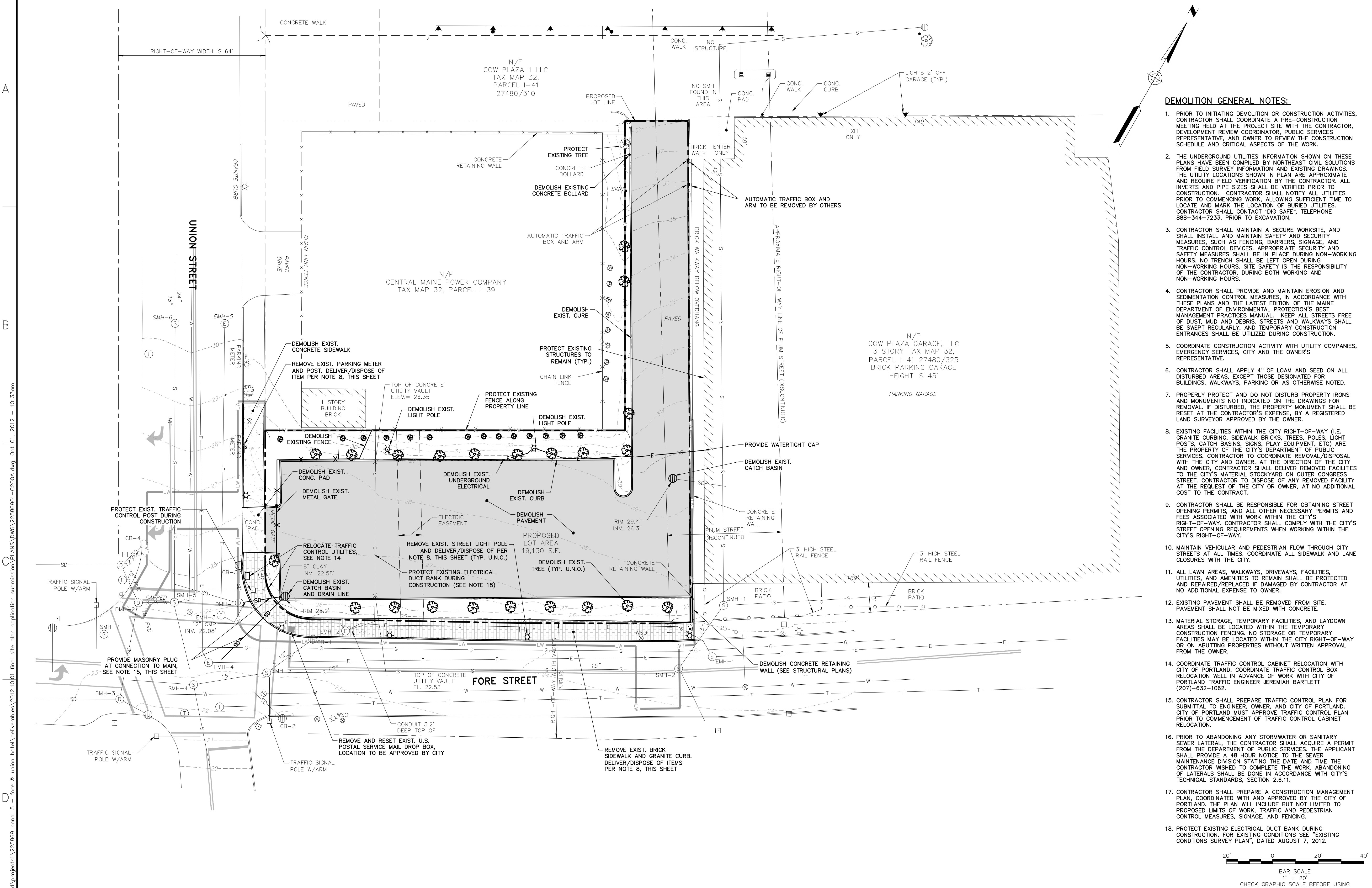


EXHIBIT-04



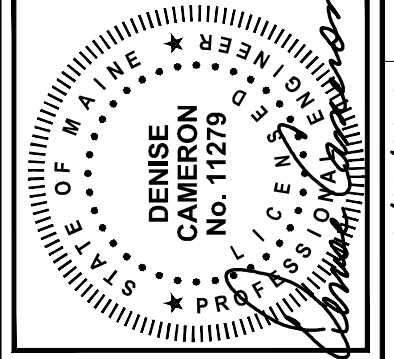
DEMOLITION GENERAL NOTES:

- 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 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.
- 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 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 CONTRACT.
- 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 ADJUTING 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 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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REV	DESCRIPTION	DATE
1	FINAL SITE PLAN APPLICATION SUBMISSION	9/28/2012

DESIGNED BY: MDLM
CHECKED BY: DJC
DRAWN BY: JBC

DEMOLITION PLAN

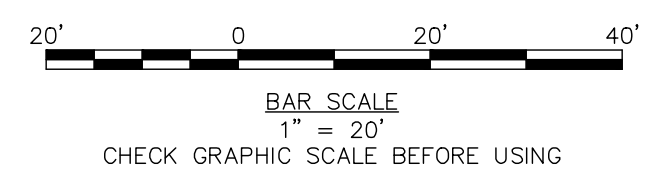
COW PLAZA HOTEL, LLC
100 COMMERCIAL STREET, SUITE 306
PORTLAND, MAINE, C/O TIM SOLEY

CANAL PLAZA HOTEL

JOB NO.: 225869.01
DATE: OCTOBER 2012
SCALE: 1" = 20'
SHEET: 1 OF 9

C-200

PRELIMINARY - NOT FOR CONSTRUCTION



C:\portland\projects\225869\canal 5 - fore & union hotel\deliverables\2012.10.01 final site plan application submission\PLANS\DWG\225869\01-C200A.dwg, Oct 01, 2012 - 10:33am

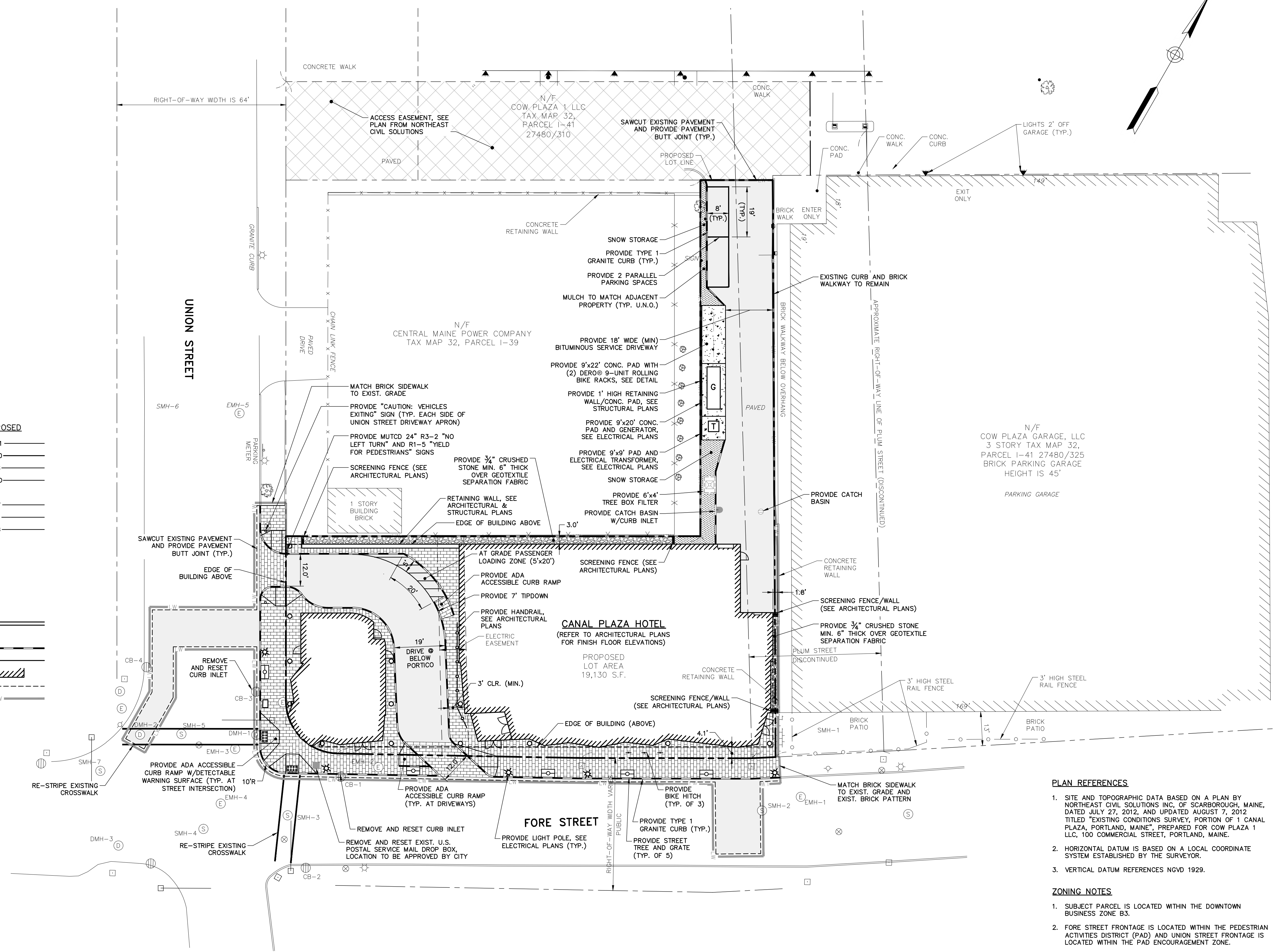
SYMBOLS

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	(T)	(T)
UTILITY POLE W/GUY	(UG)	(UG)
UTILITY POLE	(U)	(U)
UTILITY POLE W/LIGHT	(UL)	(UL)
LIGHT POLE	(L)	(L)
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	(BS)	(BS)
CRUSHED STONE	(CS)	(CS)
CONCRETE	(C)	(C)
EASEMENT	(E)	(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	---COMM---	---COMM---
PROPERTY LINE	---	---
RIGHT OF WAY	---	---
EASEMENT	---	---
FENCE	---	---
RETAINING WALL	---	---
CURB	---	---
TYPE 1 GRANITE CURB	---	---
EDGE OF PAVEMENT	---	---
BUILDING OUTLINE	---	---
SAWCUT	---	---
LIMIT OF WORK	---	---

EXHIBIT-05

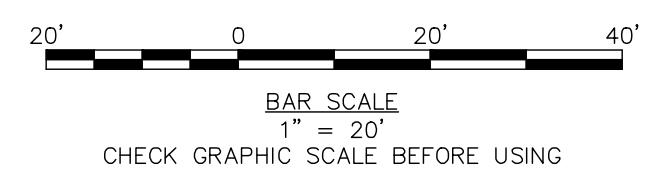


PLAN REFERENCES

- 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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STATE OF MAINE
 DENISE CARLSON
 No. 11279
 PROFESSIONAL ENGINEER

10/01/2012

REV	DESCRIPTION	DATE
2	FINAL SITE PLAN APPLICATION SUBMISSION	9/28/2012
1	RESPONSE TO CITY REVIEW COMMENTS	9/21/2012

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

SITE PLAN

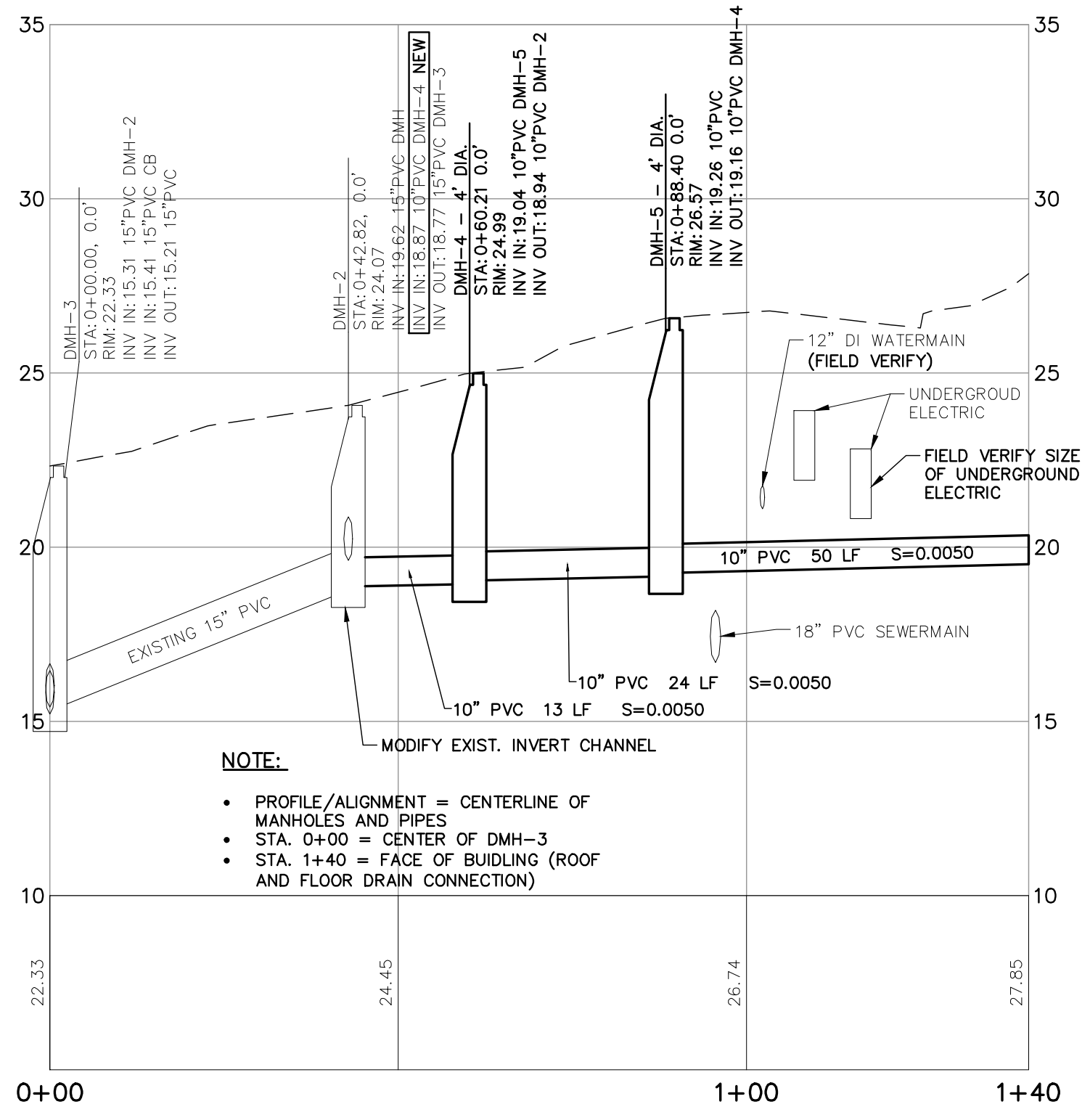
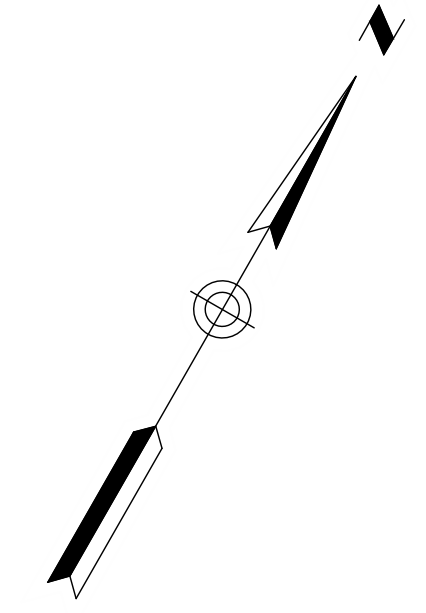
COW PLAZA HOTEL, LLC
 100 COMMERCIAL STREET, SUITE 306
 PORTLAND, MAINE, C/O TIM SOLEY

CANAL PLAZA HOTEL

JOB NO.: 225869.01
 DATE: OCTOBER 2012
 SCALE: 1" = 20'
 SHEET: 2 OF 9

C-201

EXHIBIT-06

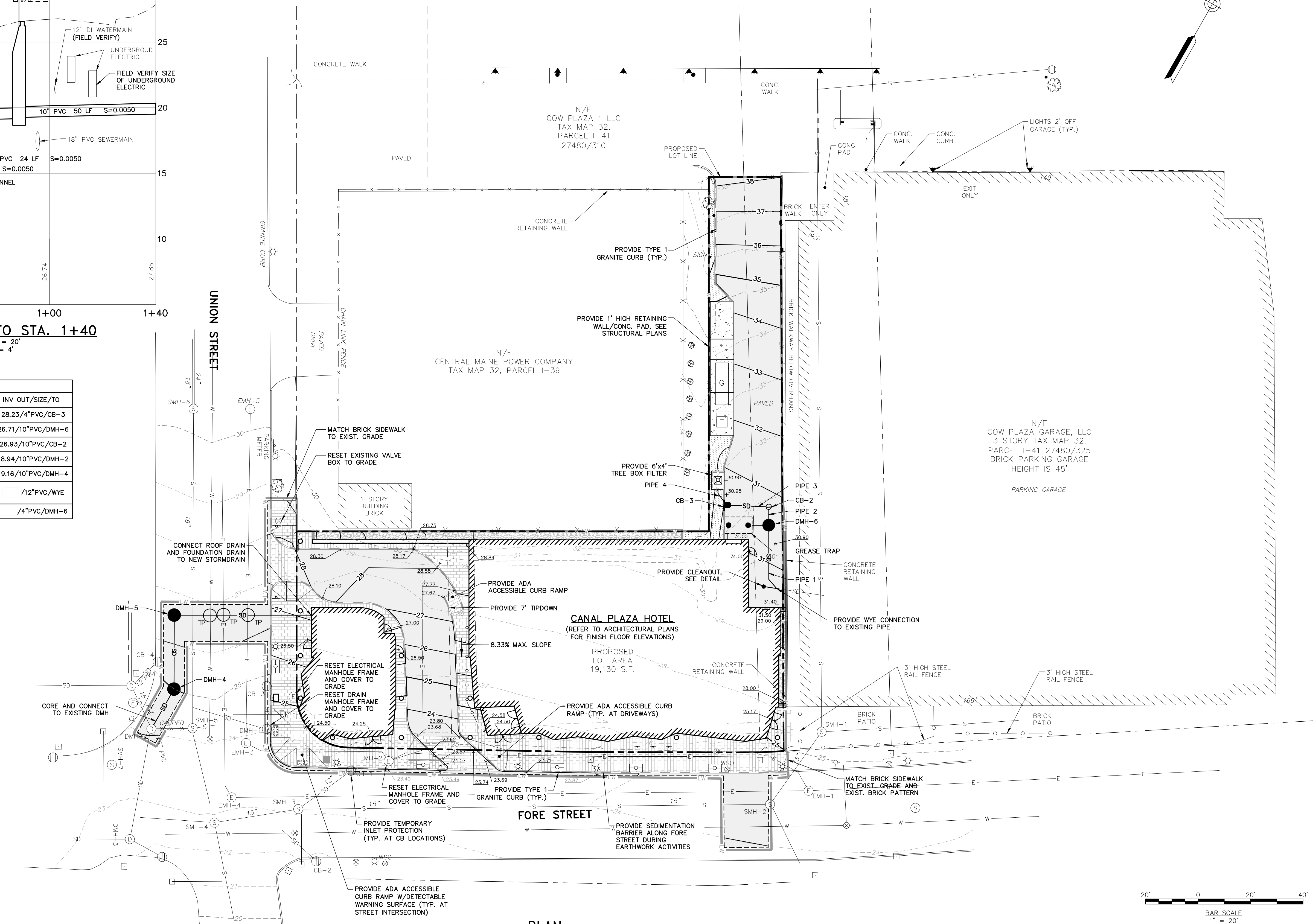


- NOTE:**
- PROFILE/ALIGNMENT = CENTERLINE OF MANHOLES AND PIPES
 - STA. 0+00 = CENTER OF DMH-3
 - STA. 1+40 = FACE OF BUILDING (ROOF AND FLOOR DRAIN CONNECTION)

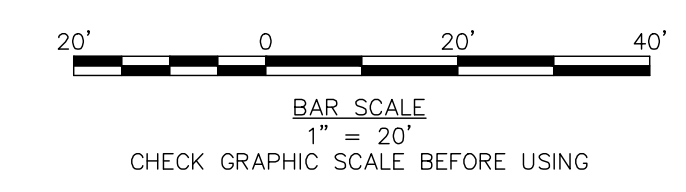
STRUCTURE TABLE				
NAME	DIA.	RIM	INV IN/SIZE/FROM	INV OUT/SIZE/TO
BOX FILTER	6'x4'	30.90'		28.23/4"PVC/CB-3
CB-2	4'	30.75	26.81/10"PVC/CB-3	26.71/10"PVC/CB-6
CB-3	4'	30.71	27.88/4"PVC/BOX FILTER	26.93/10"PVC/CB-2
DMH-4	4'	24.99	19.04/10"PVC/DMH-5	18.94/10"PVC/DMH-2
DMH-5	4'	26.57	19.26/10"PVC/	19.16/10"PVC/DMH-4
DMH-6	4'	30.85	26.68/10"PVC/CB-2 / 4"PVC/GREASE TRAP	/12"PVC/WYE
GREASE TRAP	6.3'x10'	29.26		/4"PVC/DMH-6

*THROAT OPENING OF BOX FILTER

PIPE TABLE			
PIPE NAME	SIZE	LENGTH	SLOPE
PIPE 1	12" PVC	22'	0.0100
PIPE 2	10" PVC	3'	0.0100
PIPE 3	10" PVC	12'	0.0100
PIPE 4	4" PVC	5'	0.0723



PLAN
SCALE: 1" = 20'



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DESIGNED BY: JBC
 CHECKED BY: MCLM
 DRAWN BY: JBC

1 FINAL SITE PLAN APPLICATION SUBMISSION 9/28/2012
 2 PRELIMINARY GRADING, DRAINAGE, AND EROSION CONTROL PLAN 10/01/2012

NO.	DESCRIPTION	DATE
1	FINAL SITE PLAN APPLICATION SUBMISSION	9/28/2012
2	PRELIMINARY GRADING, DRAINAGE, AND EROSION CONTROL PLAN	10/01/2012

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

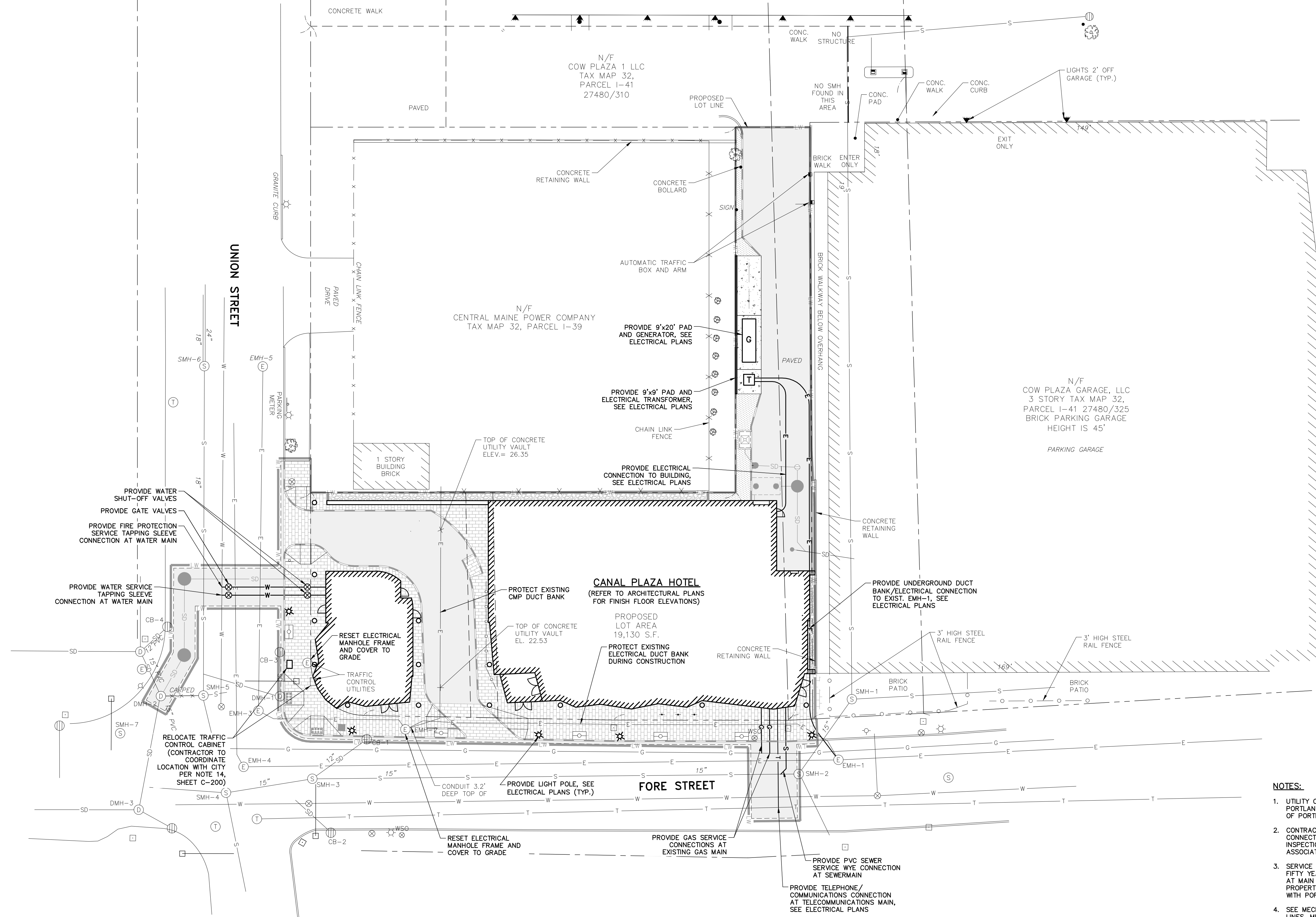
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 PORTLAND, MAINE, C/O TIM SOLEY

CANAL PLAZA HOTEL

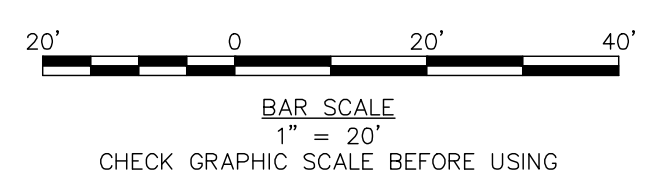
JOB NO.: 225869.01
 DATE: OCTOBER 2012
 SCALE: 1" = 20'
 SHEET: 3 OF 9

C-202

EXHIBIT-07



- NOTES:**
- UTILITY CONSTRUCTION SHALL COMPLY WITH PORTLAND WATER DISTRICT, UNTIL, 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.
 - PROVIDE BACK FLOW PREVENTERS AT SEWER SERVICE LATERALS. SEE MECHANICAL PLANS.



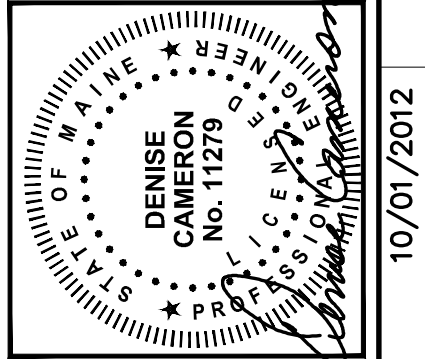
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REVISION	DESCRIPTION	DATE	CHECKED BY	DRAWN BY
1	FINAL SITE PLAN APPLICATION SUBMISSION	9/28/2012	MDLM	JBC

UTILITY PLAN

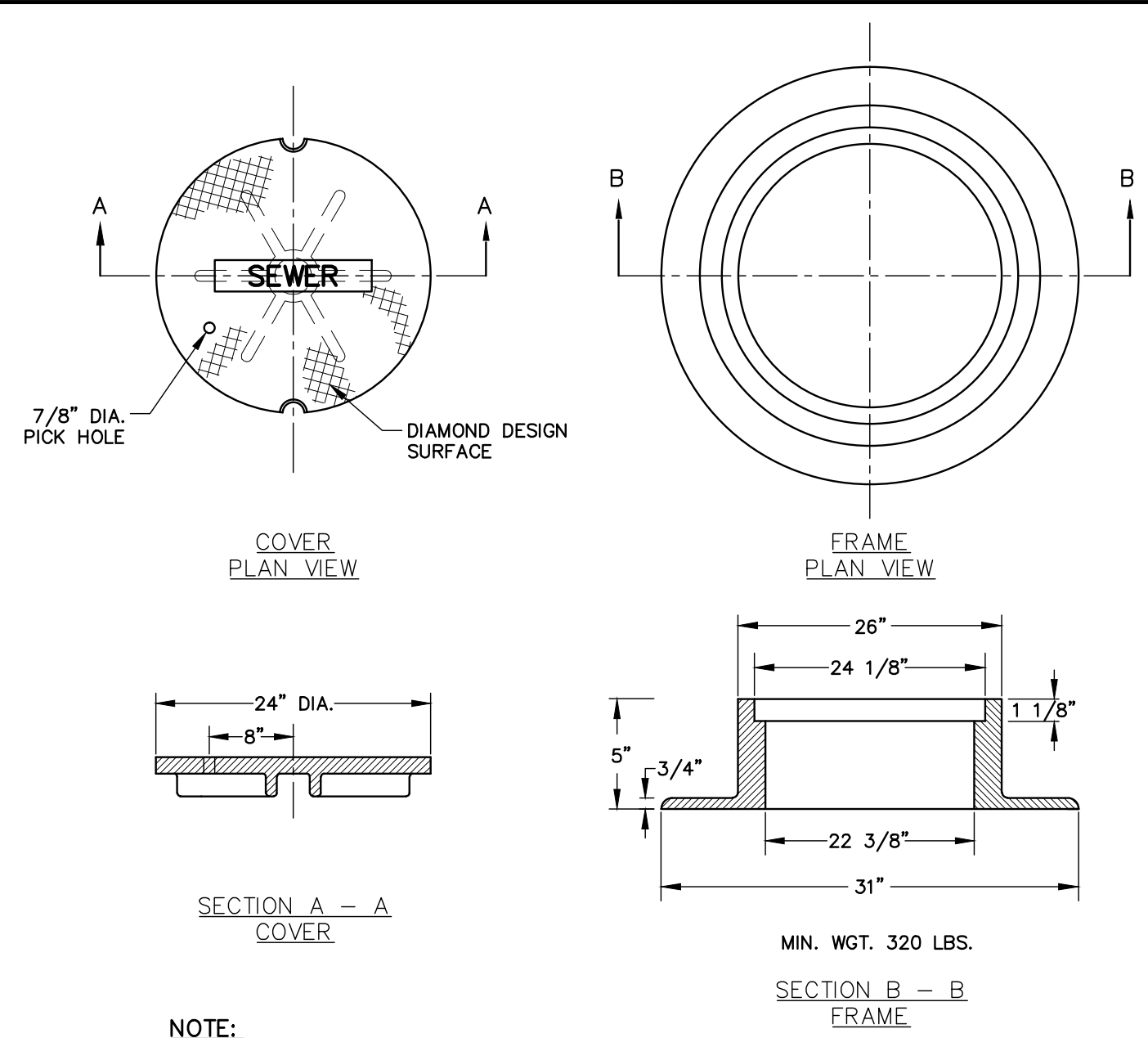
COW PLAZA HOTEL, LLC
 100 COMMERCIAL STREET, SUITE 306
 PORTLAND, MAINE, C/O TIM SOLEY

CANAL PLAZA HOTEL

JOB NO.: 225869.01
DATE: OCTOBER 2012
SCALE: 1" = 20'
SHEET: 4 OF 9

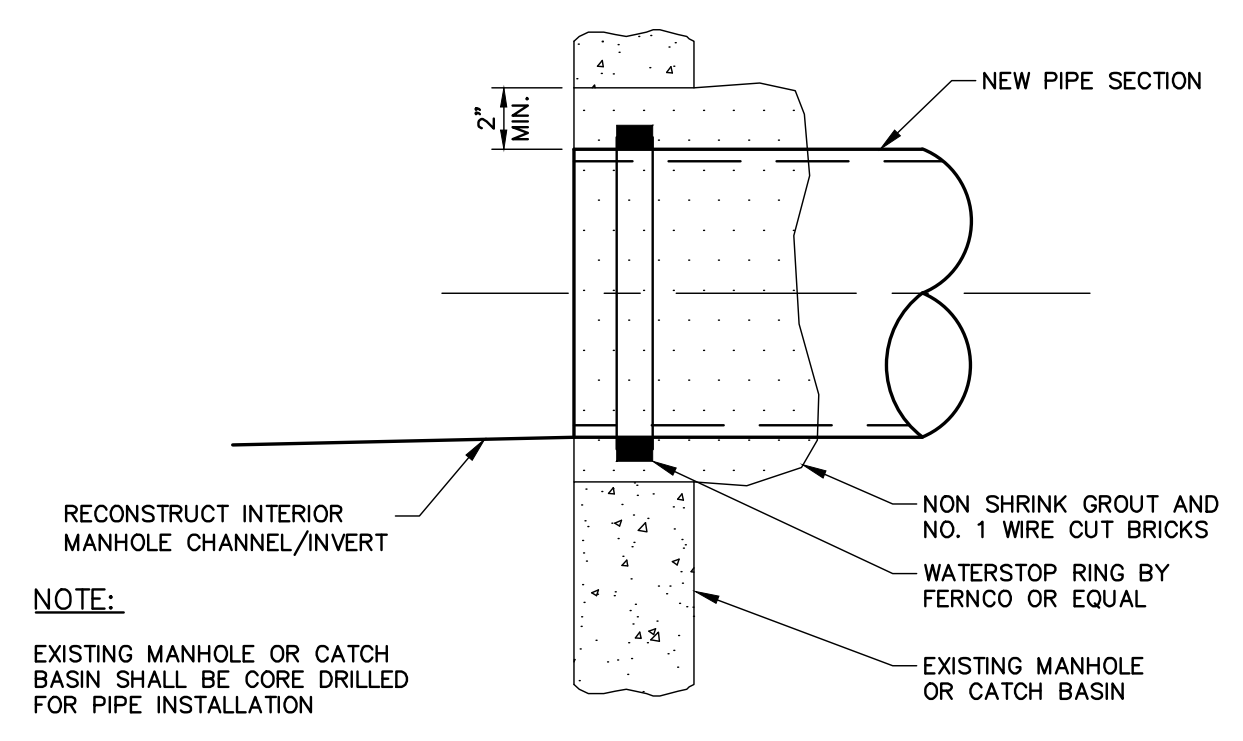
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\\Portland\Projects\225869 Canal 5 - Fore & Union Hotel\Deliverables\2012\10\01 Final Site Plan Application Submission\PLANS\DWG\22586901-C200A.dwg, ckt 01, 2012 - 2:31pm

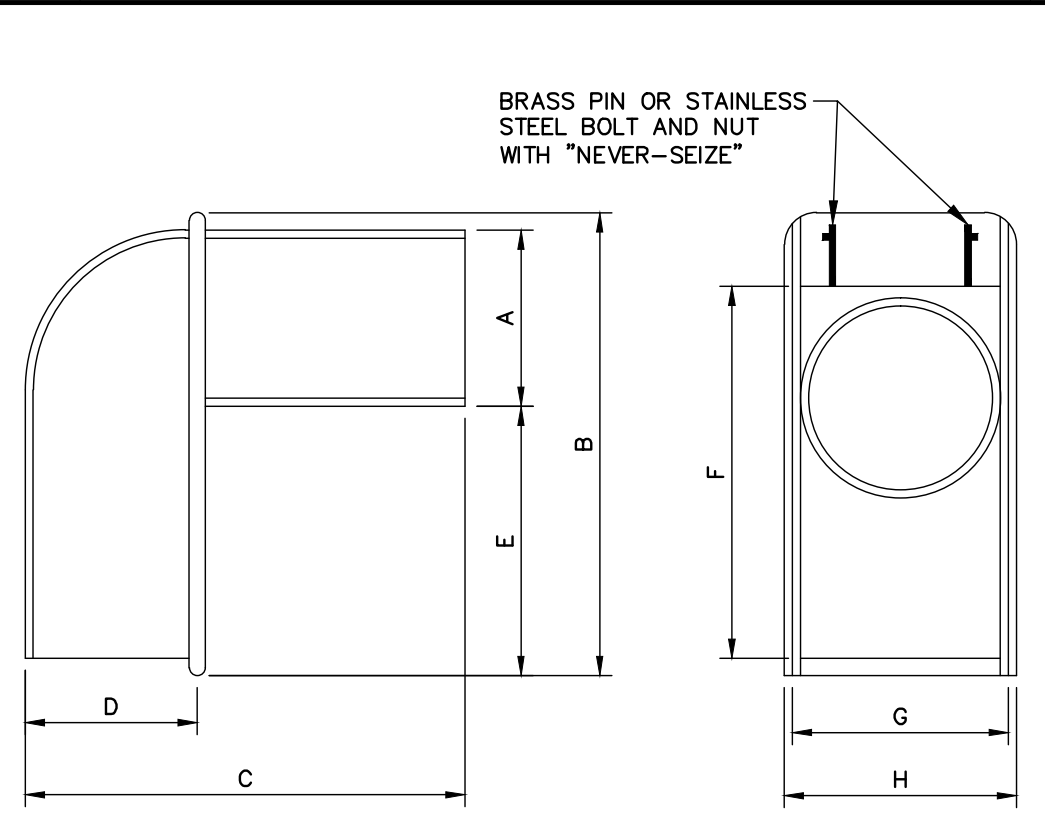


NOTE:
 ALL MANHOLE COVERS SHALL BE SOLID AND SHALL HAVE ONE 7/8\"/>

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



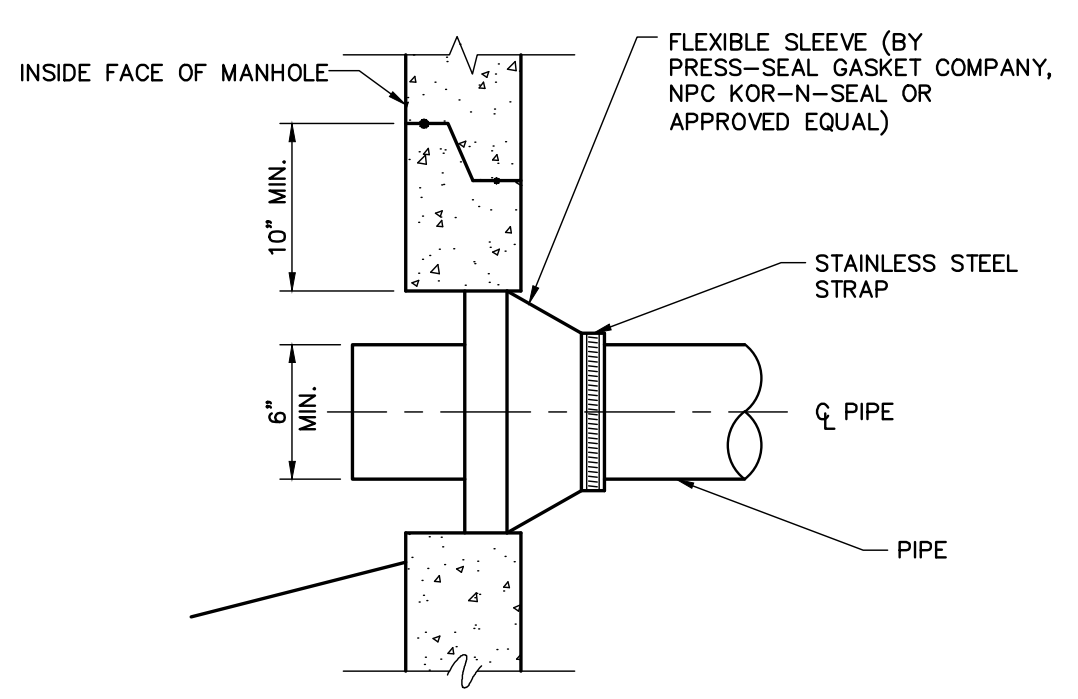
NEW PIPE TO EXISTING STRUCTURE
 N.T.S.



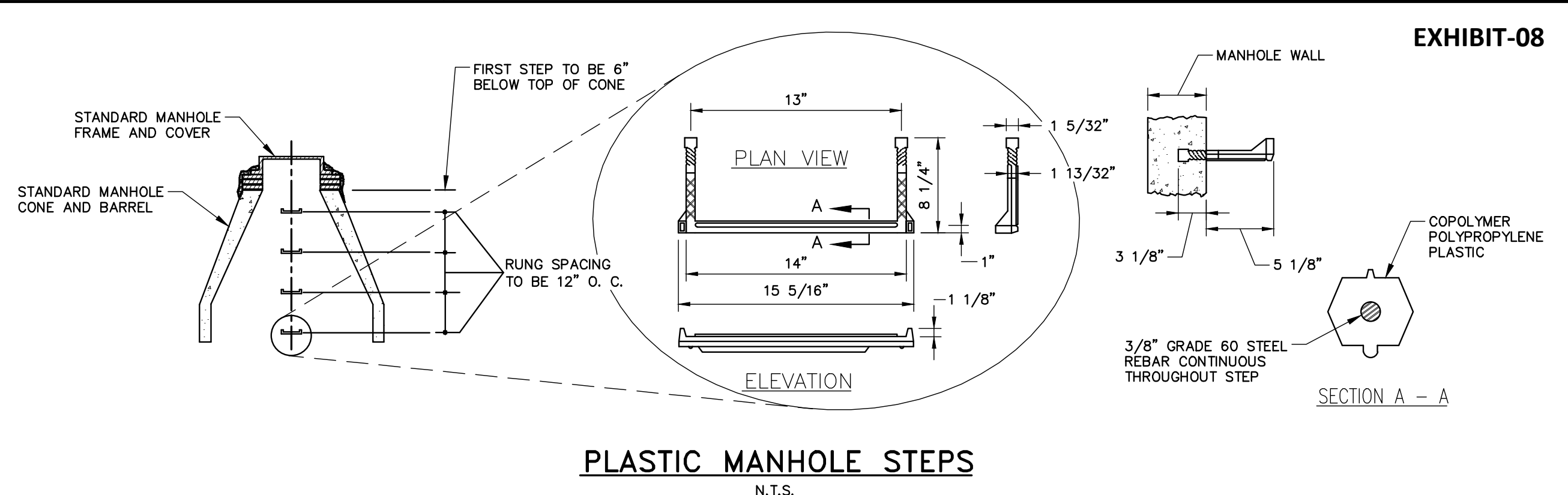
SIZE	A	B	C	D	E	F	G	H
10"	9 1/2"	16"	16 1/4"	6"	4 1/2"	14 1/8"	11 1/2"	12 3/8"
12"	11 1/2"	17"	22"	8"	3 1/2"	17"	12 1/2"	13 3/8"
15"	14 1/2"	22 1/2"	23"	10 1/4"	5 3/4"	21"	14 1/2"	15 3/4"

NOTE:
 1. CASCO TRAP SHALL BE CAST IRON CASCO TRAP BY ETHERIDGE FOUNDRY OR APPROVED EQUAL.
 2. BOLT AND NUT REQUIRED WHERE HOOD WILL NOT OPEN COMPLETELY.
 3. CASCO TRAP SHALL BE INSTALLED ON ALL CATCH BASIN OUTLET PIPES, INCIDENTAL TO COST OF CATCH BASIN

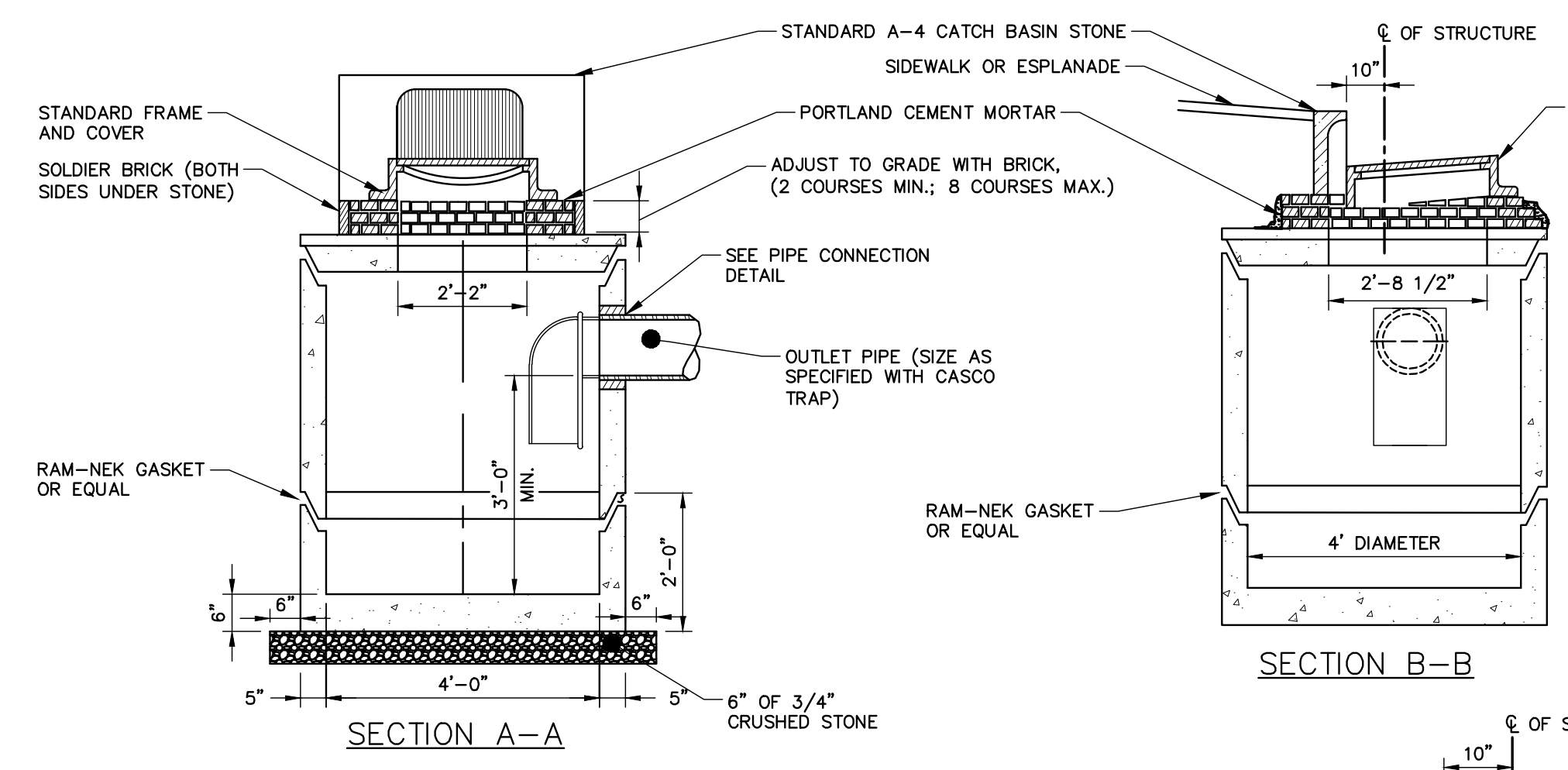
CASCO TRAP DETAIL
 N.T.S.



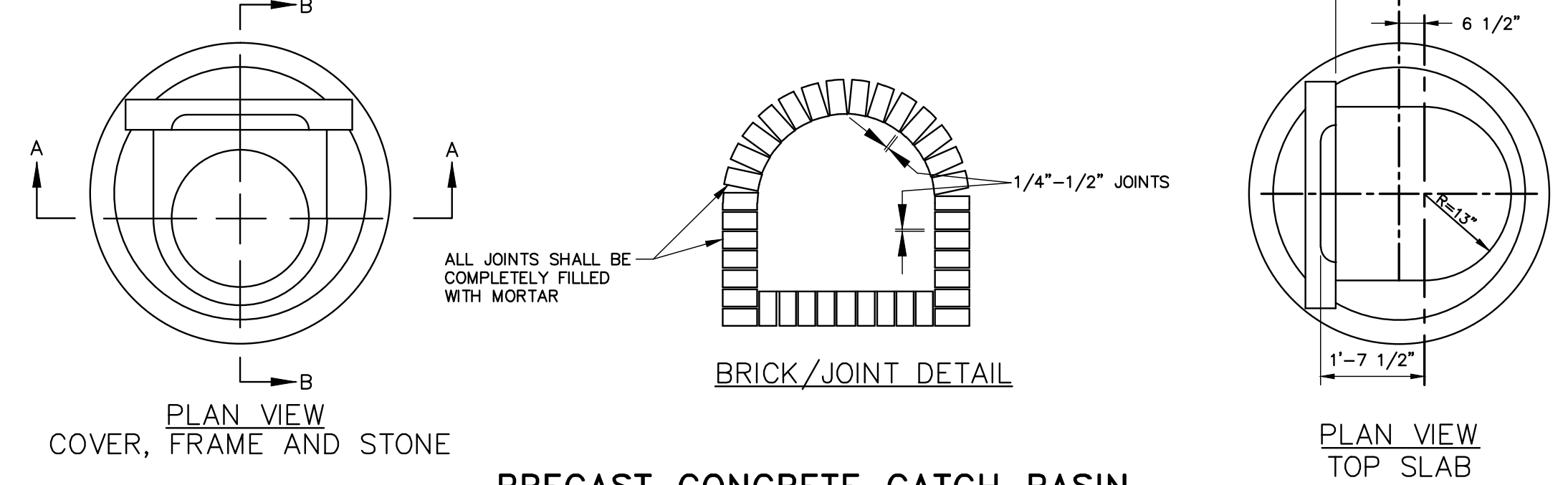
NEW PIPE TO NEW STRUCTURE CONNECTION DETAIL
 N.T.S.



PLASTIC MANHOLE STEPS
 N.T.S.



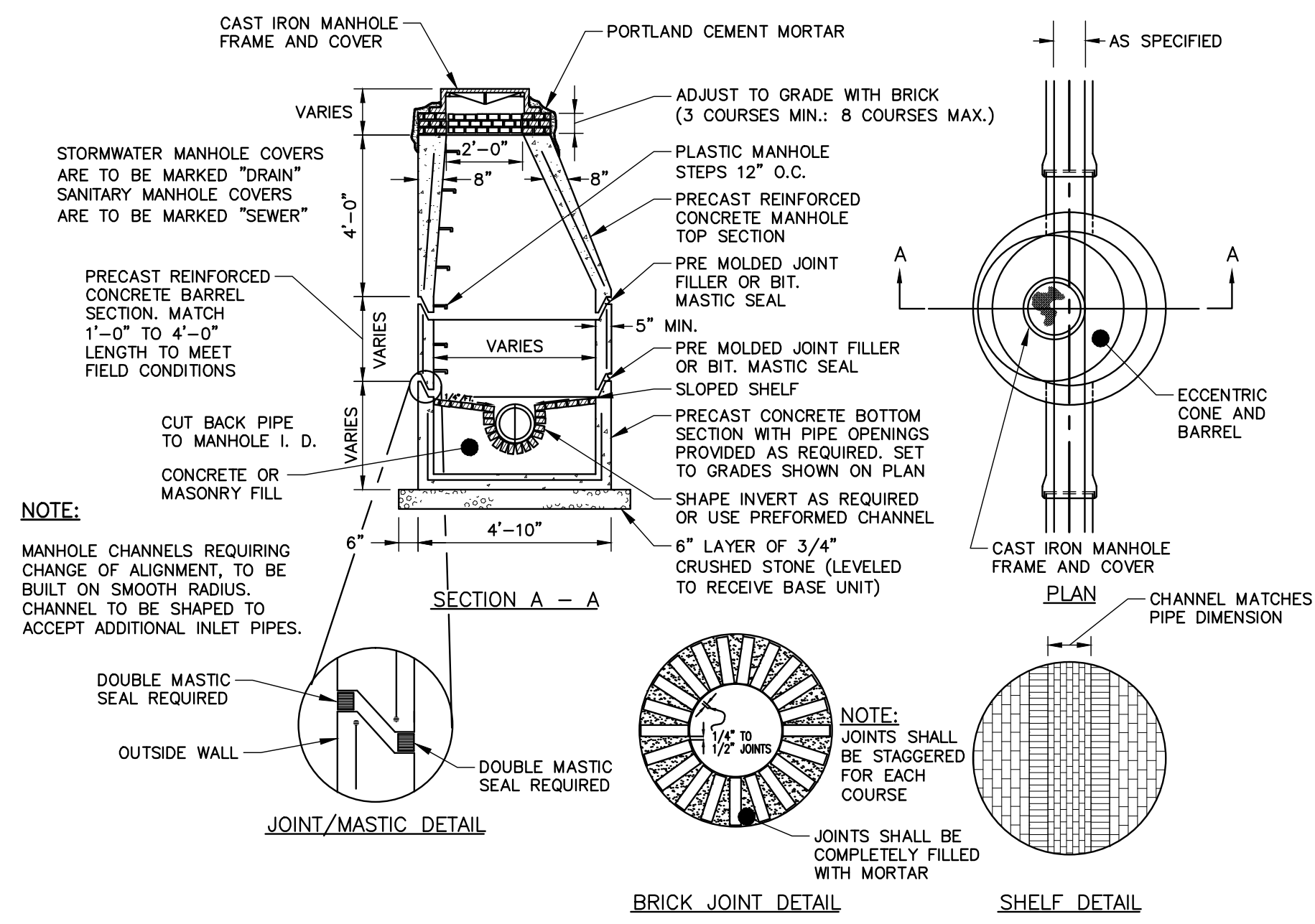
PRECAST CONCRETE CATCH BASIN
 N.T.S.



CATCH BASIN TYPE "D" - FRAME & COVER DETAIL
 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, CATCH BASIN, AND T-BASE 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.



PRECAST CONCRETE MANHOLE
 N.T.S.

EXHIBIT-08

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 No. 11279
 PROFESSIONAL ENGINEER

REV	DESCRIPTION	DATE
1	FINAL SITE PLAN APPLICATION SUBMISSION	9/28/2012

CHECKED BY: DLG
 DESIGNED BY: MDLM
 DRAWN BY: JBC

CIVIL DETAILS - 1

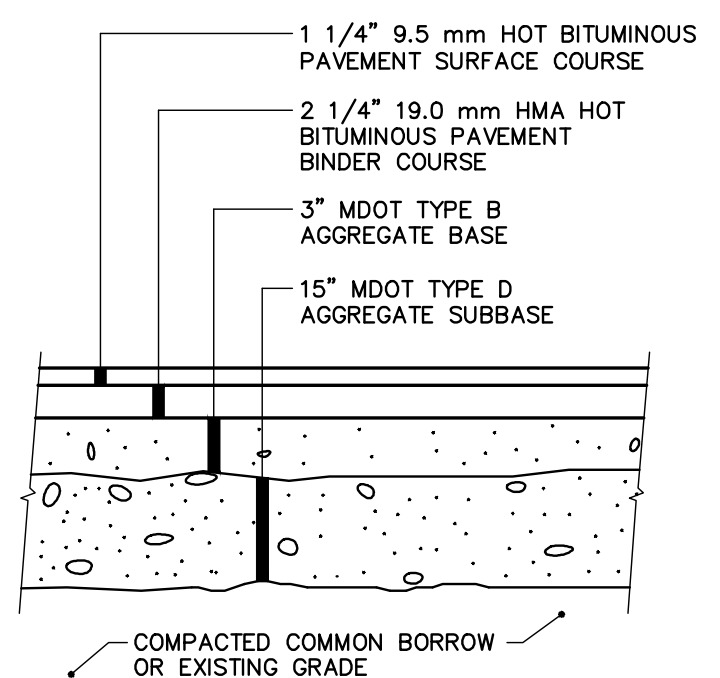
COW PLAZA HOTEL, LLC
 100 COMMERCIAL STREET, SUITE 306
 PORTLAND, MAINE, C/O TIM SOLEY

CANAL PLAZA HOTEL

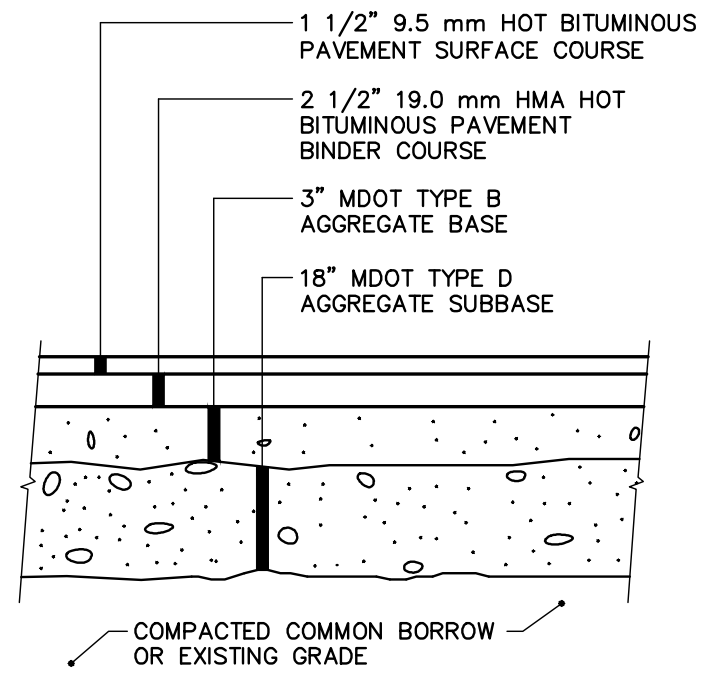
JOB NO.: 225869.01
 DATE: OCTOBER 2012
 SCALE: AS NOTED
 SHEET: 5 OF 9

C-300

portland\projects\225869_canal 5 - fore & union hotel\deliverables\2012.10.01 final site plan application submission\PLANS\DWG\225869-01-DOCA.dwg, Oct. 01, 2012 - 10:33am



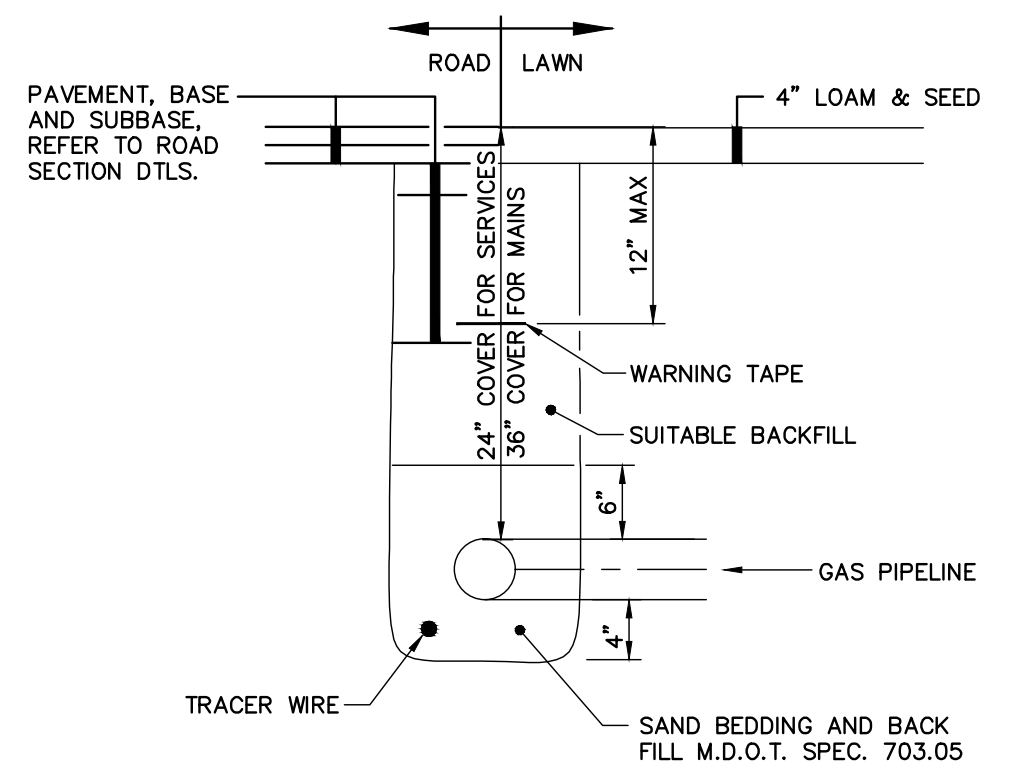
DRIVEWAYS
N.T.S.



UNION AND FORE STREET
N.T.S.

BITUMINOUS PAVEMENT SECTIONS

N.T.S.

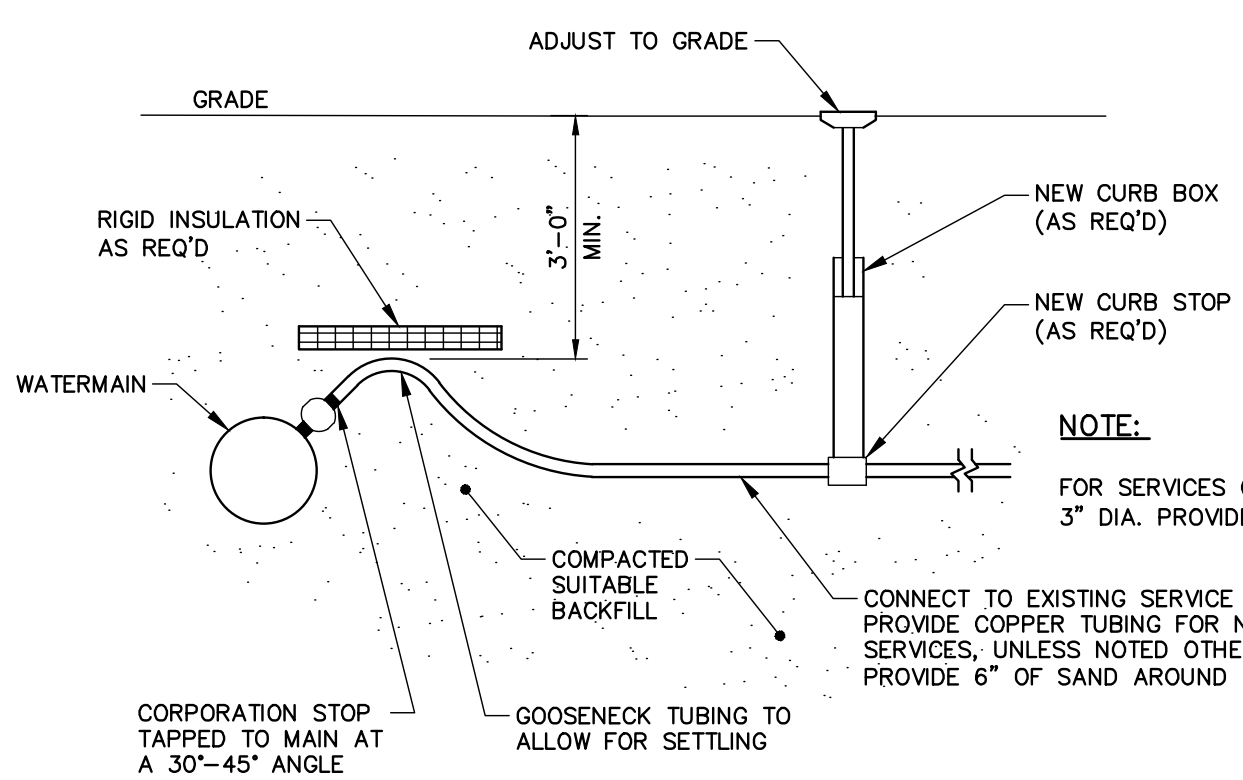


NOTE:

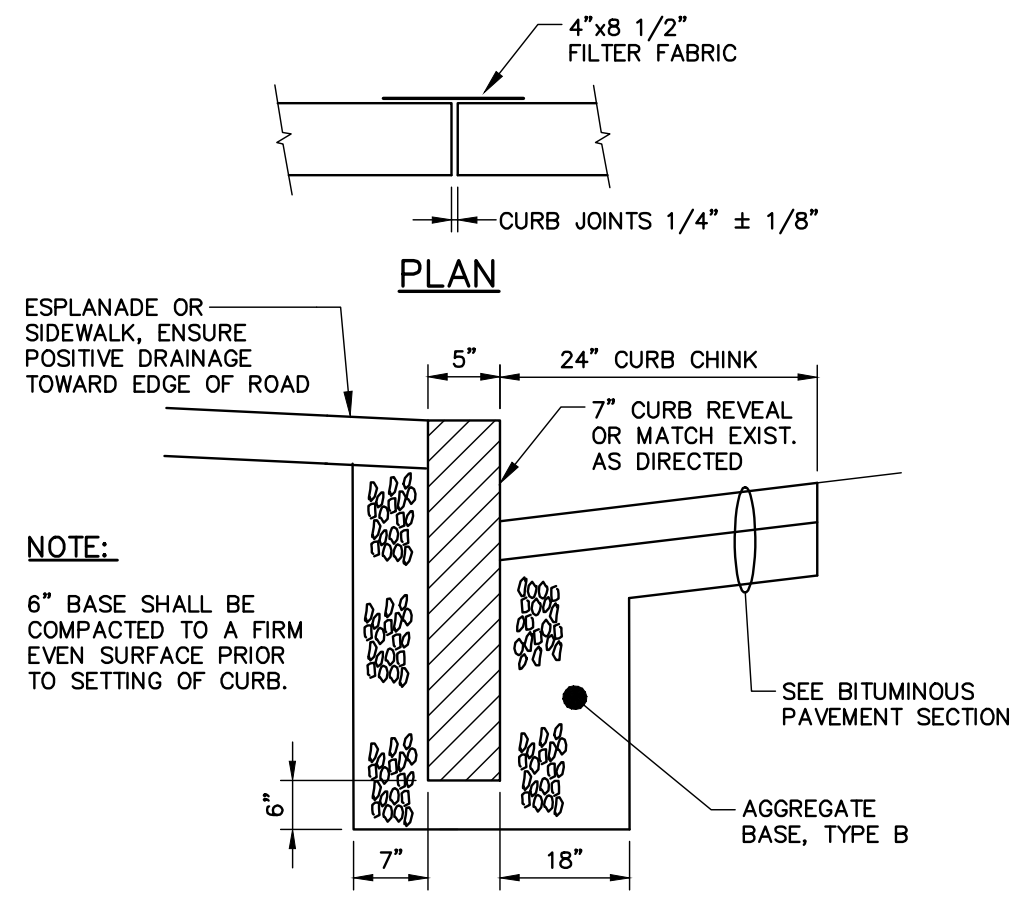
CONTRACTOR SHALL PERFORM EXCAVATION AND PROVIDE BEDDING, BACKFILL, AND SURFACE RESTORATION; UNITS SHALL PROVIDE PIPING, VALVES AND FITTINGS. CONTRACTOR SHALL COORDINATE ALL WORK WITH UNITIL INC.

NATURAL GAS PIPE

N.T.S.



TYPICAL WATER SERVICE DETAIL
N.T.S.



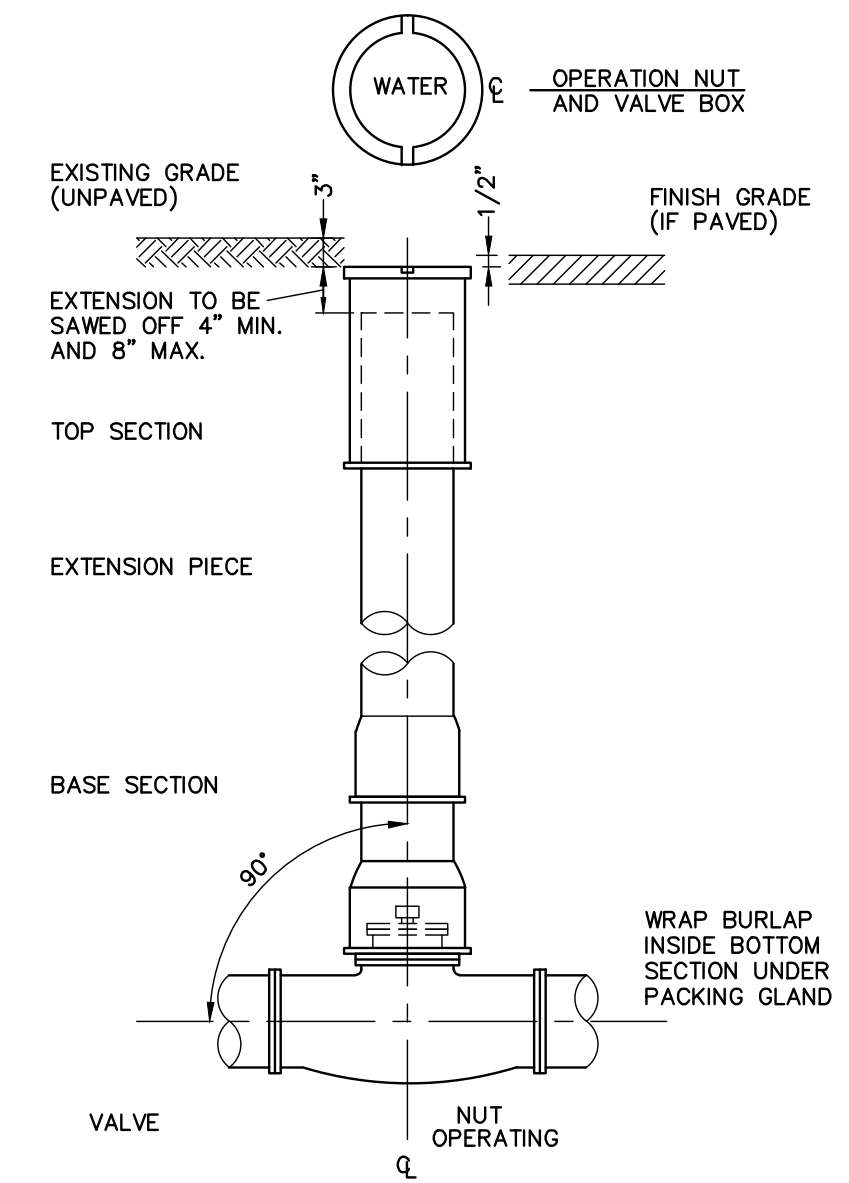
SECTION

CURB TYPE 1 ON CURVES

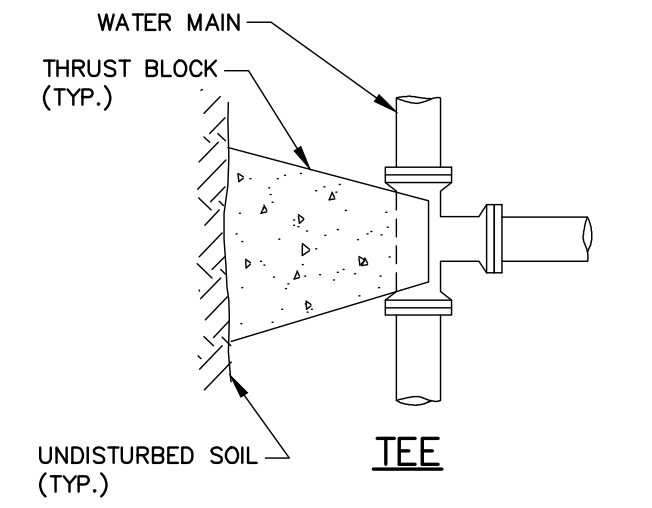
TYPE	RADIUS OF CURVE	LENGTH	STONE IS CUT OR CAST
1	0' TO 60' INCL.	4' MIN.	ARC TO FIT CURVE
	OVER 60' TO 160'	4' TO 6'	STRAIGHT PIECES

TYPICAL NEW AND RESET CURB INSTALLATION

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



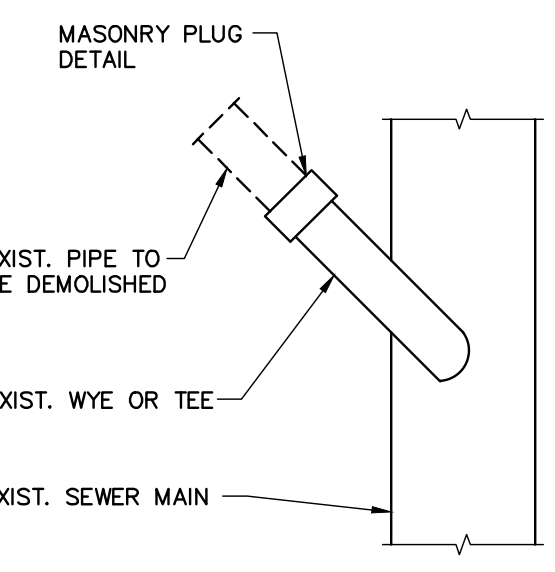
GATE VALVE WITH VALVE BOX
N.T.S.



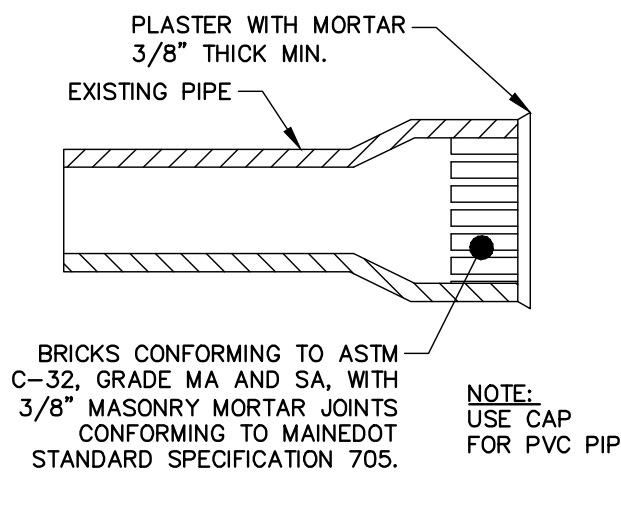
**TABLE 1: 4\"/>

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

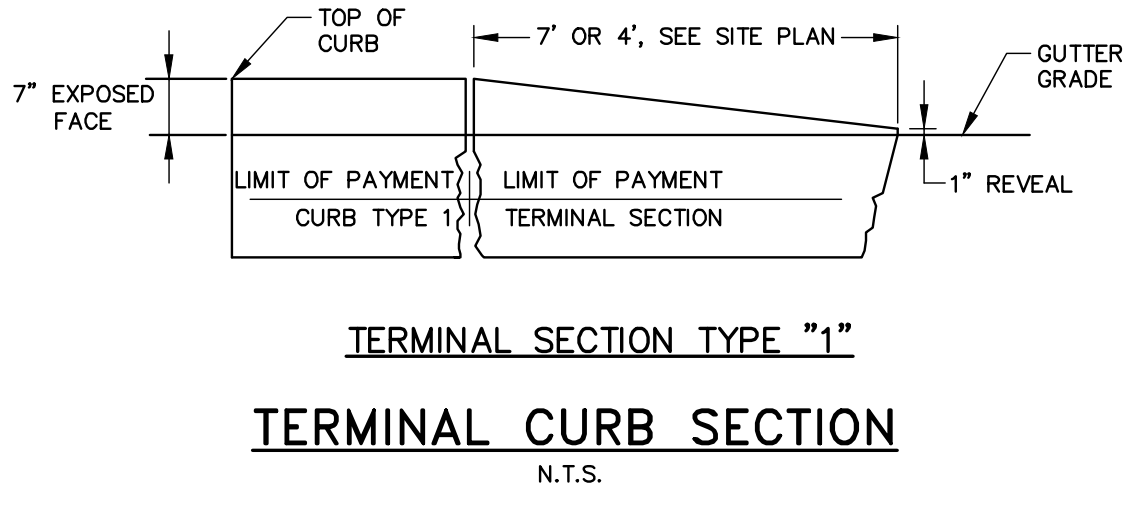
TYPICAL THRUST BLOCK DETAIL
N.T.S.



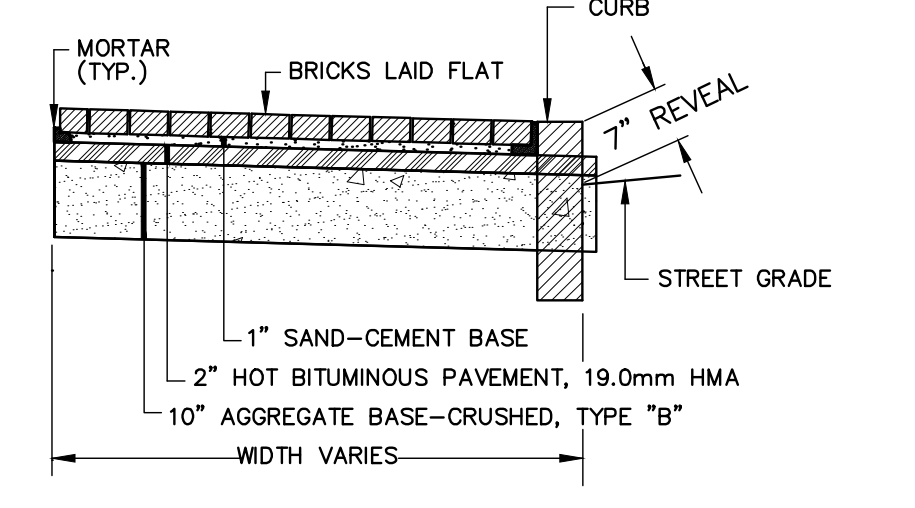
MASONRY PLUG @ MAIN
N.T.S.



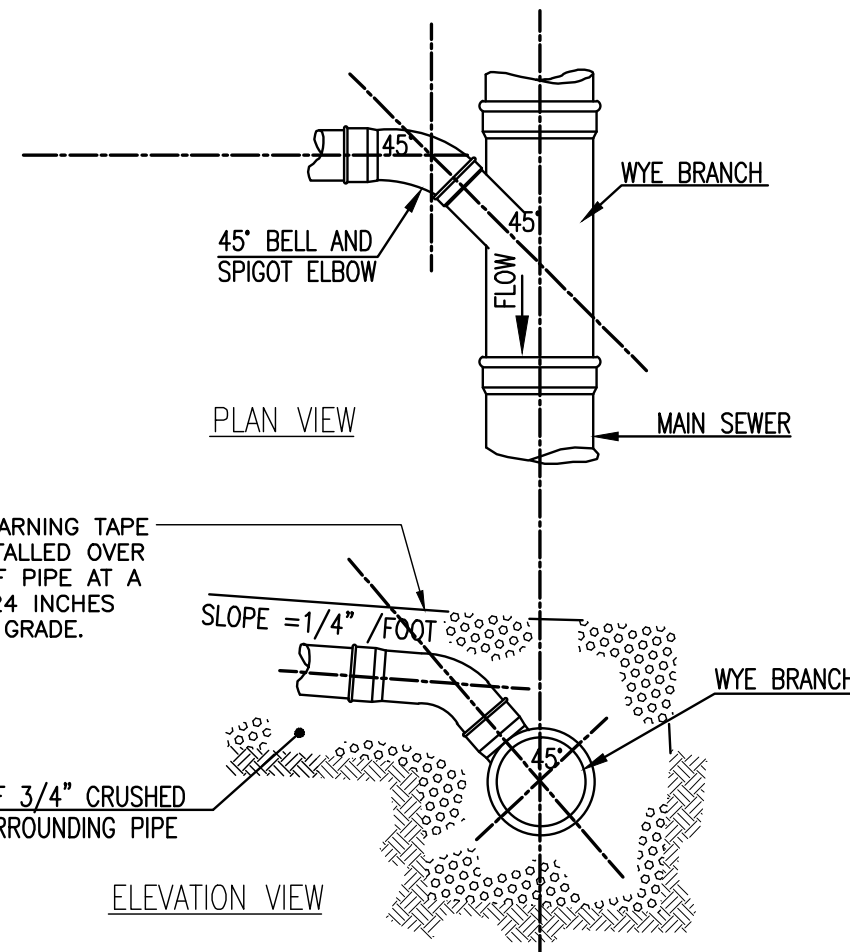
MASONRY PLUG DETAIL
N.T.S.



TERMINAL CURB SECTION
N.T.S.

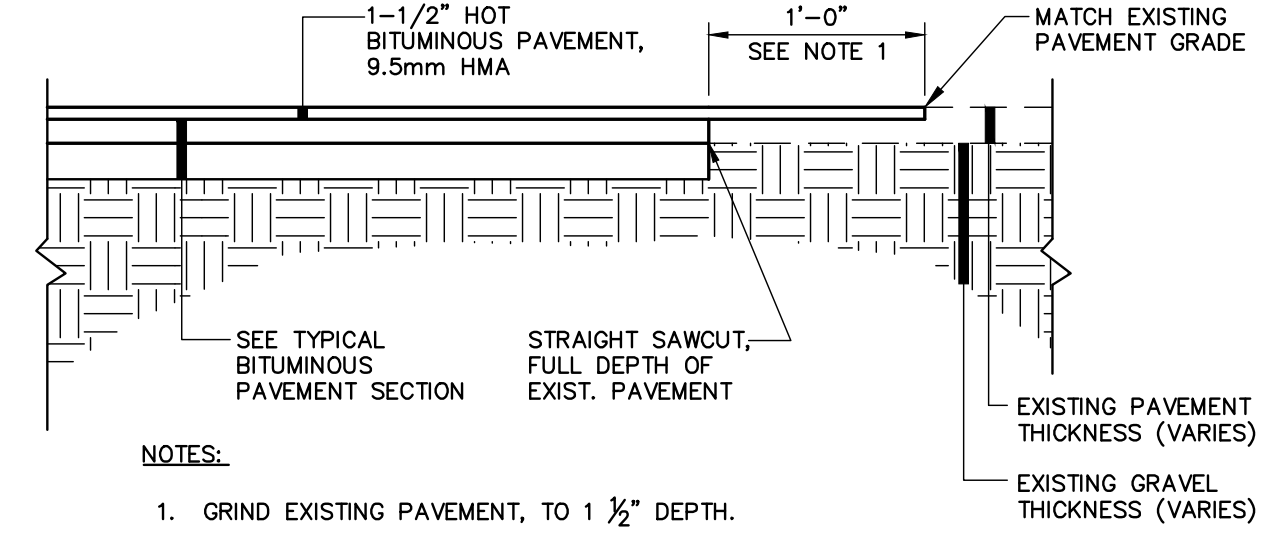


BRICK SIDEWALK DETAIL
N.T.S.



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

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



- 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.

PAVEMENT BUTT JOINT DETAIL
N.T.S.

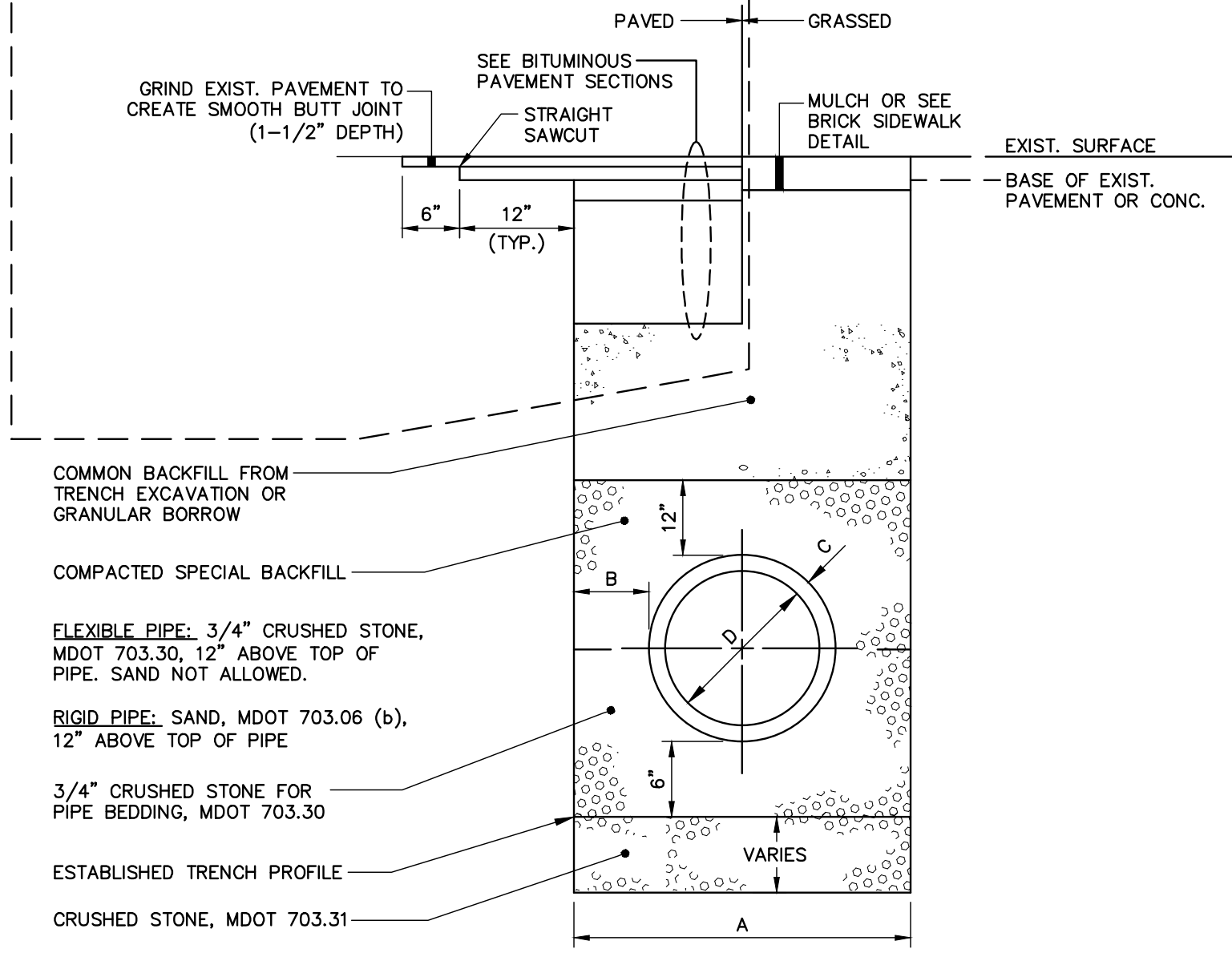
PIPE INSTALLATION DETAIL - NOTES

- 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"	MAX. TRENCH WIDTH, "A"
(INCHES)	(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

NOTES:

ANY ALTERNATE TRENCHING SHALL BE APPROVED IN ADVANCE BY THE CITY OF PORTLAND, DEPARTMENT OF PUBLIC SERVICES.



PIPE INSTALLATION DETAIL
N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION

41 Hutchins Drive
Portland, Maine 04102
800.426.4262 | www.woodardcurran.com

WOODARD CURRAN

COMMITMENT & INTEGRITY DRIVE RESULTS

STATE OF MAINE
DESIGNER
CARRON
No. 11279
Professional Engineer

REV	DESCRIPTION	DATE
1	FINAL SITE PLAN APPLICATION SUBMISSION	9/28/2012

CHECKED BY: DLG
DRAWN BY: JBC

CIVIL DETAILS - 2

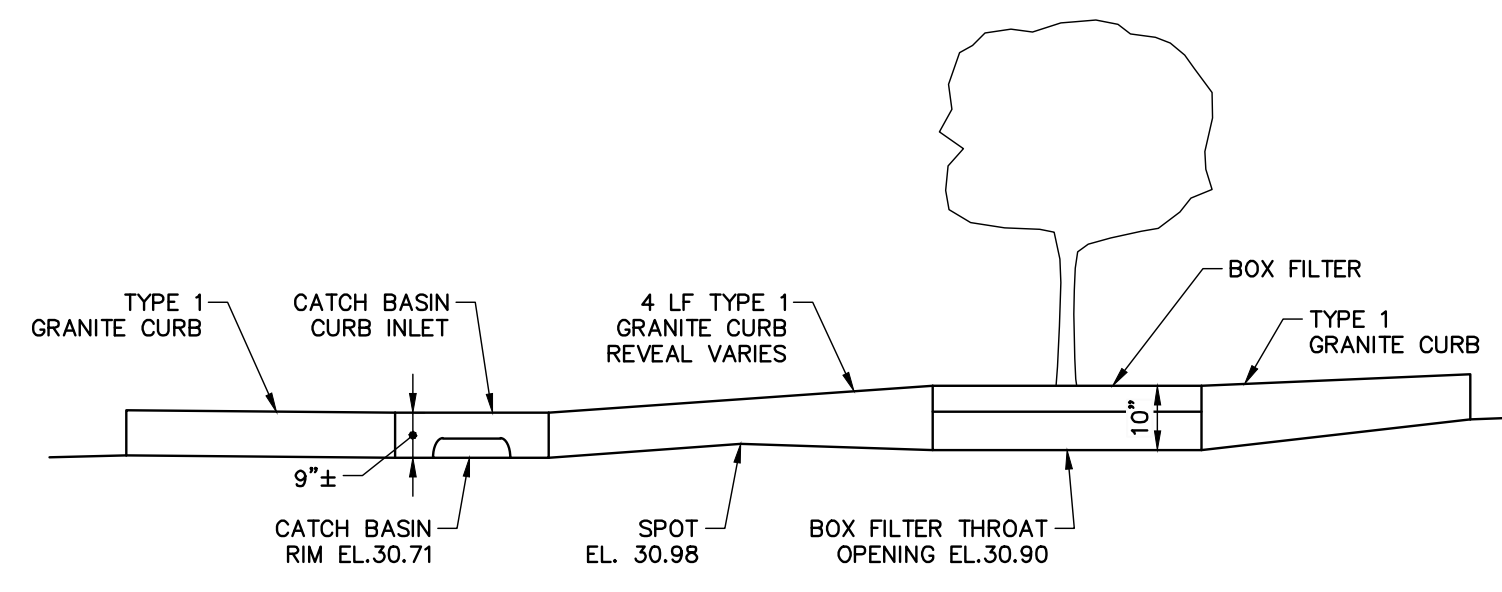
COW PLAZA HOTEL, LLC
100 COMMERCIAL STREET, SUITE 306
PORTLAND, MAINE, C/O TIM SOLEY

CANAL PLAZA HOTEL

JOB NO.: 225869.01
DATE: OCTOBER 2012
SCALE: AS NOTED
SHEET: 6 OF 9

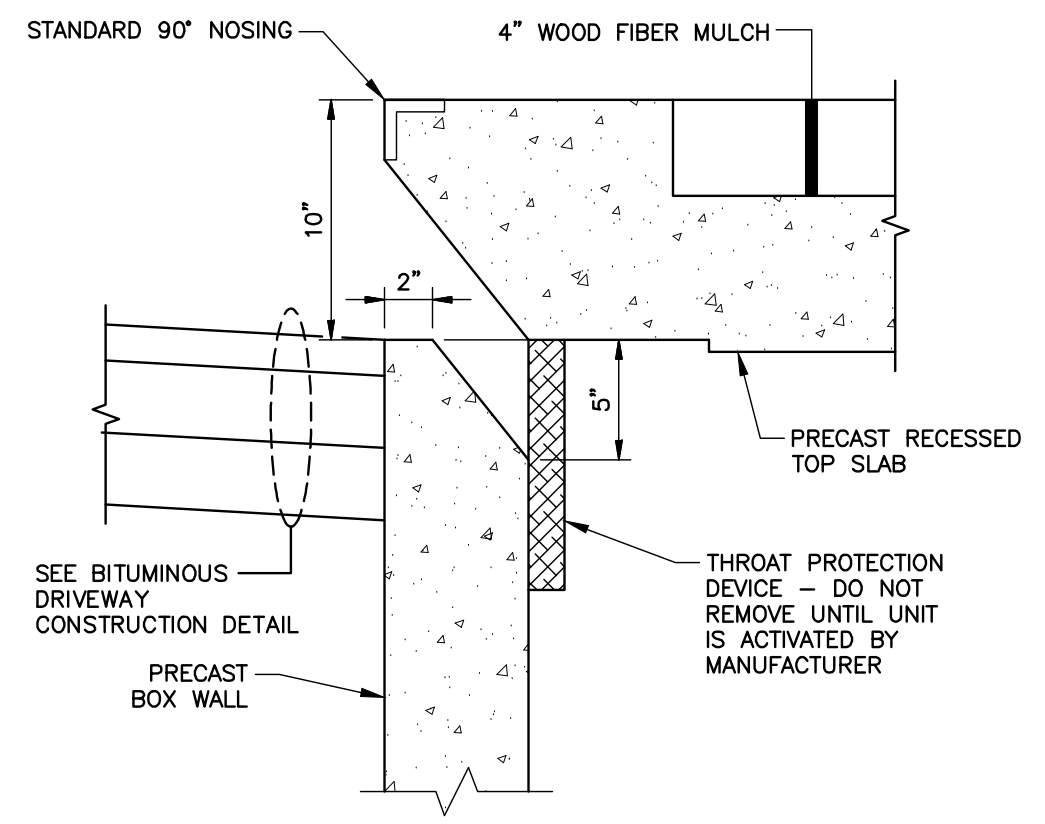
C-301

\portland\projects\225869_canal 5 - fore & union hotel\deliverables\2012.10.01 final site plan application submission\PLANS\DWG\225869-01-000A.dwg, Oct. 01, 2012 - 10:33am

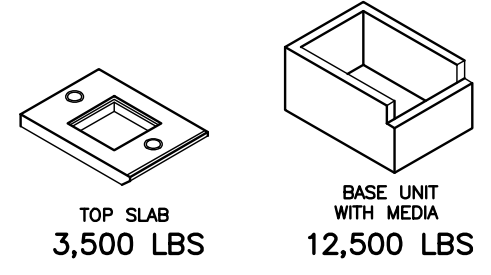


NOTE:
DETAIL REPRESENTS ELEVATION VIEW OF SERVICE DRIVEWAY GUTTER LINE AT BOX FILTER LOCATION. PRIMARY GUTTERLINE FLOW FROM UPHILL AREAS SHALL FIRST ENTER BOX FILTER UNIT. OVERFLOW DURING HIGH-INTENSITY RAINFALL EVENTS THAT PONDS OUT OF BOX FILTER THROAT SHALL CONTINUE DOWN GUTTERLINE TO CB-3.

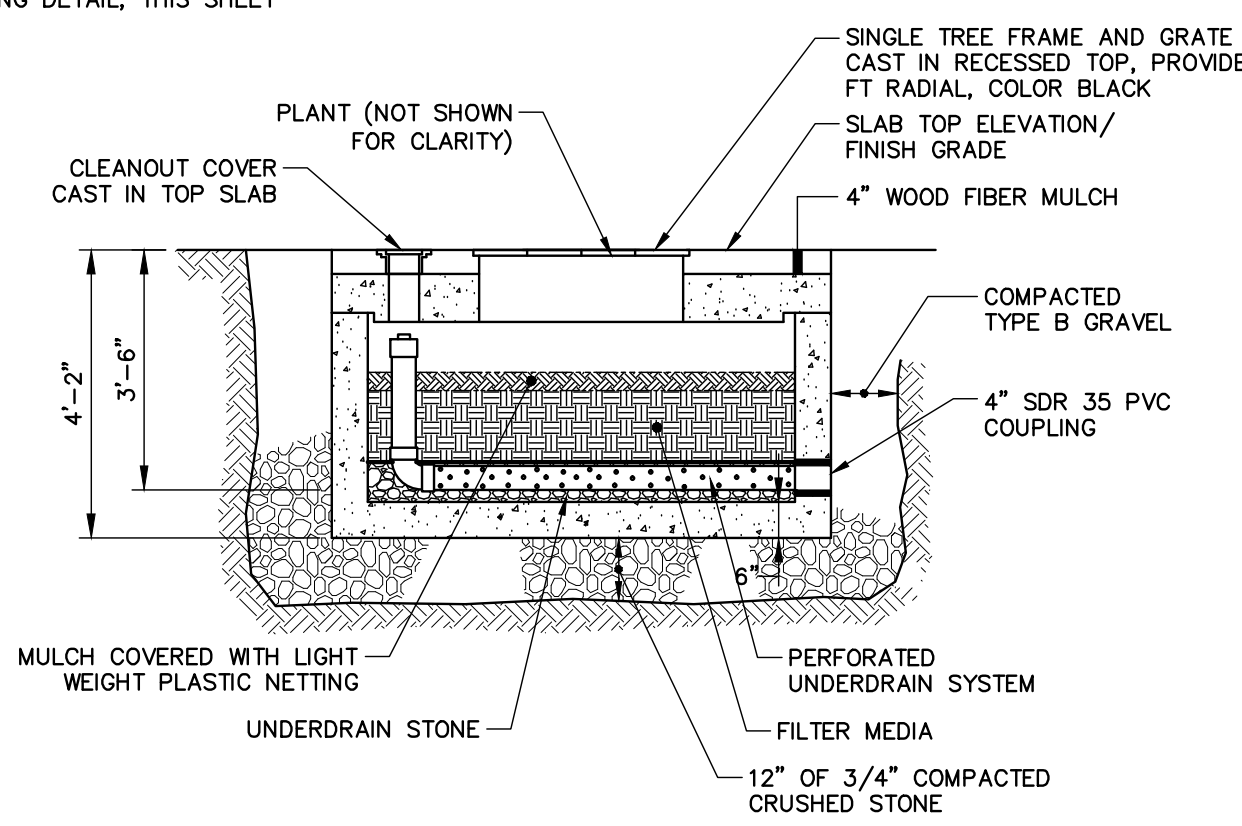
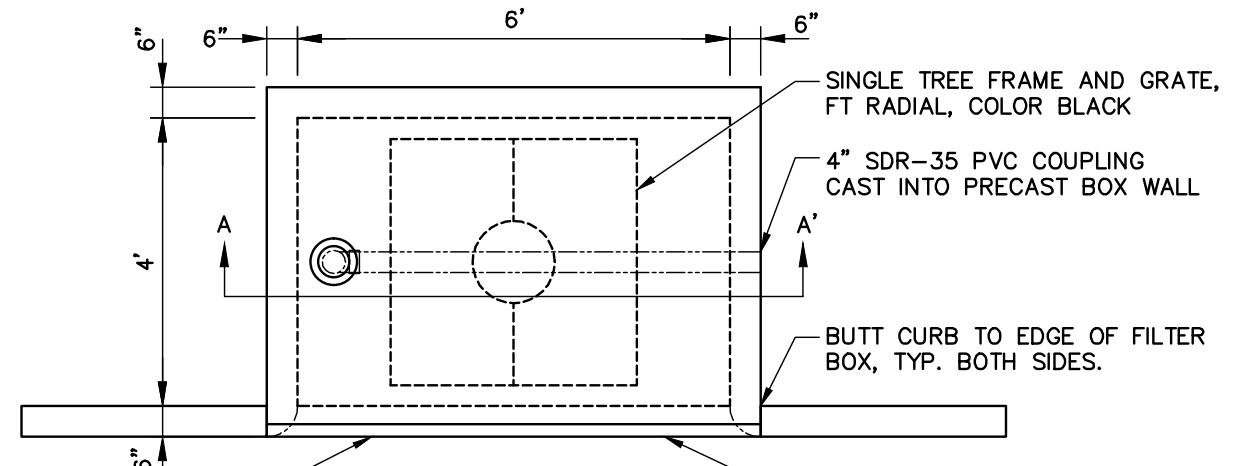
BOX FILTER GUTTER LINE DETAIL
N.T.S.



BOX FILTER THROAT OPENING DETAIL
N.T.S.

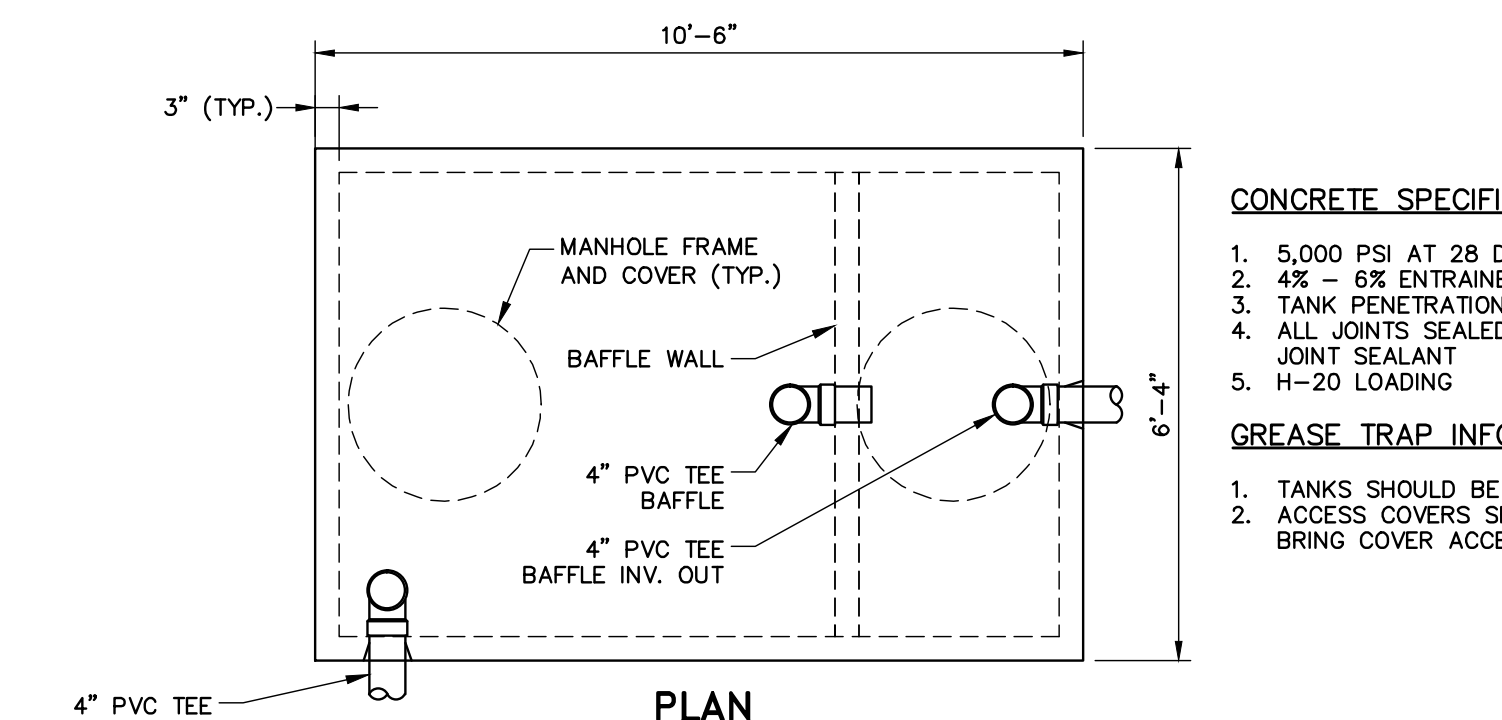


NOTE:
1. LISTED WEIGHTS ARE APPROXIMATE, CONFIRM WEIGHTS WITH MANUFACTURER PRIOR TO INSTALLATION.



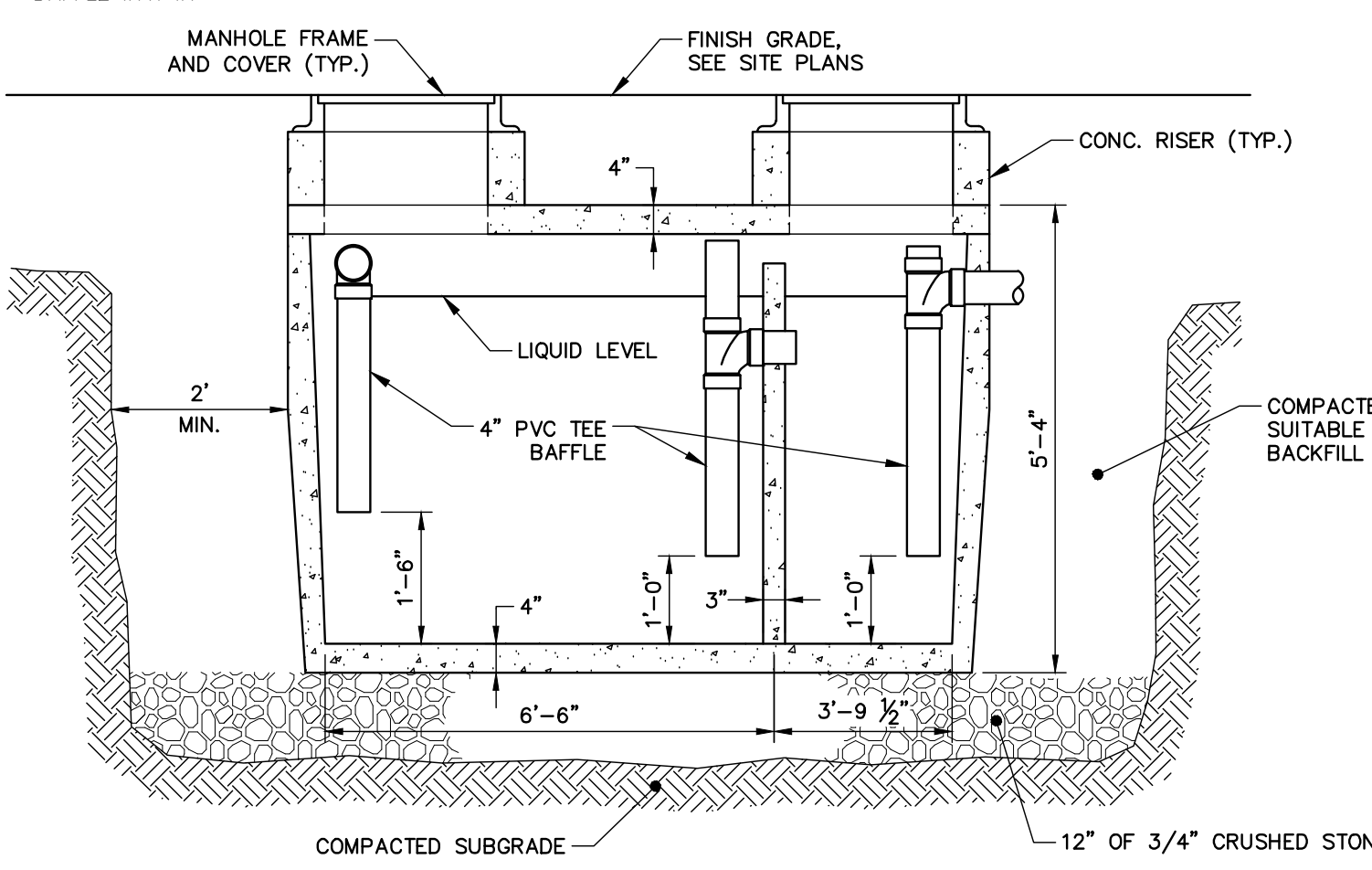
NOTE:
1. UNDERDRAINED BOX FILTER BY FILTERRA® OR APPROVED EQUAL.
2. A LIST OF PLANT AND TREE OPTIONS PREPARED BY BOX FILTER MANUFACTURER SHALL BE PRESENTED TO THE OWNER FOR SELECTION.
3. UNDERDRAINED BOX FILTER SHALL HAVE GALVANIZED NOSING AT CURB EDGE.

BOX FILTER UNIT
N.T.S.

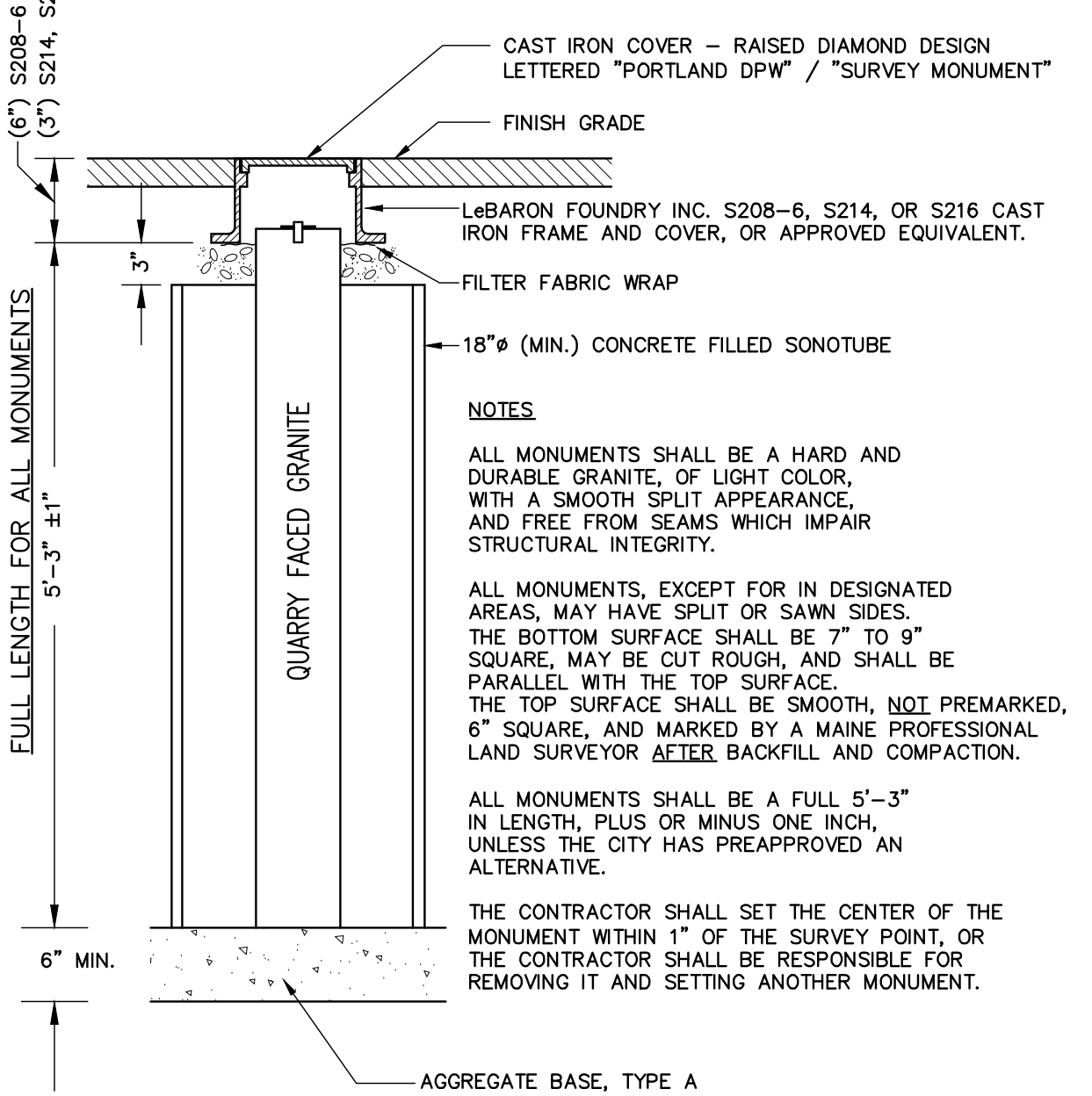
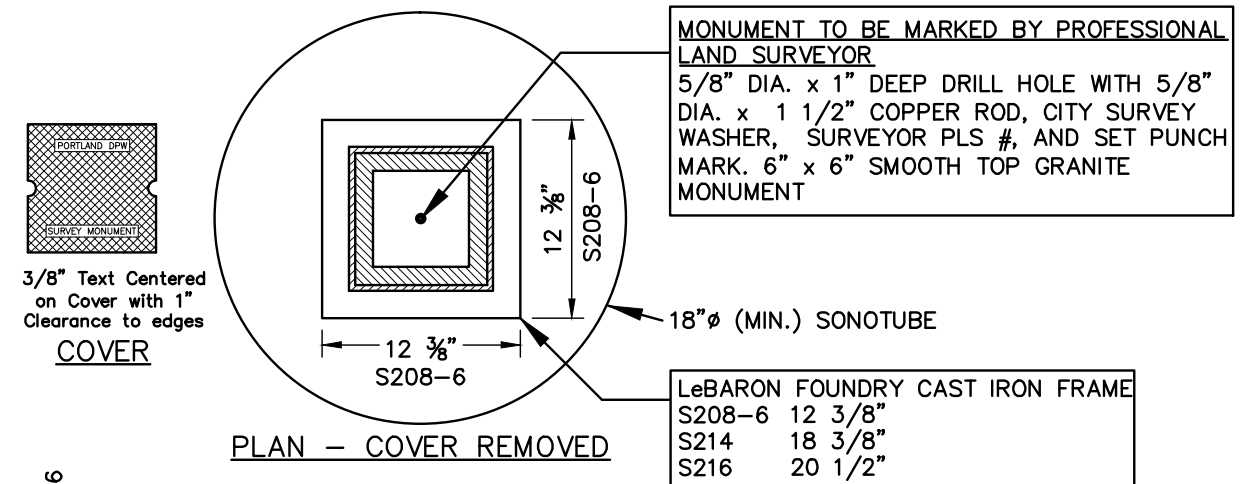


CONCRETE SPECIFICATIONS
1. 5,000 PSI AT 28 DAYS
2. 4% - 8% ENTRAINED AIR
3. TANK PENETRATIONS ARE INTEGRALLY CAST
4. ALL JOINTS SEALED WITH BUTYL RUBBER JOINT SEALANT
5. H-20 LOADING

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

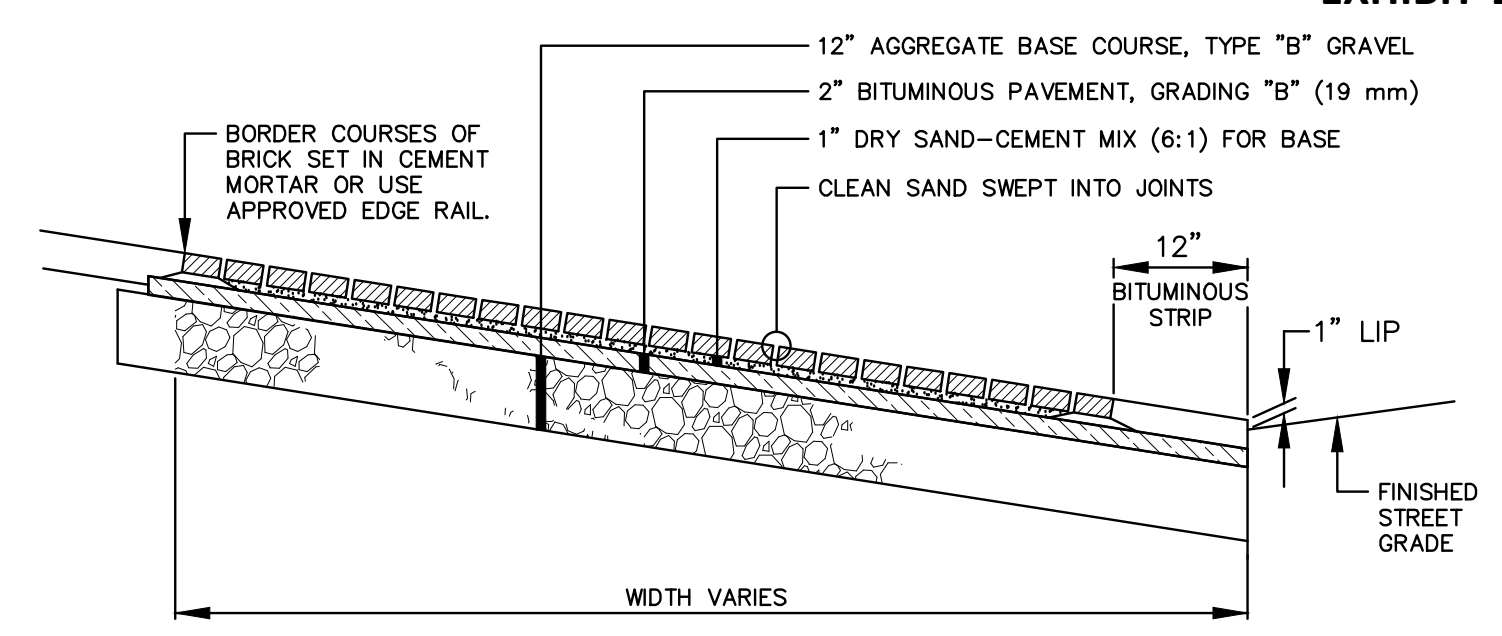


EXTERNAL GREASE TRAP DETAIL
N.T.S.



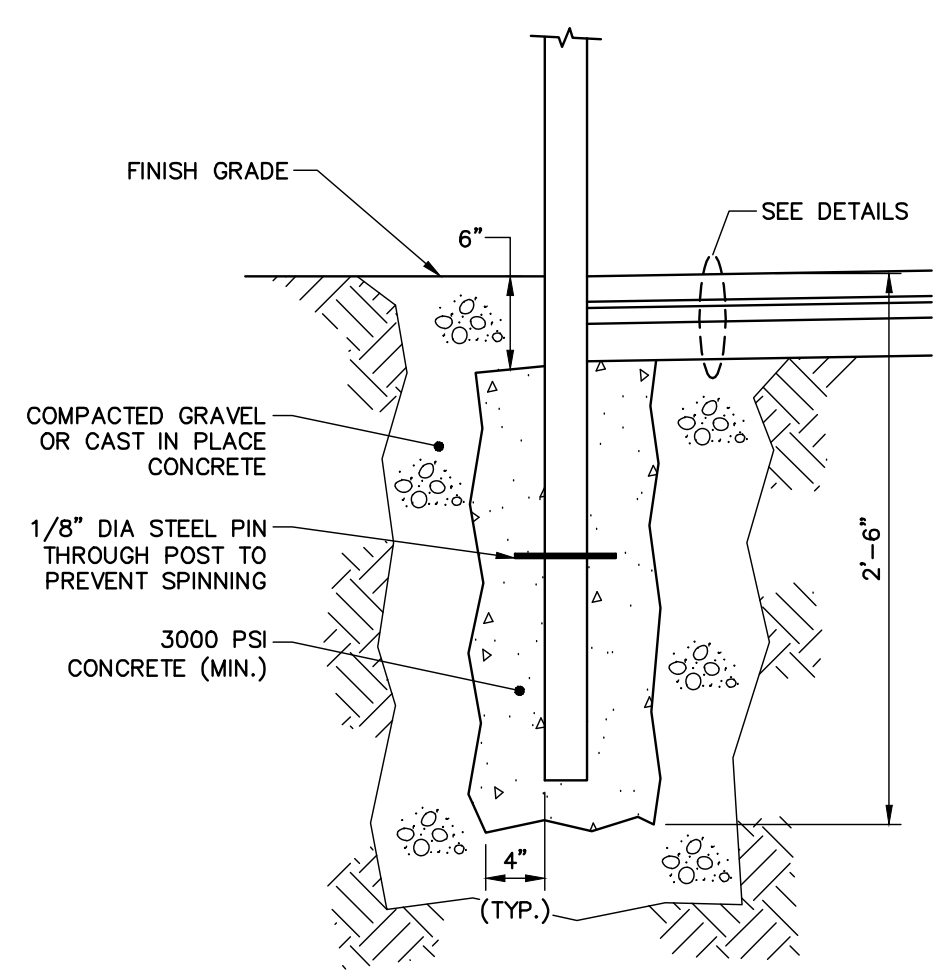
GRANITE STREET MONUMENT
N.T.S.

NOTE: AGGREGATE TYPES PER MDOT SECTION 304.02



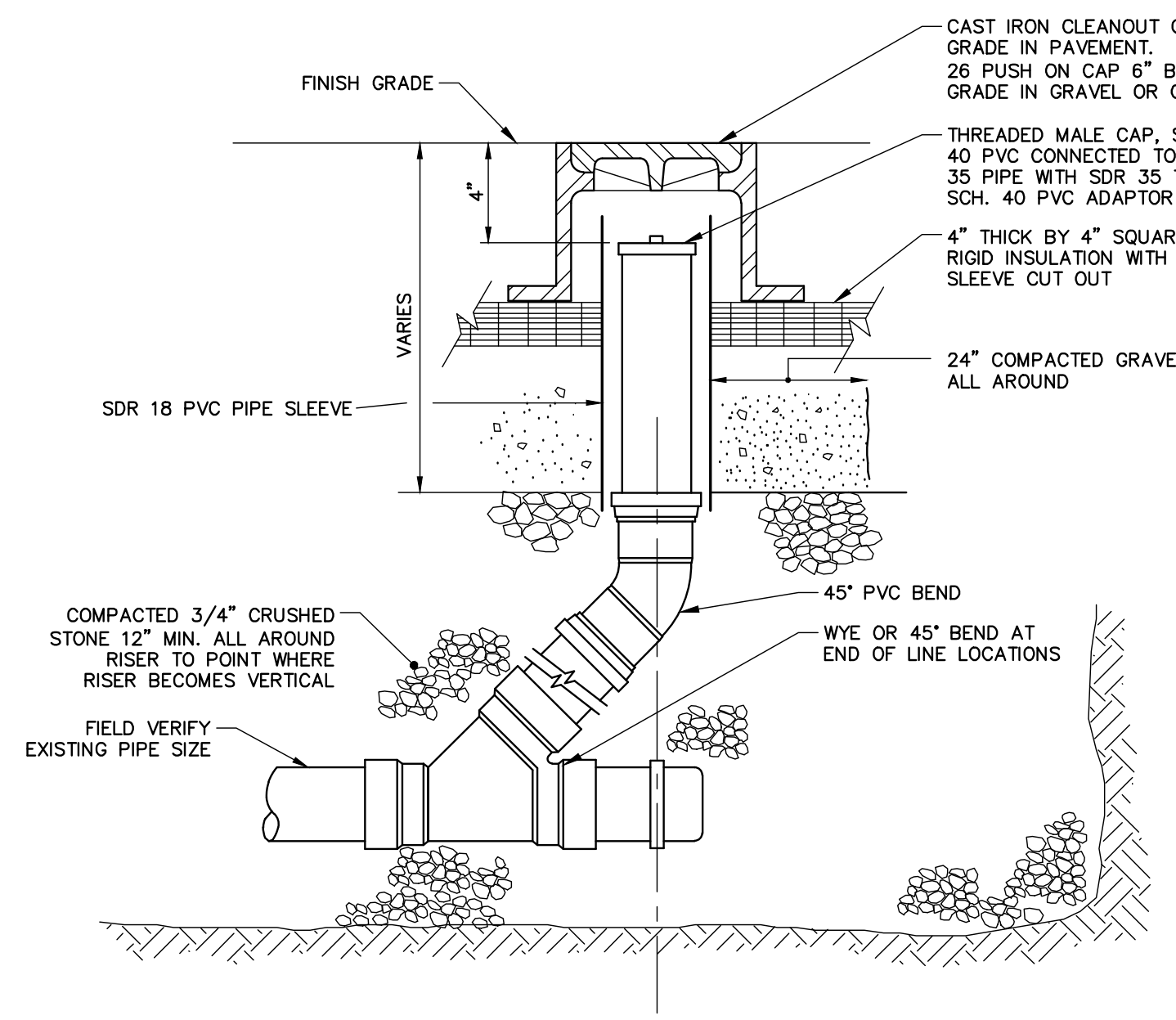
NOTE:
4"x8" PINE HALL PATHWAY PAVER BRICK, MFG. BY PINE HALL BRICK CO., MADISON, NORTH CAROLINA, LACHANCE ITEM # 193623, PINE HALL PATHWAY PAVER BRICK.

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.



CLEANOUT DETAIL
N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION

EXHIBIT-10

41 Hutchins Drive
Portland, Maine 04102
800.426.4262 | www.woodardcurran.com

WOODARD & CURRAN

COMMITMENT & INTEGRITY DRIVE RESULTS

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STATE OF MAINE
DENISE CAMERON
No. 11279
PROFESSIONAL LAND SURVEYOR

10/01/2012

REV	DESCRIPTION	DATE	CHECKED BY: DLC
1	FINAL SITE PLAN APPLICATION SUBMISSION	9/28/2012	22586901-DOLLMAN

DESIGNED BY: MDLM
DRAWN BY: JBC

CIVIL DETAILS - 3

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

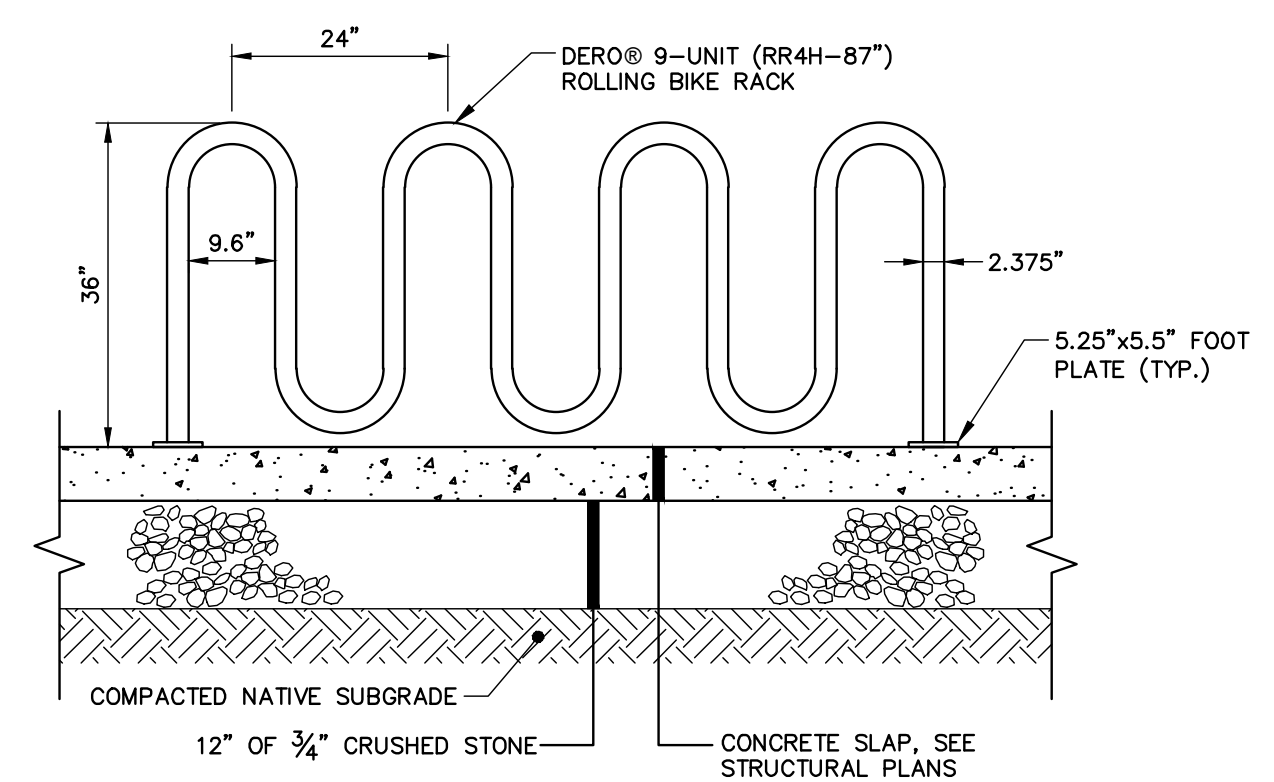
CANAL PLAZA HOTEL

JOB NO.: 225869.01
DATE: OCTOBER 2012
SCALE: AS NOTED
SHEET: 7 OF 9

C-302

Portland\Projects\225869 Canal 5 - Fare & Union Hotel\Deliverables\2012\10-01-Final-Site-Plan-Application-Submission\PLANS\DWG\22586901-000a.dwg, Oct 01, 2012 - 2:22pm

EXHIBIT-11



ROLLING RACK

- Tools Needed for Installation**
- Tape Measure
 - Marker or Pencil
 - Masonry Drill Bit
 - Drill (Hammer drill recommended)
 - Hammer
 - Wrench 9/16"
 - Level
 - Washers (for leveling if necessary)

Recommended Base Materials:

Solid concrete is the best base material for installation. Ask your Dero Rack representative which anchor is appropriate for your application to ensure the proper anchors are shipped with your rack. Be sure nothing is underneath the base material that could be damaged by drilling.

Installation:

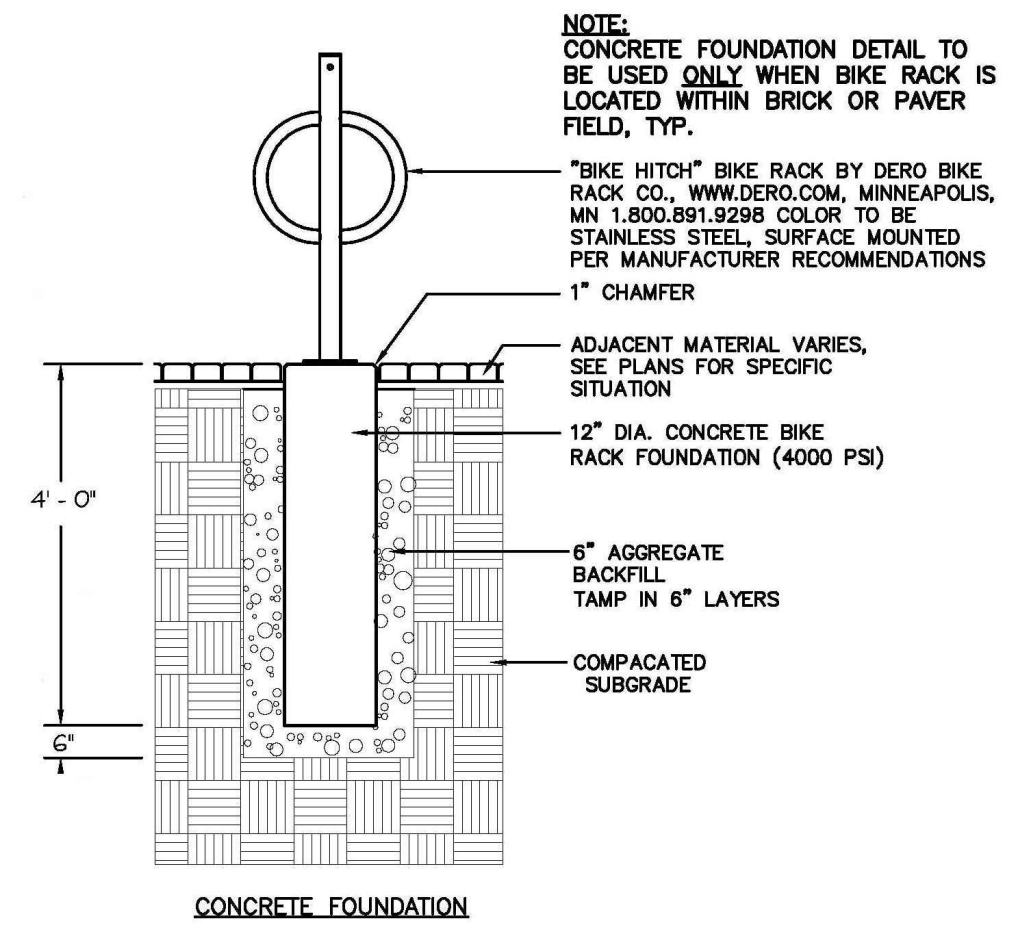
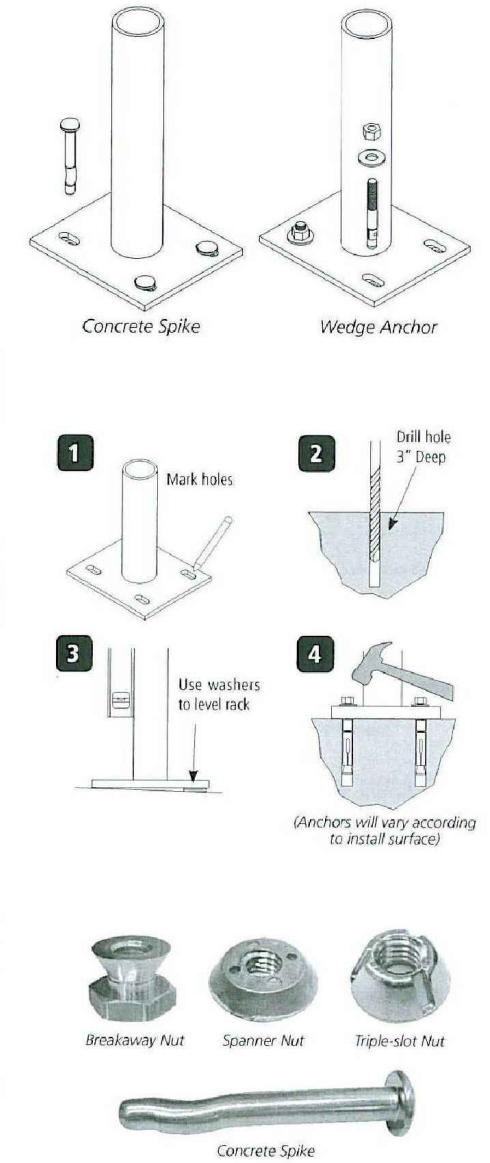
3/8" anchors are shipped with the rack. Place the rack in the desired location. Use a marker or pencil to outline the holes of the flange onto the base material. Drill the holes in accordance with the specifications shipped with the anchors. Make sure the holes are at least 6" away from any cracks in the base material.

Tamper Resistant Fasteners

The concrete spike is a permanent anchor. The top of the wedge anchor can also be pounded sideways after installation so that it cannot be removed. Other tamper resistant fasteners are also available for purchase.

When using the special tamper resistant nuts, always set and first tighten the anchors. Once the rack is installed, replace two nuts from the bracket (opposite sides from each other) with the tamper resistant fasteners. DO NOT OVERTIGHTEN the tamper resistant nut.

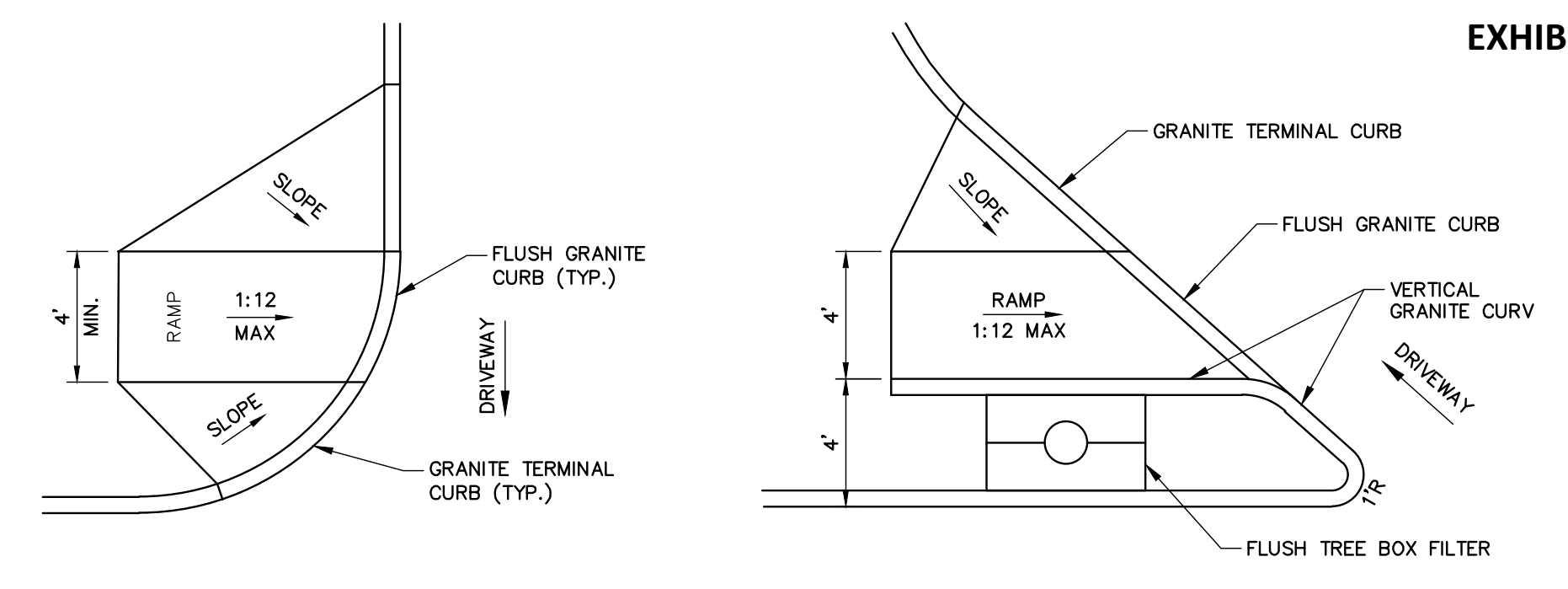
If you have any questions about installation or other features of the Bike Rack, please call us toll free at 1-800-398-4915



BIKE HITCH

TYPICAL BIKE RACK DETAILS

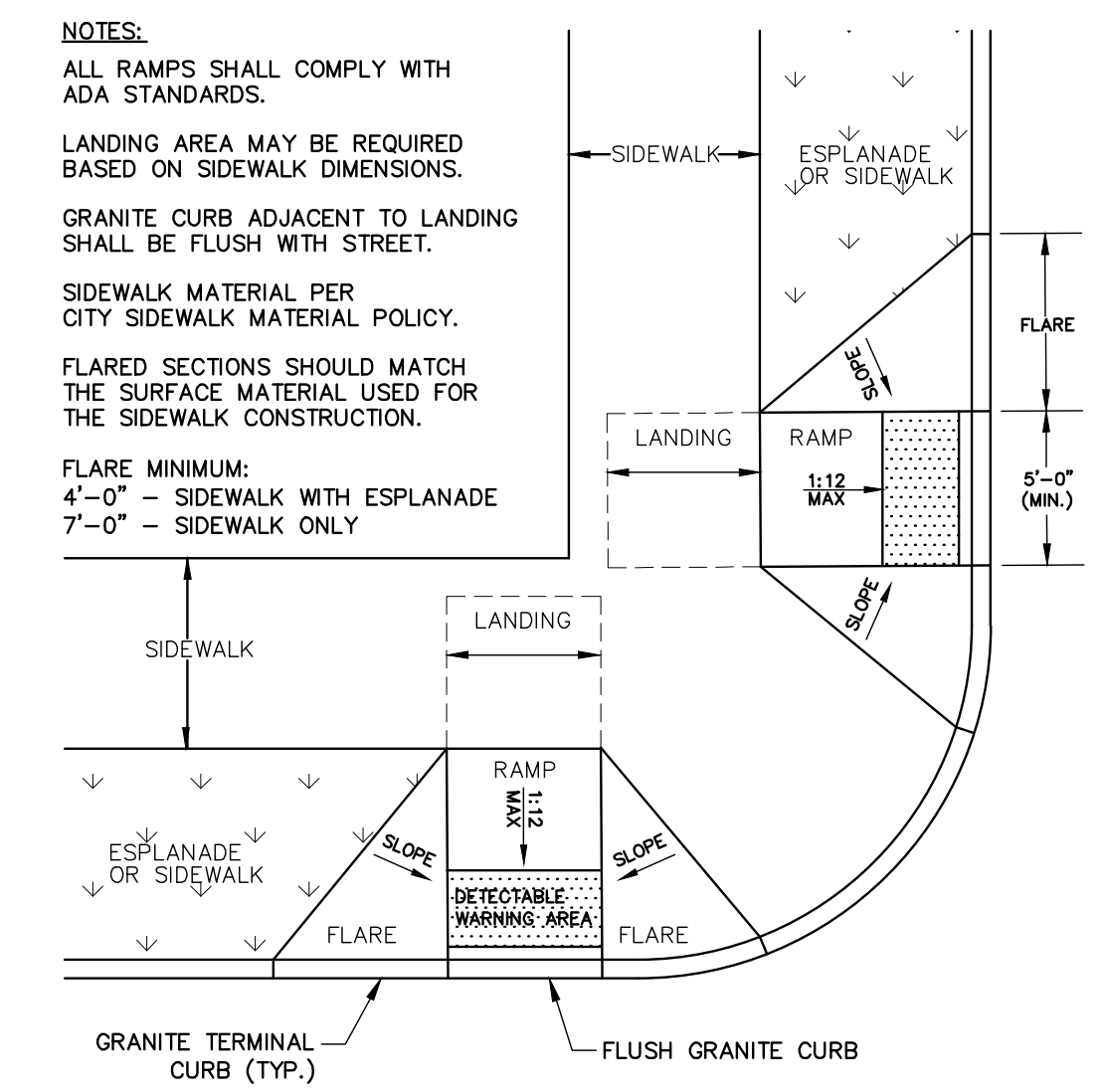
N.T.S.



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



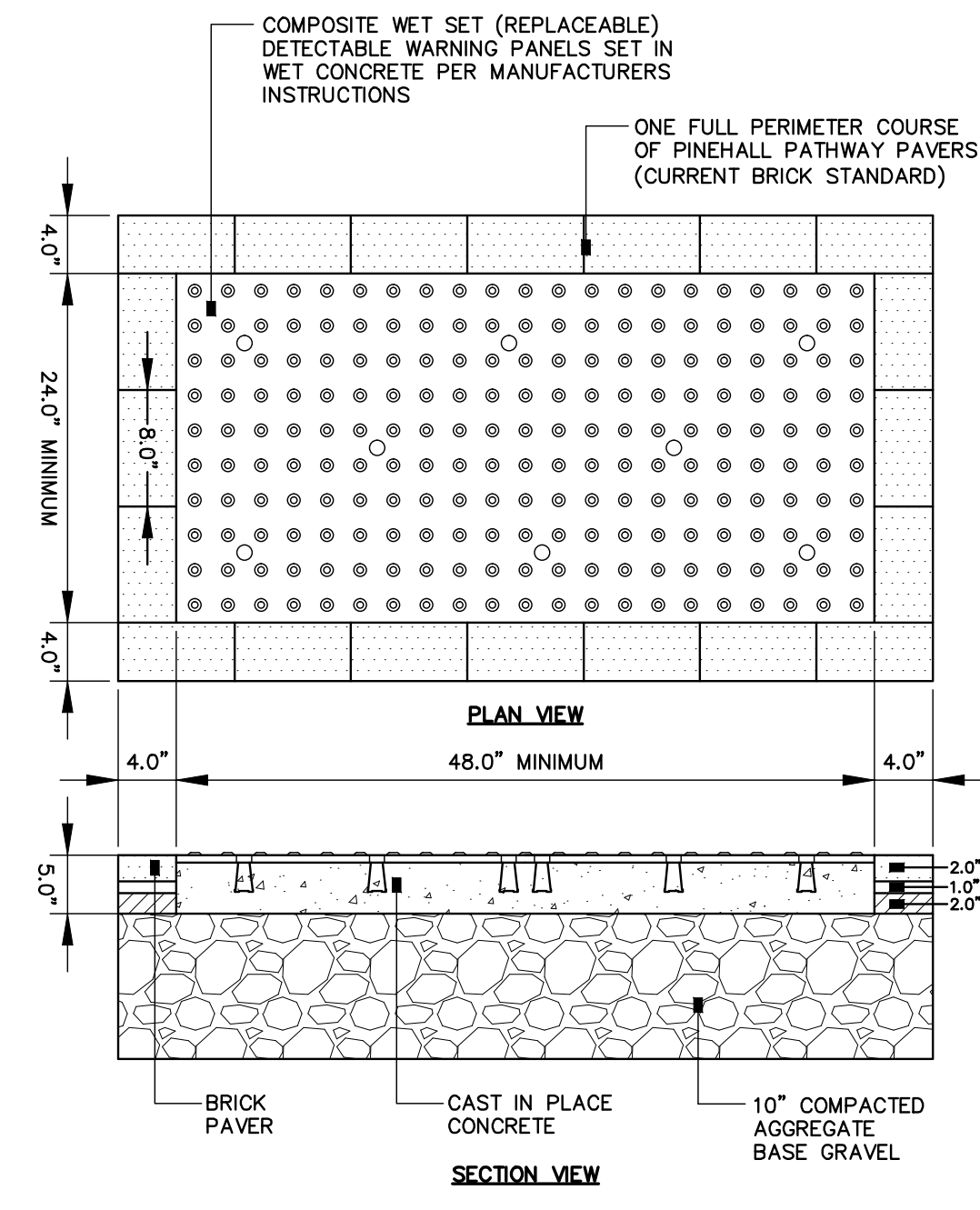
SIDEWALK RAMP AT INTERSECTION (FORE & UNION STREET)

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 PINHALL 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)

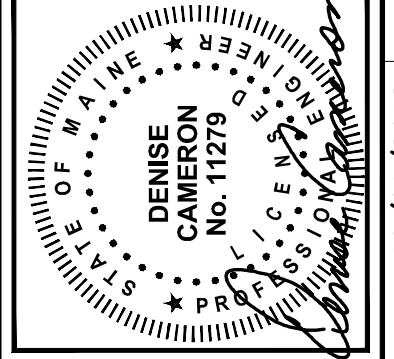
N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION

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ARCHITECTS

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REV	DESCRIPTION	DATE
1	FINAL SITE PLAN APPLICATION SUBMISSION	9/28/2012

DESIGNED BY: MDLM
CHECKED BY: DLC
DRAWN BY: JBC
2258691-00A.DWG

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 9

C-303

A

B

C

D

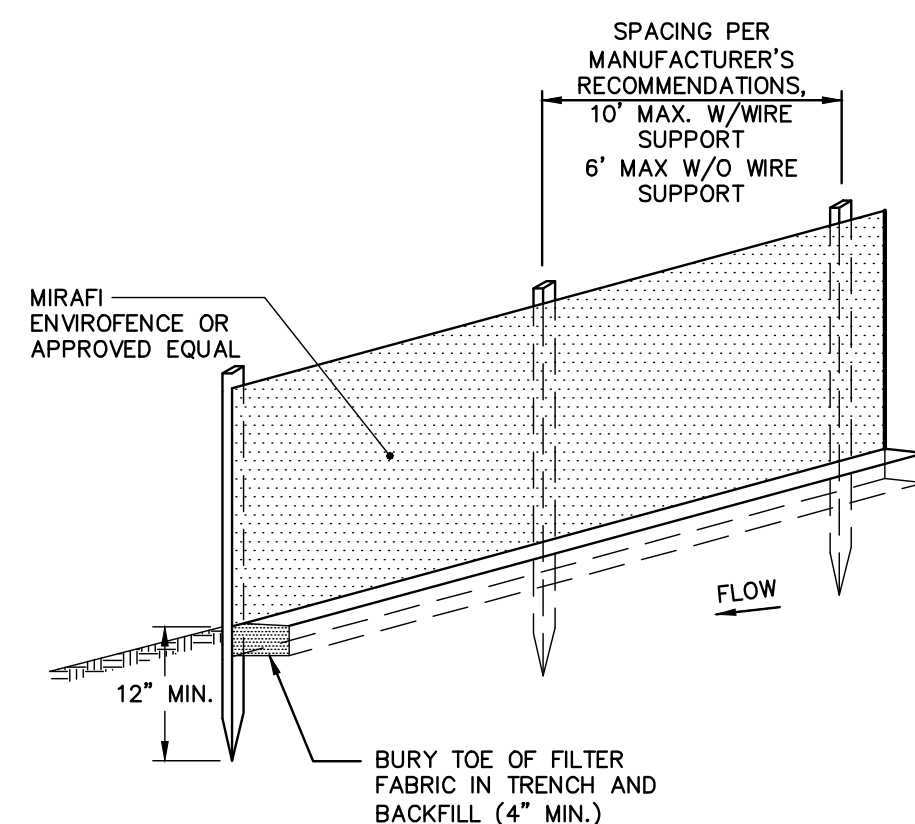
I:\portland\projects\225869\canal 5 - fore & union hotel\deliverables\2012.10.01 final site plan application submission\PLANS\DWG\225869-01-DDOA.dwg, Oct. 01, 2012 - 10:34am

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 656.

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, Siltsover 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.
	Sept. 16 to Oct. 31	On all areas of exposed soil prior to precipitation or every ___ days, apply 150 to 170 lbs. mulch (4 bales) per 1,000 sq. ft. by mechanical blower. Erosion control blanket may be used as a substitute for winter mulch.
Winter Mulch	Nov. 1 to April 14	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:

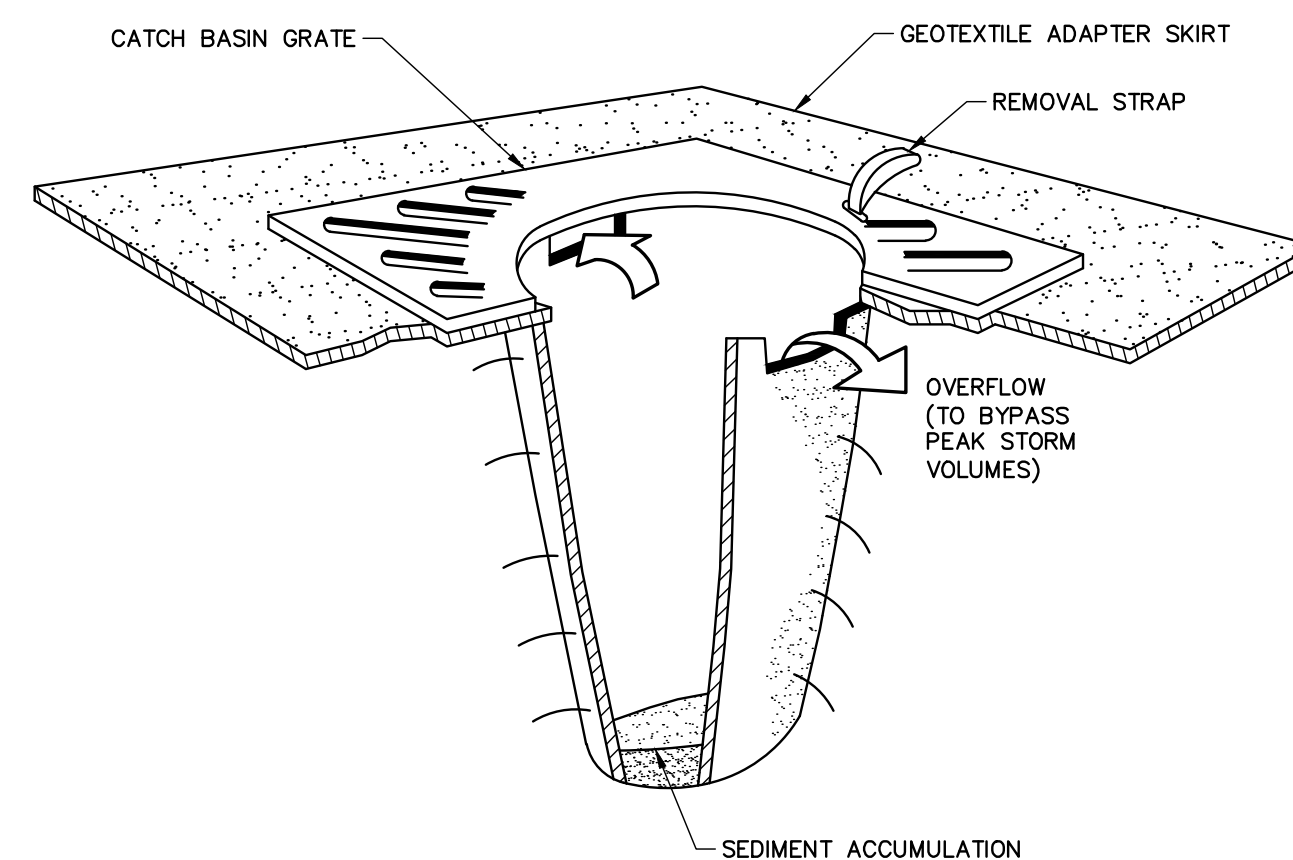
- INSTALL FABRIC ON UPHILL SIDE OF SUPPORT POSTS
- INSTALL SILT FENCE ACROSS SLOPES
- SILT FENCE SHALL NOT BE USED IN DRAINAGE WAYS

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 "SILTSACK" (BY ACF 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.

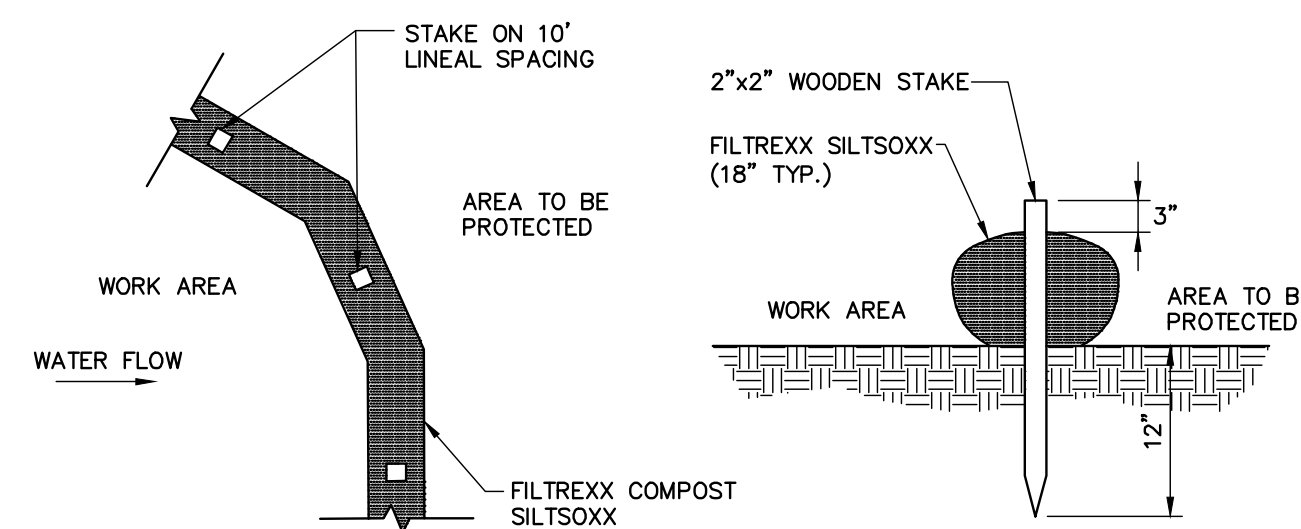
Permanent Erosion Control:

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 rivelets.
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.



PLAN VIEW

SECTION

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, PLUNGE 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 SEEDED AREAS, PERMANENT STABILIZATION MEANS THAT 90% OF THE DISTURBED AREA IS COVERED WITH REASONABLY THICK UNIFORM STAND OF PERMANENT GRASS SPECIES, FREE FROM SIZABLE 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-6 OF THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL.
 - FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE 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 RIPRAP. SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, 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 AROOSTOCK 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 8" 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 RAINGARDENS SHALL CONSIST OF NEW ENGLAND EROSION CONTROL /RESTORATION MIX FOR DETENTION BASIN AND MOST SITES, SUPPLIER NE WETLAND PLANTS, INC. AMHERST, MA TEL: 413-548-8000 OR APPROVED EQUAL. 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 SEEDED 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 SODDING TO AVOID FAILURE DUE TO SUMMER DROUGHT AND FALL FROST. NEWLY SEEDED 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 S150BN 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 RESULTS OF SOIL AND TOPOGRAPHY, ACCUMULATES RUNOFF THAT INFILTRATES IN THE SOIL, DIKES, BERMS, SUMPS 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 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 HANDBOOK OR ANY MUNICIPAL REQUIREMENTS MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF ADDITIONAL BMPS OR MODIFICATIONS TO BMPS 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 BMPS, 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.

41 Hutchins Drive
Portland, Maine 04102
800.426.4262 | www.woodardcurran.com

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STATE OF MAINE
DESIGNER
CARRON
No. 11279

REV	DESCRIPTION	DATE
1	FINAL SITE PLAN APPLICATION SUBMISSION	9/28/2012

CHECKED BY: DJC
DESIGNED BY: MDJM
DRAWN BY: JBC

CIVIL DETAILS - 5

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: 9 OF 9

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PRELIMINARY - NOT FOR CONSTRUCTION