

**PROJECT PARCEL SITE
CITY OF PORTLAND ASSESSOR'S
CHART, BLOCK & LOT NUMBERS**

CHART 20 **BLOCK** C **LOTS** 9

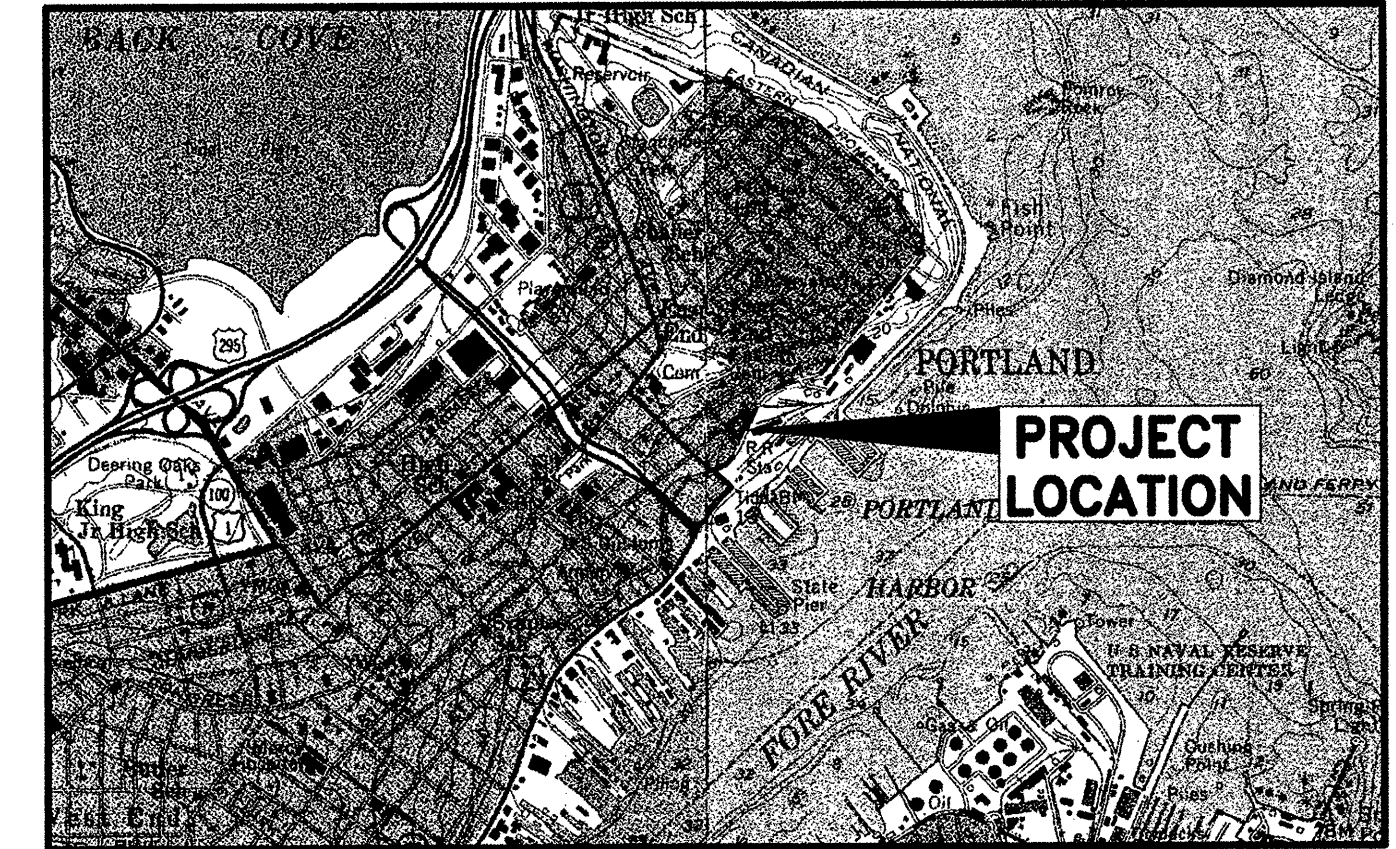
Owner & Applicant

SUMMIT HOTEL PROPERTIES, INC.
218 BOSTON STREET, SUITE 109
P.O. BOX 394
TOPSFIELD, MA 01983
CONTACT: ARA AFTANDILIAN

RESIDENCE INN BY MARRIOTT PORTLAND, MAINE

PREPARED BY:

GP Gorrill-Palmer Consulting Engineers, Inc.
PO Box 1237 Traffic and Civil Engineering Services 207-657-6910
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LOCATION MAP
N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BUILDING	
	RIGHT OF WAY	
	PROPERTY LINE	
	EASEMENT LINE	
	WETLAND BOUNDARY	
	EDGE OF PAVEMENT	
	GRADING CONTOUR LINE	
	SPOT ELEVATION	
	TREELINE	
	TREES & HEDGES	
	POLE WITH LIGHT FIXTURE(S)	
	UTILITY POLE	
	FREESTANDING SIGN	
	PAINTED DIRECTIONAL TRAFFIC ARROW	
	OVERHEAD ELECTRIC/TELEPHONE/CABLE	
	UNDERGROUND ELECTRIC/TELEPHONE/CABLE	
	WATER LINE	
	STORM DRAIN LINE	
	CULVERT	
	HYDRANT	
	WATER GATE VALVE	
	WATER SHUT OFF VALVE	
	MANHOLE	
	CATCH BASIN	
	TEST PIT	
	IRON ROD (SET)	
	IRON ROD (FOUND)	
	MONUMENT	
	RIPRAP	
	SILT FENCE - PERIMETER	
	STONE SEDIMENT BARRIER	
	CENTER LINE	
	FENCE	
	RETAINING WALL	

NOTES

GENERAL NOTES

- TOPOGRAPHIC DATA AND BOUNDARY INFORMATION IS BASED ON A GROUND SURVEY CONDUCTED BY OWEN HASKELL, INC. OF PORTLAND, MAINE.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR 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 SPECIFICATIONS ATTACHED TO THE PROJECT DOCUMENTS.
- THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL NECESSARY BARRICADES, LIGHTS, WARNING SIGNS AND OTHER DEVICES TO SAFEGUARD TRAFFIC PROPERLY WHILE WORK IS IN PROGRESS FOR THE DURATION OF THE PROJECT.

LAYOUT NOTES

- ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR BUILDING.
- THE STOP SIGNS INDICATED ON THE LAYOUT PLANS ARE TO MEET ALL REQUIREMENTS & STANDARDS OF THE MAINE DEPARTMENT OF TRANSPORTATION & THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.
- PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE-HALF OF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
- PROPERTY LINE AND R.O.W. MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE, BY A MAINE REGISTERED LAND SURVEYOR.
- PROPOSED RIGHT OF WAY MONUMENTS AND PROPERTY LINE PINS SHALL BE INSTALLED UNDER THE DIRECTION OF A MAINE REGISTERED LAND SURVEYOR.

UTILITY NOTES

- TEST PITS AT ALL UTILITY CROSSINGS SHALL BE COMPLETED TWO WEEKS IN ADVANCE OF THE START OF CONSTRUCTION OR ORDERING OF MATERIALS. TEST PIT INFORMATION SHALL BE PROMPTLY PROVIDED TO ENGINEER FOR REVIEW.
- ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DEPARTMENT STANDARDS. ALL WATER DISTRIBUTION PIPING SHALL BE CLASS 52 DUCTILE IRON PIPE, DOUBLE CEMENT LINED AND BITUMINOUS COATED CONFORMING TO AWWA/ANSI C104/A21.4. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
- THRUST BLOCKS OR LOCKING RETAINER GLANDS SHALL BE PLACED ON THE WATER DISTRIBUTION LINES AND FORCE MAIN AT ALL BENDS, TEES, FIRE HYDRANTS, VALVES, CHANGES IN DIRECTION, ETC. THE THRUST BLOCKS OR LOCKING RETAINER GLANDS SHALL MEET THE REQUIREMENTS OF THE PORTLAND WATER DEPARTMENT STANDARDS.
- THE LOCATION OF THE PROPOSED OVERHEAD AND UNDERGROUND ELECTRICAL SERVICE IS APPROXIMATE AND THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION WITH CENTRAL MAINE POWER COMPANY AND OTHER SERVICING UTILITY COMPANIES.
- ALL SEWER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND DEPARTMENT OF PUBLIC WORKS STANDARDS.

PERMITTING NOTES

- THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF A SITE PLAN PERMIT FROM THE CITY OF PORTLAND WHICH WILL BE MADE A PART OF THE CONTRACT BID DOCUMENTS. THE CONSTRUCTION WILL BE GOVERNED BY THE ZONING ORDINANCES WHICH ARE AVAILABLE FOR VIEWING AT THE OFFICE OF THE ENGINEER OR THE MUNICIPAL OFFICE.
- THE CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED PERMITS PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.

GRADING AND DRAINAGE NOTES

- UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDT SPECIFICATIONS SECTION 603-- PIPE CULVERTS AND STORM DRAINS, LATEST REVISION WITH THE EXCEPTION THAT THE ONLY ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:

REINFORCED CONCRETE PIPE
POLYVINYLCHLORIDE (PVC) PIPE
SMOOTH BORE POLYETHYLENE PIPE

- THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY. NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING.

EROSION CONTROL NOTES

- LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE SITE.
- PRIOR TO BEGINNING ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE PERIMETER SILT FENCES/FILTER BERMS AND THE CONSTRUCTION ENTRANCES.
- PRIOR TO PAVING, THE CONTRACTOR SHALL FLUSH SILT FROM ALL STORM DRAIN LINES. SILT SHALL NOT BE FLUSHED INTO THE MUNICIPAL INFRASTRUCTURE.
- SILT FENCES/FILTER BERMS SHALL BE INSPECTED, REPAIRED AND CLEANED AS NOTED IN THE EROSION CONTROL REPORT.
- A FULL EROSION CONTROL PLAN ACCOMPANIES THIS PLAN SET AND IS CONTAINED ON DRAWINGS C405 OF THIS PLAN SET.
- THE MAINTENANCE SCHEDULE FOR THE SUBSURFACE DETENTION POND AND CATCH BASINS IS AS FOLLOWS:

STORMWATER DETENTION / RETENTION FACILITIES - INSPECT ALL UPSTREAM PRE-TREATMENT MEASURES FOR SEDIMENT AND FLOATABLE ACCUMULATION. REMOVE AND DISPOSE OF SEDIMENTS OR DEBRIS AS NEEDED.

SUB-SURFACE - INSPECT SUB-SURFACE CHAMBER OR PIPE SYSTEM 2 TIMES PER YEAR (PREFERABLY IN SPRING AND FALL) VIA THE INSPECTION PORTS, CLEANOUTS, OR OTHER ACCESS STRUCTURE. CLEAN SYSTEM PER MANUFACTURER'S RECOMMENDATIONS. INSPECT OUTLET CONTROL STRUCTURES TO ENSURE THEY ARE GOOD WORKING ORDER AND ARE UNOBSTRUCTED FROM TRASH AND DEBRIS. REMOVE AND DISPOSE OF ANY SEDIMENTS OR DEBRIS.
- THE CONTRACTOR IS CAUTIONED THAT FAILURE TO COMPLY WITH THE SEQUENCE OF CONSTRUCTION, EROSION/SEDIMENT CONTROL PLAN, AND OTHER PERMIT REQUIREMENTS MAY RESULT IN MONETARY PENALTIES. THE CONTRACTOR SHALL BE ASSESSED ALL SUCH PENALTIES AT NO COST TO THE OWNER OR PERMITEE.

PERMITS

TYPE OF PERMIT

SITE PLAN APPLICATION

MAINE CONSTRUCTION
GENERAL PERMIT

INDEX

- C001 COVER SHEET, GENERAL NOTES & LEGEND
- EXISTING CONDITIONS AND SUBDIVISION PLAN (BY OWEN HASKELL)
- C101 SITE LAYOUT AND UTILITY PLAN
- C102 GRADING, DRAINAGE AND EROSION CONTROL PLAN
- C401 SITE DETAILS
- C402 UTILITY DETAILS
- C403 DRAINAGE DETAILS
- C404 SUBSURFACE DETENTION POND PLAN AND DETAILS
- C405 EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS
- L-1 LANDSCAPE PLAN (BY CARROLL ASSOCIATES)
- L-2 LANDSCAPE PLAN (BY CARROLL ASSOCIATES)
- L-3 LANDSCAPE PLAN (BY CARROLL ASSOCIATES)
- L-4 LANDSCAPE PLAN (BY CARROLL ASSOCIATES)

UTILITIES

GOVERNING BODY

CITY OF PORTLAND
PLANNING AND DEVELOPMENT DEPARTMENT
369 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8722

MAINE DEPARTMENT OF
ENVIRONMENTAL PROTECTION
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300

NATURAL GAS:
NORTHERN UTILITIES, INC.
325 WEST ROAD
PORTSMOUTH, NEW HAMPSHIRE 03801
ATTN: PAT DYER

SEWER:
DEPARTMENT OF PUBLIC WORKS
55 PORTLAND STREET
PORTLAND, MAINE 04100-2991
ATTN: FRANK BRANCELY

WATER
PORTLAND WATER DISTRICT
225 DOUGLAS STREET
PORTLAND, MAINE 04104
(207) 774-5961 x3199
ATTN: RICO SPUGNARDI

ELECTRIC:
CENTRAL MAINE POWER
182 CANCO ROAD
PORTLAND, MAINE 04103
ATTN: PAUL DUPERRE

TELEPHONE:
VERIZON
5 DAVIS FARM ROAD
PORTLAND, MAINE 04103
1-800-585-4466
ATTN: DIANA SNOW

STATUS
APPROVED
JUNE 12, 2007

ANTICIPATED SUBMITTAL:
JULY 2007

CALL BEFORE YOU DIG 1-888-DIG-SAFE

NOTE: THIS PLAN SET IS ISSUED FOR BIDDING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.



Rev.	Date	Revision
-	-	-

Issued For	Date	By
90% PROGRESS	09/17/07	MPM
BIDDING	07/27/07	MPM
PUBLIC HEARING SUBMISSION	05/02/07	MPM
2ND PB WORKSHOP SUBMISSION	02/16/07	MPM

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Drawing Name:	Cover Sheet, General Notes & Legend
Project:	Residence Inn by Marriott - Portland, Maine
Client:	Summit Hotel Properties, LLC 218 Boston St. Suite 109 - P.O. Box 394 - Topsfield, MA 01983

Drawing No.	C001
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