

425-I-4

2003-0104

142 Presumpscot St.

Warehouse Addition

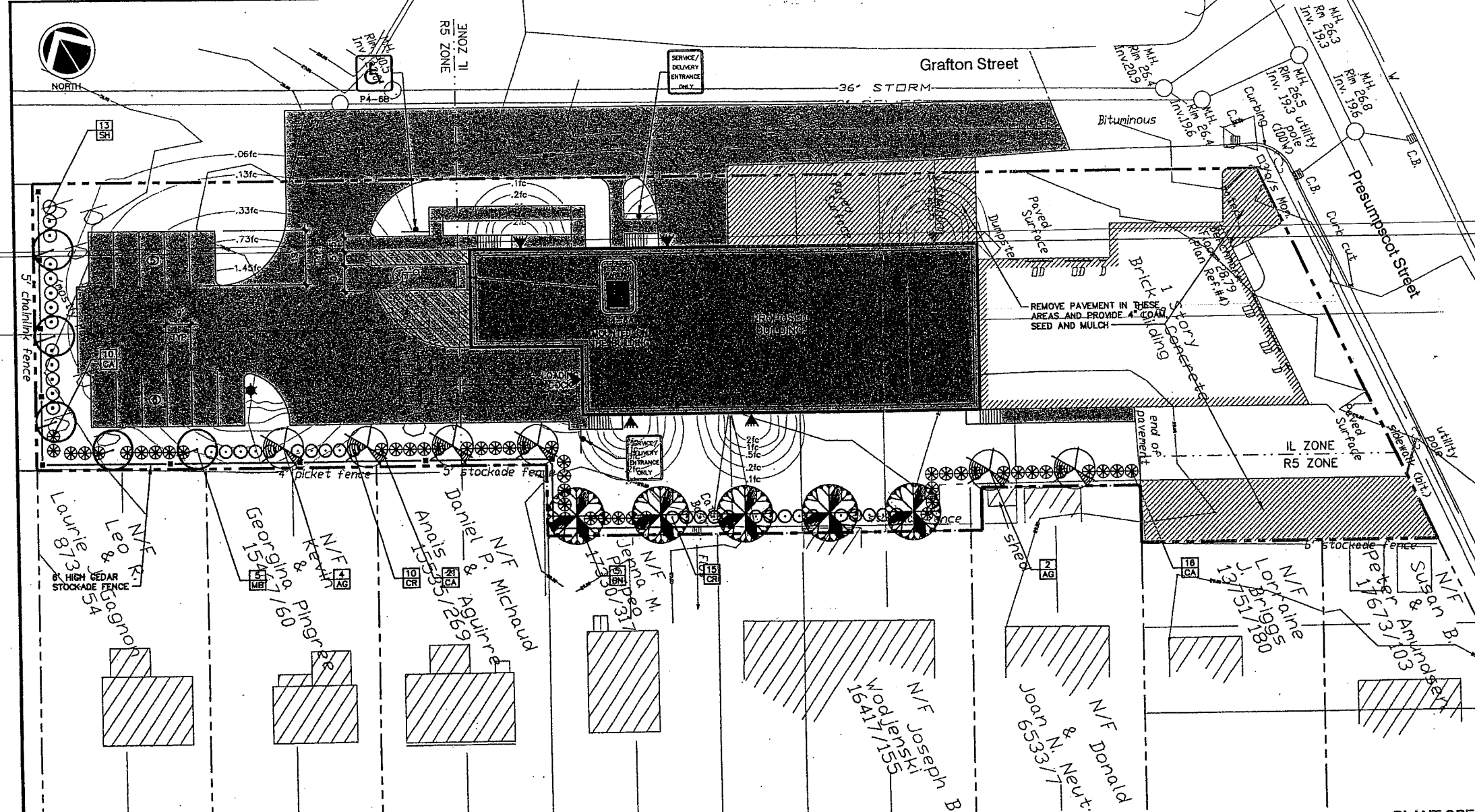
142 Presumpscot Limited



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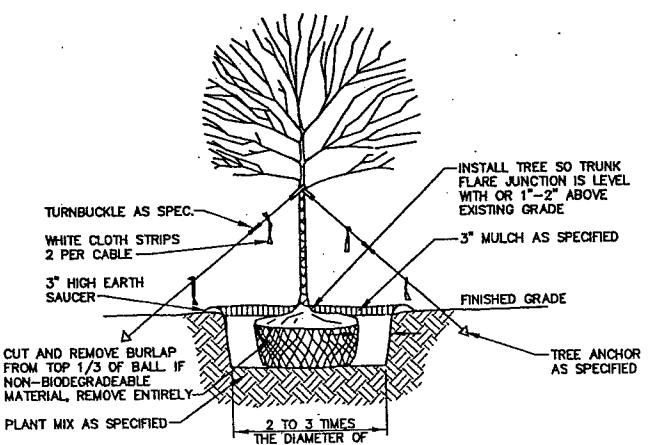
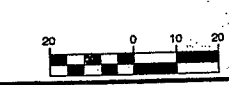
add to Spreadsheet

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES, PAVING, CURBING, ETC. DAMAGED IN THE PERFORMANCE OF THIS JOB AT NO COST TO THE OWNER.
- PLANTING OF TREES AND SHRUBS SHALL OCCUR NOT OCCUR UNTIL ALL GRADING AND PAVING IS COMPLETED.
- ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH FOR THE SPECIES AND SHALL BE SOUND, HEALTHY AND FREE OF DISEASE AND INSECTS. THEY SHALL CONFORM TO THE MEASUREMENTS ON THE PLANT LIST AND SHALL CONFORM TO ANSI Z60.1-NURSERY STOCK LATEST REVISION. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT WRITTEN CONFIRMATION OF ALL PLANT SPECIES, CULTIVARS, VARIETIES, SIZES AND QUANTITIES THAT THEY PROPOSED TO INSTALL WITH THE NAME, PHONE NUMBER AND LOCATION OF ALL NURSERIES WHERE PLANT MATERIAL HAS BEEN GROWN.
- ALL PLANTS SHALL HAVE ALL NONBIODEGRADABLE MATERIALS (STRING, WIRE, POTS, ETC.) REMOVED AT THE TIME OF PLANTING. CIRCLING ROOTS OR ROOTS THAT LATER WOULD GRAZE THE PLANT SHALL BE STRAIGHTENED, CUT OR THE ROOT BALL SHALL BE CUT UTILIZING THE "BUTTERFLY METHOD". TOP 1/3 OF WIRE BASKETS AND BURLAP ON TREES SHALL BE CUT AND REMOVED.
- BACKFILL MIX SHALL BE COMPOSED OF A 80/20 LOAM/PEAT MOSS MIX. PLANTING PITS SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER AND TO THE SAME DEPTH OF THE PLANT ROOT BALL. BACKFILL 1/2 OF THE PIT AT A TIME AND COMPACT. SEE NOTE 6 AND INSTALL SLOW RELEASE FERTILIZER AFTER FIRST BACKFILL LIFT. SETTING THE TREE/SHRUB: EACH TREE/SHRUB SHALL BE PLANTED SUCH THAT THE TRUNK FLARE JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE. TREE/SHRUBS WHERE THE PLANTING DEPTH IS INCORRECT SHALL BE REJECTED.
- ALL PLANTINGS SHALL HAVE SLOW RELEASE FERTILIZER TABLETS INSTALLED. TABLETS SHALL BE "AGRIFORM" 21 GRAM 20-10-5 PLANTING TABLETS OR AN APPROVED EQUAL. APPLICATION RATE: PERENNIALS-1 TABLET/PLANT, WOODY SHRUBS TO 3'-0"-2 TABLETS/PLANT, SHRUBS AND TREES 3'-0" TO 6'-0"-3 TABLETS/PLANT AND TREES 6'-0" AND ABOVE-4 TABLETS/PLANT. AFTER PLANTS ARE INSTALLED, LIQUID FEED ALL PLANTS WITH "ROOTS" OR AN APPROVED EQUAL MIX ACCORDING TO MANUFACTURER'S INSTRUCTIONS. APPLICATION RATE: PERENNIALS-2 QT'S/PLANT, WOODY SHRUBS TO 4'-0"-1.5 GAL./PLANT, TREES AND SHRUBS 4'-0" TO 10'-0"-3 GAL./PLANT AND TREES 10' AND ABOVE-4 GAL./PLANT. THE LANDSCAPE CONTRACTOR SHALL SUBMIT SAMPLES OF THE SLOW RELEASE FERTILIZER AND COPIES OF THE LABEL OF THE LIQUID FERTILIZER PRIOR TO PLANT INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL NOT INSTALL ANY PLANT MATERIAL UNLESS APPROPRIATE WATERING EQUIPMENT IS ON SITE. ALL PLANTS SHALL BE ADEQUATELY WATERED THE DAY OF INSTALLATION OR THESE PLANTS WILL BE REJECTED AND REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
- TREES SHALL BE STAKED. TWO STAKES ARE REQUIRED FOR ALL TREES LESS THAN 2.5" IN CALIPER. ALL TREES LARGER THAN 2.5" SHALL HAVE THREE STAKES. ALL TREE STAKES SHALL BE REMOVED BY THE CONTRACTOR AFTER ONE YEAR.
- MULCH TO BE INSTALLED TO A DEPTH OF 3" AFTER NORMAL SETTLING. MULCH SHALL BE MEDIUM SHREDDED HEMLOCK BARK, DARK BROWN IN COLOR. DO NOT PLACE MULCH IN CONTACT WITH THE TREE OR SHRUB TRUNK. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A .25 CUBIC FOOT SAMPLE PRIOR TO INSTALLATION.
- ALL PLANTS SHALL HAVE THEIR LOCATIONS STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE.
- PLANT SPECIES SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS FIRST APPROVED BY THE LANDSCAPE ARCHITECT. ANY SUBSTITUTED PLANTS INSTALLED WITHOUT PRIOR APPROVAL WILL BE REJECTED.
- ALL PLANTS SHALL BE GUARANTEED FOR ONE GROWING SEASON (1 YEAR FROM THE DATE OF ACCEPTANCE). ANY PLANTS THAT DIE DURING THE GUARANTEE SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
- ALL AREAS NOT IDENTIFIED WITH OTHER SURFACE TREATMENTS SHALL BE LAWN. 6" OF LAWN SHALL BE INSTALLED UNDER ALL LAWN AREAS PRIOR TO SEEDING. THE LAWN AREA SHALL BE SEEDING WITH "TRI-PLEX GENERAL" OR APPROVED EQUAL AND STRAW MULCHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE. MAINTENANCE SHALL COMMENCE AT THE TIME OF PLANTING AND LAST UNTIL A GOOD FULL CATCH OF GRASS IS ESTABLISHED.
- THE CONTRACTOR SHALL SUPPLY THE QUANTITIES OF PLANTS SUFFICIENT TO COMPLETE THE WORK SHOWN ON ALL DRAWINGS. IF QUANTITIES OF PLANTS LISTED IN THE PLANT SPECIES LIST DO NOT CORRELATE WITH THE PLANTINGS INDICATED ON THE DRAWINGS, THE QUANTITIES ON THE DRAWINGS SHALL GOVERN. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWINGS SHALL NOT ENTITLE THE LANDSCAPE CONTRACTOR TO ADDITIONAL REMUNERATION.
- ALLOW DECIDUOUS SHRUBS TO GROW TOGETHER TO FORM A NATURAL LOOKING PLANT MASS.



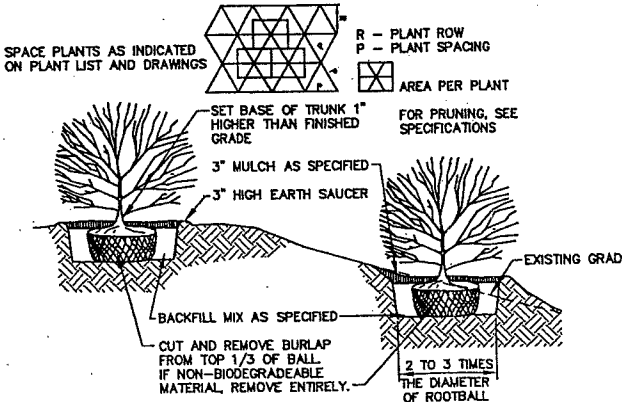
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AG	6	AMELANCHIER X GRANDIFLORA "ROBIN HILL"	ROBIN HILL SERVICEBERRY	2.5-3" CAL. 30' O.C.	B&B
BN	5	BETULA NIGRA "HERITAGE"	HERITAGE RIVER BIRCH	2.5-3" CAL. 30' O.C.	B&B
CR	25	CLETHRA ALNIFOLIA "RUBY SPICE"	RUBY SPICE SUMMERSWEET	2.5-3"	5' O.C.
CA	47	CORNUS ALBA "IVORY HALO"	IVORY HALO RED TWIG DOGWOOD	2.5-3"	5' O.C.
MB	5	MALUS BACCATA "WALTER'S"	WALTER'S COLUMNAR SIBERIAN CRAB	2.5-3" CAL. 30' O.C.	B&B
SH	13	SYRINGA X HYACINTHIFLORA "POCAHONTAS"	POCAHONTAS LILAC	2.5-3"	5' O.C.

SCALE  
SCALE HOR 1" = 20'



- NOTES:
- ON TREES LESS THAN 4" CA. USE WOOD STAKES.
  - ON TREES 3" CA. OR GREATER USE GUYING CABLES (3) EVENLY SPACED.
  - FOR PRUNING, SEE SPECIFICATIONS.
  - NEVER CUT OUT CENTRAL LEADER, PRUNE OUT BROKEN, DEAD, OR CONFLICTING BRANCHES
  - SEE SPECS. FOR ADDITIONAL REQUIREMENTS
  - WATER AT TIME OF PLANTING-SEE NOTES AND SPECS.

TYPICAL TREE PLANTING DETAIL  
NOT TO SCALE  
4" CALIPER AND GREATER

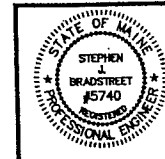


- NOTES:
- SEE SPECS. FOR ADDITIONAL REQUIREMENTS
  - INSTALL SHRUB SO TRUNK ROOT JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE.

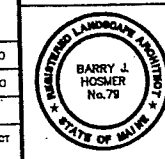
TYPICAL SHRUB PLANTING DETAIL  
NOT TO SCALE

REV.	BY	DATE	STATUS	CAD NO.
C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	B18_c_C100
B	SJB	05-13-03	ISSUED FOR: PLANNING STAFF REVIEW	B18_b_C100

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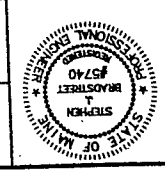
MARK GOLDSTEIN  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION  
LANDSCAPING, STRIPING  
AND SIGNAGE PLAN



EER Environmental Engineering & Remediation, Inc.  
222 St. John Street, Suite 314 Portland, Maine 04102  
Barry J. Hosmer, ASLA  
Landscape Architect  
196 Whitney Avenue, Portland, Maine 04102

DESIGN BY: SJB  
DRAWN BY: JAR  
CHECKED BY: SJB  
DATE: 03-24-03  
JOB NO: 818  
SCALE: 1" = 20'  
C-101  
SHEET 2 OF 3

DESIGN BY: SSB	CHECKED BY: SSB	DATE: 02-24-03	JOB NO: 818	SCALE: 1" = 20'	SHEET 2 OF 3
222 St. John Street, Suite 314 Portland, Maine 04102 <b>EER</b> Engineering & Environmental Resources, Inc.			Barry L. Hoser, ASLA Landscape Architect 196 Wilbury Avenue, Portland, Maine 04102		



REV.	BY	DATE	STATUS
C	SSB	01-16-04	ISSUED FOR: CIVIL COMMENTS
B	SSB	05-19-03	ISSUED FOR: PLANNING STAFF REVIEW
A	SSB	08-14-02	ISSUED FOR: PLANNING STAFF REVIEW

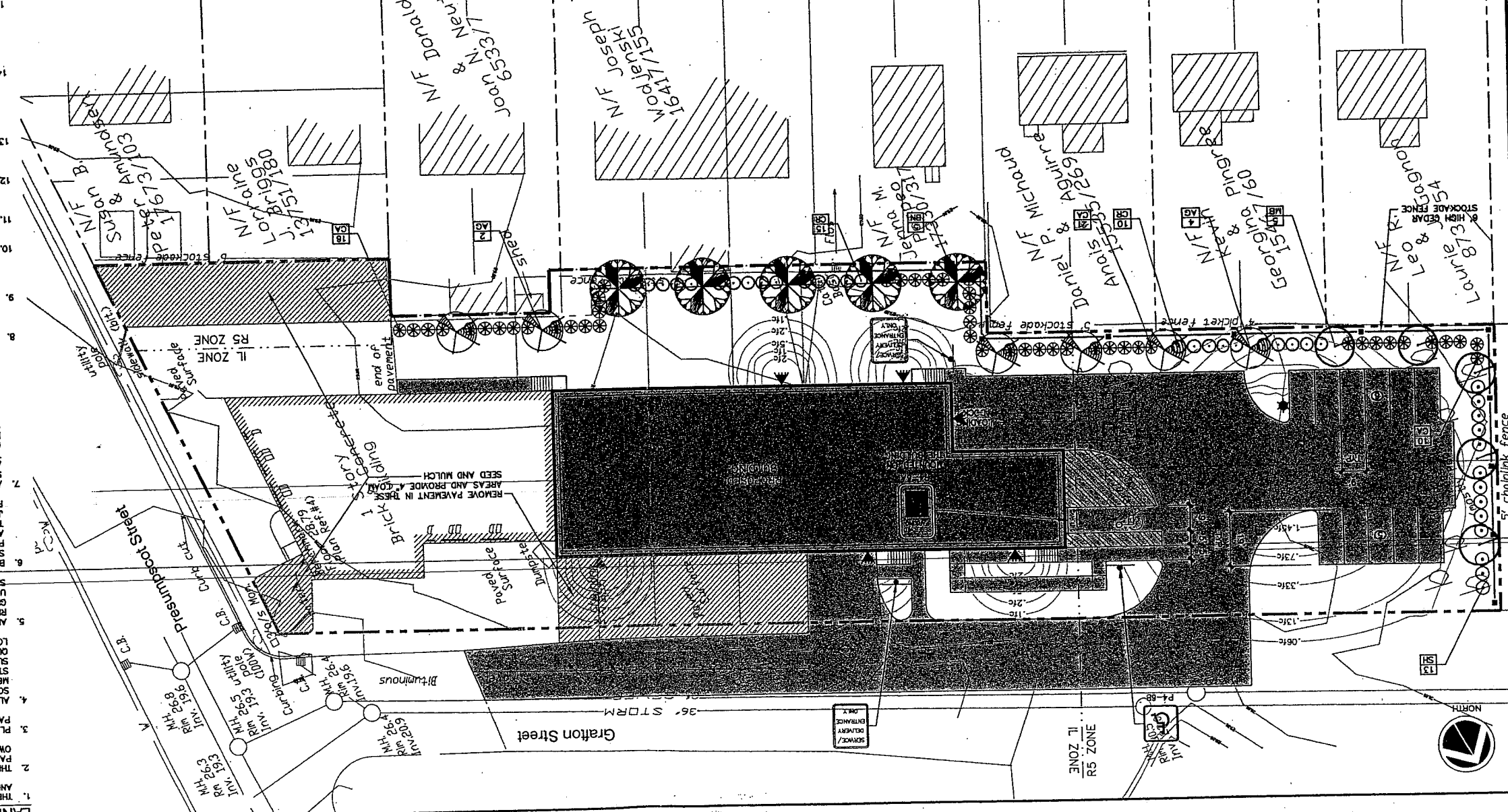
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**MARK GOLDSTEIN**  
 COASTAL EQUIPMENT CORPORATION  
 WAREHOUSE ADDITION  
 AND SIGNAGE PLAN

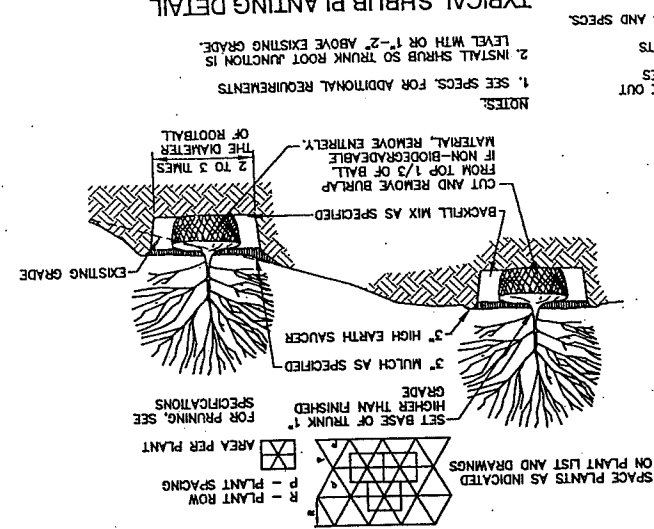


SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
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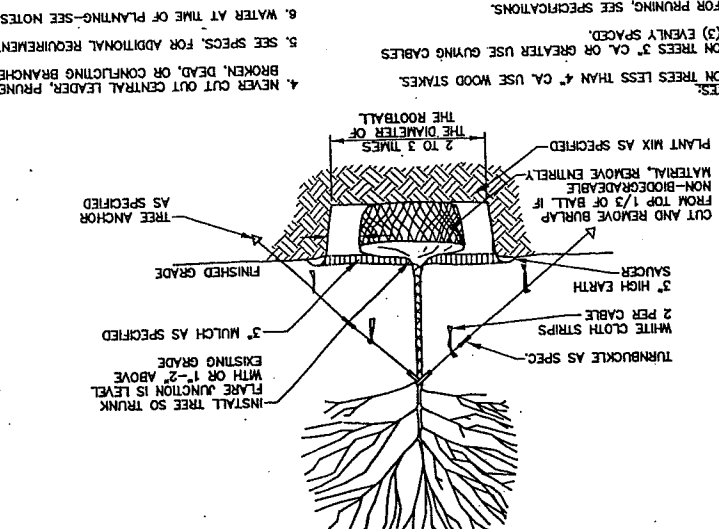
- LANDSCAPING NOTES**
1. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
  2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES, WALKS, PAVING, CURBING, ETC. DAMAGED IN THE PERFORMANCE OF THIS JOB AT NO COST TO THE OWNER.
  3. PAVING OF TREES AND SHRUBS SHALL OCCUR NOT OCCUR UNTIL ALL GRADING AND PLANTING IS COMPLETED.
  4. ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH FOR THE SPECIES AND SHALL BE MEANINGFUL IN HEALTH AND FREE OF DISEASE AND INSECTS. THEY SHALL CONFORM TO THE SOUND, HEALTHY AND FREE OF DISEASE AND INSECTS. THEY SHALL CONFORM TO THE MEASUREMENTS ON THE PLANT LIST AND SHALL CONFORM TO ANSI Z60.1-NURSERY STOCK LIST. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT WRITTEN CORROBORATION OF ALL PLANT SPECIES, CULTIVARS, VARIETIES, SIZES AND QUANTITIES THAT THEY PROPOSED TO INSTALL WITH THE NAME, PHONE NUMBER AND LOCATION OF ALL NURSERIES WHERE PLANT MATERIAL HAS BEEN GROWN.
  5. ALL PLANTS SHALL HAVE ALL NONBIODEGRADABLE MATERIALS (STRING, WIRE, POTS, ETC.) REMOVED AT THE TIME OF PLANTING. CIRCUING ROOTS OR ROOTS THAT LATER WOULD BE REMOVED AT THE TIME OF PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING THE BURLAP, CUT OR THE ROOT BALL SHALL BE CUT UTILIZING THE "BUTTERFLY METHOD". TOP 1/3 OF WIRE BASKETS AND BURLAP ON TREES SHALL BE CUT AND REMOVED.
  6. BACKFILL MIX SHALL BE COMPOSED OF A 80/20 LOAM/PEAT MOSS MIX. PLANTING PITS SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER AND TO THE SAME DEPTH OF THE PLANT ROOT BALL. AND INSTALLED AFTER FIRST BACKFILL LIFT. SETTING THE TRUNK FLARE AND INSTALL RELEASE FERTILIZER AFTER FIRST BACKFILL LIFT. SETTING THE PLANTING DEPTH IS INCORRECT SHALL BE REJECTED.
  7. ALL PLANTINGS SHALL HAVE SLOW RELEASE FERTILIZER TABLETS OR AN APPROVED EQUAL. APPLICATION RATE: 1 TABLET/PLANT. WOODY SHRUBS TO 3'-0" - 2" APPLICATION RATE: 2 TABLETS/PLANT. WOODY SHRUBS TO 3'-0" - 4'-0" APPLICATION RATE: 4 TABLETS/PLANT. WOODY SHRUBS TO 4'-0" - 6'-0" APPLICATION RATE: 8 TABLETS/PLANT. WOODY SHRUBS TO 6'-0" - 10'-0" APPLICATION RATE: 16 TABLETS/PLANT. WOODY SHRUBS TO 10'-0" - 15'-0" APPLICATION RATE: 24 TABLETS/PLANT. WOODY SHRUBS TO 15'-0" - 20'-0" APPLICATION RATE: 32 TABLETS/PLANT. WOODY SHRUBS TO 20'-0" - 25'-0" APPLICATION RATE: 40 TABLETS/PLANT. WOODY SHRUBS TO 25'-0" - 30'-0" APPLICATION RATE: 48 TABLETS/PLANT. WOODY SHRUBS TO 30'-0" - 35'-0" APPLICATION RATE: 56 TABLETS/PLANT. WOODY SHRUBS TO 35'-0" - 40'-0" APPLICATION RATE: 64 TABLETS/PLANT. WOODY SHRUBS TO 40'-0" - 45'-0" APPLICATION RATE: 72 TABLETS/PLANT. WOODY SHRUBS TO 45'-0" - 50'-0" APPLICATION RATE: 80 TABLETS/PLANT. WOODY SHRUBS TO 50'-0" - 55'-0" APPLICATION RATE: 88 TABLETS/PLANT. WOODY SHRUBS TO 55'-0" - 60'-0" APPLICATION RATE: 96 TABLETS/PLANT. WOODY SHRUBS TO 60'-0" - 65'-0" APPLICATION RATE: 104 TABLETS/PLANT. WOODY SHRUBS TO 65'-0" - 70'-0" APPLICATION RATE: 112 TABLETS/PLANT. WOODY SHRUBS TO 70'-0" - 75'-0" APPLICATION RATE: 120 TABLETS/PLANT. WOODY SHRUBS TO 75'-0" - 80'-0" APPLICATION RATE: 128 TABLETS/PLANT. WOODY SHRUBS TO 80'-0" - 85'-0" APPLICATION RATE: 136 TABLETS/PLANT. WOODY SHRUBS TO 85'-0" - 90'-0" APPLICATION RATE: 144 TABLETS/PLANT. WOODY SHRUBS TO 90'-0" - 95'-0" APPLICATION RATE: 152 TABLETS/PLANT. WOODY SHRUBS TO 95'-0" - 100'-0" APPLICATION RATE: 160 TABLETS/PLANT. WOODY SHRUBS TO 100'-0" - 105'-0" APPLICATION RATE: 168 TABLETS/PLANT. WOODY SHRUBS TO 105'-0" - 110'-0" APPLICATION RATE: 176 TABLETS/PLANT. WOODY SHRUBS TO 110'-0" - 115'-0" APPLICATION RATE: 184 TABLETS/PLANT. WOODY SHRUBS TO 115'-0" - 120'-0" APPLICATION RATE: 192 TABLETS/PLANT. WOODY SHRUBS TO 120'-0" - 125'-0" APPLICATION RATE: 200 TABLETS/PLANT. WOODY SHRUBS TO 125'-0" - 130'-0" APPLICATION RATE: 208 TABLETS/PLANT. WOODY SHRUBS TO 130'-0" - 135'-0" APPLICATION RATE: 216 TABLETS/PLANT. WOODY SHRUBS TO 135'-0" - 140'-0" APPLICATION RATE: 224 TABLETS/PLANT. WOODY SHRUBS TO 140'-0" - 145'-0" APPLICATION RATE: 232 TABLETS/PLANT. WOODY SHRUBS TO 145'-0" - 150'-0" APPLICATION RATE: 240 TABLETS/PLANT. WOODY SHRUBS TO 150'-0" - 155'-0" APPLICATION RATE: 248 TABLETS/PLANT. WOODY SHRUBS TO 155'-0" - 160'-0" APPLICATION RATE: 256 TABLETS/PLANT. WOODY SHRUBS TO 160'-0" - 165'-0" APPLICATION RATE: 264 TABLETS/PLANT. WOODY SHRUBS TO 165'-0" - 170'-0" APPLICATION RATE: 272 TABLETS/PLANT. WOODY SHRUBS TO 170'-0" - 175'-0" APPLICATION RATE: 280 TABLETS/PLANT. WOODY SHRUBS TO 175'-0" - 180'-0" APPLICATION RATE: 288 TABLETS/PLANT. WOODY SHRUBS TO 180'-0" - 185'-0" APPLICATION RATE: 296 TABLETS/PLANT. WOODY SHRUBS TO 185'-0" - 190'-0" APPLICATION RATE: 304 TABLETS/PLANT. WOODY SHRUBS TO 190'-0" - 195'-0" APPLICATION RATE: 312 TABLETS/PLANT. 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WOODY SHRUBS TO 265'-0" - 270'-0" APPLICATION RATE: 432 TABLETS/PLANT. WOODY SHRUBS TO 270'-0" - 275'-0" APPLICATION RATE: 440 TABLETS/PLANT. WOODY SHRUBS TO 275'-0" - 280'-0" APPLICATION RATE: 448 TABLETS/PLANT. WOODY SHRUBS TO 280'-0" - 285'-0" APPLICATION RATE: 456 TABLETS/PLANT. WOODY SHRUBS TO 285'-0" - 290'-0" APPLICATION RATE: 464 TABLETS/PLANT. WOODY SHRUBS TO 290'-0" - 295'-0" APPLICATION RATE: 472 TABLETS/PLANT. WOODY SHRUBS TO 295'-0" - 300'-0" APPLICATION RATE: 480 TABLETS/PLANT. WOODY SHRUBS TO 300'-0" - 305'-0" APPLICATION RATE: 488 TABLETS/PLANT. WOODY SHRUBS TO 305'-0" - 310'-0" APPLICATION RATE: 496 TABLETS/PLANT. WOODY SHRUBS TO 310'-0" - 315'-0" APPLICATION RATE: 504 TABLETS/PLANT. WOODY SHRUBS TO 315'-0" - 320'-0" APPLICATION RATE: 512 TABLETS/PLANT. WOODY SHRUBS TO 320'-0" - 325'-0" APPLICATION RATE: 520 TABLETS/PLANT. WOODY SHRUBS TO 325'-0" - 330'-0" APPLICATION RATE: 528 TABLETS/PLANT. WOODY SHRUBS TO 330'-0" - 335'-0" APPLICATION RATE: 536 TABLETS/PLANT. WOODY SHRUBS TO 335'-0" - 340'-0" APPLICATION RATE: 544 TABLETS/PLANT. WOODY SHRUBS TO 340'-0" - 345'-0" APPLICATION RATE: 552 TABLETS/PLANT. WOODY SHRUBS TO 345'-0" - 350'-0" APPLICATION RATE: 560 TABLETS/PLANT. WOODY SHRUBS TO 350'-0" - 355'-0" APPLICATION RATE: 568 TABLETS/PLANT. WOODY SHRUBS TO 355'-0" - 360'-0" APPLICATION RATE: 576 TABLETS/PLANT. WOODY SHRUBS TO 360'-0" - 365'-0" APPLICATION RATE: 584 TABLETS/PLANT. WOODY SHRUBS TO 365'-0" - 370'-0" APPLICATION RATE: 592 TABLETS/PLANT. WOODY SHRUBS TO 370'-0" - 375'-0" APPLICATION RATE: 600 TABLETS/PLANT. WOODY SHRUBS TO 375'-0" - 380'-0" APPLICATION RATE: 608 TABLETS/PLANT. WOODY SHRUBS TO 380'-0" - 385'-0" APPLICATION RATE: 616 TABLETS/PLANT. WOODY SHRUBS TO 385'-0" - 390'-0" APPLICATION RATE: 624 TABLETS/PLANT. WOODY SHRUBS TO 390'-0" - 395'-0" APPLICATION RATE: 632 TABLETS/PLANT. WOODY SHRUBS TO 395'-0" - 400'-0" APPLICATION RATE: 640 TABLETS/PLANT. WOODY SHRUBS TO 400'-0" - 405'-0" APPLICATION RATE: 648 TABLETS/PLANT. WOODY SHRUBS TO 405'-0" - 410'-0" APPLICATION RATE: 656 TABLETS/PLANT. WOODY SHRUBS TO 410'-0" - 415'-0" APPLICATION RATE: 664 TABLETS/PLANT. WOODY SHRUBS TO 415'-0" - 420'-0" APPLICATION RATE: 672 TABLETS/PLANT. WOODY SHRUBS TO 420'-0" - 425'-0" APPLICATION RATE: 680 TABLETS/PLANT. WOODY SHRUBS TO 425'-0" - 430'-0" APPLICATION RATE: 688 TABLETS/PLANT. WOODY SHRUBS TO 430'-0" - 435'-0" APPLICATION RATE: 696 TABLETS/PLANT. WOODY SHRUBS TO 435'-0" - 440'-0" APPLICATION RATE: 704 TABLETS/PLANT. WOODY SHRUBS TO 440'-0" - 445'-0" APPLICATION RATE: 712 TABLETS/PLANT. WOODY SHRUBS TO 445'-0" - 450'-0" APPLICATION RATE: 720 TABLETS/PLANT. WOODY SHRUBS TO 450'-0" - 455'-0" APPLICATION RATE: 728 TABLETS/PLANT. WOODY SHRUBS TO 455'-0" - 460'-0" APPLICATION RATE: 736 TABLETS/PLANT. WOODY SHRUBS TO 460'-0" - 465'-0" APPLICATION RATE: 744 TABLETS/PLANT. WOODY SHRUBS TO 465'-0" - 470'-0" APPLICATION RATE: 752 TABLETS/PLANT. WOODY SHRUBS TO 470'-0" - 475'-0" APPLICATION RATE: 760 TABLETS/PLANT. WOODY SHRUBS TO 475'-0" - 480'-0" APPLICATION RATE: 768 TABLETS/PLANT. WOODY SHRUBS TO 480'-0" - 485'-0" APPLICATION RATE: 776 TABLETS/PLANT. WOODY SHRUBS TO 485'-0" - 490'-0" APPLICATION RATE: 784 TABLETS/PLANT. WOODY SHRUBS TO 490'-0" - 495'-0" APPLICATION RATE: 792 TABLETS/PLANT. WOODY SHRUBS TO 495'-0" - 500'-0" APPLICATION RATE: 800 TABLETS/PLANT. WOODY SHRUBS TO 500'-0" - 505'-0" APPLICATION RATE: 808 TABLETS/PLANT. WOODY SHRUBS TO 505'-0" - 510'-0" APPLICATION RATE: 816 TABLETS/PLANT. WOODY SHRUBS TO 510'-0" - 515'-0" APPLICATION RATE: 824 TABLETS/PLANT. WOODY SHRUBS TO 515'-0" - 520'-0" APPLICATION RATE: 832 TABLETS/PLANT. WOODY SHRUBS TO 520'-0" - 525'-0" APPLICATION RATE: 840 TABLETS/PLANT. WOODY SHRUBS TO 525'-0" - 530'-0" APPLICATION RATE: 848 TABLETS/PLANT. WOODY SHRUBS TO 530'-0" - 535'-0" APPLICATION RATE: 856 TABLETS/PLANT. WOODY SHRUBS TO 535'-0" - 540'-0" APPLICATION RATE: 864 TABLETS/PLANT. WOODY SHRUBS TO 540'-0" - 545'-0" APPLICATION RATE: 872 TABLETS/PLANT. WOODY SHRUBS TO 545'-0" - 550'-0" APPLICATION RATE: 880 TABLETS/PLANT. WOODY SHRUBS TO 550'-0" - 555'-0" APPLICATION RATE: 888 TABLETS/PLANT. WOODY SHRUBS TO 555'-0" - 560'-0" APPLICATION RATE: 896 TABLETS/PLANT. WOODY SHRUBS TO 560'-0" - 565'-0" APPLICATION RATE: 904 TABLETS/PLANT. WOODY SHRUBS TO 565'-0" - 570'-0" APPLICATION RATE: 912 TABLETS/PLANT. WOODY SHRUBS TO 570'-0" - 575'-0" APPLICATION RATE: 920 TABLETS/PLANT. WOODY SHRUBS TO 575'-0" - 580'-0" APPLICATION RATE: 928 TABLETS/PLANT. WOODY SHRUBS TO 580'-0" - 585'-0" APPLICATION RATE: 936 TABLETS/PLANT. WOODY SHRUBS TO 585'-0" - 590'-0" APPLICATION RATE: 944 TABLETS/PLANT. WOODY SHRUBS TO 590'-0" - 595'-0" APPLICATION RATE: 952 TABLETS/PLANT. WOODY SHRUBS TO 595'-0" - 600'-0" APPLICATION RATE: 960 TABLETS/PLANT. WOODY SHRUBS TO 600'-0" - 605'-0" APPLICATION RATE: 968 TABLETS/PLANT. WOODY SHRUBS TO 605'-0" - 610'-0" APPLICATION RATE: 976 TABLETS/PLANT. WOODY SHRUBS TO 610'-0" - 615'-0" APPLICATION RATE: 984 TABLETS/PLANT. WOODY SHRUBS TO 615'-0" - 620'-0" APPLICATION RATE: 992 TABLETS/PLANT. WOODY SHRUBS TO 620'-0" - 625'-0" APPLICATION RATE: 1000 TABLETS/PLANT. WOODY SHRUBS TO 625'-0" - 630'-0" APPLICATION RATE: 1008 TABLETS/PLANT. WOODY SHRUBS TO 630'-0" - 635'-0" APPLICATION RATE: 1016 TABLETS/PLANT. WOODY SHRUBS TO 635'-0" - 640'-0" APPLICATION RATE: 1024 TABLETS/PLANT. WOODY SHRUBS TO 640'-0" - 645'-0" APPLICATION RATE: 1032 TABLETS/PLANT. WOODY SHRUBS TO 645'-0" - 650'-0" APPLICATION RATE: 1040 TABLETS/PLANT. WOODY SHRUBS TO 650'-0" - 655'-0" APPLICATION RATE: 1048 TABLETS/PLANT. WOODY SHRUBS TO 655'-0" - 660'-0" APPLICATION RATE: 1056 TABLETS/PLANT. WOODY SHRUBS TO 660'-0" - 665'-0" APPLICATION RATE: 1064 TABLETS/PLANT. WOODY SHRUBS TO 665'-0" - 670'-0" APPLICATION RATE: 1072 TABLETS/PLANT. WOODY SHRUBS TO 670'-0" - 675'-0" APPLICATION RATE: 1080 TABLETS/PLANT. WOODY SHRUBS TO 675'-0" - 680'-0" APPLICATION RATE: 1088 TABLETS/PLANT. WOODY SHRUBS TO 680'-0" - 685'-0" APPLICATION RATE: 1096 TABLETS/PLANT. WOODY SHRUBS TO 685'-0" - 690'-0" APPLICATION RATE: 1104 TABLETS/PLANT. WOODY SHRUBS TO 690'-0" - 695'-0" APPLICATION RATE: 1112 TABLETS/PLANT. WOODY SHRUBS TO 695'-0" - 700'-0" APPLICATION RATE: 1120 TABLETS/PLANT. WOODY SHRUBS TO 700'-0" - 705'-0" APPLICATION RATE: 1128 TABLETS/PLANT. WOODY SHRUBS TO 705'-0" - 710'-0" APPLICATION RATE: 1136 TABLETS/PLANT. WOODY SHRUBS TO 710'-0" - 715'-0" APPLICATION RATE: 1144 TABLETS/PLANT. WOODY SHRUBS TO 715'-0" - 720'-0" APPLICATION RATE: 1152 TABLETS/PLANT. WOODY SHRUBS TO 720'-0" - 725'-0" APPLICATION RATE: 1160 TABLETS/PLANT. WOODY SHRUBS TO 725'-0" - 730'-0" APPLICATION RATE: 1168 TABLETS/PLANT. WOODY SHRUBS TO 730'-0" - 735'-0" APPLICATION RATE: 1176 TABLETS/PLANT. WOODY SHRUBS TO 735'-0" - 740'-0" APPLICATION RATE: 1184 TABLETS/PLANT. WOODY SHRUBS TO 740'-0" - 745'-0" APPLICATION RATE: 1192 TABLETS/PLANT. WOODY SHRUBS TO 745'-0" - 750'-0" APPLICATION RATE: 1200 TABLETS/PLANT. WOODY SHRUBS TO 750'-0" - 755'-0" APPLICATION RATE: 1208 TABLETS/PLANT. WOODY SHRUBS TO 755'-0" - 760'-0" APPLICATION RATE: 1216 TABLETS/PLANT. WOODY SHRUBS TO 760'-0" - 765'-0" APPLICATION RATE: 1224 TABLETS/PLANT. WOODY SHRUBS TO 765'-0" - 770'-0" APPLICATION RATE: 1232 TABLETS/PLANT. WOODY SHRUBS TO 770'-0" - 775'-0" APPLICATION RATE: 1240 TABLETS/PLANT. WOODY SHRUBS TO 775'-0" - 780'-0" APPLICATION RATE: 1248 TABLETS/PLANT. WOODY SHRUBS TO 780'-0" - 785'-0" APPLICATION RATE: 1256 TABLETS/PLANT. WOODY SHRUBS TO 785'-0" - 790'-0" APPLICATION RATE: 1264 TABLETS/PLANT. WOODY SHRUBS TO 790'-0" - 795'-0" APPLICATION RATE: 1272 TABLETS/PLANT. WOODY SHRUBS TO 795'-0" - 800'-0" APPLICATION RATE: 1280 TABLETS/PLANT. WOODY SHRUBS TO 800'-0" - 805'-0" APPLICATION RATE: 1288 TABLETS/PLANT. WOODY SHRUBS TO 805'-0" - 810'-0" APPLICATION RATE: 1296 TABLETS/PLANT. WOODY SHRUBS TO 810'-0" - 815'-0" APPLICATION RATE: 1304 TABLETS/PLANT. WOODY SHRUBS TO 815'-0" - 820'-0" APPLICATION RATE: 1312 TABLETS/PLANT. WOODY SHRUBS TO 820'-0" - 825'-0" APPLICATION RATE: 1320 TABLETS/PLANT. WOODY SHRUBS TO 825'-0" - 830'-0" APPLICATION RATE: 1328 TABLETS/PLANT. WOODY SHRUBS TO 830'-0" - 835'-0" APPLICATION RATE: 1336 TABLETS/PLANT. WOODY SHRUBS TO 835'-0" - 840'-0" APPLICATION RATE: 1344 TABLETS/PLANT. WOODY SHRUBS TO 840'-0" - 845'-0" APPLICATION RATE: 1352 TABLETS/PLANT. WOODY SHRUBS TO 845'-0" - 850'-0" APPLICATION RATE: 1360 TABLETS/PLANT. WOODY SHRUBS TO 850'-0" - 855'-0" APPLICATION RATE: 1368 TABLETS/PLANT. WOODY SHRUBS TO 855'-0" - 860'-0" APPLICATION RATE: 1376 TABLETS/PLANT. WOODY SHRUBS TO 860'-0" - 865'-0" APPLICATION RATE: 1384 TABLETS/PLANT. WOODY SHRUBS TO 865'-0" - 870'-0" APPLICATION RATE: 1392 TABLETS/PLANT. WOODY SHRUBS TO 870'-0" - 875'-0" APPLICATION RATE: 1400 TABLETS/PLANT. WOODY SHRUBS TO 875'-0" - 880'-0" APPLICATION RATE: 1408 TABLETS/PLANT. WOODY SHRUBS TO 880'-0" - 885'-0" APPLICATION RATE: 1416 TABLETS/PLANT. WOODY SHRUBS TO 885'-0" - 890'-0" APPLICATION RATE: 1424 TABLETS/PLANT. WOODY SHRUBS TO 890'-0" - 895'-0" APPLICATION RATE: 1432 TABLETS/PLANT. WOODY SHRUBS TO 895'-0" - 900'-0" APPLICATION RATE: 1440 TABLETS/PLANT. WOODY SHRUBS TO 900'-0" - 905'-0" APPLICATION RATE: 1448 TABLETS/PLANT. WOODY SHRUBS TO 905'-0" - 910'-0" APPLICATION RATE: 1456 TABLETS/PLANT. WOODY SHRUBS TO 910'-0" - 915'-0" APPLICATION RATE: 1464 TABLETS/PLANT. WOODY SHRUBS TO 915'-0" - 920'-0" APPLICATION RATE: 1472 TABLETS/PLANT. WOODY SHRUBS TO 920'-0" - 925'-0" APPLICATION RATE: 1480 TABLETS/PLANT. WOODY SHRUBS TO 925'-0" - 930'-0" APPLICATION RATE: 1488 TABLETS/PLANT. WOODY SHRUBS TO 930'-0" - 935'-0" APPLICATION RATE: 1496 TABLETS/PLANT. WOODY SHRUBS TO 935'-0" - 940'-0" APPLICATION RATE: 1504 TABLETS/PLANT. WOODY SHRUBS TO 940'-0" - 945'-0" APPLICATION RATE: 1512 TABLETS/PLANT. WOODY SHRUBS TO 945'-0" - 950'-0" APPLICATION RATE: 1520 TABLETS/PLANT. WOODY SHRUBS TO 950'-0" - 955'-0" APPLICATION RATE: 1528 TABLETS/PLANT. WOODY SHRUBS TO 955'-0" - 960'-0" APPLICATION RATE: 1536 TABLETS/PLANT. WOODY SHRUBS TO 960'-0" - 965'-0" APPLICATION RATE: 1544 TABLETS/PLANT. WOODY SHRUBS TO 965'-0" - 970'-0" APPLICATION RATE: 1552 TABLETS/PLANT. WOODY SHRUBS TO 970'-0" - 975'-0" APPLICATION RATE: 1560 TABLETS/PLANT. WOODY SHRUBS TO 975'-0" - 980'-0" APPLICATION RATE: 1568 TABLETS/PLANT. WOODY SHRUBS TO 980'-0" - 985'-0" APPLICATION RATE: 1576 TABLETS/PLANT. WOODY SHRUBS TO 985'-0" - 990'-0" APPLICATION RATE: 1584 TABLETS/PLANT. WOODY SHRUBS TO 990'-0" - 995'-0" APPLICATION RATE: 1592 TABLETS/PLANT. WOODY SHRUBS TO 995'-0" - 1000'-0" APPLICATION RATE: 1600 TABLETS/PLANT.



TYPICAL SHRUB PLANTING DETAIL



TYPICAL TREE PLANTING DETAIL



- NOTES:
1. ON TREES LESS THAN 4" CAL. USE WOOD STAKES.
  2. ON TREES 3" CAL. OR GREATER USE GUYING CABLES.
  3. FOR PRUNING, SEE SPECIFICATIONS.
  4. NEVER CUT OUT CENTRAL LEADER, PRUNE OUT BROKEN, DEAD, OR COMING BRANCHES.
  5. SEE SPECS. FOR ADDITIONAL REQUIREMENTS.
  6. WATER AT TIME OF PLANTING-SEE NOTES AND SPECS.







DESIGN BY: SUB  
DRAWN BY: JMK  
CHECKED BY: SJB  
DATE: 03-24-03  
JOB NO: 918  
SCALE: 1" = 20'  
C-101  
SHEET 2 OF 3

198 Whitney Avenue, Portland, Maine 04102  
Barry J. Hosmer, ASLA  
Landscape Architect

222 St. John Street, Suite 314 Portland, Maine 04102  
EER  
Engineering & Environmental  
Restoration, Inc.

REV.	BY	DATE	STATUS	CAD NO.
D	SJB	08-03-04	ISSUED FOR: 06/22/04 PLANNING BOARD CONDITIONS OF APPROVAL	818_C.C100
C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818_C.C100

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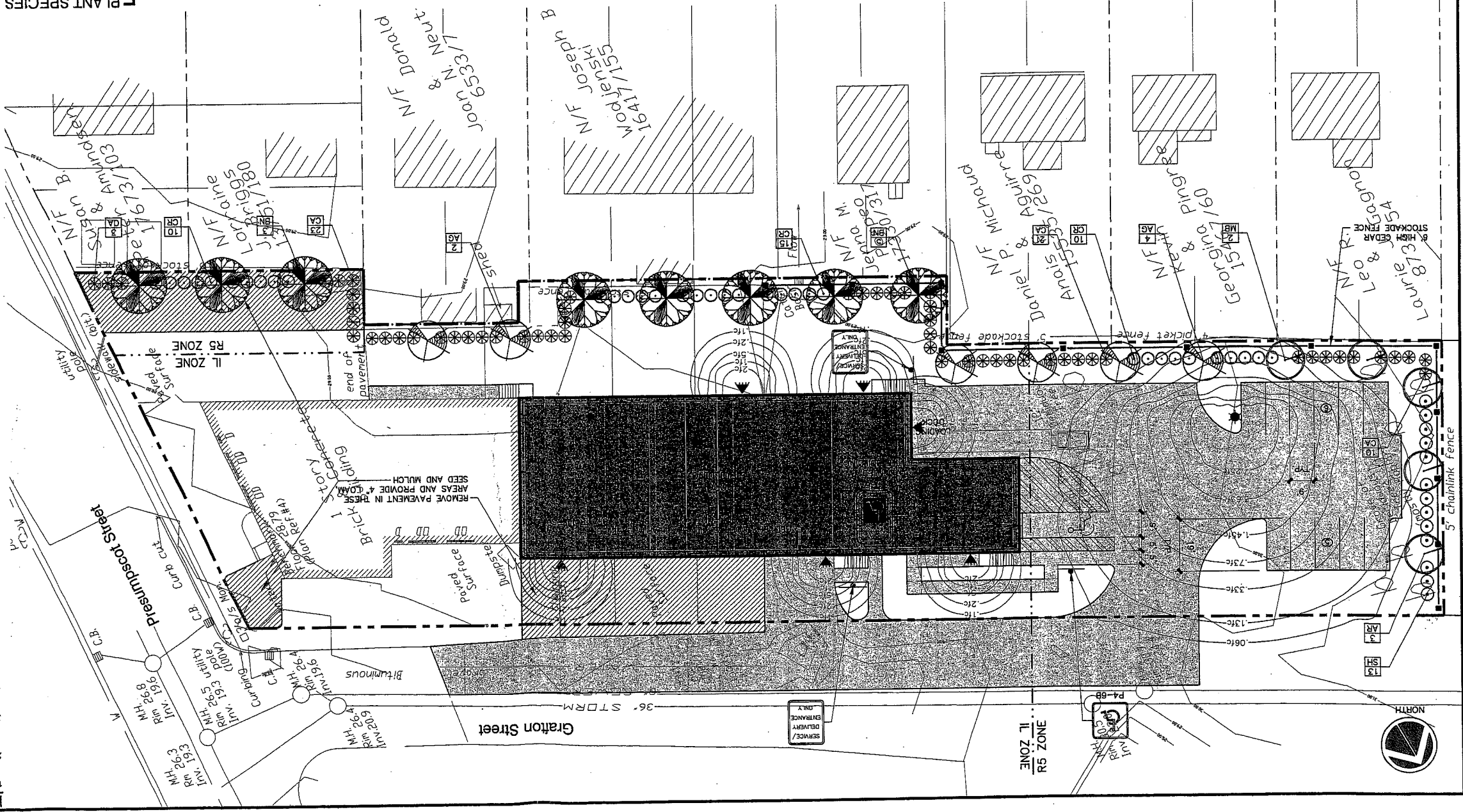
MARK GOLDSTEIN  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION  
LANDSCAPING, STRIPING  
AND SIGNAGE PLAN



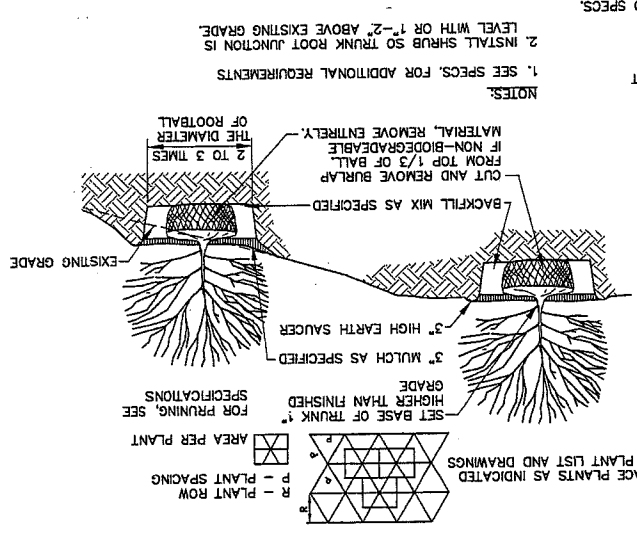
PLANT SPECIES LIST

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AR	3	ACER RUBRUM "AUTUMN FLAME"	AUTUMN FLAME MAPLE	2.5-3" CAL. 30" O.C., B&B	
AG	6	AMELANCHIER X GRANDIFLORA "ROBIN HILL"	ROBIN HILL SERVICEBERRY	2.5-3" CAL. 30" O.C., B&B	
BN	8	BETULA NIGRA "HERITAGE"	HERITAGE RIVER BIRCH	2.5-3" CAL. 30" O.C., B&B	
CR	35	CLETHRA ALNIFOLIA "RUBY SPICE"	RUBY SPICE SUMMERSWEET	2.5-3" O.C.	
CA	57	CONIUS ALBA "IVORY HALO"	IVORY HALO RED TWIG DOGWOOD	2.5-3" O.C.	
MB	2	MALUS BACATA "WALTERS"	WALTERS COLUMNAR SIBERIAN CRAB	2.5-3" CAL. 30" O.C., B&B	
SH	13	SYRINGA X HYACINTHILORRA "POCAHONTAS"	POCAHONTAS LILAC	2.5-3" O.C.	

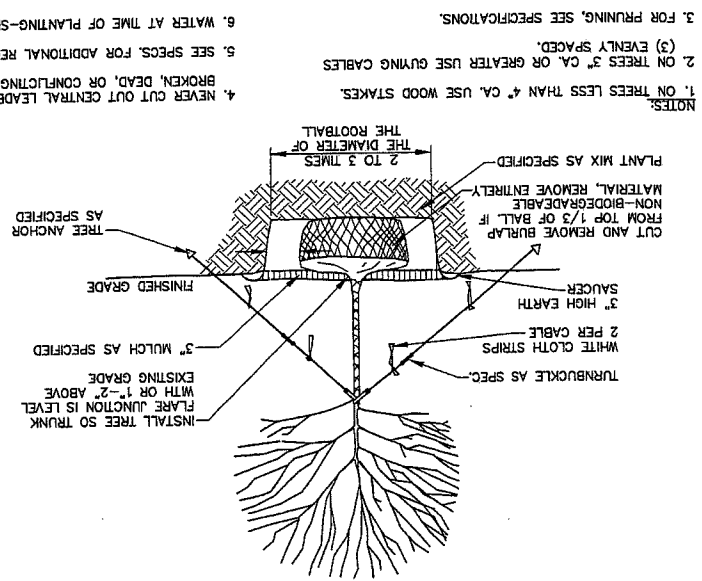
- LANDSCAPING NOTES
1. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
  2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES, WALLS, PAVING, CURBING, ETC. DAMAGED IN THE PERFORMANCE OF THIS JOB AT NO COST TO THE OWNER.
  3. PLANTING OF TREES AND SHRUBS SHALL OCCUR NOT OCCUR UNTIL ALL GRADING AND PAVING IS COMPLETED.
  4. ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH FOR THE SPECIES AND SHALL BE SOUND AND HEALTHY AND FREE OF DISEASE AND INSECTS. THEY SHALL CONFORM TO THE MANUFACTURER'S AND FIELD AND SHALL CONFORM TO ANSI Z601-NURSERY STOCK LATEST REVISION. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT WRITTEN CONFIRMATION OF ALL PLANT SPECIES, CULTIVARS, VARIETIES, SIZES AND QUANTITIES THAT THEY PROPOSED TO INSTALL WITH THE NAME, PHONE NUMBER AND LOCATION OF ALL NURSERIES WHERE PLANT MATERIAL HAS BEEN GROWN.
  5. ALL PLANTS SHALL HAVE ALL NONBIODEGRADABLE MATERIALS (STRING, WIRE, POTS, ETC.) REMOVED AT THE TIME OF PLANTING. CIRCLING ROOTS OR ROOTS THAT LATER WOULD GIRDLE THE PLANT SHALL BE STRAIGHTENED, CUT OR THE ROOT BALL SHALL BE CUT UTILIZING THE "BUTTERFLY METHOD". TOP 1/3 OF WIRE BASKETS AND BURLAP ON TREES SHALL BE CUT AND REMOVED.
  6. BACKFILL MIX SHALL BE COMPOSED OF A 80/20 LOAM/PEAT MIX. PLANTING PITS SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER AND THE SAME DEPTH OF THE PLANT ROOT BALL. BACKFILL 1/2 OF THE PIT WITH A LIGHT COMPACT. SEE NOTE 6 AND INSTALL RELEASE FERTILIZER AFTER FIRST BACKFILL LIFT. SETTING THE TREE/SHRUB SHALL BE PLANTING SUCH THAT THE TRUNK FLARE AND INSTALLED BACKFILL 1/2 OF THE PIT AND CONTACT. SEE NOTE 6.
  7. ALL PLANTINGS SHALL HAVE SLOW RELEASE FERTILIZER TABLETS OR AN APPROVED EQUAL. APPLICATION RATE: PERENNIALS-1 TABLET/PLANT; WOODY SHRUBS TO 3"-0"-2" TABLETS/PLANT; PLANT AND TREES 3"-0"-3" TABLETS/PLANT AND TREES 6"-0"-4" TABLETS/PLANT. AFTER PLANTS ARE INSTALLED, LIQUID FEED ALL PLANTS WITH "ROOTS" OR AN APPROVED EQUAL. MIX ACCORDING TO MANUFACTURER'S INSTRUCTIONS. APPLICATION RATE: PERENNIALS-2 QTS/PLANT; WOODY SHRUBS TO 4"-0"-1.5 GAL./PLANT; TREES AND SHRUBS 4"-0"-10" TO 10"-0"-3 GAL./PLANT AND TREES TO 10" AND ABOVE-4 GAL./PLANT. THE LANDSCAPE CONTRACTOR SHALL SUBMIT SAMPLES OF SLOW RELEASE FERTILIZER AND COPIES OF THE LABEL OF THE LIQUID FERTILIZER PRIOR TO PLANT INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL NOT INSTALL ANY PLANT MATERIAL UNLESS APPROVED BY THE LANDSCAPE CONTRACTOR. PLANTS SHALL BE ADEQUATELY WATERED THE DAY OF INSTALLATION OR THESE PLANTS WILL BE REJECTED.
  8. TREES SHALL BE STAKED. TWO STAKES ARE REQUIRED FOR ALL TREES LESS THAN 2.5" IN CALIPER. ALL TREES LARGER THAN 2.5" SHALL HAVE THREE STAKES. ALL TREE STAKES SHALL BE REMOVED BY THE CONTRACTOR AFTER ONE YEAR.
  9. MULCH TO BE INSTALLED TO A DEPTH OF 3" AFTER NORMAL SETTLING. MULCH SHALL BE MEDIUM SHREDED HEMLOCK BARK BROWN IN COLOR. DO NOT PLACE MULCH IN CONTACT WITH THE TRUNK OF SHRUB TRUNK. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A .25 CUBIC FOOT SAMPLE PRIOR TO INSTALLATION.
  10. ALL PLANTS SHALL HAVE THEIR LOCATIONS STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE.
  11. PLANT SPECIES SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS FIRST APPROVED BY THE LANDSCAPE ARCHITECT. ANY SUBSTITUTED PLANTS INSTALLED WITHOUT PRIOR APPROVAL WILL BE REJECTED.
  12. ALL PLANTS SHALL BE GUARANTEED FOR ONE GROWING SEASON (1 YEAR FROM THE DATE OF ACCEPTANCE). ANY PLANTS THAT DIE DURING THE GUARANTEE SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
  13. ALL AREAS NOT IDENTIFIED WITH OTHER SURFACE TREATMENTS SHALL BE LAWN. 6" OF LOAM SHALL BE INSTALLED UNDER ALL LAWN AREAS PRIOR TO SEEDING. THE LAWN AREA SHALL BE SEEDING WITH LOTS "TRI-FLEX" GENERAL OR APPROVED EQUAL. AND STRAW MULCHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE. MAINTENANCE SHALL COMMENCE AT THE TIME OF PLANTING AND LAST UNTIL A GOOD FULL CATCH OF GRASS IS ESTABLISHED.
  14. THE CONTRACTOR SHALL SUPPLY THE QUANTITIES OF PLANTS SUFFICIENT TO COMPLETE THE WORK SHOWN ON ALL DRAWINGS. IF QUANTITIES OF PLANTS LISTED IN THE PLANT SPECIES LIST DO NOT CORRELATE WITH THE PLANTINGS INDICATED ON THE DRAWINGS, THE QUANTITIES ON THE DRAWINGS SHALL GOVERN. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWINGS SHALL NOT ENTITLED THE LANDSCAPE CONTRACTOR TO ADDITIONAL REMUNERATION.
  15. ALLOW DECIDUOUS SHRUBS TO GROW TOGETHER TO FORM A NATURAL LOOKING PLANT MASS.



TYPICAL SHRUB PLANTING DETAIL



TYPICAL TREE PLANTING DETAIL



- NOTES:
1. ON TREES LESS THAN 4" CA. USE WOOD STAKES.
  2. ON TREES 3" CA. OR GREATER USE GUNNING CABLES.
  3. FOR PRUNING, SEE SPECIFICATIONS.
  4. NEVER CUT OUT CENTRAL LEADER, PRUNE OUT BROKEN, DEAD, OR COMPETING BRANCHES.
  5. SEE SPECS. FOR ADDITIONAL REQUIREMENTS.
  6. WATER AT TIME OF PLANTING-SEE NOTES AND SPECS.

NOT TO SCALE

SPACE PLANTS AS INDICATED ON PLANT LIST AND DRAWINGS

AREA PER PLANT FOR PRUNING, SEE SPECIFICATIONS

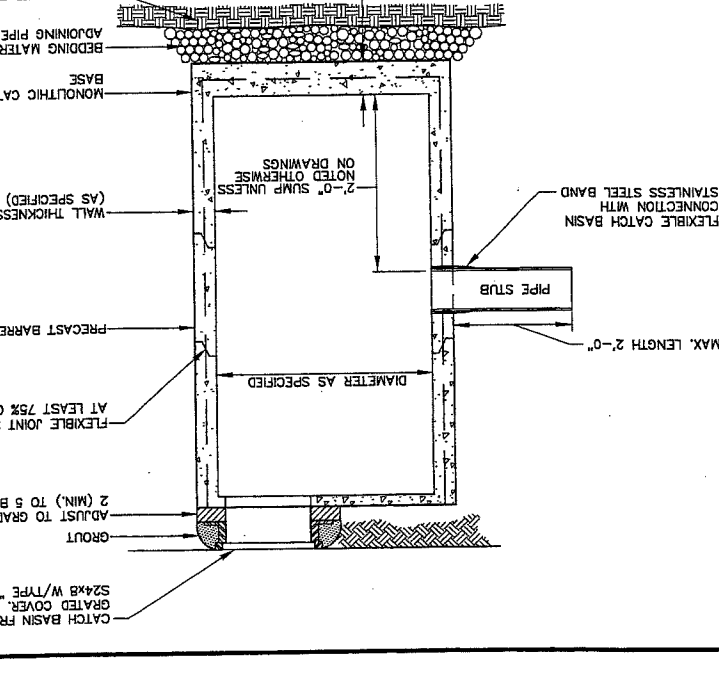
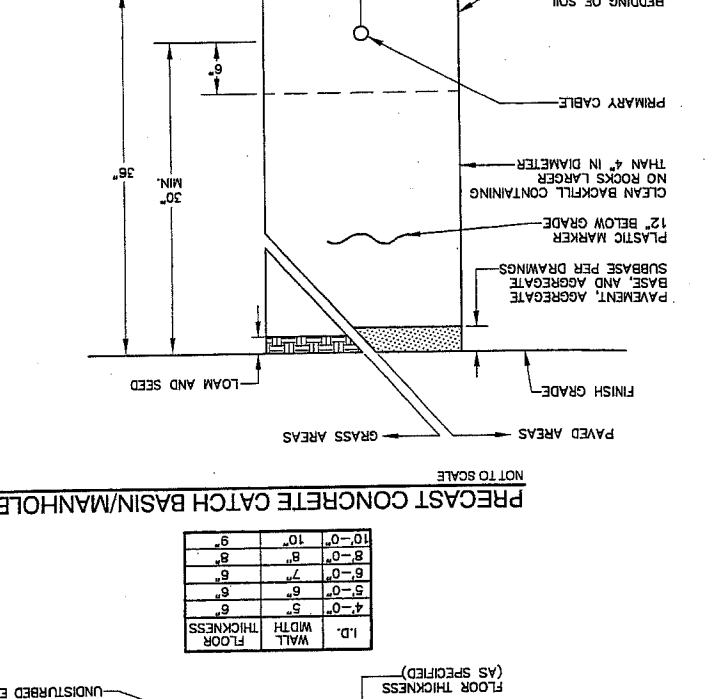
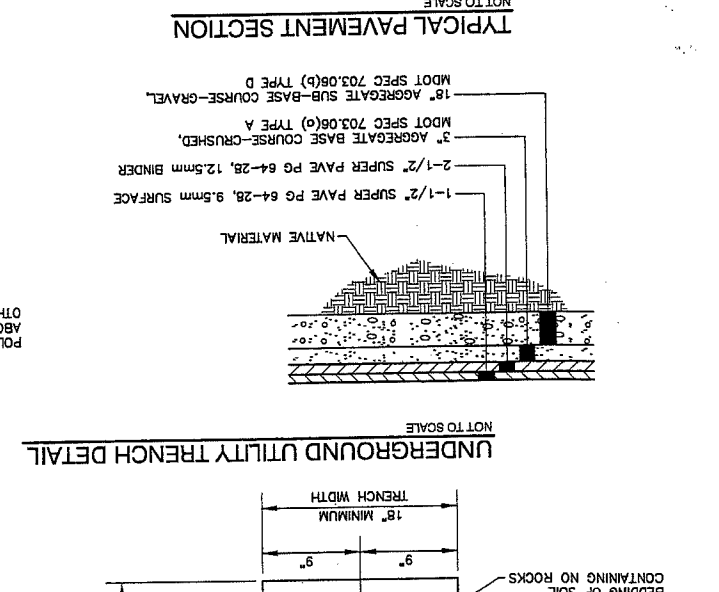
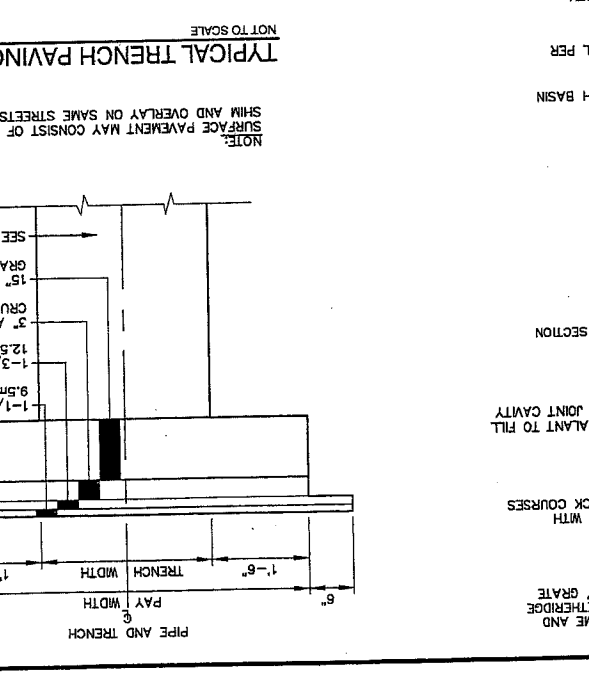
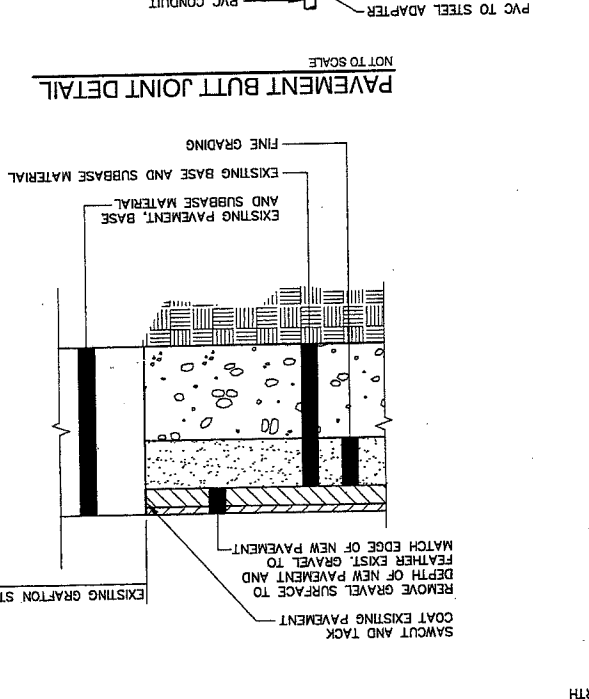
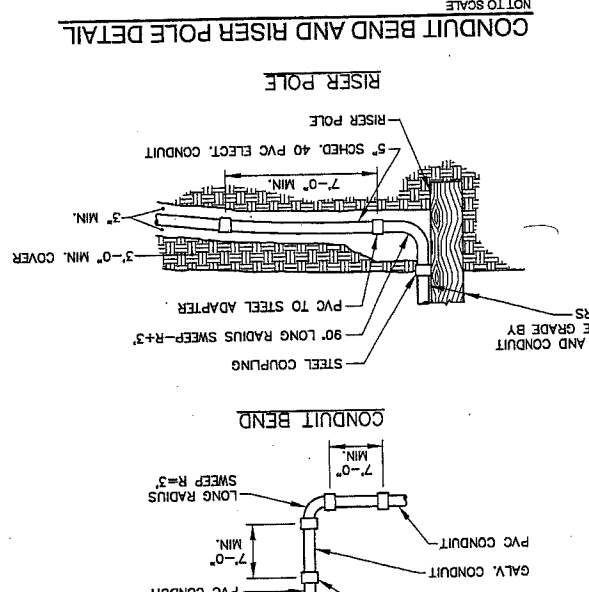
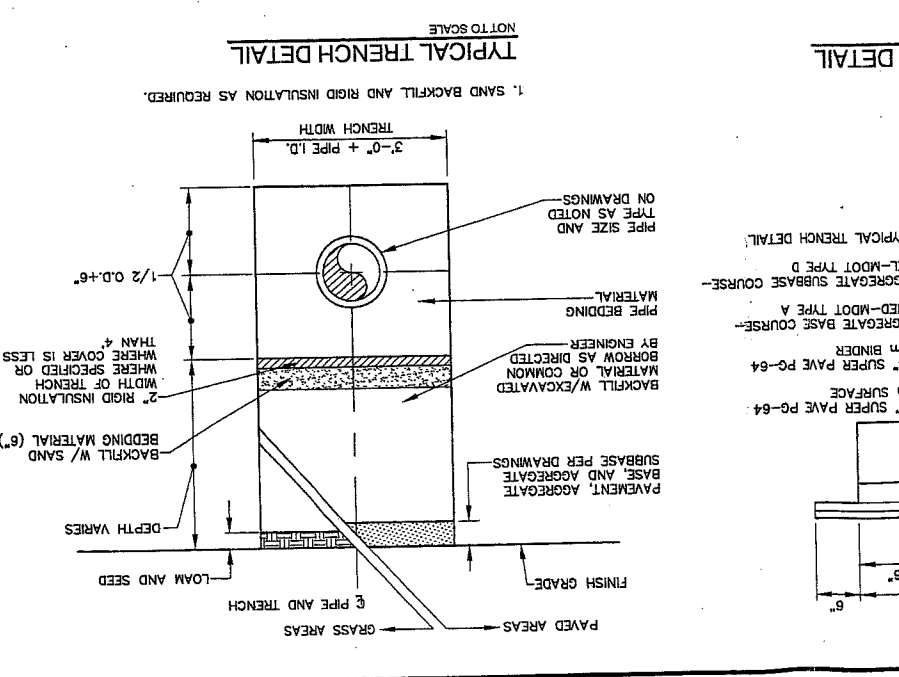
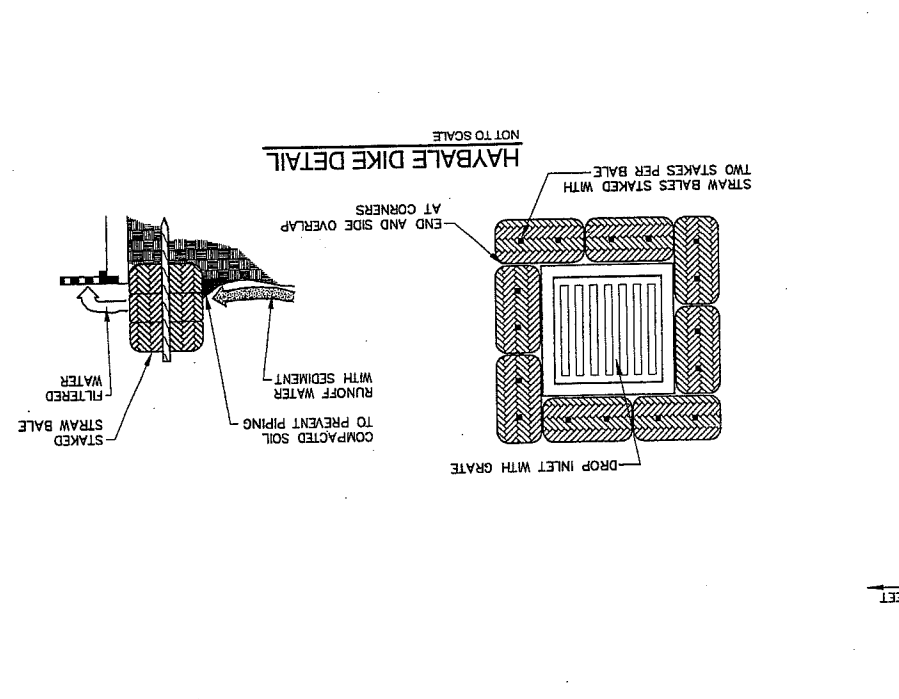
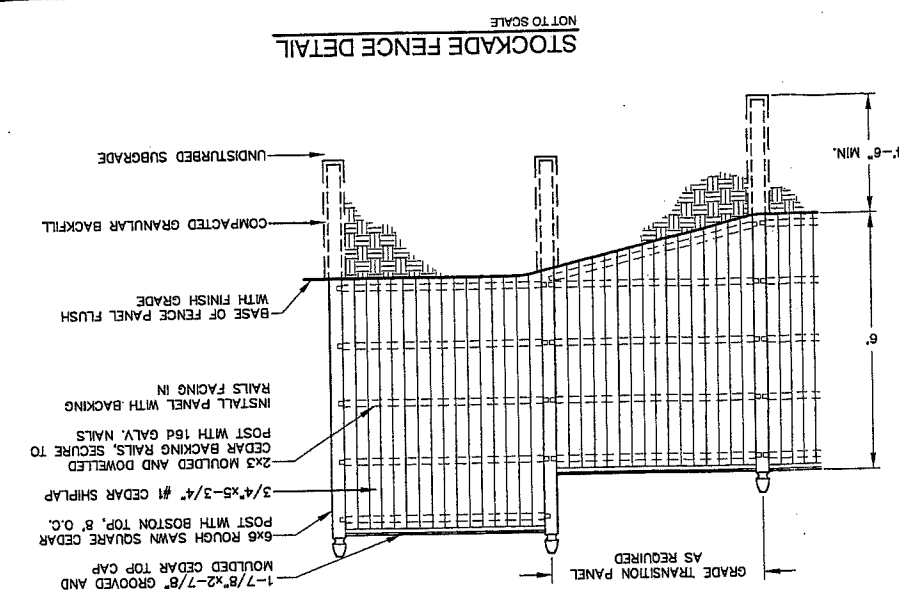
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DRAWN BY: JAH	CHECKED BY: SJB	222 St. John Street, Suite 314 Portland, Maine 04102		
<b>EER</b> Environmental Engineering & Remediation, Inc.				

**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION  
CONSTRUCTION DETAILS

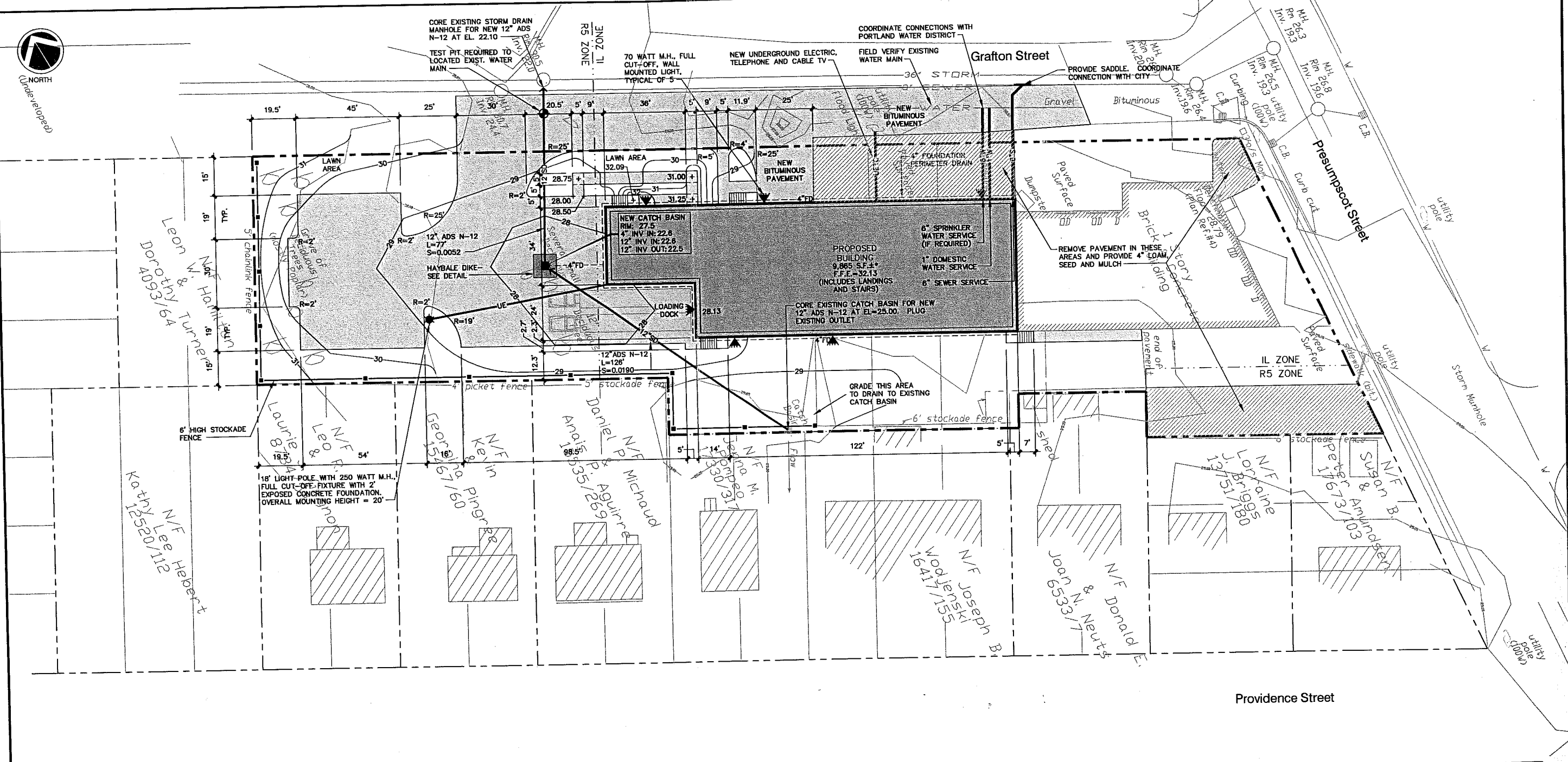
REV.	BY	DATE	STATUS	CAD NO.
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C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	B18_C-100

**EROSION CONTROL NOTES**

- APPLICATION OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES FOR THE PROJECT SHALL BE IN ACCORDANCE WITH PROCEDURES AND SPECIFICATIONS OF THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES," MARCH 1991 (BMP HANDBOOK).
- SILTATION FENCE SHALL BE INSTALLED BEFORE GRUBBING OR EARTH MOVING OPERATIONS.
- PERMANENT SEEDING SHALL BE APPLIED WITHIN 15 DAYS OF FINAL GRADING FROM APRIL 15 TO SEPTEMBER 1.
- PERMANENT SEEDING SHALL BE:  
BIRDSFOOT TREFOL 1.8  
CROWNEATCH 3.4  
CREeping RED FESCUE OR TALL FESCUE .46  
SEED RECOMMENDED LB/1,000 SQ. FT. DEPTH SEEDING DATES  
WINTER RYE 2.6 1-1.5" 8/15-10/1  
OATS 1.8 1-1.5" 8/15-8/15  
ANNUAL REGRASS .25 4/1-7/1  
SUDANGRASS 0.9 5-1" 5/15-8/15  
PERENNIAL 0.9 .25" 8/15-9/15  
FERTILIZER SHALL BE 10-20-20 GRANULAR GARDEN FERTILIZER AND APPLIED AT 18.4 LBS/1,000 S.F.
- TEMPORARY SEEDING SHALL BE APPLIED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF PERMANENT SEEDING IS NOT APPLIED, TEMPORARY SEEDING SHALL BE:  
BIRDSFOOT TREFOL 1.8  
CROWNEATCH 3.4  
CREeping RED FESCUE OR TALL FESCUE .46  
SEED RECOMMENDED LB/1,000 SQ. FT. DEPTH SEEDING DATES  
WINTER RYE 2.6 1-1.5" 8/15-10/1  
OATS 1.8 1-1.5" 8/15-8/15  
ANNUAL REGRASS .25 4/1-7/1  
SUDANGRASS 0.9 5-1" 5/15-8/15  
PERENNIAL 0.9 .25" 8/15-9/15  
FERTILIZER SHALL BE 10-20-20 GRANULAR GARDEN FERTILIZER AND APPLIED AT 18.4 LBS/1,000 S.F.
- LIMESTONE SHALL BE GROUND WITH 50% CALCIUM PLUS MAGNESIUM OXIDE AND APPLIED AT 138 LBS/1,000 S.F.
- MULCH SHALL BE HAY OR STRAW APPLIED AT 70-90 LBS/1,000 S.F.
- WINTER MULCH SHALL BE APPLIED BETWEEN OCTOBER 1 AND APRIL 1 AND SHALL BE HAY OR STRAW APPLIED AT 300 LBS/1,000 S.F.
- ALL EROSION CONTROL MEASURES, SEEDING AND MULCHING SHALL BE INSPECTED WEEKLY AFTER RAINSTORMS AND DURING EVENTS. ALL MEASURES SHALL BE REPAIRED OR REPLACED WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DAMAGE.
- SEEDED AND MULCHED AREAS SHALL BE MAINTAINED UNTIL FINAL ACCEPTANCE OF THE WORK. SEED CATCH SHALL BE ACCEPTABLE WHEN 75 PERCENT CATCH IS ESTABLISHED. MAINTENANCE SHALL CONSIST OF PROLONG PROTECTION AGAINST TRAFFIC AND REPAIRING ANY AREAS TO RE-ESTABLISH THE CONDITION AND GRADE OF THE SOIL PRIOR TO SEEDING AND SHALL THEN BE RE-FERTILIZED, RESEEDED AND REMULCHED.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF GRADING OPERATIONS AND ESTABLISHMENT OF A 75 PERCENT CATCH OF GRASS.
- MEASURES DURING CONSTRUCTION.
- EROSION CONTROL INSPECTION SHALL BE PERFORMED BY:  
STEPHEN J. BRADSTREET, P.E.  
222 ST. JOHN STREET, SUITE 314  
(207) 828-1272
- EROSION CONTROL AND CONSTRUCTION SEQUENCE:  
a) INSTALL TEMPORARY EROSION CONTROL AS SHOWN ON THE PLAN SHEET IN ACCORDANCE WITH THE DETAILS AND BMP'S.  
b) CONSTRUCT THE BUILDING.  
c) CONSTRUCT THE PARKING LOT AND STORM DRAINAGE SYSTEM.  
d) REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE IMPROVEMENTS ARE COMPLETE AND THERE IS 75% CATCH OF GRASS.  
e) INSTALL PERMANENT EROSION CONTROL MEASURES.



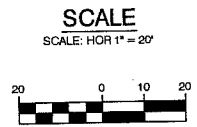
I.D.	WALL THICKNESS	FLOOR THICKNESS
10'-0"	10"	9"
8'-0"	8"	8"
6'-0"	7"	6"
5'-0"	6"	6"
4'-0"	5"	6"



DEVELOPMENT SUMMARY		
	EXISTING	PROPOSED
BUILDING	6,209 S.F.±	15,760 S.F.±
PAVEMENT	7,228 S.F.±	16,385 S.F.±
PERVIOUS	38,024 S.F.±	19,316 S.F.±
TOTAL PARCEL AREA	51,461 S.F.±	51,461 S.F.±

**GENERAL NOTES**

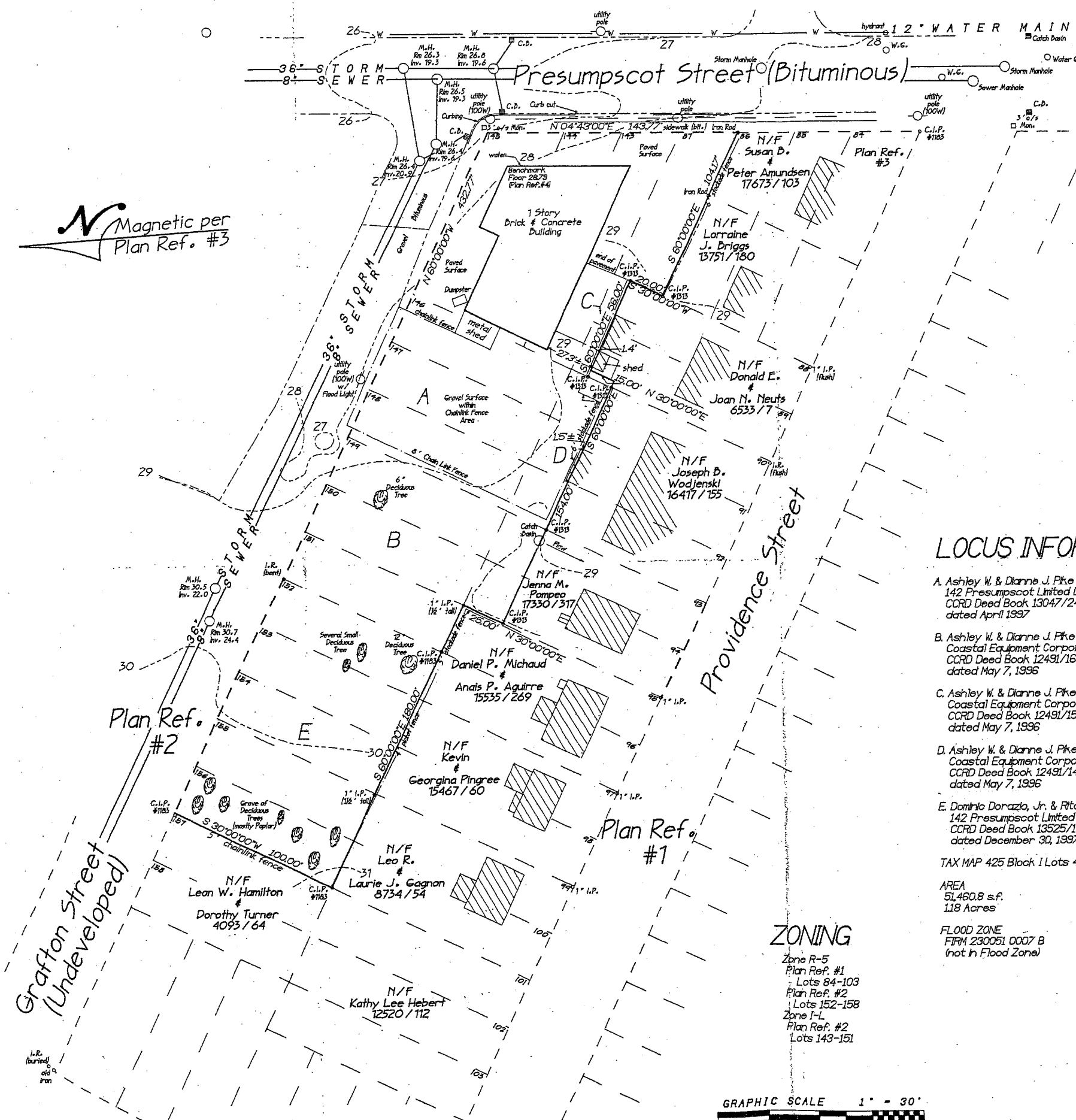
- 25' BUILDING SETBACK FROM FRONT SIDE AND REAR PROPERTY LINES, EXCEPT WHERE PROPERTY ABUTS A RESIDENTIAL DISTRICT WHERE A 40' SETBACK IS REQUIRED.  
PROPOSED: 25' FRONT YARD; 40' REAR YARD; 15' SIDE YARD.
- 15' PAVEMENT SETBACK FROM ALL PROPERTY LINES.  
PROPOSED: 15' FRONT, REAR AND SIDE YARD.
- PARKING (WAREHOUSE OVER 3,000 S.F.) = 1 SPACE/1,000 S.F.  
PROPOSED WAREHOUSE = 9,400 S.F. (MAINTAIN EXISTING PARKING FOR EXISTING BUILDING) REQUIRED: 10 SPACES, PROPOSED 12 SPACES.
- IN NON-PAVED AREAS ADJACENT TO THE BUILDING, ROOF DRAIN SPLASH PADS OR DRIP EDGE PADS SHALL BE INSTALLED TO DIRECT RUN-OFF AWAY FROM THE BUILDING.



C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818_c_C100
B	SJB	05-19-03	ISSUED FOR: PLANNING STAFF REVIEW	818_a_C100
REV.	BY	DATE	STATUS	CAD NO.
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		<p align="center"><b>MARK GOLDSTEIN</b> COASTAL EQUIPMENT CORPORATION WAREHOUSE ADDITION</p>		
		<p align="center"><b>SITE LAYOUT, UTILITY, GRADING AND EROSION CONTROL PLAN</b></p>		
		DESIGN BY: SJB DRAWN BY: JAR CHECKED BY: SJB DATE: 03-24-03 JOB NO: 818 SCALE: 1" = 20' C-100 SHEET 1 OF 3		222 St. John Street, Suite 714 Portland, Maine 04102



N  
Magnetic per  
Plan Ref. #3



**BOUNDARY SURVEY**  
 142 Presumpscot Street  
 Portland, Maine  
 for  
 142 Presumpscot, LLC  
 Warehouse Addition  
**BRUCE R. BOWMAN, Inc.**  
 Professional Land Surveyor  
 199 John Small Road, Chebeague Island, Maine 846-1663 846-1664(F)  
 Date: 03/12/03 Job: 03002  
 DrawnBy: *JB* Scale: 1"=30'

**LOCUS INFORMATION**

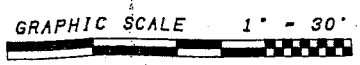
- A. Ashley W. & Dianne J. Pike to  
142 Presumpscot Limited Liability Company  
CCRD Deed Book 13047/243  
dated April 1997
  - B. Ashley W. & Dianne J. Pike to  
Coastal Equipment Corporation  
CCRD Deed Book 12491/16  
dated May 7, 1996
  - C. Ashley W. & Dianne J. Pike to  
Coastal Equipment Corporation  
CCRD Deed Book 12491/15  
dated May 7, 1996
  - D. Ashley W. & Dianne J. Pike to  
Coastal Equipment Corporation  
CCRD Deed Book 12491/14  
dated May 7, 1996
  - E. Dominic Dorazio, Jr. & Rita M. Pranis to  
142 Presumpscot Limited Liability Company  
CCRD Deed Book 13525/161  
dated December 30, 1997
- TAX MAP 425 Block I Lots 4-7, 33-43, p.a. 8-12
- AREA  
51,460.8 s.f.  
1.18 Acres
- FLOOD ZONE  
FRM 230051.0007 B  
(not in Flood Zone)

**REFERENCES**

1. Washington Avenue Gardens  
Portland, Cumberland County, Maine  
owned by Everett C. Wells  
by Ernest W. Branch, C.E. Sept 1920  
Recorded CCRD Planbook 14 Page 46
2. Washington Avenue Gardens Annex  
Portland, Cumberland County, Maine  
owned by Everett C. Wells  
by Ernest W. Branch, C.E. Oct 1920  
Recorded CCRD Planbook 14 Page 49
3. Standard Boundary Survey  
132-134 Providence Street  
Portland, Maine  
for Lester Card  
by Daniel T. LaPoint, PLS #1183  
not recorded
4. City of Portland Engineering Plan  
Presumpscot Street  
Portland, Maine  
Sewer Lines and Profile  
File 496/7

**ZONING**

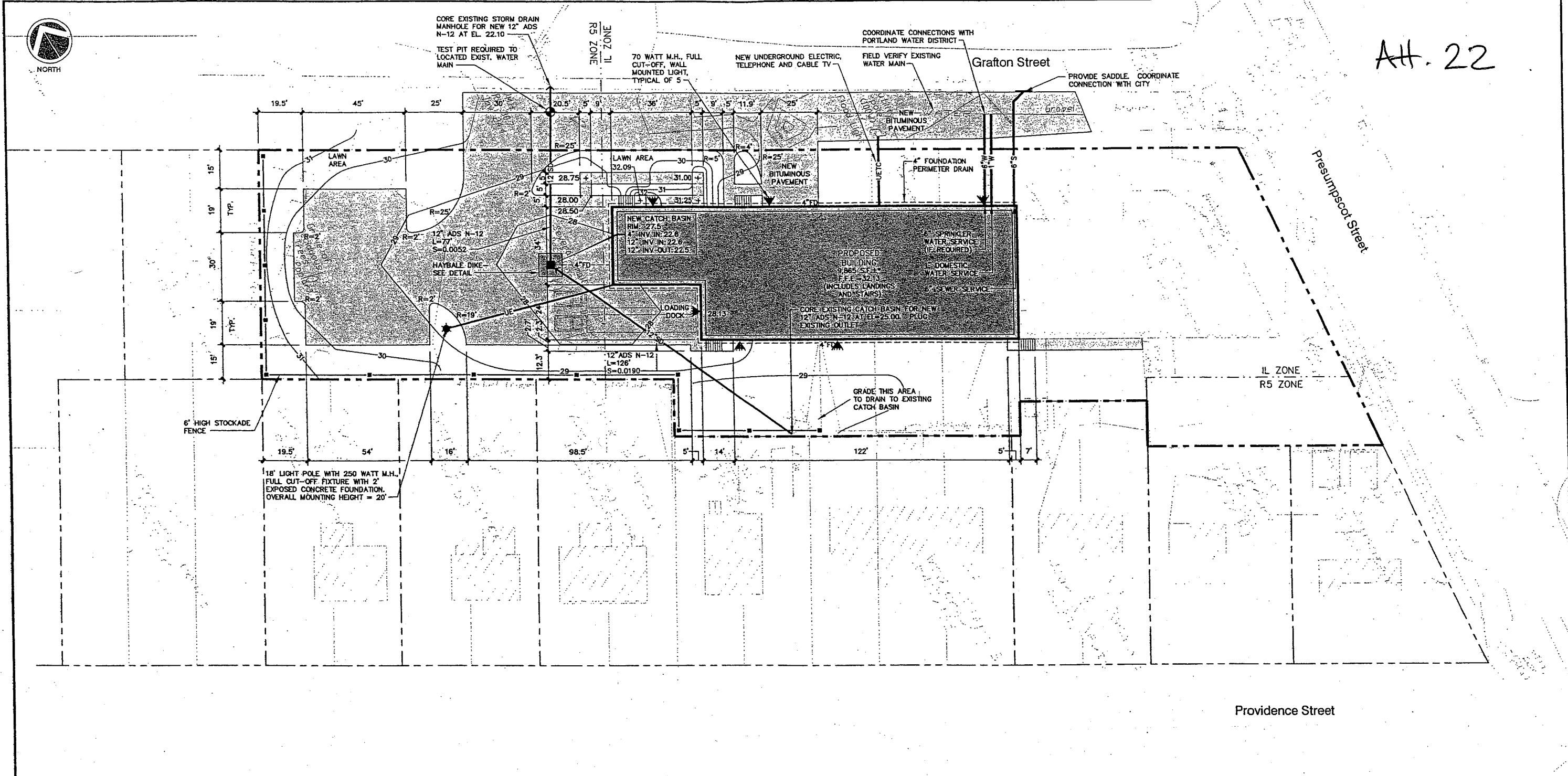
Zone R-5  
 Plan Ref. #1  
 Lots 84-103  
 Plan Ref. #2  
 Lots 152-158  
 Zone I-L  
 Plan Ref. #2  
 Lots 143-151



I HEREBY CERTIFY that this survey conforms to the  
 Maine Board of Licensure for Professional Land Surveyors,  
 Category I, Condition II  
 Except No Report Submitted  
 No Deeds Written

*JB*  
 Bruce R. Bowman PLS #1313

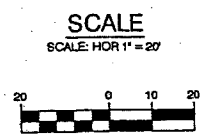
Att. 22



DEVELOPMENT SUMMARY		
	EXISTING	PROPOSED
BUILDING	6,209 S.F.±	15,760 S.F.±
PAVEMENT	7,228 S.F.±	21,177 S.F.±
PERVIOUS	38,024 S.F.±	14,524 S.F.±
TOTAL PARCEL AREA	51,461 S.F.±	51,461 S.F.±

**GENERAL NOTES**

- 25' BUILDING SETBACK FROM FRONT SIDE AND REAR PROPERTY LINES, EXCEPT WHERE PROPERTY ABUTS A RESIDENTIAL DISTRICT WHERE A 40' SETBACK IS REQUIRED.  
PROPOSED: 25' FRONT YARD; 40' REAR YARD; 15' SIDE YARD.
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PROPOSED WAREHOUSE = 9,400 S.F. (MAINTAIN EXISTING PARKING FOR EXISTING BUILDING) REQUIRED: 10 SPACES, PROPOSED 12 SPACES.
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C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818_c_C100
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REV.	BY	DATE	STATUS	CAD NO.

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STEPHEN J. BRADSTREET  
#5740  
REGISTERED PROFESSIONAL ENGINEER

**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION

SITE LAYOUT, UTILITY, GRADING  
AND EROSION CONTROL PLAN

<b>EER</b> Environmental Engineering & Remediation, Inc. 222 St. John Street, Suite 914 Portland, Maine 04102	DESIGN BY: SJB DRAWN BY: JAR CHECKED BY: SJB DATE: 03-24-03 JOB NO: 818 SCALE: 1" = 20' C-100
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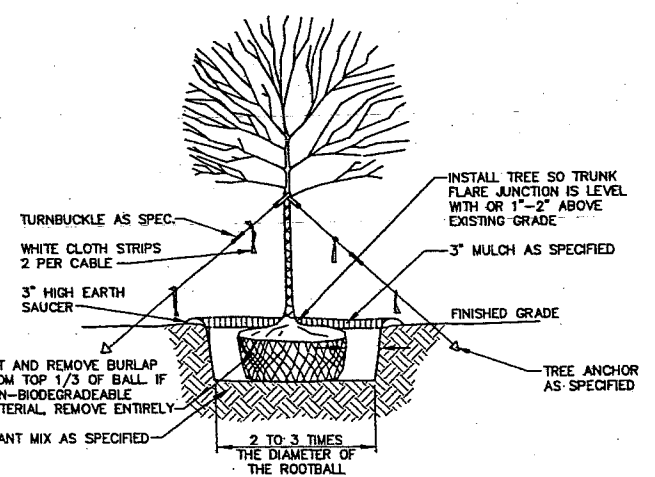
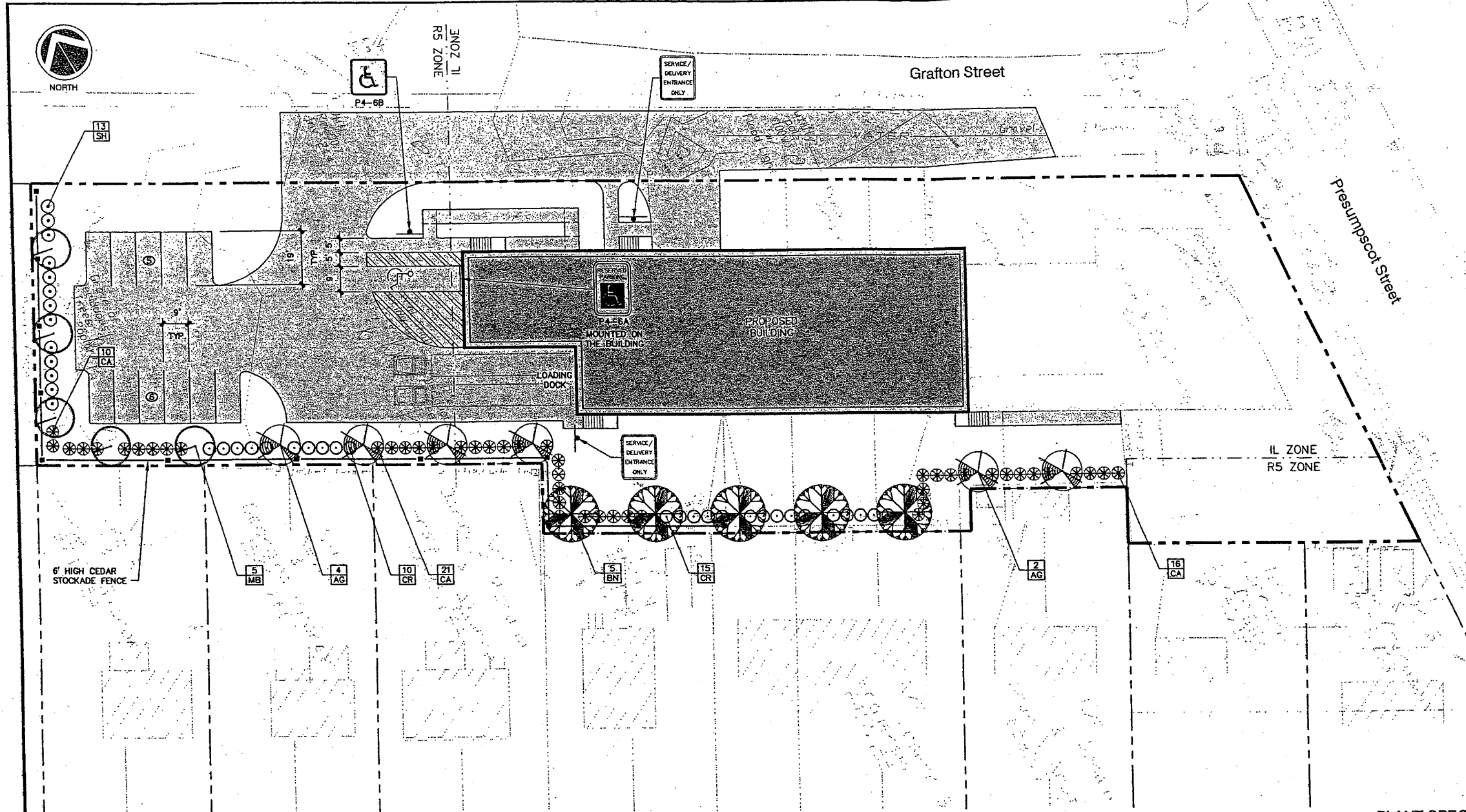
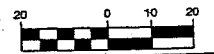
**LANDSCAPING NOTES**

1. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES, WALKS, PAVING, CURBING, ETC. DAMAGED IN THE PERFORMANCE OF THIS JOB AT NO COST TO THE OWNER.
3. PLANTING OF TREES AND SHRUBS SHALL OCCUR NOT OCCUR UNTIL ALL GRADING AND PAVING IS COMPLETED.
4. ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH FOR THE SPECIES AND SHALL BE SOUND, HEALTHY AND FREE OF DISEASE AND INSECTS. THEY SHALL CONFORM TO THE MEASUREMENTS ON THE PLANT LIST AND SHALL CONFORM TO ANSI Z60.1-NURSERY STOCK, LATEST REVISION. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT WRITTEN CONFIRMATION OF ALL PLANT SPECIES, CULTIVARS, VARIETIES, SIZES AND QUANTITIES THAT THEY PROPOSED TO INSTALL WITH THE NAME, PHONE NUMBER AND LOCATION OF ALL NURSERIES WHERE PLANT MATERIAL HAS BEEN GROWN.
5. ALL PLANTS SHALL HAVE ALL NONBIODEGRADABLE MATERIALS (STRING, WIRE, POTS, ETC.) REMOVED AT THE TIME OF PLANTING. CIRCLING ROOTS OR ROOTS THAT LATER WOULD GROUPE THE PLANT SHALL BE STRAIGHTENED, CUT OR THE ROOT BALL SHALL BE CUT UTILIZING THE "BUTTERFLY METHOD". TOP 1/3 OF WIRE BASKETS AND BURLAP ON TREES SHALL BE CUT AND REMOVED.
6. BACKFILL MIX SHALL BE COMPOSED OF A 80/20 LOAM/PEAT MOSS MIX. PLANTING PITS SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER AND TO THE SAME DEPTH OF THE PLANT ROOT BALL. BACKFILL 1/2 OF THE PIT AT A TIME AND COMPACT. SEE NOTE 6 AND INSTALL SLOW RELEASE FERTILIZER AFTER FIRST BACKFILL LIFT. SETTING THE TREE/SHRUB: EACH TREE/SHRUB SHALL BE PLANTED SUCH THAT THE TRUNK FLARE JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE. TREE/SHRUBS WHERE THE PLANTING DEPTH IS INCORRECT SHALL BE REJECTED.
7. ALL PLANTINGS SHALL HAVE SLOW RELEASE FERTILIZER TABLETS INSTALLED. TABLETS SHALL BE "AGRIFORM" 21 GRAM 20-10-5 PLANTING TABLETS OR AN APPROVED EQUAL. APPLICATION RATE: PERENNIALS-1 TABLET/PLANT, WOODY SHRUBS TO 3"-0"-2 TABLETS/PLANT, SHRUBS AND TREES 3"-0" TO 6"-0"-3 TABLETS/PLANT AND TREES 6"-0" AND ABOVE-4 TABLETS/PLANT. AFTER PLANTS ARE INSTALLED, LIQUID FEED ALL PLANTS WITH "ROOTS" OR AN APPROVED EQUAL. MIX ACCORDING TO MANUFACTURER'S INSTRUCTIONS. APPLICATION RATE: PERENNIALS-2 QT'S/PLANT, WOODY SHRUBS TO 4"-0"-1.5 GAL./PLANT, TREES AND SHRUBS 4"-0" TO 10"-0"-3 GAL./PLANT AND TREES 10"-0" AND ABOVE-4 GAL./PLANT. THE LANDSCAPE CONTRACTOR SHALL SUBMIT SAMPLES OF THE SLOW RELEASE FERTILIZER AND COPIES OF THE LABEL OF THE LIQUID FERTILIZER PRIOR TO PLANT INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL NOT INSTALL ANY PLANT MATERIAL UNLESS APPROPRIATE WATERING EQUIPMENT IS ON SITE. ALL PLANTS SHALL BE ADEQUATELY WATERED THE DAY OF INSTALLATION OR THESE PLANTS WILL BE REJECTED AND REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
8. TREES SHALL BE STAKED. TWO STAKES ARE REQUIRED FOR ALL TREES LESS THAN 2.5" IN CALIPER. ALL TREES LARGER THAN 2.5" SHALL HAVE THREE STAKES. ALL TREE STAKES SHALL BE REMOVED BY THE CONTRACTOR AFTER ONE YEAR.
9. MULCH TO BE INSTALLED TO A DEPTH OF 3" AFTER NORMAL SETTLING. MULCH SHALL BE MEDIUM SHREDDED HEMLOCK BARK, DARK BROWN IN COLOR. DO NOT PLACE MULCH IN CONTACT WITH THE TREE OR SHRUB TRUNK. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A .25 CUBIC FOOT SAMPLE PRIOR TO INSTALLATION.
10. ALL PLANTS SHALL HAVE THEIR LOCATIONS STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE.
11. PLANT SPECIES SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS FIRST APPROVED BY THE LANDSCAPE ARCHITECT. ANY SUBSTITUTED PLANTS INSTALLED WITHOUT PRIOR APPROVAL WILL BE REJECTED.
12. ALL PLANTS SHALL BE GUARANTEED FOR ONE GROWING SEASON (1 YEAR FROM THE DATE OF ACCEPTANCE). ANY PLANTS THAT DIE DURING THE GUARANTEE SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
13. ALL AREAS NOT IDENTIFIED WITH OTHER SURFACE TREATMENTS SHALL BE LAWN. 6" OF LOAM SHALL BE INSTALLED UNDER ALL LAWN AREAS PRIOR TO SEEDING. THE LAWN AREA SHALL BE SEED WITH LOFTS "TRI-PLEX GENERAL" OR APPROVED EQUAL AND STRAW MULCHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE. MAINTENANCE SHALL COMMENCE AT THE TIME OF PLANTING AND LAST UNTIL A GOOD FULL CATCH OF GRASS IS ESTABLISHED.
14. THE CONTRACTOR SHALL SUPPLY THE QUANTITIES OF PLANTS SUFFICIENT TO COMPLETE THE WORK SHOWN ON ALL DRAWINGS. IF QUANTITIES OF PLANTS LISTED IN THE PLANT SPECIES LIST DO NOT CORRELATE WITH THE PLANTINGS INDICATED ON THE DRAWINGS, THE QUANTITIES ON THE DRAWINGS SHALL GOVERN. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWINGS SHALL NOT ENTITLE THE LANDSCAPE CONTRACTOR TO ADDITIONAL REMUNERATION.
15. ALLOW DECIDUOUS SHRUBS TO GROW TOGETHER TO FORM A NATURAL LOOKING PLANT MASS.

**PLANT SPECIES LIST**

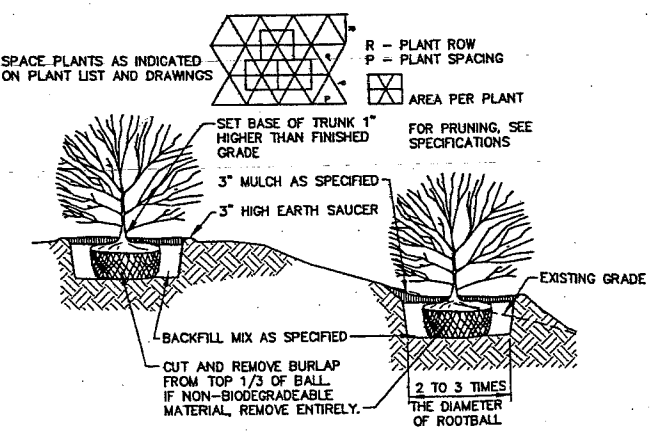
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AG	6	AMELANCHIER X GRANDIFLORA "ROBIN HILL"	ROBIN HILL SERVICEBERRY	2.5-3" CAL 30' O.C.	B&B
BN	5	BETULA NIGRA "HERITAGE"	HERITAGE RIVER BIRCH	2.5-3" CAL 30' O.C.	B&B
CR	25	CLETHRA ALNIFOLIA "RUBY SPICE"	RUBY SPICE SUMMERSWEET	2.5-3" 5' O.C.	
CA	47	CORNUS ALBA "IVORY HALO"	IVORY HALO RED TWIG DOGWOOD	2.5-3" 5' O.C.	
MB	5	MALUS BACCATA "WALTERS"	WALTER'S COLUMNAR SIBERIAN CRAB	2.5-3" CAL 30' O.C.	B&B
SH	13	SYRINGA X HYACINTHIFLORA "POCAHONTAS"	POCAHONTAS LILAC	2.5-3" 5' O.C.	

SCALE  
SCALE: HOR 1" = 20'



- NOTES:**
1. ON TREES LESS THAN 4" CA. USE WOOD STAKES.
  2. ON TREES 3" CA. OR GREATER USE GUYING CABLES (3) EVENLY SPACED.
  3. FOR PRUNING, SEE SPECIFICATIONS.
  4. NEVER CUT OUT CENTRAL LEADER, PRUNE OUT BROKEN, DEAD, OR CONFLICTING BRANCHES
  5. SEE SPECS. FOR ADDITIONAL REQUIREMENTS
  6. WATER AT TIME OF PLANTING-SEE NOTES AND SPECS.

**TYPICAL TREE PLANTING DETAIL**  
NOT TO SCALE  
4" CALIPER AND GREATER

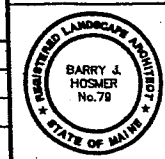
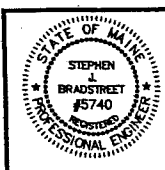


- NOTES:**
1. SEE SPECS. FOR ADDITIONAL REQUIREMENTS
  2. INSTALL SHRUB SO TRUNK ROOT JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE.

**TYPICAL SHRUB PLANTING DETAIL**  
NOT TO SCALE

REV.	BY	DATE	STATUS	CAD NO.
C	SJB	01-19-04	ISSUED FOR: CITY COMMENTS	B18_c_C100
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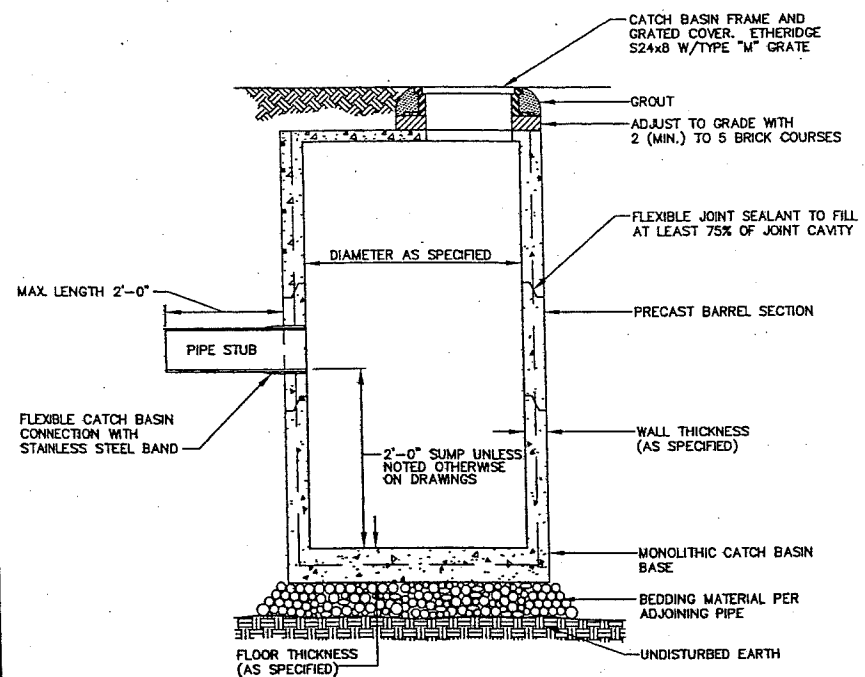
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**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION  
LANDSCAPING, STRIPING  
AND SIGNAGE PLAN

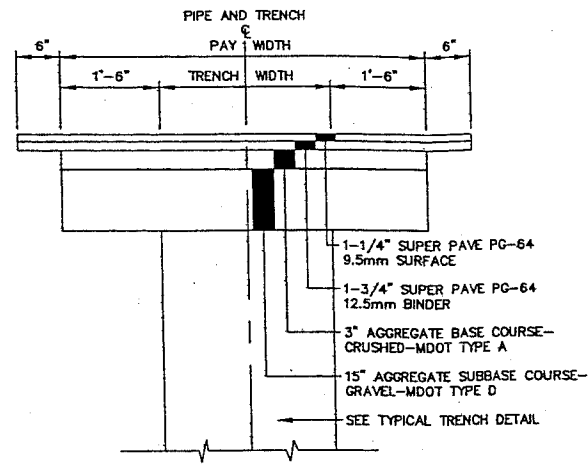
**EER** Environmental Engineering & Remediation, Inc.  
222 St. John Street, Suite 314 Portland, Maine 04102  
196 Winslow Avenue, Portland, Maine 04102

DESIGN BY: SJB  
DRAWN BY: JHR  
CHECKED BY: SJB  
DATE: 03-24-03  
JOB NO: 818  
SCALE: 1" = 20'  
C-101  
SHEET 2 OF 3



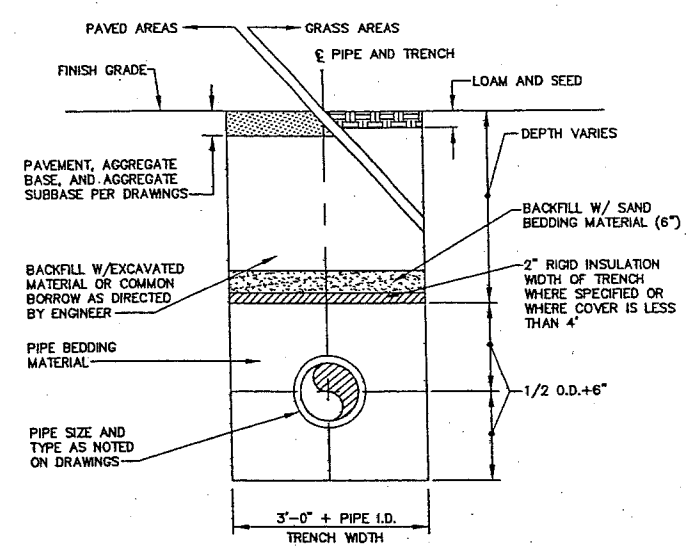
I.D.	WALL WIDTH	FLOOR THICKNESS
4'-0"	5"	6"
5'-0"	6"	6"
6'-0"	7"	6"
8'-0"	8"	8"
10'-0"	10"	9"

**PRECAST CONCRETE CATCH BASIN/MANHOLE**  
NOT TO SCALE



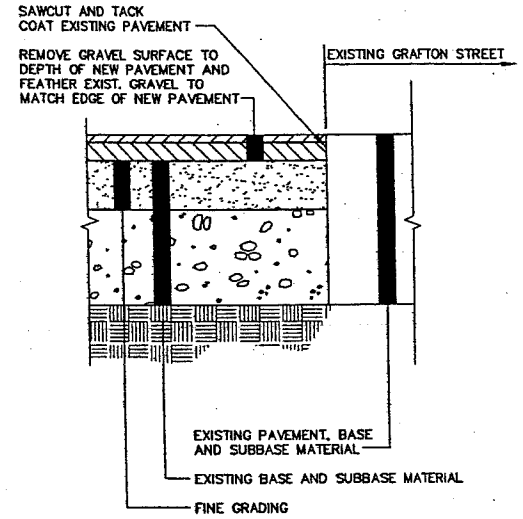
NOTE: SURFACE PAVEMENT MAY CONSIST OF SHIM AND OVERLAY ON SAME STREETS.

**TYPICAL TRENCH PAVING DETAIL**  
NOT TO SCALE

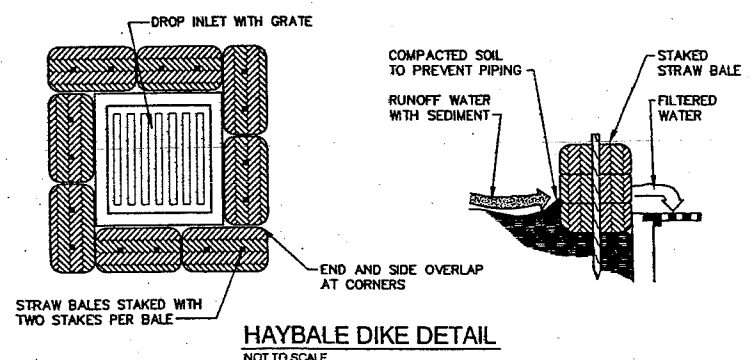


1. SAND BACKFILL AND RIGID INSULATION AS REQUIRED.

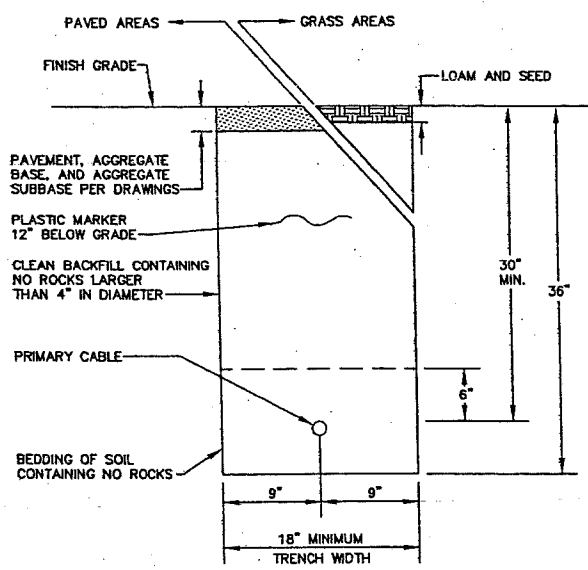
**TYPICAL TRENCH DETAIL**  
NOT TO SCALE



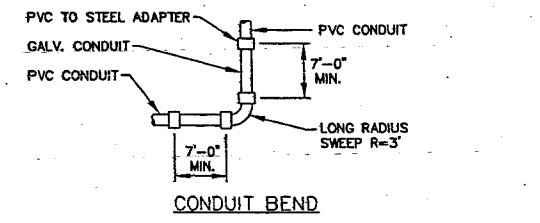
**PAVEMENT BUTT JOINT DETAIL**  
NOT TO SCALE



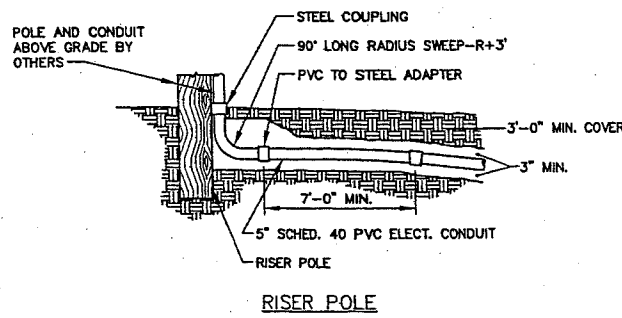
**HAYBALE DIKE DETAIL**  
NOT TO SCALE



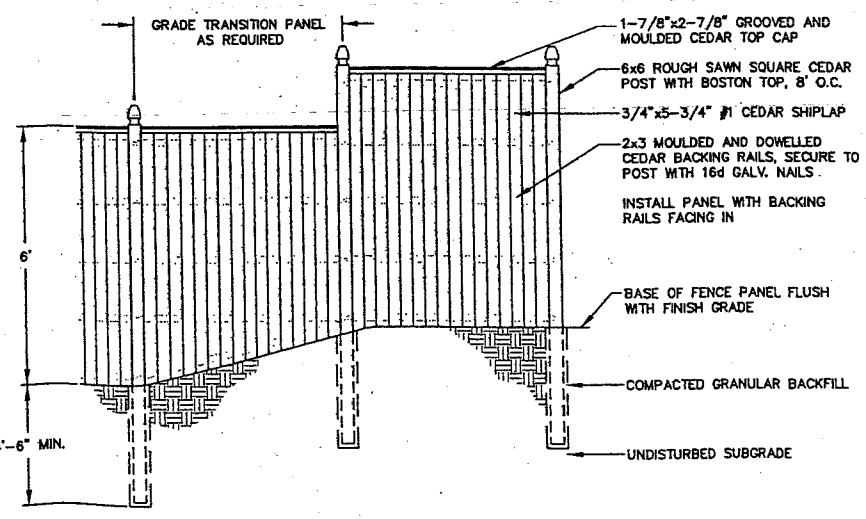
**UNDERGROUND UTILITY TRENCH DETAIL**  
NOT TO SCALE



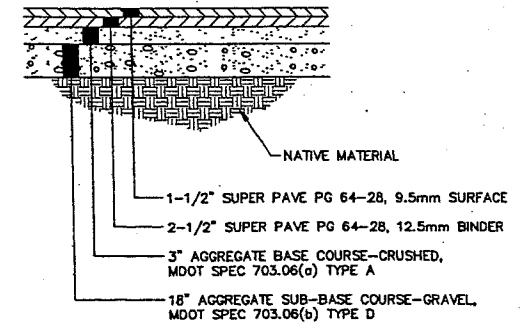
**CONDUIT BEND**



**CONDUIT BEND AND RISER POLE DETAIL**  
NOT TO SCALE



**STOCKADE FENCE DETAIL**  
NOT TO SCALE



**TYPICAL PAVEMENT SECTION**  
NOT TO SCALE

**EROSION CONTROL NOTES**

- APPLICATION OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES FOR THE PROJECT SHALL BE IN ACCORDANCE WITH PROCEDURES AND SPECIFICATIONS OF THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES," MARCH 1991 (BMP HANDBOOK).
- SILTATION FENCE SHALL BE INSTALLED BEFORE GRUBBING OR EARTH MOVING OPERATIONS.
- PERMANENT SEEDING SHALL BE APPLIED WITHIN 15 DAYS OF FINAL GRADING FROM APRIL 15 TO SEPTEMBER 1.
- PERMANENT SEEDING SHALL BE:
 

	LBS/1,000 S.F.		
BIRDSFOOT TREFLOIL	.18		
CROWNVECH	.34		
CREeping RED FESCUE OR TALL FESCUE	.46		
- TEMPORARY SEEDING SHALL BE APPLIED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL IF PERMANENT SEEDING IS NOT APPLIED. TEMPORARY SEEDING SHALL BE:
 

SEED	LB/1,000 SQ. FT.	SEEDING DEPTH	RECOMMENDED SEEDING DATES
WINTER RYE	2.6	1-1.5"	8/15-10/1
OATS	1.8	1-1.5"	4/1-7/1 8/15-9/15
ANNUAL RYEGRASS	0.9	.25"	4/1-7/1
SUDANGRASS	0.9	.5-1"	5/15-8/15
PERENNIAL	0.9	.25"	8/15-9/15
- FERTILIZER SHALL BE 10-20-20 GRANULAR GARDEN FERTILIZER AND APPLIED AT 18.4 LBS/1,000 S.F.
- LIMESTONE SHALL BE GROUND WITH 50% CALCIUM PLUS MAGNESIUM OXIDE AND APPLIED AT 138 LBS/1,000 S.F.
- MULCH SHALL BE HAY OR STRAW APPLIED AT 70-90 LBS/1,000 S.F.
- WINTER MULCH SHALL BE APPLIED BETWEEN OCTOBER 1 AND APRIL 1 AND SHALL BE HAY OR STRAW APPLIED AT 300 LBS/1,000 S.F.
- ALL EROSION CONTROL MEASURES, SEEDING AND MULCHING SHALL BE INSPECTED WEEKLY, AFTER RAINSTORMS AND DURING RUNOFF EVENTS. ALL MEASURES SHALL BE REPAIRED OR REPLACED WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DAMAGE.
- SEEDED AND MULCHED AREAS SHALL BE MAINTAINED UNTIL FINAL ACCEPTANCE OF THE WORK. SEED CATCH SHALL BE ACCEPTABLE WHEN 75 PERCENT CATCH IS ESTABLISHED. MAINTENANCE SHALL CONSIST OF PROVIDING PROTECTION AGAINST TRAFFIC AND REPAIRING ANY AREAS TO RE-ESTABLISHED THE CONDITION AND GRADE OF THE SOIL PRIOR TO SEEDING AND SHALL THEN BE REFERFERTILIZED, RESEEDED AND REMULCHED.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF GRADING OPERATIONS AND ESTABLISHMENT OF A 75 PERCENT CATCH OF GRASS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES DURING CONSTRUCTION.
- EROSION CONTROL INSPECTION SHALL BE PERFORMED BY: ENVIRONMENTAL ENGINEERING AND REMEDIATION, INC. STEPHEN J. BRADSTREET, P.E. 222 ST. JOHN STREET SUITE 314 (207) 828-1272
- EROSION CONTROL AND CONSTRUCTION SEQUENCE:
  - INSTALL ALL TEMPORARY EROSION CONTROL AS SHOWN ON THE PLAN SHEET IN ACCORDANCE WITH THE DETAILS AND BMP'S.
  - CONSTRUCT THE BUILDING.
  - CONSTRUCT THE PARKING LOT AND STORM DRAINAGE SYSTEM.
  - REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE IMPROVEMENTS ARE COMPLETE AND THERE IS 75% CATCH OF GRASS.
  - INSTALL PERMANENT EROSION CONTROL MEASURES.

REV.	BY	DATE	STATUS	CAD NO.
C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	B18_c_C100
B	SJB	06-13-03	ISSUED FOR: CLIENT REVIEW	B18_c_C100

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**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION

**CONSTRUCTION  
DETAILS**

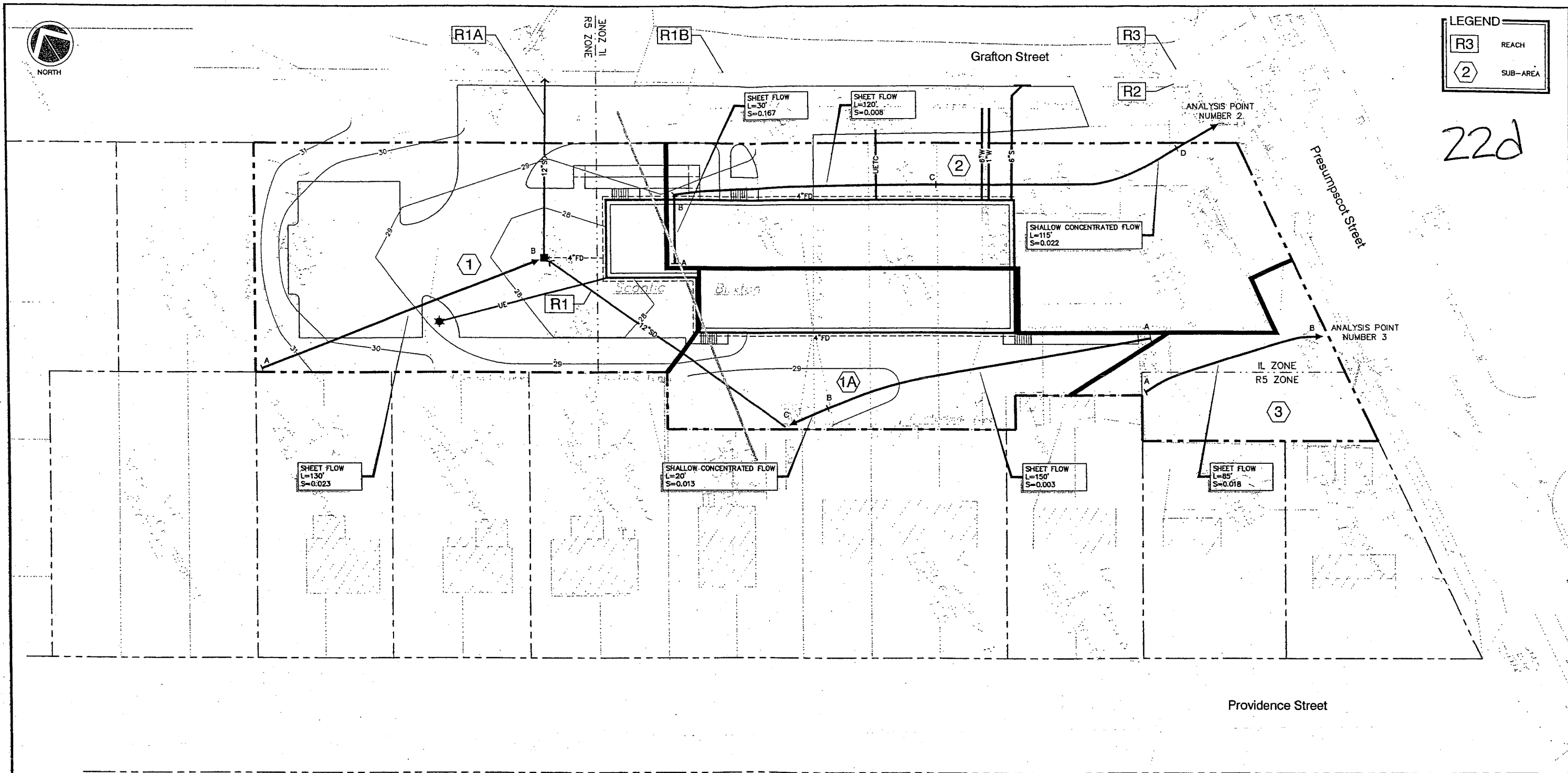
STEPHEN J. BRADSTREET  
#5740  
PROFESSIONAL ENGINEER

DESIGN BY: SJB  
DRAWN BY: JAR  
CHECKED BY: SJB  
DATE: 03-24-03  
JOB NO: 818  
SCALE: 1" = 20'  
C-102



LEGEND	
R3	REACH
2	SUB-AREA

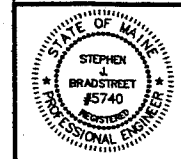
22d



Providence Street

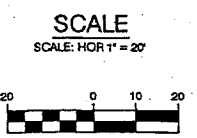
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B	SJB	05-13-03	ISSUED FOR: PLANNING STAFF REVIEW	818_a_H101
REV.	BY	DATE	STATUS	CAD NO.

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**MARK GOLDSTEIN**  
**COASTAL EQUIPMENT CORPORATION**  
**WAREHOUSE ADDITION**

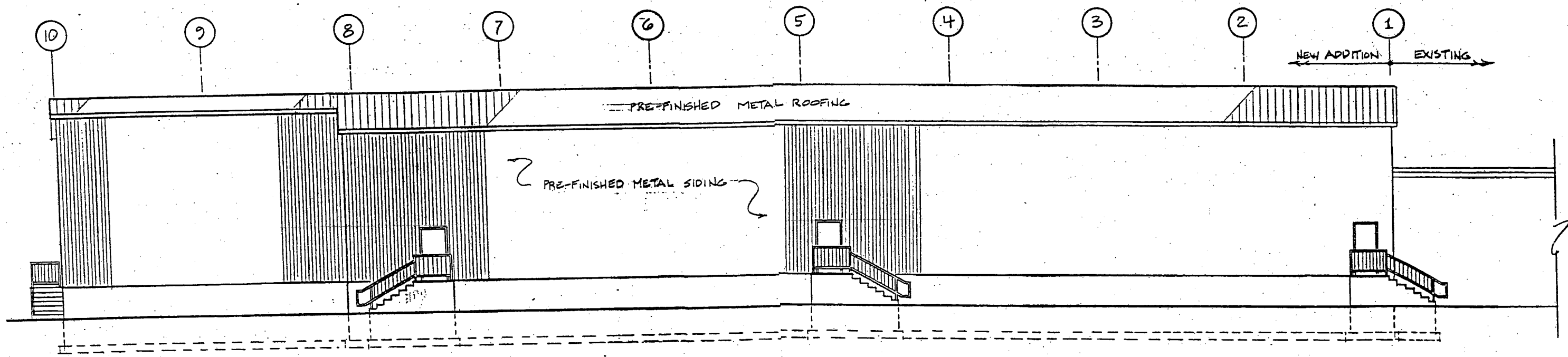
**POST-DEVELOPMENT**  
**DRAINAGE PLAN**



**EER** Environmental Engineering & Remediation, Inc.  
 222 St. John Street, Suite 714 Portland, Maine 04102

DESIGN BY:	SJB
DRAWN BY:	JAR
CHECKED BY:	SJB
DATE:	05-13-03
JOB NO.:	818
SCALE:	1" = 20'
LI. 101	

AH. 23



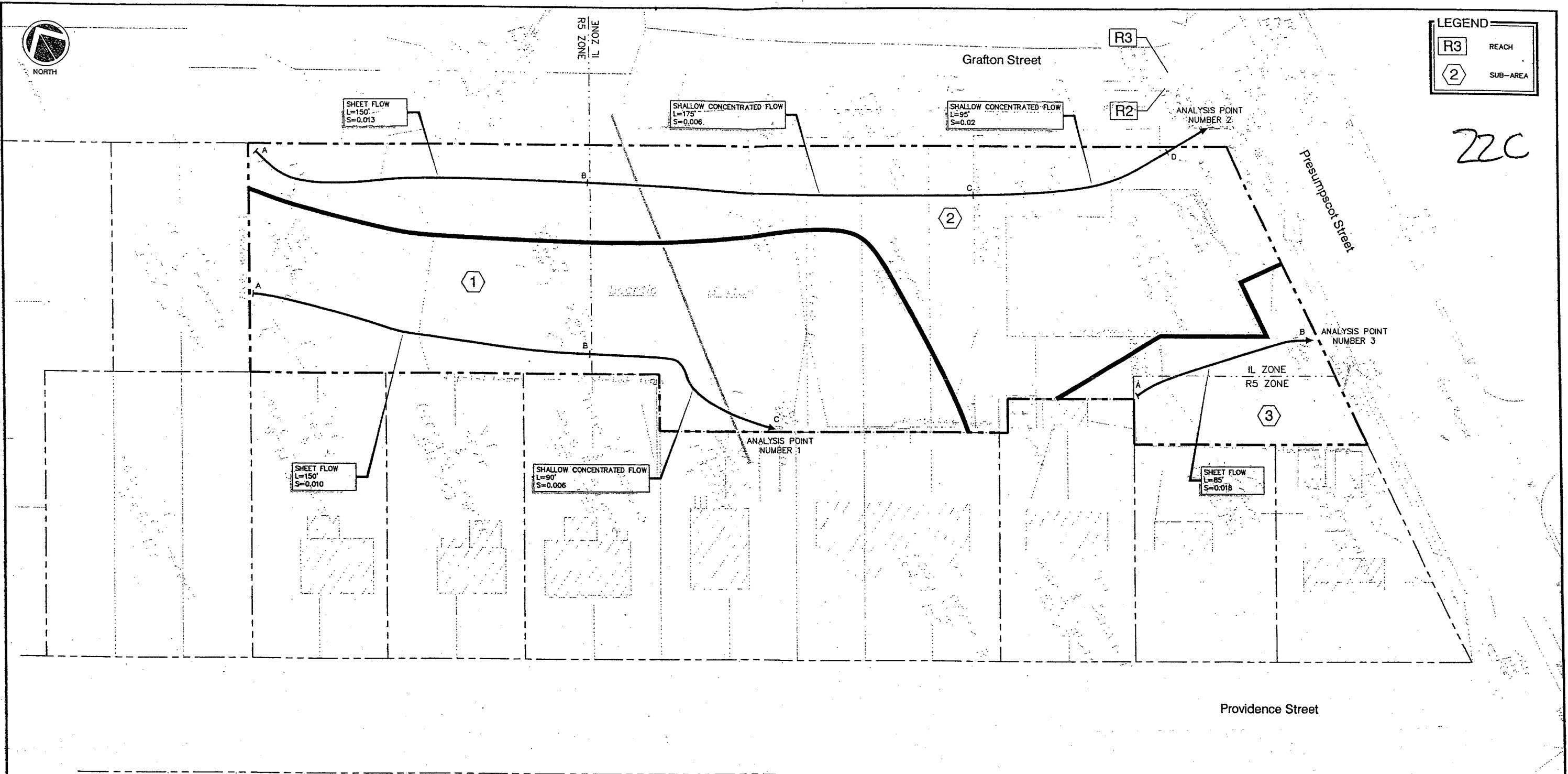
LEFT SIDE ELEVATION  
1/8" = 1'-0"



NORTH

LEGEND	
R3	REACH
2	SUB-AREA

22C



C	SJB	01-18-04	ISSUED FOR: QTY COMMENTS	818_c_H100
B	SJB	05-13-03	ISSUED FOR: PLANNING STAFF REVIEW	818_b_H100
REV.	BY	DATE	STATUS	CAD NO.

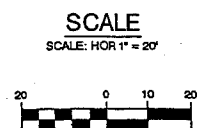
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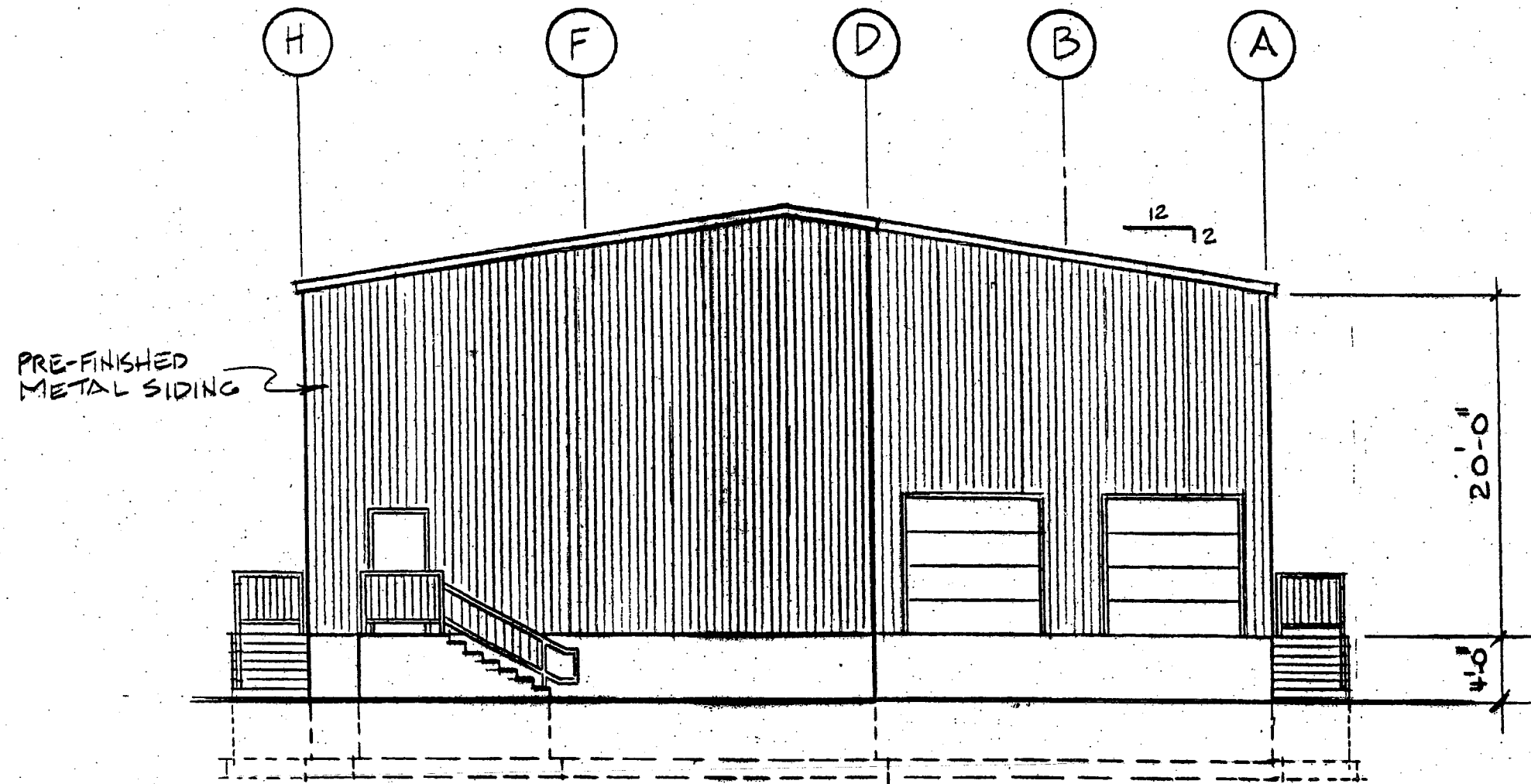
**MARK GOLDSTEIN**  
**COASTAL EQUIPMENT CORPORATION**  
**WAREHOUSE ADDITION**

**PRE-DEVELOPMENT**  
**DRAINAGE PLAN**

<b>EER</b> Environmental Engineering & Remediation, Inc. 222 St. John Street, Suite 714 Portland, Maine 04102	DESIGN BY: SJB DRAWN BY: JAR CHECKED BY: SJB DATE: 05-13-03 JOB NO: 818 SCALE: 1" = 20'
--	--



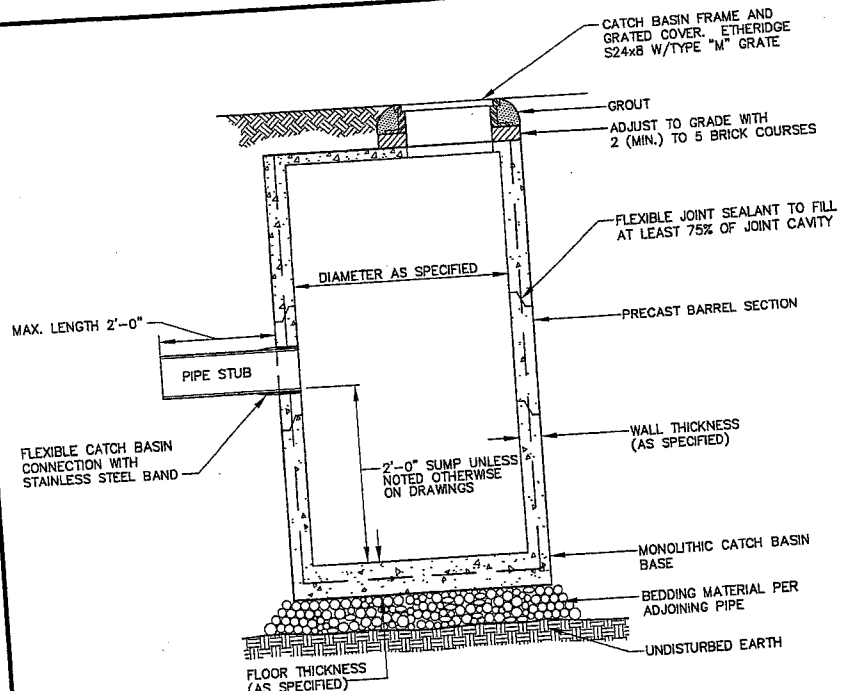
23c



REAR ELEVATION

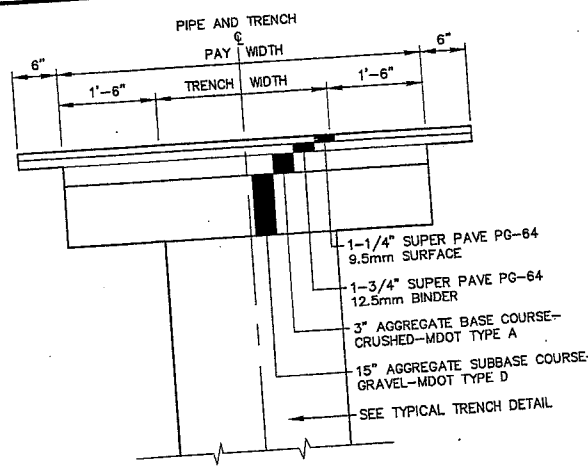
1/8" = 1'-0"





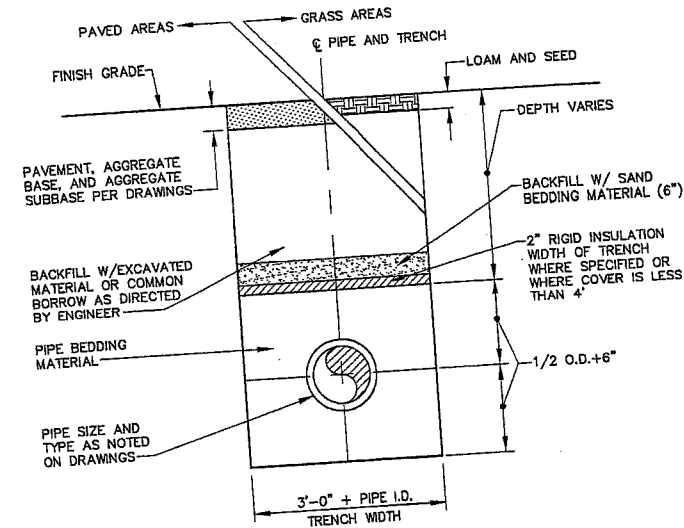
I.D.	WALL WIDTH	FLOOR THICKNESS
4'-0"	5"	6"
5'-0"	6"	6"
6'-0"	7"	6"
8'-0"	8"	8"
10'-0"	10"	9"

**PRECAST CONCRETE CATCH BASIN/MANHOLE**  
NOT TO SCALE



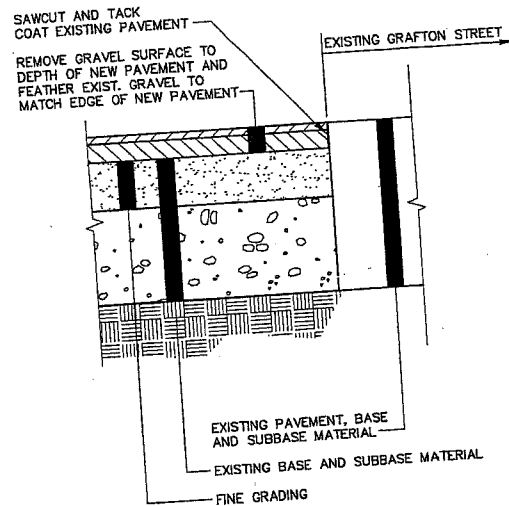
**TYPICAL TRENCH PAVING DETAIL**  
NOT TO SCALE

NOTE: SURFACE PAVEMENT MAY CONSIST OF SHIM AND OVERLAY ON SAME STREETS.

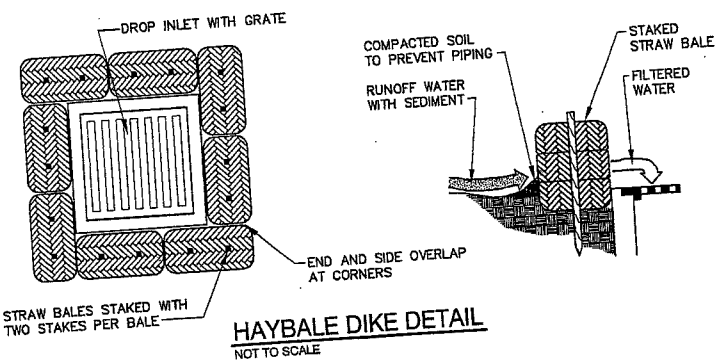


**TYPICAL TRENCH DETAIL**  
NOT TO SCALE

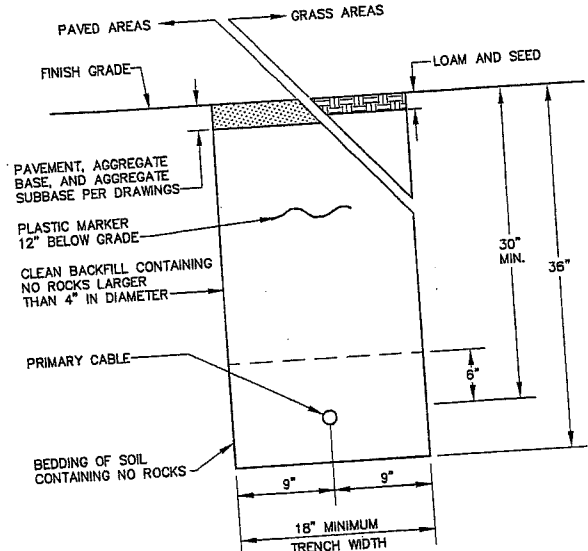
1. SAND BACKFILL AND RIGID INSULATION AS REQUIRED.



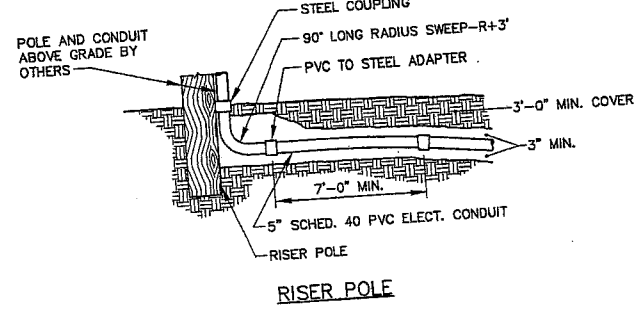
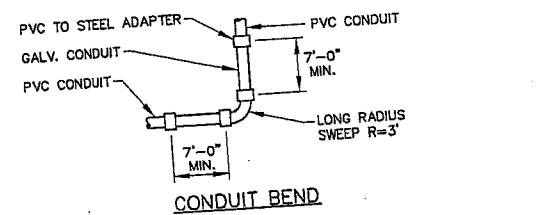
**PAVEMENT BUTT JOINT DETAIL**  
NOT TO SCALE



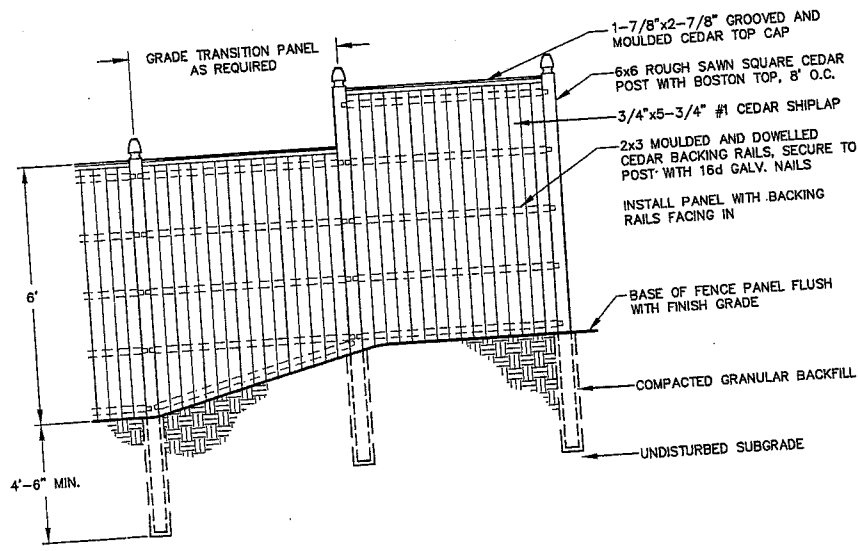
**HAYBALE DIKE DETAIL**  
NOT TO SCALE



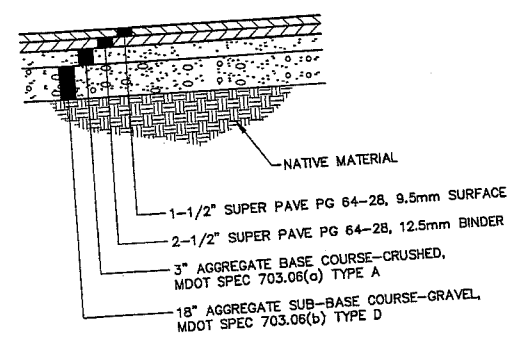
**UNDERGROUND UTILITY TRENCH DETAIL**  
NOT TO SCALE



**CONDUIT BEND AND RISER POLE DETAIL**  
NOT TO SCALE



**STOCKADE FENCE DETAIL**  
NOT TO SCALE



**TYPICAL PAVEMENT SECTION**  
NOT TO SCALE

**EROSION CONTROL NOTES**

- APPLICATION OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES FOR THE PROJECT SHALL BE IN ACCORDANCE WITH PROCEDURES AND SPECIFICATIONS OF THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES," MARCH 1991 (BMP HANDBOOK).
- SILTATION FENCE SHALL BE INSTALLED BEFORE GRUBBING OR EARTH MOVING OPERATIONS.
- PERMANENT SEEDING SHALL BE APPLIED WITHIN 15 DAYS OF FINAL GRADING FROM APRIL 15 TO SEPTEMBER 1.
- PERMANENT SEEDING SHALL BE:
 

SEED	LB/1,000 SQ. FT.	SEEDING DEPTH	RECOMMENDED SEEDING DATES
BIRDSFOOT TREFOIL	.18		
CROWN VETCH	.34		
CREEPING RED FESCUE OR TALL FESCUE	.46		
- TEMPORARY SEEDING SHALL BE APPLIED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL IF PERMANENT SEEDING IS NOT APPLIED. TEMPORARY SEEDING SHALL BE:
 

SEED	LB/1,000 SQ. FT.	SEEDING DEPTH	RECOMMENDED SEEDING DATES
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OATS	1.8	1-1.5"	4/1-7/1 8/15-9/15
ANNUAL RYEGRASS	0.9	.25"	4/1-7/1
SUDANGRASS	0.9	.5-1"	5/15-8/15
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- LIMESTONE SHALL BE GROUND WITH 50% CALCIUM PLUS MAGNESIUM OXIDE AND APPLIED AT 138 LBS/1,000 S.F.
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- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF GRADING OPERATIONS AND ESTABLISHMENT OF A 75 PERCENT CATCH OF GRASS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES DURING CONSTRUCTION.
- EROSION CONTROL INSPECTION SHALL BE PERFORMED BY: ENVIRONMENTAL ENGINEERING AND REMEDIATION, INC. STEPHEN J. BRADSTREET, P.E. 222 ST. JOHN STREET SUITE 314 (207) 828-1272
- EROSION CONTROL AND CONSTRUCTION SEQUENCE:
  - INSTALL ALL TEMPORARY EROSION CONTROL AS SHOWN ON THE PLAN SHEET IN ACCORDANCE WITH THE DETAILS AND BMP'S.
  - CONSTRUCT THE BUILDING.
  - CONSTRUCT THE PARKING LOT AND STORM DRAINAGE SYSTEM.
  - REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE IMPROVEMENTS ARE COMPLETE AND THERE IS 75% CATCH OF GRASS.
  - INSTALL PERMANENT EROSION CONTROL MEASURES.

D	SJB	08-03-04	ISSUED FOR: 06/22/04 PLANNING BOARD CONDITIONS OF APPROVAL	818_c_C100
C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818_c_C100
REV.	BY	DATE	STATUS	CAD NO.

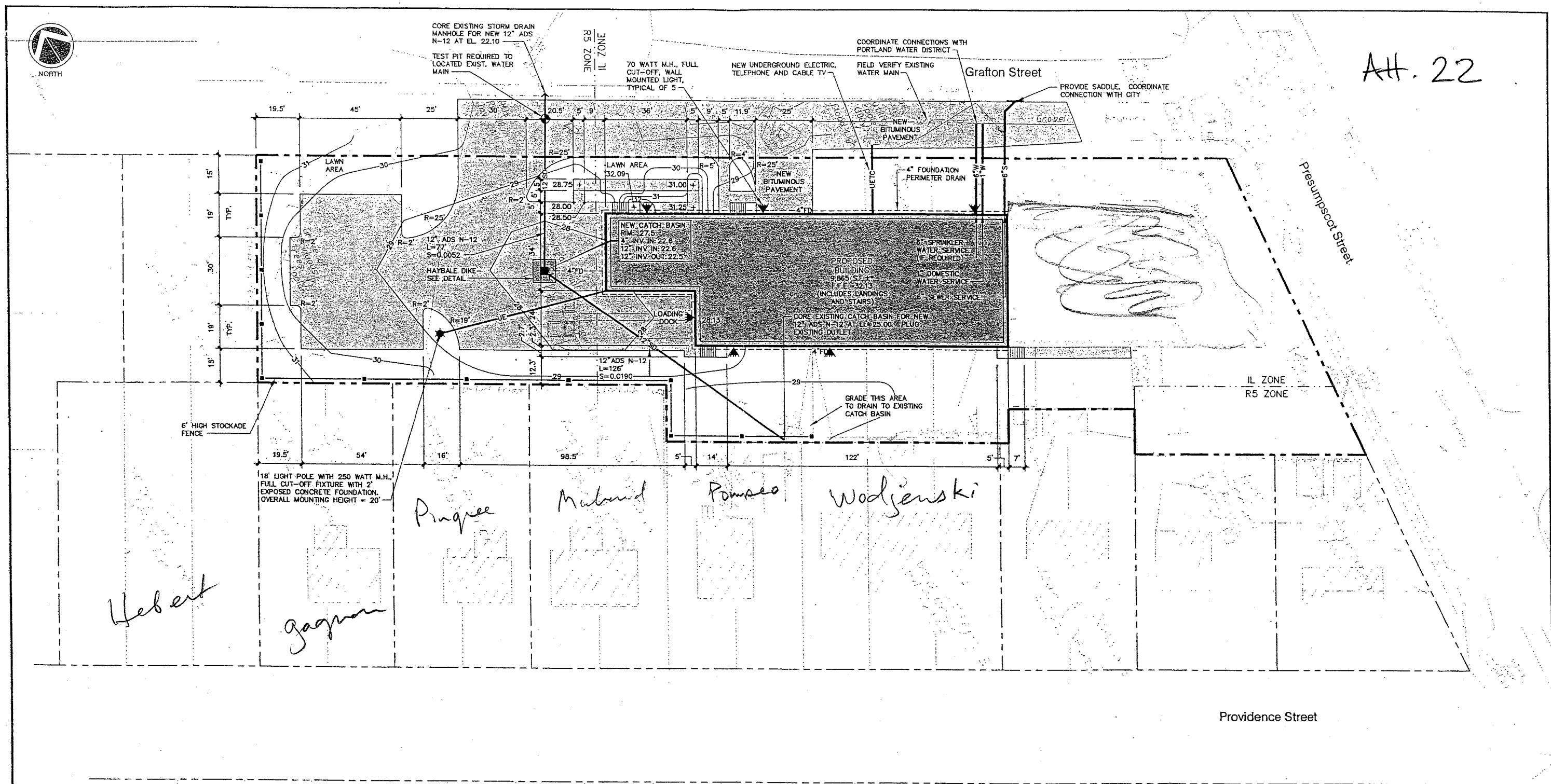
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**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION  
CONSTRUCTION  
DETAILS

DESIGN BY: SJB  
DRAWN BY: JAR  
CHECKED BY: SJB  
DATE: 03-24-03  
JOB NO: 818  
SCALE: 1" = 20'  
C-102  
SHEET 3 OF 3

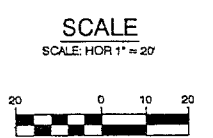


Att. 22



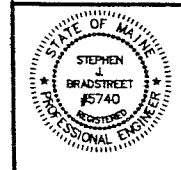
DEVELOPMENT SUMMARY		
	EXISTING	PROPOSED
BUILDING	6,209 S.F.±	15,760 S.F.±
PAVEMENT	7,228 S.F.±	21,177 S.F.±
PERVIOUS	38,024 S.F.±	14,524 S.F.±
TOTAL PARCEL AREA	51,461 S.F.±	51,461 S.F.±

- GENERAL NOTES**
- 25' BUILDING SETBACK FROM FRONT SIDE AND REAR PROPERTY LINES, EXCEPT WHERE PROPERTY ABUTS A RESIDENTIAL DISTRICT WHERE A 40' SETBACK IS REQUIRED.  
PROPOSED: 25' FRONT YARD; 40' REAR YARD; 15' SIDE YARD.
  - 15' PAVEMENT SETBACK FROM ALL PROPERTY LINES.  
PROPOSED: 15' FRONT, REAR AND SIDE YARD.
  - PARKING (WAREHOUSE OVER 3,000 S.F.) = 1 SPACE/1,000 S.F.  
PROPOSED WAREHOUSE = 9,400 S.F. (MAINTAIN EXISTING PARKING FOR EXISTING BUILDING) REQUIRED: 10 SPACES, PROPOSED 12 SPACES.
  - IN NON-PAVED AREAS ADJACENT TO THE BUILDING, ROOF DRAIN SPLASH PADS OR DRIP EDGE PADS SHALL BE INSTALLED TO DIRECT RUN-OFF AWAY FROM THE BUILDING.



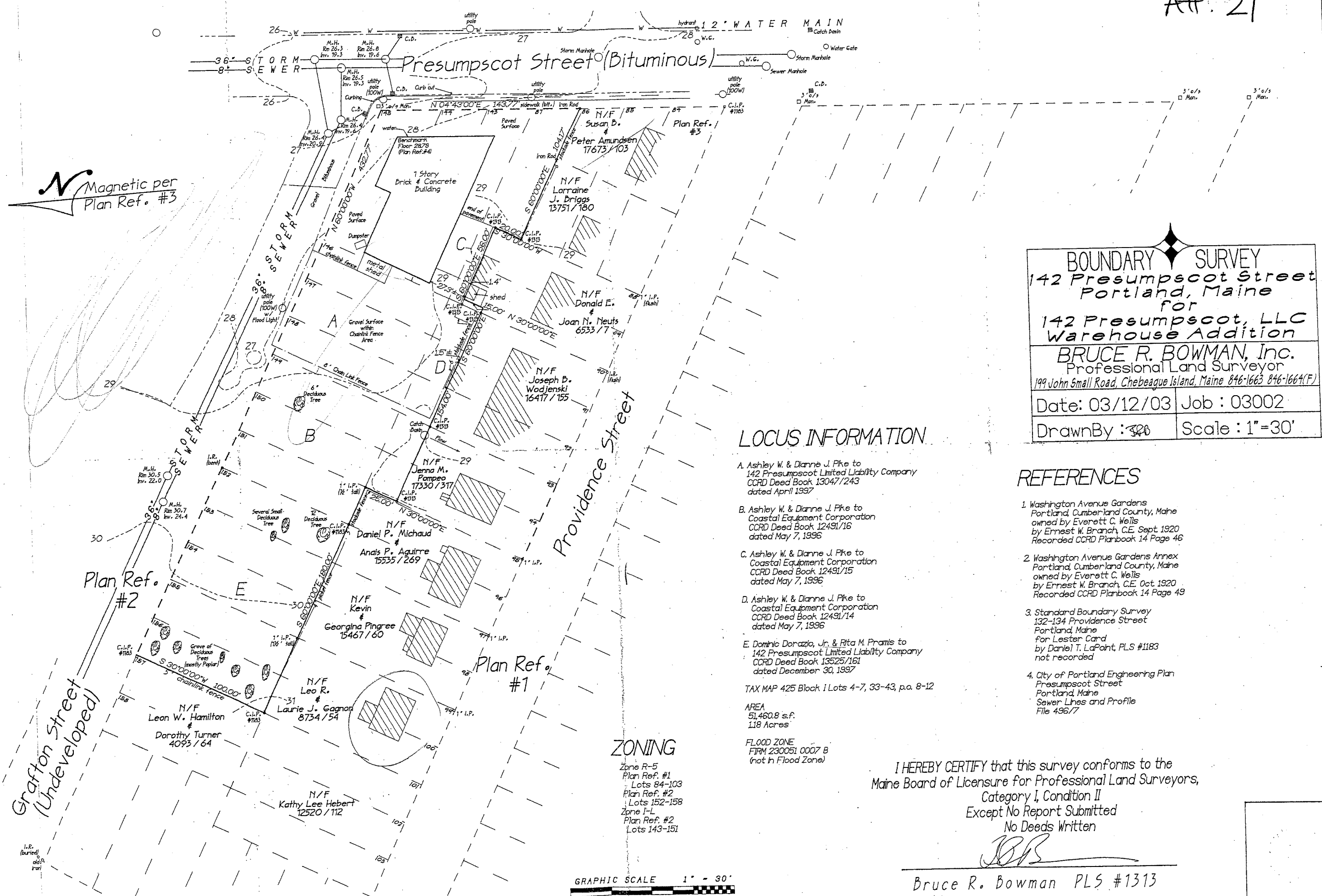
REV.	BY	DATE	STATUS	CAD NO.
C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818_c_C100
B	SJB	05-19-03	ISSUED FOR: PLANNING STAFF REVIEW	818_b_C100

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**MARK GOLDSTEIN**  
**COASTAL EQUIPMENT CORPORATION**  
**WAREHOUSE ADDITION**  
**SITE LAYOUT, UTILITY, GRADING**  
**AND EROSION CONTROL PLAN**

<b>EER</b> Environmental Engineering & Remediation, Inc. 222 St. John Street, Suite 314 Portland, Maine 04102	DESIGN BY: SJB DRAWN BY: JAR CHECKED BY: SJB DATE: 03-24-03 JOB NO: 818 SCALE: 1" = 20' C-100 SHEET 1 OF 3
--	---



**BOUNDARY SURVEY**  
 142 Presumpscot Street  
 Portland, Maine  
 for  
 142 Presumpscot, LLC  
 Warehouse Addition  
**BRUCE R. BOWMAN, Inc.**  
 Professional Land Surveyor  
 199 John Small Road, Chebeague Island, Maine 846-1663 846-1664(F)  
 Date: 03/12/03 Job: 03002  
 Drawn By: JRB Scale: 1"=30'

**LOCUS INFORMATION**

- A. Ashley W. & Dianne J. Pike to 142 Presumpscot Limited Liability Company CCRD Deed Book 13047/243 dated April 1997
- B. Ashley W. & Dianne J. Pike to Coastal Equipment Corporation CCRD Deed Book 12491/16 dated May 7, 1996
- C. Ashley W. & Dianne J. Pike to Coastal Equipment Corporation CCRD Deed Book 12491/15 dated May 7, 1996
- D. Ashley W. & Dianne J. Pike to Coastal Equipment Corporation CCRD Deed Book 12491/14 dated May 7, 1996
- E. Dominic Dorazio, Jr. & Rita M. Pramis to 142 Presumpscot Limited Liability Company CCRD Deed Book 13525/161 dated December 30, 1997

**REFERENCES**

- 1. Washington Avenue Gardens Portland, Cumberland County, Maine owned by Everett C. Wells by Ernest W. Branch, C.E. Sept 1920 Recorded CCRD Planbook 14 Page 46
- 2. Washington Avenue Gardens Annex Portland, Cumberland County, Maine owned by Everett C. Wells by Ernest W. Branch, C.E. Oct 1920 Recorded CCRD Planbook 14 Page 49
- 3. Standard Boundary Survey 132-134 Providence Street Portland, Maine for Lester Card by Daniel T. LaPoint, PLS #1183 not recorded
- 4. City of Portland Engineering Plan Presumpscot Street Portland, Maine Sewer Lines and Profile File 496/7

TAX MAP 425 Block I Lots 4-7, 33-43, p.a. 8-12  
 AREA  
 51,460.8 s.f.  
 1.18 Acres  
 FLOOD ZONE  
 FIRM 230051 0007 B  
 (not in Flood Zone)

**ZONING**

Zone R-5  
 Plan Ref. #1  
 Lots 84-103  
 Plan Ref. #2  
 Lots 152-158  
 Zone I-L  
 Plan Ref. #2  
 Lots 143-151

I HEREBY CERTIFY that this survey conforms to the  
 Maine Board of Licensure for Professional Land Surveyors,  
 Category I, Condition II  
 Except No Report Submitted  
 No Deeds Written

*JRB*

Bruce R. Bowman PLS #1313



**LANDSCAPING NOTES**

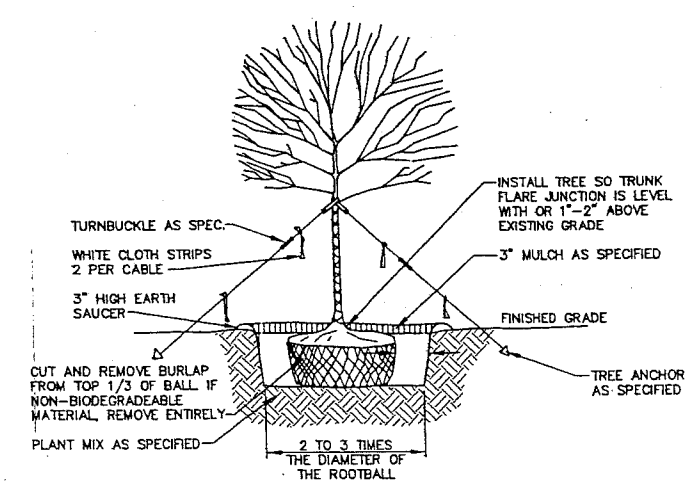
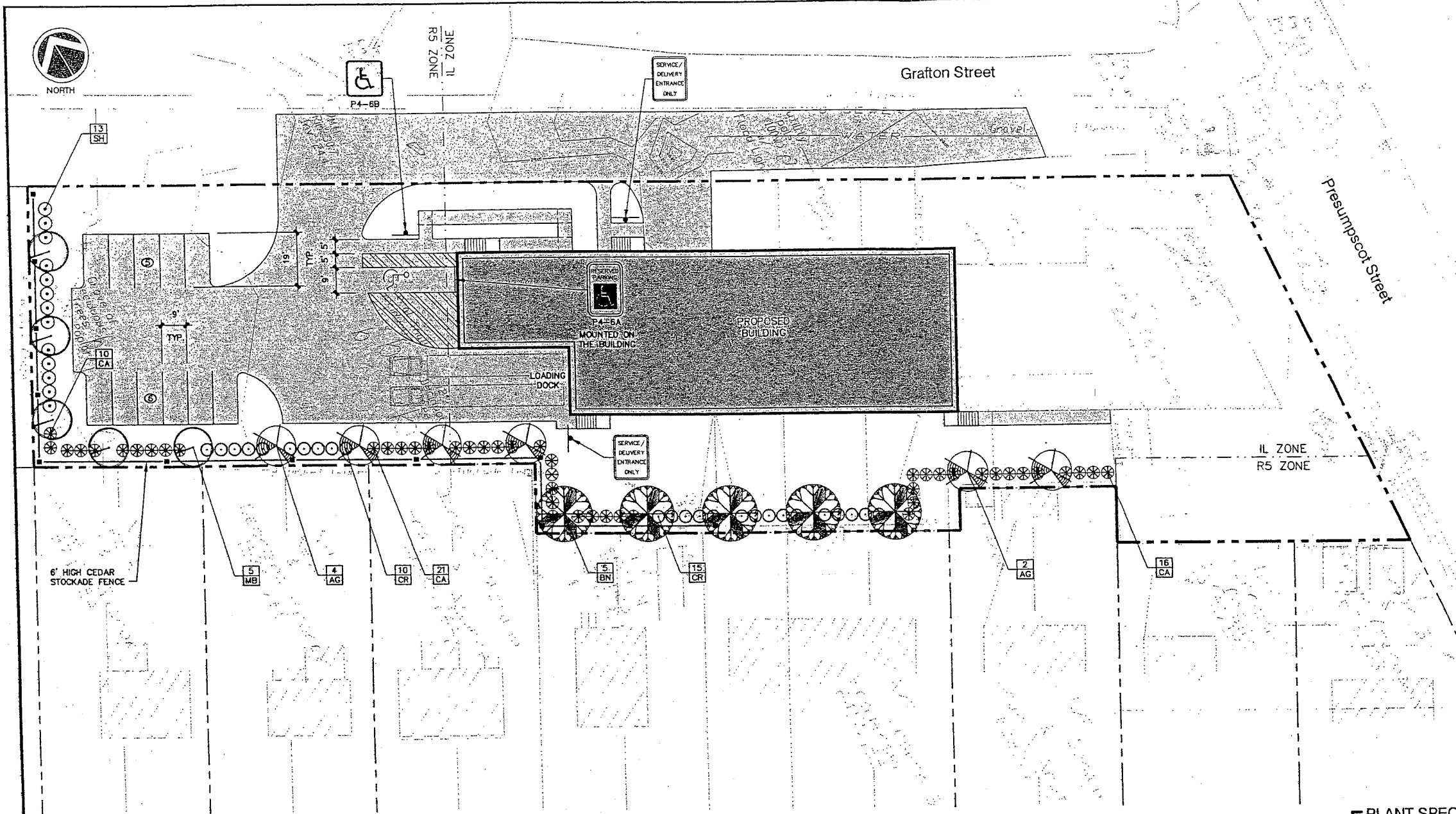
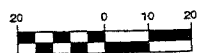
1. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES, WALKS, PAVING, CURBING, ETC. DAMAGED IN THE PERFORMANCE OF THIS JOB AT NO COST TO THE OWNER.
3. PLANTING OF TREES AND SHRUBS SHALL OCCUR NOT OCCUR UNTIL ALL GRADING AND PAVING IS COMPLETED.
4. ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH FOR THE SPECIES AND SHALL BE SOUND, HEALTHY AND FREE OF DISEASE AND INSECTS. THEY SHALL CONFORM TO THE MEASUREMENTS ON THE PLANT LIST AND SHALL CONFORM TO ANSI Z60.1-NURSERY STOCK, LATEST REVISION. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT WRITTEN CONFIRMATION OF ALL PLANT SPECIES, CULTIVARS, VARIETIES, SIZES AND QUANTITIES THAT THEY PROPOSED TO INSTALL WITH THE NAME, PHONE NUMBER AND LOCATION OF ALL NURSERIES WHERE PLANT MATERIAL HAS BEEN GROWN.
5. ALL PLANTS SHALL HAVE ALL NONBIODEGRADABLE MATERIALS (STRINGS, WIRE, POTS, ETC.) REMOVED AT THE TIME OF PLANTING. CIRCLING ROOTS OR ROOTS THAT LATER WOULD GRODE THE PLANT SHALL BE STRAIGHTENED, CUT OR THE ROOT BALL SHALL BE CUT UTILIZING THE "BUTTERFLY METHOD". TOP 1/3 OF WIRE BASKETS AND BURLAP ON TREES SHALL BE CUT AND REMOVED.
6. BACKFILL MIX SHALL BE COMPOSED OF A 80/20, LOAM/PEAT MOSS MIX. PLANTING PITS SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER AND TO THE SAME DEPTH OF THE PLANT ROOT BALL. BACKFILL 1/2 OF THE PIT AT A TIME AND COMPACT. SEE NOTE 6 AND INSTALL SLOW RELEASE FERTILIZER AFTER FIRST BACKFILL LIFT. SETTING THE TREE/SHRUB: EACH TREE/SHRUB SHALL BE PLANTED SUCH THAT THE TRUNK FLARE JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE. TREE/SHRUBS WHERE THE PLANTING DEPTH IS INCORRECT SHALL BE REJECTED.
7. ALL PLANTINGS SHALL HAVE SLOW RELEASE FERTILIZER TABLETS INSTALLED. TABLETS SHALL BE "AGRIFORM" 21 GRAM 20-10-5 PLANTING TABLETS OR AN APPROVED EQUAL APPLICATION RATE: PERENNIALS-1 TABLET/PLANT, WOODY SHRUBS TO 3'-0"-2 TABLETS/PLANT, SHRUBS AND TREES 3'-0" TO 6'-0"-3 TABLETS/PLANT AND TREES 6'-0" AND ABOVE-4 TABLETS/PLANT. AFTER PLANTS ARE INSTALLED, LIQUID FEED ALL PLANTS WITH "ROOTS" OR AN APPROVED EQUAL MIX ACCORDING TO MANUFACTURER'S INSTRUCTIONS. APPLICATION RATE: PERENNIALS-2 QT'S/PLANT, WOODY SHRUBS TO 4'-0"-1.5 GAL./PLANT, TREES AND SHRUBS 4'-0" TO 10'-0"-3 GAL./PLANT AND TREES 10' AND ABOVE-4 GAL./PLANT. THE LANDSCAPE CONTRACTOR SHALL SUBMIT SAMPLES OF THE SLOW RELEASE FERTILIZER AND COPIES OF THE LABEL OF THE LIQUID FERTILIZER PRIOR TO PLANT INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL NOT INSTALL ANY PLANT MATERIAL UNLESS APPROPRIATE WATERING EQUIPMENT IS ON SITE. ALL PLANTS SHALL BE ADEQUATELY WATERED THE DAY OF INSTALLATION OR THESE PLANTS WILL BE REJECTED AND REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
8. TREES SHALL BE STAKED. TWO STAKES ARE REQUIRED FOR ALL TREES LESS THAN 2.5" IN CALIPER. ALL TREES LARGER THAN 2.5" SHALL HAVE THREE STAKES. ALL TREE STAKES SHALL BE REMOVED BY THE CONTRACTOR AFTER ONE YEAR.
9. MULCH TO BE INSTALLED TO A DEPTH OF 3" AFTER NORMAL SETTLING. MULCH SHALL BE MEDIUM SHREDED HEMLOCK BARK, DARK BROWN IN COLOR. DO NOT PLACE MULCH IN CONTACT WITH THE TREE OR SHRUB TRUNK. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A .25 CUBIC FOOT SAMPLE PRIOR TO INSTALLATION.
10. ALL PLANTS SHALL HAVE THEIR LOCATIONS STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE.
11. PLANT SPECIES SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS FIRST APPROVED BY THE LANDSCAPE ARCHITECT. ANY SUBSTITUTED PLANTS INSTALLED WITHOUT PRIOR APPROVAL WILL BE REJECTED.
12. ALL PLANTS SHALL BE GUARANTEED FOR ONE 1 GROWING SEASON (1 YEAR FROM THE DATE OF ACCEPTANCE). ANY PLANTS THAT DIE DURING THE GUARANTEE SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
13. ALL AREAS NOT IDENTIFIED WITH OTHER SURFACE TREATMENTS SHALL BE LAWN. 6" OF LOAM SHALL BE INSTALLED UNDER ALL LAWN AREAS PRIOR TO SEEDING. THE LAWN AREA SHALL BE SEEDED WITH LOFTS "TRI-FLEX GENERAL" OR APPROVED EQUAL AND STRAW MULCHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE. MAINTENANCE SHALL COMMENCE AT THE TIME OF PLANTING AND LAST UNTIL A GOOD FULL CATCH OF GRASS IS ESTABLISHED.
14. THE CONTRACTOR SHALL SUPPLY THE QUANTITIES OF PLANTS SUFFICIENT TO COMPLETE THE WORK SHOWN ON ALL DRAWINGS. IF QUANTITIES OF PLANTS LISTED IN THE PLANT SPECIES LIST DO NOT CORRELATE WITH THE PLANTINGS INDICATED ON THE DRAWINGS, THE QUANTITIES ON THE DRAWINGS SHALL GOVERN. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWINGS SHALL NOT ENTITLE THE LANDSCAPE CONTRACTOR TO ADDITIONAL REMUNERATION.
15. ALLOW DECIDUOUS SHRUBS TO GROW TOGETHER TO FORM A NATURAL LOOKING PLANT MASS.

**PLANT SPECIES LIST**

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AG	6	AMELANCHIER X GRANDIFLORA "ROBIN HILL"	ROBIN HILL SERVICEBERRY	2.5-3" CAL	30' O.C., B&B
BN	5	BETULA NIGRA "HERITAGE"	HERITAGE RIVER BIRCH	2.5-3" CAL	30' O.C., B&B
CR	27	CLETHRA ALNIFOLIA "RUBY SPICE"	RUBY SPICE SUMMERSWEET	2.5-3"	5' O.C.
CA	45	CORNUS ALBA "IVORY HALO"	IVORY HALO RED TWIG DOGWOOD	2.5-3"	5' O.C.
MB	5	MALUS BACCATA "WALTER'S"	WALTER'S COLUMNAR SIBERIAN CRAB	2.5-3" CAL	30' O.C., B&B
SH	13	SYRINGA X HYACINTHIFLORA "POCAHONTAS"	POCAHONTAS LILAC	2.5-3"	5' O.C.

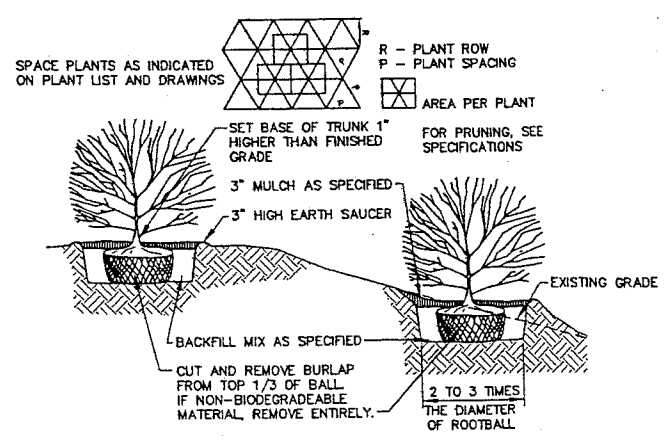
**SCALE**

SCALE: HOR 1" = 20'



- NOTES:**
1. ON TREES LESS THAN 4" CA. USE WOOD STAKES.
  2. ON TREES 3" CA. OR GREATER USE GUYING CABLES (3) EVENLY SPACED.
  3. FOR PRUNING, SEE SPECIFICATIONS.
  4. NEVER CUT OUT CENTRAL LEADER, PRUNE OUT BROKEN, DEAD, OR CONFLICTING BRANCHES
  5. SEE SPECS. FOR ADDITIONAL REQUIREMENTS
  6. WATER AT TIME OF PLANTING-SEE NOTES AND SPECS.

**TYPICAL TREE PLANTING DETAIL**  
NOT TO SCALE 4" CALIPER AND GREATER

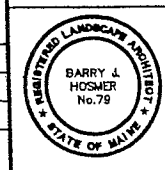
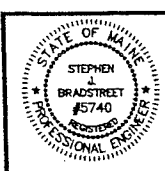


- NOTES:**
1. SEE SPECS. FOR ADDITIONAL REQUIREMENTS
  2. INSTALL SHRUB SO TRUNK ROOT JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE.

**TYPICAL SHRUB PLANTING DETAIL**  
NOT TO SCALE

REV.	BY	DATE	STATUS	CAD NO.
C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818_e_C100
B	SJB	05-13-03	ISSUED FOR: PLANNING STAFF REVIEW	818_e_C100

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**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION  
**LANDSCAPING, STRIPING  
AND SIGNAGE PLAN**

**EER** Environmental Engineering & Remediation, Inc.  
222 St. John Street, Suite 314 Portland, Maine 04102  
Barry J. Hosmer, ASLA  
Landscape Architect  
196 Wilney Avenue, Portland, Maine 04102

DESIGN BY: SJB  
DRAWN BY: JAR  
CHECKED BY: SJB  
DATE: 03-24-03  
JOB NO: 818  
SCALE: 1" = 20'  
C-101  
SHEET 2 OF 3

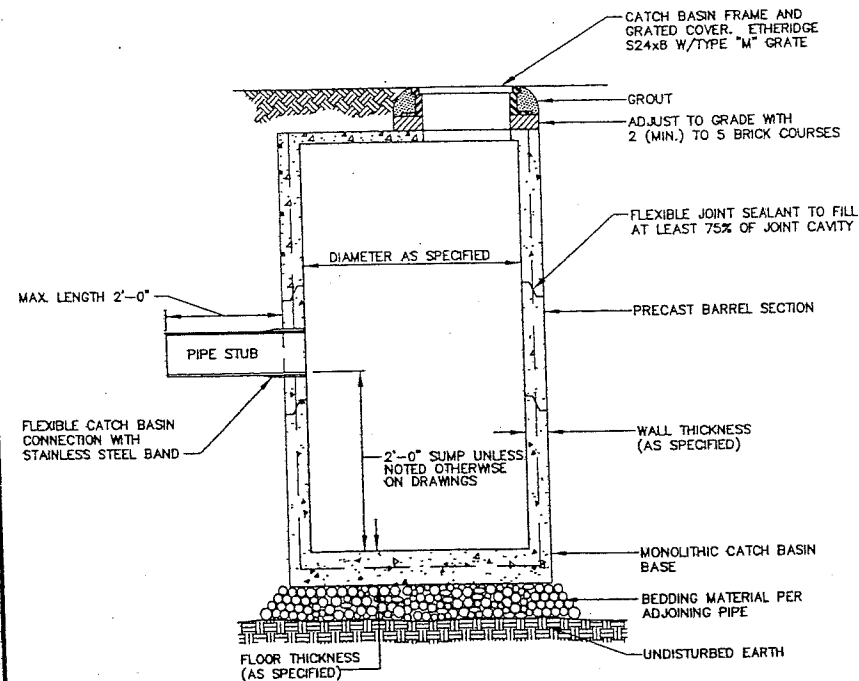
**EROSION CONTROL NOTES**

- APPLICATION OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES FOR THE PROJECT SHALL BE IN ACCORDANCE WITH PROCEDURES AND SPECIFICATIONS OF THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES," MARCH 1991 (BMP HANDBOOK).
- SILTATION FENCE SHALL BE INSTALLED BEFORE GRUBBING OR EARTH MOVING OPERATIONS.
- PERMANENT SEEDING SHALL BE APPLIED WITHIN 15 DAYS OF FINAL GRADING FROM APRIL 15 TO SEPTEMBER 1.
- PERMANENT SEEDING SHALL BE:
 

	LBS/1,000 S.F.
BIRDSFOOT TREFLOL	.18
CROWN VETCH	.34
CREeping RED FESCUE OR TALL FESCUE	.46
- TEMPORARY SEEDING SHALL BE APPLIED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL IF PERMANENT SEEDING IS NOT APPLIED. TEMPORARY SEEDING SHALL BE:
 

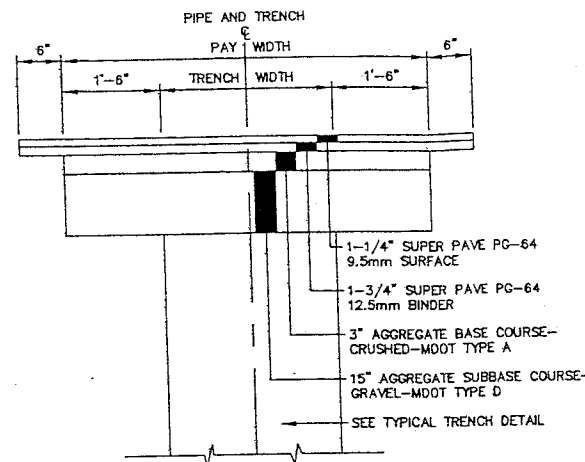
SEED	LB/1,000 SQ. FT.	SEEDING DEPTH	RECOMMENDED SEEDING DATES
WINTER RYE	2.6	1-1.5"	8/15-10/1
OATS	1.8	1-1.5"	4/1-7/1 8/15-9/15
ANNUAL RYEGRASS	0.9	.25"	4/1-7/1
SUDANGRASS	0.9	.5-1"	5/15-8/15
PERENNIAL	0.9	.25"	8/15-9/15
- FERTILIZER SHALL BE 10-20-20 GRANULAR GARDEN FERTILIZER AND APPLIED AT 18.4 LBS/1,000 S.F.
- LIMESTONE SHALL BE GROUND WITH 50% CALCIUM PLUS MAGNESIUM OXIDE AND APPLIED AT 138 LBS/1,000 S.F.
- MULCH SHALL BE HAY OR STRAW APPLIED AT 70-90 LBS/1,000 S.F.
- WINTER MULCH SHALL BE APPLIED BETWEEN OCTOBER 1 AND APRIL 1 AND SHALL BE HAY OR STRAW APPLIED AT 300 LBS/1,000 S.F.
- ALL EROSION CONTROL MEASURES, SEEDING AND MULCHING SHALL BE INSPECTED WEEKLY, AFTER RAINSTORMS AND DURING RUNOFF EVENTS. ALL MEASURES SHALL BE REPAIRED OR REPLACED WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DAMAGE.
- SEEDED AND MULCHED AREAS SHALL BE MAINTAINED UNTIL FINAL ACCEPTANCE OF THE WORK. SEED CATCH SHALL BE ACCEPTABLE WHEN 75 PERCENT CATCH IS ESTABLISHED. MAINTENANCE SHALL CONSIST OF PROVIDING PROTECTION AGAINST TRAFFIC AND REPAIRING ANY AREAS TO RE-ESTABLISHED THE CONDITION AND GRADE OF THE SOIL PRIOR TO SEEDING AND SHALL THEN BE RESEEDING, RESEEDING AND REMULCHED.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF GRADING OPERATIONS AND ESTABLISHMENT OF A 75 PERCENT CATCH OF GRASS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES DURING CONSTRUCTION.
- EROSION CONTROL INSPECTION SHALL BE PERFORMED BY: ENVIRONMENTAL ENGINEERING AND REMEDIATION, INC. STEPHEN J. BRADSTREET, P.E. 222 ST. JOHN STREET SUITE 314 (207) 828-1272
- EROSION CONTROL AND CONSTRUCTION SEQUENCE:
  - INSTALL ALL TEMPORARY EROSION CONTROL AS SHOWN ON THE PLAN SHEET IN ACCORDANCE WITH THE DETAILS AND BMP'S.
  - CONSTRUCT THE BUILDING.
  - CONSTRUCT THE PARKING LOT AND STORM DRAINAGE SYSTEM.
  - REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE IMPROVEMENTS ARE COMPLETE AND THERE IS 75% CATCH OF GRASS.
  - INSTALL PERMANENT EROSION CONTROL MEASURES.

22b



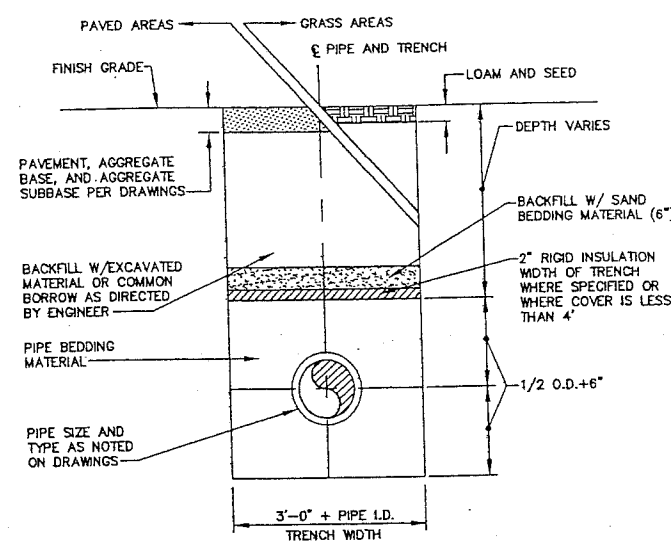
I.D.	WALL WIDTH	FLOOR THICKNESS
4'-0"	5"	6"
5'-0"	6"	6"
6'-0"	7"	6"
8'-0"	8"	8"
10'-0"	10"	9"

**PRECAST CONCRETE CATCH BASIN/MANHOLE**  
NOT TO SCALE



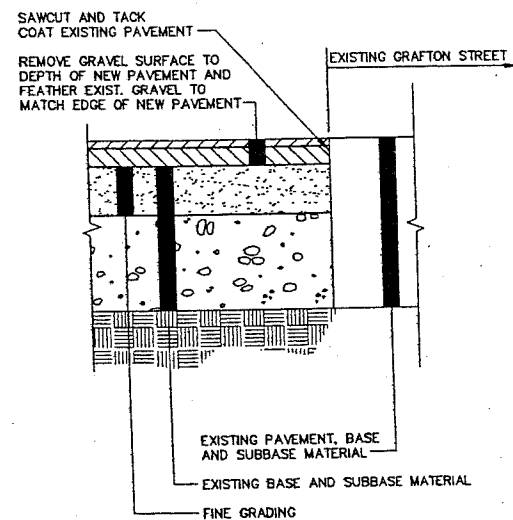
NOTE: SURFACE PAVEMENT MAY CONSIST OF SHIM AND OVERLAY ON SAME STREETS.

**TYPICAL TRENCH PAVING DETAIL**  
NOT TO SCALE

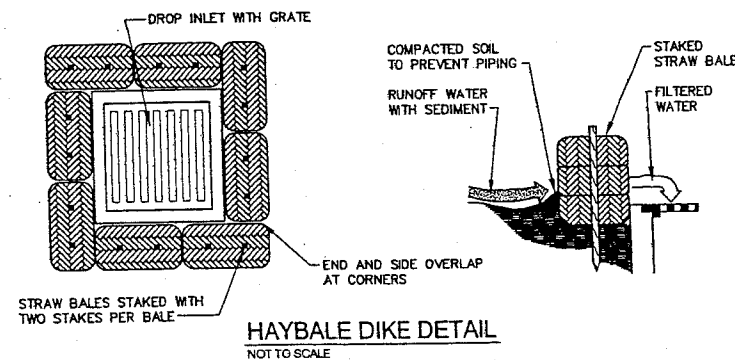


1. SAND BACKFILL AND RIGID INSULATION AS REQUIRED.

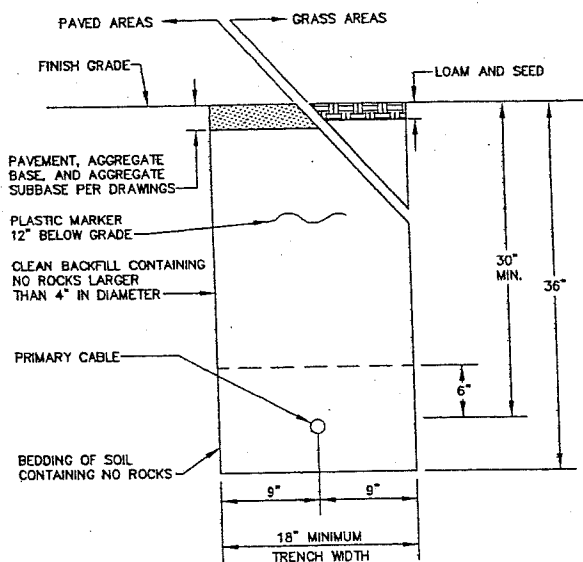
**TYPICAL TRENCH DETAIL**  
NOT TO SCALE



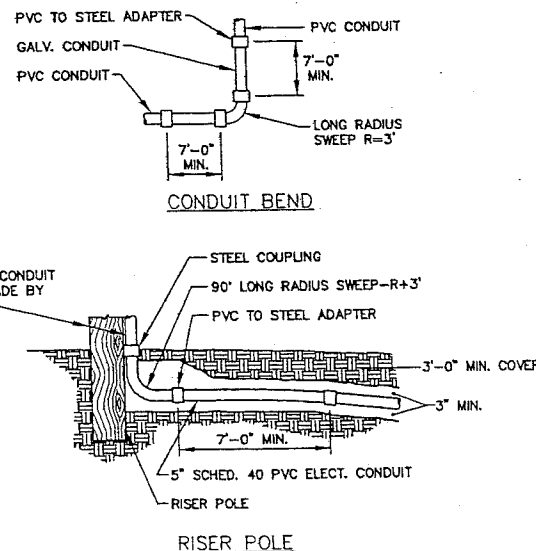
**PAVEMENT BUTT JOINT DETAIL**  
NOT TO SCALE



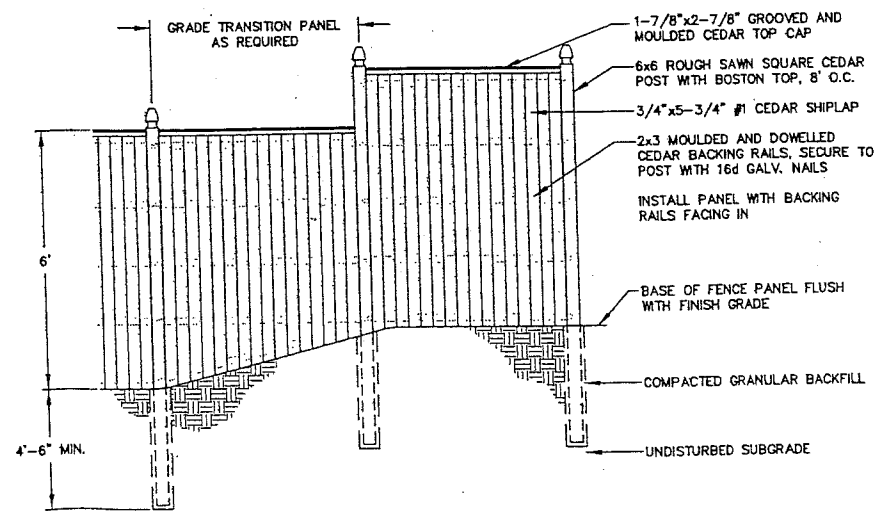
**HAYBALE DIKE DETAIL**  
NOT TO SCALE



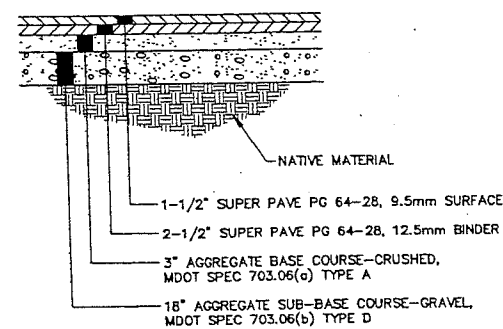
**UNDERGROUND UTILITY TRENCH DETAIL**  
NOT TO SCALE



**CONDUIT BEND AND RISER POLE DETAIL**  
NOT TO SCALE



**STOCKADE FENCE DETAIL**  
NOT TO SCALE



**TYPICAL PAVEMENT SECTION**  
NOT TO SCALE

REV.	BY	DATE	STATUS	CAD NO.
C	SJB	01-18-04	ISSUED FOR: CITY COMMENTS	B18_e_C100
B	SJB	05-19-03	ISSUED FOR: CLIENT REVIEW	B18_e_C100

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**MARK GOLDSTEIN**  
 COASTAL EQUIPMENT CORPORATION  
 WAREHOUSE ADDITION

**CONSTRUCTION**  
 DETAILS

STEPHEN J. BRADSTREET  
 #5740  
 REGISTERED PROFESSIONAL ENGINEER

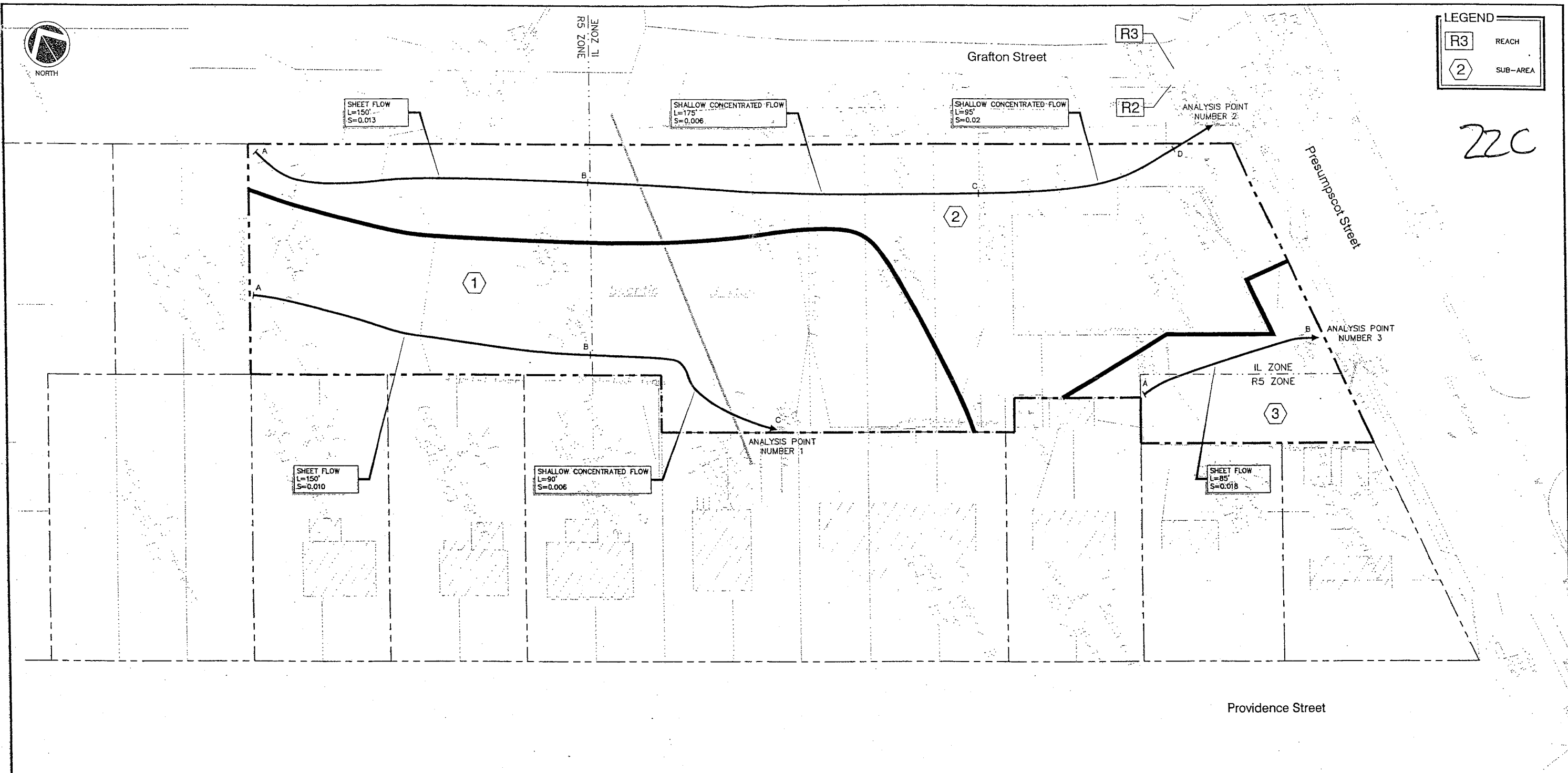
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 JOB NO: B18  
 SCALE: 1" = 20'  
 C-102  
 SHEET 3 OF 3



NORTH

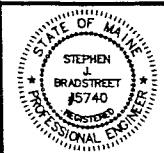
LEGEND	
R3	REACH
②	SUB-AREA

22C



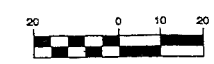
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B	SJB	05-13-03	ISSUED FOR: PLANNING STAFF REVIEW	818_a_H100
REV.	BY	DATE	STATUS	CAD NO.

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MARK GOLDSTEIN  
 COASTAL EQUIPMENT CORPORATION  
 WAREHOUSE ADDITION  
 PRE-DEVELOPMENT  
 DRAINAGE PLAN

SCALE  
 SCALE: HOR 1" = 20'

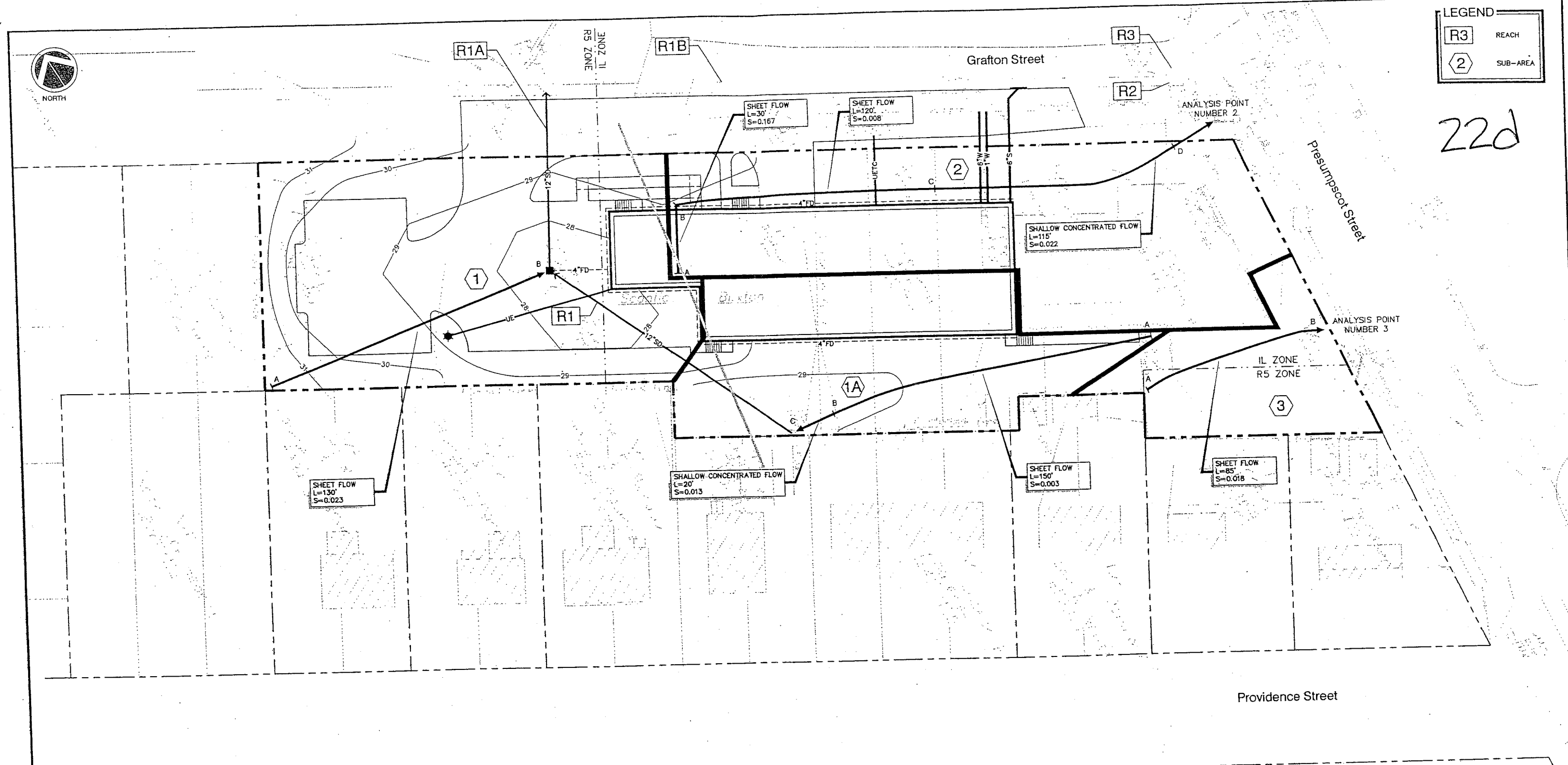


<b>EER</b> Environmental Engineering & Remediation, Inc. 222 St. John Street, Suite 714 Portland, Maine 04102	DESIGN BY: SJB DRAWN BY: JAR CHECKED BY: SJB DATE: 05-13-03 JOB NO: 818 SCALE: 1" = 20' H-100
--	---



LEGEND	
R3	REACH
2	SUB-AREA

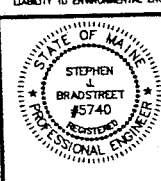
22d



Providence Street

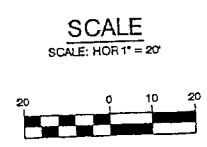
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B	SJB	05-13-03	ISSUED FOR: PLANNING STAFF REVIEW	818_e_H101
REV.	BY	DATE	STATUS	CAD NO.

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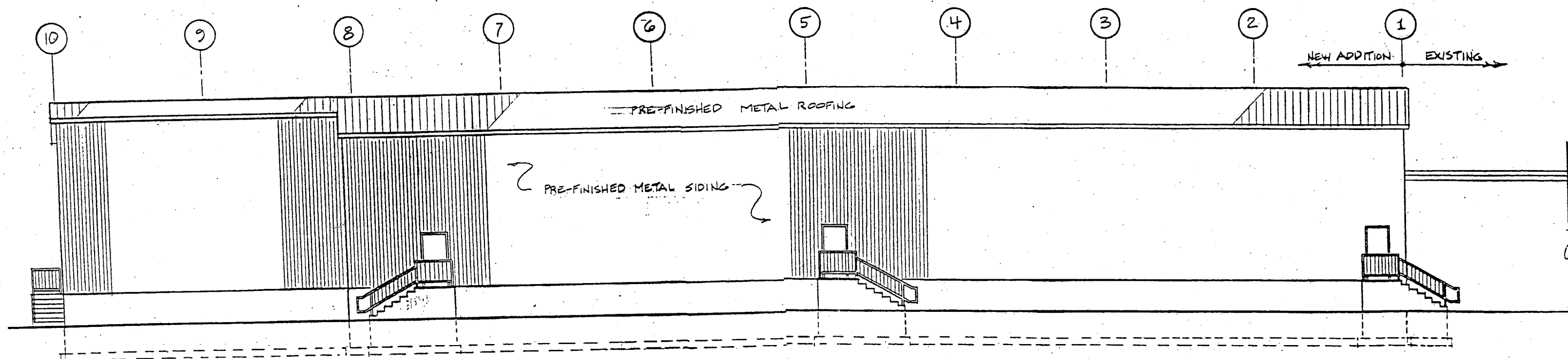
**MARK GOLDSTEIN**  
**COASTAL EQUIPMENT CORPORATION**  
**WAREHOUSE ADDITION**

**POST-DEVELOPMENT**  
**DRAINAGE PLAN**



DESIGN BY:	SJB
DRAWN BY:	JAR
CHECKED BY:	SJB
DATE:	05-13-03
JOB NO.:	818
SCALE:	1" = 20'
H-101	

AA-23



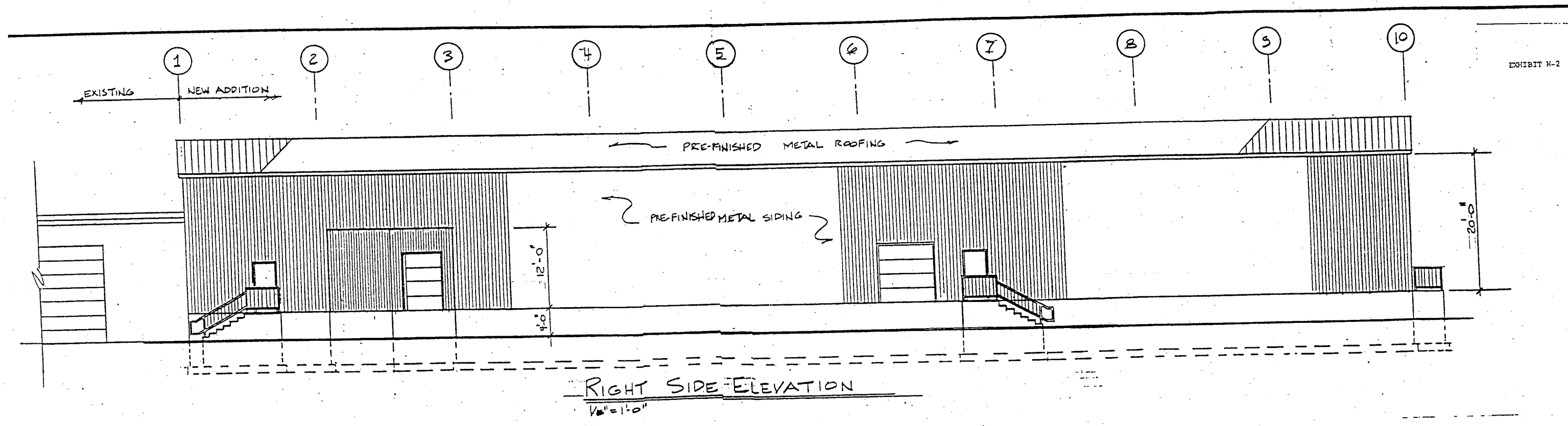
LEFT SIDE ELEVATION

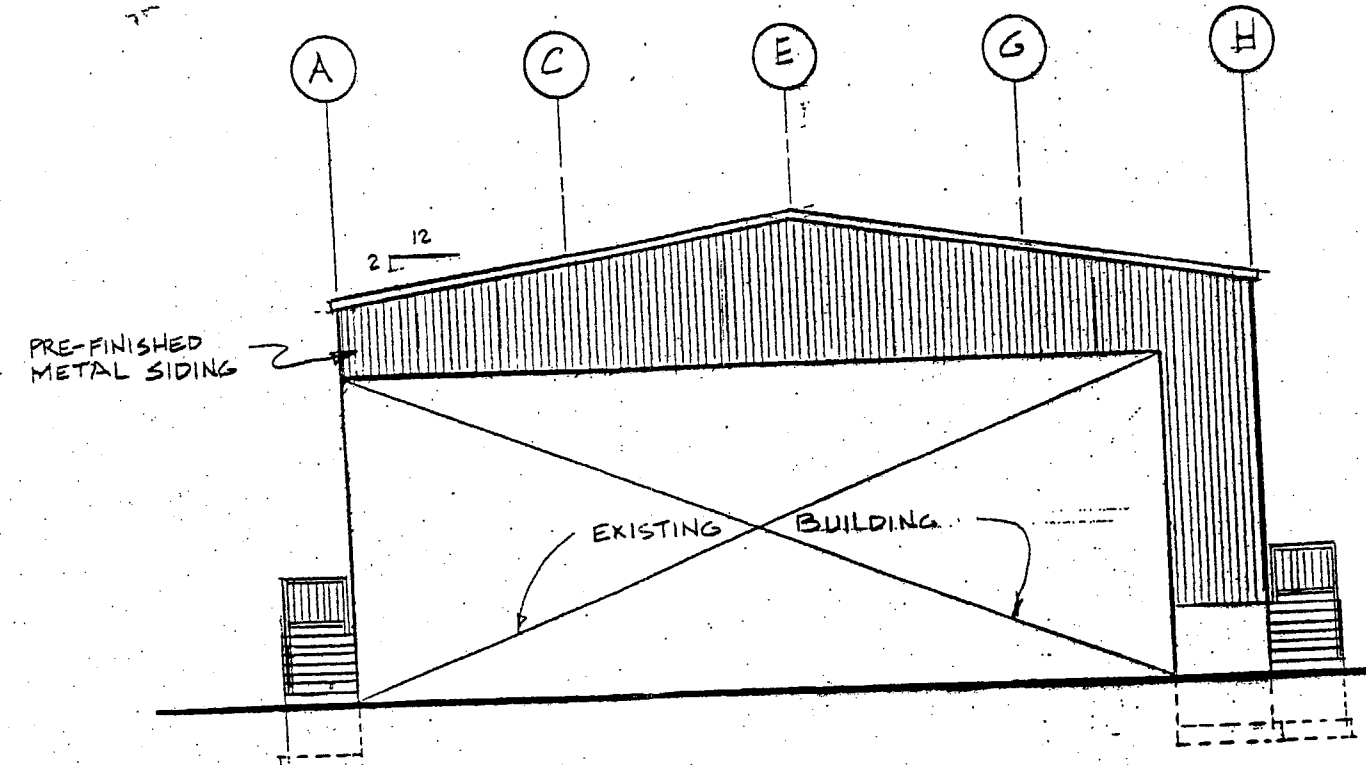
1/8" = 1'-0"



23a

EXHIBIT H-2

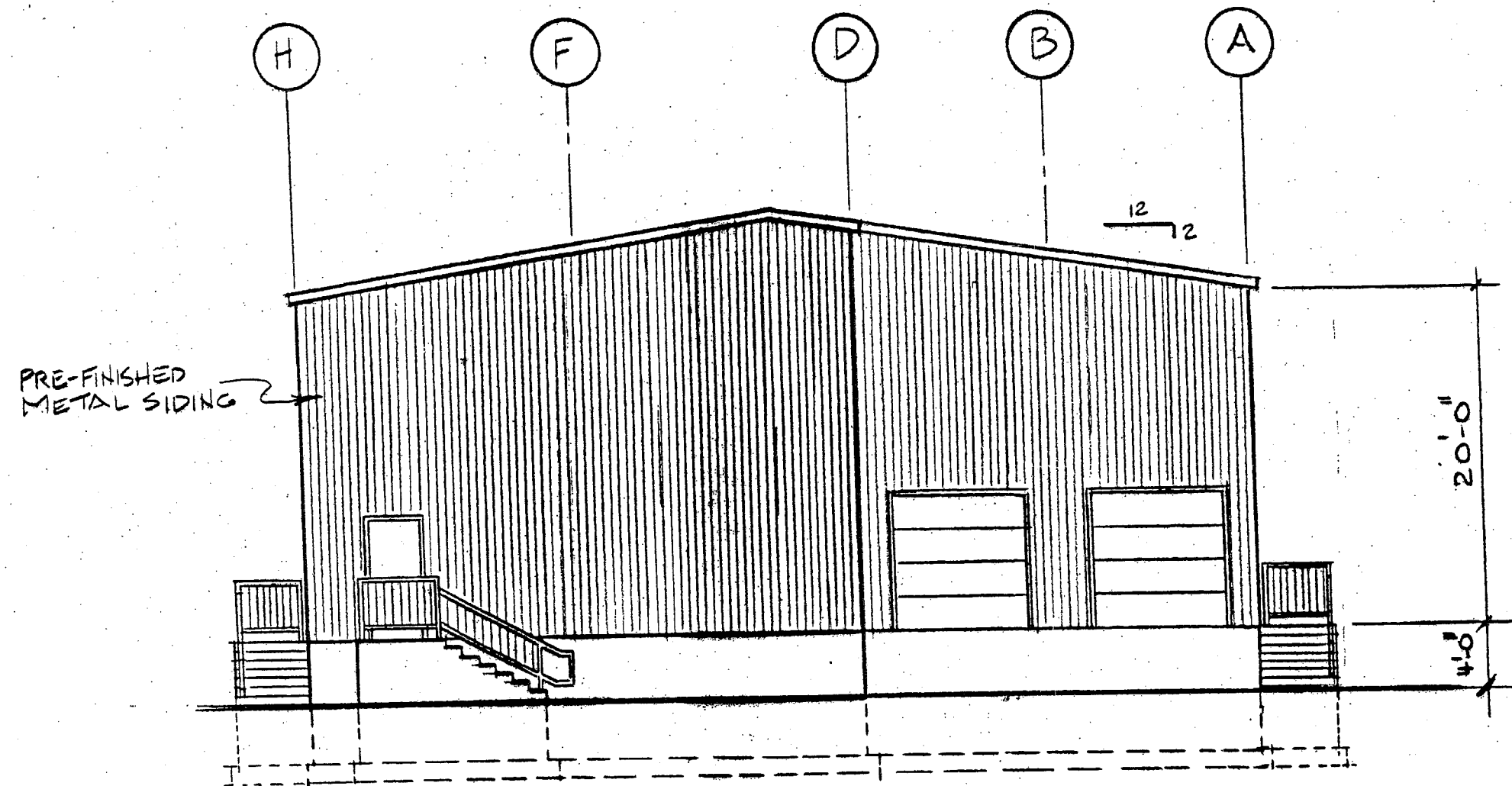




ELEVATION AT EXISTING BUILDING  
1/8" = 1'-0"

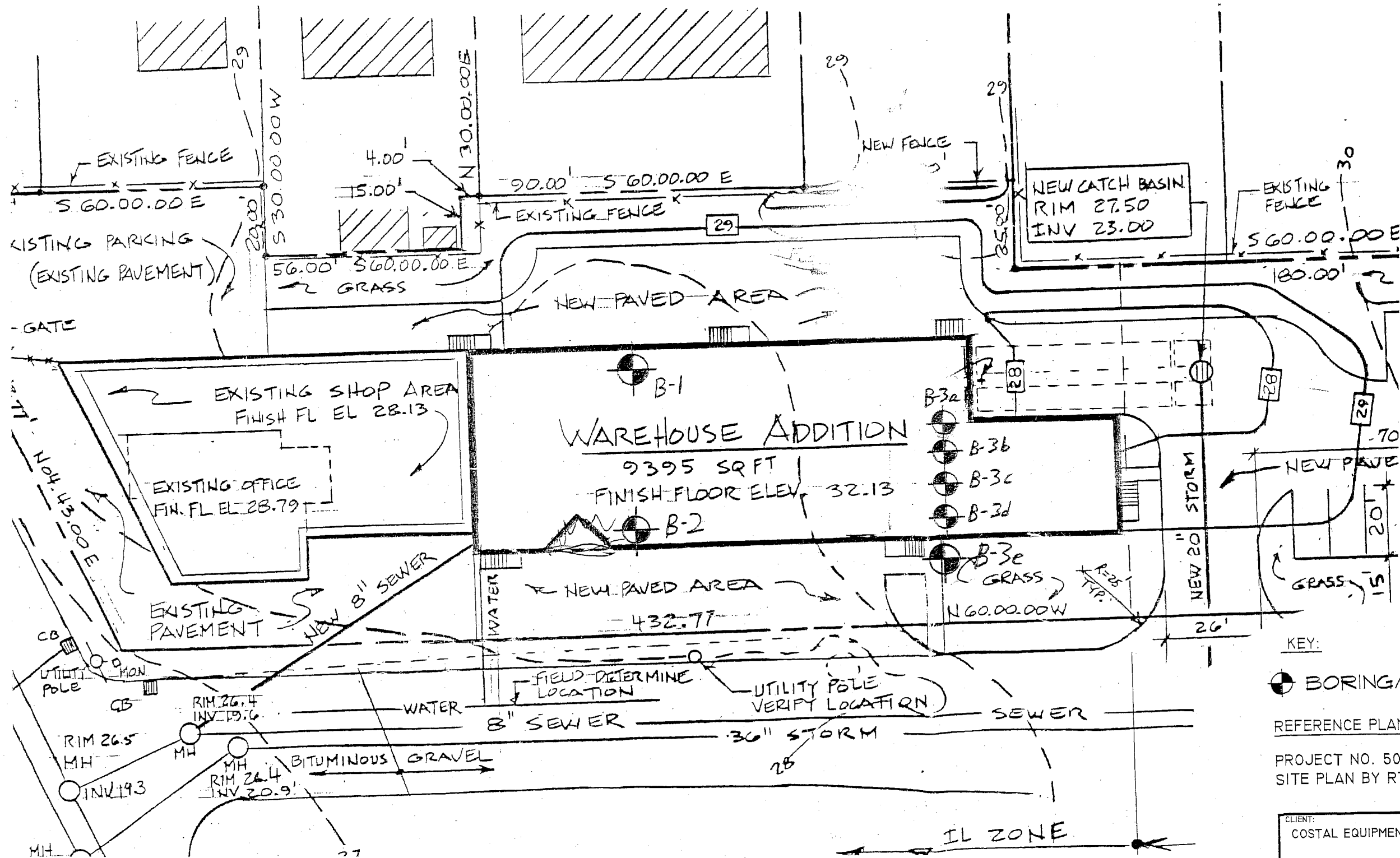
071117


23C




REAR ELEVATION

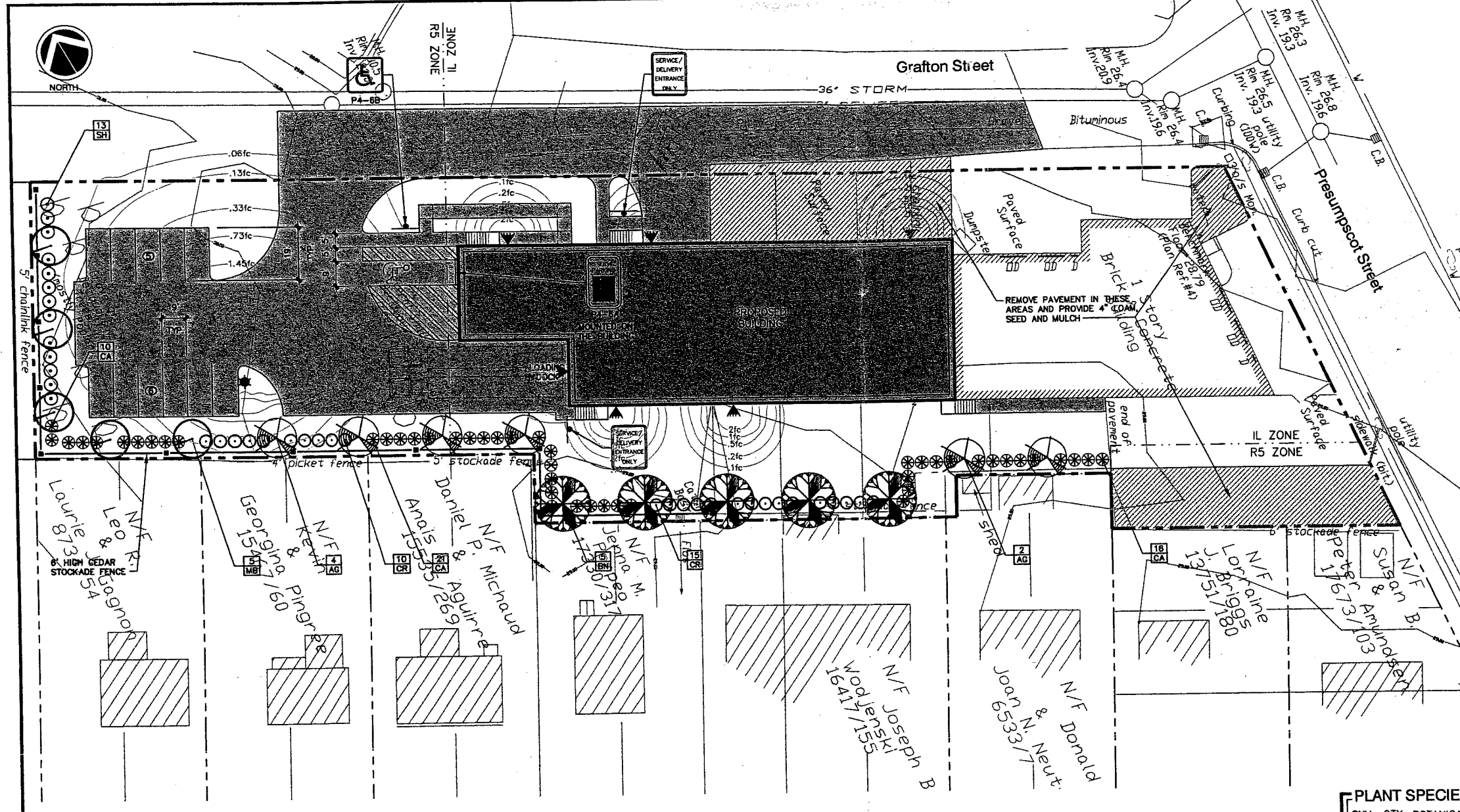
1/8" = 1'-0"



KEY:  
 BORING/PROBE  


REFERENCE PLANS:  
 PROJECT NO. 50-02, C-1, JUNE 19, 2002  
 SITE PLAN BY RTB ENTERPRISES

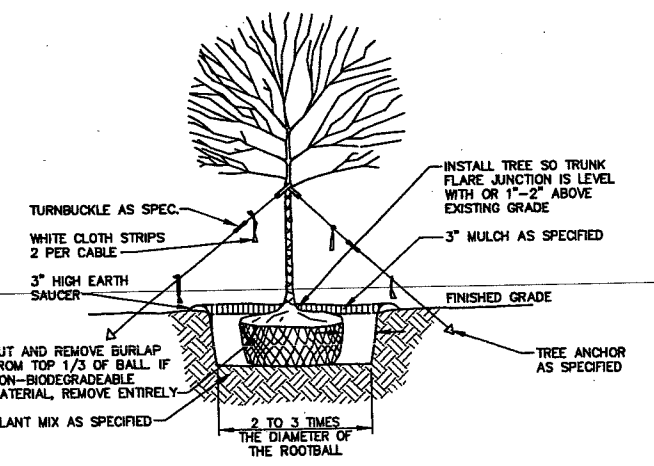
CLIENT: COSTAL EQUIPMENT CORP.		PROJECT: BUILDING EXPANSION PORTLAND, MAINE	
 <b>SUMMIT</b> GEOENGINEERING SERVICES 640 Main Street Lewiston, Maine 04240		TITLE: <b>BORING LOCATION PLAN</b>	
		DRAWN: C.W.C.	SCALE: 1" = 30'
PROJECT NO.:		APPROVED: W.M.P.	FILE NO.: 7808
		FIGURE: 1	



- ### LANDSCAPING NOTES
- THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
  - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES, WALKS, PAVING, CURBING, ETC. DAMAGED IN THE PERFORMANCE OF THIS JOB AT NO COST TO THE OWNER.
  - PLANTING OF TREES AND SHRUBS SHALL OCCUR NOT UNTIL ALL GRADING AND PAVING IS COMPLETED.
  - ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH FOR THE SPECIES AND SHALL BE SOUND, HEALTHY AND FREE OF DISEASE AND INSECTS. THEY SHALL CONFORM TO THE MEASUREMENTS ON THE PLANT LIST AND SHALL CONFORM TO ANSI Z66.1 NURSERY STOCK LATEST EDITION. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT WRITTEN CONFIRMATION OF ALL PLANT SPECIES, CULTIVARS, VARIETIES, SIZES AND QUANTITIES THAT THEY PROPOSED TO INSTALL WITH THE NAME, PHONE NUMBER AND LOCATION OF ALL NURSERIES WHERE PLANT MATERIAL HAS BEEN GROWN.
  - ALL PLANTS SHALL HAVE ALL NONBIODEGRADABLE MATERIALS (STRING, WIRE, POTS, ETC.) REMOVED AT THE TIME OF PLANTING. CORING OF ROOTS OR ROOTS THAT LATER WOULD GRID THE SLOW RELEASE FERTILIZER AFTER FIRST BACKFILL LIFT. SETTING THE TREE/SHRUB: EACH TREE/SHRUB SHALL BE PLANTED SUCH THAT THE TRUNK FLARE JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE. TREE/SHRUBS WHERE THE PLANTING DEPTH IS INCORRECT SHALL BE REJECTED.
  - BACKFILL MIX SHALL BE COMPOSED OF A 80/20, LOAM/PEAT MOSS MIX. PLANTING PITS SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER AND TO THE SAME DEPTH OF THE PLANT ROOT BALL. BACKFILL 1/2 OF THE PIT AT A TIME AND COMPACT. SEE NOTE 6 AND INSTALL SLOW RELEASE FERTILIZER AFTER FIRST BACKFILL LIFT. SETTING THE TREE/SHRUB: EACH TREE/SHRUB SHALL BE PLANTED SUCH THAT THE TRUNK FLARE JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE. TREE/SHRUBS WHERE THE PLANTING DEPTH IS INCORRECT SHALL BE REJECTED.
  - ALL PLANTINGS SHALL HAVE SLOW RELEASE FERTILIZER TABLETS INSTALLED. TABLETS SHALL BE "AGRIFORM" 21 GRAM 20-10-5 PLANTING TABLETS FOR AN APPROVED EQUAL APPLICATION RATE. PERENNIALS-1 TABLET/PLANT, WOODY SHRUBS TO 3'-0"-2 TABLETS/PLANT, SHRUBS AND TREES 3'-0" TO 6'-0"-3 TABLETS/PLANT AND TREES 6'-0" AND ABOVE-4 TABLETS/PLANT. AFTER PLANTS ARE INSTALLED, LIQUID FEED ALL PLANTS WITH "ROOTS" OR AN APPROVED EQUAL MIX ACCORDING TO MANUFACTURER'S INSTRUCTIONS. APPLICATION RATE: PERENNIALS-2 QT'S/PLANT, WOODY SHRUBS TO 4'-0"-1.5 GAL./PLANT, TREES AND SHRUBS 4'-0" TO 10'-0"-3 GAL./PLANT AND TREES 10' AND ABOVE-4 GAL./PLANT. THE LANDSCAPE CONTRACTOR SHALL SUBMIT SAMPLES OF THE SLOW RELEASE FERTILIZER TO THE LANDSCAPE CONTRACTOR FOR ANALYSIS PRIOR TO PLANT INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL NOT INSTALL ANY PLANT MATERIAL UNLESS APPROPRIATE WATERING EQUIPMENT IS ON SITE. ALL PLANTS SHALL BE ADEQUATELY WATERED THE DAY OF INSTALLATION OR THESE PLANTS WILL BE REJECTED AND REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
  - TREES SHALL BE STAKED. TWO STAKES ARE REQUIRED FOR ALL TREES LESS THAN 2.5" IN CALIPER. ALL TREES LARGER THAN 2.5" SHALL HAVE THREE STAKES. ALL TREE STAKES SHALL BE REMOVED BY THE CONTRACTOR AFTER ONE YEAR.
  - MULCH TO BE INSTALLED TO A DEPTH OF 3" AFTER NORMAL SETTLING. MULCH SHALL BE MEDIUM SHREDDED HEMLOCK BARK, DARK BROWN IN COLOR. DO NOT PLACE MULCH IN CONTACT WITH THE TREE OR SHRUB TRUNK. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A .25 CUBIC FOOT SAMPLE PRIOR TO INSTALLATION.
  - ALL PLANTS SHALL HAVE THEIR LOCATIONS STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE.
  - PLANT SPECIES SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS FIRST APPROVED BY THE LANDSCAPE ARCHITECT. ANY SUBSTITUTED PLANTS INSTALLED WITHOUT PRIOR APPROVAL WILL BE REJECTED.
  - ALL PLANTS SHALL BE GUARANTEED FOR ONE GROWING SEASON (1 YEAR FROM THE DATE OF ACCEPTANCE). ANY PLANTS THAT DIE DURING THE GUARANTEE SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
  - ALL AREAS NOT IDENTIFIED WITH OTHER SURFACE TREATMENTS SHALL BE LAWN. 6" OF LOAM SHALL BE INSTALLED UNDER ALL LAWN AREAS PRIOR TO SEEDING. THE LAWN AREA SHALL BE SEEDING WITH "TRI-PLEX GENERAL" OR APPROVED EQUAL AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE. MAINTENANCE SHALL COMMENCE AT THE TIME OF PLANTING AND LAST UNTIL A GOOD FULL CATCH OF GRASS IS ESTABLISHED.
  - THE CONTRACTOR SHALL SUPPLY THE QUANTITIES OF PLANTS SUFFICIENT TO COMPLETE THE WORK SHOWN ON ALL DRAWINGS. IF QUANTITIES OF PLANTS LISTED IN THE PLANT SPECIES LIST DO NOT CORRELATE WITH THE PLANTINGS INDICATED ON THE DRAWINGS, THE QUANTITIES ON THE DRAWINGS SHALL GOVERN. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWINGS SHALL NOT ENTITLE THE LANDSCAPE CONTRACTOR TO ADDITIONAL REMUNERATION.
  - ALLOW DECIDUOUS SHRUBS TO GROW TOGETHER TO FORM A NATURAL LOOKING PLANT MASS.

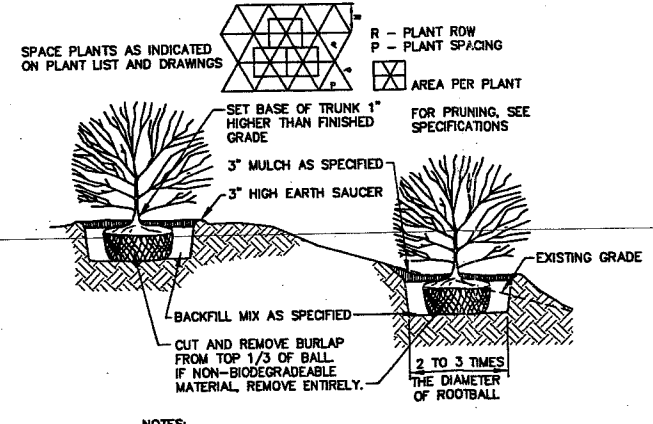
### PLANT SPECIES LIST

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AG	6	AMELANCHIER X GRANDIFLORA "ROBIN HILL"	ROBIN HILL SERVICEBERRY	2.5-3' CAL 30' O.C., B&B	
BN	5	BETULA NIGRA "HERITAGE"	HERITAGE RIVER BIRCH	2.5-3' CAL 30' O.C., B&B	
CR	25	CLETHRA ALNIFOLIA "RUBY SPICE"	RUBY SPICE SUMMERSWEET	2.5-3' 5' O.C.	
CA	47	CORNUS ALBA "IVORY HALO"	IVORY HALO RED TWIG DOGWOOD	2.5-3' 5' O.C.	
MB	5	MALLUS BACCATA "WALTER'S"	WALTER'S COLUMNAR SIBERIAN CRAB	2.5-3' CAL 30' O.C., B&B	
SH	13	SYRINGA X HYACINTHIFLORA "POCAHONTAS"	POCAHONTAS LILAC	2.5-3' 5' O.C.	



- ### NOTES:
- ON TREES LESS THAN 4" CA. USE WOOD STAKES.
  - ON TREES 3" CA. OR GREATER USE GUYING CABLES (3) EVENLY SPACED.
  - FOR PRUNING, SEE SPECIFICATIONS.
  - NEVER CUT OUT CENTRAL LEADER, PRUNE OUT BROKEN, DEAD, OR CONFLICTING BRANCHES
  - SEE SPECS. FOR ADDITIONAL REQUIREMENTS
  - WATER AT TIME OF PLANTING-SEE NOTES AND SPECS.

**TYPICAL TREE PLANTING DETAIL**  
NOT TO SCALE 4" CALIPER AND GREATER



- ### NOTES:
- SEE SPECS. FOR ADDITIONAL REQUIREMENTS
  - INSTALL SHRUB SO TRUNK ROOT JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE.

**TYPICAL SHRUB PLANTING DETAIL**  
NOT TO SCALE

REV.	BY	DATE	STATUS	CAD NO.
C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	618_e_C100
B	SJB	05-13-03	ISSUED FOR: PLANNING STAFF REVIEW	618_e_C100

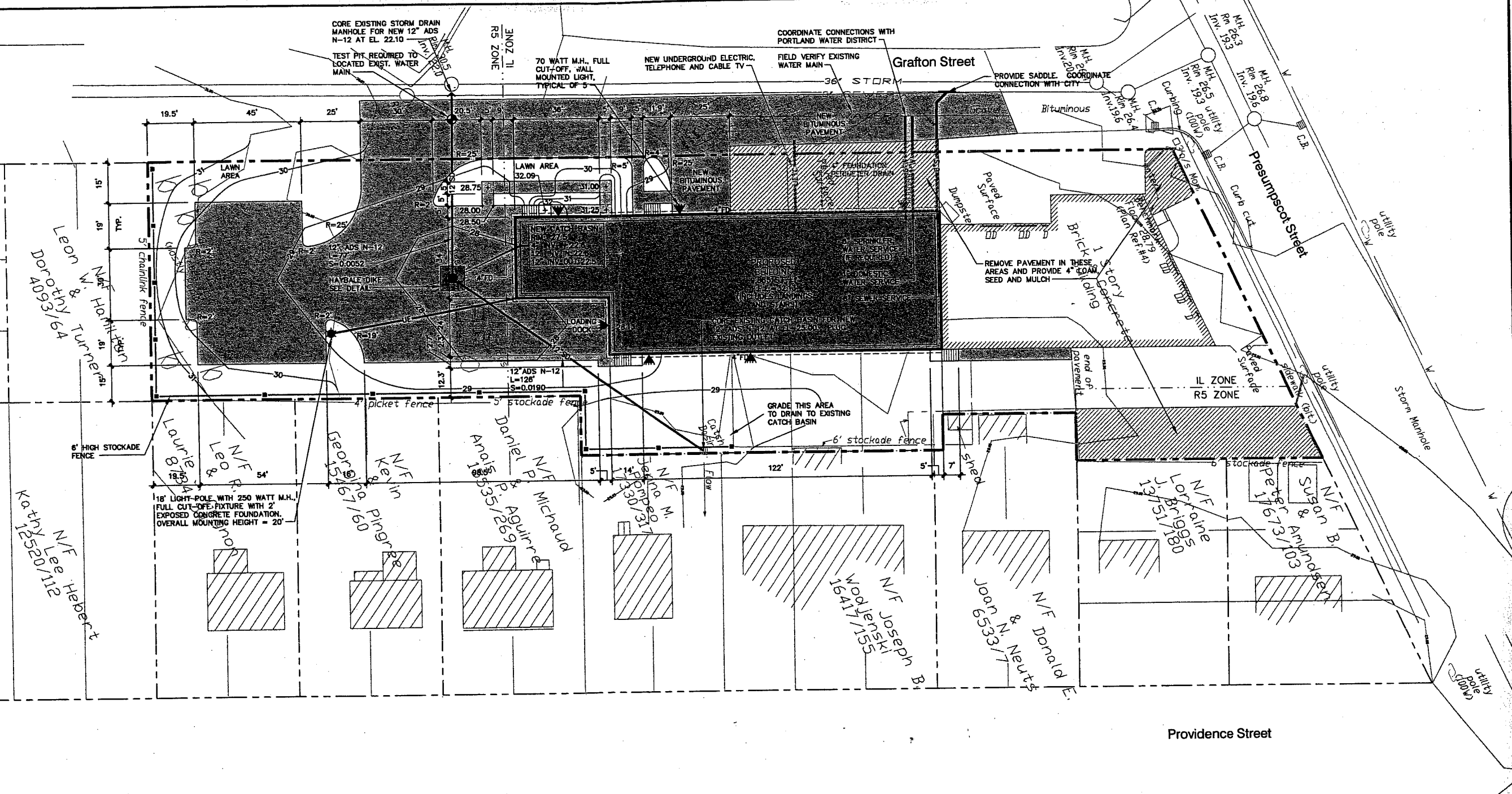
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**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION  
LANDSCAPING, STRIPING  
AND SIGNAGE PLAN

DESIGN BY: SJB  
DRAWN BY: JAR  
CHECKED BY: SJB  
DATE: 03-24-03  
JOB NO.: 618  
SCALE: 1" = 20'  
SHEET 2 OF 3

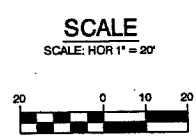
**EER** Environmental Engineering & Remediation, Inc.  
222 St. John Street, Suite 314 Portland, Maine 04102  
Barry J. Hoarmer, ASLA  
Landscape Architect  
196 Whitney Avenue, Portland, Maine 04102



DEVELOPMENT SUMMARY		
	EXISTING	PROPOSED
BUILDING	6,209 S.F.±	15,760 S.F.±
PAVEMENT	7,228 S.F.±	16,385 S.F.±
PERVIOUS	38,024 S.F.±	19,316 S.F.±
TOTAL PARCEL AREA	51,461 S.F.±	51,461 S.F.±

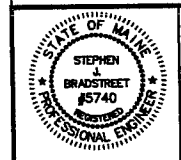
**GENERAL NOTES**

- 25' BUILDING SETBACK FROM FRONT SIDE AND REAR PROPERTY LINES, EXCEPT WHERE PROPERTY ABUTS A RESIDENTIAL DISTRICT WHERE A 40' SETBACK IS REQUIRED.  
PROPOSED: 25' FRONT YARD; 40' REAR YARD; 15' SIDE YARD.
- 15' PAVEMENT SETBACK FROM ALL PROPERTY LINES.  
PROPOSED: 15' FRONT, REAR AND SIDE YARD.
- PARKING (WAREHOUSE OVER 3,000 S.F.) = 1 SPACE/1,000 S.F.  
PROPOSED WAREHOUSE = 9,400 S.F. (MAINTAIN EXISTING PARKING FOR EXISTING BUILDING) REQUIRED: 10 SPACES, PROPOSED 12 SPACES.
- IN NON-PAVED AREAS ADJACENT TO THE BUILDING, ROOF DRAIN SPLASH PADS OR DRIP EDGE PADS SHALL BE INSTALLED TO DIRECT RUN-OFF AWAY FROM THE BUILDING.



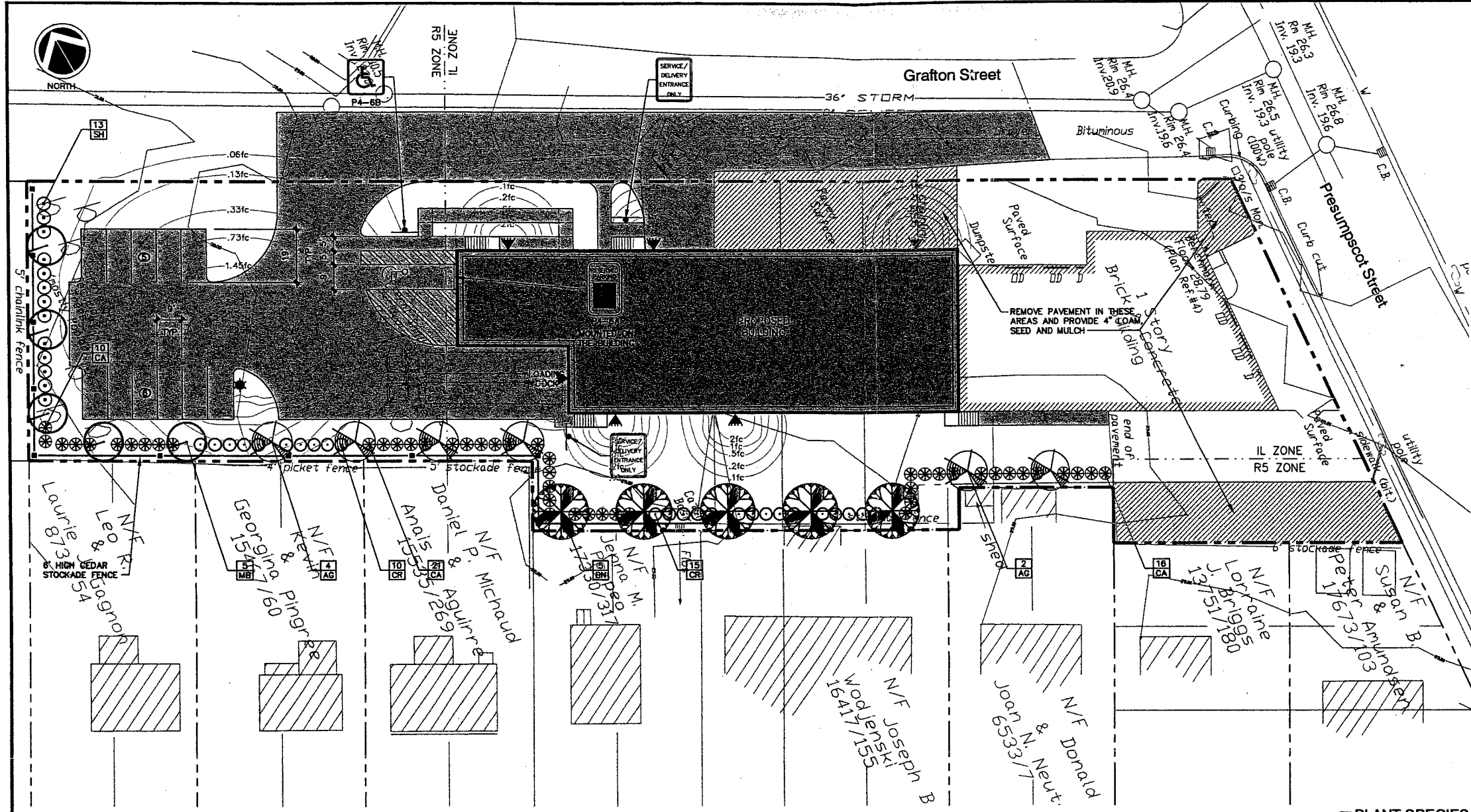
C	SJB	01-18-04	ISSUED FOR: CITY COMMENTS	818_C_C100
B	SJB	05-18-03	ISSUED FOR: PLANNING STAFF REVIEW	818_B_C100
REV.	BY	DATE	STATUS	CAD NO.

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**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION  
SITE LAYOUT, UTILITY, GRADING  
AND EROSION CONTROL PLAN

<b>EER</b> Environmental Engineering & Remediation, Inc. 222 St. John Street, Suite 314 Portland, Maine 04102	DESIGN BY: SJB DRAWN BY: JAR CHECKED BY: SJB DATE: 05-24-03 JOB NO: 818 SCALE: 1" = 20' C-100 SHEET 1 OF 3
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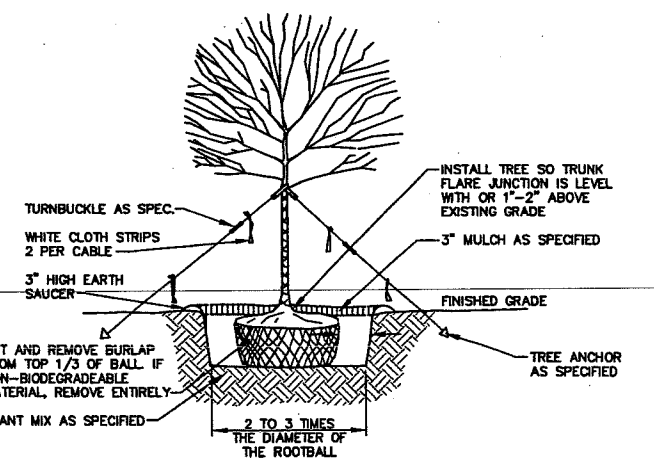


- ### LANDSCAPING NOTES
- THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
  - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES, WALKS, PAVING, CURBING, ETC. DAMAGED IN THE PERFORMANCE OF THIS JOB AT NO COST TO THE OWNER.
  - PLANTING OF TREES AND SHRUBS SHALL OCCUR NOT UNTIL ALL GRADING AND PAVING IS COMPLETED.
  - ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH FOR THE SPECIES AND SHALL BE SOUND, HEALTHY AND FREE OF DISEASE AND INSECTS. THEY SHALL CONFORM TO THE MEASUREMENTS ON THE PLANT LIST AND SHALL CONFORM TO ANSI Z60.1-NURSERY STOCK, LATEST REVISION. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT WRITTEN CONFIRMATION OF ALL PLANT SPECIES, CULTIVARS, VARIETIES, SIZES AND QUANTITIES THAT THEY PROPOSED TO INSTALL WITH THE NAME, PHONE NUMBER AND LOCATION OF ALL NURSERIES WHERE PLANT MATERIAL HAS BEEN GROWN.
  - ALL PLANTS SHALL HAVE ALL NONBIODEGRADABLE MATERIALS (STRING, WIRE, POTS, ETC.) REMOVED AT THE TIME OF PLANTING. CIRCLING ROOTS OR ROOTS THAT LATER WOULD GIRDLE THE PLANT SHALL BE STRAIGHTENED, CUT OR THE ROOT BALL SHALL BE CUT UTILIZING THE "BUTTERFLY METHOD". TOP 1/3 OF WIRE BASKETS AND BURLAP ON TREES SHALL BE CUT AND REMOVED.
  - BACKFILL MIX SHALL BE COMPOSED OF A 80/20 LOAM/PEAT MOSS MIX. PLANTING PITS SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER AND TO THE SAME DEPTH OF THE PLANT ROOT BALL. BACKFILL 1/2 OF THE PIT AT A TIME AND COMPACT. SEE NOTE 6 AND INSTALL SLOW RELEASE FERTILIZER AFTER FIRST BACKFILL LIFT. SETTING THE TREE/SHRUB: EACH TREE/SHRUB SHALL BE PLANTED SUCH THAT THE TRUNK FLARE JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE. TREE/SHRUBS WHERE THE PLANTING DEPTH IS INCORRECT SHALL BE REJECTED.
  - ALL PLANTINGS SHALL HAVE SLOW RELEASE FERTILIZER TABLETS INSTALLED. TABLETS SHALL BE "AGRIFORM" 21 GRAM 20-10-5 PLANTING TABLETS OR AN APPROVED EQUAL APPLICATION RATE: PERENNIALS-1 TABLET/PLANT, WOODY SHRUBS TO 3"-0"-2 TABLETS/PLANT, SHRUBS AND TREES 3"-0" TO 6"-0"-3 TABLETS/PLANT AND TREES 6"-0" AND ABOVE-4 TABLETS/PLANT. AFTER PLANTS ARE INSTALLED, LIQUID FEED ALL PLANTS WITH "ROOBY" OR AN APPROVED EQUAL MIX ACCORDING TO MANUFACTURER'S INSTRUCTIONS. APPLICATION RATE: PERENNIALS-2 QT'S/PLANT, WOODY SHRUBS TO 4"-0"-1.5 GAL/PLANT, TREES AND SHRUBS 4"-0" TO 10"-0"-3 GAL/PLANT AND TREES 10" AND ABOVE-4 GAL/PLANT. THE LANDSCAPE CONTRACTOR SHALL SUBMIT SAMPLES OF THE SLOW RELEASE FERTILIZER AND COPIES OF THE LABEL OF THE LIQUID FERTILIZER PRIOR TO PLANT INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL NOT INSTALL ANY PLANT MATERIAL UNLESS APPROPRIATE WATERING EQUIPMENT IS ON SITE. ALL PLANTS SHALL BE ADEQUATELY WATERED THE DAY OF INSTALLATION OR THESE PLANTS WILL BE REJECTED AND REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
  - TREES SHALL BE STAKED. TWO STAKES ARE REQUIRED FOR ALL TREES LESS THAN 2.5" IN CALIPER. ALL TREES LARGER THAN 2.5" SHALL HAVE THREE STAKES. ALL TREE STAKES SHALL BE REMOVED BY THE CONTRACTOR AFTER ONE YEAR.
  - MULCH TO BE INSTALLED TO A DEPTH OF 3" AFTER NORMAL SETTLING. MULCH SHALL BE MEDIUM SHREDDED HEMLOCK BARK, DARK BROWN IN COLOR. DO NOT PLACE MULCH IN CONTACT WITH THE TREE OR SHRUB TRUNK. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A .25 CUBIC FOOT SAMPLE PRIOR TO INSTALLATION.
  - ALL PLANTS SHALL HAVE THEIR LOCATIONS STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE.
  - PLANT SPECIES SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS FIRST APPROVED BY THE LANDSCAPE ARCHITECT. ANY SUBSTITUTED PLANTS INSTALLED WITHOUT PRIOR APPROVAL WILL BE REJECTED.
  - ALL PLANTS SHALL BE GUARANTEED FOR ONE 1 GROWING SEASON (1 YEAR FROM THE DATE OF ACCEPTANCE). ANY PLANTS THAT DIE DURING THE GUARANTEE SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
  - ALL AREAS NOT IDENTIFIED WITH OTHER SURFACE TREATMENTS SHALL BE LAWN. 6" OF LAWN SHALL BE INSTALLED UNDER ALL LAWN AREAS PRIOR TO SEEDING. THE LAWN AREA SHALL BE SEED WITH LOFTS "TRI-PLEX GENERAL" OR APPROVED EQUAL AND STRAW MULCHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE. MAINTENANCE SHALL COMMENCE AT THE TIME OF PLANTING AND LAST UNTIL A GOOD FULL CATCH OF GRASS IS ESTABLISHED.
  - THE CONTRACTOR SHALL SUPPLY THE QUANTITIES OF PLANTS SUFFICIENT TO COMPLETE THE WORK SHOWN ON ALL DRAWINGS. IF QUANTITIES OF PLANTS LISTED IN THE PLANT SPECIES LIST DO NOT CORRELATE WITH THE PLANTINGS INDICATED ON THE DRAWINGS, THE QUANTITIES ON THE DRAWINGS SHALL GOVERN. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWINGS SHALL NOT ENTITLE THE LANDSCAPE CONTRACTOR TO ADDITIONAL REMUNERATION.
  - ALLOW DECIDUOUS SHRUBS TO GROW TOGETHER TO FORM A NATURAL LOOKING PLANT MASS.

### PLANT SPECIES LIST

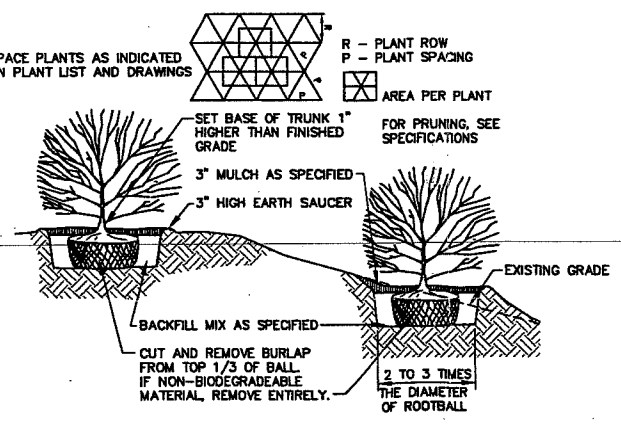
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AG	6	AMELANCHIER X GRANDIFLORA "ROBIN HILL"	ROBIN HILL SERVICEBERRY	2.5-3' CAL 30' O.C., B&B	
BN	5	BETULA NIGRA "HERITAGE"	HERITAGE RIVER BIRCH	2.5-3' CAL 30' O.C., B&B	
CR	25	CLETHRA ALNIFOLIA "RUBY SPICE"	RUBY SPICE SUMMERSWEET	2.5-3' 5' O.C.	
CA	47	CORNUS ALBA "IVORY HALO"	IVORY HALO RED TWIG DOGWOOD	2.5-3' 5' O.C.	
MB	5	MALUS BACCATA "WALTER'S"	WALTER'S COLUMNAR SIBERIAN CRAB	2.5-3' CAL 30' O.C., B&B	
SH	13	SYRINGA X HYACINTHIFLORA "POCAHONTAS"	POCAHONTAS LILAC	2.5-3' 5' O.C.	

SCALE  
SCALE: HOR 1" = 20'



- NOTES:
- ON TREES LESS THAN 4" CA. USE WOOD STAKES.
  - ON TREES 3" CA. OR GREATER USE GUYING CABLES (3) EVENLY SPACED.
  - FOR PRUNING, SEE SPECIFICATIONS.
  - NEVER CUT OUT CENTRAL LEADER, PRUNE OUT BROKEN, DEAD, OR CONFLICTING BRANCHES
  - SEE SPECS. FOR ADDITIONAL REQUIREMENTS
  - WATER AT TIME OF PLANTING-SEE NOTES AND SPECS.

TYPICAL TREE PLANTING DETAIL  
NOT TO SCALE 4" CALIPER AND GREATER



- NOTES:
- SEE SPECS. FOR ADDITIONAL REQUIREMENTS
  - INSTALL SHRUB SO TRUNK ROOT JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE.

TYPICAL SHRUB PLANTING DETAIL  
NOT TO SCALE

REV.	BY	DATE	STATUS	CAD NO.
C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818_c_C100
B	SJB	05-19-03	ISSUED FOR: PLANNING STAFF REVIEW	818_a_C100

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**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION  
LANDSCAPING, STRIPING  
AND SIGNAGE PLAN

**EER** Environmental Engineering & Remediation, Inc.  
222 St. John Street, Suite 314 Portland, Maine 04102

DESIGN BY: SJB  
DRAWN BY: JWR  
CHECKED BY: SJB  
DATE: 03-24-03  
JOB NO: 818  
SCALE: 1" = 20'  
C-101  
SHEET 2 OF 3



DEVELOPMENT SUMMARY		
	EXISTING	PROPOSED
BUILDING	6,209 S.F.	15,780 S.F.
PAVEMENT	7,228 S.F.	16,385 S.F.
PERVIOUS	38,024 S.F.	19,316 S.F.
TOTAL PARCEL AREA	51,461 S.F.	51,461 S.F.

**GENERAL NOTES**

1. PROPERTY ABUTS A RESIDENTIAL DISTRICT WHERE A 40' SETBACK IS REQUIRED.
2. PROPOSED: 25' FRONT YARD; 40' REAR YARD; 15' SIDE YARD.
3. PARKING (WAREHOUSE OVER 3,000 S.F.) = 1 SPACE/1,000 S.F.
4. IN NON-PAVED AREAS ADJACENT TO THE BUILDING, ROOF DRAIN SPLASH PADS OR DRIP EDGE PADS SHALL BE INSTALLED TO DIRECT RUN-OFF AWAY FROM THE BUILDING.
5. THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES TO VERIFY THAT CONNECTIONS TO 8" SANITARY AND 36" STORM WATER WILL BE PROVIDED WITH ADEQUATE GROUND COVER.
6. A GEOTECHNICAL REPORT HAS BEEN PROVIDED TO THE CITY'S DEVELOPMENT REVIEW COORDINATOR. THE SITE IS SITTING ON SOFT SATURATED CLAY THAT MAY BE SUBJECT TO SETTLEMENT OR FROST ACTION. THE CONTRACTOR SHALL BE AWARE OF SUBSURFACE SOIL CONDITIONS PRIOR TO CONSTRUCTION.
7. THE LOADING DOCK DIMENSIONS HAVE BEEN PROVIDED TO THE ZONING ADMINISTRATOR FOR REVIEW AND APPROVAL.
8. THE LIGHTS SHALL BE TURNED OFF AT 9:00 P.M. THE APPLICANT MAY SUBMIT A SECURITY LIGHTING PLAN TO PLANNING STAFF. SHOULD VANDALISM OR OTHER SECURITY ISSUES ARISE THAT NEED TO BE ADDRESSED.
9. THE APPLICANT SHALL COORDINATE WITH CENTRAL MAINE POWER TO RELOCATE THE UTILITY POLE WITHIN THE PROPOSED PAVING AREA ON GRATON STREET.
10. SERVICE TRUCKS OR DELIVERIES SHALL BE PROHIBITED FROM 8:00 P.M. TO 7:00 A.M. AND TRUCKS SHALL NOT BE ALLOWED TO IDLE.
11. PLANNING STAFF SHALL SECURE FINAL APPROVAL OF THE LANDSCAPING PLAN FROM THE CITY ARBORIST.

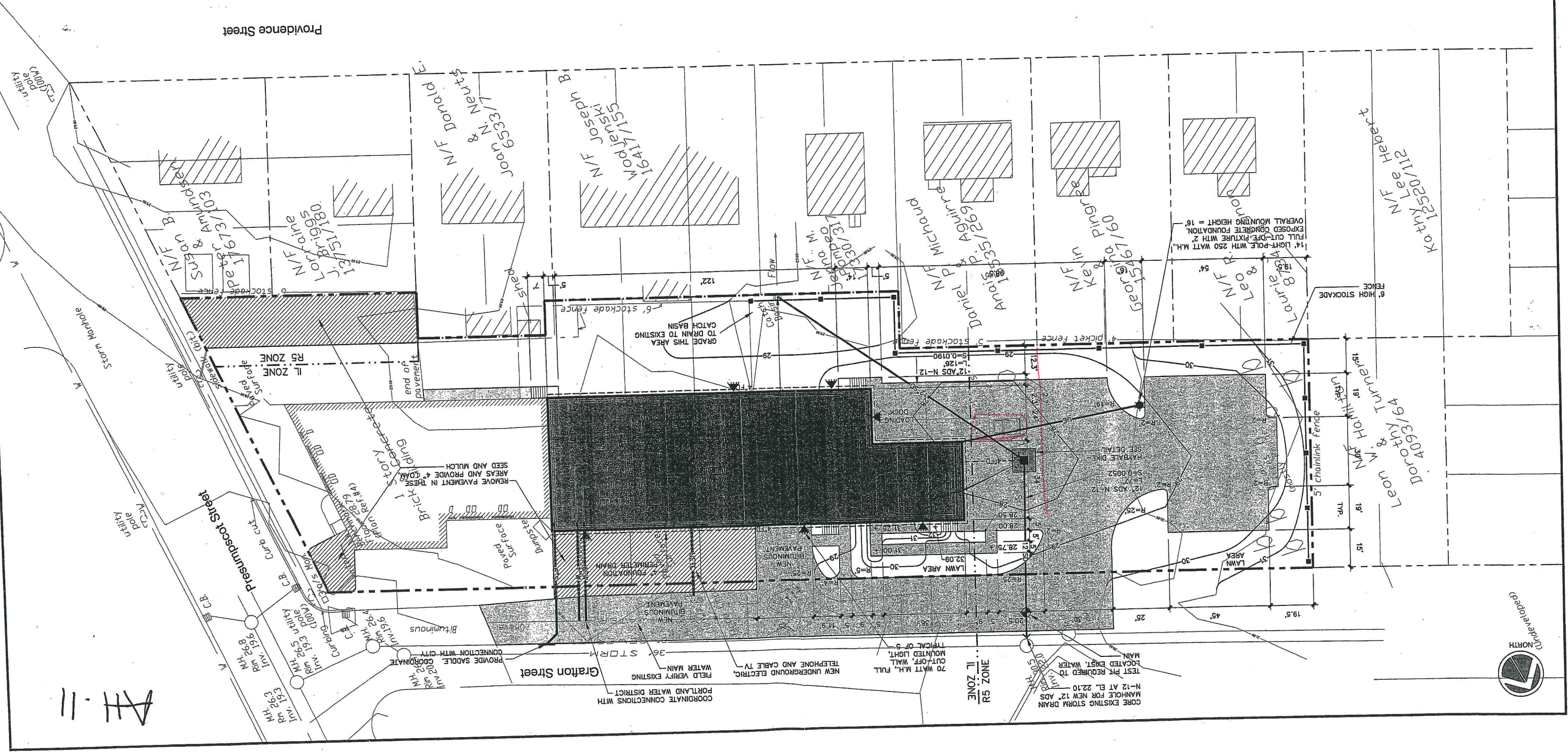


**MARK GOLDSTEIN  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION  
AND EROSION CONTROL PLAN**

DESIGN BY: SJB  
DRAWN BY: JAR  
CHECKED BY: SJB  
DATE: 03-24-03  
JOB NO: 818  
SCALE: 1" = 20'  
SHEET 1 OF 3

REV.	BY	DATE	STATUS
D	SJB	08-03-04	ISSUED FOR: 08/22/04 PLANNING BOARD CONDITIONS OF APPROVAL
C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS

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11-11



**MARK GOLDSTEIN**  
**COASTAL EQUIPMENT CORPORATION**  
**WAREHOUSE ADDITION**  
**LANDSCAPING, STRIPING**  
**AND SIGNAGE PLAN**

DESIGN BY: SJR  
 DRAWN BY: SJR  
 CHECKED BY: SJR  
 DATE: 03-24-03  
 JOB NO: 818  
 SCALE: 1" = 20'  
 SHEET 2 OF 3

198 Whitby Avenue, Portland, Maine 04102  
 Landscape Architect  
 Barry J. Hosmer, ASLA  
 C-101

222 St. John Street, Suite 314 Portland, Maine 04102  
 Environmental  
 EER  
 Registration, Inc.

STATE OF MAINE  
 REGISTERED LANDSCAPE ARCHITECT  
 #5740  
 BARRY J. HOSMER

REV.	BY	DATE	STATUS	COMMENTS
D	SJR	08-08-04	ISSUED FOR: PLANNING BOARD CONDITIONS OF APPROVAL	
C	SJR	01-14-04	ISSUED FOR: CITY COMMENTS	

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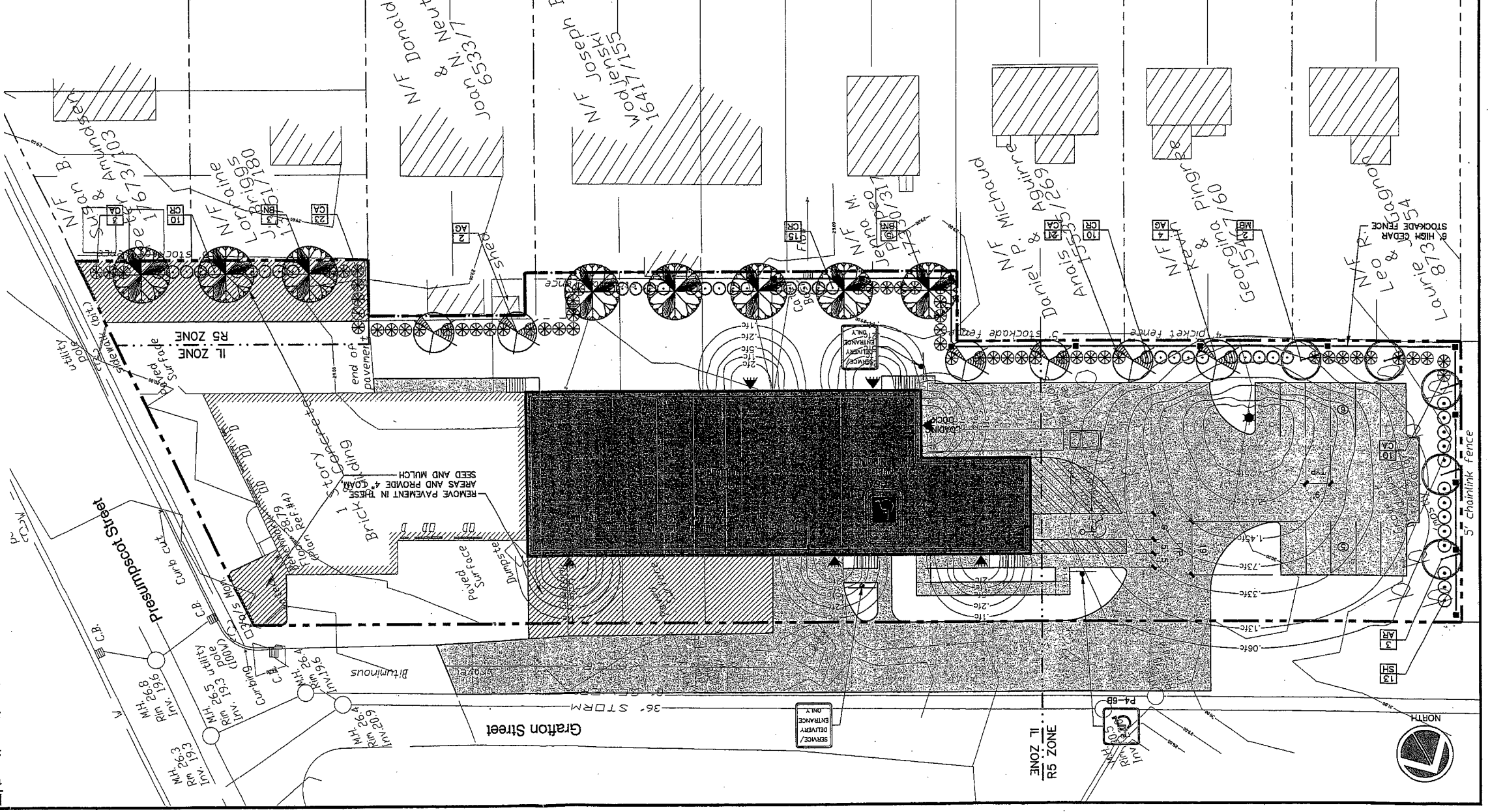


SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AR	3	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME MAPLE	2.5'-3' CAL. 30" O.C., B&B	
AG	6	AMELANCHIER X GRANDIFLORA 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	2.5'-3' CAL. 30" O.C., B&B	
BN	8	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	2.5'-3' CAL. 30" O.C., B&B	
CR	35	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERWET	2.5'-3' CAL. 30" O.C., B&B	
CA	57	CORNUS ALBA 'VORRY HALO'	IVORY HALO RED TIG DOGWOOD	2.5'-3' CAL. 30" O.C., B&B	
MB	2	MAIUS BACCATA 'WALTERS'	WALTERS' COLUMNAR SIBERIAN CRAB	2.5'-3' CAL. 30" O.C., B&B	
SH	13	SYRINGA X HYACINTHILORRA 'POCAHONTAS'	POCAHONTAS LILAC	2.5'-3' CAL. 30" O.C., B&B	

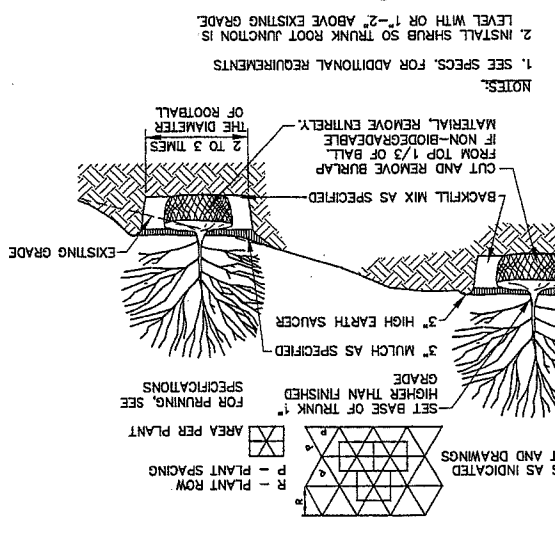
PLANT SPECIES LIST

**LANDSCAPING NOTES**

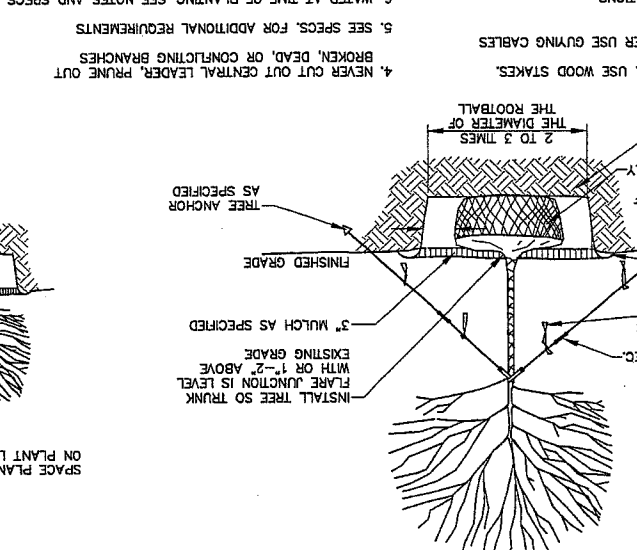
1. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES, WALLS, OWNER, PAVING, CURBING, ETC. DAMAGED IN THE PERFORMANCE OF THIS JOB AT NO COST TO THE OWNER.
3. PLANTING OF TREES AND SHRUBS SHALL OCCUR NOT OCCUR UNTIL ALL GRADING AND PAVING IS COMPLETED.
4. ALL PLANTS SHALL HAVE A NORMAL HEIGHT OF GROWTH FOR THE SPECIES AND SHALL BE SOUND, HEALTHY AND FREE OF DISEASE AND INSECTS. THEY SHALL CONFORM TO THE MAJOR REVISIONS. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT WRITTEN CONFIRMATION OF ALL PLANT SPECIES, CULTIVARS, VARIETIES, SIZES AND QUANTITIES THAT THEY PROPOSED TO INSTALL WITH THE NAME, PHONE NUMBER AND LOCATION OF ALL NURSERIES WHERE PLANT MATERIAL HAS BEEN GROWN.
5. ALL PLANTS SHALL HAVE ALL NONBIODEGRADABLE MATERIALS (STRING, WIRE, POTS, ETC.) REMOVED AT THE TIME OF PLANTING. CHOPPING ROOTS OR ROOTS THAT LATER WOULD GIRDLE THE PLANT SHALL BE STRAIGHTENED, CUT OR THE ROOT BALL SHALL BE CUT UTILIZING THE "BUTTERFLY METHOD". TOP 1/3 OF WIRE BASKETS AND BURLAP ON TREES SHALL BE CUT AND REMOVED.
6. BACKFILL MIX SHALL BE COMPOSED OF A 80/20 LOAM/PEAT MOSS MIX. PLANTING PITS SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER AND TO THE SAME DEPTH OF THE PLANT. BACKFILL 1/3 OF THE PIT AT A TIME AND COMPACT. SEE NOTE 6 AND INSTALL SLOW RELEASE FERTILIZER AFTER FIRST BACKFILL LIFT. SETTING THE TREE/SHRUB SHALL BE PLANTED SUCH THAT THE TRUNK FLARE JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE. TREE/SHRUBS WHERE THE PLANTING DEPTH IS INCORRECT SHALL BE REJECTED.
7. ALL PLANTINGS SHALL HAVE SLOW RELEASE FERTILIZER TABLETS INSTALLED. TABLETS SHALL BE APPLIED TO 20-10-5 PLANTING TABLETS OR AN APPROVED EQUAL. TABLETS/PLANT, SHRUBS AND TREES 3'-0" TO 6'-0" 3 TABLETS/PLANT AND TREES 6'-0" AND ABOVE 4 TABLETS/PLANT. AFTER PLANTS ARE INSTALLED, LIQUID FEED ALL PLANTS WITH ROOTS OR AN APPROVED EQUAL MIX ACCORDING TO MANUFACTURER'S INSTRUCTIONS. APPLICATION RATE: 2 OZS/PLANT, WOODY SHRUBS TO 4 OZS/PLANT, TREES AND SHRUBS 4'-0" TO 10'-0" 3 GAL/PLANT AND TREES 10' AND ABOVE 4 GAL/PLANT. THE LANDSCAPE CONTRACTOR SHALL SUBMIT SAMPLES OF THE SLOW RELEASE FERTILIZER AND COPIES OF THE LABEL OF THE LIQUID FEED PRIOR TO PLANT INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL NOT PLACE ANY PLANT MATERIAL UNLESS APPROVED. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY WATERING THE DAY OF INSTALLATION OR THESE PLANTS WILL BE REJECTED AND REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
8. TREES SHALL BE STAKED. TWO STAKES ARE REQUIRED FOR ALL TREES LESS THAN 2.5' IN CALIPER. ALL TREES LARGER THAN 2.5" SHALL HAVE THREE STAKES. ALL TREE STAKES SHALL BE REMOVED BY THE CONTRACTOR AFTER ONE YEAR.
9. MULCH TO BE INSTALLED TO A DEPTH OF 3" AFTER NORMAL SETTLING. MULCH SHALL BE MEDIUM SHREDDED HICKORY BARK DARK BROWN IN COLOR. DO NOT PLACE MULCH IN CONTACT WITH THE TREE OR SHRUB TRUNK. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A 25 CUBIC FOOT SAMPLE PRIOR TO INSTALLATION.
10. ALL PLANTS SHALL HAVE THEIR LOCATIONS STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE.
11. PLANT SPECIES SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS FIRST APPROVED BY THE LANDSCAPE ARCHITECT. ANY SUBSTITUTED PLANTS INSTALLED WITHOUT PRIOR APPROVAL WILL BE REJECTED.
12. ALL PLANTS SHALL BE GUARANTEED FOR ONE (1) GROWING SEASON (1 YEAR FROM THE DATE OF ACCEPTANCE). ANY PLANTS THAT DIE DURING THE GUARANTEE SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
13. ALL AREAS NOT IDENTIFIED WITH OTHER SURFACE TREATMENTS SHALL BE LAWN. 6" OF LOAM SHALL BE INSTALLED UNDER ALL LAWN AREAS PRIOR TO SEEDING. THE LAWN SHALL BE SEEDING WITH TACK GENERAL OR APPROVED EQUAL. STAMM MULCHING BE RESPONSIBLE FOR LAWN MAINTENANCE. MAINTENANCE SHALL COMMENCE AT THE TIME OF PLANTING AND LAST UNTIL A GOOD FULL CATCH OF GRASS IS ESTABLISHED.
14. THE CONTRACTOR SHALL SUPPLY THE QUANTITIES OF PLANTS SUFFICIENT TO COMPLETE THE WORK SHOWN ON ALL DRAWINGS. IF QUANTITIES OF PLANTS LISTED IN THE PLANT SPECIES LIST DO NOT CORRELATE WITH THE PLANTINGS INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THE DRAWINGS. THE QUANTITIES ON THE DRAWINGS SHALL NOT ENTITLE THE LANDSCAPE CONTRACTOR TO ADDITIONAL REMUNERATION.
15. ALLOW DECIDUOUS SHRUBS TO GROW TOGETHER TO FORM A NATURAL LOOKING PLANT MASS.



**TYPICAL SHRUB PLANTING DETAIL**



**TYPICAL TREE PLANTING DETAIL**

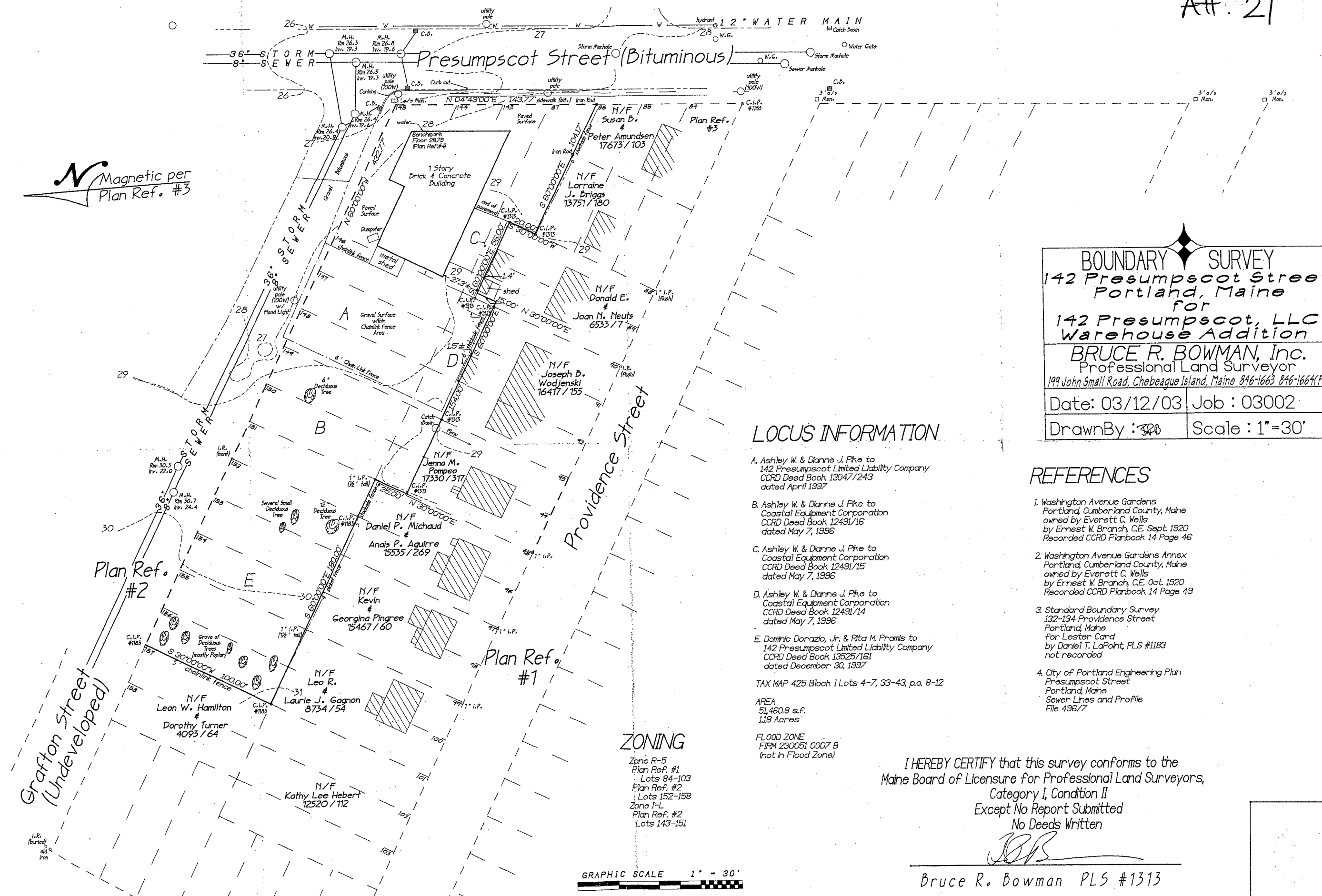


NOTES:  
 1. SEE SPECS. FOR ADDITIONAL REQUIREMENTS  
 2. INSTALL SHRUB SO TRUNK ROOT JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE  
 3. FOR PRUNING, SEE SPECIFICATIONS

NOTES:  
 1. ON TREES LESS THAN 4" CAL. USE WOOD STAKES.  
 2. ON TREES 3" CAL. OR GREATER USE GUYING CABLES.  
 3. FOR PRUNING, SEE SPECIFICATIONS.  
 4. NEVER CUT OUT CENTRAL LEADER, PRUNE OUT BROKEN, DEAD, OR CONFLICTING BRANCHES  
 5. SEE SPECS. FOR ADDITIONAL REQUIREMENTS  
 6. WATER AT TIME OF PLANTING—SEE NOTES AND SPECS.

SPACE PLANTS AS INDICATED ON PLANT LIST AND DRAWINGS  
 R - PLANT ROW  
 P - PLANT SPACING  
 SET BASE OF TRUNK HIGHER THAN FINISHED GRADE FOR PRUNING, SEE SPECIFICATIONS  
 AREA PER PLANT

TURNBUCKLE AS SPEC. WITH OR 1"-2" ABOVE EXISTING GRADE  
 3" MULCH AS SPECIFIED  
 3" HIGH EARTH SAUCER  
 FINISHED GRADE  
 SAUCER  
 3" HIGH EARTH  
 CUT AND REMOVE BURLAP NON-BIODEGRADABLE MATERIAL, REMOVE ENTIRELY  
 PLANT MIX AS SPECIFIED



**BOUNDARY SURVEY**  
 142 Presumpscot Street  
 Portland, Maine  
 for  
 142 Presumpscot, LLC  
 Warehouse Addition  
**BRUCE R. BOWMAN, Inc.**  
 Professional Land Surveyor  
 199 John Small Road, Chebeague Island, Maine 846-1663 846-1664(F)  
 Date: 03/12/03 Job: 03002  
 DrawnBy: ~~JB~~ Scale: 1"=30'

**LOCUS INFORMATION**

- A. Ashley W. & Dianne J. Pike to  
 142 Presumpscot Limited Liability Company  
 CCRD Deed Book 13047/243  
 dated April 1997
- B. Ashley W. & Dianne J. Pike to  
 Coastal Equipment Corporation  
 CCRD Deed Book 12491/16  
 dated May 7, 1996
- C. Ashley W. & Dianne J. Pike to  
 Coastal Equipment Corporation  
 CCRD Deed Book 12491/15  
 dated May 7, 1996
- D. Ashley W. & Dianne J. Pike to  
 Coastal Equipment Corporation  
 CCRD Deed Book 12491/14  
 dated May 7, 1996
- E. Dominic Dorazio, Jr. & Rita M. Pramis to  
 142 Presumpscot Limited Liability Company  
 CCRD Deed Book 13525/161  
 dated December 30, 1997

TAX MAP 425 Block I Lots 4-7, 33-43, p.a. 8-12

AREA  
 51,460.8 s.f.  
 1.18 Acres  
 FLOOD ZONE  
 FIRM 230051 0007 B  
 (not in Flood Zone)

**REFERENCES**

- 1. Washington Avenue Gardens  
 Portland, Cumberland County, Maine  
 owned by Everett C. Wells  
 by Ernest W. Branch, C.E. Sept. 1920  
 Recorded CCRD Planbook 14 Page 46
- 2. Washington Avenue Gardens Annex  
 Portland, Cumberland County, Maine  
 owned by Everett C. Wells  
 by Ernest W. Branch, C.E. Oct. 1920  
 Recorded CCRD Planbook 14 Page 49
- 3. Standard Boundary Survey  
 132-134 Providence Street  
 Portland, Maine  
 for Lester Card  
 by Daniel T. LaPoint, PLS #1183  
 not recorded
- 4. City of Portland Engineering Plan  
 Presumpscot Street  
 Portland, Maine  
 Sewer Lines and Profile  
 File 496/77

**ZONING**

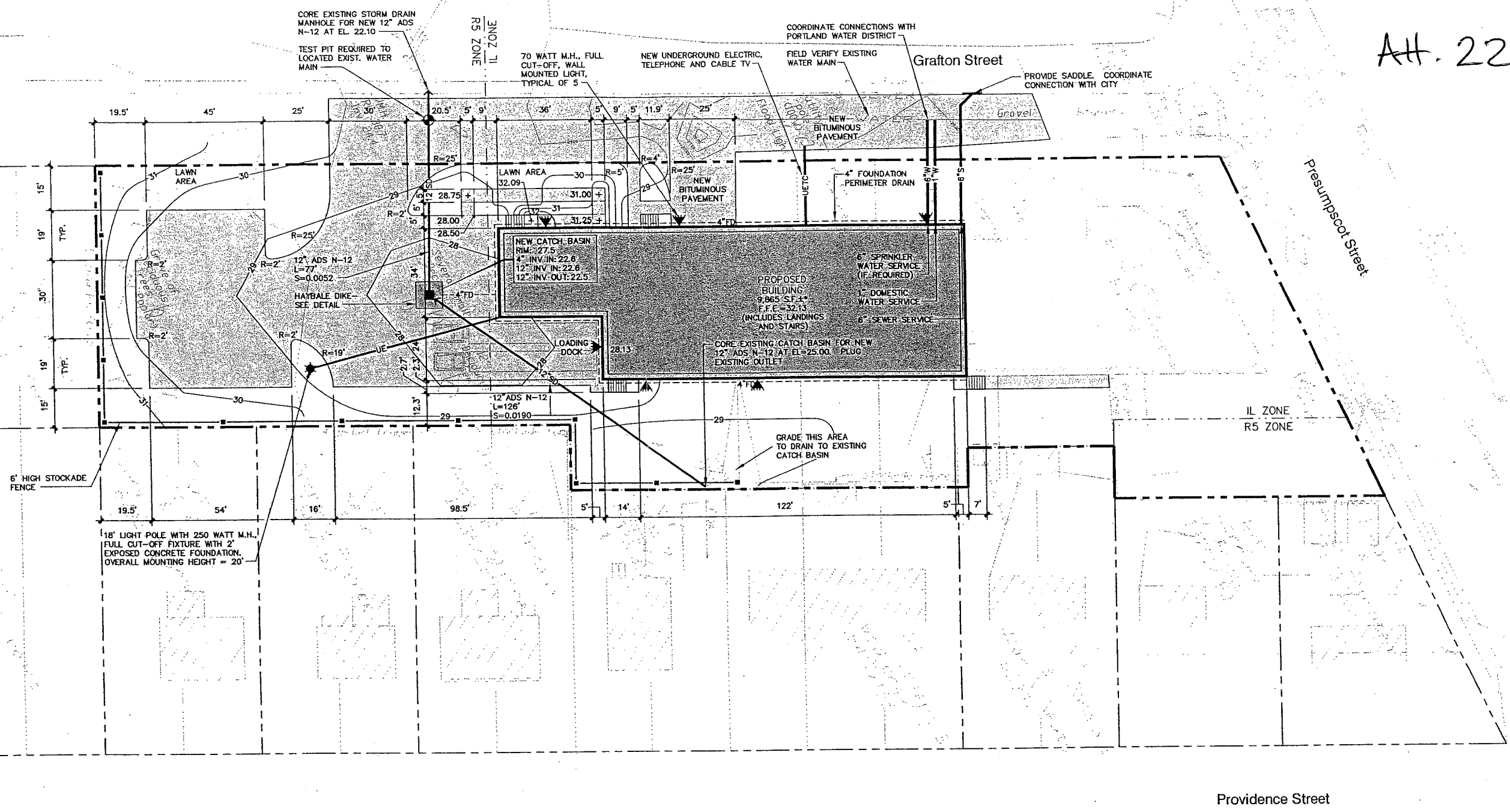
Zone R-5  
 Plan Ref. #1  
 Lots 84-103  
 Plan Ref. #2  
 Lots 152-158  
 Zone I-L  
 Plan Ref. #2  
 Lots 143-151

I HEREBY CERTIFY that this survey conforms to the  
 Maine Board of Licensure for Professional Land Surveyors,  
 Category I, Condition II  
 Except No Report Submitted  
 No Deeds Written

*JB*

Bruce R. Bowman PLS #1313

GRAPHIC SCALE 1" = 30'



DEVELOPMENT SUMMARY		
	EXISTING	PROPOSED
BUILDING	6,209 S.F.±	15,760 S.F.±
PAVEMENT	7,228 S.F.±	21,177 S.F.±
PERVIOUS	38,024 S.F.±	14,524 S.F.±
TOTAL PARCEL AREA	51,461 S.F.±	51,461 S.F.±

- GENERAL NOTES**
- 25' BUILDING SETBACK FROM FRONT SIDE AND REAR PROPERTY LINES, EXCEPT WHERE PROPERTY ABUTS A RESIDENTIAL DISTRICT WHERE A 40' SETBACK IS REQUIRED.  
PROPOSED: 25' FRONT YARD; 40' REAR YARD; 15' SIDE YARD.
  - 15' PAVEMENT SETBACK FROM ALL PROPERTY LINES.  
PROPOSED: 15' FRONT, REAR AND SIDE YARD.
  - PARKING (WAREHOUSE OVER 3,000 S.F.) = 1 SPACE/1,000 S.F.  
PROPOSED WAREHOUSE = 9,400 S.F. (MAINTAIN EXISTING PARKING FOR EXISTING BUILDING) REQUIRED: 10 SPACES, PROPOSED 12 SPACES.
  - IN NON-PAVED AREAS ADJACENT TO THE BUILDING, ROOF DRAIN SPLASH PADS OR DRIP EDGE PADS SHALL BE INSTALLED TO DIRECT RUN-OFF AWAY FROM THE BUILDING.



C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818_c_C100
B	SJB	05-13-03	ISSUED FOR: PLANNING STAFF REVIEW	818_a_C100
REV.	BY	DATE	STATUS	CAD NO.

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**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION

**SITE LAYOUT, UTILITY, GRADING  
AND EROSION CONTROL PLAN**

<b>EER</b> Environmental Engineering & Remediation, Inc. 222 St. John Street, Suite 914 Portland, Maine 04102	DESIGN BY: SJB DRAWN BY: JAR CHECKED BY: SJB DATE: 03-24-03 JOB NO: 818 SCALE: 1" = 20' C-100 SHEET 1 OF 3
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**LANDSCAPING NOTES**

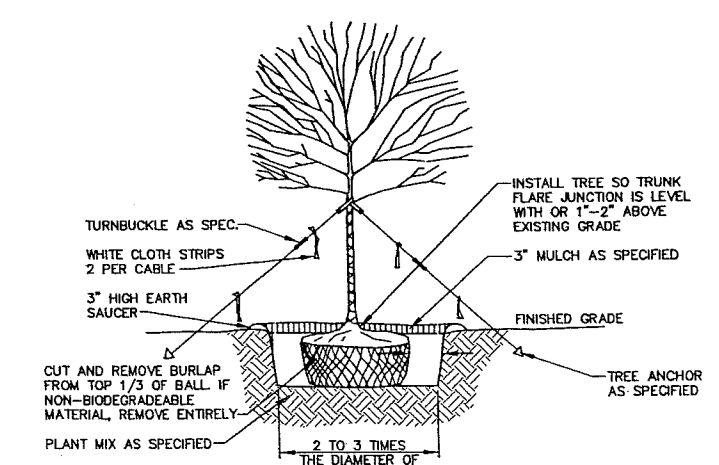
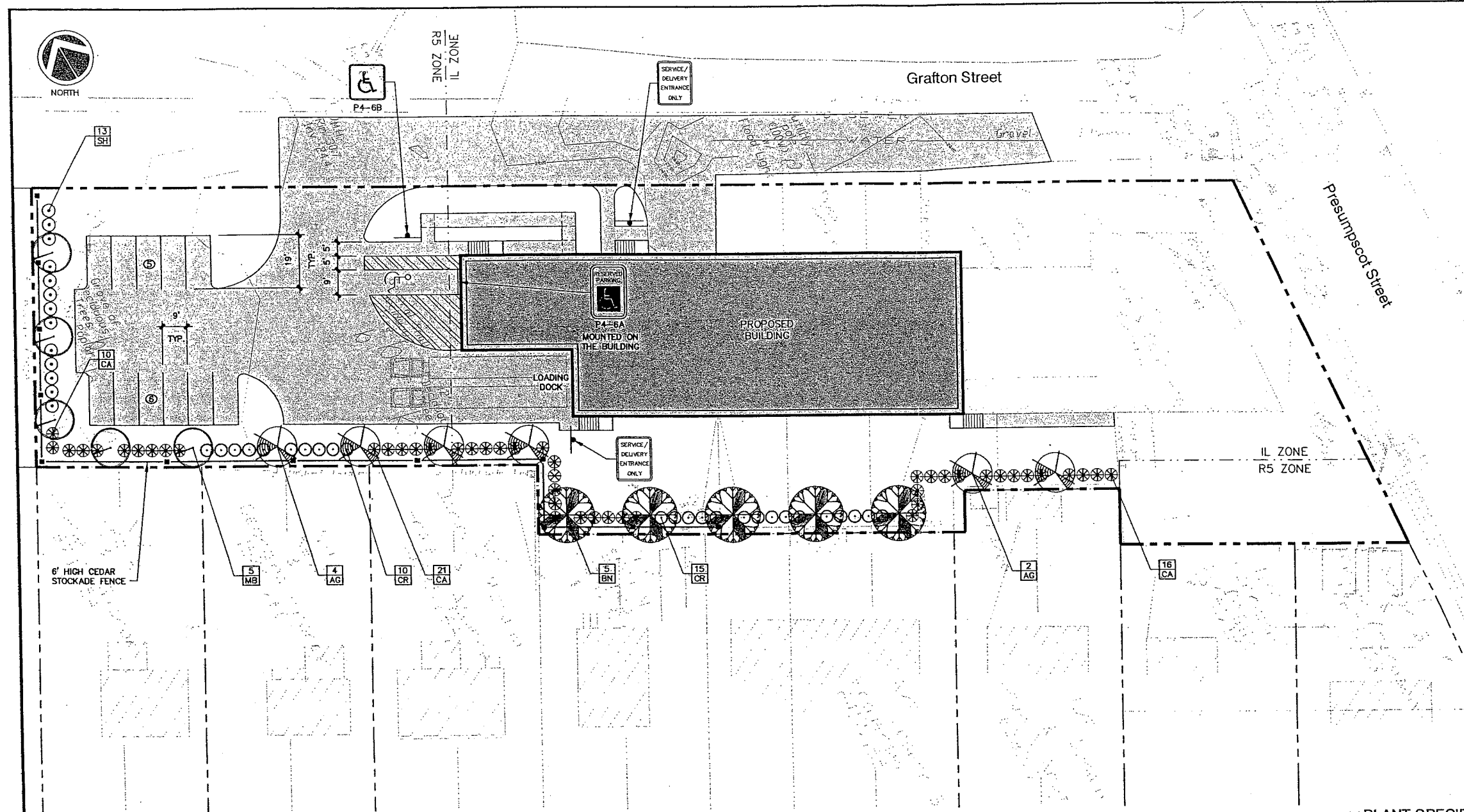
1. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES, WALKS, PAVING, CURBING, ETC. DAMAGED IN THE PERFORMANCE OF THIS WORK AT NO COST TO THE OWNER.
3. PLANTING OF TREES AND SHRUBS SHALL OCCUR NOT OCCUR UNTIL ALL GRADING AND PAVING IS COMPLETED.
4. ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH FOR THE SPECIES AND SHALL BE SOUND, HEALTHY AND FREE OF DISEASE AND INSECTS. THEY SHALL CONFORM TO THE MEASUREMENTS ON THE PLANT LIST AND SHALL CONFORM TO ANSI Z60.1-NURSERY STOCK, LATEST REVISION. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT WRITTEN CONFIRMATION OF ALL PLANT SPECIES, CULTIVARS, VARIETIES, SIZES AND QUANTITIES THAT THEY PROPOSED TO INSTALL WITH THE NAME, PHONE NUMBER AND LOCATION OF ALL NURSERIES WHERE PLANT MATERIAL HAS BEEN GROWN.
5. ALL PLANTS SHALL HAVE ALL NONBIODEGRADABLE MATERIALS (STRING, WIRE, POTS, ETC.) REMOVED AT THE TIME OF PLANTING. CIRCLING ROOTS OR ROOTS THAT LATER WOULD GIRDLE THE PLANT SHALL BE STRAIGHTENED, CUT OR THE ROOT BALL SHALL BE CUT UTILIZING THE "BUTTERFLY METHOD". TOP 1/3 OF WIRE BASKETS AND BURLAP ON TREES SHALL BE CUT AND REMOVED.
6. BACKFILL MIX SHALL BE COMPOSED OF A 80/20 LOAM/PEAT MOSS MIX. PLANTING PITS SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER AND TO THE SAME DEPTH OF THE PLANT ROOT BALL. BACKFILL 1/2 OF THE PIT AT A TIME AND COMPACT. SEE NOTE 6 AND INSTALL SLOW RELEASE FERTILIZER AFTER FIRST BACKFILL LIFT. SETTING THE TREE/SHRUB: EACH TREE/SHRUB SHALL BE PLANTED SUCH THAT THE TRUNK FLARE JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE. TREE/SHRUBS WHERE THE PLANTING DEPTH IS INCORRECT SHALL BE REJECTED.
7. ALL PLANTINGS SHALL HAVE SLOW RELEASE FERTILIZER TABLETS INSTALLED. TABLETS SHALL BE "AGRIFORM" 21 GRAM 20-10-5 PLANTING TABLETS OR AN APPROVED EQUAL. APPLICATION RATE: PERENNIALS-1 TABLET/PLANT, WOODY SHRUBS TO 3'-0"-2 TABLETS/PLANT, SHRUBS AND TREES 3'-0" TO 6'-0"-3 TABLETS/PLANT AND TREES 6'-0" AND ABOVE-4 TABLETS/PLANT. AFTER PLANTS ARE INSTALLED, LIQUID FEED ALL PLANTS WITH "ROOTS" OR AN APPROVED EQUAL MIX ACCORDING TO MANUFACTURER'S INSTRUCTIONS. APPLICATION RATE: PERENNIALS-2 QT'S/PLANT, WOODY SHRUBS TO 4'-0"-1.5 GAL./PLANT, TREES AND SHRUBS 4'-0" TO 10'-0"-3 GAL./PLANT AND TREES 10' AND ABOVE-4 GAL./PLANT. THE LANDSCAPE CONTRACTOR SHALL SUBMIT SAMPLES OF THE SLOW RELEASE FERTILIZER AND COPIES OF THE LABEL OF THE LIQUID FERTILIZER PRIOR TO PLANT INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL NOT INSTALL ANY PLANT MATERIAL UNLESS APPROPRIATE WATERING EQUIPMENT IS ON SITE. ALL PLANTS SHALL BE ADEQUATELY WATERED THE DAY OF INSTALLATION OR THESE PLANTS WILL BE REJECTED AND REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
8. TREES SHALL BE STAKED. TWO STAKES ARE REQUIRED FOR ALL TREES LESS THAN 2.5" IN CALIPER. ALL TREES LARGER THAN 2.5" SHALL HAVE THREE STAKES. ALL TREE STAKES SHALL BE REMOVED BY THE CONTRACTOR AFTER ONE YEAR.
9. MULCH TO BE INSTALLED TO A DEPTH OF 3" AFTER NORMAL SETTLING. MULCH SHALL BE MEDIUM SHREDDED HEMLOCK BARK, DARK BROWN IN COLOR. DO NOT PLACE MULCH IN CONTACT WITH THE TREE OR SHRUB TRUNK. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A .25 CUBIC FOOT SAMPLE PRIOR TO INSTALLATION.
10. ALL PLANTS SHALL HAVE THEIR LOCATIONS STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE.
11. PLANT SPECIES SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS FIRST APPROVED BY THE LANDSCAPE ARCHITECT. ANY SUBSTITUTED PLANTS INSTALLED WITHOUT PRIOR APPROVAL WILL BE REJECTED.
12. ALL PLANTS SHALL BE GUARANTEED FOR ONE GROWING SEASON (1 YEAR FROM THE DATE OF ACCEPTANCE). ANY PLANTS THAT DIE DURING THE GUARANTEE SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
13. ALL AREAS NOT IDENTIFIED WITH OTHER SURFACE TREATMENTS SHALL BE LAWN. 6" OF LOAM SHALL BE INSTALLED UNDER ALL LAWN AREAS PRIOR TO SEEDING. THE LAWN AREA SHALL BE SEED WITH LOFTS "TRI-PLEX GENERAL" OR APPROVED EQUAL AND STRAW MULCHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE. MAINTENANCE SHALL COMMENCE AT THE TIME OF PLANTING AND LAST UNTIL A GOOD FULL CATCH OF GRASS IS ESTABLISHED.
14. THE CONTRACTOR SHALL SUPPLY THE QUANTITIES OF PLANTS SUFFICIENT TO COMPLETE THE WORK SHOWN ON ALL DRAWINGS. IF QUANTITIES OF PLANTS LISTED IN THE PLANT SPECIES LIST DO NOT CORRELATE WITH THE PLANTINGS INDICATED ON THE DRAWINGS, THE QUANTITIES ON THE DRAWINGS SHALL GOVERN. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWINGS SHALL NOT ENTITLE THE LANDSCAPE CONTRACTOR TO ADDITIONAL REMUNERATION.
15. ALLOW DECIDUOUS SHRUBS TO GROW TOGETHER TO FORM A NATURAL LOOKING PLANT MASS.

**PLANT SPECIES LIST**

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AG	6	AMELANCHIER X GRANDIFLORA "ROBIN HILL"	ROBIN HILL SERVICEBERRY	2.5-3" CAL	30' O.C., B&B
BN	5	BETULA NIGRA "HERITAGE"	HERITAGE RIVER BIRCH	2.5-3" CAL	30' O.C., B&B
CR	25	CLETHRA ALNIFOLIA "RUBY SPICE"	RUBY SPICE SUMMERSWEET	2.5-3"	5' O.C.
CA	47	CORNUS ALBA "IVORY HALO"	IVORY HALO RED TWIG DOGWOOD	2.5-3"	5' O.C.
MB	5	MALUS BACCATA "WALTER'S"	WALTER'S COLUMNAR SIBERIAN CRAB	2.5-3" CAL	30' O.C., B&B
SH	13	SYRINGA X HYACINTHIFLORA "POCAHONTAS"	POCAHONTAS LILAC	2.5-3"	5' O.C.

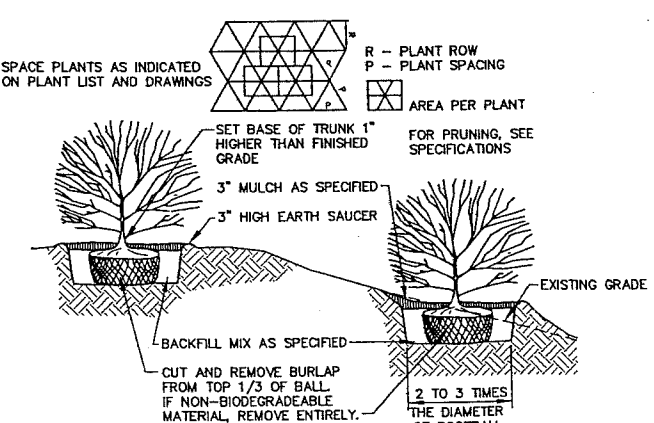
**SCALE**

SCALE: HOR 1" = 20'



- NOTES:**
1. ON TREES LESS THAN 4" CA. USE WOOD STAKES.
  2. ON TREES 3" CA. OR GREATER USE GUYING CABLES (3) EVENLY SPACED.
  3. FOR PRUNING, SEE SPECIFICATIONS.
  4. NEVER CUT OUT CENTRAL LEADER, PRUNE OUT BROKEN, DEAD, OR CONFLICTING BRANCHES.
  5. SEE SPECS. FOR ADDITIONAL REQUIREMENTS.
  6. WATER AT TIME OF PLANTING-SEE NOTES AND SPECS.

**TYPICAL TREE PLANTING DETAIL**  
NOT TO SCALE 4" CALIPER AND GREATER



- NOTES:**
1. SEE SPECS. FOR ADDITIONAL REQUIREMENTS.
  2. INSTALL SHRUB SO TRUNK ROOT JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE.

**TYPICAL SHRUB PLANTING DETAIL**  
NOT TO SCALE

REV.	BY	DATE	STATUS	CAD NO.
C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	B18_c_C100
B	SJB	05-13-03	ISSUED FOR: PLANNING STAFF REVIEW	B18_a_C100

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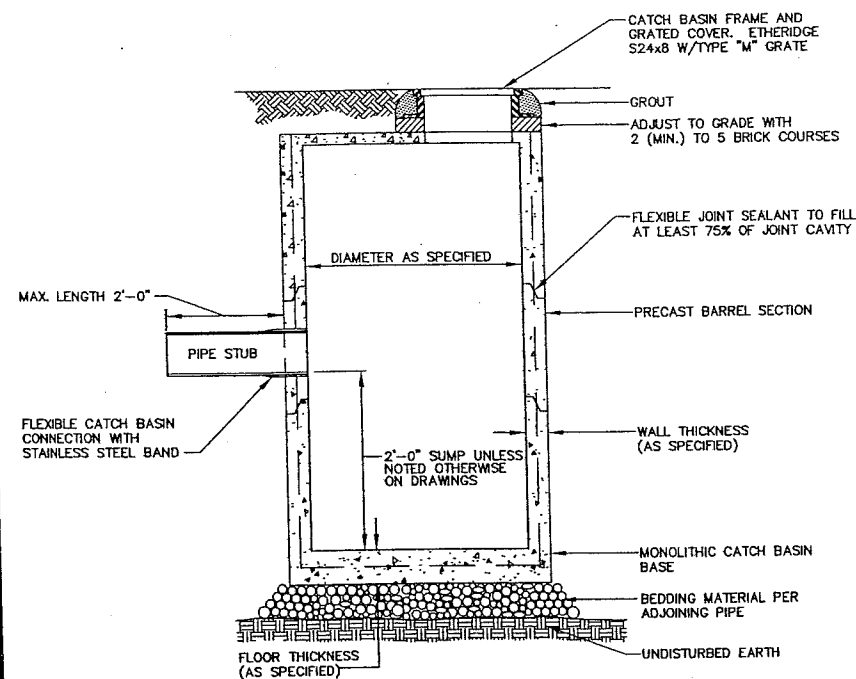
**MARK GOLDSTEIN**  
**COASTAL EQUIPMENT CORPORATION**  
**WAREHOUSE ADDITION**

**LANDSCAPING, STRIPING**  
**AND SIGNAGE PLAN**

DESIGN BY: SJB  
 DRAWN BY: JAR  
 CHECKED BY: SJB  
 DATE: 03-24-03  
 JOB NO: 818  
 SCALE: 1" = 20'  
 C-101  
 SHEET 2 OF 3

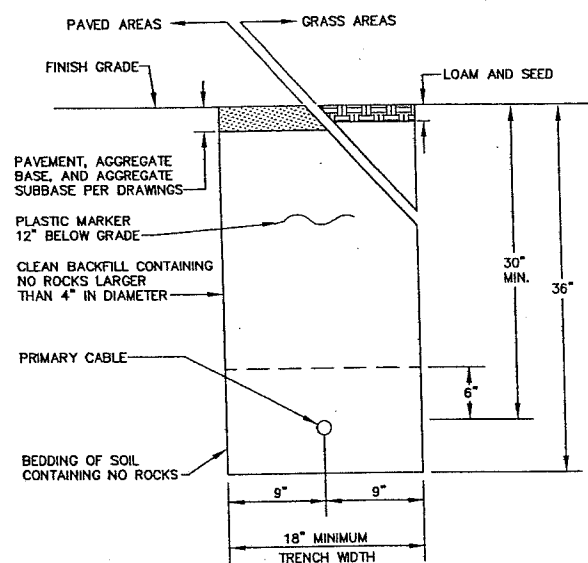
**EER** Environmental Engineering & Remediation, Inc.  
 222 St. John Street, Suite 314 Portland, Maine 04102

Barry J. Hosmer, ASLA  
 Landscape Architect  
 196 Wilbur Avenue, Portland, Maine 04102

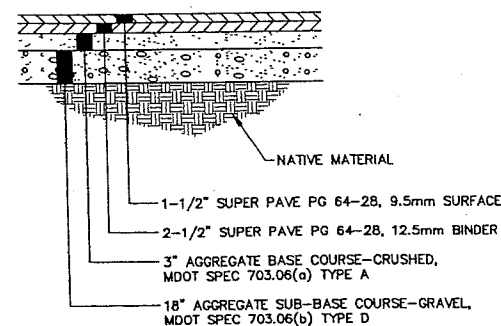


I.D.	WALL WIDTH	FLOOR THICKNESS
4'-0"	5"	6"
5'-0"	6"	6"
6'-0"	7"	6"
8'-0"	8"	8"
10'-0"	10"	9"

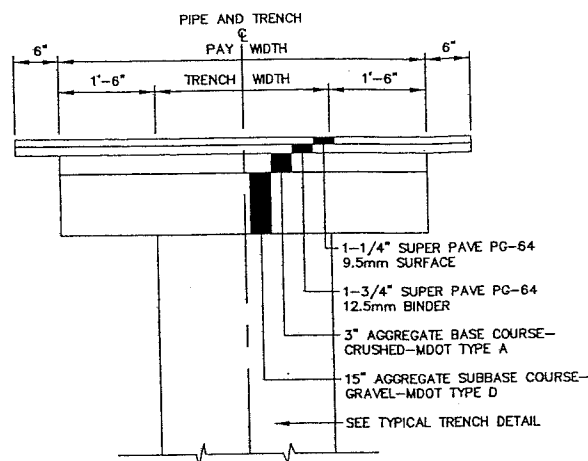
**PRECAST CONCRETE CATCH BASIN/MANHOLE**  
NOT TO SCALE



**UNDERGROUND UTILITY TRENCH DETAIL**  
NOT TO SCALE

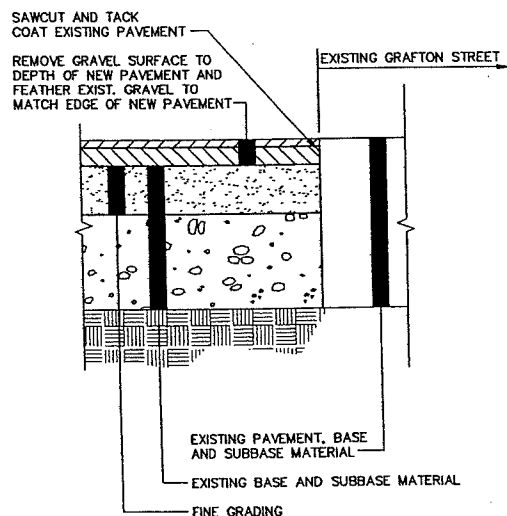


**TYPICAL PAVEMENT SECTION**  
NOT TO SCALE

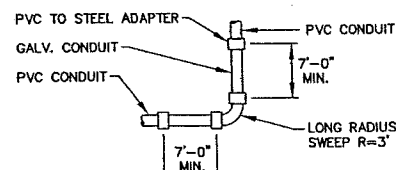


NOTE: SURFACE PAVEMENT MAY CONSIST OF SHIM AND OVERLAY ON SAME STREETS.

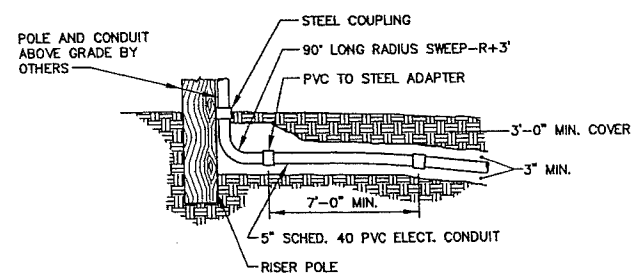
**TYPICAL TRENCH PAVING DETAIL**  
NOT TO SCALE



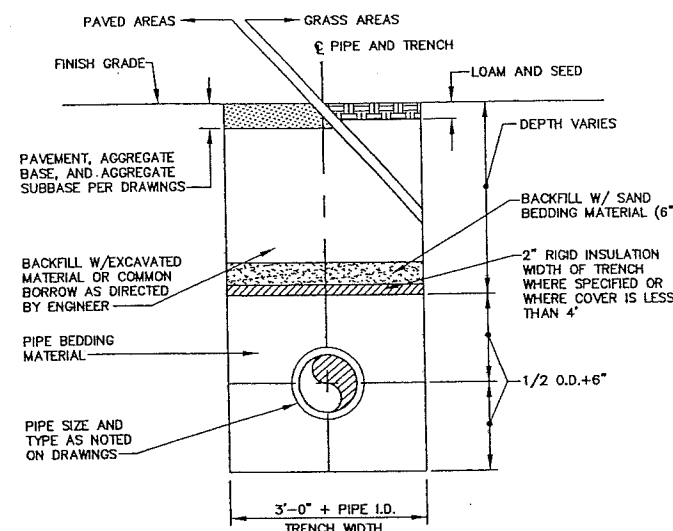
**PAVEMENT BUTT JOINT DETAIL**  
NOT TO SCALE



**CONDUIT BEND**

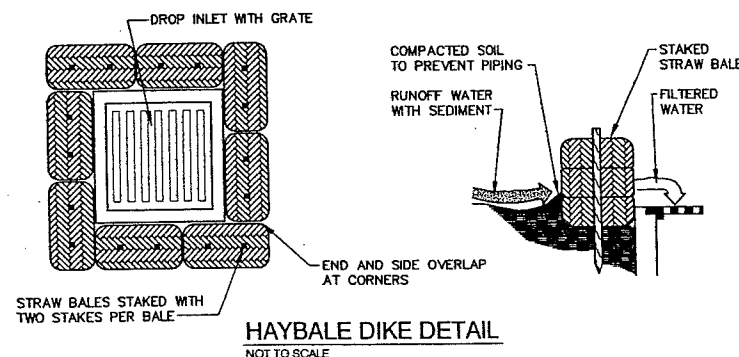


**CONDUIT BEND AND RISER POLE DETAIL**  
NOT TO SCALE

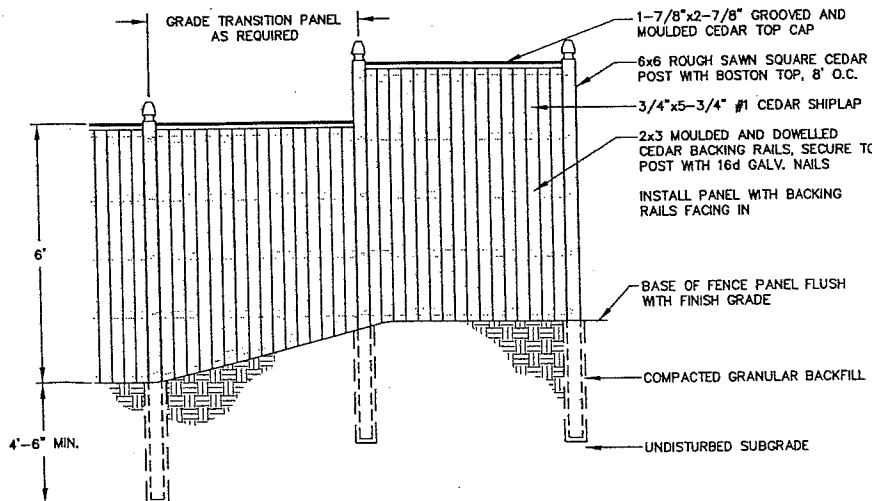


1. SAND BACKFILL AND RIGID INSULATION AS REQUIRED.

**TYPICAL TRENCH DETAIL**  
NOT TO SCALE



**HAYBALE DIKE DETAIL**  
NOT TO SCALE



**STOCKADE FENCE DETAIL**  
NOT TO SCALE

**EROSION CONTROL NOTES**

- APPLICATION OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES FOR THE PROJECT SHALL BE IN ACCORDANCE WITH PROCEDURES AND SPECIFICATIONS OF THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES," MARCH 1991 (BMP HANDBOOK).
- SILTATION FENCE SHALL BE INSTALLED BEFORE GRUBBING OR EARTH MOVING OPERATIONS.
- PERMANENT SEEDING SHALL BE APPLIED WITHIN 15 DAYS OF FINAL GRADING FROM APRIL 15 TO SEPTEMBER 1.
- PERMANENT SEEDING SHALL BE:
 

SEED	LB/1,000 SQ. FT.	SEEDING DEPTH	RECOMMENDED SEEDING DATES
WINTER RYE	2.6	1-1.5"	8/15-10/1
OATS	1.8	1-1.5"	4/1-7/1 8/15-9/15
ANNUAL RYEGRASS	0.9	.25"	4/1-7/1
SUDANGRASS	0.9	.5-1"	5/15-8/15
PERENNIAL	0.9	.25"	8/15-9/15
- TEMPORARY SEEDING SHALL BE APPLIED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL IF PERMANENT SEEDING IS NOT APPLIED. TEMPORARY SEEDING SHALL BE:
 

SEED	LB/1,000 SQ. FT.	SEEDING DEPTH	RECOMMENDED SEEDING DATES
BIRDSFOOT TREFOIL	.18		
CROWNVEITCH	.34		
CREeping RED FESCUE OR TALL FESCUE	.46		
- FERTILIZER SHALL BE 10-20-20 GRANULAR GARDEN FERTILIZER AND APPLIED AT 18.4 LBS/1,000 S.F.
- LIMESTONE SHALL BE GROUND WITH 50% CALCIUM PLUS MAGNESIUM OXIDE AND APPLIED AT 138 LBS/1,000 S.F.
- MULCH SHALL BE HAY OR STRAW APPLIED AT 70-90 LBS/1,000 S.F.
- WINTER MULCH SHALL BE APPLIED BETWEEN OCTOBER 1 AND APRIL 1 AND SHALL BE HAY OR STRAW APPLIED AT 300 LBS/1,000 S.F.
- ALL EROSION CONTROL MEASURES, SEEDING AND MULCHING SHALL BE INSPECTED WEEKLY, AFTER RAINSTORMS AND DURING RUNOFF EVENTS. ALL MEASURES SHALL BE REPAIRED OR REPLACED WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DAMAGE.
- SEEDING AND MULCHING SHALL BE MAINTAINED UNTIL FINAL ACCEPTANCE OF THE WORK. SEED CATCH SHALL BE ACCEPTABLE WHEN 75 PERCENT CATCH IS ESTABLISHED. MAINTENANCE SHALL CONSIST OF PROVIDING PROTECTION AGAINST TRAFFIC AND REPAIRING ANY AREAS TO RE-ESTABLISHED THE CONDITION AND GRADE OF THE SOIL PRIOR TO SEEDING AND SHALL THEN BE REFERTILIZED, RESEEDING AND REMULCHED.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF GRADING OPERATIONS AND ESTABLISHMENT OF A 75 PERCENT CATCH OF GRASS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES DURING CONSTRUCTION.
- EROSION CONTROL INSPECTION SHALL BE PERFORMED BY: ENVIRONMENTAL ENGINEERING AND REMEDIATION, INC. STEPHEN J. BRADSTREET, P.E. 222 ST. JOHN STREET SUITE 314 (207) 828-1272
- EROSION CONTROL AND CONSTRUCTION SEQUENCE:
  - INSTALL ALL TEMPORARY EROSION CONTROL AS SHOWN ON THE PLAN SHEET IN ACCORDANCE WITH THE DETAILS AND BMP'S.
  - CONSTRUCT THE BUILDING.
  - CONSTRUCT THE PARKING LOT AND STORM DRAINAGE SYSTEM.
  - REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE IMPROVEMENTS ARE COMPLETE AND THERE IS 75% CATCH OF GRASS.
  - INSTALL PERMANENT EROSION CONTROL MEASURES.

22b

REV.	BY	DATE	STATUS	CAD NO.
C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818_c_C100
B	SJB	05-13-03	ISSUED FOR: CLIENT REVIEW	818_a_C100

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STATE OF MAINE  
STEPHEN J. BRADSTREET  
#5740  
REGISTERED PROFESSIONAL ENGINEER

**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION

**CONSTRUCTION DETAILS**

**EER** Environmental Engineering & Remediation, Inc.  
222 St. John Street, Suite 314 Portland, Maine 04102

DESIGN BY: SJB  
DRAWN BY: JAR  
CHECKED BY: SJB  
DATE: 03-24-03  
JOB NO: 818  
SCALE: 1" = 20'  
C-102 SHEET 3 OF 3



NOZ. IL ZONE  
R5 ZONE

Grafton Street

R3

R2

ANALYSIS POINT NUMBER 2

Presumpscot Street

R3	REACH
②	SUB-AREA

22C

SHEET FLOW  
L=150'  
S=0.013

SHALLOW CONCENTRATED FLOW  
L=175'  
S=0.006

SHALLOW CONCENTRATED FLOW  
L=95'  
S=0.02

②

①

ANALYSIS POINT NUMBER 3

IL ZONE  
R5 ZONE

③

SHEET FLOW  
L=150'  
S=0.010

SHALLOW CONCENTRATED FLOW  
L=90'  
S=0.006

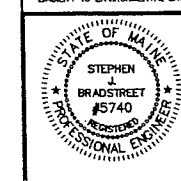
ANALYSIS POINT NUMBER 1

SHEET FLOW  
L=85'  
S=0.018

Providence Street

C	SJB	01-18-04	ISSUED FOR: QTY COMMENTS	618_c_H100
B	SJB	05-13-03	ISSUED FOR: PLANNING STAFF REVIEW	618_a_H100
REV.	BY	DATE	STATUS	CAD NO.

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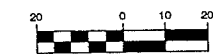


MARK GOLDSTEIN  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION

PRE-DEVELOPMENT  
DRAINAGE PLAN

<b>EER</b> Environmental Engineering & Remediation, Inc. 222 St. John Street, Suite 314 Portland, Maine 04102	DESIGN BY: SJB DRAWN BY: JAR CHECKED BY: SJB DATE: 05-13-03 JOB NO: 618 SCALE: 1" = 20' H-100 SHEET 1 OF 2
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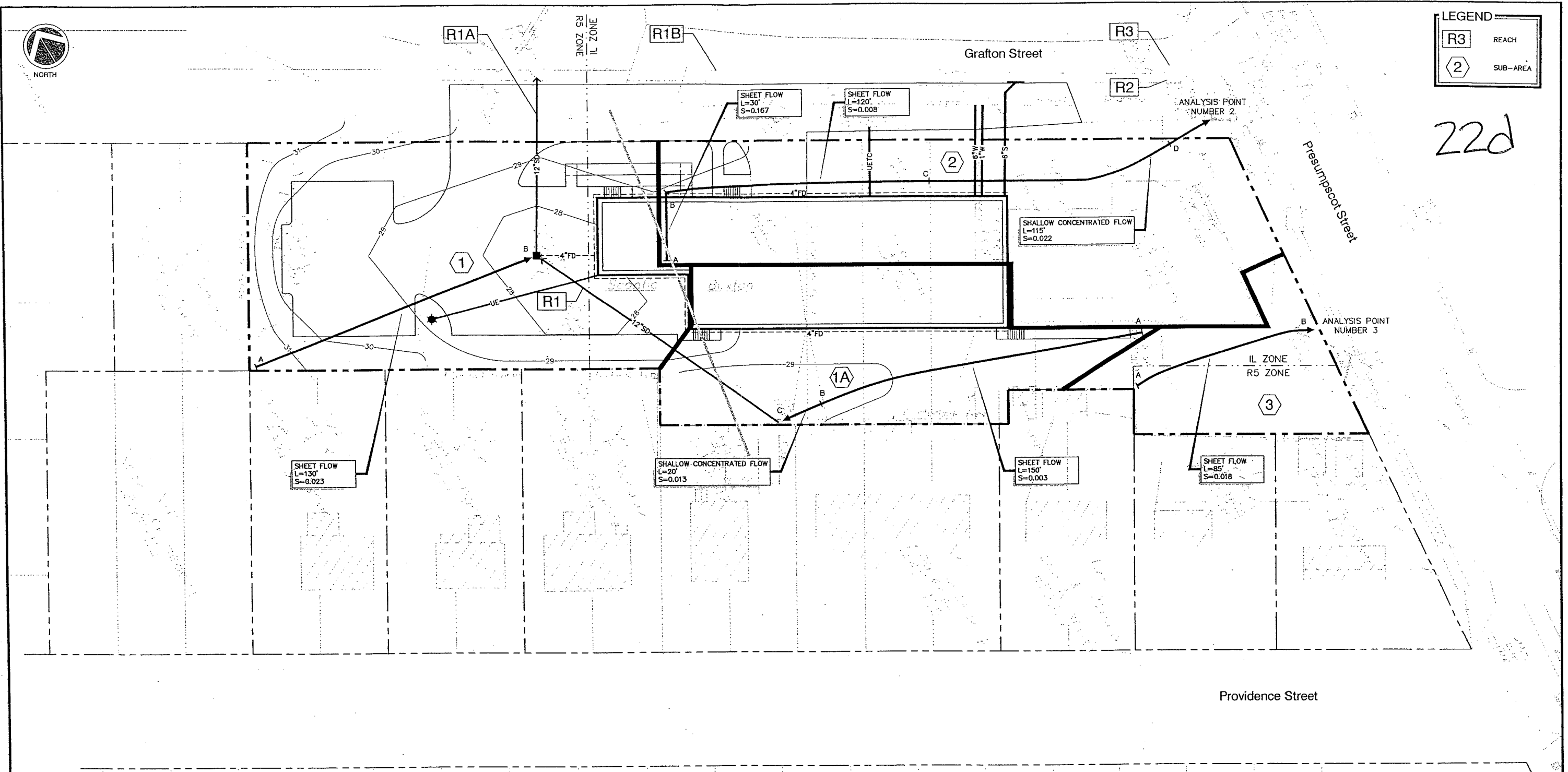
SCALE  
SCALE: HOR 1" = 20'





LEGEND	
R3	REACH
2	SUB-AREA

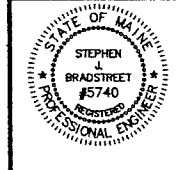
22d



Providence Street

C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818_c_H101
B	SJB	05-13-03	ISSUED FOR: PLANNING STAFF REVIEW	818_a_H101
REV.	BY	DATE	STATUS	CAD NO.

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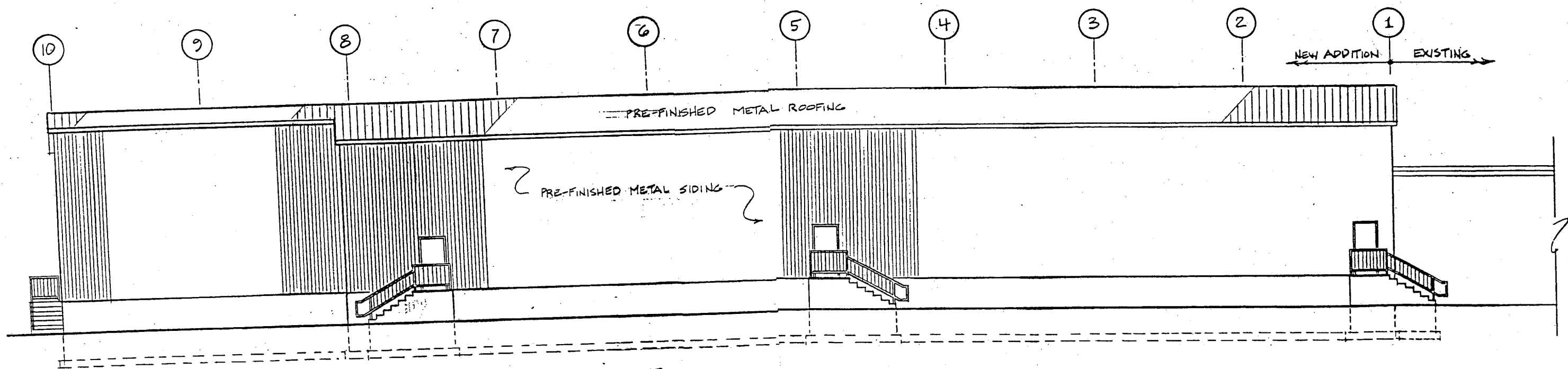
**MARK GOLDSTEIN**  
**COASTAL EQUIPMENT CORPORATION**  
**WAREHOUSE ADDITION**

**POST-DEVELOPMENT**  
**DRAINAGE PLAN**

**SCALE**  
 SCALE: HOR 1" = 20'

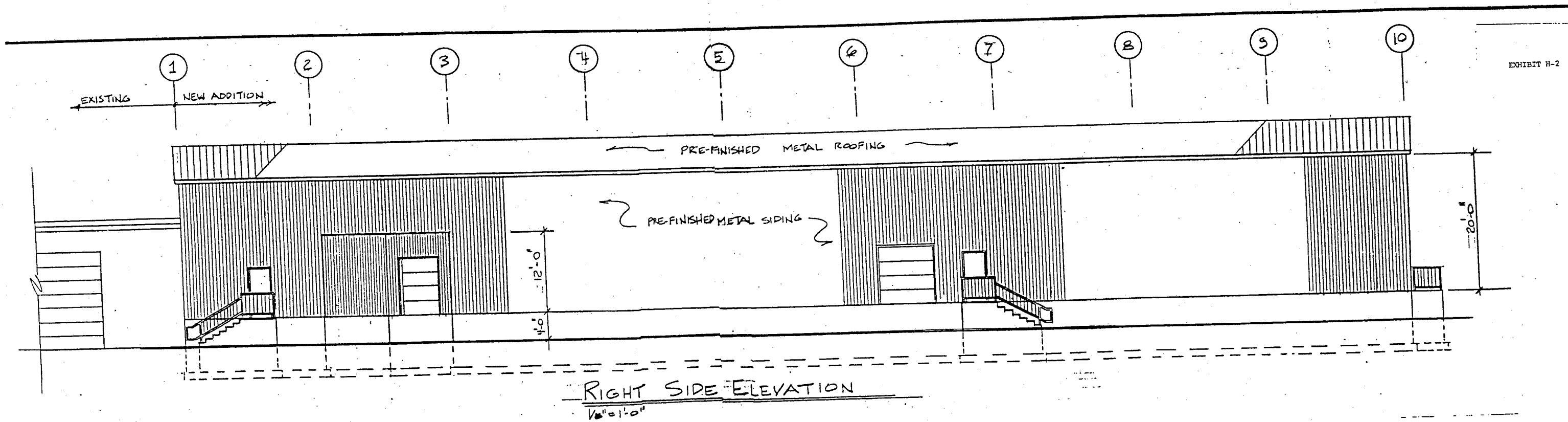


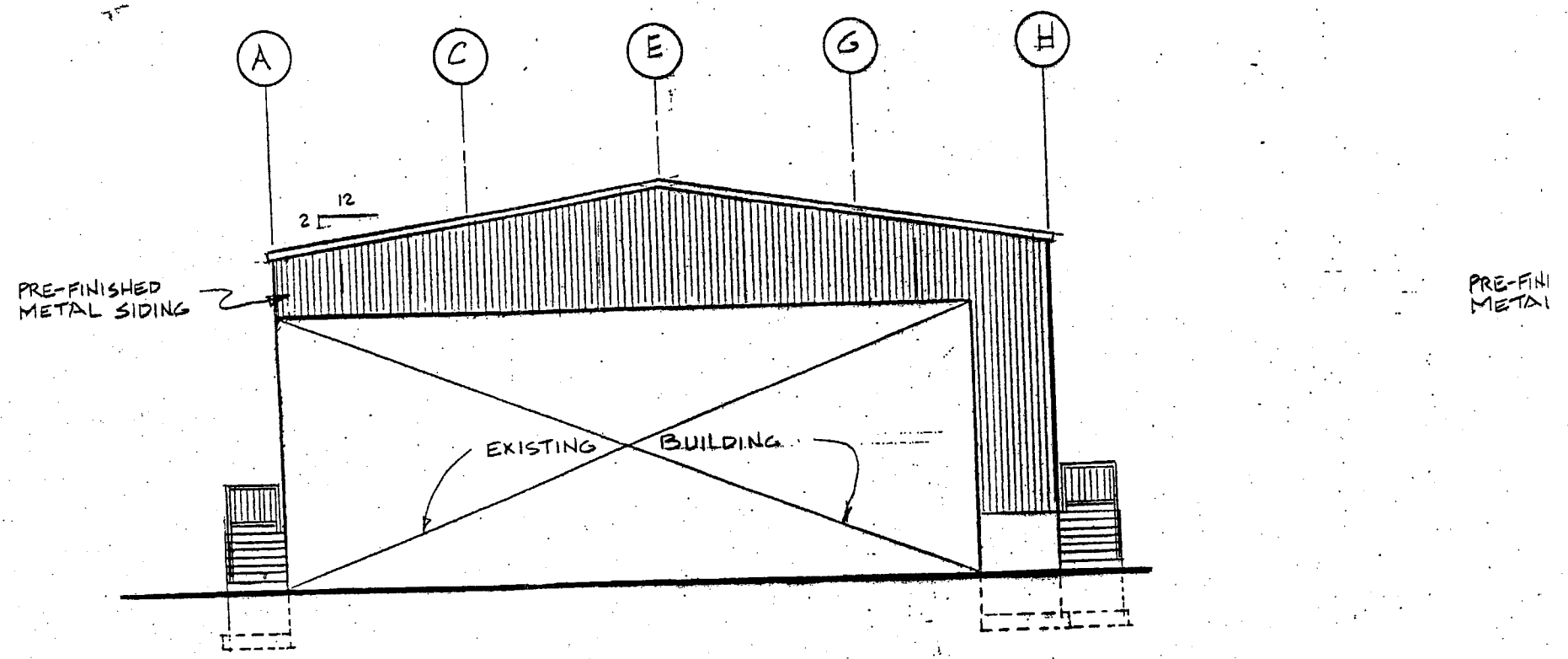
<b>EER</b> Environmental Engineering & Remediation, Inc. 222 St. John Street, Suite 314 Portland, Maine 04102	DESIGN BY: SJB DRAWN BY: JAR CHECKED BY: SJB DATE: 05-13-03 JOB NO: 818 SCALE: 1" = 20' H-101 SHEET 2 OF 2
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LEFT SIDE ELEVATION  
1/8" = 1'-0"

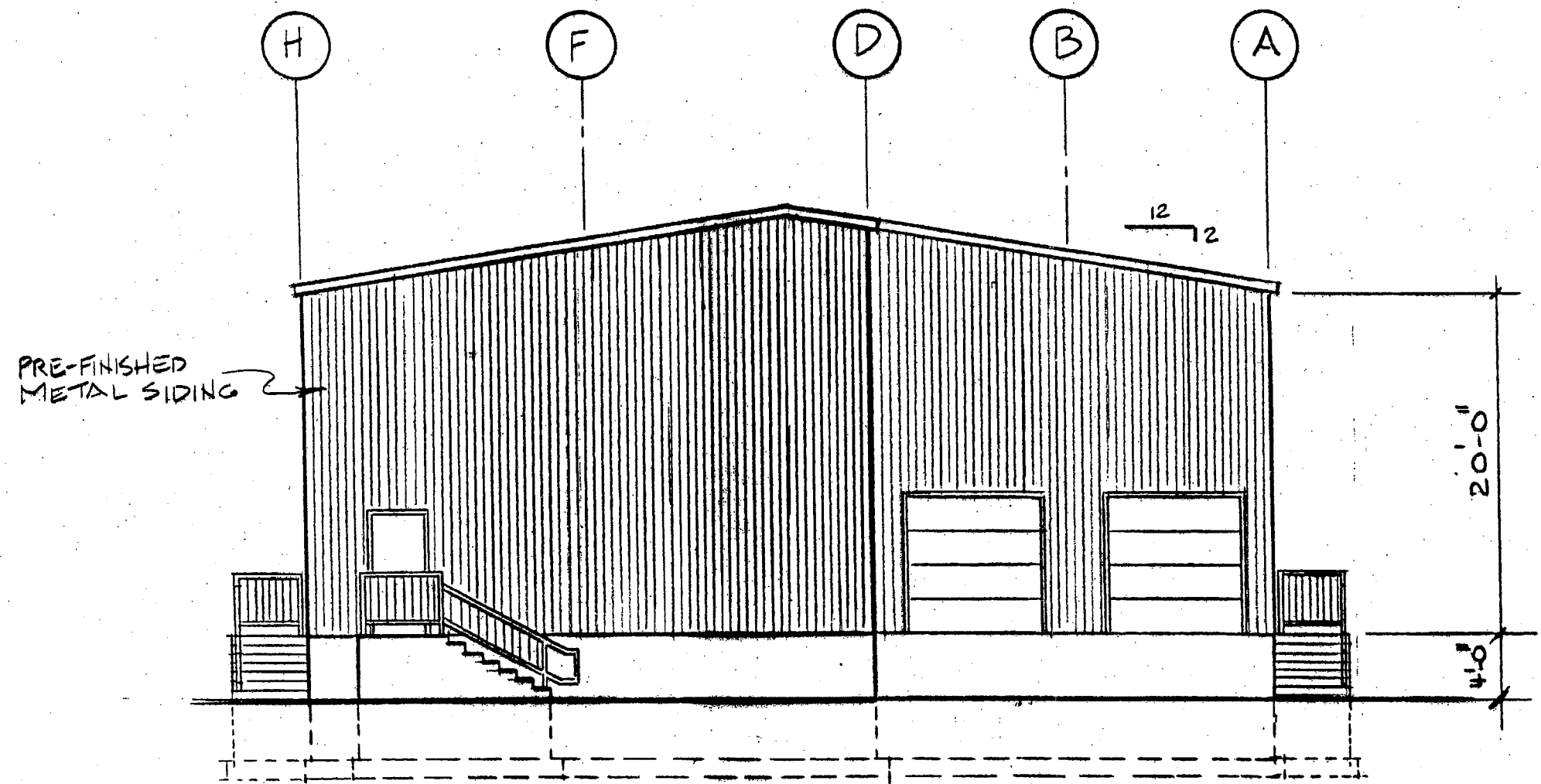






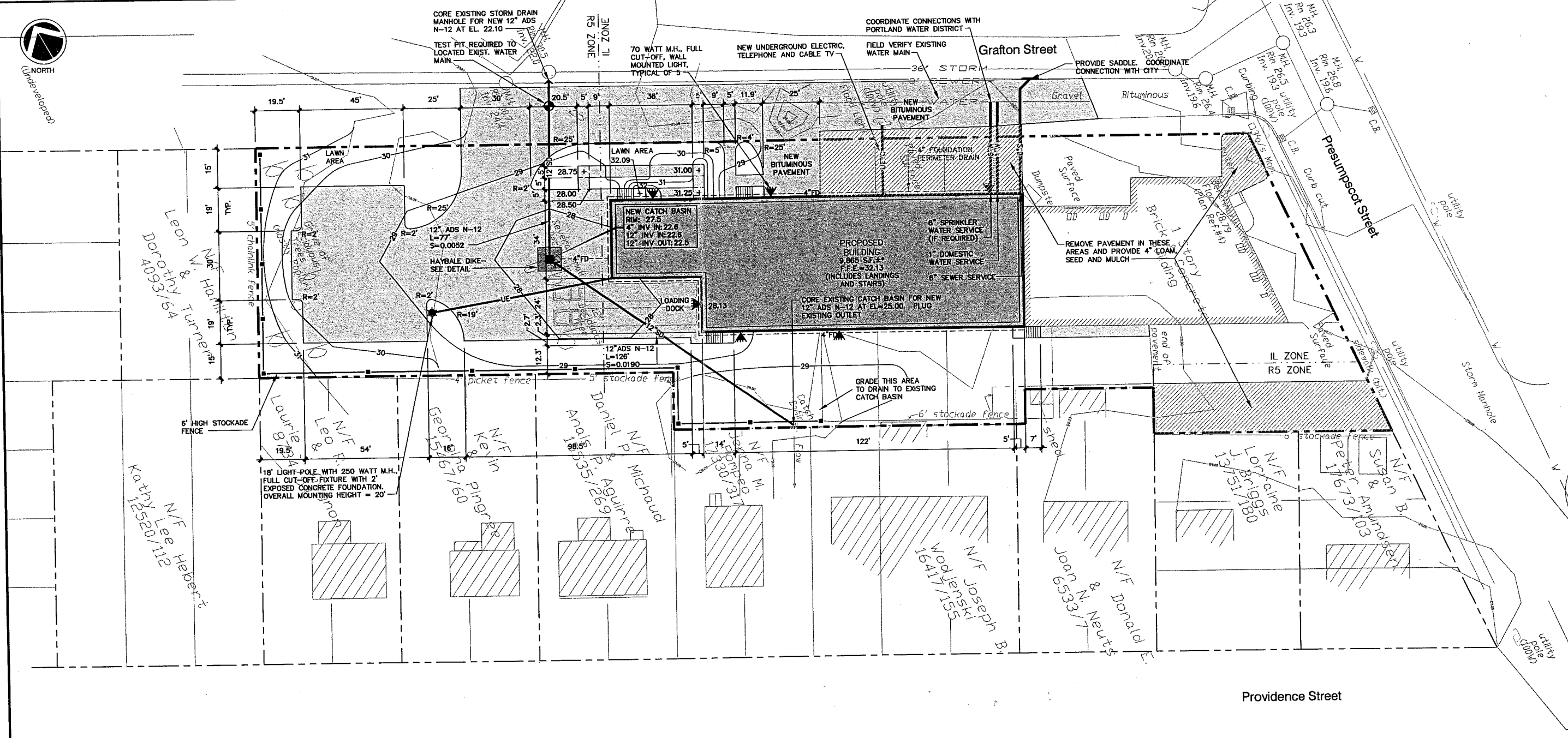
ELEVATION AT EXISTING BUILDING  
1/8" = 1'-0"

871117



REAR ELEVATION

1/8" = 1'-0"



DEVELOPMENT SUMMARY		
	EXISTING	PROPOSED
BUILDING	6,209 S.F.±	15,760 S.F.±
PAVEMENT	7,228 S.F.±	16,385 S.F.±
PERVIOUS	38,024 S.F.±	19,316 S.F.±
TOTAL PARCEL AREA	51,461 S.F.±	51,461 S.F.±

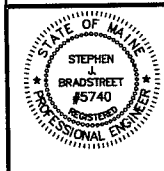
**GENERAL NOTES**

- 25' BUILDING SETBACK FROM FRONT SIDE AND REAR PROPERTY LINES, EXCEPT WHERE PROPERTY ADJUTS A RESIDENTIAL DISTRICT WHERE A 40' SETBACK IS REQUIRED.  
PROPOSED: 25' FRONT YARD; 40' REAR YARD; 15' SIDE YARD.
- 15' PAVEMENT SETBACK FROM ALL PROPERTY LINES.  
PROPOSED: 15' FRONT, REAR AND SIDE YARD.
- PARKING (WAREHOUSE OVER 3,000 S.F.) = 1 SPACE/1,000 S.F.  
PROPOSED WAREHOUSE = 9,400 S.F. (MAINTAIN EXISTING PARKING FOR EXISTING BUILDING) REQUIRED: 10 SPACES, PROPOSED 12 SPACES.
- IN NON-PAVED AREAS ADJACENT TO THE BUILDING, ROOF DRAIN SPLASH PADS OR DRIP EDGE PADS SHALL BE INSTALLED TO DIRECT RUN-OFF AWAY FROM THE BUILDING.



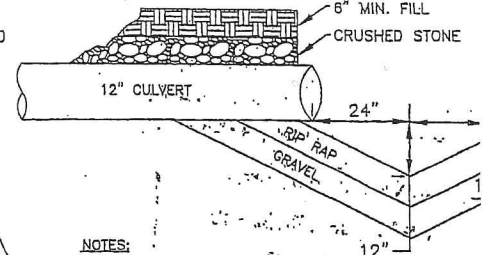
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B	SJB	05-13-03	ISSUED FOR: PLANNING STAFF REVIEW	818_b_C100
REV.	BY	DATE	STATUS	CAD NO.

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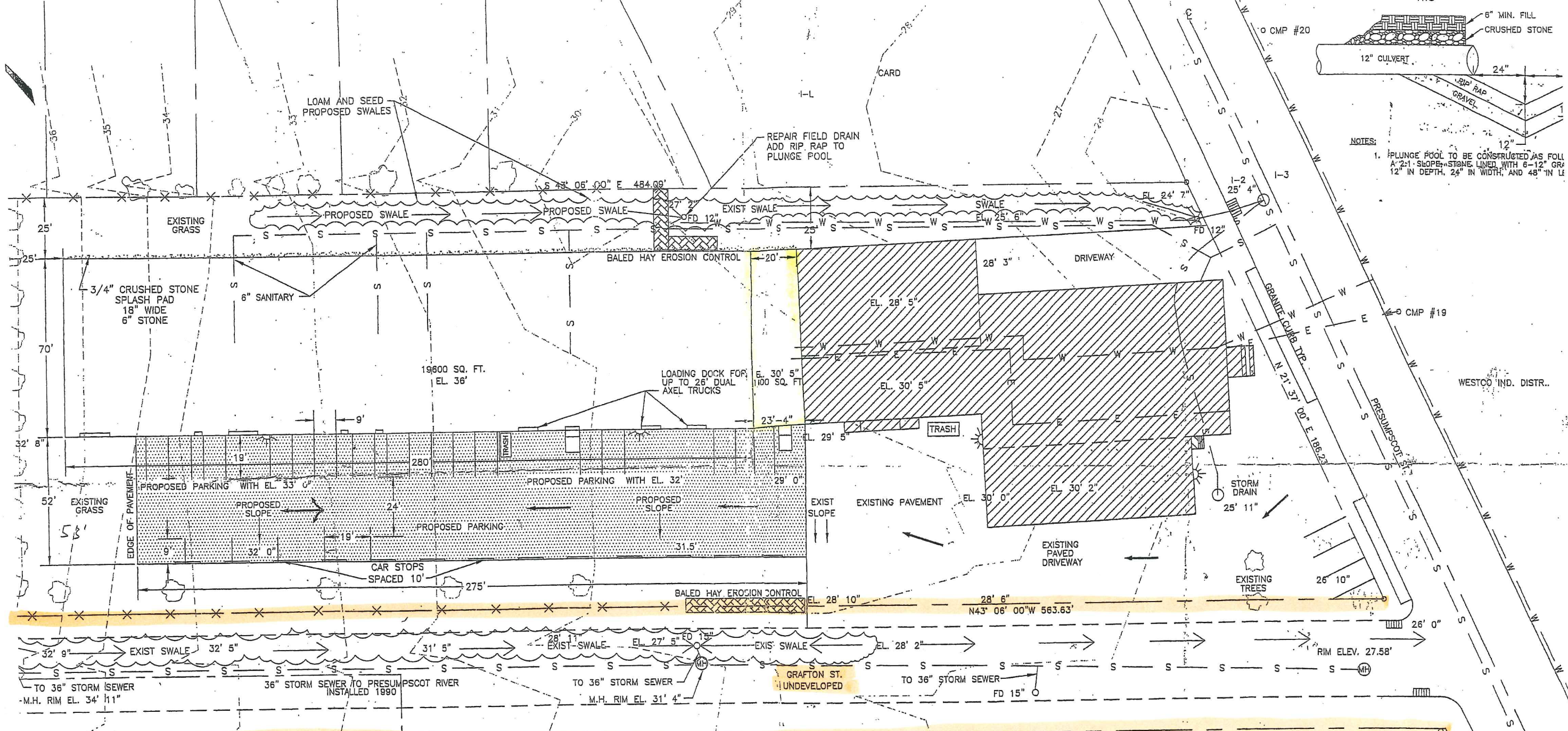


**MARK GOLDSTEIN**  
**COASTAL EQUIPMENT CORPORATION**  
**WAREHOUSE ADDITION**  
**SITE LAYOUT, UTILITY, GRADING**  
**AND EROSION CONTROL PLAN**

<b>EER</b> Environmental Engineering & Remediation, Inc. 222 St. John Street, Suite 314 Portland, Maine 04102	DESIGN BY: SJB DRAWN BY: JWR CHECKED BY: SJB DATE: 03-24-03 JOB NO: 818 SCALE: 1" = 20' C-100 SHEET 1 OF 3
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NOTES:  
 1. PLUNGE POOL TO BE CONSTRUCTED AS FOLLOWS:  
 A 2:1 SLOPE, STONE LINED WITH 6-12" GRAVEL  
 12" IN DEPTH, 24" IN WIDTH, AND 48" IN LENGTH



- NOTES:
- 1) PROPERTY LINES FROM SITE PLAN A 1/23/76 FOR ARROW REALTY BASED ON A SURVEY BY JACK BERMAN, CONSULTING ENGINEER, 4/8/76
  - 2) PROPERTY LINES
  - 3) SEWER LINE
  - 4) WATER MAIN
  - 5) ROAD CENTER LINE
  - 6) IRON PIN
  - 7) DENOTES ZONING SEPARATION
  - 8) ELECTRICAL LINES

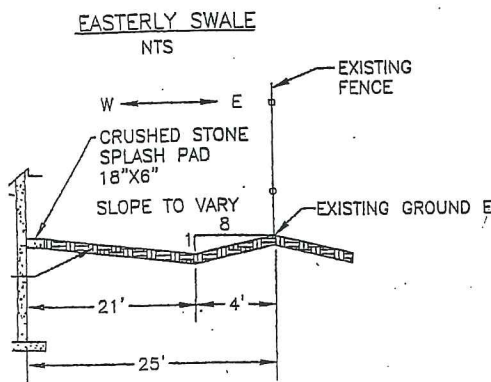
- 9) EXISTING FENCE
- 10) UNDEVELOPED ROAD
- 11) DRAINAGE FLOW
- 12) DRIVE WAY
- 13) EXISTING BUILDING
- 14) BALED HAY
- 15) PROPOSED PAKING
- 16) PROPOSED PARKING AREA TO BE 12" GRAVEL BED WITH A 3" ASPHALT TOP

**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
 MAACO AUTO SUBJECT TO DEPARTMENTAL CONDITIONS  
 DATE OF APPROVAL 5/12/98

ZONE 1-L  
 ZONE R-5

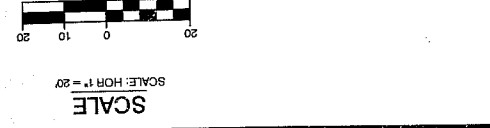
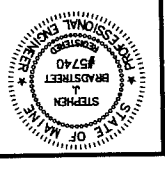
F.P. DRAKE  
 DRAKE EQUIPMENT CO.  
 160 PRESUMPCOT ST.  
 PORTLAND, MAINE  
 BUILDING ADDITION PROJECT  
 SITE PLAN

DRAWN BY: JM-FMC  
 SCALE: 1" = 20'  
 DATE: 11/12/98  
 DRAWING #





MARK GOLDSTEIN  
 COASTAL EQUIPMENT CORPORATION  
 WAREHOUSE ADDITION  
 LANDSCAPING, STRIPING  
 AND SIGNAGE PLAN

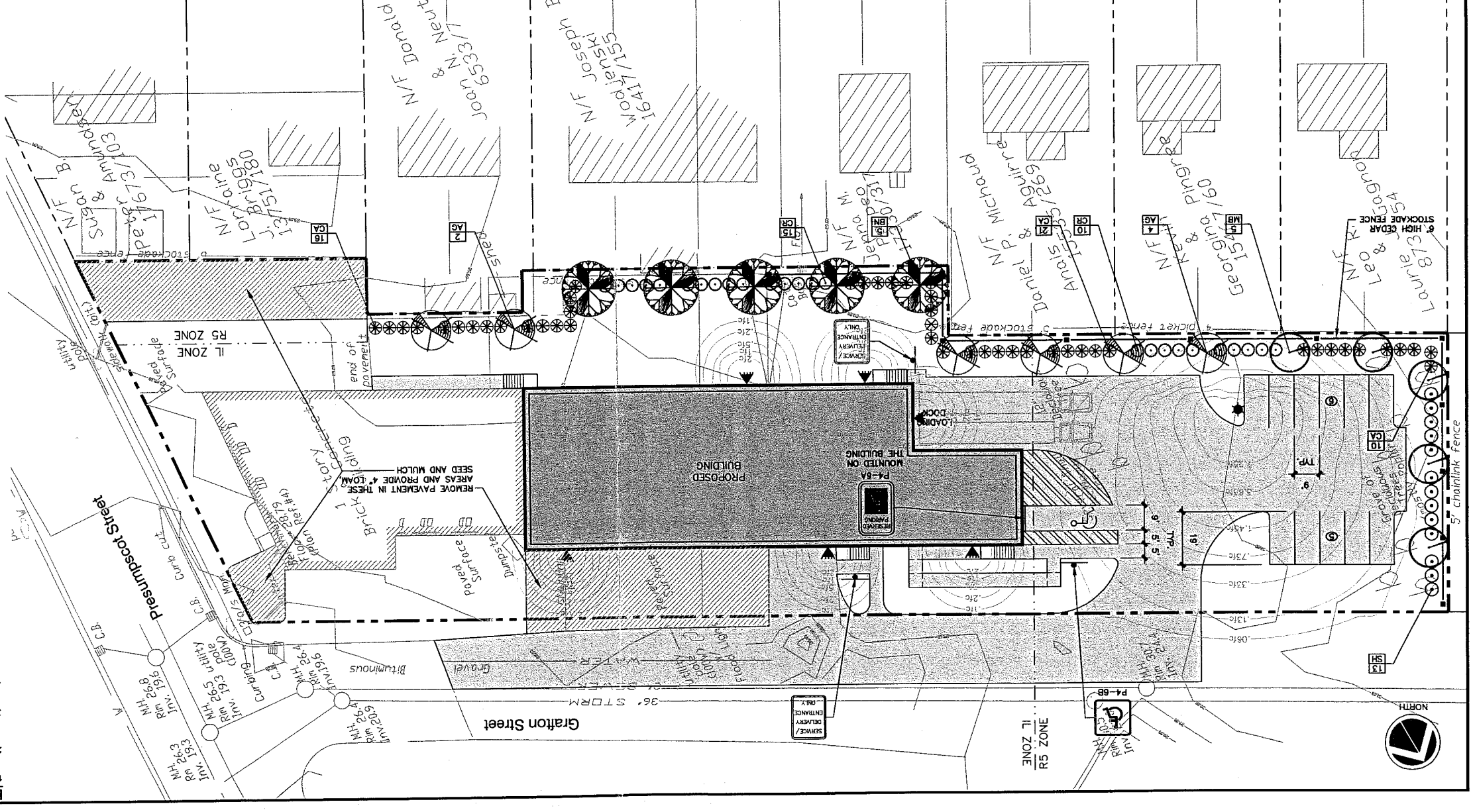


**PLANT SPECIES LIST**

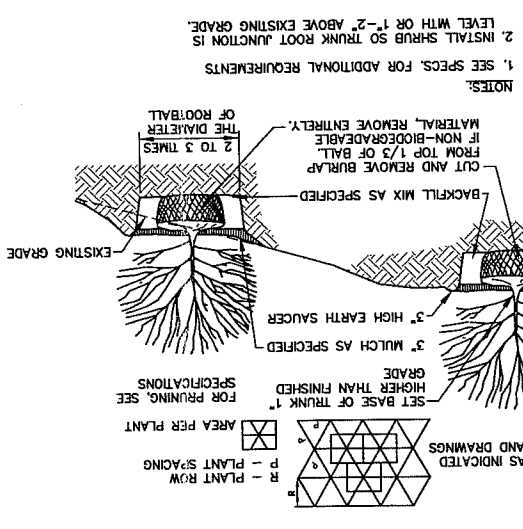
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AG	6	AMELANCHIER X GRANDIFLORA "ROBIN HILL"	ROBIN HILL SERVICEBERRY	2.5-3" CAL. 30" O.C.	B&B
BN	5	BETULA NIGRA "HERITAGE"	HERITAGE RIVER BIRCH	2.5-3" CAL. 30" O.C.	B&B
CR	25	CLETHRA ALNIFOLIA "RUBY SPICE"	RUBY SPICE SUMMERSWEET	2.5-3" 5' O.C.	
CA	47	CORNUS ALBA "IVORY HALO"	IVORY HALO RED TING DOGWOOD	2.5-3" 5' O.C.	
MB	5	MALUS BACATA "WALTERS"	WALTERS' COLUMNAR SIBERIAN CRAB	2.5-3" CAL. 30" O.C.	B&B
SH	13	SYRINGA X HYACINTHIFLORA "POCAHONTAS"	POCAHONTAS LILAC	2.5-3" 5' O.C.	

**LANDSCAPING NOTES**

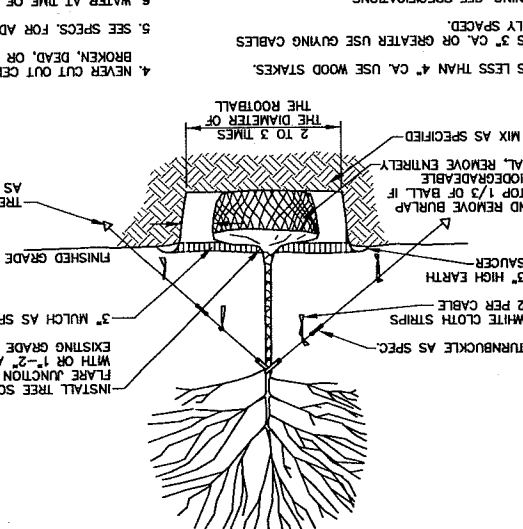
1. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES, WALLS, PAVING, CURBING, ETC. DAMAGED IN THE PERFORMANCE OF THIS JOB AT NO COST TO THE OWNER.
3. PAVING OF TREES AND SHRUBS SHALL OCCUR UNTIL ALL GRADING AND PAVING IS COMPLETED.
4. ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH FOR THE SPECIES AND SHALL BE MEASUREMENTS ON THE PLANT LIST AND SHALL CONFORM TO THE SPECIES LIST. MEASUREMENTS ON THE PLANT LIST AND INSECTS THEY SHALL CONFORM TO THE STOCK, LATEST REVISION. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT WRITTEN PROPOSAL TO INSTALL WITH THE NAME, PHONE NUMBER AND QUANTITIES THAT THE PROPOSED PLANT SPECIES, CULTIVAR, VARIETIES, SIZES AND LOCATION OF ALL NURSERIES WHERE PLANT MATERIAL HAS BEEN GROWN.
5. ALL PLANTS SHALL HAVE ALL NONBIODEGRADABLE MATERIALS (STRING, WIRE, POTS, ETC.) REMOVED AT THE TIME OF PLANTING. CIRCLING ROOTS OR ROOTS THAT LATER WOULD BE REMOVED AT THE TIME OF PLANTING. THE PLANT SHALL BE STRAIGHTENED, CUT OR THE ROOT BALL SHALL BE CUT UTILIZING THE BUTTERFLY METHOD. TOP 1/3 OF WIRE BASKETS AND BURLAP ON TREES SHALL BE CUT AND REMOVED.
6. BACKFILL MIX SHALL BE COMPOSED OF A 80/20 LOAM/PEAT MIX. PLANTING PITS SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER AND TO THE SAME DEPTH OF THE PLANT ROOT BALL. BACKFILL 1/2 OF THE PIT AT A TIME AND COMPACT. SEE NOTE 6 AND INSTALL SLOW RELEASE FERTILIZER AFTER FIRST BACKFILL LIFT. SETTING THE PLANTS WITH "ROOTS" OR ANY APPROVED EQUAL. MIX ACCORDING TO MANUFACTURER'S INSTRUCTIONS. APPLICATION RATE: PERENNIALS-2 OZS/PLANT; WOODY SHRUBS TO TREES 4-10 GAL/PLANT; TREES AND SHRUBS 4-10 TO 10-20 GAL/PLANT AND TREES 10' AND ABOVE 4 GAL/PLANT. THE LANDSCAPE CONTRACTOR SHALL SUBMIT SAMPLES OF SLOW RELEASE FERTILIZER AND COPIES OF THE LABEL OF THE LIQUID FERTILIZER OR PLANT AND TREES TO THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION.
7. ALL PLANTINGS SHALL HAVE SLOW RELEASE FERTILIZER TABLETS INSTALLED. TABLETS SHALL BE "AGFORM" 21 GRAM 20-10-5 PLANTING TABLETS OR AN APPROVED EQUAL. APPLICATION RATE: PERENNIALS-1 TABLET/PLANT; WOODY SHRUBS TO 5'-2' TABLETS/PLANT; SHRUBS AND TREES 3'-0" TO 6'-0" TABLETS/PLANT AND TREES 6'-0" AND ABOVE 4 TABLETS/PLANT. ALL PLANTS ARE INSTALLED. LOADED FEED ALL PLANTS WITH "ROOTS" OR ANY APPROVED EQUAL. MIX ACCORDING TO MANUFACTURER'S INSTRUCTIONS. APPLICATION RATE: PERENNIALS-2 OZS/PLANT; WOODY SHRUBS TO TREES 4-10 GAL/PLANT; TREES AND SHRUBS 4-10 TO 10-20 GAL/PLANT AND TREES 10' AND ABOVE 4 GAL/PLANT. THE LANDSCAPE CONTRACTOR SHALL SUBMIT SAMPLES OF SLOW RELEASE FERTILIZER AND COPIES OF THE LABEL OF THE LIQUID FERTILIZER OR PLANT AND TREES TO THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION.
8. TREES SHALL BE STAKED. TWO STAKES ARE REQUIRED FOR ALL TREES LESS THAN 25" IN CALIPER. ALL TREES LARGER THAN 25" SHALL HAVE THREE STAKES. ALL TREE STAKES SHALL BE REMOVED BY THE CONTRACTOR AFTER ONE YEAR.
9. MULCH TO BE INSTALLED TO A DEPTH OF 3" AFTER NORMAL SETTLING. MULCH SHALL BE MEDIUM SHEDDED HEMLOCK BARK, DARK BROWN IN COLOR. DO NOT PLACE MULCH IN CONTACT WITH THE TREE OR SHRUB TRUNK. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A 25 CUBIC FOOT SAMPLE PRIOR TO INSTALLATION.
10. ALL PLANTS SHALL HAVE THEIR LOCATIONS STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE.
11. PLANT SPECIES SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS FIRST APPROVED BY THE LANDSCAPE ARCHITECT. ANY SUBSTITUTED PLANTS INSTALLED WITHOUT PRIOR APPROVAL WILL BE REJECTED.
12. ALL PLANTS SHALL BE GUARANTEED FOR ONE (1) GROWING SEASON (1 YEAR FROM THE DATE OF ACCEPTANCE). ANY PLANTS THAT DIE DURING THE GUARANTEE SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
13. ALL AREAS NOT IDENTIFIED WITH OTHER SURFACE TREATMENTS SHALL BE LAWN. 6' OF LAWN SHALL BE INSTALLED UNDER ALL LAWN AREAS PRIOR TO SEEDING. THE LAWN AREA SHALL BE SEEDING WITH LOTS "TRI-PLEX GENERAL" OR APPROVED EQUAL AND STRAW MULCHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE. MAINTENANCE SHALL ESTABLISHED.
14. THE CONTRACTOR SHALL SUPPLY THE QUANTITIES OF PLANTS SUFFICIENT TO COMPLETE THE WORK SHOWN ON ALL DRAWINGS. IF QUANTITIES OF PLANTS LISTED IN THE PLANT SPECIES LIST DO NOT CORRELATE WITH THE PLANTINGS INDICATED ON THE DRAWINGS, THE QUANTITIES ON THE DRAWINGS SHALL GOVERN. ANY DISCREPANCIES BETWEEN THE PLANT SPECIES LIST AND THE DRAWINGS SHALL NOT ENTITILE THE LANDSCAPE CONTRACTOR TO ADDITIONAL REMUNERATION.
15. ALLOW DECIDUOUS SHRUBS TO GROW TOGETHER TO FORM A NATURAL LOOKING PLANT MASS.



**TYPICAL SHRUB PLANTING DETAIL**



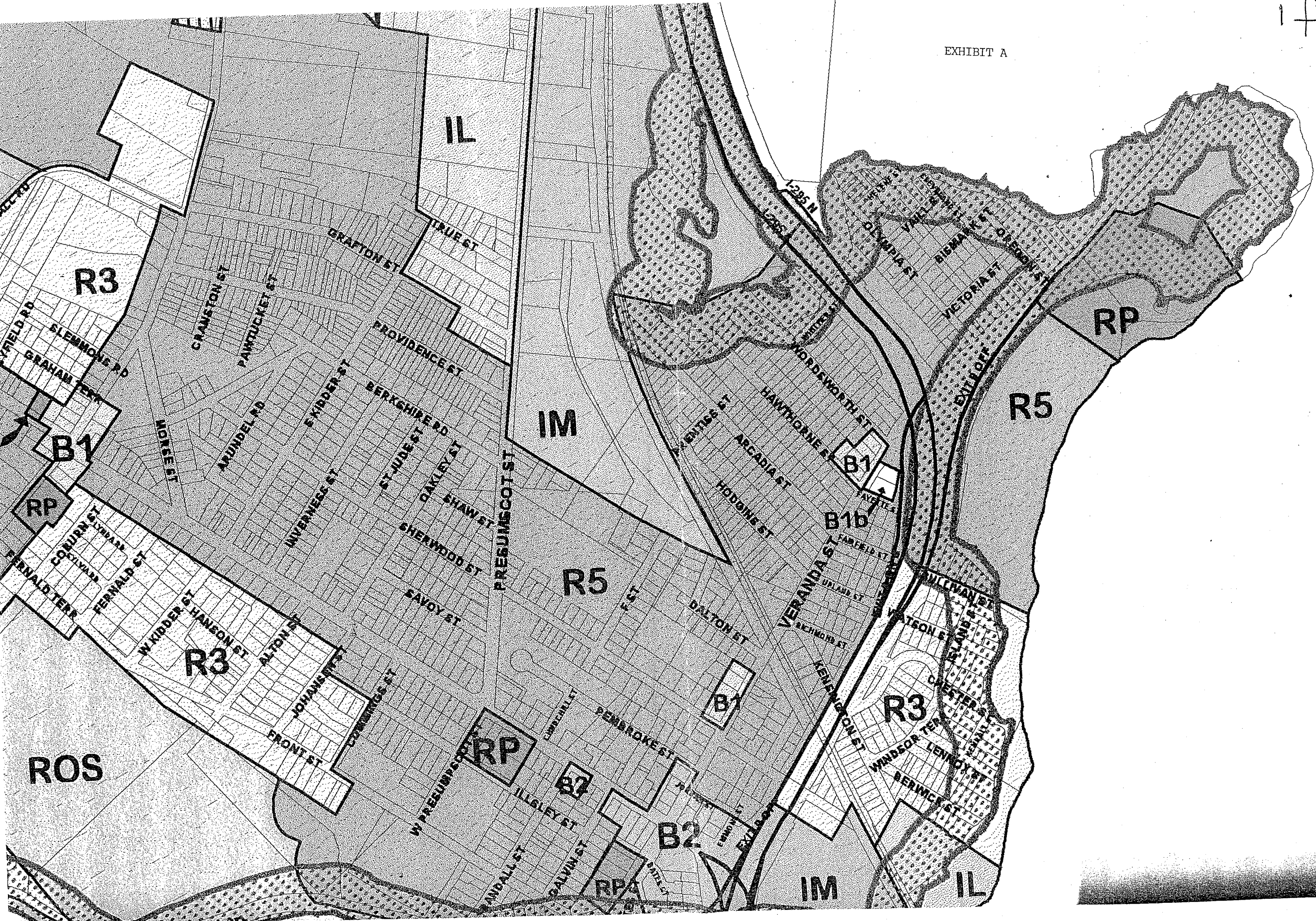
**TYPICAL TREE PLANTING DETAIL**



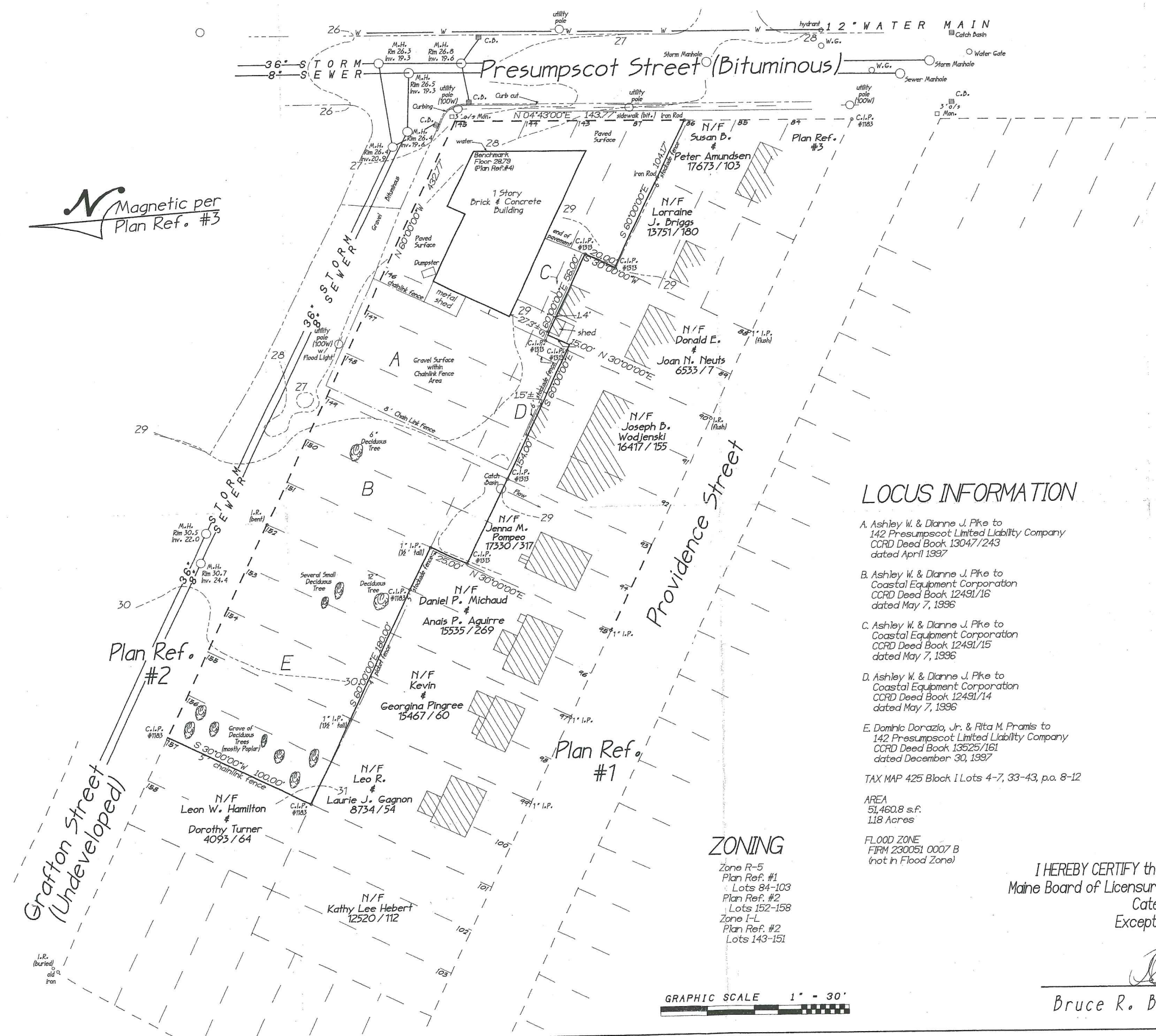
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REV.	BY	DATE	STATUS
C	SB	01-18-04	ISSUED FOR CITY COMMENTS
B	SB	05-19-03	ISSUED FOR PLANNING STAFF REVIEW

CAD NO.: 818-C-100



Magnetic per Plan Ref. #3



**BOUNDARY SURVEY**  
 142 Presumpscot Street  
 Portland, Maine  
 for  
 142 Presumpscot, LLC  
 Warehouse Addition  
**BRUCE R. BOWMAN, Inc.**  
 Professional Land Surveyor  
 199 John Small Road, Chebeague Island, Maine 846-1663 846-1664(F)  
 Date: 03/12/03 Job: 03002  
 DrawnBy: JRB Scale: 1"=30'

**LOCUS INFORMATION**

- A. Ashley W. & Dianne J. Pike to 142 Presumpscot Limited Liability Company CCRD Deed Book 13047/243 dated April 1997
- B. Ashley W. & Dianne J. Pike to Coastal Equipment Corporation CCRD Deed Book 12491/16 dated May 7, 1996
- C. Ashley W. & Dianne J. Pike to Coastal Equipment Corporation CCRD Deed Book 12491/15 dated May 7, 1996
- D. Ashley W. & Dianne J. Pike to Coastal Equipment Corporation CCRD Deed Book 12491/14 dated May 7, 1996
- E. Dominic Dorazio, Jr. & Rita M. Pramis to 142 Presumpscot Limited Liability Company CCRD Deed Book 13525/161 dated December 30, 1997

TAX MAP 425 Block I Lots 4-7, 33-43, p.a. 8-12

AREA  
 51,460.8 s.f.  
 1.18 Acres

FLOOD ZONE  
 FRM 230051 0007 B  
 (not in Flood Zone)

**REFERENCES**

1. Washington Avenue Gardens Portland, Cumberland County, Maine owned by Everett C. Wells by Ernest W. Branch, C.E. Sept. 1920 Recorded CCRD Planbook 14 Page 46
2. Washington Avenue Gardens Annex Portland, Cumberland County, Maine owned by Everett C. Wells by Ernest W. Branch, C.E. Oct. 1920 Recorded CCRD Planbook 14 Page 49
3. Standard Boundary Survey 132-134 Providence Street Portland, Maine for Lester Card by Daniel T. LaPoint, PLS #1183 not recorded
4. City of Portland Engineering Plan Presumpscot Street Portland, Maine Sewer Lines and Profile File 496/7

**ZONING**

- Zone R-5  
 Plan Ref. #1  
 Lots 84-103  
 Plan Ref. #2  
 Lots 152-158  
 Zone I-L  
 Plan Ref. #2  
 Lots 143-151

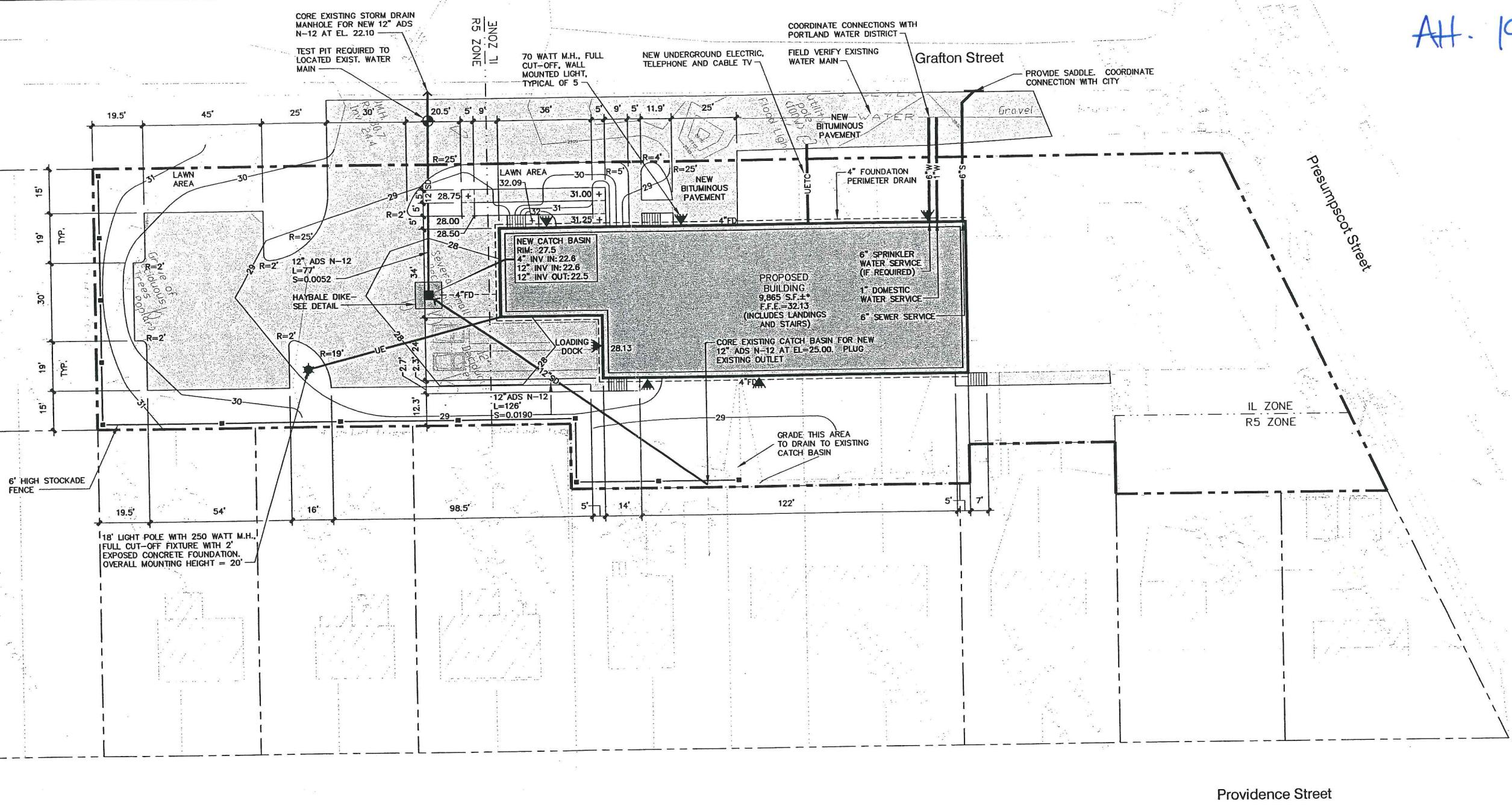


I HEREBY CERTIFY that this survey conforms to the  
 Maine Board of Licensure for Professional Land Surveyors,  
 Category I, Condition II  
 Except No Report Submitted  
 No Deeds Written

*JRB*  
 Bruce R. Bowman PLS #1313



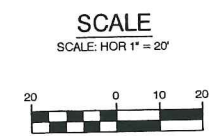
Att. 19



**DEVELOPMENT SUMMARY**

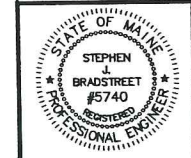
	EXISTING	PROPOSED
BUILDING	6,209 S.F.±	15,760 S.F.±
PAVEMENT	7,228 S.F.±	21,177 S.F.±
PERVIOUS	38,024 S.F.±	14,524 S.F.±
TOTAL PARCEL AREA	51,461 S.F.±	51,461 S.F.±

- GENERAL NOTES**
- 25' BUILDING SETBACK FROM FRONT SIDE AND REAR PROPERTY LINES, EXCEPT WHERE PROPERTY ABUTS A RESIDENTIAL DISTRICT WHERE A 40' SETBACK IS REQUIRED.  
PROPOSED: 25' FRONT YARD; 40' REAR YARD; 15' SIDE YARD.
  - 15' PAVEMENT SETBACK FROM ALL PROPERTY LINES.  
PROPOSED: 15' FRONT, REAR AND SIDE YARD.
  - PARKING (WAREHOUSE OVER 3,000 S.F.) = 1 SPACE/1,000 S.F.  
PROPOSED WAREHOUSE = 9,400 S.F. (MAINTAIN EXISTING PARKING FOR EXISTING BUILDING) REQUIRED: 10 SPACES, PROPOSED 12 SPACES.
  - IN NON-PAVED AREAS ADJACENT TO THE BUILDING, ROOF DRAIN SPLASH PADS OR DRIP EDGE PADS SHALL BE INSTALLED TO DIRECT RUN-OFF AWAY FROM THE BUILDING.



C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818_c_C100
B	SJB	05-13-03	ISSUED FOR: PLANNING STAFF REVIEW	818_a_C100
REV.	BY	DATE	STATUS	CAD NO.

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**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION  
SITE LAYOUT, UTILITY, GRADING  
AND EROSION CONTROL PLAN

<b>EER</b> Environmental Engineering & Remediation, Inc. 222 Sr. Jalen Street, Suite 714 Portland, Maine 04102	DESIGN BY: SJB DRAWN BY: JAR CHECKED BY: SJB DATE: 03-24-03 JOB NO: 818 SCALE: 1" = 20' C-100 SHEET 1 OF 3
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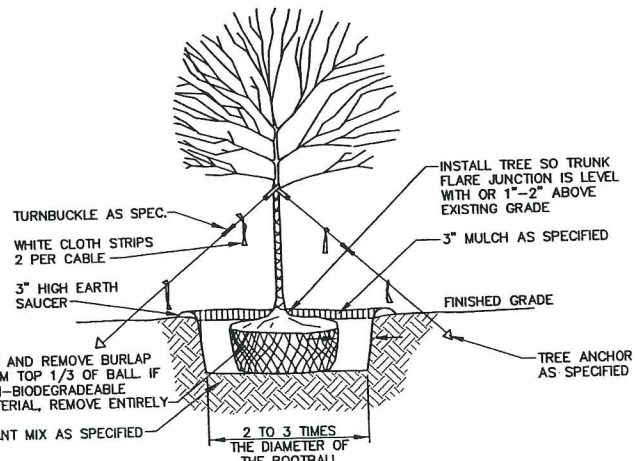
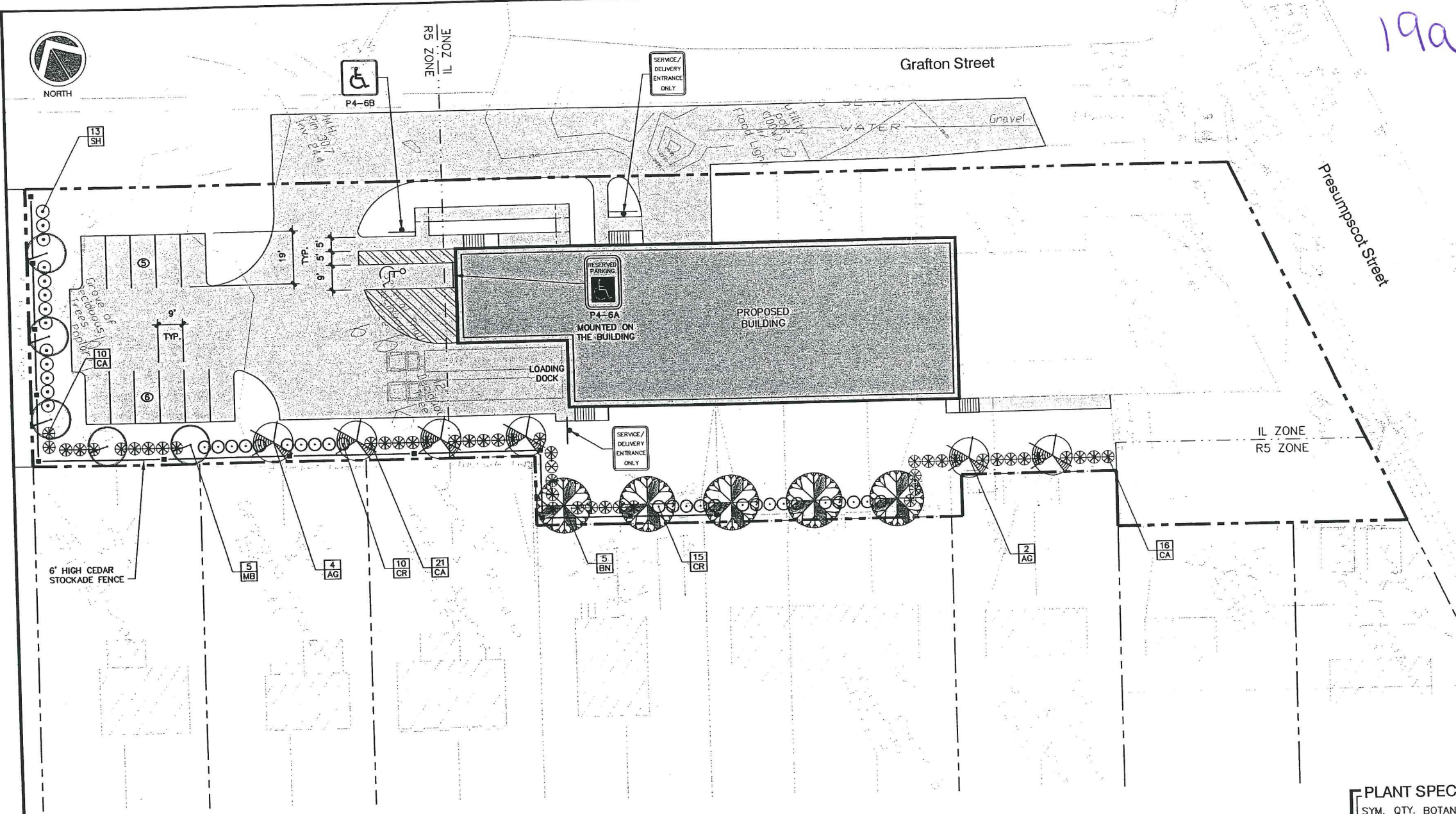
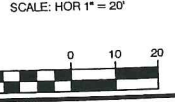
**LANDSCAPING NOTES**

1. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES, WALKS, PAVING, CURBING, ETC. DAMAGED IN THE PERFORMANCE OF THIS JOB AT NO COST TO THE OWNER.
3. PLANTING OF TREES AND SHRUBS SHALL OCCUR NOT OCCUR UNTIL ALL GRADING AND PAVING IS COMPLETED.
4. ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH FOR THE SPECIES AND SHALL BE SOUND, HEALTHY AND FREE OF DISEASE AND INSECTS. THEY SHALL CONFORM TO THE MEASUREMENTS ON THE PLANT LIST AND SHALL CONFORM TO ANSI Z60.1-NURSERY STOCK, LATEST REVISION. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT WRITTEN CONFIRMATION OF ALL PLANT SPECIES, CULTIVARS, VARIETIES, SIZES AND QUANTITIES THAT THEY PROPOSED TO INSTALL WITH THE NAME, PHONE NUMBER AND LOCATION OF ALL NURSERIES WHERE PLANT MATERIAL HAS BEEN GROWN.
5. ALL PLANTS SHALL HAVE ALL NONBIODEGRADABLE MATERIALS (STRING, WIRE, POTS, ETC.) REMOVED AT THE TIME OF PLANTING. CIRCLING ROOTS OR ROOTS THAT LATER WOULD GRDLE THE PLANT SHALL BE STRAIGHTENED. CUT OR THE ROOT BALL SHALL BE CUT UTILIZING THE "BUTTERFLY METHOD". TOP 1/3 OF WIRE BASKETS AND BURLAP ON TREES SHALL BE CUT AND REMOVED.
6. BACKFILL MIX SHALL BE COMPOSED OF A 80/20, LOAM/PEAT MOSS MIX. PLANTING PITS SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER AND TO THE SAME DEPTH OF THE PLANT ROOT BALL. BACKFILL 1/2 OF THE PIT AT A TIME AND COMPACT. SEE NOTE 6 AND INSTALL SLOW RELEASE FERTILIZER AFTER FIRST BACKFILL LIFT. SETTING THE TREE/SHRUB SHALL BE PLANTED SUCH THAT THE TRUNK FLARE JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE. TREE/SHRUBS WHERE THE PLANTING DEPTH IS INCORRECT SHALL BE REJECTED.
7. ALL PLANTINGS SHALL HAVE SLOW RELEASE FERTILIZER TABLETS INSTALLED. TABLETS SHALL BE "AGRIFORM" 21 GRAM 20-10-5 PLANTING TABLETS OR AN APPROVED EQUAL. APPLICATION RATE: PERENNIALS-1 TABLET/PLANT, WOODY SHRUBS TO 3'-0"-2 TABLETS/PLANT, SHRUBS AND TREES 3'-0" TO 6'-0"-3 TABLETS/PLANT AND TREES 6'-0" AND ABOVE-4 TABLETS/PLANT. AFTER PLANTS ARE INSTALLED, LIQUID FEED ALL PLANTS WITH "ROOTS" OR AN APPROVED EQUAL. MIX ACCORDING TO MANUFACTURER'S INSTRUCTIONS. APPLICATION RATE: PERENNIALS-2 QT'S/PLANT, WOODY SHRUBS TO 4'-0"-1.5 GAL/PLANT, TREES AND SHRUBS 4'-0" TO 10'-0"-3 GAL/PLANT AND TREES 10' AND ABOVE-4 GAL/PLANT. THE LANDSCAPE CONTRACTOR SHALL SUBMIT SAMPLES OF THE SLOW RELEASE FERTILIZER AND COPIES OF THE LABEL OF THE LIQUID FERTILIZER PRIOR TO PLANT INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL NOT INSTALL ANY PLANT MATERIAL UNLESS APPROPRIATE WATERING EQUIPMENT IS ON SITE. ALL PLANTS SHALL BE ADEQUATELY WATERED THE DAY OF INSTALLATION OR THESE PLANTS WILL BE REJECTED AND REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
8. TREES SHALL BE STAKED. TWO STAKES ARE REQUIRED FOR ALL TREES LESS THAN 2.5" IN CALIPER. ALL TREES LARGER THAN 2.5" SHALL HAVE THREE STAKES. ALL TREE STAKES SHALL BE REMOVED BY THE CONTRACTOR AFTER ONE YEAR.
9. MULCH TO BE INSTALLED TO A DEPTH OF 3" AFTER NORMAL SETTLING. MULCH SHALL BE MEDIUM SHREDDED HEMLOCK BARK, DARK BROWN IN COLOR. DO NOT PLACE MULCH IN CONTACT WITH THE TREE OR SHRUB TRUNK. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A .25 CUBIC FOOT SAMPLE PRIOR TO INSTALLATION.
10. ALL PLANTS SHALL HAVE THEIR LOCATIONS STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE.
11. PLANT SPECIES SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS FIRST APPROVED BY THE LANDSCAPE ARCHITECT. ANY SUBSTITUTED PLANTS INSTALLED WITHOUT PRIOR APPROVAL WILL BE REJECTED.
12. ALL PLANTS SHALL BE GUARANTEED FOR ONE 1 GROWING SEASON (1 YEAR FROM THE DATE OF ACCEPTANCE). ANY PLANTS THAT DIE DURING THE GUARANTEE SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
13. ALL AREAS NOT IDENTIFIED WITH OTHER SURFACE TREATMENTS SHALL BE LAWN. 6' OF LAWN SHALL BE INSTALLED UNDER ALL LAWN AREAS PRIOR TO SEEDING. THE LAWN AREA SHALL BE SEEDED WITH LOFTS "TRI-PLEX GENERAL" OR APPROVED EQUAL AND STRAW MULCHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE. MAINTENANCE SHALL COMMENCE AT THE TIME OF PLANTING AND LAST UNTIL A GOOD FULL CATCH OF GRASS IS ESTABLISHED.
14. THE CONTRACTOR SHALL SUPPLY THE QUANTITIES OF PLANTS SUFFICIENT TO COMPLETE THE WORK SHOWN ON ALL DRAWINGS. IF QUANTITIES OF PLANTS LISTED IN THE PLANT SPECIES LIST DO NOT CORRELATE WITH THE PLANTINGS INDICATED ON THE DRAWINGS, THE QUANTITIES ON THE DRAWINGS SHALL GOVERN. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWINGS SHALL NOT ENTITLE THE LANDSCAPE CONTRACTOR TO ADDITIONAL REMUNERATION.
15. ALLOW DECIDUOUS SHRUBS TO GROW TOGETHER TO FORM A NATURAL LOOKING PLANT MASS.

**PLANT SPECIES LIST**

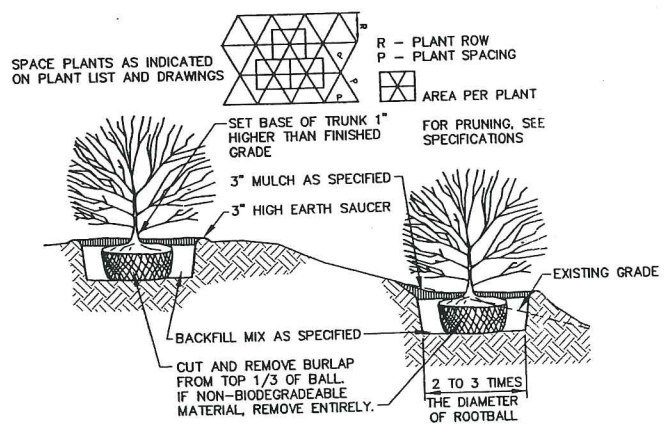
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AG	6	AMELANCHIER X GRANDIFLORA "ROBIN HILL"	ROBIN HILL SERVICEBERRY	2.5-3' CAL.	30' O.C., B&B
BN	5	BETULA NIGRA "HERITAGE"	HERITAGE RIVER BIRCH	2.5-3' CAL.	30' O.C., B&B
CR	25	CLETHRA ALNIFOLIA "RUBY SPICE"	RUBY SPICE SUMMERSWEET	2.5-3'	5' O.C.
CA	47	CORNUS ALBA "IVORY HALO"	IVORY HALO RED TWIG DOGWOOD	2.5-3'	5' O.C.
MB	5	MALUS BACCATA "WALTER'S"	WALTER'S COLUMNAR SIBERIAN CRAB	2.5-3' CAL.	30' O.C., B&B
SH	13	SYRINGA X HYACINTHIFLORA "POCAHONTAS"	POCAHONTAS LILAC	2.5-3'	5' O.C.

**SCALE**



- NOTES:**
1. ON TREES LESS THAN 4" CA. USE WOOD STAKES.
  2. ON TREES 3" CA. OR GREATER USE GUYING CABLES (3) EVENLY SPACED.
  3. FOR PRUNING, SEE SPECIFICATIONS.
  4. NEVER CUT OUT CENTRAL LEADER, PRUNE OUT BROKEN, DEAD, OR CONFLICTING BRANCHES
  5. SEE SPECS. FOR ADDITIONAL REQUIREMENTS
  6. WATER AT TIME OF PLANTING-SEE NOTES AND SPECS.

**TYPICAL TREE PLANTING DETAIL**  
NOT TO SCALE

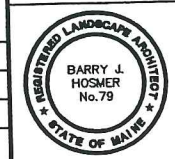
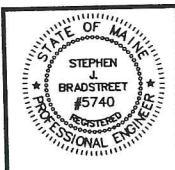


- NOTES:**
1. SEE SPECS. FOR ADDITIONAL REQUIREMENTS
  2. INSTALL SHRUB SO TRUNK ROOT JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE.

**TYPICAL SHRUB PLANTING DETAIL**  
NOT TO SCALE

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B	SJB	05-13-03	ISSUED FOR: PLANNING STAFF REVIEW	818_a_C100

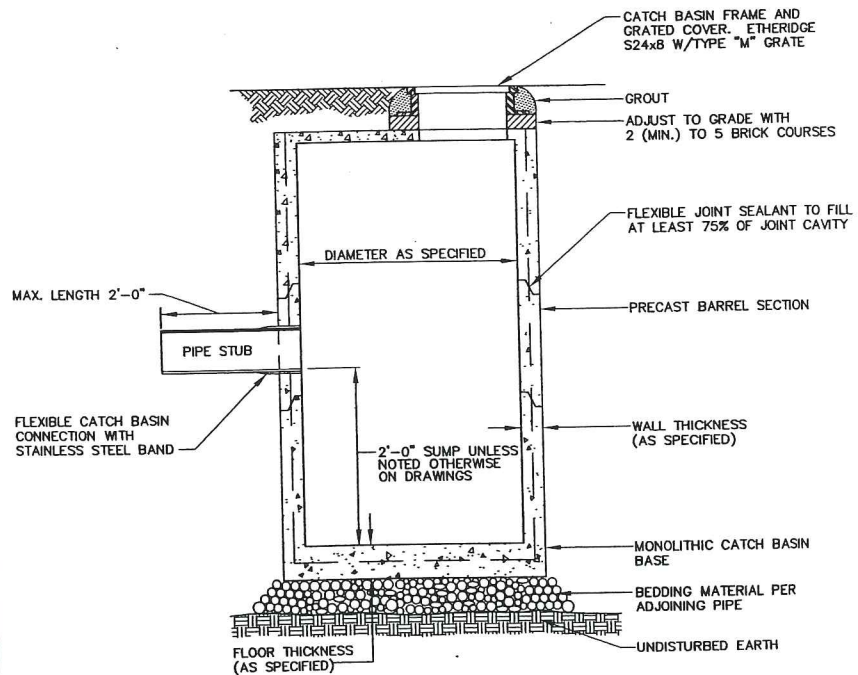
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**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION  
LANDSCAPING, STRIPING  
AND SIGNAGE PLAN

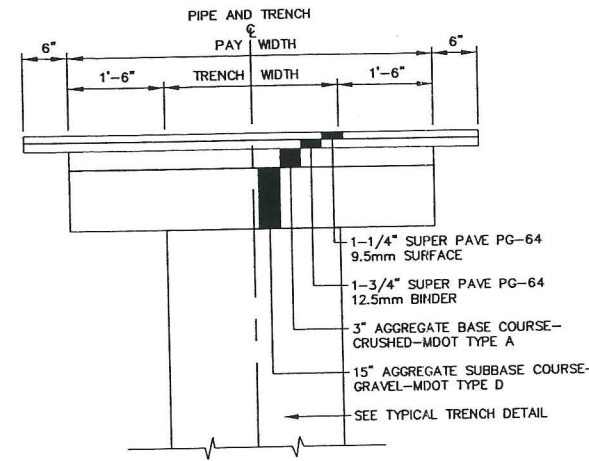
**EER** Environmental Engineering & Remediation, Inc.  
222 St. John Street, Suite 314 Portland, Maine 04102  
196 Whitney Avenue, Portland, Maine 04102

DESIGN BY: SJB  
DRAWN BY: JAR  
CHECKED BY: SJB  
DATE: 03-24-03  
JOB NO: 818  
SCALE: 1" = 20'  
C-101  
SHEET 2 OF 3



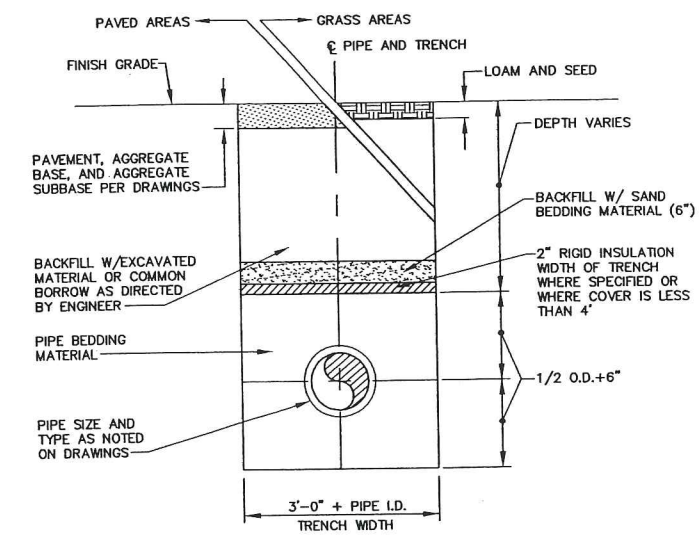
I.D.	WALL WIDTH	FLOOR THICKNESS
4'-0"	5"	6"
5'-0"	6"	6"
6'-0"	7"	6"
8'-0"	8"	8"
10'-0"	10"	9"

**PRECAST CONCRETE CATCH BASIN/MANHOLE**  
NOT TO SCALE



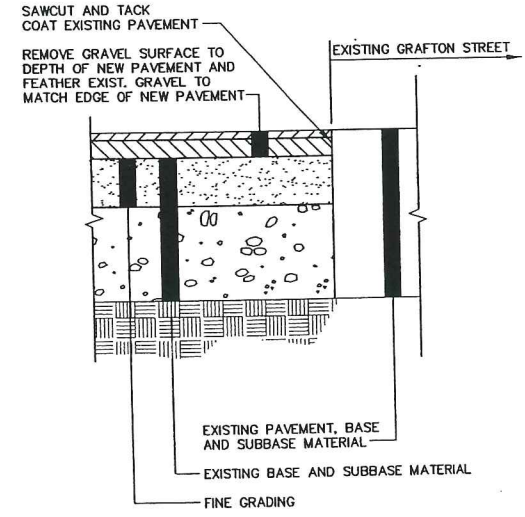
NOTE: SURFACE PAVEMENT MAY CONSIST OF SHIM AND OVERLAY ON SAME STREETS.

**TYPICAL TRENCH PAVING DETAIL**  
NOT TO SCALE

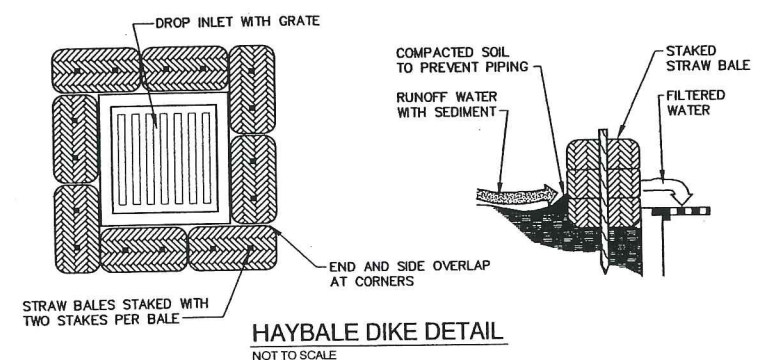


1. SAND BACKFILL AND RIGID INSULATION AS REQUIRED.

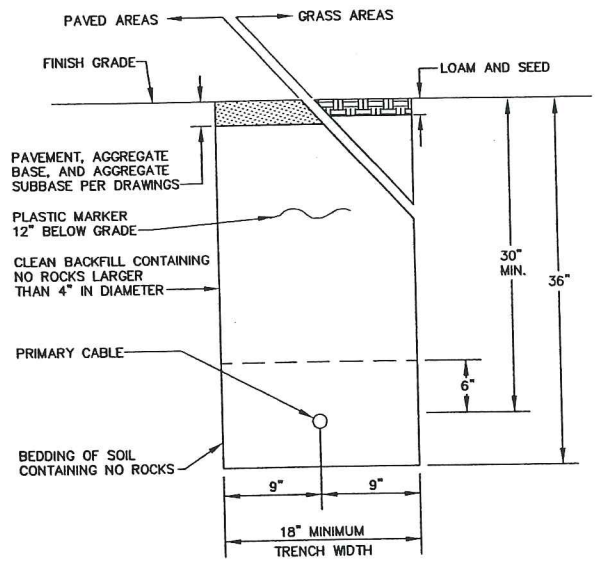
**TYPICAL TRENCH DETAIL**  
NOT TO SCALE



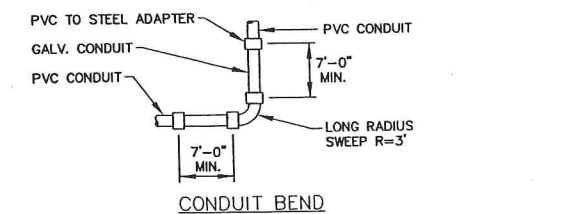
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NOT TO SCALE



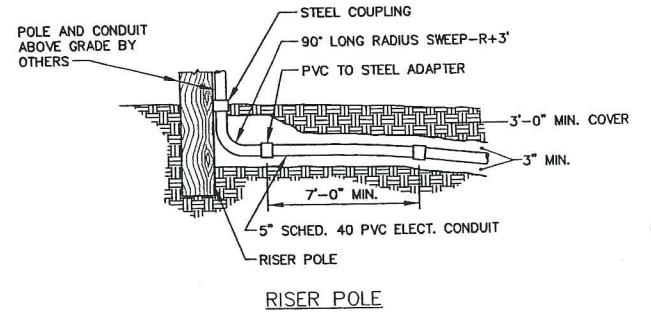
**HAYBALE DIKE DETAIL**  
NOT TO SCALE



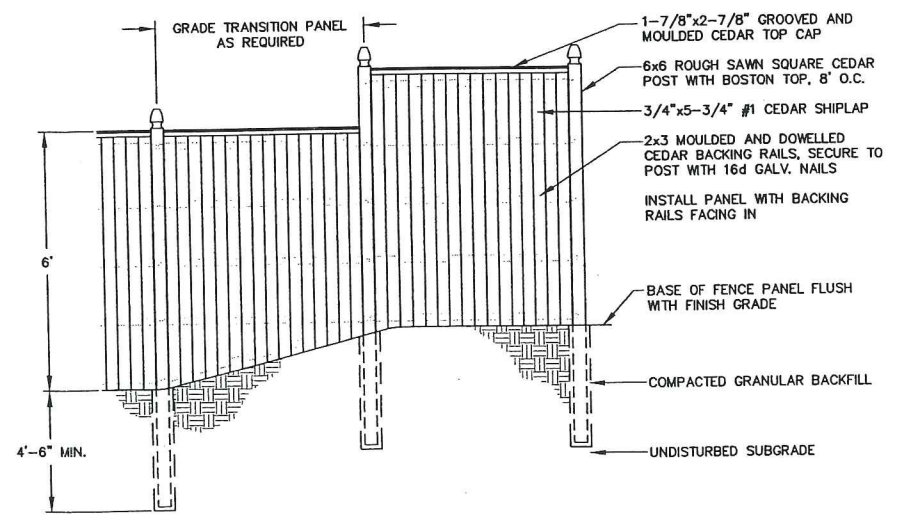
**UNDERGROUND UTILITY TRENCH DETAIL**  
NOT TO SCALE



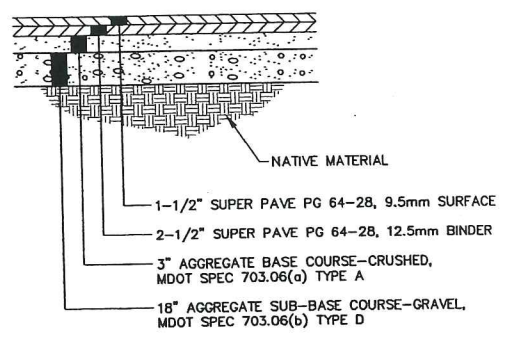
**CONDUIT BEND**



**CONDUIT BEND AND RISER POLE DETAIL**  
NOT TO SCALE



**STOCKADE FENCE DETAIL**  
NOT TO SCALE



**TYPICAL PAVEMENT SECTION**  
NOT TO SCALE

**EROSION CONTROL NOTES**

- APPLICATION OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES FOR THE PROJECT SHALL BE IN ACCORDANCE WITH PROCEDURES AND SPECIFICATIONS OF THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES," MARCH 1991 (BMP HANDBOOK).
- SILTATION FENCE SHALL BE INSTALLED BEFORE GRUBBING OR EARTH MOVING OPERATIONS.
- PERMANENT SEEDING SHALL BE APPLIED WITHIN 15 DAYS OF FINAL GRADING FROM APRIL 15 TO SEPTEMBER 1.
- PERMANENT SEEDING SHALL BE:
 

	LBS/1,000 S.F.
BIRDSFOOT TREFOIL	.18
CROWN VETCH	.34
CREeping RED FESCUE OR TALL FESCUE	.46
- TEMPORARY SEEDING SHALL BE APPLIED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL IF PERMANENT SEEDING IS NOT APPLIED. TEMPORARY SEEDING SHALL BE:
 

SEED	LB/1,000 SQ. FT.	SEEDING DEPTH	RECOMMENDED SEEDING DATES
WINTER RYE	2.6	1-1.5"	8/15-10/1
OATS	1.8	1-1.5"	4/1-7/1 8/15-9/15
ANNUAL RYEGRASS	0.9	.25"	4/1-7/1
SUDANGRASS	0.9	.5-1"	5/15-8/15
PERENNIAL	0.9	.25"	8/15-9/15
- FERTILIZER SHALL BE 10-20-20 GRANULAR GARDEN FERTILIZER AND APPLIED AT 18.4 LBS/1,000 S.F.
- LIMESTONE SHALL BE GROUND WITH 50% CALCIUM PLUS MAGNESIUM OXIDE AND APPLIED AT 138 LBS/1,000 S.F.
- MULCH SHALL BE HAY OR STRAW APPLIED AT 70-90 LBS/1,000 S.F.
- WINTER MULCH SHALL BE APPLIED BETWEEN OCTOBER 1 AND APRIL 1 AND SHALL BE HAY OR STRAW APPLIED AT 300 LBS/1,000 S.F.
- ALL EROSION CONTROL MEASURES, SEEDING AND MULCHING SHALL BE INSPECTED WEEKLY AFTER RAINSTORMS AND DURING RUNOFF EVENTS. ALL MEASURES SHALL BE REPAIRED OR REPLACED WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DAMAGE.
- SEEDING AND MULCHING SHALL BE MAINTAINED UNTIL FINAL ACCEPTANCE OF THE WORK. SEED CATCH SHALL BE ACCEPTABLE WHEN 75 PERCENT CATCH IS ESTABLISHED. MAINTENANCE SHALL CONSIST OF PROVIDING PROTECTION AGAINST TRAFFIC AND REPAIRING ANY AREAS TO RE-ESTABLISHED THE CONDITION AND GRADE OF THE SOIL PRIOR TO SEEDING AND SHALL THEN BE REFERTILIZED, RESEEDED AND REMULCHED.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF GRADING OPERATIONS AND ESTABLISHMENT OF A 75 PERCENT CATCH OF GRASS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES DURING CONSTRUCTION.
- EROSION CONTROL INSPECTION SHALL BE PERFORMED BY: ENVIRONMENTAL ENGINEERING AND REMEDIATION, INC. STEPHEN J. BRADSTREET, P.E. 222 ST. JOHN STREET SUITE 314 (207) 828-1272
- EROSION CONTROL AND CONSTRUCTION SEQUENCE:
  - INSTALL ALL TEMPORARY EROSION CONTROL AS SHOWN ON THE PLAN SHEET IN ACCORDANCE WITH THE DETAILS AND BMP'S.
  - CONSTRUCT THE BUILDING.
  - CONSTRUCT THE PARKING LOT AND STORM DRAINAGE SYSTEM.
  - REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE IMPROVEMENTS ARE COMPLETE AND THERE IS 75% CATCH OF GRASS.
  - INSTALL PERMANENT EROSION CONTROL MEASURES.

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C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818_c_C100
B	SJB	05-13-03	ISSUED FOR: CLIENT REVIEW	818_a_C100

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STEPHEN J. BRADSTREET  
#5740  
REGISTERED PROFESSIONAL ENGINEER

**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION

**CONSTRUCTION**  
DETAILS

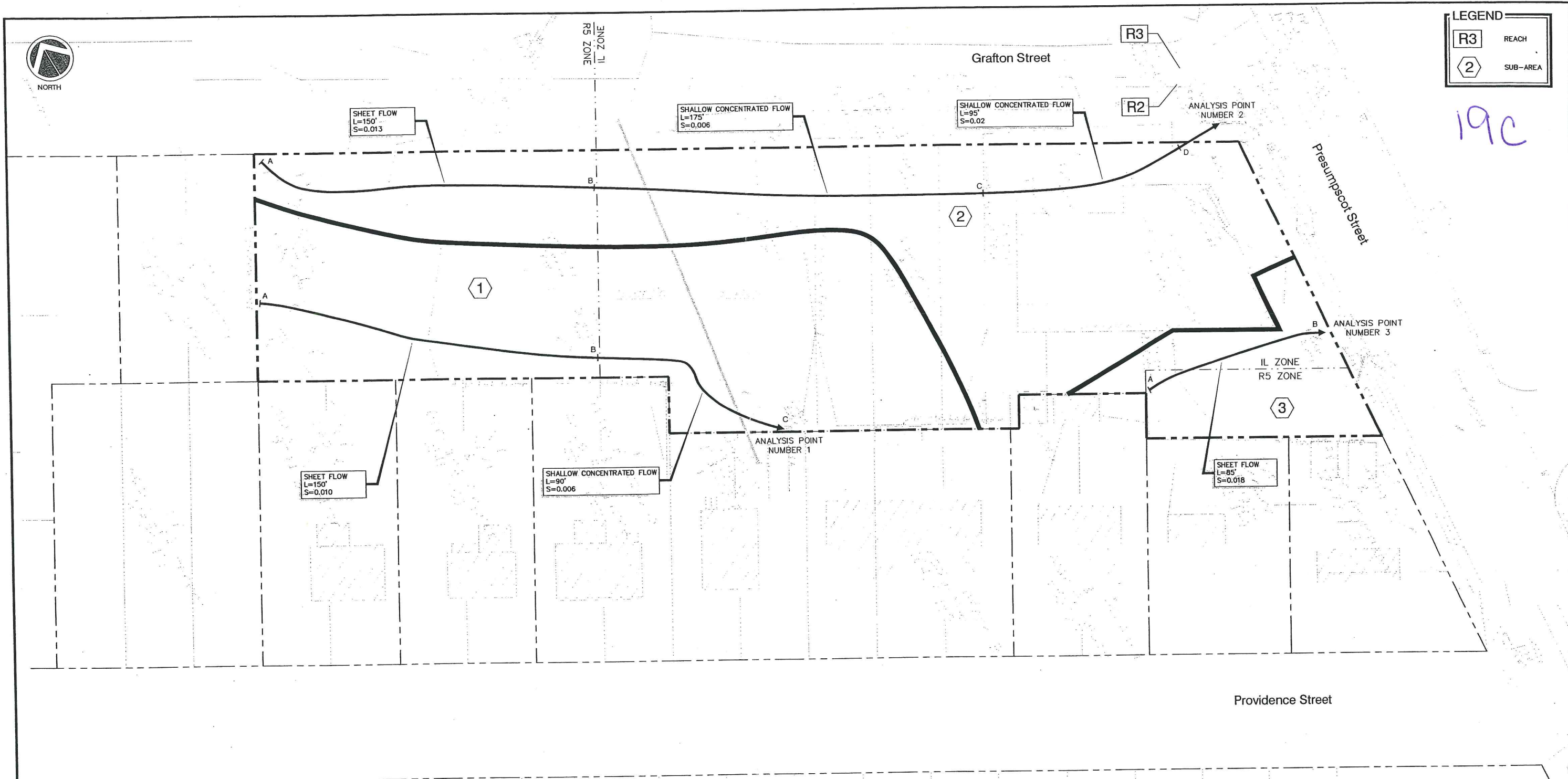
**EER** Environmental Engineering & Remediation, Inc.  
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C-102  
SHEET 3 OF 3



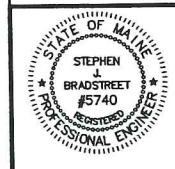
LEGEND	
R3	REACH
②	SUB-AREA

19c



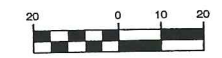
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REV.	BY	DATE	STATUS	CAD NO.

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MARK GOLDSTEIN  
 COASTAL EQUIPMENT CORPORATION  
 WAREHOUSE ADDITION  
 PRE-DEVELOPMENT  
 DRAINAGE PLAN

SCALE  
 SCALE: HOR 1" = 20'

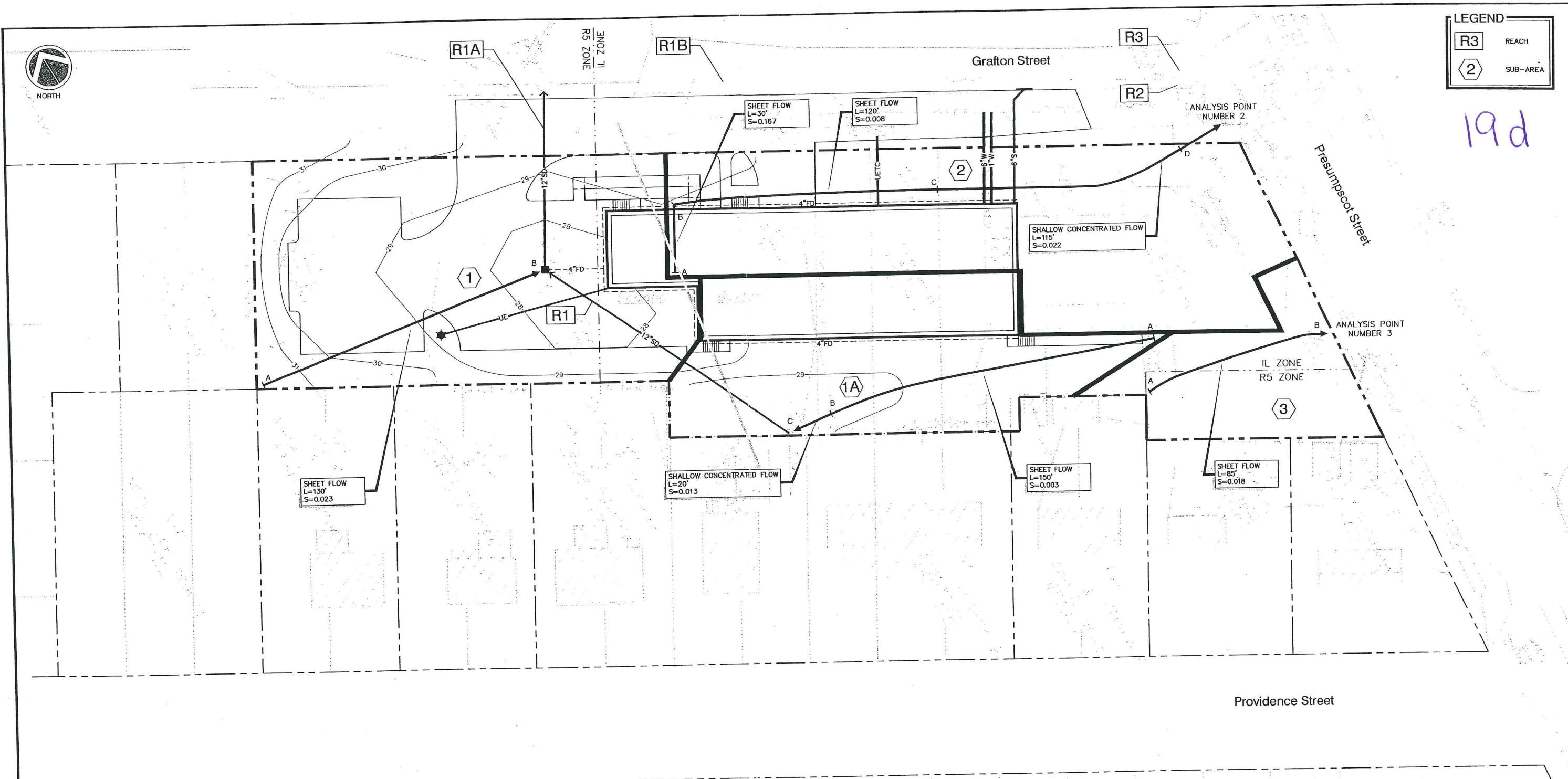


<b>EER</b> Environmental Engineering & Remediation, Inc. 222 St. John Street, Suite 314 Portland, Maine 04102	DESIGN BY: SUB DRAWN BY: JAR CHECKED BY: SUB DATE: 05-13-03 JOB NO: 818 SCALE: 1" = 20' H-100 SHEET 1 OF 2
--	---



LEGEND	
R3	REACH
2	SUB-AREA

19d



SHEET FLOW  
L=130'  
S=0.023

SHALLOW CONCENTRATED FLOW  
L=20'  
S=0.013

SHEET FLOW  
L=150'  
S=0.003

SHEET FLOW  
L=85'  
S=0.018

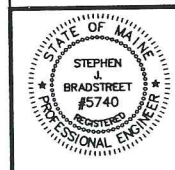
SHEET FLOW  
L=30'  
S=0.167

SHEET FLOW  
L=120'  
S=0.008

SHALLOW CONCENTRATED FLOW  
L=115'  
S=0.022

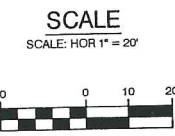
C	SJB	01-18-04	ISSUED FOR: CITY COMMENTS	B18_c_H101
B	SJB	05-13-03	ISSUED FOR: PLANNING STAFF REVIEW	B18_a_H101
REV.	BY	DATE	STATUS	CAD NO.

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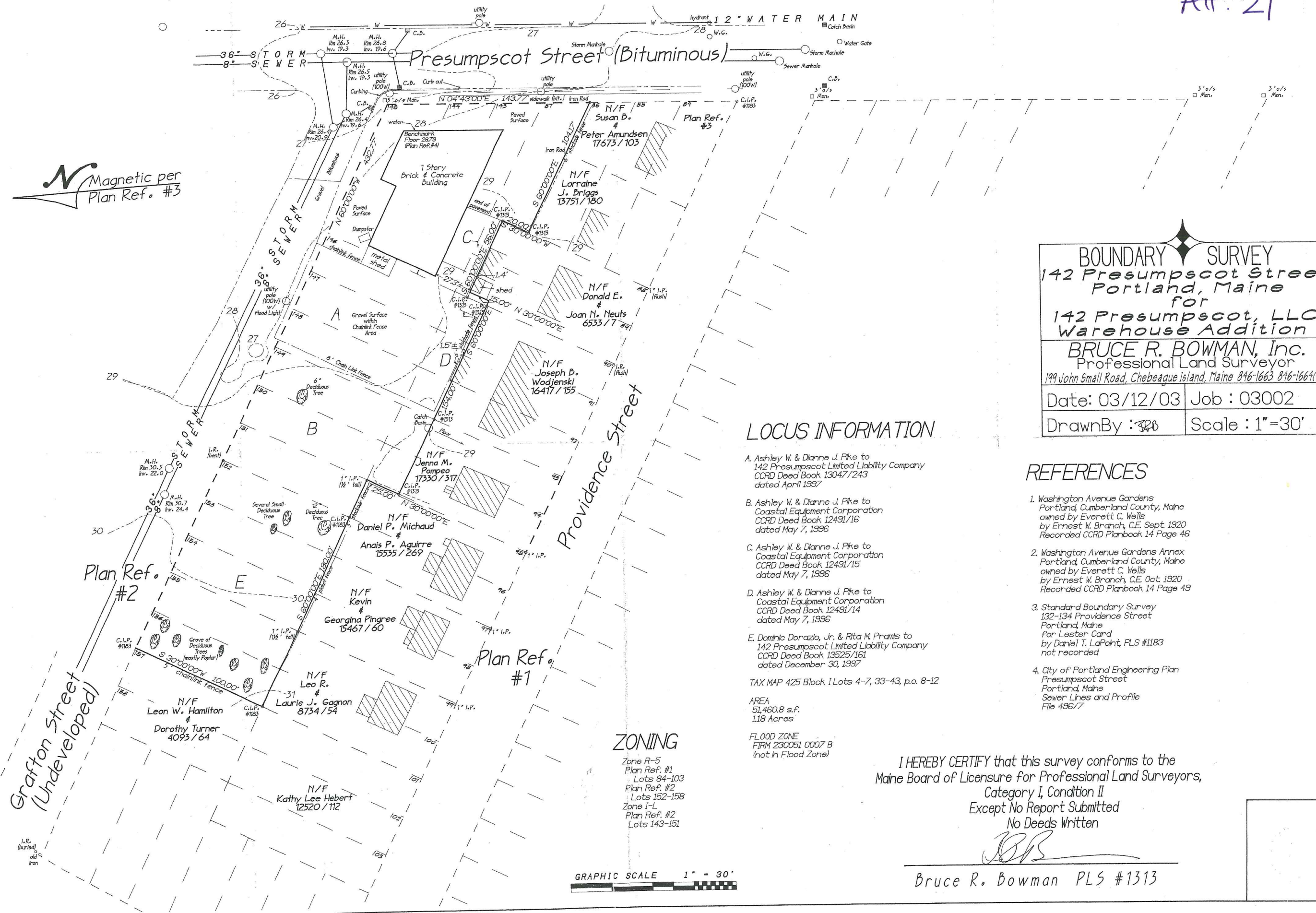


MARK GOLDSTEIN  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION

POST-DEVELOPMENT  
DRAINAGE PLAN



<b>EER</b> Environmental Engineering & Remediation, Inc. 222 St. John Street, Suite 314 Portland, Maine 04102	DESIGN BY: SJB DRAWN BY: JAR CHECKED BY: SJB DATE: 05-13-03 JOB NO: 818 SCALE: 1" = 20' H-101 SHEET 2 OF 2
--	---



**BOUNDARY SURVEY**  
 142 Presumpscot Street  
 Portland, Maine  
 for  
 142 Presumpscot, LLC  
 Warehouse Addition  
**BRUCE R. BOWMAN, Inc.**  
 Professional Land Surveyor  
 199 John Small Road, Chebeague Island, Maine 846-1663 846-1664(F)  
 Date: 03/12/03 Job: 03002  
 DrawnBy: ~~BB~~ Scale: 1"=30'

**LOCUS INFORMATION**

- A. Ashley W. & Dianne J. Pike to 142 Presumpscot Limited Liability Company CCRD Deed Book 13047/243 dated April 1997
- B. Ashley W. & Dianne J. Pike to Coastal Equipment Corporation CCRD Deed Book 12491/16 dated May 7, 1996
- C. Ashley W. & Dianne J. Pike to Coastal Equipment Corporation CCRD Deed Book 12491/15 dated May 7, 1996
- D. Ashley W. & Dianne J. Pike to Coastal Equipment Corporation CCRD Deed Book 12491/14 dated May 7, 1996
- E. Dominic Dorazio, Jr. & Rita M. Pranis to 142 Presumpscot Limited Liability Company CCRD Deed Book 13525/161 dated December 30, 1997

TAX MAP 425 Block 1 Lots 4-7, 33-43, pa. 8-12  
 AREA  
 51,460.8 s.f.  
 1.18 Acres

FLOOD ZONE  
 FIRM 230051 0007 B  
 (not in Flood Zone)

**REFERENCES**

1. Washington Avenue Gardens Portland, Cumberland County, Maine owned by Everett C. Wells by Ernest W. Branch, C.E. Sept. 1920 Recorded CCRD Planbook 14 Page 46
2. Washington Avenue Gardens Annex Portland, Cumberland County, Maine owned by Everett C. Wells by Ernest W. Branch, C.E. Oct. 1920 Recorded CCRD Planbook 14 Page 49
3. Standard Boundary Survey 132-134 Providence Street Portland, Maine for Lester Card by Daniel T. LaPoint, PLS #1183 not recorded
4. City of Portland Engineering Plan Presumpscot Street Portland, Maine Sewer Lines and Profile File 496/7

**ZONING**

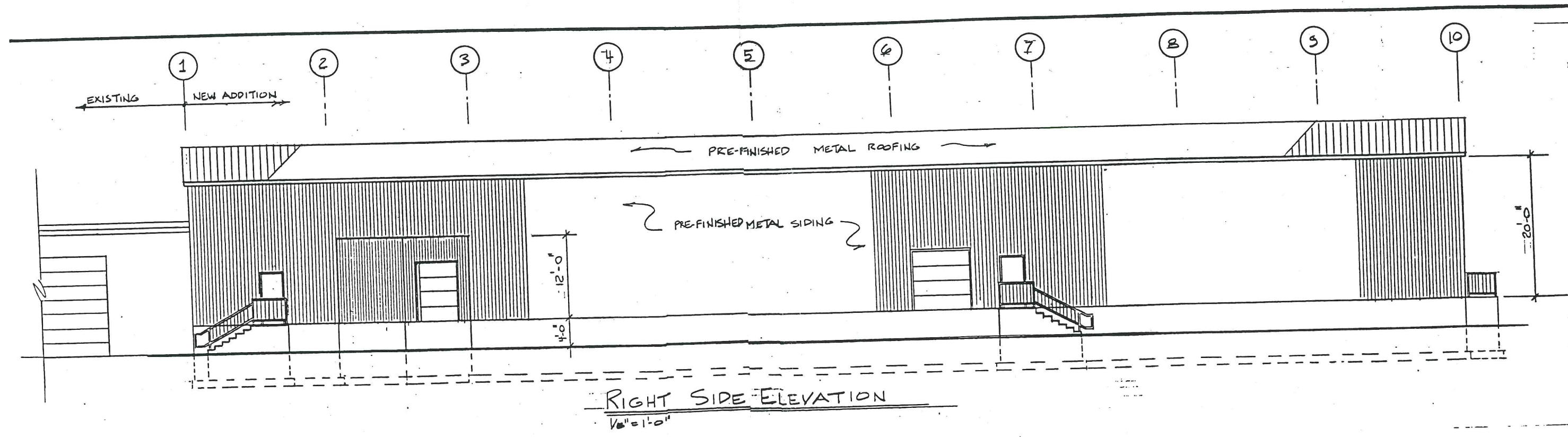
Zone R-5  
 Plan Ref. #1  
 Lots 84-103  
 Plan Ref. #2  
 Lots 152-158  
 Zone I-L  
 Plan Ref. #2  
 Lots 143-151

I HEREBY CERTIFY that this survey conforms to the  
 Maine Board of Licensure for Professional Land Surveyors,  
 Category I, Condition II  
 Except No Report Submitted  
 No Deeds Written

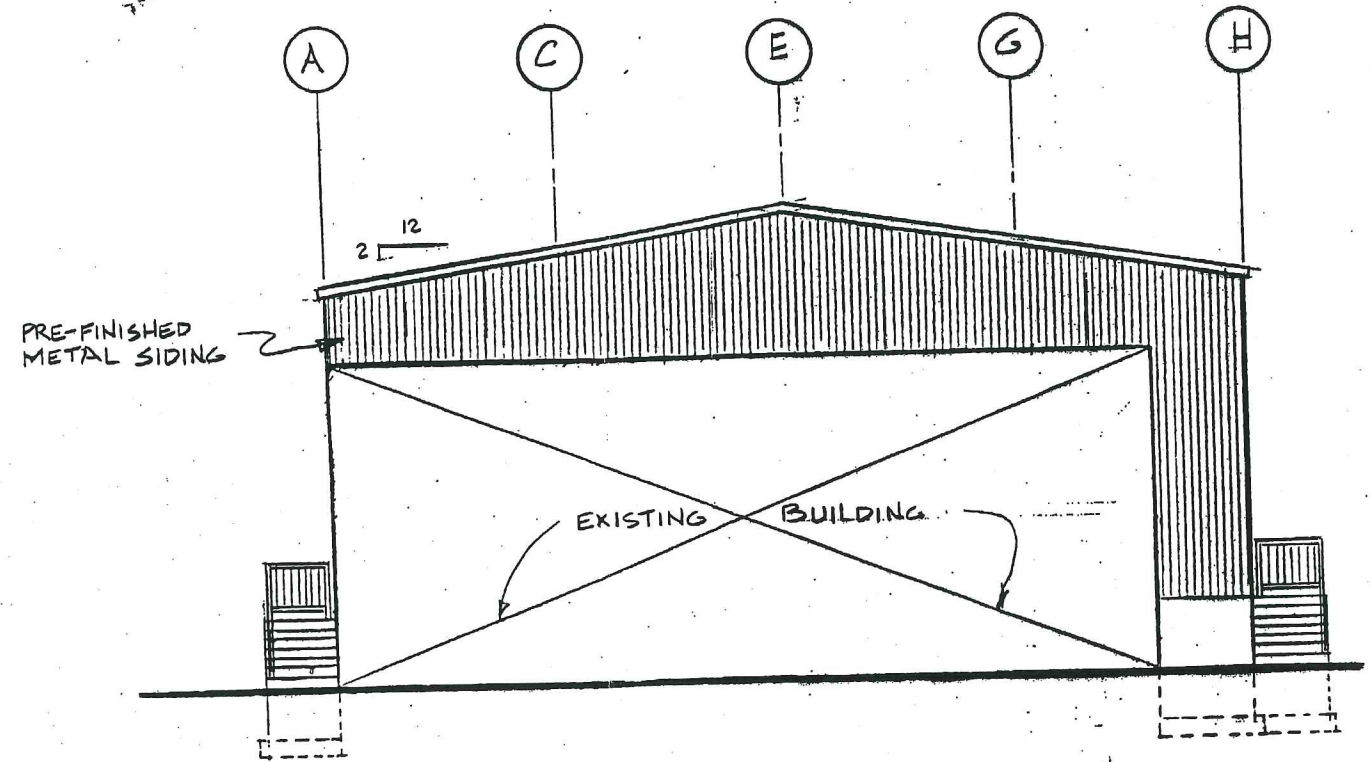
*BB*

Bruce R. Bowman PLS #1313





RIGHT SIDE ELEVATION  
1/8" = 1'-0"



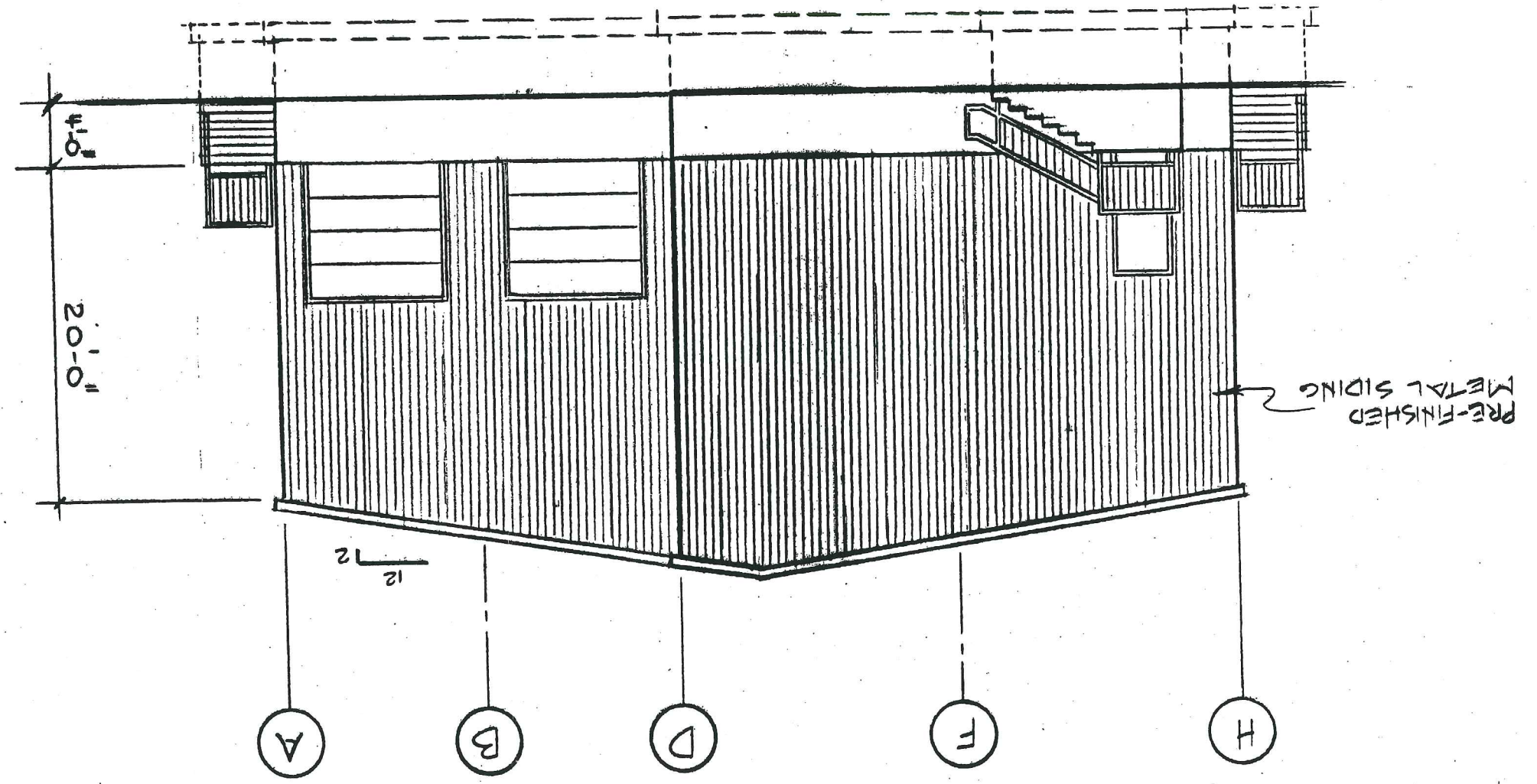
ELEVATION AT EXISTING BUILDING  
1/8" = 1'-0"

81117



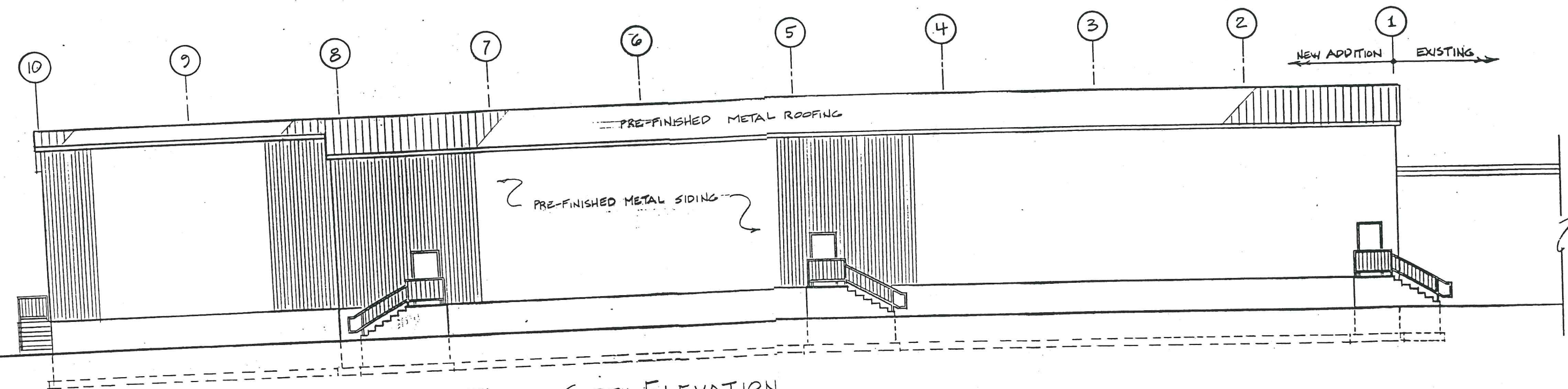
1/8" = 1'-0"

REAR ELEVATION



23c

AH. 23



LEFT SIDE ELEVATION  
1/8" = 1'-0"

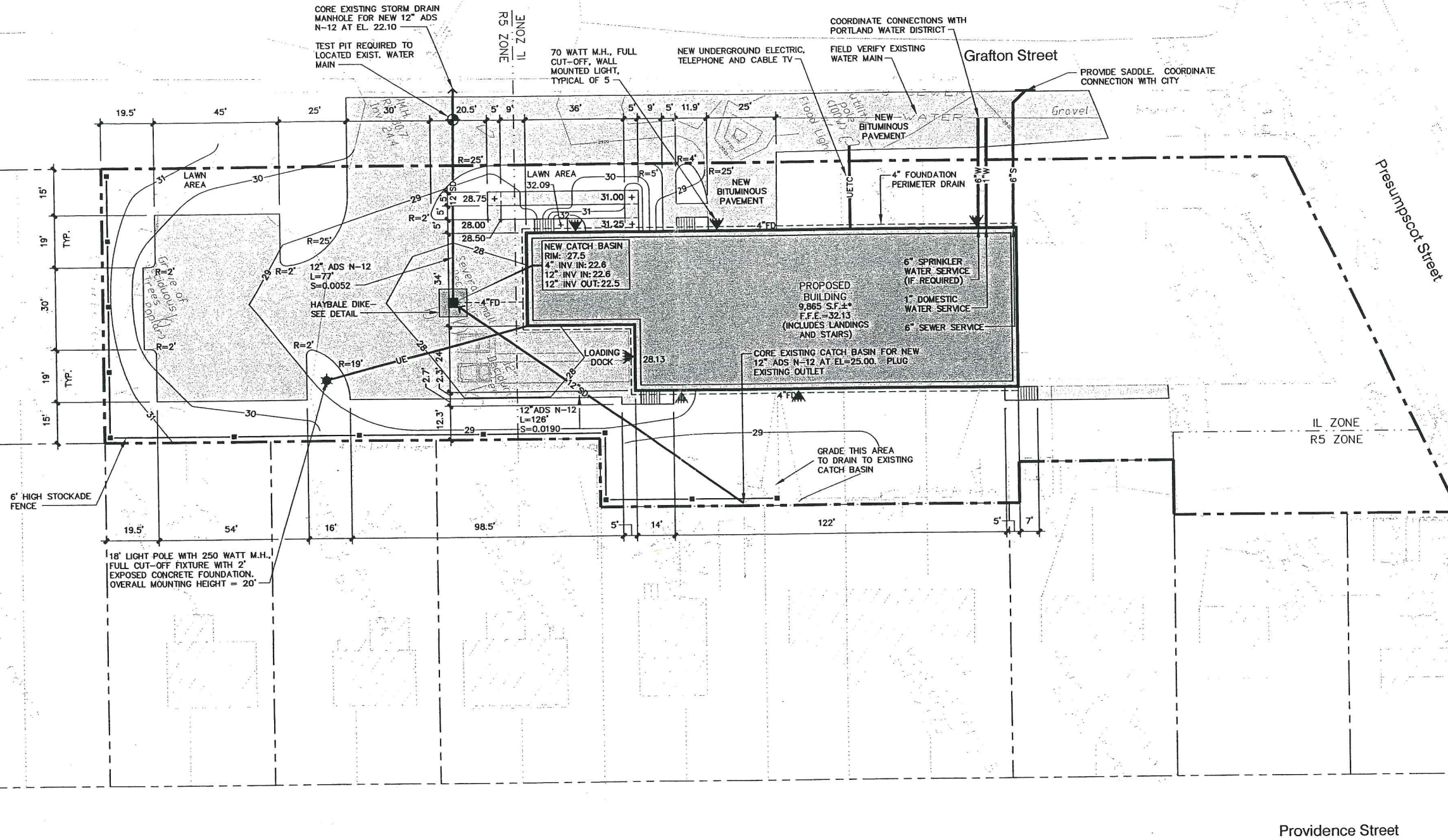
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EXHIBIT A



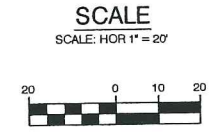


Att. 22



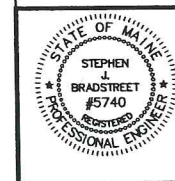
DEVELOPMENT SUMMARY		
	EXISTING	PROPOSED
BUILDING	6,209 S.F.±	15,760 S.F.±
PAVEMENT	7,228 S.F.±	21,177 S.F.±
PERVIOUS	38,024 S.F.±	14,524 S.F.±
TOTAL PARCEL AREA	51,461 S.F.±	51,461 S.F.±

- GENERAL NOTES**
- 25' BUILDING SETBACK FROM FRONT SIDE AND REAR PROPERTY LINES, EXCEPT WHERE PROPERTY ABUTS A RESIDENTIAL DISTRICT WHERE A 40' SETBACK IS REQUIRED.  
PROPOSED: 25' FRONT YARD; 40' REAR YARD; 15' SIDE YARD.
  - 15' PAVEMENT SETBACK FROM ALL PROPERTY LINES.  
PROPOSED: 15' FRONT, REAR AND SIDE YARD.
  - PARKING (WAREHOUSE OVER 3,000 S.F.) = 1 SPACE/1,000 S.F.  
PROPOSED WAREHOUSE = 9,400 S.F. (MAINTAIN EXISTING PARKING FOR EXISTING BUILDING) REQUIRED: 10 SPACES, PROPOSED 12 SPACES.
  - IN NON-PAVED AREAS ADJACENT TO THE BUILDING, ROOF DRAIN SPLASH PADS OR DRIP EDGE PADS SHALL BE INSTALLED TO DIRECT RUN-OFF AWAY FROM THE BUILDING.



REV.	BY	DATE	STATUS	CAD NO.
C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818_c_C100
B	SJB	05-13-03	ISSUED FOR: PLANNING STAFF REVIEW	818_a_C100

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**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION  
SITE LAYOUT, UTILITY, GRADING  
AND EROSION CONTROL PLAN

<b>EER</b> Environmental Engineering & Remediation, Inc. 222 St. John Street, Suite 714 Portland, Maine 04102	DESIGN BY: SJB DRAWN BY: JAR CHECKED BY: SJB DATE: 03-24-03 JOB NO: 818 SCALE: 1" = 20' C-100 SHEET 1 OF 3
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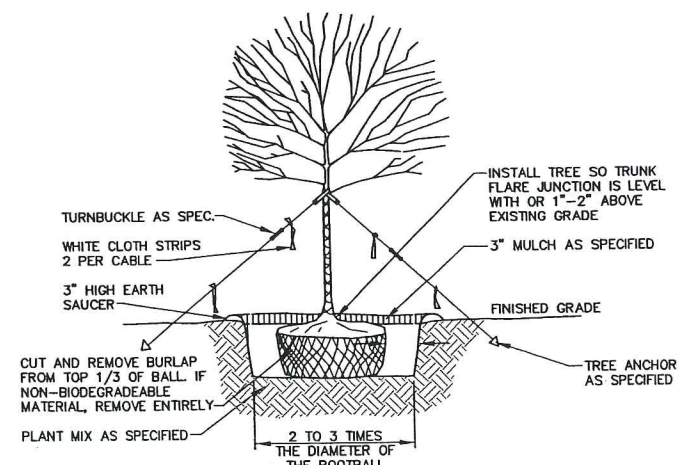
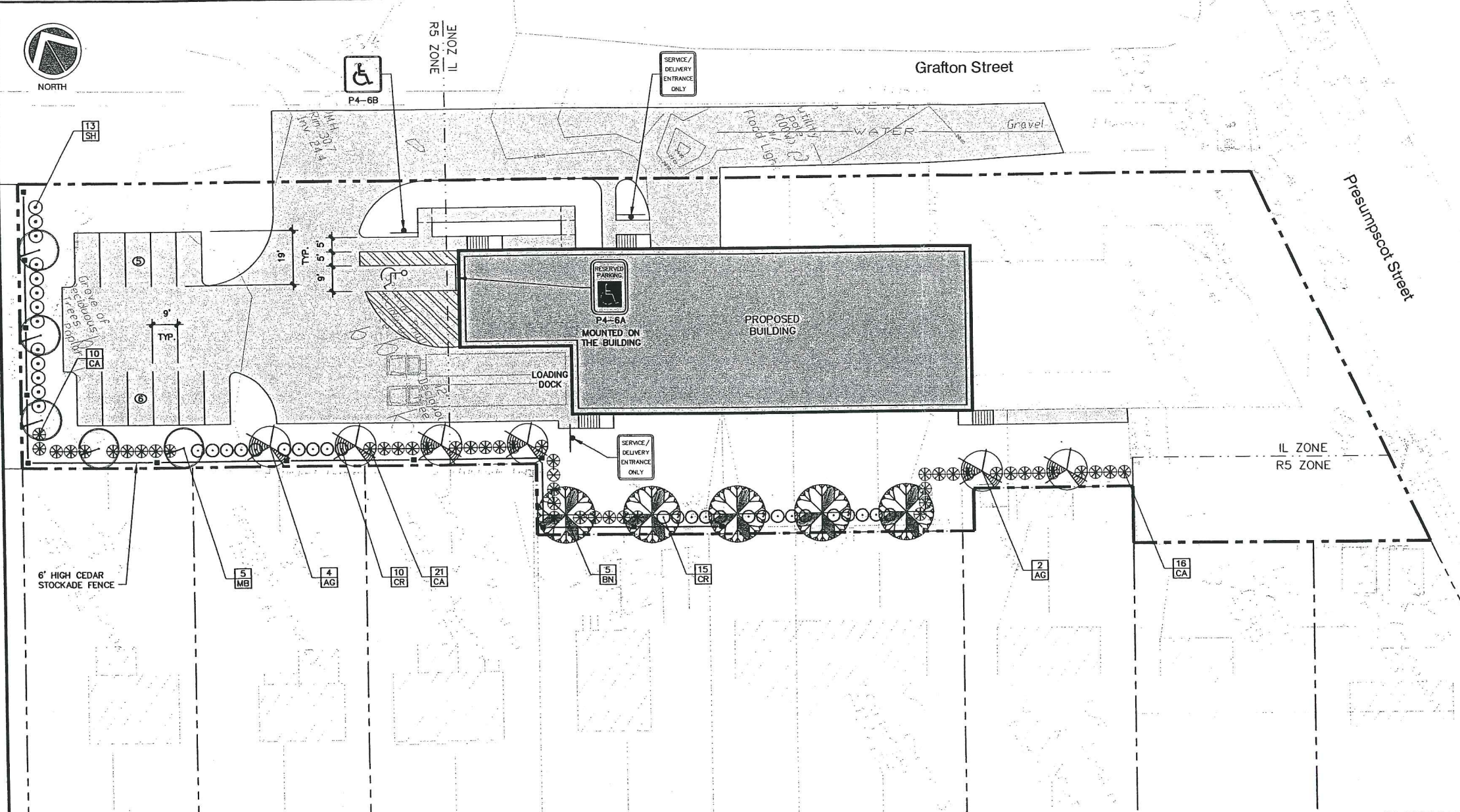
**LANDSCAPING NOTES**

1. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES, WALKS, PAVING, CURBING, ETC. DAMAGED IN THE PERFORMANCE OF THIS JOB AT NO COST TO THE OWNER.
3. PLANTING OF TREES AND SHRUBS SHALL OCCUR NOT OCCUR UNTIL ALL GRADING AND PAVING IS COMPLETED.
4. ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH FOR THE SPECIES AND SHALL BE SOUND, HEALTHY AND FREE OF DISEASE AND INSECTS. THEY SHALL CONFORM TO THE MEASUREMENTS ON THE PLANT LIST AND SHALL CONFORM TO ANSI Z60.1-NURSERY STOCK, LATEST REVISION. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT WRITTEN CONFIRMATION OF ALL PLANT SPECIES, CULTIVARS, VARIETIES, SIZES AND QUANTITIES THAT THEY PROPOSED TO INSTALL WITH THE NAME, PHONE NUMBER AND LOCATION OF ALL NURSERIES WHERE PLANT MATERIAL HAS BEEN GROWN.
5. ALL PLANTS SHALL HAVE ALL NONBIODEGRADABLE MATERIALS (STRING, WIRE, POTS, ETC.) REMOVED AT THE TIME OF PLANTING. CIRCLING ROOTS OR ROOTS THAT LATER WOULD GIRDLE THE PLANT SHALL BE STRAIGHTENED, CUT OR THE ROOT BALL SHALL BE CUT UTILIZING THE "BUTTERFLY METHOD". TOP 1/3 OF WIRE BASKETS AND BURLAP ON TREES SHALL BE CUT AND REMOVED.
6. BACKFILL MIX SHALL BE COMPOSED OF A 80/20, LOAM/PEAT MOSS MIX. PLANTING PITS SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER AND TO THE SAME DEPTH OF THE PLANT ROOT BALL. BACKFILL 1/2 OF THE PIT AT A TIME AND COMPACT. SEE NOTE 6 AND INSTALL SLOW RELEASE FERTILIZER AFTER FIRST BACKFILL LIFT. SETTING THE TREE/SHRUB: EACH TREE/SHRUB SHALL BE PLANTED SUCH THAT THE TRUNK FLARE JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE. TREE/SHRUBS WHERE THE PLANTING DEPTH IS INCORRECT SHALL BE REJECTED.
7. ALL PLANTINGS SHALL HAVE SLOW RELEASE FERTILIZER TABLETS INSTALLED. TABLETS SHALL BE "AGRIFORM" 21 GRAM 20-10-5 PLANTING TABLETS OR AN APPROVED EQUAL. APPLICATION RATE: PERENNIALS-1 TABLET/PLANT, WOODY SHRUBS TO 3'-0"-2 TABLETS/PLANT, SHRUBS AND TREES 3'-0" TO 6'-0"-3 TABLETS/PLANT AND TREES 6'-0" AND ABOVE-4 TABLETS/PLANT. AFTER PLANTS ARE INSTALLED, LIQUID FEED ALL PLANTS WITH "ROOTS" OR AN APPROVED EQUAL. MIX ACCORDING TO MANUFACTURER'S INSTRUCTIONS. APPLICATION RATE: PERENNIALS-2 QT'S/PLANT, WOODY SHRUBS TO 4'-0"-1.5 GAL./PLANT, TREES AND SHRUBS 4'-0" TO 10'-0"-3 GAL./PLANT AND TREES 10' AND ABOVE-4 GAL./PLANT. THE LANDSCAPE CONTRACTOR SHALL SUBMIT SAMPLES OF THE SLOW RELEASE FERTILIZER AND COPIES OF THE LABEL OF THE LIQUID FERTILIZER PRIOR TO PLANT INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL NOT INSTALL ANY PLANT MATERIAL UNLESS APPROPRIATE WATERING EQUIPMENT IS ON SITE. ALL PLANTS SHALL BE ADEQUATELY WATERED THE DAY OF INSTALLATION OR THESE PLANTS WILL BE REJECTED AND REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
8. TREES SHALL BE STAKED. TWO STAKES ARE REQUIRED FOR ALL TREES LESS THAN 2.5" IN CALIPER. ALL TREES LARGER THAN 2.5" SHALL HAVE THREE STAKES. ALL TREE STAKES SHALL BE REMOVED BY THE CONTRACTOR AFTER ONE YEAR.
9. MULCH TO BE INSTALLED TO A DEPTH OF 3" AFTER NORMAL SETTLING. MULCH SHALL BE MEDIUM SHREDDED HEMLOCK BARK, DARK BROWN IN COLOR. DO NOT PLACE MULCH IN CONTACT WITH THE TREE OR SHRUB TRUNK. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A .25 CUBIC FOOT SAMPLE PRIOR TO INSTALLATION.
10. ALL PLANTS SHALL HAVE THEIR LOCATIONS STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE.
11. PLANT SPECIES SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS FIRST APPROVED BY THE LANDSCAPE ARCHITECT. ANY SUBSTITUTED PLANTS INSTALLED WITHOUT PRIOR APPROVAL WILL BE REJECTED.
12. ALL PLANTS SHALL BE GUARANTEED FOR ONE GROWING SEASON (1 YEAR FROM THE DATE OF ACCEPTANCE). ANY PLANTS THAT DIE DURING THE GUARANTEE SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
13. ALL AREAS NOT IDENTIFIED WITH OTHER SURFACE TREATMENTS SHALL BE LAWN. 6" OF LOAM SHALL BE INSTALLED UNDER ALL LAWN AREAS PRIOR TO SEEDING. THE LAWN AREA SHALL BE SEED WITH LOFTS "TRI-PLEX GENERAL" OR APPROVED EQUAL AND STRAW MULCHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE. MAINTENANCE SHALL COMMENCE AT THE TIME OF PLANTING AND LAST UNTIL A GOOD FULL CATCH OF GRASS IS ESTABLISHED.
14. THE CONTRACTOR SHALL SUPPLY THE QUANTITIES OF PLANTS SUFFICIENT TO COMPLETE THE WORK SHOWN ON ALL DRAWINGS. IF QUANTITIES OF PLANTS LISTED IN THE PLANT SPECIES LIST DO NOT CORRELATE WITH THE PLANTINGS INDICATED ON THE DRAWINGS, THE QUANTITIES ON THE DRAWINGS SHALL GOVERN. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWINGS SHALL NOT ENTITLE THE LANDSCAPE CONTRACTOR TO ADDITIONAL REMUNERATION.
15. ALLOW DECIDUOUS SHRUBS TO GROW TOGETHER TO FORM A NATURAL LOOKING PLANT MASS.

**PLANT SPECIES LIST**

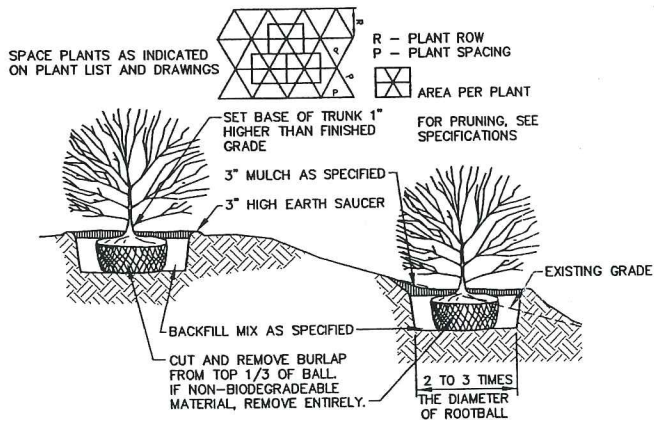
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AG	6	AMELANCHIER X GRANDIFLORA "ROBIN HILL"	ROBIN HILL SERVICEBERRY	2.5-3' CAL.	30' O.C., B&B
BN	5	BETULA NIGRA "HERITAGE"	HERITAGE RIVER BIRCH	2.5-3' CAL.	30' O.C., B&B
CR	25	CLETHRA ALNIFOLIA "RUBY SPICE"	RUBY SPICE SUMMERSWEET	2.5-3'	5' O.C.
CA	47	CORNUS ALBA "IVORY HALO"	IVORY HALO RED TWIG DOGWOOD	2.5-3'	5' O.C.
MB	5	MALUS BACCATA "WALTER'S"	WALTER'S COLUMNAR SIBERIAN CRAB	2.5-3' CAL.	30' O.C., B&B
SH	13	SYRINGA X HYACINTHIFLORA "POCAHONTAS"	POCAHONTAS LILAC	2.5-3'	5' O.C.

**SCALE**  
SCALE: HOR 1" = 20'



- NOTES:**
1. ON TREES LESS THAN 4" CA. USE WOOD STAKES.
  2. ON TREES 3" CA. OR GREATER USE GUYING CABLES (3) EVENLY SPACED.
  3. FOR PRUNING, SEE SPECIFICATIONS.
  4. NEVER CUT OUT CENTRAL LEADER, PRUNE OUT BROKEN, DEAD, OR CONFLICTING BRANCHES
  5. SEE SPECS. FOR ADDITIONAL REQUIREMENTS
  6. WATER AT TIME OF PLANTING-SEE NOTES AND SPECS.

**TYPICAL TREE PLANTING DETAIL**  
NOT TO SCALE  
4" CALIPER AND GREATER

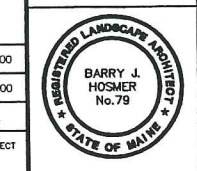
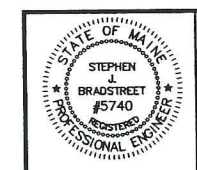


- NOTES:**
1. SEE SPECS. FOR ADDITIONAL REQUIREMENTS
  2. INSTALL SHRUB SO TRUNK ROOT JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE.

**TYPICAL SHRUB PLANTING DETAIL**  
NOT TO SCALE

REV.	BY	DATE	STATUS	CAD NO.
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**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION  
LANDSCAPING, STRIPING  
AND SIGNAGE PLAN

DESIGN BY: SJB  
DRAWN BY: JAR  
CHECKED BY: SJB  
DATE: 03-24-03  
JOB NO: 818  
SCALE: 1" = 20'  
C-101  
SHEET 2 OF 3

**EER** Environmental Engineering & Remediation, Inc.  
222 St. John Street, Suite 314 Portland, Maine 04102  
Barry J. Hosmer, ASLA  
Landscape Architect  
196 Whitney Avenue, Portland, Maine 04102

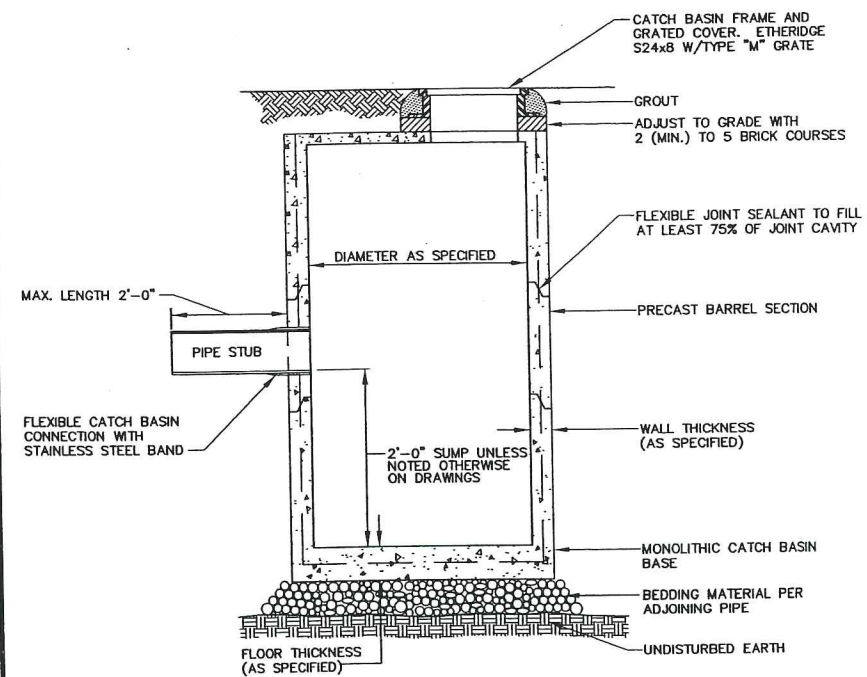
**EROSION CONTROL NOTES**

- APPLICATION OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES FOR THE PROJECT SHALL BE IN ACCORDANCE WITH PROCEDURES AND SPECIFICATIONS OF THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES," MARCH 1991 (BMP HANDBOOK).
- SILTATION FENCE SHALL BE INSTALLED BEFORE GRUBBING OR EARTH MOVING OPERATIONS.
- PERMANENT SEEDING SHALL BE APPLIED WITHIN 15 DAYS OF FINAL GRADING FROM APRIL 15 TO SEPTEMBER 1.
- PERMANENT SEEDING SHALL BE:
 

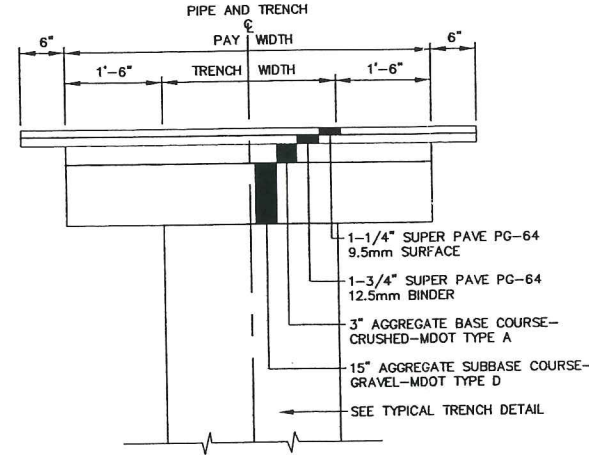
	LBS/1,000 S.F.
BIRDSFOOT TREFLOIL	.18
CROWNVEITCH	.34
CREeping RED FESCUE OR TALL FESCUE	.46
- TEMPORARY SEEDING SHALL BE APPLIED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL IF PERMANENT SEEDING IS NOT APPLIED. TEMPORARY SEEDING SHALL BE:
 

SEED	LB/1,000 SQ. FT.	SEEDING DEPTH	RECOMMENDED SEEDING DATES
WINTER RYE	2.6	1-1.5"	8/15-10/1
OATS	1.8	1-1.5"	4/1-7/1 8/15-9/15
ANNUAL RYEGRASS	0.9	.25"	4/1-7/1
SUDANGRASS	0.9	.5-1"	5/15-8/15
PERENNIAL	0.9	.25"	8/15-9/15
- FERTILIZER SHALL BE 10-20-20 GRANULAR GARDEN FERTILIZER AND APPLIED AT 18.4 LBS/1,000 S.F.
- LIMESTONE SHALL BE GROUND WITH 50% CALCIUM PLUS MAGNESIUM OXIDE AND APPLIED AT 138 LBS/1,000 S.F.
- MULCH SHALL BE HAY OR STRAW APPLIED AT 70-90 LBS/1,000 S.F.
- WINTER MULCH SHALL BE APPLIED BETWEEN OCTOBER 1 AND APRIL 1 AND SHALL BE HAY OR STRAW APPLIED AT 300 LBS/1,000 S.F.
- ALL EROSION CONTROL MEASURES, SEEDING AND MULCHING SHALL BE INSPECTED WEEKLY, AFTER RAINSTORMS AND DURING RUNOFF EVENTS. ALL MEASURES SHALL BE REPAIRED OR REPLACED WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DAMAGE.
- SEEDED AND MULCHED AREAS SHALL BE MAINTAINED UNTIL FINAL ACCEPTANCE OF THE WORK. SEED CATCH SHALL BE ACCEPTABLE WHEN 75 PERCENT CATCH IS ESTABLISHED. MAINTENANCE SHALL CONSIST OF PROVIDING PROTECTION AGAINST TRAFFIC AND REPAIRING ANY AREAS TO RE-ESTABLISHED THE CONDITION AND GRADE OF THE SOIL PRIOR TO SEEDING AND SHALL THEN BE REFERTILIZED, RESEEDED AND REMULCHED.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF GRADING OPERATIONS AND ESTABLISHMENT OF A 75 PERCENT CATCH OF GRASS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES DURING CONSTRUCTION.
- EROSION CONTROL INSPECTION SHALL BE PERFORMED BY: ENVIRONMENTAL ENGINEERING AND REMEDIATION, INC. STEPHEN J. BRADSTREET, P.E. 222 ST. JOHN STREET SUITE 314 (207) 828-1272
- EROSION CONTROL AND CONSTRUCTION SEQUENCE:
  - INSTALL ALL TEMPORARY EROSION CONTROL AS SHOWN ON THE PLAN SHEET IN ACCORDANCE WITH THE DETAILS AND BMP'S.
  - CONSTRUCT THE BUILDING.
  - CONSTRUCT THE PARKING LOT AND STORM DRAINAGE SYSTEM.
  - REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE IMPROVEMENTS ARE COMPLETE AND THERE IS 75% CATCH OF GRASS.
  - INSTALL PERMANENT EROSION CONTROL MEASURES.

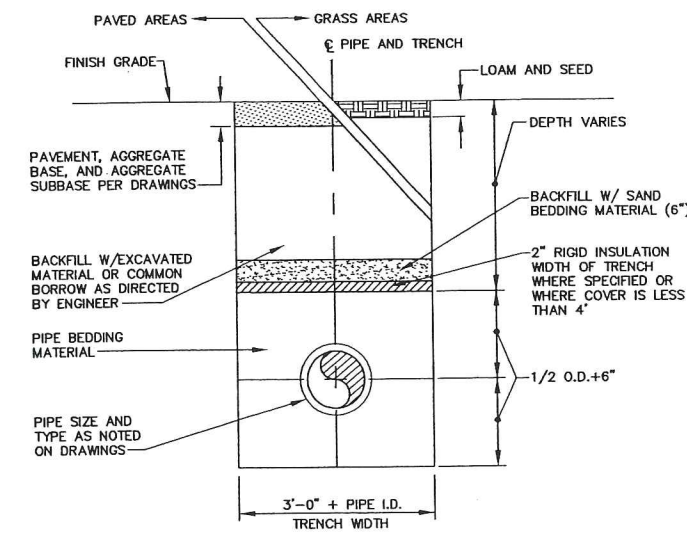
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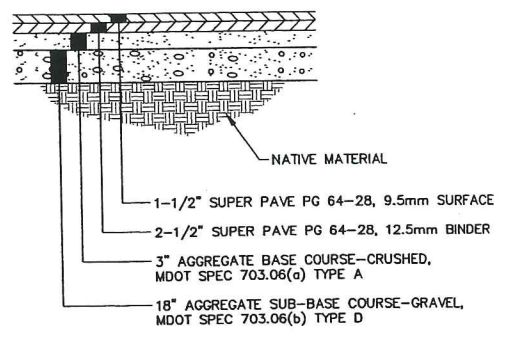
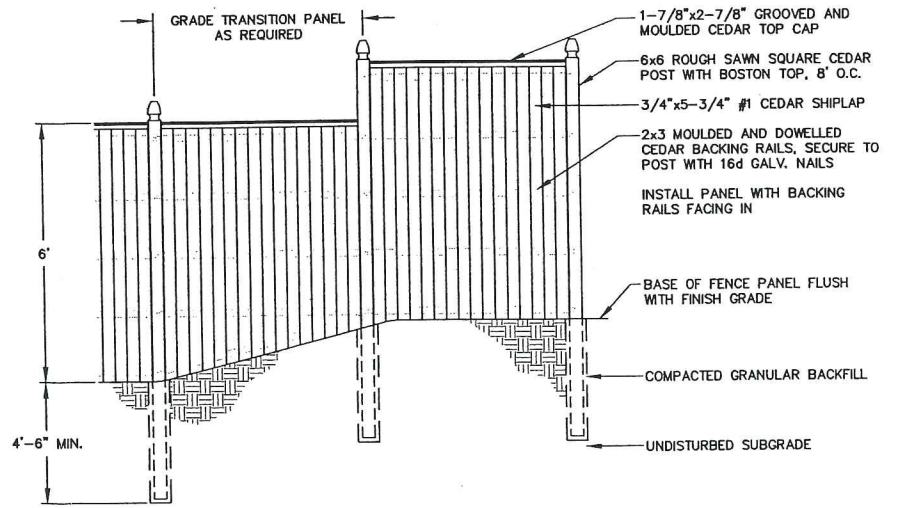
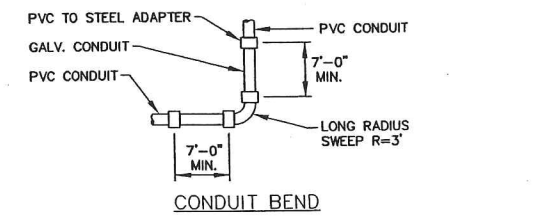
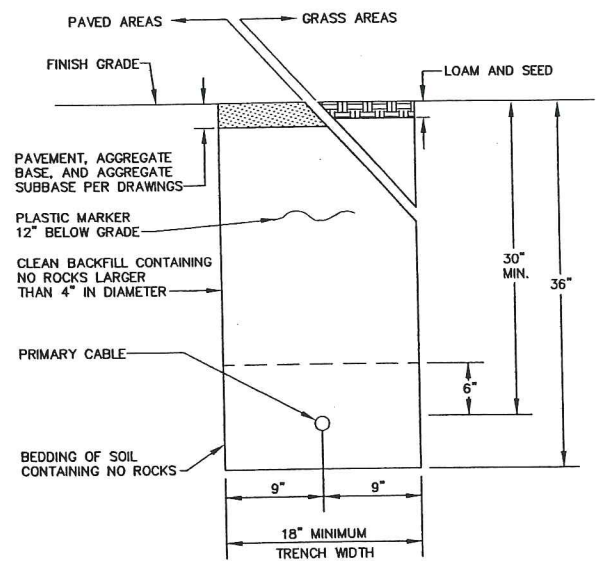
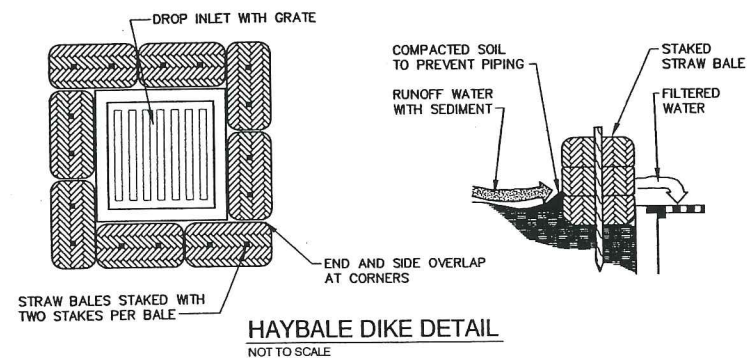
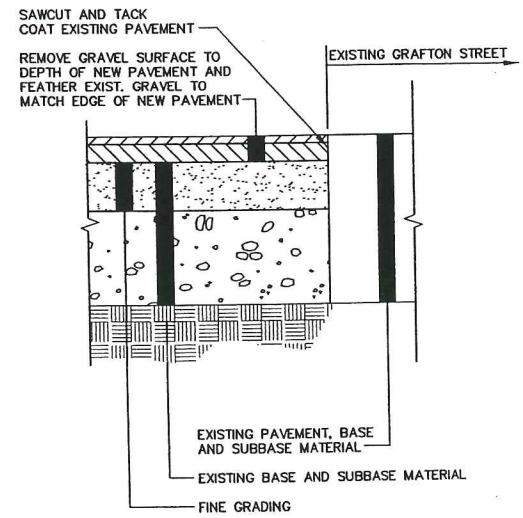
I.D.	WALL WIDTH	FLOOR THICKNESS
4'-0"	5"	6"
5'-0"	6"	6"
6'-0"	7"	6"
8'-0"	8"	8"
10'-0"	10"	9"



NOTE: SURFACE PAVEMENT MAY CONSIST OF SHIM AND OVERLAY ON SAME STREETS.



1. SAND BACKFILL AND RIGID INSULATION AS REQUIRED.



REV.	BY	DATE	STATUS	CAD NO.
C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818_c_C100
B	SJB	05-13-03	ISSUED FOR: CLIENT REVIEW	818_a_C100

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STEPHEN J. BRADSTREET  
#5740  
REGISTERED PROFESSIONAL ENGINEER

**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION

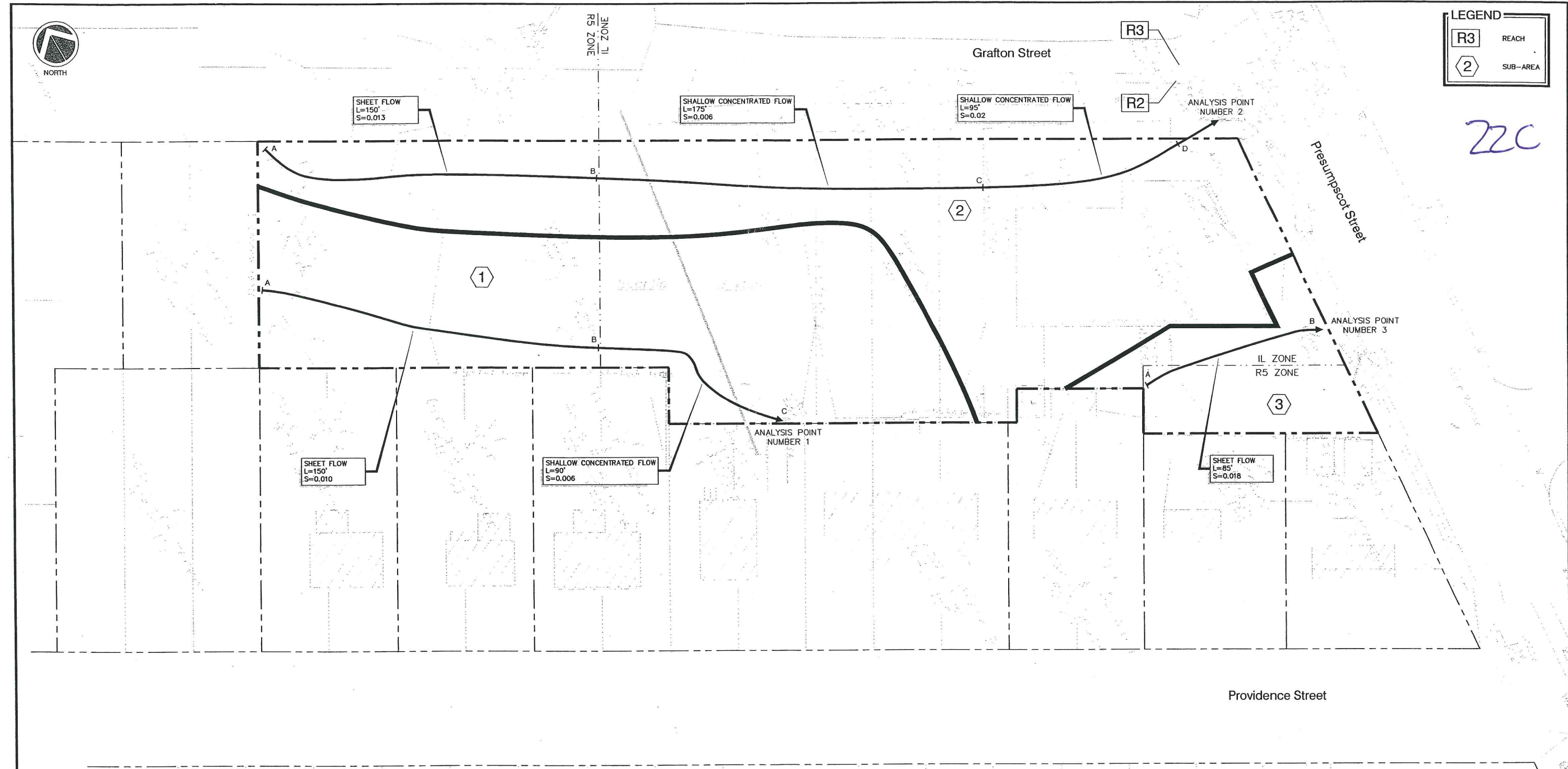
**CONSTRUCTION DETAILS**

DESIGN BY: SJB  
DRAWN BY: JAR  
CHECKED BY: SJB  
DATE: 03-24-03  
JOB NO: 818  
SCALE: 1" = 20'  
C-102  
SHEET 3 OF 3



R3	REACH
2	SUB-AREA

22C



C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818_c_H100
B	SJB	05-13-03	ISSUED FOR: PLANNING STAFF REVIEW	818_a_H100
REV.	BY	DATE	STATUS	CAD NO.

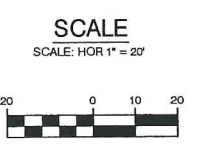
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**MARK GOLDSTEIN**  
**COASTAL EQUIPMENT CORPORATION**  
**WAREHOUSE ADDITION**

**PRE-DEVELOPMENT**  
**DRAINAGE PLAN**

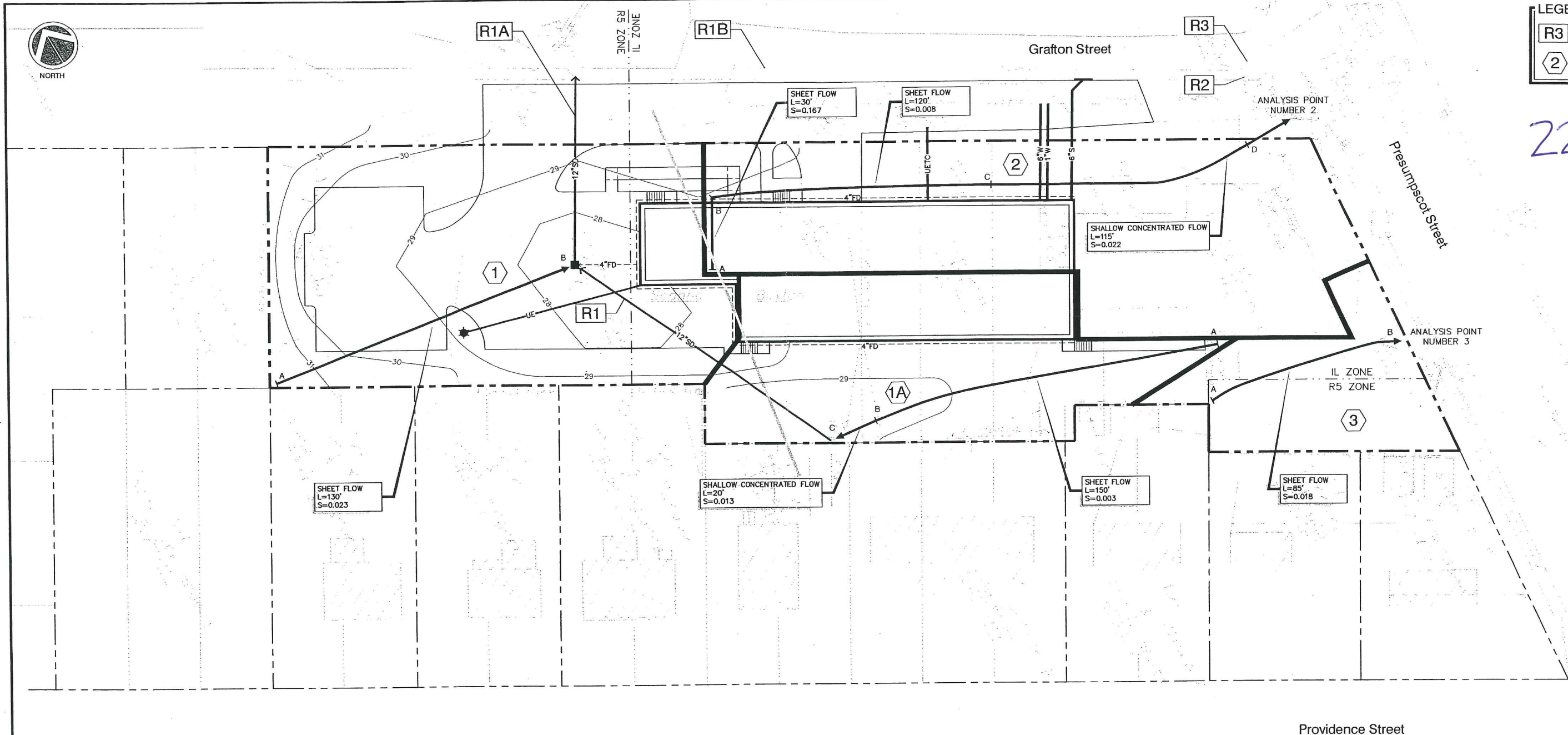
DESIGN BY:	SJB
DRAWN BY:	JAR
CHECKED BY:	SJB
DATE:	05-13-03
JOB NO.:	818
SCALE:	1" = 20'
H-100	
SHEET	1 OF 2





R3	REACH
2	SUB-AREA

22d



Providence Street

C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	B18_c_H101
B	SJB	05-13-03	ISSUED FOR: PLANNING STAFF REVIEW	B18_a_H101
REV.	BY	DATE	STATUS	CAD NO.

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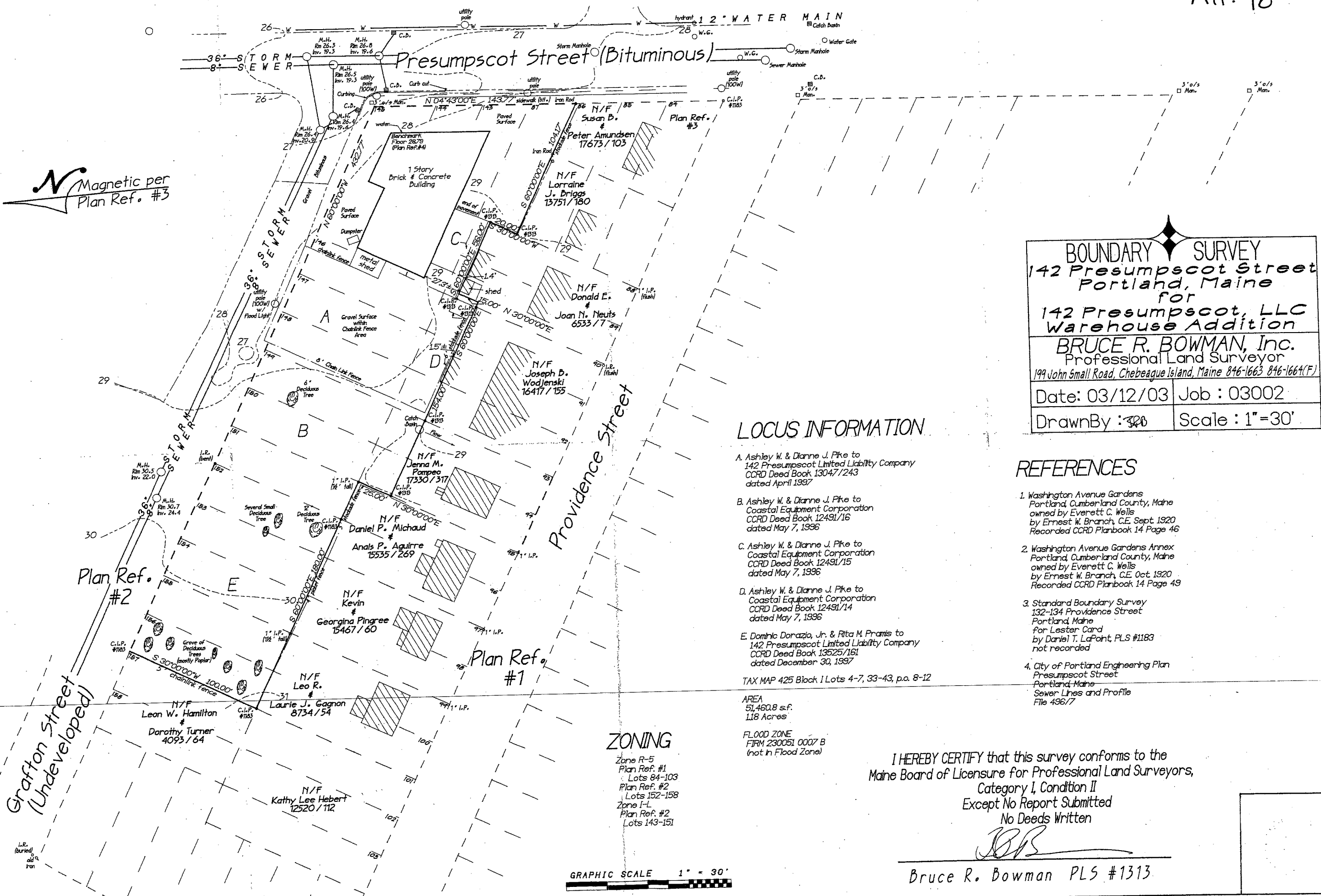
	<p>MARK GOLDSTEIN COASTAL EQUIPMENT CORPORATION WAREHOUSE ADDITION</p>
	<p>POST-DEVELOPMENT DRAINAGE PLAN</p>

SCALE  
SCALE: HOR 1" = 20'



	DESIGN BY: SJB
	DRAWN BY: JAR
	CHECKED BY: SJB
	DATE: 05-13-03
	JOB NO: 818
SCALE: 1" = 20'	
H-101	
SHEET 2 OF 2	





Magnetic per  
Plan Ref. #3

**BOUNDARY SURVEY**  
**142 Presumpscot Street**  
**Portland, Maine**  
 for  
**142 Presumpscot, LLC**  
**Warehouse Addition**  
**BRUCE R. BOWMAN, Inc.**  
 Professional Land Surveyor  
 199 John Small Road, Chebeague Island, Maine 846-1663 846-1664(F)  
 Date: 03/12/03 Job: 03002  
 Drawn By: *[Signature]* Scale: 1"=30'

**LOCUS INFORMATION**

- A. Ashley W. & Dianne J. Pike to 142 Presumpscot Limited Liability Company CCRD Deed Book 13047/243 dated April 1997
  - B. Ashley W. & Dianne J. Pike to Coastal Equipment Corporation CCRD Deed Book 12491/16 dated May 7, 1996
  - C. Ashley W. & Dianne J. Pike to Coastal Equipment Corporation CCRD Deed Book 12491/15 dated May 7, 1996
  - D. Ashley W. & Dianne J. Pike to Coastal Equipment Corporation CCRD Deed Book 12491/14 dated May 7, 1996
  - E. Dominic Dorazio, Jr. & Rita M. Pramis to 142 Presumpscot Limited Liability Company CCRD Deed Book 13525/161 dated December 30, 1997
- TAX MAP 425 Block I Lots 4-7, 33-43, p.a. 8-12

**REFERENCES**

1. Washington Avenue Gardens Portland, Cumberland County, Maine owned by Everett C. Wells by Ernest W. Branch, C.E. Sept 1920 Recorded CCRD Planbook 14 Page 46
2. Washington Avenue Gardens Annex Portland, Cumberland County, Maine owned by Everett C. Wells by Ernest W. Branch, C.E. Oct 1920 Recorded CCRD Planbook 14 Page 49
3. Standard Boundary Survey 132-134 Providence Street Portland, Maine for Lester Card by Daniel T. LaPoint, PLS #1183 not recorded
4. City of Portland Engineering Plan Presumpscot Street Portland, Maine Sewer Lines and Profile File 496/7

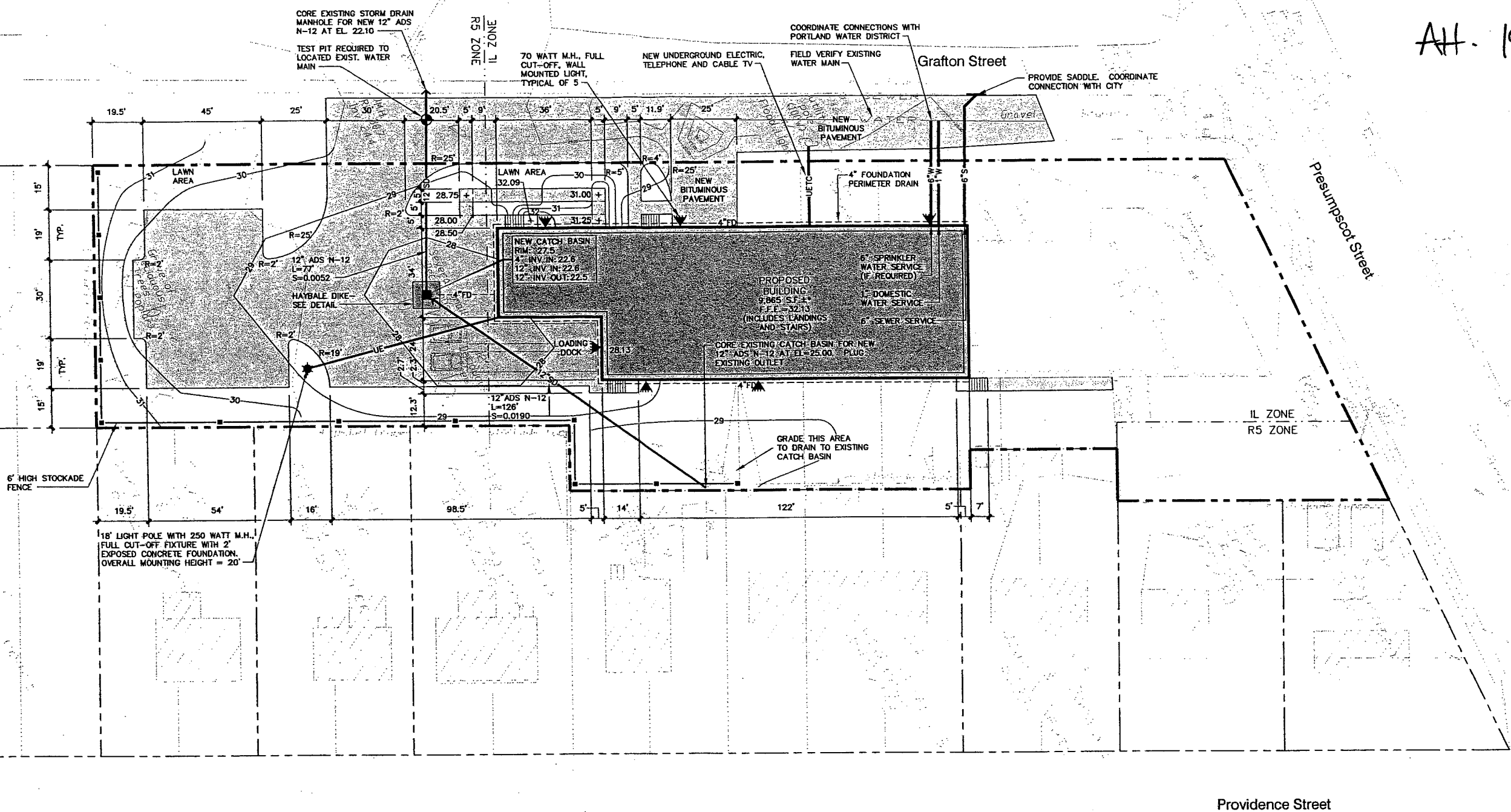
**ZONING**

Zone R-5  
 Plan Ref. #1  
 Lots 84-103  
 Plan Ref. #2  
 Lots 152-158  
 Zone I-L  
 Plan Ref. #2  
 Lots 143-151



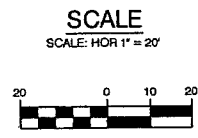
I HEREBY CERTIFY that this survey conforms to the  
 Maine Board of Licensure for Professional Land Surveyors,  
 Category I, Condition II  
 Except No Report Submitted  
 No Deeds Written

*[Signature]*  
 Bruce R. Bowman PLS #1313



DEVELOPMENT SUMMARY		
	EXISTING	PROPOSED
BUILDING	6,209 S.F.±	15,760 S.F.±
PAVEMENT	7,228 S.F.±	21,177 S.F.±
PERVIOUS	38,024 S.F.±	14,524 S.F.±
TOTAL PARCEL AREA	51,461 S.F.±	51,461 S.F.±

- GENERAL NOTES**
- 25' BUILDING SETBACK FROM FRONT SIDE AND REAR PROPERTY LINES, EXCEPT WHERE PROPERTY ABUTS A RESIDENTIAL DISTRICT WHERE A 40' SETBACK IS REQUIRED.  
PROPOSED: 25' FRONT YARD; 40' REAR YARD; 15' SIDE YARD.
  - 15' PAVEMENT SETBACK FROM ALL PROPERTY LINES.  
PROPOSED: 15' FRONT, REAR AND SIDE YARD.
  - PARKING (WAREHOUSE OVER 3,000 S.F.) = 1 SPACE/1,000 S.F.  
PROPOSED WAREHOUSE = 9,400 S.F. (MAINTAIN EXISTING PARKING FOR EXISTING BUILDING) REQUIRED: 10 SPACES, PROPOSED 12 SPACES.
  - IN NON-PAVED AREAS ADJACENT TO THE BUILDING, ROOF DRAIN SPLASH PADS OR DRIP EDGE PADS SHALL BE INSTALLED TO DIRECT RUN-OFF AWAY FROM THE BUILDING.



C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	B18_c C100
B	SJB	05-19-03	ISSUED FOR: PLANNING STAFF REVIEW	B18_a C100
REV.	BY	DATE	STATUS	CAD NO.

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**MARK GOLDSTEIN**  
**COASTAL EQUIPMENT CORPORATION**  
**WAREHOUSE ADDITION**

**SITE LAYOUT, UTILITY, GRADING**  
**AND EROSION CONTROL PLAN**

<b>EER</b> Environmental Engineering & Remediation, Inc. 222 St. John Street, Suite 314 Portland, Maine 04102	DESIGN BY: SJB DRAWN BY: JHR CHECKED BY: SJB DATE: 03-24-03 JOB NO: 818 SCALE: 1" = 20' C-100 SHEET 1 OF 3
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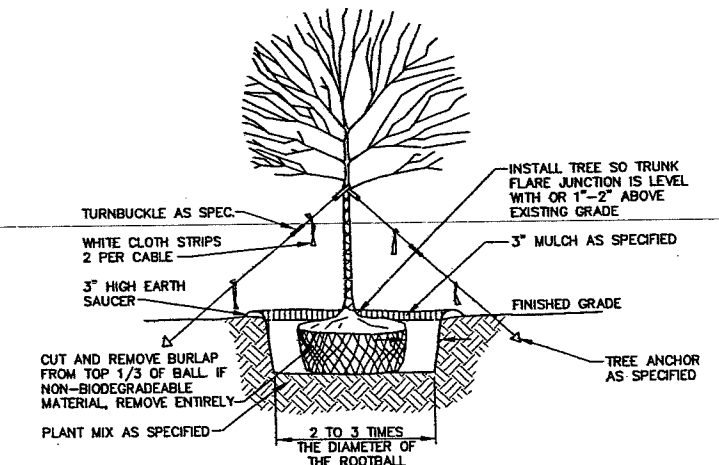
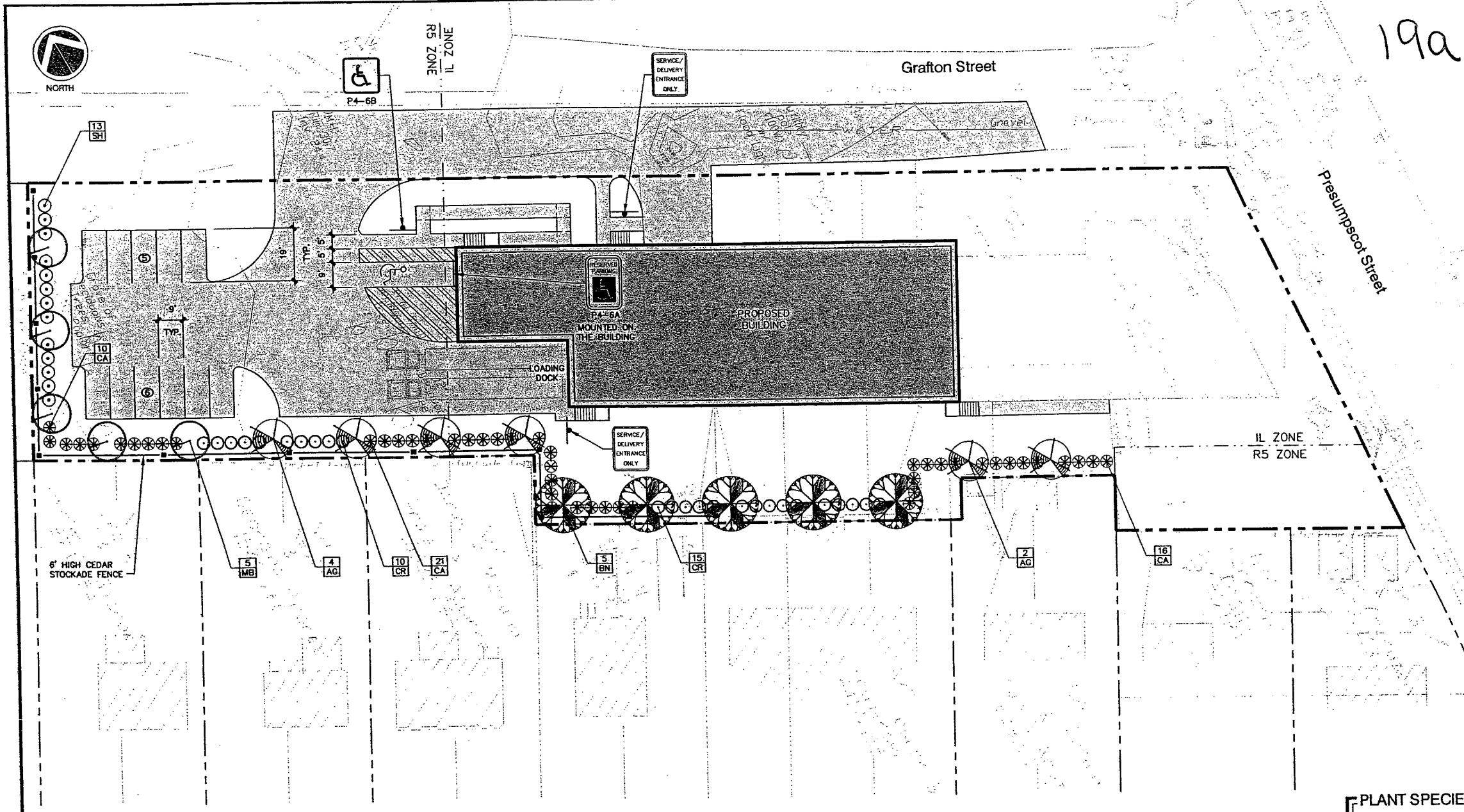
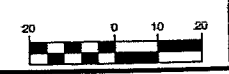
**LANDSCAPING NOTES**

1. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES, WALKS, PAVING, CURBING, ETC. DAMAGED IN THE PERFORMANCE OF THIS JOB AT NO COST TO THE OWNER.
3. PLANTING OF TREES AND SHRUBS SHALL OCCUR NOT UNTIL ALL GRADING AND PAVING IS COMPLETED.
4. ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH FOR THE SPECIES AND SHALL BE SOUND, HEALTHY AND FREE OF DISEASE AND INSECTS. THEY SHALL CONFORM TO THE MEASUREMENTS ON THE PLANT LIST AND SHALL CONFORM TO ANSI Z60.1-NURSERY STOCK LATEST EDITION. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT WRITTEN CONFIRMATION OF ALL PLANT SPECIES, CULTIVARS, VARIETIES, SIZES AND QUANTITIES THAT THEY PROPOSED TO INSTALL WITH THE NAME, PHONE NUMBER AND LOCATION OF ALL NURSERIES WHERE PLANT MATERIAL HAS BEEN GROWN.
5. ALL PLANTS SHALL HAVE ALL NONBIODEGRADABLE MATERIALS (STRING, WIRE, POTS, ETC.) REMOVED AT THE TIME OF PLANTING. CIRCLING ROOTS OR ROOTS THAT LATER WOULD GIRDLE THE PLANT SHALL BE STRAIGHTENED, CUT OR THE ROOT BALL SHALL BE CUT UTILIZING THE "BUTTERFLY METHOD". TOP 1/3 OF WIRE BASKETS AND BURLAP ON TREES SHALL BE CUT AND REMOVED.
6. BACKFILL MIX SHALL BE COMPOSED OF A 80/20, LOAM/PEAT MOSS MIX. PLANTING PITS SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER AND TO THE SAME DEPTH OF THE PLANT ROOT BALL. BACKFILL 1/2 OF THE PIT AT A TIME AND COMPACT. SEE NOTE 6 AND INSTALL SLOW RELEASE FERTILIZER AFTER FIRST BACKFILL LIFT. SETTING THE TREE/SHRUB: EACH TREE/SHRUB SHALL BE PLANTED SUCH THAT THE TRUNK FLARE JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE. TREE/SHRUBS WHERE THE PLANTING DEPTH IS INCORRECT SHALL BE REJECTED.
7. ALL PLANTINGS SHALL HAVE SLOW RELEASE FERTILIZER TABLETS INSTALLED. TABLETS SHALL BE "AGRIFORM" 21 GRAM 20-10-5 PLANTING TABLETS OR AN APPROVED EQUAL. APPLICATION RATE: PERENNIALS-1 TABLET/PLANT, WOODY SHRUBS TO 3'-0"-2 TABLETS/PLANT, SHRUBS AND TREES 3'-0" TO 6'-0"-3 TABLETS/PLANT AND TREES 6'-0" AND ABOVE-4 TABLETS/PLANT. AFTER PLANTS ARE INSTALLED, LIQUID FEED ALL PLANTS WITH "ROOTS" OR AN APPROVED EQUAL MIX ACCORDING TO MANUFACTURER'S INSTRUCTIONS. APPLICATION RATE: PERENNIALS-2 QT'S/PLANT, WOODY SHRUBS TO 4'-0"-1.5 GAL/PLANT, TREES AND SHRUBS 4'-0" TO 10'-0"-3 GAL/PLANT AND TREES 10' AND ABOVE-4 GAL/PLANT. THE LANDSCAPE CONTRACTOR SHALL SUBMIT SAMPLES OF THE SLOW RELEASE FERTILIZER AND COPIES OF THE LABEL OF THE LIQUID FERTILIZER PRIOR TO PLANT INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL NOT INSTALL ANY PLANT MATERIAL UNLESS APPROPRIATE WATERING EQUIPMENT IS ON SITE. ALL PLANTS SHALL BE ADEQUATELY WATERED THE DAY OF INSTALLATION OR THESE PLANTS WILL BE REJECTED AND REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
8. TREES SHALL BE STAKED. TWO STAKES ARE REQUIRED FOR ALL TREES LESS THAN 2.5" IN CALIPER. ALL TREES LARGER THAN 2.5" SHALL HAVE THREE STAKES. ALL TREE STAKES SHALL BE REMOVED BY THE CONTRACTOR AFTER ONE YEAR.
9. MULCH TO BE INSTALLED TO A DEPTH OF 3" AFTER NORMAL SETTLING. MULCH SHALL BE MEDIUM SHREDDED HEMLOCK BARK, DARK BROWN IN COLOR. DO NOT PLACE MULCH IN CONTACT WITH THE TREE OR SHRUB TRUNK. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A .25 CUBIC FOOT SAMPLE PRIOR TO INSTALLATION.
10. ALL PLANTS SHALL HAVE THEIR LOCATIONS STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE.
11. PLANT SPECIES SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS FIRST APPROVED BY THE LANDSCAPE ARCHITECT. ANY SUBSTITUTED PLANTS INSTALLED WITHOUT PRIOR APPROVAL WILL BE REJECTED.
12. ALL PLANTS SHALL BE GUARANTEED FOR ONE GROWING SEASON (1 YEAR FROM THE DATE OF ACCEPTANCE). ANY PLANTS THAT DIE DURING THE GUARANTEE SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
13. ALL AREAS NOT IDENTIFIED WITH OTHER SURFACE TREATMENTS SHALL BE LAWN. 6' OF LOAM SHALL BE INSTALLED UNDER ALL LAWN AREAS PRIOR TO SEEDING. THE LAWN AREA SHALL BE SEED WITH LOFTS "TRI-PLEX GENERAL" OR APPROVED EQUAL AND STRAW MULCHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE. MAINTENANCE SHALL COMMENCE AT THE TIME OF PLANTING AND LAST UNTIL A GOOD FULL CATCH OF GRASS IS ESTABLISHED.
14. THE CONTRACTOR SHALL SUPPLY THE QUANTITIES OF PLANTS SUFFICIENT TO COMPLETE THE WORK SHOWN ON ALL DRAWINGS. IF QUANTITIES OF PLANTS LISTED IN THE PLANT SPECIES LIST DO NOT CORRELATE WITH THE PLANTINGS INDICATED ON THE DRAWINGS, THE QUANTITIES ON THE DRAWINGS SHALL GOVERN. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWINGS SHALL NOT ENTITLE THE LANDSCAPE CONTRACTOR TO ADDITIONAL REMUNERATION.
15. ALLOW DECIDUOUS SHRUBS TO GROW TOGETHER TO FORM A NATURAL LOOKING PLANT MASS.

**PLANT SPECIES LIST**

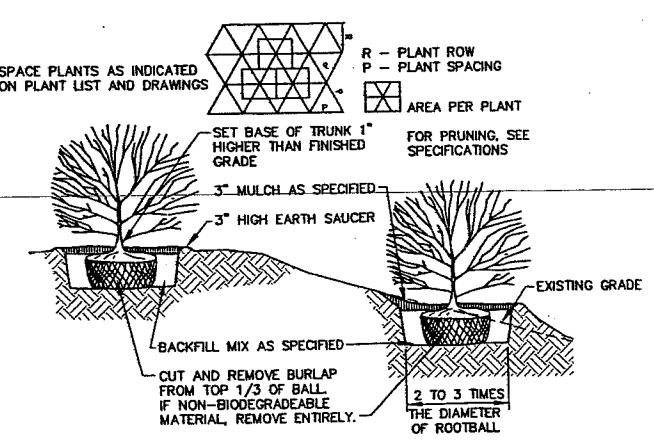
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AG	6	AMELANCHIER X GRANDIFLORA "ROBIN HILL"	ROBIN HILL SERVICEBERRY	2.5-3" CAL. 30' O.C.	B&B
BN	5	BETULA NIGRA "HERITAGE"	HERITAGE RIVER BIRCH	2.5-3" CAL. 30' O.C.	B&B
CR	25	CLETHRA ALNIFOLIA "RUBY SPICE"	RUBY SPICE SUMMERSWEET	2.5-3"	5' O.C.
CA	47	CORNUS ALBA "IVORY HALO"	IVORY HALO RED TWIG DOGWOOD	2.5-3"	5' O.C.
MB	5	MALUS BACCATA "WALTER'S"	WALTER'S COLUMNAR SIBERIAN CRAB	2.5-3" CAL. 30' O.C.	B&B
SH	13	SYRINGA X HYACINTHIFLORA "POCAHONTAS"	POCAHONTAS LILAC	2.5-3"	5' O.C.

**SCALE**  
SCALE: HOR 1" = 20'



- NOTES:**
1. ON TREES LESS THAN 4" CA. USE WOOD STAKES.
  2. ON TREES 3" CA. OR GREATER USE GUYING CABLES (3) EVENLY SPACED.
  3. FOR PRUNING, SEE SPECIFICATIONS.
  4. NEVER CUT OUT CENTRAL LEADER. PRUNE OUT BROKEN, DEAD, OR CONFLICTING BRANCHES.
  5. SEE SPECS. FOR ADDITIONAL REQUIREMENTS.
  6. WATER AT TIME OF PLANTING-SEE NOTES AND SPECS.

**TYPICAL TREE PLANTING DETAIL**  
NOT TO SCALE 4" CALIPER AND GREATER

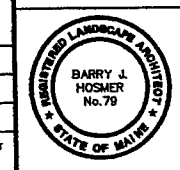
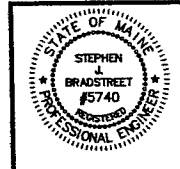


- NOTES:**
1. SEE SPECS. FOR ADDITIONAL REQUIREMENTS
  2. INSTALL SHRUB SO TRUNK ROOT JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE.

**TYPICAL SHRUB PLANTING DETAIL**  
NOT TO SCALE

REV.	RY	DATE	STATUS	CAD NO.
C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818_c_C100
B	SJB	05-13-03	ISSUED FOR: PLANNING STAFF REVIEW	818_b_C100

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**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION  
LANDSCAPING, STRIPING  
AND SIGNAGE PLAN

**EER** Environmental Engineering & Remediation, Inc.  
222 St. John Street, Suite 314 Portland, Maine 04102  
Barry J. Hosmer, ASLA  
Landscape Architect  
196 Wilney Avenue, Portland, Maine 04102

DESIGN BY: SJB  
DRAWN BY: JAR  
CHECKED BY: SJB  
DATE: 03-24-03  
JOB NO: 818  
SCALE: 1" = 20'  
C-101  
SHEET 2 OF 3

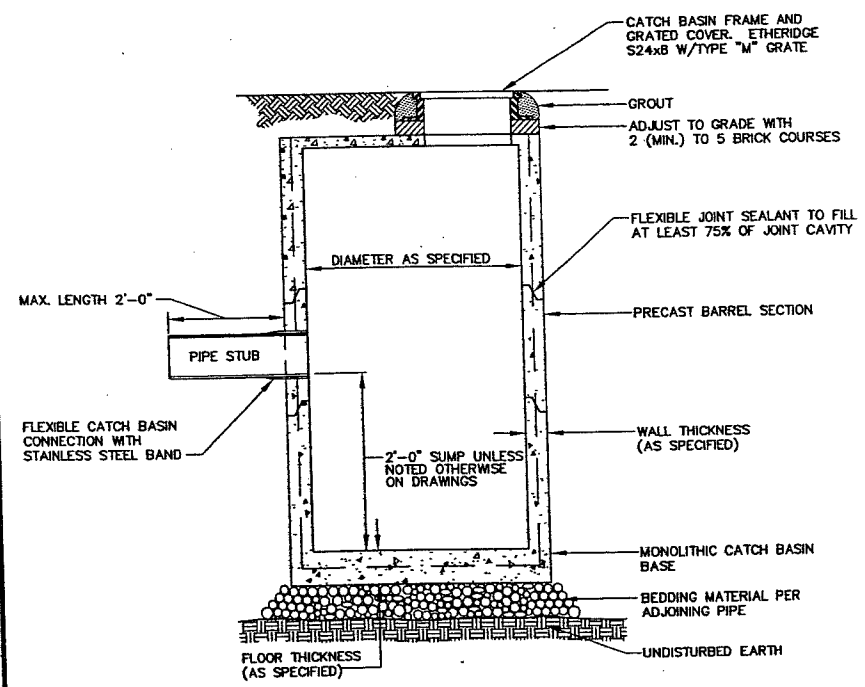
**EROSION CONTROL NOTES**

- APPLICATION OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES FOR THE PROJECT SHALL BE IN ACCORDANCE WITH PROCEDURES AND SPECIFICATIONS OF THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES," MARCH 1991 (BMP HANDBOOK).
- SILTATION FENCE SHALL BE INSTALLED BEFORE GRUBBING OR EARTH MOVING OPERATIONS.
- PERMANENT SEEDING SHALL BE APPLIED WITHIN 15 DAYS OF FINAL GRADING FROM APRIL 15 TO SEPTEMBER 1.
- PERMANENT SEEDING SHALL BE:
 

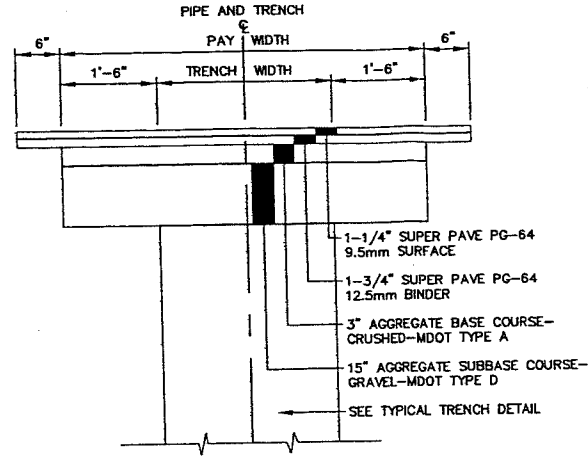
SEED	LB/1,000 S.F.	SEEDING DEPTH	RECOMMENDED SEEDING DATES
BIRDSFOOT TREFLOID	.18		
CROWNVECH	.34		
CREeping RED FESCUE OR TALL FESCUE	.46		
- TEMPORARY SEEDING SHALL BE APPLIED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL IF PERMANENT SEEDING IS NOT APPLIED. TEMPORARY SEEDING SHALL BE:
 

SEED	LB/1,000 SQ. FT.	SEEDING DEPTH	RECOMMENDED SEEDING DATES
WINTER RYE	2.6	1-1.5"	8/15-10/1
OATS	1.8	1-1.5"	4/1-7/1 8/15-9/15
ANNUAL RYEGRASS	0.9	.25"	4/1-7/1
SUDANGRASS	0.9	.5-1"	5/15-8/15
PERENNIAL	0.9	.25"	8/15-9/15
- FERTILIZER SHALL BE 10-20-20 GRANULAR GARDEN FERTILIZER AND APPLIED AT 18.4 LBS/1,000 S.F.
- LIMESTONE SHALL BE GROUND WITH 50% CALCIUM PLUS MAGNESIUM OXIDE AND APPLIED AT 138 LBS/1,000 S.F.
- MULCH SHALL BE HAY OR STRAW APPLIED AT 70-90 LBS/1,000 S.F.
- WINTER MULCH SHALL BE APPLIED BETWEEN OCTOBER 1 AND APRIL 1 AND SHALL BE HAY OR STRAW APPLIED AT 300 LBS/1,000 S.F.
- ALL EROSION CONTROL MEASURES, SEEDING AND MULCHING SHALL BE INSPECTED WEEKLY AFTER RAINSTORMS AND DURING RUNOFF EVENTS. ALL MEASURES SHALL BE REPAIRED OR REPLACED WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DAMAGE.
- SEEDED AND MULCHED AREAS SHALL BE MAINTAINED UNTIL FINAL ACCEPTANCE OF THE WORK. SEED CATCH SHALL BE ACCEPTABLE WHEN 75 PERCENT CATCH IS ESTABLISHED. MAINTENANCE SHALL CONSIST OF PROVIDING PROTECTION AGAINST TRAFFIC AND REPAIRING ANY AREAS TO RE-ESTABLISHED THE CONDITION AND GRADE OF THE SOIL PRIOR TO SEEDING AND SHALL THEN BE RE-FERTILIZED, RESEEDED AND REMULCHED.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF GRADING OPERATIONS AND ESTABLISHMENT OF A 75 PERCENT CATCH OF GRASS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES DURING CONSTRUCTION.
- EROSION CONTROL INSPECTION SHALL BE PERFORMED BY: ENVIRONMENTAL ENGINEERING AND REMEDIATION, INC. STEPHEN J. BRADSTREET, P.E. 222 ST. JOHN STREET SUITE 314 (207) 828-1272
- EROSION CONTROL AND CONSTRUCTION SEQUENCE:
  - INSTALL ALL TEMPORARY EROSION CONTROL AS SHOWN ON THE PLAN SHEET IN ACCORDANCE WITH THE DETAILS AND BMP'S.
  - CONSTRUCT THE BUILDING.
  - CONSTRUCT THE PARKING LOT AND STORM DRAINAGE SYSTEM.
  - REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE IMPROVEMENTS ARE COMPLETE AND THERE IS 75% CATCH OF GRASS.
  - INSTALL PERMANENT EROSION CONTROL MEASURES.

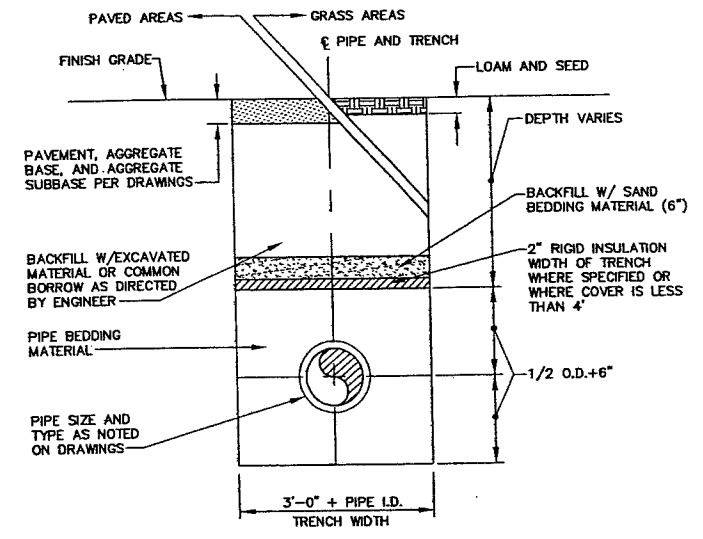
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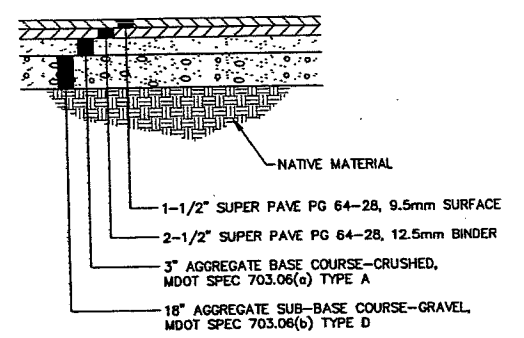
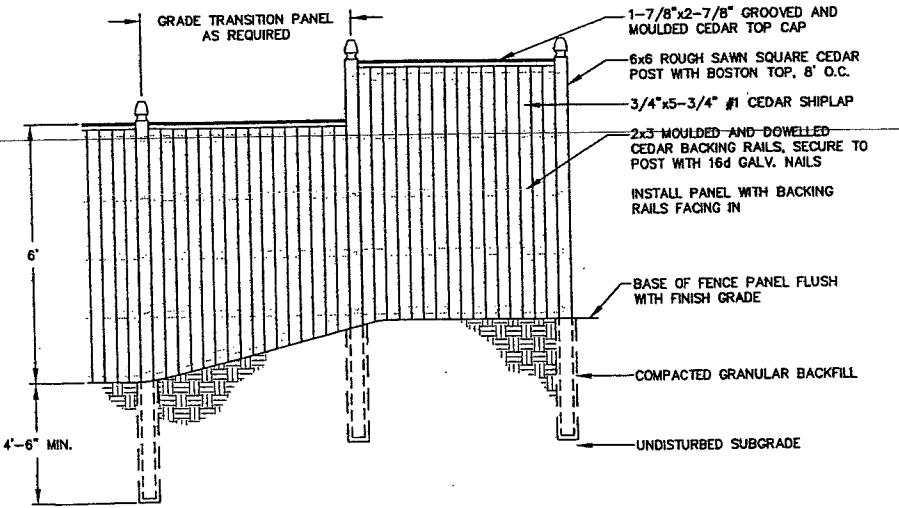
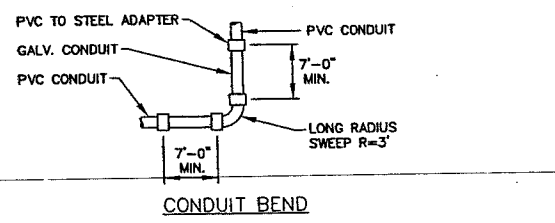
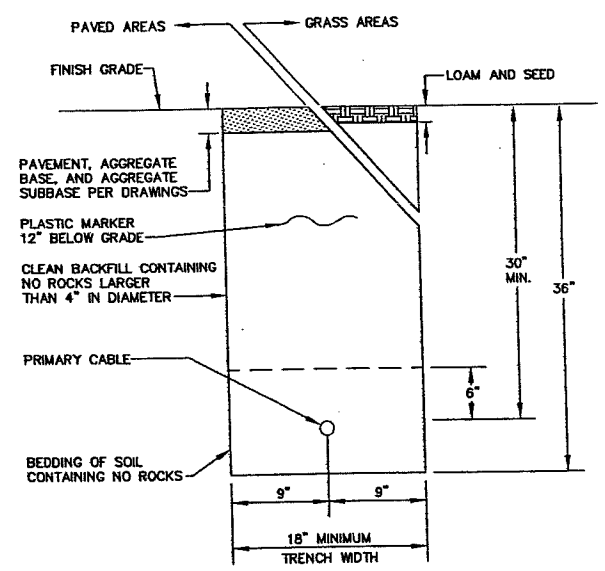
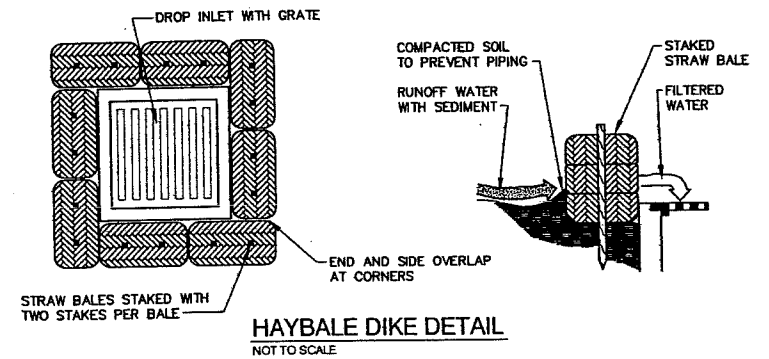
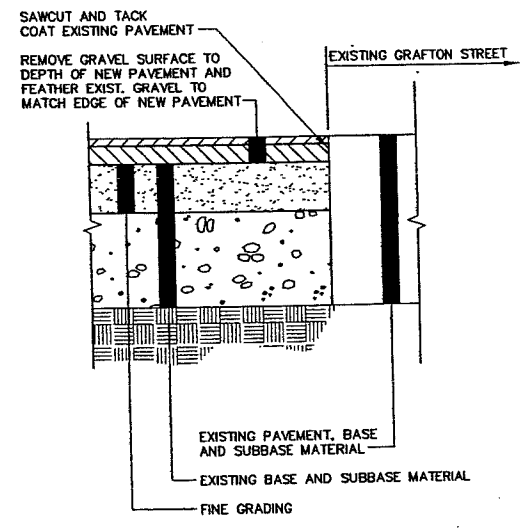
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4'-0"	5"	6"
5'-0"	6"	6"
6'-0"	7"	6"
8'-0"	8"	8"
10'-0"	10"	9"



NOTE: SURFACE PAVEMENT MAY CONSIST OF SHIM AND OVERLAY ON SAME STREETS.

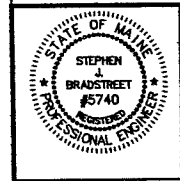


1. SAND BACKFILL AND RIGID INSULATION AS REQUIRED.



REV.	BY	DATE	STATUS	CAD NO.
C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818_c_C100
B	SJB	05-13-03	ISSUED FOR: CLIENT REVIEW	818_a_C100

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**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION

**CONSTRUCTION**  
DETAILS

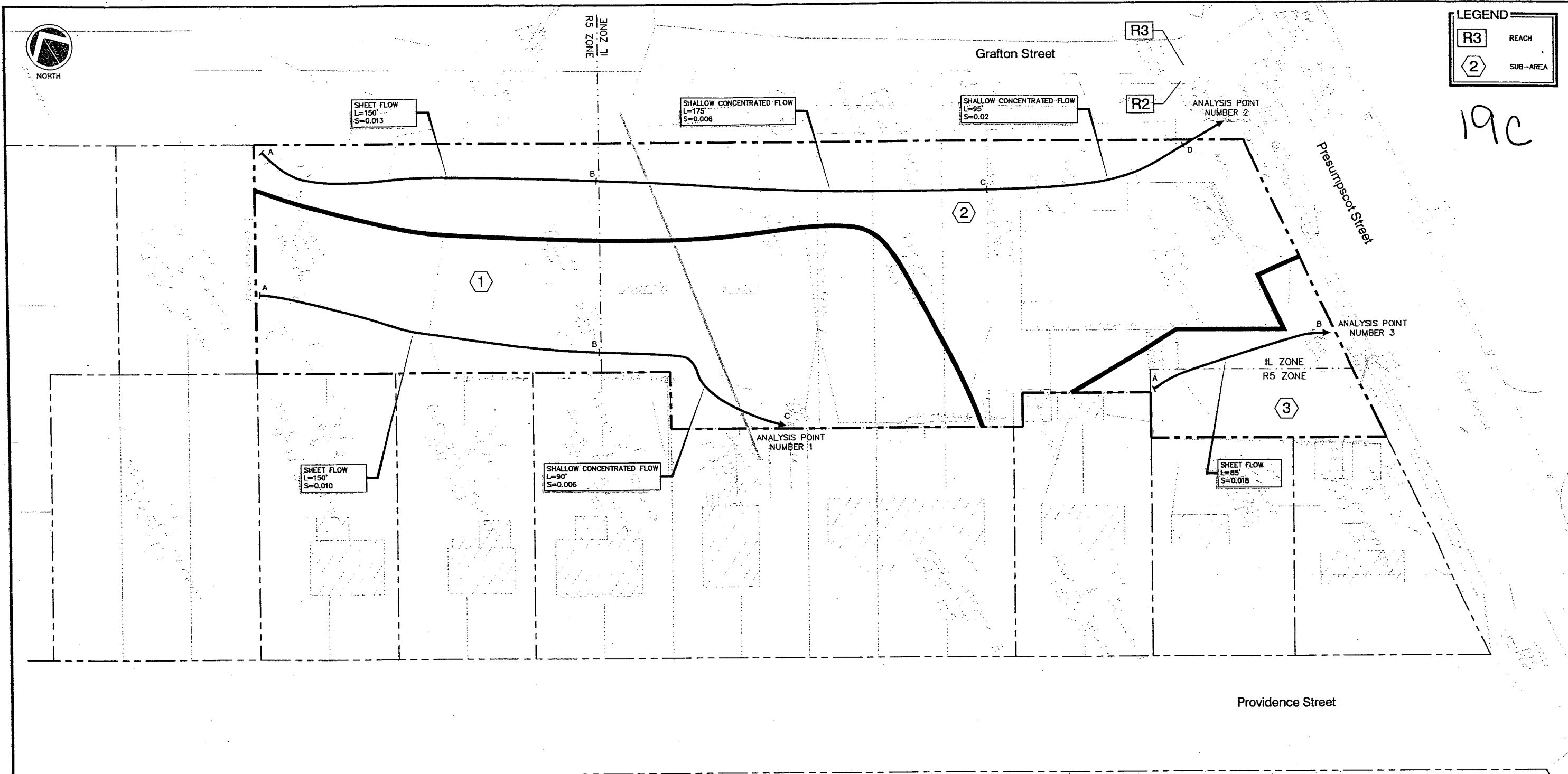
**EER** Environmental Engineering & Remediation, Inc.  
222 St. John Street, Suite 314 Portland, Maine 04102

DESIGN BY:	SJB
DRAWN BY:	JMR
CHECKED BY:	SJB
DATE:	03-24-03
JOB NO.:	818
SCALE:	1" = 20'
C-102	
SHEET	3 OF 3



LEGEND	
R3	REACH
②	SUB-AREA

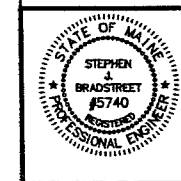
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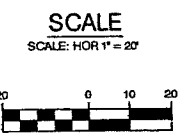
Providence Street

C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818_c_H100
B	SJB	05-13-03	ISSUED FOR: PLANNING STAFF REVIEW	818_a_H100
REV.	BY	DATE	STATUS	CAD NO.

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**MARK GOLDSTEIN**  
**COASTAL EQUIPMENT CORPORATION**  
**WAREHOUSE ADDITION**  
**PRE-DEVELOPMENT**  
**DRAINAGE PLAN**

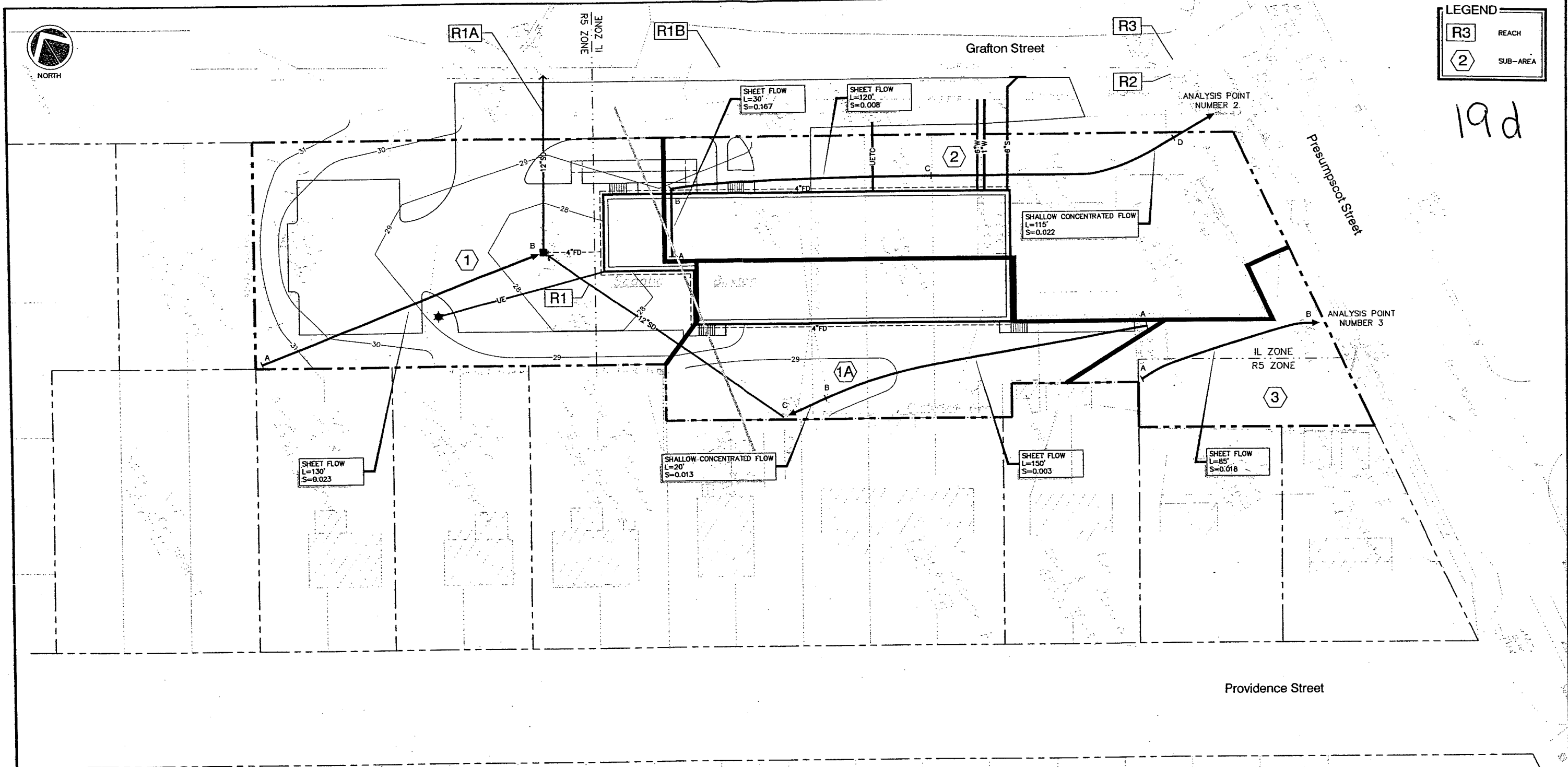


<b>EER</b> Environmental Engineering & Remediation, Inc. 222 St. John Street, Suite 314 Portland, Maine 04102	DESIGN BY: SJB DRAWN BY: JMR CHECKED BY: SJB DATE: 05-13-03 JOB NO: 818 SCALE: 1" = 20' H-100 SHEET 1 OF 2
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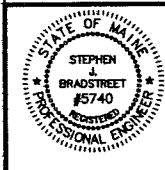
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2	SUB-AREA

19d



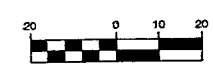
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REV.	BY	DATE	STATUS	CAD NO.

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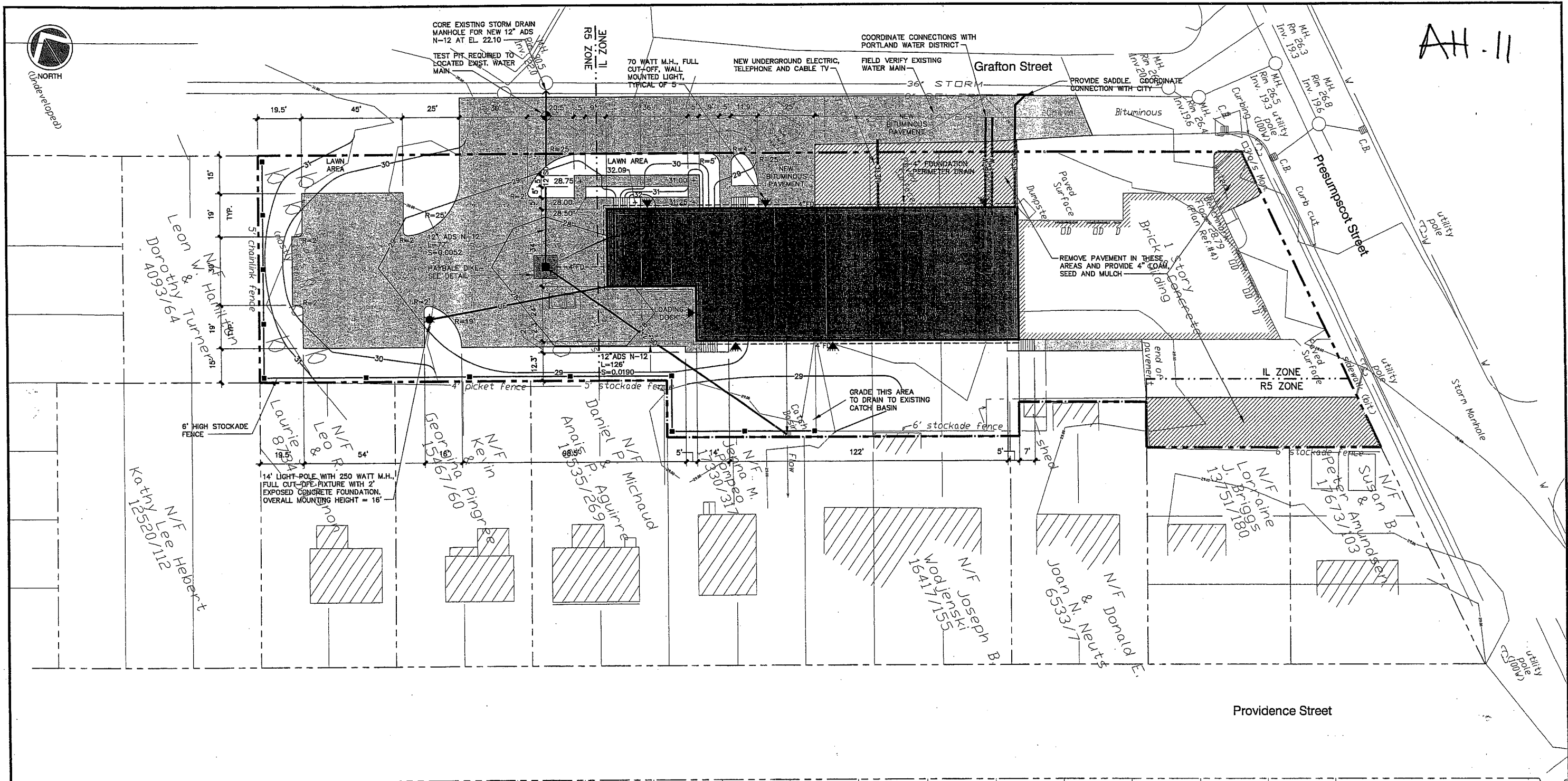
**MARK GOLDSTEIN**  
**COASTAL EQUIPMENT CORPORATION**  
**WAREHOUSE ADDITION**  
**POST-DEVELOPMENT**  
**DRAINAGE PLAN**

SCALE  
 SCALE: HOR 1" = 20'



<b>EER</b> Environmental Engineering & Remediation, Inc. 222 St. John Street, Suite 314 Portland, Maine 04102	DESIGN BY: SJB DRAWN BY: JAR CHECKED BY: SJB DATE: 05-13-03 JOB NO: 818 SCALE: 1" = 20' H-101 SHEET 2 OF 2
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AH-11

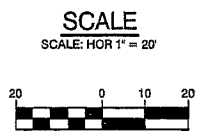


**DEVELOPMENT SUMMARY**

	EXISTING	PROPOSED
BUILDING	6,209 S.F.±	15,760 S.F.±
PAVEMENT	7,228 S.F.±	16,386 S.F.±
PERVIOUS	38,024 S.F.±	19,316 S.F.±
TOTAL PARCEL AREA	51,461 S.F.±	51,461 S.F.±

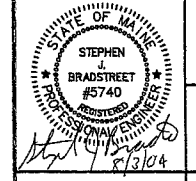
- GENERAL NOTES**
- 25' BUILDING SETBACK FROM FRONT SIDE AND REAR PROPERTY LINES, EXCEPT WHERE PROPERTY ABUTS A RESIDENTIAL DISTRICT WHERE A 40' SETBACK IS REQUIRED.  
PROPOSED: 25' FRONT YARD; 40' REAR YARD; 15' SIDE YARD.
  - 15' PAVEMENT SETBACK FROM ALL PROPERTY LINES.  
PROPOSED: 15' FRONT, REAR AND SIDE YARD.
  - PARKING (WAREHOUSE OVER 3,000 S.F.) = 1 SPACE/1,000 S.F.  
PROPOSED WAREHOUSE = 9,400 S.F. (MAINTAIN EXISTING PARKING FOR EXISTING BUILDING) REQUIRED: 10 SPACES, PROPOSED 12 SPACES.
  - IN NON-PAVED AREAS ADJACENT TO THE BUILDING, ROOF DRAIN SPLASH PADS OR DRIP EDGE PADS SHALL BE INSTALLED TO DIRECT RUN-OFF AWAY FROM THE BUILDING.
  - THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES TO VERIFY THAT CONNECTIONS TO 8" SANITARY AND 36" STORM WATER WILL BE PROVIDED WITH ADEQUATE GROUND COVER.

- A GEOTECHNICAL REPORT HAS BEEN PROVIDED TO THE CITY'S DEVELOPMENT REVIEW COORDINATOR. THE SITE IS SITTING ON SOFT SATURATED CLAY THAT MAY BE SUBJECT TO SETTLEMENT OR FROST ACTION. THE CONTRACTOR SHALL BE AWARE OF SUBSURFACE SOIL CONDITIONS PRIOR TO CONSTRUCTION.
- THE LOADING DOCK DIMENSIONS HAVE BEEN PROVIDED TO THE ZONING ADMINISTRATOR FOR REVIEW AND APPROVAL.
- THE LIGHTS SHALL BE TURNED OFF AT 9:00 P.M. THE APPLICANT MAY SUBMIT A SECURITY LIGHTING PLAN TO PLANNING STAFF, SHOULD VANDALISM OR OTHER SECURITY ISSUES ARISE THAT NEED TO BE ADDRESSED.
- THE APPLICANT SHALL COORDINATE WITH CENTRAL MAINE POWER TO RELOCATE THE UTILITY POLE WITHIN THE PROPOSED PAVING AREA ON GRAFTON STREET.
- SERVICE TRUCKS OR DELIVERIES SHALL BE PROHIBITED FROM 8:00 P.M. TO 7:00 A.M. AND TRUCKS SHALL NOT BE ALLOWED TO IDLE.
- PLANNING STAFF SHALL SECURE FINAL APPROVAL OF THE LANDSCAPING PLAN FROM THE CITY ARBORIST.



REV.	BY	DATE	STATUS	CAD NO.
D	SJB	08-03-04	ISSUED FOR: 06/22/04 PLANNING BOARD CONDITIONS OF APPROVAL	818_e_C100
C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818_e_C100

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**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION  
SITE LAYOUT, UTILITY, GRADING  
AND EROSION CONTROL PLAN

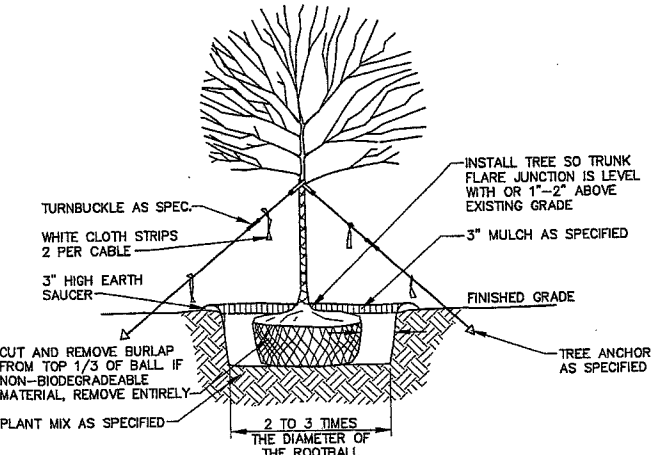
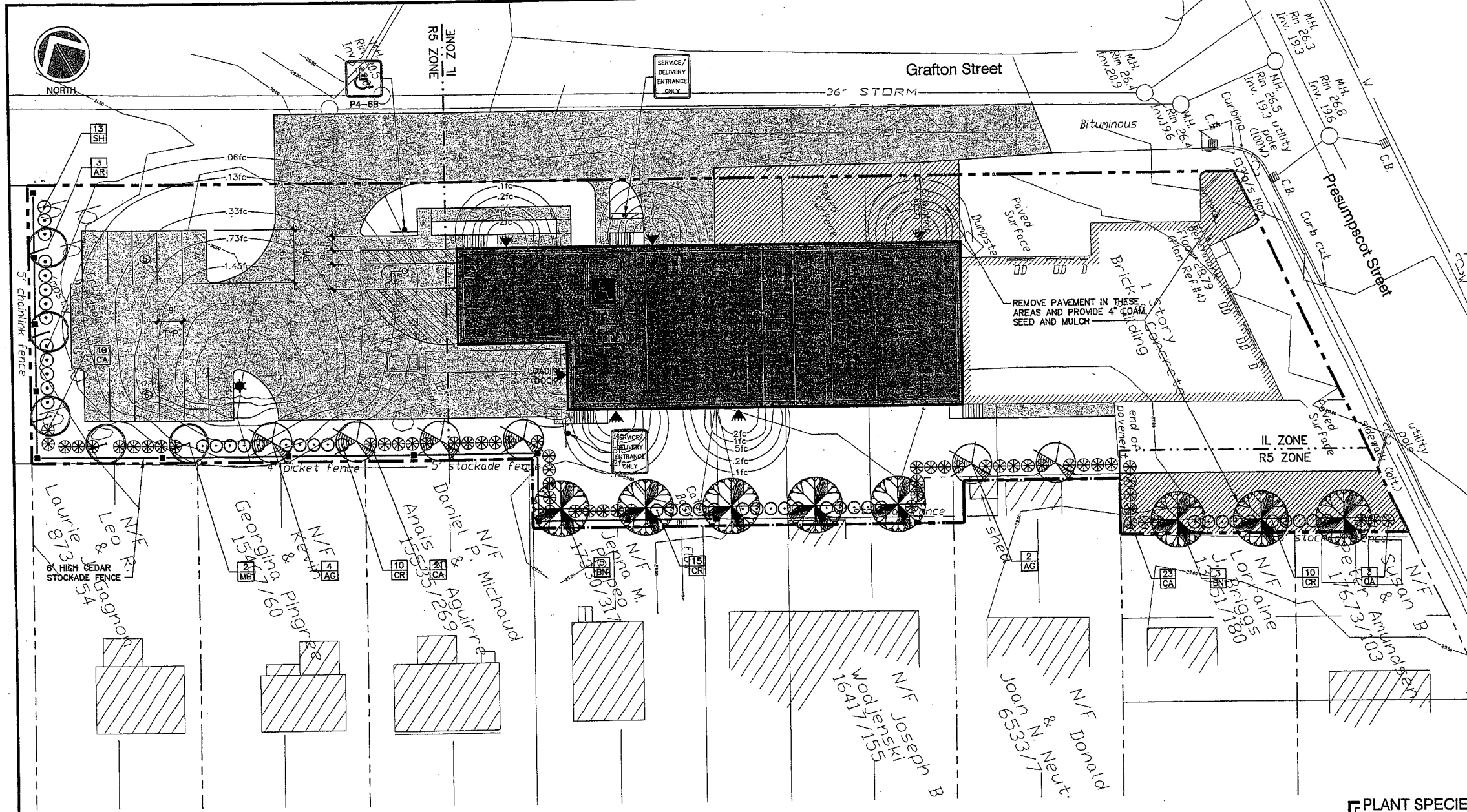
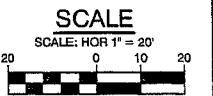
<b>EER</b> Environmental Engineering & Remediation, Inc. 222 St. John Street, Suite 314 Portland, Maine 04102	DESIGN BY: SJB DRAWN BY: JAR CHECKED BY: SJB DATE: 03-24-03 JOB NO: 818 SCALE: 1" = 20' C-100 SHEET 1 OF 3
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**LANDSCAPING NOTES**

1. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES, WALKS, PAVING, CURBING, ETC. DAMAGED IN THE PERFORMANCE OF THIS JOB AT NO COST TO THE OWNER.
3. PLANTING OF TREES AND SHRUBS SHALL OCCUR NOT OCCUR UNTIL ALL GRADING AND PAVING IS COMPLETED.
4. ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH FOR THE SPECIES AND SHALL BE SOUND, HEALTHY AND FREE OF DISEASE AND INSECTS. THEY SHALL CONFORM TO THE MEASUREMENTS ON THE PLANT LIST AND SHALL CONFORM TO ANSI Z60.1-NURSERY STOCK, LATEST REVISION. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT WRITTEN CONFIRMATION OF ALL PLANT SPECIES, CULTIVARS, VARIETIES, SIZES AND QUANTITIES THAT THEY PROPOSED TO INSTALL WITH THE NAME, PHONE NUMBER AND LOCATION OF ALL NURSERIES WHERE PLANT MATERIAL HAS BEEN GROWN.
5. ALL PLANTS SHALL HAVE ALL NONBIODEGRADABLE MATERIALS (STRING, WIRE, POTS, ETC.) REMOVED AT THE TIME OF PLANTING. CIRCLING ROOTS OR ROOTS THAT LATER WOULD GIRDLING THE PLANT SHALL BE STRAIGHTENED, CUT OR THE ROOT BALL SHALL BE CUT UTILIZING THE "BUTTERFLY METHOD". TOP 1/3 OF WIRE BASKETS AND BURLAP ON TREES SHALL BE CUT AND REMOVED.
6. BACKFILL MIX SHALL BE COMPOSED OF A 80/20, LOAM/PEAT MOSS MIX. PLANTING PITS SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER AND TO THE SAME DEPTH OF THE PLANT ROOT BALL. BACKFILL 1/2 OF THE PIT AT A TIME AND COMPACT. SEE NOTE 6 AND INSTALL SLOW RELEASE FERTILIZER AFTER FIRST BACKFILL LIFT. SETTING THE TREE/SHRUB: EACH TREE/SHRUB SHALL BE PLANTED SUCH THAT THE TRUNK FLARE JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE. TREE/SHRUBS WHERE THE PLANTING DEPTH IS INCORRECT SHALL BE REJECTED.
7. ALL PLANTINGS SHALL HAVE SLOW RELEASE FERTILIZER TABLETS INSTALLED. TABLETS SHALL BE "AGRIFORM" 21 GRAM 20-10-5 PLANTING TABLETS OR AN APPROVED EQUAL. APPLICATION RATE: PERENNIALS-1 TABLET/PLANT, WOODY SHRUBS TO 3'-0" 2 TABLETS/PLANT, SHRUBS AND TREES 3'-0" TO 6'-0" 3 TABLETS/PLANT AND TREES 6'-0" AND ABOVE-4 TABLETS/PLANT. AFTER PLANTS ARE INSTALLED, LIQUID FEED ALL PLANTS WITH "ROOTS" OR AN APPROVED EQUAL MIX ACCORDING TO MANUFACTURER'S INSTRUCTIONS. APPLICATION RATE: PERENNIALS-2 QTS/PLANT, WOODY SHRUBS TO 4'-0" 1.5 GAL./PLANT, TREES AND SHRUBS 4'-0" TO 10'-0" 3 GAL./PLANT AND TREES 10' AND ABOVE-4 GAL./PLANT. THE LANDSCAPE CONTRACTOR SHALL SUBMIT SAMPLES OF THE SLOW RELEASE FERTILIZER AND COPIES OF THE LABEL OF THE LIQUID FERTILIZER PRIOR TO PLANT INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL NOT INSTALL ANY PLANT MATERIAL UNLESS APPROPRIATE WATERING EQUIPMENT IS ON SITE. ALL PLANTS SHALL BE ADEQUATELY WATERED THE DAY OF INSTALLATION OR THESE PLANTS WILL BE REJECTED AND REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
8. TREES SHALL BE STAKED. TWO STAKES ARE REQUIRED FOR ALL TREES LESS THAN 2.5" IN CALIPER. ALL TREES LARGER THAN 2.5" SHALL HAVE THREE STAKES. ALL TREE STAKES SHALL BE REMOVED BY THE CONTRACTOR AFTER ONE YEAR.
9. MULCH TO BE INSTALLED TO A DEPTH OF 3" AFTER NORMAL SETTLING. MULCH SHALL BE MEDIUM SHREDDED HEMLOCK BARK, DARK BROWN IN COLOR. DO NOT PLACE MULCH IN CONTACT WITH THE TREE OR SHRUB TRUNK. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A .25 CUBIC FOOT SAMPLE PRIOR TO INSTALLATION.
10. ALL PLANTS SHALL HAVE THEIR LOCATIONS STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE.
11. PLANT SPECIES SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS FIRST APPROVED BY THE LANDSCAPE ARCHITECT. ANY SUBSTITUTED PLANTS INSTALLED WITHOUT PRIOR APPROVAL WILL BE REJECTED.
12. ALL PLANTS SHALL BE GUARANTEED FOR ONE 1 GROWING SEASON (1 YEAR FROM THE DATE OF ACCEPTANCE). ANY PLANTS THAT DIE DURING THE GUARANTEE SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
13. ALL AREAS NOT IDENTIFIED WITH OTHER SURFACE TREATMENTS SHALL BE LAWN. 6' OF LOAM SHALL BE INSTALLED UNDER ALL LAWN AREAS PRIOR TO SEEDING. THE LAWN AREA SHALL BE SEED WITH LOFTS "TRI-PLEX GENERAL" OR APPROVED EQUAL AND STRAW MULCHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE. MAINTENANCE SHALL COMMENCE AT THE TIME OF PLANTING AND LAST UNTIL A GOOD FULL CATCH OF GRASS IS ESTABLISHED.
14. THE CONTRACTOR SHALL SUPPLY THE QUANTITIES OF PLANTS SUFFICIENT TO COMPLETE THE WORK SHOWN ON ALL DRAWINGS. IF QUANTITIES OF PLANTS LISTED IN THE PLANT SPECIES LIST DO NOT CORRELATE WITH THE PLANTINGS INDICATED ON THE DRAWINGS, THE QUANTITIES ON THE DRAWINGS SHALL GOVERN. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWINGS SHALL NOT ENTITLE THE LANDSCAPE CONTRACTOR TO ADDITIONAL REMUNERATION.
15. ALLOW DECIDUOUS SHRUBS TO GROW TOGETHER TO FORM A NATURAL LOOKING PLANT MASS.

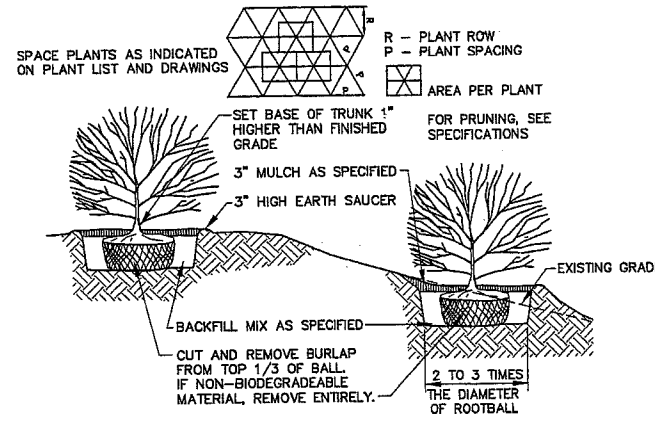
**PLANT SPECIES LIST**

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AR	3	ACER RUBRUM "AUTUMN FLAME"	AUTUMN FLAME MAPLE	2.5-3" CAL. 30' O.C., B&B	
AG	6	AMELANCHIER X GRANDIFLORA "ROBIN HILL"	ROBIN HILL SERVICEBERRY	2.5-3" CAL. 30' O.C., B&B	
BN	8	BETULA NIGRA "HERITAGE"	HERITAGE RIVER BIRCH	2.5-3" CAL. 30' O.C., B&B	
CR	35	CLETHRA ALNIFOLIA "RUBY SPICE"	RUBY SPICE SUMMERSWEET	2.5-3' 5' O.C.	
CA	57	CORNUS ALBA "IVORY HALO"	IVORY HALO RED TWIG DOGWOOD	2.5-3' 5' O.C.	
MB	2	MALUS BACCATA "WALTER'S"	WALTER'S COLUMNAR SIBERIAN CRAB	2.5-3" CAL. 30' O.C., B&B	
SH	13	SYRINGA X HYACINTHIFLORA "POCAHONTAS"	POCAHONTAS LILAC	2.5-3' 5' O.C.	



- NOTES:**
1. ON TREES LESS THAN 4" CA. USE WOOD STAKES.
  2. ON TREES 3" CA. OR GREATER USE GUYING CABLES (3) EVENLY SPACED.
  3. FOR PRUNING, SEE SPECIFICATIONS.
  4. NEVER CUT OUT CENTRAL LEADER, PRUNE OUT BROKEN, DEAD, OR CONFLICTING BRANCHES
  5. SEE SPECS. FOR ADDITIONAL REQUIREMENTS
  6. WATER AT TIME OF PLANTING-SEE NOTES AND SPECS.

**TYPICAL TREE PLANTING DETAIL**  
NOT TO SCALE 4" CALIPER AND GREATER

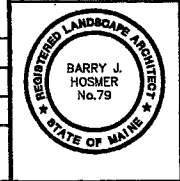
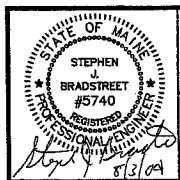


- NOTES:**
1. SEE SPECS. FOR ADDITIONAL REQUIREMENTS
  2. INSTALL SHRUB SO TRUNK ROOT JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE.

**TYPICAL SHRUB PLANTING DETAIL**  
NOT TO SCALE

REV.	BY	DATE	STATUS	CAD NO.
D	SJB	08-03-04	ISSUED FOR: 06/22/04 PLANNING BOARD CONDITIONS OF APPROVAL	818_c_C100
C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818_c_C100

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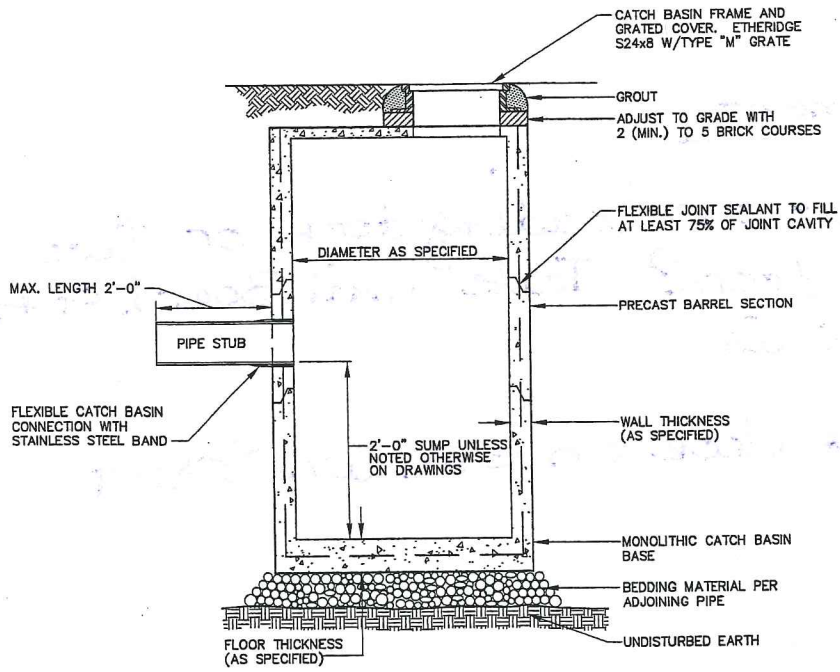


**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION  
LANDSCAPING, STRIPING  
AND SIGNAGE PLAN

**EER** Environmental Engineering & Remediation, Inc.  
222 St. John Street, Suite 314 Portland, Maine 04102

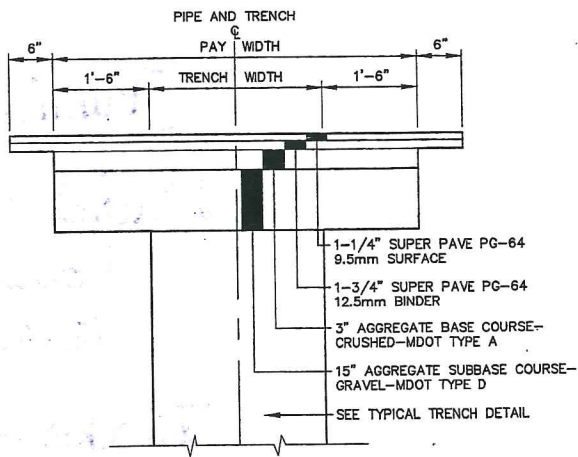
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C-101  
SHEET 2 OF 3





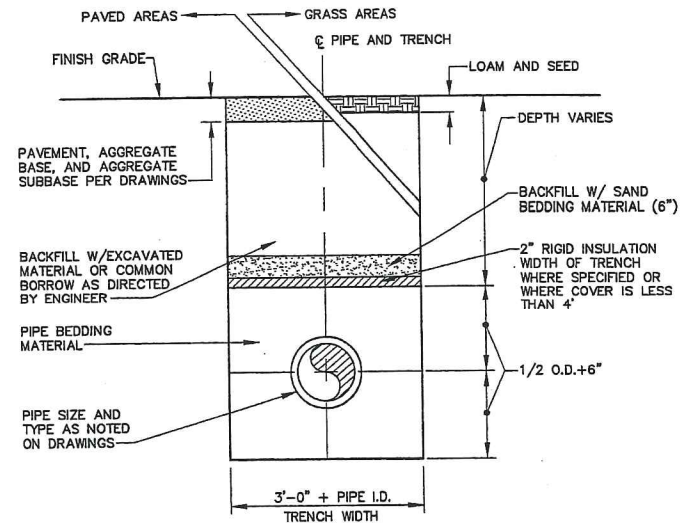
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4'-0"	5"	6"
5'-0"	6"	6"
6'-0"	7"	6"
8'-0"	8"	8"
10'-0"	10"	9"

**PRECAST CONCRETE CATCH BASIN/MANHOLE**  
NOT TO SCALE



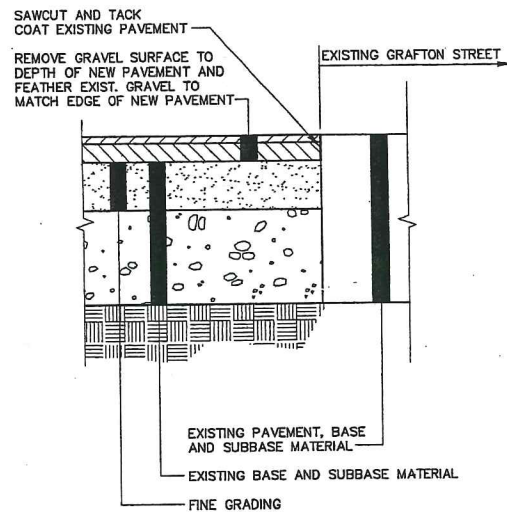
NOTE: SURFACE PAVEMENT MAY CONSIST OF SHIM AND OVERLAY ON SAME STREETS.

**TYPICAL TRENCH PAVING DETAIL**  
NOT TO SCALE

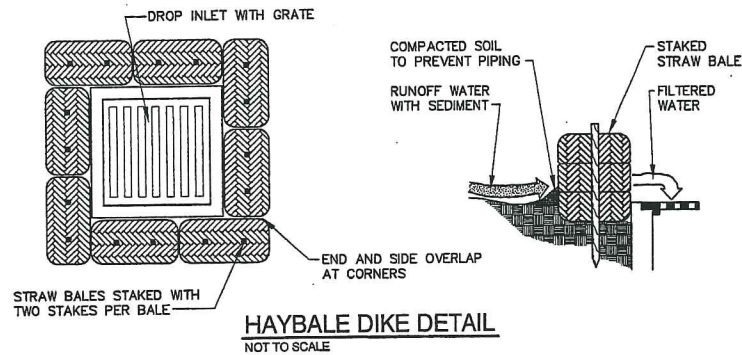


1. SAND BACKFILL AND RIGID INSULATION AS REQUIRED.

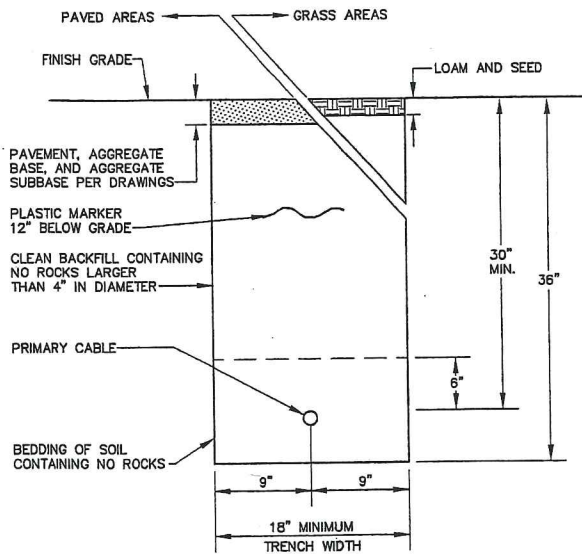
**TYPICAL TRENCH DETAIL**  
NOT TO SCALE



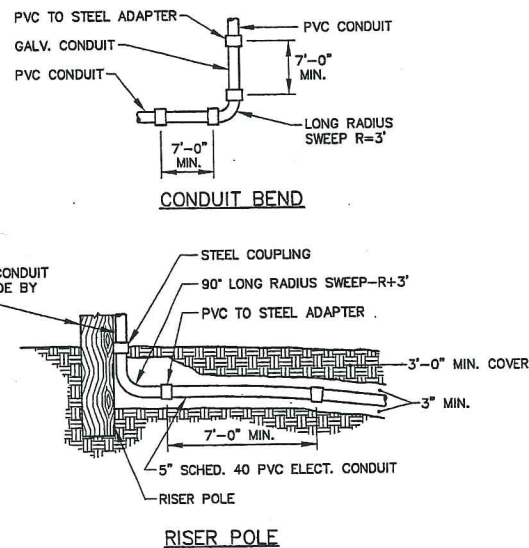
**PAVEMENT BUTT JOINT DETAIL**  
NOT TO SCALE



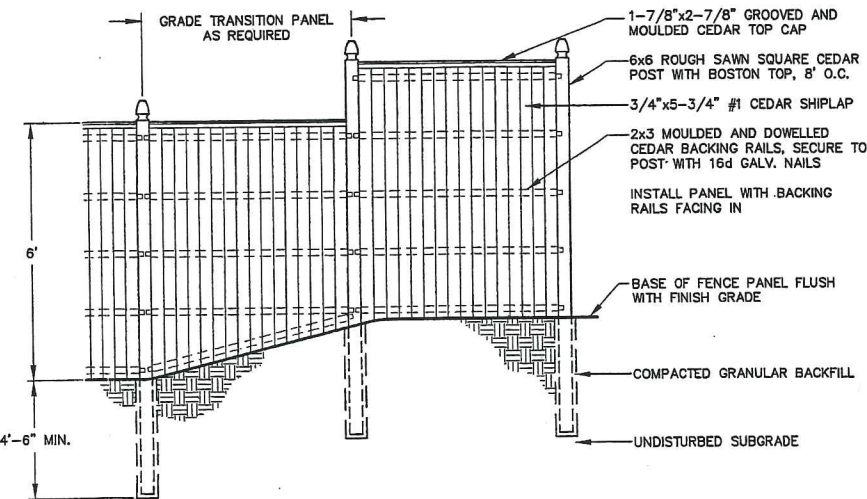
**HAYBALE DIKE DETAIL**  
NOT TO SCALE



**UNDERGROUND UTILITY TRENCH DETAIL**  
NOT TO SCALE



**CONDUIT BEND AND RISER POLE DETAIL**  
NOT TO SCALE



**STOCKADE FENCE DETAIL**  
NOT TO SCALE

**EROSION CONTROL NOTES**

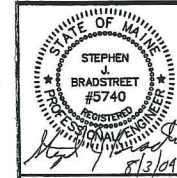
- APPLICATION OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES FOR THE PROJECT SHALL BE IN ACCORDANCE WITH PROCEDURES AND SPECIFICATIONS OF THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES," MARCH 1991 (BMP HANDBOOK).
- SILTATION FENCE SHALL BE INSTALLED BEFORE GRUBBING OR EARTH MOVING OPERATIONS.
- PERMANENT SEEDING SHALL BE APPLIED WITHIN 15 DAYS OF FINAL GRADING FROM APRIL 15 TO SEPTEMBER 1.
- PERMANENT SEEDING SHALL BE:
 

	LBS/1,000 S.F.	
BIRDSFOOT TREFLOIL	.18	
CROWNVETCH	.34	
CREeping RED FESCUE OR TALL FESCUE	.46	
- TEMPORARY SEEDING SHALL BE APPLIED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL IF PERMANENT SEEDING IS NOT APPLIED. TEMPORARY SEEDING SHALL BE:
 

SEED	LB/1,000 SQ. FT.	SEEDING DEPTH	RECOMMENDED SEEDING DATES
WINTER RYE	2.6	1-1.5"	8/15-10/1
OATS	1.8	1-1.5"	4/1-7/1 8/15-9/15
ANNUAL RYEGRASS	0.9	.25"	4/1-7/1
SUDANGRASS	0.9	.5-1"	5/15-8/15
PERENNIAL	0.9	.25"	8/15-9/15
- FERTILIZER SHALL BE 10-20-20 GRANULAR GARDEN FERTILIZER AND APPLIED AT 18.4 LBS/1,000 S.F.
- LIMESTONE SHALL BE GROUND WITH 50% CALCIUM PLUS MAGNESIUM OXIDE AND APPLIED AT 138 LBS/1,000 S.F.
- MULCH SHALL BE HAY OR STRAW APPLIED AT 70-90 LBS/1,000 S.F.
- WINTER MULCH SHALL BE APPLIED BETWEEN OCTOBER 1 AND APRIL 1 AND SHALL BE HAY OR STRAW APPLIED AT 300 LBS/1,000 S.F.
- ALL EROSION CONTROL MEASURES, SEEDING AND MULCHING SHALL BE INSPECTED WEEKLY AFTER RAINSTORMS AND DURING RUNOFF EVENTS. ALL MEASURES SHALL BE REPAIRED OR REPLACED WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DAMAGE.
- SEEDED AND MULCHED AREAS SHALL BE MAINTAINED UNTIL FINAL ACCEPTANCE OF THE WORK. SEED CATCH SHALL BE ACCEPTABLE WHEN 75 PERCENT CATCH IS ESTABLISHED. MAINTENANCE SHALL CONSIST OF PROVIDING PROTECTION AGAINST TRAFFIC AND REPAIRING ANY AREAS TO RE-ESTABLISHED THE CONDITION AND GRADE OF THE SOIL PRIOR TO SEEDING AND SHALL THEN BE REFERTILIZED, RESEEDED AND REMULCHED.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF GRADING OPERATIONS AND ESTABLISHMENT OF A 75 PERCENT CATCH OF GRASS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES DURING CONSTRUCTION.
- EROSION CONTROL INSPECTION SHALL BE PERFORMED BY: ENVIRONMENTAL ENGINEERING AND REMEDIATION, INC. STEPHEN J. BRADSTREET, P.E. 222 ST. JOHN STREET SUITE 314 (207) 828-1272
- EROSION CONTROL AND CONSTRUCTION SEQUENCE:
  - INSTALL ALL TEMPORARY EROSION CONTROL AS SHOWN ON THE PLAN SHEET IN ACCORDANCE WITH THE DETAILS AND BMP'S.
  - CONSTRUCT THE BUILDING.
  - CONSTRUCT THE PARKING LOT AND STORM DRAINAGE SYSTEM.
  - REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE IMPROVEMENTS ARE COMPLETE AND THERE IS 75% CATCH OF GRASS.
  - INSTALL PERMANENT EROSION CONTROL MEASURES.

REV.	BY	DATE	STATUS	CAD NO.
D	SJB	08-03-04	ISSUED FOR: 06/22/04 PLANNING BOARD CONDITIONS OF APPROVAL	818_c_C100
C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818_c_C100

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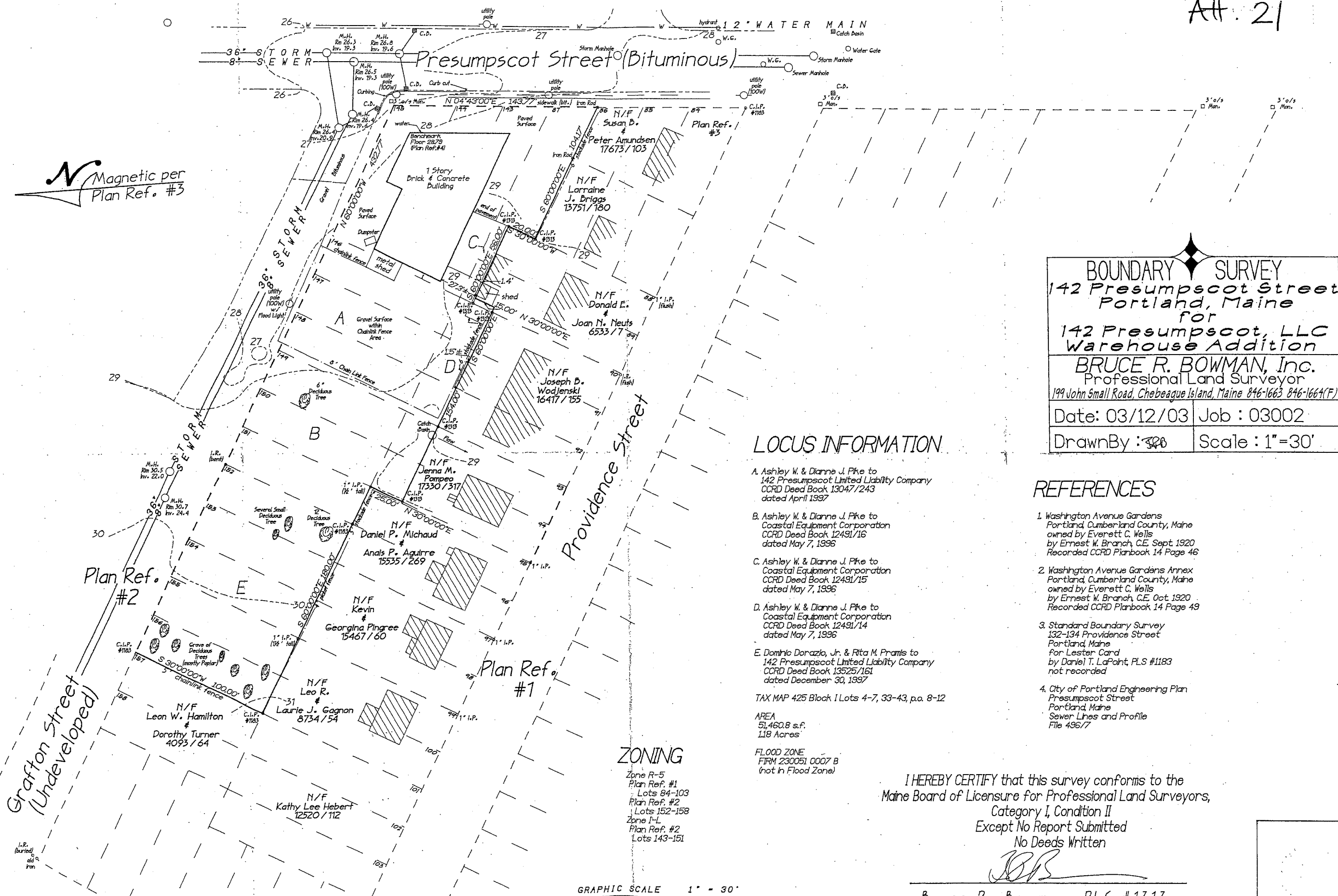
MARK GOLDSTEIN  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION

CONSTRUCTION  
DETAILS

EER Environmental Engineering & Remediation, Inc.  
222 St. John Street, Suite 314 Portland, Maine 04102

DESIGN BY:	SJB
DRAWN BY:	JAR
CHECKED BY:	SJB
DATE:	03-24-03
JOB NO.:	818
SCALE:	1" = 20'
C-102	
SHEET	3 OF 3

Magnetic per  
Plan Ref. #3



**BOUNDARY SURVEY**  
 142 Presumpscot Street  
 Portland, Maine  
 for  
 142 Presumpscot, LLC  
 Warehouse Addition  
**BRUCE R. BOWMAN, Inc.**  
 Professional Land Surveyor  
 199 John Small Road, Chebeague Island, Maine 846-1663 846-1664(F)  
 Date: 03/12/03 Job: 03002  
 Drawn By: JRB Scale: 1"=30'

**LOCUS INFORMATION**

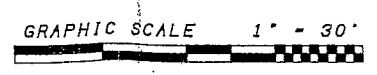
- A. Ashley W. & Dianne J. Pike to Coastal Equipment Corporation CCRD Deed Book 13047/243 dated April 1997
  - B. Ashley W. & Dianne J. Pike to Coastal Equipment Corporation CCRD Deed Book 12491/16 dated May 7, 1996
  - C. Ashley W. & Dianne J. Pike to Coastal Equipment Corporation CCRD Deed Book 12491/15 dated May 7, 1996
  - D. Ashley W. & Dianne J. Pike to Coastal Equipment Corporation CCRD Deed Book 12491/14 dated May 7, 1996
  - E. Dominic Dorazio, Jr. & Rita M. Pranis to 142 Presumpscot Limited Liability Company CCRD Deed Book 13525/161 dated December 30, 1997
- TAX MAP 425 Block I Lots 4-7, 33-43, p.a. 8-12  
 AREA 51,460.8 s.f. 118 Acres  
 FLOOD ZONE FIRM 230051 0007 B (not in Flood Zone)

**REFERENCES**

1. Washington Avenue Gardens Portland, Cumberland County, Maine owned by Everett C. Wells by Ernest W. Branch, C.E. Sept 1920 Recorded CCRD Planbook 14 Page 46
2. Washington Avenue Gardens Annex Portland, Cumberland County, Maine owned by Everett C. Wells by Ernest W. Branch, C.E. Oct 1920 Recorded CCRD Planbook 14 Page 49
3. Standard Boundary Survey 132-134 Providence Street Portland, Maine for Lester Card by Daniel T. LaPoint, PLS #1183 not recorded
4. City of Portland Engineering Plan Presumpscot Street Portland, Maine Sewer Lines and Profile File 496/7

**ZONING**

Zone R-5  
 Plan Ref. #1  
 Lots 84-103  
 Plan Ref. #2  
 Lots 152-158  
 Zone I-L  
 Plan Ref. #2  
 Lots 143-151

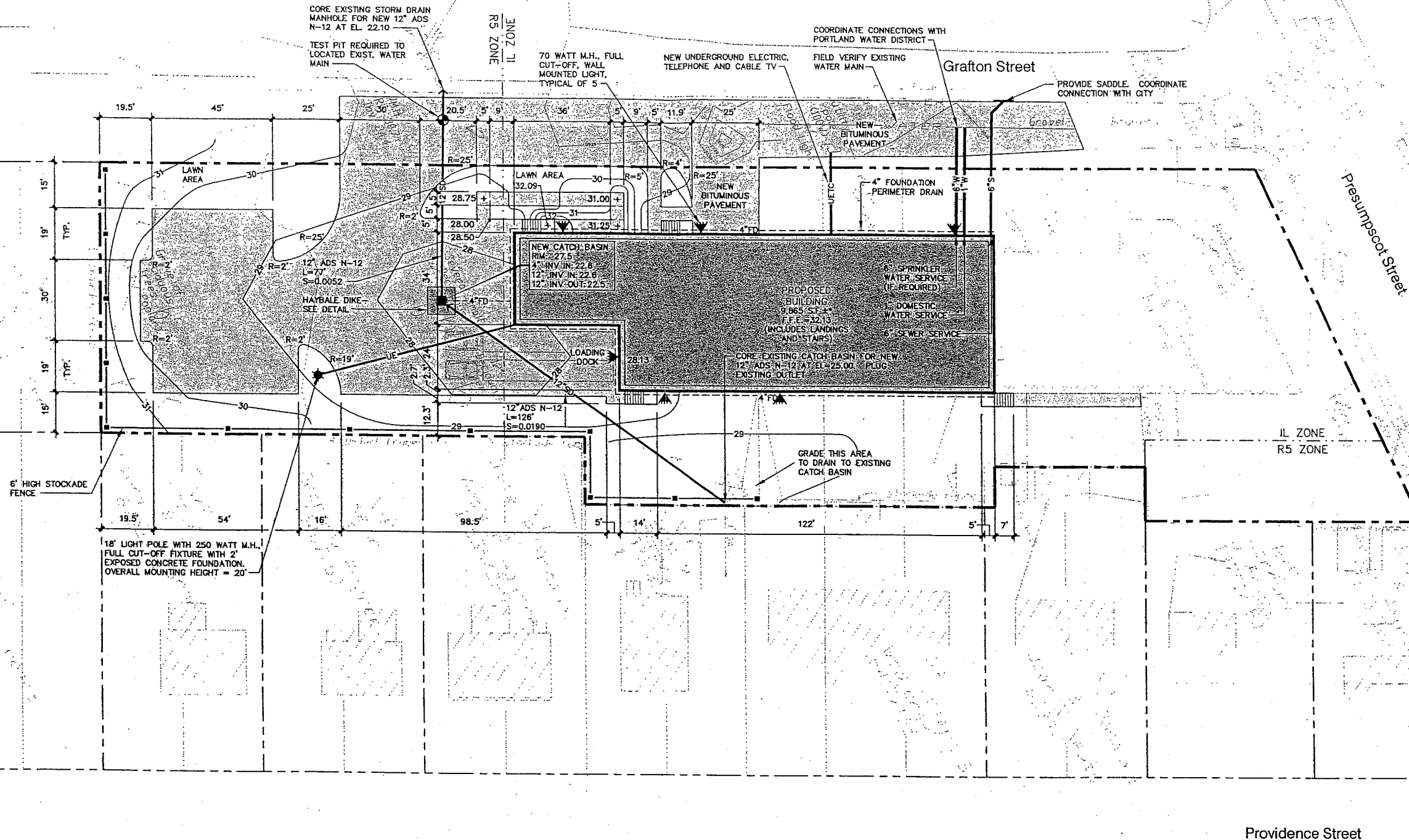


I HEREBY CERTIFY that this survey conforms to the  
 Maine Board of Licensure for Professional Land Surveyors,  
 Category I, Condition II  
 Except No Report Submitted  
 No Deeds Written

*JRB*  
 Bruce R. Bowman PLS #1313



Att. 22



DEVELOPMENT SUMMARY		
	EXISTING	PROPOSED
BUILDING	6,209 S.F.±	15,760 S.F.±
PAVEMENT	7,228 S.F.±	21,177 S.F.±
PERVIOUS	38,024 S.F.±	14,524 S.F.±
TOTAL PARCEL AREA	51,461 S.F.±	51,461 S.F.±

- GENERAL NOTES**
- 25' BUILDING SETBACK FROM FRONT SIDE AND REAR PROPERTY LINES, EXCEPT WHERE PROPERTY ABUTS A RESIDENTIAL DISTRICT WHERE A 40' SETBACK IS REQUIRED.  
PROPOSED: 25' FRONT YARD; 40' REAR YARD; 15' SIDE YARD.
  - 15' PAVEMENT SETBACK FROM ALL PROPERTY LINES.  
PROPOSED: 15' FRONT, REAR AND SIDE YARD.
  - PARKING (WAREHOUSE OVER 3,000 S.F.) = 1 SPACE/1,000 S.F.  
PROPOSED WAREHOUSE = 9,400 S.F. (MAINTAIN EXISTING PARKING FOR EXISTING BUILDING) REQUIRED: 10 SPACES, PROPOSED 12 SPACES.
  - IN NON-PAVED AREAS ADJACENT TO THE BUILDING, ROOF DRAIN SPLASH PADS OR DRIP EDGE PADS SHALL BE INSTALLED TO DIRECT RUN-OFF AWAY FROM THE BUILDING.



C	SJB	01-18-04	ISSUED FOR: CITY COMMENTS	818_c_C100
B	SJB	05-18-03	ISSUED FOR: PLANNING STAFF REVIEW	818_a_C100
REV.	BY	DATE	STATUS	CAD NO.

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STEPHEN J. BRADSTREET  
#85740  
REGISTERED PROFESSIONAL ENGINEER

**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION

SITE LAYOUT, UTILITY, GRADING  
AND EROSION CONTROL PLAN

<b>EER</b> Environmental Engineering & Remediation, Inc. 222 St. John Street, Suite 314 Portland, Maine 04102	DESIGN BY: SJB DRAWN BY: JAR CHECKED BY: SJB DATE: 03-24-03 JOB NO: 818 SCALE: 1" = 20' C-100 SHEET 1 OF 3
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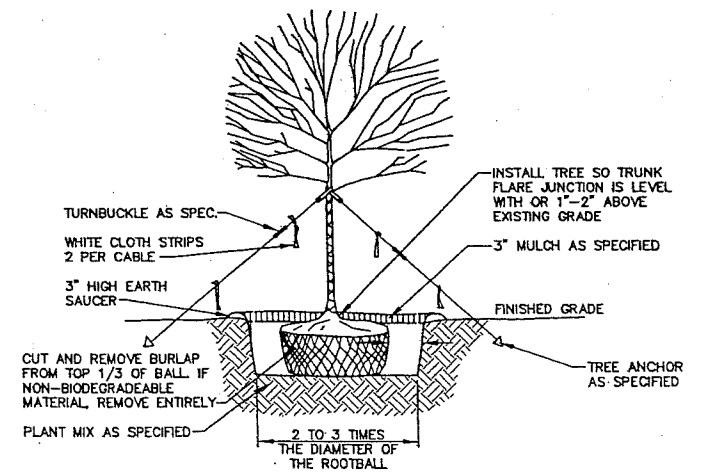
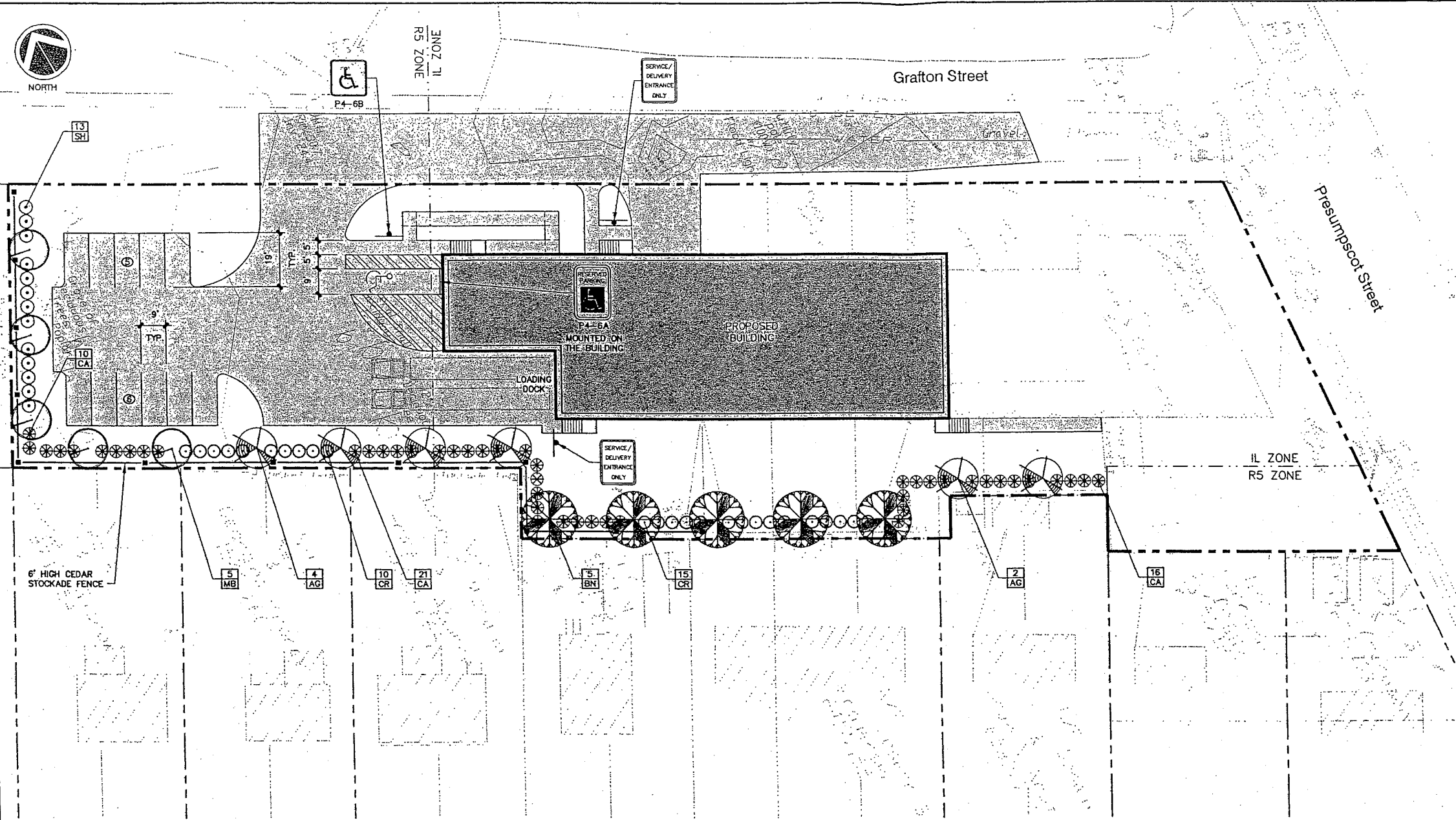
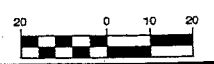
**LANDSCAPING NOTES**

1. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES, WALKS, PAVING, CURBING, ETC. DAMAGED IN THE PERFORMANCE OF THIS JOB AT NO COST TO THE OWNER.
3. PLANTING OF TREES AND SHRUBS SHALL OCCUR NOT OCCUR UNTIL ALL GRADING AND PAVING IS COMPLETED.
4. ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH FOR THE SPECIES AND SHALL BE SOUND, HEALTHY AND FREE OF DISEASE AND INSECTS. THEY SHALL CONFORM TO THE MEASUREMENTS ON THE PLANT LIST AND SHALL CONFORM TO ANSI Z60.1-NURSERY STOCK. LATEST REVISION. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT WRITTEN CONFIRMATION OF ALL PLANT SPECIES, CULTIVARS, VARIETIES, SIZES AND QUANTITIES THAT THEY PROPOSED TO INSTALL WITH THE NAME, PHONE NUMBER AND LOCATION OF ALL NURSERIES WHERE PLANT MATERIAL HAS BEEN GROWN.
5. ALL PLANTS SHALL HAVE ALL NONBIODEGRADABLE MATERIALS (STRING, WIRE, POTS, ETC.) REMOVED AT THE TIME OF PLANTING. CIRCLING ROOTS OR ROOTS THAT LATER WOULD GRDLE THE PLANT SHALL BE STRAIGHTENED, CUT OR THE ROOT BALL SHALL BE CUT UTILIZING THE "BUTTERFLY METHOD". TOP 1/3 OF WIRE BASKETS AND BURLAP ON TREES SHALL BE CUT AND REMOVED.
6. BACKFILL MIX SHALL BE COMPOSED OF A 80/20, LOAM/PEAT MOSS MIX. PLANTING PITS SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER AND TO THE SAME DEPTH OF THE PLANT ROOT BALL. BACKFILL 1/2 OF THE PIT AT A TIME AND COMPACT. SEE NOTE 6 AND INSTALL SLOW RELEASE FERTILIZER AFTER FIRST BACKFILL LIFT. SETTING THE TREE/SHRUB: EACH TREE/SHRUB SHALL BE PLANTED SUCH THAT THE TRUNK FLARE JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE. TREE/SHRUBS WHERE THE PLANTING DEPTH IS INCORRECT SHALL BE REJECTED.
7. ALL PLANTINGS SHALL HAVE SLOW RELEASE FERTILIZER TABLETS INSTALLED. TABLETS SHALL BE "AGRFORM" 21 GRAM 20-10-5 PLANTING TABLETS OR AN APPROVED EQUAL. APPLICATION RATE: PERENNIALS-1 TABLET/PLANT, WOODY SHRUBS TO 3'-0"-2 TABLETS/PLANT, SHRUBS AND TREES 3'-0" TO 6'-0"-3 TABLETS/PLANT AND TREES 6'-0" AND ABOVE-4 TABLETS/PLANT. AFTER PLANTS ARE INSTALLED, LIQUID FEEED ALL PLANTS WITH "ROOTS" OR AN APPROVED EQUAL MIX ACCORDING TO MANUFACTURER'S INSTRUCTIONS. APPLICATION RATE: PERENNIALS-2 QT'S/PLANT, WOODY SHRUBS TO 4'-0"-1.5 GAL./PLANT, TREES AND SHRUBS 4'-0" TO 10'-0"-3 GAL./PLANT AND TREES 10' AND ABOVE-4 GAL./PLANT. THE LANDSCAPE CONTRACTOR SHALL SUBMIT SAMPLES OF THE SLOW RELEASE FERTILIZER AND COPIES OF THE LABEL OF THE LIQUID FERTILIZER PRIOR TO PLANT INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL NOT INSTALL ANY PLANT MATERIAL UNLESS APPROPRIATE WATERING EQUIPMENT IS ON SITE. ALL PLANTS SHALL BE ADEQUATELY WATERED THE DAY OF INSTALLATION OR THESE PLANTS WILL BE REJECTED AND REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
8. TREES SHALL BE STAKED. TWO STAKES ARE REQUIRED FOR ALL TREES LESS THAN 2.5" IN CALIPER. ALL TREES LARGER THAN 2.5" SHALL HAVE THREE STAKES. ALL TREE STAKES SHALL BE REMOVED BY THE CONTRACTOR AFTER ONE YEAR.
9. MULCH TO BE INSTALLED TO A DEPTH OF 3" AFTER NORMAL SETTLING. MULCH SHALL BE MEDIUM SHREDDED HEMLOCK BARK, DARK BROWN IN COLOR. DO NOT PLACE MULCH IN CONTACT WITH THE TREE OR SHRUB TRUNK. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A .25 CUBIC FOOT SAMPLE PRIOR TO INSTALLATION.
10. ALL PLANTS SHALL HAVE THEIR LOCATIONS STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE.
11. PLANT SPECIES SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS FIRST APPROVED BY THE LANDSCAPE ARCHITECT. ANY SUBSTITUTED PLANTS INSTALLED WITHOUT PRIOR APPROVAL WILL BE REJECTED.
12. ALL PLANTS SHALL BE GUARANTEED FOR ONE 1 GROWING SEASON (1 YEAR FROM THE DATE OF ACCEPTANCE). ANY PLANTS THAT DIE DURING THE GUARANTEE SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
13. ALL AREAS NOT IDENTIFIED WITH OTHER SURFACE TREATMENTS SHALL BE LAWN. 6" OF LOAM SHALL BE INSTALLED UNDER ALL LAWN AREAS PRIOR TO SEEDING. THE LAWN AREA SHALL BE SEED WITH LOFTS "TRI-PLEX GENERAL" OR APPROVED EQUAL AND STRAW MULCHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE. MAINTENANCE SHALL COMMENCE AT THE TIME OF PLANTING AND LAST UNTIL A GOOD FULL CATCH OF GRASS IS ESTABLISHED.
14. THE CONTRACTOR SHALL SUPPLY THE QUANTITIES OF PLANTS SUFFICIENT TO COMPLETE THE WORK SHOWN ON ALL DRAWINGS. IF QUANTITIES OF PLANTS LISTED IN THE PLANT SPECIES LIST DO NOT CORRELATE WITH THE PLANTINGS INDICATED ON THE DRAWINGS, THE QUANTITIES ON THE DRAWINGS SHALL GOVERN. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWINGS SHALL NOT ENTITLE THE LANDSCAPE CONTRACTOR TO ADDITIONAL REMUNERATION.
15. ALLOW DECIDUOUS SHRUBS TO GROW TOGETHER TO FORM A NATURAL LOOKING PLANT MASS.

**PLANT SPECIES LIST**

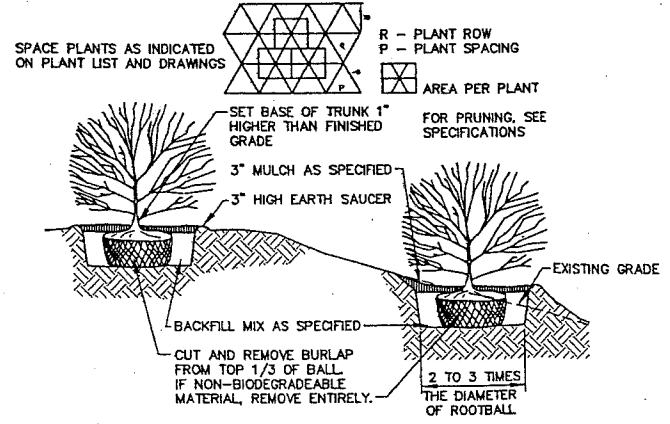
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AG	6	AMELANCHIER X GRANDIFLORA "ROBIN HILL"	ROBIN HILL SERVICEBERRY	2.5-3" CAL. 30' O.C., B&B	
BN	5	BETULA NIGRA "HERITAGE"	HERITAGE RIVER BIRCH	2.5-3" CAL. 30' O.C., B&B	
CR	25	CLETHRA ALNIFOLIA "RUBY SPICE"	RUBY SPICE SUMMERSWEET	2.5-3" 5' O.C.	
CA	47	CORNUS ALBA "IVORY HALO"	IVORY HALO RED TWIG DOGWOOD	2.5-3" 5' O.C.	
MB	5	MALUS BACCATA "WALTER'S"	WALTER'S COLUMNAR SIBERIAN CRAB	2.5-3" CAL. 30' O.C., B&B	
SH	13	SYRINGA X HYACINTHIFLORA "POCAHONTAS"	POCAHONTAS LILAC	2.5-3" 5' O.C.	

**SCALE**  
SCALE: HOR 1" = 20'



- NOTES:**
1. ON TREES LESS THAN 4" CA. USE WOOD STAKES.
  2. ON TREES 3" CA. OR GREATER USE GUYING CABLES (3) EVENLY SPACED.
  3. FOR PRUNING, SEE SPECIFICATIONS.
  4. NEVER CUT OUT CENTRAL LEADER, PRUNE OUT BROKEN, DEAD, OR CONFLICTING BRANCHES
  5. SEE SPECS. FOR ADDITIONAL REQUIREMENTS
  6. WATER AT TIME OF PLANTING-SEE NOTES AND SPECS.

**TYPICAL TREE PLANTING DETAIL**  
NOT TO SCALE 4" CALIPER AND GREATER

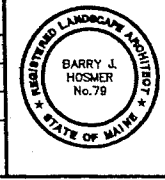
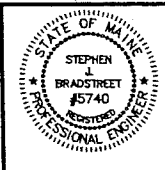


- NOTES:**
1. SEE SPECS. FOR ADDITIONAL REQUIREMENTS
  2. INSTALL SHRUB SO TRUNK ROOT JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE.

**TYPICAL SHRUB PLANTING DETAIL**  
NOT TO SCALE

REV.	BY	DATE	STATUS	CAD NO.
C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	618_c_C100
B	SJB	05-13-03	ISSUED FOR: PLANNING STAFF REVIEW	618_a_C100

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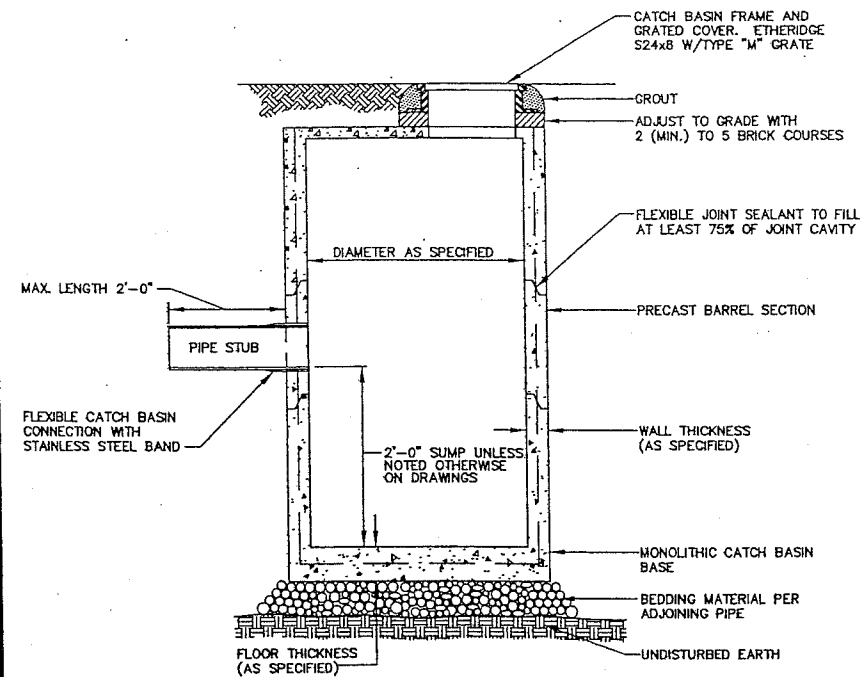


**MARK GOLDSTEIN**  
**COASTAL EQUIPMENT CORPORATION**  
**WAREHOUSE ADDITION**

**LANDSCAPING, STRIPING**  
**AND SIGNAGE PLAN**

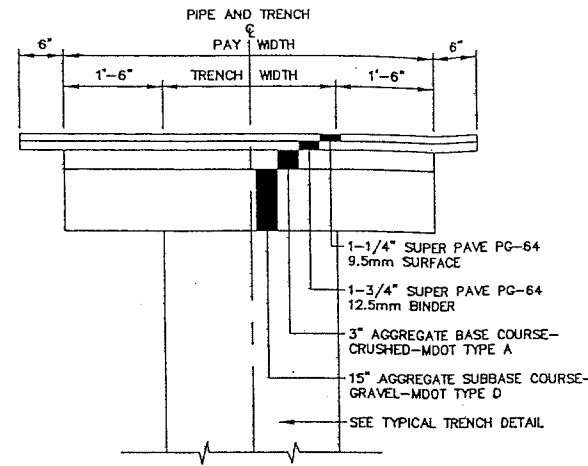
DESIGN BY: SJB  
DRAWN BY: JAR  
CHECKED BY: SJB  
DATE: 03-24-03  
JOB NO: 818  
SCALE: 1" = 20'  
C-101  
SHEET 2 OF 3

**EER** Environmental Engineering & Remediation, Inc.  
222 St. John Street, Suite 314 Portland, Maine 04102  
Barry J. Hosmer, ASLA  
Landscape Architect  
196 Whitney Avenue, Portland, Maine 04102



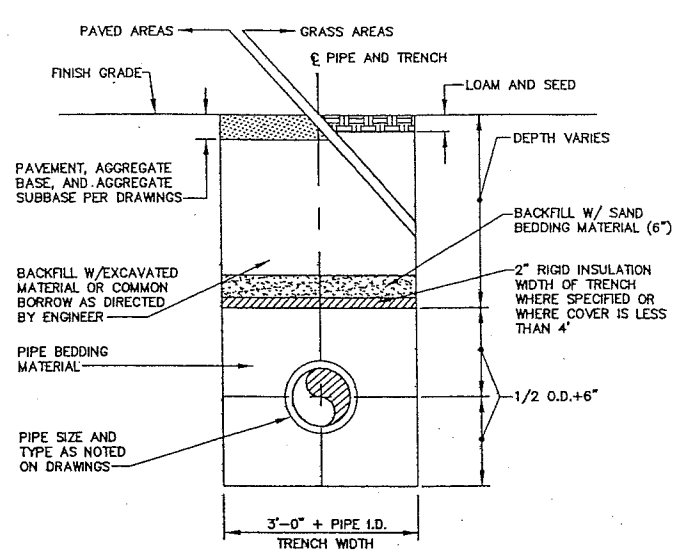
I.D.	WALL WIDTH	FLOOR THICKNESS
4'-0"	5"	6"
5'-0"	6"	6"
6'-0"	7"	6"
8'-0"	8"	8"
10'-0"	10"	9"

**PRECAST CONCRETE CATCH BASIN/MANHOLE**  
NOT TO SCALE



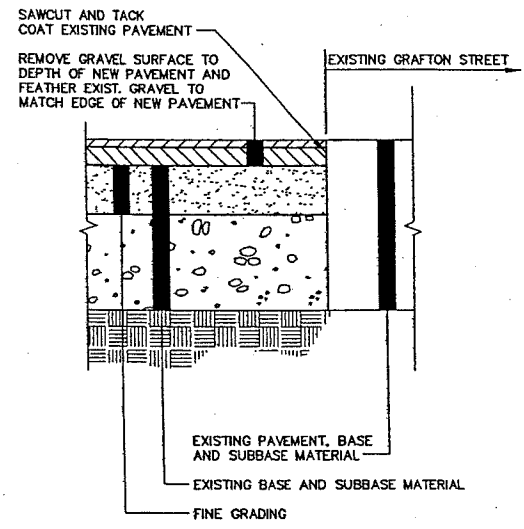
NOTE: SURFACE PAVEMENT MAY CONSIST OF SHIM AND OVERLAY ON SAME STREETS.

**TYPICAL TRENCH PAVING DETAIL**  
NOT TO SCALE

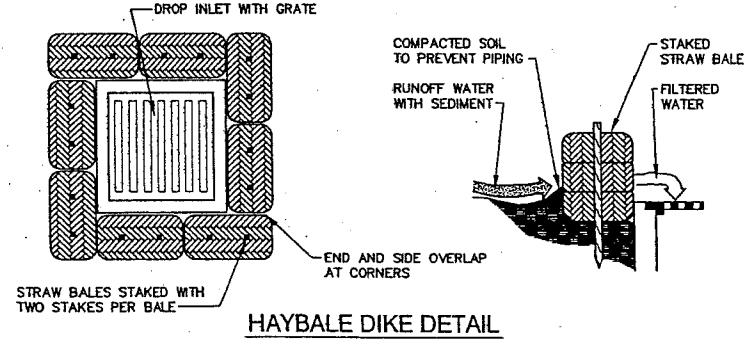


1. SAND BACKFILL AND RIGID INSULATION AS REQUIRED.

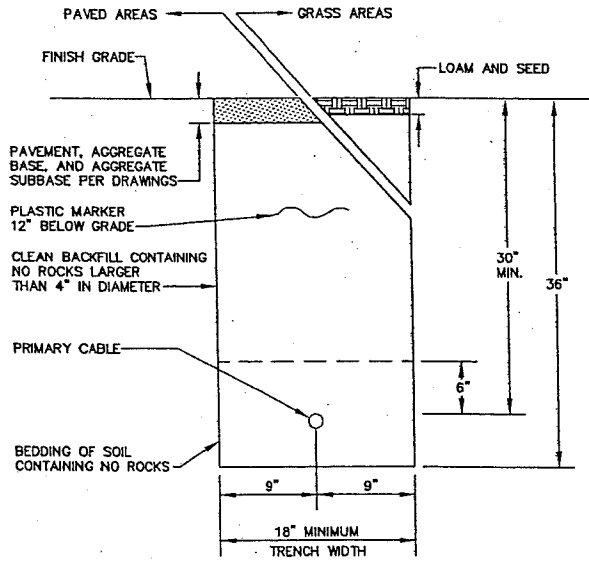
**TYPICAL TRENCH DETAIL**  
NOT TO SCALE



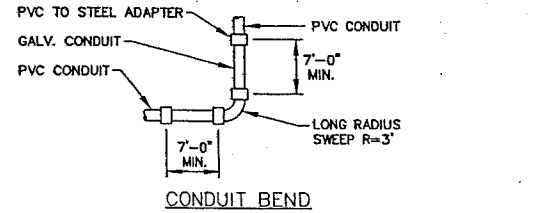
**PAVEMENT BUTT JOINT DETAIL**  
NOT TO SCALE



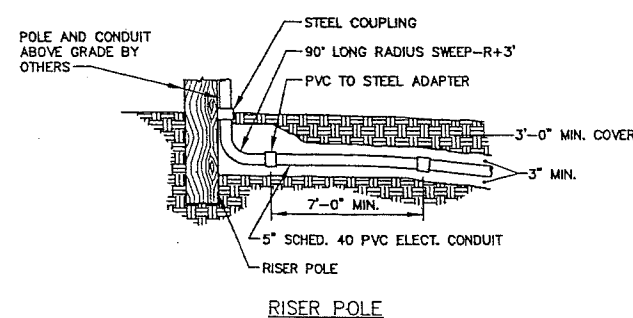
**HAYBALE DIKE DETAIL**  
NOT TO SCALE



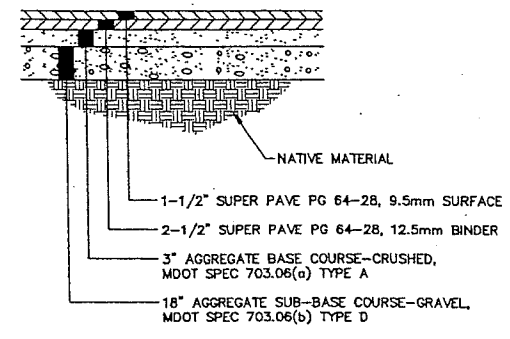
**UNDERGROUND UTILITY TRENCH DETAIL**  
NOT TO SCALE



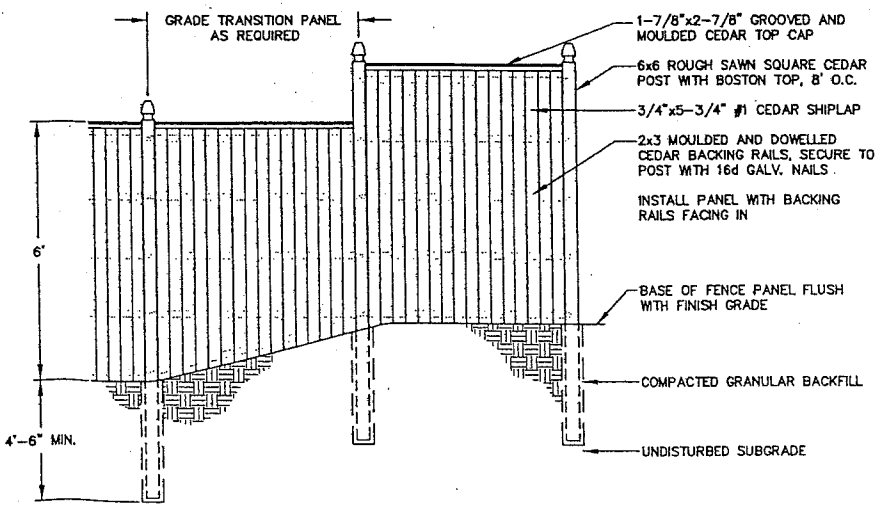
**CONDUIT BEND**



**CONDUIT BEND AND RISER POLE DETAIL**  
NOT TO SCALE



**TYPICAL PAVEMENT SECTION**  
NOT TO SCALE



**STOCKADE FENCE DETAIL**  
NOT TO SCALE

**EROSION CONTROL NOTES**

- APPLICATION OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES FOR THE PROJECT SHALL BE IN ACCORDANCE WITH PROCEDURES AND SPECIFICATIONS OF THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES," MARCH 1991 (BMP HANDBOOK).
- SILTATION FENCE SHALL BE INSTALLED BEFORE GRUBBING OR EARTH MOVING OPERATIONS.
- PERMANENT SEEDING SHALL BE APPLIED WITHIN 15 DAYS OF FINAL GRADING FROM APRIL 15 TO SEPTEMBER 1.
- PERMANENT SEEDING SHALL BE:
 

	LBS/1,000 S.F.	
BIRDSFOOT TREFOL	.18	22b
CROWNVEITCH	.34	
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- WINTER MULCH SHALL BE APPLIED BETWEEN OCTOBER 1 AND APRIL 1 AND SHALL BE HAY OR STRAW APPLIED AT 300 LBS/1,000 S.F.
- ALL EROSION CONTROL MEASURES, SEEDING AND MULCHING SHALL BE INSPECTED WEEKLY, AFTER RAINSTORMS AND DURING RUNOFF EVENTS. ALL MEASURES SHALL BE REPAIRED OR REPLACED WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DAMAGE.
- SEEDING AND MULCHED AREAS SHALL BE MAINTAINED UNTIL FINAL ACCEPTANCE OF THE WORK. SEED CATCH SHALL BE ACCEPTABLE WHEN 75 PERCENT CATCH IS ESTABLISHED. MAINTENANCE SHALL CONSIST OF PROVIDING PROTECTION AGAINST TRAFFIC AND REPAIRING ANY AREAS TO RE-ESTABLISHED THE CONDITION AND GRADE OF THE SOIL PRIOR TO SEEDING AND SHALL THEN BE REFERTILIZED, RESEEDING AND REMULCHED.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF GRADING OPERATIONS AND ESTABLISHMENT OF A 75 PERCENT CATCH OF GRASS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES DURING CONSTRUCTION.
- EROSION CONTROL INSPECTION SHALL BE PERFORMED BY: ENVIRONMENTAL ENGINEERING AND REMEDIATION, INC. 222 ST. JOHN STREET SUITE 314 (207) 828-1272
- EROSION CONTROL AND CONSTRUCTION SEQUENCE:
  - INSTALL ALL TEMPORARY EROSION CONTROL AS SHOWN ON THE PLAN SHEET IN ACCORDANCE WITH THE DETAILS AND BMP'S.
  - CONSTRUCT THE BUILDING.
  - CONSTRUCT THE PARKING LOT AND STORM DRAINAGE SYSTEM.
  - REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE IMPROVEMENTS ARE COMPLETE AND THERE IS 75% CATCH OF GRASS.
  - INSTALL PERMANENT EROSION CONTROL MEASURES.

REV.	BY	DATE	STATUS	CAD NO.
C	SJB	01-10-04	ISSUED FOR: CITY COMMENTS	818_c_C100
B	SJB	05-13-03	ISSUED FOR: CLIENT REVIEW	818_c_C100

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STEPHEN J. BRADSTREET  
#5740  
REGISTERED PROFESSIONAL ENGINEER

**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION

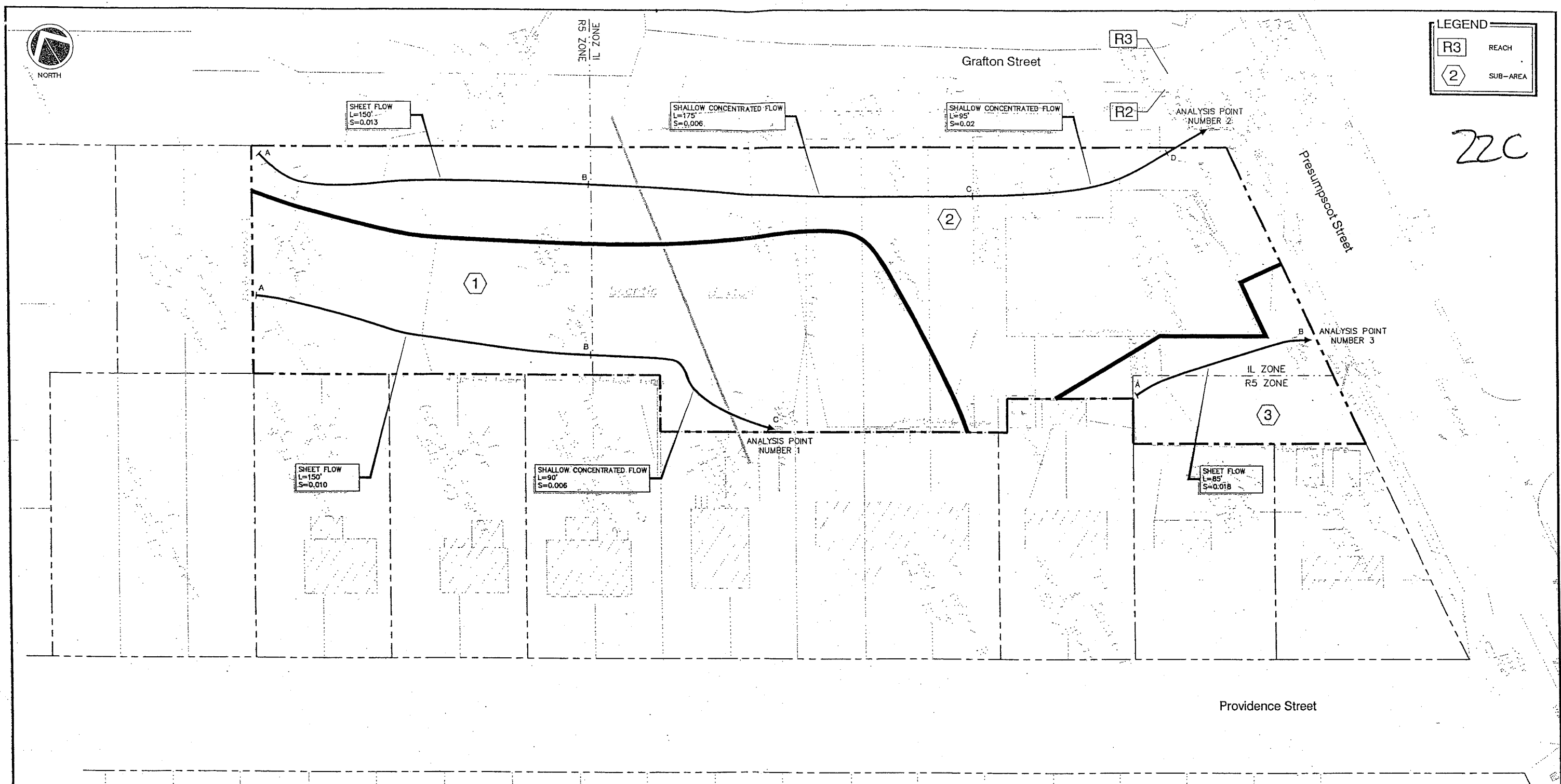
**CONSTRUCTION**  
DETAILS

DESIGN BY: SJB  
DRAWN BY: JAR  
CHECKED BY: SJB  
DATE: 03-24-03  
JOB NO: 818  
SCALE: 1" = 20'  
C-102  
SHEET 3 OF 3



R3	REACH
2	SUB-AREA

22C



SHEET FLOW  
L=150'  
S=0.013

SHALLOW CONCENTRATED FLOW  
L=175'  
S=0.006

SHALLOW CONCENTRATED FLOW  
L=95'  
S=0.02

SHEET FLOW  
L=150'  
S=0.010

SHALLOW CONCENTRATED FLOW  
L=90'  
S=0.006

SHEET FLOW  
L=85'  
S=0.018

Providence Street

C	SJB	01-18-04	ISSUED FOR: CITY COMMENTS	818_c_H100
B	SJB	05-13-03	ISSUED FOR: PLANNING STAFF REVIEW	818_a_H100
REV.	BY	DATE	STATUS	CAD NO.

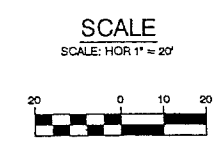
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STATE OF MAINE  
STEPHEN  
BRADSTREET  
#5740  
REGISTERED  
PROFESSIONAL ENGINEER

MARK GOLDSTEIN  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION

PRE-DEVELOPMENT  
DRAINAGE PLAN

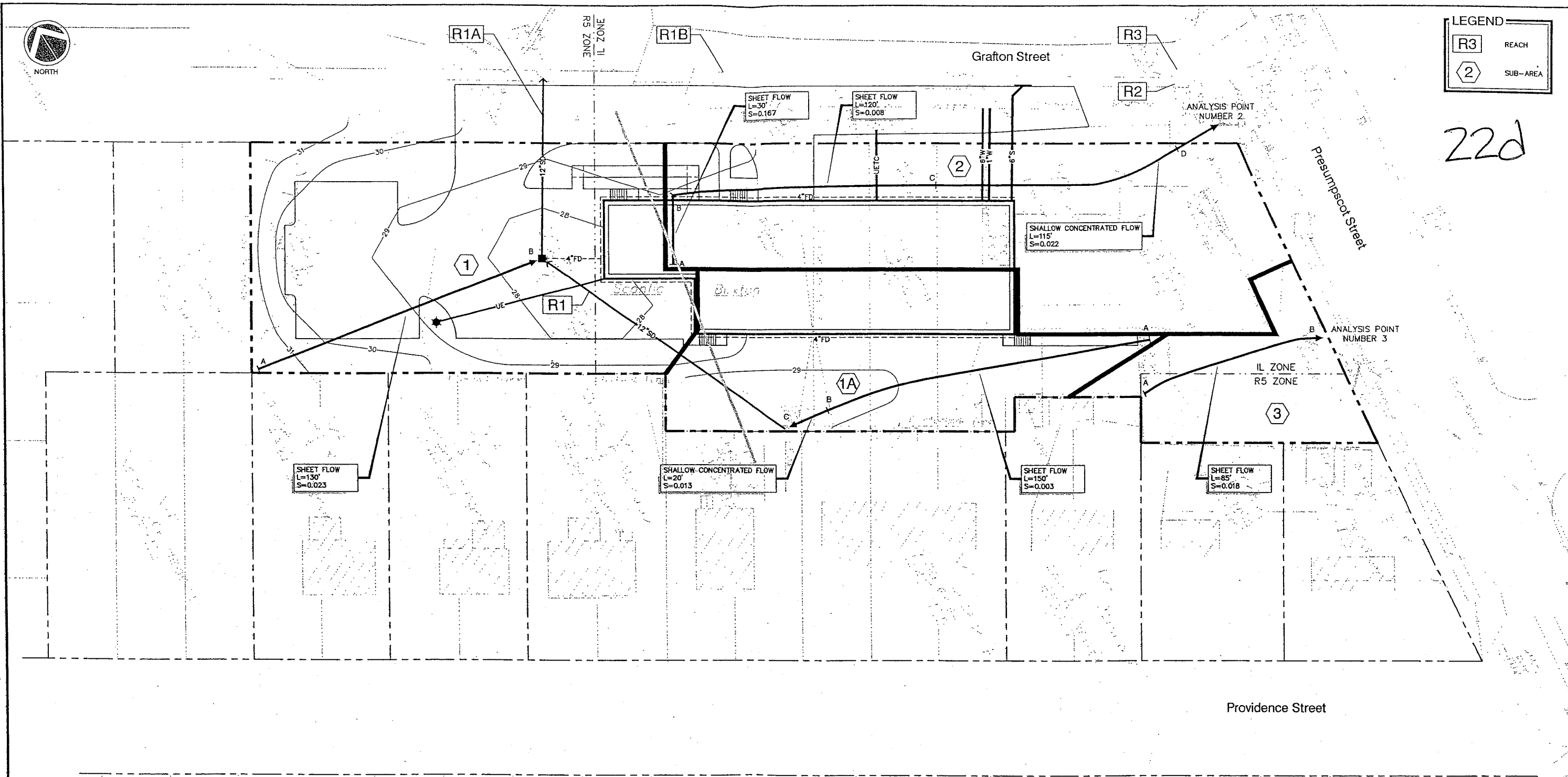
<b>EER</b> Environmental Engineering & Remediation, Inc. 222 St. John Street, Suite 214 Portland, Maine 04102	DESIGN BY: SJB DRAWN BY: JAR CHECKED BY: SJB DATE: 05-13-03 JOB NO: 818 SCALE: 1" = 20' H-100 SHEET 1 OF 2
--	---





R3	REACH
②	SUB-AREA

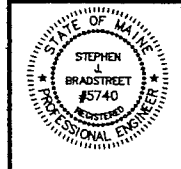
22d



Providence Street

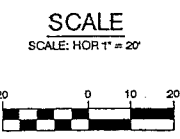
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B	SJB	05-13-03	ISSUED FOR: PLANNING STAFF REVIEW	B18_a_H101
REV.	BY	DATE	STATUS	CAD NO.

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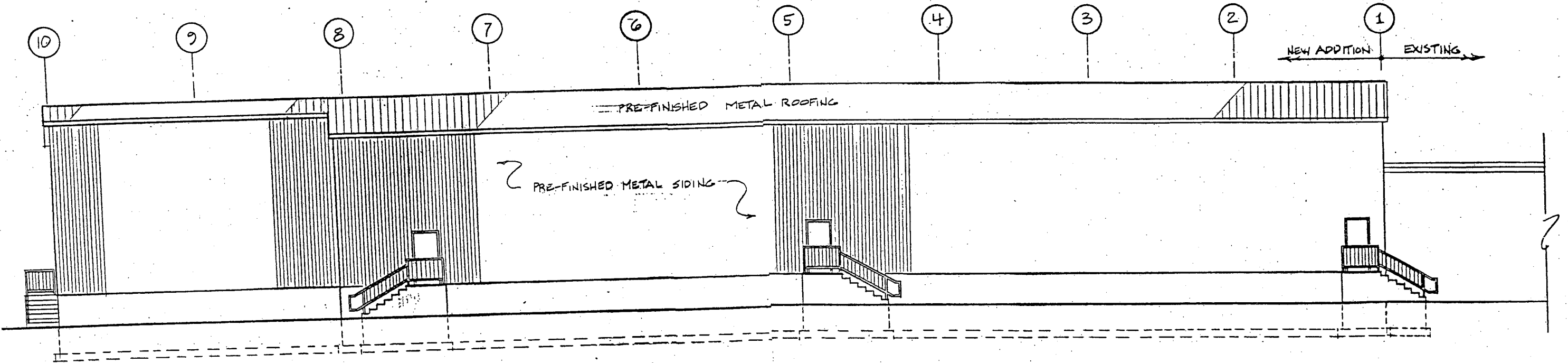


**MARK GOLDSTEIN**  
**COASTAL EQUIPMENT CORPORATION**  
**WAREHOUSE ADDITION**

**POST-DEVELOPMENT DRAINAGE PLAN**



<b>EER</b> Environmental Engineering & Rehabilitation, Inc. 222 St. John Street, Suite 314 Portland, Maine 04102	DESIGN BY: SJB DRAWN BY: JAR CHECKED BY: SJB DATE: 05-13-03 JOB NO: B18 SCALE: 1" = 20' H-101 SHEET 2 OF 2
---	---

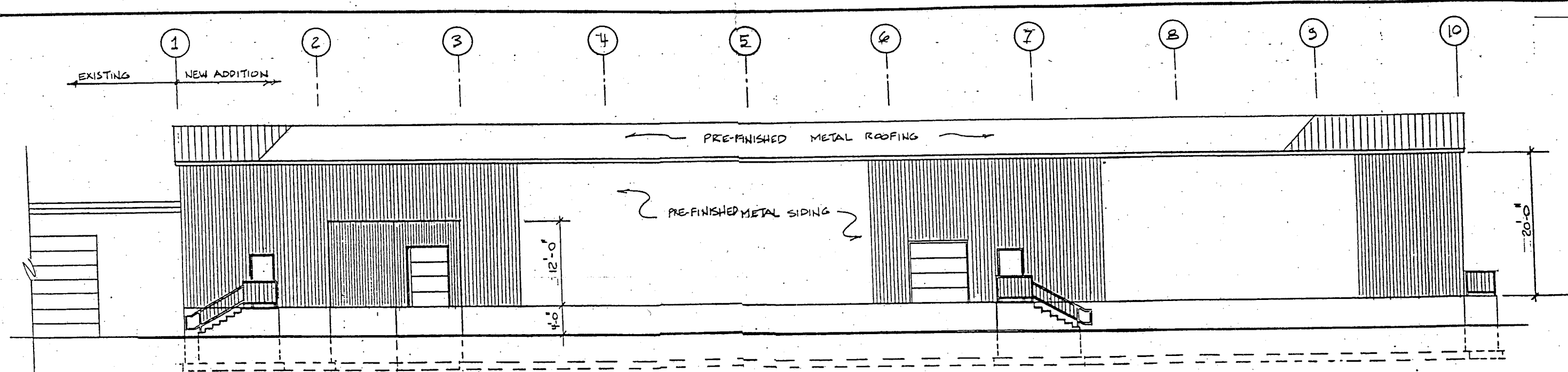


LEFT SIDE ELEVATION  
1/8" = 1'-0"

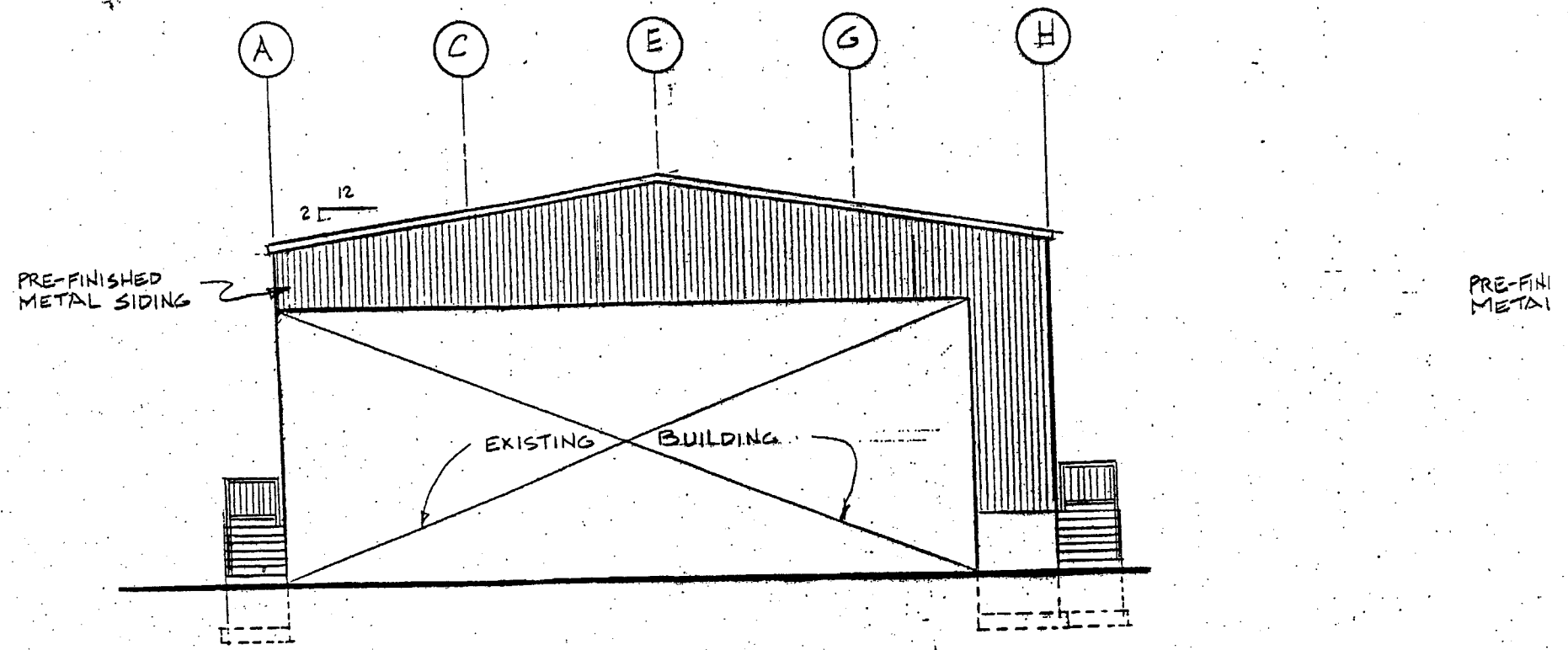


23a

EXHIBIT H-2



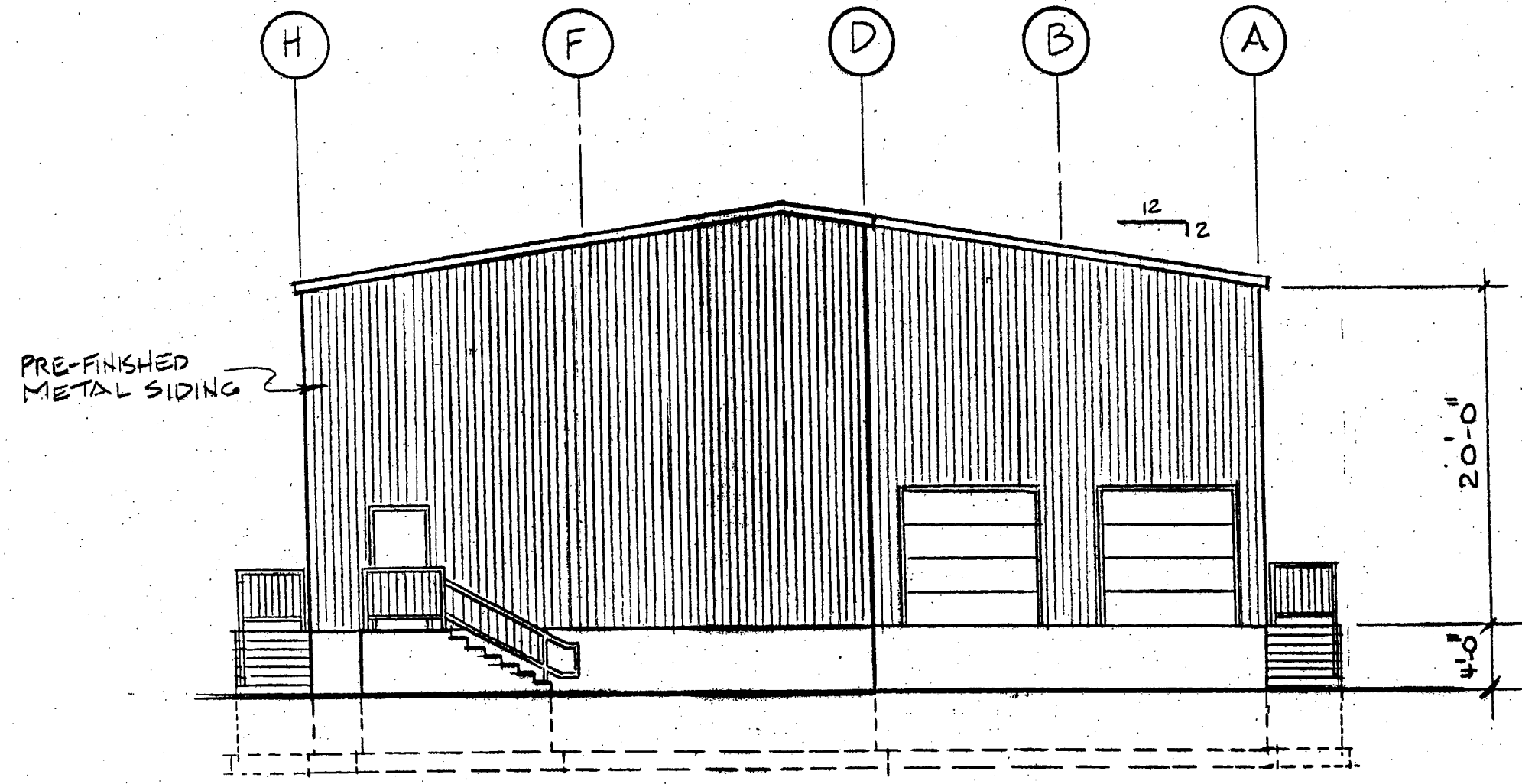
RIGHT SIDE ELEVATION  
1/8" = 1'-0"



ELEVATION AT EXISTING BUILDING  
1/8" = 1'-0"

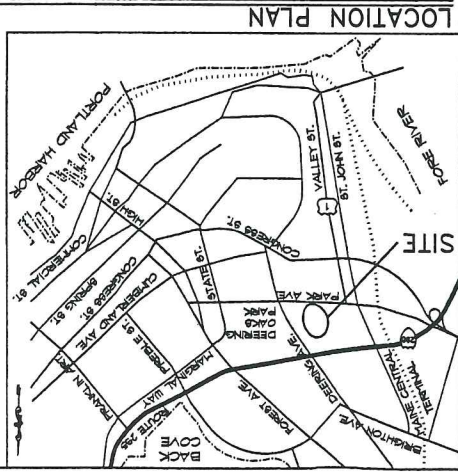
071117

23C

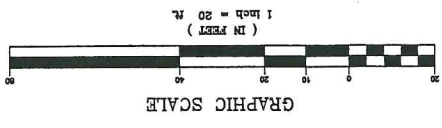
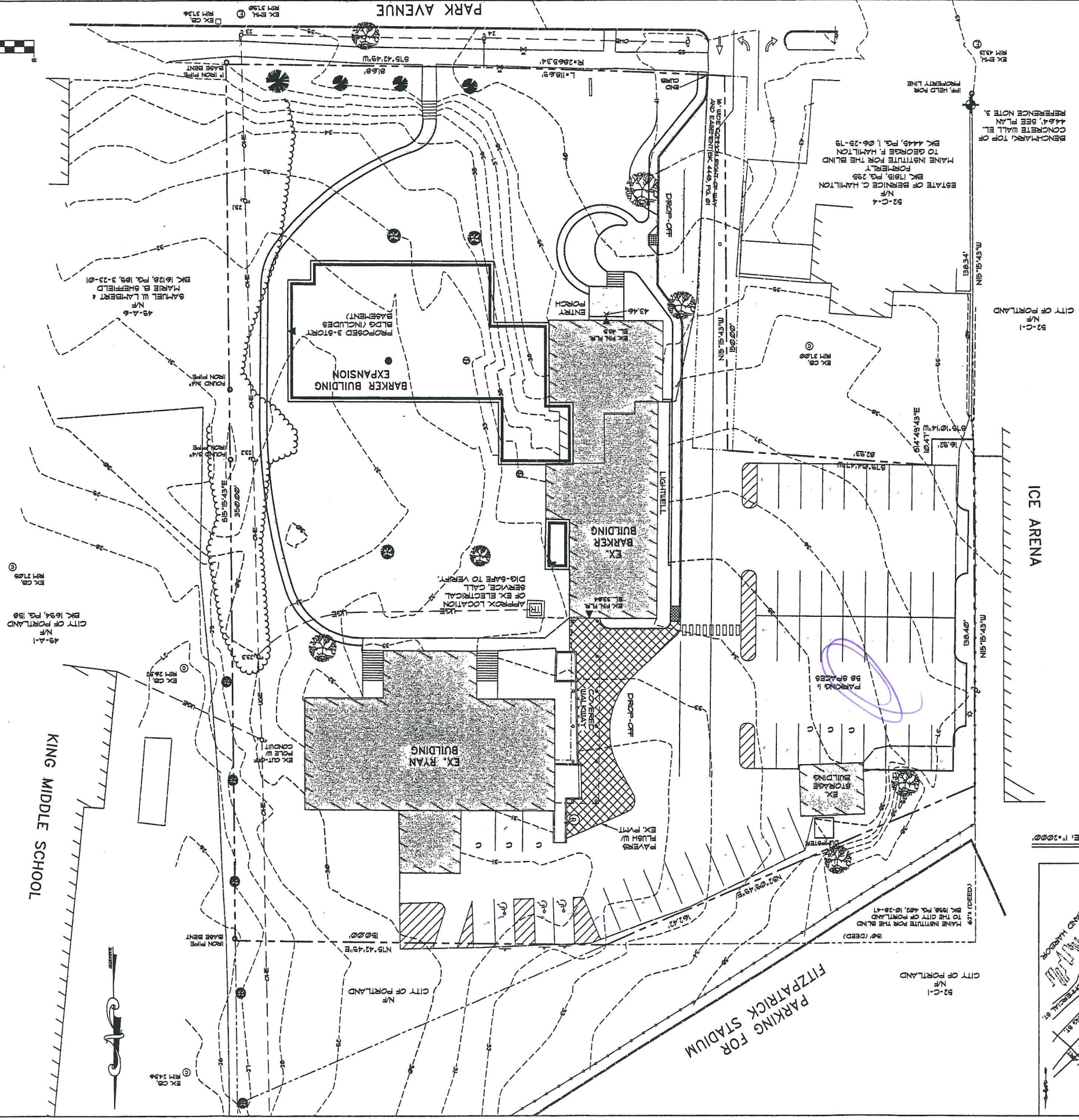


REAR ELEVATION

17'-0" x 1'-0"



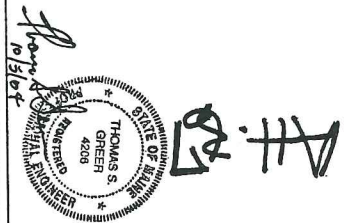
SCALE: 1"=100'



CONTRACT ZONE

PARKING SPACE COUNT

31 RESIDENTIAL UNITS	62	31
PER 400 S.F. @ 1 S.F.C@	42	41
TOTAL	104	72



SHEET: 01

DRAWING: CONTRACT ZONE LAYOUT

SCALE: AS SHOWN

DATE: AUGUST 3, 2004

REVISIONS: 02/02/04, REV'D ABLUTER

PROJECT: IRIS NETWORK RENOVATION & ADDITIONS  
PORTLAND, ME 04101

OWNER: IRIS NETWORK  
PORTLAND, ME 04101

ARCHITECT: SEMPLE & DRANE ARCHITECTS  
408 CONGRESS STREET  
PORTLAND, MAINE  
(207) 761-4231  
asemple@maine.sea.com

SEAL:

**GENERAL NOTES**

1. CALL DIG-SAFE (1-888-344-7233) PRIOR TO BEGINNING WORK. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES PAVING, WALKS, CURBS, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO OWNER.
2. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BEGINS.
3. DO NOT SCALE FROM DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ANY ADDITIONAL WORK PROCEEDS.
4. PROVIDE SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
5. CONTRACTOR SHALL FURNISH AND PLACE 12 INCHES OF LOAM IN ALL SHRUB BEDS, 30 INCHES IN ALL TREE FITS, AND 6 INCHES UNDER ALL TURF AREAS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
6. ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING, PLANT BED AND TREE FIT PREPARATION, PLANNING STAKING OR GUTTING WOUNDING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM THE OWNER.
9. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS, WHERE REQUIRED. THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (CONCRETE OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIAL, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DROP LINE OF TREES OR TWENTY FEET, WHICHEVER IS GREATER.
11. NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATIONS THAT INCLUDE FERTILIZING AND MULCHING AS REQUIRED.
12. ALL SHRUB BEDS AND TREE FITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH.
13. ANY DEVIATION FROM THE LANDSCAPE PLAN INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY, OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
14. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERSONAL BED AREAS SHALL CONSIST OF 2 PARTS TOPSOIL, TWO PARTS STERILE PEAT MOSS AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DIGESTED HAYLITE OR COMPOST. ROOTBALL BEDS TO A DEPTH OF 8 INCHES.
15. MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING, WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE. REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AN ADDITIONAL YEAR FROM THE DATE OF INSTALLATION.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE NECESSARY INSPECTIONS OF EROSION MEASURES AND PREPARE AFTER STORM EVENTS AND REPAIR AS NECESSARY.
17. THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREE CUTTING MATERIAL ONCE PLANT MATERIAL HAS BEEN STABILIZED AND ACCEPTED BY THE OWNER. AT THE END OF EACH WORKING DAY, ALL TEMPORARY EROSION CONTROL MEASURES (SILT FENCE, MULCH MATS, ETC.) SHALL BE REMOVED ONCE STABILIZATION OF DISTURBED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO (2) MOWING FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM OF A LAYER OF 2.5" CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.
19. DAMAGE TO EXISTING SITE IMPROVEMENT DURING INSTALLATION OF LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

**NOTES**

DIG HOLE AT LEAST 2 TIMES THE WIDTH OF ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED WITH TOP AT GROUND LEVEL OR SLIGHTLY HIGHER. CORRECT HOLE DEPTH AS NEEDED.

FOR DECIDUOUS AND NEEDED EVERGREEN TREES AND SHRUBS  
 1 FULL WHEELBARROW EXISTING SOIL, 2 SHOVELS PEAT, 1 SHOVEL WELL ROTTED HAYLITE, OR OTHER COMPOSTED ORGANIC MATERIAL FOR BROAD-LEAVED EVERGREENS AND RELATED EPICACAE PLANTS.  
 1 FULL WHEELBARROW EXISTING SOIL, 3-4 SHOVELS PEAT, 1 SHOVEL WELL ROTTED HAYLITE, OR OTHER COMPOSTED ORGANIC MATERIAL OF LOW PH (RECOMMENDATIONS ARE FOR ACCEPTABLE PLANTING AREAS).

CONTAINER GROWN STOCK:  
 REMOVE CONTAINER PROTECTING ROOT BALL GENTLY COMB OUT ROOTS, PRUNE DAMAGED ROOTS.

BACKFILL 2/3 OF HOLE WITH AMENDED SOIL THEN FILL HOLE WITH WATER. LET DRAIN. REPEAT WATER AND DRAIN. BACK FILL TO FINISH GRADE. TAMM GENTLY, AND CREATE EARTH SAUCER. WATER THOROUGHLY ONCE AGAIN TO REMOVE REMAINING AIR POCKETS.

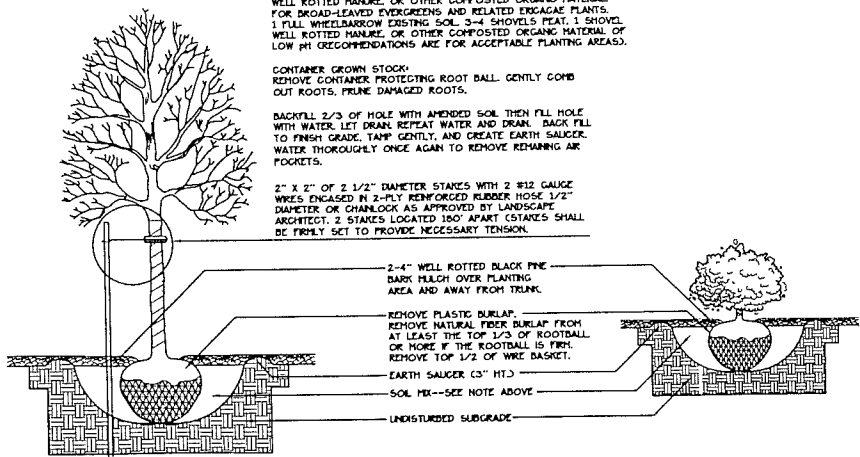
2" x 2" OF 2 1/2" DIAMETER STAKES WITH 2 #12 GAUGE WIRES ENCASED IN 2-PLY REINFORCED RUBBER HOSE 1/2" DIAMETER OR CHAINLOCK AS APPROVED BY LANDSCAPE ARCHITECT. 2 STAKES LOCATED 180° APART. STAKES SHALL BE FIRMLY SET TO PROVIDE NECESSARY TENSION.

2-4" WELL ROTTED BLACK PINE DARK MULCH OVER PLANTING AREA AND AWAY FROM TRUNK.

REMOVE PLASTIC BURLAP. REMOVE NATURAL FIBER BURLAP FROM AT LEAST THE TOP 1/2 OF ROOTBALL OR MORE IF THE ROOTBALL IS FROM. REMOVE TOP 1/2 OF WIRE BASKET.

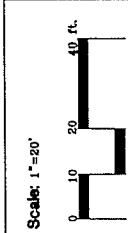
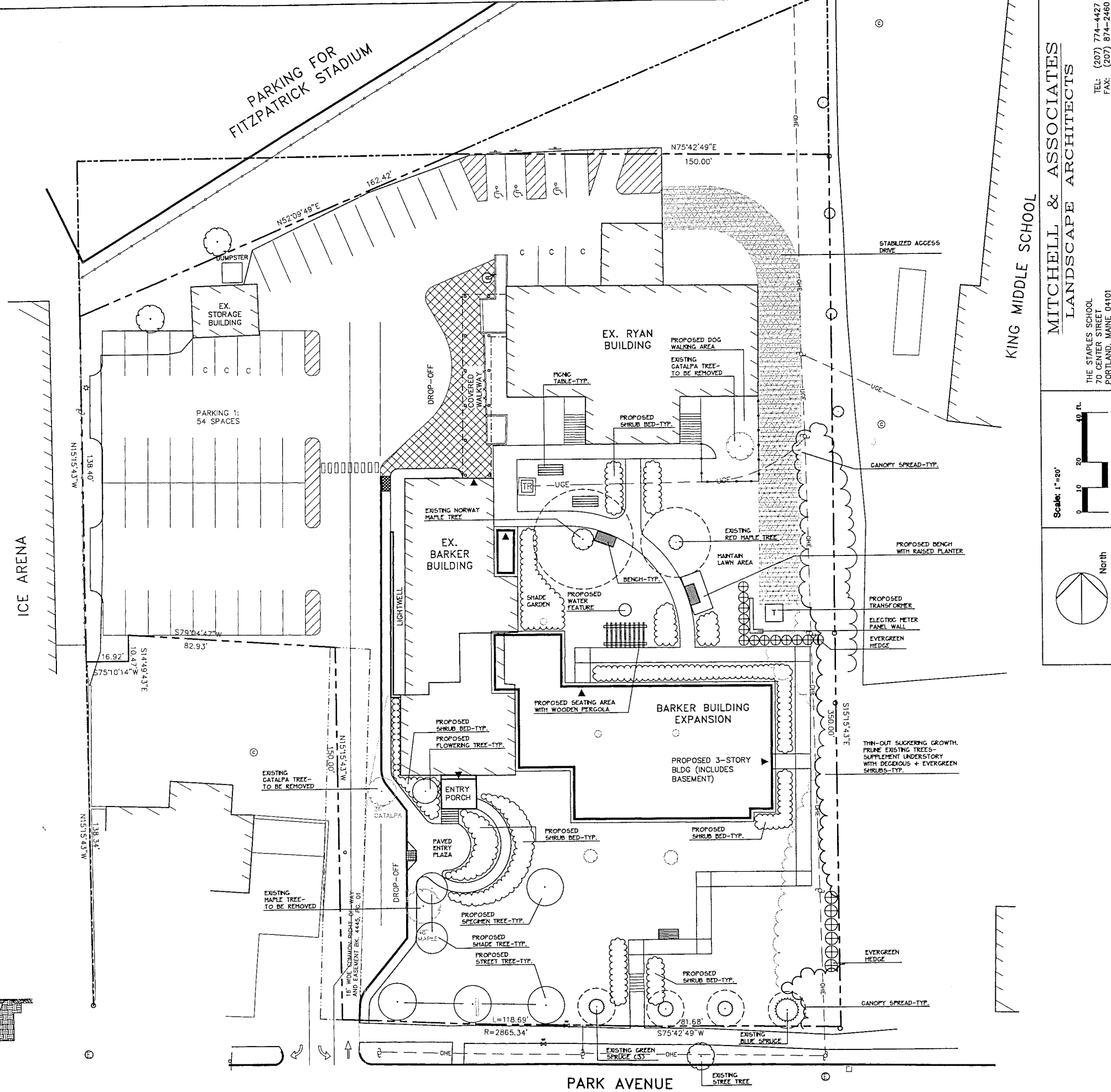
EARTH SAUCER (3" HT.)  
 SOIL MIX--SEE NOTE ABOVE

UNDISTURBED SUBGRADE



**TREE INSTALLATION**

NOT TO SCALE



**MITCHELL & ASSOCIATES**  
 LANDSCAPE ARCHITECTS  
 THE STAPLES SCHOOL  
 70 CENTER STREET  
 PORTLAND, MAINE 04101

ARCHITECT:  
**SEMPLE & DRANE ARCHITECTS**  
 496 CONGRESS STREET  
 PORTLAND, MAINE 04101  
 TEL: (207) 774-4427  
 FAX: (207) 874-2460

OWNER:  
**IRIS NETWORK**  
 PORTLAND, ME 04101

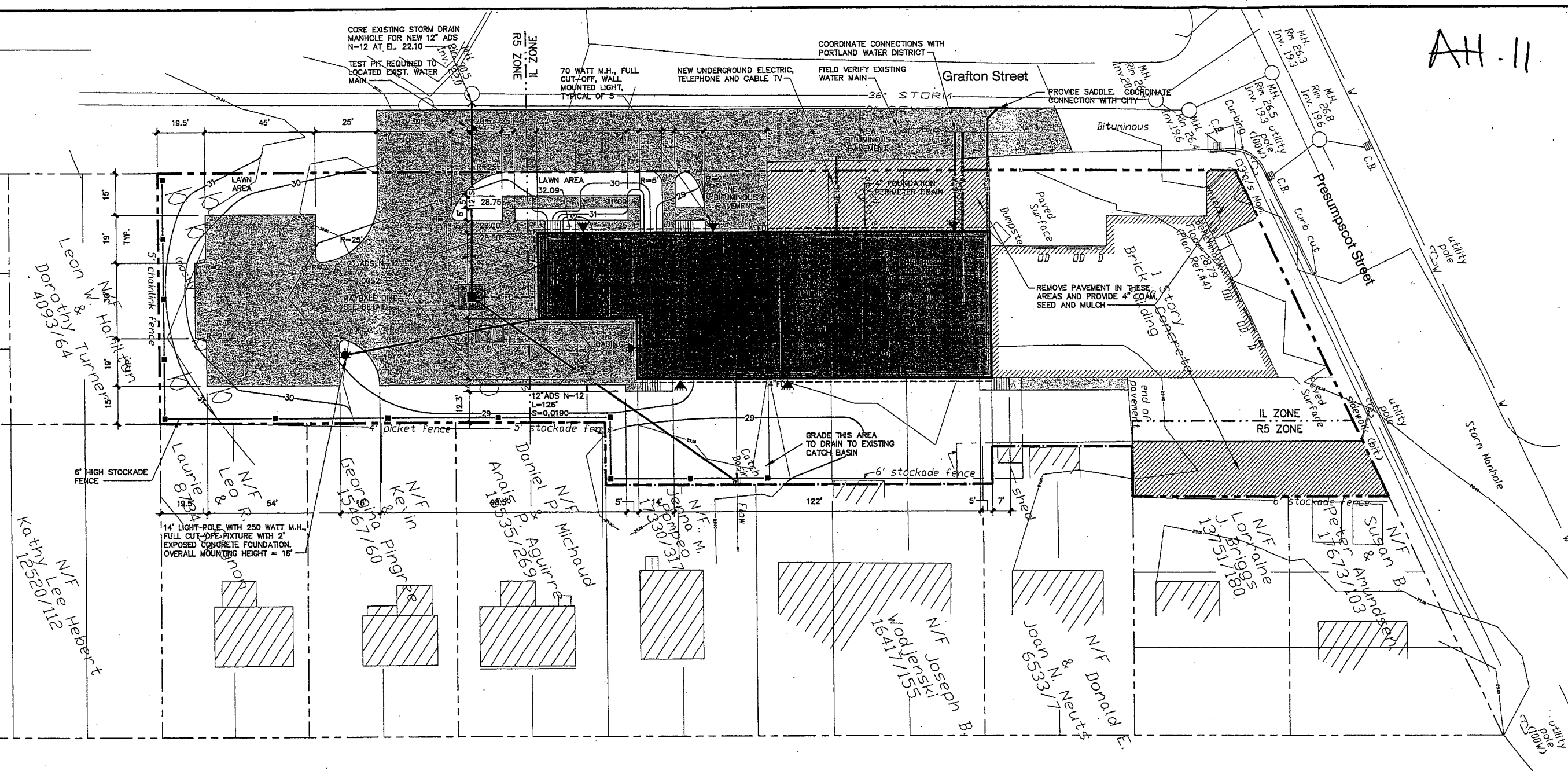
PROJECT:  
**IRIS NETWORK RENOVATION & ADDITIONS**  
 PORTLAND, ME 04101

DRAWING:  
**SCHEMATIC PLANTING PLAN**  
 SCALE: AS SHOWN  
 DATE: AUGUST 3, 2004

SHEET:  
**01**



AA-11



**DEVELOPMENT SUMMARY**

	EXISTING	PROPOSED
BUILDING	6,209 S.F.±	15,760 S.F.±
PAVEMENT	7,228 S.F.±	16,385 S.F.±
PERVIOUS	38,024 S.F.±	19,316 S.F.±
TOTAL PARCEL AREA	51,461 S.F.±	51,461 S.F.±

- GENERAL NOTES**
- 25' BUILDING SETBACK FROM FRONT SIDE AND REAR PROPERTY LINES, EXCEPT WHERE PROPERTY ABUTS A RESIDENTIAL DISTRICT WHERE A 40' SETBACK IS REQUIRED.  
PROPOSED: 25' FRONT YARD; 40' REAR YARD; 15' SIDE YARD.
  - 15' PAVEMENT SETBACK FROM ALL PROPERTY LINES.  
PROPOSED: 15' FRONT, REAR AND SIDE YARD.
  - PARKING (WAREHOUSE OVER 3,000 S.F.) = 1 SPACE/1,000 S.F.  
PROPOSED WAREHOUSE = 9,400 S.F. (MAINTAIN EXISTING PARKING FOR EXISTING BUILDING) REQUIRED: 10 SPACES, PROPOSED 12 SPACES.
  - IN NON-PAVED AREAS ADJACENT TO THE BUILDING, ROOF DRAIN SPLASH PADS OR DRIP EDGE PADS SHALL BE INSTALLED TO DIRECT RUN-OFF AWAY FROM THE BUILDING.
  - THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES TO VERIFY THAT CONNECTIONS TO 8" SANITARY AND 36" STORM WATER WILL BE PROVIDED WITH ADEQUATE GROUND COVER.
  - A GEOTECHNICAL REPORT HAS BEEN PROVIDED TO THE CITY'S DEVELOPMENT REVIEW COORDINATOR. THE SITE IS SITTING ON SOFT SATURATED CLAY THAT MAY BE SUBJECT TO SETTLEMENT OR FROST ACTION. THE CONTRACTOR SHALL BE AWARE OF SUBSURFACE SOIL CONDITIONS PRIOR TO CONSTRUCTION.
  - THE LOADING DOCK DIMENSIONS HAVE BEEN PROVIDED TO THE ZONING ADMINISTRATOR FOR REVIEW AND APPROVAL.
  - THE LIGHTS SHALL BE TURNED OFF AT 9:00 P.M. THE APPLICANT MAY SUBMIT A SECURITY LIGHTING PLAN TO PLANNING STAFF, SHOULD VANDALISM OR OTHER SECURITY ISSUES ARISE THAT NEED TO BE ADDRESSED.
  - THE APPLICANT SHALL COORDINATE WITH CENTRAL MAINE POWER TO RELOCATE THE UTILITY POLE WITHIN THE PROPOSED PAVING AREA ON GRAFTON STREET.
  - SERVICE TRUCKS OR DELIVERIES SHALL BE PROHIBITED FROM 8:00 P.M. TO 7:00 A.M. AND TRUCKS SHALL NOT BE ALLOWED TO IDLE.
  - PLANNING STAFF SHALL SECURE FINAL APPROVAL OF THE LANDSCAPING PLAN FROM THE CITY ARBORIST.



D	SJB	08-03-04	ISSUED FOR: 08/22/04 PLANNING BOARD CONDITIONS OF APPROVAL	818_c_C100
C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818_c_C100
REV.	BY	DATE	STATUS	CAD NO.

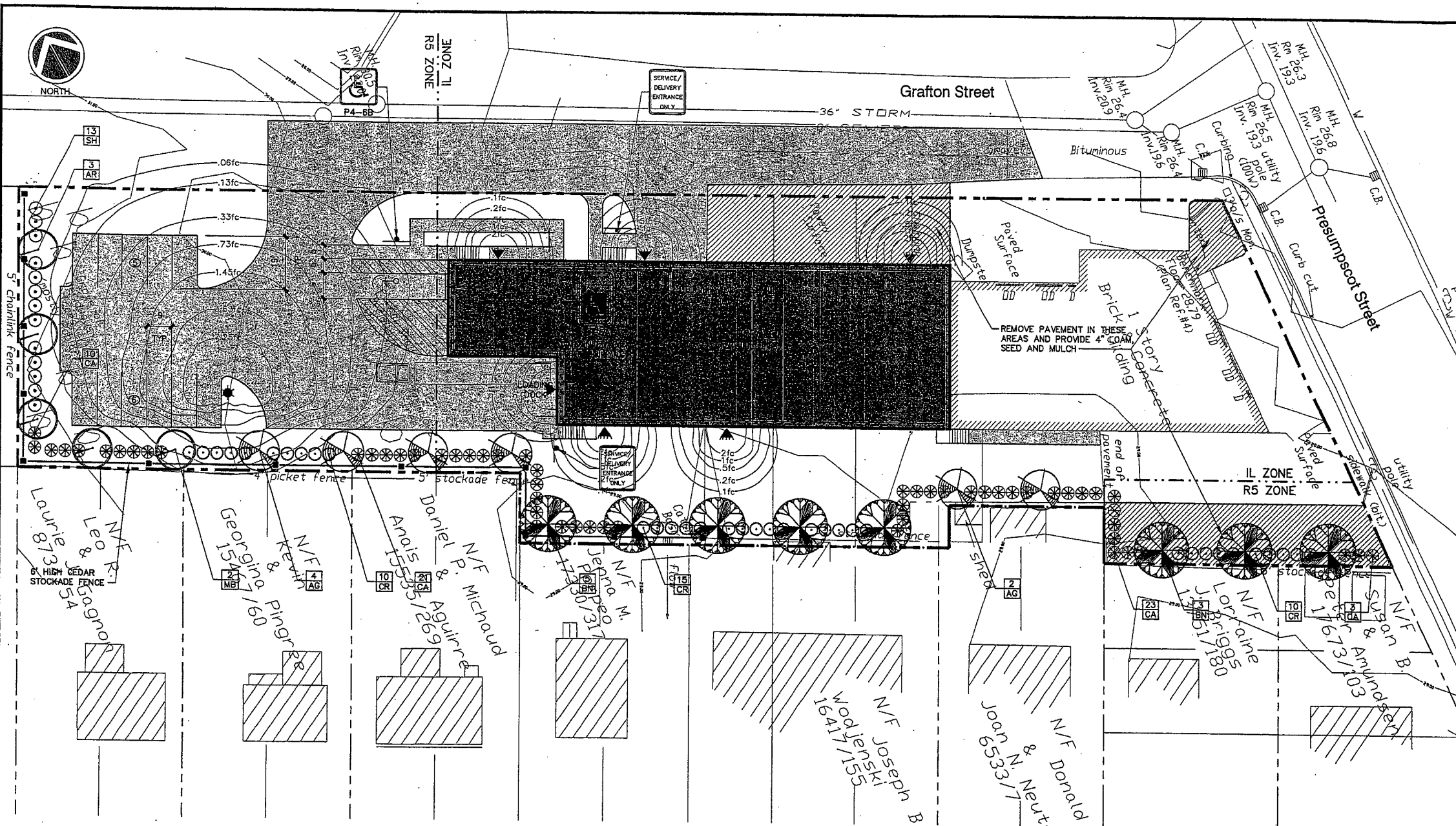
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**MARK GOLDSTEIN**  
**COASTAL EQUIPMENT CORPORATION**  
**WAREHOUSE ADDITION**

**SITE LAYOUT, UTILITY, GRADING**  
**AND EROSION CONTROL PLAN**

DESIGN BY: SJB  
 DRAWN BY: JAR  
 CHECKED BY: SJB  
 DATE: 03-24-03  
 JOB NO: 818  
 SCALE: 1" = 20'  
**C-100**  
 SHEET 1 OF 3

**EER** Environmental Engineering & Remediation, Inc.  
 2222 St. John Street, Suite 714 Portland, Maine 04102

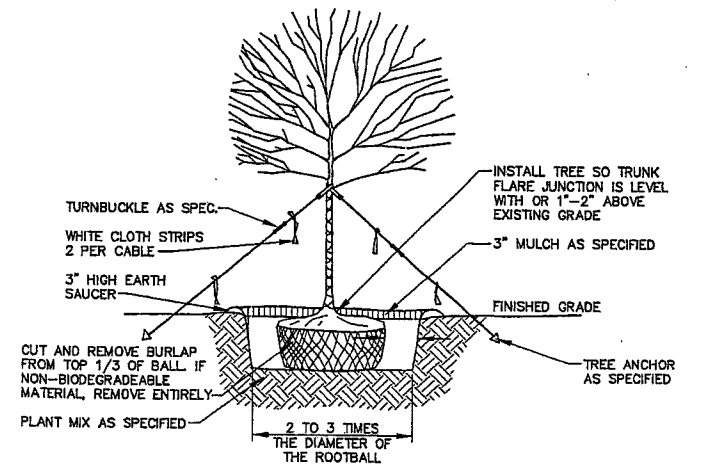


**LANDSCAPING NOTES**

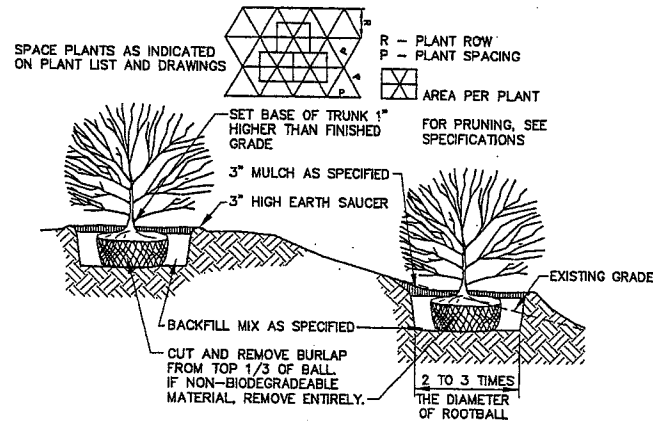
1. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES, WALKS, PAVING, CURBING, ETC. DAMAGED IN THE PERFORMANCE OF THIS JOB AT NO COST TO THE OWNER.
3. PLANTING OF TREES AND SHRUBS SHALL OCCUR NOT UNTIL ALL GRADING AND PAVING IS COMPLETED.
4. ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH FOR THE SPECIES AND SHALL BE SOUND, HEALTHY AND FREE OF DISEASE AND INSECTS. THEY SHALL CONFORM TO THE MEASUREMENTS ON THE PLANT LIST AND SHALL CONFORM TO ANSI Z60.1-NURSERY STOCK, LATEST REVISION. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT WRITTEN CONFIRMATION OF ALL PLANT SPECIES, CULTIVARS, VARIETIES, SIZES AND QUANTITIES THAT THEY PROPOSED TO INSTALL WITH THE NAME, PHONE NUMBER AND LOCATION OF ALL NURSERIES WHERE PLANT MATERIAL HAS BEEN GROWN.
5. ALL PLANTS SHALL HAVE ALL NONBIODEGRADABLE MATERIALS (STRING, WIRE, POTS, ETC.) REMOVED AT THE TIME OF PLANTING. CIRCLING ROOTS OR ROOTS THAT LATER WOULD GIRBLE THE PLANT SHALL BE STRAIGHTENED, CUT OR THE ROOT BALL SHALL BE CUT UTILIZING THE "BUTTERFLY METHOD". TOP 1/3 OF WIRE BASKETS AND BURLAP ON TREES SHALL BE CUT AND REMOVED.
6. BACKFILL MIX SHALL BE COMPOSED OF A 80/20 LOAM/PEAT MOSS MIX. PLANTING PITS SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER AND TO THE SAME DEPTH OF THE PLANT ROOT BALL. BACKFILL 1/2 OF THE PIT AT A TIME AND COMPACT. SEE NOTE 6 AND INSTALL SLOW RELEASE FERTILIZER AFTER FIRST BACKFILL LIFT. SETTING THE TREE/SHRUB: EACH TREE/SHRUB SHALL BE PLANTED SUCH THAT THE TRUNK FLARE JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE. TREE/SHRUBS WHERE THE PLANTING DEPTH IS INCORRECT SHALL BE REJECTED.
7. ALL PLANTINGS SHALL HAVE SLOW RELEASE FERTILIZER TABLETS INSTALLED. TABLETS SHALL BE "AGRIFORM" 21 GRAM 20-10-5 PLANTING TABLETS OR AN APPROVED EQUAL. APPLICATION RATE: PERENNIALS-1 TABLET/PLANT, WOODY SHRUBS TO 3'-0"-2' TABLETS/PLANT, SHRUBS AND TREES 3'-0" TO 6'-0"-3 TABLETS/PLANT AND TREES 6'-0" AND ABOVE-4 TABLETS/PLANT. AFTER PLANTS ARE INSTALLED, LIQUID FEED ALL PLANTS WITH "ROOTS" OR AN APPROVED EQUAL. MIX ACCORDING TO MANUFACTURER'S INSTRUCTIONS. APPLICATION RATE: PERENNIALS-2 QT'S/PLANT, WOODY SHRUBS TO 4'-0"-1.5 GAL./PLANT, TREES AND SHRUBS 4'-0" TO 10'-0"-3 GAL./PLANT AND TREES 10' AND ABOVE-4 GAL./PLANT. THE LANDSCAPE CONTRACTOR SHALL SUBMIT SAMPLES OF THE SLOW RELEASE FERTILIZER AND COPIES OF THE LABEL OF THE LIQUID FERTILIZER PRIOR TO PLANT INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL NOT INSTALL ANY PLANT MATERIAL UNLESS APPROPRIATE WATERING EQUIPMENT IS ON SITE. ALL PLANTS SHALL BE ADEQUATELY WATERED THE DAY OF INSTALLATION OR THESE PLANTS WILL BE REJECTED AND REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
8. TREES SHALL BE STAKED. TWO STAKES ARE REQUIRED FOR ALL TREES LESS THAN 2.5" IN CALIPER. ALL TREES LARGER THAN 2.5" SHALL HAVE THREE STAKES. ALL TREE STAKES SHALL BE REMOVED BY THE CONTRACTOR AFTER ONE YEAR.
9. MULCH TO BE INSTALLED TO A DEPTH OF 3" AFTER NORMAL SETTLING. MULCH SHALL BE MEDIUM SHREDED HEMLOCK BARK, DARK BROWN IN COLOR. DO NOT PLACE MULCH IN CONTACT WITH THE TREE OR SHRUB TRUNK. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A .25 CUBIC FOOT SAMPLE PRIOR TO INSTALLATION.
10. ALL PLANTS SHALL HAVE THEIR LOCATIONS STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE.
11. PLANT SPECIES SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS FIRST APPROVED BY THE LANDSCAPE ARCHITECT. ANY SUBSTITUTED PLANTS INSTALLED WITHOUT PRIOR APPROVAL WILL BE REJECTED.
12. ALL PLANTS SHALL BE GUARANTEED FOR ONE GROWING SEASON (1 YEAR FROM THE DATE OF ACCEPTANCE). ANY PLANTS THAT DIE DURING THE GUARANTEE SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
13. ALL AREAS NOT IDENTIFIED WITH OTHER SURFACE TREATMENTS SHALL BE LAWN. 6" OF LOAM SHALL BE INSTALLED UNDER ALL LAWN AREAS PRIOR TO SEEDING. THE LAWN AREA SHALL BE SEED WITH LOFTS "TRI-PLEX GENERAL" OR APPROVED EQUAL AND STRAW MULCHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE. MAINTENANCE SHALL COMMENCE AT THE TIME OF PLANTING AND LAST UNTIL A GOOD FULL CATCH OF GRASS IS ESTABLISHED.
14. THE CONTRACTOR SHALL SUPPLY THE QUANTITIES OF PLANTS SUFFICIENT TO COMPLETE THE WORK SHOWN ON ALL DRAWINGS. IF QUANTITIES OF PLANTS LISTED IN THE PLANT SPECIES LIST DO NOT CORRELATE WITH THE PLANTINGS INDICATED ON THE DRAWINGS, THE QUANTITIES ON THE DRAWINGS SHALL GOVERN. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWINGS SHALL NOT ENTITLE THE LANDSCAPE CONTRACTOR TO ADDITIONAL REMUNERATION.
15. ALLOW DECIDUOUS SHRUBS TO GROW TOGETHER TO FORM A NATURAL LOOKING PLANT MASS.

**PLANT SPECIES LIST**

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AR	3	ACER RUBRUM "AUTUMN FLAME"	AUTUMN FLAME MAPLE	2.5-3" CAL 30' O.C., B&B	
AG	6	AMELANCHIER X GRANDIFLORA "ROBIN HILL"	ROBIN HILL SERVICE BERRY	2.5-3" CAL 30' O.C., B&B	
BN	8	BETULA NIGRA "HERITAGE"	HERITAGE RIVER BIRCH	2.5-3" CAL 30' O.C., B&B	
CR	35	CLETHRA ALNIFOLIA "RUBY SPICE"	RUBY SPICE SUMMERSWEET	2.5-3'	5' O.C.
CA	57	CORNUS ALBA "IVORY HALO"	IVORY HALO RED TWIG DOGWOOD	2.5-3'	5' O.C.
MB	2	MALUS BACCATA "WALTER'S"	WALTER'S COLUMNAR SIBERIAN CRAB	2.5-3" CAL 30' O.C., B&B	
SH	13	SYRINGA X HYACINTHIFLORA 'POCAHONTAS'	POCAHONTAS LILAC	2.5-3'	5' O.C.



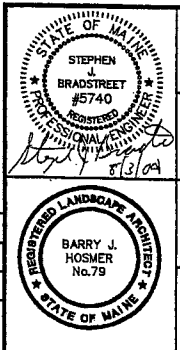
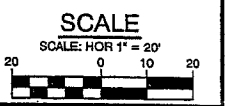
**TYPICAL TREE PLANTING DETAIL**  
NOT TO SCALE  
4" CALIPER AND GREATER



**TYPICAL SHRUB PLANTING DETAIL**  
NOT TO SCALE

- NOTES:**
1. ON TREES LESS THAN 4" CA. USE WOOD STAKES.
  2. ON TREES 3" CA. OR GREATER USE GUYING CABLES (3) EVENLY SPACED.
  3. FOR PRUNING, SEE SPECIFICATIONS.
  4. NEVER CUT OUT CENTRAL LEADER, PRUNE OUT BROKEN, DEAD, OR CONFLICTING BRANCHES
  5. SEE SPECS. FOR ADDITIONAL REQUIREMENTS
  6. WATER AT TIME OF PLANTING-SEE NOTES AND SPECS.

- NOTES:**
1. SEE SPECS. FOR ADDITIONAL REQUIREMENTS
  2. INSTALL SHRUB SO TRUNK ROOT JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE.



**MARK GOLDSTEIN**  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION

**LANDSCAPING, STRIPING  
AND SIGNAGE PLAN**

REV.	BY	DATE	STATUS	CAD NO.
D	SJB	08-03-04	ISSUED FOR: 06/22/04 PLANNING BOARD CONDITIONS OF APPROVAL	818_c_C100
C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818_c_C100

**EER** Environmental Engineering & Remediation, Inc.  
222 St. John Street, Suite 314 Portland, Maine 04102  
Barry J. Hosmer, ASLA  
Landscape Architect  
196 Whitney Avenue, Portland, Maine 04102

DESIGN BY: SJB  
DRAWN BY: JAR  
CHECKED BY: SJB  
DATE: 03-24-03  
JOB NO: 818  
SCALE: 1" = 20'  
C-101  
SHEET 2 OF 3

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MARK GOLDSTEIN  
COASTAL EQUIPMENT CORPORATION  
WAREHOUSE ADDITION  
CONSTRUCTION DETAILS

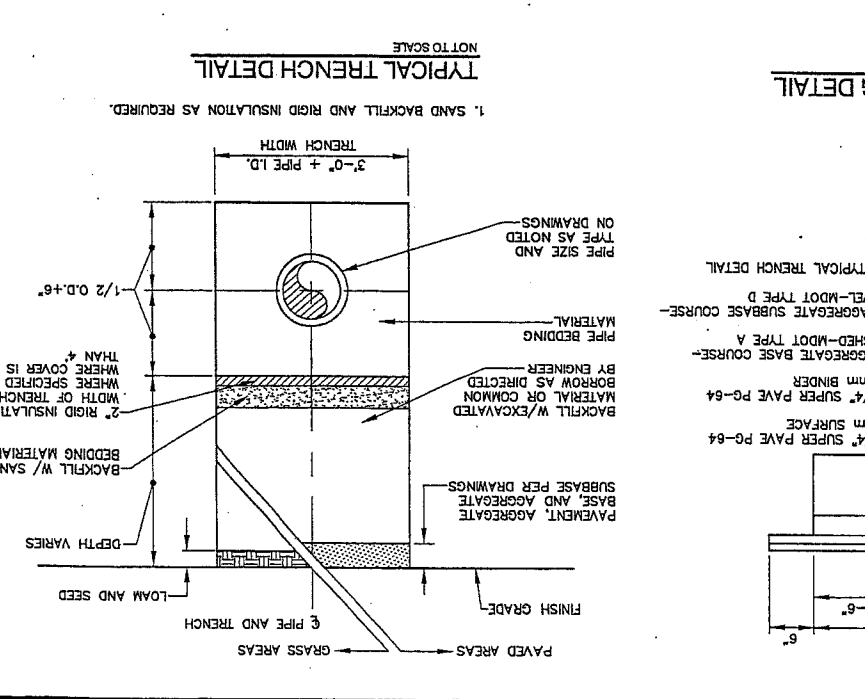
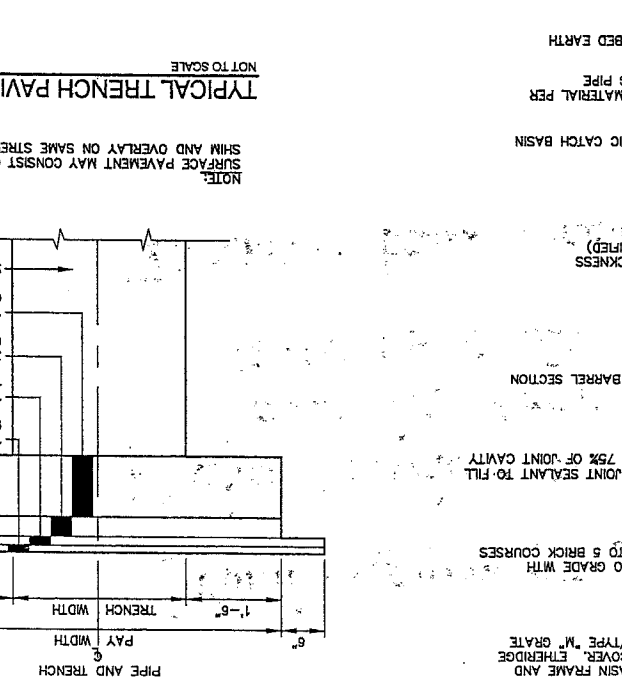
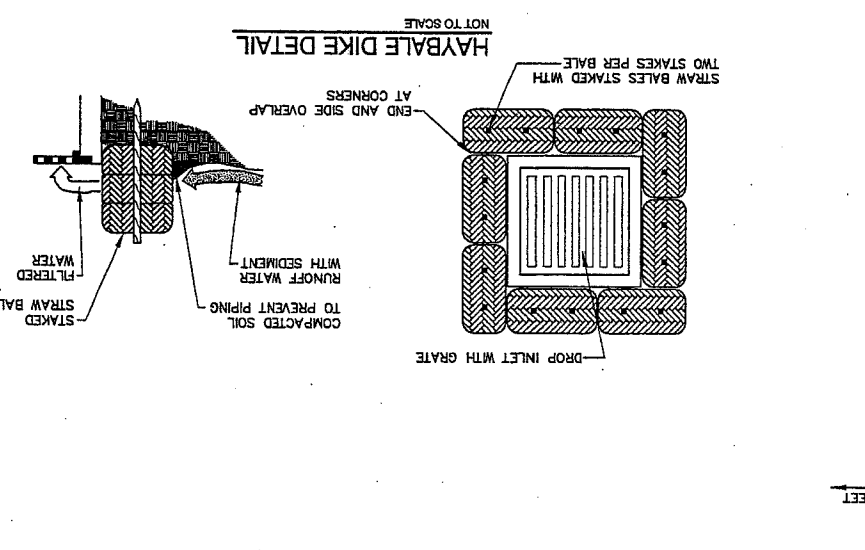
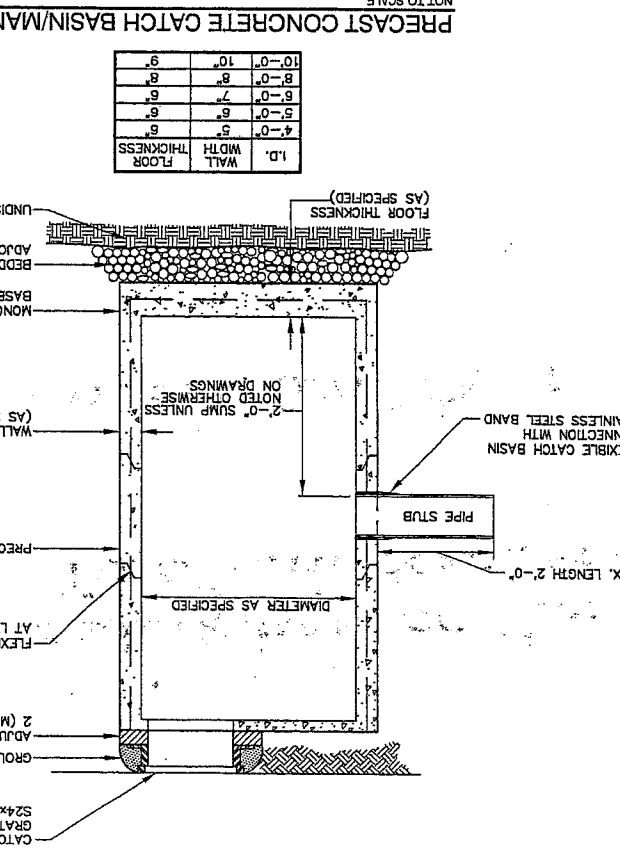
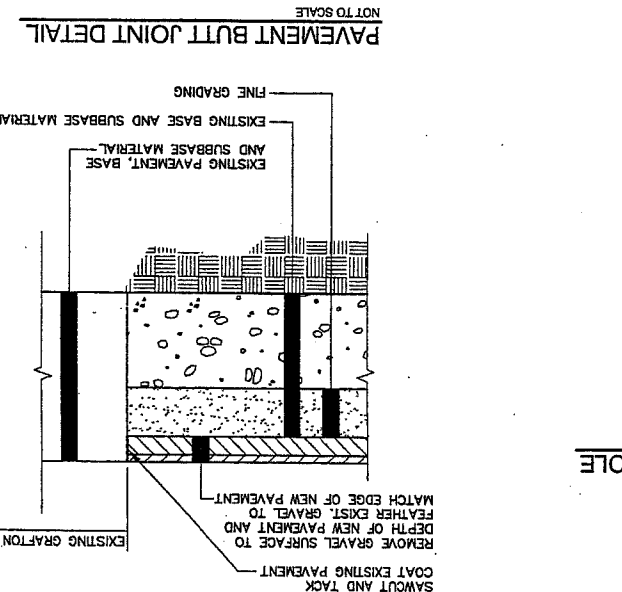
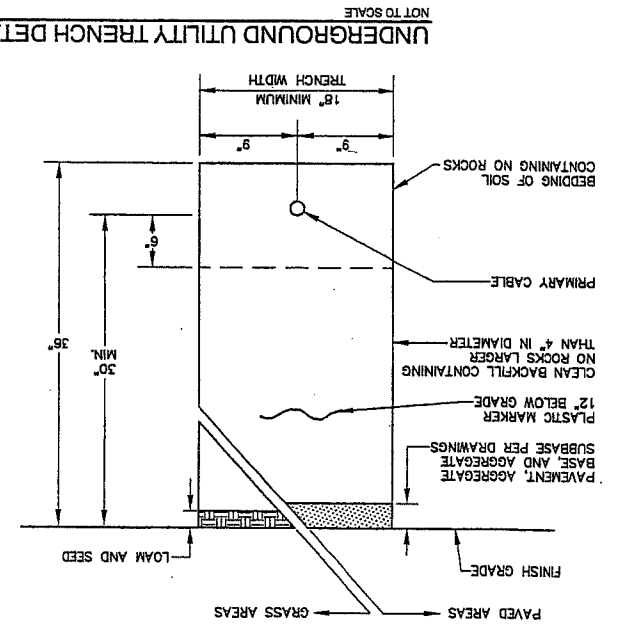
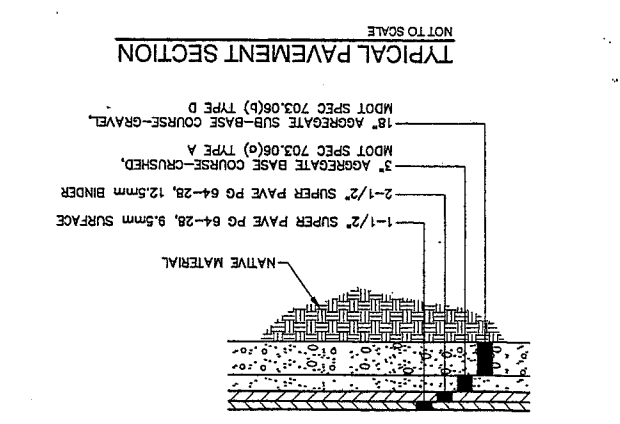
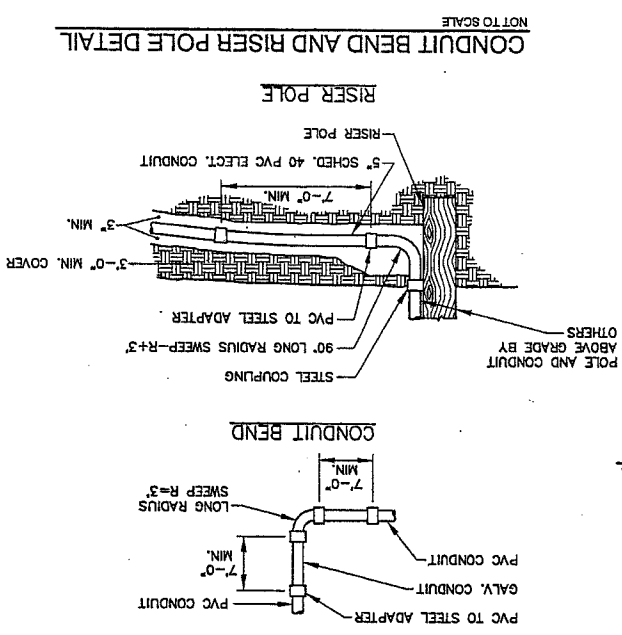
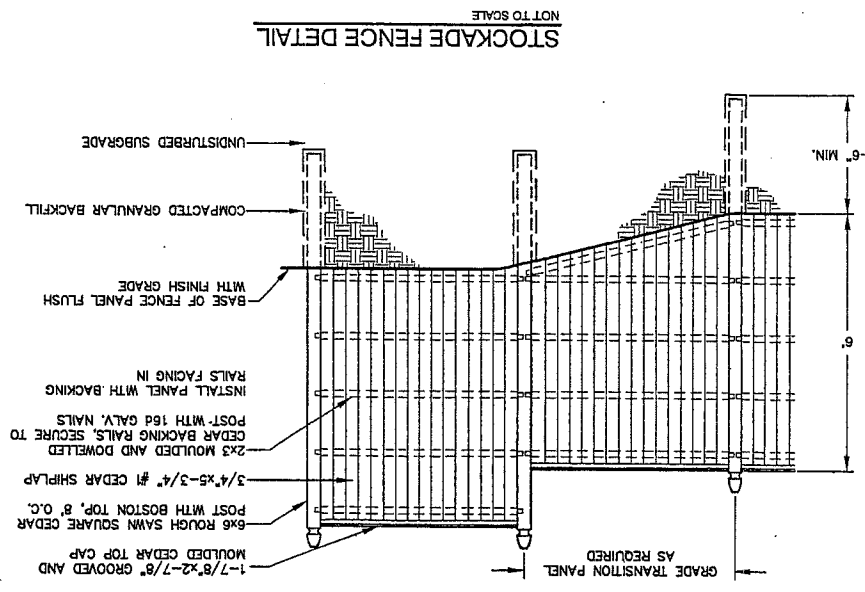
DESIGN BY: SJB  
DRAWN BY: JMS  
CHECKED BY: SJB  
DATE: 03-24-03  
JOB NO: 818  
SCALE: 1" = 20'  
SHEET 3 OF 3

222 St. John Street, Suite 314 Portland, Maine 04102  
EER Environmental Engineering & Remediation, Inc.

STATE OF MAINE  
REGISTERED PROFESSIONAL ENGINEER  
STEPHEN J. BRADSTREET  
#5740

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REV.	BY	DATE	STATUS	CAD NO.
D	SJB	08-03-04	ISSUED FOR: 08/22/04 PLANNING BOARD CONDITIONS OF APPROVAL	818-C-100
C	SJB	01-16-04	ISSUED FOR: CITY COMMENTS	818-C-100



- EROSION CONTROL NOTES
- APPLICATION OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES FOR THE PROJECT SHALL BE IN ACCORDANCE WITH PROCEDURES AND SPECIFICATIONS OF THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES," MARCH 1991 (BMP HANDBOOK).
  - SILTATION FENCE SHALL BE INSTALLED BEFORE GRUBBING OR EARTH MOVING OPERATIONS.
  - PERMANENT SEEDING SHALL BE APPLIED WITHIN 15 DAYS OF FINAL GRADING FROM APRIL 15 TO SEPTEMBER 1.
  - PERMANENT SEEDING SHALL BE:
 

SEED	LB/1,000	SEEDING RECOMMENDED	SO. FT.	DEPTH	SEEDING DATES
WINTER RYE	2.6	1-1.5"	8/15-10/1		
OATS	1.8	1-1.5"	4/1-7/1		
ANNUAL RYEGRASS	0.9	.25"	4/1-7/1		
SUDANGRASS	0.9	.5-1"	5/15-8/15		
PERENNIAL	0.9	.25"	8/15-9/15		
  - PERMANENT SEEDING SHALL BE:
 

SEED	LB/1,000	SEEDING RECOMMENDED	SO. FT.	DEPTH	SEEDING DATES
BIRDSFOOT TREFOIL	1.8			.46	
CROWNVERT	.34			.46	
CREeping RED FESCUE OR TALL FESCUE				.46	
  - TEMPORARY SEEDING SHALL BE APPLIED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL IF PERMANENT SEEDING IS NOT APPLIED. TEMPORARY SEEDING SHALL BE:
 

SEED	LB/1,000	SEEDING RECOMMENDED	SO. FT.	DEPTH	SEEDING DATES
WINTER RYE	2.6	1-1.5"	8/15-10/1		
OATS	1.8	1-1.5"	4/1-7/1		
ANNUAL RYEGRASS	0.9	.25"	4/1-7/1		
SUDANGRASS	0.9	.5-1"	5/15-8/15		
PERENNIAL	0.9	.25"	8/15-9/15		
  - FERTILIZER SHALL BE 10-20-20 GRANULAR GARDEN FERTILIZER AND APPLIED AT 18.4 LBS/1,000 S.F.
  - LIMESTONE SHALL BE GROUND WITH 50% CALCIUM PLUS MAGNESIUM OXIDE AND APPLIED AT 138 LBS/1,000 S.F.
  - MULCH SHALL BE HAY OR STRAW APPLIED AT 70-90 LBS/1,000 S.F.
  - MULCH SHALL BE HAY OR STRAW APPLIED BETWEEN OCTOBER 1 AND APRIL 1 AND SHALL BE 300 LBS/1,000 S.F.
  - ALL EROSION CONTROL MEASURES, SEEDING AND MULCHING SHALL BE INSPECTED WEEKLY AFTER RAINSTORMS AND DURING RUNOFF EVENTS. ALL MEASURES SHALL BE REPAIRED OR REPLACED WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DAMAGE.
  - SEEDED AND MULCHED AREAS SHALL BE MAINTAINED UNTIL FINAL ACCEPTANCE OF THE WORK. SEED CATCH SHALL BE ACCEPTABLE WHEN 75 PERCENT CATCH IS ESTABLISHED. MAINTENANCE SHALL CONSIST OF PROVIDING PROTECTION AGAINST TRAFFIC AND REPAIRING ANY AREAS TO RE-ESTABLISHED THE CONDITION AND GRADE OF THE SOIL. PRIOR TO SEEDING AND SHALL THEN BE RESEEDING, RESEEDING AND REMULCHED.
  - TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF GRADING OPERATIONS AND ESTABLISHMENT OF A 75 PERCENT CATCH OF GRASS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES DURING CONSTRUCTION.
  - EROSION CONTROL INSPECTION SHALL BE PERFORMED BY:
 

STEPHEN J. BRADSTREET, P.E.  
222 ST. JOHN STREET, SUITE 314  
(207) 828-1272
  - EROSION CONTROL AND CONSTRUCTION SEQUENCE:
    - INSTALL ALL TEMPORARY EROSION CONTROL AS SHOWN ON THE PLAN SHEET IN ACCORDANCE WITH THE DETAILS AND BMP'S.
    - CONSTRUCT THE BUILDING.
    - REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE IMPROVEMENTS ARE COMPLETE AND THERE IS 75% CATCH OF GRASS.
    - INSTALL PERMANENT EROSION CONTROL MEASURES.