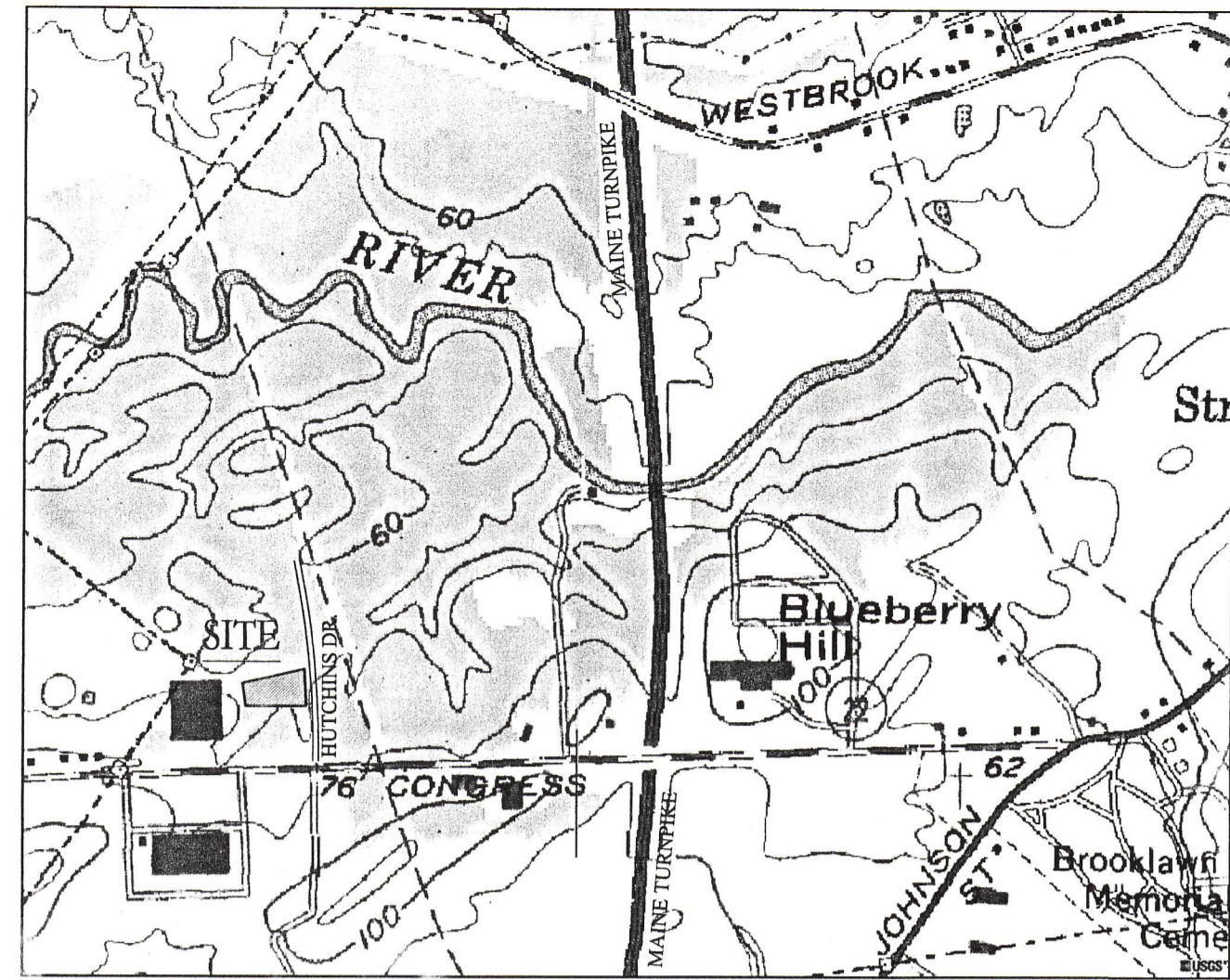


LOCATION MAP:



GENERAL NOTES:

1. TAX MAP/LOT: 238A-B-3 AND 239-A-5
2. STREET ADDRESS: 34 HUTCHINS DRIVE, PORTLAND, MAINE
3. ZONE: IM - INDUSTRIAL MEDIUM IMPACT
4. PROPERTY LINE AND BOUNDARY DATA TAKEN FROM CITY OF PORTLAND DIGITAL TAX MAP PDF FILES (238A.PDF AND 239A.PDF), JUNE 2006. INFORMATION DOES NOT REPRESENT A STANDARD BOUNDARY SURVEY.
5. TOPOGRAPHIC INFORMATION PROVIDED FROM CITY OF PORTLAND PUBLIC WORKS DEPARTMENT, JUNE 2006.



18 Pleasant Street, Portland, Maine 04101
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fax: 1.207.871.1419

APPLICANT:

CIANCHETTE FAMILY, LLC
42 MARKET STREET
PORTLAND, MAINE 04102

34 HUTCHINS DRIVE
SUNVIEW ASSOCIATES LIMITED PARTNERSHIPS
Hutchins Drive, Portland, Maine

N/E
RACKETT AND
FITNESS
CENTER INC.

MAP 239A
LOT A-3

MAP 239A
LOT A-5

MAP 239A
LOT A-4

N/E
AMERICAN NATIONAL
RED CROSS

N/E
CBS REALTY LLC

MAP 238A
LOT B-4

MAP 238A
LOT B-3

N/E
CIANCHETTE
FAMILY LLC

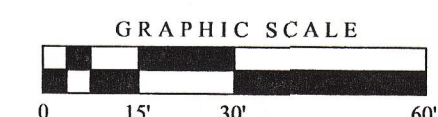
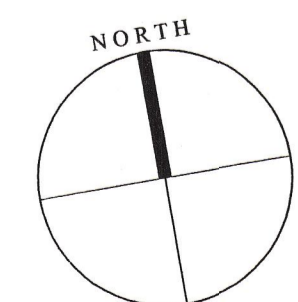
MAP 238A
LOT B-1

N/E
2385 CONGRESS STREET
ASSOCIATES LLC

MAP 238A
LOT B-2

N/E
MARSHALL & LIBBY
BEALY LLC

**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval: 8-24-2006



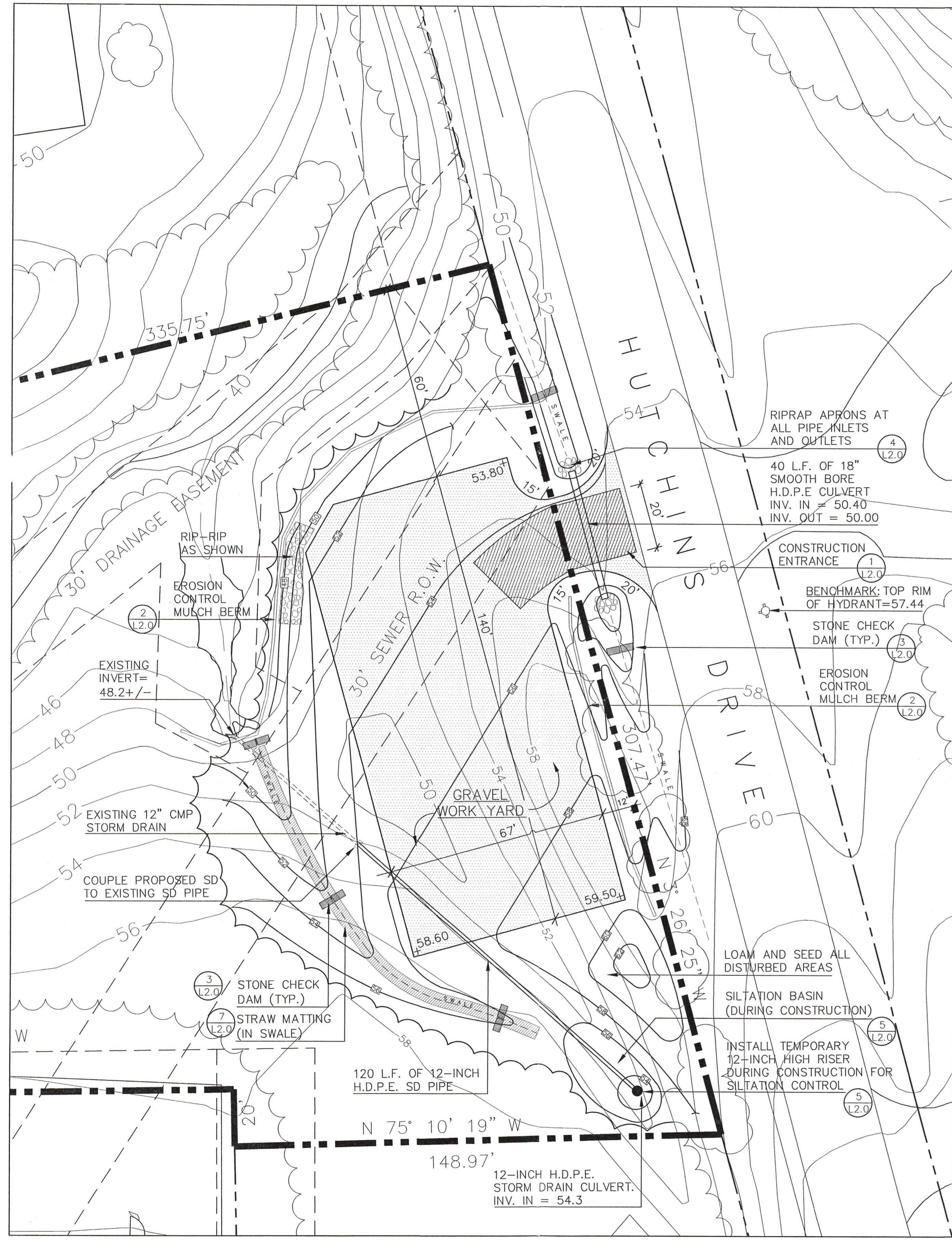
Title:
Existing
Conditions Plan

No.	Date	Revision
1	9.21.06	Per City staff letter

Job # 629 Dwg. No.
Date: July 7, 2006
Scale: 1" = 30'
Drawn: TSMK
Checked: SM

L1.0

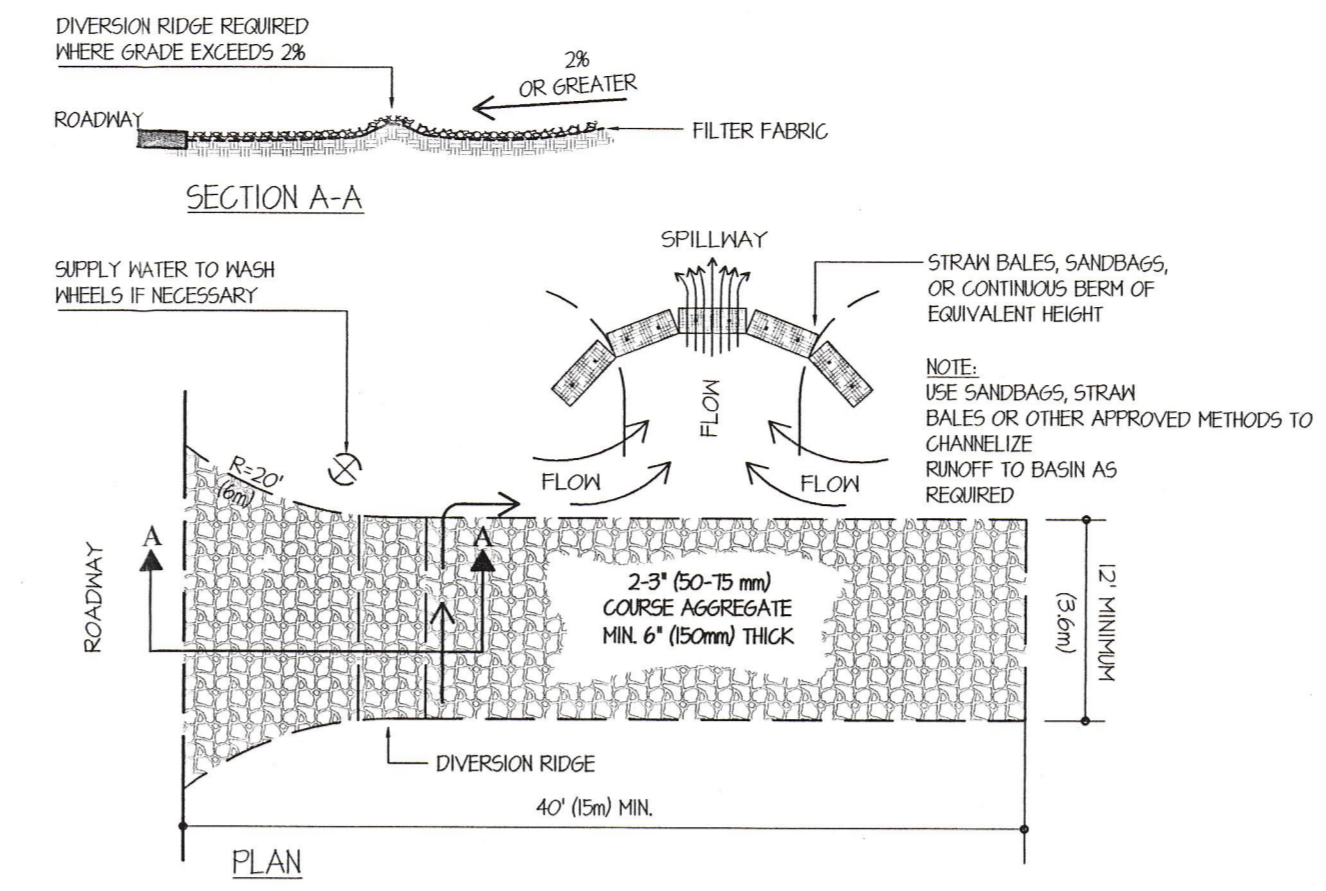
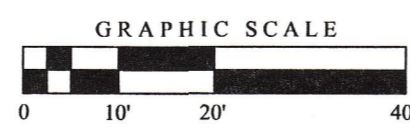
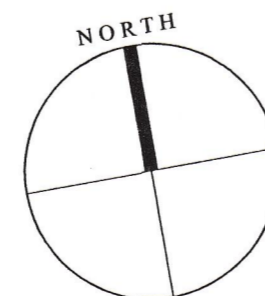
*34 Hutchins Drive
Hamp. Pt. 827*



LAYOUT, GRADING AND EROSION CONTROL PLAN

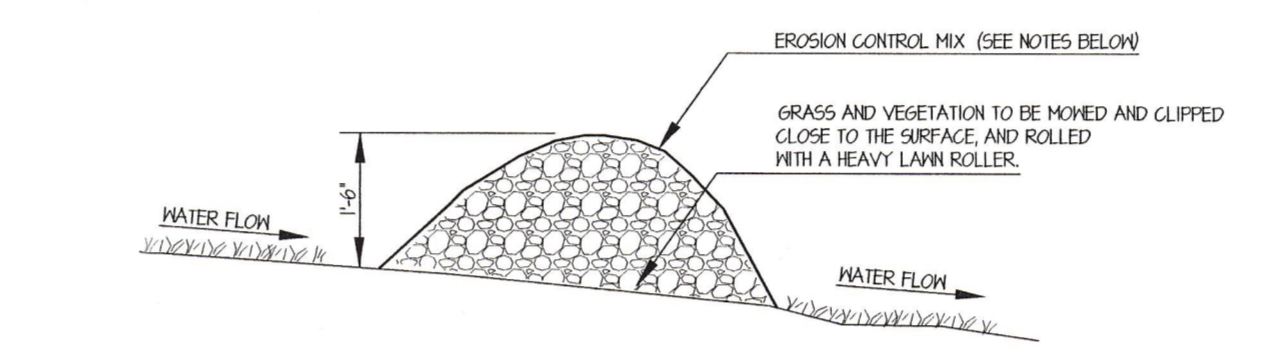
GENERAL NOTES:

- REFER TO SHEET L10 FOR BOUNDARY AND TOPOGRAPHIC INFORMATION.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL VERIFY ALL AFFECTED GRADES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL NOT DISTURB THESE AREAS AND PRESERVE EXISTING VEGETATION.
- GRADE ALL NEW WORK FOR POSITIVE DRAINAGE AND NO PUDDLING. MATCH EXISTING GRADES SMOOTHLY AND CONTINUOUSLY.
- SLOPES OVER 2:1 SHALL BE RIP-RAPPED UNLESS OTHERWISE SPECIFIED OR NOTED ON THE PLANS, OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- OWNER AND LANDSCAPE ARCHITECT WILL BE CLOSELY MONITORING FINISH GRADING IN THE FIELD. CONTRACTOR SHALL PERFORM FINISH WORK AS DIRECTED BY THE OWNER OR LANDSCAPE ARCHITECT TO ACHIEVE THE FINISH GRADE CONDITIONS SHOWN ON THE PLANS.
- ALL SITE IMPROVEMENTS MUST CONFORM TO THE MOST RECENT EDITION OF CITY OF PORTLAND'S TECHNICAL GUIDELINES AND STANDARDS.



- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS ONTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

1 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT



- NOTES:
- EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF THE SITE. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL SEPARATED AT THE POINT OF GENERATION AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER FLOW LOG HANDLING SYSTEMS, WOOD CHIPS, GROUND CONSTRUCTION DEBRIS, REPROCESSED WOOD PRODUCTS OR BARK CHIPS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX. EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
 - A. ORGANIC MATERIAL: BETWEEN 20% - 100% DRY WEIGHT BASIS
 - B. PARTICLE SIZE: BY WEIGHT, 100% PASSING #6 SCREEN, 10-65% PASSING #20 SCREEN
 - C. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
 - D. LARGE PORTIONS OF SALTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX
 - E. SOLUBLE SALT CONTENT SHALL BE LESS THAN 4.0 M% DRY MIX
 - F. PH: 5.0 - 8.0
 - ON SLOPES LESS THAN 3% OR AT THE BOTTOM OF SLOPES 2:1 OR LESS UP TO 20 FEET LONG, BARRIERS MUST CONFORM TO THE ABOVE DIMENSIONS. ON THE LONGER OR STEEPER SLOPES, BARRIERS SHOULD BE WIDER TO ACCOMMODATE THE ADDITIONAL FLOW.
 - THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDSPACES AND BRIDGES THAT WOULD ENABLE FIRES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
 - LOCATIONS WHERE OTHER BMP'S SHOULD BE USED:
 - A. AT LOW POINTS OR CONCENTRATED FLOW
 - B. BELOW CULVERT OUTLET APRONS
 - C. WHERE A PREVIOUS STAND-ALONE EROSION CONTROL MIX APPLICATION HAS FAILED
 - D. AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM (LARGE UPGRADIENT WATERSHED)
 - E. AROUND CATCH BASINS AND CLOSED STORM DRAIN SYSTEMS
 - THE EROSION CONTROL MIX BARRIERS SHOULD BE INSPECTED REGULARLY AND AFTER EACH LARGE RAINFALL. REPAIR ALL DAMAGED SECTIONS OF BERM IMMEDIATELY BY REPLACING OR ADDING ADDITIONAL MATERIAL PLACED ON THE BERM TO THE DESIRED HEIGHT AND WIDTH.
 - IT MAY BE NECESSARY TO REINFORCE THE BARRIER WITH SILT FENCE OR STONE CHECKDAMS IF THERE ARE SIGNS OF UNDERCUTTING OR THE IMPROVEMENT OF LARGE VOLUMES OF WATER.
 - SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 - REPLACE SECTIONS OF BERM THAT DECOMPOSE, BECOME CLOGGED WITH SEDIMENT OR OTHERWISE BECOME INEFFECTIVE. THE BARRIER SHOULD BE RESHAPED AS NEEDED.
 - EROSION CONTROL MIX BARRIERS CAN BE LEFT IN PLACE. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER IS NO LONGER REQUIRED SHOULD BE SPREAD TO CONFORM TO THE EXISTING GRADE AND BE SEEDED AND MULCHED. WOODY VEGETATION CAN BE PLANTED INTO THE BARRIERS, OR THEY CAN BE OVER-SEEDDED WITH LEGUMES. IF THE BARRIER NEEDS TO BE REMOVED, IT CAN BE SPREAD OUT INTO THE LANDSCAPE.

2 EROSION CONTROL BERM

NOT TO SCALE

SLOPE & LENGTH TABLE

S (SLOPE) %	L (LENGTH) FT
0.020	100
0.030	66
0.040	50
0.050	40
0.060	25
0.100	20
0.120	17
0.150	13

L: THE DISTANCE FROM POINT A AND B USE OF EQUAL ELEVATION

NOTES:

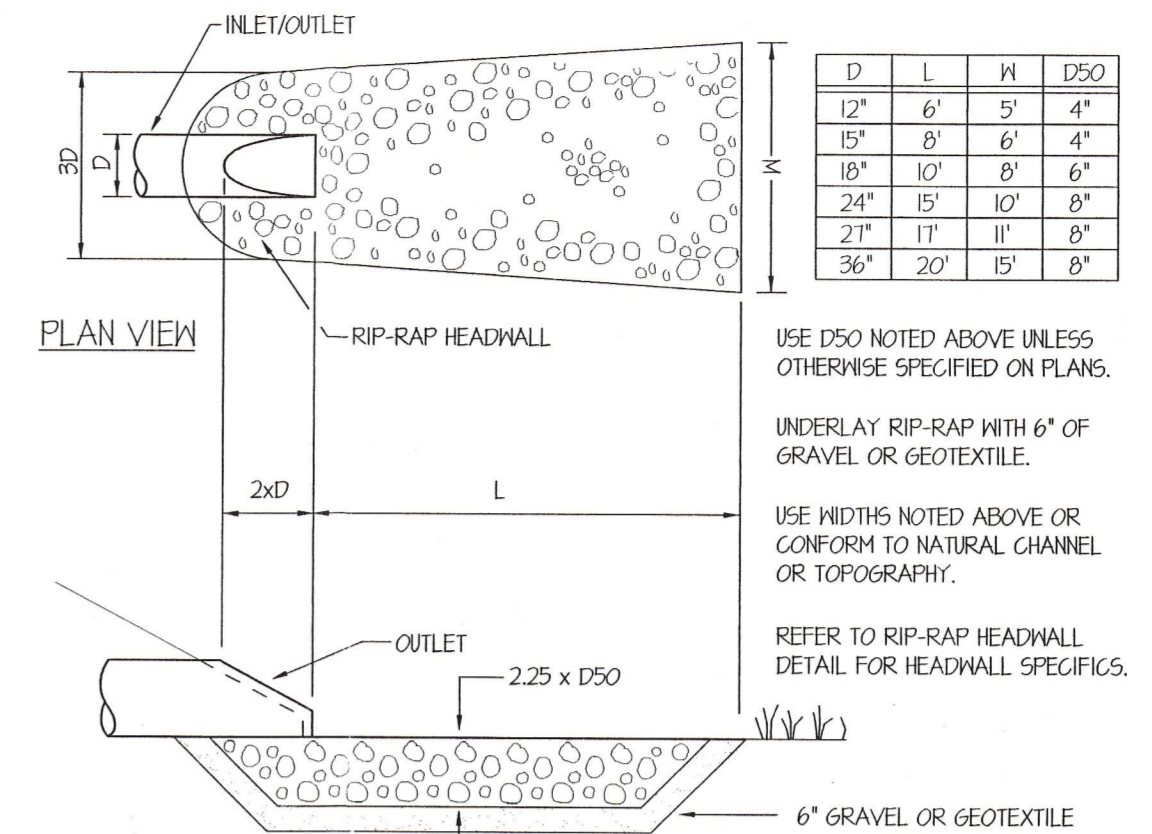
- STONE CHECK DAMS ARE NOT REQ'D IN PROPOSED RIP-RAP DITCHES. USE IN UNLINED DITCHES DURING CONSTRUCTION.
- CHECK DAMS ARE NOT INTENDED TO BE USED PRIMARILY FOR SEDIMENT TRAPPING. SOME SEDIMENT WILL ACCUMULATE BEHIND DAMS. SEDIMENT SHOULD BE REMOVED FROM BEHIND DAMS WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE DAM.
- STONE: 2"-3" CRUSHED STONE (#20 TO 30)
- KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIMUM OF 18" (0.5m) TO PREVENT FLOW AROUND DAM.

3 STONE CHECK DAM DETAIL

NOT TO SCALE

SPACING BETWEEN CHECK DAMS ELEVATION VIEW

SECTION VIEW



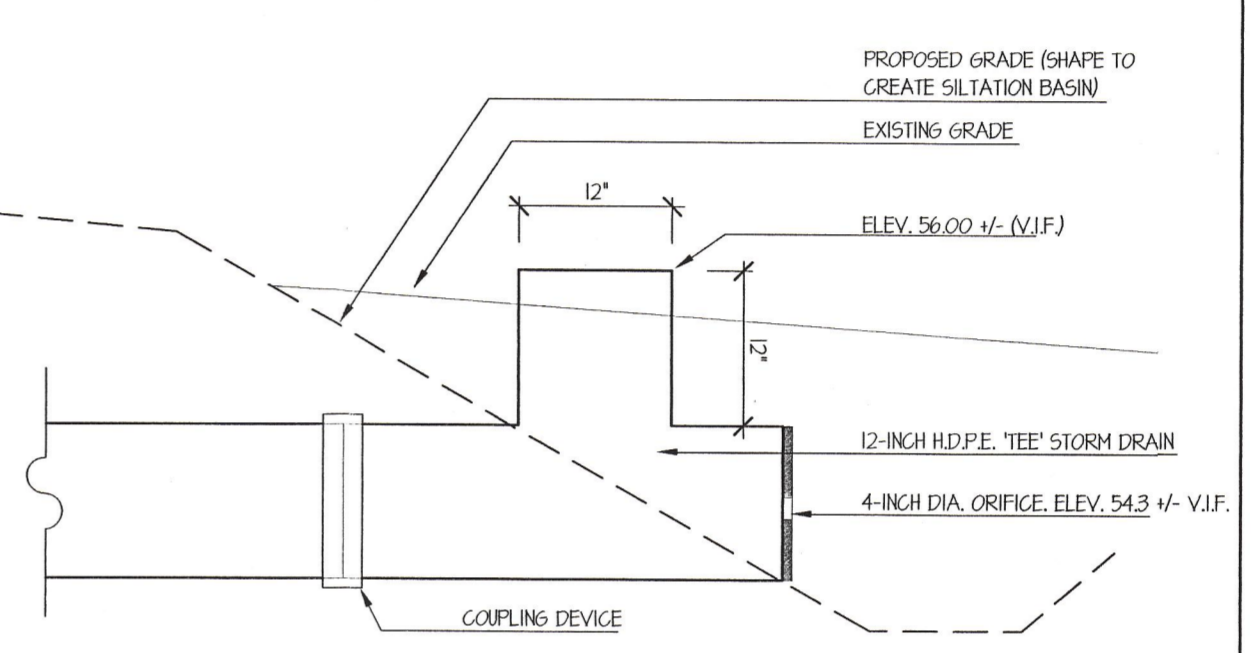
D	L	H	D50
12"	6'	5"	4"
18"	8'	6"	4"
18"	10'	8"	6"
24"	15'	10"	8"
27"	17'	11"	8"
36"	20'	15'	8"

- USE D50 NOTED ABOVE UNLESS OTHERWISE SPECIFIED ON PLANS.
- UNDERLAY RIP-RAP WITH 6" OF GRAVEL OR GEOTEXTILE.
- USE WIDTHS NOTED ABOVE OR CONFORM TO NATURAL CHANNEL OR TOPOGRAPHY.
- REFER TO RIP-RAP HEADWALL DETAIL FOR HEADWALL SPECIFICS.

CROSS SECTION

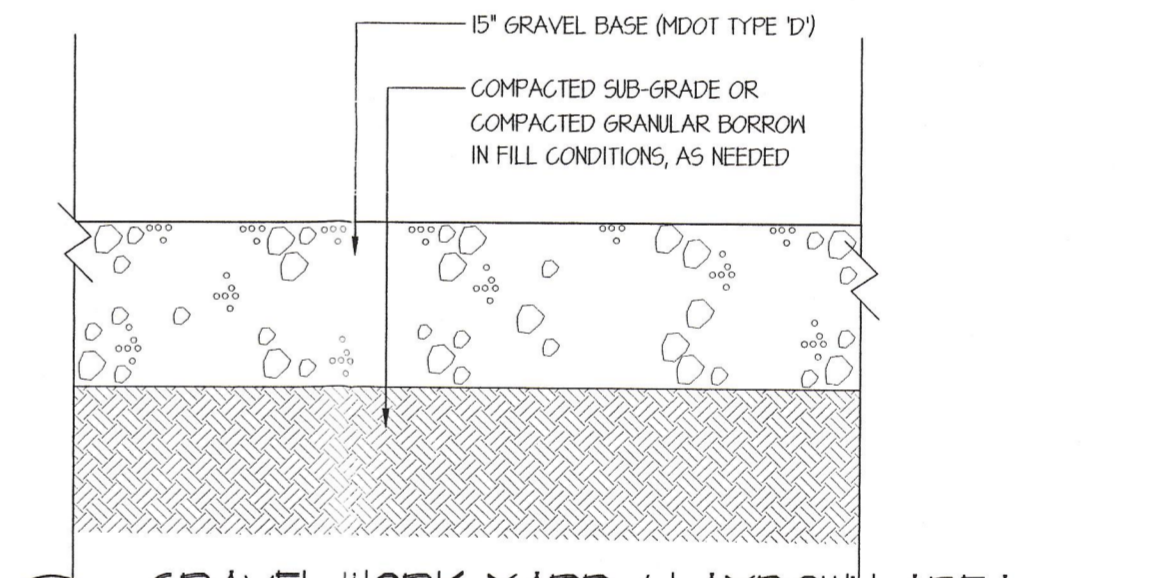
4 RIP-RAP APRON

NOT TO SCALE



5 SILTATION BASIN DRAINAGE STRUCTURE

NOT TO SCALE

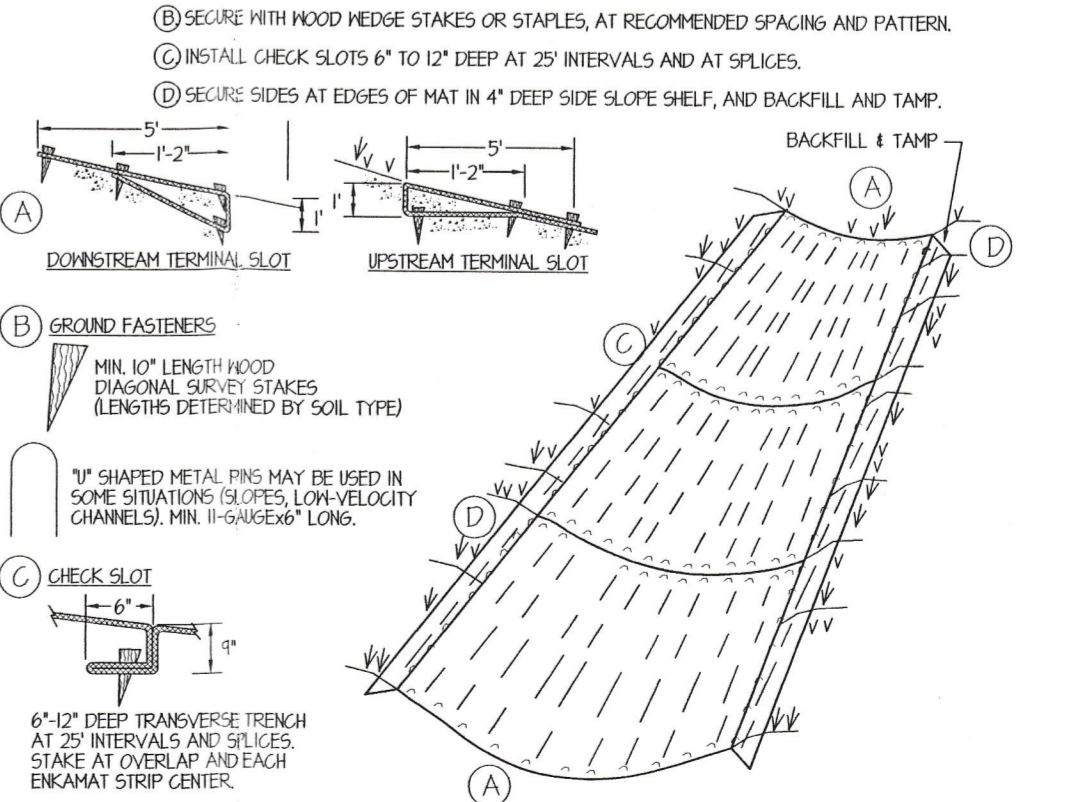


6 GRAVEL WORK YARD / LAYDOWN AREA

NOT TO SCALE

NOTES:

- HIGH VELOCITY LINING AND SOFT ARMOUR SHALL BE INSTALLED STARTING FROM DOWNSTREAM END, WITHIN THE SWALE, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. EDGES SHALL OVERLAP BY 6" FOR SOFT ARMOUR AND BE SECURELY STAPLED ACCORDING TO RECOMMENDED PATTERN, AVOID OVERLAP IN BOTTOM OF FLOW CHANNEL, WHERE POSSIBLE.
- LOAMING AND SEEDING SHALL BE DONE PRIOR TO INSTALLATION OF THE HIGH VELOCITY LINING UNLESS OTHERWISE SPECIFIED (SEE EROSION CONTROL NOTES FOR RATES).
- HIGH VELOCITY LINING SHALL BE GULLEX (HW) BY AMERICAN EXCELSOR CO. (7' WIDTH), OR APPROVED EQUAL.
- SOFT ARMOUR MATTING SHALL BE PLACE OVER 2" OF TOPSOIL, THEN COVERED WITH 2" OF TOPSOIL, LOAMED, SEEDED AND MULCHED.
- SOFT ARMOUR DITCH LINING SHALL BE TSKAMAT-TYPE 10207 (MIN. WIDTH=16") TURF REINFORCEMENT MAT, OR APPROVED EQUAL.
 - (A) ANKUR THE TOP AND BOTTOM ENDS OF THE MATTING IN TERMINAL SLOTS 12 INCHES OR MORE IN DEPTH.
 - (B) SECURE WITH WOOD WEDGE STAKES OR STAPLES AT RECOMMENDED SPACINGS AND PATTERN.
 - (C) INSTALL CHECK SLOTS 6" TO 12" DEEP AT 25' INTERVALS AND AT SPICES.
 - (D) SECURE SIDES AT EDGES OF MAT IN 4" DEEP SIDE SLOPE SHELF, AND BACKFILL 4" TAMP.



7 WATERWAYS STABILIZATION WITH HIGH VELOCITY DITCH LINING OR SOFT ARMOUR

NOT TO SCALE

MOHR & SEREDIN
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fax: 1.207.871.1419

APPLICANT:
CIANCHETTE FAMILY, LLC
42 MARKET STREET
PORTLAND, MAINE 04102

34 HUTCHINS DRIVE
SUNVIEW ASSOCIATES LIMITED PARTNERSHIPS
Hutchins Drive, Portland, Maine

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 8-24-2006

Title:
Proposed Site Plan:
Layout, Grading and
Erosion Control

No.	Date	Revision
1	9.21.06	Per City staff letter

Job # 629
Date: July 7, 2006
Scale: 1" = 20'
Drawn: TS/MK
Checked: SM

Dwg. No. L2.0