

LAYOUT & MATERIALS NOTES:

1. ALL DIMENSIONS ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
2. DO NOT SCALE DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION. STAKE LAYOUT PRIOR TO CONSTRUCTION FOR APPROVAL BY THE OWNER.
4. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION / DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED AT NO COST TO THE OWNER.
5. ALL DIRECTIONAL SIGNAGE AND PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH THE MUTCD STANDARDS.
6. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
7. SIDEWALKS AND CURBS SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL DESIGN STANDARDS AND GUIDELINES.
8. SIGNAGE FOR THE PROPOSED FACILITY SHALL MEET ALL CITY STANDARDS.
9. CITY OF PORTLAND STANDARD DETAILS SHALL BE USED FOR ALL WORK PERFORMED IN THE CITY RIGHT OF WAY.
10. THE PROPOSED STRUCTURE SHALL BE LAID OUT BY A LICENSED MAINE SURVEYOR WHO SHALL CERTIFY IN DOCUMENT TO THE OWNER'S REPRESENTATIVE THAT THE LAYOUT IS WITHIN THE PROPER ZONE SETBACKS.

UTILITY & LIGHTING NOTES:

1. UTILITY CONNECTIONS (SEWER AND ELECTRIC SHALL OCCUR FROM THE WITHIN THE EXISTING BUILDING).
2. REFER TO DRAWINGS C-102 FOR STORM DRAIN INFORMATION.
3. ALL UTILITY WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND AND UTILITY COMPANY STANDARDS.
4. TRANSMISSION LINE POLES LOCATED IN THE PARKING BAYS (S) SHALL BE PROTECTED BY THE PLACEMENT OF (6) CONCRETE FILLED STEEL BOLLARDS PLACED 5' AWAY FROM POLES AS REQUIRED BY CENTRAL MAINE POWER COMPANY AND AS SHOWN ON THE DRAWINGS.
5. PROPOSED LIGHT POLES AND FIXTURES TO MATCH EXISTING - CITATION SERIES LIGHT BY LSI LIGHTING SYSTEMS. PROPOSED NEW FIXTURES IN THE PARKING AREA SHALL BE 250 WATT, SUPER METAL HALIDE, TYPE III AND FORWARD THROW AT A MOUNTING HEIGHT OF APPROXIMATELY 22 FEET. WALL MOUNTED FIXTURES TO BE 250 WATT, MET. HALIDE MOUNTED AT APPROXIMATELY 18 HEIGHT. REFER TO ELECTRICAL SITE PLAN E10 FOR LIGHT POLE BASE, FIXTURE SCHEDULE AND OTHER REQUIRED ADDITIONAL INFORMATION.
6. CONTRACTOR SHALL PLACE 3/4" PVC, SCHEDULE 40 CONDUIT WITH FULL LINES BETWEEN ALL LIGHT POLES AND MECHANICAL ROOM.
7. SANITARY SEWER SERVICE TO PROPOSED EXPANSION SHALL BE CONNECTED TO EXISTING JOKERS TWO, SEWER INTERNALLY.
8. MINIMUM COVER OVER WATER LINE SHALL BE 5'-6".
9. GAS LINE SHALL BE INSTALLED PER UTILITY COMPANY STANDARDS.
10. THE OWNER SHALL SUBMIT AS-BUILT RECORD DRAWINGS TO THE CITY FOR ANY UTILITY SERVICE THAT IS UPGRADED OR REPLACED DURING CONSTRUCTION.

ZONING SUMMARY:

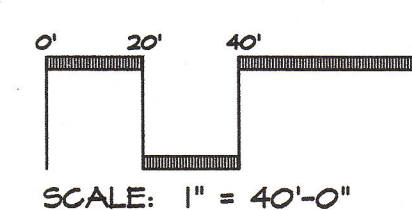
ZONE B-4 COMMERCIAL CORRIDOR

	REQUIRED	PROPOSED
LOT SIZE	10,000	31,963 SF/7.1617 ACRES
STREET FRONTAGE	60 FT. MIN.	324.82 FT.
LOT WIDTH	60 FT. MIN.	324.82 FT.
FRONT YARD (STRUCTURE)	20' MIN. (EXCEPT MAY NOT EXCEED THE AVE. DEPTH OF FRONT YARDS ON EITHER SIDE.)	102± FT. MIN.
SIDE YARD (STRUCTURE)	10 FT. MIN. FOR 1-2 STORY BUILDINGS.	12.4 FT. MIN.
REAR YARD (STRUCTURE)	20 FT. MIN.	126.5 FT. MIN.
BUILDING HEIGHT	65 FT. MAX.	31' TO MEDIAN ROOF HEIGHT, 54' TO PEAK.
IMPERVIOUS SURFACE RATIO	80% Max.	75% (235,663/311,963 = 75% 5F)
FLOOR AREA RATIO	65% Max.	91% (48,235 SF/311,963 SF = 91%)

	EXISTING	PROPOSED
PARKING SPACES	219	219
HANDICAP SPACES	7	7

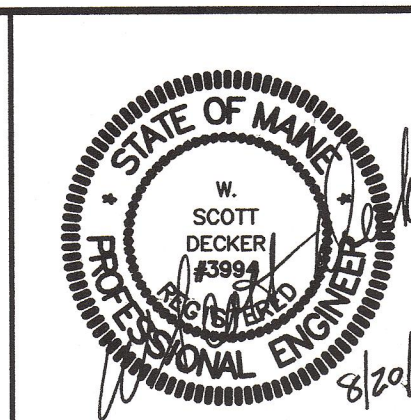
LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
BUILDING	BUILDING	UTILITY POLE	UTILITY POLE
GAS VALVE	GAS VALVE	LIGHT POLE TO REMAIN	LIGHT POLE TO REMAIN
TEST BORING	TEST BORING	RELOCATED LIGHT POLE	RELOCATED LIGHT POLE
WETLAND	WETLAND	WALL MOUNTED LIGHT	WALL MOUNTED LIGHT
STREAM	STREAM	LIGHT POLE	LIGHT POLE
PROPERTY LINE	PROPERTY LINE	LANDSCAPE AREA	LANDSCAPE AREA
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE	CATCH BASIN	CATCH BASIN
EASEMENT LINE	EASEMENT LINE	TRANSFORMER	TRANSFORMER
PROPERTY SETBACK	PROPERTY SETBACK	FIRE HYDRANT	FIRE HYDRANT
BIT. CONCRETE	BITUMINOUS CONCRETE	CULVERT	CULVERT
BITUMINOUS CURB	BITUMINOUS CURB	SANITARY MANHOLE	SANITARY MANHOLE
PRECAST CONCRETE CURB	PRECAST CONCRETE CURB		
CONCRETE DOOR PAD	CONCRETE DOOR PAD		
TREELINE	TREELINE		
CONCRETE BOLLARD	CONCRETE BOLLARD		
SIGN	SIGN		
SWALE	SWALE		



NOTE: TOPOGRAPHIC SURVEY PERFORMED BY TITCOMB ASSOCIATES OF FALMOUTH, MAINE.

NO.	REFERENCE DRAWINGS	REV.	DATE	STATUS	BY	CHKD	APPD
3	8-19-03			REVISED FOR CITY OF PORTLAND SITE PLAN APPROVAL AND CONSTRUCTION	PBB	WSD	WSD
2	8-5-03			REVISED FOR CITY OF PORTLAND SITE PLAN APPROVAL AND CONSTRUCTION	PBB	WSD	WSD
1	7-18-03			ISSUED FOR CONSTRUCTION	PBB	WSD	WSD
C	7-15-03			REVISED AND RESUBMITTED FOR CITY OF PORTLAND SITE PLAN REVIEW	PBB	WSD	WSD
B	5-21-03			ISSUED FOR PRICING	PBB	WSD	WSD
A	4-2-03			CITY OF PORTLAND SITE PLAN REVIEW	PBB	WSD	WSD



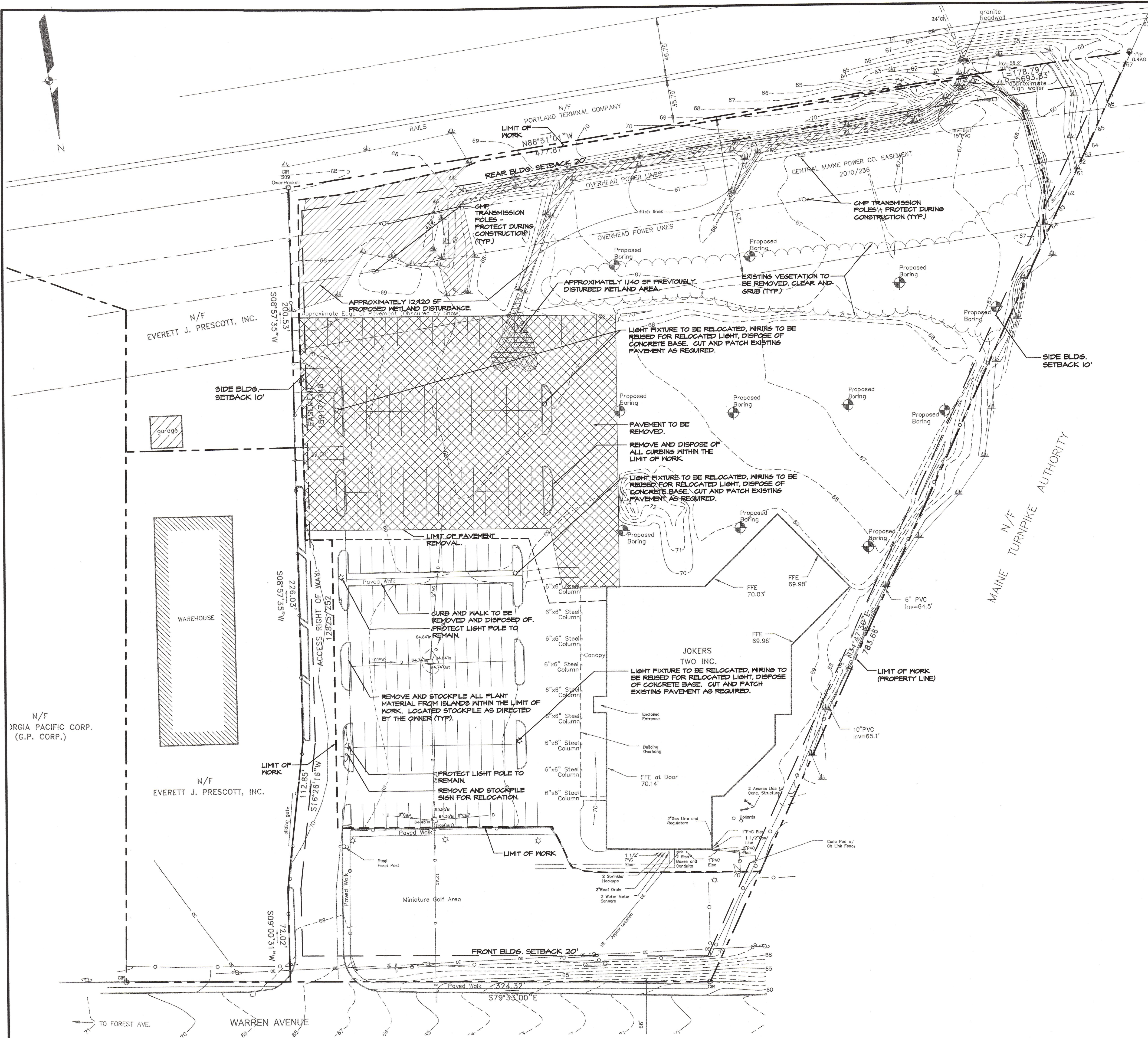
SYTDesign Consultants
 CIVIL ENGINEERS & LAND SURVEYORS
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CLIENT: **DeStefano & Associates, Inc.**
 2456 LAFAYETTE ROAD, PORTSMOUTH, NH 03801

FIELD BOOK #	DESIGN: PBB	PROJECT:
FIELD BOOK PAGE	DRAWN: PBB	PORTLAND SPORTS CENTER
FLAT FILE INDEX NUMBER	CHKD: WSD	512 WARREN AVENUE, PORTLAND, MAINE
PROJECT DIR.	DATE: APRIL 2003	LAYOUT & UTILITY PLAN
DRAWING NAME	SCALE: 1" = 40'	PROJ. NO. 03-213-00
		DWG. NO. 2 OF 7
		REV. 3

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 7/22/03

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SURVEY NOTES

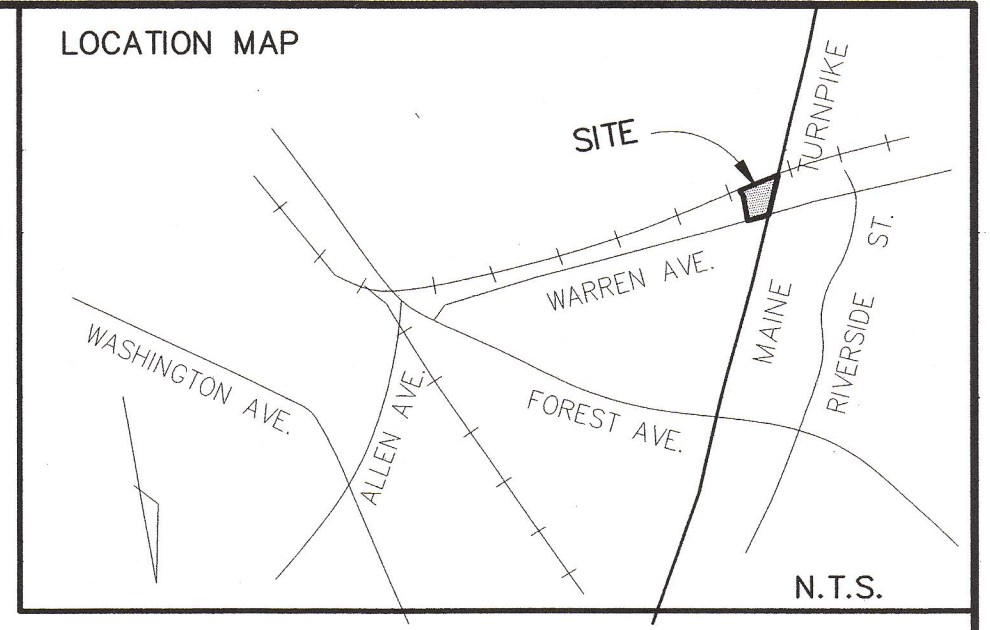
- (1) Book and Page references are to the Cumberland County Registry of Deeds, unless otherwise specified.
- (2) Bearings are referenced to magnetic north 1926 (see plan reference #1).
- (3) This is not a Boundary Survey. Property lines shown are taken from Plan Reference 1.

OWNERS OF RECORD

M.T.S., LLC
Book 12753, Page 13

REFERENCES

- (1) "Boundary Survey" 512 Warren Avenue for M.T.S., LLC by Owen Haskell, Inc. dated March 25, 2003.
- (2) "Final Site Plan" Jokers Two, Inc. 510 Warren Avenue for Jokers Inc., by Land Use Consultants, Inc. dated 10-07-96.



GENERAL PROJECT NOTES:

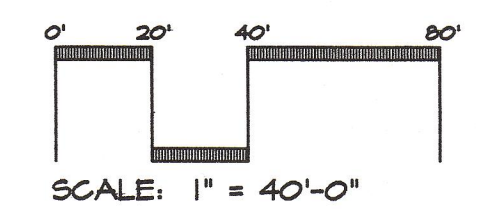
1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
2. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL DRAWINGS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE CONDITIONS OF ALL PERMITS AND CONDUCTING ALL WORK IN ACCORDANCE WITH THESE PERMITS.
4. ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE CONDITIONS AS WELL AS MANUFACTURER'S RECOMMENDATIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
5. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ADJUSTED, ABANDONED AND/OR CAPPED OR DEMOLISHED, AS REQUIRED.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM WORK SHOWN ON THESE PLANS.
7. REFER TO DRAWINGS C-100 THRU C-103, C-300 THRU C-302 FOR ADDITIONAL INFORMATION.

EXISTING CONDITIONS & DEMOLITION NOTES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR OR ADJUST EXISTING UTILITIES AS REQUIRED TO COMPLETE THE WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK. CONTRACTOR SHALL CLEAR, GRUB AND REMOVE ALL VEGETATION AND STUMPS WITHIN THE LIMIT OF WORK UNLESS SPECIFIED TO REMAIN.
3. ALL MATERIALS DESIGNATED FOR REMOVAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS, ORDINANCES AND CODES.
4. ANY EXISTING PROPERTY DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO MATCH ITS ORIGINAL EXISTING CONDITION AT NO CHARGE TO THE OWNER.
5. A TIER I NATURAL RESOURCE PROTECTION ACT PERMIT FOR FILLING APPROXIMATELY 14,000 SQUARE FEET OF WETLAND HAS BEEN APPROVED BY THE MAINE DEP AND THE ARMY CORPS OF ENGINEERS. THE DEP PERMIT NUMBER IS L-21966-TG-A-N. THE DEP AND ARMY CORPS PERMITS HAVE BEEN SUBMITTED TO THE CITY OF PORTLAND FOR THEIR RECORDS.
6. REFER TO C-100 FOR GENERAL PROJECT NOTES AND DRAWINGS C-100 THRU C-103, C-300 THRU C-302, FOR ADDITIONAL INFORMATION.

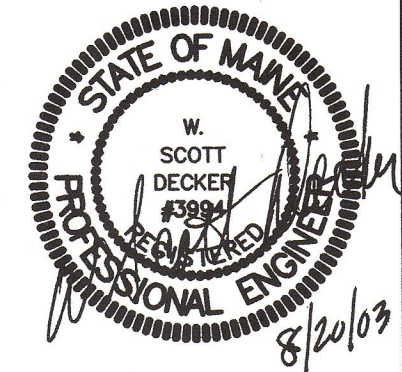
LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
	BUILDING		UTILITY POLE
	GAS VALVE		LIGHT POLE TO REMAIN
	TEST BORING		LIGHT POLE
	WETLAND		WALL MOUNTED LIGHT
	STREAM		RELOCATED LIGHT POLE
	PROPERTY LINE		LANDSCAPE AREA
	RIGHT-OF-WAY LINE		CATCH BASIN
	EASEMENT LINE		TRANSFORMER
	PROPERTY SETBACK		FIRE HYDRANT
	BIT. CONCRETE		CULVERT
	BITUMINOUS CURB		SANITARY MANHOLE
	PRECAST CONCRETE CURB		
	CONCRETE DOOR PAD		
	TREELINE		
	CONCRETE BOLLARD		
	SIGN		
	SWALE		



NOTE: EXISTING CONDITIONS SURVEY PERFORMED MARCH 24, 2003 BY TITCOMB ASSOCIATES OF FALMOUTH, MAINE.

NO.	REFERENCE DRAWINGS	REV.	DATE	STATUS	BY	CHKD	APPD
3	8-19-03			REVISED FOR CITY OF PORTLAND SITE PLAN APPROVAL AND CONSTRUCTION	PBB	WSD	WSD
2	8-5-03			REVISED FOR CITY OF PORTLAND SITE PLAN APPROVAL AND CONSTRUCTION	PBB	WSD	WSD
1	7-18-03			ISSUED FOR CONSTRUCTION	PBB	WSD	WSD
C	7-15-03			REVISED AND RESUBMITTED FOR CITY OF PORTLAND SITE PLAN REVIEW	PBB	WSD	WSD
B	5-20-03			ISSUED FOR PRICING	PBB	WSD	WSD
A	4-2-03			CITY OF PORTLAND SITE PLAN REVIEW	PBB	WSD	WSD



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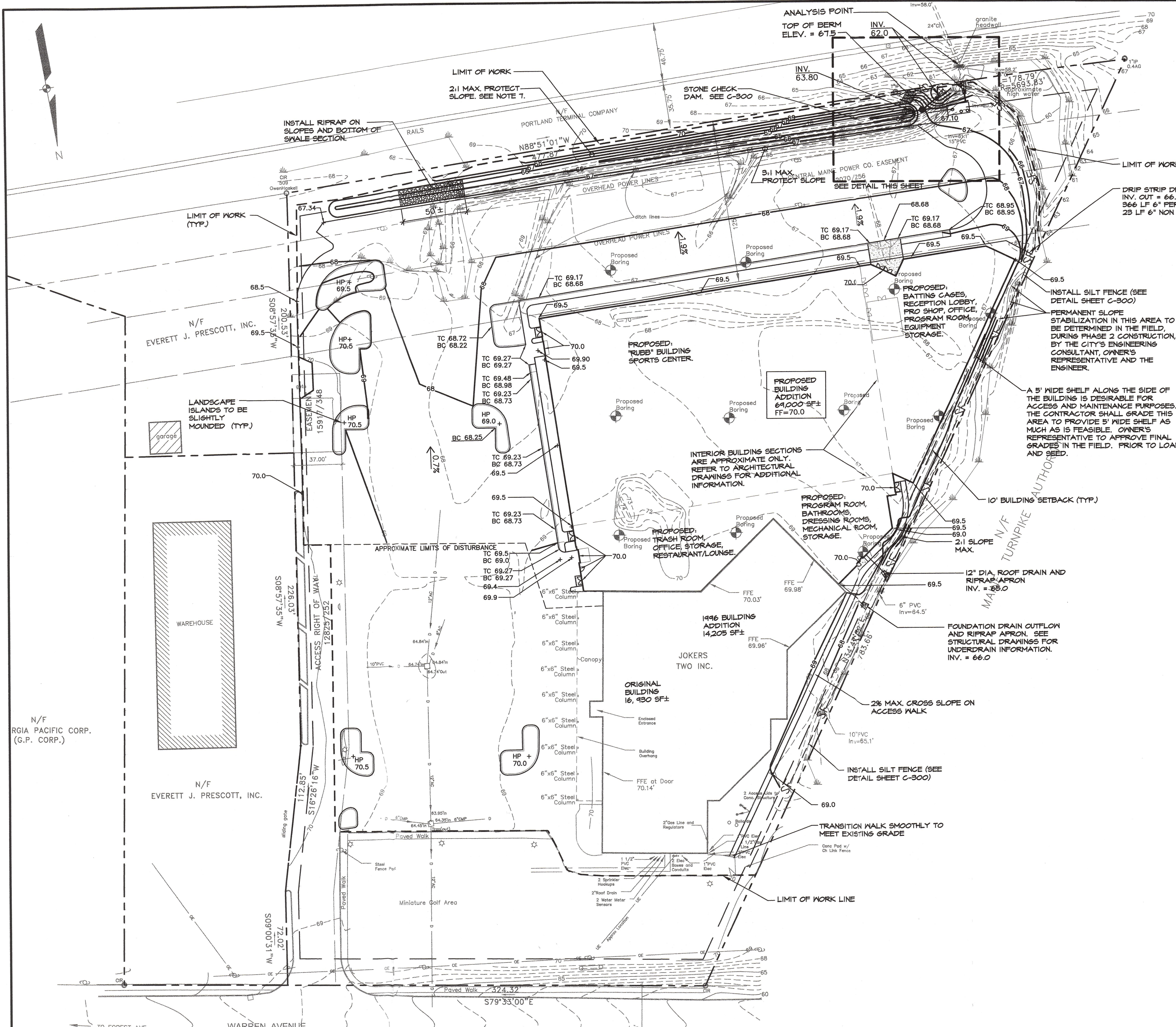
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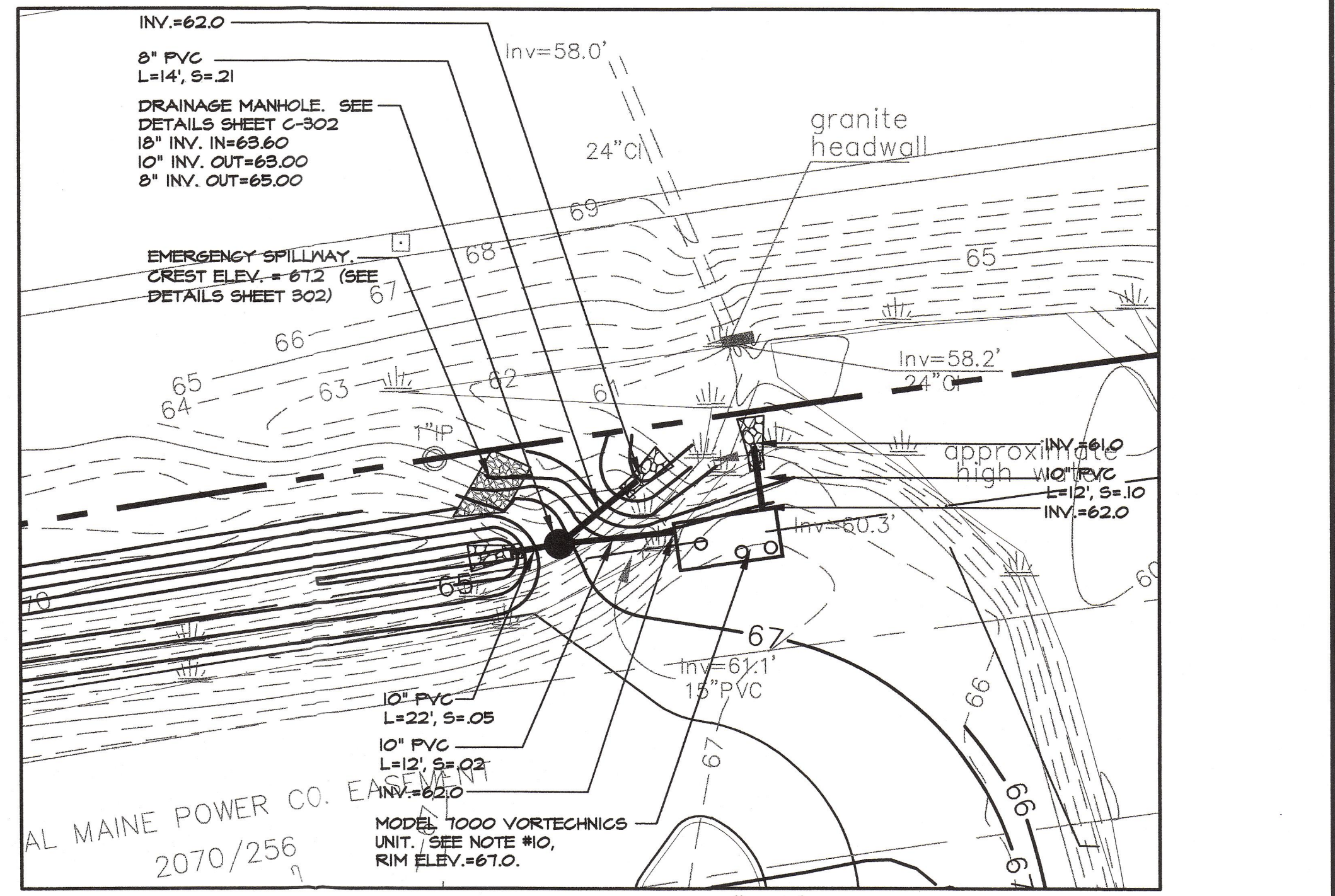
FIELD BOOK #	DESIGN: PBB	PROJECT:
FIELD BOOK PAGE	DRAWN: PBB	PORTLAND SPORTS CENTER 512 WARREN AVENUE, PORTLAND, MAINE
FLAT FILE INDEX NUMBER	CHKD: WSD	EXISTING CONDITIONS AND DEMOLITION PLAN
PROJECT DIR.	DATE: APRIL 2003	PROJ. NO. 03-213-00
DRAWING NAME	SCALE: 1" = 40'	DWG. NO. 1 OF 7
		REV. 3

CITY OF PORTLAND APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 7/27/03

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- GRADING AND DRAINAGE NOTES:**
1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DISSAFE AND BE PROVIDED WITH A DISSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
 2. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
 3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND PLANTING BEDS.
 4. CONTRACTOR TO ADJUST EXISTING AND PROPOSED UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC) THAT ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
 5. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. FLOODING AT TRANSITION AREAS WILL NOT BE ALLOWED.
 6. CONTRACTOR SHALL PROVIDE A FINISHED PAVEMENT SURFACE FREE OF LOW SPOTS AND FLOODING AREAS.
 7. WHERE SLOPES IN DISTURBED AREAS ARE 3:1 AND STEEPER THE CONTRACTOR SHALL PROVIDE CURLEX HIGH VELOCITY EROSION CONTROL BLANKET FROM AMERICAN EXCELSEOR COMPANY (800) TTT-SOIL OR APPROVED EQUAL. NO SLOPE SHALL EXCEED 2:1.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL NECESSARY EROSION CONTROL MEASURES AND PROTECTING ALL UTILITIES IN DISTURBED AREAS. SEE SHEET C-300.
 9. ALL UNSUITABLE AND UNUSED MATERIALS WHICH CAN NOT BE DISPOSED OF ON SITE SHALL BE REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
 10. MODEL 1000 VORTECHNICS UNIT FINAL DESIGN TO BE DONE BY VORTECHNICS AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 11. SEE SHEET C-300 FOR EROSION CONTROL NOTES, SEQUENCE AND DETAILS.
 12. REFER TO DRAWINGS C-100 THRU C-103 AND C-300 THRU 302 FOR ADDITIONAL INFORMATION.



LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
BUILDING	BUILDING	UTILITY POLE	UTILITY POLE
GAS VALVE	GAS VALVE	LIGHT POLE	LIGHT POLE
TEST BORING	TEST BORING	RELOCATED LIGHT POLE	RELOCATED LIGHT POLE
WETLAND	WETLAND	LANDSCAPE AREA	LANDSCAPE AREA
STREAM	STREAM	CATCH BASIN	CATCH BASIN
PROPERTY LINE	PROPERTY LINE	TRANSFORMER	TRANSFORMER
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE	FIRE HYDRANT	FIRE HYDRANT
EASEMENT LINE	EASEMENT LINE	CULVERT	CULVERT
PROPERTY SETBACK	PROPERTY SETBACK	SANITARY MANHOLE	SANITARY MANHOLE
BIT. CONCRETE	BITUMINOUS CONCRETE	SILT FENCE	SILT FENCE
BITUMINOUS CURB	BITUMINOUS CONCRETE	STONE CHECK DAM	STONE CHECK DAM
PRECAST CONCRETE CURB	BITUMINOUS CONCRETE	RIPRAP	RIPRAP
TREELINE	TREELINE	TOP OF CURB	TOP OF CURB
CONCRETE BOLLARD	CONCRETE BOLLARD	BOTTOM OF CURB	BOTTOM OF CURB
SIGN	SIGN	PITCH	PITCH
SWALE	SWALE	HIGH POINT	HIGH POINT
		TOP OF CURB	TOP OF CURB
		BOTTOM OF CURB	BOTTOM OF CURB

SCALE: 1" = 40'-0"

NOTE: TOPOGRAPHIC SURVEY PERFORMED BY TITCOMB ASSOCIATES OF FALMOUTH, MAINE

NO.	REFERENCE DRAWINGS	REV.	DATE	STATUS	BY	CHKD	APPD
3	8-19-03			REVISED FOR CITY OF PORTLAND SITE PLAN APPROVAL AND CONSTRUCTION	PBB	WSD	WSD
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1	7-18-03			ISSUED FOR CONSTRUCTION	PBB	WSD	WSD
D	7-15-03			REVISED AND RESUBMITTED FOR CITY OF PORTLAND SITE PLAN REVIEW	PBB	WSD	WSD
C	6-19-03			REVISED AND RESUBMITTED FOR CITY OF PORTLAND SITE PLAN REVIEW	CYN	WSD	WSD
B	5-20-03			ISSUED FOR PRICING	CYN	WSD	WSD
A	4-2-03			CITY OF PORTLAND SITE PLAN REVIEW	PBB	WSD	WSD

SYTDesign Consultants
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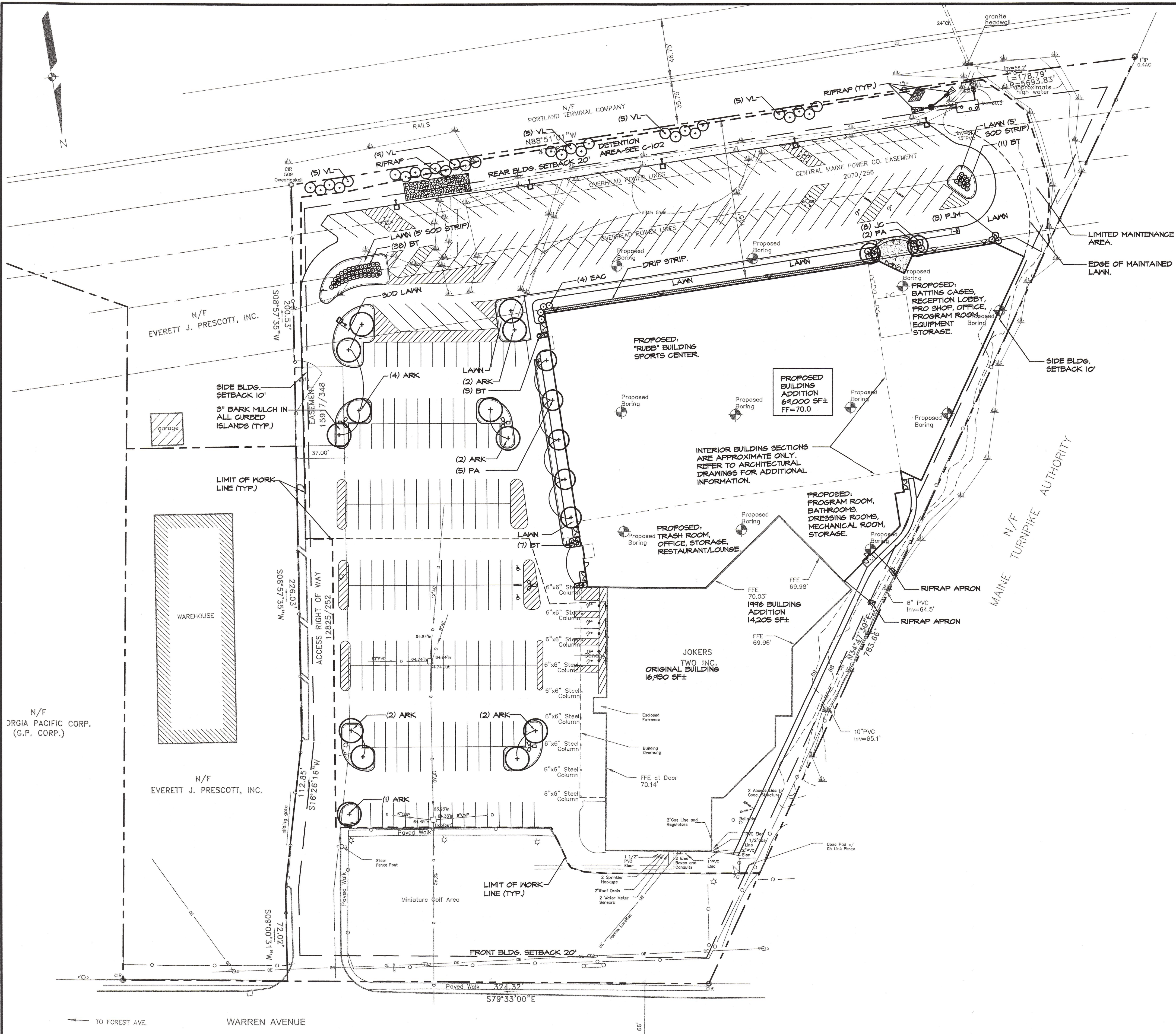
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FIELD BOOK #	DESIGN: PBB	PROJECT:	PORTLAND SPORTS CENTER
FIELD BOOK PAGE	DRAWN: PBB		512 WARREN AVENUE, PORTLAND, MAINE
FLAT FILE INDEX NUMBER	CHKD: WSD		GRADING, DRAINAGE & EROSION CONTROL PLAN
PROJECT DIR.	DATE: APRIL 2003	PROJ. NO.	03-213-00
DRAWING NAME	SCALE: 1" = 40'	DWG. NO.	3 OF 7 CITY OF PORTLAND APPROVED SITE PLAN C-102

Subject to Dept. Conditions
Date of Approval: 7/27/03

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- LANDSCAPE NOTES:**
- THE LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE LANDSCAPE ARCHITECT WITH CONCERNS AND/OR SUGGESTIONS WITH REGARD TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
 - THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PRICING ANY PLANT MATERIAL.
 - ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK".
 - ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AT THE SITE.
 - MULCH FOR PLANTED AREAS TO BE AGED PINE BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF MOOD CHIPS THICKER THAN 1/4 INCH.
 - CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL PLANTING BEDS.
 - NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 - ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ADJUTS LAWN CONTRACTOR SHALL PROVIDE A TURF CUT EDGE.
 - ALL TREES ALONG WALK AND PARKING AREAS SHALL BEGIN BRANCHING AT 6' HT. MIN.
 - ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
 - ALL CURBED LANDSCAPE ISLANDS IN THE PARKING AREA SHALL BE LOAMED WITH A 12" DEPTH OF TOPSOIL, PROPOSED LAWN AREAS, SWALES AND DETENTION AREAS SHALL BE LOAMED TO A DEPTH OF 6", OTHER AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED WITH A 4" DEPTH OF TOPSOIL AND SEEDED WITH THE SEED MIX CORRESPONDING TO THE DESIGNATED AREA.
 - CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
 - SEED MIXTURES FOR AREAS TO BE SEEDED SHALL BE AS FOLLOWS.

SEED TYPE	% BY WEIGHT
CREEPING RED FESCUE (MIN. 2 VARIETIES)	55
KENTUCKY BLUEGRASS (MIN. 2 VARIETIES)	30
PERENNIAL RYE GRASS	15
SEEDING RATE PER 1000 SQ.FT.	3 LBS. MIN.
 - SEE DRAWINGS C-100 THRU C-103, C-300 THRU C-302 FOR ADDITIONAL INFORMATION.

PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
DECIDUOUS TREES					
ARK	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	13	2 1/2' GAL.	SINGLE LEADER, B&B
ORNAMENTAL TREES					
PA	PRUNUS 'ACCOLADE'	ACCOLADE CHERRY	7	2' GAL.	B&B
SHRUBS, GROUNDCOVERS & HERBACEOUS MATERIALS					
EAC	ELONIMUS ALATUS 'COMPACTA'	COMPACT BURNING BUSH	4	24" HT.	FULL & BUSHY
JC	JUNIPERUS CHINENSIS 'SARGENTI'	GREEN SARGENT JUNIPER	3	2' SPD.	FULL & BUSHY
PJM	RHODODENDRON PJM	PJM RHODODENDRON	3	24" HT.	FULL & BUSHY
BT	B. T. AUTROPURPUREA 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	54	18" HT.	FULL & BUSHY
VL	VIBURNUM LENTAGO	NANNYBERRY VIBURNUM	24	24" HT.	FULL & BUSHY

*** SHRUB TYPE FOR BUFFER PLANTING SUBJECT TO CHANGE DEPENDING ON FIELD CONDITIONS AT THE TIME OF PLANTING. PLANT TYPE TO BE SELECTED FROM PLANT LIST PROVIDED BY CMP. DETERMINATION WILL BE MADE BY THE OWNER'S REPRESENTATIVE AND THE CITY ARBORIST.

LEGEND

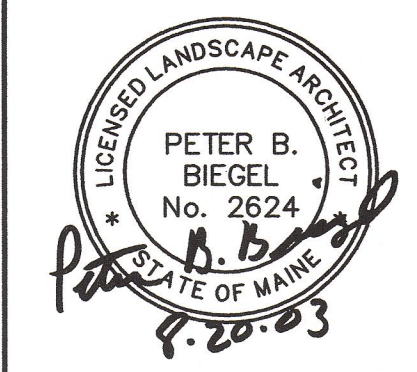
EXISTING	PROPOSED	EXISTING	PROPOSED
	BUILDING		UTILITY POLE
	GAS VALVE		LIGHT POLE TO REMAIN
	TEST BORING		WALL MOUNTED LIGHT
	WETLAND		LIGHT POLE
	STREAM		RELOCATED LIGHT POLE
	PROPERTY LINE		LANDSCAPE AREA
	RIGHT-OF-WAY LINE		CATCH BASIN
	EASEMENT LINE		TRANSFORMER
	PROPERTY SETBACK		FIRE HYDRANT
	BIT. CONCRETE		CULVERT
	BITUMINOUS CURB		SANITARY MANHOLE
	PRECAST CONCRETE CURB		
	CONCRETE DOOR PAD		
	TREELINE		
	STEEL PROTECTIVE BOLLARD SIGN		
	SWALE		

SCALE: 1" = 40'-0"

NOTE: TOPOGRAPHIC SURVEY PERFORMED BY TITCOMB ASSOCIATES OF FALMOUTH, MAINE.

NO.	REV.	DATE	STATUS	BY	CHKD	APPD
3	8-19-03		REVISED FOR CITY OF PORTLAND SITE PLAN APPROVAL AND CONSTRUCTION	PBB	WSD	WSD
2	8-5-03		REVISED FOR CITY OF PORTLAND SITE PLAN APPROVAL AND CONSTRUCTION	PBB	WSD	WSD
1	7-18-03		ISSUED FOR CONSTRUCTION	PBB	WSD	WSD
C	7-15-03		REVISED AND RESUBMITTED FOR THE CITY OF PORTLAND SITE PLAN REVIEW	PBB	WSD	WSD
B	5-20-03		ISSUED FOR PRICING	PBB	WSD	WSD
A	4-2-03		CITY OF PORTLAND SITE PLAN REVIEW	PBB	WSD	WSD

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SYTDesign CONSULTANTS. ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SYTDesign CONSULTANTS.



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 2456 LAFAYETTE ROAD, PORTSMOUTH, NH 03801

FIELD BOOK #	DESIGN: PBB	PROJECT:
FIELD BOOK PAGE	DRAWN: PBB	PORTLAND SPORTS CENTER 512 WARREN AVENUE, PORTLAND, MAINE
FLAT FILE INDEX NUMBER	CHKD: WSD	LANDSCAPE PLAN
PROJECT DIR.	DATE: APRIL 2003	PROJ. NO. 03-213-00
DRAWING NAME	SCALE: 1" = 40'	DWG. NO. 4 OF 7
		REV. 3

CITY OF PORTLAND APPROVED SITE PLAN
 Approved by Dept. Conditions
 Date of Approval: 4-23-03

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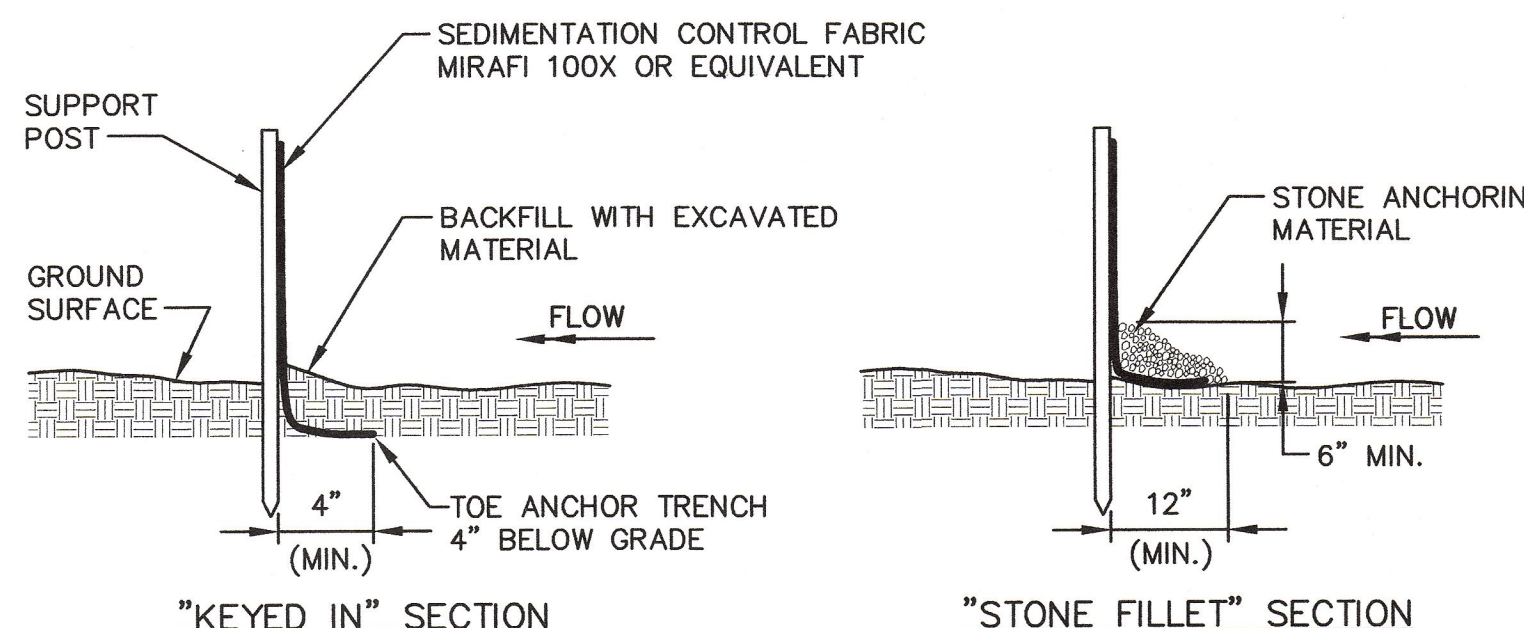
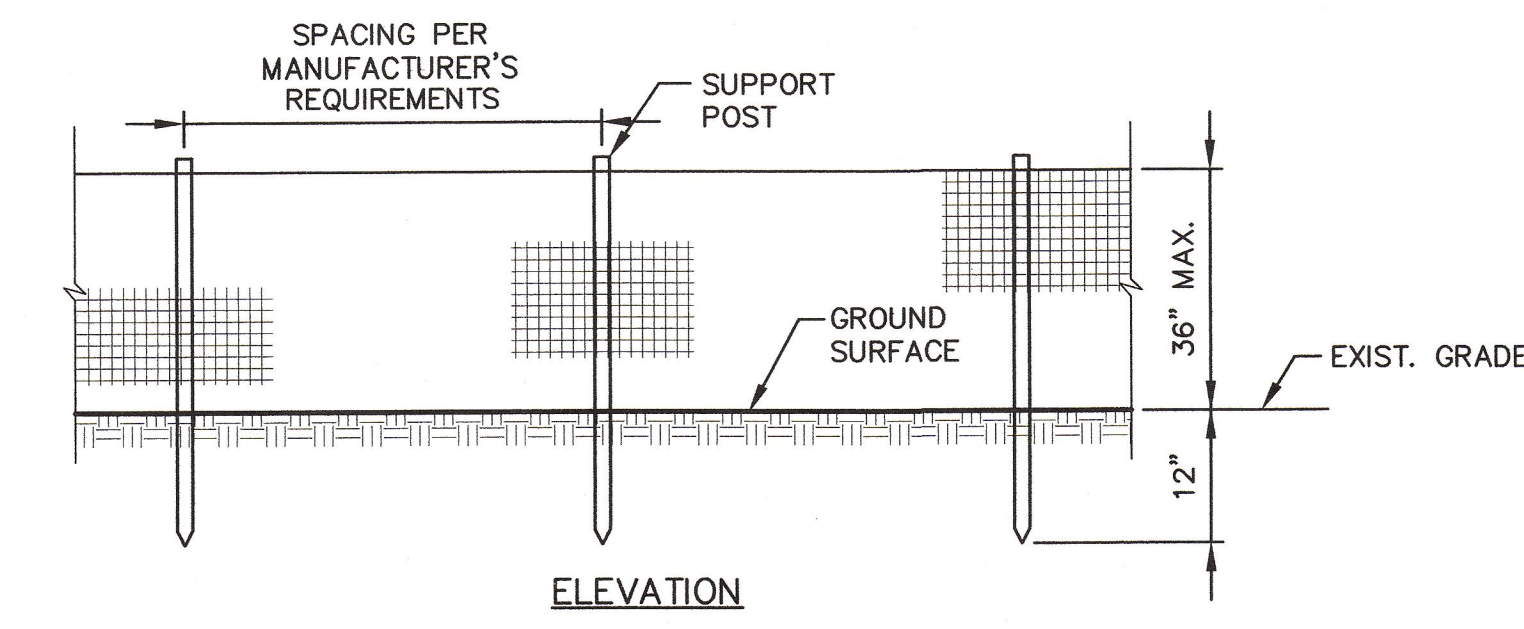
EROSION AND SEDIMENT CONTROL - GENERAL:

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES INCLUDE THE USE OF SILTATION FENCE, STONE CHECK DAMS, STABILIZED CONSTRUCTION ENTRANCE, EROSION CONTROL BLANKET AND TEMPORARY SEDING AND MULCHING AS REQUIRED. PERMANENT DEVICES INCLUDE THE USE OF RIPRAP AT EXPOSED INLETS AND OUTLETS OF STORM DRAINS AND PERMANENT VEGETATION.

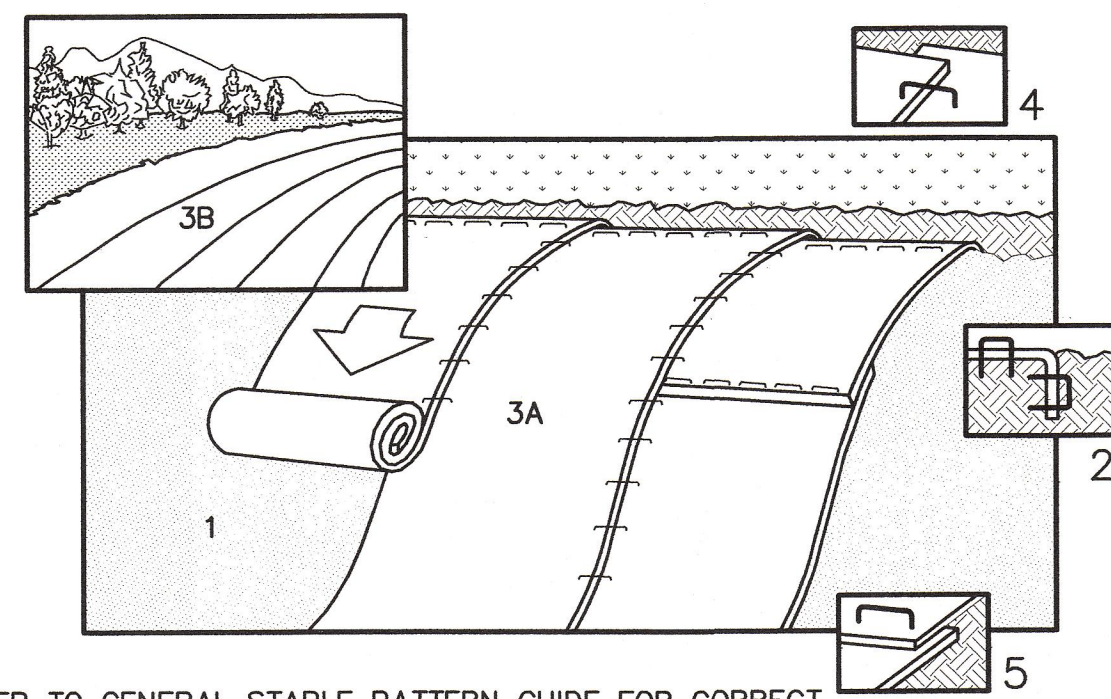
EROSION CONTROL MEASURES:

- IT IS ANTICIPATED THAT CONSTRUCTION MAY BEGIN AS SOON AS POSSIBLE FOLLOWING RECEIPT OF NECESSARY PERMITS.
- ALL SOIL EROSION AND SEDIMENT CONTROL SHALL BE DONE IN STRICT ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT, DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991, OR AS CURRENTLY REVISED.
- PRIOR TO BEGINNING CONSTRUCTION, THE STONE CONSTRUCTION ENTRANCE AND TEMPORARY SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS. SILT FENCE SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS WILL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE SILT BARRIERS. THIS SEDIMENT WILL BE SPREAD AND STABILIZED IN AREAS OF THE SITE NOT SUBJECT TO EROSION. SILT FENCE SHALL BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION.
- ANY ADDITIONAL EROSION/SEDIMENTATION CONTROL DEEMED NECESSARY BY AUTHORIZED GNP CO. AND/OR DEPARTMENT ENVIRONMENTAL PROTECTION (DEP) PERSONNEL SHALL BE INSTALLED BY THE APPLICANT'S CONTRACTOR. IN ADDITION, THE APPLICANT'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT/MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF MUNICIPAL OFFICIALS.
- REMOVAL OF SOD, TREES, BUSHES AND OTHER VEGETATION AND SOIL DISTURBANCE WILL BE KEPT TO A MINIMUM WHILE ALLOWING PROPER SITE DEVELOPMENT.
- GRADING OPERATIONS - TEMPORARY DIVERSION BERMS AND DRAINAGE SWALES SHALL BE CONSTRUCTED AS NECESSARY. THE SITE SHALL BE BROUGHT TO APPROXIMATE FINISH GRADES AND STABILIZED WITHOUT EXTENDED DELAYS. STABILIZATION INCLUDES THE APPLICATION OF EROSION CONTROL BLANKET OR MULCH TO ALL SURFACES DESIGNATED TO BE REVEGETATED. CONSTRUCTION OF RIPRAP SURFACES, AND PLACEMENT OF GRAVEL SURFACES. SILT FENCE AND OTHER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND/OR ADJUSTED TO SUIT CONSTRUCTION IMMEDIATELY AFTER A CUT OR FILL SLOPE HAS BEEN FORMED. STONE CHECK DAMS, RIPRAP INLET AND OUTLET PROTECTION, AND DITCH LININGS WILL BE INSTALLED AS THE WORK PROGRESSES. INITIAL DISTURBANCE/EXPOSURE THE FOLLOWING EROSION CONTROL MEASURES WILL BE UNDERTAKEN:
 - FILL SLOPES, PERIMETER DISTURBANCE, AND COMPLETED CUTS: SHALL BE ROUGH GRADED, AND COVERED WITH A HEAVY APPLICATION OF MULCH PRIOR TO ANY SIGNIFICANT RAINFALL EVENT AND/OR AT LEAST WEEKLY WHETHER FINISHED OR NOT.
 - UNCOMPLETED CUTS: SHALL BE ROUGH GRADED TO DRAIN TO OTHER EROSION CONTROL MEASURES PRIOR TO ANY SIGNIFICANT RAINFALL EVENT.
 - BUILDING AREAS AND AREAS RECEIVING SURFACING: SHALL BE GRADED TO DIRECT RUNOFF TO OTHER EROSION CONTROL MEASURES AT ALL TIMES.
- RIPRAP REQUIRED AT CULVERTS AND STORM DRAIN OUTLETS SHALL CONSIST OF FIELD STONE OR ROUGH UNHEM QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE.
- EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES AND DITCHES NOT OTHERWISE PROTECTED.
- IMMEDIATELY FOLLOWING FINAL GRADING ALL GRADED OR DISTURBED AREAS NOT TO BE BUILT ON OR SURFACED SHALL BE LOAMED AND SEEDED TO ESTABLISH PERMANENT VEGETATIVE COVER.
 - TOPSOIL:
 - SPREAD TOPSOIL IN DISTURBED AREAS AS DESCRIBED ON C-103 LANDSCAPE PLAN.
 - SOIL AMENDMENTS: (REFER TO LANDSCAPE DRAWING)
 - SEEDING:
 - TEMPORARY SEEDING - SHALL CONSIST OF THE FOLLOWING SEED MIX PROPORTIONED BY WEIGHT AND SPREAD AT A RATE AS RECOMMENDED BY THE SUPPLIER, BUT NOT LESS THAN 3/LBS. PER 1000 S.F.
 - AROSTOOK RYE: RECOMMENDED SEEDING DATES 9/15 THRU 11/1, RECOMMENDED APPLICATION RATE 112/LBS. PER ACRE.
 - ANNUAL RYE GRASS: RECOMMENDED SEEDING DATES 4/1 THRU 7/1, RECOMMENDED APPLICATION RATE 40/LBS. PER ACRE.
 - PERENNIAL RYE GRASS: RECOMMENDED SEEDING DATES 8/15 THRU 9/15, RECOMMENDED APPLICATION RATE 40/LBS. PER ACRE.
 - DORMANT SEEDING - IF PERMANENT VEGETATED STABILIZATION CANNOT BE ESTABLISHED DUE TO THE SEASON OF THE YEAR, ALL EXPOSED AND DISTURBED AREAS NOT TO UNDERGO FURTHER DISTURBANCE SHALL HAVE DORMANT SEEDING APPLIED AND TEMPORARILY MULCHED WITH HAY AT A RATE OF 2 TONS PER ACRE TO PROTECT THE SITE. A SUITABLE BINDER SUCH AS CURASOL OR TERRATAK SHALL BE USED TO SECURE THE HAY MULCH. THE FOLLOWING METHODS MAYBE USED TO PERFORM DORMANT SEEDING:
 - PREPARE THE SEEDBED, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. AFTER THE FIRST KILLING FROST AND BEFORE SNOW FALL, BROADCAST OR HYDROSEED THE SELECTED SEED MIXTURE. DOUBLE THE REGULAR SEEDING RATES FOR THIS TYPE OF SEEDING.
 - WHEN SOIL CONDITIONS PERMIT, BETWEEN THE FIRST KILLING FROST AND BEFORE SNOW FALL, PREPARE THE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED SEED MIXTURE AND MULCH AND ANCHOR. DOUBLE THE REGULAR SEEDING RATES FOR THIS TYPE OF SEEDING.
 - DORMANT SEEDING NEEDS TO BE ANCHORED EXTREMELY WELL ON SLOPES, DITCH BASES AND AREAS OF CONCENTRATED FLOWS.
 - DORMANT SEEDING REQUIRES INSPECTION AND RESEEDING AS NEEDED IN THE SPRING. ALL AREAS WHERE COVER IS INADEQUATE MUST BE IMMEDIATELY RESEEDED AND MULCHED AS SOON AS POSSIBLE.
- MULCHING OR INSTALLATION OF EROSION CONTROL BLANKET SHALL BE DONE IN CONJUNCTION WITH ALL SEEDING. IMMEDIATELY AFTER SEEDBED PREPARATION; LIMING, FERTILIZATION, AND SEEDING, HAY, STRAW OR WOOD FIBER CELLULOSE SHALL BE SPREAD UNIFORMLY. THE MULCH MAY BE ANCHORED IN PLACE BY UNIFORMLY APPLYING AN ACCEPTABLE MULCH BINDER.

- IF GERMINATION IS UNSUCCESSFUL (LESS THAN 75 PERCENT CATCH) WITHIN 30 DAYS OF SEEDING OR THERE IS UNSATISFACTORY GROWTH IN THE NEXT YEAR, THE APPLICANT SHALL RESEED THE AREA IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS LISTED ABOVE.
- AREAS WHICH ARE TO BE BUILT ON OR SURFACED, SHALL RECEIVE A THICK LAYER OF HAY MULCH TO PROTECT THE SURFACE DURING SPRING RUNOFF CONDITIONS.
- THE SITE SHALL BE CLEANED OF EXCESS MATERIAL, TRASH AND DEBRIS. TEMPORARY EROSION/SEDIMENTATION CONTROL DEVICES SHALL BE REMOVED. SEDIMENTS SHALL BE DISTRIBUTED WITHIN AREAS NOT SUBJECT TO EROSION, THEN SEEDED AND MULCHED.
- WINTER CONDITIONS A. SILT FENCE - IN LIEU OF PROVIDING THE 4" x 4" TRENCH FOR FROZEN GROUND, STONY SOIL, THE PRESENCE OF LARGE ROOTS, OR OTHER PROHIBITIVE CONDITIONS, THE BOTTOM 8" - 12" OF THE FABRIC MAY BE LAID ON EXISTING GRADE AND BACK FILLED WITH STONE ANCHORING MATERIAL, AS SHOWN ON THE DRAWINGS.



SILTATION FENCE
N.T.S.



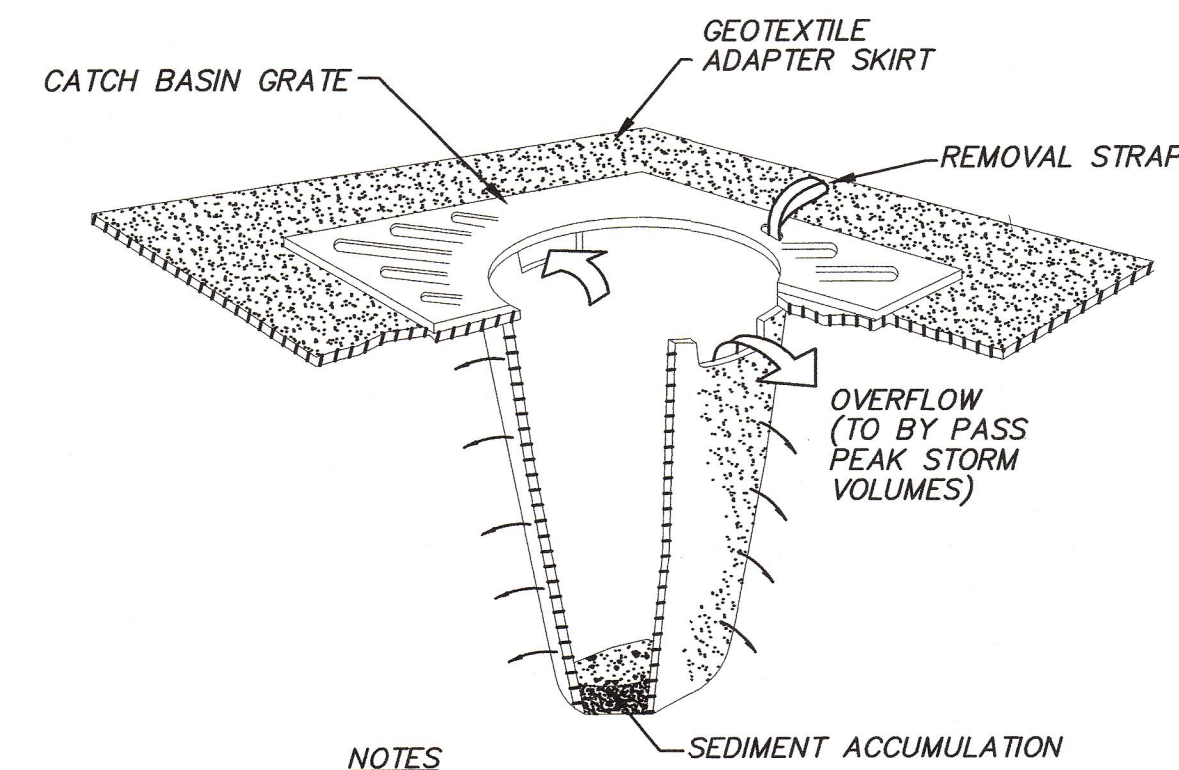
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
- WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

EROSION CONTROL BLANKET
(SLOPE INSTALLATION)
N.T.S.

CONSTRUCTION SEQUENCE:
IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE UPON RECEIPT OF ALL NECESSARY PERMITS AND APPROVALS. THE FOLLOWING OUTLINES THE PRELIMINARY CONSTRUCTION SEQUENCE.

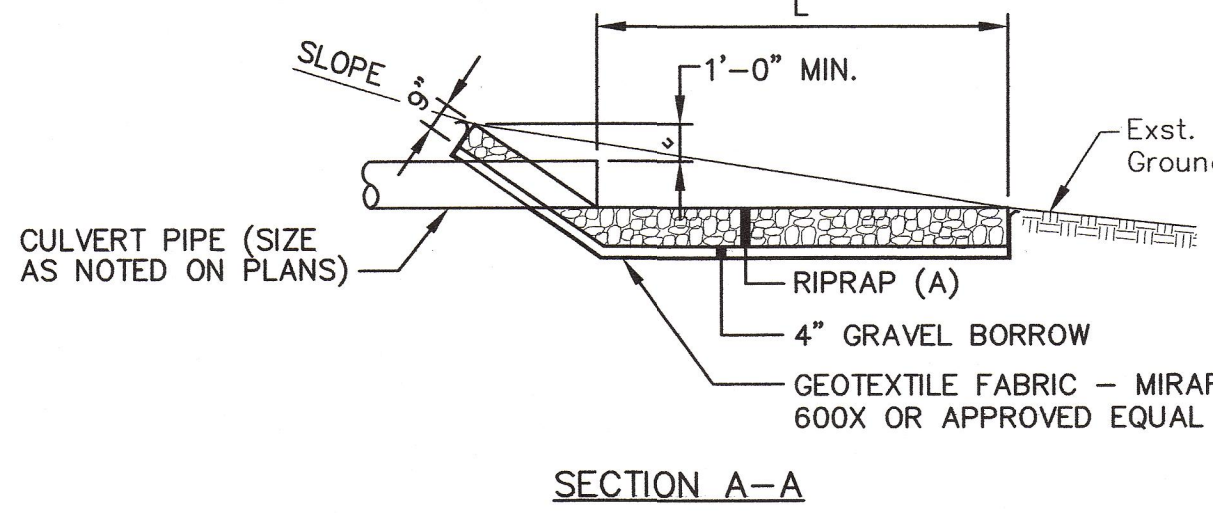
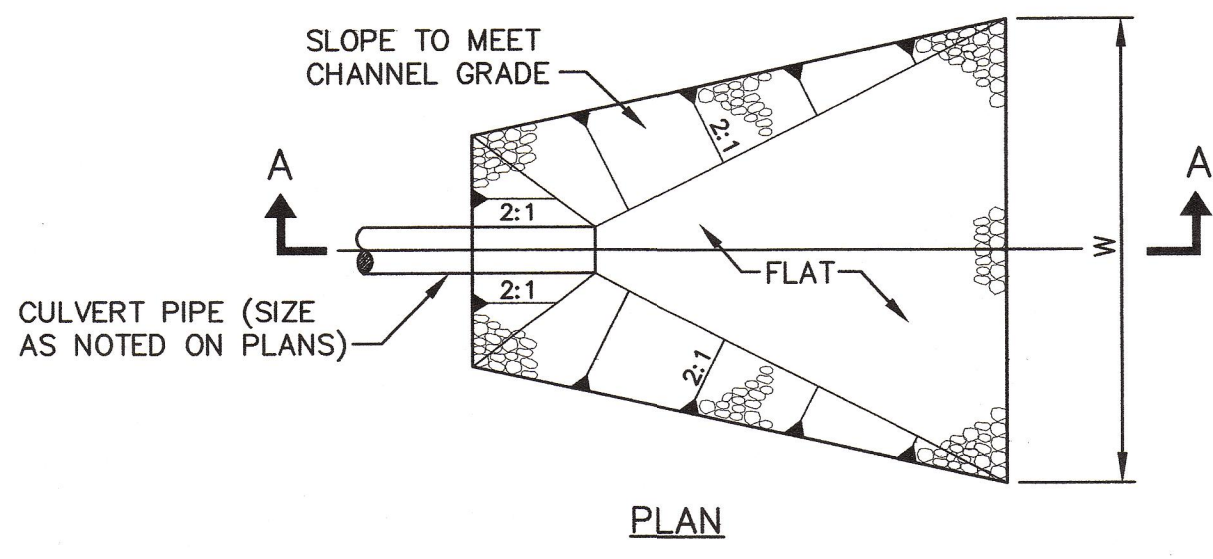
- JULY 2003 - CLEAR VEGETATION AND INSTALL TEMPORARY EROSION CONTROL MEASURES.
- GRUB SITE/REMOVE AND STOCKPILE TOPSOIL.
- COMMENCE BUILDING CONSTRUCTION.
- INSTALL STORM DRAINS AND OTHER UTILITIES.
- EXCAVATION AND SUBGRADE CONSTRUCTION OF DRIVES AND PARKING AREAS.
- PLACEMENT OF GRAVEL.
- OCTOBER 2003 - SITE STABILIZATION (BITUMINOUS PAVEMENT / LOAM, SEED AND MULCH). REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER ALL DISTURBED AREAS ARE STABILIZED (75% VIGOROUS GROWTH IN VEGETATED AREAS).
- 2004 - COMMENCE PHASE 2 BUILDING CONSTRUCTION.
- 2004 - PHASE 2 SITE STABILIZATION (BITUMINOUS PAVEMENT / LOAM, SEED AND MULCH). REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER ALL DISTURBED AREAS ARE STABILIZED (75% VIGOROUS GROWTH IN VEGETATED AREAS).



NOTES

- CATCH BASIN PROTECTION TO BE "SILTSTACK" (BY ACF ENVIRONMENTAL) OR "STREAM GUARD" (BY FOSS ENVIRONMENTAL SERVICES).
- INSERT TO BE EMPTIED IN AN APPROVED MANNER WHEN IT IS 1/2 FULL OF SEDIMENT.
- INSPECT INSERT AFTER ALL RAINFALL EVENTS, REPAIR AND MAINTAIN AS REQUIRED.

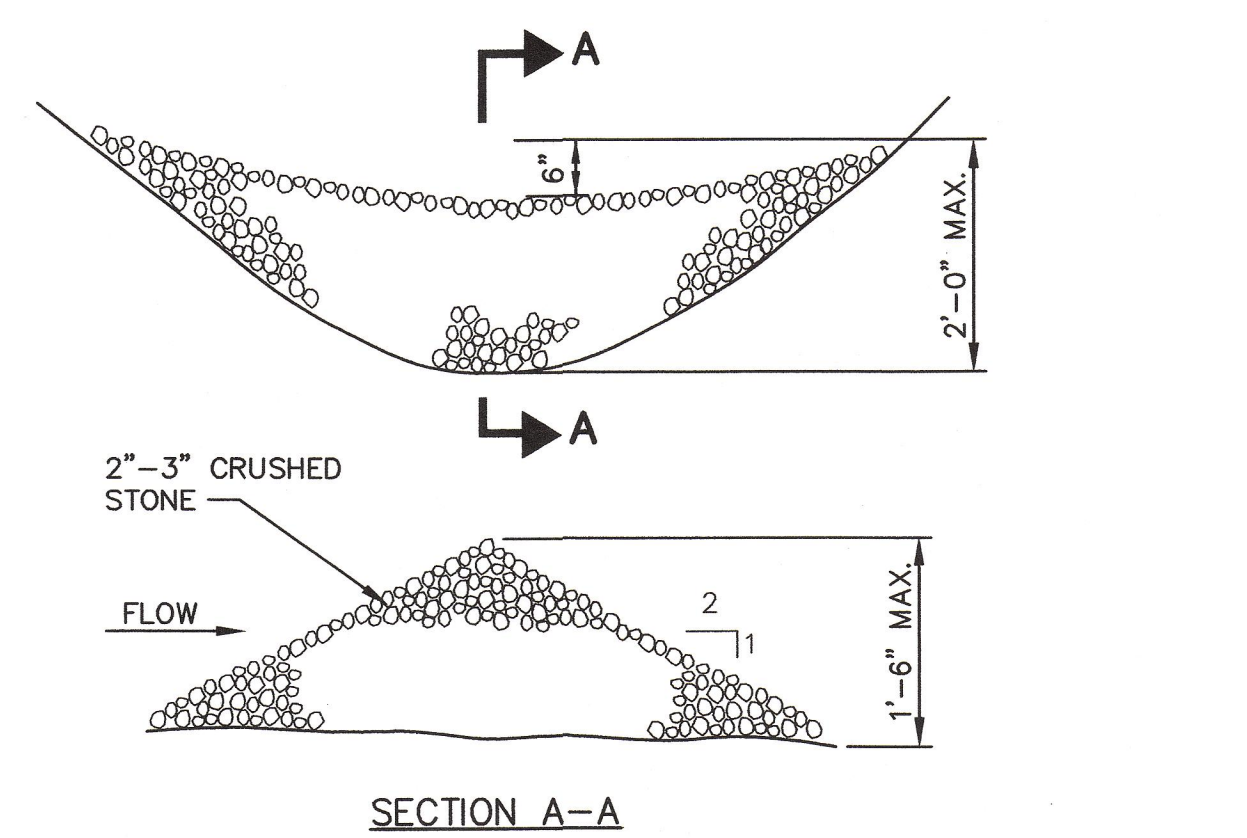
TEMPORARY INLET PROTECTION
N.T.S.



DIAMETER	L	W	A	D ₅₀
12"	6'	4'	8"	3" ***
15"	6'	4'	12"	4"

*** RIPRAP USED FOR THE DETENTION POND OUTLET SHALL BE D₅₀ = 9".

RIPRAP INLET/OUTLET PROTECTION
N.T.S.

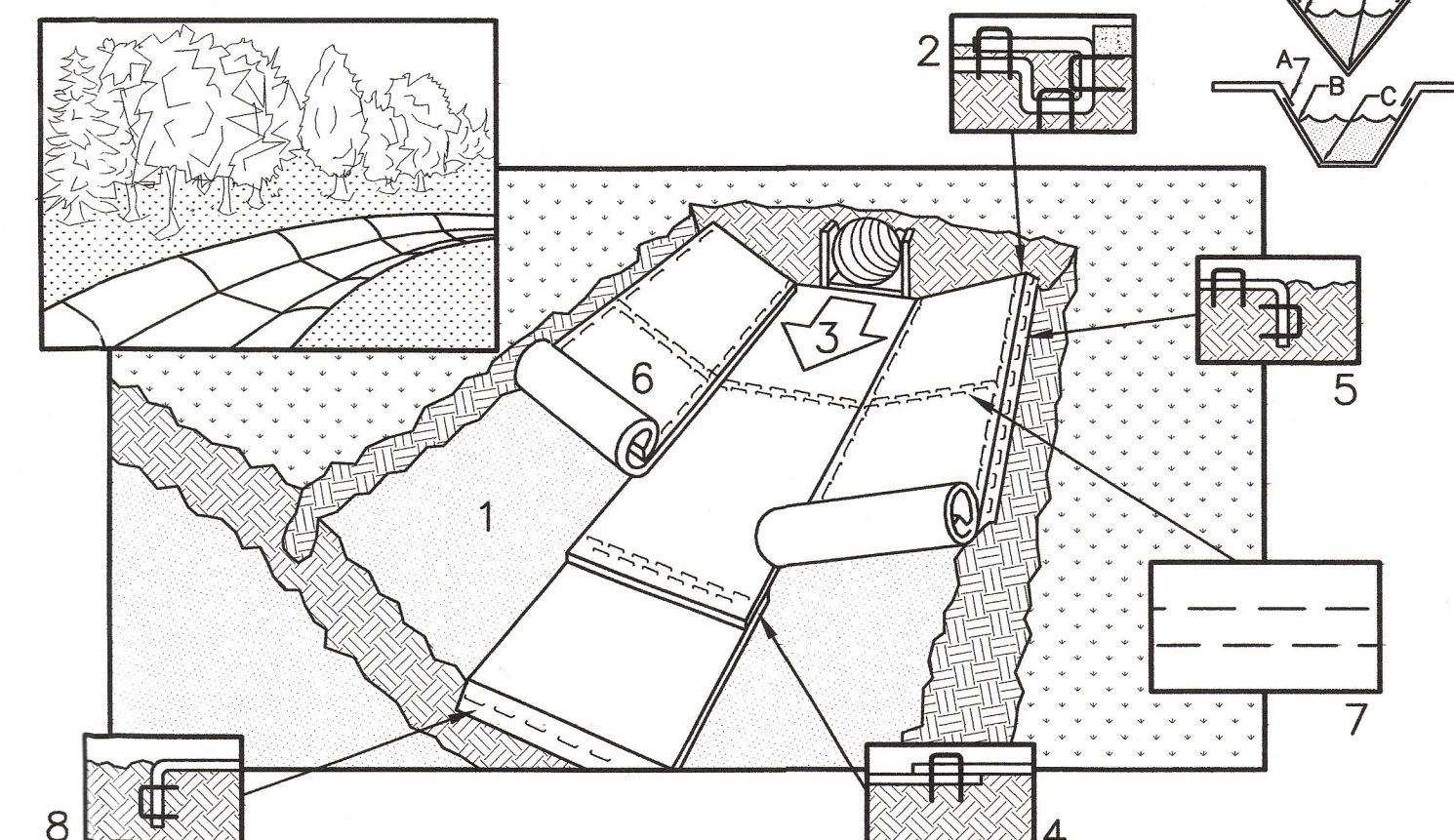


SPACING BETWEEN CHECK DAMS

S ₀ (FT./FT.)	L (FT.)
0.020	75
0.030	50
0.040	40
0.050	30
0.080	20
0.100	10

STONE CHECK DAM DETAIL
N.T.S.

NOTE: HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE RECOMMENDATIONS FOR CHANNELS.



- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
- BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
- PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
- FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED (2" FOR C350 MATTING).
- IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30'-40' INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
- THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

EROSION CONTROL BLANKET
(CHANNEL INSTALLATION)
N.T.S.

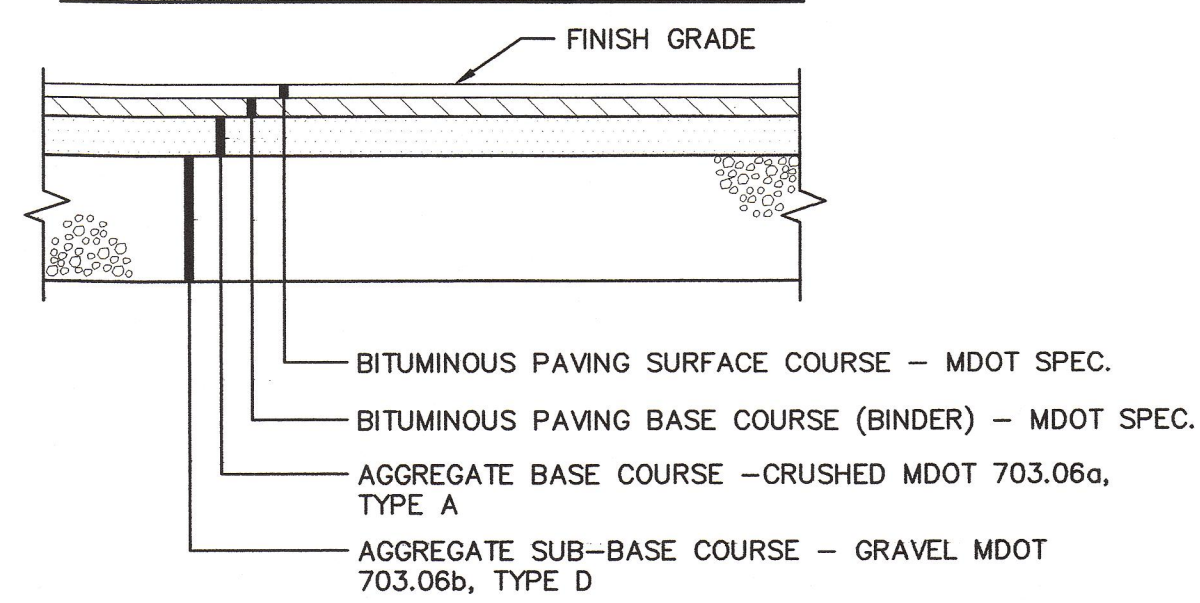
NO.	REFERENCE DRAWINGS	REV.	DATE	STATUS	BY	CHKD	APPD
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	SYDesign Consultants CIVIL ENGINEERS & LAND SURVEYORS P.O. BOX 86A, CUMBERLAND CENTER, ME. 04021 Phone: (207) 829-6994 Fax: (207) 829-2231 Email: info@sydesign.com		FIELD BOOK # DESIGN: PBB	PROJECT: PORTLAND SPORTS CENTER 512 WARREN AVENUE, PORTLAND, MAINE EROSION AND SEDIMENTATION CONTROL NOTES & DETAILS
	CLIENT: DeStefano & Associates, Inc. 2456 LAFAYETTE ROAD, PORTSMOUTH, NH 03801		FIELD BOOK PAGE DRAWN: PBB	
	PROJECT DIR. DATE: APRIL 2003		FLAT FILE INDEX NUMBER CHKD: SWD	
	DRAWING NAME SCALE: AS NOTED		PROJ. NO. DATE: APRIL 2003	
			DWG. NO. 5 OF 7	PROJ. NO. 03-213-00
			DATE OF APPROVAL: 7/22/03	REV. NO. C-300

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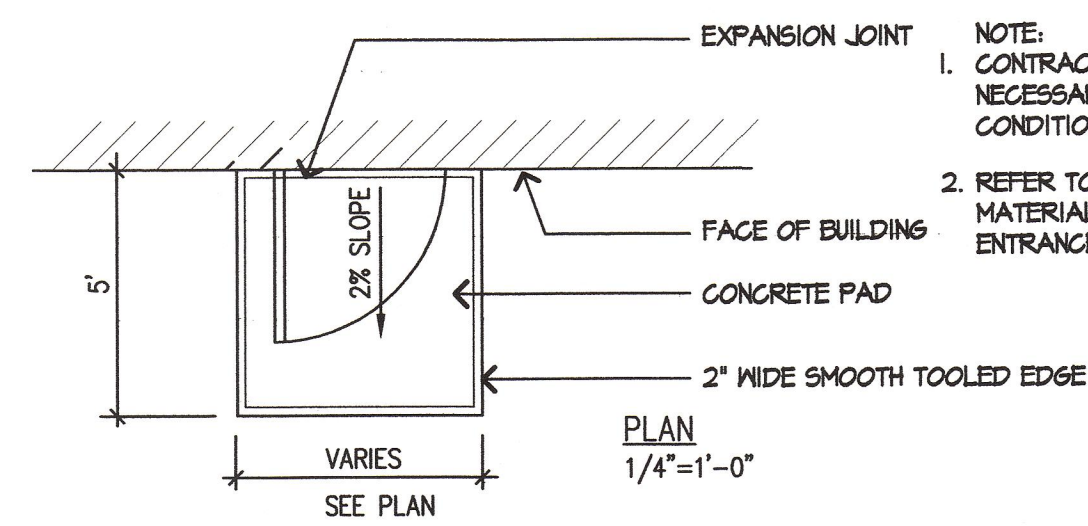
NOTE:
1. REFER TO DETAIL 1, SHEET C-302 FOR FILL MATERIALS UNDER DOOR PADS AND PAVEMENT AT ENTRANCES.

	STD. P.VMT	WALK
SURFACE COURSE - MDOT D	-	2"
SURFACE COURSE - MDOT C	1-1/4"	-
BINDER COURSE - MDOT B	1-3/4"	-
CRUSHED AGGREGATE BASE	6"	12"
GRAVEL SUB-BASE	15"	-

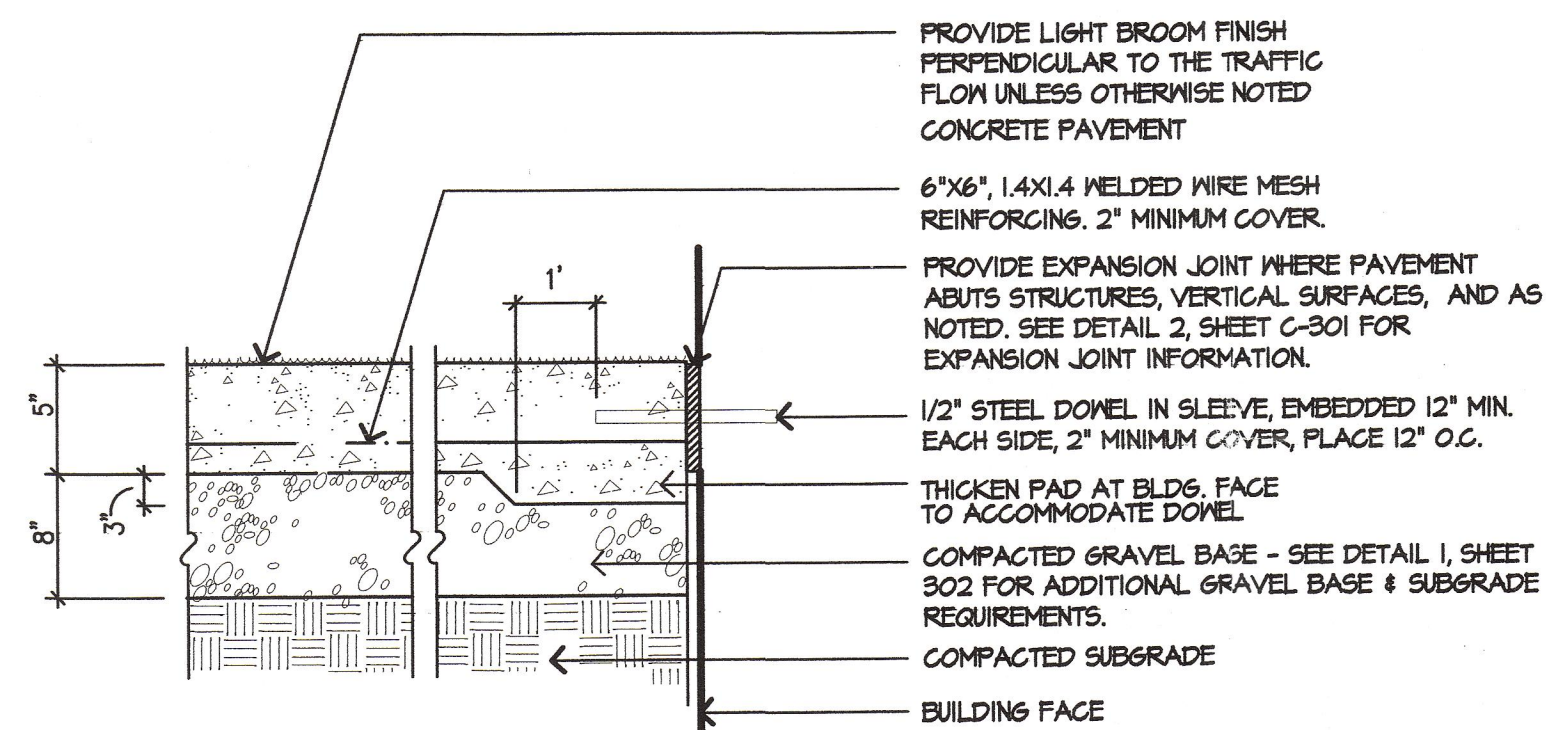


1 BITUMINOUS CONCRETE PAVEMENT

SCALE: N.T.S.

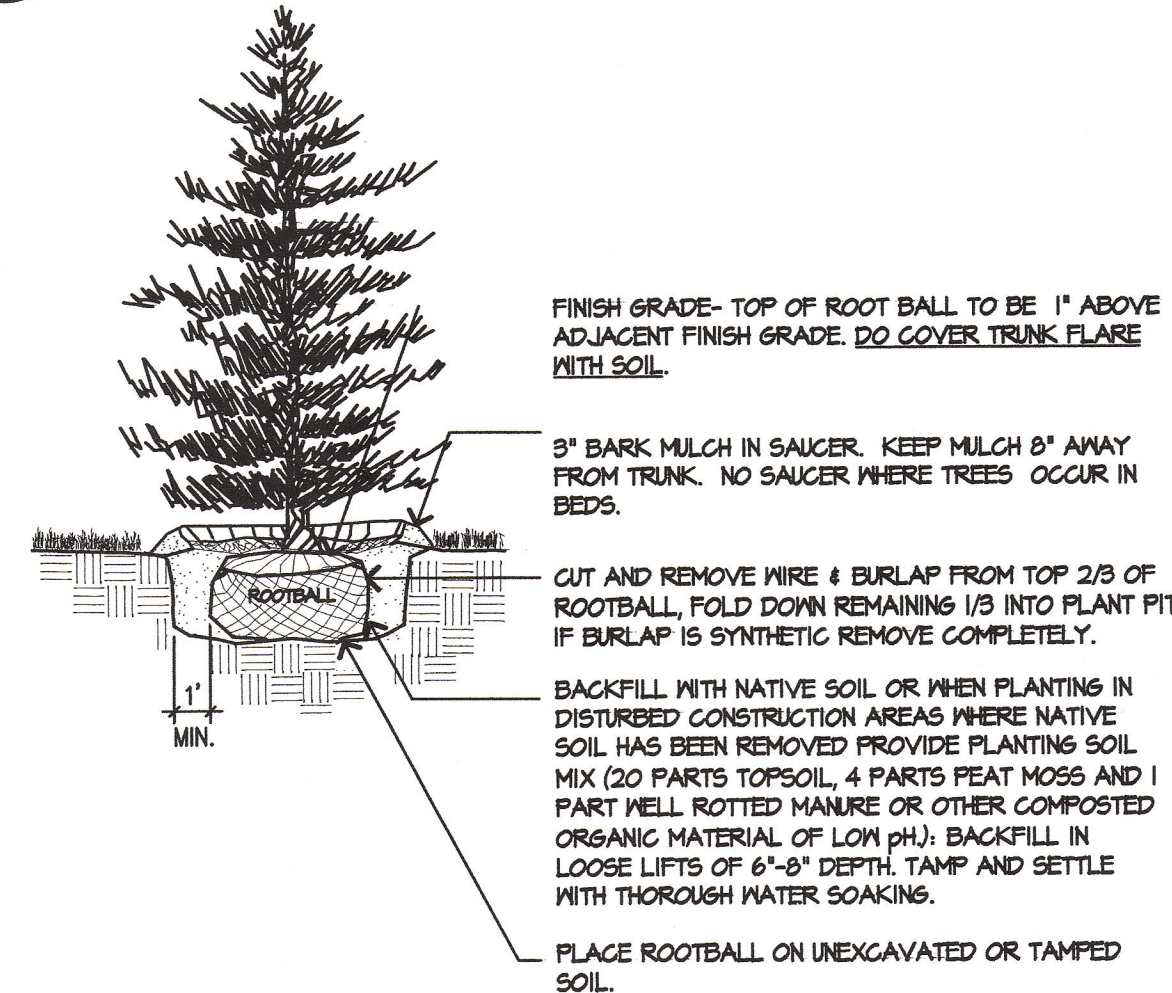


NOTE:
1. CONTRACTOR SHALL MODIFY THIS DETAIL AS NECESSARY TO CONFORM TO SITE CONDITIONS.
2. REFER TO DETAIL 1, SHEET C-302 FOR FILL MATERIALS UNDER PADS AND PAVEMENT AT ENTRANCES.



5 CONCRETE PAD TO BUILDING

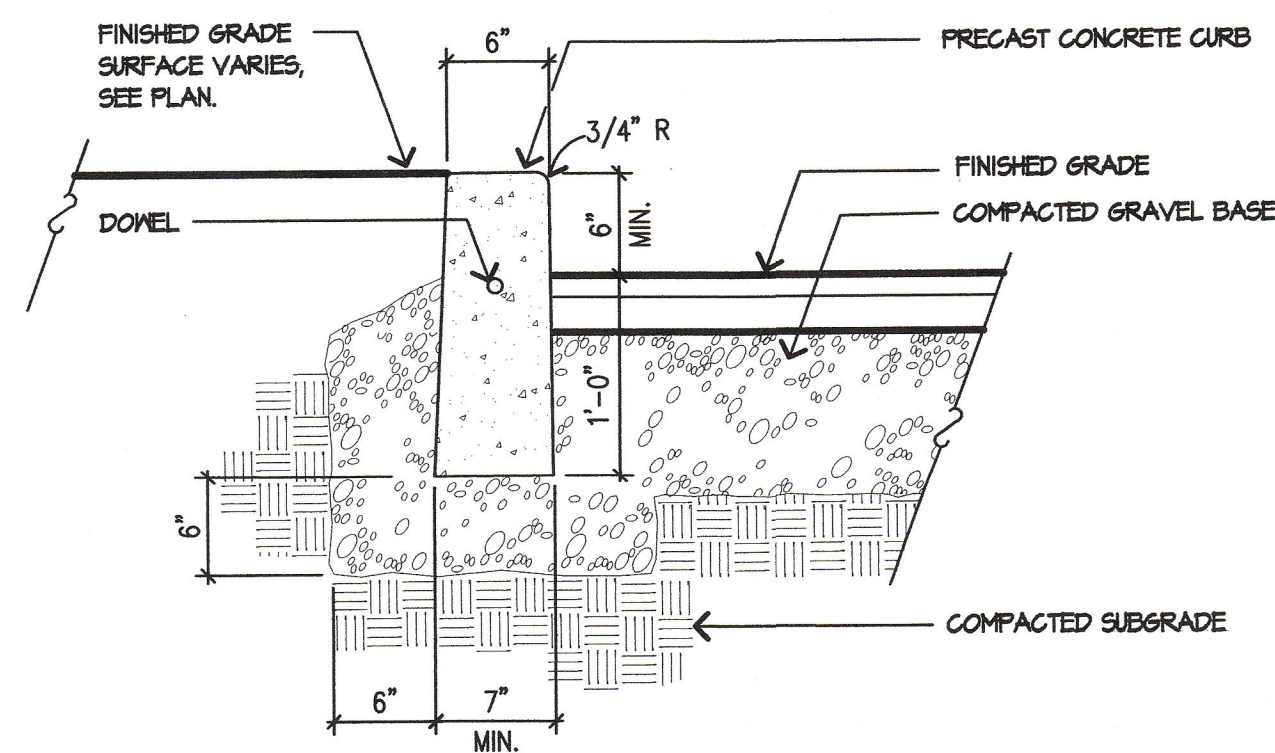
SCALE: N.T.S.



8 EVERGREEN TREE PLANTING

SCALE: N.T.S.

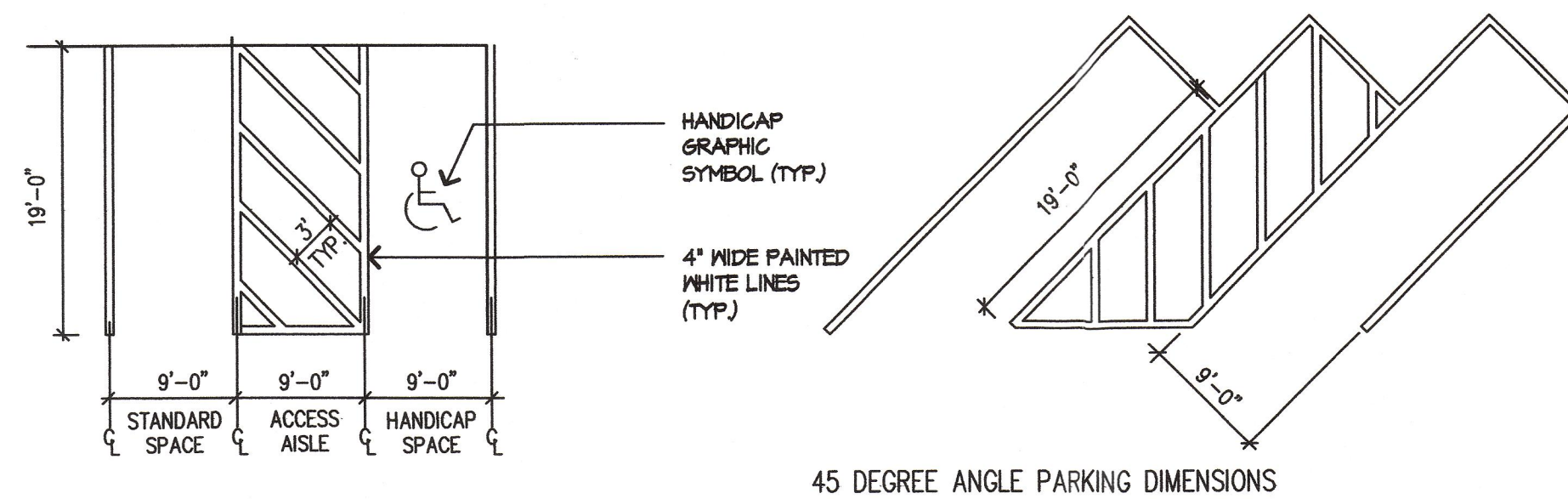
NOTES:
1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF CURB SECTION LENGTH AND LAYOUT TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION OF CURB.



2 PRECAST CONCRETE CURB

SCALE: 1" = 1'-0"

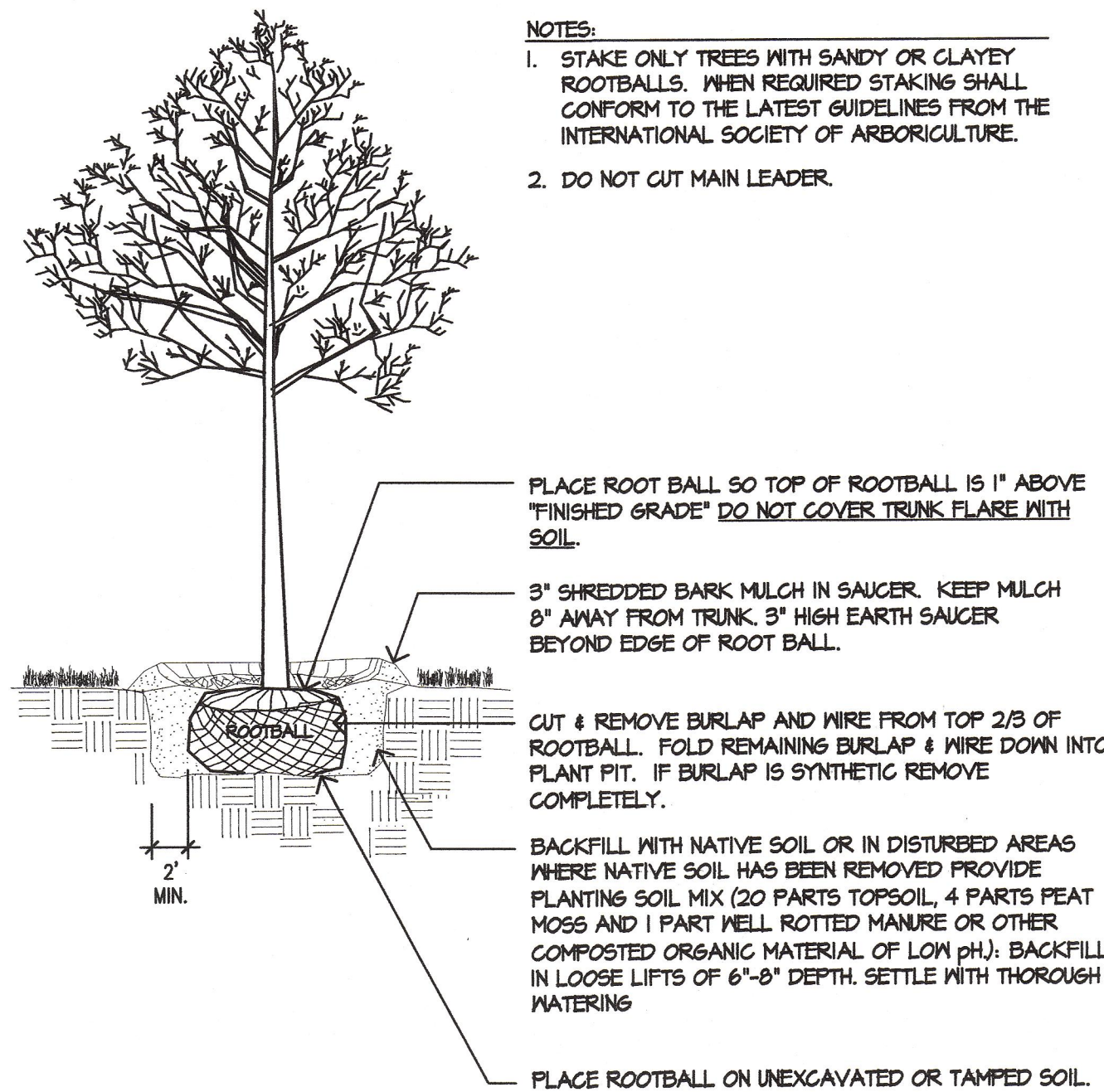
NOTE:
1. SYMBOLS AND PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
2. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT WITH SILICA SAND FOR SKID RESISTANCE, MEETING THE REQUIREMENTS OF ASHTO M248-TYPE N. PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER.



6 PARKING SPACE LAYOUT

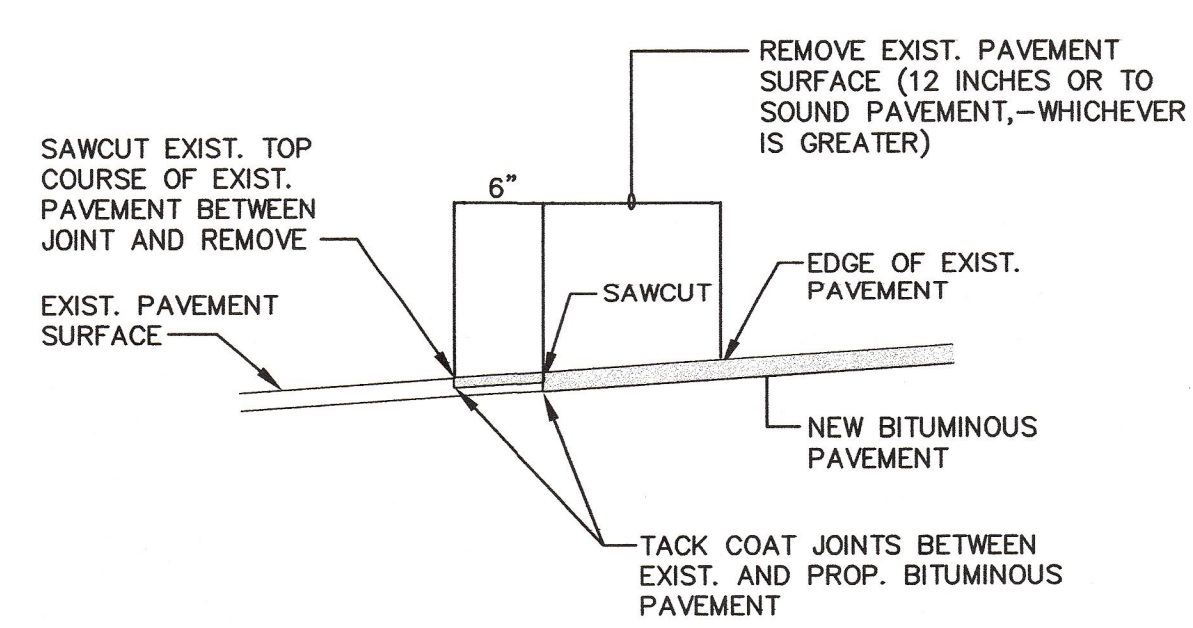
SCALE: N.T.S.

NOTES:
1. STAKE ONLY TREES WITH SANDY OR CLAYEY ROOTBALLS. WHEN REQUIRED STAKING SHALL CONFORM TO THE LATEST GUIDELINES FROM THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
2. DO NOT CUT MAIN LEADER.



9 DECIDUOUS TREE PLANTING AND STAKING

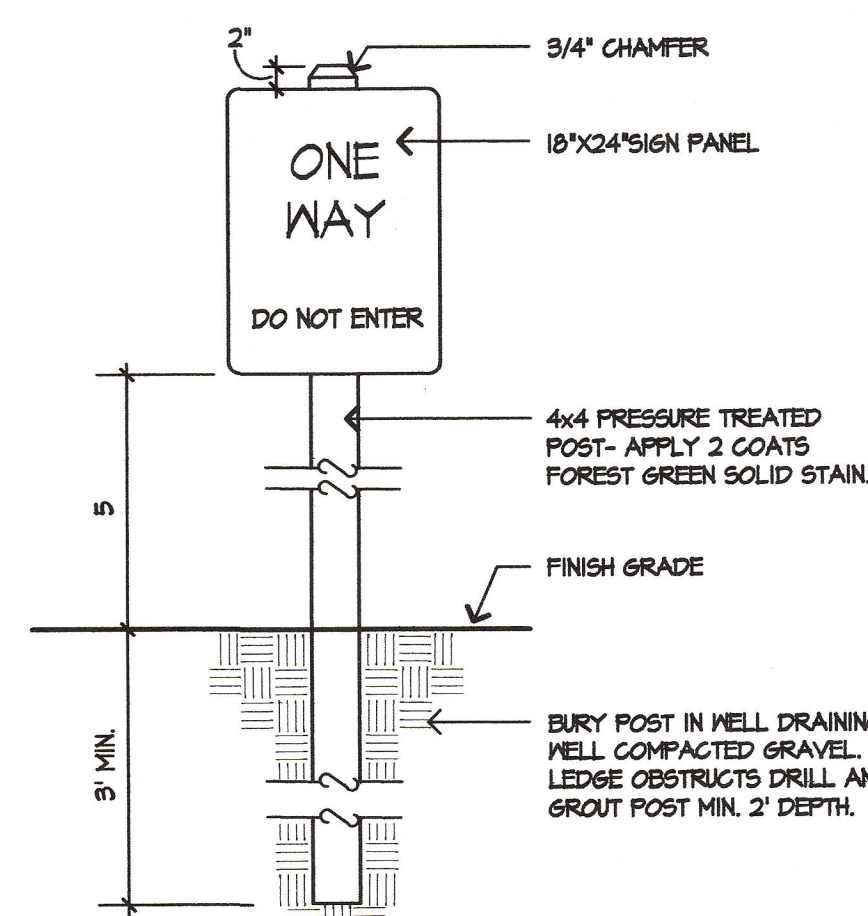
SCALE: N.T.S.



3 BITUMINOUS CONCRETE BUTT JOINT DETAIL

SCALE: N.T.S.

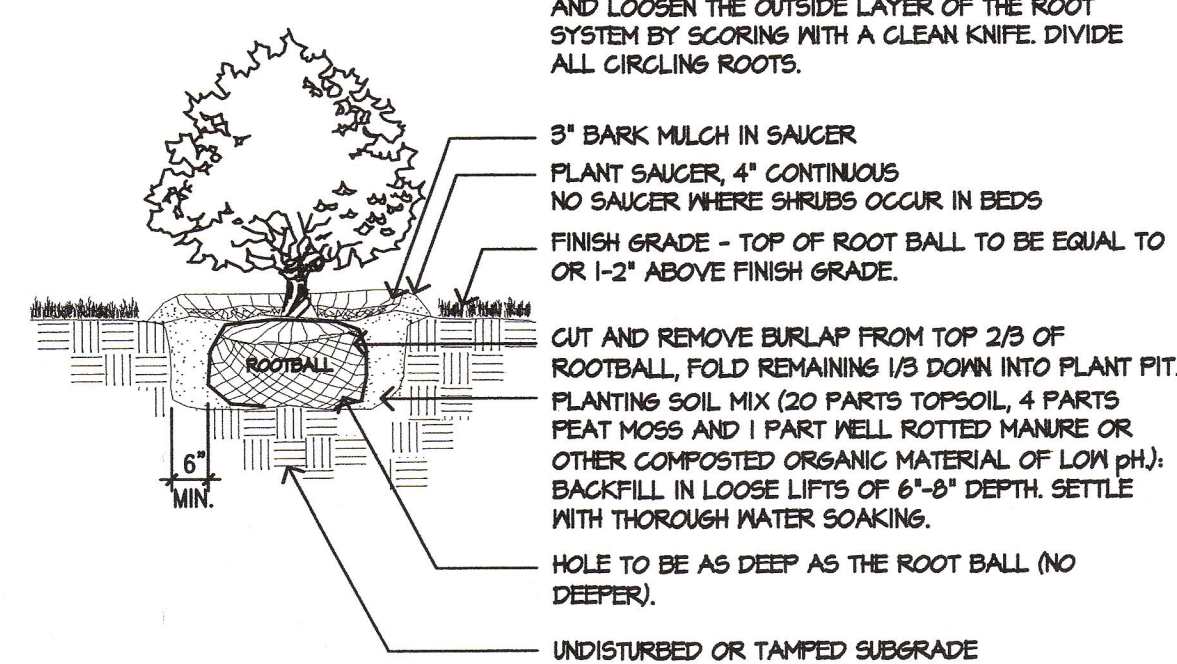
NOTES:
1. PROVIDE SHOP DRAWINGS OF ALL SIGNS TO THE OWNER'S REPRESENTATIVE PRIOR TO PURCHASING.
2. OWNER'S REPRESENTATIVE TO APPROVE ALL SIGN LOCATIONS IN THE FIELD PRIOR TO INSTALLATION.
3. ALUMINUM SIGN PANEL FLUSH MOUNTED TO SUPPORT POST. PRESSURE-SENSITIVE VINYL GRAPHICS LETTERING STYLE AND COPY TO MEET APPLICABLE STATE OF MAINE D.O.T. CODES AND ADA REQUIREMENTS.
4. HANDICAP SIGN PANELS ALONG BUILDINGS TO BE ATTACHED TO BUILDING. OWNER TO APPROVE LOCATION AND METHOD OF ATTACHMENT PRIOR TO INSTALLATION.



7 SIGNAGE AND HANDICAP PAVEMENT SYMBOL

SCALE: N.T.S.

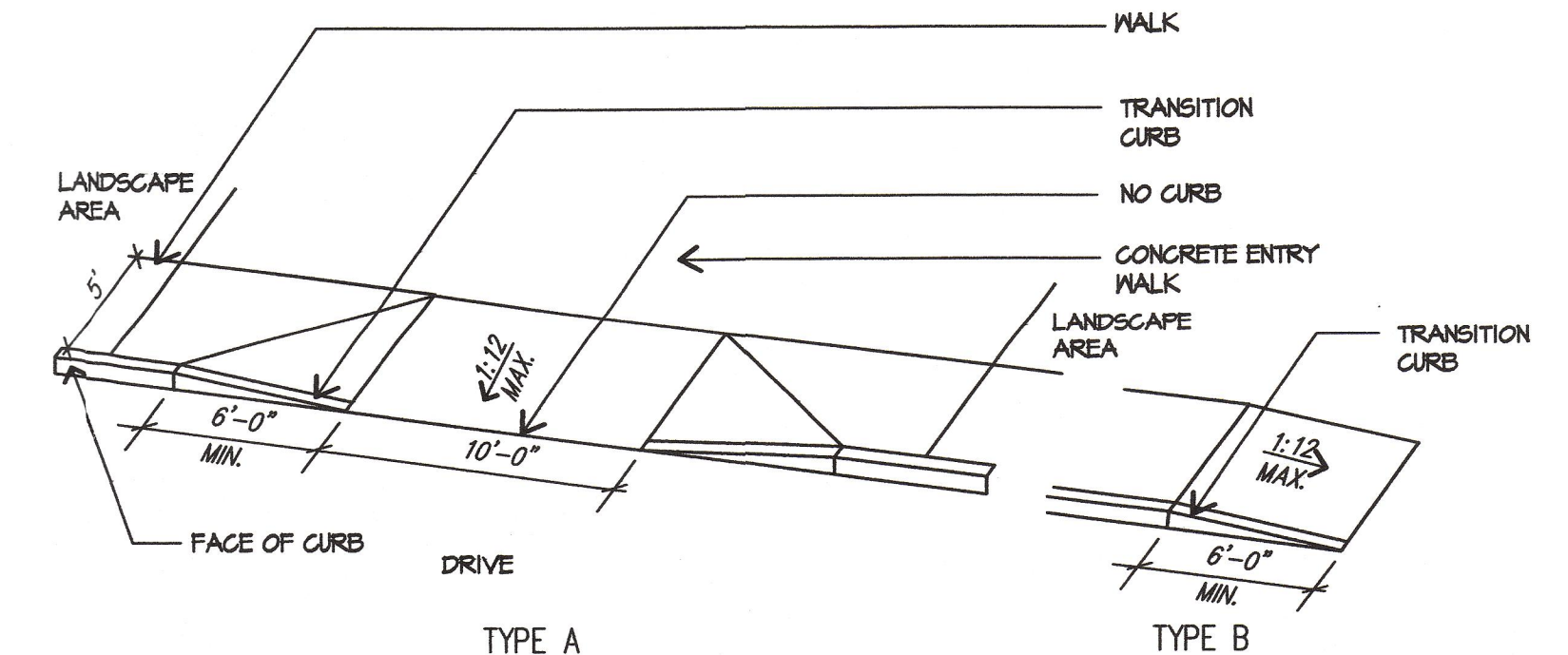
NOTE: WHEN PLANTING CONTAINER GROWN PLANTS-REMOVE THE BALL FROM THE CONTAINER AND LOOSEN THE OUTSIDE LAYER OF THE ROOT SYSTEM BY SCORING WITH A CLEAN KNIFE. DIVIDE ALL CIRCLING ROOTS.



10 TYPICAL SHRUB PLANTING

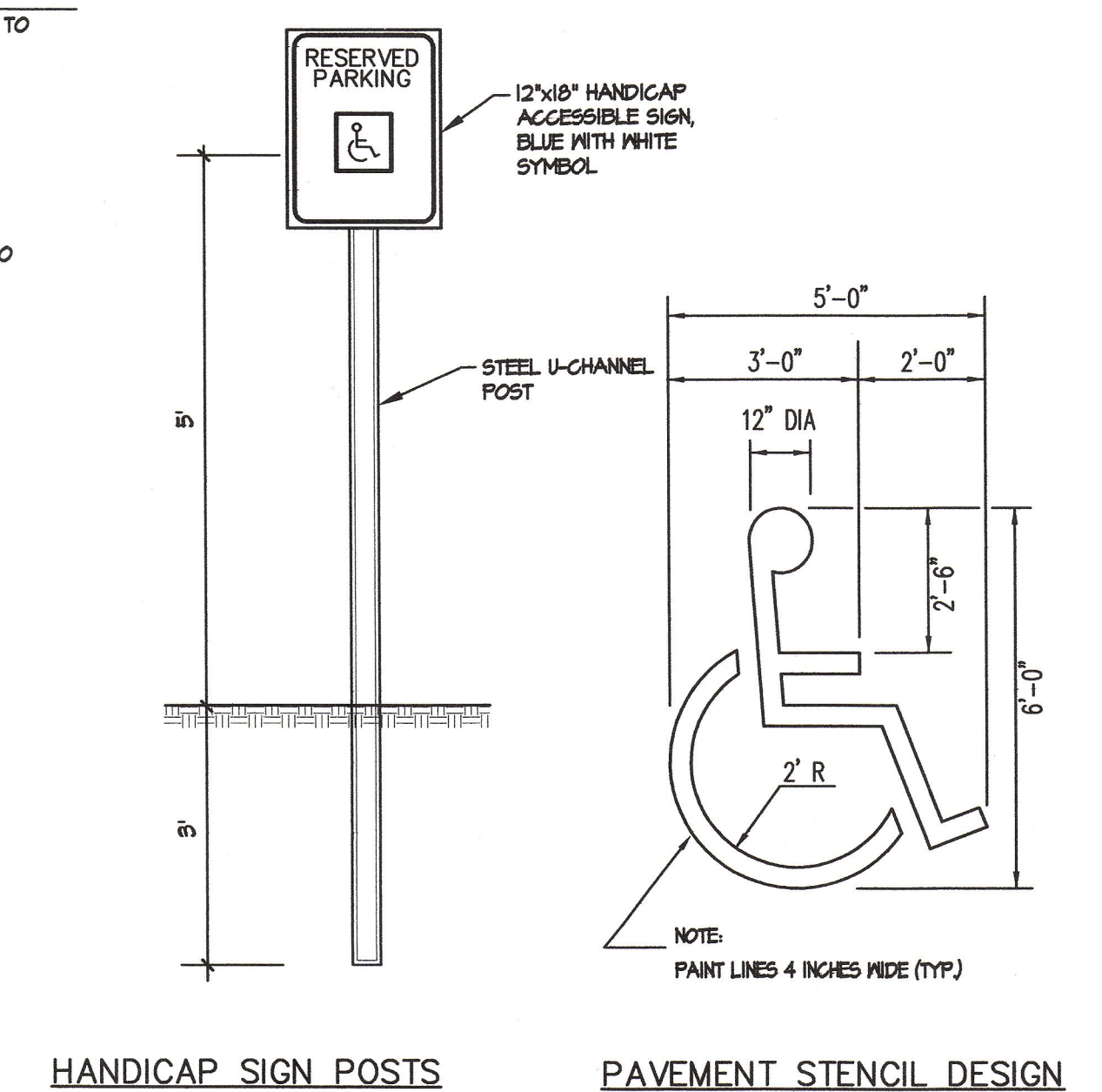
SCALE: N.T.S.

NOTES:
1. DIMENSIONS SHOWN AT EDGE OF ROAD ARE FIXED.
2. RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK, I.E. DEPTH OF SURFACE AND FOUNDATION.
3. DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIMENSIONS TO COMPLY WITH A.D.A. REQUIREMENTS.
4. REFER TO DETAIL 1, SHEET C-302 FOR FILL MATERIALS UNDER DOOR PADS AND PAVEMENT AT ENTRANCES.



4 WALKWAY TIP DOWN

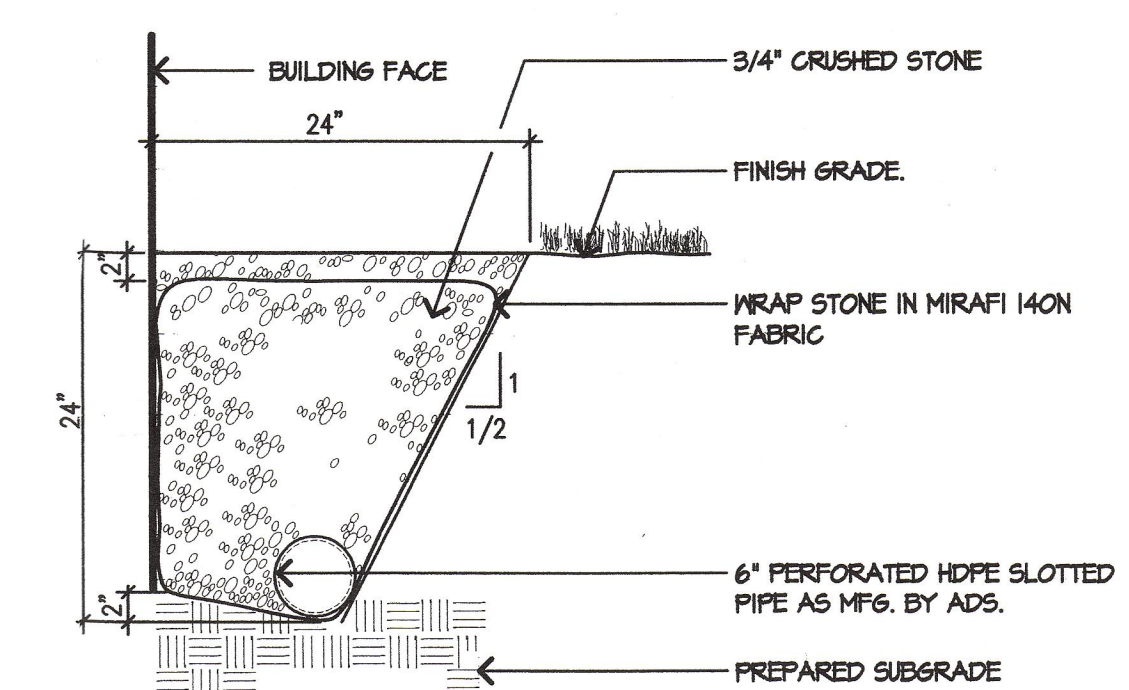
SCALE: N.T.S.



HANDICAP SIGN POSTS
N.T.S.

PAVEMENT STENCIL DESIGN
N.T.S.

NOTES:
1. FILTER FABRIC TO BE MIRAFI 140N. LAP END SPLICES 6\"/>

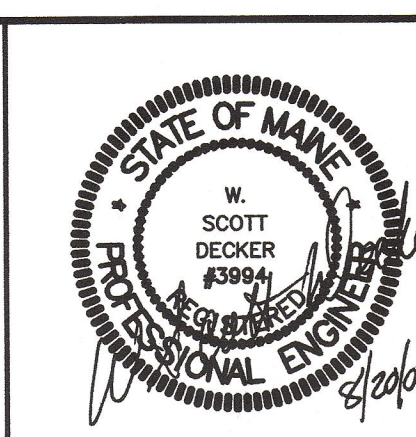


11 DRIP STRIP

SCALE: N.T.S.

NO.	REFERENCE DRAWINGS	REV.	DATE	STATUS	BY	CHKD	APPD
3			8-19-03	REVISED FOR CITY OF PORTLAND SITE PLAN APPROVAL AND CONSTRUCTION	PBB	WSD	WSD
2			8-5-03	REVISED FOR CITY OF PORTLAND SITE PLAN APPROVAL AND CONSTRUCTION	PBB	WSD	WSD
1			7-18-03	ISSUED FOR CONSTRUCTION	PBB	WSD	WSD
C			7-15-03	REVISED AND RESUBMITTED FOR CITY OF PORTLAND SITE PLAN REVIEW	PBB	WSD	WSD
B			5-20-03	ISSUED FOR PRICING	PBB	WSD	WSD
A			4-2-03	CITY OF PORTLAND SITE PLAN REVIEW	PBB	WSD	WSD

NO.	REFERENCE DRAWINGS	REV.	DATE	STATUS	BY	CHKD	APPD
3			8-19-03	REVISED FOR CITY OF PORTLAND SITE PLAN APPROVAL AND CONSTRUCTION	PBB	WSD	WSD
2			8-5-03	REVISED FOR CITY OF PORTLAND SITE PLAN APPROVAL AND CONSTRUCTION	PBB	WSD	WSD
1			7-18-03	ISSUED FOR CONSTRUCTION	PBB	WSD	WSD
C			7-15-03	REVISED AND RESUBMITTED FOR CITY OF PORTLAND SITE PLAN REVIEW	PBB	WSD	WSD
B			5-20-03	ISSUED FOR PRICING	PBB	WSD	WSD
A			4-2-03	CITY OF PORTLAND SITE PLAN REVIEW	PBB	WSD	WSD



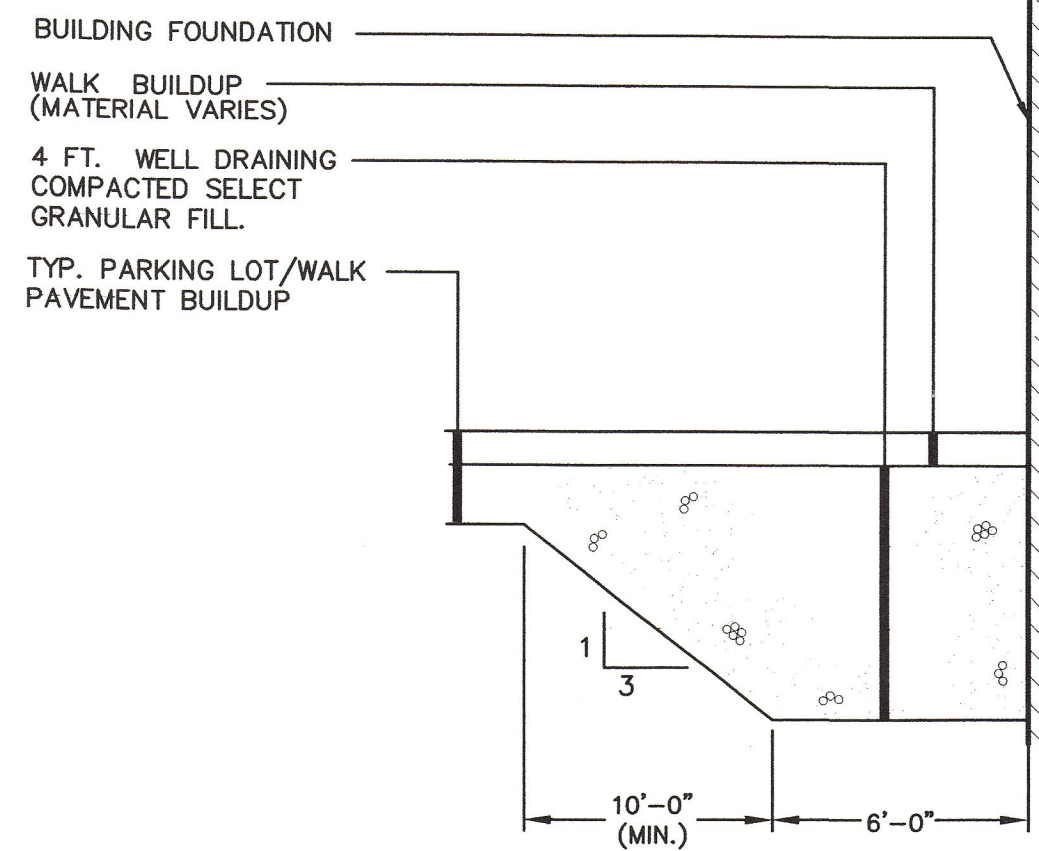
SYTDesign Consultants
CIVIL ENGINEERS & LAND SURVEYORS
P.O. BOX 86A, CUMBERLAND CENTER, ME. 04021
Phone: (207) 829-6994 Fax: (207) 829-2231 Email: info@sytdesign.com

CLIENT: **DeStefano & Associates, Inc.**
2456 LAFAYETTE ROAD, PORTSMOUTH, NH 03801

FIELD BOOK #	DESIGN: PBB	PROJECT: PORTLAND SPORTS CENTER
FIELD BOOK PAGE	DRAWN: PBB	
FLAT FILE INDEX NUMBER	CHKD: SWD	
PROJECT DIR.	DATE: APRIL 2003	PROJ. NO. 03-213-00
DRAWING NAME	SCALE: AS NOTED	DWG. NO. 6 OF 17 OF PORTLAND
		REV. 3

APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 7/22/03

L:\Projects\2003-PROJECTS\03-21300\DWG\0321300C-301.dwg, 08/20/2003 07:07:52 AM

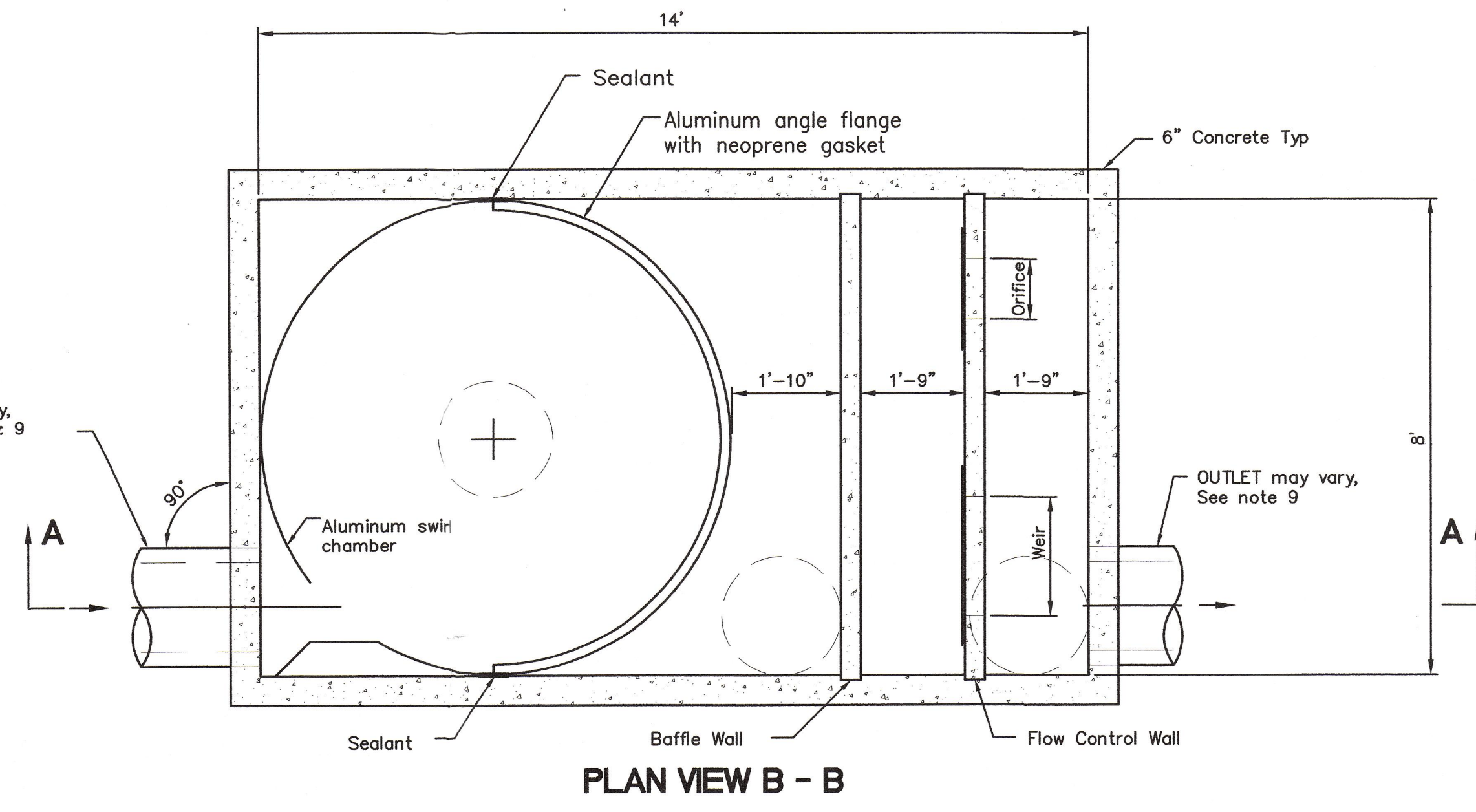


1 BASE BUILD UP AT BUILDING ENTRANCES
SCALE: N.T.S.

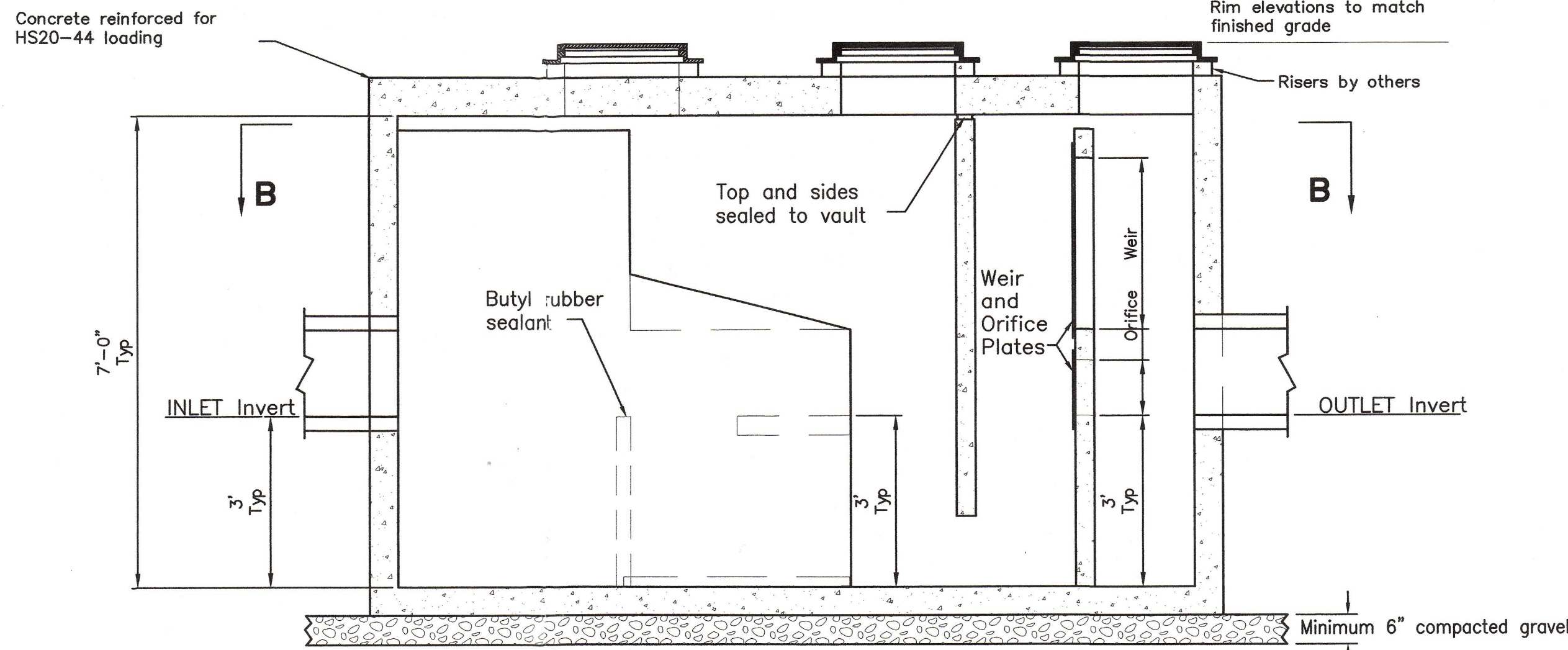
- Stormwater Treatment System (SWTS) shall have:
Peak treatment capacity: 11 cfs
Sediment storage: 4.0 cu yd
Sediment chamber dia: 8' min
- SWTS shall remove 80% of the net annual TSS loading based on a 50 micron size particle

- NOTES:
- Stormwater Treatment System (SWTS) shall have:
Peak treatment capacity: 11 cfs
Sediment storage: 4.0 cu yd
Sediment chamber dia: 8' min
 - SWTS shall be contained in one rectangular structure
 - SWTS shall remove 80% of the net annual TSS loading based on a 50 micron size particle
 - SWTS shall retain floatables and trapped sediment up to and including peak treatment capacity
 - SWTS inverts in and out shall be at the same elevation
 - SWTS shall not be compromised by effects of downstream tailwater
 - SWTS shall have no internal components that obstruct maintenance access
 - Inlet pipe must be perpendicular to the structure
 - Pipe orientation may vary; see site plan for size and location
 - Purchaser shall not be responsible for assembly of unit
 - Manhole frames and perforated covers supplied with system, not installed
 - Purchaser to prepare excavation and provide crane for off-loading & setting at time of delivery
 - Contact Vortech at (207) 885-9830 for ordering information

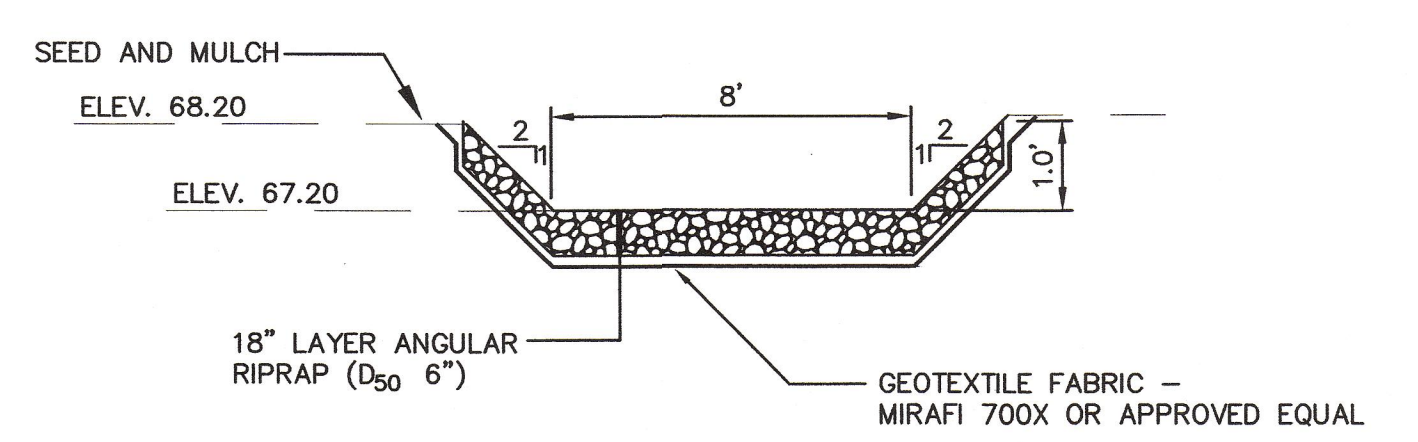
INLET may vary, See notes 8 & 9



2 VORTECHNICS MODEL 7000
SCALE: N.T.S.

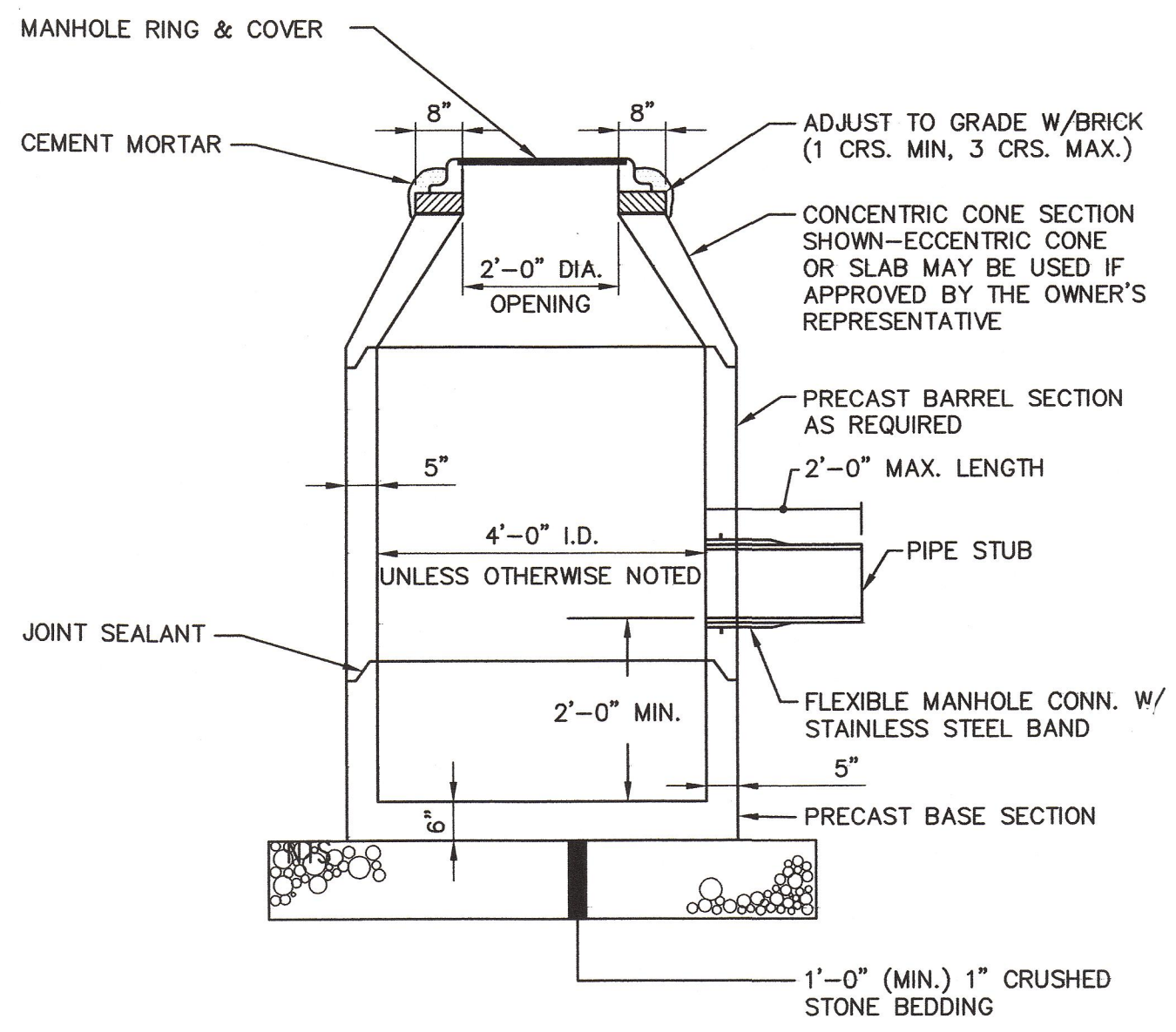


3 TYPICAL TRENCH DETAIL
SCALE: N.T.S.

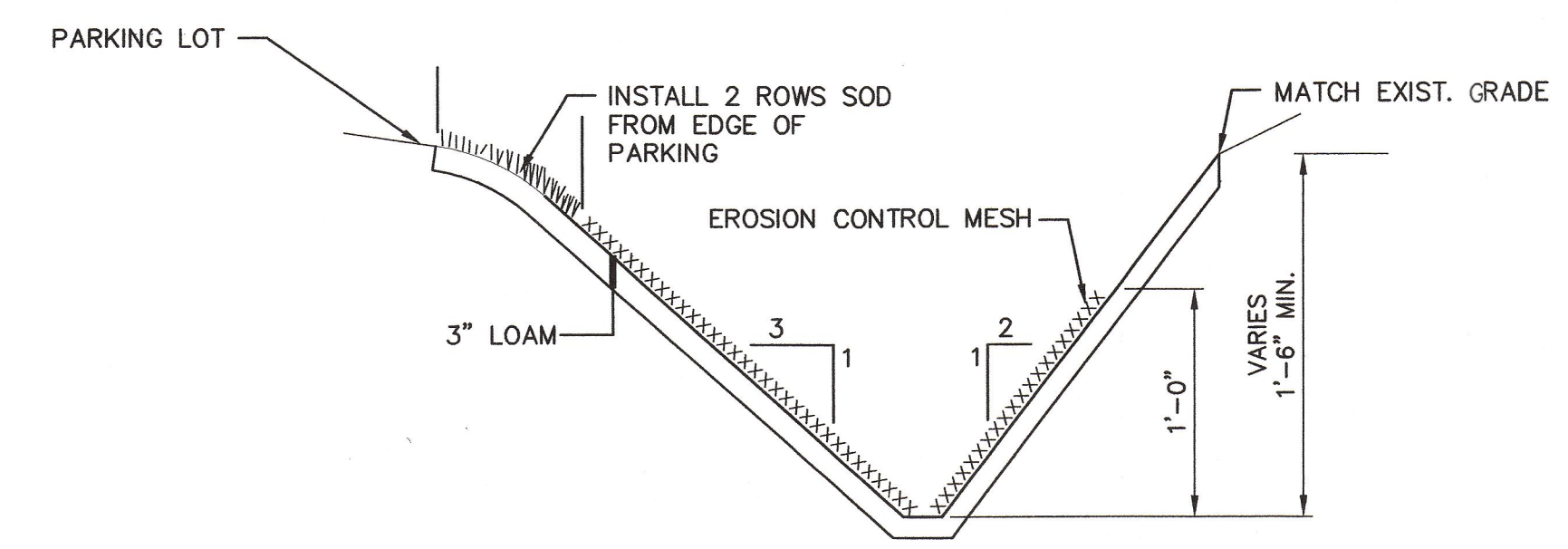


4 TYPICAL SPILLWAY SECTION
SCALE: N.T.S.

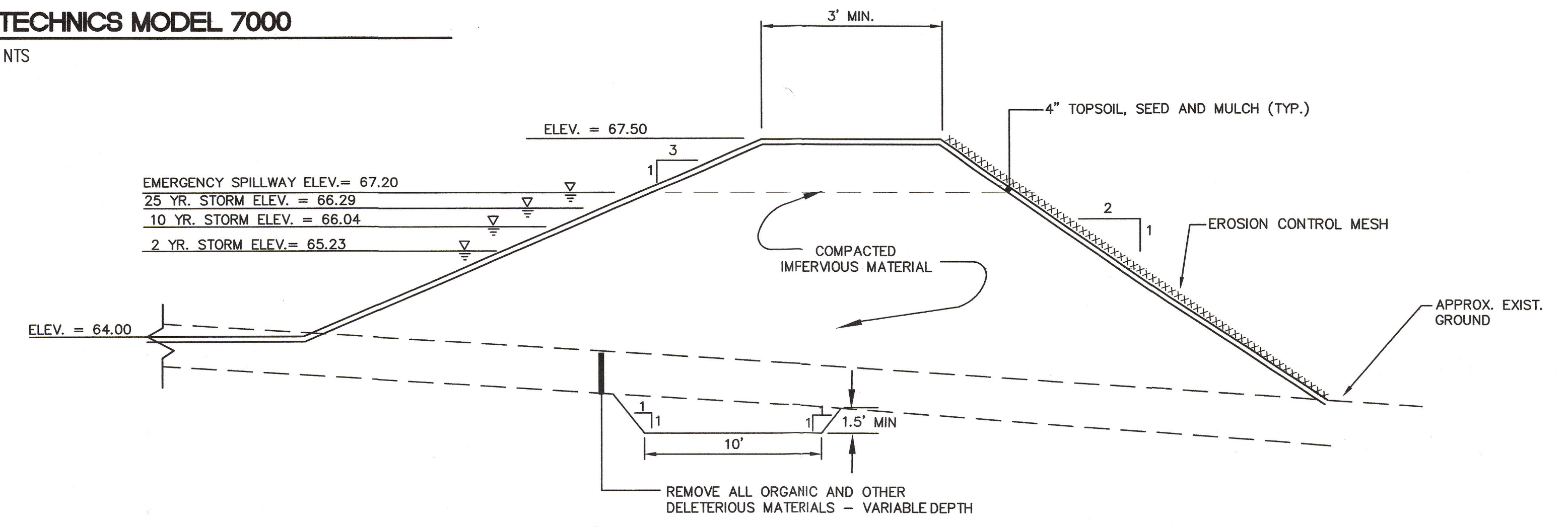
* D₅₀ IS THE STONE SIZE (DIAMETER) SUCH THAT 50% OF A WELL GRADED MIXTURE (DOWN TO 1" DIAMETER) BY WEIGHT SHALL BE LARGER.



5 TYPICAL DRAINAGE MANHOLE
SCALE: N.T.S.



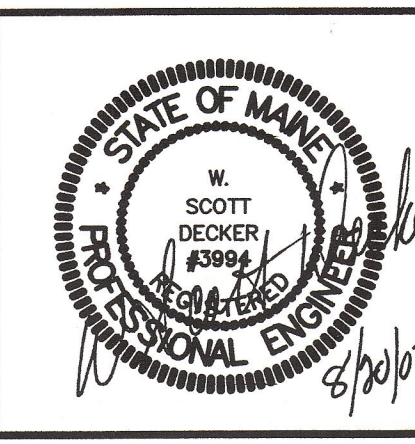
6 TYPICAL SWALE SECTION
SCALE: N.T.S.



7 TYPICAL EMBANKMENT SECTION
SCALE: N.T.S.

NOTE: SUBJECT TO REVIEW AND MODIFICATION BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.

NO.	REFERENCE DRAWINGS	REV.	DATE	STATUS	BY	CHKD	APPD
		3	8-19-03	REVISED FOR CITY OF PORTLAND SITE PLAN APPROVAL AND CONSTRUCTION	CYN	WSD	WSD
		2	8-5-03	REVISED FOR CITY OF PORTLAND SITE PLAN APPROVAL AND CONSTRUCTION	CYN	WSD	WSD
		1	7-18-03	ISSUED FOR CONSTRUCTION	CYN	WSD	WSD
		D	7-15-03	REVISED AND RESUBMITTED FOR SITE PLAN REVIEW	CYN	WSD	WSD
		C	6-19-03	REVISED AND RESUBMITTED FOR SITE PLAN REVIEW	CYN	WSD	WSD
		B	5-20-03	ISSUED FOR PRICING	CYN	WSD	WSD
		A	4-2-03	CITY OF PORTLAND SITE PLAN REVIEW	CYN	WSD	WSD



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FIELD BOOK #	DESIGN: CYN	PROJECT: PORTLAND SPORTS CENTER 512 WARREN AVENUE, PORTLAND, MAINE
FIELD BOOK PAGE	DRAWN: CYN	SITE DETAILS 2 OF 2
FLAT FILE INDEX NUMBER	CHKD: WSD	
PROJECT DIR.	DATE: APRIL 2003	PROJ. NO. 03-213-00
DRAWING NAME	SCALE: AS NOTED	DWG. NO. 7 OF 7 APPROVED SITE PLAN Date of Approval: 7/29/03

Subject to Dept. Comments
Date of Approval: 7/29/03