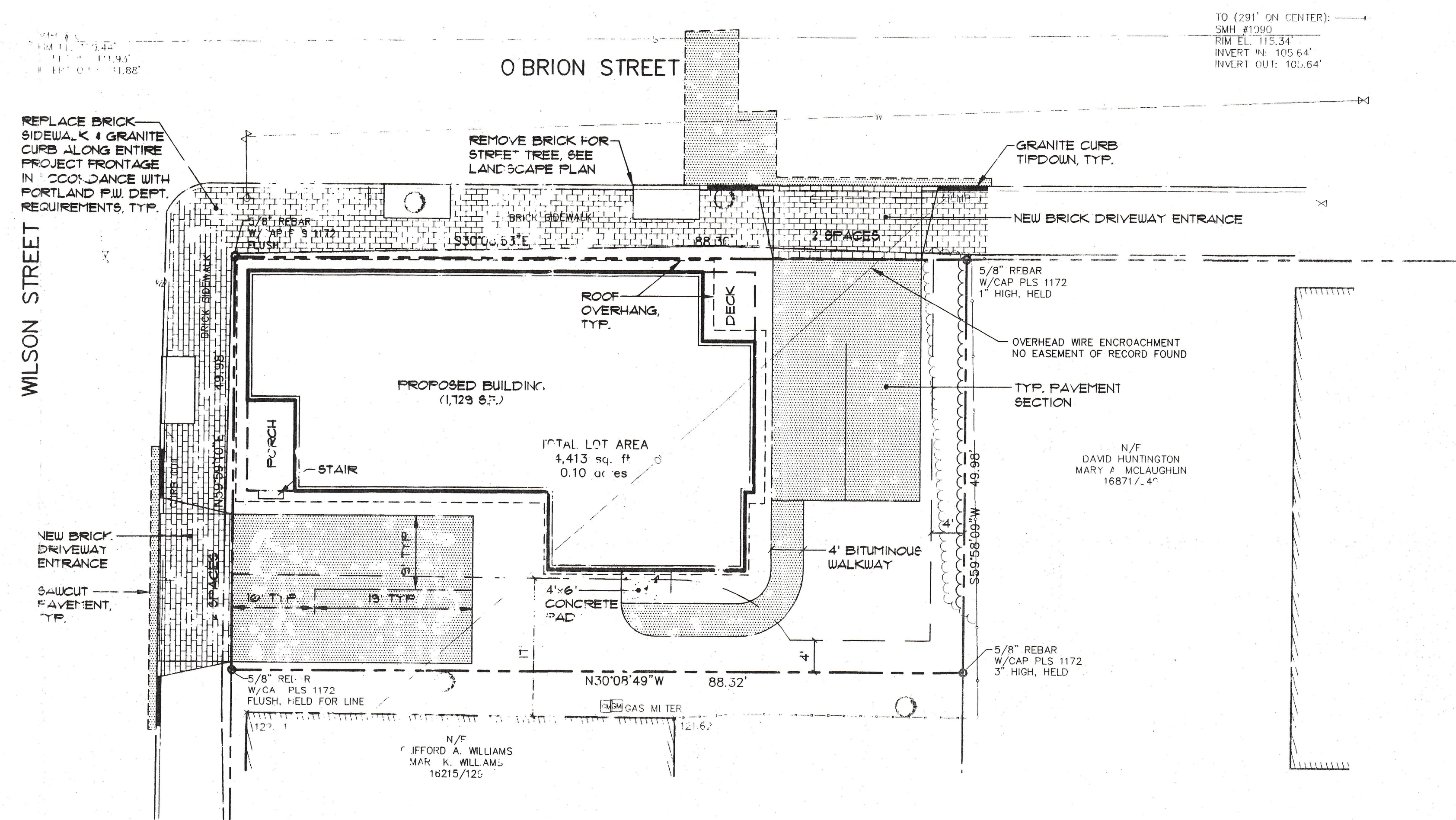


LOCATION MAP N.T.S.



GENERAL NOTES:

1. APPLICANT: FRANK D. GRONDI IN BUILDERS, LLC, 11A BARTLETT ROAD, GORHAM, MAINE 04038.
2. THE RECORD OWNERS OF THE PROPERTY ARE LAURENCE V. TIRRELL AND BEVERLY W. TIRRELL AS DESCRIBED IN A DEED OF WILLIAM RUBIN DATED DECEMBER 6, 1979, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 4938 PAGE 271.
3. THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX MAP 3 BEING DEPICTED AS LOT N203-001.
4. PLAN REFERENCE:
 - A) CITY OF PORTLAND BLUE SHEET DEPICTING ROAD RIGHT-OF-WAY INFORMATION FOR WILSON STREET AND O'BRIEN STREET ON FILE AT THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
 - B) THE BEARINGS SHOWN HEREON ARE BASED UPON MAGNETIC NORTH OBSERVATION TAKEN IN JANUARY OF 2004. CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED UPON N.G.V.D. 1929 VERTICAL DATUM ESTABLISHED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT ON A MONUMENT LOCATED AT THE INTERSECTION OF MORNING STREET AND WILSON STREET.
5. TOTAL LOT AREA: 4,413 SQ. FT. ± 0.10 ACRES
6. ZONING DISTRICT: R-6
7. USE: RESIDENTIAL
8. SEE TABLE FOR SPACE AND BULK CRITERIA AND PARKING REQUIREMENTS.
9. THIS LOT IS SUBJECT TO THE R-6 STANDARDS FOR "SMALL RESIDENTIAL LOT DEVELOPMENT" IN ACCORDANCE WITH SECTION 14-19(b) OF THE CITY OF PORTLAND CODE OF ORDINANCES.
10. THERE ARE NO WETLANDS LOCATED ON THE PROJECT SITE.
11. THE BOUNDARY AND TOPOGRAPHIC SURVEYS WERE PERFORMED BY SEBAGO TECHNICS, INC. IN MARCH AND APRIL 2004.
12. THE FACILITY IS SERVED BY CITY SEWER, WATER, GAS, UNDERGROUND ELECTRIC, TELEPHONE AND CABLE.
13. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.C.I. STANDARDS AND SPECIFICATIONS.
14. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (0714-0302 EXT. 8939). 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.
15. 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.
16. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.
17. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
18. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
19. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
20. ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PARKS AND PUBLIC WORKS SEWER DIVISION.
21. ALL NEW CONNECTIONS, RECONNECTIONS, ETC. TO SANITARY OR STORM SEWERS SHALL REQUIRE A CONNECTION PERMIT PRIOR TO BEGINNING ANY WORK. THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO COMMENCEMENT TO ALLOW FOR INSPECTION.
22. A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
23. 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 ALTERATIONS TO OR DEVIATIONS 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.

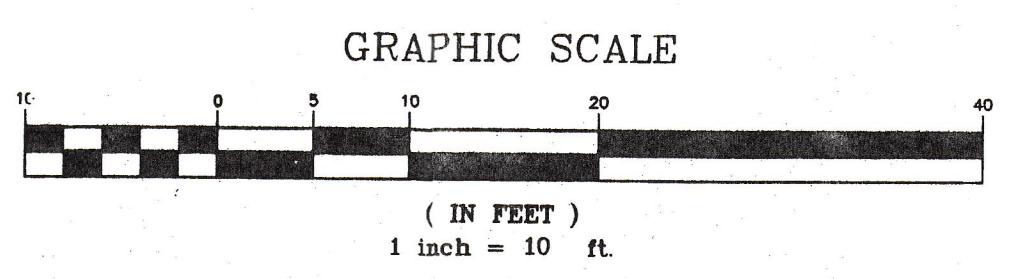
BULK AND SPACE TABLE

	REQUIRED	PROVIDED
MIN. LOT SIZE	0	4,413 SF.
MAX. LOT SIZE	10,000 SF.	4,413 SF.
FRONT YARD	EQUAL OR LESS THAN 10'	
REAR YARD	1/3 OF SUM OF PROPOSED BLDG. HEIGHT & ADJACENT BLDG. HEIGHT (MEASURED BETWEEN BLDGS) OR 4' MIN. (MEASURED FROM P/L)	4' MIN. (FROM P/L)
SIDE YARD	1/3 OF SUM OF PROPOSED BLDG. HEIGHT & ADJACENT BLDG. HEIGHT (MEASURED BETWEEN BLDGS) OR 4' MIN. (MEASURED FROM P/L)	1' FROM ADJACENT BLDG (BASED ON 45' ± 39.95' DIVIDED BY 3) OR 4' MIN. (FROM P/L)
MIN. STRUCTURE HEIGHT	2 STORIES ABOVE ADJACENT STREET GRADE	4 STORIES ABOVE ADJACENT STREET GRADE
MAX. STRUCTURE HEIGHT	45'	45'
OPEN SPACE	1 PORCH PER DWELLING UNIT, 6' x 8' OR 60 SQ. FT. MINIMUM	1 PORCH PER DU 6' x 8'
MIN. LOT WIDTH	NONE	49.98'
MIN. LAND PER DWELLING	125 SF.	1,103 SF.
PARKING	1 SPACE/DU = 4 SPACES	4 SPACES

* ADJACENT BUILDING HEIGHT ± 39.95 FT. (BASED ON A FIELD SURVEY COMPLETED BY SEBAGO TECHNICS, INC. TO ESTABLISH PEAK BLDG. ELEV. & AVERAGE EX. GRADES.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	SIGN	---
---	CONTOURS	---
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	TREELINE	---
---	GAS	---
---	SEWER	---
---	WATER	---
---	STORM DRAIN	---
---	OVERHEAD ELEC. & TEL.	---
---	GATE VALVE	---
---	UTILITY POLE	---
---	HYDRANT	---
---	MANHOLE	---
---	CHAIN LINK FENCE	---
---	STOCKADE FENCE	---
---	DECIDUOUS TREE	---
---	SPOT GRADE	---



STATE OF MAINE
CUMBERLAND COUNTY SS REGISTRY OF DEEDS
RECEIVED APRIL 13 2005
AT 9:45 A.M. AND RECORDED IN
PLAN BOOK 205 PAGE 280
ATT:ST John B. O'Brien REGISTRAR

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 2-8-05

APPROVAL -
CITY OF PORTLAND
PLANNING BOARD
Feb 8, 2005 DATE

CHAIRPERSON
Frank D. Grondin
Kenneth B. ...
John B. O'Brien
James ...

SEBAGO
Sebago Tech

REV.	DATE	ISSUED TO	STATUS
2-08-05		REVISED PER CITY COMMENTS	
1-18-05		ISSUED TO CITY FOR REVIEW	
4-12-04		ISSUED TO CLIENT	

Sebago Technics
Engineering Expertise You Can Build On
One Oxbow Street
Portland, ME 04103
Tel: (207) 856-0277

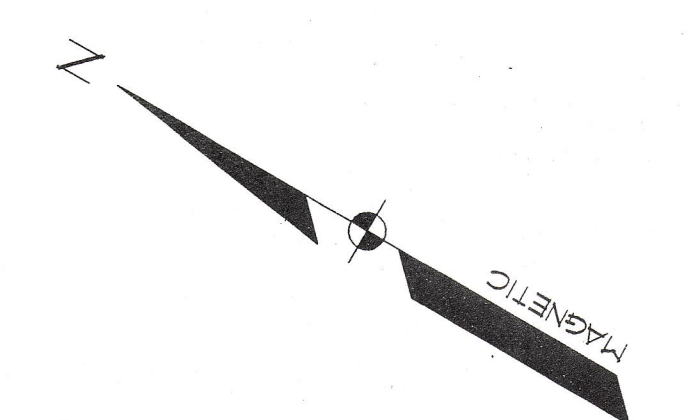
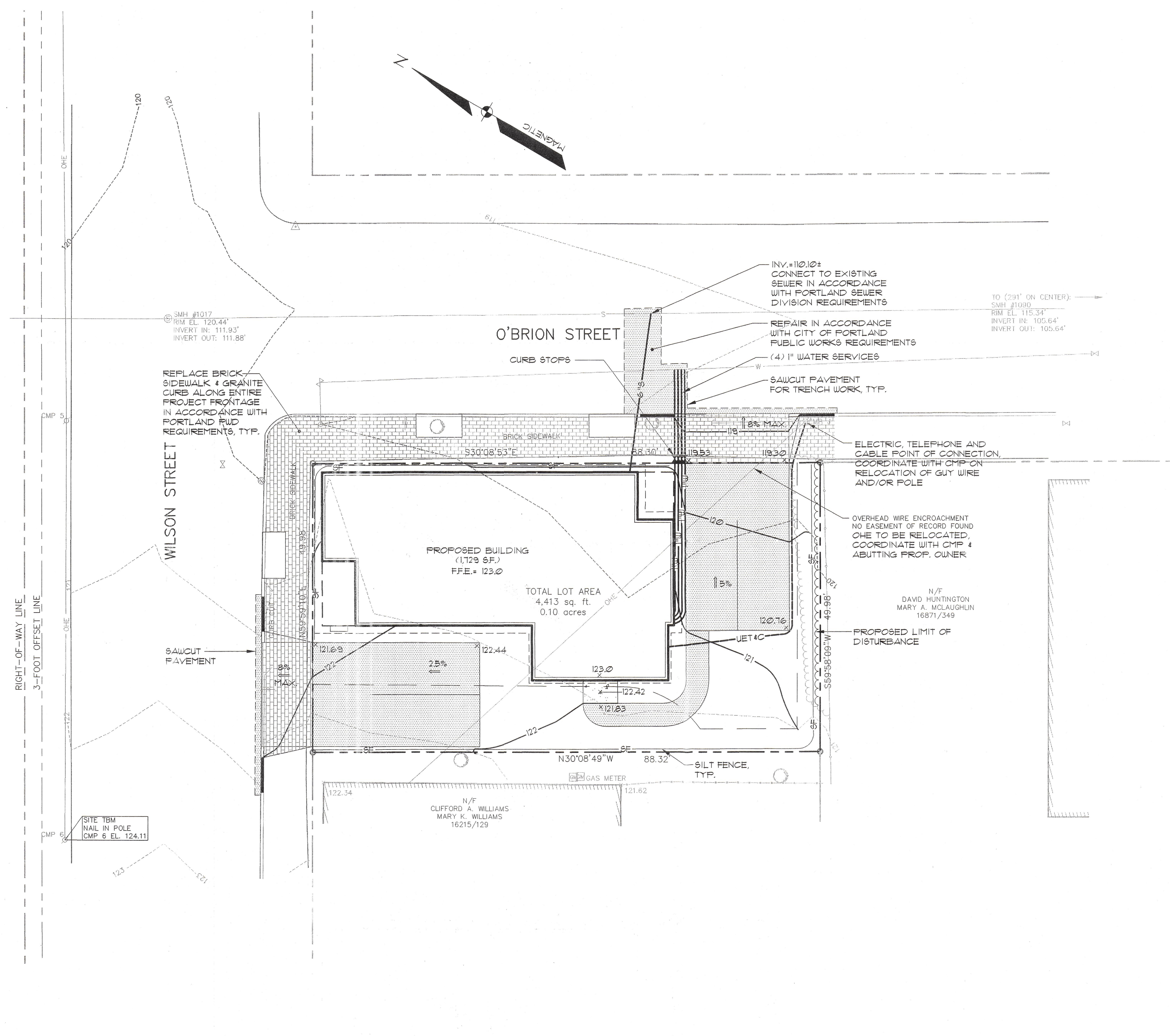
PROJECT NO. 04008
FIELD BOOK
DESIGN
ELECT

CHKD
DDB
DDB
SAB

SITE/SUBDIVISION PLAN
OF:
WILSON HEIGHTS CONDOMINIUMS
11A BARTLETT ROAD
GORHAM, ME 04038

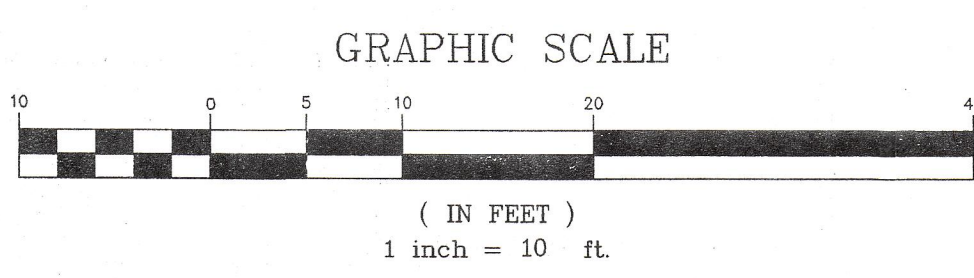
DATE 3-10-04
SCALE 1"=10'

SHEET 1 OF 4



RIGHT-OF-WAY LINE
3-FOOT OFFSET LINE

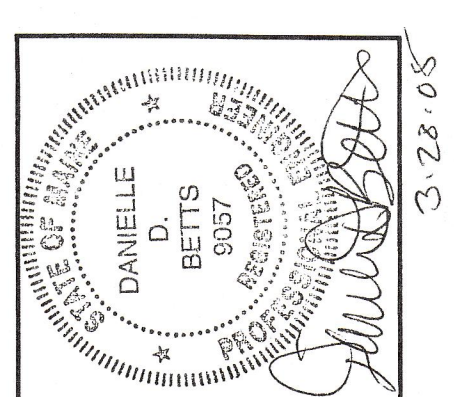
SITE TBM
NAIL IN POLE
CMP 6 EL. 124.11



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
□	MONUMENT	□
○	IRON PIPE/ROD	○
▭	BUILDING	▭
▨	WETLANDS	▨
▨	EDGE WETLAND	▨
▨	SIGN	▨
▨	EDGE PAVEMENT	▨
▨	CURBLINE	▨
▨	TREELINE	▨
124	CONTOURS	124
8"W	WATER	8"W
8"S	SEWER	8"S
OHE	OVERHEAD ELEC. & TEL.	OHE
UG	UNDERGROUND ELEC. & TEL.	UG
UV	GATE VALVE	UV
☆	LIGHT POLE	☆
◇	UTILITY POLE	◇
◇	HYDRANT	◇
□	CATCH BASIN	□
⊙	MANHOLE	⊙
⊙	POTABLE WELL	⊙
30.20	SPOT GRADE	30x20
---	FENCE	---
○	DECIDUOUS TREE	○
⊙	CONIFEROUS TREE	⊙
---	SILT FENCE	---

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 2-2-05



REV.	BY:	DATE:	STATUS:
B	DOB	2-08-05	REVISED PER CITY COMMENTS
A	DOB	1-18-05	ISSUED TO CITY FOR REVIEW

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

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, ME 04098-1339
Tel (207) 656-0277

PROJECT NO. | FIELD BOOK | DESIGN | CHKD | DRAWN |
04008 | ELECT | DOB | DOB | DOB | SAB

GRADING & UTILITY PLAN
OF:
WILSON HEIGHTS CONDOMINIUMS
O'BRION & WILSON STREET
PORTLAND, MAINE
FOR:
FRANK D. GRONDIS BUILDERS, LLC
11A BARTLETT ROAD
GORHAM, ME 04038

DATE	SCALE
3-10-04	1"=10'

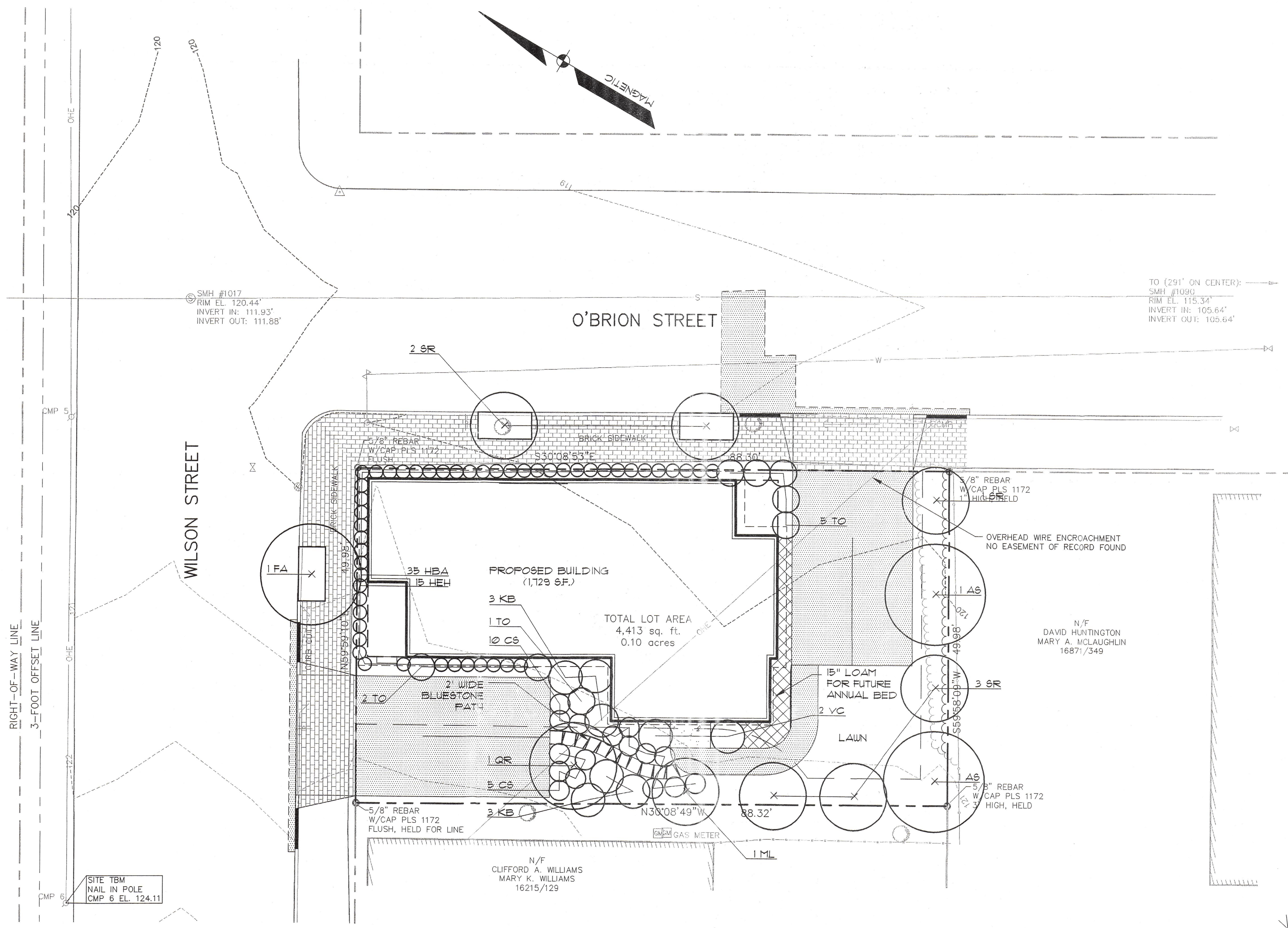
SHEET 2 OF 4

04008S
3-22-05



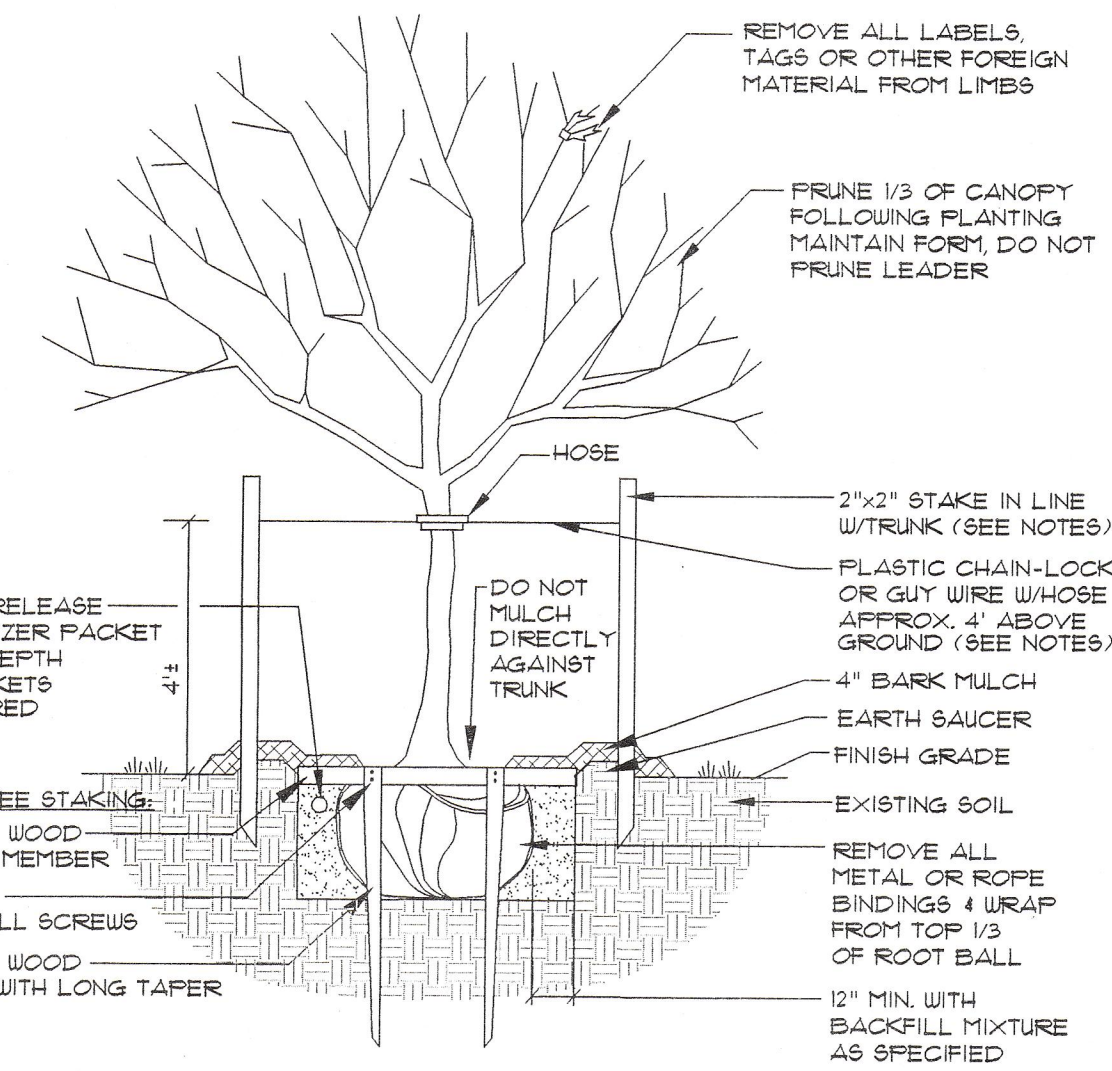
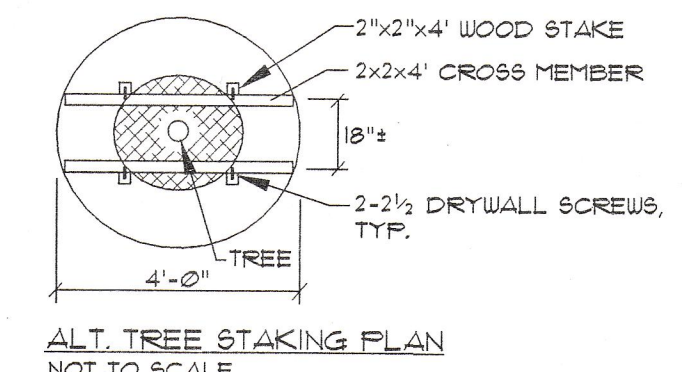
PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" CAL.
CS	CLETHRA ANIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES CLETHRA	18" - 24" HGT.
FA	FRAXINUS PENNSYLVANICA 'CHICAGO REGAL'	CHICAGO REGAL ASH	2 1/2" CAL.
HBA	HOSTA 'BLUE ANGEL'	BLUE ANGEL HOSTA	NO. 1 CONT.
HEH	HEMEROCALLIS 'HYPERION'	HYPERION DAYLILY	NO. 1 CONT.
KB	KALMIA LATIFOLIA 'BRIDESMAID'	BRIDESMAID MOUNTAIN LAUREL	24" - 30"
KT	KALMIA LATIFOLIA 'TINKERBELL'	TINKERBELL MOUNTAIN LAUREL	18" - 24"
ML	MAGNOLIA LOEBNERI 'LEONARD MESSEL'	LEONARD MESSEL MAGNOLIA	6'-7" HGT.
QR	QUERCUS ROBUR 'SKYROCKET'	SKYROCKET ENGLISH OAK	2 1/2" CAL.
RE	RHODODENDRON 'ROSEUM ELEGANS'	ROSEUM-ELEGANS RHODODENDRON	3'-3-1/2' HGT.
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL. SINGLE STEM
TO	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6'-7" HGT.
VC	VIBURNUM CARLESI 'JUDDI'	CARLESI-JUDDI VIBURNUM	24" - 30"

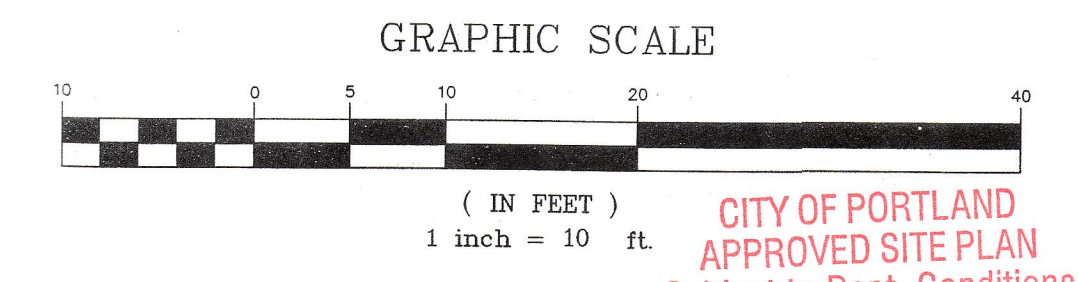


LANDSCAPE NOTES

- PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF 'U.S.A. STANDARD FOR NURSERY STOCK' BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC.
- ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
- PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING ANY DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE UTILITIES, PAVING, WALKS, CURBS, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
- ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
- THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
- ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.

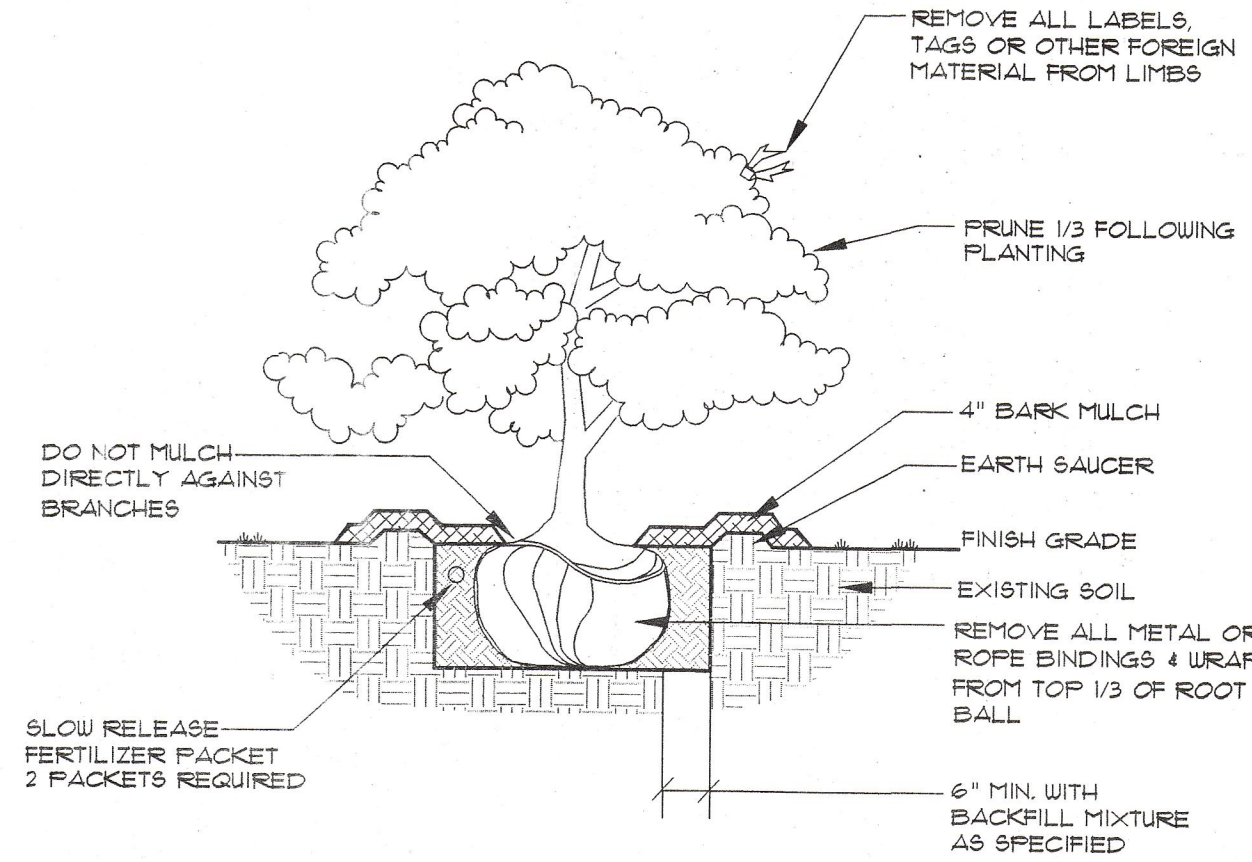


NOTES:
 INSTALL STAKES AND GUY TO TREES IF THE FOLLOWING APPLY:
 1. THE TREE IS OF SUBSTANTIAL SIZE.
 2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
 3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
 4. IF STAKES AND GUY'S ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	SIGN	---
---	CONTOURS	---
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	TREELINE	---
---	GAS	---
---	SEWER	---
---	WATER	---
---	STORM DRAIN	---
---	OVERHEAD ELEC. & TEL.	---
---	GATE VALVE	---
---	UTILITY POLE	---
---	HYDRANT	---
---	MANHOLE	---
---	CHAIN LINK FENCE	---
---	STOCKADE FENCE	---
---	DECIDUOUS TREE	---



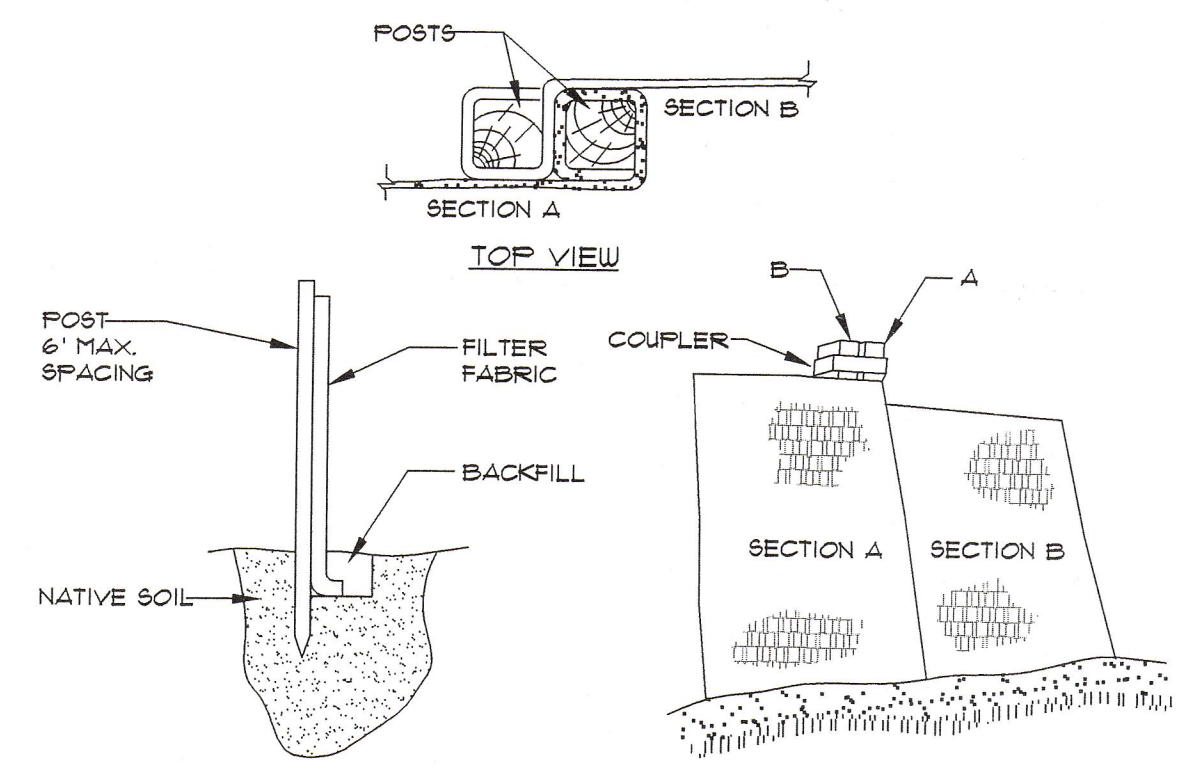
DECIDUOUS & EVERGREEN SHRUB
 NOT TO SCALE

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 Engineering Expertise You Can Build On
 One Chestnut Street
 Westbrook, Me 04095-1339
 Tel (207) 856-0277

PROJECT NO:	04008
FIELD BOOK:	ELECT
DESIGN:	CO
CHKD:	CO
DRAWN:	CD

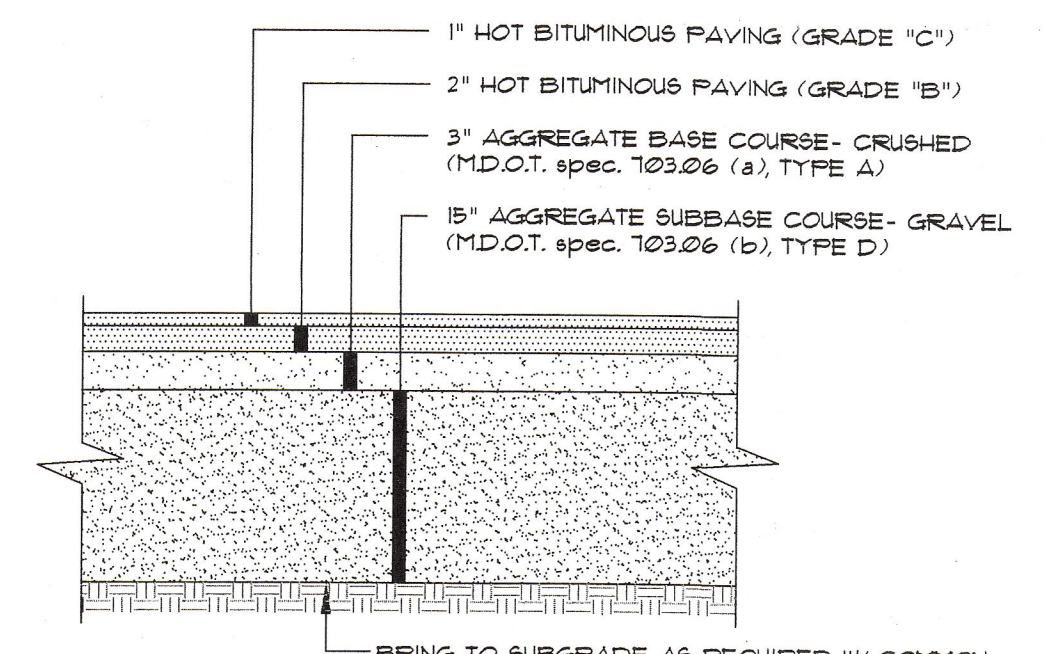
LANDSCAPE PLAN
 OF:
WILSON HEIGHTS CONDOMINIUMS
 O'BRIEN & WILSON STREET
 PORTLAND, MAINE
 FOR:
FRANK D. GRONDIN BUILDERS, INC.
 P.O. BOX 128
 GORHAM, ME 04038

DATE	SCALE
3-10-04	1"=10'



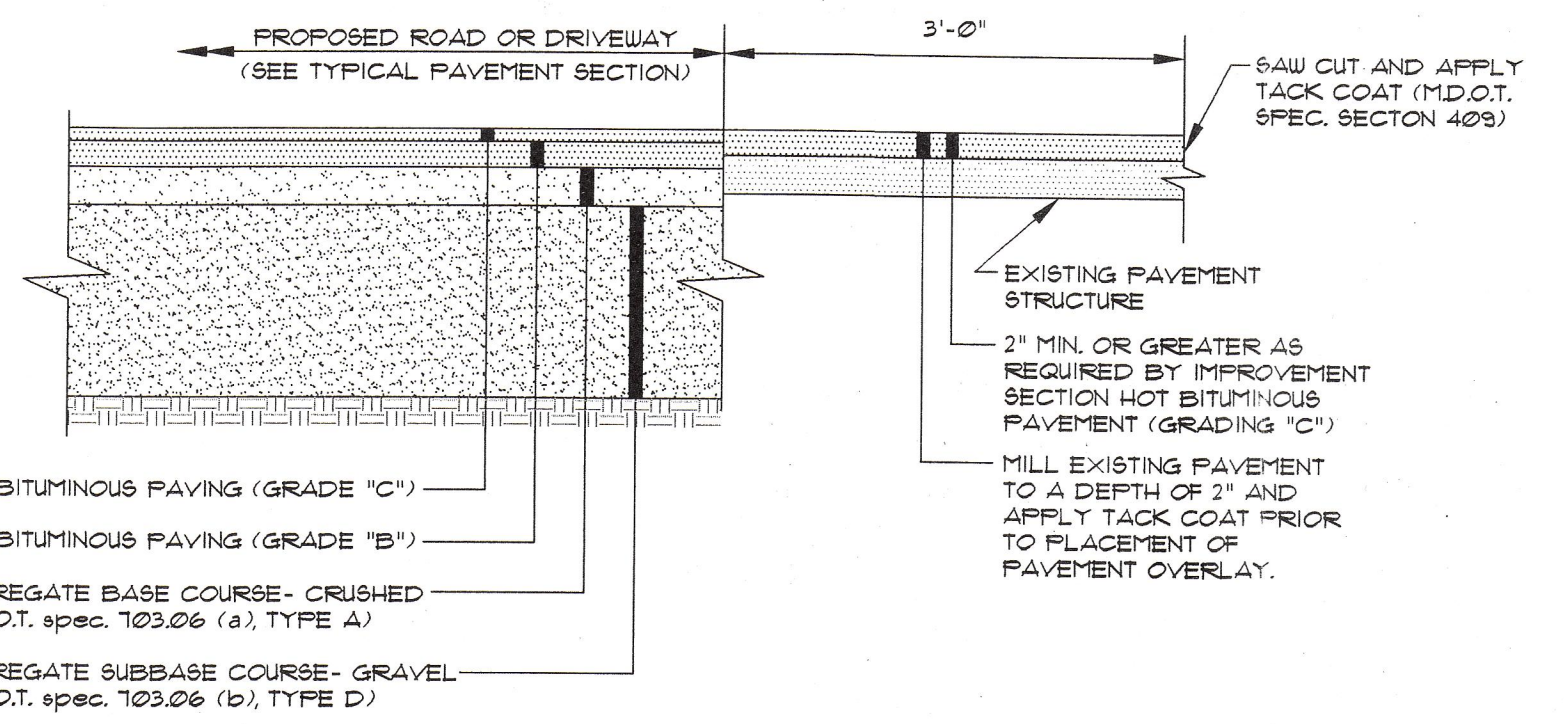
- INSTALLATION:**
1. EXCAVATE A 6" x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
 2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
 3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
 4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND FILLING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
 5. JOIN SECTION AS SHOWN ABOVE.
 6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

SILT FENCE
NOT TO SCALE

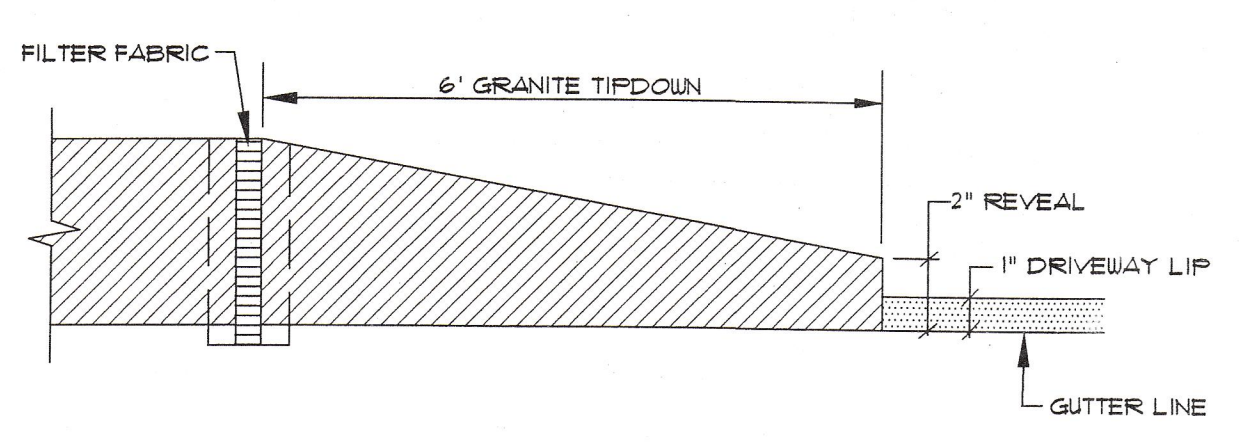


- NOTES:**
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
 2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

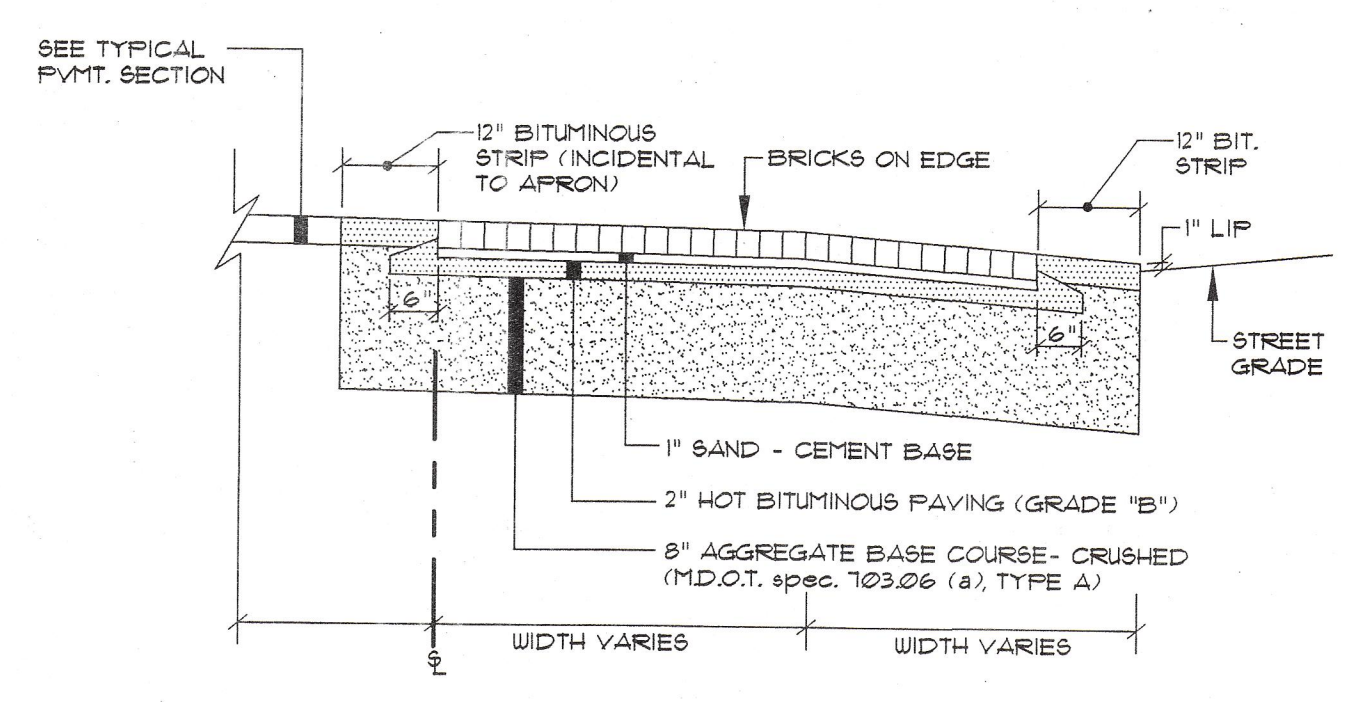
TYP. PAVEMENT SECTION
NOT TO SCALE



TYPICAL PAVEMENT JOINT
NOT TO SCALE

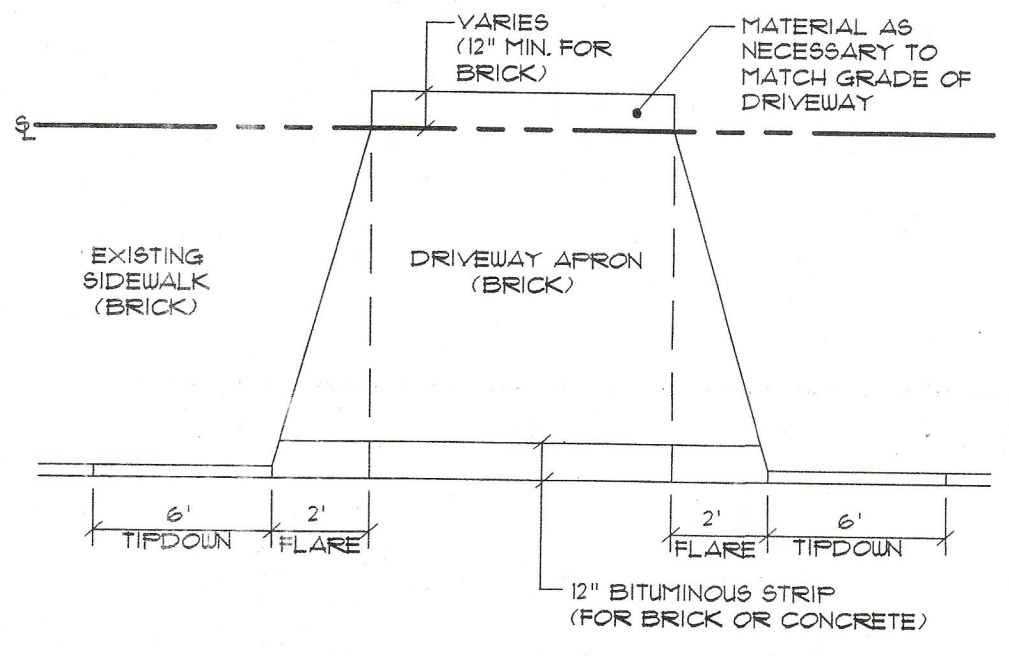


TYPICAL TIPDOWN CURB INSTALLATION
NOT TO SCALE

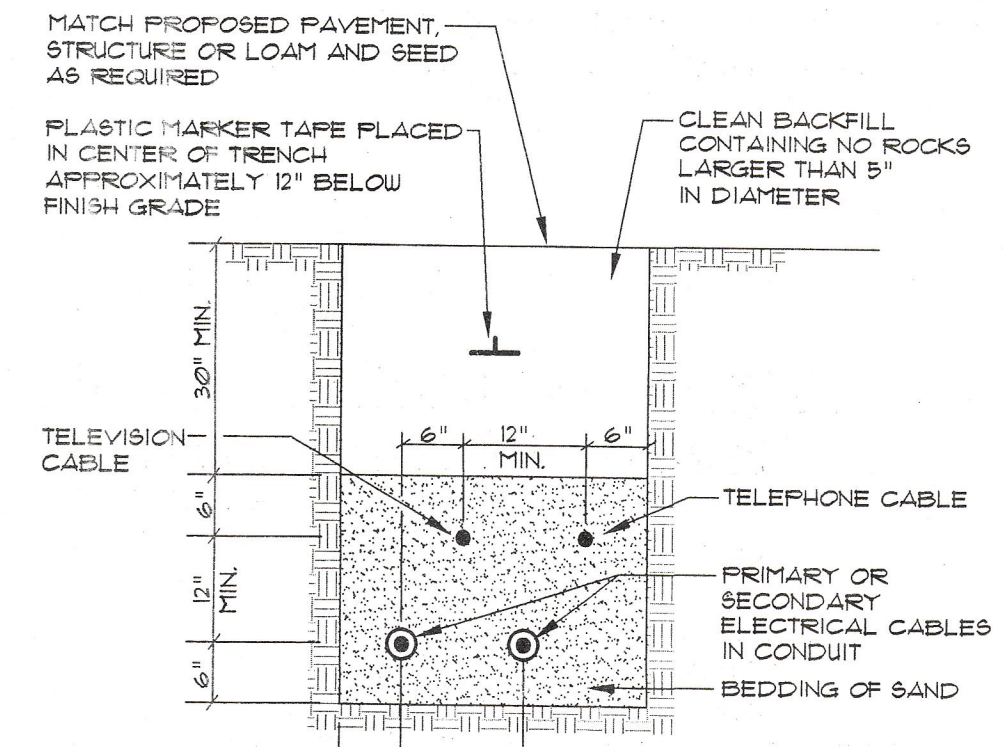


NOTE: BORDER COURSE OF BRICK SHALL BE MORTARED TO CONCRETE BASE.

BRICK WITH BITUMINOUS BASE DRIVEWAY CONSTRUCTION
NOT TO SCALE

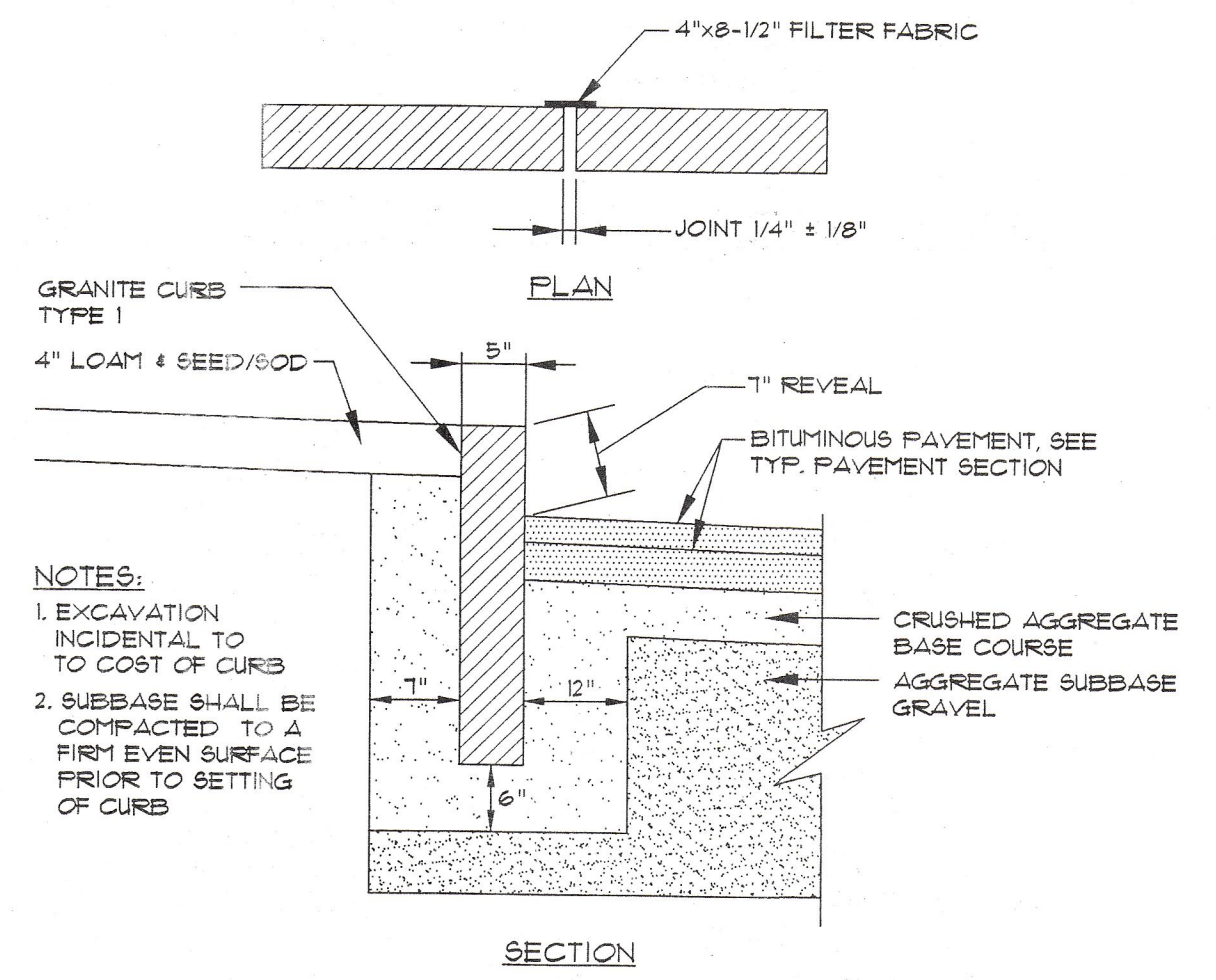


SIDEWALK & DRIVEWAY CONSTRUCTION
NOT TO SCALE

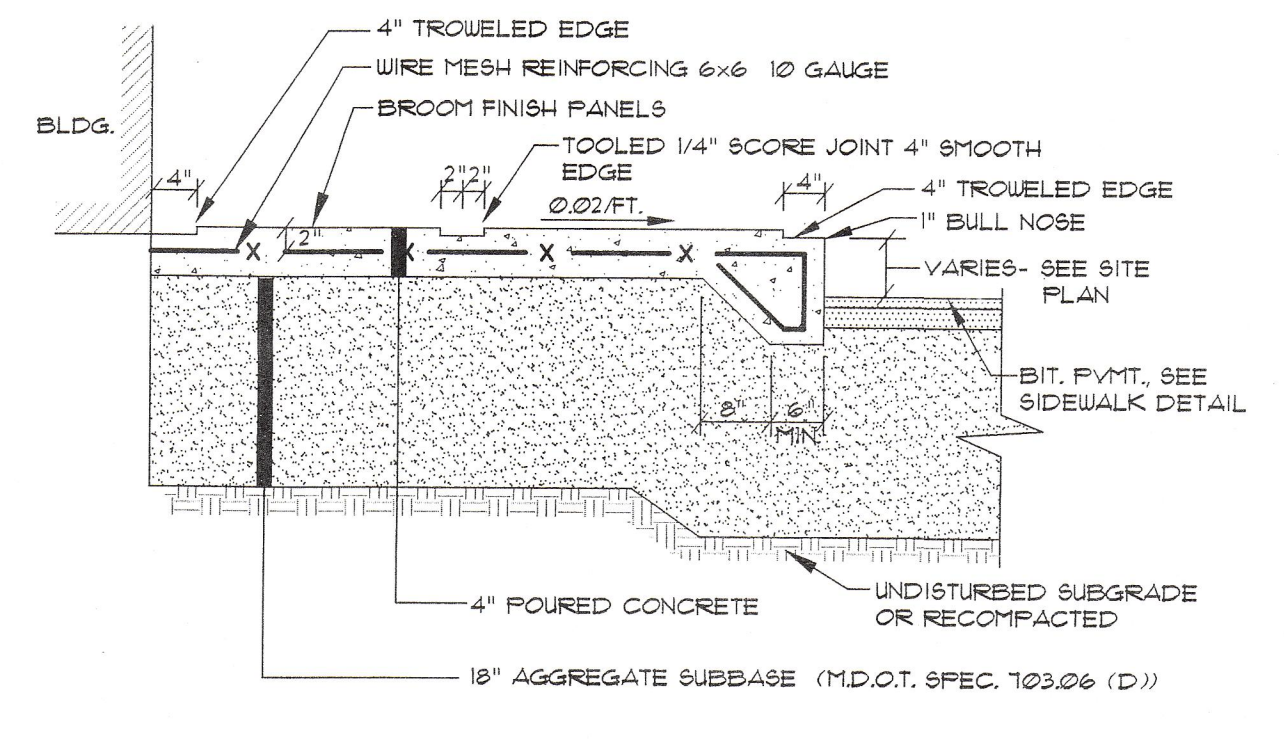


CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT WHEN RUN BENEATH PAVED AREAS.

TYPICAL UNDERGROUND CABLE INSTALLATION
NOT TO SCALE

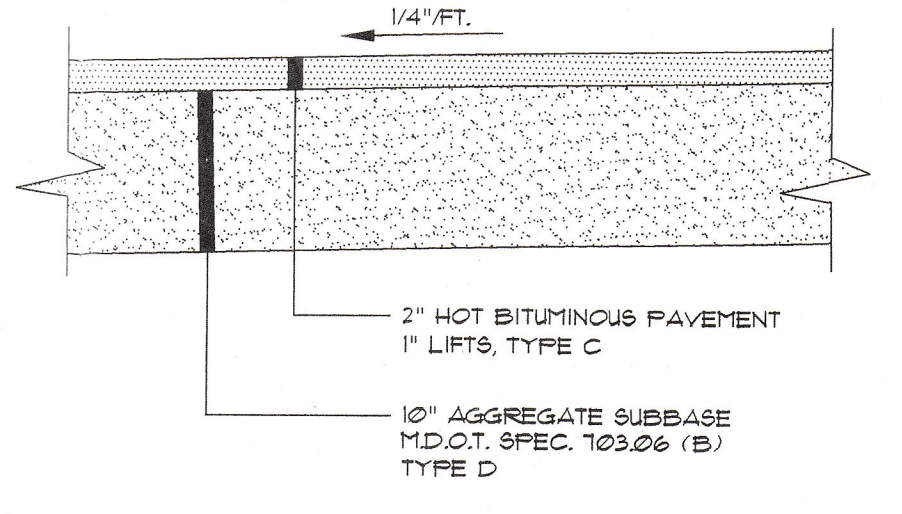


VERTICAL GRANITE CURB
NOT TO SCALE



NOTE: INSTALL 5'-0" SQUARE AREA BY 4" DEEP OF FROST-FREE MATERIAL AT ENTRY POINTS TO BUILDING.

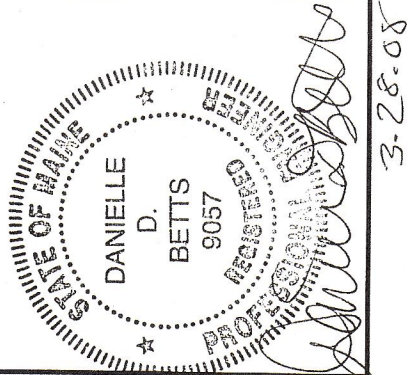
CONCRETE PAD
NOT TO SCALE



BITUMINOUS SIDEWALK
NOT TO SCALE

CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
6. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
7. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
8. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION" 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.
10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THIRTY (30) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRS. 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
14. ALL PAVEMENT JOINTS SHALL BE SAUCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.
17. THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.
18. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
19. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
20. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
21. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF SEBAGO TECHNICS, INC.
22. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
23. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
24. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
25. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
26. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.
27. ALL SUBSURFACE UTILITY LINES SHOWN HEREON ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, SPH'S, CB'S, HYDRANTS, ETC. IN CONJUNCTION WITH DESIGN AND/OR AS-BUILT PLANS SUPPLIED TO SEBAGO TECHNICS, INC. BY OTHERS. PRIOR TO ANY CONSTRUCTION, EXCAVATION, TEST BORINGS, DRILLING, ETC., DIG SAFE MUST BE NOTIFIED AND A SITE IDENTIFICATION NUMBER ALONG WITH A SAFE TO DIG DATE OBTAINED. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA.
28. REFER TO GENERAL NOTES ON SHEET 1.



PROJECT NO.	04008
FIELD BOOK	
DESIGN	
ELECT	
ISSUED TO CITY FOR REVIEW	1-18-05
DATE	
STATUS	
BY	
CHKD	
DESIGN	
DRAWN	
JLB	

Sebago Technics
Engineering Experts You Can Build On
1000 North Main Street
Westbrook, ME 04095-1339
Tel (207) 855-0277

DETAILS OF:
WILSON HEIGHTS CONDOMINIUMS
OBERON & WILSON STREET
PORTLAND, MAINE
FOR:
FRANK D. GRONDIN BUILDERS, LLC
17A BARTLETT ROAD
GORHAM, ME 04038

DATE	SCALE
3-10-04	AS SHOWN