

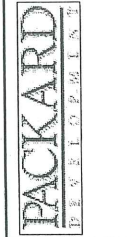
**GENERAL NOTES:**

1. APPLICANT: PACKARD DEVELOPMENT, ONE WELLS AVE., NEWTON, MA 02459
2. PARCEL INFORMATION:
  - A) OWNER: HERITAGE REALTY LIMITED PARTNERSHIP
  - B) LOT 4 ON CITY OF PORTLAND TAX MAP 263A
  - C) TOTAL LOT AREA: 28.88 ACRES
  - D) COMMUNITY BUSINESS, B-2 ZONE
  - E) USE: BUSINESS/RETAIL/RESTAURANT
3. PLAN REFERENCES: EXISTING CONDITIONS SURVEY AND BOUNDARY AND TOPOGRAPHIC SURVEY OF PINE TREE SHOPPING CENTER DATED JANUARY 21, 2004 BY SEBAGO TECHNICS, INC.
4. SPACE AND BULK CRITERIA:
  - MIN. LOT SIZE: 10,000 SF.
  - MIN. STREET FRONTAGE: 50 FT.
  - MIN. FRONT YARD: NONE
  - MIN. SIDE YARD: 10 FT.
  - MIN. REAR YARD: 10 FT.
  - MAX. BUILDING HEIGHT: 69 FT.
  - MAX. IMPERVIOUS COVERAGE: 80%
5. BUILDING SUMMARY - EXISTING (TO REMAIN) AND PROPOSED:
  - A) PROPOSED USES:
    - RETAIL 1: 17,341 SF.
    - SALES FLOOR: 28,911 SF.
    - GARDEN CENTER: 146,264 SF.
    - TOTAL RETAIL AREA: 3,833 SF.
    - WAREHOUSE/ACCESSORY: 12,841 SF.
    - RETAIL 1 TOTAL: 162,156 SF.
    - OTHER RETAIL: 19,200 SF.
  - B) EXISTING USES (TO REMAIN):
    - RETAIL (EX. CENTER): 107,155 SF.
    - RETAIL (CENTURY TREE): 4,300 SF.
    - RESTAURANT (APPLEBEE'S): 5,000 SF.

46



REV.	DATE	BY	ISSUED TO CITY FOR REVIEW	STATUS
A	05-25-04	DD	ISSUED TO CITY FOR REVIEW	
B	04-13-04	DD	ISSUED TO CITY FOR REVIEW	



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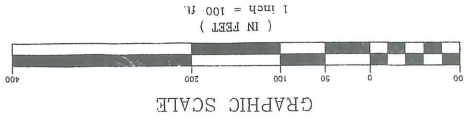
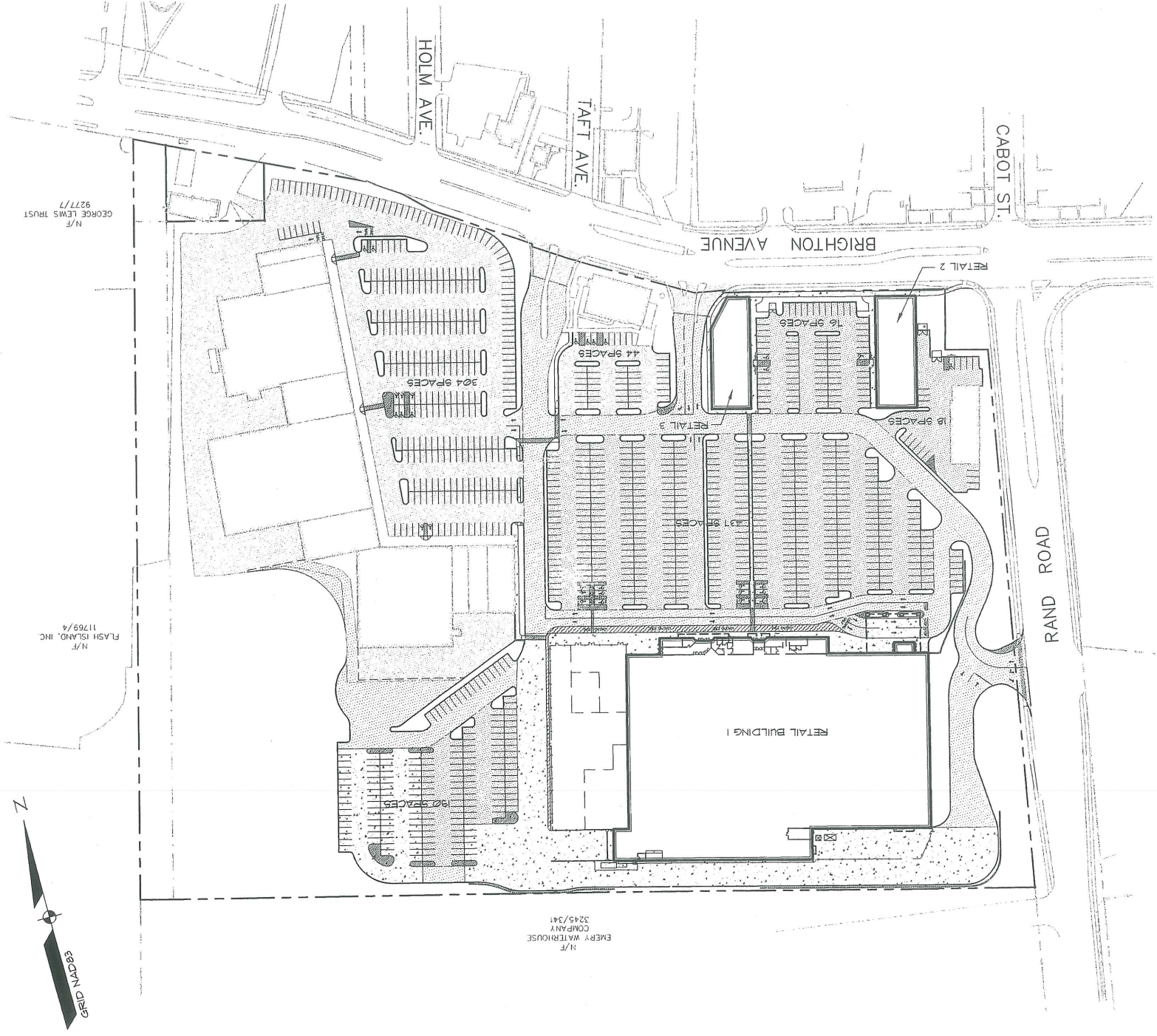
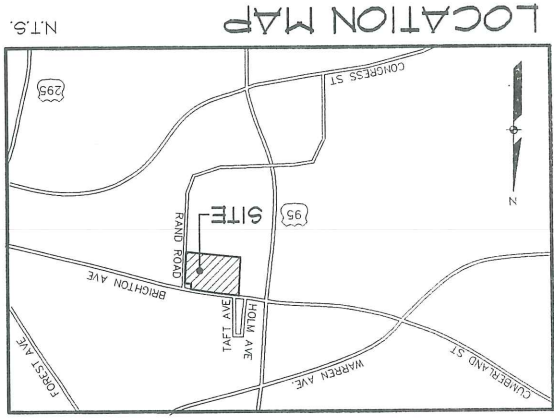
**SITE PLAN**  
 OF:  
**PINE TREE SHOPPING CENTER**  
 1030 BRIGHTON AVENUE  
 PORTLAND, MAINE  
 FOR: PACKARD DEVELOPMENT

DATE	SC
03-05-04	1"
<b>SHEET 3 OF 3</b>	



# PINE TREE SHOPPING CENTER

PORTLAND, MAINE



12	DETAILS
11	DETAILS
10	DETAILS
9	DETAILS
8	DETAILS
7	NOTES AND LEGEND
6	UTILITY AND STRUCTURE TABLES
5	GRADING AND UTILITY PLAN
4	LANDSCAPE PLAN
3	SITE PLAN
2	EXISTING CONDITIONS / DEMOLITION PLAN
1	COVER SHEET

## SHEET INDEX

SHEET NO. DESCRIPTION

COVER SHEET

EXISTING CONDITIONS / DEMOLITION PLAN

SITE PLAN

LANDSCAPE PLAN

GRADING AND UTILITY PLAN

UTILITY AND STRUCTURE TABLES

NOTES AND LEGEND

DETAILS

DETAILS

DETAILS

DETAILS

DETAILS

**ENGINEER:**

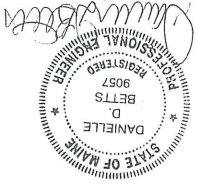
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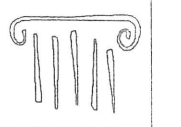
**PACKARD**  
DEVELOPMENT

**APPLICANT:**



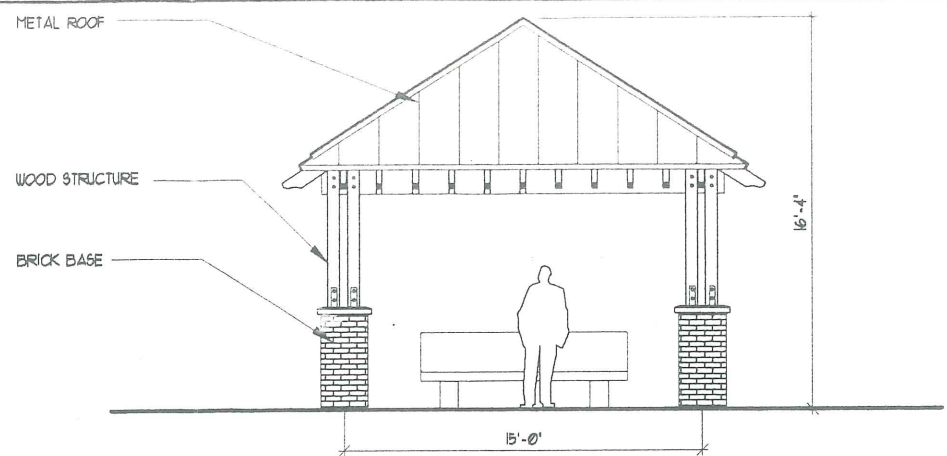


Att. 3

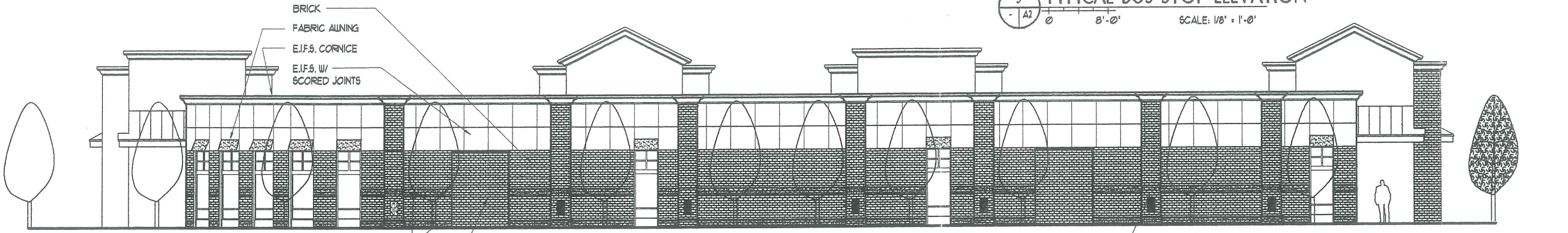


PORT CITY ARCHITECTURE  
65 NEWBURY STREET  
PORTLAND, ME 04101  
207.761.9000  
fax: 761.2010  
info@portcityarch.com

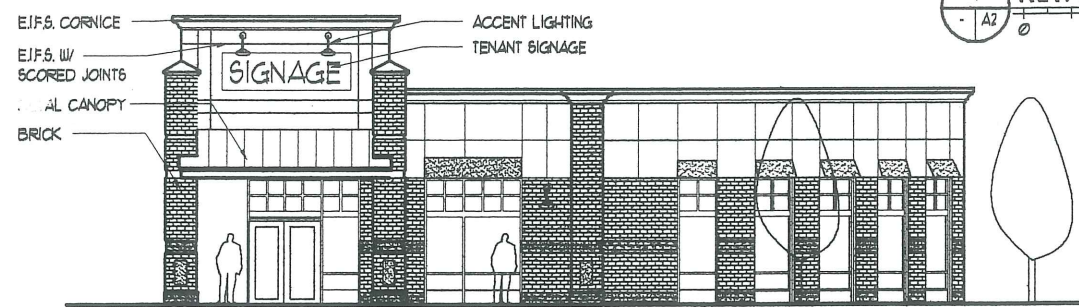
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5 TYPICAL BUS STOP ELEVATION  
SCALE: 1/8" = 1'-0"



4 RETAIL THREE REAR ELEVATION  
SCALE: 1/16" = 1'-0"



Brighton Avenue  
2 RETAIL THREE SIDE ELEVATION  
SCALE: 1/16" = 1'-0"



3 RETAIL THREE SIDE ELEVATION  
SCALE: 1/16" = 1'-0"



1 RETAIL THREE FRONT ELEVATION  
SCALE: 1/16" = 1'-0"

NOTES SHOWN ARE TYPICAL MATERIALS FOR EACH ELEVATION

PINE TREE SHOPPING CENTER  
PORTLAND, MAINE

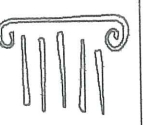
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ISSUE DATE  
PRINT 6/2/04

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3a

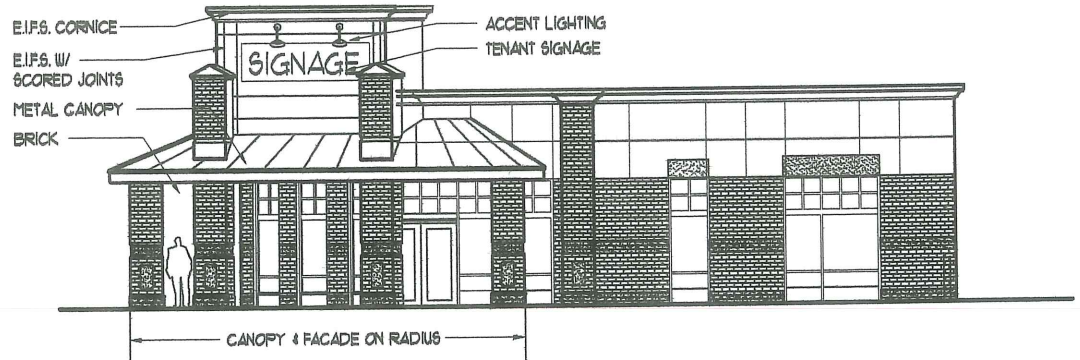


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4 RETAIL TWO REAR ELEVATION  
SCALE: 1/16" = 1'-0"



2 RETAIL TWO SIDE ELEVATION  
SCALE: 1/16" = 1'-0"



3 RETAIL TWO SIDE ELEVATION  
SCALE: 1/16" = 1'-0"

Brighton Avenue



1 RETAIL TWO FRONT ELEVATION  
SCALE: 1/16" = 1'-0"

NOTES SHOWN ARE TYPICAL MATERIALS FOR EACH ELEVATION

PINE TREE SHOPPING CENTER  
PORTLAND, MAINE

JOB: 04208

ISSUE DATE  
PRINT 6/2/04

A-1









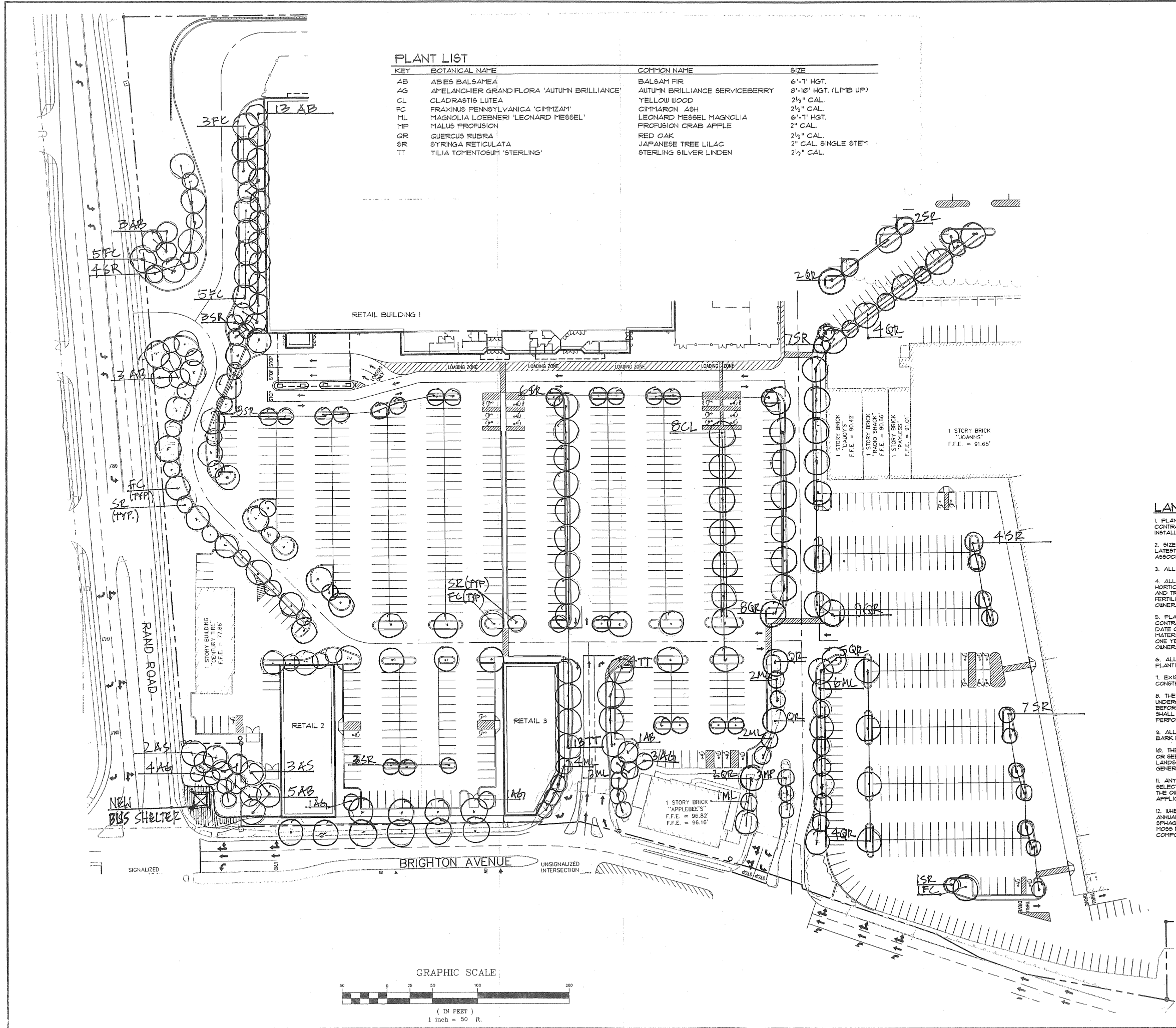


4c



**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	SIZE
AB	ABIES BALSAMEA	BALSAM FIR	6'-7" HGT.
AG	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8'-10' HGT. (LIMB UP)
CL	CLADRASTIS LUTEA	YELLOW WOOD	2 1/2" CAL.
FC	FRAXINUS PENNSYLVANICA 'CIMMIZAM'	CIMMIMARON ASH	2 1/2" CAL.
ML	MAGNOLIA LOEBNERI 'LEONARD MESSEL'	LEONARD MESSEL MAGNOLIA	6'-7" HGT.
MP	MALUS PROFUSION	PROFUSION CRAB APPLE	2" CAL.
QR	QUERCUS RUBRA	RED OAK	2 1/2" CAL.
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	2" CAL. SINGLE STEM
TT	TILIA TOMENTOSUM 'STERLING'	STERLING SILVER LINDEN	2 1/2" CAL.



**LANDSCAPE NOTES**

1. PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
5. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
6. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
7. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBS, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
9. ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
10. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
11. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL FERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.

NOTE:  
SEE SHEET 12 FOR PLANTING DETAIL.



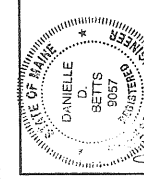
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Portland, Maine 04101  
Tel: (207) 855-0277

LANDSCAPE PLAN  
OF:  
PINE TREE SHOPPING CENTER  
1030 BRIGHTON AVENUE  
PORTLAND, MAINE  
FOR:  
PACKARD DEVELOPMENT

DATE: 03-05-04  
SCALE: 1" = 50'  
SHEET 4 OF 4



4d



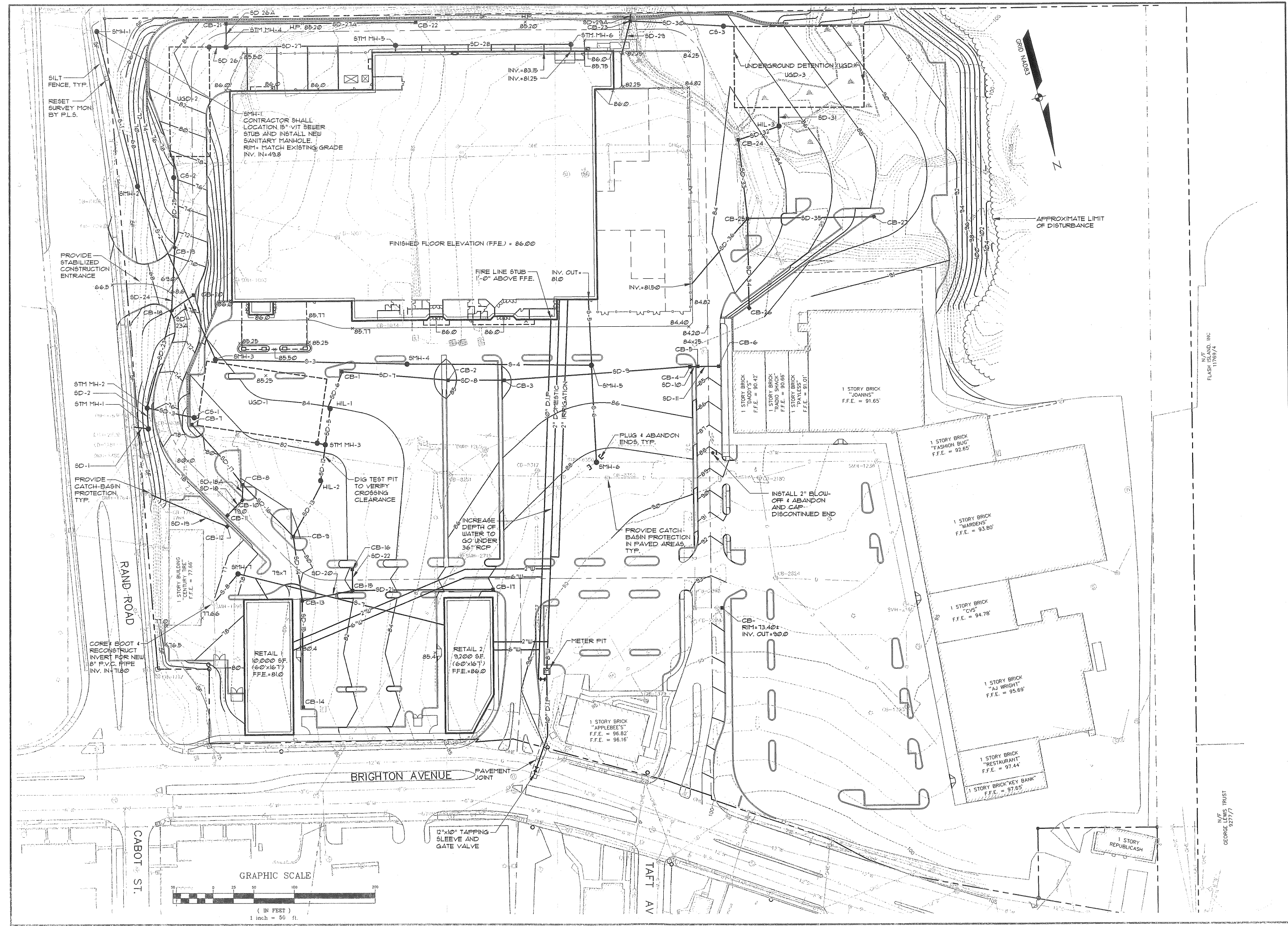
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ISSUED TO CITY FOR REVIEW	05-25-04	STATUS	
ISSUED TO CITY FOR REVIEW	05-25-04	STATUS	
ISSUED TO CITY FOR REVIEW	05-25-04	STATUS	

**PACKARD**  
DESIGN ENGINEERS

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Watbrook, Me 04098-1339  
Tel (207) 855-0277

**GRADING AND UTILITY PLAN**  
OF:  
**PINE TREE SHOPPING CENTER**  
1030 BRIGHTON AVENUE  
PORTLAND, MAINE

DATE: 04-01-04  
SCALE: 1"  
SHEET 5 OF 6



N/F  
FLASH ISLAND, INC.  
11769/4

N/F  
GEORGE LEWIS TRUST  
92777



EXISTING SEWER MANHOLE TABLE

STRUCTURE	RIM	INV. IN	INV. OUT	SHELF	SUMP
SMH-1003	80.78	74.78 (8" VIT)	74.73 (8" VIT)	75.93	
SMH-1236	91.36	82.51 (8" VIT) 82.46 (8" VIT)	82.46 (8" VIT)	83.01	
SMH-1396	76.99	71.79 (4" VIT)	71.59 (8" VIT)	72.09	
SMH-2160	93.80	85.83 (8" VIT)	84.59 (8" VIT)		84.55
SMH-2715	85.68	78.48 (4" VIT) 77.63 (8" VIT)	77.53 (8" VIT)	77.78	
SMH-8350	88.40	79.60 (8" VIT) 79.70 (8" VIT)	79.55 (8" VIT)	79.90	
SMH-9102	65.23	49.73 (15" VIT) 49.53 (8" VIT)	49.23 (18" VIT)	50.13	

PROPOSED SEWER MANHOLE TABLE

STRUCTURE	RIM	INV. IN	INV. OUT
SMH-1	62.5 ±	49.9	① 49.1
SMH-2	68.0	58.52	58.42
SMH-3	84.10	72.87	68.82
6' DIA (DROP)	85.30	74.12	74.62
SMH-4	85.2	76.50	76.40
SMH-6	88.3	79.60	79.50

\* APPROXIMATE ELEVATION MATCH EXISTING OR PROPOSED GRADE  
 ① THIS ELEVATION IS BASED ON CITY OF PORTLAND DESIGN PLAN DATED 10-24-69 THE CONTRACTOR SHALL VERIFY ELEVATION.

PROPOSED SEWER PIPE TABLE

PIPE	SIZE (IN)	LENGTH (FT)	SLOPE (FT/FT)
S-1	8"	192'	.0444
S-2	8"	230'	.0448
S-3	8"	233'	.0075
S-4	8"	224'	.0075
S-5	8"	80'	.056
S-6	8"	116'	.0258

EXISTING STORMDRAIN STRUCTURE TABLE

STRUCTURE	RIM	INV. IN	INV. OUT	SHELF	SUMP
DMH-1265	87.11	82.97 (15" STEEL)	82.91 (15" VIT)		82.91
DMH-1764	69.89	66.14 (12" PVC)	65.74 (12" PVC)		65.39
DMH-1785	69.69	64.79 (12" PVC) 64.99 (12" PVC)	64.69 (12" PVC)		63.24
DMH-1836	68.86	60.86 (12" CMP)	60.16 (12" CMP)		60.66
DMH-1852	60.86	53.91 (15" CMP) 55.51 (48" RCP) 55.76 (12" CMP) 56.80 (12" PVC)	52.06 (48" RCP)		49.66
DMH-2529	60.75	53.75 (48" CMP) 56.05 (12" PVC)	53.45 (48" RCP)		52.55
DMH-2531	60.75	53.75 (48" SD) 51.75 (48" RCP) 53.75 (18" CMP) 55.35 (12" PVC)	51.55 (48" CMP)		51.00
DMH-2847	65.23	60.38 (12" PVC) 60.48 (12" CMP)	60.34 (12" PVC)	60.93	
CB-1007	81.20	72.30 (12" PVC)	71.95 (12" PVC)		69.50
CB-1034	79.02	73.57 (12" PVC)	73.72 (12" PVC)		71.92
CB-1293	94.61	90.86 (12" PVC) 90.81 (12" PVC)	90.76 (12" PVC)		89.61
CB-1379	94.87	---	92.47 (8" PVC)		92.22
CB-1717	70.97	---	69.47 (15" PVC)		69.37
CB-1766 & CB-1768	70.39	66.39 (12" PVC) IN 58.78 (12" SD)	66.59 (12" PVC)		65.89
CB-1781	70.26	---	65.21 (4" PVC)		64.26
CB-1829	65.23				
CB-1838	69.09	62.78 (42" CMP)	62.59 (48" CMP)		62.09
CB-2180	89.74	83.74 (10" RCP) 83.84 (18" RCP)	83.64 (24" RCP)		82.64
CB-2284	93.40	---	89.90 (18" CPP)		89.90
CB-2398	93.06	88.91 (18" CPP)	88.76 (18" CPP)		88.76
CB-2713	75.60	---	70.80 (12" PVC)		69.15
CB-2824	91.69	84.99 (12" RCP) 85.09 (14" RCP)	84.79 (18" RCP)		84.59
CB-8251	84.75	80.98 (15" CMP) 77.35 (36" VIT)	77.40 (42" CMP)		76.45
CB-8317	87.52	---	84.47 (15" PVC)		82.97
CB-8352	88.21	82.57 (12" VIT) 81.32 (24" RCP)	81.07 (36" RCP)		80.01
CB-8420	64.80	59.90 (12" PVC)	59.80 (12" STEEL)		59.30

PROPOSED STORMDRAIN STRUCTURE TABLE

STRUCTURE	RIM	INV. IN	INV. OUT
STM MH-1 1' DIA (DROP)	74.0	62.78	58.79 (48")
STM MH-2 6" DIA	74.0	63.12	63.02
CS-1	80.5	74.90	72.90
STM TECH-1		75.90	75.90
STM MH-3		76.07	75.97
HIL-1		75.56	77.06
CB-1		75.91	75.81
CB-2		77.29	77.19
CB-3	84.7	78.05	77.95
CB-4	84.6	79.28	79.18
CB-5	84.6	79.48	79.38
CB-6	84.6		79.72
HIL-2		74.77	76.27
CB-7			76.2
CB-8		75.73	75.63
CB-9		75.20	75.13
CB-10	78.7	75.8	75.8
CB-11	78.7		76.91
CB-12	76.5		72.5
CB-13	79.7	75.68	75.58
CB-14	79.7		76.31
CB-15	81.9	76.36	76.26
CB-16	81.9		76.6
CB-17	81.9		82.4
CB-18	69.30	66.26 (12" SD) 64.38	64.28
CB-19	71.0	65.24	65.14
CB-20	69.50		66.40
CS-2	78.0	72.50	72.0
STM TECH-2	84.6	73.67	73.57
STM MH-4	84.7	74.09 76.09 (12" SD)	73.99
STM MH-5	85.8	75.78	75.68
STM MH-6	85.8	78.0	77.9
CB-21	84.2	78.3	78.2
CB-22	84.5		80.6
CB-23	84.5	80.00	79.9
CS-3	85.4	80.00	80.00
HIL-3	84.8	78.57	80.07
CB-24	83.5	78.92	78.82
CB-25	83.0	79.50	79.40
CB-26	89.5		81.94
CB-27	88.8		83.7

PROPOSED STORMDRAIN PIPE TABLE

PIPE	SIZE (IN)	LENGTH (FT)	SLOPE (FT/FT)
SD-1	48"	14'	.36
SD-2	36"	24'	.01
SD-3	24"	53'	.1845 (TO CONTROL STRUCTURE)
SD-4	24"	6'	.017
SD-5	24"	42'	.0236
SD-6	18"	41'	.006
SD-7	18"	126'	.01
SD-8	18"	66'	.01
SD-9	15"	226'	.005
SD-10	15"	6'	.01
SD-11	12"	24'	.01
SD-12	24"	40'	.005
SD-13	18"	73'	.005
SD-14	15"	76'	.005
SD-15	12"	126'	.005
SD-16	15"	86'	.005
SD-17	12"	93'	.005
SD-18	12"	22'	.005
SD-18A	12"	14'	.005
SD-19	12"	96'	.06
SD-20	12"	58'	.01
SD-21	12"	168'	.036
SD-22	12"	24'	.01
SD-23	24"	116'	.01
SD-24	18"	76'	.01
SD-25	18"	90'	.075
SD-26	24"	16'	.02
SD-26A	12"	22'	.036
SD-27	24"	206'	.0071
SD-27A	12"	230'	.01
SD-28	18"	212'	.01
SD-29	6"	200'	.005
SD-30	18" SD	110'	.000
SD-30A	6" DI	40'	
SD-31	24"	20'	.000
SD-32	18"	50'	.005
SD-33	15"	96'	.005
SD-34	12"	106'	.023
SD-35	12"	150'	.028
SD-36	12"	90'	.023

4e



DATE: 05-11-04  
 BY: [Signature]  
 CHECKED: [Signature]  
 ISSUED TO CITY FOR REVIEW



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 Westbrook, Me 04098-1339  
 Tel (207) 866-0277

STRUCTURE TABLES  
 OF:  
 PINE TREE SHOPPING CENTER  
 1001 BRIGHTON AVENUE  
 PORTLAND, MAINE  
 FOR: PACKARD DEVELOPMENT

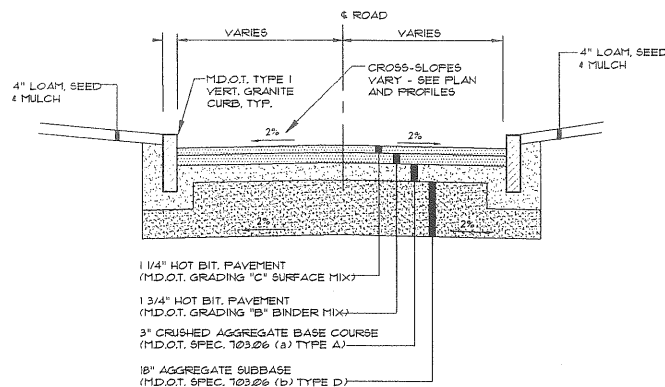
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SHEET 6 OF 6

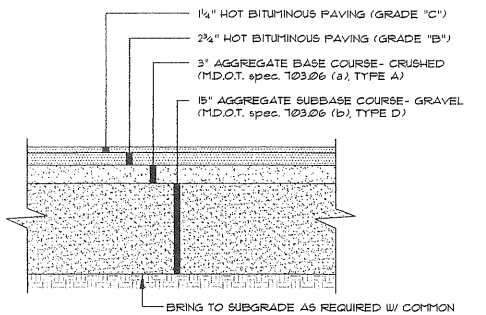






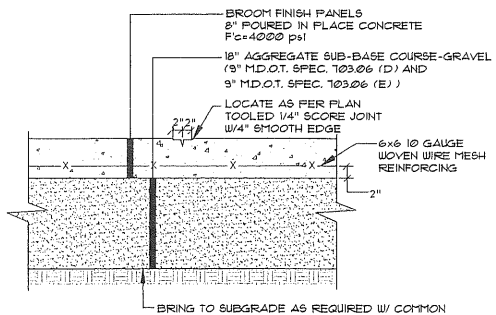


**TYP. ACCESS ROAD SECTION  
(HEAVY DUTY BITUMINOUS PAVEMENT)**  
NOT TO SCALE



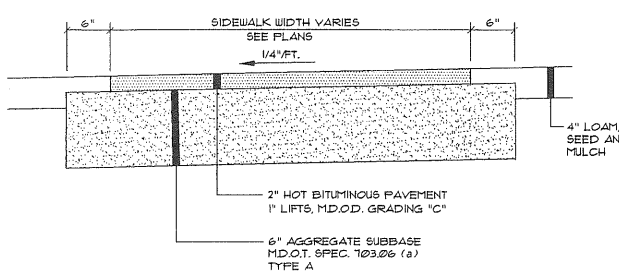
- NOTES:**
1. COMPACT GRAVEL SUBBASE BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
  2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

**TYP. PARKING LOT SECTION  
(STANDARD DUTY BITUMINOUS PAVEMENT)**  
NOT TO SCALE

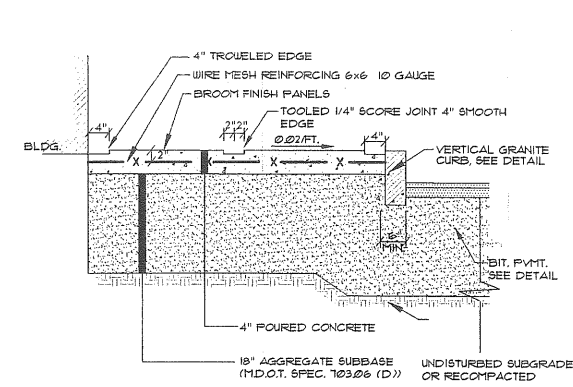


- NOTES:**
1. COMPACT GRAVEL SUBBASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
  2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.
  3. PROVIDE CONTRACTION CONTROL JOINTS EVERY 6' IN EACH DIRECTION.

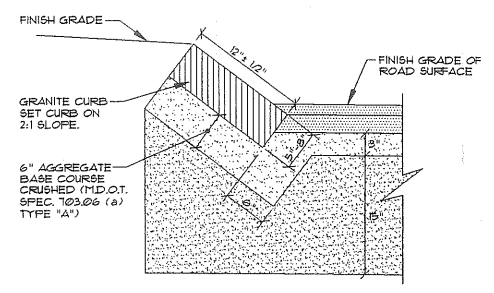
**TYP. PARKING LOT SECTION  
(CONCRETE PAVEMENT)**  
NOT TO SCALE



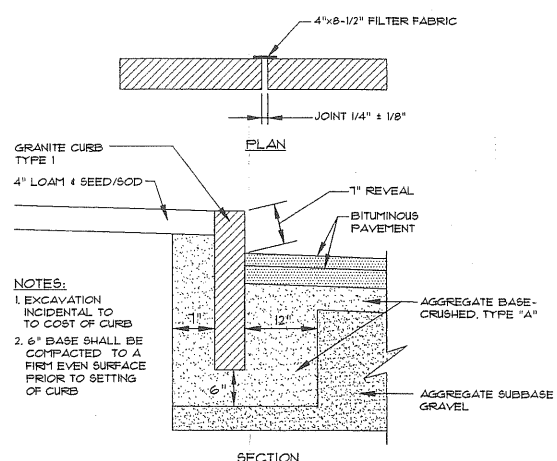
**BITUMINOUS SIDEWALK**  
NOT TO SCALE



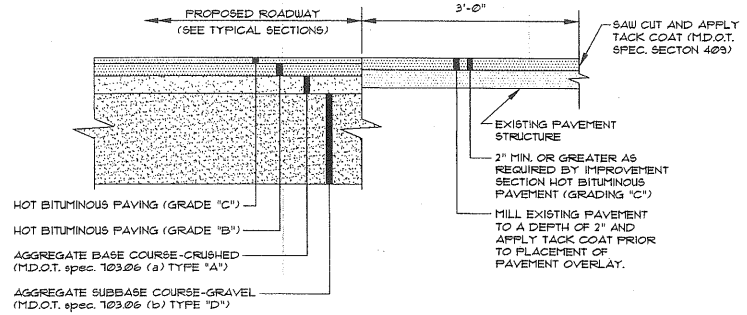
**CONCRETE SIDEWALK WITH GRANITE CURB**  
NOT TO SCALE



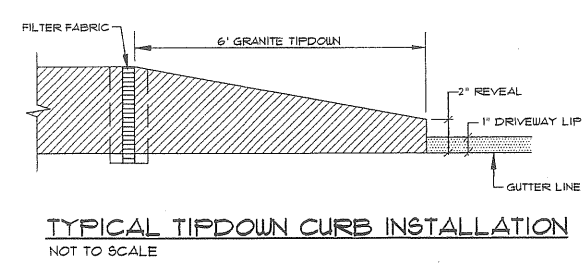
**SLOPED GRANITE CURB (6x12)**  
NOT TO SCALE



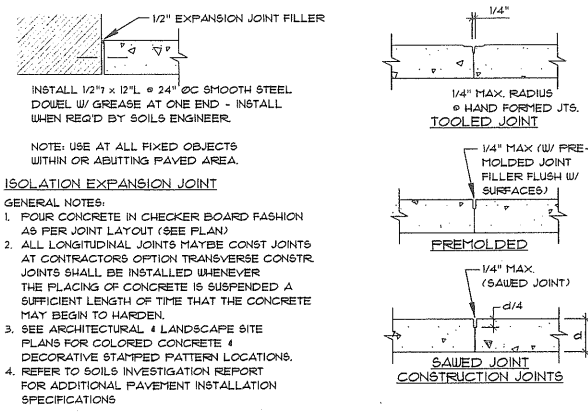
**VERTICAL GRANITE CURB**  
NOT TO SCALE



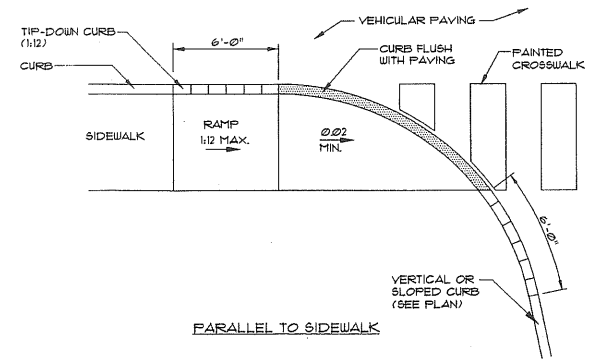
**TYPICAL PAVEMENT JOINT DETAIL**  
NOT TO SCALE



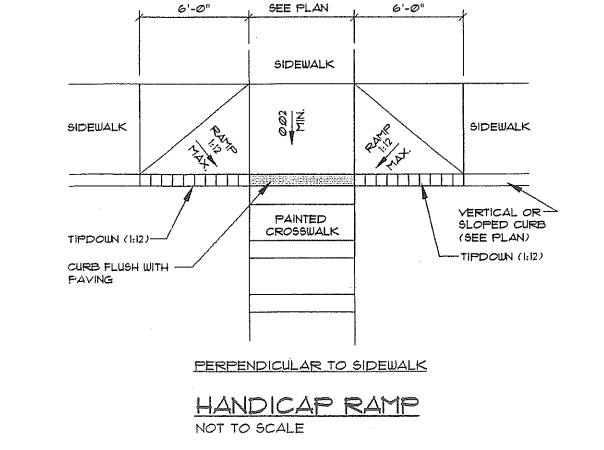
**TYPICAL TIPDOWN CURB INSTALLATION**  
NOT TO SCALE



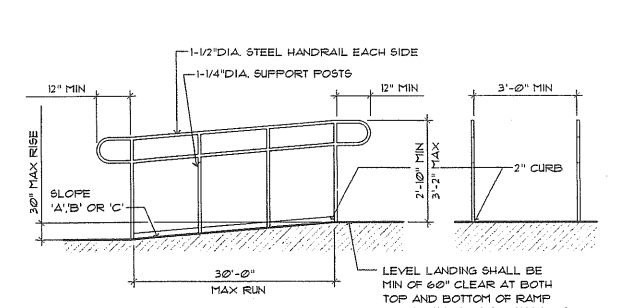
**CONTROL JOINT DETAILS**  
NOT TO SCALE



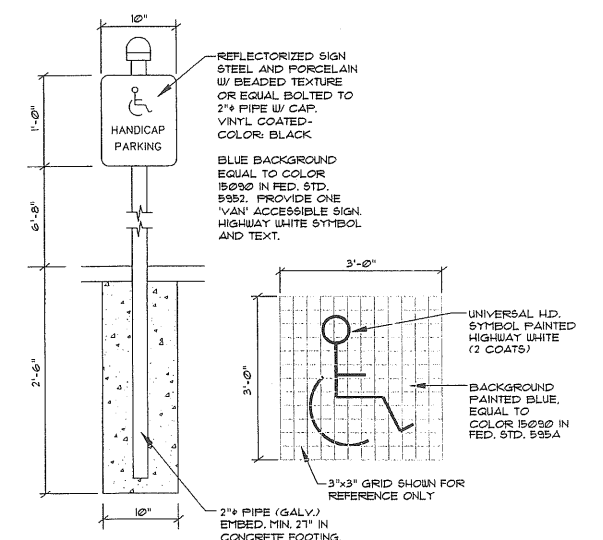
**HANDICAP RAMP**  
NOT TO SCALE



**HANDICAP RAMP**  
NOT TO SCALE



**HANDICAP RAMP RAILING**  
NOT TO SCALE

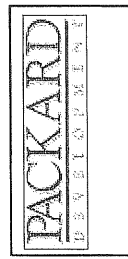


**HANDICAP SIGNS**  
NOT TO SCALE

49



DATE	05-25-04	ISSUED TO CITY FOR REVIEW
BY	DD	DATE
BY	DD	STATUS

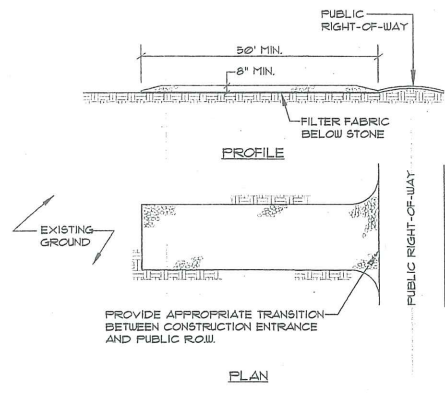
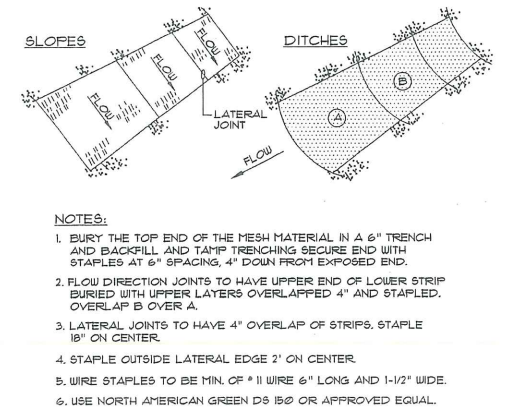
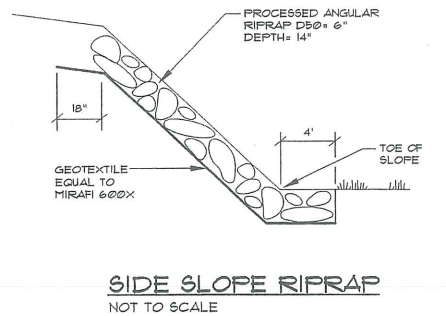
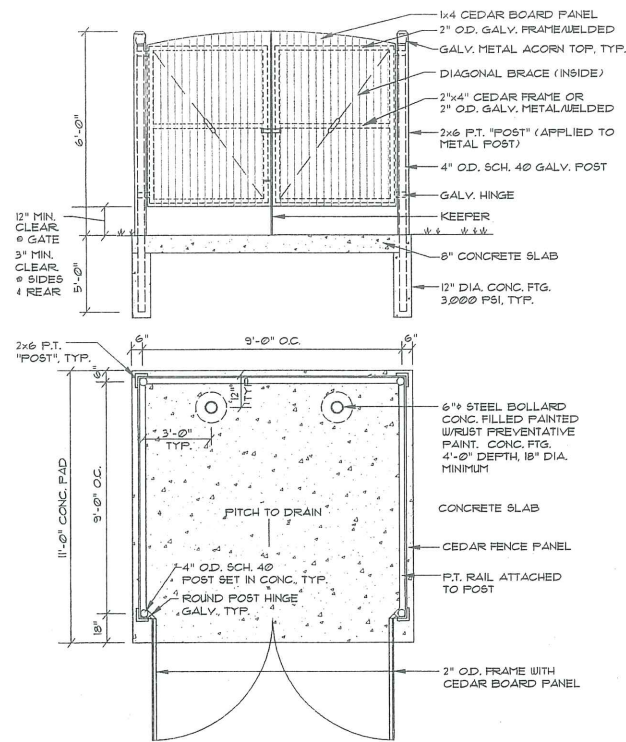


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**DETAILS OF:**  
PINE TREE SHOPPING CENTER  
1010 BRIGHTON AVENUE  
PORTLAND, MAINE  
FOR: CRACK AND REPAIRMENT

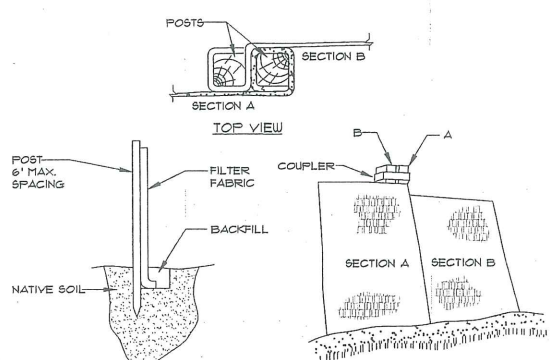
DATE	05-11-04	AS
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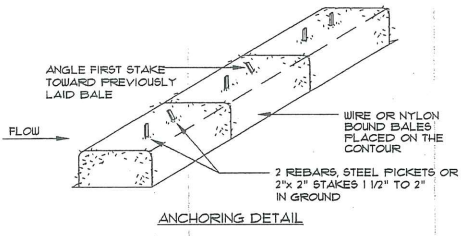
- NOTES:**
- STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (1 1/2" TO 1 1/2"). USE CRUSHED STONE.
  - LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
  - THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
  - WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
  - MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

**STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE



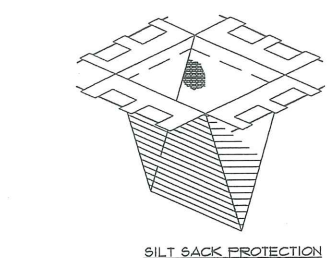
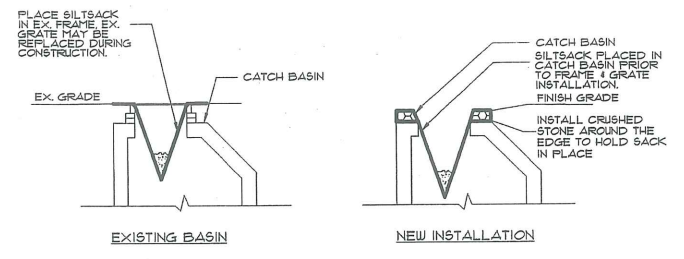
- INSTALLATION:**
- EXCAVATE A 6" x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
  - UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
  - DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
  - LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
  - JOIN SECTION AS SHOWN ABOVE.
  - BARRIER SHALL BE MIRAFIL SILT FENCE OR EQUAL.

**SILT FENCE**  
NOT TO SCALE



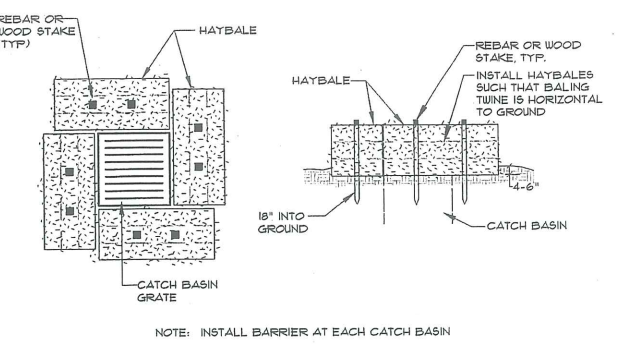
- NOTES:**
- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
  - EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
  - BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR REBARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
  - INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  - BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

**HAY BALE BARRIER**  
NOT TO SCALE

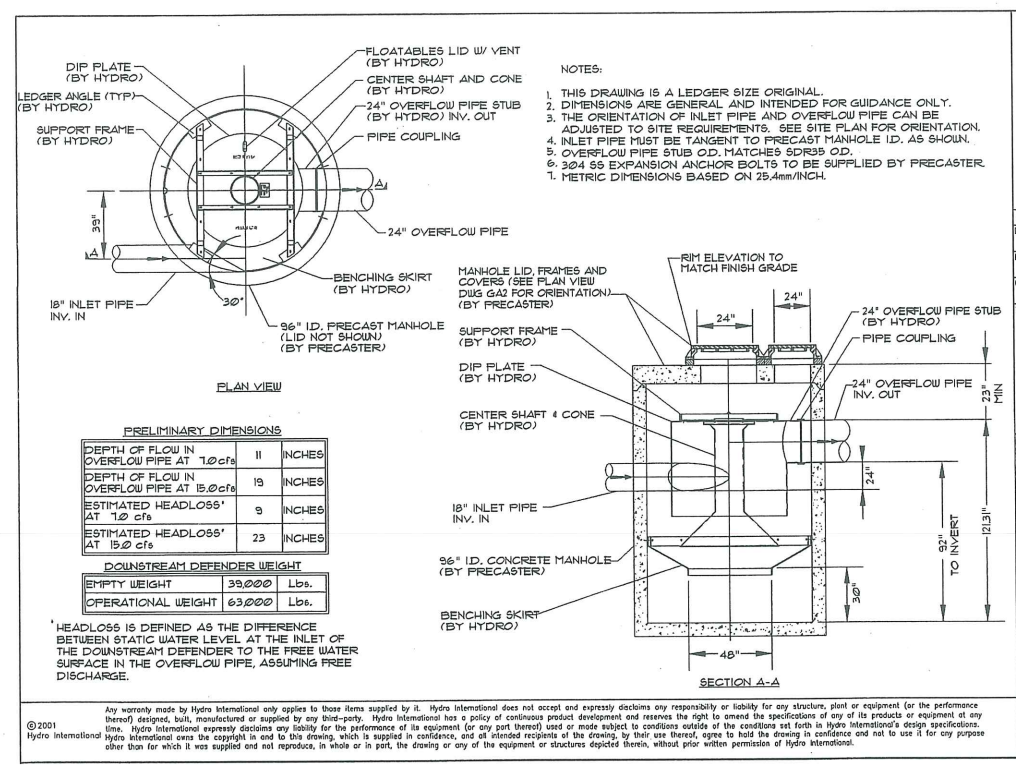


- NOTES:**
- PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN, A CATCH BASIN INSERT (SUCH AS A SILT SACK OR A DANDY BAG) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURER'S INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

**CATCH BASIN PROTECTION DETAIL (FOR PAVED AREAS)**  
NOT TO SCALE



**CATCH BASIN PROTECTION DETAIL (FOR UNPAVED AREAS)**  
NOT TO SCALE



**PRELIMINARY DIMENSIONS**

DEPTH OF FLOW IN OVERFLOW PIPE AT 1.0 cfs	11 INCHES
DEPTH OF FLOW IN OVERFLOW PIPE AT 15.0 cfs	19 INCHES
ESTIMATED HEADLOSS AT 1.0 cfs	9 INCHES
ESTIMATED HEADLOSS AT 15.0 cfs	23 INCHES

**DOWNSTREAM DEFENDER WEIGHT**

EMPTY WEIGHT	35,000 Lbs.
OPERATIONAL WEIGHT	63,000 Lbs.

HEADLOSS IS DEFINED AS THE DIFFERENCE BETWEEN STATIC WATER LEVEL AT THE INLET OF THE DOWNSTREAM DEFENDER TO THE FREE WATER SURFACE IN THE OVERFLOW PIPE, ASSUMING FREE DISCHARGE.

- NOTES:**
- THIS DRAWING IS A LEDGER SIZE ORIGINAL.
  - DIMENSIONS ARE GENERAL AND INTENDED FOR GUIDANCE ONLY.
  - THE ORIENTATION OF INLET PIPE AND OVERFLOW PIPE CAN BE ADJUSTED TO SITE REQUIREMENTS. SEE SITE PLAN FOR ORIENTATION.
  - INLET PIPE MUST BE TANGENT TO PRECAST MANHOLE ID, AS SHOWN.
  - OVERFLOW PIPE STUB O.D. MATCHES 5DR35 O.D.
  - 3/4" x 3/4" EXPANSION ANCHOR BOLTS TO BE SUPPLIED BY PRECASTER.
  - METRIC DIMENSIONS BASED ON 25.4mm/INCH.

Rev	By	Date	Description

Date	Scale
Drawn by	Checked Eng.
Checked Prod.	Approved by

**Hydro International**

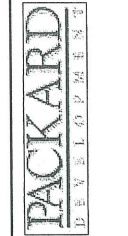
94 Hutchins Drive  
Portland, Maine 04102  
tel: (207) 756-6200  
fax: (207) 756-6212  
email: hilttech@hl-tech.com

CAD Ref:	
Project No:	
Drawing No:	
Rev:	

4h



ISSUED TO CITY FOR REVIEW	DATE: 05-25-04
BY: DAVID	BY: A



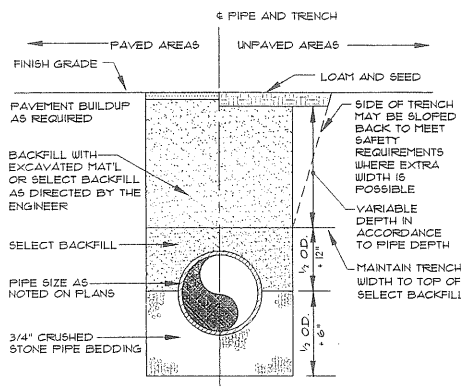
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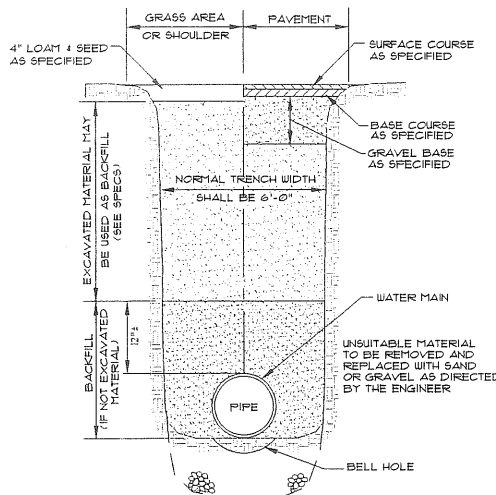
**DETAILS OF:**  
PINE TREE SHOPPING CENTER  
1030 BRIGHTON AVENUE  
PORTLAND, MAINE  
FOR: [unclear] DEVELOPMENT

DATE	
05-11-04	AS

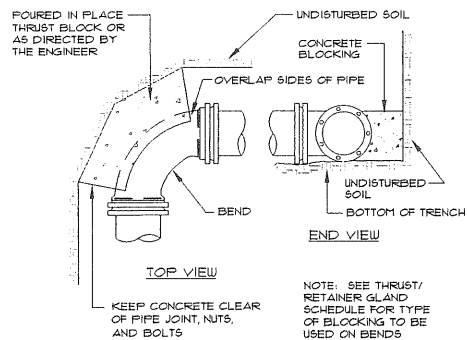




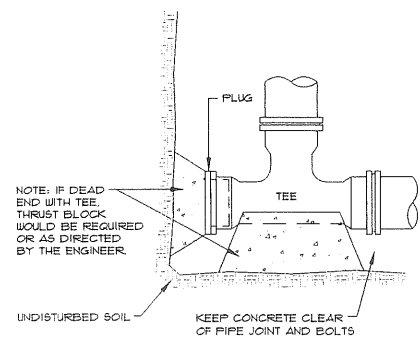
**TYPICAL TRENCH SECTION**  
NOT TO SCALE



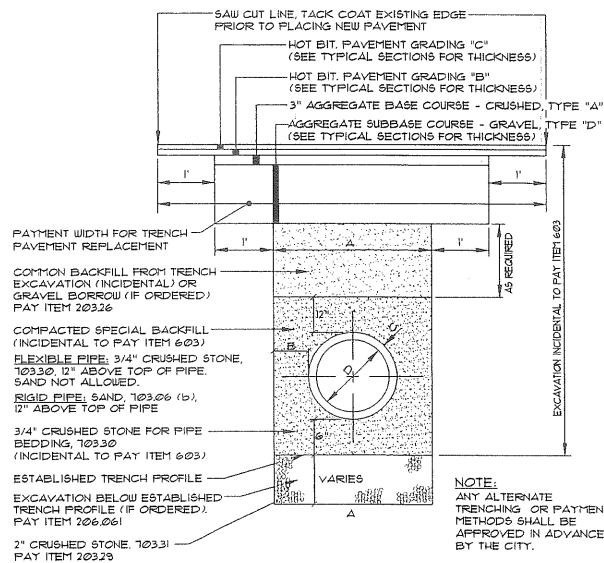
**SECTION THRU EARTH TRENCH**  
NOT TO SCALE



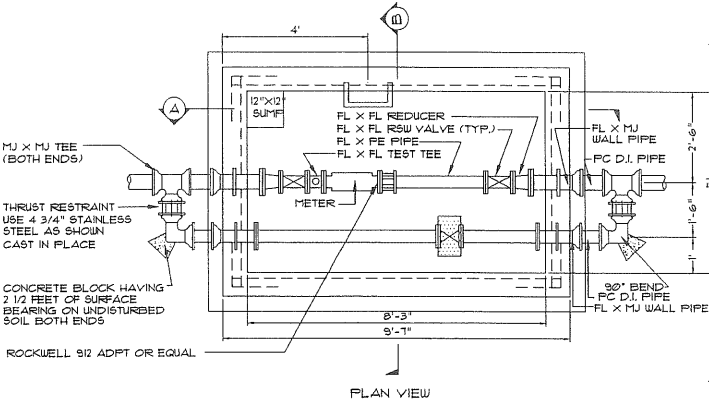
**STANDARD BEND BLOCKING**  
NOT TO SCALE



**STANDARD TEE BLOCKING**  
NOT TO SCALE

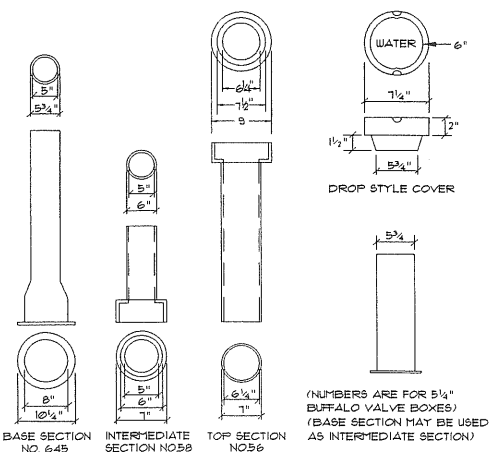


**TYPICAL PIPE INSTALLATION DETAIL**  
NOT TO SCALE

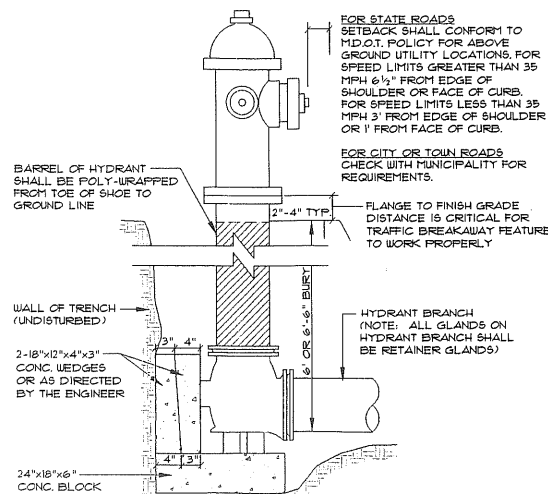


**GENERAL NOTES:**  
1. INSIDE DIMENSIONS OF VAULT ARE MINIMUMS REQUIRED FOR ACCESS AND OPERATION.  
2. ANY MODIFICATION TO THE DIMENSIONS AND/OR REINFORCEMENT OF THE VAULT SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.  
3. ALL VALVES & FITTINGS INSIDE OF VAULT SHALL BE FID APPROVED FLANGED PIPE RATED FOR 125 PSI MINIMUM WORKING PRESSURE.  
4. ALL VALVES SHALL BE AWWA APPROVED RESILIENT SEAT WEDGE VALVES.  
5. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 3000 PSI 28 DAYS.  
6. UNFLANGE FITTINGS WILL NOT BE PERMITTED.  
7. FID WILL LOAN THE BUILDER A SPACER CORRESPONDING TO THE METER INSTALLED.  
8. FIRE LINE METERS REQUIRE A TESTING TEE.

**WATER METER PIT**  
NOT TO SCALE



**VALVE BOX & COVER**  
NOT TO SCALE



**TYPICAL HYDRANT INSTALLATION**  
NOT TO SCALE

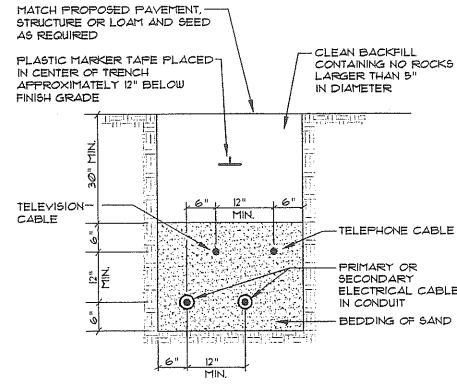
**TABLE OF DIMENSIONS  
PVC, TRUSS, CMP, AND  
POLYETHYLENE PIPE**

D	A	B	C	VOL. BASE 102\"/>
8"	3'-0"	1'-1 1/2"	0'-1 1/2"	1355 10 3/8"
10"	3'-0"	1'-0 3/8"	0'-0 5/8"	1555 10 1/2"
12"	3'-0"	0'-11 3/8"	0'-0 5/8"	1555 14 1/2"
14"	3'-0"	0'-10 3/8"	0'-0 5/8"	1555 16 3/4"
16"	3'-0"	0'-9 1/4"	0'-0 3/4"	1555 18"
18"	3'-0"	0'-8 1/4"	0'-0 3/4"	1555 21 1/8"
20"	3'-0"	0'-7 3/8"	0'-0 3/4"	1555 23 3/8"
24"	3'-1 3/4"	0'-6"	0'-0 1/8"	1555 21 3/4"
27"	3'-5 1/4"	0'-6"	0'-1 1/8"	1555 25 1/8"
30"	3'-8 1/4"	0'-6"	0'-1 1/8"	1555 34 1/2"
33"	3'-11 3/4"	0'-6"	0'-1 3/8"	1555 38 1/8"
36"	4'-2 3/4"	0'-6"	0'-1 3/8"	1430 44 3/8"

**TABLE OF DIMENSIONS  
REINFORCED CONCRETE PIPE**

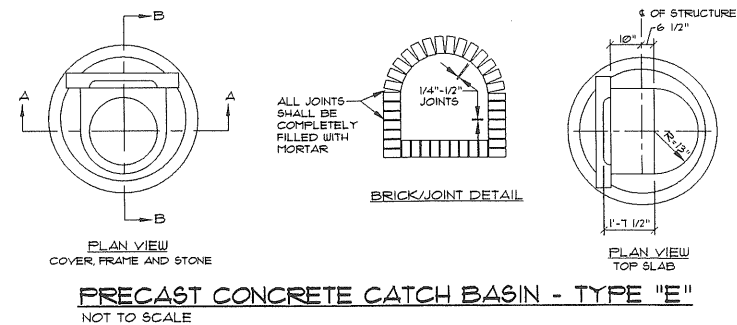
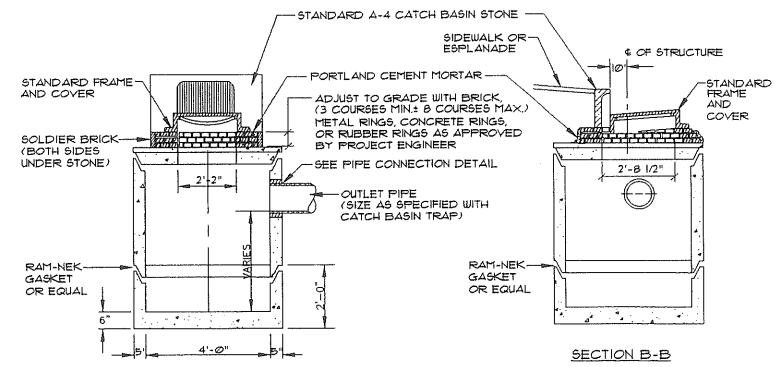
D	A	B	C	VOL. BASE 702\"/>
12"	3'-0"	0'-0"	0'-2"	8315 20 1/4"
15"	3'-0"	0'-0 1/4"	0'-2 1/4"	8315 24 1/8"
18"	3'-0"	0'-0 1/2"	0'-2 1/2"	8315 28"
21"	3'-0 1/2"	0'-0"	0'-2 3/4"	9265 31 1/8"
24"	3'-0"	0'-0"	0'-3"	1233 35 3/4"
27"	3'-0 1/2"	0'-0"	0'-3 1/4"	1265 39 3/8"
30"	4'-1"	0'-0"	0'-3 1/2"	1420 44 3/8"
33"	4'-4 1/2"	0'-0"	0'-3 3/4"	1572 49 1/2"
36"	4'-0"	0'-0"	0'-4"	11330 54 1/2"
42"	5'-3"	0'-0"	0'-4 1/2"	20716 64 1/2"
48"	5'-10"	0'-0"	0'-5"	24463 74 1/2"
54"	6'-5"	0'-0"	0'-5 1/2"	28404 84 1/2"
60"	7'-0"	0'-0"	0'-6"	32407 94 1/2"
66"	7'-11"	0'-0"	0'-6 1/2"	37074 104 1/2"
72"	8'-7"	0'-0"	0'-6"	41886 114 1/2"
78"	9'-3"	0'-0"	0'-7 1/2"	46891 124 1/2"
84"	9'-4"	0'-0"	0'-8"	52143 134 1/2"
90"	9'-11"	0'-0"	0'-8 1/2"	57769 144 1/2"
96"	10'-6"	0'-0"	0'-9"	63552 154 1/2"

27 IN. THROUGH 36 IN. INCLUSIVE - TONGUE & GROOVE JOINTS

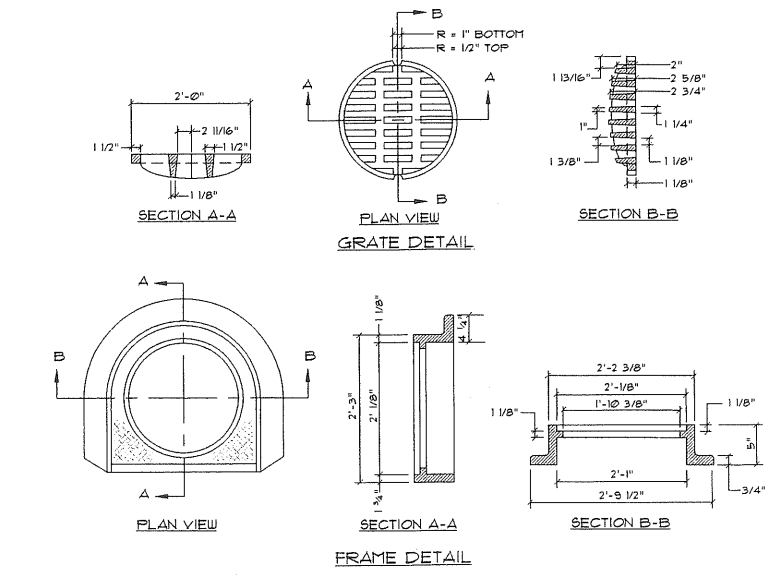


CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT WHEN RUN BENEATH PAVED AREAS.

**TYPICAL UNDERGROUND CABLE INSTALLATION**  
NOT TO SCALE

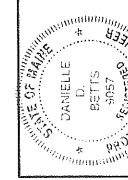


**PRECAST CONCRETE CATCH BASIN - TYPE 'E'**  
NOT TO SCALE

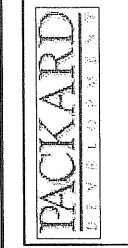


**CATCH BASIN TYPE 'D' - FRAME & COVER**  
NOT TO SCALE

4



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Tel: (207) 686-0277

**DETAILS**  
OF:  
**PINE TREE SHOPPING CENTER**  
1030 BRIGHTON AVENUE  
PORTLAND, MAINE  
FOR: **BACKLAP DEVELOPMENT**

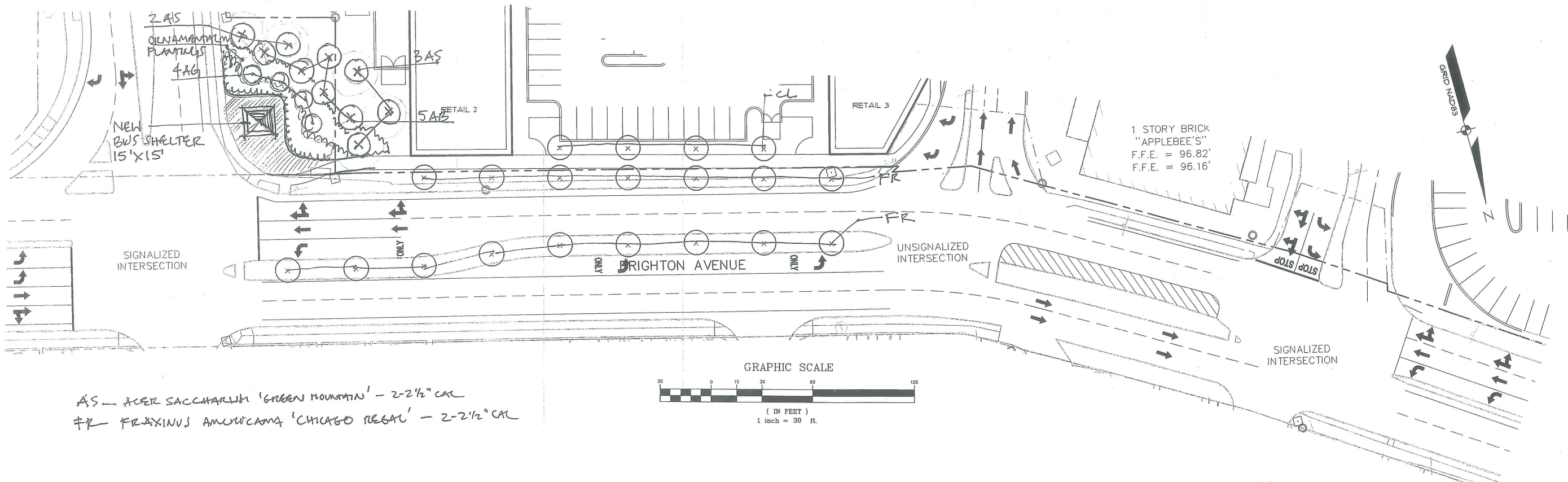
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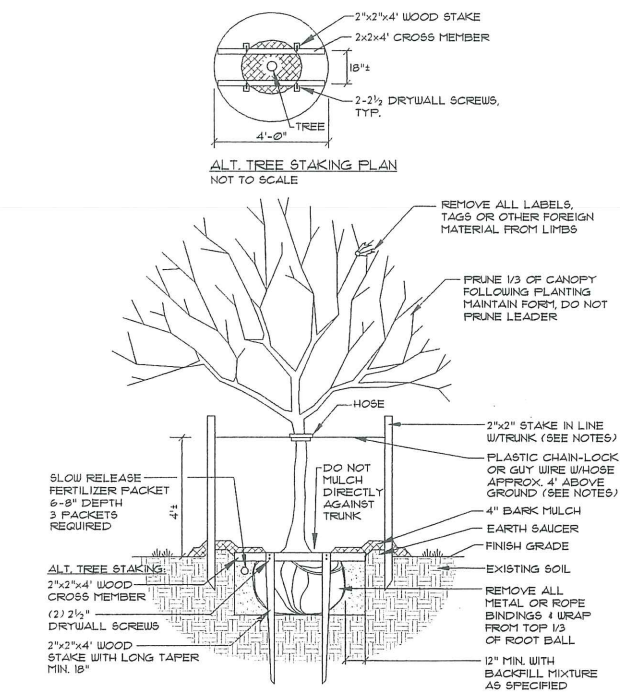






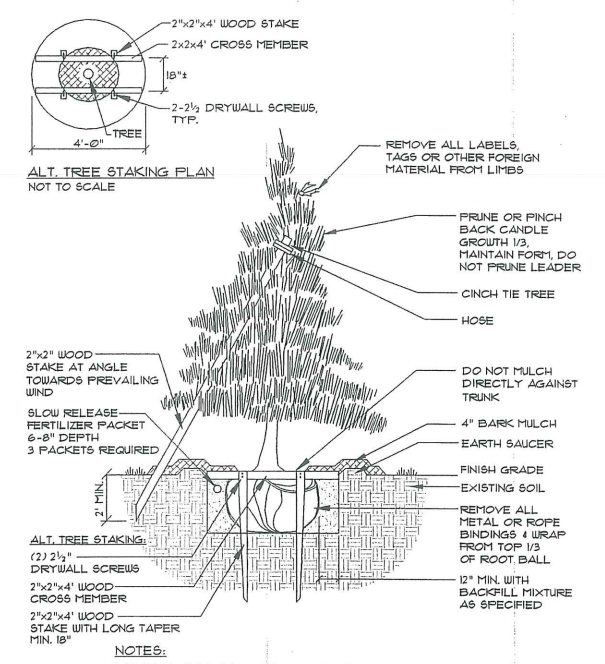


AS - ACER SACCHARIN 'GREEN MOUNTAIN' - 2-2 1/2" CAL  
FR - FRAXINUS AMERICANA 'CHICAGO RESAU' - 2-2 1/2" CAL



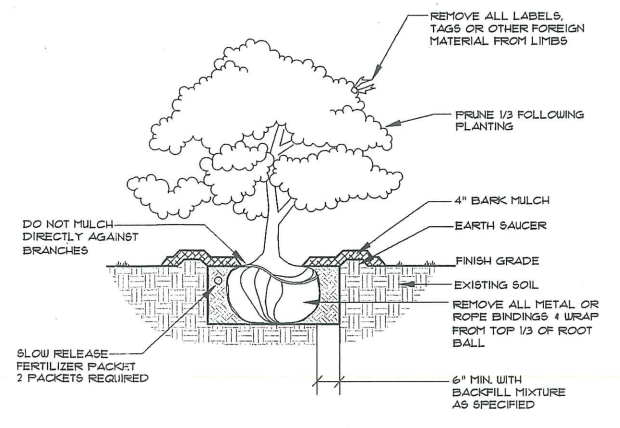
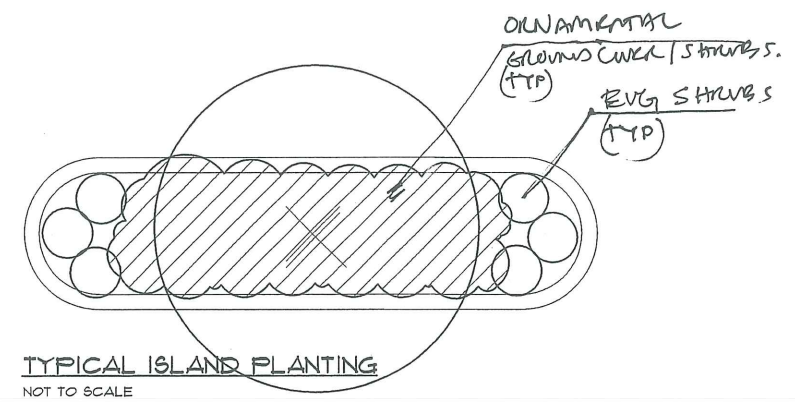
NOTES:  
INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:  
1. THE TREE IS OF SUBSTANTIAL SIZE.  
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.  
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.  
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

DECIDUOUS TREES 2" TO 4" CALIPER  
NOT TO SCALE



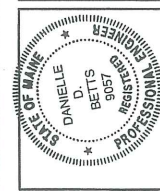
NOTES:  
INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:  
1. THE TREE IS OF SUBSTANTIAL SIZE.  
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.  
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.  
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

DECIDUOUS TREES UNDER 2" CALIPER OR UNDER 8' IN HEIGHT  
EVERGREEN TREES 1'-0" IN HEIGHT & UNDER  
NOT TO SCALE



DECIDUOUS & EVERGREEN SHRUB  
NOT TO SCALE

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NO.	DATE	BY	REVISION
1	05-25-04	AS	ISSUED TO CITY FOR REVIEW
2			
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10			

PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN

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LANDSCAPE PLAN & DETAILS  
OF:  
PINE TREE SHOPPING CENTER  
1030 BRIGHTON AVENUE  
PORTLAND, MAINE  
FOR:  
PACKARD DEVELOPMENT

DATE: 05-24-04  
SCALE: AS SHOWN  
SHEET 12 OF 12