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GENERAL NOTES:

- THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF ALL REGULATIONS ADMINISTERED BY THE MAINE DEPARTMENT OF TRANSPORTATION, LOCAL UTILITY COMPANIES AND THE CITY OF PORTLAND.
- 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 (1-888-DIGSAFE). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS AT NO ADDITIONAL COST TO THE OWNER UNLESS OTHERWISE AGREED UPON.
- 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 ONSITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES 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.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND THE CITY OF PORTLAND TECHNICAL STANDARDS. IN THE CASE OF A CONFLICT BETWEEN THE DOT SPECS AND PORTLAND STANDARDS, THE MORE STRINGENT SHALL BE USED AT NO ADDITIONAL COST TO THE OWNER AND THE OWNER NOTIFIED.
- TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM CITY OF PORTLAND AERIAL SURVEY, ELECTRONIC DATA PROVIDED BY CITY OF PORTLAND GIS DEPARTMENT AND SURVEY DATA PROVIDED BY OWEN HASKELL, INC. SUPPLEMENTAL DATA COLLECTION WAS PERFORMED BY STANTEC IN JUNE 2018.
- BOUNDARY SURVEY INFORMATION TAKEN FROM A PLAN PREPARED BY OWEN HASKELL, INC. TITLED "BOUNDARY & TOPOGRAPHIC SURVEY" ON 68 JOHNSON ROAD, PORTLAND, MAINE, MADE FOR DELUCA-HOFFMAN ASSOCIATES, INC. DATED NOVEMBER 13, 2009.
- FEMA MAP COMMUNITY PANEL NUMBER 2300510012C. THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.
- THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED IN THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL THE PROPERTY WHICH APPEARS IN THE RECORD OF THE PLANNING AUTHORITY PROCEEDINGS ARE CONDITIONS OF THE APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVALS IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING AUTHORITY.
- ALL SIGNAGE SHALL CONFORM TO THE STANDARDS FOR SIZE, HEIGHT, LOCATION AND REFLECTIVITY SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PARKING STALLS SHALL BE MARKED OFF BY 4" SOLID WHITE LINES EXCEPT AS SHOWN ON THE LAYOUT PLAN.
- ALL CURB SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AS NOTED ON THE PLANS: GRANITE, SLIPFORM CONCRETE, AND BITUMINOUS CONCRETE CURB SHALL MEET THE REQUIREMENTS OF MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS 609.03 AND 609.04 AND CITY OF PORTLAND TECHNICAL STANDARDS.
- ALL DIMENSIONING UNLESS OTHERWISE NOTED IS TO THE FACE OF CURB.
- A FORMER HOUSE ON LOT 3 WAS SERVICED BY PUBLIC WATER, SEWER AND OVERHEAD UTILITIES ACCORDING TO THE OWNER. THE PORTLAND WATER DISTRICT WAS UNABLE TO PROVIDE A SERVICE LOCATION AND THE PUBLIC SERVICES DEPARTMENT ALSO HAS NO RECORD OF THE SANITARY SERVICE. THE CONTRACTOR SHALL INCLUDE COSTS TO LOCATE AND CLOSE EACH SERVICE IN ACCORDANCE WITH EACH UTILITY PROVIDER'S REQUIREMENTS.
- THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PUBLIC WORKS INSPECTION SERVICES DIVISION (874-8300 EXT. 8838), CODE ENFORCEMENT OFFICE AND DEVELOPMENT REVIEW COORDINATOR IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY OR DEVELOPMENT REVIEW COORDINATOR.
- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
- WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN MUST BE EMPLOYED ON ADJACENT STREETS AS NECESSARY.
- CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH THE CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
- ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
- PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
- THE CLOSURE OF ANY SANITARY SERVICES AND APPURTENANCES SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT AND / OR THE CITY OF SOUTH PORTLAND WASTEWATER DIVISION, WHICHEVER IS MORE STRINGENT, AT NO ADDITIONAL EXPENSE TO THE OWNER.
- A STREET OPENING PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	10,000 SF	202,554 SF
MINIMUM STREET FRONTAGE	60 FT	447.82 FT
MINIMUM YARD		
FRONT	20 FT	41 FT
REAR	20 FT	278 FT
SIDE LEFT	10 FT (1 TO 2 STORY BUILDING)	273 FT
SIDE RIGHT	12 FT (3 OR MORE STORES)	77 FT
MINIMUM LOT WIDTH	40 FT	448 FT
MAXIMUM HEIGHT	65 FT	57'-5"
MAXIMUM IMPERVIOUS SURFACE RATIO	80%	45.7%
MAXIMUM FLOOR AREA RATIO	0.65	0.34

JOHNSON ROAD PROPERTY

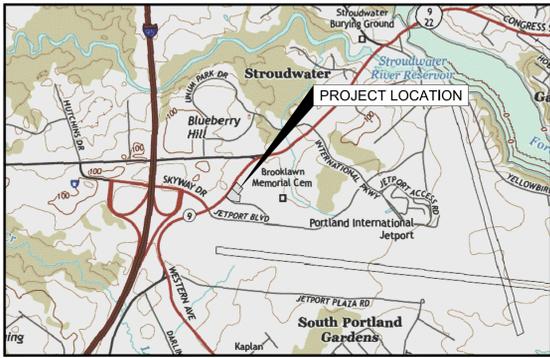
90 JOHNSON ROAD

PORTLAND, MAINE

SITE PLAN APPLICATION SUBMISSION FOR PROPOSED BUILDING EXPANSION AND PARKING AREA

PROJECT PARCEL SITE
CITY OF PORTLAND TAX ASSESSOR'S MAP, LOT & BLOCK NUMBERS

MAP	BLOCK	LOTS	CCRD
214A	A	A-1	BOOK 2960, PAGE 848
214A	A	A-2	BOOK 7111, PAGE 250
214A	A	A-3	BOOK 34653, PAGE 201



LOCATION MAP
N.T.S.

OWNER/APPLICANT:
TRANSPORT LEASING CORP.
58 LOWELL JUNCTION ROAD
ANDOVER, MA 01810

INDEX

- C-1.0 COVER SHEET, GENERAL NOTES AND LEGEND
- C-2.0 BOUNDARY SURVEY PLAN (THIRD AMENDED SUBDIVISION PLAN BY OWEN HASKELL, INC.)
- C-2.1 PHASE 1 EXISTING CONDITIONS PLAN & DEMOLITION PLAN
- C-2.2 PHASE 2 EXISTING CONDITIONS PLAN & DEMOLITION PLAN
- C-3.0 PHASE 1 SITE LAYOUT & UTILITY PLAN
- C-3.1 PHASE 2 SITE LAYOUT & UTILITY PLAN
- C-4.0A PHASE 1 GRADING & DRAINAGE PLAN
- C-4.0B PHASE 2 GRADING & DRAINAGE PLAN
- C-4.1 STORMWATER MANAGEMENT PLAN - SHEET 1 OF 2
- C-4.2 STORMWATER MANAGEMENT PLAN - SHEET 2 OF 2
- C-5.0 PHASE 1 EROSION CONTROL PLAN
- C-5.1 PHASE 2 EROSION CONTROL PLAN
- C-6.0 FULL DEPTH BOX CUT ASPHALT PLAN
- C-7.0 LANDSCAPE PLAN
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- C-9.0 DETAILS
- C-10.0 EROSION AND SEDIMENT CONTROL NOTES
- C-11.0 PRE WATERSHED PLAN
- C-12.0 POST WATERSHED PLAN
- E-0.1 SITE LIGHTING ILLUMINANCE CALCULATION PLAN
- E-0.2 SITE LIGHTING ILLUMINANCE CALCULATION STATISTICS
- E-1.1 ELECTRICAL SITE PLAN - 1
- E-1.2 ELECTRICAL SITE PLAN - 2
- E-1.3 ELECTRICAL DETAILS

PREPARED BY

CIVIL ENGINEER:
STANTEC CONSULTING SERVICES, INC.
482 PAYNE ROAD, SCARBOROUGH COURT
SCARBOROUGH, MAINE 04074
(207) 883-3355
ATTN: STEPHEN BUSHEY
EMAIL: STEPHEN.BUSHEY@STANTEC.COM

SURVEYOR:
OWEN HASKELL
390 U.S. ROUTE 1, UNIT 10
FALMOUTH, MAINE 04105
(207) 772-0424

ARCHITECT:
ALPHA ARCHITECTS
17 CHESTNUT ST.
PORTLAND, ME 04101
(207) 761-9500
MARK@ALPHAARCHITECTS.COM

LIGHTING/ELECTRICAL:
BARTLETT DESIGN INC.
942 WASHINGTON ST.
BATH, ME 04530
(207) 443-5447

UTILITIES

WATER
PORTLAND WATER DISTRICT
ATTN: ROBERT BARTELLS
225 DOUGLASS STREET,
P.O. BOX 3553
PORTLAND, MAINE 04104-3553
(207) 774-5961 EXT. 3197
RBARTELLS@PWD.ORG

SEWER
PORTLAND SANITARY DISTRICT
ATTN: BRAD ROLAND
55 PORTLAND STREET
PORTLAND, MAINE 04101
(207) 874-8300

ELECTRIC
CENTRAL MAINE POWER COMPANY
ATTN: JAMIE COUGH
162 CANCO ROAD
PORTLAND, MAINE 04103
(207) 842-2367 (OFFICE)
(207) 626-4082 (CELL)
JAMIECOUGH@CMP.CO.COM

GAS
ATTN: RICK BELLEMARE
NORTHERN UTILITIES, INC.
1075 FOREST AVENUE
PORTLAND, MAINE 04103
(207) 797-8002, EXT. 6247

TELEPHONE
FAIRPOINT COMMUNICATIONS
ATTN: SCOTT DERRIG
5 DAVIS FARM ROAD
PORTLAND, MAINE 04103
(207) 797-1842 (OFFICE)
SDERRIG@FAIRPOINT.COM

CABLE TV
TIME WARNER CABLE
ATTN: MARK PELLETIER
118 JOHNSON ROAD
PORTLAND, MAINE 04102
(207) 546-0962

FIRE ALARM
PORTLAND FIRE DEPT.
CENTRAL FIRE STATION
CONGRESS STREET
PORTLAND, MAINE 04101
(207) 8874-8300

DIG SAFE
1-800-225-4977

PERMITS

LOCAL
LEVEL III SITE PLAN APPROVAL
DELEGATED REVIEW OF
STORMWATER MANAGEMENT

GOVERNING BODY
CITY OF PORTLAND PLANNING AUTHORITY
4TH FLOOR CITY HALL
389 CONGRESS STREET
PORTLAND, MAINE 04101

STATUS
SUBMITTED 7/9/2018

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	ABUTTING PROPERTY LINE / R.O.W. LINE	---
JOHN O. OWNER 1111/222	PROPERTY OWNER NAME & DEED INFO.	---
---	EASEMENT LINE	---
IPF	BOUNDARY MONUMENTATION	●
OP 3	SURVEY CONTROL POINT	●
---	CONSTRUCTION CENTER LINE	---
---	SETBACK LINE	---
---	EDGE OF PAVEMENT	---
TYPE AS NOTED	CURB	SEE SITE LAYOUT PLAN
---	BUILDING	---
---	STEPS	---
---	TREELINE / CLEARING LIMIT	---
---	TREES / LANDSCAPING	SEE LANDSCAPE PLAN
---	SIGN - SEE SITE LAYOUT PLAN FOR TYPE	---
---	LIGHT POLE / FIXTURE	---
UP 14	UTILITY POLE	---
---	GUY WIRE	---
---	FENCE TYPES (AS NOTED)	---
---	RIPRAP AREA	---
---	GRADING CONTOUR LINE	---
---	GRADING SPOT GRADE	99.63
---	TEST PIT	---
SMH	SANITARY SEWER MANHOLE	DMH 1
DMH	DRAIN MANHOLE	DMH 1
S	SANITARY SEWER LINE	---
---	SANITARY SERVICE	---
CB	CATCH BASIN	CB 1
15" SD	STORM DRAIN	18" SD
---	UNDERDRAIN	---
---	WATER GATE VALVE	---
---	WATER SHUT OFF	---
6" W	WATER MAIN	---
---	FIRE HYDRANT	---
OE	OVERHEAD ELECTRIC LINES	---
UE	UNDERGROUND ELECTRIC LINES	UGE
UE/T/C	UNDERGROUND ELECTRIC/TEL./CABLE	---
---	TRAFFIC CONTROL BOX	---
---	GAS LINE	---
---	CATCH BASIN SEDIMENT BARRIER	---
---	SILTATION FENCE	---
---	TEMP. STABILIZED CONSTRUCTION ENTRANCE	---
---	BITUMINOUS ASPHALT SIDEWALK	---
---	BITUMINOUS ASPHALT PAVEMENT	---

Revision	By	Date
3	SRB	18.07.19
2	SRB	18.05.22
1	SRB	18.05.22

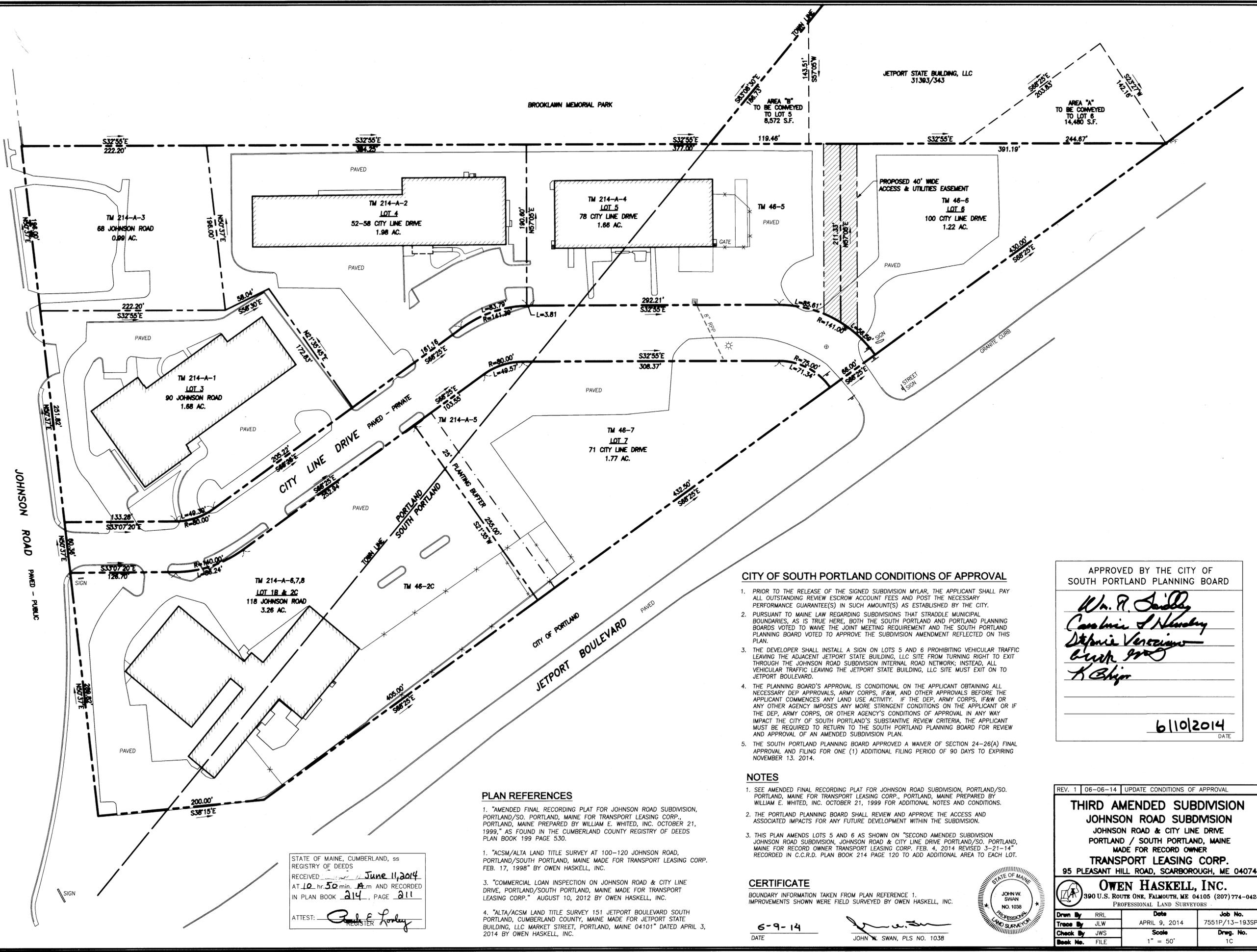
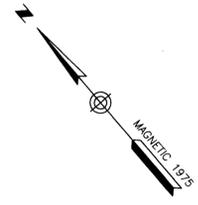
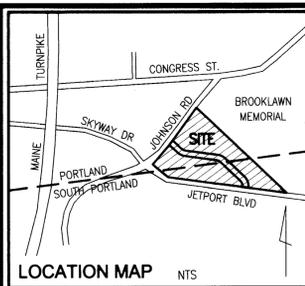
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DWN. CHKD. DSGN. DATE

Permit-Seal



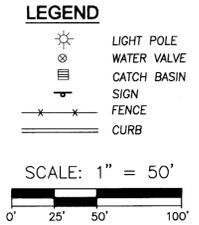
Client/Project
TRANSPORT LEASING CORP.
ANDOVER, MA
JOHNSON ROAD PROPERTY
90 JOHNSON ROAD, PORTLAND, MAINE
Title
COVER SHEET, GENERAL NOTES AND LEGEND

Project No. 210801617
Scale N.T.S.
Sheet



RECORD OWNER:

TM 214-A-1	TRANSPORT LEASING CORP. BOOK 2960 PAGE 848
TM 214-A-2	TRANSPORT LEASING CORP. BOOK 7111 PAGE 250
TM 214-A-3	68 JOHNSON ROAD LLC BOOK 27253 PAGE 38
TM 214-A-4	TRANSPORT LEASING CORP. BOOK 2960 PAGE 848
TM 214-A-6,7,8	TRANSPORT LEASING CORP. BOOK 2960 PAGE 848
TM 46-6	TRANSPORT LEASING CORP. BOOK 2960 PAGE 848
TM 46-7	TRANSPORT LEASING CORP. BOOK 2960 PAGE 848



STATE OF MAINE, CUMBERLAND, ss
REGISTRY OF DEEDS
RECEIVED June 11, 2014
AT 10 hr. 50 min. A.m AND RECORDED
IN PLAN BOOK 214, PAGE 211
ATTEST: Paul E. Loring
REGISTER

PLAN REFERENCES

- "AMENDED FINAL RECORDING PLAT FOR JOHNSON ROAD SUBDIVISION, PORTLAND/SO. PORTLAND, MAINE FOR TRANSPORT LEASING CORP., PORTLAND, MAINE PREPARED BY WILLIAM E. WHITED, INC. OCTOBER 21, 1999," AS FOUND IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 199 PAGE 530.
- "ACSM/ALTA LAND TITLE SURVEY AT 100-120 JOHNSON ROAD, PORTLAND/SOUTH PORTLAND, MAINE MADE FOR TRANSPORT LEASING CORP. FEB. 17, 1998" BY OWEN HASKELL, INC.
- "COMMERCIAL LOAN INSPECTION ON JOHNSON ROAD & CITY LINE DRIVE, PORTLAND/SOUTH PORTLAND, MAINE MADE FOR TRANSPORT LEASING CORP." AUGUST 10, 2012 BY OWEN HASKELL, INC.
- "ALTA/ACSM LAND TITLE SURVEY 151 JETPORT BOULEVARD SOUTH PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR JETPORT STATE BUILDING, LLC MARKET STREET, PORTLAND, MAINE 04101" DATED APRIL 3, 2014 BY OWEN HASKELL, INC.

CITY OF SOUTH PORTLAND CONDITIONS OF APPROVAL

- PRIOR TO THE RELEASE OF THE SIGNED SUBDIVISION MYLAR, THE APPLICANT SHALL PAY ALL OUTSTANDING REVIEW ESCROW ACCOUNT FEES AND POST THE NECESSARY PERFORMANCE GUARANTEE(S) IN SUCH AMOUNT(S) AS ESTABLISHED BY THE CITY.
- PURSUANT TO MAINE LAW REGARDING SUBDIVISIONS THAT STRADDLE MUNICIPAL BOUNDARIES, AS IS TRUE HERE, BOTH THE SOUTH PORTLAND AND PORTLAND PLANNING BOARDS VOTED TO WAIVE THE JOINT MEETING REQUIREMENT AND THE SOUTH PORTLAND PLANNING BOARD VOTED TO APPROVE THE SUBDIVISION AMENDMENT REFLECTED ON THIS PLAN.
- THE DEVELOPER SHALL INSTALL A SIGN ON LOTS 5 AND 6 PROHIBITING VEHICULAR TRAFFIC LEAVING THE ADJACENT JETPORT STATE BUILDING, LLC SITE FROM TURNING RIGHT TO EXIT THROUGH THE JOHNSON ROAD SUBDIVISION INTERNAL ROAD NETWORK; INSTEAD, ALL VEHICULAR TRAFFIC LEAVING THE JETPORT STATE BUILDING, LLC SITE MUST EXIT ON TO JETPORT BOULEVARD.
- THE PLANNING BOARD'S APPROVAL IS CONDITIONAL ON THE APPLICANT OBTAINING ALL NECESSARY DEP APPROVALS, ARMY CORPS, IF&W, AND OTHER APPROVALS BEFORE THE APPLICANT COMMENCES ANY LAND USE ACTIVITY. IF THE DEP, ARMY CORPS, IF&W OR ANY OTHER AGENCY IMPOSES ANY MORE STRINGENT CONDITIONS ON THE APPLICANT OR IF THE DEP, ARMY CORPS, OR OTHER AGENCY'S CONDITIONS OF APPROVAL IN ANY WAY IMPACT THE CITY OF SOUTH PORTLAND'S SUBSTANTIVE REVIEW CRITERIA, THE APPLICANT MUST BE REQUIRED TO RETURN TO THE SOUTH PORTLAND PLANNING BOARD FOR REVIEW AND APPROVAL OF AN AMENDED SUBDIVISION PLAN.
- THE SOUTH PORTLAND PLANNING BOARD APPROVED A WAIVER OF SECTION 24-26(A) FINAL APPROVAL AND FILING FOR ONE (1) ADDITIONAL FILING PERIOD OF 90 DAYS TO EXPIRING NOVEMBER 13, 2014.

NOTES

- SEE AMENDED FINAL RECORDING PLAT FOR JOHNSON ROAD SUBDIVISION, PORTLAND/SO. PORTLAND, MAINE FOR TRANSPORT LEASING CORP., PORTLAND, MAINE PREPARED BY WILLIAM E. WHITED, INC. OCTOBER 21, 1999 FOR ADDITIONAL NOTES AND CONDITIONS.
- THE PORTLAND PLANNING BOARD SHALL REVIEW AND APPROVE THE ACCESS AND ASSOCIATED IMPACTS FOR ANY FUTURE DEVELOPMENT WITHIN THE SUBDIVISION.
- THIS PLAN AMENDS LOTS 5 AND 6 AS SHOWN ON "SECOND AMENDED SUBDIVISION JOHNSON ROAD SUBDIVISION, JOHNSON ROAD & CITY LINE DRIVE PORTLAND/SO. PORTLAND, MAINE FOR RECORD OWNER TRANSPORT LEASING CORP. FEB. 4, 2014 REVISED 3-21-14" RECORDED IN C.C.R.D. PLAN BOOK 214 PAGE 120 TO ADD ADDITIONAL AREA TO EACH LOT.

CERTIFICATE

BOUNDARY INFORMATION TAKEN FROM PLAN REFERENCE 1.
IMPROVEMENTS SHOWN WERE FIELD SURVEYED BY OWEN HASKELL, INC.
DATE 6-9-14
JOHN W. SWAN, PLS NO. 1038



APPROVED BY THE CITY OF SOUTH PORTLAND PLANNING BOARD

Wm. P. Sady
Caroline S. Newbery
Stephanie Verso
Chris...
K. Bligh

6/10/2014
DATE

REV. 1 06-06-14 UPDATE CONDITIONS OF APPROVAL

THIRD AMENDED SUBDIVISION
JOHNSON ROAD SUBDIVISION
JOHNSON ROAD & CITY LINE DRIVE
PORTLAND / SOUTH PORTLAND, MAINE
MADE FOR RECORD OWNER
TRANSPORT LEASING CORP.
95 PLEASANT HILL ROAD, SCARBOROUGH, ME 04074

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	RRL	Date	APRIL 9, 2014	Job No.	7551P/13-193SP
Trace By	JLW	Scale	1" = 50'	Draw. No.	1C
Check By	JWS	File			
Book No.	FILE				

GENERAL NOTES

OWNER OF RECORD: TRANSPORT LEASING CORP.

PLAN REFERENCES

1. BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, NAD 83 PER CITY CONTROL MONUMENTS.
2. ELEVATIONS ARE BASED ON CITY DATUM.
3. "AMENDED FINAL RECORDING PLAT FOR JOHNSON ROAD SUBDIVISION, PORTLAND/SO. PORTLAND, MAINE FOR TRANSPORT LEASING CORP., PORTLAND, MAINE PREPARED BY WILLIAM E. WHITED, INC. OCTOBER 21, 1999." AS FOUND IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 199 PAGE 530.
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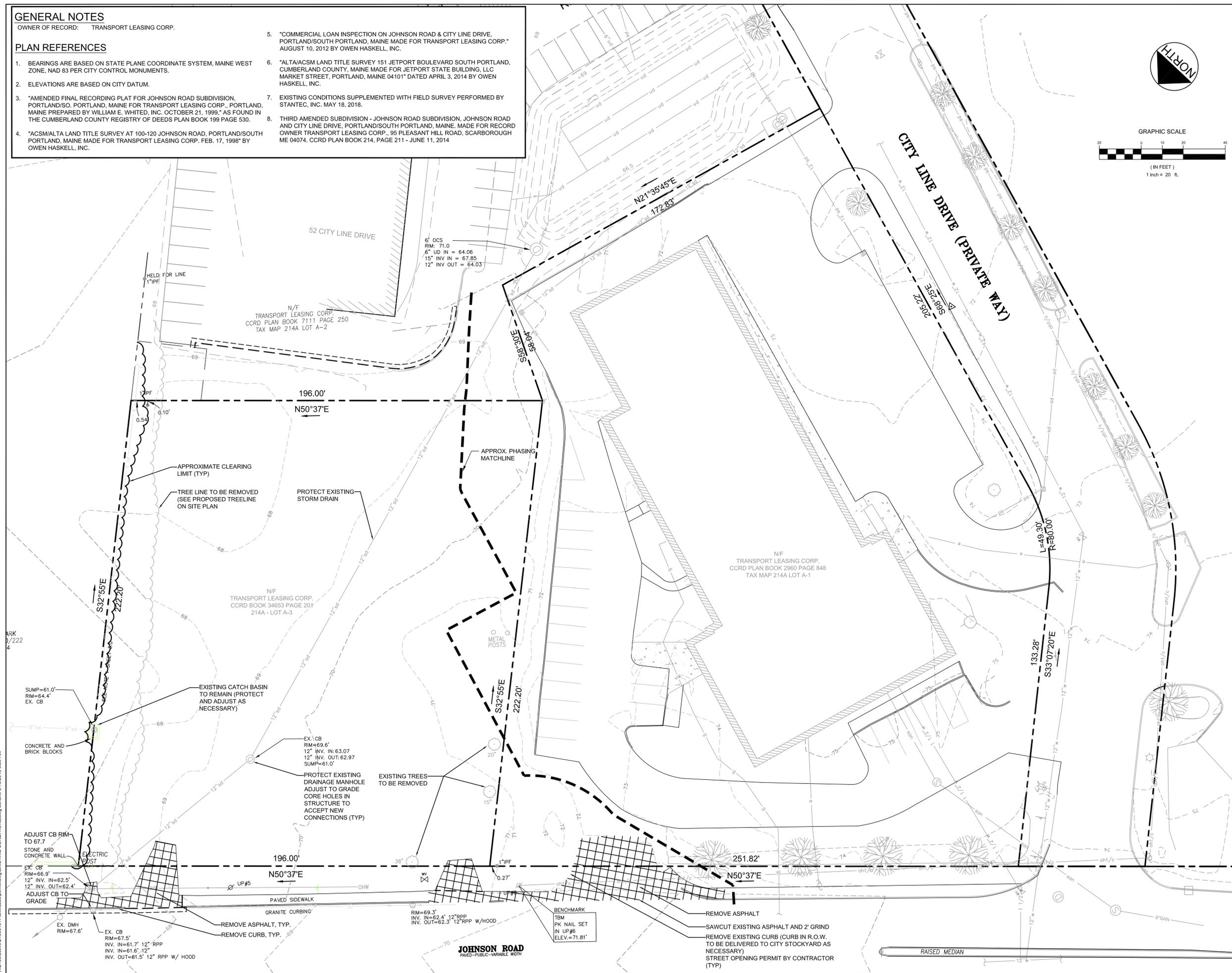
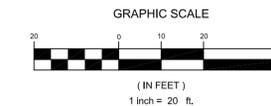
5. "COMMERCIAL LOAN INSPECTION ON JOHNSON ROAD & CITY LINE DRIVE, PORTLAND/SOUTH PORTLAND, MAINE MADE FOR TRANSPORT LEASING CORP." AUGUST 10, 2012 BY OWEN HASKELL, INC.
6. "ALTA/ACSM LAND TITLE SURVEY 151 JETPORT BOULEVARD SOUTH PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR JETPORT STATE BUILDING, LLC MARKET STREET, PORTLAND, MAINE 04101" DATED APRIL 3, 2014 BY OWEN HASKELL, INC.
7. EXISTING CONDITIONS SUPPLEMENTED WITH FIELD SURVEY PERFORMED BY STANTEC, INC. MAY 18, 2018.
8. THIRD AMENDED SUBDIVISION - JOHNSON ROAD SUBDIVISION, JOHNSON ROAD AND CITY LINE DRIVE, PORTLAND/SOUTH PORTLAND, MAINE, MADE FOR RECORD OWNER TRANSPORT LEASING CORP., 95 PLEASANT HILL ROAD, SCARBOROUGH ME 04074. CCRD PLAN BOOK 214, PAGE 211 - JUNE 11, 2014



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Revision	By	Date
3	SRB	18.07.19
2	SRB	18.07.09
1	PFB	18.05.22

File Name: PFB SRB SRB 18.05.22
DWN. CHKD. DSGN. DATE



Client/Project
TRANSPORT LEASING CORP.
ANDOVER, MA
JOHNSON ROAD
PROPERTY
90 JOHNSON ROAD, PORTLAND, MAINE

Title
PHASE I
EXISTING CONDITIONS AND
DEMOLITION PLAN

Project No. 210801617 Scale N.T.S.

Sheet C-2.1

GENERAL NOTES

OWNER OF RECORD: TRANSPORT LEASING CORP.

PLAN REFERENCES

1. BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, NAD 83 PER CITY CONTROL MONUMENTS.
2. ELEVATIONS ARE BASED ON CITY DATUM.
3. "AMENDED FINAL RECORDING PLAT FOR JOHNSON ROAD SUBDIVISION, PORTLAND/SO. PORTLAND, MAINE FOR TRANSPORT LEASING CORP., PORTLAND, MAINE PREPARED BY WILLIAM E. WHITED, INC. OCTOBER 21, 1999." AS FOUND IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 199 PAGE 530.
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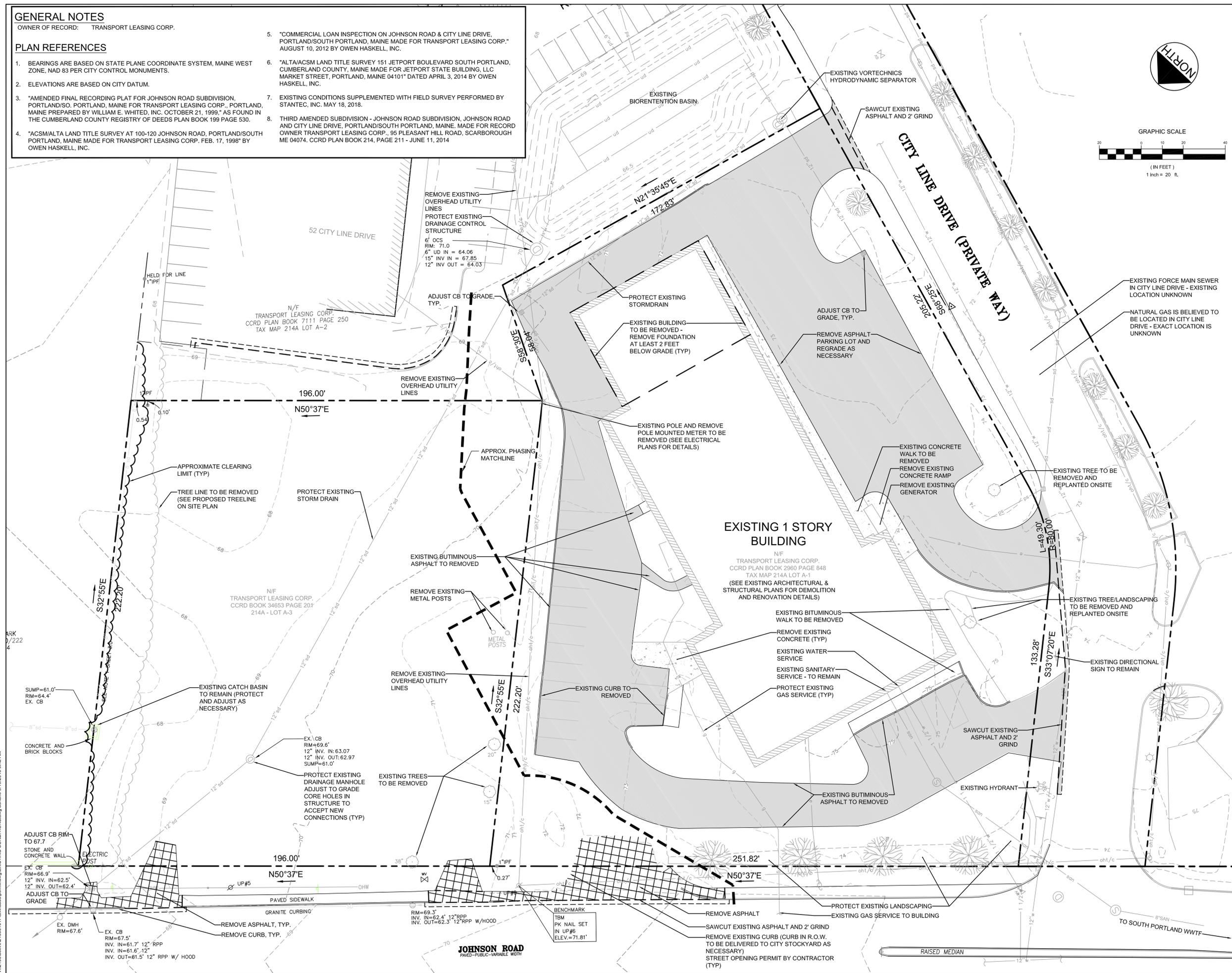
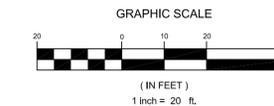
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6. "ALTA/ACSM LAND TITLE SURVEY 151 JETPORT BOULEVARD SOUTH PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR JETPORT STATE BUILDING, LLC MARKET STREET, PORTLAND, MAINE 04101" DATED APRIL 3, 2014 BY OWEN HASKELL, INC.
7. EXISTING CONDITIONS SUPPLEMENTED WITH FIELD SURVEY PERFORMED BY STANTEC, INC. MAY 18, 2018.
8. THIRD AMENDED SUBDIVISION - JOHNSON ROAD SUBDIVISION, JOHNSON ROAD AND CITY LINE DRIVE, PORTLAND/SOUTH PORTLAND, MAINE, MADE FOR RECORD OWNER TRANSPORT LEASING CORP., 95 PLEASANT HILL ROAD, SCARBOROUGH ME 04074. CORD PLAN BOOK 214, PAGE 211 - JUNE 11, 2014



Stantec
482 Payne Road Scarborough Court
Scarborough, Maine 04074-8929
Tel. 207.883.3355
www.stantec.com

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Revision	By	Date
3	SRB	18.07.19
2	SRB	18.07.09
1	SRB	18.05.22

File Name:	PBF	SRB	SRB	18.05.22
	DWN.	CHKD.	DSGN.	DATE



Client/Project
TRANSPORT LEASING CORP.
ANDOVER, MA

JOHNSON ROAD
PROPERTY
90 JOHNSON ROAD, PORTLAND, MAINE

Title
PHASE 2
EXISTING CONDITIONS AND
DEMOLITION PLAN

Project No. 210801617 Scale N.T.S.

Sheet C-2.2

NOTES:

SITE IS IDENTIFIED AS MAP 214A, BLOCK A, LOTS A-2 & A-3 ON THE CITY OF PORTLAND ASSESSOR'S DATABASE.

RECORD OWNER: TRANSPORT LEASING CORP.
58 LOWELL JUNCTION ROAD
ANDOVER, MA 01810

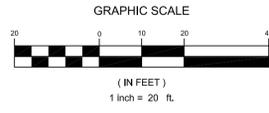
PLAN REFERENCES

- BOUNDARY & TOPOGRAPHIC ON 68 JOHNSON ROAD PORTLAND, MAINE PREPARED BY OWEN HASKELL, INC., FOR DELUCA HOFFMAN ASSOCIATES, DATED ON JANUARY 7, 2010.
- EXISTING CONDITIONS PLAN OF JOHNSON ROAD PROPERTY, TAX MAP 214A, LOT A-3, PREPARED BY DELUCA HOFFMAN ASSOCIATES, DATED ON SEPTEMBER 9, 2010.
- SUBDIVISION PLAN PREPARED BY WILLIAM WHITE, INC., TITLED "AMENDED FINAL RECORDING PLAT FOR JOHNSON ROAD SUBDIVISION, PORTLAND/SO. PORTLAND, MAINE FOR TRANSPORT LEASING CORP., PORTLAND, MAINE", RECORDED ON NOVEMBER 15, 1999 IN C.C.R.D. BOOK 199, PAGE 530.
- SHEET A2.1 OF SANBORN PROFESSIONAL BUILDING, BY ALPHA ARCHITECTS, ISSUED JUNE 21, 2017.

ZONING DATA

ZONE: B-4 COMMERCIAL CORRIDOR ZONE
PERMIT USES INCLUDE:

DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT SIZE	10,000 SF	202,554 SF
MINIMUM STREET FRONTAGE	60 FT.	447.82'
MINIMUM FRONT YARD SETBACK	20 FT.	41'±
MINIMUM REAR YARD SETBACK	20 FT.	278'±
MINIMUM RIGHT SIDE YARD SETBACK	12 FT.	77'±
MINIMUM LEFT SIDE YARD SETBACK	12 FT.	273'±
MINIMUM LOT WIDTH	60 FT.	448'±
MAXIMUM HEIGHT	65 FT.	57'-5"
MAXIMUM IMPERVIOUS SURFACE RATIO	80%	45.7%
MAXIMUM FLOOR AREA RATIO	0.65	0.34
PARKING (1 SPACE / 400 SF)	99 SPACES	188 SPACES

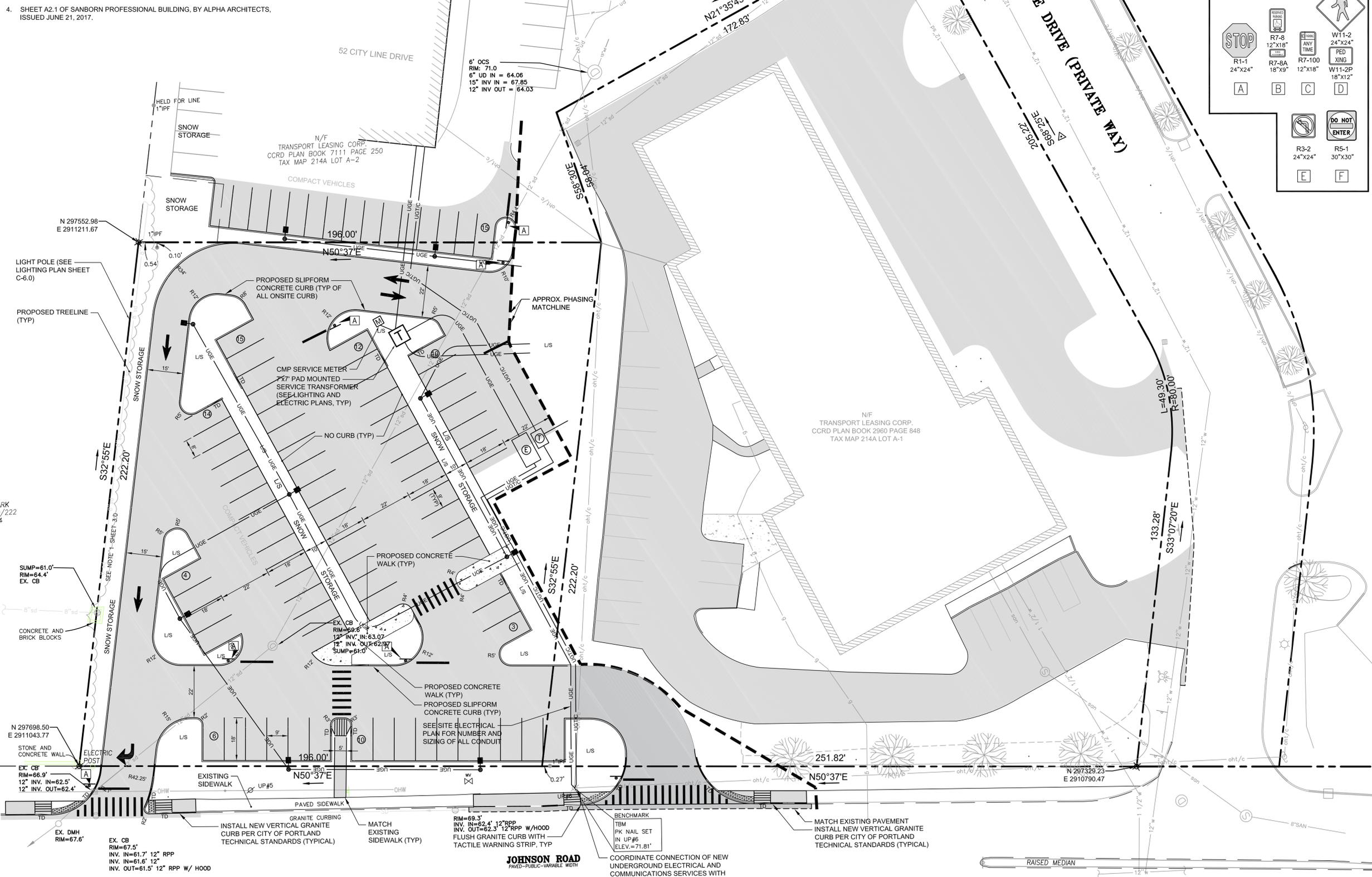


LEGEND

- BUILDING EXIT
- 7' LONG TIP DOWN CURB
- STANDARD DUTY PAVEMENT
- BITUMINOUS POROUS PAVEMENT
- BITUMINOUS ASPHALT SIDEWALK
- CONCRETE SURFACE

SIGN LEGEND

- STOP R1-1 24"x24"
- R7-8 12"x18"
- R7-8A 18"x9"
- R7-100 12"x18"
- W11-2 24"x24"
- PED XING W11-2P 18"x12"
- R3-2 24"x24"
- R5-1 30"x30"
- A
- B
- C
- D
- E
- F
- DO NOT ENTER



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File Name: PBF SRB SRB 18.05.22
DWN. CHKD. DSGN. DATE

Permit-Seal

Client/Project
TRANSPORT LEASING CORP.
ANDOVER, MA
JOHNSON ROAD
PROPERTY
90 JOHNSON ROAD, PORTLAND, MAINE

Title
PHASE I
SITE LAYOUT & UTILITY PLAN

Project No. 210801617
Scale 1" = 20'
Sheet C-3.0

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EROSION CONTROL NOTES

1. LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE SITE.
2. PRIOR TO BEGINNING ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE PERIMETER SILT FENCES AND THE STABILIZED CONSTRUCTION ENTRANCES.
3. ALL GROUND AREAS DISTURBED DURING CONSTRUCTION NOT SUBJECT TO PAVING OR OTHER SURFACE STABILIZATION WILL BE GRADED, LOAMED AND SEEDED AS SOON AS POSSIBLE. A MINIMUM OF 6" OF SCREENED TOPSOIL SHALL BE PLACED OVER ALL GRASSED AREAS.
4. SILT BARRIERS SHALL BE INSPECTED, REPAIRED AND CLEANED AS REQUIRED.

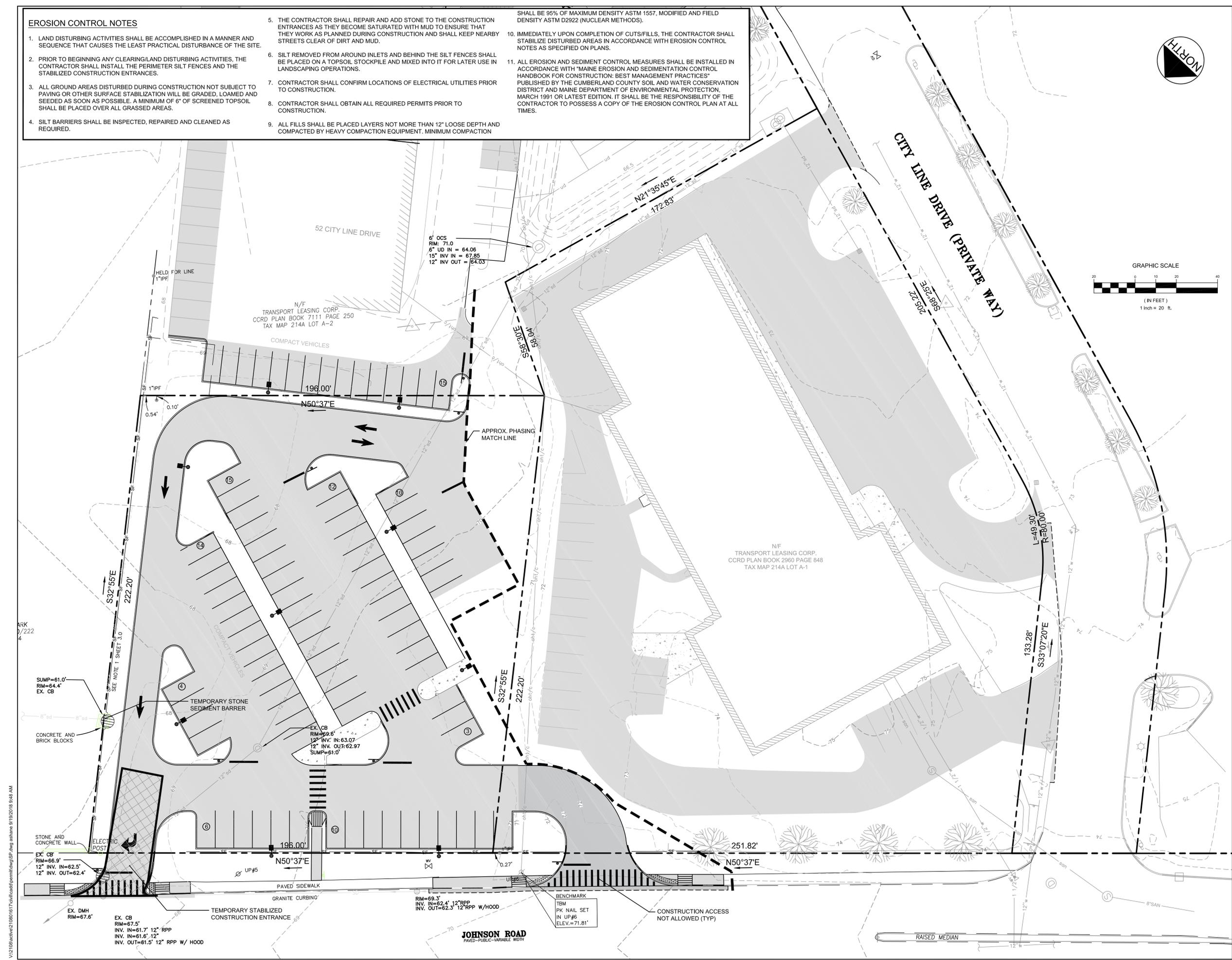
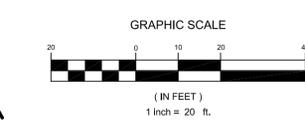
5. THE CONTRACTOR SHALL REPAIR AND ADD STONE TO THE CONSTRUCTION ENTRANCES AS THEY BECOME SATURATED WITH MUD TO ENSURE THAT THEY WORK AS PLANNED DURING CONSTRUCTION AND SHALL KEEP NEARBY STREETS CLEAR OF DIRT AND MUD.
6. SILT REMOVED FROM AROUND INLETS AND BEHIND THE SILT FENCES SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MIXED INTO IT FOR LATER USE IN LANDSCAPING OPERATIONS.
7. CONTRACTOR SHALL CONFIRM LOCATIONS OF ELECTRICAL UTILITIES PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
9. ALL FILLS SHALL BE PLACED LAYERS NOT MORE THAN 12" LOOSE DEPTH AND COMPACTED BY HEAVY COMPACTION EQUIPMENT. MINIMUM COMPACTION

- SHALL BE 95% OF MAXIMUM DENSITY ASTM 1557, MODIFIED AND FIELD DENSITY ASTM D2922 (NUCLEAR METHODS).
10. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AS SPECIFIED ON PLANS.
 11. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION 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. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.



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Client/Project
TRANSPORT LEASING CORP.
ANDOVER, MA
JOHNSON ROAD
PROPERTY
90 JOHNSON ROAD, PORTLAND, MAINE

Title
PHASE I
EROSION CONTROL PLAN

Project No. 210801617
Scale N.T.S.
Sheet C-5.0

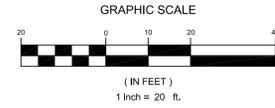
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EROSION CONTROL NOTES

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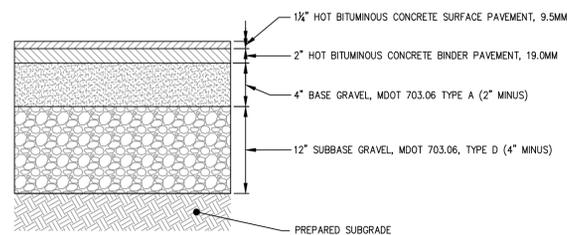
Client/Project
TRANSPORT LEASING CORP.
ANDOVER, MA

JOHNSON ROAD
PROPERTY
90 JOHNSON ROAD, PORTLAND, MAINE

Title
PHASE 2
EROSION CONTROL PLAN

Project No. 210801617
Scale N.T.S.
Sheet C-5.1

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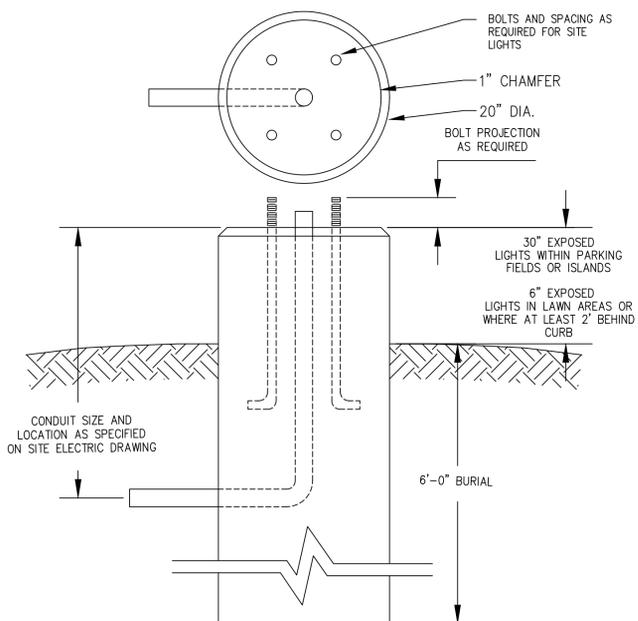
NOTES

1. APPLY TACK COAT BETWEEN BINDER AND SURFACE COURSES.
2. ALL MATERIALS SHALL CONFORM TO MDOT SPECIFICATIONS, LATEST REVISION. COMPACTION OF ALL MATERIALS TO BE IN ACCORDANCE WITH THE MDOT SPECIFICATIONS.
3. USE SMOOTH BLADE BUCKET TO MINIMIZE DISTURBANCE AS SUBGRADE IS PREPARED.
4. GEOTEXTILE FABRIC MAY BE NECESSARY OVER SILTY CLAY OR YIELDING SUBGRADE. CONTRACTOR SHALL NOTIFY OWNER IF YIELDING SUBGRADE CONDITIONS ARE ENCOUNTERED IN ORDER TO DISCUSS AND DETERMINE A COURSE OF ACTION.

STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT SECTION

(A) N.T.S.

NOTE: ANCHOR BOLTS TO BE PROVIDED TO CONTRACTOR BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL LIGHT POLE FOUNDATIONS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR TRENCHING AND BACKFILLING ALL CONDUITS. THE OWNER WILL BE RESPONSIBLE FOR SETTING OF LIGHT POLES AND ALL WIRING AND LIGHTING ASSEMBLIES.



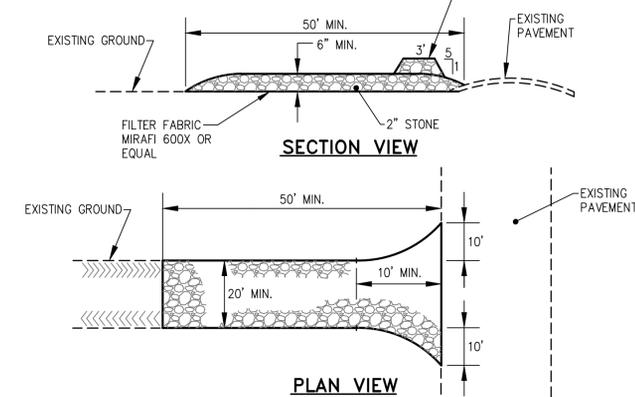
DESIGN NOTES:

1. CONCRETE 4,000 PSI AT 28 DAYS
2. REINFORCING IS AS SPECIFIED. (TYP. 4 - #4 VERTICALLY AND #3 STIRRUPS 12" O.C. HORIZONTALLY)
3. ANCHOR BOLTS AND GROUNDING AS SPECIFIED AND REQUIRED BY SUPPLIER.
4. EXPOSED PORTION OF CONCRETE FOUNDATION TO BE PAINTED WITH 2 COATS OF ACRYLIC PAINT. COLOR TO MATCH POLE COLOR.
5. FOR POLE HEIGHTS EQUAL TO OR LESS THAN 25' TALL.

(D) 20" ROUND LIGHT POLE FOUNDATION

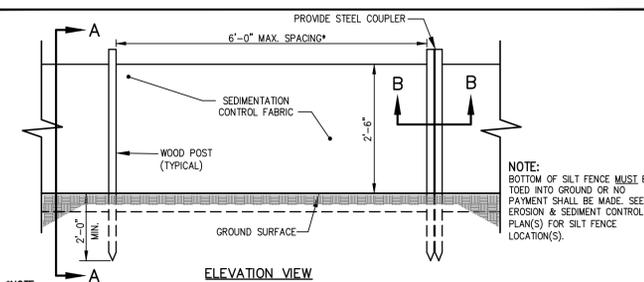
N.T.S.

NOTE: CONTRACTOR SHALL ADD STONE TO OR REMOVE AND RECONSTRUCT THE STABILIZED CONSTRUCTION ENTRANCE AS MUD/SILT MATERIAL ACCUMULATES



(J) STABILIZED CONSTRUCTION ENTRANCE DETAIL

N.T.S.



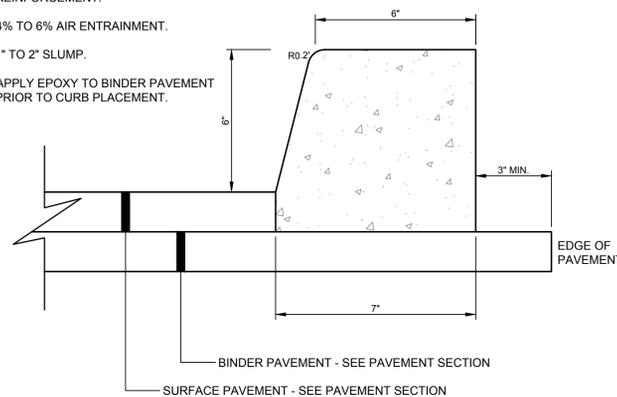
NOTE: THE SILT FENCE SHOULD HAVE A MAXIMUM STAKING DISTANCE OF 6' UNLESS THE FENCE IS SUPPORTED BY WIRE FENCE REINFORCEMENT A MAXIMUM 14 GAUGE AND WITH A MINIMUM MESH SPACING OF 6".

(K) SILTATION FENCE DETAIL

N.T.S.

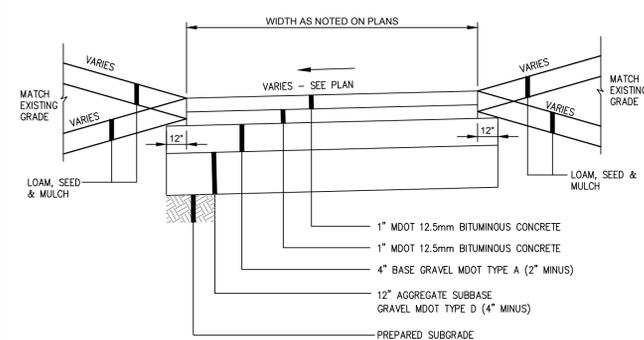
NOTES:

1. 4,000 PSI CONCRETE WITH FIBER REINFORCEMENT.
2. 4% TO 6% AIR ENTRAINMENT.
3. 1" TO 2" SLUMP.
4. APPLY EPOXY TO BINDER PAVEMENT PRIOR TO CURB PLACEMENT.



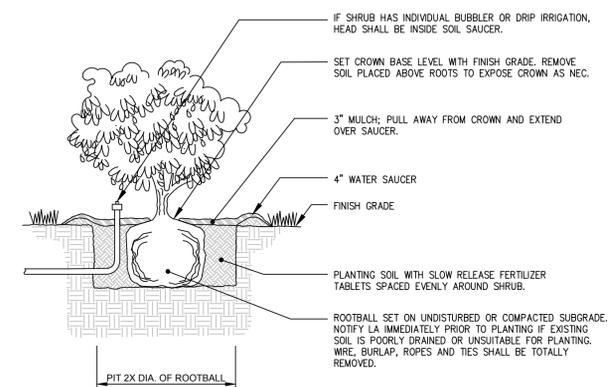
(B) EXTRUDED SLIPFORM VERTICAL CONCRETE CURB

N.T.S.



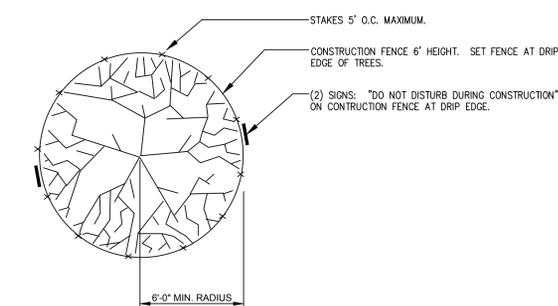
(C) BITUMINOUS SIDEWALK DETAIL-NO CURB

N.T.S.



(E) SHRUB INSTALLATION DETAIL

N.T.S.



(H) TREE PROTECTION DETAIL

N.T.S.

18.07.09	SRB	SRB	SRB	SRB	18.03.22	YJAM/DD
18.03.22	SRB	SRB	SRB	SRB	18.03.22	YJAM/DD
18.03.22	SRB	SRB	SRB	SRB	18.03.22	YJAM/DD
18.03.22	SRB	SRB	SRB	SRB	18.03.22	YJAM/DD

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Client/Project
TRANSPORT LEASING CORP.
ANDOVER, MA
JOHNSON ROAD
PROPERTY
90 JOHNSON ROAD, PORTLAND, MAINE

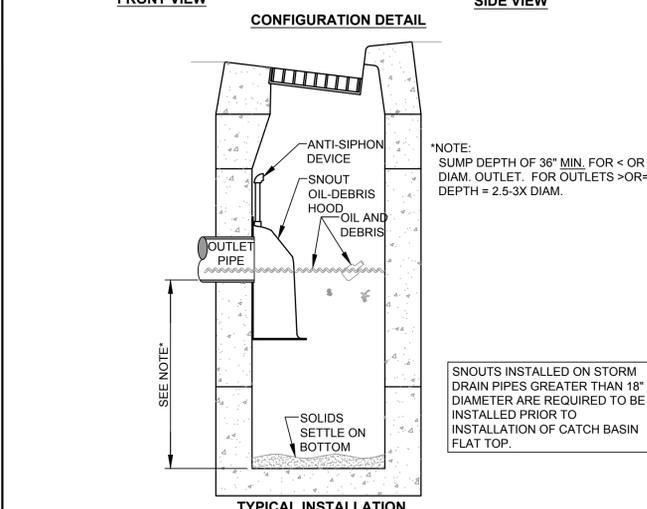
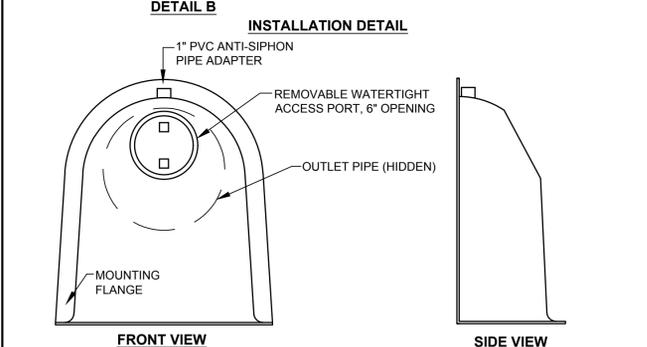
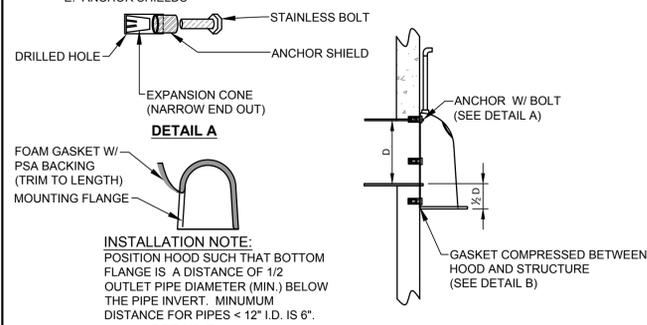
Title
DETAILS

Project No. Scale
210801617
Sheet C-8.0

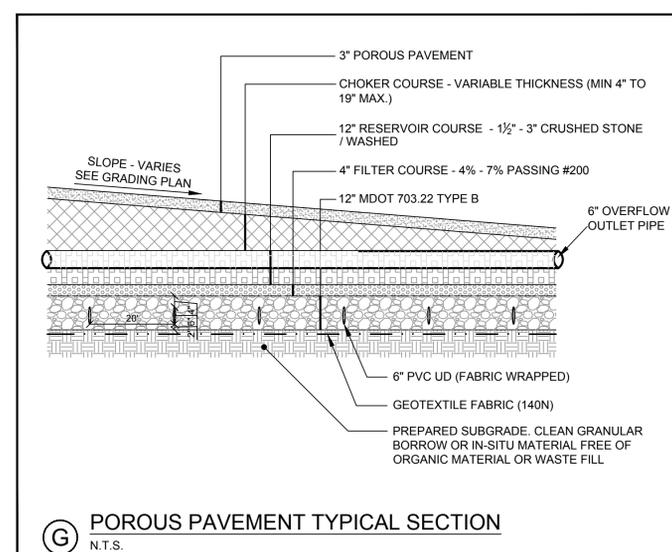
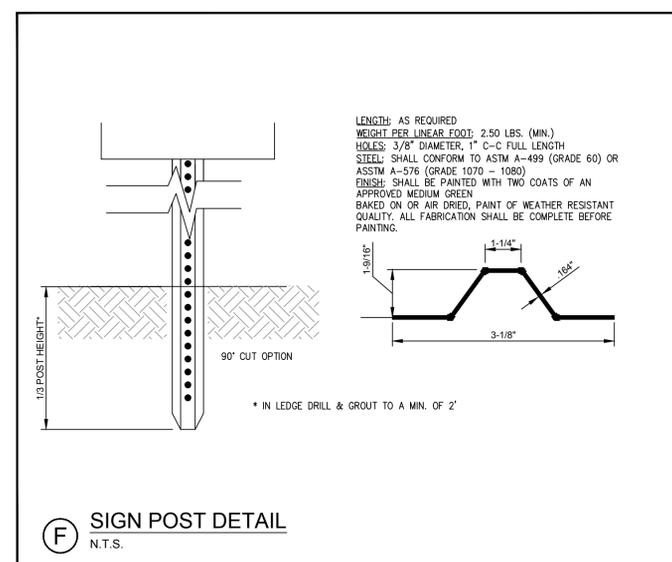
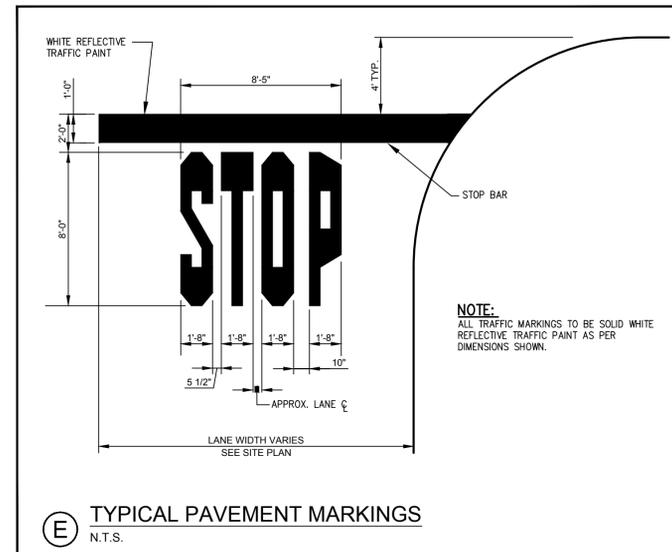
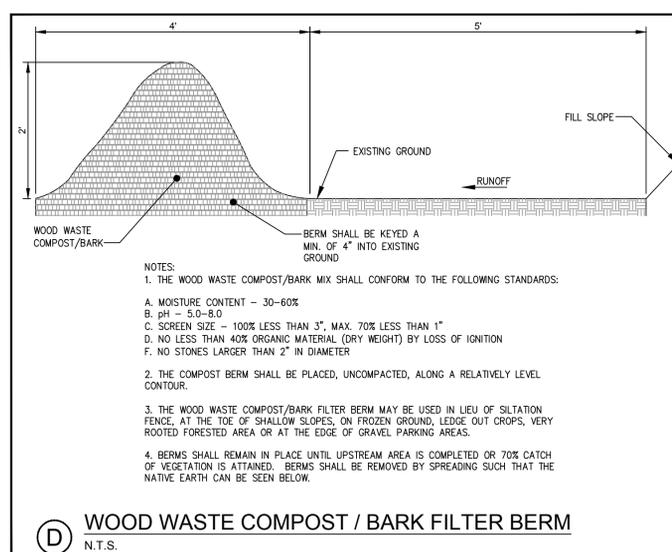
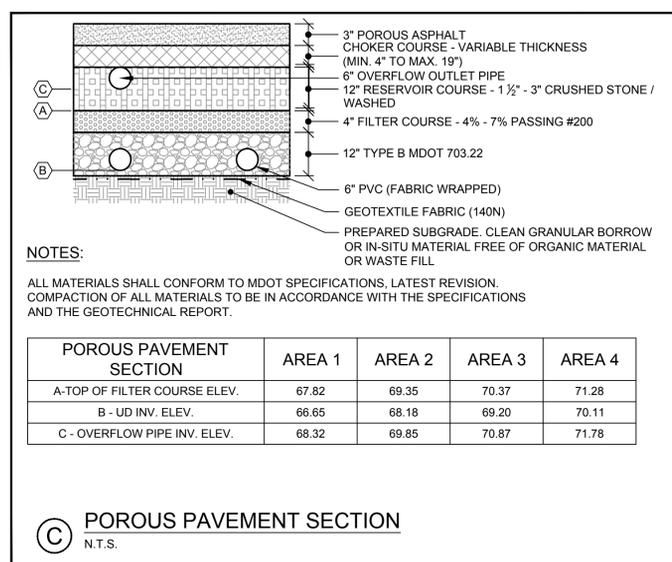
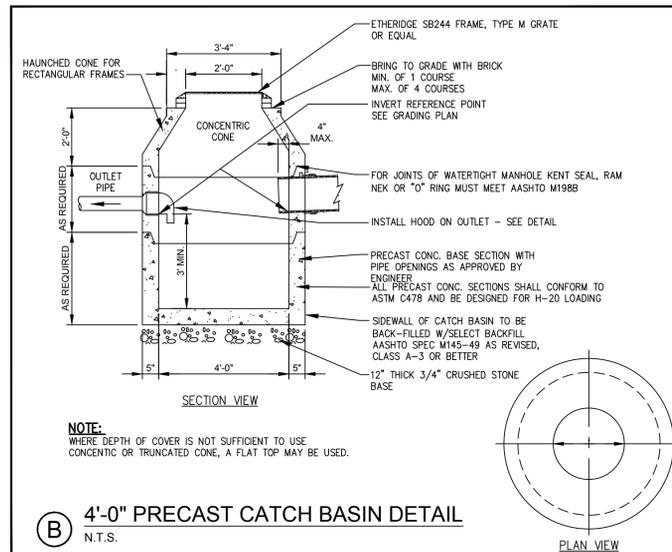
- NOTES:**
- ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY BEST MANAGEMENT PRODUCTS, INC. TOLL FREE: (800) 504-8008 OR (888) 354-7585 WEB SITE: www.bmpinc.com OR PRE-APPROVED EQUAL.
 - ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
 - ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, & AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
 - THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE IN ACCORDANCE WITH THE FOLLOWING TABLE:

STRUCTURE OUTLET HOLE SIZE	SNOUT SIZE
11.9" O.D. OR LESS	12 F or R
12.0"-17.9" O.D.	18 F or R
18.0"-23.9" O.D.	24 F or R
24.0"-29.9" O.D.	30 F or R
30.0"-47.9" O.D.	48 F
48.0"-95.9" O.D.	96 F

- THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
- THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
- THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
- THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
- INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT, WHICH INCLUDES:
 - INSTALLATION INSTRUCTIONS
 - PVC ANTI-SIPHON VENT PIPE AND ADAPTER
 - OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
 - 3/8" STAINLESS STEEL BOLTS
 - ANCHOR SHIELDS



(A) SNOUT OIL-WATER-DEBRIS SEPARATOR DETAIL
N.T.S.



Revision	By	Date
2	SRB	18.07.09
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Client/Project
TRANSPORT LEASING CORP.
ANDOVER, MA
JOHNSON ROAD
PROPERTY
90 JOHNSON ROAD, PORTLAND, MAINE

Title
DETAILS
Project No. Scale
210801617
Sheet C-9.0

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EROSION AND SEDIMENTATION CONTROL NOTES

THE PRIMARY EMPHASIS OF THE EROSION/SEDIMENTATION CONTROL PLAN TO BE IMPLEMENTED FOR THIS PROJECT ARE AS FOLLOWS:

- DEVELOPMENT OF A CAREFUL CONSTRUCTION SEQUENCE.
- RAPID REVEGETATION OF DENUDED AREAS TO MINIMIZE THE PERIOD OF SOIL EXPOSURE.
- RAPID STABILIZATION OF DRAINAGE PATHS TO AVOID RILL AND GULLY EROSION.
- THE USE OF ONSITE MEASURES TO CAPTURE SEDIMENT (HAY BALES/SILT FENCE, ETC.)

DESCRIPTION AND LOCATION OF LIMITS OF ALL PROPOSED EARTH MOVEMENTS
THE CONSTRUCTION OF THE DEVELOPMENT WILL REQUIRE THE FOLLOWING ON-SITE IMPROVEMENTS.

EARTHWORK ACTIVITY INCLUDING CUTS AND FILLS TO BRING THE PARKING, DRIVE AISLE AND WALKWAY AREAS TO SUBGRADE.

CONSTRUCTION OF PARKING LOTS, DRIVE AISLES, WALKWAYS AND INSTALLATION OF THE DRAINAGE SYSTEMS.

EROSION/SEDIMENTATION CONTROL DEVICES

THE FOLLOWING EROSION/SEDIMENT CONTROL DEVICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS PART OF THE SITE DEVELOPMENT. THESE DEVICES SHALL BE INSTALLED AS INDICATED ON THE PLANS OR AS DESCRIBED WITHIN THIS REPORT. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO ANY WORK BEING DONE SO THAT NO SEDIMENT ENTERS THE PROPOSED DRAINAGE SYSTEM FOR FURTHER REFERENCE. SEE THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES.

SILTATION FENCE OR A SEDIMENT BARRIER SHALL BE INSTALLED DOWNSTREAM OF ANY DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS REVEGETATED. THE SEDIMENT BARRIER SHALL BE INSTALLED PER THE DETAIL PROVIDED IN THE PLAN SET AND INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY BY THE CONTRACTOR IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE SEDIMENT BARRIER LINE. PROPER PLACEMENT OF STAKES AND FABRIC INTO THE GROUND IS CRITICAL TO SILT FENCE EFFECTIVENESS. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THE BARRIER, THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM. STRAW OR HAY MULCH INCLUDING HYDROSEEDING IS INTENDED TO PROVIDE COVER FOR DENUDED OR SEEDED AREAS UNTIL REVEGETATION IS ESTABLISHED. MULCH PLACED ON SLOPES OF LESS THAN 15 PERCENT OR 8 PERCENT DEPENDING ON THE TIME OF YEAR SHALL BE ANCHORED BY APPLYING WATER, MULCH PLACED ON SLOPES STEEPER THAN 15 PERCENT OR 8 PERCENT DEPENDING ON THE TIME OF YEAR SHALL BE COVERED WITH A FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SLOPES STEEPER THAN 3:1 WHICH ARE TO BE REVEGETATED SHALL RECEIVE CURLEX BLANKETS BY AMERICAN EXCELSIOR OR EQUAL WITHIN 5 DAYS OF FINAL GRADING OR PRIOR TO A PREDICTED RAINFALL EVENT. HAY MULCH SHALL BE AVAILABLE ON SITE AT ALL TIMES IN ORDER TO PROVIDE IMMEDIATE TEMPORARY STABILIZATION WHEN NECESSARY. A CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED AT ALL ACCESS POINTS ONTO THE SITE TO PREVENT TRACKING OF SOIL ONTO ADJACENT PAVED AREAS. STONE SEDIMENT TRAPS OR A PREMANUFACTURED SILTSACK WILL BE INSTALLED AT CATCH BASIN INLETS TO PREVENT SILT FROM ENTERING ONSITE OR OFFSITE THE STORM DRAIN SYSTEM. LOAM AND SEED IS INTENDED TO SERVE AS THE PRIMARY PERMANENT REVEGETATIVE MEASURE FOR ALL DENUDED AREAS NOT PROVIDED WITH OTHER EROSION CONTROL MEASURES, SUCH AS RIPRAP. APPLICATION RATES ARE PROVIDED AT THE END OF THIS SECTION FOR TEMPORARY AND PERMANENT SEEDING.

TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES

THE FOLLOWING ARE PLANNED AS TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION:

A CRUSHED STONE STABILIZED CONSTRUCTION ENTRANCE(S) SHALL BE PLACED AT THE SITE ACCESS ONTO ADJACENT PAVED AREAS.

SILTATION FENCE OR A MULCH FILTER BARRER SHALL BE INSTALLED ALONG THE DOWNGRADIENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SILTATION FENCE WILL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL THE SITE IS ACCEPTABLY REVEGETATED.

TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION WILL BE PROTECTED AS FOLLOWS:

TEMPORARY STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE SWALES.

STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS BY EITHER TEMPORARILY SEEDING THE STOCKPILE WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.

ALL DENUDED AREAS WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE PARKING AND DRIVEWAY SUBBASE AREA, SHALL RECEIVE MULCH OR EROSION CONTROL MESH FABRIC WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOIL.

FOR WORK WHICH IS CONDUCTED BETWEEN OCTOBER 1 AND APRIL 15 OF ANY CALENDAR YEAR, ALL DENUDED AREAS WILL BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE AND ANCHORED WITH A FABRIC NETTING. THE TIME PERIOD FOR APPLYING MULCH SHALL BE LIMITED TO 5 DAYS FOR ALL AREAS OR IMMEDIATELY IN ADVANCE OF A PREDICTED RAINFALL EVENT.

ADJACENT PAVED AREAS SHALL BE SWEEPED TO CONTROL MUD AND DUST AS NECESSARY. A STREET SWEEPER SHALL BE AVAILABLE ON IMMEDIATE NOTICE.

DURING GRUBBING OPERATIONS STONE CHECK DAMS OR HAY BALE BARRIERS WILL BE INSTALLED AT ANY EVIDENT CONCENTRATED FLOW DISCHARGE POINTS.

SILT FENCING WITH A MAXIMUM STAKE SPACING OF 6 FEET SHOULD BE USED, UNLESS THE FENCE IS SUPPORTED BY WIRE FENCE REINFORCEMENT OF MINIMUM 14 GAUGE AND WITH A MAXIMUM MESH SPACING OF 6 INCHES, IN WHICH CASE STAKES MAY BE SPACED A MAXIMUM OF 10 FEET APART. THE BOTTOM OF THE FENCE SHOULD BE PROPERLY ANCHORED A MINIMUM OF 6" PER THE PLAN DETAIL AND BACKFILLED. ANY SILT FENCE IDENTIFIED BY THE OWNER OR REVIEWING AGENCIES AS NOT BEING PROPERLY INSTALLED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED IN ACCORDANCE WITH THE INSTALLATION DETAILS.

PERMANENT EROSION CONTROL MEASURES

THE FOLLOWING PERMANENT EROSION CONTROL MEASURES HAVE BEEN DESIGNED AS PART OF THE EROSION/SEDIMENTATION CONTROL PLAN:

ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.) WILL BE LOAMED, LIMED, FERTILIZED, MULCHED, AND SEEDED. FABRIC NETTING, ANCHORED WITH STAPLES, SHALL BE PLACED OVER THE MULCH IN AREAS WHERE THE FINISH GRADE SLOPE IS GREATER THAN 10 PERCENT. NATIVE TOPSOIL SHALL BE STOCKPILED TEMPORARILY STABILIZED WITH SEED AND MULCH AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.

CATCH BASINS WILL BE PROVIDED WITH A 3'-0" DEEP SEDIMENT SUMP.

TIMING AND SEQUENCE OF EROSION/SEDIMENTATION CONTROL MEASURES

THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE REQUIRED TO INSURE THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE OPTIMIZED. THE SEQUENCE APPLIES TO ALL PHASES OF CONSTRUCTION.

NOTE: FOR ALL GRADING ACTIVITIES, THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION NOT TO OVEREXPOSE THE SITE BY LIMITING THE DISTURBED AREA.
INSTALL CRUSHED STONE STABILIZED CONSTRUCTION ENTRANCE.
INSTALL PERIMETER SILTATION FENCE OR SEDIMENT BARRIER AS INDICATED ON THE PLANS.
COMPLETE DEMOLITION ACTIVITY.
PERFORM EARTHWORK TO BRING PARKING AREAS TO SUBGRADE.
BEGIN INSTALLATION OF DRAINAGE APPURTENANCES AND PIPING.
COMMENCE ADDITIONAL EARTHWORK IN FILL AREAS AND FOR WATER QUALITY TREATMENT AREAS.
COMPLETE EARTHWORK, GRADING AND PIPE INSTALLATION FOR WATER QUALITY TREATMENT FILTERS UP TO BOTTOM OF SOIL FILTER MEDIA - SOIL FILTER MEDIA SHALL NOT BE INSTALLED UNTIL PARKING LOT PAVING (BINDER) IS COMPLETED.
COMPLETE EARTHWORK AND GRADING TO SUBGRADE AS NECESSARY FOR PARKING AREAS.
COMPLETE INSTALLATION OF STORM DRAINAGE APPURTENANCES.
COMMENCE INSTALLATION OF UTILITIES FROM THE STREET OR ON SITE AS NECESSARY.

INSTALL LIGHT POLE FOUNDATIONS.
COMPLETE ALL REMAINING EARTHWORK OPERATIONS INCLUDING FINE GRADING OF SLOPES.
INSTALL SUBBASE AND BASE GRAVELS.
INSTALL BASE COURSE PAVING.
INSTALL CURBING.
LOAM, LIME, FERTILIZE, SEED AND MULCH DISTURBED AREAS, AND COMPLETE ALL LANDSCAPING.
INSTALL SOIL FILTER MEDIA IN WATER QUALITY TREATMENT AREAS.
INSTALL SURFACE COURSE PAVING, STRIPES PER PLANS.
REMOVE ACCUMULATED SEDIMENT FROM AHEAD OF ANY SEDIMENT BARRIERS AS NECESSARY.
WHEN THE SITE IS STABILIZED AND A 90% CATCH OF VEGETATION HAS BEEN OBTAINED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
TOUCH UP LOAM AND SEED.

NOTE: ALL DENUDED AREAS NOT SUBJECT TO FINAL PAVING, RIPRAP OR GRAVEL, SHALL BE REVEGETATED. DUE TO THE TIMING AND SIZE OF THE PROJECT, COMPLETION OF THE FACILITY WITHIN A SUMMER CONSTRUCTION SEASON IS EXPECTED. HOWEVER, IF CIRCUMSTANCES DICTATE FOR ALL WORK WHICH WILL BE CONDUCTED BETWEEN OCTOBER 1 AND APRIL 15 OF THE CALENDAR YEAR, THE CONTRACTOR SHALL SUBMIT A SCHEDULE WHICH WILL SATISFY THE FOLLOWING CRITERIA:

LIMIT THE AMOUNT OF EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE PROCEEDING 7 DAYS. DURING THE CONSTRUCTION PROCESS, ALL DISTURBED AREAS SHALL BE COVERED WITH MULCH WITHIN 5 DAYS OF FINAL GRADING. ONCE FINAL GRADE HAS BEEN ESTABLISHED, THE CONTRACTOR MAY CHOOSE TO DORMANT SEED THE DISTURBED AREAS PRIOR TO PLACEMENT OF MULCH AND PLACEMENT OF FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5#/1000 S.F.

ALL AREAS SEEDED DURING THE WINTER MONTHS WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 90% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

THE AREA OF DENUDED NON-STABILIZED CONSTRUCTION SHALL BE LIMITED TO THE MINIMUM AREA PRACTICABLE. AN AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN PARKING AREAS, OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED, AND MULCHED. THE MULCH RATE SHALL BE TWICE THE RATE SPECIFIED IN THE SEEDING PLAN. [FOR EXAMPLE, 115#/1,000 S.F. X 2 = 230#/S.F.] THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS.

PERMANENT SEEDING PLAN
PROJECT - 90 JOHNSON ROAD - PARKING AREA
SITE LOCATION -

- X PERMANENT SEEDING TEMPORARY SEEDING
- 1.AREA TO BE SEEDED: LESS THAN 1/2 ACRE
- 2.INSTRUCTIONS ON PREPARATION OF SOIL: PREPARE A GOOD SEED BED FOR PLANTING METHOD USED.
- 3.APPLY LIME AS FOLLOWS: 138#/M SQ. FT.
- 4.FERTILIZE WITH 18.4 POUNDS OF 10 - 20 - 20 N-P-K/M SQ. FT.
- 5.METHOD OF APPLYING LIME AND FERTILIZER: SPREAD AND WORK INTO THE SOIL BEFORE SEEDING.
- 6.SEED WITH THE FOLLOWING MIXTURE:
15% ANNUAL RYEGRASS
35% TALL FESCUE
30% CREEPING RED FESCUE
20% PERENNIAL RYEGRASS
WHEN USING SMALL GRAIN AS NURSE CROP SEED IT AT ONE-HALF THE NORMAL SEEDING RATE.
- 7.MULCHING INSTRUCTIONS: APPLY AT THE RATE OF 115 POUNDS PER M. SQ. FT.
AMOUNT UNIT #, TONS, ETC.
- 8.TOTAL LIME 138 #/1000 SQ. FT.
- 9.TOTAL FERTILIZER 18.4 #/1000 SQ. FT.
- 10.TOTAL SEED 5 LBS/1000 SQ. FT.
- 11.TOTAL MULCH 115 #/1000 SQ. FT.
- 12.TOTAL OTHER MATERIALS, SEEDS, ETC. N/A
- 13.REMARKS

SPRING SEEDING IS RECOMMENDED, HOWEVER, LATE SUMMER (PRIOR TO SEPTEMBER 1) SEEDING CAN BE MADE. PERMANENT SEEDING SHOULD BE MADE PRIOR TO AUGUST 5 OR AS A DORMANT SEEDING AFTER THE FIRST KILLING FROST AND BEFORE THE FIRST SNOWFALL. IF SEEDING CANNOT BE DONE WITHIN THESE SEEDING DATES, TEMPORARY SEEDING AND MULCHING SHALL BE USED TO PROTECT THE SITE. PERMANENT SEEDING SHALL BE DELAYED UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

FERTILIZER REQUIREMENTS SHALL BE SUBJECT TO ACTUAL TEST RESULTS OF THE TOPSOIL USED FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TOPSOIL TEST RESULTS FOR PH AND RECOMMENDED FERTILIZER APPLICATION RATES TO THE OWNER.

TEMPORARY SEEDING PLAN
PROJECT - 90 JOHNSON ROAD - PARKING AREA

- SITE LOCATION -
- PERMANENT SEEDING X TEMPORARY SEEDING
- 1.AREA TO BE SEEDED: LESS THAN 1/2 ACRE
- 2.INSTRUCTIONS ON PREPARATION OF SOIL: PREPARE A GOOD SEED BED FOR PLANTING METHOD USED.
- 3.APPLY LIME AS FOLLOWS: 138#/M SQ. FT.
- 4.FERTILIZE WITH POUNDS OF N-P-K/AC. OR 18.4 POUNDS OF 10 - 20 - 20 N-P-K/M SQ. FT.
- 5.METHOD OF APPLYING LIME AND FERTILIZER: SPREAD AND WORK INTO THE SOIL BEFORE SEEDING.
- 6.SEED WITH THE FOLLOWING MIXTURE:
50% PERENNIAL RYEGRASS
50% WINTER RYE
WHEN USING SMALL GRAIN AS NURSE CROP SEED IT AT ONE-HALF THE NORMAL SEEDING RATE.
- 7.MULCHING INSTRUCTIONS: APPLY AT THE RATE OF 230 POUNDS PER M. SQ. FT.
AMOUNT UNIT #, TONS, ETC.
- 8.TOTAL LIME 138#/1000 SQ. FT.
- 9.TOTAL FERTILIZER 13.8#/1000 SQ. FT.
- 10.TOTAL SEED 3.5#/1000 SQ. FT.
- 11.TOTAL MULCH 230#/1000 SQ. FT.
- 12.TOTAL OTHER MATERIALS, SEEDS, ETC. N/A
- 13.REMARKS
- RECOMMENDED SEEDING DATES AFTER AUGUST 15.
- FOR AREAS WITH 10% FALL AND WINTER EROSION CONTROL AREAS, MULCH NETTING SHALL BE USED PER MANUFACTURER'S SPECIFICATIONS.

STANDARDS FOR STABILIZING SITES FOR THE WINTER

IN THE EVENT THAT WINTERTIME WORK IS WARRANTED OR NECESSARY, THE FOLLOWING STANDARDS SHALL APPLY:

1. STANDARD FOR THE TIMELY STABILIZATION OF DITCHES AND CHANNELS: THE CONTRACTOR SHALL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS ON THE SITE BY NOVEMBER 15. THE CONTRACTOR SHALL CONSTRUCT AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS ON THE SITE BY SEPTEMBER 15. IF THE CONTRACTOR FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED BY SEPTEMBER 15, THEN THE CONTRACTOR SHALL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.

- I. INSTALL A SOD LINING IN THE DITCH. THE CONTRACTOR SHALL LINE THE DITCH WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOD WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD STRIPS FROM SLOUGHING DURING FLOW CONDITIONS.
- II. INSTALL A STONE LINING IN THE DITCH. THE CONTRACTOR SHALL LINE THE DITCH WITH STONE RIPRAP BY NOVEMBER 15. THE CONTRACTOR SHALL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR SHALL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO AS TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES: THE CONTRACTOR SHALL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE CONTRACTOR SHALL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 10% (10H: 1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR SHALL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

- I. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MESH. BY OCTOBER 1 THE CONTRACTOR SHALL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE CONTRACTOR SHALL MONITOR GROWTH OF THE RYE OVER THE NEXT 45 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 15, THEN THE CONTRACTOR SHALL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM III OF THIS STANDARD OR WITH STONE RIP RAP AS DESCRIBED IN ITEM IV OF THIS STANDARD.
- II. STABILIZE THE SLOPE WITH SOD. THE CONTRACTOR SHALL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR SHALL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H: 1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
- III. STABILIZE THE SLOPE WITH WOOD WASTE COMPOST. THE CONTRACTOR SHALL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE CONTRACTOR SHALL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE CONTRACTOR SHALL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H: 1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
- IV. STABILIZE THE SLOPE WITH STONE RIP RAP. THE CONTRACTOR SHALL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE CONTRACTOR SHALL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

3. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOIL: BY SEPTEMBER 15, THE CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR SHALL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

- I. STABILIZE THE SOIL WITH TEMPORARY VEGETATION. BY OCTOBER 1, THE CONTRACTOR SHALL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1,000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE CONTRACTOR SHALL MONITOR THE GROWTH OF THE RYE OVER THE NEXT 45 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE CONTRACTOR SHALL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM III OF THIS STANDARD.
- II. STABILIZE THE SOIL WITH SOD. THE CONTRACTOR SHALL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
- III. STABILIZE THE SOIL WITH MULCH. BY NOVEMBER 15, THE CONTRACTOR SHALL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1,000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE CONTRACTOR SHALL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE CONTRACTOR SHALL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

18.07.09
18.03.22
SRB
SRB
PFB
By
2 - SUBMITTED TO CITY FOR REVIEW
1 - SUBMITTED FOR OWNER REVIEW
Revision
TYMM/DD

File Name: PFB SRB SRB 18.05.22
DWN. CHKD. DSGN. DATE

Permit-Seal



Client/Project

TRANSPORT LEASING CORP.
ANDOVER, MA

JOHNSON ROAD
PROPERTY

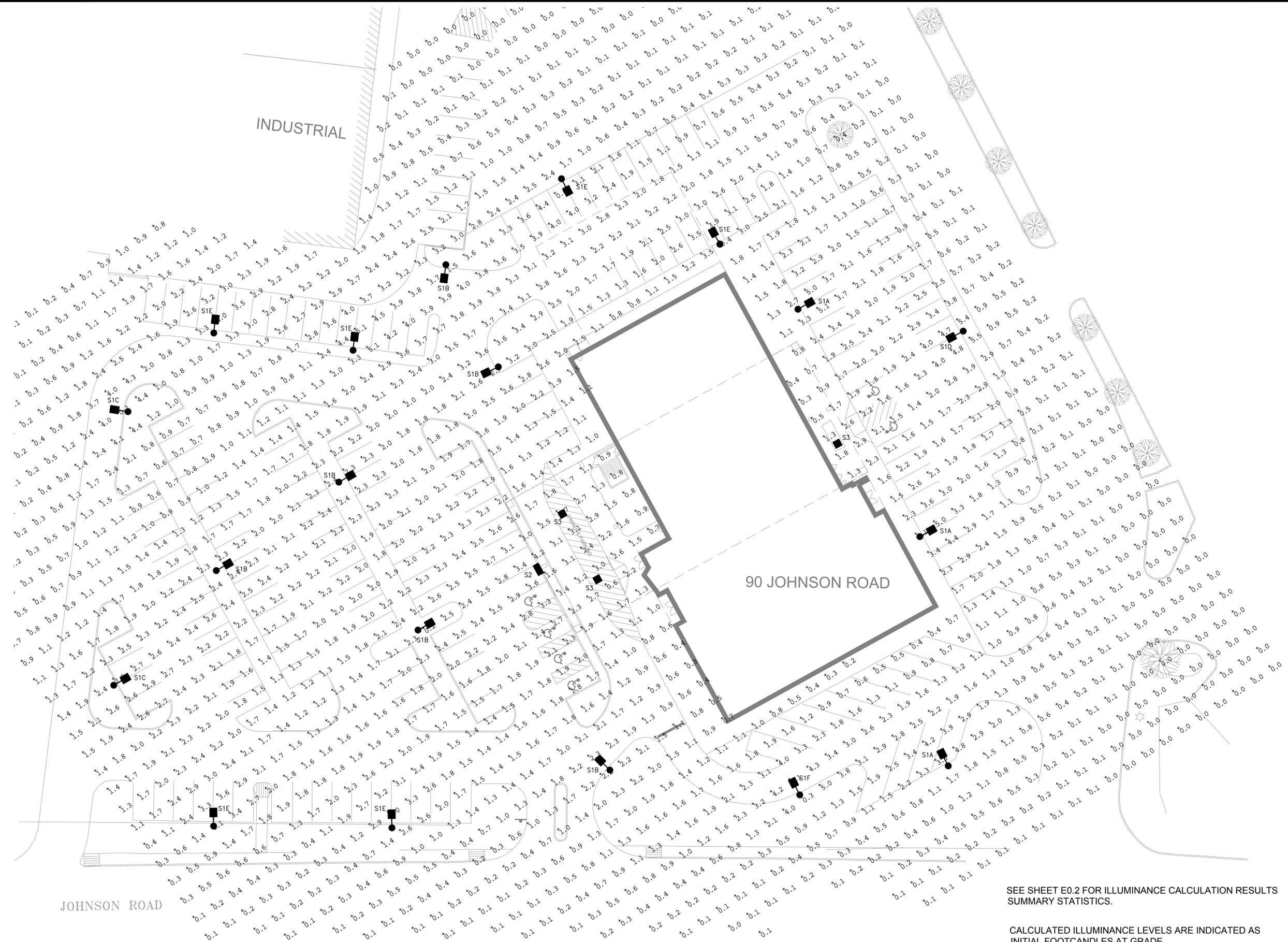
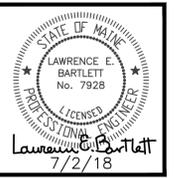
90 JOHNSON ROAD, PORTLAND, MAINE

Title

EROSION AND SEDIMENT
CONTROL NOTES

Project No. Scale
210801617

Sheet C-10.0



SEE SHEET E0.2 FOR ILLUMINANCE CALCULATION RESULTS SUMMARY STATISTICS.

CALCULATED ILLUMINANCE LEVELS ARE INDICATED AS INITIAL FOOTCANDLES AT GRADE.

SCALE: 1" = 20'-0"

SITE LIGHTING ILLUMINANCE CALCULATION PLAN

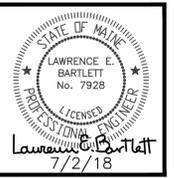
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project no.	18-0018
revisions:	
Project	JOHNSON ROAD PROPERTY 90 JOHNSON ROAD PORTLAND, MAINE
Drawing title	SITE LIGHTING PLAN

date drawn:	06/22/18
date issued:	07/02/18
drawn by:	LEB
scale:	AS NOTED

Bartlett Design
 LIGHTING & ELECTRICAL ENGINEERING
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E-0.1
 sheet number



RECOMMENDED ILLUMINANCE ACCORDING TO THE IESNA □

MINIMUM: 0.5 FC (or greater)
 UNIFORMITY RATIO: 4.0-TO-1 (or lesser)
 UNIFORMITY RATIO: 15.0-TO-1 (or lesser)

□ RECOMMENDED ILLUMINANCE LEVELS ARE PUBLISHED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA IN RP-20-14 LIGHTING FOR PARKING FACILITIES.

PARKING LOT 1 LIGHTING STATISTICS:

AS DESIGNED
 AVERAGE: 2.2 FC
 MAXIMUM: 5.1 FC
 MINIMUM: 0.6 FC
 AVERAGE-TO-MINIMUM UNIFORMITY RATIO: 3.7-TO-1
 MAXIMUM-TO-MINIMUM UNIFORMITY RATIO: 8.5-TO-1

PARKING LOT 2 LIGHTING STATISTICS:

AS DESIGNED
 AVERAGE: 2.1 FC
 MAXIMUM: 4.8 FC
 MINIMUM: 0.5 FC
 AVERAGE-TO-MINIMUM UNIFORMITY RATIO: 4.2-TO-1
 MAXIMUM-TO-MINIMUM UNIFORMITY RATIO: 9.6-TO-1

PARKING LOT 7 LIGHTING STATISTICS:

AS DESIGNED
 AVERAGE: 1.8 FC
 MAXIMUM: 2.5 FC
 MINIMUM: 0.7 FC
 AVERAGE-TO-MINIMUM UNIFORMITY RATIO: 2.5-TO-1
 MAXIMUM-TO-MINIMUM UNIFORMITY RATIO: 3.6-TO-1

PARKING LOT 3 LIGHTING STATISTICS:

AS DESIGNED
 AVERAGE: 2.2 FC
 MAXIMUM: 3.6 FC
 MINIMUM: 1.5 FC
 AVERAGE-TO-MINIMUM UNIFORMITY RATIO: 1.5-TO-1
 MAXIMUM-TO-MINIMUM UNIFORMITY RATIO: 2.4-TO-1

PARKING LOT 8 LIGHTING STATISTICS:

AS DESIGNED
 AVERAGE: 2.2 FC
 MAXIMUM: 4.0 FC
 MINIMUM: 1.3 FC
 AVERAGE-TO-MINIMUM UNIFORMITY RATIO: 1.7-TO-1
 MAXIMUM-TO-MINIMUM UNIFORMITY RATIO: 3.1-TO-1

PARKING LOT 4 LIGHTING STATISTICS:

AS DESIGNED
 AVERAGE: 1.8 FC
 MAXIMUM: 2.6 FC
 MINIMUM: 1.2 FC
 AVERAGE-TO-MINIMUM UNIFORMITY RATIO: 1.4-TO-1
 MAXIMUM-TO-MINIMUM UNIFORMITY RATIO: 2.2-TO-1

PARKING LOT 9 LIGHTING STATISTICS:

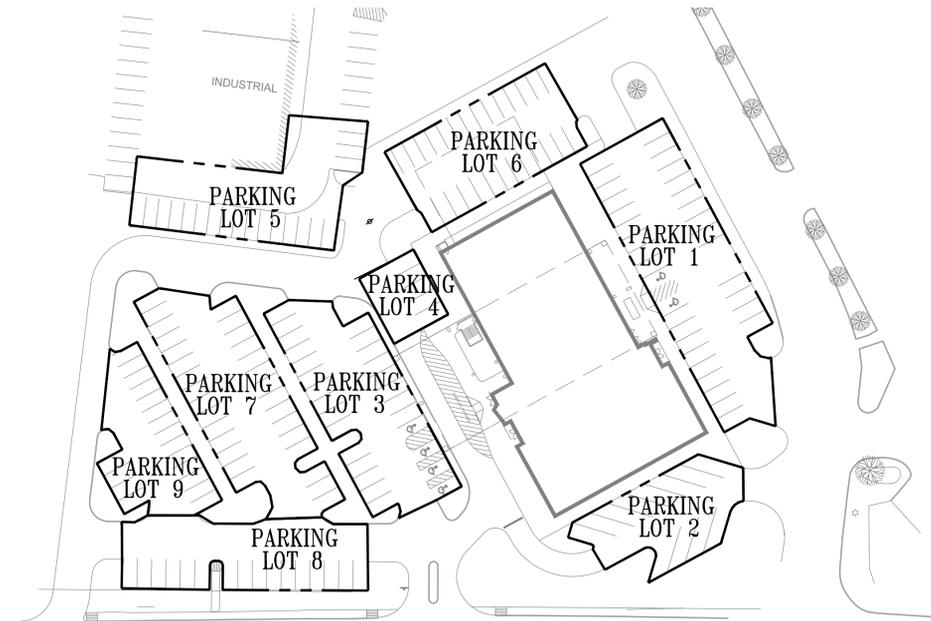
AS DESIGNED
 AVERAGE: 2.0 FC
 MAXIMUM: 2.9 FC
 MINIMUM: 0.6 FC
 AVERAGE-TO-MINIMUM UNIFORMITY RATIO: 3.4-TO-1
 MAXIMUM-TO-MINIMUM UNIFORMITY RATIO: 4.8-TO-1

PARKING LOT 5 LIGHTING STATISTICS:

AS DESIGNED
 AVERAGE: 2.4 FC
 MAXIMUM: 5.1 FC
 MINIMUM: 0.7 FC
 AVERAGE-TO-MINIMUM UNIFORMITY RATIO: 3.4-TO-1
 MAXIMUM-TO-MINIMUM UNIFORMITY RATIO: 7.3-TO-1

PARKING LOT 6 LIGHTING STATISTICS:

AS DESIGNED
 AVERAGE: 2.3 FC
 MAXIMUM: 4.4 FC
 MINIMUM: 0.6 FC
 AVERAGE-TO-MINIMUM UNIFORMITY RATIO: 3.8-TO-1
 MAXIMUM-TO-MINIMUM UNIFORMITY RATIO: 7.3-TO-1



TYPE S1A
 MANUFACTURER: AMERICAN ELECTRIC LIGHTING
 # ATB2-40BLED70-MVOLT-R3-BK (LUMINAIRE)
 MANUFACTURER: VALMONT # R-170830504T5-P2-DBL (LIGHTING POLE)
 MANUFACTURER: VALMONT # 1HT90 (POLE BRACKET ARM)
 MANUFACTURER: VALMONT # CL14AC-DBL (POLE BASE COVER)
 DESCRIPTION: 18-FOOT TALL TAPERED ALUMINUM POLE WITH CONCRETE FOUNDATION BASE WITH 30-INCHES EXPOSED ABOVE GRADE. LUMINAIRE TO UTILIZE 4000K LED LAMPS WITH IES TYPE III OPTICAL DISTRIBUTION.
TYPE S1B
 DESCRIPTION: SIMILAR TO TYPE S1A EXCEPT WITH 20-FOOT TALL POLE WITH CONCRETE FOUNDATION WITH 6-INCHES EXPOSED ABOVE GRADE. LUMINAIRE TO HAVE IES TYPE V OPTICAL DISTRIBUTION.
TYPE S1C
 DESCRIPTION: SIMILAR TO TYPE S1A EXCEPT LUMINAIRE TO HAVE IES TYPE V OPTICAL DISTRIBUTION.
TYPE S1D
 DESCRIPTION: SIMILAR TO TYPE S1A EXCEPT LUMINAIRE TO HAVE IES TYPE II OPTICAL DISTRIBUTION.
TYPE S1E
 DESCRIPTION: SIMILAR TO TYPE S1A EXCEPT LUMINAIRE TO HAVE IES TYPE IV OPTICAL DISTRIBUTION.
TYPE S1F
 DESCRIPTION: SIMILAR TO TYPE S1A EXCEPT WITH 20-FOOT TALL POLE WITH CONCRETE FOUNDATION WITH 6-INCHES EXPOSED ABOVE GRADE. LUMINAIRE TO HAVE IES TYPE II OPTICAL DISTRIBUTION.
TYPE S2
 MANUFACTURER: HOLOPHANE LIGHTING
 # HLWPC2-P40-40K-12-T3M-BKSDP-PE (LUMINAIRE)
 DESCRIPTION: WALL MOUNTED LUMINAIRE INSTALLED 20-FEET ABOVE GRADE. LUMINAIRE TO UTILIZE 4000K LED LAMPS WITH IES TYPE III OPTICAL DISTRIBUTION.
TYPE S3
 MANUFACTURER: HOLOPHANE LIGHTING
 # PPSQL2-P10-40K-12-FC-T5M-BKSPD-SPD (LUMINAIRE)
 DESCRIPTION: SURFACE CEILING MOUNTED LUMINAIRE INSTALLED UNDER ENTRANCE CANOPY. LUMINAIRE TO UTILIZE WITH 4000K LED LAMPS WITH IES TYPE V OPTICAL DISTRIBUTION.

project no. 18-0018	revisions:
JOHNSON ROAD PROPERTY 90 JOHNSON ROAD PORTLAND, MAINE	
project	SITE LIGHTING CALCULATION RESULTS
	drawing title

date drawn: 06/22/18	date issued: 07/02/18	drawn by: LEB	scale: AS NOTED
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E-0.2

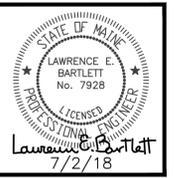
SEE SHEET E.1.2 FOR CONTINUATION

UNDERGROUND CONDUIT SCHEDULE

- * (A) (2) 5" PVC CDTs (CMP PRIMARY)
- (B) (2) 4" PVC CDTs (TELEPHONE)
- (C) (2) 4" PVC CDTs (SECONDARY SERVICE)
- (D) (4) 4" PVC CDTs (SECONDARY SERVICE)
- (E) (1) 1-1/4" PVC CDT (CMP METER)
- (F) (1) 1-1/4" PVC CDT (SITE LIGHTING)

* CONCRETE ENCASE CONDUITS

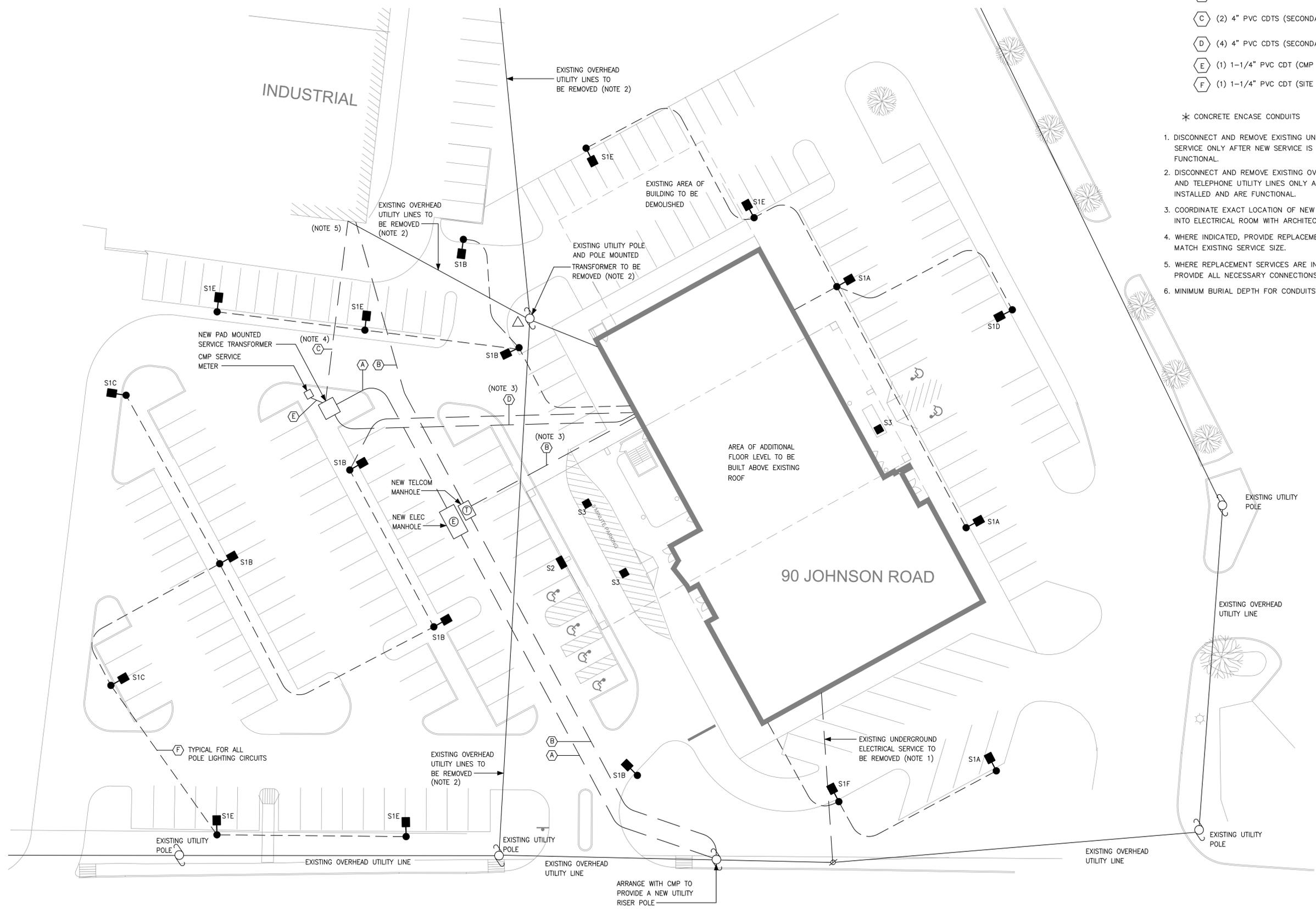
1. DISCONNECT AND REMOVE EXISTING UNDERGROUND ELECTRICAL SERVICE ONLY AFTER NEW SERVICE IS INSTALLED AND IS FUNCTIONAL.
2. DISCONNECT AND REMOVE EXISTING OVERHEAD ELECTRICAL AND TELEPHONE UTILITY LINES ONLY AFTER NEW SERVICES ARE INSTALLED AND ARE FUNCTIONAL.
3. COORDINATE EXACT LOCATION OF NEW SERVICE ENTRANCE CONDUITS INTO ELECTRICAL ROOM WITH ARCHITECTURAL FLOOR PLANS.
4. WHERE INDICATED, PROVIDE REPLACEMENT ELECTRICAL SERVICE TO MATCH EXISTING SERVICE SIZE.
5. WHERE REPLACEMENT SERVICES ARE INDICATED AT EXISTING BUILDINGS, PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING FACILITIES.
6. MINIMUM BURIAL DEPTH FOR CONDUITS SHALL BE 36-INCHES.



project no.	18-0018
revisions:	
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Drawing title	SITE LIGHTING CALCULATION RESULTS

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date issued:	07/02/18
drawn by:	LEB
scale:	AS NOTED

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JOHNSON ROAD

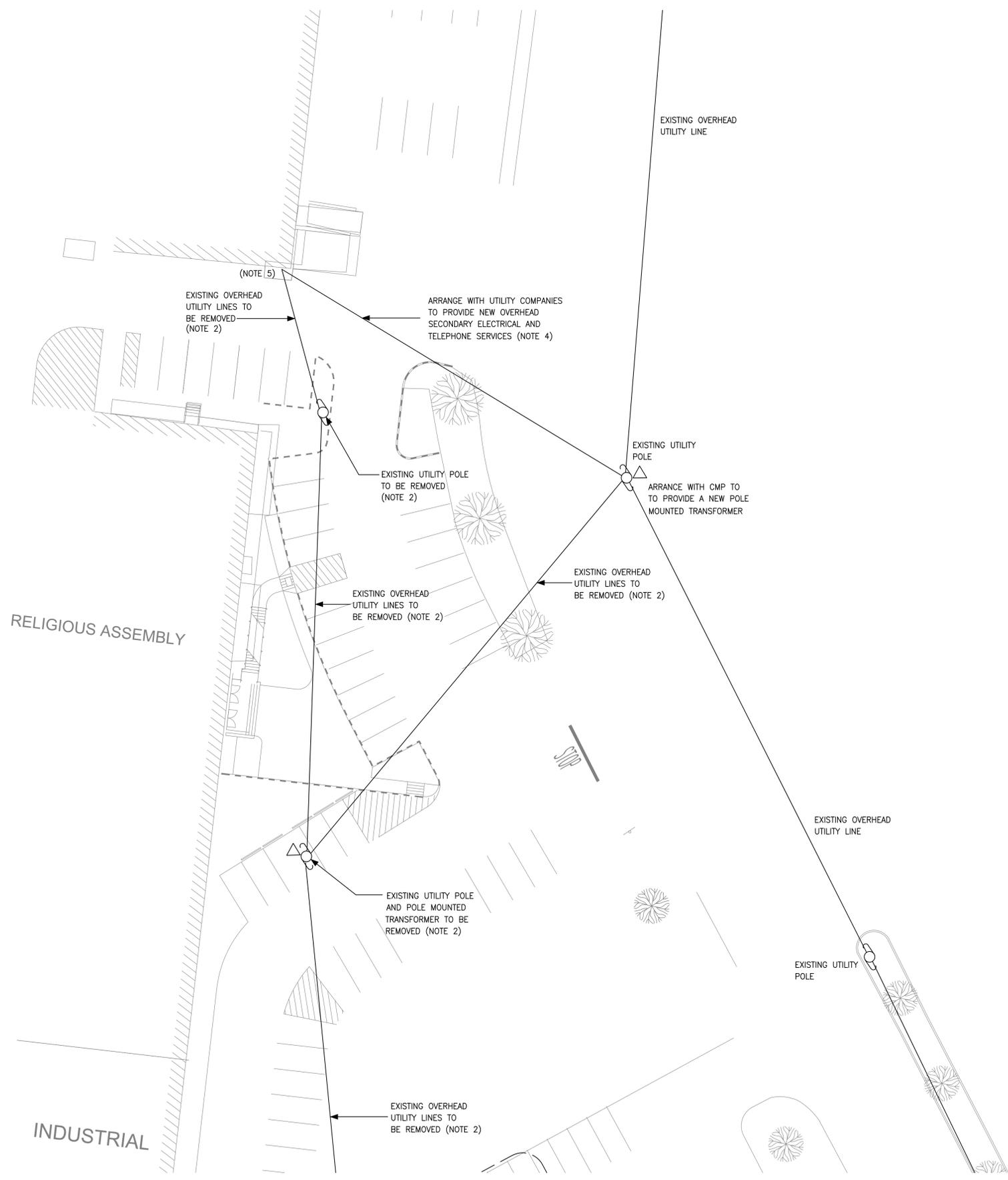
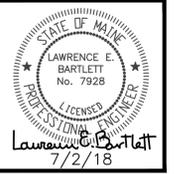
SCALE: 1" = 20'-0"

ELECTRICAL SITE PLAN

1

E-1.1

sheet number



SEE SHEET E1.1 FOR CONTINUATION

SCALE: 1" = 20'-0"

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revisions:	
Project	JOHNSON ROAD PROPERTY 90 JOHNSON ROAD PORTLAND, MAINE
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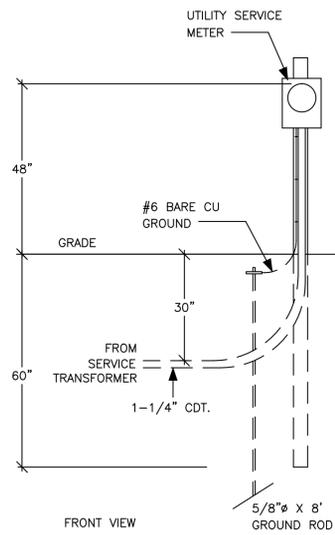
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sheet number

ELECTRICAL SITE PLAN

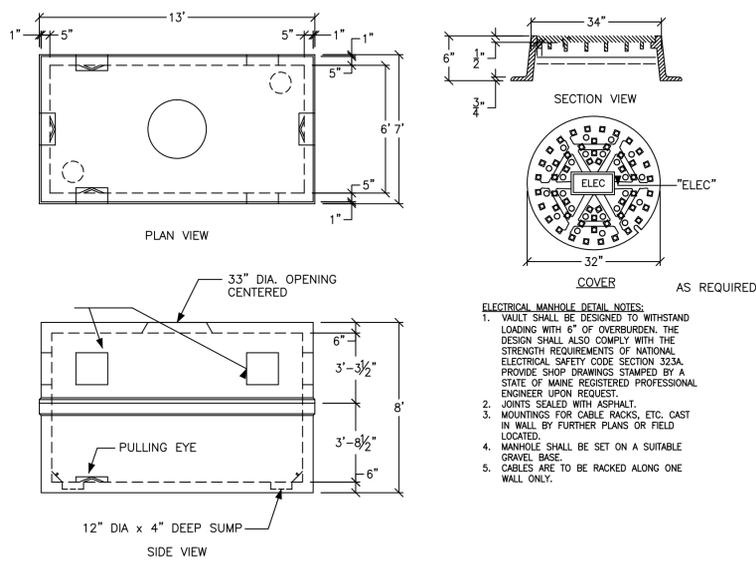
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NOT TO SCALE

ELECTRICAL SERVICE METER DETAIL

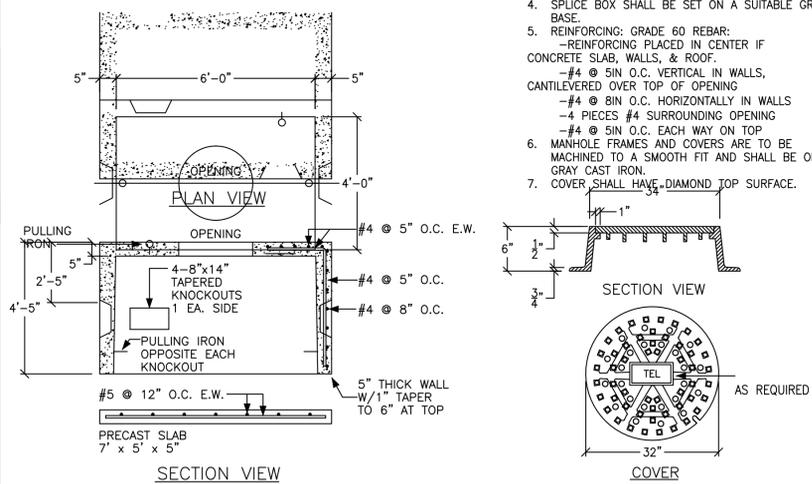
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NOT TO SCALE

ELECTRICAL MANHOLE DETAIL

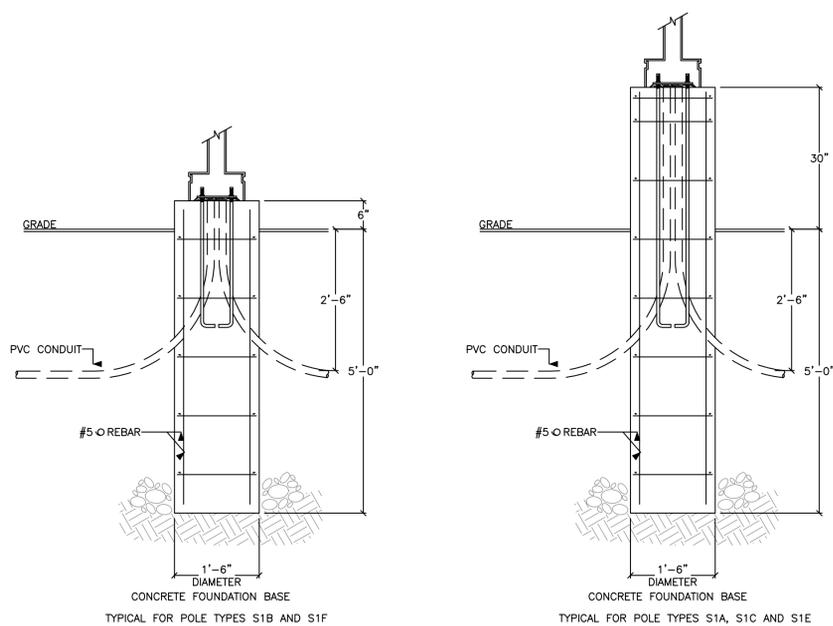
3



NOT TO SCALE

TELCOM MANHOLE DETAIL

2

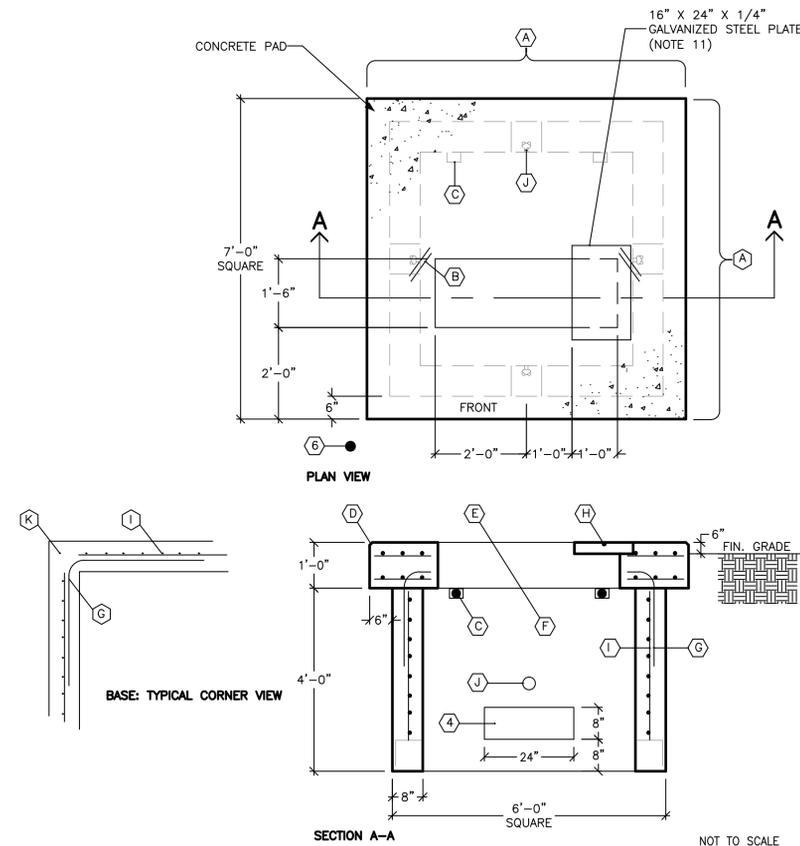


NOT TO SCALE

LIGHT POLE BASE DETAILS

5

- TRANSFORMER PAD DETAIL NOTES:
- "FRONT" DENOTES THE SIDE ON WHICH THE ACCESS DOORS ARE LOCATED. THE CONCRETE BASE SHALL BE SET ON A SUITABLE GRAVEL BASE AND LOCATED SO THE FRONT IS ACCESSIBLE BY TRUCK AND SUITABLY PROTECTED FROM PLOW AND TRAFFIC DAMAGE.
 - BEFORE INSTALLING OR REQUIRING ANY ACTIVE DRAINAGE STRUCTURE (EG. DRAIN PIPE) INTO THE FOUNDATION OR PAD, THE CONTRACTOR, CMP LINE SUPERVISOR, OR CMP DISTRIBUTION ENGINEER MUST CONTACT CENTRAL MAINE POWER COMPANY'S ENVIRONMENTAL SERVICES DEPARTMENT AT 623-3521 EXT 3479 TO REQUEST A SITE INSPECTION.
 - FINISH GRADE SHALL BE GRADED IN SUCH A MANNER TO ALLOW SURFACE WATER TO FLOW AWAY FROM THE PAD.
 - PROVIDE 8" X 24" CABLE HOLES (BOND OUTS) 8" UP THE WALL FROM THE BASE. LOCATE ONE CABLE HOLE PER WALL, MORE IF NECESSARY. LINE UP CABLE HOLES WITH TRENCH.
 - CONDUITS ENTERING CONCRETE STRUCTURES SHALL BE SET BACK FROM THE INSIDE WALL 1 TO 2 INCHES AND THE SPACE WITHIN THE KNOCKOUT SURROUNDING THE CONDUITS COMPLETELY FILLED WITH MORTAR TO PREVENT SOIL FROM ENTERING STRUCTURE. INSIDE THE STRUCTURE THE MORTAR SHALL BE FINISHED AND BEVELED FROM THE CONDUIT ENDS TO THE INSIDE WALL FACE TO COVER AND SMOOTH THE EDGES OF THE KNOCKOUTS.
 - A 3/4" X 8'-0" GALVANIZED GROUND ROD IS TO BE INSTALLED SIX INCHES IN FRONT OF THE FRONT CORNER OF THE FOUNDATION. THE TOP OF THE GROUND IS TO BE 6" BELOW FINAL GRADE.
 - A GROUND WIRE SHALL BE INSTALLED FROM THE GROUND ROD THROUGH THE CABLE HOLE AT THE BOTTOM OF THE PAD. 10 FEET OF GROUND WIRE SHALL BE PROVIDED SO THAT IT CAN BE INSTALLED THROUGH THE TWO GROUNDING LUGS AND CONNECTED TO THE NEUTRAL SPADE.
 - CONCRETE COMPRESSION STRENGTH SHALL BE 4000 PSI @ 28 DAYS. FOR CAST IN PLACE. EARLY HIGH STRENGTH MAY BE USED WITH A MINIMUM OF SEVEN DAY CURE TIME.
 - REINFORCING STEEL TO HAVE: FY = 60 KSI.
 - FOR PRECAST UNITS: THE PRECAST SUPPLIER SHALL PROVIDE LIFTING LUGS IN THE SLAB (FOUNDATION) AND BASE; THE PRECAST SUPPLIER SHALL ASSEMBLE THE SLAB TO THE BASE PRIOR TO SHIPPING TO THE SITE TO ENSURE THAT THE SLAB AND THE BASE FIT PROPERLY (WITH NO ROCKING OF THE SLAB EVIDENT).
 - 1-16" X 24" X 1/4" GALVANIZED STEEL PLATE TO COVER A PORTION OF THE CABLE HOLE WHEN THE TRANSFORMER DOES NOT COMPLETELY COVER IT. CUT THE STEEL PLATE TO FIT IF NECESSARY.
- A. 7-#5 REBAR EVENLY SPACED EACH WAY TOP TO BOTTOM
 B. 2-#4 CORNER DIAGONAL REBAR 2'-0" LONG TOP AND BOTTOM
 C. 4" X 4" X 1/2" ANGLE 6" LONG WITH 2-3/4" DIAMETER EXPANSION ANCHORS TYPICAL - 4 PLACES (TWO PIECE PRECAST ONLY)
 D. CHAMFER TYPICAL
 E. 2" CONCRETE COVER OVER TOP REBAR
 F. 3" CONCRETE COVER OVER BOTTOM REBAR
 G. #5 L-BAR @ 12" (CAST IN PLACE ONLY)
 H. 16" X 24" X 1/4" GALVANIZED STEEL PLATE. MID #600621790
 I. #5 REBAR ON 12" CENTERS
 J. PULLING EYE INSERT, FOR USE WITH 3/4" NATIONAL COURSE THREAD EYE-BOLT, (RICHMOND LCB-1 OR EQUIVALENT), LOCATED OPPOSITE EACH CABLE HOLE AND 2 FEET FROM THE BOTTOM.
 K. ALL REBAR ENDS TO BE COVERED BY 1" OF CONCRETE MINIMUM.



NOT TO SCALE

SERVICE TRANSFORMER PAD DETAIL

1



project no. 18-0018
 project JOHNSON ROAD PROPERTY
 90 JOHNSON ROAD
 PORTLAND, MAINE
 drawing title SITE LIGHTING CALCULATION RESULTS

date drawn: 06/22/18
 date issued: 07/02/18
 drawn by: LEB
 scale: AS NOTED

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E-1.3
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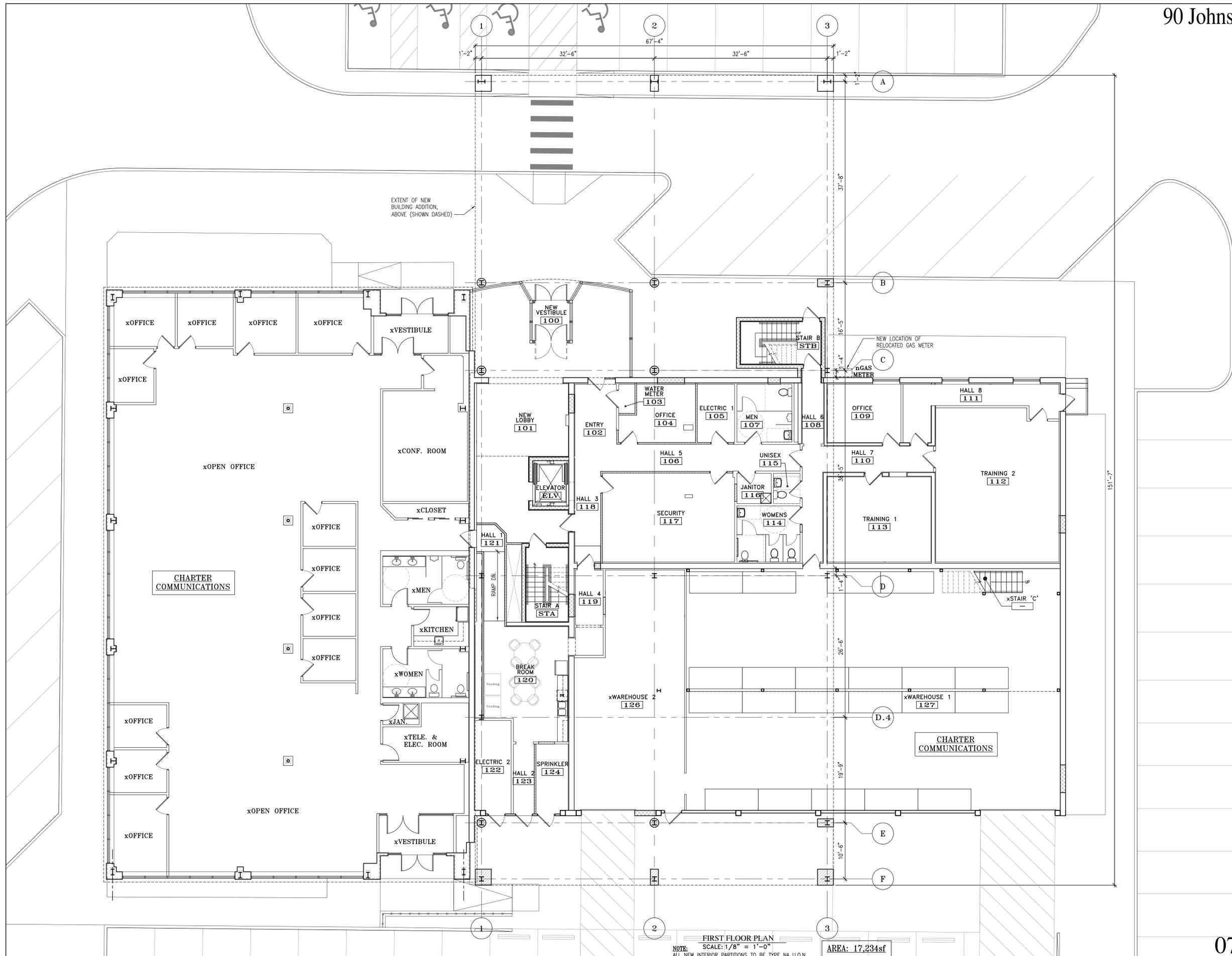
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FIRST & SECOND FLOOR PLANS

A1.1



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 AREA: 17,234sf

07-02-18



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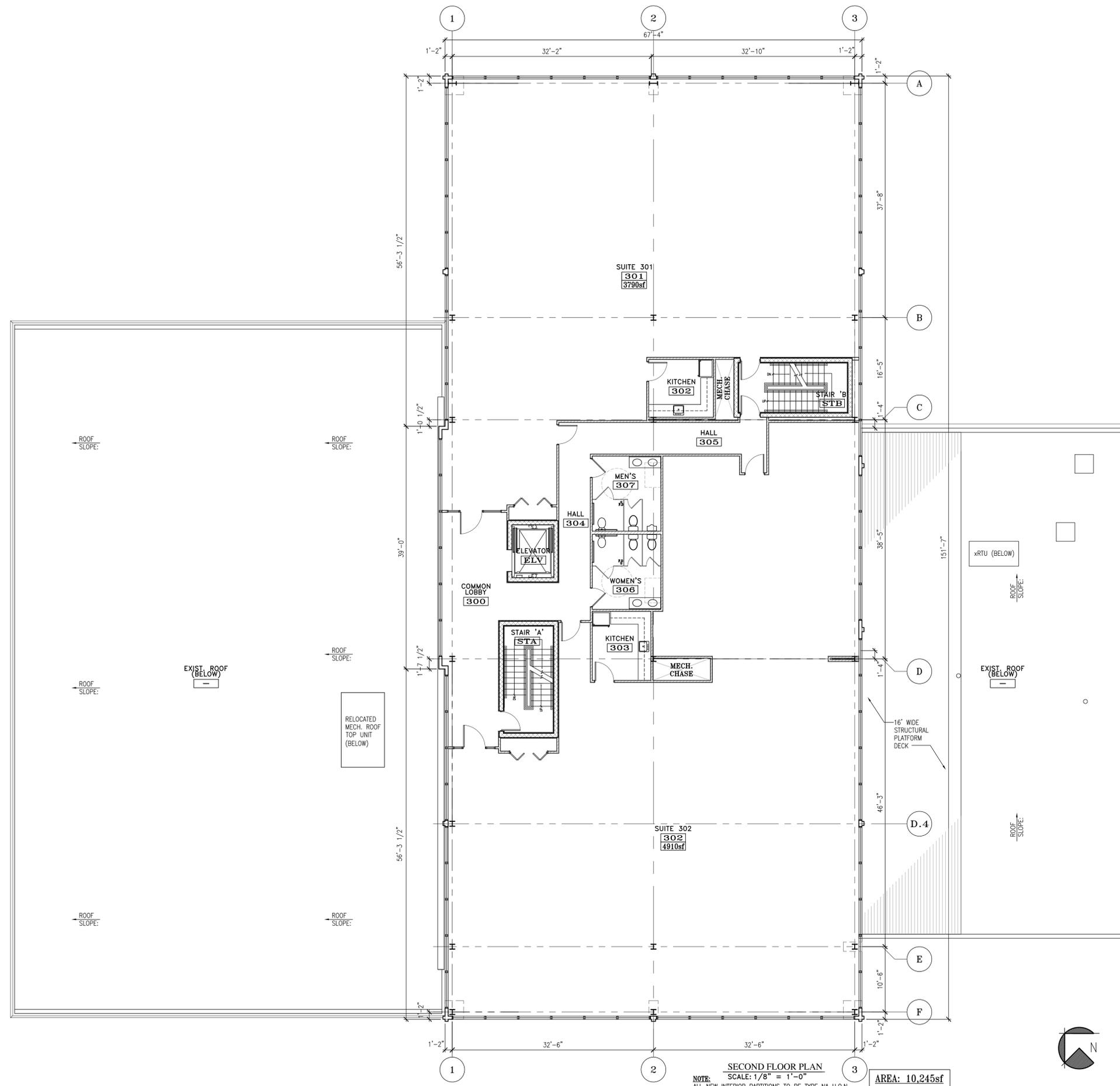
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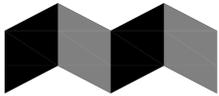
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SECOND FLOOR PLAN

A1.3

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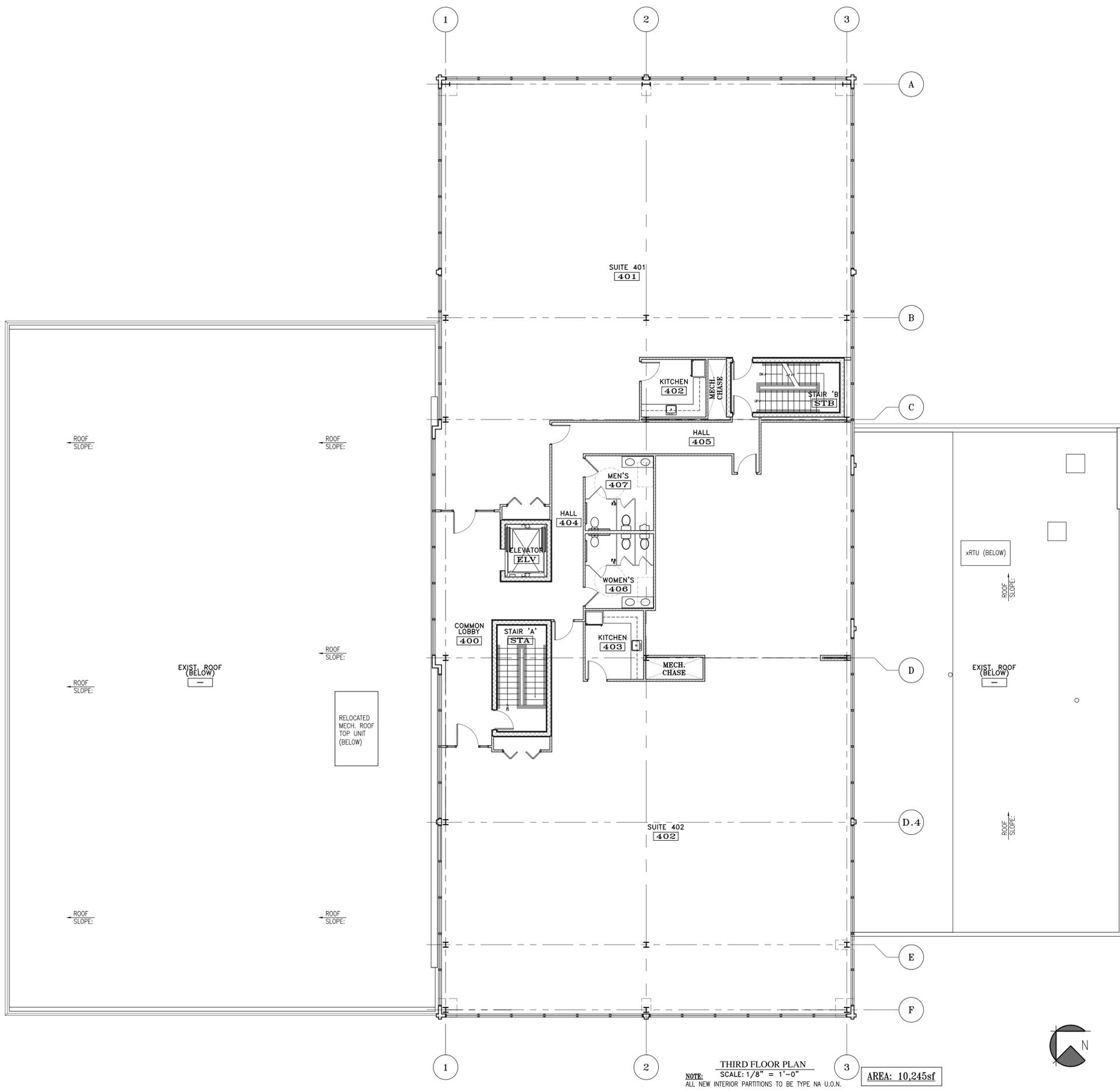
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THIRD FLOOR PLAN
A1.4



THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NOTE: ALL NEW INTERIOR PARTITIONS TO BE TYPE NA U.O.N.
 AREA: 10,245sf

07-02-18



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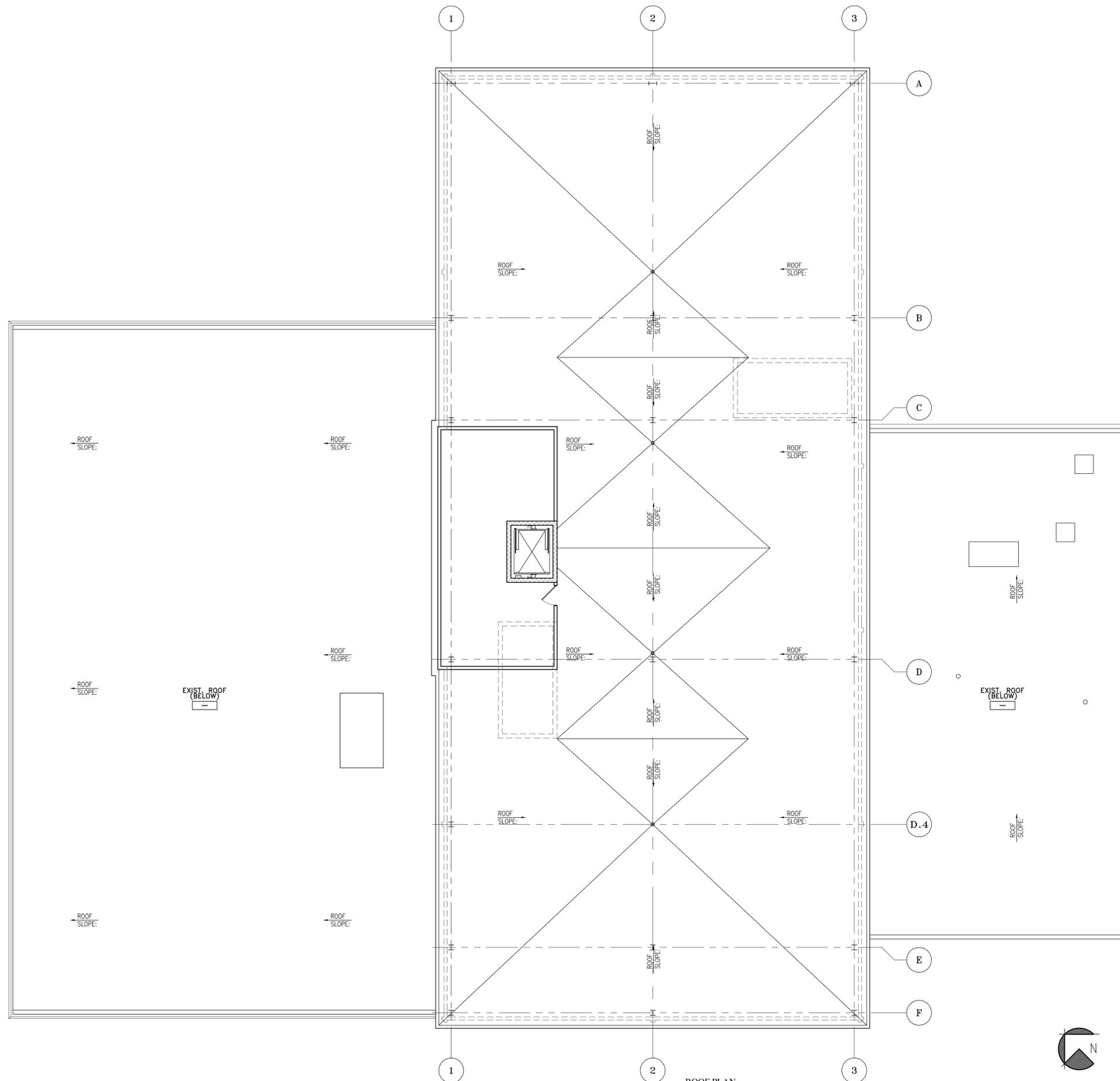
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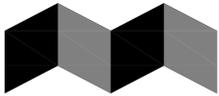
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ROOF PLAN
A1.5



ROOF PLAN
 SCALE: 1/8" = 1'-0"

07-02-18



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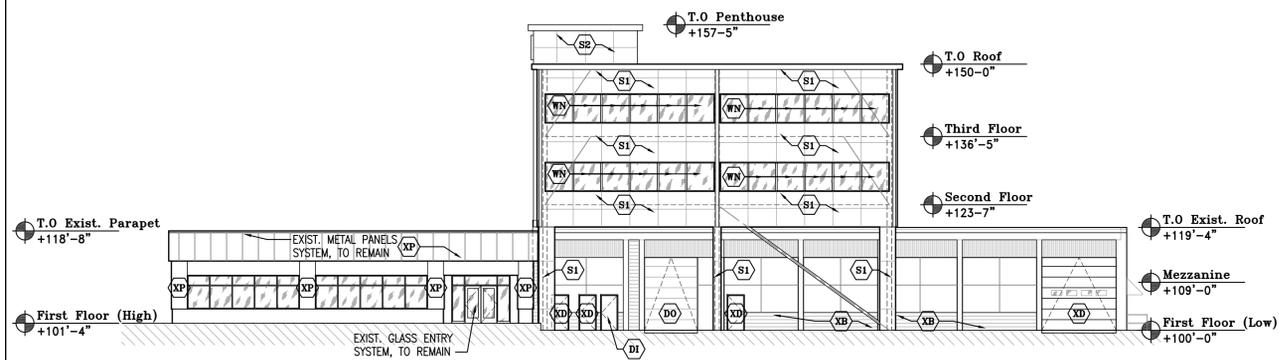
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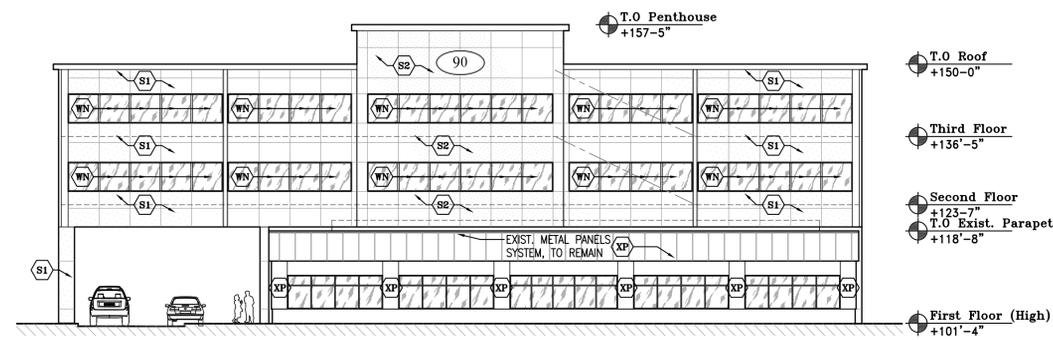
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EXTERIOR ELEVATIONS
A2.0

07-02-18



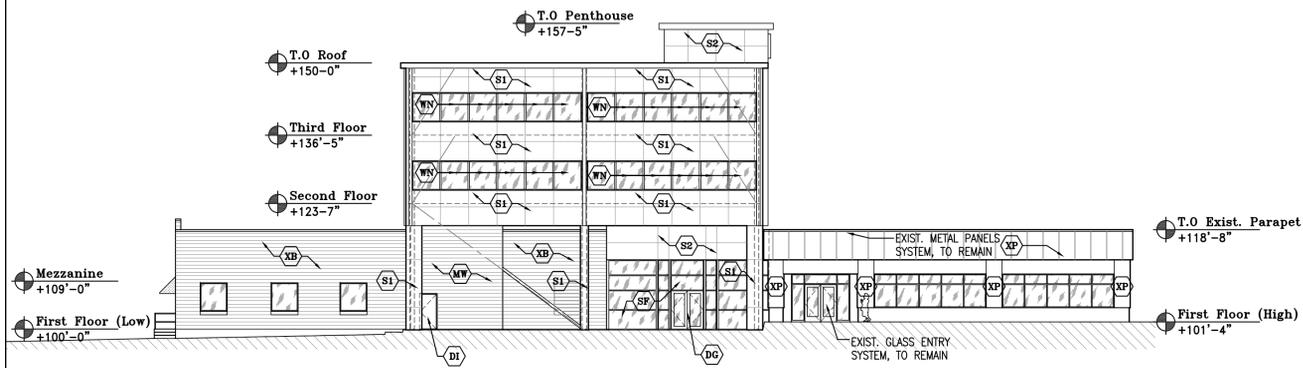
CITY LINE DRIVE (SOUTH) ELEVATION
 SCALE: 1/16" = 1'-0"



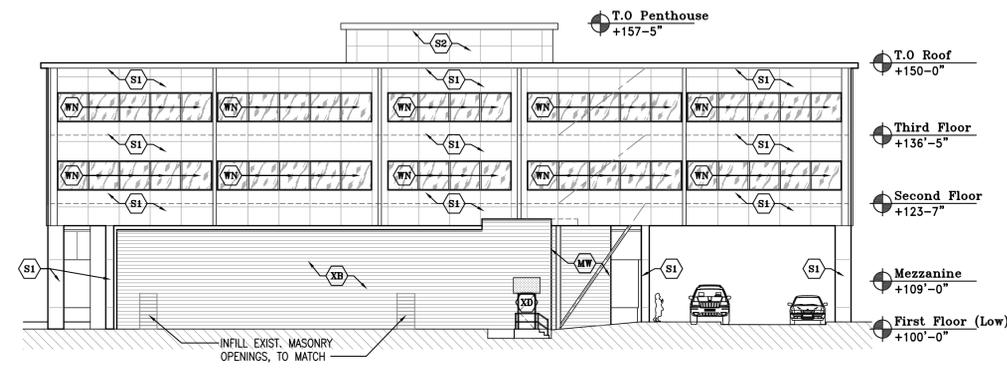
JOHNSON ROAD (WEST) ELEVATION
 SCALE: 1/16" = 1'-0"

MATERIAL LEGEND:

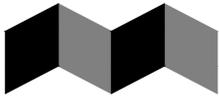
- DG INSULATED FULL GLASS DOOR(S)
- DI INSULATED EXTERIOR DOOR(S) - PAINT COLOR BY OWNER
- DO OVERHEAD DOOR SYSTEM - PAINT COLOR BY OWNER
- MW NEW CMU BLOCK PAINTED - PAINT COLOR BY OWNER
- S1 SMOOTH METAL PANEL SIDING - "OMEGA" 1/4" DOUBLE FACED ALUMINUM PANELS - MAT SILVER
- S2 SMOOTH METAL PANEL SIDING - "OMEGA" 1/4" DOUBLE FACED ALUMINUM PANELS - ROYAL BLUE
- SF STOREFRONT SYSTEM - "KAWNEER" INSULATED SOLARBAN 60, CLEAR ANODIZED ALUMINUM FRAME
- WN FIXED INSULATED WINDOWS - "KAWNEER" SOLARBAN 60 WINDOWS, CLEAR ANODIZED ALUMINUM FRAME
- XB EXISTING BRICK/BLOCK - PAINT COLOR BY OWNER
- XD EXISTING DOOR/S - PAINT COLOR BY OWNER



PARKING LOT (NORTH) ELEVATION
 SCALE: 1/16" = 1'-0"



EAST ELEVATION
 SCALE: 1/16" = 1'-0"



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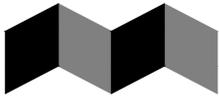
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