

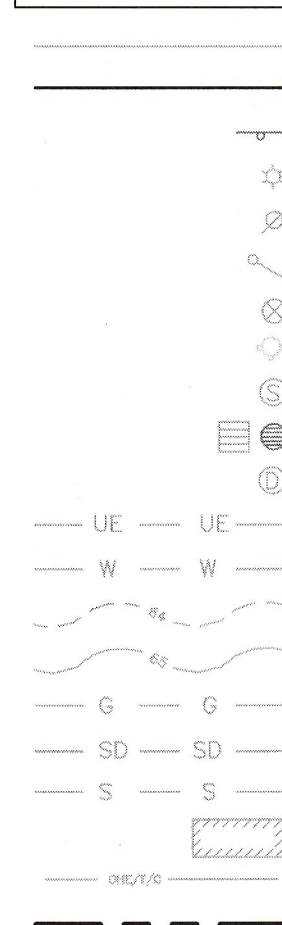
RIVERSIDE SELF-STORAGE CONTAINERS

547 RIVERSIDE STREET, LLC
PORTLAND, MAINE

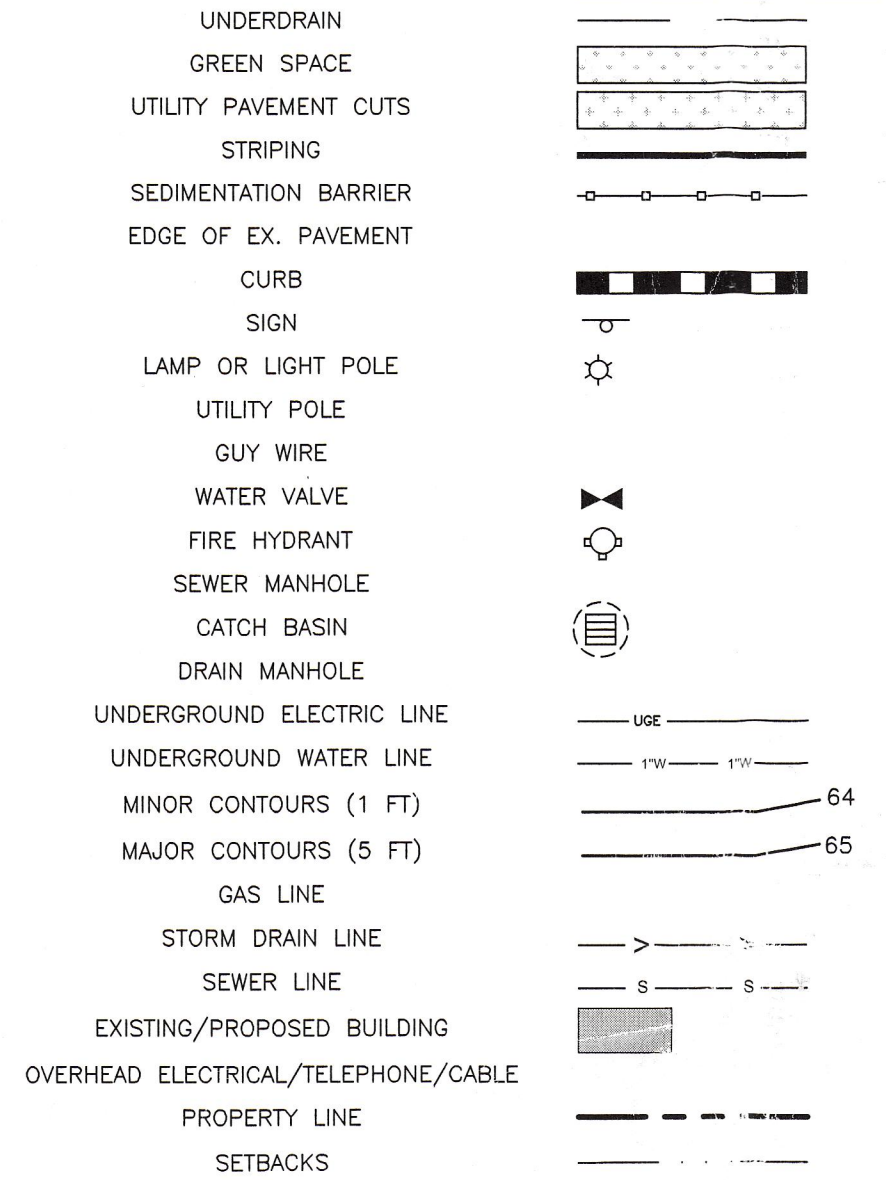
LEGEND

EXISTING

REFER TO THE EXISTING CONDITIONS PLAN FOR ADDITIONAL INFORMATION



PROPOSED



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CALL BEFORE YOU DIG
1-888-DIG-SAFE
1-888-344-7233

UTILITIES

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PORTLAND, MAINE 04101
CONTACT: KEITH GRAY, P.E.
(207) 874-8834

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PORTLAND, MAINE 04104
ATTN: MEANS DIVISION
(207) 774-5961

ELECTRIC:

CENTRAL MAINE POWER COMPANY (CMP)
162 CANCO ROAD
PORTLAND, MAINE 04103
CONTACT: PAUL DUPELIER
(207) 828-2882

CABLE:

SPECTRUM CABLE
118 JOHNSON ROAD
PORTLAND, MAINE, 04102
CONTACT: MARK PELLETIER
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TELEPHONE

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PROJECT TEAM

DEVELOPER:

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PORTLAND, MAINE
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(207) 756-2900

APPLICABLE PERMITS

- LEVEL III SITE PLAN PERMIT -- CITY OF PORTLAND
- SITE LOCATION OF DEVELOPMENT PERMIT - CITY OF PORTLAND UNDER DELEGATED REVIEW
- MAINE CONSTRUCTION GENERAL PERMIT - MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
- TIER 1 NRPA PERMIT - MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION

ABBREVIATIONS

PARTIAL LIST OF ABBREVIATIONS AND THEIR CORRESPONDING MEANING. PLEASE CONTACT THE ENGINEER FOR ANY CLARIFICATION

APPROX.	APPROXIMATE
BC	BOTTOM OF CURB
BMP	BEST MANAGEMENT PRACTICE
BOT.	BOTTOM
CB	CATCH BASIN
CF	CUBIC FOOT
CIP	CAST IN PLACE
CM	CONSTRUCTION MANAGER
CMP	CENTRAL MAINE POWER
CONC.	CONCRETE
CY	CUBIC YARD
DIP	DUCTILE IRON PIPE
DIA.	DIAMETER
DIM.	DIMENSION
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQUIV.	EQUIVALENT
EST.	ESTIMATE
	EXISTING
FILE	FINISH FLOOR ELEVATION
FT.	FEET
GAL.	GALVANIZED
	INNER DIAMETER
	INCH
INV.	INVERT
L	LENGTH
MAX.	MAXIMUM
MDOT	MAINE DEPARTMENT OF TRANSPORTATION
MAN.	MANUFACTURED
MH	MANHOLE
MIN.	MINIMUM
OD	OUTSIDE DIAMETER
OHE/T/C	OVERHEAD ELECTRIC/TELEPHONE/CABLE
	PRECAST
PE	PROFESSIONAL ENGINEER
PL	PROPERTY LINE
PLS	PROFESSIONAL LAND SURVEYOR
PROP.	PROPOSED
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
R	RADIUS
RD	ROOF DRAIN
RET.	RETAINING
ROW	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
STR	STANDARD DIMENSION RATIO
SF	SQUARE FEET
SMH	SEWER MANHOLE
SPEC.	SPECIFICATION
TC	TOP OF CURB
TW	TOP OF WALL
TWC	TIME WARNER CABLE
TYP.	TYPICAL
UD	UNDERDRAIN
UGE	UNDERGROUND ELECTRIC

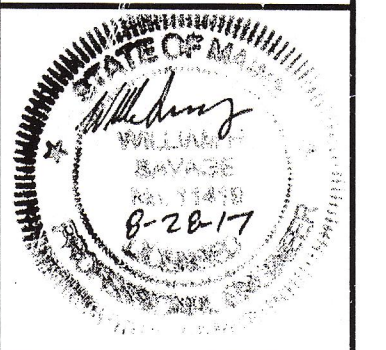
ISSUED FOR	BY	DATE
PRELIM. APP.	WHS	2/2/17
SLODA APP.	WHS	3/2/17
FINAL APP.	WHS	4/28/17
BLDG & MCG PERMITS	WHS	5/23/17
CONSTRUCTION	WHS	8/29/17

DRAWING NAME:	COVER SHEET & LEGEND
	RIVERSIDE SELF-STORAGE CONTAINERS
	547 RIVERSIDE STREET, LLC 59 MOODY STREET, PORTLAND, MAINE 04101

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158 DANFORTH STREET, PORTLAND, MAINE 04102
(207) 775-2955

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JN:	1080
SCALE:	NTS
DESIGNED BY:	WHS
DRAWN BY:	MCB
CHECKED BY:	WHS



DRAWING NO.
C-01

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: *May 24, 2017*
Walter Brown

ISSUED FOR
CONSTRUCTION

GENERAL NOTES:

1. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE ANY POTENTIAL CONFLICTS WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN. IF DEEMED NECESSARY BY THE OWNER OR OWNER'S REPRESENTATIVE, ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL PREPARE THEIR OWN MATERIAL SCHEDULE BASED ON THE PLANS AND FIELD VERIFICATION BY THE CONTRACTOR. ALL MATERIAL SCHEDULES SHOWN WITHIN THE PLAN SET ARE FOR GENERAL INFORMATION ONLY.
4. ALL CONSTRUCTION METHODS, TESTING AND MATERIALS SHALL CONFORM TO THE MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE CITY OF PORTLAND AND SERVICING UTILITY REQUIREMENTS, IF ANY. IN CASES WHERE THESE CONFLICT THE MOST STRINGENT SPECIFICATION SHALL APPLY AT NO ADDITIONAL COST TO THE OWNER.
5. THE SITE CONTRACTOR SHALL MAINTAIN A SET OF PAPER AND CAD DRAWINGS WHICH SHALL RECORD THE ACTUAL LOCATION, DIMENSIONS, ELEVATIONS, MATERIALS OF THEIR WORK, INDICATING THEREON ALL VARIATIONS FROM THE CONTRACT DRAWINGS. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ONE COMPLETE SET OF REPRODUCIBLE RECORD DRAWINGS, IN AUTOCAD FORMAT AND PAPER, STAMPED "AS-BUILT". IF AUTOCAD NOT AVAILABLE EXCLUDE FROM BID IN WRITING.
6. THE CONTRACTOR WILL REMAIN SOLELY AND COMPLETELY RESPONSIBLE FOR ENFORCEMENT OF AND COMPLIANCE WITH 1) ALL CONTRACT PLANS AND SPECIFICATIONS, 2) APPLICABLE INTERNATIONAL BUILDING CODE REQUIREMENTS, AND 3) ALL SITE WORKING CONDITIONS AND SAFETY REQUIREMENTS, DAY AND NIGHT, FOR BOTH PERSONS AND PROPERTY, IN EACH CASE BOTH BY THE CONTRACTOR AND ITS SUBCONTRACTORS. THESE INCLUDE ALL OSHA, NIOSH, U.S. EPA AND ANY OTHER APPLICABLE GOVERNMENTAL REGULATIONS.
7. EXISTING CONDITIONS AND BOUNDARY SURVEY FROM THE PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY" BY OWEN HASKELL, INC. FOR ROBERT LEBLANC, DATED DECEMBER 16, 2016 AND STAMPED APRIL 4, 2017.
8. CONTRACTOR SHALL REVIEW THE WETLAND INVESTIGATION AND REPORT PREPARED BY MARK CENCI GEOLOGIC, INC. AND THE ASSOCIATED PERMITTING ASSOCIATED WITH THE WETLANDS.
9. CONTRACTOR SHALL REVIEW THE CLASS B HIGH INTENSITY SOIL SURVEY PREPARED BY MARK HAMPTON ASSOCIATES AS WELL AS THE SOIL EXPLORATIONS THAT WERE PART OF THIS SURVEY.
10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCESS TO THE SITE AND ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY MARKINGS, SIGNAGE AND INCIDENTALS TO MAINTAIN A SAFE VEHICLE AND PEDESTRIAN ACCESS THROUGH THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE PORTLAND PUBLIC SAFETY DIVISION ROUTINELY REGARDING TEMPORARY IMPACTS OR CHANGES TO SITE ACCESS CONDITIONS.
11. CONSTRUCTION MANAGEMENT PLAN BY ACORN ENGINEERING, INC. SHALL BE REFERRED TO FOR ANTICIPATED PROJECT SCHEDULE AND CLOSURES. TRAFFIC CONTROL SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
12. CONTRACTOR TO DETERMINE SOIL CLASSIFICATION INDEPENDENTLY FOR TRENCH, SHORING, AND OTHER SIMILAR CONSTRUCTION MEANS AND METHODS APPLICATIONS.
13. THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION SURVEY OF ADJACENT PROPERTIES INTERIOR SUBGRADE AND ABOVE GRADE ACCESSIBLE WALLS, CEILINGS, FLOORS, ROOF AND VISIBLE EXTERIOR AS VIEWED FROM THE GRADE LEVEL.
14. THE CONTRACTOR SHALL SURVEY ROCK SURFACE PRIOR TO EXCAVATION AND DEVELOP VOLUME CALCULATIONS TO SHARE WITH ACORN, IF ANY.
15. THE ENGINEER BEARS NO RESPONSIBILITY FOR THE ABOVE ITEMS, AND OBSERVATION VISITS TO THE SITE DO NOT IN ANY WAY INCLUDE INSPECTION OF THEM.

CIVIL SITE NOTES:

1. THE CONTRACTOR SHALL SUBMIT IN WRITING ANY REQUESTS TO MODIFY THE CONTRACT DOCUMENTS.
2. ALL SHOP AND ERECTION DRAWINGS SHALL BE CHECKED AND STAMPED BY THE GENERAL CONTRACTOR PRIOR TO SUBMISSION FOR ENGINEER'S REVIEW. ANY UNCHECKED OR NON-STAMPED SUBMITTALS WILL BE RETURNED WITHOUT REVIEW.
3. CONTRACTOR SHALL THOROUGHLY INSPECT AND SURVEY EXISTING SITE TO VERIFY CONDITIONS THAT AFFECT THE WORK SHOWN ON THE DRAWINGS. CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING.
4. DETAILS SHOWN APPLY TO ALL SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED.
5. ALTHOUGH ALL DUE DILIGENCE HAS BEEN APPLIED TO MAKE THE DRAWINGS AS COMPLETE AS POSSIBLE, NOT ALL DETAILS ARE ILLUSTRATED, NOR IS EVERY EXCEPTION CONDITION ADDRESSED WITHIN THE CONTRACT DOCUMENTS.
6. ALL PROPRIETARY CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK, INCLUDING DIMENSION AND LAYOUT VERIFICATION, MATERIALS COORDINATION, SHOP DRAWING REVIEW, AND THE WORK OF ANY SUBCONTRACTORS.
8. UNLESS OTHERWISE SPECIFICALLY INDICATED, THE DRAWINGS DO NOT DESCRIBE OR DIRECT MEANS OR METHODS OF CONSTRUCTION.
9. THE ENGINEER BEARS NO RESPONSIBILITY FOR THE ABOVE ITEMS, AND OBSERVATION VISITS TO THE SITE DO NOT IN ANY WAY INCLUDE INSPECTION OF THEM.

SPECIAL INSPECTION NOTES:

1. ALL SITE SOILS-RELATED WORK AND SITE DRAINAGE SHALL BE REVIEWED BY THE PROJECT ENGINEER DURING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER.
2. NORMAL REVIEWS BY LOCAL BUILDING DEPARTMENT.
3. NOTIFY 48 HOURS PRIOR TO REQUIRED REVIEW.
4. REQUIRED SPECIAL INSPECTIONS PER I.B.C. SECTION 1705.6 BY AN APPROVED SPECIAL INSPECTOR RETAINED BY OWNER. CONTRACTOR TO COORDINATE SPECIAL INSPECTIONS.
5. SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
6. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR SHALL BE TO OBSERVE AND/OR TEST THE WORK ASSIGNED AND OUTLINE ABOVE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS, ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.
7. THE SPECIAL INSPECTOR SHALL FURNISH REGULAR REPORTS TO THE BUILDING OFFICIAL, THE ARCHITECT AND ENGINEER OF RECORD, AND OTHER DESIGNATED PERSONS. PROGRESS REPORTS FOR CONTINUOUS INSPECTION SHALL BE FURNISHED WEEKLY. INDIVIDUAL REPORTS OF PERIODIC INSPECTIONS SHALL BE FURNISHED WITHIN ONE WEEK OF INSPECTION DATES. THE REPORTS SHALL NOTE UNCORRECTED DEFICIENCIES, AND NET CHANGES TO THE APPROVED CONSTRUCTION DOCUMENTS AUTHORIZED BY THE ENGINEER OF RECORD.
8. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT WITHIN TEN DAYS OF THE FINAL INSPECTION STATING WHETHER THE WORK REQUIRING A SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE AND BELIEF, IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE INTERNATIONAL BUILDING CODE. WORK NOT IN COMPLIANCE SHALL BE NOTED IN THE REPORT.
9. SPECIAL INSPECTION FIRM SHALL BE EMPLOYED BY 547 RIVERSIDE STREET, LLC AND COORDINATED BY THE CONTRACTOR.

LAYOUT NOTES:

1. MONUMENTS DELINEATING PROPERTY LINES OR RIGHT OF WAYS SHALL NOT BE DISTURBED DURING CONSTRUCTION OPERATIONS. IN THE CASE A MONUMENT IS DISTURBED, AT THE CONTRACTOR'S EXPENSE, THE MONUMENT SHALL BE RESET TO ITS ORIGINAL LOCATION AND ELEVATION BY A REGISTERED LAND SURVEYOR.
2. ALL DIMENSIONS ON THE FOLLOWING SHEETS TAKE PRECEDENT OVER SCALED DIMENSIONS. EACH DRAWING WITH A BAR SCALE MEANS THAT THE DRAWING/DETAIL HAS BEEN SCALED AS ACCURATELY AS POSSIBLE, AND THE BAR SCALE IS FOR GENERAL REFERENCE ONLY. IF NO BAR SCALE IS PRESENT, THEN THERE IS NO SCALE TO THAT DRAWING/DETAIL AT NO TIME SHOULD DRAWINGS BE SCALED FROM. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, SPECIFICATIONS AND THE FIELD CONDITION SHALL BE IMMEDIATELY REPORTED TO THE CIVIL ENGINEER FOR FURTHER DIRECTIONS BEFORE ANY ADDITIONAL WORK PROCEEDS.

3. SIGNAGE, STRIPING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. ALL TRAFFIC CONTROL SIGNS INDICATED ON THE SITE LAYOUT PLAN ARE TO MEET ALL REQUIREMENTS & CONDITIONS OF THE CITY OF PORTLAND, MAINE DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
5. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A LICENSED PROFESSIONAL LAND SURVEYOR TO PROVIDE A MINIMUM OF TWO TEMPORARY BENCHMARKS WITHIN THE SITE AND TO LOCATE PROPOSED FOUNDATION CORNERS.
6. CONTRACTOR TO ENSURE THAT DRIVEWAYS AND MAILBOXES ADJACENT TO THE PROJECT REMAIN FUNCTIONAL AND IN USE AT ALL TIMES.

PERMITTING NOTES

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF A SITE PLAN - LEVEL III PERMIT FROM THE CITY OF PORTLAND, A SITE LOCATION OF DEVELOPMENT PERMIT FROM THE CITY OF PORTLAND, A GENERAL CONSTRUCTION PERMIT FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND A TIER 1 NATURAL RESOURCES PROTECTION ACT PERMIT FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
2. THE CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED PERMITS PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.

GRADING AND DRAINAGE NOTES:

1. TOPSOIL STRIPPED FROM THE SITE THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED WITHIN THE PROPOSED LIMIT OF WORK AREA. THE CONTRACTOR SHALL NOT ASSUME THAT ANY LOAM WILL BE ACCEPTABLE FOR REUSE WITH THEIR ESTIMATE.
2. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY; NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY EASEMENT OR TEMPORARY CONSTRUCTION RIGHTS AS NECESSARY BY PRIVATE ADJACENT LAND OWNERS. THE CONTRACTOR SHALL NOT DISTURB ANY SOIL BEYOND THE PROPERTY LINE WITHOUT NOTIFYING AND OBTAINING SUCH EASEMENT OR TEMPORARY CONSTRUCTION RIGHT FROM THE OWNER. PRIOR TO THE CONTRACTOR PRICING THE WORK THE CONTRACTOR SHALL REQUEST PROOF OF SUCH EASEMENT OR TEMPORARY RIGHTS. SHOULD EASEMENTS OR TEMPORARY RIGHTS NOT BE AVAILABLE THE CONTRACTOR SHALL INCLUDE COST FOR BRACING AND SHORING AS NECESSARY.
4. THE CONTRACTOR SHALL NOT IMPACT THE EXISTING SEPTIC FIELD AT THE ENTRANCE OF THE PROPERTY.
5. THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. THE MINIMUM SLOPE SHALL MEET OR EXCEED 0.5% IN ALL CASES EXCEPT FOR THE MIDPOINT HIGH SPOTS WITHIN THE POROUS PAVEMENT DRIVE AISLES WHICH SHALL HAVE A CROSS SLOPE OF 0.4%. ALL SLOPES SHALL BE AWAY FROM BUILDINGS AND TOP OF PAVEMENT SHALL BE AT OR BELOW EXISTING FINISH FLOOR ELEVATIONS.
6. NO ADDITIONAL PAYMENT FOR UNSUITABLE MATERIALS.
7. ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNINGS ROUGHNESS COEFFICIENT OF N=0.012 OR LESS.
8. ADJUST ALL CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
9. NATIVE SOILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LIMIT THE DISTURBANCE TO SUBGRADE SOILS. SHOULD THE SUBGRADE BECOME YIELDING OR DIFFICULT TO WORK, DISTURBED AREAS SHALL BE EXCAVATED AND BACKFILLED WITH COMPACTED SELECT FILL OR CRUSHED STONE AT NO ADDITIONAL EXPENSE TO THE OWNER. ALL SUBGRADE PREPARATION IS SUBJECT TO THE RECOMMENDATIONS OF THE PROJECT ENGINEER.

EROSION CONTROL NOTES:

1. ALL ROUTINE MAINTENANCE ACTIVITIES SHALL BE CONDUCTED IN SUCH A WAY TO LIMIT THE AMOUNT OF DISTURBED AREA AT ONE TIME TO THE EXTENT PRACTICABLE.
2. PRIOR TO THE START OF ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL APPLICABLE EROSION CONTROL DEVICES SUCH AS PERIMETER SILT FENCE, AND OTHER APPLICABLE MEASURES. IN THE EVENT THE CONTRACTOR IS NOT SURE A EROSION CONTROL MEASURE SHOULD BE IMPLEMENTED, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD TO CONFIRM IMPLEMENTATION OF ANY EROSION CONTROL DEVICES.
3. ALL GROUND AREAS GRADED FOR CONSTRUCTION SHALL BE GRADED, LOAMED, SEEDED AND MULCH SHALL BE APPLIED AS SOON AS POSSIBLE WITHIN 7 DAYS FOLLOWING THE COMPLETION OF ANY SOIL DISTURBANCE, AND PRIOR TO ANY STORM EVENT.
4. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY. THE CONTRACTOR SHALL REFERENCE THE APPROVED EROSION AND SEDIMENTATION CONTROL REPORT FOR TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL DEVICES IN ADDITION TO THE PLAN SET. THE CONTRACTOR SHALL ALSO REFER TO THE MAINE D.E.P.'S PERMIT CONDITIONS, FINDINGS OF FACT AND ORDER (IF ANY), AND THE CURRENT MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.
5. AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT FROM STORM DRAINS, CATCH BASINS, AND APPURTENANCES.
6. REFER TO THE EROSION CONTROL DETAILS & NOTES FOR ADDITIONAL INFORMATION.

UTILITY NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED UPON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO TEST PIT TO DETERMINE THE EXACT LOCATION AND ELEVATION OF UTILITIES TO COORDINATE WITH THE PROPOSED CONNECTIONS OR CROSSING. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE CIVIL ENGINEER FOR FURTHER DIRECTIONS BEFORE ANY ADDITIONAL WORK PROCEEDS.
2. CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWNER, CONDUCT EXPLORATORY EXCAVATIONS AT LOCATIONS WHERE PROPOSED EXCAVATION WILL INTERSECT WITH EXISTING UTILITIES, PRIOR TO THE ORDERING OF STRUCTURES.
3. WATER INFRASTRUCTURE SHALL BE TESTED IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT DOCUMENT "WATER AND SEWER CONSTRUCTION SPECIFICATIONS AND PROCEDURES", MOST RECENT REVISION.
4. ALL REQUIRED FITTINGS FOR THE WATER MAIN ARE NOT SHOWN ON DRAWINGS. CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY FITTINGS REQUIRED TO CONSTRUCT THE WATER MAIN IN ACCORDANCE WITH CITY OF PORTLAND, STATE OF MAINE, AND AMERICAN WATER WORKS ASSOCIATION STANDARDS AND REGULATIONS.
5. PRIVATE FIRE HYDRANT SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE CITY, PWD, AND NFPA REGULATIONS AND GUIDELINES.
6. THRUST BLOCKS SHALL BE USED FOR THRUST RESTRAIN ON WATER MAINS. DETAIL AND LIMITS FOR THRUST BLOCKS ARE SHOWN ON SHEET C-43.
7. CONTRACTOR SHALL COORDINATE WORK REGARDING ANY WATER MAIN CONNECTION AND WATER MAIN SHUTDOWN WITH THE PORTLAND WATER DISTRICT AT LEAST SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
8. ALL WATER PIPE INSTALLATION SHALL CONFORM WITH THE PORTLAND WATER DISTRICT SPECIFICATIONS AND PROCEDURES, MOST RECENT EDITION.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
10. SEWER, WATER, ELECTRICITY, AND ANY OTHER UTILITY CONNECTIONS SHALL BE REVIEWED BY PLUMBING, ELECTRICAL, AND MECHANICAL DESIGNER FOR CONSISTENCY WITH THEIR PLANS PRIOR TO CONSTRUCTION.
11. COORDINATE EXIT POINT FOR SECONDARY SERVICE WITH THE ARCHITECT/ELECTRICAL ENGINEER. SECONDARY LINE LOCATIONS NOT PROVIDED BY ACORN ENGINEERING WITHIN THE UTILITY PLAN.
12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL THE NECESSARY PERMITS FOR THE INSTALLATION OF THE UTILITIES AND STORMDRAINS WITHIN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SUBMIT A MAINTENANCE OF TRAFFIC PLAN TO THE CITY IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL MANUAL PRIOR TO ANY WORK.
13. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL AT NO EXTRA EXPENSE TO THE OWNER.

DEMOLITION NOTES:

1. THE FOLLOWING ITEMS ARE TYPICAL OF MATERIAL WHICH MAY STILL REMAIN AFTER THE SITE DEMOLITION OCCURRED. THE CONTRACTOR IS ADVISED TO VISIT THE SITE TO CONFIRM DEMOLITION ITEMS SINCE THE LIST IS NOT INCLUSIVE OF THE SITE CONDITIONS WHICH MAY BE ENCOUNTERED:
 ROCK AND CONCRETE FOUNDATIONS
 CONCRETE SLABS
 BITUMINOUS ASPHALT PAVEMENT
 CONCRETE PADS AND BLOCKS
 FENCE POST AND FENCING
 UNDERGROUND UTILITY LINES
 ABOVE AND OR BELOW FUEL OIL AND PROPANE GAS TANKS
 STORM DRAIN PIPES AND APPURTENANCE STRUCTURES
 OTHER TRASH & MISCELLANEOUS SOLID WASTES
 ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTORS SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" DEMONSTRATING PROPER DISPOSAL OF ALL MATERIALS.
 THE CLIENT HAS NOT REQUESTED NOR HAS ACORN COMPLETED A PHASE I - ENVIRONMENTAL SITE ASSESSMENT FOR THE PROPERTY.

SCHEDULE OF SUBMITTALS FOR 547 RIVERSIDE STREET				SUBMITTAL 1		REVISION 1	
ITEM #	ITEM	SUBMITTAL	APPROVAL STATUS	RETURN DATE	APPROVAL STATUS	RETURN DATE	
1	WORK SCHEDULE	WEEKLY WORK SCHEDULE					
2	BI-CYCLE HITCH	EXTERIOR BIKE HITCH MANUFACTURER'S PRODUCT SHEET					
3	PAVEMENT (CITY & INTERNAL)	HMA MIX DESIGN MDOT 403.31 OGFC (12.5 MM) HMA MIX DESIGN MDOT 403.09 GRADE C (12.5 MM) HMA MIX DESIGN MDOT 403.09 GRADE B (19.0 MM) BASE GRAVEL MDOT 703.06 TYPE B SUBBASE GRAVEL MDOT 703.06 TYPE D GC PLAN MDOT 106.4					
4	FOUNDATION DRAIN	FOUNDATION DRAIN MANUFACTURER'S PRODUCT SHEET FOUNDATION DRAIN PIPE MANUFACTURER'S PRODUCT SHEET 3/4" CRUSHED STONE SIEVE ANALYSIS					
5	SEWER PIPE	SEWER PIPE MANUFACTURER'S PRODUCT SHEET SAND MDOT 703.22 TYPE B SIEVE ANALYSIS 3/4" CRUSHED STONE SIEVE ANALYSIS					
6	SEWER CONNECTION	PIPE GASKETS MANUFACTURER'S PRODUCT SHEET SEWER WYE MANUFACTURER'S PRODUCT SHEET WYE GASKET MANUFACTURER'S PRODUCT SHEET WYE CONNECTION PLAN					
7	CONNECTION TO EXISTING SEWER	SEWER CONNECTION PLAN					
8	STORM DRAIN	DRAIN PIPES MANUFACTURER'S PRODUCT SHEET SAND MDOT 703.22 TYPE B SIEVE ANALYSIS 3/4" CRUSHED STONE SIEVE ANALYSIS					
9	CATCH BASIN	CATCH BASIN HOOD MANUFACTURER'S PRODUCT SHEET CATCH BASIN MANUFACTURER'S PRODUCT SHEET BASIN COVERS AND FRAMES MANUFACTURER'S PRODUCT SHEET					
10	CLEANOUT	CLEANOUT MANUFACTURER'S PRODUCT SHEET					
11	BACKFLOW VALVE	MANUFACTURER'S PRODUCT SHEET					
12	WATER PIPE	PIPE MANUFACTURER'S PRODUCT SHEET MDOT 703.22 TYPE B/D BACKFILL 3/4" CRUSHED STONE SIEVE ANALYSIS					
13	SERVICE CONNECTION	WATER SERVICE CONNECTION PLAN WATER SERVICE MANUFACTURER'S PRODUCT SHEET SERVICE SADDLE					
14	WATER VALVE	WATER VALVE MANUFACTURER'S PRODUCT SHEET VALVE BOX MANUFACTURER'S PRODUCT SHEET BOX COVER MANUFACTURER'S PRODUCT SHEET					
15	TAPPING SLEEVE AND VALVE	MANUFACTURER'S PRODUCT SHEET					
16	UTILITY TRENCH LINES	CONDUIT MANUFACTURER'S PRODUCT SHEET					
17	CONNECTION TO EXISTING WATER	CONNECTION PLAN SHOP DRAWING					
18	THRUST BLOCKING PLAN	THRUST BLOCKING PLAN					
19	OUTLET CONTROL STRUCTURE	PRE-CAST STRUCTURE SHOP DRAWING COVERS/DRAINS MANUFACTURER'S PRODUCT SHEET WATERTIGHT RING MANUFACTURER'S PRODUCT SHEET					
20	FIRE HYDRANT	MANUFACTURER'S PRODUCT SHEET CONNECTION PLAN SHOP DRAWING					
21	CONNECTION TO EXISTING DRAIN	CONNECTION PLAN SHOP DRAWING					

ISSUED FOR	BY
PRELIM. APP.	DATE
SLODA APP.	WHS
FINAL APP.	WHS
BLDG & MCG PERMITS	WHS
CONSTRUCTION	WHS

DRAWING NAME: GENERAL NOTES
 PROJECT NAME: RIVERSIDE SELF-STORAGE CONTAINERS
 CLIENT: 547 RIVERSIDE STREET, LLC
 59 MOODY STREET, PORTLAND, MAINE 04101

ACORN ENGINEERING, INC.
 158 DANFORTH ST. PORTLAND, MAINE 04102
 (207) 773-2825

STATE OF MAINE
 REGISTERED PROFESSIONAL ENGINEER
 No. 11418
 8-28-17

FILE: 1080_CIVIL
 JUN: 1080
 SCALE: NTS
 DESIGNED BY: WHS
 DRAWN BY: MCB
 CHECKED BY: WHS

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 05/24/2017

ISSUED FOR
 CONSTRUCTION

DRAWING NO.
C-02

LINE AND CURVE TABLES

LINE	BEARING	DISTANCE
L1	N11°22'51"E	2.68'

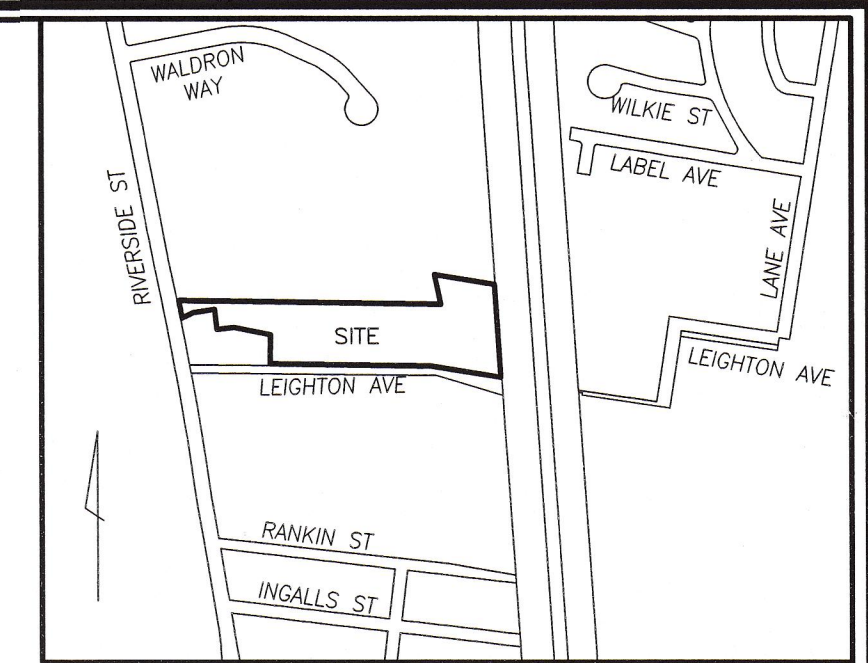
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5766.72'	68.83'	68.83'	N11°02'20"E	0°41'02"

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L2	N13°32'28"E	5.41'
L3	N03°29'30"E	9.78'
L4	S81°33'58"E	17.43'
L5	S78°41'09"E	35.16'
L6	S67°39'56"E	20.53'
L7	S26°25'08"E	10.89'
L8	N76°37'59"W	58.03'
L9	S86°06'17"W	21.00'
L10	N76°37'59"W	28.29'

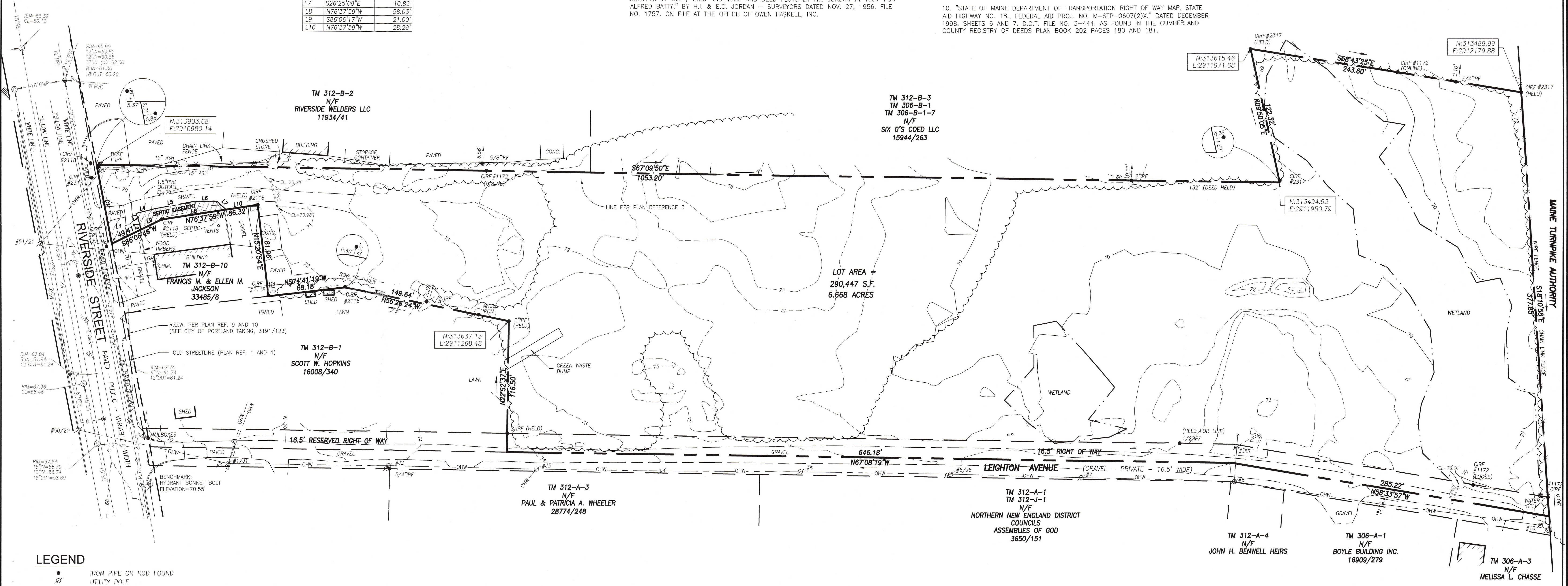
PLAN REFERENCES

- "PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR ELLEN MARY KNOWLES, LEIGHTON AVENUE, PORTLAND, MAINE," BY DANIEL J. DALFONSO LLC DATED 12-20-00.
- "BOUNDARY SURVEY, 541 RIVERSIDE STREET, PORTLAND, ME FOR DAVID PIRONE," BY SURVEY INC. DATED JULY 2015 AND REVISED 8-27-15.
- "STANDARD BOUNDARY SURVEY OF: PHOENIX WELDING FOR RECORD OWNERS: RIVERSIDE WELDERS L.L.C.," BY SEBAGO TECHNICS DATED 08-03-00.
- "PLAN OF LAND FOR EFFIE M. MINSTER, RIVERSIDE STREET, PORTLAND, MAINE," BY C.H. BARRON DATED JUNE 1945. FILE NO 542. ON FILE AT THE OFFICE OF OWEN HASKELL, INC.
- "COPY OF A PORTION OF A PLAN OF LAND IN PORTLAND, MAINE MADE FROM SURVEYS IN 1914, 1939 AND 1936 AND DEED PLOTS BY H.I. JORDAN IN 1937 FOR ALFRED BATTY," BY H.I. & E.C. JORDAN - SURVEYORS DATED NOV. 27, 1956. FILE NO. 1757. ON FILE AT THE OFFICE OF OWEN HASKELL, INC.
- "ALTA/ACSM LAND TITLE SURVEY, 536 RIVERSIDE STREET PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR A&M PARTNERS LLC," BY OWEN HASKELL, INC. DATED APRIL 22, 2008 AND REVISED MAY 2, 2014."
- PLAN OF LAND OWNED BY LEE. H. DONNELLY WESTERLY OF LANE AVENUE, PORTLAND, MAINE," BY C.H. BARRON DATED OCT. 1955 AND REVISED JAN. 1956. FILE R41.10, PD-1. ON FILE AT THE OFFICE OF OWEN HASKELL, INC.
- "STANDARD BOUNDARY SURVEY OF LUCAS TREE COMPANY SITE, RIVERSIDE STREET, PORTLAND, MAINE PREPARED FOR JOHN LUFKIN," BY CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT, ENGINEERING SECTION DATED DEC. 16, 2005 AND REVISED THROUGH 04/11/2006.
- "RIVERSIDE STREET AS-BUILT BY CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS. FILE NO 709/12. SHEETS 6 AND 7."
- "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 18, FEDERAL AID PROJ. NO. M-STP-0607(2)X," DATED DECEMBER 1998. SHEETS 6 AND 7. D.O.T. FILE NO. 3-444. AS FOUND IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 202 PAGES 180 AND 181.



LOCATION MAP

N.T.S.



LEGEND

- IRON PIPE OR ROD FOUND
- UTILITY POLE
- HYDRANT
- MANHOLE
- CATCH BASIN
- WATER VALVE OR SHUTOFF
- DECIDUOUS TREE
- FENCE
- CURB
- OHW OVERHEAD WIRES
- SD STORM DRAIN
- SS SANITARY SEWER
- W WATER LINE
- G GAS LINE
- 75 1' CONTOUR
- IPF/IRF IRON PIPE OR ROD FOUND
- CONC. CONCRETE
- N/F NOW OR FORMERLY
- 000/000 DEED BOOK AND PAGE
- EASEMENT
- CIRF CAPPED IRON ROD FOUND

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

GENERAL NOTES

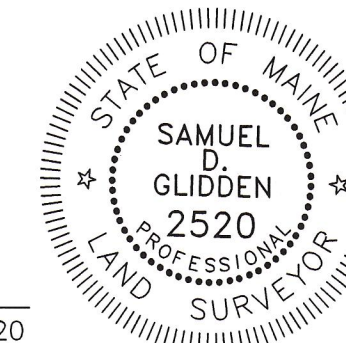
- OWNER OF RECORD: 547 RIVERSIDE STREET, LLC
TAX MAP 312 LOTS B-012, B-009, B-005
TAX MAP 306 LOTS B-008, B-014, B-010
C.C.R.D. BOOK 33639 PAGE 291
- BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, NAD 83. PER POST-PROCESSED GPS OBSERVATIONS.
- ELEVATIONS ARE BASED ON NAVD 88 DATUM. PER POST-PROCESSED GPS OBSERVATIONS.
- NO MONUMENTATION WAS FOUND FOR PLAN REFERENCE 9 AND 10 (CITY AND STATE TAKINGS OF RIVERSIDE STREET), THEREFORE THE STREETLINE IS CONSIDERED APPROXIMATE AND IS BASED OFF WORK DONE BY THE CITY OF PORTLAND AND OWEN HASKELL, INC. IN CONNECTION WITH PLAN REFERENCES 6 AND 8.
- LEIGHTON AVENUE, FORMERLY AUBURN PLACE, IS A PRIVATE STREET. RIGHT OF WAY LINES ARE TAKEN FROM PLAN REFERENCE 1.
- WETLANDS DELINEATED BY OTHERS. FLAGS WERE FIELD LOCATED BY OWEN HASKELL, INC.
- THIS SURVEY WAS PERFORMED UNDER CONDITIONS OF SNOW AND ICE.

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

4-4-2017
DATE

Samuel D. Glidden
SAMUEL D. GLIDDEN, P.L.S. #2520



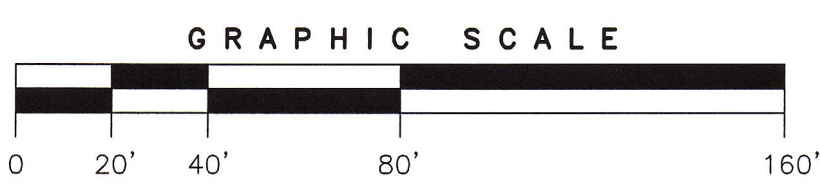
CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 05/24/2017

BOUNDARY & TOPOGRAPHIC SURVEY

AT
547 RIVERSIDE STREET, PORTLAND, MAINE
MADE FOR
ROBERT LEBLANC
59 MOODY STREET, PORTLAND, MAINE

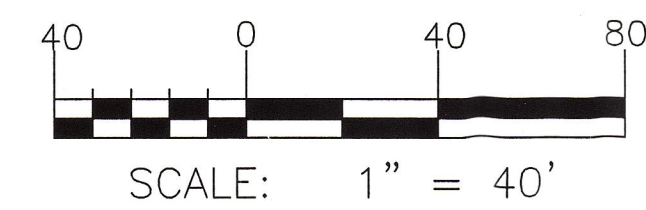
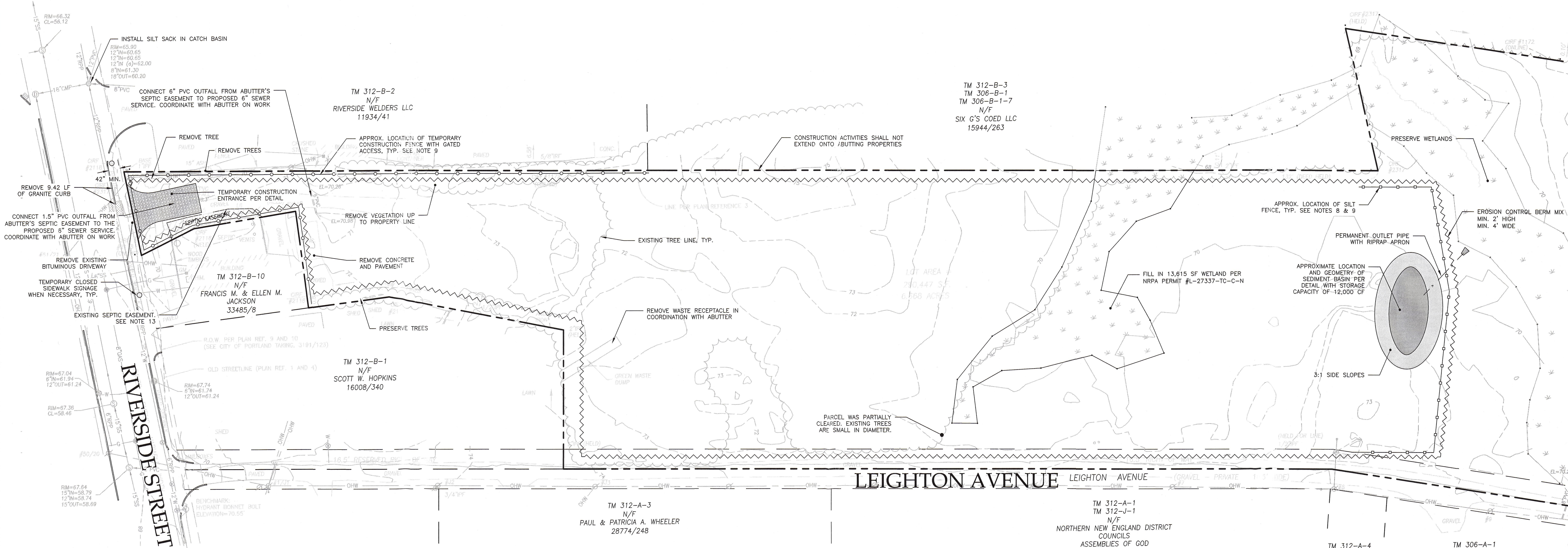
OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424

Drawn By SDG	Date	Job No.
Trace By JLW	DECEMBER 16, 2016	2016-347P
Check By SDG	Scale	Drwg. No.
Book No. FILE	1" = 40'	1



GENERAL NOTES:

1. ANY EXISTING ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
2. GRANITE CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
3. ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTOR SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" TO DEMONSTRATE PROPER DISPOSAL OF ALL MATERIALS.
4. SITE DEMOLITION SHALL NOT OCCUR UNTIL PROPER ABATEMENT PROCEDURES HAVE OCCURRED. ABATEMENT, IF NECESSARY, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 72 HOURS PRIOR TO EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE POTENTIAL CONFLICT WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO COORDINATE SITE DEMOLITION WITH 547 RIVERSIDE LLC.
7. NOTE THAT ALL CONSTRUCTION SIGNAGE IS TEMPORARY AND WILL BE REMOVED AT PROJECT COMPLETION.
8. SEDIMENT BARRIERS TO BE PLACED DIRECTLY ON THE FRONT AND SIDE PROPERTY LINES, DOWN GRADIENT OF THE PROPOSED PROJECT WORK PER DETAIL.
9. CONSTRUCTION FENCE AND SEDIMENT BARRIER ARE OFFSET THE PROPERTY LINE AS SHOWN ON THE PLAN FOR CLARITY PURPOSES AND DOES NOT NECESSARILY REPRESENT THE EXACT PHYSICAL LOCATION.
10. CONTRACTOR SHALL PLACE CATCH BASIN INLET PROTECTION ON CATCH BASINS AND FIELD INLETS DOWN-GRADIENT OF ALL NON-STABILIZED SURFACES, PER DETAIL.
11. CONTRACTOR SHALL INSTALL CONSTRUCTION ENTRANCE AT ALL LOCATIONS OF INGRESS AND EGRESS DURING CONSTRUCTION TO THE SITE. SEE DETAIL.
12. DEMOLITION PLAN IS NOT INCLUSIVE OF ALL EXISTING ITEMS TO BE REMOVED AS PART OF SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITIES, WORK WITHIN THE ROW, ETC. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND REGULATIONS.
13. CONSTRUCT ROADWAY A MINIMUM OF 1 FOOT OFF OF THE EXISTING SEPTIC EASEMENT WITH FRANCIS & ELLEN JACKSON.
14. CONTRACTOR TO REFER TO AND FOLLOW THE DOCUMENT ENTITLED "CONSTRUCTION MANAGEMENT PLAN".



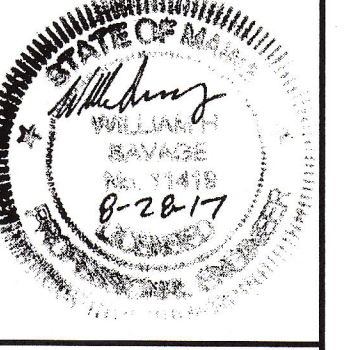
ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY	DATE
PRELIM. APP.	WHS	2/2/17
SLODA APP.	WHS	3/21/17
FINAL APP.	WHS	4/19/17
WETLAND REV.	WHS	5/23/17
BLDG & MCG PERMITS	WHS	5/23/17
CONSTRUCTION	WHS	8/29/17

DRAWING NAME: CONSTRUCTION MANAGEMENT AND EROSION CONTROL PLAN
 PROJECT NAME: RIVERSIDE SELF-STORAGE CONTAINERS
 CLIENT: 547 RIVERSIDE LLC
 59 MOODY STREET, PORTLAND, MAINE 04101

A C C O R N
 ENGINEERING, INC.
 158 DANFORTH STREET, PORTLAND, MAINE 04102
 (207) 775-2885

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 JUN: 1080
 SCALE: 1" = 40'
 DESIGNED BY: WHS
 DRAWN BY: SJL
 CHECKED BY: WHS



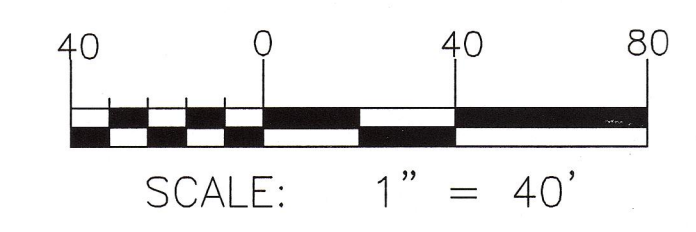
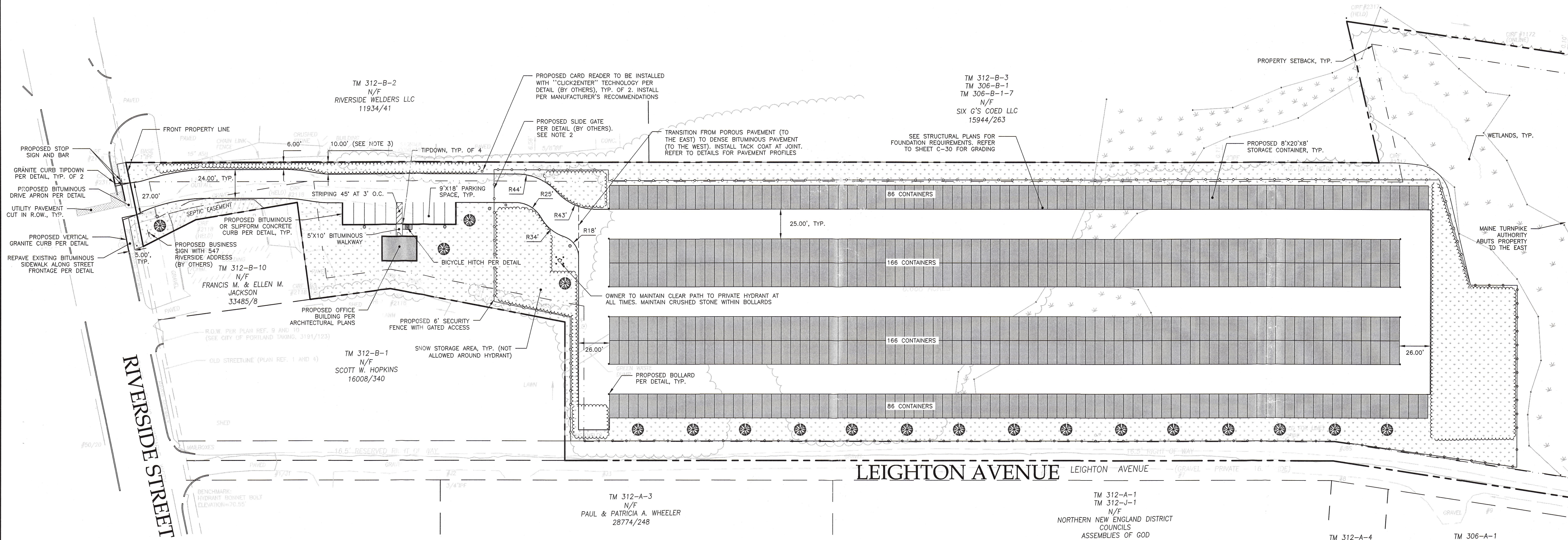
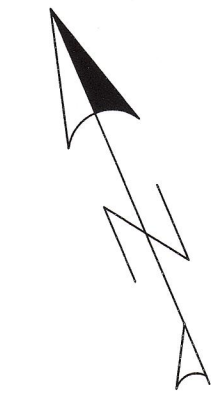
DRAWING NO.
C-03

- GENERAL NOTES:
1. ALL PARKING AND STRIPING SHALL BE 4" AND WHITE UNLESS OTHERWISE NOTED.
 2. PER CITY OF PORTLAND TECHNICAL MANUAL, SLIDE GATE SHALL PROVIDE AN ACCESS WIDTH 2 FEET GREATER THAN THE TRAVEL WIDTH, YIELDING A MINIMUM WIDTH OF 26 FEET.
 3. DRIVEWAY SHALL COMPLY WITH 10' PAVEMENT SETBACK FROM ALL POINTS EAST OF THE 10' DIMENSION ARROWS.

SPACE AND BULK STANDARDS		
ZONE: I-M	REQUIRED	PROPOSED
MINIMUM LOT SIZE	NONE	290,450 SF
MINIMUM STREET FRONTAGE	60 FT	72 FT
MAXIMUM BUILDING HEIGHT	75 FT	16 FT
FRONT YARD SETBACK	1 FT / 1 FT BLDG HEIGHT = 16 FT	> 16 FT
REAR YARD SETBACK	1 FT / 1 FT BLDG HEIGHT = 16 FT	> 16 FT
SIDE YARD SETBACK	1 FT / 1 FT BLDG HEIGHT = 16 FT	> 16 FT
PAVEMENT SETBACK	10'	VARIES (SEE NOTE 3)
MAXIMUM IMPERVIOUS SURFACE RATIO	75%	54%
PARKING SPACES	1 SPACE / 1,000 SF FLOOR SPACE = 81	10

SURFACE SUMMARY	
8'X20' STORAGE CONTAINER COUNT	504
STORAGE CONTAINER SURFACE AREA	80,640 SF
OFFICE SURFACE AREA	600 SF
DENSE PAVEMENT SURFACE AREA	11,610 SF
POROUS PAVEMENT SURFACE AREA	58,640 SF

LEGEND	
HATCH STYLE	ASSOCIATED AREAS
[Hatched Pattern]	GREEN SPACE
[Dotted Pattern]	SNOW STORAGE AREA



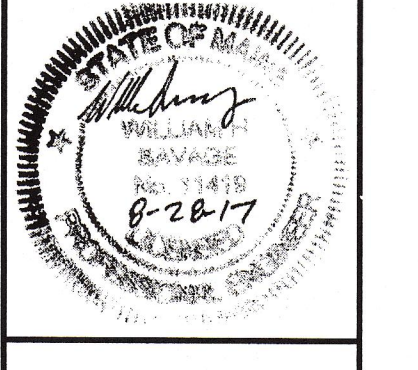
ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
PRELIM. APP.	WHS	2/27/17
SLODA APP.	WHS	3/2/17
FINAL APP.	WHS	4/18/17
WETLAND REV.	WHS	5/10/17
BLDG & MCG PERMITS	WHS	5/23/17
CONSTRUCTION	WHS	6/29/17

DRAWING NAME: **SITE PLAN**
 PROJECT NAME: **RIVERSIDE SELF-STORAGE CONTAINERS**
 CLIENT: **547 RIVERSIDE LLC**
 59 MOODY STREET, PORTLAND, MAINE 04101

A C C O R N
 ENGINEERING, INC.
 138 DANFORTH ST., PORTLAND MAINE 04102
 (207) 773-2835

FILE: 1080_CIVIL
 JUN: 1080
 SCALE: 1"=40'
 DESIGNED BY: WHS
 DRAWN BY: SJL
 CHECKED BY: WHS



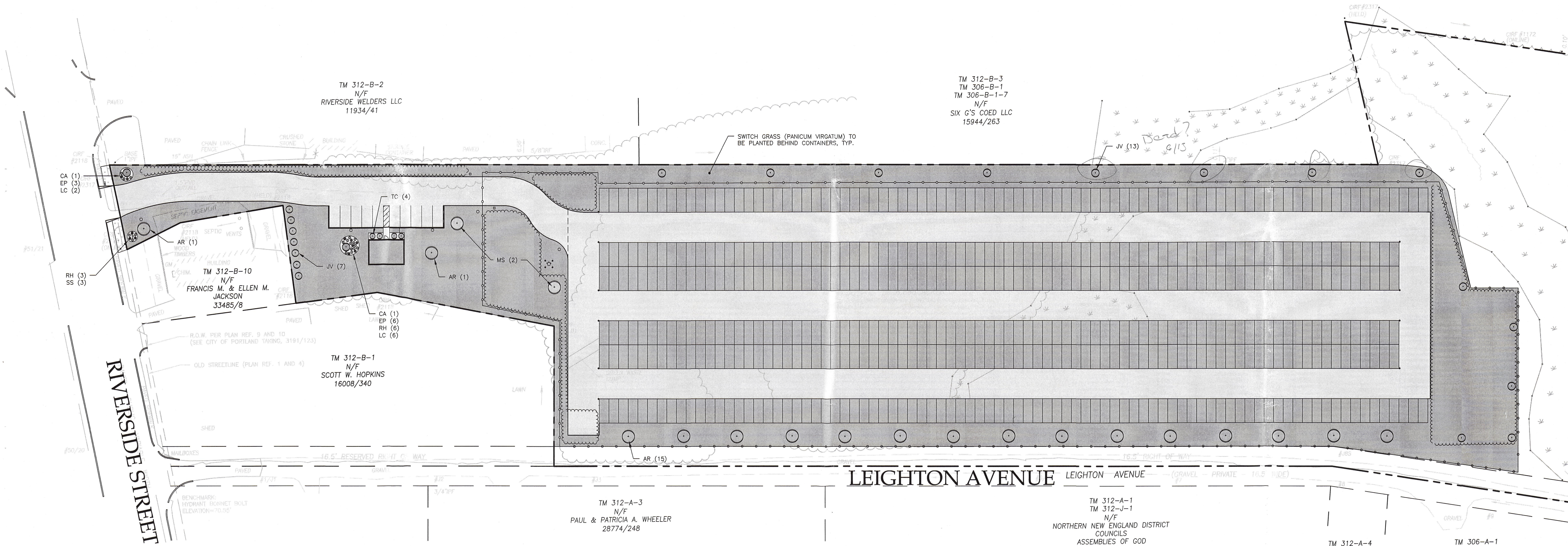
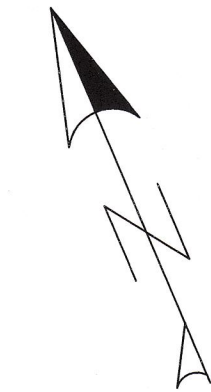
DRAWING NO. **C-10**

- GENERAL NOTES:
1. ALL PROPOSED GREEN SPACES AND ASSOCIATED PLANT SPECIES ARE TO COMPLY WITH THE CITY OF PORTLAND TECHNICAL STANDARDS. ANY SUBSTITUTIONS SHALL BE REVIEWED FOR APPROVAL BY THE CITY ARBORIST.
 2. CONTRACTOR TO BE HELD RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL PLANT MATERIAL AND LANDSCAPING IMPROVEMENTS UNTIL PLANTINGS AND LANDSCAPING BECOMES ESTABLISHED.
 3. CONTRACTOR TO MAINTAIN A ONE YEAR WARRANTY ON ALL PLANTINGS FOLLOWING INSTALLATION.
 4. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 5. CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION FOR PLANTS.
 6. ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER MINIMUM OF 6 MONTHS.
 7. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMAN.
 8. CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
 9. THE ENGINEER MAY TAG ALL PLANTS AT THE NURSERY AND INSPECT THEM AFTER DELIVERY TO THE SITE. ALL PLANT MATERIALS SHALL BE INSPECTED BY THE ENGINEER ON SITE PRIOR TO INSTALLATION.
 10. SEE PERMANENT SEEDING TABLE ON SHEET C-46 FOR GRASSY LAWN AREAS.

ID	BOTANICAL NAME	COMMON NAME	QTY	SIZE
PERENNIALS				
RH	RUDBECKIA HIRTA	BLACK EYED SUSAN	9	1 GAL.
SS	SALVIA SYLVESTRIS	SAGE 'MAY NIGHT'	3	1 GAL.
LC	LOBELIA CARDINALIS	CARDINAL FLOWER	8	1 GAL.
EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	9	1 GAL.
SHRUBS				
TC	TAXUS CANADENSIS	AMERICAN YEW	4	3 GAL.
CA	CLETHRA ALNIFOLIA	RUBY SPICE SUMMERSWEET	2	3 GAL.
TREES				
AR	ACER RUBRUM	ARMSTRONG RED MAPLE	17	2" CA.
MS	MAGNOLIA STELLATA	STAR MAGNOLIA	2	5 GAL.
JV	JUNIPERUS VIRGINIANA*	EASTERN JUNIPER	20	5 FT.

* IF SPECIES IS NOT AVAILABLE IN A 5 FT. HEIGHT, 'AMERICAN ARBORVITAE' MAY BE USED IN LIEU OF THE JUNIPER PROVIDED THAT IT IS A MIN. OF 5 FT. IN HEIGHT

LEGEND	
STYLE	ASSOCIATED AREAS
	GRASS
	LANDSCAPED AREA
	IMPERVIOUS SURFACE
	CONTAINER FOOTPRINT



ISSUED FOR	BY
PRELIM. APP.	WHS
SLODA APP.	WHS
FINAL APP.	WHS
BLOG & MCG PERMITS	WHS
CONSTRUCTION	WHS

DRAWING NAME: **LANDSCAPE PLAN**

PROJECT NAME: **RIVERSIDE SELF-STORAGE CONTAINERS**

CLIENT: **547 RIVERSIDE LLC**
59 MOODY STREET, PORTLAND, MAINE 04101

A C O R N

ENGINEERING, INC.

ACORN ENGINEERING, INC.
158 DANFORTH ST., PORTLAND MAINE 04102
(207) 775-2853

FILE: 1080_CIVIL

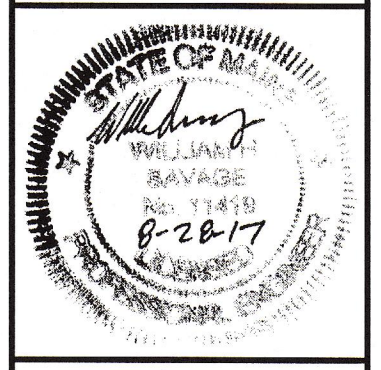
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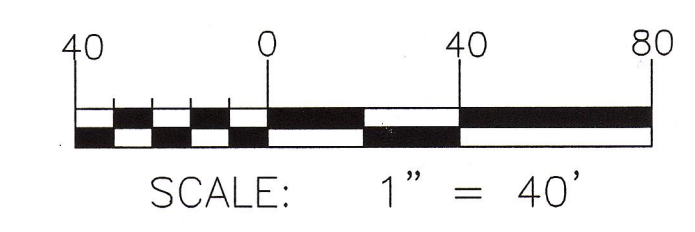
DESIGNED BY: SJL

DRAWN BY: SJL

CHECKED BY: WHS



DRAWING NO. **L-1**



ISSUED FOR
CONSTRUCTION

TM 312-A-4
N/F
JOHN H. BENWELL HEIRS

TM 306-A-1
N/F
BOYLE BUILDING INC.
16909/279

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Comments
Date of Approval: 05/24/2017

TM 312-A-1
TM 312-J-1
N/F
NORTHERN NEW ENGLAND DISTRICT
COUNCILS
ASSEMBLIES OF GOD
3650/151

TM 312-A-3
N/F
PAUL & PATRICIA A. WHEELER
28774/248

TM 312-B-1
N/F
SCOTT W. HOPKINS
16008/340

TM 312-B-10
N/F
FRANCIS M. & ELLEN M. JACKSON
33485/8

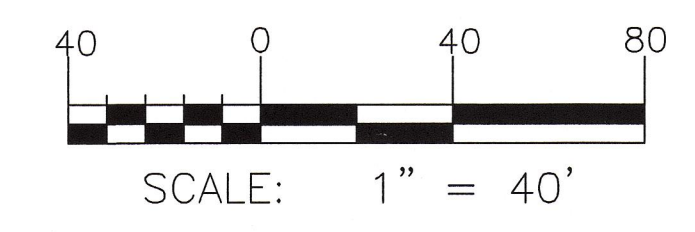
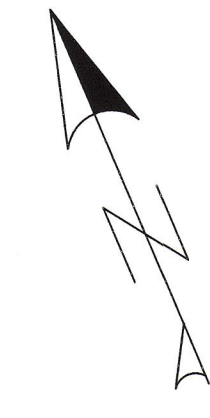
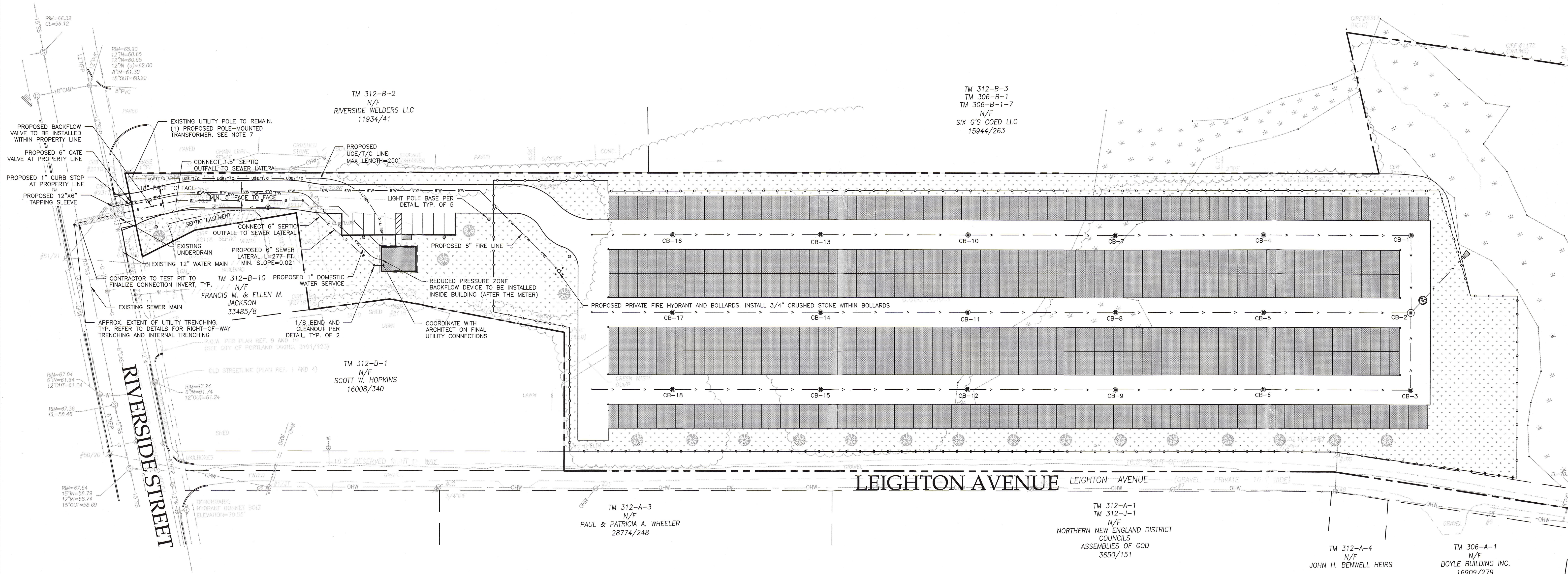
TM 312-B-2
N/F
RIVERSIDE WELDERS LLC
11934/41

TM 312-B-3
TM 306-B-1
TM 306-B-1-7
N/F
SIX G'S COED LLC
15944/263

- GENERAL NOTES:
1. LOCATION OF PROPOSED CONNECTIONS APPROXIMATE. CONTRACTOR TO CONTACT ENGINEER IF FIELD INFORMATION VARIES FROM INFORMATION ON PLANS.
 2. CONTRACTOR IS TO BE CAUTIONED THAT CERTAIN LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES HAVE BEEN PROVIDED THROUGH UTILITY COORDINATION OR OTHER OBSERVATIONS. INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH UTILITY COMPANY AND DIG SAFE NO LESS THAN 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS INDICATED IN THE CONTRACT DOCUMENTS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DIFFERENTIATIONS FROM EXISTING CONDITIONS, INCLUDING UTILITY SURVEY, PRIOR TO ANY CHANGES.
 3. FOR ALL UTILITIES, ACCORN ENGINEERING DESIGN LIMITS EXTEND TO OUTSIDE WALL OF BUILDING. METERING OF UTILITIES TO BE COMPLETED BY M.E.P. UNLESS SPECIFIED OTHERWISE.
 4. CONTRACTOR TO COORDINATE WITH ARCHITECT AND M.E.P. ON FINAL UTILITY CONNECTIONS LOCATION TO THE UTILITY ROOM.
 5. SEWER UTILITIES: CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL SERVICE CONNECTION. SEWER UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PORTLAND TECHNICAL STANDARDS. VALVE FOR BACKFLOW PREVENTION SHALL BE INSTALLED WITHIN THE PROPERTY LINES FOR EACH CITY SEWER CONNECTION. CONTACT ENGINEER IF FIELD CONDITIONS FROM INVERT VARY FROM DESIGN.
 6. WATER UTILITIES: FINAL PIPE SIZING PROVIDED BY M.E.P. ENGINEER AND FIRE PROTECTION DESIGNER. INTERNAL METERING, BACKFLOW PREVENTION, AND PRESSURE REDUCERS TO BE COMPLETED BY M.E.P. ENGINEER. DOMESTIC WATER PIPE SIZES WILL DETERMINE THE FINAL WATER METERING OPTIONS. METER MAY BE SMALLER THAN PROPOSED WATER MAIN. WATER METERING, PRESSURE REDUCER AND BACKFLOW PREVENTION TO BE IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT STANDARDS. CONTRACTOR TO FOLLOW METERING GUIDELINES OF THE PORTLAND WATER DISTRICT AND CITY OF PORTLAND. FIRE HYDRANT SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CITY, PWD, AND NFPA REGULATIONS. WATER LINES TO MAINTAIN MIN. 10' FROM CENTER OF TREES.
 7. ELECTRIC UTILITIES: ELECTRIC DESIGN TO BE FINALIZED BY M.E.P. ENGINEER. ELECTRICAL LOAD TO BE DETERMINED BY M.E.P. ENGINEER. METER LOCATION AND POLE-MOUNTED TRANSFORMER SIZE DEFINED BY M.E.P. ALL ELECTRIC CONSTRUCTION SHALL CONFORM TO CMP GUIDEBOOK OF STANDARD REQUIREMENTS, MOST RECENT EDITION. DESIGN SUBJECT TO FINAL APPROVAL FROM CMP.
 8. CABLE AND TELEPHONE PULLBOXES AND PEDESTAL LOCATIONS TO BE DETERMINED BY SPECTRUM AND FAIRPOINT PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE.

MINIMUM HORIZONTAL UTILITY SEPARATIONS					
UTILITY	UGE/T/C	WATER	SEWER	GAS	STORMWATER
UGE/T/C	-	6'	5'	4'	6'
WATER	6'	-	5*	6'	3'
SEWER	5'	5*	-	5'	5'
GAS	4'	6'	5'	-	6'
STORMWATER	6'	3'	5'	6'	-

*PERMISSIBLE ONLY IF SEWER IS LAID MIN. 18" BELOW WATER SERVICE; OTHERWISE, 10' OF HORIZONTAL SEPARATION MUST BE MAINTAINED.



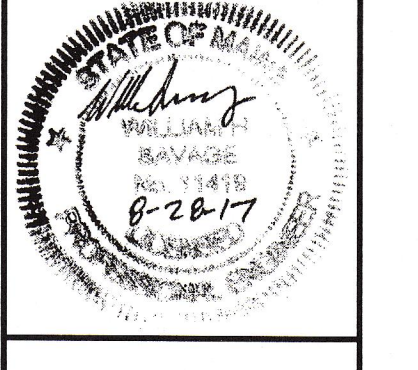
ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY	DATE
PRELIM. APP.	WHS	2/27/17
ABILITY TO SERVE	WHS	2/17/17
SLODA APP.	WHS	3/2/17
FINAL APP.	WHS	4/19/17
BLDG & MOC PERMITS	WHS	5/23/17
CONSTRUCTION	WHS	8/23/17

UTILITY PLAN
RIVERSIDE SELF-STORAGE CONTAINERS
 547 RIVERSIDE LLC
 59 MOODY STREET, PORTLAND, MAINE 04101

ACORN ENGINEERING, INC.
 ENGINEERING, INC.
 138 DANFORTH ST. PORTLAND MAINE 04102
 (207) 775-2825

FILE: 1080_CIVIL
 JN: 1080
 SCALE: 1" = 40'
 DESIGNED BY: SJL
 DRAWN BY: SJL
 CHECKED BY: WHS

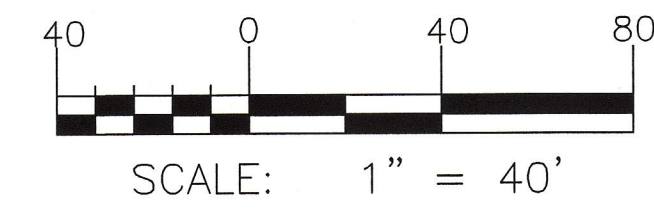
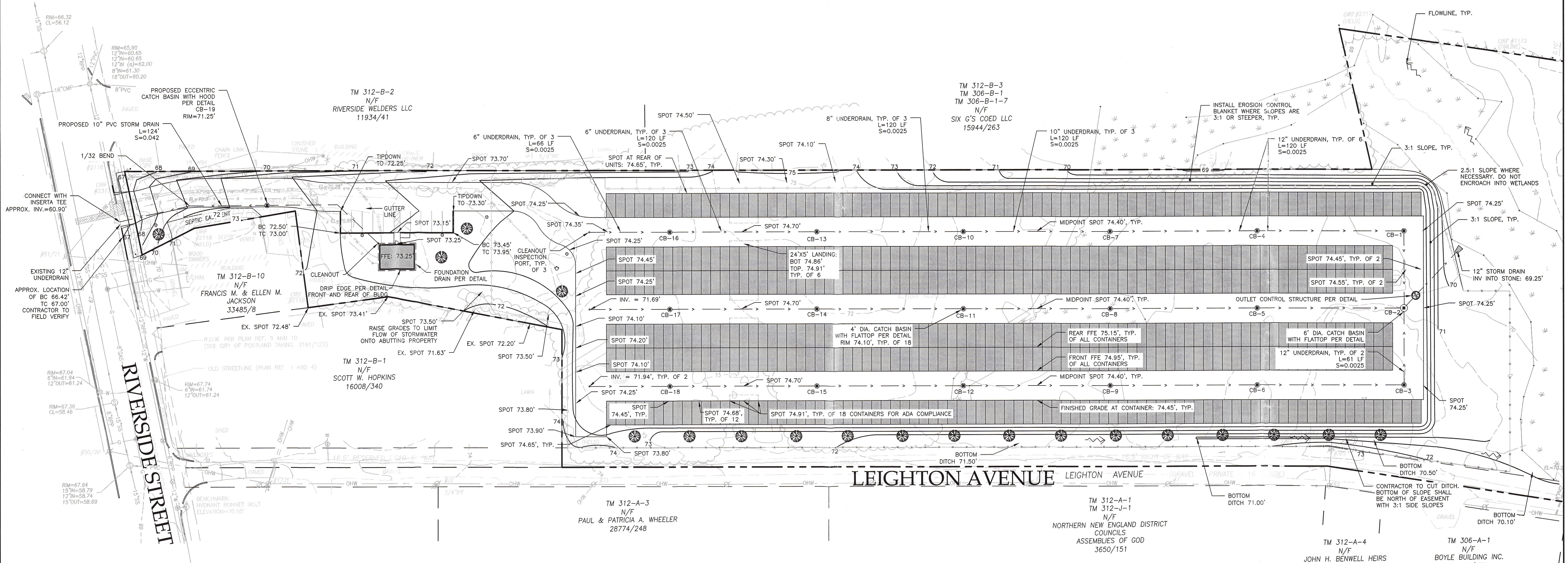


DRAWING NO.
C-20

- GENERAL NOTES:
1. ALL WORK WITHIN THE CITY STREET RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
 2. REFER TO STRUCTURAL PLANS FOR FOUNDATION REQUIREMENTS. DESIGN OF TEMPORARY SOIL RESTRAINT MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IF NECESSARY FOR CONSTRUCTION.
 3. CONTRACTOR SHALL ENSURE THAT FOUNDATION DRAINS AND UNDERDRAINS ARE CONSTRUCTED WITH POSITIVE OUTLET TO PROPOSED CONNECTIONS.
 4. ALL SPOT GRADES ARE PROPOSED UNLESS PRECEDED BY 'EX.'

PIPE SUMMARY	
TYPE	LENGTH
4" PVC FOUNDATION DRAIN	215 FT.
6" PVC UNDERDRAIN	558 FT.
8" PVC UNDERDRAIN	360 FT.
10" PVC UNDERDRAIN	360 FT.
12" PVC UNDERDRAIN	842 FT.
10" PVC STORM DRAIN	124 FT.
12" PVC STORM DRAIN	57 FT.

PROPOSED STRUCTURE SCHEDULE			
STRUCTURE	RIM	INVERT IN	INVERT OUT
OCS	74.20'	69.40'	69.30'
CB-1 & CB-3	74.10'	69.78'	69.68'
CB-2	74.10'	69.53'	69.43'
CB-4 & CB-6	74.10'	70.18'	70.08'
CB-5	74.10'	69.93'	69.83'
CB-7 & CB-9	74.10'	70.58'	70.48'
CB-8	74.10'	70.33'	70.23'
CB-10 & CB-12	74.10'	70.98'	70.88'
CB-11	74.10'	70.73'	70.63'
CB-13 & CB-15	74.10'	71.38'	71.28'
CB-14	74.10'	71.13'	71.03'
CB-16 & CB-18	74.10'	71.78'	71.68'
CB-17	74.10'	71.53'	71.43'
CB-19	71.25'	66.25'	66.15'



ISSUED FOR
CONSTRUCTION

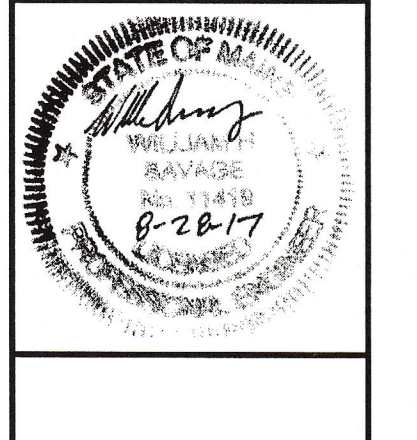
ISSUED FOR	BY	DATE
PRELIM. APP.	WHS	2/2/17
SLODA APP.	WHS	3/2/17
FINAL APP.	WHS	4/19/17
BLDG & MCG PERMITS	WHS	5/23/17
CONSTRUCTION	WHS	6/28/17

DRAWING NAME: GRADING & DRAINAGE PLAN
 PROJECT NAME: RIVERSIDE SELF-STORAGE CONTAINERS
 CLIENT: 547 RIVERSIDE
 59 MOODY STREET, PORTLAND, MAINE 04101

ACORN ENGINEERING, INC.
 158 DANFORTH ST., PORTLAND MAINE 04102
 (207) 775-2855

FILE: 1080_CIVL
 JN: 1080
 SCALE: 1" = 40'
 DESIGNED BY: WHS
 DRAWN BY: SJL
 CHECKED BY: WHS

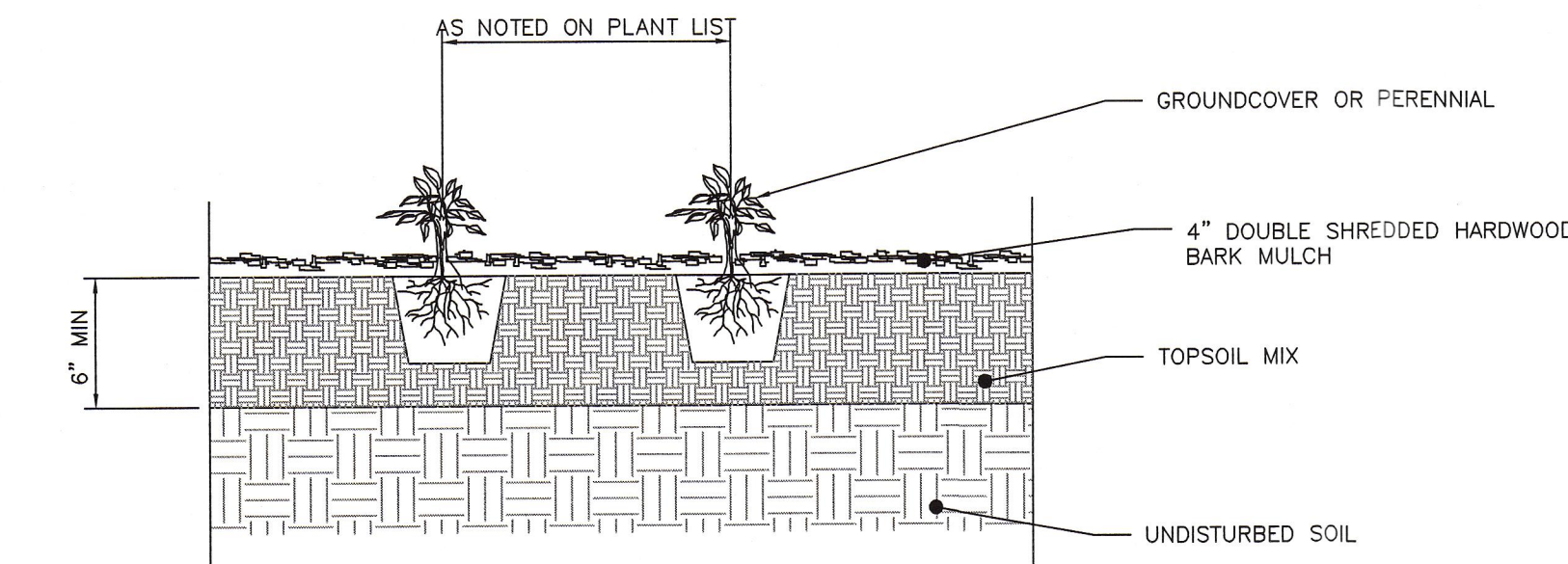
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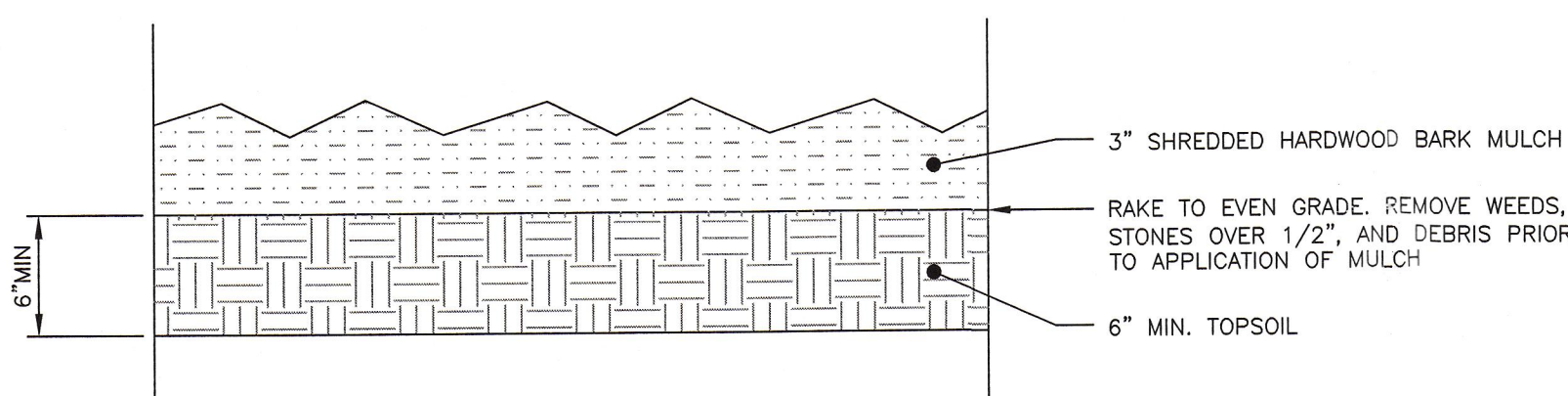
DRAWING NO.
C-30

PLANTING NOTES:

- ALL PLANT SELECTION AND INSTALLATION WILL BE IN COMPLIANCE WITH THE CITY OF PORTLAND TECHNICAL MANUAL (SECTION 4).
- CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION FOR PLANTS.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN PLANT LIST (IF ANY), THE NUMBER OF PLANTS SHOWN ON PLAN WILL TAKE PRECEDENCE.
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL DISTURBED AREAS NOT TO BE PAVED OR PLANTED SHALL BE LOAMED AND SEEDED AS SHOWN. THE SEED MIX SPECIFICATIONS ARE AS FOLLOWS: LESCO FINE FESCUE LINKS BLEND OF 35% HARD FESCUE, 35% CREEPING RED FESCUE, 20% CHEWINGS FESCUE AND 10% SHEEP FESCUE. ADD 5% LITTLE BLUESTEM AND 5% NORTHEAST WILDFLOWER SEED MIXTURE BY WEIGHT TO THE LINKS BLEND.
- FOR PRICING PURPOSES, PROVIDE A PER TREE UNIT COST FOR STAKING AND GUYING. IF STAKING AND GUYING IS REQUIRED, REMOVE TREE WRAP, STAKES, AND GUY WIRES AT END OF FIRST GROWING SEASON.
- FOR TREE PLANTING IN LAWN AREAS, ANY DISTURBED LAWN SHALL BE LOAMED AND SEEDED AS NECESSARY.
- NEW TREES TO BE INSTALLED WITH A SLOW RELEASE WATERING BAG.
- CONTRACTOR TO BE HELD RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL PLANT MATERIAL AND LANDSCAPING IMPROVEMENTS FOR AT LEAST 30 DAYS FOLLOWING INSTALLATION. FOLLOWING THIS PERIOD, THE LANDOWNER OR PROPERTY MANAGEMENT SHALL BE RESPONSIBLE FOR CONTINUED WATERING AND MAINTENANCE. CONTRACTOR TO MAINTAIN A ONE YEAR WARRANTY ON ALL PLANTINGS FOLLOWING FINAL INSTALLATION.
- ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON THE PLANS. CONTRACTOR TO NOTIFY ENGINEER WHEN PLANTINGS HAVE BEEN MOBILIZED ON SITE. ENGINEER TO INSPECT AND ACCEPT OR REJECT ANY SPECIMENS ON THE BASIS OF APPARENT HEALTH, HARDINESS, AND CONFORMANCE WITH THE PLANTING SCHEDULE. REJECTED SPECIMENS ARE TO BE REPLACED BY THE CONTRACTOR AT NO ADDED COST TO THE OWNER. ACCEPTANCE DOES NOT WAIVE THE REQUIRED ONE YEAR PLANTING WARRANTY.



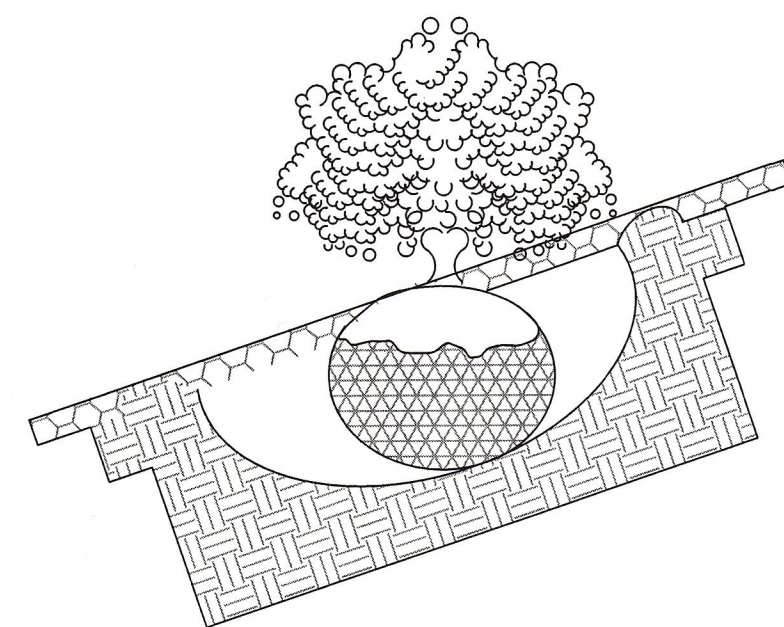
PERENNIAL PLANTING DETAIL
NOT TO SCALE



BARK MULCH DETAIL
NOT TO SCALE

NOTES:

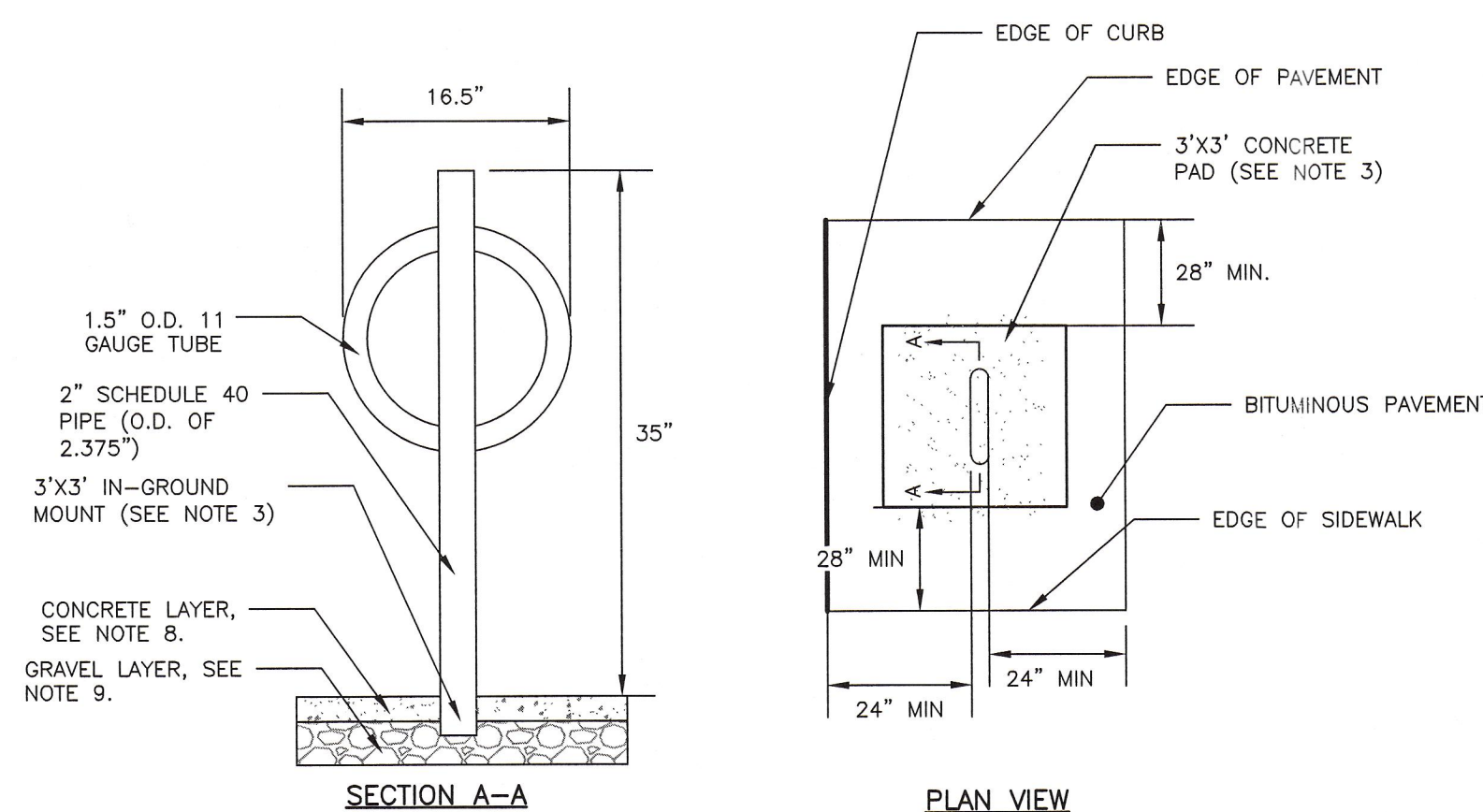
- DIG HOLE AT LEAST 2 TIMES THE DIAMETER OF THE ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED, WITH THE TOP AT DOWNHILL EDGE OF THE HOLE.
- TOPSOIL BACKFILL SHALL BE NATURAL FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING THE CHARACTERISTICS OF TOPSOIL IN THE VICINITY WHICH PRODUCE A HEAVY GROWTH. TOPSOIL SHALL CONTAIN NOT LESS THAN 6% NOR MORE THAN 20% ORGANIC MATTER. TOP SOIL SHALL HAVE A pH VALUE OF NOT LESS THAN 5.5 NOR MORE THAN 7.0.
- CONTAINER GROWN STOCK - REMOVE CONTAINER PROTECTING THE ROOT BALL. GENTLY COMB OUT THE ROOTS. PRUNE DAMAGED ROOTS.
- BACKFILL THE HOLE WITH TOPSOIL TO A DEPTH NOT TO EXCEED 8" THEN WATER SUFFICIENTLY TO SETTLE TOPSOIL. REPEAT SOIL BACKFILL, WATER, DRAIN. TOPSOIL SHALL BE TAMPED UNDER EDGES OF THE BALLED PLANTS. BACKFILL TO FINISH GRADE AND CREATE AN EARTHEN SAUCER. SOAK PLANTS TWICE WITHIN THE FIRST TWENTY-FOUR HOURS OF PLANTING.



TYPICAL PLANTING
NOT TO SCALE

NOTES:

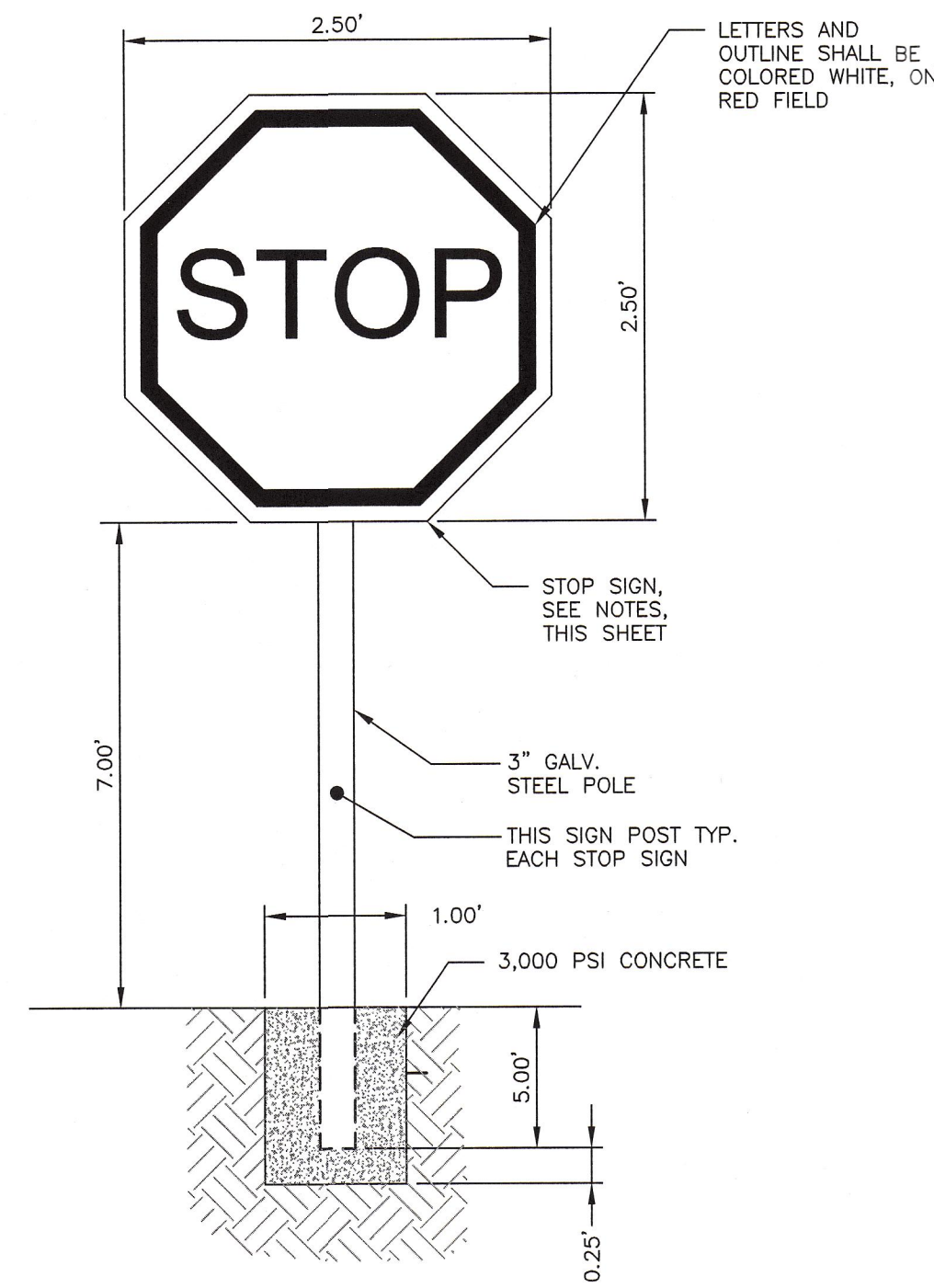
- BICYCLE RACK SHALL HAVE CAPACITY FOR TWO BICYCLES.
- BICYCLE RACK PARTS SHALL BE OF UNIFORM COLOR AND SHALL BE FINISHED IN ACCORDANCE WITH PRODUCT SPECIFICATION. BICYCLE RACKS SHALL BE BLACK.
- BICYCLE RACK SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S MOST RECENT INSTALLATION RECOMMENDATIONS, AND SHALL BE INSTALLED WITH AN IN-GROUND MOUNT UNLESS OTHERWISE APPROVED BY ENGINEER.
- BICYCLE RACK SHALL BE "DERO BIKE HITCH", AS MANUFACTURED BY DERO BIKE RACKS.
- MINIMUM OFFSETS SHOWN. MANUFACTURER'S RECOMMENDED OFFSETS SHALL BE ENFORCED WHERE POSSIBLE.
- MINIMUM DISTANCE BETWEEN BICYCLE RACKS SHALL BE 24". RECOMMENDED DISTANCE BETWEEN BICYCLE RACKS SHALL BE 38".
- ALL OFFSETS ARE FROM OUTSIDE EDGES OF ITEMS.
- CONCRETE SHALL BE 4000 PSI @28 DAYS. BOTTOM OF CONCRETE SHALL BE AT TOP OF SIDEWALK GRAVEL ELEVATION. DEPTH VARIES APPROX. 4"-7".
- GRAVEL LAYER SHALL BE INSTALLED IN ACCORDANCE WITH BITUMINOUS SIDEWALK DETAIL, AND SHALL BE MAINEDOT 703.06 TYPE B.



BICYCLE RACK DETAIL
NOT TO SCALE

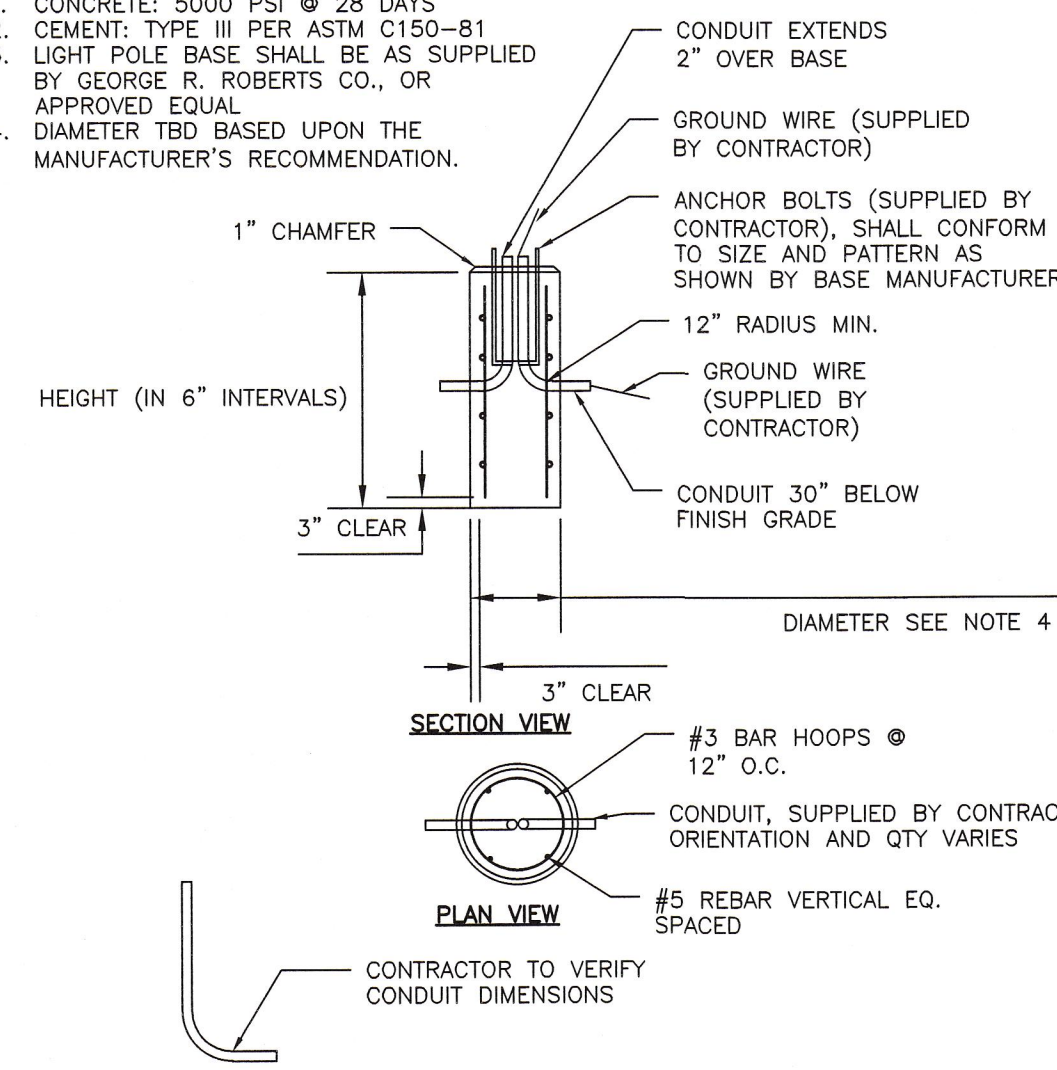
NOTES:

- ALL ASPECTS OF STOP SIGN CONSTRUCTION SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 OR MOST RECENT EDITION.
- SIGN SHALL BE CONSTRUCTED AS SIGN R1-1 UNDER THE "REGULATORY SIGNS, BARRICADES, AND GATES" (R1 SERIES) WITHIN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 OR MOST RECENT EDITION.
- SIGN POST CONSTRUCTION AND MOUNTING SHALL BE IN ACCORDANCE WITH CHAPTER 2A OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 OR MOST RECENT EDITION.

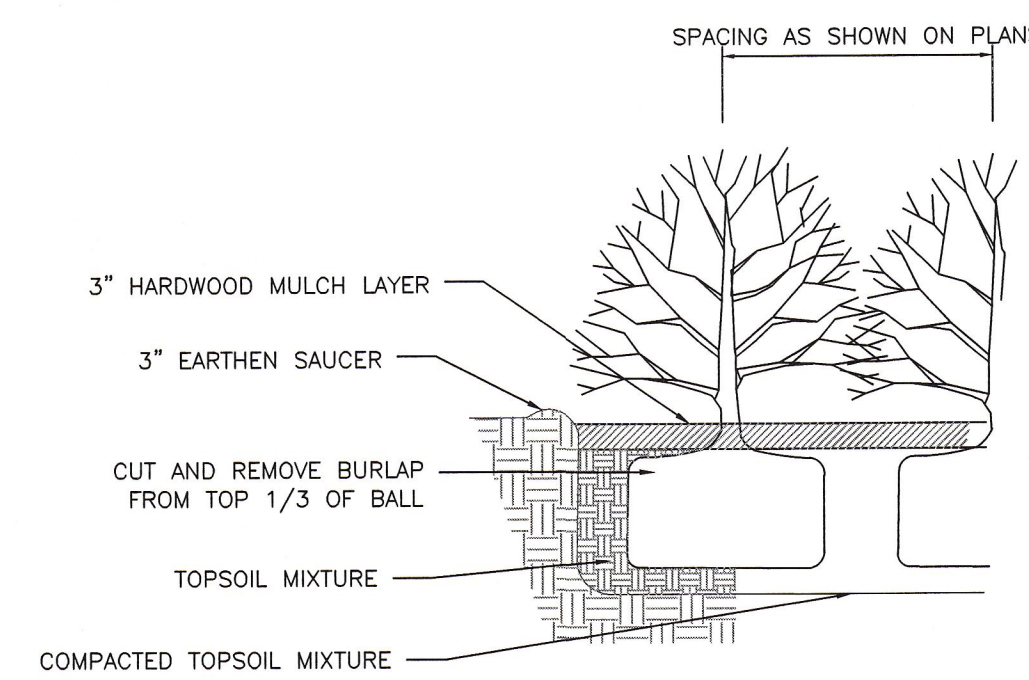


STOP SIGN DETAIL
NOT TO SCALE

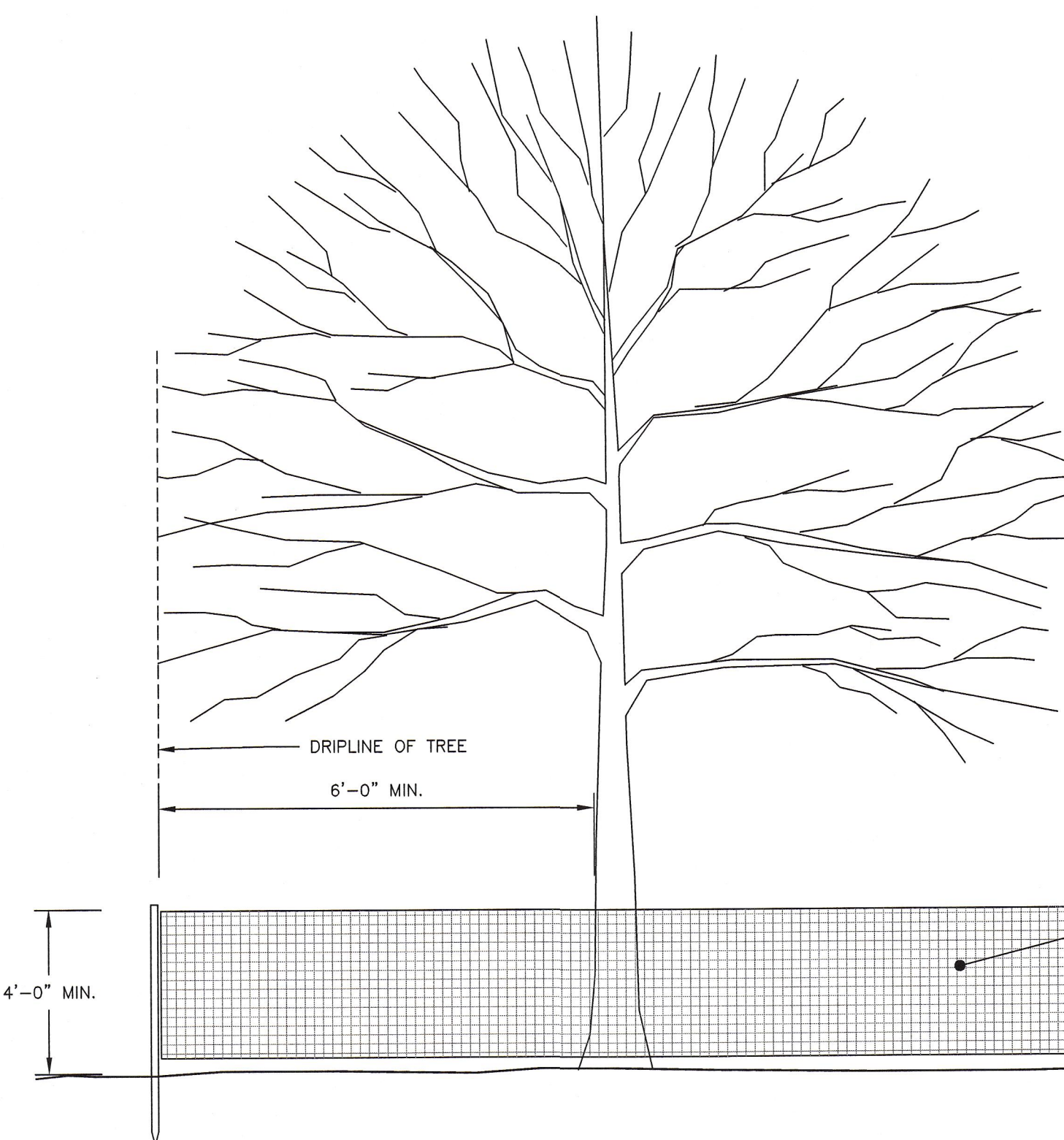
- NOTES:**
- CONCRETE: 5000 PSI @ 28 DAYS
 - CEMENT: TYPE III PER ASTM C150-81
 - LIGHT POLE BASE SHALL BE AS SUPPLIED BY GEORGE R. ROBERTS CO., OR APPROVED EQUAL
 - DIAMETER TBD BASED UPON THE MANUFACTURER'S RECOMMENDATION.



LIGHT POLE BASE
NOT TO SCALE

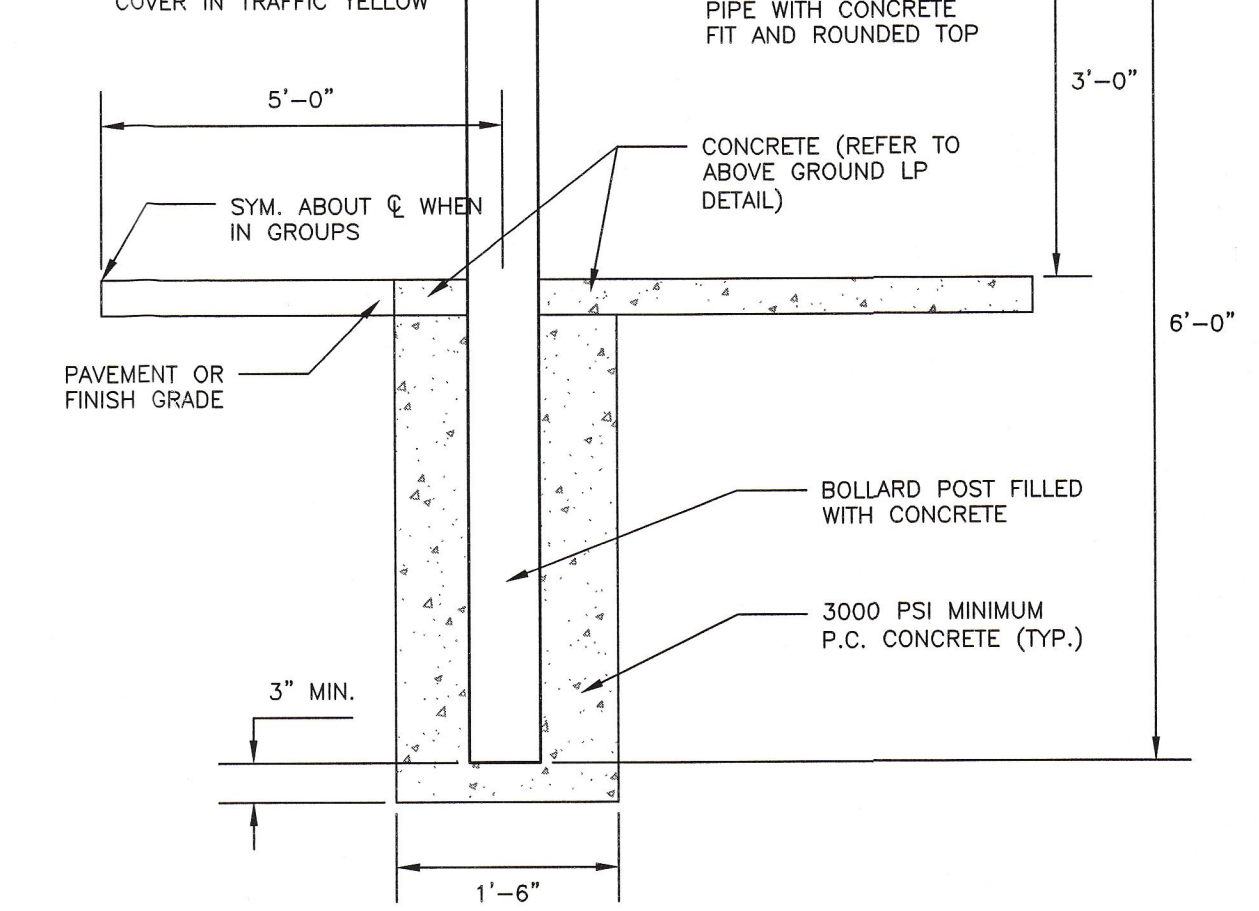


SHRUB PLANTING DETAIL
NOT TO SCALE

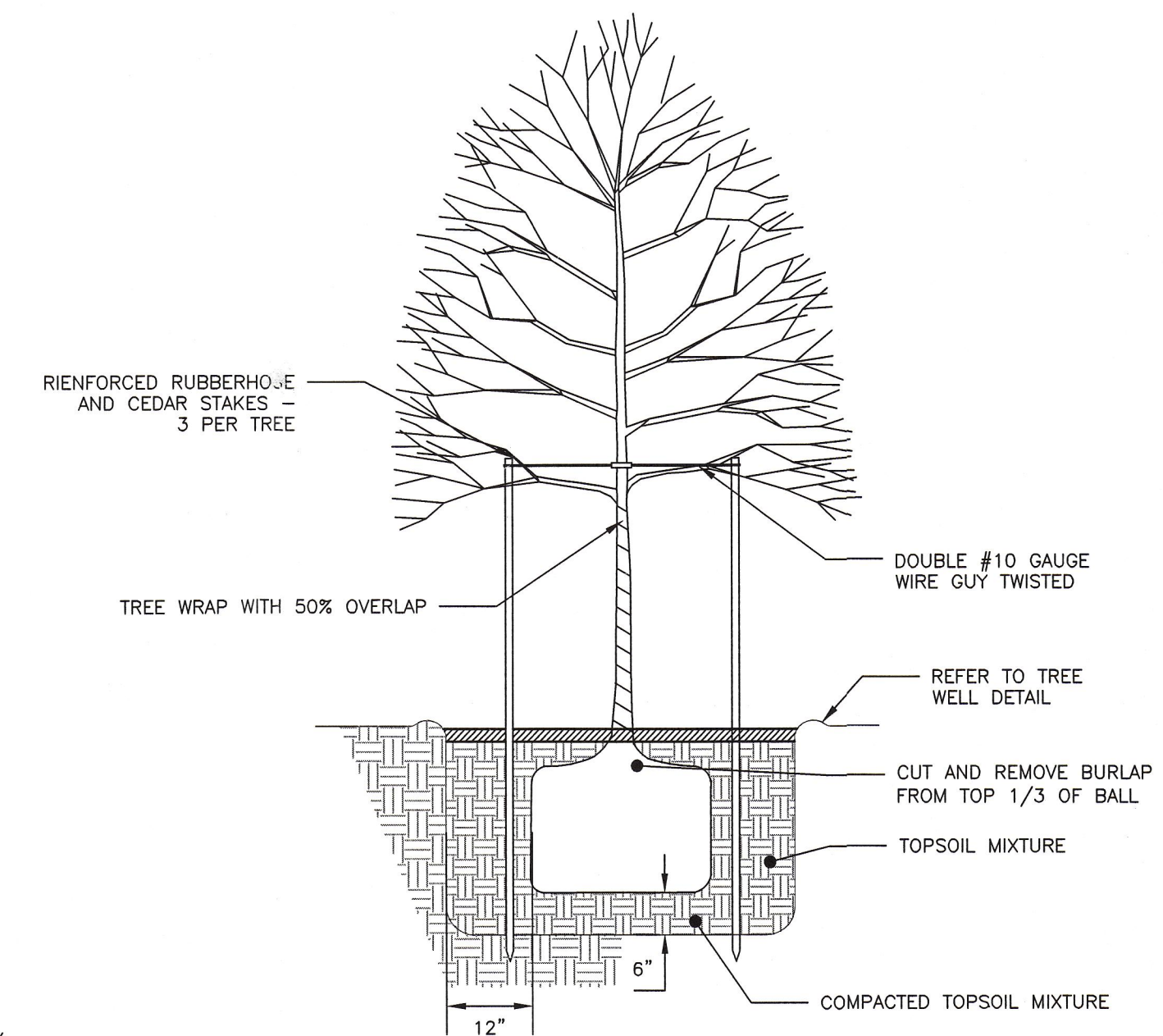


TREE PROTECTION DETAIL
NOT TO SCALE

- DESIGN NOTE:**
- ALL PIPES SHALL BE TOPPED WITH A PLASTIC COVER IN TRAFFIC YELLOW



PIPE BOLLARD
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY.
- INSTALL PROTECTIVE FENCING TO LIMIT OF DRIPLINE ON TREE OR A MINIMUM OF 6" FROM TRUNK WHEN NECESSARY, WITH PRIOR PERMISSION OF LANDSCAPE ARCHITECT.
- DO NOT STORE CONSTRUCTION EQUIPMENT, MATERIALS, TOOLS, ETC. WITHIN PROTECTIVE FENCING.
- MAINTAIN FENCING IN A NEAT AND ORDERLY FASHION THROUGHOUT CONSTRUCTION PERIOD.

DRIPLINE LIMITS MARKED AND MAINTAINED BY ORANGE CONSTRUCTION FENCING
GALVANIZED STEEL POST @ 6' O.C. MAXIMUM (TYP.)

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. of Public Works
Date of Approval: 05/24/2017

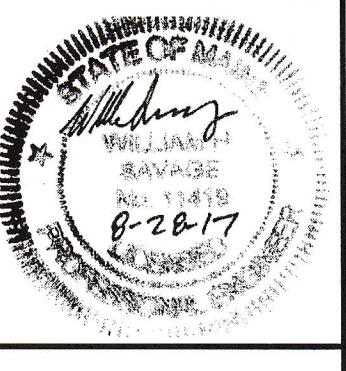
ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY	DATE
PRELIM. APP.	WHS	2/2/17
SLODA APP.	WHS	3/3/17
FINAL APP.	WHS	4/18/17
BLDG & MCG PERMITS	WHS	5/22/17
CONSTRUCTION	WHS	8/29/17

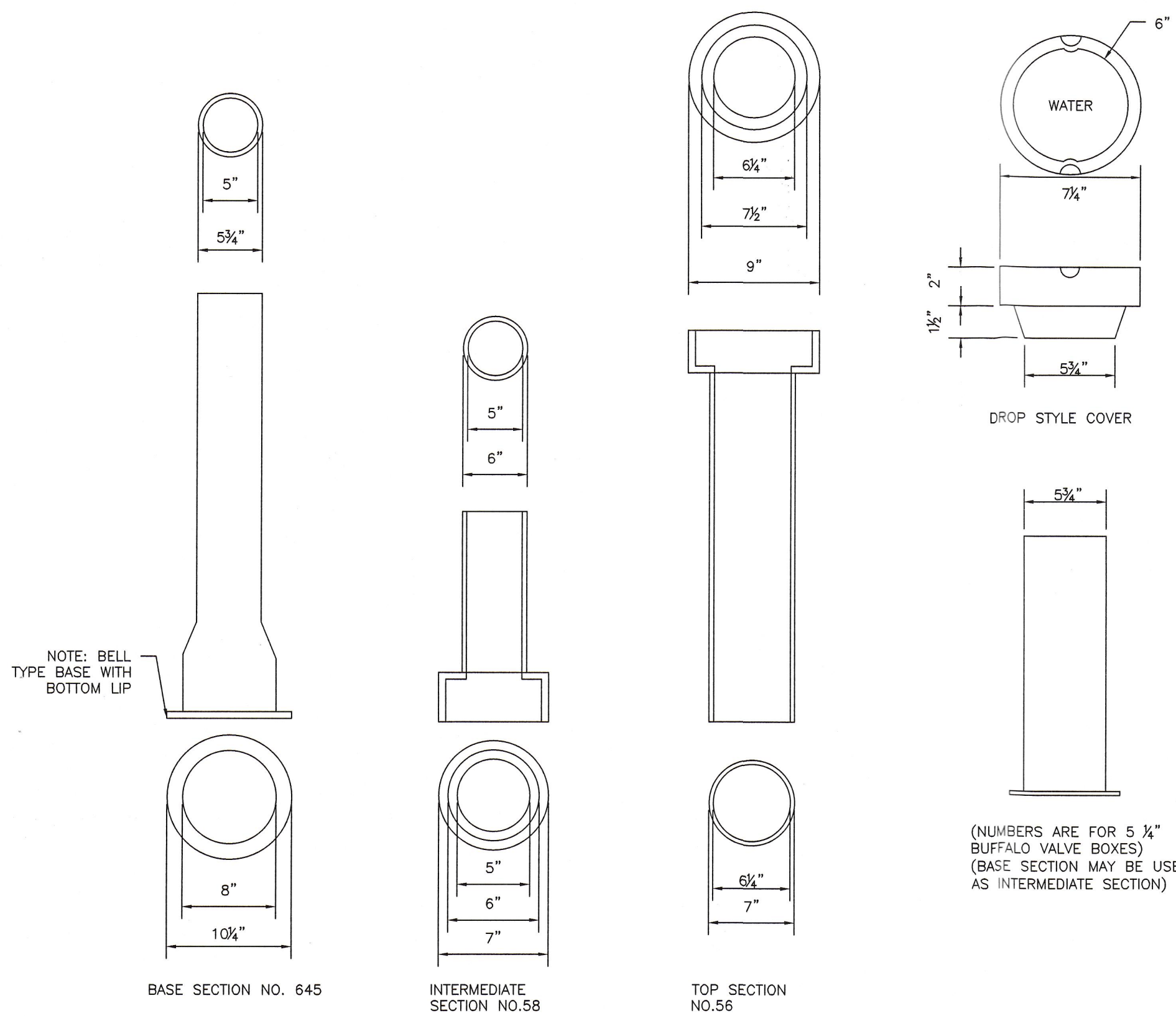
SITE DETAILS - 2
PROJECT NAME: **RIVERSIDE SELF-STORAGE CONTAINERS**
CLIENT: **547 RIVERSIDE STREET, PORTLAND, MAINE 04101**
DRAWING NAME: **59 MOODY STREET, PORTLAND, MAINE 04101**

A C O R N
ENGINEERING, INC.
THE PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM A C O R N ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED WITHOUT LIABILITY, TO A C O R N ENGINEERING, INC.
ACORN ENGINEERING, INC.
158 DANFORTH ST. PORTLAND MAINE 04102
(207) 775-2655

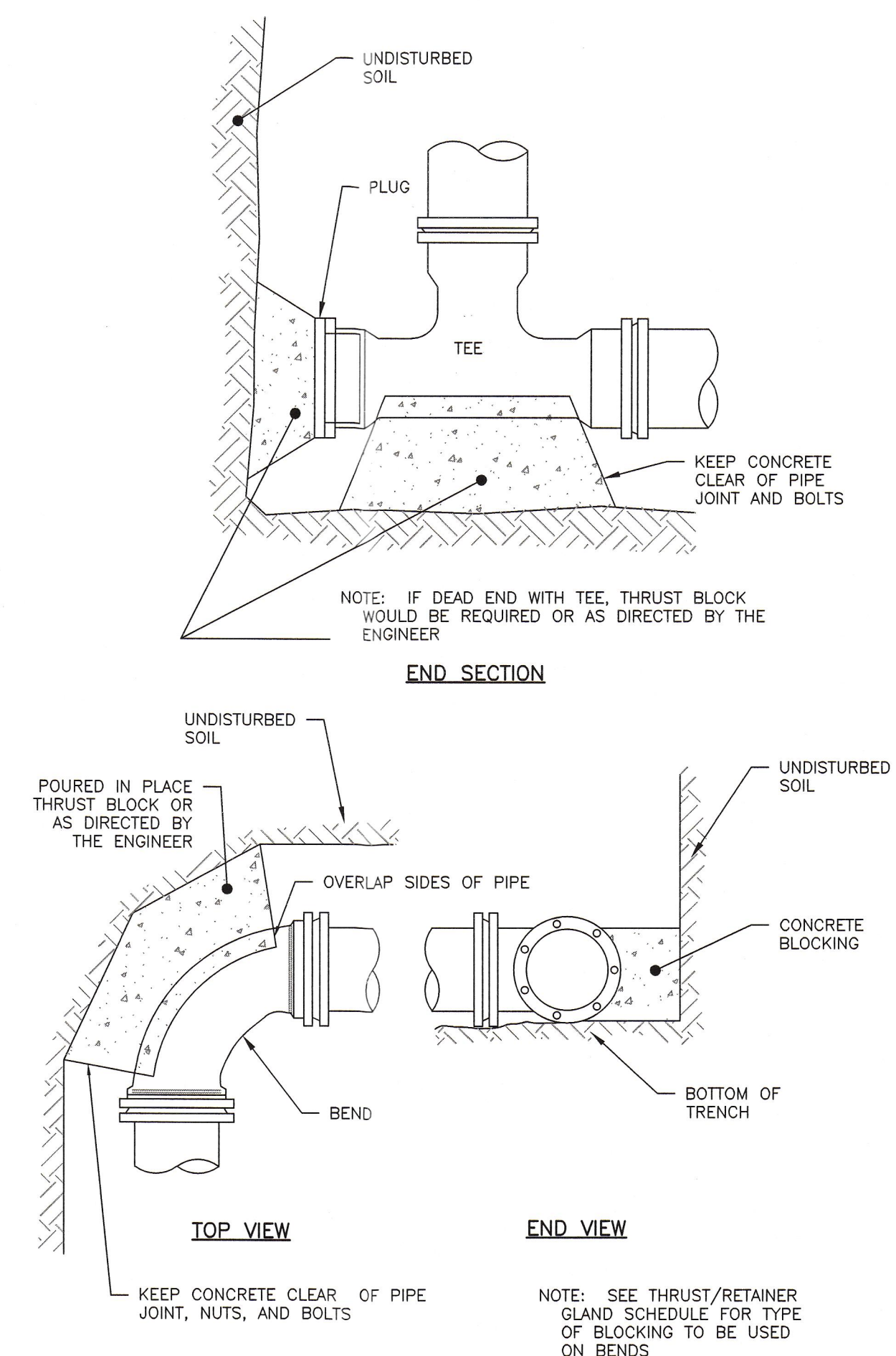
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SCALE:	NTS
DESIGNED BY:	WHS
DRAWN BY:	MCB
CHECKED BY:	WHS



DRAWING NO.
C-41

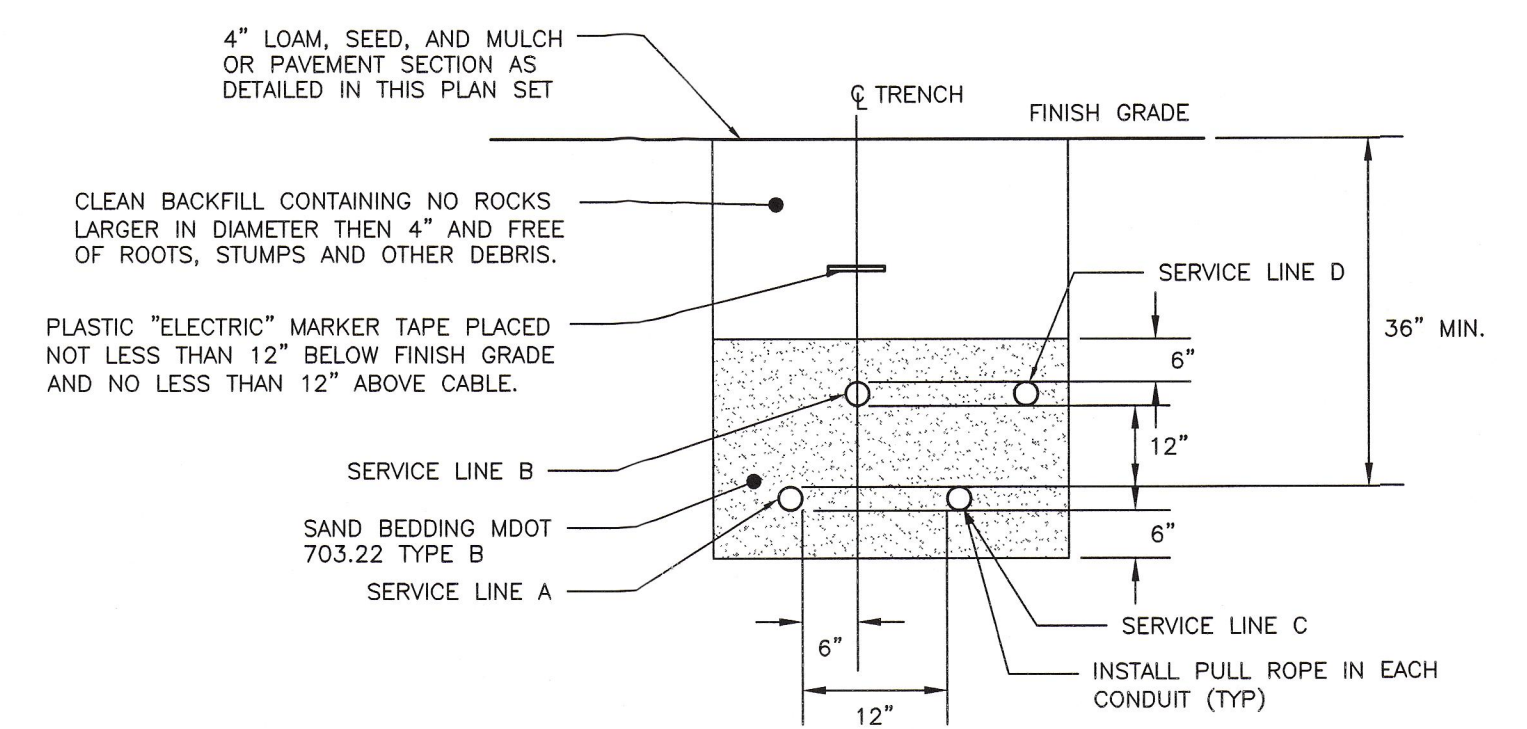


VALVE BOX & COVER
NOT TO SCALE



REGULAR BEND
NOT TO SCALE

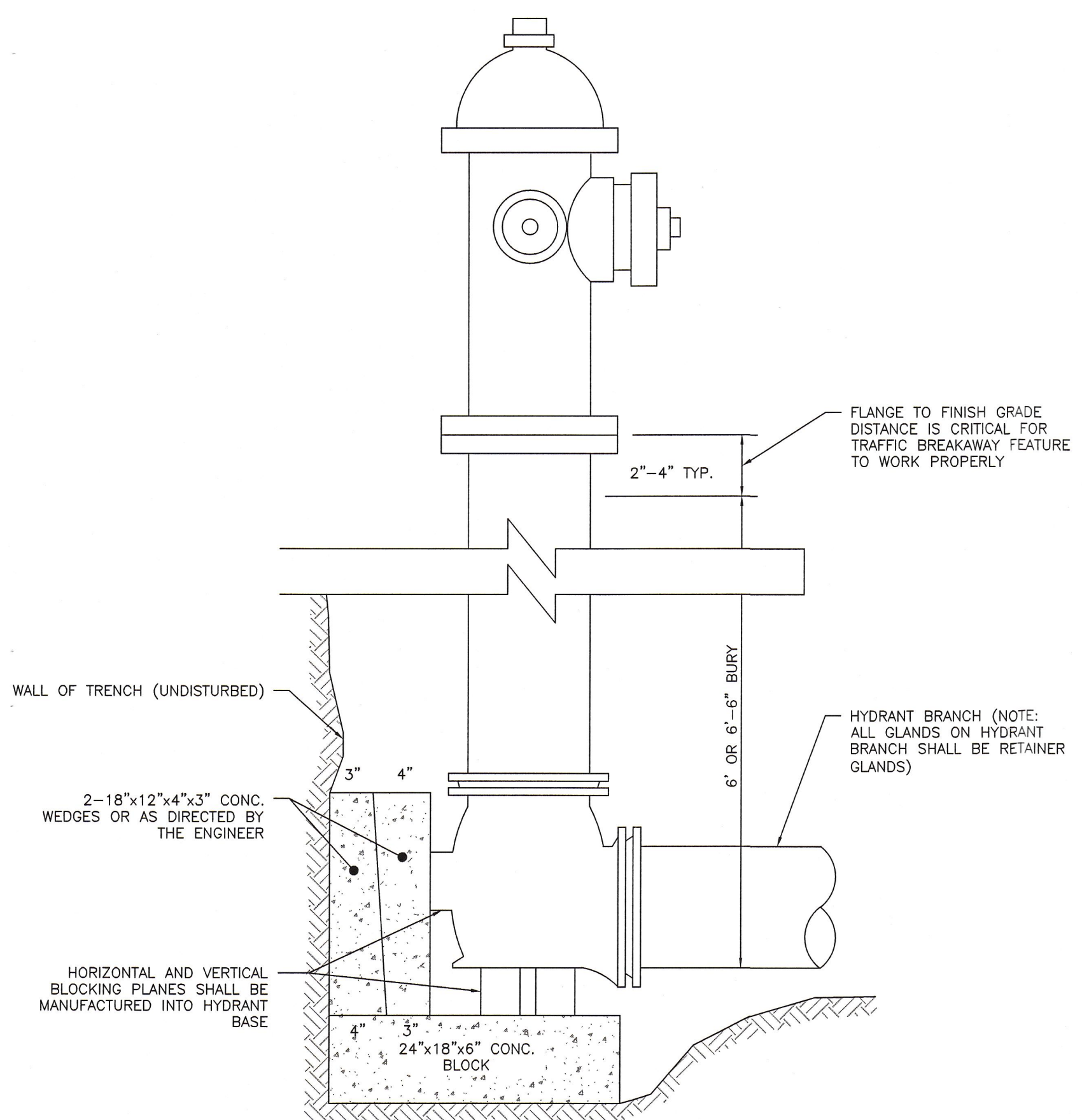
THRUST BLOCKING
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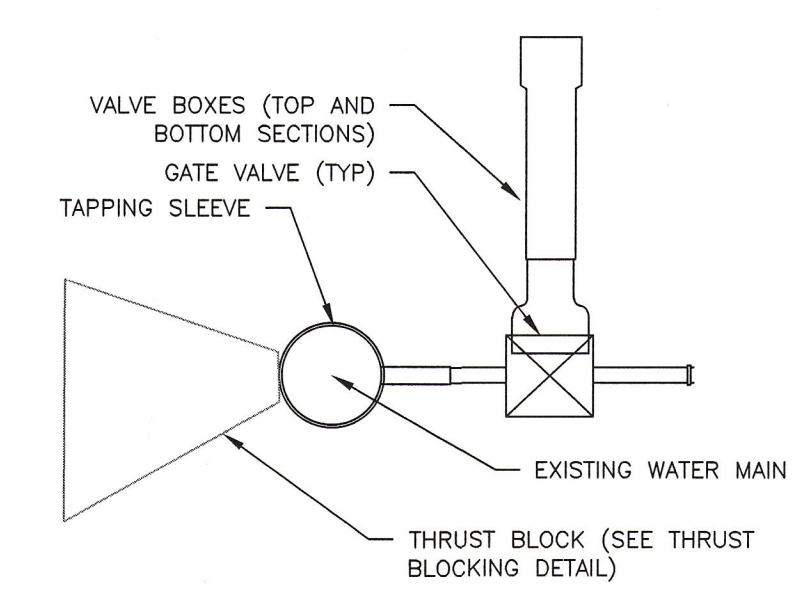
CONDUIT TYPE				
SERVICE	CONDUIT SIZE	GRASS AND PAVED AREAS	UTILITY	REMARKS
A	2-5"	SCHEDULE 40 PVC ELECTRICAL GRADE	PRIMARY POWER	SEE NOTE 1
B	2-4"	SCHEDULE 40 PVC	COMMUNICATION	-
C	2-4"	SCHEDULE 40 PVC ELECTRICAL GRADE	SPARE	IF REQUIRED
D	2-4"	SCHEDULE 40 PVC	CABLE	-

- NOTES:**
- ONE CONDUIT CAPPED FOR SPARE, PROVIDE GALVANIZED STEEL LONG SWEEP AT RISER POLE AND EXTEND GALVANIZED CONDUIT TO 10" ABOVE GRADE AT POLE WITH STAND-OFF BRACKETS.
 - MINIMUM SEPARATION OF 24 INCHES BETWEEN PRIMARY CABLE/CONDUIT AND GAS LINES SHALL BE MAINTAINED.

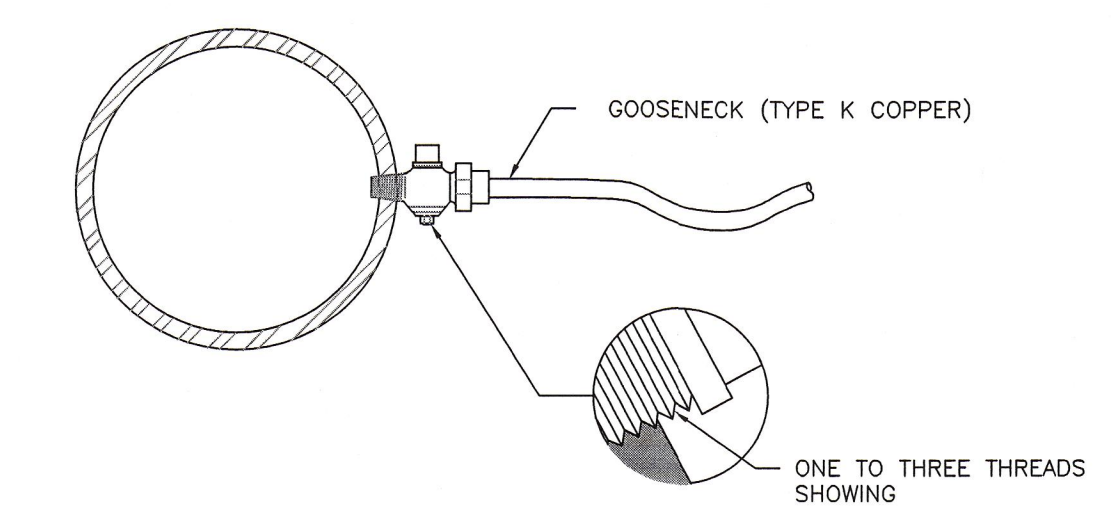
UTILITY TRENCH:
PRIMARY AND SECONDARY POWER, TELEPHONE, AND CABLE
NOT TO SCALE



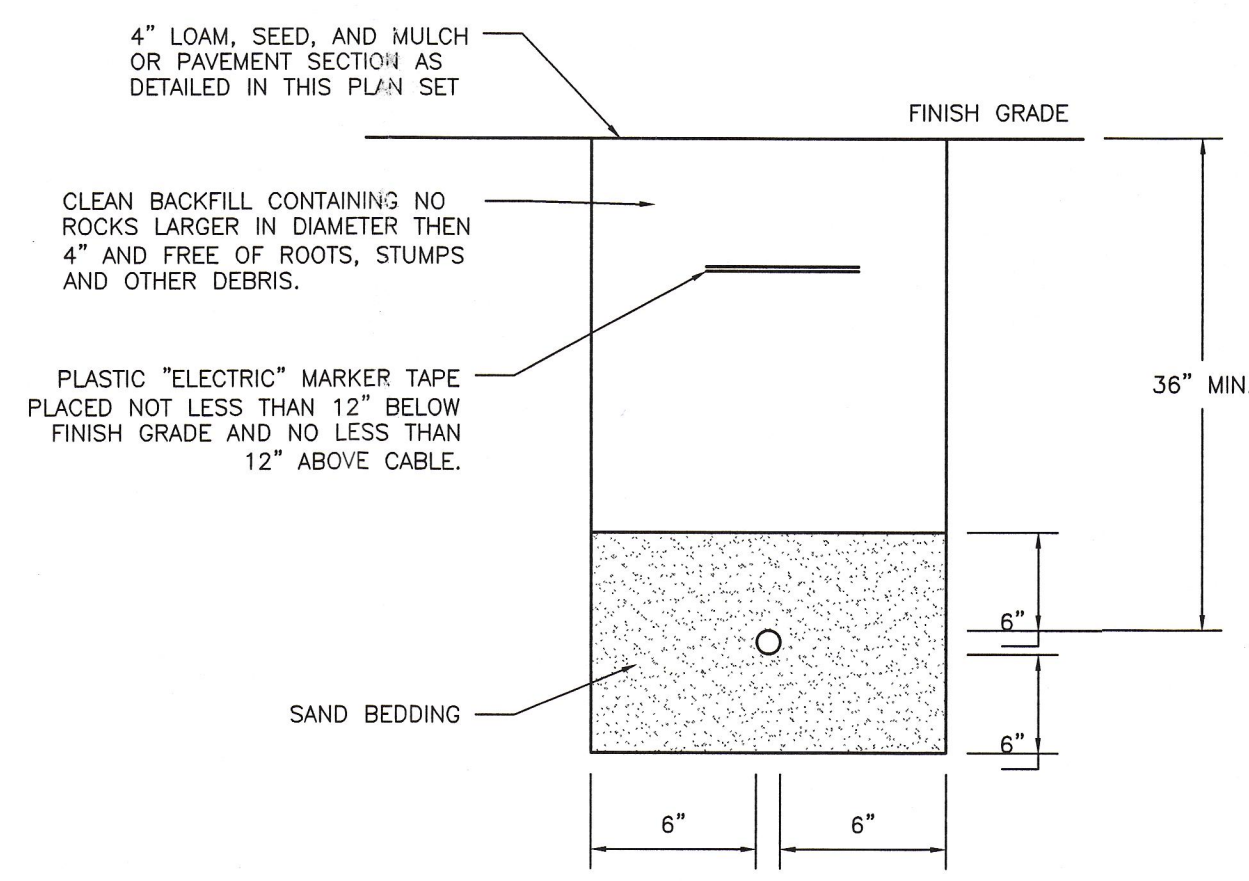
TYPICAL HYDRANT INSTALLATION DETAIL
NOT TO SCALE



TAPPING SLEEVE AND VALVE
NOT TO SCALE

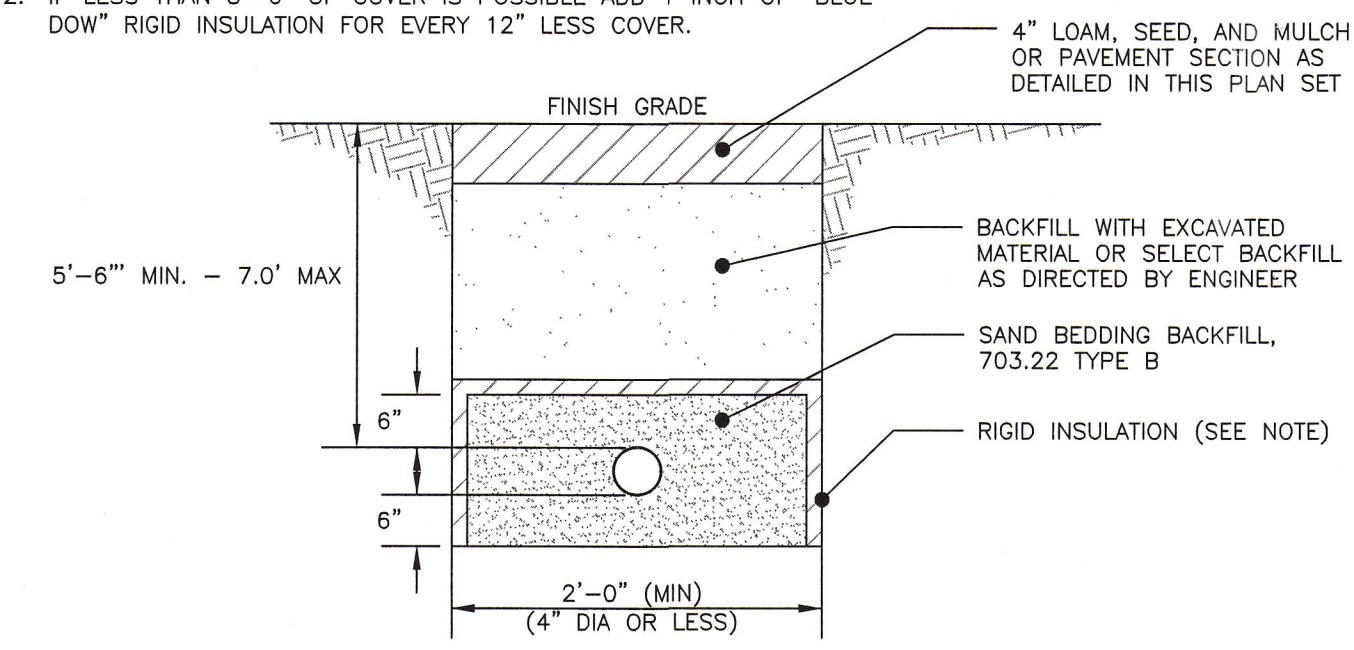


SERVICE TAP: 3/4" AND 1" C.C. THREAD
NOT TO SCALE

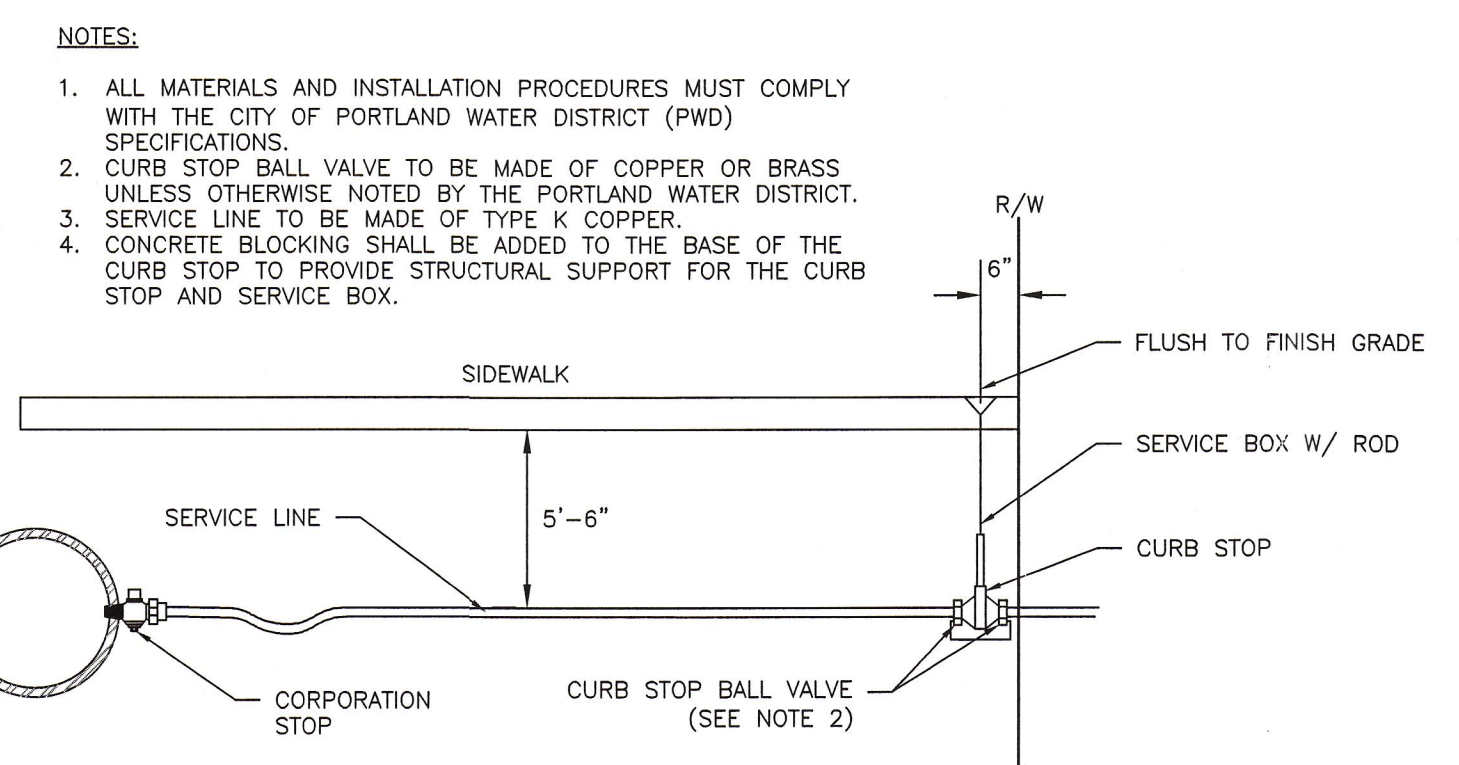


SECONDARY ELECTRICAL TRENCH
NOT TO SCALE

- NOTES:**
- THE WATER TRENCH SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT STANDARD DETAILS & SPECIFICATIONS.
 - IF LESS THAN 5'-6" OF COVER IS POSSIBLE ADD 1 INCH OF "BLUE DOW" RIGID INSULATION FOR EVERY 12" LESS COVER.



WATER SERVICE TRENCH SECTION DETAIL
NOT TO SCALE



TYPICAL SERVICE CONNECTION
NOT TO SCALE

- NOTES:**
- ALL MATERIALS AND INSTALLATION PROCEDURES MUST COMPLY WITH THE CITY OF PORTLAND WATER DISTRICT (PWD) SPECIFICATIONS.
 - CURB STOP BALL VALVE TO BE MADE OF COPPER OR BRASS UNLESS OTHERWISE NOTED BY THE PORTLAND WATER DISTRICT.
 - SERVICE LINE TO BE MADE OF TYPE K COPPER.
 - CONCRETE BLOCKING SHALL BE ADDED TO THE BASE OF THE CURB STOP TO PROVIDE STRUCTURAL SUPPORT FOR THE CURB STOP AND SERVICE BOX.

ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
PRELIM. APP.	WHS	2/2/17
SLODA APP.	WHS	3/5/17
FINAL APP.	WHS	4/12/17
BLDG & MCG PERMITS	WHS	3/23/17
CONSTRUCTION	WHS	8/25/17

DRAWING NAME: **UTILITY DETAILS - 1**

PROJECT NAME: **RIVERSIDE SELF-STORAGE CONTAINERS**

CLIENT: **547 RIVERSIDE STREET, PORTLAND, MAINE 04101**

ACORN ENGINEERING, INC.

158 DANFORTH ST., PORTLAND, MAINE 04102

(207) 775-2855

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. THE USER SHALL BE RESPONSIBLE WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

FILE: 1080_CIVIL

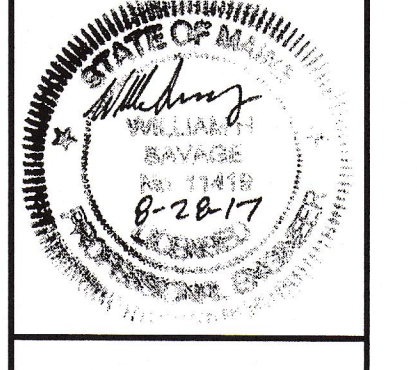
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DESIGNED BY: WHS

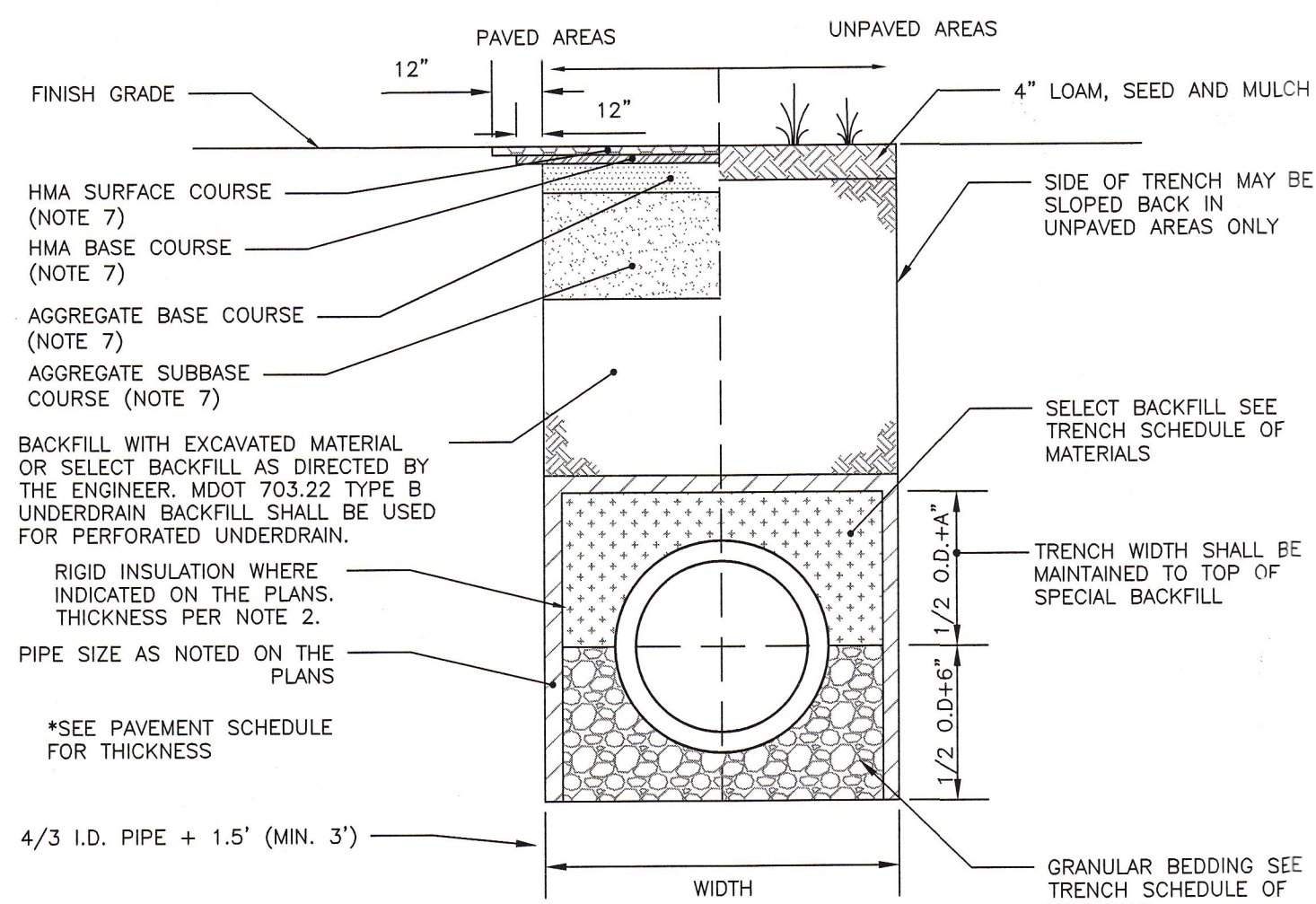
DRAWN BY: MCB

CHECKED BY: WHS



CITY OF PORTLAND APPROVED SITE PLAN Subject to Dept. 22.03.01 Date of Approval 05/24/2017

DRAWING NO. **C-42**



- ALLOWABLE PIPE MATERIALS:**
- REINFORCED CONCRETE PIPE (RCP) MIN. STRENGTH OF CLASS III
 - PVC RING TYPE SEWER (SDR 35) OR EQUIVALENT, MIN PS-46 RATING
 - PVC RING TYPE SEWER PIPE MEETING ASTM F 789
 - DUCTILE IRON PIPE (DIP)
 - ADS N-12 HP TRIPLE-WALL MIN PS-46 RATING
 - ADS SANITITE HP MIN. PS-46

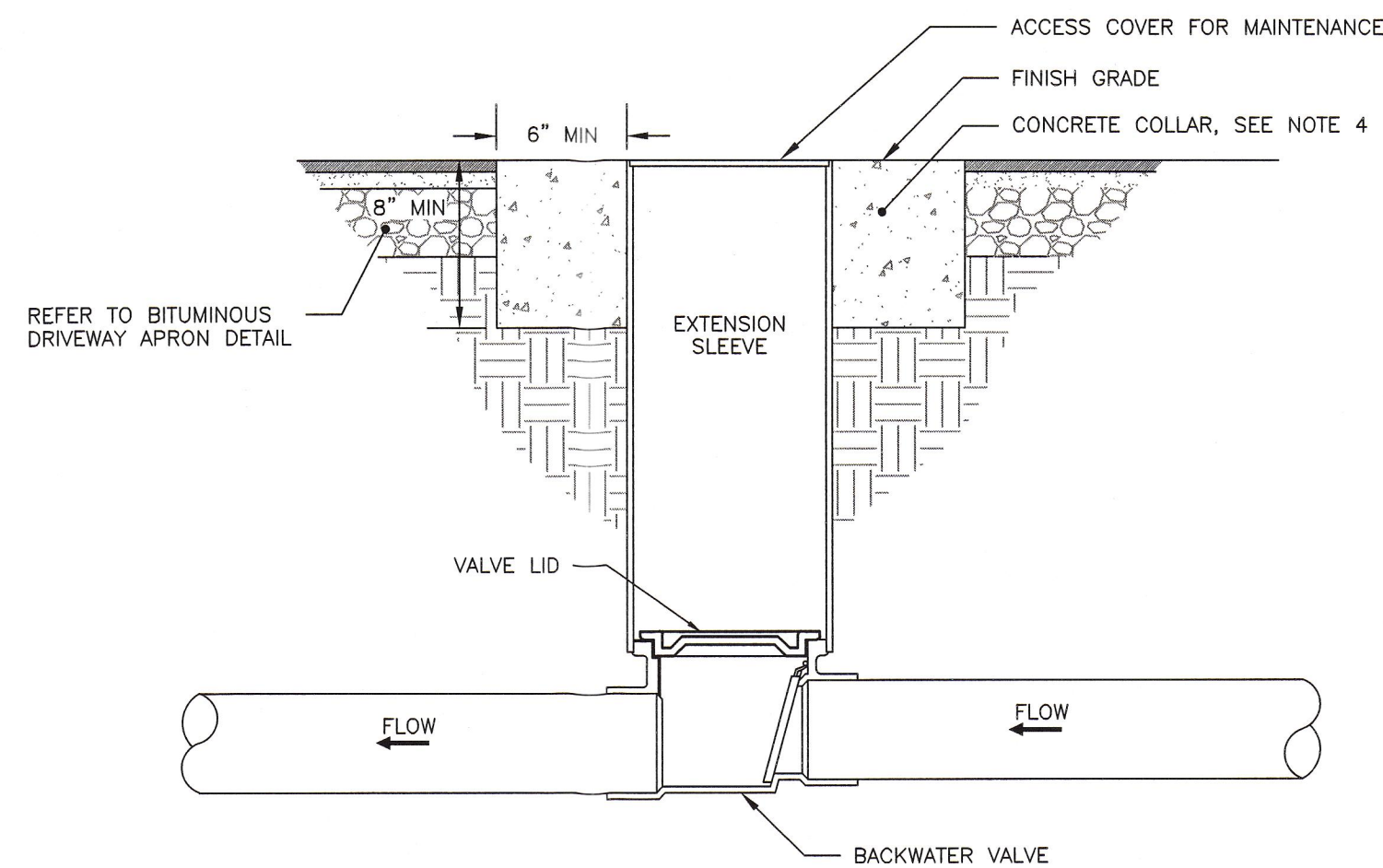
INTERNAL STORM DRAIN AND SEWER TYPICAL TRENCH SECTION

NOT TO SCALE

SCHEDULE OF MATERIALS		
TYPE OF PIPE	GRANULAR BEDDING	SELECT BACKFILL
CMP DUCTILE IRON RCP	MDOT 703.22 TYPE B UD	MDOT 703.22 TYPE B UD
PVC/HDPE	MDOT 703.22 TYPE C 3/4\"/>	

NOTES:

- BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- STORM DRAIN COVER BETWEEN 2' AND 3' SHALL INCLUDE 4\"/>

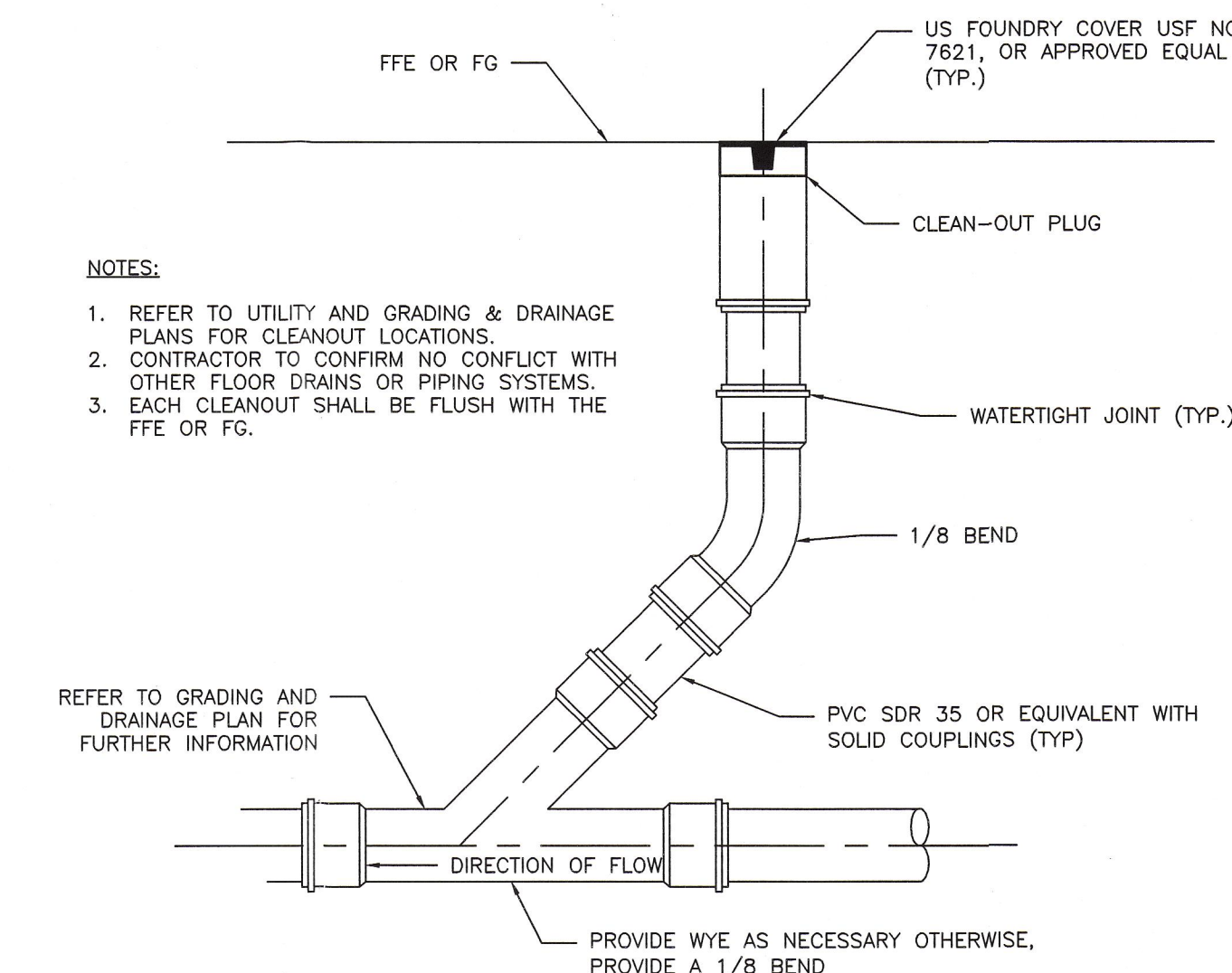


NOTES:

- BACKFLOW VALVE TO BE PROVIDED BY AGRI DRAIN CORPORATION OR AN APPROVED EQUAL.
- VALVE TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS AND COMPLY WITH RULES AND REGULATIONS AS OUTLINED IN SECTION 2 OF THE CITY OF PORTLAND TECHNICAL MANUAL.
- VALVE SHALL BE INSTALLED WITH A VALVE BOX AND COVER TO PROVIDE EASY ACCESS AND MAINTENANCE; VALVE COVER SHALL STATE "SEWER" ON LID FLUSH TO SURFACE. REFER TO VALVE & BOX COVER DETAIL FOR ADDITIONAL INFORMATION.
- CONCRETE COLLAR AT A MINIMUM 24-HOUR COMPRESSIVE STRENGTH OF 3,000 PSI.

BACKFLOW VALVE ASSEMBLY

NOT TO SCALE

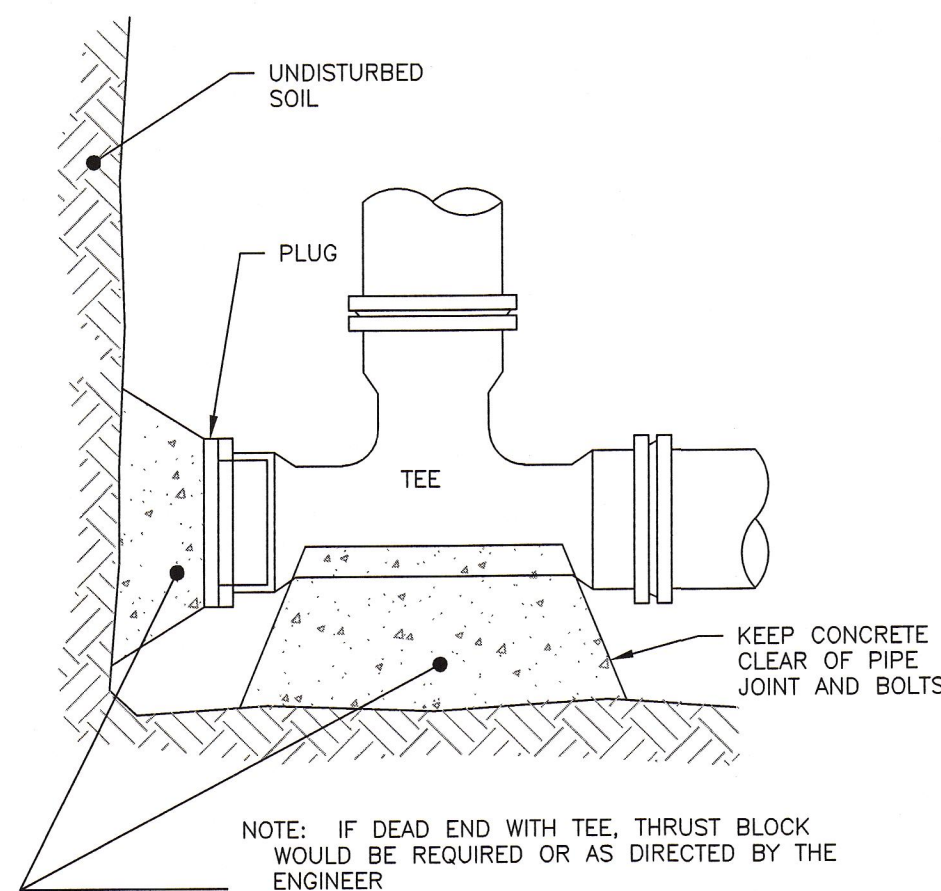


NOTES:

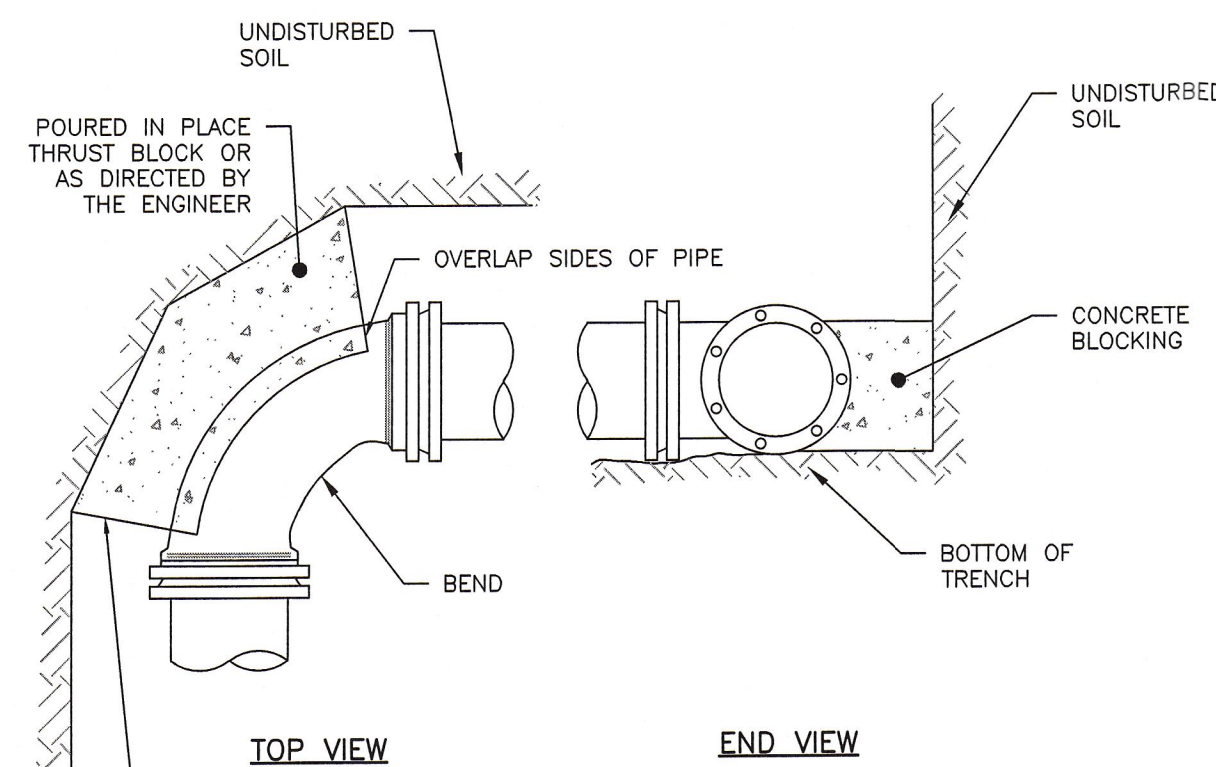
- REFER TO UTILITY AND GRADING & DRAINAGE PLANS FOR CLEANOUT LOCATIONS.
- CONTRACTOR TO CONFIRM NO CONFLICT WITH OTHER FLOOR DRAINS OR PIPING SYSTEMS.
- EACH CLEANOUT SHALL BE FLUSH WITH THE FFE OR FG.

CLEANOUT DETAIL

NOT TO SCALE



END SECTION



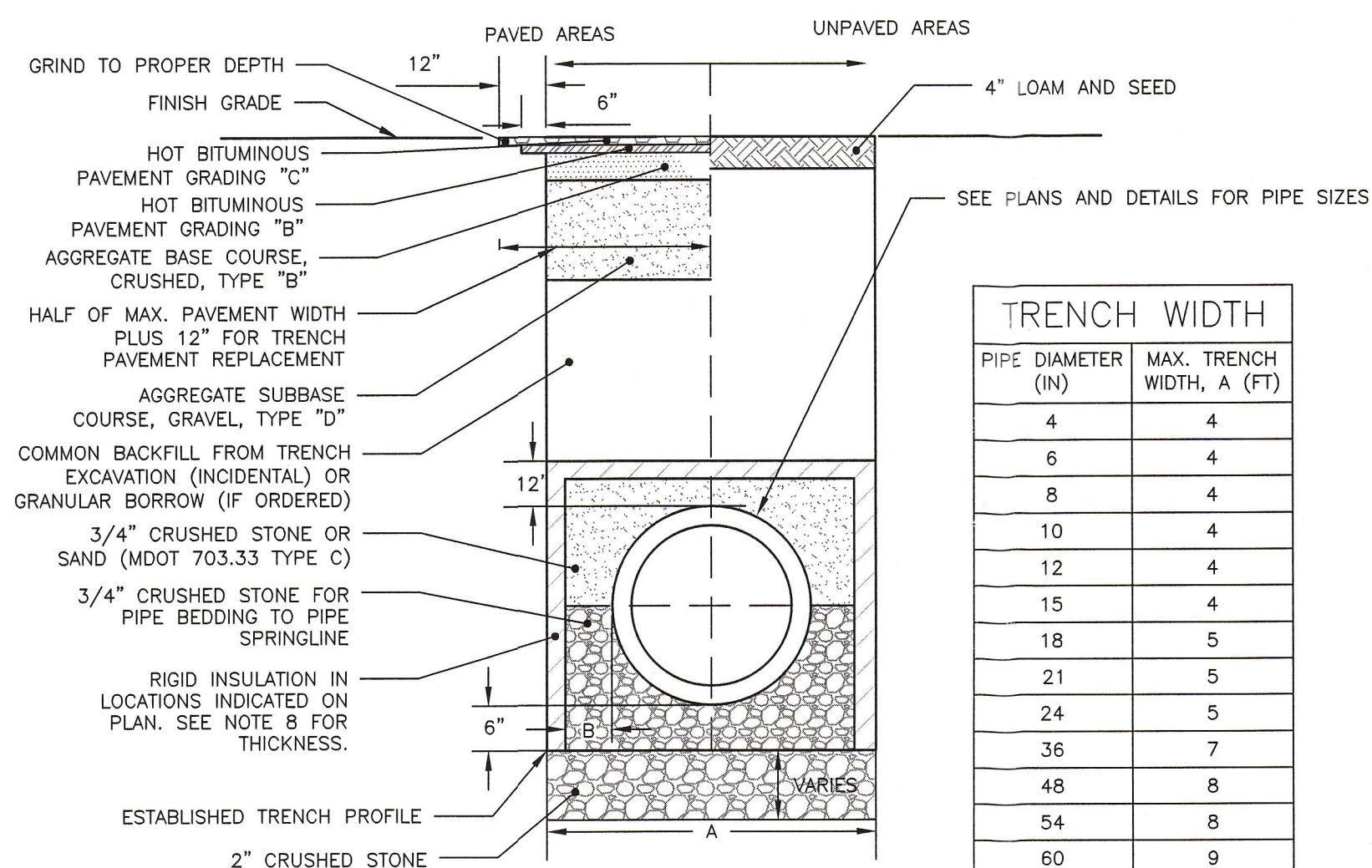
REGULAR BEND

THRUST BLOCKING

NOT TO SCALE

DESIGN NOTES:

- ANY ALTERNATE TRENCHING METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
- ALL CONSTRUCTION METHODS SHALL CONFORM TO THE CITY OF PORTLAND TECHNICAL STANDARDS FIGURE II-2.
- BRACING & SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WHERE APPLICABLE, PERFORATIONS IN STORM DRAIN (PERF. SD) SHALL BE ORIENTED UP.
- ALL STORM DRAINS SHALL BE PVC SDR 35 MIN PS-46 RATING OR OR IN ACCORDANCE WITH CITY OF PORTLAND TECHNICAL MANUAL, SECTION 2 - SANITARY SEWER AND STORM DRAIN - PART 2.5.2.
- 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.
- THIS DETAIL SHALL BE APPLIED ONLY TO PIPE TRENCHES WITHIN OF THE CITY OF PORTLAND R.O.W.
- STORM DRAIN COVER BETWEEN 2' AND 3' SHALL INCLUDE 4\"/>



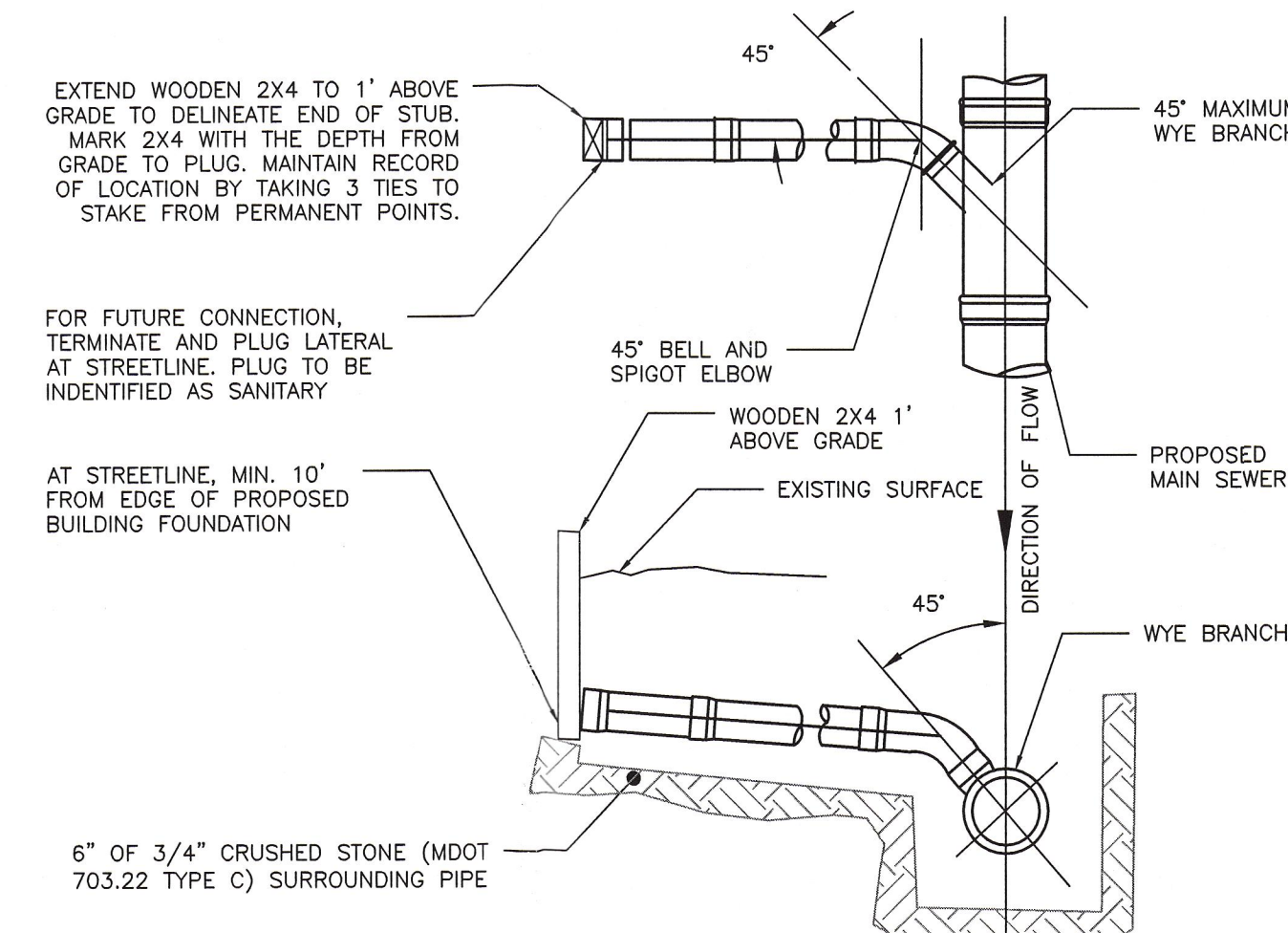
CITY OF PORTLAND TYPICAL PIPE TRENCH DETAIL

NOT TO SCALE

TRENCH WIDTH	
PIPE DIAMETER (IN)	MAX. TRENCH WIDTH, A (FT)
4	4
6	4
8	4
10	4
12	4
15	4
18	5
21	5
24	5
36	7
48	8
54	8
60	9

NOTES:

- LOCATION WITH WARNING TAPE SHALL BE INSTALLED OVER CENTERLINE OF PIPE AT A MAXIMUM OF 24 INCHES BELOW FINISH GRADE.
- SITE CONTRACTOR TO COORDINATE CONNECTION OF SEWER LATERAL TO HOUSEHOLD PLUMBING WITH ARCHITECTURAL CONTRACTOR.
- CONNECTION OF PROPOSED SEWER LATERAL TO HOUSEHOLD PLUMBING SHOULD INCORPORATE USE OF SIMILAR PIPE MATERIALS. IN THE CASE OF DISSIMILAR PIPES BEING USED, A FERRO FLEXIBLE COUPLING SHALL BE USED.



SEWER TEE/WYE CONNECTION DETAIL

NOT TO SCALE

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 05/24/2017

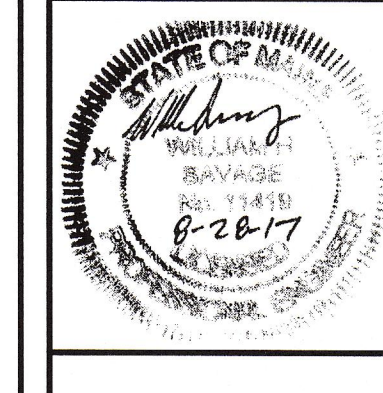
ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
PRELIM. APP.	WHS	2/2/17
SLODA APP.	WHS	3/27/17
FINAL APP.	WHS	4/18/17
BLOG & MCG PERMITS	WHS	8/22/17
CONSTRUCTION	WHS	8/22/17

UTILITY DETAILS - 2
RIVERSIDE SELF-STORAGE CONTAINERS
547 RIVERSIDE STREET, LLC
59 MOODY STREET, PORTLAND, MAINE 04101

ACORN ENGINEERING, INC.
158 DANFORTH ST. PORTLAND MAINE 04102
(207) 775-2855

FILE: 1080_CIVIL
JN: 1080
SCALE: NTS
DESIGNED BY: WHS
DRAWN BY: MCB
CHECKED BY: WHS



DRAWING NO.
C-43

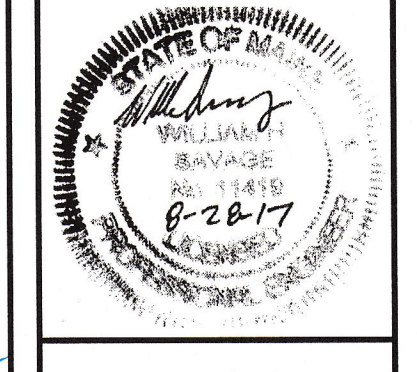
ISSUED FOR	BY
PRELIM. APP.	DATE
SLODA APP.	WHS
FINAL APP.	WHS
BLDG & MCG PERMITS	WHS
CONSTRUCTION	WHS

DRAWING NAME: **DRAINAGE DETAILS**
PROJECT NAME: **RIVERSIDE SELF-STORAGE CONTAINERS**
CLIENT: **547 RIVERSIDE STREET, PORTLAND, MAINE 04101**

ACORN ENGINEERING, INC. MAINE 04102
158 DANFORTH STREET, PORTLAND, MAINE 04102
(207) 775-2855

A C O R N ENGINEERING, INC.

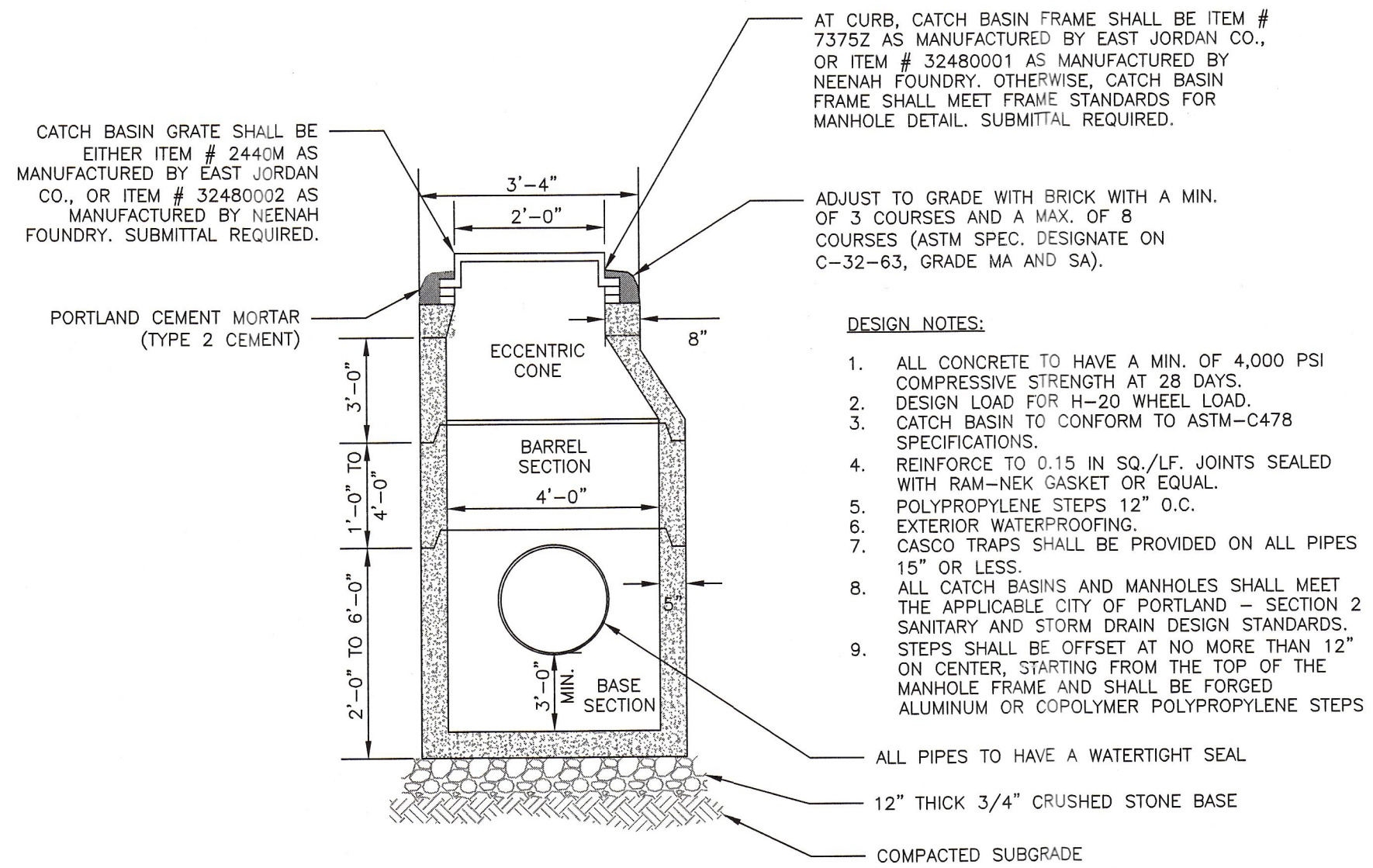
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DRAWN BY: MCB
CHECKED BY: WHS



CITY OF PORTLAND
APPROVED SITE PLAN
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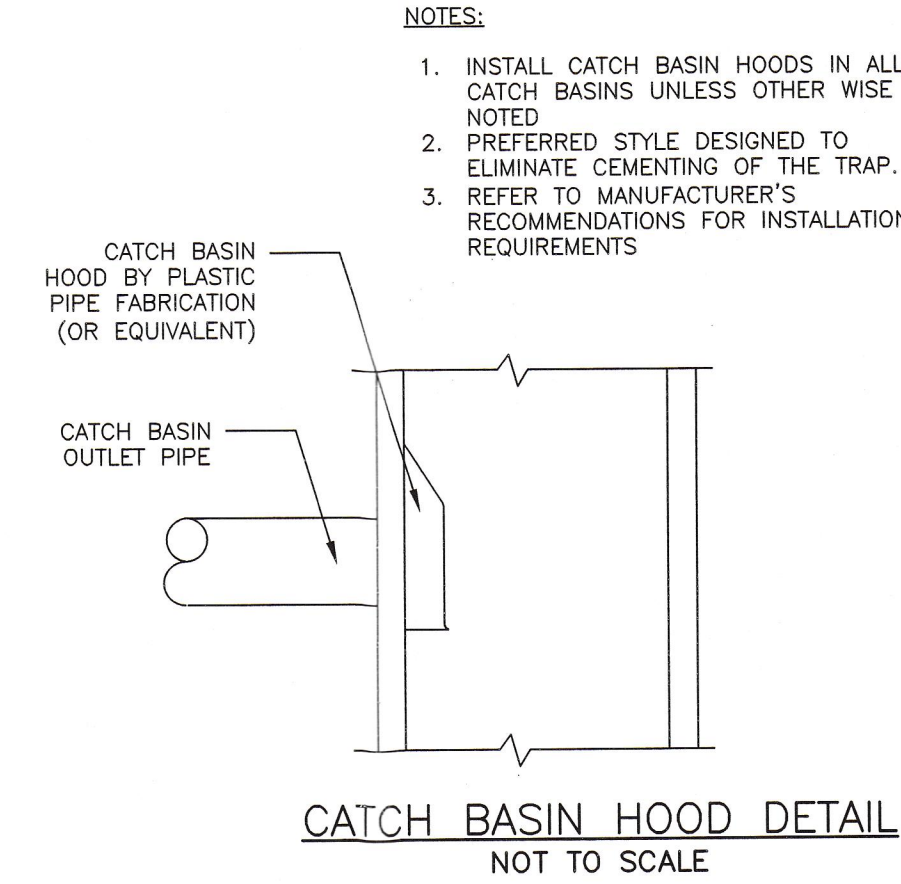
ISSUED FOR CONSTRUCTION

DRAWING NO. **C-44**



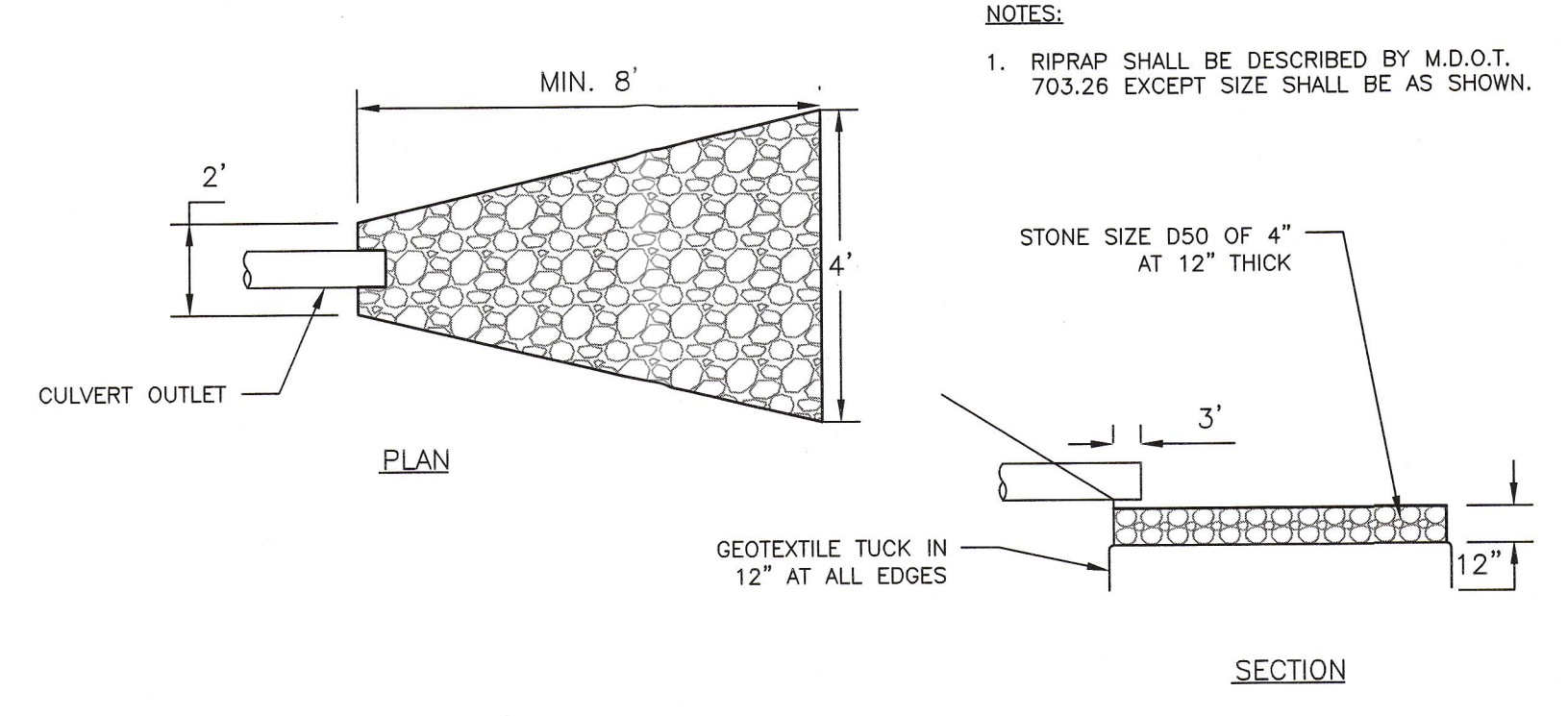
4'-0" ECCENTRIC PRECAST CATCH BASIN
NOT TO SCALE

- DESIGN NOTES:**
1. ALL CONCRETE TO HAVE A MIN. OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
 2. DESIGN LOAD FOR H-20 WHEEL LOAD.
 3. CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
 4. REINFORCE TO 0.15 IN SQ./LF. JOINTS SEALED WITH RAM-NEK GASKET OR EQUAL.
 5. POLYPROPYLENE STEPS 12" O.C.
 6. EXTERIOR WATERPROOFING.
 7. CASCO TRAPS SHALL BE PROVIDED ON ALL PIPES 15" OR LESS.
 8. ALL CATCH BASINS AND MANHOLES SHALL MEET THE APPLICABLE CITY OF PORTLAND - SECTION 2 SANITARY AND STORM DRAIN DESIGN STANDARDS. STEPS SHALL BE OFFSET AT NO MORE THAN 12" ON CENTER, STARTING FROM THE TOP OF THE MANHOLE FRAME AND SHALL BE FORGED ALUMINUM OR COPOLYMER POLYPROPYLENE STEPS.
 9. ALL PIPES TO HAVE A WATERTIGHT SEAL.



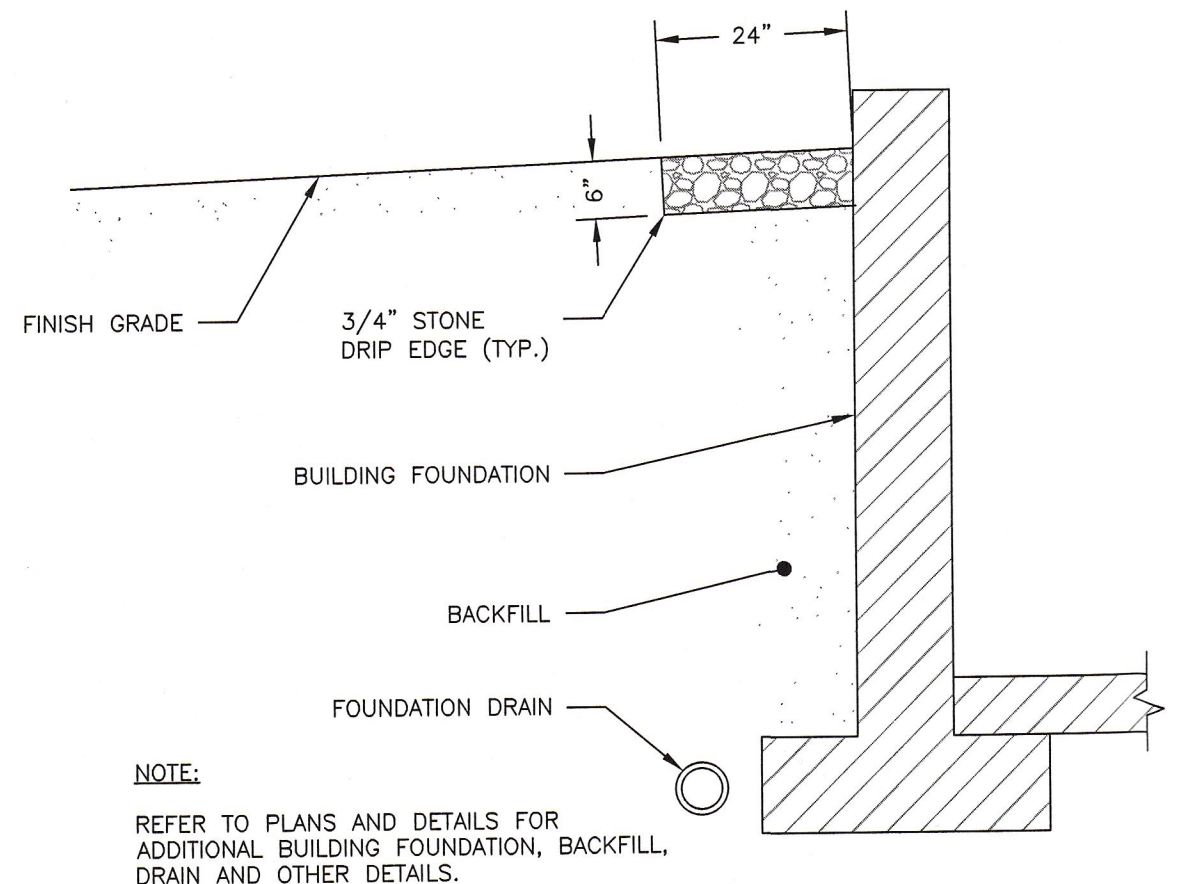
CATCH BASIN HOOD DETAIL
NOT TO SCALE

- NOTES:**
1. INSTALL CATCH BASIN HOODS IN ALL CATCH BASINS UNLESS OTHERWISE NOTED.
 2. PREFERRED STYLE DESIGNED TO ELIMINATE CEMENTING OF THE TRAP.
 3. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION REQUIREMENTS.



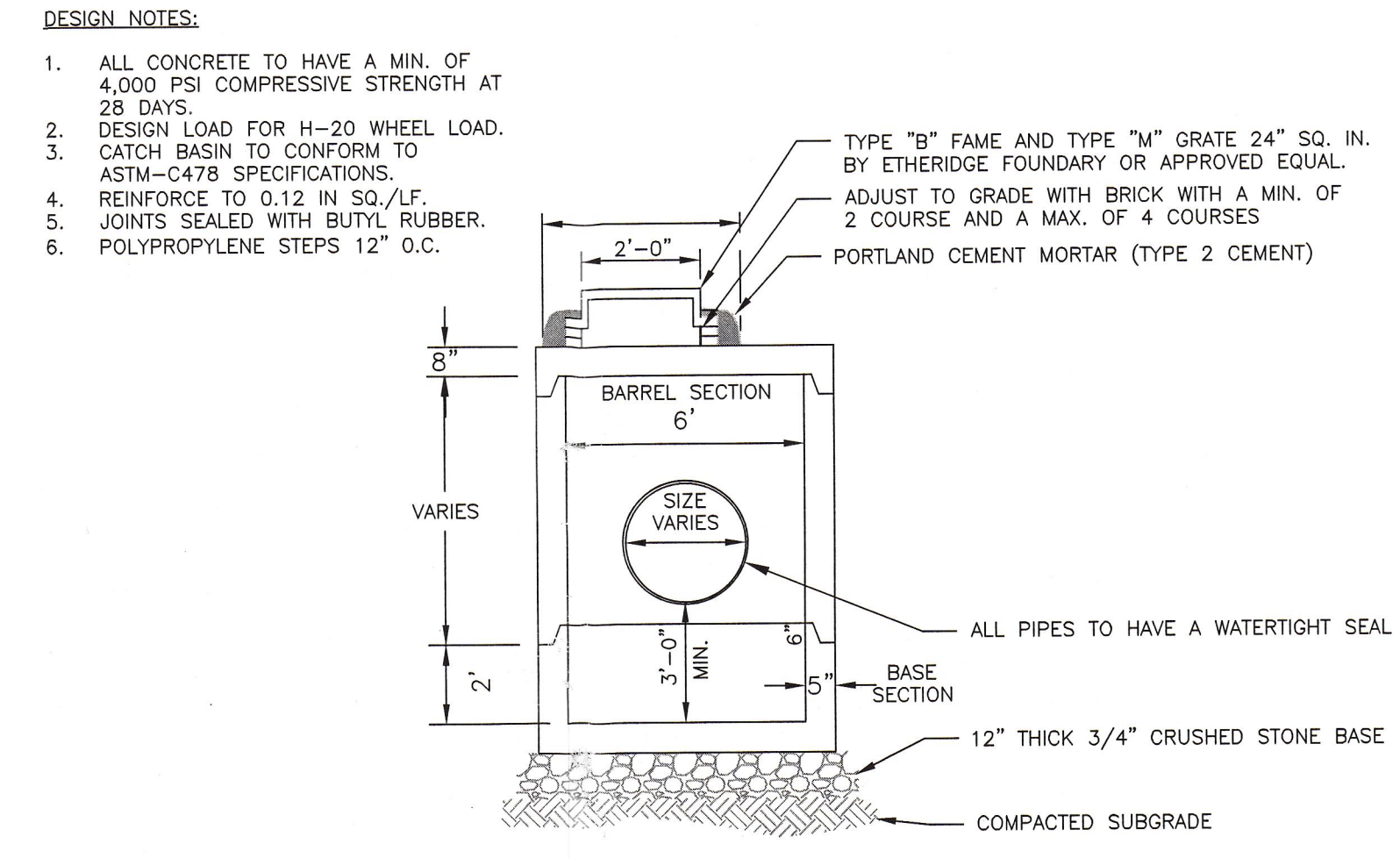
OUTLET APRON DETAIL
NOT TO SCALE

- NOTES:**
1. RIPRAP SHALL BE DESCRIBED BY M.D.O.T. 703.26 EXCEPT SIZE SHALL BE AS SHOWN.



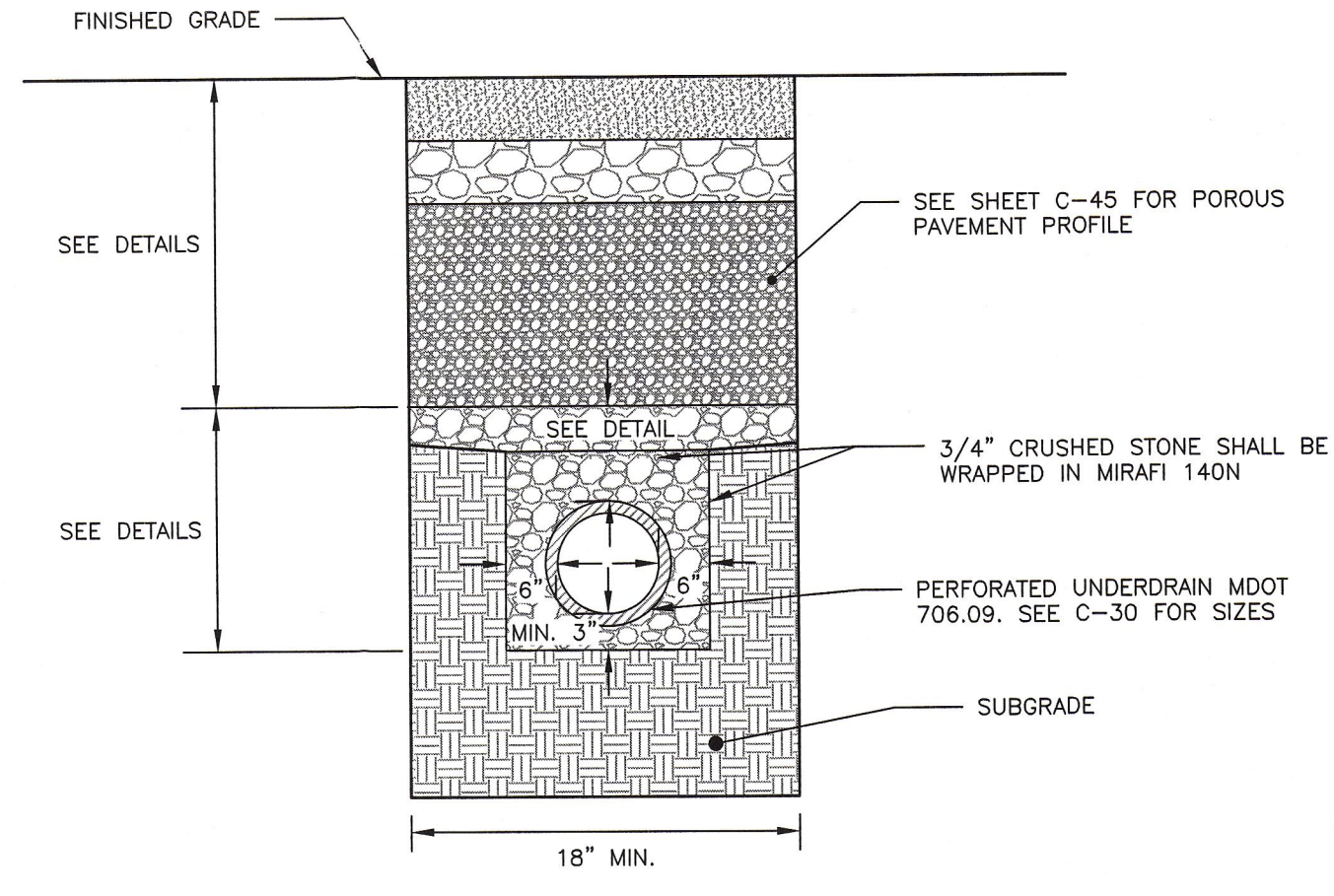
DRIP EDGE DETAIL
NOT TO SCALE

NOTE:
REFER TO PLANS AND DETAILS FOR ADDITIONAL BUILDING FOUNDATION, BACKFILL, DRAIN AND OTHER DETAILS.



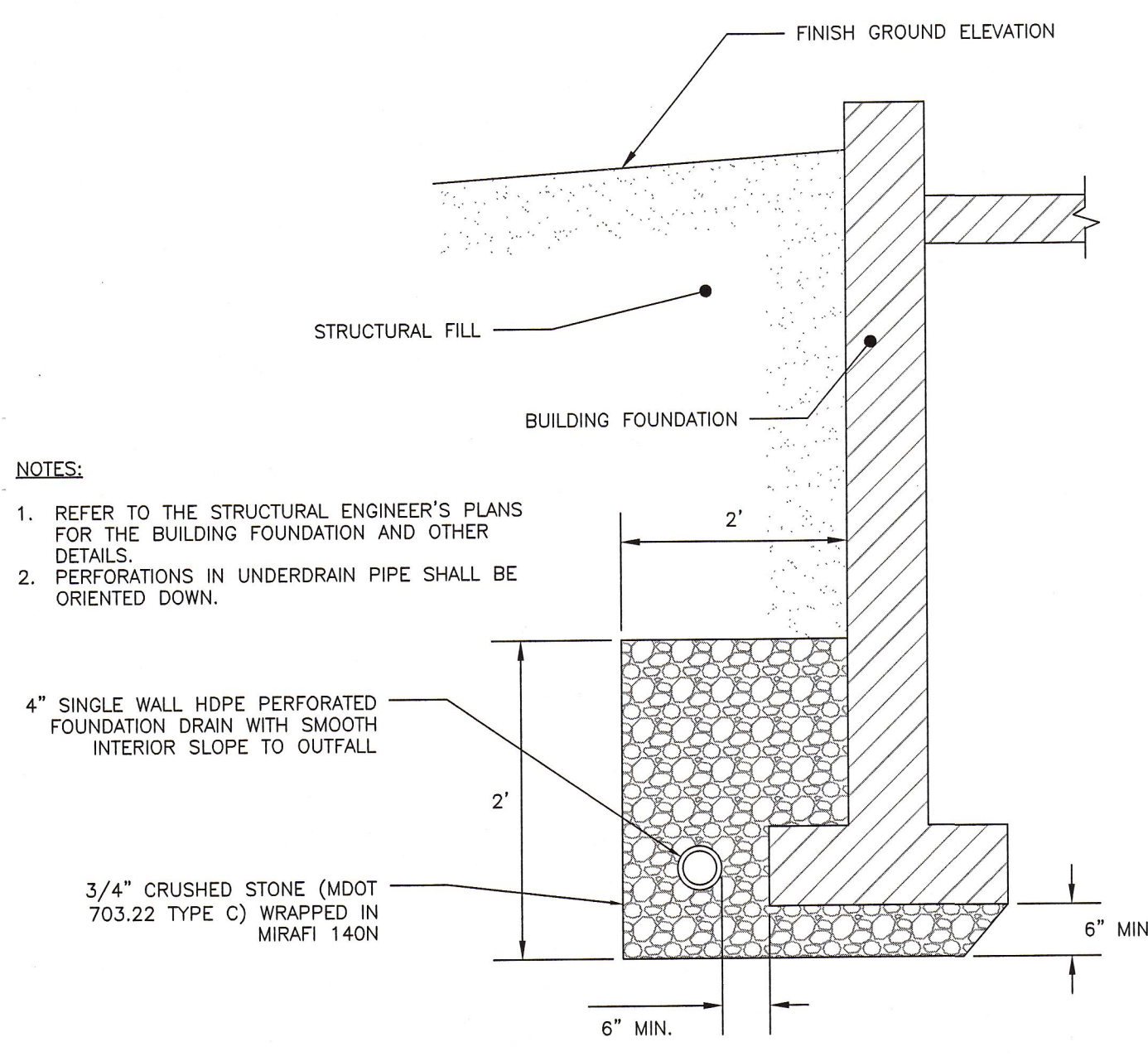
6'-0" PRECAST CATCH BASIN WITH FLATTOP
NOT TO SCALE

- DESIGN NOTES:**
1. ALL CONCRETE TO HAVE A MIN. OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
 2. DESIGN LOAD FOR H-20 WHEEL LOAD.
 3. CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
 4. REINFORCE TO 0.12 IN SQ./LF. JOINTS SEALED WITH BUTYL RUBBER.
 5. POLYPROPYLENE STEPS 12" O.C.



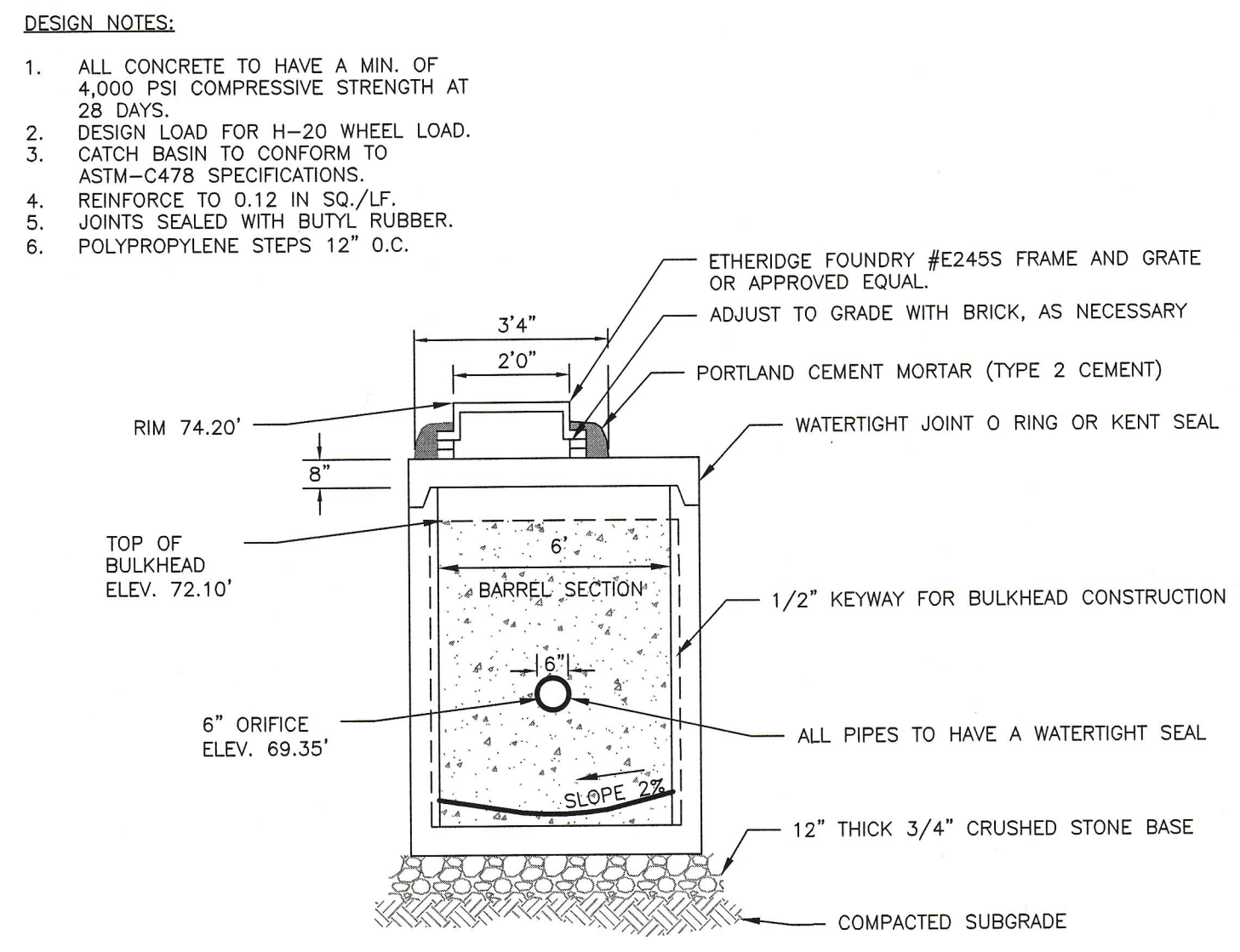
UNDERDRAIN DETAIL
NOT TO SCALE

- NOTES:**
1. MINIMUM UNDERDRAIN SLOPE 0.0025 (0.25%).
 2. PERFORATIONS IN UNDERDRAIN PIPE SHALL BE ORIENTED DOWN.



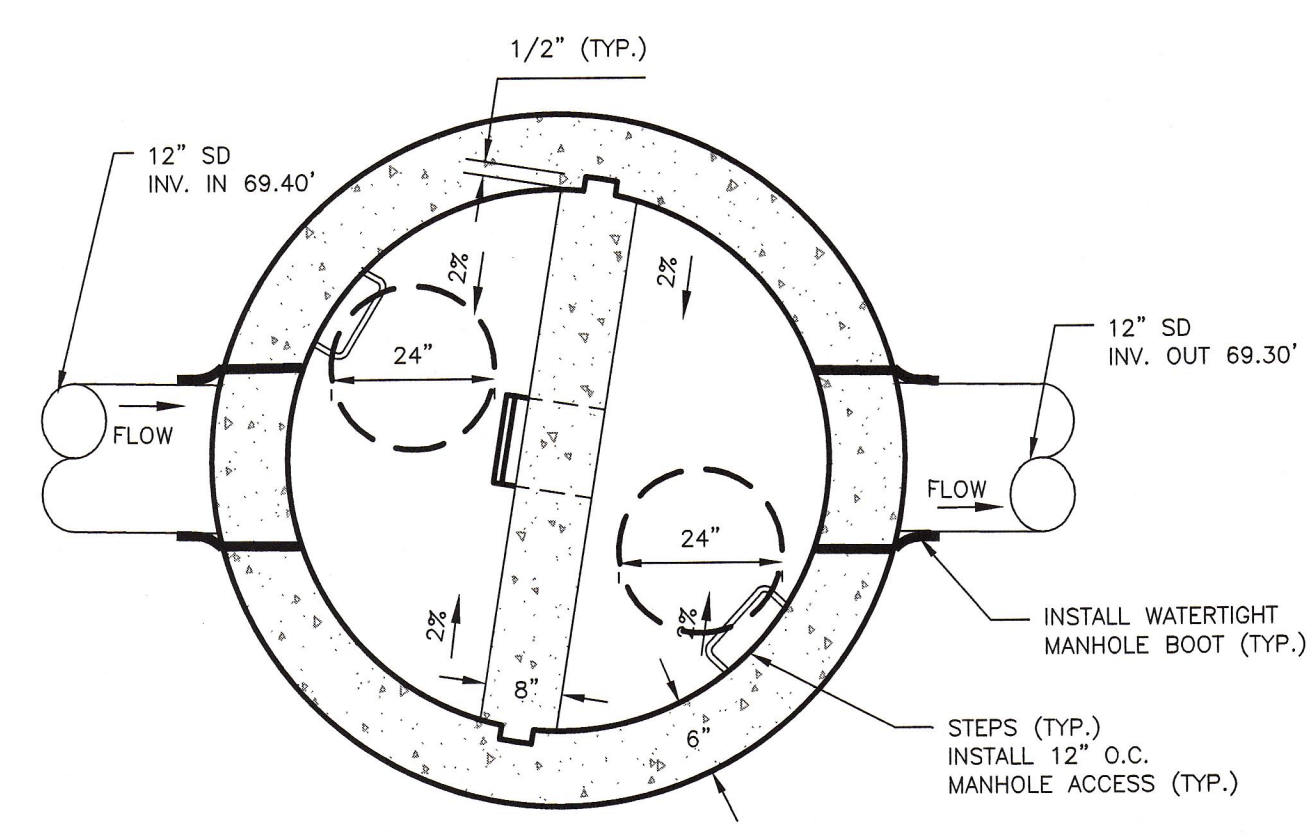
FOUNDATION DRAIN DETAIL
NOT TO SCALE

- NOTES:**
1. REFER TO THE STRUCTURAL ENGINEER'S PLANS FOR THE BUILDING FOUNDATION AND OTHER DETAILS.
 2. PERFORATIONS IN UNDERDRAIN PIPE SHALL BE ORIENTED DOWN.



SIDE PROFILE

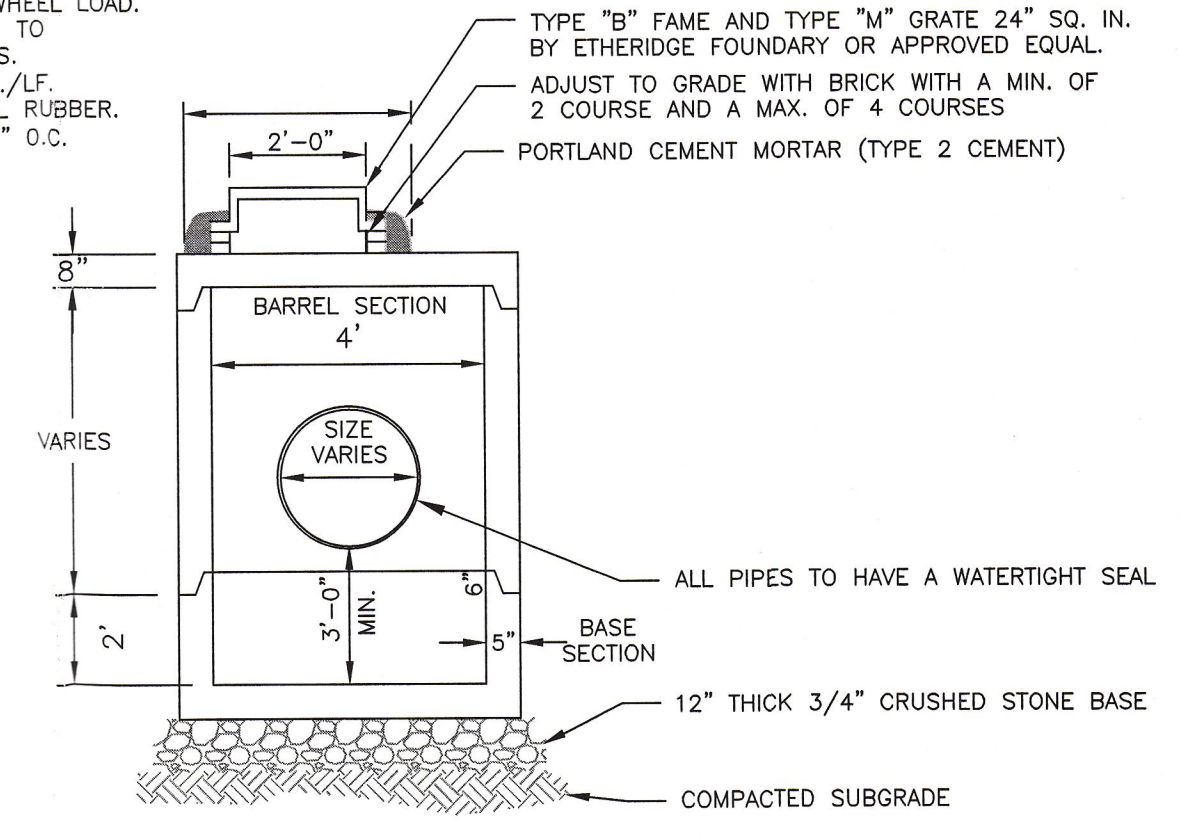
OUTLET CONTROL STRUCTURE
NOT TO SCALE



PLAN VIEW

DESIGN NOTES:

1. ALL CONCRETE TO HAVE A MIN. OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. DESIGN LOAD FOR H-20 WHEEL LOAD.
3. CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
4. REINFORCE TO 0.12 IN SQ./LF.
5. JOINTS SEALED WITH BUTYL RUBBER.
6. POLYPROPYLENE STEPS 12" O.C.

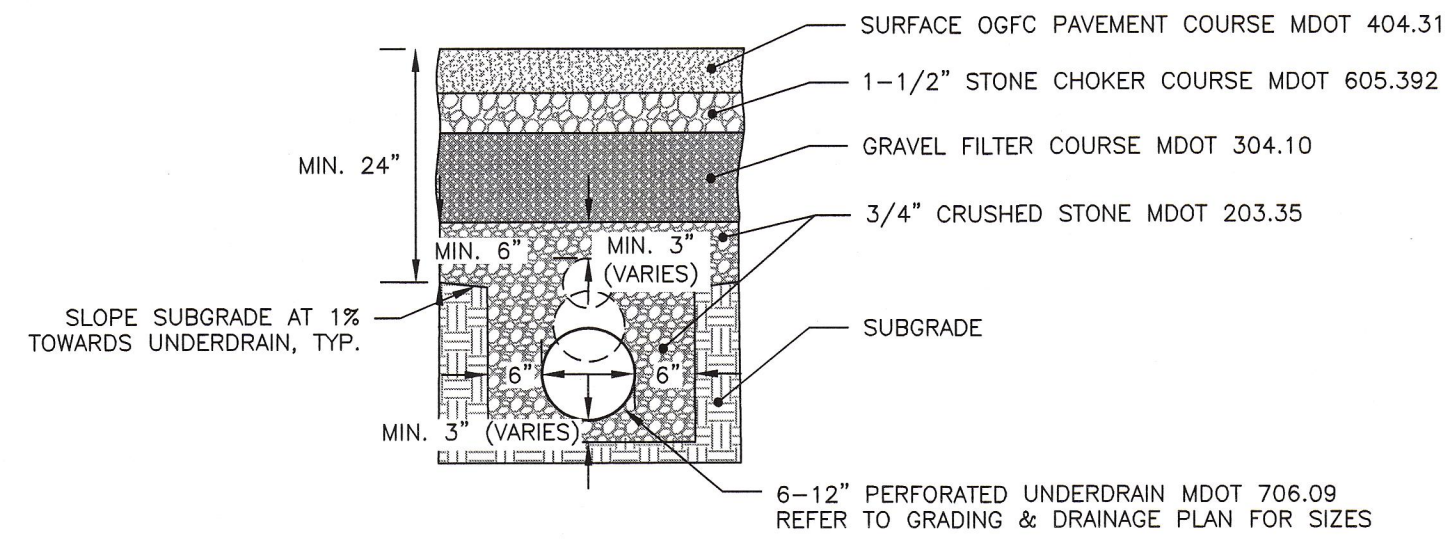


4'-0" PRECAST CATCH BASIN WITH FLATTOP
NOT TO SCALE

- DESIGN NOTES:**
1. ALL CONCRETE TO HAVE A MIN. OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
 2. DESIGN LOAD FOR H-20 WHEEL LOAD.
 3. CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
 4. REINFORCE TO 0.12 IN SQ./LF.
 5. JOINTS SEALED WITH BUTYL RUBBER.
 6. POLYPROPYLENE STEPS 12" O.C.

NOTES:

- DO NOT COMPACT SUBGRADE.
- COMPACT THE GRAVEL FILTER COURSE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557. DO NOT OVER-COMPACT.
- PAVING OPERATIONS SHALL BE SUBJECT TO THE MINIMUM REQUIREMENTS OF THE MAINE DOT SECTION 401.19 QUALITY CONTROL METHOD D, UNLESS WAIVED BY THE OWNER.
- THE ATMOSPHERIC TEMPERATURE MUST BE 60°F OR HIGHER FOR PLACEMENT OF OGFC.
- INSTALL TACK COAT OF PGAB 64-28 ON BASE OF PAVEMENT AND IN BETWEEN COLD JOINTS (AFTER SAWCUT) AT AN APPLICATION RATE OF .10 TO .14 GALLONS PER SQUARE YARD AT A SPRAYING TEMPERATURE OF 325° F.
- THE ACCEPTABLE TEMPERATURE RANGE FOR OGFC IS ±25 THE PGAB MANUFACTURER'S RECOMMENDED MIXING SAND COMPACTION TEMPERATURE. ANY OGFC TEMPERATURES OUTSIDE OF THIS RANGE SHALL NOT BE PLACED.
- MATERIALS SHALL MEET THE FOLLOWING REQUIREMENTS:
 - PERFORMANCE GRADED ASPHALT BINDER (PGAB) - MDOT 702.01
 - AGGREGATES FOR HMA PAVEMENT - 703.07 EXCEPT AS NOTED IN TABLE 1
- THE REQUIRED PGAB SHALL BE A STORAGE-STABLE, PRE-BLENDED, HOMOGENEOUS, SBS POLYMER MODIFIED ASPHALT BINDER THAT MEETS PG 70E-28 GRADING REQUIREMENTS IN AASHTO MP 19. THE USE OF RECYCLED ASPHALT PAVEMENT (RAP) WILL NOT BE PERMITTED IN MIXTURES UTILIZING MODIFIED PGAB'S.
- MINERAL FILLER SHALL CONSIST OF FINELY DIVIDED MINERAL MATTER SUCH AS ROCK OR LIMESTONE DUST OR OTHER SUITABLE MATERIAL. AT THE TIME OF USE IT SHALL BE SUFFICIENTLY DRY TO FLOW FREELY AND ESSENTIALLY FREE FROM AGGLOMERATIONS. FILLER SHALL BE FREE FROM ORGANIC IMPURITIES AND HAVE A PLASTICITY INDEX NOT GREATER THAN 4. FILLER MATERIAL FOR THE MIX SHALL MEET AASHTO M17, EXCEPT THAT THE GRADATION REQUIREMENTS OF M17 SHALL NOT APPLY.
- STABILIZING ADDITIVE SHALL CONSIST OF A FIBER STABILIZER, EITHER CELLULOSE OR MINERAL FIBER. THE DOSAGE RATE FOR CELLULOSE SHALL BE APPROXIMATELY 0.3 PERCENT BY TOTAL MIXTURE MASS AND SUFFICIENT TO PREVENT DRAINDOWN. CELLULOSE FIBERS SHALL CONFORM TO THE PROPERTIES OUTLINED IN TABLE 2. FOR MINERAL FIBERS, THE DOSAGE RATE SHALL BE APPROXIMATELY 0.4 PERCENT BY TOTAL MIXTURE MASS AND SUFFICIENT TO PREVENT DRAINDOWN. MINERAL FIBERS SHALL CONFORM TO THE PROPERTIES OF TABLE 3.
- COMPACTION OF THE OGFC SHALL INCLUDE A MINIMUM OF 3 PASSES OF A STEEL ROLLER OPERATED IN STATIC MODE. NO TRAFFIC SHALL BE ALLOWED ON THE PAVEMENT FOR A MINIMUM OF 24 HOURS AFTER COMPACTION.
- PAVERS SHALL BE TRACK MOUNTED.



THICKNESS OF LAYERS	
STANDARD	LAYERS
4"	OPEN-GRADED FRICTION COURSE MDOT 404.31
4"	1-1/2" STONE CHOKER COURSE MDOT 605.392
10"	GRAVEL FILTER COURSE MDOT 703.06 TYPE D (4-7% FINES)
VARIABLES - MIN. 6"	3/4" CRUSHED STONE MDOT 203.35

OGFC MIX CRITERIA:

CRITERIA	TEST METHOD	SPECIFIED MINIMUM	SPECIFIED MAXIMUM
MICRO-DEVAL	AASHTO TP 58-99	-	18.0
FLAT & ELONGATED, %	3 TO 1	-	20
	5 TO 1	-	5
FRACTURED FACES, %	ONE FACE	100	-
	TWO FACES	90	-
FRACTURED FACES, %	AASHTO T176	50	-
UNCOMPACTED VOID CONTENT OF FINE AGGREGATE	AASHTO T304	45	-

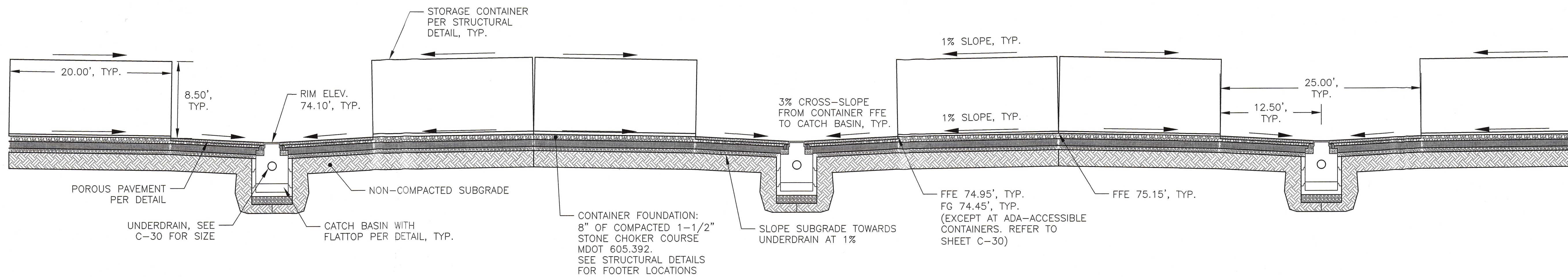
PROPERTY	REQUIREMENTS
METHOD A - ALPINE SIEVE ANALYSIS	
FIBER LENGTH	6 MM (0.25") MAXIMUM
PASSING 0.150 MM (NO. 100) SIEVE	70 ± 10%
ASH CONTENT	18 ± 5% NON-VOLATILES
PH	7.5 ± 1.0
OIL ABSORPTION	5.0 ± 1.0 (TIMES FIBER MASS)
MOISTURE CONTENT	LESS THAN 5.0% (BY MASS)

SIEVE ANALYSIS	
FIBER LENGTH	6 MM (0.25") MAXIMUM MEAN TEST VALUE
THICKNESS	0.050 MM (0.002") MAXIMUM MEAN TEST VALUE
SHOT CONTENT	
0.250 MM (NO. 60) SIEVE	90 ± 5% PASSING
0.060 MM (NO. 230) SIEVE	70 ± 10% PASSING

SIEVE DESIGNATION	NOMINAL MAXIMUM AGGREGATE SIZE-CONTROL POINTS-PERCENTAGE BY WEIGHT PASSING SQUARE MESH SIEVES (COMBINED AGGREGATE)
19 MM	100
12.5 MM	85-100
9.5 MM	55-75
4.75 MM	10-25
2.36 MM	5-10
0.075 MM	2.0-4.0

AIR VOIDS - DESIGN	20.0 %
BINDER CONTENT	6.0 % MIN.
V _{CAMix}	LESS THAN V _{CADrc}
DRAINDOWN	0.3 % MAXIMUM (AASHTO T 305)
GYRATIONS - DESIGN	50

POROUS PAVEMENT DETAILS
NOT TO SCALE



FACILITY CROSS SECTION
NOT TO SCALE

NOTES:

- MAXIMUM CROSS-SLOPE FROM FG TO CATCH BASIN RIM SHALL BE 3%. SEE SHEET C-30 FOR OTHER CROSS-SLOPES.

CITY OF PORTLAND
APPROVED SITE PLAN
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Date of Approval: 05/24/2017

ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY	DATE
PRELIM. APP.	WHS	2/2/17
SLODA APP.	WHS	3/2/17
FINAL APP.	WHS	4/12/17
BLDG & MCG PERMITS	WHS	5/23/17
CONSTRUCTION	WHS	8/29/17

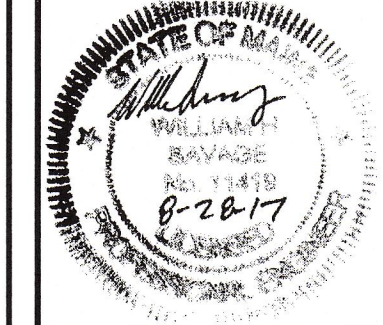
DRAWING NAME: CONTAINER AND POROUS PAVEMENT SECTIONS
PROJECT NAME: RIVERSIDE SELF-STORAGE CONTAINERS
CLIENT: 547 RIVERSIDE STREET, PORTLAND, MAINE 04101
59 MOODY STREET, PORTLAND, MAINE 04101

ACORN ENGINEERING, INC.
158 DANFORTH ST. PORTLAND, MAINE 04102
(207) 775-2525

ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER
NO. 14458
EXPIRES 9-28-17

FILE:	1080_CIVIL
JN:	1080
SCALE:	NTS
DESIGNED BY:	WHS
DRAWN BY:	SJL
CHECKED BY:	WHS



DRAWING NO.
C-45

1.0 EROSION CONTROL MEASURES AND SITE STABILIZATION

AS PART OF THE SITE DEVELOPMENT, THE FOLLOWING TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED AS DESCRIBED IN THIS REPORT OR WITHIN THE PLAN SET. SEE THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES FOR FURTHER REFERENCE.

1.1 TEMPORARY EROSION CONTROL MEASURES

THE FOLLOWING TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE PLANNED FOR THE PROJECT'S CONSTRUCTION PERIOD:

- 1.1.1 CRUSHED STONE STABILIZED CONSTRUCTION ENTRANCES SHALL BE PLACED AT ALL ACCESS POINTS TO THE PROJECT SITE WHERE THERE ARE DISTURBED AREAS. THE FOLLOWING SPECIFICATIONS SHALL BE FOLLOWED AT A MINIMUM:
 - STONE SIZE SHALL BE 2-3 INCHES, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - THE THICKNESS OF THE ENTRANCE STONE LAYER SHALL BE NO LESS THAN 6 INCHES.
 - THE ENTRANCE SHALL NOT BE LESS THAN 20 FEET WIDE, HOWEVER NOT LESS THAN THE FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS. THE LENGTH SHALL NOT BE LESS THAN 50 FEET IN LENGTH.
 - GEOTEXTILE FABRIC (WOVEN OR NON-WOVEN) SHALL BE PLACED OVER THE ENTIRE ENTRANCE AREA.
 - THE ENTRANCE/EXIT SHALL BE MAINTAINED TO THE EXTENT THAT IT WILL PREVENT THE TRACKING OF SEDIMENT ONTO PUBLIC ROADWAYS.
- 1.1.2 SILTATION FENCE OR EROSION CONTROL BERM SHALL BE INSTALLED DOWN GRADIENT OF ANY DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL PERMANENT STABILIZATION IS ACHIEVED. THE SILT FENCE OR EROSION CONTROL BERM SHALL BE INSTALLED PER THE DETAILS PROVIDED IN THE PLAN SET AND INSPECTED BEFORE AND IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. REPAIRS SHALL BE MADE IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE LINE OR BERM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THE FENCE OR BERM, THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM.
- 1.1.3 HAY MULCH INCLUDING HYDRO SEEDING IS INTENDED TO PROVIDE COVER FOR DENUDED OR SEEDED AREAS UNTIL REVEGETATION IS ESTABLISHED. MULCH PLACED BETWEEN APRIL 15TH AND NOVEMBER 1ST ON SLOPES OF LESS THAN 15 PERCENT SHALL BE COVERED BY FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. MULCH PLACED BETWEEN NOVEMBER 1ST AND APRIL 15TH ON SLOPES EQUAL TO OR STEEPER THAN 8 PERCENT AND EQUAL TO OR FLATTER THAN 2:1 SHALL USE MATS OR FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
- 1.1.4 AT ANY TIME OF THE YEAR, ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH DOUBLE NET EROSION CONTROL BLANKET BIONET SC1508N BY NORTH AMERICAN GREEN OR APPROVED EQUAL, OR EROSION CONTROL MIX SLOPE PROTECTION AS DETAILED WITHIN THE PLANS.
- 1.1.5 VERNON PLACE, AVON STREET, AND CONGRESS STREET SHALL BE SWEEPED TO CONTROL MUD AND DUST FROM THE CONSTRUCTION SITE AS NECESSARY. ADD ADDITIONAL STONE TO THE STABILIZED CONSTRUCTION ENTRANCE TO MINIMIZE THE TRACKING OF MATERIAL OFF THE SITE AND ONTO THE SURROUNDING ROADWAYS.
- 1.1.6 DURING DEMOLITION, CLEARING AND GRUBBING OPERATIONS, STONE CHECK DAMS SHALL BE INSTALLED AT ANY AREAS OF CONCENTRATED FLOW. THE MAXIMUM HEIGHT OF THE CHECK DAM SHALL NOT EXCEED 2 FEET. THE CENTER OF THE CHECK DAM SHALL BE 6 INCHES BELOW THE OUTER EDGES OF THE DAM. THE CONTRACTOR SHALL MULCH THE SIDE SLOPES AND INSTALL STONE CHECK DAMS FOR ALL NEWLY EXCAVATED DITCH LINES WITHIN 24 HOURS OF THEIR CREATION.
- 1.1.7 SILT FENCE STAKE SPACING SHALL NOT EXCEED 6 FEET UNLESS THE FENCE IS SUPPORTED WITH 14 GAUGE WIRE IN WHICH CASE THE MAXIMUM SPACING SHALL NOT EXCEED 10 FEET. THE SILT FENCE SHALL BE "TOED" INTO THE GROUND.
- 1.1.8 STORMDRAIN INLET PROTECTION SHALL BE PROVIDED TO STORMDRAINS THROUGH THE USE OF ANY OF THE FOLLOWING: HAY BALE DROP INLET STRUCTURES, SILT FENCE DROP INLET SEDIMENT FILTER, GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER, OR CURB INLET SEDIMENT FILTER. BARRIERS SHALL BE INSPECTED AFTER EVERY RAINFALL EVENT AND REPAIRED AS NECESSARY. SEDIMENTS SHALL BE REMOVED WHEN ACCUMULATION HAS REACHED ½ THE DESIGN HEIGHT.
- 1.1.9 DUST CONTROL SHALL BE ACCOMPLISHED BY THE USE OF ANY OF THE FOLLOWING: WATER, CALCIUM CHLORIDE, STONE, OR AN APPROVED MDEP PRODUCT. DUST CONTROL SHALL BE APPLIED AS NEEDED TO ACCOMPLISH DUST CONTROL.
- 1.1.10 TEMPORARY LOAM, SEED, AND MULCHING SHALL BE USED IN AREAS WHERE NO OTHER EROSION CONTROL MEASURE IS USED. APPLICATION RATES FOR SEEDING ARE PROVIDED AT THE END OF THIS REPORT.
- 1.1.11 STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS OF FORMATION UNLESS A SCHEDULED RAIN EVENT OCCURS PRIOR TO THE 7 DAY WINDOW, IN WHICH CASE THE STOCKPILE SHALL BE STABILIZED PRIOR TO THE RAIN EVENT. METHODS OF STABILIZATION SHALL BE MULCH, EROSION CONTROL MIX, OR EROSION CONTROL BLANKETS/MATS, SILT FENCE OR A WOOD WASTE COMPOST FILTER BERM SHALL BE PLACED DOWNHILL OF ANY SOIL STOCKPILE LOCATION.
- 1.1.12 FOR DISTURBANCE BETWEEN NOVEMBER 1 AND APRIL 15, PLEASE REFER TO WINTER STABILIZATION PLAN IN THIS REPORT AND THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR FURTHER INFORMATION.
- 1.1.13 IT IS OF THE UTMOST IMPORTANCE THAT STORMWATER RUNOFF AND POTENTIAL SEDIMENT FROM THE CONSTRUCTION SITE BE DIVERTED AROUND THE PROPOSED UNDERDRAINS UNTIL THE TRENCH IS BACKFILLED.

1.2 PERMANENT EROSION CONTROL MEASURES

THE FOLLOWING PERMANENT EROSION CONTROL MEASURES ARE INTENDED FOR POST DISTURBANCE AREAS OF THE PROJECT.

- 1.2.1 ALL DISTURBED AREAS DURING CONSTRUCTION, NOT SUBJECT TO OTHER PROPOSED CONDITIONS, SHALL RECEIVE A MINIMUM 4" OF LOAM, LIMED, AND MULCHED. EROSION CONTROL BLANKETS OR MATS SHALL BE PLACED OVER THE MULCH IN AREAS NOTED IN PARAGRAPH 4.1.1 OF THIS REPORT.
- 1.2.2 ALL STORMWATER DEVICES SHALL BE INSTALLED AND TRIBUTARY AREAS STABILIZED PRIOR RECEIVING STORMWATER.
- 1.2.3 REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.

2.0 EROSION AND SEDIMENTATION CONTROL PLAN

2.1 THE EROSION AND SEDIMENTATION CONTROL PLAN IS INCLUDED WITHIN THE PLAN SET.

3.0 DETAILS AND SPECIFICATIONS

3.1 EROSION CONTROL DETAILS AND SPECIFICATIONS ARE INCLUDED IN THE PLAN SET.

4.0 STABILIZATION PLAN FOR WINTER CONSTRUCTION

WINTER CONSTRUCTION CONSISTS OF EARTHWORK DISTURBANCE BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15. IF A CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15, THEN THE SITE SHALL BE PROTECTED WITH OVER-WINTER STABILIZATION. ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MIX, EROSION CONTROL MATS, RIPRAP, OR GRAVEL BASE ON A ROAD SHALL BE CONSIDERED OPEN.

THE CONTRACTOR SHALL LIMIT THE WORK AREA TO AREAS THAT WORK WILL OCCUR IN DURING THE SUBSEQUENT 15 DAYS AND SO THAT IT CAN BE MULCHED ONE DAY PRIOR TO A SNOW EVENT. THE CONTRACTOR SHALL STABILIZE WORK AREAS PRIOR TO OPENING ADDITIONAL WORK AREAS TO MINIMIZE AREAS WITHOUT EROSION CONTROL MEASURES.

THE FOLLOWING MEASURES SHALL BE IMPLEMENTED DURING WINTER CONSTRUCTION PERIODS:

4.1 SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS MAY CONSIST OF EROSION CONTROL MIX BERMS OR ANY OTHER RECOGNIZED SEDIMENT BARRIER AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES OR SILT FENCES.

4.2 MULCHING

ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL SEEDING AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX MUST BE APPLIED WITH A MINIMUM 4 INCH THICKNESS. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW SHALL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA SHALL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING AN AREA SHALL BE STABILIZED TO HAD BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED OR ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER MULCH NETTING, TRACKING OR WOOD CELLULOSE FIBER. THE COVER WILL BE CONSIDERED SUFFICIENT WHEN THE GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL EXPOSED SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

4.3 SOIL STOCKPILING

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. THIS SHALL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL.

4.4 SEEDING

BETWEEN THE DATES OF OCTOBER 15TH AND APRIL 1ST, LOAM OR SEED SHALL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDING AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS NOT BEEN LOAMED, FINAL GRADING WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDING AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED.

DORMANT SEEDING MAY BE PLACED PRIOR TO THE PLACEMENT OF MULCH OR EROSION CONTROL BLANKETS. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS./1,000 S.F. ALL AREAS SEEDING DURING THE WINTER SHALL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

4.5 OVER WINTER STABILIZATION OF DISTURBED SOILS

BY SEPTEMBER 15TH, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% SHALL BE SEEDING AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS SHALL BE TAKEN TO STABILIZE THE SOIL FOR LATE FALL AND WINTER:

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION - BY OCTOBER 1ST, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3LBS PER 1,000 S.F., LIGHTLY MULCH THE SEEDING SOIL WITH HAY OR STRAW AT 75 LBS PER 1,000 S.F., AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1ST, THEN MULCH THE AREA FOR OVER-WINTER PROTECTION.
- STABILIZE THE SOIL WITH SOD - STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
- STABILIZE THE SOIL WITH MULCH - BY NOVEMBER 15TH, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 LBS PER 1,000 S.F. ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

4.6 OVER WINTER STABILIZATION OF DISTURBED SLOPES

ALL STONE-COVERED SLOPES SHALL BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15TH. ALL SLOPES TO BE VEGETATED SHALL BE SEEDING AND MULCHED BY SEPTEMBER 1ST. A SLOPE IS CONSIDERED A GRADE GREATER THAN 15%. IF A SLOPE IS TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1ST, THEN ONE OF THE FOLLOWING ACTION SHALL BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER:

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS - BY OCTOBER 1ST THE DISTURBED SLOPE SHALL BE SEEDING WITH WINTER RYE AT A SEEDING RATE OF 3 LBS PER 1,000 S.F. AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% F THE SLOPE BY NOVEMBER 1ST, THEN THE CONTRACTOR SHALL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIPRAP.
- STABILIZE THE SOIL WITH SOD - THE DISTURBED SLOPE SHALL BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR SHALL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 3H:1V OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
- STABILIZE THE SOIL WITH EROSION CONTROL MIX - EROSION CONTROL MIX SHALL BE PROPERLY INSTALLED BY NOVEMBER 15TH. THE CONTRACTOR SHALL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GRADES GREATER THAN 2H:1V OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

• STABILIZE THE SOIL WITH STONE RIPRAP - PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15TH. A REGISTERED PROFESSIONAL ENGINEER SHALL BE HIRED TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

5.0 INSPECTION AND MAINTENANCE

A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT PERIODIC VISUAL INSPECTIONS OF INSTALLED EROSION CONTROL MEASURES. THE FREQUENCY OF INSPECTION SHALL OCCUR AT LEAST ONCE EVERY TWO WEEKS, AS WELL AS AFTER A "STORM EVENT". A "STORM EVENT" SHALL CONSIST 0.5 INCHES OF RAIN WITHIN A 24 HOUR PERIOD. THE FOLLOWING EROSION AND SEDIMENT CONTROL - BEST MANAGEMENT PRACTICES (BMP'S) SHALL INSPECTED IN THE MANNER AS DESCRIBED.

5.1 SEDIMENT BARRIERS

HAY BALE BARRIERS, SILT FENCES AND FILTER BERMS SHALL BE INSPECTED AND REPAIRED FOR THE FOLLOWING IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. FILTER BERMS SHOULD BE RESHAPED AS NEEDED. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHOULD BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

5.2 STABILIZED STONE CONSTRUCTION ENTRANCES

THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. WHEN THE CONTROL PAD BECOMES INEFFECTIVE, THE STONE SHALL BE REMOVED ALONG WITH THE COLLECTED SOIL MATERIAL AND REDISTRIBUTED ON SITE IN A STABLE MANNER. THE ENTRANCE SHOULD THEN BE RECONSTRUCTED. THE CONTRACTOR SHALL SWEEP OR WASH PAVEMENT AT EXITS, WHICH HAVE EXPERIENCED MUD-TRACKING ON TO THE PAVEMENT OR TRAVELED WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

5.3 MULCHED AREAS

ALL MULCHES SHALL BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED. NETS MUST BE INSPECTED AFTER RAIN EVENTS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCURS, RE-INSTALL THE NETS AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE. REPAIR AS NEEDED.

5.4 DUST CONTROL

WHEN TEMPORARY DUST CONTROL MEASURES ARE USED, REPETITIVE TREATMENT SHALL BE APPLIED AS NEEDED TO ACCOMPLISH CONTROL.

5.5 STORMWATER APPURTENANCES

ALL UNDERDRAINS, STORM DRAINS, AND CATCH BASINS NEED TO BE OPERATING EFFECTIVELY AND FREE OF DEBRIS.

5.6 EROSION AND SEDIMENTATION CONTROL INSPECTIONS

ACORN ENGINEERING HAS PERSONNEL QUALIFIED TO CONDUCT EROSION AND SEDIMENTATION CONTROL INSPECTIONS. FOR FURTHER INFORMATION CONTACT:

CONTACT: WILL SAVAGE, PE
TELEPHONE: (207) 775-2655

QUALIFICATIONS:

- > MAINE PROFESSIONAL ENGINEERING LICENSE #11419
- > MAINE DEP - CERTIFIED IN MAINTENANCE & INSPECTION OF STORMWATER BMP'S CERT #14
- > CERTIFIED EROSION, SEDIMENT AND STORM WATER INSPECTOR (CESSWI) CERT #0293
- > CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) CERT. #4620

THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR COMPLYING WITH THE EROSION AND SEDIMENTATION REPORT/PLAN, INCLUDING CONTROL OF FUGITIVE DUST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONETARY PENALTIES RESULTING FROM FAILURE TO COMPLY WITH THESE STANDARDS.

6.0 IMPLEMENTATION SCHEDULE

THE FOLLOWING IMPLEMENTATION SEQUENCE IS INTENDED TO MAXIMIZE THE EFFECTIVENESS OF THE ABOVE DESCRIBED EROSION CONTROL MEASURES. CONTRACTORS SHOULD AVOID OVEREXPOSING DISTURBED AREAS AND LIMIT THE AMOUNT OF STABILIZATION AREA.

1. INSTALL A STABILIZED CONSTRUCTION ENTRANCE IN ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC WILL ENTER AND EXIT THE SITE.
2. INSTALL PERIMETER SILT FENCE OR EROSION CONTROL BERM.
3. INSTALL SEDIMENTATION BASIN.
4. INSTALL ALL OTHER EROSION CONTROL DEVICES AS NECESSARY THROUGHOUT THE REMAINDER OF THIS SCHEDULE.
5. COMMENCE INSTALLATION OF DRAINAGE INFRASTRUCTURE.
6. CONTAIN RUNOFF WITHIN THE SITE WHILE PROVIDING AN ENGINEERED OUTLET WITH SILTATION BARRIER TO THE PROPOSED OUTLET AND THE STORM SYSTEM WITHIN RIVERSIDE STREET.
7. COMMENCE EARTHWORK OPERATIONS, WALL AND FOUNDATION INSTALLATION.
8. COMMENCE INSTALLATION OF UTILITIES.
9. CONTINUE EARTHWORK AND GRADING TO SUBGRADE AS NECESSARY FOR CONSTRUCTION.
10. COMPLETE INSTALLATION OF DRAINAGE INFRASTRUCTURE, AS WELL AS OTHER UTILITY WORK.
11. COMPLETE REMAINING EARTHWORK OPERATIONS.
12. INSTALL SUB-BASE AND BASE GRAVELS IN PAVED AREAS.
13. INSTALL PAVING, CURBING AND BRICKWORK.
14. LOAM, LIME, FERTILIZE, SEED AND MULCH DISTURBED AREAS AND COMPLETE ALL LANDSCAPING.
15. ONCE THE SITE IS STABILIZED, 90% CATCH OF GRASS HAS BEEN OBTAINED, OR MULCHING OF LANDSCAPE AREAS IS COMPLETE. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
16. TOUCH UP AREAS WITHOUT A VIGOROUS CATCH OF GRASS WITH LOAM AND SEED.
17. COMPLETE SITE SIGNAGE AND STRIPING.
18. EXECUTE PROPER MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.

THE ABOVE IMPLEMENTATION SEQUENCE SHOULD BE GENERALLY FOLLOWED BY THE SITE CONTRACTOR. HOWEVER, THE CONTRACTOR MAY CONSTRUCT SEVERAL ITEMS SIMULTANEOUSLY. THE CONTRACTOR SHALL SUBMIT TO THE OWNER A SCHEDULE OF THE COMPLETION OF THE WORK. IF THE CONTRACTOR IS TO COMMENCE THE CONSTRUCTION OF MORE THAN ONE ITEM ABOVE, THEY SHALL LIMIT THE AMOUNT OF EXPOSED AREAS TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE FOLLOWING 30 DAYS.

THE CONTRACTOR SHALL RE-VEGETATE DISTURBED AREAS AS RAPIDLY AS POSSIBLE. ALL AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR BEFORE A STORM EVENT. THE CONTRACTOR SHALL INCORPORATE PLANNED INLETS AND DRAINAGE SYSTEMS AS EARLY AS POSSIBLE INTO THE CONSTRUCTION PHASE.

7.0 CONCLUSION

THE ABOVE EROSION CONTROL NARRATIVE IS INTENDED TO MINIMIZE THE DEVELOPMENT IMPACT BY IMPLEMENTING TEMPORARY AND PERMANENT EROSION CONTROL MEASURES. THE CONTRACTOR SHALL ALSO REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.

SEEDING

SITE PREPARATION

THE SEEDING AREAS SHALL BE FEASIBLY GRADED OUT TO PROVIDE THE USE OF EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. IF NECESSARY, THE SITE MAY REQUIRE ADDITIONAL TEMPORARY EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL REPORT.

SEEDBED PREPARATION

FERTILIZER SHALL BE APPLIED TO THE SITE AT A RATE OF 13.8 POUNDS PER 1,000 SQUARE FEET. THE COMPOSITION OF THE FERTILIZER SHALL BE 10-10-10 (N-P205-K20) OR EQUIVALENT.

LIMESTONE SHALL BE APPLIED TO THE SITE AT A RATE OF 138 POUNDS PER 1,000 SQUARE FEET.

SEEDING

THE COMPOSITION AND AMOUNT OF TEMPORARY SEED APPLIED TO A SITE SHALL BE DETERMINED BY THE FOLLOWING TABLE:

TEMPORARY SEED APPLICATION RATES			
SEED	LBS / ACRE	RECOMMENDED SEEDING DATES	
WINTER RYE	2.57	8/15 TO 10/1	
OATS	1.84	4/1 TO 7/1 8/15 TO 9/15	
ANNUAL RYGRASS	0.92	4/1 TO 7/1	
SUDANGRASS	0.92	5/15 TO 8/15	
PERENNIAL	0.92	8/15 TO 9/15	
TOTAL	7.17 LBS/ACRE		

PERMANENT SEED APPLICATION RATES	
SEED	LBS / ACRE
KENTUCKY BLUEGRASS	20.00
CREeping RED FESCUE	20.00
PERENNIAL RYEGRASS	4.80
TOTAL	44.8 LBS/ACRE

MULCHING

MULCH SHALL BE APPLIED AT A RATE OF 70 LBS - 90 LBS PER 1,000 SQUARE FEET. THE MULCH SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4 INCHES. THE SEEDING AREA SHALL BE MULCHED IMMEDIATELY AFTER SEED IS APPLIED. MULCHING DURING THE WINTER SEASON SHALL BE DOUBLE THE NORMAL AMOUNT. REFER TO DETAIL FOR MORE INFORMATION.

CONCLUSION

PLEASE REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION PERTAINING TO TEMPORARY SEEDING AND MULCHING.

ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
PRELIM. APP.	WHS	7/27/17
SLODA APP.	WHS	7/27/17
FINAL APP.	WHS	7/19/17
BLOG & MCG PERMITS	WHS	7/27/17
CONSTRUCTION	WHS	8/23/17

EROSION & SEDIMENTATION CONTROL NOTES
RIVERSIDE SELF-STORAGE CONTAINERS

547 RIVERSIDE STREET, LLC
59 MOODY STREET, PORTLAND, MAINE 04101

ACORN ENGINEERING, INC.
158 DANFORTH ST. PORTLAND MAINE 04102
(207) 775-2655

ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED WITHOUT LIABILITY, TO ACORN ENGINEERING, INC.

FILE: 1080_CIVL
JN: 1080
SCALE: NTS
DESIGNED BY: WHS
DRAWN BY: MCB
CHECKED BY: WHS

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Compliance
Date of Approval: 08/24/2017

DRAWING NO.
C-46

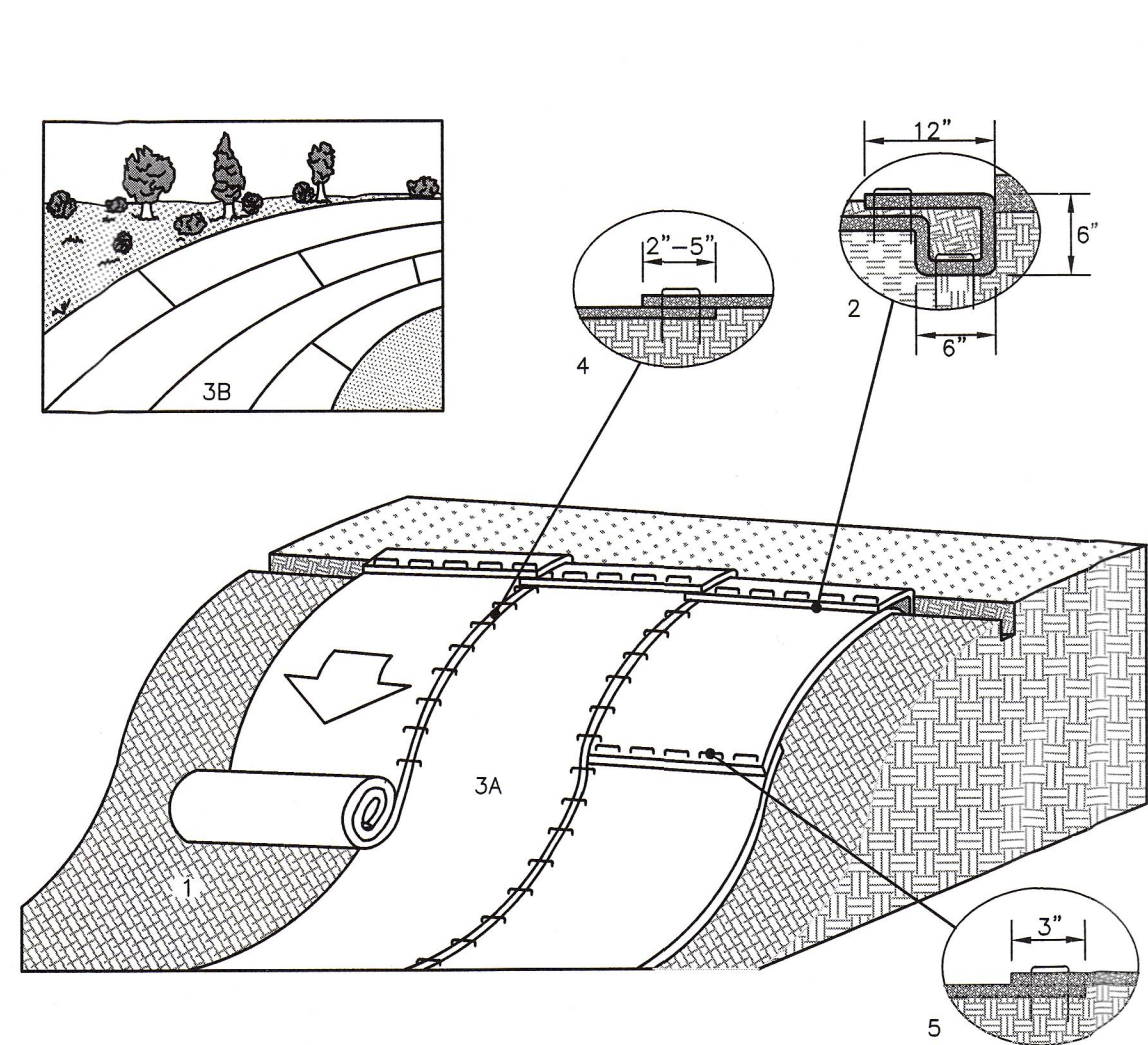
ISSUED FOR	BY
PRELIM. APP.	WHS
SLODA APP.	WHS
FINAL APP.	WHS
BLOG & MCB PERMITS	WHS
CONSTRUCTION	WHS

DRAWING NAME: **EROSION & SEDIMENTATION CONTROL DETAILS**
PROJECT NAME: **RIVERSIDE SELF-STORAGE CONTAINERS**
CLIENT: **547 RIVERSIDE STREET, LLC**
59 MOODY STREET, PORTLAND, MAINE 04101

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A C C O R N
158 DANFORTH STREET, PORTLAND, MAINE 04102
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FILE: 1080_CIVIL
JN: 1080
SCALE: NTS
DESIGNED BY: WHS
DRAWN BY: MCB
CHECKED BY: WHS

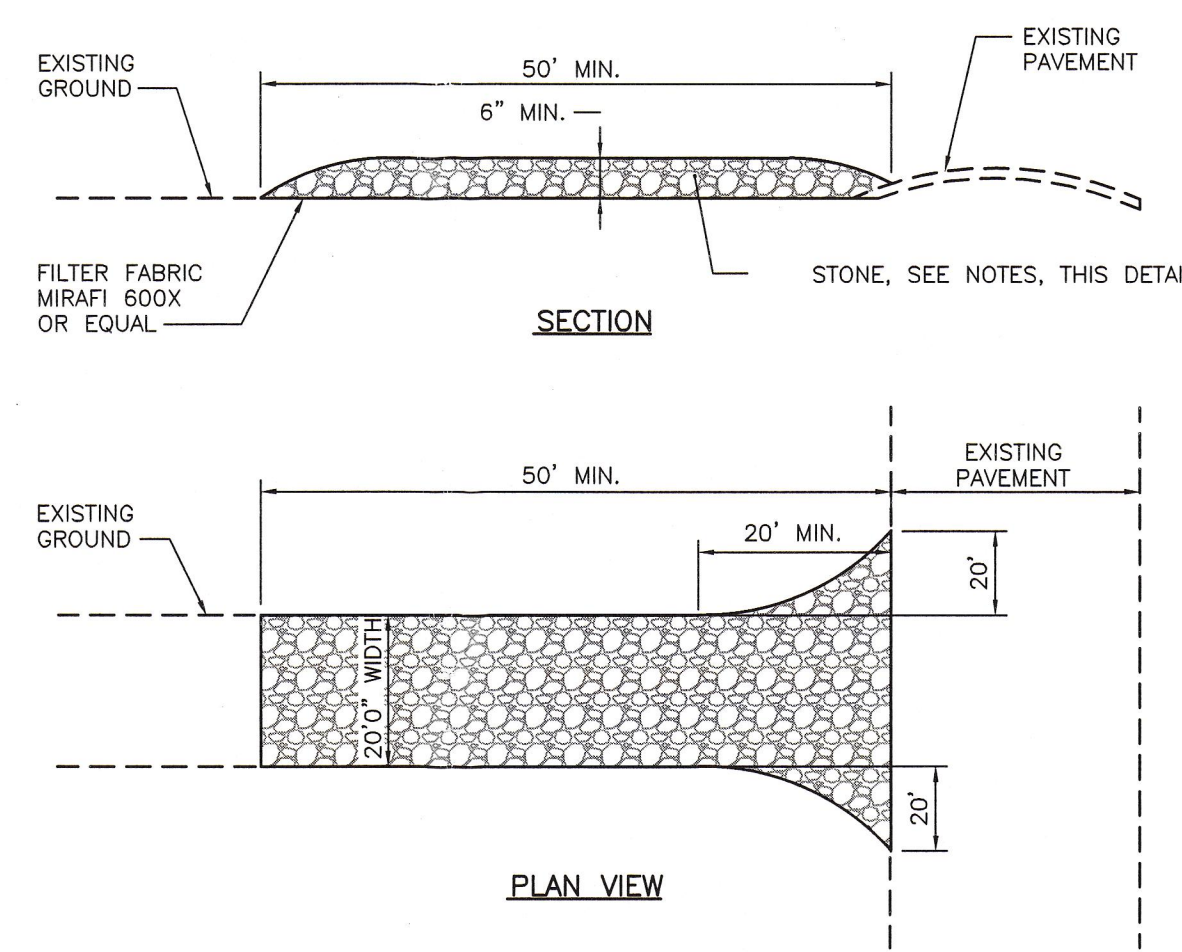
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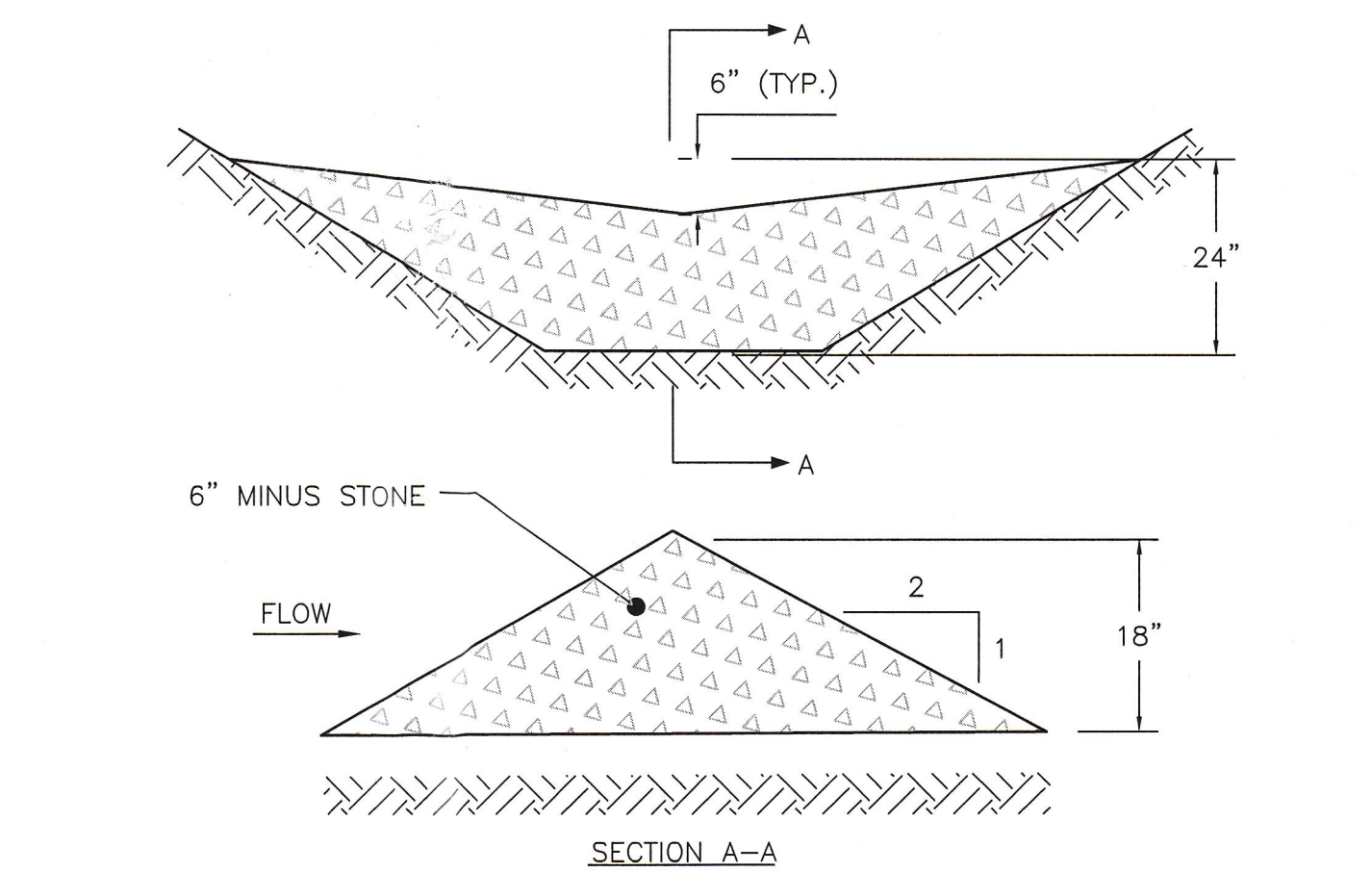
- SLOPE INSTALLATION DETAIL**
- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (ECB), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
 - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE ECB IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF ECB EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE ECB 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 THE COMPACTED SOIL AND FOLD THE REMAINING 12" PORTION OF ECB BACK OVER THE SEED AND COMPACTED SOIL. SECURE ECB OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE ECB.
 - ROLL THE ECB (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. ECB WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL ECB MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
 - THE EDGES OF PARALLEL ECB MUST BE STAPLED WITH APPROXIMATELY 2" - 5" OVERLAP DEPENDING ON THE ECB TYPE.
 - CONSECUTIVE ECB SPICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE ECB WIDTH.
- *NOTE:** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE ECB.

EROSION CONTROL BLANKET SLOPE INSTALLATION
NOT TO SCALE

- NOTES:**
- CONTRACTOR SHALL ADD STONE TO ENTRANCE AS MUD/SILT MATERIAL ACCUMULATES
 - STONE SHALL BE 2"-3" COARSE AGGREGATE
 - CONSTRUCTION ENTRANCE SHALL BE GRADED TO NOT ALLOW ANY STORMWATER TO BE CONVEYED OFF SITE. IN SITUATIONS WHERE THIS IS NOT POSSIBLE, ANY STORMWATER CONVEYED OFFSITE SHALL BE TREATED OR RETAINED IN A MANNER APPROVED BY ENGINEER.
 - WHEN NECESSARY, ON-SITE VEHICLES SHALL HAVE THEIR WHEELS CLEANED PRIOR TO LEAVING SITE.
 - CONSTRUCTION ENTRANCE SHALL BE GRADED IN A MANNER THAT PREVENTS TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT-OF-WAY



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



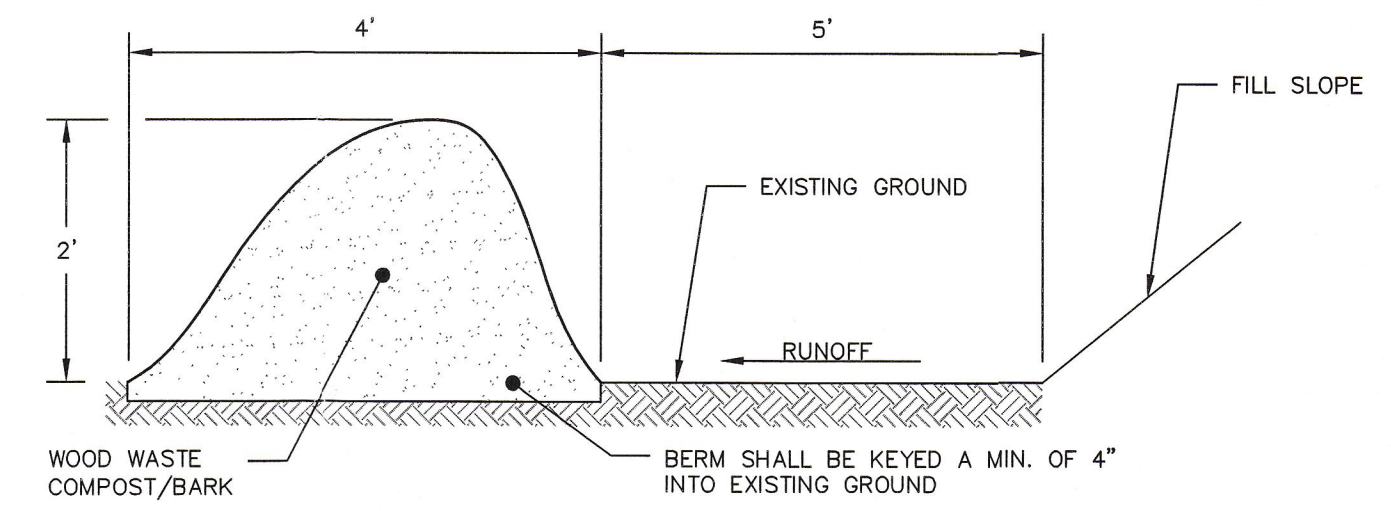
SPACING BETWEEN CHECK DAMS

L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION

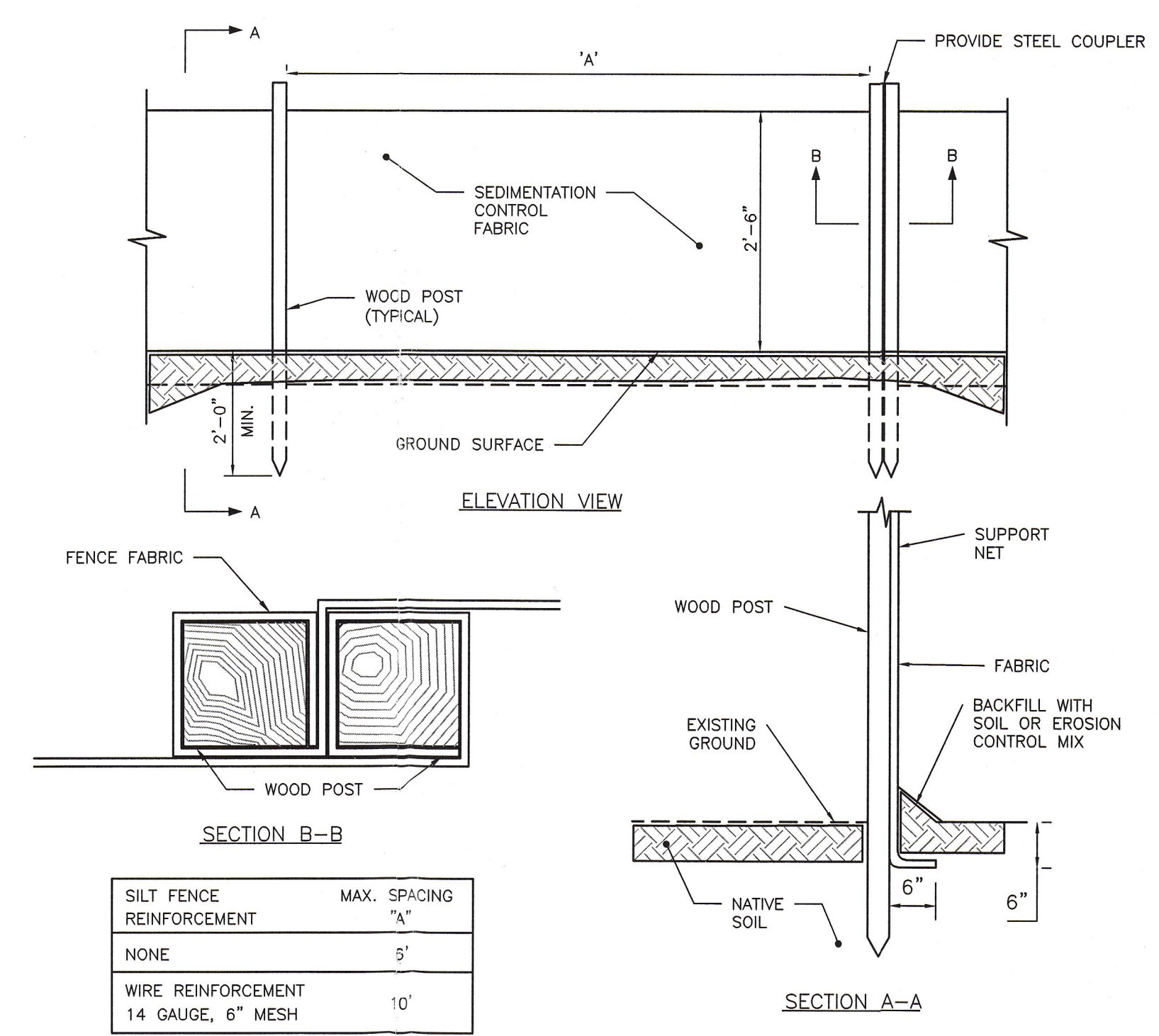
S ₀ (FT./FT.)	L (FT.)
0.020	75
0.030	50
0.040	40
0.050	30
0.080	20
0.100	10

STONE CHECK DAM
NOT TO SCALE

- NOTES:**
- THE EROSION CONTROL MIX SHALL CONFORM TO THE FOLLOWING STANDARDS AND IN ACCORDANCE WITH THE MAINE DEP'S EROSION AND SEDIMENT CONTROL BMPs SECTION B-1:
 - THE ORGANIC PORTIONS SHALL BE FIBROUS AND ELONGATED TO ALLOW FOR THE INTERLOCKING OF MATERIAL
 - pH - 5.0 - 8.0.
 - PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70% TO A MAXIMUM 85% PASSING A 0.75" (3/4") SCREEN.
 - THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80 AND 100% DRY WEIGHT BASIS
 - NO STONES LARGER THAN 4" IN DIAMETER.
 - LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
 - THE BERM SHOULD BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR, WHEN NECESSARY THE BERM MAY BE PLACED PERPENDICULAR TO THE SLOPE ALONG THE PROPERTY LINE TO CONTAIN THE SEDIMENT PROVIDED A BERM IS LOCATED AT THE BASE OF THE SLOPE.
 - THE BERM MAY BE USED IN LIEU OF SILTATION FENCE, AT THE TOE OF SHALLOW SLOPES, ON FROZEN GROUND, LEDGE OUT CROPS, VERY ROOTED FORESTED AREA OR AT THE EDGE OF GRAVEL PARKING AREAS.
 - BERMS SHALL REMAIN IN PLACE UNTIL UPSTREAM AREA IS STABILIZED OR 90% CATCH OF VEGETATION IS ATTAINED. BERMS SHALL BE REMOVED OFFSITE OR BY SPREADING SUCH THAT NATIVE EARTH CAN BE SEEN BELOW.

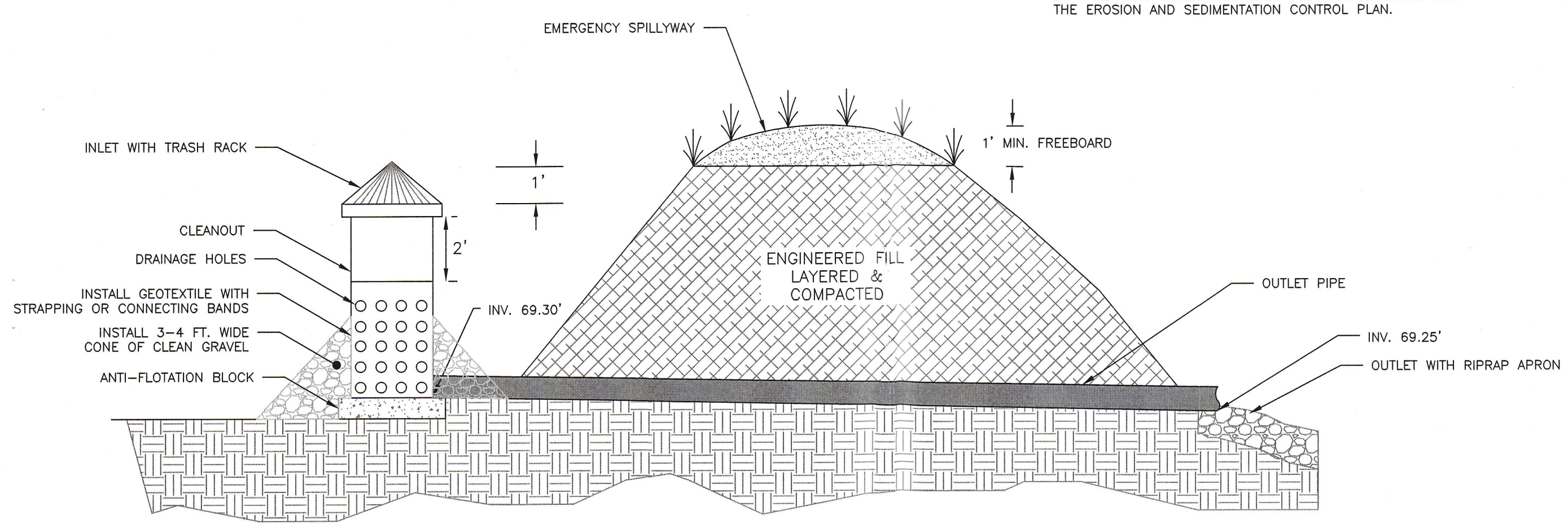


EROSION CONTROL MIX BERM DETAIL
NOT TO SCALE

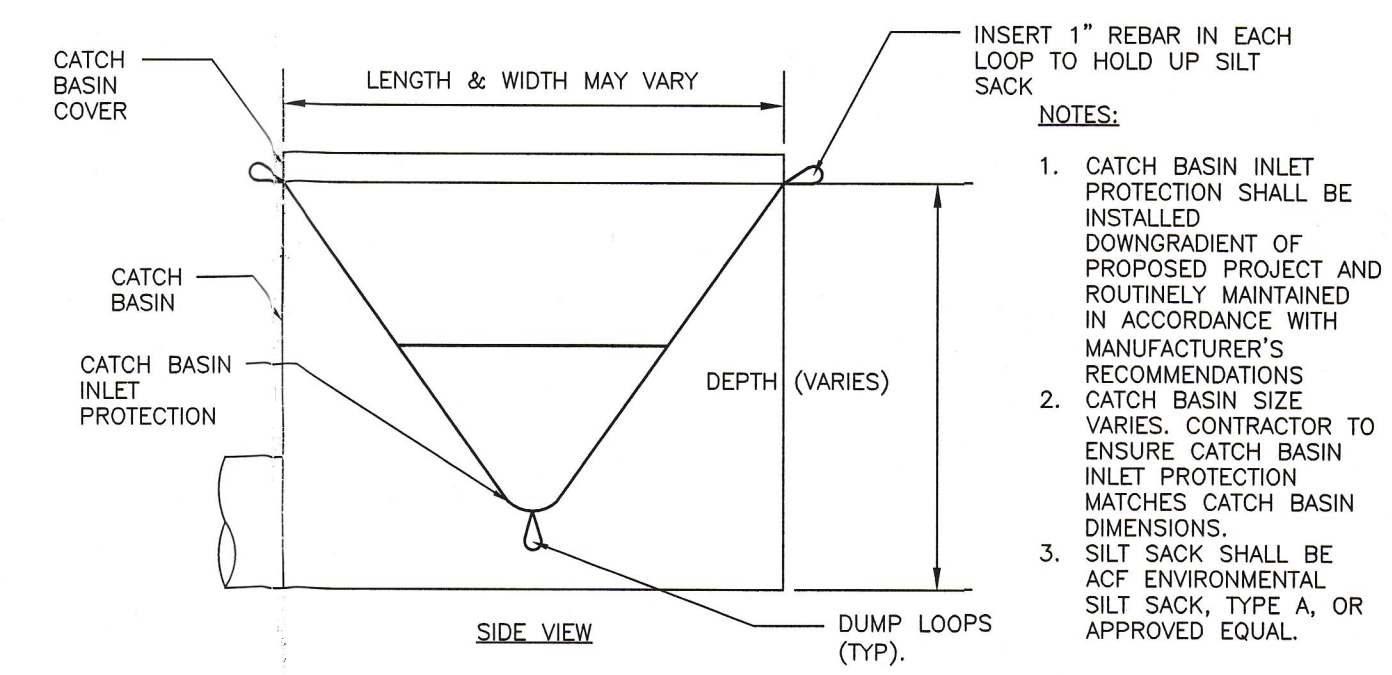


REINFORCEMENT	MAX. SPACING
SILT FENCE	"A"
NONE	5'
WIRE REINFORCEMENT	10'

SILTATION FENCE DETAIL
NOT TO SCALE



SEDIMENTATION BASIN CROSS-SECTION
NOT TO SCALE



CATCH BASIN INLET PROTECTION
NOT TO SCALE

ISSUED FOR CONSTRUCTION

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 05/24/2017

DEVELOPMENT REVIEW COORDINATOR
POST APPROVAL PROJECT CHECKLIST

Date: 6/27/17

Project Name: Self Storage Facility

Project Address: 547 Riverside Str.

Site Plan ID Number: #2017-025

Planning Board/Authority Approval Date: 5/23/17

Site Plan Approval Date: 5/23/17

Performance Guarantee Accepted: 1/16/18

Inspection Fee Paid: 1/16/18

Infrastructure Contributions Paid: 1/16/18 Public Art Contribution

Amount of Disturbed Area in SF or Acres: 172,220 SF

MCGP/Chapter 500 Stormwater PBR: City Permit

Plans/CADD Drawings Submitted: ?

Pre-Construction Meeting: 2/1/18

Conditions of Approval Met: 6/13/18 (check SMT)

As-Builts Submitted: _____

Public Services Sign Off: _____

Certificate of Occupancy Memo Processed: 1st PG ↓ 3/30/18
(Temporary or Permanent)

Performance Guarantee to Defect Guarantee: 2nd PG ↓ 6/26/18

Defect Guarantee Released: _____

CITY OF PORTLAND, MAINE
PLANNING BOARD

Elizabeth Boepple, Chair
Sean Dundon, Vice Chair
Carol Morrisette
David Eaton
Brandon Mazer
Lisa Whited
Maggie Stanley

May 24, 2017
(Revised 6-6-17)

Bob LeBlanc
547 Riverside, LLC
59 Moody Street
Portland, ME 04101

Will Savage, P.E.
Acorn Engineering, INC
158 Danforth Street
Portland ME, 04102

Dist. Area
172,220 SF

Project Name: **547 Riverside Street: 504-unit self-storage facility**
Project ID: #2017-025 (Site Plan and Site Location of Development)
Address: 547 Riverside CBL: 312/B/008-012
Applicant: Bob LeBlanc
Planner: Matthew Grooms

Dear Mr. LeBlanc and Mr. Savage:

On May 23, 2017, the Planning Board considered a proposal for a new 504 unit self-storage facility on 6.67 acres located at 547 Riverside Street in the I-M industrial zone. Ten parking spaces are proposed with vehicular access being provided via an existing curb cut on Riverside Street. Additional site improvements include the use of pervious pavers to facilitate on-site stormwater management and landscaping intended to buffer this property against residential uses and Leighton Avenue. The Planning Board reviewed the proposal for conformance with the standards of the Site Plan and I-M zoning ordinance, and the requirements of the Site Location of Development Act.

The Planning Board voted 5-0 (Stanley and Mazer absent) to approve the application with the following waiver and conditions as presented below:

A. WAIVER

On the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board report for the public hearing on May 23, 2017 for application 2017-025 relevant to Portland's technical and design standards and other regulations; and the testimony presented at the Planning Board hearing:

- i. Based upon the Consulting Traffic Engineer's review, the Planning Board waives the Division 20, Section 14-332 (l) (Off-Street Parking) to allow ten (10) parking spaces as depicted in the plan, permitted by the Planning Board under Section 14-332.2 which states that where construction is proposed of new structures having a total floor area in excess of fifty thousand (50,000) square feet, the planning board shall establish the parking requirement for such structures. The parking requirement shall be determined based upon a parking analysis submitted by the applicant and upon the recommendation of the city transportation engineer;

- ii. The Planning Board finds based upon the consulting transportation engineer's review, that extraordinary conditions exist or undue hardship may result from strict compliance with the *Technical Manual* standard (*Section 1.7.2.7*) which requires that along arterial, collector streets or local streets, the minimum acceptable spacing between multiple driveways for driveways on adjacent lots shall be one hundred and fifty (150) feet where the speed limit is thirty-five (35) mph, that substantial justice and the public interest are secured with the proposed variation in this standard, and that the variation is consistent with the intent of the ordinance. The Planning Board waives the *Technical Manual* standard (*Section 1.7.2.7*) to allow a minimum separation of 85' feet.

B. SITE PLAN AND SITE LOCATION OF DEVELOPMENT REVIEW

On the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board Report for the public hearing on May 23, 2017 for application 2017-025 relevant to the Portland's site plan standards and the Site Location of Development Act regulations; and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions of approval that must be met prior to the issuance of a building permit, unless otherwise stated:

- i. The applicant shall provide a photometric plan which demonstrate acceptable light trespass.
- ii. The applicant shall provide a maintenance agreement for the stormwater drainage system, which shall be submitted, signed and recorded prior to the issuance of a Certificate of Occupancy. A copy shall be submitted to the Department of Public Works.
- iii. The applicant shall provide a donation of \$2,500 to the Public Art Fund.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Stormwater Management** The developer/contractor/subcontractor must comply with conditions of the construction stormwater management plan and sediment and erosion control plan based on City standards and state guidelines.

The owner/operator of the approved stormwater management system and all assigns shall comply with the conditions of Chapter 32 Stormwater including Article III, Post Construction Stormwater Management, which specifies the annual inspections and reporting requirements. A maintenance agreement for the stormwater drainage system, as attached, or insubstantially the same form with any changes to be approved by Corporation Counsel, shall be submitted and signed prior to the issuance of a building permit with a copy to the Department of Public Services.

2. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
3. **Separate Building Permits Are Required** This approval does not constitute approval of building

plans, which must be reviewed and approved by the City of Portland's Permitting and Inspection Division.

4. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
5. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and six (6) final sets of plans must be submitted to and approved by the Planning Division and Public Works Department prior to the release of a subdivision plat for recording at the Cumberland County Registry of Deeds, and prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
6. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. **Department of Public Works Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
9. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
10. **Mylar Copies** Mylar copies of the as-built drawings for the public streets and other public infrastructure in the subdivision must be submitted to the Public Works Department prior to the issuance of a certificate of occupancy.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Matthew Grooms at (207) 874- 8725.

Sincerely,



Elizabeth Boepple, Chair
Portland Planning Board

Attachments:

1. Development Review with Applicant Responses dated March 22, 2017
2. Woodard and Curran Memo dated March 22, 2017
3. Waiver Comments Email dated March 30, 2017
4. City Arborist Comments dated March 31, 2017
5. Woodard and Curran Memo dated May 16, 2017
6. T.Y. Lin Comments dated May 17, 2017
7. Planning Board Report
8. Sample Stormwater Maintenance Agreement
9. Performance Guarantee Packet

Electronic Distribution: cc.

Jeff Levine, AICP, Director of Planning and Urban Development
Stuart O'Brien, City Planning Director
Barbara Barhydt, Development Review Services Manager
Matthew Grooms, Planner
Philip DiPiero, Development Review Coordinator, Planning
Mike Russell, Director of Permitting and Inspections
Ann Machado, Zoning Administrator, Inspections Division
Jonathan Rioux, Inspections Division Deputy Director
Jeanie Bourke, Plan Reviewer/CEO, Inspections Division
Chris Branch, Director of Public Works
Katherine Earley, Engineering Services Manager, Public Works

Doug Roncarati, Stormwater Coordinator, Public Works
Greg Vining, Associate Engineer, Public Works
Michelle Sweeney, Associate Engineer, Public Works
John Low, Associate Engineer, Public Works
Rhonda Zazzara, Field Inspection Coordinator, Public Works
Jeff Tarling, City Arborist, Public Works
Jeremiah Bartlett, Public Works
Keith Gautreau, Fire Department
Danielle West-Chuhta, Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
Lauren Swett, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File

COST ESTIMATE FORM
PORTLAND SUBDIVISION/SITE DEVELOPMENT
Cost Estimate of Improvements to be covered by Performance Guarantee

Date: 6/14/2017

Name of Project: Riverside Self-Storage Containers

Address/Location: 547 Riverside Street

Application ID #: 2017-025

Developer: Bob LeBlanc

Form of Performance Guarantee: Letter of Credit

Type of Development: Subdivision _____ Site Plan (Level I, II or III) III

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road/Parking Areas	370 sf	2.65	\$980.50	69,400 sf	2.95	\$204,730
Curbing	32 lf (gran)	30	\$960	120 lf (bit)	5	\$600
Sidewalks	200 sf	3.25	\$650	50 sf	3.25	\$162.50
Esplanades	0			0		
Monuments	0			0		
Street Lighting	0			5 EACH	2500	\$12,500
Street Opening Repairs	350 sf	6	\$2,100	0		
Other	0			0		
2. EARTH WORK						
Cut	0			600 cy	5	\$3,000
Fill	0			9,500 cy	11	\$104,500
3. SANITARY SEWER						
Manholes	0			0		
Piping	47 lf	42	\$1,974	224 lf	42	\$9,408
Connections	0			0		
Main Line Piping	0			0		
House Sewer Service Piping	0			0		
Pump Stations	0			0		
Other	0			0		
4. WATER MAINS	15 lf	135	\$2,025	400 lf	75	\$30,000
5. STORM DRAINAGE						
Manholes	0			1 each	4000	\$4,000
Catchbasins	0			19 each	2300	\$43,700
Piping	12 lf	\$30	\$360	2,368 lf	21	\$49,728
Detention Basin	0			0		
Stormwater Quality Units	0			0		
Other	0			0		

462,328.50

6. SITE LIGHTING	0			0		
7. EROSION CONTROL						
Silt Fence	0			2,600 lf	2.5	\$6,500
Check Dams	0			0		
Pipe Inlet/Outlet Protection	0			2 ea	150	\$300
Level Lip Spreader	0			0		
Slope Stabilization	0			1 ls	3000	\$3,000
Geotextile	0			0		
Hay Bale Barriers	0			0		
Catch Basin Inlet Protection	0			19 each	140	\$2,660
8. RECREATION AND OPEN SPACE AMENITIES	0			0		
9. LANDSCAPING (Attach breakdown of the quantities of plant material and unit costs)	0			1 est	25000	\$25,000
10. MISCELLANEOUS	0			1 ls	13150	\$13,150
TOTAL:	\$9,049.50			\$500,438.50		\$512,938.50
GRAND TOTAL:						

*Total \$521,988.00
1/8/17*

INSPECTION FEE (to be filled out by the City)

	PUBLIC	PRIVATE	TOTAL
A: 2.0% of totals:	\$ 180.99	\$10,258.77	\$10,439.76
or			
B: Alternative Assessment:			
Assessed by:	<i>[Signature]</i>	<i>[Signature]</i>	1/8/18
	(name)	(name)	

PRE-CONSTRUCTION MEETING AGENDA

547 Riverside Self-Storage Containers

Date: February 1, 2018

Meeting No.: 01

Location: Project Site
547 Riverside St.
Portland, ME

Purpose: Preconstruction Mtg

Attendees: See Attached Sign-in Sheet

Discussion Topics:

1. Introductions
2. Project Overview
3. City Requirements
 - a. Street Opening Permit(s)
 - b. Inspections
4. Owner Requirements
 - a. Site Access / Security
 - b. Work Hours
5. Review of Plans and Notes
 - a. Construction Management
 - b. Utilities
 - c. Paving
 - d. Others
6. Pre-Construction Submittals
 - a. Schedule of Work
 - b. Logistics & Safety
 - c. Emergency Contact List
7. Construction Submittals
8. Progress Meetings