

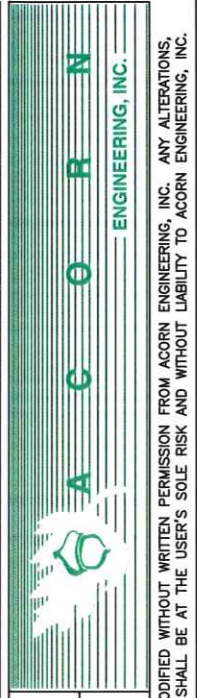
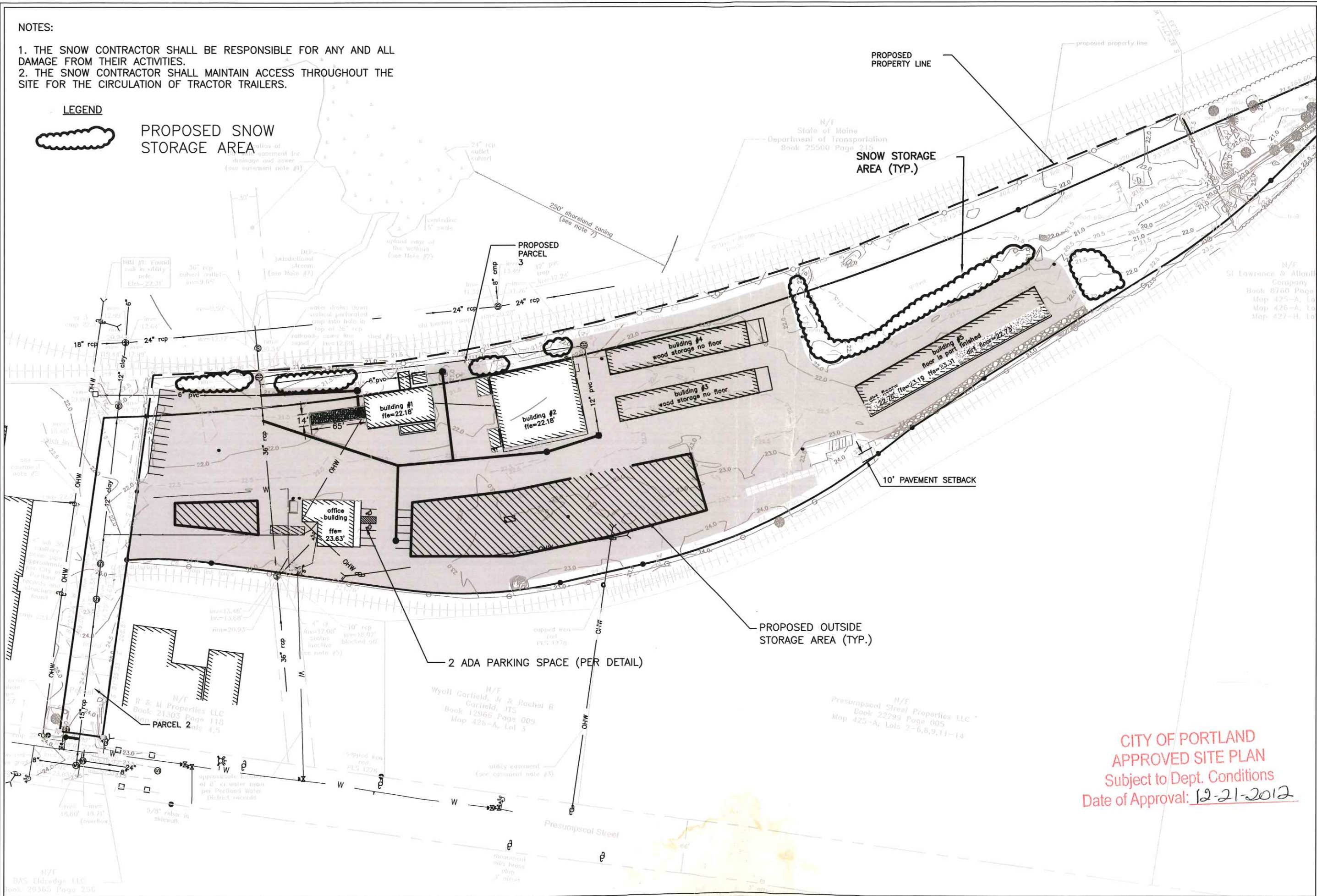
NOTES:

1. THE SNOW CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE FROM THEIR ACTIVITIES.
2. THE SNOW CONTRACTOR SHALL MAINTAIN ACCESS THROUGHOUT THE SITE FOR THE CIRCULATION OF TRACTOR TRAILERS.

LEGEND



PROPOSED SNOW STORAGE AREA



<p>SNOW STORAGE PLAN</p>	
<p>ELDRIDGE LUMBER & HARDWARE</p>	
<p>PERMITTING</p>	
TITLE:	1038
JOB #:	9/12/12
DATE:	WHS
DWN BY:	1"=100'
SCALE:	SHEET #:
	S

CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 12-21-2012

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACOORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACOORN ENGINEERING, INC.

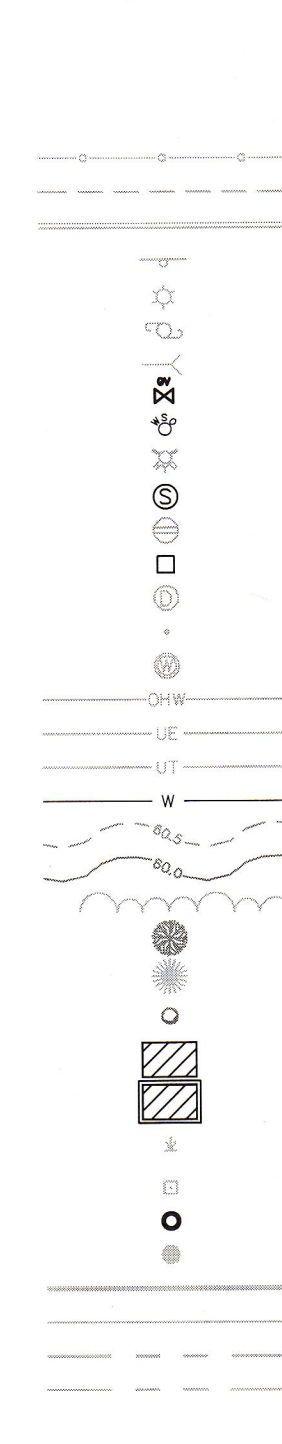
ELDREDGE LUMBER & HARDWARE, INC.

165 PRESUMPCOT STREET PORTLAND, MAINE

LEGEND:

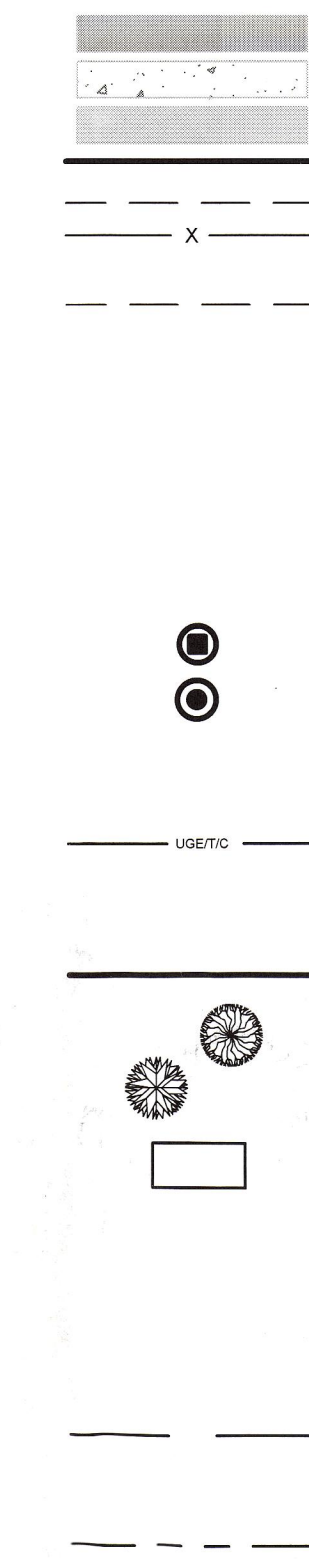
EXISTING

REFER TO THE EXISTING CONDITIONS PLAN FOR ADDITIONAL INFORMATION



- HEAVY DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- STORM DRAIN
- UNDERDRAIN
- SEDIMENTATION BARRIER
- CHAIN LINK FENCE
- EDGE OF PAVEMENT
- CURB
- SIGN
- LAMP OR LIGHT POLE
- UTILITY POLE
- GUY WIRE
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- CATCH BASIN (ROUND)
- CATCH BASIN (SQUARE)
- DRAIN MANHOLE
- BOLLARD
- WELL
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE
- CONTOURS (0.5FT)
- CONTOURS (1FT)
- TREE LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB/BUSH
- EXISTING BUILDING
- EXISTING BUILDING WITH ROOF OVERHANG
- WETLAND
- MONUMENT WITH DRILL HOLE UNLESS OTHERWISE NOTED
- IRON MARKER SET WITH CAP PLS 2009 UNLESS OTHERWISE NOTED
- IRON MARKER SET WITH CAP TITCOMB&ASSOC. PLS 1273
- PROPERTY LINE (LOCUS)
- PROPERTY LINE (ABUTTER)
- RIGHT OF WAY LINE
- EASEMENT LINE
- PAVING SETBACK

PROPOSED



ABBREVIATIONS:

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

- EX = EXISTING
- PROP = PROPOSED
- PVC = POLYVINYL CHLORIDE
- SDR = STANDARD DIMENSION RATIO
- PE = PROFESSIONAL ENGINEER
- PLS = PROFESSIONAL LAND SURVEYOR
- TYP = TYPICAL
- ELEV. = ELEVATION
- INV. = INVERT
- H.P. = HORSEPOWER
- BOT. = BOTTOM
- MAX. = MAXIMUM
- CB = CATCH BASIN
- MH = MANHOLE
- S = SLOPE
- L = LENGTH
- ID = INNER DIMENSION
- DIA. = DIAMETER
- IN. = INCH
- FT. = FEET
- PSI = POUNDS PER SQUARE INCH
- OHE/T/C = OVERHEAD ELECTRIC/TELEPHONE/CABLE
- RD = ROOF DRAIN
- UD = UNDERDRAIN
- PERF. SD = PERFORATED STORMDRAIN

UTILITIES

SEWER:

PUBLIC SERVICES ENGINEERING DEPARTMENT
55 PORTLAND STREET
PORTLAND, MAINE 04101
CONTACT: DAVID MARGOLIS-PINEO, P.E.
(207) 874-8850

WATER:

PORTLAND WATER DISTRICT
225 DOUGLAS STREET
PO BOX 3553
PORTLAND, MAINE 04104
ATTN: RICO SPUGNARDI, PE
(207) 761-8310

ELECTRIC:

CENTRAL MAINE POWER COMPANY (CMP)
162 CANCO ROAD
PORTLAND, MAINE 04103
CONTACT: JAMIE COUGH
(207) 842-2367

TELEPHONE:

FAIRPOINT COMMUNICATIONS
45 FOREST AVE
PORTLAND MAINE 04101
SUE SERRETTE
(207) 797-1842

CABLE:

TIME WARNER CABLE
118 JOHNSON ROAD
PORTLAND, MAINE 04102
(877)546-0962

NATURAL GAS:

UNITIL SERVICE CORP
PO BOX 3586
PORTLAND, MAINE 04104
CONTACT: BRIDGET MATHERS
(207) 541-2536

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

PERMIT DRAWINGS

INDEX:

- C-01 COVER SHEET, GENERAL NOTES & LEGEND
- EXISTING CONDITIONS PLAN - TITCOMB ASSOCIATES
- C-10 SITE PLAN
- C-20 GRADING, DRAINAGE & EROSION CONTROL PLAN
- C-30 SITE DETAILS
- C-31 DRAINAGE DETAILS
- C-32 UTILITY, LANDSCAPING, EROSION CONTROL DETAILS
- C-33 EROSION CONTROL DETAILS & NOTES

GENERAL NOTES:

- THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 4 DAYS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO LOCATE THE UNDERGROUND ELECTRICAL CONNECTION TO THE ABOVE GROUND L.P. TANK ADJACENT TO BUILDING 1. 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.
- 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.
- 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.
- ALL CONSTRUCTION METHODS, TESTING AND MATERIALS SHALL CONFORM TO THE MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE CITY OF PORTLAND AND SERVING UTILITY REQUIREMENTS, IF ANY, IN CASES WHERE THESE CONFLICT THE MOST STRINGENT SPECIFICATION SHALL APPLY AT NO ADDITIONAL COST TO THE OWNER.
- THE SITE CONTRACTOR SHALL MAINTAIN A SET OF 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 STAMPED "AS-BUILT".
- THE CONTRACTOR IS RESPONSIBLE FOR PERFORMANCE OF WORK IN ACCORDANCE WITH THE FEDERAL RAILROAD ADMINISTRATION SAFETY STANDARDS, STATE OF MAINE, AND ST. LAWRENCE AND ATLANTIC RAILROAD COMPANY.
- CONSTANT COORDINATION WILL BE NECESSARY BETWEEN THE CONTRACTOR AND OWNER DURING CONSTRUCTION. SITE FEATURES THAT WILL BE RELOCATED DURING CONSTRUCTION ACTIVITIES WILL INCLUDE BUT NOT LIMITED TO EXISTING SHEDS, TRAILERS, SOLID WASTE RECEPTACLES, AND LUMBER SUPPLIES. FOLLOWING CONSTRUCTION ITEMS THAT WERE RELOCATED SHALL BE PUT BACK IN PLACE.
- THE CONTRACTOR WILL REMAIN SOLELY AND COMPLETELY RESPONSIBLE FOR ENFORCEMENT OF AND COMPLIANCE WITH 1) ALL CONTRACT PLANS AND SPECIFICATIONS AND 2) 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.
- EXISTING CONDITIONS, BOUNDARY SURVEY AND PROPOSED BOUNDARY FROM THE PLAN TITLED "PLAN OF ELDREDGE LUMBER" BY TITCOMB ASSOCIATES PREPARED FOR ACORN ENGINEERING, INC. DATED OCTOBER 24TH, 2011 REVISED JUNE 8TH, 2012.

LAYOUT NOTES:

- 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 THEIR ORIGINAL LOCATION BY A REGISTERED LAND SURVEYOR.
- 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.
- SIGNAGE, STRIPING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

PERMITTING NOTES:

- THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF SITE PLAN - LEVEL II PERMIT FROM THE CITY OF PORTLAND.
- THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF A MAINE CONSTRUCTION GENERAL PERMIT FROM THE MAINE DEP.
- 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:

- 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.
- 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.

- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY EASEMENT OR TEMPORARY CONSTRUCTION RIGHTS AS NECESSARY BY 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.
- 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. ALL SLOPES SHALL BE AWAY FROM BUILDINGS AND TOP OF PAVEMENT SHALL BE AT OR BELOW EXISTING FINISH FLOOR ELEVATIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FINAL GEOTECHNICAL INVESTIGATION REPORT BY SOIL METRICS, LLC.
- IF THE CONTRACTOR DURING GRADING ACTIVITIES UNCOVERS AN ARCHEOLOGICAL RESOURCE THE CONTRACTOR SHALL STOP EXCAVATION ADJACENT TO THE RESOURCE AND CONTACT THE OWNER IMMEDIATELY. THE OWNER SHALL CONTACT THE CITY HISTORIC PRESERVATION PROGRAM AND MAINE HISTORIC PRESERVATION COMMISSION. THE OWNER SHALL THEN CONTACT THE ENGINEER TO MODIFY THE LAYOUT OF THE AFFECTED INFRASTRUCTURE.

EROSION CONTROL NOTES:

- 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.
- 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 AN EROSION CONTROL MEASURE SHOULD BE IMPLEMENTED, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD TO CONFIRM IMPLEMENTATION OF ANY EROSION CONTROL DEVICES.
- 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.
- 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.

UTILITY NOTES:

- 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.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- DO NOT SCALE THESE DRAWINGS. 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.

DEMOLITION NOTES:

- THE EXISTING ASPHALT SHOULD BE STRIPPED AND EITHER PROCESSED ON-SITE, REMOVED FROM THE SITE OR DISPOSED OF ON-SITE.
- TWO LAYERS OF PAVEMENT MAY BE PRESENT BENEATH THE EXISTING PAVED AREAS. THE CONTRACTOR SHALL REMOVE BOTH LAYERS AT NO ADDITIONAL COST TO THE OWNER. THE PAVEMENT MAY BE RECLAIMED AND USED FOR THE PROPOSED PAVEMENT BASE MATERIAL. RECLAIMED MATERIAL SHALL MEET MAINE DOT SECTION 306.
- REFER TO THE GEOTECHNICAL INVESTIGATION REPORT BY SOIL METRICS, LLC FOR BORING LOG INFORMATION.
- 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.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FINAL MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION VOLUNTARY RESPONSE ACTION PROGRAM DEVELOPED BY ACADIA ENVIRONMENTAL TECHNOLOGY. PRESENTLY THE PROJECT DOES NOT PROPOSE TO REMOVE ANY MATERIAL OFFSITE.

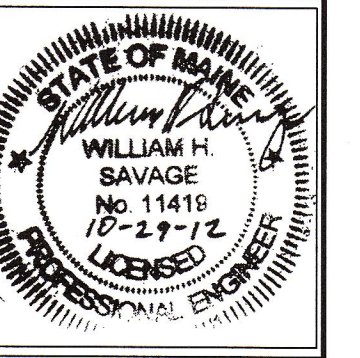
ISSUED FOR	BY
CITY SUBMISSION	WHS
COMMENT RESPONSE	WHS
MAINE DEP-MCGP	WHS
BUILDING PERMIT	WHS

REVISION	REV. DATE

DRAWING NAME: COVER SHEET
 PROJECT NAME: 165 PRESUMPCOT STREET
 CLIENT: ELDREDGE LUMBER & HARDWARE, INC.
 165 PRESUMPCOT STREET, PORTLAND, MAINE 04103

A C A D I A
ENGINEERING, INC.
ACORN ENGINEERING, INC.
P.O. BOX 3372, PORTLAND, MAINE 04104
(207) 775-2655

FILE: 1038 COVER
 DATE: 8/8/12
 JN: 1038
 SCALE: NTS
 DESIGN BY: WHS
 DRAWN BY: WHS
 CHECKED BY: HPS



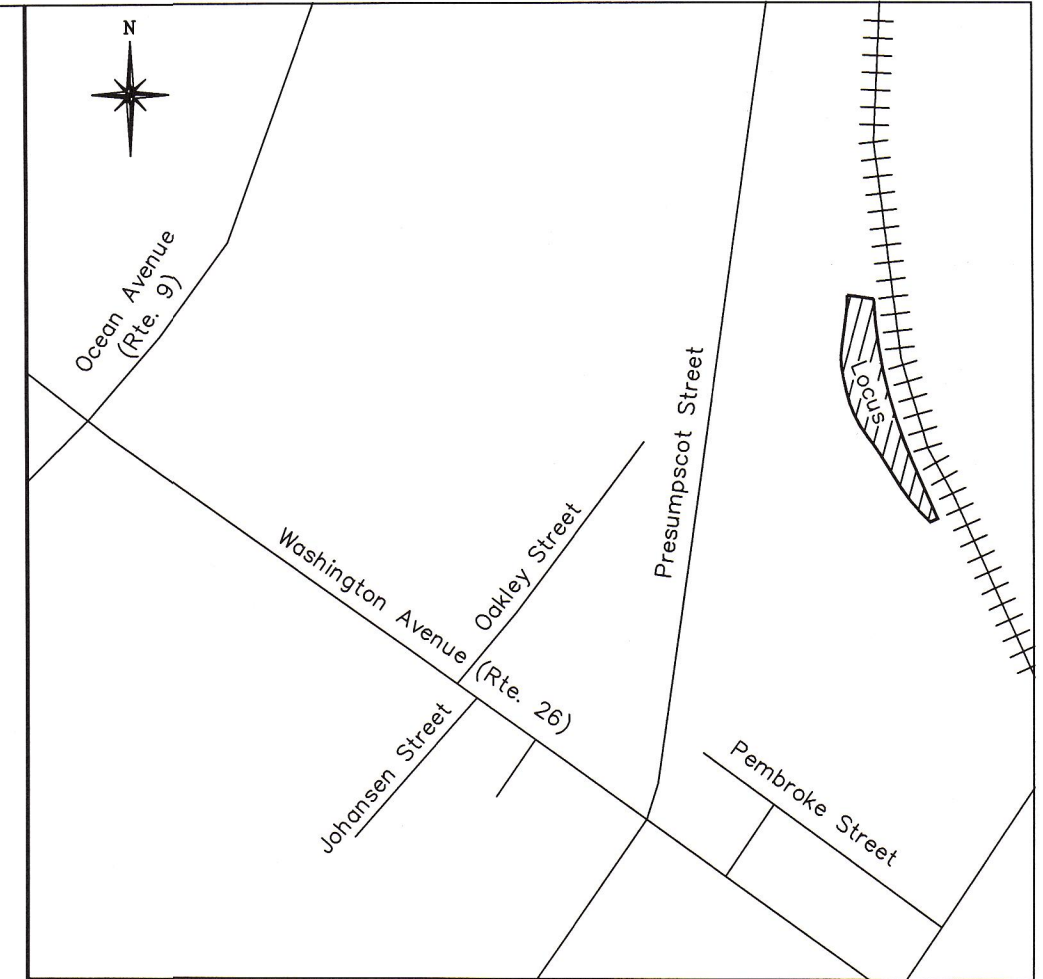
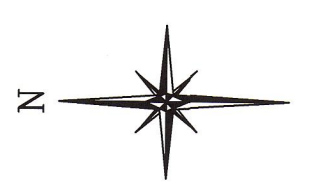
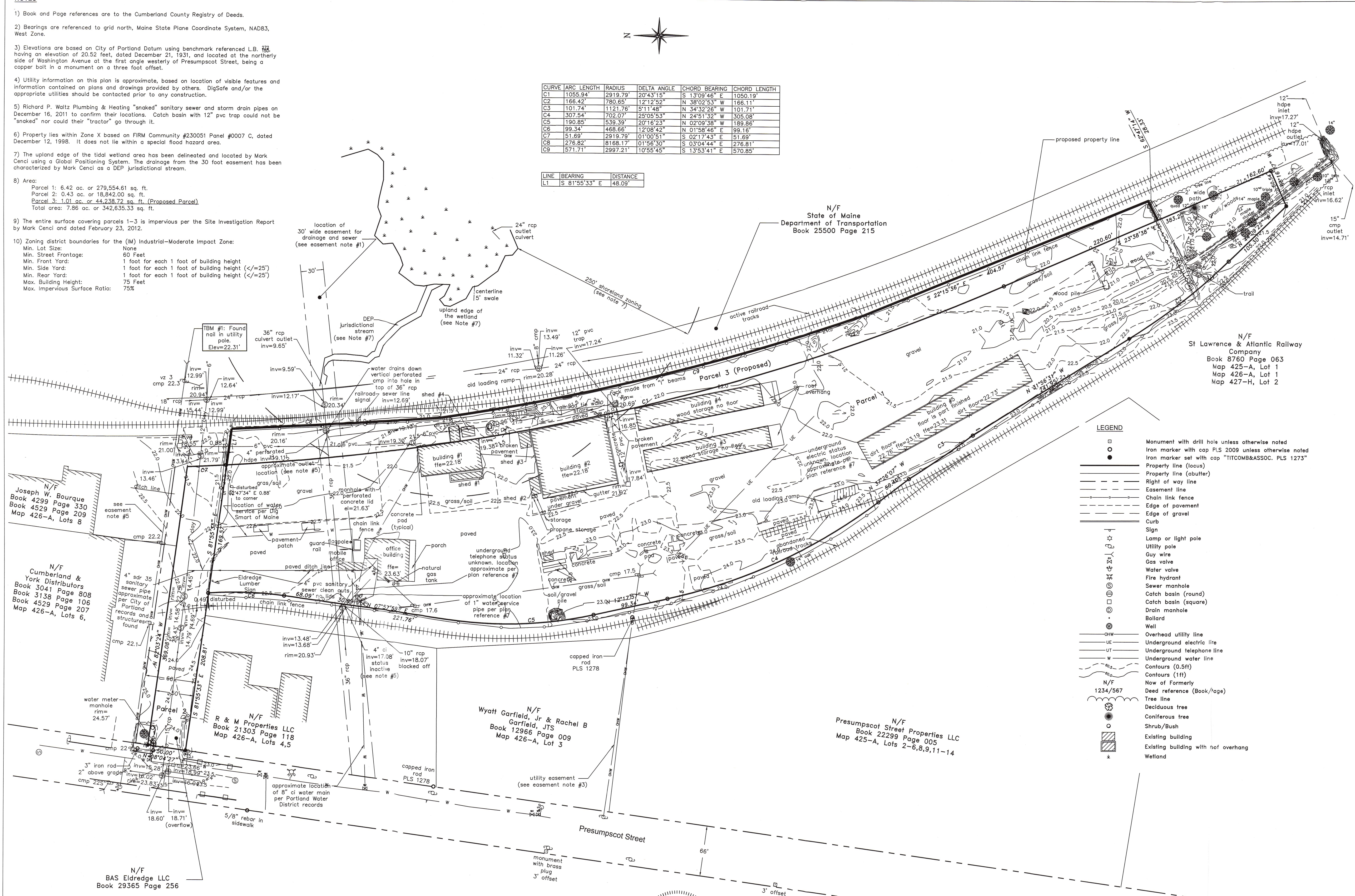
DRAWING NO.
C-01
Plumley

NOTES

- 1) Book and Page references are to the Cumberland County Registry of Deeds.
- 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
- 3) Elevations are based on City of Portland Datum using benchmark referenced L.B. 122, having an elevation of 20.52 feet, dated December 21, 1931, and located at the northerly side of Washington Avenue at the first angle westerly of Presumpscot Street, being a copper bolt in a monument on a three foot offset.
- 4) Utility information on this plan is approximate, based on location of visible features and information contained on plans and drawings provided by others. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
- 5) Richard P. Waltz Plumbing & Heating "snakes" sanitary sewer and storm drain pipes on December 16, 2011 to confirm their locations. Catch basin with 12" pvc trap could not be "snaked" nor could their "tractor" go through it.
- 6) Property lies within Zone X based on FIRM Community #230051 Panel #0007 C, dated December 12, 1998. It does not lie within a special flood hazard area.
- 7) The upland edge of the tidal wetland area has been delineated and located by Mark Cenci using a Global Positioning System. The drainage from the 30 foot easement has been characterized by Mark Cenci as a DEP jurisdictional stream.
- 8) Area:
Parcel 1: 6.42 ac. or 279,554.61 sq. ft.
Parcel 2: 0.43 ac. or 18,842.00 sq. ft.
Parcel 3: 1.01 ac. or 44,238.72 sq. ft. (Proposed Parcel)
Total area: 7.86 ac. or 342,635.33 sq. ft.
- 9) The entire surface covering parcels 1-3 is impervious per the Site Investigation Report by Mark Cenci and dated February 23, 2012.
- 10) Zoning district boundaries for the (M) Industrial-Moderate Impact Zone:
Min. Lot Size: None
Min. Street Frontage: 60 Feet
Min. Front Yard: 1 foot for each 1 foot of building height
Min. Side Yard: 1 foot for each 1 foot of building height (<=25')
Min. Rear Yard: 1 foot for each 1 foot of building height (<=25')
Max. Building Height: 75 Feet
Max. Impervious Surface Ratio: 75%

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1055.94'	2919.79'	20°43'15"	S 13°09'46" E	1050.19'
C2	166.42'	780.65'	12°12'52"	N 38°02'53" W	166.11'
C3	101.74'	1121.76'	5°11'48"	N 34°32'26" W	101.71'
C4	307.54'	702.07'	25°05'53"	N 24°51'32" W	305.08'
C5	190.85'	539.39'	20°16'23"	N 02°09'38" W	189.86'
C6	99.34'	468.66'	12°08'42"	N 01°58'46" E	99.16'
C7	51.69'	2919.79'	01°00'51"	S 02°17'43" E	51.69'
C8	276.82'	8168.17'	01°56'30"	S 03°04'44" E	276.81'
C9	571.71'	2997.21'	10°55'45"	S 13°53'41" E	570.85'

LINE	BEARING	DISTANCE
L1	S 81°55'33" E	48.09'



VICINITY MAP
No Scale

PLAN REFERENCES

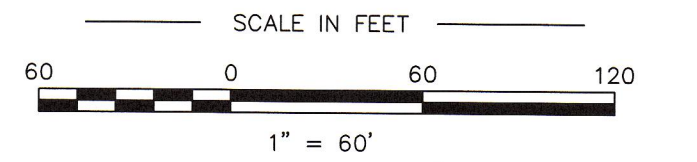
- 1) Plan entitled "Boundary & Existing Conditions Plan of Massachusetts Lumber Company, Inc.," prepared by Sebago Technics for TD Bank, dated June 30, 2010.
- 2) Plan entitled "Boundary Line Agreement Survey on Presumpscot Street in Portland," prepared by Northeast Civil Solutions, dated revised February 19, 2002.
- 3) Plan entitled "Deering Storage Yard." Preparer is illegible on plan, undated.
- 4) Plan entitled "Plan of Property in Portland, Maine, made for Richardson, Dana & Company, prepared by H. I. & E. C. Jordan, dated revised March 8, 1978. Recorded in Plan Book 122, Page 15.
- 5) Plan entitled "Land Title Survey on Presumpscot Street in Portland," prepared by Des Lauriers & Associates, Inc., dated October 13, 2000.
- 6) Plan entitled "Plan of Property in Portland, Maine, made for Cumberland & York Distributors," prepared by H. I. & E. C. Jordan, dated May 12, 1970. Recorded in Plan Book 63, Page 30.
- 7) Plan entitled "Topographic Plan, for Richardson, Dana, & Co." Prepared by Wells Engineering Inc., dated July 17, 1984.

EASEMENTS OF RECORD

- 1) 30' wide easement for drainage and sewer conveyed to the City of Portland, Maine, Department of Public Works, dated May 11, 1979, per plan reference #1. See Deed Book 4365, Page 66 recorded on January 5, 1979.
- 2) The Canadian National Railway Company conveyed to M. L. Properties, Inc. the "...right to use in common with the Greater [Canadian National Railway Company] and others..." a 66' road from Presumpscot Street over land owned now or formerly by Canadian National Railway Company. See Deed Book 4365, Page 66 recorded on January 5, 1979. On September 12, 1978, the Canadian National Railway Company conveyed a portion of land to Joseph W. Bourque that included 16' of the northerly side of the 66' right of way (See Deed Book 4299, Page 330).
- 3) Utility easement conveyed to Central Maine Power Company and New England Telephone and Telegraph Company by Arthur Hahn Company Inc. and Canadian National Railway. Located over land owned now or formerly by Arthur Hahn Company Inc. and Canadian National Railway Company from Presumpscot Street. See Deed Book 3152, Page 757 recorded on October 13, 1970.
- 4) Locus property is "...subject to any and all present easements and agreements entered into between the Greater [Canadian National Railway Company] or its predecessors in title, with any third persons, affecting in any way the use of the premises and also subject to such water lines and other utilities, including but not limited to, hydrants that may be on the above described premises for the use and benefit of the parties hereto and adjoining land owners..." See Deed Book 4365, Page 66 dated May 25, 1978.
- 5) Utility easement granted to Central Maine Power Company and New England Telephone and Telegraph Company per Deed Book 11105, Page 97 and dated September 22, 1993, beginning at pole 22.2 and extending to pole 22.3, and further over other properties. The location of the poles appear to not be completely on land formerly of St. Lawrence and Atlantic Railroad Company.

LEGEND

- Monument with drill hole unless otherwise noted
- Iron marker with cap PLS 2009 unless otherwise noted
- Iron marker set with cap "TITCOMB&ASSOC. PLS 1273"
- Property line (locus)
- Property line (abutter)
- Right of way line
- Easement line
- Chain link fence
- Edge of pavement
- Edge of gravel
- Curb
- Sign
- Lamp or light pole
- Utility pole
- Guy wire
- Gas valve
- Water valve
- Fire hydrant
- Sewer manhole
- Catch basin (round)
- Catch basin (square)
- Drain manhole
- Ballard
- Well
- Overhead utility line
- Underground electric line
- Underground telephone line
- Underground water line
- Contours (0.5ft)
- Contours (1ft)
- Now of Formerly
- Deed reference (Book/page)
- Tree line
- Deciduous tree
- Coniferous tree
- Shrub/Bush
- Existing building
- Existing building with roof overhang
- Wetland



OWNERS OF RECORD
BAS Eldredge LLC
627 U.S. Route One
York, Maine 03909
Book 28021, Page 318

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 12-21-2012

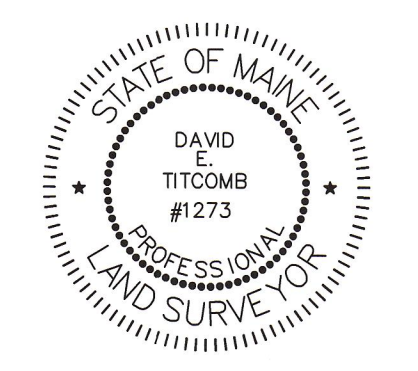
Rev. 2	06/08/2012	notes & proposed lot edits	TOB
Rev. 1	04/23/2012	shoreland zoning & proposed lot	TOB

PLAN OF
Eldredge Lumber
165 Presumpscot Street
Portland, Maine

MADE FOR
Acorn Engineering, Inc.
P.O. Box 3372
Portland, Maine

JOB #211044	DATE: October 24, 2011	SCALE: 1" = 60'
BOOK #868	<p>Titcomb Associates 133 Gray Road Falmouth, Maine 04105 (207)797-9199</p>	
DWG #211044		
FILE #9517		

CERTIFICATION
This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.



David E. Titcomb, P.L.S. #1273

N/F
Joseph W. Bourque
Book 4299 Page 330
Book 4529 Page 209
Map 426-A, Lots 8

N/F
Cumberland &
York Distributors
Book 3041 Page 808
Book 3138 Page 106
Book 4529 Page 207
Map 426-A, Lots 6,

N/F
R & M Properties LLC
Book 21303 Page 118
Map 426-A, Lots 4,5

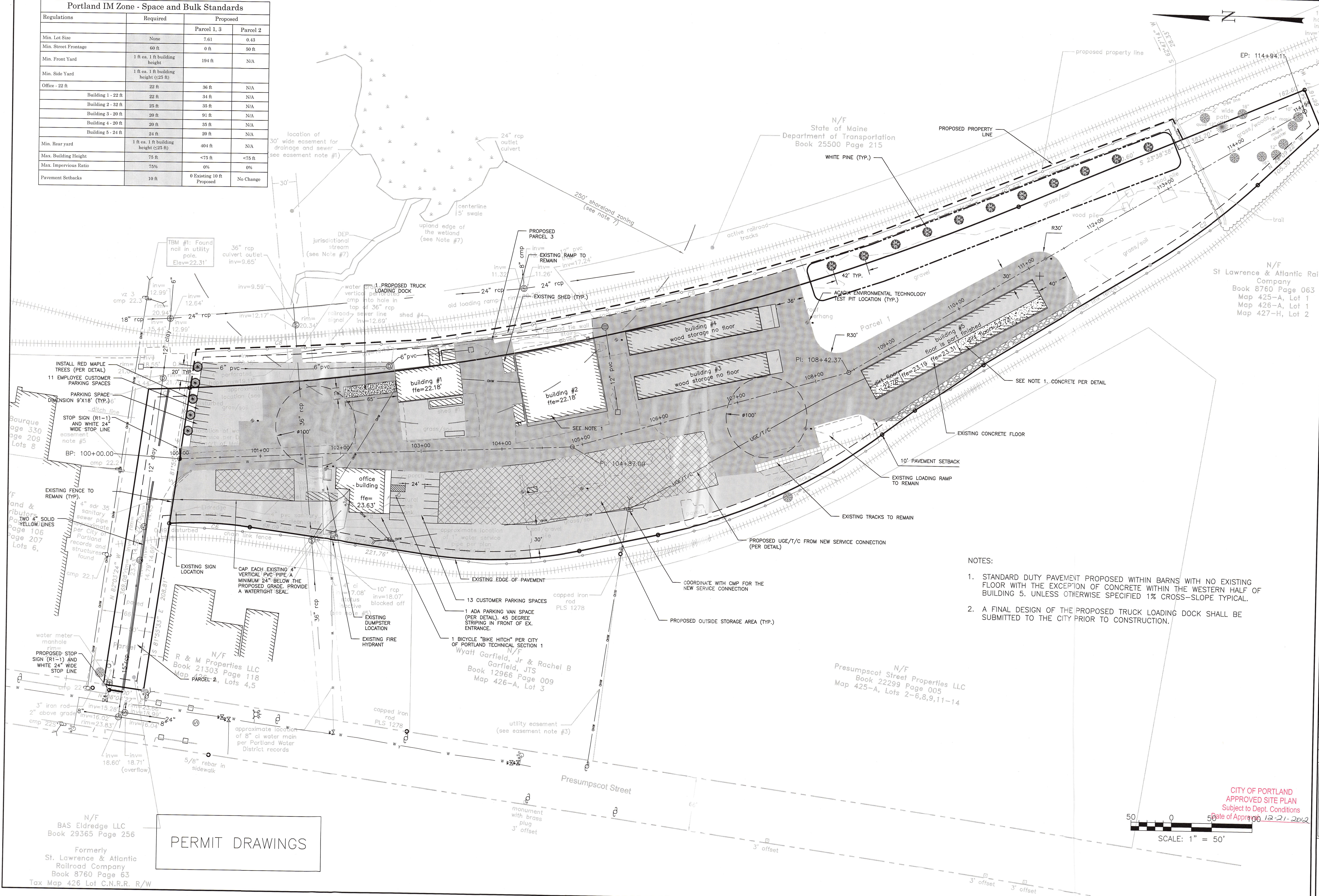
N/F
Wyatt Garfield, Jr & Rachel B
Garfield, JTS
Book 12966 Page 009
Map 426-A, Lot 3

N/F
Presumpscot Street Properties LLC
Book 22299 Page 005
Map 425-A, Lots 2-6,8,9,11-14

N/F
BAS Eldredge LLC
Book 29365 Page 256

Formerly
St. Lawrence & Atlantic
Railroad Company
Book 8760 Page 63
Tax Map 426 Lot C.N.R.R. R/W
(see easement note #2)

Portland IM Zone - Space and Bulk Standards			
Regulations	Required	Proposed	
		Parcel 1, 3	Parcel 2
Min. Lot Size	None	7.61	0.43
Min. Street Frontage	60 ft	0 ft	50 ft
Min. Front Yard	1 ft ea. 1 ft building height	194 ft	N/A
Min. Side Yard	1 ft ea. 1 ft building height (≤25 ft)		
Office - 22 ft	22 ft	36 ft	N/A
Building 1 - 22 ft	22 ft	34 ft	N/A
Building 2 - 32 ft	25 ft	35 ft	N/A
Building 3 - 20 ft	20 ft	91 ft	N/A
Building 4 - 20 ft	20 ft	35 ft	N/A
Building 5 - 24 ft	24 ft	20 ft	N/A
Min. Rear yard	1 ft ea. 1 ft building height (≤25 ft)	404 ft	N/A
Max. Building Height	75 ft	<75 ft	<75 ft
Max. Impervious Ratio	75%	0%	0%
Pavement Setbacks	10 ft	0 Existing 10 ft Proposed	No Change



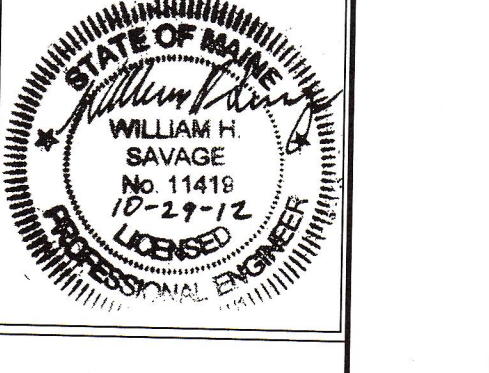
ISSUED FOR	DATE
CITY SUBMISSION	9/24/12
COMMENT RESPONSE	10/29/12
MAINE DEP-MCOP	11/27/12
BUILDING PERMIT	1/10/13

REVISION	REV. DATE

DRAWING NAME: **SITE PLAN**
 PROJECT NAME: **165 PRESUMPSCOT STREET**
 CLIENT: **ELDRIDGE LUMBER & HARDWARE, INC.**
 165 PRESUMPSCOT STREET, PORTLAND, MAINE 04103

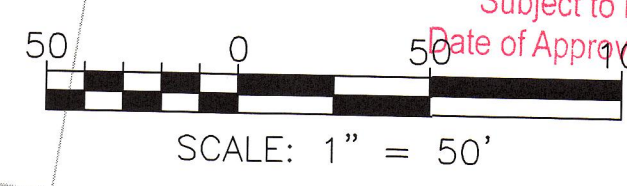
ACORN ENGINEERING, INC.
 ENGINEERING, INC.
 3000 WASHINGTON ST., PORTLAND, ME 04103
 P.O. BOX 3372, PORTLAND, MAINE 04104
 (207) 775-2655

FILE: CIVIL DRAWINGS
DATE: 8/8/12
JN: 1038
SCALE: 1"=50'
DESIGN BY: WHS
DRAWN BY: WHS
CHECKED BY: HPS



DRAWING NO. **C-10**

- NOTES:
- STANDARD DUTY PAVEMENT PROPOSED WITHIN BARN WITH NO EXISTING FLOOR WITH THE EXCEPTION OF CONCRETE WITHIN THE WESTERN HALF OF BUILDING 5. UNLESS OTHERWISE SPECIFIED 1% CROSS-SLOPE TYPICAL.
 - A FINAL DESIGN OF THE PROPOSED TRUCK LOADING DOCK SHALL BE SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION.



PERMIT DRAWINGS

N/F
 BAS Eldredge LLC
 Book 29365 Page 256
 Formerly
 St. Lawrence & Atlantic
 Railroad Company
 Book 8760 Page 63
 Tax Map 426 Lot C.N.R.R. R/W

N/F
 R & M Properties LLC
 Book 21303 Page 118
 Map 426-A, Lots 4, 5

N/F
 Wyatt Garfield, Jr & Rachel B
 Garfield, JTS
 Book 12966 Page 009
 Map 426-A, Lot 3

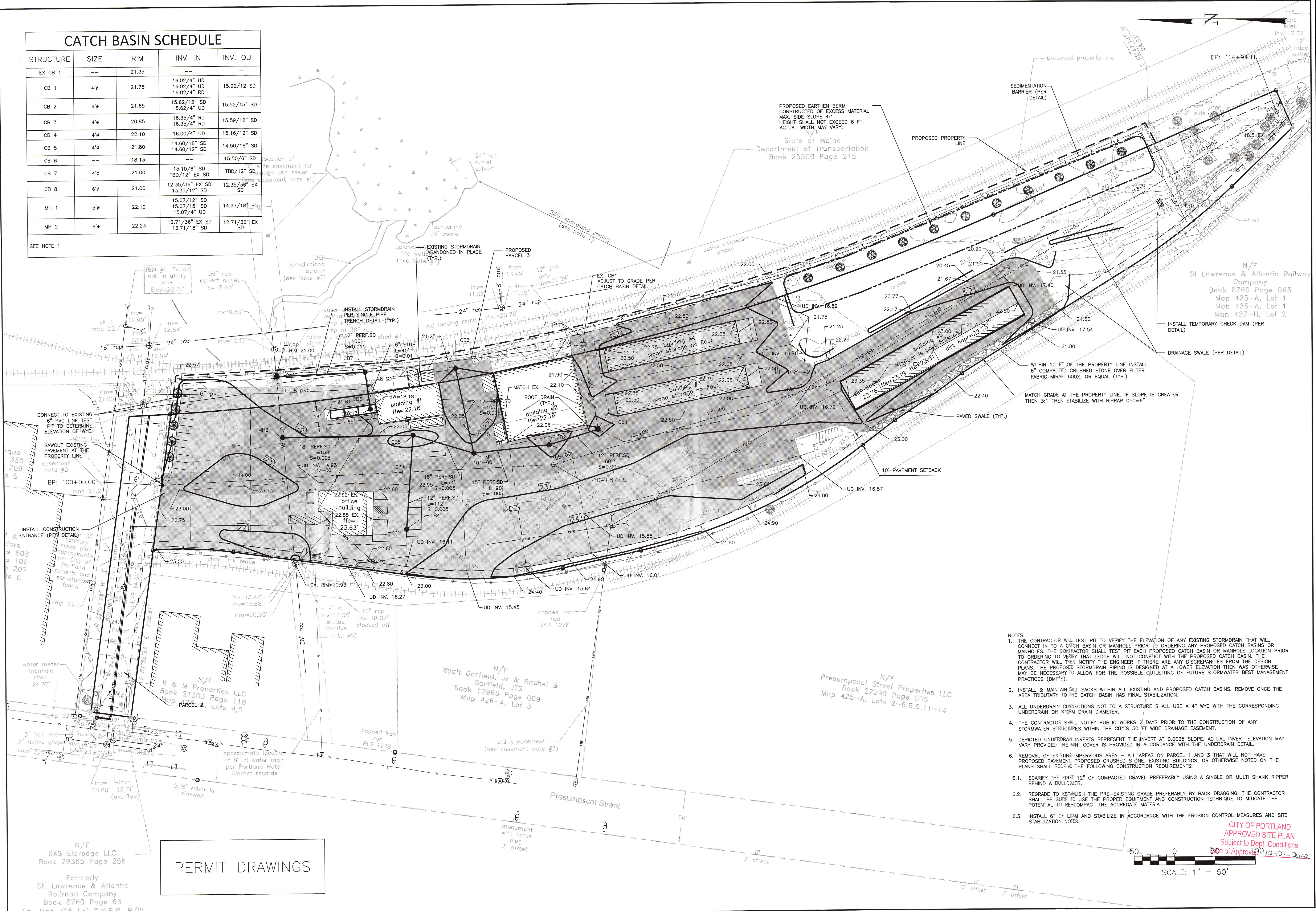
N/F
 Presumpsco Street Properties LLC
 Book 22299 Page 005
 Map 425-A, Lots 2-6, 8, 9, 11-14

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 12-21-2012

CATCH BASIN SCHEDULE

STRUCTURE	SIZE	RIM	INV. IN	INV. OUT
EX CB 1	--	21.35	--	--
CB 1	4"	21.75	16.02/4" UD 16.02/4" UD 16.02/4" RD	15.92/12 SD
CB 2	4"	21.65	15.62/12" SD 15.62/4" UD	15.52/15" SD
CB 3	4"	20.85	16.35/4" RD 16.35/4" RD	15.59/12" SD
CB 4	4"	22.10	16.00/4" UD	15.16/12" SD
CB 5	4"	21.80	14.60/18" SD 14.60/12" SD	14.50/18" SD
CB 6	--	18.13	--	15.50/6" SD
CB 7	4"	21.00	15.10/6" SD TBD/12" EX SD	TBD/12" SD
CB 8	6"	21.00	12.35/36" EX SD 13.35/12" SD	12.35/36" EX SD
MH 1	5"	22.19	15.07/12" SD 15.07/15" SD	14.97/18" SD
MH 2	6"	22.23	12.71/36" EX SD 13.71/18" SD	12.71/36" EX SD

SEE NOTE 1



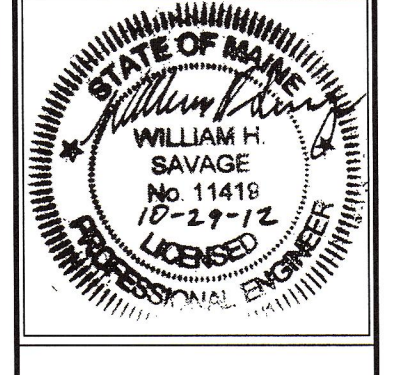
ISSUED FOR	BY
CITY SUBMISSION	WHS
COMMENT RESPONSE	WHS
MAINE DEP-MCGP	WHS
BUILDING PERMIT	WHS

DRAWING NAME: **GRADING, DRAINAGE & EROSION CONTROL PLAN**
 PROJECT NAME: **165 PRESUMPCOT STREET**
 CLIENT: **ELDRIDGE LUMBER & HARDWARE, INC.**
 165 PRESUMPCOT STREET, PORTLAND, MAINE 04103

ACORN ENGINEERING, INC.
 3372 PORTLAND, MAINE 04104
 (207) 775-2655

ACORN ENGINEERING, INC.

FILE: CIVIL DRAWINGS
 DATE: 8/8/12
 JN: 1038
 SCALE: 1"=50'
 DESIGN BY: WHS
 DRAWN BY: WHS
 CHECKED BY: HPS



DRAWING NO. **C-20**

- NOTES:
- THE CONTRACTOR WILL TEST PIT TO VERIFY THE ELEVATION OF ANY EXISTING STORMDRAIN THAT WILL CONNECT INTO A CATCH BASIN OR MANHOLE PRIOR TO ORDERING ANY PROPOSED CATCH BASINS OR MANHOLES. THE CONTRACTOR SHALL TEST PIT EACH PROPOSED CATCH BASIN OR MANHOLE LOCATION PRIOR TO ORDERING TO VERIFY THAT LEDGE WILL NOT CONFLICT WITH THE PROPOSED CATCH BASIN. THE CONTRACTOR WILL THEN NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES FROM THE DESIGN PLANS. THE PROPOSED STORMDRAIN PIPING IS DESIGNED AT A LOWER ELEVATION THEN WAS OTHERWISE MAY BE NECESSARY TO ALLOW FOR THE POSSIBLE OUTLETING OF FUTURE STORMWATER BEST MANAGEMENT PRACTICES (BMP'S).
 - INSTALL & MAINTAIN SILT SACKS WITHIN ALL EXISTING AND PROPOSED CATCH BASINS. REMOVE ONCE THE AREA TRIBUTARY TO THE CATCH BASIN HAS FINAL STABILIZATION.
 - ALL UNDERDRAIN CONNECTIONS NOT TO A STRUCTURE SHALL USE A 4" WYE WITH THE CORRESPONDING UNDERDRAIN OR STORM DRAIN DIAMETER.
 - THE CONTRACTOR SHALL NOTIFY PUBLIC WORKS 2 DAYS PRIOR TO THE CONSTRUCTION OF ANY STORMWATER STRUCTURES WITHIN THE CITY'S 30 FT WIDE DRAINAGE EASEMENT.
 - DEPICTED UNDERDRAIN REPRESENTS THE INVERT AT 0.0025 SLOPE. ACTUAL INVERT ELEVATION MAY VARY PROVIDED THE MIN. COVER IS PROVIDED IN ACCORDANCE WITH THE UNDERDRAIN DETAIL.
 - REMOVAL OF EXISTING IMPERVIOUS AREA - ALL AREAS ON PARCEL 1 AND 3 THAT WILL NOT HAVE PROPOSED PAVEMENT; PROPOSED CRUSHED STONE, EXISTING BUILDINGS, OR OTHERWISE NOTED ON THE PLANS SHALL RECEIVE THE FOLLOWING CONSTRUCTION REQUIREMENTS:
 - SCAFFRY THE FIRST 12" OF COMPACTED GRAVEL PREFERABLY USING A SINGLE OR MULTI SHANK RIPPER BEHIND A BULLDOZER.
 - REGRADE TO ESTABLISH THE PRE-EXISTING GRADE PREFERABLY BY BACK DRAGGING. THE CONTRACTOR SHALL BE SURE TO USE THE PROPER EQUIPMENT AND CONSTRUCTION TECHNIQUE TO MITIGATE THE POTENTIAL TO RE-COMPACT THE AGGREGATE MATERIAL.
 - INSTALL 6" OF LOAM AND STABILIZE IN ACCORDANCE WITH THE EROSION CONTROL MEASURES AND SITE STABILIZATION NOTES.

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 08-21-2012

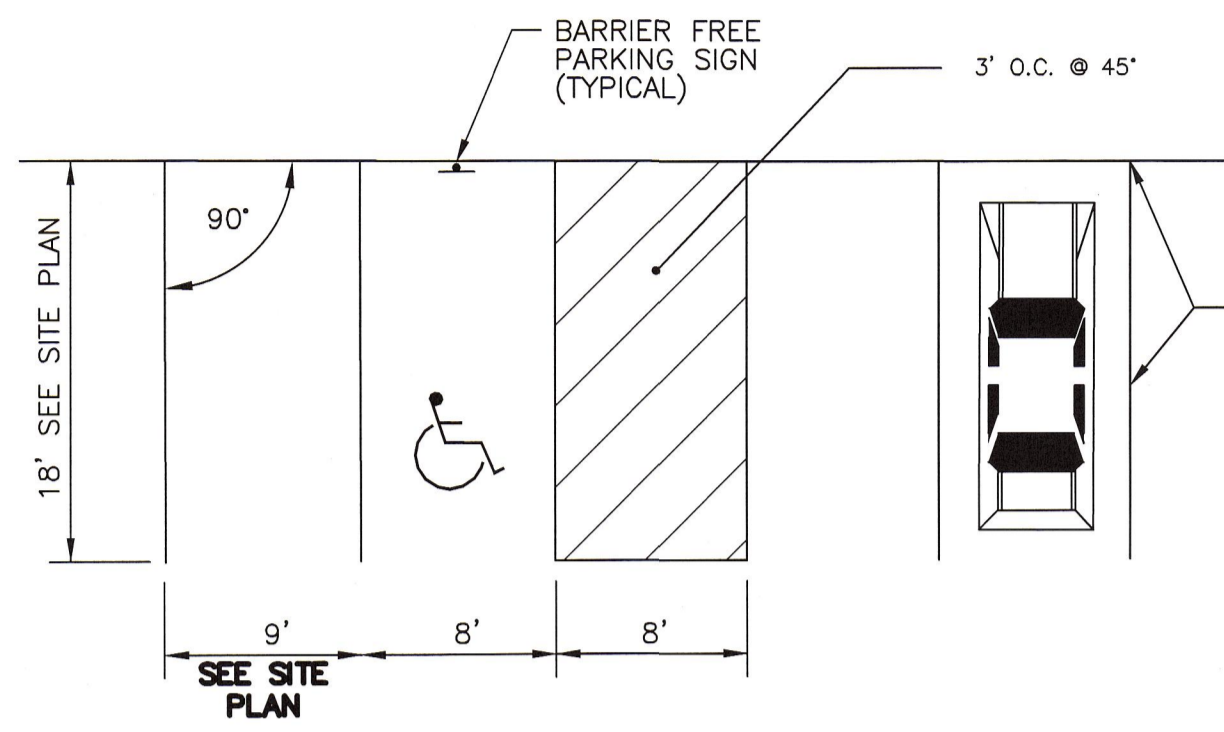
PERMIT DRAWINGS

N/F
 BAS Eldredge LLC
 Book 29365 Page 256
 Formerly
 St. Lawrence & Atlantic
 Railroad Company
 Book 8760 Page 63
 Tax Map 426 Lot C.N.R.R. R/W

N/F
 R & M Properties LLC
 Book 21303 Page 118
 Map PARCEL 2, Lots 4,5

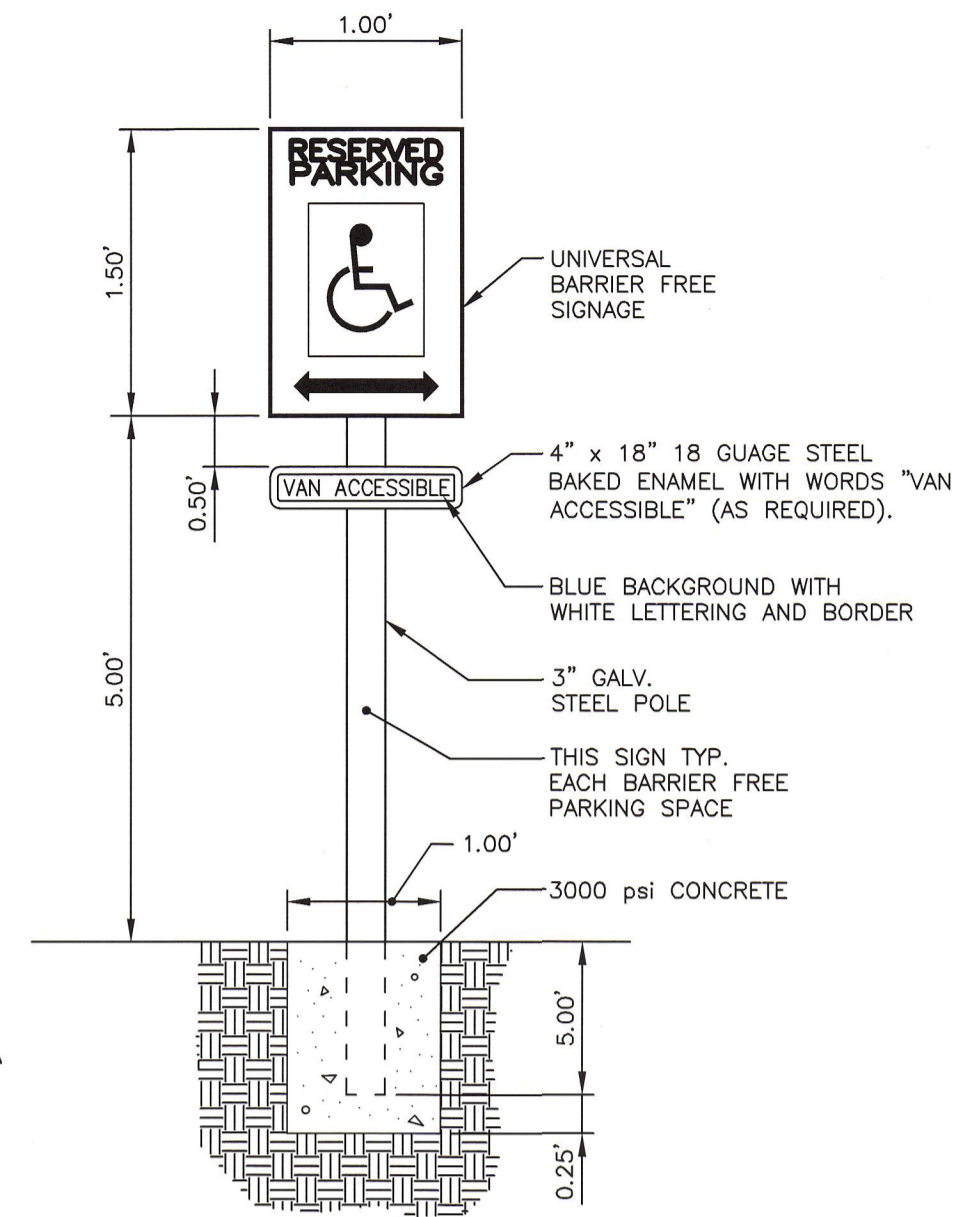
N/F
 Wyatt Garfield, Jr & Rachel B
 Garfield, JTS
 Book 12966 Page 009
 Map 426-A, Lot 3

N/F
 Presumpscot Street Properties LLC
 Book 22299 Page 005
 Map 425-A, Lots 2-6,8,9,11-14



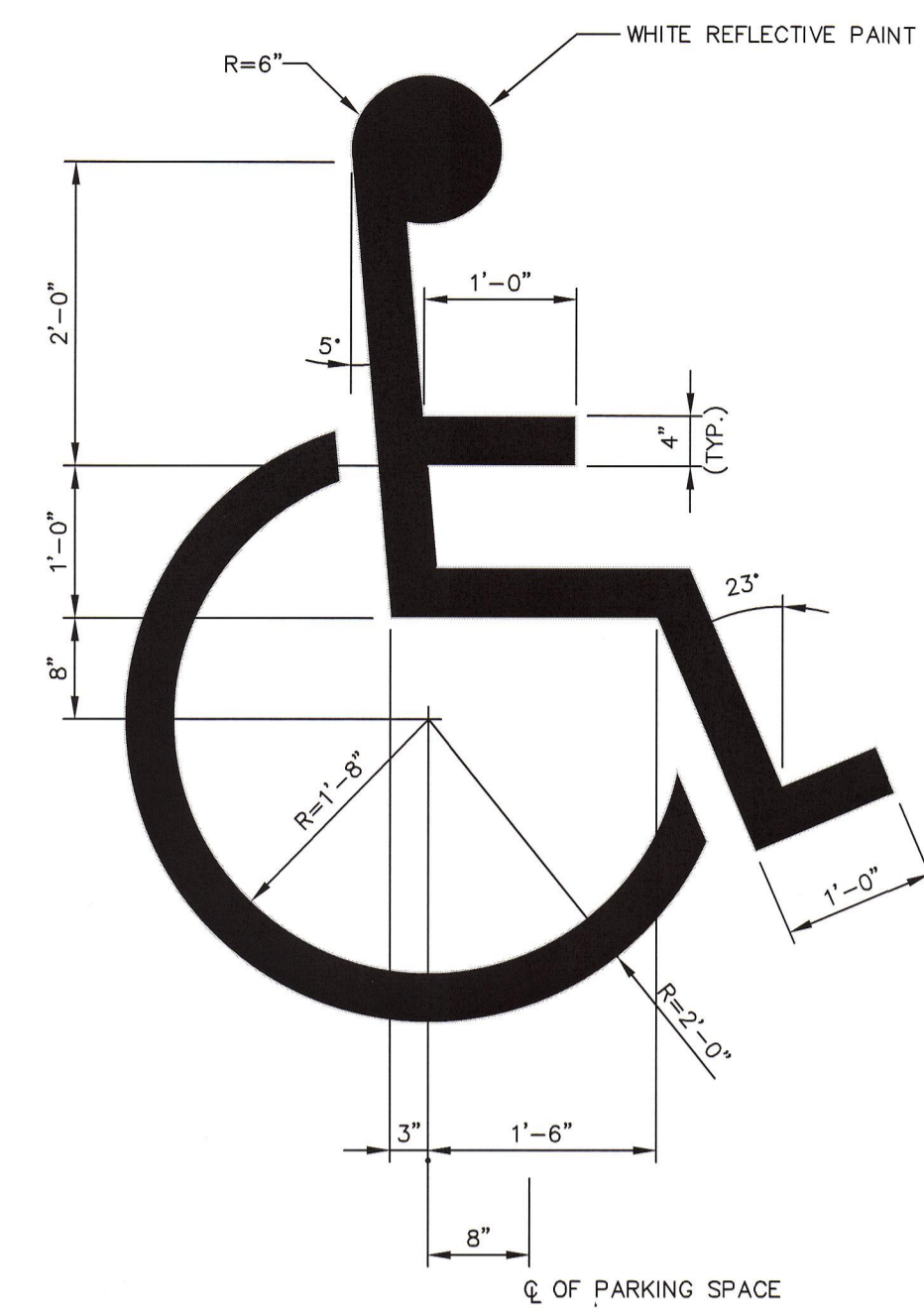
PARKING SPACE DIMENSIONS

NOT TO SCALE



BARRIER FREE PARKING SIGN

NOT TO SCALE

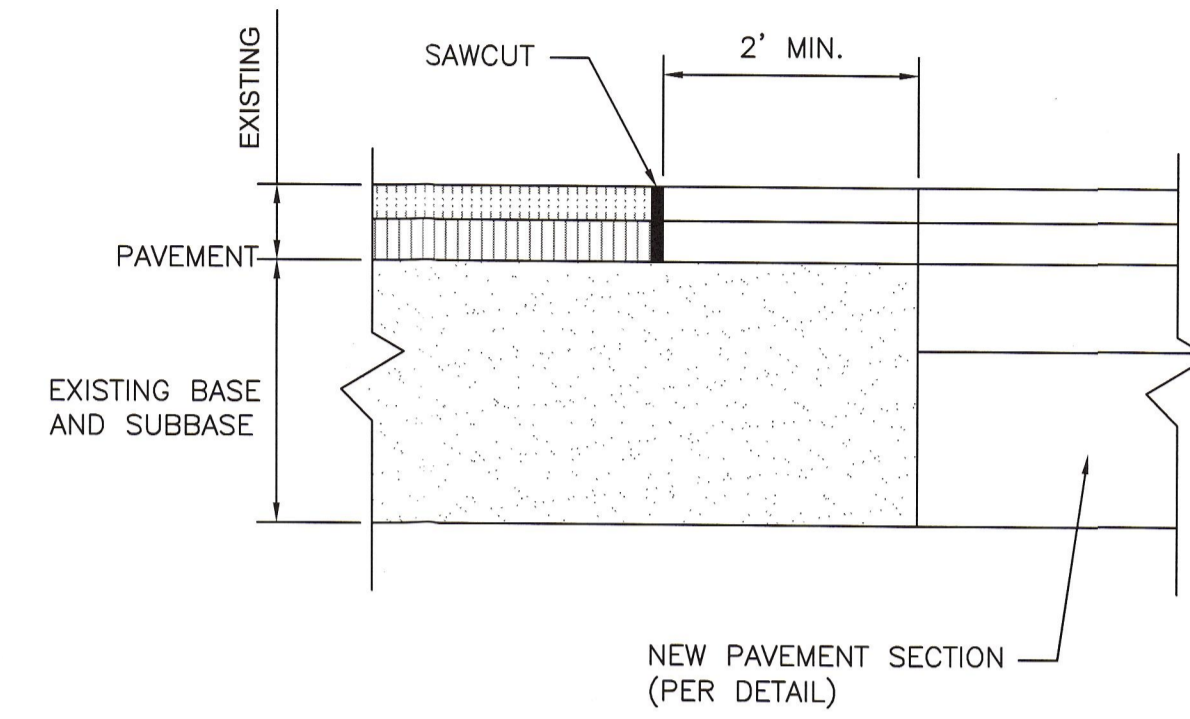


INTERNATIONAL BARRIER FREE SYMBOL

NOT TO SCALE

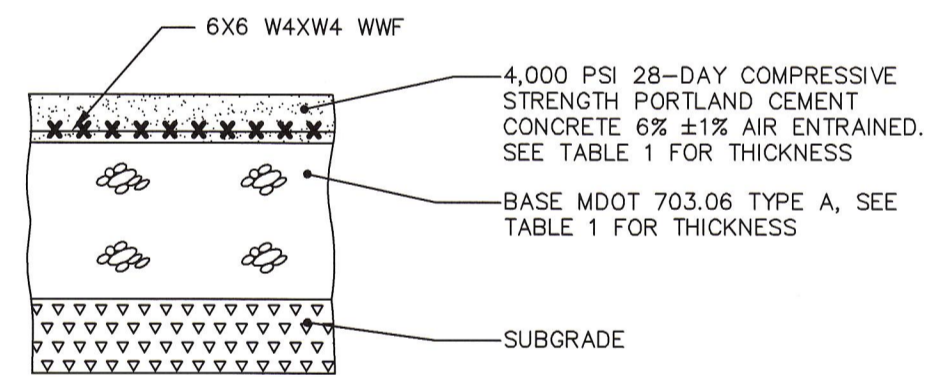
NOTES:

1. SAWCUT EXISTING PAVEMENT AND REMOVE 2' STRIP OF EXISTING PAVEMENT. APPLY BITUMINOUS TACK COAT PRIOR TO PLACEMENT OF NEW BITUMINOUS PAVEMENT.
2. THE NEW PAVEMENT SECTION SHALL MEET THE CITY OF PORTLAND ARTERIAL BITUMINOUS PAVEMENT SECTION DETAIL AT A MINIMUM OR THE THE EXISTING PAVEMENT AND AGGREGATE BASE AND SUBBASE DEPTH WHICHEVER IS GREATER.



PAVEMENT SAWCUT DETAIL

NOT TO SCALE

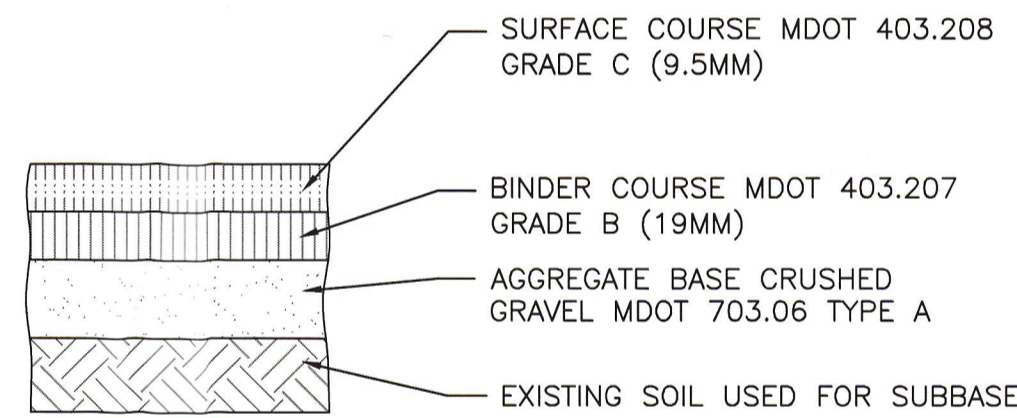


DESCRIPTION	SLAB	MDOT 703.06 AGGREGATE TYPE A
STANDARD	5"	8"

- NOTE:
1. COMPACT SUBGRADE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557.
 2. CONCRETE PAVEMENT SHALL BE UNDERLAIN WITH 12 INCHES OF SUBBASE (MDOT 703.06 TYPE D).
 3. CONCRETE CONTROL JOINTS SHALL BE CONSTRUCTED WITH A ZIP STRIP PLACED AT 10' (MAX.) ON-CENTER.
 4. FINISH WITH A STIFF, COARSE, FIBER BROOM.

CONCRETE PAVEMENT SECTION

NOT TO SCALE

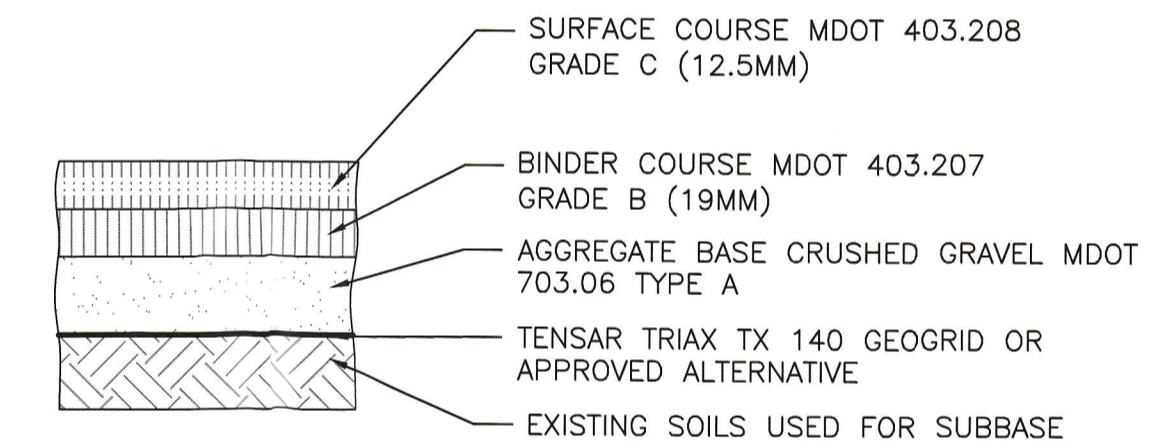


- NOTE:
1. THE EXISTING LAYER(S) OF PAVEMENT SHALL BE REMOVED OR RECLAIMED. THE EXISTING SOILS SHALL BE USED AS THE SUBBASE.
 2. PROOF ROLL AND COMPACT THE SUBBASE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557 AFTER THE PAVEMENT DRAINS HAVE BEEN INSTALLED AND ARE FULLY FUNCTIONING. IF PROOF ROLLING IS NOT SUCCESSFUL THEN GEOGRID SHALL BE INSTALLED DIRECTLY ON THE SUBBASE SURFACE. THE DECISION TO PLACE GEOGRID SHALL BE MADE WITH THE CONCURRENCE OF THE OWNER AND OWNER'S ENGINEER BASED UPON FIELD OBSERVATIONS. GEOGRID SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS WITH A MIN. 1 FT OVERLAP. THE CONTRACTOR SHALL SUBMIT A SEPARATE UNIT COST FOR GEOGRID.
 3. COMPACT THE AGGREGATE BASE 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557. MINIMUM 2 MODIFIED LABORATORY PROCTOR TEST AND FIELD DENSITY TESTING AT APPROXIMATELY MINIMUM SPACING OF 50 FEET ON CENTER PER LIFT.
 4. 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.

THICKNESS OF LAYERS	
STANDARD	LAYERS
1-1/4"	SURFACE COURSE MDOT 403.208 GRADE C (12.5mm)
2"	BINDER COURSE MDOT 403.207 GRADE B (19mm)
4"	AGGREGATE BASE CRUSHED GRAVEL MDOT 703.06 TYPE A

STANDARD DUTY BITUMINOUS PAVEMENT PROFILE

NOT TO SCALE



- NOTE:
1. THE EXISTING LAYER(S) OF PAVEMENT SHALL BE REMOVED. THE EXISTING SOILS SHALL BE USED AS THE SUBBASE.
 2. PROOF ROLL THE SUBBASE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557 AFTER THE PAVEMENT DRAINS HAVE BEEN INSTALLED AND ARE FULLY FUNCTIONING. MINIMUM OF 5 MODIFIED PROCTOR TESTS ON EXISTING SUBGRADE MATERIALS, BASED UPON FIELD OBSERVATIONS OF MATERIAL GRADATION. FIELD DENSITY TESTING AT A MINIMUM OF 50 FOOT SPACING.
 3. COMPACT THE AGGREGATE BASE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557.
 4. PLACE GEOGRID DIRECTLY ON THE SUBBASE SURFACE. IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS WITH A MINIMUM 1 FT OVERLAP. MINIMUM 2 MODIFIED LABORATORY PROCTOR TEST AND FIELD DENSITY TESTING AT APPROXIMATELY MINIMUM SPACING OF 50 FEET ON CENTER PER LIFT.
 5. 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.

THICKNESS OF LAYERS	
STANDARD	LAYERS
1-1/2"	SURFACE COURSE MDOT 403.208 GRADE C (12.5mm)
2-1/2"	BINDER COURSE MDOT 403.207 GRADE B (19mm)
6"	AGGREGATE BASE CRUSHED GRAVEL MDOT 703.06 TYPE A

HEAVY DUTY BITUMINOUS PAVEMENT PROFILE

NOT TO SCALE

PERMIT DRAWINGS

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 12-21-2012

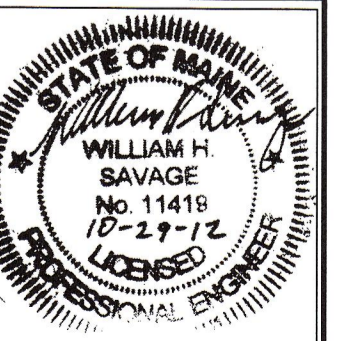
ISSUED FOR	BY
CITY SUBMISSION	WHS
COMMENT RESPONSE	WHS
MAINE DEP-MCGP	WHS
BUILDING PERMIT	WHS

REVISION	REV.	DATE

DRAWING NAME: SITE DETAILS
PROJECT NAME: 165 PRESUMPCOT STREET
CLIENT: ELDRIDGE LUMBER & HARDWARE, INC.
165 PRESUMPCOT STREET, PORTLAND, MAINE 04103

ACORN ENGINEERING, INC.
P.O. BOX 3372 PORTLAND, MAINE 04104
(207) 775-2655

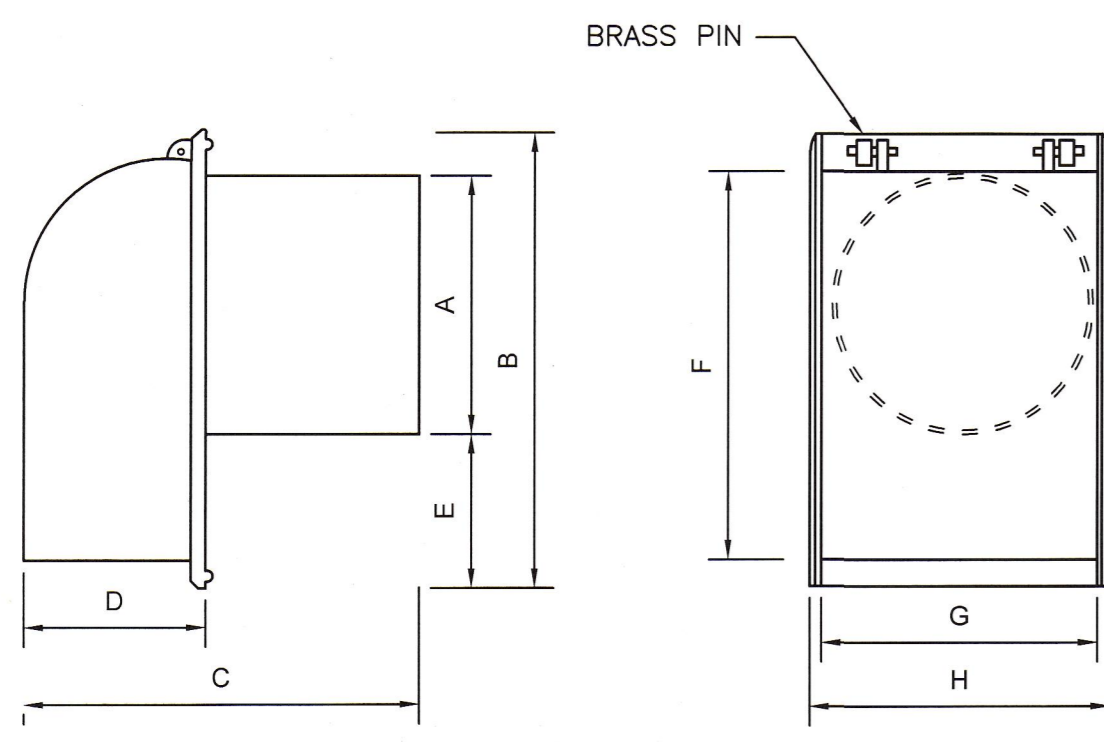
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CHECKED BY: HPS



DRAWING NO.
C-30

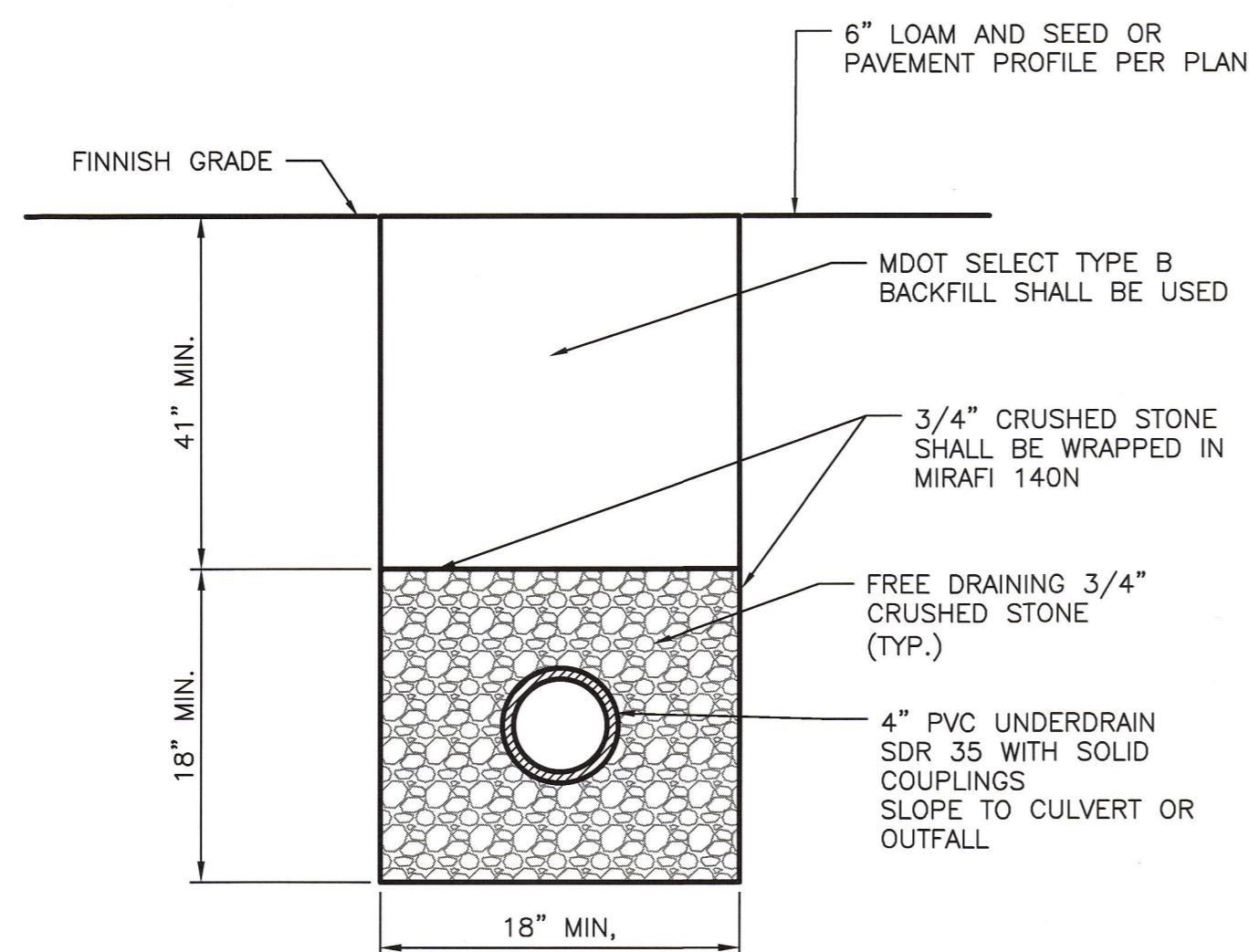
NOTES:

1. INSTALL ETHERIDGE FOUNDRY CASCO TRAP IN ALL CATCH BASINS WITH A 12" OR 15" OUTLET PIPE.
2. THE CASCO TRAP IS AN ETHERIDGE STYLE DESIGNED TO ELIMINATE CEMENTING OF THE TRAP.
3. TO INSTALL, THE CASCO TRAP IS INSERTED INTO THE SEWER PIPE WITH THE HOOD DOWN.



SIZE	A	B	C	D	E	F	G	H
6"	5 1/2	13 3/8	13 3/8	5 3/8	5 7/8	11 5/8	6 1/2	7 1/4
8"	7 1/2	15	15 3/8	5 1/2	5 3/8	13 3/4	8 3/4	9 3/8
10"	9 1/2	16	16 1/4	6	4 1/2	14 1/8	11 1/2	12 3/8
12"	11 1/2	17	22	8	3 1/2	17	12 1/2	13 3/8
15"	14 1/2	21	3/4	10 1/4	7	20 1/2	14 1/4	15 3/4

CASCO TRAP DETAIL
NOT TO SCALE

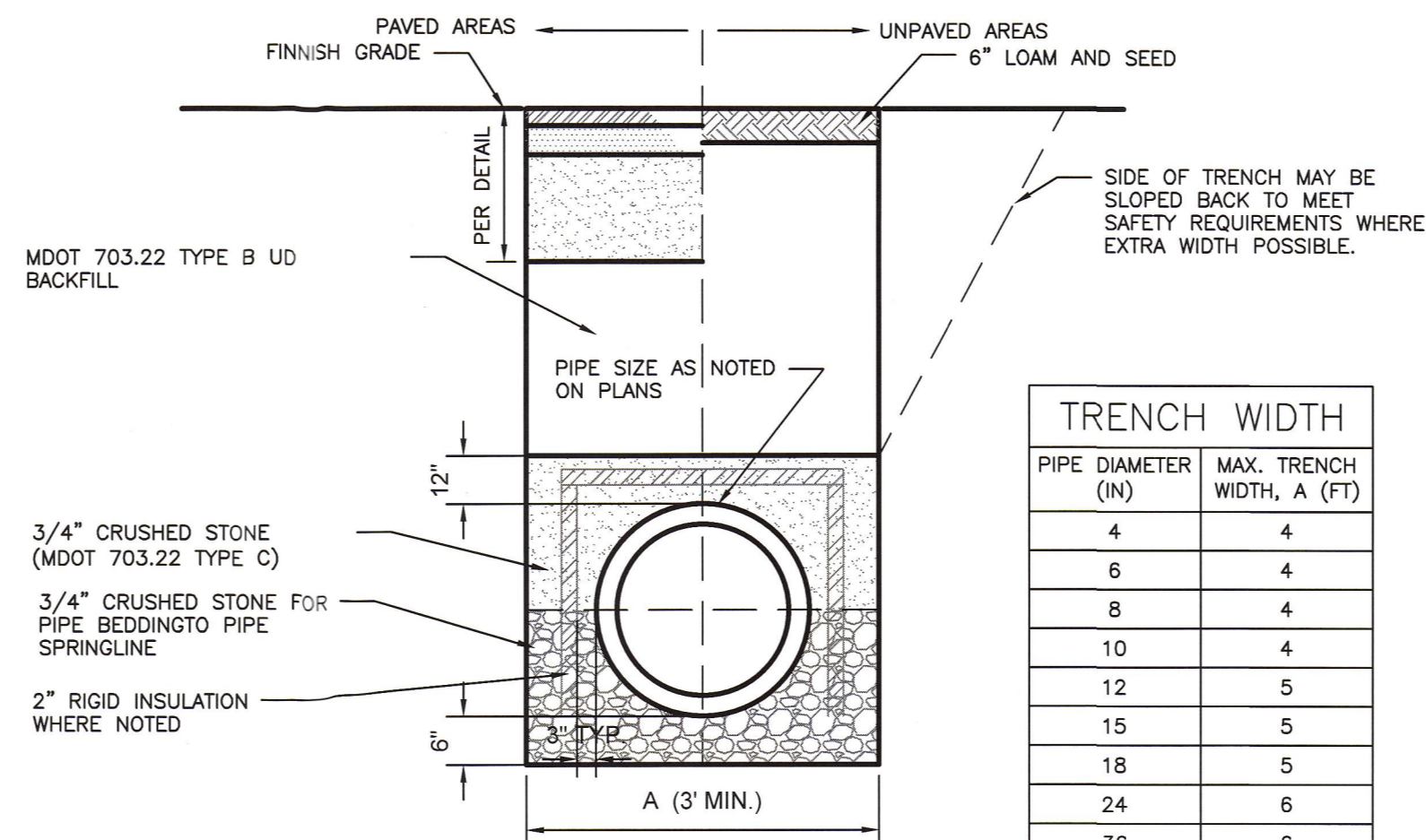


- NOTES:
1. MINIMUM UNDERDRAIN SLOPE 0.0025 (0.25%)
 2. UNDERDRAIN SPACING 75' BETWEEN DRAINS.
 3. PERFORATIONS IN UNDERDRAIN PIPE SHALL BE ORIENTED DOWN.

UNDERDRAIN DETAIL
NOT TO SCALE

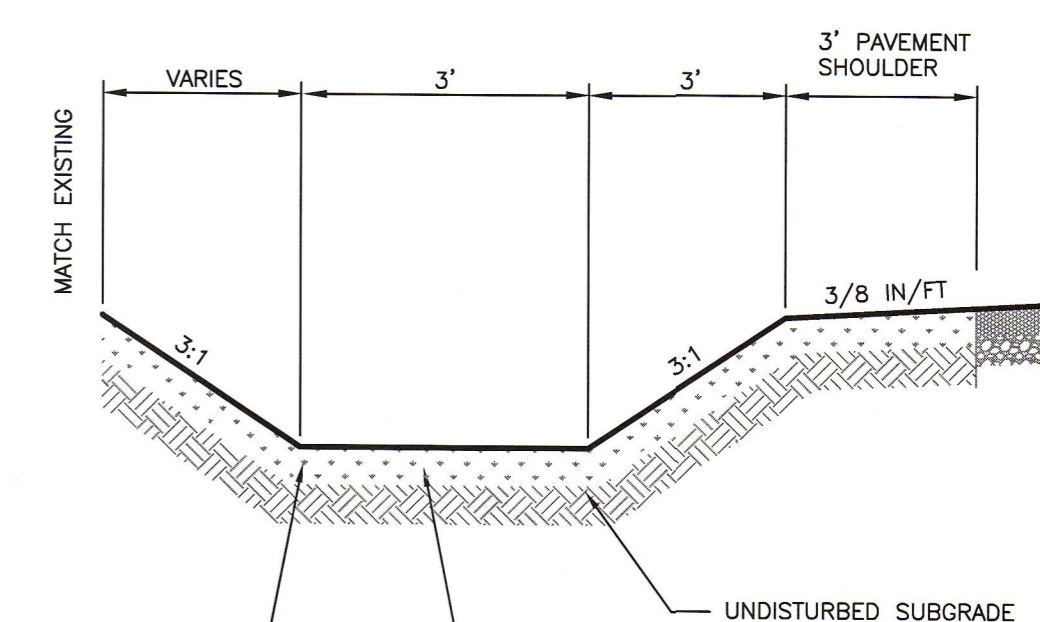
DESIGN NOTES:

1. ANY ALTERNATE TRENCHING METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
2. ALL CONSTRUCTION METHODS SHALL CONFORM TO THE CITY OF PORTLAND TECHNICAL STANDARDS FIGURE II-12.
3. 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.
4. PERFORATIONS IN STORM DRAIN (PERF.SD) SHALL BE ORIENTED UP.
5. ALL PERFORATED STORM DRAIN SHALL BE PVC SDR 35 MIN PS-46 RATING OR APPROVED EQUAL.



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

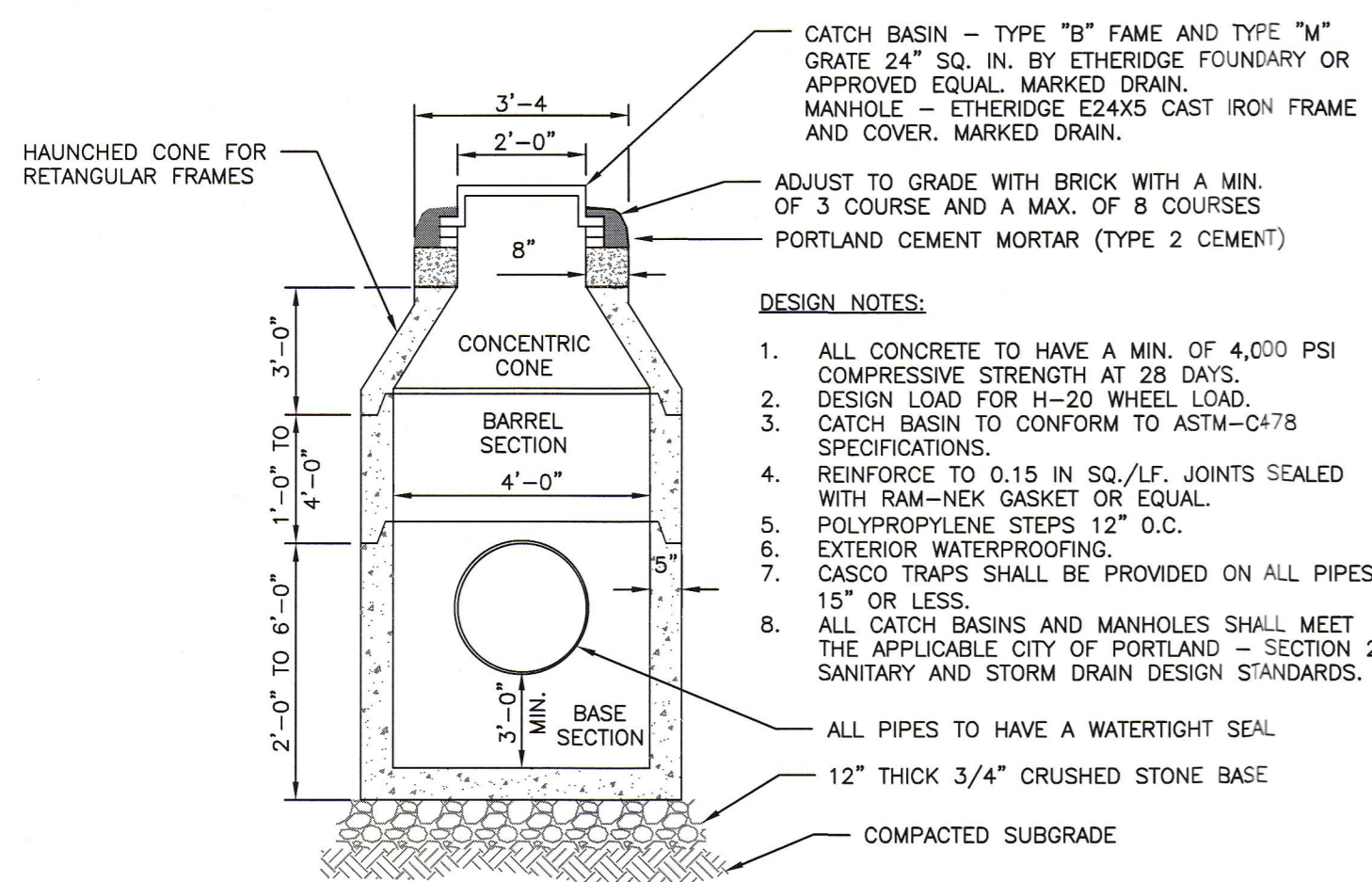
SINGLE PIPE TRENCH
NOT TO SCALE



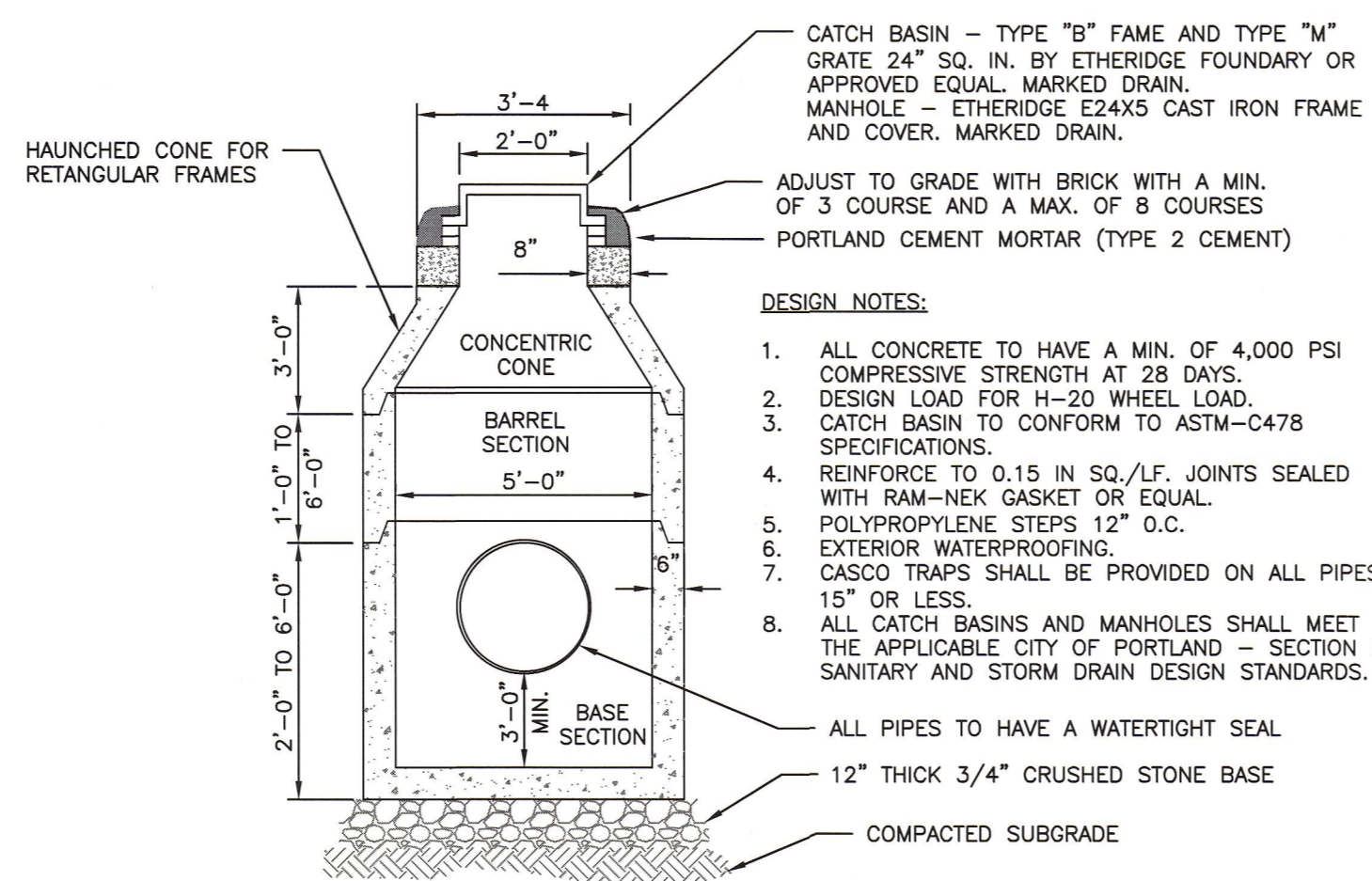
THE BOTTOM AND SIDESLOPES OF THE SWALE SHALL RECEIVE A MIN. 6" OF LOAM AND SEED STABILIZED WITH DOUBLE NET EROSION CONTROL BLANKETS SC150BN BY NORTH AMERICAN GREEN OR APPROVED EQUAL. REFER TO THE EROSION CONTROL BLANKET CHANNEL INSTALLATION DETAIL. INSTALL THESE ITEMS PRIOR TO THE CHECK DAM INSTALLATION.

ALL DISTURBED AREAS SHALL BE GRADED, LOAMED, SEED, MULCHED AS SOON AS POSSIBLE OR WITHIN 7 DAYS FOLLOWING THE COMPLETION OF ANY DISTURBANCE AND PRIOR TO ANY STORM EVENT.

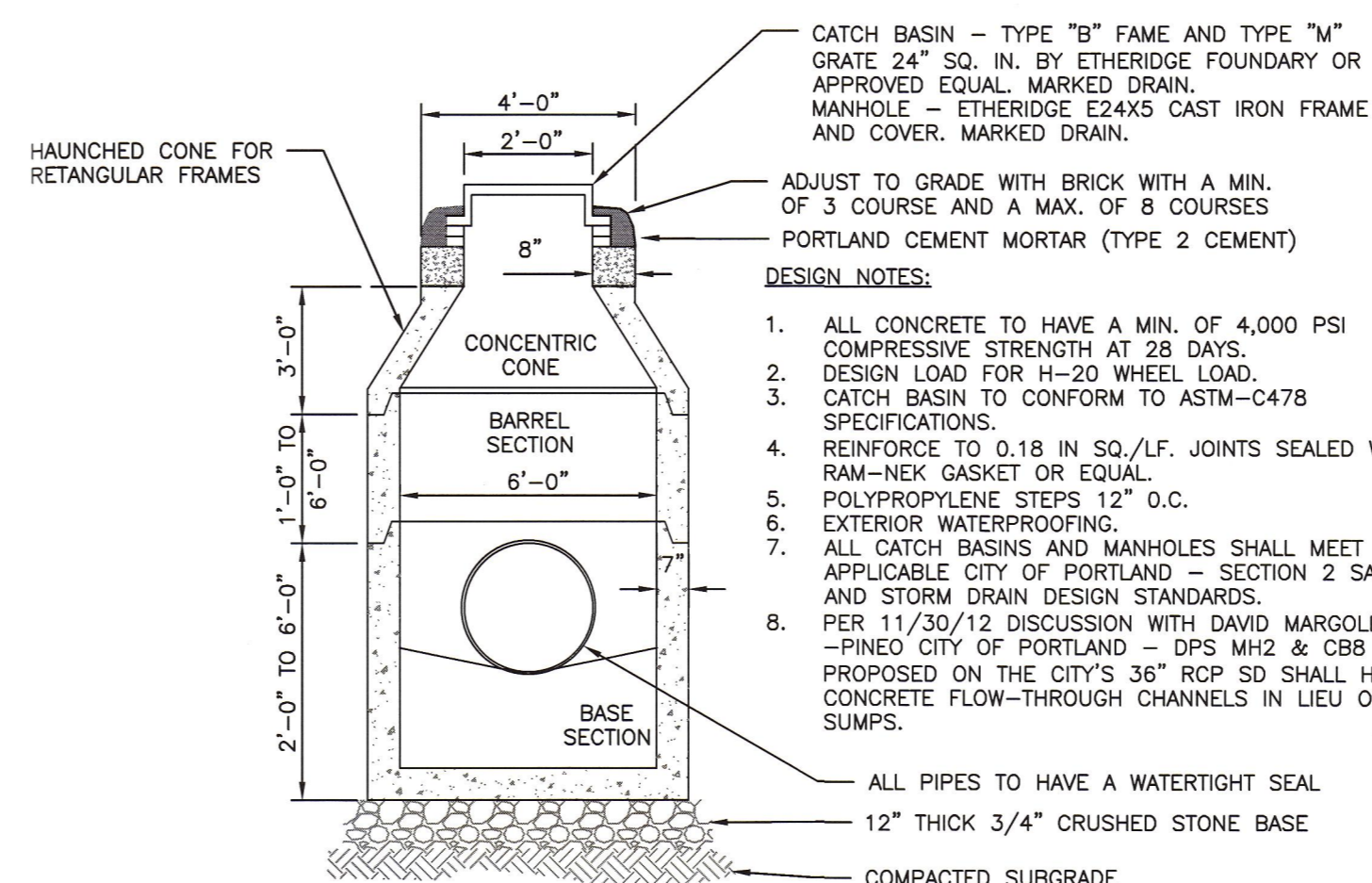
TYPICAL DRAINAGE SWALE CROSS-SECTION
NOT TO SCALE



4'-0" PRECAST CATCH BASIN/MANHOLE
NOT TO SCALE



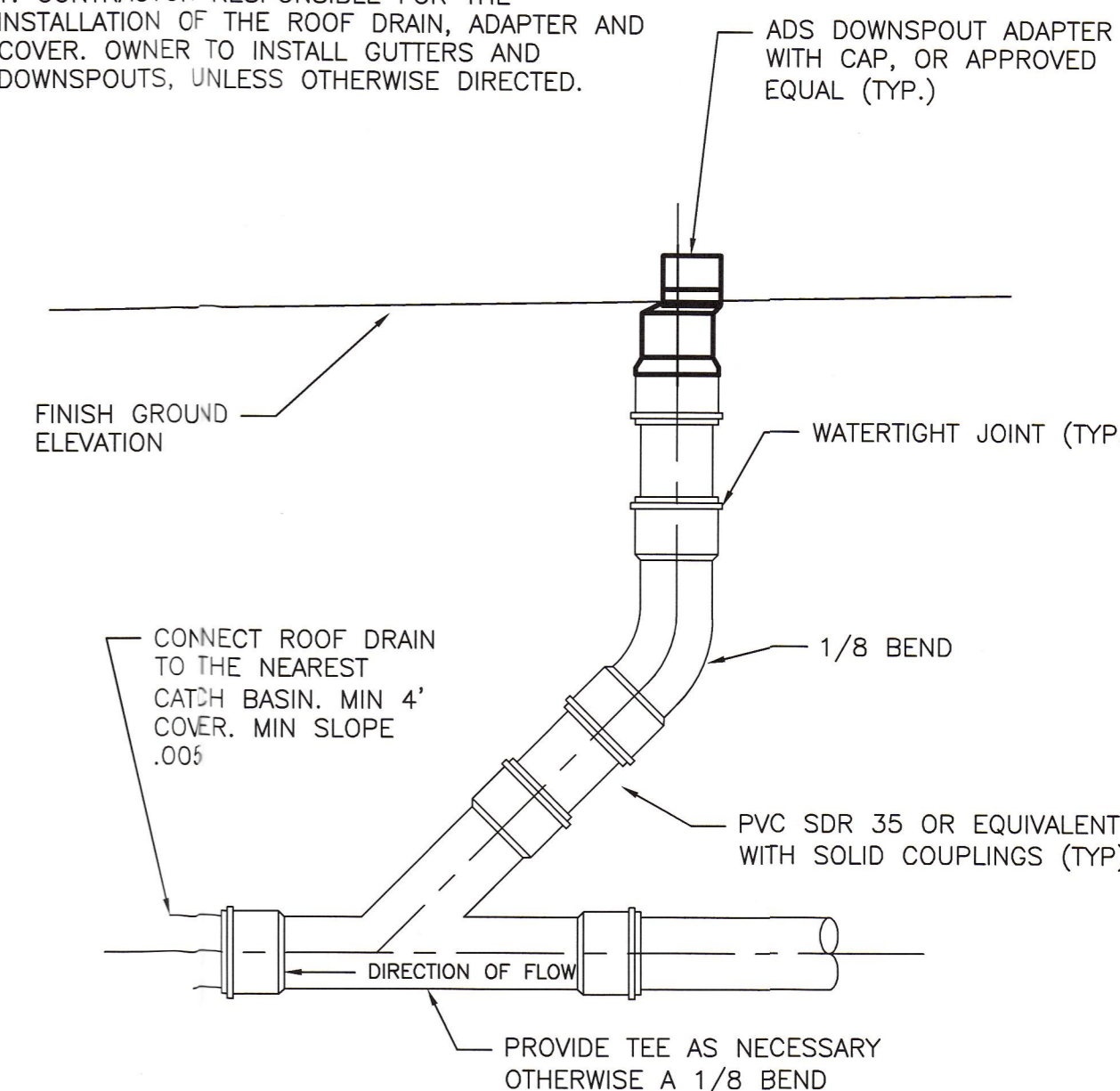
5'-0" PRECAST CATCH BASIN/MANHOLE
NOT TO SCALE



6'-0" PRECAST CATCH BASIN/MANHOLE
NOT TO SCALE

NOTES:

1. CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF THE ROOF DRAIN, ADAPTER AND COVER. OWNER TO INSTALL GUTTERS AND DOWNSPOUTS, UNLESS OTHERWISE DIRECTED.



ROOF DRAIN DETAIL
NOT TO SCALE

PERMIT DRAWINGS

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 12-21-2012

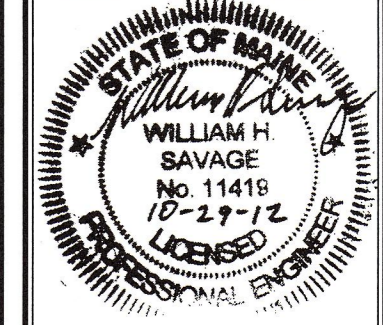
ISSUED FOR	BY
CITY SUBMISSION	WHS
COMMENT RESPONSE	WHS
MAINE DEP-MCGP	WHS
BUILDING PERMIT	WHS

REVISION	REV.	DATE
6" CB/MH REV.	WHS	11/29/12

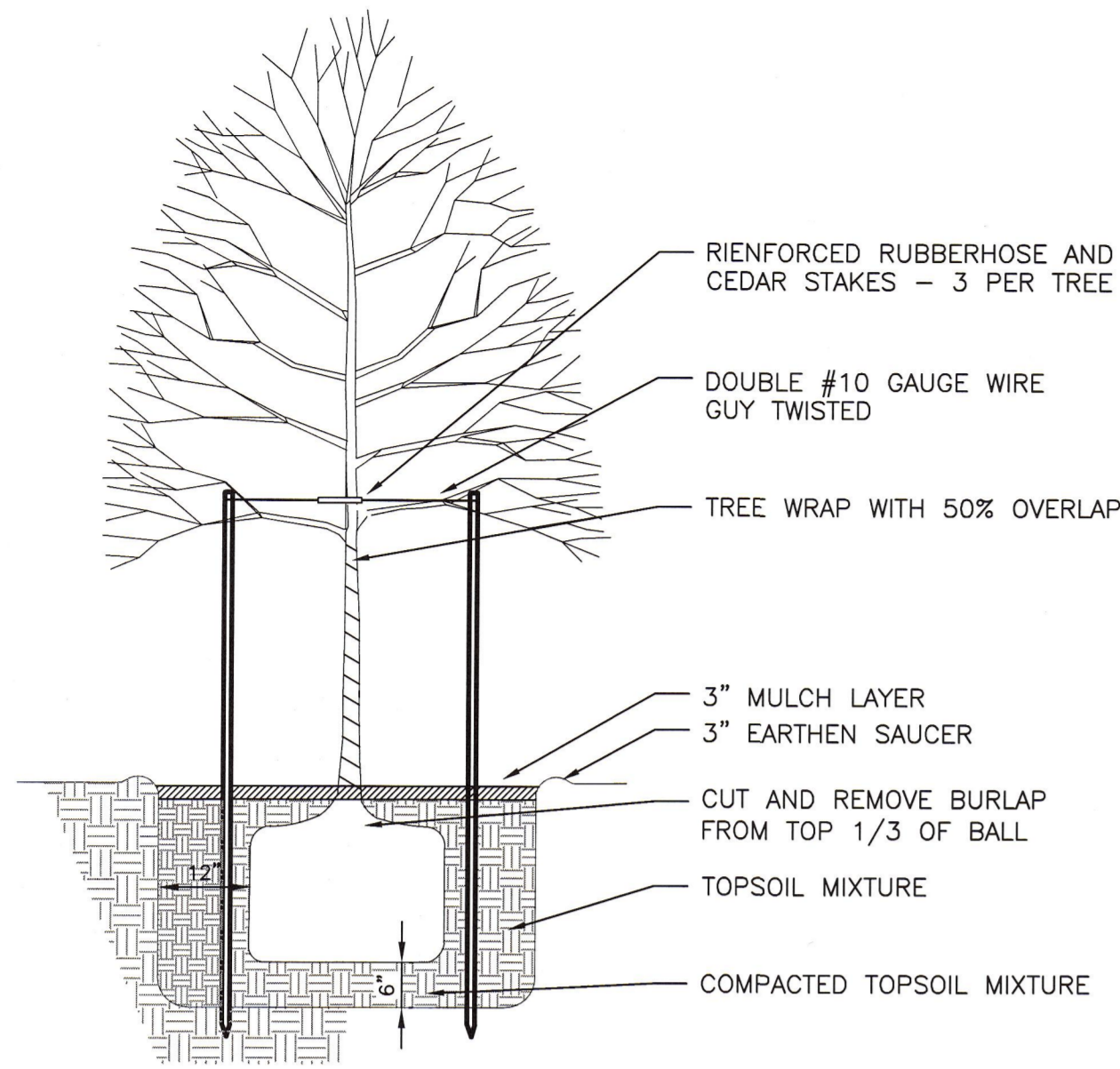
DRAWING NAME: DRAINAGE DETAILS
PROJECT NAME: 165 PRESUMPCOT STREET
CLIENT: ELDRIDGE LUMBER & HARDWARE, INC.
165 PRESUMPCOT STREET, PORTLAND, MAINE 04103

A C O R N
 ENGINEERING, INC.
 165 PRESUMPCOT STREET, PORTLAND, MAINE 04104
 P.O. BOX 3172, PORTLAND, MAINE 04104
 (207) 775-2855

FILE: CIVIL DRAWINGS
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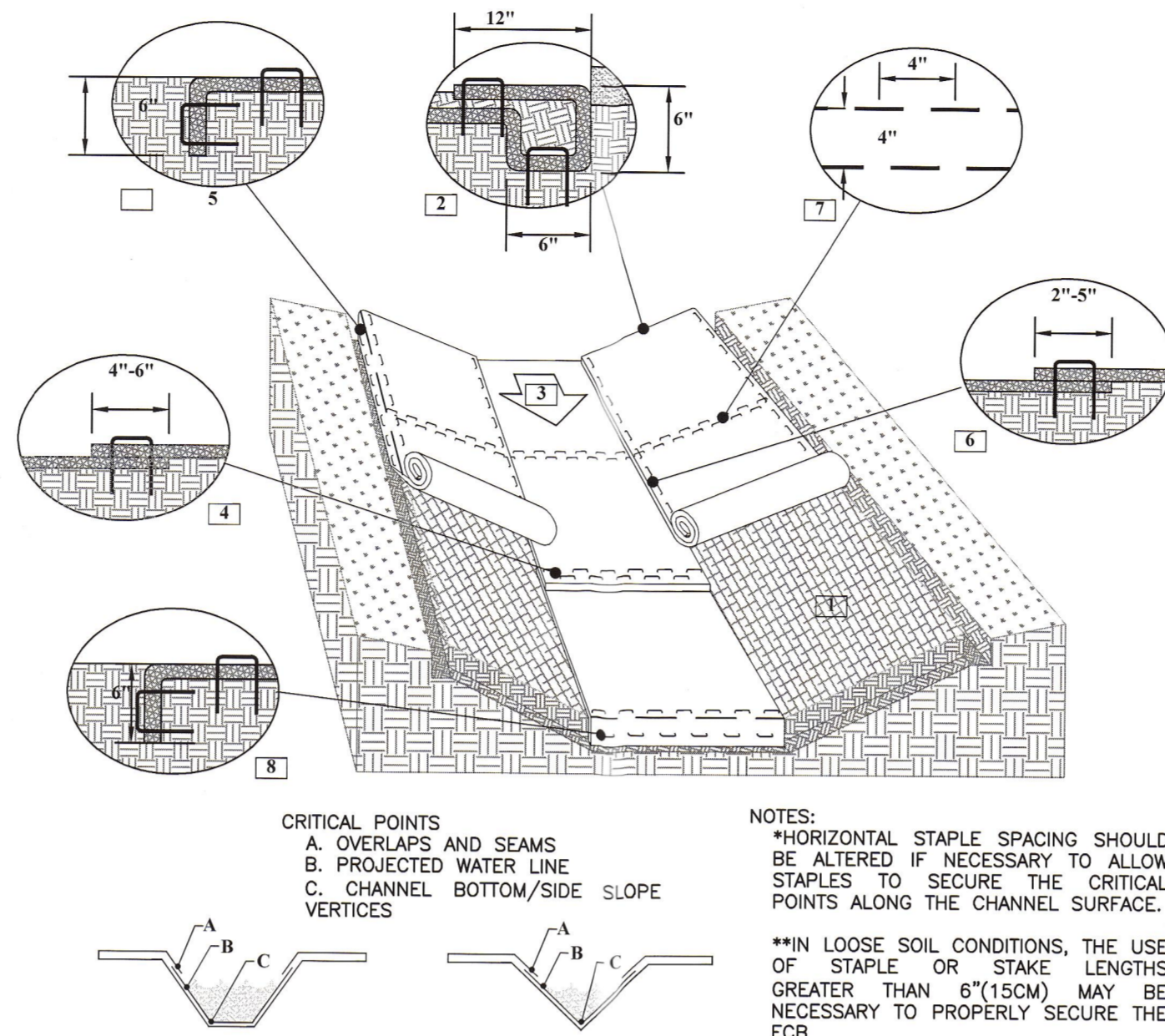


DRAWING NO.
C-31



TREE PLANTING DETAIL
NOT TO SCALE

- PLANTING NOTES
- ALL PLANT SELECTION AND INSTALLATION WILL BE IN COMPLIANCE WITH THE CITY OF PORTLAND TECHNICAL MANUAL (SECTION 4).
 - NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN IMMEDIATE AREA.
 - ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMAN.
 - CONTRACTOR SHALL GUARANTEE NEW TREE MATERIAL THROUGH ONE CALENDAR YEAR FROM TIME OF PROVISIONAL ACCEPTANCE.
 - ALL PROPOSED TREES SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND THE PLACEMENTS SHALL BE APPROVED BY ENGINEER BEFORE THE PLANTS ARE INSTALLED.
 - FOR TREE PLANTING IN LAWN AREAS, ANY DISTURBED LAWN SHALL BE LOAMED AND SEEDED AS NECESSARY.
 - ALL TREES GREATER THEN 10" DIA. TO BE PROTECTED ON SITE.
 - TREE INSTALLATION:
 - DIG HOLE AT LEAST 2 TIMES THE DIA. OF THE ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED, WITH THE TOP AT GROUND LEVEL CORRECT HOLE DEPTH AS REQUIRED.
 - TOPSOIL BACKFILL SHALL BE NATURAL FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING THE CHARACTERISTICS OF TOPSOILS IN THE VICINITY WHICH PRODUCE A HEAVY GROWTH. TOPSOIL SHALL CONTAIN NOT LESS THAN 8% NOR MORE THAN 20% ORGANIC MATTER. TOP SOIL SHALL HAVE A PH VALUE OF NOT LESS THAN 5.5 NOR MORE THAN 7.0.
 - 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 WITH WATER TWICE WITHIN THE FIRST TWENTY-FOUR HOURS OF PLANTING.



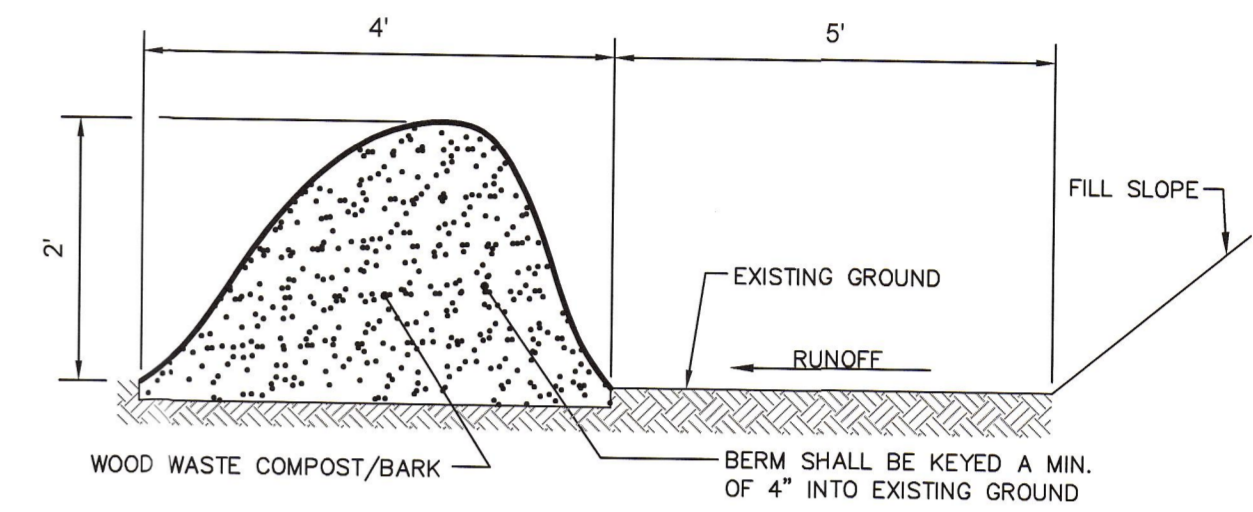
EROSION CONTROL BLANKET CHANNEL INSTALLATION
NOT TO SCALE

CHANNEL INSTALLATION DETAIL

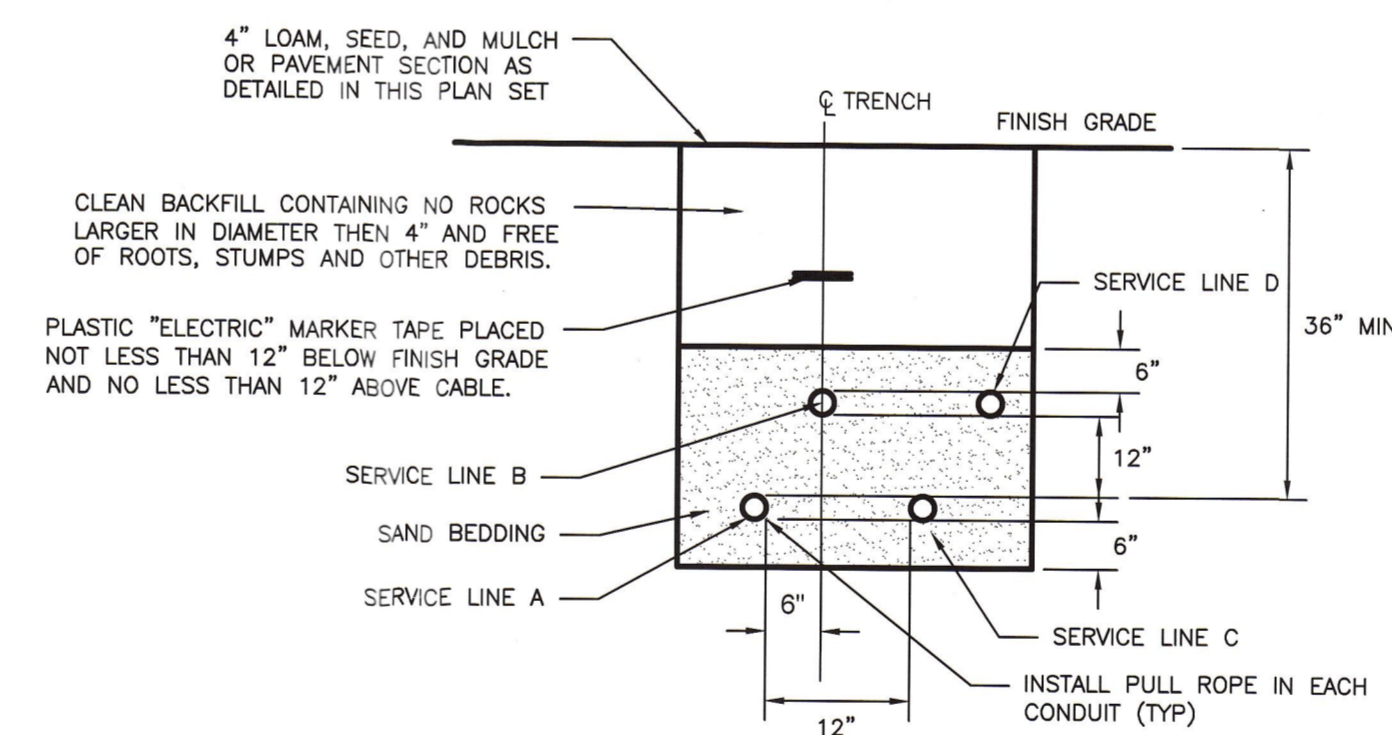
- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL BLANKET (ECB), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
- BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE ECB IN A 6"(15CM) DEEP X 6"(15CM) WIDE TRENCH WITH APPROXIMATELY 12"(30CM) OF ECB EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. USE SHOREMAX MAT AT THE CHANNEL/OUTLET AS SUPPLEMENTAL SCOUR PROTECTION AS NEEDED. ANCHOR THE ECB WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12"(30CM) 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"(30CM) 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 CENTER ECB IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. 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.
- PLACE CONSECUTIVE ECB END-OVER-END (SHINGLE STYLE) WITH A 4"-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE ECB. THE TOP LAYER SHALL GO OVER THE DOWNSLOPE LAYER.
- FULL LENGTH EDGE OF ECB AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12"(30CM) APART IN A 6"(15CM) DEEP X 6"(15CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ADJACENT ECB MUST BE OVERLAPPED APPROXIMATELY 2"-5" (5-12.5CM) (DEPENDING ON ECB TYPE) AND STAPLED.
- IN HIGH FLOW CHANNEL APPLICATIONS A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 - 12M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4"(10CM) APART AND 4"(10CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
- THE TERMINAL END OF THE ECB MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30CM) APART IN A 6"(15CM) DEEP X 6"(15CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

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.



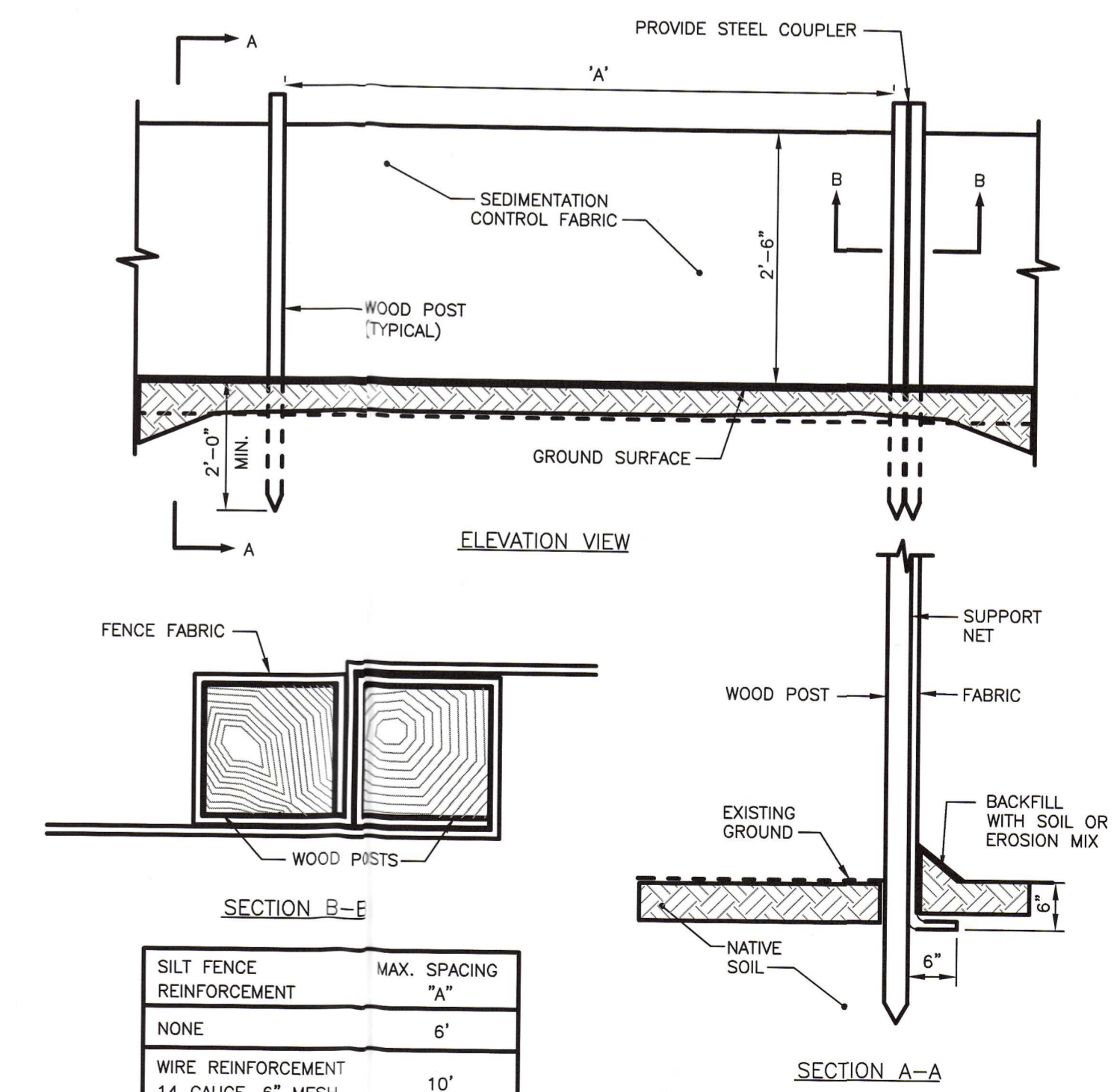
EROSION CONTROL MIX BERM DETAIL
NOT TO SCALE



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 ELECTRICAL GRADE	COMMUNICATION	-
C	2-4"	SCHEDULE 40 PVC ELECTRICAL GRADE	SPARE	IF REQUIRED
D	2-4"	SCHEDULE 40 PVC ELECTRICAL GRADE	CABLE	-

- NOTE:
- 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



SILT FENCE REINFORCEMENT	MAX. SPACING "A"
NONE	6'
WIRE REINFORCEMENT 14 GAUGE, 6" MESH	10'

SILTATION FENCE DETAIL
NOT TO SCALE

CITY OF PORTLAND APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 12-21-2012

PERMIT DRAWINGS

ISSUED FOR	BY
CITY SUBMISSION	DATE
COMMENT RESPONSE	9/24/12
MAINE DEP-MCPG	WHS
BUILDING PERMIT	11/2/12
	17/16/13
REVISION	REV. DATE
DRAWING NAME:	UTILITY, LANDSCAPING, EROSION CONTROL DETAILS
PROJECT NAME:	165 PRESUMPCOT STREET
CLIENT:	ELDRIDGE LUMBER & HARDWARE, INC. 165 PRESUMPCOT STREET, PORTLAND, MAINE 04103
<small>THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM A C O R N ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR UNAUTHORIZED, SHALL BE THE RESPONSIBILITY OF THE USER. A C O R N ENGINEERING, INC. 3372 PORTLAND, MAINE 04104 (207) 773-2855</small>	
FILE:	CIVIL DRAWINGS
DATE:	8/8/12
JUN:	1038
SCALE:	NTS
DESIGN BY:	WHS
DRAWN BY:	WHS
CHECKED BY:	HPS
DRAWING NO.	C-32

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 IMPLEMENTED...

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... 1.1.2 SILTATION FENCE OR EROSION CONTROL BERM SHALL BE INSTALLED DOWNSTREAM OF ANY DISTURBED AREA...

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 6" OF LOAM, LIMED, FERTILIZED, SEEDED, AND MULCHED EROSION CONTROL MATS...

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 SPECIFICATION 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...

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 BARRIERS 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...

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.

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...

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 6" OF LOAM AND SEED...

4.5 OVER WINTER STABILIZATION OF DISTURBED SOILS

BY SEPTEMBER 15TH, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% SHALL BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE...

STABILIZE THE SOIL WITH TEMPORARY VEGETATION - BY OCTOBER 1ST, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 LBS PER 1,000 S.F. LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 LBS PER 1,000 S.F. AND ANCHOR THE MULCH WITH PLASTIC NETTING...

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...

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...

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 SEEDED AND MULCHED BY SEPTEMBER 1ST. A SLOPE IS CONSIDERED A GRADE GREATER THAN 15%...

STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS - BY OCTOBER 1ST THE DISTURBED SLOPE SHALL BE SEEDED 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...

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...

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...

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...

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...

MULCHED AREAS ALL MULCHES MUST BE SEEDMENT 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...

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

STORMWATER APPURTENANCES INCLUDING THE UNDERDRAINS, STORM DRAINS, AND CATCH BASINS.

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 OVER EXPOSING 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 WOOD WASTE BERM. 3. INSTALL ALL OTHER EROSION CONTROL DEVICES AS NECESSARY THROUGHOUT THE REMAINDER OF THIS SCHEDULE...

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...

THE CONTRACTOR SHALL REVEGETATE DISTURBED AREAS AS RAPIDLY AS POSSIBLE. ALL AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR BEFORE A STORM EVENT.

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.

TEMPORARY SEEDING PLAN

SITE PREPARATION

THE SEEDED 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

REFER TO THE TEMPORARY SEED APPLICATION RATES TABLE.

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 DEPTH OF 4 INCHES. THE SEEDED AREA SHALL BE MULCHED IMMEDIATELY AFTER SEED IS APPLIED.

CONCLUSION

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

PERMANENT SEEDING PLAN

SITE PREPARATION

THE SEEDED 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

REFER TO THE PERMANENT SEED APPLICATION RATES TABLE.

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 DEPTH OF 4 INCHES. THE SEEDED AREA SHALL BE MULCHED IMMEDIATELY AFTER SEED IS APPLIED.

RECOMMENDATIONS

PERMANENT SEEDING IS RECOMMENDED TO BE COMPLETED IN THE SPRING. LATER SUMMER SEEDING IS ALLOWED IF COMPLETED PRIOR TO SEPTEMBER 1ST. IF SEEDING CANNOT BE ACCOMPLISHED DURING THE PERIODS RECOMMENDED FOR PERMANENT SEEDING, THEN THE CONTRACTOR SHALL PERFORM TEMPORARY SEEDING PER THE TEMPORARY SEEDING PLAN.

CONCLUSION

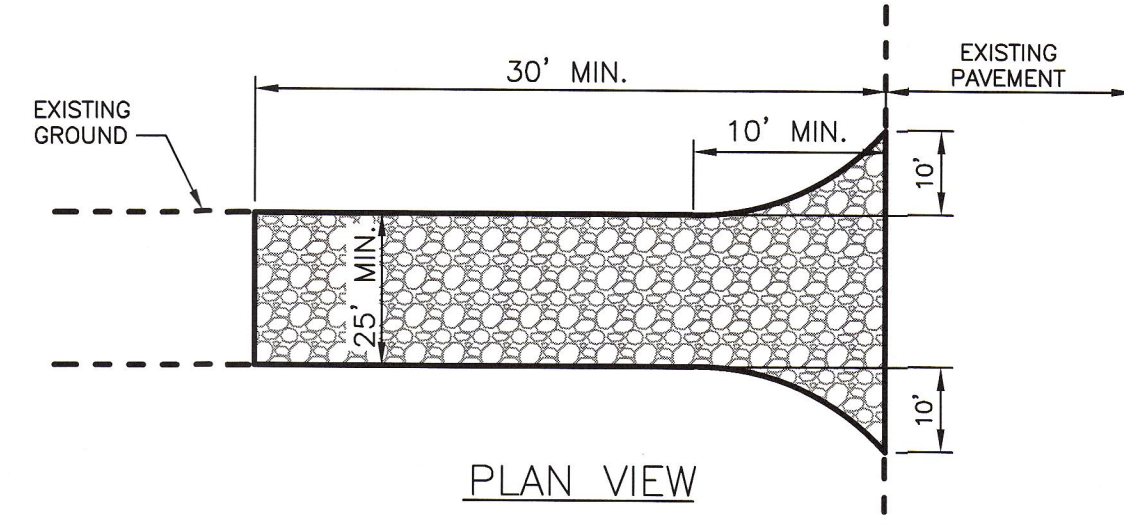
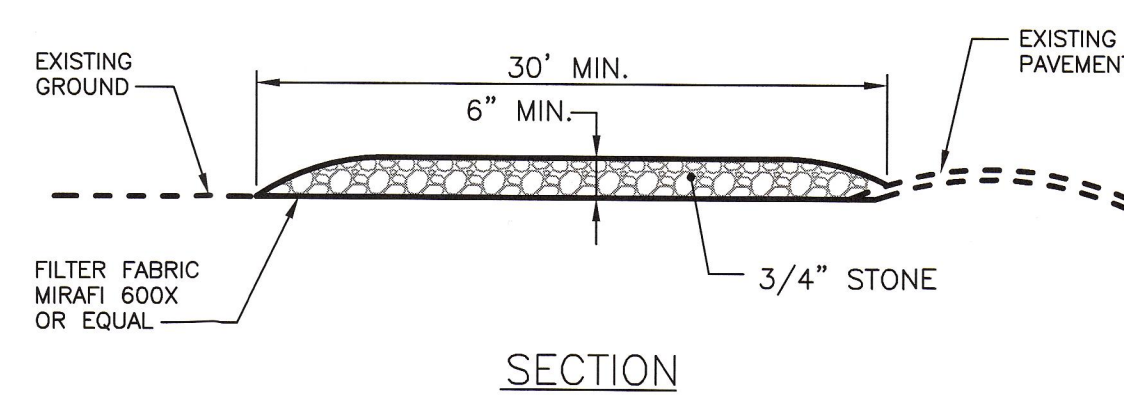
PLEASE REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION PERTAINING TO PERMANENT SEEDING AND MULCHING.

PERMANENT SEED APPLICATION RATE - CONSERVATION SEED MIX table with columns SEED, LBS / ACRE

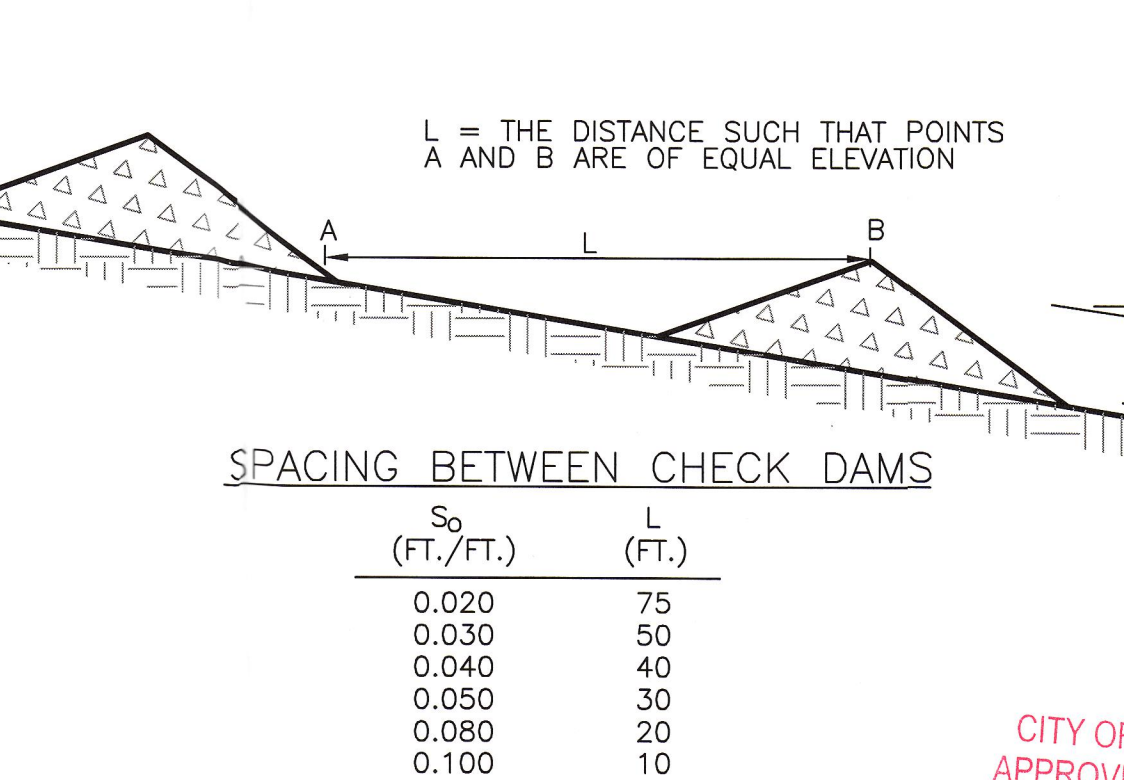
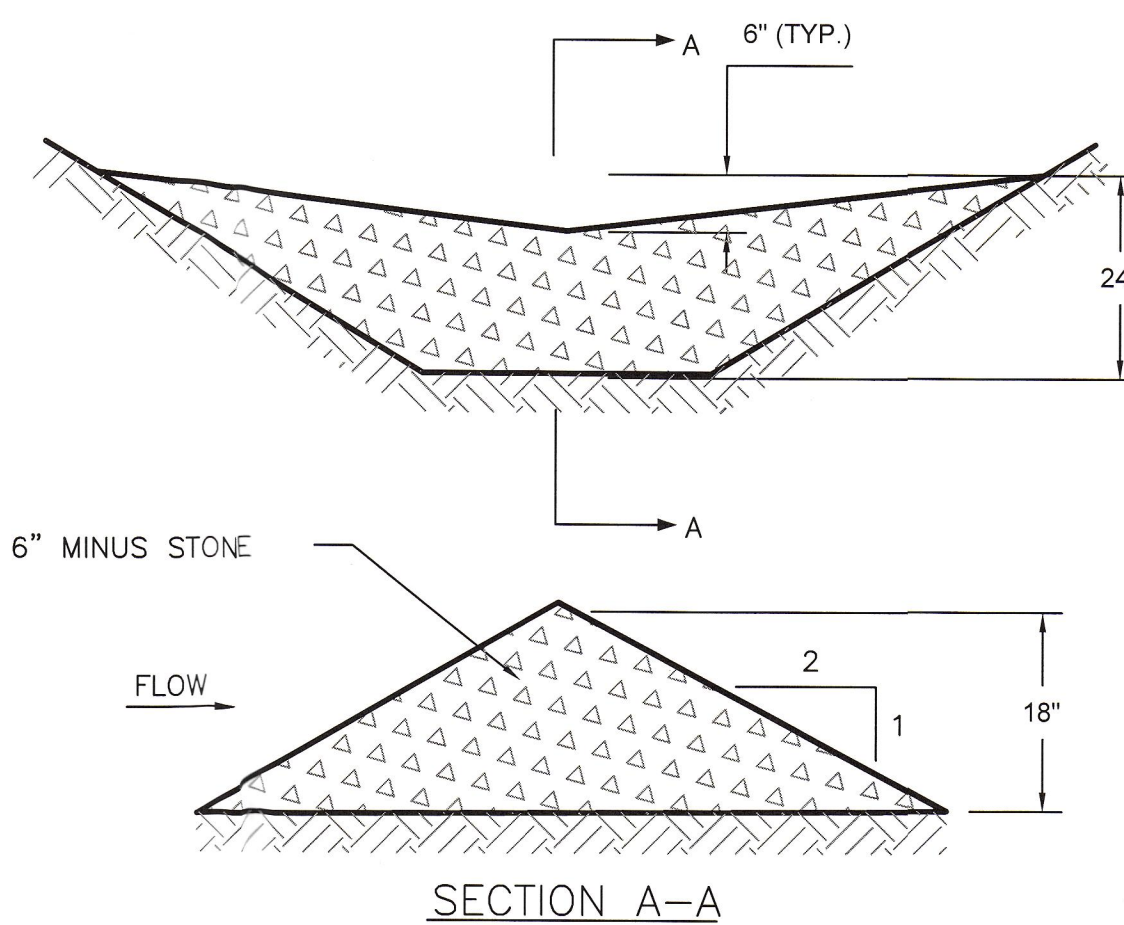
TEMPORARY SEED APPLICATION RATES table with columns SEED, LBS / ACRE, RECOMMENDED SEEDING DATES

NOTE:

CONTRACTOR SHALL ADD STONE TO ENTRANCE AS MUD/SILT MATERIAL ACCUMULATES



STABILIZED CONSTRUCTION ENTRANCE NOT TO SCALE



STONE CHECK DAM NOT TO SCALE

PERMIT DRAWINGS

Vertical sidebar containing project details: ISSUED FOR, CITY SUBMISSION, COMMENT RESPONSE, MAINE DEP-MCGP, BUILDING PERMIT, REVISION, DRAWING NAME: EROSION CONTROL DETAILS & NOTES, PROJECT NAME: 165 PRESUMPCOT STREET, CLIENT: ELDRIDGE LUMBER & HARDWARE, INC., ENGINEERING, INC., FILE: CIVIL DRAWINGS, DATE: 8/8/12, JN: 1038, SCALE: NTS, DESIGN BY: WHS, DRAWN BY: WHS, CHECKED BY: HPS, DRAWING NO. C-33, CITY OF PORTLAND APPROVED SITE PLAN, Date of Approval: 12-21-2012