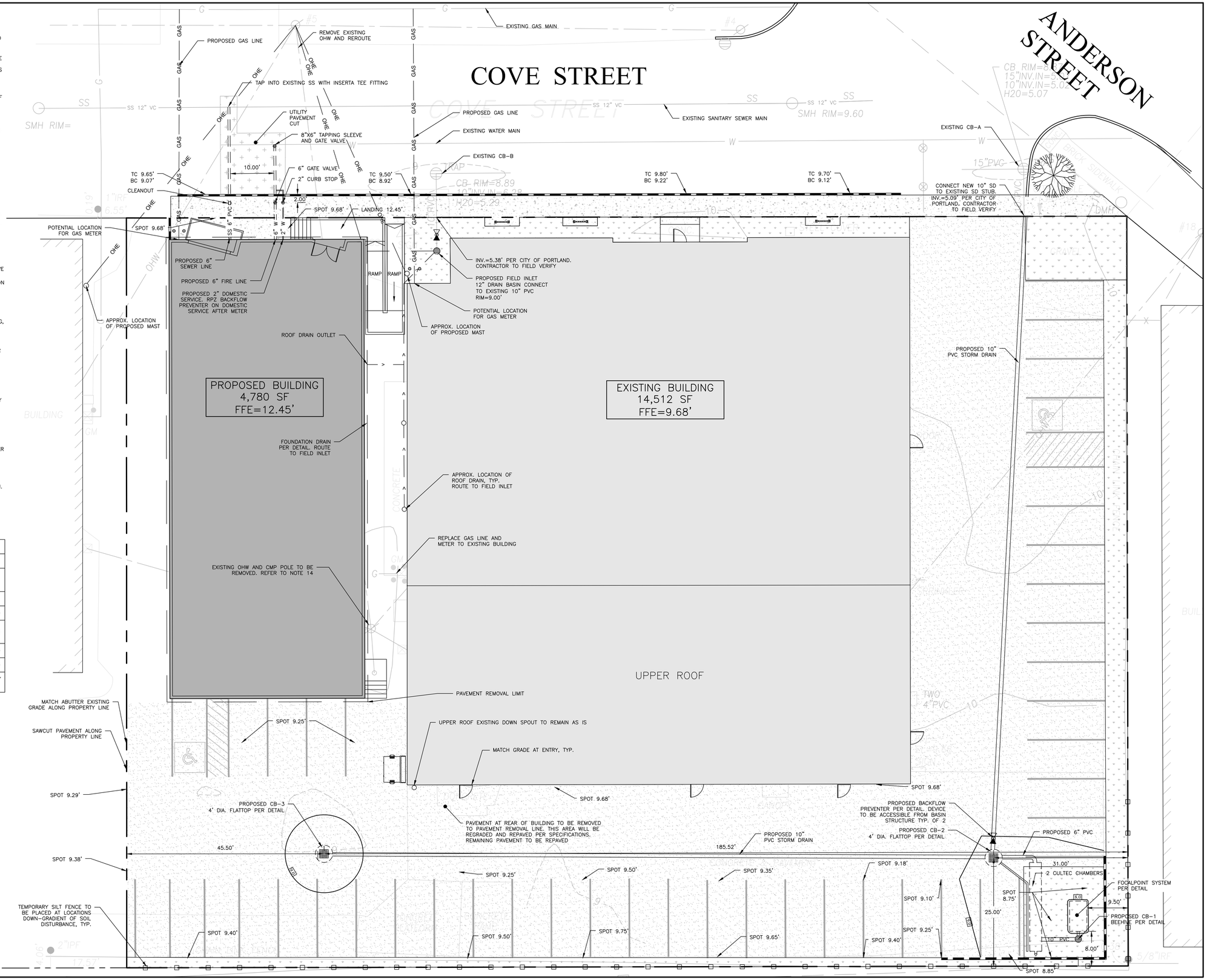
GENERAL NOTES:

1. CATCH BASINS AND STORM DRAIN ALONG COVE STREET WERE SEPARATED DURING ANDERSON STREET RECONSTRUCTION. 10" STUBS WERE INSTALLED ON TO THE PROPERTY DURING THE RECONSTRUCTION.
2. EXISTING ROOF DRAINS EMPTY ON TO PAVEMENT AND DRAIN TO COVE STREET. THE EXISTING BUILDING'S LOWER ROOF WILL BE REROUTED TO THE PROPOSED FIELD INLET WHICH WILL DRAIN TO THE EXISTING COVE STREET CATCH BASIN. THE PROPOSED BUILDING WILL ALSO BE CONNECTED TO THIS FIELD INLET.
3. ALL WORK WITHIN THE CITY STREET RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
4. REFER TO STRUCTURAL PLANS FOR FOUNDATION REQUIREMENTS. DESIGN OF TEMPORARY SOIL RESTRAINT MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IF NECESSARY FOR CONSTRUCTION.
5. CONTRACTOR SHALL ENSURE THAT FOUNDATION DRAINS AND UNDERDRAINS ARE CONSTRUCTED WITH POSITIVE OUTLET TO PROPOSED CONNECTIONS.
6. LOCATION OF PROPOSED CONNECTIONS ARE APPROXIMATE. CONTRACTOR TO CONTACT ENGINEER IF FIELD INFORMATION VARIES FROM INFORMATION ON PLANS.
7. SEDIMENT BARRIERS PER DETAIL TO BE PLACED DIRECTLY ALONG THE PROPERTY LINES, DOWN GRADIENT OF THE PROPOSED PROJECT WORK.
8. FILTER SOCKS PER DETAIL WILL BE REQUIRED ON THE PAVEMENT ALONG THE NORTH PROPERTY LINE.
9. CONTRACTOR SHALL PLACE CATCH BASIN INLET PROTECTION ON CATCH BASINS AND FIELD INLETS DOWN-GRADIENT OF ALL NON-STABILIZED SURFACES, PER DETAIL.
10. CONTRACTOR IS TO BE CAUTIONED THAT CERTAIN LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES HAVE BEEN PROVIDED THROUGH UTILITY COORDINATION OR OTHER OBSERVATIONS. INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH UTILITY COMPANY AND DIG SAFE NO LESS THAN 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS INDICATED IN THE CONTRACT DOCUMENTS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DIFFERENTIATIONS FROM EXISTING CONDITIONS, INCLUDING UTILITY SURVEY, PRIOR TO ANY CHANGES.
11. FOR ALL UTILITIES, DESIGN LIMITS EXTEND TO OUTSIDE WALL OF BUILDING. METERING OF UTILITIES TO BE COMPLETED BY CONTRACTOR AND RESPECTIVE UTILITY UNLESS SPECIFIED OTHERWISE.
12. CONTRACTOR TO COORDINATE WITH ARCHITECT ON FINAL UTILITY CONNECTION LOCATION.
13. SEWER UTILITIES: CONTRACTOR TO COORDINATE WITH ARCHITECT FOR FINAL SERVICE CONNECTION. SEWER UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PORTLAND TECHNICAL STANDARDS. CONTACT ENGINEER IF FIELD CONDITIONS FROM INVERT VARY FROM DESIGN.
14. WATER UTILITIES: FINAL PIPE SIZING PROVIDED BY PWD. INTERNAL METERING, BACKFLOW PREVENTION, AND PRESSURE REDUCERS TO BE COORDINATED BETWEEN CONTRACTOR AND PWD. DOMESTIC WATER PIPE SIZES WILL DETERMINE THE FINAL WATER METERING OPTIONS. METER MAY BE SMALLER THAN PROPOSED WATER MAIN. WATER METERING, PRESSURE REDUCER AND BACKFLOW PREVENTION TO BE IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT STANDARDS. CONTRACTOR TO FOLLOW METERING GUIDELINES OF THE PORTLAND WATER DISTRICT AND CITY OF PORTLAND.
13. STORM UTILITIES: INVERT OF EXISTING 10" PVC TO BE FIELD VERIFIED BEFORE ORDERING OF DRAIN BASIN. 18" N-12 ACCESS RISERS TO BE INSTALLED IN FIELD TO PAVEMENT GRADE. INVERT OUT TO BE CHECKED IN THE FIELD BEFORE ORDERING. THE DEPTH TO THE EXISTING STORM DRAIN IS UNKNOWN AT THIS TIME. IF THERE IS A DISCREPANCY DUE TO FIELD CONDITIONS, THEN THE PROJECT ENGINEER SHALL BE CONSULTED FOR ANY CHANGES IN RIM AND INVERT ELEVATIONS. VALVE FOR BACKFLOW PREVENTION TO BE INSTALLED WITHIN PROPERTY LINE FOR EACH STORM DRAIN CONNECTION.
14. ELECTRIC UTILITIES: CONTRACTOR TO COORDINATE ELECTRIC DESIGN AND LOAD WITH CMP. CONTRACTOR TO COORDINATE METER LOCATION AND POLE-MOUNTED TRANSFORMER SIZES DEFINED WITH CMP. NEW MASTS TO BE INSTALLED ON THE EXISTING BUILDING, PROPOSED BUILDING, AND ABUTTER'S BUILDING PER PLAN. CONTRACTOR TO COORDINATE WITH ABUTTER AND CMP BEFORE ANY WORK. POWER SUPPLIED FROM EXISTING POLE ON NORTH SIDE OF COVE STREET (U.P. #5). ALL ELECTRIC CONSTRUCTION SHALL CONFORM TO CMP GUIDEBOOK OF STANDARD REQUIREMENTS, MOST RECENT EDITION. DESIGN SUBJECT TO FINAL APPROVAL FROM CMP.
15. GAS UTILITIES: EXISTING STUB LOCATION APPROXIMATE. CONTRACTOR TO COORDINATE WITH UNITIL FOR PROJECT GAS LOAD AND GAS UTILITY DESIGN. GAS METERS APPROXIMATE AND SHALL BE COORDINATED BY CONTRACTOR WITH UNITIL. RELOCATE EXISTING SERVICE AND INSTALL PROPOSED SERVICE PER PLAN.
16. CONTRACTOR TO REFER TO SHEET C-34 FOR LAYOUT AND CONSTRUCTION DETAILS FOR THE FOCAL POINT TREATMENT SYSTEM.

STRUCTURE SCHEDULE

STRUCTURE	RIM	INV. IN	INV. OUT
EX. CB-A*	8.87'	5.07' (EX. 15") 5.02' (EX. 10") 5.04' (PROP. 10")	–
EX. CB-B*	8.89'	6.28' (10")	–
CB-1	8.50'	5.38' (6" PVC)	5.38' (10" PVC)
CB-2	9.10'	5.41' (10" PVC) 5.42' (4" PVC) 6.25' (6" PVC)	5.31' (10" PVC)
CB-3	8.50'	–	5.64' (10" PVC)
FIELD INLET	9.00'	5.48' (6" PVC)	5.38' (10" PVC)

* EXISTING STRUCTURES AS DEFINED BY THE EXISTING CONDITIONS SURVEY DATED JUNE 18, 2015 BY OWEN HASKELL, INC.



ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
PRELIM APP.	SWT 5/11/17
CITY REPSONSE	SWT 8/17/17

DRAWING NAME: UTILITY, GRADING & DRAINAGE PLAN

PROJECT NAME: 50 COVE STREET SITE REDEVELOPMENT

CLIENT: RANDOM ORBIT, LLC.
30 DANFORTH STREET, SUITE 213 PORTLAND, ME 04101

ACORN ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE INCLUDE ANY REPRODUCTION, SHALL NOT BE BINDING ON ACORN ENGINEERING, INC. AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

STEPHEN W. TIBBETTS, P.E.
Consulting Civil Engineer
15 Oak Ridge Rd Brunswick, Maine 04011
(207) 725-2667 stibbettspe@gmail.com

FILE:	1083_CIVIL
JN:	1083
SCALE:	1"=10'
DESIGNED BY:	SWT
DRAWN BY:	SJL
CHECKED BY:	SWT

STATE OF MAINE
STEPHEN W. TIBBETTS
NO. 3314
8/17/17
LICENSED
PROFESSIONAL ENGINEER

DRAWING NO.
C-20