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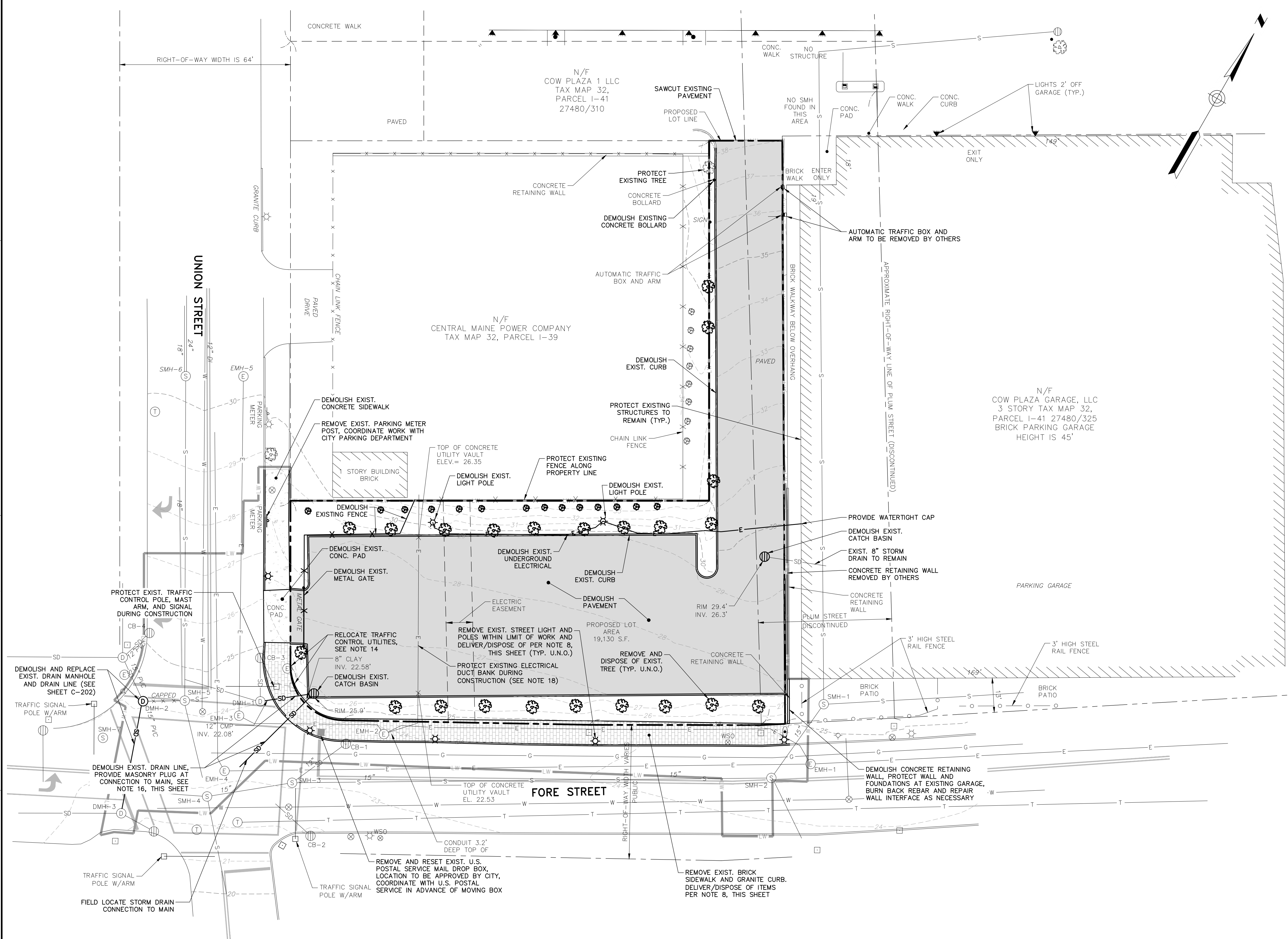
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A

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GENERAL NOTES:

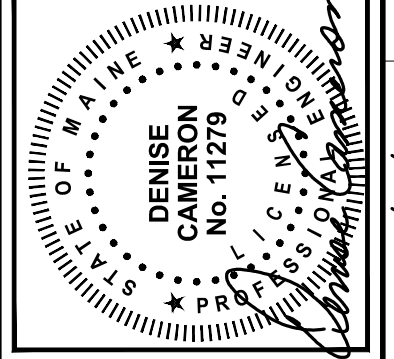
- PRIOR TO INITIATING DEMOLITION OR CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC SERVICES REPRESENTATIVE, AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE WORK.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

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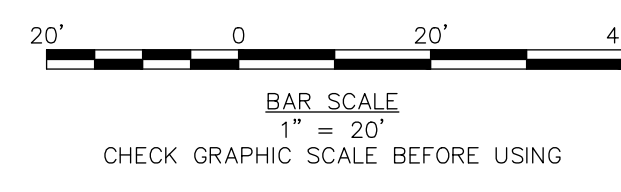
REV	DESCRIPTION	DATE
3	ISSUED FOR CONSTRUCTION	11/16/2012
2	RESPONSE TO COMMENTS	10/19/2012
1	FINAL SITE PLAN APPLICATION SUBMISSION	9/28/2012

DESIGNED BY: MDLM
CHECKED BY: DLG
DRAWN BY: JBC
22586901-COW/PLG

DEMOLITION PLAN

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

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



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

C-200

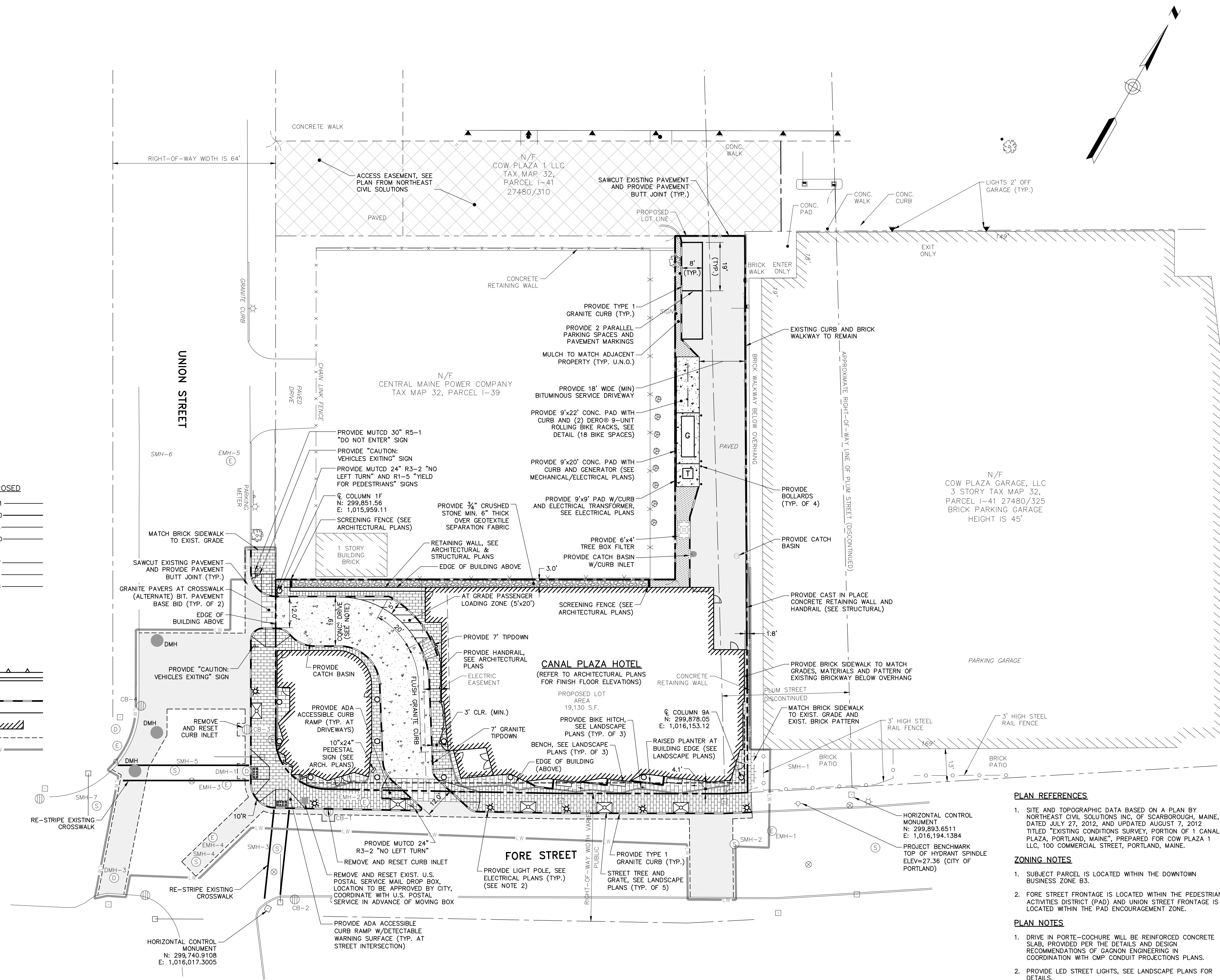
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 \portland\projects\225869\camal 5 - fore & union hotel\deliverables\2012.11.16 construction document plans\DWG\22586901-C200A.dwg, Nov. 16, 2012 - 11:43am

SYMBOLS

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	(S)	(S)
STORM DRAIN MANHOLE	(D)	(D)
CATCH BASIN	(CB)	(CB)
ELECTRICAL MANHOLE	(E)	(E)
COMMUNICATIONS MANHOLE	(C)	(C)
CABLE MANHOLE	(M)	(M)
UTILITY POLE W/GUY	(U)	(U)
UTILITY POLE	(P)	(P)
UTILITY POLE W/LIGHT	(L)	(L)
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)
CONCRETE	(C)	(C)
BRICK SIDEWALK	(BS)	(BS)
GRANITE PAVERS (SEE LANDSCAPE PLANS)	(GP)	(GP)
CRUSHED STONE	(CS)	(CS)
CONCRETE	(C)	(C)
MULCH	(M)	(M)
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	---	---



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.
- 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.

ZONING NOTES

- DRIVE IN PORTE-COCHURE WILL BE REINFORCED CONCRETE SLAB, PROVIDED PER THE DETAILS AND DESIGN RECOMMENDATIONS OF GAGNON ENGINEERING IN COORDINATION WITH CMP CONDUIT PROJECTIONS PLANS.
- PROVIDE LED STREET LIGHTS, SEE LANDSCAPE PLANS FOR DETAILS.

PLAN NOTES

HORIZONTAL CONTROL MONUMENT
N: 299,740.9108
E: 1,016,017.3005

HORIZONTAL CONTROL MONUMENT
N: 299,893.6511
E: 1,016,194.1384

PROJECT BENCHMARK
TOP OF HYDRANT SPINDLE
ELEV=27.36 (CITY OF PORTLAND)

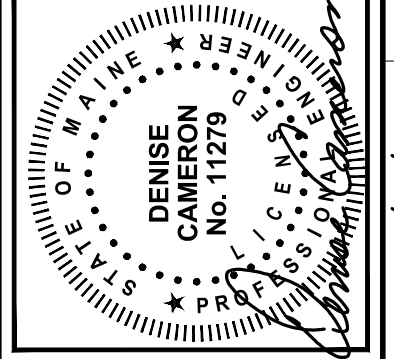
BAR SCALE
1" = 20'
CHECK GRAPHIC SCALE BEFORE USING

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NO.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	11/16/2012
2	RESPONSE TO COMMENTS	10/24/2012
3	FINAL SITE PLAN APPLICATION SUBMISSION	10/19/2012
4	RESPONSE TO CITY REVIEW COMMENTS	9/28/2012
5	RESPONSE TO CITY REVIEW COMMENTS	9/27/2012

DESIGNED BY: MDLM
CHECKED BY: DLG
DRAWN BY: JBC
22586901-COWA.LWG

SITE PLAN

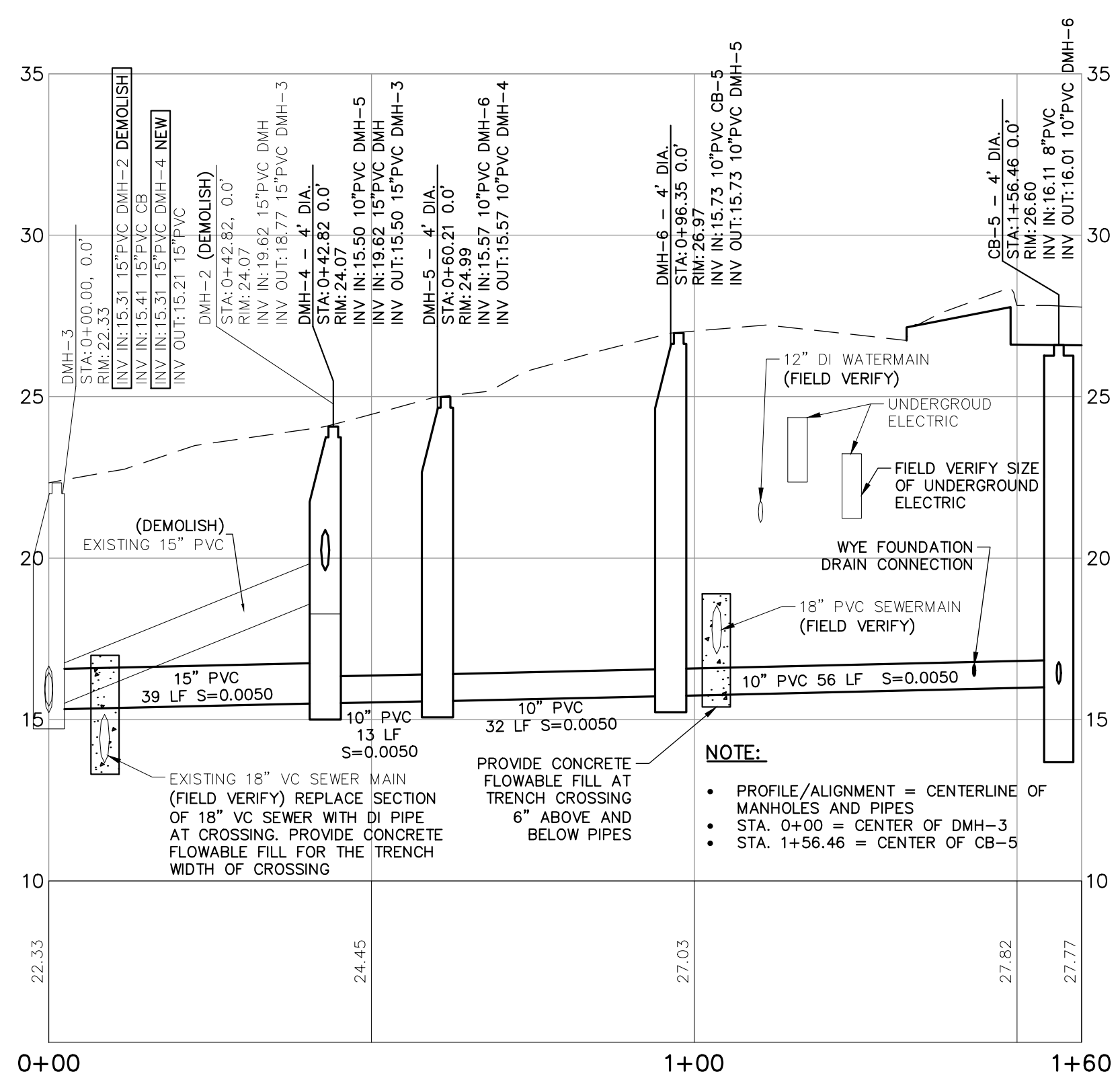
COW PLAZA HOTEL, LLC
100 COMMERCIAL STREET, SUITE 306
PORTLAND, MAINE, C/O TIM SOLEY

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

11/16/2012

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

C-201



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

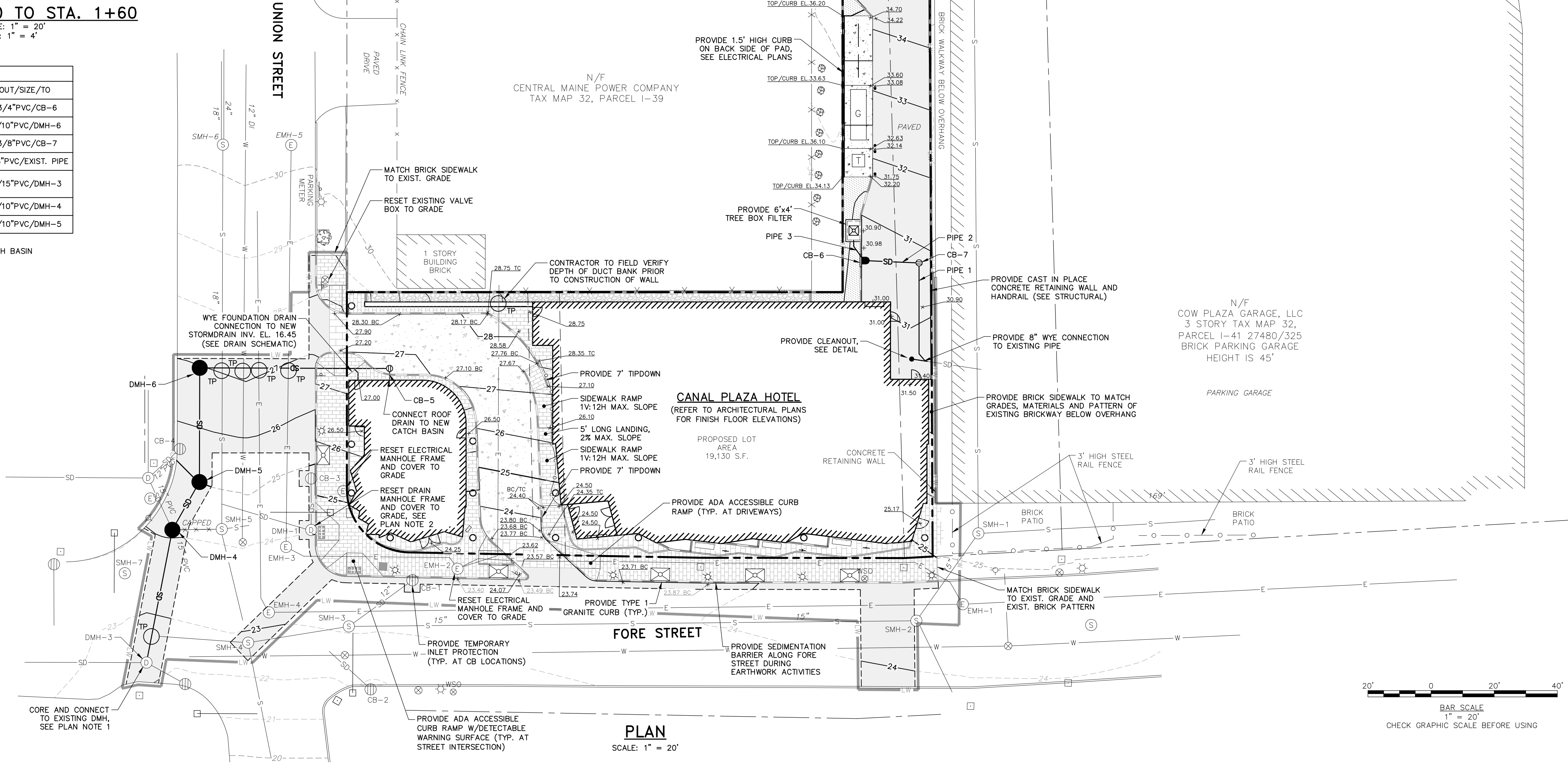
STRUCTURE TABLE				
NAME	DIA.	RIM	INV IN./SIZE/FROM	INV OUT./SIZE/TO
BOX FILTER	6'x4'	30.90*		28.23/4"PVC/CB-6
CB-5	4'	26.60	16.11/8"PVC/	16.01/10"PVC/DMH-6
CB-6**	4'	30.80	27.88/4"PVC/BOX FILTER	26.93/8"PVC/CB-7
CB-7	4'	30.75	26.80/8"PVC/CB-6	26.70/8"PVC/EXIST. PIPE
DMH-4	4'	24.07	15.50/10"PVC/DMH-5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

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

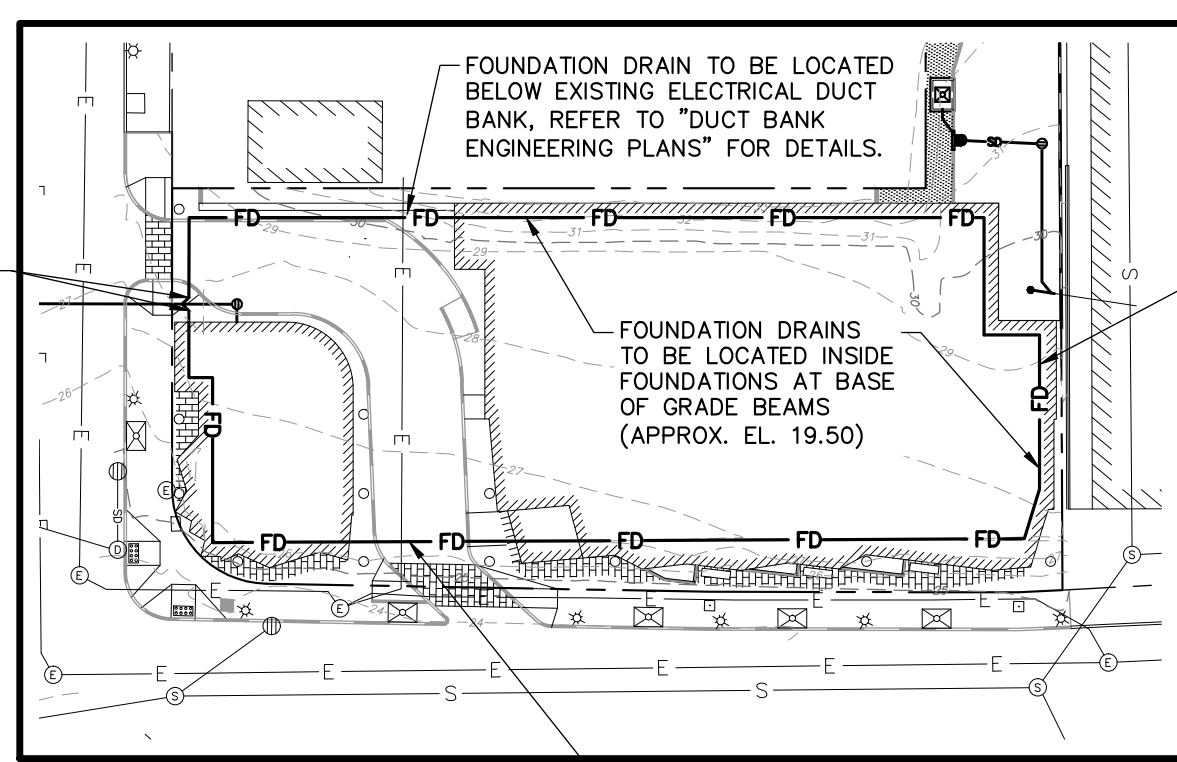
PIPE TABLE			
PIPE NAME	SIZE	LENGTH	SLOPE
PIPE 1	8" PVC	29'	0.0100
PIPE 2	8" PVC	13'	0.0100
PIPE 3	4" PVC	5'	0.0723

PLAN NOTES

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



PLAN
 SCALE: 1" = 20'



PROPOSED FOUNDATION DRAIN SCHEMATIC

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STATE OF MAINE
 PROFESSIONAL ENGINEER
 DENISE COLESON
 No. 11279

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

DESIGNED BY: MDLM
 DRAWN BY: JBC

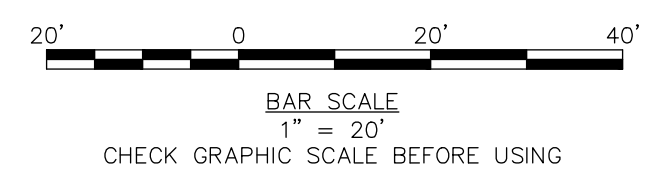
GRADING, DRAINAGE, AND EROSION CONTROL PLAN

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

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

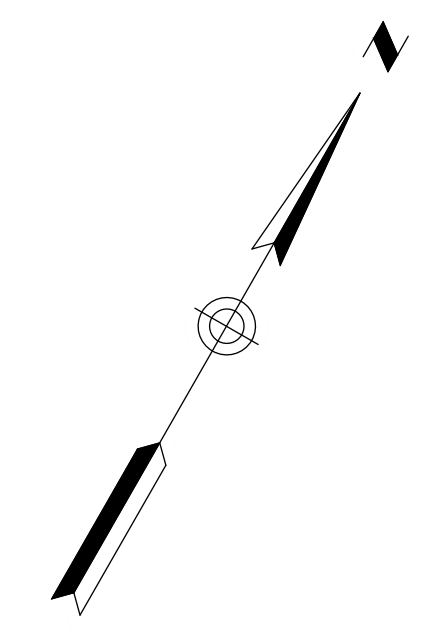
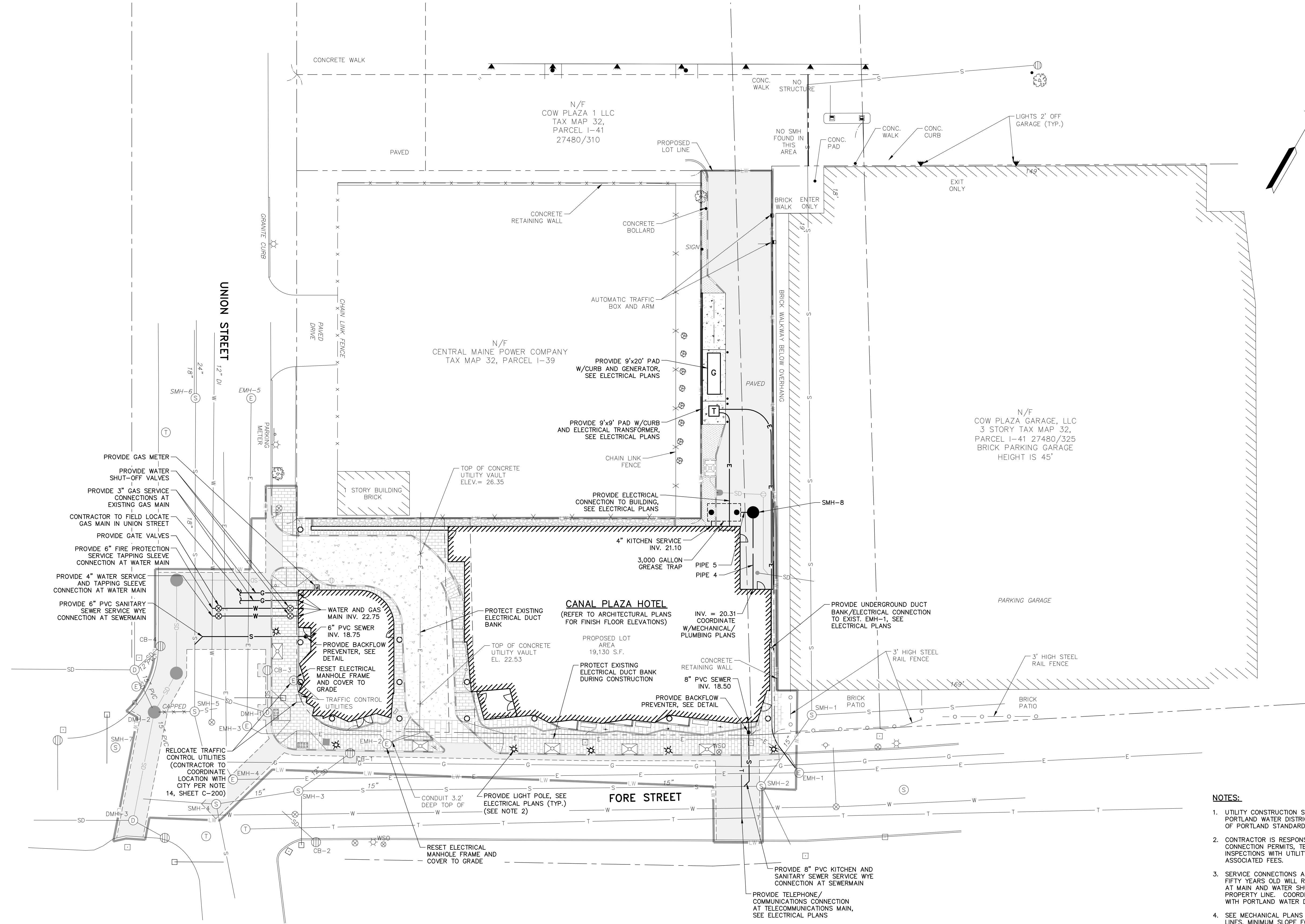
JOB NO.: 225869.01
 DATE: NOVEMBER 2012
 SCALE: 1" = 20'
 SHEET: 4 OF 12

C-202



1 2 3 4 5 6

A
B
C
D



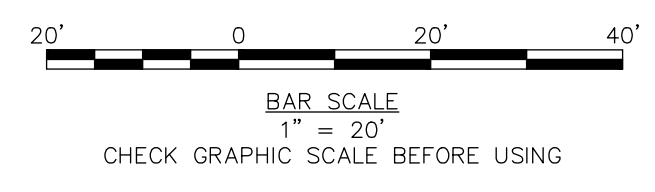
- PROVIDE GAS METER
- PROVIDE WATER SHUT-OFF VALVES
- PROVIDE 3" GAS SERVICE CONNECTIONS AT EXISTING GAS MAIN
- CONTRACTOR TO FIELD LOCATE GAS MAIN IN UNION STREET
- PROVIDE GATE VALVES
- PROVIDE 6" FIRE PROTECTION SERVICE TAPPING SLEEVE CONNECTION AT WATER MAIN
- PROVIDE 4" WATER SERVICE AND TAPPING SLEEVE CONNECTION AT WATER MAIN
- PROVIDE 6" PVC SANITARY SEWER SERVICE WYE CONNECTION AT SEWERMAIN

- NOTES:**
- UTILITY CONSTRUCTION SHALL COMPLY WITH PORTLAND WATER DISTRICT, UNILIT, 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 WATERMAINS 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.

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

*SEE GREASE TRAP DETAIL FOR RIM ELEVATIONS

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

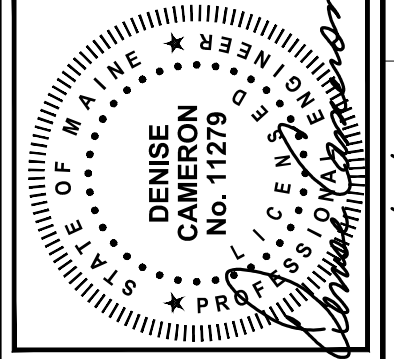


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REV	DESCRIPTION	DATE	CHECKED BY: DLG	DRAWN BY: JBC
3	ISSUED FOR CONSTRUCTION	11/16/2012		
2	RESPONSE TO COMMENTS	10/19/2012		
1	FINAL SITE PLAN APPLICATION SUBMISSION	9/28/2012		

UTILITY PLAN

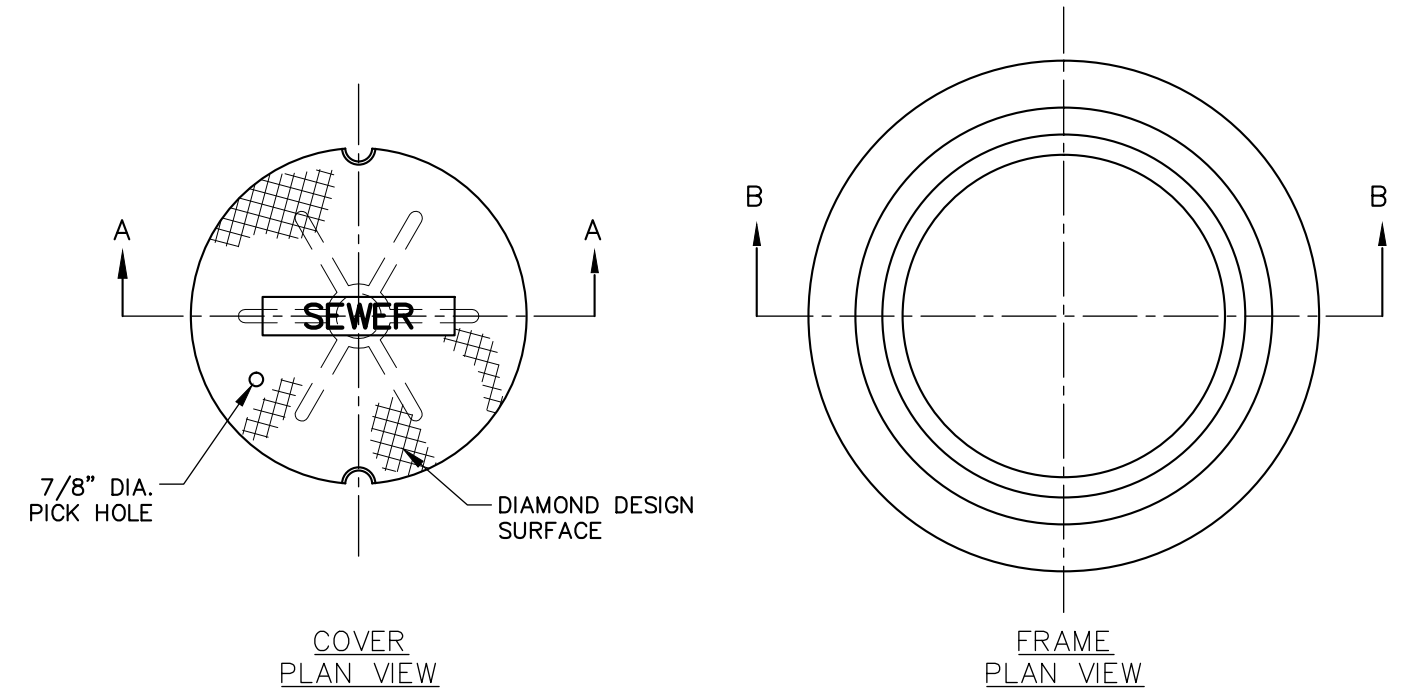
COW PLAZA HOTEL, LLC
100 COMMERCIAL STREET, SUITE 306
PORTLAND, MAINE, C/O TIM SOLEY

HYATT PLACE
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JOB NO.: 225869.01
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SCALE: 1" = 20'
SHEET: 5 OF 12

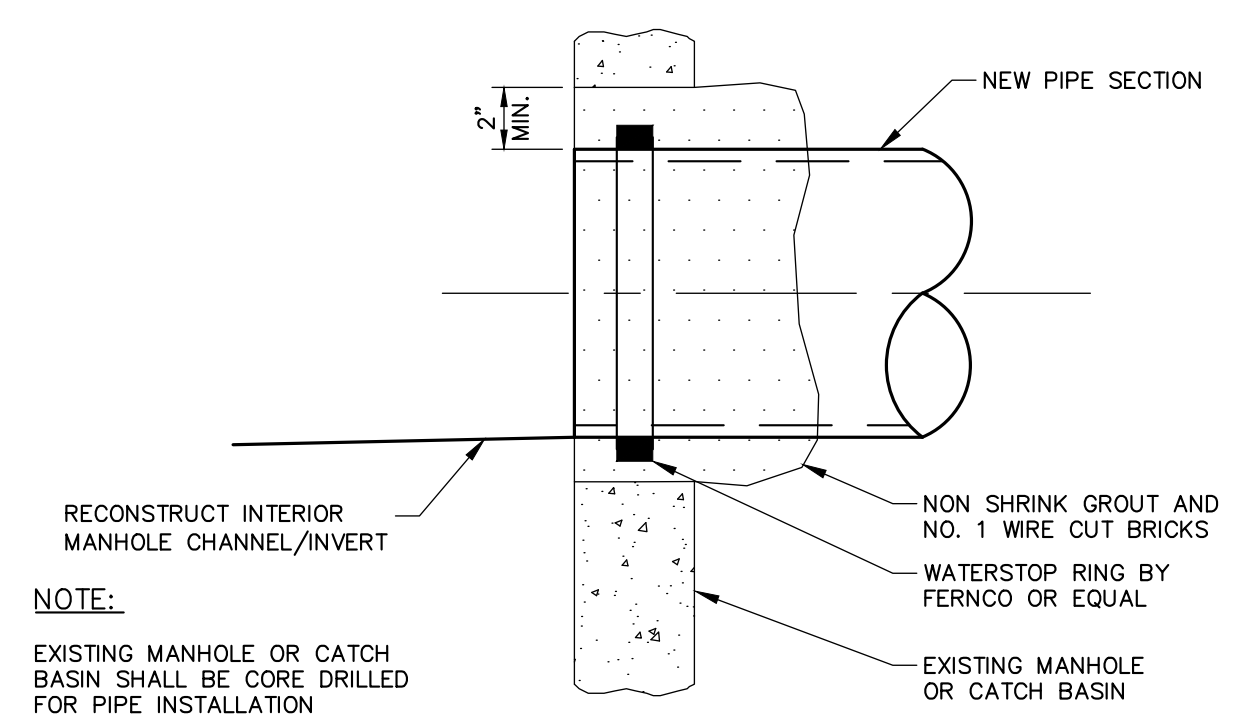
C-203

1 2 3 4 5 6



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

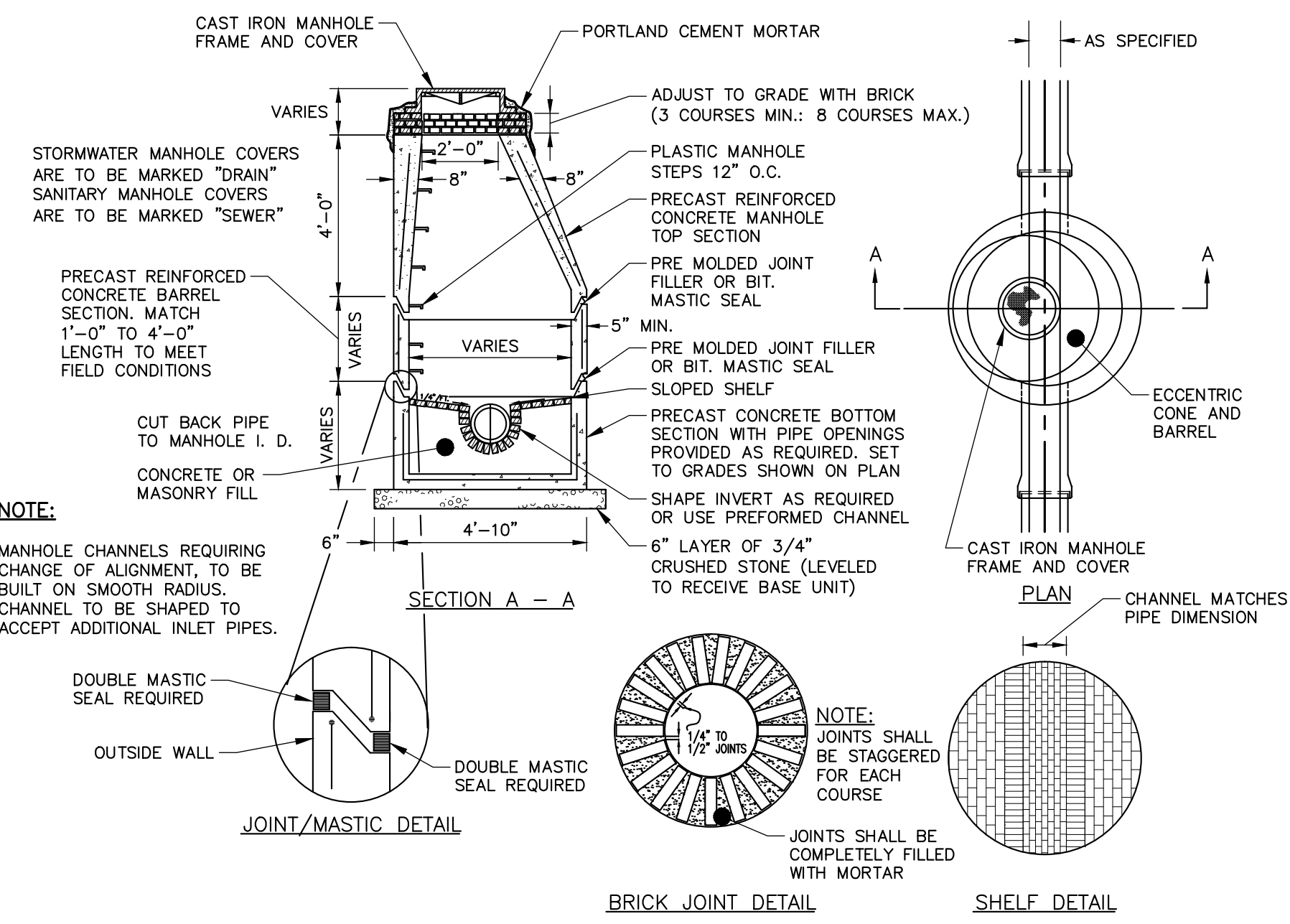
CAST IRON MANHOLE FRAME AND COVER
N.T.S.



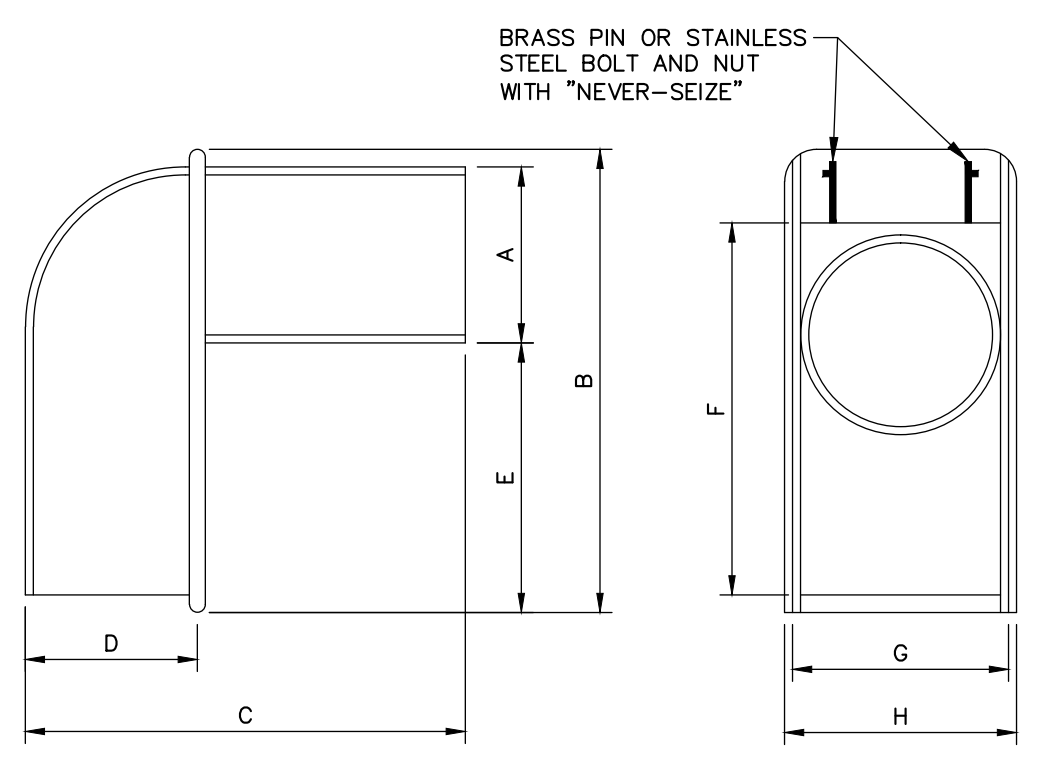
NEW PIPE TO EXISTING STRUCTURE
N.T.S.

GENERAL NOTES FOR MANHOLES AND CATCH BASINS

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



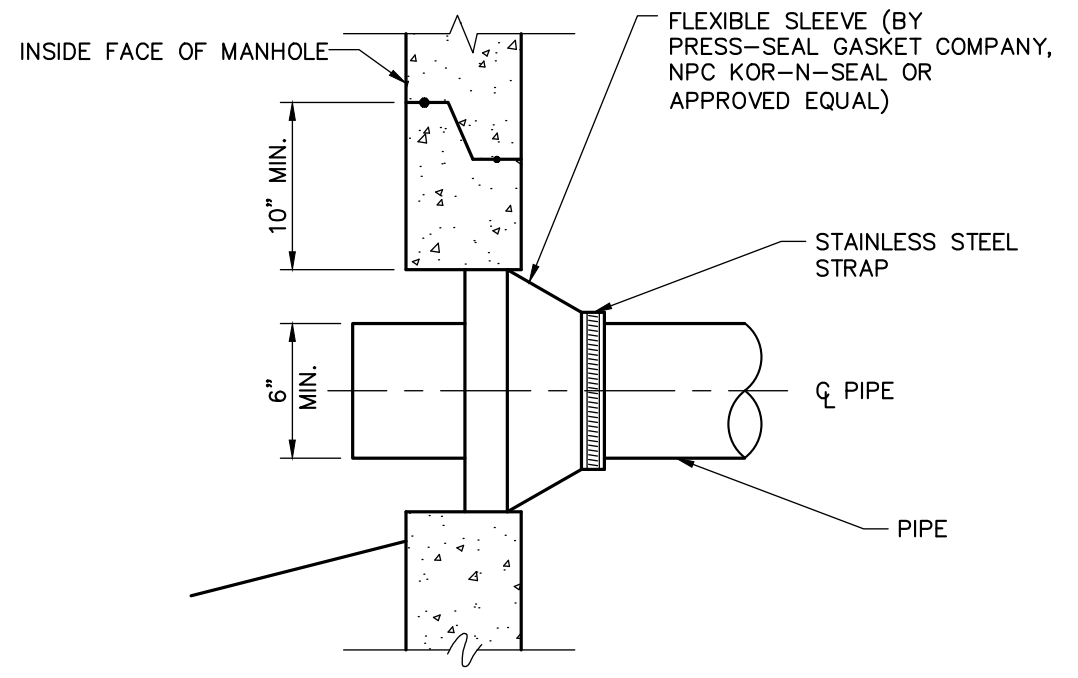
PRECAST CONCRETE MANHOLE
N.T.S.



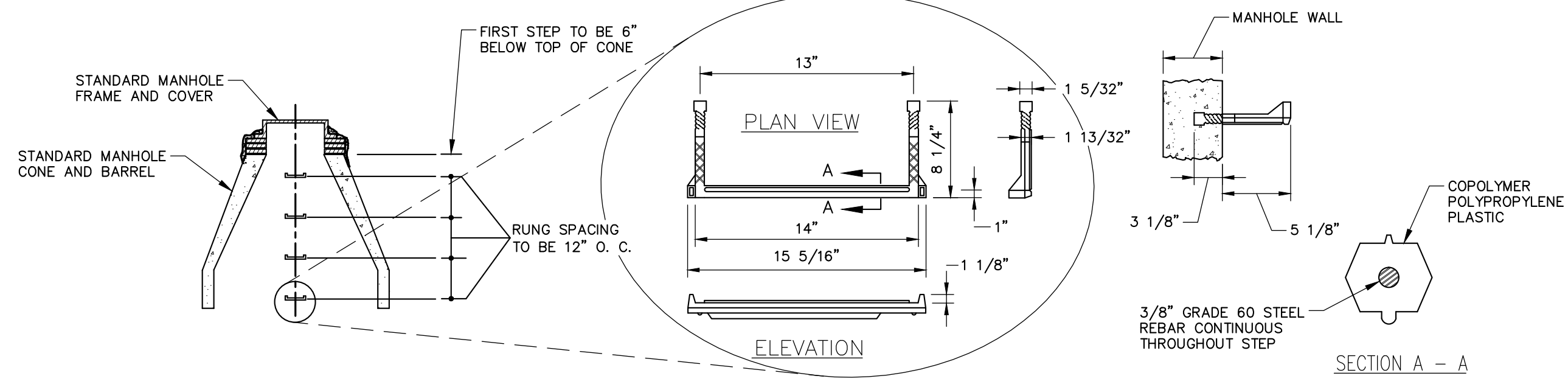
NOTE:

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

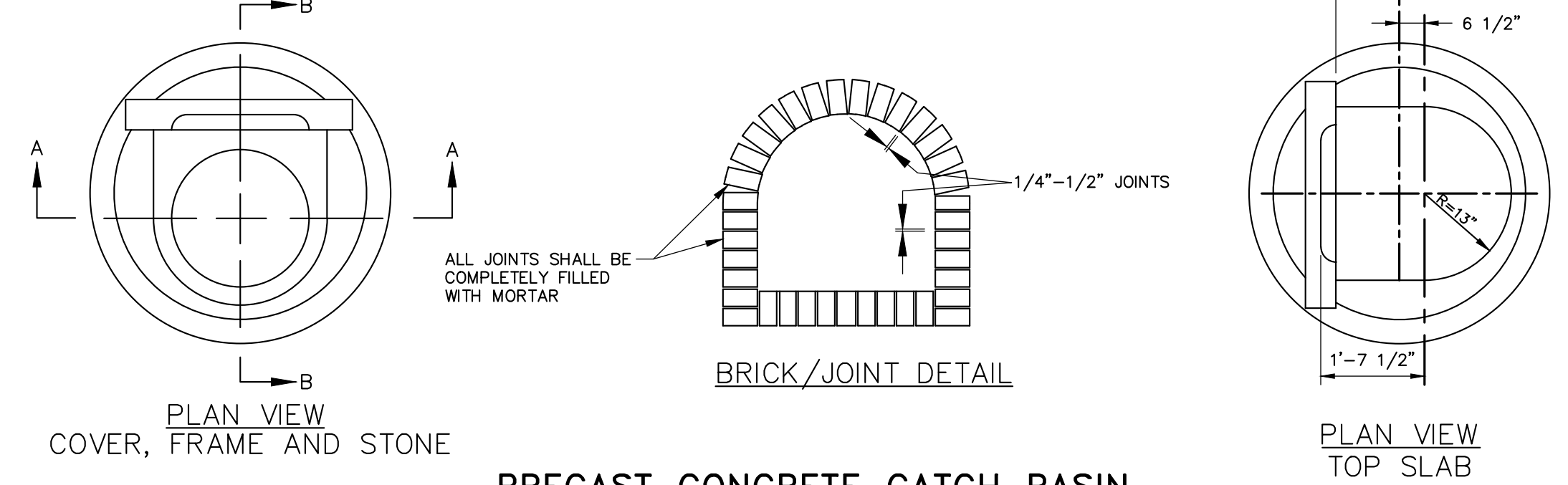
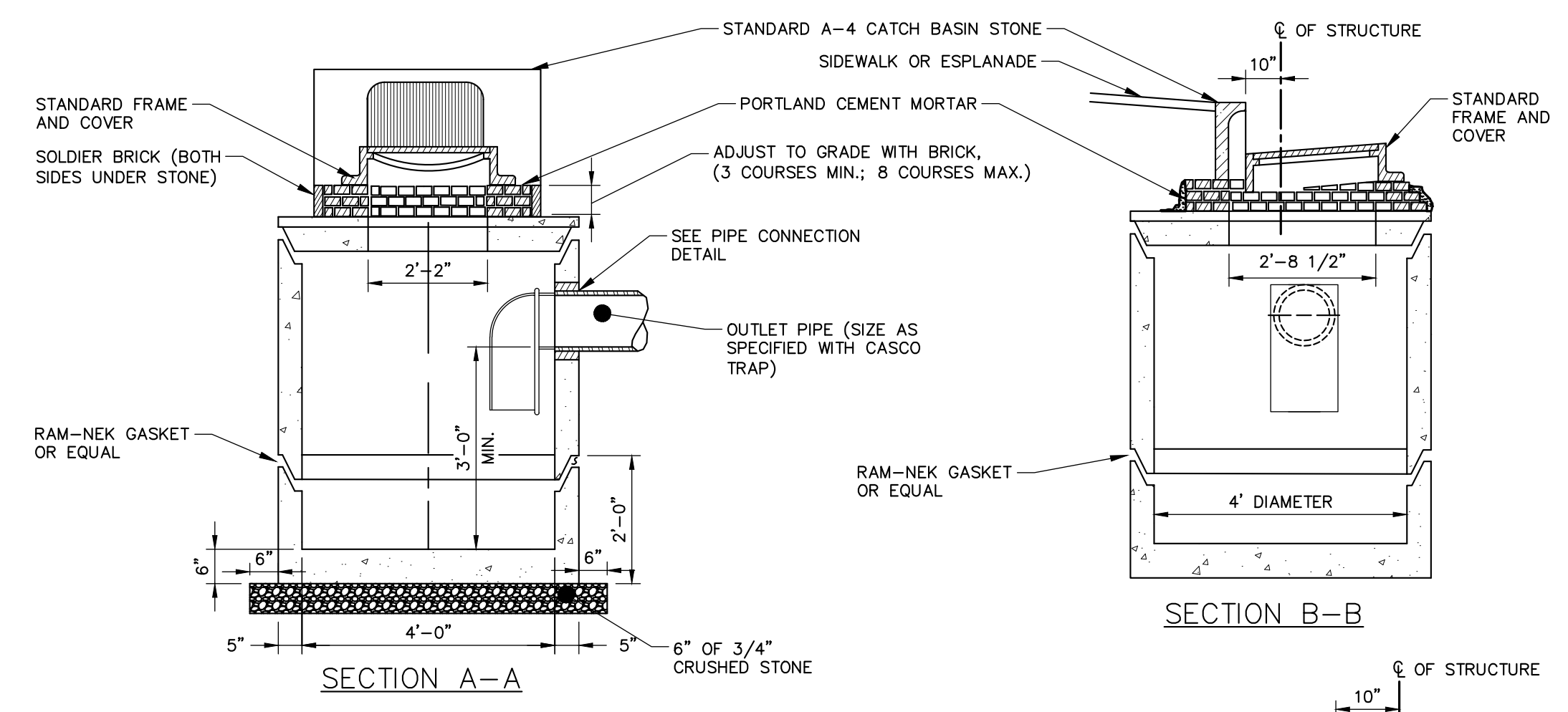
CASCO TRAP DETAIL
N.T.S.



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



PLASTIC MANHOLE STEPS
N.T.S.



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

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STATE OF MAINE
DENISE
CARRON
No. 11279
Professional Engineer
11/16/2012

3	ISSUED FOR CONSTRUCTION	11/16/2012	DATE
2	RESPONSE TO COMMENTS	10/19/2012	DATE
1	FINAL SITE PLAN APPLICATION SUBMISSION	9/28/2012	DATE
REV	DESCRIPTION		DATE
DESIGNED BY: MDLM	CHECKED BY: DLG	2012001-0001	
DRAWN BY: JBC			

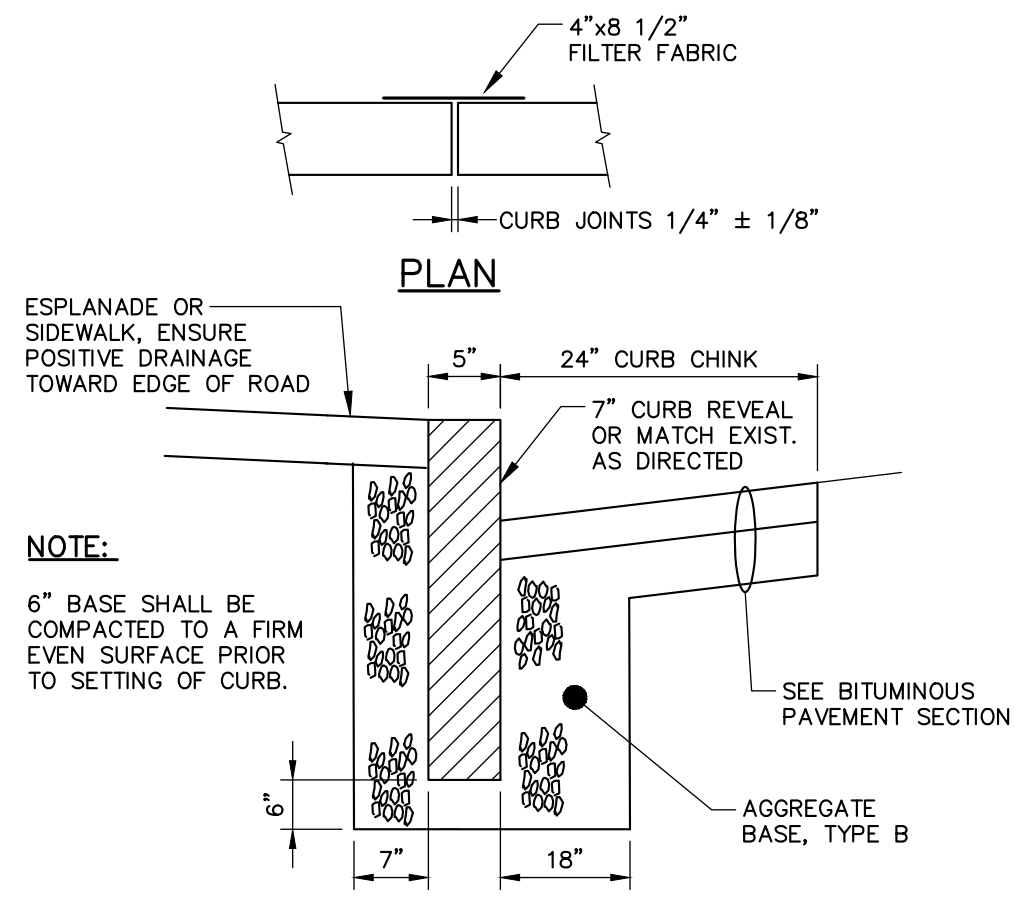
CIVIL DETAILS - 1

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

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

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

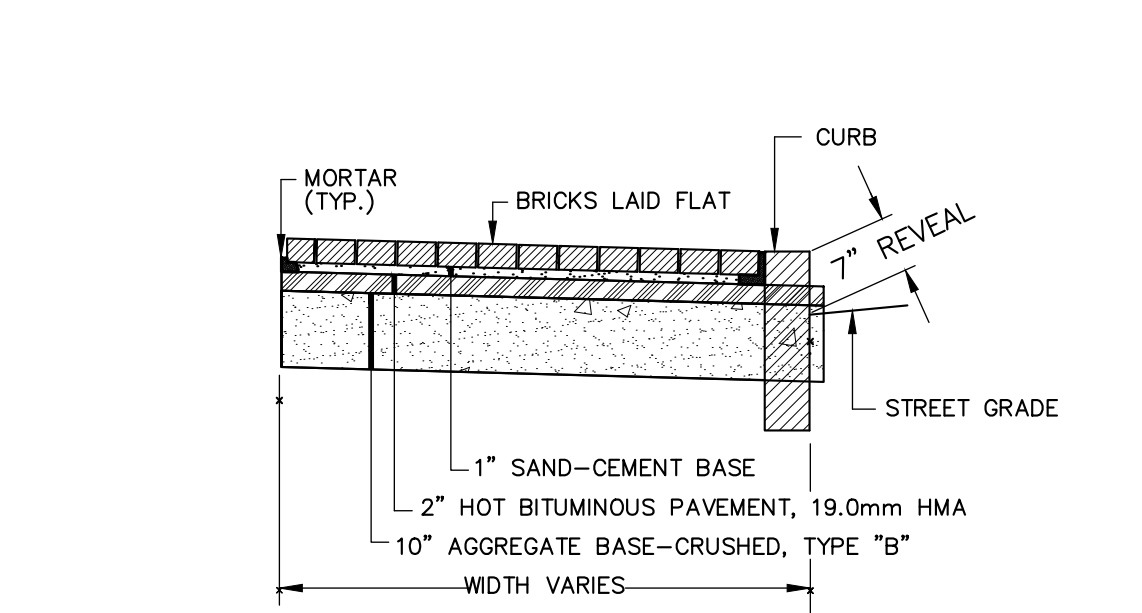
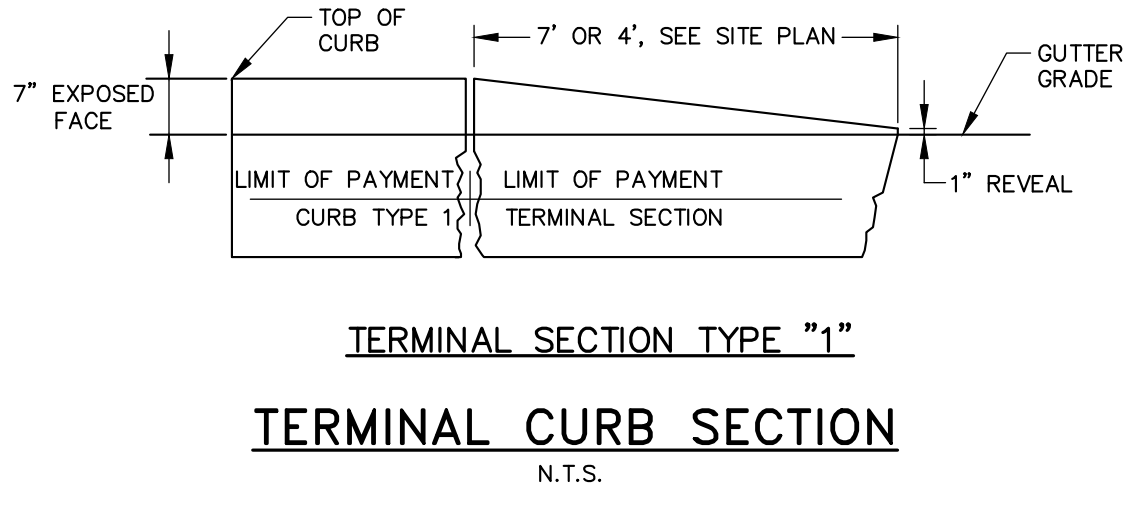
C-300



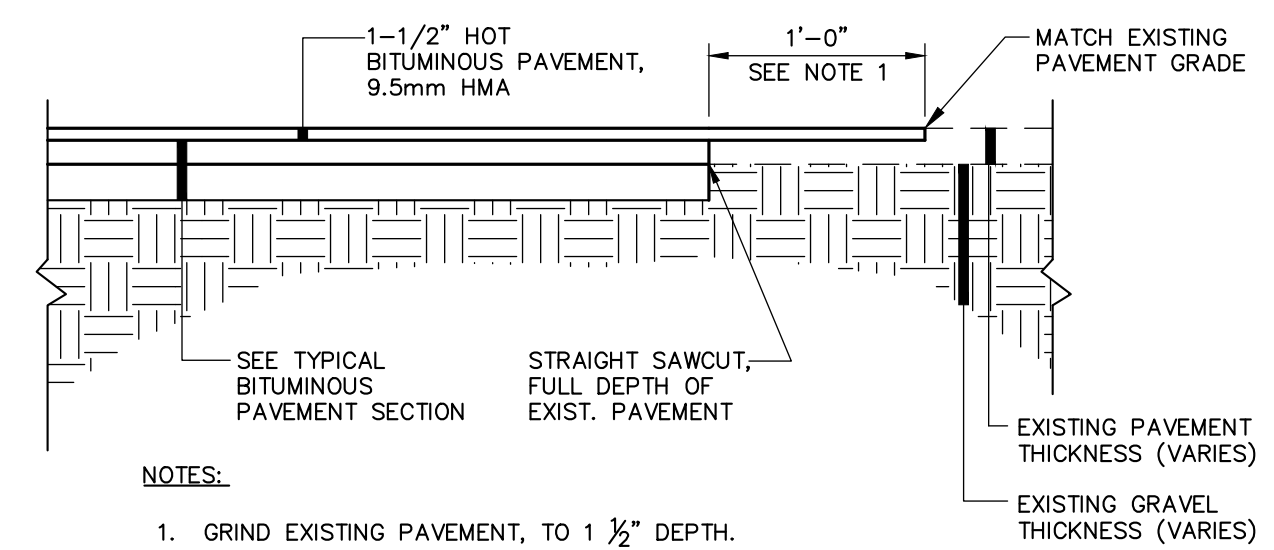
CURB TYPE 1 ON CURVES

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



BRICK SIDEWALK DETAIL
N.T.S.
NOTE: SEE LANDSCAPE PLANS FOR GRANITE PAVER SECTIONS.



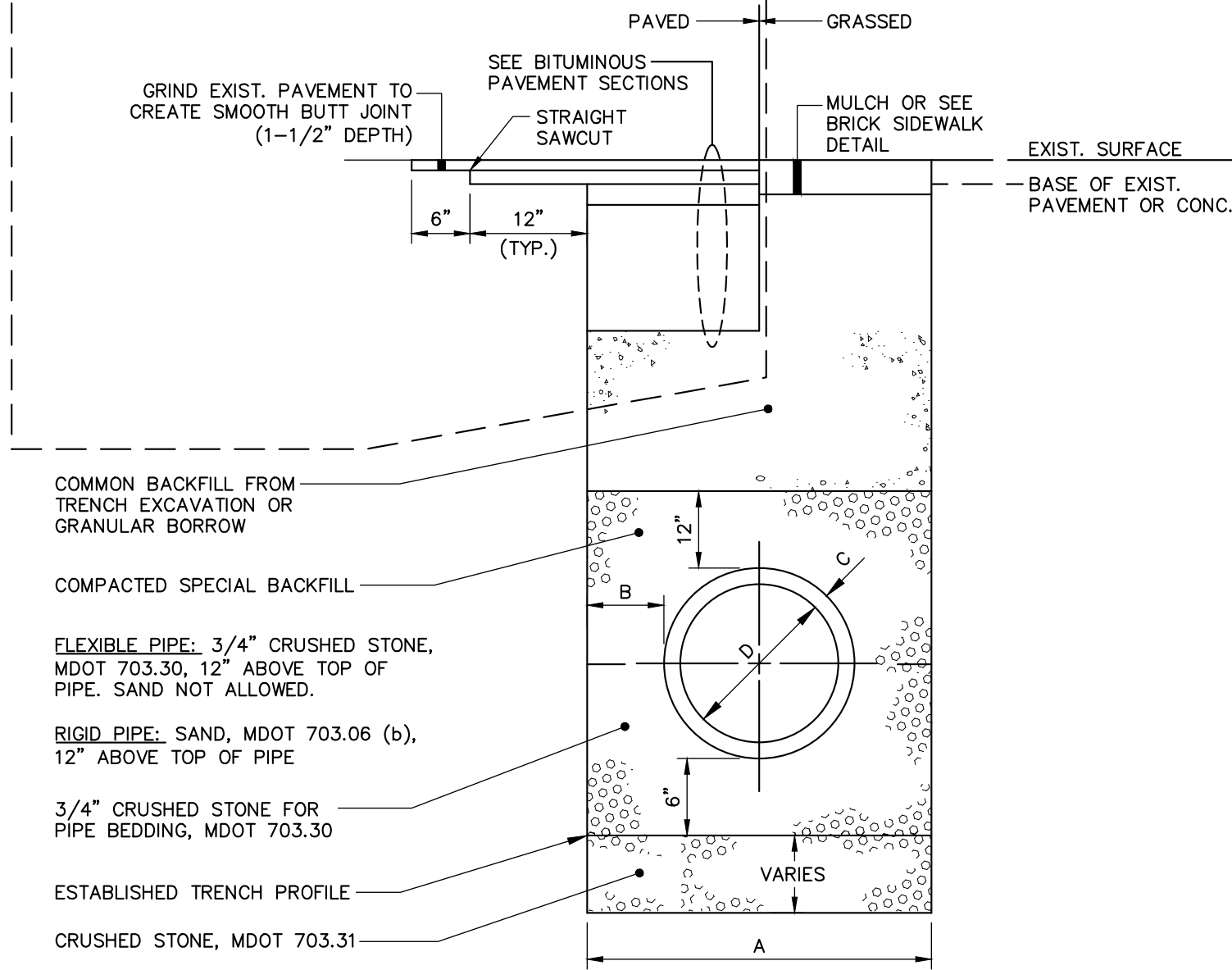
- NOTES:**
- GRIND EXISTING PAVEMENT, TO 1/2" DEPTH.
 - PROVIDE BITUMINOUS TACK COAT ON VERTICAL AND HORIZONTAL SURFACES PRIOR TO PAVING.
 - DETAIL APPLICABLE TO PAVEMENT BUTT JOINTS AT ROADWAY WORK LIMITS. REFER TO PIPE INSTALLATION DTL. OR BITUMINOUS PAVEMENT SECTION DTLs. FOR TRENCH REPAIR REQUIREMENTS.

PIPE INSTALLATION DETAIL - NOTES

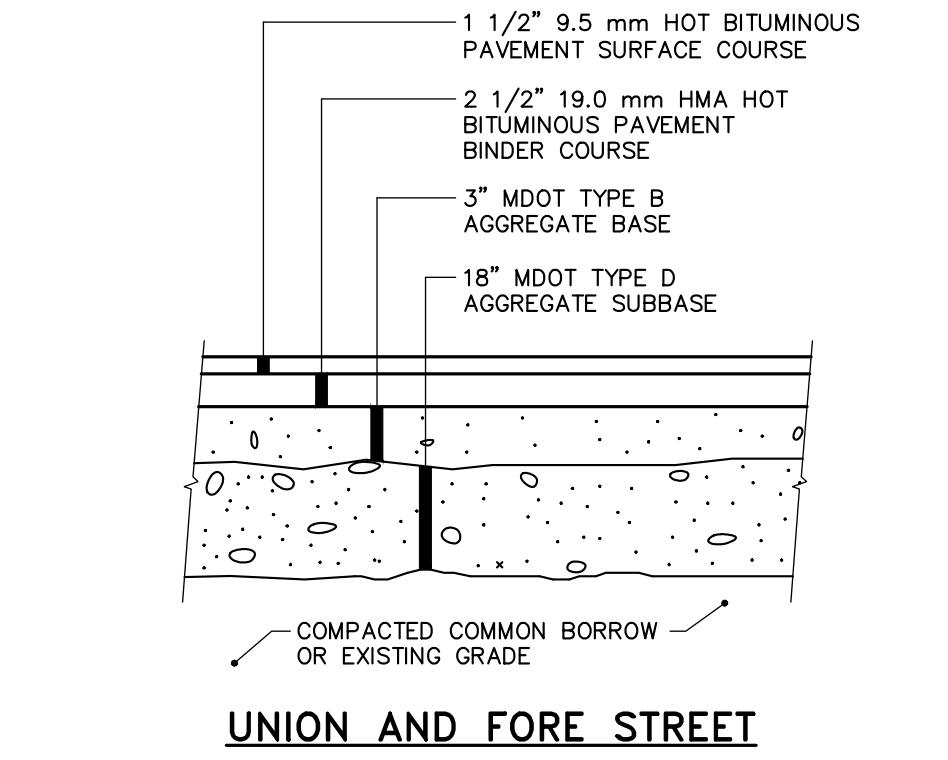
- IN PAVED AREAS, DEPTHS OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GREATER OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.
- DIMENSION "B" SHALL BE SUFFICIENT TO ALLOW CRUSHED STONE BEDDING TO BE PLACED AND COMPACTED UNDER THE HAUNCHES OF THE PIPE,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

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

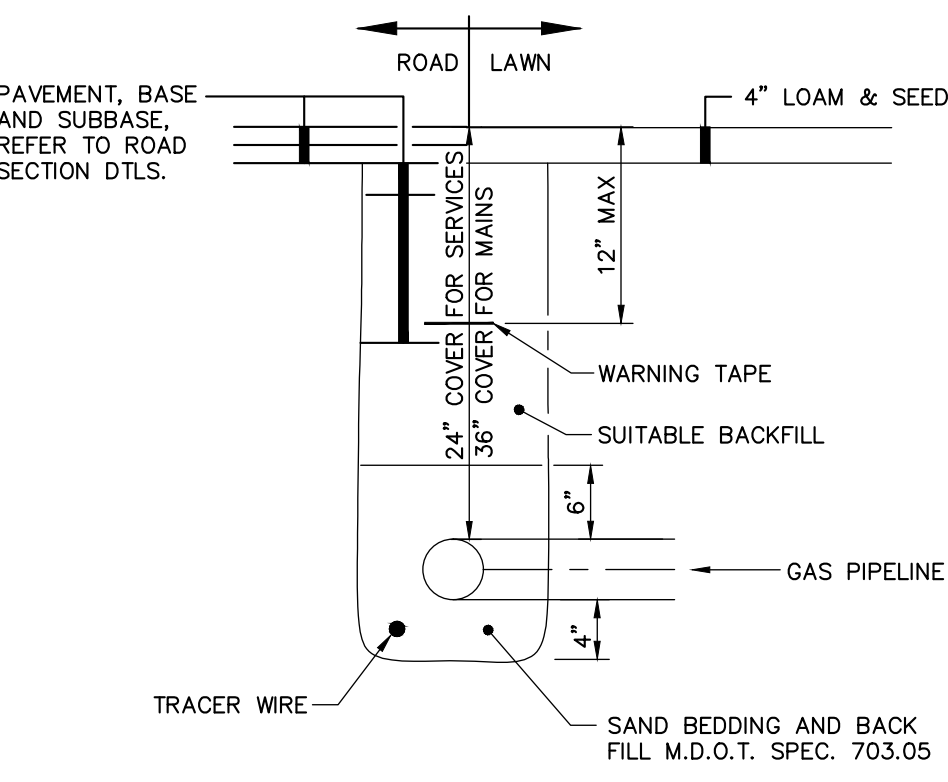
- NOTES:**
- ANY ALTERNATE TRENCHING SHALL BE APPROVED IN ADVANCE BY THE CITY OF PORTLAND, DEPARTMENT OF PUBLIC SERVICES.



PIPE INSTALLATION DETAIL
N.T.S.



BITUMINOUS PAVEMENT SECTIONS
N.T.S.



NATURAL GAS PIPE
N.T.S.

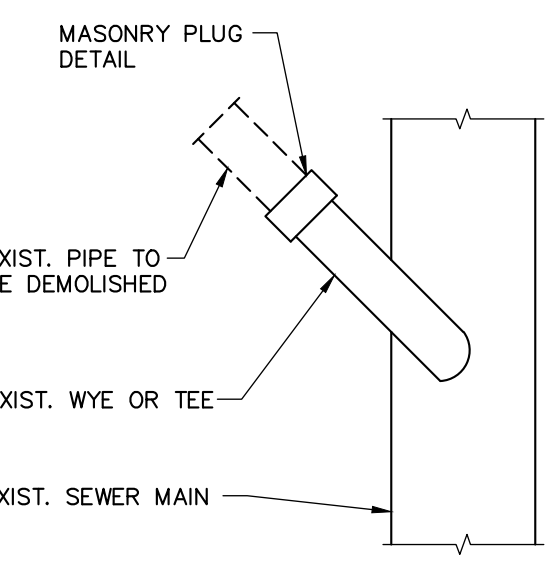


TYPICAL THRUST BLOCK DETAIL
N.T.S.

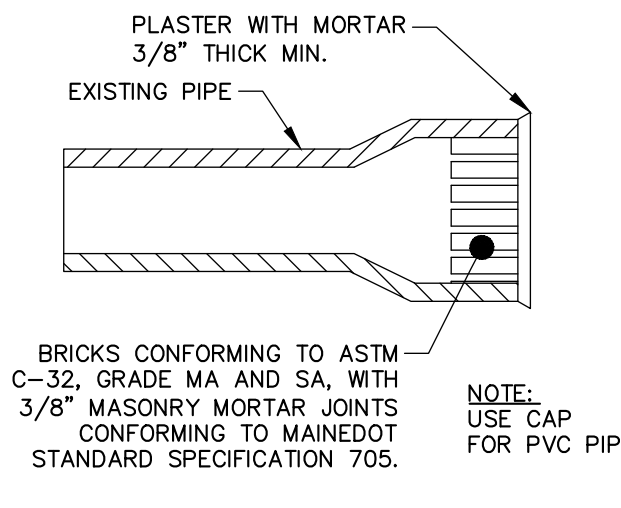
TABLE 1: 4" THRU 10" FITTINGS

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

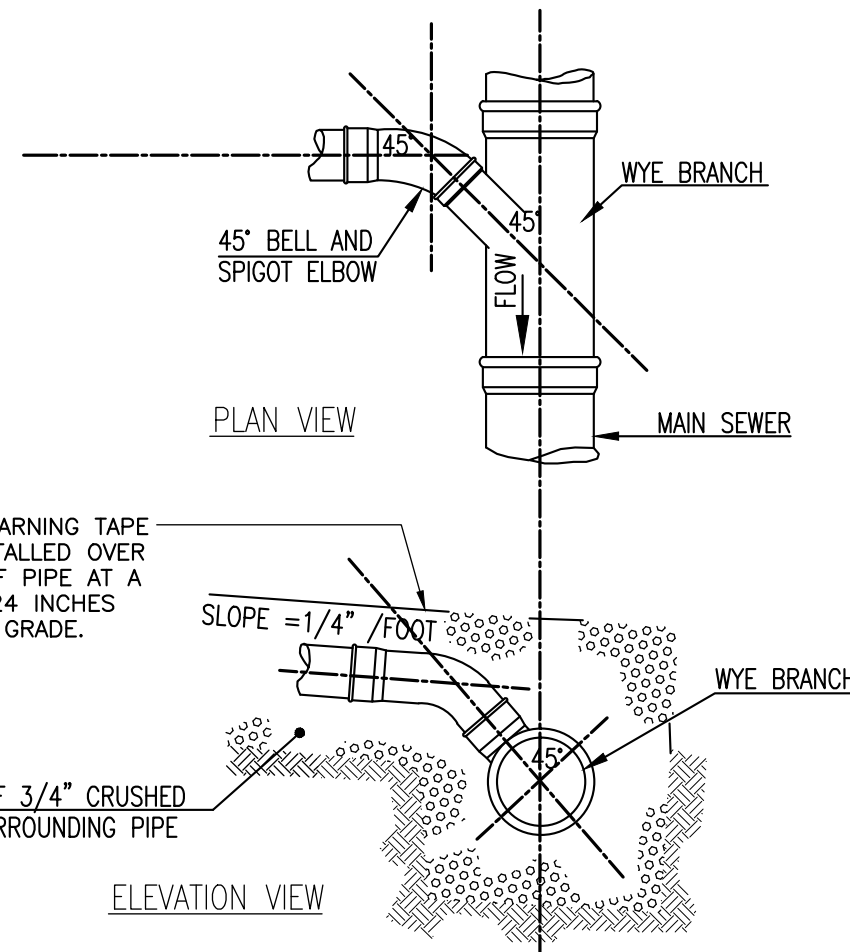
- NOTES:**
- CONCRETE FOR ALL THRUST BLOCKS TO BE MINIMUM 3,000 PSI, 28 DAY STRENGTH, TYPE I CEMENT, 3/4" STONE.
 - WHERE POSSIBLE, CONSTRUCT THRUST BLOCKS AGAINST UNDISTURBED SOIL. WHERE NOT POSSIBLE, PLACE FILL BETWEEN THE THRUST BLOCK AND THE UNDISTURBED SOIL COMPACTED TO 90% STANDARD PROCTOR DENSITY.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



MASONRY PLUG @ MAIN
N.T.S.



MASONRY PLUG 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.

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STATE OF MAINE
DENISE
CARRON
No. 11279
Professional Engineer

NO.	DATE	DESCRIPTION	CHECKED BY: DJC	DATE
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1	9/28/2012	FINAL SITE PLAN APPLICATION SUBMISSION		

DESIGNED BY: MDLM
DRAWN BY: JBC
2259891-00A.DWG

CIVIL DETAILS - 2

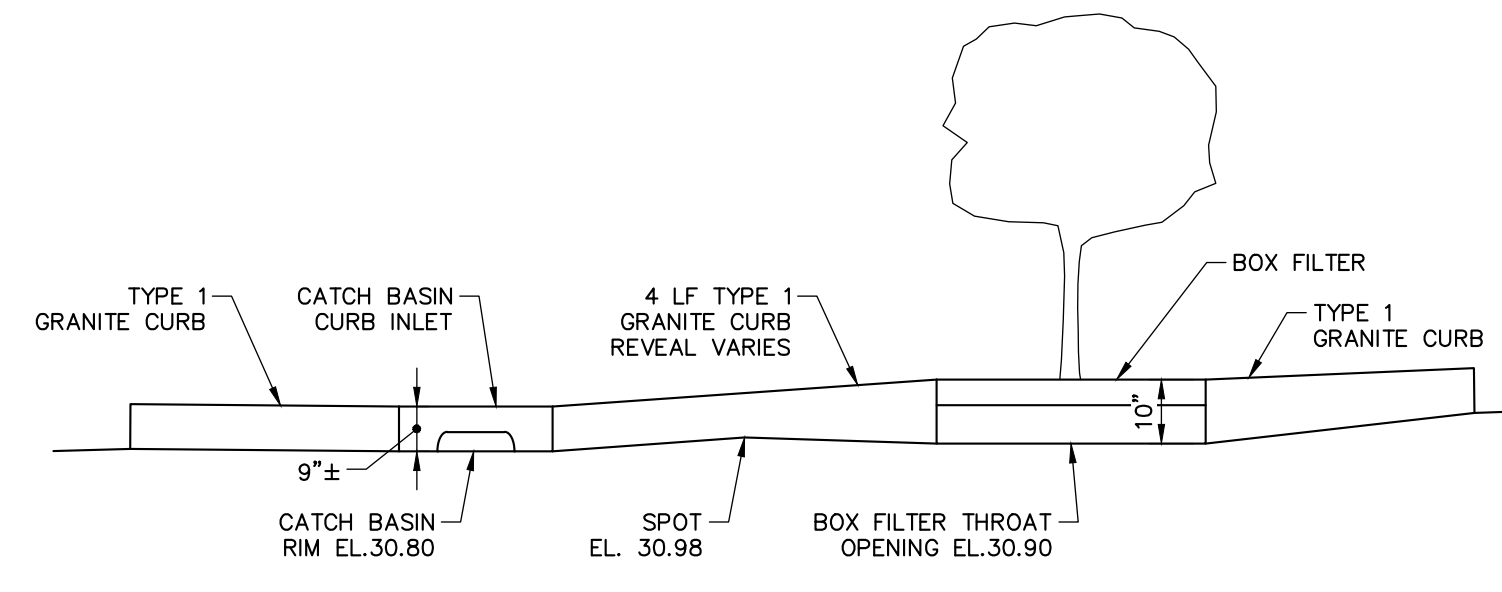
COW PLAZA HOTEL, LLC
100 COMMERCIAL STREET, SUITE 306
PORTLAND, MAINE, C/O TIM SOLEY

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

JOB NO.: 225989.01
DATE: NOVEMBER 2012
SCALE: AS NOTED
SHEET: 7 OF 12

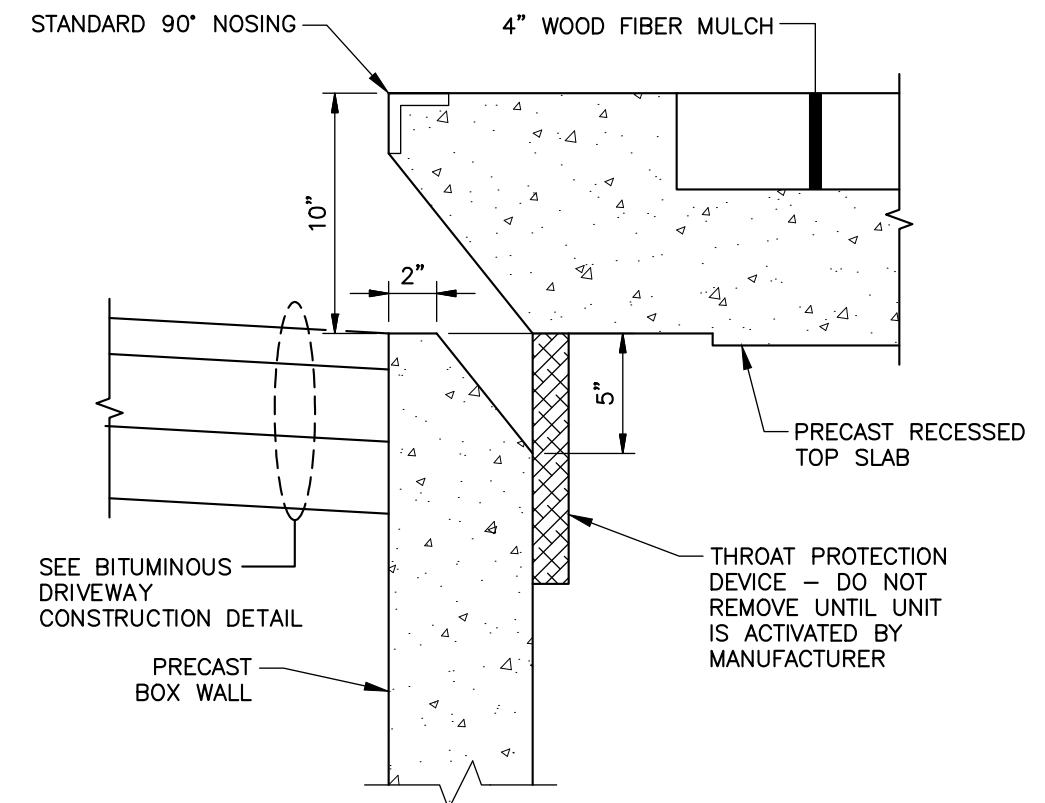
C-301

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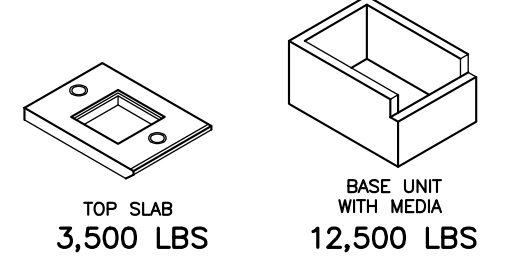


BOX FILTER GUTTER LINE DETAIL
N.T.S.

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

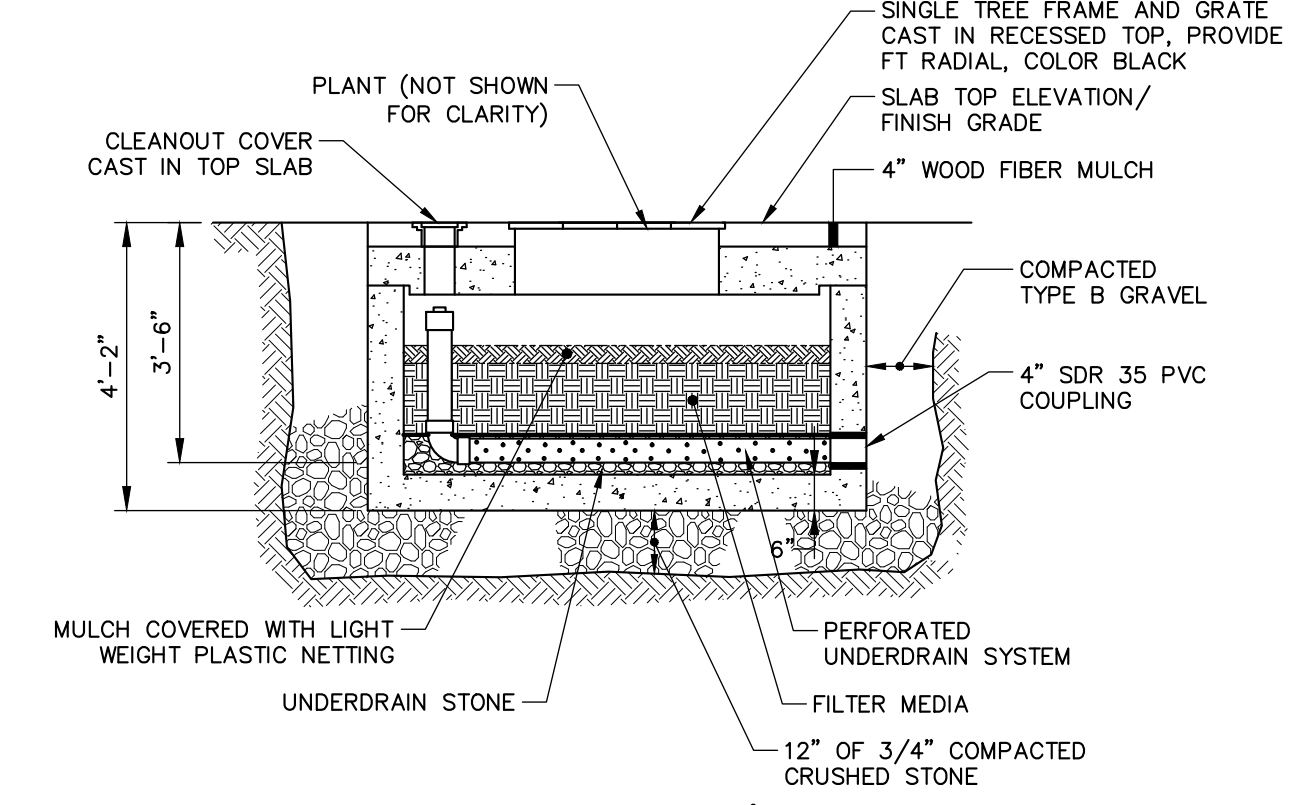
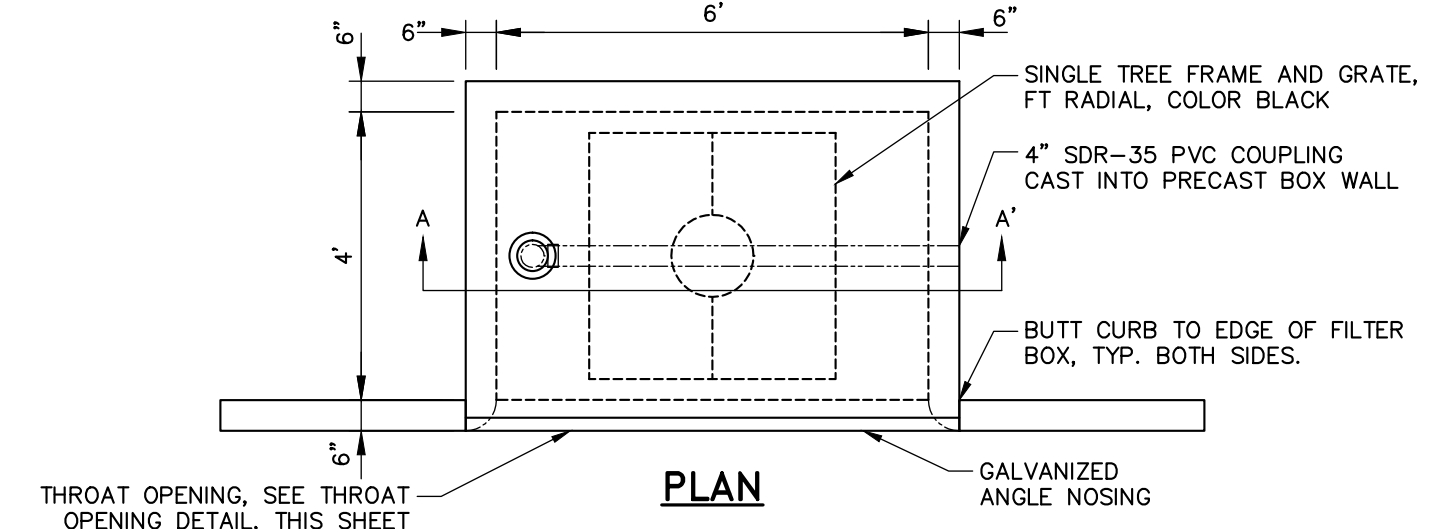


BOX FILTER THROAT OPENING DETAIL
N.T.S.



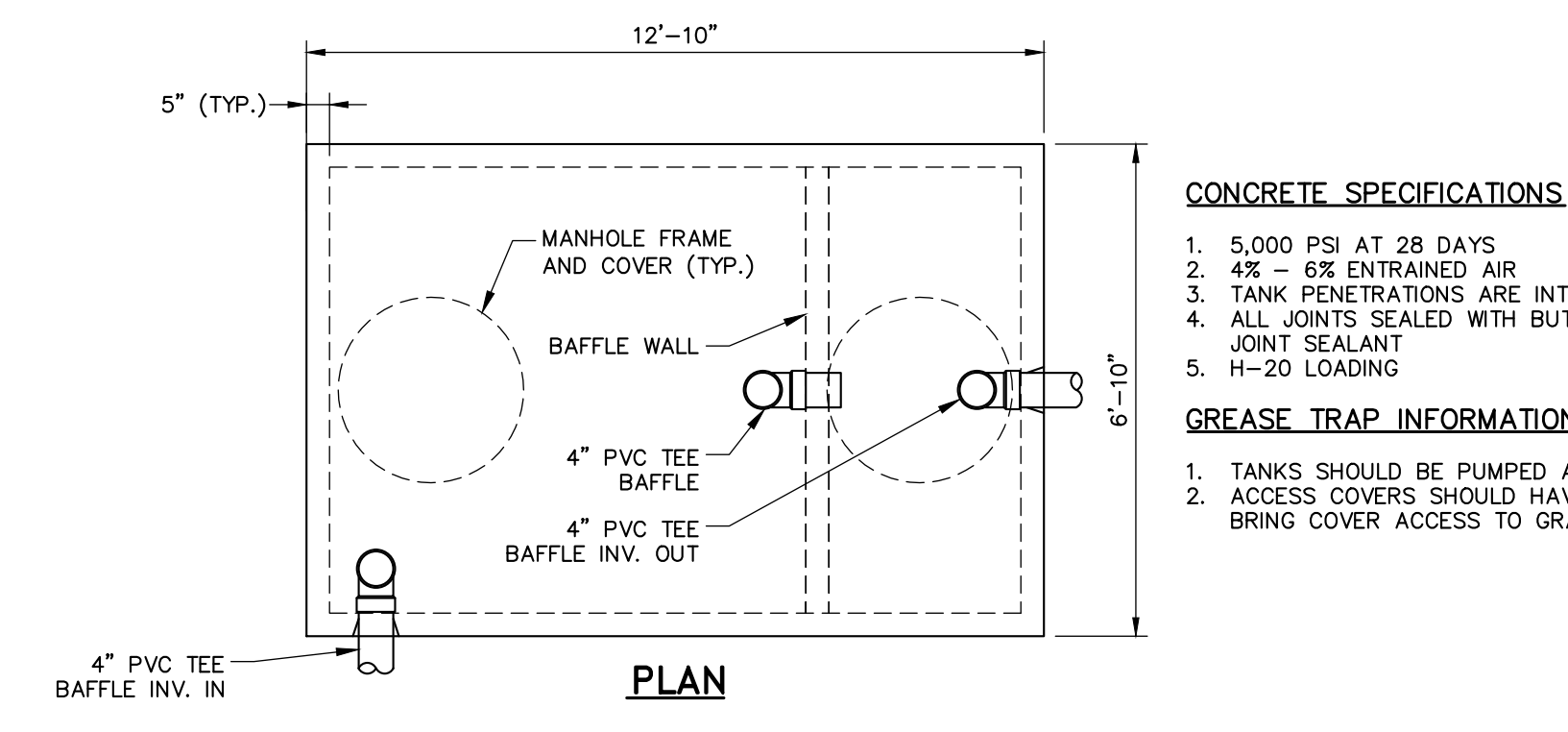
6"x4' UNDERDRAINED BOX FILTER

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

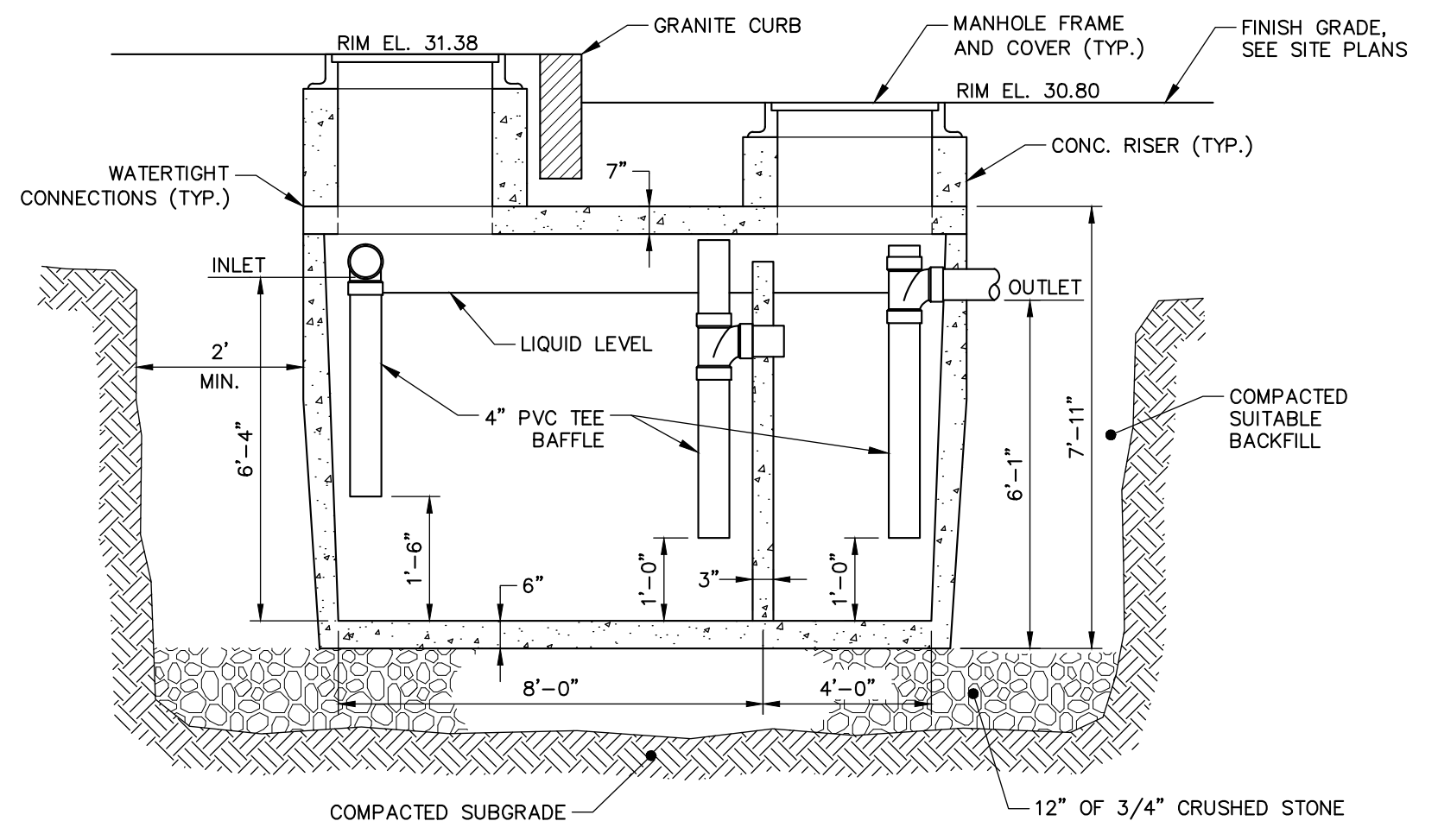


NOTE:
1. UNDERDRAINED BOX FILTER BY FILTERRA® OR APPROVED EQUAL.
2. A LIST OF PLANT AND TREE OPTIONS PREPARED BY BOX FILTER MANUFACTURER SHALL BE PRESENTED TO THE OWNER FOR SELECTION.
3. UNDERDRAINED BOX FILTER SHALL HAVE GALVANIZED NOSING AT CURB EDGE.

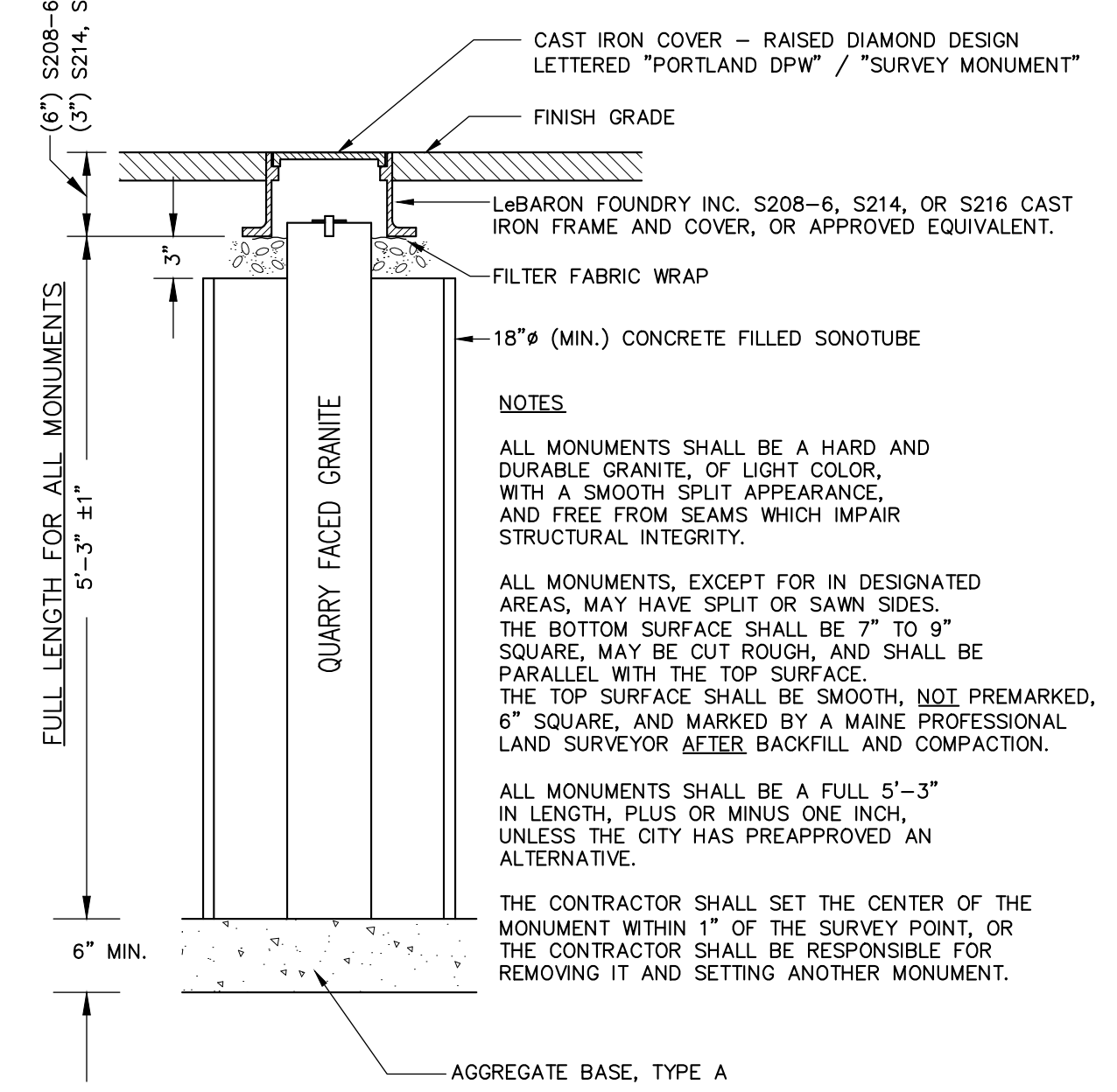
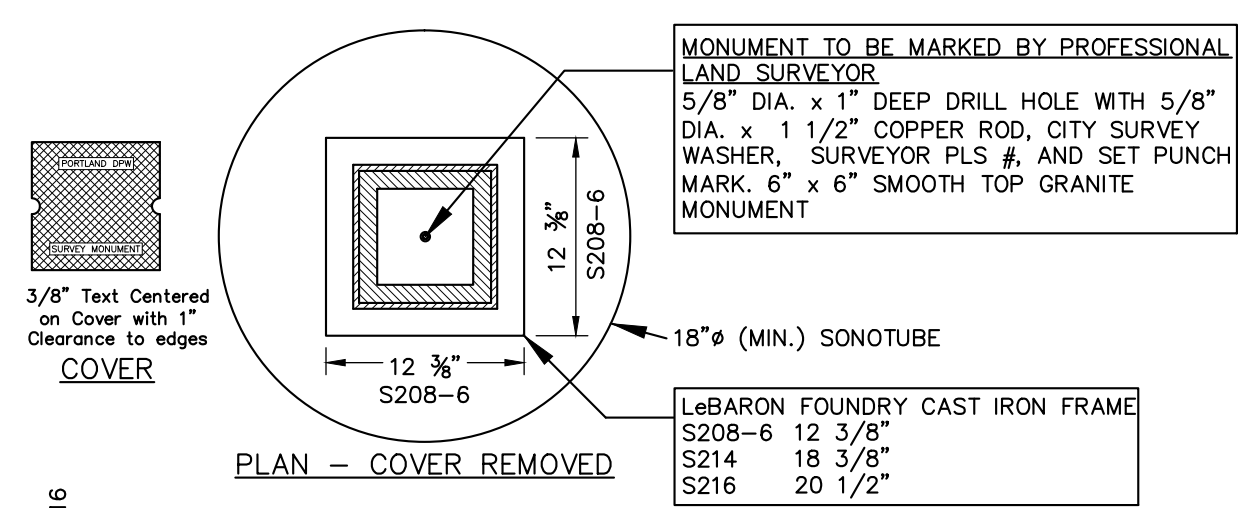
BOX FILTER UNIT
N.T.S.



- CONCRETE SPECIFICATIONS**
- 5,000 PSI AT 28 DAYS
 - 4% - 6% ENTRAINED AIR
 - TANK PENETRATIONS ARE INTEGRALLY CAST
 - ALL JOINTS SEALED WITH BUTYL RUBBER JOINT SEALANT
 - H=20 LOADING
- GREASE TRAP INFORMATION**
- TANKS SHOULD BE PUMPED AS NEEDED
 - ACCESS COVERS SHOULD HAVE RISERS TO BRING COVER ACCESS TO GRADE.

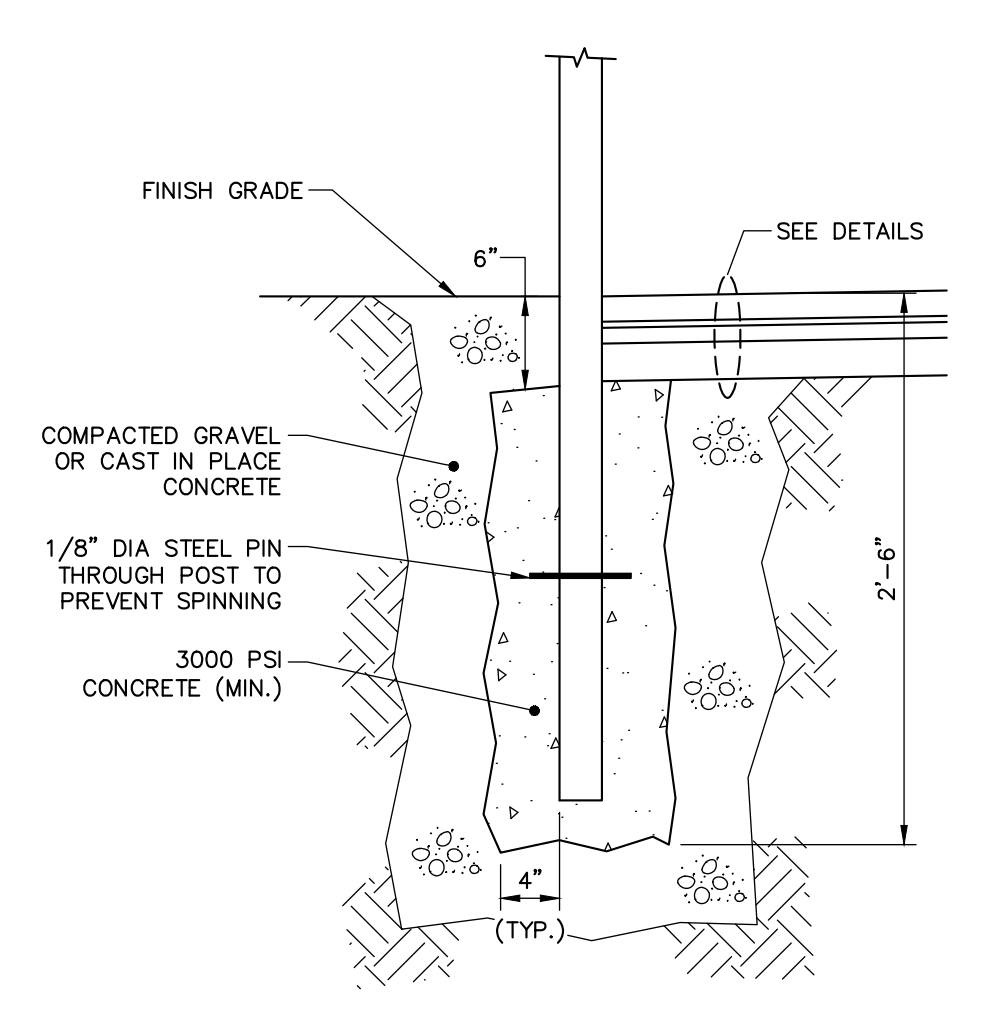


3,000 GALLON EXTERNAL GREASE TRAP DETAIL
N.T.S.



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

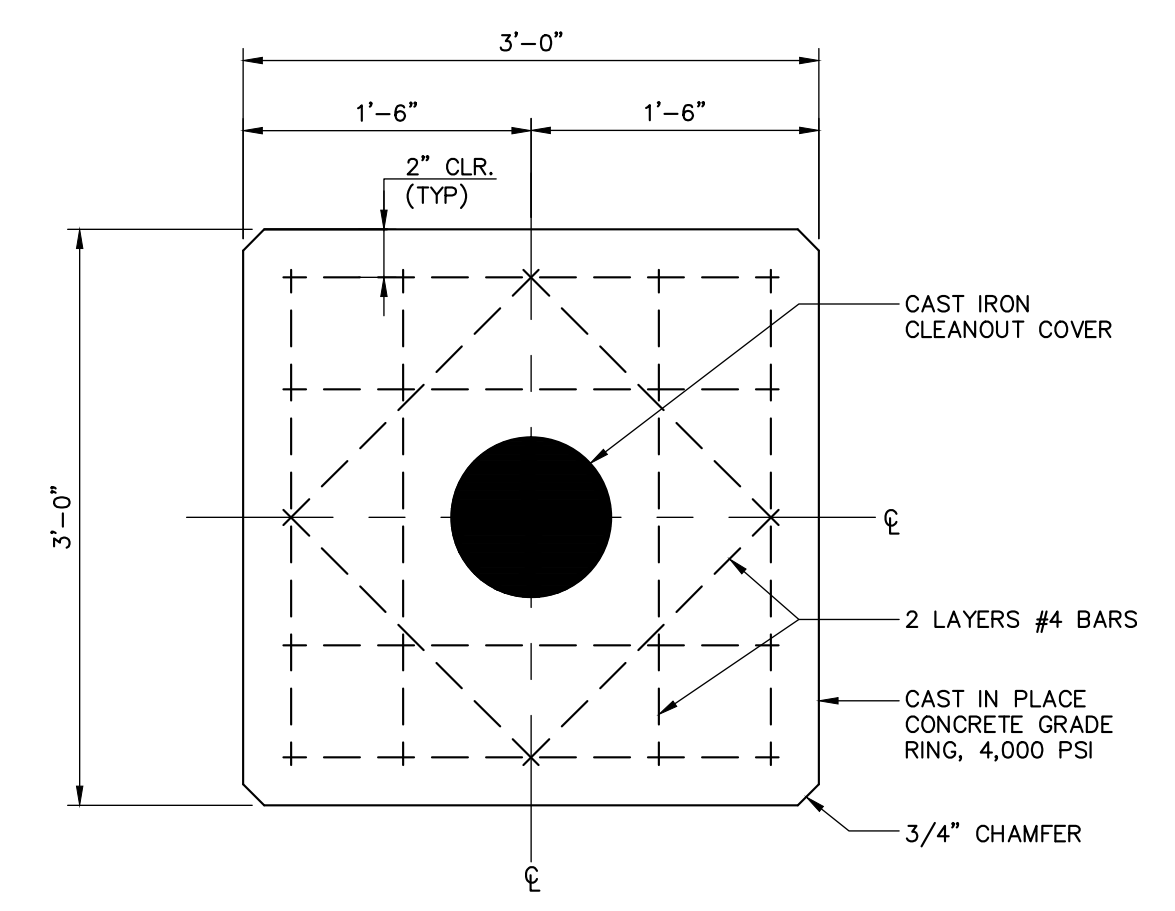
GRANITE STREET MONUMENT
N.T.S.
NOTE: AGGREGATE TYPES PER MDT SECTION 304.02



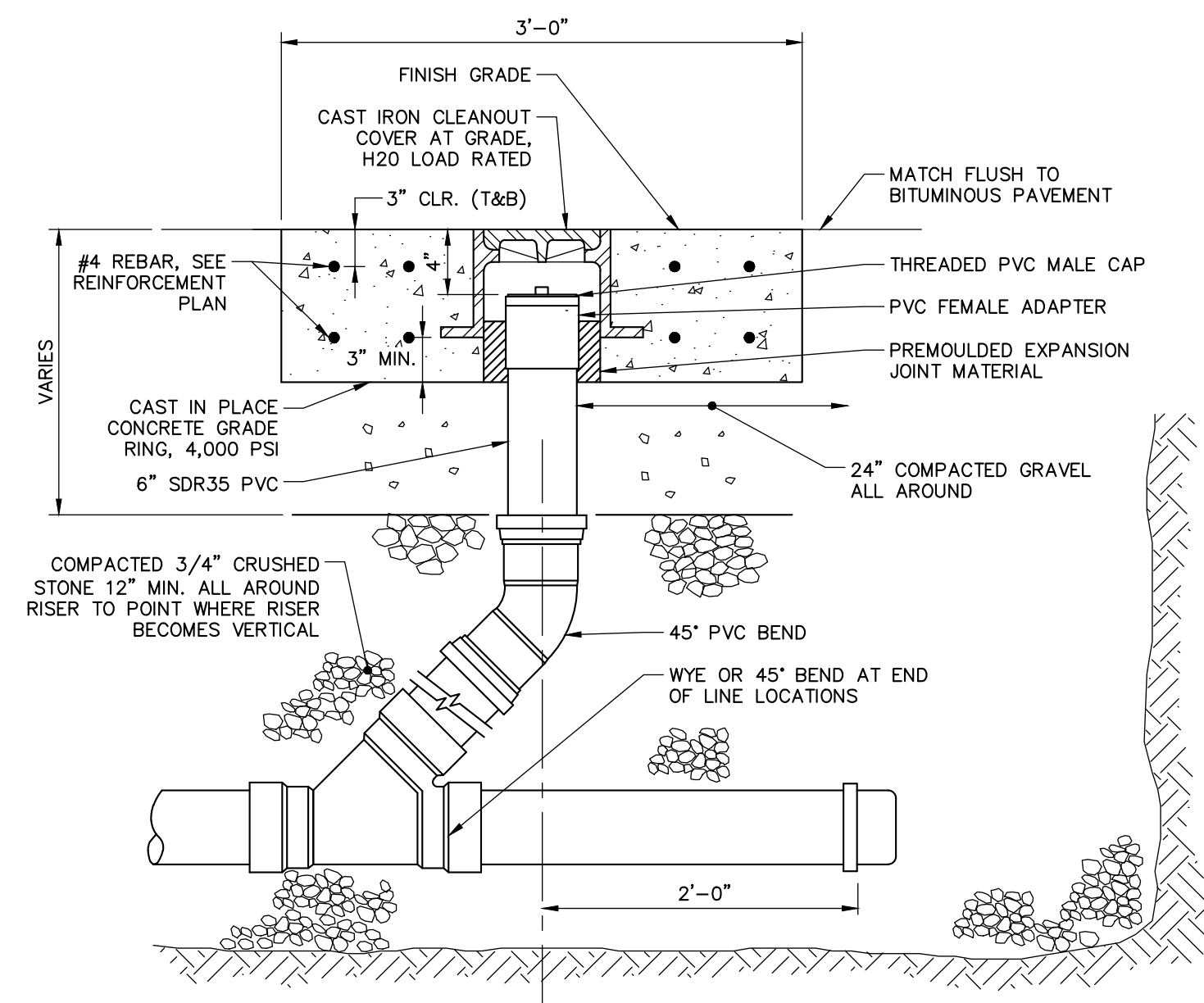
POST SPECIFICATION

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

TYPICAL SIGN POST DETAIL
N.T.S.



CONCRETE GRADE RING REINFORCEMENT PLAN
N.T.S.



CLEANOUT DETAIL
N.T.S.

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STATE OF MAINE
REGISTERED PROFESSIONAL ENGINEER
DENISE CURRAN
No. 11279
11/16/2012

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

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

CIVIL DETAILS - 3

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

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

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

C-302

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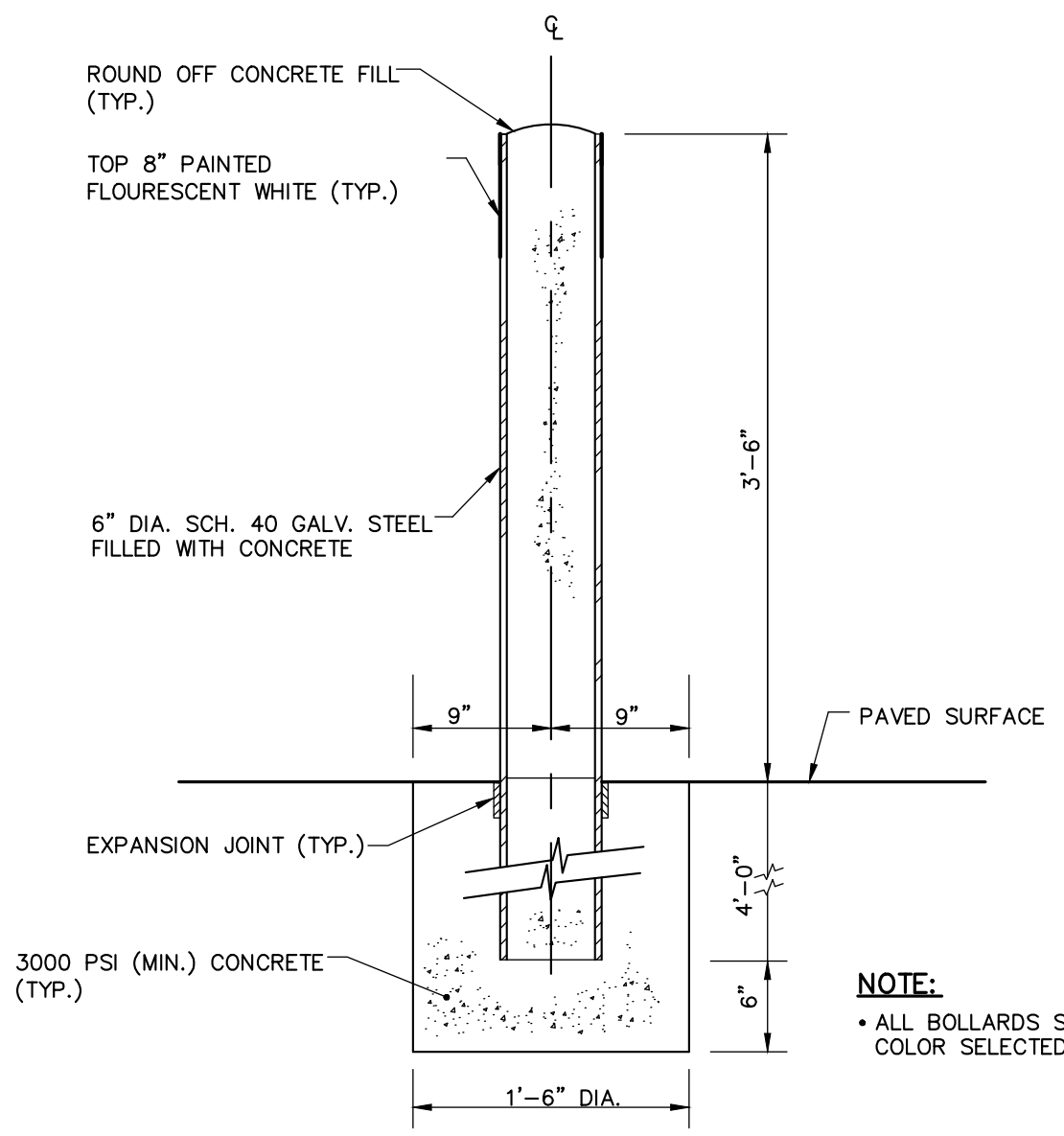
D

A

B

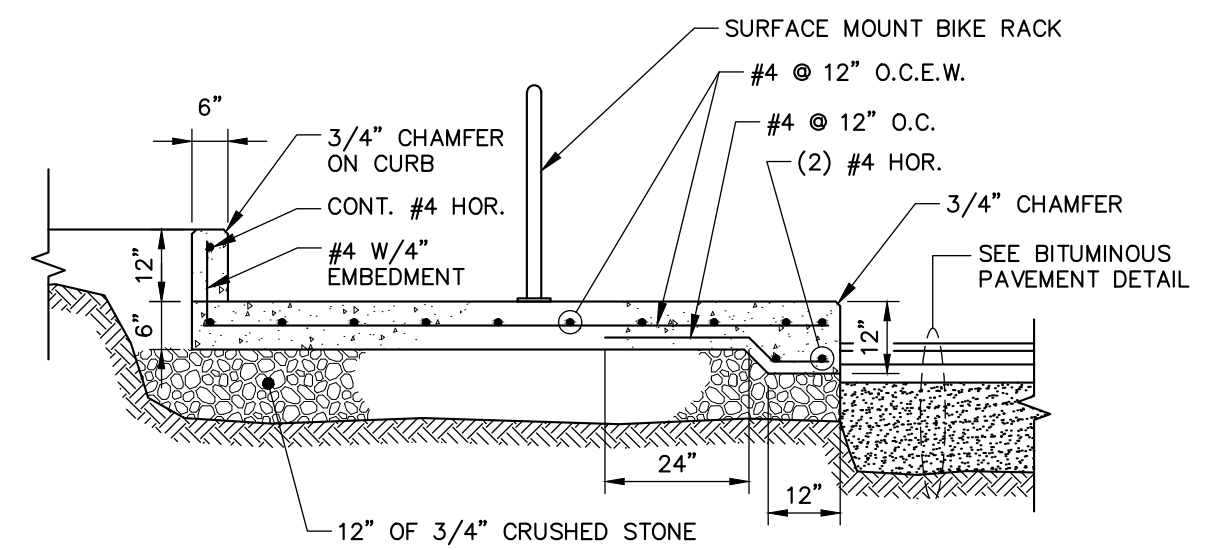
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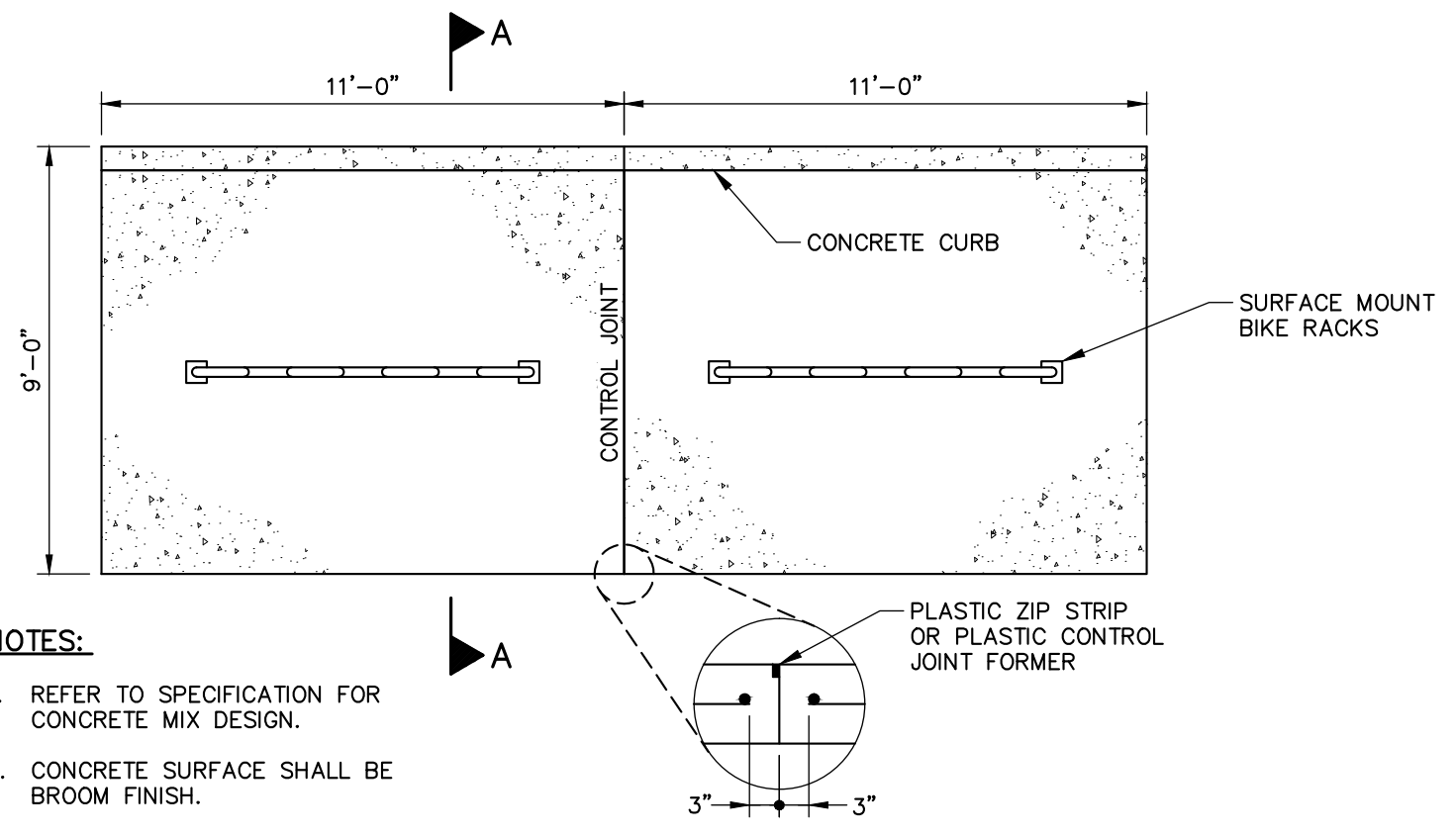


CONCRETE FILLED BOLLARD DETAIL
N.T.S.

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



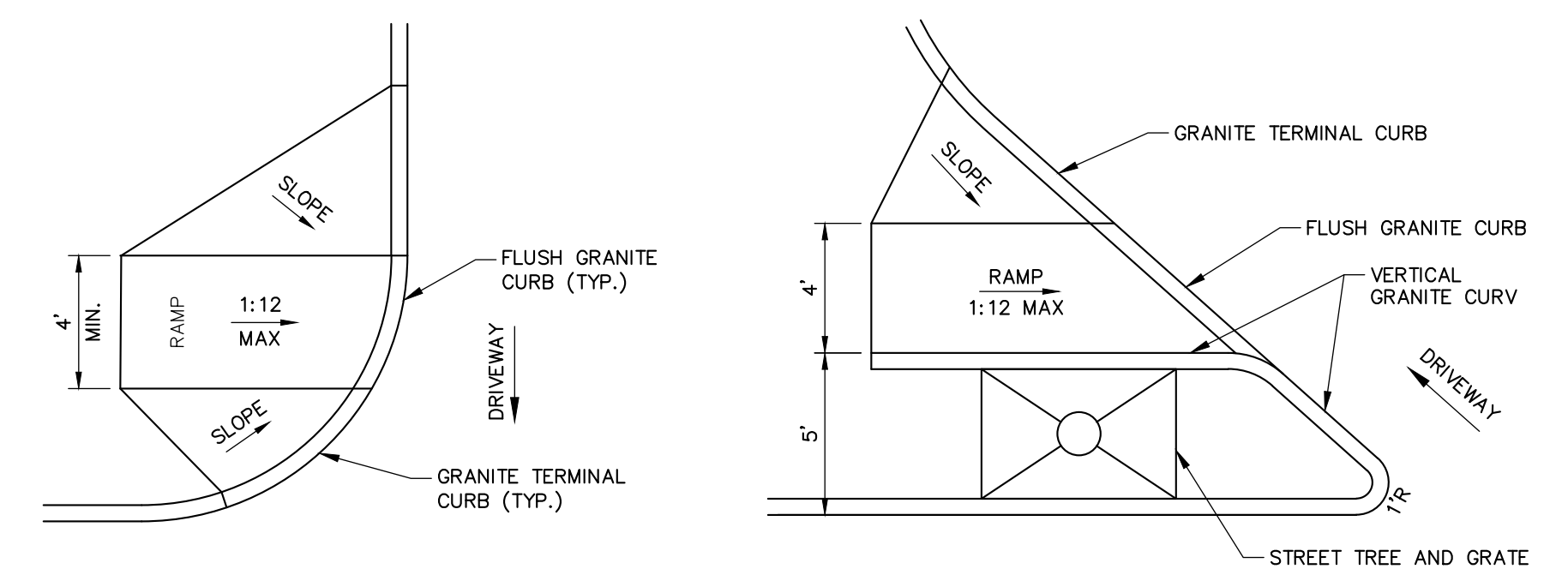
SECTION A-A



PLAN

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

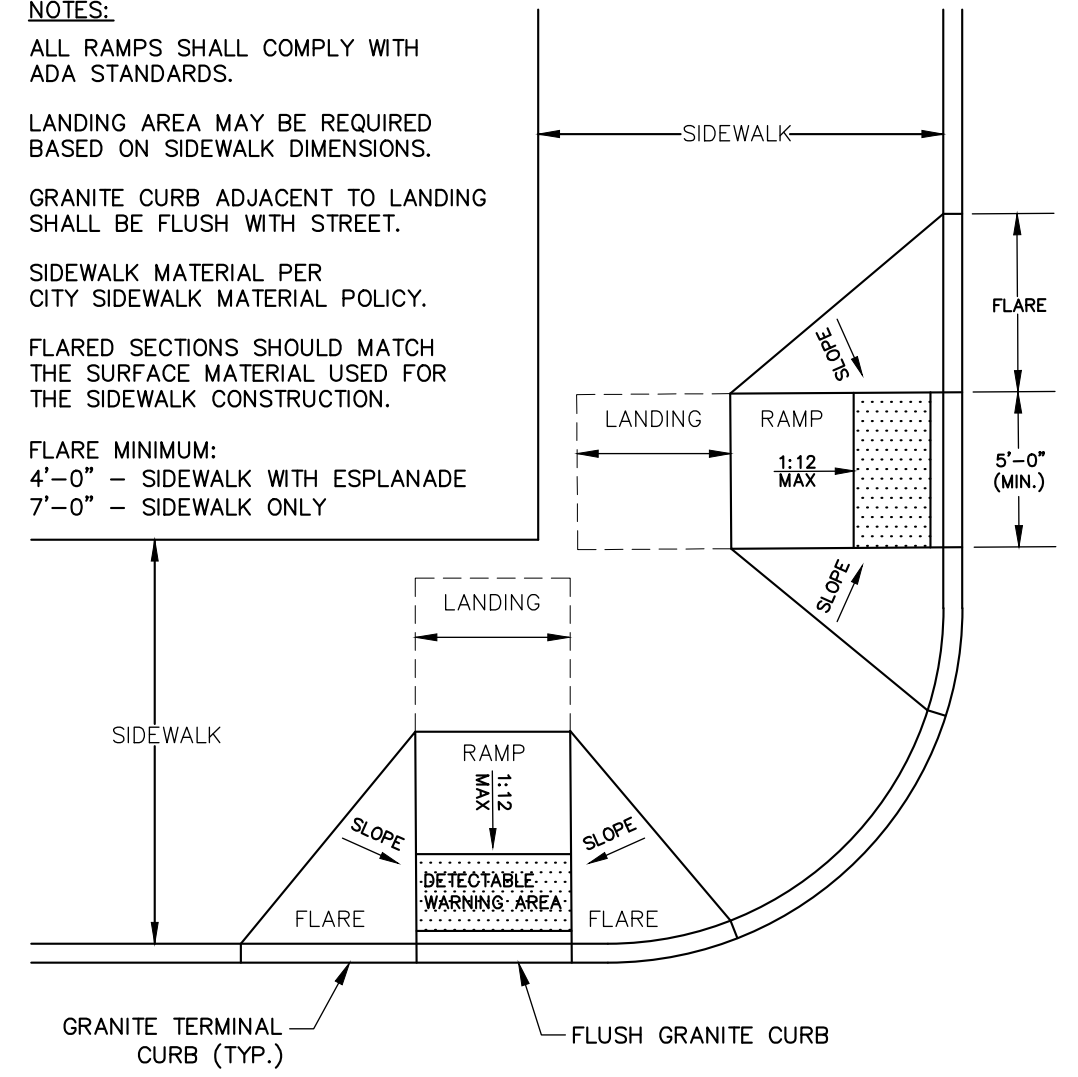
NOTES:
1. REFER TO SPECIFICATION FOR CONCRETE MIX DESIGN.
2. CONCRETE SURFACE SHALL BE BROOM FINISH.



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

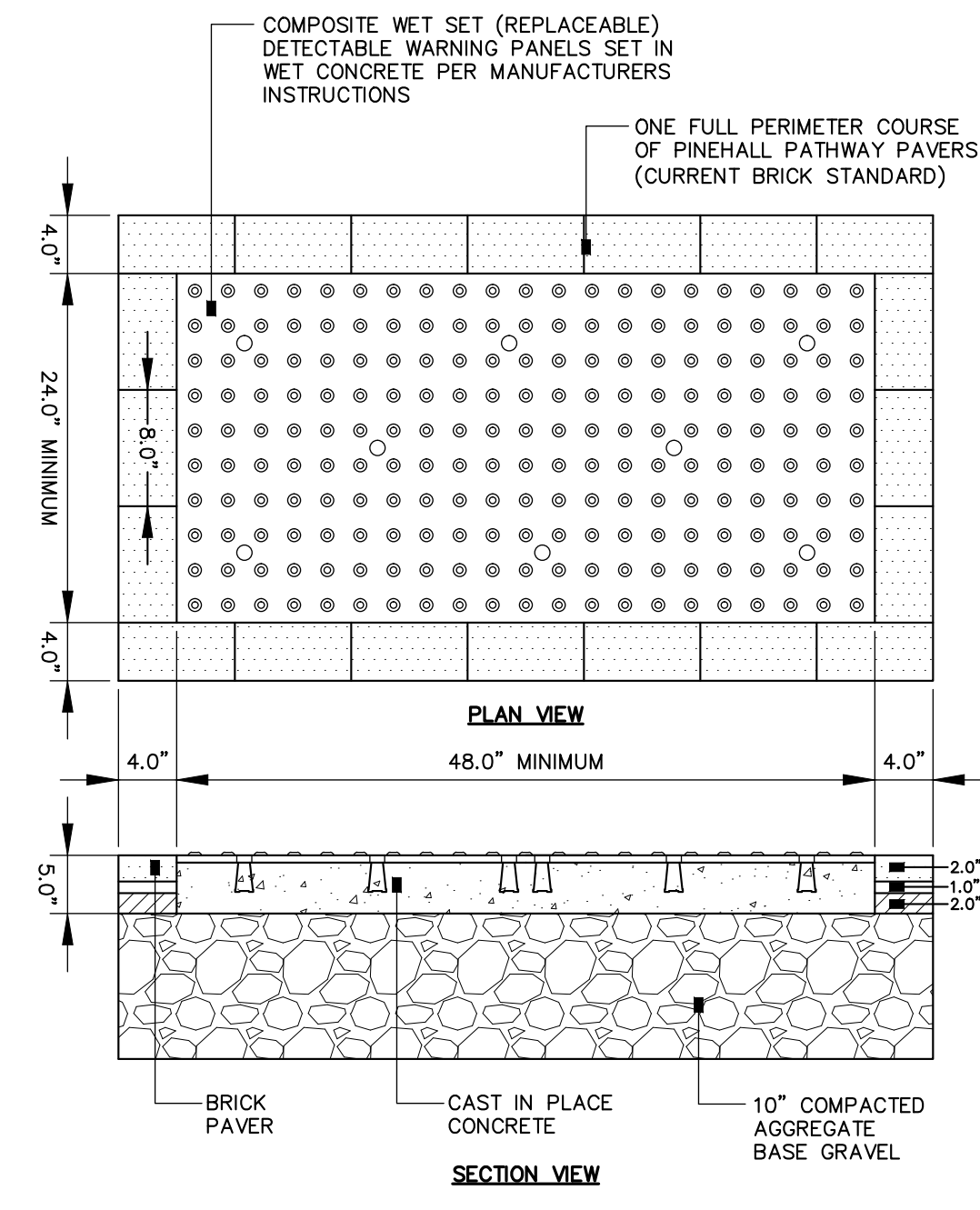


SIDEWALK RAMP AT INTERSECTION (FORE & UNION STREET)

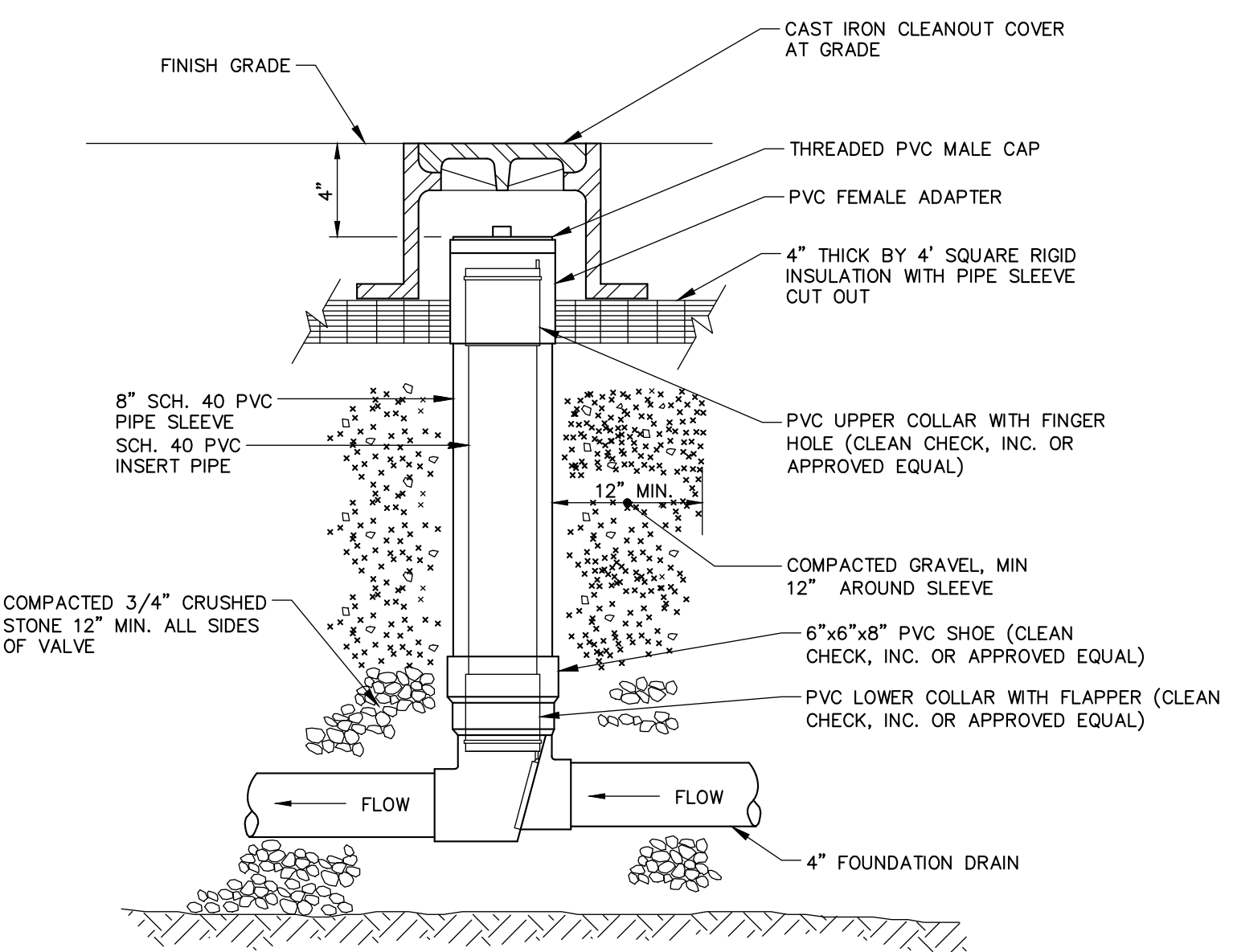
ADA ACCESSIBLE CURB RAMPS
N.T.S.

NOTES:

1. COMPOSITE WET SET (REPLACEABLE) DETECTABLE WARNING PANELS SHALL BE AS MANUFACTURED BY ADA SOLUTIONS, INC. (WWW.ADATILE.COM), OR APPROVED EQUAL.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. ORIENTATION: THE DETECTABLE WARNING PANEL SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6 INCHES MINIMUM AND 8 INCHES MAXIMUM FROM THE CURB LINE. THE PANEL SHALL BE ORIENTED TO THE DIRECTION OF TRAVEL AS IDENTIFIED BY THE POINT OF EGRESS.



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



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

BACKFLOW PREVENTER
N.T.S.

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STATE OF MAINE
DENISE
CARRON
No. 11279
Professional Engineer

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DESIGNED BY: MDLM
CHECKED BY: DLG
DRAWN BY: JBC
2259801-00A.DWG

CIVIL DETAILS - 4

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

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

JOB NO.: 2259801
DATE: NOVEMBER 2012
SCALE: AS NOTED
SHEET: 9 OF 12

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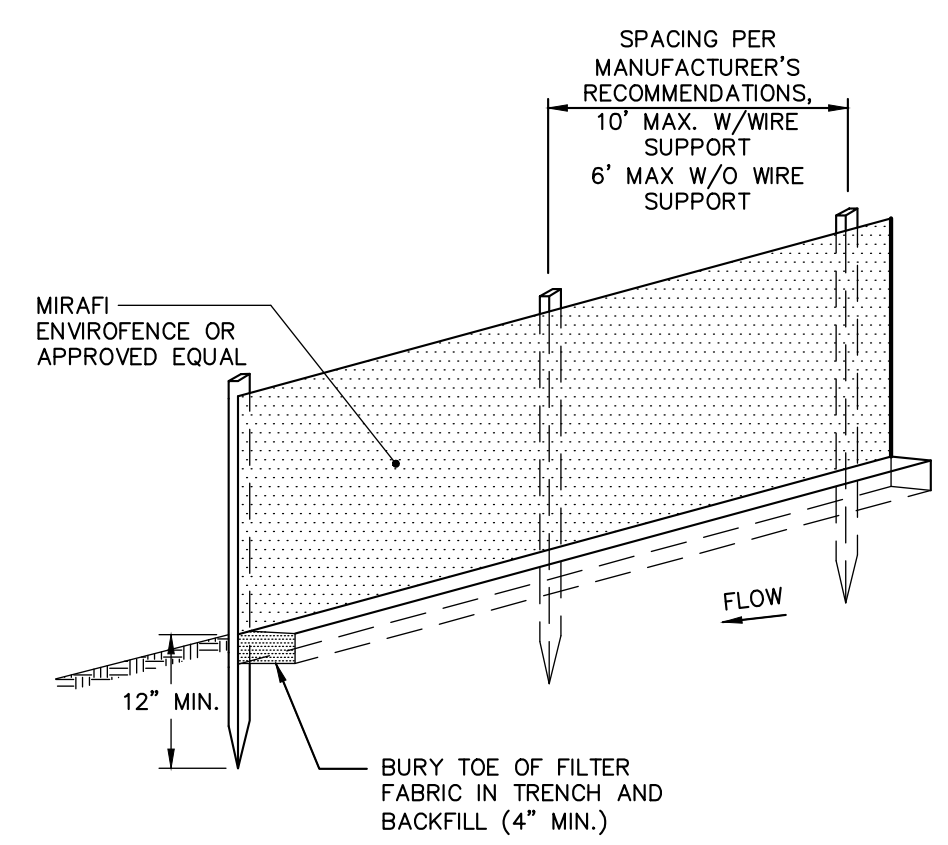
6

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	Sept. 16 to Oct. 31	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.
	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.



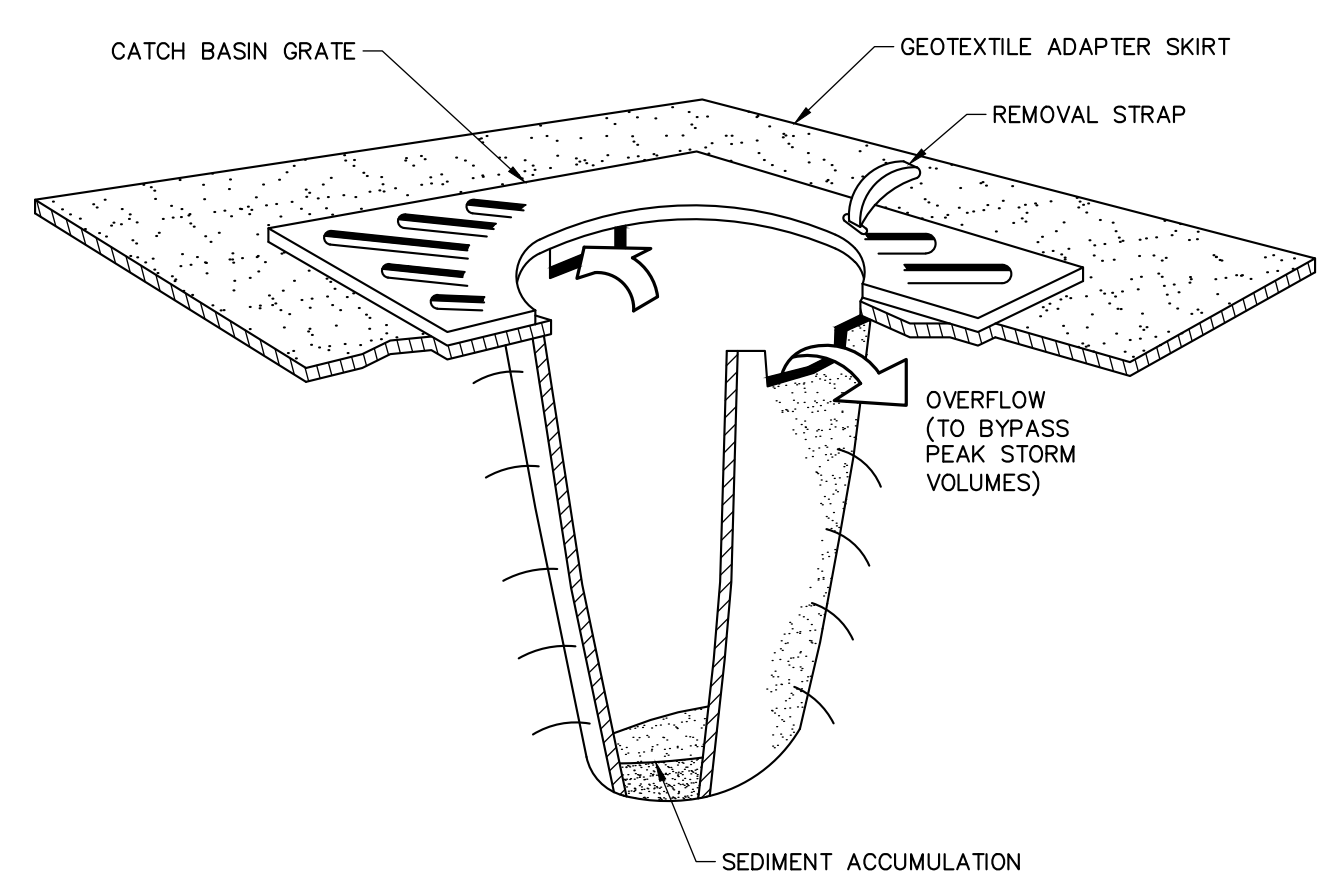
- NOTES:**
- INSTALL FABRIC ON UPHILL SIDE OF SUPPORT POSTS
 - INSTALL SILT FENCE ACROSS SLOPES
 - SILT FENCE SHALL NOT BE USED IN DRAINAGE WAYS

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.

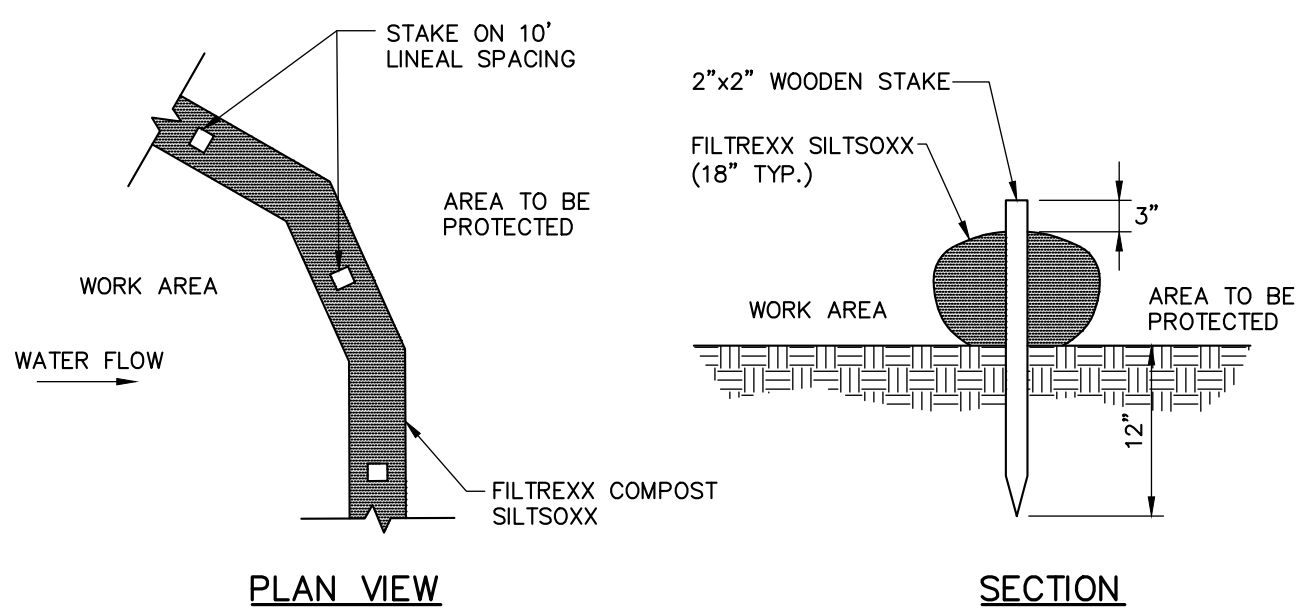
Permanent Erosion Control:

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 rivulets.
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 MATING, 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. IF USING VEGETATION FOR STABILIZATION, 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.
- 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 AREA OF THE SITE THAT BY DESIGN, OR AS A RESULT 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.

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

WOODARD & CURRAN

COMMITMENT & INTEGRITY DRIVE RESULTS

STATE OF MAINE
DENISE
CARRON
No. 11279
11/16/2012

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

CHECKED BY: DLG
DESIGNED BY: JBC
DRAWN BY: JBC
259801-000A.DWG

CIVIL DETAILS – 5

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

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

JOB NO.: 225869.01
DATE: NOVEMBER 2012
SCALE: AS NOTED
SHEET: 10 OF 12

C-304

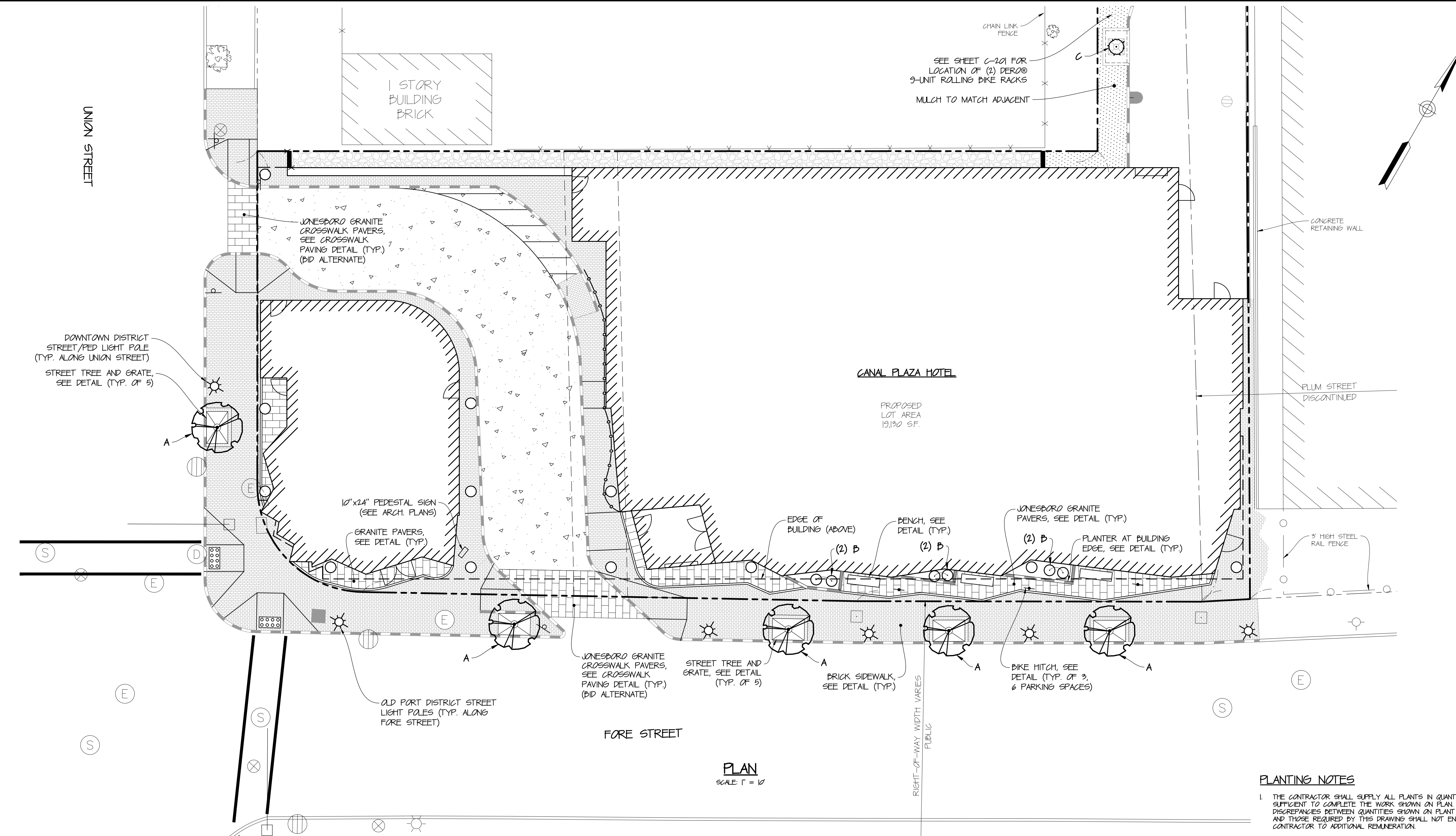
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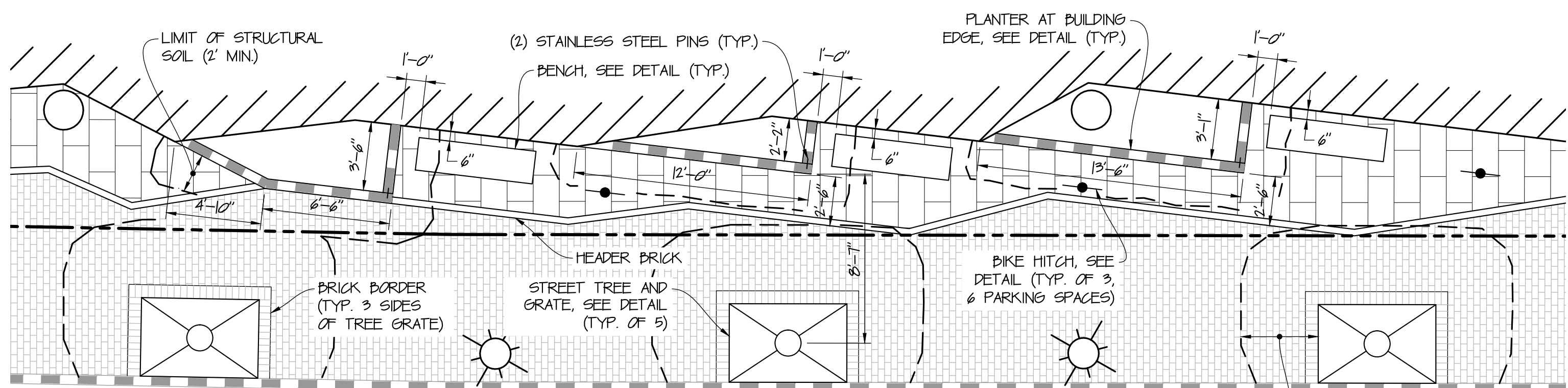
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PLAN
SCALE: 1" = 10'

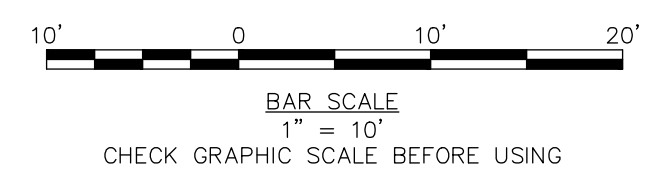


PLANTER LAYOUT PLAN
SCALE: 1" = 5'

KEY	COMMON & BOTANICAL NAME	SIZE	ROOT	QTY.	NOTES
A	GREEN PILLAR PIN OAK Q. PALUSTRIS 'GREEN PILLAR'	3" CAL.	B&B	5	7' CLEAR TO BRANCHES
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

PLANTING NOTES

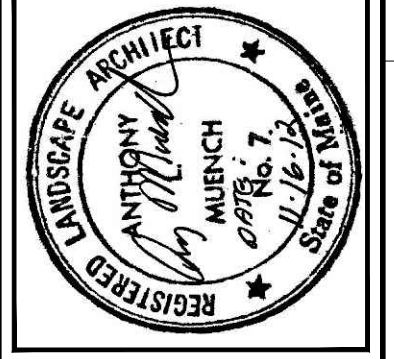
1. THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON PLAN. ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN ON PLAN LIST AND THOSE REQUIRED BY THIS DRAWING SHALL NOT ENTITLE CONTRACTOR TO ADDITIONAL REMUNERATION.
2. ANY PLANT SUBSTITUTIONS MUST BE APPROVED BY THE 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.



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DESIGNED BY: AM
CHECKED BY: AM
DRAWN BY: JBC
22586901-C200A.DWG

LANDSCAPING AND
SITE AMENITIES PLAN

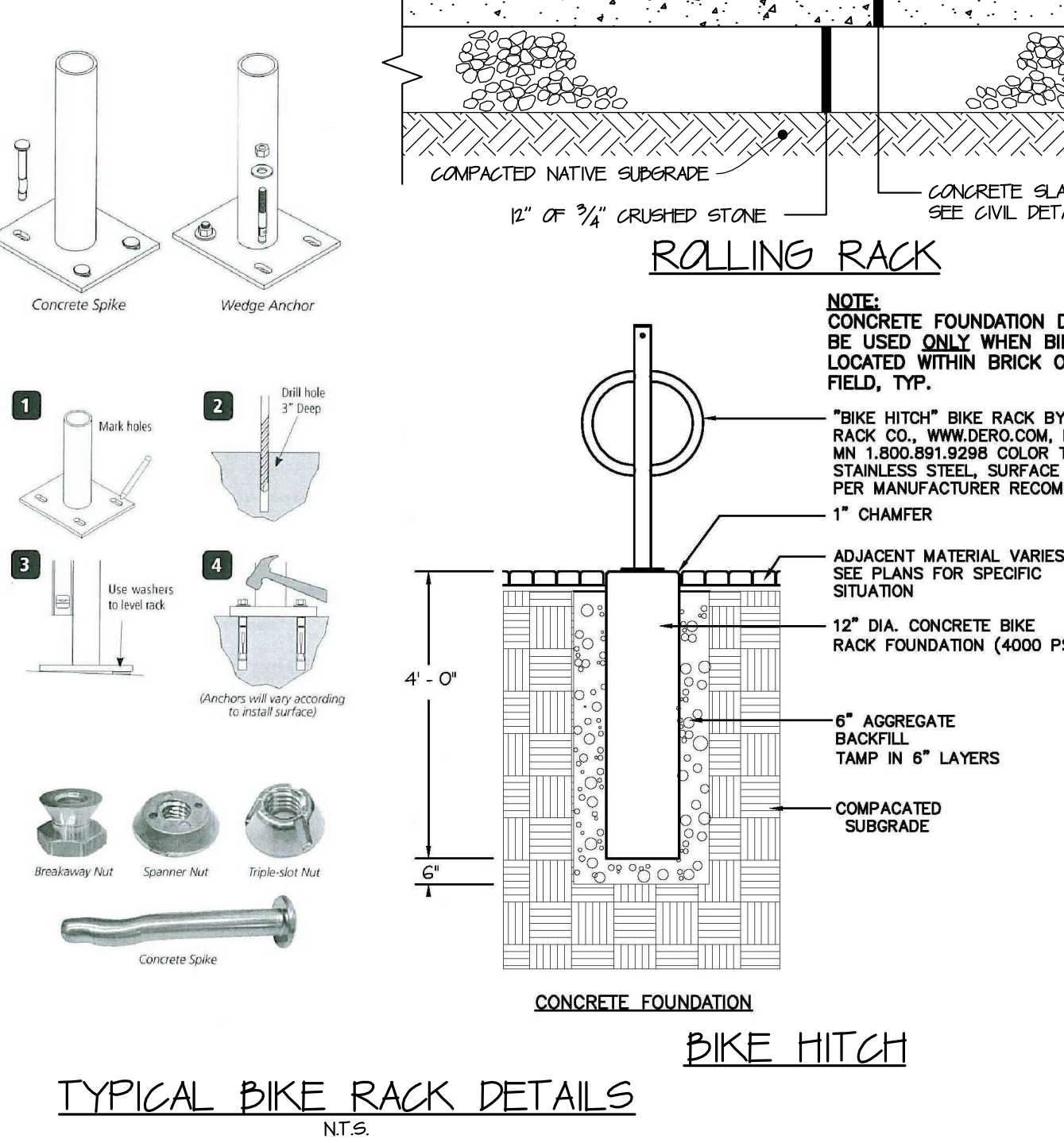
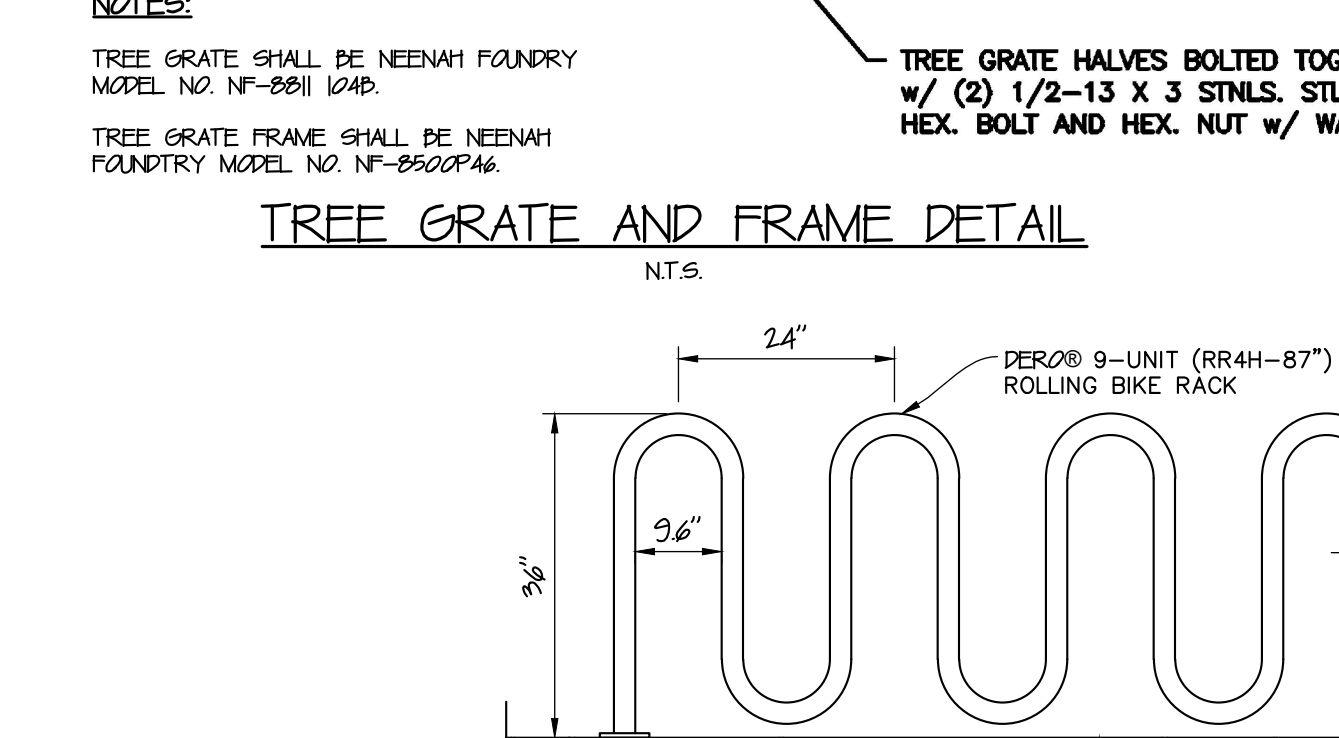
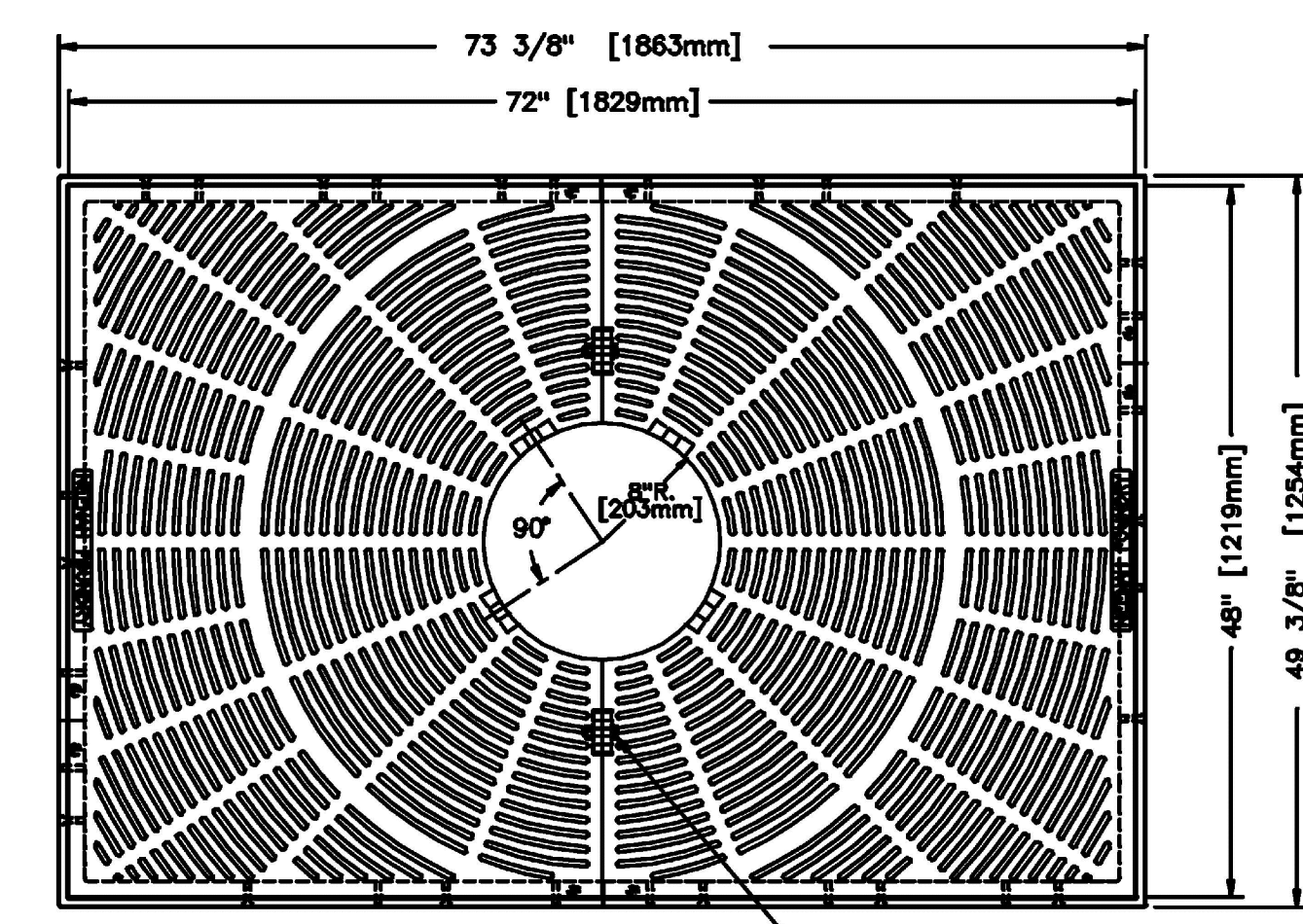
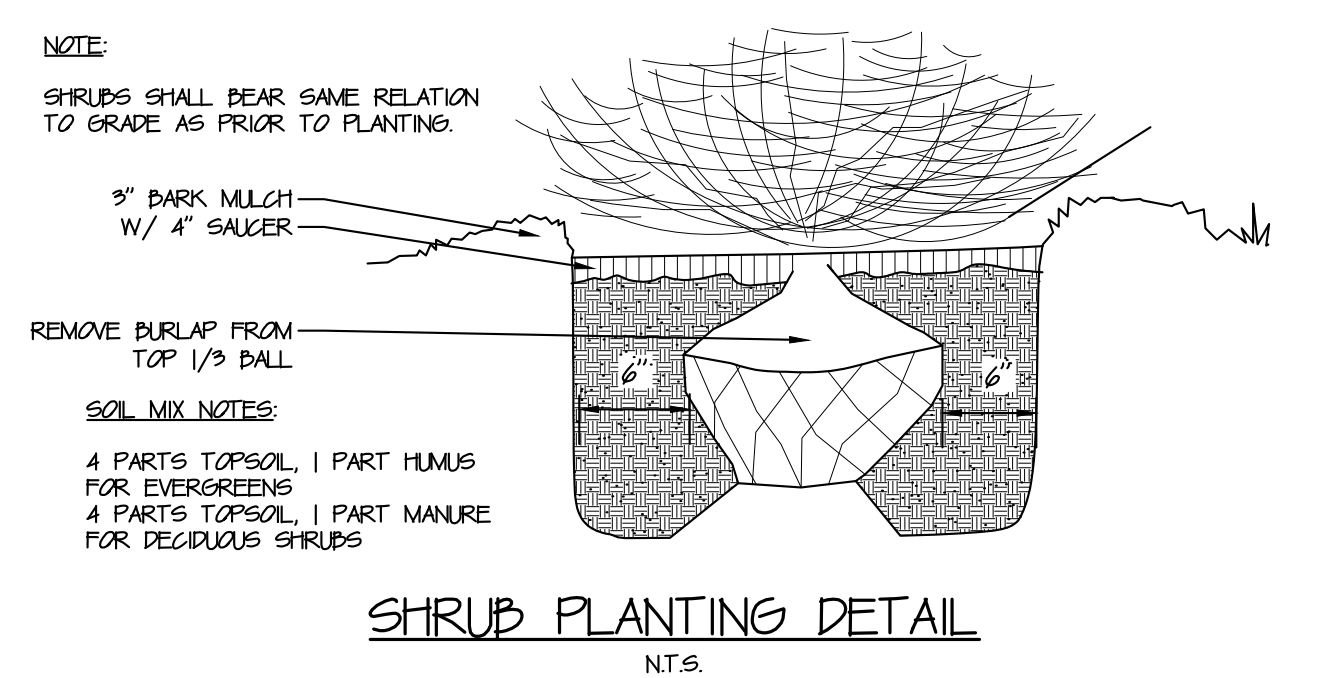
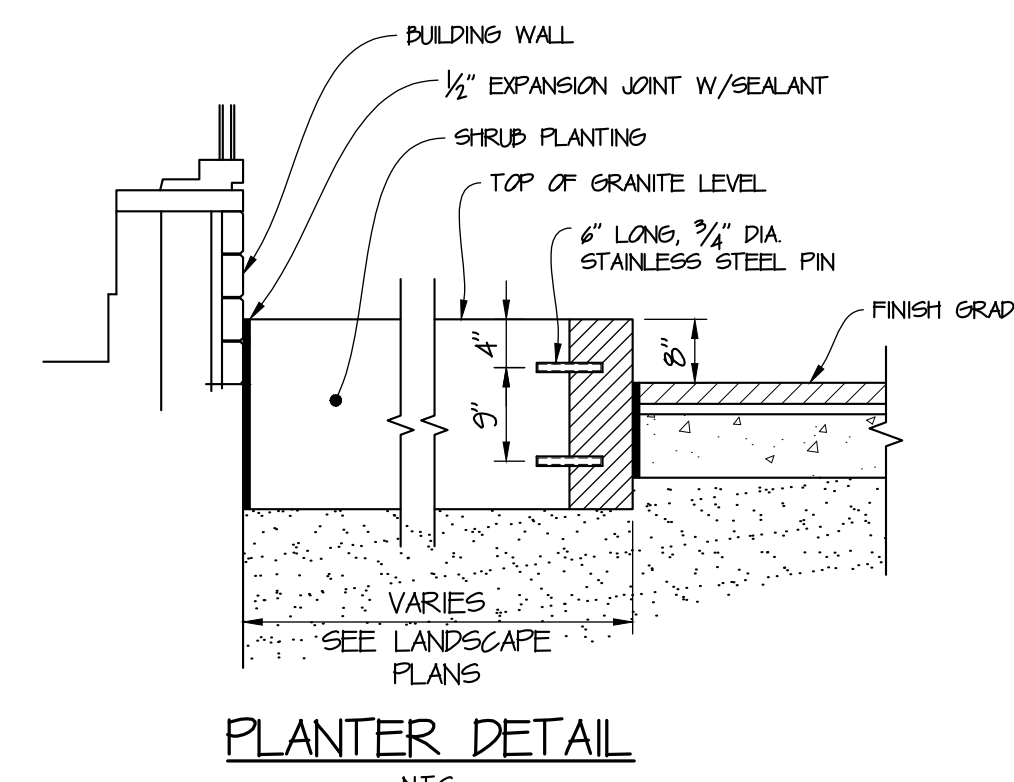
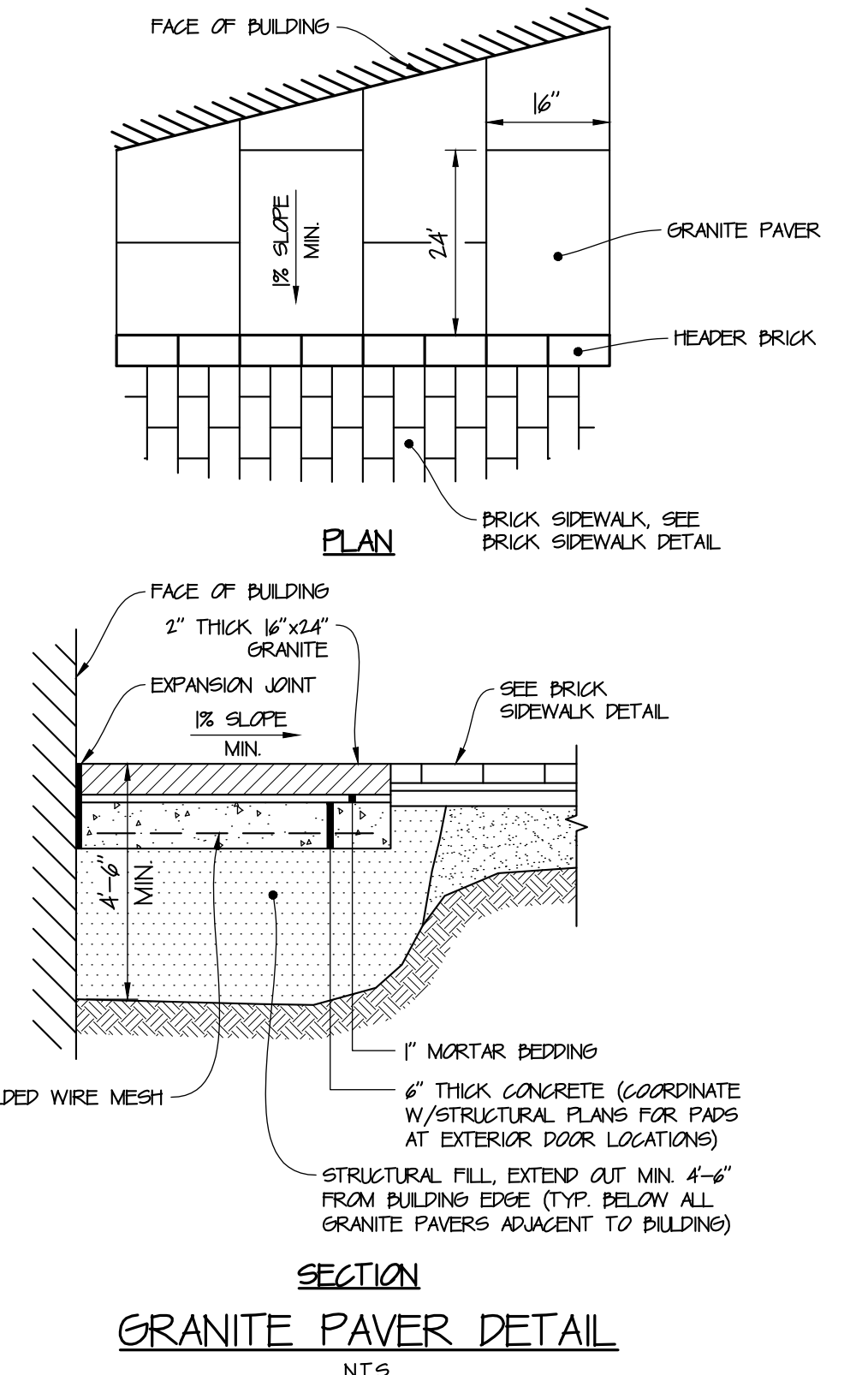
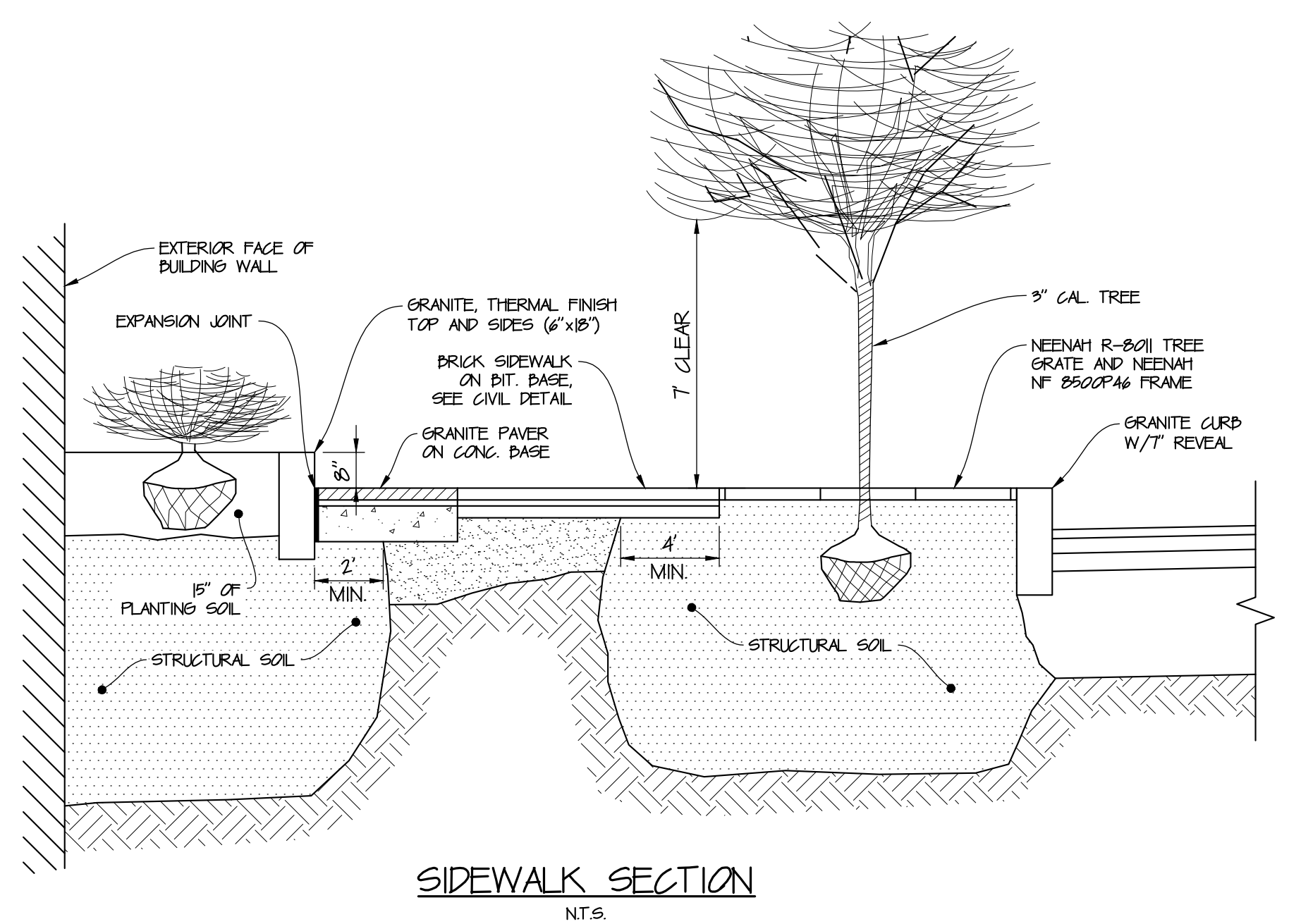
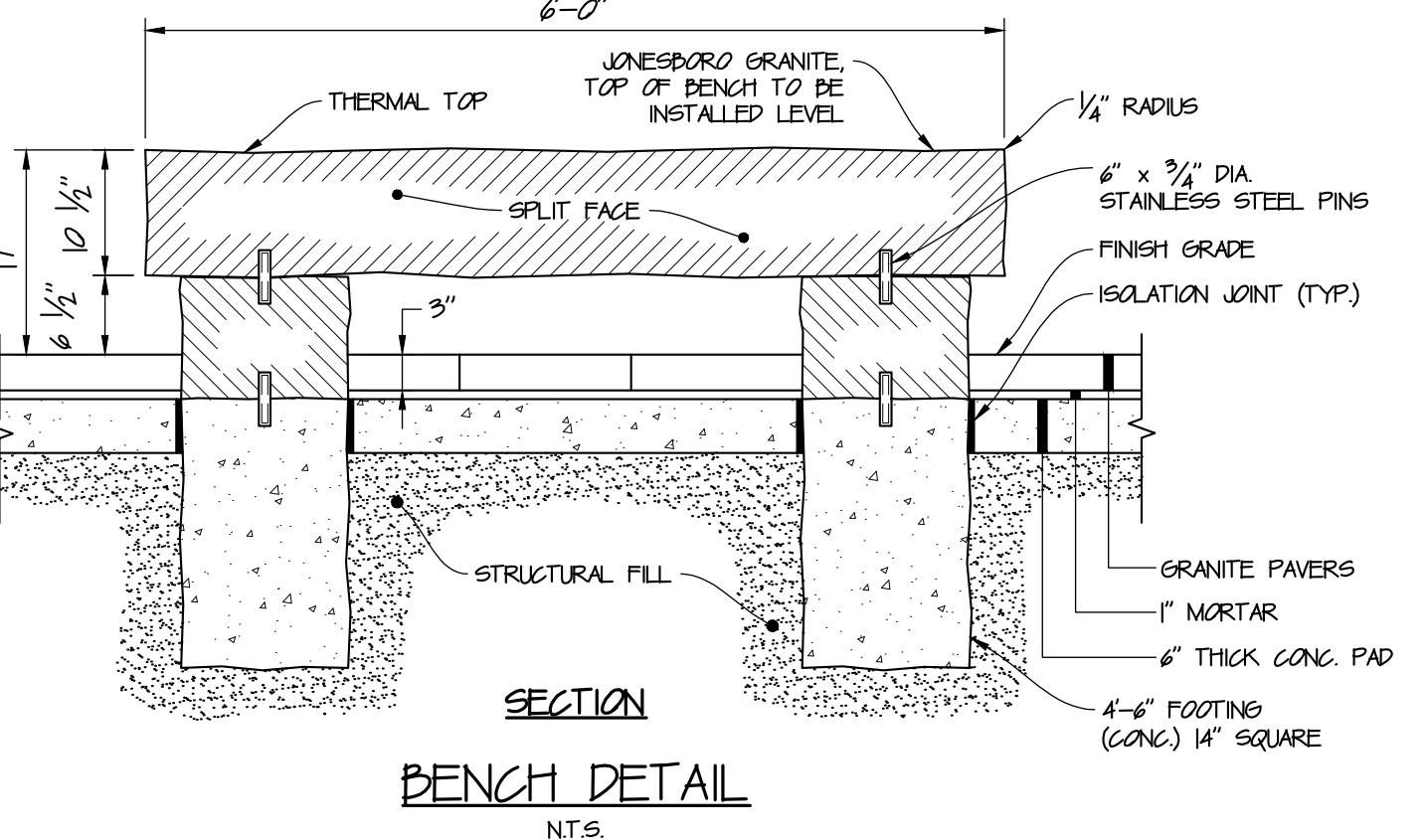
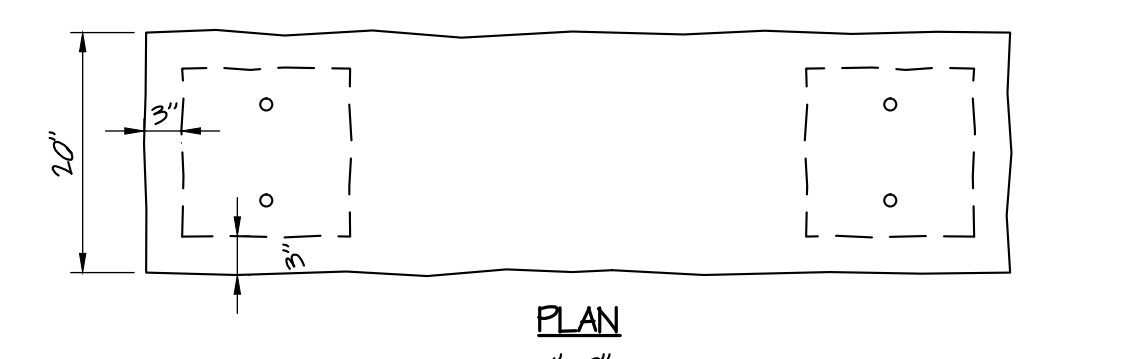
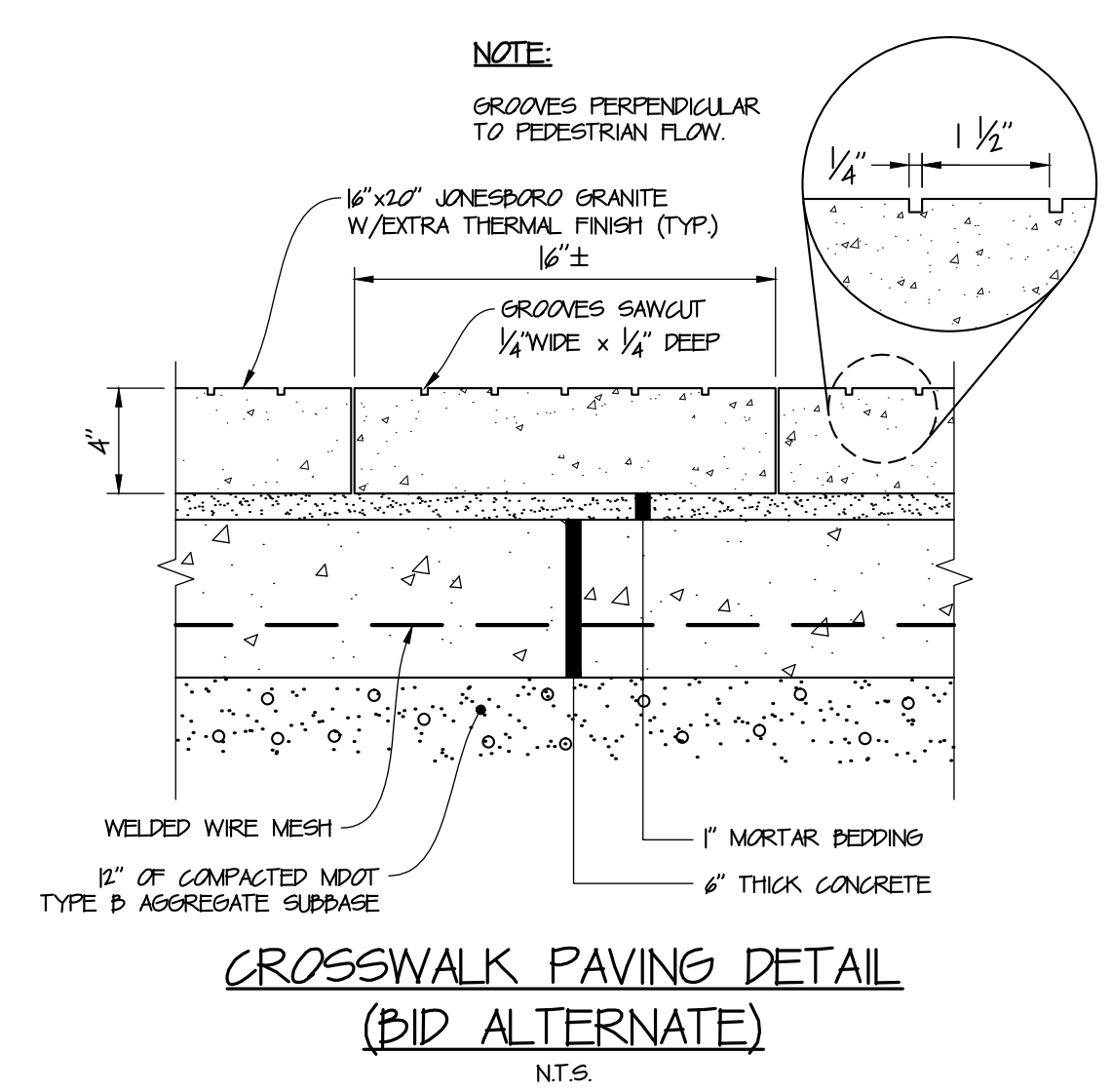
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JOB NO.: 225869.01
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SCALE: 1" = 10'
SHEET: 11 OF 12

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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)

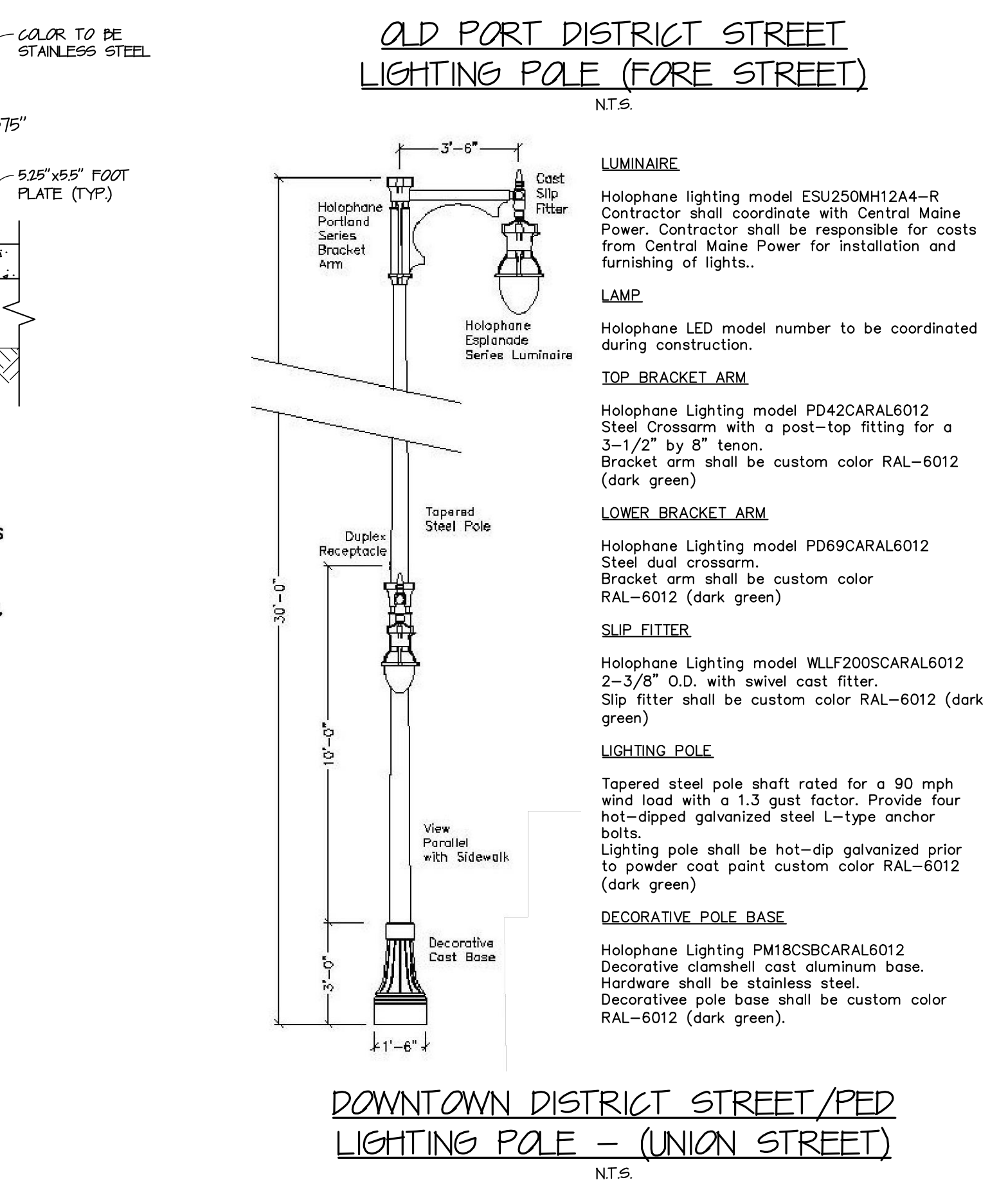
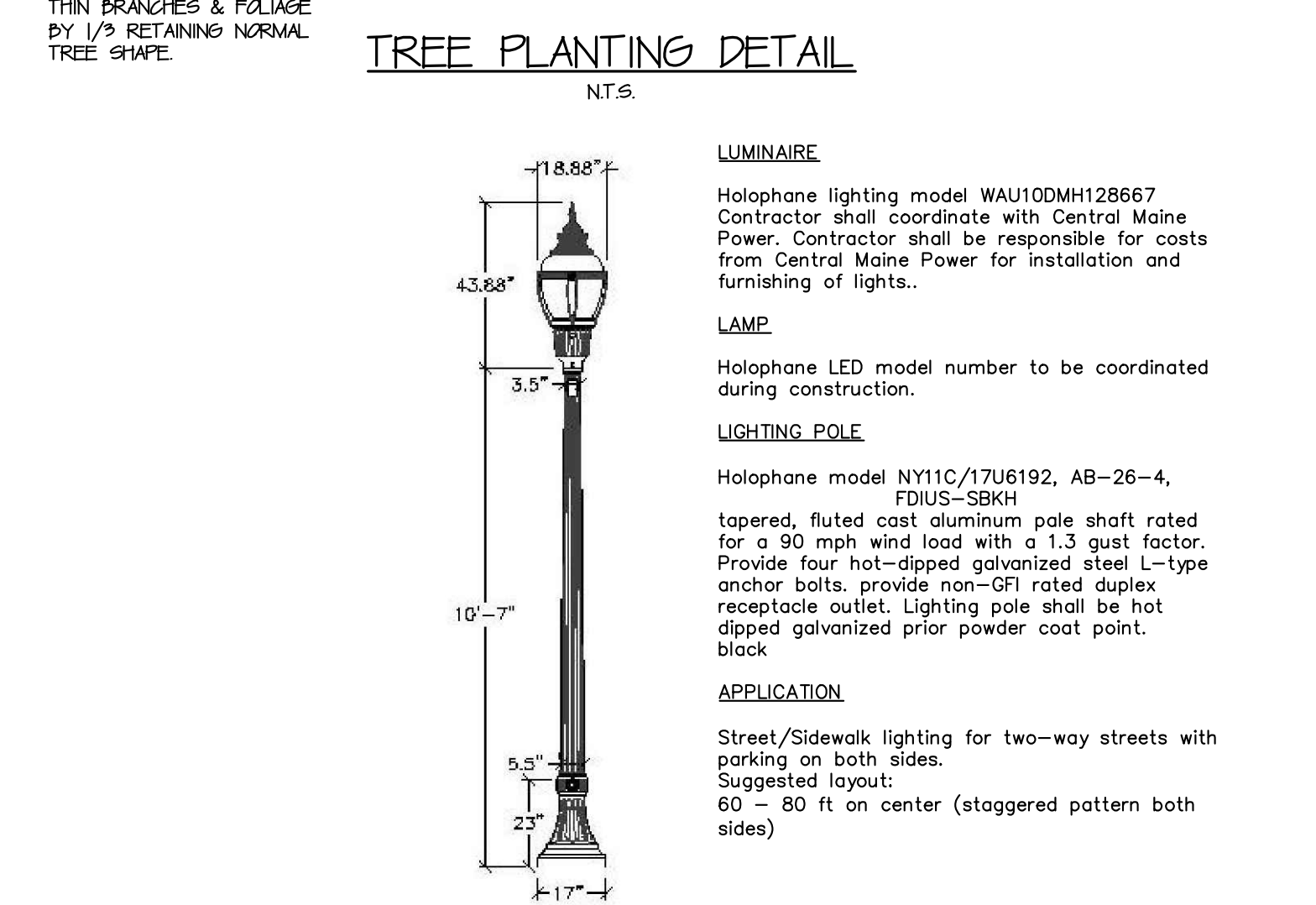
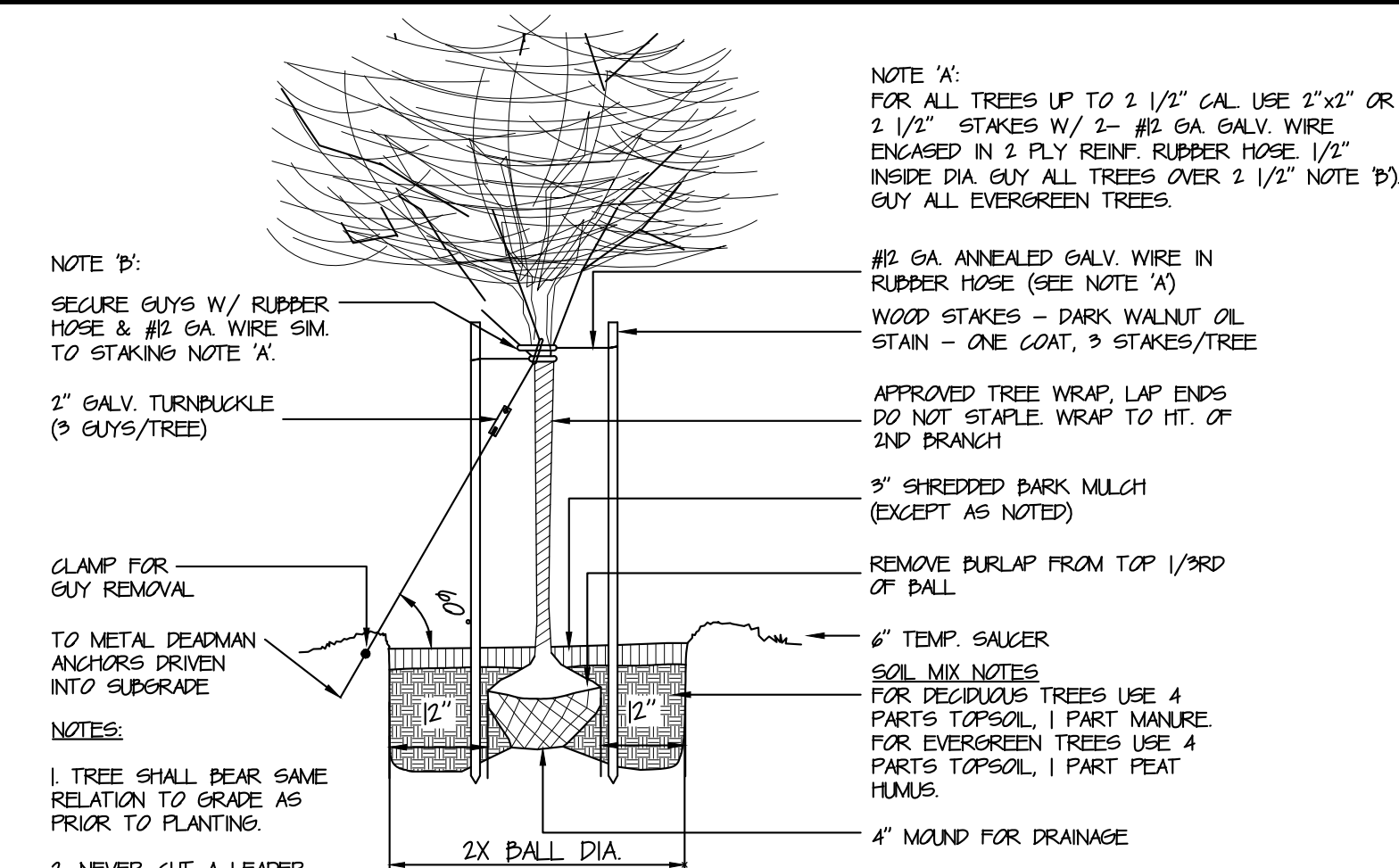
Recommended Base Materials:
Solid concrete is the best base material for installation. Ask your Dero Rack representative which anchor is appropriate for your application to ensure the proper anchors are shipped with your rack. Be sure nothing is underneath the base material that could be damaged by drilling.

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 roads 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 fastener. DO NOT OVERTIGHTEN the tamper resistant nut.

If you have any questions about installation or other features of the Bike Rack, please call our toll free at 1-800-298-4915



ANTHONY MIERCH ARCHITECT
94 Commercial Street, Portland, Maine 04103, 207.744.4642
LANDSCAPE ARCHITECT

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