

GENERAL NOTES

1. TOPOGRAPHIC AND PROPERTY LINE INFORMATION FROM SURVEY BY D.A. MAXFIELD JR., LAND SURVEYOR, HARRISON MAINE.
2. THE PROPERTY LINE IS THE CONTRACT LIMIT LINE UNLESS OTHERWISE SHOWN.
3. UTILITY LOCATIONS ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS PRIOR TO THE START OF CONSTRUCTION.
4. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION. (SEE EROSION CONTROL PLAN).
5. HAYBALES OR SILT FENCE SHALL BE INSTALLED DOWN-SLOPE OR OUTSIDE THE LIMITS OF REGRADING.
6. HAYBALES SHALL BE PLACED AROUND ALL LATCH BASINS AND DETAINED AND MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED WITH PAVING OR LAWN.
7. DISTURBED AREAS WHICH CANNOT BE STABILIZED DUE TO WEATHER SHALL BE MULCHED WITH STRAW OR HAY OR PROTECTED WITH MESH UNTIL STABILIZATION CAN BE ESTABLISHED. (SEE EROSION CONTROL PLAN).
8. INSTALL RIP-RAP AT ALL INLETS AND OUTLETS OF PIPES AS SHOWN ON THE PLAN.
9. MAINTAIN EROSION CONTROLS AND PERIODICALLY REMOVE ACCUMULATED SILT AND DEBRIS FROM ON-SITE ON SLOPE DECKS. (SEE EROSION CONTROL PLAN).

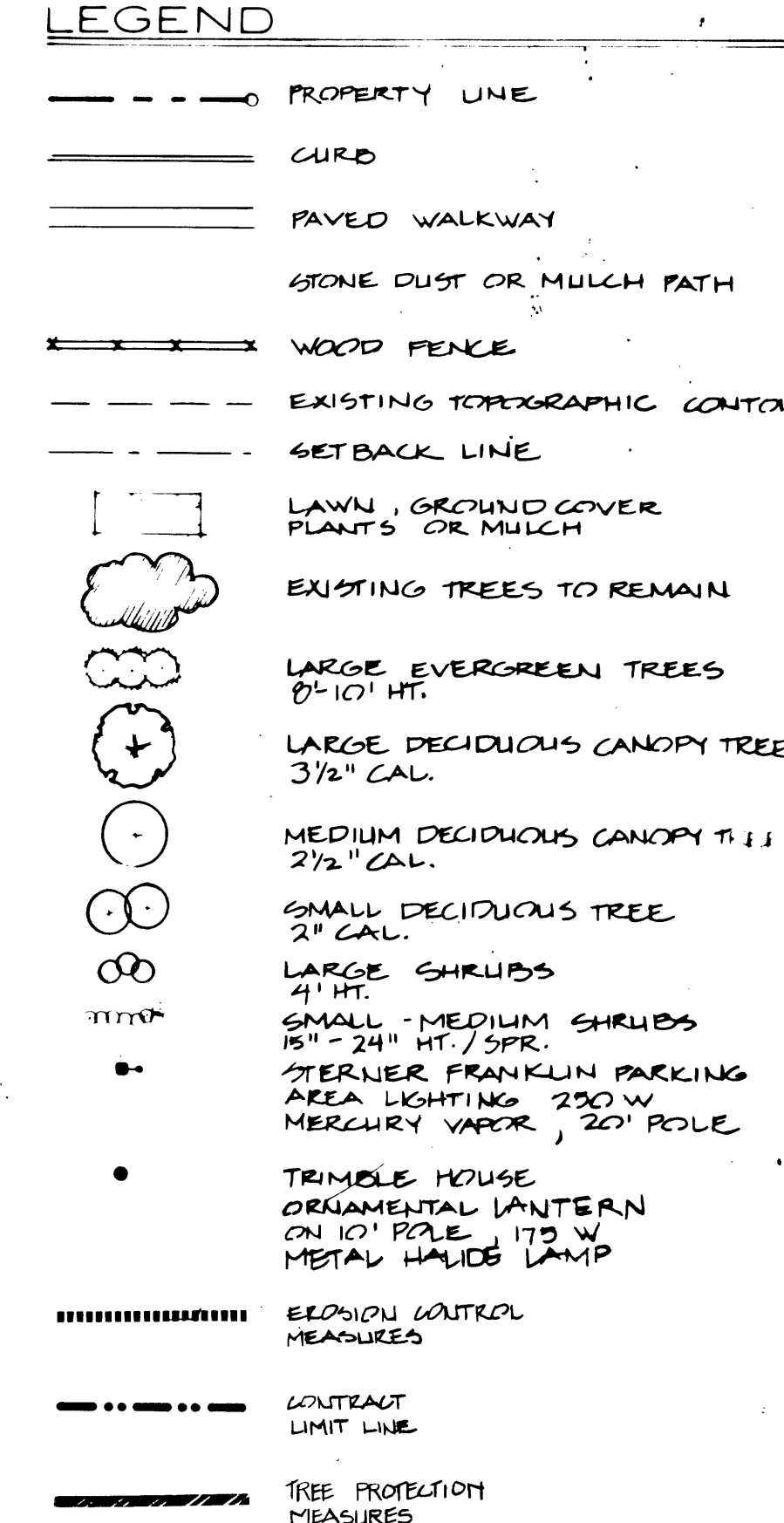
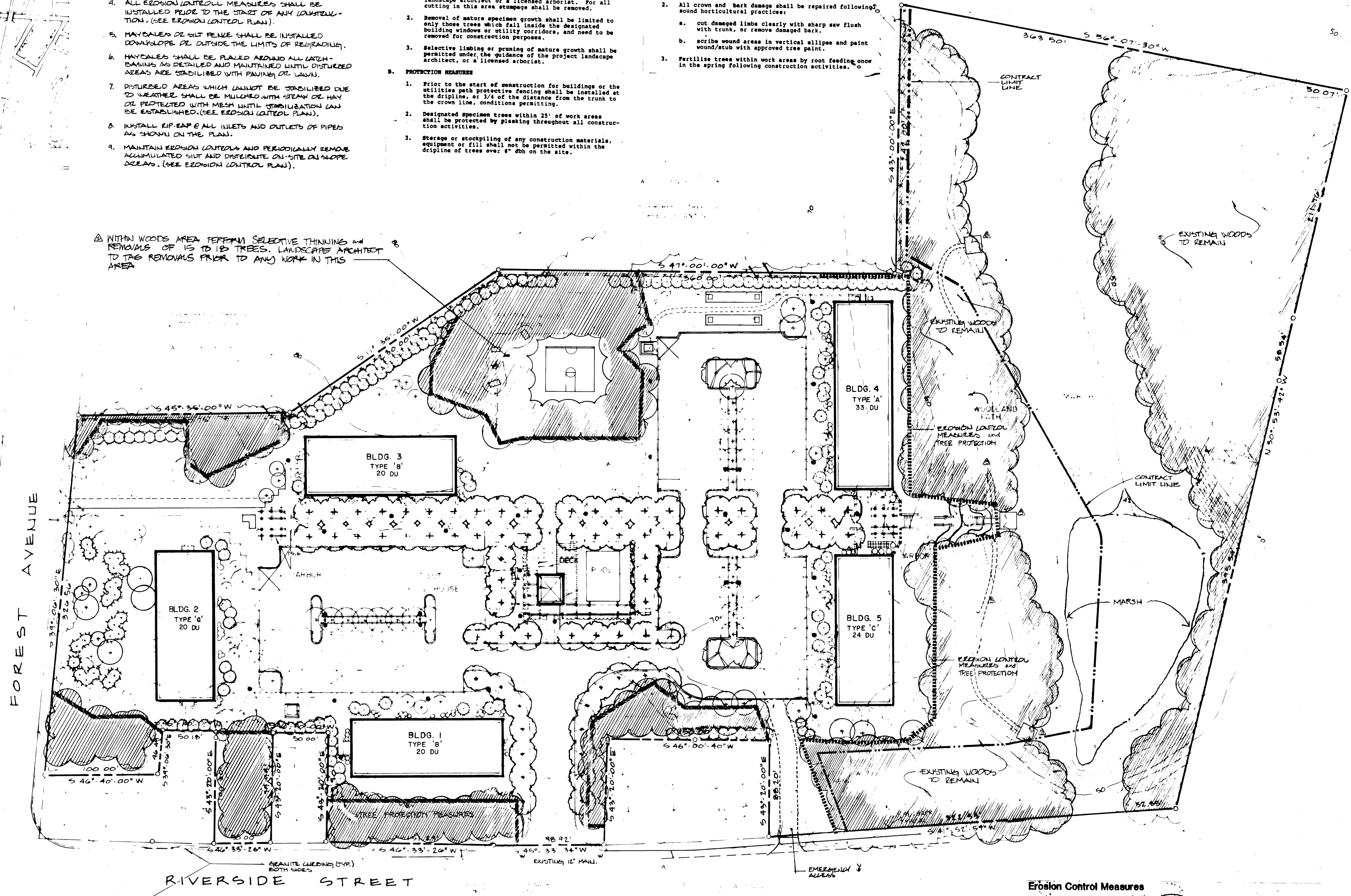
TREE PRESERVATION AND PROTECTION PLAN
TERRACE POND
PORTLAND, MAINE

The following practices and guidelines shall be followed during the development of buildings and construction of the on-site infrastructure for this project:

- A. CUTTING, CLEARING/TRIMMING OPERATIONS**
 1. Within the designated tree protection area, clearing and cutting shall be limited to vegetation less than 4" d.b.h., and removal of the undergrowth shall be limited to 30% of existing vegetation. Selective pruning or thinning of lower limbs of existing trees shall be permitted, in accordance with the pruning practices covered herein. Dead, dying or diseased growth shall be removed as determined by the project landscape architect or a licensed arborist. For all cutting in this area stumps shall be removed.
 2. Removal of mature specimen growth shall be limited to only those trees which fall inside the designated building windows or utility corridors, and need to be removed for construction purposes.
 3. Selective limbing or pruning of mature growth shall be permitted under the guidance of the project landscape architect, or a licensed arborist.
- B. PROTECTION MEASURES**
 1. Prior to the start of construction for buildings or the utilities path protective fencing shall be installed at the dripline, or 3/4 of the distance from the trunk to the crown line, conditions permitting.
 2. Designated specimen trees within 25' of work areas shall be protected by planking throughout all construction activities.
 3. Storage or stockpiling of any construction materials, equipment or fill shall not be permitted within the dripline of trees over 6" dbh on the site.

4. Sediment control fencing shall be placed, prior to the start of any construction activities, at the limits of clearing/work shown on the plans. The contractor shall not proceed beyond these areas, nor shall there be any working of the soils or site disturbance permitted outside the designated limits of work.
 5. Temporary tying or bracing of limbs shall be permitted to allow work in areas where limbs overhang the utility corridors/building sites.
- C. POST CONSTRUCTION MEASURES**
1. Disturbed areas within driplines of trees to remain shall be restored to original grades, aerated, taked smooth and revegetated upon the completion of all construction activities.
 2. All crown and bark damage shall be repaired following sound horticultural practices:
 - a. cut damaged limbs cleanly with sharp saw flush with trunk, or remove damaged bark.
 - b. scribe wound areas in vertical ellipse and paint wound/stub with approved tree paint.
 3. Fertilize trees within work areas by root feeding once in the spring following construction activities.

△ WITHIN WOODS AREA TERRACE SELECTIVE THINNING AND REMOVALS OF 15 TO 18 TREES. LANDSCAPE ARCHITECT TO TAG REMOVALS PRIOR TO ANY WORK IN THIS AREA



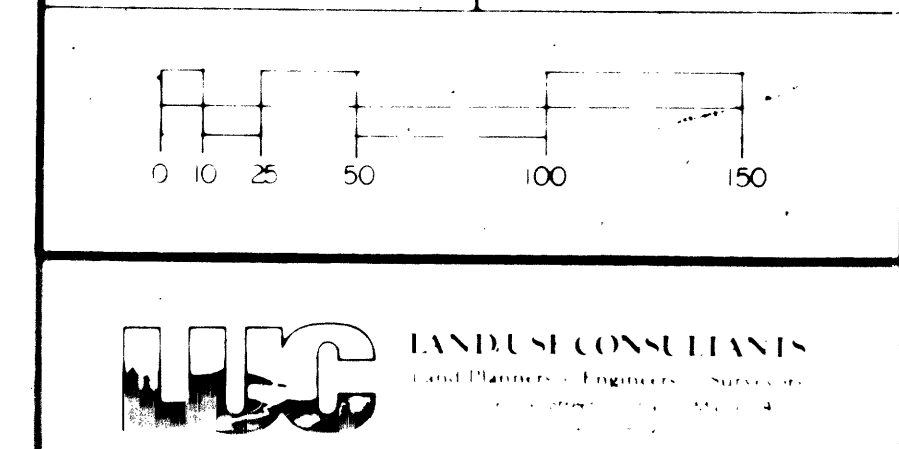
SITE DATA

ZONING:	R5 - RESIDENTIAL
SETBACK:	20' ALL AROUND
BUILDINGS:	33 UNITS = 170' x 54' (TYPE A) 24 UNITS = 136' x 54' (TYPE C) 20 UNITS = 136' x 54' (TYPE B)
SITE AREA:	11.96 ACRES
FRONTAGE:	475' ON RIVERSIDE ST. 326' ON FOREST AVE.
UNITS:	117 PROPOSED: 1 BLDG. @ 33 DU. 3 BLDGS. @ 20 DU. 1 BLDG. @ 24 DU.
PARKING:	117 SPACES REQ'D. 152 SPACES PROPOSED

1-26-88	MOVE OBSERVATION DECKS & PATHS
1-21-88	ADD NOTE ON SELECTIVE THINNING
DATE: 1-10-88	EXISTING TREE CANOPY & LANDSCAPING
DATE 12-31-87	REVISIONS SHEET NO.

TERRACE POND
723 RIVERSIDE STREET
PORTLAND, MAINE
Tree Protection & Erosion Control Plan

WILLIAM LOWE ASSOCIATES 100 W. BROAD ST. PORTLAND, MAINE	DATE: OCT. 23, 1987	JOB NO. 1931
DRN. PER. CHK. SHM.	FIELD BK.	
SCALE: 1" = 20'	SHEET 1 OF 10	



WILLIAM LOWE ASSOCIATES
LAND PLANNERS, ENGINEERS, ARCHITECTS
100 W. BROAD ST., PORTLAND, MAINE 04101
File Sht. 1 of 10

EROSION CONTROL PLAN
TERRACE POND

This plan has been developed to provide controls for soil erosion and sedimentation during and after the construction of paths, buildings, and utilities at Terrace Pond. This plan is based on the standards and specification for erosion prevention as contained in the Environmental Quality Handbook for Erosion and Sediment Control dated, March, 1985, and the Greater Portland Council of Governments Stormwater Management Manual, 1981, and the Cumberland County Soil and Water Conservation District.

CONSTRUCTION FENCE

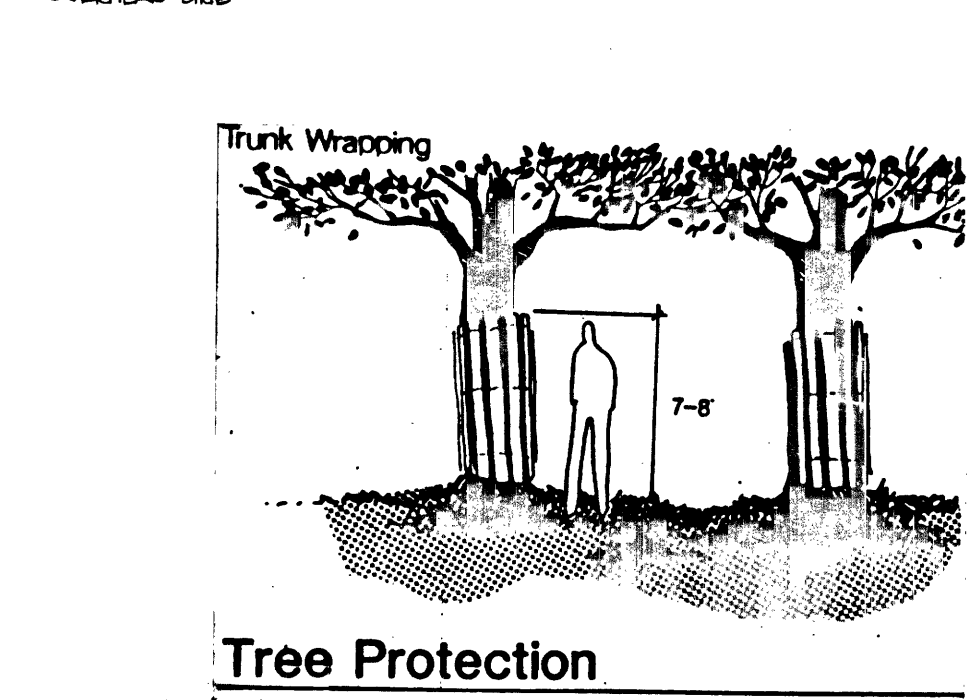
To protect the natural resources of this development and adjacent lands, only those areas necessary to construct the buildings, access path and utility corridors will be disturbed.

The following actions will be taken:

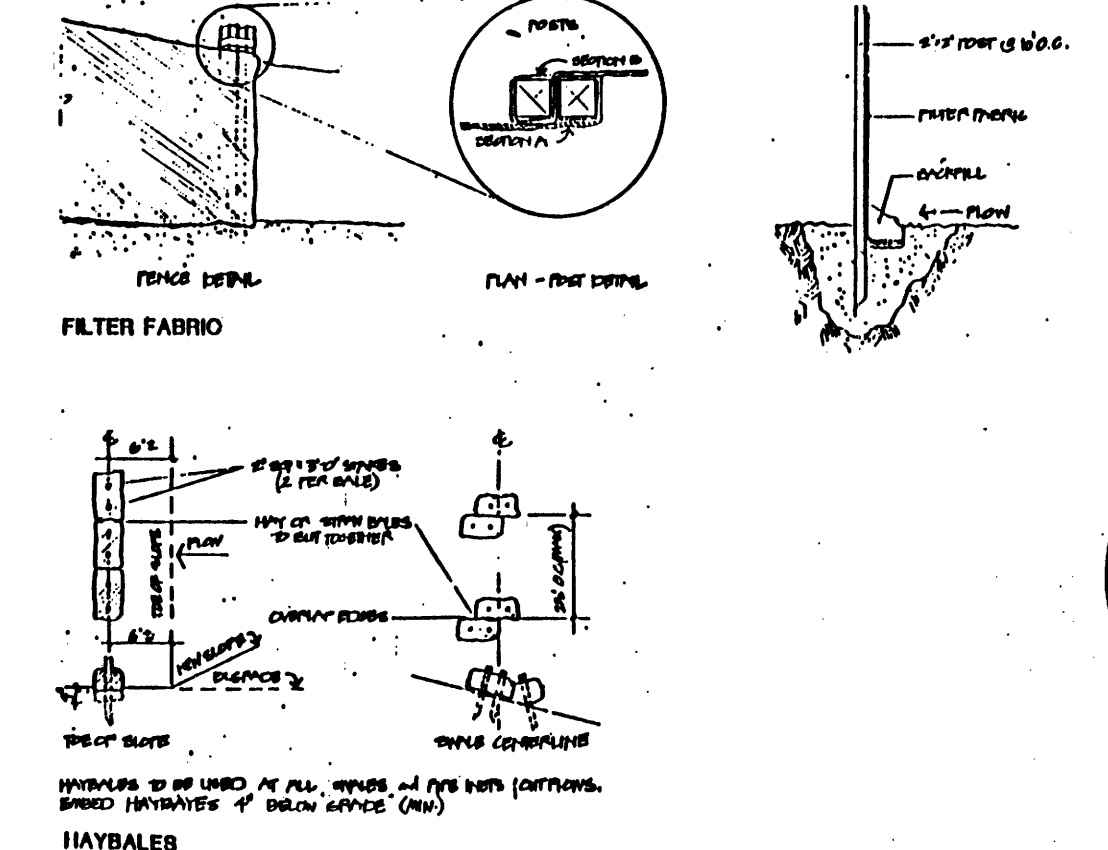
1. Those areas undergoing actual construction will be left in an untreated or unvegetated conditions for a minimum time.
2. Prior to the start of construction, sediment control fencing (filter fabric) and/or hay bales will be staked across the slope(s). On the contour, at/or just below the limits of clearing or grubbing, and/or just above any adjacent property line, wetland, or shoreline to protect against construction related erosion. Watercourse slopes with flows over one cfs or one-half acre of drainage area will have filter fabric barriers.

3. Hay bale barriers shall be inspected and repaired once a week, or immediately following any significant rainfall. Sediment trapped behind these hay barriers shall be excavated when it reaches a depth of 6" and regraded on the site. If the hay bale barrier is ineffective, the applicant shall substitute silt fencing.
4. If final seeding of the disturbed area is not completed by September 15th of the year of construction then on that date these areas will be graded and smoothed, then seeded to a winter cover crop of Rye at the rate of 112 lb/acre or 3 lb/100 sq. ft. The Rye seeding will be preceded by an application of 1,000 lbs of 10-10-10 fertilizer or its equivalent. If the Rye seeding cannot be completed by October 1st, then on that date hay mulch will be applied at the rate of 2 tons per acre to provide winter protection. If Rye does not make adequate growth by December 1st, then on that date hay mulch at the above rates will be added.

- MONITORING SCHEDULE**
- Maintenance measures will be applied as needed during the entire construction cycle. After each rainfall, a visual inspection will be made of all installed erosion control measures and repairs will be made as needed to insure their continuing function as designed. Following the final seeding, the site will be inspected every thirty days until the seedlings have been not established. Re-seeding will be carried out, with follow-up inspections, in the event of any failures in June 1988.
1. Four inches of loam will be spread over disturbed areas and smoothed to a uniform surface.



Erosion Control Measures



WILLIAM LOWE
OCT 23 1987