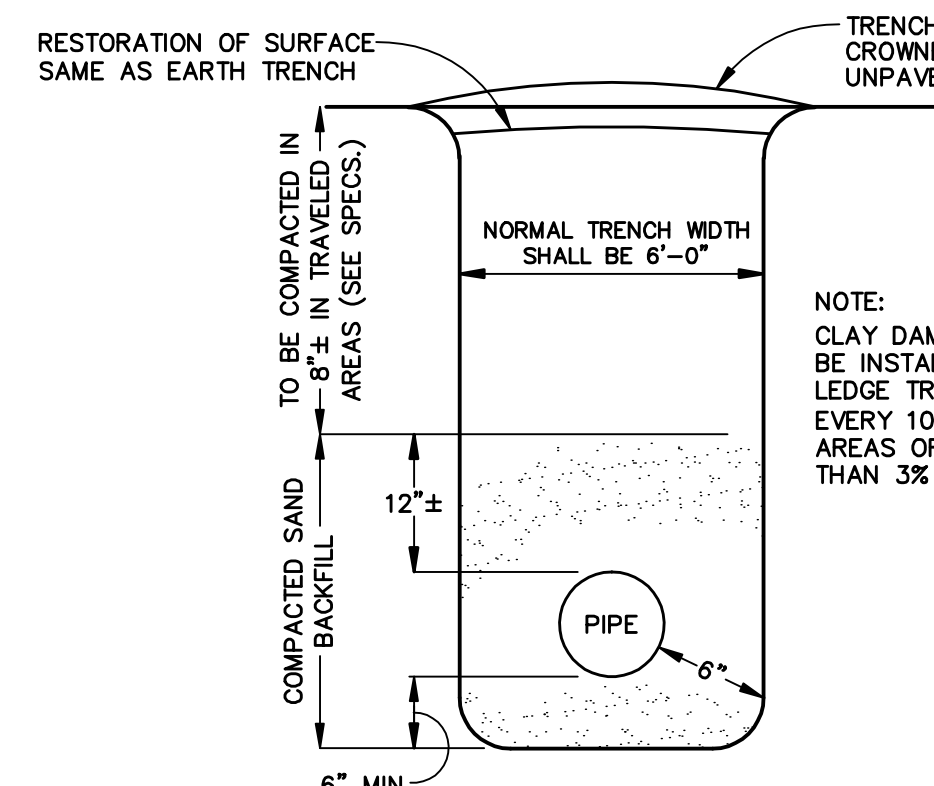


PIPE INSTALLATION DETAIL
NOT TO SCALE

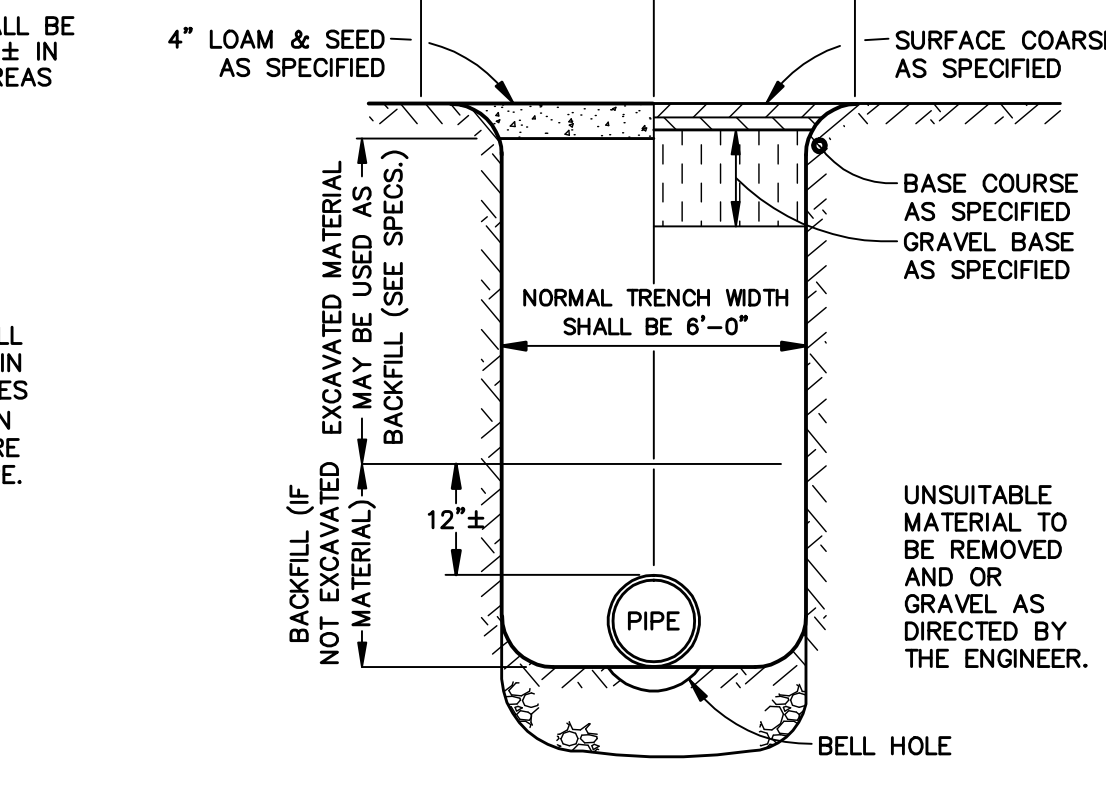
1. ALTERNATIVE CONSTRUCTION METHODS OR PAYMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
2. IN PAVED AREAS, DEPTHS OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GREATER OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.
3. DIMENSION "B" SHALL BE SUFFICIENT TO ALLOW CRUSHED STONE BEDDING TO BE PLACED AND COMPACTED UNDER THE HAUNCHES OF THE PIPE; BUT IN ALL CASES "B" SHALL BE AT LEAST 9".
4. DIMENSION "A" IS THE MAXIMUM WIDTH ALLOWED FOR CALCULATING PAY QUANTITIES UNDER ITEMS 203.25 GRANULAR BORROW, 203.29 CRUSHED STONE, 206.06 STRUCTURAL EARTH EXCAVATION, AND 206.17 STRUCTURAL ROCK EXCAVATION. DIMENSION "A" SHALL BE BASED ON PIPE DIAMETER, AS SET FORTH IN THE FOLLOWING TABLE.

PIPE DIAMETER, "D" (INCHES)	MAX. TRENCH WIDTH, "A" (FEET)
6	4.0
8	4.0
10	4.0
12	5.0
15	5.0
18	5.0
21	6.0
24	6.0
27	6.0
30	7.0
36	7.0
42	8.0
48	8.0

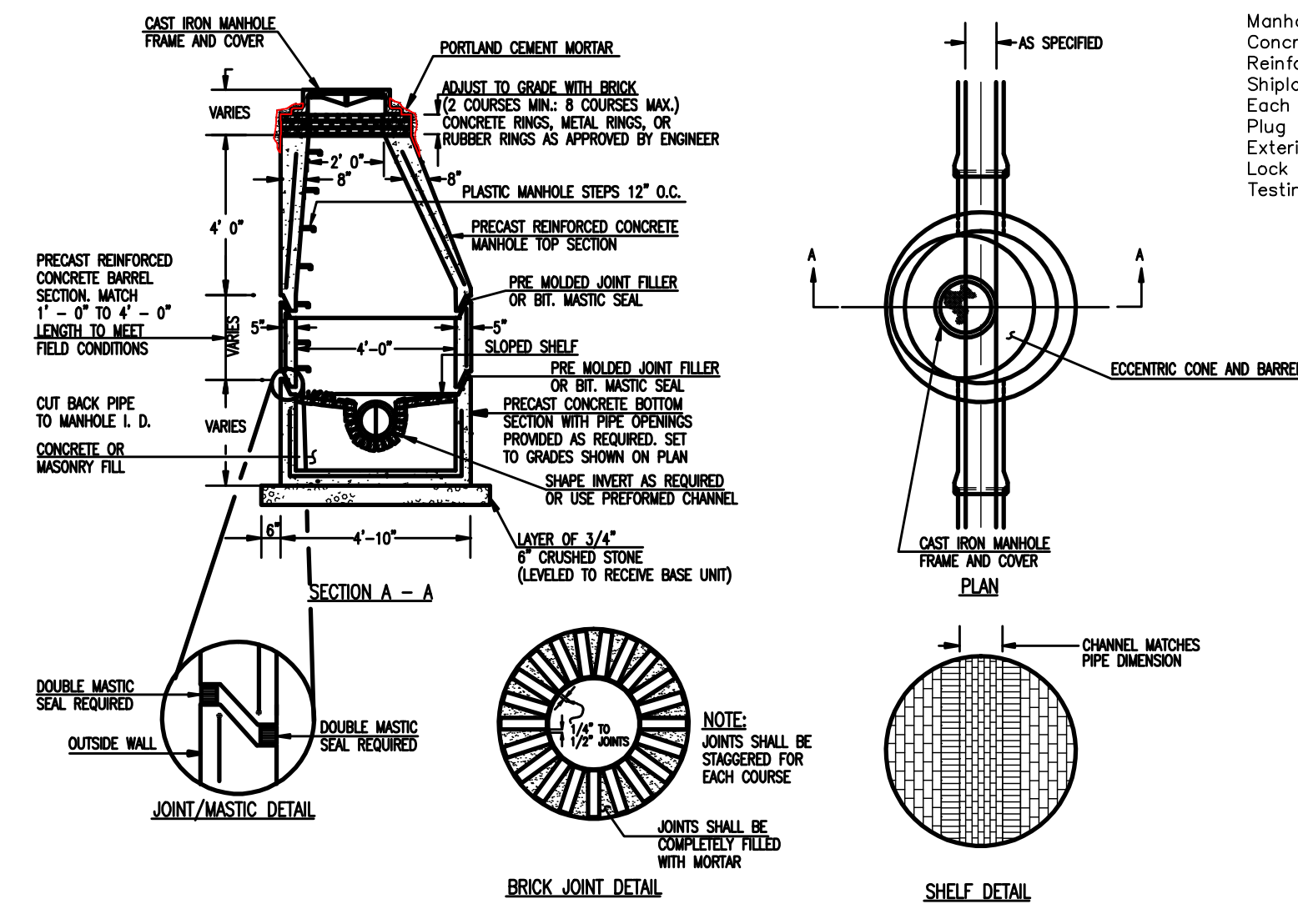
PIPE INSTALLATION DETAIL - NOTES
NOT TO SCALE



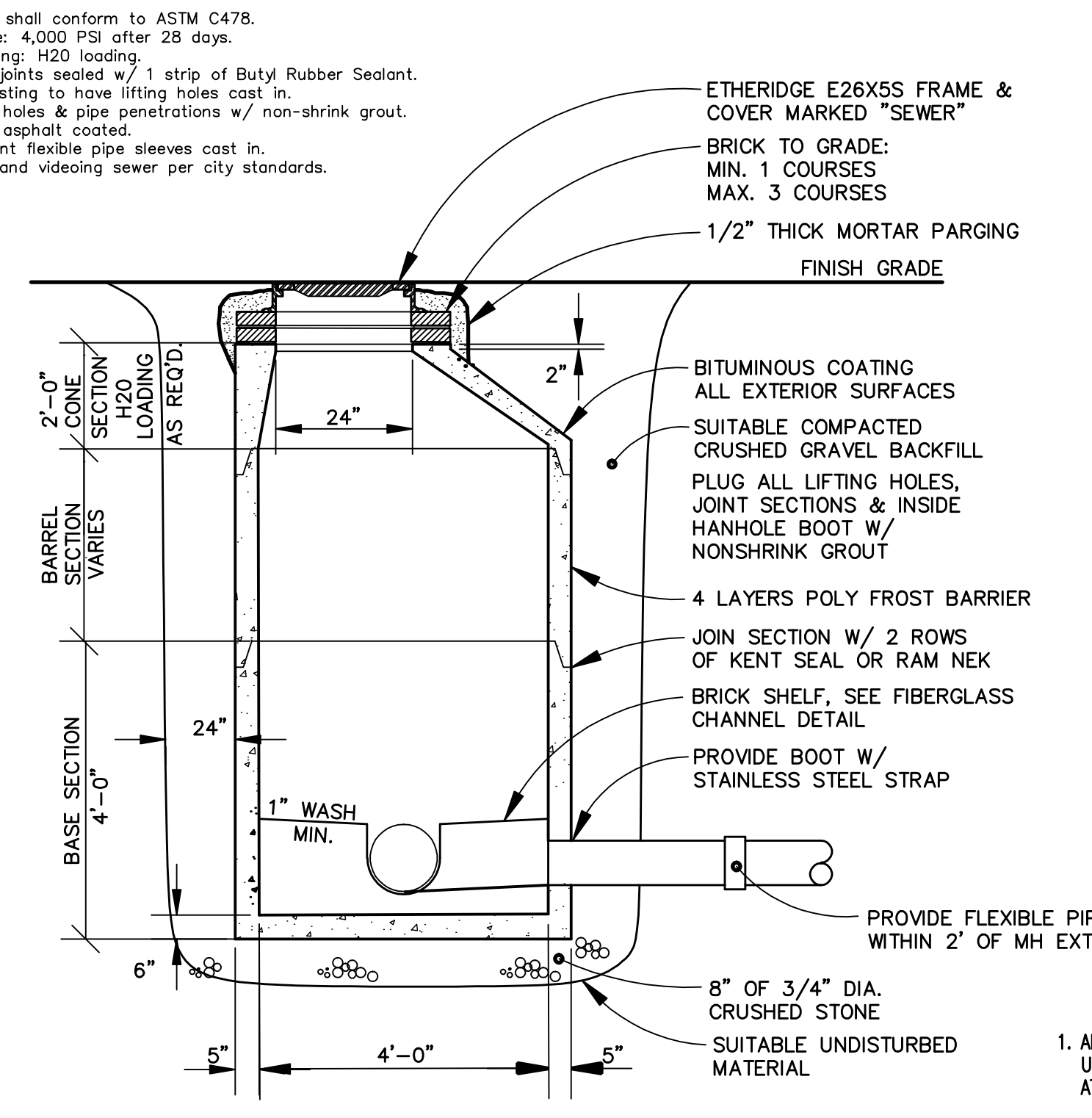
WATER THROUGH LEDGE TRENCH
N.T.S.



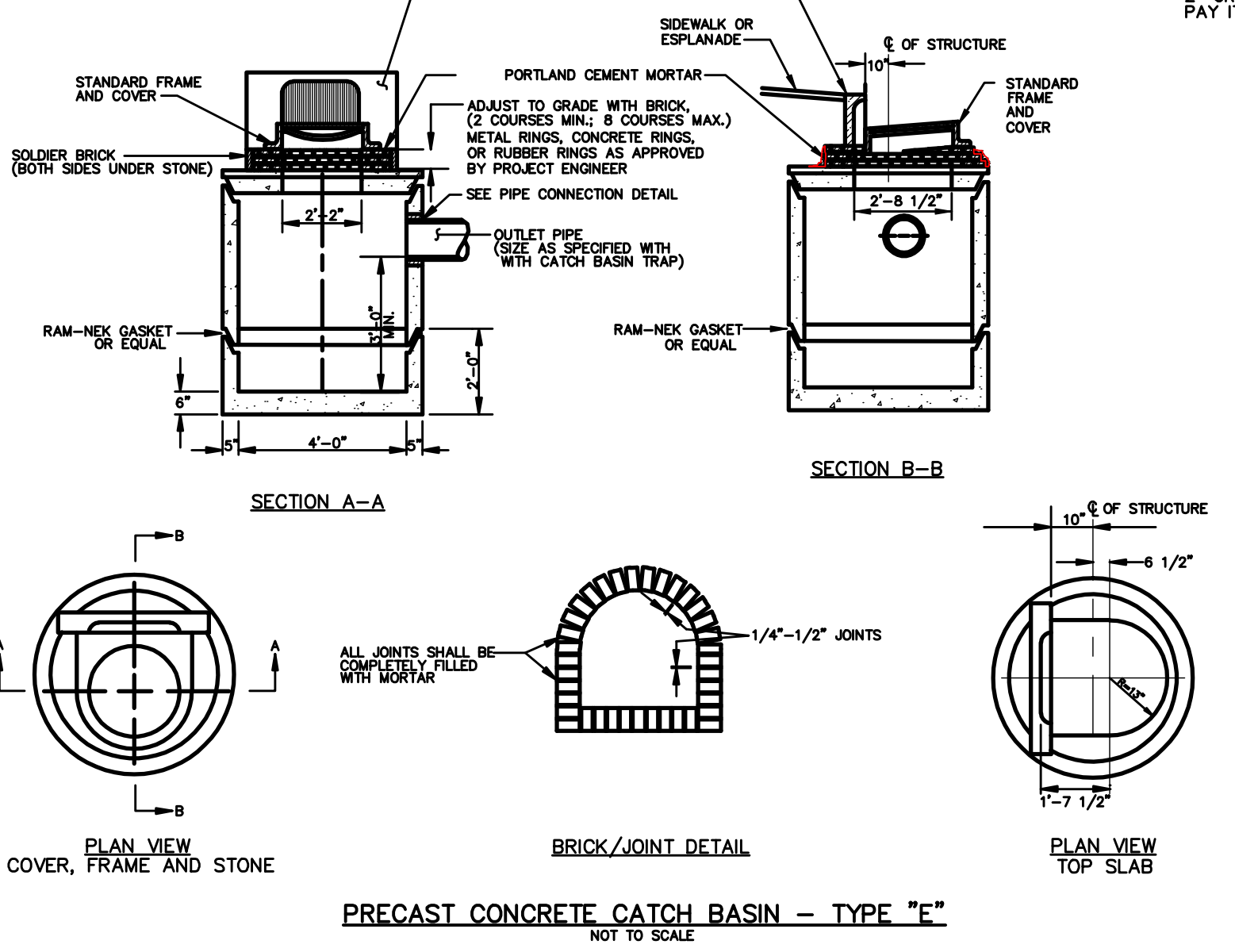
WATER THROUGH EARTH TRENCH
N.T.S.



PRECAST CONCRETE MANHOLE TYPE "A"
NOT TO SCALE

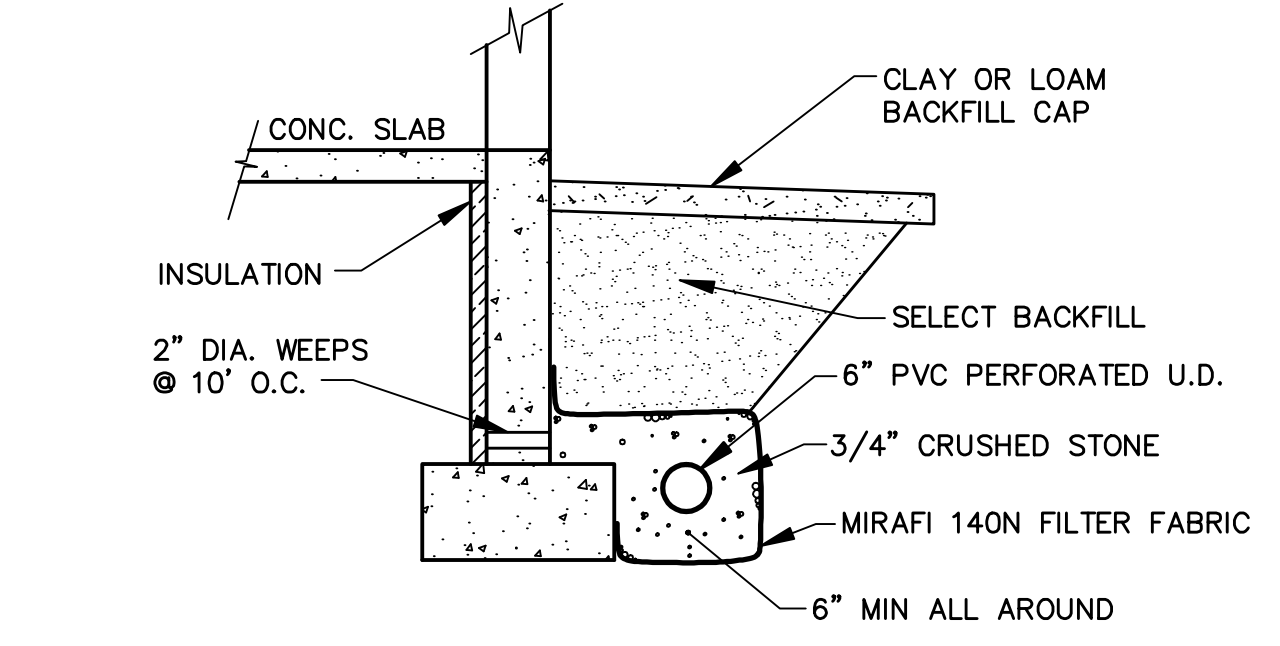


PRECAST CONCRETE SANITARY SEWER MANHOLE
N.T.S.



PRECAST CONCRETE CATCH BASIN - TYPE "E"
NOT TO SCALE

- GENERAL NOTES FOR MANHOLES AND CATCH BASINS
1. ALL CONCRETE SHALL BE CLASS "A" AND HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 LBS. PER SQ. INCH AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.
 2. PRECAST REINFORCED CONE BARREL MANUFACTURED PER ASTM SPEC. C-478-67
 3. SEWER BRICK SHALL CONFORM TO ASTM SPEC. DESIGNATE ON C-32-63, GRADE MA AND SA.
 4. ALL MANHOLES SHALL HAVE A BITUMINOUS WATERPROOFING APPLIED TO THE EXTERIOR SURFACE. IF CONSTRUCTED OF BRICK MASONRY, SURFACE SHALL BE PLASTERED WITH A SMOOTH MORTAR FINISH 3/8" THICK. AFTER THE MORTAR HAS SET, THE SURFACE SHALL BE WATERPROOFED AS REQUIRED BY SUPPLEMENTAL SPECIFICATIONS SECTION 604.
 5. CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48-CLASS 35. ALL PARTS OF CASTINGS, EXCEPT FINISHED SURFACE, SHALL RECEIVE A COAT OF COAL TAR PITCH VARNISH OR ASPHALTUM PAINT WHICH SHALL BE SMOOTH AND TOUGH BUT NOT BRITTLE.
 6. MANHOLES MAY BE CONSTRUCTED OF MASONRY, PRECAST REINFORCED CONCRETE, OR CAST IN PLACE.
 7. ALL PRECAST MANHOLES AND CATCH BASINS SHALL BE IDENTIFIED BY STATION AND OFFSET, PAINTED ON THE SIDE OF THE STRUCTURE BY THE MANUFACTURER.
 8. STORM AND SEWER MANHOLES SHALL HAVE SOLID COVERS WITH ONE DRILLED PICK HOLE.
 9. EXISTING MANHOLES, CATCH BASINS, FRAMES, AND COVERS SHALL BE SALVAGED BY THE CONTRACTOR, AND SHALL REMAIN THE PROPERTY OF THE CITY OF PORTLAND.
 10. WHEN THE FLOW CHANGES DIRECTION IN A MANHOLE, THE CHANNEL ALIGNMENT SHALL FOLLOW A SMOOTH RADIUS. CHANNELS SHALL BE FORMED TO ACCEPT ALL INLET PIPES.
 11. THE MANHOLE SHELF AND CHANNEL SHALL BE LINED WITH BRICK SET IN CEMENT MORTAR ON ALL SANITARY SEWER MANHOLES. BRICKS SHALL BE LAID FLAT ON THE SHELF AND ON EDGE IN THE CHANNEL.
 12. ON STORM DRAIN MANHOLES, THE SHELF AND CHANNEL SHALL BE FORMED BY BRICK SET IN CEMENT MORTAR OR BY FACTORY PRE-CAST CONCRETE. SUCH PRE-CAST CONCRETE SHALL BE EPOXY COATED AND THE SHELF SHALL HAVE A PERMANENT NON-SKID SURFACE.



FOUNDATION DRAIN DETAIL
N.T.S.

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1	1/24/12	Submitted America Site Plan
2	3/12/12	Submitted Level I & II Site Plans
3	8/29/12	Revisions for Level I & II Applications



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28 Stone Street
Portland, Maine 04108
Tel: (207) 859-2771
Fax: (207) 859-4550

FOR
Chabad Lubavitch
Bancroft Street
Portland, Maine

LAND OF
CHABAD LUBAVITCH OF MAINE INC.
POMEROY STREET
PORTLAND, MAINE

DESIGNED	DATE
W. Thompson	Jan. 2012
DRAWN	SCALE
Dept.	As Noted
CHECKED	JOB. NO.
W. Thompson	11093

SHEET
4

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EROSION AND SEDIMENT CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES", CUMBERLAND COUNTY S.W.C.D. DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED MARCH 2003.

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

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES", CUMBERLAND COUNTY S.W.C.D. DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED 2003.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 15 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, HAY BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
- INSTALL SILT FENCE AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE SILT FENCE DETAIL FOR PROPER INSTALLATION. SILT FENCE WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY BEFORE AND FOLLOWING ANY SIGNIFICANT RAINFALL (0.5 INCHES) OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2 TO 1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED BY AUG. 15 OR 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCT. 1) TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 (N-20S-K20) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SQ. FT.).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 48% TALL FESCUE, THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1000 SQ. FT. LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED. SEED MIX SHALL CONTAIN 10% ANNUAL RYE GRASS.
 - HAY MULCH AT THE RATE OF 70-90 LBS PER 1000 SQUARE FEET OR A HYDRO-APPLICATION OF ASPHALT, WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON HAY MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED. TEMPORARY EROSION AND SEDIMENT CONTROL BLANKET SHALL BE USED IN ALL DITCHES AND SWALES AS SHOWN IN DETAILS.
- WETLANDS WILL BE PROTECTED WITH HAYBALES AND/OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.

MULCH AND MULCH ANCHORING

LOCATION	MULCH	RATE (1000 S.F.)
PROTECTED AREA	STRAW OR HAY *	100 POUNDS
WINDY AREAS	SHREDDED OR CHOPPED CORNSTALKS, STRAW OR HAY (ANCHORED) *	185-275 POUNDS
	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
	AS REQUIRED	AS REQUIRED

(GREATER THAN OR EQUAL TO 3:1)

* A HYDRO-APPLICATION OF ASPHALT, WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON HAY MULCH FOR WIND CONTROL.

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

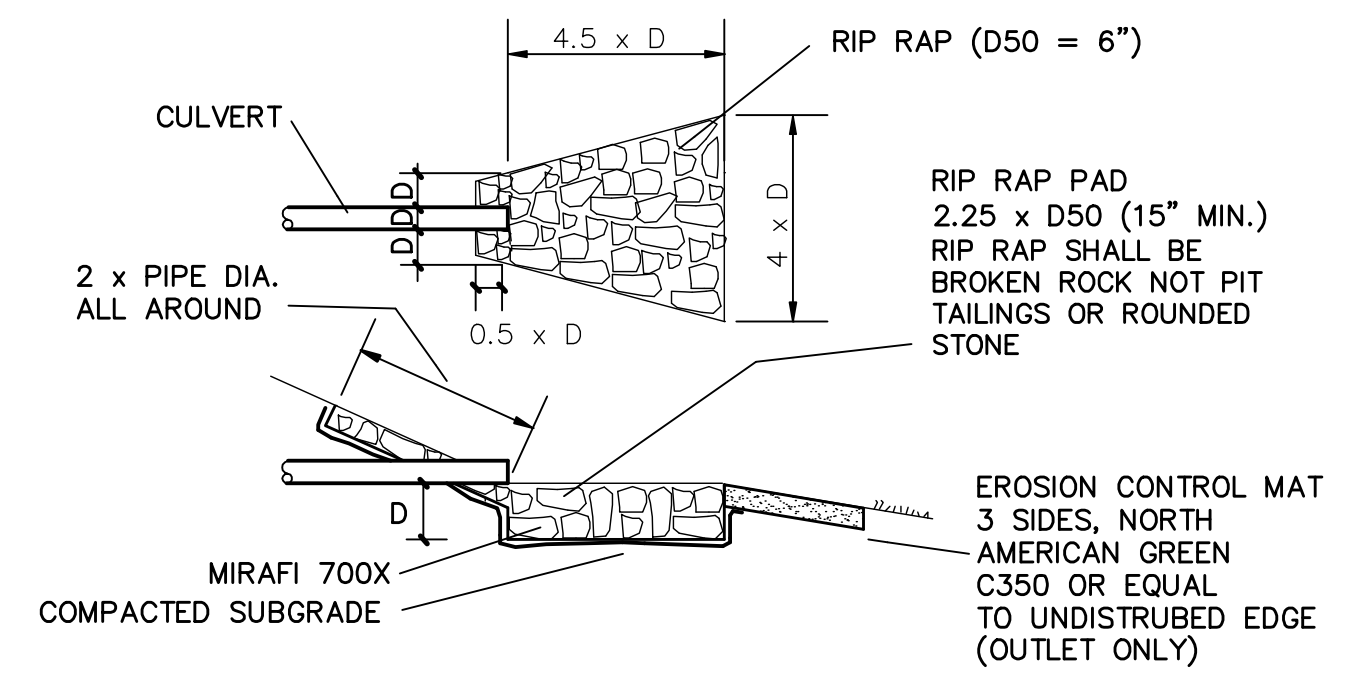
Additional temporary seed mixture (for periods less than 12 months).

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

*Seed Rate Only

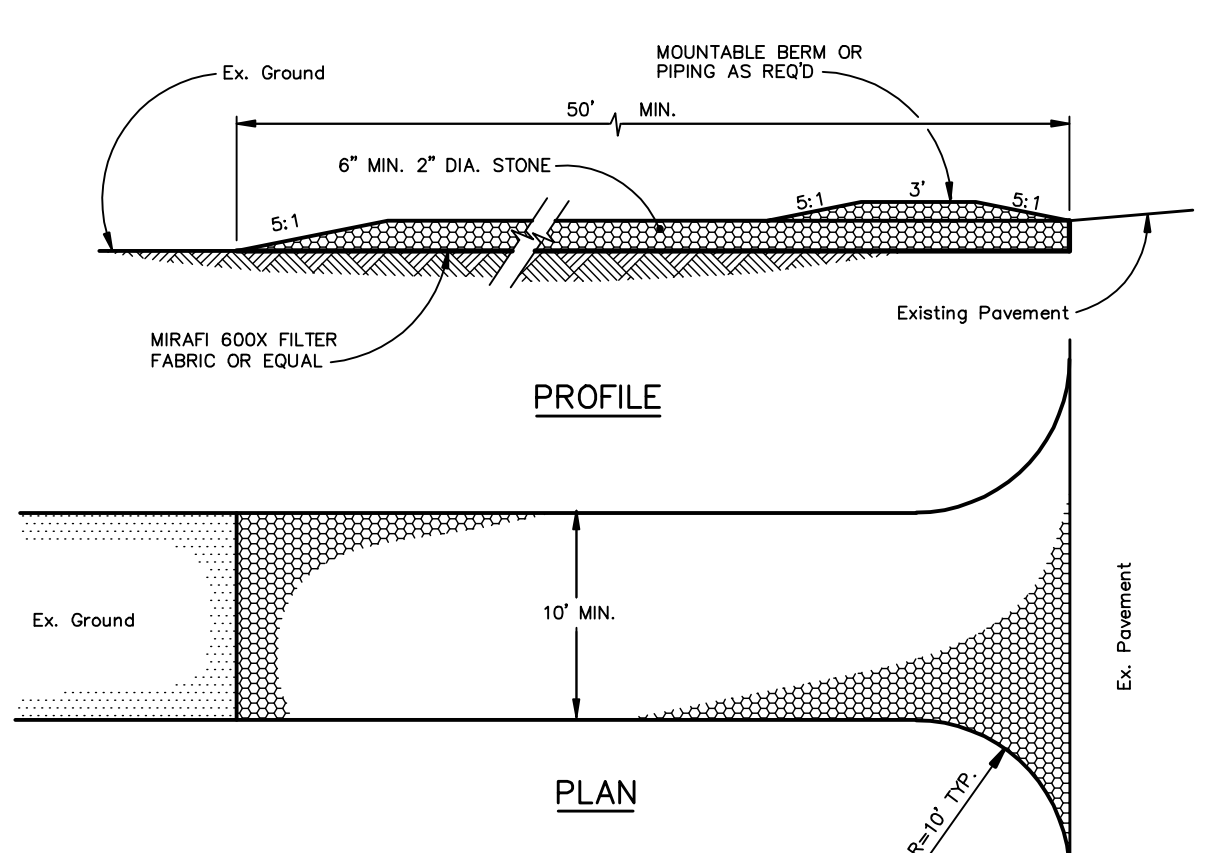
EROSION CONTROL DURING CONSTRUCTION

- WINTER CONSTRUCTION PERIOD: OCTOBER 1 THROUGH APRIL 15
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRES OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO MORE THAN ONE ACRE OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES MULCH SHALL BE APPLIED SUCH THAT THE SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES, THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 15 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEED AT A RATE OF 200 - 300# HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- A) BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER.
B) MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3%, FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
- AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- AREAS WITHIN 100 FEET OF STREAMS THAT ARE NOT STABILIZED WITH VEGETATION BY DEC. 1 SHALL BE MULCHED AND ANCHORED WITH NETTING. IF WORK CONTINUES IN THIS AREA DURING THE WINTER, A DOUBLE LINE OF SEDIMENT BARRIERS MUST BE USED.



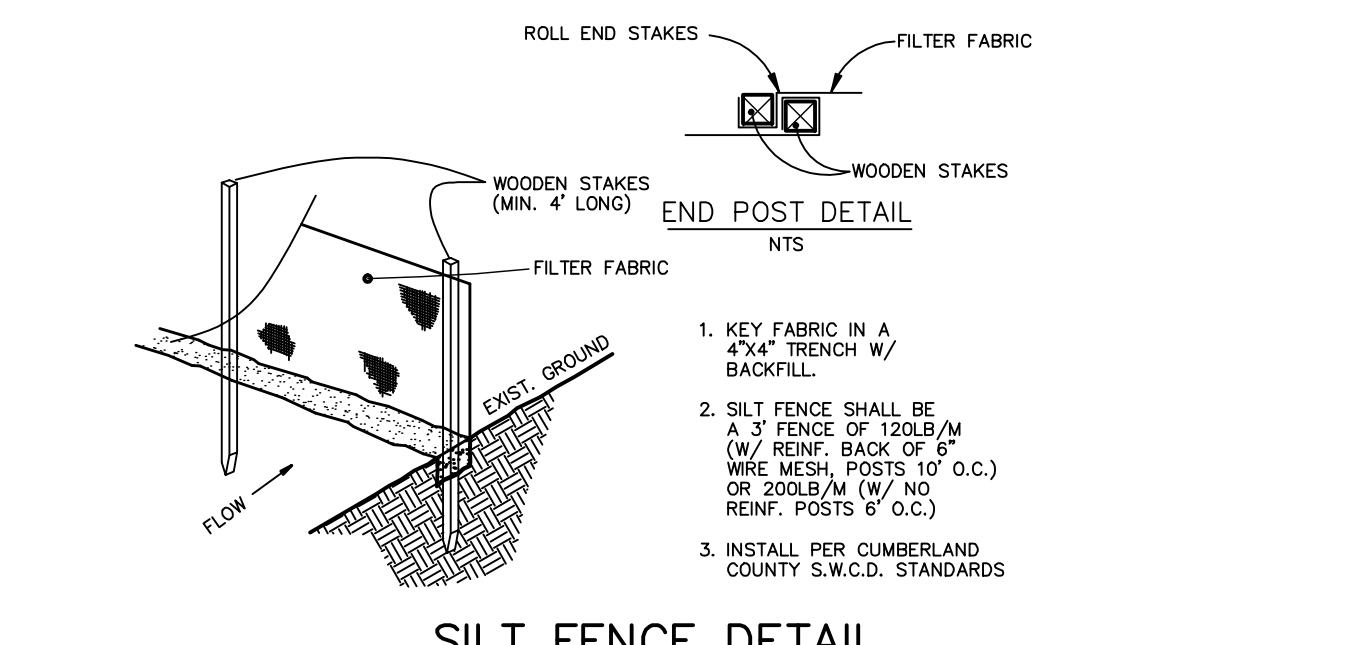
PIPE INLET/OUTLET PROTECTION

N.T.S.



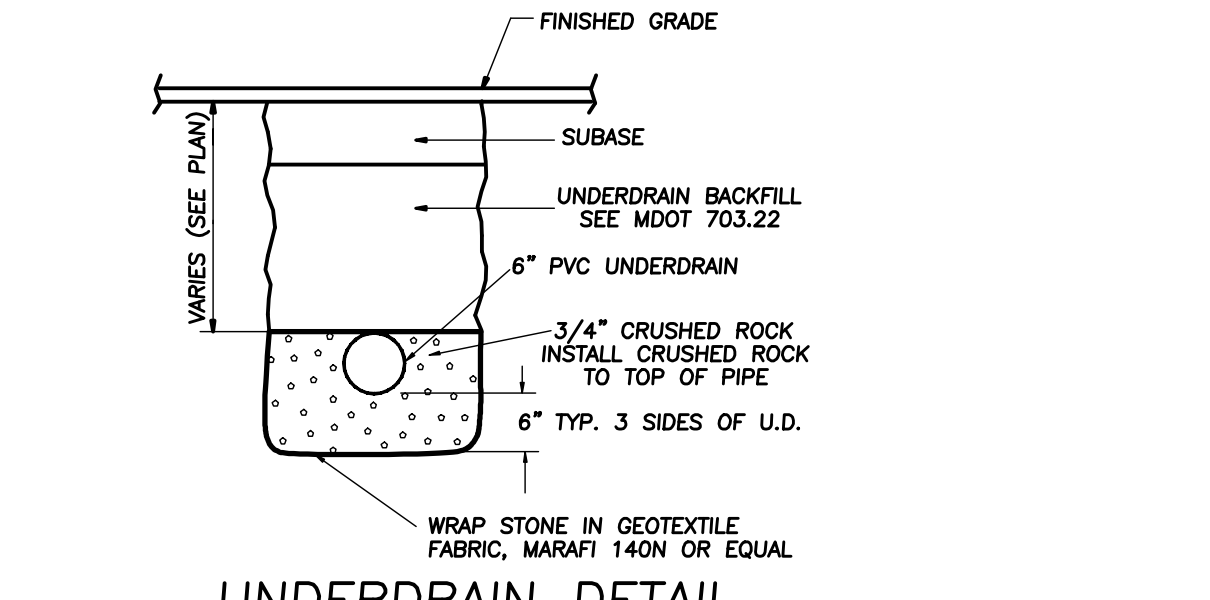
STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



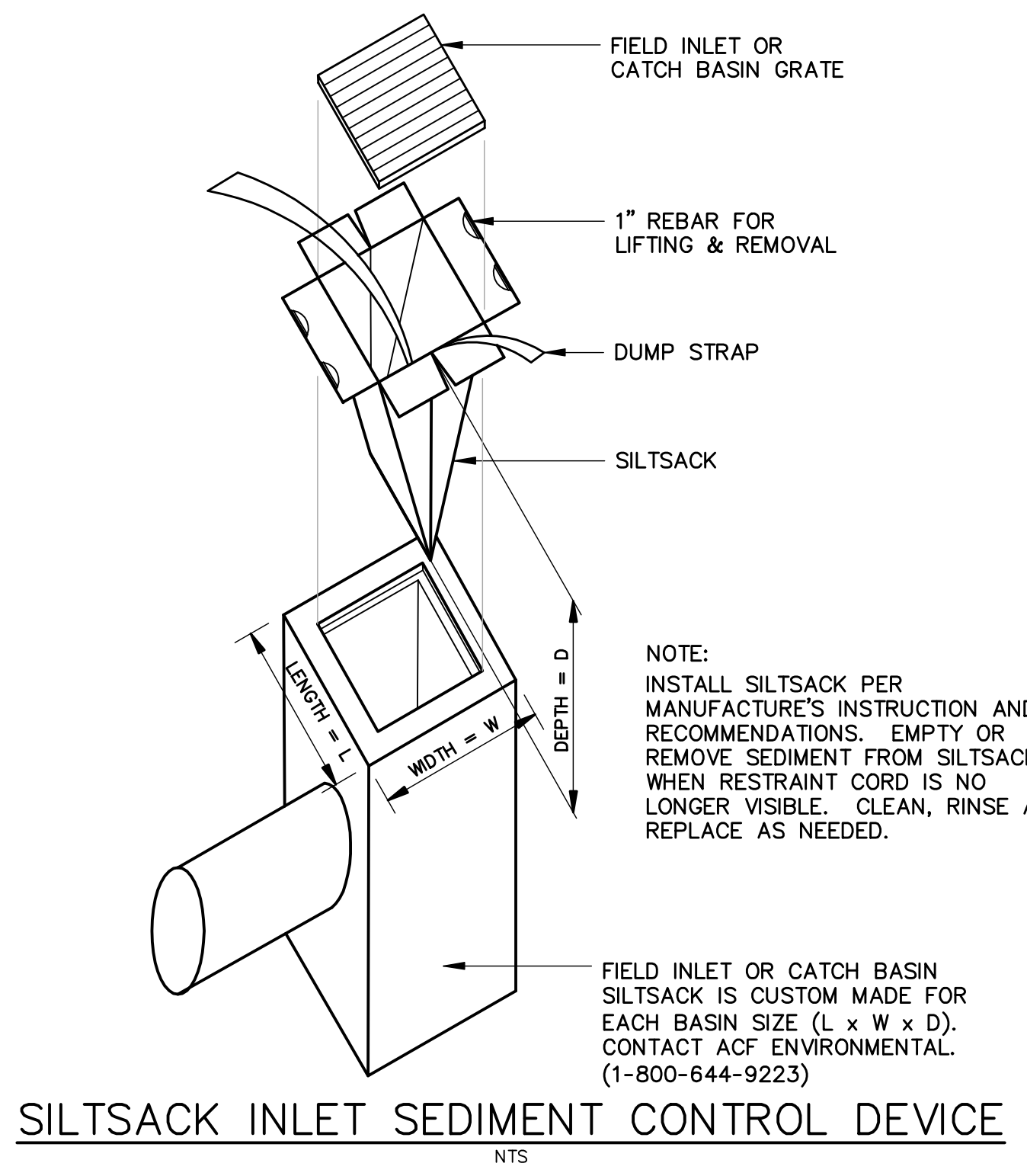
SILT FENCE DETAIL

N.T.S.



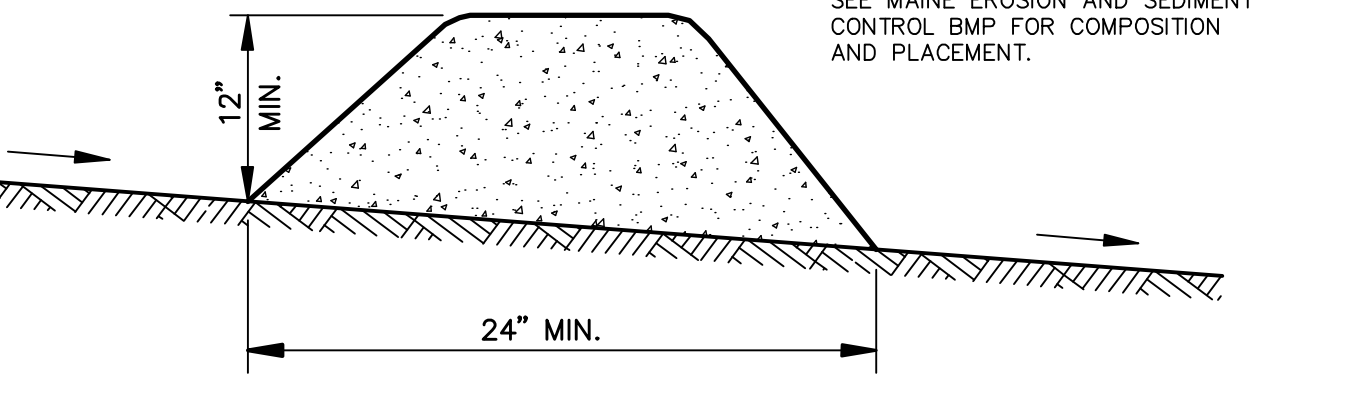
UNDERDRAIN DETAIL

N.T.S.



SILT SACK INLET SEDIMENT CONTROL DEVICE

N.T.S.



EROSION CONTROL MIX BERM

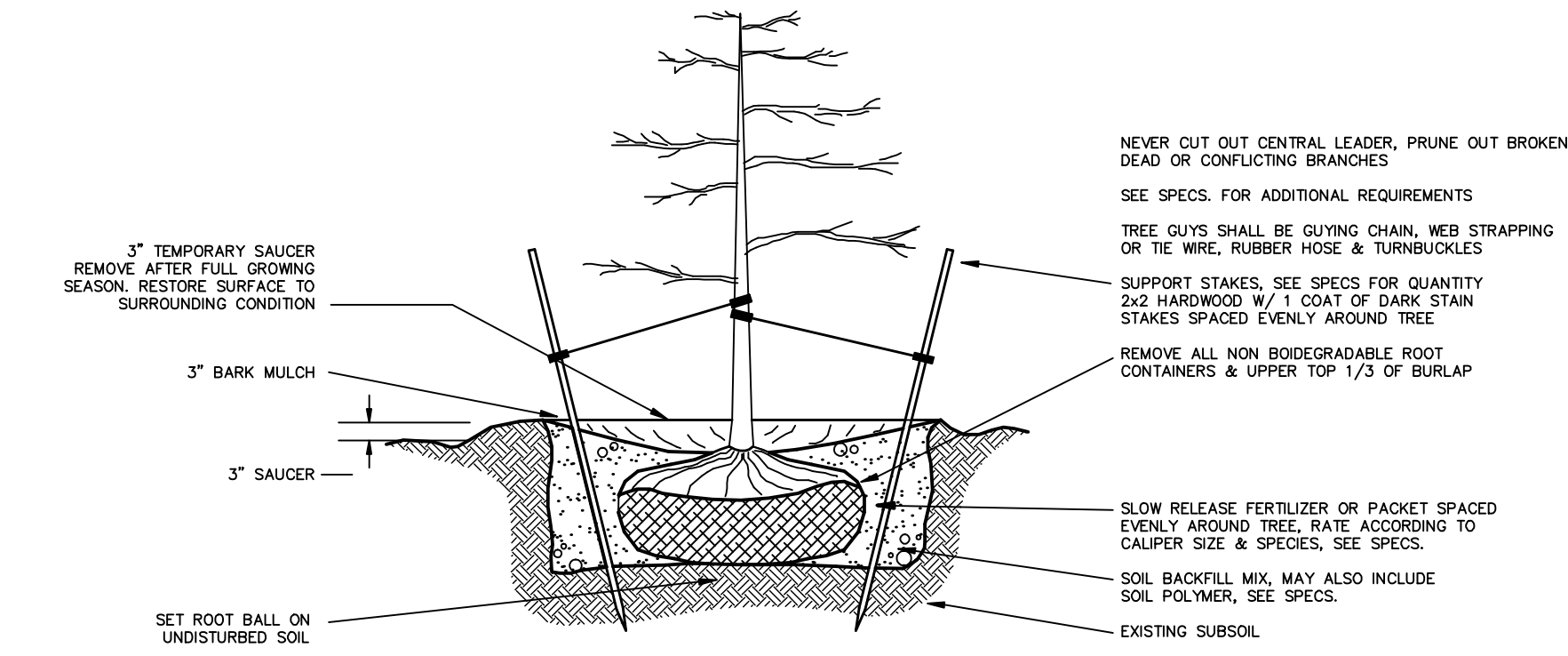
N.T.S.

LANDSCAPING NOTES:

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED CAREFULLY AS SHOWN ON THE PLANS FOR FIELD REVIEW BY THE ENGINEER OR CITY.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- INSTALL 3" OF BARK MULCH AT ALL PLANTING LOCATIONS.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE CITY.
- ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE MAINE NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIALS SHALL BE GUANANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCE. ERECT SNOW FENCE (OR EQUAL) AT THE DRIP LINE OF THE TREE. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPE AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS, OR LAWNS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECIEVE 4" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 3:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
- LOAM AND SEED ALL AREAS NOT OTHERWISE TREATED.
- THE PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO SITE/CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.
- THE LIMITS OF WORK FOR AREAS OF VEGETATION TO BE PRESERVED NEED TO BE FLAGGED PRIOR TO DOING AND SITE WORK. THE CITY ARBORIST SHOULD BE CONTACTED TO CONFIRM THE FLAGGED AREAS AND PRESERVATION TECHNIQUES CONTAINED IN NOTE #10.

SHRUB PLANTING DETAIL

N.T.S.



TREE PLANTING & STAKING DETAIL

N.T.S.

NO.	DATE	DESCRIPTION
	1/24/12	Submitted Amended Site Plan
	3/12/12	Submitted Level I & II Site Plans
	8/29/12	Revisions for Level I & II Applications



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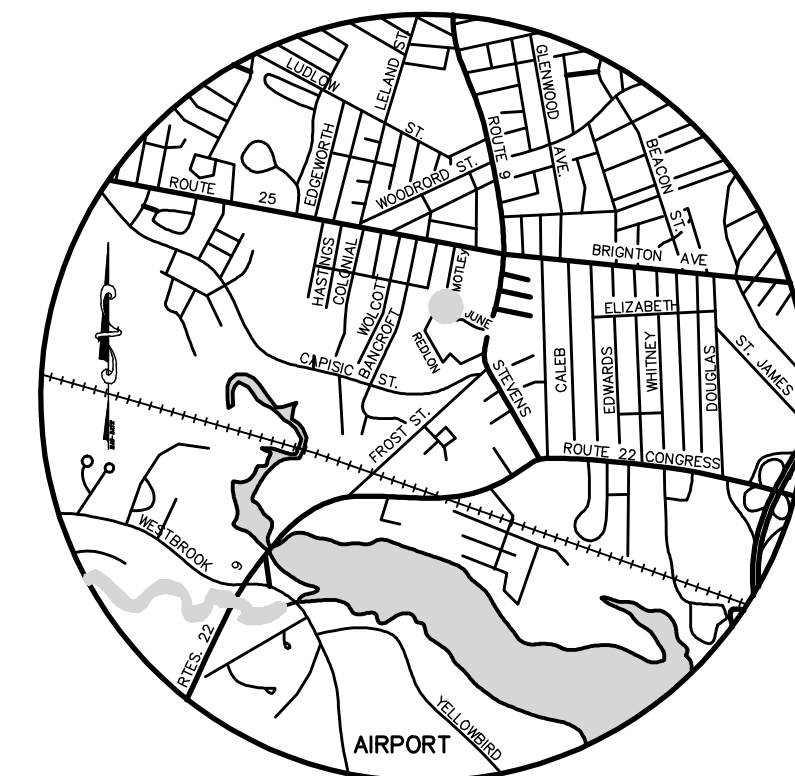
FOR
Chabhad Lubavitch
Bancroft Street
Portland, Maine

DETAIL SHEET
LAND OF
CHABHAD LUBAVITCH OF MAINE INC.
POMEROY STREET
PORTLAND, MAINE

DESIGNED W. Thompson	DATE Jan. 2012
DRAWN Dept.	SCALE As Noted
CHECKED W. Thompson	JOB. NO. 11093

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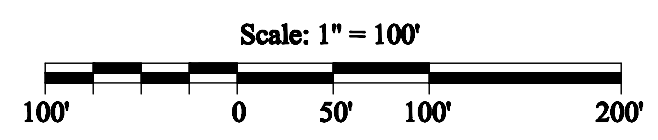


LOCATION MAP
SCALE: 1" = .5 MILES



SOILS LEGEND	
SYMBOL	DESCRIPTION
—	SOIL BOUNDARY LINES
- - -	LIMIT OF WETLANDS
- - - - -	DRAINAGE BOUNDARY
←	FLOW DIRECTION

HYDROLOGIC SOIL GROUP	
SOIL	GROUP
HOLLIS	C/D
WINDSOR	A
WALPOLE	C
BELGRADE	B



NOTES:

- TOPOGRAPHY: PLAN ENTITLED "DRAINAGE ANALYSIS, REDLON PARK" DATED JUNE 4, 1997, BY PINKHAM & GREER.
- BOUNDARY: BH2M ROBER C. LIBBY JR. PLS #2190 28 STATE STREET GORHAM, MAINE
- WETLAND DELINEATION: MARK HAMPTON & ASSOCIATES PORTLAND, MAINE
- BENCHMARK: SURVEY CONTROL POINT #9 PK NAIL SET IN PAVEMENT ON BANCROFT STREET, ELEVATION=58.89' CITY OF PORTLAND DATUM
- SOILS: CUMBERLAND COUNTY SOILS SURVEY, MEDIUM INTENSITY SOILS MAPS.

NO.	DATE	REVISION DESCRIPTION
*	3/12/12	Submitted Level I & II Site Plans
*	8/29/12	Revisions for Level I & II Applications



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Fax: (207) 859-8550

FOR
Chabad Lubobitch
Bancroft Street
Portland, Maine

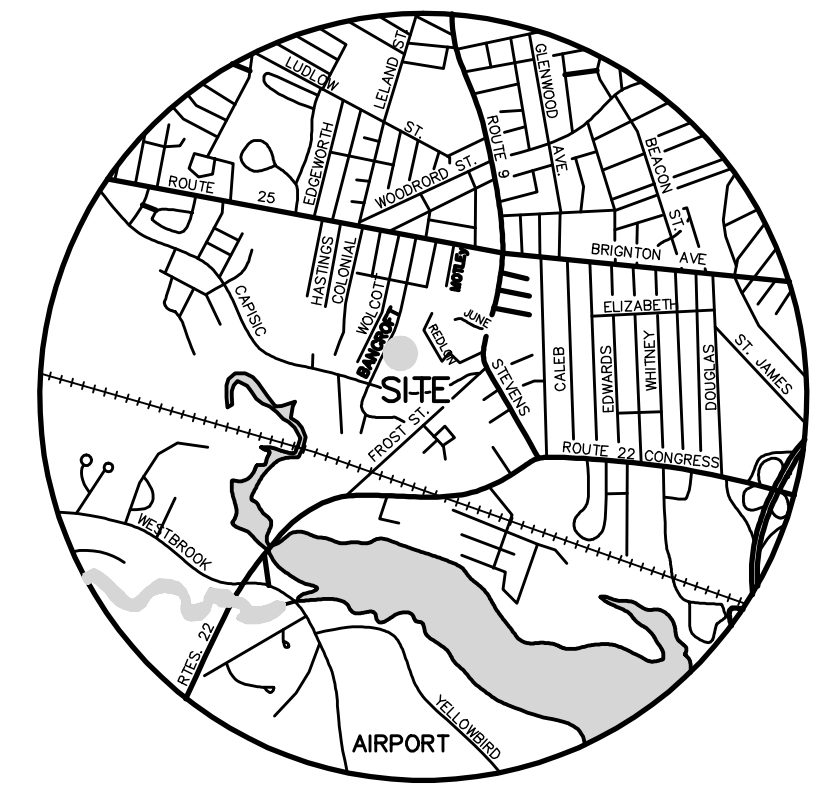
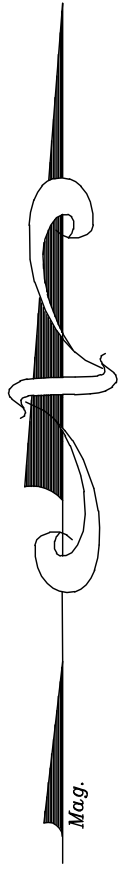
PRE DEVELOPMENT
DRAINAGE PLAN
LAND OF
CHABAD LUBOBITCH OF MAINE INC.
POMEROY STREET
PORTLAND, MAINE

DESIGNED L. Berry	DATE Jan. 2012
DRAWN Dept.	SCALE As Noted
CHECKED L. Berry	JOB. NO. 11093

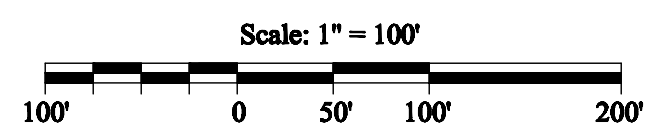
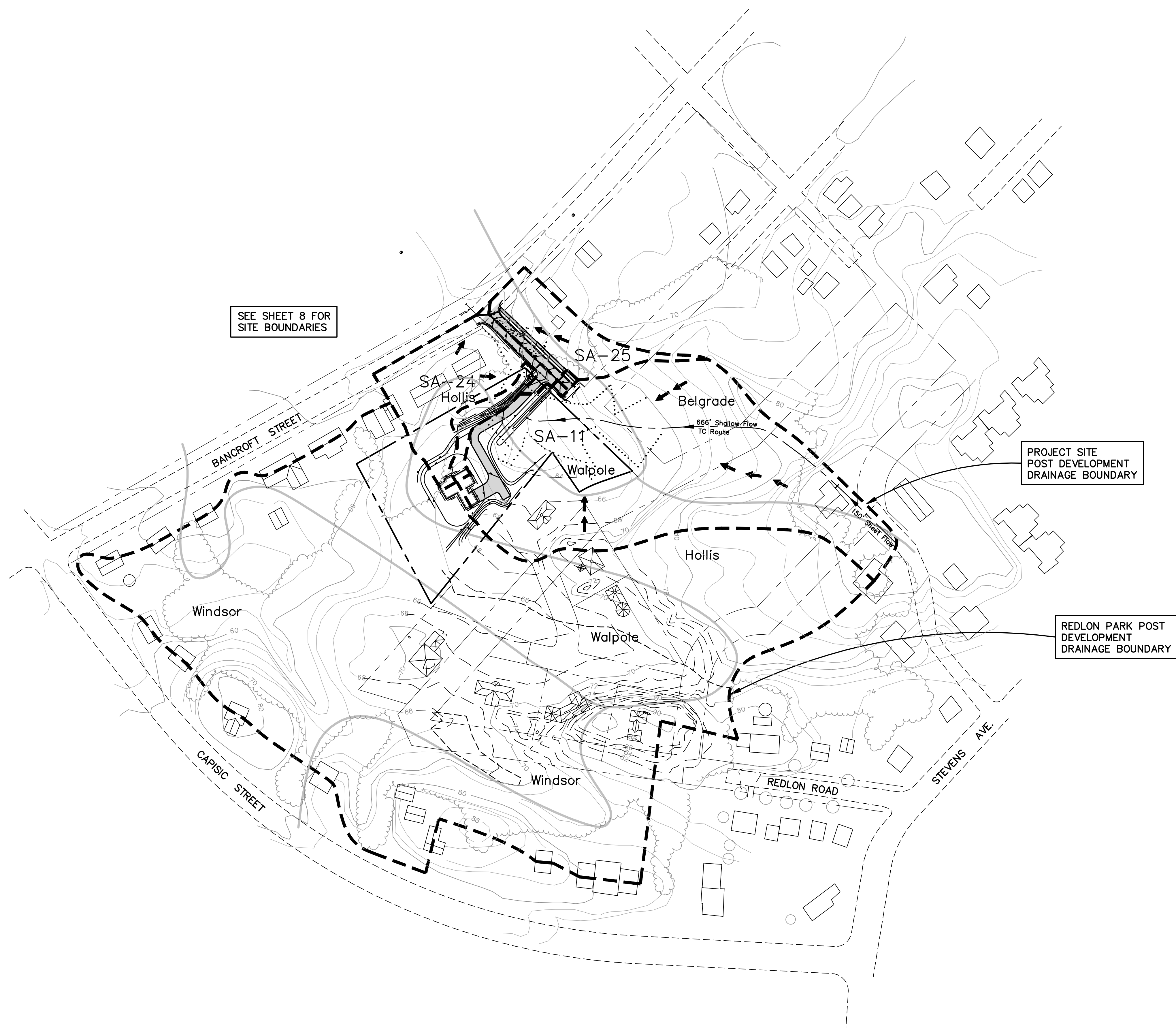
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LOCATION MAP
SCALE: 1" = .5 MILES



SOILS LEGEND	
SYMBOL	DESCRIPTION
—	SOIL BOUNDARY LINES
- - -	LIMIT OF WETLANDS
- - - - -	DRAINAGE BOUNDARY
←	FLOW DIRECTION
HYDROLOGIC SOIL GROUP	
SOIL	GROUP
HOLLIS	C/D
WINDSOR	A
WALPOLE	C
BELGRADE	B

- NOTES:
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ROBER C. LIBBY JR. PLS #2190
28 STATE STREET
GORHAM, MAINE
 - WETLAND DELINEATION: MARK HAMPTON & ASSOCIATES
PORTLAND, MAINE
 - BENCHMARK: SURVEY CONTROL POINT #9
PK NAIL SET IN PAVEMENT ON BANCROFT STREET, ELEVATION=58.89'
CITY OF PORTLAND DATUM
 - SOILS: CUMBERLAND COUNTY SOILS SURVEY, MEDIUM INTENSITY SOILS MAPS.

NO.	DATE	REVISION DESCRIPTION
*	3/12/12	Submitted Level I & II Site Plans
*	8/29/12	Revisions for Level I & II Applications



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Bancroft Street
Portland, Maine

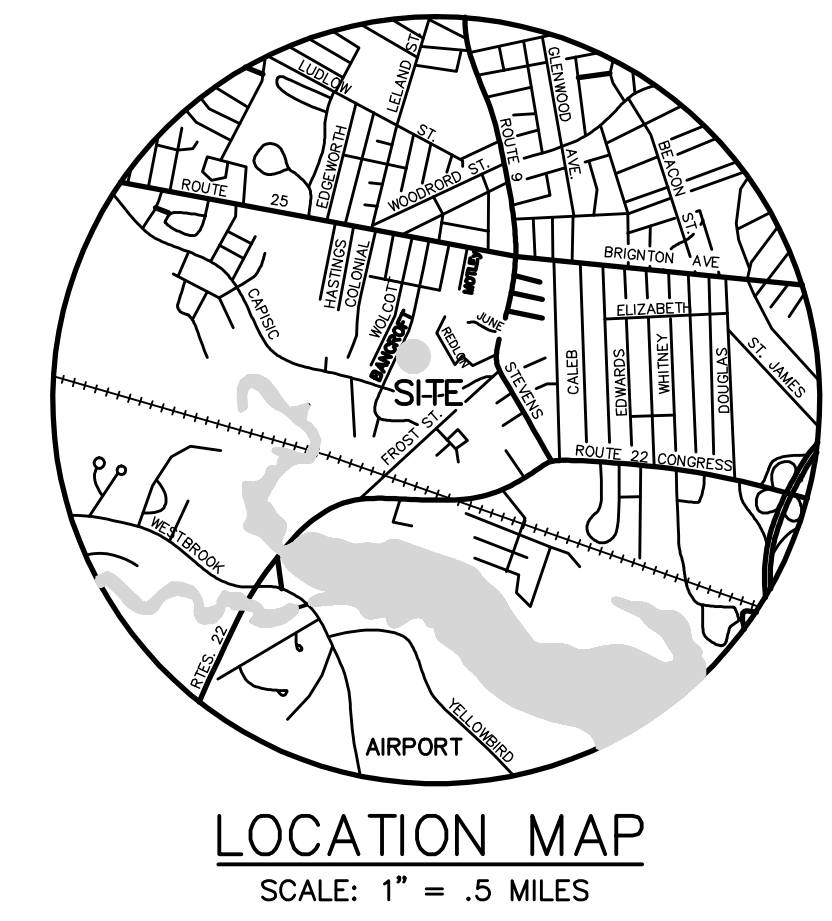
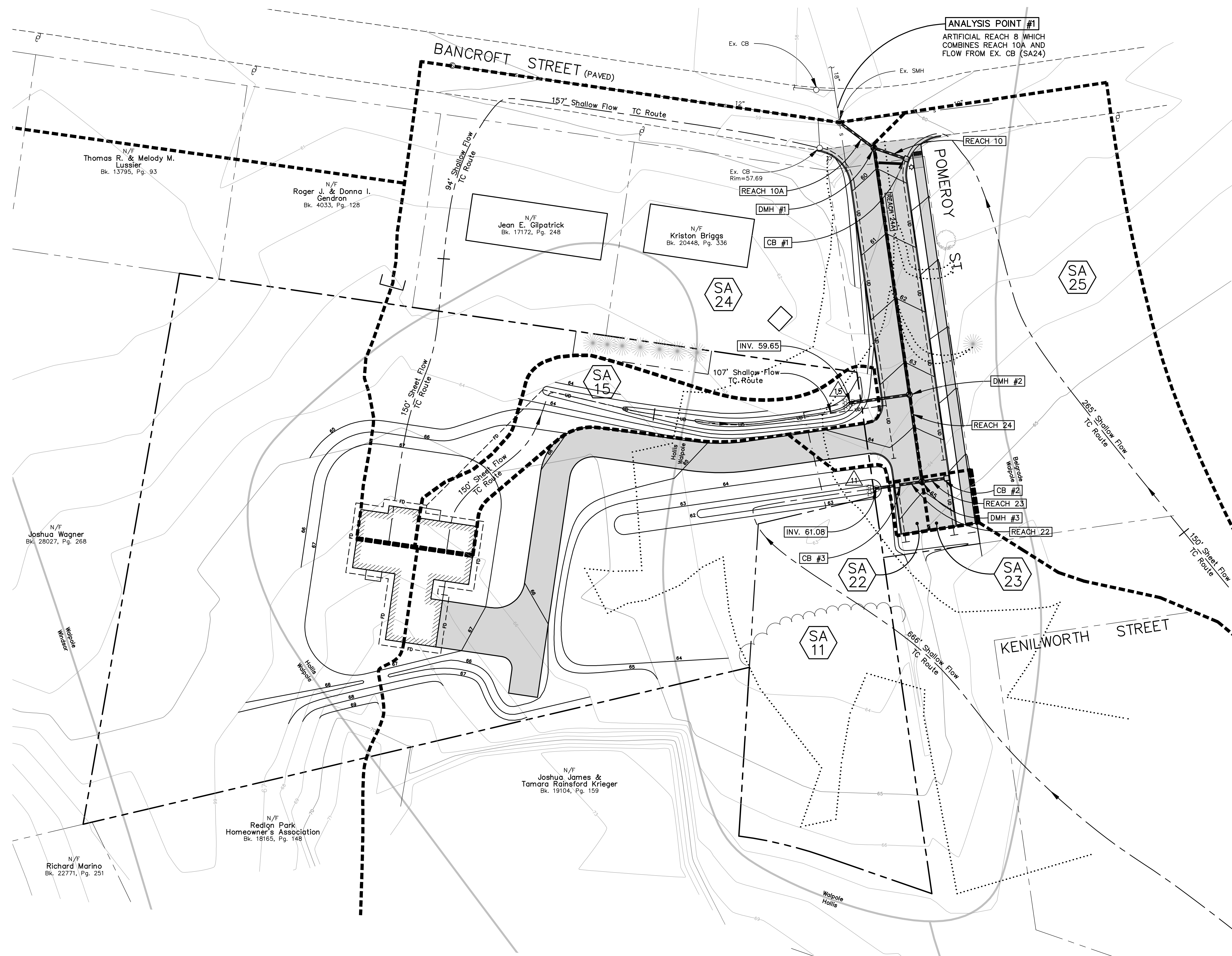
VICINITY
POST DEVELOPMENT
LAND OF
CHABAD LUBOBITCH OF MAINE INC.
POMEROY STREET
PORTLAND, MAINE

DESIGNED L. Berry	DATE Jan. 2012
DRAWN Dept.	SCALE As Noted
CHECKED L. Berry	JOB. NO. 11093

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NO.	DATE	REVISION DESCRIPTION
1	3/12/12	Submitted Level I & II Site Plans
2	8/29/12	Revisions for Level I & II Applications



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 Gorham, Maine 04038
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FOR
 Chabad Lubovitch
 Bancroft Street
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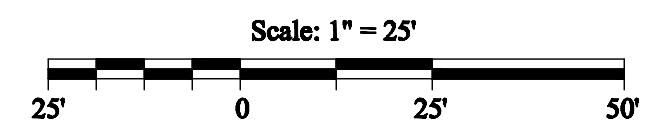
POST DEVELOPMENT DRAINAGE PLAN
 LAND OF
 CHABAD LUBOVITCH OF MAINE INC.
 POMEROY STREET
 PORTLAND, MAINE

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SOILS LEGEND		SYMBOL		LEGEND	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	SOIL BOUNDARY LINES	△ 22	DRAINAGE POND	---	DRAINAGE AREA BOUNDARY
---	LIMIT OF WETLANDS	△ SA 11	DRAINAGE SUB AREA	---	TIME OF CONCENTRATION ROUTE
HYDROLOGIC SOIL GROUP		---	---	---	LIMIT OF WETLANDS
SOIL	GROUP	---	---	---	PROPOSED CONTOUR
HOLLIS	C/D	---	---	---	EXISTING CONTOUR
WINDSOR	A	---	---	---	FLOW DIRECTION
WALPOLE	C	---	---	---	
BELGRADE	B	---	---	---	



- NOTES:
- TOPOGRAPHY: BH2M ROBER C. LIBBY JR. PLS #2190 28 STATE STREET GORHAM, MAINE
 - BOUNDARY: BH2M ROBER C. LIBBY JR. PLS #2190 28 STATE STREET GORHAM, MAINE
 - WETLAND DELINEATION: MARK HAMPTON & ASSOCIATES PORTLAND, MAINE
 - BENCHMARK: SURVEY CONTROL POINT #9 PK NAIL SET IN PAVEMENT ON BANCROFT STREET, ELEVATION=58.89' CITY OF PORTLAND DATUM
 - SOILS: CUMBERLAND COUNTY SOILS SURVEY, MEDIUM INTENSITY SOILS MAPS.
 - PROPOSED IMPERVIOUS: SITE - 19,317 S.F. POMEROY STREET - 14,593 S.F.

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