

434-C-5

331 Veranda St.

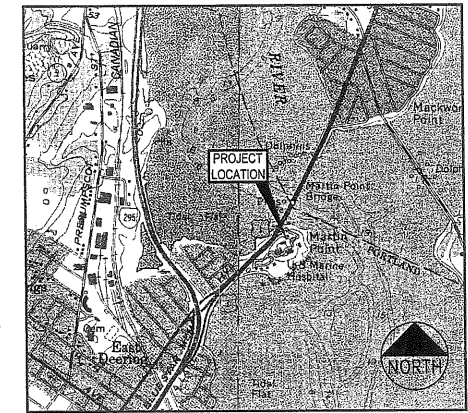
Expansion

Martin's Pt.



PROJECT PARCEL SITE	
PORTLAND TAX ASSESSOR'S MAP & LOT NUMBERS	
MAP	LOT
434	C-005
434	C-001

# SITE DEVELOPMENT PLANS FOR MARTIN'S POINT REDEVELOPMENT PROJECT PHASE 2 PORTLAND, MAINE FINAL SITE PLAN SUBMISSION FEBRUARY 03, 2009



LOCATION MAP  
N.T.S.

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	BOUNDARY & TOPOGRAPHIC SURVEY, BY OWEN HASKELL

### UTILITIES

**WATER**  
ATTN: DAVE COFFIN  
PORTLAND WATER DISTRICT  
P.O. BOX 3553  
PORTLAND, MAINE 04104  
(207) 774-5961

**SANITARY SEWER**  
ATTN: FRANK BRANCELEY  
CITY OF PORTLAND  
55 PORTLAND STREET  
PORTLAND, MAINE 04101  
(207) 874-8846

**POWER**  
ATTN: PAUL DUPERRE  
CENTRAL MAINE POWER COMPANY  
182 CANCO ROAD  
PORTLAND, MAINE 04103  
(207) 828-2282

**TELEPHONE**  
ATTN: SUE SURETTE  
VERIZON  
5 DAVIS FARM ROAD  
PORTLAND, MAINE 04103  
(207) 797-1842

**DIGSAFE**  
1-888-344-7233

### PERMITS

LOCAL	GOVERNING BODY	STATUS
MAJOR SITE PLAN PERMIT	CITY OF PORTLAND - PLANNING BOARD	APPROVED WITH CONDITIONS APRIL 25, 2008 (VALID THROUGH MAY 6, 2009)
MAJOR SITE PLAN AMENDMENT	CITY OF PORTLAND - PLANNING BOARD	SUBMITTED FEBRUARY 3, 2009
TRAFFIC MOVEMENT PERMIT	CITY OF PORTLAND	SUBMITTED JANUARY 20, 2009
STATE	MEDEP	SUBMITTED JUNE 9, 2008- TO BE RESUBMITTED FEB. 2009
MAINE GENERAL CONSTRUCTION PERMIT	MEDEP	APPROVED WITH CONDITIONS APRIL 25, 2008 (VALID THROUGH MAY 6, 2009)
MEDEP SITE LOCATION OF DEVELOPMENT PERMIT	UNDER DELEGATED REVIEW BY THE CITY OF PORTLAND	APPROVED FEBRUARY 27, 2009
MEDEP STORMWATER PERMIT	MEDEP	SUBMISSION SCHEDULED FOR FEB. 2009
MEDEP STORMWATER PERMIT MODIFICATION	MEDEP	SUBMITTED JUNE 9, 2008- TO BE RESUBMITTED FEB. 2009
MEDEP NRPA PERMIT-BY-RULE	MEDEP	

ZONING DISTRICT: R-P RESIDENTIAL-PROFESSIONAL

SPACE AND BULK REQUIREMENTS:	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	6,000 SF	500,000+ SF
MINIMUM STREET FRONTAGE:	60 FEET	800+ FEET
(SETBACKS SHOWN ON SITE PLAN)		
MAXIMUM IMPERVIOUS SURFACE RATIO:	0.80	0.43
MAXIMUM FLOOR AREA RATIO:	0.65	0.19

**OWNER:**  
MARTIN'S POINT HEALTH CARE  
331 VERANDA STREET  
PORTLAND, ME 04103

**APPLICANT:**  
MARTIN'S POINT HEALTH CARE  
331 VERANDA STREET  
PORTLAND, ME 04103

### PREPARED BY

**CIVIL ENGINEER:**  
DeLuca-Hoffman Associates, Inc.  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, MAINE 04106  
207.775.1121

**ARCHITECT:**  
SMRT  
144 FORE STREET  
PORTLAND, MAINE 04101  
207.772.3846

**SURVEYOR:**  
Owen Haskell, Inc.  
16 CASCO STREET  
PORTLAND, MAINE 04101-2979  
207.774.0424

**ENVIRONMENTAL ENGINEER:**  
Hoffman Engineering, Inc.  
640 TEN ROD ROAD  
NORTH KINGSTOWN, RHODE ISLAND 02852  
401.294.9032

**NATURAL RESOURCES CONSULTANT:**  
Normandeu Associates, Inc.  
253 MAIN STREET  
YARMOUTH, MAINE 04096  
207.846.3598

**GEOTECHNICAL ENGINEER:**  
S.W. Cole Engineering  
286 PORTLAND ROAD  
GRAY, MAINE 04039  
207.657.2866

**TRAFFIC ENGINEER:**  
Maine Traffic Resources  
25 VINE STREET  
GARDINER, MAINE 04345  
207.582.5252 TEL  
207.582.1677 FAX

PRELIMINARY NOT FOR CONSTRUCTION

I HEREBY ACKNOWLEDGE THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AND THAT I AM COMPETENT TO PREPARE THIS DOCUMENT. (Excludes Landscaping, Lighting & Survey)

PROJECT: MARTIN'S POINT REDEVELOPMENT PROJECT PHASE 2 SHEET TITLE: COVER SHEET CLIENT: MARTIN'S POINT HEALTH CARE			PROJECT: MARTIN'S POINT REDEVELOPMENT PROJECT PHASE 2 SHEET: C-1.0 DRAWN: LECJ   DATE: JAN. 2009 DESIGNED: DDA   SCALE: N.T.S. CHECKED: DDA   JOB NO. 234406 FILE NAME: 234406-COV
10 08.07.08 PHASE 1 - CONSTRUCTION DRAWINGS 9 06.09.08 SUBMITTED TO MESEP 8 05.28.08 SITE PLANS REVISED PER CONDITIONS OF CITY APPROVAL 7 04.24.08 PHASE 1 - RELEASED FOR BID 6 04.14.08 100% REVIEW SET - PHASE 1 5 04.11.08 FINAL SITE PLAN SUBMISSION TO CITY 4 02.28.08 SECOND SKETCH PLAN SUBMISSION TO CITY 3 01.03.08 SKETCH PLAN SUBMISSION TO CITY 2 12.22.05 ISSUED TO CLIENT FOR REVIEW 1 11.17.05 PROGRESS SET FOR REVIEW WITH ARCHITECT	12 02.03.09 FINAL SITE PLAN SUBMISSION TO CITY 11 01.09.09 DESIGN DEVELOPMENT SUBMISSION REV DATE DESCRIPTION	REVISIONS	REVISIONS

# GENERAL NOTES

## GENERAL NOTES:

- OWNER:  
MARTIN'S POINT HEALTH CARE  
331 VERANDA STREET  
PORTLAND, ME 04103
- CONSULTANTS USED FOR PLAN PREPARATION:  
(REFER TO COVER SHEET)
- THE PROJECT IS SITUATED ON TWO LOTS WHICH HAVE THE FOLLOWING TAX ASSESSOR AND ACREAGE INFORMATION:

MAP	LOT NO.	APPROX. ACREAGE
434	C-005	4.6
434	C-001	7.0

- THE PROJECT DRAWINGS PROVIDE ONLY A PORTION OF THE SITE WORK REQUIREMENTS. CONSTRUCTION SHALL OCCUR ONLY USING PROJECT SPECIFICATIONS PREPARED BY DELUCA-HOFFMAN ASSOCIATES, INC. OR THEIR SUBCONSULTANTS AND DRAWINGS WHICH HAVE A REVISION BLOCK INDICATING "RELEASED FOR CONSTRUCTION". AT A MINIMUM, ALL WORK SHOULD COMPLY WITH THE STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. ALL MATERIALS PLACED AS PART OF THIS PROJECT SHALL BE COMPACTED TO 95 PERCENT OPTIMUM DENSITY PER ASTM 1557 UNLESS NOTED OR SPECIFIED OTHERWISE IN THE CONTRACT DRAWINGS.
- THE CONTRACTOR SHALL REFER TO THE PROJECT MANUAL FOR CONSTRUCTION SPECIFICATIONS AND BIDDING PROCEDURES.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCE, PAVING, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE POINTS.
- ALL REQUIRED AND NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANY/EVERY BUILDING POSSESSION AND THE FINAL SERVICE CONNECTIONS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE UTILITIES INVOLVED WITH THIS PROJECT ARE LISTED BELOW:

UTILITY	OWNER
WATER	PORTLAND WATER DISTRICT ATTN: DAVE COFFIN P.O. BOX 3553 PORTLAND, MAINE 04104 (207) 774-5961
SANITARY SEWER	CITY OF PORTLAND ATTN: FRANK BRANCELEY 85 PORTLAND STREET PORTLAND, MAINE 04101 (207) 874-8848
POWER	CENTRAL MAINE POWER COMPANY ATTN: PAUL DUPERRÉ 182 CANCO ROAD PORTLAND, MAINE 04103 (207) 828-2882
TELEPHONE	VERIZON ATTN: SUE SURETTE 5 DAVIS FARM ROAD PORTLAND, MAINE 04103 (207) 797-1842
DIGSAFE	1-888-344-7233

- MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR REPRESENTATIVES OF THE CITY OF PORTLAND AT NO ADDITIONAL COST TO THE OWNER.
- ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.

## LANDSCAPE NOTES:

- SEE DETAILED LANDSCAPE NOTES ON SHEET LS-2.0.
- ALL PLANT MATERIALS SHALL MEET THE STANDARDS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES, SHRUB BEDS, ETC. ARE TO BE MULCHED WITH 3" OF SHREDDED HARDWOOD BARK MULCH.
- ALL DISTURBED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL PRIOR TO PERMANENT SEEDING.
- ALL PLANTS INDICATED TO BE TRANSPLANTED SHALL BE MOVED PRIOR TO OTHER DEMOLITION OR CONSTRUCTION INDICATED FOR THE SPECIFIC AREA. ALL TRANSPLANTED TREES SHALL BE MAINTAINED UNTIL ACCEPTANCE BY THE OWNER AND SHALL BE PROTECTED FROM DAMAGE. ALL TRANSPLANTED MATERIAL SHALL BE GUARANTEED FOR ONE YEAR.

## GRADING & DRAINAGE NOTES:

- ALL STORM DRAIN PIPE SHALL BE SDR-35 POLYVINYL CHLORIDE PIPE OR HDPE N-12 UNLESS EXPOSED TO SUNLIGHT, IN WHICH CASE HDPE N-12 SHALL BE USED.
- SEE C-7.0 AND C-13.0 FOR FULL EROSION AND SEDIMENT CONTROL PLAN.
- LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE SITE.
- PRIOR TO BEGINNING ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE PERIMETER SILT FENCES AND THE CONSTRUCTION ENTRANCE.
- ALL GROUND AREAS GRADED FOR CONSTRUCTION WILL BE GRADED, LOAMED AND SEEDED AS SOON AS POSSIBLE.
- PRIOR TO PAVING, THE CONTRACTOR SHALL FLUSH SILT FROM ALL STORM DRAIN LINES.
- SILT FENCES SHALL BE INSPECTED, REPAIRED AND CLEANED AS NECESSARY OR AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL REPAIR AND ADD STONE TO THE CONSTRUCTION ENTRANCE AS IT BECOMES SATURATED WITH MUD TO ENSURE THAT IT WORKS AS PLANNED DURING CONSTRUCTION.
- SILT REMOVED FROM AROUND INLETS AND BEHIND THE SILT FENCES SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MIXED INTO IT FOR LATER USE IN LANDSCAPING OPERATIONS.
- THE CONTRACTOR IS CAUTIONED THAT FAILURE TO COMPLY WITH THE SEQUENCE OF CONSTRUCTION, EROSION/SEDIMENT CONTROL PLAN, AND OTHER PERMIT REQUIREMENTS MAY RESULT IN MONETARY PENALTIES. THE CONTRACTOR SHALL BE ASSESSED ALL SUCH PENALTIES AT NO COST TO THE OWNER OR PERMITTEE.

## DEMOLITION NOTES:

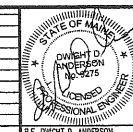
- THE FOLLOWING ITEMS ARE TYPICAL OF THE MATERIALS WHICH WILL BE ENCOUNTERED DURING SITE CLEARING/DEMOLITION. THE BIDDER IS ADVISED TO VISIT THE SITE TO CONFIRM DEMOLITION ITEMS SINCE THE LIST IS NOT ALL-INCLUSIVE OF THE SITE CONDITIONS WHICH MAY BE ENCOUNTERED:  
- CONCRETE FOUNDATIONS/SLABS  
- BITUMINOUS ASPHALT PAVEMENT  
- CONCRETE PADS AND BLOCKS  
- UNDERGROUND UTILITY LINES (ELECTRIC, WATER, SEWER)
- ALL EXCAVATION WORK SHALL BE SUBJECT TO THE CITY OF PORTLAND STREET OPENING ORDINANCE.
- TREE REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH THE "VEGETATION PRESERVATION AND CONSTRUCTION MANAGEMENT PLAN" AND AS FURTHER DESCRIBED IN THE LANDSCAPE NOTES ABOVE. TREES TO BE REMOVED ARE TO BE MARKED AND REVIEWED WITH OWNER PRIOR TO REMOVAL.

# LEGEND

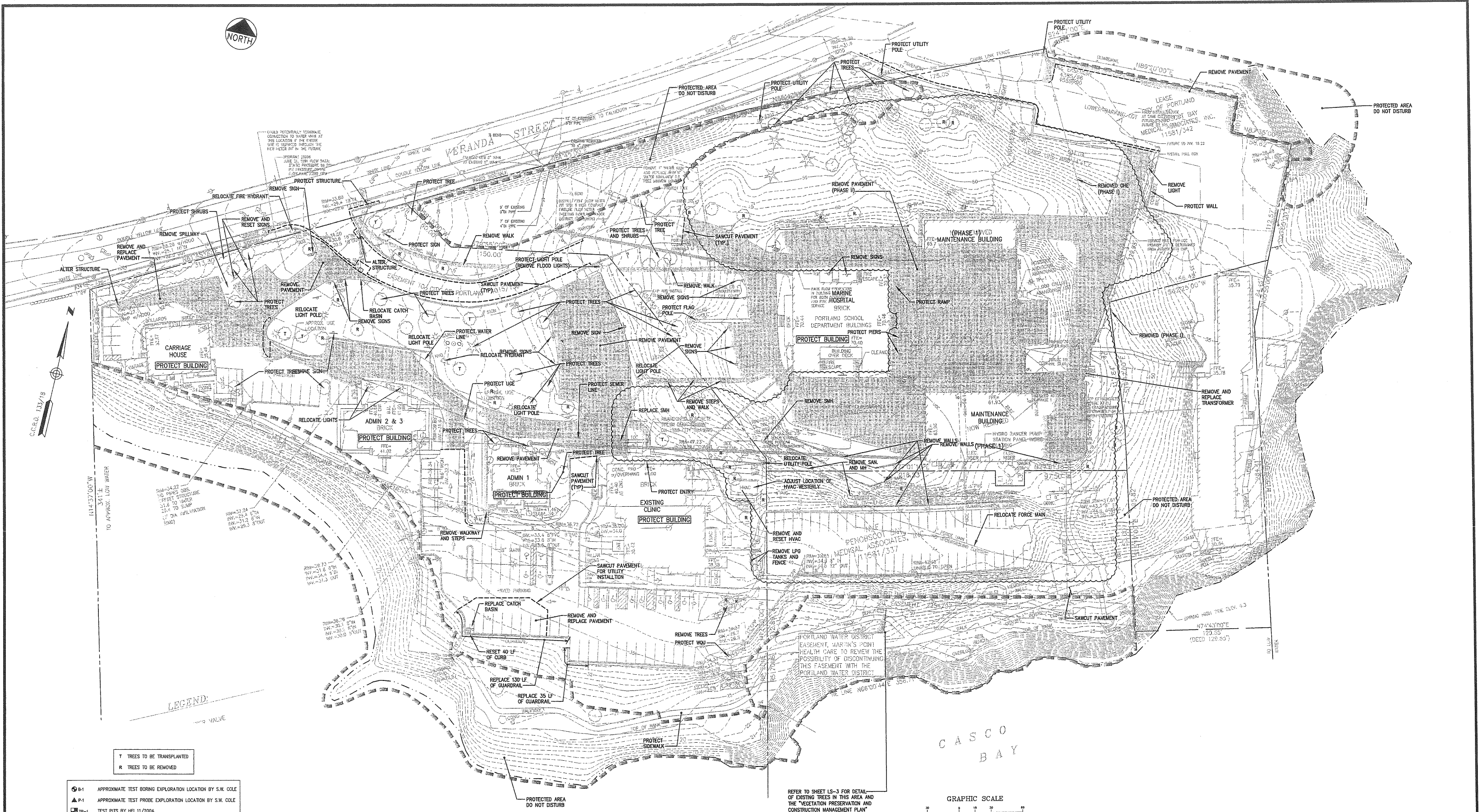
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW LINE	---
---	CONSTRUCTION CENTERLINE	---
○	GRANITE BOLLARD	○
○	IRON PIPE/ROD FOUND	○
△	SURVEY CONTROL POINT	△
○	IRON ROD SET	○
⊙	APPROX. TEST BORING LOCATION BY S.W. COLE	⊙
⊙	APPROX. TEST PROBE LOCATION BY S.W. COLE	⊙
⊙	HAND AUGER PROBES BY HEI 11/2005	⊙
⊙	TEST PITS BY HEI 12/2005	⊙
⊙	TEST PITS BY TEWHEY ASSOC. 04/2005	⊙
---	TREELINE	---
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○
---	SIGN	---
---	LIMIT OF WORK	---
---	LIGHT POST	---
---	UTILITY POLE	---
---	ELECTRIC METER	---
---	GRADING CONTOUR LINE	---
---	GRADING SPOT GRADE	---
---	SILT FENCE	---
---	CATCH BASIN SEDIMENT TRAP	---
---	BUILDING	---
---	EDGE OF PAVEMENT	---
---	PAVED ISLAND w/CURB	---
---	CURB	---
---	PAVEMENT STRIPING	---
---	FIRE HYDRANT	---
---	CATCH BASIN	---
---	MANHOLE	---
---	WATER GATE/VALVE	---
---	FENCE	---
---	OVERHEAD WIRES	---
---	WATER LINE	---
---	STORM DRAIN LINE	---
---	SANITARY SEWER LINE	---
---	UNDERGROUND ELECTRIC	---
---	UNDERGROUND TELEPHONE	---
---	SIDEWALK	---
---	GUIDERAIL	---
---	WALL	---

PRELIMINARY NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
10	08.07.06	PHASE 1 - CONSTRUCTION DRAWINGS	1	08.03.06	PHASE 1 - CONSTRUCTION DRAWINGS
9	08.03.06	SUBMITTED TO MDEP	2	05.28.06	SITE PLANS REVISED PER CONDITIONS OF CITY APPROVAL
8	05.28.06	SITE PLANS REVISED PER CONDITIONS OF CITY APPROVAL	3	04.24.06	PHASE 1 - RELEASED FOR BID
7	04.24.06	PHASE 1 - RELEASED FOR BID	4	04.14.06	LOOK REVIEW SET - PHASE 1
6	04.14.06	LOOK REVIEW SET - PHASE 1	5	04.11.06	FINAL SITE PLAN SUBMISSION TO CITY
5	04.11.06	FINAL SITE PLAN SUBMISSION TO CITY	6	02.28.06	SECOND SHERIFF PLAN SUBMISSION TO CITY
4	02.28.06	SECOND SHERIFF PLAN SUBMISSION TO CITY	7	01.03.06	SWITCH PLAN SUBMISSION TO CITY
3	01.03.06	SWITCH PLAN SUBMISSION TO CITY	8	12.22.05	ISSUED TO CLIENT FOR REVIEW
2	12.22.05	ISSUED TO CLIENT FOR REVIEW	9	11.17.05	PROGRESS SET FOR REVIEW WITH ARCHITECT
1	11.17.05	PROGRESS SET FOR REVIEW WITH ARCHITECT			



PROJECT	MARTIN'S POINT REDEVELOPMENT PROJECT PHASE 2
SHEET TITLE	GENERAL NOTES & LEGEND
CLIENT	MARTIN'S POINT HEALTH CARE
DRAWN:	LECJ DATE: JAN. 2009
DESIGNED:	DDA SCALE: N.T.S.
CHECKED:	DDA JOB NO. 234406
FILE NAME:	234406-GEN
SHEET	C-2.0



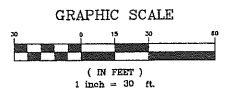
LEGEND:

T TREES TO BE TRANSPLANTED  
R TREES TO BE REMOVED

- ⊙ B-1 APPROXIMATE TEST BORING EXPLORATION LOCATION BY S.W. COLE
- ▲ P-1 APPROXIMATE TEST PROBE EXPLORATION LOCATION BY S.W. COLE
- ⊙ TP-1 TEST PITS BY HEI 11/2004
- ⊙ HE-1 HAND AUGER PROBES BY HEI 11/2005
- ⊙ TW-1 TEST PITS BY TEMHEY ASSOC. 04/2005

NOTE: ITEMS NOT NOTED FOR PROTECTION, REMOVAL OR RESETTING ARE TO BE REVIEWED WITH THE OWNER, ARCHITECT OR ENGINEER WHEN ENCOUNTERED AND IN CONFLICT WITH PROPOSED WORK.

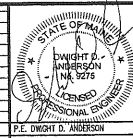
REFER TO SHEET LS-3 FOR DETAIL OF EXISTING TREES IN THIS AREA AND THE "VEGETATION PRESERVATION AND CONSTRUCTION MANAGEMENT PLAN"



EXISTING PARKING: 268 SPACES

PRELIMINARY NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
10	08.07.06	PHASE I - CONSTRUCTION DRAWINGS			
9	08.09.06	SUBMITTED TO MDEP			
8	05.26.06	SITE PLANS REVISED PER CONDITIONS OF CITY APPROVAL			
7	04.24.06	PHASE I - RELEASED FOR RFP			
6	04.14.06	100% REVIEW SET - PHASE I			
5	04.11.06	FINAL SITE PLAN SUBMISSION TO CITY			
4	02.28.06	SECOND SKETCH PLAN SUBMISSION TO CITY			
3	01.03.06	SKETCH PLAN SUBMISSION TO CITY			
2	12.22.05	ISSUED TO CLIENT FOR REVIEW			
1	11.17.05	PROGRESS SET FOR REVIEW WITH ARCHITECT			



PROJECT: MARTIN'S POINT REDEVELOPMENT PROJECT PHASE 2  
 SHEET TITLE: EXISTING CONDITIONS & DEMOLITION PLAN  
 CLIENT: MARTIN'S POINT HEALTH CARE

DeLUCA-HOFFMAN ASSOCIATES, INC.  
 778 MAIN STREET, SUITE 8  
 SOUTH PORTLAND, ME 04106  
 WWW.DELOUCAHOFFMAN.COM  
 DRAWN: LECJ | DATE: JAN. 2009  
 CHECKED: DDA | SCALE: 1"=30'  
 FILE NAME: 234406-SP  
 SHEET: C-3.0



NOTE:  
SIGHT DISTANCES AND SPEED LIMIT INFORMATION  
PROVIDED BY CASEY & GODFREY ENGINEERS ON  
JANUARY 24, 2006



POSTED SPEED LIMIT ON  
ROUTE 1 35 MPH

EXISTING MARINE  
HOSPITAL

PROPOSED TWO-WAY  
ACCESS TO LOWER  
PARKING AREA

32 SPACES DESIGNATED FOR USE BY  
MORRISON DEVELOPMENTAL (AVAILABLE  
FOR MARTIN'S POINT USE BY END OF  
2010)

EXISTING CARRIAGE  
HOUSE

EXISTING  
ADMIN 2 & 3

EXISTING  
ADMIN 1

EXISTING CLINIC

EXISTING ACCESS TO  
GROUND LEVEL PARKING

PROPOSED 42,000 SF  
BUILDING WITH 2 LEVELS  
OF PARKING BELOW (109  
PARKING SPACES PER  
LEVEL)

PROPOSED 24' WIDE  
ACCESS TO SECOND  
LEVEL PARKING UNDER  
BUILDING

- NOTES:
- LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
  - THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION AND SURFACING OF PARKING AREAS; AND LOCATION AND SIZE OF BUILDINGS.
  - ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.
  - SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
  - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. (NOTE: THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL DEVICE TO BE EMPLOYED (SILT FENCE, HAY BALE, ETC.) AS WELL AS THEIR LOCATION.)
  - ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
  - ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES [SEE ABOVE].
  - PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
  - EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERRECTED OUTSIDE THE DROP-LINE OF INDIVIDUAL GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DROP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DROP-LINE OF TREES TO BE PRESERVED.
  - ALL AREAS OF EXISTING ON-SITE PAVEMENT TO REMAIN ARE TO BE SEAL COATED AND RESTRIPTED.

**PAVEMENT LEGEND:**

	PROPOSED FULL DEPTH ACCESS DRIVES AND PARKING AREAS-PAVEMENT
	CRACK SEAL OVERLAY WITH 1 1/2" 9.5MM SUPERPAVE SURFACE AND RESTRIPE
	AREA OF GRIND EXISTING PAVEMENT RESHAPE AND PAVE
	HOT BITUMINOUS SIDEWALK
	PAVERS

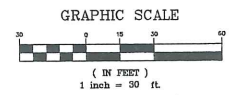
**SIGN LEGEND**

1	2	3	4	5	6

**DRAWING DEVELOPMENT NOTES**  
1. EXCEPT AS NOTED, CURB TYPE IS TO BE SELECTED AT LATER DATE

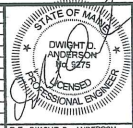
**MARTIN'S POINT PARKING SUMMARY**  
PARKING PROVIDED = 442 SPACES  
(THIS TOTAL INCLUDES THE 32 SPACES DESIGNATED FOR USE BY THE MORRISON DEVELOPMENTAL BUILDING UNTIL THE END OF 2010 AT THE EAST END OF THE SITE AND INCLUDES THE 6 DROP OFF SPACES AT THE PROPOSED DROP OFF LOOP)

\* AREAS OF PROPOSED GRIND ARE TO BE GRIND FULL DEPTH, EXCEPT WHERE EXISTING ADJACENT PAVEMENT IS TO REMAIN AND BE MATCHED INTO. REFER TO DETAIL 1 ON SHEET C-14.6. SOME AREAS OF GRIND WILL RECEIVE A FULL DEPTH PAVEMENT SECTION ASSOCIATED WITH UTILITY WORK IN THESE AREAS.



PRELIMINARY NOT FOR CONSTRUCTION

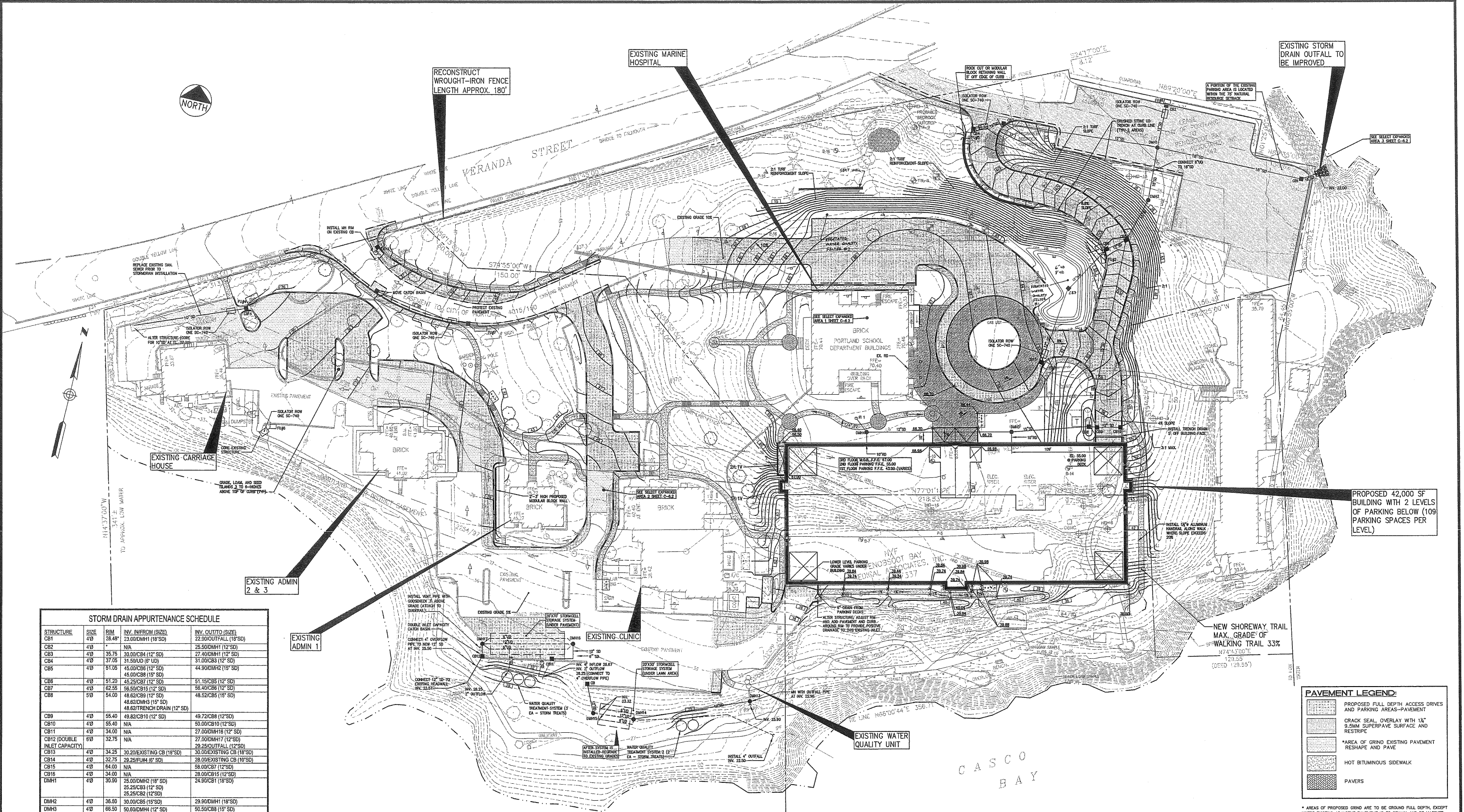
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
10	04.03.06	SECOND SUBMISSION TO PHPS	1	11.03.05	ISSUED TO POT FOR REVIEW
9	02.28.06	SECOND SKETCH PLAN SUBMISSION TO CITY	2	11.17.05	PROGRESS SET FOR REVIEW WITH ARCHITECT
8	02.27.06	SUBMISSION TO PHPS	3	12.22.05	ISSUED TO CLIENT FOR REVIEW
7	01.25.06	SUBMITTED TO MADEP WITH REQUEST FOR PREAPPLICATION MET.	4	01.03.06	SKETCH PLAN SUBMISSION TO CITY
6	01.24.06	PROVIDED FOR MADEP TRAFFIC SCOPING MEETING	5	01.17.06	INFORMATION ADDED FOR CITY COMMENTS
5	01.17.06	INFORMATION ADDED FOR CITY COMMENTS	6	01.24.06	PROVIDED FOR MADEP TRAFFIC SCOPING MEETING
4	01.03.06	SKETCH PLAN SUBMISSION TO CITY	7	01.25.06	SUBMITTED TO MADEP WITH REQUEST FOR PREAPPLICATION MET.
3	12.22.05	ISSUED TO CLIENT FOR REVIEW	8	02.27.06	SUBMISSION TO PHPS
2	11.17.05	PROGRESS SET FOR REVIEW WITH ARCHITECT	9	02.28.06	SECOND SKETCH PLAN SUBMISSION TO CITY
1	11.03.05	ISSUED TO POT FOR REVIEW	10	04.03.06	SECOND SUBMISSION TO PHPS



**MARTIN'S POINT REDEVELOPMENT PROJECT PHASE 2**  
SHEET TITLE: **SITE LAYOUT PLAN PHASE 2**  
CLIENT: **MARTIN'S POINT HEALTH CARE**

**DeLUCA-HOFFMAN ASSOCIATES, INC.**  
17 MAIN STREET, SUITE 5 SOUTH PORTLAND, ME 04106  
WWW.DELUCAHOFFMAN.COM  
DRAWN: LECJ DATE: JAN. 2009  
DESIGNED: DGA SCALE: 1" = 50'  
CHECKED: DGA JOB NO.: 2344.09  
FILE NAME: 234409-SP  
SHEET: C-4.0





EXISTING STORM DRAIN OUTFALL TO BE IMPROVED

PROPOSED 42,000 SF BUILDING WITH 2 LEVELS OF PARKING BELOW (109 PARKING SPACES PER LEVEL)

STORM DRAIN APPURTENANCE SCHEDULE

STRUCTURE	SIZE	RIM	INV. INFLOW (SIZE)	INV. OUTFALL (SIZE)
CB1	4"	28.48'	23.00DMH1 (18" SD)	22.90OUTFALL (18" SD)
CB2	4"	N/A	25.50DMH1 (12" SD)	25.50DMH1 (12" SD)
CB3	4"	36.75	30.00CB4 (12" SD)	27.40DMH1 (12" SD)
CB4	4"	37.05	31.50DU (6" UD)	31.00CB3 (12" SD)
CB5	4"	51.05	45.00CB6 (12" SD)	44.90DMH2 (15" SD)
CB6	4"	51.20	45.25CB7 (12" SD)	51.15CB8 (12" SD)
CB7	4"	62.55	56.50CB15 (12" SD)	56.40CB6 (12" SD)
CB8	5"	54.00	48.62CB9 (12" SD)	48.52CB8 (12" SD)
CB9	4"	55.40	49.82CB10 (12" SD)	49.72CB8 (12" SD)
CB10	4"	55.40	50.00CB10 (12" SD)	50.00CB10 (12" SD)
CB11	4"	34.00	N/A	27.00DMH16 (12" SD)
CB12 (DOUBLE INLET CAPACITY)	5"	32.75	N/A	27.00DMH17 (12" SD)
CB13	4"	34.25	30.20EXISTING CB (18" SD)	30.00EXISTING CB (18" SD)
CB14	4"	32.75	29.25FLH4 (6" SD)	28.00EXISTING CB (10" SD)
CB15	4"	64.00	N/A	58.00CB7 (12" SD)
CB16	4"	34.00	N/A	28.00CB15 (12" SD)
DMH1	4"	30.30	25.00DMH2 (18" SD)	24.90CB1 (18" SD)
DMH2	4"	36.50	30.00CB5 (15" SD)	29.90DMH1 (18" SD)
DMH3	4"	66.50	50.60DMH4 (12" SD)	50.50CB8 (15" SD)
DMH4	4"	66.60	60.50FH1 (12" SD)	51.90DMH3 (12" SD)
DMH13	4"	27.90	25.90WQU (12" SD)	25.90OUTFALL (12" SD)
DMH14	4"	28.75	22.90DMH13 (12" SD)	23.90DMH15 (12" SD)
DMH15	4"	29.00	22.90CB16 (12" SD)	23.32WQU (6" UD)
DMH16	4"	34.80	26.67CB11 (12" SD)	26.20DMH17 (12" UD)
DMH17	4"	33.40	26.67S. CELL (6" UD, 2 EA)	26.67WQU (6" SD)
FH1	TYPE D	66.00	N/A	61.00DMH4 (12" SD)

FILTRRA UNITS

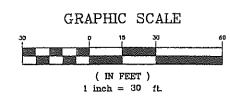
STRUCTURE	SIZE
FU1	4"x6"
FU2	4"x6"
FU3	6"x6"
FU4	6"x12"
FU5	4"x6"
FU6	4"x6"
FU7	4"x12"

\*SET THESE RIM ELEVATIONS 3 INCHES BELOW SURROUNDING GRADE

**PAVEMENT LEGEND:**

- PROPOSED FULL DEPTH ACCESS DRIVES AND PARKING AREAS-PAVEMENT
- CRACK SEAL, OVERLAY WITH 1" 9.5MM SUPERPAVE SURFACE AND RESTRIPE
- \*AREA OF GRIND EXISTING PAVEMENT RESHAPE AND PAVE
- HOT BITUMINOUS SIDEWALK
- PAVERS

\* AREAS OF PROPOSED GRIND ARE TO BE GROUND FULL DEPTH, EXCEPT WHERE EXISTING ADJACENT PAVEMENT IS TO REMAIN AND BE MATCHED INTO. REFER TO DETAIL 'Y' ON SHEET C-14.6.



PRELIMINARY NOT FOR CONSTRUCTION

<p>10 05.28.08 SITE PLANS REVISED PER CONDITIONS OF CITY APPROVAL</p> <p>9 04.11.08 FINAL SITE PLAN SUBMISSION TO CITY</p> <p>8 04.03.08 SECOND SUBMISSION TO PHD</p> <p>7 02.28.08 SECOND SKETCH PLAN SUBMISSION TO CITY</p> <p>6 01.25.08 SUBMITTED TO MDEP WITH REQUEST FOR PREAPPLICATION MET.</p> <p>5 01.17.08 INFORMATION ADDED PER CITY COMMENTS</p> <p>4 01.03.08 SKETCH PLAN SUBMISSION TO CITY</p> <p>3 12.22.07 ISSUED TO CLIENT FOR REVIEW</p> <p>2 11.17.07 PROGRESS SET FOR REVIEW WITH ARCHITECT</p> <p>1 11.15.07 FOR REVIEW WITH CLIENT</p>		<p>11 02.03.09 FINAL SITE PLAN SUBMISSION TO CITY</p> <p>10 11.16.08 SUBMITTED SKETCH PLAN TO CITY</p> <p>9 05.09.08 SUBMITTED TO MDEP</p> <p>8 05.09.08 SUBMITTED TO MDEP</p>		<p>11 05.28.08</p> <p>10 04.11.08</p> <p>09 04.03.08</p> <p>08 02.28.08</p> <p>07 01.25.08</p> <p>06 01.17.08</p> <p>05 01.03.08</p> <p>04 12.22.07</p> <p>03 11.17.07</p> <p>02 11.15.07</p>		<p>REVISIONS</p>		<p>REVISIONS</p>	
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P.E. DWIGHT D. ANDERSON  
LIC. #2775

**MARTIN'S POINT REDEVELOPMENT PROJECT PHASE 2**

**SITE GRADING & DRAINAGE PLAN**

CLIENT: MARTIN'S POINT HEALTH CARE

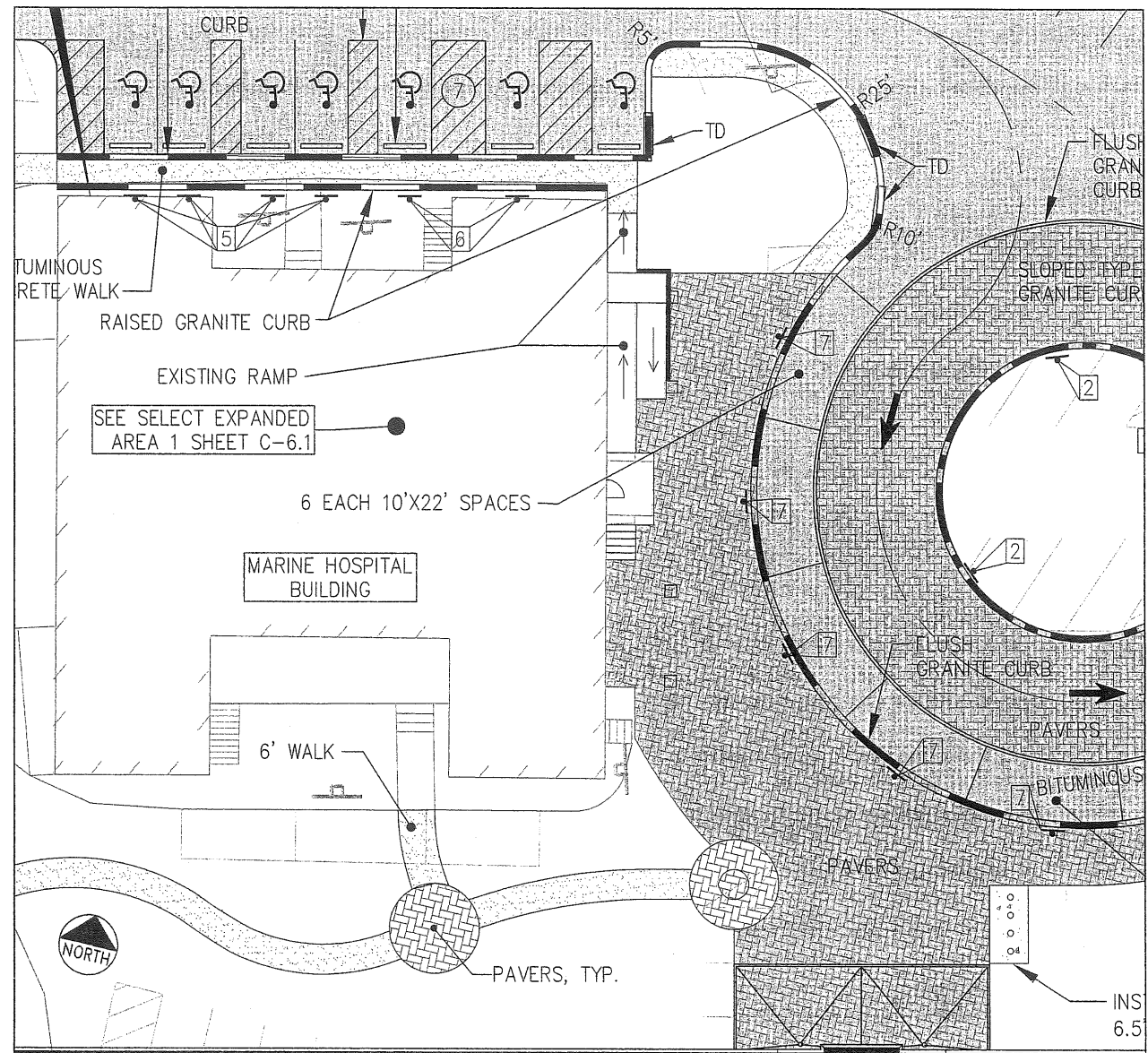
DESIGNED: LECJ DATE: JAN. 2009

CHECKED: DGA SCALE: 1" = 30'

FILE NAME: 234469-SP

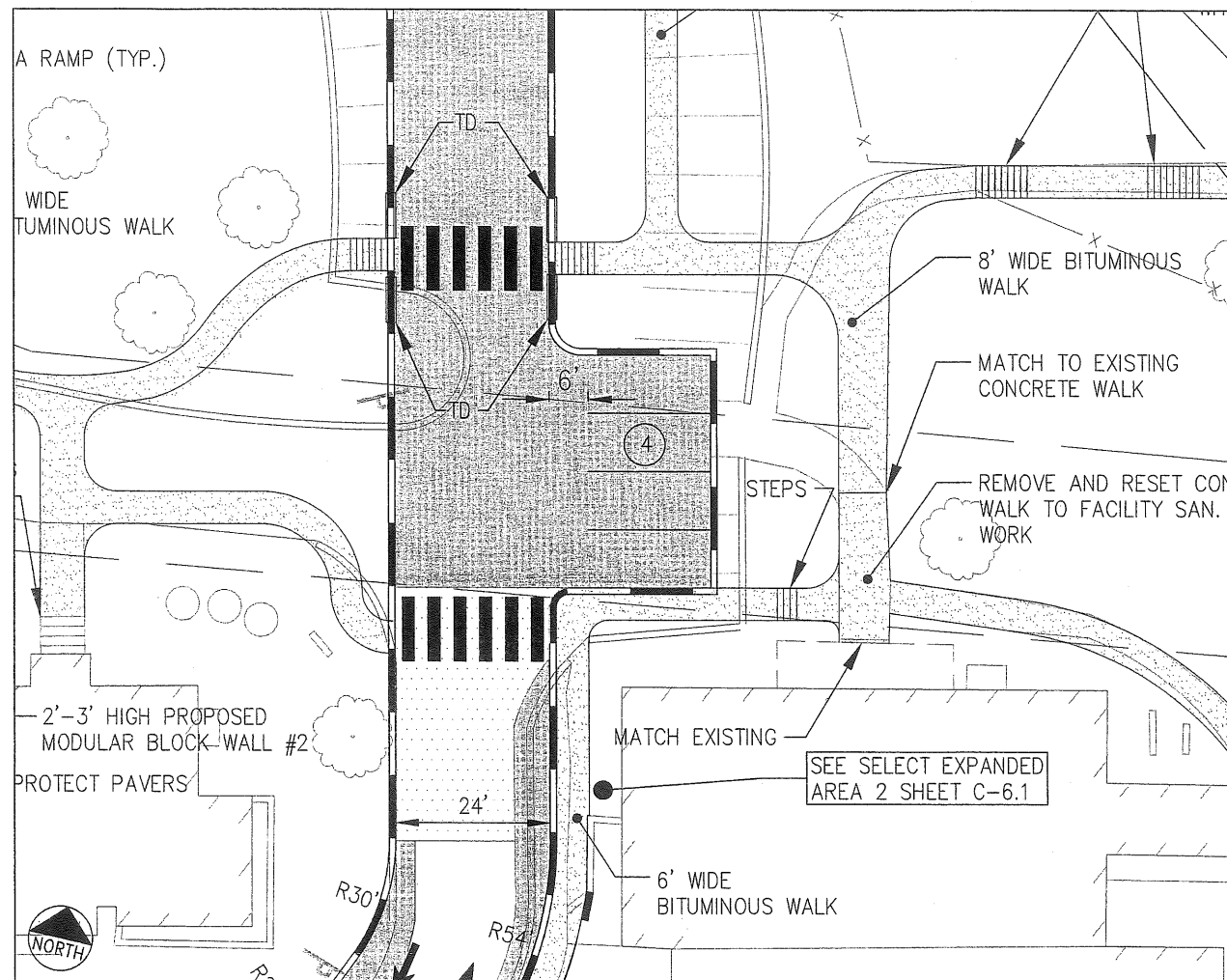
SHEET: C-5.0

DeLUCA-HOFFMAN ASSOCIATES, INC.  
175 MARKET STREET  
SOUTH PORTLAND, ME 04106  
WWW.DELUCAHOFFMAN.COM



PROPOSED 42,000 SF  
BUILDING WITH 2 LEVELS  
OF PARKING BELOW (10  
PARKING SPACES PER

SELECT EXPANDED AREA 1

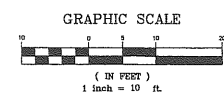


SELECT EXPANDED AREA 2

**PAVEMENT LEGEND:**

	PROPOSED FULL DEPTH ACCESS DRIVES AND PARKING AREAS-PAVEMENT
	CRACK SEAL, OVERLAY WITH 1/2" 9.5MM SUPERPAVE SURFACE AND RESTRIPE
	*AREA OF GRIND EXISTING PAVEMENT RESHAPE AND PAVE
	HOT BITUMINOUS SIDEWALK
	PAVERS

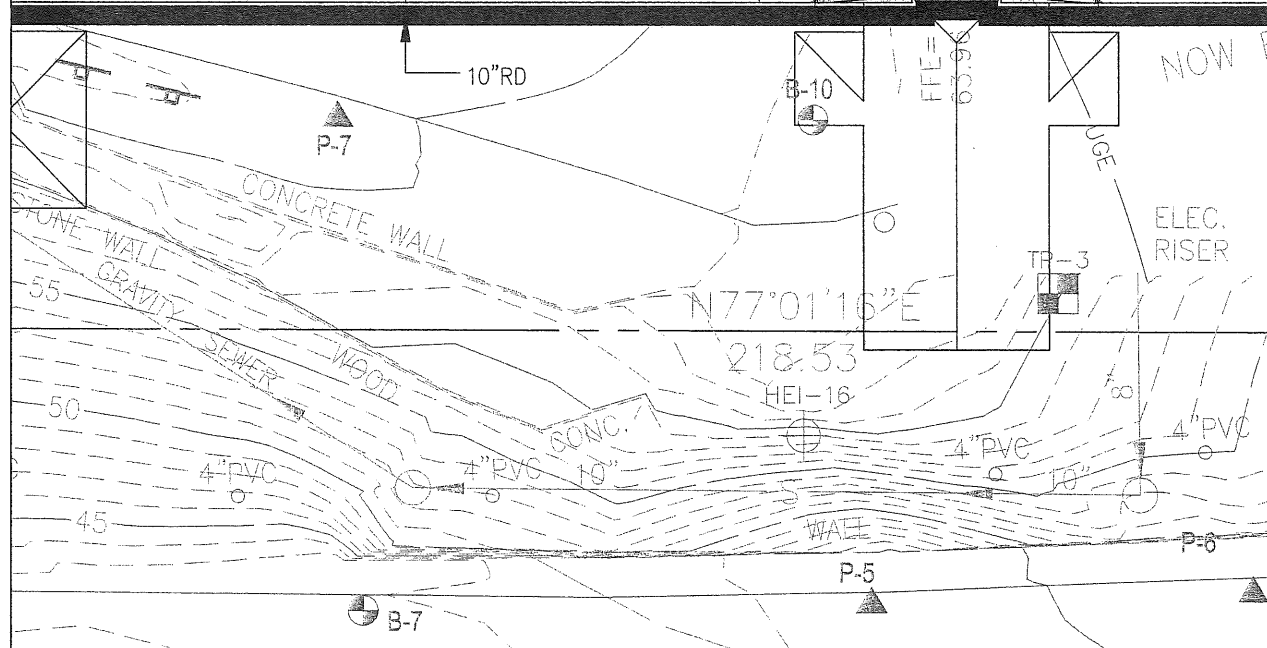
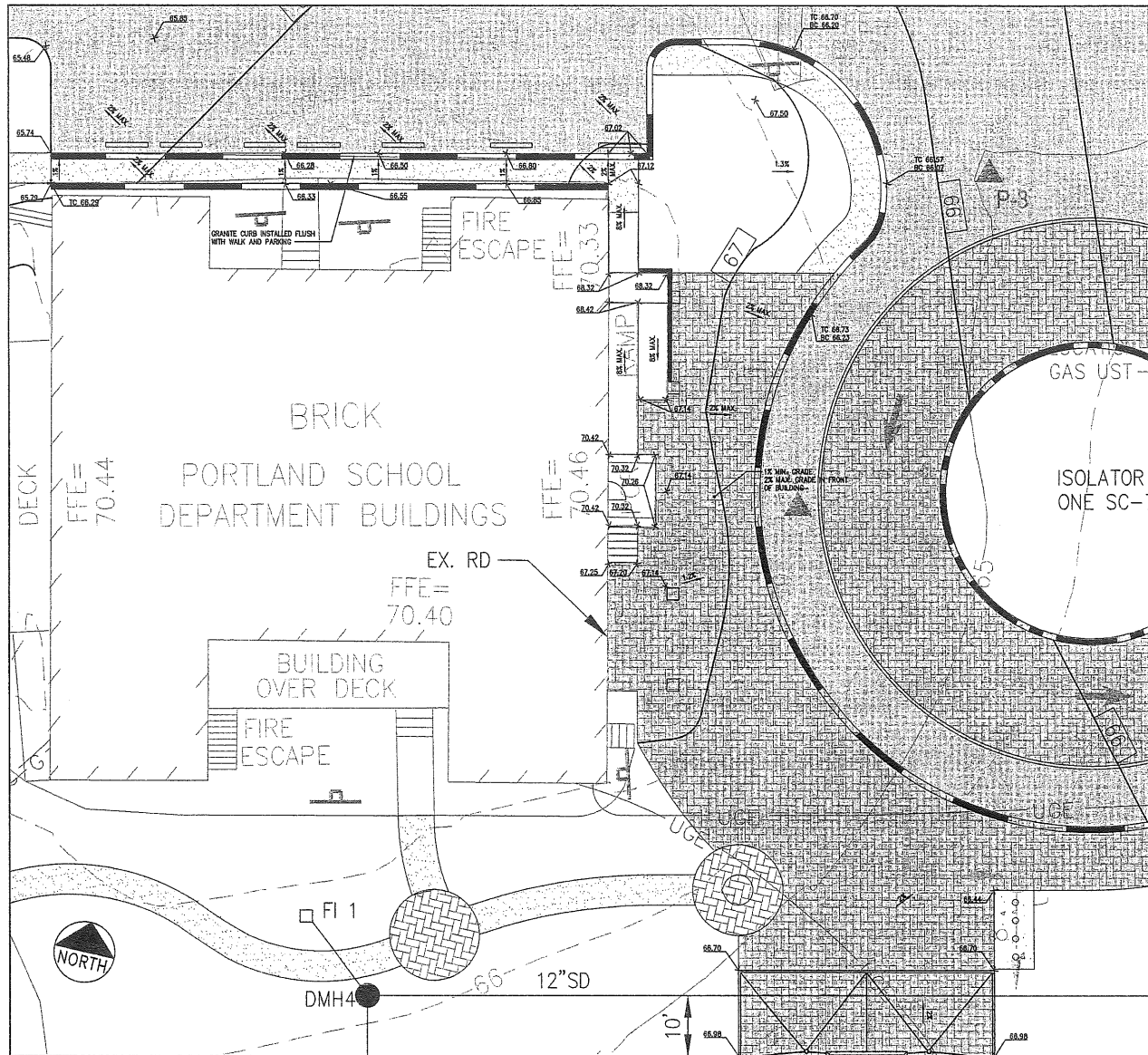
\* AREAS OF PROPOSED GRIND ARE TO BE GRIND FULL DEPTH, EXCEPT WHERE EXISTING ADJACENT PAVEMENT IS TO REMAIN AND BE MATCHED INTO. REFER TO DETAIL 'I' ON SHEET C-14.0. SOME AREAS OF GRIND WILL RECEIVE A FULL DEPTH PAVEMENT SECTION ASSOCIATED WITH UTILITY WORK IN THESE AREAS.



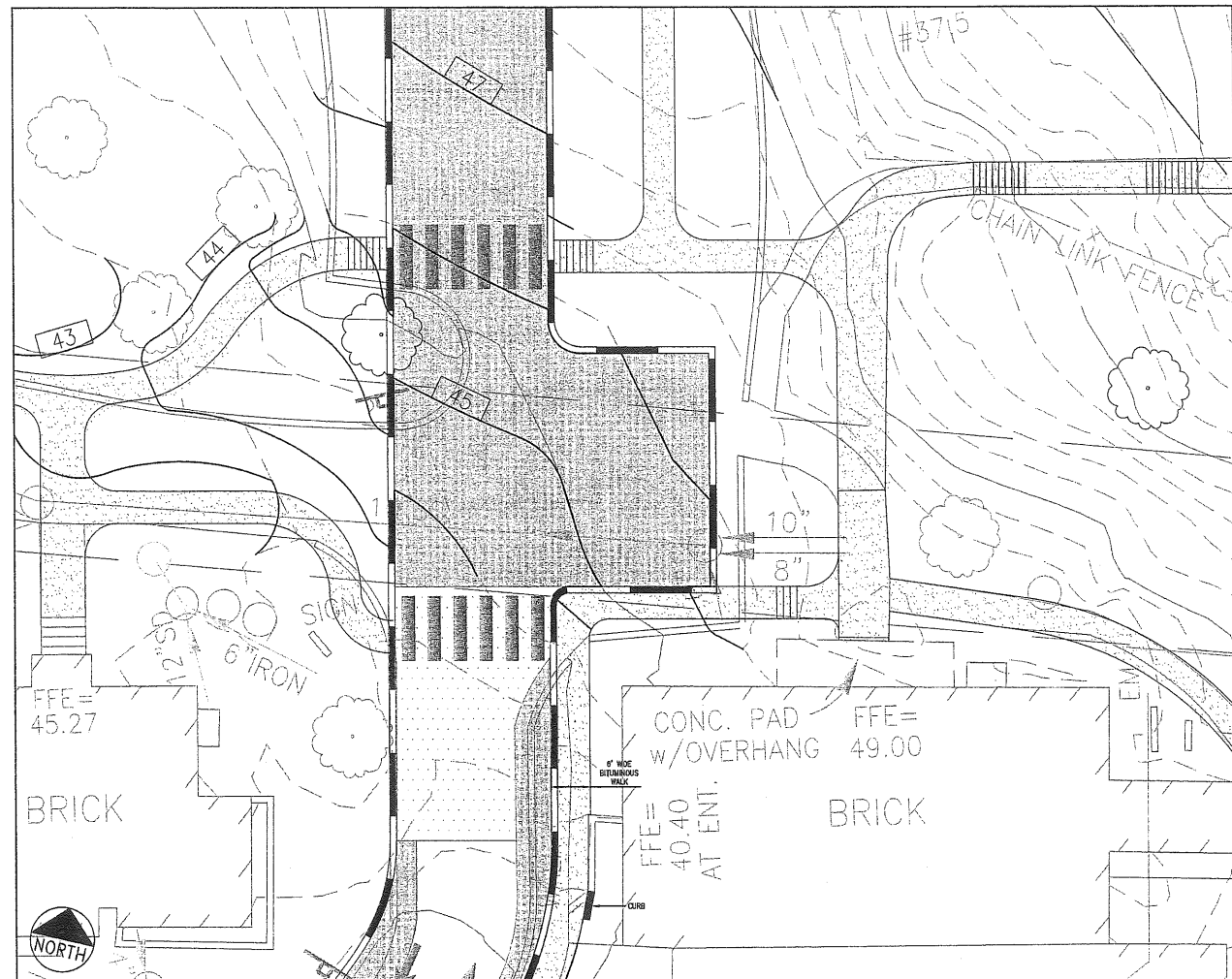
PROJECT: MARTIN'S POINT REDEVELOPMENT PROJECT PHASE 2 SHEET TITLE: SITE LAYOUT PLAN - SELECT EXPANDED VIEWS CLIENT: MARTIN'S POINT HEALTH CARE		DRAWN: LECJ DATE: JAN 2009 DESIGNED: DDA SCALE: 1" = 10' CHECKED: DDA JOB NO: 2344.08 FILE NAME: 234406.SP SHEET: C-6.1
8 02.03.09 FINAL SITE PLAN SUBMISSION TO CITY 5 01.29.09 DESIGN DEVELOPMENT SUBMISSION 4 06.20.08 SUBMITTED TO WEDSP 3 05.29.08 SITE PLANS REVISED PER CONDITIONS OF CITY APPROVAL 2 04.11.08 FINAL SITE PLAN SUBMISSION TO CITY 1 02.28.08 SECOND SKETCH PLAN SUBMISSION TO CITY	REVISIONS	P.E. DWIGHT D. ANDERSON LIC. #9275

PRELIMINARY NOT FOR CONSTRUCTION

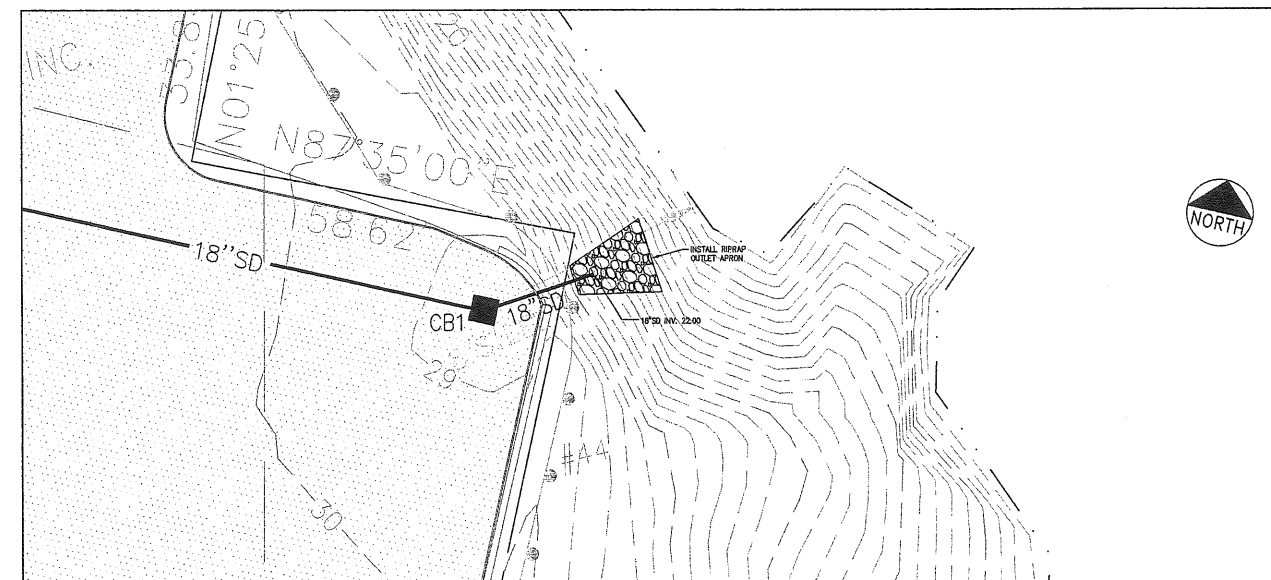




SELECT EXPANDED AREA 1

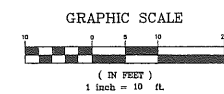


SELECT EXPANDED AREA 2

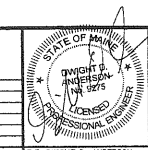


SELECT EXPANDED AREA 3

PRELIMINARY NOT FOR CONSTRUCTION



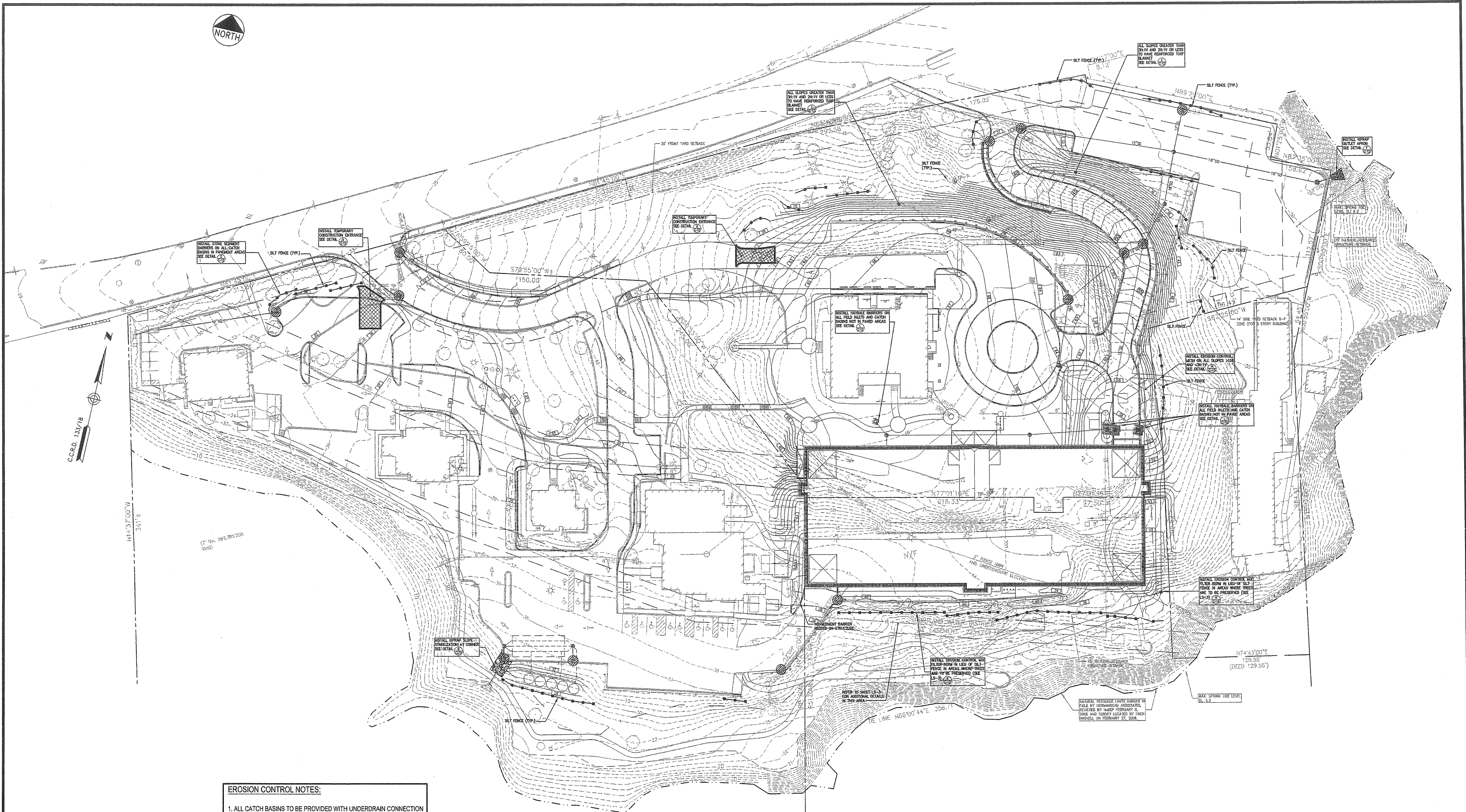
REV	DATE	DESCRIPTION	REVISIONS
1	02.03.09	FINAL SITE PLAN SUBMISSION TO CITY	
2	01.09.09	DESIGN DEVELOPMENT SUBMISSION	
3	06.09.08	SUBMITTED TO WADSP	
4	05.26.08	SITE PLANS REVISED PER CONDITIONS OF CITY APPROVAL	
5	04.11.08	FINAL SITE PLAN SUBMISSION TO CITY	
6	02.20.09	SECOND SKETCH PLAN SUBMISSION TO CITY	



PROJECT: MARTIN'S POINT REDEVELOPMENT PROJECT PHASE 2  
 SHEET TITLE: SITE GRADING PLAN - SELECT EXPANDED VIEWS  
 CLIENT: MARTIN'S POINT HEALTH CARE

DESIGNED: DDA | SCALE: 1" = 10'  
 CHECKED: DDA | JOB NO.: 2344-06  
 FILE NAME: 234406-SP  
 SHEET: C-6.2





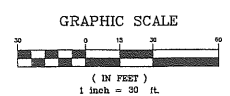
C.O.R.D. 133/18

N14°37'00"V  
311' E

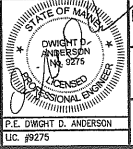
17" DIA. INFILTRATION  
TRENCH

- EROSION CONTROL NOTES:**
1. ALL CATCH BASINS TO BE PROVIDED WITH UNDERDRAIN CONNECTION  
SEE DETAIL (A)
  2. ALL CATCH BASINS ARE TO HAVE SORBENT BOOMS OR PILLOWS-  
SEE DETAIL (B)
  3. ALL CATCH BASINS ARE TO HAVE SILT SACK INSTALLED-  
SEE DETAIL (C)
  4. THIS PROJECT REQUIRES THE USE OF DIRTBAGS-  
SEE DETAIL (D)

PRELIMINARY NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION	REVISIONS
7	02.03.09	FINAL SITE PLAN SUBMISSION TO CITY	
6	01.09.09	DESIGN DEVELOPMENT SUBMISSION	
5	08.09.08	SUBMITTED TO MDEP	
4	05.28.08	SITE PLANS REVISED PER CONDITIONS OF CITY APPROVAL	
3	04.11.08	FINAL SITE PLAN SUBMISSION TO CITY	
2	12.22.05	ISSUED TO CLIENT FOR REVIEW	
1	11.17.05	PROGRESS SET FOR REVIEW WITH ARCHITECT	



**MARTIN'S POINT REDEVELOPMENT  
PROJECT PHASE 2**

SHEET TITLE  
**EROSION & SEDIMENT CONTROL  
PLAN**

CLIENT  
**MARTIN'S POINT HEALTH CARE**

**DH** DeLUCA-HOFFMAN  
ASSOCIATES, INC.  
178 MAIN STREET, SUITE 3  
SOUTH PORTLAND, ME 04106  
207.775.1201  
WWW.DELUCAHOFFMAN.COM

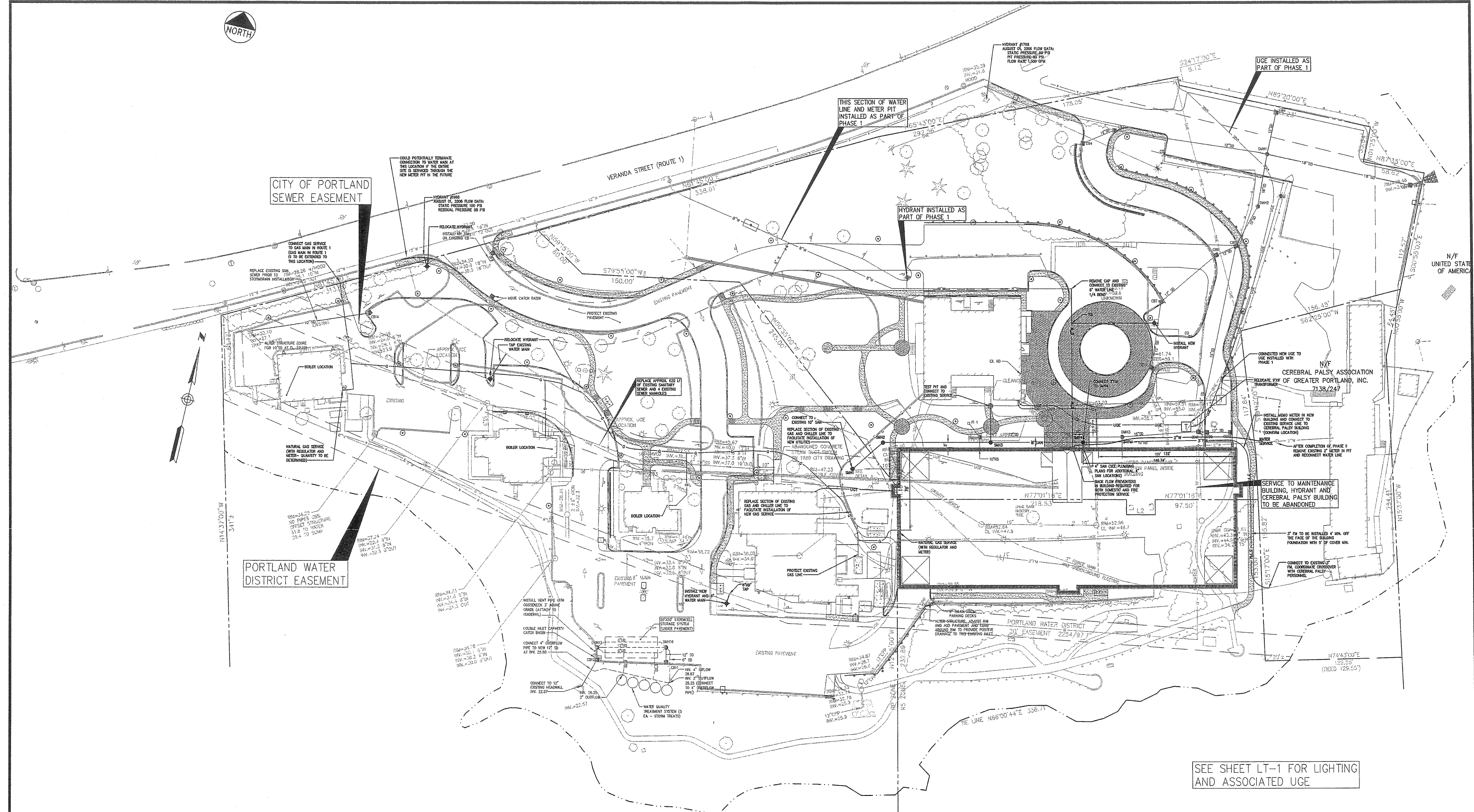
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DESIGNED: DDA SCALE: 1" = 30'  
CHECKED: DDA JOB NO. 2344-08  
FILE NAME: 234446-SP  
SHEET C-7.0





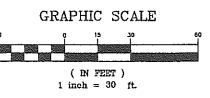
CITY OF PORTLAND  
SEWER EASEMENT

PORTLAND WATER  
DISTRICT EASEMENT

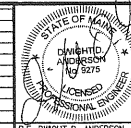


SEE SHEET LT-1 FOR LIGHTING  
AND ASSOCIATED UGE

PRELIMINARY NOT FOR CONSTRUCTION



13	02.03.09	FINAL SITE PLAN SUBMISSION TO CITY	13	12.02.09	SUBMITTED TO CLIENT FOR REVIEW
12	06.09.09	DESIGN DEVELOPMENT SUBMISSION	9	05.28.08	SITE PLANS REVIEWED PER CONDITIONS OF CITY APPROVAL
11	12.11.08	REVISED GAS LAYOUT TO SERVE EXISTING BUILDINGS	7	04.11.08	FINAL SITE PLAN SUBMISSION TO CITY
			6	02.28.08	SECOND SKETCH PLAN SUBMISSION TO CITY
			5	02.03.08	SUBMITTED WITH ABILITY TO SERVE REQUEST
			4	01.17.08	INFORMATION ACQUIRED FOR CITY COMMENTS
			3	01.03.08	SKETCH PLAN SUBMISSION TO CITY
			2	12.22.07	ISSUED TO CLIENT FOR REVIEW
			1	11.17.07	PROGRESS SET FOR REVIEW WITH ARCHITECT
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION



**MARTIN'S POINT REDEVELOPMENT  
PROJECT PHASE 2**

SHEET TITLE: **UTILITY PLAN**

CLIENT: **MARTIN'S POINT HEALTH CARE**

DATE: **JAN. 2009**

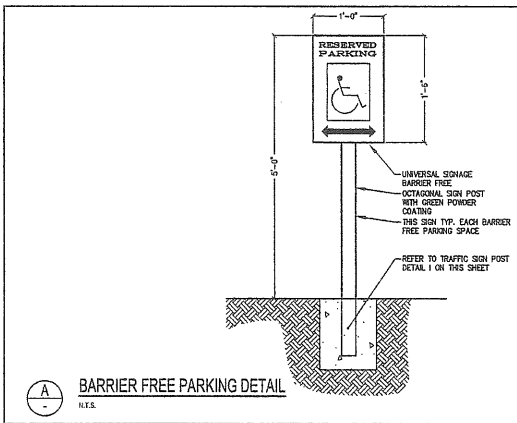
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CHECKED: **DDA** JOB NO. **2344-08**

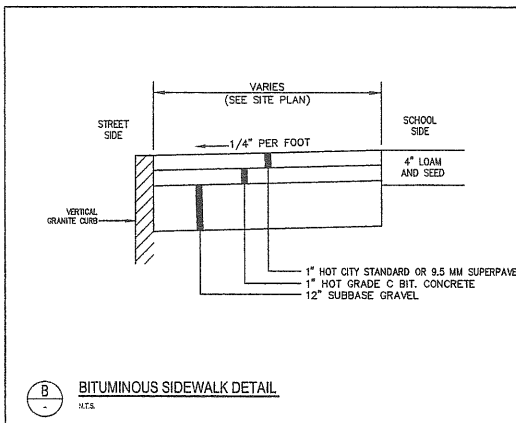
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SHEET: **C-8.0**

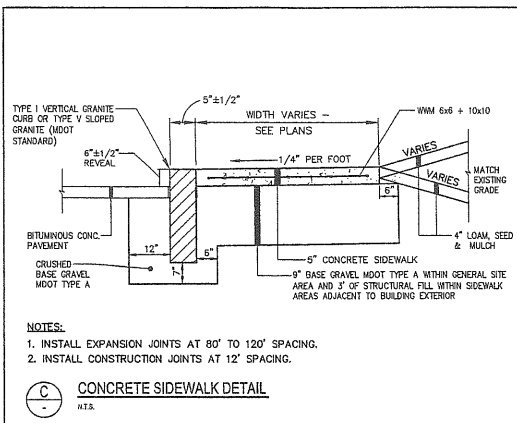
DR: **LUCA-HOFFMAN ASSOCIATES, INC.**  
718 MAIN STREET, SUITE # 3  
SOUTH PORTLAND, OR 97131  
503.741.1141  
WWW.LUCAHOFFMAN.COM



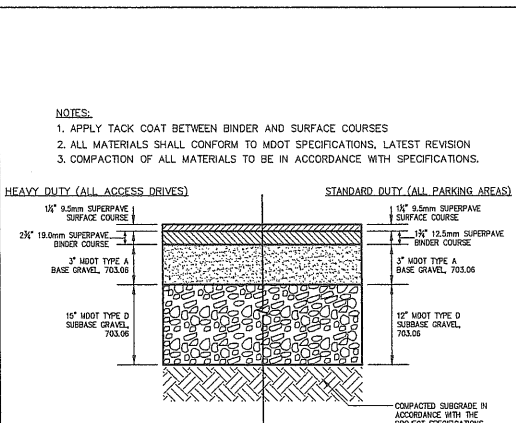
**A BARRIER FREE PARKING DETAIL**  
N.T.S.



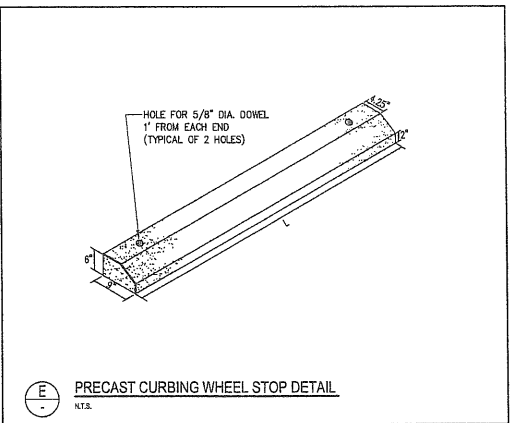
**B BITUMINOUS SIDEWALK DETAIL**  
N.T.S.



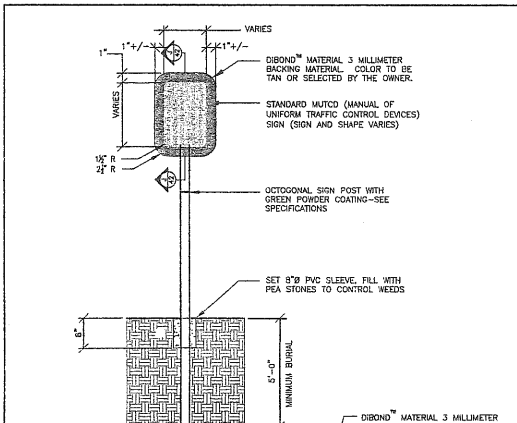
**C CONCRETE SIDEWALK DETAIL**  
N.T.S.



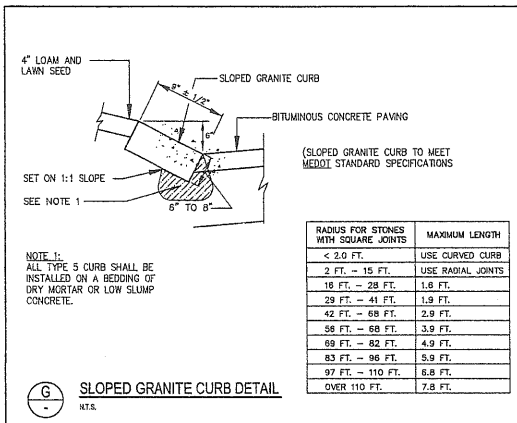
**D TYPICAL PAVEMENT SECTION**  
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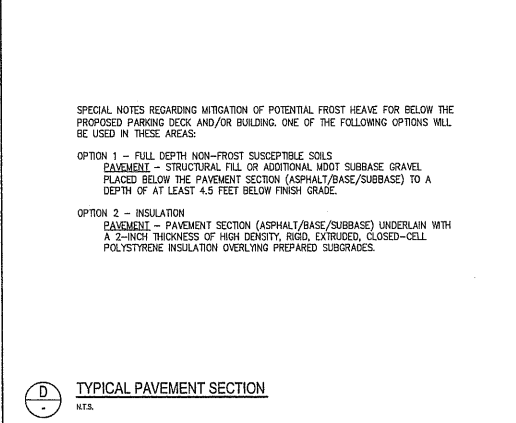
**E PRECAST CURBING WHEEL STOP DETAIL**  
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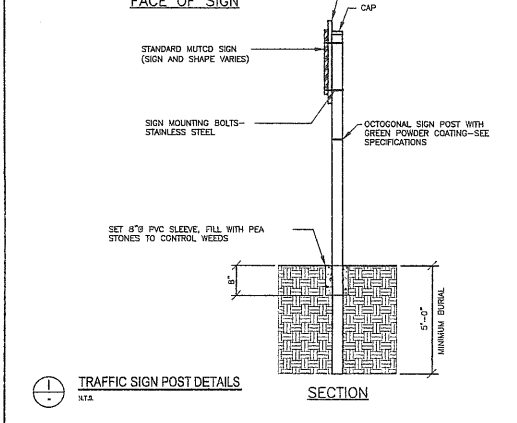
**F VERTICAL GRANITE CURB DETAIL**  
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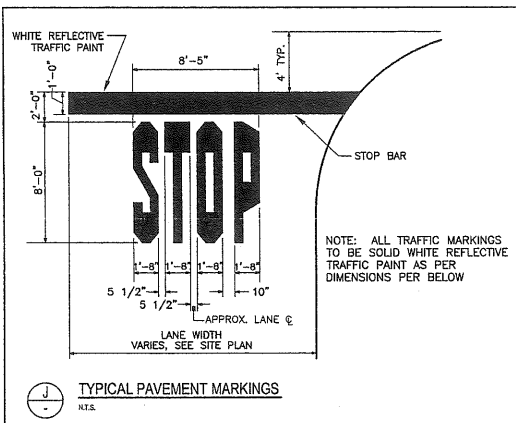
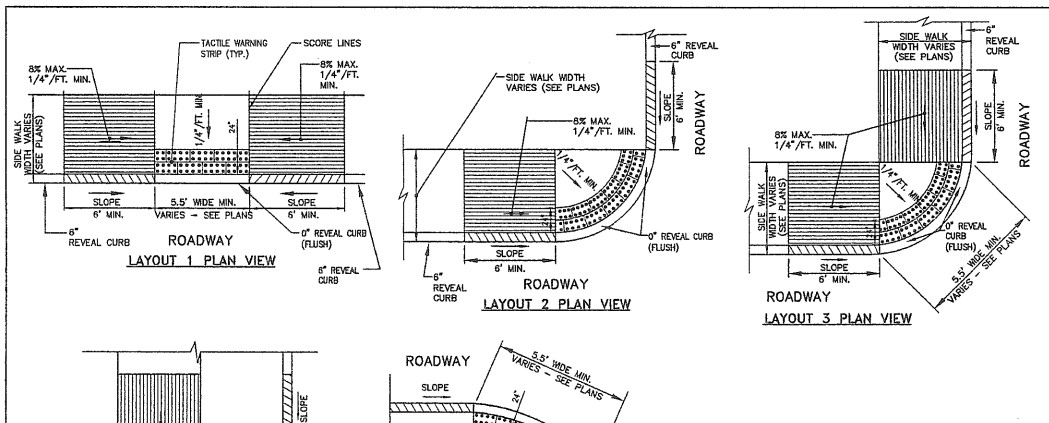
**G SLOPED GRANITE CURB DETAIL**  
N.T.S.



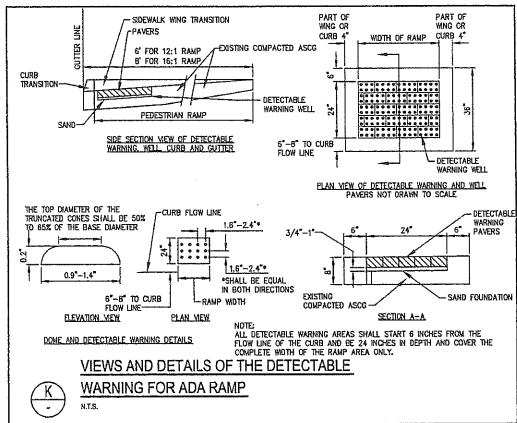
**H TRAFFIC FLOW ARROW DETAIL**  
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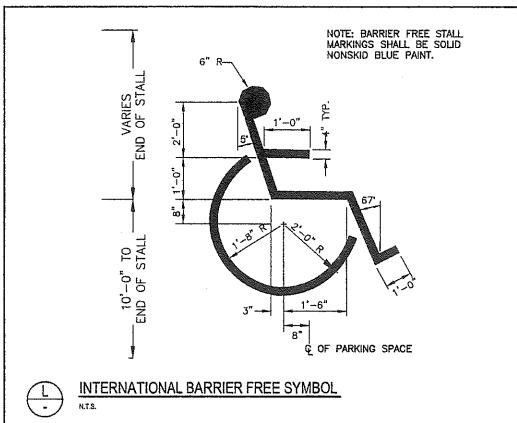
**I TRAFFIC SIGN POST DETAILS**  
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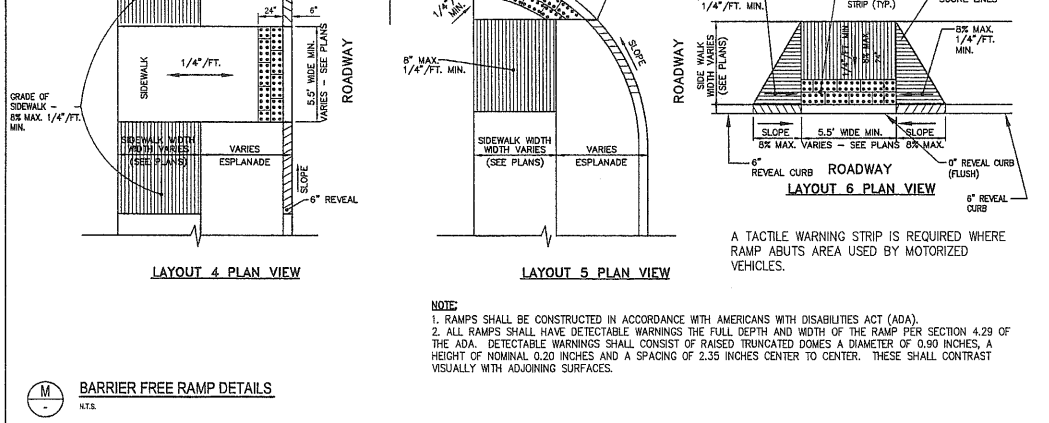
**N TYPICAL PAVEMENT MARKINGS**  
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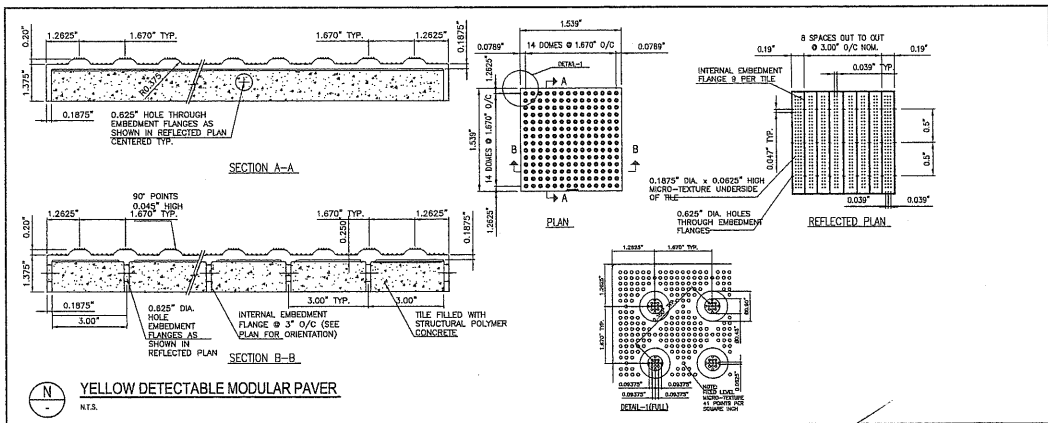
**O VIEWS AND DETAILS OF THE DETECTABLE WARNING FOR ADA RAMP**  
N.T.S.



**P INTERNATIONAL BARRIER FREE SYMBOL**  
N.T.S.



**Q BARRIER FREE RAMP DETAILS**  
N.T.S.



**R YELLOW DETECTABLE MODULAR PAVER**  
N.T.S.

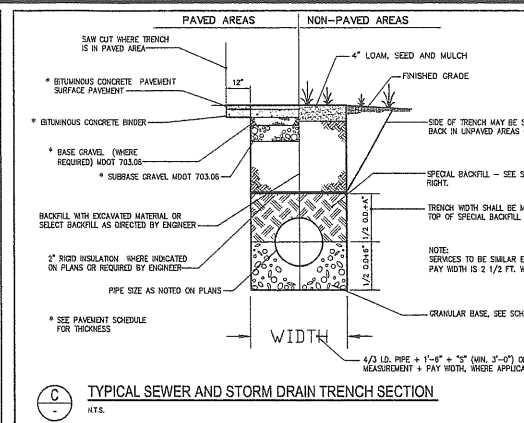
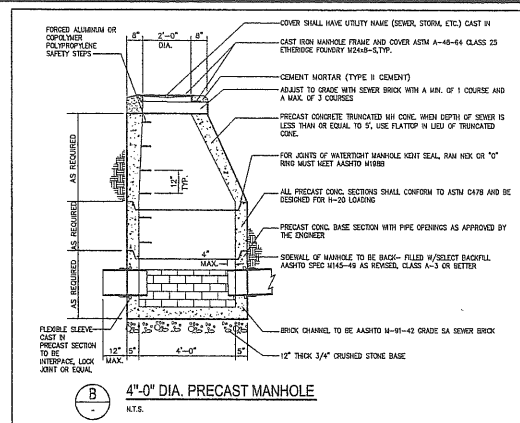
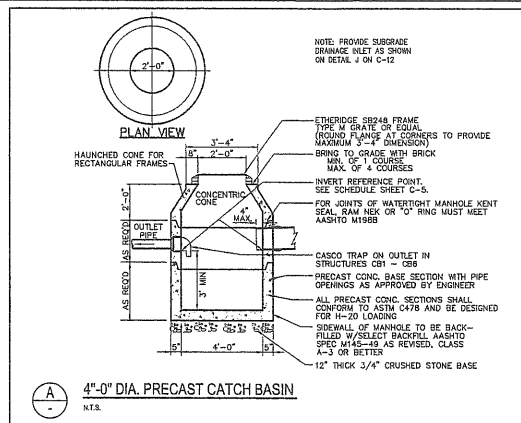
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PRELIMINARY NOT FOR CONSTRUCTION

12	02.03.09	FINAL SITE PLAN SUBMISSION TO CITY
9	01.09.09	DESIGN DEVELOPMENT SUBMISSION
8	11.16.08	SUBMITTED SKETCH PLAN TO CITY
7	06.09.08	SUBMITTED TO MEDSP
6	05.28.08	SITE PLANS RELEASD PER CONDITIONS OF CITY APPROVAL
5	04.24.08	PHASE I - RELEASED FOR BID
4	04.11.08	FINAL SITE PLAN SUBMISSION TO CITY
3	02.28.08	SECOND SKETCH PLAN SUBMISSION TO CITY
2	01.23.08	SKETCH PLAN SUBMISSION TO CITY
1	12.23.07	ISSUED TO CLIENT FOR REVIEW

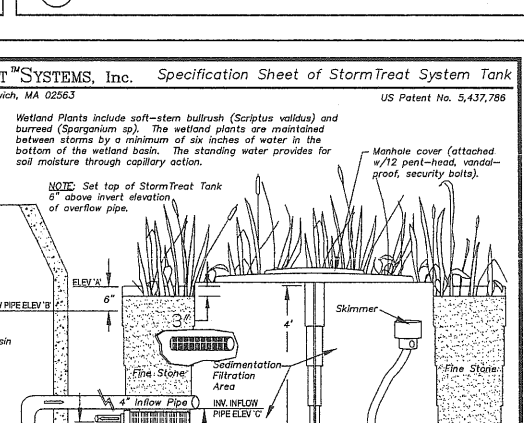
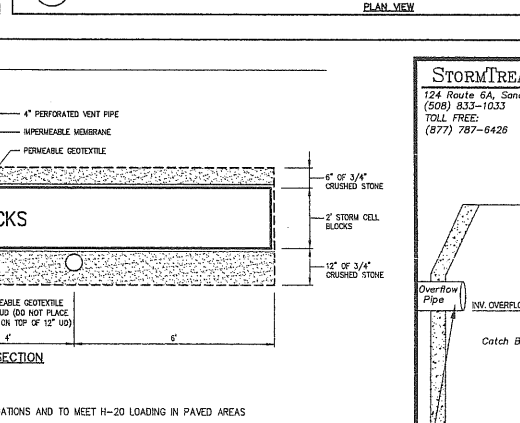
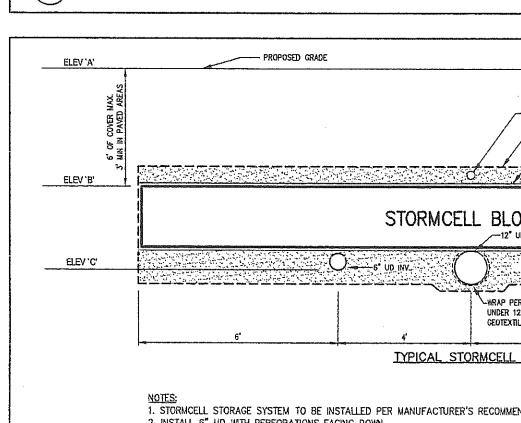
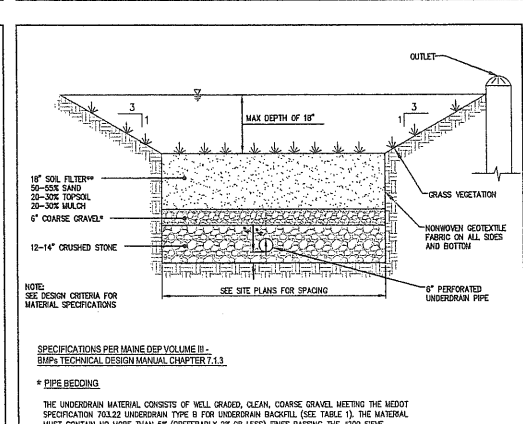
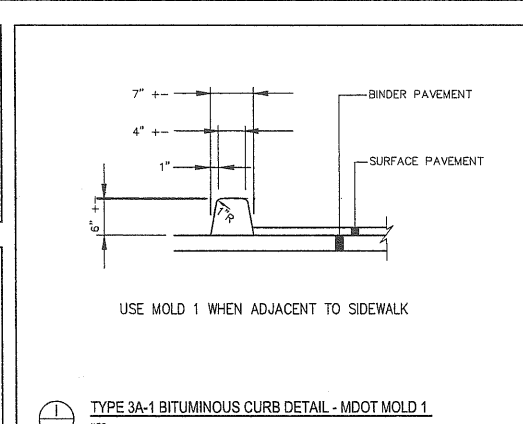
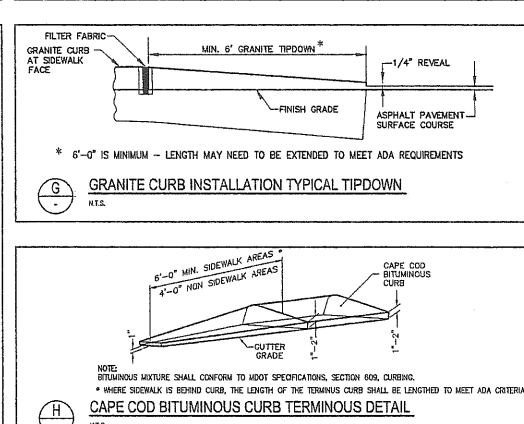
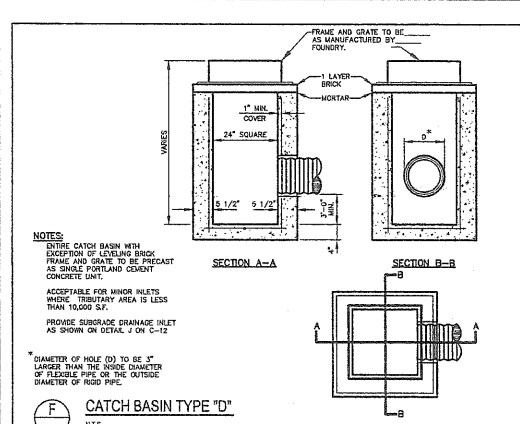
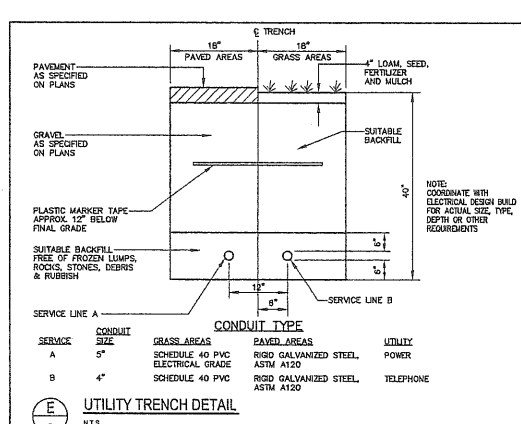
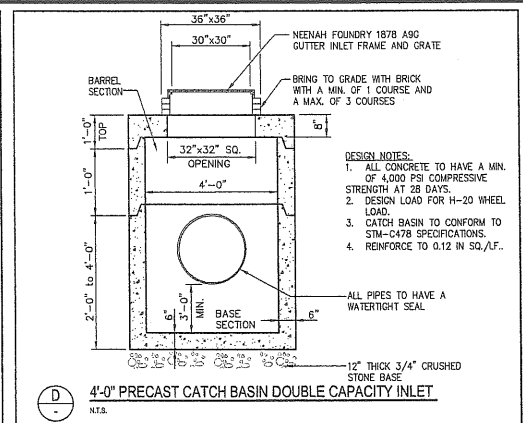
PROJECT: MARTIN'S POINT REDEVELOPMENT PROJECT PHASE 2  
SHEET TITLE: SITE DETAILS  
CLIENT: MARTIN'S POINT HEALTH CARE

DESIGNED: DDA SCALE: AS SHOWN  
CHECKED: DDA JOB NO. 2344.06  
FILE NAME: 234406.DET  
DRAWN: LECJ DATE: JAN 2009  
SHEET: C-9.0



**SCHEDULE OF BASE BACKFILL**

TYPE OF PIPE	BEDDING MATERIAL	SPECIAL BACKFILL	SELECT BACKFILL
CONCRETE	GRANULAR SANDSTO M445-49 A-3 OR BETTER	GRANULAR SANDSTO M445-49 A-3 OR BETTER	GRANULAR SANDSTO M445-49 A-3 OR BETTER
PVC	3/4\"/>		
CIP	3/4\"/>		



**TABLE 1: MDOT SPECIFICATIONS FOR (MDOT 783.2)**

GRADE SIZE	% BY WEIGHT
1\"/>	
1/2\"/>	
#4	75-100
#20	15-80
#30	5-15
#200	0-5

**TABLE 2: MDOT SPECIFICATIONS FOR AGGREGATE (MDOT #103)**

GRADE SIZE	% BY WEIGHT
3/8\"/>	
#4	95-100
#10	80-100
#20	50-85
#30	25-50
#100	10-30
#200	2-10
#300	0-5

**WATER QUALITY TREATMENT SYSTEM SCHEDULE**

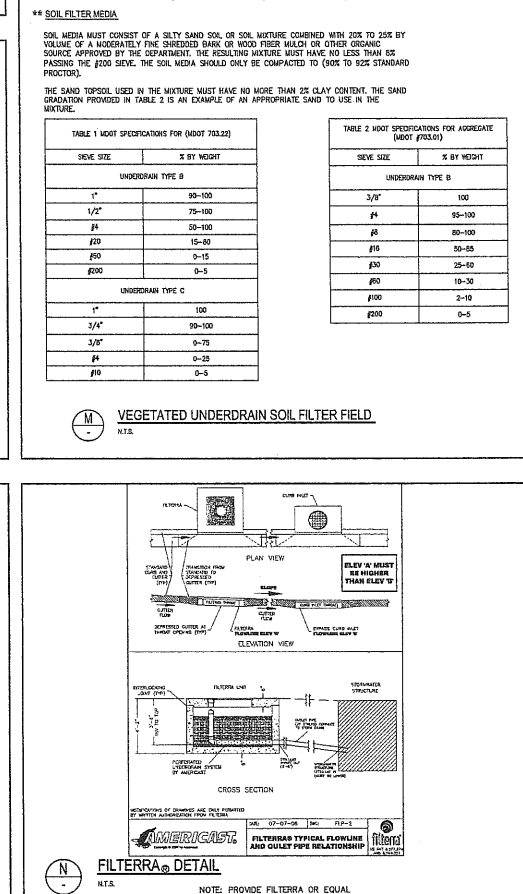
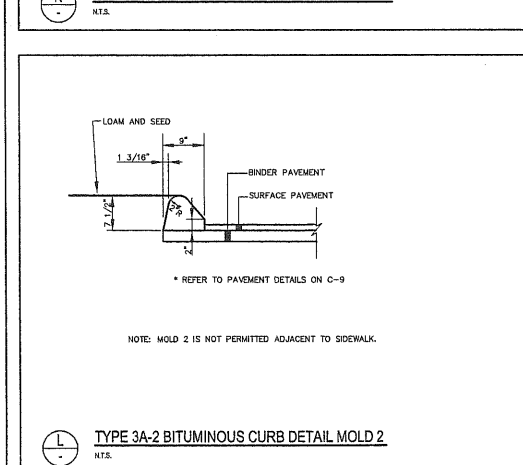
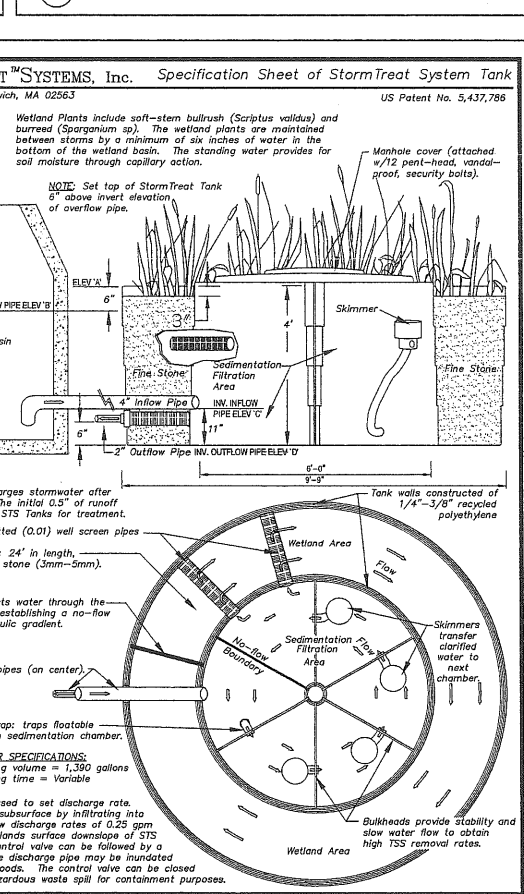
SYSTEM #	STORMCELL				STORMTREAT				QUANTITY
	ELEV 'A' (LOW)	ELEV 'B'	ELEV 'C'	STORM CELL AREA (MMAD)	ELEV 'A'	ELEV 'B'	ELEV 'C'	ELEV 'D'	
SYSTEM #1	33.00	35.50	28.25	28.87	26.75	28.25	28.87	28.25	3
SYSTEM #2	27.50	31.00	25.50	23.32	26.40	25.90	23.32	22.90	2
									TOTAL 5

**STORM CELL NOTES:**

- A 6\"/>
- A 4\"/>

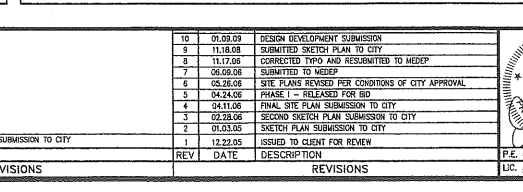
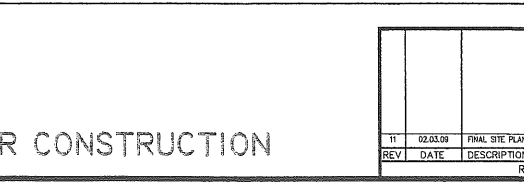
**STORMTREAT NOTE:**

- WHEN LOCATED IN MULCHED AREAS THE UNITS WILL BE SURROUNDED BY MULCH. WHEN IN GRASSED AREAS THE OUTER PERIMETER SHOULD BE GRASS AND BETWEEN THE UNITS WILL BE FILLED WITH DRAIN GRAVEL OVER FILTER FABRIC.



**REVISIONS**

REV	DATE	DESCRIPTION
10	01.02.09	DESIGN DEVELOPMENT SUBMISSION
9	11.18.08	SUBMITTED SKETCH PLAN TO CITY
8	11.17.08	CORRECTED TYPO AND REASSEMBLED TO MDOP
7	08.02.08	SUBMITTED TO MDOP
6	05.28.08	SITE PLANS REVISED PER CONDITIONS OF CITY APPROVAL
5	04.24.08	PHASE 1 - RELEASED FOR BID
4	04.11.08	FINAL SITE PLAN SUBMISSION TO CITY
3	02.18.08	SECOND SKETCH PLAN SUBMISSION TO CITY
2	01.03.08	SKETCH PLAN SUBMISSION TO CITY
1	12.22.07	ISSUED TO CLIENT FOR REVIEW



**REVISIONS**

REV	DATE	DESCRIPTION
11	02.03.09	FINAL SITE PLAN SUBMISSION TO CITY

6/2/2014 10:05:00 AM PERMIT SET 234406-DET.dwg, SHEET 10 OF 11, 24/02/2009 12:40:29 PM, 0.0000

PRELIMINARY NOT FOR CONSTRUCTION

**PROJECT: MARTIN'S POINT REDEVELOPMENT PROJECT PHASE 2**

**SHEET TITLE: UTILITY DETAILS**

**CLIENT: MARTIN'S POINT HEALTH CARE**

**DATE: JAN 2009**

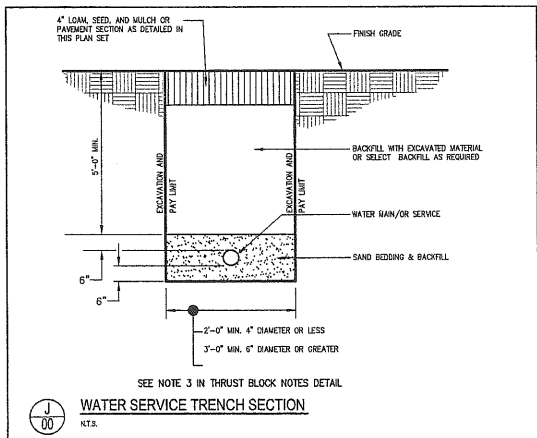
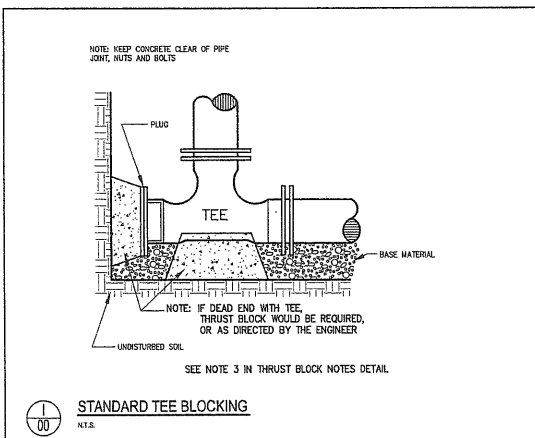
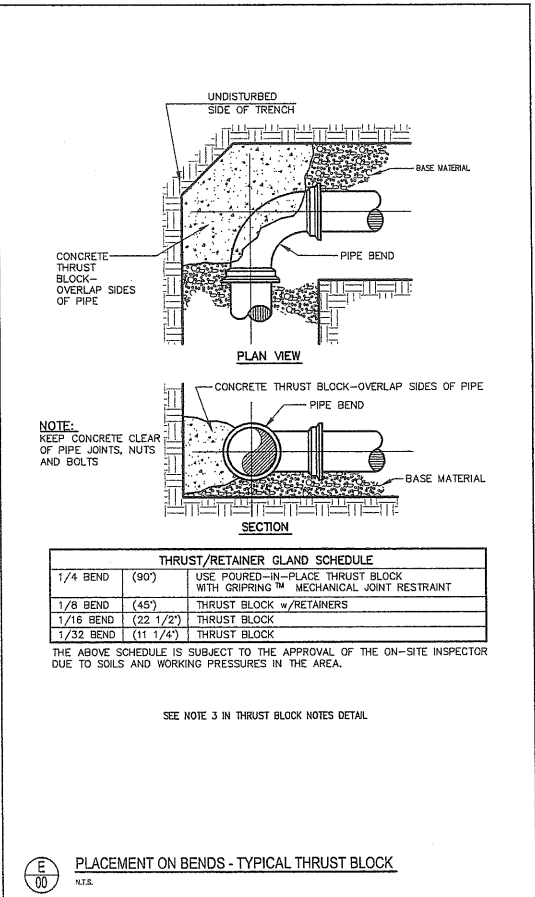
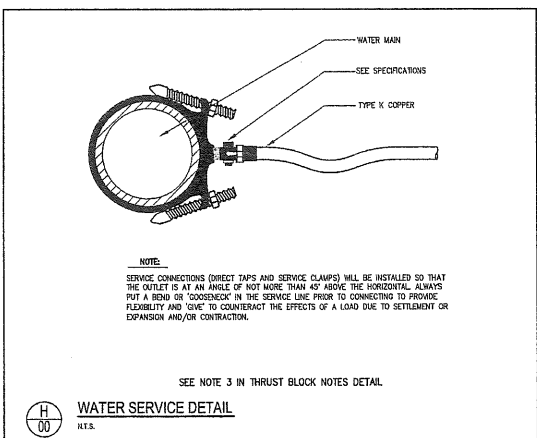
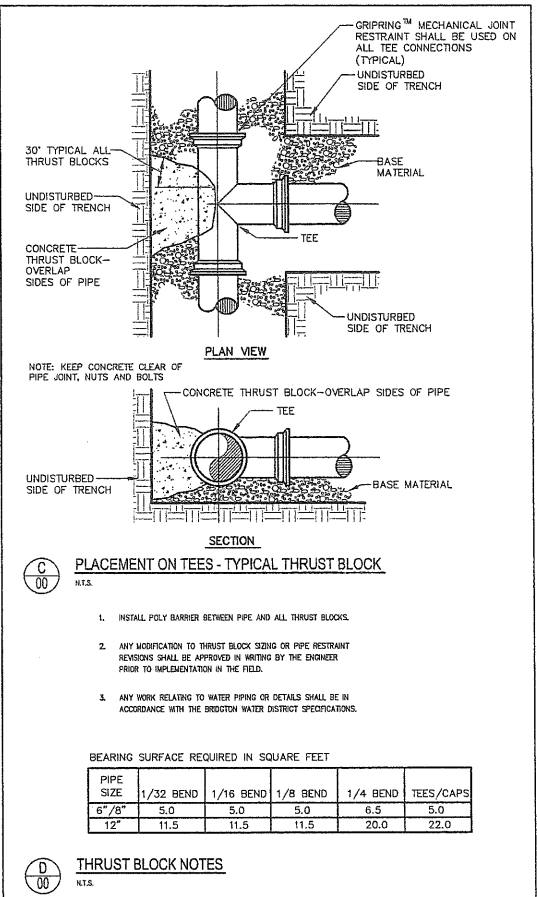
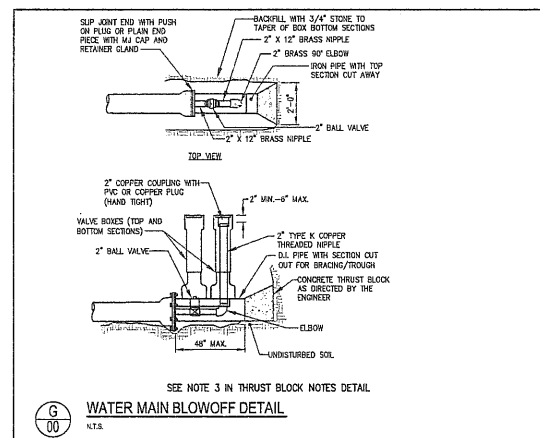
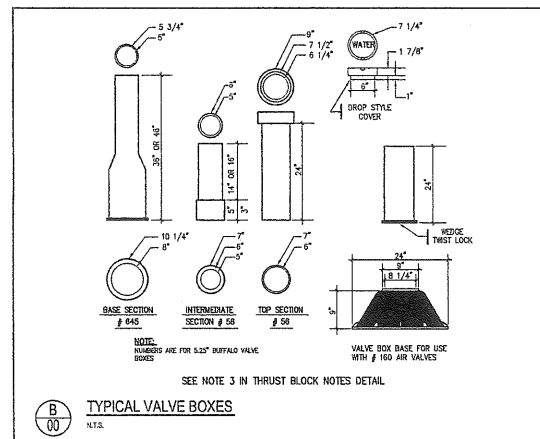
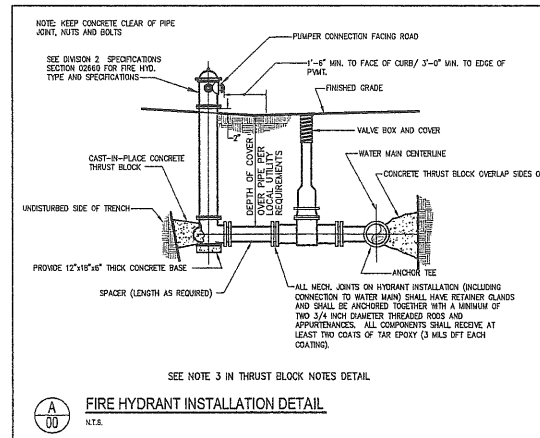
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**FILE NAME: 234406-DET**

**SHEET: C-10.0**

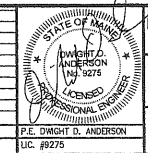
**DR: LUCAS HOFFMAN ASSOCIATES, INC.**

**778 MAIN STREET, SUITE B SOUTH PORTLAND, ME 04108 207.775.1121 WWW.DELICIOUSOFFMAN.COM**



PRELIMINARY NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
10	01.09.09	DESIGN DEVELOPMENT SUBMISSION	1	12.23.05	ISSUED TO CLIENT FOR REVIEW
9	11.18.08	SUBMITTED SKETCH PLAN TO CITY	2	01.03.09	SKETCH PLAN SUBMISSION TO CITY
8	06.09.08	SUBMITTED TO WCEP	3	02.28.09	SECOND SKETCH PLAN SUBMISSION TO CITY
7	05.28.08	SITE PLANS REVISED PER CONDITIONS OF CITY APPROVAL	4	04.11.09	FINAL SITE PLAN SUBMISSION TO CITY
6	04.24.08	PHASE I - RELEASED FOR BID	5	04.14.09	SECOND SKETCH PLAN SUBMISSION TO CITY
5	04.14.08	TOBE REVIEW SET - PHASE I	6	04.14.09	SKETCH PLAN SUBMISSION TO CITY
4	04.11.08	FINAL SITE PLAN SUBMISSION TO CITY	7	04.11.09	FINAL SITE PLAN SUBMISSION TO CITY
3	02.28.08	SECOND SKETCH PLAN SUBMISSION TO CITY	8	04.11.09	FINAL SITE PLAN SUBMISSION TO CITY
2	01.03.09	SKETCH PLAN SUBMISSION TO CITY	9	04.11.09	FINAL SITE PLAN SUBMISSION TO CITY
1	12.23.05	ISSUED TO CLIENT FOR REVIEW	10	01.09.09	DESIGN DEVELOPMENT SUBMISSION



**MARTIN'S POINT REDEVELOPMENT PROJECT PHASE 2**

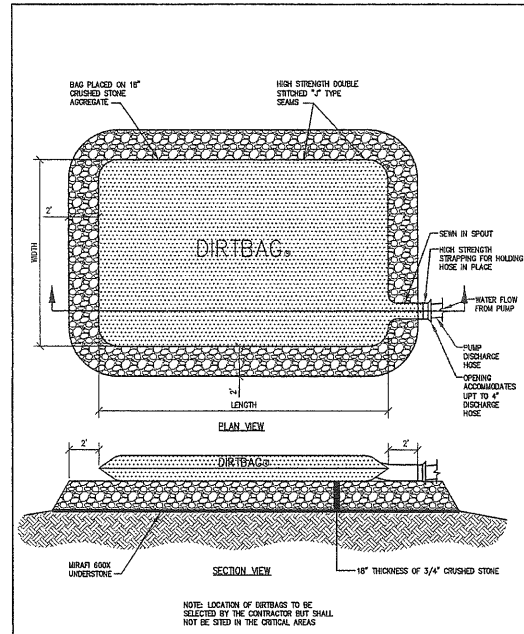
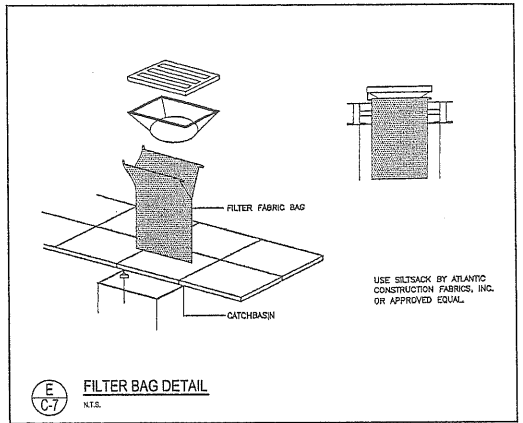
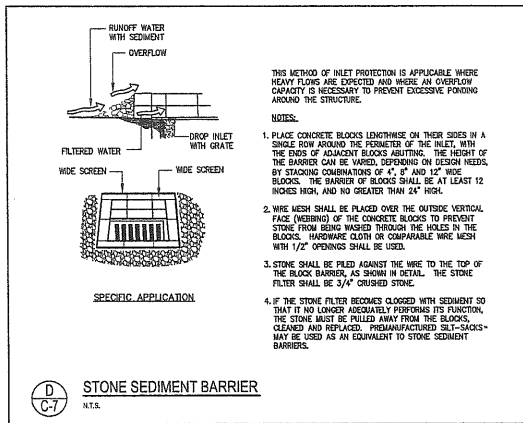
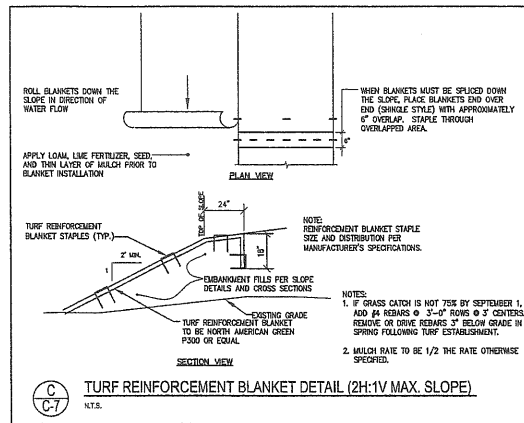
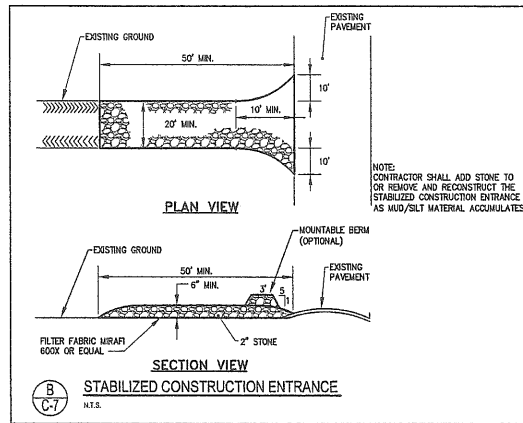
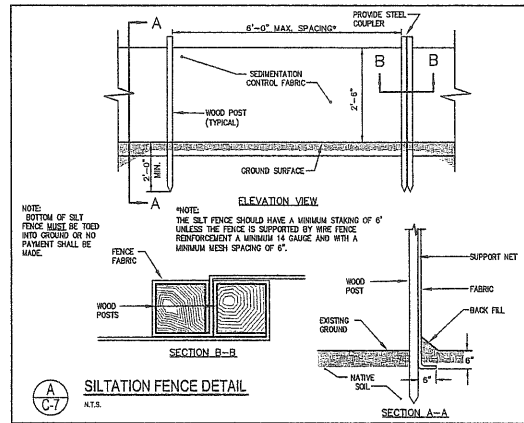
**WATER DETAILS**

CLIENT: MARTINS POINT HEALTH CARE

DESIGNED: DDA  
CHECKED: DDA  
DATE: JAN 2009  
SCALE: AS SHOWN  
JOB NO. 2344.06

FILE NAME: 234406.DWG  
SHEET: C-11.0





**SPECIFICATIONS AND REQUIREMENTS FOR DEWATERING**

THIS PROJECT WILL REQUIRE THE DISCHARGE OF CONSTRUCTION DEWATERING AND TURBID LADEN RUNOFF FROM THE SITE TO BE DIRECTED AND DISCHARGED THROUGH DIRTBAGS. THIS SPECIFICATION ALSO CONTAINS APPROVED MATERIALS DESCRIBING THE DIRTBAGS REFERRED TO IN THIS SPECIFICATION.

**DEFINITION**

TRADITIONALLY, NEDEP PERMITS HAVE A STANDARD CONDITION WHICH STATES:

"THE APPLICANT SHALL TAKE ALL NECESSARY ACTIONS TO ENSURE THAT ITS ACTIVITIES OR THOSE OF ITS AGENTS DO NOT RESULT IN NOTICEABLE EROSION OF SOIL OR FLOODING DUE TO EROSION ON THE SITE DURING THE CONSTRUCTION AND OPERATION OF THE PROJECT COVERED BY THIS APPROVAL."

THESE SPECIFICATIONS HAVE BEEN DEVELOPED FOR THE PURPOSE OF ADDRESSING CONSTRUCTION DEWATERING ACTIVITIES WITH THE CONTRACTOR THAT UNPREDICTABLE WEATHER CAN CREATE. THE SPECIFICATION IS INTENDED TO "SHARE THE RISK" BETWEEN THE CONTRACTOR AND OWNER. IF ANTICIPATED THAT THIS METHOD WILL ALLOW THE BASIS FOR THE PROJECT TO HAVE A REDUCED RISK IN CONTINGENCY COST FOR CERTAIN WEATHER-RELATED FACTORS.

THIS SPECIFICATION IS NOT INTENDED TO DIMINISH THE RECOGNIZED AND OBTAINABLE AND OF THE PROPOSED EQUIPMENT FONDS TO ACT AS THE PRIMARY DEVICE TO CAPTURE AND RETAIN SUSPENDED SEDIMENT. THIS METHOD IS A MINORAL, INADVISABLE TO THE CONSTRUCTION OF THE FONDS EARLY IN THE PROJECT IS SO IMPORTANT.

**ACCEPTABLE METHODS OF DISCHARGING CONSTRUCTION SITE RUNOFF**

DEWATERING OF THE CONSTRUCTION SITE SHALL BE ACCOMPLISHED USING ONE OF THE FOLLOWING METHODS:

- THE PUMPING OF CONSTRUCTION SITE WATER AND COLLECTED RUNOFF TO A DIRTBAG PATENTED PRODUCT BY CCF ENVIRONMENTAL PRODUCTS WITH RELEASE THROUGH A VEGETATED BUFFER AT LEAST 50 FEET UPDRAINAGE OF A NATURAL RESERVOIR.

**REQUIREMENTS FOR DIRTBAGS**

THE SITE CONTRACTOR SHALL INCLUDE THE PRICE OF INSTALLING, OPERATING, AND REMOVAL AND DISPOSAL OF FOUR DIRTBAGS PER 5000 SQ. FT. OF THE BASE BID. A UNIT PRICE SHALL BE PROVIDED FOR ADDITIONAL DIRTBAGS.

AT ALL TIMES THERE MUST BE AN UNUSED DIRTBAG AVAILABLE FOR EMERGENCY USE.

AT ALL TIMES AFTER INITIAL SITE PREPARATION, THE CONTRACTOR SHALL HAVE ONE DIRTBAG ACTIVE OR READY FOR USE. THE DIRTBAG SHALL BE FIELD LOCATED BY THE CONTRACTOR BUT ARE NOT TO BE INSTALLED IN ANY "CRITICAL" AREA. THIS SITE CRITICAL AREAS SHOWN ON THE EROSION SEDIMENT CONTROL PLAN, THE DIRTBAG SHALL BE INSTALLED ON A PREPARED SUBGRADE. THE SUBGRADE SHALL CONSIST OF THE INSTALLATION OF A LAYER OF MIRAFIB 600K AND 18 INCHES OF 3/4" CRUSHED STONE. THE PLAN DIMENSION OF THE CRUSHED STONE PAD SHALL EXCEED THE PLAN AREA OF THE DIRTBAG BY AT LEAST TWO FEET IN ALL DIRECTIONS. THE DIRTBAG SHALL NOT BE INSTALLED ON AN UNDERLYING SLOPE OF GREATER THAN 15 PERCENT.

**CONSTRUCTION DEWATERING OPERATIONS**

ALL CONSTRUCTION DEWATERING OPERATIONS ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR. IT SHALL BE THE SITE CONTRACTOR WHO IS RESPONSIBLE FOR SELECTING THE SITE FOR THE DIRTBAG. THE SELECTION OF THE USE OF THE DIRTBAG ON THE SEDIMENTATION BASIN FOR DIRECTING DEWATERING, EXCEPT THAT THE OWNER SHALL DIRECT THE SITE CONTRACTOR TO ALTER THE SELECTED OPERATION OF TURBID DISCHARGE TO A WETLAND OR WATERCOURSE, OR DRAINAGE SYSTEM LEADING TO THE SITE IS OBSERVED.

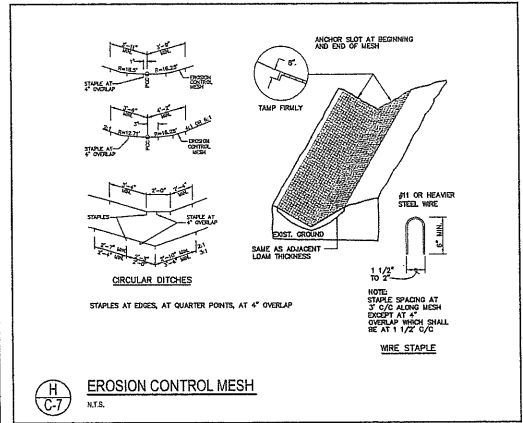
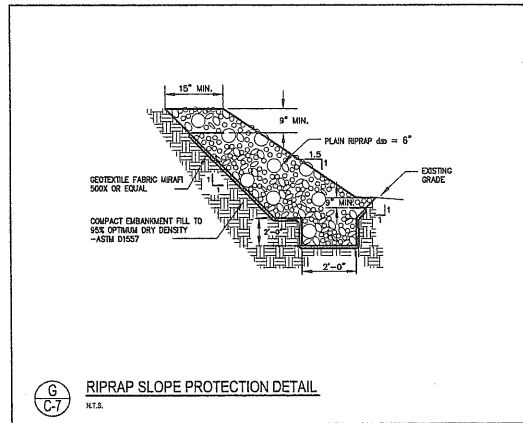
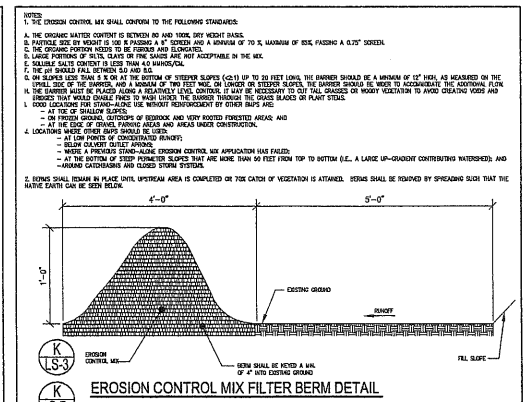
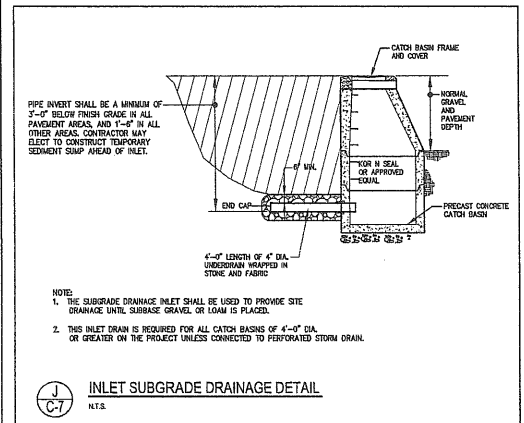
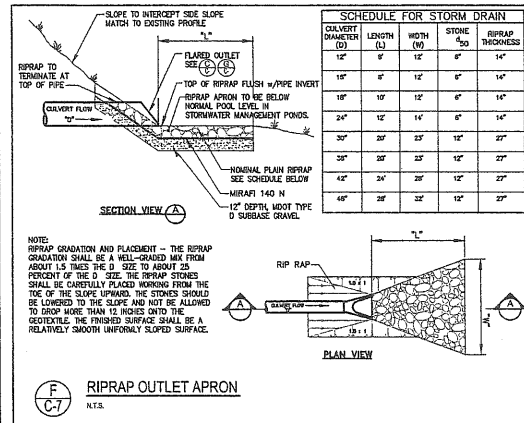
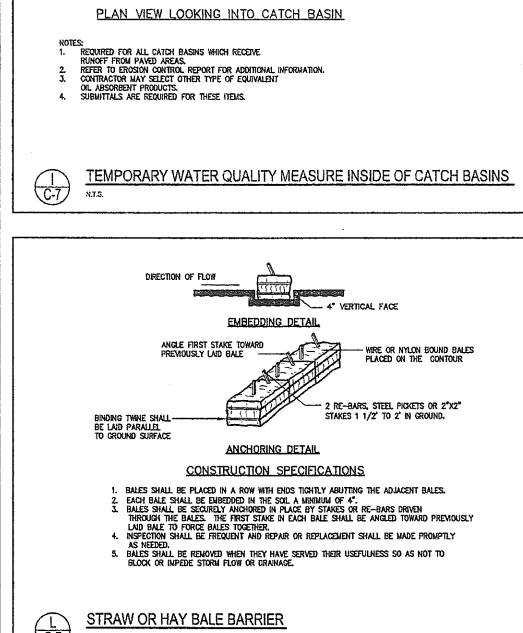
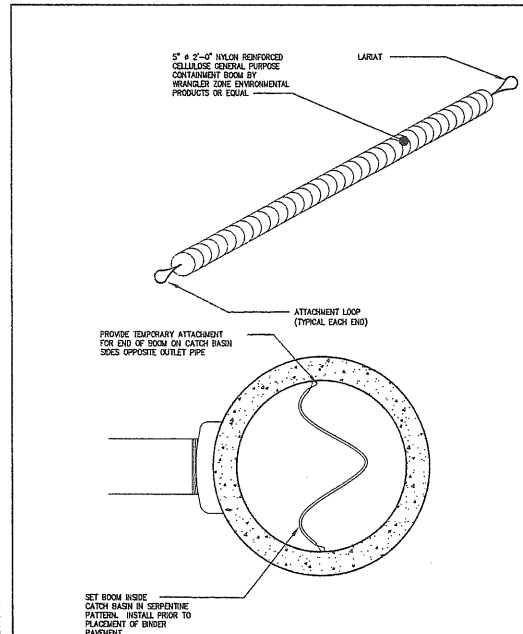
**WINTER OPERATIONS**

IN THE EVENT THAT WINTER OPERATIONS ARE REQUIRED, THE CONTRACTOR SHALL "WY" DISCLOSE, AND PROVIDE TEMPORARY HEAT TO PREVENT THE DIRTBAG FROM SUBSTANTIAL FREEZING.

**RECORD KEEPING**

THE WEEKLY EROSION SEDIMENT CONTROL REPORTS PREPARED IN ACCORDANCE WITH THE UPPER PERMIT SHALL MAINTAIN A LOG OF THE LOCATION, USE, AND REMOVAL OF DIRTBAGS. IN THE EVENT THAT THE STONE UNDER THE DIRTBAG BECOMES HIGHLY CONTAMINATED WITH FINE SILT, THE NEXT DIRTBAG SHALL BE INSTALLED IN A DIFFERENT LOCATION.

**DIRTBAG AND SPECIFICATIONS FOR DEWATERING DETAIL**  
N.T.S.

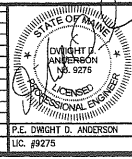


PRELIMINARY NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	REVISIONS
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9	11.18.08	SUBMITTED SKETCH PLAN TO CITY	
8	08.09.08	SUBMITTED TO MESH	
7	05.26.08	SITE PLANS REVISED PER CONDITIONS OF CITY APPROVAL	
6	04.24.08	PHASE 1 - RELEASED FOR BID	
5	04.14.08	100% REVIEW SET - PHASE 1	
4	04.11.08	FINAL SITE PLAN SUBMISSION TO CITY	
3	02.28.08	SECOND SKETCH PLAN SUBMISSION TO CITY	
2	01.03.08	SKETCH PLAN SUBMISSION TO CITY	
1	12.22.07	ISSUED TO CLIENT FOR REVIEW	

REV	DATE	DESCRIPTION	REVISIONS
11	02.03.09	FINAL SITE PLAN SUBMISSION TO CITY	



PROJECT: MARTIN'S POINT REDEVELOPMENT PROJECT PHASE 2

SHEET TITLE: EROSION CONTROL DETAILS

CLIENT: MARTIN'S POINT HEALTH CARE

DESIGNED: DDA SCALE: AS SHOWN

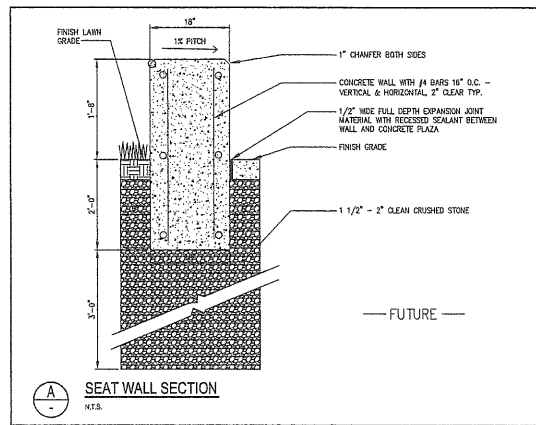
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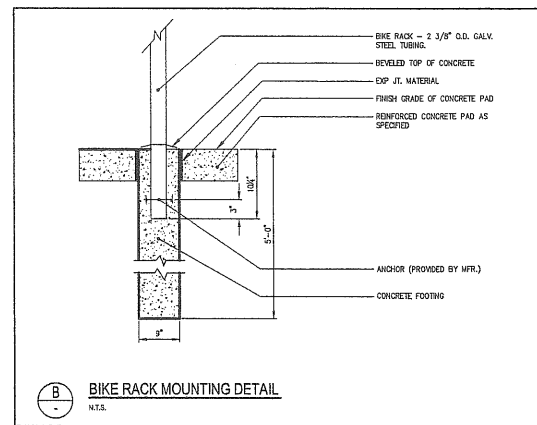
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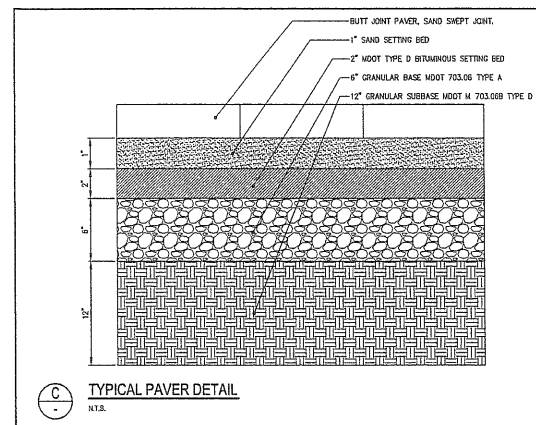




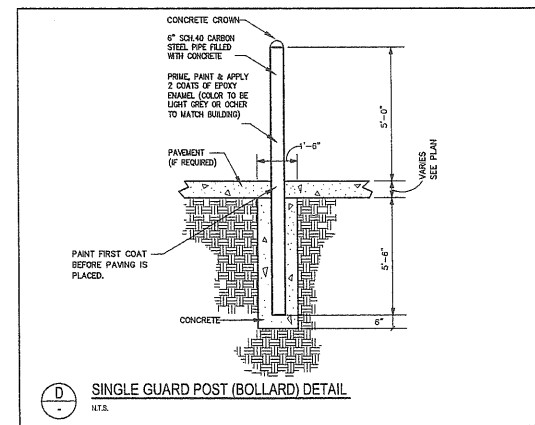
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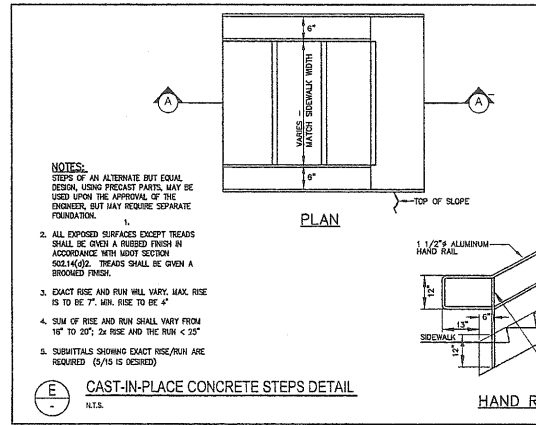
**B BIKE RACK MOUNTING DETAIL**  
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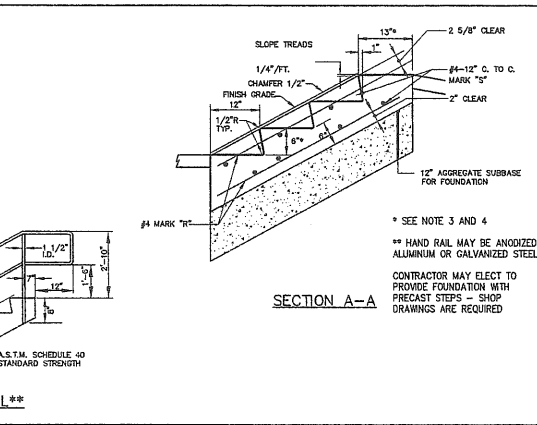
**C TYPICAL PAVER DETAIL**  
N.T.S.



**D SINGLE GUARD POST (BOLLARD) DETAIL**  
N.T.S.

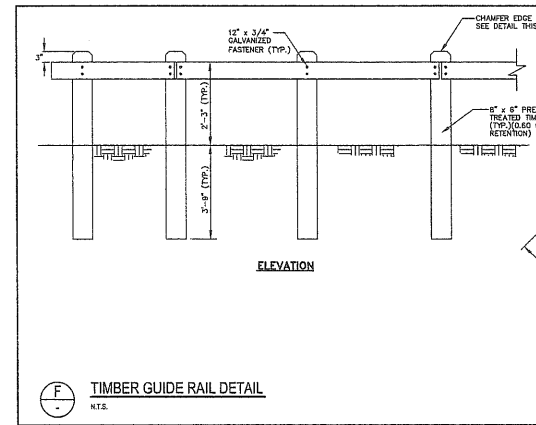


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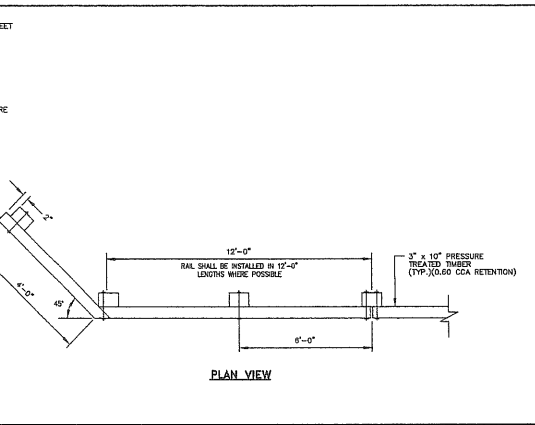


**HAND RAIL\*\***

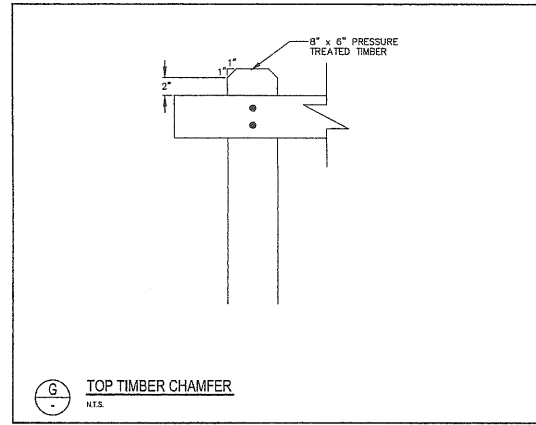
\* SEE NOTE 3 AND 4  
\*\* HAND RAIL MAY BE ANODIZED ALUMINUM OR GALVANIZED STEEL  
CONTRACTOR MAY ELECT TO PROVIDE FOUNDATION WITH PRECAST STEPS - SHOP DRAWINGS ARE REQUIRED



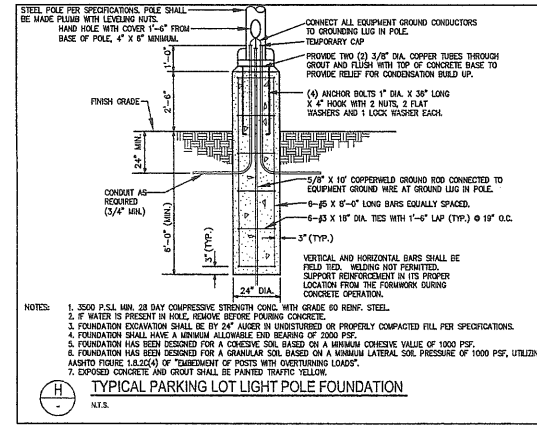
**F TIMBER GUIDE RAIL DETAIL**  
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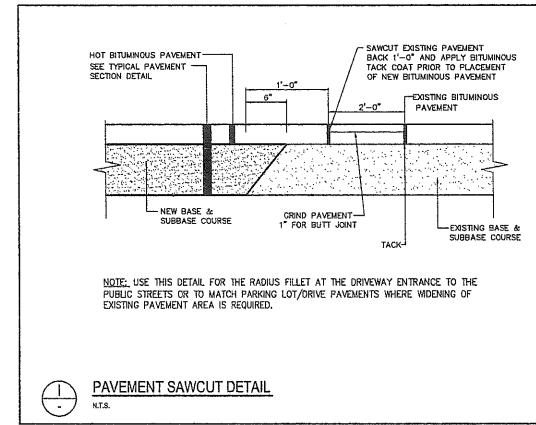
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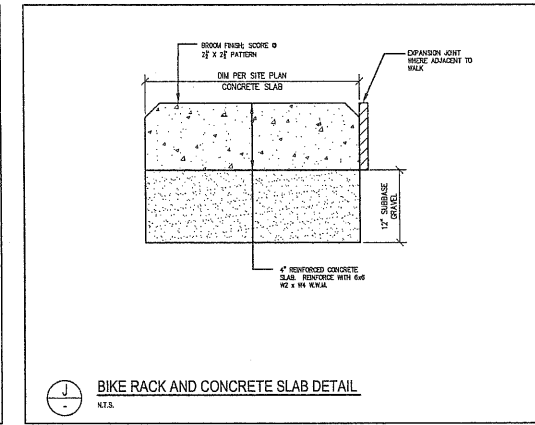
**G TOP TIMBER CHAMFER**  
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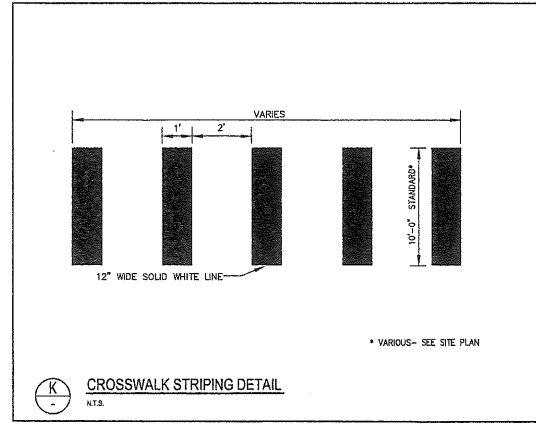
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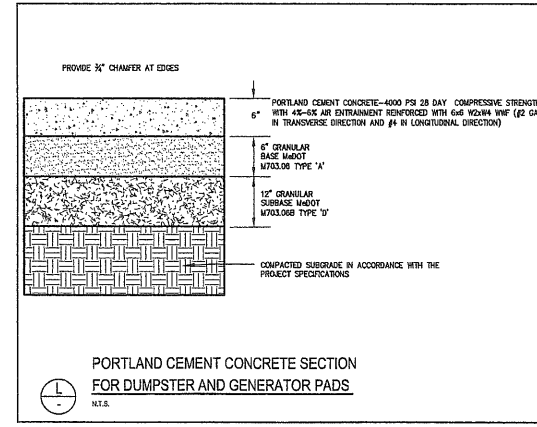
**I PAVEMENT SAWCUT DETAIL**  
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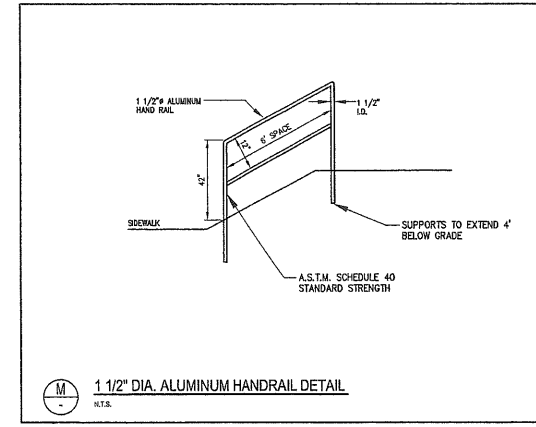
**J BIKE RACK AND CONCRETE SLAB DETAIL**  
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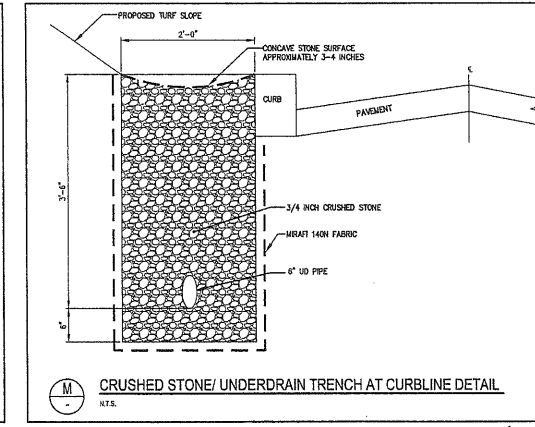
**K CROSSWALK STRIPING DETAIL**  
N.T.S.



**L PORTLAND CEMENT CONCRETE SECTION FOR DUMPSTER AND GENERATOR PADS**  
N.T.S.



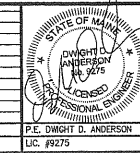
**M 1 1/2" DIA. ALUMINUM HANDRAIL DETAIL**  
N.T.S.



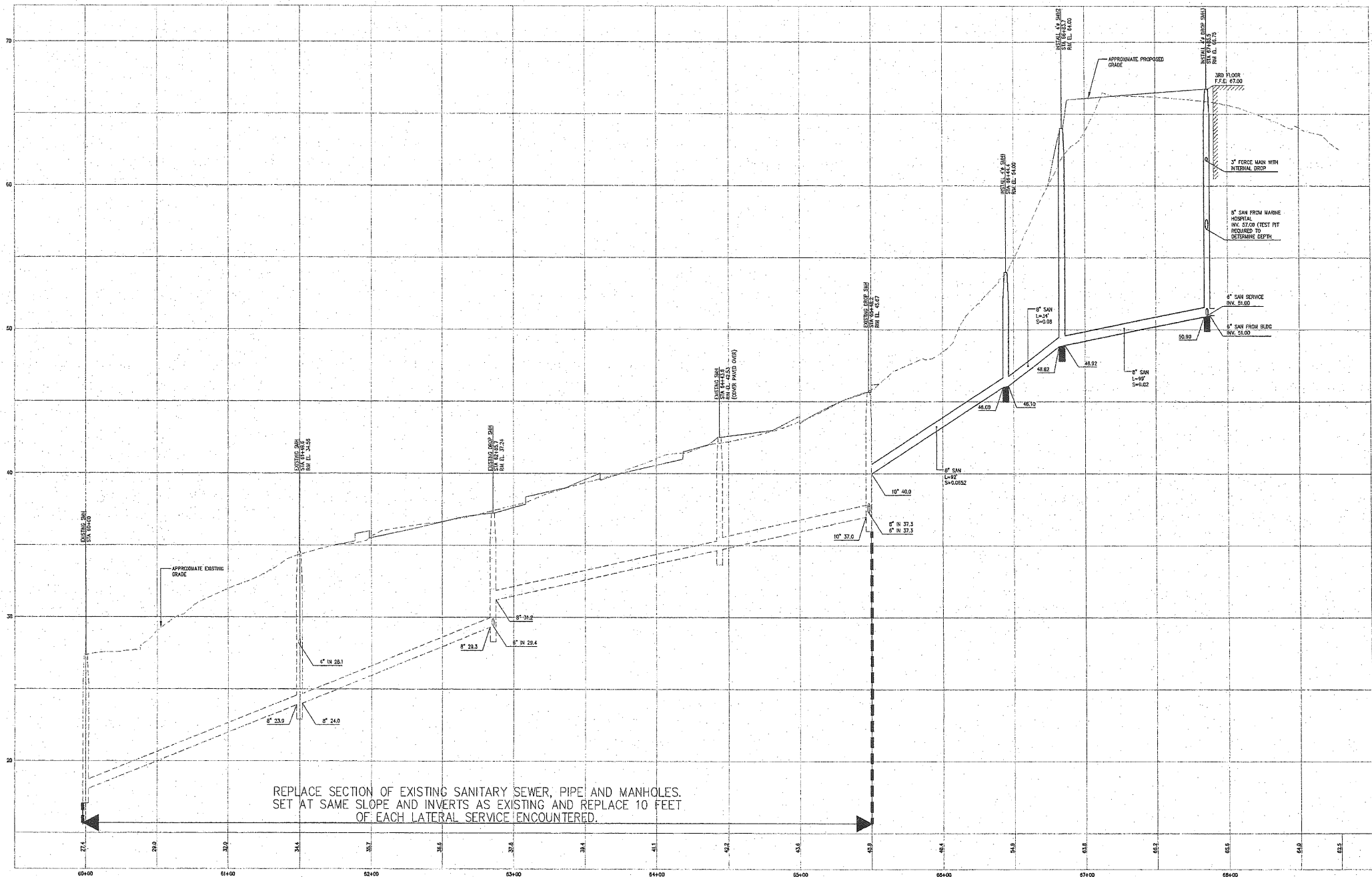
**N CRUSHED STONE/ UNDERDRAIN TRENCH AT CURBLINE DETAIL**  
N.T.S.

PRELIMINARY NOT FOR CONSTRUCTION

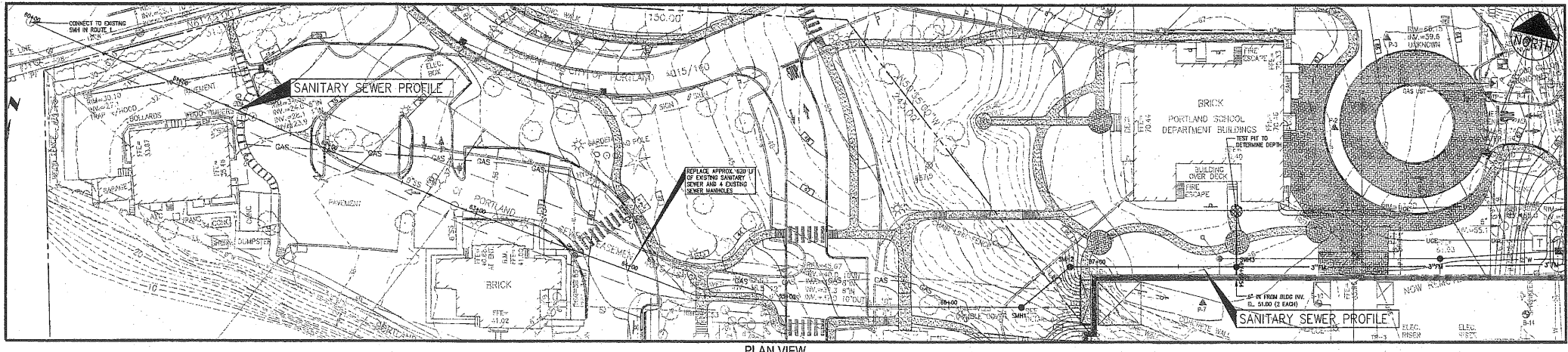
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
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9	11.18.08	SUBMITTED SKETCH PLAN TO CITY	2	02.28.08	ISSUED TO CLIENT FOR REVIEW
8	08.08.08	SUBMITTED TO MHPD	3	02.28.08	SECOND SKETCH PLAN SUBMISSION TO CITY
7	05.28.08	SITE PLANS REVIEWED PER CONDITIONS OF CITY APPROVAL	4	04.11.08	FINAL SITE PLAN SUBMISSION TO CITY
6	04.24.08	PHASE 1 - RELEASED FOR BID	5	04.14.08	100% REVIEW SET - PHASE 1
5	04.14.08	100% REVIEW SET - PHASE 1	6	04.11.08	FINAL SITE PLAN SUBMISSION TO CITY
4	04.11.08	FINAL SITE PLAN SUBMISSION TO CITY	7	02.28.08	SECOND SKETCH PLAN SUBMISSION TO CITY
3	02.28.08	SECOND SKETCH PLAN SUBMISSION TO CITY	8	01.03.08	SKETCH PLAN SUBMISSION TO CITY
2	01.03.08	SKETCH PLAN SUBMISSION TO CITY	9	12.23.07	ISSUED TO CLIENT FOR REVIEW
1	12.23.07	ISSUED TO CLIENT FOR REVIEW			



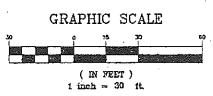
PROJECT: MARTINS POINT REDEVELOPMENT PROJECT PHASE 2  
SHEET TITLE: MISCELLANEOUS SITE DETAILS  
CLIENT: MARTINS POINT HEALTH CARE  
DRAWN: LECI | DATE: JAN. 2009  
DESIGNED: DDA | SCALE: AS SHOWN  
CHECKED: DDA | JOB NO. 234-08  
FILE NAME: 23408-DET  
SHEET: C-14.0



SANITARY SEWER PROFILE FROM NEW BUILDING



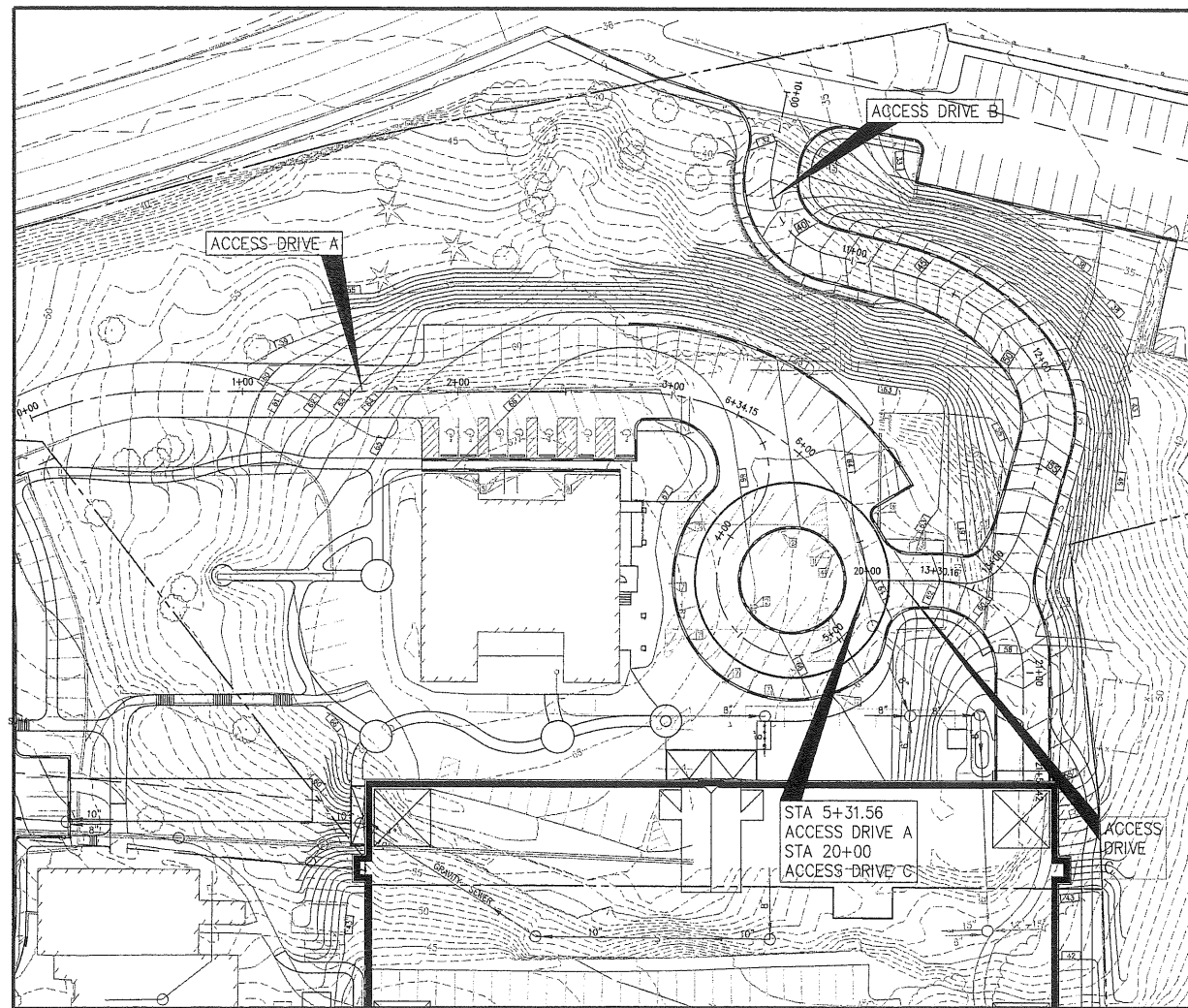
PLAN VIEW



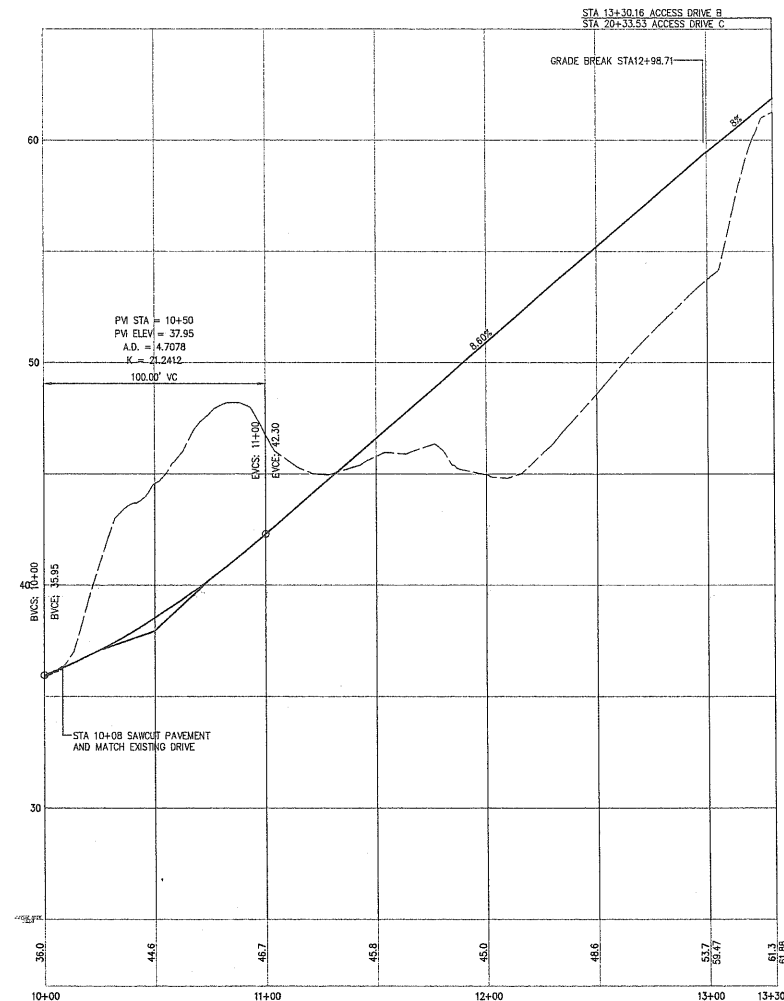
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT: MARTIN'S POINT REDEVELOPMENT PROJECT PHASE 2			DRAWN: LECO DESIGNED: DDA CHECKED: DDA FILE NAME: 23406-SP
SHEET TITLE: UTILITY PROFILE			
CLIENT: MARTIN'S POINT HEALTH CARE		P.E. DWIGHT D. ANDERSON LIC. #9275	SHEET: C-15

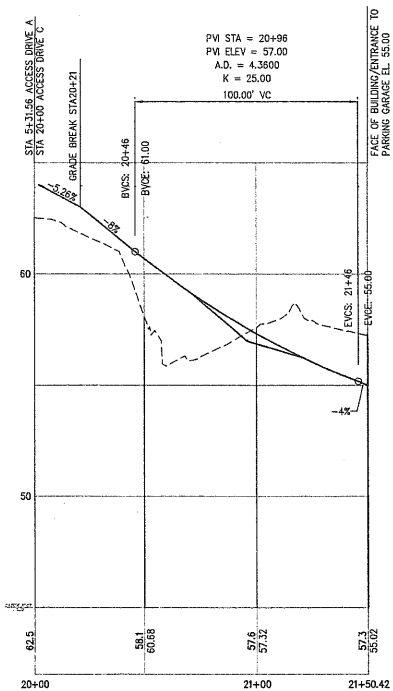
REV	DATE	DESCRIPTION
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4	01.28.09	DESIGN DEVELOPMENT SUBMISSION
3	06.08.08	SUBMITTED TO MEDDP
2	05.07.08	SITE PLANS REVISED PER CONDITIONS OF CITY APPROVAL
1	04.15.08	FINAL SITE PLAN SUBMISSION TO CITY



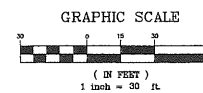
PLAN VIEW  
SCALE: 1"=50'



ACCESS DRIVE B PROFILE  
SCALE: 1"=20' H, 1"=100' V



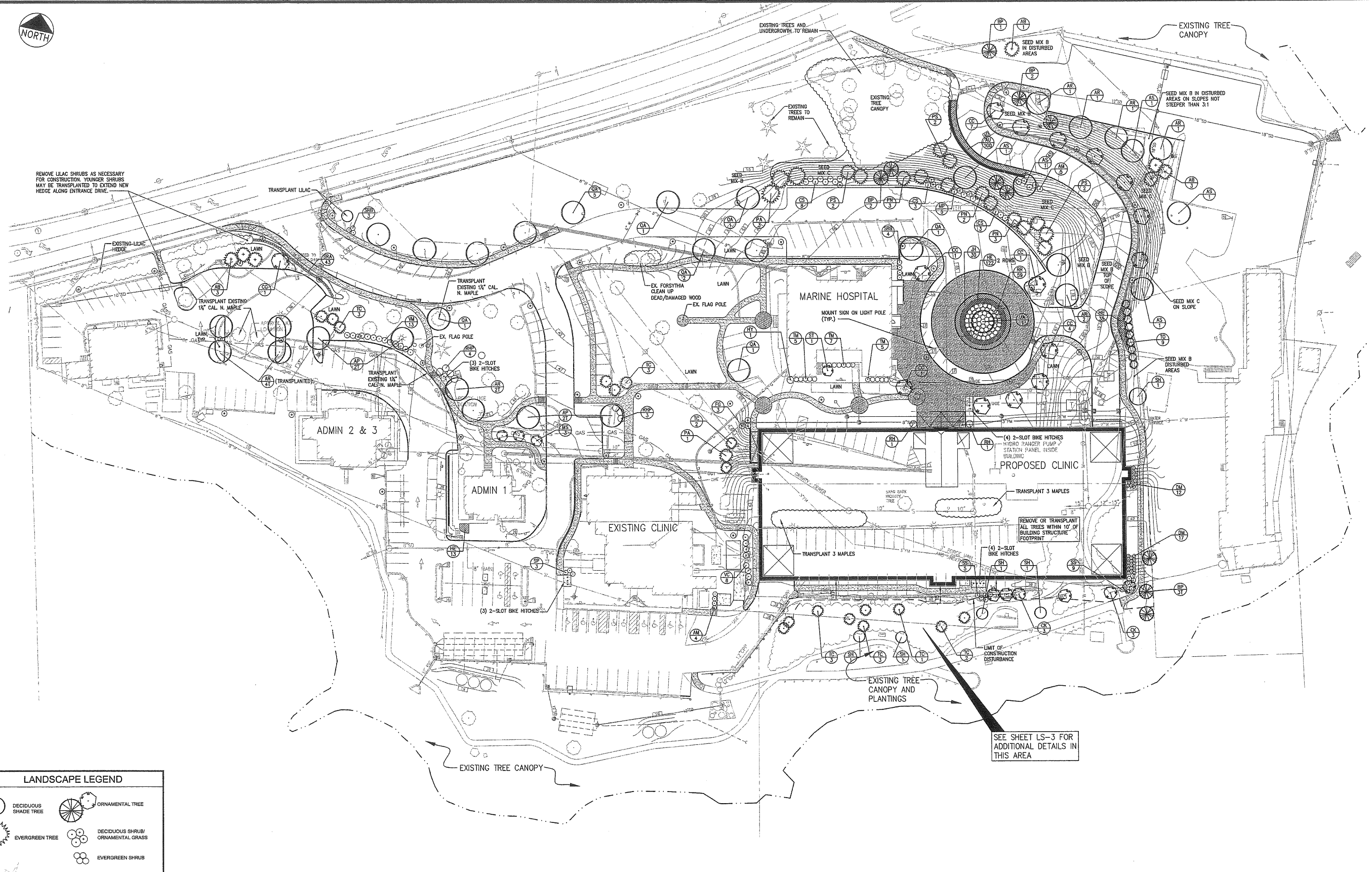
ACCESS DRIVE C PROFILE  
SCALE: 1"=20' H, 1"=100' V



PRELIMINARY NOT FOR CONSTRUCTION

PROJECT <b>MARTIN'S POINT REDEVELOPMENT          PROJECT PHASE 2</b>			CLIENT <b>MARTIN'S POINT HEALTH CARE</b>	
SHEET TITLE <b>ACCESS DRIVE PROFILES</b>			DRAWN: LECJ   DATE: JAN. 2009 DESIGNED: DDA   SCALE: AS NOTED CHECKED: DDA   JOB NO. 2344.06 FILE NAME: 234406-SP SHEET: C-15.1	
REVISIONS 1 02.03.09 FINAL SITE PLAN SUBMISSION TO CITY 2 05.09.09 DESIGN DEVELOPMENT SUBMISSION 3 06.09.08 SUBMITTED TO WEDER 4 05.07.08 SITE PLANS REVISION FOR CONDITIONS OF CITY APPROVAL 5 04.11.08 FINAL SITE PLAN SUBMISSION TO CITY	P.E. DWIGHT D. ANDERSON LIC. #9275			





REMOVE LILAC SHRUBS AS NECESSARY FOR CONSTRUCTION. YOUNGER SHRUBS MAY BE TRANSPLANTED TO EXTEND NEW HEDGE ALONG ENTRANCE DRIVE.

TRANSPLANT LILAC

TRANSPLANT EXISTING 1 1/2" CAL. N. MAPLE

TRANSPLANT EXISTING 1 1/2" CAL. N. MAPLE

EX. FORSYTHIA CLEAN UP DEAD/DAMAGED WOOD

EX. FLAG POLE

MOUNT SIGN ON LIGHT POLE (TYP.)

ADMIN 2 & 3

ADMIN 1

EXISTING CLINIC

MARINE HOSPITAL

PROPOSED CLINIC

TRANSPLANT 3 MAPLES

TRANSPLANT 3 MAPLES

REMOVE OR TRANSPLANT ALL TREES WITHIN 10' OF BUILDING STRUCTURE FOOTPRINT

(4) 2-SLOT BIKE HITCHES

(3) 2-SLOT BIKE HITCHES

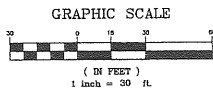
EXISTING TREE CANOPY AND PLANTINGS

SEE SHEET LS-3 FOR ADDITIONAL DETAILS IN THIS AREA

EXISTING TREE CANOPY

**LANDSCAPE LEGEND**

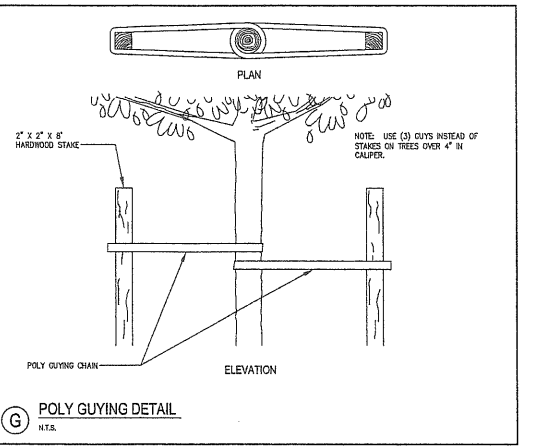
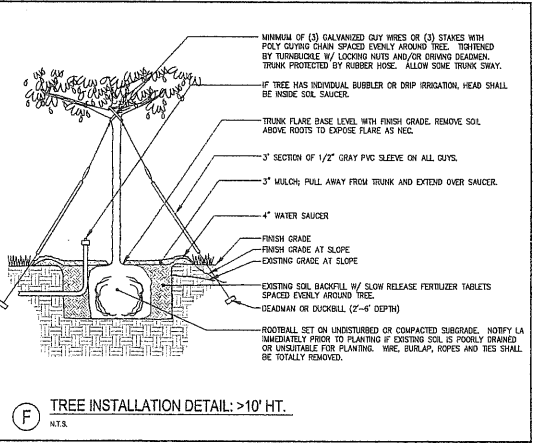
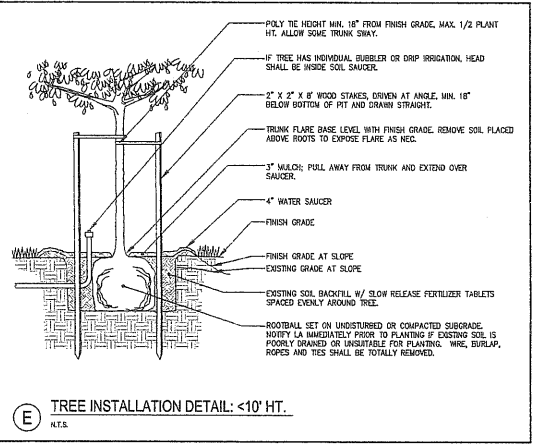
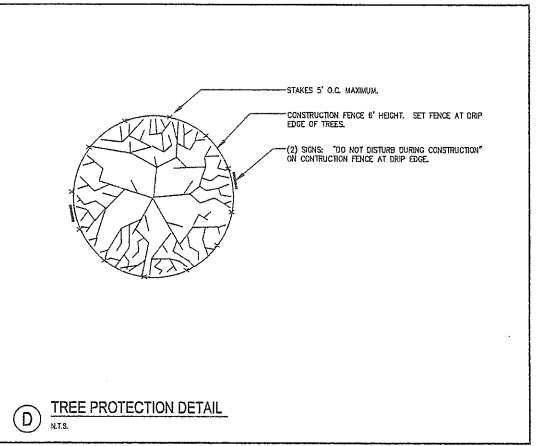
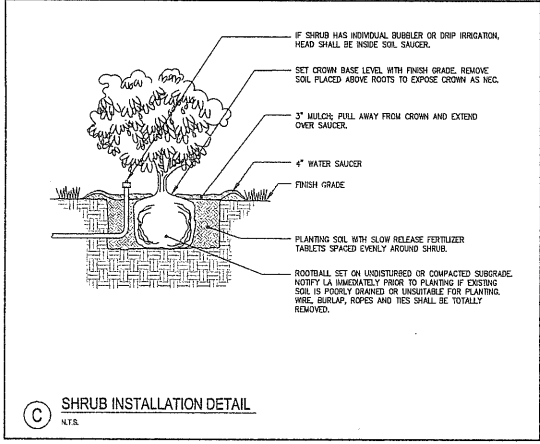
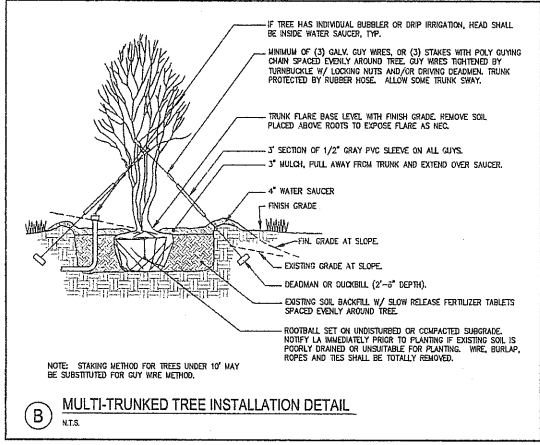
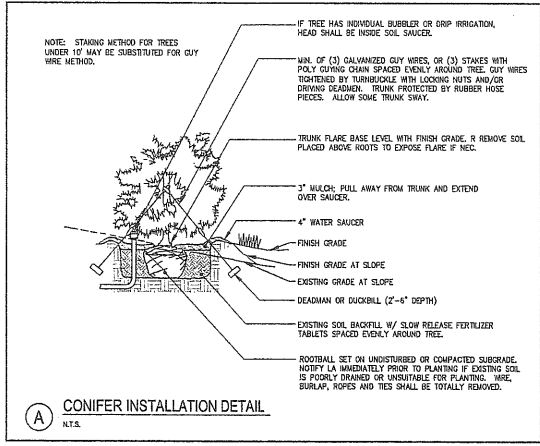
	DECIDUOUS SHADE TREE		ORNAMENTAL TREE
	EVERGREEN TREE		DECIDUOUS SHRUB/ORNAMENTAL GRASS
	EXISTING TREES TO REMAIN		EVERGREEN SHRUB
	EVERGREEN GROUND COVER		
	FLOWERING PERENNIALS		



PRELIMINARY NOT FOR CONSTRUCTION

<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>REVISIONS</th> </tr> <tr> <td>7</td> <td>03.03.09</td> <td>FINAL SITE PLAN SUBMISSION TO CITY</td> <td></td> </tr> <tr> <td>6</td> <td>01.09.09</td> <td>DESIGN DEVELOPMENT SUBMISSION</td> <td></td> </tr> <tr> <td>5</td> <td>06.02.08</td> <td>SUBMITTED TO MEHP</td> <td></td> </tr> <tr> <td>4</td> <td>05.28.08</td> <td>SITE PLANS REVISED PER CONDITIONS OF CITY APPROVAL</td> <td></td> </tr> <tr> <td>3</td> <td>04.11.08</td> <td>FINAL SITE PLAN SUBMISSION TO CITY</td> <td></td> </tr> <tr> <td>2</td> <td>02.28.08</td> <td>SECOND SKETCH PLAN SUBMISSION TO CITY</td> <td></td> </tr> <tr> <td>1</td> <td>02.27.08</td> <td>SUBMISSION TO PHPB</td> <td></td> </tr> </table>		REV	DATE	DESCRIPTION	REVISIONS	7	03.03.09	FINAL SITE PLAN SUBMISSION TO CITY		6	01.09.09	DESIGN DEVELOPMENT SUBMISSION		5	06.02.08	SUBMITTED TO MEHP		4	05.28.08	SITE PLANS REVISED PER CONDITIONS OF CITY APPROVAL		3	04.11.08	FINAL SITE PLAN SUBMISSION TO CITY		2	02.28.08	SECOND SKETCH PLAN SUBMISSION TO CITY		1	02.27.08	SUBMISSION TO PHPB			<p>PROJECT: MARTIN'S POINT REDEVELOPMENT PROJECT PHASE 2</p> <p>SHEET TITLE: LANDSCAPE PLAN</p> <p>CLIENT: MARTIN'S POINT HEALTH CARE</p>	<p>DELUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 877.651.1111 WWW.DELUCAHOFFMAN.COM</p> <p>DRAWN: LECJ DATE: JAN. 2009 DESIGNED: SEB SCALE: 1"=30' CHECKED: SEB JOB NO. 2344.02 FILE NAME: 234401-LS SHEET: LS-1.0</p>
REV	DATE	DESCRIPTION	REVISIONS																																	
7	03.03.09	FINAL SITE PLAN SUBMISSION TO CITY																																		
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**LANDSCAPE NOTES**

- IN AREA OF NEW CONSTRUCTION OR DEMOLITION WORK, EXISTING PLANT MATERIAL AND EXISTING GRASS NOT INDICATED TO REMAIN SHALL BE REMOVED AND AREAS INDICATED TO BE RESEEDED SHALL BE LAID OUT IN ACCORDANCE WITH APPLICABLE DETAILS AND SPECIFICATIONS. EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- PLANTING OF TREES AND SHRUBS SHALL NOT OCCUR UNTIL ALL GRADING AND PAVING IS COMPLETED IN THE AREA.
- ALL PLANTS SHALL HAVE A NORMAL HEIGHT OF GROWTH FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, FREE OF DISEASE AND INSECTS, AND FREE OF FEEDING OR DAMAGING BRANCHES WHICH TYPE OR SEVERE INSECTS. THEY SHALL CONFORM TO THE MEASUREMENTS ON THE PLANT LIST AND SHALL CONFORM TO ANSI Z601 - NURSERY STOCK, LATEST REVISION.
- THE PLANTING PERIOD SHALL BE APRIL 15 TO OCTOBER 15 AND SHALL ONLY BE PERFORMED WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE. THE SEEDING PERIODS SHALL BE IN THE SPRING (APRIL 15 TO JUNE 15) AND IN THE FALL (SEPTEMBER 15 TO NOVEMBER 15).
- THE CONTRACTOR SHALL PROVIDE WATER FOR IRRIGATION IF NOT AVAILABLE ON SITE. ANTISEPTIC, MITE PRUIN, OR APPROVED EQUAL, SHALL BE APPLIED AS NECESSARY TO PROTECT AGAINST EXCESSIVE WATER LOSS FROM NEEDLES OR LEAVES.
- ALL PLANTS SHALL HAVE ALL ROOTBALL WRAPPING MATERIALS (BURLAP, WIRE, STRING, ROPE, POTS, ETC.) REMOVED AT THE TIME OF PLANTING. REMOVE SOIL PLACED ABOVE ROOTS TO EXPOSE TRUNK FLARE AS NECESSARY TO DETERMINE SETTING LEVEL AND FIT DEPTH. EXISTING ROOTS OR ROOTS THAT WOULD LATER CROSS THE PLANT SHALL BE STRAIGHTENED OR CUT OFF OR THE ROOTBALL SHALL BE CUT UTILIZING THE "BUTTERFLY METHOD".
- BACKFILL MIX FOR ALL PLANT MATERIAL, EXCEPT TREES, SHALL BE COMPOSED OF TWO PARTS EXISTING SOIL AMENDED WITH ONE PART COMPOST OR TOPSOIL, OR WITH ONE PART SANDY FILL 1/2 FINE SAND. TREES SHALL BE BACKFILLED WITH EXISTING SOIL. PLANTING PITS SHALL BE EXCAVATED TO TWICE THE DIAMETER AND TO THE SAME DEPTH OF THE PLANT ROOT BALL. BACKFILL 1/2 OF DEPTH OF PIT AT A TIME AND COMPACT. REFER TO FERTILIZER RATES AND INSTALL SLOW RELEASE FERTILIZER AFTER FIRST BACKFILL LIFT.
- ALL BACKFILL MIXES SHALL BE SUPPLEMENTED WITH SLOW RELEASE FERTILIZER TABLETS. TABLETS SHALL BE APPLIED IN A GRAY SAND TABLETS ON AN APPROX. 10\"/>
- ALL PLANTS SHALL BE WATERED AND MULCHED AS PROVIDED. OVERGROWN TREES MAY BE STAKED AS NECESSARY TO MAINTAIN VERTICAL POSITION. TREE STAKING MATERIAL SHALL BE REMOVED BY THE LANDSCAPE CONTRACTOR AFTER ONE GROWING SEASON.
- ALL PLANT TREES AND WATERING SHALL BE FREE OF WEEDS OR GRASS PRIOR TO INSTALLATION OF MULCH AND SHALL BE MAINTAINED FREE OF WEEDS UNTIL FINAL ACCEPTANCE OF THE LANDSCAPE. IF PROBLEM TREES OR GRASSES IN THE COURSE OF WORK THAT WITH HERBICIDE USE OF A PRE-EMERGENT HERBICIDE IS RECOMMENDED IN PLANT BEDS.
- ALL SHRUB PLANTINGS SHALL BE CONTAINED IN MULCHED BEDS. MULCH SHALL BE VERMILITE SHREDED BARK, 3\"/>
- ALL PLANTS SHALL HAVE THEIR LOCATIONS STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO PLANT INSTALLATION. ALL PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE.
- PLANT SPECIES SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS FIRST APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER. ANY CHANGE TO PLANT SPECIES, DUE TO LACK OF AVAILABILITY DURING CONSTRUCTION, SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL AREAS NOT IDENTIFIED WITH OTHER SURFACE TREATMENTS SHALL BE RESEED AND STRAW MULCHED WITH SEED MIX AS SHOWN AND AS REQUIRED IN THE SPECIFICATIONS, OR GREATER THAN 24% INITIAL BROWN COVER IN THE COURSE OF WORK. THAT WITH HERBICIDE USE OF A PRE-EMERGENT HERBICIDE IS RECOMMENDED IN PLANT BEDS.
- PRIOR TO SEEDING, APPLY FERTILIZER AND LAKE IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS.
  - SEED MIX A - LAWNS: 35% KENTUCKY BLUEGRASS, 35% CREeping RED FESCUE, 20% CHEWING FESCUE, 10% PERENNIAL RyEGRASS.
  - SEED MIX B - LOW MAINTENANCE AREAS: 35% TALL FESCUE, 35% CREeping RED FESCUE, 20% PERENNIAL RyEGRASS, 15% ANNUAL RyEGRASS.
  - SEED MIX C - NEW ENGLAND ROADSIDE MATRIX UPLAND SEED MIX COMBINES WITH WILD/OVER AND NATIVE SHRUB SEEDS AS DISTRIBUTED BY THE WETLAND PLANTS IN AMHERST, MA.
  - SEED MIX D - SHADE SEED MIX NEAR WOODLAND EDGE: 50% CREeping RED FESCUE, 5% CHEWING FESCUE, 25% PERENNIAL RyEGRASS, 20% ANNUAL RyEGRASS. RATE: 1 LB/1000 SQ. FT. THESE AREAS MAY BECOME PREDOMINANTLY LEAF LITTER. THIS MIX IS INTENDED TO PROVIDE TEMPORARY GRASS COVER.
- ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATIONS, SPECIES, SEEDS, QUANTITY, OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY IF APPLICABLE) PRIOR TO INSTALLATION. ANY SCHEDULES OR DATES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IN THE CASE OF DISCREPANCIES BETWEEN PLANS AND SUCH SCHEDULES OR DATES, THE WORK AS CALLED FOR ON THE PLANS SHALL TAKE PRECEDENCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE. MAINTENANCE SHALL COME AT THE TIME OF PLANTING AND CONTINUE UNTIL GRASS IS FULLY ESTABLISHED. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: WATERING, MOWING, RESEEDING, SEASONAL FERTILIZING, LAWN APPLICATIONS OF BROADLEAF HERBICIDES, PESTICIDES AND INSECTICIDES AS NECESSARY TO MAINTAIN A HEALTHY STAND OF GRASS. THE OWNER SHALL BECOME RESPONSIBLE FOR LAWN MAINTENANCE AFTER GRASS IS ESTABLISHED BY THE ENGINEER/LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL MAINTAIN PLANT MATERIAL UNTIL COMPLETION OF THE PLANT LIST ITEMS. FOLLOWING COMPLETION OF THE PLANT LIST ITEMS, AND FINAL ACCEPTANCE OF LANDSCAPE, MAINTENANCE OF THE PLANT MATERIAL SHALL BECOME THE RESPONSIBILITY OF THE OWNER, OR ITS DESIGNATED REPRESENTATIVE.
- PLANT MAINTENANCE SHALL CONSIST OF PRUNING, WATERING, FERTILIZING, CULTURAL, WEEDING, MOWING, REMOVAL OF EXCESS MATERIAL, DIVISION OF PERENNIALS, RESETTING PLANTS TO PROPER GRASS AND UPLIGHT POSITION, REPAIRING, TIGHTENING AND REPLACING OF TREE STAKING MATERIAL, AND FURNISHING AND APPLYING SUCH CHEMICALS AS ARE NECESSARY TO KEEP PLANTINGS FREE OF INSECTS AND DISEASE, AND IN HEALTHY GROWING CONDITION.
- EACH TREE AND SHRUB SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT, DEAD WOOD, SUCKERS, AND BROKEN AND MOULDY BRANCHED BRANCHES SHALL BE REMOVED. PRUNING FOR FORM SHALL BE DONE AFTER PLANTS HAVE BEEN INSPECTED AND APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT. PRUNING SHALL BE DONE WITH CLEAN SHARP TOOLS. CUTS SHALL BE MADE FLUSH LEAVING NO STUBS. NO TREE PAINT SHALL BE USED. ALL PLANT CLIPPINGS AND DEBRIS SHALL BE REMOVED FROM THE SITE.
- ALLOW SHRUBS AND ORNAMENTAL GRASSES TO GROW TOGETHER TO FORM A SOLID GROUND COVER.
- PERENNIAL PLANTINGS UNABLE TO BLOSSOM MAY BE EXCAVED AFTER TWO GROWING SEASONS TO FILL IN GAPS IN EXISTING PLANTINGS OR TO CREATE OR EXPAND PERENNIAL PLANTING IN THE POOL AREA.
- AFTER ONE GROWING SEASON, THE SOIL SAUCERS SHALL BE REMOVED FROM THE TREE TRUNK AND REIMULCHED.
- TREE STAKING MATERIAL SHALL BE REMOVED BY THE LANDSCAPE CONTRACTOR AFTER ONE GROWING SEASON. TREE STAKING MATERIAL SHALL NOT REMAIN LONGER THAN TWO GROWING SEASONS AND SHALL BE REMOVED AS SOON AS THE ROOT SYSTEM BECOMES ESTABLISHED ENOUGH TO SUPPORT THE PLANT IN A VERTICAL POSITION DURING WINDY CONDITIONS.
- FERTILIZER AND LAKE (PH ADJUSTMENT) APPLICATIONS FOR LAWNS AND PLANTED AREAS SHALL BE BASED ON RECOMMENDATIONS PROVIDED BY SOIL TESTING ADMINISTERED AT THE START OF CONSTRUCTION AND IN ACCORDANCE WITH CUSTOMARY SEASONAL MAINTENANCE PROCEDURES FOR THE REGION. ANNUAL SOIL TESTING OF REPRESENTATIVE PLANT BEDS AND LAWN AREAS SHALL BE PROVIDED BY THE OWNER OR ITS DESIGNATED REPRESENTATIVE TO DETERMINE FERTILIZATION AND PH ADJUSTMENTS NEEDED TO MAINTAIN THE SOIL PH REQUIRED BY THE TYPE OF PLANTING OR GRASSING.
- CHEMICALS SHALL BE REGISTERED AND APPROVED BY EPA, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND OF THE TYPE RECOMMENDED BY MANUFACTURERS FOR EACH SPECIFIC PROBLEM AND AS REQUIRED BY PRODUCT CONDITIONS AND APPLICABLE RESTRICTED CHEMICALS SHALL NOT BE USED UNLESS AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION.
- ALL NEW AND TRANSPLANTED PLANTS SHALL BE GUARANTEED FOR A PERIOD OF **NOT LESS THAN ONE YEAR** AFTER THE DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE BY THE OWNER AND ENGINEER/LANDSCAPE ARCHITECT. DEAD PLANTS AND PLANTS NOT IN A SUFFICIENT THRIVING CONDITION AS DETERMINED BY THE ENGINEER/LANDSCAPE ARCHITECT DURING AND AT THE END OF THE GUARANTEE PERIOD, SHALL BE REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. REPLACEMENTS SHALL MATCH THE ORIGINAL PLANT SPECIES AND SIZE SPECIFIED. IF THE PLANT WAS TRANSPLANTED AND NO NEW PLANT OF THE SAME SPECIES WAS ORIGINALLY SPECIFIED, THEN THE REPLACEMENT MUST MEET THE MINIMUM SIZE REQUIRED FOR A SIMILAR TYPE. UPON ACCEPTANCE OF THE REPLACEMENT MATERIAL, THE FULL GUARANTEE PERIOD SHALL COME BACK FOR EACH PLANT NEW. THE CONTRACTOR SHALL REPAIR ANY DAMAGE INCURRED IN THE COURSE OF REPLACEMENT WORK AT NO COST TO THE OWNER.

PLANT LIST						
KEY	QTY	BOTANICAL NAME COMMON NAME	SIZE	ROOT	SPACING	REMARKS
<b>TREES</b>						
AB	7	<i>Abies balsamea</i> Balsam Fir	6-7 ht.	B&B		
AP	4T	<i>Acer platanoides</i> Norway Maple	1 1/2" cal.			transplanted on site
AR	6	<i>Acer rubrum</i> 'Red Sunset' Red Sunset Red Maple	2 1/2-3" cal.	B&B		5' ct. min. in phg. islands
AR	6T	<i>Acer rubrum</i> 'Red Sunset' Red Sunset Red Maple	3" cal.	B&B		transplanted on site
AS	5	<i>Acer saccharum</i> 'Green Mountain' Green Mountain Sugar Maple	2-2 1/2" cal.	B&B		
BP	7	<i>Betula papyrifera</i> 'Whitespire' Japanese Whitespire Birch	8-10 ht.	B&B		multi-trunked
BP	5T	<i>Betula papyrifera</i> 'Whitespire' Japanese Whitespire Birch	1 1/2" cal.	B&B		transplanted on site
CC	15	<i>Crataegus crus-galli</i> inermis Thornless Cockspur Hawthorn	2-2 1/2" cal.	B&B		4-5' ct. min.
CK	6	<i>Cornus kousa</i> Kousa Dogwood	6-7 ht.	B&B		multi-trunked
MS	5	<i>Magnolia soulangeana</i> Saucer Magnolia	5-6 ht.	B&B		
PA	4	<i>Picea abies</i> Norway Spruce	6-7 ht.	B&B		
PN	8	<i>Pinus nigra</i> Austrian Pine	6-7 ht.	B&B		
PS	6	<i>Pinus strobus</i> White Pine	6-7 ht.	B&B		
OA	12	<i>Quercus alba</i> White Oak	2 1/2-3" cal.	B&B		
SH	5	<i>Carya ovata</i> Shagbark Hickory	2-2 1/2" cal.	B&B		
ST	1	<i>Cotinus coccinifera</i> Smoketree	1 1/2-2" cal.	B&B		
TC	17	<i>Tsuga canadensis</i> Canadian Hemlock	6-7 ht.			pest-free, Maine source
TO	9	<i>Thuja occidentalis</i> 'Techny' Mission Arborvitae	5-6 ht.	B&B		6' o.c.
UA	1	<i>Ulmus americana</i> 'Valley Forge' Valley Forge American Elm	3 1/2-4" cal.	B&B		specimen
<b>SHRUBS &amp; ORNAMENTAL GRASSES</b>						
AM	5	<i>Aronia melanocarpa</i> Red Chokeberry	24-30" ht.	cont./B&B		5' o.c.
CS	14	<i>Cornus sericea</i> Red Osier Dogwood	24-30" ht.	cont./B&B		5' o.c.
FG	3	<i>Miscanthus 'Purpurascens'</i> Flame Grass	full	3 gal.		5' o.c.
HY	1	<i>Hydrangea arborescens</i> 'Grandiflora' Hills of Snow Hydrangea	24-30" ht.	cont./B&B		
MP	5	<i>Myrica pensylvanica</i> Northern Bayberry	2-3' ht.	B&B		
RH	2	Rhododendron 'Boule de Neige' Boule de Neige Rhododendron	24-30" ht.	B&B		white flower
RHP	7	Rhododendron 'PJM' PJM Rhododendron	24-30" ht.	B&B		6' o.c. magenta flower
RR	50	<i>Rosa rugosa</i> Rugosa Rose	18-24" ht.	cont.		4' o.c.
SP	3	<i>Spiraea x bumalda</i> 'Anthony Waterer' Anthony Waterer Spiraea	24-30" spr.	B&B		5' o.c.
SRA	43	<i>Syringa x prestoniae</i> 'James MacFarlane' James MacFarlane Lilac	4-5' ht.	B&B		2' o.c. hedge
SRB	7	<i>Syringa meyeri</i> 'Palibin' Dwarf Korean Lilac	24-30" ht.	B&B		
SS	14	<i>Clethra alnifolia</i> Summersweet	24-30" spr.	cont./B&B		5' o.c.
TM	17	<i>Taxus cuspidata</i> 'Green Wave' Green Wave Yew	18-24" ht.	B&B		4' o.c.
VC	8	<i>Viburnum cassinoides</i> Withered Viburnum	24-30" ht.	cont./B&B		5' o.c. in hedge
VM	13	<i>Viburnum x burkwoodii</i> 'Mohawk' Mohawk Viburnum	24-30" ht.	cont./B&B		4' o.c.
<b>GROUND COVER &amp; PERENNIALS</b>						
DM	29	<i>Dryopteris marginalis</i> Marginal Wood Fern	full	1 gal.		3' o.c.
HE	170	<i>Hemerocallis 'Stella D' Oro'</i> & 'Ruby' Stella	3-4 ppp full	1 gal.		2' o.c.
JH	25	<i>Juniperus horizontalis</i> 'Bar Harbor' Bar Harbor Juniper	15-18" spr.	2 gal.		5' o.c.
<b>MISCELLANEOUS</b>						
		Shredded Bark Mulch	3" depth			incl. tree & shrub water rings
		Seed Mx A				Lawn seed mix
		Seed Mx B				Low maint. seed mix
		Seed Mx C				Erosion control/ Upland seed mix
		Seed Mx D				Shade tolerant seed mix

PRELIMINARY NOT FOR CONSTRUCTION

3 02.03.09 FINAL SITE PLAN SUBMISSION TO CITY 7 01.09.09 DESIGN DEVELOPMENT SUBMISSION 8 06.09.08 SUBMITTED TO NEDP 11 09.26.08 SITE PLANS REVIEWED PER CONDITIONS OF CITY APPROVAL 4 04.11.08 FINAL SITE PLAN SUBMISSION TO CITY 3 04.03.08 SECOND SUBMISSION TO PUPP 2 02.28.08 SECOND SWITCH PLAN SUBMISSION TO CITY 1 02.27.08 SUBMISSION TO PUPP	DRAWN: SEB DATE: JAN. 2009 DESIGNED: SEB SCALE: NTS CHECKED: SEB JOB NO. 2344.09 FILE NAME: 234464.LS SHEET	PROJECT: MARTIN'S POINT REDEVELOPMENT PROJECT PHASE 2 SHEET TITLE: LANDSCAPE DETAILS CLIENT: MARTIN'S POINT HEALTH CARE	 DELUCA-HOFFMAN ASSOCIATES, INC. 775 WASHINGTON STREET, SUITE 6 SOUTH PORTLAND, ME 04106 207.759.1100 WWW.DELUCAHOFFMAN.COM P.E. SHELLEY E. BRUNELLE, RLA LIC. #LAR2593
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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.

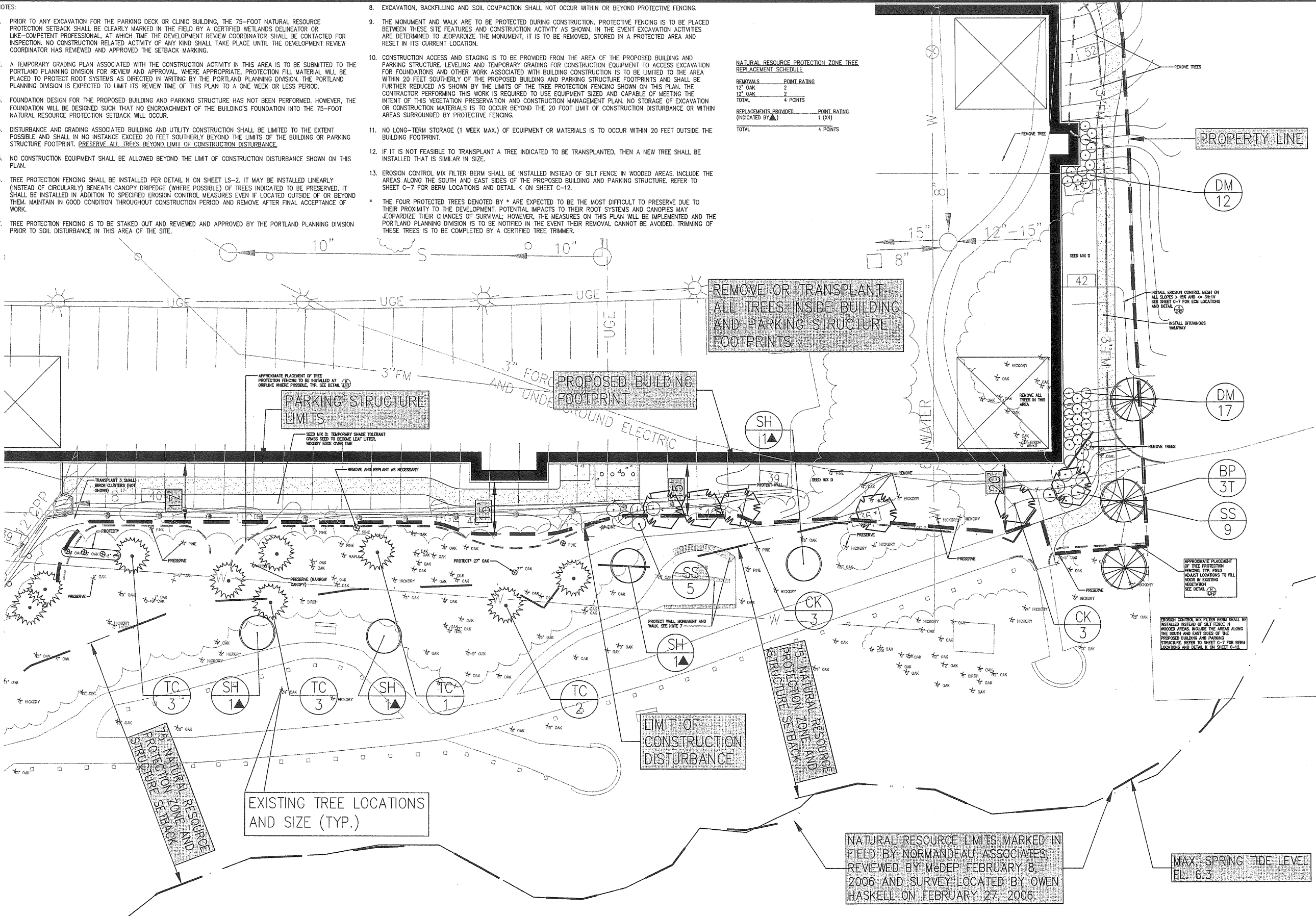
8. EXCAVATION, BACKFILLING AND SOIL COMPACTION SHALL NOT OCCUR WITHIN OR BEYOND PROTECTIVE FENCING.
  9. THE MONUMENT AND WALK ARE TO BE PROTECTED DURING CONSTRUCTION. PROTECTIVE FENCING IS TO BE PLACED BETWEEN THESE SITE FEATURES AND CONSTRUCTION ACTIVITY AS SHOWN. IN THE EVENT EXCAVATION ACTIVITIES 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

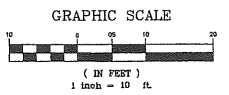
  

REPLACEMENTS PROVIDED (INDICATED BY ▲)	POINT RATING
1 (X4)	4 POINTS
TOTAL	4 POINTS



NATURAL RESOURCE LIMITS MARKED IN FIELD BY NORMANDEAU ASSOCIATES, REVIEWED BY MeDEP FEBRUARY 8, 2006 AND SURVEY LOCATED BY OWEN HASKELL ON FEBRUARY 27, 2006.

MAX. SPRING TIDE LEVEL EL. 6.3



REV	DATE	DESCRIPTION
5	02.03.09	FINAL SITE PLAN SUBMISSION TO CITY
4	01.09.08	DESIGN DEVELOPMENT SUBMISSION
3	08.27.08	REVISION PER CITY COMMENTS
2	05.09.08	SUBMITTED TO MEDEP AND CITY OF PORTLAND
1	05.28.06	SITE PLANS REVISED PER CONDITIONS OF CITY APPROVAL



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.  
17 W. MARKET STREET  
SOUTH PORTLAND, ME 04106  
507.7111  
WWW.DELUCAHOFFMAN.COM

DRAWN: LECJ | DATE: JAN. 2009  
DESIGNED: SEB | SCALE: 1"=10'  
CHECKED: SEB | JOB NO. 2344.05  
FILE NAME: 234409-LS  
SHEET: LS-3.0

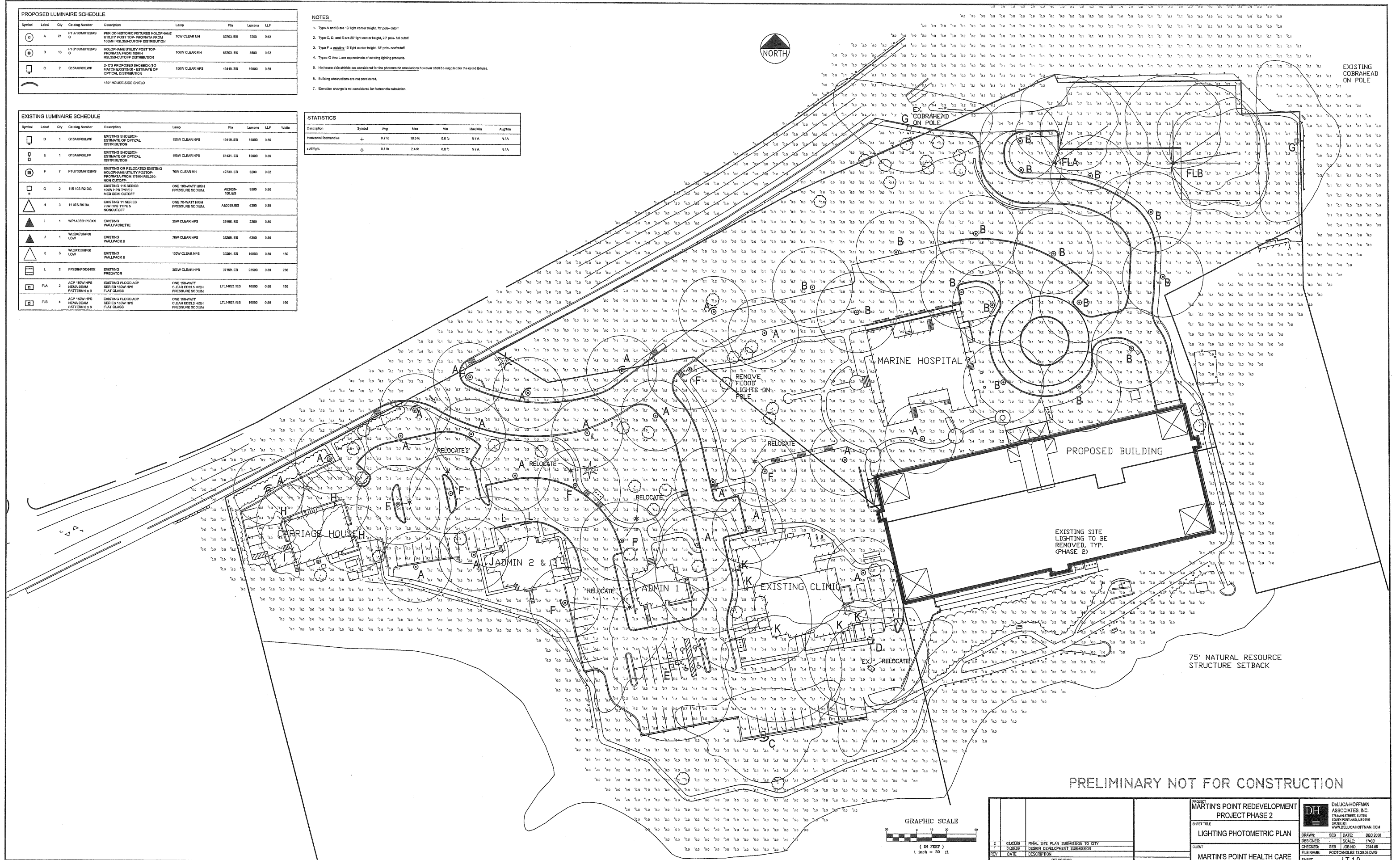
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Symbol	Label	Qty	Category	Description	Lamp	Fits	Lumens	LF
⊙	A	21	PF100DMH12BAS	PERICO HISTORIC FIXTURES HOLOPHANE UTILITY POST TOP- PROTRATA FROM 100MM RSL350-CUTOFF DISTRIBUTION	70W CLEAR MH	53703.IES	5200	0.82
⊙	B	16	PF100DMH12BAS	HOLPHANE UTILITY POST TOP- PROTRATA FROM 100MM RSL350-CUTOFF DISTRIBUTION	100W CLEAR MH	53703.IES	6500	0.62
⊙	C	2	G15AHP00LWF	2-C5 PROPOSED SHOEBOX (TO MATCH EXISTING)- ESTIMATE OF OPTICAL DISTRIBUTION	150W CLEAR HPS	49419.IES	16000	0.80

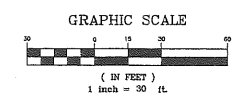
- NOTES**
- Type A and B are 12' light center height, 12' pole-cutoff
  - Type C, D, and E are 20' light center height, 20' pole-cutoff
  - Type F is existing 12' light center height, 12' pole-cutoff
  - Type G thru L are approximate of existing lighting products.
  - No fence side shields are considered for the photometric calculations however shall be supplied for the final fixtures.
  - Building obstructions are not considered.
  - Elevation change is not considered for footcandle calculation.

Symbol	Label	Qty	Category	Description	Lamp	Fits	Lumens	LF	Watts
⊙	D	1	G15AHP00LWF	EXISTING SHOEBOX ESTIMATE OF OPTICAL DISTRIBUTION	150W CLEAR HPS	49419.IES	16000	0.80	
⊙	E	1	G15AHP00LWF	EXISTING SHOEBOX ESTIMATE OF OPTICAL DISTRIBUTION	150W CLEAR HPS	51431.IES	16000	0.80	
⊙	F	7	PF100DMH12BAS	EXISTING OR RELOCATED EXISTING HOLOPHANE UTILITY POST TOP- PROTRATA FROM 110MM RSL350- NON-CUTOFF	70W CLEAR MH	42733.IES	5200	0.82	
⊙	G	2	115 100 R2 DG	EXISTING 115 SERIES 100W HPS TYPE 2 MID-BEAM CUTOFF	ONE 100-WATT HIGH PRESSURE SODIUM	A62035-100.IES	9000	0.80	
⊙	H	3	11 07S R6 BA	EXISTING 11 SERIES 70W HPS TYPE 5 NON-CUTOFF	ONE 70-WATT HIGH PRESSURE SODIUM	A62055.IES	6300	0.80	
⊙	I	1	WP14035HP00CK	EXISTING WALLPACKETTE	35W CLEAR HPS	35486.IES	2250	0.80	
⊙	J	1	VL2070HP00 LOW	EXISTING WALLPACK II	70W CLEAR HPS	33288.IES	4300	0.80	
⊙	K	5	VL2K150HP00 LOW	EXISTING WALLPACK II	150W CLEAR HPS	33284.IES	16000	0.80	150
⊙	L	2	PF200HP0000CK	EXISTING PREDATOR	250W CLEAR HPS	37159.IES	28000	0.80	250
⊙	FLA	2	ACP 150W HPS NEAR BEAM PATTERN 6 x 6	EXISTING FLOOD ACP SERIES 150W HPS FLAT GLASS	ONE 150-WATT CLEAR E22.5 HIGH PRESSURE SODIUM	LTL14021.IES	16000	0.80	150
⊙	FLB	4	ACP 150W HPS NEAR BEAM PATTERN 6 x 6	EXISTING FLOOD ACP SERIES 150W HPS FLAT GLASS	ONE 150-WATT CLEAR E22.5 HIGH PRESSURE SODIUM	LTL14021.IES	16000	0.80	150

Description	Symbol	Avg	Max	Min	Max/min	Avg/Min
Horizontal footcandle	+	0.7 fc	18.6 fc	0.6 fc	N/A	N/A
Self light	⊙	0.1 fc	2.4 fc	0.0 fc	N/A	N/A



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PROJECT: MARTIN'S POINT REDEVELOPMENT PROJECT PHASE 2		DeLUCA-HOFFMAN ASSOCIATES, INC. 178 MAIN STREET, SUITE 200 SOUTH PORTLAND, ME 04106 WWW.DELUCAHOFFMAN.COM
SHEET TITLE: LIGHTING PHOTOMETRIC PLAN		
DRAWN: SEB PREPARED: SEB CHECKED: SEB CLIENT: MARTIN'S POINT HEALTH CARE	DATE: DEC 2008 SCALE: 1"=30' JOB NO: 2341.05 FILENAME: FOOTCANDLES 12.20.08.DWG	SHEET: LT-1.0