

General Notes:

1. PLANIMETRIC AND TOPOGRAPHIC DETAIL SHOWN HEREON IS THE RESULT OF AN ON THE GROUND FIELD SURVEY PERFORMED BY TITCOMB ASSOCIATES AND PLAN ENTITLED "EXISTING CONDITIONS SURVEY", DATED JANUARY 19, 2005.
2. NORTH AS SHOWN HEREON IS BASED ON GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE.
3. ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF PORTLAND DATUM, BENCHMARK, BRASS DISC IN GRANITE WALL NEAR THE SOUTH STEPS OF PORTLAND CITY HALL ALONG CONGRESS STREET. ELEVATION= 69.66 FEET BASED ON NGVD OF 1929.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG-SAFE" AND LOCAL UTILITY COMPANIES AT LEAST 3 BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THESE PLANS.
6. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.
7. ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND STANDARDS & APPLICABLE UTILITY COMPANIES STANDARDS.
8. CONTRACTOR SHALL VERIFY LOCATIONS & DEPTHS OF ALL EXISTING UTILITIES WITH THE RESPECTIVE UTILITY COMPANY PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING.
9. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
10. NO BLASTING WILL BE ALLOWED WITHIN 500 FT OF ANY UTILITY WITHOUT THE NOTIFICATION AND APPROVAL OF THE APPROPRIATE UTILITY COMPANY. NO LEDGE BLASTING WILL BE PERMITTED WITHIN A UTILITY COMPANY EASEMENT UNTIL WRITTEN APPROVAL FROM THE UTILITY IS GIVEN.
11. ALL PAVEMENT CUTS SHALL BE SAW CUT TO RESULT IN CLEAN EDGES. A TACK COAT SHALL BE APPLIED ALONG THE CUT EDGES AND NEW PAVEMENT BUTTED TO IT, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO RECLAIM OR PROPERLY DISPOSE OF ALL REMOVED BITUMINOUS MATERIALS.
13. INLETS AND OUTLETS OF ALL DRAIN LINES SHALL BE RIP RAPPED UNLESS OTHERWISE NOTED ON PLANS OR DIRECTED BY THE ENGINEER.
14. CONDUIT SHALL BE USED UNDER ALL PAVED AREAS IF REQUIRED FOR ELECTRIC, TELEPHONE AND TV IN ACCORDANCE WITH THE RESPECTIVE COMPANIES REQUIREMENTS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROLS AS SHOWN ON THESE PLANS AND IN ACCORDANCE WITH PRACTICES OF THE DEP "MAINE EROSION & SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES," LATEST EDITION.
16. ALL TRAFFIC MARKINGS AND SIGNAGE SHALL COMPLY WITH AASHTO AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 1988 OR LATER VERSION.
17. CONSTRUCT UTILITY SERVICE CONNECTIONS TO FIVE FEET BEYOND STREET LINE. PROVIDE MINIMAL PITCH OF 1/8" PER FOOT FOR SEWER AND DRAINAGE LINES.

Utilities:

- * WATER: PORTLAND WATER DISTRICT - DAVID COFFIN, ENGINEERING 207-774-5961
- * SEWER: CITY OF PORTLAND DPW - BRAD ROLAND 207-874-8846
- * ELECTRIC: CMP - BARBARA WACKER 207-490-3074
- * TELEPHONE: VERIZON - GEORGE HILLMAN 207-797-1798
- * CABLE: TIME WARNER CABLE - DEB PAIEMENT 207-253-2662

Project Team

Architect:

TFH ARCHITECTS
100 Commercial Street
Portland, ME 04101
(207) 775-6141

Engineering, Permitting & Landscape Architecture:

LAND USE CONSULTANTS, INC.
966 Riverside Street
Portland, ME 04103
(207) 878-3313

Survey:

TITCOMB ASSOCIATES
133 Gray Road
Falmouth, ME 04105
(207) 797-9199

Traffic:

JOHN MURPHY
221 Brown Road
West Baldwin, ME 04091
(207) 625-8222

Final Subdivision & Site Plan Chestnut Street Lofts

29 Chestnut Street
Portland, Maine 04101

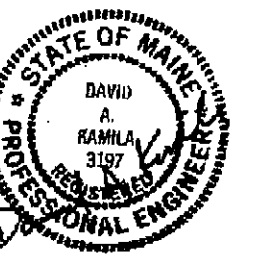
Prepared For:
Chestnut Street Lofts, LLC
One India Street, Portland, Maine 04101

Legend

EXISTING	PROPOSED
CONTOUR	CONTOUR (125)
SPOT GRADE	SPOT GRADE (80%)
PROPERTY LINE	PROPERTY LINE
ROADWAY CENTERLINE	ROADWAY CENTERLINE
BUILDING SETBACK	BUILDING SETBACK
EDGE OF PAVEMENT	EDGE OF PAVEMENT
BIT CURB	BIT CURB
BUILDING	BUILDING
SANITARY SEWER	SANITARY SEWER
STORM DRAIN	STORM DRAIN
GAS	GAS
WATER MAIN	WATER MAIN
OVERHEAD WIRE	OVERHEAD WIRE
UNDERGRND ELEC. TELEPHONE & CATV	UNDERGRND ELEC. TELEPHONE & CATV
UTILITY POLE	UTILITY POLE
CATCH BASIN	CATCH BASIN
MANHOLE	MANHOLE
HYDRANT	HYDRANT
GATE VALVE	GATE VALVE
TRANSFORMER	TRANSFORMER
RIP RAP	RIP RAP
SIDEWALK RAMP	SIDEWALK RAMP
STONE WALL	STONE WALL
STONE CHECK DAM	STONE CHECK DAM
EROSION CONTROL MATTING	EROSION CONTROL MATTING
LIGHT POLE	LIGHT POLE
UNIT PROPANE TANK	UNIT PROPANE TANK
EROSION CONTROL BARRIER	EROSION CONTROL BARRIER
WOOD FENCE	WOOD FENCE
DECORATIVE PAVEMENT	DECORATIVE PAVEMENT
SANITARY SEWER CLEANOUT	SANITARY SEWER CLEANOUT (C.O.)
FLARED END SECTION	FLARED END SECTION
STANDARD CLUVERT END	STANDARD CLUVERT END
THRUST BLOCK	THRUST BLOCK
TRANSFORMER PAD	TRANSFORMER PAD

Index Of Drawings

DWG #	DESCRIPTION
0	COVER SHEET
(1 of 1)	EXISTING CONDITIONS & STANDARD BOUNDARY PLAN
(1 of 1)	RECORDING PLAT
C-1	EXISTING CONDITIONS & REMOVALS
C-2	LAYOUT
C-3	UTILITY
C-4	GRADING, DRAINAGE & EROSION CONTROLS
C-5	LANDSCAPE
C-5A	LIGHTING-PHOTOMETRICS
C-6	DETAILS
C-7	DETAILS
C-8	DETAILS
ARCHITECTURAL PLANS	
-	CUMBERLAND AVENUE STREETScape
-	A-2.0 EXTERIOR ELEVATIONS
-	A-2.1 EXTERIOR ELEVATIONS



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2/17/06 Issued for Construction
1/16/06 Revised Final Review - City of Portland
12/20/05 Revised Final Review - City of Portland
8/23/05 Final Review - City of Portland
Issue: 7/19/05 Preliminary Review - City of Portland