NOTES:

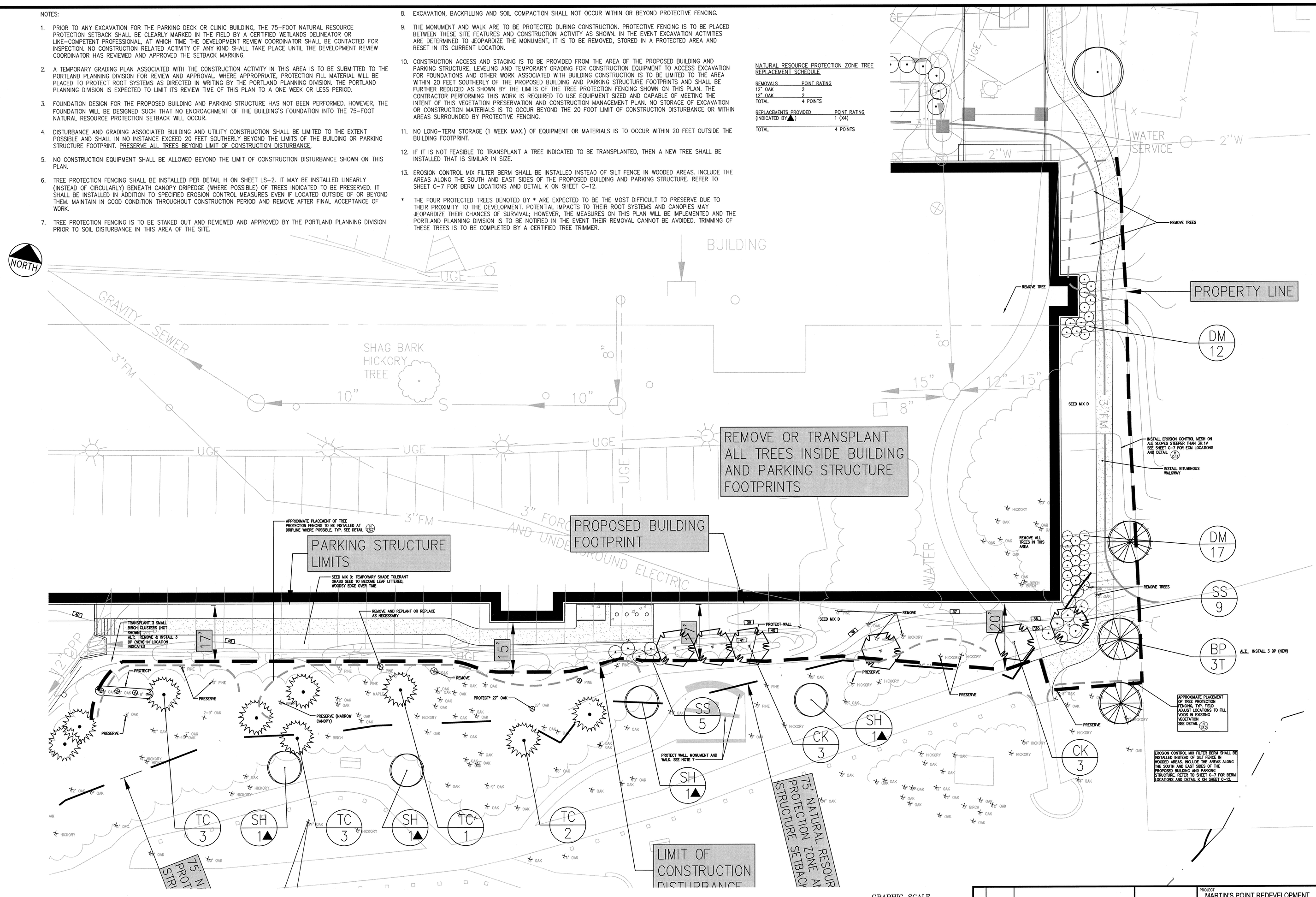
1. PRIOR TO ANY EXCAVATION FOR THE PARKING DECK OR CLINIC BUILDING, THE 75-FOOT NATURAL RESOURCE PROTECTION SETBACK SHALL BE CLEARLY MARKED IN THE FIELD BY A CERTIFIED WETLANDS DELINEATOR OR LIKE-COMPETENT PROFESSIONAL, AT WHICH TIME THE DEVELOPMENT REVIEW COORDINATOR SHALL BE CONTACTED FOR INSPECTION. NO CONSTRUCTION RELATED ACTIVITY OF ANY KIND SHALL TAKE PLACE UNTIL THE DEVELOPMENT REVIEW COORDINATOR HAS REVIEWED AND APPROVED THE SETBACK MARKING.
2. A TEMPORARY GRADING PLAN ASSOCIATED WITH THE CONSTRUCTION ACTIVITY IN THIS AREA IS TO BE SUBMITTED TO THE PORTLAND PLANNING DIVISION FOR REVIEW AND APPROVAL. WHERE APPROPRIATE, PROTECTION FILL MATERIAL WILL BE PLACED TO PROTECT ROOT SYSTEMS AS DIRECTED IN WRITING BY THE PORTLAND PLANNING DIVISION. THE PORTLAND PLANNING DIVISION IS EXPECTED TO LIMIT ITS REVIEW TIME OF THIS PLAN TO A ONE WEEK OR LESS PERIOD.
3. FOUNDATION DESIGN FOR THE PROPOSED BUILDING AND PARKING STRUCTURE HAS NOT BEEN PERFORMED. HOWEVER, THE FOUNDATION WILL BE DESIGNED SUCH THAT NO ENCROACHMENT OF THE BUILDING'S FOUNDATION INTO THE 75-FOOT NATURAL RESOURCE PROTECTION SETBACK WILL OCCUR.
4. DISTURBANCE AND GRADING ASSOCIATED BUILDING AND UTILITY CONSTRUCTION SHALL BE LIMITED TO THE EXTENT POSSIBLE AND SHALL IN NO INSTANCE EXCEED 20 FEET SOUTHERLY BEYOND THE LIMITS OF THE BUILDING OR PARKING STRUCTURE FOOTPRINT. PRESERVE ALL TREES BEYOND LIMIT OF CONSTRUCTION DISTURBANCE.
5. NO CONSTRUCTION EQUIPMENT SHALL BE ALLOWED BEYOND THE LIMIT OF CONSTRUCTION DISTURBANCE SHOWN ON THIS PLAN.
6. TREE PROTECTION FENCING SHALL BE INSTALLED PER DETAIL H ON SHEET LS-2. IT MAY BE INSTALLED LINEARLY (INSTEAD OF CIRCULARLY) BENEATH CANOPY DRIPEDGE (WHERE POSSIBLE) OF TREES INDICATED TO BE PRESERVED. IT SHALL BE INSTALLED IN ADDITION TO SPECIFIED EROSION CONTROL MEASURES EVEN IF LOCATED OUTSIDE OF OR BEYOND THEM. MAINTAIN IN GOOD CONDITION THROUGHOUT CONSTRUCTION PERIOD AND REMOVE AFTER FINAL ACCEPTANCE OF WORK.
7. TREE PROTECTION FENCING IS TO BE STAKED OUT AND REVIEWED AND APPROVED BY THE PORTLAND PLANNING DIVISION PRIOR TO SOIL DISTURBANCE IN THIS AREA OF THE SITE.
8. EXCAVATION, BACKFILLING AND SOIL COMPACTION SHALL NOT OCCUR WITHIN OR BEYOND PROTECTIVE FENCING.
9. THE MONUMENT AND WALK ARE TO BE PROTECTED DURING CONSTRUCTION. PROTECTIVE FENCING IS TO BE PLACED BETWEEN THESE SITE FEATURES AND CONSTRUCTION ACTIVITY AS SHOWN. IN THE EVENT EXCAVATION ACTIVITIES ARE DETERMINED TO JEOPARDIZE THE MONUMENT, IT IS TO BE REMOVED, STORED IN A PROTECTED AREA AND RESET IN ITS CURRENT LOCATION.
10. CONSTRUCTION ACCESS AND STAGING IS TO BE PROVIDED FROM THE AREA OF THE PROPOSED BUILDING AND PARKING STRUCTURE. LEVELING AND TEMPORARY GRADING FOR CONSTRUCTION EQUIPMENT TO ACCESS EXCAVATION FOR FOUNDATIONS AND OTHER WORK ASSOCIATED WITH BUILDING CONSTRUCTION IS TO BE LIMITED TO THE AREA WITHIN 20 FEET SOUTHERLY OF THE PROPOSED BUILDING AND PARKING STRUCTURE FOOTPRINTS AND SHALL BE FURTHER REDUCED AS SHOWN BY THE LIMITS OF THE TREE PROTECTION FENCING SHOWN ON THIS PLAN. THE CONTRACTOR PERFORMING THIS WORK IS REQUIRED TO USE EQUIPMENT SIZED AND CAPABLE OF MEETING THE INTENT OF THIS VEGETATION PRESERVATION AND CONSTRUCTION MANAGEMENT PLAN. NO STORAGE OF EXCAVATION OR CONSTRUCTION MATERIALS IS TO OCCUR BEYOND THE 20 FOOT LIMIT OF CONSTRUCTION DISTURBANCE OR WITHIN AREAS SURROUNDED BY PROTECTIVE FENCING.
11. NO LONG-TERM STORAGE (1 WEEK MAX.) OF EQUIPMENT OR MATERIALS IS TO OCCUR WITHIN 20 FEET OUTSIDE THE BUILDING FOOTPRINT.
12. IF IT IS NOT FEASIBLE TO TRANSPLANT A TREE INDICATED TO BE TRANSPLANTED, THEN A NEW TREE SHALL BE INSTALLED THAT IS SIMILAR IN SIZE.
13. EROSION CONTROL MIX FILTER BERM SHALL BE INSTALLED INSTEAD OF SILT FENCE IN WOODED AREAS. INCLUDE THE AREAS ALONG THE SOUTH AND EAST SIDES OF THE PROPOSED BUILDING AND PARKING STRUCTURE. REFER TO SHEET C-7 FOR BERM LOCATIONS AND DETAIL K ON SHEET C-12.

* THE FOUR PROTECTED TREES DENOTED BY * ARE EXPECTED TO BE THE MOST DIFFICULT TO PRESERVE DUE TO THEIR PROXIMITY TO THE DEVELOPMENT. POTENTIAL IMPACTS TO THEIR ROOT SYSTEMS AND CANOPIES MAY JEOPARDIZE THEIR CHANCES OF SURVIVAL; HOWEVER, THE MEASURES ON THIS PLAN WILL BE IMPLEMENTED AND THE PORTLAND PLANNING DIVISION IS TO BE NOTIFIED IN THE EVENT THEIR REMOVAL CANNOT BE AVOIDED. TRIMMING OF THESE TREES IS TO BE COMPLETED BY A CERTIFIED TREE TRIMMER.

NATURAL RESOURCE PROTECTION ZONE TREE REPLACEMENT SCHEDULE

REMOVALS	POINT RATING
12" OAK	2
12" OAK	2
TOTAL	4 POINTS

REPLACEMENTS PROVIDED (INDICATED BY ▲)	POINT RATING
	1 (X4)
TOTAL	4 POINTS



SEE SHEET LS-1.0 FOR PLANT LIST

GRAPHIC SCALE
10 0 05 10 20
(IN FEET)
1 inch = 10 ft.

PRELIMINARY NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
8	04.03.09	ISSUED FOR G.M.P. AND PERMITTING
7	03.20.09	PROGRESS SET
6	03.06.09	PROGRESS SET
5	02.03.09	FINAL SITE PLAN SUBMISSION TO CITY
4	01.09.09	DESIGN DEVELOPMENT SUBMISSION
3	06.27.06	REVISED PER CITY COMMENTS
2	06.09.06	SUBMITTED TO MEDEP AND CITY OF PORTLAND
1	05.26.06	SITE PLANS REVISED PER CONDITIONS OF CITY APPROVAL

REVISIONS

P.E. SHELLEY E. BRUNELLE, RLA
LIC. #LAR2593

PROJECT
MARTIN'S POINT REDEVELOPMENT PROJECT PHASE 2

SHEET TITLE
VEGETATION PRESERVATION AND CONSTRUCTION MANAGEMENT PLAN

CLIENT
MARTIN'S POINT HEALTH CARE

DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN:	LEC	DATE:	JAN. 2009
DESIGNED:	SEB	SCALE:	1"=10'
CHECKED:	SEB	JOB NO.	2344.06
FILE NAME:	234406-LS		
SHEET	LS-3.0		

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