

- DEMOLITION 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 SWEEP 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.
  - PROPERLY PROTECT AND DO NOT DISTURB PROPERTY IRONS AND MONUMENTS NOT INDICATED ON THE DRAWINGS FOR REMOVAL. IF DISTURBED, THE PROPERTY MONUMENT SHALL BE RESET AT THE CONTRACTOR'S EXPENSE, BY A REGISTERED LAND SURVEYOR APPROVED BY THE OWNER.
  - EXISTING FACILITIES WITHIN THE CITY RIGHT-OF-WAY (I.E. GRANITE CURBS, SIDEWALK BRICKS, TREES, POLES, LIGHT POSTS, CATCH BASINS, SIGNAGE, 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 ADJACENT 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)-832-1062.
  - 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 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 WISHED 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. FOR EXISTING CONDITIONS SEE "EXISTING CONDITIONS SURVEY PLAN", DATED AUGUST 7, 2012.

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**WOODARD & CURRAN**

COMMITMENT & INTEGRITY DRIVE RESULTS



NO.	REVISION	DATE
1	ISSUE FOR PERMIT	10/19/2012
2	REVISION TO COMMENTS	10/19/2012
3	FINAL SITE PLAN APPLICATION SUBMISSION	5/29/2012

DESIGNED BY: HJLM  
CHECKED BY: DJC  
DATE: 10/19/2012

**DEMOLITION PLAN**

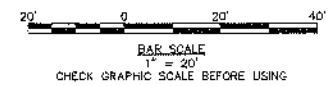
COW PLAZA HOTEL, LLC  
100 COMMERCIAL STREET, SUITE 305  
PORTLAND, MAINE, C/O JIM SOLEY

CANAL PLAZA HOTEL

JOB NO.: 225888-01  
DATE: OCTOBER 2012  
SCALE: 1" = 20'  
SHEET: 1 OF 11  
**C-200**

\Portland\Projects\225888-01 - Fire & Union Hotel\Map Drawings\225888-01.dwg, Oct 19, 2012 - 5:10pm  
 \Portland\Projects\225888-01 - Fire & Union Hotel\Map Drawings\225888-01.dwg, Oct 19, 2012 - 5:10pm

**PRELIMINARY - NOT FOR CONSTRUCTION**

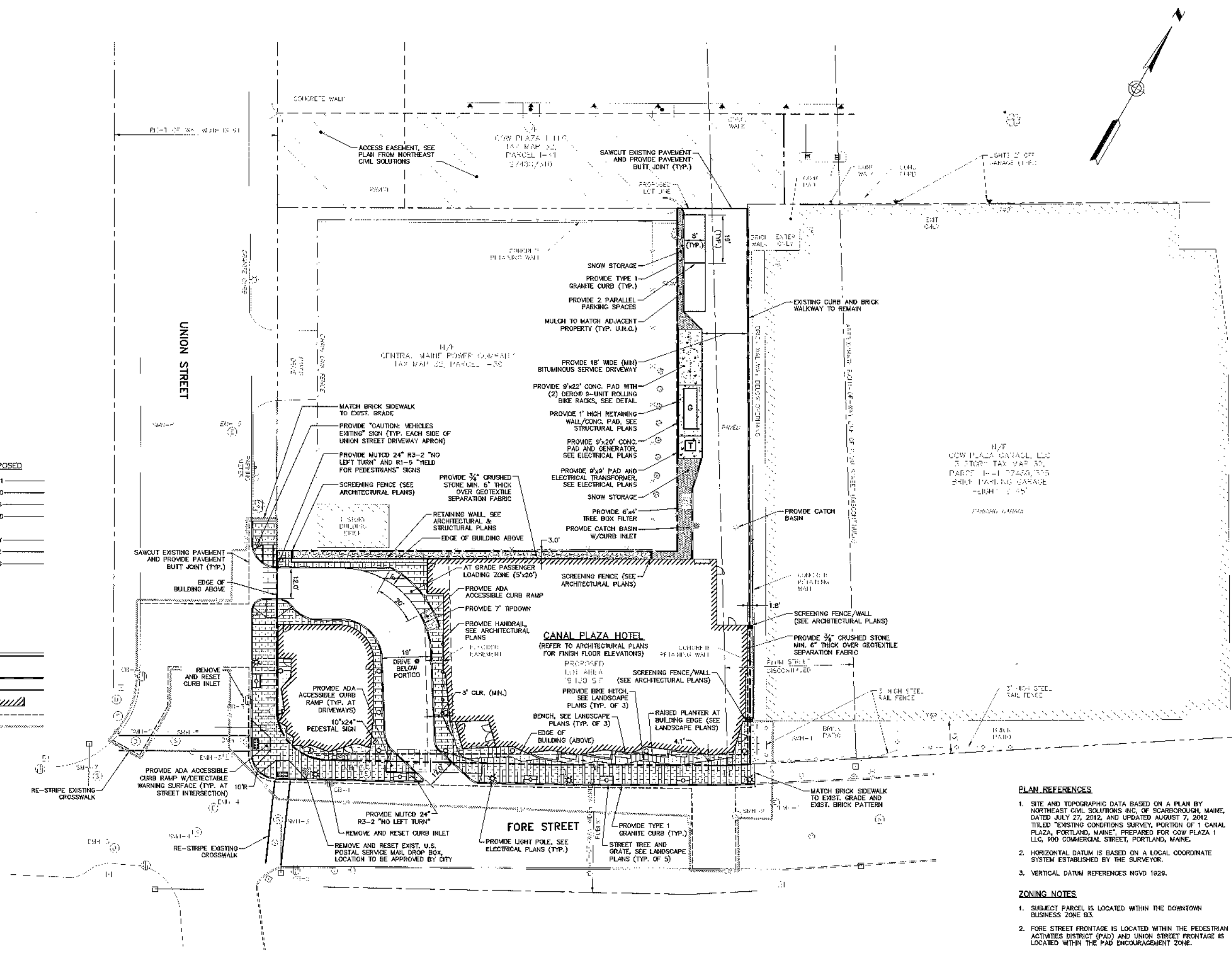


### SYMBOLS

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	(CA)	(CA)
UTILITY POLE W/GUY	(U)	(U)
UTILITY POLE	(UP)	(UP)
UTILITY POLE W/LIGHT	(UL)	(UL)
LIGHT POLE	(LP)	(LP)
WATER GATE	(WG)	(WG)
WATER SHUT OFF	(WSO)	(WSO)
HYDRANT	(H)	(H)
SIGN	(S)	(S)
DECIDUOUS TREE	(DT)	(DT)
IRON PIN (FOUND)	(IP)	(IP)
MONUMENTS (FOUND)	(M)	(M)
TEST PIT	(TP)	(TP)
BITUMINOUS PAVEMENT	(BP)	(BP)
BRICK SIDEWALK (SEE LANDSCAPE PLANS)	(BS)	(BS)
GRANITE PAVERS (SEE LANDSCAPE PLANS)	(GP)	(GP)
CRUSHED STONE	(CS)	(CS)
CONCRETE	(C)	(C)
EASEMENT	(E)	(E)

### LINE TYPES

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

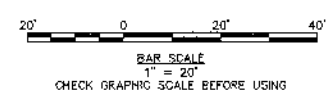


### PLAN REFERENCES

- 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.
- HORIZONTAL DATUM IS BASED ON A LOCAL COORDINATE SYSTEM ESTABLISHED BY THE SURVEYOR.
- VERTICAL DATUM REFERENCES NGVD 1929.

### 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.



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**WOODARD & CURRAN**  
COMMITMENT & INTEGRITY DRIVE RESULTS

10/19/2012

NO.	DESCRIPTION	DATE
1	RESPONSE TO COMMENTS	10/19/2012
2	FINAL SITE PLAN APPLICATION SUBMISSION	9/28/2012
3	RESPONSE TO CITY REVIEW COMMENTS	9/27/2012

DESIGNED BY: MLLA  
CHECKED BY: BJC  
DRAWN BY: JEC

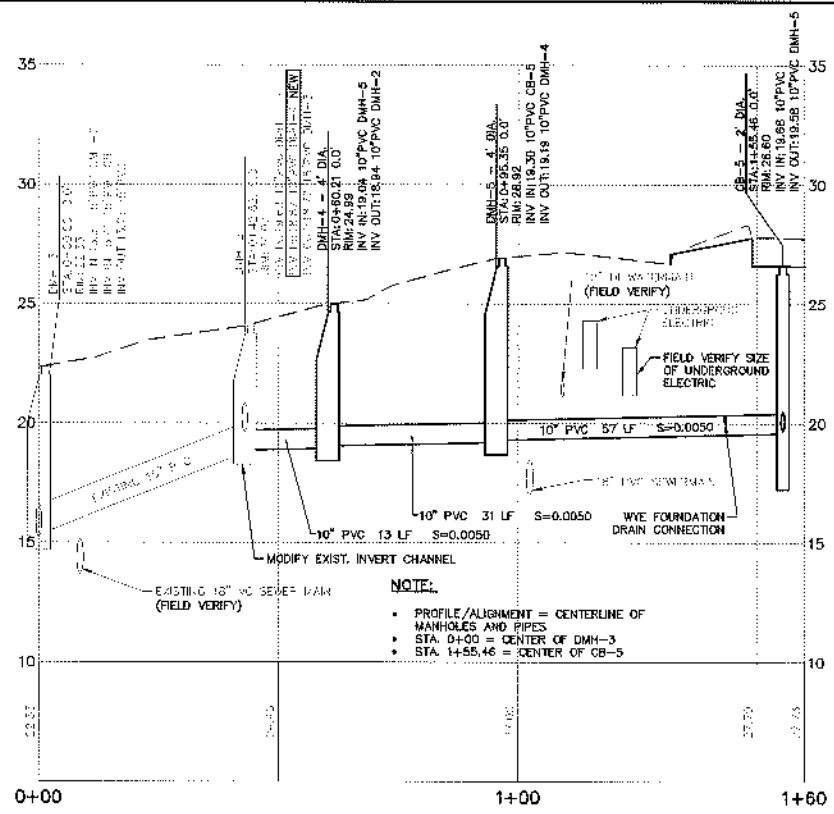
**SITE PLAN**

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

**CANAL PLAZA HOTEL**

JOB NO.: 225869-01  
DATE: OCTOBER 2012  
SCALE: 1" = 20'  
SHEET: 2 OF 11

**C-201**



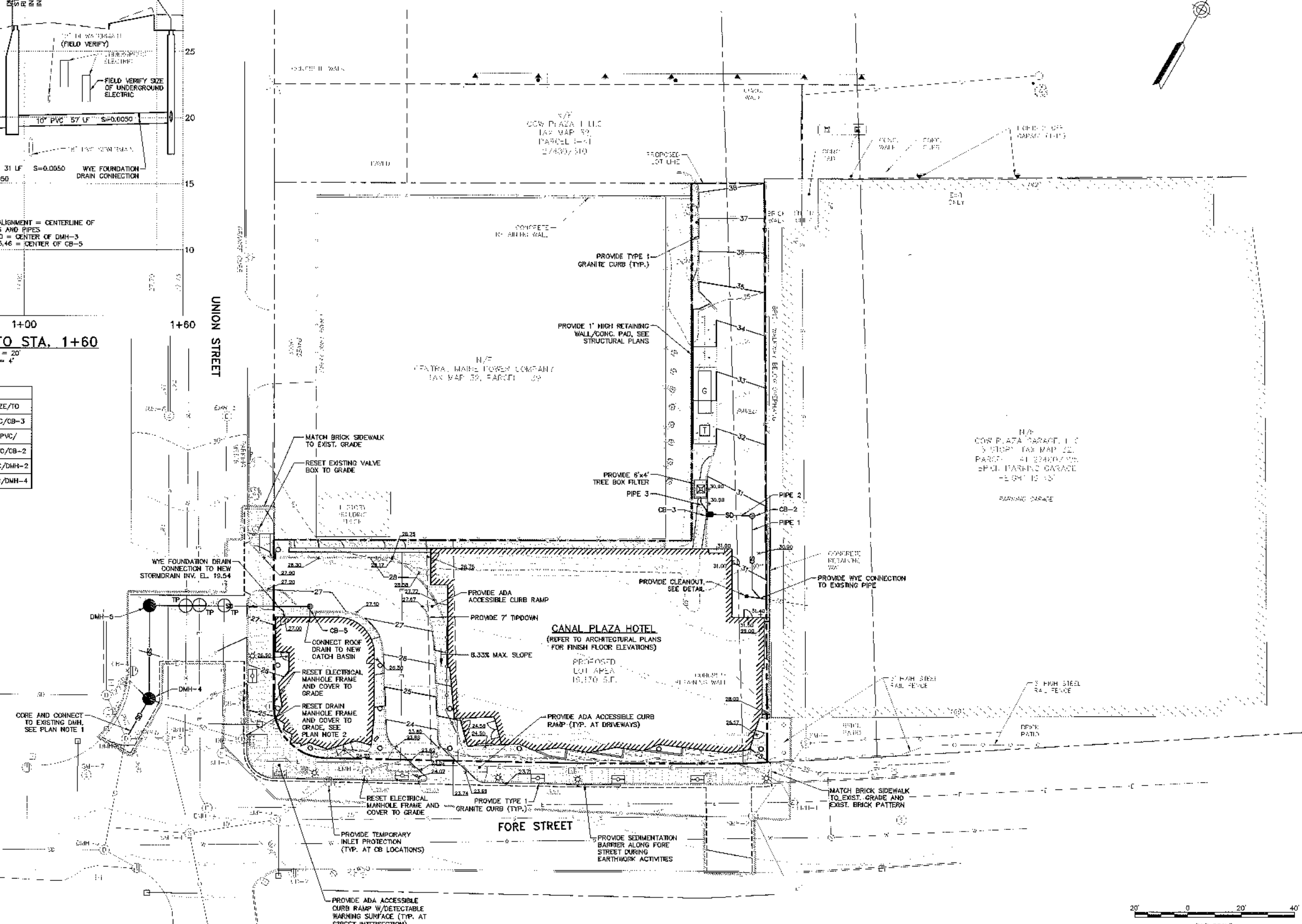
**PROFILE STA. 0+00 TO STA. 1+60**  
 HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: 1" = 4'

STRUCTURE TABLE				
NAME	DIA.	RM	INV IN./SIZE/FROM	INV OUT./SIZE/TO
BOX FILTER	6"x4'	30.90	28.23/4" PVC/CB-3	26.71/10" PVC/
CB-2	4'	30.75	26.81/10" PVC/CB-3	26.71/10" PVC/
CB-3	4'	30.71	27.83/4" PVC/BOX FILTER	26.93/10" PVC/CB-2
DMH-4	4'	24.99	19.04/10" PVC/DMH-5	18.94/10" PVC/DMH-2
DMH-5	4'	26.92	19.30/10" PVC/CB-5	19.19/10" PVC/DMH-4

\*THROAT OPENING OF BOX FILTER

PIPE TABLE			
PIPE NAME	SIZE	LENGTH	SLOPE
PIPE 1	10" PVC	25'	0.0100
PIPE 2	10" PVC	12'	0.0100
PIPE 3	4" PVC	5'	0.0723

**NOTE:**  
 • PROFILE/ALIGNMENT = CENTERLINE OF MANHOLES AND PIPES  
 • STA. 0+00 = CENTER OF DMH-3  
 • STA. 1+55.46 = CENTER OF CB-5



**PLAN**  
 SCALE: 1" = 20'

- PLAN NOTES**
1. THE CORE DRILLING AND CHANNEL RECONSTRUCTION REQUIRED IN DMH-2 SHALL BE COMPLETED AND APPROVED UNDER THE DIRECTION OF JOHN EMERSON OF THE SEWER OPERATIONS DEPARTMENT, CELL 318-0239.
  2. CONTRACTOR SHALL COORDINATE LOCATION OF DMH-1 WITH THE CITY PRIOR TO RESETTING FRAME AND COVER.

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COMMITMENT & INTEGRITY DRIVE RESULTS



REV	DESCRIPTION	DATE
2	RESPONSE TO COMMENTS	10/19/2012
1	FINAL SITE PLAN APPLICATION SUBMISSION	9/28/2012

DESIGNED BY: MELIA  
 CHECKED BY: D.L.C.  
 DRAWN BY: J.B.C.

**GRADING, DRAINAGE, AND EROSION CONTROL PLAN**

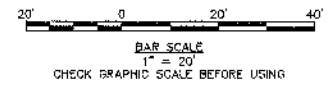
CANAL PLAZA HOTEL

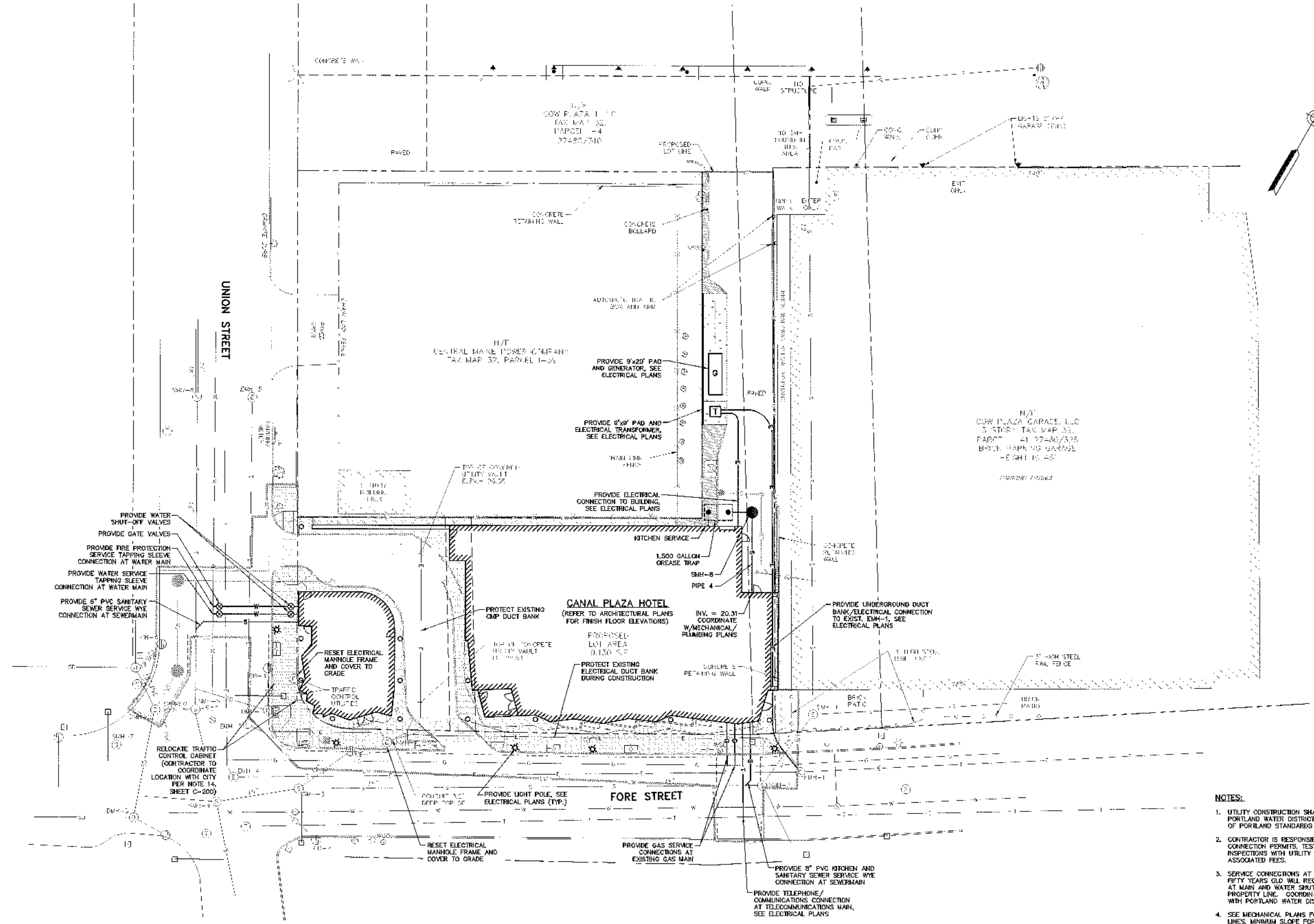
COW PLAZA HOTEL, LLC  
 100 COMMERCIAL STREET, SUITE 306  
 PORTLAND, MAINE, C/O TIM SOLEY

JOB NO.: 225869 01  
 DATE: OCTOBER 2012  
 SCALE: 1" = 20'  
 SHEET: 3 OF 11

**C-202**

**PRELIMINARY - NOT FOR CONSTRUCTION**



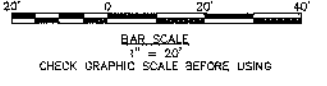


- NOTES:**
- UTILITY CONSTRUCTION SHALL COMPLY WITH PORTLAND WATER DISTRICT, UNIL, AND CITY OF PORTLAND STANDARDS AND SPECIFICATIONS.
  - CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTION PERMITS, TESTING, COORDINATING INSPECTIONS WITH UTILITY COMPANY AND ASSOCIATED FEES.
  - SERVICE CONNECTIONS AT 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 SIZES OF UTILITY LINES. MINIMUM SLOPE FOR SEWER LATERALS IS 1/8" PER FOOT.
  - PROVIDE BACK FLOW PREVENTERS AT SEWER SERVICE LATERALS. SEE MECHANICAL PLANS.

STRUCTURE TABLE				
NAME	DIA.	RIM	INV IN/SIZE/FROM	INV OUT/SIZE/TO
GREASE TRAP	6.3'x10'	VARIES*	21.00/4"PVC/	20.75/4"PVC/SMH-8
SMH-8	4'	30.85	20.70/4"PVC/GREASE TRAP	20.60/4"PVC/

\*SEE GREASE TRAP DETAIL FOR RIM ELEVATIONS

PIPE TABLE			
PIPE NAME	SIZE	LENGTH	SLOPE
PIPE 4	4" PVC	29'	0.0100

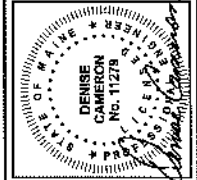


**PRELIMINARY - NOT FOR CONSTRUCTION**

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**WOODARD CURRAN**

COMMITMENT & INTEGRITY DRIVE RESULTS



NO.	DESCRIPTION	DATE
1	RESPONSE TO COMMENTS	10/19/2012
2	FINAL SITE PLAN APPLICATION SUBMISSION	9/26/2012
REV	DESCRIPTION	DATE

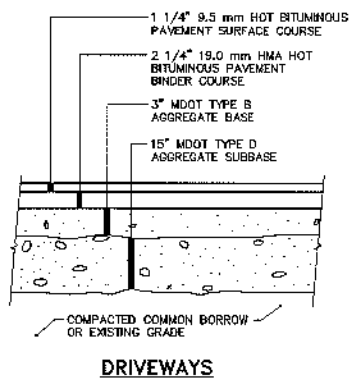
DESIGNED BY: ACDM  
CHECKED BY: DLD  
DRAWN BY: JBC  
225969-CANAL PLAZA HOTEL

**UTILITY PLAN**

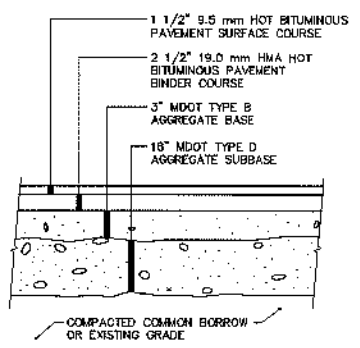
CANAL PLAZA HOTEL  
100 COMMERCIAL STREET, SUITE 308  
PORTLAND, MAINE, C/O TIM SOLEY

JOB NO.: 225969.01  
DATE: OCTOBER 2012  
SCALE: 1" = 20'  
SHEET: 4 OF 11  
**C-203**



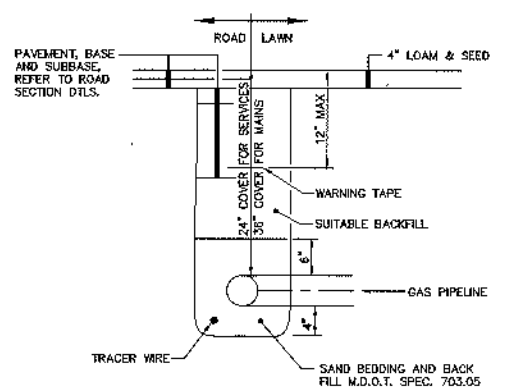


**DRIVEWAYS**  
N.T.S.



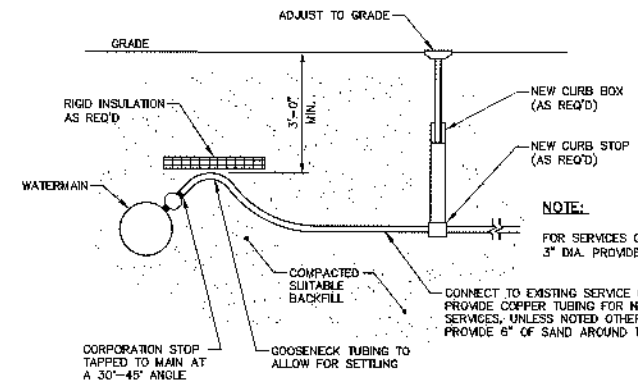
**UNION AND FORE STREET**  
N.T.S.

**BITUMINOUS PAVEMENT SECTIONS**  
N.T.S.

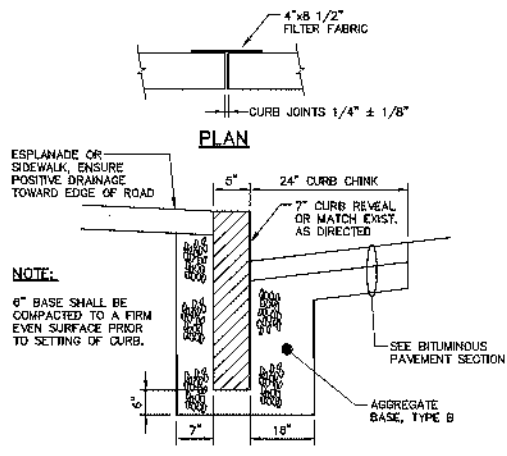


**NOTE:**  
CONTRACTOR SHALL PERFORM EXCAVATION AND PROVIDE BEDDING, BACKFILL, AND SURFACE RESTORATION UNTIL SHALL PROVIDE PIPING, VALVES AND FITTINGS. CONTRACTOR SHALL COORDINATE ALL WORK WITH UNIL INC.

**NATURAL GAS PIPE**  
N.T.S.



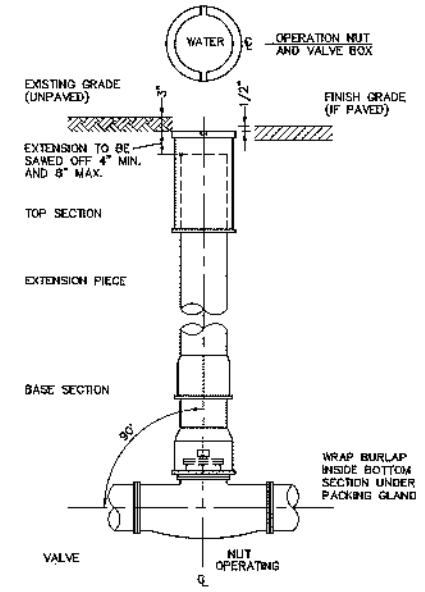
**TYPICAL WATER SERVICE DETAIL**  
N.T.S.



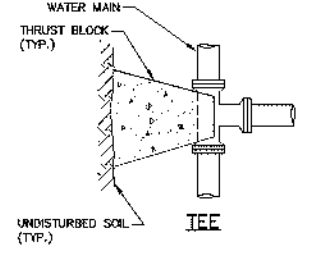
**CURB TYPE 1 ON CURVES**

TYPE	RADIUS OF CURVE	LENGTH	STONE IS CUT OR CAST
1	0' TO 60' INCL	4' MIN.	ARC TO FIT CURVE
	OVER 60' TO 180'	4' TO 6'	STRAIGHT PIECES

**TYPICAL NEW AND RESET CURB INSTALLATION**  
N.T.S.  
NOTE: AGGREGATE TYPES PER MDOT SECTION 304.02



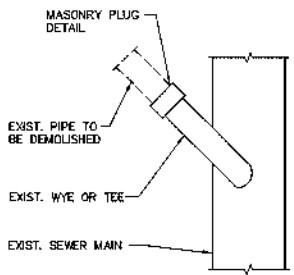
**GATE VALVE WITH VALVE BOX**  
N.T.S.



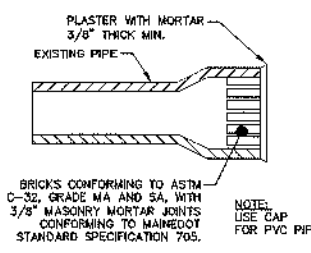
**TABLE 1: 4\"/>

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

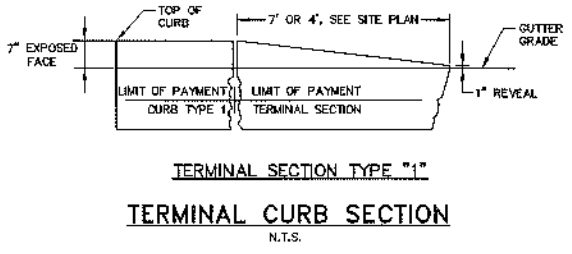
**TYPICAL THRUST BLOCK DETAIL**  
N.T.S.



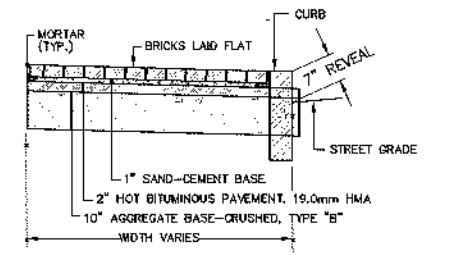
**MASONRY PLUG @ MAIN**  
N.T.S.



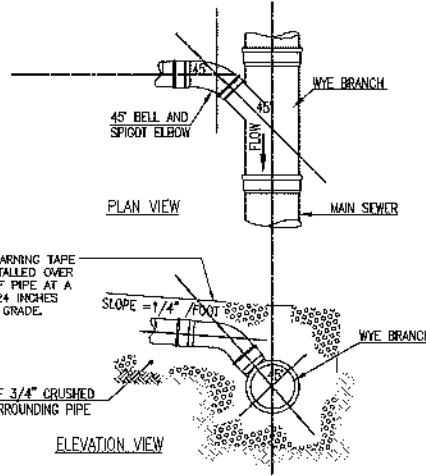
**MASONRY PLUG DETAIL**  
N.T.S.



**TERMINAL CURB SECTION**  
N.T.S.

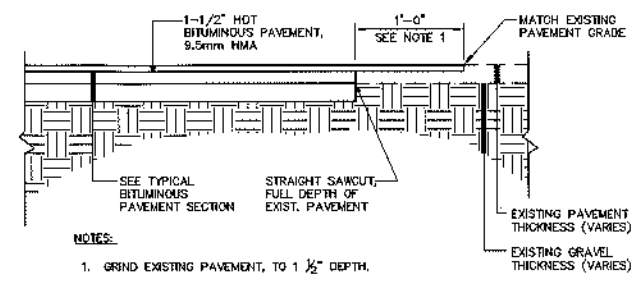


**BRICK SIDEWALK DETAIL**  
N.T.S.



**TYPICAL SEWER LATERAL WYE CONNECTION DETAILS**  
N.T.S.

NOTE: FOR INSERT TEE CONNECTIONS TO SEWER AND STORMDRAIN MAINS, REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.



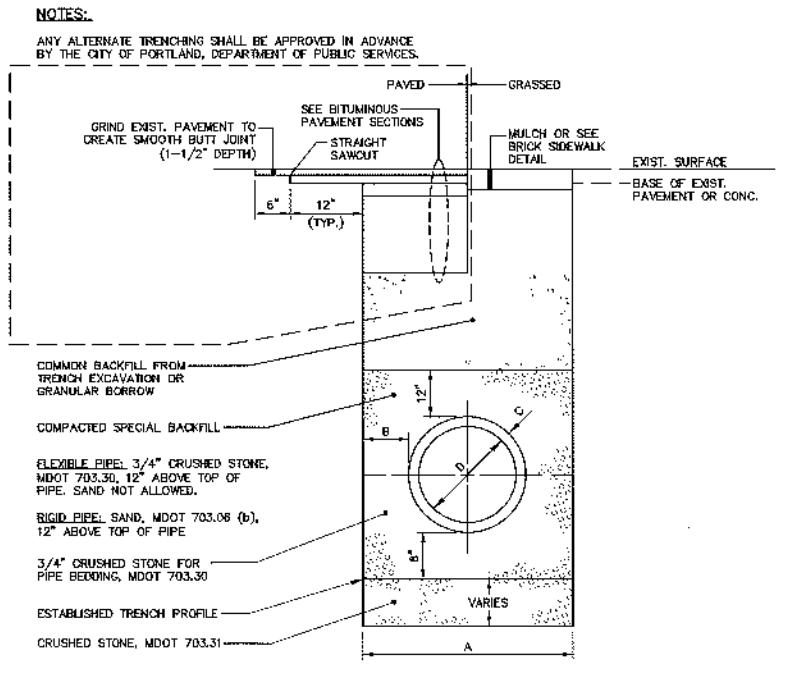
**PAVEMENT BUTT JOINT DETAIL**  
N.T.S.

**NOTES:**  
1. GRIND EXISTING PAVEMENT, TO 1 1/2\"/>

**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



**PIPE INSTALLATION DETAIL**  
N.T.S.  
**PRELIMINARY - NOT FOR CONSTRUCTION**

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**WOODARD  
&  
CURRAN**

COMMITMENT & INTEGRITY DRIVE RESULTS

STATE OF MAINE  
DENISE  
CAMERON  
REG. NO. 112729

10/19/2012

NO.	REVISION	DATE
1	FINAL SITE PLAN APPLICATION SUBMISSION	9/28/2012
2	RESPONSE TO COMMENTS	10/19/2012

DESIGNED BY: MGLH  
CHECKED BY: DLG  
DRAWN BY: JEC

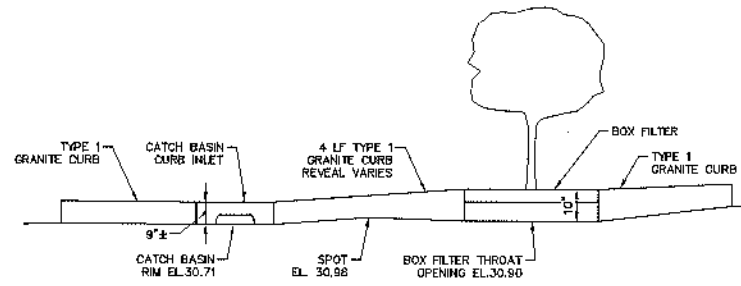
**CIVIL DETAILS - 2**

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

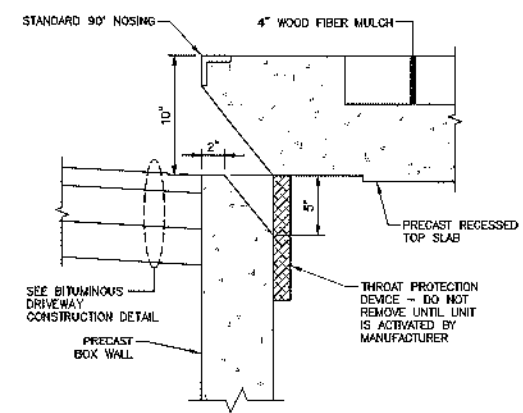
CANAL PLAZA HOTEL

JOB NO.: 225869.01  
DATE: OCTOBER 2012  
SCALE: AS NOTED  
SHEET: 6 OF 11

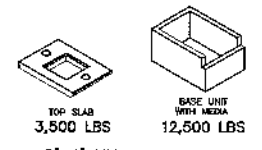
**C-301**



**BOX FILTER GUTTER LINE DETAIL**  
N.T.S.

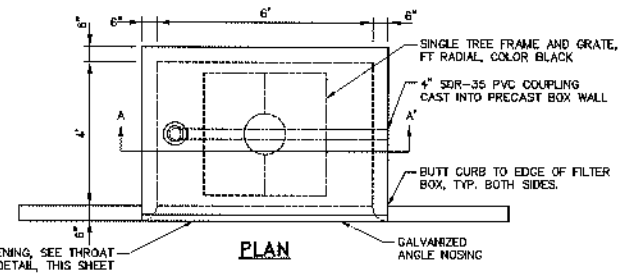


**BOX FILTER THROAT OPENING DETAIL**  
N.T.S.

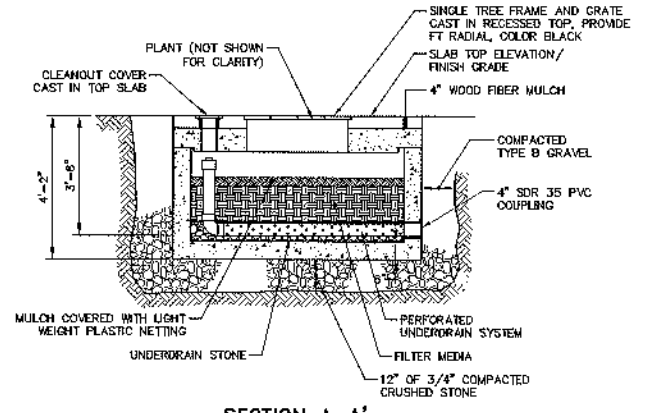


**6'x4' UNDERDRAINED BOX FILTER**

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



**PLAN**



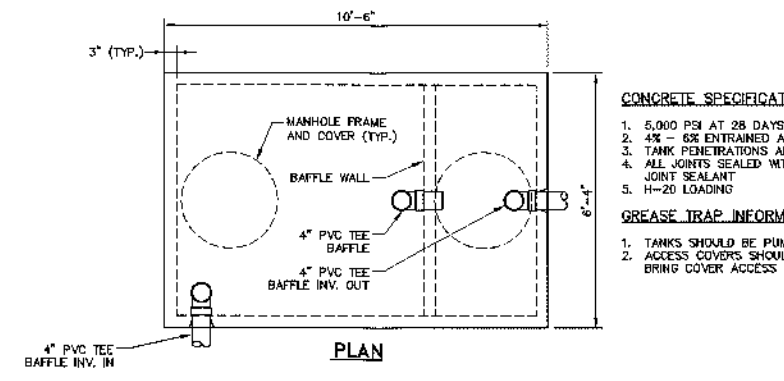
**SECTION A-A'**

**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.

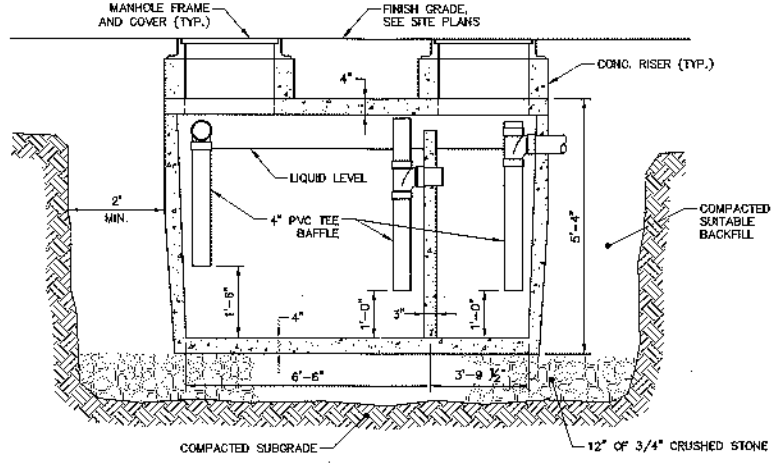
**BOX FILTER UNIT**  
N.T.S.

**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 POURS OUT OF BOX FILTER THROAT SHALL CONTINUE DOWN GUTTERLINE TO CB-3.



**PLAN**



**SECTION**

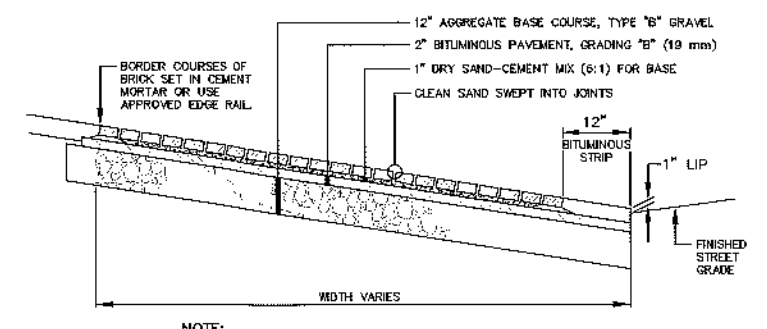
**EXTERNAL GREASE TRAP DETAIL**  
N.T.S.

**CONCRETE SPECIFICATIONS**

- 5,000 PSI AT 28 DAYS
- 4% - 6% ENTRAINED AIR
- TANK PENETRATIONS ARE INTEGRALLY CAST
- ALL JOINTS SEALED WITH BUTYL RUBBER JOINT SEALANT
- 11-20 LANDING

**GREASE TRAP INFORMATION**

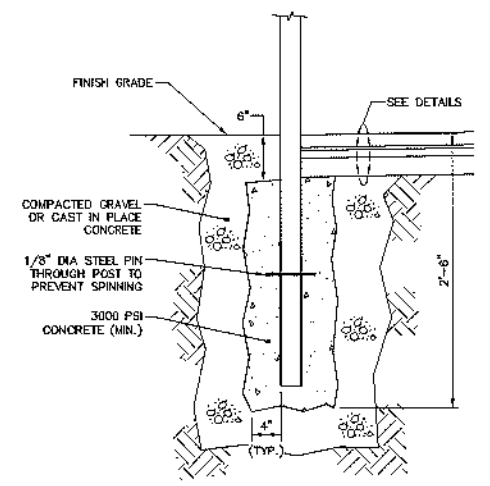
- TANKS SHOULD BE PUMPED AS NEEDED
- ACCESS COVERS SHOULD HAVE RISERS TO BRING COVER ACCESS TO GRADE.



**NOTE:**

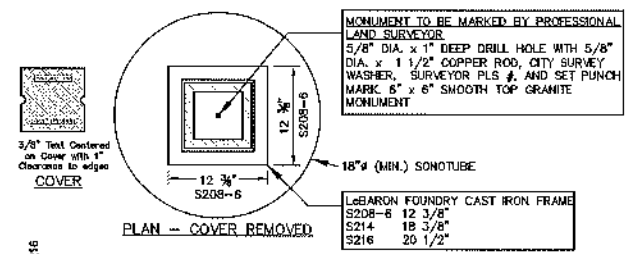
4"x8" PINE HALL PATHWAY PAVEMENT BRICK, MFG. BY FINE HALL BRICK CO., MADISON, NORTH CAROLINA. LACHANCE ITEM # 193823, PINE HALL PATHWAY PAVEMENT BRICK.

**BRICK DRIVEWAY APRON WITH BITUMINOUS BASE**  
N.T.S.

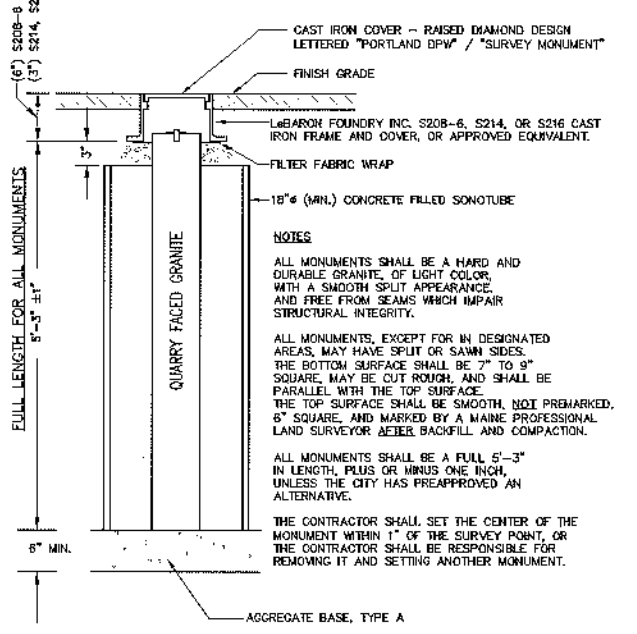


POST SPECIFICATION			
TYPE	HEIGHT ABOVE FIN. GRADE	POST DIAMETER	POST MATERIAL
STREET SIGNAGE	7'-0"	2 3/8" (O.D.)	GALV. STEEL

**TYPICAL SIGN POST DETAIL**  
N.T.S.



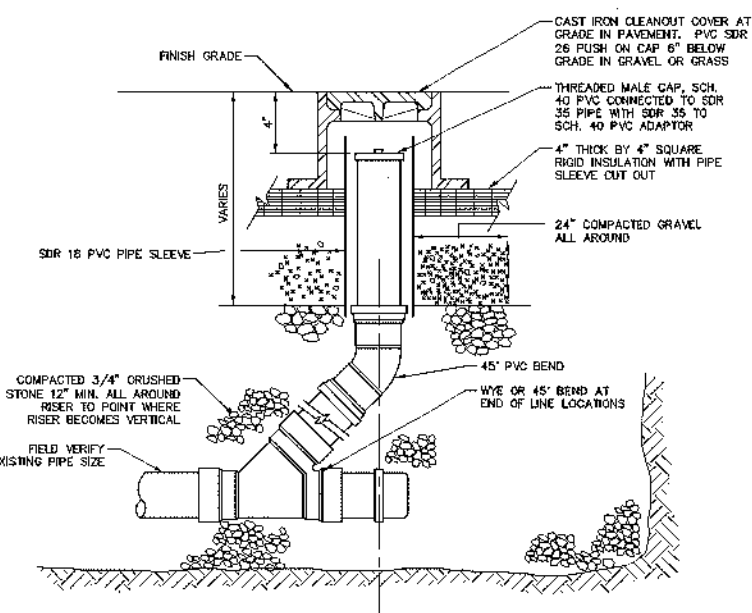
**PLAN - COVER REMOVED**



**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 SAWSI 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



**CLEANOUT DETAIL**  
N.T.S.

**PRELIMINARY - NOT FOR CONSTRUCTION**

41 Hutchins Drive  
Portland, Maine 04102  
900.426.4262 | www.woodardcurran.com



NO.	REVISION	DATE	BY	DESCRIPTION
1	RESPONSE TO COMMENTS	10/19/2012	DM	
2	FINAL SITE PLAN APPLICATION SUBMISSION	9/29/2012	DM	

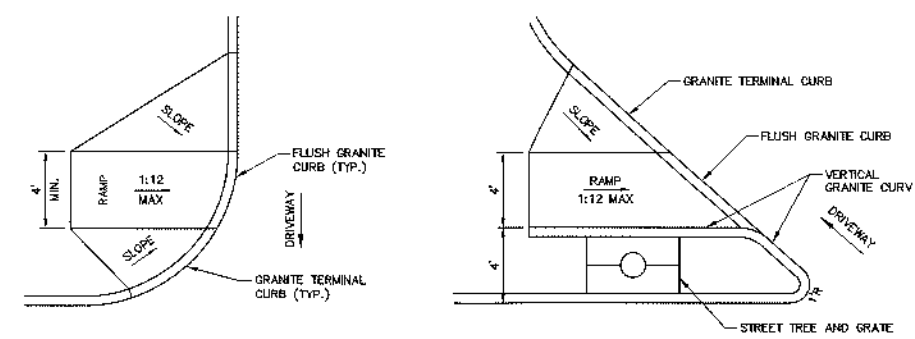
**CIVIL DETAILS - 3**

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

JOB NO.: 225869-01  
DATE: OCTOBER 2012  
SCALE: AS NOTED  
SHEET: 7 OF 11

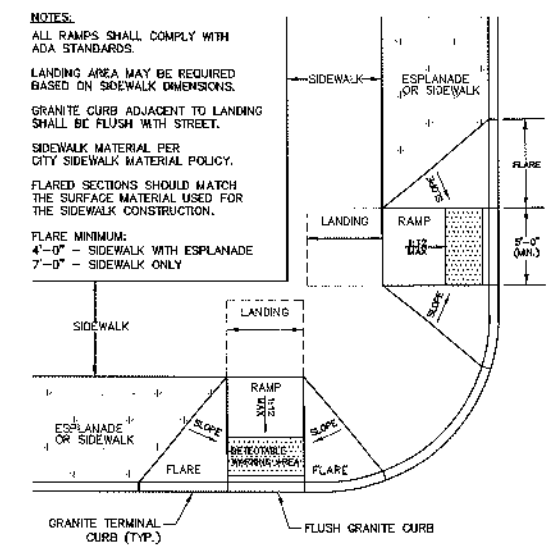
**C-302**

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TYPICAL ADA RAMP AT DRIVEWAY

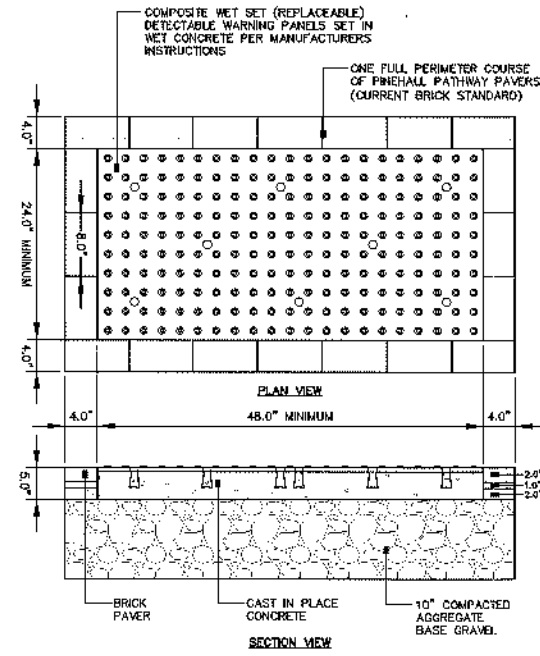
ADA RAMP AT FORE STREET DRIVEWAY ENTRANCE



SIDEWALK RAMP AT INTERSECTION (FORE & UNION STREET)

ADA ACCESSIBLE CURB RAMPS

N.T.S.



SIDEWALK RAMP DETECTABLE WARNING PANEL (HISTORIC DISTRICTS AND LANDSCAPES)

N.T.S.

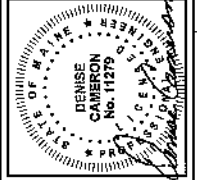
- NOTES:**
- ALL RAMPS SHALL COMPLY WITH ADA STANDARDS.
  - LANDING AREA MAY BE REQUIRED BASED ON SIDEWALK DIMENSIONS.
  - GRANITE CURB ADJACENT TO LANDING SHALL BE FLUSH WITH STREET.
  - SIDEWALK MATERIAL PER CITY SIDEWALK MATERIAL POLICY.
  - FLARED SECTIONS SHOULD MATCH THE SURFACE MATERIAL USED FOR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

- 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 (#3818) 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.

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**WOODARD & CURRAN**

COMMITMENT & INTEGRITY DRIVE RESULTS



REV	DESCRIPTION	DATE
2	RESPONSE TO COMMENTS	10/19/2012
1	FINAL SITE PLAN APPLICATION SUBMISSION	9/25/2012

DESIGNED BY: MELM  
CHECKED BY: DLG  
DRAWN BY: JBC

CIVIL DETAILS - 4

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

CANAL PLAZA HOTEL

JOB NO: 225869-01
DATE: OCTOBER 2012
SCALE: AS NOTED
SHEET: 8 OF 11

C-303

PRELIMINARY - NOT FOR CONSTRUCTION

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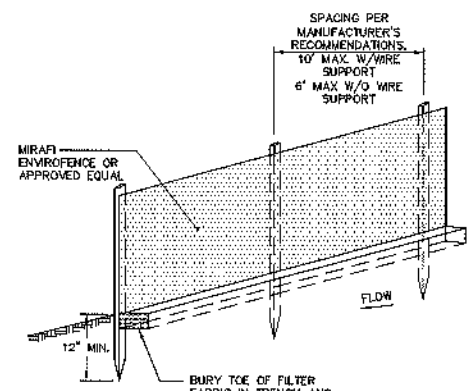


### EROSION AND SEDIMENT CONTROL NOTES

#### Temporary Erosion Control

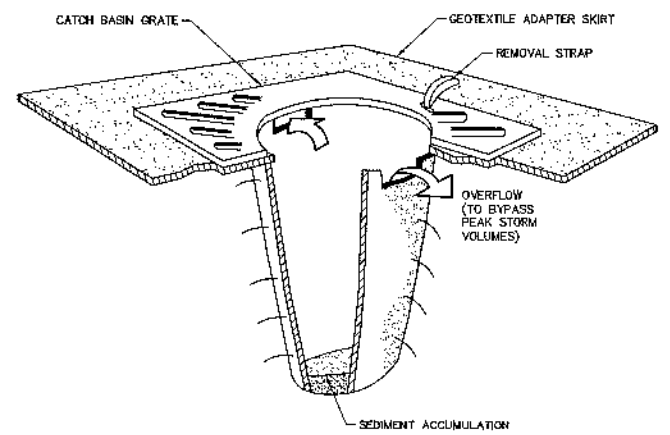
Contractor shall prepare and submit a soil erosion and water pollution control plan to engineer in accordance with section 65B.

Measure	Dates For Use	Timing, Activity, and Location
Sedimentation Barrier	ALL	Before soil disturbance, install downhill of areas to be disturbed and around material stockpiles.
Up-slope Diversion	ALL	Before soil disturbance, install uphill of areas to be disturbed and around material stockpiles.
Catch Basin Protection	ALL	Before soil or pavement disturbance, install ACF Environmental, Inc. High Flow Siltsock, Siltsewer Inlet Filter, or equal, installed per manufacturer's requirements.
Dust Control	ALL	During dry weather, apply water and calcium chloride to control dust.
Temporary Seeding	April 15 to Oct. 1	Soil stockpiles that are not covered and disturbed areas that will not be disturbed again within 14 days. If grass growth provides less than 95% soil coverage by Nov. 1, apply mulch and anchor with erosion control blanket.
Mulch	April 15 to Sept. 15	On all areas of exposed soil prior to rain events or every ___ days, apply 100-150 lbs (2.5 bales) per 1,000 sq. ft. by mechanical blower.
Winter Mulch	Sept. 16 to Oct. 31 Nov. 1 to April 14	On all areas of exposed soil prior to precipitation or every 1,000 sq. ft. by mechanical blower. Erosion control blanket may be used as a substitute for winter mulch. On all areas of exposed soil, apply 150 to 170 lbs. mulch (4 bales) per 1,000 sq. ft. and anchor with netting at the end of each working day. Erosion control blanket may be used as a substitute for winter mulch.
Inspections	Until site is permanently stabilized	Inspect the erosion and sedimentation control measures daily, and maintain and repair as necessary.



- NOTES:**
- INSTALL FABRIC ON UPHILL SIDE OF SUPPORT POSTS
  - INSTALL SILT FENCE ACROSS SLOPES
  - SILT FENCE SHALL NOT BE USED IN DRAINAGE WAYS
- MAINTENANCE:** INSPECT FOR TEARS IN THE FABRIC OR DAMAGE TO SUPPORTS. REPAIR AS NECESSARY. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES A DEPTH OF SIX-INCHES OR LESS.
- REMOVAL:** WHEN UPSLOPE AREAS ARE STABILIZED, THE STRUCTURE AND ANY ACCUMULATED SEDIMENT WILL BE REMOVED.

**SEDIMENT BARRIER - SILTATION FENCE DETAIL**  
CONTRACTOR OPTION  
N.T.S.



- NOTES:**
- CATCH BASIN PROTECTION TO BE "SILTSAK" (BY ADF ENVIRONMENTAL) OR "STREAM GUARD" (BY FOSS ENVIRONMENTAL SERVICES).
  - INSERT TO BE EMPTIED IN AN APPROVED MANNER WHEN IT IS 1/2 FULL OF SEDIMENT.
  - INSPECT INSERT AFTER ALL RAINFALL EVENTS, REPAIR AND MAINTAIN AS REQUIRED.

**TEMPORARY INLET PROTECTION**  
N.T.S.

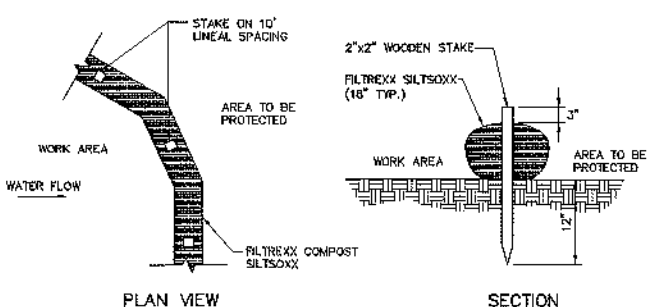
#### Permanent Erosion Control:

Measure	Dates For Use	Timing, Activity, and Location
Pavement - Base Course - Final Course	When no frost is in ground	Install only in areas shown on the plan, shortly after pavement base is brought to final grade, install near completion of project.
Permanent Seeding	April 15 to Sept. 15	On final grade areas, within 7 days of grade preparation, prepare topsoil, followed by seed and mulch application.
Dormant Seeding	Sept. 16 to April 15	On final grade areas, with prepared topsoil. Apply seed at double the specified rate on bare soil, and follow with an application of winter mulch.
Ground Cover, Trees, Shrubs	April 15 to Nov. 1	Install with final landscaping.
Permanent Mulch	ALL	Install with final landscaping.

#### Inspections:

Regular inspections of all erosion and sedimentation controls shall be made at least weekly and prior to and following storm events. Minimum inspections shall be made as listed in the table below.

Inspected Item	Look For
Mulched Surfaces	Thin mulch or inadequate application. Wind movement.
Seeded Surfaces	Poor seed germination. Loss of mulch. Development of rills.
Sediment Barrier	Sediment build-up to one half the height of the barrier. Undermining of the barrier. Supporting stakes loose, toppled, or unmarked. Breaks in barrier.
Perimeter Diversion	Discharge is to stabilized area. Erosion or breaks in barrier. Supporting stakes loose, toppled or unmarked.
Catch Basin Protection	Sediment build-up and structure blockages. Slow flow/Ponding water. Breaks in fabric or voids in barrier.
Dewatering Filter	Breaks in fabric or supporting structure. Slow flow, indicating high sediment build-up.
Construction Entrance	Sedimentation of roadways. Off-site dust complaints.



- NOTE:**
- WHEN STAKING IS NOT POSSIBLE, HEAVY CONCRETE BLOCKS SHALL BE USED BEHIND THE SEDIMENT CONTROL TO HELP STABILIZE DURING RAINFALL/RUNOFF EVENTS.

**SEDIMENTATION BARRIER - SILTSOXX**  
CONTRACTOR OPTION  
N.T.S.

### EROSION AND SEDIMENTATION CONTROL NOTES

TEMPORARY EROSION CONTROL MEASURES MAY INCLUDE THE USE OF STABILIZED CONSTRUCTION ENTRANCES, HYDRAULIC MULCH, HAY AND STRAW MULCH, EROSION CONTROL BLANKET, TURF REINFORCED MATTING, RIPRAP, AND TEMPORARY SEEDING. TEMPORARY SEDIMENT CONTROL MEASURES INCLUDE THE USE OF SILT FENCE, EROSION CONTROL MIX BERMS, FLANGE POOLS, CHECK DAMS, SEDIMENT TRAPS, CATCHBASIN SEDIMENT COLLECTION BAGS AND GEOTEXTILE FILTER BAGS. PERMANENT MEASURES INCLUDE THE USE OF RIPRAP AT EXPOSED STORMDRAIN AND CULVERT INLETS AND OUTLETS, ARMORED SWALES AND SLOPES AND PERMANENT VEGETATION.

- GENERAL**
- THE PROJECT SHALL CONFORM WITH THE STANDARDS OF THE MAINE CONSTRUCTION GENERAL PERMIT, IF APPLICABLE.
  - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMP HANDBOOK PUBLISHED BY THE MAINE DEP UNLESS OTHERWISE NOTED IN THESE PLANS.
  - ANY ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND/OR MUNICIPAL OFFICIALS SHALL BE INSTALLED BY THE CONTRACTOR.
  - THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.
  - THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE SITE WHENEVER POSSIBLE WHILE ALLOWING PROPER SITE DEVELOPMENT.
  - CONSTRUCTION STAGING SHALL BE CONDUCTED IN A WAY TO MINIMIZE THE POTENTIAL FOR STORMWATER RUN-ON TO DISTURBED AREAS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT/MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE ABOVE PERSONNEL. DESCRIPTIONS OF PERMANENT STABILIZATION FOR VARIOUS COVER TYPES FOLLOWS:
    - FOR SEEDDED AREAS, PERMANENT STABILIZATION MEANS THAT SOIL OF THE DISTURBED AREA IS COVERED WITH REASONABLY THICK UNIFORM STAND OF PERMANENT GRASS SPECIES, FREE FROM SEIZABLE THIN OR BARE SPOTS.
    - FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THAT COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE OFF.
    - FOR MULCHED AREAS, PERMANENT STABILIZATION MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL.
    - FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE. STONE MUST BE SIZED APPROPRIATELY AND IN ACCORDANCE WITH SECTION E-5 OF THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL.
    - FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF AN ASPHALT BINDER COURSE.
    - FOR OPEN CHANNELS, LEVEL SPREADERS, ENGINEERED BUFFERS OR OTHER DESIGNED STORMWATER CONVEYANCE STRUCTURE, PERMANENT STABILIZATION MEANS THE CHANNELIZED AREA(S) IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH APPROVED RIPRAP, OR WITH OTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE SHALL BE NO EVIDENCE OF SLUMPING, UNDERCUTTING OR DOWNCUTTING OF THE DESIGNED CHANNEL.
  - IF THE AREA WILL REMAIN UNWORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, AND WILL NOT BE BUILT ON, THEN IMMEDIATELY PROVIDE PERMANENT STABILIZATION USING VEGETATION THROUGH PLANTING, SEEDING, SOD OR THROUGH THE USE OF PERMANENT MULCH OR MUST SITE, SUPPLY THE NEEDED PLANTS, INJ. AMHERST, MA TEL. 413-548-8000 OR APPROVED EQUIVALENT, AND SOIL CONDITIONS. AMEND AREAS OF DISTURBED, OVERLY-COMPACTED SUBSOIL WITH TOPSOIL OR COMPOST AND LIGHTLY TILL 2-3" OF SOIL AMENDMENTS INTO THE TOP 8" OF SOIL.
  - PERMANENT SEEDING SPECIFICATION: IT IS RECOMMENDED THAT PERMANENT SEEDING BE COMPLETED BETWEEN APRIL 1 AND AUGUST 15 OF EACH YEAR. LATE SEASON SEEDING MAY BE DONE BETWEEN AUGUST 15 AND SEPTEMBER 15. AREAS NOT SEEDED OR WHICH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 1 SHALL BE SEEDED WITH AROOSTOOK WINTER RYE OR MULCHED AT SPECIFIED RATES. SEE WINTER SEEDING AND MULCHING SPECIFICATIONS FOR STABILIZATION AFTER NOVEMBER 1.
    - APPLY TOPSOIL TO A DEPTH OF 4 INCHES. IN COMPACTED AREAS TILL 2-3" OF COMPOST INTO UPPER 6" OF DISTURBED SOIL AND THEN APPLY 4 INCHES OF TOPSOIL.
    - APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS. IN LIEU OF SOIL TESTS, APPLY GROUND LIMESTONE AT A RATE OF 33 LBS PER 1000 SQUARE FEET AND GRANULAR, COMMERCIAL-GRADE FERTILIZER 10-10-10 AT A RATE OF 18 LBS PER 1000 SQUARE FEET.
    - UNIFORMLY APPLY SEED MIXTURE AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2.5 BALES PER 1000 SQUARE FEET AND ANCHOR AS NECESSARY.
    - THE SEED MIXTURE FOR SOIL MODIFIED RANGARDENS SHALL CONSIST OF NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MUST SITES, SUPPLY THE NEEDED PLANTS, INJ. AMHERST, MA TEL. 413-548-8000 OR APPROVED EQUIVALENT. THE MIX MAY BE APPLIED BY HYDROSEEDING, BY MECHANICAL SPREADER, OR ON SMALL SITES IT CAN BE SPREAD BY HAND. WHEN APPLYING ON BARE SOIL, RAKE THE SOIL TO CREATE GROOVES, APPLY SEED, THEN LIGHTLY RAKE OVER. IN NEW ENGLAND, THE BEST RESULTS ARE OBTAINED WITH A SPRING OR EARLY FALL SEEDING. SUMMER AND LATE FALL SEEDING WILL BENEFIT WITH A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. LATE FALL AND WINTER DORMANT SEEDING REQUIRE A SLIGHT INCREASE IN THE SEEDING RATE. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE.
  - PROTECT ALL SEEDDED AREAS WITH MULCH OR EROSION CONTROL BLANKET IN AREAS OF SHEET OR CONCENTRATED FLOWS. MULCH ALL AREAS SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE. SCHEDULE SEEDING OR SOODING TO AVOID FAILURE DUE TO SUMMER DROUGHT AND FALL FROST. NEWLY SEEDDED AREAS SHOULD BE PROTECTED FROM VEHICLE TRAFFIC, PEDESTRIAN TRAFFIC AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED. AREAS MUST BE REWORKED AND RESTABILIZED IF GERMINATION IS SPARSE OR SURFACE EROSION IS EVIDENT.
  - DITCH LININGS AND RIPRAP INLET AND OUTLET PROTECTION SHALL BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR INSTALLATION OF THE CULVERT.
  - EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 3:1, IN THE BASE OF DITCHES AND ANY DISTURBED AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE (WETLANDS AND WATER RESOURCES). EROSION CONTROL BLANKET SHALL BE NORTH AMERICAN GREEN S1500N OR APPROVED EQUAL. EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
  - THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURE UPON STABILIZATION OF PROJECT AREA & COST SHALL BE INCIDENTAL TO CONTRACT.
- WINTER CONDITIONS**
- WINTER CONSTRUCTION IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1 THROUGH APRIL 1. IF AREAS WITHIN THE CONSTRUCTION AREA ARE NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES OUTLINED ABOVE BY NOVEMBER 15 THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES THAT ARE SPECIFIC TO WINTER CONDITIONS.
- GOOD HOUSEKEEPING AND POLLUTION PREVENTION**
- SPILL PREVENTION CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER RUNOFF AND APPROPRIATE SPILL PREVENTION, CONTAINMENT AND RESPONSE PLANNING AND IMPLEMENTATION.
  - DURING CONSTRUCTION, PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUND OR SURFACE WATERS MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO INFILTRATION AREAS. AN "INFILTRATION AREA" IS ANY ARE OF THE SITE THAT BY DESIGN, OR AS A RESULT OF SOIL AND TOPOGRAPHY, ACCUMULATES RUNOFF THAT INFILTRATES IN THE SOIL, DICES, BERMS, SLUMPS AND OTHER FORMS OF TEMPORARY SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
  - LOCATE ALL MATERIAL STOCKPILES WITH CONSIDERATION FOR STORMWATER DRAINAGE PATTERNS AND INFRASTRUCTURE.
  - TAKE ALL REASONABLE MEASURES TO MINIMIZE DUST RESULTING FROM THE PROJECT. OIL MAY NOT BE USED FOR DUST CONTROL.
  - LOCATE ALL LITTER, CONSTRUCTION DEBRIS AND CONSTRUCTION CHEMICALS WITH CONSIDERATION FOR STORMWATER DRAINAGE PATTERNS AND INFRASTRUCTURE.
  - TRENCH OR FOUNDATION DE-WATERING MUST BE SPREAD THROUGH SUFFICIENT NATURAL BUFFERS THAT HAVE CAPACITY TO INFILTRATE THE PUMPED WATER OR SHOULD BE PUMPED TO DESIGNED CONSTRUCTION DEWATERING DEVICES AS DESCRIBED IN THE MAINE EROSION AND SEDIMENT CONTROL BMP'S HANDBOOK.
  - SEDIMENTS AND SOIL MATERIALS SHOULD BE SWEEPED FROM PAVED SURFACES AT THE END OF EACH WORKDAY OR PRIOR TO RAIN EVENTS, WHENEVER POSSIBLE.
- INSPECTION AND MAINTENANCE**
- A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROLS, INCLUDING THE STANDARDS IN THE MAINE CONSTRUCTION GENERAL PERMIT, THE MAINE EROSION AND SEDIMENT CONTROL BMP'S HANDBOOK OR ANY MUNICIPAL REQUIREMENTS MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF ADDITIONAL BMP'S OR MODIFICATIONS TO BMP'S ARE NECESSARY, THE MODIFICATIONS MUST BE IMPLEMENTED WITH 7 CALENDAR DAYS OR PRIOR TO ANY PRECIPITATION EVENT. ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
  - AN INSPECTION AND MAINTENANCE LOG MUST BE KEPT BY THE CONTRACTOR, SUMMARIZING THE SCOPE OF THE INSPECTION, DATE, AND MAJOR OBSERVATIONS RELATING TO THE OPERATION OF EROSION AND SEDIMENT CONTROL BMP'S, MATERIAL STORAGE AREAS, AND VEHICLE ACCESS POINTS TO THE CONSTRUCTION AREA. THE INSPECTION LOG SHOULD BE DELIVERED TO THE PROPERTY OWNER OR RESPONSIBLE CONTRACTING ENTITY UPON COMPLETION OF THE PROJECT.
- DEWATERING**
- ANY DEWATERING FLOW DIRECTED TO THE CITY'S COMBINED SEWER SYSTEM SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC SERVICES AND/OR THE PORTLAND WATER DISTRICT PRIOR TO COMMENCING DEWATERING ACTIVITIES.

41 Hutchings Drive  
Portland, Maine 04102  
800.426.4232 | www.woodardcurran.com

**WOODARD & CURRAN**

STATE OF MAINE  
DESIGN  
CONSTRUCTION  
No. 11278

10/19/2012

RESPONSE TO COMMENTS 10/19/2012  
1 FINAL SITE PLAN APPLICATION SUBMISSION 07/29/2012  
2 RESPONSE TO COMMENTS 10/19/2012

DESIGNED BY: MOLA  
DRAWN BY: JEC  
CHECKED BY: D.L.C.  
758888-000000

CIVIL DETAILS - 5

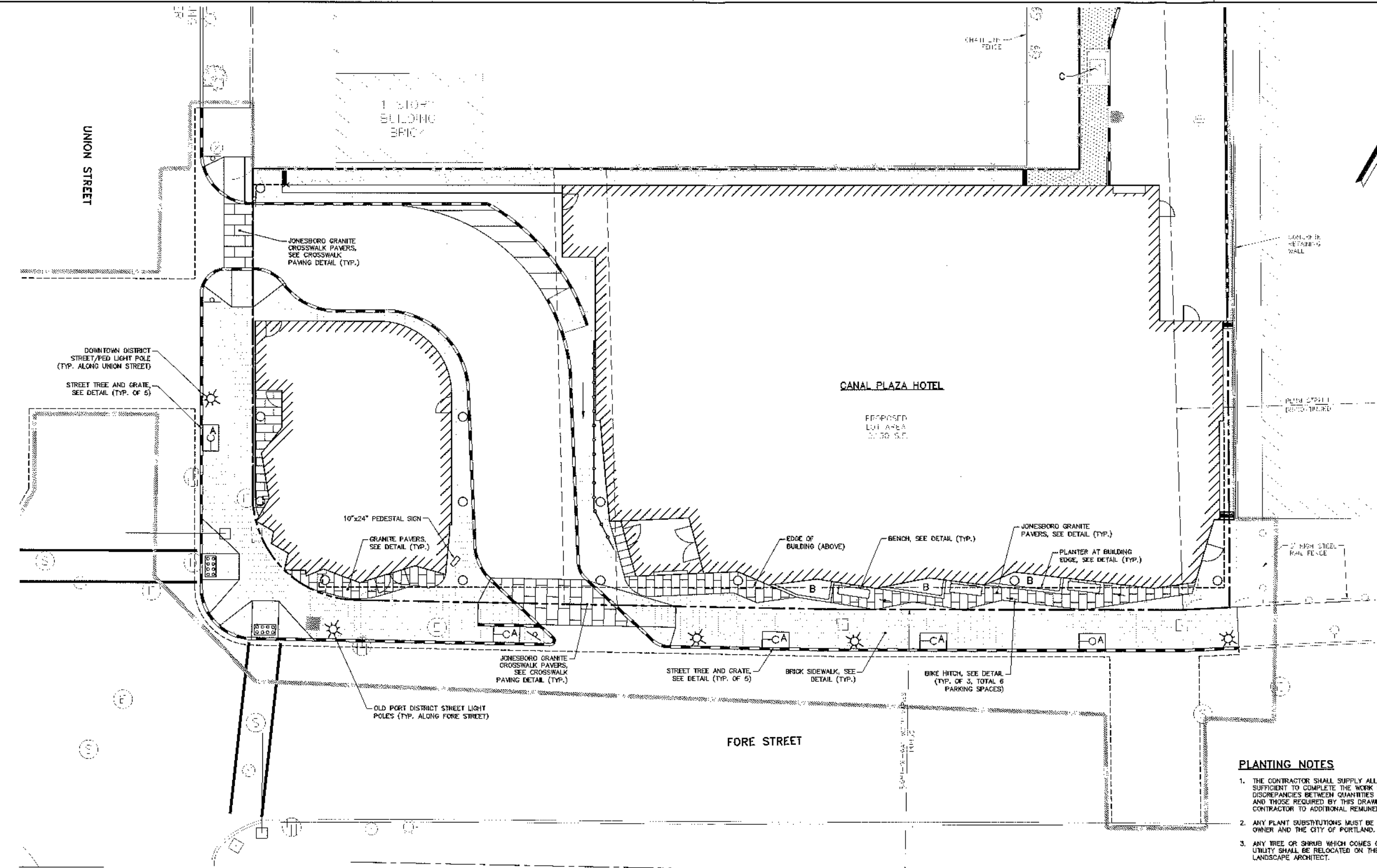
COW PLAZA HOTEL, LLC  
100 COMMERCIAL STREET, SUITE 306  
PORTLAND, MAINE, C/O TIM SOLEY

CANAL PLAZA HOTEL

JOB NO: 225569.01  
DATE: OCTOBER 2012  
SCALE: AS NOTED  
SHEET: 9 OF 11

C-304

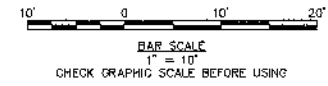
PRELIMINARY - NOT FOR CONSTRUCTION



CANAL PLAZA HOTEL  
 PROPOSED  
 LOT AREA  
 37,300 S.F.

- PLANTING NOTES**
1. THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON PLAN. ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN ON PLANT LIST AND THOSE REQUIRED BY THIS DRAWING SHALL NOT ENTITLE CONTRACTOR TO ADDITIONAL REMUNERATION.
  2. ANY PLANT SUBSTITUTIONS MUST BE APPROVED BY THE OWNER AND THE CITY OF PORTLAND.
  3. ANY TREE OR SHRUB WHICH COMES OVER OR UNDER ANY UTILITY SHALL BE RELOCATED ON THE SITE BY THE LANDSCAPE ARCHITECT.
  4. ALL TREES AND SHRUBS SHALL BE PLACED IN THE DESIGNATED AREAS AS SHOWN ON THE PLAN AND BEFORE PLANTING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
  5. THE CONTRACTOR SHALL RELOCATE ANY TREE OR SHRUB AS DIRECTED BY THE LANDSCAPE ARCHITECT.
  6. ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERMEN.
  7. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR TO ORIGINAL CONDITION ANY AND ALL UTILITIES, PAVING, CURBING, ETC., DAMAGED AS A RESULT OF THEIR OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.

PLANT LIST						
KEY	COMMON & BOTANICAL NAME	SIZE	ROOT	QTY.	NOTES	
A	GREEN PILLAR PIN OAK Q. PALUSTRIS 'GREEN PILLAR'	3" CAL.	B&B	5		
B	NORTHERN BAYBERRY M. PENNSYLVANICA	24" HT.	CONT.	6	MIN 3 CANES	
C	BLACKHAW VIBURNUM V. PRUNIFOLIUM	3 1/2" HT.	CONT.	1	MIN 3 CANES	



**PRELIMINARY - NOT FOR CONSTRUCTION**

LANDSCAPE ARCHITECT  
 ANTHONY MIENCH  
 84 Commercial Street, Portland, Maine 04101  
 207.741.4428  
 www.miench.com



NO.	RESPONSE TO COMMENTS	DESCRIPTION	DATE
1			10/19/2012

CHECKED BY: AM  
 12/28/12  
 DESIGNED BY: AM  
 12/28/12  
 DRAWN BY: JEC  
 12/28/12

**LANDSCAPING AND  
 SITE AMENITIES PLAN**

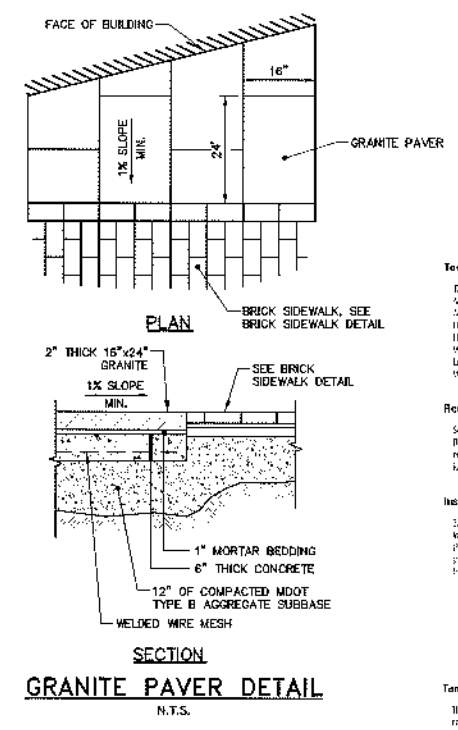
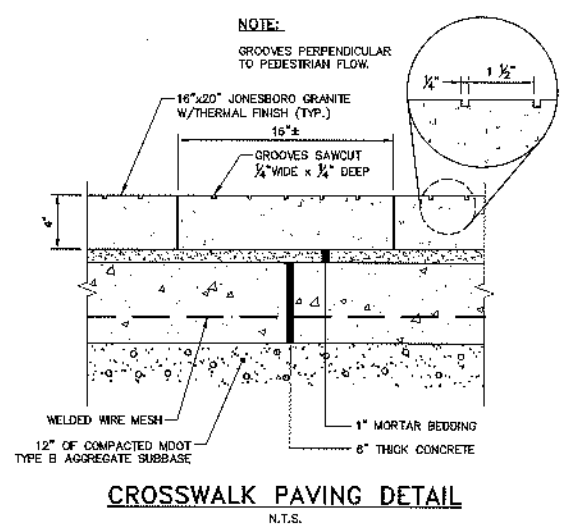
COW PLAZA HOTEL LLC  
 100 COMMERCIAL STREET, SUITE 306  
 PORTLAND, MAINE, C/O TIM SOLEY

CANAL PLAZA HOTEL

JOB NO.: 225868-01  
 DATE: OCTOBER 2012  
 SCALE: 1" = 10'  
 SHEET: 10 OF 11

**L-100**

\\Portland\Projects\225868-01\Drawings\225868-01-C200.dwg, Oct 19, 2012, 5:11pm  
 D:\Portland\Projects\225868-01 - Fore & Union Hotel\wp\Drawings\225868-01-C200.dwg, Oct 19, 2012, 5:11pm



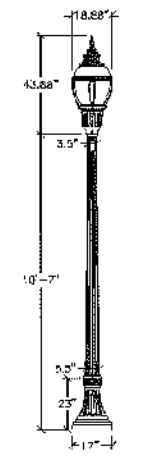
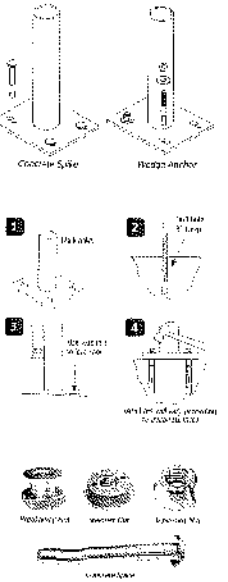
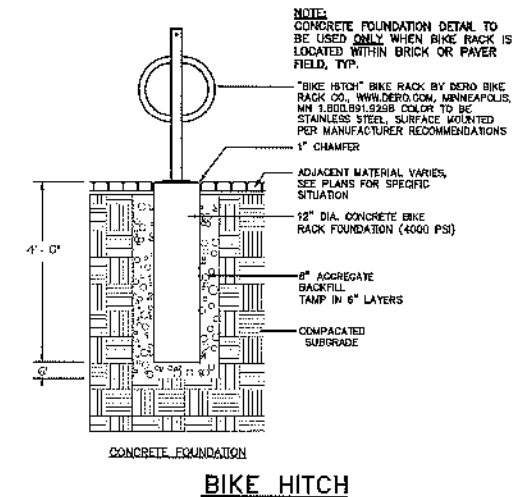
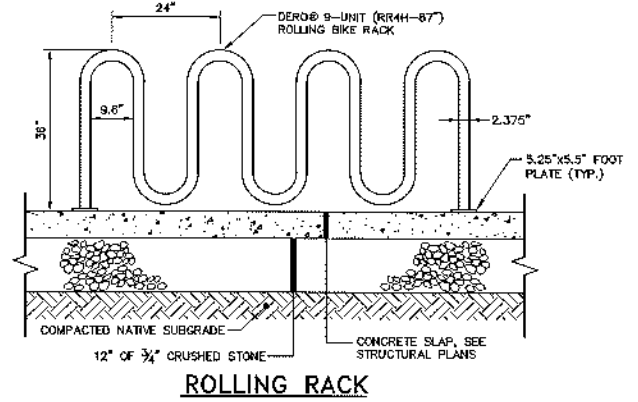
**Tools Needed for Installation**  
 Face Mixer  
 Worm or Trowel  
 Mason's Trowel  
 1/4\"/>

**Recommended Base Materials:**  
 Self-consolidating concrete for installation. For use from flat, non-sloped surfaces to slopes up to 1:1. It is designed to be placed in a 6\"/>

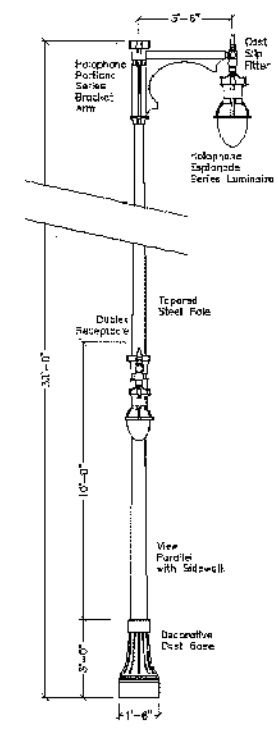
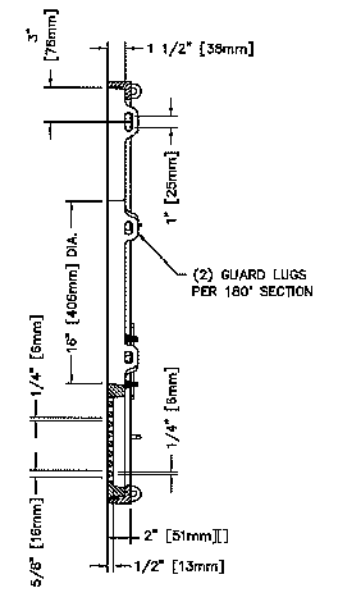
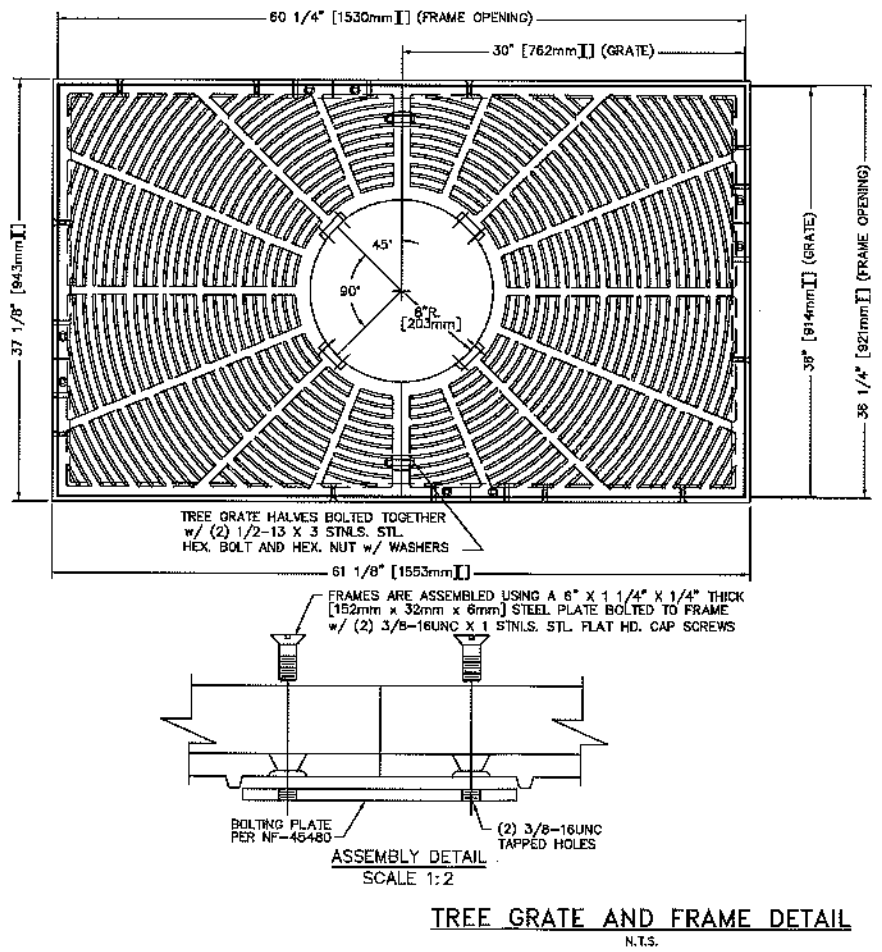
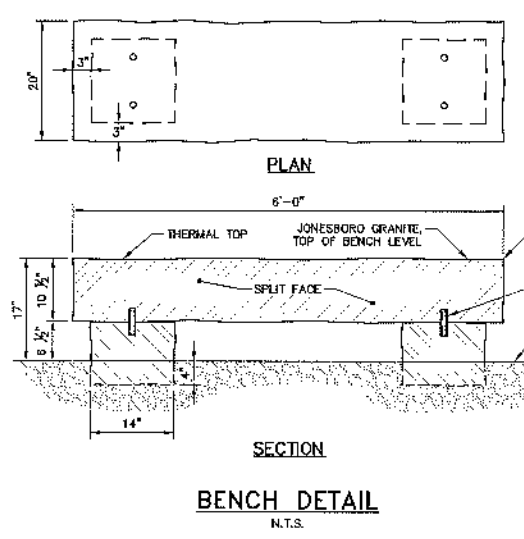
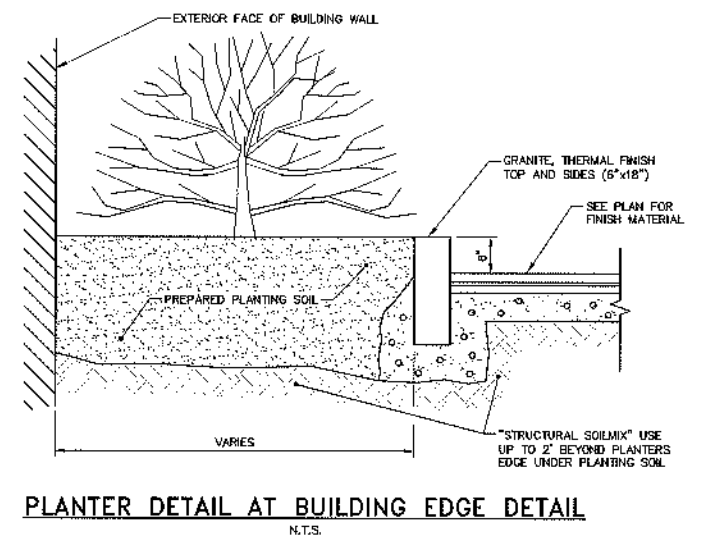
**Installation:**  
 3/8\"/>

**Temper Resistant Fasteners**  
 The temper resistant fasteners are used to secure the pavers to the base material. The fasteners are made of stainless steel and are available in various lengths. The fasteners are used to secure the pavers to the base material. The fasteners are made of stainless steel and are available in various lengths.

**WARNING:** The use of temper resistant fasteners is required for all applications. The fasteners are made of stainless steel and are available in various lengths. The fasteners are used to secure the pavers to the base material. The fasteners are made of stainless steel and are available in various lengths.



**ILLUMINARE** Lighting model WU100H128667  
 Luminaire shall be fabricated and installed by The Central Maine Power Company under the municipal lease agreement for street lighting. Luminaire shall be:  
 Luminaire Lighting model S-M100/U 54117  
 Vertical mounted, 100 watt mogul base, clear metal halide lamp.  
**LIGHTING POLE**  
 Hicophone Lighting model H110/17UG192, AG-20-4, FDUS-SBK/H  
 Four-post, fixed cast aluminum pole, rated for a 50 mph wind load with a 1.3 gust factor. Provide four (4) half-sloped galvanized steel L-type anchor bolts. Provide four (4) rated display receptacle outlet. Lighting pole shall be hot dipped galvanized prior powder coat paint. Make as:  
**APPLICATION**  
 Street/Sidewalk lighting for two-way streets with parking on both sides.  
 Suggested layout:  
 00-20 ft on center (staggered pattern both sides)



**ILLUMINARE** Hicophone Lighting model ESU250NH124-R  
 Luminaire shall be fabricated and installed by The Central Maine Power Company under the municipal lease agreement for street lighting. Luminaire shall be custom color RAL-6012 (dark green).  
**LAMP**  
 Hicophone Lighting model S-M250/U 64457  
 Vertical mounted, 250 watt mogul base, clear metal halide lamp.  
**POLE**  
 Hicophone Lighting model FD40CAPL5012  
 Steel crossarm with a post-top fitting for a 3-1/2\"/>

**SLIP FITTER**  
 Hicophone Lighting model H110/17UG192  
 2-1/2\"/>

**LIGHTING POLE**  
 Tapered steel pole, rated for a 50 mph wind load with a 1.3 gust factor. Provide four half-sloped galvanized steel L-type anchor bolts. Lighting pole shall be hot dip galvanized prior to powder coat paint, custom color RAL-6012 (dark green).  
**DECORATIVE POST GATE**  
 Hicophone Lighting model DCSBCHAL5012  
 Decorative clamp-on cast aluminum base. Hicophone shall be stainless steel. Decorative post base shall be custom color RAL-6012 (dark green).

LANDSCAPE ARCHITECT  
 ANTHONY WENCH  
 100 COMMERCIAL STREET, SUITE 306  
 PORTLAND, MAINE, C/O TIM SOLEY

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

CANAL PLAZA HOTEL

JOB NO.: 225880.01  
 DATE: OCTOBER 2012  
 SCALE: AS NOTED  
 SHEET: 11 OF 11

L-101

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