

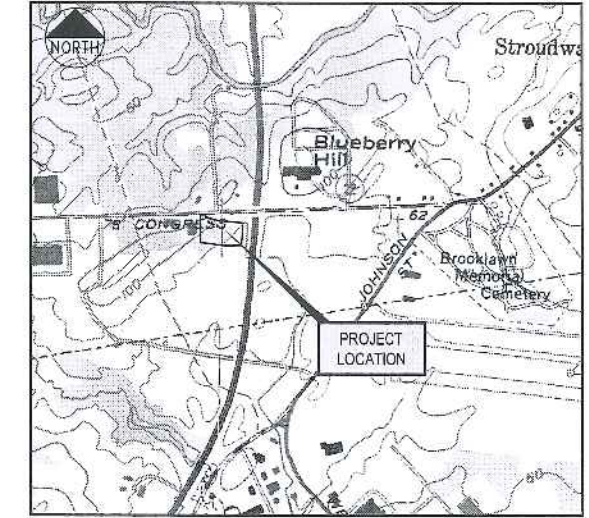
PROJECT PARCEL SITE			
PORTLAND TAX ASSESSOR'S MAP & LOT NUMBERS			
MAP	BLOCK	LOT	CCRD
237	A	012	
BOOK 2931, PAGE 239			
BOOK 14515, PAGE 145			
BOOK 8551, PAGE 125			

OWNER:
HUTCH COURT, LLC
 PORTSMOUTH, NEW HAMPSHIRE

APPLICANT:
PORTLAND PROPERTY HOLDINGS, LLC
 2 MAIN STREET
 SUITE 200
 TOPSHAM, MAINE 04086

PORTLAND MULTI-USE DEVELOPMENT

FOR PORTLAND PROPERTY HOLDINGS, LLC c/o CJ DEVELOPERS, INC. PORTLAND, MAINE SITE PLAN APPLICATION



LOCATION MAP
 N.T.S.

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UTILITIES

- WATER**
 PORTLAND WATER DISTRICT
 225 DOUGLASS STREET, P.O. BOX 3553
 PORTLAND, MAINE 04112-3553
 207.774.5961
 ATTN: RICO SPUGNARDI
- SEWER**
 CITY OF PORTLAND
 PUBLIC SERVICES ENGINEERING DEPT.
 55 PORTLAND STREET
 PORTLAND, MAINE 04102
 207.874.8540
 ATTN: DAVID MARGOLIS-PINEO, P.E.
- POWER**
 CENTRAL MAINE POWER COMPANY
 162 CANCO ROAD
 PORTLAND, MAINE 04103
 800.965.0121
 ATTN: PAUL DUPERRÉ
- TELEPHONE**
 FAIRPOINT COMMUNICATIONS
 5 DAVIS FARM ROAD
 PORTLAND, MAINE 04103
 207.797.1678
 ATTN: JOHN CAPRIO
- FIRE**
 PORTLAND FIRE DEPARTMENT
 380 CONGRESS STREET
 PORTLAND, ME 04101
 207.874.6400
 ATTN: FIRE CHIEF
- POLICE**
 PORTLAND POLICE DEPARTMENT
 109 MIDDLE STREET
 PORTLAND, ME 04101
 207.874.8479
- CABLE**
 TIME WARNER CABLE
 118 JOHNSON ROAD
 PORTLAND, MAINE 04102
 207.253.2325
 ATTN: ANDY TROTTER
- NATURAL GAS**
 UNITL (FORMERLY NORTHERN UTILITIES)
 1075 FOREST AVENUE
 PORTLAND, MAINE 04103
 207.797.8002 EXT. 6220
- DIG SAFE**
 1.888.DIG.SAFE (344.7233)

PERMITS

- LOCAL**
 SITE PLAN
 FILED 03.26.13
- STREET OPENING PERMIT**
 CITY OF PORTLAND
 PUBLIC SERVICES DIVISION
 55 PORTLAND STREET
 PORTLAND, ME 04101
 TEL: 207.874.8703
 TO BE FILED BY CONTRACTOR
- BUILDING PERMIT**
 CITY OF PORTLAND
 CODE ENFORCEMENT OFFICE
 389 CONGRESS STREET
 PORTLAND, ME 04101
 TEL: 207.874.8703
 TO BE FILED BY CONTRACTOR
- STATE**
 STORMWATER PERMIT
 CITY OF PORTLAND PLANNING AUTHORITY
 CITY HALL
 389 CONGRESS STREET
 PORTLAND, ME 04101
 TEL: 207.874.8722
 DELEGATED REVIEW BY CITY OF PORTLAND
- POST-CONSTRUCTION DISCHARGE OF STORMWATER TO THE LONG CREEK WATERSHED**
 MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
 312 CANCO ROAD
 PORTLAND, MAINE 04103
 FILED 04.08.13
- TRAFFIC MOVEMENT PERMIT**
 MAINE DEPARTMENT OF TRANSPORTATION
 SCARBOROUGH, MAINE 04
 ATTN: DEREK OLSEN
 TEL: 207.885.7041
- HIGHWAY OPENING PERMIT**
 MAINE DEPARTMENT OF TRANSPORTATION
 SCARBOROUGH, ME 04
 ATTN: KYLE HALL
 TEL: 207.885.7000
 TO BE FILED PRIOR TO CONSTRUCTION

PREPARED BY

- CIVIL ENGINEER:**
DeLuca-Hoffman Associates, Inc.
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, MAINE 04106
 ATTN: STEVE BUSHEY
 207.775.1121
- ARCHITECT:**
Alpha Architects
 17 CHESTNUT STREET #201
 PORTLAND, MAINE 04101
 ATTN: MARK SENGLMANN
 207.761.9500
- SURVEYOR:**
Titcomb Associates
 133 GRAY ROAD
 FALMOUTH, ME 04105
 207.797.9199
- TRAFFIC ENGINEER:**
Gorrill-Palmer Consulting Engineers, Inc.
 P.O. BOX 1237
 15 SHAKER ROAD
 GRAY, ME 04039
 207.657.6910
- GEOTECHNICAL ENGINEER:**
S.W. Cole Engineering, Inc.
 286 PORTLAND ROAD
 GRAY, ME 04039
 ATTN: TIM BOYCE
 207.657.2866
- SOILS / WETLANDS:**
Albert Frick Associates
 95A COUNTY ROAD
 GORHAM, MAINE 04038
 207.839.5563

*Rec'd 4.23.13
 Revised*

* PLAN NOT INCLUDED WITH THIS SUBMISSION. TO BE RELEASED FOR CONSTRUCTION DOCUMENTS

I HEREBY ACKNOWLEDGE THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AND THAT I AM COMPETENT TO PREPARE THIS DOCUMENT.

PRELIMINARY - NOT FOR CONSTRUCTION

		PROJECT MULTI-USE DEVELOPMENT 2282 CONGRESS ST., PORTLAND, ME		DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.775.1121 WWW.DELUCAHOFFMAN.COM
SHEET TITLE COVER SHEET		DRAWN: CMW DATE: MAR. 2013 DESIGNED: BEK SCALE: AS NOTED CHECKED: SRB JOB NO. 3118 FILE NAME: 3118-COV		
CLIENT CJ DEVELOPERS, INC. 35 PRIMROSE LANE, FREEPORT, MAINE 04032		SHEET C-1.0		
REVISIONS 3 04.10.13 REVISED PER CITY STAFF COMMENTS 2 04.09.13 SUBMITTED TO MEDEP STORMWATER DISCHARGE PERMIT 1 03.28.13 SUBMITTED TO CITY OF PORTLAND	P.E. STEPHEN BUSHEY LIC. # 7429			

GENERAL NOTES

- TOPOGRAPHIC AND BOUNDARY DATA AND EXISTING CONDITIONS ARE BASED ON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES, INC.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
- ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCES, PAVING, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE POINTS.
- ALL REQUIRED AND NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL SERVICE CONNECTIONS.
- PROJECT IS LOCATED IN ZONE "X" FLOOD ZONE, PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY #230051, PANEL #0012C DATED DEC. 8, 1998.
- THE CONTRACTOR SHALL READ AND FOLLOW ALL RECOMMENDATIONS MADE IN THE SITE GEOTECHNICAL REPORT PREPARED BY S.W. COLE ENGINEERING, INC.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL PROPOSED SIGNS WILL CONFORM TO THE CITY OF PORTLAND ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MAINE EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND MDOT SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED).
- ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL HAVE 2 COATS OF PAINT, ALKYD BASE, SYNTHETIC RESIN, FEDERAL SPECIFICATION TTP-115 TYPE 1, IN A COLOR OF WHITE. ALL STRIPING ON CONCRETE IS TO BE YELLOW.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS TO BE A COLOR OF WHITE. ALL PAVEMENT MARKINGS TO BE PLASTIC INLAY MATERIAL OR EQUIVALENT.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
- THE ENTIRE SITE AND PLAN SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE AND PLAN AND IN ACCORDANCE WITH ALL ACCOMPANYING WRITTEN SUBMITTALS AND IN ACCORDANCE WITH ANY CONDITIONS ATTACHED BY THE PLANNING BOARD. APPROVAL BY THE PLANNING AUTHORITY SHALL BE REQUIRED FOR ANY MINOR ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING: WITHOUT LIMITATION; TOPOGRAPHY; DRAINAGE; LANDSCAPING; RETENTION OF WOODED OR LAWN AREAS; ACCESS; UTILITIES; SIZE, LOCATION AND SURFACING OF PARKING AREAS; AND LOCATION AND SIZE OF BUILDINGS. MAJOR ALTERATIONS OR DEVIATIONS MUST BE APPROVED BY THE PLANNING BOARD AS REVISIONS OR AMENDMENTS. THE INITIAL DETERMINATION OF WHETHER A CHANGE IS MINOR OR MAJOR WILL BE MADE BY THE PORTLAND PLANNING AUTHORITY.
- FAILURE TO COMMENCE SUBSTANTIAL CONSTRUCTION OF A SITE PLAN WITHIN TWO (2) YEARS OF THE DATE OF THE FINAL PLANNING BOARD APPROVAL OF THE PLAN SHALL RENDER THE PLAN NULL AND VOID.

PERMITTING NOTES

- THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SITE PLAN REVIEW PERMIT FROM THE CITY OF PORTLAND WHICH WILL BE MADE A PART OF THE CONTRACT BID DOCUMENTS. THE CONSTRUCTION WILL BE GOVERNED BY THE ZONING ORDINANCES WHICH ARE AVAILABLE FOR VIEWING AT THE OFFICE OF THE ENGINEER OR THE MUNICIPAL OFFICE.
- VACANT
- THE CONTRACTOR SHALL REVIEW THE ABOVE-REFERENCED PERMITS PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.

LAYOUT NOTES

- ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR BUILDING.
- ALL SIGNS INDICATED ON THE LAYOUT PLANS ARE TO MEET ALL REQUIREMENTS AND STANDARDS OF THE MAINE DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- COORDINATES FOR CATCH BASIN AND MANHOLES ARE TO THE CENTER OF THE FRAME.
- PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE-HALF OF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
- PROPERTY LINE AND R.O.W. MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS, AT THE CONTRACTOR'S EXPENSE, BY A MAINE PROFESSIONAL LAND SURVEYOR, AT NO EXTRA EXPENSE TO THE OWNER.
- ALL HANDICAP PARKING SPACES ARE TO RECEIVE HANDICAP SIGNS AND PAVEMENT MARKINGS AS ILLUSTRATED ON THE DETAIL SHEETS. UNLESS OTHERWISE NOTED, ALL ON-SITE CURB SHALL BE SLIP

FORM CONCRETE CURB, AND CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. ALL OFF-SITE CURBING WITHIN THE CONGRESS STREET RIGHT OF WAY SHALL BE GRANITE AND CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

GRADING AND DRAINAGE NOTES

- UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS SECTION 803 - PIPE CULVERTS AND STORM DRAINS, LATEST REVISION. WITH THE EXCEPTION THAT THE ONLY ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:
 REINFORCED CONCRETE PIPE
 POLYVINYL CHLORIDE (PVC) PIPE
 SMOOTH BORE POLYETHYLENE PIPE- ADS OR HANCOB
- TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCK PILED AND SCREENED. UNSUITABLE SOIL SHALL BE SEPARATED, REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION.
- THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY. NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING. ALL DEWATERING SHALL BE CONDUCTED IN A MANNER THAT PREVENTS THE RELEASE OR TRANSPORT OF SEDIMENTS FROM THE SITE.
- PAVING WITHIN ALL ADA COMPLIANT PARKING SPACES SHALL COMPLY WITH ADA/ANSI REQUIREMENTS INCLUDING PROVISIONS THAT LIMIT PAVEMENT GRADES TO A MAXIMUM OF 2% IN ANY DIRECTION WITHIN ALL SPACES, A MAXIMUM GRADE OF 5% ALONG THE ADA ROUTE MUST ALSO BE PROVIDED. THE CONTRACTOR SHALL PROVIDE EVIDENCE THAT THESE CONDITIONS HAVE BEEN SATISFIED PRIOR TO PROJECT ACCEPTANCE.
- THE CONTRACTOR SHALL PROVIDE A WORK SHEET CONTAINING BINDER COURSE ASPHALT SPOT GRADES AT ALL FOUR CORNERS OR EACH ADA SPACE TO THE ENGINEER PRIOR TO PLACEMENT OF SURFACE PAVEMENT.

UTILITY NOTES

- THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND THEY SHALL REPORT THEIR FINDINGS TO THE OWNER AND DESIGN ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DROP AND TIE-IN FEES REQUIRED AS WELL AS THE COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
- ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO THE PORTLAND WATER DISTRICT STANDARDS. ALL WATER, FIRE LINE AND DOMESTIC PIPING 4" OR GREATER DIAMETER DISTRIBUTION PIPING SHALL BE CLASS 52 DUCTILE IRON PIPE, DOUBLE CEMENT LINED AND BITUMINOUS COATED CONFORMING TO AWWA/ANSI C104/21.4. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
- THRUST BLOCKS OR LOCKING RETAINER GLANDS SHALL BE PLACED ON THE WATER DISTRIBUTION LINES AT ALL BENDS, TEES, FIRE HYDRANTS, VALVES, CHANGES IN DIRECTION, ETC.. THE THRUST BLOCKS OR LOCKING RETAINER GLANDS SHALL MEET THE REQUIREMENTS OF THE PORTLAND WATER DISTRICT STANDARDS.
- THE LOCATION OF THE PROPOSED OVERHEAD AND UNDERGROUND ELECTRICAL SERVICE IS APPROXIMATE AND THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION WITH THE ELECTRICAL PLANS, CENTRAL MAINE POWER AND OTHER SERVICING UTILITY COMPANIES.
- THE PORTLAND PUBLIC WORKS SANITARY DIVISION AND PORTLAND WATER DISTRICT SHALL BE NOTIFIED FOR SEWER INSPECTIONS. ALL SEWER UTILITY MATERIALS AND INSTALLATION METHODS SHALL BE ACCEPTABLE TO THE DISTRICT.
- THE DOMESTIC WATER METER(S) SHALL BE INSTALLED WITHIN THE BUILDING WITH A REMOTE READER INSTALLED ON THE BUILDING AT THE ENTRANCE POINTS. THE DOMESTIC WATER SERVICE LINES SHALL HAVE GATE VALVES INSTALLED OUTSIDE THE BUILDINGS.
- LIGHT POLES AND FIXTURES SHALL BE REVIEWED WITH THE OWNER FOR COLOR AND PHOTOMETRICS.
- SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS FOR SDR-35 FOR GRAVITY PIPE AND SDR-18 FOR PRESSURE PIPE.
- PROPOSED RIM ELEVATIONS OF DRAINAGE AND SANITARY MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE AS SHOWN ON THE GRADING AND DRAINAGE PLAN.
- SEWER AND WATER LINES AND ALL APPURTENANCES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY STANDARDS AND SPECIFICATIONS.
- ALL SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS.
- SANITARY SEWER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM AN EXISTING OR PROPOSED WATER LINE. WHEN A SEWER LINE CROSSES A WATER MAIN, THE WATER LINE SHALL BE CLASS 52 DUCTILE IRON, EXTENDED A MINIMUM OF 10 FEET TO EACH SIDE OF THE WATER LINE. THE SEWER LINE SHALL ALSO MAINTAIN A VERTICAL SEPARATION OF NOT LESS THAN 18 INCHES FROM A WATER LINE.
- ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
- ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER(S) SHALL BE RUN UNDERGROUND FROM ROAD RIGHT-OF-WAY TO TRANSFORMER LOCATION. ALL ASSOCIATED COST SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL FURNISH TWO (2) 4" TELEPHONE CONDUITS PER BUILDING AS SHOWN ON PLAN. VERIFY THE LOCATION OF TIE-IN AT TELEPHONE COMPANY'S SERVICE LINE AND PROVIDE NYLON PULL CORDS INSIDE CONDUIT.
- THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT OF ALL UTILITY CONNECTION FEES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS, INSTALLATION AND MEASURES NECESSARY FOR THE INSTALLATION OF ALL UNDERGROUND STORAGE TANKS INCLUDING BUT NOT LIMITED TO ANTI-FLOTATION MEASURES, BACK FILL MATERIAL, AND SURFACE RESTORATION.

EROSION CONTROL NOTES

- LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE THAT CAUSES THE MOST PRACTICAL LEAST DISTURBANCE OF THE SITE.
- PRIOR TO BEGINNING ANY CLEARING AND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE PERIMETER SILT FENCE(S) OR EROSION CONTROL MIX BERM(S) AND THE CONSTRUCTION ENTRANCE(S).
- ALL GROUND AREAS GRADED FOR CONSTRUCTION BUT NOT WITHIN PAVEMENT OR BUILDING AREA WILL BE GRADED, LOAMED AND SEEDED AS SOON AS POSSIBLE. PERMANENT SEED MIXTURE SHALL CONFORM TO THE SEEDING PLAN CONTAINED IN THE EROSION CONTROL REPORT PREPARED FOR THIS PROJECT.
- PRIOR TO PAVING, THE CONTRACTOR SHALL FLUSH SILT FROM ALL STORM DRAIN LINES AND REMOVE ACCUMULATED SEDIMENT FROM ALL SUMPS AND MANHOLE INVERTS. SILT SHALL NOT BE FLUSHED OR DISPOSED INTO THE NEARBY STORMWATER MANAGEMENT BASIN OR WATER COURSES.
- SILT FENCES AND/OR SEDIMENT BARRIERS SHALL BE INSPECTED, REPAIRED AND CLEANED AS NOTED IN THE EROSION CONTROL REPORT.
- THE CONTRACTOR SHALL REPAIR AND ADD STONE TO THE CONSTRUCTION ENTRANCE AS IT BECOMES SATURATED WITH SEDIMENT TO ENSURE THAT IT WORKS AS PLANNED DURING CONSTRUCTION.
- THE MAINTENANCE SCHEDULE FOR THE CATCH BASIN SEDIMENT SUMPS AFTER THE COMPLETION OF CONSTRUCTION IS AS FOLLOWS:
 THESE DEVICES SHALL BE INSPECTED IN APRIL AND OCTOBER OF EACH YEAR. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE CATCH BASIN WHEN THE DEPTH OF THE SEDIMENT IS GREATER THAN ONE FOOT. THE SEDIMENT WILL BE REMOVED FROM THE SITE BY THE OWNER OR THE CATCH BASIN CLEANING CONTRACTOR AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
- THE CONTRACTOR IS CAUTIONED THAT FAILURE TO COMPLY WITH THE SEQUENCE OF CONSTRUCTION, EROSION/SEDIMENT CONTROL PLAN, AND OTHER PERMIT REQUIREMENTS MAY RESULT IN MONETARY PENALTIES. THE CONTRACTOR SHALL BE ASSESSED ALL SUCH PENALTIES AT NO COST TO THE OWNER OR PERMITTEE.
- ALL NON-PAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE LOAMED WITH AT LEAST 6" SCREENED TOPSOIL AND SEEDDED, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- ALL CATCH BASINS WITH AN 18" OUTLET PIPE OR LESS SHALL BE FITTED WITH A CASCO TRAP OR "SNOUT" SEDIMENTATION HOOD PER THE DETAILS.
- WINTER CONSTRUCTION REQUIRES ADDITIONAL INTERIM STABILIZATION AND PREPARATIONS. REFER TO SHEET C-8.7 FOR A LIST OF WINTER CONSTRUCTION PROCEDURES.

LANDSCAPE NOTES

- ALL PLANT MATERIALS SHALL MEET THE STANDARDS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES ARE TO BE GUYED AND STAKED PER THE DETAIL. ALL TREES, SHRUB BEDS, ETC., ARE TO BE MULCHED WITH 2" OF SHREDDED SOFTWOOD BARK MULCH.
- ALL DISTURBED AREAS EXCEPT ROCK TO REMAIN EXPOSED ARE TO RECEIVE A MINIMUM OF 6" OF TOPSOIL PRIOR TO PERMANENT SEEDING.
- SUBSTITUTIONS TO THE PLANTING PLAN MUST BE APPROVED BY THE OWNER.

GEOTECHNICAL NOTES:

S.W. COLE ENGINEERING INC. IS COMPLETING A SUBSURFACE GEOTECHNICAL CONDITIONS INVESTIGATION AND REPORT. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THIS REPORT AND PER ANY OTHER CONTRACT REQUIREMENTS SET FORTH BY THE OWNER/ DEVELOPER. THE OWNER SHALL NOT BE RESPONSIBLE FOR UNFORESEEN SUBSURFACE CONDITIONS NOR SHALL ANY EXTRA COSTS BE PAID FOR THESE CONDITIONS.

LEGEND

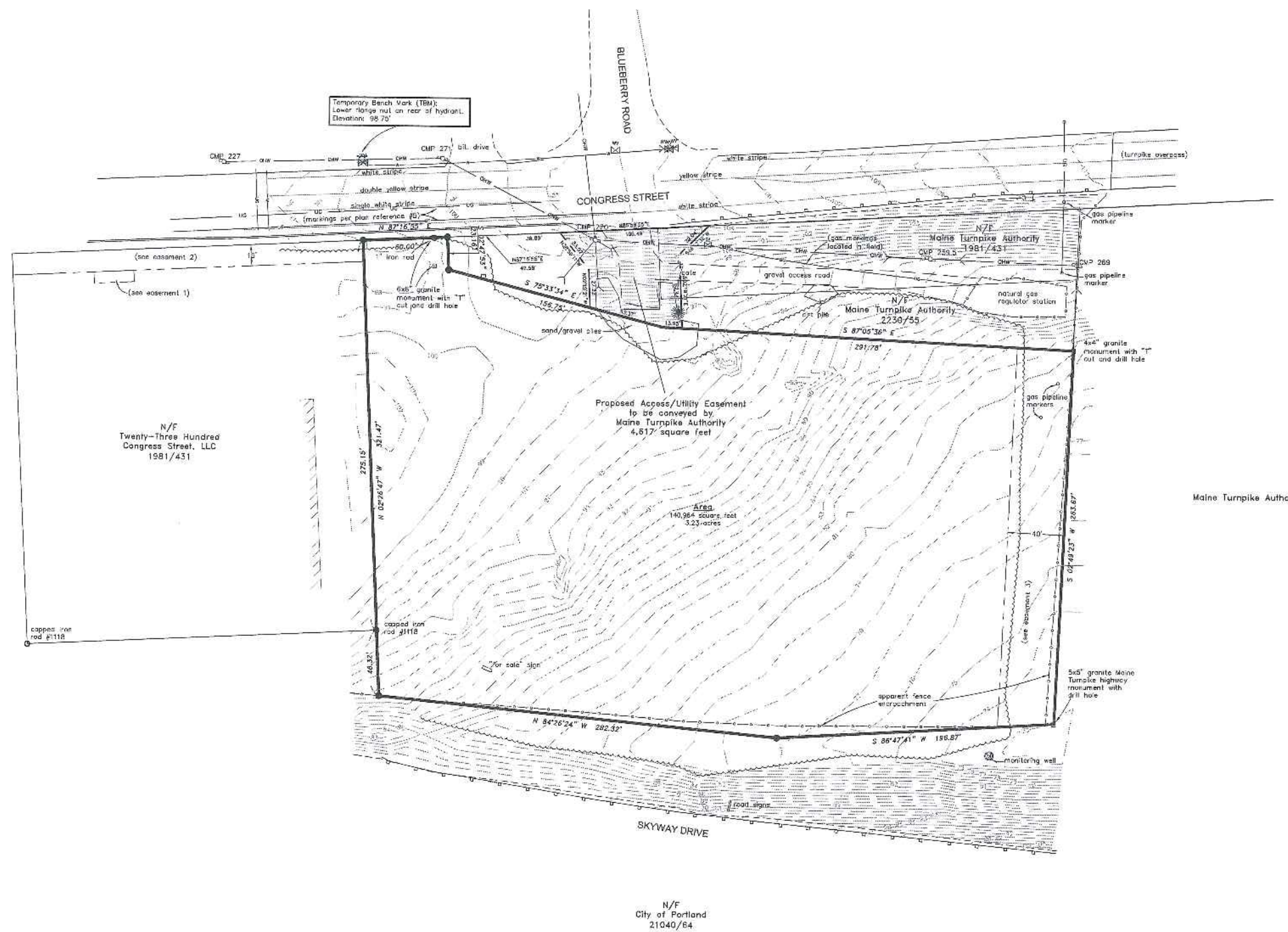
EXISTING	DESCRIPTION	PROPOSED
	BUILDING	
	PROPERTY LINE	
	SETBACK	
	RETAINING WALL	
	CURBING (SEE DRAWING FOR TYPES)	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL DRIVE	
	GRADING CONTOUR LINE	
	SPOT ELEVATION	
	GUARD POST/BOLLARD	
	POLE WITH LIGHT FIXTURE(S)	
	UTILITY POLE	
	FREESTANDING SIGN	
	BARRIER FREE PARKING SYMBOL	
	PEDESTRIAN CROSSWALK	
	PAINTED DIRECTIONAL TRAFFIC ARROW	
	OVERHEAD ELECTRIC/TELEPHONE	
	UNDERGROUND ELECTRIC/TELEPHONE	
	UNDERGROUND ELECTRIC/COMMUNICATION	
	WATER LINE	
	SEWER LINE	
	GAS LINE	
	STORM DRAIN LINE	
	CULVERT	
	HYDRANT	
	WATER GATE VALVE	
	WATER SHUT OFF VALVE	
	MANHOLE	
	CATCH BASIN	
	STONE WALL	
	TREE LINE	
	TREES/LANDSCAPING	
	RIPRAP	
	SILT FENCE	
	CHAIN LINK FENCE	
	WOOD FENCE	
	GUIDE RAIL	
	STONE SEDIMENT BARRIER	
	TRANSFORMER PAD	
	CENTER LINE	
	TEST PIT	
	IRON ROD (SET)	
	IRON ROD (FOUND)	
	P.K. SPIKE	

REV	DATE	DESCRIPTION
3	04.18.13	REVISED PER CITY STAFF COMMENTS
2	04.09.13	SUBMITTED TO MEDEP STORMWATER DISCHARGE PERMIT
1	03.28.13	SUBMITTED TO CITY OF PORTLAND

STATE OF MAINE
 STEPHEN P. BUSHEY
 ME 7429
 PROFESSIONAL ENGINEER
 P.E. STEPHEN BUSHEY
 LIC. # 7429

PROJECT: MULTI-USE DEVELOPMENT
 2282 CONGRESS ST., PORTLAND, ME
 SHEET TITLE: GENERAL NOTES AND LEGEND
 CLIENT: CJ DEVELOPERS, INC.
 35 PRIMROSE LANE, FREEPORT, MAINE 04032

DH DeLUCA-HOFFMAN ASSOCIATES, INC.
 779 MAIN STREET, SUITE 8
 SOUTH PORTLAND, ME 04105
 WWW.DELOUCAHOFFMAN.COM
 DRAWN: CMW | DATE: MAR. 2013
 DESIGNED: BEK | SCALE: AS NOTED
 CHECKED: SRB | JOB NO. 3118
 FILE NAME: 3118-GEN
 SHEET: C-1.1



LEGEND

□	Monument - found
○	Iron marker - found
●	Iron marker - to be set (#5 rebar)
—	Property line (locus)
- - -	Property line (abutter)
- - - - -	Easement line
— · — · —	Chain link fence
— · — · — · —	Guard rail
— · — · — · — · —	Edge of pavement
— · — · — · — · — · —	Edge of gravel
— · — · — · — · — · — · —	Curb
—	Sign
—	Utility pole
—	Guy wire
—	Gas valve
—	Water valve
—	Fire hydrant
—	Overhead utility line
—	Underground water line
—	Underground gas line
—	Underground telephone line
—	Contours (1 ft)
—	Contours (5 ft)
N/F	Now or formerly of
1234/567	Deed reference (Book/Page)
—	Tree line
—	Coniferous tree
—	Existing building

- NOTES**
- 1) Book and Page references are to the Cumberland County Registry of Deeds, unless otherwise noted.
 - 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
 - 3) Elevations are based on NGVD 1929. Benchmark is a bronze bolt on a fire hydrant. Elev: 98.75'
 - 4) Utility information on this plan is approximate, based on location of visible features and information contained on plans and drawings provided by others. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
 - 5) Property lies within Zone X based on FRM Community #230051 Panel #12-C, dated Dec. 8, 1995. It does not lie within a special flood hazard area.
 - 6) Project area was covered by snow and ice at the time of the survey and some features may have been obscured and not shown on this plan.

- PLAN REFERENCES**
- 1) Maine Turnpike Authority plan of Section 1 - Kittery to Portland, Supplemental Sheet No. 2, made by Howard, Heedes, Tenner & Bergendoff, dated August 1947.
 - 2) Maine Turnpike Authority plan of Section 1 - Kittery to Portland, Congress Street Property Plan Supplemental Sheet No. 11, made by Howard, Heedes, Tenner & Bergendoff, dated July 1954, recorded in Plan Book 41, Page 66.
 - 3) Maine Turnpike Authority plan of Property and Right of Way Plans Section 1 - Kittery to Portland, Jaspert Interchange Project drawing number ROW01, ROW02, ROW04 and ROW05, dated February 1997.
 - 4) Maine Turnpike Authority plan of Property and Right of Way Plans Section 1 - Kittery to Portland, Jaspert Interchange Project drawing number Supplemental 101 and Supplemental 102.
 - 5) Standards Boundary & Topographic Survey made for Hutchcourt, L.L.C. by JEST Associates, Inc. dated March 1999 and revised through September 2, 1999, recorded in Plan Book 198, Page 412.

- EASEMENTS OF RECORD**
- 1) Sewer easement conveyed to Hutchcourt, L.L.C. by Robert E. Baldock, et. al. in Book 15032, Page 299.
 - 2) Sewer line easement reserved by Harry A. Harmon and George M. Hutchins in Book 3426, Page 278.
 - 3) Utility easement conveyed to Northern Utilities, Inc. by Harry A. Harmon and George M. Hutchins.

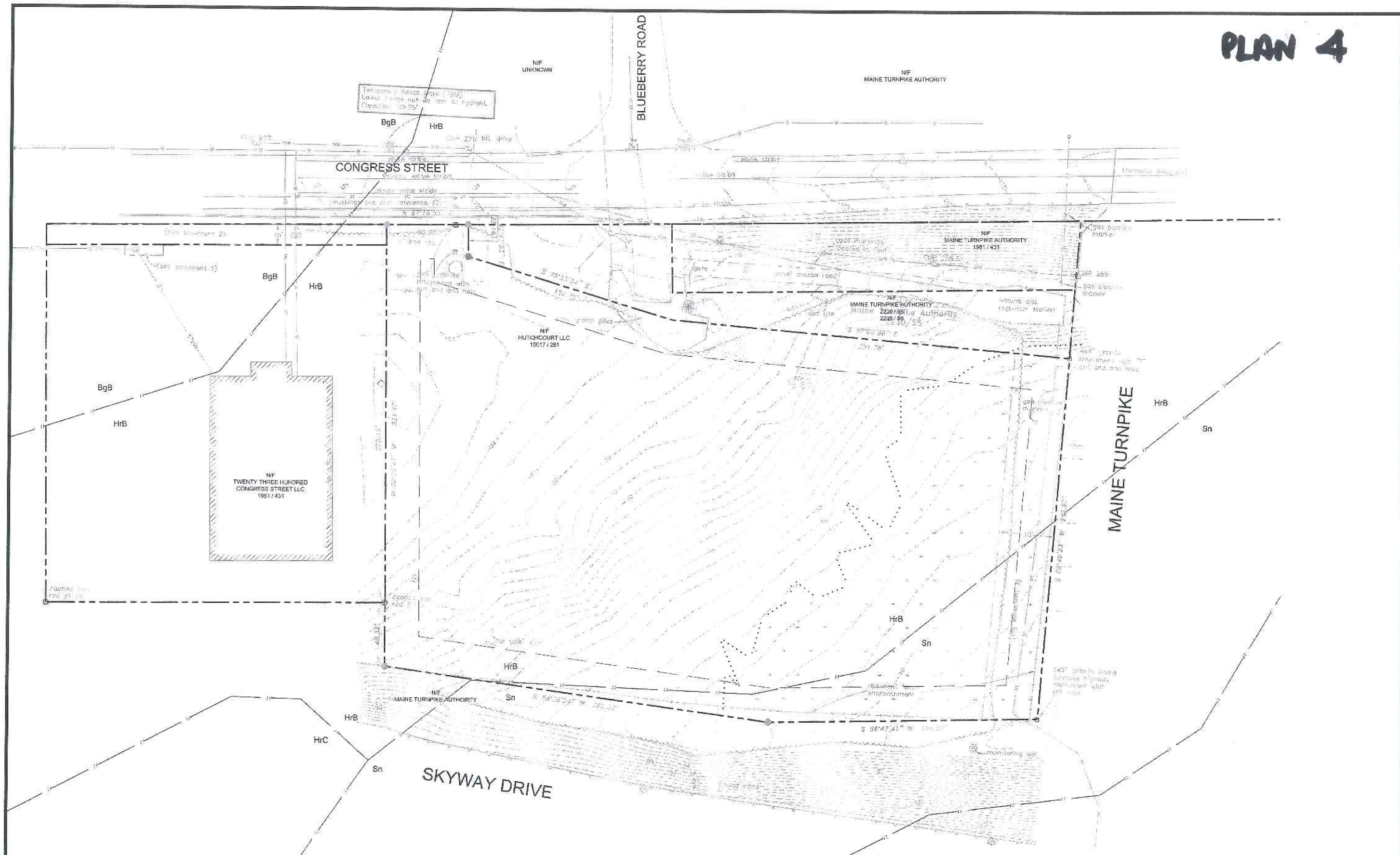
OWNERS OF RECORD
Hutchcourt, L.L.C. Book 15017, Page 281



Rev. 1	04/11/13	access/utility easement	R/C
PLAN OF Boundary Survey			
2282 Congress Street		Portland, Maine	
MADE FOR Priority Group, LLC			
2 Main Street		Topsham, Maine	
JOB #213008	DATE: Mar. 13, 2013	SCALE: 1" = 40'	
BOOK #638			
CP/2013/213008			
FILE #9542			

CERTIFICATION
This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.
Rev. L. Crockett, P.L.S. #2273





- NOTES:**
1. TOPOGRAPHY AND BOUNDARY INFORMATION IS BASED ON "PLAN OF BOUNDARY SURVEY" BY TITCOMB ASSOCIATES, INC. DATED MARCH 13, 2013.
 2. UTILITY INFORMATION BASED ON "STANDARD BOUNDARY & TOPOGRAPHIC SURVEY" BY DEST ASSOCIATES, INC. DATED MARCH 1999. "PLAN OF BOUNDARY SURVEY" BY TITCOMB ASSOCIATES, INC. DATED MARCH 13, 2013.
 3. WETLANDS BASED ON "STANDARD BOUNDARY & TOPOGRAPHIC SURVEY" BY DEST ASSOCIATES, INC. DATED MARCH 1999.



PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
3	01.13.13	REVISED PER CITY STAFF COMMENTS
2	04.03.13	SUBMITTED TO MEDEP STORMWATER DISCHARGE PERMIT
1	03.28.13	SUBMITTED TO CITY OF PORTLAND

STATE OF MAINE
 P.E. STEPHEN BUSHEY
 LIC. # 7429

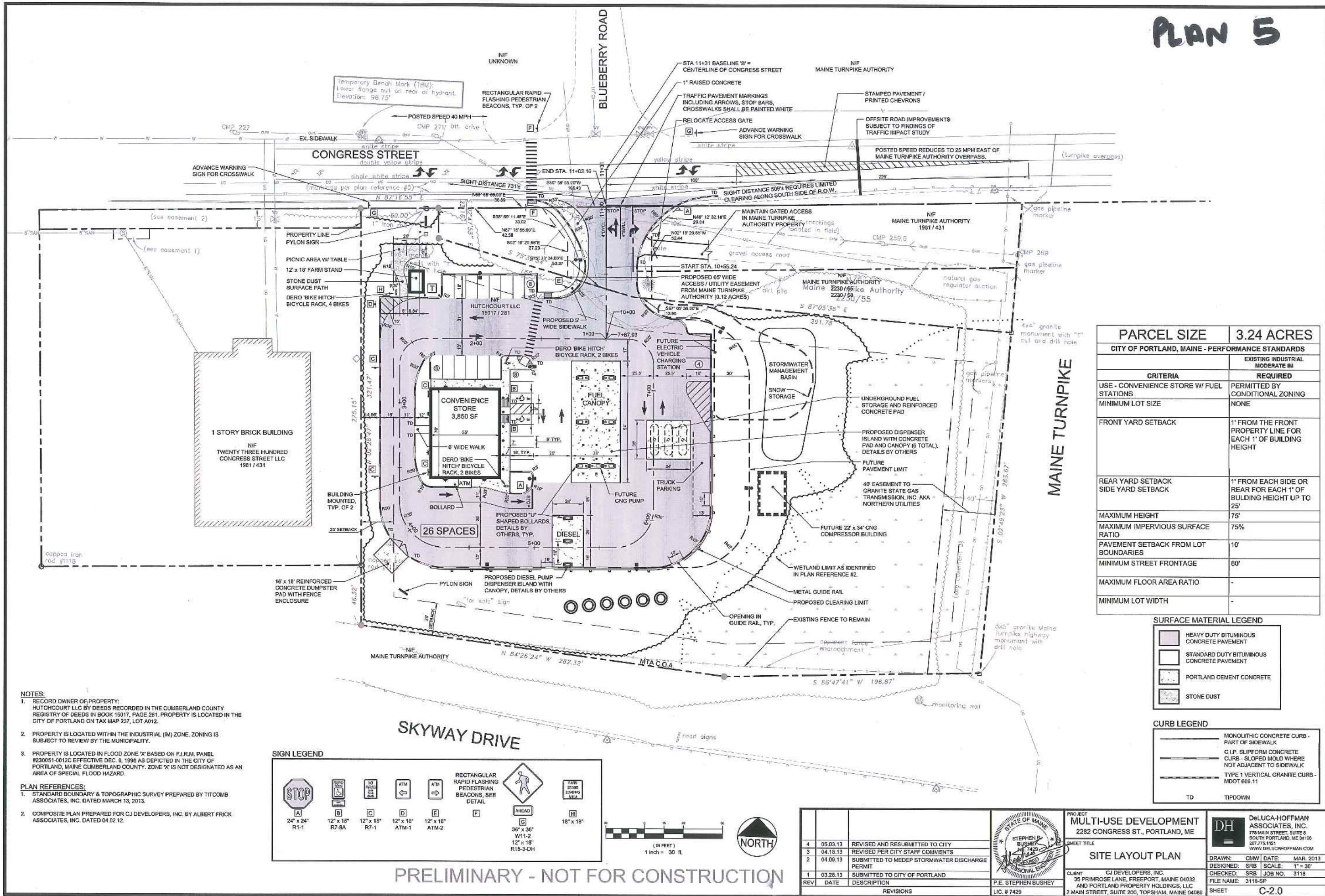
PROJECT
MULTI-USE DEVELOPMENT
 2282 CONGRESS ST., PORTLAND, ME

SHEET TITLE
EXISTING CONDITIONS PLAN

CLIENT
 CJ DEVELOPERS, INC.
 35 PRIMROSE LANE, FREEPORT, MAINE 04032

DH DeLUCA-HOFFMAN ASSOCIATES, INC.
 772 MAIN STREET, SUITE 8
 SOUTH PORTLAND, ME 04106
 207.775.1191
 WWW.DELUCAHOFFMAN.COM

DRAWN: CMW | DATE: MAR. 2013
 DESIGNED: SHB | SCALE: 1" = 30'
 CHECKED: SHB | JOB NO. 3118
 FILE NAME: 3118-SP
 SHEET: C-1.3



PARCEL SIZE	3.24 ACRES
CITY OF PORTLAND, MAINE - PERFORMANCE STANDARDS	
CRITERIA	REQUIRED
USE - CONVENIENCE STORE W/ FUEL STATIONS	PERMITTED BY CONDITIONAL ZONING
MINIMUM LOT SIZE	NONE
FRONT YARD SETBACK	1' FROM THE FRONT PROPERTY LINE FOR EACH 1' OF BUILDING HEIGHT
REAR YARD SETBACK	1' FROM EACH SIDE OR REAR FOR EACH 1' OF BUILDING HEIGHT UP TO 25'
SIDE YARD SETBACK	
MAXIMUM HEIGHT	75'
MAXIMUM IMPERVIOUS SURFACE RATIO	75%
PAVEMENT SETBACK FROM LOT BOUNDARIES	10'
MINIMUM STREET FRONTAGE	60'
MAXIMUM FLOOR AREA RATIO	-
MINIMUM LOT WIDTH	-

SURFACE MATERIAL LEGEND

	HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
	STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
	PORTLAND CEMENT CONCRETE
	STONE DUST

CURB LEGEND

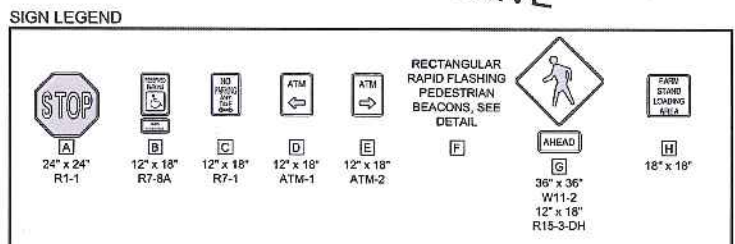
	MONOLITHIC CONCRETE CURB - PART OF SIDEWALK
	C.I.P. SLIPFORM CONCRETE CURB - SLOPED MOLD WHERE NOT ADJACENT TO SIDEWALK
	TYPE 1 VERTICAL GRANITE CURB - MDOT 609.11
TD	TIPDOWN

NOTES:

- RECORD OWNER OF PROPERTY: HUTCHCOURT LLC BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 15017, PAGE 281. PROPERTY IS LOCATED IN THE CITY OF PORTLAND ON TAX MAP 237, LOT A012.
- PROPERTY IS LOCATED WITHIN THE INDUSTRIAL (IM) ZONE. ZONING IS SUBJECT TO REVIEW BY THE MUNICIPALITY.
- PROPERTY IS LOCATED IN FLOOD ZONE 'X' BASED ON F.I.R.M. PANEL #230051-0012C EFFECTIVE DEC. 8, 1998 AS DEPICTED IN THE CITY OF PORTLAND, MAINE CUMBERLAND COUNTY. ZONE 'X' IS NOT DESIGNATED AS AN AREA OF SPECIAL FLOOD HAZARD.

PLAN REFERENCES:

- STANDARD BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY TITCOMB ASSOCIATES, INC. DATED MARCH 13, 2013.
- COMPOSITE PLAN PREPARED FOR CJ DEVELOPERS, INC. BY ALBERT FRICK ASSOCIATES, INC. DATED 04.02.12.



REVISIONS

REV	DATE	DESCRIPTION
4	05.03.13	REVISED AND RESUBMITTED TO CITY
3	04.18.13	REVISED PER CITY STAFF COMMENTS
2	04.09.13	SUBMITTED TO MEDEP STORMWATER DISCHARGE PERMIT
1	03.28.13	SUBMITTED TO CITY OF PORTLAND

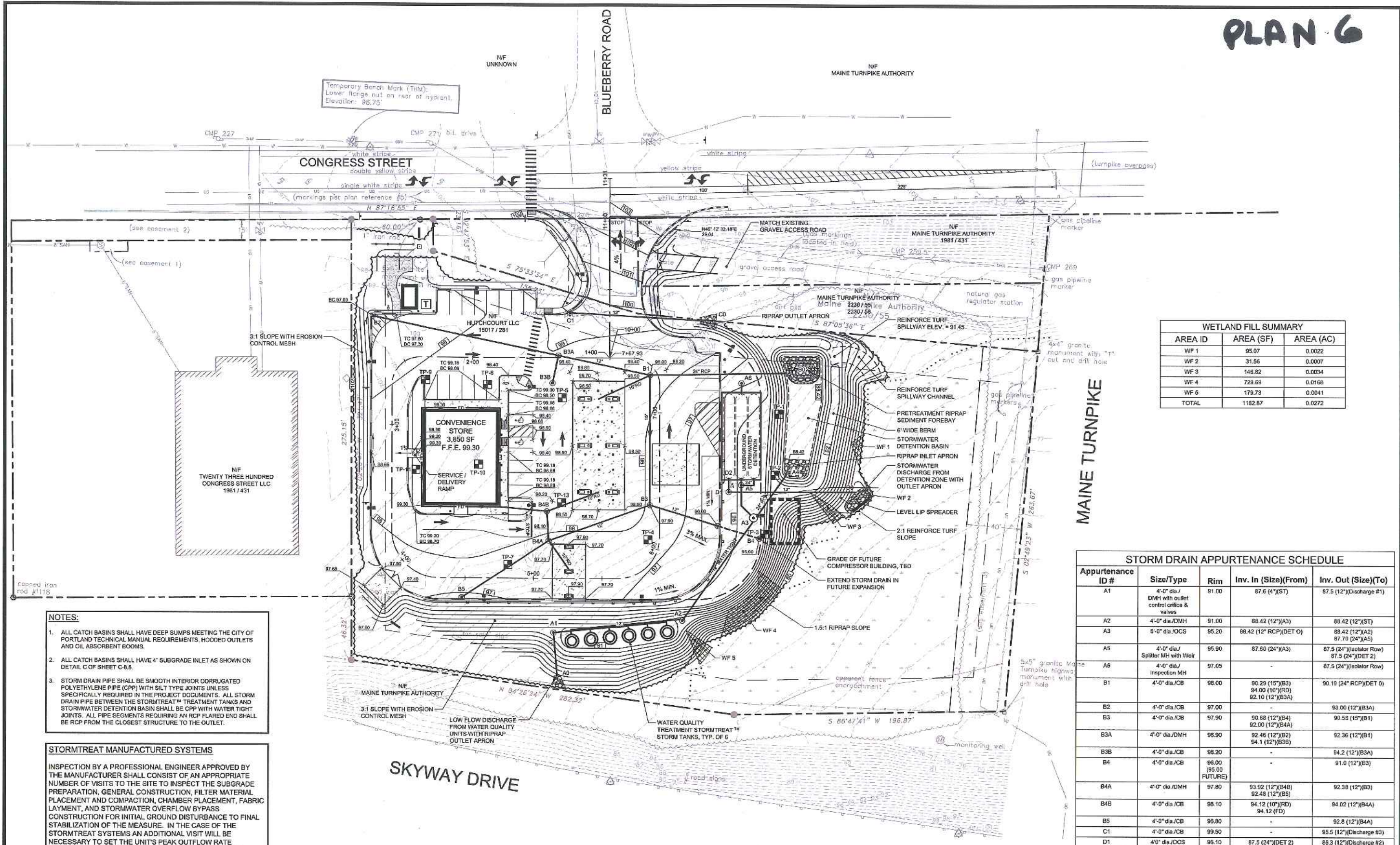
STATE OF MAINE
STEPHEN P. BUSHEY
P.E. STEPHEN BUSHEY
LIC. # 7429

PROJECT: MULTI-USE DEVELOPMENT
2282 CONGRESS ST., PORTLAND, ME
SHEET TITLE: SITE LAYOUT PLAN
CLIENT: CJ DEVELOPERS, INC.
35 PRIMROSE LANE, FREEPORT, MAINE 04032
AND PORTLAND PROPERTY HOLDINGS, LLC
2 MAIN STREET, SUITE 200, TOPSHAM, MAINE 04086

DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELOCAHOFFMAN.COM
DRAWN: CMW | DATE: MAR. 2013
DESIGNED: SRB | SCALE: 1" = 30'
CHECKED: SRB | JOB NO. 3118
FILE NAME: 3118-SP
SHEET: C-2.0

PRELIMINARY - NOT FOR CONSTRUCTION

PLAN 6



WETLAND FILL SUMMARY

AREA ID	AREA (SF)	AREA (AC)
WF 1	95.07	0.0022
WF 2	31.56	0.0007
WF 3	146.82	0.0034
WF 4	729.69	0.0168
WF 5	179.73	0.0041
TOTAL	1182.87	0.0272

MAINE TURNPIKE

STORM DRAIN APPURTENANCE SCHEDULE

Appurtenance ID #	Size/Type	Rim	Inv. In (Size)(From)	Inv. Out (Size)(To)
A1	4'-0" dia / DMH with outlet control orifice & valves	91.00	87.6 (4")(ST)	87.5 (12")(Discharge #1)
A2	4'-0" dia / DMH	91.00	88.42 (12")(A3)	88.42 (12")(ST)
A3	6'-0" dia / OCS	95.20	88.42 (12" RCP)(DET 0)	88.42 (12")(A2) 87.70 (24")(A5)
A5	4'-0" dia / Splitter MH with Weir	95.90	87.50 (24")(A3)	87.5 (24")(Isolator Row)
A6	4'-0" dia / Inspection MH	97.05	-	87.5 (24")(Isolator Row)
B1	4'-0" dia / CB	98.00	90.29 (15")(B3) 94.00 (10")(RD) 92.10 (12")(B3A)	90.19 (24" RCP)(DET 0)
B2	4'-0" dia / CB	97.00	-	93.00 (12")(B3A)
B3	4'-0" dia / CB	97.90	90.68 (12")(B4) 92.00 (12")(B4A)	90.58 (15")(B1)
B3A	4'-0" dia / DMH	98.90	92.46 (12")(B2) 94.1 (12")(B3B)	92.36 (12")(B1)
B3B	4'-0" dia / CB	98.20	-	94.2 (12")(B2A)
B4	4'-0" dia / CB	96.00 (95.00 FUTURE)	-	91.0 (12")(B3)
B4A	4'-0" dia / DMH	97.80	93.92 (12")(B4B) 92.48 (12")(B5)	92.38 (12")(B3)
B4B	4'-0" dia / CB	98.10	94.12 (10")(RD) 94.12 (FD)	94.02 (12")(B4A)
B5	4'-0" dia / CB	96.80	-	92.8 (12")(B4A)
C1	4'-0" dia / CB	99.50	-	95.5 (12")(Discharge #3)
D1	4'-0" dia / OCS	96.10	87.5 (24")(DET 2)	86.3 (12")(Discharge #2)

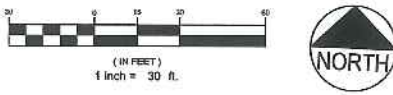
- NOTES:**
- ALL CATCH BASINS SHALL HAVE DEEP SUMPS MEETING THE CITY OF PORTLAND TECHNICAL MANUAL REQUIREMENTS, HOODED OUTLETS AND OIL ABSORBENT BOOMS.
 - ALL CATCH BASINS SHALL HAVE 4" SUBGRADE INLET AS SHOWN ON DETAIL C OF SHEET C-6.8.
 - STORM DRAIN PIPE SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (CPP) WITH SILT TYPE JOINTS UNLESS SPECIFICALLY REQUIRED IN THE PROJECT DOCUMENTS. ALL STORM DRAIN PIPE BETWEEN THE STORMTREAT™ TREATMENT TANKS AND STORMWATER DETENTION BASIN SHALL BE CPP WITH WATER TIGHT JOINTS. ALL PIPE SEGMENTS REQUIRING AN RCP FLARED END SHALL BE RCP FROM THE CLOSEST STRUCTURE TO THE OUTLET.

STORMTREAT MANUFACTURED SYSTEMS

INSPECTION BY A PROFESSIONAL ENGINEER APPROVED BY THE MANUFACTURER SHALL CONSIST OF AN APPROPRIATE NUMBER OF VISITS TO THE SITE TO INSPECT THE SUBGRADE PREPARATION, GENERAL CONSTRUCTION, FILTER MATERIAL PLACEMENT AND COMPACTION, CHAMBER PLACEMENT, FABRIC LAYMENT, AND STORMWATER OVERFLOW BYPASS CONSTRUCTION FOR INITIAL GROUND DISTURBANCE TO FINAL STABILIZATION OF THE MEASURE. IN THE CASE OF THE STORMTREAT SYSTEMS AN ADDITIONAL VISIT WILL BE NECESSARY TO SET THE UNITS PEAK OUTFLOW RATE APPROPRIATELY TO NO MORE THAN TWO GALLONS PER MINUTE PER TANK.

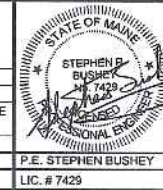
LEGEND

TP-1 TEST PITS OBSERVED BY S.W. COLE ON MARCH 21, 2013



PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
4	05.03.13	REVISED AND RESUBMITTED TO CITY
3	04.18.13	REVISED PER CITY STAFF COMMENTS
2	04.09.13	SUBMITTED TO MEDEP STORMWATER DISCHARGE PERMIT
1	03.28.13	SUBMITTED TO CITY OF PORTLAND
REV	DATE	DESCRIPTION



PROJECT
MULTI-USE DEVELOPMENT
2282 CONGRESS ST., PORTLAND, ME

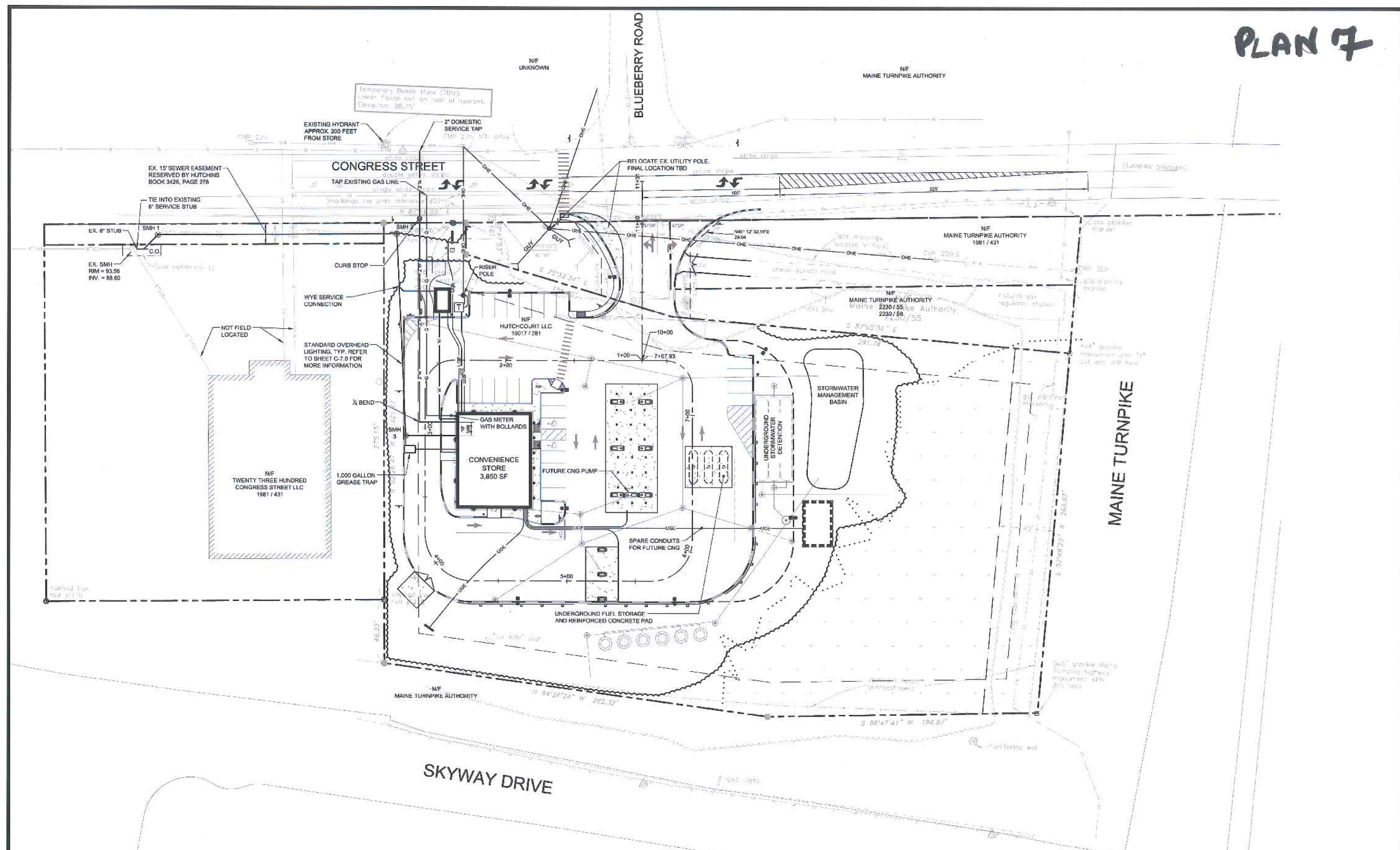
SHEET TITLE
GRADING AND DRAINAGE PLAN

CLIENT
CJ DEVELOPERS, INC.
35 PRIMROSE LANE, FREEPORT, MAINE 04032
AND PORTLAND PROPERTY HOLDINGS, LLC
2 MAIN STREET, SUITE 200, TOPSHAM, MAINE 04086

DeLUCA-HOFFMAN ASSOCIATES, INC.
779 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04108
207.775.1121
WWW.DELOUACHOFFMAN.COM

DRAWN: CMW **DATE:** MAR. 2013
DESIGNED: SRB **SCALE:** 1" = 30'
CHECKED: SRB **JOB NO.:** 3118
FILE NAME: 3118-SP

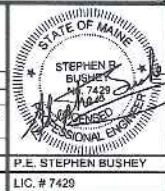
SHEET C-3.0



SANITARY SEWER APPURTENANCE SCHEDULE			
ID	RIM	INV. IN / SIZE / FROM	INV. OUT / SIZE / TO
SMH 1	MATCH EX.	88.89 / 8" / SMH 2	88.79 / 8" / EX. SMH
SMH 2	88.00	93.31 / 8" / SMH 3	93.21 / 8" / SMH 1
SMH 3	88.40	94.13 / 8" / BLDG 94.13 / 4" / GREASE TRAP	94.03 / 8" / SMH 2
1,000 GAL. GREASE TRAP		94.71 / 4" / BLDG	94.46 / 4" / SMH 4

PRELIMINARY - NOT FOR CONSTRUCTION

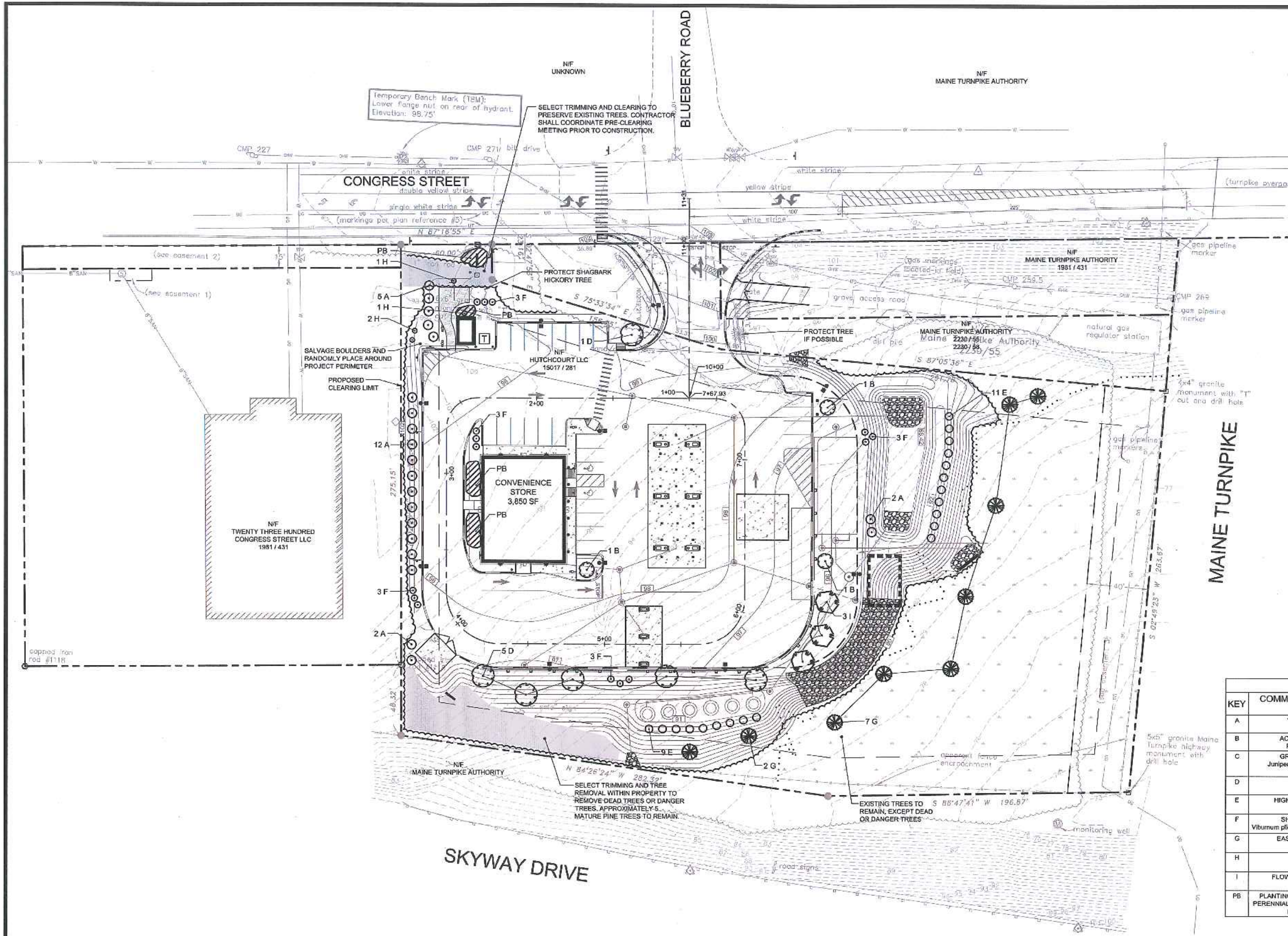
REV	DATE	DESCRIPTION
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2	04.09.13	SUBMITTED TO MEDEP FOR STORMWATER DISCHARGE PERMIT
1	03.28.13	SUBMITTED TO CITY OF PORTLAND



PROJECT
MULTI-USE DEVELOPMENT
 2282 CONGRESS ST., PORTLAND, ME
 SHEET TITLE
UTILITY PLAN
 CLIENT
 CJ DEVELOPERS, INC.
 35 PRIMROSE LANE, FREEPORT, MAINE 04032
 AND PORTLAND PROPERTY HOLDINGS, LLC
 2 MAIN STREET, SUITE 200, TOPSHAM, MAINE 04086

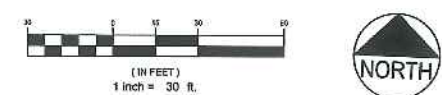
DII DeLUCA-HOFFMAN ASSOCIATES, INC.
 719 MAIN STREET, SUITE 6 SOUTH PORTLAND, ME 04106
 207.775.1121
 WWW.DEUCAHOFFMAN.COM
 DRAWN: CMW DATE: MAR. 2013
 DESIGNED: SRB SCALE: 1" = 30'
 CHECKED: SRB JOB NO. 3118
 FILE NAME: 3118-SP
 SHEET **C-4.0**

PLAN 8



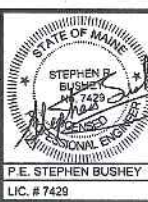
MAINE TURNPIKE

PLANTINGS LIST					
KEY	COMMON & BOTANICAL NAME	SIZE	ROOT	QTY	NOTES
A	WHITE SPRUCE <i>Picea Glauca</i>	6' - 7' HT.	B & B	21	
B	ACCOLADE CHERRY <i>Prunus 'Accolade'</i>	2" CAL.	B & B	3	
C	GREY OWL JUNIPER <i>Juniperus virginiana 'Grey Owl'</i>	2 1/2" SPR.	B & B	0	FUTURE ISLAND COVER
D	PIN OAK <i>Q. Palustris</i>	3" CAL.	B & B	6	
E	HIGHBUSH BLUEBERRY <i>V. Corymbosum</i>	3' - 4' HT.	CONT.	20	3 CANES
F	SHASTA VIBURNUM <i>Viburnum plicatum f. tomentosum 'Shasta'</i>	3' - 4' HT.	B & B	15	
G	EASTERN WHITE PINE <i>Pinus strobus</i>	5' - 6' HT.	B & B	9	
H	RIVER BIRCH <i>Betula nigra</i>	8' - 10' HT.	B & B	4	
I	FLOWERING CRABAPPLE <i>Malus 'Snowdrift'</i>	2" CAL.	B & B	3	
PB	PLANTING BEDS FOR ASSORTED PERENNIALS @ 15" DEEP PREPARED PLANTING SOIL				



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1	03.28.13	SUBMITTED TO CITY OF PORTLAND
REV	DATE	DESCRIPTION



PROJECT
MULTI-USE DEVELOPMENT
2282 CONGRESS ST., PORTLAND, ME

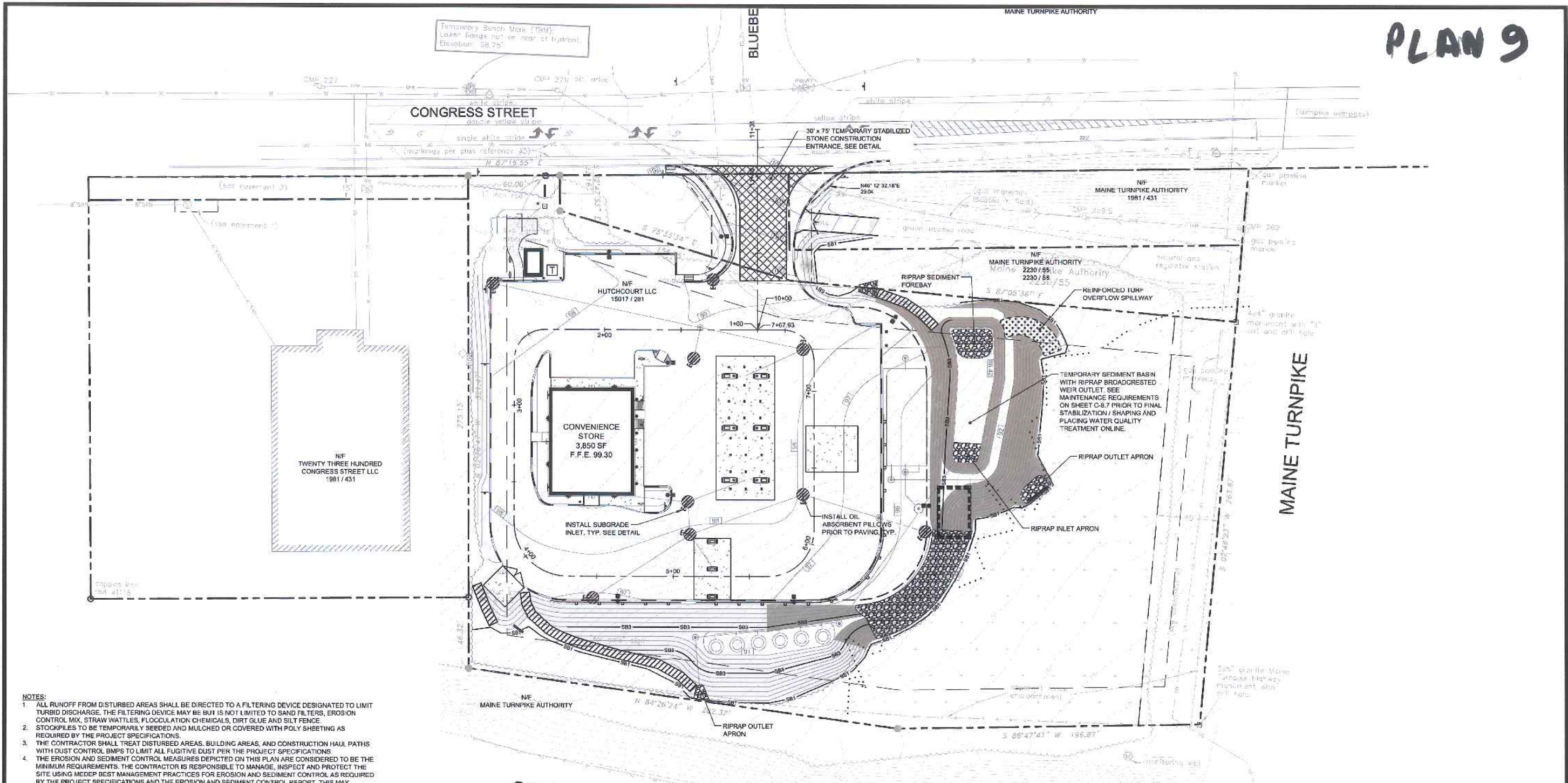
SHEET TITLE
LANDSCAPE PLAN

CLIENT
CJ DEVELOPERS, INC.
35 PRIMROSE LANE, FREEPORT, MAINE 04032
AND PORTLAND PROPERTY HOLDINGS, LLC
2 MAIN STREET, SUITE 200, TOPSHAM, MAINE 04086

DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04108
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN: CMW DATE: MAR. 2013
DESIGNED: SRB SCALE: 1" = 30'
CHECKED: SRB JOB NO. 3118
FILE NAME: 3118-SP
SHEET C-5.0

R:\3118 Conventina Site, Portland, ME\Civil\Permit Set\3118-SP.dwg on 02/01/13 2:26 PM



- NOTES:**
1. ALL RUNOFF FROM DISTURBED AREAS SHALL BE DIRECTED TO A FILTERING DEVICE DESIGNATED TO LIMIT TURBID DISCHARGE. THE FILTERING DEVICE MAY BE BUT IS NOT LIMITED TO SAND FILTERS, EROSION CONTROL MIX, STRAW WATTLES, FLOCCULATION CHEMICALS, DIRT GLUE AND SILT FENCE.
 2. STOCKPILES TO BE TEMPORARILY SEEDED AND MULCHED OR COVERED WITH POLY SHEETING AS REQUIRED BY THE PROJECT SPECIFICATIONS.
 3. THE CONTRACTOR SHALL TREAT DISTURBED AREAS, BUILDING AREAS, AND CONSTRUCTION HAUL PATHS WITH DUST CONTROL BMPs TO LIMIT ALL FUGITIVE DUST PER THE PROJECT SPECIFICATIONS.
 4. THE EROSION AND SEDIMENT CONTROL MEASURES DEPICTED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MANAGE, INSPECT AND PROTECT THE SITE USING BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL AS REQUIRED BY THE PROJECT SPECIFICATIONS AND THE EROSION AND SEDIMENT CONTROL REPORT. THIS MAY REQUIRE ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NOT DEPICTED ON THIS PLAN WHICH ARE CONSIDERED INCIDENTAL TO THE CONTRACT AND WILL BE IMPLEMENTED AT NO ADDITIONAL COST TO THE OWNER.
 5. ALL CATCH BASIN INLETS WITH TRIBUTARY AREA WITH PAVEMENT COVER SHALL HAVE AN OIL ABSORBENT BOOM INSTALLED PRIOR TO THE PLACEMENT OF ANY BINDER PAVEMENT.

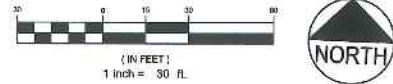
SCHEDULE OF SILT BARRIER REQUIREMENTS

SILT BARRIER*	TYPE PURPOSE	TIME OF INSTALLATION
S81 - CONDITION 1 SILT BARRIER	TO TRAP SEDIMENT ALONG THE GRADING EDGE WHERE THE NEW CONTOURS NEARLY PARALLEL THE EXISTING CONTOURS	AT INITIAL SITE PREPARATION; PRIOR TO OTHER WORK
S82 - CONDITION 2 SILT BARRIER	TO TRAP SEDIMENT FROM THE WORK AREA; INSTALL IN SHORT SECTIONS PARALLEL TO EXISTING CONTOUR; TYPICALLY OCCURS WHERE PROPOSED AND EXISTING CONTOURS FORM A V SHAPE.	AT INITIAL SITE PREPARATION; PRIOR TO OTHER WORK
S83 - CONDITION 3 SILT BARRIER	TO TRAP SEDIMENT ALONG THE BASE OF PROPOSED CONTOURS; TYPICALLY IN CUT AREAS; TO TRAP SEDIMENT ON NEWLY GRADED CUT OR FILL SLOPE; INSTALL PARALLEL TO THE PROPOSED CONTOUR AT VERTICAL SPACING SPECIFIED BY MANUFACTURER	DURING CONSTRUCTION AFTER NEW GRADE IS SHAPED; TIME SHALL BE MINIMIZED BETWEEN WORK IN AREA AND SHAPING NEW GRADE TO ALLOW SILT BARRIER TO BE INSTALLED.

* PRODUCT SUBMITTAL APPROVAL REQUIRED PRIOR TO INSTALLATION. SILT BARRIER MAY CONSIST OF AN APPROVED PRODUCT INTENDED TO RETAIN SEDIMENT IN THE CONTAINMENT AREA INCLUDING BUT NOT LIMITED TO SILT FENCE, FILTERSOX SOXX, WOOD MULCH COMPOST BERM, STRAW WATTLES, ETC. ALL MEASURES SHALL BE SIZED, INSTALLED AND MAINTAINED PER THE MANUFACTURERS RECOMMENDATIONS.

LEGEND

- INLET PROTECTION (SILT SACKS AND SURFACE SEDIMENT BARRIER)
- CURLEX BLANKET IN V-NOTCH CHANNELS
- SLOPES > 10% WITH EROSION CONTROL MESH
- SLOPES > 3:1 WITH REINFORCED TURF
- SLOPES > 2:1 WITH RIPRAP SLOPE PROTECTION



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1	03.28.13	SUBMITTED TO CITY OF PORTLAND

PROJECT
MULTI-USE DEVELOPMENT
 2282 CONGRESS ST., PORTLAND, ME

SHEET TITLE
EROSION AND SEDIMENT CONTROL PLAN

CLIENT
 CJ DEVELOPERS, INC.
 35 PRIMROSE LANE, FREEPORT, MAINE 04032
 AND PORTLAND PROPERTY HOLDINGS, LLC
 2 MAIN STREET, SUITE 200, TOPSHAM, MAINE 04080

DH DeLUCA-HOFFMAN ASSOCIATES, INC.
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, ME 04106
 207.775.1121
 WWW.DELUCA-HOFFMAN.COM

DRAWN: CMW DATE: MAR. 2013
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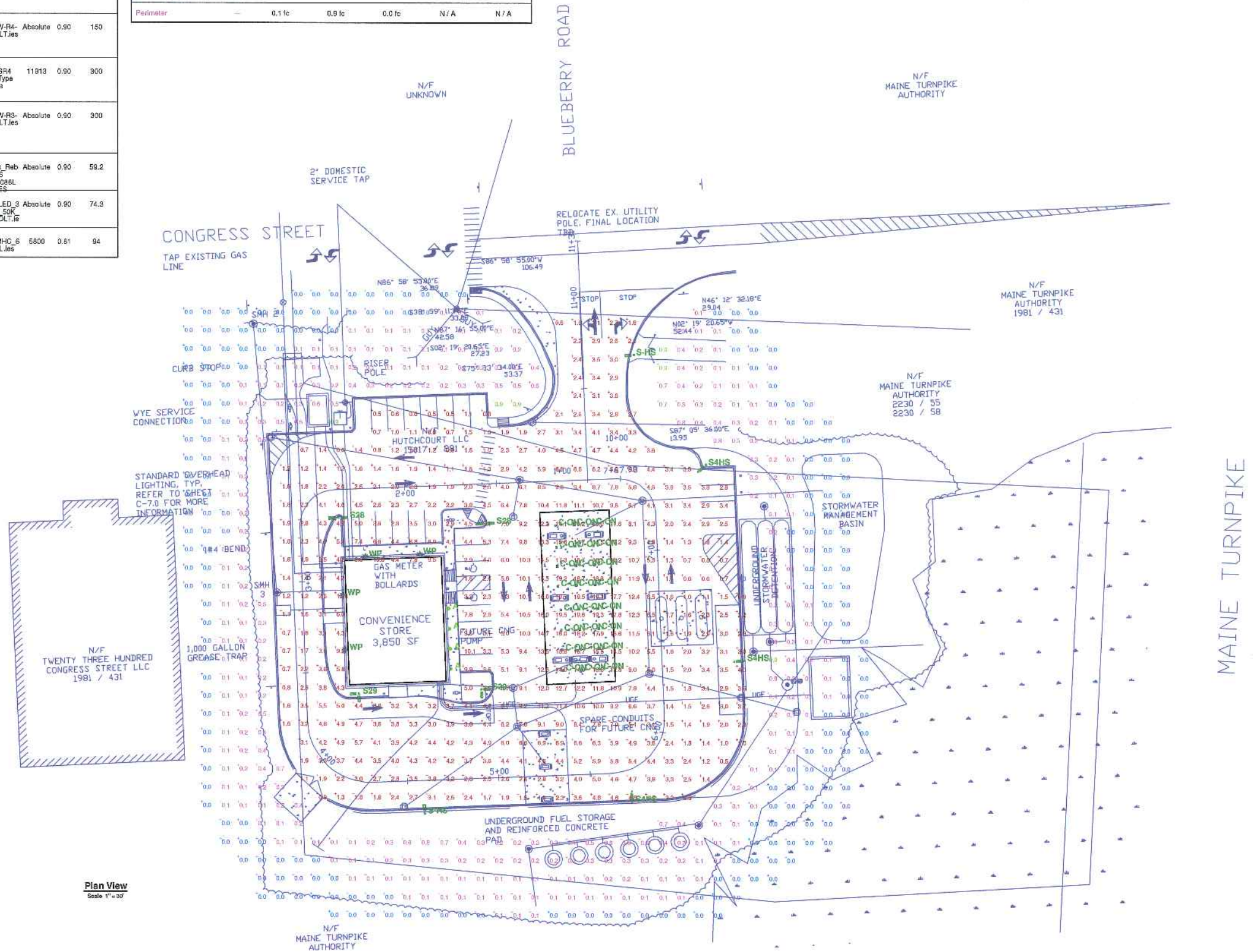
LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	S-HS	2	Lighting Science Group: LSR4 150W CW R4 HS on 20' Pole	Single Pole Mount LED fixtures with Type II distribution and House Side Shield - 22 mounting height	LED	LSR4-CW-R4-HS-MVOLT.lis	Absolute	0.90	150
	S4HS	3	Lighting Science Group: LSR4 150W CW R4 HS on 20' pole	Single Pole Mounted LED fixture with Type IV distribution and House Side Shield - 22 ft. mounting height.	LED	LSR4-CW-R4-HS-MVOLT.lis	Absolute	0.90	150
	S28	2	Lighting Science Group: 2x LSR4 on 20' Pole	Twin Pole Mount LED fixtures - 22 ft. mounting height Type II distribution - fixture oriented at 180 degrees	LED	LSG LSR4 10817 Type II.lis	11013	0.90	300
	S29	2	Lighting Science Group: LSR4 with House Side Shield on 20' Pole	Single Pole Mount LED fixtures with Type III distribution and House Side Shield - 22 ft. mounting height - fixtures oriented at 90 degrees	LED	LSR4-CW-R4-HS-MVOLT.lis	Absolute	0.90	300
	WP	4	Lighting Science Group L4086L WP CW G2 SM BZ	Wall Pack - LED	LED	WallPack_Reb el ES 60W L4086L WP.lis	Absolute	0.90	59.2
	C-ON	24	Lithonia Lighting: DSXSC LED 3 108700/80K T5R MVOLT	Canopy fixture - Surface LED	LED	DSXSC_LED_3 108700_50K T5R_MVOLT.lis	Absolute	0.90	74.3
	A	4	Baselight: M712xx70MHxx E2/42	Gooseneck Wall Mount Exterior Facade Light with Shade	70 watt MH	CH8_70MH_G5 ARC_CGL.lis	5800	0.81	94

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking & Drive	-	5.1 fc	19.7 fc	0.3 fc	65.7:1	17.0:1
Perimeter	-	0.1 fc	0.8 fc	0.0 fc	N/A	N/A

PLAN 10



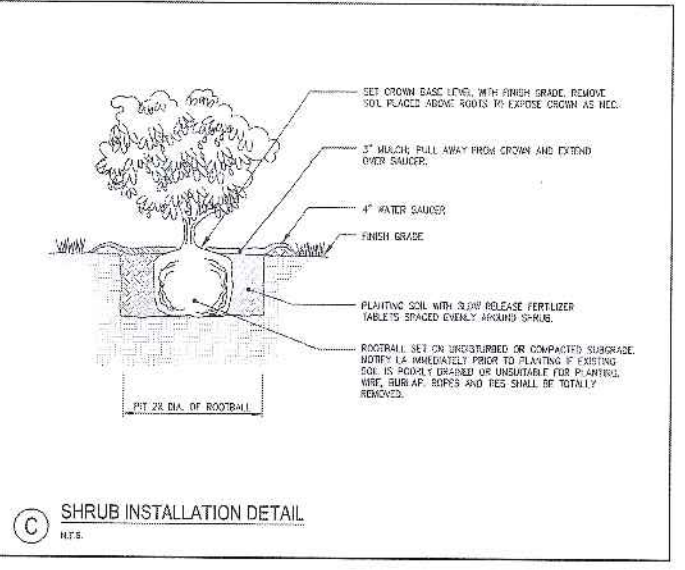
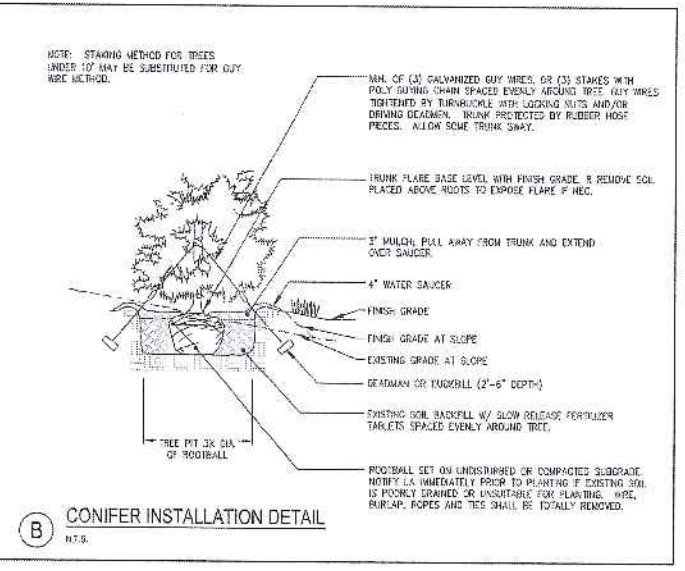
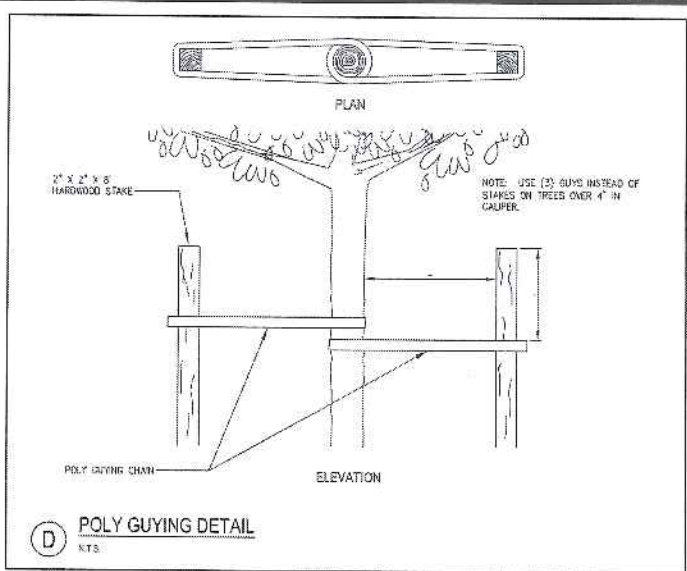
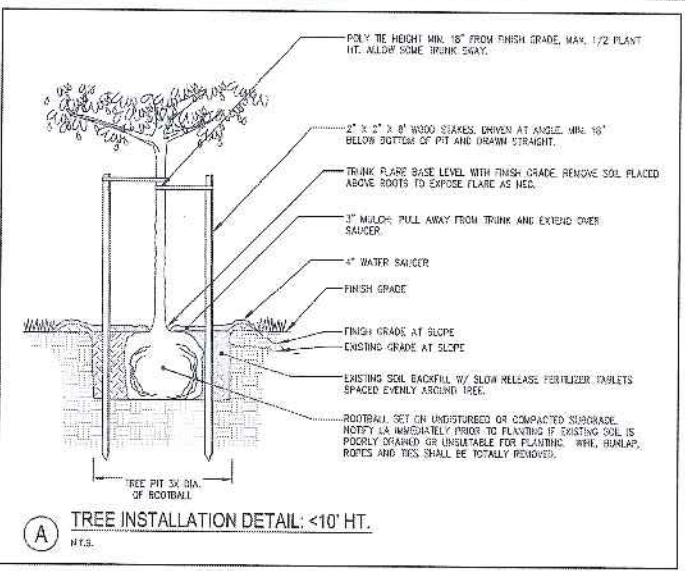
Plan View
Scale 1"=30'

Congress Street & Blueberry Road
Proposed Site Lighting Photometrics
Canopy [ON]

Designer
INFURNA
Date
May 6 2013
Scale
Drawing No.

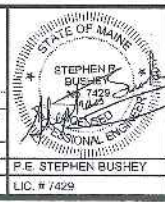
C7.0

PLAN 11



PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
3	04.18.13	REVISED PER CITY STAFF COMMENTS
2	04.09.13	SUBMITTED TO MEDEP STORMWATER DISCHARGE PERMIT
1	03.28.13	SUBMITTED TO CITY OF PORTLAND



PROJECT: MULTI-USE DEVELOPMENT
2282 CONGRESS ST., PORTLAND, ME

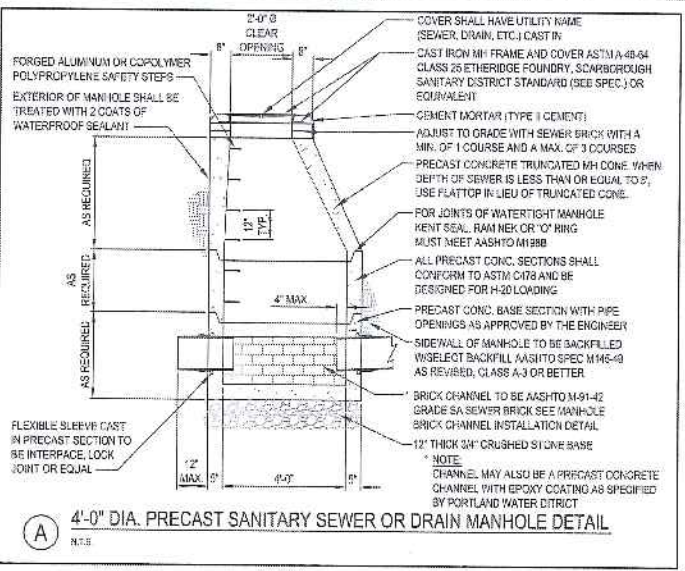
SHEET TITLE: LANDSCAPE DETAILS

CLIENT: CJ DEVELOPERS, INC.
35 PRIMROSE LANE, FREEPORT, MAINE 04032

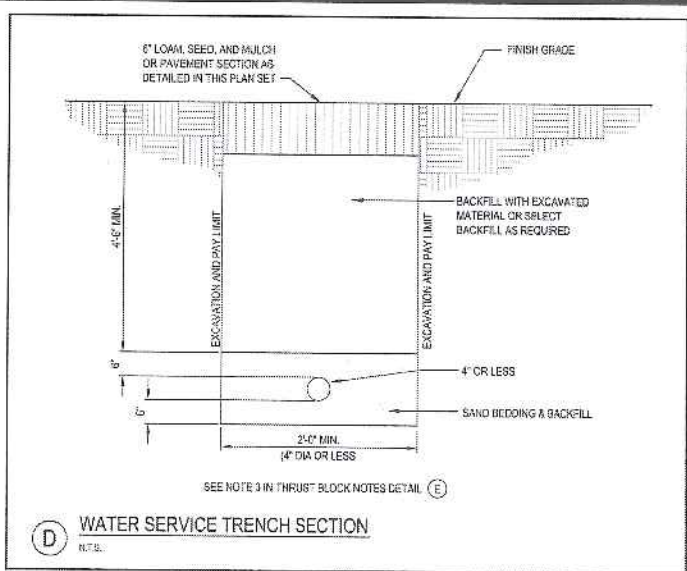
DH DeLUCA-HOFFMAN ASSOCIATES, INC.
775 MAIN STREET, SUITE 4
SOUTH PORTLAND, ME 04108
207.775.1171
WWW.DELUCAHOFFMAN.COM

DRAWN: CMW | DATE: MAR. 2013
DESIGNED: SRB | SCALE: N.T.S.
CHECKED: SRB | JOB NO.: 3118
FILE NAME: 3118-DET
SHEET: C-8.0

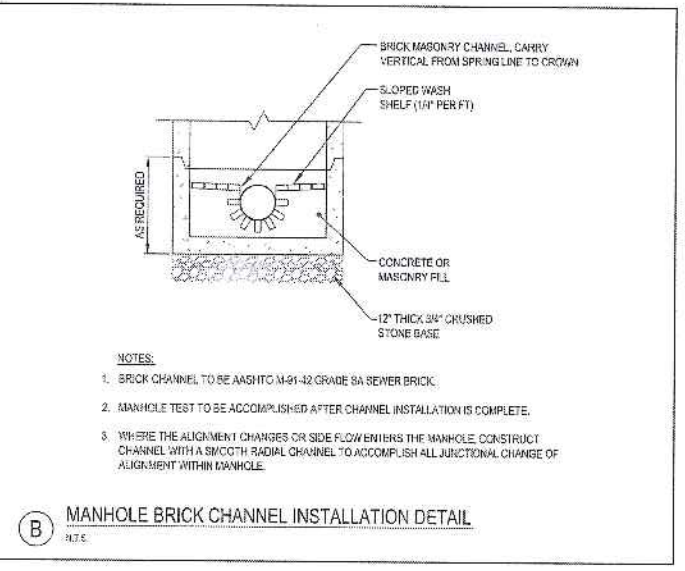
R:\3118\3118.dwg Plotter: HP Color LaserJet 3600 Plotter: 3118-DET.dwg 03/27/13 10:51 AM



A 4'-0" DIA. PRECAST SANITARY SEWER OR DRAIN MANHOLE DETAIL
N.T.S.



D WATER SERVICE TRENCH SECTION
N.T.S.

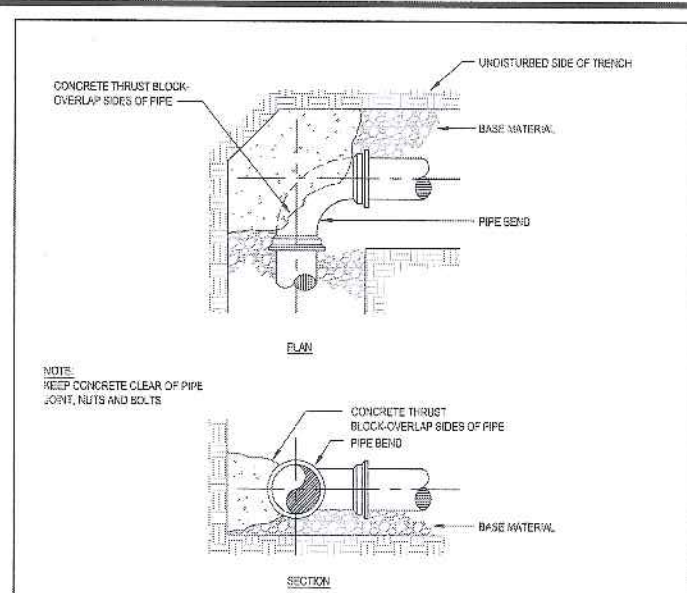


B MANHOLE BRICK CHANNEL INSTALLATION DETAIL
N.T.S.

E THRUST BLOCK NOTES
N.T.S.

- INSTALL POLY BARRIER BETWEEN PIPE AND ALL THRUST BLOCKS.
- ANY MODIFICATION TO THRUST BLOCK SIZING OR PIPE RESTRAINT REVISIONS SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO IMPLEMENTATION IN THE FIELD.
- ANY WORK RELATING TO WATER PIPING OR DETAILS SHALL BE IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT SPECIFICATIONS.
- ALL RESTRAINED JOINTS MUST HAVE GRIPRING™

BEARING SURFACE REQUIRED IN SQUARE FEET				
PIPE SIZE	1/4\"/>			
8\"/>	5.0	5.0	6.6	5.0
12\"/>	11.5	11.5	20.0	22.0

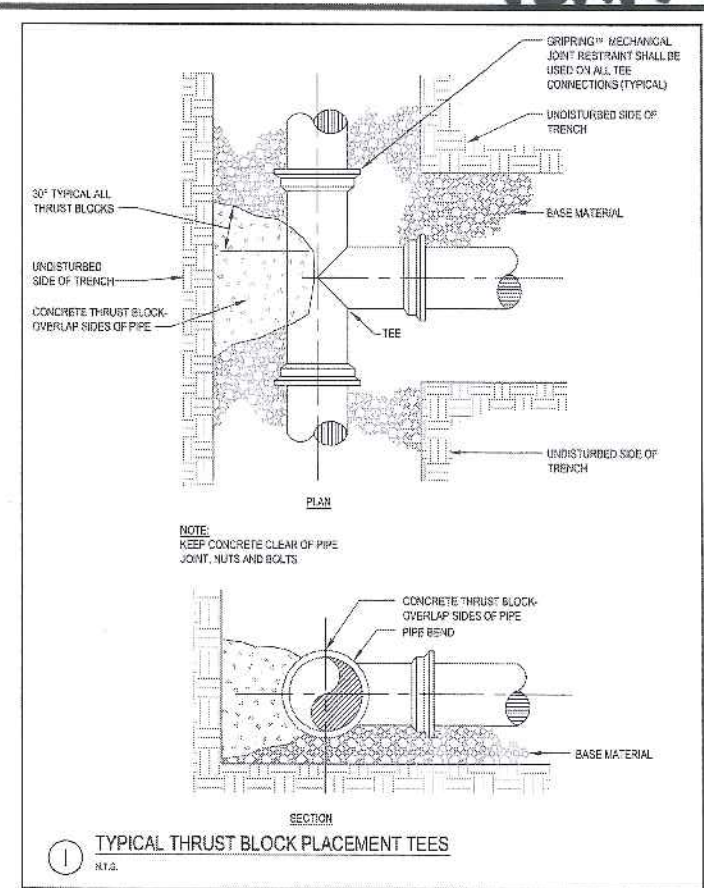


G TYPICAL THRUST BLOCK PLACEMENT BENDS
N.T.S.

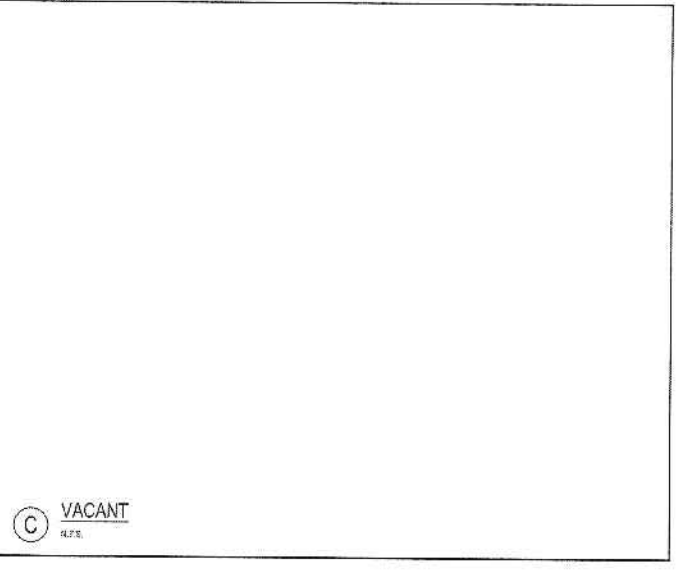
THRUST-RETAINER GLAND SCHEDULE		
1/4\"/>	(50')	USE POURED-IN-PLACE THRUST BLOCK WITH GRIPRING™ MECHANICAL JOINT RESTRAINT
1/8\"/>	(45')	THRUST BLOCK OF GRIPRING™
1/2\"/>	(22 1/2')	THRUST BLOCK OF GRIPRING™
1/32\"/>	(11 1/4')	THRUST BLOCK OF GRIPRING™

THE ABOVE SCHEDULE IS SUBJECT TO THE APPROVAL OF THE AQUA MAINE INSPECTOR DUE TO SOILS AND WORKING PRESSURES IN THE AREA.

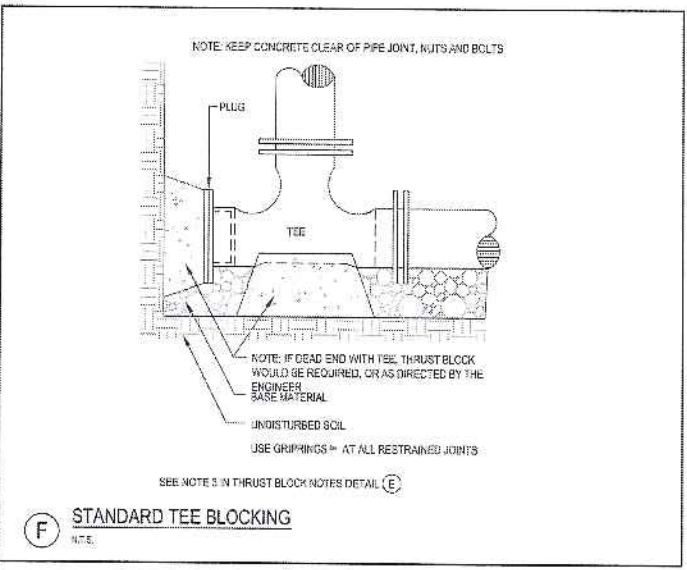
- NOTES:**
- THE PORTLAND WATER DISTRICT MAY HAVE INSPECTION FEES AND REQUIRE OBSERVATION OF ALL PIPING INSTALLATION BEFORE BURIAL.
 - FOR WATER MAIN LAYOUT SEE DRAWING C-1.0.
 - FOR WATER MAIN PROFILE SEE DRAWING C-10.0.
 - FOR WATER MAIN SERVICE TRENCH DETAIL SEE DRAWING DETAIL D THIS SHEET.
 - CONTACT THE PORTLAND WATER DISTRICT FOR TESTING AND CHLORINATION REQUIREMENTS.
 - ALL HYDRANTS AND VALVES TO BE EPOXY COATED, NUTS & BOLTS TO BE STAINLESS STEEL.
 - SERVICE HOUS FOR DOMESTIC SERVICE OR AIR VALVES TO BE STAINLESS STEEL.



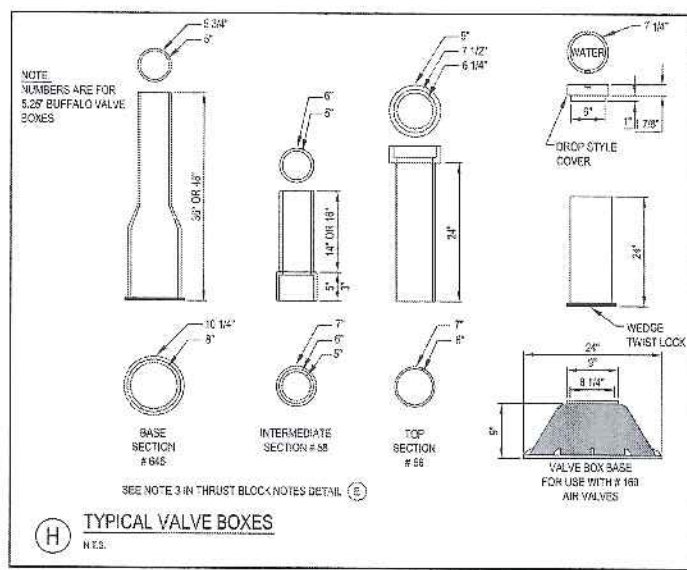
I TYPICAL THRUST BLOCK PLACEMENT TEES
N.T.S.



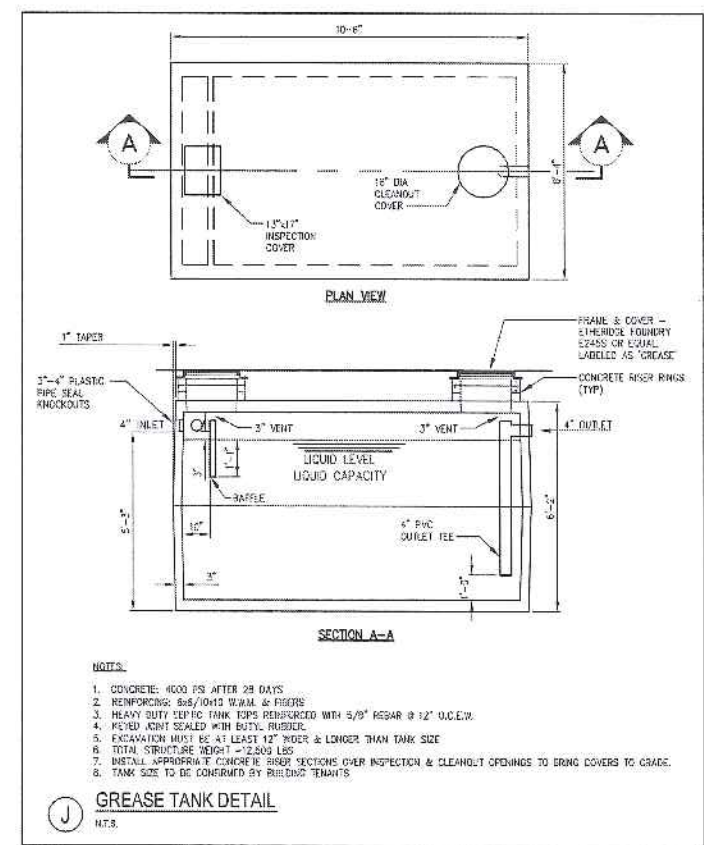
C VACANT
N.T.S.



F STANDARD TEE BLOCKING
N.T.S.



H TYPICAL VALVE BOXES
N.T.S.

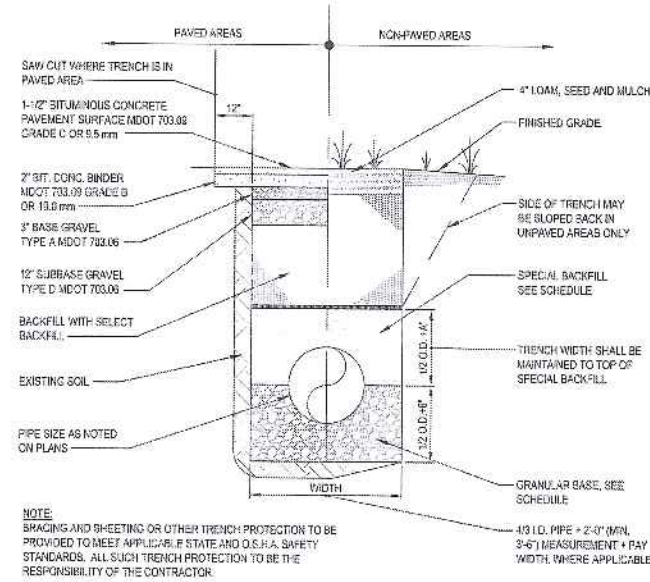


J GREASE TANK DETAIL
N.T.S.

		PROJECT: MULTI-USE DEVELOPMENT 2282 CONGRESS ST., PORTLAND, ME SHEET TITLE: UTILITY DETAILS	DeLUCA-HOFFMAN ASSOCIATES, INC. 172 MAIN STREET, SUITE # SOUTH PORTLAND, ME 04106 207.775.1121 WWW.DELUCA-HOFFMAN.COM
3 04.18.13 REVISED PER CITY STAFF COMMENTS 2 04.09.13 SUBMITTED TO MEDEP STORMWATER DISCHARGE PERMIT 1 03.28.13 SUBMITTED TO CITY OF PORTLAND REV DATE DESCRIPTION	P.E. STEPHEN BUSHEY I.C. # 7429	CLIENT: CJ DEVELOPERS, INC. 35 PRIMROSE LANE, FREEPORT, MAINE 04032	DRAWN: CMW DATE: MAR. 2013 DESIGNED: SRB SCALE: N.T.S. CHECKED: SRB JOB NO: 3118 FILE NAME: 3118-DET SHEET: C-8.1

R:\115-Commonwealth Plan, Portand, ME\CAD\DWG\115\1150021.dwg cad:hwad 4/23/2013 6:51:28

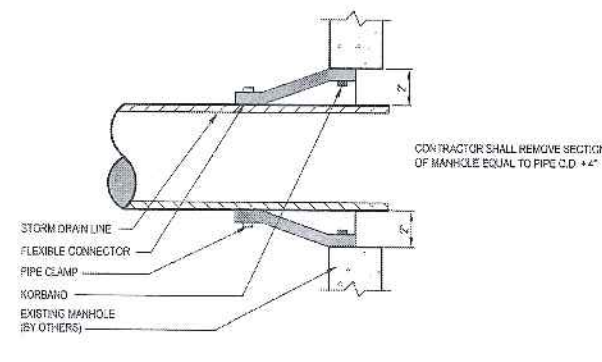
TRENCH SECTION BACKFILL SCHEDULE				
TYPE OF PIPE	GRANULAR BASE MATERIAL	SPECIAL BACKFILL	SPECIAL BACKFILL COVER (4" MIN)	SELECT BACKFILL
CONCRETE	GRANULAR AASHTO M145-9 A-3 OR BETTER	GRANULAR AASHTO M145-9 A-3 OR BETTER	12"	GRANULAR AASHTO M145-9 A-3 OR BETTER
PVC OR HDPE	3/4" CRUSHED STONE	GRANULAR AASHTO M145-9 A-3 OR BETTER	6"	GRANULAR AASHTO M145-9 A-3 OR BETTER
DUCTILE IRON	GRANULAR AASHTO M145-9 A-3 OR BETTER	GRANULAR AASHTO M145-9 A-3 OR BETTER	6"	GRANULAR AASHTO M145-9 A-3 OR BETTER
UNDER-DRAINS	3/4" CRUSHED STONE	3/4" CRUSHED STONE	6"	GRANULAR AASHTO M145-9 A-3 OR BETTER



A TYPICAL UTILITY PIPE TRENCH SECTION
N.T.S.

NOTES:

- A FLEXIBLE PIPE TO MANHOLE CONNECTOR SHALL BE EMPLOYED IN THE CONNECTION OF ALL PIPE TO MANHOLE JUNCTIONS.
- THE CONNECTOR SHALL BE KOR-N-SEAL AS MANUFACTURED BY NPC SYSTEMS, INC., OF MILFORD, NH OR EQUAL.
- THE CONNECTOR SHALL BE THE SOLE ELEMENT RELIED ON TO ASSURE A FLEXIBLE, WATER-TIGHT SEAL OF THE PIPE TO MANHOLE. NO ADHESIVES OR LUBRICANTS SHALL BE EMPLOYED IN THE INSTALLATION OF THE CONNECTOR TO THE MANHOLE. THE RUBBER FOR THE CONNECTOR SHALL CONFORM TO ASTM C443 AND ASTM C323 AND CONSIST OF EPDM AND ELASTOMERS KNOWN TO BE RESISTANT TO OZONE, WEATHER ELEMENTS, CHEMICALS, INCLUDING ACIDS, ALKALIS, ANIMAL AND VEGETABLE FATS, OILS AND PETROLEUM PRODUCTS FROM SPILLS.
- ALL STAINLESS STEEL ELEMENTS OF THE CONNECTOR SHALL BE TOTALLY NON-MAGNETIC SERIES 304 STAINLESS, EXCLUDING THE WORM SCREW USED FOR TIGHTENING THE STEEL BAND AROUND THE PIPE, WHICH SHALL BE SERIES 305 STAINLESS. THE WORM SCREW USED FOR TIGHTENING THE STEEL BAND SHALL BE TORQUED BY A BREAK-AWAY TORQUE WRENCH AVAILABLE FROM THE PRECAST MANHOLE SUPPLIER, AND SET AT 8370 in-lb.
- THE CONNECTOR SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATION OF THE CONNECTOR MANUFACTURER.
- THE CONNECTOR SHALL BE OF A SIZE SPECIFICALLY DESIGNED FOR THE PIPE MATERIAL AND SIZE BEING UTILIZED ON THE PROJECT.
- ALL CONNECTORS WHICH ARE CAPPED AWAITING PIPE INSTALLATION AT A LATER DATE MUST BE RESTRAINED.

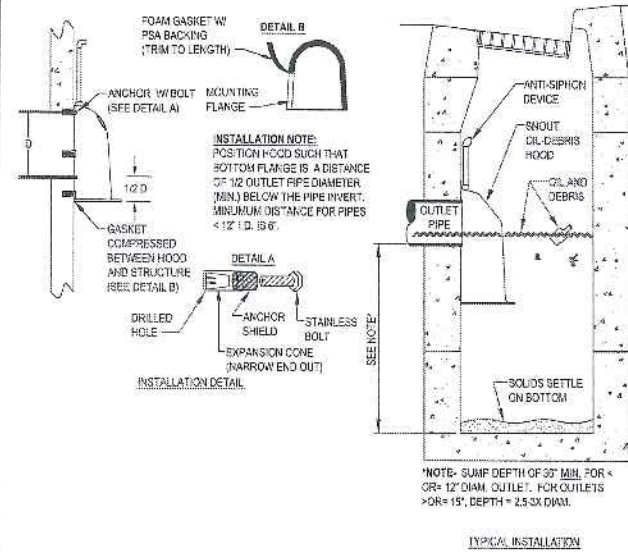


C CORE AND SEAL CONNECTION TO EXISTING STORM DRAIN OR SANITARY MANHOLE
N.T.S.

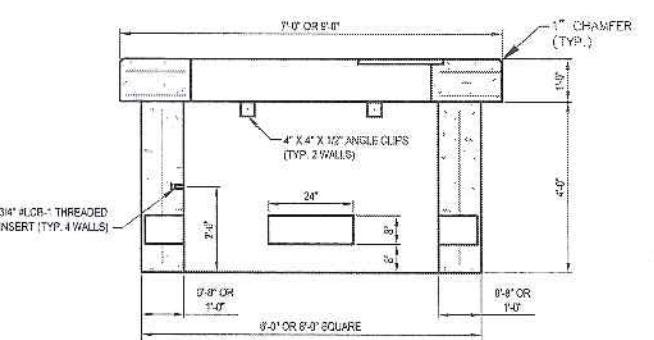
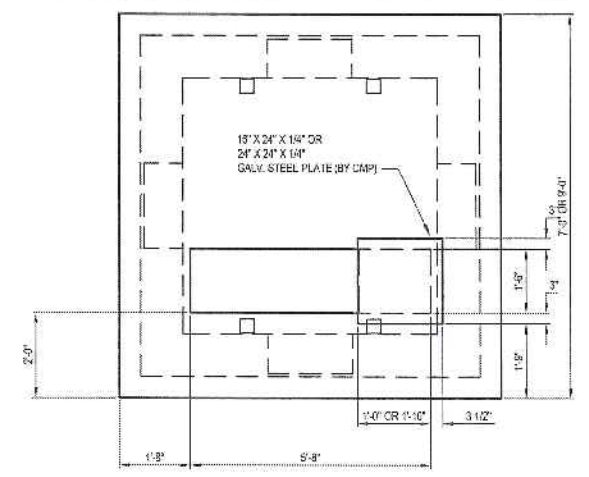
NOTES:

- ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY BEST MANAGEMENT PRODUCTS, INC. TOLL FREE: (800) 964-8008 OR (888) 354-7585 WEB SITE: www.bmproducts.com OR PRE-APPROVED EQUAL.
- ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO-GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
- ALL HOODS SHALL BE EQUIPPED WITH A WATER-TIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL.)
- THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE IN ACCORDANCE WITH THE FOLLOWING TABLE:

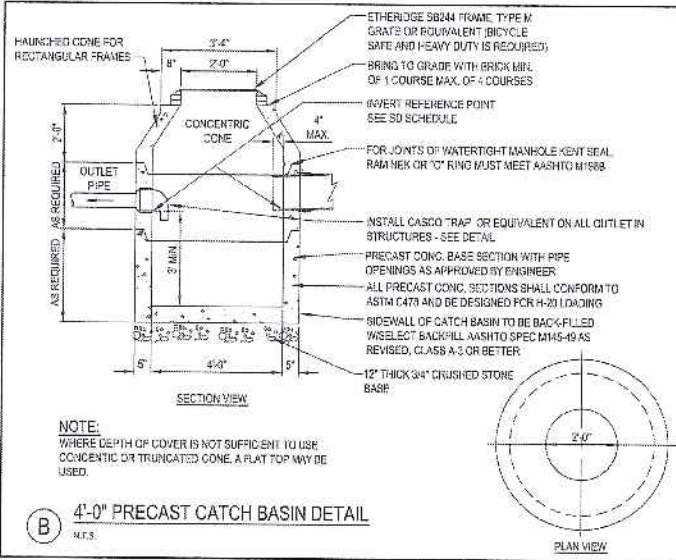
STRUCTURE OUTLET HOLE SIZE	SNOUT SIZE
11.8" O.D. OR LESS	12" F or R
12.0"-17.8" O.D.	18" F or R
18.0"-23.8" O.D.	24" F or R
24.0"-29.8" O.D.	30" F or R
30.0"-47.8" O.D.	48" F
48.0"-55.8" O.D.	66" F
- THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES < 24" I.D.
- THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
- THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
- THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 304 STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL.)
- INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT, WHICH INCLUDES:
 A. INSTALLATION INSTRUCTIONS
 B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
 C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
 D. 304 STAINLESS STEEL BOLTS
 E. ANCHOR SHIELDS



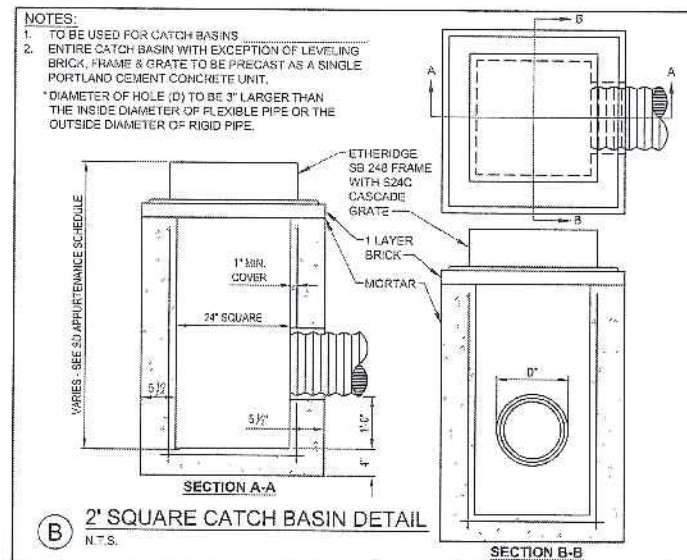
D TYPICAL INSTALLATION
N.T.S.



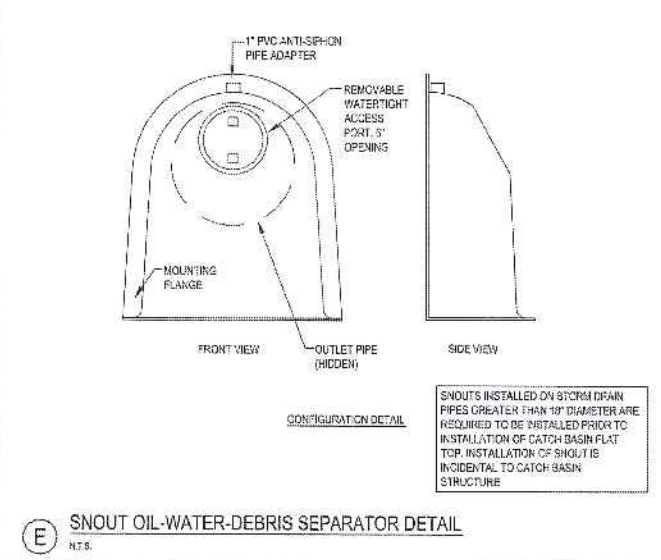
F 7' x 7' TRANSFORMER PAD
N.T.S.



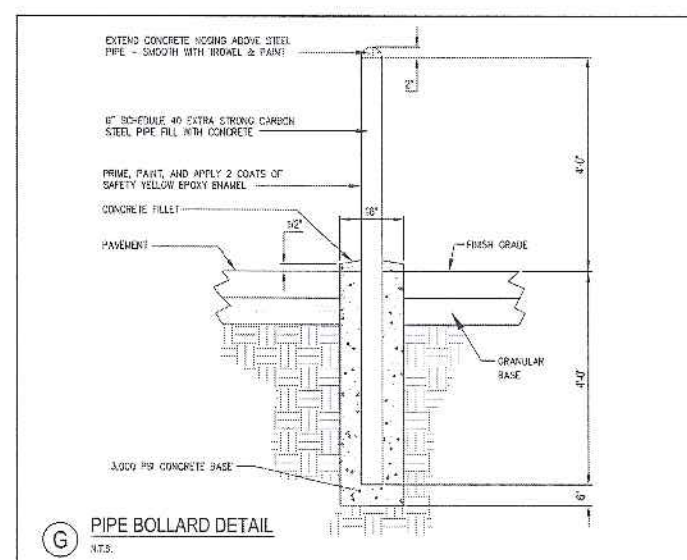
B 4'-0" PRECAST CATCH BASIN DETAIL
N.T.S.



B 2' SQUARE CATCH BASIN DETAIL
N.T.S.



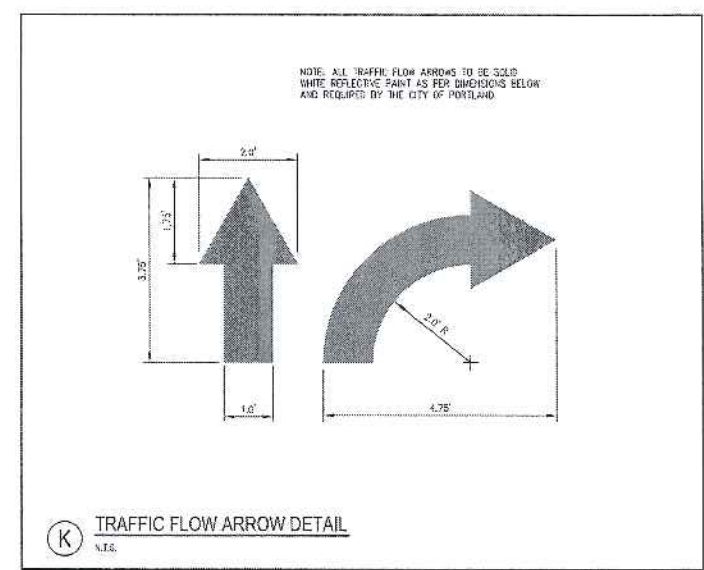
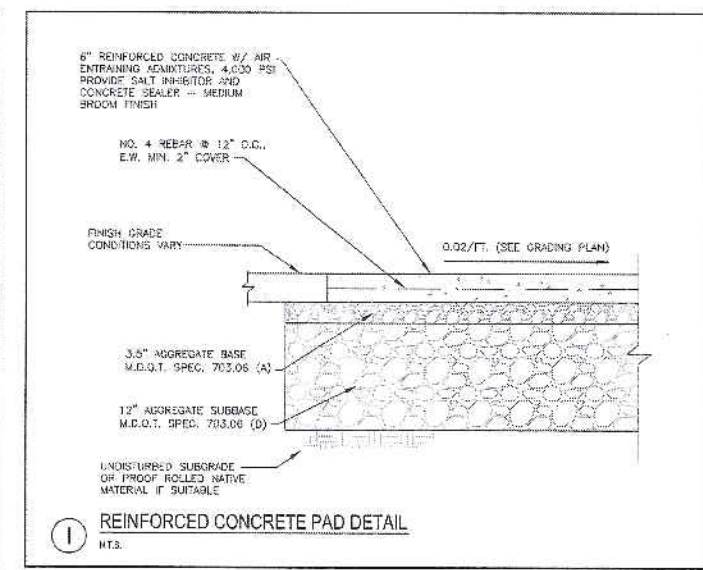
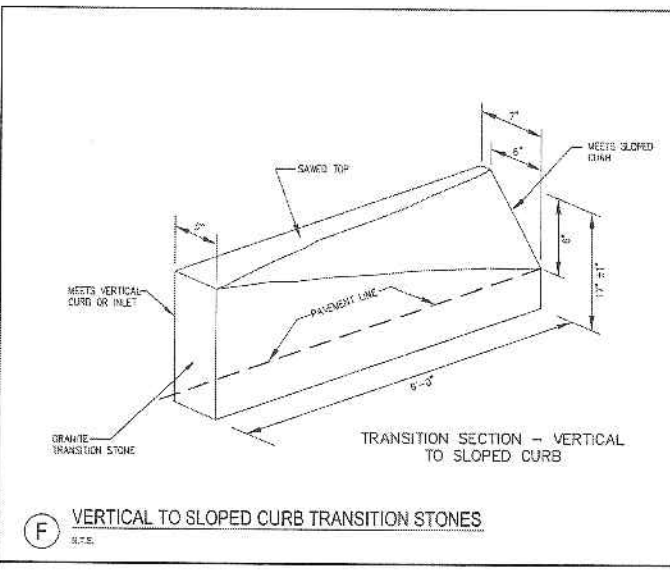
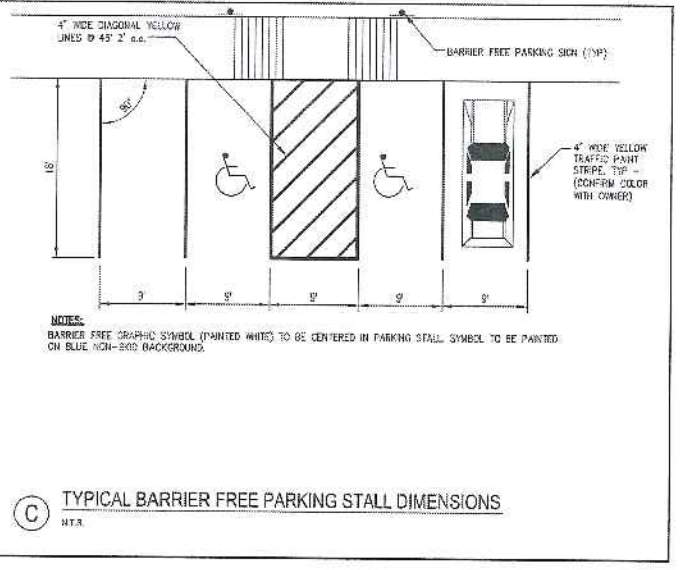
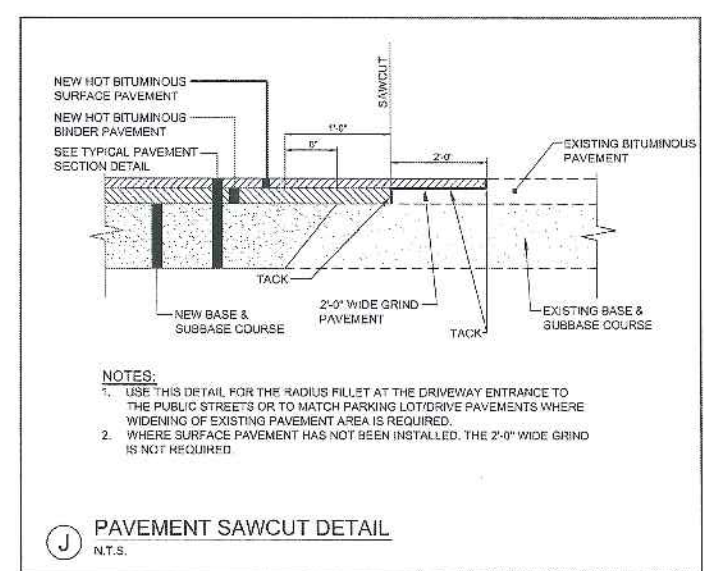
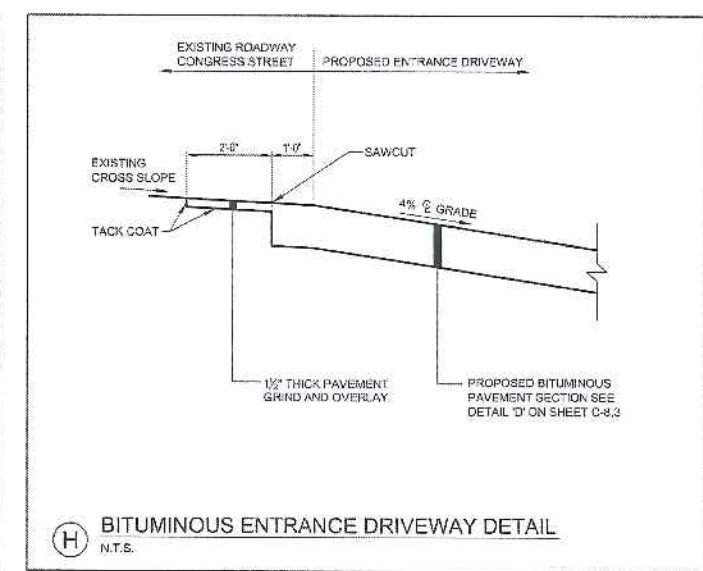
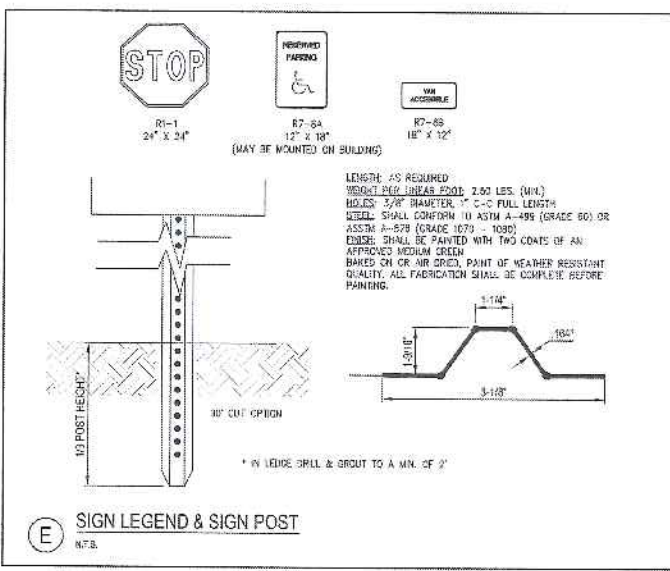
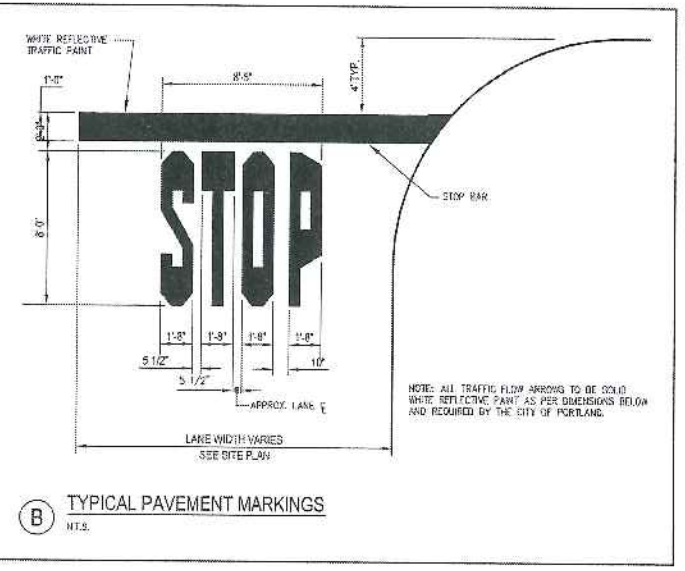
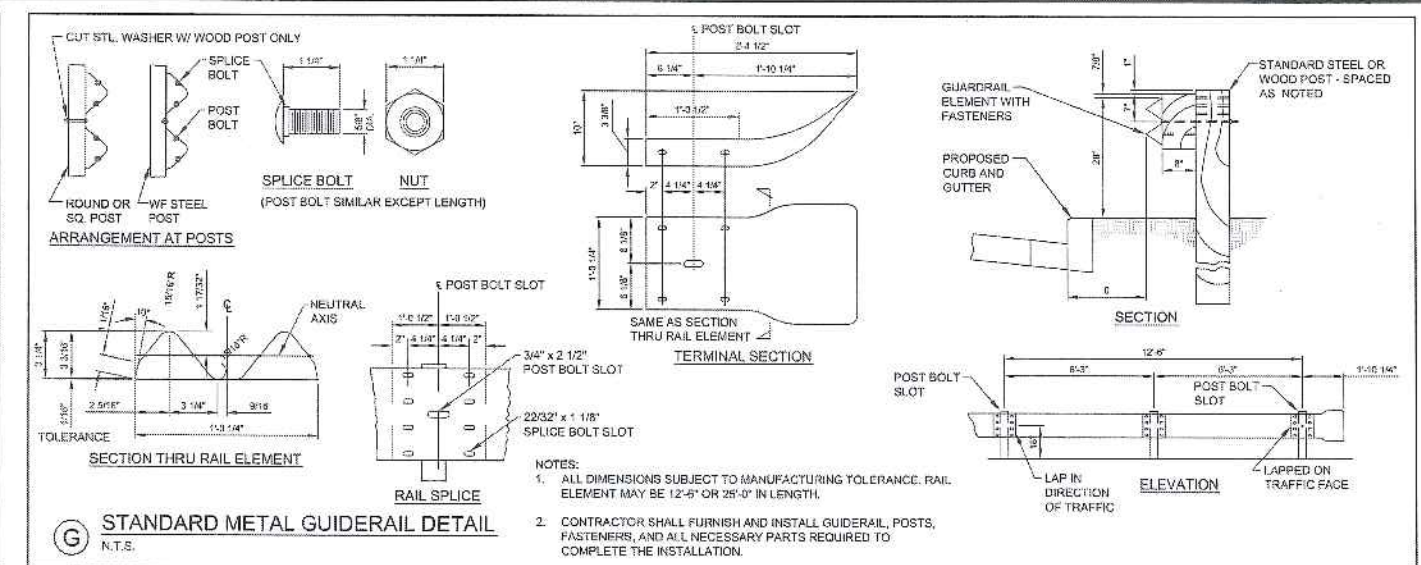
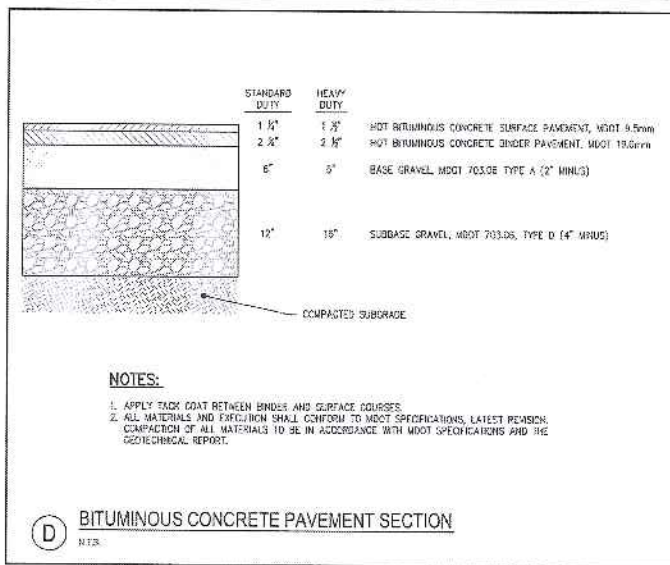
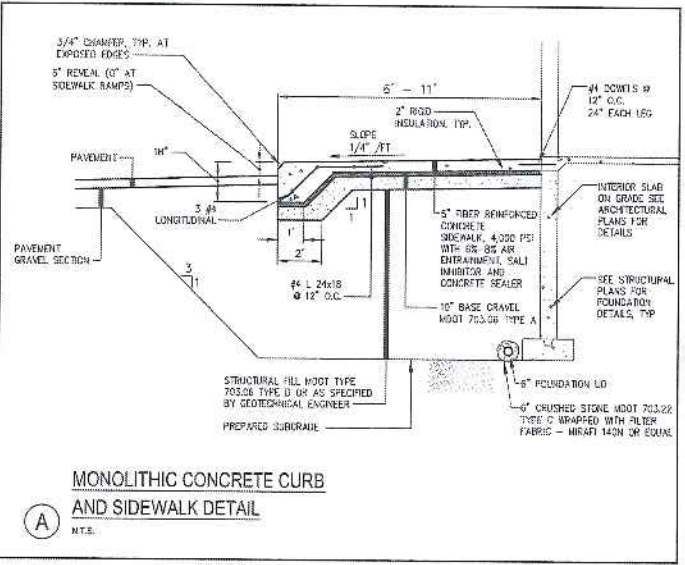
E SNOUT OIL-WATER-DEBRIS SEPARATOR DETAIL
N.T.S.



G PIPE BOLLARD DETAIL
N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION

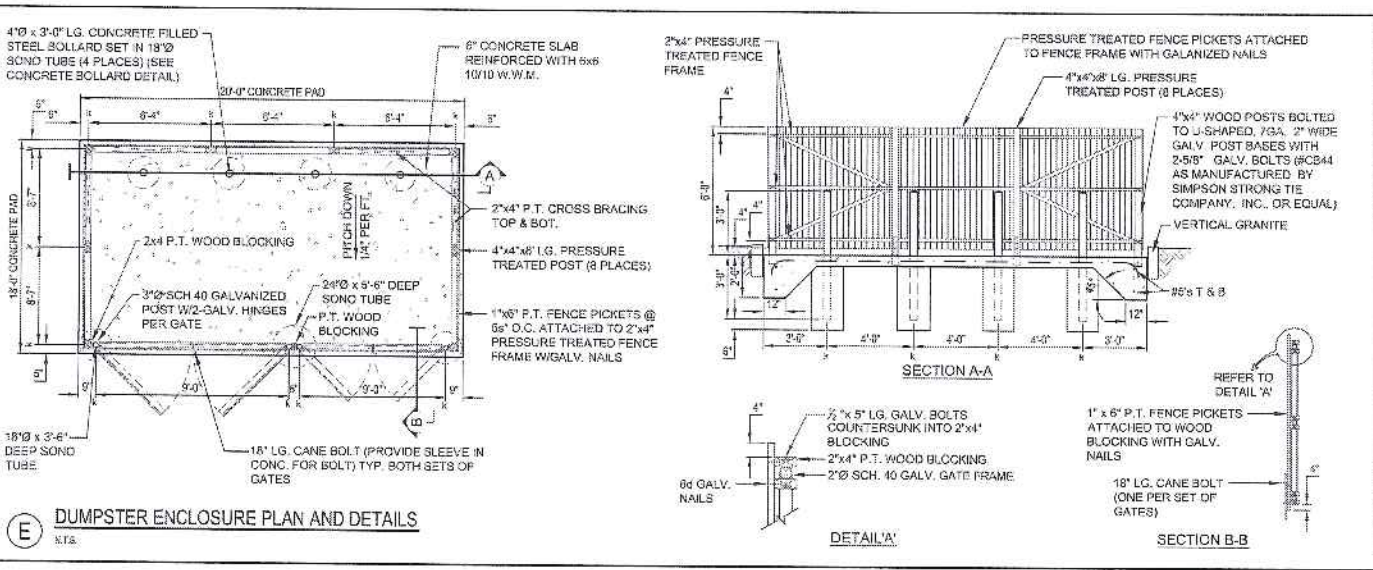
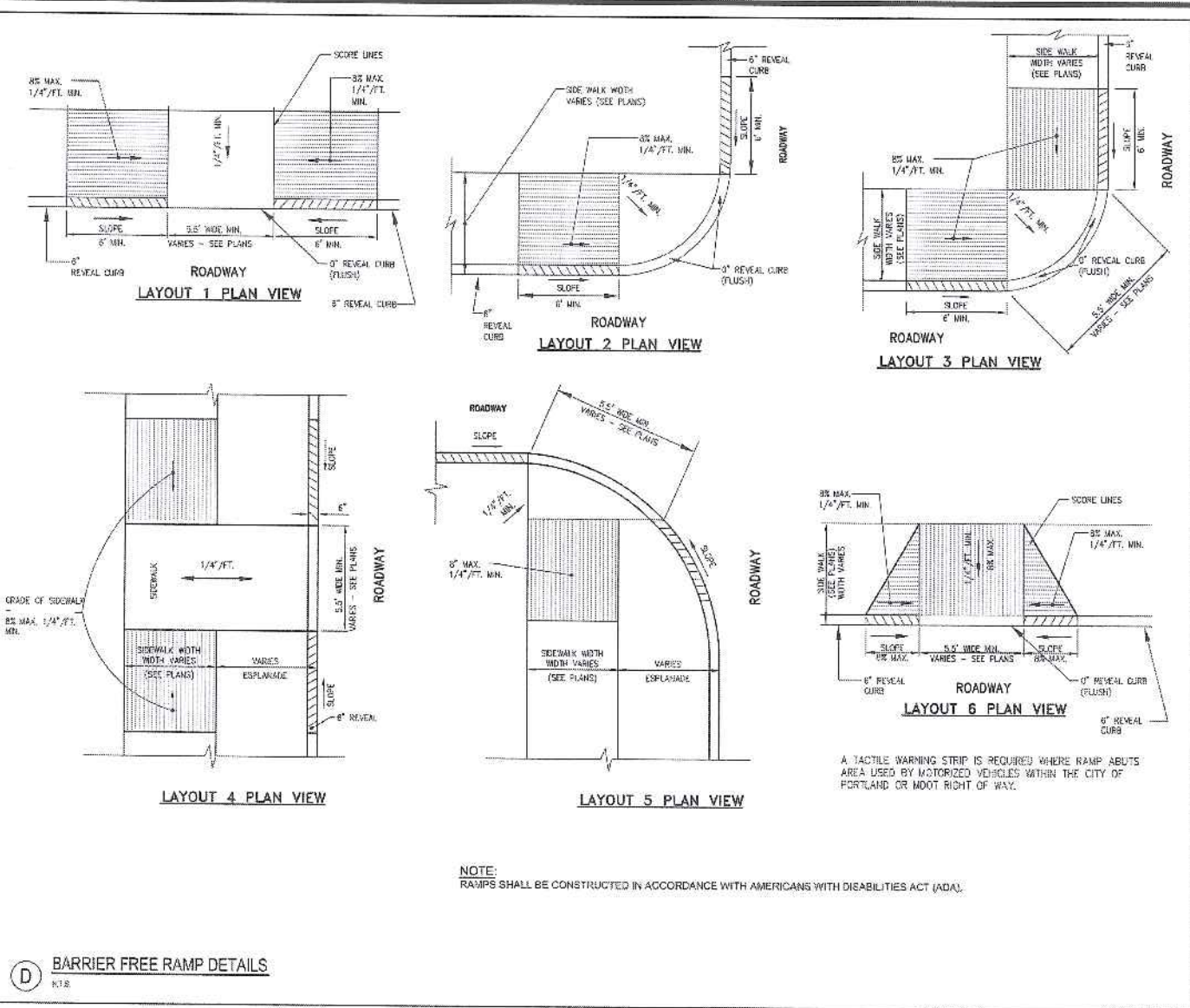
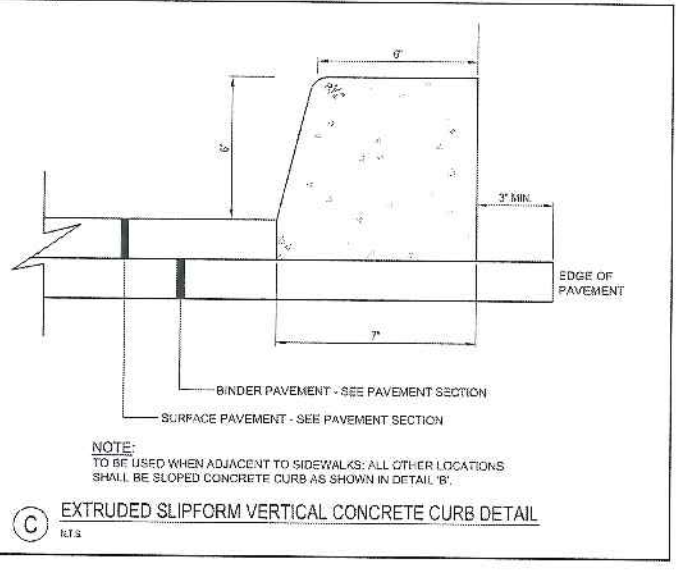
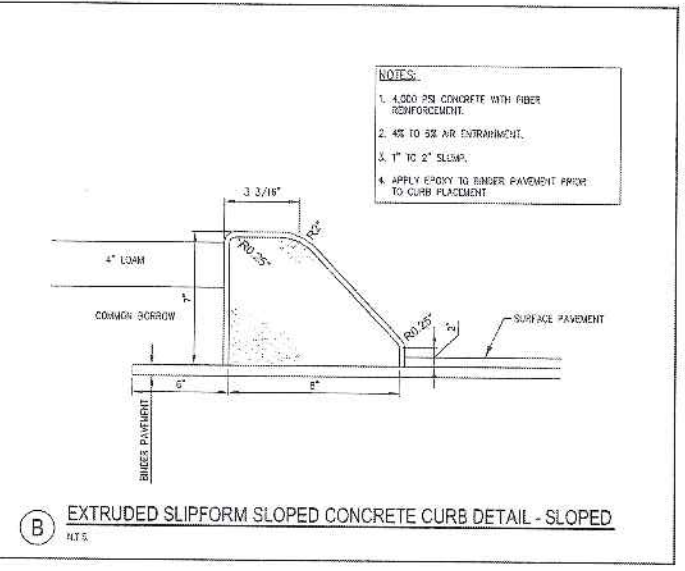
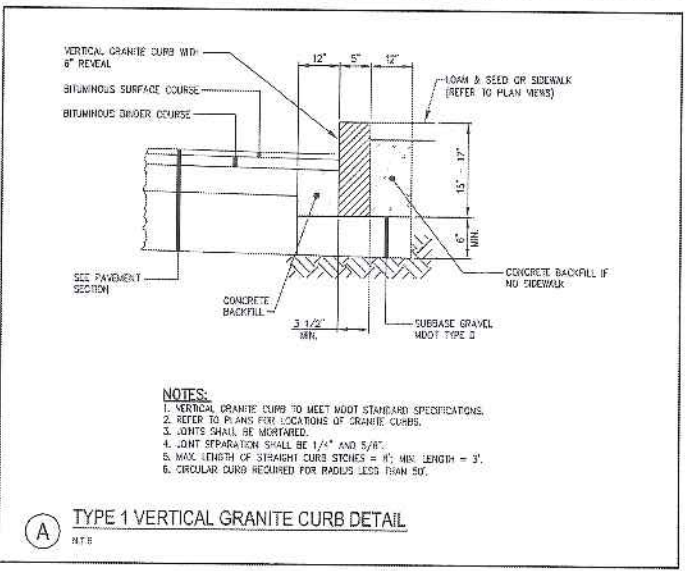
		PROJECT: MULTI-USE DEVELOPMENT 2282 CONGRESS ST., PORTLAND, ME SHEET TITLE: MISCELLANEOUS DETAILS CLIENT: CJ DEVELOPERS, INC. 35 PRIMROSE LANE, FREEPORT, MAINE 04032	DH DeLuca-Hoffman Associates, Inc. 170 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 WWW.DELUCAHOFFMAN.COM DRAWN: CMW DATE: MAR. 2013 DESIGNED: SRB SCALE: N.T.S. CHECKED: SRB JOB NO: 3118 FILE NAME: 3118-DET SHEET: C-8.2
3 04.18.13 REVISED PER CITY STAFF COMMENTS 2 04.09.13 SUBMITTED TO MEDEP STORMWATER DISCHARGE PERMIT 1 03.28.13 SUBMITTED TO CITY OF PORTLAND REV DATE DESCRIPTION	REVISIONS P.E. STEPHEN BUSHY LIC. # 7429	PROJECT: MULTI-USE DEVELOPMENT 2282 CONGRESS ST., PORTLAND, ME SHEET TITLE: MISCELLANEOUS DETAILS CLIENT: CJ DEVELOPERS, INC. 35 PRIMROSE LANE, FREEPORT, MAINE 04032	



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT: MULTI-USE DEVELOPMENT 2282 CONGRESS ST., PORTLAND, ME			SHEET TITLE: SITE DETAILS CLIENT: CJ DEVELOPERS, INC. 35 PRIMROSE LANE, FREEPORT, MAINE 04032	DRAWN: CHW DATE: MAR 2013 DESIGNED: SRB SCALE: N.T.S. CHECKED: SRB JOB NO: 3118 FILE NAME: 3118-DET SHEET: C-8.3
3 04.18.13 REVISED PER CITY STAFF COMMENTS 2 04.09.13 SUBMITTED TO MEDEP STORMWATER DISCHARGE PERMIT 1 03.20.13 SUBMITTED TO CITY OF PORTLAND	REVISIONS			

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PRELIMINARY - NOT FOR CONSTRUCTION

		PROJECT: MULTI-USE DEVELOPMENT 2282 CONGRESS ST., PORTLAND, ME SHEET TITLE: SITE DETAILS	DeLUCA-HOFFMAN ASSOCIATES, INC. 173 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.775.1121 WWW.DELUCA-HOFFMAN.COM
3 04.13.13 REVISED PER CITY STAFF COMMENTS 2 04.09.13 SUBMITTED TO MDEP STORMWATER DISCHARGE PERMIT 1 03.28.13 SUBMITTED TO CITY OF PORTLAND	CLIENT: CJ DEVELOPERS, INC. 35 PRIMROSE LANE, FREEPORT, MAINE 04032	DRAWN: CMW DATE: MAR. 2013 DESIGNED: SRB SCALE: N.T.S. CHECKED: SRB JOB NO: 3118 FILE NAME: 3118-DET	SHEET: C-8.4

(A) VACANT
N.T.S.

(B) VACANT
N.T.S.

SW COLE ENGINEERS, INC.
PRIMARY DESIGNER, LLC
UNDERDRAIN DETAIL - FUEL ISLAND
PROPOSED CONCRETE STORMWATER PAVEMENT
CAN BE USED FOR CONCRETE
L.S. 150.00
DESIGNATION: NONE
JOB NO. 13-0101 Date: 03/16/16
JOB # 13-0101 Date: 03/16/16

NOTE:
1. UNDERDRAIN INSTALLATION AND JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS AND CONTAINED WITHIN THE TRENCH.
2. DETAILS PROVIDED FOR EXISTING PAVEMENT ONLY, NOT FOR CONSTRUCTION.

APPROXIMATE LIMITS OF OBSERVATION

EXISTING PAVEMENT TO REMAIN AND PART OF FUTURE ROAD AND CURB FOOTINGS

CONCRETE CURB TO MATCH EXISTING CURB (SEE REPORT)

UNDERGROUND CABLE INSTALLATION
JOINTLY USED TRENCH - HORIZONTAL SEPARATION
IN SITUATIONS WHERE THE TRENCH IS TO BE SHARED AGREEMENT MUST BE OBTAINED BETWEEN JOINT USERS

Trench shall be a minimum of 24" wide

(D) UNDERGROUND CABLE INSTALLATION JOINTLY USED TRENCH HORIZONTAL SEPARATION
N.T.S.

UNDERGROUND CABLE INSTALLATION
JOINTLY USED TRENCH - VERTICAL SEPARATION
IN SITUATIONS WHERE THE TRENCH IS TO BE SHARED AGREEMENT MUST BE OBTAINED BETWEEN JOINT USERS

NOTES:
1. Installation should not allow the inter-twining of cables.
2. Bedding and backfill shall be free of roots, stumps and other debris.
3. Communication cable and power cable shall have no less than 12 inches of radial separation.

(F) UNDERGROUND CABLE INSTALLATION JOINTLY USED TRENCH VERTICAL SEPARATION
N.T.S.

(H) 20" ROUND PRECAST CONCRETE LIGHT POLE FOUNDATION
N.T.S.

NOTE: ANCHOR BOLTS TO BE PROVIDED TO CONTRACTOR BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR SHIPPING AND INSTALLING ALL LIGHT POLE FOUNDATIONS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR TRENCHING AND BACKFILLING ALL CONDUITS. THE OWNER WILL BE RESPONSIBLE FOR SETTING OF LIGHT POLES AND ALL WIRING AND LIGHTING ASSEMBLIES.

DESIGN NOTES:
1. CONCRETE 4000 PSI AT 28 DAYS
2. REINFORCING IS AS SPECIFIED. (TYP. 4 - #4 VERTICALLY AND #3 STIRRUPS 12" O.C. HORIZONTALLY)
3. ANCHOR BOLTS AND GROUNDING AS SPECIFIED AND REQUIRED BY SUPPLIER.
4. EXPOSED PORTION OF CONCRETE FOUNDATION TO BE PAINTED WITH 2 COATS OF ACRYLIC PAINT. COLOR TO MATCH POLE COLOR.
5. FOR POLE HEIGHTS EQUAL TO OR LESS THAN 25' TALL.

UNDERGROUND CABLE INSTALLATION
TRENCH OCCUPIED BY CENTRAL MAINE POWER COMPANY ONLY

(E) UNDERGROUND CABLE TRENCH FOR POWER ONLY
N.T.S.

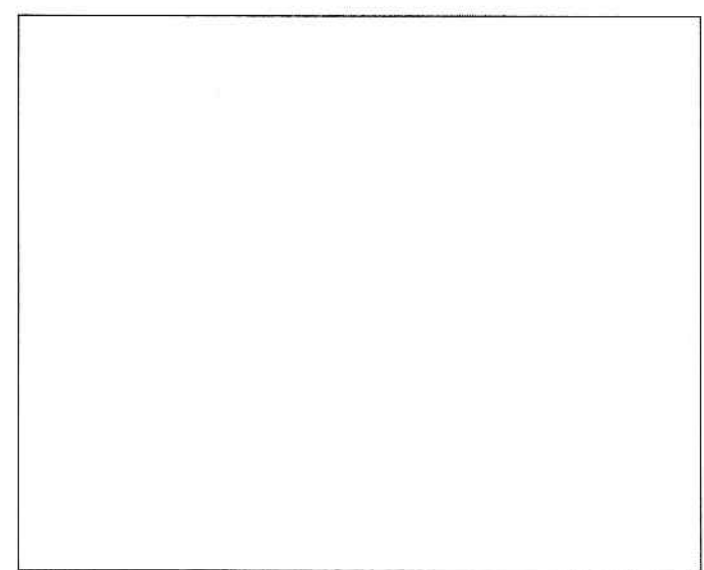
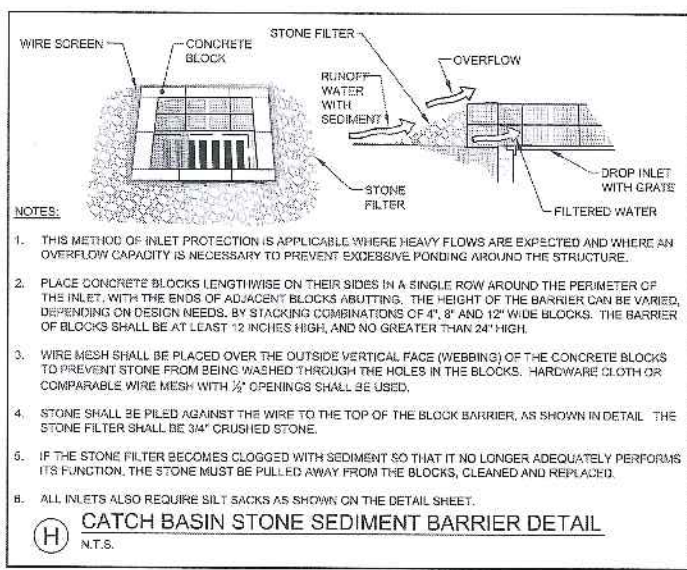
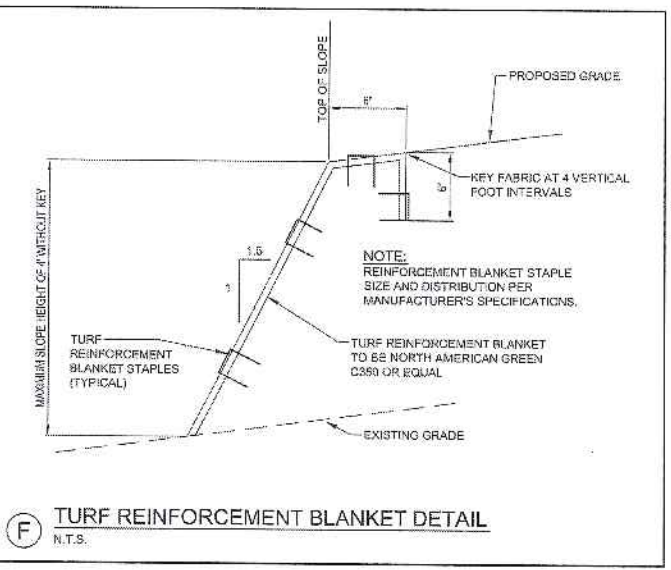
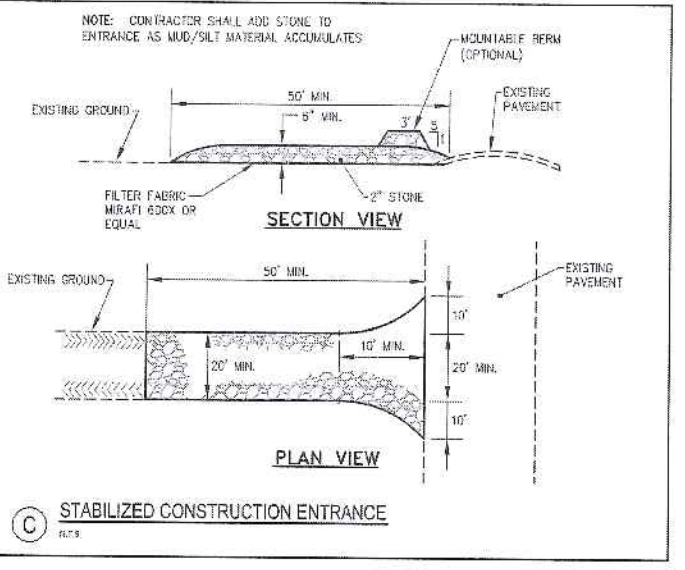
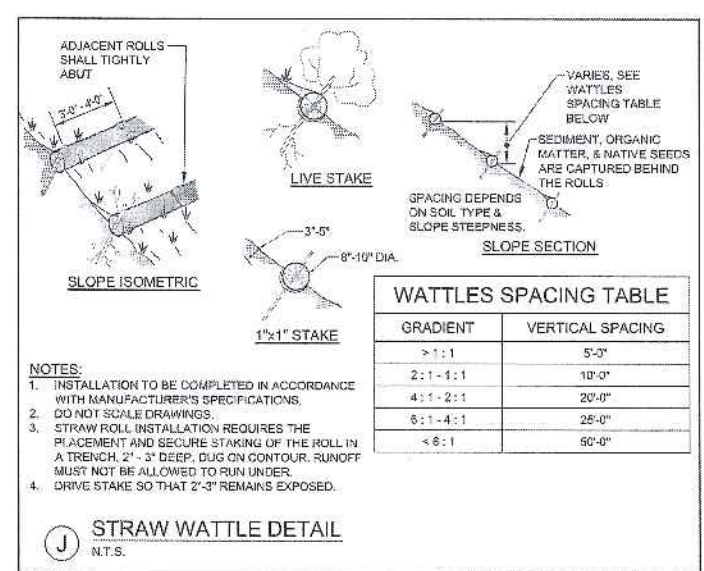
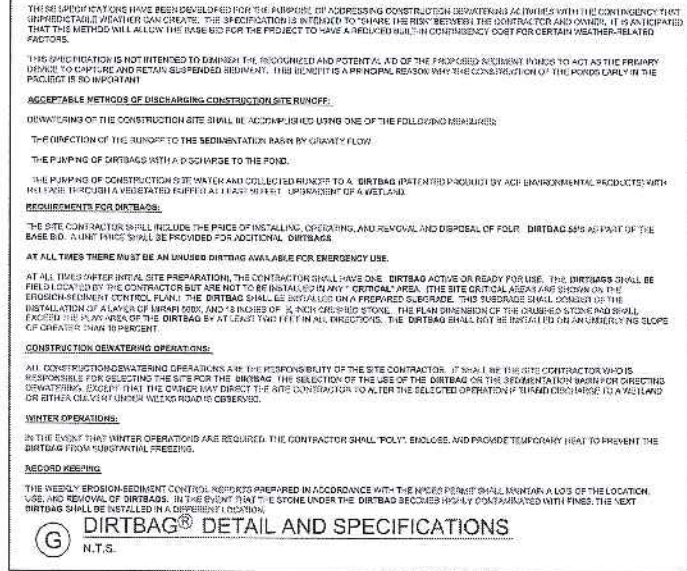
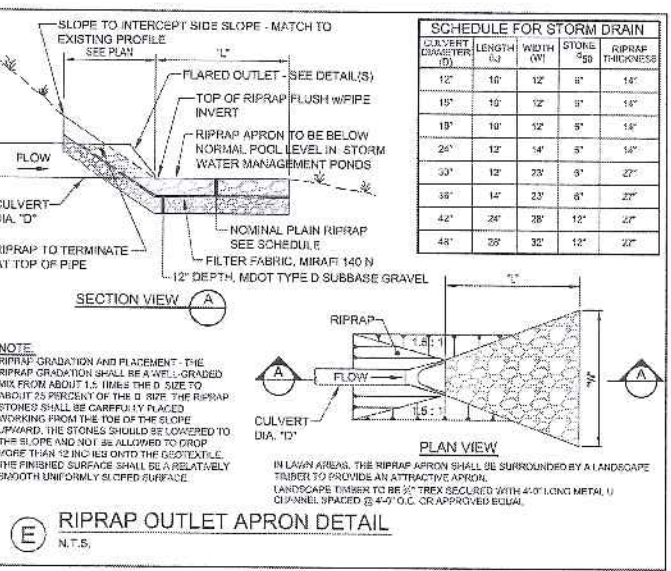
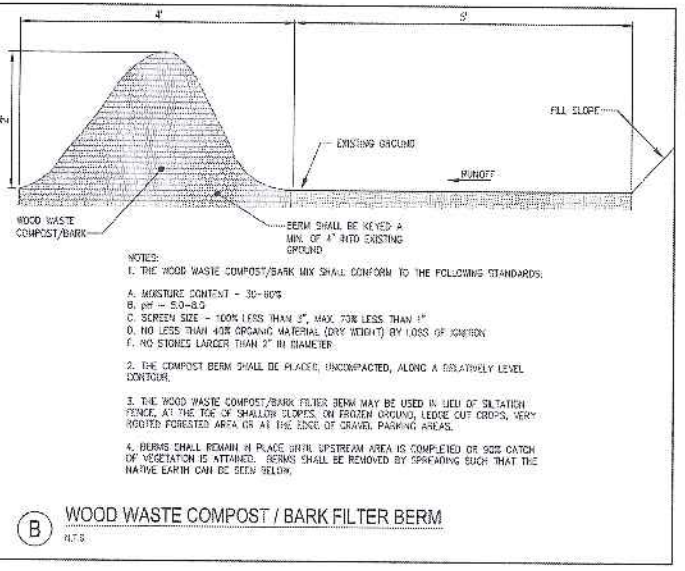
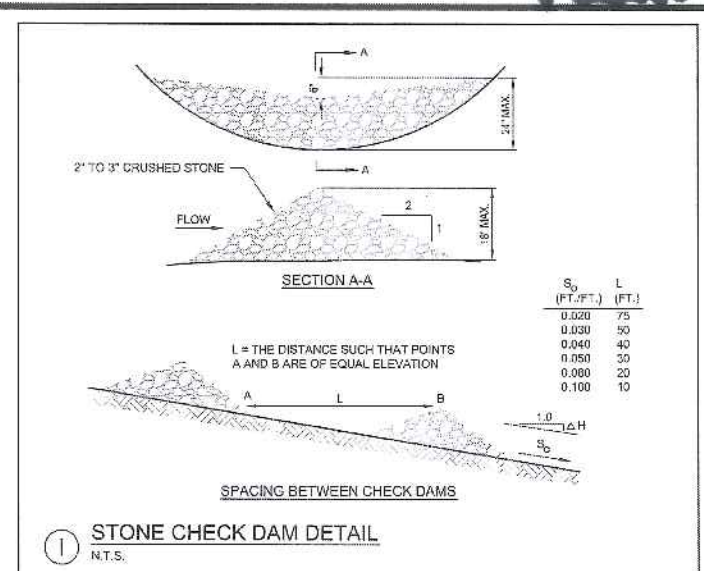
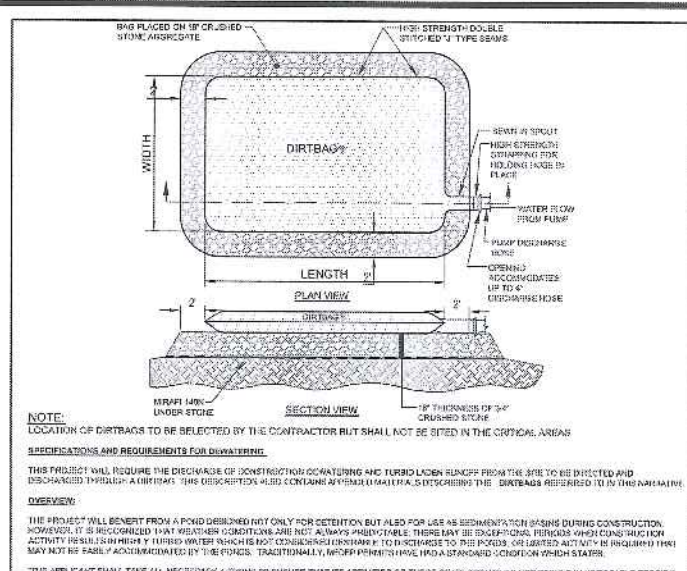
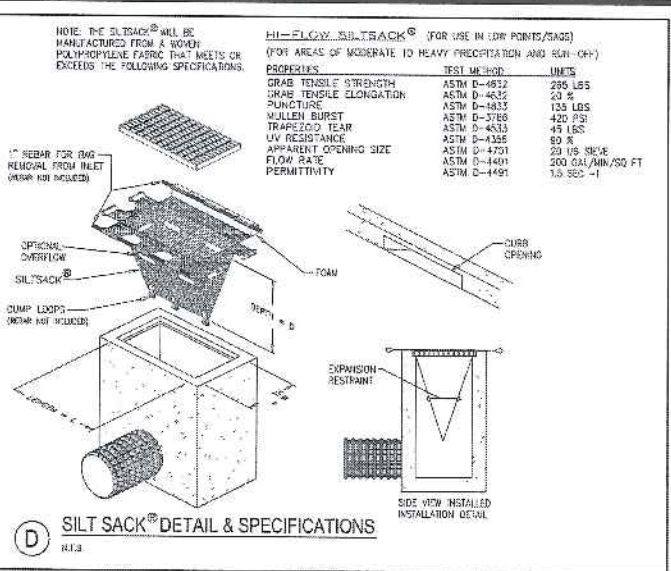
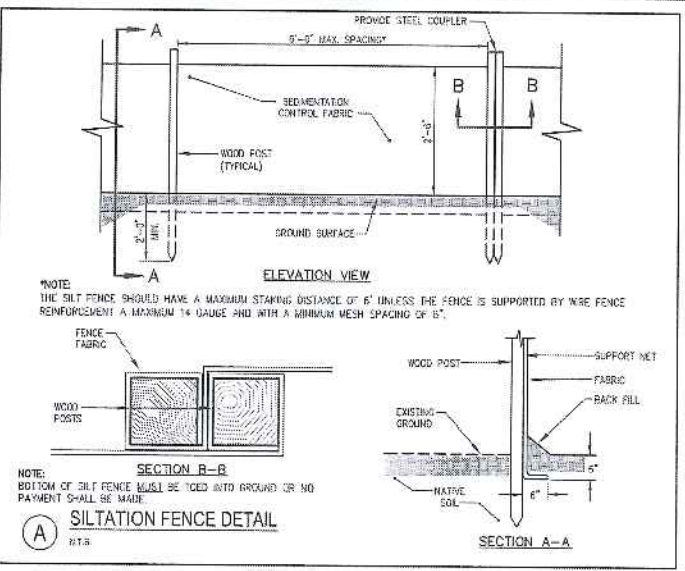
CMP PADMOUNT TRANSFORMER LAYOUT
N.T.S.

NOTE: Preferred layout of a padmount transformer and direct buried underground distribution system. Prior CMP approval is required for any deviation from this layout.

At each transformer location a level 10 foot by 10 foot minimum area will be provided. The elevation of this area shall be sufficient high to always be above the highest expected water level and at or above the top of any nearby ditch slope. The transformer foundation shall be installed on the top of the foundation 16.5 inches above this elevation. The transformer foundation shall be installed no more than 20 feet from a road surface.

PRELIMINARY - NOT FOR CONSTRUCTION

<p>STATE OF MAINE STEPHEN BUSHEY Professional Engineer Lic. # 7429</p>		<p>PROJECT: MULTI-USE DEVELOPMENT 2282 CONGRESS ST., PORTLAND, ME</p> <p>SHEET TITLE: ELECTRICAL AND LIGHTING DETAILS</p> <p>CLIENT: CJ DEVELOPERS, INC. 38 PRIMROSE LANE, FREEPORT, MAINE 04932</p>	<p>DeLUCA-HOFFMAN ASSOCIATES, INC. 775 MAIN STREET, SUITE 9 SOUTH PORTLAND, ME 04105 707.775.1121 WWW.DELUCAHOFFMAN.COM</p> <p>DRAWN: CMW DATE: MAR. 2013 DESIGNED: SRB SCALE: N.T.S. CHECKED: SRB JOB NO. 3118 FILE NAME: 3118-DET</p> <p>SHEET: C-8.5</p>
REV	DATE	DESCRIPTION	REVISIONS
3	04.18.13	REVISED PER CITY STAFF COMMENTS	
2	04.09.13	SUBMITTED TO MEDEP STORMWATER DISCHARGE PERMIT	
1	03.28.13	SUBMITTED TO CITY OF PORTLAND	



REV	DATE	DESCRIPTION	REVISIONS
3	04.18.19	REVISED PER CITY STAFF COMMENTS	
2	04.09.19	SUBMITTED TO MEDEP STORMWATER DISCHARGE PERMIT	
1	03.28.19	SUBMITTED TO CITY OF PORTLAND	
REV	DATE	DESCRIPTION	

PROJECT: MULTI-USE DEVELOPMENT
 2282 CONGRESS ST., PORTLAND, ME.

SHEET TITLE: EROSION CONTROL DETAILS

CLIENT: CJ DEVELOPERS, INC.
 35 PRIMROSE LANE, FREEPORT, MAINE 04032

DRAWN: CMW | DATE: MAR. 2019
 DESIGNED: SRB | SCALE: N.T.S.
 CHECKED: SRB | JOB NO: 3115
 FILE NAME: 3115-DET
 SHEET: C-8.6

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PLAN 19

II.4 EROSION CONTROL MEASURES AND SITE STABILIZATION

THE PROPOSED EROSION AND SEDIMENTATION CONTROL PLAN MEETS OR EXCEEDS THE SOIL CONSERVATION SERVICE ENVIRONMENTAL QUALITY HANDBOOK.

THE PRIMARY EMPHASES OF THE EROSION/SEDIMENTATION CONTROL PLAN TO BE IMPLEMENTED FOR THE INFRASTRUCTURE CONSTRUCTION ARE AS FOLLOWS:

- DEVELOPMENT OF A CAREFUL CONSTRUCTION SEQUENCE.
• RAPID REVEGETATION OF DENUDED AREAS TO MINIMIZE THE PERIOD OF SOIL EXPOSURE.
• RAPID STABILIZATION OF DRAINAGE PATHS TO AVOID RILL AND GULLY EROSION.
• THE USE OF ON-SITE MEASURES TO CAPTURE SEDIMENT (STONE CHECK DAMS/HAY BALES/SILT FENCE, ETC.)

THE FOLLOWING TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL DEVICES WILL BE IMPLEMENTED AS PART OF THE SITE DEVELOPMENT. THESE DEVICES SHALL BE INSTALLED AS INDICATED ON THE PLANS OR AS DESCRIBED WITHIN THIS REPORT. FOR FURTHER REFERENCE, SEE THE MAJOR EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES.

A. TEMPORARY EROSION CONTROL MEASURES

THE FOLLOWING MEASURES ARE PLANNED AS TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION:

- 1. A TEMPORARY CRUSHED STONE-STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AT ANY ACCESS ROUTES OUT OF THE CONSTRUCTION ZONE.
2. SILTATION FENCE OR WOOD WASTE COMPOST BERMS SHALL BE INSTALLED DOWNGRADIENT OF ANY DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS FULLY STABILIZED.
3. STRAW OR HAY MULCH INCLUDING HYDROSEEDING IS INTENDED TO PROVIDE COVER FOR DENUDED OR SEEDED AREAS UNTIL REVEGETATION IS ESTABLISHED.
4. TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION WILL BE PROTECTED AS FOLLOWS:
5. FOR WORK WHICH IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15 OF ANY CALENDAR YEAR, ALL DENUDED AREAS WILL BE COVERED WITH HAY MULCH.
6. CONCRETE STREET SHALL BE SWEEPED TO CONTROL MUD AND DUST AS NECESSARY.
7. DURING GRUBBING OPERATIONS, STONE CHECK DAMS SHALL BE INSTALLED AT ANY EVIDENT CONCENTRATED FLOW DISCHARGE POINTS.
8. SILT FENCING WITH A MINIMUM STAKE SPACING OF 5 FEET SHOULD BE USED.
9. WOOD WASTE COMPOST/BARK BERMS MAY BE USED IN LIEU OF SILTATION FENCING.
10. WATER AND/OR CALCIUM CHLORIDE SHALL BE FURNISHED AND APPLIED IN ACCORDANCE WITH MDOT SPECIFICATIONS.
11. TEMPORARY CATCH BASIN INLET BARRIERS SHALL BE INSTALLED THROUGHOUT THE COURSE OF CONSTRUCTION.

B. PERMANENT EROSION CONTROL MEASURES

THE FOLLOWING PERMANENT EROSION CONTROL MEASURES HAVE BEEN DESIGNED AS PART OF THE EROSION/SEDIMENTATION CONTROL PLAN:

- 1. ALL STORM DRAIN PIPE OUTLETS SHALL HAVE RIPRAP APRONS AT THEIR OUTLET TO PROTECT THE OUTLET AND RECEIVING CHANNEL OF THE CULVERTS FROM SCOUR AND DETERIORATION.
2. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.) WILL BE LOAMED, LIMED, FERTILIZED, MULCHED, AND SEEDED.
3. STOCKPILES AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.

C. IMPLEMENTATION SCHEDULE

THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE REQUIRED FOR THE SITE DEVELOPMENT TO INSURE THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE OPTIMIZED.

NOTE: FOR ALL GRADING ACTIVITIES, THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION NOT TO OVEREXPOSE THE SITE BY LIMITING THE DISTURBED AREA.

- 1. INSTALL STABILIZED CONSTRUCTION ENTRANCE(S) SITE ENTRY/EXIT LOCATIONS.
2. CLEAR AREA NECESSARY FOR THE PARKING AREA BUILDING CONSTRUCTION.
3. INSTALL PERIMETER SILTATION FENCE AND/OR WOOD WASTE BERMS PRIOR TO GRUBBING RESPECTIVE AREAS.
4. GRUB WORK AREA FOR PARKING LOTS AND BUILDINGS.
5. DURING GRUBBING OPERATIONS, INSTALL STONE CHECK DAMS AT ANY EVIDENT CONCENTRATED FLOW DISCHARGE POINTS.
6. COMMENCE EARTHWORK AND GRADING TO SUBGRADE AS NECESSARY FOR THE PARKING LOTS AND WALKWAYS.
7. COMMENCE EARTHWORK AND GRADING TO SUBGRADE AS NECESSARY FOR THE BUILDING FOUNDATION.
8. COMMENCE INSTALLATION OF DRAINAGE APPURTENANCES, INCLUDING CATCH BASINS, MANHOLES, ETC.

- 9. COMMENCE INSTALLATION OF UNDERGROUND UTILITIES.
10. CONTINUE EARTHWORK AND GRADING TO SUBGRADE AS NECESSARY FOR CONSTRUCTION.
11. COMPLETE REMAINING EARTHWORK OPERATIONS.
12. COMMENCE BUILDING FOUNDATIONS.
13. INSTALL SUBBASE AND BASE COURSE GRAVELS WITHIN PARKING LOTS AND WALKWAYS.
14. COMPLETE INSTALLATION OF DRAINAGE APPURTENANCES AND UTILITY APPURTENANCES.
15. COMPLETE UNDERGROUND TANK INSTALLATION AND CONCRETE DISPENSER ISLAND.
16. INSTALL BASE COURSE PAVING FOR THE PARKING LOTS.
17. CONTINUE BUILDING CONSTRUCTION.
18. INSTALL SURFACE COURSE PAVING FOR THE PARKING, AND WALKWAY AREAS.
19. LOAM, LIME, FERTILIZE, SEED AND MULCH DISTURBED AREAS.
20. REMOVE ACCUMULATED SEDIMENT FROM AHEAD OF ANY SEDIMENT BARRIERS AS NECESSARY.
21. ONCE THE SITE IS STABILIZED AND A 90% CATCH OF VEGETATION HAS BEEN OBTAINED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
22. TOUCH UP LOAM AND SEED.
23. COMPLETE PAVEMENT MARKINGS AND SIGNAGE.

PRIOR TO CONSTRUCTION OF THE PROJECT THE CONTRACTOR SHALL SUBMIT TO THE OWNER A SCHEDULE FOR THE COMPLETION OF THE WORK, WHICH WILL SATISFY THE FOLLOWING CRITERIA:

- 1. THE ABOVE CONSTRUCTION SEQUENCE SHOULD GENERALLY BE COMPLETED IN THE SPECIFIED ORDER.
2. THE WORK SHALL BE CONDUCTED IN SECTIONS WHICH WILL:
a. LIMIT THE AMOUNT OF EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE PROCEEDING 30 DAYS.
b. REVEGETATE DISTURBED AREAS AS RAPIDLY AS POSSIBLE.
c. INCORPORATE PLANNED INLETS AND DRAINAGE SYSTEM AS EARLY AS POSSIBLE INTO THE CONSTRUCTION PHASE.

A. EROSION, SEDIMENTATION AND STABILIZATION CONTROL PLAN

THE EROSION, SEDIMENTATION AND STABILIZATION CONTROL DETAILS ARE INCLUDED IN THE PLAN SET.

B. WINTER STABILIZATION PLAN

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A PARKING LOT.

WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.

ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN PARKING AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS/1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.

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

1. SOIL STOCKPILES: STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOODWASTE EROSION CONTROL MIX. THIS SHALL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE SHALL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 50 FEET FROM ANY NATURAL RESOURCES.

2. NATURAL RESOURCE PROTECTION: ANY AREAS WITHIN 50 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

3. SEDIMENT BARRIERS: DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOODWASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

4. MULCHING: AN AREA SHALL BE CONSIDERED DENUDED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75 LBS/1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW SHALL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA SHALL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3 TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH.

BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRUCK OR WOOD CELLULOSE FIBER WHEN GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH THEN COVER IS SUFFICIENT. AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

5. MULCHING ON SLOPES AND DITCHES: SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8% OR GREATER.

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%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8% OR GREATER. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

6. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS/1000 S.F. ALL AREAS SEEDING DURING THE WINTER SHALL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

7. DEWATERING

WATER FROM CONSTRUCTION TRENCH DEWATERING SHALL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (E.G. HAY BALED LINER) PRIOR TO DISCHARGE. THE DISCHARGE SITE SHALL BE SELECTED TO AVOID FLOODING, ICING, AND SEDIMENT DISCHARGES TO A PROTECTED RESOURCE. IN NO CASE SHALL THE FILTER BAG OR CONTAINMENT STRUCTURE BE LOCATED WITHIN 50 FEET OF A PROTECTED NATURAL RESOURCE.

8. INSPECTION AND MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGED AND/OR UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85% TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

F. STANDARDS FOR TIMELY STABILIZATION OF CONSTRUCTION SITES DURING WINTER

1. STANDARD FOR THE TIMELY STABILIZATION OF DITCHES AND CHANNELS: - THE APPLICANT SHALL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS ON THE SITE BY NOVEMBER 15. THE APPLICANT SHALL CONSTRUCT AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS ON THE SITE BY SEPTEMBER 15. IF THE APPLICANT FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.

- a. INSTALL A SOD LINING IN THE DITCH - THE APPLICANT SHALL LINE THE DITCH WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL. WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOD WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD STRIPS FROM SLOUGHING DURING FLOW CONDITIONS.
b. INSTALL A STONE LINING IN THE DITCH - THE APPLICANT SHALL LINE THE DITCH WITH STONE RIPRAP BY NOVEMBER 15. THE APPLICANT SHALL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE APPLICANT SHALL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES: - THE APPLICANT SHALL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE APPLICANT SHALL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE DEPARTMENT SHALL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (15H:1V) TO BE A SLOPE. IF THE APPLICANT FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE APPLICANT SHALL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

- a. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS: - BY OCTOBER 1 THE APPLICANT SHALL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE APPLICANT SHALL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT SHALL COVER THE SLOPE WITH A LAYER OF WOODWASTE COMPOST AS DESCRIBED IN ITEM III OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM IV OF THIS STANDARD.
b. STABILIZE THE SLOPE WITH SOD - THE APPLICANT SHALL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT SHALL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).
c. STABILIZE THE SLOPE WITH WOODWASTE COMPOST - THE APPLICANT SHALL PLACE A SIX-INCH LAYER OF WOODWASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOODWASTE COMPOST, THE APPLICANT WILL REMOVE ANY STUMPED MATERIAL FROM THE DISTURBED SLOPE. THE APPLICANT SHALL NOT USE WOODWASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 60% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
d. STABILIZE THE SLOPE WITH STONE RIPRAP - THE APPLICANT SHALL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT SHALL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

3. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS: - BY SEPTEMBER 15 THE APPLICANT SHALL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE APPLICANT FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE APPLICANT SHALL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

- a. STABILIZE THE SOIL WITH TEMPORARY VEGETATION: - BY OCTOBER 1 THE APPLICANT SHALL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 5 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT SHALL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT SHALL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM III OF THIS STANDARD.
b. STABILIZE THE SOIL WITH SOD - THE APPLICANT SHALL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
c. STABILIZE THE SOIL WITH MULCH - BY NOVEMBER 15 THE APPLICANT SHALL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT SHALL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

G. MAINTENANCE OF FACILITIES

THE STORMWATER FACILITIES WILL BE MAINTAINED BY THE APPLICANT, OR THEIR ASSIGNED HEIRS. THE CONTRACT DOCUMENTS WILL REQUIRE THE CONTRACTOR TO DESIGNATE A PERSON, WHO HAS KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, TO BE RESPONSIBLE FOR MAINTENANCE OF THE SEDIMENTATION CONTROL FEATURES DURING CONSTRUCTION AS REQUIRED BY THE EROSION CONTROL REPORT. DOCUMENTATION OF ANY INSPECTIONS, MAINTENANCE, AND ANY CORRECTIVE ACTIONS TAKEN SHALL BE SUMMARIZED IN A LOG (REPORT). THE LOG SHALL COMPLY WITH CHAPTER 600 APPENDIX B, 1, C AND APPENDIX B.2.D, OF THE STATE OF MAINE DEP, STORMWATER MANAGEMENT RULES.

LONG-TERM OPERATION/MAINTENANCE RECOMMENDED FOR THE STORMWATER FACILITY IS PRESENTED BELOW.

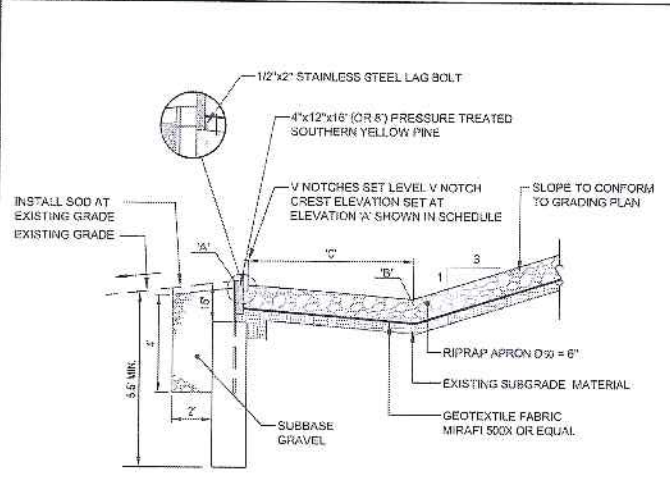
THE RESPONSIBLE PARTY MAY CONTRACT WITH SUCH PROFESSIONALS, AS MAY BE NECESSARY IN ORDER TO COMPLY WITH THIS PROVISION AND MAY RELY ON THE ADVICE OF SUCH PROFESSIONALS IN CARRYING OUT ITS DUTY HEREUNDER, PROVIDED, THAT THE FOLLOWING OPERATION AND MAINTENANCE PROCEDURES ARE HEREBY ESTABLISHED AS A MINIMUM FOR COMPLIANCE WITH THIS SECTION.

- PARKING LOTS - CLEAR ACCUMULATIONS OF WINTER SAND AT LEAST FOUR TIMES A YEAR, PREFERABLY IN THE SPRING. EXCESS SHOULDER MATERIAL SHALL BE REMOVED MANUALLY OR BY FRONT-END LOADER. INSPECT PARKING LOT SIDE SLOPES ON AN ANNUAL BASIS FOR SLOUGHING OR UNDESIRABLE GROWTH.
• CATCH BASINS - REMOVE SEDIMENT FROM CATCH BASINS WHEN SEDIMENT HAS ACCUMULATED TO WITHIN 6 INCHES OF THE OUTLET INVERT BUT NO LESS THAN ANNUALLY.

PROJECT: MULTI-USE DEVELOPMENT 2282 CONGRESS ST., PORTLAND, ME
SHEET TITLE: EROSION CONTROL NOTES
CLIENT: CJ DEVELOPERS, INC. 35 PRIMROSE LANE, FREEPORT, MAINE 04032
DESIGNED: SRB SCALE: N.T.S.
CHECKED: SRB JOB NO. 3118
FILE NAME: 3118-DET
DRAWN: CMV DATE: MAR. 2013
SHEET: C-8.7

PRELIMINARY - NOT FOR CONSTRUCTION

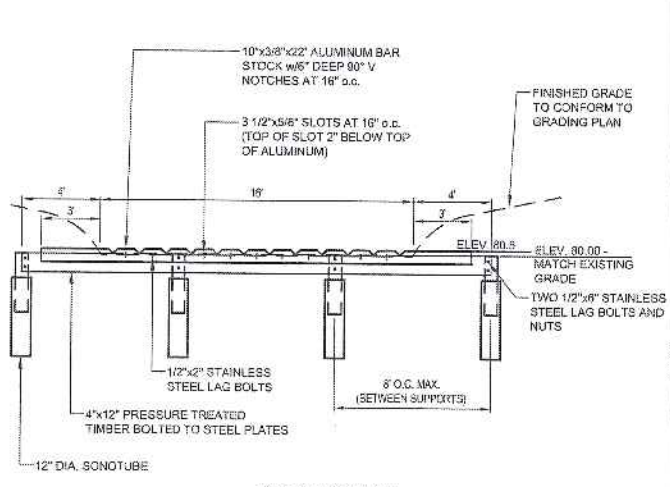
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A	B	C	C ₁	C ₂	LENGTH
80.0	79.5	5'	1.38 ds	2.07 ds	18'

NOTE: LEVEL LIP (POINT 'A') SHOULD BE SET EVEN WITH EXISTING GROUND ELEVATION

TYPICAL SECTION



TYPICAL ELEVATION

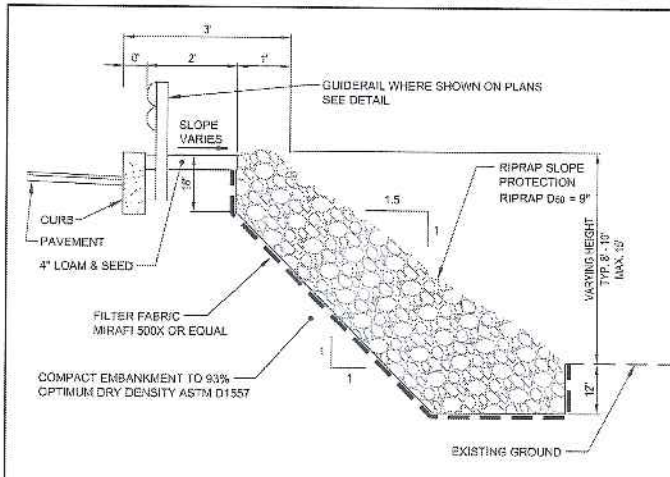
MAINTENANCE

THE LEVEL SPREADER SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE LIP HAS BEEN DAMAGED AND TO DETERMINE THAT THE DESIGN CONDITIONS HAVE NOT CHANGED. ANY DETRIMENTAL SEDIMENT ACCUMULATION SHOULD BE REMOVED. IF RILLING HAS TAKEN PLACE ON THE LIP, THEN THE DAMAGE SHOULD BE REPAIRED AND RE-VEGETATED. THE VEGETATION SHOULD BE MOVED OCCASIONALLY TO CONTROL WEEDS AND THE ENCRUSTMENT OF WOODY VEGETATION. CLIPPINGS SHOULD BE REMOVED AND DISPOSED OF OUTSIDE THE SPREADER AND AWAY FROM THE OUTLET AREA. FERTILIZATION SHOULD BE DONE AS NECESSARY TO KEEP THE VEGETATION HEALTHY AND DENSE.

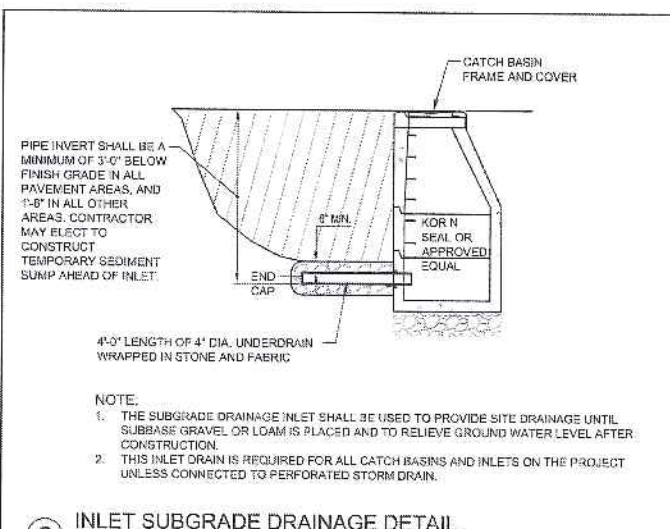
CONSTRUCTION SPECIFICATIONS

1. CONSTRUCT THE LEVEL SPREADER LIP ON A ZERO PERCENT GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
3. AN EROSION STOP SHALL BE PLACED VERTICALLY A MINIMUM OF SIX INCHES DEEP IN A SLIT TRENCH ONE FOOT BACK OF THE LEVEL LIP AND PARALLEL TO THE LIP. THE EROSION STOP SHALL EXTEND THE ENTIRE LENGTH OF THE LEVEL LIP.
4. THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING TWO STRIPS OF JUTE OR EXCELISIOR MATTING ALONG THE LIP. EACH STRIP SHALL OVERLAP THE EROSION STOP BY AT LEAST SIX INCHES.
5. THE ENTRANCE CHANNEL TO THE LEVEL SPREADER SHALL NOT EXCEED A 1 PERCENT GRADE FOR AT LEAST 50 FEET BEFORE ENTERING INTO THE SPREADER.
6. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RE-CONCENTRATE IMMEDIATELY BELOW THE SPREADER.
7. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PERFORMED.

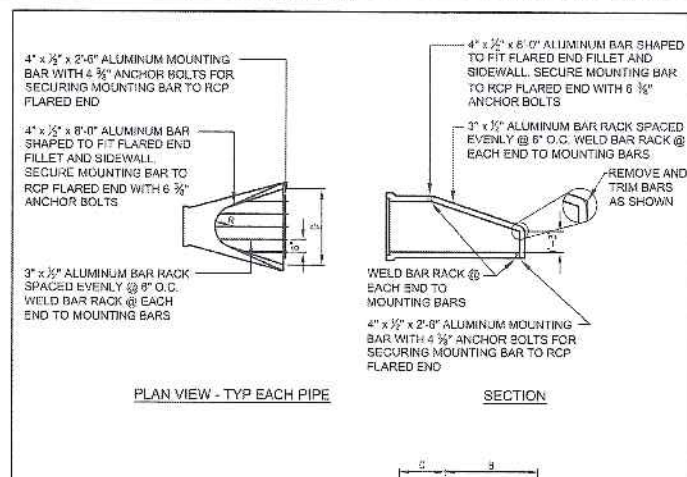
A LEVEL LIP SPREADER DETAIL
N.T.S.



B RIPRAP SLOPE DETAIL
N.T.S.



C INLET SUBGRADE DRAINAGE DETAIL
N.T.S.



D RCP FLARED END WITH BAR RACK DETAIL
N.T.S.

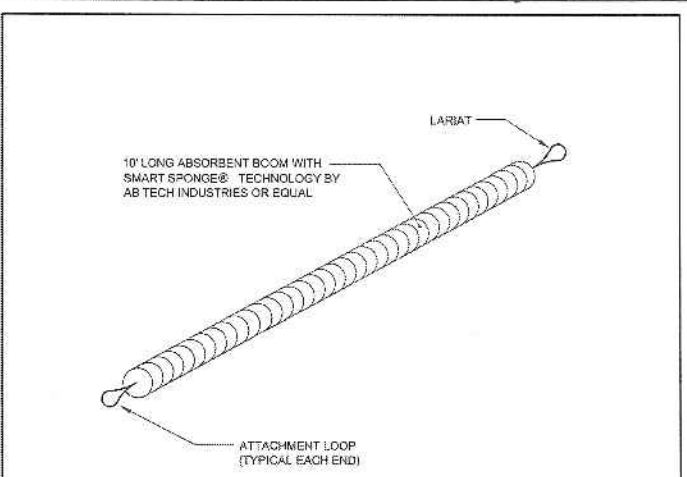
DIA.	A	B	C	D	E	R
18"	9"	2'-3"	3'-10"	3'-0"	2 1/2"	11"
24"	9 1/2"	3'-7 1/2"	2'-9"	4'-0"	3"	14"
30"	12"	4'-8"	1'-7 1/2"	5'-0"	3 1/2"	15"
36"	15"	5'-3"	2'-10 1/2"	6'-0"	4"	1'-8"
42"	21"	5'-3"	2'-11"	6'-8"	4 1/2"	22"
48"	24"	6'-0"	2'-2"	7'-0"	5"	22"
54"	27"	5'-6"	2'-11"	7'-8"	5 1/2"	24"
60"	30"	5'-0"	3'-3"	8'-0"	6"	24"

NOTE: JOINTS MAY BE FURNISHED WITH EITHER BELL AND SPIGOT OR TONGUE AND GROOVE ENDS.

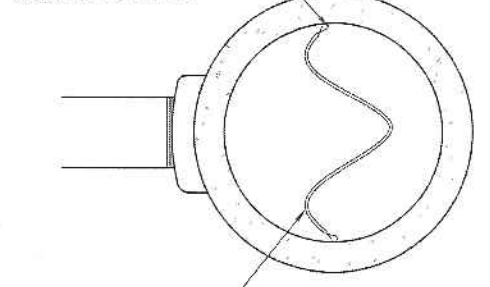
* BAR RACKS ARE ONLY REQUIRED ON PIPES 18" AND OVER IN SIZE.

* USE FIELD MITER FOR CULVERTS WITH A DIAMETER OF LESS THAN 10".

REQUIRED FOR ALL INLETS/OUTLETS FOR PIPE OVER 18" DIAMETER.



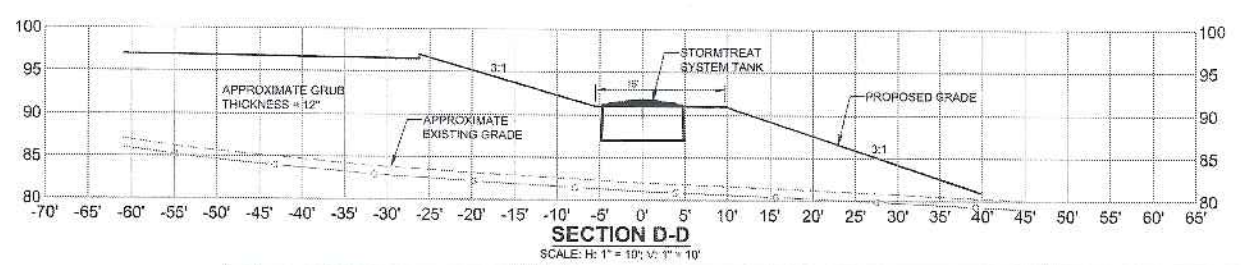
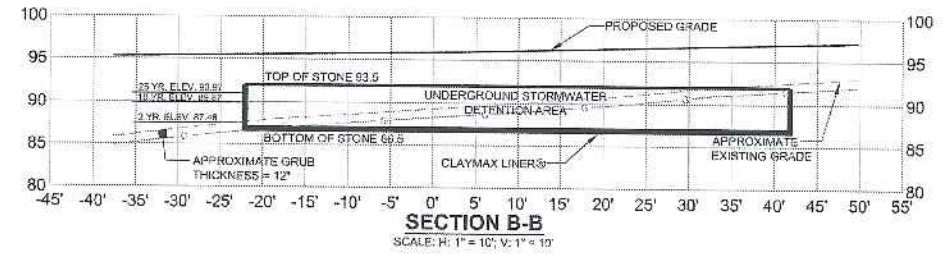
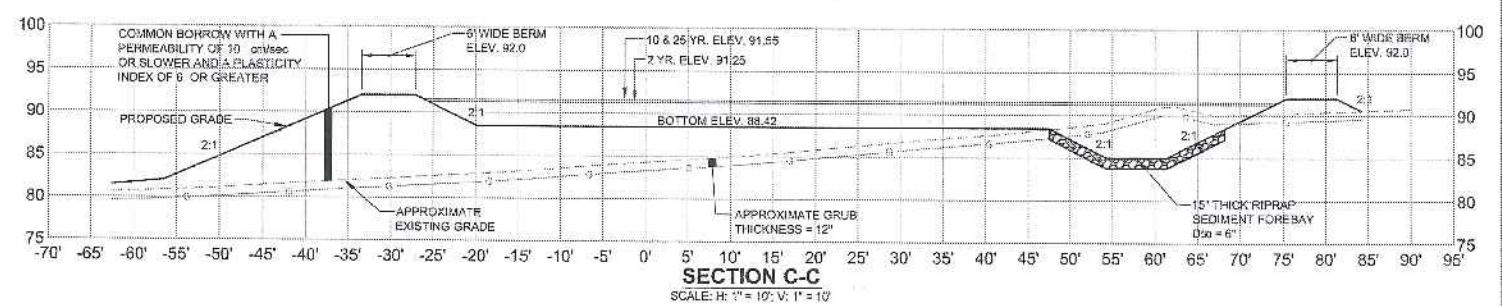
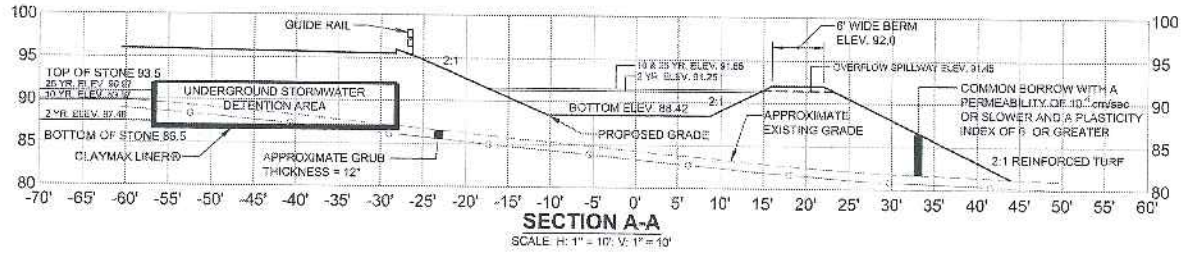
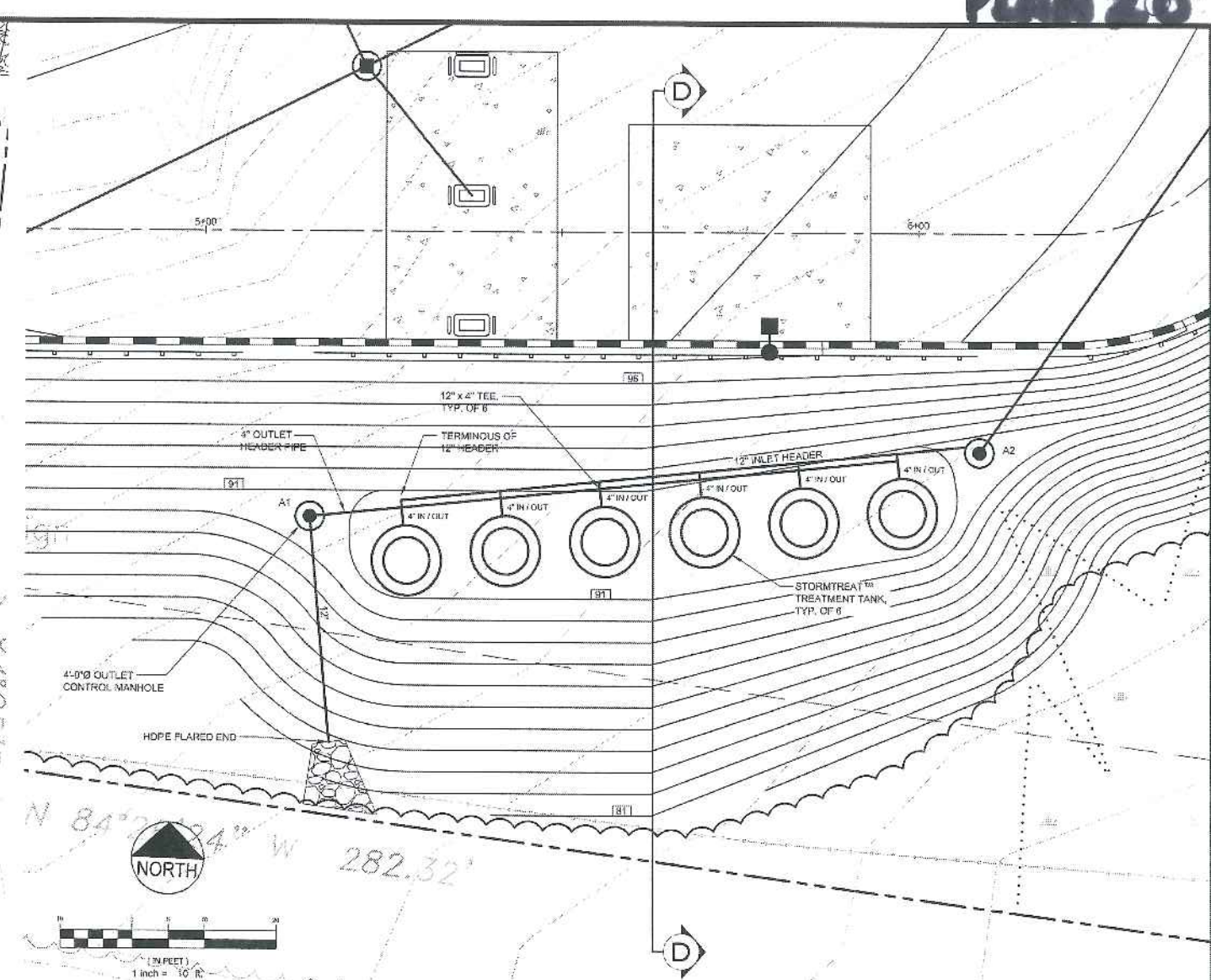
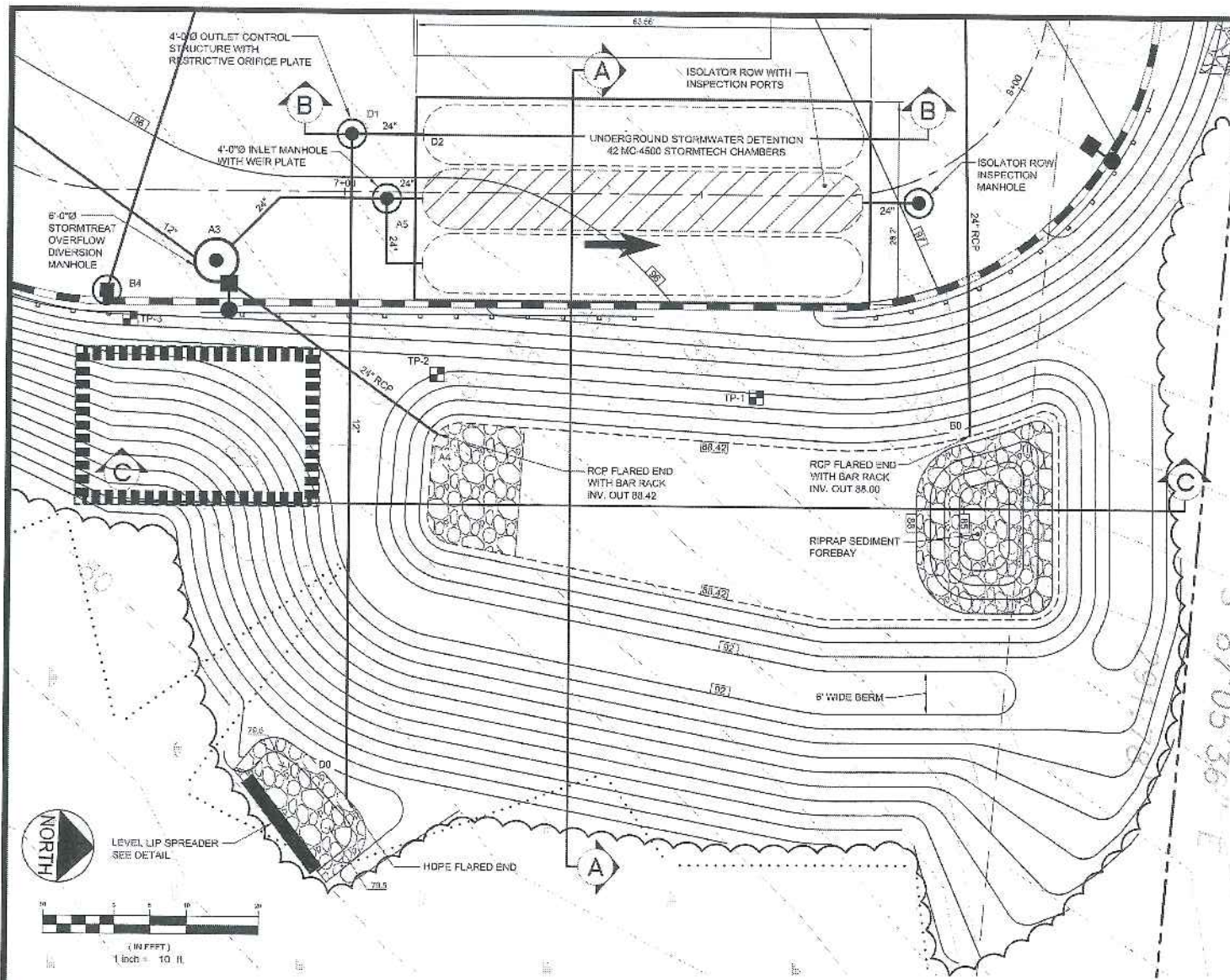
E TEMPORARY WATER QUALITY MEASURE INSIDE OF CATCH BASINS
N.T.S.



SET BOOM INSIDE CATCH BASIN IN SERPENTINE PATTERN. INSTALL PRIOR TO PLACEMENT OF BINDER PAVEMENT.

- NOTES:
1. REQUIRED FOR ALL CATCH BASINS WHICH RECEIVE RUNOFF FROM PAVED AREAS.
 2. REFER TO EROSION CONTROL REPORT FOR ADDITIONAL INFORMATION.
 3. CONTRACTOR MAY SELECT OTHER TYPE OF EQUIVALENT OIL ABSORBENT PRODUCTS.
 4. SUBMITTALS ARE REQUIRED FOR THESE ITEMS.

	PROJECT	MULTI-USE DEVELOPMENT 2282 CONGRESS ST., PORTLAND, ME		DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 2 SOUTH PORTLAND, ME 04106 207 775 1121 WWW.DELUCA-HOFFMAN.COM
	SHEET TITLE	EROSION CONTROL DETAILS		
REV	DATE	DESCRIPTION	CLIENT	CJ DEVELOPERS, INC. 35 PRIMROSE LANE, FREEPORT, MAINE 04032
1	04.09.13	SUBMITTED TO MEDEP STORMWATER DISCHARGE PERMIT	CHECKED: SRB	SCALE: N.T.S.
			FILE NAME: 3118-DET	SHEET C-8.8



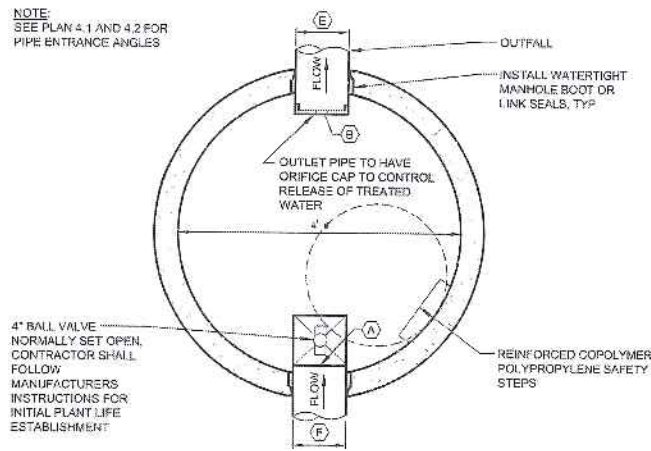
PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
3	04.16.13	REVISED PER CITY STAFF COMMENTS
2	04.09.13	SUBMITTED TO MEDEP STORMWATER DISCHARGE PERMIT
1	03.28.13	SUBMITTED TO CITY OF PORTLAND

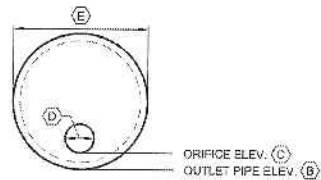
	PROJECT MULTI-USE DEVELOPMENT 2282 CONGRESS ST., PORTLAND, ME SHEET TITLE STORMWATER MANAGEMENT: CHANNEL PROTECTION & FLOODING BASIN CLIENT CJ DEVELOPERS, INC. 35 PRIMROSE LANE, FREEPORT, MAINE 04032	DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 2 SOUTH PORTLAND, ME 04106 207 775 1121 WWW.DELUCA-HOFFMAN.COM DRAWN: CMW DATE: MAR. 2013 DESIGNED: SRB SCALE: 1" = 30' CHECKED: SRB JOB NO.: 3115 FILE NAME: 3115-5P SHEET C-9.0
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NOTE:
SEE PLAN 4.1 AND 4.2 FOR
PIPE ENTRANCE ANGLES



SCHEDULE B OUTLET CONTROL STRUCTURE	
ITEM DESCRIPTION	
(A) CHANNEL PROTECTION INLET INVERT	87.40
(B) OUTLET PIPE INVERT	87.30
(C) ORIFICE INVERT	87.30
(D) ORIFICE DIAMETER	0.77"
(E) OUTLET PIPE DIAMETER	12"
(F) INLET PIPE DIAMETER	4"



SEE DETAIL 'A' ON DRAWING C-9.1 FOR PRECAST MANHOLE INFORMATION REGARDING STEPS, ACCESS ETC. ALL INFORMATION IS APPLICABLE TO THIS STRUCTURE.

(A) 4" DIAMETER PRECAST OUTLET CONTROL STRUCTURE 'A-1'
N.T.S.

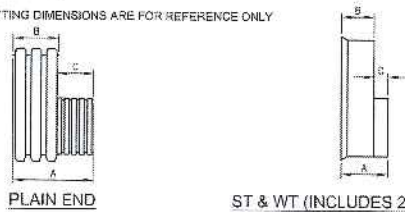
SCHEDULE A STORMTREAT™ TANK DATA	
ITEM DESCRIPTION	
(A) TOP OF STRUCTURE	91.50
(B) INLET INVERT ELEVATION	88.42
(C) OUTLET INVERT ELEVATION	88.00
(D) BOTTOM OF STRUCTURE	87.50
(E) NUMBER OF TANKS REQUIRED	6

(B) STORMTREAT™ SYSTEM TANK SCHEDULE 'A'
N.T.S.

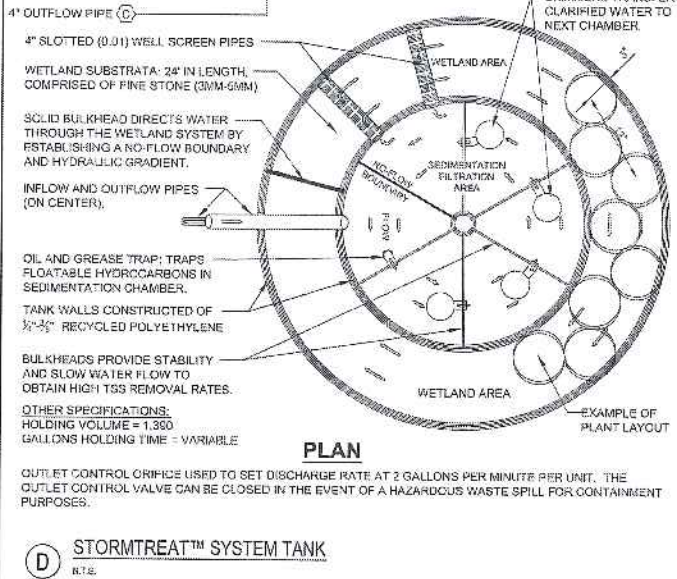
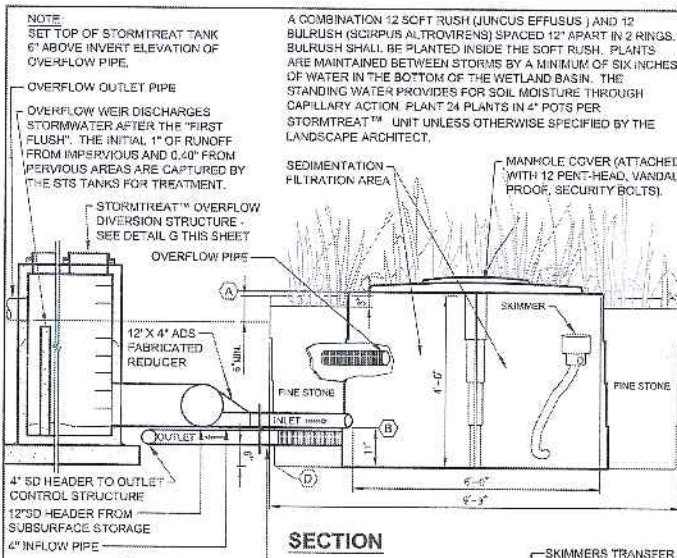
DUAL WALL FABRICATED REDUCERS- 12"X4" TO 12"X10"

PART #	PIPE SIZE	A	B	C	JOINT
1270AN	12 X 4 IN	11.0 IN	5.8 IN	5.3 IN	*
1270AN55B	12 X 4 IN	8.9 IN	6.5 IN	2.4 IN	WT
1271AN	12 X 6 IN	12.0 IN	5.8 IN	6.2 IN	*
1271AN55B	12 X 6 IN	10.0 IN	6.5 IN	3.6 IN	WT
1272AN	12 X 8 IN	12.5 IN	5.8 IN	6.7 IN	*
1272AN55B	12 X 8 IN	10.6 IN	6.5 IN	4.3 IN	WT
1273AN	12 X 10 IN	13.3 IN	5.8 IN	7.0 IN	*
1273AN55B	12 X 10 IN	11.8 IN	6.5 IN	5.3 IN	WT

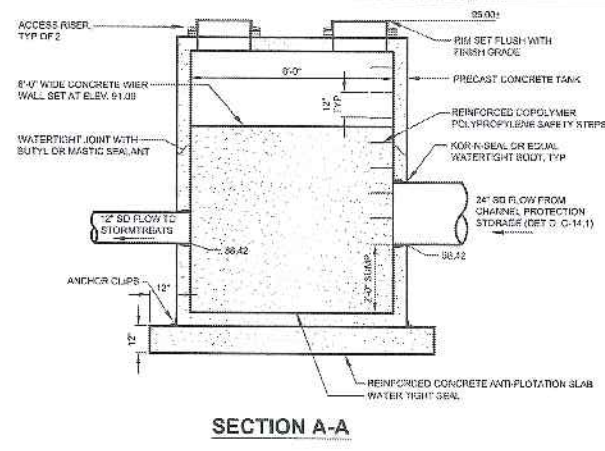
* = PLAIN END
WT = WATER TIGHT
ALL FITTING DIMENSIONS ARE FOR REFERENCE ONLY



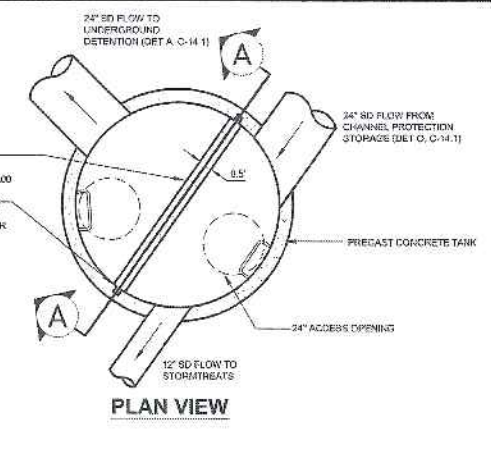
(C) ADS™ DUAL WALL FABRICATED REDUCERS
N.T.S.



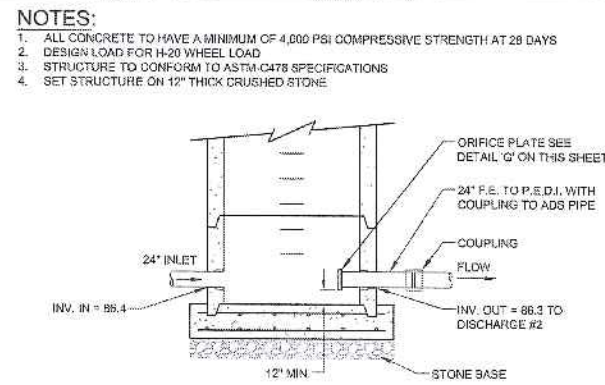
(D) STORMTREAT™ SYSTEM TANK
N.T.S.



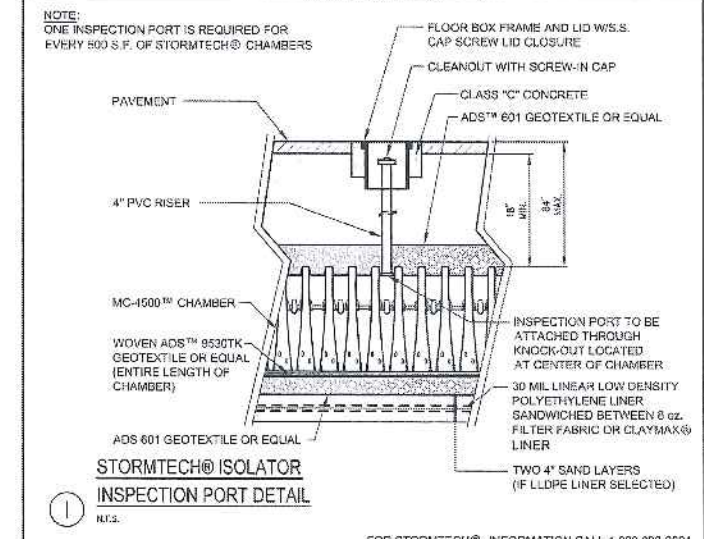
(G) 6"-Ø STORMTREAT OVERFLOW
DIVERSION STRUCTURE 'A3'
N.T.S.



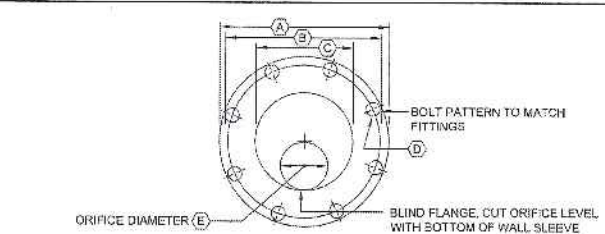
NOTES:
1. ALL CONCRETE TO HAVE A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS
2. DESIGN LOAD FOR H-20 WHEEL LOAD
3. STRUCTURE TO CONFORM TO ASTM C478 SPECIFICATIONS
4. SET STRUCTURE ON 12" THICK CRUSHED STONE



(G) 4"-Ø OUTLET CONTROL STRUCTURE 'D1'
N.T.S.

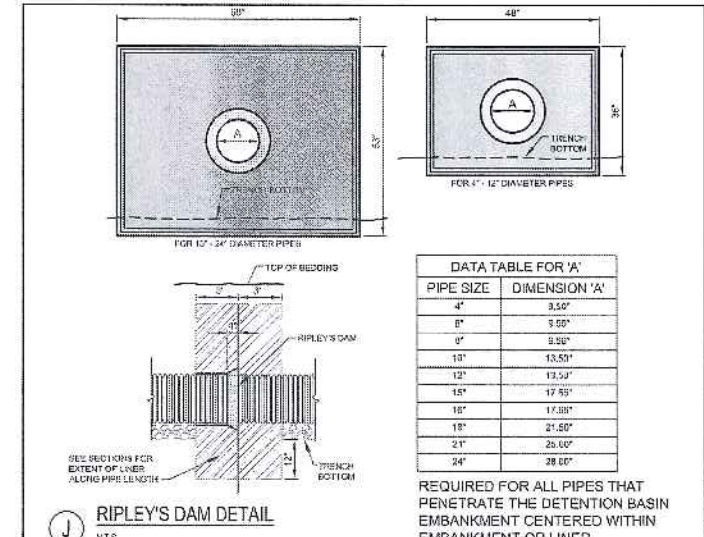


(I) STORMTECH® ISOLATOR INSPECTION PORT DETAIL
N.T.S.



OUTLET ORIFICE DIMENSIONS	
ITEM DESCRIPTION	WATER QUALITY VOLUME DRAW DOWN ORIFICE
(A) FLANGE O.D.	19"
(B) BOLT CIRCLE	17"
(C) NOMINAL PIPE SIZE	12"
(D) BOLT HOLE DIA.	1"
(E) ECCENTRIC ORIFICE DIAMETER	7.5"

(G) ORIFICE PLATE DETAIL
N.T.S.

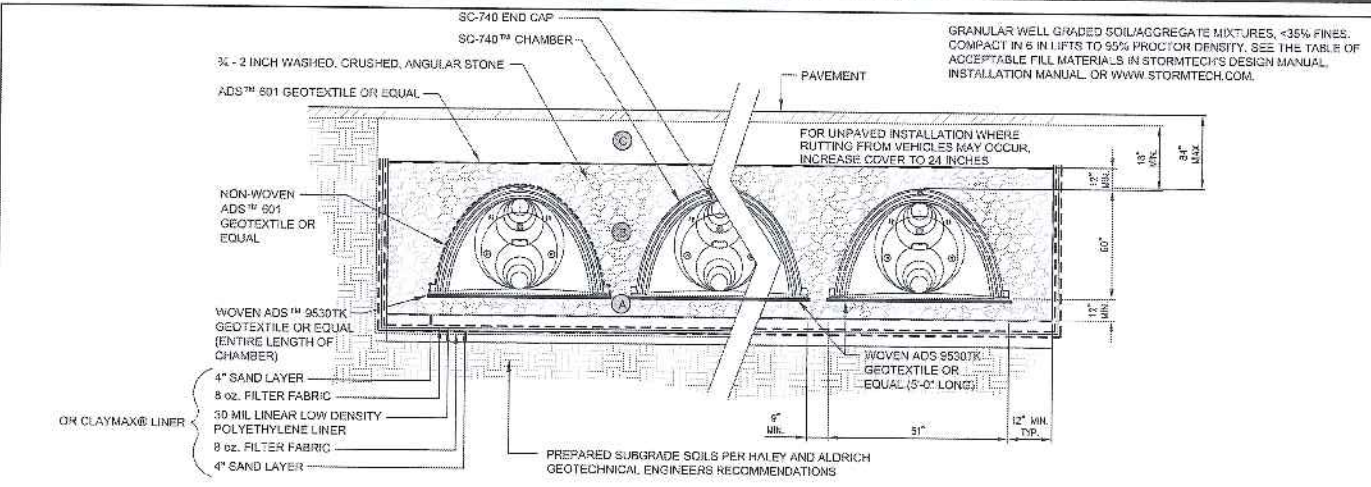


(J) RIPLEY'S DAM DETAIL
N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION

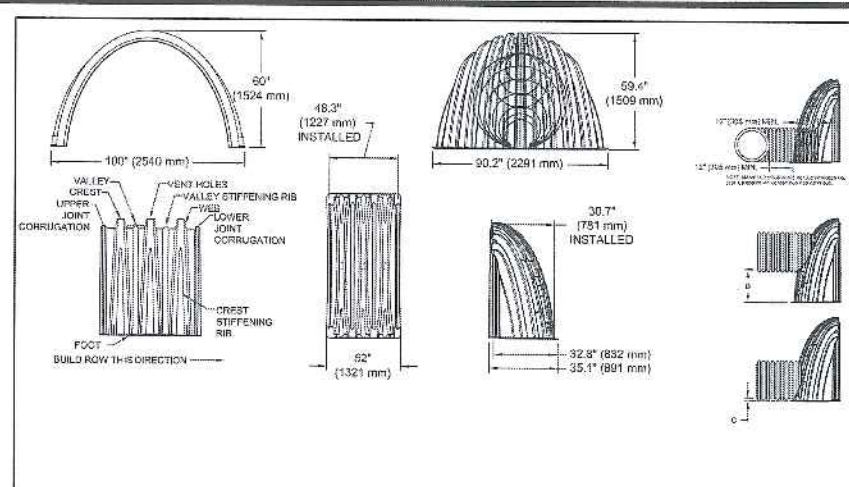
<p>3 04.18.13 REVISED PER CITY STAFF COMMENTS</p> <p>2 04.09.13 SUBMITTED TO MEDEP STORMWATER DISCHARGE PERMIT</p> <p>1 03.28.13 SUBMITTED TO CITY OF PORTLAND</p>	<p>STATE OF MAINE STEPHEN D. BUSHEY REGISTERED PROFESSIONAL ENGINEER LICENSE # 7429</p>	<p>PROJECT: MULTI-USE DEVELOPMENT 2282 CONGRESS ST., PORTLAND, ME</p> <p>SHEET TITLE: STORMWATER MANAGEMENT: STORMTREAT™ SYSTEMS</p> <p>CLIENT: CJ DEVELOPERS, INC. 35 PRIMROSE LANE, FREEPORT, MAINE 04032</p>	<p>DeLUCA-HOFFMAN ASSOCIATES, INC. 178 MAIN STREET, SUITE 5 SOUTH PORTLAND, ME 04106 207.775.1101 WWW.DELUCAHOFFMAN.COM</p> <p>DRAWN: CMW DATE: MAR. 2013 DESIGNED: SRB SCALE: N.T.S. CHECKED: SRB JOB NO: 3118 FILE NAME: 3118-DET SHEET: C-9.1</p>
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A SC-740 TYPICAL DETENTION SYSTEM CROSS SECTION
N.T.S.

*SEE STORMTECH'S DESIGN MANUAL FOR STORMTECH'S INFORMATION CALL 1-888-892-2694



D MC-4500 TECHNICAL DETAILS
N.T.S.

NOMINAL CHAMBER SPECIFICATIONS

SIZE (W x H x INSTALLED LENGTH)	100.0\"/>
CHAMBER STORAGE	108.8 ft ³ (3.0 m ³)
MINIMUM INSTALLED STORAGE	132.8 ft ³ (3.8 m ³)
NOMINAL WEIGHT	123 lbs (55.8 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W x H x INSTALLED LENGTH)	80.2\"/>
END CAP STORAGE	35.7 ft ³ (1.0 m ³)
MINIMUM INSTALLED STORAGE	108.8 ft ³ (3.0 m ³)
NOMINAL WEIGHT	123 lbs (55.8 kg)

*ASSUMES 8\"/>

PART NUMBERS ENDING WITH 'B' ARE FOR STUDS AT BOTTOM OF END CAP. PART NUMBERS ENDING WITH 'T' ARE FOR STUDS AT TOP OF END CAP.

PART #	STUB	B	C
MC4500REP6BT	6\"/>		
MC4500REP8BT	8\"/>		
MC4500REP10BT	10\"/>		
MC4500REP12BT	12\"/>		
MC4500REP14BT	14\"/>		
MC4500REP16BT	16\"/>		
MC4500REP18BT	18\"/>		
MC4500REP20BT	20\"/>		
MC4500REP22BT	22\"/>		
MC4500REP24BT	24\"/>		
MC4500REP26BT	26\"/>		
MC4500REP28BT	28\"/>		
MC4500REP30BT	30\"/>		
MC4500REP32BT	32\"/>		
MC4500REP34BT	34\"/>		
MC4500REP36BT	36\"/>		
MC4500REP38BT	38\"/>		
MC4500REP40BT	40\"/>		
MC4500REP42BT	42\"/>		
MC4500REP6T	6\"/>		
MC4500REP8T	8\"/>		
MC4500REP10T	10\"/>		
MC4500REP12T	12\"/>		
MC4500REP14T	14\"/>		
MC4500REP16T	16\"/>		
MC4500REP18T	18\"/>		
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MC4500REP30T	30\"/>		
MC4500REP32T	32\"/>		
MC4500REP34T	34\"/>		
MC4500REP36T	36\"/>		
MC4500REP38T	38\"/>		
MC4500REP40T	40\"/>		
MC4500REP42T	42\"/>		

1. CUSTOM INVERT LOCATIONS ON THE MC-4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10\"/>

2. THE INVERT LOCATIONS IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

NOTE: ALL DIMENSIONS ARE NOMINAL.

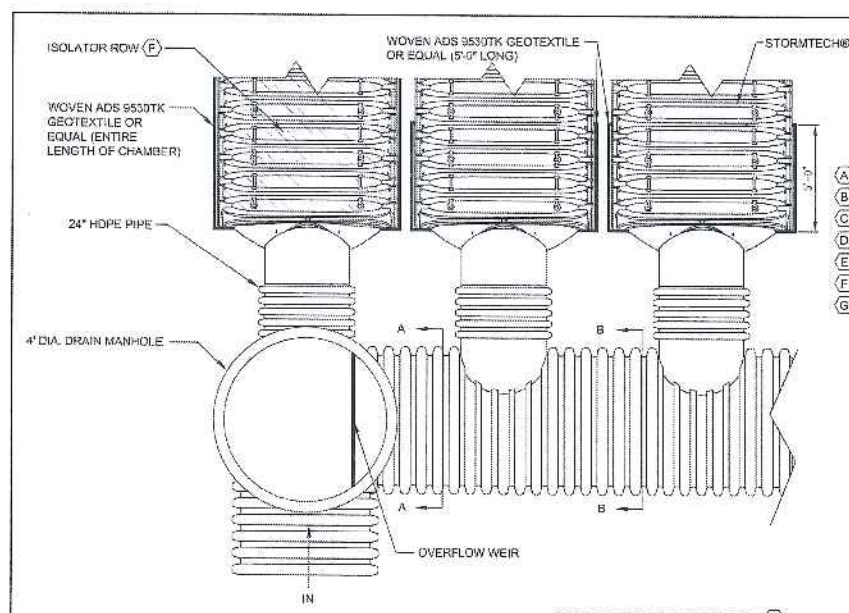
ACCEPTABLE FILL MATERIALS
STORMTECH® SC-740™ CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION	AASHTO M145 DESIGNATION	COMPACTION/DENSITY REQUIREMENT
FILL MATERIAL FROM 18\"/>	ANY SOIL/ROCK MATERIALS, NATIVE SOILS OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C FILL MATERIAL FOR 5\"/>	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES.	3, 367, 4, 467, 5, 56, 57, 6, 57, 60, 7, 78, 8, 89, 9, 10	A-1 A-2 A-3	COMPACT IN 5\"/>
B EMBEDMENT STONE SURROUNDING AND TO A 6\"/>	WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 3/4 - 2 INCH	3, 367, 4, 467, 5, 56, 57	N/A	NO COMPACTION REQUIRED
A FOUNDATION STONE BELOW CHAMBERS	WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 1/2 - 2 INCH	3, 367, 4, 467, 5, 56, 57	N/A	PLATE COMPACT OR ROLL TO ACHIEVE A 90% STANDARD PROCTOR DENSITY

PLEASE NOTE: THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE WASHED CRUSHED ANGULAR. FOR EXAMPLE, THE STONE MUST BE SPECIFIED AS WASHED, CRUSHED, ANGULAR NO. 4 STONE.

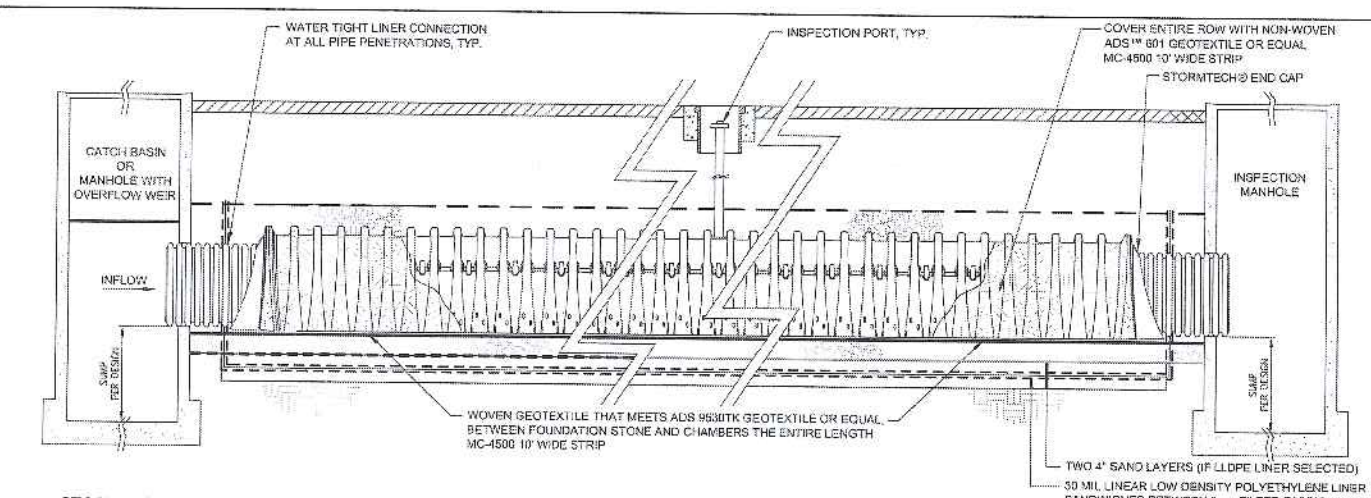
NOTES:
1. THE INSTALLATION OF STORMTECH® CHAMBERS SHALL BE IN ACCORDANCE WITH THE LATEST STORMTECH® INSTALLATION INSTRUCTIONS.
2. THE CONTRACTOR IS ADVISED TO REVIEW AND UNDERSTAND THE INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION. CALL 1-888-892-2694 OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF THE LATEST STORMTECH® INSTALLATION INSTRUCTIONS.

B STORMTECH® ACCEPTABLE FILL MATERIALS
N.T.S.



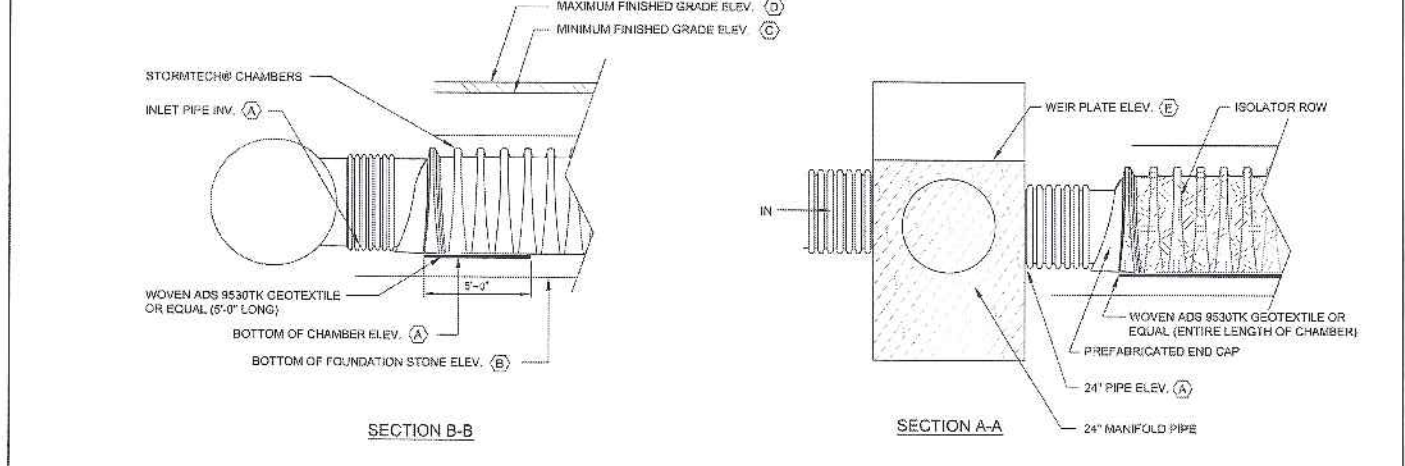
STORMTECH ELEVATIONS SCHEDULE

ITEM DESCRIPTION	ELEVATION
(A) BOTTOM OF CHAMBERS	87.5
(B) BOTTOM OF FOUNDATION STONE	86.5
(C) APPROX. MIN. FINISHED GRADE ELEV.	95.0 ±
(D) APPROX. MAX. FINISHED GRADE ELEV.	97.0 ±
(E) WEIR PLATE ELEV.	89.5
(F) NUMBER OF ISOLATOR CHAMBERS	14
(G) NUMBER OF NON-ISOLATOR CHAMBERS	28



C STORMTECH® ISOLATOR ROW DETAIL
N.T.S.

FOR STORMTECH'S INFORMATION CALL 1-888-892-2694



E STORMTECH® ELEVATIONS
N.T.S.

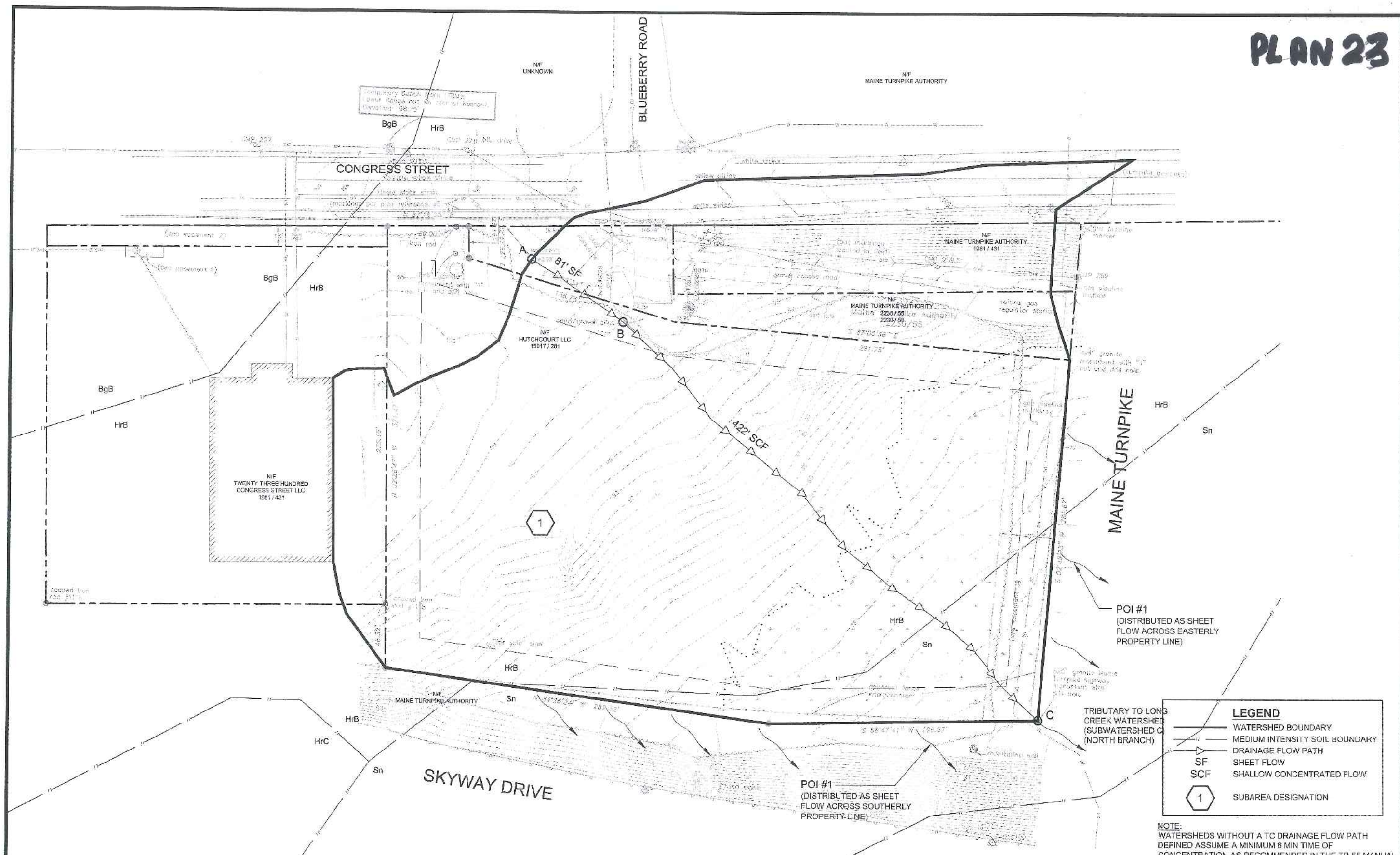
FOR STORMTECH'S INFORMATION CALL 1-888-892-2694

PRELIMINARY - NOT FOR CONSTRUCTION

<p>STATE OF MAINE</p> <p>STEPHEN B. BUSHEY</p> <p>REGISTERED PROFESSIONAL ENGINEER</p> <p>P.E. STEPHEN BUSHEY</p> <p>L.I.C. # 7429</p>	<p>PROJECT: MULTI-USE DEVELOPMENT</p> <p>2282 CONGRESS ST., PORTLAND, ME</p> <p>SHEET TITLE: STORM WATER MANAGEMENT: UNDERGROUND STORAGE DETAILS</p> <p>CLIENT: CJ DEVELOPERS, INC.</p> <p>35 PRIMROSE LANE, FREEPORT, MAINE 04032</p>	<p>D&L DeLUCA-HOFFMAN ASSOCIATES, INC.</p> <p>775 MAIN STREET, SUITE 4 SOUTH PORTLAND, ME 04106</p> <p>207.775.1221 WWW.DELUCAHOFFMAN.COM</p> <p>DRAWN: CMW DATE: MAR. 2013</p> <p>DESIGNED: SRB SCALE: N.T.S.</p> <p>CHECKED: SRB JOB NO: 3118</p> <p>FILE NAME: 3118-DET</p> <p>SHEET: C-9.2</p>
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REV	DATE	DESCRIPTION
3	04.18.13	REVISED PER CITY STAFF COMMENTS
2	04.03.13	SUBMITTED TO MEDEP STORMWATER DISCHARGE PERMIT
1	03.28.13	SUBMITTED TO CITY OF PORTLAND
		DESCRIPTION

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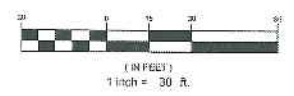


SOILS LEGEND

ID	DESCRIPTION	SLOPE	HYDROLOGIC SOIL GROUP
HrB	HOLLIS FINE SANDY LOAM	3 - 8% SLOPE	C SOIL WHERE DRAINED D SOIL WHERE UNDERDRAINED (i.e. WETLANDS)
Sn	SCANTIC SILT LOAM	- SLOPE	D

LEGEND	
	WATERSHED BOUNDARY
	MEDIUM INTENSITY SOIL BOUNDARY
	DRAINAGE FLOW PATH
	SHEET FLOW
	SHALLOW CONCENTRATED FLOW
	SUBAREA DESIGNATION

NOTE: WATERSHEDS WITHOUT A TC DRAINAGE FLOW PATH DEFINED ASSUME A MINIMUM 6 MIN TIME OF CONCENTRATION AS RECOMMENDED IN THE TR-55 MANUAL



PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
3	04.18.13	REVISED PER CITY STAFF COMMENTS
2	04.08.13	SUBMITTED TO MEDEP FOR STORMWATER DISCHARGE PERMIT
1	03.28.13	SUBMITTED TO CITY OF PORTLAND



PROJECT: MULTI-USE DEVELOPMENT
2282 CONGRESS ST., PORTLAND, ME
SHEET TITLE: PREDEVELOPMENT WATERSHED PLAN
CLIENT: CJ DEVELOPERS, INC.
35 PRIMROSE LANE, FREEPORT, MAINE 04032

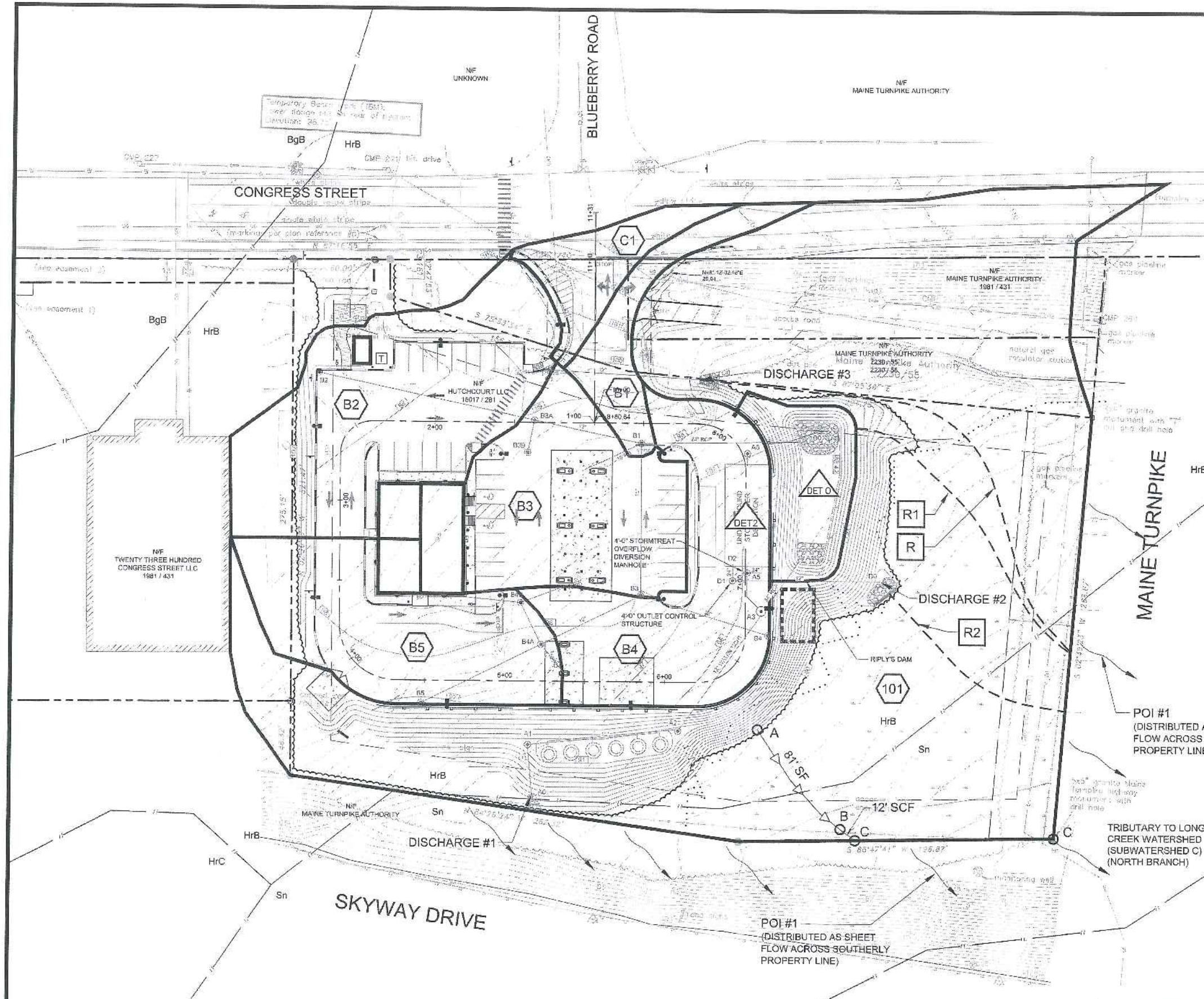
DeLUCA-HOFFMAN ASSOCIATES, INC.
179 MAIN STREET, SUITE 4
SOUTH PORTLAND, ME 04106
207.776.1121
WWW.DELUCAHOFFMAN.COM
DRAWN: CMW | DATE: MAR, 2013
DESIGNED: BEK | SCALE: 1" = 30'
CHECKED: SRB | JOB NO. 3118
FILE NAME: 3118-SP
SHEET: C-14.0

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Stormwater Quality Treatment Computation Sheet Stormtreat™ System

Area Tributary to the WQ Treatment Area			Site Area			
Subcatchment ID	Pervious Area	Impervious Area	Total Area	AREA	UNIT	DESCRIPTION
B1	0	4,719	4,719	3,2400	AC	Original Parcel
B2	9,496	12346.00	21,844	0.12	AC	Entrance Easement Area
B3	145	21,896	21,844			
B4	573	16,330	16,903	3.36	AC	Total Project Area
B5	3,516	11,993.00	15,109			
Sub Total (B Series)	13,735	66,684	80,419			
Sub Total (B Series)	0.32	1.53	1.85			
DET O (SF)	7,116	0	7,116			
DET O (AC)	0.16	0.00	0.16			
Treatment Total (SF)	20,851	66,684	87,535			
Treatment Total (AC)	0.48	1.53	2.01			
	Pervious Area	Impervious Area				
Offsite Area Being Treated	6,572	1,343	SF			
Onsite Developed Area NOT Being Treated	15,277	3,109	SF			
Total Onsite Impervious Area (SF)		68,450	SF			
Total Onsite Impervious Area (SF)		1.57	AC			
Total Onsite Developed Pervious Area (SF)	29,556		SF			
Total Onsite Development Pervious Area (SF)	0.58		AC			
Total Onsite Developed Area	98,006	2,25	AC			
Percent of Impervious Area Treated		97.42%	> 95% Required			
Percent of Developed Area Treated		89.32%	> 80% Required			
		Total				
Water Quality Volume Required (CF)	695	5557	6252	CF		
Water Quality Volume Provided (CF)			9451	CF		
Stormfilter Cartridges Required (Units)			5.41	Units*		
Stormfilter Cartridges Provided (Units)			6	Units*		

* Stormtreats can treat upwards of 1155 CF of Water Quality Volume per unit per the MeDEP Chapter 500 Regulations



SOILS LEGEND

ID	DESCRIPTION	SLOPE	HYDROLOGIC SOIL GROUP
HrB	HOLLIS FINE SANDY LOAM	3 - 6% SLOPE	C SOIL WHERE DRAINED D SOIL WHERE UNDERDRAINED (i.e. WETLANDS)
Sn	SCANTIC SILT LOAM	- SLOPE	D

LEGEND

- WATERSHED BOUNDARY
- MEDIUM INTENSITY SOIL BOUNDARY
- DRAINAGE FLOW PATH
- SHEET FLOW
- SHALLOW CONCENTRATED FLOW
- SUBAREA DESIGNATION

NOTE:
WATERSHEDS WITHOUT A TC DRAINAGE FLOW PATH DEFINED ASSUME A MINIMUM 6 MIN TIME OF CONCENTRATION AS RECOMMENDED IN THE TR-55 MANUAL



PRELIMINARY - NOT FOR CONSTRUCTION

	PROJECT: MULTI-USE DEVELOPMENT 2282 CONGRESS ST., PORTLAND, ME	DeLUCA-HOFFMAN ASSOCIATES, INC. 775 HAN STREET, SUITE # SOUTH PORTLAND, ME 04106 207.775.1121 WWW.DELUCAHOFFMAN.COM
	SHEET TITLE: POSTDEVELOPMENT WATERSHED PLAN	
REV. DATE DESCRIPTION 3 04.18.13 REVISED PER CITY STAFF COMMENTS 2 04.09.13 SUBMITTED TO MEDEP STORMWATER DISCHARGE PERMIT 1 03.28.13 SUBMITTED TO CITY OF PORTLAND	CLIENT: CJ DEVELOPERS, INC. 35 PRIMROSE LANE, FREEPORT, MAINE 04032	DRAWN: CMW DATE: MAR. 2013 DESIGNED: BEK SCALE: 1" = 30' CHECKED: SHB JOB NO: 3115 FILE NAME: 3115-SP
REVISIONS	SHEET: C-14.1	



ALPHAarchitects
 17 CHESTNUT STREET
 PORTLAND, ME 04101
 PHONE: 207.761.9800
 FAX: 207.761.9595
 design@alphaarchitects.com

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Portland Property Holdings LLC
 2282 Congress Street
 Portland, ME. 04101

JOB: 12132

ISSUE DATE	
PRELIM	03-27-13
P BOARD	-
SFMO	-
CDs	-
REV. 1	-
PRINT	03-27-13

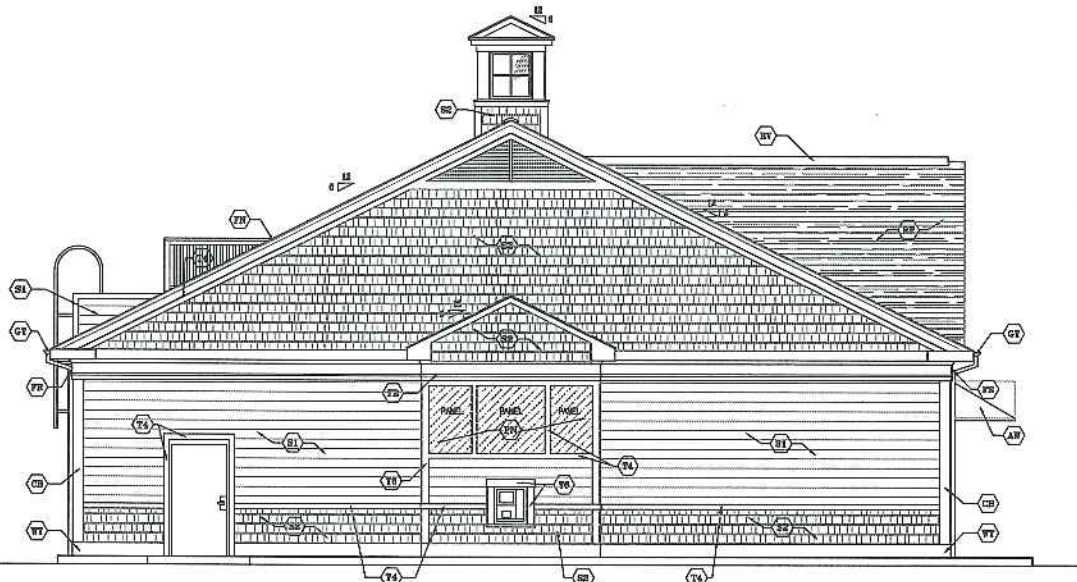
EXTERIOR
 ELEVATIONS
A1

MATERIAL LEGEND:

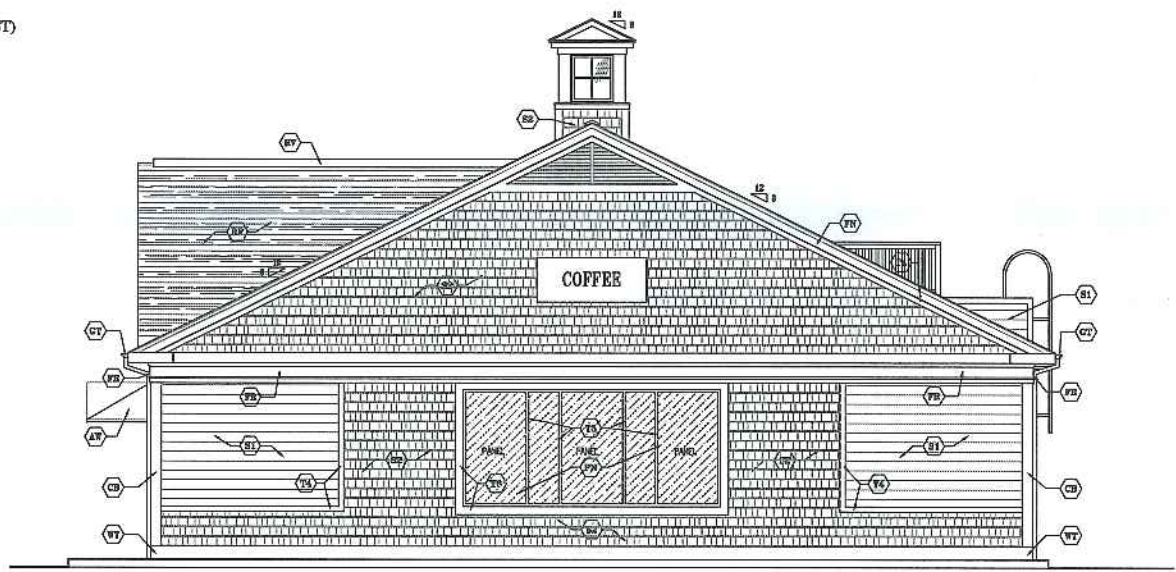
(A1) ALUM. FINISHED FABRIC AWNING	(V1) "CUSTOMER" HATTERAS STONY MOUNT, 26 YR. PROOF SHAKLES OR 30 YR. FELT w/ ICE & WATER SHIELD & LINES 3"-4", TYP.
(A2) 1/8" "HARD-BRAND" CORNER BOARDS	(V2) ROLL SCREEN RIDGE AIR VENT w/ SINGLE CAP, RIGID SCREEN & 3" TIGHT WEL. TYP.
(A3) 20" "TYPHO" DOWN / CORNER w/ METAL CAP FLASHING	(V3) 2" TIM "HARD-PLANK" SIDING OVER "TYPHO" BUILDING WRAP, TYP.
(A4) PREFINISHED ALUM. DRIP EDGE, TYP.	(V4) 2" TIM "HARD-SINGLE" SIDING OVER "TYPHO" BUILDING WRAP, TYP.
(A5) 1/4" WHITE "PROMAX" COMPOSITE RAILING SYSTEM / HAWK SCREEN	(V5) 1/2" X 2"X 8" TRIM BOARD w/ PRE-FINISHED ALUM. FLASHING @ ALL HEADS & HORIZ. TRIM BOARDS
(A6) 1/4" COMPOSITION FIBRE BOARD, SEE SECTION/METAL DRIP AS	(V6) 1/4" X 2"X 8" TRIM BOARD w/ PRE-FINISHED ALUM. FLASHING @ ALL HEADS & HORIZ. TRIM BOARDS
(A7) 8" PREFINISHED ALUM. CUTTER SYSTEM ON ALUM. CLAD 1/8" FACA	(V7) 1/8" X 2"X 8" TRIM BOARD w/ PRE-FINISHED ALUM. FLASHING @ ALL HEADS
(A8) 3/8" PAINTED MDF PANELING OVER EXTERIOR BUILDING SHEATHING @ V/S	(V8) 1/10" X 2"X 8" WATER TABLE w/ PRE-FINISHED ALUM. FLASHING
(A9) METAL EDGE ICE CUTTER w/ HEAT TRACE CUTTER & AWE SYSTEM TIED TO T-SUD	



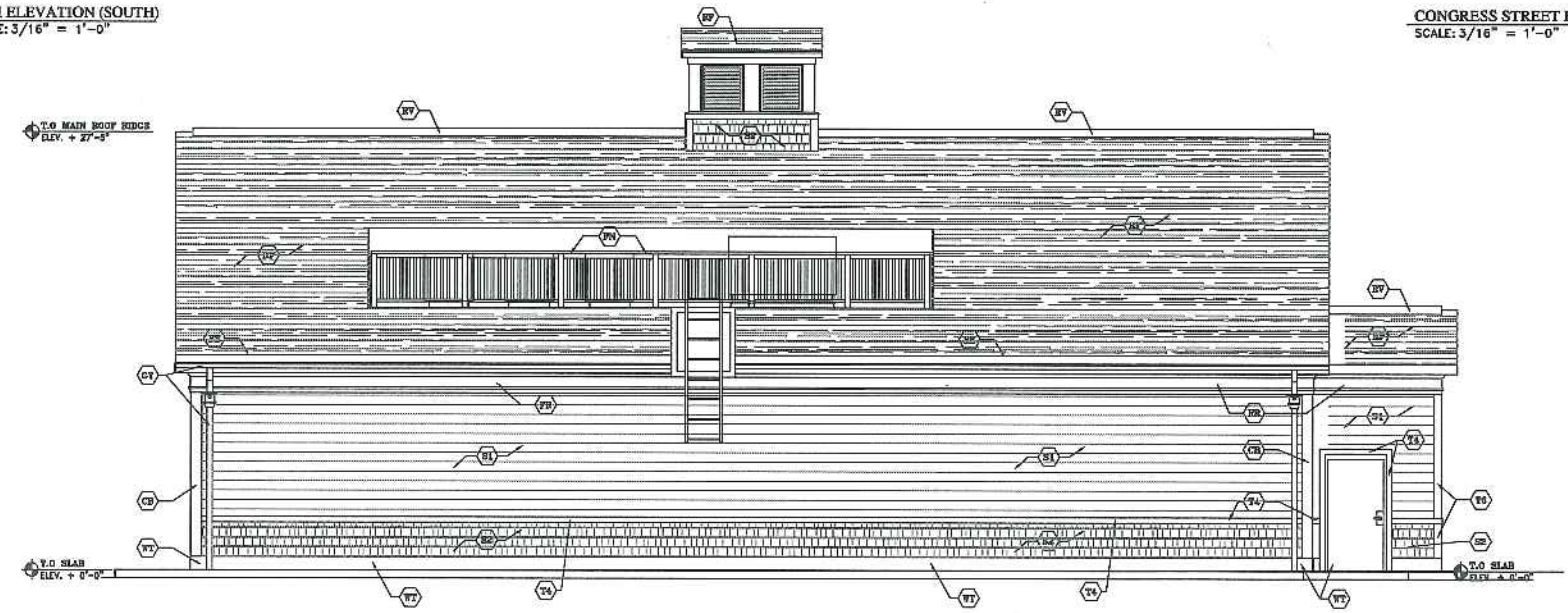
ENTRY ELEVATION (EAST)
 SCALE: 3/16" = 1'-0"



ATM ELEVATION (SOUTH)
 SCALE: 3/16" = 1'-0"



CONGRESS STREET ELEVATION (NORTH)
 SCALE: 3/16" = 1'-0"



REAR ELEVATION (WEST)
 SCALE: 3/16" = 1'-0"

03-28-13



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 design@alphaarchitects.com

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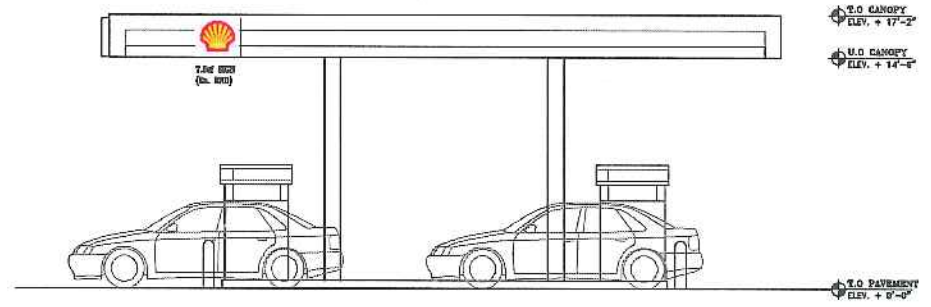


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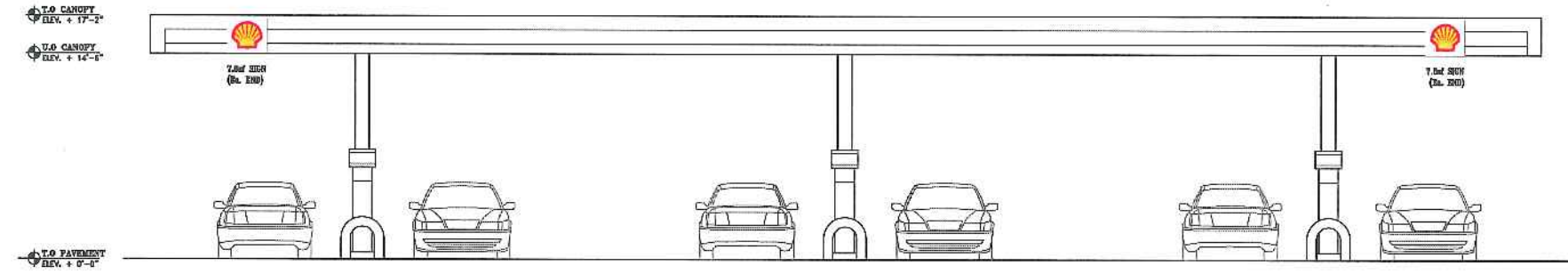
JOB: 12132

ISSUE DATE	
PRELIM	03-27-13
P BOARD	-
SFMO	-
CDs	-
REV. 1	-
PRINT	03-27-13

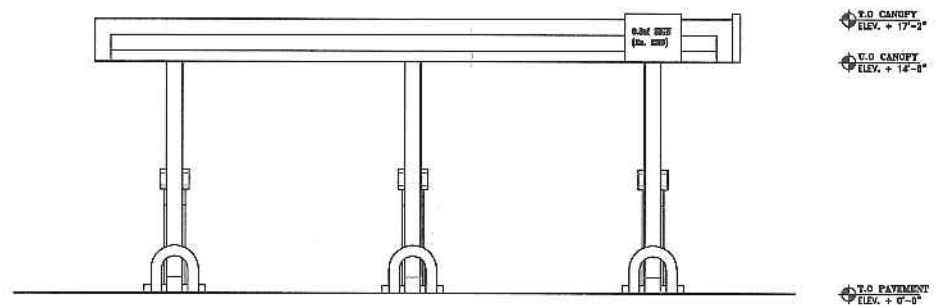
CANOPY ELEVATIONS
A2



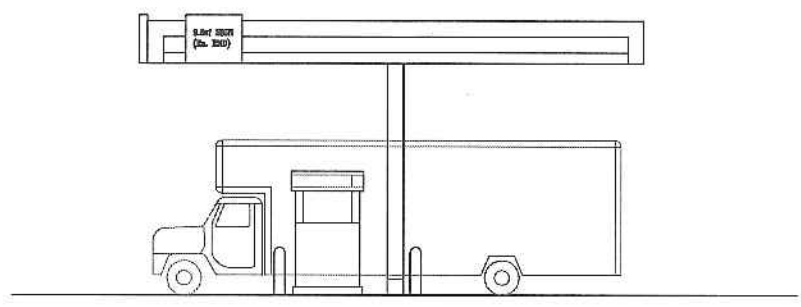
GAS CANOPY SIDE ELEVATION FROM CONGRESS STREET
 SCALE: 3/16" = 1'-0"



GAS CANOPY FRONT ELEVATION
 SCALE: 3/16" = 1'-0"



DIESEL CANOPY FRONT ELEVATION
 SCALE: 3/16" = 1'-0"



DIESEL CANOPY SIDE ELEVATION
 SCALE: 3/16" = 1'-0"

03-28-13