

20-D-32  
113 Newbury St.  
Bay House  
~~Village at~~  
~~Cam~~  
~~Coastway~~

DATE	05-10-12
SCALE	1" = 5'

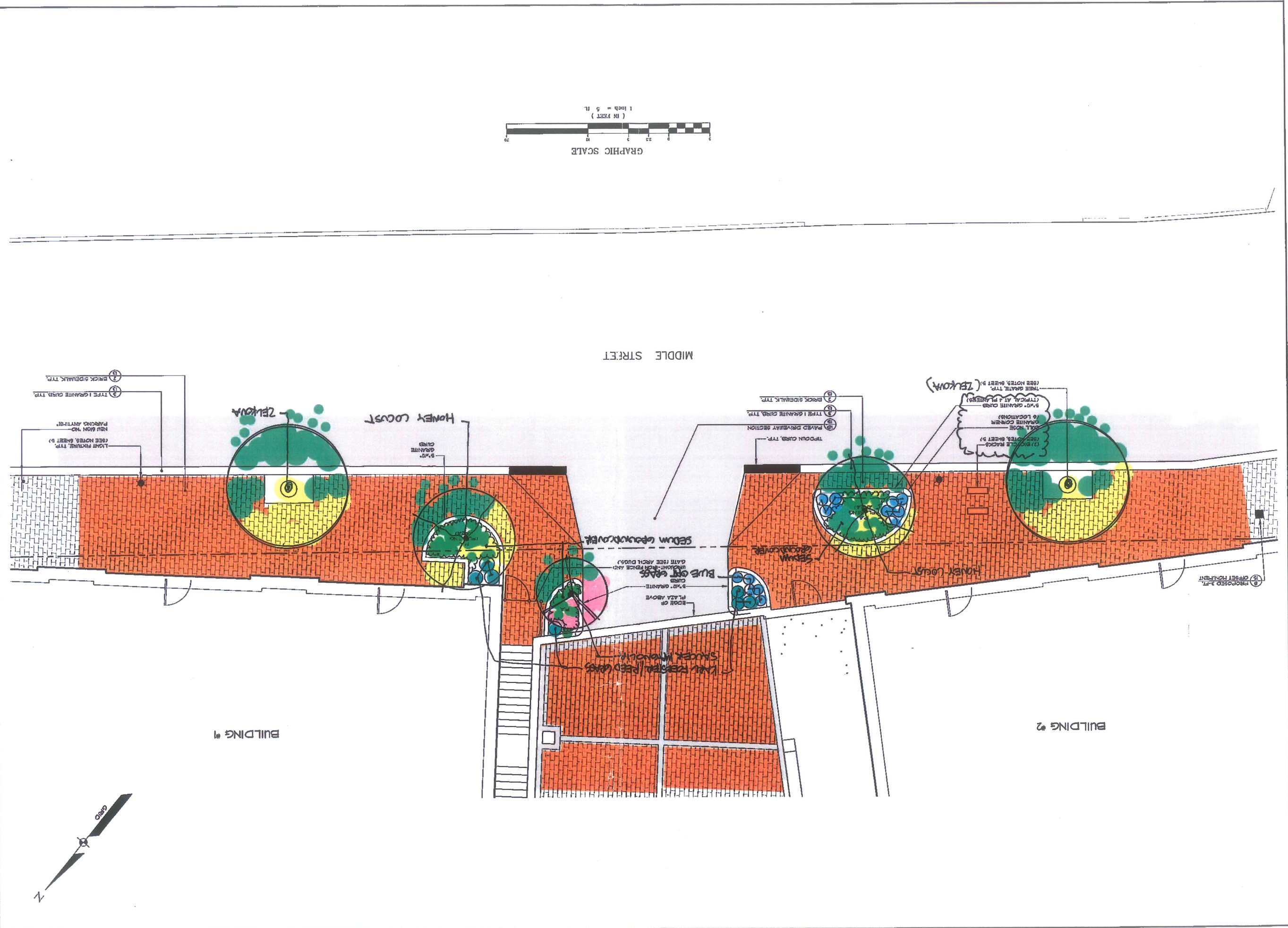
**PARTIAL SITE PLAN**  
**OF:**  
**THE BAY HOUSE**  
 112-113 NEWBURGH STREET / 40 WAINCOCK STREET  
 FOR: THE VILLAGE AT OCEAN GATE, LLC  
 35 FAY STREET, SUITE 107B  
 BOSTON, MA 02116-2530

**SEBAGO**  
 T E C H N I C I A N S  
 WWW.SEBAGOTECHNICALS.COM  
 75 Airport Road, Suite 100  
 Boston, MA 02128  
 Tel: 207-260-2100  
 Fax: 207-260-2100

PROJECT NO.	FIELD BOOK	DESIGN	CHD	DRAWN
0510B		WTC	JRS	JRH

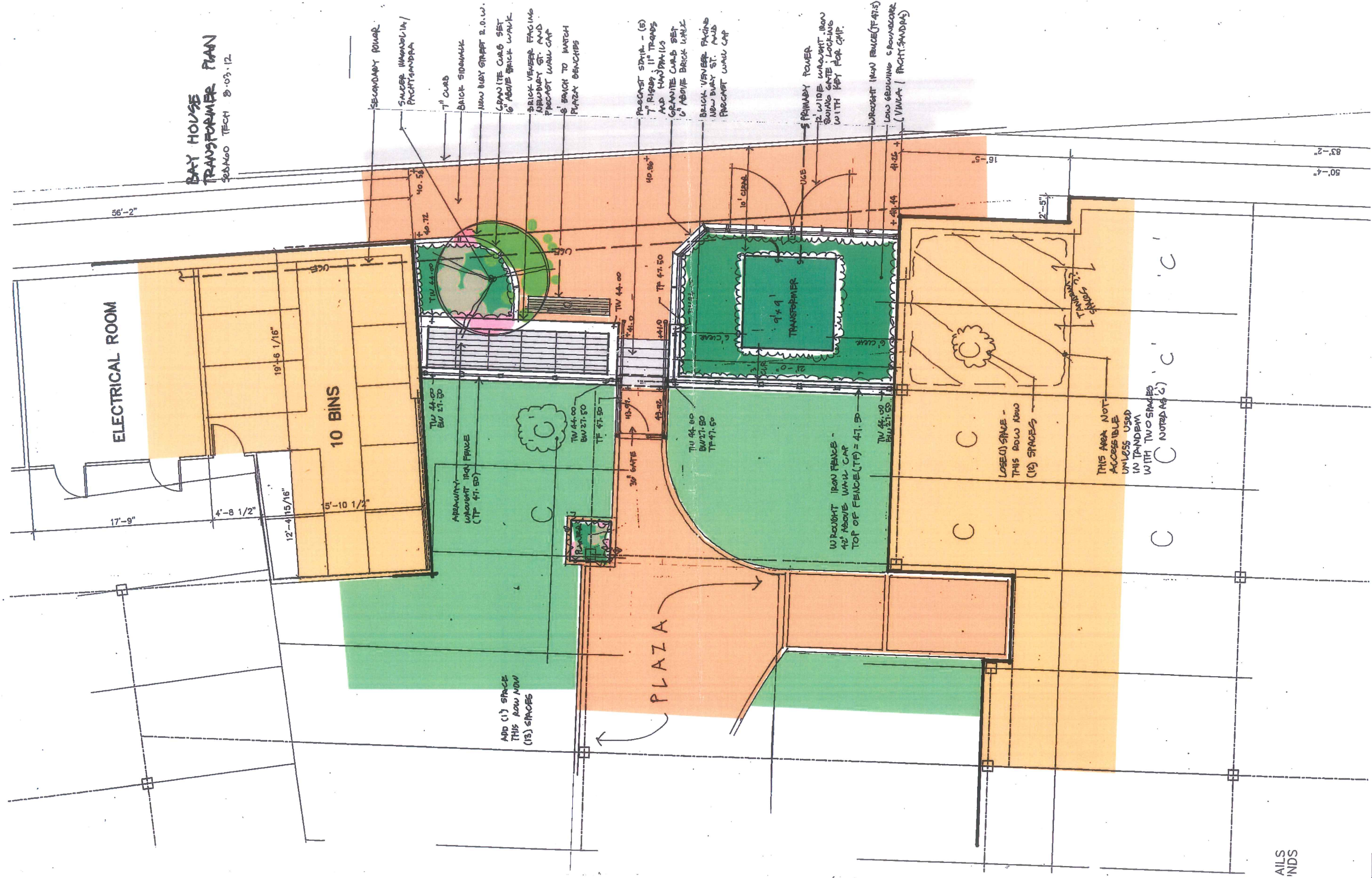
REV:	BY:	DATE:	STATUS:
B	JRS	08-10-12	REVISED PER CONDITIONS OF APPROVAL
A	JRS	05-11-12	ISSUED TO CITY FOR REVIEW

THIS PLAN SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION FROM SEBAGO TECHNICALS, INC. ANY VIOLATION WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.



**BAY HOUSE  
TRANSFORMER PLAN**  
20160 TECH 2-03-12



- SECONDARY POWER
- SAUCEP MANHOLE/FRONTLANDRA
- 7" CURB
- BLACK SIDEWALK
- NEW BAY STREET 2.0.0.W.
- GRANITE CURB SET 6" ABOVE BRICK WALK
- BRICK VENEER FACING ABOVE ST. AND PRECAST WALL CAP
- 8" BRICK TO MATCH PLAZA BENCHES
- PRECAST STRIP - (6) 7" RISER, 11" TREADS AND HANDRAILS
- GRANITE CURB SET 6" ABOVE BRICK WALK
- BLACK VENEER FACING NEW BAY ST. AND PRECAST WALL CAP
- 5 PRIMARY POWER
- 12" WIDE WROUGHT IRON SWING GATE, LOCKING WITH KEY FOR CMP.
- WROUGHT IRON FENCE (TF 42")
- LOW SEWING COUNTOUR (VINYL / FRONTLANDRA)

ADD (1) SPACE  
THIS ROW NOW  
(13) SPACES

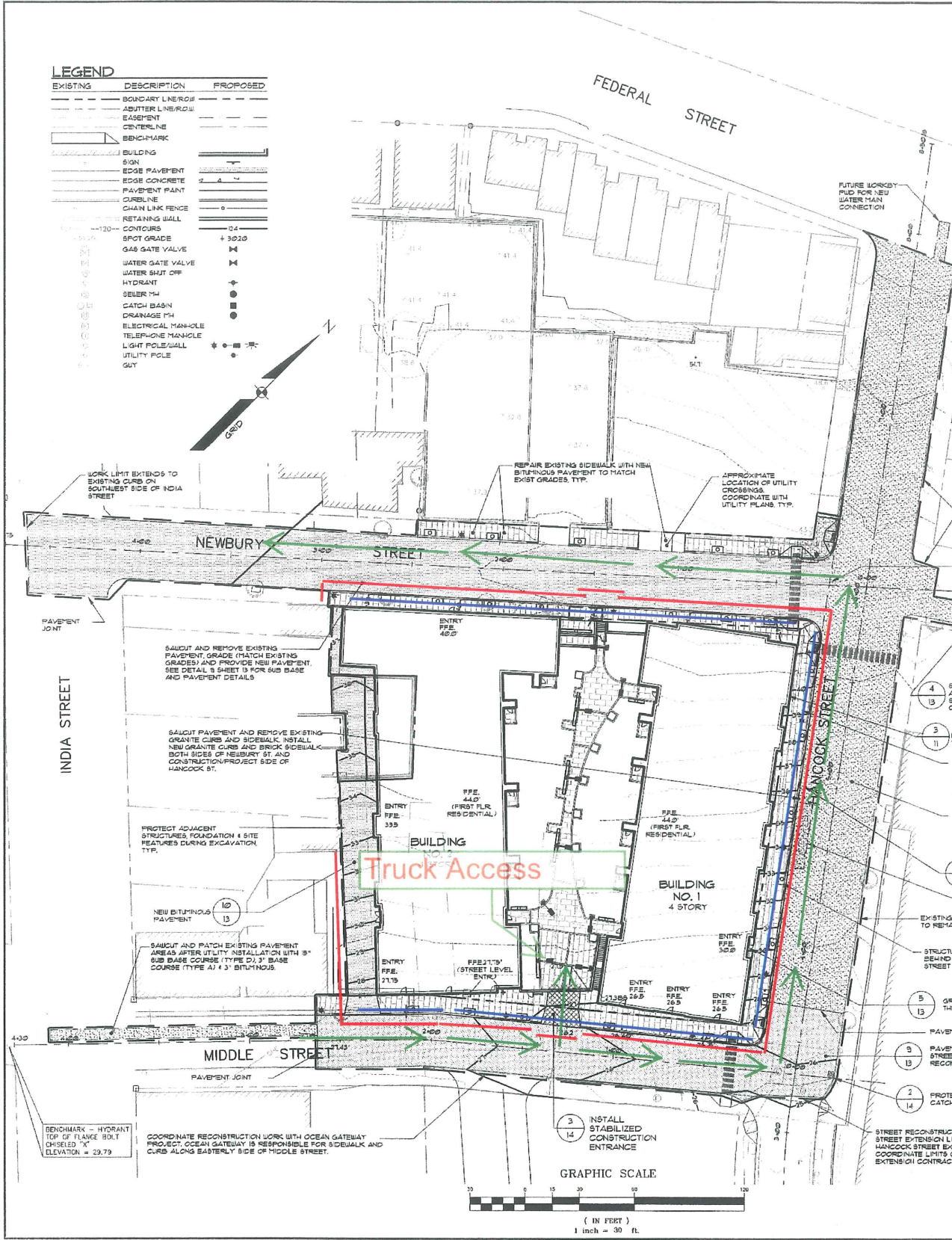
LOSED) SPACE -  
THIS ROW NOW  
(13) SPACES

THIS AREA NOT  
ACCESSIBLE  
UNLESS USED  
IN TANDEM  
WITH TWO SPACES  
(NOTED AS (C))



**LEGEND**

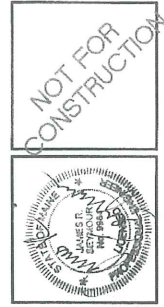
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ASBESTOS LINES/ROW	---
---	EASIMENT	---
---	CENTERLINE	---
---	BENCHMARK	---
---	BUILDING	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	CURBLINE	---
---	CHAIN LINK FENCE	---
---	RETAINING WALL	---
---	CONTOURS	---
---	SPOT GRADE	---
---	GAS GATE VALVE	---
---	WATER GATE VALVE	---
---	WATER SHUT OFF	---
---	HYDRANT	---
---	SEWER 14"	---
---	CATCH BASIN	---
---	DRAINAGE 14"	---
---	ELECTRICAL MAN-HOLE	---
---	TELEPHONE MAN-HOLE	---
---	LIGHT POLE/STALL	---
---	UTILITY POLE	---
---	GUT	---



**CONSTRUCTION NOTES**

- ALL CURBS SHALL BE DESIGNED AND BUILT WITH 18" COINGS AT ALL DRIVEWAYS AND CROSSWALKS. IN ACCORDANCE WITH THE PUBLIC SERVICES TECHNICAL STANDARDS AND GUIDELINES.
- 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 APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.
- CONSTRUCTION DEBRIS SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 10.
- 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 MAINTAIN THEIR ACCURACY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
- ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT.
- ALL NEW CONNECTIONS, RECONNECTIONS, ETC. TO SANITARY OR STORM SEWERS SHALL REQUIRE A CONNECTION PERMIT PRIOR TO BEGINNING ANY WORK. THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONNECTION TO ALLOW FOR INSPECTION.
- LANDSCAPING SHALL MEET THE 'ARBORESCULTURAL SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES' OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION, BEST MANAGEMENT PRACTICES.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REVISIONS.
- ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREA SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER MATERIALS AS REQUIRED BY BEST MANAGEMENT PRACTICES.
- THE CONTRACTOR SHALL UTILIZE A SEDIMENT CONTROL 'DIRTBAIS' WASH DEACTERERS TO PUBLIC SEWERS. SEE SHEET 13 FOR DETAIL.
- 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.
- 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.
- CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC SITES DUE TO CONSTRUCTION.
- CONTRACTOR SHALL MAKE APPROPRIATE PROVISIONS AS NECESSARY 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.
- 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 THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DESTRUCTION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
- 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 ALL GAS PUBLIC SERVICES SYSTEMS.
- CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 2340-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 SHOWN 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.
- ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
- ALL PAVEMENT JOINTS SHALL BE SAUCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
- NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
- IMMEDIATELY UPON COMPLETION OF CUT/FILL, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
- THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND REIFICATION OF ALL DAMAGED OR DISTURBED MATERIAL AND APPURTENANCES IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER. ALL SUCH DAMAGED OR DISTURBED MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
- 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.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUE FIELD DIMENSION AND LOCATION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
- 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 DISTURBED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN CONSTRUCTED BY HIS OR HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.
- ALL SUBSURFACE UTILITY LINES SHOWN HEREON ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, SPINS, COPIES, HYDRANTS, ETC. IN CONNECTION WITH DESIGN AND OR AS-BUILT PLANS. SUPPLIED TO SEBAGO TECHNICS INC. BY OTHERS. PRIOR TO ANY CONSTRUCTION, EXCAVATION, TEST BORING DRILLING, ETC. ONE SAUT BE NOTIFIED AND A SITE IDENTIFICATION NUMBER OBTAINED 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.
- PRIOR TO BEGINS AND CONSTRUCTION, CONTRACTOR SHALL REVIEW ARCHITECTURAL, MECHANICAL, ELECTRICAL AND FOUNDATION PLANS FOR COORDINATION WITH SITE PLANS. ANY AND ALL DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO BIDDING AND SHALL BE RESOLVED PRIOR TO BIDDING.
- SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL PLANS FOR LOCATIONS AND REQUIREMENTS FOR UTILITY SERVICES TO BUILDINGS AND SITE INCLUDING BUT NOT LIMITED TO ELECTRICAL, GAS, WATER, SEWER AND DRAINAGE. CONTRACTOR SHALL INSTALL UNDERGROUND ELECTRICAL, TELEPHONE AND CABLE SERVICES TO ALL BUILDINGS AND SHALL COORDINATE WITH RESPECTIVE UTILITIES FOR LOCATIONS OF SERVICE LINES, TRANSFORMER PAD, AND THE NECESSARY STRUCTURES. THIS SHALL BE COMPLETED BY THE CONTRACTOR AS PART OF THE BIDDING PROCESS AND SHALL BE COORDINATED WITH THE OWNER.
- ELECTRICAL TELEPHONE & CABLE LINES SHOWN APPROXIMATE LOCATIONS AND MUST BE CONFIRMED WITH APPLICABLE UTILITY COMPANY. AS A RESULT, ACTUAL LOCATIONS MAY VARY FROM AS SHOWN. UTILITY COMPANY REVIEW & APPROVAL.
- COORDINATE GRADES AT BUILDING WITH ARCHITECTURAL PLANS AND CONSTRUCTION MANAGER. ADJUSTMENT MAY BE REQUIRED AND SHALL BE COORDINATED WITH THE SITE CONSTRUCTION MANAGER.

- Site Fence 2' of Curb
- Sidewalk Closed No Parking
- ← Construction Deliveries



ISSUED TO CITY FOR REVIEW	05-11-12
REVISION SECOND LEVEL	04-09-12
DATE	05-11-12
STATUS	ISSUED
BY	JRS
BY	A
REVIEW	BY

THIS PLAN SHALL NOT BE REDRAWN WITHOUT THE WRITTEN CONSENT OF SEBAGO TECHNICS, INC. ANY ALTERATIONS OR MODIFICATIONS SHALL BE MADE TO THE ORIGINAL SET AND SHALL BE SUBMITTED TO SEBAGO TECHNICS, INC.

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PROJECT NO. FIELD BOOK DESIGN CHKO DRAWN  
 09109 WTC JRS

**GRADING PLAN**  
 OF THE BAY HOUSE  
 112 NEWBURY ST., 113 NEWBURY ST., 40 HANCOCK ST.  
 PORTLAND, MAINE  
 FOR THE VILLAGE AT OCEAN GATE, LLC  
 35 FAY STREET, SUITE 107B  
 BOSTON, MA 02111

DATE 05-01-12 SCALE 1"=30'

SHEET 7 OF 17



