

CITY OF PORTLAND ECONOMIC DEVELOPMENT OFFICE PORTLAND, MAINE

PORTLAND TECHNOLOGY PARK

*Portland Technology Park
300 Rand Rd (aka 1581 Westbrook St)
Project # 10-99700005*

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 01-24-2012



**PROJECT NO. 203848.63
DECEMBER 30, 2011**

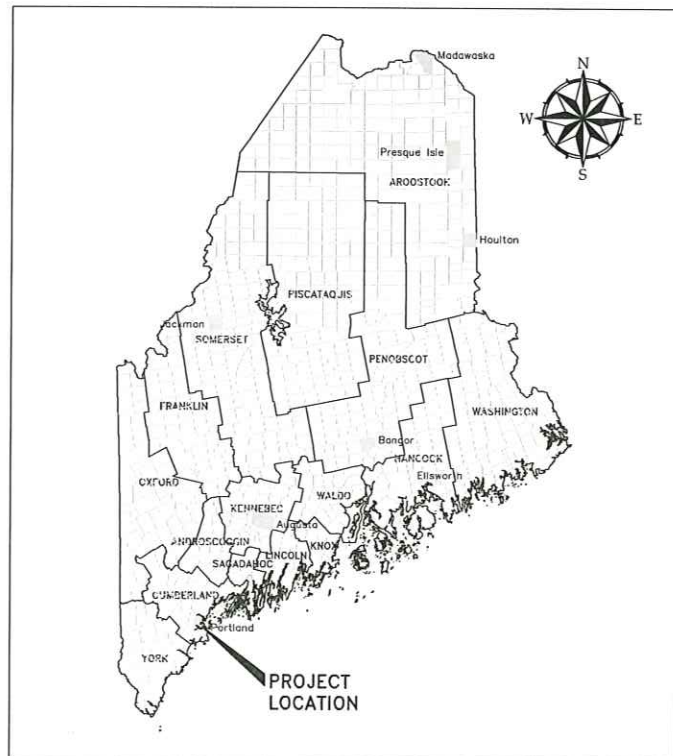


SITE PLAN CONDITION OF APPROVAL SUBMITTAL -
FINAL PLANS
(SEPTEMBER 28, 2012)



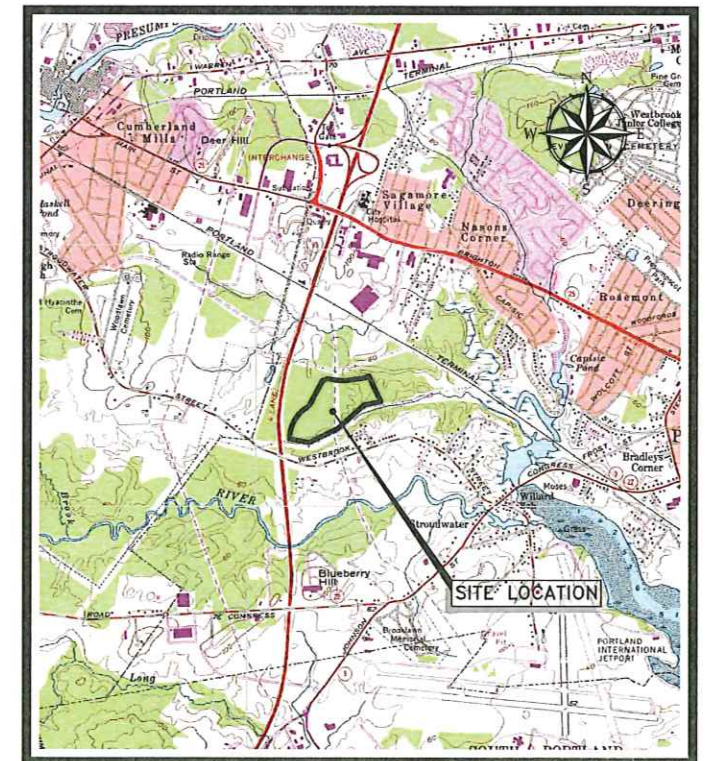
41 Hutchins Drive
Portland, Maine 04102
800.426.4262 | www.woodardcurran.com

COMMITMENT & INTEGRITY DRIVE RESULTS



PROJECT LOCATION MAP

50 0 50 100
scale mile



SITE LOCATION MAP

SOURCE: USGS TOPOGRAPHIC MAP
2000 0 2000 4000
scale feet

*Planned
Full set site plan
except lighting*

LEGEND**

Table with columns for DESCRIPTION, EXISTING, and PROPOSED. Lists various engineering features like CONTOUR, SANITARY SEWER, FORCE MAIN, STORM DRAIN, etc., with their respective symbols and line styles.

SHEET INDEX

Plot

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- ELECTRICAL
E-01 ELECTRICAL SITE PLAN 1
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CONTACT LIST

CLIENT: CITY OF PORTLAND ECONOMIC DEVELOPMENT DIVISION
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PORTLAND, ME 04101
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ABBREVIATIONS

Table of abbreviations including A.G., ALUM., BORING, BIT., BK, BM, CK, CMP, CONC, D.I., DES., DIA., DR., E, EL., ELEC., EMBED., EX., FF, FINL, FL, FT, GALV. GRND, H, HWY, IN, INV., LF, MAX., MDOT, MH, MIN., MJ, MON, MPH, AND ABOVE GROUND ALUMINUM, BORING BITUMINOUS BOOK BENCHMARK, CHECKED CENTRAL MAINE POWER CONCRETE DUCTILE IRON DESIGNED DIAMETER DRAWN, EAST ELEVATION ELECTRICAL EMBEDMENT EXISTING, FINISH FLOOR FINISH FLOOR FOOT/FEET, GALVANIZED GROUND, HEIGHT HIGHWAY, INCH INVERT, LINEAR FEET, MAXIMUM MAINE DEPARTMENT OF TRANSPORTATION MANHOLE MINIMUM MECHANICAL JOINT MONUMENT MILES PER HOUR, NO. NUMBER NO REFUSAL NOT TO SCALE, O.C.E.W. ON CENTER EACH WAY O.D. OUTSIDE DIAMETER OH OVERHEAD, ± PLUS OR MINUS PROFESSIONAL LAND SURVEYOR PSI PER SQUARE INCH PSIG PER SQUARE INCH GAUGE PRESSURE PVC POLYVINYL CHLORIDE, R.O.W. RIGHT-OF-WAY R/W RIGHT-OF-WAY RCP REINFORCED CONCRETE PIPE REINF. REINFORCED REQ'D REQUIRED RET RETAINING, RLS REGISTERED LAND SURVEYOR RT ROUTE RTE ROUTE, S SLOPE S.S. STAINLESS STEEL SCH SCHEDULE SCH STD STANDARD DIMENSION RATIO STA. STATION, TYP. TYPICAL, UC UNDERGROUND CABLE, W WATER W/W WITH WV WATER VALVE

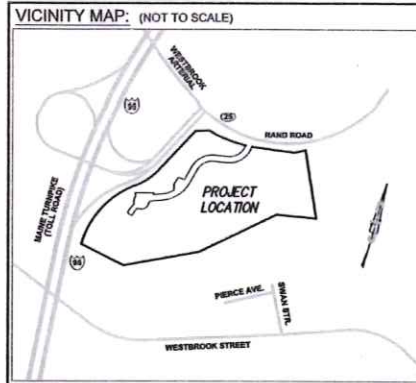
GENERAL NOTES

- 1. THE PROPOSED SITE ENCOMPASSES TWO PARCELS BOTH OWNED BY THE CITY OF PORTLAND. PARCEL #2 AS INDICATED ON THE BOUNDARY SURVEY IS REFERENCED BY DEED BOOK 15211, PG 13 AND IS APPROXIMATELY 13.17 ACRES. PARCEL #3 AS INDICATED ON THE BOUNDARY SURVEY IS REFERENCED BY DEED BOOK 15211, PG 31 AND IS APPROXIMATELY 28.82 ACRES. SITE AND TOPOGRAPHIC DATA WAS COMPILED USING 200 AERIAL IMAGES BY BROADSTREET CONSULTANTS OF MANCHESTER, MAINE.
2. VERTICAL DATUM IS REFERENCED TO NGVD29 WITH ONE FOOT AND TWO FOOT CONTOUR INTERVALS. HORIZONTAL DATUM IS REFERENCED TO STATE PLANE NAD 1983 (FEET), MAINE WEST ZONE.
3. THE UTILITY LOCATIONS SHOWN IN PLAN AND PROFILE ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION BY THE CONTRACTOR. CONTACT THE CITY IMMEDIATELY UPON DISCOVERING CONFLICTS WITH EXISTING AND PROPOSED UTILITY LOCATIONS. NOT ALL EXISTING UTILITIES ARE SHOWN ON PLANS.
4. CLEAN AND/OR FLUSH ALL MANHOLES, CATCH BASINS, AND ASSOCIATED PIPING AFTER THE WORK HAS BEEN COMPLETED.
5. COORDINATE CONSTRUCTION ACTIVITY WITH UTILITY COMPANIES, EMERGENCY SERVICES AND THE CITY OF PORTLAND. CONTACTS ARE LISTED ON SHEET G-001. NOTIFY UTILITY COMPANIES WITHIN 48 HOURS OF WORK ACTIVITY ADJACENT TO THOSE UTILITIES.
6. CONTRACTOR SHALL NOTIFY ALL UTILITIES PRIOR TO COMMENCING WORK, ALLOWING SUFFICIENT TIME TO LOCATE AND MARK THE LOCATION OF BURIED UTILITIES. CONTRACTOR SHALL CONTACT "DIG SAFE", TELEPHONE 1-888-DIG SAFE (1-888-344-7233), PRIOR TO EXCAVATION.
7. RESTORE ALL AREAS DISTURBED BY CONTRACTOR'S OPERATIONS TO ORIGINAL FINISH (GRAVEL, PAVEMENT, GRASS, ETC.). RESTORATION OF PAVED SURFACES, GRAVEL SURFACES, DRIVEWAYS, AND LAWNS DAMAGED BY CONSTRUCTION ACTIVITIES OUTSIDE OF LIMITS OF WORK INDICATED ON THE PLANS SHALL BE PERFORMED AT NO ADDITIONAL COST TO OWNER. ALL CURB NOT DESIGNATED TO BE RESET AND DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED IN KIND AND SHALL CONFORM TO CITY OF PORTLAND AND MAINE DOT SPECIFICATIONS AT NO ADDITIONAL COST TO OWNER.
8. PROPERLY PROTECT AND DO NOT DISTURB PROPERTY IRONS AND MONUMENTS NOT INDICATED ON THE DRAWINGS FOR REMOVAL. IF DISTURBED, THE PROPERTY MONUMENT SHALL BE RESET AT THE CONTRACTOR'S EXPENSE, BY A PROFESSIONAL LAND SURVEYOR APPROVED BY THE CITY.
9. EXISTING FACILITIES (I.E. TREES, POLES, LIGHT POSTS, CATCH BASINS, ETC.) SHALL BE REMOVED AND PROTECTED DURING CONSTRUCTION. THE CITY OF PORTLAND RETAINS RIGHT TO KEEP ANY AND ALL REMOVED FACILITIES. CONTRACTOR TO DISPOSE OF ANY REMOVED FACILITY AT THE REQUEST OF CITY AT CONTRACTOR'S EXPENSE.
10. ALL TREES AND VEGETATION WITHIN THE SITE NOT NOTED TO BE REMOVED OR RELOCATED PER THE CLEARING LIMITS OR NOTES SHALL BE PROTECTED DURING CONSTRUCTION.
11. DO NOT PARK, IMPEDE ACCESS TO, OR STORE EQUIPMENT ON ADJACENT CITY OR PRIVATELY OWNED LOTS UNLESS PERMISSION HAS BEEN GRANTED IN WRITING BY CITY AND/OR LAND OWNER.
12. COORDINATE DISRUPTION OF PRIVATE UTILITY SERVICES WITH LANDOWNERS AT LEAST TWO DAYS (48 HOURS) PRIOR TO DISRUPTION. ALL UTILITY COORDINATION IS RESPONSIBILITY OF CONTRACTOR.
13. RESTRICT ACCESS TO SITE THROUGH USE OF APPROPRIATE SIGNAGE, BARRIERS, FENCES, ETC. SITE SHALL BE LEFT WITH APPROPRIATE SAFETY MEASURE IN PLACE DURING NON-WORKING HOURS. NO TRENCH SHALL BE LEFT OPEN DURING NON-WORKING HOURS. SITE SAFETY IS THE RESPONSIBILITY OF CONTRACTOR DURING BOTH WORKING AND NON-WORKING HOURS.
14. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS. PERMIT APPLICATIONS SHALL BE SUBMITTED WITH ADEQUATE TIME SO AS NOT TO DELAY CONSTRUCTION.
15. THE CONTRACTOR SHALL OBTAIN A CITY STREET OPENING PERMIT BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR WILL ALSO BE REQUIRED TO HAVE A CURRENT EXCAVATOR'S LICENSE IN THE CITY.
16. ALL WORK ASSOCIATED WITH THE PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF PORTLAND CODE OF ORDINANCES AND TECHNICAL DESIGN STANDARDS AND GUIDELINES.
17. ALL WORK ASSOCIATED WITH THE PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH ARTICLES VI, VII, AND IX OF CHAPTER 25-STREETS, SIDEWALKS AND OTHER PUBLIC PLACES OF THE CITY OF PORTLAND CODE OF ORDINANCES.
18. ALL SEWER CONSTRUCTION IN THE PUBLIC WAY SHALL BE COMPLETED IN ACCORDANCE WITH ARTICLES II OF CHAPTER 24-SEWERS OF THE CITY OF PORTLAND CODE OF ORDINANCES.
19. THE CITY OF PORTLAND ENGINEERING DIVISION REQUIRES THAT UPON COMPLETION OF CONSTRUCTION, A COMPLETE SET OF "AS-BUILT" DRAWINGS THAT REFLECT ANY AND ALL MODIFICATIONS TO THE SANITARY SEWER SYSTEM, STORM SEWER SYSTEM, AND ANY OTHER UTILITY INSTALLATIONS OR ALTERATIONS WITHIN THE PROJECT LIMITS BE SUBMITTED TO THE DIVISION. THESE DRAWINGS SHALL BE SUBMITTED IN BOTH DIGITAL AND HARD COPY FORMAT AS DEFINED IN THE SPECIFICATIONS PRIOR TO PAYMENT OF FINAL RETAINAGE.
20. GAS MAINS AND SERVICES SHALL BE FURNISHED AND INSTALLED BY UNTIL CONTRACTOR SHALL EXCAVATE, BED, BACKFILL, AND RESTORE SURFACE IN ACCORDANCE WITH DETAILS. UNTIL SHALL PROVIDE PIPING, VALVES, AND FITTINGS. CONTRACTOR SHALL COORDINATE ALL WORK WITH UNTIL.
21. CONTACT CITY OF PORTLAND ARBORIST AND ENGINEER PRIOR TO CUTTING ROOTS, TRIMMING BRANCHES, OR DISTURBING TREES THAT HAVE NOT BEEN NOTED FOR REMOVAL ON PLANS.
22. PROVIDE 4" LOAM AND SEED IN ALL EXISTING AND PROPOSED LAWN AREAS DISTURBED BY CONTRACTOR'S OPERATIONS.
23. IF CONTRACTOR PROPOSES TO TEMPORARILY STOCKPILE AND SURPLUS SOIL AND ROCK IN THE CITY OF PORTLAND, THE CONTRACTOR SHALL OBTAIN APPROVAL FOR EACH STOCKPILE LOCATION FROM THE ENGINEER. IF CONTRACTOR PROPOSES TO PERMANENTLY STOCKPILE ANY SURPLUS SOIL AND ROCK ON PROPERTY IN THE CITY OF PORTLAND, THE CONTRACTOR MUST OBTAIN ANY SITE PLAN PERMITS REQUIRED FROM THE CITY PLANNING AUTHORITY OR ANY FILL PERMITS REQUIRED FROM MDEP OR U.S. ARMY CORPS OF ENGINEERS. BOTH TEMPORARY AND PERMANENT STOCKPILE LOCATIONS SHALL MEET THE APPLICABLE SETBACK REQUIREMENTS IN THE CITY LAND USE CODE.
24. PIPE STUB LOCATIONS SHALL BE MARKED WITH EMBEDDED STAKE AS DESCRIBED ON PLANS AND A MINIMUM OF THREE TIES SHOULD BE RECORDED. LOCATION AND ELEVATION OF PIPE STUB SHALL BE PROVIDED TO THE CITY OF PORTLAND ENGINEERING OFFICE.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS INCLUDING, BUT NOT LIMITED TO, SIDEWALK/STREET CLOSING AND DEMOLITION.
26. ALL CONSTRUCTION REQUIREMENTS AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND DETAILS OF THE CITY OF PORTLAND, MDEP, AND MDOT, WHERE APPLICABLE.
27. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING TRENCH AT UTILITY CROSSINGS AT ROCK SANDWICH LOCATIONS TO MATCH DESIGN REQUIREMENTS FOR EACH SECTION OF AGGREGATE. UTILITY COMPANIES WILL NOT BE ALLOWED TO REPLACE THE TRENCH SECTION WITH SAND OR GRAVEL AT LOCATIONS REQUIRING CRUSHED STONE, UNLESS IT IS UTILIZED FOR THE IMMEDIATE BEARING OF THE PIPE.

CITY OF PORTLAND APPROVED SITE PLAN Subject to Dept. Conditions Date of Approval: 01-24-2012

Professional seal and title block for WOODARD & CURRAN, INC. Includes project title 'LEGEND, SHEET INDEX, ABBREVIATIONS, CONTACT LIST, AND GENERAL NOTES', job number 2013848.63, date DECEMBER, 2011, scale AS NOTED, sheet 1 OF 26, and project location 'PORTLAND TECHNOLOGY PARK'.

Vertical text on the left margin: \\BANCORP\Projects\000000_Banfor_Genera\Office\2013848.63\Road_Road\CAD in Progress\201384863-001.dwg, Sep 26, 2012 - 2:09pm



EASEMENT AREA 1 CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD DIST.
C1	250.00	33.47	S85°10'30"W	33.47
C2	74.58	64.52	N30°32'50"W	62.25
C3	170.00	56.12	N14°13'36"W	55.87
C4	1100.00	60.59	N85°30'52"W	60.59

EASEMENT AREA 2 CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD DIST.
C5	76.54	37.59	S41°46'45"E	37.21
C6	74.00	77.50	S51°44'51"E	74.00
C7	114.00	119.39	N59°24'51"W	114.00
C8	20.00	8.26	N41°34'58"W	8.21

CERTAIN PLANNING BOARD CONDITIONS OF SUBDIVISION APPROVAL

- THIS APPROVAL ENTITLES THE APPLICANT AND FUTURE DEVELOPERS OF THE OFFICE PARK UNITS TO DEVELOP THE MAXIMUM NUMBER AND SIZE OF PARKING SPACES AS SHOWN ON THE SUBDIVISION PLAT AND OVERALL SITE PLAN SUBJECT TO PROVIDING CONFIRMATION OF THE NEED FOR THESE SPACES AND SPACE DIMENSIONS (VIA A PARKING ANALYSIS) AT THE TIME THAT THE UNIT IS UNDER SITE PLAN REVIEW AND
- THAT THE CONDOMINIUM ASSOCIATION SHALL DEVELOP AND MANAGE A TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN ACCEPTABLE TO THE PLANNING AUTHORITY, REVIEWED AS PART OF THE INITIAL AND SUBSEQUENT SITE PLAN APPROVALS FOR EACH BUILDING UNIT WITHIN THE LIMITED COMMON ELEMENT AREAS, AND
- THAT THE DEVELOPMENT OF LIMITED COMMON ELEMENT AREAS AND UNITS IS SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF PORTLAND PLANNING AUTHORITY FOR CONFORMANCE WITH THE PORTLAND TECHNOLOGY PARK DESIGN GUIDELINES AND CITY OF PORTLAND CODE OF ORDINANCES, CHAPTER 14 LAND USE, ARTICLE V, SITE PLAN FOR BUILDINGS ARCHITECTURE, SITE LANDSCAPING, SITE PEDESTRIAN CIRCULATION, BICYCLE PARKING, LAMP SPECIFICATIONS AND SIGNAGE AND ANY CHANGES OR ALTERATIONS TO APPROVED TRAFFIC, PARKING, ACCESS, UTILITY, EXTERIOR LIGHTING, TREE PRESERVATION AND STORMWATER FEATURES; AND
- THAT THE CLEARING LIMITS SHALL BE RESTRICTED TO LIMITED COMMON ELEMENT (LCE) AREAS, EASEMENT AREA 1 ASSOCIATED WITH THE SITE ROADWAY, EASEMENT AREA 2 ASSOCIATED WITH ACCESS TO THE TRAIL HEAD PARKING, AND EASEMENT AREA 3 ASSOCIATED WITH THE TRAIL HEAD PARKING; AND
- THAT THE APPLICANT AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORMWATER MANAGEMENT AND ARTICLE 16, POST-CONSTRUCTION STORM WATER MANAGEMENT, WHICH SPECIFIES THE ANNUAL PROTECTION AND PREVENTION REQUIREMENTS. THE DEVELOPER/CONTRACTOR/SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES; AND
- THAT THE PROPOSED LIMITED COMMON ELEMENTS, SHOWN AS "LCE" ON THE PLAN, BE MARKED WITH PERMANENT MARKERS SUCH AS FENIX MARKERS IN THE FIELD PRIOR TO ANY WORK ON THE SITE TO ENSURE THAT THE LIMITS OF CLEARANCE AND TREE PRESERVATION AREAS ARE CLEAR ON THE SITE; AND
- THAT THE RPZ ZONE LINE, TRAILHEAD PARKING AREA, SIGNIFICANT TREES AND PARTICULAR TREE SAVES (AS IDENTIFIED ON THE TREE PRESERVATION PLAN) BE MARKED OR LOCATED IN THE FIELD PRIOR TO ANY SITE WORK;

CERTAIN PLANNING BOARD CONDITIONS OF SITE PLAN APPROVAL

- THAT WHEN INDIVIDUAL UNITS ARE PROPOSED FOR SITE PLAN REVIEW THE APPLICANTS SHOULD SUBMIT DETAILED SPECIFICATIONS FOR SNOW STORAGE MANAGEMENT (INCLUDING WALL MOUNTED), PROTECTION AND PREVENTION REQUIREMENTS. THE DEVELOPER/CONTRACTOR/SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES; AND
- THAT THE SITE PLANS FOR THE INDIVIDUAL UNITS SHALL BE BROUGHT BEFORE THE PLANNING BOARD FOR REVIEW AND APPROVAL, AND THE BOARD RESERVES THE RIGHT TO REVIEW INDIVIDUAL UNITS UNDER THE STANDARDS OF THE SITE PLAN ORDINANCE.

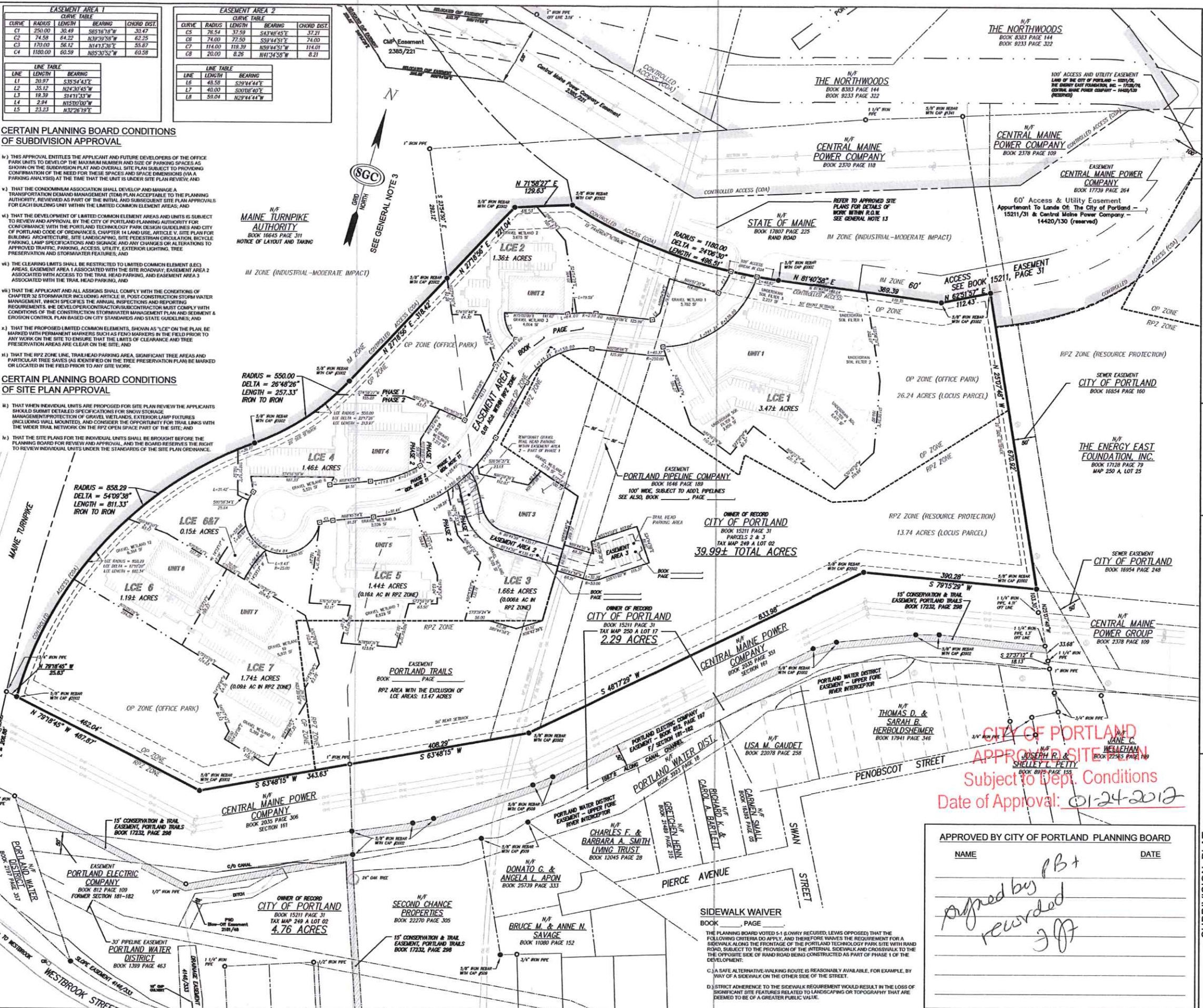
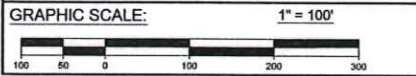
GENERAL NOTES:

- THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC ENGINEERING, LLC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN WOODARD & CURRAN, INC. AND SGC ENGINEERING LLC, DATED SEPTEMBER 8, 2010 AND REVISED MARCH 14, 2011.
- REFERENCE IS MADE TO THE LOCUS PARCEL IS SIMON A. BRIDGER, JASON A. BRIDGER, RONALD A. BARRIS, TRUSTEE OF THE THESE BARRIS MARITAL TRUST, CYNTHIA B. BAKER, TRUSTEE OF THE THEODORE BARRIS TRUST, RONALD A. BARRIS AND CYNTHIA B. BAKER, CO-TRUSTEES OF THE BARRIS FAMILY TRUST TO THE CITY OF PORTLAND, DATED DECEMBER 7, 1999 AND RECORDED IN DEED BOOK 15211, PAGE 831 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE BEARINGS SHOWN HEREON ARE REFER TO GRID NORTH AND ARE BASED ON PLAN REFERRED TO UNDER MAP REFERENCES, NOTE 1.
- THE LOCUS PARCEL IS DEFINED AS LOTS 1 & 2 IN BLOCK A ASSESSORS MAP 248, ADJUTING PROPERTY OWNER INFORMATION REFERENCED HEREON WAS TAKEN FROM THE CITY OF PORTLAND ASSESSORS DATA AS OF THE DATE OF THIS PLAN.
- RAND ROAD IS A PUBLIC HIGHWAY, THE BOUNDARY LOCATIONS ARE BASED ON THE PLAN REFERENCED UNDER NOTE 1 OF MAP REFERENCES BELOW AND MAINE TURNPIKE AUTHORITY PLANS ON FILE AT THE OFFICES FOR THE MAINE TURNPIKE AUTHORITY.
- NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY SGC ENGINEERING, LLC. DIG-SAFE SHOULD BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION. (888-344-7233).
- THE BOUNDARY INFORMATION ON THIS PLAN IS BASED ON THE PLAN REFERENCED UNDER NOTE 1 OF MAP REFERENCES. SGC ENGINEERING FIELD CREWS COMPLETED A SURVEY OF THE PIPELINE LOCATIONS WITHIN THE PORTLAND PIPELINE COMPANY EASEMENT AND EXISTING MONUMENTATION FOUND AND SET BY PREVIOUS SURVEY COMPLETED BY LAND SERVICES, INC., FOR THE PURPOSE OF VERIFYING THEIR EXISTENCE AND TO OVERLAY DESIGN INFORMATION WITHIN BOUNDARIES DETERMINED BY LAND SERVICES, INC. SGC ENGINEERING DOES NOT CONFIRM PERIMETER BOUNDARIES BEYOND LOCATION OF MONUMENTATION.
- REFERENCE IS HEREBY MADE TO THE PORTLAND TECHNOLOGY PARK CONDOMINIUM DECLARATION OF CONDOMINIUM, INCLUSIVE OF BYLAWS, TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS AT BOOK _____, PAGE _____.
- ELEVATIONS ARE BASED ON NAVD 1989 DATUM.
- CLEARING LIMITS SHALL BE RESTRICTED TO LIMITED COMMON ELEMENT AREAS, EASEMENT AREA 1 ASSOCIATED WITH THE SITE ROADWAY, EASEMENT AREA 2 ASSOCIATED WITH ACCESS TO THE TRAIL HEAD PARKING, AND EASEMENT AREA 3 ASSOCIATED WITH THE TRAIL HEAD PARKING. MANAGEMENT OF THE FORESTED COMMON AREAS OUTSIDE OF THE CLEARING LIMITS SHALL BE PERFORMED IN ACCORDANCE WITH A FOREST MANAGEMENT PLAN PREPARED FOR THE CITY OF PORTLAND AND APPROVED BY THE CITY ARBORIST. DEMARCATION OF THE CLEARING LIMIT BOUNDARIES SHALL OCCUR PRIOR TO THE START OF CONSTRUCTION.
- PHASE 1 INCLUDES CONSTRUCTION OF ALL PROPOSED RIGHT-OF-WAY IMPROVEMENTS IN RAND ROAD, 160 LF OF PARK ROADWAY WITHIN EASEMENT AREA 1; TEMPORARY GRAVEL TRAIL HEAD PARKING AREA WITHIN EASEMENT AREA 2; TRAIL HEAD PARKING AREA WITHIN EASEMENT AREA 3; LIMITED COMMON ELEMENT AREAS 1, 2 AND 3. PHASE 2 INCLUDES CONSTRUCTION OF REMAINING 450 LF OF PARK ROADWAY WITHIN EASEMENT AREA 1 AND LIMITED COMMON ELEMENT AREAS 4, 5, 6 AND 7.
- PROJECT IS SUBJECT TO THE CONDITIONS SET FORTH IN CITY OF PORTLAND SITE PLAN APPROVAL, SUBDIVISION APPROVAL, AND TRAFFIC MOVEMENT PERMIT. MAINE DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION ENGINEERING AND DESIGN AUTHORITY. COPIES OF THESE DOCUMENTS ARE AVAILABLE THROUGH THE CITY OF PORTLAND ECONOMIC DEVELOPMENT OFFICE.
- PROJECT IS SUBJECT TO THE PLANS APPROVED UNDER SITE PLAN REVIEW BY THE CITY OF PORTLAND PLANNING AUTHORITY. COPIES OF THESE DOCUMENTS ARE AVAILABLE THROUGH THE CITY OF PORTLAND ECONOMIC DEVELOPMENT OFFICE.
- RESPONSIBILITIES FOR STORMWATER MANAGEMENT SYSTEM INSPECTIONS AND MAINTENANCE ARE IDENTIFIED WITHIN THE DECLARATION OF CONDOMINIUM. STORMWATER MANAGEMENT SYSTEM INSPECTION AND MAINTENANCE REQUIREMENTS ARE IDENTIFIED IN A STORMWATER MANAGEMENT PLAN AVAILABLE THROUGH THE CITY OF PORTLAND ECONOMIC DEVELOPMENT OFFICE.

MAP REFERENCES:

- A PLAN ENTITLED "PLAN OF STANDARD BOUNDARY SURVEY, PROPERTY OF THE CITY OF PORTLAND, WESTBROOK STREET, PORTLAND, MAINE" DATED OCT. 1997 AND LAST REVISED OCT. 23, 2002, PREPARED BY LAND SERVICES INC.

LEGEND: LINETYPES & HATCH PATTERN	
ADJACENT LOT LINE	---
ADJACENT R.O.W. LINE	---
LOCUS BOUNDARY LINE	---
OLD TRACT LINE	---
EASEMENT LINE	---
CONTROLLED ACCESS	---
OVERHEAD ELECTRIC LINE	---
SANITARY SEWER LINE	---
LIMITED COMMON ELEMENT YARD LIMIT	---
LEGEND: POINT TYPES & SYMBOLS	
CONCRETE BOUND	□
GRANITE BOUND TO BE SET	■
PFE	○
REBAR	○
SOLID SMOOTH ROD	○
RAILROAD SPIKE	○
HANDICAPPED SYMBOL	○
UTILITY POLE	○
SQUARE CATCH BASIN	□
ROUND CATCH BASIN	○
DRAIN MANHOLE	○
LIMITED COMMON ELEMENT	L.C.E.
SINGLE POST SIGN	□
ELECTRIC MANHOLE	□
LIGHT POST	○
GAS VALVE	○
GAS VENT PIPE	○
SEWER MANHOLE	□
HYDRANT	○
WATER MANHOLE	□
WATER SHUT-OFF	○
WATER VALVE	○
DECIDUOUS TREE	○



CUMBERLAND COUNTY, 19 REGISTRY OF DEEDS

Submitted: _____

Field File No. Book _____ Page _____

ATTEST: _____

REVISIONS:

NO.	DATE	DESCRIPTION
1	03-28-2011	ISSUE FOR CONCEPTUAL REVIEW
2	05-17-2011	SECOND SUBMISSION FOR REVIEW
3	07-13-2011	FINAL SUBMISSION FOR REVIEW
4	08-25-2012	REVISED PER WOODARD & CURRAN, INC.

ONLY VALID WITH ORIGINAL STAMP

9/27/12

SGC ENGINEERING, LLC

• Civil Design & Survey Engineering
• Environmental & Regulatory Permitting
• Electrical Power Systems Engineering

SERVING OUR CLIENTS IN THE U.S.A. & CANADA

601 Oak Street
Portland, Maine 04102
Tel: 207-531-1111
Fax: 207-531-1110
www.sgc-engineering.com

CALC/DWG PROJECT: 880001
DRAWN/CHK: [Signature]
DATE: 09-20-11
SCALE: 1" = 100'

FILE: 880-88001

CHECK: 003

SHEET 1 OF 1

APPROVED BY CITY OF PORTLAND PLANNING BOARD

NAME	DATE
Signed by PB+	
revised by JPB	

SUBDIVISION PLAT OF PORTLAND TECHNOLOGY PARK CONDOMINIUM RAND ROAD, PORTLAND, MAINE

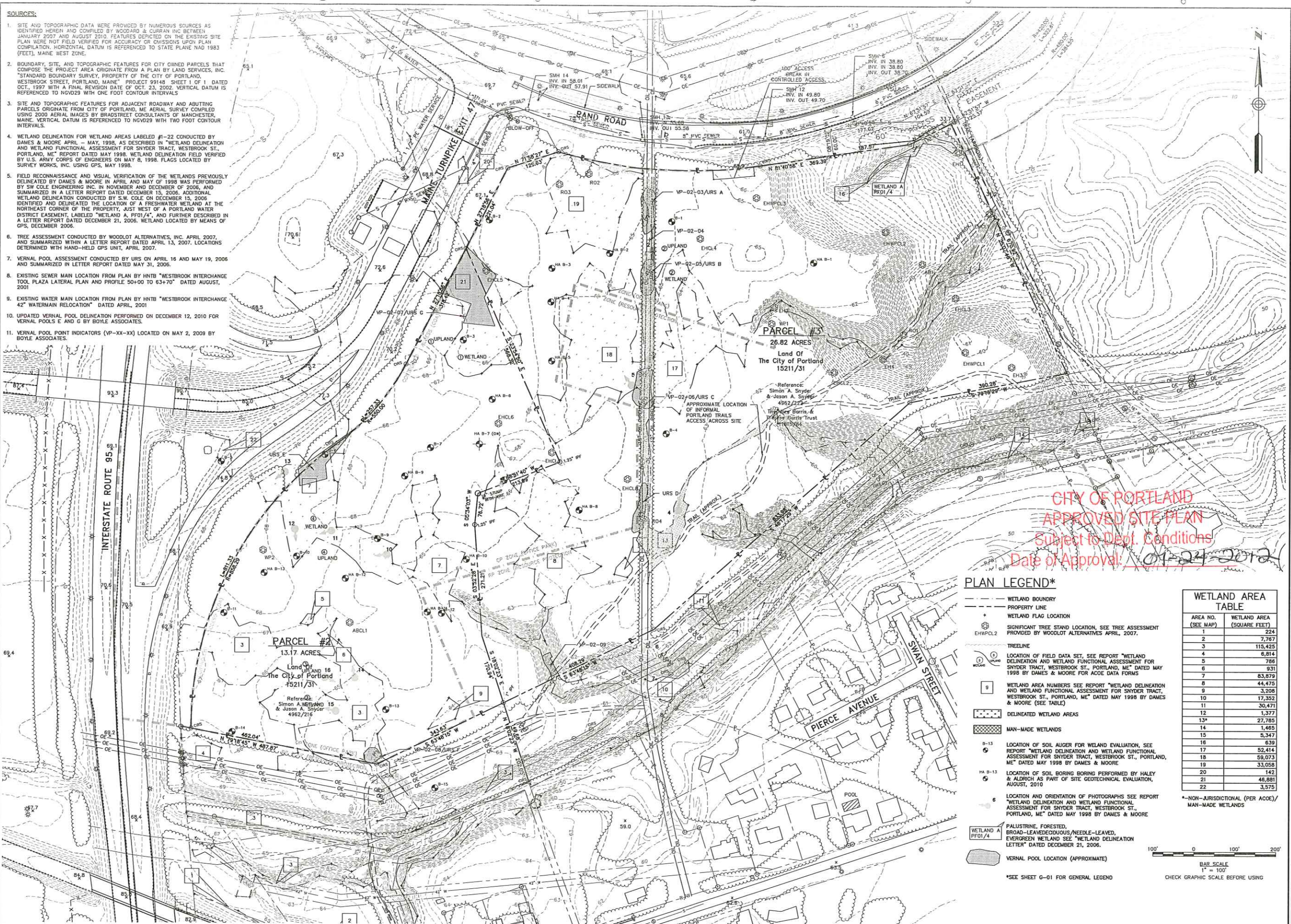
RECORD OWNERS: CITY OF PORTLAND - DECLARANT 380 CONGRESS STREET, PORTLAND, MAINE

SOURCES:

1. SITE AND TOPOGRAPHIC DATA WERE PROVIDED BY NUMEROUS SOURCES AS IDENTIFIED HEREIN AND COMPILED BY WOODARD & CURRAN INC. BETWEEN JANUARY 2007 AND AUGUST 2010. FEATURES DEPICTED ON THE EXISTING SITE PLAN WERE NOT FIELD VERIFIED FOR ACCURACY OR COMPLETION UPON PLAN COMPLETION. HORIZONTAL DATUM IS REFERENCED TO STATE PLANE NAD 1983 (FEET), MAINE WEST ZONE.
2. BOUNDARY, SITE, AND TOPOGRAPHIC FEATURES FOR CITY OWNED PARCELS THAT COMPOSE THE PROJECT AREA ORIGINATE FROM A PLAN BY LAND SERVICES, INC. "STANDARD BOUNDARY SURVEY, PROPERTY OF THE CITY OF PORTLAND, WESTBROOK STREET, PORTLAND, MAINE, PROJECT 99148 SHEET 1 OF 1 DATED OCT. 1997 WITH A FINAL REVISION DATE OF OCT. 23, 2002. VERTICAL DATUM IS REFERENCED TO NAVD29 WITH ONE FOOT CONTOUR INTERVALS.
3. SITE AND TOPOGRAPHIC FEATURES FOR ADJACENT ROADWAY AND ADJUTING PARCELS ORIGINATE FROM CITY OF PORTLAND, ME AERIAL SURVEY COMPILED USING 2000 AERIAL IMAGES BY BRADSTREET CONSULTANTS OF MANCHESTER, MAINE. VERTICAL DATUM IS REFERENCED TO NAVD29 WITH TWO FOOT CONTOUR INTERVALS.
4. WETLAND DELINEATION FOR WETLAND AREAS LABELED #1-22 CONDUCTED BY DAMES & MOORE APRIL - MAY, 1998, AS DESCRIBED IN "WETLAND DELINEATION AND WETLAND FUNCTIONAL ASSESSMENT FOR SNYDER TRACT, WESTBROOK ST., PORTLAND, ME" REPORT DATED MAY 1998. WETLAND DELINEATION FIELD VERIFIED BY U.S. ARMY CORPS OF ENGINEERS ON MAY 8, 1998. FLAGS LOCATED BY SURVEY WORKS, INC. USING GPS, MAY 1998.
5. FIELD RECONNAISSANCE AND VISUAL VERIFICATION OF THE WETLANDS PREVIOUSLY DELINEATED BY DAMES & MOORE IN APRIL AND MAY OF 1998 WAS PERFORMED BY S.W. COLE ENGINEERING INC. IN NOVEMBER AND DECEMBER OF 2006, AND SUMMARIZED IN A LETTER REPORT DATED DECEMBER 15, 2006. ADDITIONAL WETLAND DELINEATION CONDUCTED BY S.W. COLE ON DECEMBER 15, 2006 IDENTIFIED AND DELINEATED THE LOCATION OF A FRESHWATER WETLAND AT THE NORTHEAST CORNER OF THE PROPERTY, JUST WEST OF A PORTLAND WATER DISTRICT EASEMENT, LABELED "WETLAND A, PFO1/4", AND FURTHER DESCRIBED IN A LETTER REPORT DATED DECEMBER 21, 2006. WETLAND LOCATED BY MEANS OF GPS, DECEMBER 2006.
6. TREE ASSESSMENT CONDUCTED BY WOODLOT ALTERNATIVES, INC. APRIL 2007, AND SUMMARIZED WITHIN A LETTER REPORT DATED APRIL 13, 2007. LOCATIONS DETERMINED WITH HAND-HELD GPS UNIT, APRIL 2007.
7. VERNAL POOL ASSESSMENT CONDUCTED BY URS ON APRIL 16 AND MAY 19, 2006 AND SUMMARIZED IN LETTER REPORT DATED MAY 31, 2006.
8. EXISTING SEWER MAIN LOCATION FROM PLAN BY HNTB "WESTBROOK INTERCHANGE TOOL PLAZA LATERAL PLAN AND PROFILE 50+00 TO 63+70" DATED AUGUST, 2001
9. EXISTING WATER MAIN LOCATION FROM PLAN BY HNTB "WESTBROOK INTERCHANGE 42" WATERMAIN RELOCATION" DATED APRIL, 2001
10. UPDATED VERNAL POOL DELINEATION PERFORMED ON DECEMBER 12, 2010 FOR VERNAL POOLS E AND G BY BOYLE ASSOCIATES.
11. VERNAL POOL POINT INDICATORS (VP-XX-XX) LOCATED ON MAY 2, 2009 BY BOYLE ASSOCIATES.

B

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**CITY OF PORTLAND
 APPROVED SITE PLAN**
 Subject to Dept. Conditions
 Date of Approval: 01-24-2012

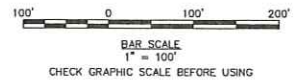
PLAN LEGEND*

- WETLAND BOUNDARY
- PROPERTY LINE
- WETLAND FLAG LOCATION
- EHWPCL2 SIGNIFICANT TREE STAND LOCATION, SEE TREE ASSESSMENT PROVIDED BY WOODLOT ALTERNATIVES APRIL, 2007.
- TREELINE
- LOCATION OF FIELD DATA SET, SEE REPORT "WETLAND DELINEATION AND WETLAND FUNCTIONAL ASSESSMENT FOR SNYDER TRACT, WESTBROOK ST., PORTLAND, ME" DATED MAY 1998 BY DAMES & MOORE FOR ACOE DATA FORMS
- WETLAND AREA NUMBERS SEE REPORT "WETLAND DELINEATION AND WETLAND FUNCTIONAL ASSESSMENT FOR SNYDER TRACT, WESTBROOK ST., PORTLAND, ME" DATED MAY 1998 BY DAMES & MOORE (SEE TABLE)
- DELINEATED WETLAND AREAS
- MAN-MADE WETLANDS
- LOCATION OF SOIL AUGER FOR WETLAND EVALUATION, SEE REPORT "WETLAND DELINEATION AND WETLAND FUNCTIONAL ASSESSMENT FOR SNYDER TRACT, WESTBROOK ST., PORTLAND, ME" DATED MAY 1998 BY DAMES & MOORE
- LOCATION OF SOIL BORING PERFORMED BY HALEY & ALDRICH AS PART OF SITE GEOTECHNICAL EVALUATION, AUGUST, 2010
- LOCATION AND ORIENTATION OF PHOTOGRAPHS SEE REPORT "WETLAND DELINEATION AND WETLAND FUNCTIONAL ASSESSMENT FOR SNYDER TRACT, WESTBROOK ST., PORTLAND, ME" DATED MAY 1998 BY DAMES & MOORE
- WETLAND A PFO1/4 PALUSTRINE, FORESTED, BROAD-LEAVED/DECIDUOUS/NEEDLE-LEAVED, EVERGREEN WETLAND SEE "WETLAND DELINEATION LETTER" DATED DECEMBER 21, 2006.
- VERNAL POOL LOCATION (APPROXIMATE)

WETLAND AREA TABLE

AREA NO. (SEE MAP)	WETLAND AREA (SQUARE FEET)
1	234
2	7,767
3	118,425
4	6,814
5	786
6	931
7	83,879
8	44,475
9	3,208
10	17,352
11	30,471
12	1,377
13*	27,785
14	1,485
15	5,347
16	639
17	52,414
18	59,073
19	33,058
20	142
21	46,881
22	3,575

*NON-JURISDICTIONAL (PER ACCE)/MAN-MADE WETLANDS



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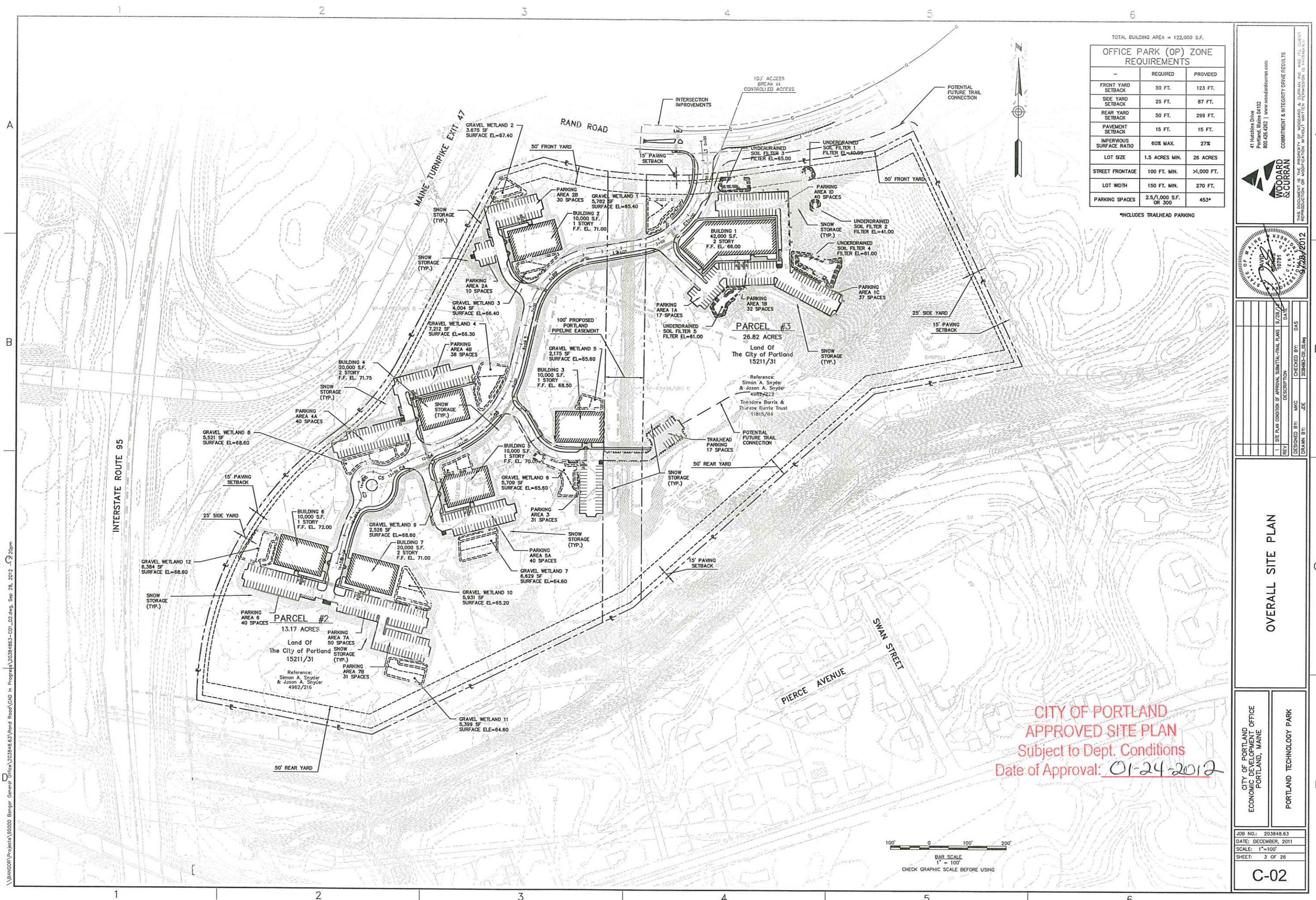


REV	DESCRIPTION	DATE	DESIGNED BY	CHECKED BY	DRAWN BY
1	SITE PLAN CONDITION OF APPROVAL SUBMITTAL PLANS	9/25/11	AKC	JOE	JOE

EXISTING CONDITIONS PLAN

CITY OF PORTLAND
 ECONOMIC DEVELOPMENT OFFICE
 PORTLAND, MAINE
 PORTLAND TECHNOLOGY PARK
 JOB NO.: 203848.63
 DATE: DECEMBER, 2011
 SCALE: 1"=100'
 SHEET: 2 OF 26

C-01



TOTAL BUILDING AREA = 122,000 S.F.

OFFICE PARK (OP) ZONE REQUIREMENTS		
	REQUIRED	PROVIDED
FRONT YARD SETBACK	50 FT.	123 FT.
SIDE YARD SETBACK	25 FT.	87 FT.
REAR YARD SETBACK	50 FT.	299 FT.
PAVEMENT SETBACK	15 FT.	15 FT.
IMPERVIOUS SURFACE RATIO	60% MAX.	27%
LOT SIZE	1.5 ACRES MIN.	26 ACRES
STREET FRONTAGE	100 FT. MIN.	>1,000 FT.
LOT WIDTH	150 FT. MIN.	270 FT.
PARKING SPACES	2.5/1,000 S.F. OR 300	453*

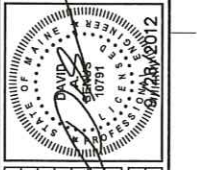
*INCLUDES TRAILHEAD PARKING

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REV	DESCRIPTION	DATE	CHECKED BY	DRAWN BY
1	SITE PLAN CONDITION OF APPROVAL SUBMITTAL FINAL PLANS	9/25/12	DMS	DMS
			MKC	JDE

OVERALL SITE PLAN

**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval: 01-24-2012



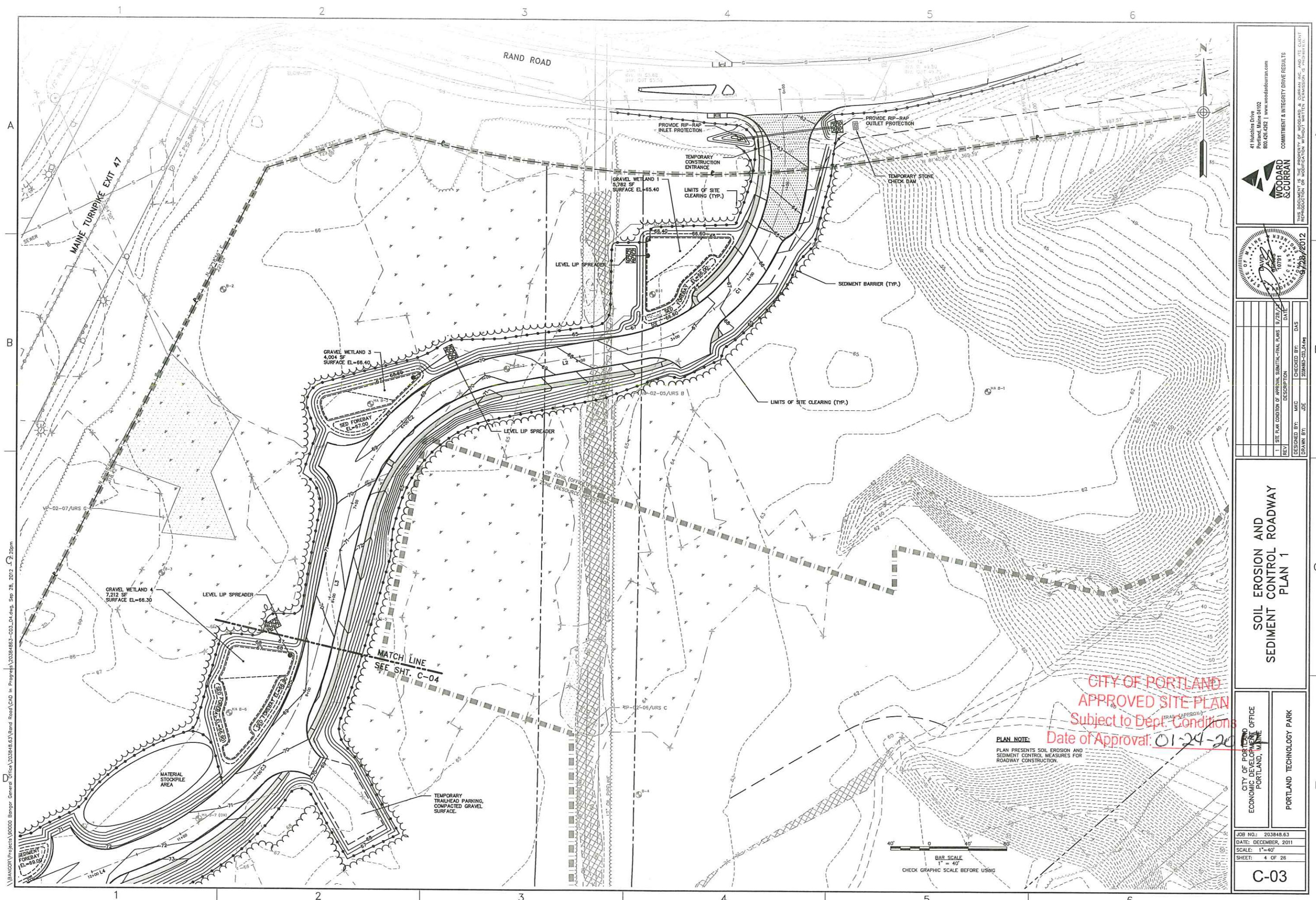
CITY OF PORTLAND
ECONOMIC DEVELOPMENT OFFICE
PORTLAND, MAINE

PORTLAND TECHNOLOGY PARK

JOB NO.: 203848.63
DATE: DECEMBER, 2011
SCALE: 1"=100'
SHEET: 3 OF 26

C-02

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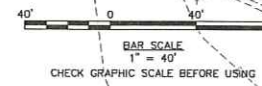


REV	DESCRIPTION	DATE	DESIGNED BY	CHECKED BY	DRAWN BY
1	SITE PLAN (CONDITION OF APPROVAL SUBMITTAL-FINAL PLANS)	9/25/12	MKC	DAS	JDE

**SOIL EROSION AND
 SEDIMENT CONTROL ROADWAY
 PLAN 1**

**CITY OF PORTLAND
 APPROVED SITE PLAN**
 Subject to Dept. Conditions
 Date of Approval: 01-24-2013

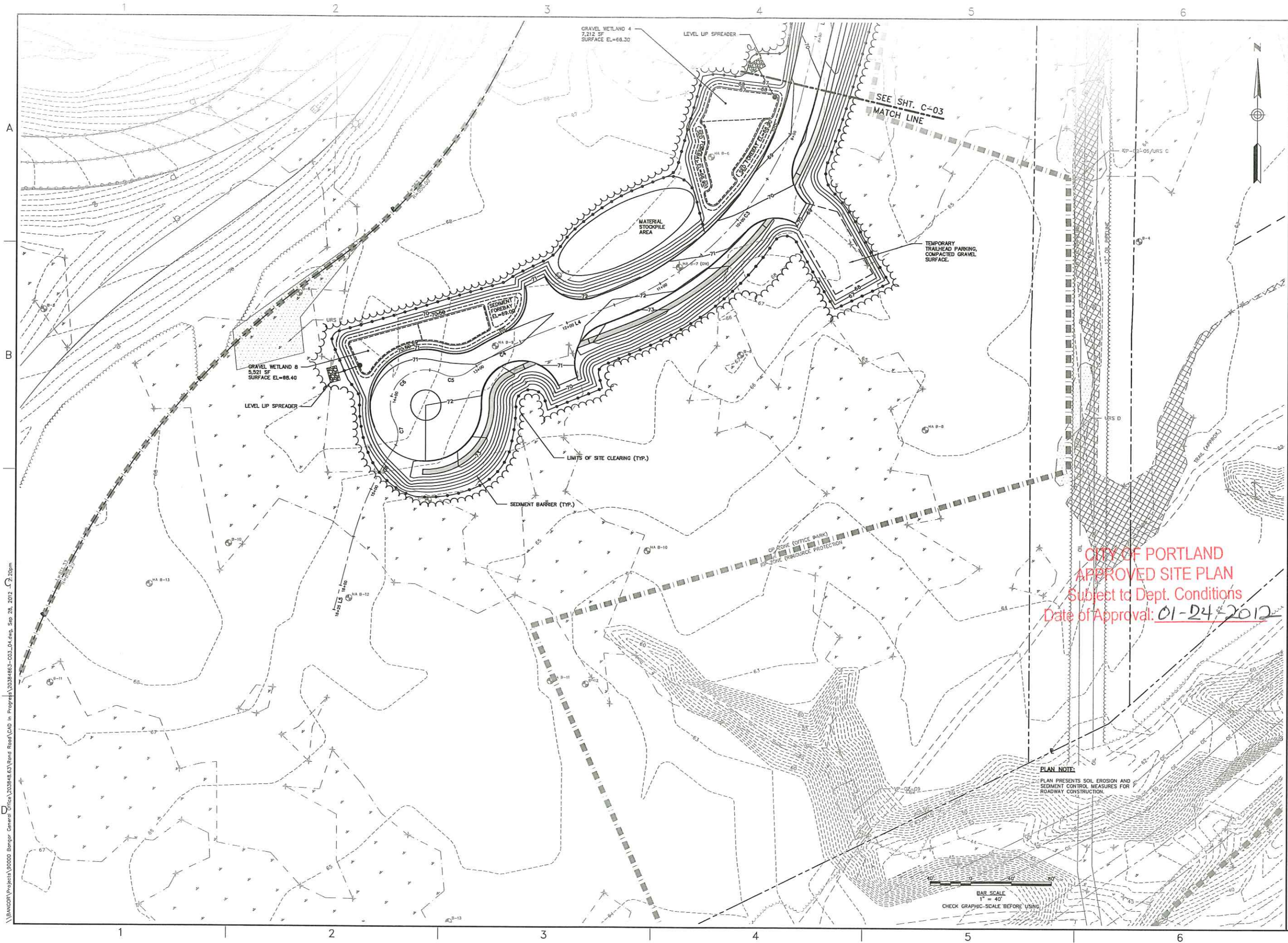
PLAN NOTE:
 PLAN PRESENTS SOIL EROSION AND
 SEDIMENT CONTROL MEASURES FOR
 ROADWAY CONSTRUCTION.



CITY OF PORTLAND
 ECONOMIC DEVELOPMENT OFFICE
 PORTLAND, MAINE
 PORTLAND TECHNOLOGY PARK

JOB NO.: 203848.63
 DATE: DECEMBER, 2011
 SCALE: 1"=40'
 SHEET: 4 OF 26

C-03

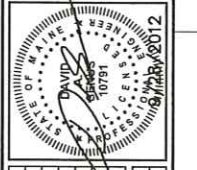


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REV	DESCRIPTION	DATE	BY	CHKD	DWG
1	SITE PLAN CONDITION OF APPROVAL SUBMITTAL FINAL PLANS	9/29/12	SM	SM	SM

DESIGNED BY: AMC
 CHECKED BY: SM
 DRAWN BY: JOE
 SUMMARY: 203848.63

**CITY OF PORTLAND
 APPROVED SITE PLAN**
 Subject to Dept. Conditions
 Date of Approval: 01-24-2012

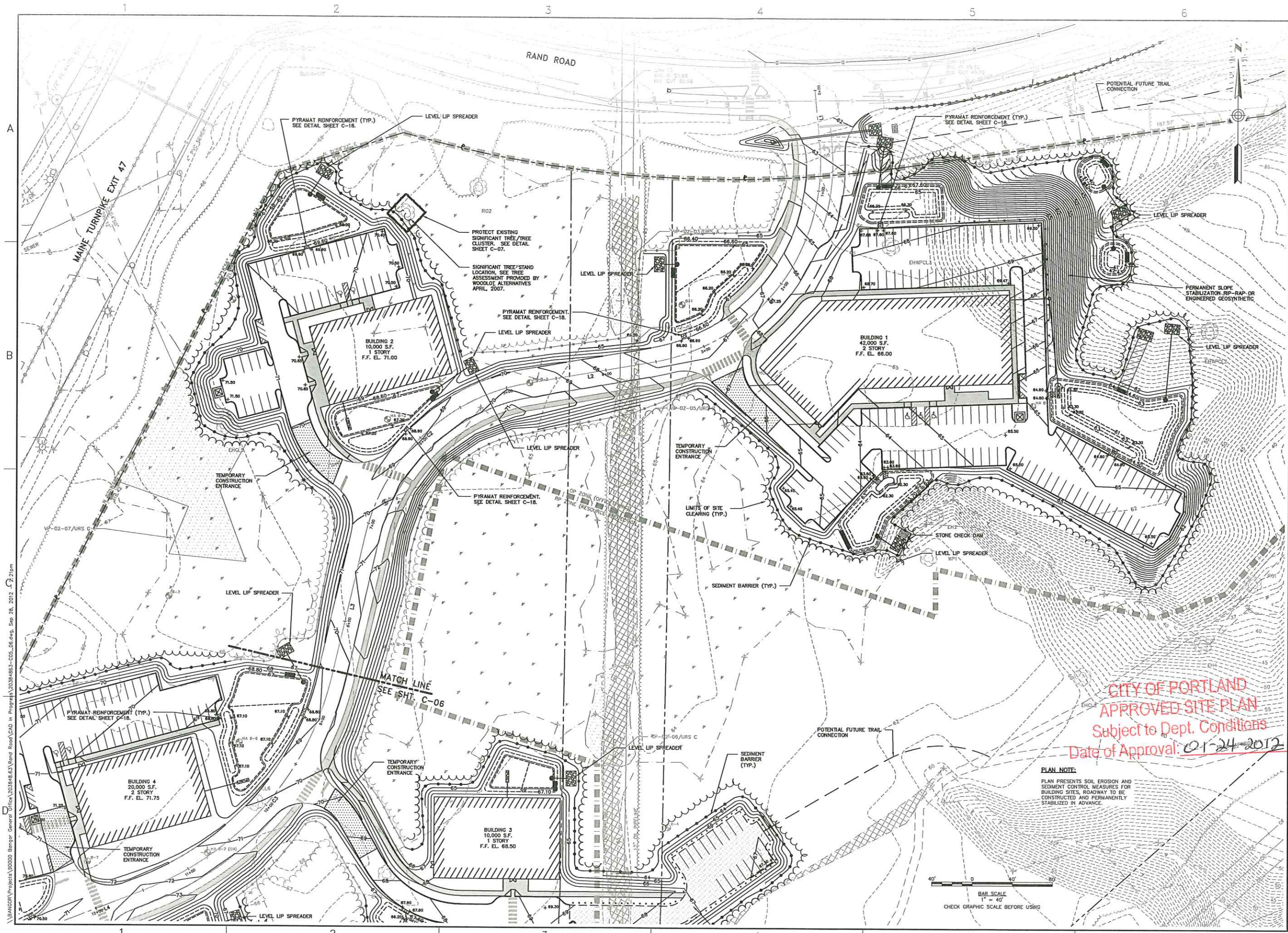
**SOIL EROSION AND
 SEDIMENT CONTROL ROADWAY
 PLAN 2**

CITY OF PORTLAND
 ECONOMIC DEVELOPMENT OFFICE
 PORTLAND, MAINE

PORTLAND TECHNOLOGY PARK

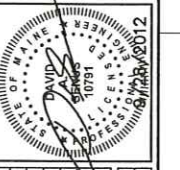
JOB NO.: 203848.63
 DATE: DECEMBER, 2011
 SCALE: 1"=40'
 SHEET: 5 OF 26

C-04



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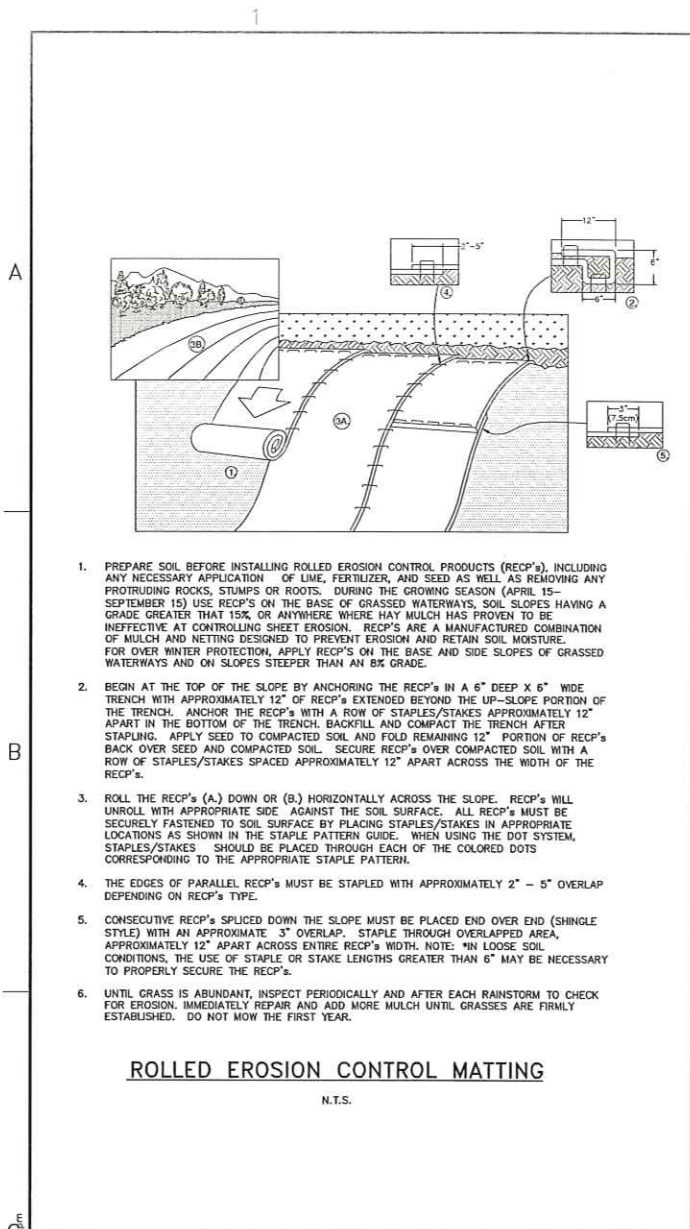
REV	DESCRIPTION	DATE	DESIGNED BY	CHECKED BY	DWG BY
1	SITE PLAN CONDITION OF APPROVAL SUBMITTAL PLAN	9/28/12	AMC	DAS	AMC
			AMC	DAS	AMC
			AMC	DAS	AMC

**SOIL EROSION AND
 SEDIMENT CONTROL BUILDOUT
 PLAN 1**

CITY OF PORTLAND
 ECONOMIC DEVELOPMENT OFFICE
 PORTLAND, MAINE
 PORTLAND TECHNOLOGY PARK

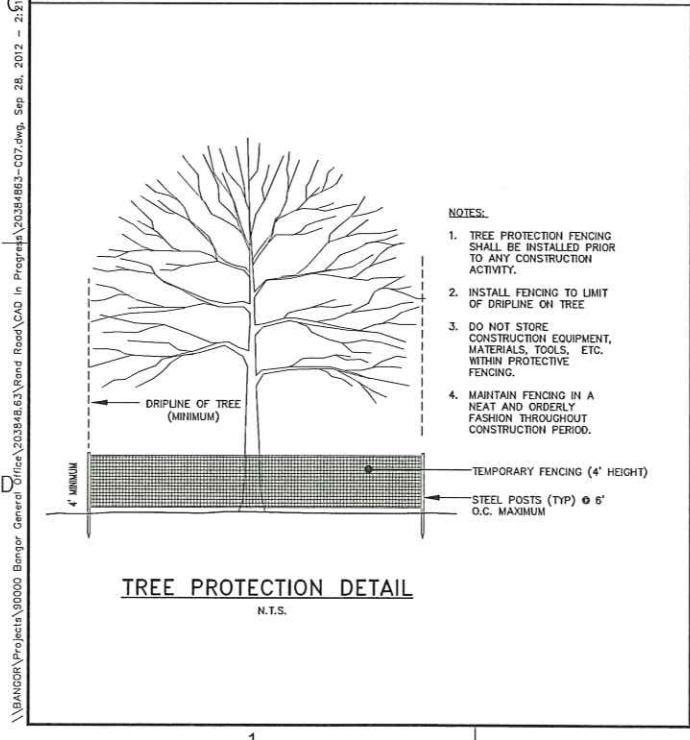
JOB NO.: 203848.63
 DATE: DECEMBER, 2011
 SCALE: 1"=40'
 SHEET: 6 OF 26

C-05



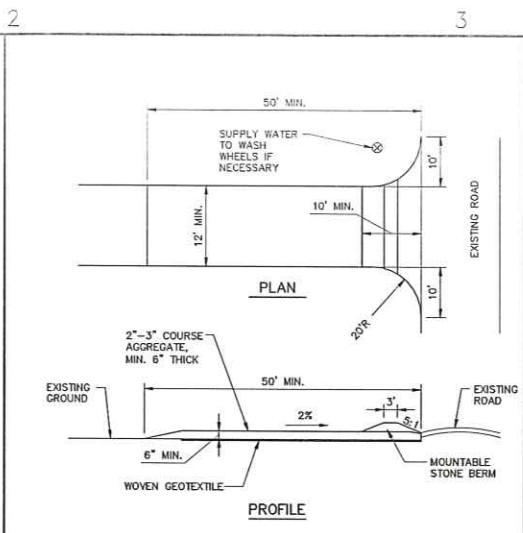
- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED AS WELL AS REMOVING ANY PROTRUDING ROCKS, STUMPS OR ROOTS. DURING THE GROWING SEASON (APRIL 15-SEPTEMBER 15) USE RECP'S ON THE BASE OF GRASSED WATERWAYS, SOIL SLOPES HAVING A GRADE GREATER THAN 15%, OR ANYWHERE WHERE HAY MULCH HAS PROVEN TO BE INEFFECTIVE AT CONTROLLING SHEET EROSION. RECP'S ARE A MANUFACTURED COMBINATION OF MULCH AND NETTING DESIGNED TO PREVENT EROSION AND RETAIN SOIL MOISTURE. FOR OVER WINTER PROTECTION, APPLY RECP'S ON THE BASE AND SIDE SLOPES OF GRASSED WATERWAYS AND ON SLOPES STEEPER THAN AN 8X GRADE.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
- ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" - 5" OVERLAP DEPENDING ON RECP'S TYPE.
- CONSECUTIVE RECP'S SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP'S WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.
- UNTIL GRASS IS ABUNDANT, INSPECT PERIODICALLY AND AFTER EACH RAINSTORM TO CHECK FOR EROSION. IMMEDIATELY REPAIR AND ADD MORE MULCH UNTIL GRASSES ARE FIRMLY ESTABLISHED. DO NOT MOW THE FIRST YEAR.

ROLLED EROSION CONTROL MATTING
N.T.S.



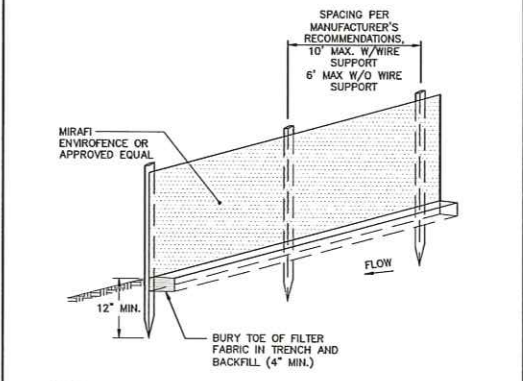
- NOTES:**
- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - INSTALL FENCING TO LIMIT OF DRIPLINE ON TREE
 - DO NOT STORE CONSTRUCTION EQUIPMENT, MATERIALS, TOOLS, ETC. WITHIN PROTECTIVE FENCING.
 - MAINTAIN FENCING IN A NEAT AND ORDERLY FASHION THROUGHOUT CONSTRUCTION PERIOD.

TREE PROTECTION DETAIL
N.T.S.



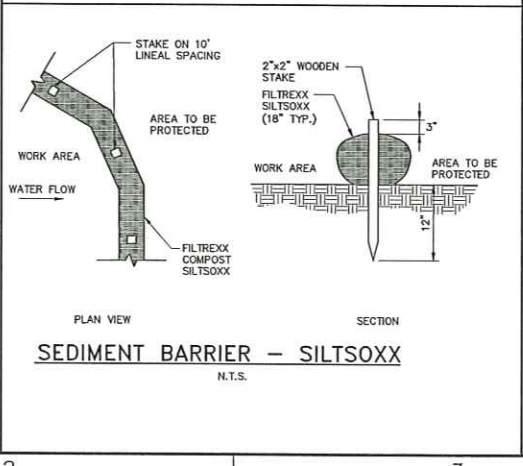
- NOTES:**
- CONSTRUCTION ENTRANCES MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
 - WHEEL WASH PITS MAY ALSO BE USED, IF APPROVED.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- MAINTENANCE:** INSPECT FOR EFFECTIVE REMOVAL OF SOIL FROM VEHICLES PRIOR TO LEAVING THE SITE. SWEEP ANY SOIL FROM ADJACENT ROADWAYS.
- REMOVAL:** AT LEAST ONE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL ALL AREAS OF THE SITE ARE STABILIZED.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.



- NOTES:**
- INSTALL FABRIC ON UPHILL SIDE OF SUPPORT POSTS
 - INSTALL SILT FENCE ACROSS SLOPES
 - SILT FENCE SHALL NOT BE USED IN DRAINAGE WAYS
- MAINTENANCE:** INSPECT FOR TEARS IN THE FABRIC OR DAMAGE TO SUPPORTS. REPAIR AS NECESSARY. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES A DEPTH OF SIX-INCHES OR LESS.
- REMOVAL:** WHEN UPSLOPE AREAS ARE STABILIZED, THE STRUCTURE AND ANY ACCUMULATED SEDIMENT WILL BE REMOVED.

SEDIMENT BARRIER - SILTATION FENCE DETAIL
N.T.S.



SEDIMENT BARRIER - SILTSOX
N.T.S.

EROSION AND SEDIMENT CONTROL NOTES

Contractor shall prepare and submit a soil erosion and water pollution control plan to engineer in accordance with Section 656.

Temporary Erosion Control

Measure	Dates For Use	Timing, Activity, and Location
Sedimentation Barrier	ALL	Before soil disturbance, install downhill of areas to be disturbed and around material stockpiles.
Up-slope Diversion	ALL	Before soil disturbance, install uphill of areas to be disturbed and around material stockpiles.
Catch Basin Protection	ALL	Before soil disturbance, install ACF Environmental, Inc. High Flow Siltsock, Siltsover Inlet Filter, or equal, installed per manufacturer's requirements.
Dust Control	ALL	During dry weather, apply water and calcium chloride to control dust.
Temporary Seeding	April 15 to Oct. 1	Soil stockpiles that are not covered and disturbed areas that will not be disturbed again within 14 days. If grass growth provides less than 95% soil coverage by Nov. 1, apply mulch and anchor with erosion control blanket.
Mulch	April 15 to Sept. 15	On all areas of exposed soil prior to rain events or within 7 days apply 100-150 lbs (2.5 bales) per 1,000 sq. ft. by mechanical blower.
Winter Mulch	Sept. 16 to Oct. 31	On all areas of exposed soil prior to precipitation or within 7 days apply 150 to 170 lbs. mulch (4 bales) per 1,000 sq. ft. by mechanical blower. Erosion control blanket may be used as a substitute for winter mulch.
	Nov. 1 to April 14	On all areas of exposed soil, apply 150 to 170 lbs. mulch (4 bales) per 1,000 sq. ft. and anchor with netting at the end of each seeding day. Erosion control blanket may be used as a substitute for winter mulch.
Inspections	Until site is permanently stabilized	Inspect the erosion and sedimentation control measures daily, and maintain and repair as necessary.

Permanent Erosion Control:

Measure	Dates For Use	Timing, Activity, and Location
Pavement - Base Course	When no frost is in ground	Install only in areas shown on the plan, shortly after pavement base is brought to final grade. Install near completion of project.
Permanent Seeding	April 15 to Sept. 15	On final grade areas, within 7 days of grade preparation, prepare topsoil, followed by seed and mulch application.
Dormant Seeding	Sept. 16 to April 15	On final grade areas, with prepared topsoil. Apply seed at double the specified rate on bare soil, and follow with an application of winter mulch.
Ground Cover, Trees, Shrubs	April 15 to Nov. 1	Install with final landscaping.
Permanent Mulch	ALL	Install with final landscaping.

Inspections:

Regular inspections of all erosion and sedimentation controls shall be made at least weekly and prior to and following storm events. Minimum inspections shall be made as listed in the table below.

Inspected Item	Look For
Mulched Surfaces	Thin mulch or inadequate application. Wind movement.
Seeded Surfaces	Poor seed germination. Loss of mulch. Development of rivulets.
Sediment Barrier	Sediment build-up to one half the height of the barrier. Undermining of the barrier. Supporting stakes loose, toppled, or unmarked. Breaks in barrier.
Perimeter Diversion	Discharge is to stabilized area. Erosion or breaks in barrier. Supporting stakes loose, toppled or unmarked.
Catch Basin Protection	Sediment build-up and structure blockages. Slow flow/Ponding water. Breaks in fabric or voids in barrier.
Dewatering Filter	Breaks in fabric or supporting structure. Slow flow, indicating high sediment build-up.
Construction Entrance	Sedimentation of roadways. Off-site dust complaints.

SEDIMENT BARRIER - EROSION CONTROL MIX BERM
N.T.S.

NOTES:

Erosion Control Mix Berms
Erosion control mix can be manufactured on or off the project site. It must consist primarily of organic material and may include: shredded bark, stump grindings, composted bark, or acceptable manufactured products. Wood and bark chips, ground construction debris or reprocessed wood products will not be acceptable as the organic component of the mix.

Composition
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:

- The organic matter content shall be between 80 and 100% dry weight basis.
- Particle size by weight shall be 100% passing a 6" screen and a minimum of 70% maximum of 85% passing a 0.75" screen.
- The organic portion needs to be fibrous and elongated.
- Large portions of silts, clays or fine sands are not acceptable in the mix.
- Soluble salts content shall be < 4.0 mmhos/cm.
- The pH should fall between 5.0 and 8.0.

EROSION AND SEDIMENTATION CONTROL NOTES

TEMPORARY EROSION CONTROL MEASURES MAY INCLUDE THE USE OF STABILIZED CONSTRUCTION ENTRANCES, HYDRAULIC MULCH, HAY AND STRAW MULCH, EROSION CONTROL BLANKET, TURF REINFORCED MATTING, RIPRAP AND TEMPORARY SEEDING. TEMPORARY SEDIMENT CONTROL MEASURES INCLUDE THE USE OF SILT FENCE, EROSION CONTROL MIX BERMS, PLUNGE POOLS, CHECK DAMS, SEDIMENT TRAPS, CATCHBASIN SEDIMENT COLLECTION BAGS AND GEOTEXTILE FILTER BAGS. PERMANENT MEASURES INCLUDE THE USE OF RIPRAP AT EXPOSED STORMDRAIN AND CULVERT INLETS AND OUTLETS, ARMORED SWALES AND SLOPES AND PERMANENT VEGETATION.

GENERAL

- THE PROJECT SHALL CONFORM WITH THE STANDARDS OF THE MAINE CONSTRUCTION GENERAL PERMIT, IF APPLICABLE.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPs HANDBOOK PUBLISHED BY THE MAINE DEP UNLESS OTHERWISE NOTED IN THESE PLANS. [HTTP://WWW.MAINE.GOV/DEP/RL/WQ/DOCSTAND/ESCBMPs/](http://www.maine.gov/dep/rl/wq/docstand/escbmps/)
- ANY ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND/OR MUNICIPAL OFFICIALS SHALL BE INSTALLED BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.
- THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE SITE WHENEVER POSSIBLE WHILE ALLOWING PROPER SITE DEVELOPMENT.
- CONSTRUCTION STAGING SHALL BE CONDUCTED IN A WAY TO MINIMIZE THE POTENTIAL FOR STORMWATER RUN-ON TO DISTURBED AREAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT/MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE ABOVE PERSONNEL. DESCRIPTIONS OF PERMANENT STABILIZATION FOR VARIOUS COVER TYPES FOLLOWS:
 - FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS THAT 90% OF THE DISTURBED AREA IS COVERED WITH REASONABLY THICK UNIFORM STAND OF PERMANENT GRASS SPECIES, FREE FROM SIZABLE THIN OR BARE SPOTS.
 - FOR SOODED AREAS, PERMANENT STABILIZATION MEANS THAT COMPLETE BINDING OF THE SOO ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOO OR DIE OFF.
 - FOR MULCHED AREAS, PERMANENT STABILIZATION MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL.
 - FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE. STONE MUST BE SIZED APPROPRIATELY AND IN ACCORDANCE WITH SECTION E-5 OF THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL.
 - FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE ASPHALT BINDER COURSE.
 - FOR OPEN CHANNELS, LEVEL SPREADERS, ENGINEERED BUFFERS OR OTHER DESIGNED STORMWATER CONVEYANCE STRUCTURE, PERMANENT STABILIZATION MEANS THE CHANNELIZED AREA(S) IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH APPROVED RIPRAP, OR WITH OTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTH. SOIL RELIANCE ON CHECK DAMS TO SLOW FLOW, THERE SHALL BE NO EVIDENCE OF SLUMPING, UNDERCUTTING OR DOWNCUTTING OF THE DESIGNED CHANNEL.
- IF THE AREA WILL REMAIN UNWORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, AND WILL NOT BE BUILT ON, THEN IMMEDIATELY PROVIDE PERMANENT STABILIZATION USING VEGETATION THROUGH PLANTING, SEEDING, SOO OR THROUGH THE USE OF PERMANENT MULCH OR RIPRAP. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS OF THE AREAS OF DISTURBED, OVERLY-COMPACTED SUBSOIL WITH TOPSOIL OR COMPOST AND LIGHTLY TILL 2"-3" OF SOIL AMENDMENTS INTO THE TOP 8" OF SOIL.
- PERMANENT SEEDING SPECIFICATION: IT IS RECOMMENDED THAT PERMANENT SEEDING BE COMPLETED BETWEEN APRIL 1 AND AUGUST 15 OF EACH YEAR. LATE SEASON SEEDING MAY BE DONE BETWEEN AUGUST 15 AND SEPTEMBER 15. AREAS NOT SEEDED OR WHICH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 1 SHALL BE SEEDED WITH AROOSTOCK WINTER RYE OR MULCHED AT SPECIFIED RATES. SEE WINTER SEEDING AND MULCHING SPECIFICATIONS FOR STABILIZATION AFTER NOVEMBER 1.
 - APPLY TOPSOIL TO A DEPTH OF 4 INCHES. IN COMPACTED AREAS TILL 2"-3" OF COMPOST INTO UPPER 8" OF DISTURBED SOIL AND THEN APPLY 4 INCHES OF TOPSOIL.
 - APPLY SEED TO SOIL TESTS. IN LIEU OF SOIL TESTS, APPLY GROUND LIMESTONE AT A RATE OF 33 LBS PER 1000 SQUARE FEET AND GRANULAR, COMMERCIAL-GRADE FERTILIZER 10-10-10 AT A RATE OF 18 LBS PER 1000 SQUARE FEET.
 - UNIFORMLY APPLY SEED MIXTURE AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2.5 BALES PER 1000 SQUARE FEET AND ANCHOR AS NECESSARY.
 - THE SEED MIXTURE FOR LAWN AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:
 - 10% CREEPING RED FESCUE
 - 25% KENTUCKY BLUEGRASS
 - 60% PERENNIAL RYE GRASS
 - 5% ANNUAL RYEGRASS
 - THE SEED MIXTURE FOR NON-LAWN AREAS WITH LOW-MAINTENANCE SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:
 - 50% CREEPING RED FESCUE
 - 25% TALL FESCUE
 - 10% ANNUAL RYEGRASS
 - 10% WHITE CLOVER
 - 5% RED TOP
- PROTECT ALL SEEDED AREAS WITH MULCH OR EROSION CONTROL BLANKET IN AREAS OF SHEET OR CONCENTRATED FLOWS. MULCH ALL AREAS SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE. SCHEDULE SEEDING OR SODDING TO AVOID FAILURE DUE TO SUMMER DROUGHT AND FALL FROST. NEWLY SEEDD AREAS SHOULD BE PROTECTED FROM VEHICLE TRAFFIC, PEDESTRIAN TRAFFIC AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED. AREAS MUST BE REWORKED AND RESTABILIZED IF GERMINATION IS SPARSE OR SURFACE EROSION IS EVIDENT.
- DITCH LININGS AND RIPRAP INLET AND OUTLET PROTECTION SHALL BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR INSTALLATION OF THE CULVERT.
- EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 3:1, IN THE BASE OF DITCHES AND ANY DISTURBED AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE (WETLANDS AND WATER RESOURCES). EROSION CONTROL BLANKET SHALL BE NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL. EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURE UPON STABILIZATION OF CONTRACT AREA & COST SHALL BE INCIDENTAL TO CONTRACT.

WINTER CONDITIONS

- WINTER CONSTRUCTION IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1 THROUGH APRIL 1. IF AREA WITHIN THE CONSTRUCTION AREA ARE NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES OUTLINED ABOVE BY NOVEMBER 15 THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES THAT ARE SPECIFIC TO WINTER CONDITIONS.

GOOD HOUSEKEEPING AND POLLUTION PREVENTION

- SPILL PREVENTION CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER RUNOFF AND APPROPRIATE SPILL PREVENTION, CONTAINMENT AND RESPONSE PLANNING AND IMPLEMENTATION.
- DURING CONSTRUCTION, PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUND OR SURFACE WATERS MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO INFILTRATION AREAS. AN "INFILTRATION AREA" IS ANY ARE OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOIL AND TOPOGRAPHY, ACCUMULATES RUNOFF THAT INFILTRATES IN THE SOIL. DIKES, BERMS, SUMPS AND OTHER FORMS OF TEMPORARY SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
- LOCATE ALL MATERIAL STOCKPILES WITH CONSIDERATION FOR STORMWATER DRAINAGE PATTERNS AND INFRASTRUCTURE.
- TAKE ALL REASONABLE MEASURES TO MINIMIZE DUST RESULTING FROM THE PROJECT. OIL MAY NOT BE USED FOR DUST CONTROL.
- LOCATE ALL LITTER, CONSTRUCTION DEBRIS AND CONSTRUCTION CHEMICALS WITH CONSIDERATION FOR STORMWATER DRAINAGE PATTERNS AND INFRASTRUCTURE.
- TRENCH OR FOUNDATION DE-WATERING MUST BE SPREAD THROUGH SUFFICIENT NATURAL BUFFERS THAT HAVE CAPACITY TO INFILTRATE THE PUMPED WATER OR SHOULD BE PUMPED TO DESIGNED CONSTRUCTION DEWATERING DEVICES AS DESCRIBED IN THE MAINE EROSION AND SEDIMENT CONTROL BMPs HANDBOOK.
- SEDIMENTS AND SOIL MATERIALS SHOULD BE SWEEPED FROM PAVED SURFACES AT THE END OF EACH WORKDAY OR PRIOR TO RAIN EVENTS, WHENEVER POSSIBLE.

INSPECTION AND MAINTENANCE

- A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROLS, INCLUDING THE STANDARDS IN THE MAINE CONSTRUCTION GENERAL PERMIT, THE MAINE EROSION AND SEDIMENT CONTROL BMPs HANDBOOK, AND ANY MUNICIPAL REQUIREMENTS MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF ADDITIONAL BMPs OR MODIFICATIONS TO BMPs ARE NECESSARY, THE MODIFICATIONS MUST BE IMPLEMENTED WITH 7 CALENDAR DAYS OR PRIOR TO ANY PRECIPITATION EVENT. ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
- AN INSPECTION AND MAINTENANCE LOG MUST BE KEPT BY THE CONTRACTOR, SUMMARIZING THE SCOPE OF THE INSPECTION, DATE, AND MAJOR OBSERVATIONS RELATING TO THE OPERATION OF EROSION AND SEDIMENT CONTROL BMPs, MATERIAL STORAGE AREAS, AND VEHICLE ACCESS POINTS TO THE CONSTRUCTION AREA. THE INSPECTION LOG SHOULD BE DELIVERED TO THE PROPERTY OWNER OR RESPONSIBLE CONTRACTING ENTITY UPON COMPLETION OF THE PROJECT.

EROSION AND SEDIMENT CONTROL PLAN GOALS

THE OVERALL GOAL OF THE SOIL EROSION AND SEDIMENTATION PLAN IS TO RESTRICT THE POTENTIAL FOR EROSION AND SEDIMENTATION AT THE SITE AND DOWN-GRADIENT OF THE SITE. A VARIETY OF EROSION CONTROL TECHNIQUES WILL BE IMPLEMENTED TO ACHIEVE GOAL DURING CONSTRUCTION, THESE INCLUDE:

- POSITIVE GRADES THROUGHOUT THE CONSTRUCTION SITE TO DIRECT FLOW TO SEDIMENT CONTROL BARRIERS;
- DIVERSION BARRIERS TO KEEP UPSLOPE RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE;
- PRESERVING AND MAINTAINING VEGETATED AREAS TO THE MAXIMUM EXTENT POSSIBLE;
- INSTALLATION AND MAINTENANCE OF SEDIMENTATION BARRIERS ADJACENT TO THE PROJECT;
- INSTALLATION AND MAINTENANCE OF CONSTRUCTION ENTRANCES AT THE TRAVELED INTERFACE BETWEEN STABILIZED AND NON-STABILIZED PORTIONS OF THE PROJECT SITE;
- PERMANENT SEEDING AND MULCHING APPLIED AS SOON AS AREAS ARE AT FINAL GRADES; AND
- INSPECTION OF ALL IN-PLACE MEASURES AFTER EVERY SIGNIFICANT RAINFALL UNTIL PERMANENT MEASURES ARE IN PLACE.

SOIL EROSION AND SEDIMENT CONTROL DETAILS

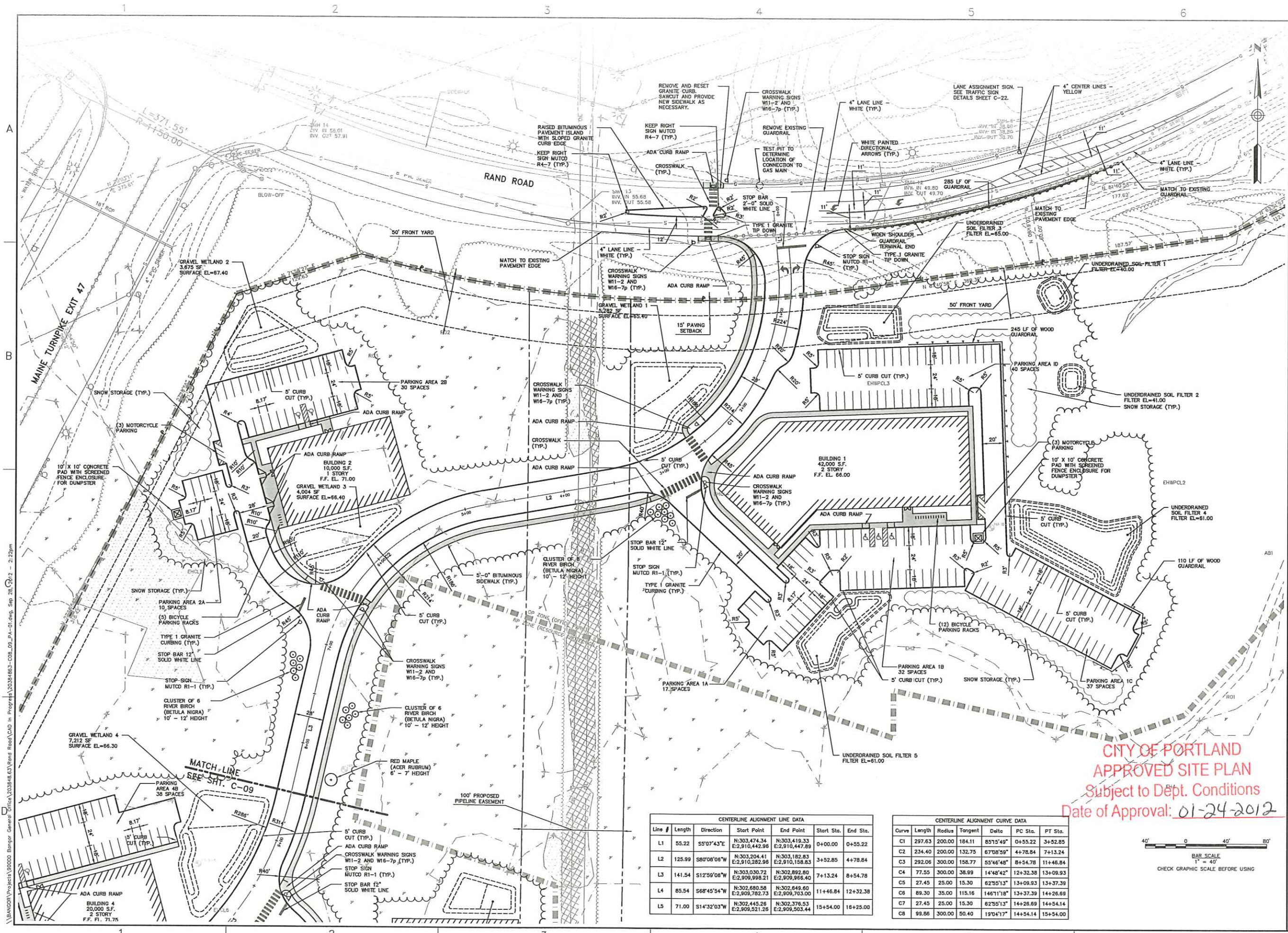
CITY OF PORTLAND
ECONOMIC DEVELOPMENT OFFICE
PORTLAND, MAINE

PORTLAND TECHNOLOGY PARK

JOB NO.: 203848.63
DATE: DECEMBER, 2011
SCALE: AS NOTED
SHEET: 8 OF 26

C-07

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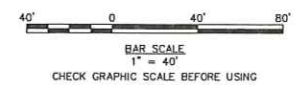
CENTERLINE ALIGNMENT LINE DATA

Line #	Length	Direction	Start Point	End Point	Start Sta.	End Sta.
L1	55.22	S5°07'43"E	N:303,474.34 E:2,910,442.98	N:303,419.33 E:2,910,447.89	0+00.00	0+55.22
L2	125.99	S8°08'06"W	N:303,204.41 E:2,910,282.98	N:303,182.83 E:2,910,158.83	3+52.85	4+78.84
L3	141.54	S12°59'06"W	N:303,030.72 E:2,909,998.21	N:302,892.80 E:2,909,966.40	7+13.24	8+54.78
L4	85.54	S68°45'54"W	N:302,680.58 E:2,909,782.73	N:302,649.60 E:2,909,703.00	11+46.84	12+32.38
L5	71.00	S14°32'03"W	N:302,445.26 E:2,908,521.26	N:302,376.53 E:2,909,503.44	15+54.00	16+25.00

CENTERLINE ALIGNMENT CURVE DATA

Curve	Length	Radius	Tangent	Delta	PC Sta.	PT Sta.
C1	297.63	200.00	184.11	85°15'49"	0+55.22	3+52.85
C2	234.40	200.00	132.75	67°08'59"	4+78.84	7+13.24
C3	292.06	300.00	158.77	53°46'48"	8+54.78	11+46.84
C4	77.55	300.00	38.99	14°48'42"	12+32.38	13+09.93
C5	27.45	25.00	15.30	62°55'13"	13+09.93	13+37.39
C6	89.30	35.00	115.16	146°11'18"	13+37.39	14+26.69
C7	27.45	25.00	15.30	62°55'13"	14+26.69	14+54.14
C8	99.86	300.00	50.40	19°04'17"	14+54.14	15+54.00

**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval: 01-24-2012



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COMMITMENT & INTEGRITY DRIVE RESULTS

DESIGNED BY: MKC
CHECKED BY: DAS
DRAWN BY: JMC

DATE: 9/29/12

DESCRIPTION: SITE PLAN CONDITION OF APPROVAL SUBMITTAL PLANS

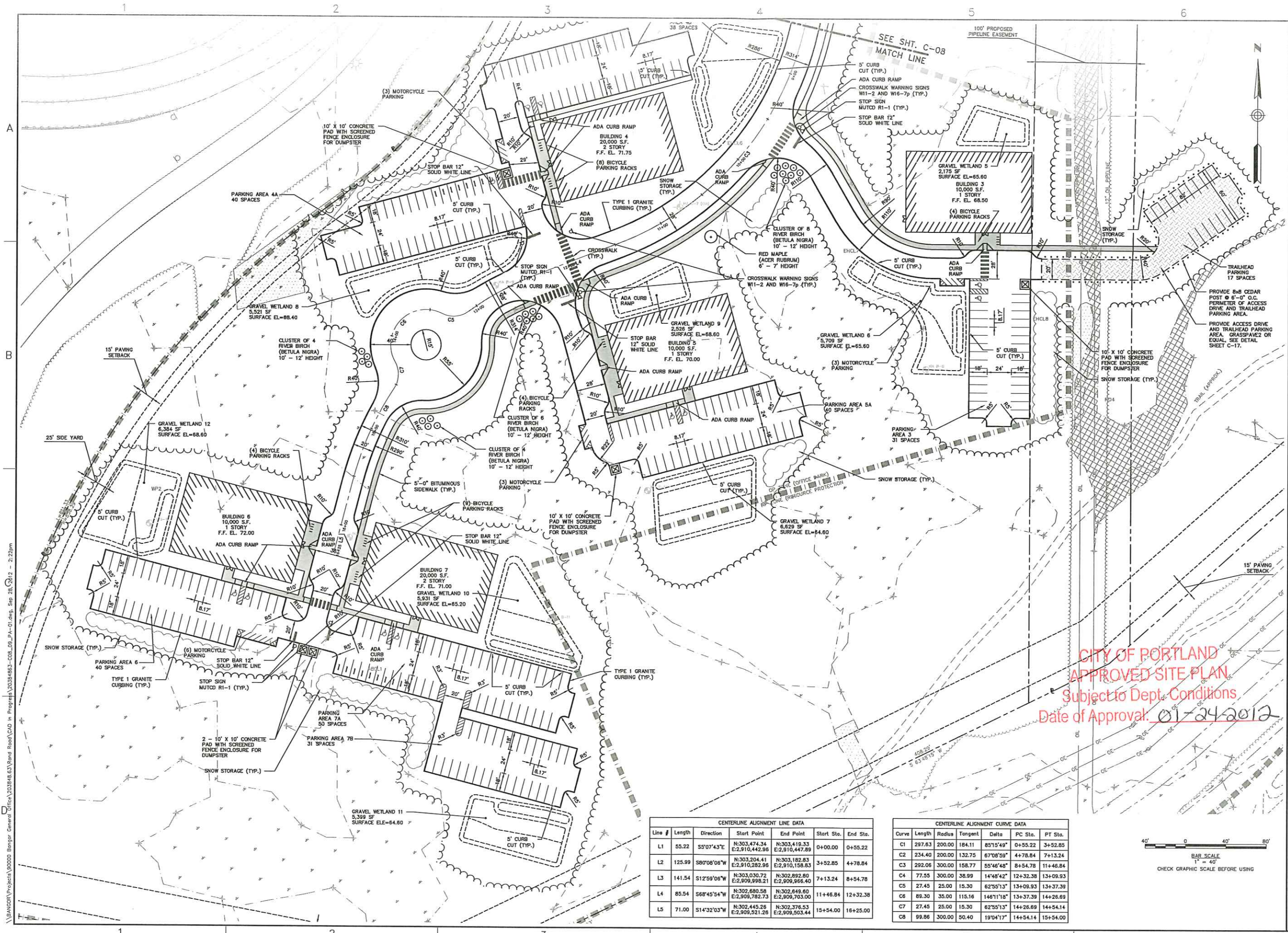
MATERIALS AND LAYOUT PLAN 1

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ECONOMIC DEVELOPMENT OFFICE
PORTLAND, MAINE

PORTLAND TECHNOLOGY PARK

JOB NO.: 203848.63
DATE: DECEMBER, 2011
SCALE: 1"=40'
SHEET: 9 OF 26

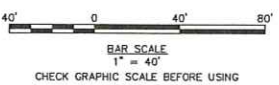
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CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 01-24-2012

CENTERLINE ALIGNMENT LINE DATA					
Line #	Length	Direction	Start Point	End Point	Start Sta. End Sta.
L1	55.22	S5°07'43"E	N:303,474.34 E:2,910,442.96	N:303,419.33 E:2,910,447.89	0+00.00 0+55.22
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L3	141.54	S12°59'06"W	N:303,030.72 E:2,909,998.21	N:302,892.80 E:2,909,956.40	7+13.24 8+54.78
L4	85.54	S68°45'54"W	N:302,680.58 E:2,908,782.73	N:302,649.60 E:2,909,703.00	11+46.84 12+32.38
L5	71.00	S14°32'03"W	N:302,445.26 E:2,909,521.26	N:302,376.53 E:2,909,503.44	15+54.00 16+25.00

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Curve	Length	Radius	Tangent	Delta	PC Sta.	PT Sta.
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C4	77.25	300.00	38.99	14°48'42"	12+32.38	13+09.93
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C7	27.45	25.00	15.30	62°55'13"	14+26.69	14+54.14
C8	99.86	300.00	50.40	19°04'17"	14+54.14	15+54.00



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REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	9/20/12	1. SITE PLAN CONDITION OF APPROVAL SUBMITTAL-RINK PLANS	JW	DAS

MATERIALS AND LAYOUT PLAN 2

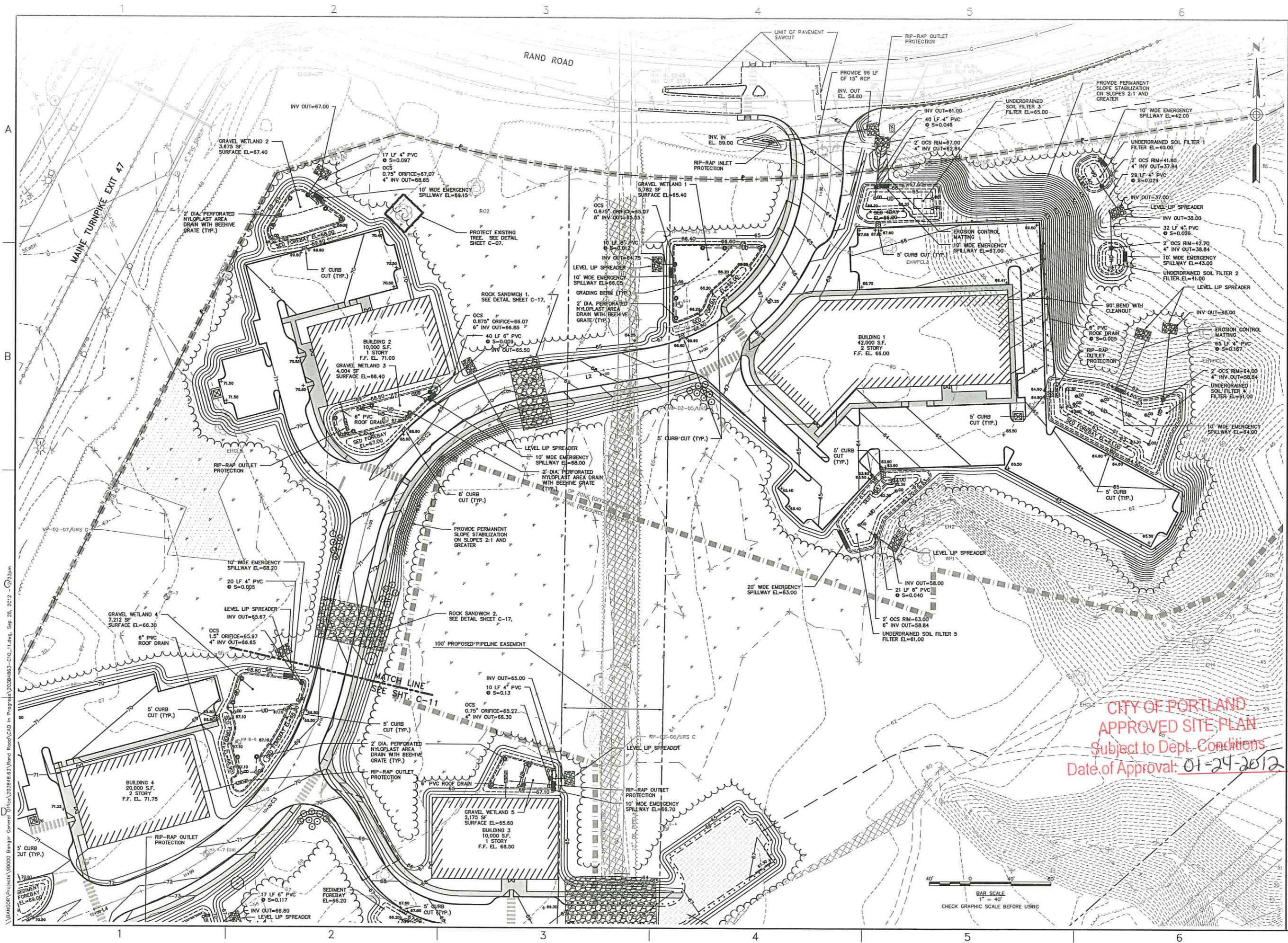
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 CHECKED BY: DAS
 DRAWN BY: JOE
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 PORTLAND, MAINE

PORTLAND TECHNOLOGY PARK

JOB NO.: 203848.63
 DATE: DECEMBER, 2011
 SCALE: 1"=40'
 SHEET: 10 OF 26

C-09



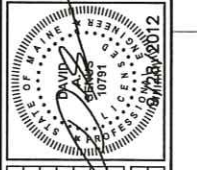
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REV	DESCRIPTION	DATE	DESIGNED BY	CHECKED BY	DRAWN BY
1	SEE PLAN CONDITION OF APPROVAL SUBMITTAL-TRK PLANS	9/29/11	AMC	AMC	AMC
			JOE	JOE	JOE

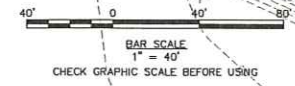
**GRADING AND DRAINAGE
 PLAN 1**

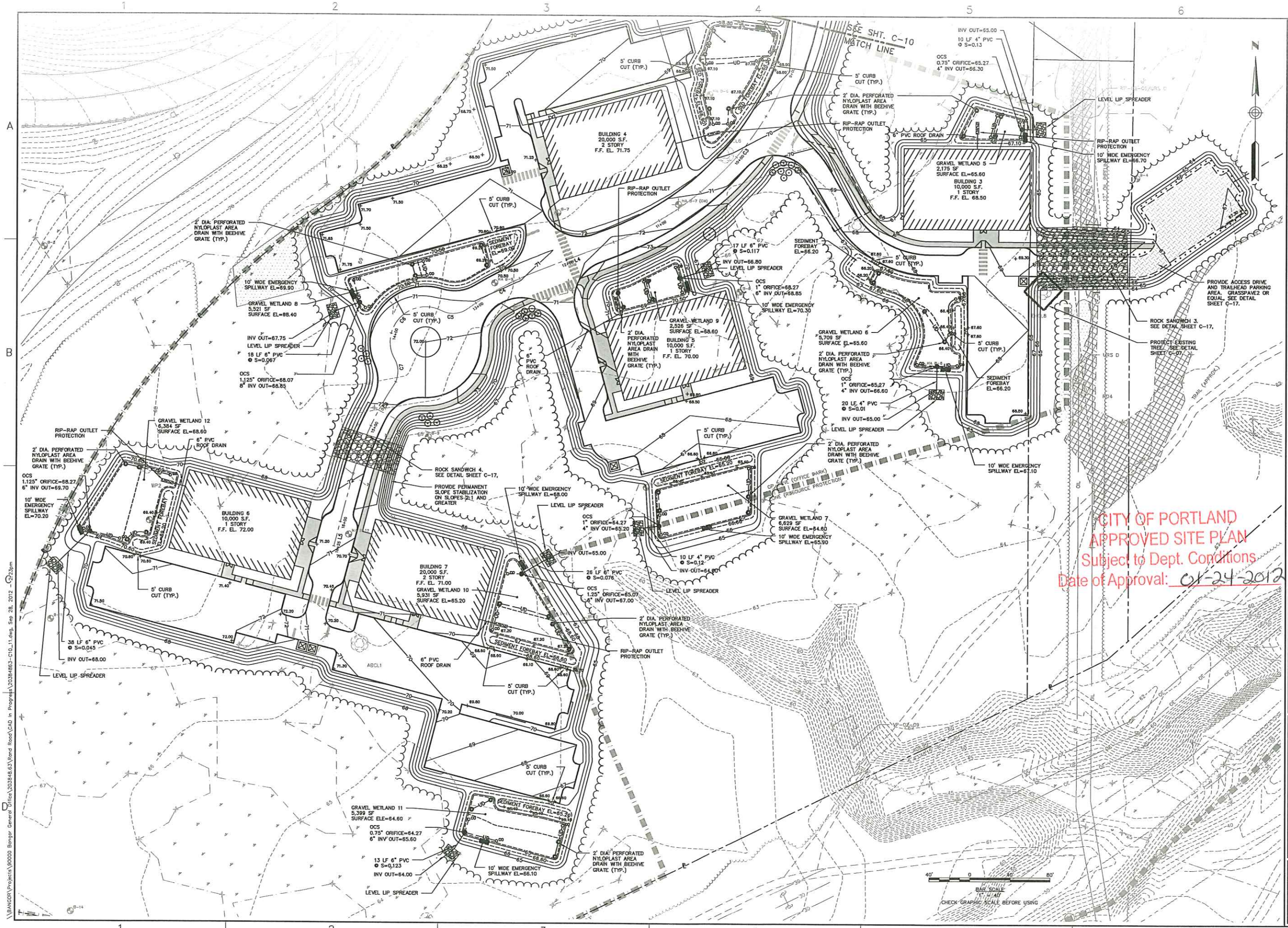
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JOB NO.: 203848.63
 DATE: DECEMBER, 2011
 SCALE: 1"=40'
 SHEET: 11 OF 26

C-10

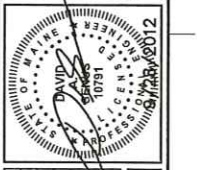




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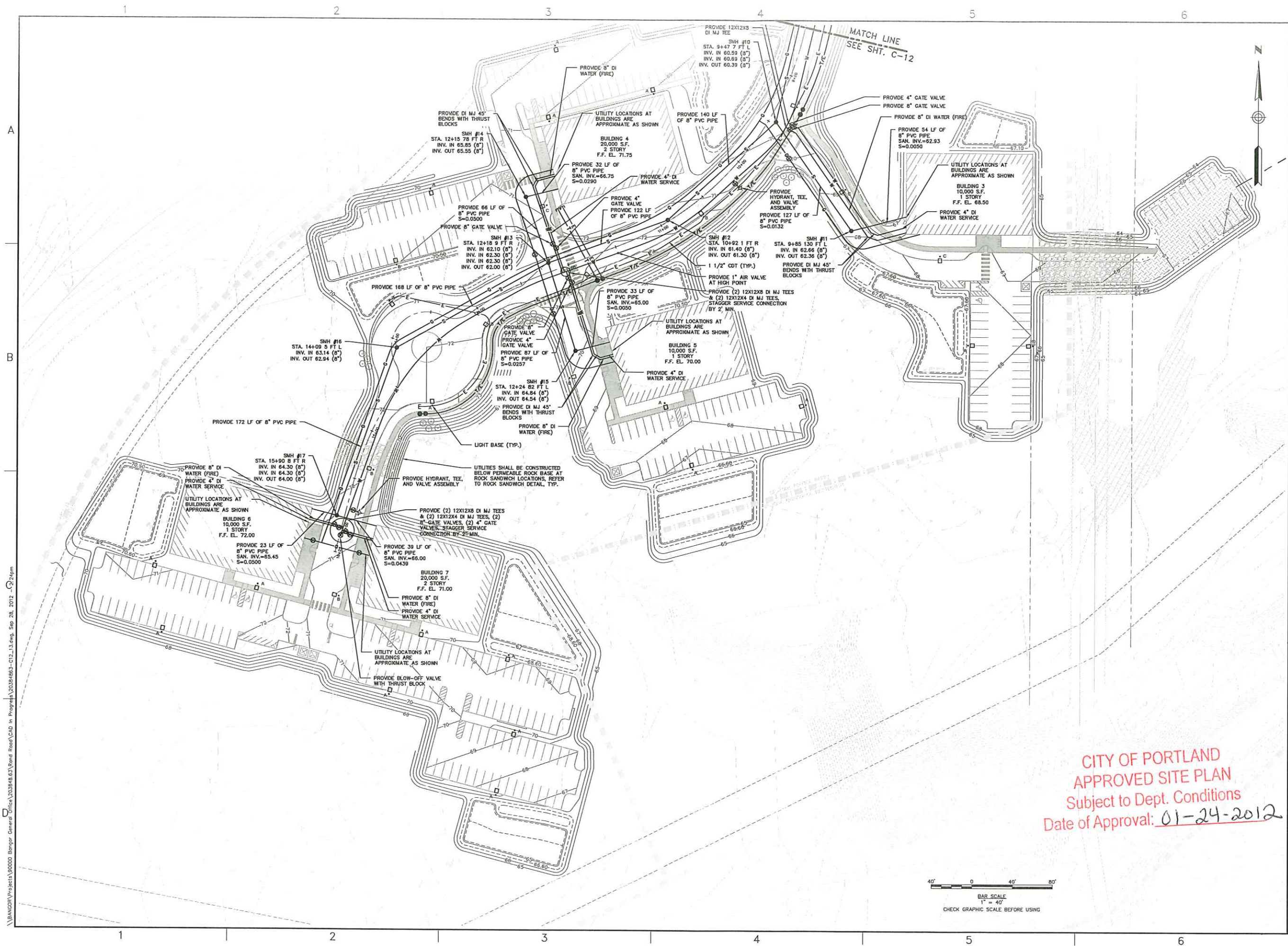


NO.	DESCRIPTION	DATE
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REV	CHECKED BY: DAS	
DESIGNED BY: MMC	DATE: 200803-02/11/04	
DRAWN BY: JDE		

**GRADING AND DRAINAGE
 PLAN 2**

CITY OF PORTLAND
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 PORTLAND, MAINE
 PORTLAND TECHNOLOGY PARK

JOB NO.: 203848.63
 DATE: DECEMBER, 2011
 SCALE: 1"=40'
 SHEET: 12 OF 26
C-11



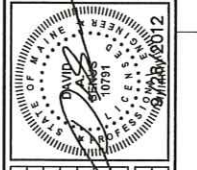
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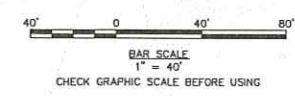


REV	DESCRIPTION	DATE
1	SITE PLAN CONDITION OF APPROVAL SUBMITTAL-RNA PLANS	9/24/12

DESIGNED BY	CHKD BY	DATE
DMR	DMR	09/24/12

UTILITY PLAN 2

**CITY OF PORTLAND
APPROVED SITE PLAN**
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Date of Approval: 01-24-2012

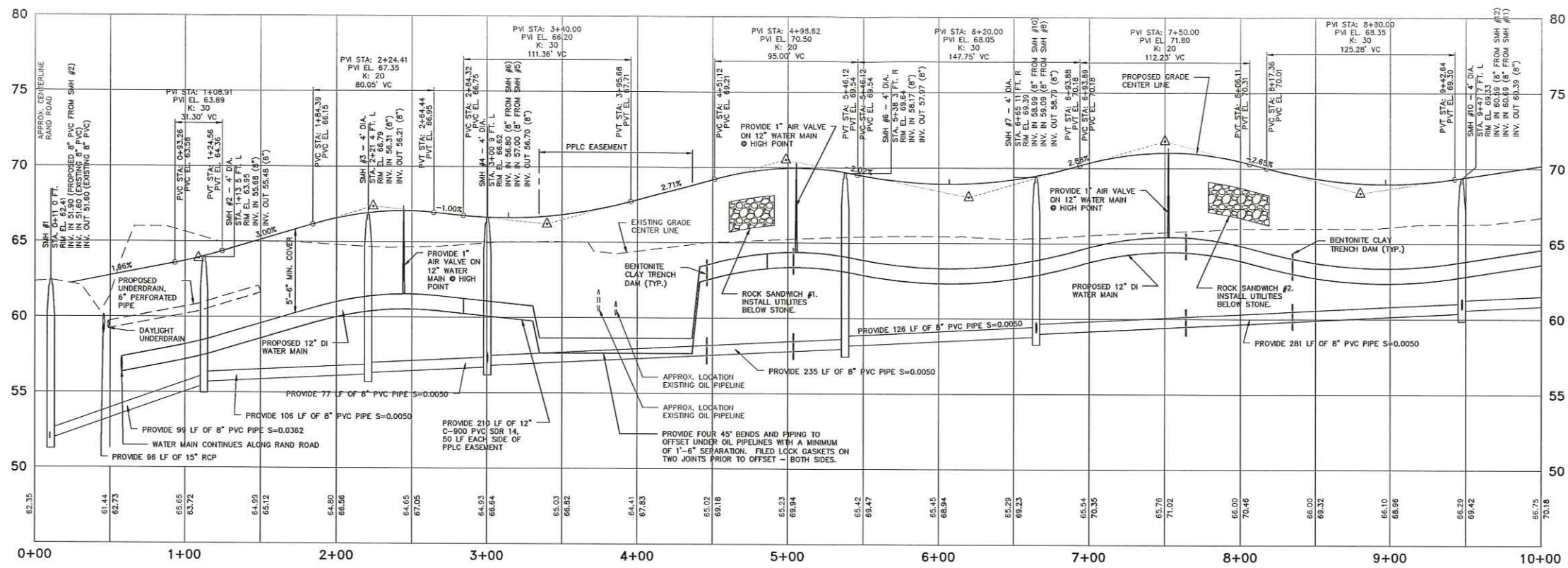


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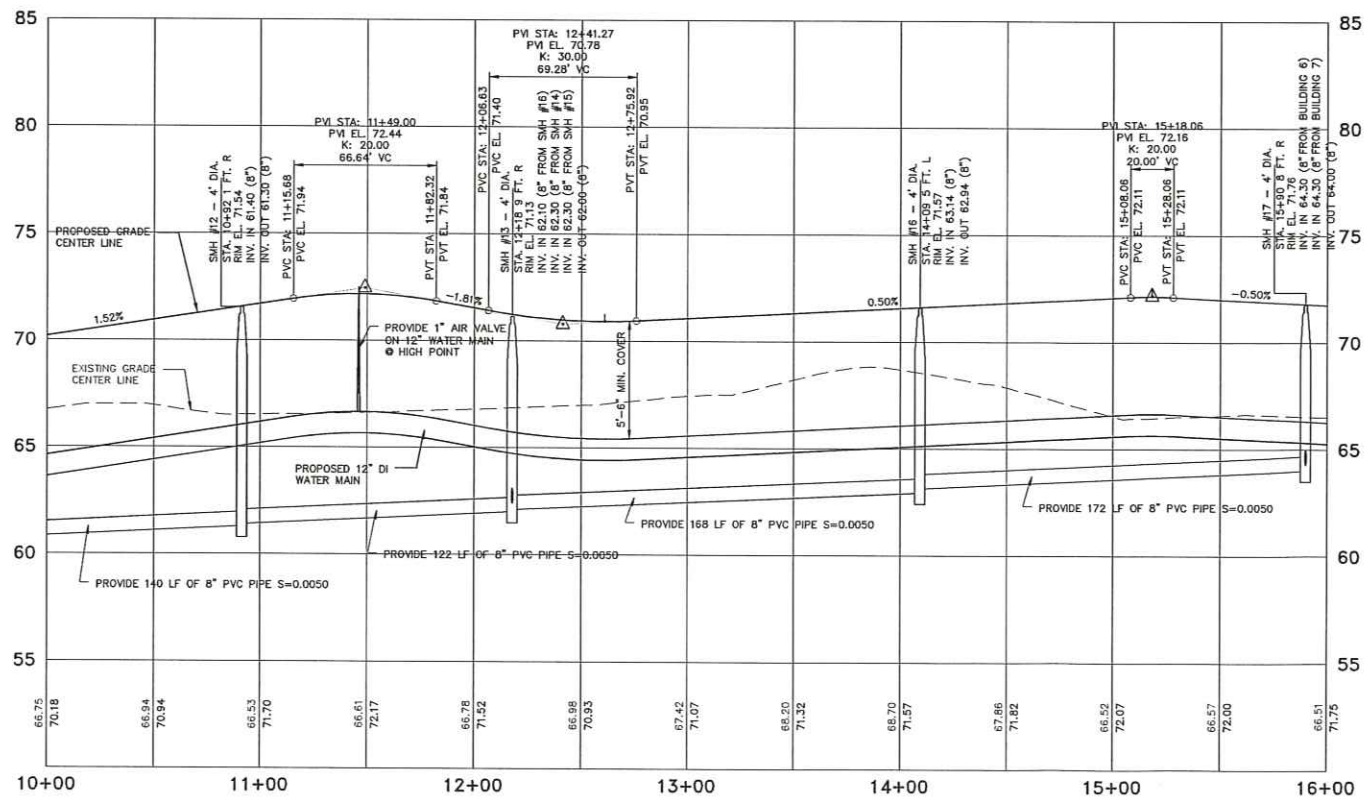
PORTLAND TECHNOLOGY PARK

JOB NO.: 203848.63
DATE: DECEMBER, 2011
SCALE: 1"=40'
SHEET: 14 OF 26

C-13



ROADWAY PROFILE
 SCALE: 1"=40' HORIZONTAL
 1"=4' VERTICAL



ROADWAY PROFILE
 SCALE: 1"=40' HORIZONTAL
 1"=4' VERTICAL

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DAVID S. BROWN
 REGISTERED PROFESSIONAL ENGINEER
 No. 10781
 EXPIRES 12/31/2012

REV	DESCRIPTION	DATE
1	SITE PLAN CONDITION OF APPROVAL SUBMITTAL - FINAL PUMS	9/20/12

DAVID S. BROWN
 REGISTERED PROFESSIONAL ENGINEER
 No. 10781
 EXPIRES 12/31/2012

DESIGNED BY	CHECKED BY	DATE
MRC	DAS	
JOE	203848-C14.dwg	

ROADWAY PROFILE
STA. 0+00 TO STA. 14+30

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PORTLAND TECHNOLOGY PARK

JOB NO.: 203848.63
 DATE: DECEMBER, 2011
 SCALE: AS NOTED
 SHEET: 15 OF 26

C-14

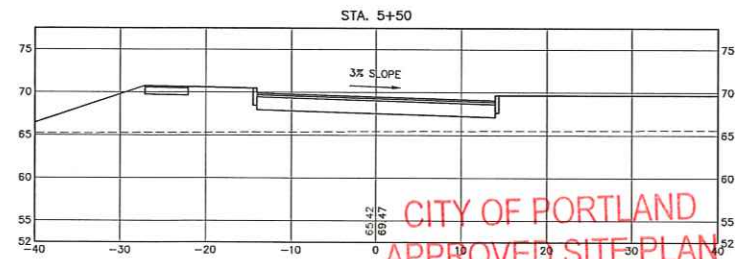
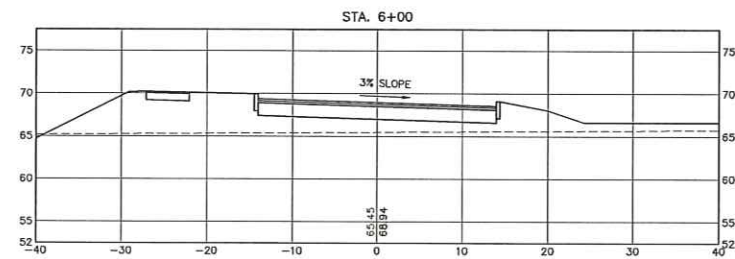
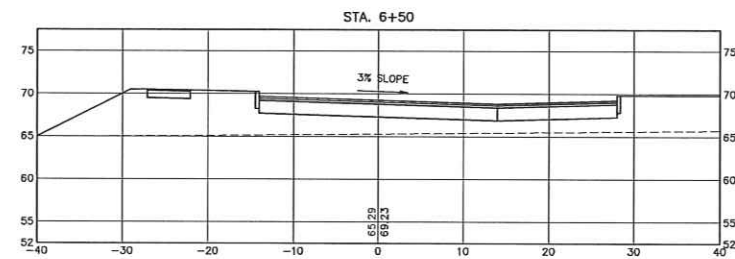
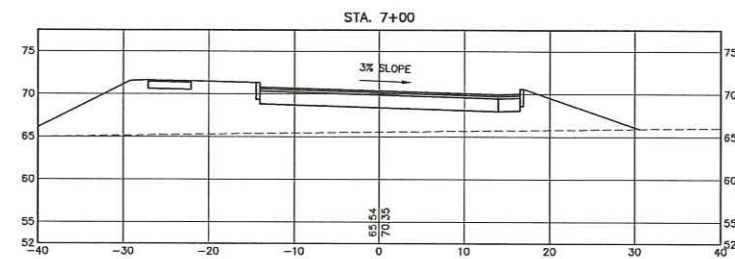
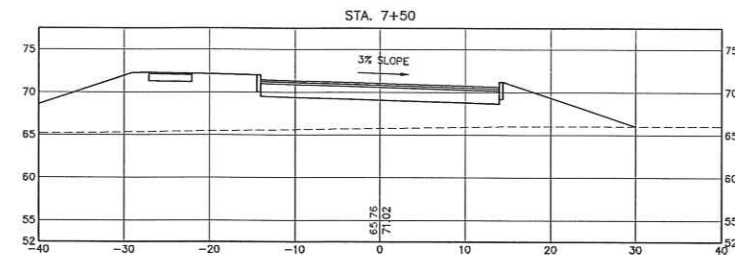
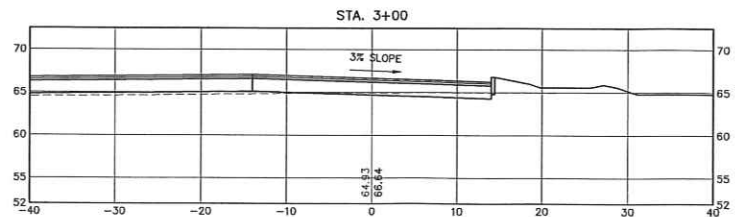
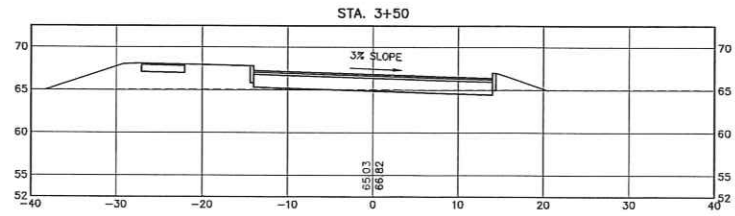
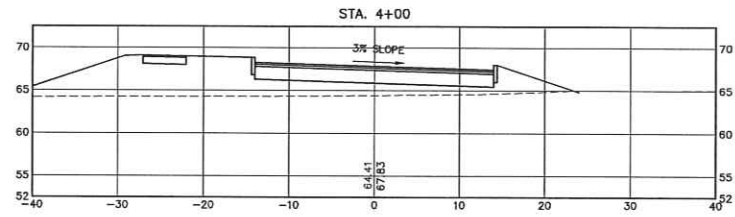
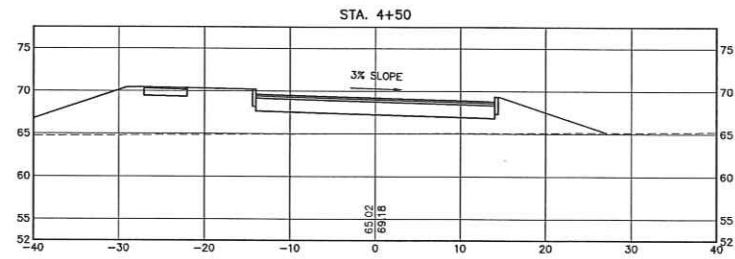
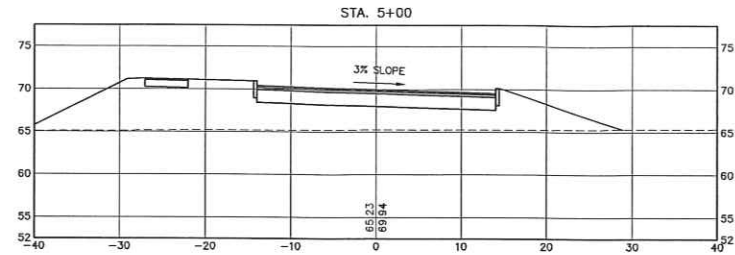
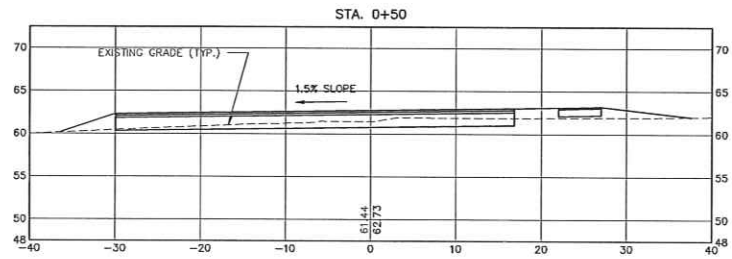
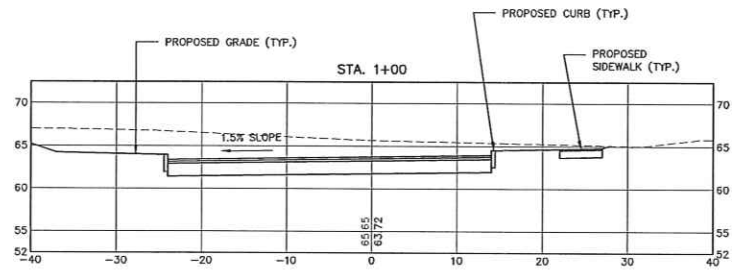
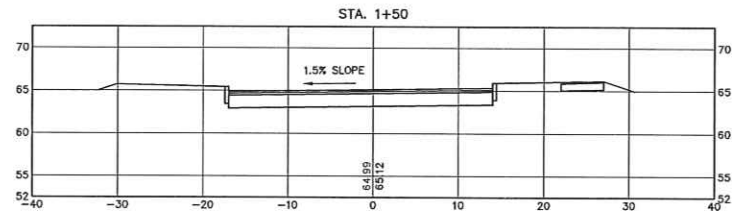
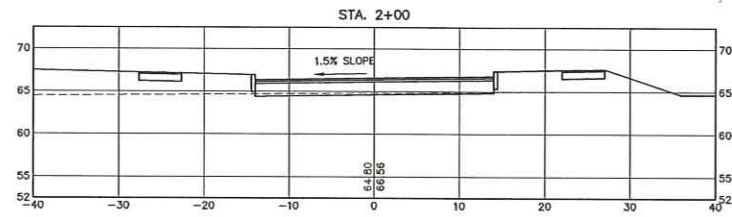
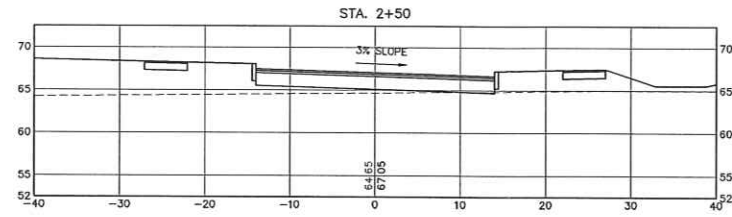
CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 01-24-2012

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CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 01-24-2012

41 Hudson Drive
Portland, ME 04103
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COMMITMENT & INTEGRITY DRIVE RESULTS

DESIGNED BY: MJC
DRAWN BY: JOE

CHECKED BY: DAS
303MM&C-CL-16.dwg

REV	DESCRIPTION	DATE
1	SITE PLAN CONDITION OF APPROVAL SUBMITTAL-FINAL PLANS	9/28/12

ROADWAY CROSS SECTIONS
 STA. 0+00 TO STA. 7+50

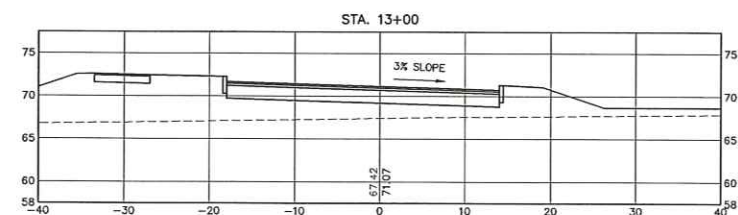
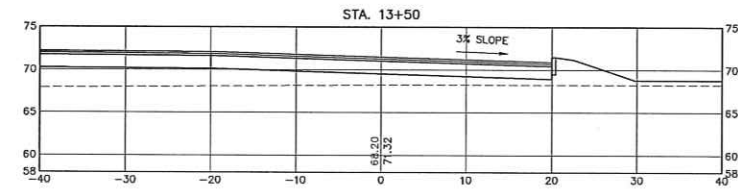
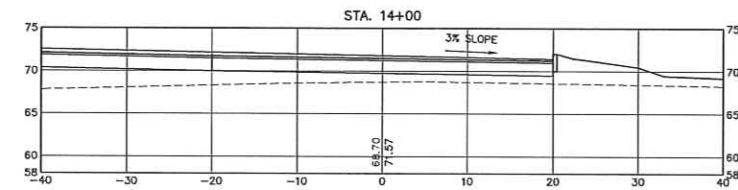
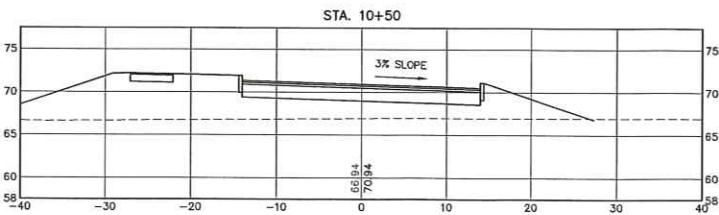
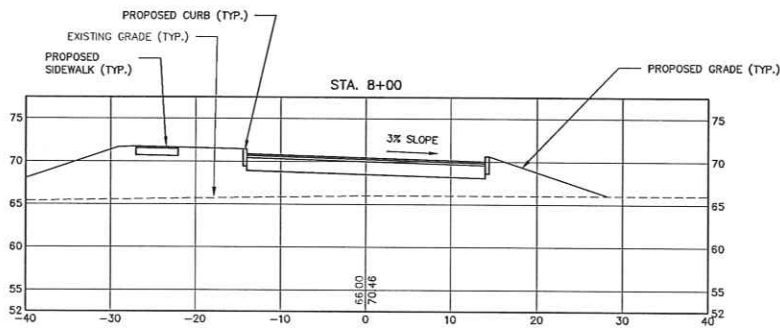
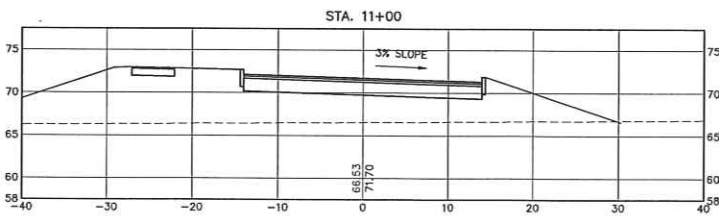
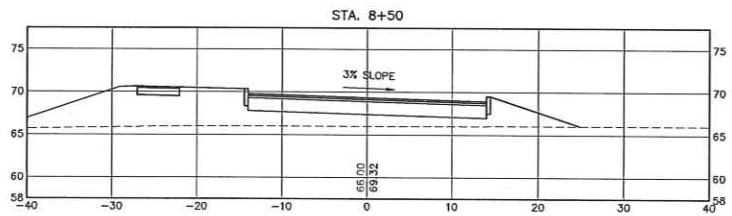
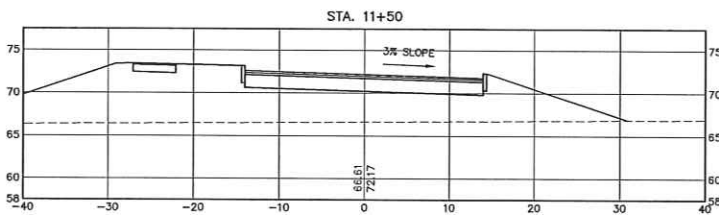
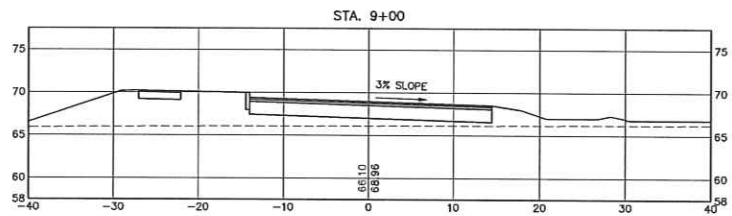
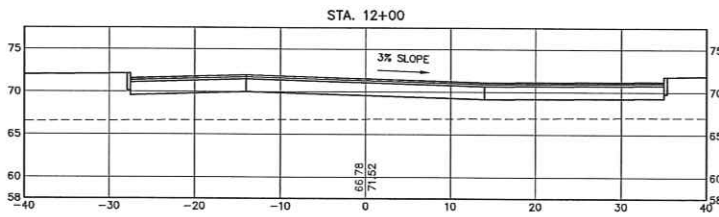
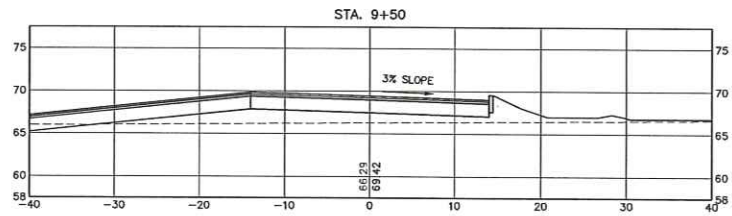
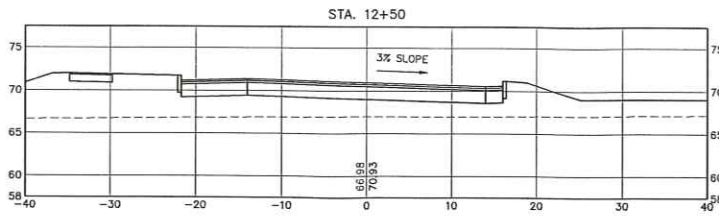
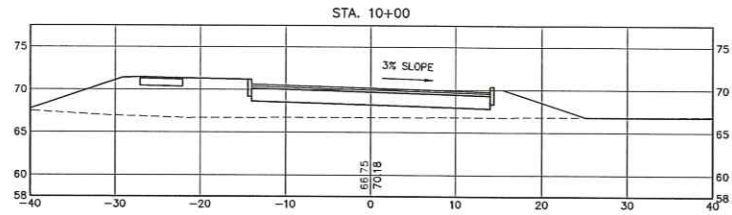
CITY OF PORTLAND
ECONOMIC DEVELOPMENT OFFICE
PORTLAND, MAINE

PORTLAND TECHNOLOGY PARK

JOB NO.: 203348.63
 DATE: DECEMBER, 2011
 SCALE: 1"=10'
 SHEET: 16 OF 26

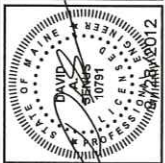
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CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 01-24-2012

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THE QUALITY OF OUR WORK IS MEASURED BY OUR CLIENTS' SATISFACTION. WE STRIVE FOR EXCELLENCE IN EVERY PROJECT AND WE COMMIT TO THE HIGHEST STANDARDS OF INTEGRITY AND ETHICS.

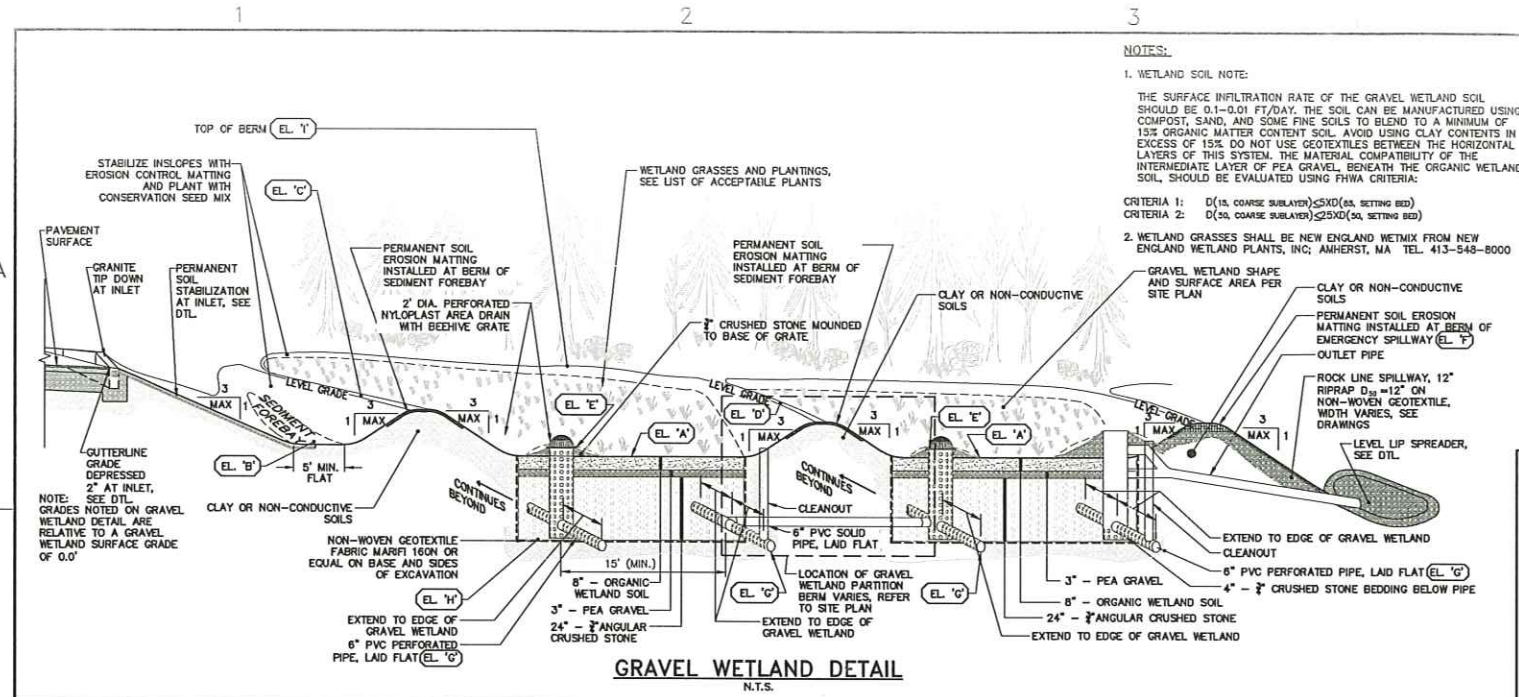


REV	DESCRIPTION	DATE	DESIGNED BY	CHECKED BY	DWG NO.
1	SITE PLAN LOCATION OF APPROVAL SUBMITTAL-FINAL PLANS	9/25/12	MKC	MJC	303848-01.16.dwg

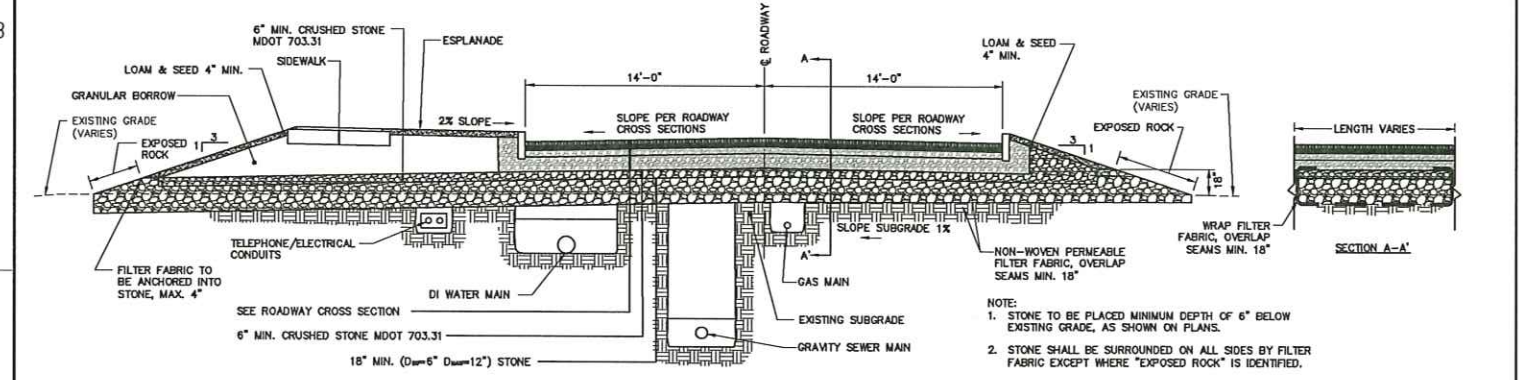
**ROADWAY CROSS SECTIONS
 STA. 8+00 TO STA. 14+00**

CITY OF PORTLAND
 ECONOMIC DEVELOPMENT OFFICE
 PORTLAND, MAINE
 PORTLAND TECHNOLOGY PARK

JOB NO.: 203848.63
 DATE: DECEMBER, 2011
 SCALE: 1"=10'
 SHEET: 17 OF 26



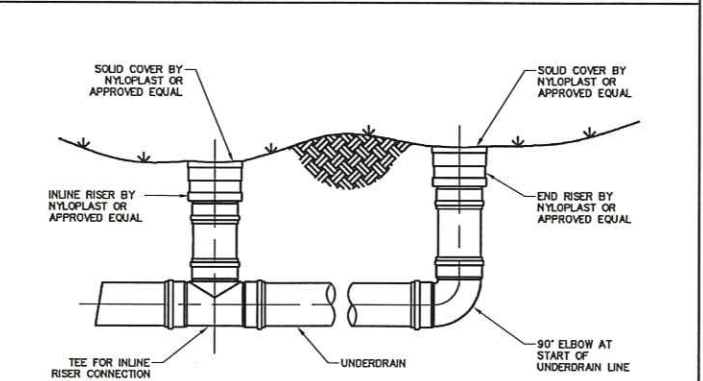
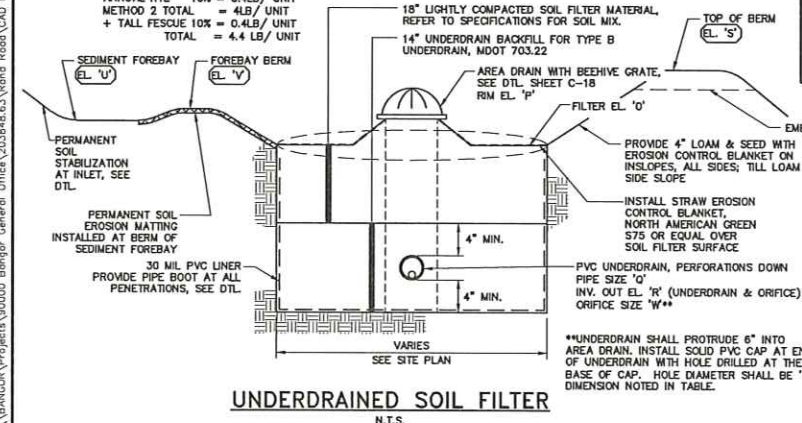
GRAVEL WETLAND DETAIL
N.T.S.



ROCK SANDWICH DETAILS
SCALE: 1"=5'

SOIL FILTER NOTES:

- THE SOIL FILTER MEDIA MUST NOT BE INSTALLED UNTIL THE ENTIRE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURES UNLESS THE RUNOFF IS DIVERTED AROUND THE FILTER.
- THE AREA THAT DRAINS TO THE SOIL FILTER SHALL BE KEPT STABLE, AVOIDING EROSION AND DEPOSITION OF SEDIMENTS INTO THE STORMWATER MANAGEMENT SYSTEM. ABSOLUTELY NO RUNOFF IS TO ENTER THE FILTER UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN SUFFICIENTLY STABILIZED.
- ADDITIONAL SURFACE LOAM MAY BE UTILIZED TO PROMOTE GRASS SEED GERMINATION. LOAM SHALL CONSIST OF NO MORE THAN 1/4 DEPTH OF NATIVE SANDY LOAM LIGHTLY RAKED INTO THE SOIL FILTER SURFACE.
- SOIL FILTER MEDIA SHALL BE A LOAMY SAND SOIL COMBINED WITH 30% BY VOLUME OF MODERATELY FINE, WOOD FIBER OR BARK MULCH.
 LOAMY SAND SHALL CONSIST OF NATIVE LOAMY SAND THAT CONTAINS 8-15% PASSING THE #200 SIEVE AND NO MORE THAN 2% CLAY AS DETERMINED THROUGH SOIL TEXTURAL ANALYSIS.
 WOOD FIBER MULCH SHALL CONSIST OF A MODERATELY FINE, WELL COMPOSTED BARK FREE OF REFUSE, PHYSICAL CONTAMINANTS AND MATERIAL TOXIC TO PLANT GROWTH MULCH. THE MULCH SHALL HAVE 100% PASSING A 1" SCREEN.
 THE RESULTING MIXTURE SHALL HAVE GREATER THAN 8% PASSING THE #200 SIEVE.
 SOIL FILTER MEDIA SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN 2 INCHES.
- SEEDING ON SOIL FILTER SURFACE SHALL CONSIST OF MDOT METHOD #2 WITH ADDITION OF 10% BY WEIGHT TALL FESCUE:
 METHOD 2 - 4LB/UNIT
 RED FESCUE 50% = 2LB/UNIT
 SHEEP FESCUE 25% = 1LB/UNIT
 REDTOP 5% = 0.2LB/UNIT
 WHITE CLOVER 10% = 0.4LB/UNIT
 ANNUAL RYE 10% = 0.4LB/UNIT
 METHOD 2 TOTAL = 4LB/UNIT
 + TALL FESCUE 10% = 0.4LB/UNIT
 TOTAL = 4.4 LB/UNIT



UNDERDRAINED SOIL FILTER SCHEDULE

UNDERDRAINED SOIL FILTER NO.	O	P	Q	R	S	T	U	V	W
1	40.00	41.80	4"	37.84	42.50	42.00	N/A	N/A	1"
2	41.00	42.70	4"	38.84	43.50	43.00	N/A	N/A	1"
3	65.00	67.00	4"	62.84	67.60	67.00	66.00	66.30	0.4"
4	61.00	64.00	4"	58.84	64.60	64.00	63.00	63.30	0.9"
5	61.00	63.00	6"	58.84	63.70	63.00	62.00	62.30	0.6"

GRAVEL WETLAND SCHEDULE

GRAVEL WETLAND NO.	A	B	C	D	E	F	G	H	I
1	65.40	66.00	66.20	65.80	65.65	66.05	62.82	62.48	66.60
2	67.40	68.00	68.20	67.80	67.65	69.15	64.82	64.48	69.60
3	66.40	67.00	67.20	66.80	66.65	68.00	63.82	63.48	68.60
4	66.30	66.90	67.10	66.80	66.65	68.20	63.72	63.38	68.80
5	65.60	-	-	66.00	65.85	66.70	63.02	62.68	67.80
6	65.60	66.20	66.40	66.00	65.85	67.10	63.02	62.68	67.60
7	64.60	65.20	65.40	65.00	64.85	65.90	62.02	61.68	66.60
8	66.40	69.00	69.20	68.80	68.65	69.90	65.82	65.48	70.50
9	68.60	-	-	69.00	68.85	70.30	66.02	65.68	70.50
10	65.20	66.60	67.00	65.60	65.45	68.00	62.62	62.28	68.60
11	64.60	65.20	65.40	65.00	64.85	66.10	62.02	61.68	66.60
12	68.60	69.20	69.40	69.00	68.85	70.20	66.02	65.68	70.60

OUTLET CONTROL STRUCTURE SCHEDULE

GRAVEL WETLAND NO.	J	K	L	M	N
1	0.875"	65.07	8"	65.55	67.22
2	0.75"	67.07	4"	68.65	69.98
3	0.875"	66.07	6"	66.55	68.35
4	1.5"	65.97	4"	66.65	67.98
5	0.75"	65.27	4"	66.30	67.63
6	1"	65.27	4"	66.60	67.93
7	1"	64.27	4"	65.20	66.53
8	1.125"	68.07	8"	68.65	70.52
9	0.75"	68.27	6"	68.85	70.35
10	1.25"	65.07	6"	67.00	68.50
11	0.75"	64.27	6"	65.60	67.10
12	1.125"	68.27	6"	69.70	71.20

CONSTRUCTION OVERSIGHT NOTES:
 AS A CONDITION OF THE SITE LOCATION OF DEVELOPMENT DEPARTMENT ORDER, THE OWNER IS REQUIRED TO RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO OVERSEE THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER IS REQUIRED TO NOTIFY THE DEPARTMENT IN WRITING WITHIN 30 DAYS TO STATE THAT THE BMP'S HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS, OR ANY DEPARTMENT APPROVED CHANGES TO THE PLANS. ACCORDING TO THE ENGINEER'S NOTIFICATION MUST BE A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SEVE ANALYSIS DATA FOR THE SOIL, GRAVEL OR FILTER MEDIA COMPONENTS SPECIFIED IN THE PLANS AND USED IN THE CONSTRUCTION OF THE SYSTEMS.

UNDERDRAINED SOIL FILTERS:
 CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 30% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED. REMEDIAL LOAM COVER: IF VEGETATION IS NOT ESTABLISHED WITHIN THE FIRST YEAR, THE CONTRACTOR MAY INSTALL A 2-3 INCH LAYER OF SANDY LOAM TOPSOIL (WITH LESS THAN 2% AS TESTED VIA HYDROMETER TEST) ON THE SURFACE OF THE GRASS FILTER AND RESEED/MULCH. COMPACTION OF SOIL FILTER: FILTER SOIL MEDIA AND UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST 2 LIFTS OF 9 INCHES TO PREVENT POCKETS OF LOOSE MEDIA.

CONSTRUCTION OVERSIGHT: INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:
 • AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
 • AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA.
 • AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDING. BIO-RETENTION CELLS MUST BE STABILIZED PER THE PROVIDED PLANTING SCHEME AND DENSITY FOR THE CANOPY COVERAGE OF 30 AND 50%.
 • AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS, AND

ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING DEF SPECIFICATIONS. TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:
 • SUBMIT SAMPLES OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA.
 • PERFORM A SEVE ANALYSIS CONFORMING TO STM C136 (STANDARD TEST METHOD FOR SEVE ANALYSIS OF FINE AND COARSE AGGREGATES (SSEA)) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE, A CLAY CONTENT OF LESS THAN 2% (DETERMINED HYDROMETER GRAIN SIZE ANALYSIS) AND HAVE 10% DRY WEIGHT OF ORGANIC MATTER.
 • PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90-92% OF MAXIMUM DRY DENSITY BASED ON ASTM D998.

GRAVEL WETLANDS:
 CONSTRUCTION SEQUENCE: THE WETLAND SOIL AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE SYSTEM HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 30% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED. CONSTRUCTION OVERSIGHT: INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:
 • AFTER THE EXCAVATION OF THE TREATMENT CELLS AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
 • AFTER THE CRUSHED STONE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE WETLAND SOIL.
 • AFTER THE WETLAND SOIL HAS BEEN INSTALLED AND SEEDING.
 • AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS, AND

ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE WETLAND SYSTEM MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING DEF SPECIFICATIONS. TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE WETLAND SOIL, PEA GRAVEL, AND CRUSHED STONE LAYERS. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION.

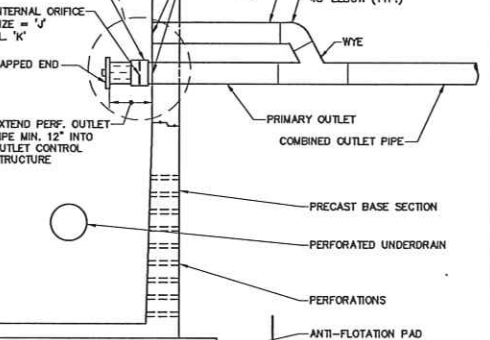
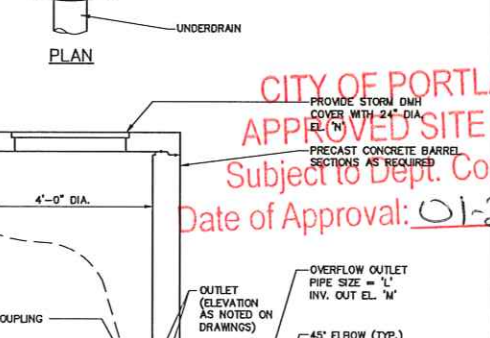
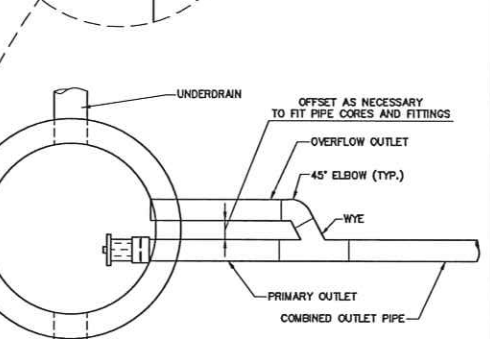
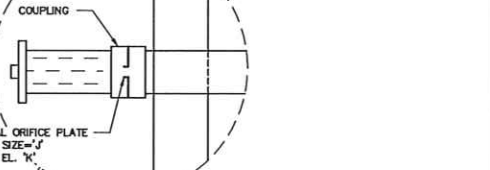
ROADWAY AND SITE GRADING: INSPECTIONS A PROFESSIONAL ENGINEER WILL CONSIST OF A VISIT TO THE SITE PRIOR TO CONSTRUCTION TO CONSULT WITH THE EARTHWORK CONTRACTOR AND A POST CONSTRUCTION MEETING TO CONFIRM GRADING OF THE ROADWAY AND SITE AREAS TO ENSURE RUNOFF IS DIRECTED ACCORDING TO PLANS AND TO OVERSEE THE RE-STABILIZATION OF THE LOT INTO A VEGETATED COVER.

STONE BERMED LEVEL LIP SPREADER: A LEVEL SPREADER MUST BE INSTALLED CORRECTLY WITH 0% GRADE ON THE SPREADER BASE AND LIP TO ENSURE A UNIFORM DISTRIBUTION OF FLOW. INSPECTION AND TESTING: THE INSPECTING ENGINEER AND ENGINEER SHALL CONSIST OF VISITS TO THE SITE TO INSPECT THE FINISHED CONSTRUCTION OF EACH LEVEL SPREADER TO ENSURE THE STONE MATERIAL AND PLACEMENT MEETS THE DESIGN REQUIREMENTS OF THE PLANS AND SPECIFICATIONS.

DEWATERING:
 A DEWATERING PLAN SHALL BE DEVELOPED BY THE CONTRACTOR IN ACCORDANCE WITH PLAN NOTES, DETAILS AND CONTRACT SPECIFICATIONS TO ADDRESS EXCAVATION DE-WATERING FOLLOWING HEAVY RAINFALL EVENTS OR WHERE THE EXCAVATION MAY INTERFERE THE GROUNDWATER TABLE DURING CONSTRUCTION. THE DEWATERING PLAN SHOULD ADDRESS TREATMENT AND IDENTIFY DISCHARGE POINTS THAT WILL NOT CAUSE DOWNGRADIENT EROSION AND OFFSITE SEDIMENTATION OR WITHIN A RESOURCE.

BASIC STANDARDS - EROSION CONTROL MEASURES:
 MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE APPLICANT WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. A CONSTRUCTION LOG MUST BE MAINTAINED BY THE RESIDENT INSPECTOR FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE.

THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION; BEST MANAGEMENT PRACTICES AS PUBLISHED IN 1991 BY THE OUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS BEEN CHANGED TO THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S" PUBLISHED BY THE MAINE DEP IN 2003. ALL REFERENCES SHOULD BE CHANGED TO THE NEW MANUAL.
 HTTP://WWW.MAINE.GOV/DEP/BLWQ/DOCSTAND/ESCBMPS/INDEX.HTM



OUTLET CONTROL STRUCTURE
N.T.S.

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DAVID S. BROWN, P.E.
 10/19/12

1. SITE PLAN CONTROL OF APPROVAL SUBMITTAL PLANS 9/28/12 DATE

DESIGNED BY: MJC CHECKED BY: DAS

DRAWN BY: JOE FORMED BY: JMH

CITY OF PORTLAND
 ECONOMIC DEVELOPMENT OFFICE
 PORTLAND, MAINE

PORTLAND TECHNOLOGY PARK

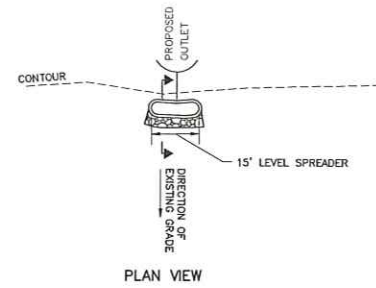
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 DATE: DECEMBER, 2011
 SCALE: AS NOTED
 SHEET: 18 OF 26

C-17

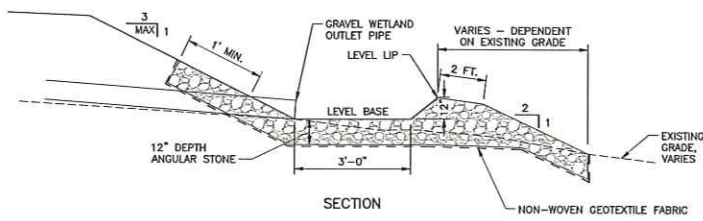
LEVEL SPREADER STONE SIZE*

Sieve Designation (metric)	Sieve Designation (U.S. Customary)	Percent by Weight Passing Square Mesh Sieve
300 mm	12 inch	100
150 mm	6 inch	84-100
75 mm	3 inch	48-83
25.4 mm	1 inch	42-55
4.75 mm	No. 4	8-12

*ALL STONE SHALL BE CRUSHED, ANGULAR STONE



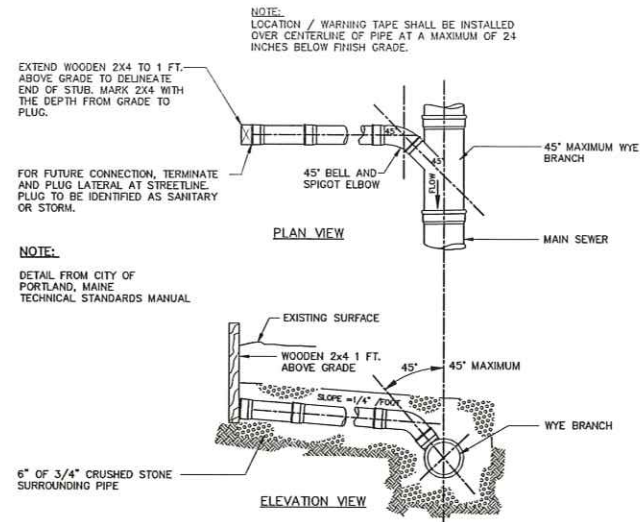
PLAN VIEW



SECTION

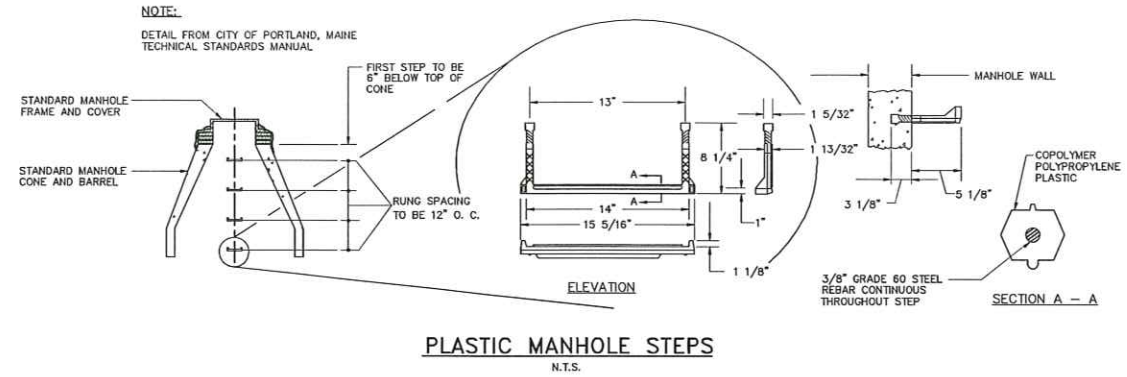
LEVEL LIP SPREADER DETAIL

N.T.S.



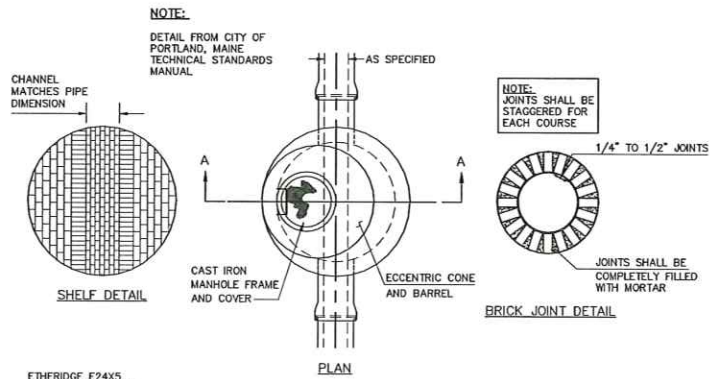
TYPICAL LATERAL TEE/WYE CONNECTION

N.T.S.



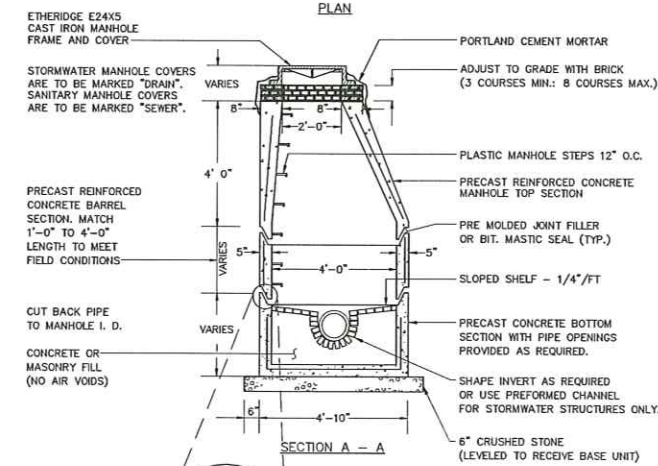
PLASTIC MANHOLE STEPS

N.T.S.



SHelf DETAIL

BRICK JOINT DETAIL

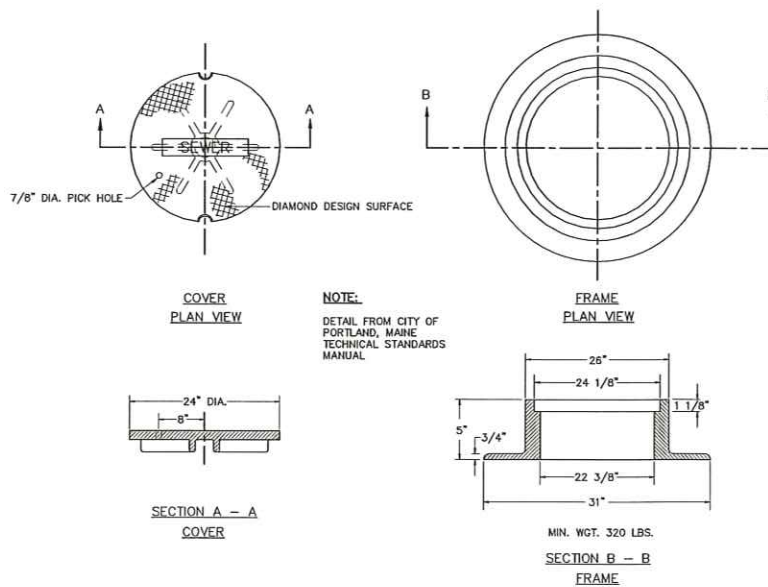


SECTION A - A

PRECAST CONCRETE MANHOLE

N.T.S.

NOTE: ALL MANHOLE COVERS SHALL BE SOLID AND SHALL HAVE ONE 7/8" DIAMETER DRILLED PICK HOLE, LOCATED 8" FROM THE CENTER OF THE COVER.
ALL SANITARY MANHOLE COVERS SHALL HAVE "SEWER" CAST INTO THE COVER. ALL STORMWATER/DRAIN MANHOLE COVERS SHALL HAVE "DRAIN" CAST INTO THE COVER.

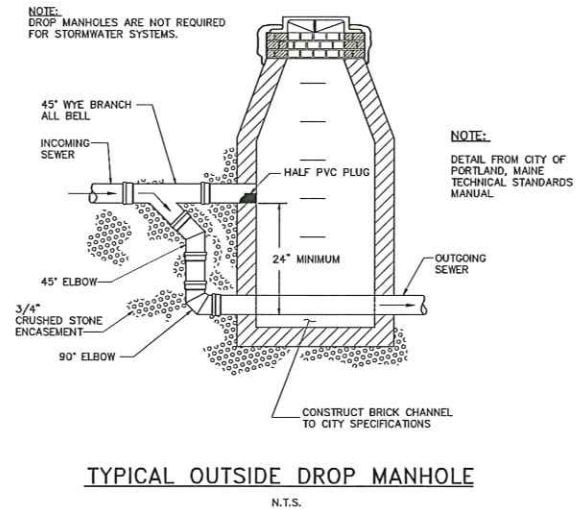


SECTION A - A COVER

SECTION B - B FRAME

CAST IRON MANHOLE COVER AND FRAME

N.T.S.



TYPICAL OUTSIDE DROP MANHOLE

N.T.S.

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APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval: 01-24-2012

CIVIL DETAILS 3

CITY OF PORTLAND
ECONOMIC DEVELOPMENT OFFICE
PORTLAND, MAINE
PORTLAND TECHNOLOGY PARK

JOB NO.: 203848.63
DATE: DECEMBER, 2011
SCALE: AS NOTED
SHEET: 20 OF 26

C-19

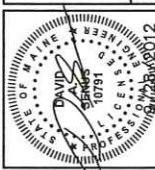
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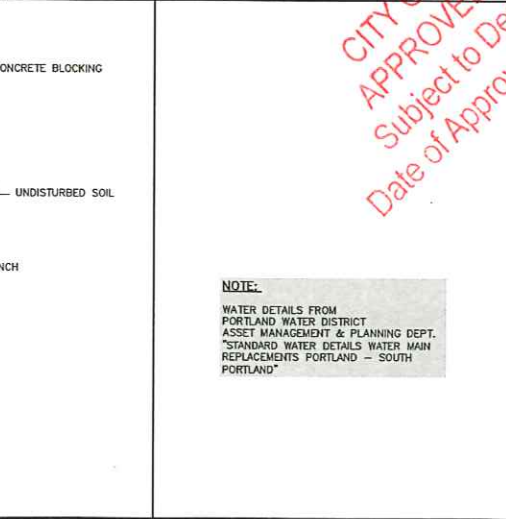
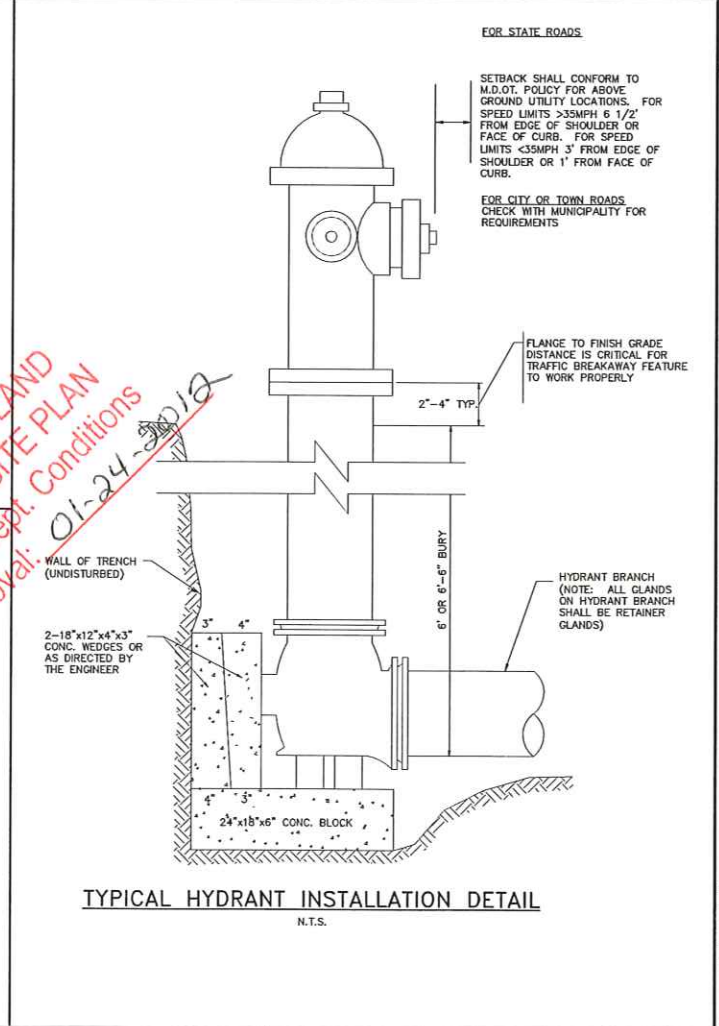
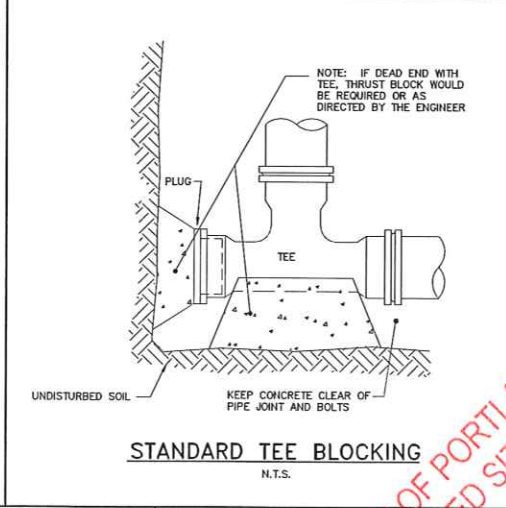
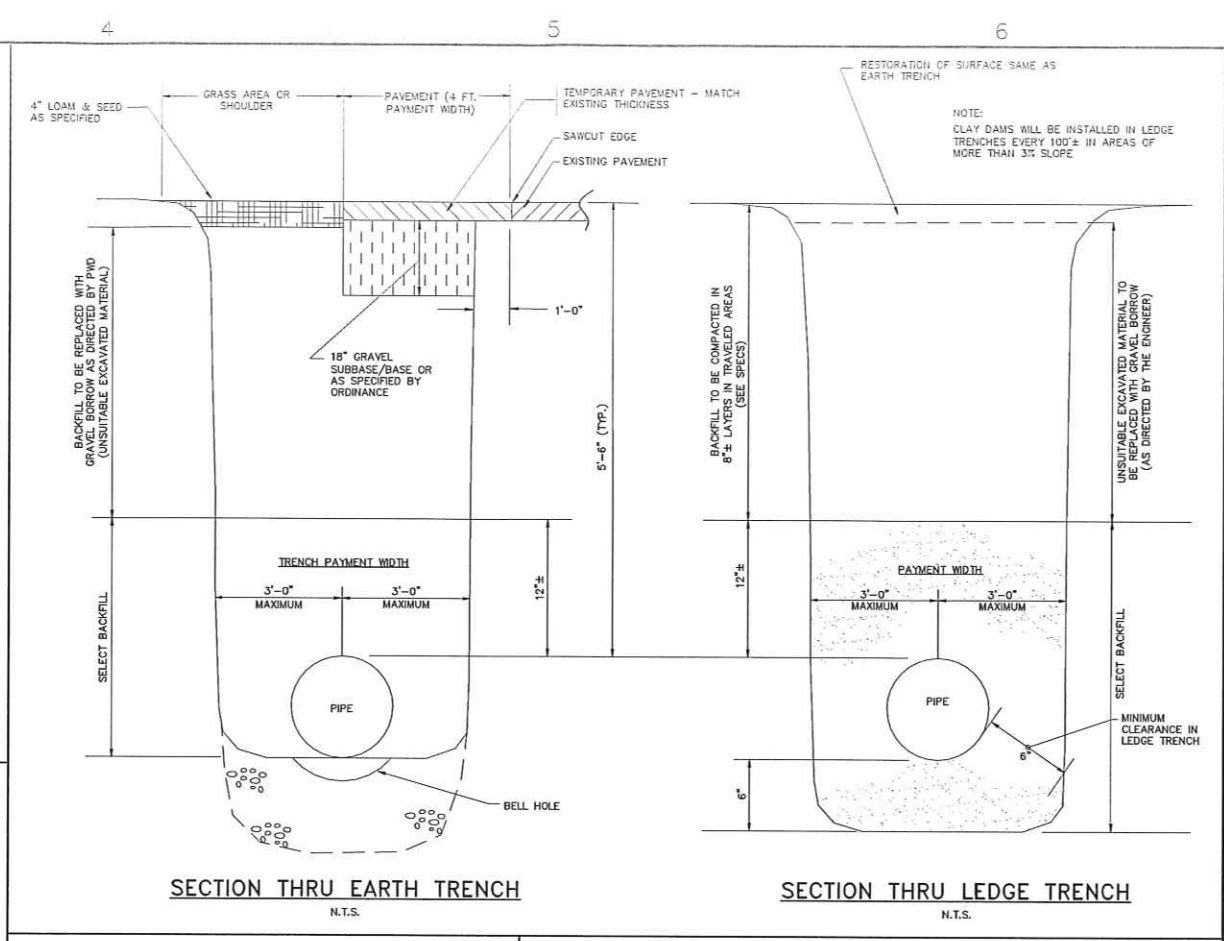
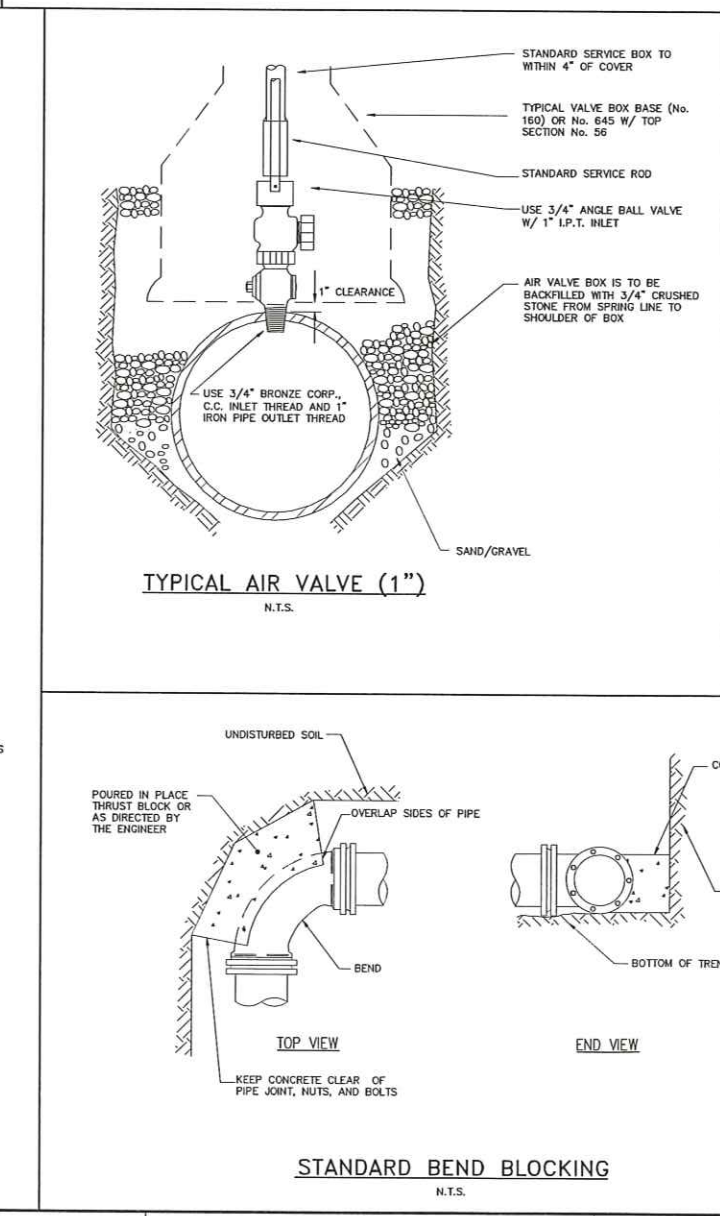
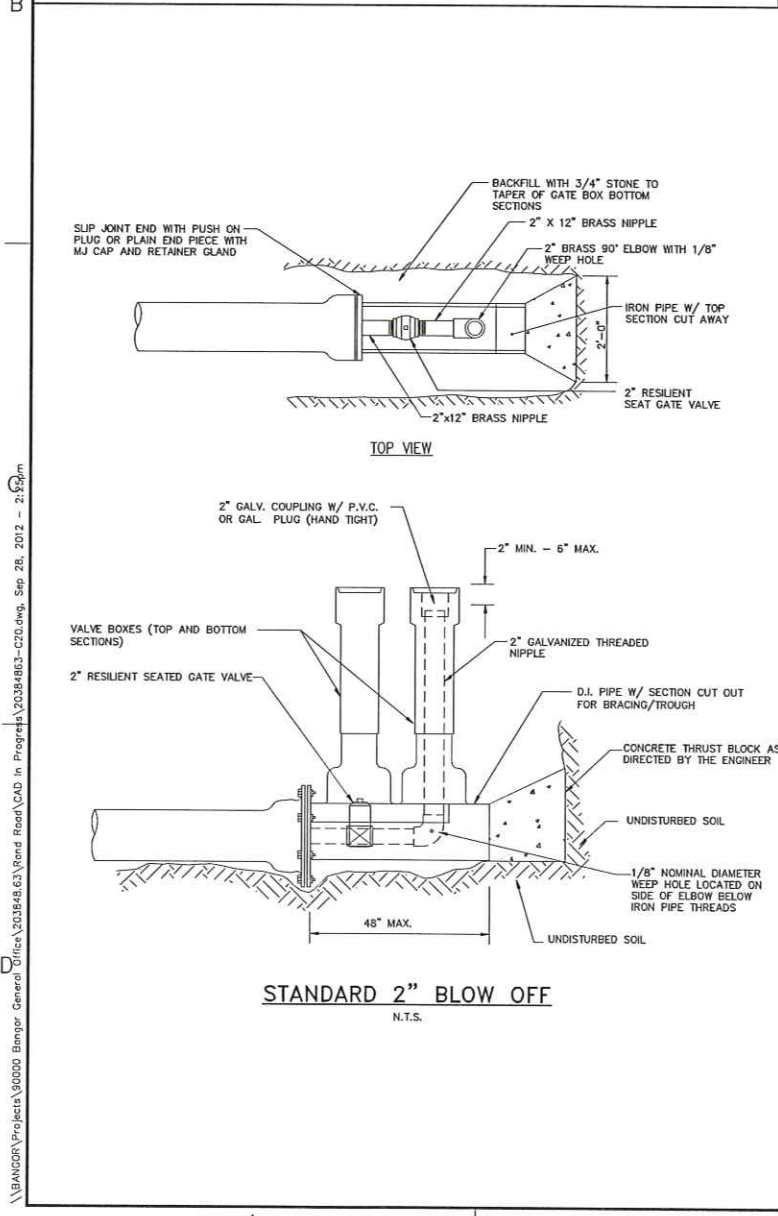
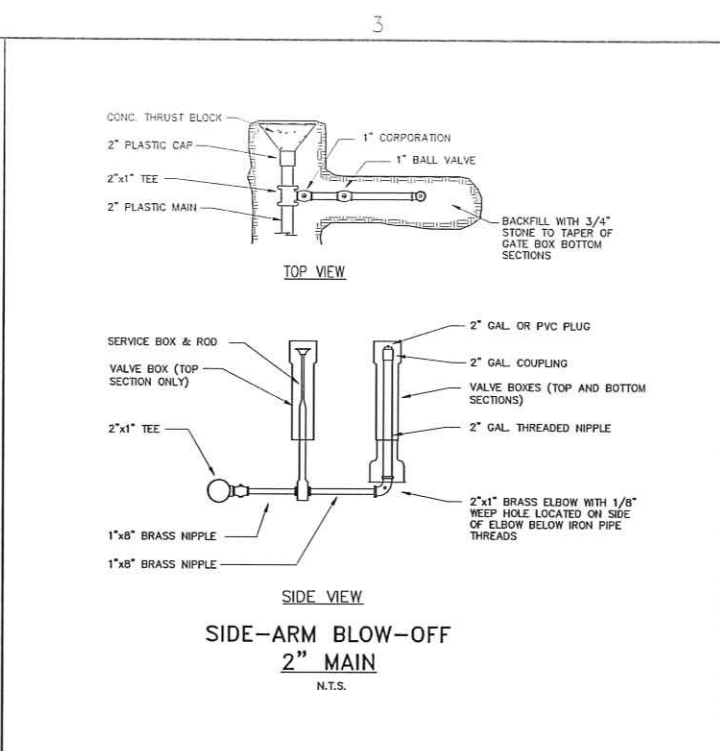
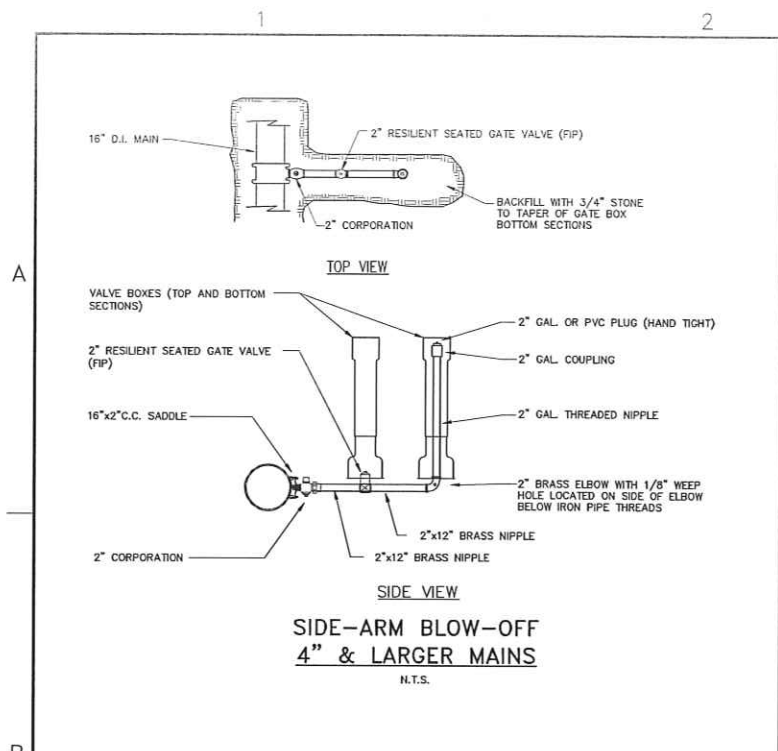
WOODARD & CURRAN

COMMITMENT & INTEGRITY DRIVE RESULTS

WE RESERVE THE RIGHT TO MAKE CHANGES & MODIFICATIONS WITHOUT WRITTEN PERMISSION IS FURNISHED.



REV	DESCRIPTION	DATE	BY	CHECKED BY
1	SITE PLAN CONDITION OF APPROVAL SUBMITTAL-FINAL PLANS	12/29/11	DAS	DAS
DESIGNED BY:	MAC			
DRAWN BY:	JOE			



PROJECT NO: 203848.63
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Portland, ME 04103
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WOODARD & CURRAN
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DATE: 9/29/12
DESCRIPTION: 1. SITE PLAN CONDITION OF APPROVAL SUBMITTAL-TINA PLANS
CHECKED BY: MJC
DESIGNED BY: JJC
DRAWN BY: JJC

CIVIL DETAILS 4

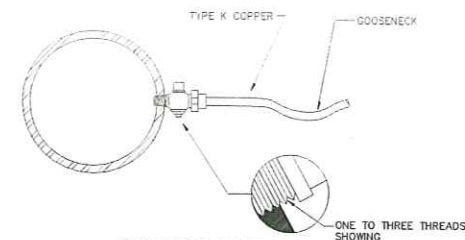
CITY OF PORTLAND
ECONOMIC DEVELOPMENT OFFICE
PORTLAND, MAINE

PORTLAND TECHNOLOGY PARK

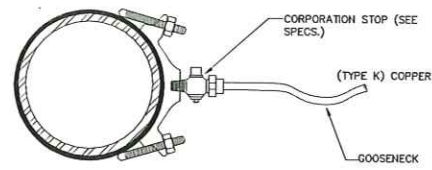
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DATE: DECEMBER, 2011
SCALE: AS NOTED
SHEET: 21 OF 26

C-20

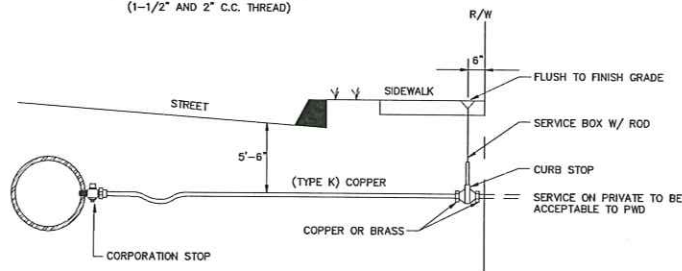
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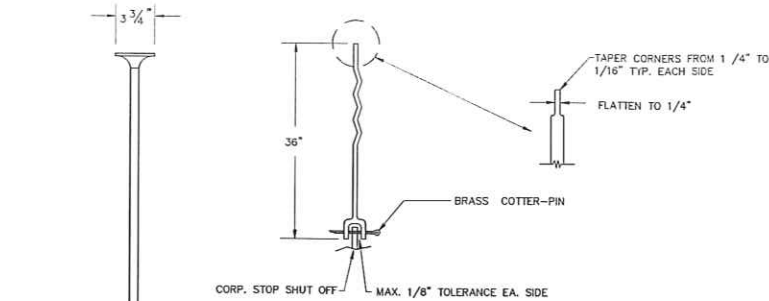
SERVICE TAP
(3/4" AND 1" C.C. THREAD)



SERVICE SADDLE
(1-1/2" AND 2" C.C. THREAD)



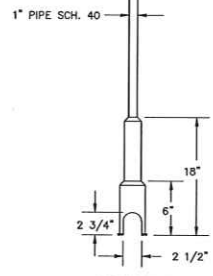
TYPICAL SERVICE CONNECTION
N.T.S.



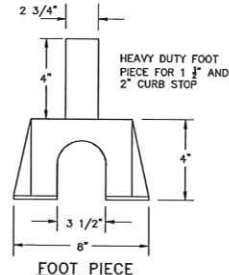
SERVICE ROD



COVER

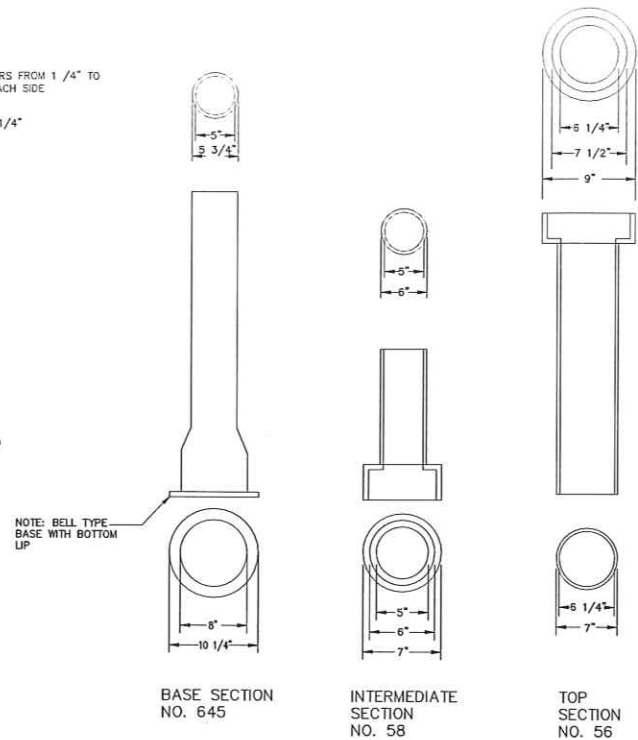


SERVICE BOX

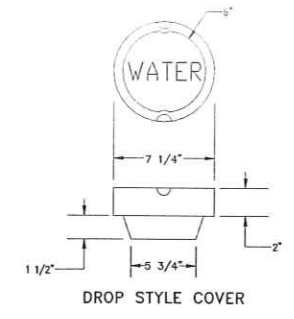


FOOT PIECE

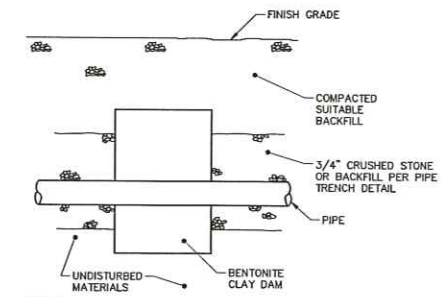
NOTE : ANY EXTENSION OF SERVICE BOX REQUIRES:
1.) 1" FEMALE IRON PIPE COUPLING 2) 1" THREADED PIPE
(THIS IS TO BE A NON-WELDED, TWO PIECE ARRANGEMENT. SLIP ON ADAPTERS ARE NOT PERMISSIBLE.)



VALVE BOX & COVER
N.T.S.



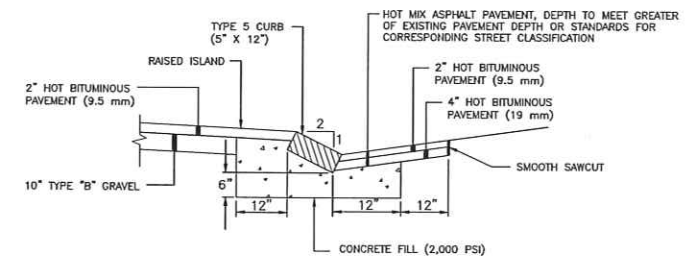
DROP STYLE COVER



NOTE:
BENTONITE CLAY DAM SHALL EXTEND THE FULL WIDTH OF PIPE TRENCH, BUTTING TO UNDISTURBED SOILS ON EACH EDGE OF THE TRENCH WIDTH.

BENTONITE CLAY DAM
N.T.S.

NOTE:
INDIVIDUAL PIECES OF CURB SHORTER THAN 4 L.F. ARE NOT ALLOWED, WITH THE EXCEPTION OF RADIAL CURB.



RAISED BITUMINOUS PAVEMENT ISLAND WITH SLOPED GRANITE CURB EDGE
N.T.S.

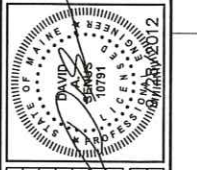
CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 01-24-2012

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REV	DESCRIPTION	DATE	DESIGNED BY	CHECKED BY	DWG
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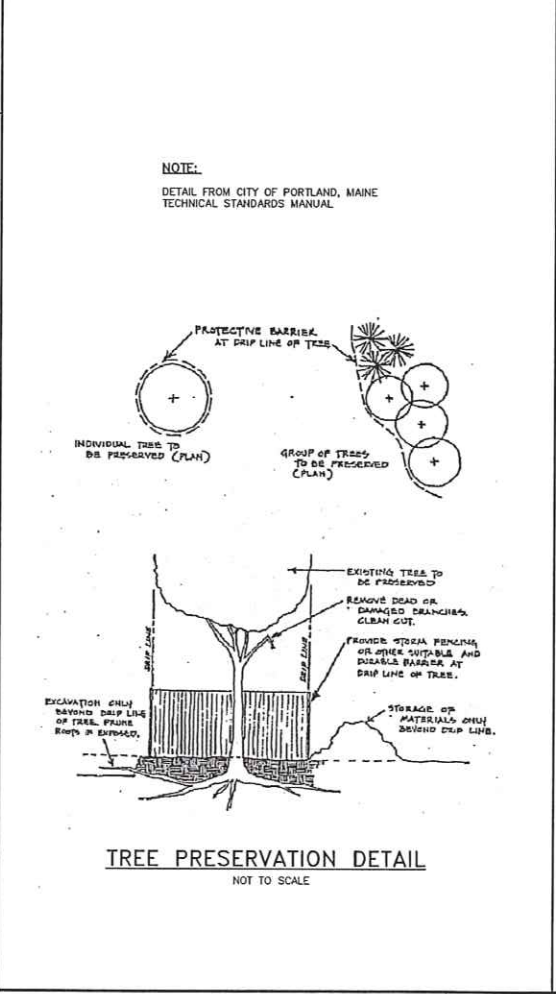
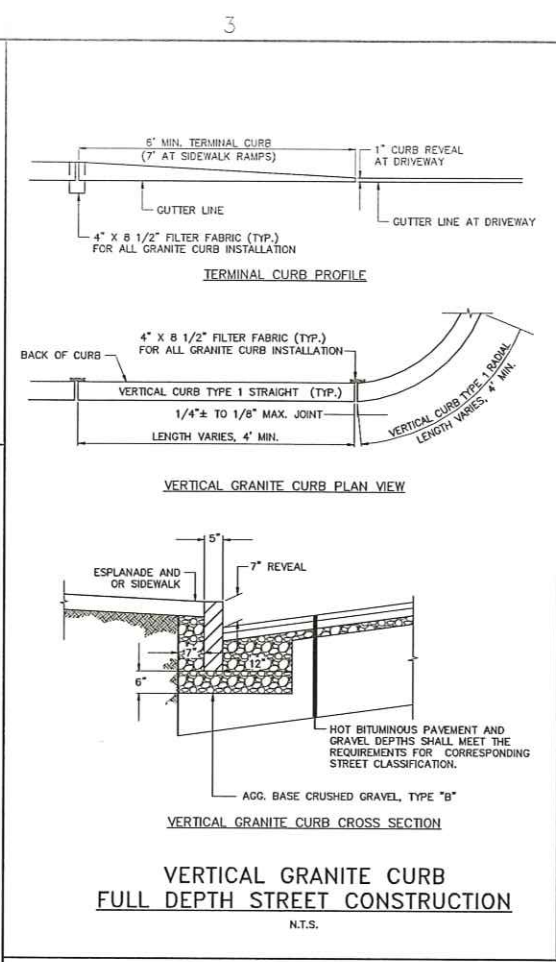
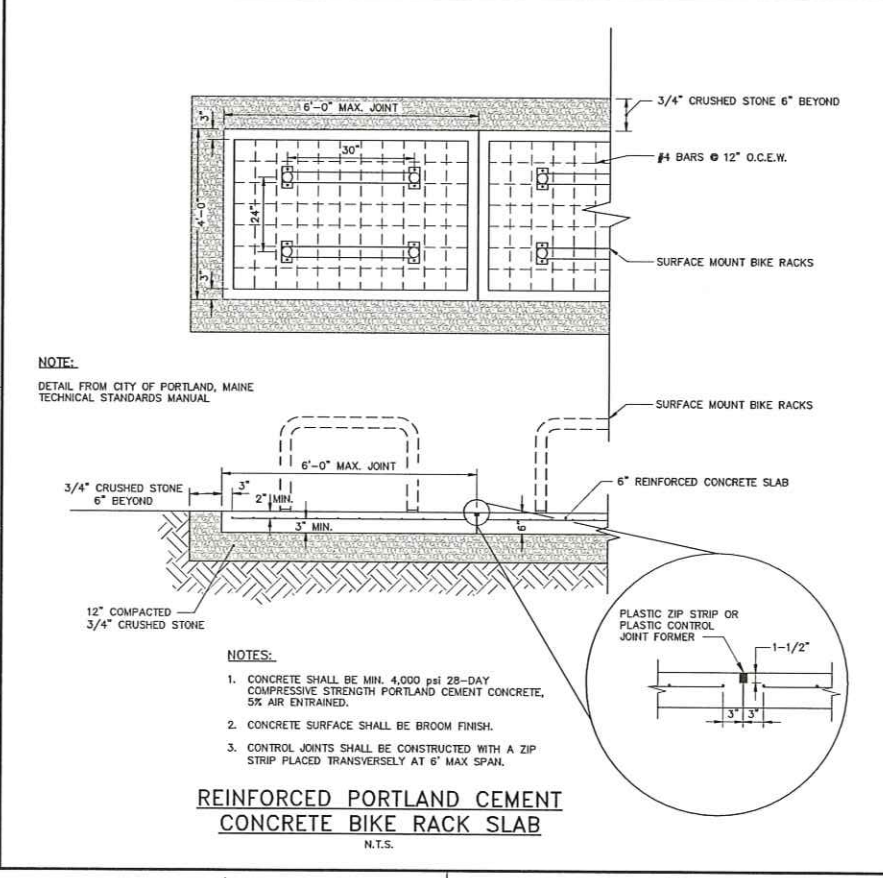
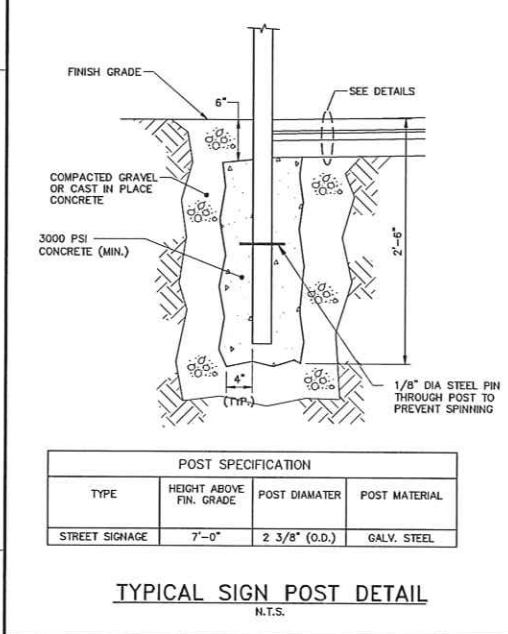
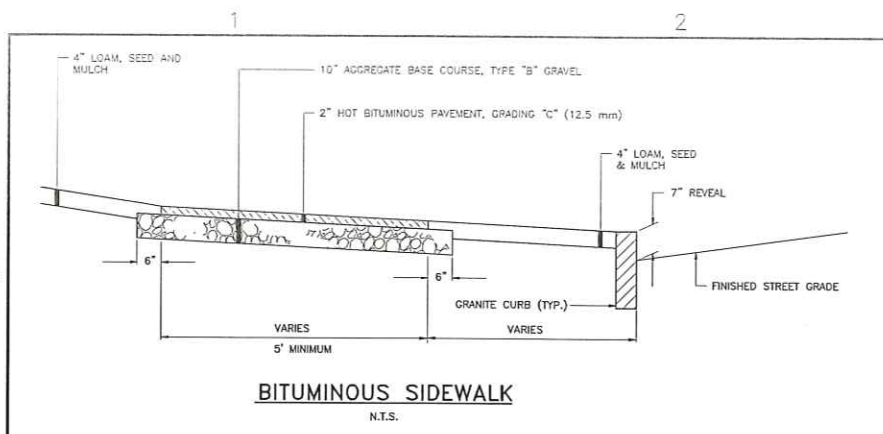
CIVIL DETAILS 5

CITY OF PORTLAND
ECONOMIC DEVELOPMENT OFFICE
PORTLAND, MAINE

PORTLAND TECHNOLOGY PARK

JOB NO.:	20348.63
DATE:	DECEMBER, 2011
SCALE:	AS NOTED
SHEET:	22 OF 26

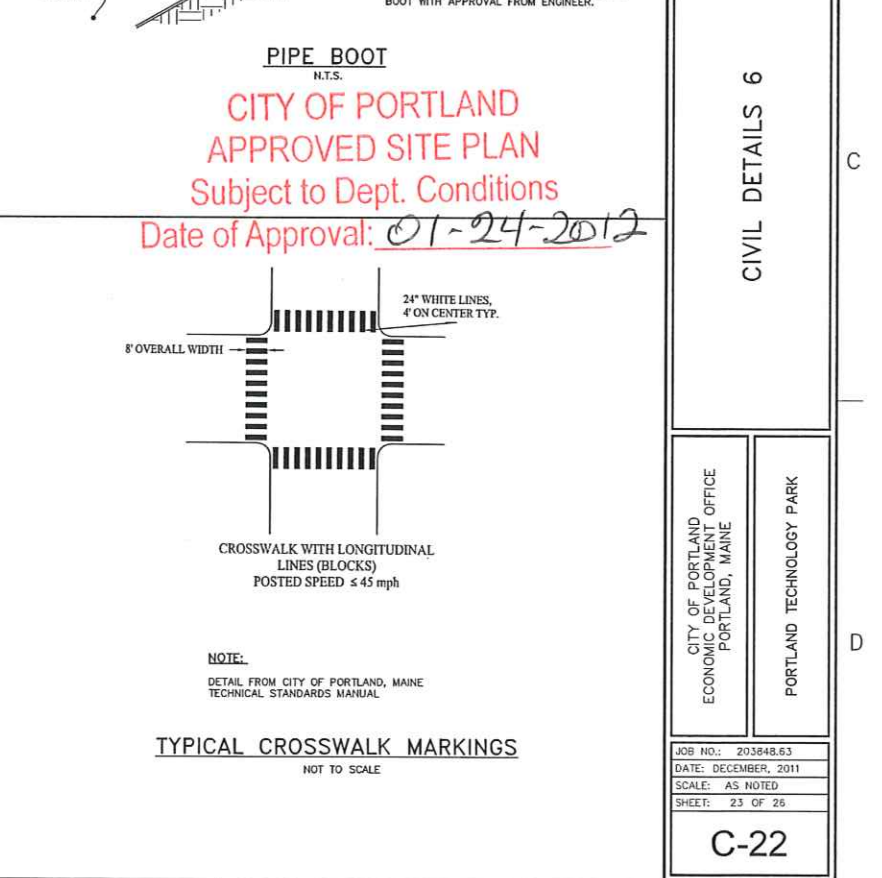
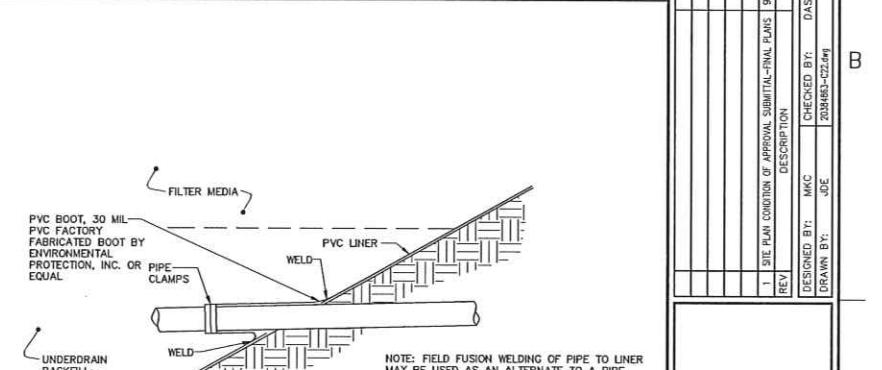
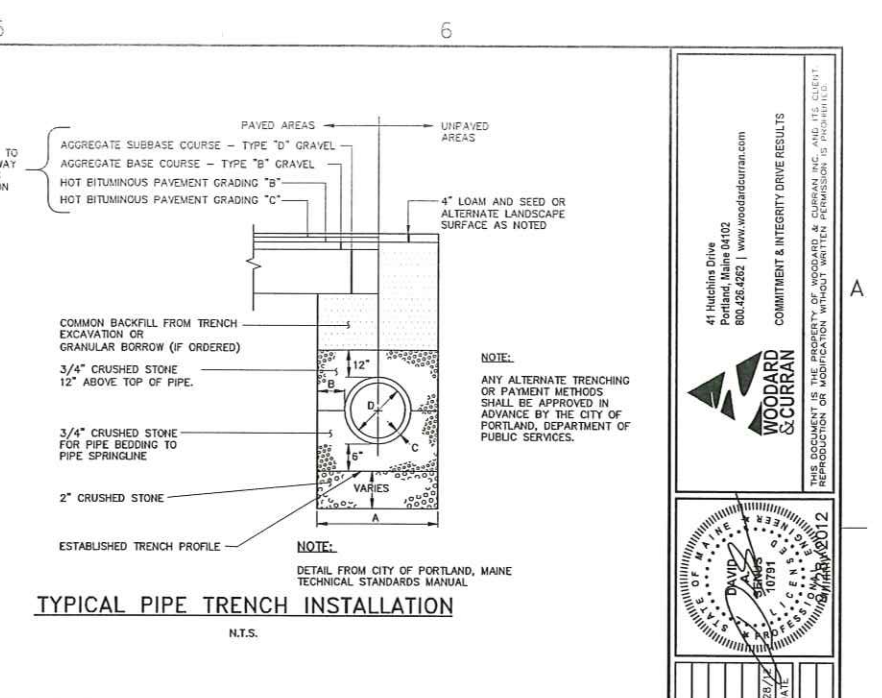
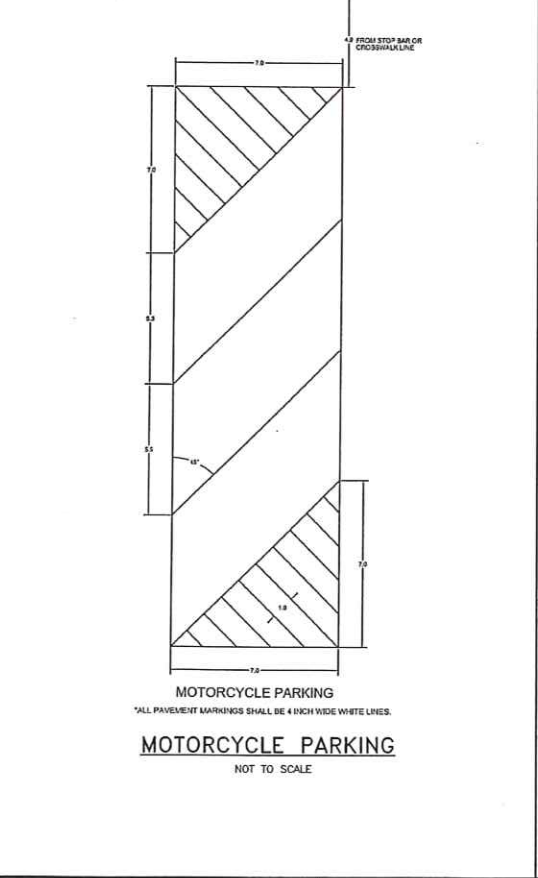
C-21



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

PIPE DIAMETER, D (INCHES)	MAX. TRENCH WIDTH, A (FEET)
4	4.0
6	4.0
8	4.0
10	4.0
12	5.0
15	5.0
18	5.0
21	5.0
24	6.0
27	6.0
30	6.0
36	6.0
42	7.0
48	7.0

NOTE:
DETAIL FROM CITY OF PORTLAND, MAINE TECHNICAL STANDARDS MANUAL



\\BANGOR\Projects\50000 Bangor General Office\203848.63\Plan Road\CAD in Progress\203848.63-C22.dwg, Sep 28, 2012 - 2:29pm

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1 SITE PLAN LOCATION OF APPROVAL SUBMITTAL-FINAL PLANS 9/28/12
REV DESCRIPTION DATE
DESIGNED BY: MMC
CHECKED BY: DAS
DRAWN BY: JOE
203848-C22-04

CIVIL DETAILS 6

CITY OF PORTLAND
ECONOMIC DEVELOPMENT OFFICE
PORTLAND, MAINE

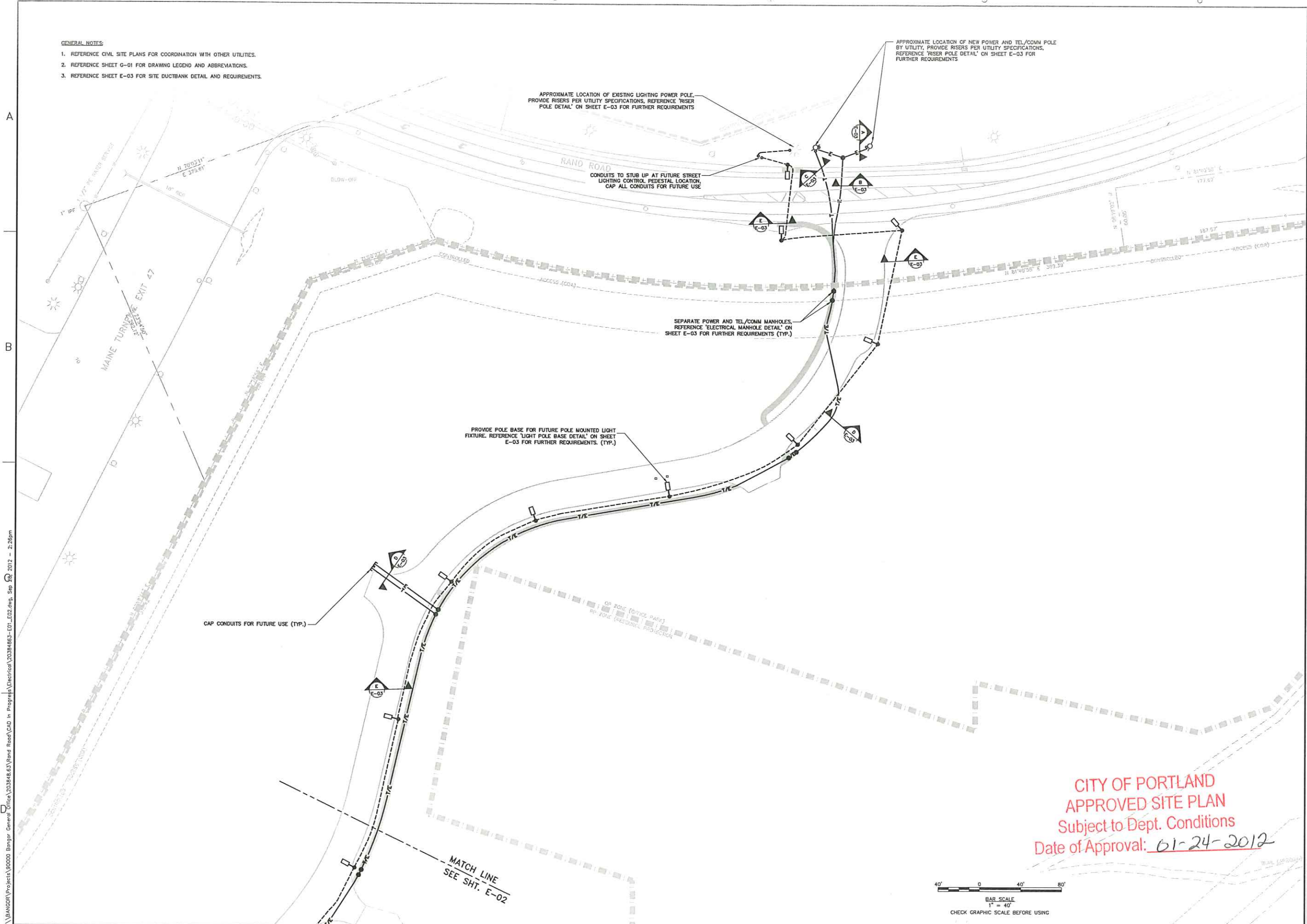
PORTLAND TECHNOLOGY PARK

JOB NO.: 203848.63
DATE: DECEMBER, 2011
SCALE: AS NOTED
SHEET: 23 OF 26

C-22

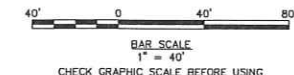
GENERAL NOTES:

1. REFERENCE CIVIL SITE PLANS FOR COORDINATION WITH OTHER UTILITIES.
2. REFERENCE SHEET G-01 FOR DRAWING LEGEND AND ABBREVIATIONS.
3. REFERENCE SHEET E-03 FOR SITE DUCTBANK DETAIL AND REQUIREMENTS.



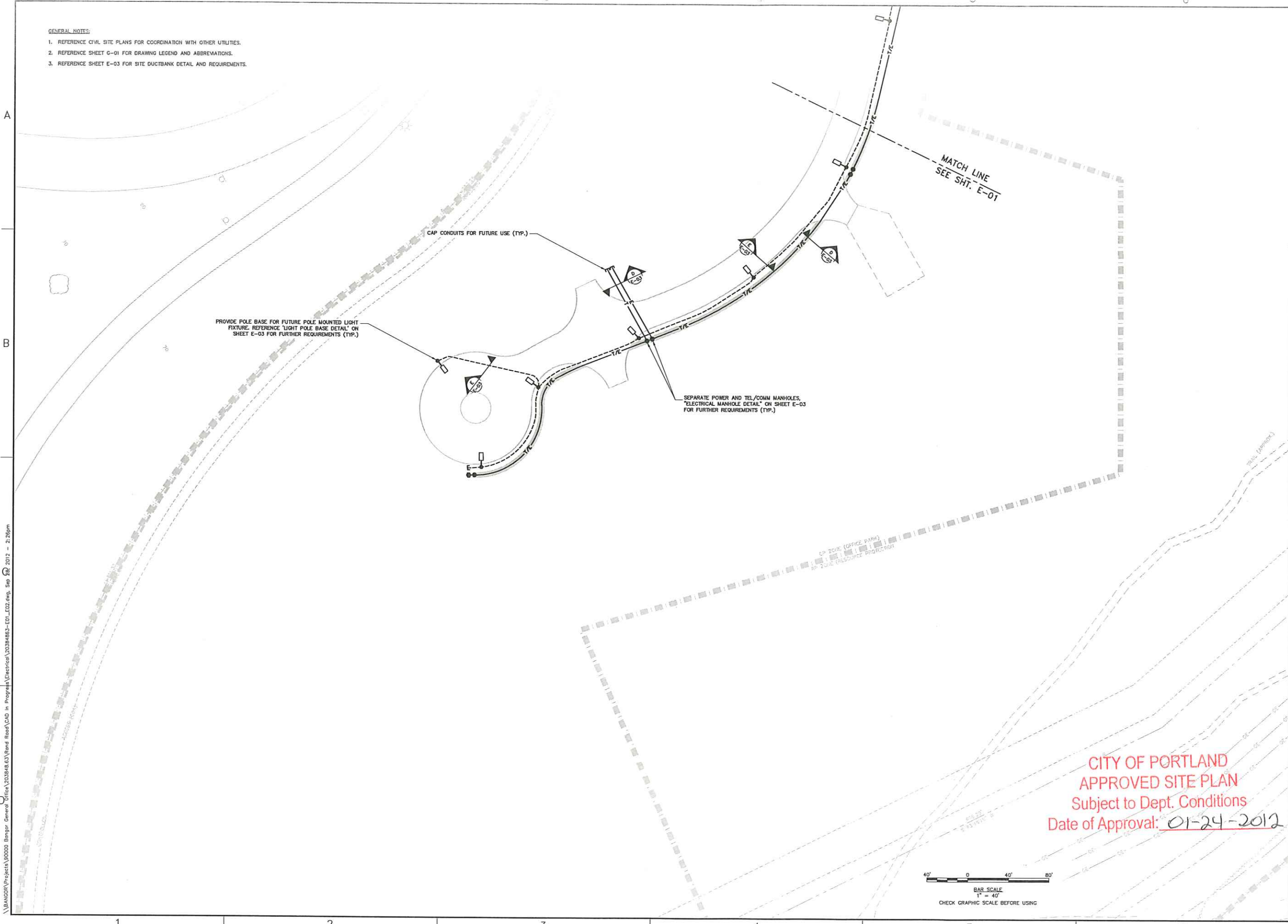
\\BANGOR\Projects\90000 Bangor General Office\203848.63\Rand Road\CAD in Progress\Electrical\203848.63_ED1_E02.dwg, Sep 29, 2012 - 2:26pm

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<p>41 Middle Drive Portland, Maine 04102 800.428.4262 www.woodardcurran.com</p>	<p>THE QUALITY OF OUR WORK IS OUR PRIORITY. WE WILL REPRODUCE OR MODIFY OUR DRAWINGS TO REFLECT THE LATEST REVISIONS.</p>												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> <th>DESIGNED BY</th> <th>CHECKED BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SITE PLAN CONDITION OF APPROVAL SUBMITTAL-FINAL PLANS</td> <td>9/28/12</td> <td>SEH</td> <td>SEH</td> <td>9/28/12</td> </tr> </tbody> </table>	REV	DESCRIPTION	DATE	DESIGNED BY	CHECKED BY	DATE	1	SITE PLAN CONDITION OF APPROVAL SUBMITTAL-FINAL PLANS	9/28/12	SEH	SEH	9/28/12	<p style="text-align: center;">ELECTRICAL SITE PLAN 1</p>
REV	DESCRIPTION	DATE	DESIGNED BY	CHECKED BY	DATE								
1	SITE PLAN CONDITION OF APPROVAL SUBMITTAL-FINAL PLANS	9/28/12	SEH	SEH	9/28/12								
<p>CITY OF PORTLAND ECONOMIC DEVELOPMENT OFFICE PORTLAND, MAINE</p> <p>PORTLAND TECHNOLOGY PARK</p>													
<p>CITY OF PORTLAND APPROVED SITE PLAN Subject to Dept. Conditions Date of Approval: <u>01-24-2012</u></p>													
<p>JOB NO.: 203848.63 DATE: DECEMBER, 2011 SCALE: AS NOTED SHEET: 24 OF 26</p>													
<p>E-01</p>													



GENERAL NOTES:

1. REFERENCE CIVIL SITE PLANS FOR COORDINATION WITH OTHER UTILITIES.
2. REFERENCE SHEET G-01 FOR DRAWING LEGEND AND ABBREVIATIONS.
3. REFERENCE SHEET E-03 FOR SITE DUCTBANK DETAIL AND REQUIREMENTS.



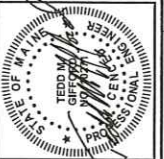
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REV	DESCRIPTION	DATE	BY	CHK
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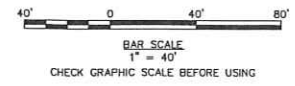
DESIGNED BY: SCH
CHECKED BY: TMC
DRAWN BY: SCH

ELECTRICAL SITE PLAN 2

CITY OF PORTLAND
ECONOMIC DEVELOPMENT OFFICE
PORTLAND, MAINE

PORTLAND TECHNOLOGY PARK

**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval: 01-24-2012



JOB NO.: 203848.63
DATE: DECEMBER, 2011
SCALE: AS NOTED
SHEET: 25 OF 26

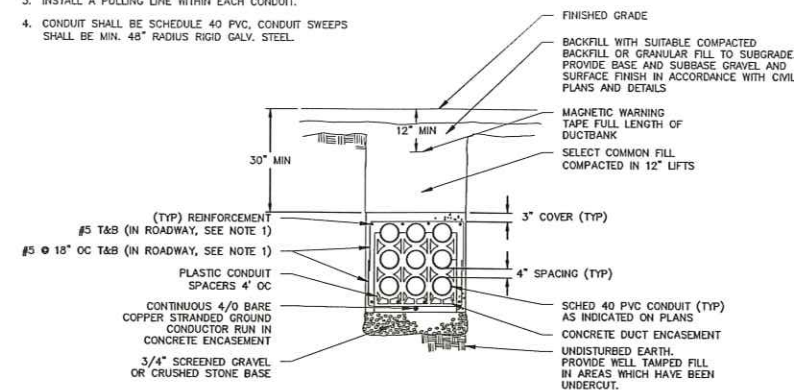
E-02

DUCTBANK SCHEDULE						
DUCTBANK	TYPE	SIZE	FROM	TO	DESCRIPTION	NOTES
A	POWER	5"	UTILITY POLE	MANHOLE	PRIMARY ELECTRIC SERVICE	DUCTBANK TYPICAL FOR BOTH POLE RISERS
	POWER	5"	UTILITY POLE	MANHOLE	PRIMARY ELECTRIC SERVICE	
B	POWER	5"	MANHOLE	MANHOLE	PRIMARY ELECTRIC SERVICE	
	POWER	5"	MANHOLE	MANHOLE	PRIMARY ELECTRIC SERVICE	
	POWER	5"	MANHOLE	MANHOLE	SPARE POWER	
C	TELE/DATA	4"	UTILITY POLE	MANHOLE	TELEPHONE	
	TELE/DATA	4"	UTILITY POLE	MANHOLE	FIBER COMMUNICATIONS	
	TELE/DATA	4"	UTILITY POLE	MANHOLE	SPARE	
D	POWER	5"	MANHOLE	MANHOLE	PRIMARY ELECTRIC SERVICE	PROVIDE A MINIMUM 1'-0" SPACING BETWEEN ALL POWER AND TELE/DATA CONDUITS
	POWER	5"	MANHOLE	MANHOLE	PRIMARY ELECTRIC SERVICE	
	POWER	5"	MANHOLE	MANHOLE	SPARE POWER	
	TELE/DATA	4"	MANHOLE	MANHOLE	TELEPHONE	
	TELE/DATA	4"	MANHOLE	MANHOLE	FIBER COMMUNICATIONS	
E	POWER	1"	LIGHTING CONTROL PANEL	LIGHT POLE BASES	SITE LIGHTING POWER	

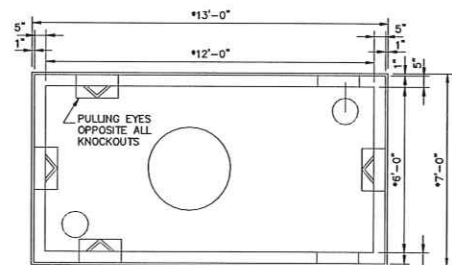
DUCTBANK SCHEDULE

SITE DUCTBANK NOTES:

- REBAR REINFORCEMENT IS REQUIRED BENEATH ROAD CROSSINGS ONLY, TO 3'-0" OF EITHER SIDE.
- ALL CONDUITS, INCLUDING RISER CONDUITS, NEED TO BE SLOPED TO DRAIN INTO MANHOLES OR TRANSFORMER FOUNDATIONS, 3" PER 100'.
- INSTALL A PULLING LINE WITHIN EACH CONDUIT.
- CONDUIT SHALL BE SCHEDULE 40 PVC, CONDUIT SWEEPS SHALL BE MIN. 48" RADIUS RIGID GALV. STEEL.

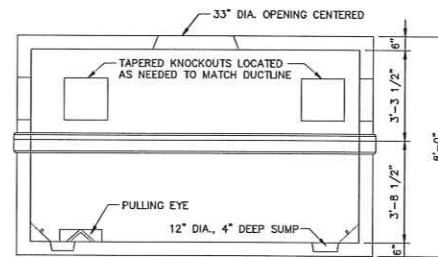


TYPICAL CONCRETE ENCASED UNDERGROUND DUCT BANK DETAIL
SCALE: NTS

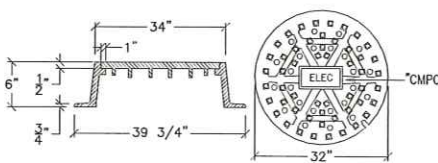


PLAN VIEW

*SEE NOTE 2



SIDE VIEW

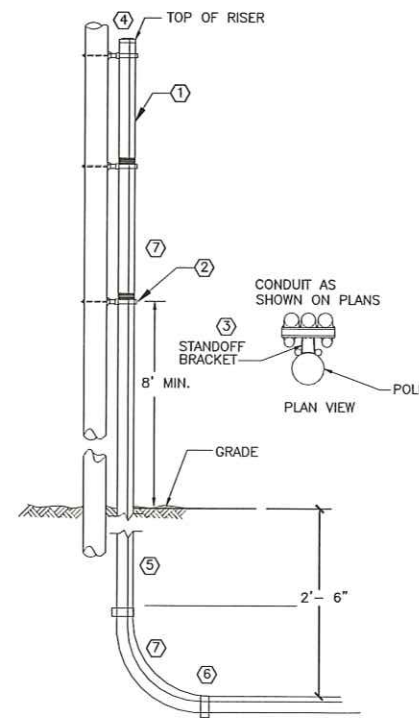


COVER DETAIL

ELECTRICAL & TEL/COMM MANHOLE DETAIL
SCALE: NTS

NOTES (TYPICAL FOR ELEC MANHOLES):

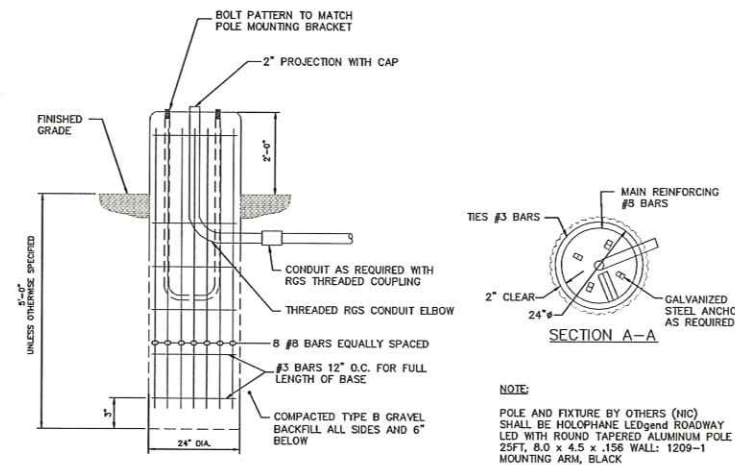
- PROVIDE 38Y STYLE ELECTRIC MANHOLE PER CENTRAL MAINE POWER (CMP) REQUIREMENTS. COORDINATE ALL WORK WITH CMP.
- DETAIL DEPICTS ELECTRICAL POWER MANHOLE CONFIGURATION; COMMUNICATIONS MANHOLES SHALL BE 4'x6' AS REQUIRED BY THE COMMUNICATIONS COMPANY. ADJUST MANHOLE COVER LABEL ACCORDINGLY.
- CONCRETE: 4,000 PSI @ 28 DAYS.
- USE 32" COVER AND FRAME MARKED CMPCo. BRICK AS REQUIRED TO REACH FINISHED GRADE (MINIMUM ONE COURSE).
- MANHOLE SHALL BE SET ON A MIN. 12" OF 3" CRUSHED STONE.
- VAULT SHALL BE DESIGNED TO WITHSTAND H20 WHEEL LOADING WITH 6 INCHES OF OVERBURDEN. THE DESIGN SHALL ALSO COMPLY WITH THE STRENGTH REQUIREMENTS OF NATIONAL ELECTRICAL SAFETY CODE SECTION 323A. PROVIDE SHOP DRAWINGS STAMPED BY A STATE OF MAINE REGISTERED PROFESSIONAL ENGINEER.
- MANHOLE FRAMES AND COVERS ARE TO BE MACHINED TO A SMOOTH FIT AND SHALL BE OF GRAY CAST IRON.
- COVER SHALL HAVE DIAMOND TOP SURFACE IN ACCORDANCE WITH CMP REQUIREMENTS.
- JOINTS SHALL BE SEALED WITH ASPHALT.
- CABLES SHALL BE RACKED ALONG ONE WALL ONLY.
- CONDUITS ENTERING CONCRETE STRUCTURES SHALL BE SET BACK FROM THE INSIDE WALL 1 TO 2 INCHES AND THE SPACE WITHIN THE KNOCKOUT SURROUNDING THE CONDUITS COMPLETELY FILLED WITH MORTAR TO PREVENT SOIL OR GROUNDWATER FROM ENTERING STRUCTURE. INSIDE THE STRUCTURE THE MORTAR SHALL BE FINISHED AND BEVELED FROM THE CONDUIT ENDS TO THE INSIDE WALL FACE TO COVER AND SMOOTH THE EDGES OF THE KNOCKOUT.



TYPICAL RISER POLE DETAIL
SCALE: NTS

NOTES (TYPICAL FOR POLE RISERS):

- TOP CONDUIT SECTIONS LONGER THAN 24" MUST BE SUPPORTED.
- LOWEST BRACKET SHALL BE MINIMUM OF 8 FEET ABOVE FINISHED GRADE.
- ONE BRACKET SHALL BE USED TO SUPPORT EACH 10-FOOT SECTION OF CONDUIT WITH THE BRACKET.
- SEAL TOP OF CONDUIT WITH POLYURETHANE SEALER. TOP OF CONDUIT SHALL HAVE A DOUBLE NON-THREADED PLASTIC COUPLING. TOP OF CONDUIT SHALL EXTEND 4" ABOVE PRIMARY NEUTRAL.
- RIGID GALVANIZED STEEL (RGS) CONDUIT.
- PVC TO STEEL RGS CONDUIT COUPLING.
- LONG RADIUS SWEEP RGS CONDUIT ELBOW.



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 01-24-2012

LIGHT POLE BASE DETAIL
SCALE: NTS

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Portland, Maine 04102
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WOODARD & CURRAN

COMMITMENT & INTEGRITY DRIVE RESULTS

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DESIGNED BY: SEN
CHECKED BY: TNG
DRAWN BY: SEN

DATE: 9/28/12

DESCRIPTION: SITE PLAN CONDITIONS OF APPROVAL SUBMITTAL-FINAL PLANS

ELECTRICAL DETAILS

CITY OF PORTLAND
ECONOMIC DEVELOPMENT OFFICE
PORTLAND, MAINE

PORTLAND TECHNOLOGY PARK

JOB NO.: 203848.63
DATE: DECEMBER, 2011
SCALE: AS NOTED
SHEET: 26 OF 26

E-03