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GENERAL NOTES:

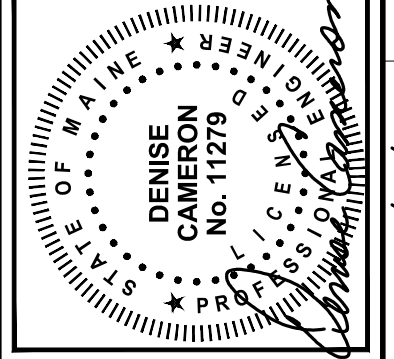
- PRIOR TO INITIATING DEMOLITION OR CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC SERVICES REPRESENTATIVE, AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE WORK.
- THE UNDERGROUND UTILITIES INFORMATION SHOWN ON THESE PLANS HAVE BEEN COMPILED BY NORTHEAST CIVIL SOLUTIONS FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE UTILITY LOCATIONS SHOWN IN PLAN ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION BY THE CONTRACTOR. ALL INVERTS AND PIPE SIZES SHALL BE VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL UTILITIES PRIOR TO COMMENCING WORK, ALLOWING SUFFICIENT TIME TO LOCATE AND MARK THE LOCATION OF BURIED UTILITIES. CONTRACTOR SHALL CONTACT "DIG SAFE", TELEPHONE 888-344-7233, PRIOR TO EXCAVATION.
- CONTRACTOR SHALL MAINTAIN A SECURE WORKSITE, AND SHALL INSTALL AND MAINTAIN SAFETY AND SECURITY MEASURES, SUCH AS FENCING, BARRIERS, SIGNAGE, AND TRAFFIC CONTROL DEVICES. APPROPRIATE SECURITY AND SAFETY MEASURES SHALL BE IN PLACE DURING NON-WORKING HOURS. NO TRENCH SHALL BE LEFT OPEN DURING NON-WORKING HOURS. SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR, DURING BOTH WORKING AND NON-WORKING HOURS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES, IN ACCORDANCE WITH THESE PLANS AND THE LATEST EDITION OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL. KEEP ALL STREETS FREE OF DUST, MUD AND DEBRIS. STREETS AND WALKWAYS SHALL BE SWEEPED REGULARLY, AND TEMPORARY CONSTRUCTION ENTRANCES SHALL BE UTILIZED DURING CONSTRUCTION.
- COORDINATE CONSTRUCTION ACTIVITY WITH UTILITY COMPANIES, EMERGENCY SERVICES, CITY AND THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL APPLY 4" OF LOAM AND SEED ON ALL DISTURBED AREAS, EXCEPT THOSE DESIGNATED FOR BUILDINGS, WALKWAYS, PARKING OR AS OTHERWISE NOTED.
- CONTRACTOR SHALL ANTICIPATE THE NEED TO RESET PROPERTY PINS AND MONUMENTS. THE PROPERTY MONUMENT SHALL BE RESET AT THE CONTRACTOR'S EXPENSE, BY A REGISTERED LAND SURVEYOR APPROVED BY THE OWNER AND PER REQUIREMENTS OF THE CITY OF PORTLAND.
- EXISTING FACILITIES WITHIN THE CITY RIGHT-OF-WAY (I.E. GRANITE CURBING, SIDEWALK BRICKS, TREES, POLES, LIGHT POSTS, CATCH BASINS, SIGNS, PLAY EQUIPMENT, ETC.) ARE THE PROPERTY OF THE CITY'S DEPARTMENT OF PUBLIC SERVICES. CONTRACTOR TO COORDINATE REMOVAL/DISPOSAL WITH THE CITY AND OWNER. AT THE DIRECTION OF THE CITY AND OWNER, CONTRACTOR SHALL DELIVER REMOVED FACILITIES TO THE CITY'S MATERIAL STOCKYARD ON OUTER CONGRESS STREET. CONTRACTOR TO DISPOSE OF ANY REMOVED FACILITY AT THE REQUEST OF THE CITY OR OWNER, AT NO ADDITIONAL COST TO THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING STREET OPENING PERMITS, AND ALL OTHER NECESSARY PERMITS AND FEES ASSOCIATED WITH WORK WITHIN THE CITY'S RIGHT-OF-WAY. CONTRACTOR SHALL COMPLY WITH THE CITY'S STREET OPENING REQUIREMENTS WHEN WORKING WITHIN THE CITY'S RIGHT-OF-WAY.
- MAINTAIN VEHICULAR AND PEDESTRIAN FLOW THROUGH CITY STREETS AT ALL TIMES. COORDINATE ALL SIDEWALK AND LANE CLOSURES WITH THE CITY.
- ALL LAWN AREAS, WALKWAYS, DRIVEWAYS, FACILITIES, UTILITIES, AND AMENITIES TO REMAIN SHALL BE PROTECTED AND REPAIRED/REPLACED IF DAMAGED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER.
- EXISTING PAVEMENT SHALL BE REMOVED FROM SITE. PAVEMENT SHALL NOT BE MIXED WITH CONCRETE.
- MATERIAL STORAGE, TEMPORARY FACILITIES, AND LAYDOWN AREAS SHALL BE LOCATED WITHIN THE TEMPORARY CONSTRUCTION FENCING. NO STORAGE OR TEMPORARY FACILITIES MAY BE LOCATED WITHIN THE CITY RIGHT-OF-WAY OR ON ABUTTING PROPERTIES WITHOUT WRITTEN APPROVAL FROM THE OWNER.
- COORDINATE TRAFFIC CONTROL CABINET RELOCATION WITH CITY OF PORTLAND. COORDINATE TRAFFIC CONTROL BOX RELOCATION WELL IN ADVANCE OF WORK WITH CITY OF PORTLAND TRAFFIC ENGINEER JEREMIAH BARTLETT (207)-632-1062.
- CONTRACTOR SHALL PREPARE TRAFFIC CONTROL PLAN FOR SUBMITTAL TO ENGINEER, OWNER, AND CITY OF PORTLAND. CITY OF PORTLAND MUST APPROVE TRAFFIC CONTROL PLAN PRIOR TO WORK WITHIN PUBLIC RIGHT-OF-WAY OR COMMENCEMENT OF TRAFFIC CONTROL CABINET RELOCATION.
- PRIOR TO ABANDONING ANY STORMWATER OR SANITARY SEWER LATERAL, THE CONTRACTOR SHALL ACQUIRE A PERMIT FROM THE DEPARTMENT OF PUBLIC SERVICES. THE APPLICANT SHALL PROVIDE A 48 HOUR NOTICE TO THE SEWER MAINTENANCE DIVISION STATING THE DATE AND TIME THE CONTRACTOR WISHES TO COMPLETE THE WORK. ABANDONING OF LATERALS SHALL BE DONE IN ACCORDANCE WITH CITY'S TECHNICAL STANDARDS, SECTION 2.6.11.
- CONTRACTOR SHALL PREPARE A CONSTRUCTION MANAGEMENT PLAN, COORDINATED WITH AND APPROVED BY THE CITY OF PORTLAND. THE PLAN WILL INCLUDE BUT NOT LIMITED TO PROPOSED LIMITS OF WORK, TRAFFIC AND PEDESTRIAN CONTROL MEASURES, SIGNAGE, AND FENCING.
- PROTECT EXISTING ELECTRICAL DUCT BANK DURING CONSTRUCTION. REFER TO DUCT BANK ENGINEERING PLANS PREPARED BY GAGNON ENGINEERING. FOR EXISTING CONDITIONS SEE "EXISTING CONDITIONS SURVEY PLAN", PREPARED BY NORTHEAST CIVIL SOLUTIONS.
- GEOTECHNICAL INVESTIGATIONS OF THE SITE HAVE NOTED THE PRESENCE OF DEBRIS, INCLUDING BRICK, ASH, GLASS, AND METAL. CONTRACTOR SHALL EXCAVATE, BACKFILL AND PREPARE SOILS IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, PREPARED BY SW COLE ENGINEERING, INC, DATED OCTOBER 11, 2012. CONTRACTOR SHALL DISPOSE OF EXCESS SOILS AND WATER FROM DEWATERING OPERATIONS PER LOCAL, STATE AND FEDERAL REGULATIONS. CONTRACTOR SHALL PROVIDE TESTING OF SOILS AS NECESSARY FOR DISPOSAL.
- CONTRACTOR SHALL PROVIDE THE CITY OF PORTLAND AND OWNER WITH A FINAL SET OF AS-BUILT PLANS IN PDF AND AUTOCAD FORMAT, AUTOCAD RELEASE 2004 OR GREATER.

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REV	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	11/16/2012
2	ADDENDUM 2	12/06/2012

DESIGNED BY: MDLM
CHECKED BY: DLC
DRAWN BY: JBC

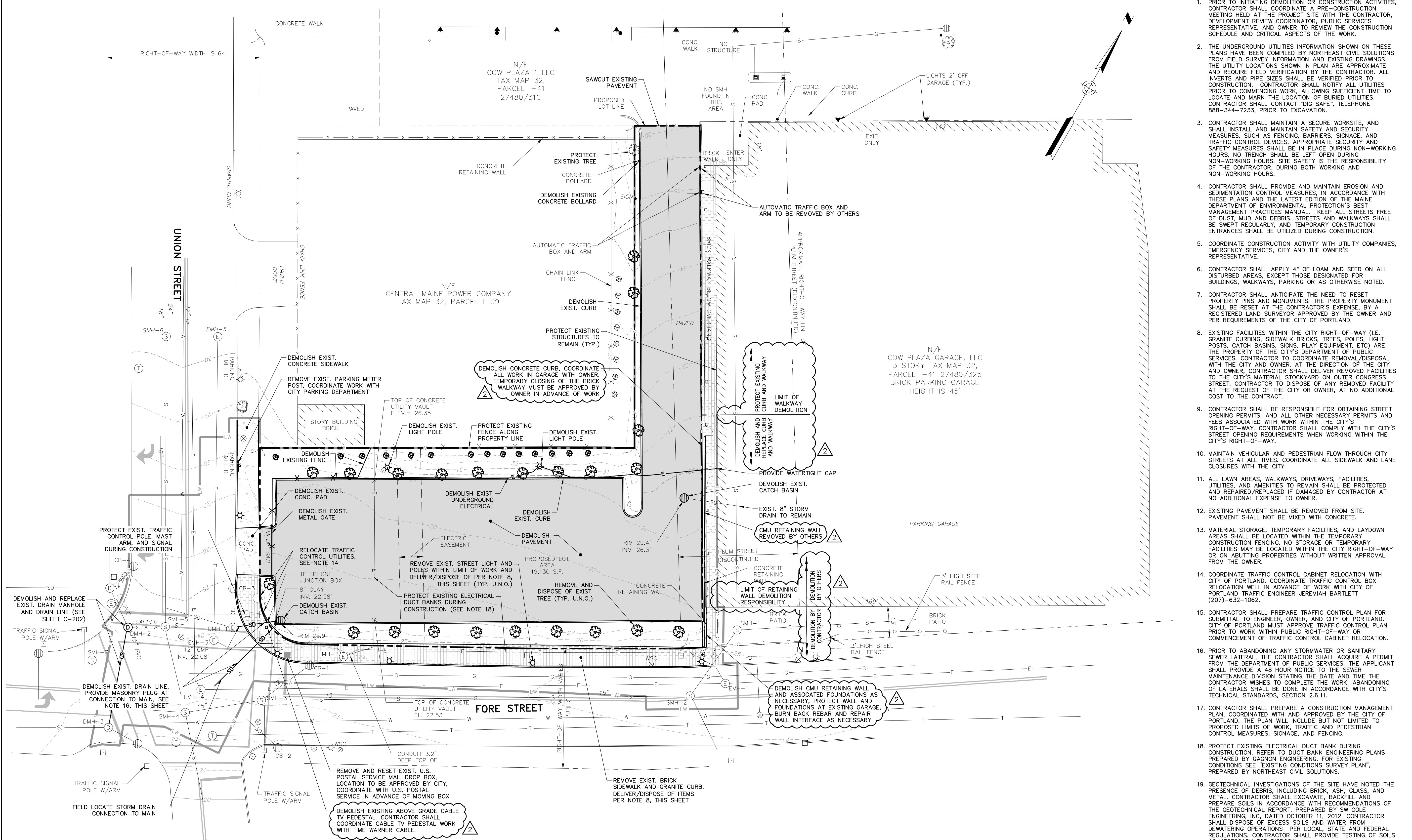
DEMOLITION PLAN

COW PLAZA HOTEL, LLC
100 COMMERCIAL STREET, SUITE 306
PORTLAND, MAINE, C/O TIM SOLEY

HYATT PLACE
PORTLAND - OLD PORT
433 FORE STREET
PORTLAND, ME

JOB NO.: 225869.01
DATE: NOVEMBER 2012
SCALE: 1" = 20'
SHEET: 2 OF 12

C-200



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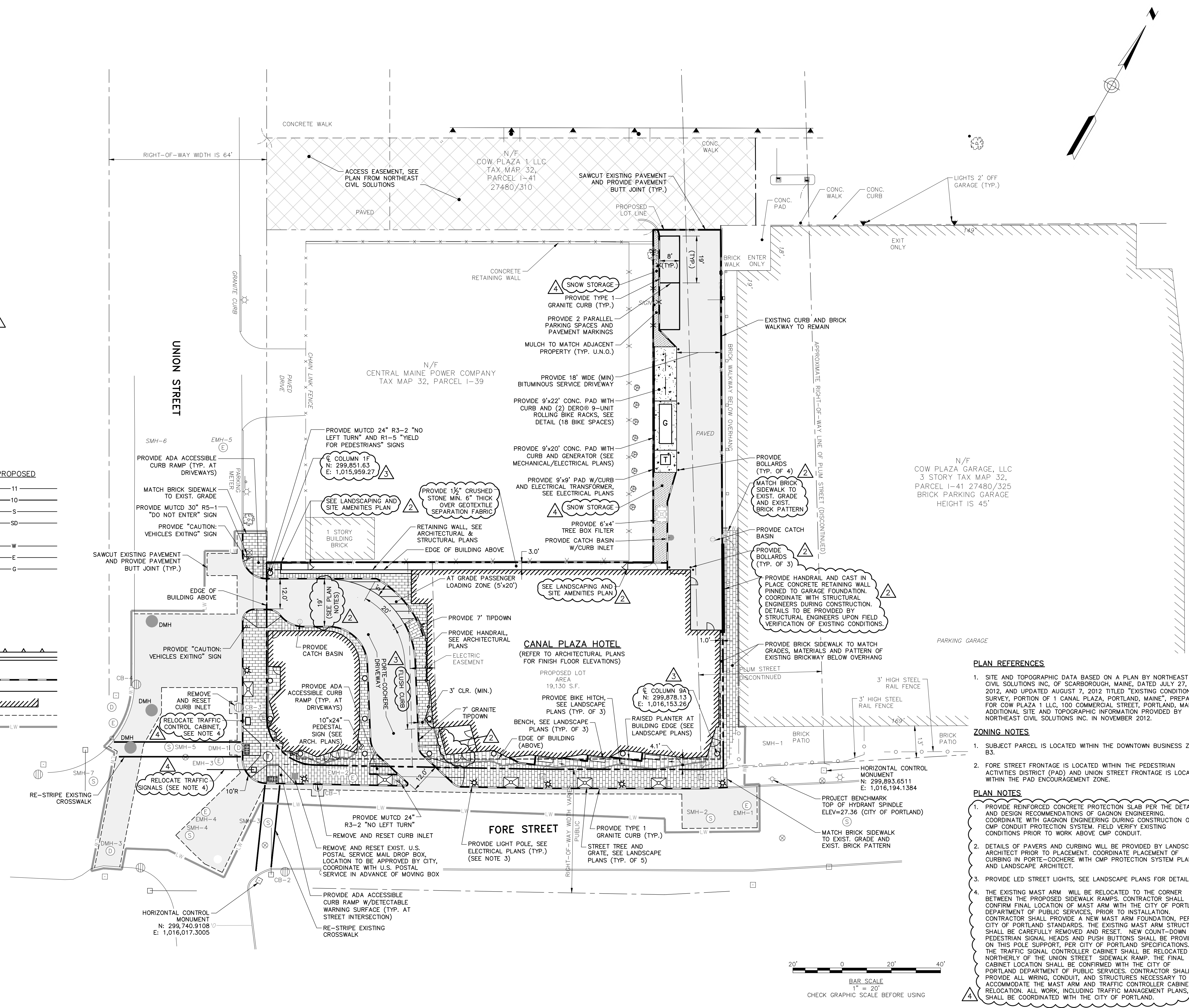
SYMBOLS

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	(S)	(S)
STORM DRAIN MANHOLE	(SD)	(SD)
CATCH BASIN	(CB)	(CB)
ELECTRICAL MANHOLE	(E)	(E)
COMMUNICATIONS MANHOLE	(C)	(C)
CABLE MANHOLE	(CM)	(CM)
UTILITY POLE W/GUY	(U)	(U)
UTILITY POLE	(U)	(U)
UTILITY POLE W/LIGHT	(U)	(U)
LIGHT POLE	(L)	(L)
WATER GATE	(W)	(W)
WATER SHUT OFF	(WS)	(WS)
HYDRANT	(H)	(H)
SIGN	(S)	(S)
DECIDUOUS TREE	(T)	(T)
IRON PIN (FOUND)	(I)	(I)
MONUMENTS (FOUND)	(M)	(M)
TEST PIT	(TP)	(TP)

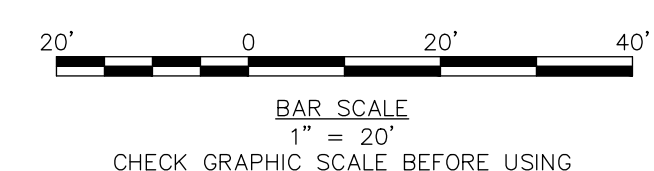
BITUMINOUS PAVEMENT	(B)
PORTE-COCHERE PAVERS (SEE LANDSCAPE PLANS)	(P)
BRICK SIDEWALK	(B)
GRANITE PAVERS (SEE LANDSCAPE PLANS)	(G)
CRUSHED STONE	(C)
CONCRETE	(C)
MULCH	(M)
EASEMENT	(E)

LINE TYPES

DESCRIPTION	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)	--- 11 ---	--- 11 ---
CONTOUR (INDEX)	--- 10 ---	--- 10 ---
SANITARY SEWER	--- S ---	--- S ---
STORM DRAIN	--- SD ---	--- SD ---
UNDERDRAIN	--- UD ---	--- UD ---
WATER MAIN	--- W ---	--- W ---
UNDERGROUND ELECTRIC	--- E ---	--- E ---
GAS LINE	--- G ---	--- G ---
OVERHEAD ELECTRIC	--- OE ---	--- OE ---
UNDERGROUND ELECTRICAL / COMMUNICATIONS / CABLE	--- COM ---	--- COM ---
PROPERTY LINE	---	---
RIGHT OF WAY	---	---
EASEMENT	---	---
FENCE	--- X ---	---
RETAINING WALL	---	---
CURB	---	---
TYPE 1 GRANITE CURB	---	---
EDGE OF PAVEMENT	---	---
BUILDING OUTLINE	---	---
SAWCUT	---	---
LIMIT OF WORK	---	---



- PLAN REFERENCES**
- SITE AND TOPOGRAPHIC DATA BASED ON A PLAN BY NORTHEAST CIVIL SOLUTIONS INC. OF SCARBOROUGH, MAINE, DATED JULY 27, 2012, AND UPDATED AUGUST 7, 2012 TITLED "EXISTING CONDITIONS SURVEY, PORTION OF 1 CANAL PLAZA, PORTLAND, MAINE", PREPARED FOR COW PLAZA 1 LLC, 100 COMMERCIAL STREET, PORTLAND, MAINE. ADDITIONAL SITE AND TOPOGRAPHIC INFORMATION PROVIDED BY NORTHEAST CIVIL SOLUTIONS INC. IN NOVEMBER 2012.
- ZONING NOTES**
- SUBJECT PARCEL IS LOCATED WITHIN THE DOWNTOWN BUSINESS ZONE B3.
 - FORE STREET FRONTAGE IS LOCATED WITHIN THE PEDESTRIAN ACTIVITIES DISTRICT (PAD) AND UNION STREET FRONTAGE IS LOCATED WITHIN THE PAD ENCOURAGEMENT ZONE.
- PLAN NOTES**
- PROVIDE REINFORCED CONCRETE PROTECTION SLAB PER THE DETAILS AND DESIGN RECOMMENDATIONS OF SCARBOROUGH ENGINEERING. COORDINATE WITH GAGNON ENGINEERING DURING CONSTRUCTION OF CMP CONDUIT PROTECTION SYSTEM. FIELD VERIFY EXISTING CONDITIONS PRIOR TO WORK ABOVE CMP CONDUIT.
 - DETAILS OF PAVERS AND CURBING WILL BE PROVIDED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. COORDINATE PLACEMENT OF CURBING IN PORTE-COCHERE WITH CMP PROTECTION SYSTEM PLANS AND LANDSCAPE ARCHITECT.
 - PROVIDE LED STREET LIGHTS, SEE LANDSCAPE PLANS FOR DETAILS.
 - THE EXISTING MAST ARM WILL BE RELOCATED TO THE CORNER BETWEEN THE PROPOSED SIDEWALK RAMPS. CONTRACTOR SHALL CONFIRM FINAL LOCATION OF MAST ARM WITH THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES, PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE A NEW MAST ARM FOUNDATION, PER CITY OF PORTLAND STANDARDS. THE EXISTING MAST ARM STRUCTURE SHALL BE CAREFULLY REMOVED AND RESET. NEW COUNT-DOWN PEDESTRIAN SIGNAL HEADS AND PUSH BUTTONS SHALL BE PROVIDED ON THIS POLE SUPPORT, PER CITY OF PORTLAND SPECIFICATIONS. THE TRAFFIC SIGNAL CONTROLLER CABINET SHALL BE RELOCATED NORTHERLY OF THE UNION STREET SIDEWALK RAMP. THE FINAL CABINET LOCATION SHALL BE CONFIRMED WITH THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES. CONTRACTOR SHALL PROVIDE ALL WIRING, CONDUIT, AND STRUCTURES NECESSARY TO ACCOMMODATE THE MAST ARM AND TRAFFIC CONTROLLER CABINET RELOCATION. ALL WORK, INCLUDING TRAFFIC MANAGEMENT PLANS, SHALL BE COORDINATED WITH THE CITY OF PORTLAND.



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STATE OF MAINE
DENISE CAMERON
No. 11279
Professional Seal

NO.	REVISION	DATE	DESCRIPTION	CHECKED BY	DRAWN BY
4	ADDENDUM 4	2/01/2013		DLC	JBC
3	ADDENDUM 3	01/25/2013			
2	ADDENDUM 2	12/06/2012			
1	ISSUED FOR CONSTRUCTION	11/16/2012			

SITE PLAN

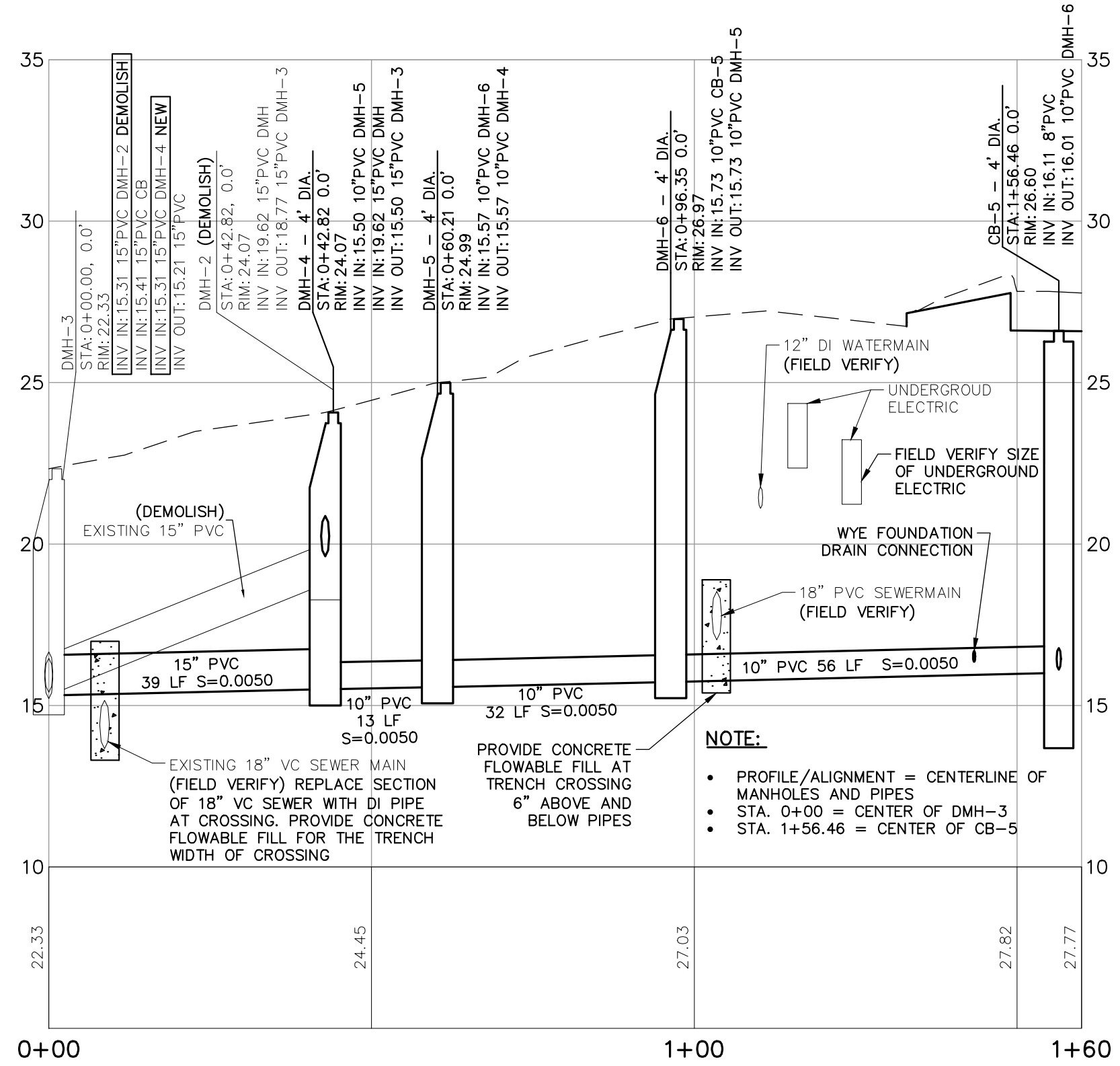
COW PLAZA HOTEL, LLC
100 COMMERCIAL STREET, SUITE 306
PORTLAND, MAINE, C/O TIM SOLEY

HYATT PLACE
PORTLAND - OLD PORT
433 FORE STREET
PORTLAND, ME

JOB NO.: 225869.01
DATE: NOVEMBER 2012
SCALE: 1" = 20'
SHEET: 3 OF 12

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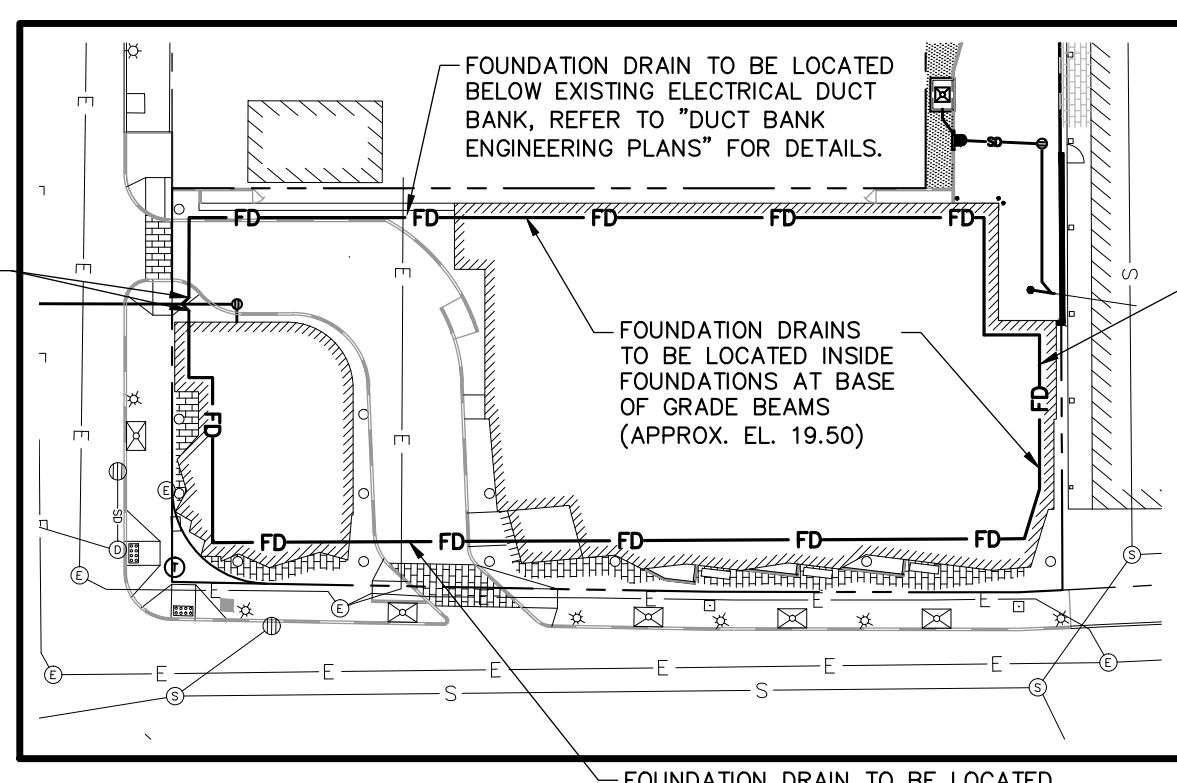
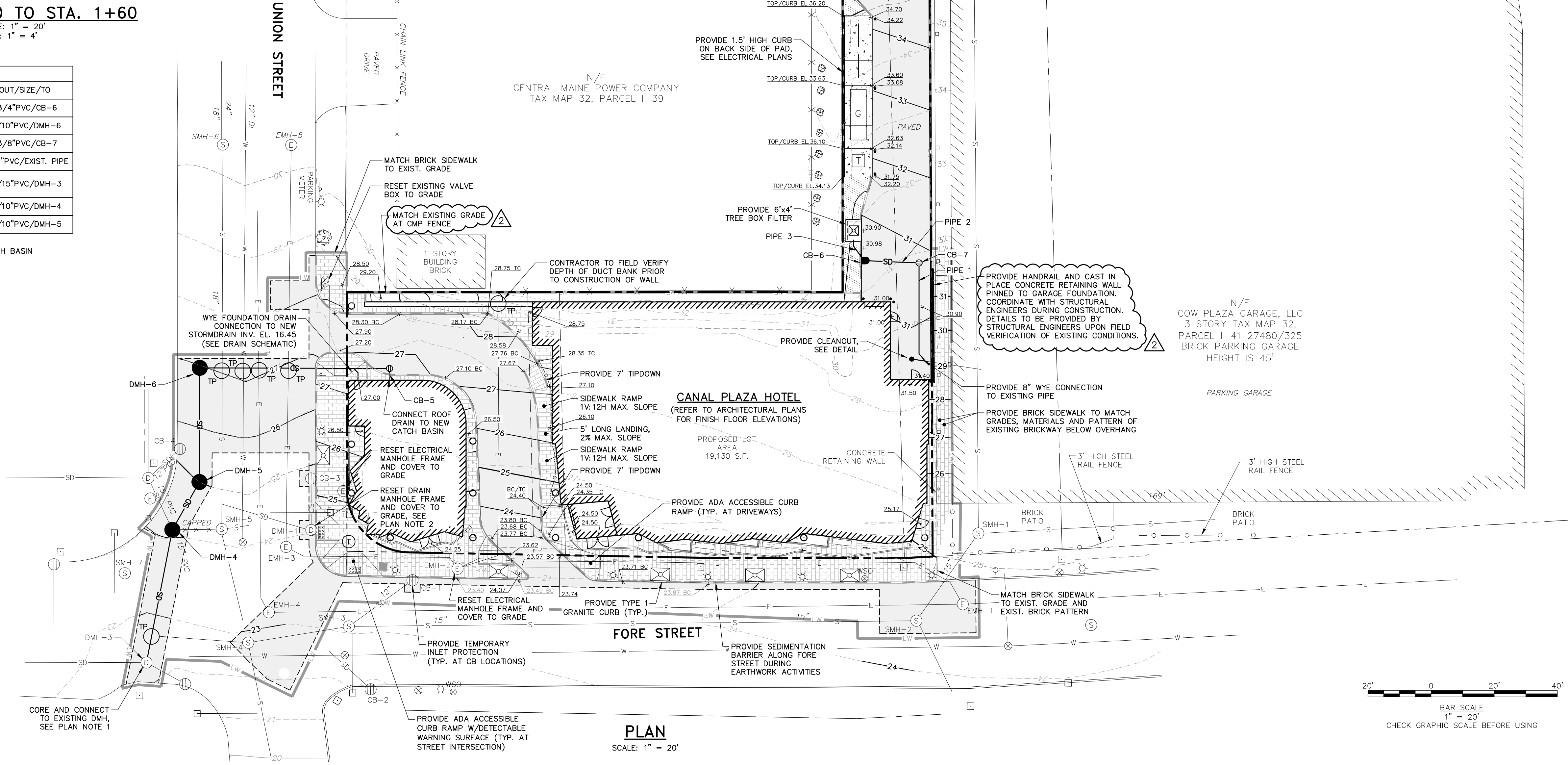
STRUCTURE TABLE				
NAME	DIA.	RIM	INV IN/SIZE/FROM	INV OUT/SIZE/TO
BOX FILTER	6'x4'	30.90*		28.23/4"PVC/CB-6
CB-5	4'	26.60	16.11/8"PVC/	16.01/10"PVC/DMH-6
CB-6**	4'	30.80	27.88/4"PVC/BOX FILTER	26.93/8"PVC/CB-7
CB-7	4'	30.75	26.80/8"PVC/CB-6	26.70/8"PVC/EXIST. PIPE
DMH-4	4'	24.07	15.50/10"PVC/DMH-5 19.62/15"PVC/DMH	15.50/15"PVC/DMH-3
DMH-5	4'	24.99	15.57/10"PVC/DMH-6	15.57/10"PVC/DMH-4
DMH-6	4'	26.97	15.73/10"PVC/CB-5	15.73/10"PVC/DMH-5

*THROAT OPENING OF BOX FILTER
 **DRAINAGE TO ENTER BOX FILTER AND OVERFLOW TO ENTER CATCH BASIN

PIPE TABLE			
PIPE NAME	SIZE	LENGTH	SLOPE
PIPE 1	8" PVC	29'	0.0100
PIPE 2	8" PVC	13'	0.0100
PIPE 3	4" PVC	5'	0.0723

PLAN NOTES

- THE CORE DRILLING REQUIRED IN DMH SHALL BE COMPLETED AND APPROVED UNDER THE DIRECTION OF JOHN EMERSON OF THE SEWER OPERATIONS DEPARTMENT, CELL 318-0239.
- CONTRACTOR SHALL COORDINATE LOCATION OF EXISTING DMH-1 WITH THE CITY PRIOR TO RESETTING FRAME AND COVER.
- FIELD VERIFY LOCATIONS OF EXISTING UTILITIES IN FORE AND UNION STREET PRIOR TO ORDERING DRAINAGE STRUCTURES. COORDINATE FINAL CONNECTION CONFIGURATION WITH CITY OF PORTLAND.
- FOR SPOT GRADES SHOWN ON PLAN "BC" EQUALS BOTTOM OF CURB AND "TC" EQUALS TOP OF CURB.



CONTRACTOR TO FIELD VERIFY LEDGE ELEVATIONS IN BACK ALLEY FOUNDATION DRAIN TO BE LOCATED ON TOP OF LEDGE AND SLOPED AS REQUIRED TO MEET EL. 19.50

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STATE OF MAINE
 PROFESSIONAL ENGINEER
 DENISE COLESON
 No. 11279

REV	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	11/16/2012
2	ADDENDUM 2	12/06/2012

CHECKED BY: DLG
 DESIGNED BY: MDM
 DRAWN BY: JBC

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

COW PLAZA HOTEL, LLC
 100 COMMERCIAL STREET, SUITE 306
 PORTLAND, MAINE, C/O TIM SOLEY

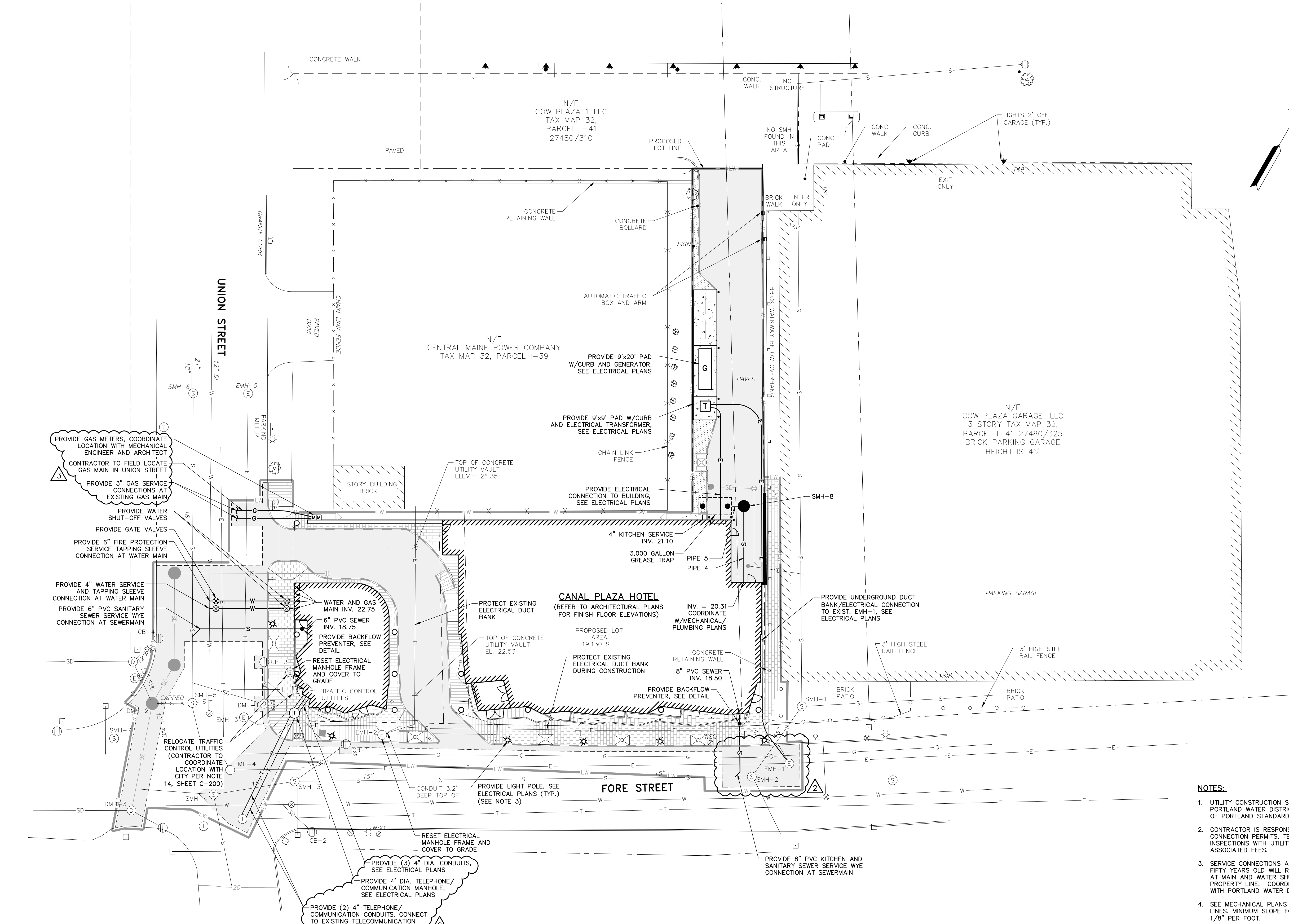
HYATT PLACE
 PORTLAND - OLD PORT
 433 FORE STREET
 PORTLAND, ME

JOB NO.: 225869.01
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 SCALE: 1" = 20'
 SHEET: 4 OF 12

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PROVIDE GAS METERS, COORDINATE LOCATION WITH MECHANICAL ENGINEER AND ARCHITECT
CONTRACTOR TO FIELD LOCATE GAS MAIN IN UNION STREET
PROVIDE 3" GAS SERVICE CONNECTIONS AT EXISTING GAS MAIN
PROVIDE WATER SHUT-OFF VALVES
PROVIDE GATE VALVES
PROVIDE 6" FIRE PROTECTION SERVICE TAPPING SLEEVE CONNECTION AT WATER MAIN

PROVIDE 4" WATER SERVICE AND TAPPING SLEEVE CONNECTION AT WATER MAIN
PROVIDE 6" PVC SANITARY SEWER SERVICE WYE CONNECTION AT SEWERMAIN

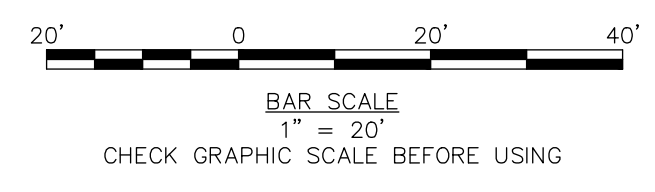
PROVIDE (3) 4" DIA. CONDUITS, SEE ELECTRICAL PLANS
PROVIDE 4" DIA. TELEPHONE/COMMUNICATION MANHOLE, SEE ELECTRICAL PLANS
PROVIDE (2) 4" TELEPHONE/COMMUNICATION CONDUITS, CONNECT TO EXISTING TELECOMMUNICATION MANHOLE, SEE ELECTRICAL PLANS

STRUCTURE TABLE				
NAME	DIA.	RIM	INV IN/SIZE/FROM	INV OUT/SIZE/TO
GREASE TRAP	6.8"x12.8"	VARIES*	21.00/4"PVC/HOTEL	20.75/4"PVC/SMH-8
SMH-8	4'	21.88	20.70/4"PVC/GREASE TRAP	20.60/4"PVC/HOTEL

*SEE GREASE TRAP DETAIL FOR RIM ELEVATIONS

PIPE TABLE			
PIPE NAME	SIZE	LENGTH	SLOPE
PIPE 4	4" PVC	28'	0.0100
PIPE 5	4" PVC	3'	0.0153

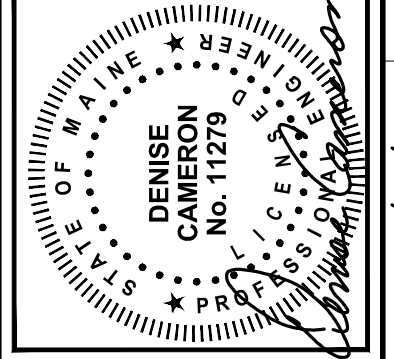
- NOTES:**
- UTILITY CONSTRUCTION SHALL COMPLY WITH PORTLAND WATER DISTRICT, UNITIL, AND CITY OF PORTLAND STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTION PERMITS, TESTING, COORDINATING INSPECTIONS WITH UTILITY COMPANY AND ASSOCIATED FEES.
 - SERVICE CONNECTIONS AT WATERMANS OVER FIFTY YEARS OLD WILL REQUIRE A GATE VALVE AT MAIN AND WATER SHUT-OFF AT THE PROPERTY LINE. COORDINATE VALVE LOCATIONS WITH PORTLAND WATER DISTRICT.
 - SEE MECHANICAL PLANS FOR SIZING OF UTILITY LINES. MINIMUM SLOPE FOR SEWER LATERALS IS 1/8" PER FOOT.
 - UNITIL TO PROVIDE GAS MAIN EXTENSION IN UNION STREET. CONTRACTOR SHALL COORDINATE WITH UNITIL FOR CONNECTION OF SERVICE TO NEW MAIN.



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3	ADDENDUM 3	07/25/2013
2	ADDENDUM 2	12/06/2012
1	ISSUED FOR CONSTRUCTION	11/16/2012

DESIGNED BY: MDLM
CHECKED BY: DLG
DRAWN BY: JBC
2258691-C200A.DWG

UTILITY PLAN

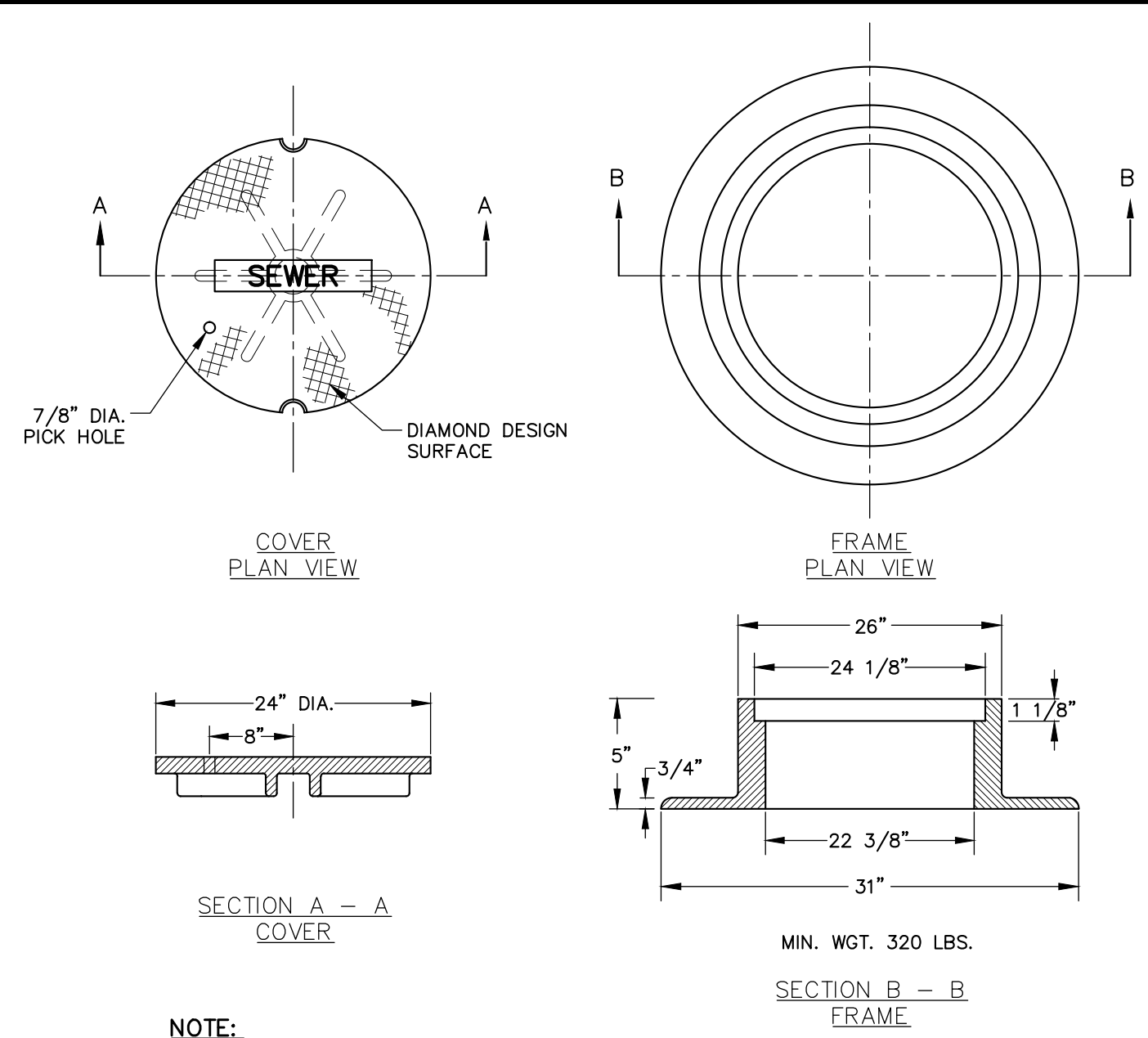
COW PLAZA HOTEL, LLC
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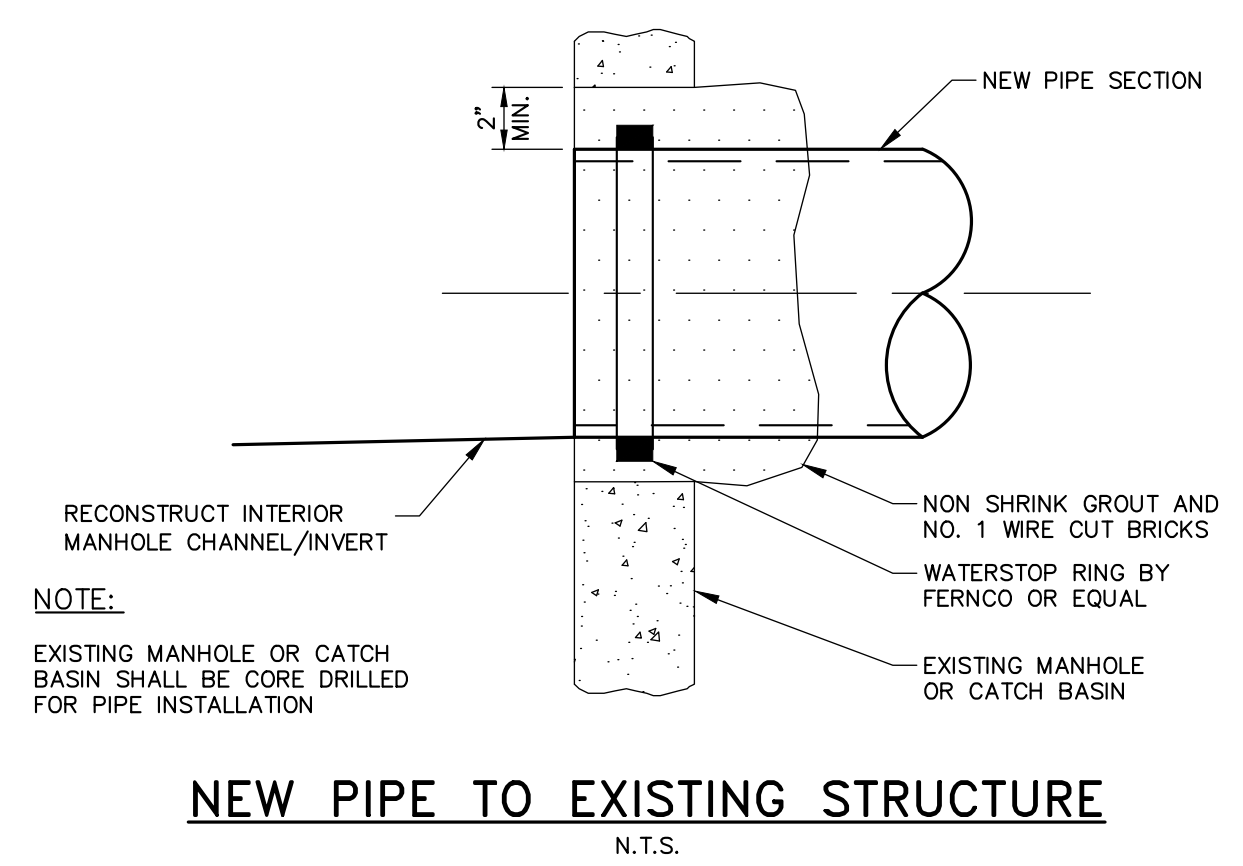
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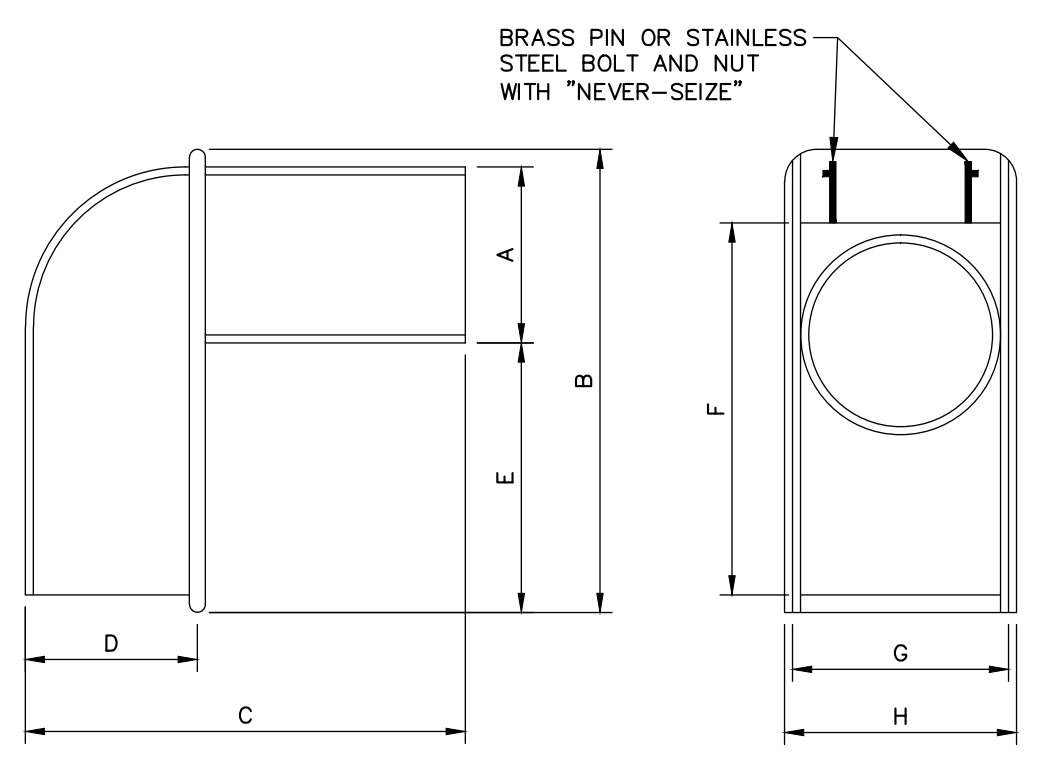


NOTE:
ALL MANHOLE COVERS SHALL BE SOLID AND SHALL HAVE ONE 7/8" DIAMETER DRILLED PICK HOLE, LOCATED 8" FROM THE CENTER OF THE COVER.
ALL SANITARY MANHOLE COVERS SHALL HAVE "SEWER" CAST INTO THE COVER. ALL STORMWATER/DRAIN MANHOLE COVERS SHALL HAVE "DRAIN" CAST INTO THE COVER.

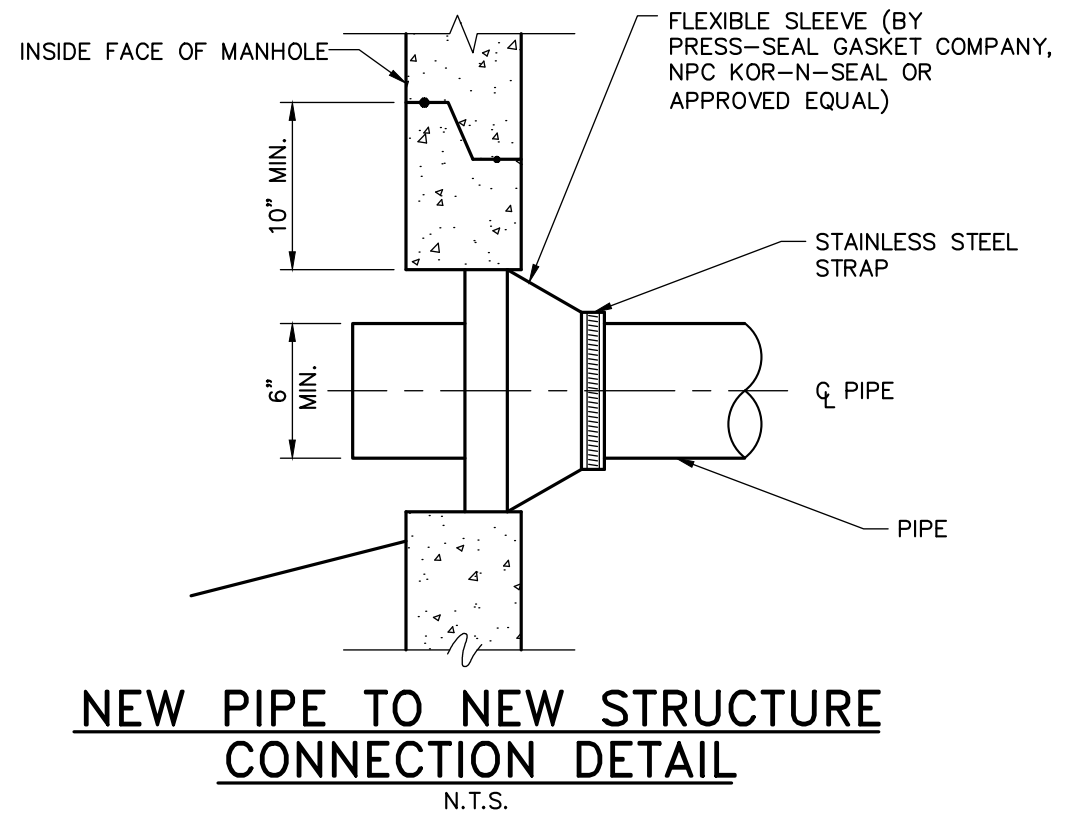
CAST IRON MANHOLE FRAME AND COVER
N.T.S.



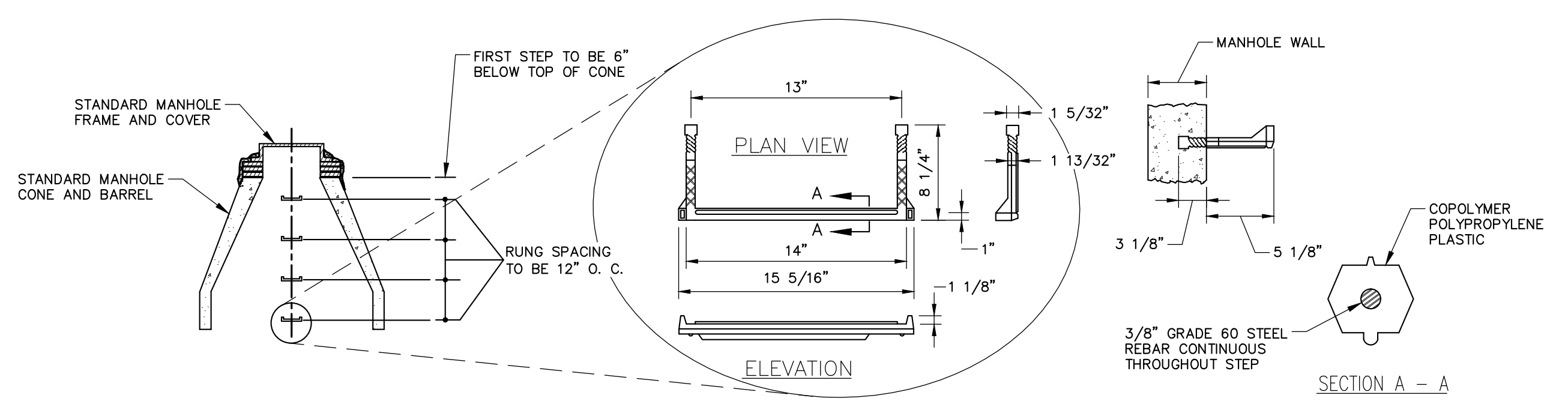
- GENERAL NOTES FOR MANHOLES AND CATCH BASINS**
- ALL CONCRETE SHALL BE CLASS "A" AND HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 LBS. PER SQ. INCH AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.
 - PRECAST REINFORCED CONE BARREL MANUFACTURED PER ASTM SPEC. C-478.
 - ALL MANHOLES SHALL HAVE A BITUMINOUS WATERPROOFING APPLIED TO THE EXTERIOR SURFACE. IF CONSTRUCTED OF BRICK MASONRY, SURFACE SHALL BE PLASTERED WITH A SMOOTH MORTAR FINISH 3/8" THICK. AFTER THE MORTAR HAS SET, THE SURFACE SHALL BE WATERPROOFED AS REQUIRED BY SUPPLEMENTAL SPECIFICATIONS SECTION 604.
 - CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48-CLASS 35. ALL PARTS OF CASTINGS, EXCEPT FINISHED SURFACE, SHALL RECEIVE A COAT OF COAL TAR PITCH VARNISH OR ASPHALTUM PAINT WHICH SHALL BE SMOOTH AND TOUGH BUT NOT BRITTLE.
 - MANHOLES MAY BE CONSTRUCTED OF MASONRY, PRECAST REINFORCED CONCRETE, OR CAST IN PLACE.
 - CONTRACTOR SHALL SUBMIT ANTIFLOATATION CALCULATIONS FOR ALL MANHOLE AND CATCH BASIN STRUCTURES.
 - ALL PRECAST MANHOLES AND CATCH BASINS SHALL BE IDENTIFIED BY STATION, OFFSET, AND STRUCTURE ID PAINTED ON THE SIDE OF THE STRUCTURE BY THE MANUFACTURER.
 - STORM AND SEWER MANHOLES SHALL HAVE SOLID COVERS WITH ONE DRILLED PICK HOLE.
 - EXISTING MANHOLES, CATCH BASINS, FRAMES, AND COVERS SHALL BE SALVAGED BY THE CONTRACTOR, AND SHALL REMAIN THE PROPERTY OF THE CITY OF PORTLAND.
 - WHEN THE FLOW CHANGES DIRECTION IN A MANHOLE, THE CHANNEL ALIGNMENT SHALL FOLLOW A SMOOTH RADIUS. CHANNELS SHALL BE FORMED TO ACCEPT ALL INLET PIPES.
 - ON STORM AND SEWER MANHOLES, THE SHELF AND CHANNEL SHALL BE FORMED BY BRICK SET IN CEMENT MORTAR OR BY FACTORY PRE-CAST CONCRETE. SUCH PRE-CAST CONCRETE SHALL BE EPOXY COATED AND THE SHELF SHALL HAVE A PERMANENT NON-SKID SURFACE.



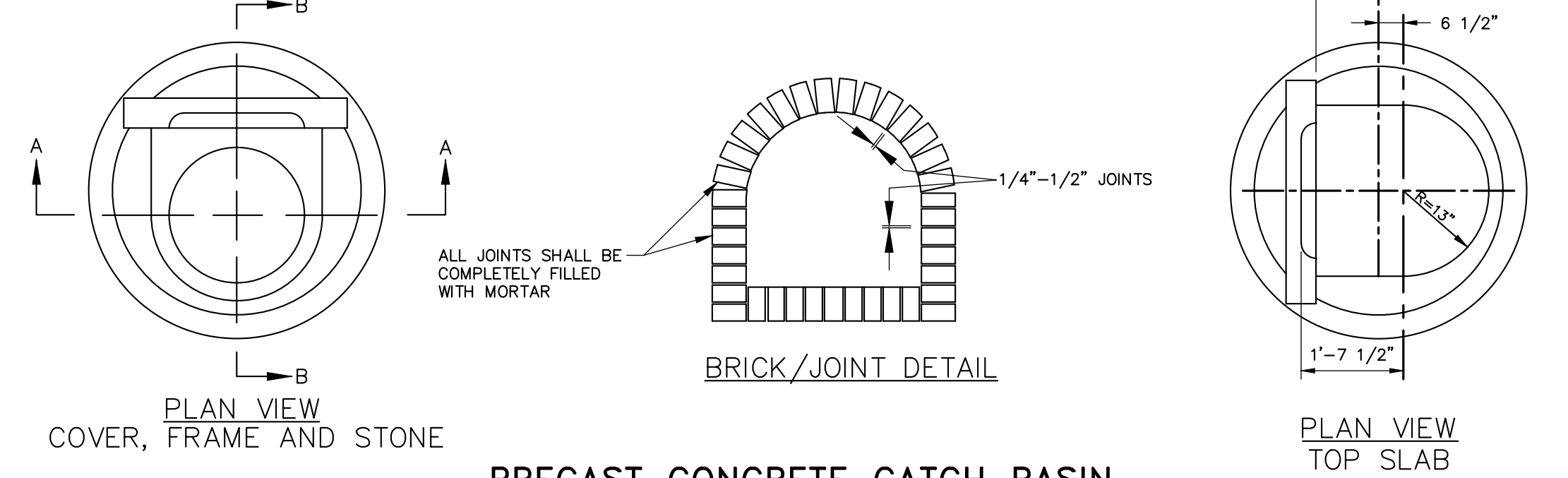
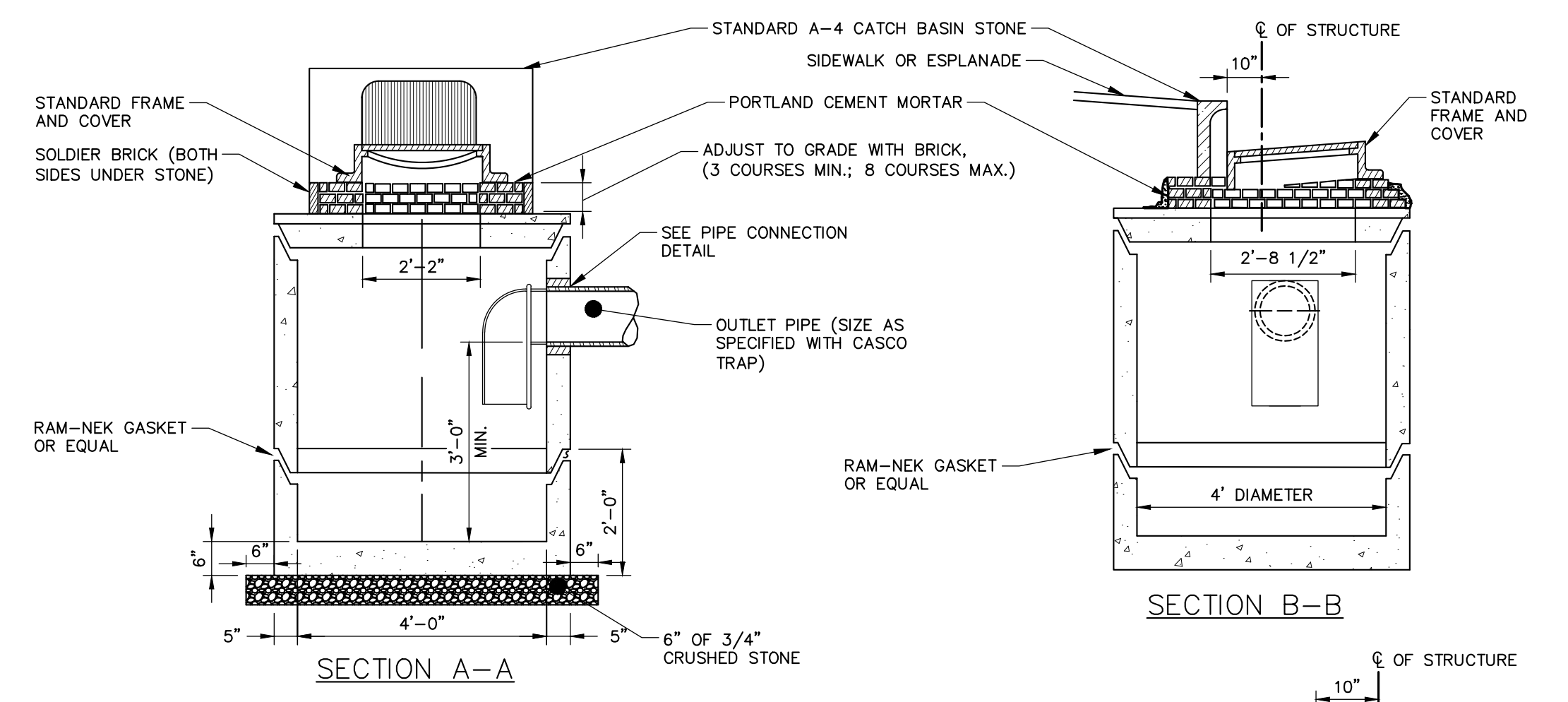
CASCO TRAP DETAIL
N.T.S.



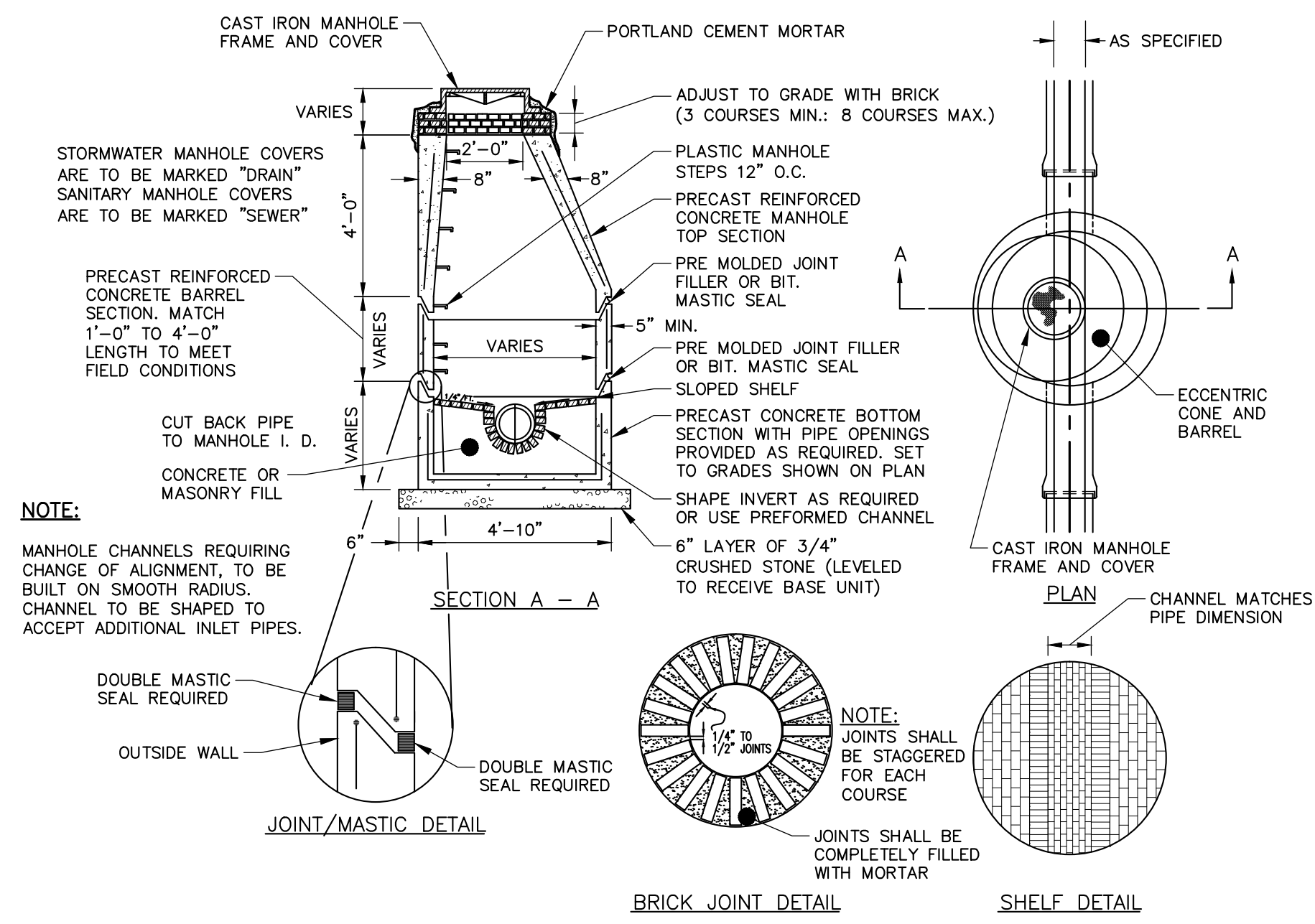
NEW PIPE TO NEW STRUCTURE CONNECTION DETAIL
N.T.S.



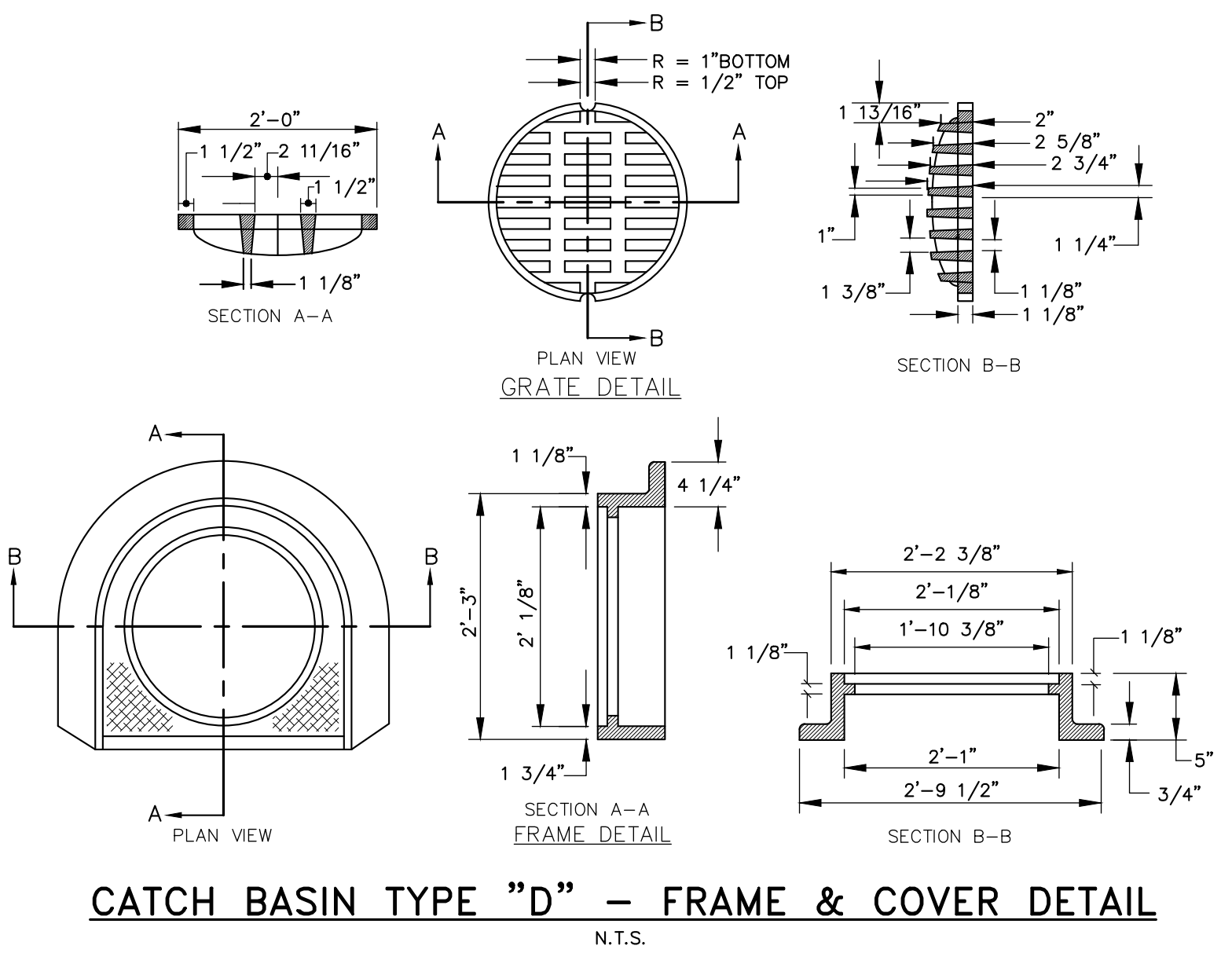
PLASTIC MANHOLE STEPS
N.T.S.



PRECAST CONCRETE CATCH BASIN
N.T.S.



PRECAST CONCRETE MANHOLE
N.T.S.



CATCH BASIN TYPE "D" - FRAME & COVER DETAIL
N.T.S.

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STATE OF MAINE
DENISE
CARRON
No. 11279
Professional Engineer
01/25/2013

REV	DESCRIPTION	DATE
3	ISSUED FOR CONSTRUCTION	11/16/2012
2	RESPONSE TO COMMENTS	10/19/2012
1	FINAL SITE PLAN APPLICATION SUBMISSION	9/28/2012

CHECKED BY: DLG
DESIGNED BY: MDLM
DRAWN BY: JBC
2258691-000A.MXD

CIVIL DETAILS - 1

COW PLAZA HOTEL, LLC
100 COMMERCIAL STREET, SUITE 306
PORTLAND, MAINE, C/O TIM SOLEY

HYATT PLACE
PORTLAND - OLD PORT
433 FORE STREET
PORTLAND, ME

JOB NO.: 225869.01
DATE: NOVEMBER 2012
SCALE: AS NOTED
SHEET: 6 OF 12

C-300

1

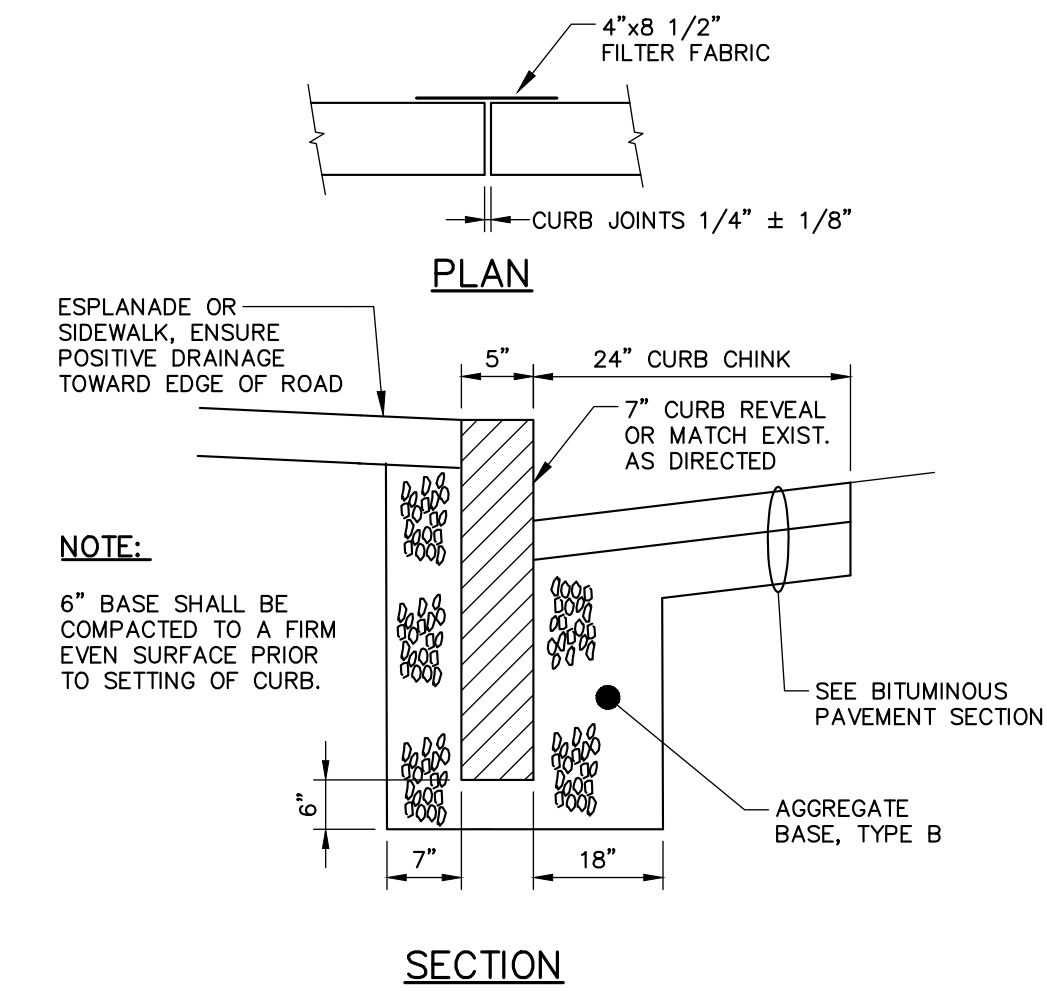
2

3

4

5

6



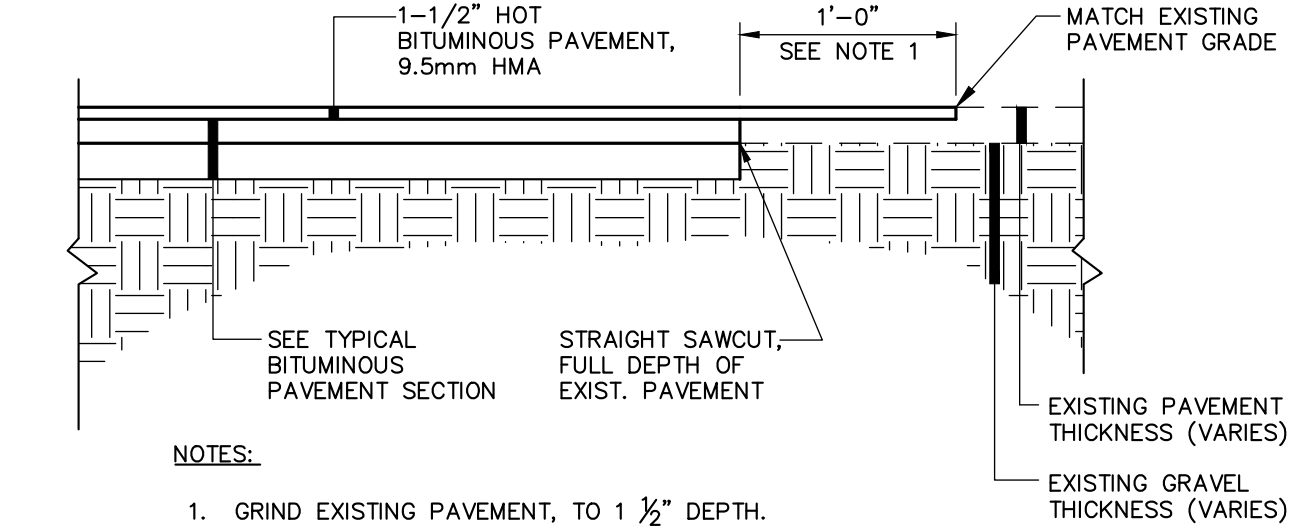
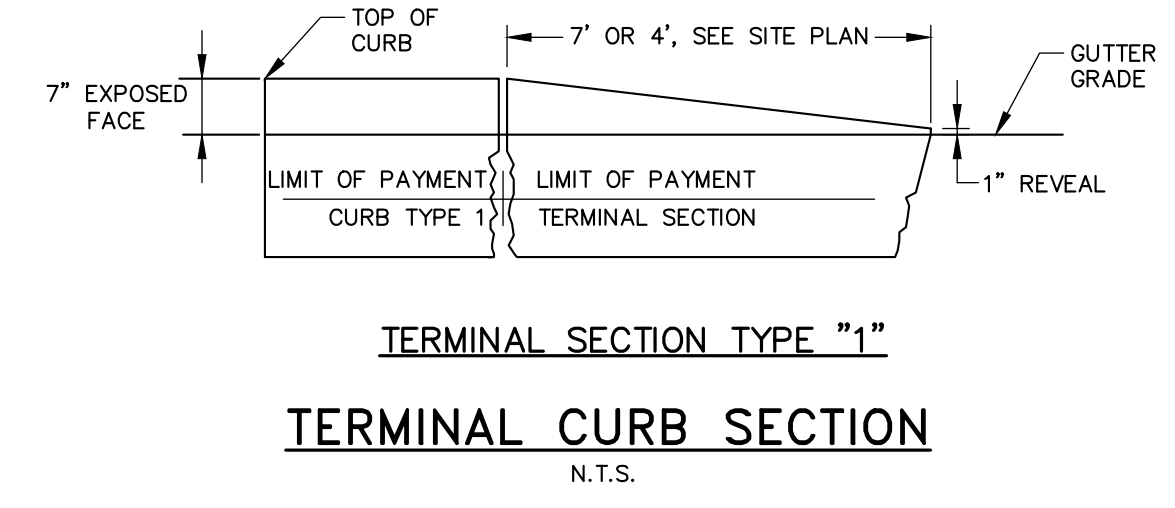
CURB TYPE 1 ON CURVES

TYPE	RADIUS OF CURVE	LENGTH	STONE IS CUT OR CAST
1	0' TO 60' INCL.	4' MIN.	ARC TO FIT CURVE
	OVER 60' TO 160'	4' TO 6'	STRAIGHT PIECES

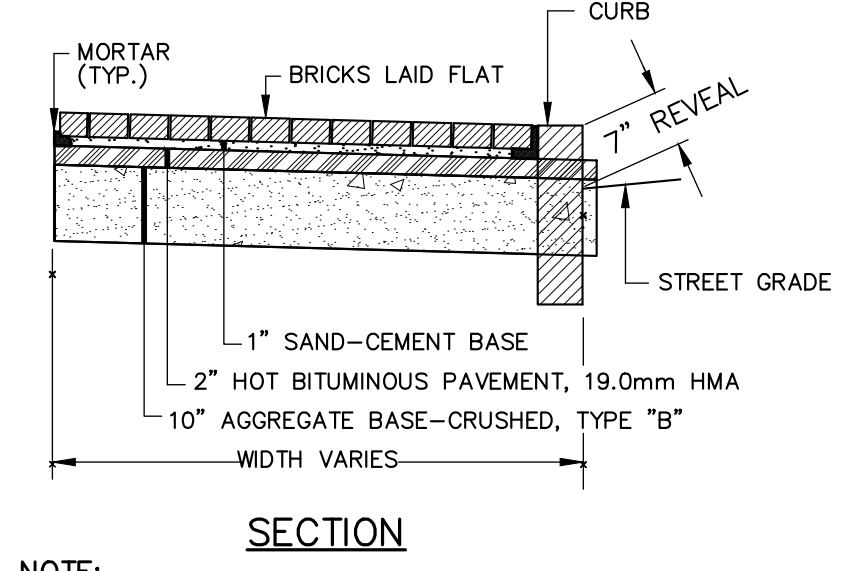
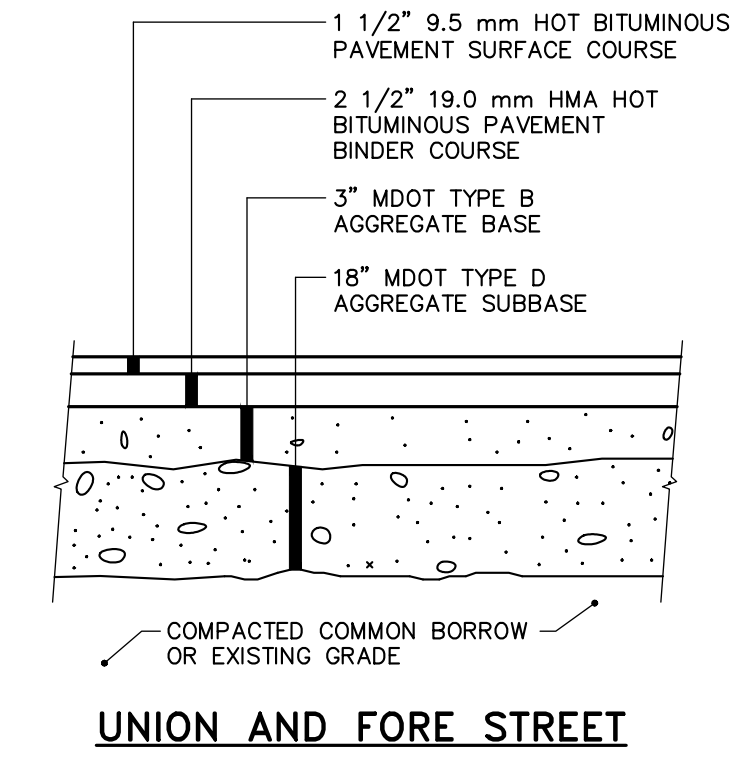
TYPICAL NEW AND RESET CURB INSTALLATION

N.T.S.

NOTE: AGGREGATE TYPES PER MDOT SECTION 304.02



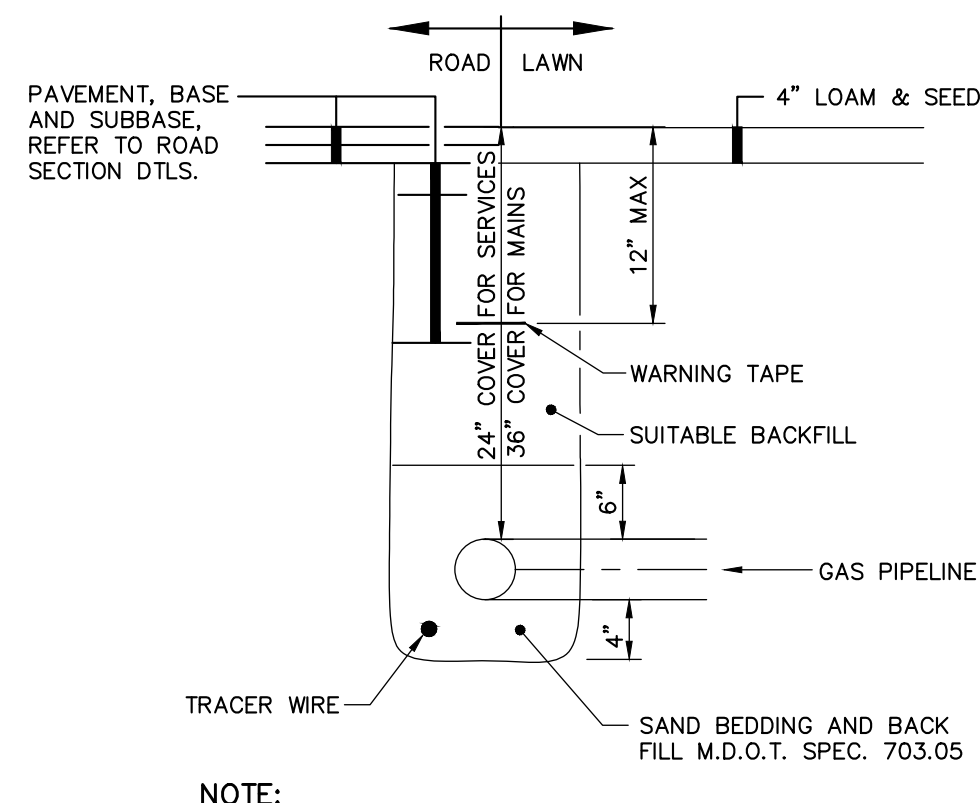
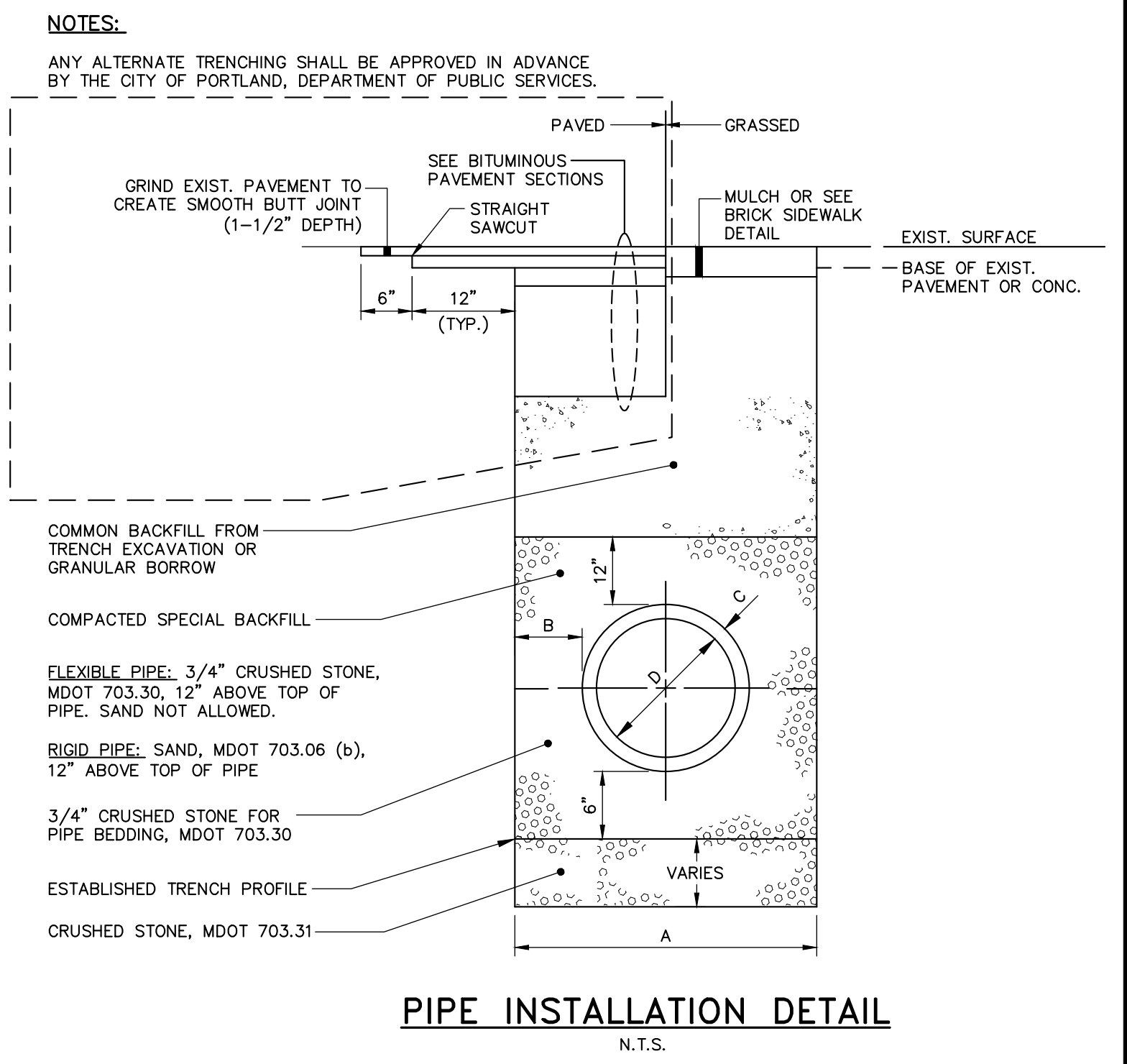
- NOTES:**
- GRIND EXISTING PAVEMENT, TO 1/2" DEPTH.
 - PROVIDE BITUMINOUS TACK COAT ON VERTICAL AND HORIZONTAL SURFACES PRIOR TO PAVING.
 - DETAIL APPLICABLE TO PAVEMENT BUTT JOINTS AT ROADWAY WORK LIMITS. REFER TO PIPE INSTALLATION DTL. OR BITUMINOUS PAVEMENT SECTION DTLs. FOR TRENCH REPAIR REQUIREMENTS.



PIPE INSTALLATION DETAIL - NOTES

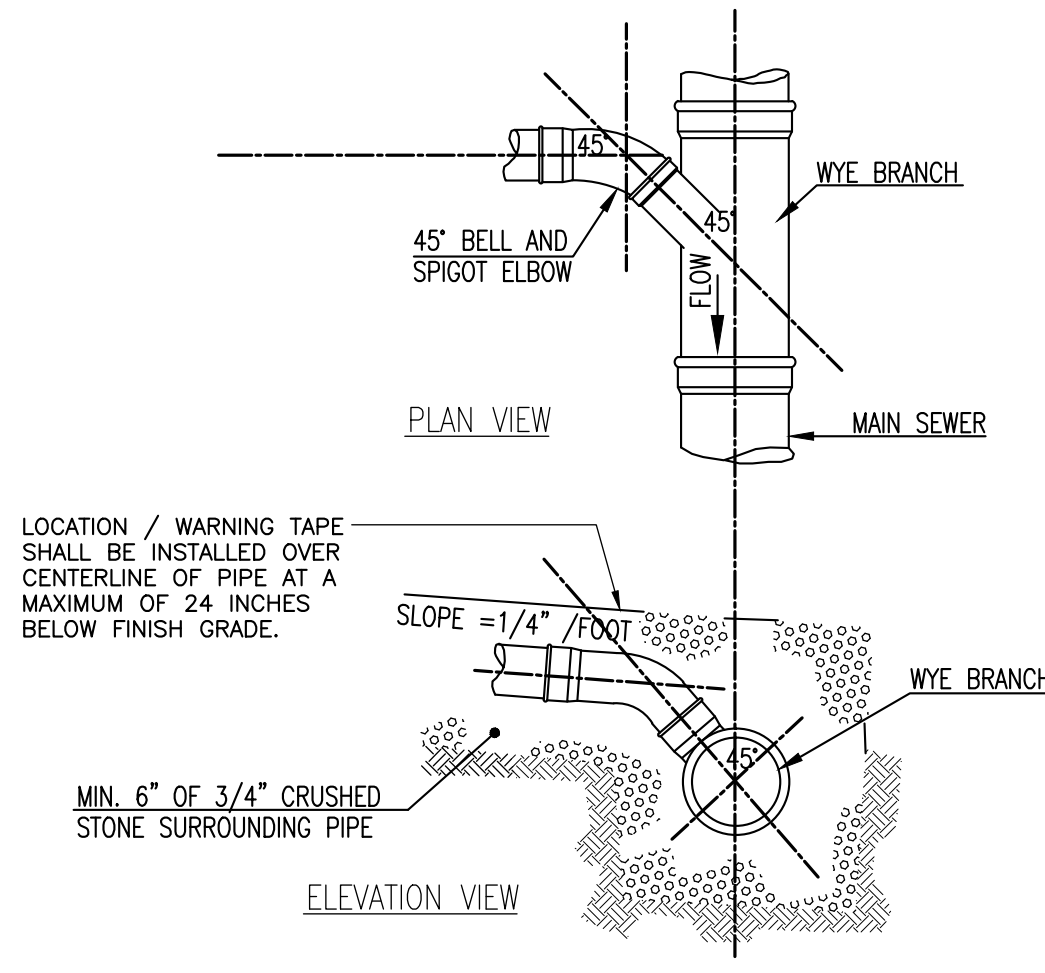
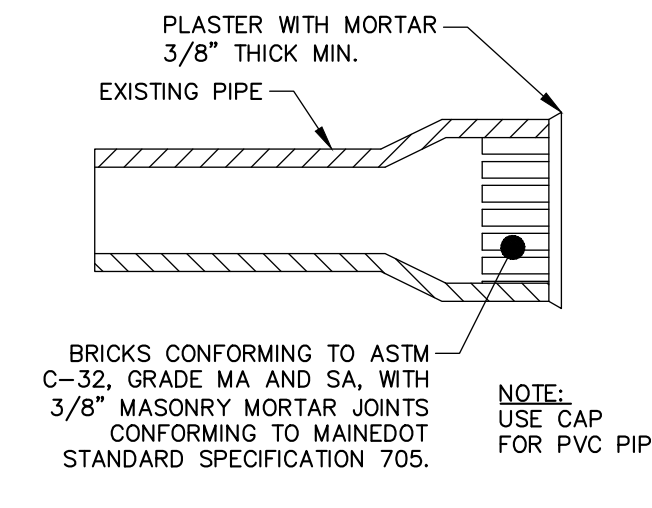
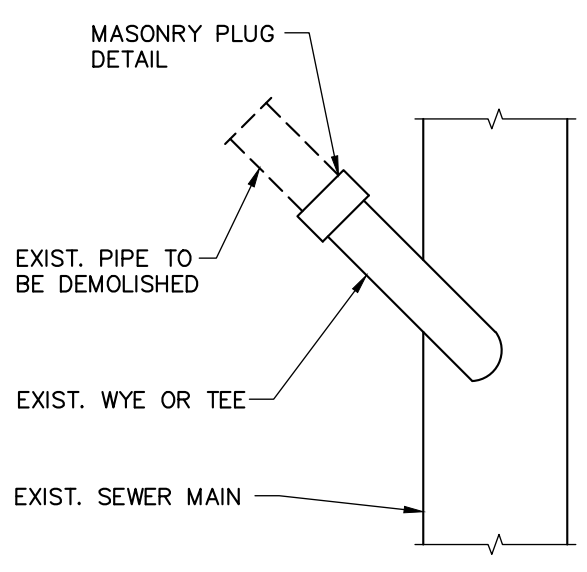
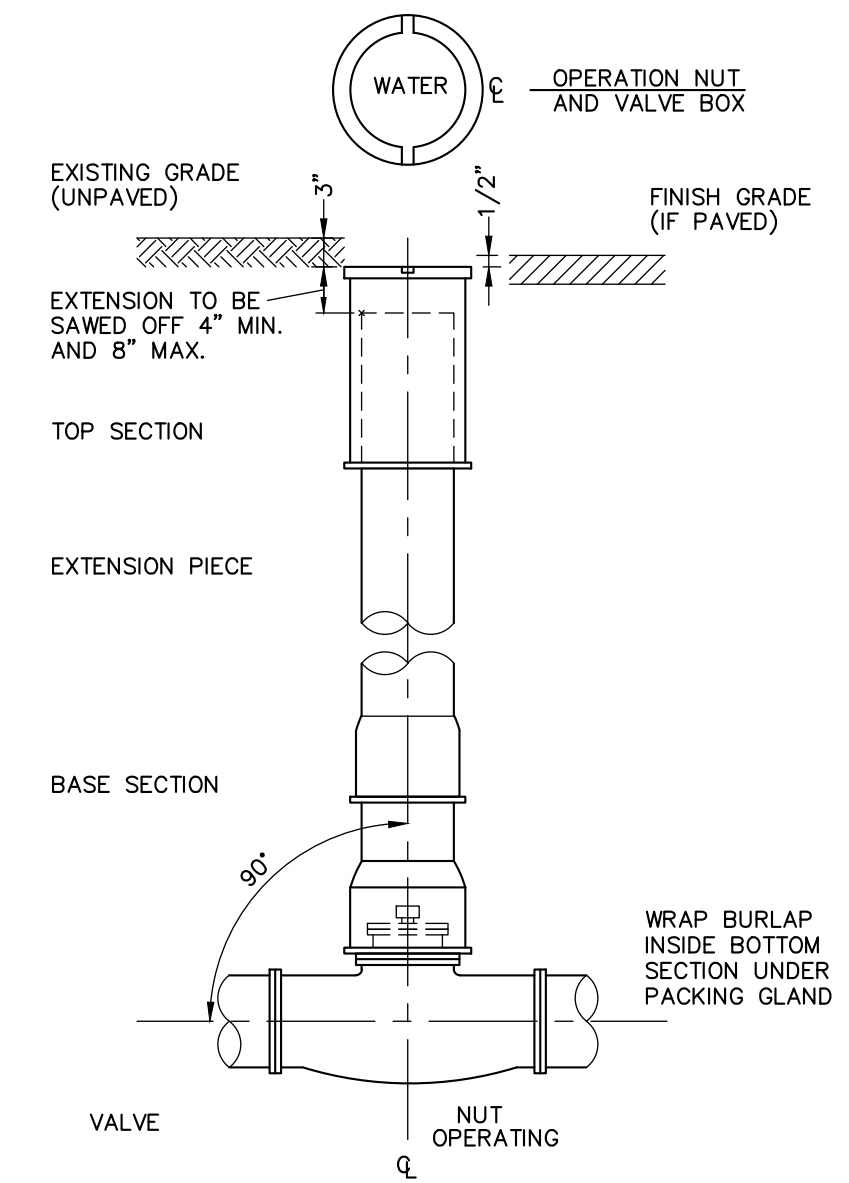
- IN PAVED AREAS, DEPTHS OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GREATER OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.
- DIMENSION "B" SHALL BE SUFFICIENT TO ALLOW CRUSHED STONE BEDDING TO BE PLACED AND COMPACTED UNDER THE HAUNCHES OF THE PIPE, BUT IN ALL CASES "B" SHALL BE AT LEAST 9".
- DIMENSION "A" SHALL BE BASED ON PIPE DIAMETER, AS SET FORTH IN THE FOLLOWING TABLE.

PIPE DIAMETER, "D" (INCHES)	MAX. TRENCH WIDTH, "A" (FEET)
6	4.0
8	4.0
10	4.0
12	4.0
15	4.0
18	5.0
21	5.0
24	5.5
27	6.0
30	6.0
36	7.0
42	8.0
48	8.0



NOTE:

CONTRACTOR SHALL PERFORM EXCAVATION AND PROVIDE BEDDING, BACKFILL, AND SURFACE RESTORATION; UNITIL SHALL PROVIDE PIPING, VALVES AND FITTINGS. CONTRACTOR SHALL COORDINATE ALL WORK WITH UNITIL, INC.



TYPICAL THRUST BLOCK DETAIL

N.T.S.

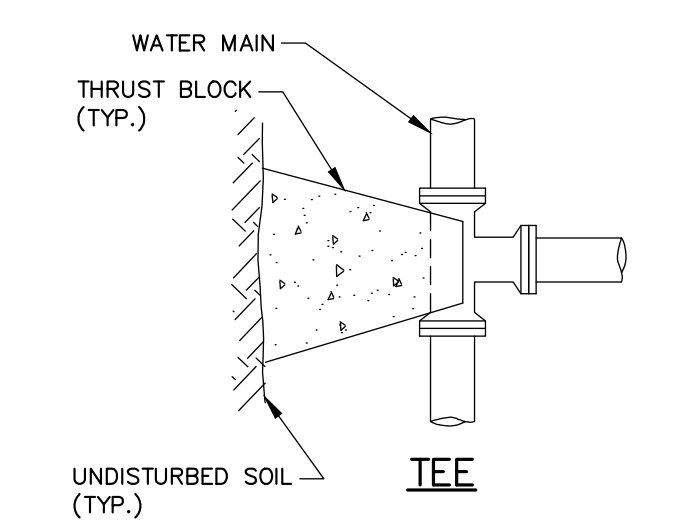


TABLE 1: 4" THRU 10" FITTINGS

SOIL TYPE	TEES		BENDS	
	A	B	A	B
SOFT CLAY	48"	24"	48"	24"
SAND	24"	24"	24"	24"
GRAVEL	24"	18"	24"	18"

- NOTES:**
- CONCRETE FOR ALL THRUST BLOCKS TO BE MINIMUM 3,000 PSI, 28 DAY STRENGTH, TYPE I CEMENT, 3/4" STONE.
 - WHERE POSSIBLE, CONSTRUCT THRUST BLOCKS AGAINST UNDISTURBED SOIL. WHERE NOT POSSIBLE, PLACE FILL BETWEEN THE THRUST BLOCK AND THE UNDISTURBED SOIL COMPACTED TO 90% STANDARD PROCTOR DENSITY.
 - WRAP FITTINGS WITH POLYETHYLENE PRIOR TO CONSTRUCTING THRUST BLOCKS. NO JOINTS SHALL BE COVERED WITH CONCRETE.
 - THRUST BLOCK DIMENSIONS ARE BASED ON A MAXIMUM WATER MAIN PRESSURE OF 150 PSI.

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DENISE
CARRON
No. 11279
Professional Engineer

01/25/2013

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DESIGNED BY: MDLM
DRAWN BY: JBC
225869-00A.DWG

CIVIL DETAILS - 2

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100 COMMERCIAL STREET, SUITE 306
PORTLAND, MAINE, C/O TIM SOLEY

HYATT PLACE
PORTLAND - OLD PORT
433 FORE STREET
PORTLAND, ME

JOB NO.: 225869.01
DATE: NOVEMBER 2012
SCALE: AS NOTED
SHEET: 7 OF 12

C-301

1

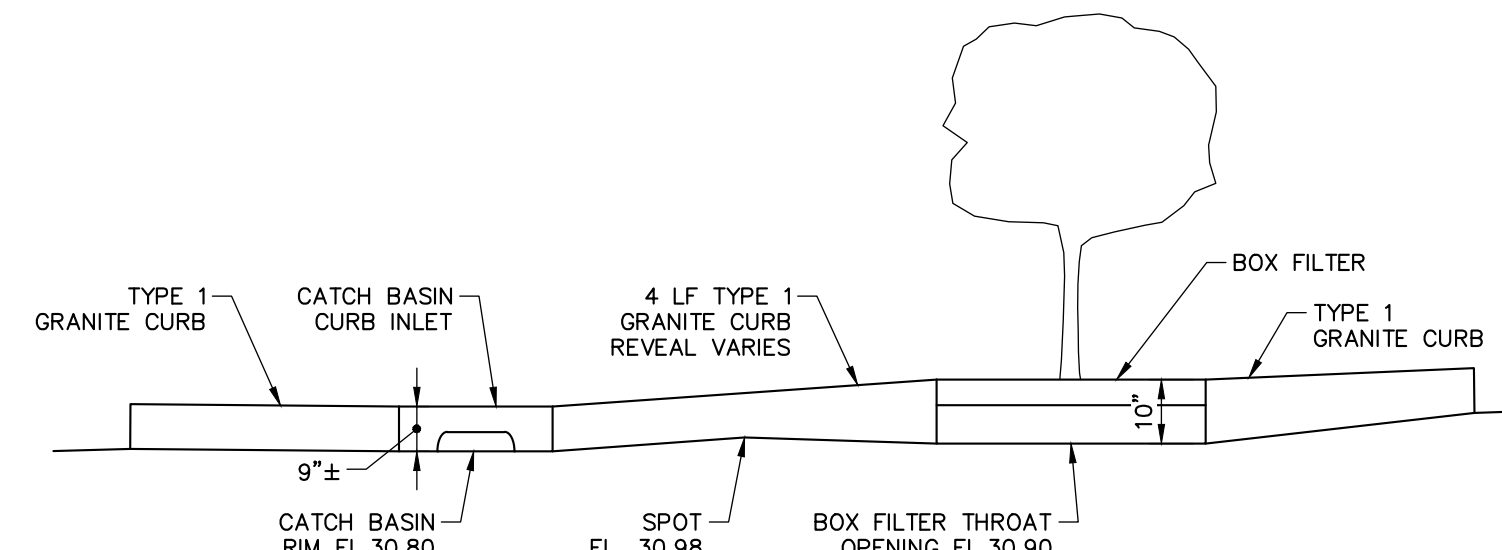
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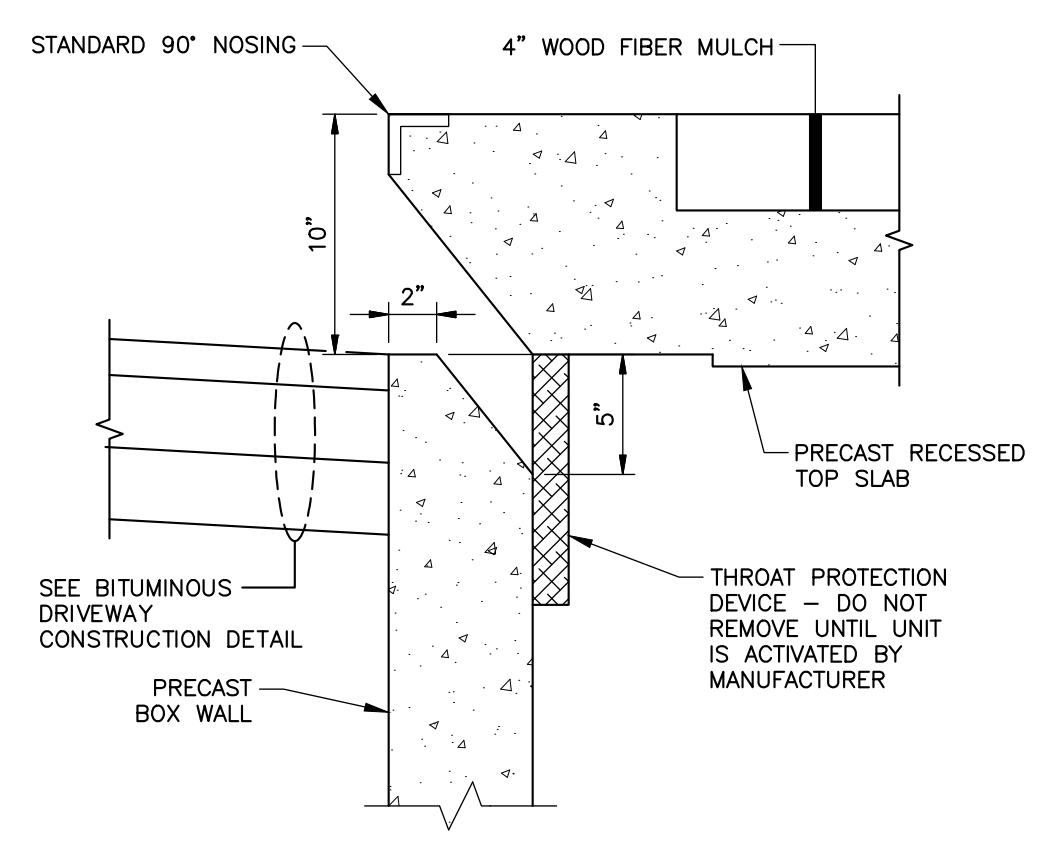
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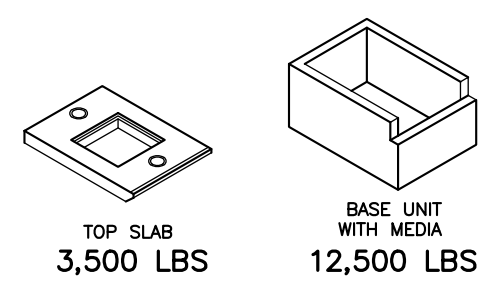


NOTE:
DETAIL REPRESENTS ELEVATION VIEW OF SERVICE DRIVEWAY GUTTER LINE AT BOX FILTER LOCATION. PRIMARY GUTTERLINE FLOW FROM UPHILL AREAS SHALL FIRST ENTER BOX FILTER UNIT. OVERFLOW DURING HIGH-INTENSITY RAINFALL EVENTS THAT PONDS OUT OF BOX FILTER THROAT SHALL CONTINUE DOWN GUTTERLINE TO CB-3.

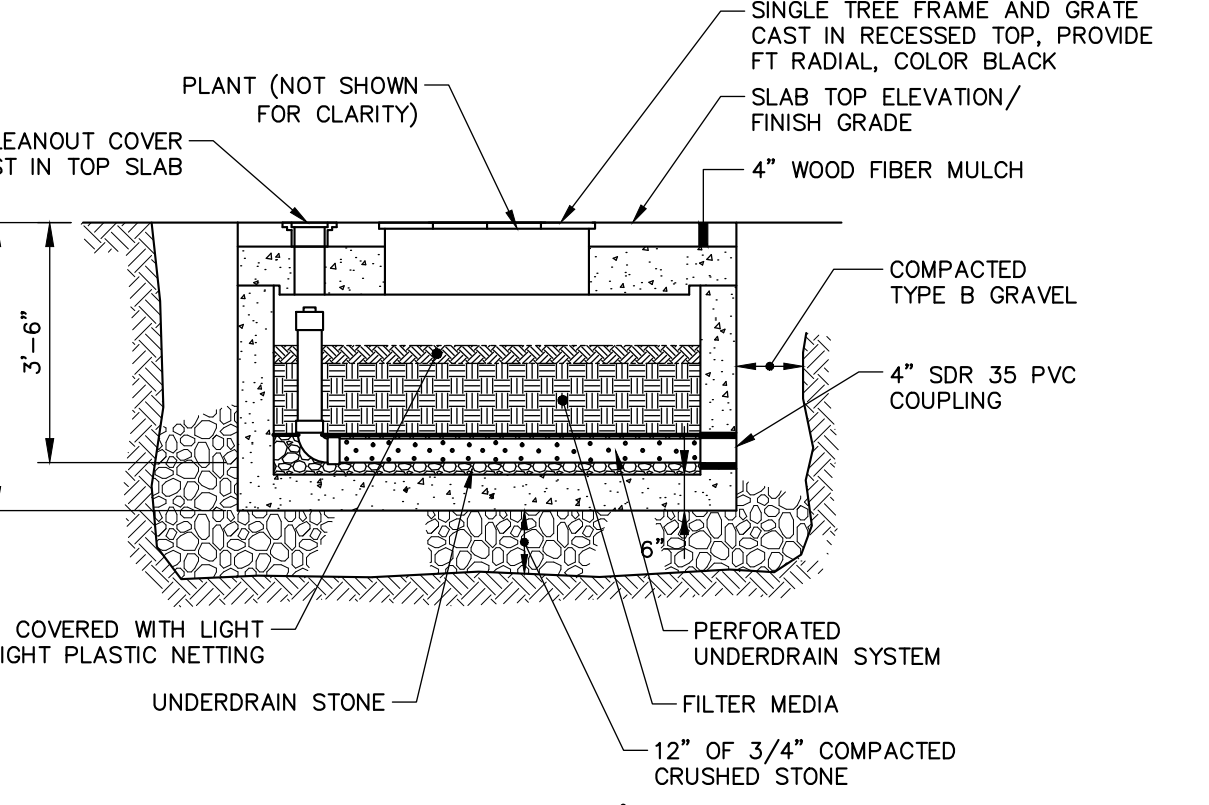
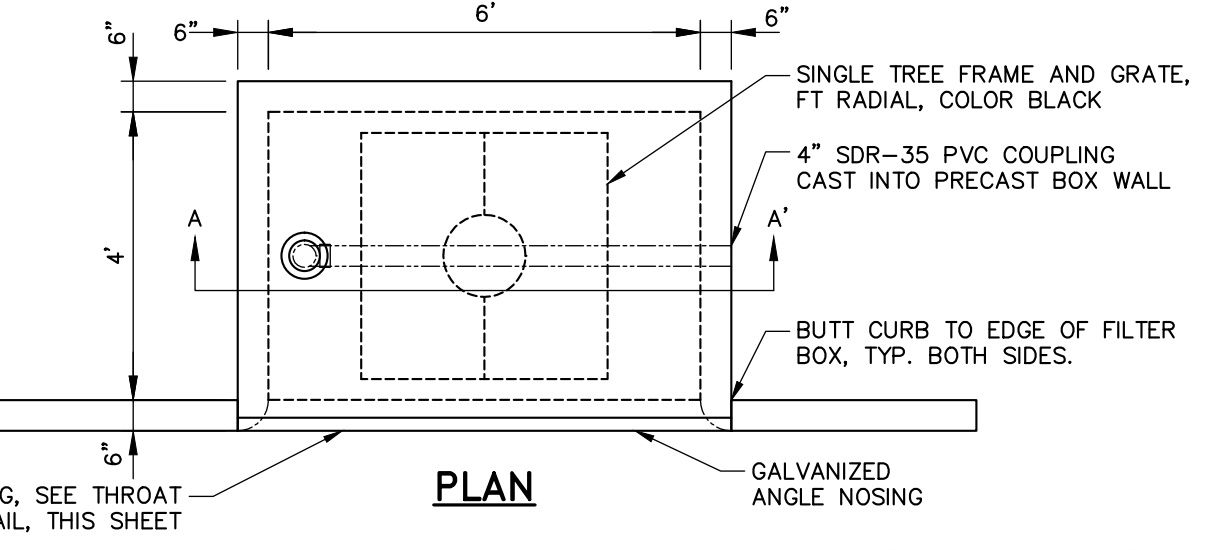
BOX FILTER GUTTER LINE DETAIL
N.T.S.



BOX FILTER THROAT OPENING DETAIL
N.T.S.

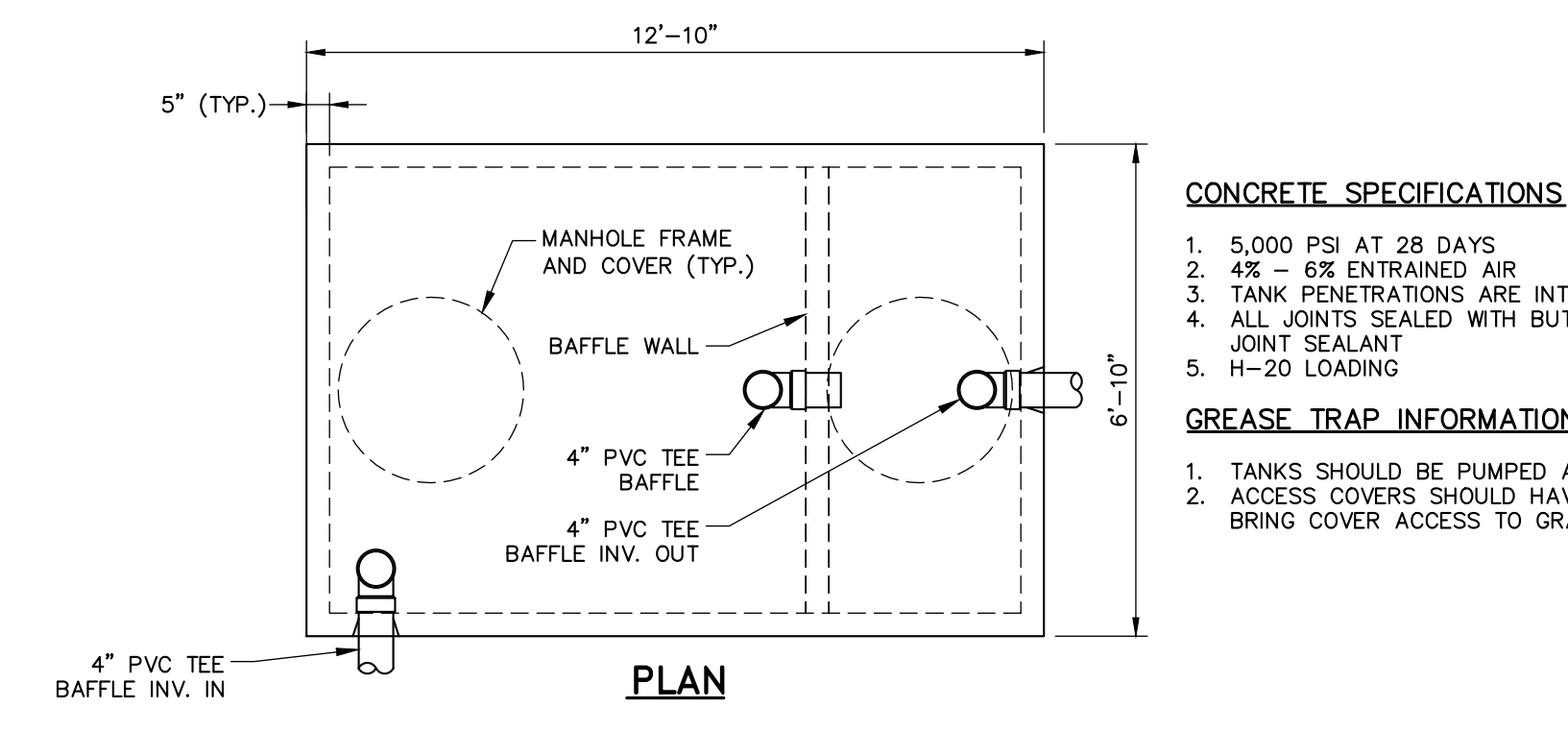


NOTE:
1. LISTED WEIGHTS ARE APPROXIMATE. CONFIRM WEIGHTS WITH MANUFACTURER PRIOR TO INSTALLATION.



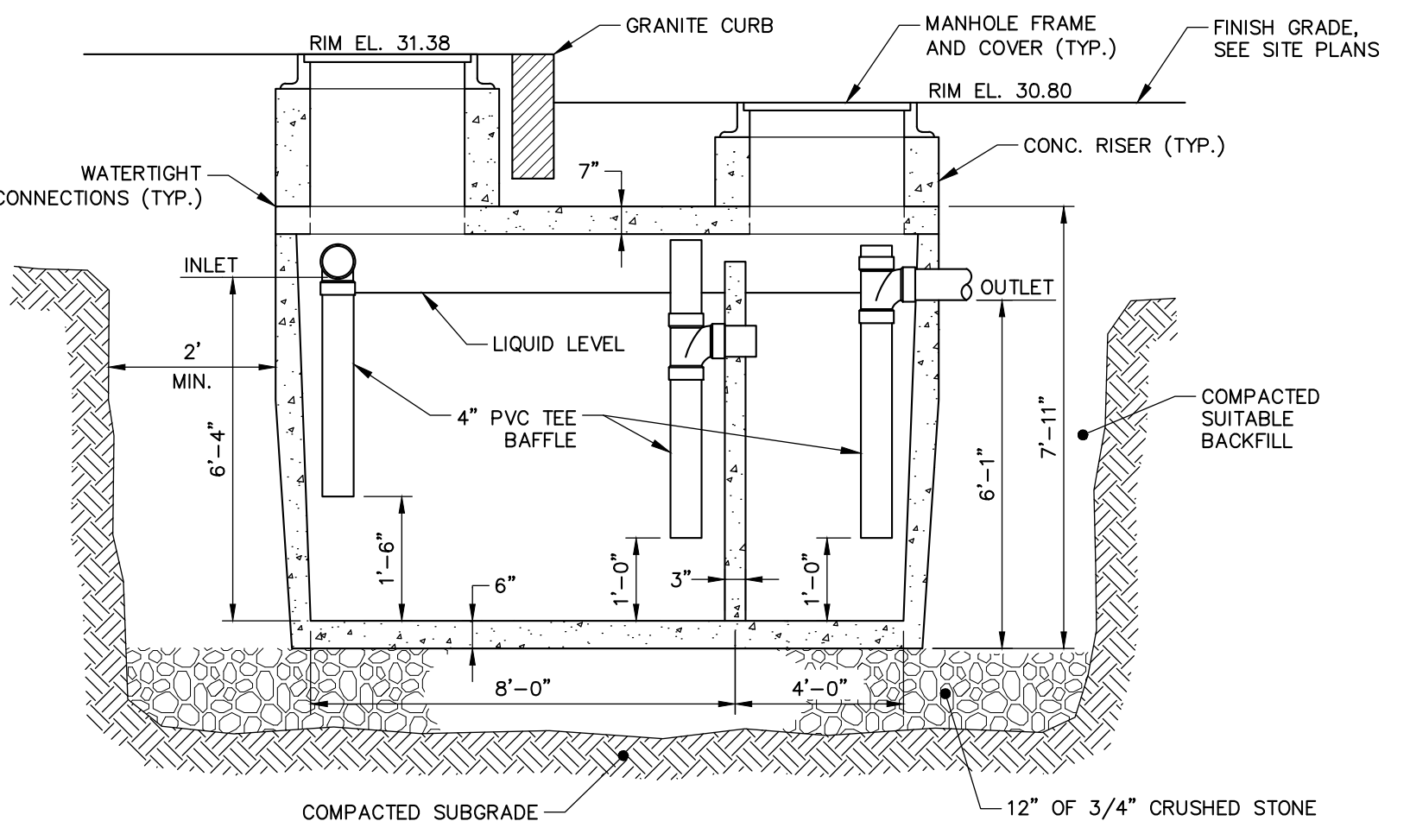
NOTE:
1. UNDERDRAINED BOX FILTER BY FILTERRA® OR APPROVED EQUAL.
2. A LIST OF PLANT AND TREE OPTIONS PREPARED BY BOX FILTER MANUFACTURER SHALL BE PRESENTED TO THE OWNER FOR SELECTION.
3. UNDERDRAINED BOX FILTER SHALL HAVE GALVANIZED NOSING AT CURB EDGE.

BOX FILTER UNIT
N.T.S.

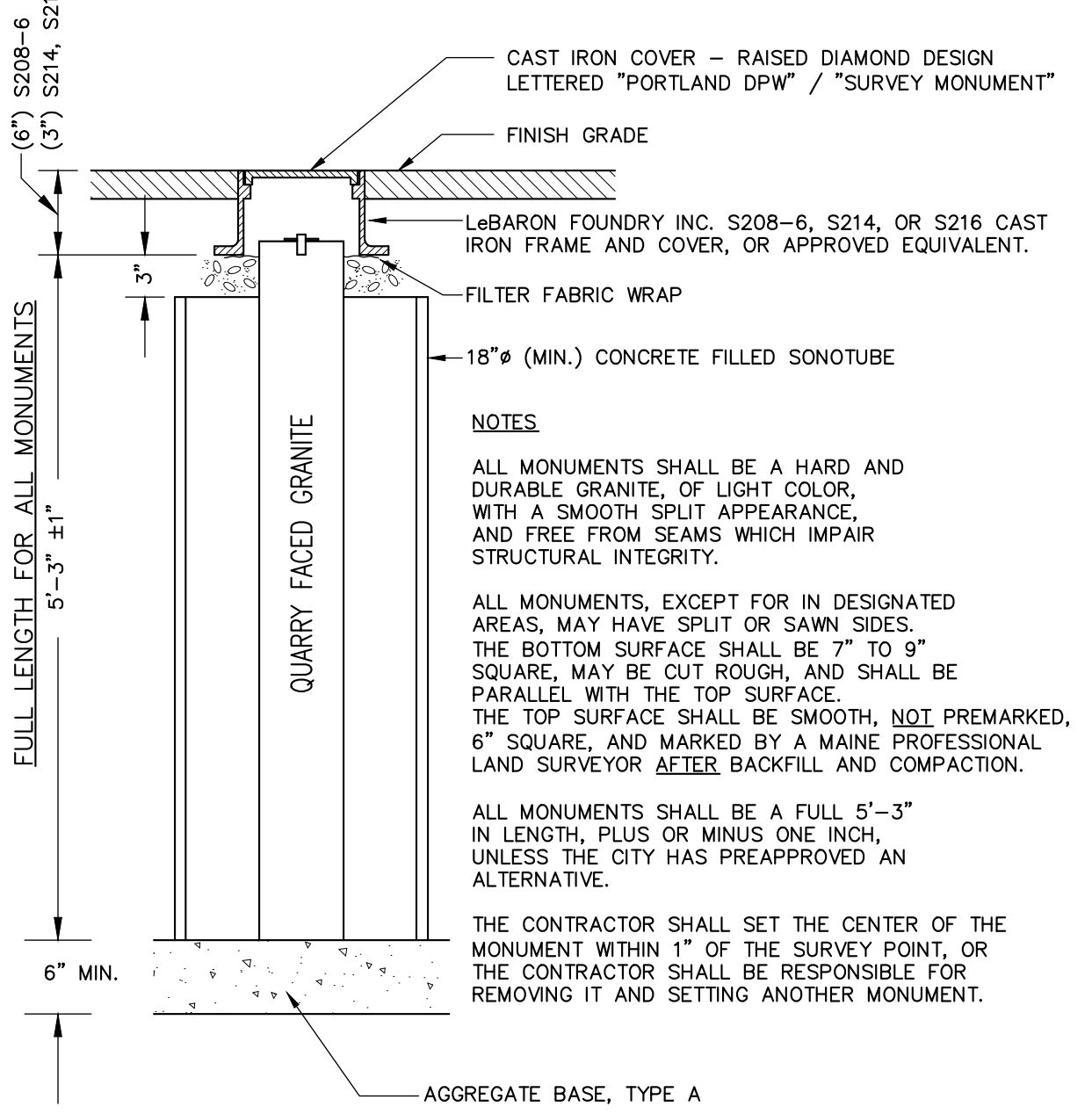
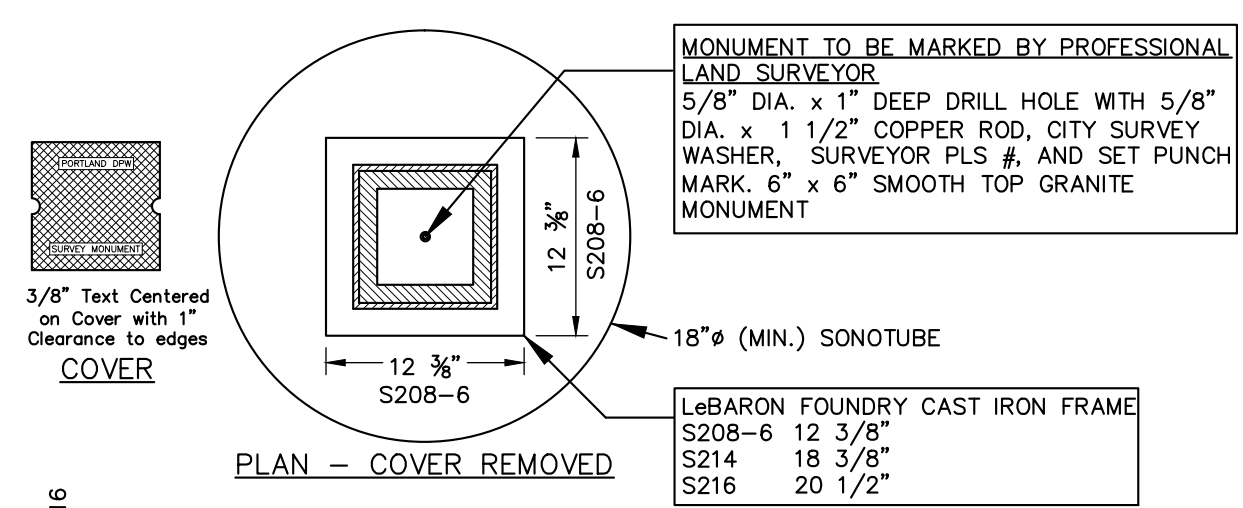


CONCRETE SPECIFICATIONS
1. 5,000 PSI AT 28 DAYS
2. 4% - 6% ENTRAINED AIR
3. TANK PENETRATIONS ARE INTEGRALLY CAST
4. ALL JOINTS SEALED WITH BUTYL RUBBER JOINT SEALANT
5. H=20 LOADING

GREASE TRAP INFORMATION
1. TANKS SHOULD BE PUMPED AS NEEDED
2. ACCESS COVERS SHOULD HAVE RISERS TO BRING COVER ACCESS TO GRADE.

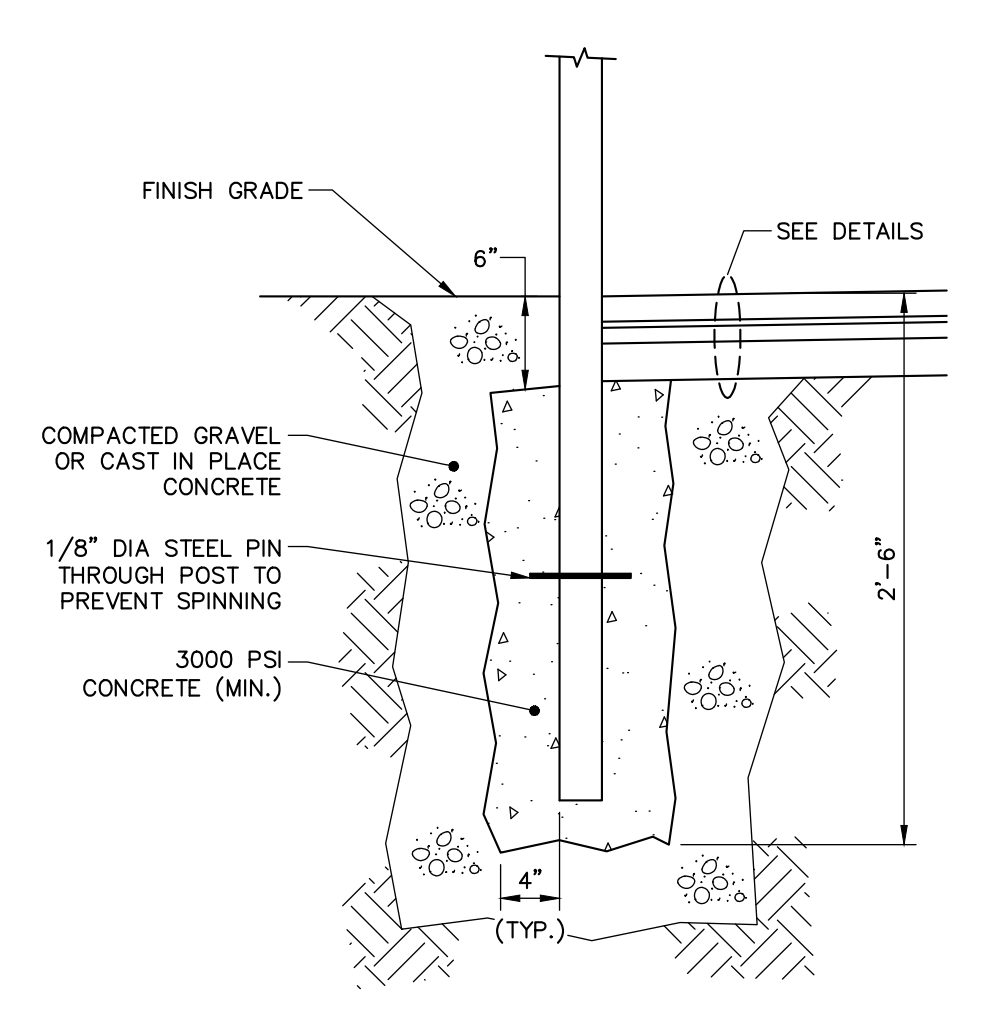


3,000 GALLON EXTERNAL GREASE TRAP DETAIL
N.T.S.



NOTES
ALL MONUMENTS SHALL BE A HARD AND DURABLE GRANITE, OF LIGHT COLOR, WITH A SMOOTH SPLIT APPEARANCE, AND FREE FROM SEAMS WHICH IMPAIR STRUCTURAL INTEGRITY.
ALL MONUMENTS, EXCEPT FOR IN DESIGNATED AREAS, MAY HAVE SPLIT OR SAWN SIDES. THE BOTTOM SURFACE SHALL BE 7" TO 9" SQUARE, MAY BE CUT ROUGH, AND SHALL BE PARALLEL WITH THE TOP SURFACE. THE TOP SURFACE SHALL BE SMOOTH, NOT PREMARKED, 6" SQUARE, AND MARKED BY A MAINE PROFESSIONAL LAND SURVEYOR AFTER BACKFILL AND COMPACTION.
ALL MONUMENTS SHALL BE A FULL 5'-3" IN LENGTH, PLUS OR MINUS ONE INCH, UNLESS THE CITY HAS PREAPPROVED AN ALTERNATIVE.
THE CONTRACTOR SHALL SET THE CENTER OF THE MONUMENT WITHIN 1" OF THE SURVEY POINT, OR THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING IT AND SETTING ANOTHER MONUMENT.

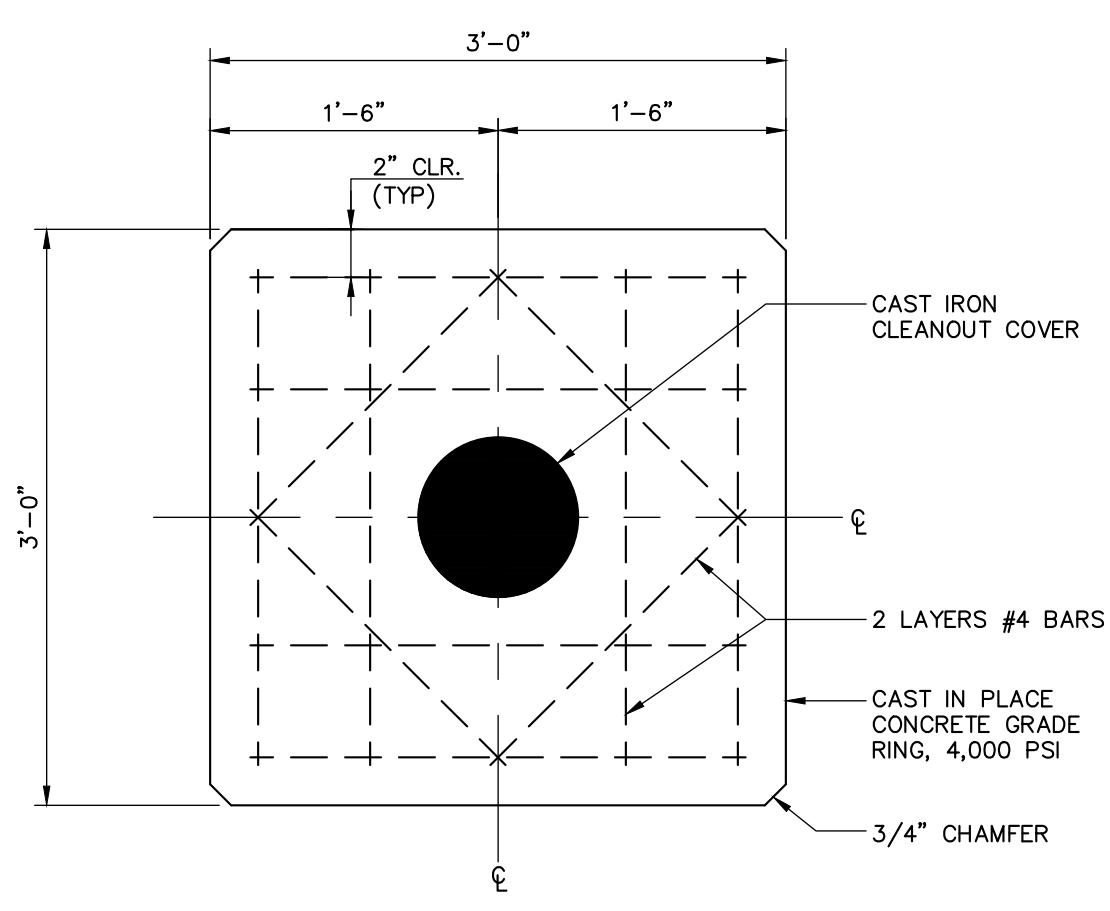
GRANITE STREET MONUMENT
N.T.S.
NOTE: AGGREGATE TYPES PER MDOT SECTION 304.02



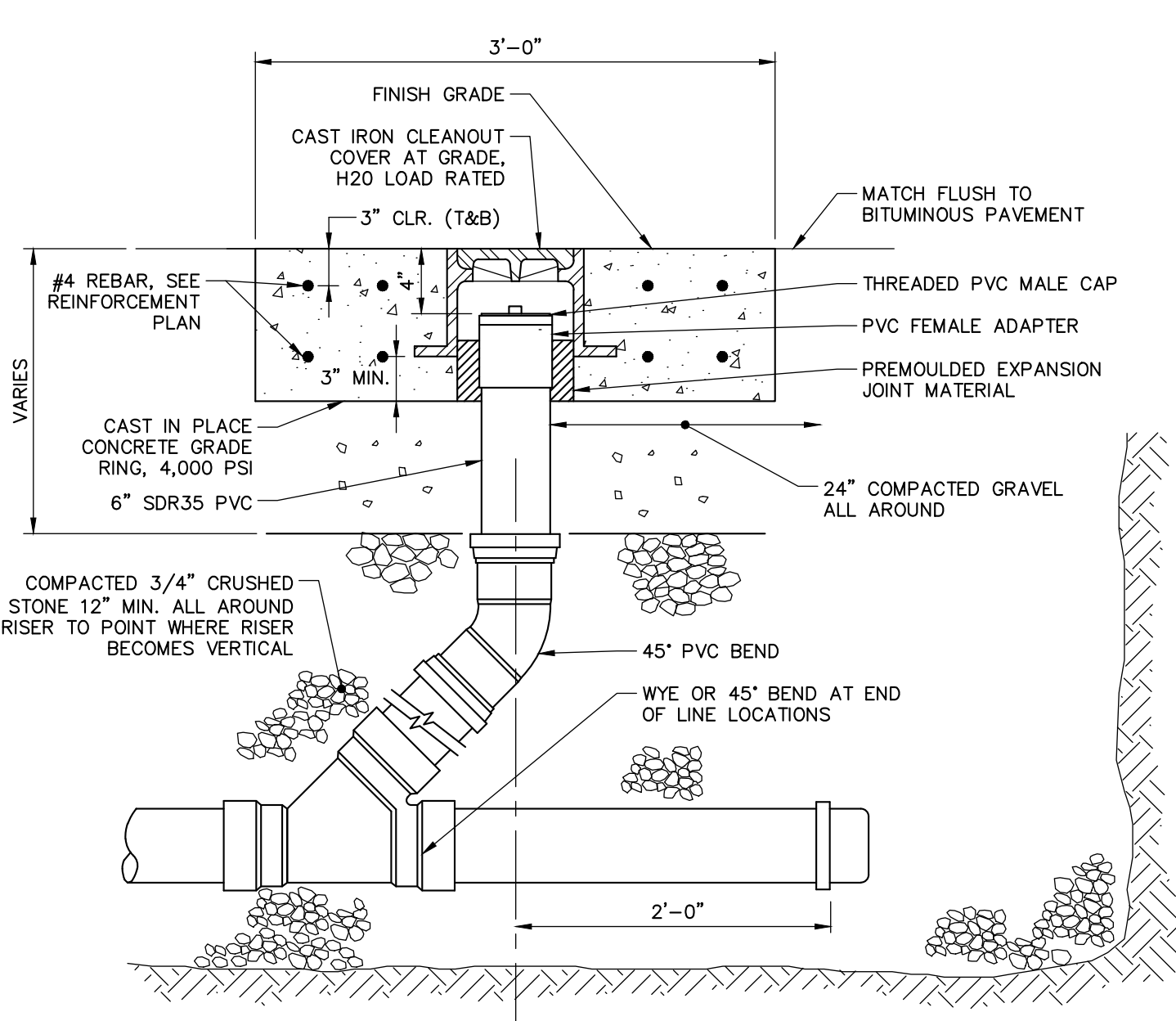
POST SPECIFICATION

TYPE	HEIGHT ABOVE FIN. GRADE	POST DIAMETER	POST MATERIAL
STREET SIGNAGE	7'-0"	2 3/8" (O.D.)	GALV. STEEL

TYPICAL SIGN POST DETAIL
N.T.S.



CONCRETE GRADE RING REINFORCEMENT PLAN
N.T.S.



CLEANOUT DETAIL
N.T.S.

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STATE OF MAINE
ENGINEER
DENISE CURRAN
No. 11279

01/25/2013

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CHECKED BY: DLG
DESIGNED BY: MDLM
DRAWN BY: JBC
225869-00A.DWG

CIVIL DETAILS - 3

COW PLAZA HOTEL, LLC
100 COMMERCIAL STREET, SUITE 306
PORTLAND, MAINE, C/O TIM SOLEY

HYATT PLACE
PORTLAND - OLD PORT
433 FORE STREET
PORTLAND, ME

JOB NO.: 225869.01
DATE: NOVEMBER 2012
SCALE: AS NOTED
SHEET: 8 OF 12

C-302

D:\portland\projects\225869\camal 5 - fore & union hotel\wp\Drawings\225869\01-D00A.dwg, Jan 24, 2013 - 2:43pm

A

B

C

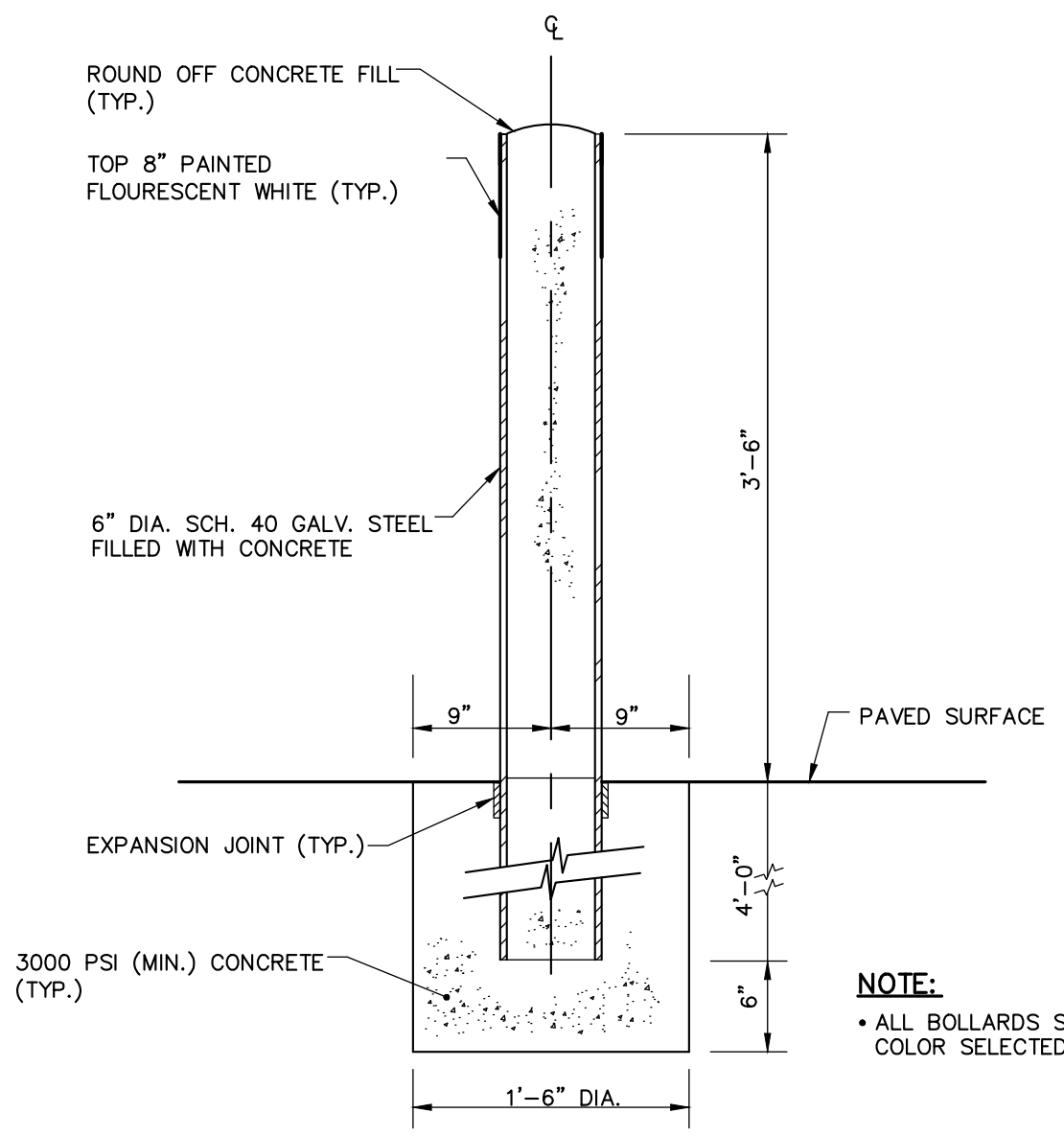
D

A

B

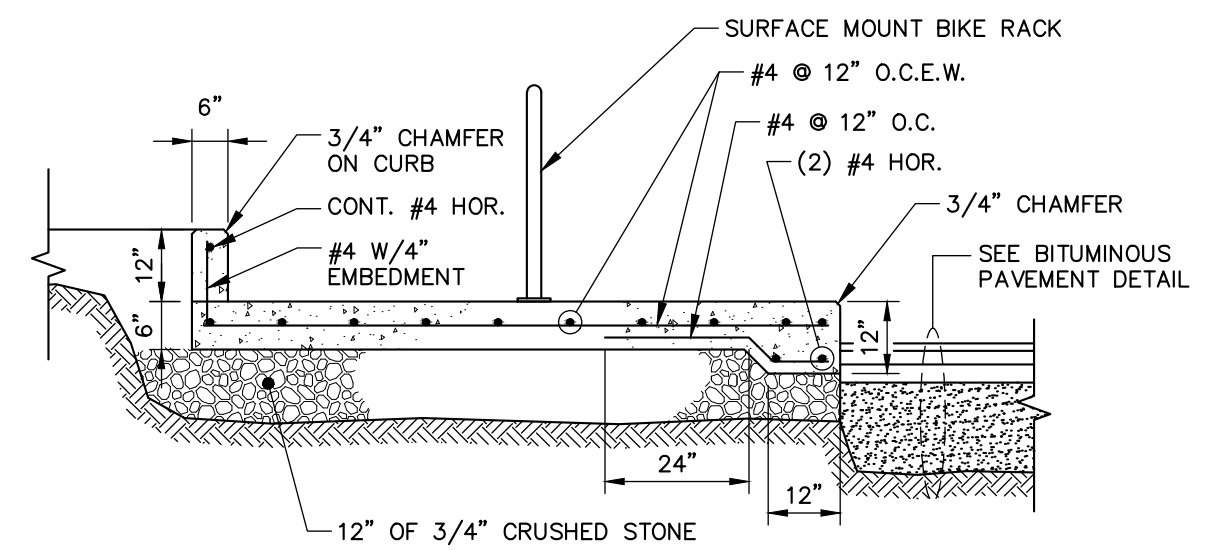
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D

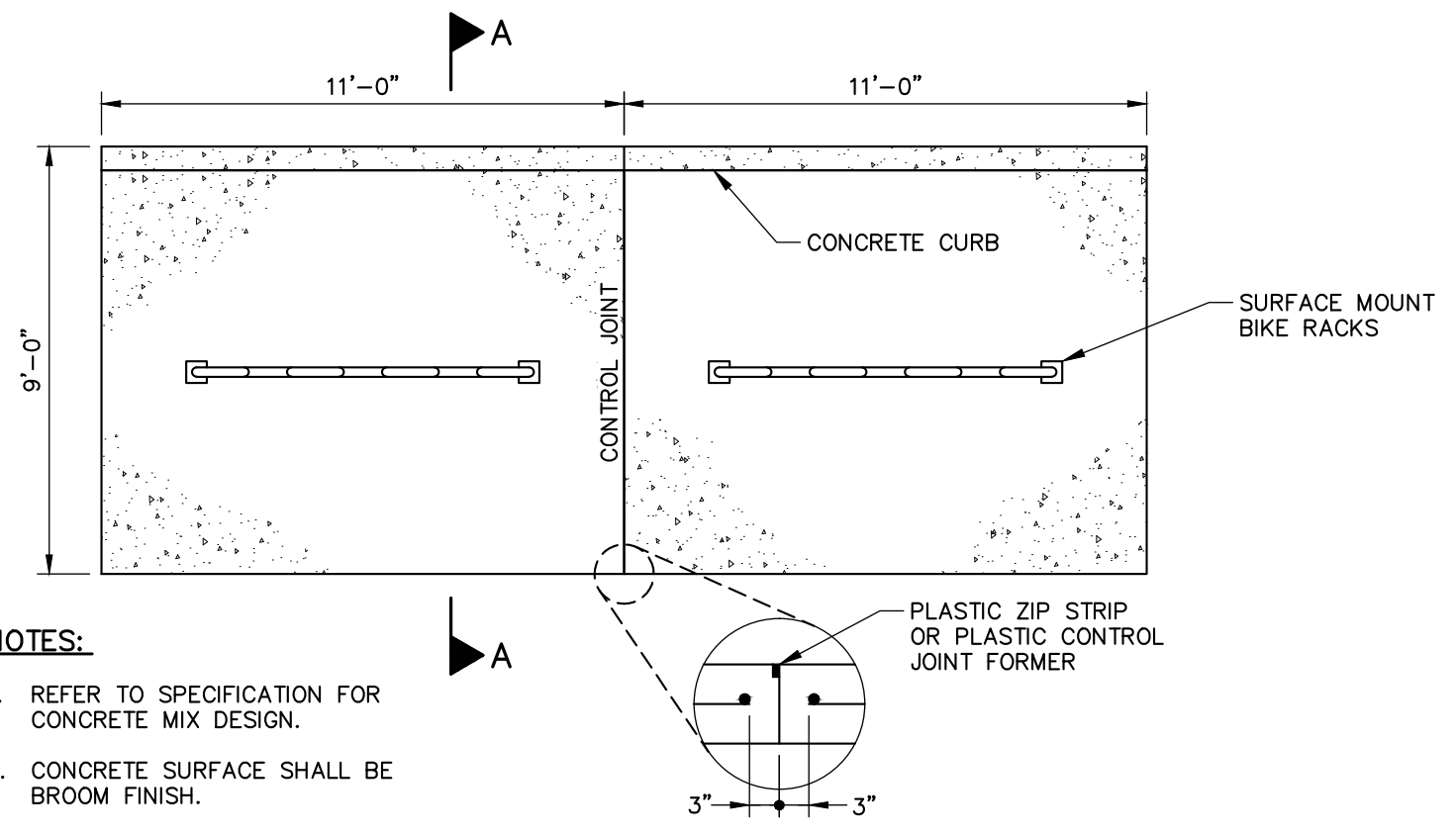


CONCRETE FILLED BOLLARD DETAIL
N.T.S.

NOTE:
* ALL BOLLARDS SHALL BE PAINTED. COLOR SELECTED BY OWNER.



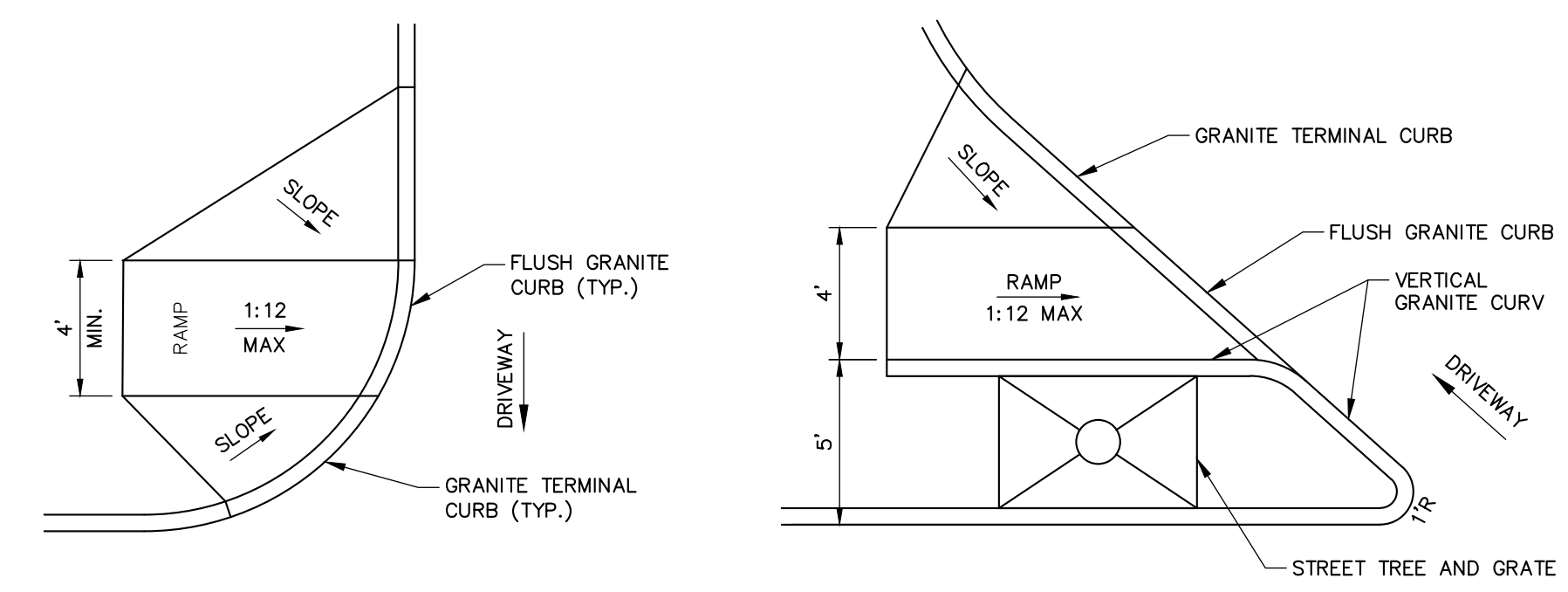
SECTION A-A



PLAN

NOTES:
1. REFER TO SPECIFICATION FOR CONCRETE MIX DESIGN.
2. CONCRETE SURFACE SHALL BE BROOM FINISH.

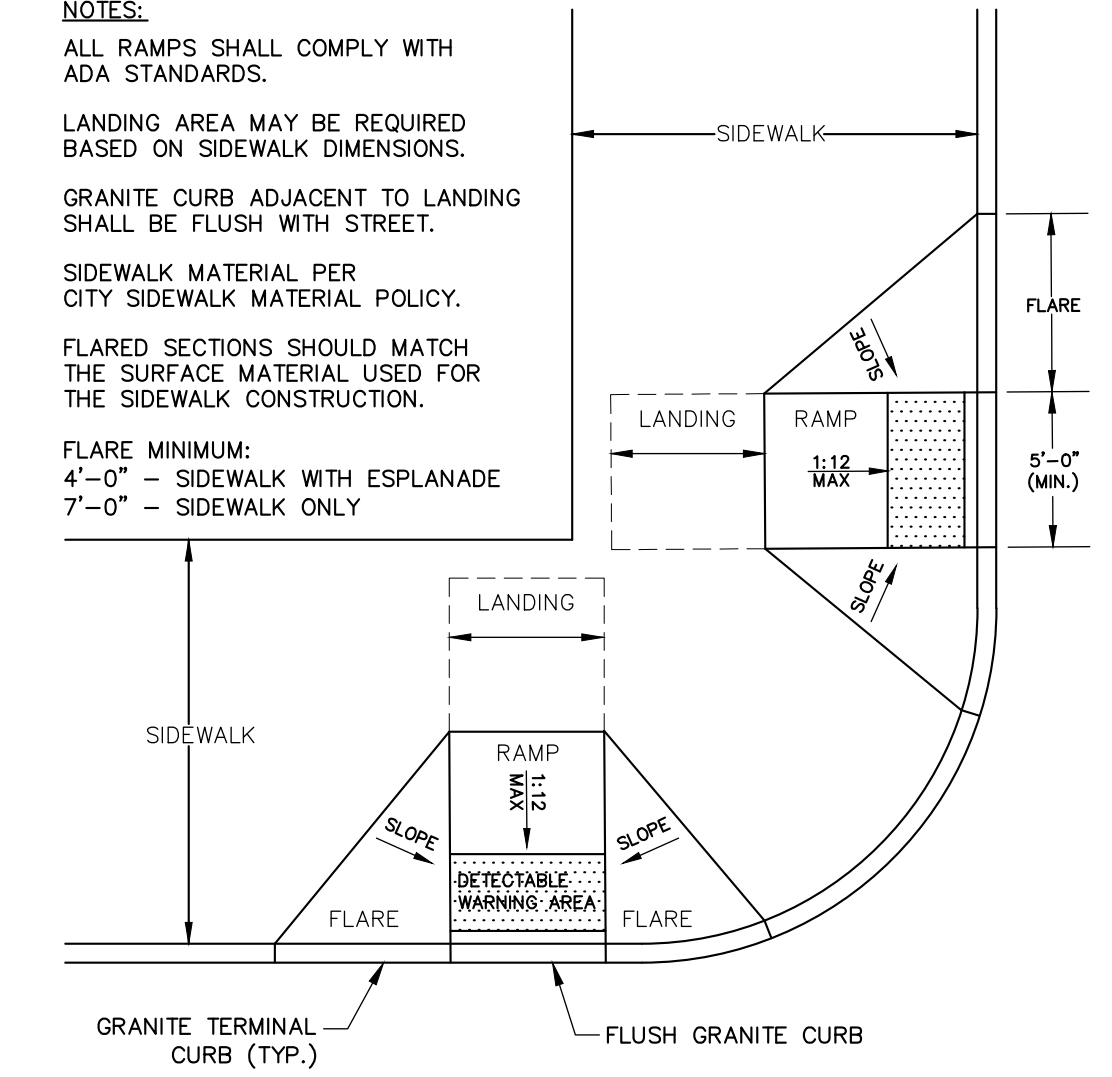
BIKE RACK REINFORCED CONCRETE SLAB
SCALE: N.T.S.



TYPICAL ADA RAMP AT DRIVEWAY

ADA RAMP AT FORE STREET DRIVEWAY ENTRANCE

NOTES:
ALL RAMP SHALL COMPLY WITH ADA STANDARDS.
LANDING AREA MAY BE REQUIRED BASED ON SIDEWALK DIMENSIONS.
GRANITE CURB ADJACENT TO LANDING SHALL BE FLUSH WITH STREET.
SIDEWALK MATERIAL PER CITY SIDEWALK MATERIAL POLICY.
FLARED SECTIONS SHOULD MATCH THE SURFACE MATERIAL USED FOR THE SIDEWALK CONSTRUCTION.
FLARE MINIMUM:
4'-0" - SIDEWALK WITH ESPLANADE
7'-0" - SIDEWALK ONLY

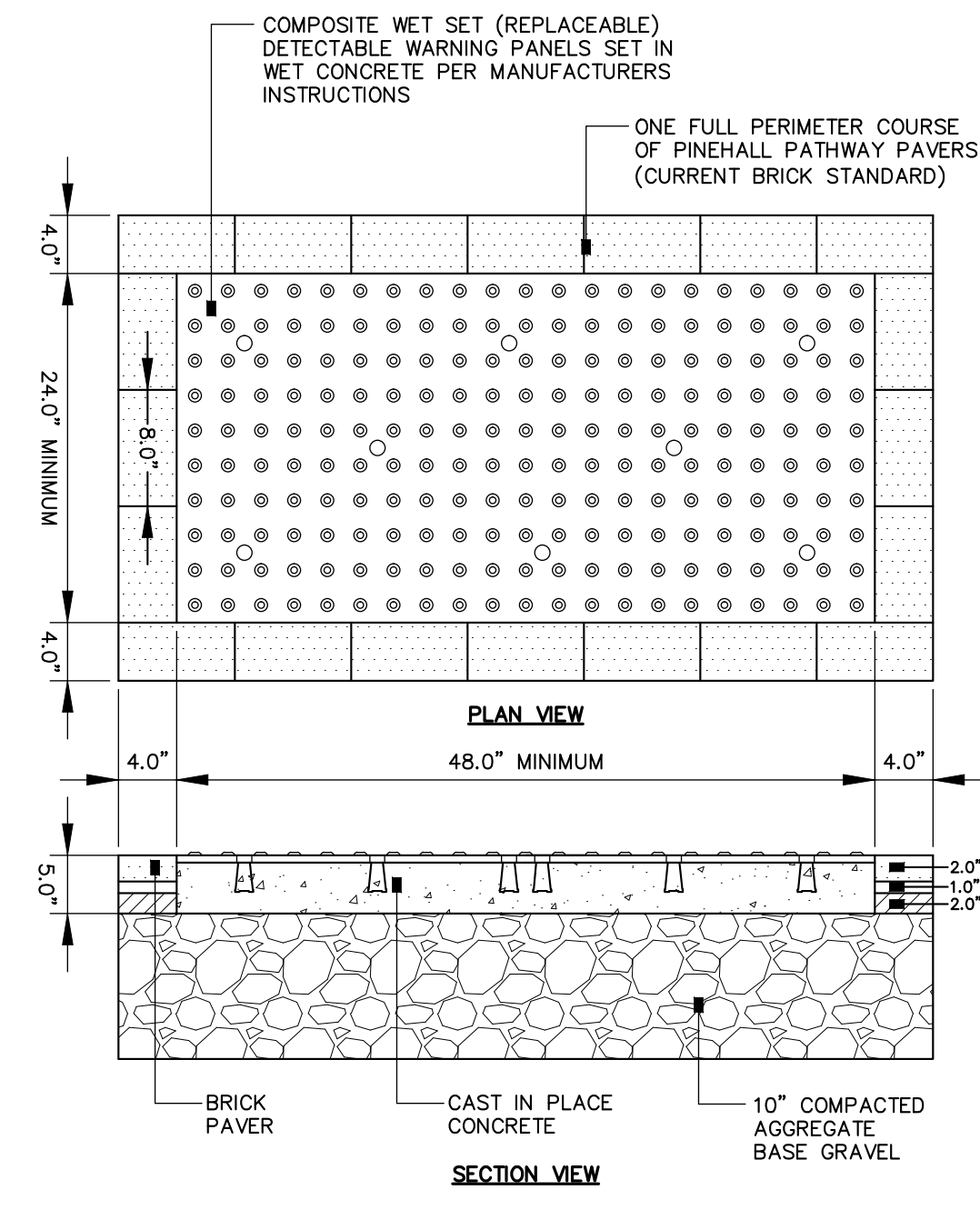


SIDEWALK RAMP AT INTERSECTION (FORE & UNION STREET)

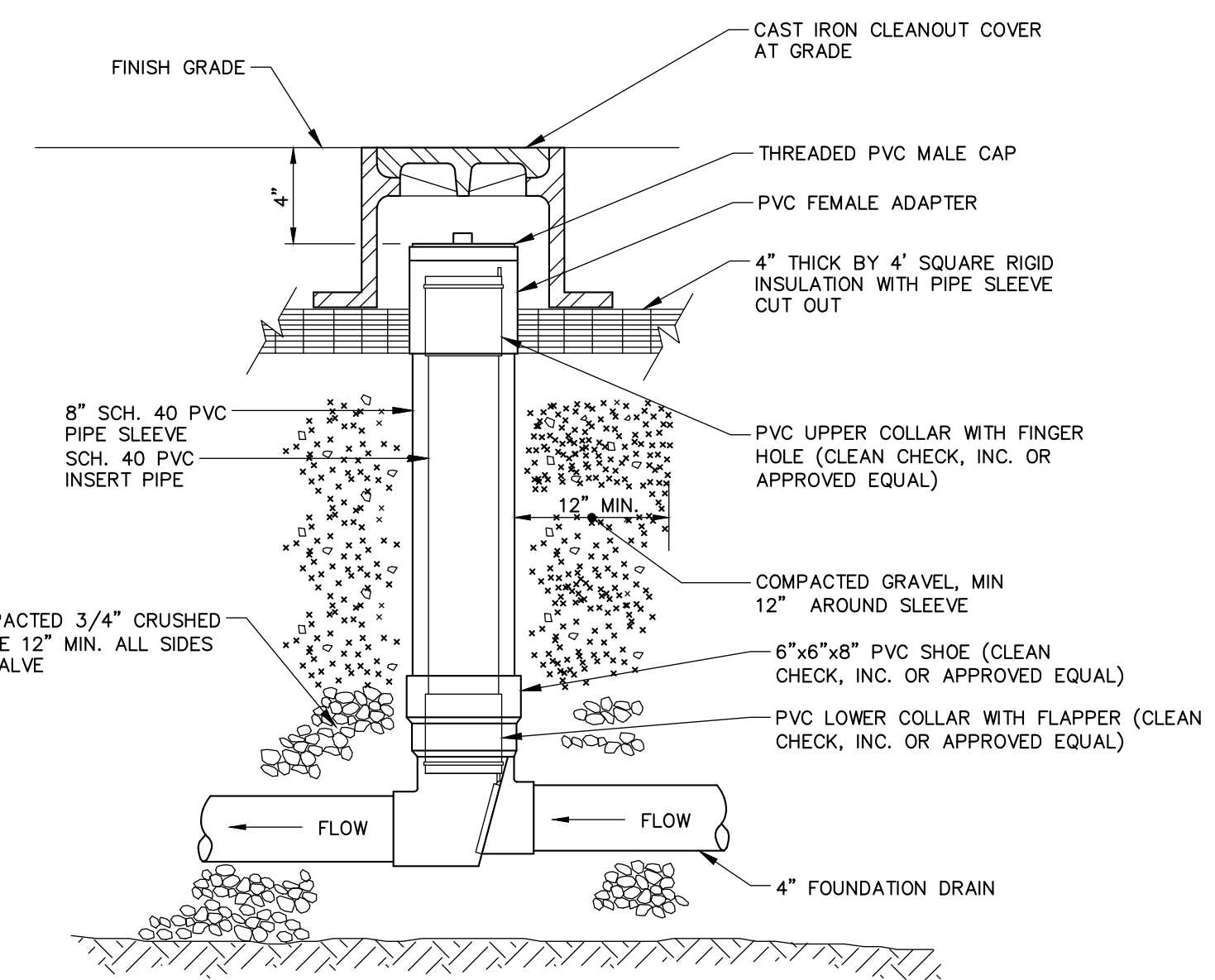
ADA ACCESSIBLE CURB RAMPS
N.T.S.

NOTES:

- COMPOSITE WET SET (REPLACEABLE) DETECTABLE WARNING PANELS SHALL BE AS MANUFACTURED BY ADA SOLUTIONS, INC. (WWW.ADATILE.COM), OR APPROVED EQUAL.
- CAST IN PLACE CONCRETE SHALL MEET SPECIFICATIONS FOR MAINE D.O.T. CLASS A STRUCTURAL CONCRETE, MINIMUM COMPRESSIVE STRENGTH 4,000 PSI. THE CONCRETE SHALL BE SEALED PRIOR TO SETTING PANELS.
- TRUNCATED DOMES SHALL BE ALIGNED IN ROWS, PARALLEL AND PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL. NO OTHER DETECTABLE WARNING DESIGN OR CONFIGURATION IS ALLOWED.
- FOR ALL DETECTABLE WARNING PANELS, WITHIN OR ABUTTING HISTORIC DISTRICTS AND HISTORIC LANDSCAPES, "DARK GRAY" COLORED (#36118) PANELS SHALL BE USED. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
- THE DETECTABLE WARNING PANEL SHALL HAVE ONE FULL COURSE OF PINEHALL PATHWAY PAVERS (THE CURRENT BRICK STANDARD) AROUND THE FULL PERIMETER OF THE PANEL. THIS PERIMETER COURSE SHALL BE SET USING PORTLAND MORTAR CEMENT TO CREATE A FLUSH SURFACE BETWEEN THE BRICK AND THE PANEL.
- SIZE: THE DETECTABLE WARNING PANEL(S) SHALL EXTEND 24 INCHES MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP, LANDING, OR BLENDED TRANSITION TO THE STREET.
- ORIENTATION: THE DETECTABLE WARNING PANEL SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6 INCHES MINIMUM AND 8 INCHES MAXIMUM FROM THE CURB LINE. THE PANEL SHALL BE ORIENTED TO THE DIRECTION OF TRAVEL AS IDENTIFIED BY THE POINT OF EGRESS.



SIDEWALK RAMP DETECTABLE WARNING PANEL (HISTORIC DISTRICTS AND LANDSCAPES)
N.T.S.



NOTES:
1. MATERIALS AND INSTALLATION PER MANUFACTURER'S INSTRUCTIONS.
2. SEE MECHANICAL PLANS FOR DETAIL OF BACK FLOW PREVENTOR LOCATED IN BELOW BUILDING PARKING LOT.

BACKFLOW PREVENTER
N.T.S.

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