

CUMBERLAND COUNTY CIVIC CENTER RENOVATIONS

PORTLAND, MAINE

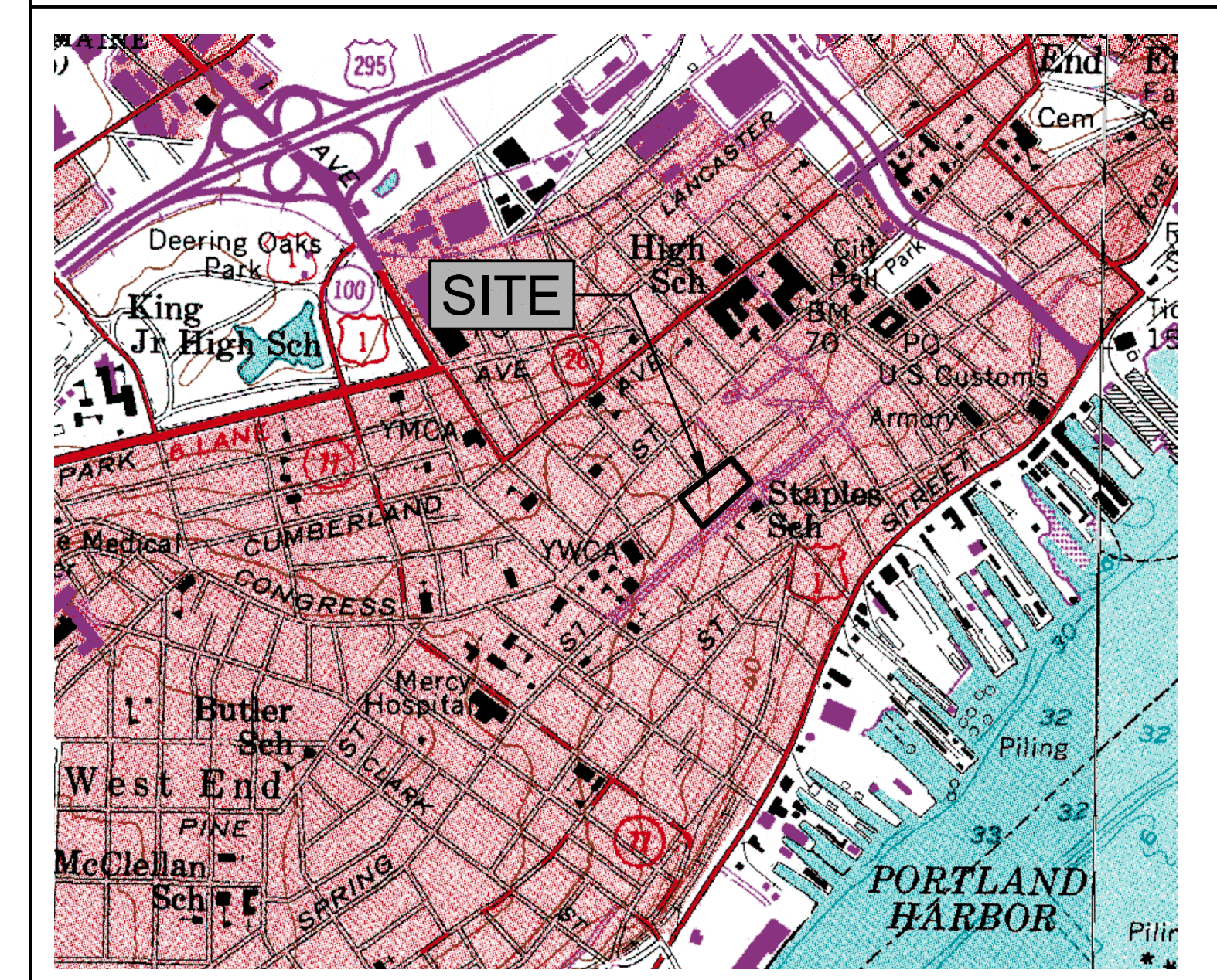


SOUTHEAST ENTRANCE

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LOCATION MAP SCALE: 1"=1000'

THIS IS TO CERTIFY THAT AFTER REVIEWING THE SITE PLAN SUBMISSION INFORMATION FOR THE PROJECT SHOWN ON THE PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN THE TOWN ORDINANCE, THE UNDERSIGNED HAVE MADE FINDING OF FACT ESTABLISHING THAT THIS PLAN ALONG WITH ITS ADDITIONAL SUBMISSION MATERIAL HAS MET ALL THE CRITERIA SET FORTH AND THEREFORE THE SITE PLAN IS APPROVED.

PLANNING BOARD APPROVED ON: _____
 CONDITIONS: _____
 PLANNING BOARD SIGNED ON: _____

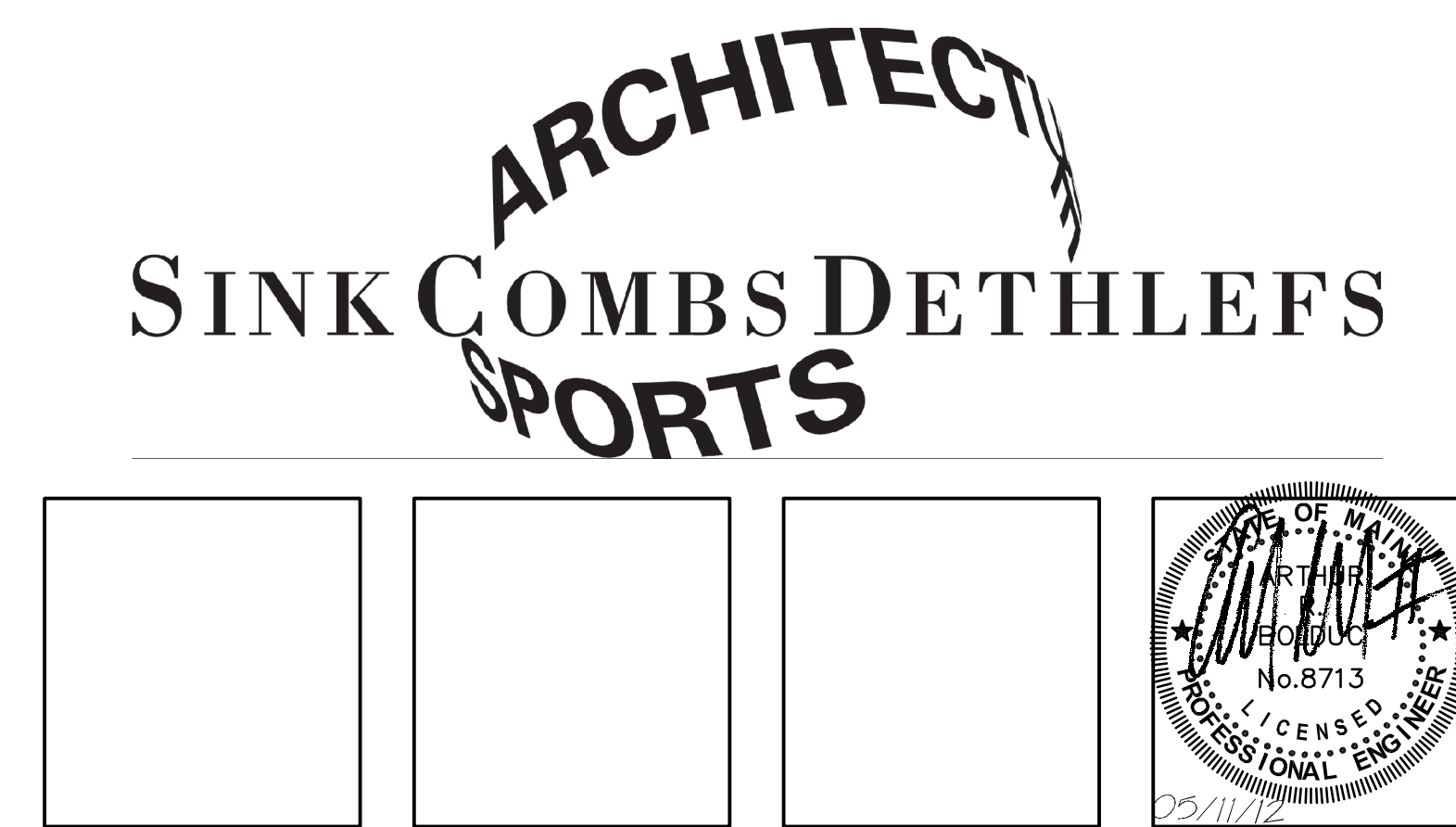
APPROVAL DRAWINGS
 05.11.12
 NOT FOR CONSTRUCTION

SIGNATURE	DATE
OWNER : _____	_____
ARCHITECT : _____	_____
CONTRACTOR : _____	_____

APPLICANT: CIVIC CENTER TRUSTEES
 1 CIVIC CENTER SQUARE
 PORTLAND, MAINE 04101



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G1001

May 11, 2012 - 10:45 am
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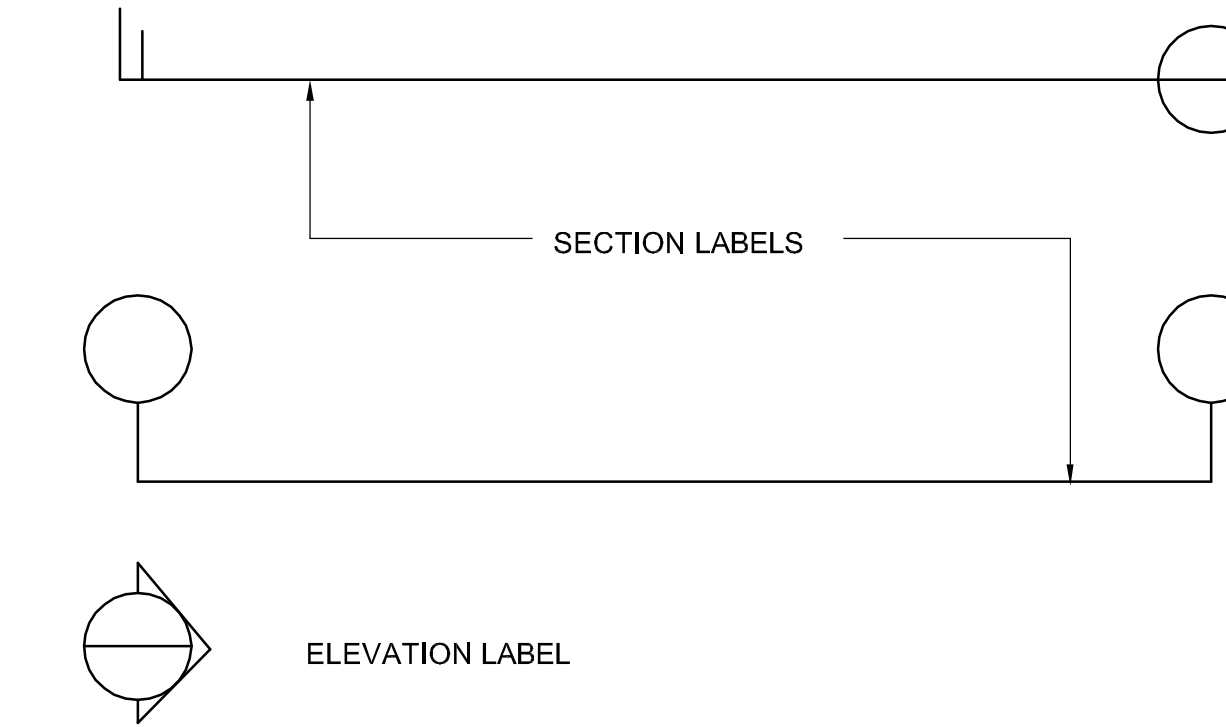
UTILITY NOTES

- E1 ALL UNDERGROUND SECONDARY SHALL BE RUN IN SCH. 40 CONDUIT UNLESS SPECIFIED OTHERWISE.
E2 ALL UNDERGROUND ELECTRICAL FOR SITE LIGHTING SHALL BE RUN IN SCH. 40 P.V.C. CONDUIT.
E3 ALL CABLE TELEVISION / TELEPHONE LINES SHALL BE RUN IN SCH. 40 P.V.C. CONDUIT.
E4 PROVIDE PULL WIRE IN ALL UNDERGROUND CONDUITS.
E5 MAINTAIN 2' - 6" COVER OVER CABLE TELEVISION/TELEPHONE.
S1 WHERE NEW WATER AND SEWER RUN SIDE BY SIDE, MAINTAIN A TEN FOOT (10') HORIZONTAL SEPARATION. WHERE THEY CROSS, MAINTAIN AN EIGHTEEN INCH (1 1/2") VERTICAL SEPARATION, WITH WATERLINE ABOVE SEWER. IF WITHIN 18" MIN. VERTICAL SEPARATION, ENCASE WATERLINE 10" EITHER SIDE OF SEWER IN CONC. 3,000 PSI MIN.
S2 SEWER SERVICE, WHEN ENTERING THE BUILDING, SHALL BE 6" - 0" BELOW FINISH FLOOR, UNLESS NOTED OTHERWISE.
W1 MAINTAIN A 5' - 6" MINIMUM COVER OVER WATER LINE.
U1 THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SPOT ELEVATION REFERENCE INDEX

SYMBOLS

Table listing symbols for BITUMINOUS PAVEMENT SECTION, TOPSOIL, LOAM AND SEED, SOD, GRANULAR FILL MATERIAL, COARSE AGGREGATE, UNDISTURBED NATIVE SOIL, CONCRETE SECTION, GENERAL FILL MATERIAL, SAND OR STONE DUST, CONCRETE (PLAN), RIGID INSULATION, STEEL, CAST IRON.



REMOVALS NOTES

- R1 THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES AND SHALL NOTIFY THE ARCHITECT OF UTILITIES DEVIATING FROM THOSE SHOWN ON THIS PLAN.
R2 THE CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE UTILITY COMPANIES WHEN INSTALLING WORK ON OR NEAR THEIR POLES.
R3 REMOVE ALL EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH PROPOSED MARKINGS.
R4 ALL DEMOLITION DEBRIS AND REMOVALS SHALL BE DISPOSED OF OFFSITE AND IN CONFORMANCE WITH LOCAL AND STATE ORDINANCES.
R5 TREE CANOPY AS SHOWN ON PLANS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED BY THE SITE CONTRACTOR

LAYOUT NOTES

- L1 THE CONTRACTOR SHALL NOTIFY THE OWNER/ARCHITECT OF CONDITIONS VARYING FROM THOSE SHOWN ON THE DRAWING SHEET PRIOR TO CONTINUING WORK.
L2 THE CONTRACTOR SHALL EMPLOY A REGISTERED LAND SURVEYOR IN THE LAYOUT OF BUILDING, DRIVES AND SITE ELEMENTS.
L3 THE CONTRACTOR SHALL VERIFY AND CLEARLY MARK LOCATION OF ALL PROPERTY LINES PRIOR TO COMMENCING WORK.

GRADING NOTES

- G1 TOPOGRAPHIC INFORMATION BASED ON A SURVEY BY SHYKA, SHEPPARD & GARSTER LAND SURVEYORS.
G2 BOUNDARY INFORMATION BASED ON A SURVEY BY SHYKA, SHEPPARD & GARSTER LAND SURVEYORS.
G3 ALL ELEVATIONS SHOWN HEREIN ARE BASED ON A SURVEY BY SHYKA, SHEPPARD & GARSTER LAND SURVEYORS.
G4 ALL TOPSOIL AND ORGANICS SHALL BE REMOVED FROM PAVEMENT AND BUILDING AREAS PRIOR TO CONSTRUCTION. THIS MATERIAL SHALL NOT BE USED AS GENERAL SITE FILL.
G5 FINISH GRADES ONE FOOT FROM BUILDING SHALL BE 8" BELOW FINISH FLOOR UNLESS OTHERWISE NOTED.
G6 FINISH GRADES OF SIDEWALKS AT PUMPING ENTRANCES SHALL BE FLUSH WITH FINISH FLOOR UNLESS OTHERWISE NOTED.
G7 TEST PIT LOCATIONS ARE APPROXIMATE-REFER TO S.W. COLE ENGINEERING INC. GEOTECHNICAL REPORT BOUND INTO SPECIFICATIONS. BORING LOGS ARE INCLUDED IN DRAWING SET.
G8 ALL DISTURBED AREAS NOT RECEIVING PAVEMENT, BUILDING, STONE DUST, COURSE AGGREGATE, ETC. SHALL RECEIVE 6" OF LOAM AND SEED UNLESS OTHERWISE NOTED.

- 6. WINTER CONSTRUCTION. "WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1 THROUGH APRIL 15. IF DISTURBED AREAS ARE NOT STABILIZED WITH PERMANENT MEASURES BY NOVEMBER 1 OR NEW SOIL DISTURBANCE OCCURS AFTER NOVEMBER 1, BUT BEFORE APRIL 15, THEN THESE AREAS MUST BE PROTECTED FROM THEM MUST BE CONTROLLED BY ADDITIONAL MEASURES AND RESTRICTIONS.
SPECIFICATIONS:
NATURAL RESOURCE PROTECTION ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75 % MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH AN EROSION CONTROL COVER. DURING WINTER CONSTRUCTION, A DOUBLE ROW OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED TO PROTECT ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS. SEDIMENT BARRIERS DURING FROZEN CONDITIONS, SEDIMENT BARRIERS MAY CONSIST OF EROSION CONTROL MIX BERMS OR ANY OTHER RECOGNIZED SEDIMENT BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES OR SILT FENCES.
MULCHING ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LSB./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX MUST BE APPLIED WITH A MINIMUM 4-INCH THICKNESS. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED OR ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH, BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACKING OR WOOD CELLULOSE FIBER. THE COVER WILL BE CONSIDERED SUFFICIENT WHEN THE GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL EXPOSED SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.
SOIL STOCKPILING STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH MULCHED) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.
SEEDING BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOOSED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. DORMANT SEEDED MAY BE PLACED PRIOR TO THE PLACEMENT OF MULCH OR EROSION CONTROL BLANKETS. IF DORMANT SEEDED IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 500/1000 S.F. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75 % CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH, IF DORMANT SEEDED IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.
OVERWINTER STABILIZATION OF DITCHES AND CHANNELS ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL GRASS-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A DITCH OR CHANNEL IS NOT GRASS-LINED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE DITCH FOR LATE FALL AND WINTER. INSTALL A SOD LINING IN THE DITCH: A DITCH MUST BE LINED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES: PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING SOD AT THE BASE OF THE DITCH WITH LITE OR PLASTIC MESH TO PREVENT THE SOD FROM SLOUGHING DURING FLOW CONDITIONS. INSTALL A STONE LINING IN THE DITCH: A DITCH MUST BE LINED WITH STONE RIPRAP BY NOVEMBER 15. A REGISTERED PROFESSIONAL ENGINEER MUST BE HIRED TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.
OVERWINTER STABILIZATION OF DISTURBED SLOPES ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15, AND ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS - BY OCTOBER 1 THE DISTURBED SLOPE MUST BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN INSTALLED EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIPRAP AS DESCRIBED IN THE FOLLOWING STANDARDS. STABILIZE THE SOIL WITH SOD - THE DISTURBED SLOPE MUST BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE. STABILIZE THE SOIL WITH EROSION CONTROL MIX - EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE. STABILIZE THE SOIL WITH STONE RIPRAP - PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPER'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER OR UNDERDRAIN THE RIPRAP.
OVERWINTER STABILIZATION OF DISTURBED SOILS BY SEPTEMBER 15, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% MUST BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SOIL FOR LATE FALL AND WINTER. STABILIZE THE SOIL WITH TEMPORARY VEGETATION - BY OCTOBER 1, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET. COVER THE SEED WITH MULCH WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN MULCH THE SOIL OR OVER-WINTER PROTECTION AS DESCRIBED BELOW. STABILIZE THE SOIL WITH SOD - STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. STABILIZE THE SOIL WITH MULCH - BY NOVEMBER 15, MULCH THE DISTURBED SOIL WITH HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.
MAINTENANCE:
MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL, IN THE SPRING, INSPECT AND REPAIR ANY DAMAGES AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90 % OF AREAS VEGETATED WITH VIGOROUS GROWTH.

STABILIZATION SCHEDULE BEFORE WINTER:

- SEPTEMBER 15 ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED. ALL SLOPES MUST BE STABILIZED, SEEDED AND MULCHED. ALL GRASS-LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR AN EROSION CONTROL BLANKET.
OCTOBER 1 IF THE SLOPE IS STABILIZED WITH AN EROSION CONTROL BLANKET AND SEEDED, ALL DISTURBED AREAS TO BE PROTECTED WITH AN ANNUAL GRASS MUST BE SEEDED AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND MULCHED.
NOVEMBER 15 ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED. SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THAT DATE.
DECEMBER 1 ALL DISTURBED AREAS WHERE THE GROWTH OF VEGETATION FALLS TO BE AT LEAST THREE INCHES TALL OR AT LEAST 75% OF THE DISTURBED SOIL IS COVERED BY VEGETATION, MUST BE PROTECTED FOR OVER-WINTER.
NOTE:
THE DATES GIVEN ARE FOR PROJECTS IN SOUTH-CENTRAL MAINE. ADJUST THE DATES GIVEN BASED ON THE PROJECT'S LOCATION WITHIN THE STATE - REDUCING TIMES UP TO THREE WEEKS FOR PROJECTS IN NORTHERN MAINE AND EXTENDING TIMES UP TO TWO WEEKS FOR PROJECTS ON THE COAST IN EXTREME SOUTHERN MAINE.

SITE ABBREVIATIONS

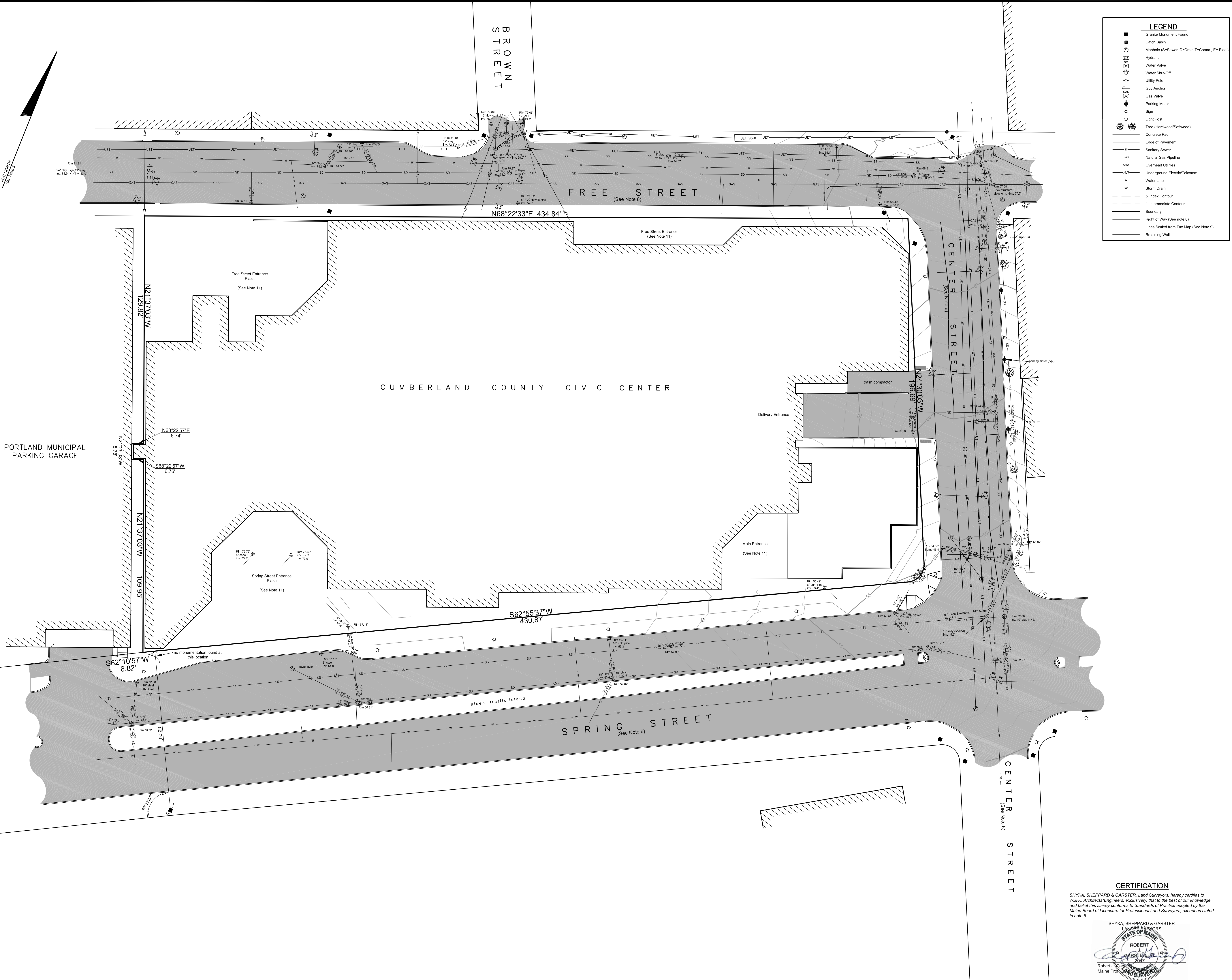
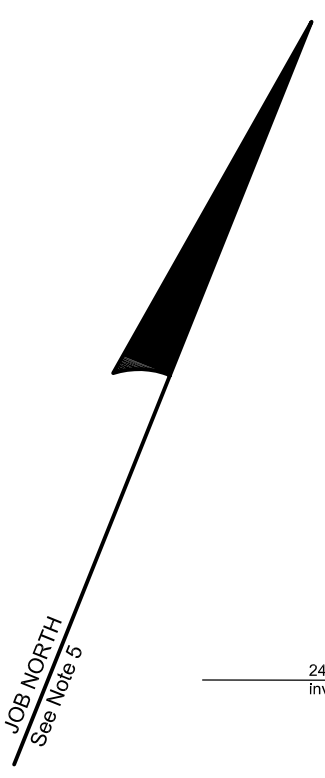
Table listing site abbreviations such as Ø DIAMETER, ASP ASBESTOS CEMENT PIPE, ADD. ALT. ADDITIONAL ALTERNATE BID ITEM, AE AERIAL ELECTRICAL, ARCH. ARCHITECTURAL, B.C. BOTTOM OF CURB, BIT. BITUMINOUS, BLDG. BUILDING, BOT. BOTTOM, CB CENTERLINE, CB CATCH BASIN, C.I. CAST IRON, C.I.P. CAST IN PLACE, CMP CORRUGATED METAL PIPE, C.O. CENTER, CLEANOUT, CONC. CONCRETE, CPP CORRUGATED PLASTIC PIPE, CTV CABLE TELEVISION, CFS CUBIC FEET PER SECOND, D.I. DITCH INVERT, DUCTILE IRON, DTL. DETAIL, DIA. DIAMETER, DIM. DIMENSION, DM DRAIN MANHOLE, DROP MANHOLE, DN DOWN, DWG. DRAWING, E. EAST, E.P. EDGE OF PAVEMENT, ELEV. ELEVATION, EQ. EQUAL, EXIST. EXISTING, EXP. EXPANSION, FD FOOTING DRAIN, F.G. FINISH GRADE, F.H. FIRE HYDRANT, FIN. FINISH, F.F. FINISH FLOOR, FPM FEET PER MINUTE, FTG. FOOTING, GA. GAUGE, GALV. GALVANIZED, GPM GALLONS PER MINUTE, GRAN. GRANULAR, G.V. GATE VALVE, G. GATE, H.C. HANDICAP, HORIZ. HOR. HORIZONTAL, H.P. HIGH PRESSURE SODIUM, HMA HOT MIX ASPHALT, I.D. IDENTIFICATION, INSIDE DIAMETER, I.E. INVERT ELEVATION, INV. INVERT, INSUL. INSULATION, LBS. POUNDS, L.A. LINEAR FEET, L.P. LOW PRESSURE SODIUM, L. LENGTH, MAS. MASONRY, MATL. MATERIAL, MAX. MAXIMUM, MH. MANHOLE, MIN. MINIMUM, MISC. MISCELLANEOUS, N. NORTH, NEW UTILITY, NOT IN CONTRACT, N.F. NEW FOUNDATION DRAIN, N.F.S. NEW FORCE MAIN, NGAS. NATURAL GAS, NOM. NOMINAL, NO. NUMBER, NRD. NEW ROOF DRAIN, NSS. NEW SANITARY SEWER, NSD. NEW STORM DRAIN, NOT TO SCALE, NEW UNDERGROUND ELECTRIC, NUD. NEW UNDERDRAIN, NUP. NEW UNDERGROUND PRIMARY, NUS. NEW UNDERGROUND SECONDARY, NW. NEW WATER LINE, O.A. OWNER SUPPLIED/EWNER INST'D, O.E. OVERHEAD ELECTRIC, O.H.W. OVERHEAD WIRE, P.V.M.T. PAVEMENT, PERF. PERFORATED, PB. PULL BOX, PI. POINT OF INTERSECTION, P & I. PROVIDE AND INSTALL, PRELIM. PRELIMINARY, PSF. POUNDS PER SQUARE FOOT, P.S.I. POUNDS PER SQUARE INCH, PT. POINT OF TANGENT, P.V.C. POLYVINYL CHLORIDE, P.V.M.T. PAVEMENT, R. RADIUS, RCP. REINFORCED CONCRETE PIPE, REQD. REQUIRED, S. SEWER, SS. SANITARY SEWER, SCH. SCHEDULE, SD. STORM DRAIN, SECTION, SIM. SIMILAR, SMH. SEWER MANHOLE, SPECS. SPECIFICATIONS, S.Q. SQUARE, S.F. SQUARE FEET, STA. STATION, STYRO. STYROFOAM, TBM. TEMPORARY BENCH MARK, TELE. TELEPHONE, T.O.W. TOP OF WALL, T.C. TOP OF CURB, TEMP. TEMPORARY, THICK. THICKNESS, TV. TELEVISION, TYP. TYPICAL, T.S. TOP OF SLAB, UE. UNDERGROUND ELECTRIC, US. UNDERGROUND SECONDARY, UP. UNDERGROUND PRIMARY, VERT. VER. VERTICAL, VIF. VERIFY IN FIELD, W. WATER, WITH, W/O. WITHOUT, WSO. WATER SHUT OFF (CURB STOP OR GATE VALVE), W.F. WELDED WIRE FABRIC, W.V.F. WATER SHUT OFF / GATE VALVE

INSPECTION AND MAINTENANCE PLAN

- 1. DURING CONSTRUCTION, THE FOLLOWING STANDARDS MUST BE MET DURING CONSTRUCTION:
(A) INSPECTION AND CORRECTIVE ACTION. INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES, MATERIALS STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK AS WELL AS BEFORE AND AFTER A STORM EVENT, AND PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS.
(B) MAINTENANCE. MAINTAIN ALL MEASURES IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED. IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE MAINTAINED OR MODIFIED, ADDITIONAL BMPs ARE NECESSARY, OR OTHER CORRECTIVE ACTION IS NEEDED, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL).
(C) DOCUMENTATION. KEEP A LOG (REPORT) SUMMARIZING THE INSPECTIONS AND ANY CORRECTIVE ACTION TAKEN. THE LOG MUST INCLUDE THE NAME(S) AND QUALIFICATIONS OF THE PERSON MAKING THE INSPECTIONS, THE DATE(S) OF THE INSPECTIONS, AND MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS MATERIAL STORAGE AREAS, AND VEHICLES ACCESS POINTS TO THE PARCEL. MAJOR OBSERVATIONS MUST INCLUDE BMPs THAT NEED MAINTENANCE, BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPLACEMENT, AND LOCATION NEEDING ADDITIONAL BMPs, NOTE IN THE LOG THE CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.
HOUSEKEEPING PLAN
1. SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING SOIL, TO NEARBY PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
2. GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN INFILTRATION AREA IS ANY AREA OF THE SOIL BY DESIGN OR AS A RESULT OF SOIL PROPERTIES AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, PUMPS, AND OTHER FORMS OF SECONDARY CONTAMINANT THAT PREVENT DISCHARGE TO GROUNDWATER MUST BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT CONTRACTOR WORK DOES NOT RESULT IN UNACCEPTABLE FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL.
NOTE: AN EXAMPLE OF THE USE OF BMPs TO CONTROL FUGITIVE SEDIMENT AND DUST IS AS FOLLOWS. OPERATIONS DURING WET MONTHS THAT EXPERIENCE TRACKING OF MUD OFF THE SITE ONTO PUBLIC ROADS SHOULD PROVIDE FOR SWEEPING OF ROAD AREAS AT LEAST ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. WHERE CHRONIC MUD TRACKING OCCURS, A STABILIZED CONSTRUCTION ENTRANCE SHOULD BE PROVIDED, OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN THE ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED.
NOTE: DEWATERING A STREAM WITHOUT A PERMIT FROM THE DEPARTMENT VIOLATES STATE WATER QUALITY STANDARDS AND THE NATURAL RESOURCES PROTECTION ACT.
4. DEBRIS AND OTHER MATERIALS. LITTER, CONSTRUCTION DEBRIS, AND CHEMICALS EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
NOTE: TO PREVENT THESE MATERIALS FROM BECOMING A SOURCE OF POLLUTANTS, CONSTRUCTION AND POST-CONSTRUCTION ACTIVITIES RELATED TO A PROJECT MAY BE REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF RULES RELATED TO SOLID, UNIVERSAL, AND HAZARDOUS WASTE, INCLUDING, BUT NOT LIMITED TO, THE MAINE SOLID WASTE AND HAZARDOUS WASTE MANAGEMENT RULES; MAINE HAZARDOUS WASTE MANAGEMENT RULES; MAINE OIL CONVEYANCE AND STORAGE RULES; AND MAINE PESTICIDE REQUIREMENTS.
5. TRENCH OR FOUNDATION DE-WATERING. TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFERDAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER MUST BE REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING. WATER MUST BE SPREAD THROUGH NATURAL VEGETATION BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE. LIKE A COFFERDAM SEDIMENTATION BASIN, AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
SITE DEFINITION
1. POSITIVE DRAINAGE SHALL MEAN PROVIDING A MINIMUM DOWN GRADIENT SLOPE OF ONE PERCENT TO A REFERENCED STRUCTURE OR VEGETATIVE SWALE UNLESS OTHERWISE NOTED.

APPROVAL DRAWINGS 05.11.12
CURRENT ISSUE STATUS:
WBRC ARCHITECTS ENGINEERS
CUMBERLAND COUNTY CIVIC CENTER RENOVATION
PROJECT: PORTLAND, MAINE
SITE GENERAL NOTES & ABBREVIATIONS
SHEET TITLE: WBRC CAD FILE: 375700-GI006.DWG
PROJECT NO.: 3757.00 GRAPHIC SCALE: 0" = 1'
SCALE: NO SCALE SHEET NO.:
PROJECT MANAGER: MEJ SHEET NO.:
DRAWN BY: JWB
CHECKED BY: ARB
GI006

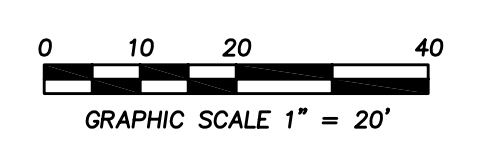
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LEGEND

- Granite Monument Found
- ⊕ Catch Basin
- ⊖ Manhole (S=Sewer, D=Drain, T=Comm., E= Elec.)
- Hydrant
- Water Valve
- Water Shut-Off
- Utility Pole
- Guy Anchor
- Gas Valve
- Parking Meter
- Sign
- Light Post
- Tree (Hardwood/Softwood)
- ▭ Concrete Pad
- ▭ Edge of Pavement
- ▭ Sanitary Sewer
- ▭ Natural Gas Pipeline
- ▭ Overhead Utilities
- ▭ Underground Electric/Telcomm.
- ▭ Water Line
- ▭ Storm Drain
- ▭ 5' Index Contour
- ▭ 1' Intermediate Contour
- ▭ Boundary
- ▭ Right of Way (See Note 6)
- ▭ Lines Scaled from Tax Map (See Note 9)
- ▭ Retaining Wall

- Notes:**
- Title Reference:**
Cumberland County Registry of Deeds, Book 3634, Page 82.
 - Plan Reference:**
A. "Cumberland County Recreation Center," dated Sept. 18, 1974, provided by the City of Portland Engineering Office, Sheets X1 (Survey Plan), X2 (Site Plan) and U1 (Utility Plan).
B. The following plans were provided by the City of Portland Engineering Office:
1. "Spring Street", dated July 1925, Sheet 1 of 3.
2. "Free Street", dated September 1925, noted 9/26/27.
C. "As-Built Drawing, Spring-Middle Arterial, General Plan Station 28+50 to 32+10," prepared by Fay, Spofford, & Thorndike, Inc., revised April 4, 1973, provided by the City of Portland Engineering Office.
D. "Portland Renewal Authority, Maine Way Me-R-28, Condominium Area IV, Parcels A & B," prepared by Owen Haskell, Inc., dated August 5, 1974, recorded in the Cumberland County Registry of Deeds, Plan Book 104, Page 20.
3. **Tax Map Information:**
City of Portland Tax Map 38, Lot 15.
4. **Area Information:**
Total Area = 2,258 acres.
5. **Basis of Bearings:**
Bearings shown on this plan refer to Job North, based on the plans shown in Note 2A.
6. **Road Information:**
Spring Street Arterial: The location for Spring Street is based on the plans in Note 2, and on granite monuments found. Spring Street is 84 feet wide as shown in the plan in Note 2B1.
Center Street: The location for Center Street is based on the plans in Note 2, and on granite monuments found. The width of Center Street is 60 feet wide as shown in the plan in Note 2.
Free Street: The location for Free Street is based on the plans in Note 2, and on granite monuments found. Free Street is 49.5 feet wide as shown in the plan in Note 2B2.
7. **Utility Information:**
The location shown on this plan for above and underground utilities, including water, electricity, telephone, sewer, and storm drains are approximate and should be verified before any excavation. Federal and State Laws require anyone performing any sort of excavation, including digging, boring, backfilling or grading to notify "DIG SAFE", (1-888-344-7233), at least 72 hours before they begin work. The underground utilities shown have been located from field survey information and from existing drawings. Shyka, Sheppard, and Garster, Land Surveyors (SSG) makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. SSG further does not warrant that the underground utilities are in the exact location indicated, although SSG does certify that they are located as accurately as possible from information available. SSG has not physically located the underground utilities.
Underground utilities shown on this plan were taken from the plans in Note 2.
8. Some variations between distances and bearings shown hereon and those contained in previous deeds and plans are not noted because such variations are: insignificantly small, due to obvious scrivener's errors, or due to the basis of bearing shown. No report was prepared and monuments were not set at all corners.
9. Abutting property lines were taken from the City of Portland Tax Maps. Abutting property owner information taken from the City of Portland tax records.
10. Elevations and contours shown on this plan are based on finished floor elevations as shown on the plans in Note 2A.
11. Easements for maintenance, replacement, and repair of the plaza areas were reserved by the City of Portland in Book 3634, Page 82.
12. An easement for the installation, maintenance, and repair of three phase power was granted to Central Maine Power Company, Inc. in Book 3796, Page 159.



BOUNDARY & TOPOGRAPHIC PLAN OF
CUMBERLAND COUNTY CIVIC CENTER

Spring Street, Portland Maine
Prepared for
WBRC Architects*Engineers
44 Central Street, Bangor, ME 04401

Prepared By
SHYKA, SHEPPARD & GARSTER

LAND SURVEYORS
6 STATE ST., SUITE 301
BANGOR, MAINE 04401
TEL: (207) 942-1955

CERTIFICATION
SHYKA, SHEPPARD & GARSTER, Land Surveyors, hereby certifies to WBRC Architects*Engineers, exclusively, that to the best of our knowledge and belief this survey conforms to Standards of Practice adopted by the Maine Board of Licensure for Professional Land Surveyors, except as stated in note 8.

SHYKA, SHEPPARD & GARSTER
LAND SURVEYORS
STATE OF MAINE
ROBERT J. GARSTER
Robert J. Garster
Maine Professional Land Surveyor

SCALE:	1" = 20'	DATE:	Feb. 13, 2012
BOOK:	CRLSN	SHEET No.:	
SSG CAD File:	12-105		1 of 1
PROJECT No.:	12-105		

PHASE II

PHASE I

PHASE III

CUMBERLAND COUNTY CIVIC CENTER

PORTLAND MUNICIPAL
PARKING GARAGE

BROWN
STREET

FREE STREET

CENTER STREET

SPRING STREET

CENTER STREET

CONSTRUCTION DURATION		
	START	COMPLETE
PHASE I	8/2012	12/2012
PHASE II	1/2013	4/2013
PHASE III	4/2013	10/2013

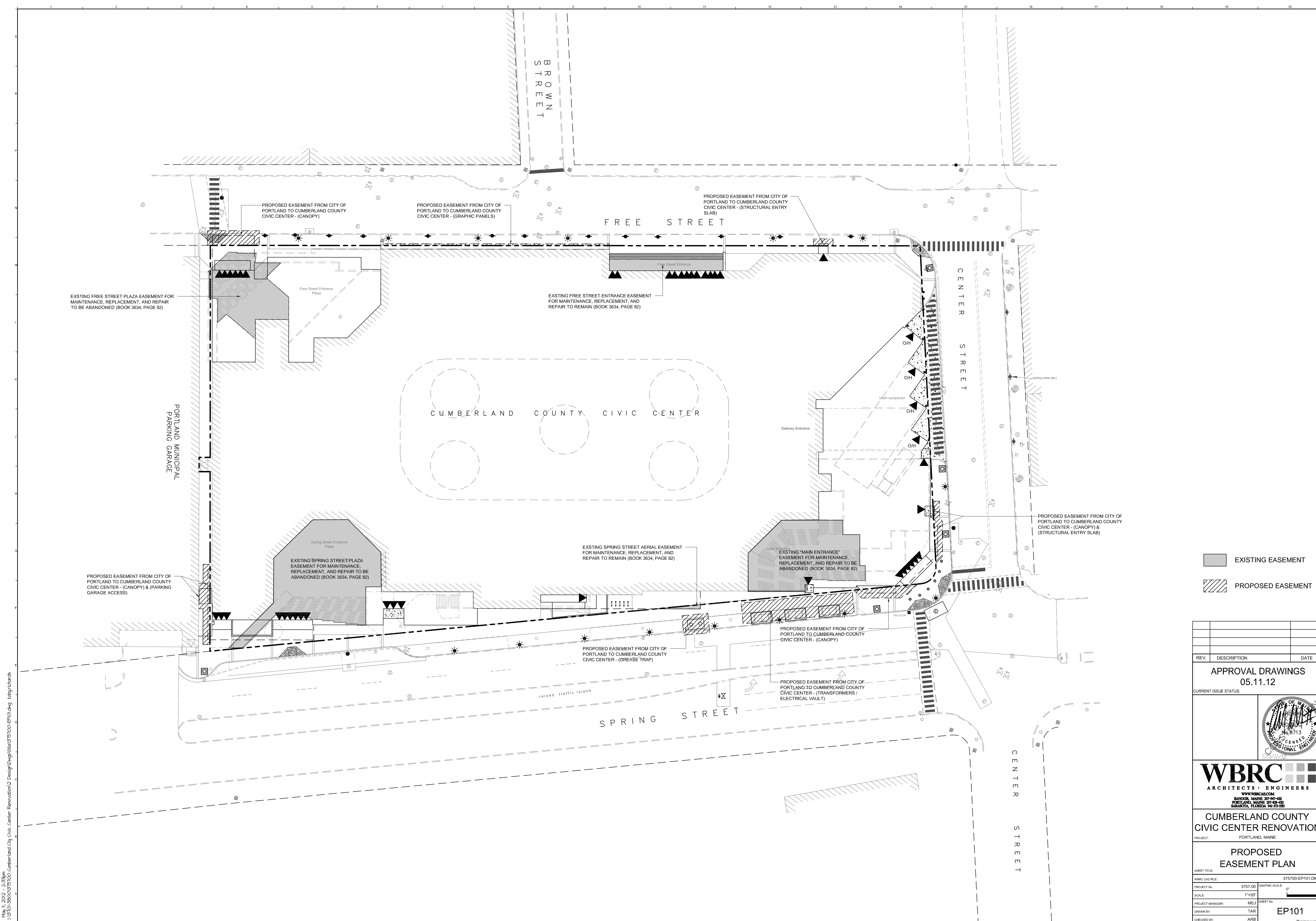
NOTE: DATES ARE SUBJECT TO CHANGE
DUE TO START OF CONSTRUCTION

POSSIBLE STREET / LANE CLOSURE	
PHASE I	CENTER STREET (ENTIRE STREET)
PHASE II	FREE STREET ONE LANE (EASTBOUND)
PHASE III	FREE STREET ONE LANE (EASTBOUND) & SPRING STREET (WESTBOUND) ONE LANE

CONSTRUCTION PHASING	
PHASE I	
PHASE II	
PHASE III	

REV.	DESCRIPTION	DATE
APPROVAL DRAWINGS 05.11.12		
CURRENT ISSUE STATUS:		
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WBRC ARCHITECTS • ENGINEERS		
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CUMBERLAND COUNTY CIVIC CENTER RENOVATION		
PROJECT: PORTLAND, MAINE		
SITE PHASING PLAN		
SHEET TITLE:		375700-PH100.DWG
WBRC CAD FILE:	3757.00	GRAPHIC SCALE: 0" = 1'
PROJECT NO.:	3757.00	SCALE: 1"=20'
PROJECT MANAGER:	MEJ	SHEET NO.:
DRAWN BY:	JWB	PH100
CHECKED BY:	ARB	

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EXISTING FREE STREET PLAZA EASEMENT FOR MAINTENANCE, REPLACEMENT, AND REPAIR TO BE ABANDONED (BOOK 3634, PAGE 82)

PROPOSED EASEMENT FROM CITY OF PORTLAND TO CUMBERLAND COUNTY CIVIC CENTER - (CANOPY)

PROPOSED EASEMENT FROM CITY OF PORTLAND TO CUMBERLAND COUNTY CIVIC CENTER - (GRAPHIC PANELS)

PROPOSED EASEMENT FROM CITY OF PORTLAND TO CUMBERLAND COUNTY CIVIC CENTER - (STRUCTURAL ENTRY SLAB)

EXISTING FREE STREET ENTRANCE EASEMENT FOR MAINTENANCE, REPLACEMENT, AND REPAIR TO REMAIN (BOOK 3634, PAGE 82)

PORTLAND MUNICIPAL PARKING GARAGE

CUMBERLAND COUNTY CIVIC CENTER

EXISTING SPRING STREET AERIAL EASEMENT FOR MAINTENANCE, REPLACEMENT, AND REPAIR TO REMAIN (BOOK 3634, PAGE 82)

EXISTING "MAIN ENTRANCE" EASEMENT FOR MAINTENANCE, REPLACEMENT, AND REPAIR TO BE ABANDONED (BOOK 3634, PAGE 82)

PROPOSED EASEMENT FROM CITY OF PORTLAND TO CUMBERLAND COUNTY CIVIC CENTER - (CANOPY) & (PARKING GARAGE ACCESS)

EXISTING SPRING STREET PLAZA EASEMENT FOR MAINTENANCE, REPLACEMENT, AND REPAIR TO BE ABANDONED (BOOK 3634, PAGE 82)

PROPOSED EASEMENT FROM CITY OF PORTLAND TO CUMBERLAND COUNTY CIVIC CENTER - (CANOPY) & (STRUCTURAL ENTRY SLAB)

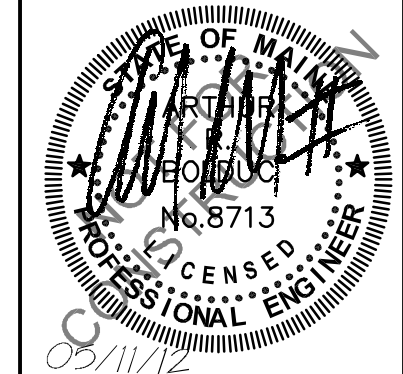
PROPOSED EASEMENT FROM CITY OF PORTLAND TO CUMBERLAND COUNTY CIVIC CENTER - (GREASE TRAP)

PROPOSED EASEMENT FROM CITY OF PORTLAND TO CUMBERLAND COUNTY CIVIC CENTER - (CANOPY)

PROPOSED EASEMENT FROM CITY OF PORTLAND TO CUMBERLAND COUNTY CIVIC CENTER - (TRANSFORMERS / ELECTRICAL VAULT)

EXISTING EASEMENT
PROPOSED EASEMENT

REV.	DESCRIPTION	DATE
APPROVAL DRAWINGS		
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PROJECT: PORTLAND, MAINE

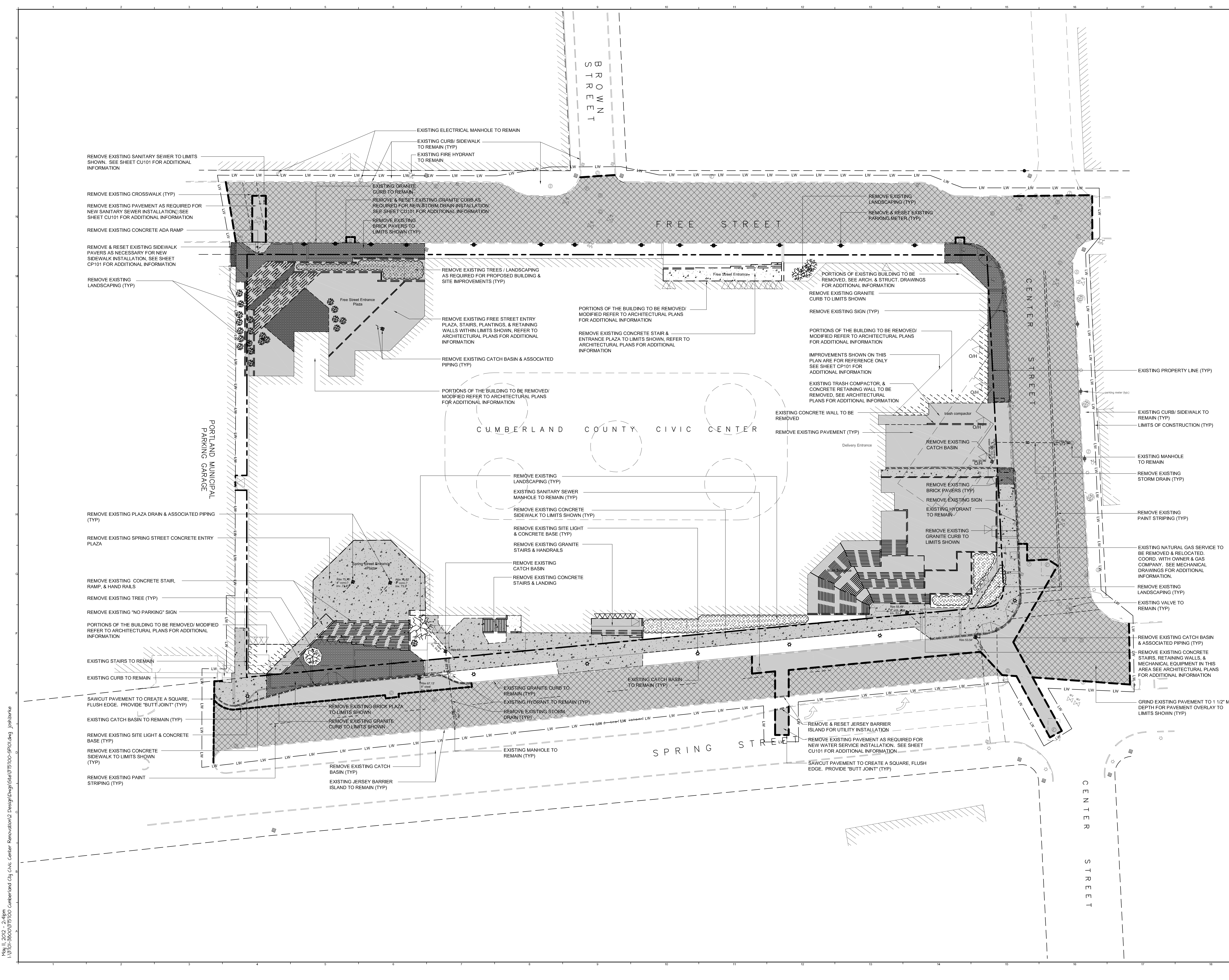
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WBRC CAD FILE:	3757.00
PROJECT NO.:	3757.00
SCALE:	1"=20'
PROJECT MANAGER:	MEJ
DRAWN BY:	TAR
CHECKED BY:	ARB

SHEET No. **EP101**

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- REMOVALS NOTES:**
1. SEE NOTES R1 THROUGH R5 ON SHEET G1006 FOR ADDITIONAL REMOVALS INFORMATION.
 2. CLEARING LIMITS SHALL EXTEND ONLY TO SUCH A POINT NECESSARY TO COMPLETE EARTHWORK ACTIVITIES.
 3. THE UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE AND IS BASED ON A SURVEY COMPLETED BY SHYKA, SHEPPARD, & GARSTER LAND SURVEYORS. THE SITE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY SITE CLEARING, GRUBBING AND EARTHWORK ACTIVITIES.
 4. ALL SOIL AND EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY WORK. SEE G0101 FOR MORE INFORMATION. THE SITE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL SOIL AND EROSION CONTROL MEASURES.
 5. SOME TREE TRIMMING NOT SHOWN ON THIS PLAN MAY BE NECESSARY FOR CONSTRUCTION PURPOSES. THE SITE CONTRACTOR SHOULD EVALUATE AND SCHEDULE ACCORDINGLY.



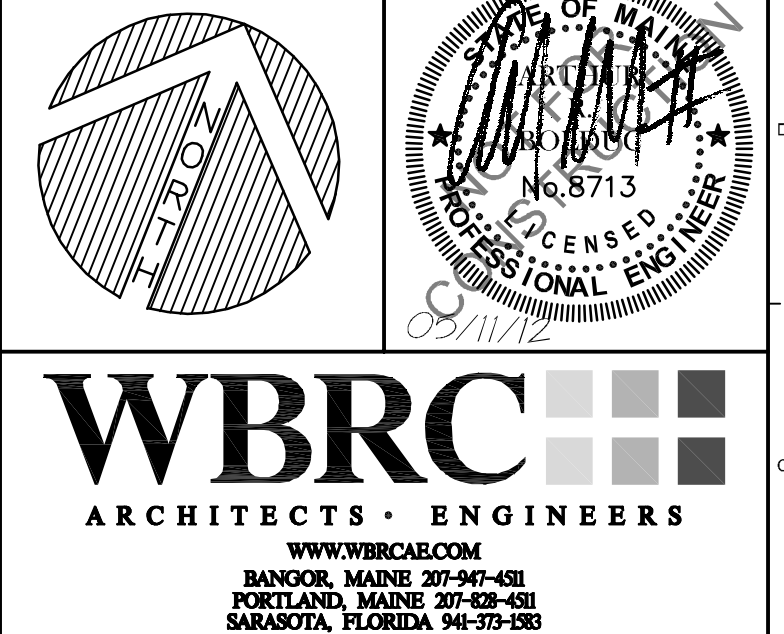
LEGEND

EXISTING	PROPOSED
	STREET LIGHTING
	BUILDING LIGHTING
	WATER SHUTOFF / GATE VALVE
	ELECTRIC/CABLE MANHOLE
	PARKING METER
	MANHOLE
	SEWER MANHOLE
	GAS SHUTOFF
	CATCH BASIN
	FIRE HYDRANT
	SIGN
	PAVEMENT REMOVALS
	LIMITS OF CONSTRUCTION
	PROPERTY SETBACK
	PROPERTY LINE
	ABUTTING PROPERTY LINE

REV.	DESCRIPTION	DATE

APPROVAL DRAWINGS
05.11.12

CURRENT ISSUE STATUS:



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CUMBERLAND COUNTY CIVIC CENTER RENOVATION
PROJECT: PORTLAND, MAINE

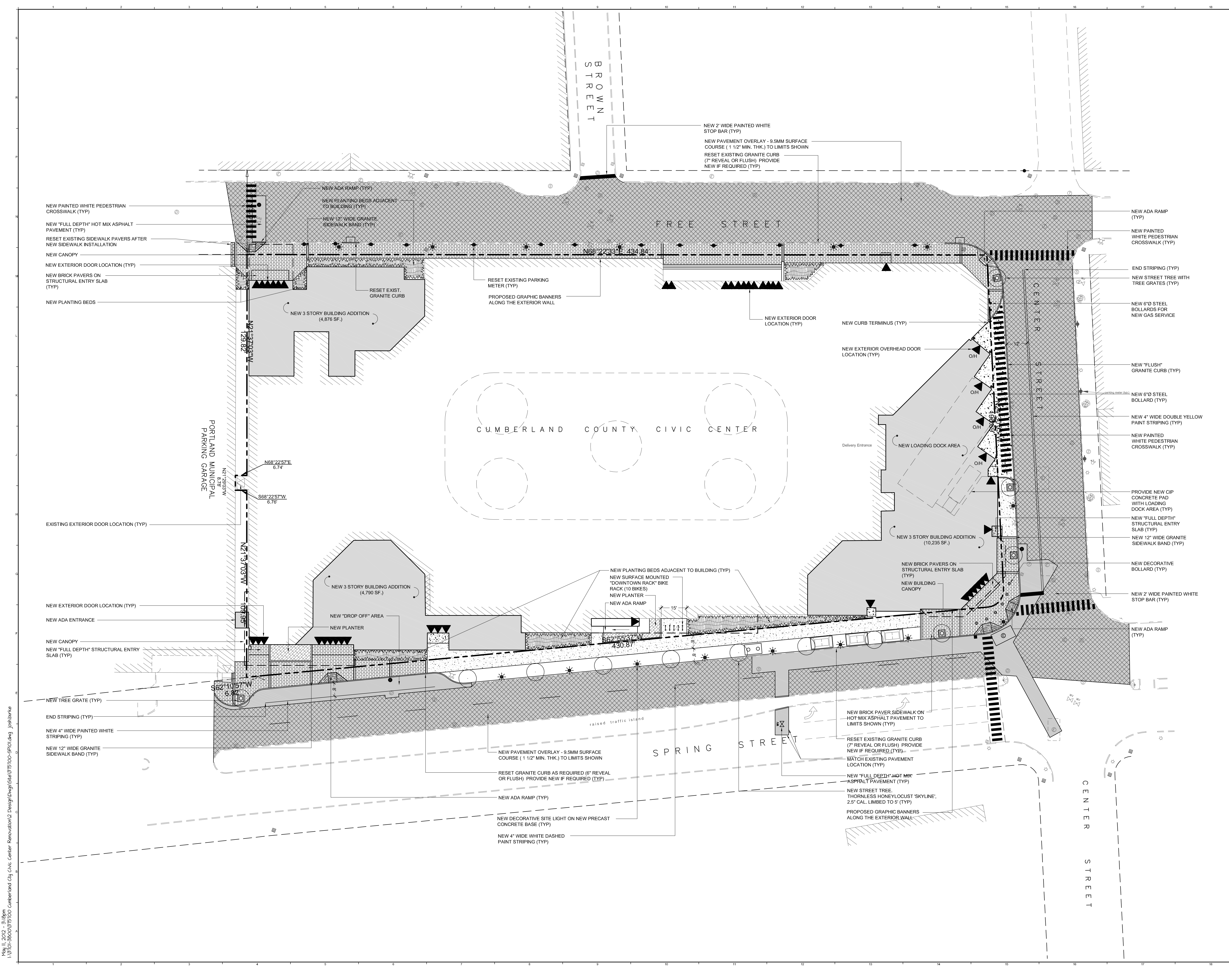
SITE REMOVALS PLAN

SHEET TITLE: 375700-SP101.DWG
WBRC CAD FILE: 3757.00
PROJECT NO.: 3757.00
SCALE: 1"=20'
PROJECT MANAGER: MEJ
DRAWN BY: JWB
CHECKED BY: ARB

SHEET NO.: CD101

May 11, 2015 - 4:46pm
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- LAYOUT NOTES:**
- SEE NOTES L1 THROUGH L3 ON SHEET 01006 FOR ADDITIONAL LAYOUT INFORMATION.
 - ALL CURB RADI SHALL BE 5' UNLESS OTHERWISE NOTED.
 - COORDINATE ALL SIDEWALK LOCATIONS WITH ARCH. AND STRUCTURAL DRAWINGS TO VERIFY NEW EXTERIOR DOOR LOCATIONS. FIELD ADJUST AS REQUIRED.
 - REFER TO STRUCTURAL SHEETS FOR NEW FOUNDATION LAYOUT. COORDINATE LAYOUT WITH FOUNDATION CONTRACTOR.
 - SEE SHEET CU101 FOR ADDITIONAL INFORMATION RELATED TO THE LAYOUT OF SITE LIGHTS AND UTILITY POLES AND THEIR RESPECTIVE CONDUIT AND WIRING. COORDINATE LAYOUT WITH THE ELECTRICAL CONTRACTOR.

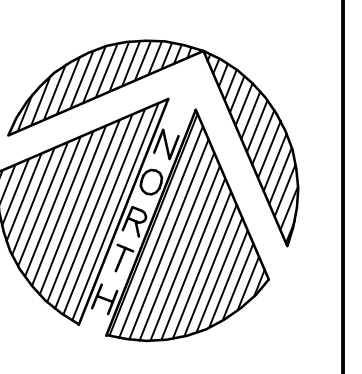
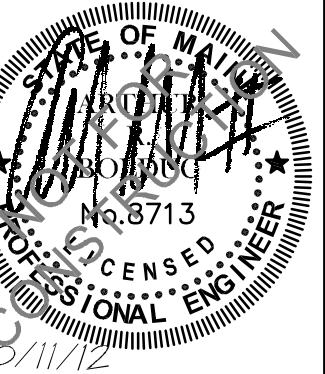


EXISTING	LEGEND	PROPOSED
	STREET LIGHTING	
	BUILDING LIGHTING	
	WATER SHUTOFF / GATE VALVE	
	ELECTRIC COMM. MANHOLE	
	PARKING METER	
	SEWER MANHOLE	
	GAS SHUTOFF	
	CATCH BASIN	
	FIRE HYDRANT	
	SIGN	
	PAVEMENT	
	SIDEWALK	
	CIP CONCRETE RETAINING WALL	
	PROPERTY SETBACK	
	PROPERTY LINE	
	ABUTTING PROPERTY LINE	

REV.	DESCRIPTION	DATE

APPROVAL DRAWINGS
05.11.12

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CUMBERLAND COUNTY CIVIC CENTER RENOVATION
PROJECT: PORTLAND, MAINE

SITE LAYOUT & MATERIALS PLAN

SHEET TITLE: 375700-SP101.DWG
WBRC CAD FILE: 3757.00
PROJECT NO.: 3757.00
SCALE: 1"=20'
PROJECT MANAGER: MEJ
DRAWN BY: JWB
CHECKED BY: ARB

SHEET No. **CP101**

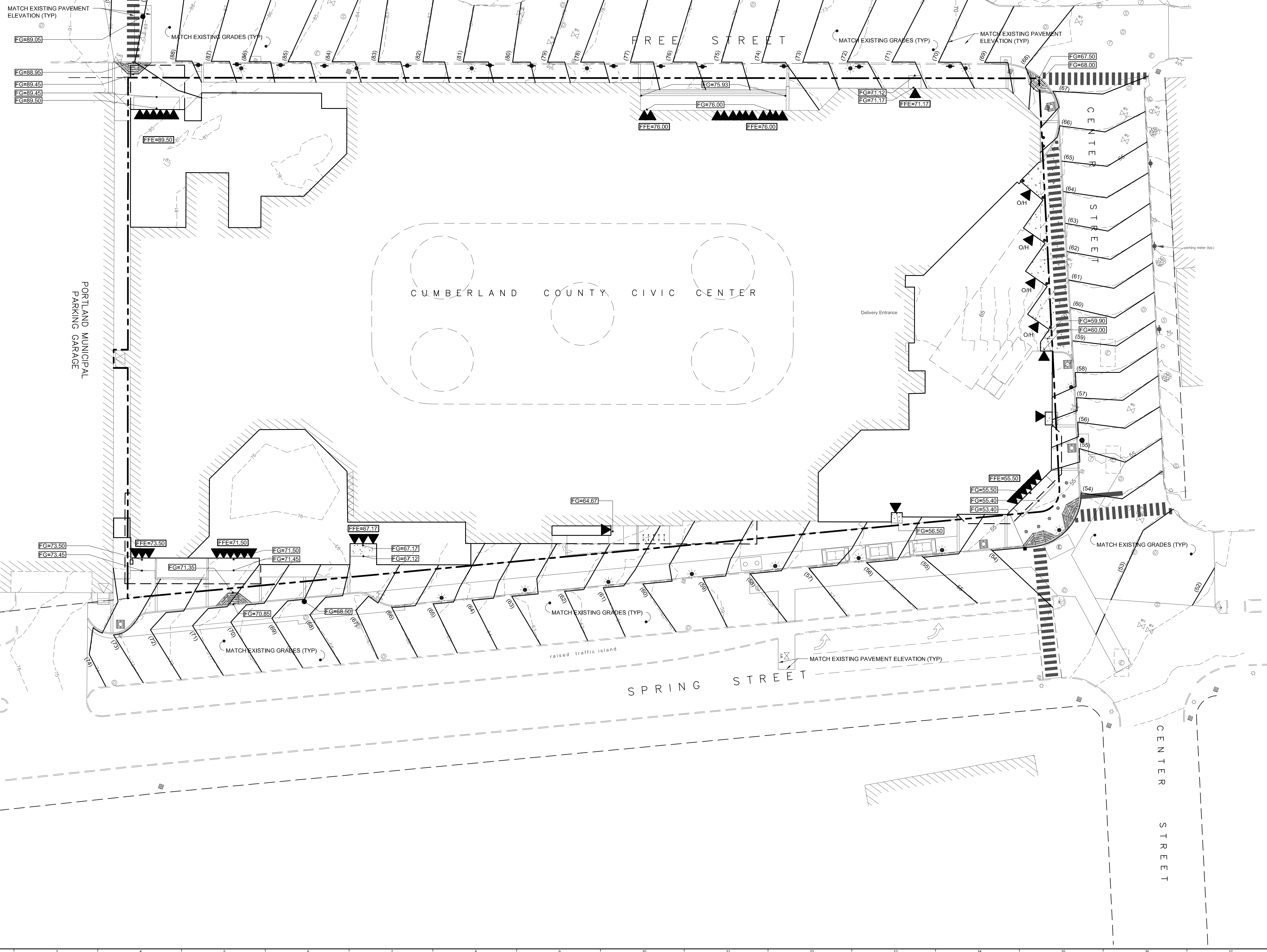
May 11, 2012 2:05 PM
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- GRADING NOTES:**
1. SEE NOTES G1 THROUGH G8 ON SHEET G006 FOR ADDITIONAL GRADING INFORMATION.
 2. ALL DISTURBED AREAS NOT RECEIVING PAVEMENT SHALL BE PROVIDED WITH LOAM AND SEED PER THE CONTRACT DOCUMENTS.
 3. PROPOSED GRADING SHOWN ON THIS PLAN IS BASED ON A TOPOGRAPHIC SURVEY PREPARED XXX.
 4. TEST PIT LOCATION AND INFORMATION PROVIDED BY XXX

MATCH EXISTING PAVEMENT ELEVATION (TYP)
 FC=89.05
 FC=89.45
 FC=89.45
 FC=89.40

FC=73.50
 FC=73.45

FC=71.35
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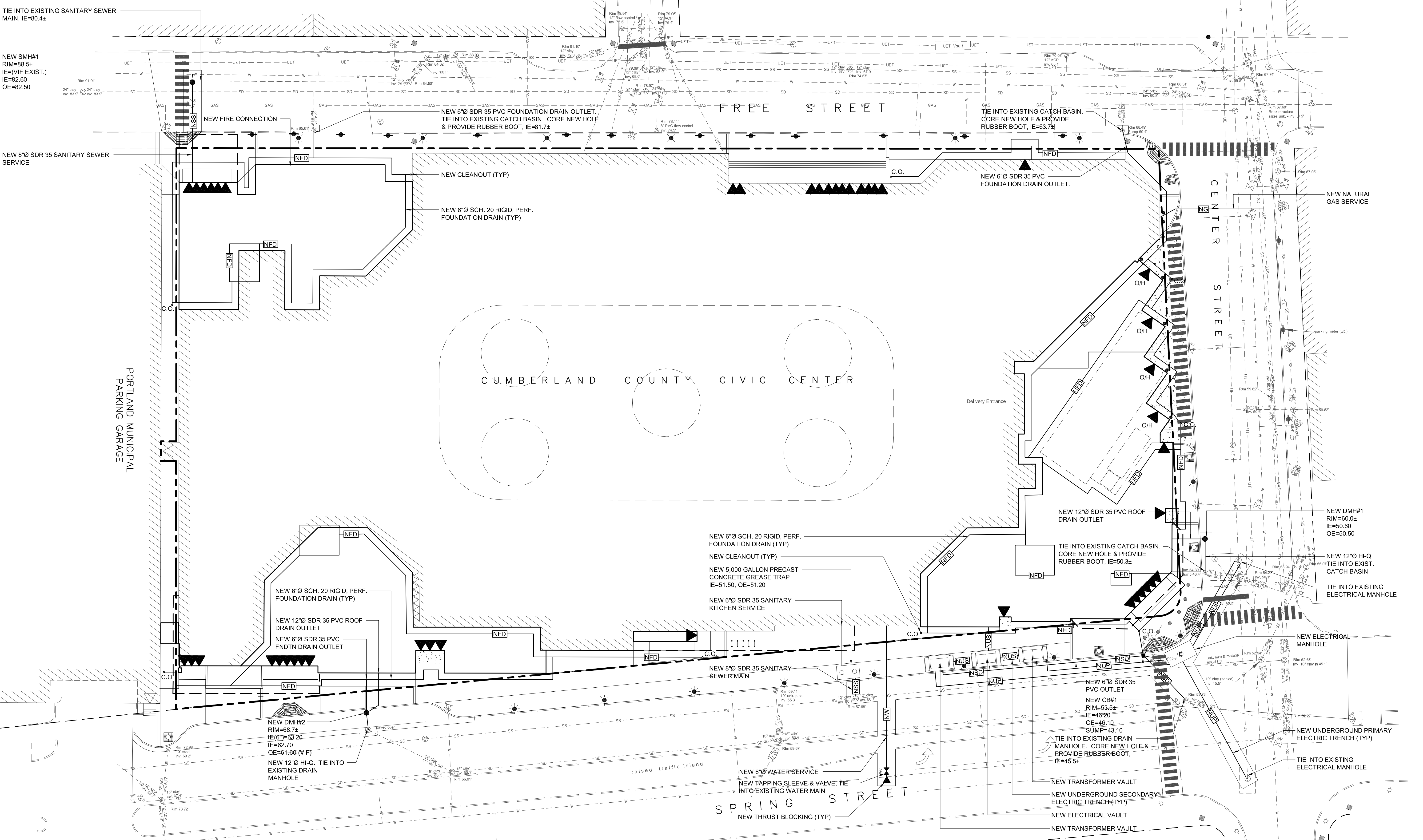


EXISTING	LEGEND	PROPOSED
	STREET LIGHTING	
	BUILDING LIGHTING	
	WATER SHUTOFF / GATE VALVE	
	ELECTRIC COMM. MANHOLE	
	PARKING METER	
	MANHOLE	
	SEWER MANHOLE	
	GAS SHUTOFF	
	CATCH BASIN	
	FIRE HYDRANT	
	SIGN	
	PAVEMENT	
	SIDEWALK	
	CIP CONCRETE RETAINING WALL	
	CONTOURS	
	TEMP. SALT INLET PROTECTION	
	PROPERTY SETBACK	
	PROPERTY LINE	
	ABUTTING PROPERTY LINE	

REV.	DESCRIPTION	DATE
APPROVAL DRAWINGS		
05.11.12		
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CUMBERLAND COUNTY CIVIC CENTER RENOVATION		
PROJECT: PORTLAND, MAINE		
SITE GRADING & EROSION CONTROL PLAN		
SHEET TITLE:		
WBRC CAD FILE:	375700-SP101.DWG	
PROJECT NO.:	3757.00	GRAPHIC SCALE: 0" = 1'
SCALE:	1"=20'	
PROJECT MANAGER:	MEJ	SHEET NO.:
DRAWN BY:	JWB	CG101
CHECKED BY:	ARB	

May 11, 2012 10:54am
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- UTILITY NOTES:**
- SEE NOTES E1 THROUGH U8 ON SHEET G1006 FOR ADDITIONAL UTILITY INFORMATION.
 - ALL TRENCH EXCAVATION AND BACKFILL FOR ELECTRICAL SYSTEMS SHALL BE BY THE SITE CONTRACTOR. CONDUIT, PULL BOXES, RISER POLES, LIGHT BASES, ETC. SHALL BE SUPPLIED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. LIGHT BASES TO BE SET BY THE SITE CONTRACTOR.
 - SITE CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY PROPOSED WORK.
 - PROVIDE 4" MIN. RIGID INSULATION BETWEEN WATER LINE AND SANITARY SEWER LINE. EXTEND 8' IN ALL DIRECTIONS WHERE THEY CROSS.
 - DOMESTIC WATER DISTRIBUTION AND FIRE SUPPRESSION PIPING AND APPURTENANCES SHALL BE SUPPLIED AND INSTALLED BY SITE CONTRACTOR. ALL EXCAVATION AND BACKFILL REQUIRED FOR ANY PART OF THE WATER SUPPLY SYSTEM AND FIRE SUPPRESSION PIPING SHALL BE BY THE SITE CONTRACTOR. COORDINATE INSTALLATION OF PIPING WITH THE PLUMBING AND MECHANICAL CONTRACTORS. PIPING FOR NEW BUILDING SHALL BE SUPPLIED AND INSTALLED BY THE PLUMBING CONTRACTOR FROM THE BUILDING TO A COORDINATED POINT LOCATED 10' FROM THE BUILDING PENETRATION.

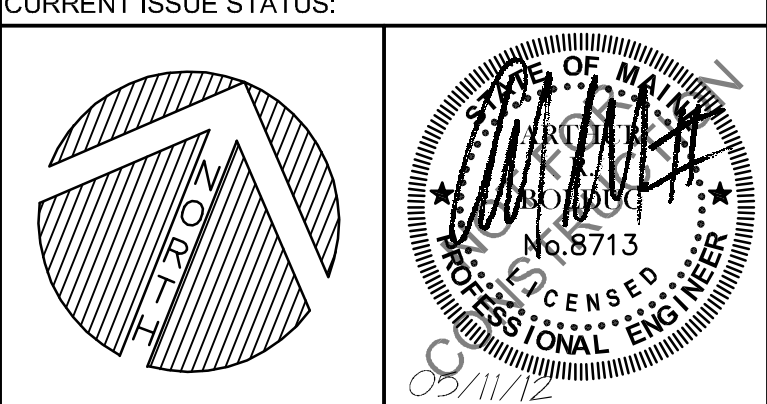


LEGEND

EXISTING	LEGEND	PROPOSED
Symbol	STREET LIGHTING	Symbol
Symbol	BUILDING LIGHTING	Symbol
Symbol	WATER SHUTOFF / GATE VALVE	Symbol
Symbol	ELECTRIC COMM. MANHOLE	Symbol
Symbol	PARKING METER	Symbol
Symbol	MANHOLE	Symbol
Symbol	SEWER MANHOLE	Symbol
Symbol	GAS SHUTOFF	Symbol
Symbol	CATCH BASIN	Symbol
Symbol	FIRE HYDRANT	Symbol
Symbol	SIGN	Symbol
Symbol	PAVEMENT	Symbol
Symbol	SIDEWALK	Symbol
Symbol	CP CONCRETE RETAINING WALL	Symbol
Symbol	GAS SERVICE / MAIN	Symbol
Symbol	WATER SERVICE / MAIN	Symbol
Symbol	STORM DRAIN	Symbol
Symbol	UNDERDRAN	Symbol
Symbol	FOOTING DRAIN	Symbol
Symbol	CLEANOUT	Symbol
Symbol	SANITARY SEWER	Symbol
Symbol	UNDERGROUND ELECTRIC	Symbol
Symbol	UNDERGROUND SECONDARY	Symbol
Symbol	UNDERGROUND PRIMARY	Symbol
Symbol	PROPERTY SETBACK	Symbol
Symbol	PROPERTY LINE	Symbol
Symbol	ABUTTING PROPERTY LINE	Symbol

REV.	DESCRIPTION	DATE

APPROVAL DRAWINGS
05.11.12



CUMBERLAND COUNTY CIVIC CENTER RENOVATION
PROJECT: PORTLAND, MAINE

SITE UTILITY PLAN

SHEET TITLE: 375700-SP101.DWG

WBRC CAD FILE: 3757.00

PROJECT No. 3757.00

SCALE: 1"=20'

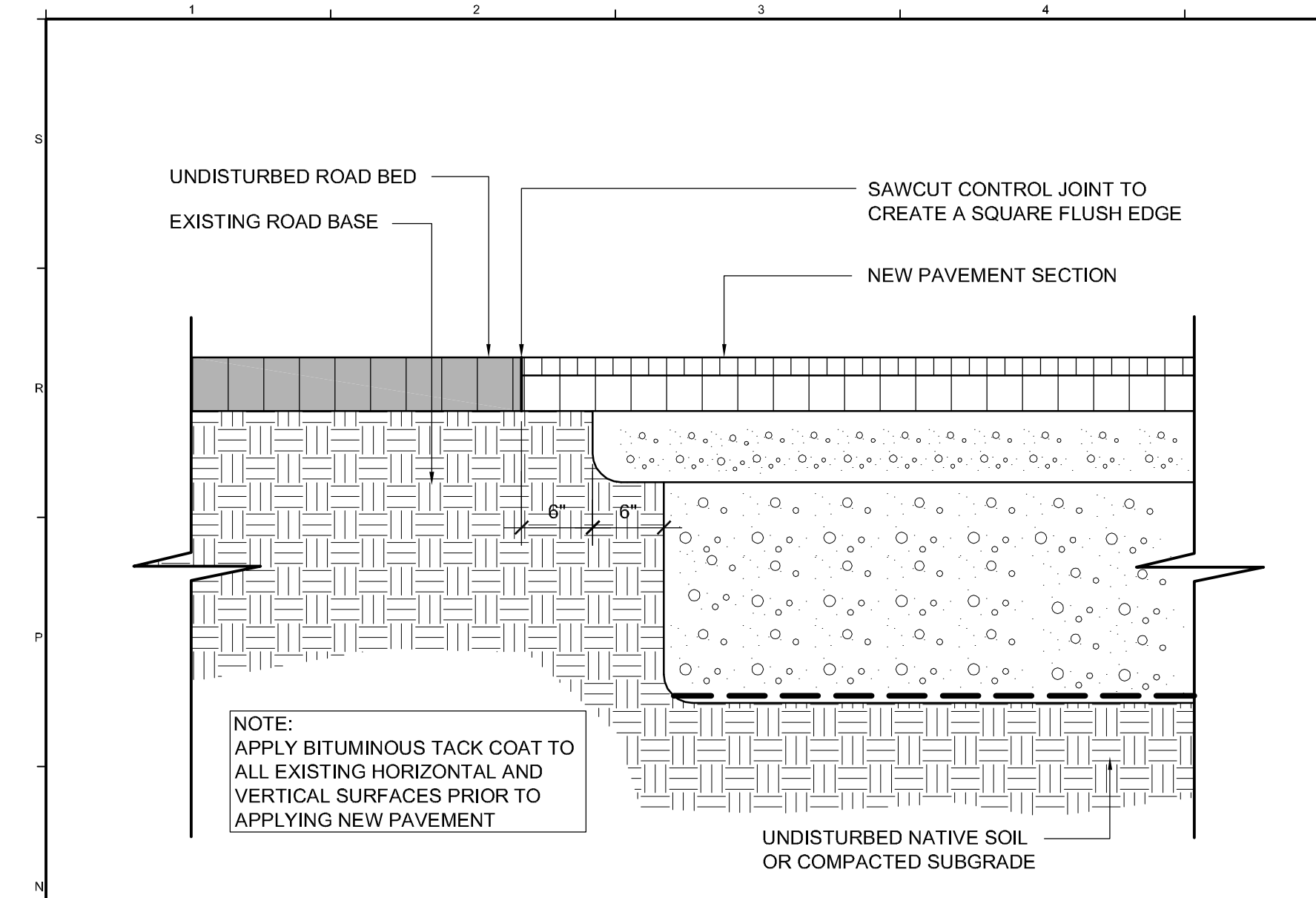
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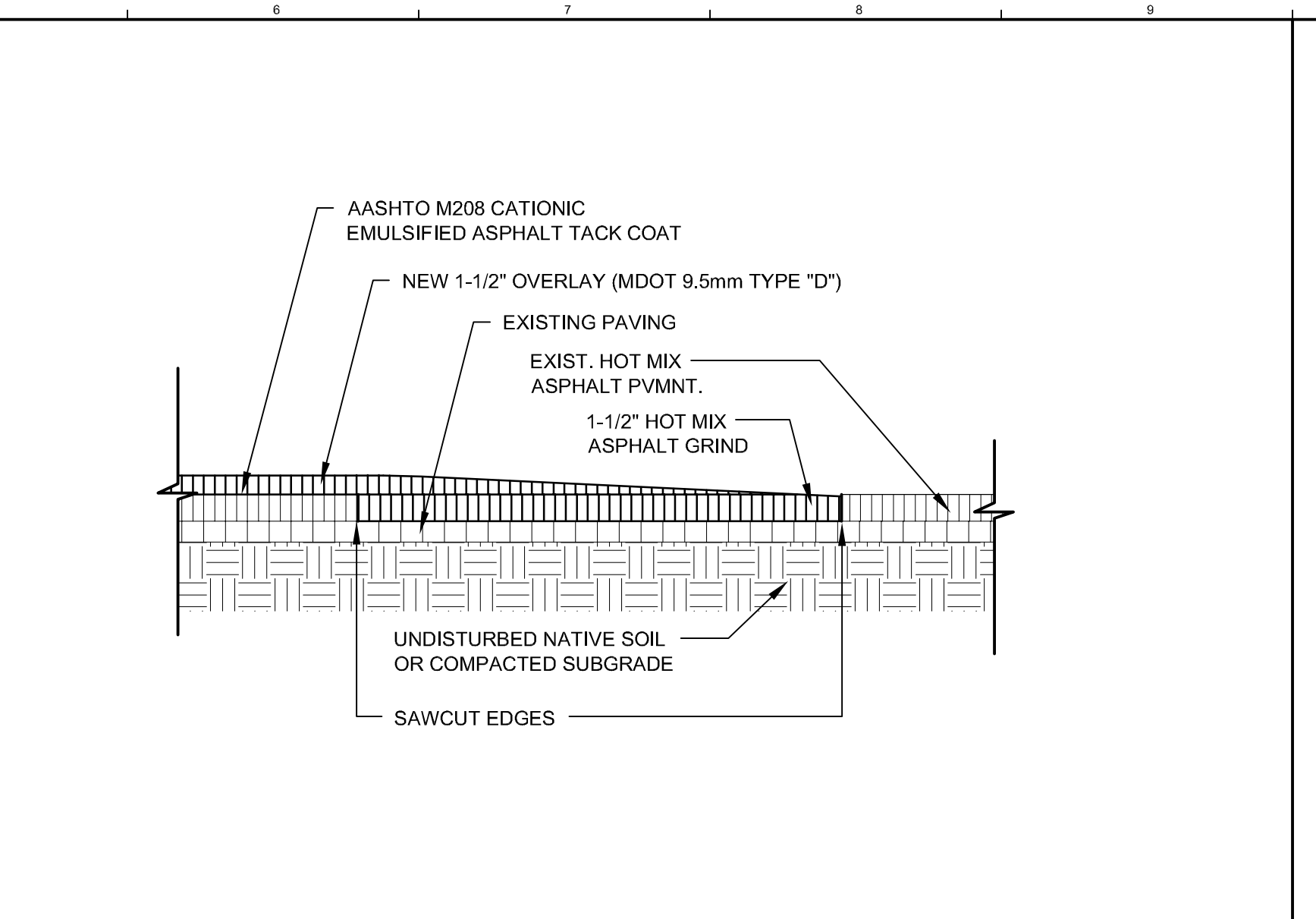
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SHEET No. **CU101**

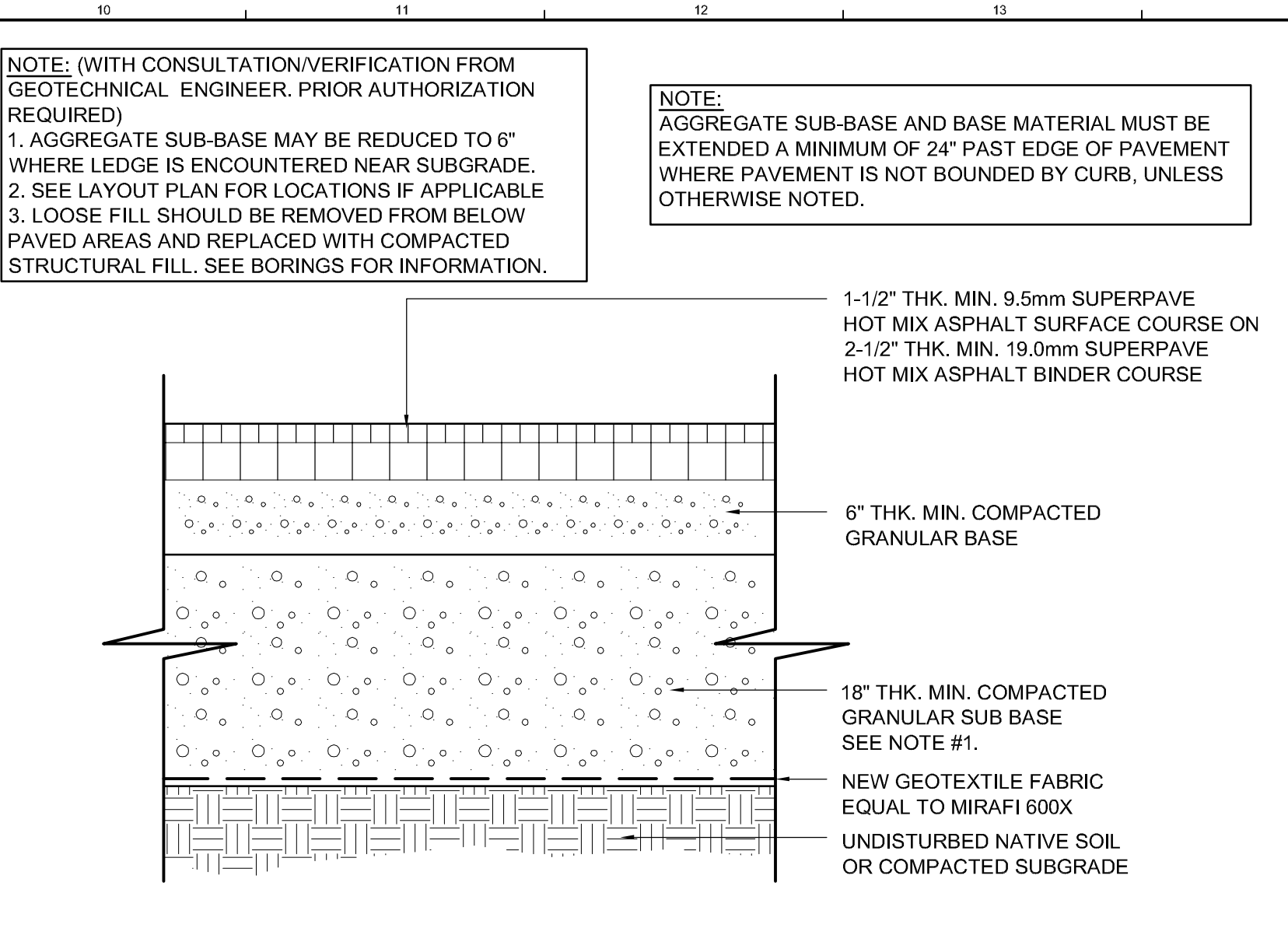
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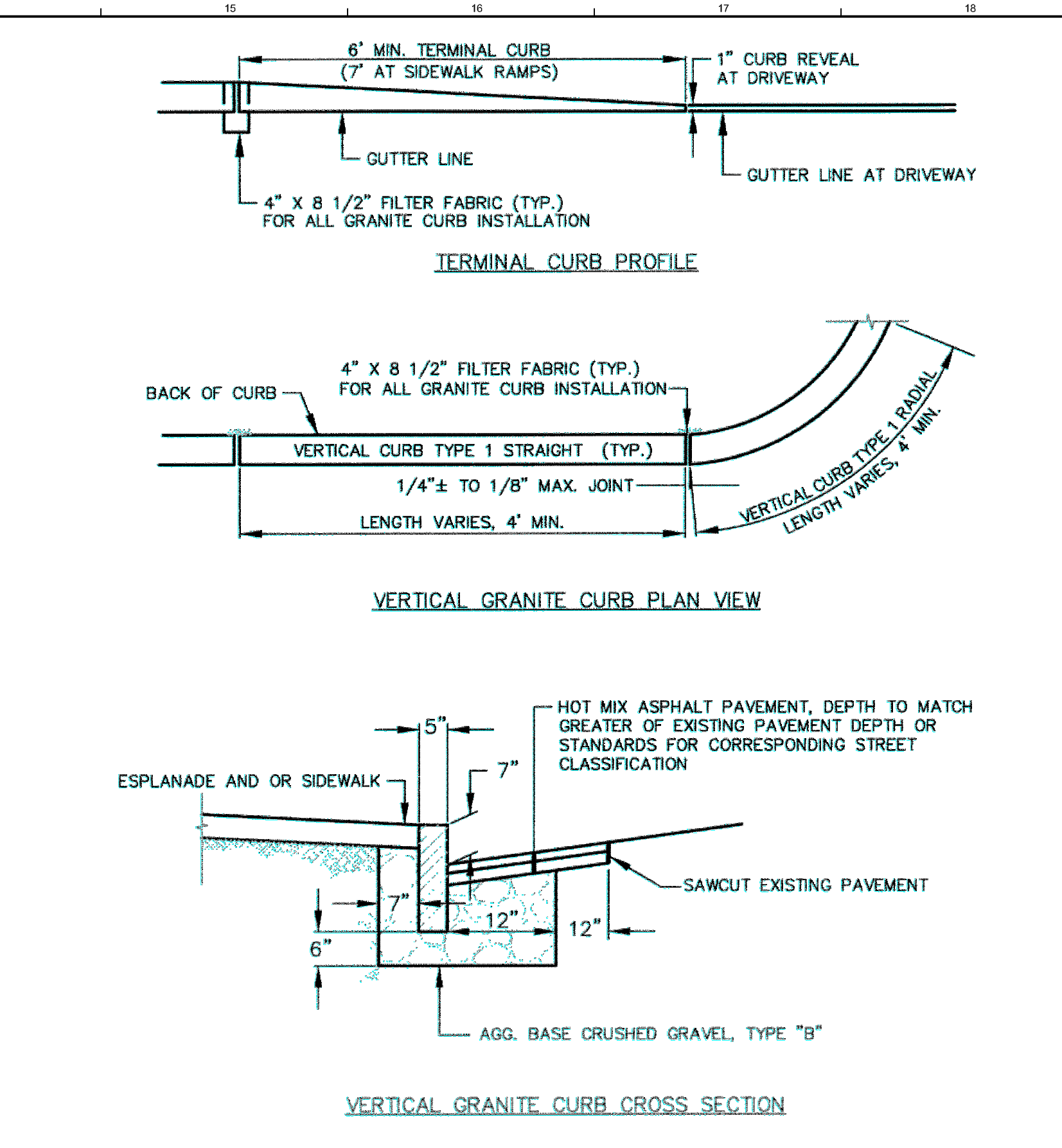
N1 HOT MIX ASPHALT BUTT JOINT



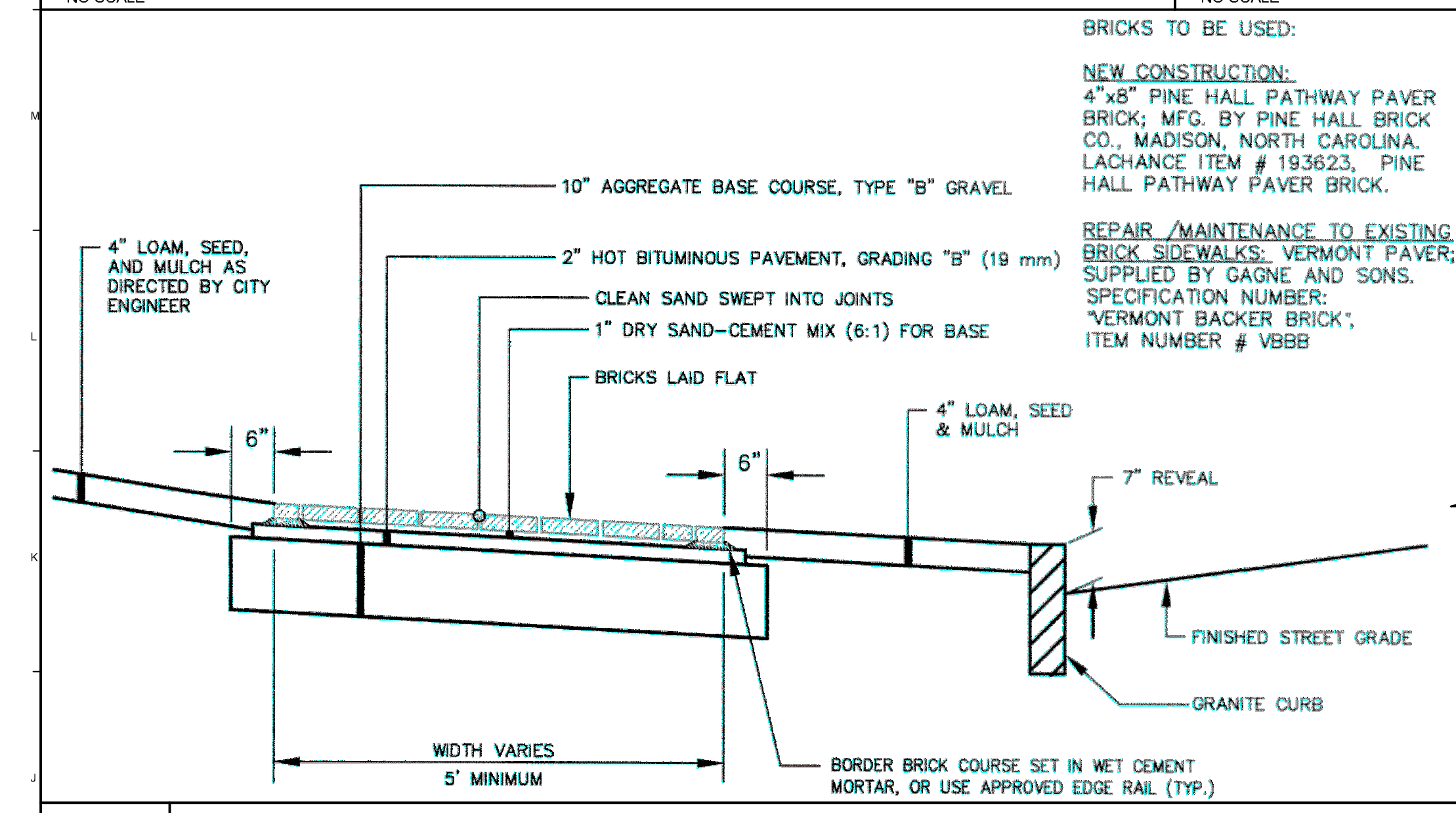
N5 NEW HOT MIX ASPHALT OVERLAY



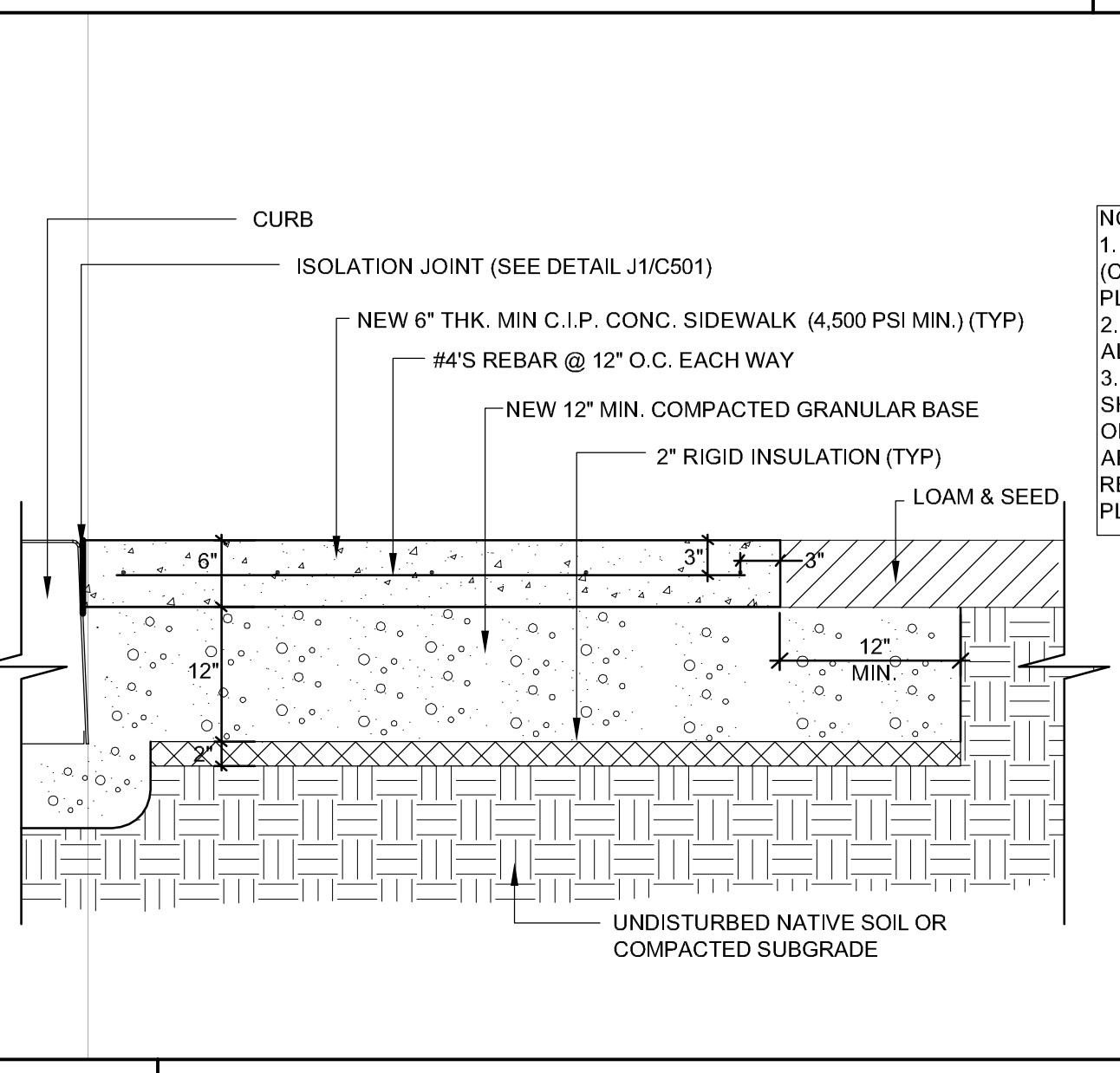
N10 NEW FULL DEPTH HOT MIX ASPHALT PAVEMENT



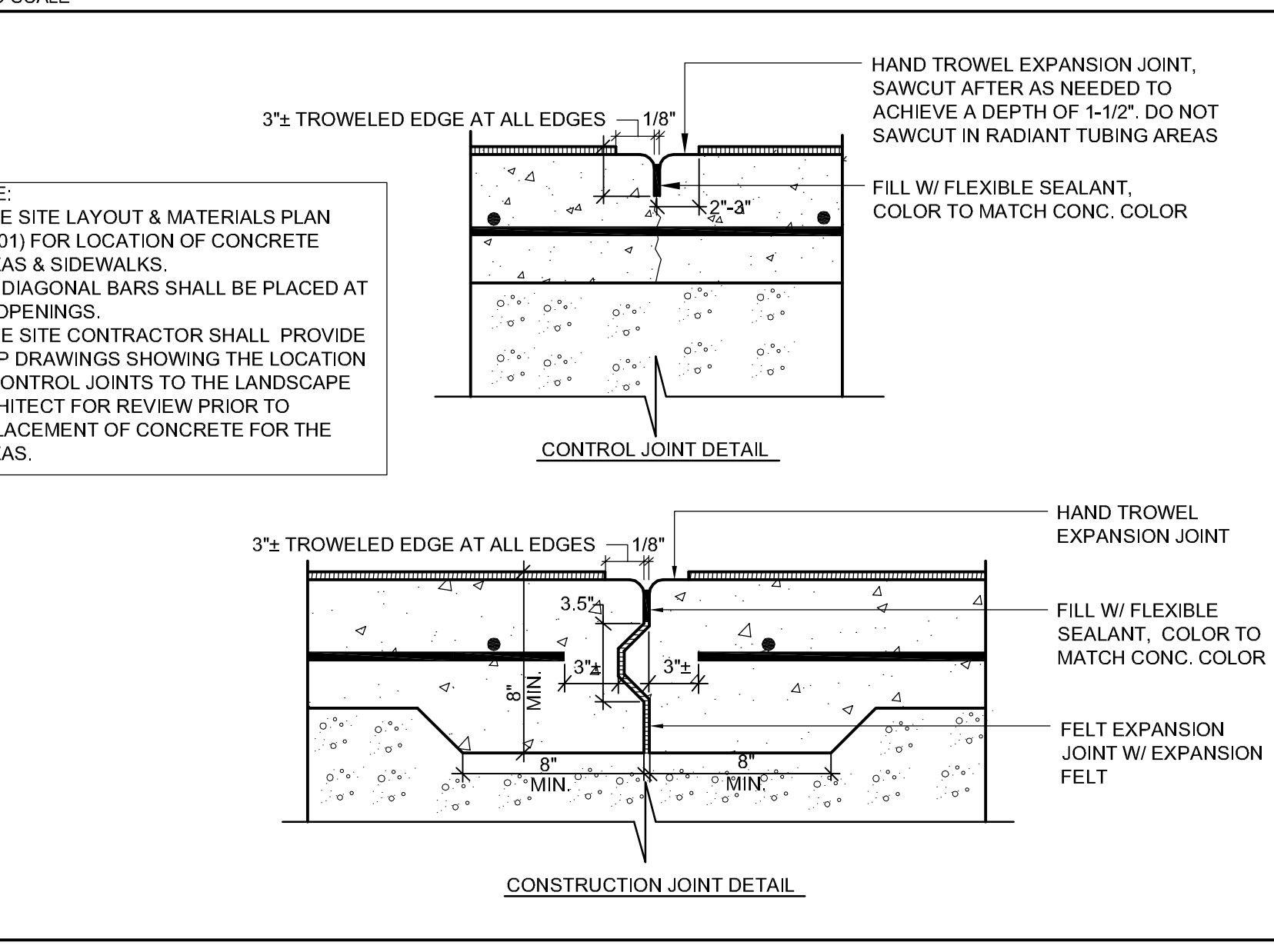
L14 NEW GRANITE CURB



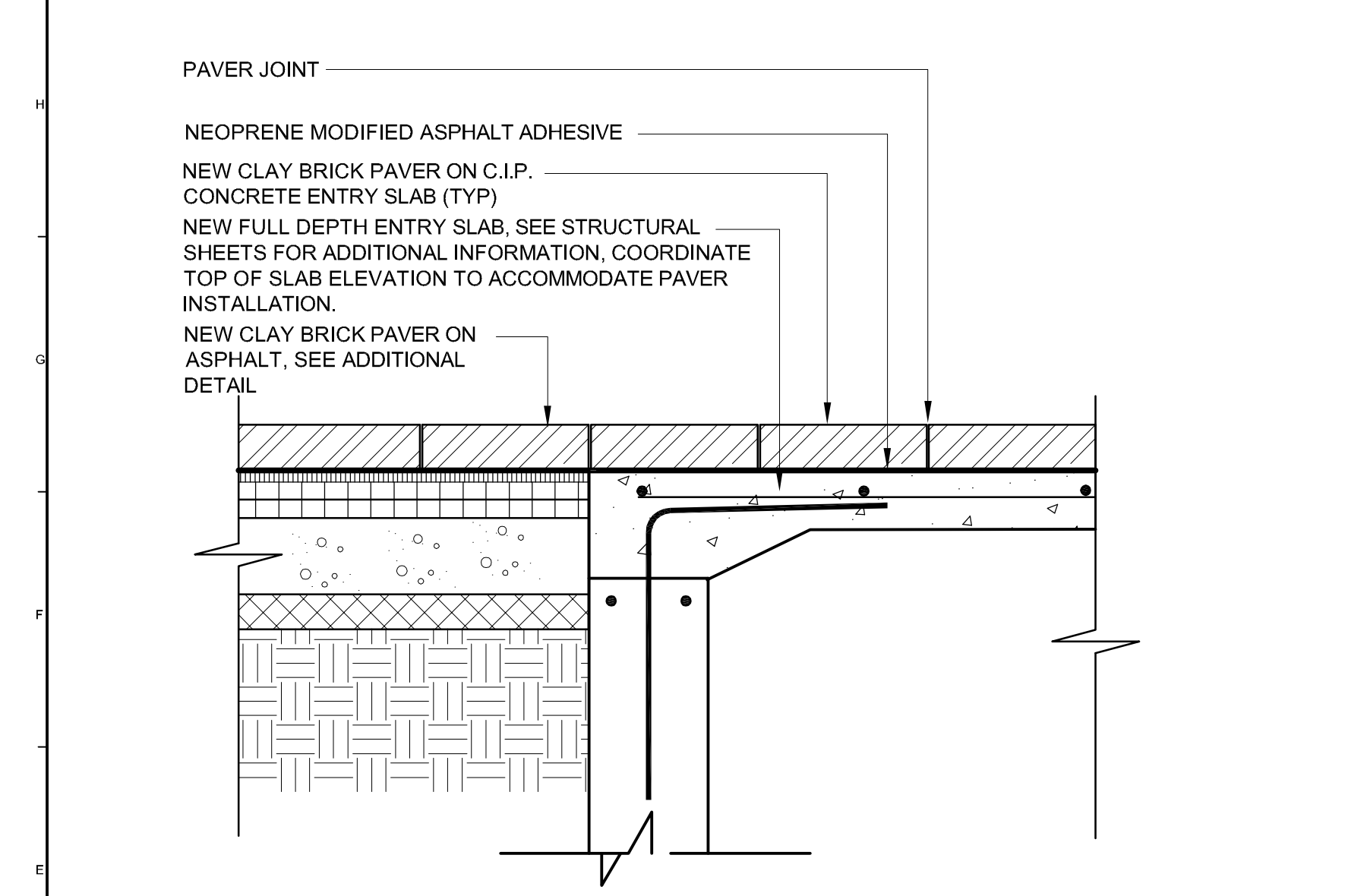
J1 NEW BRICK PAVER ON ASPHALT



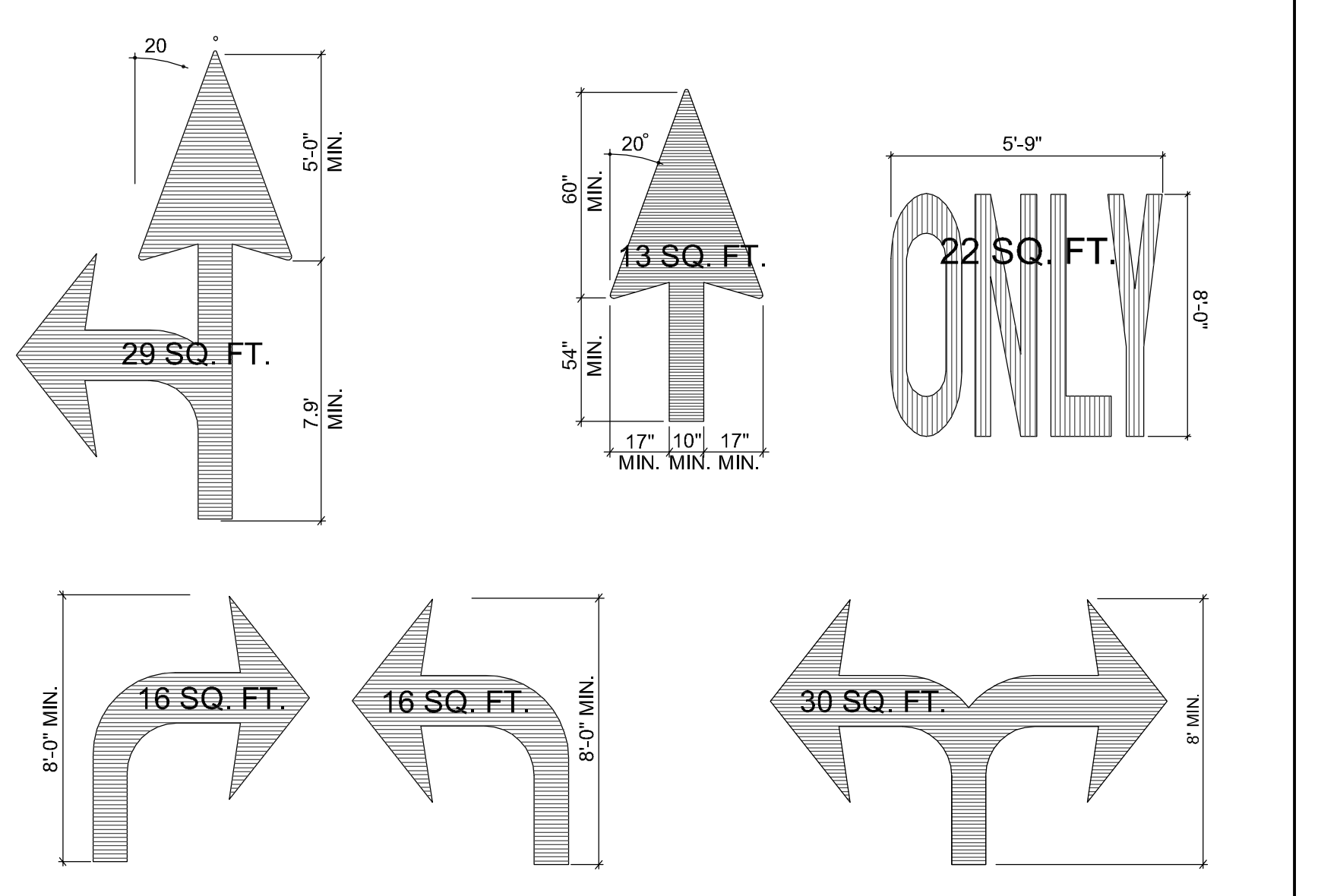
J6 NEW C.I.P. CONCRETE SIDEWALK



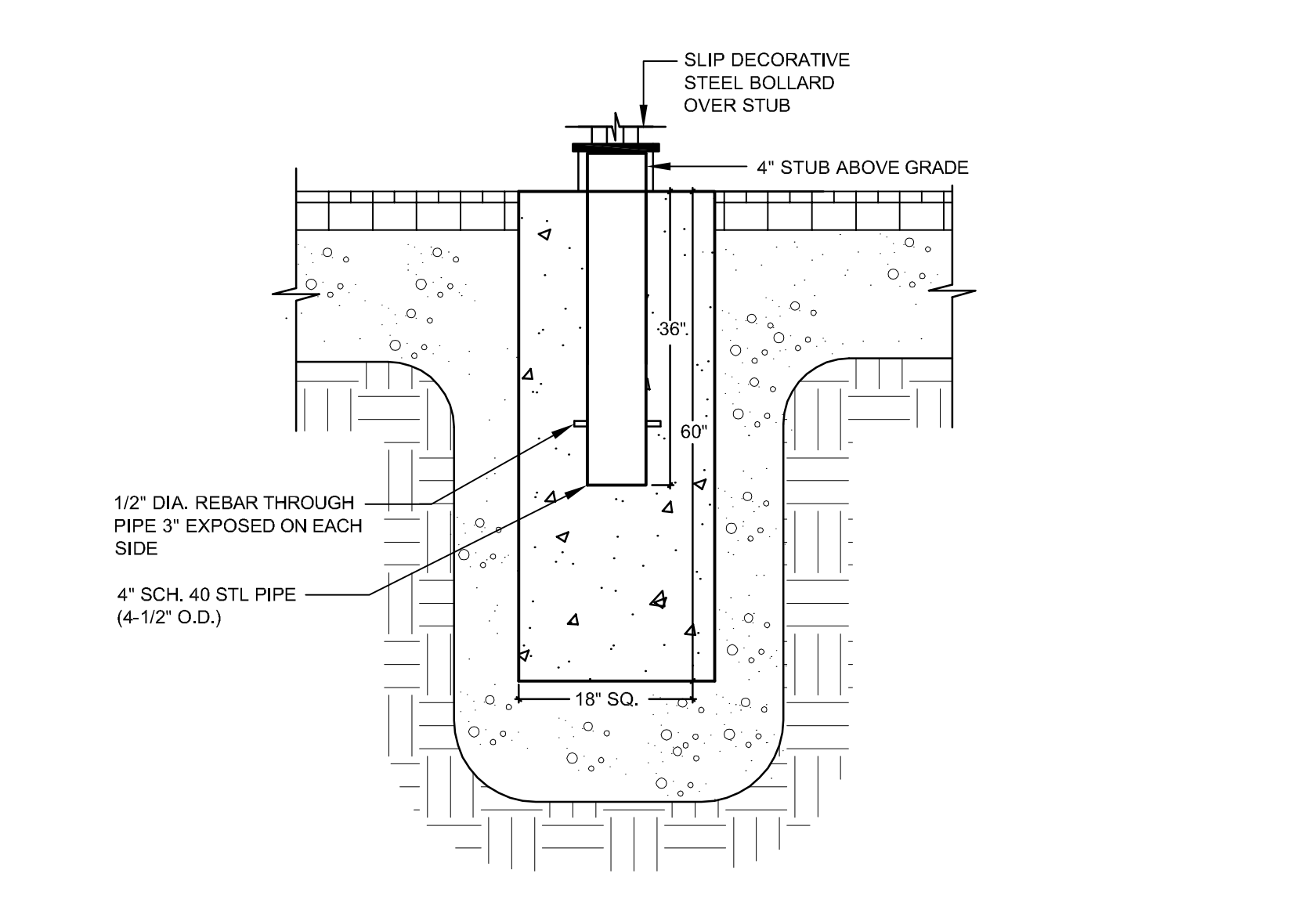
J14 NEW ADA RAMP



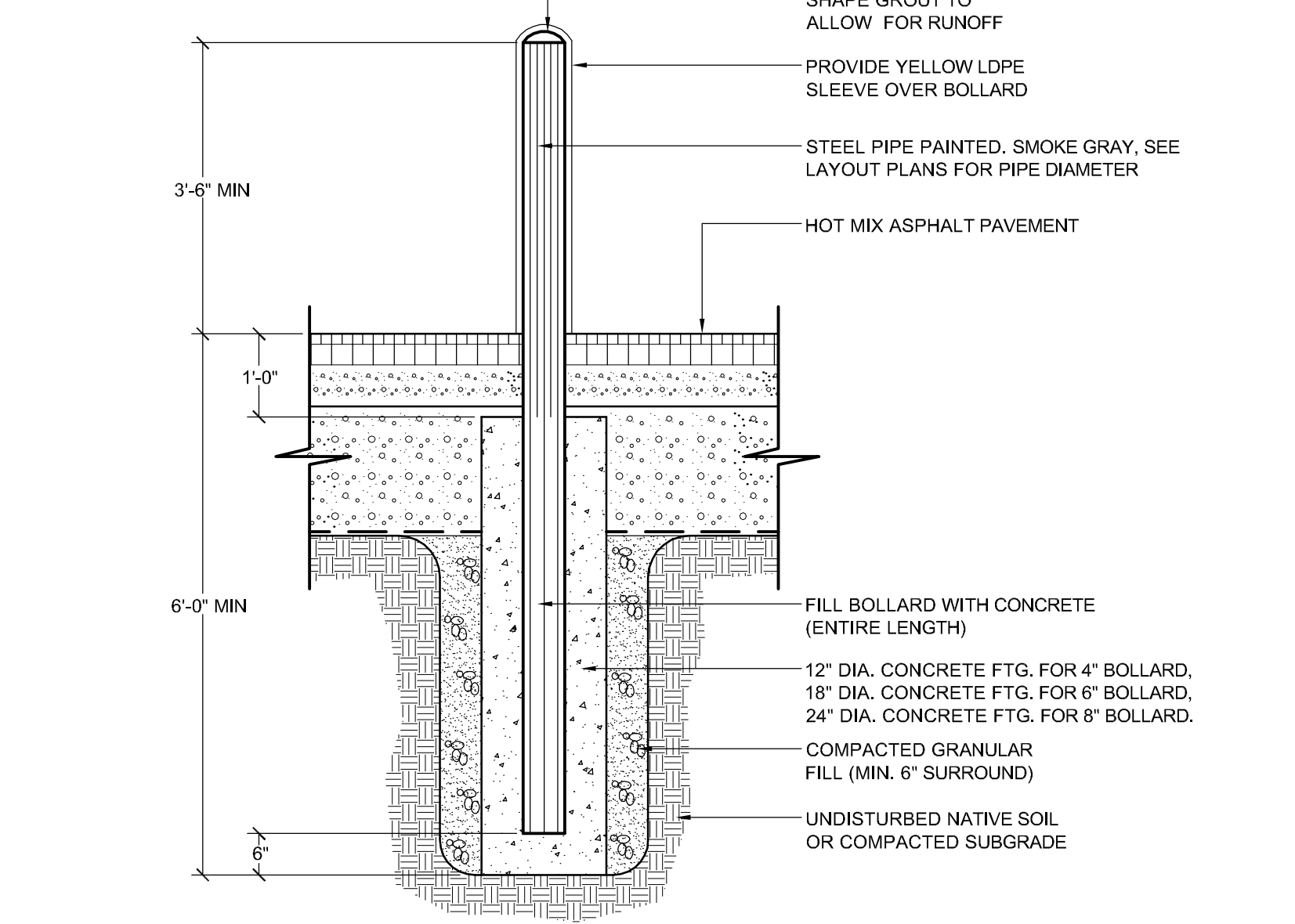
E1 NEW BRICK PAVER ON STRUCTURAL ENTRY SLAB



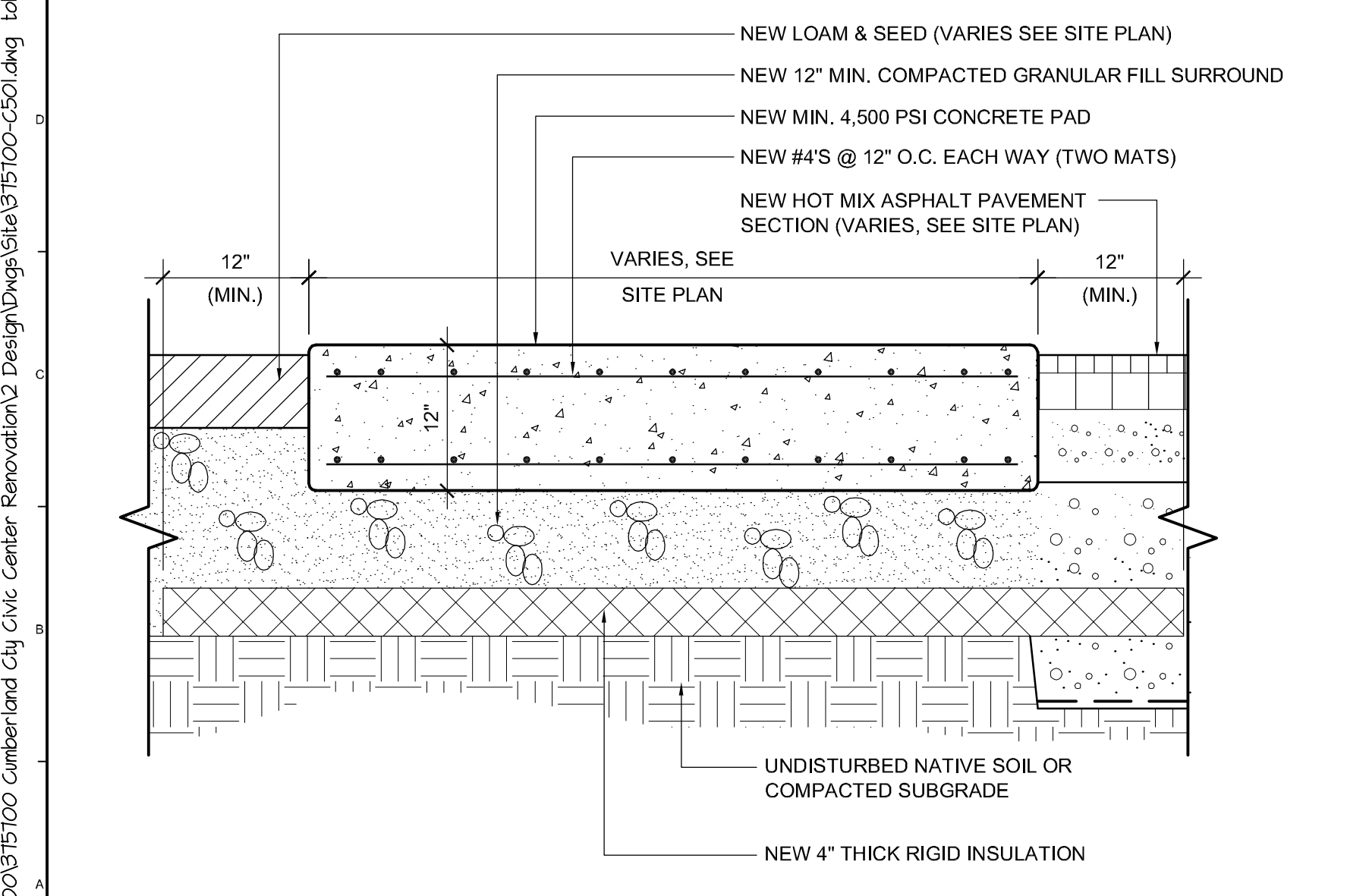
E5 NEW PAINTED PAVEMENT MARKINGS



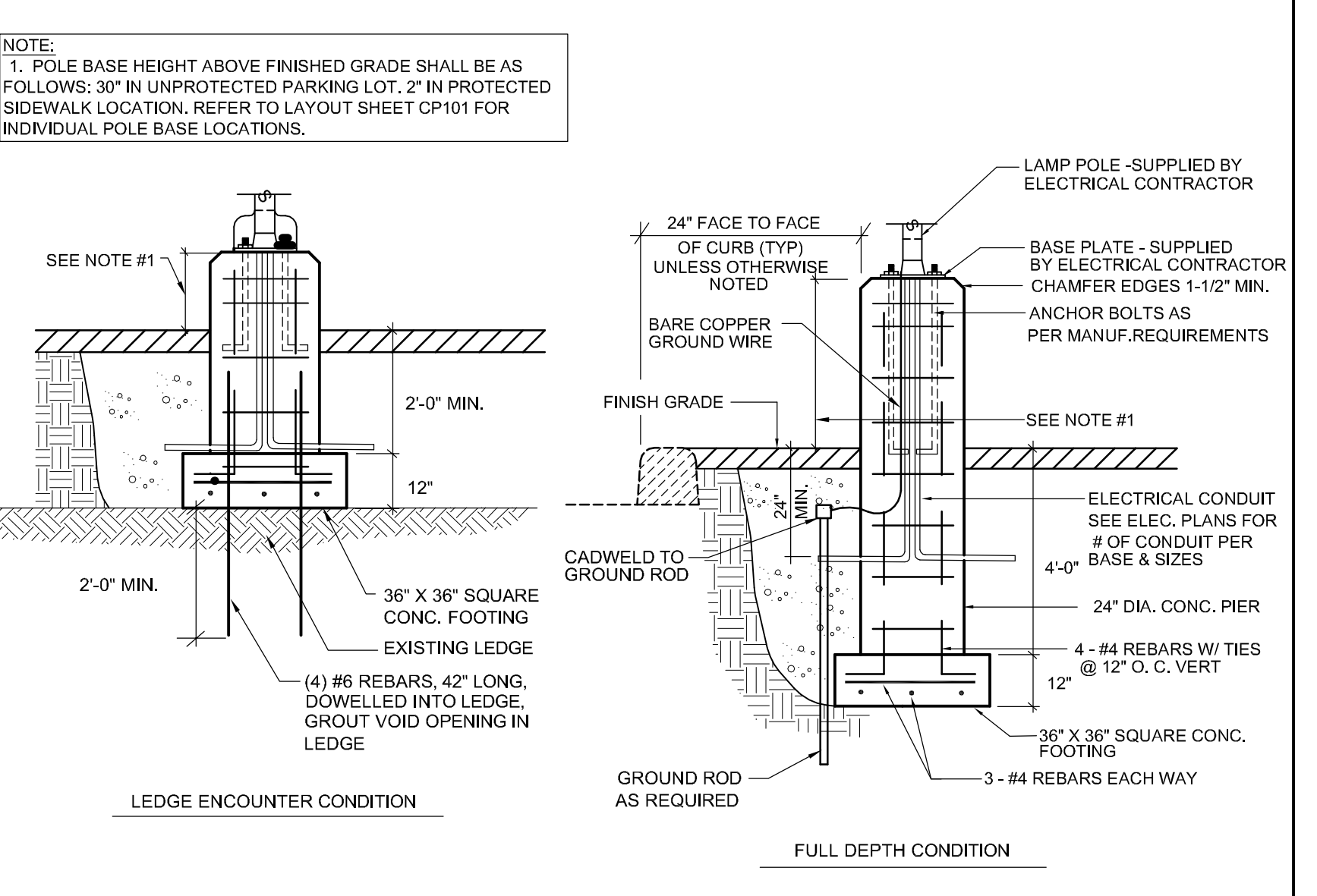
E10 NEW DECORATIVE STEEL BOLLARD



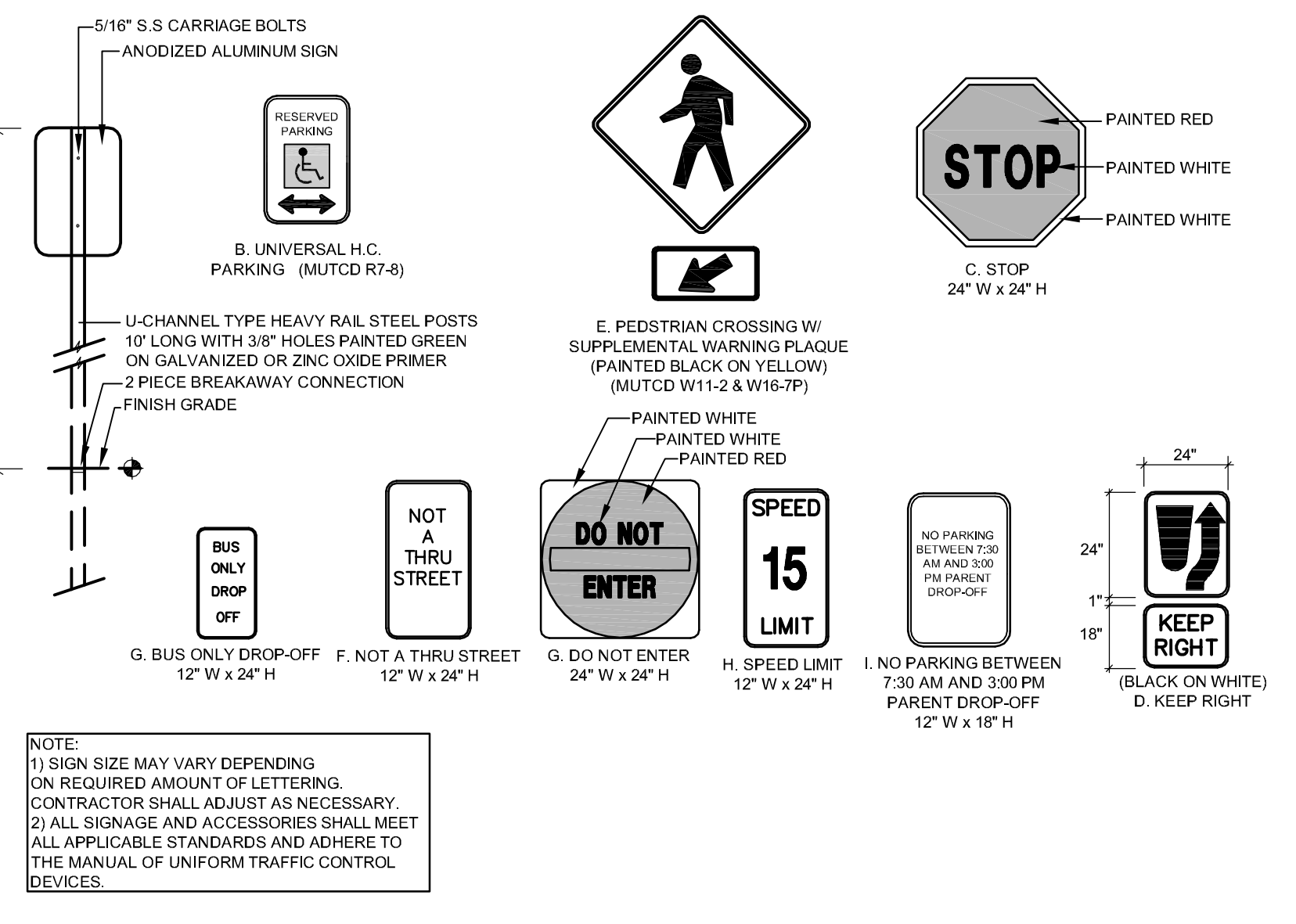
E14 NEW STEEL BOLLARD



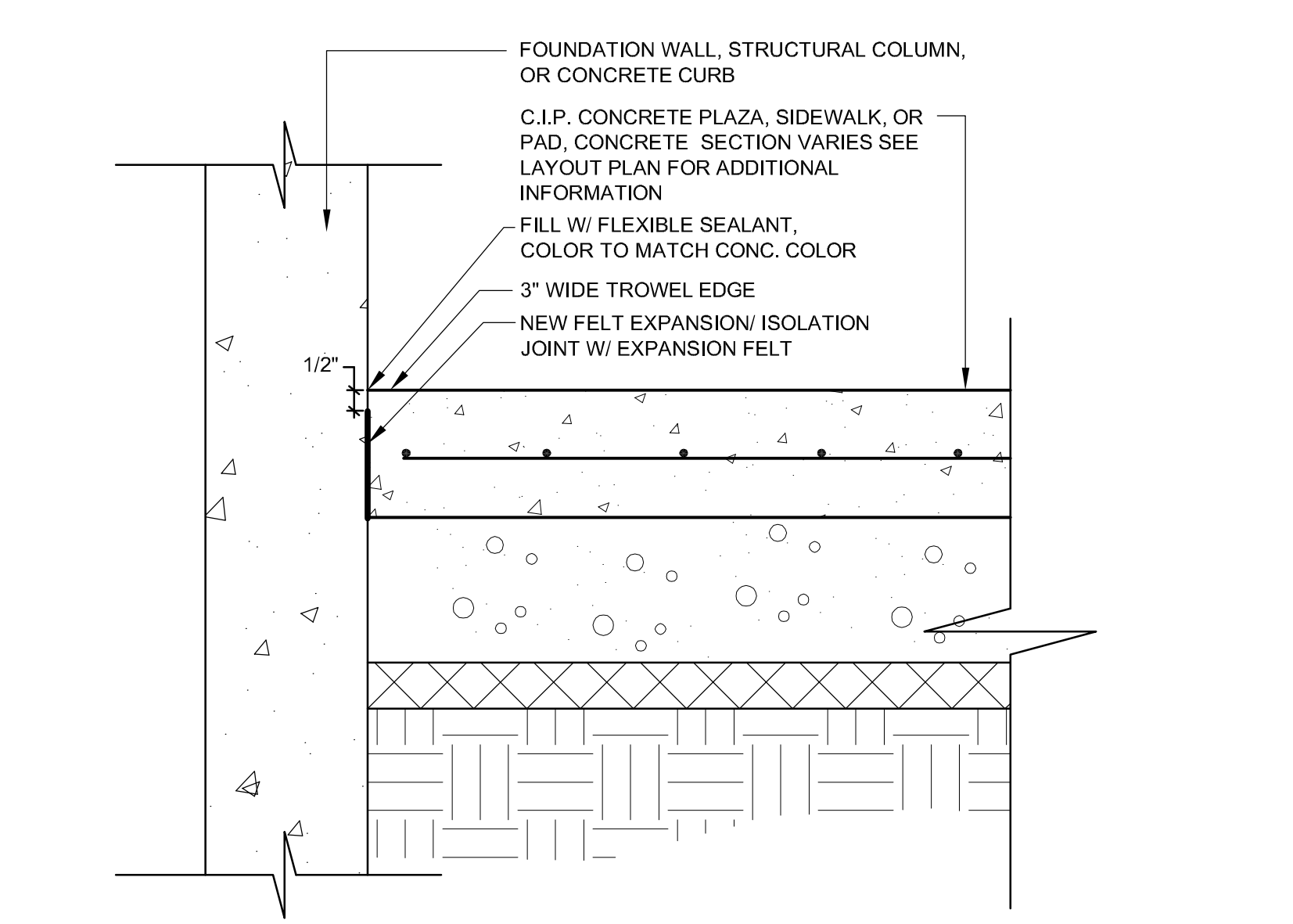
A1 NEW C.I.P. CONCRETE PAD (LOADING AREA)



A5 NEW CONCRETE LIGHT BASE



A10 SIGNAGE



A14 NEW C.I.P. CONCRETE ISOLATION JOINT

REV.	DESCRIPTION	DATE

APPROVAL DRAWINGS
05.11.12

CURRENT ISSUE STATUS:

WBRC ARCHITECTS ENGINEERS

WWW.WBRCAE.COM
BANGOR, MAINE 05440-4818
ROCKLAND, MAINE 078-48-4818
SARASOTA, FLORIDA 941-375-2862

CUMBERLAND COUNTY CIVIC CENTER RENOVATION

PROJECT: PORTLAND, MAINE

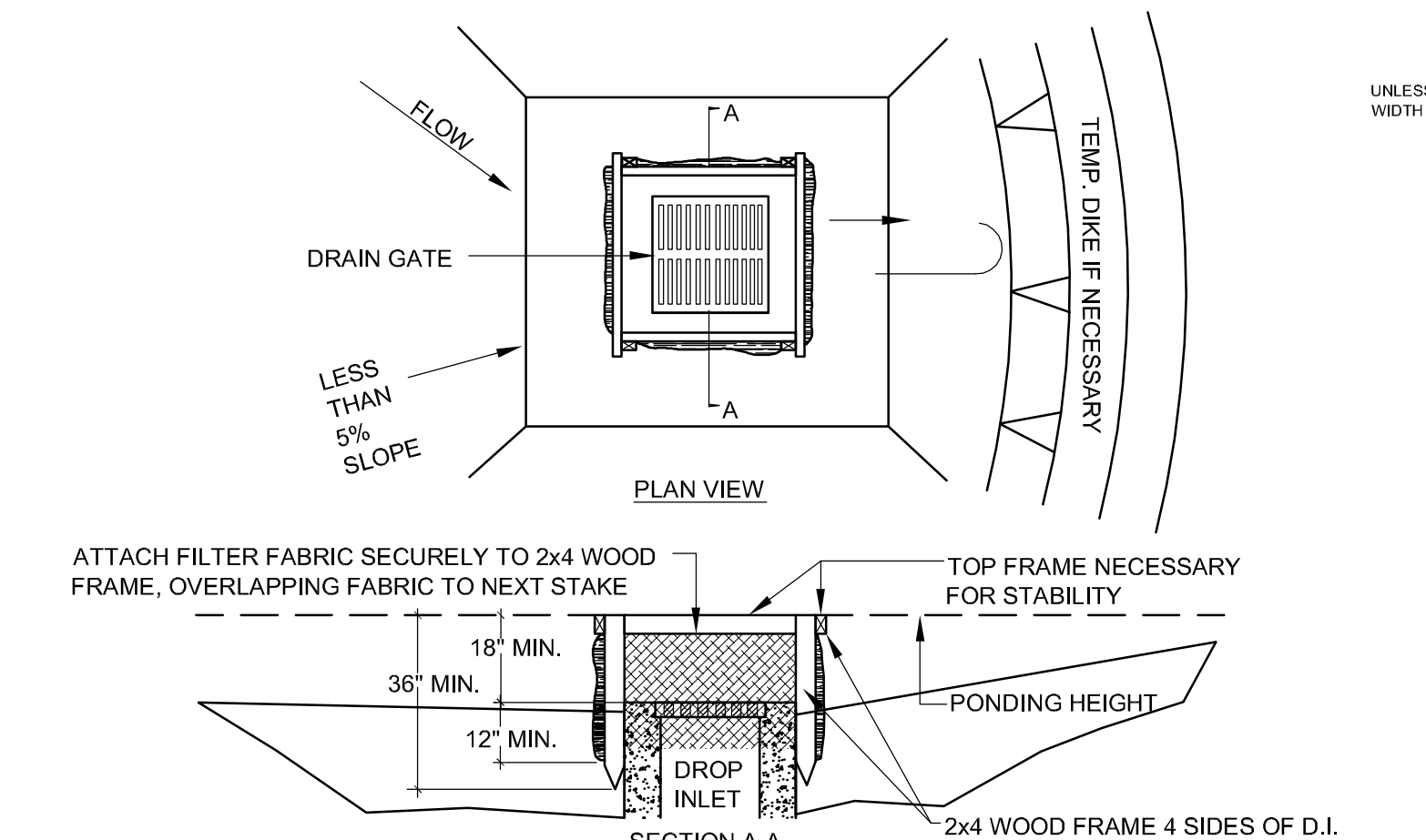
SITE DETAILS

SHEET TITLE: 375700-C501.DWG
WBRC CAD FILE: 3757.00
SCALE: AS SHOWN
PROJECT MANAGER: MEJ
DRAWN BY: JWB
CHECKED BY: ARB

SHEET NO. **C501**

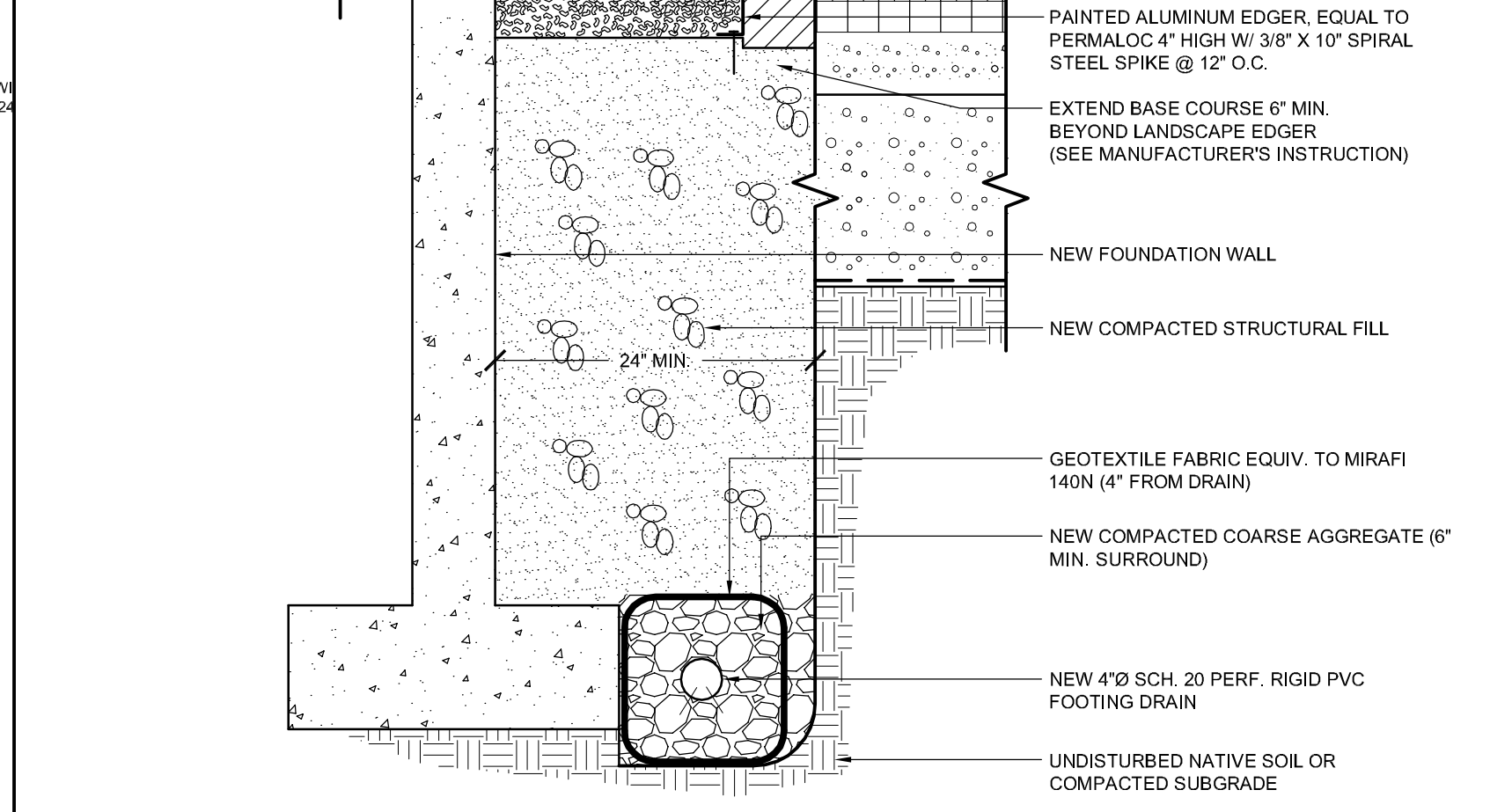
May 11, 2012, 12:28pm
 I:\315-360\3157500\Cumberland_City_Civic_Center_Renovations\Drawings\3157500-C501.dwg Labyr.chbars

NOTES:
 1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS (LESS THAN 5%)
 2. USE 2"x4" (100x50MM) WOOD OR EQUIVALENT METAL STAKES, 3' (1M MIN. LENGTH)
 3. INSTALL 2"x4" (100x50MM) WOOD TOP FRAME TO INSURE STABILITY.
 4. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMP. DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.



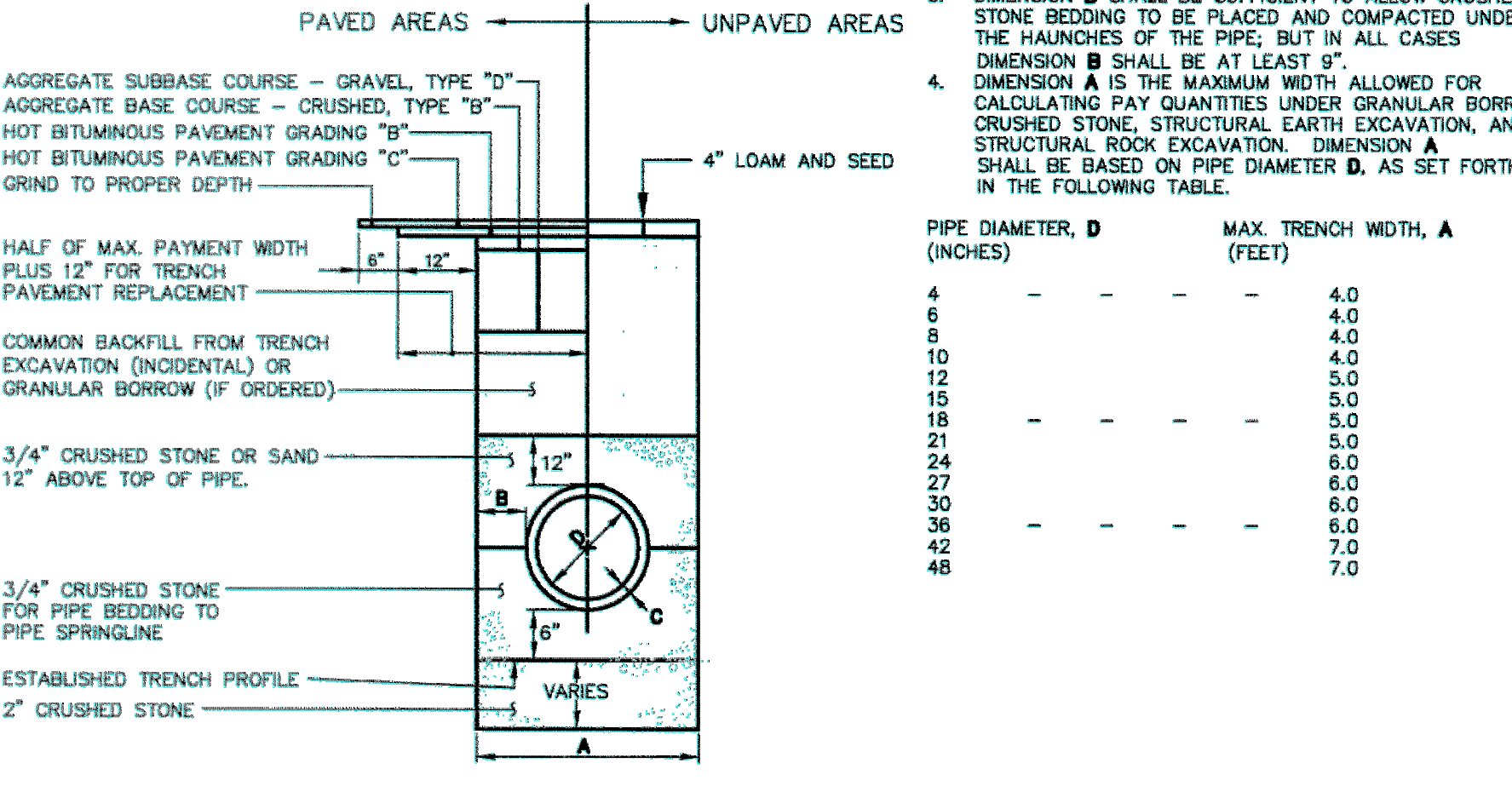
N1 TEMPORARY INLET PROTECTION
 NO SCALE

UNLESS OTHERWISE NOTED, WIDTH IS EAVE WIDTH + 12" OR 24" WHICHEVER IS GREATER



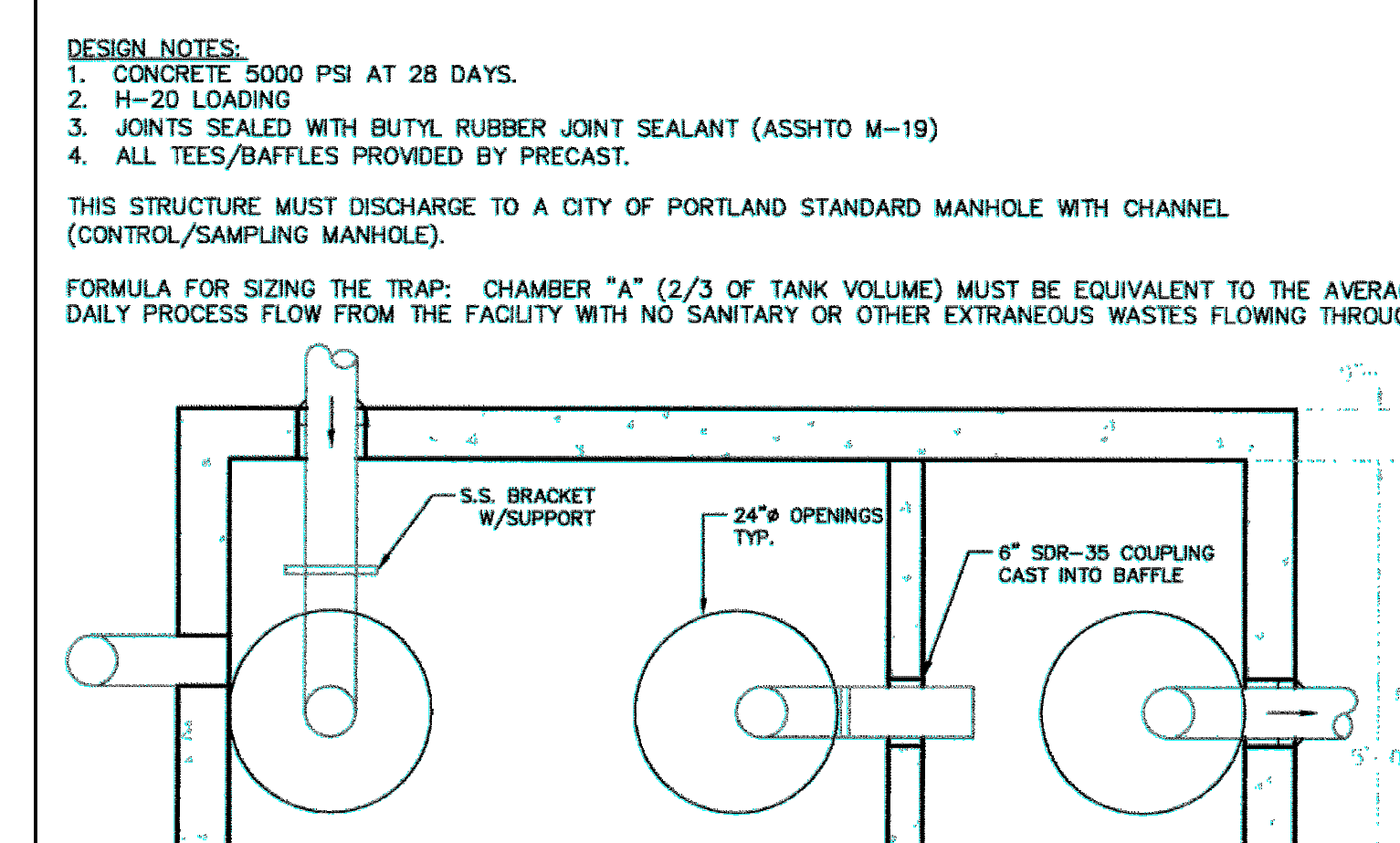
N5 NEW FOUNDATION DRAIN
 NO SCALE

NOTES:
 DEPTH OF BITUMINOUS PAVEMENT AND AGGREGATE COURSES SHALL BE DETERMINED BY STREET CLASSIFICATION.
 ANY ALTERNATE TRENCHING OR PAYMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY OF PORTLAND, DEPARTMENT OF PUBLIC SERVICES.

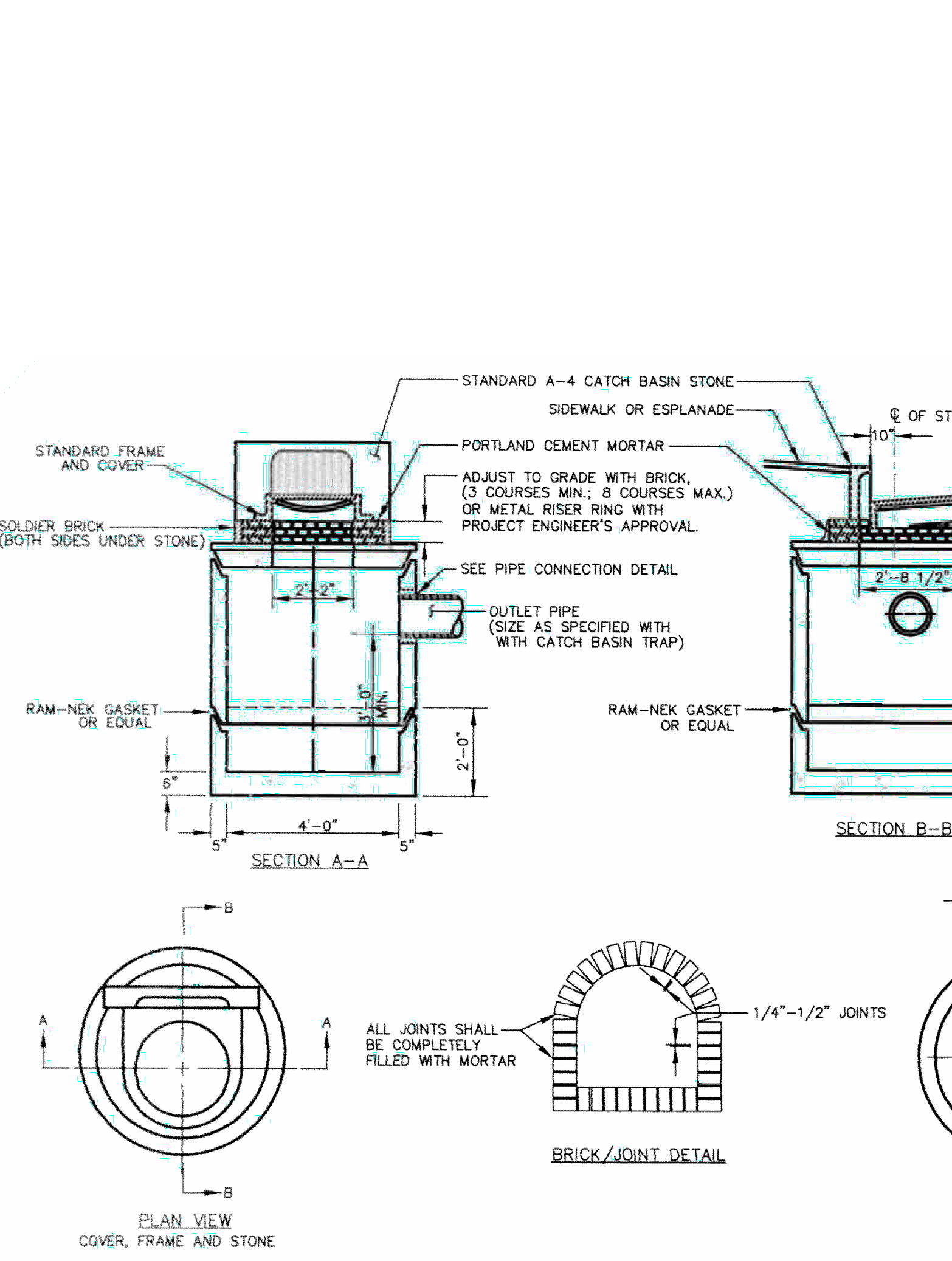


N10 TYPICAL PIPE TRENCH
 NO SCALE

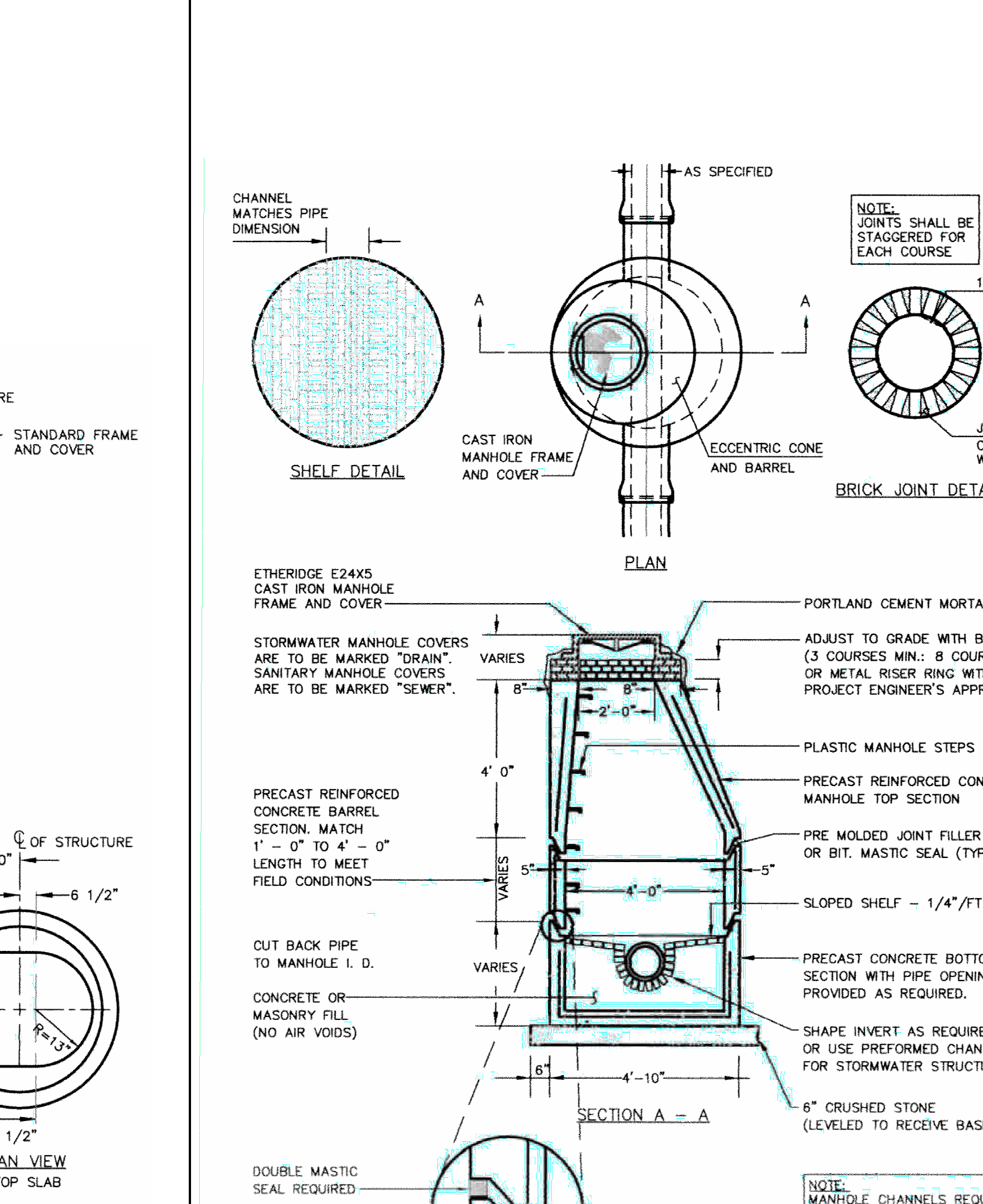
DESIGN NOTES:
 1. CONCRETE 5000 PSI AT 28 DAYS.
 2. H=20 LADING
 3. JOINTS SEALED WITH BUTYL RUBBER JOINT SEALANT (ASSHTO M-19)
 4. ALL TEES/Baffles PROVIDED BY PRECAST.



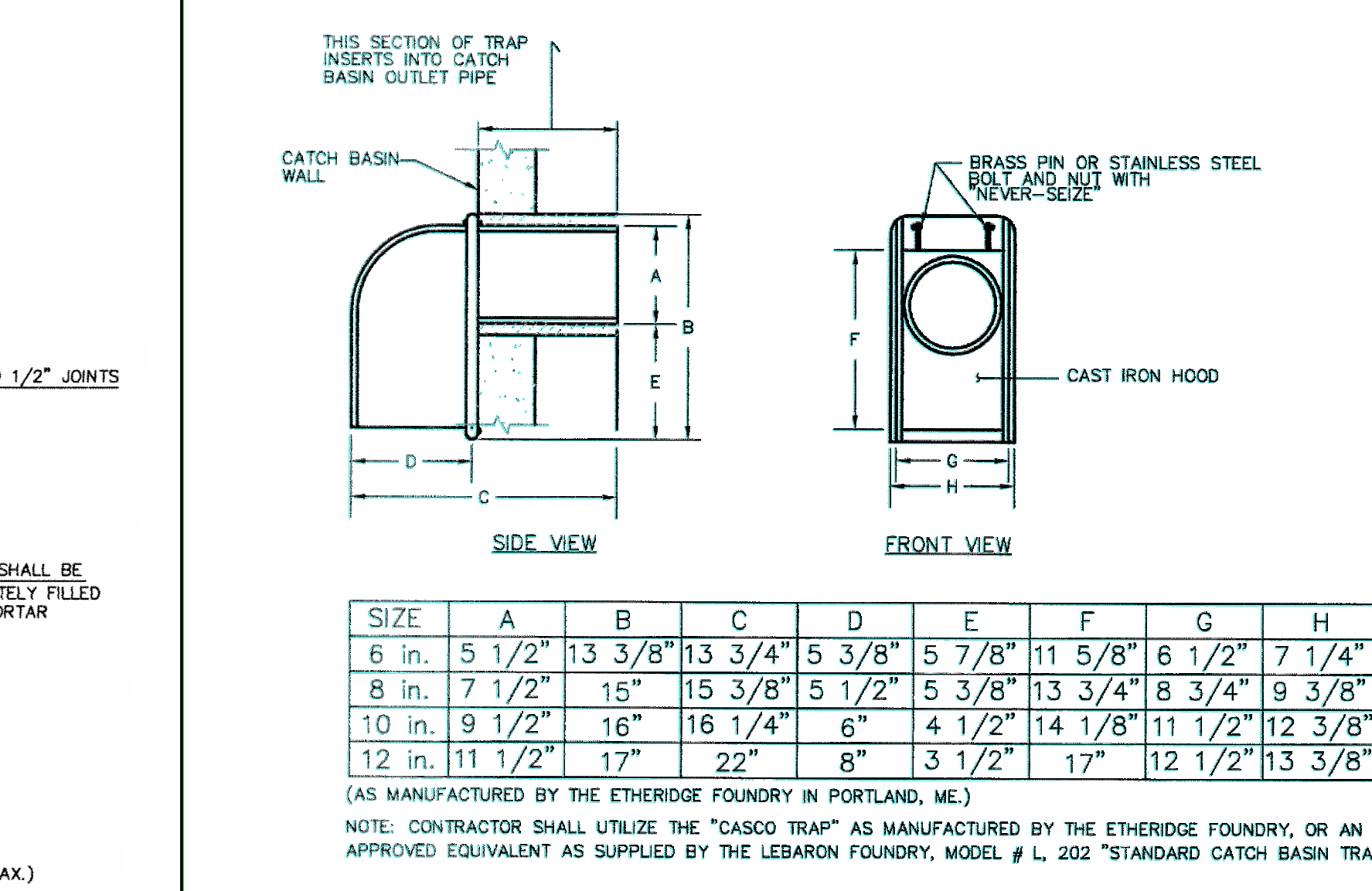
J14 NEW PRECAST CONCRETE GREASE TRAP
 NO SCALE



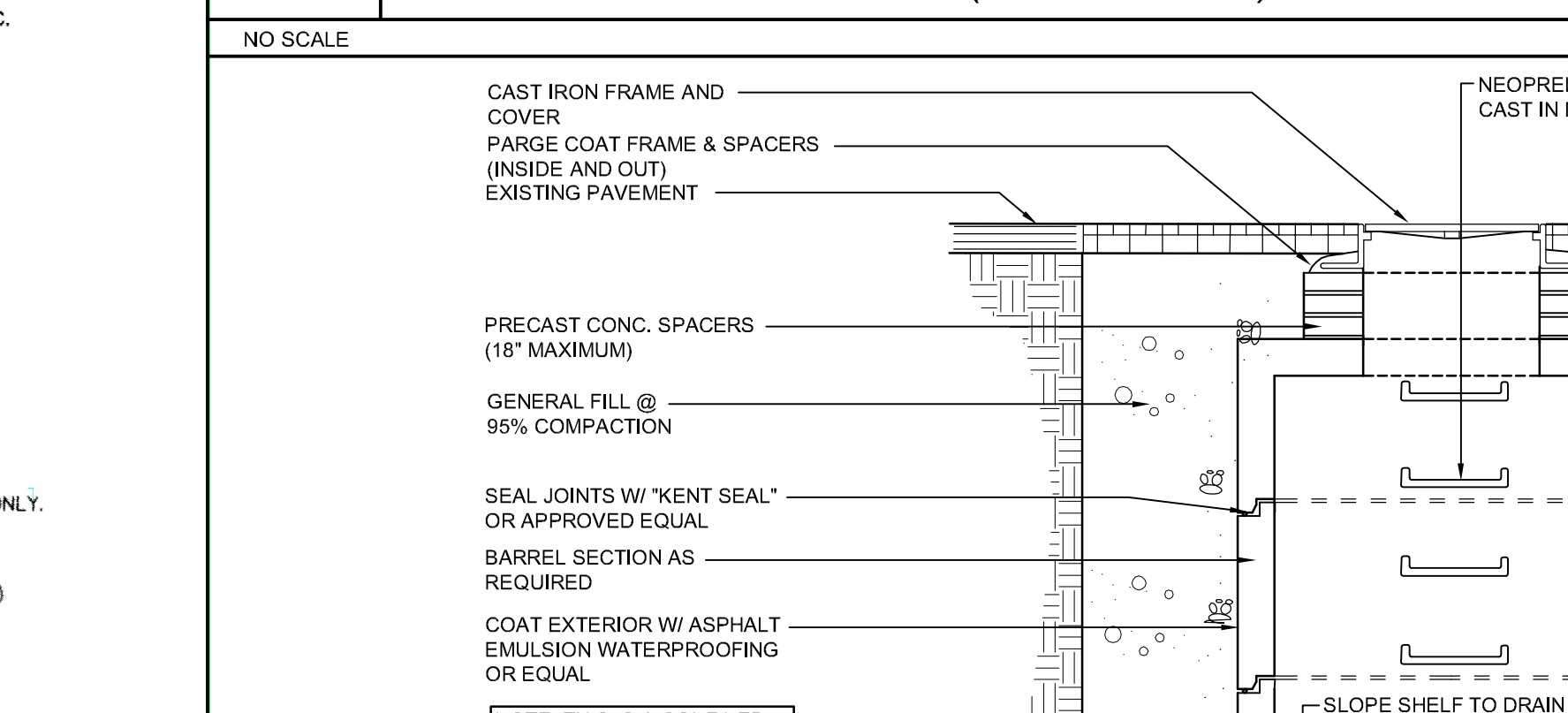
E1 NEW CATCH BASIN
 NO SCALE



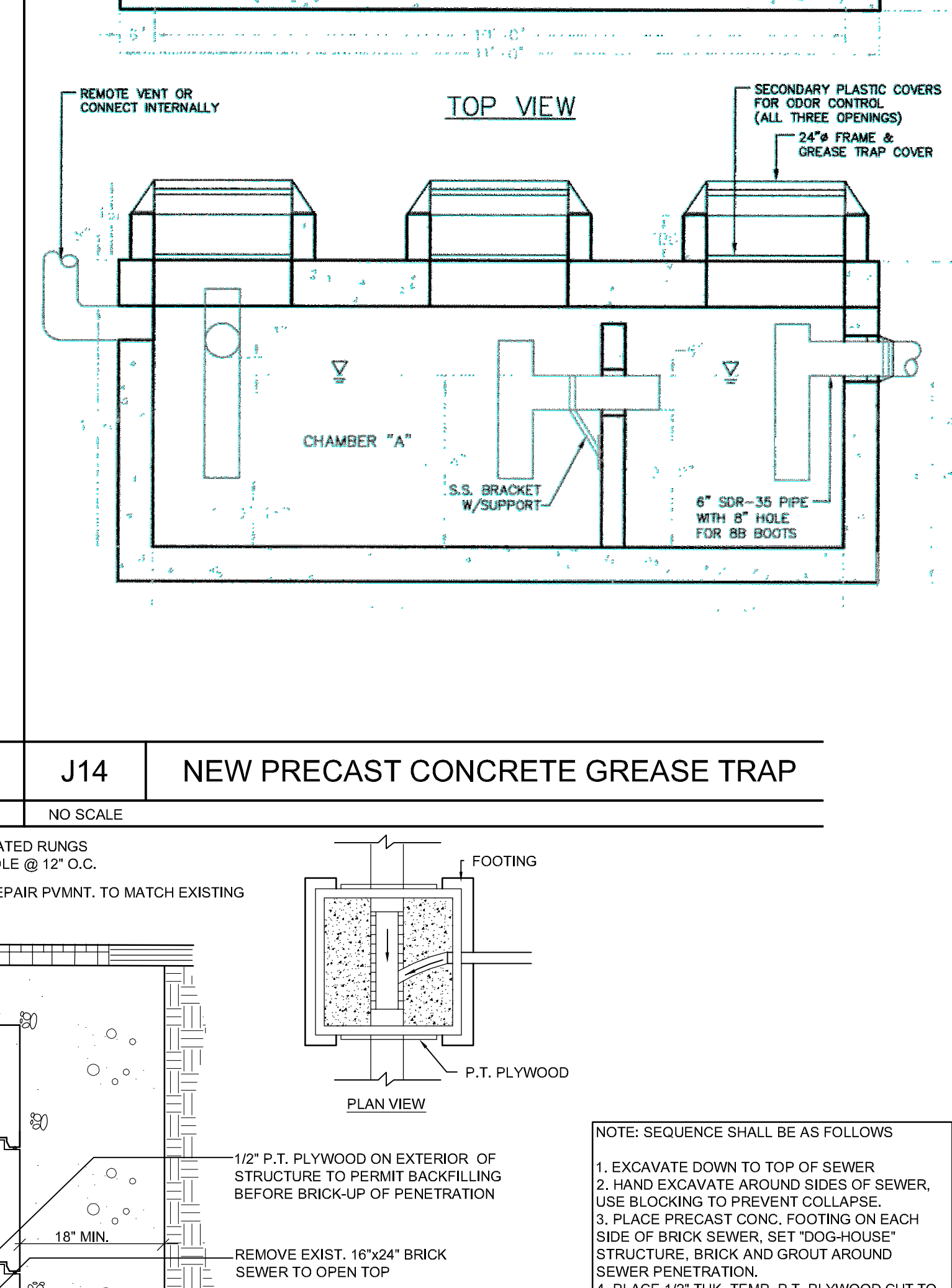
E6 NEW MANHOLE
 NO SCALE



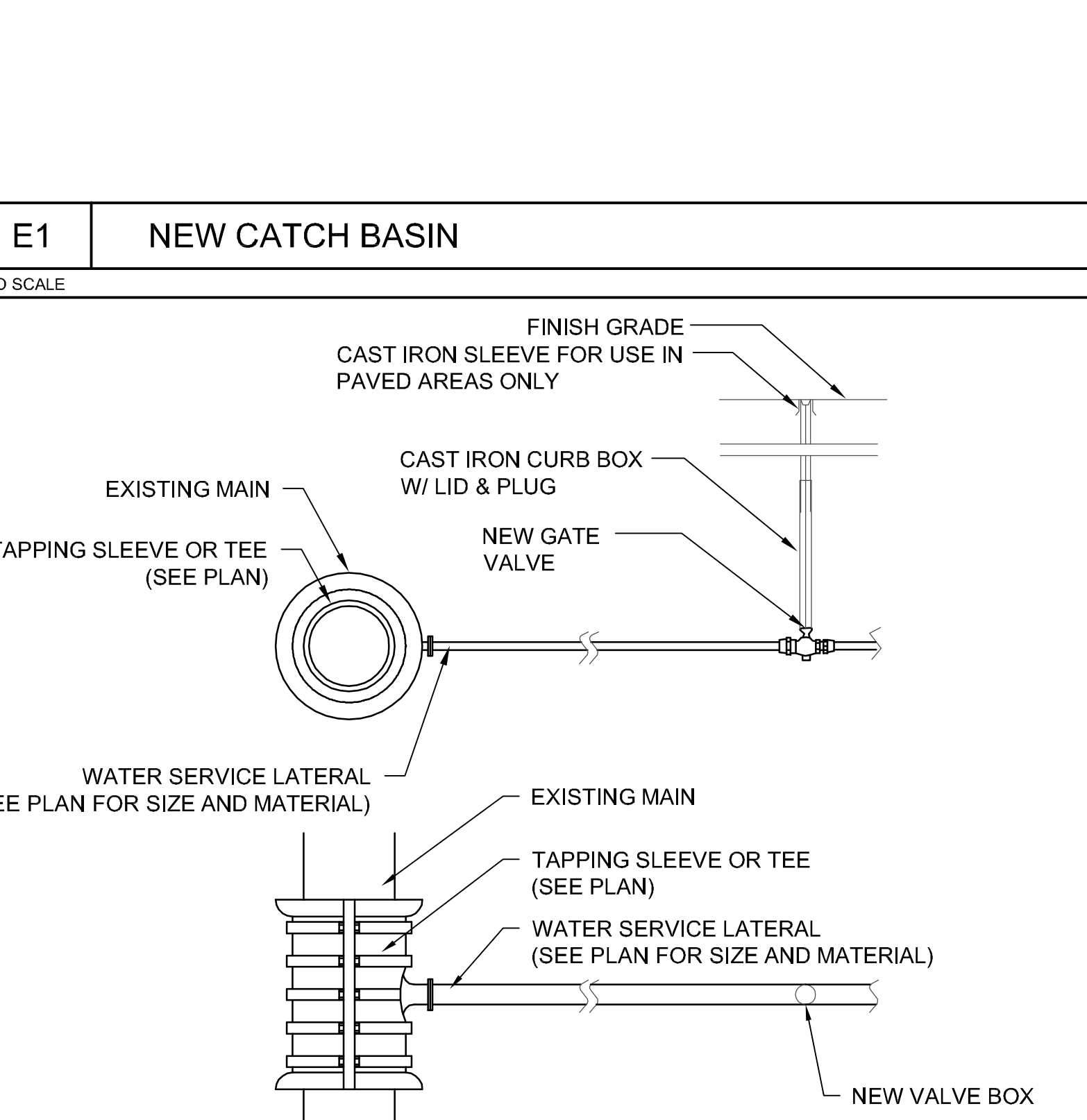
J11 NEW CATCH BASIN TRAP (CASCO TRAP)
 NO SCALE



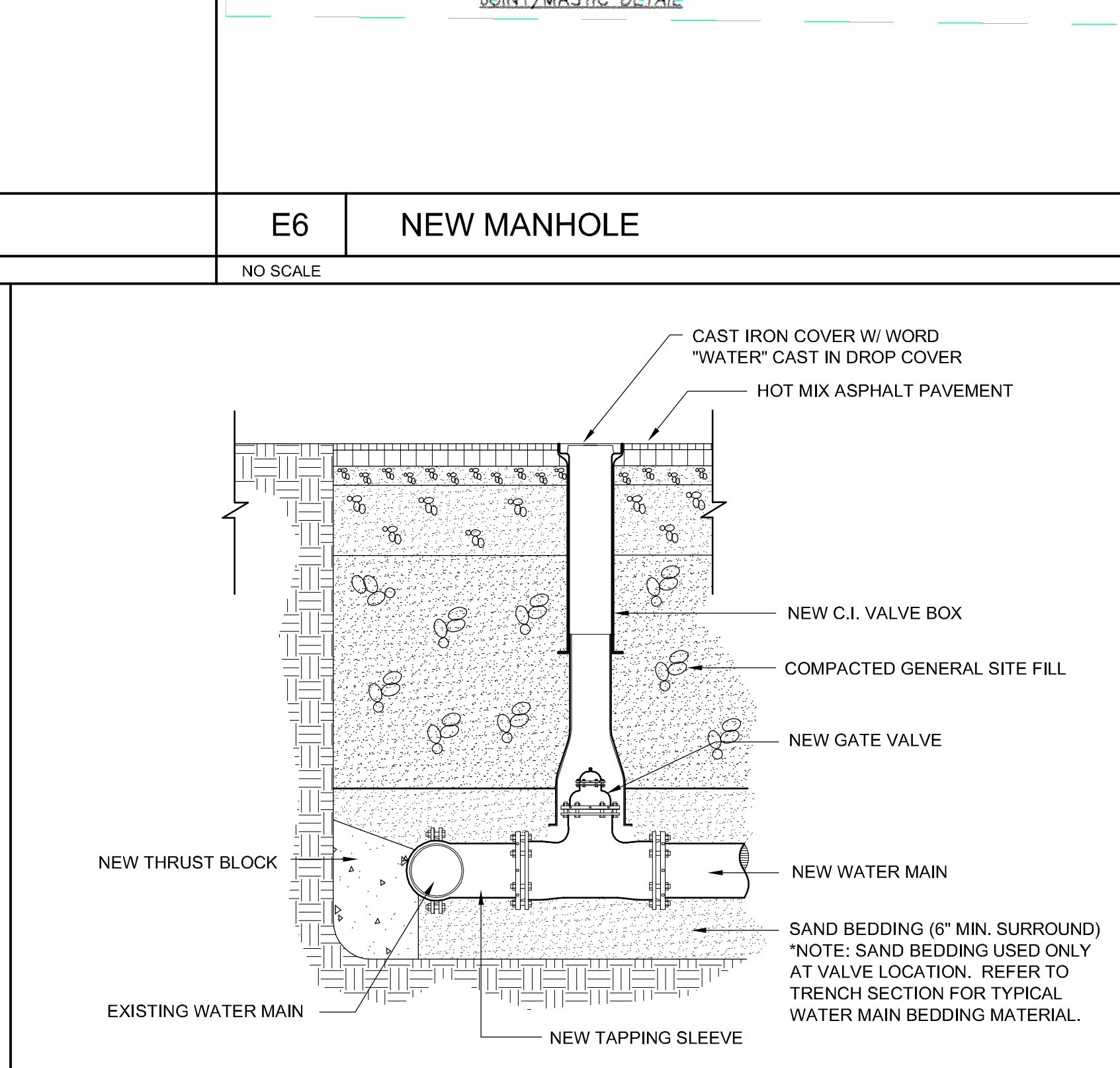
E11 NEW DOG HOUSE MANHOLE
 NO SCALE



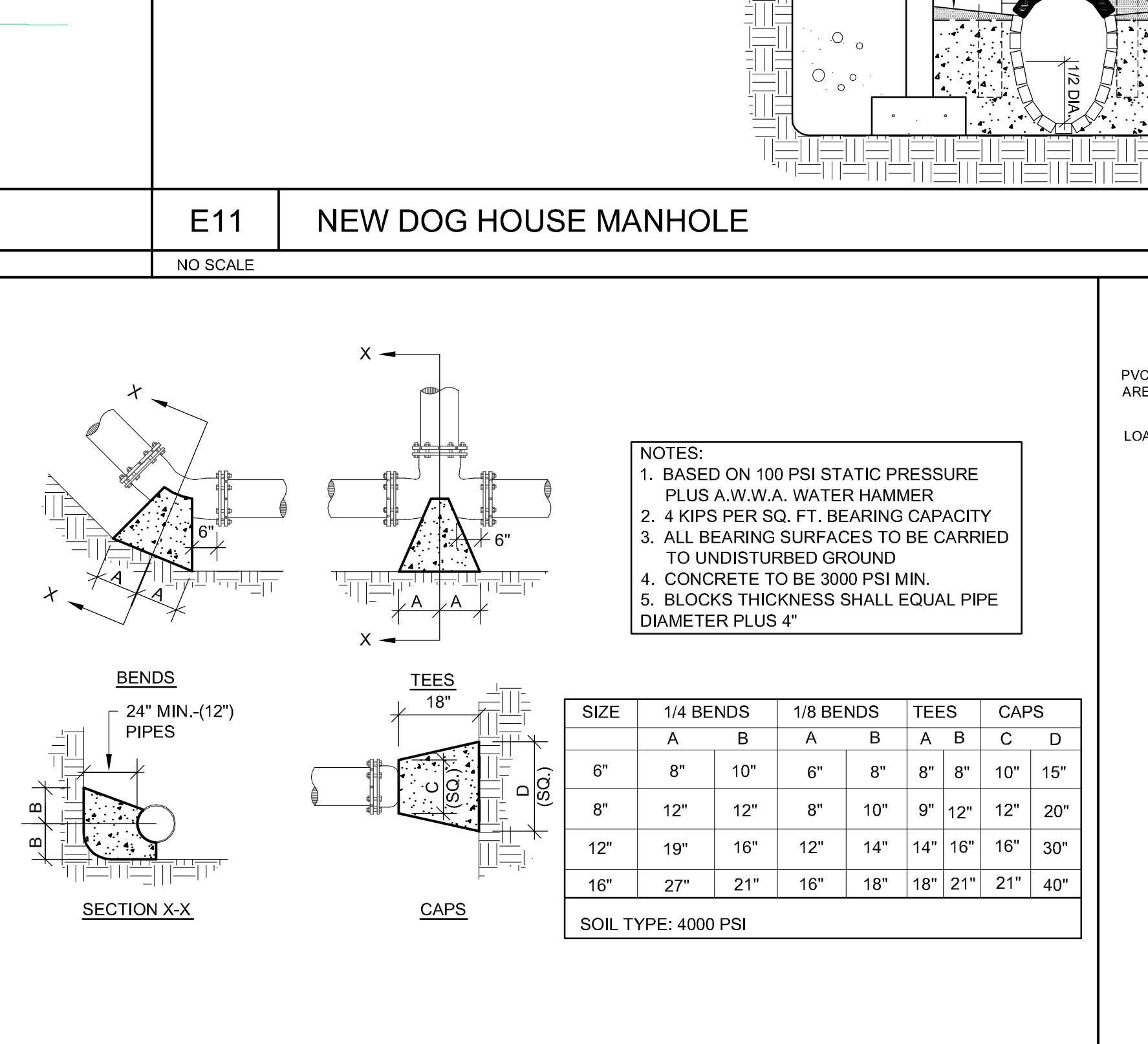
J14 NEW PRECAST CONCRETE GREASE TRAP
 NO SCALE



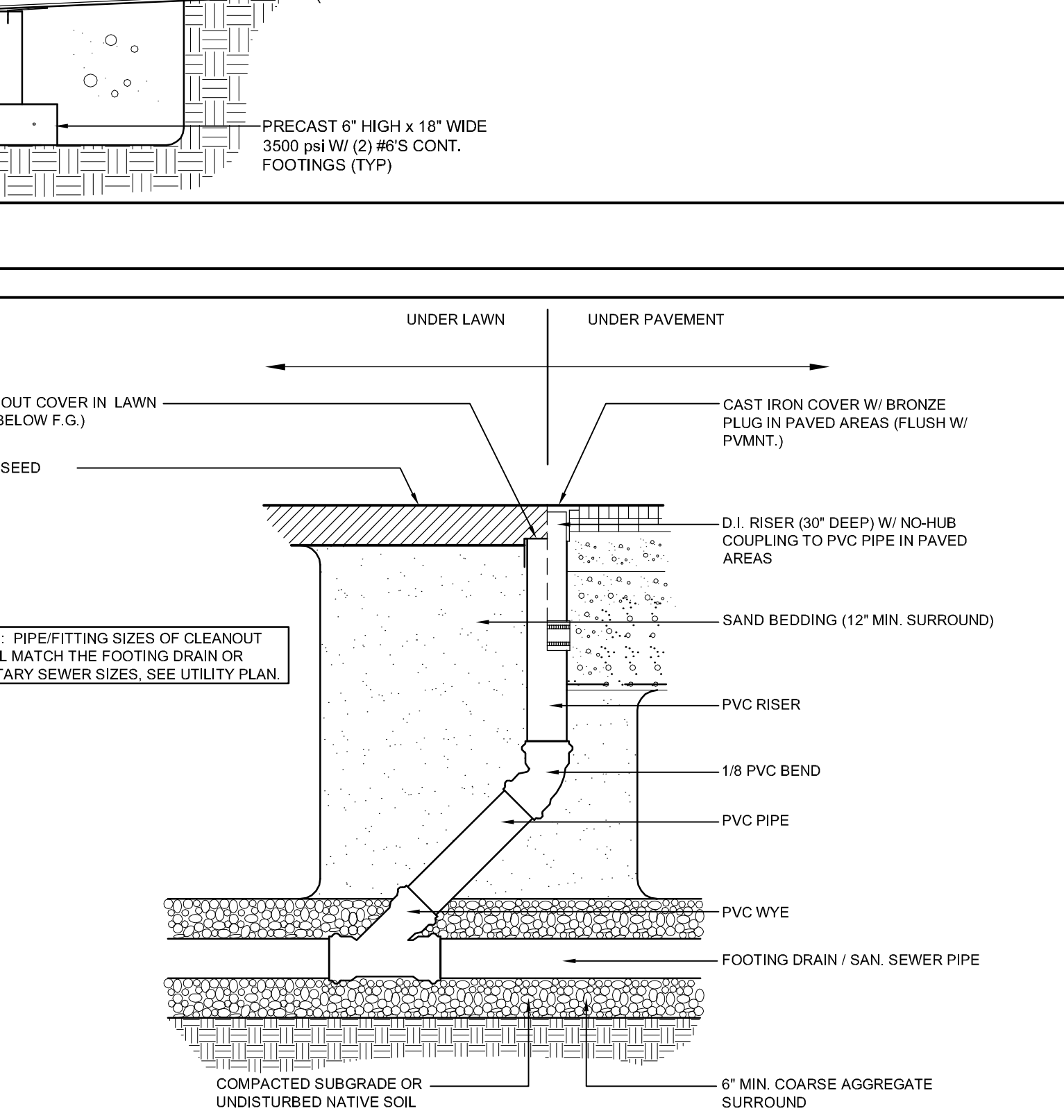
A1 NEW TAPPING SLEEVE/ SERVICE CONNECTION
 NO SCALE



A5 NEW GATE VALVE
 NO SCALE



A10 NEW THRUST BLOCK
 NO SCALE



A14 NEW CLEANOUT
 NO SCALE

REV.	DESCRIPTION	DATE

APPROVAL DRAWINGS
05.11.12

CURRENT ISSUE STATUS:

WBRC ARCHITECTS ENGINEERS
 WWW.WBRC.COM
 BANGOR, MAINE 207-947-4818
 PORTLAND, MAINE 207-489-4818
 SARASOTA, FLORIDA 941-375-2828

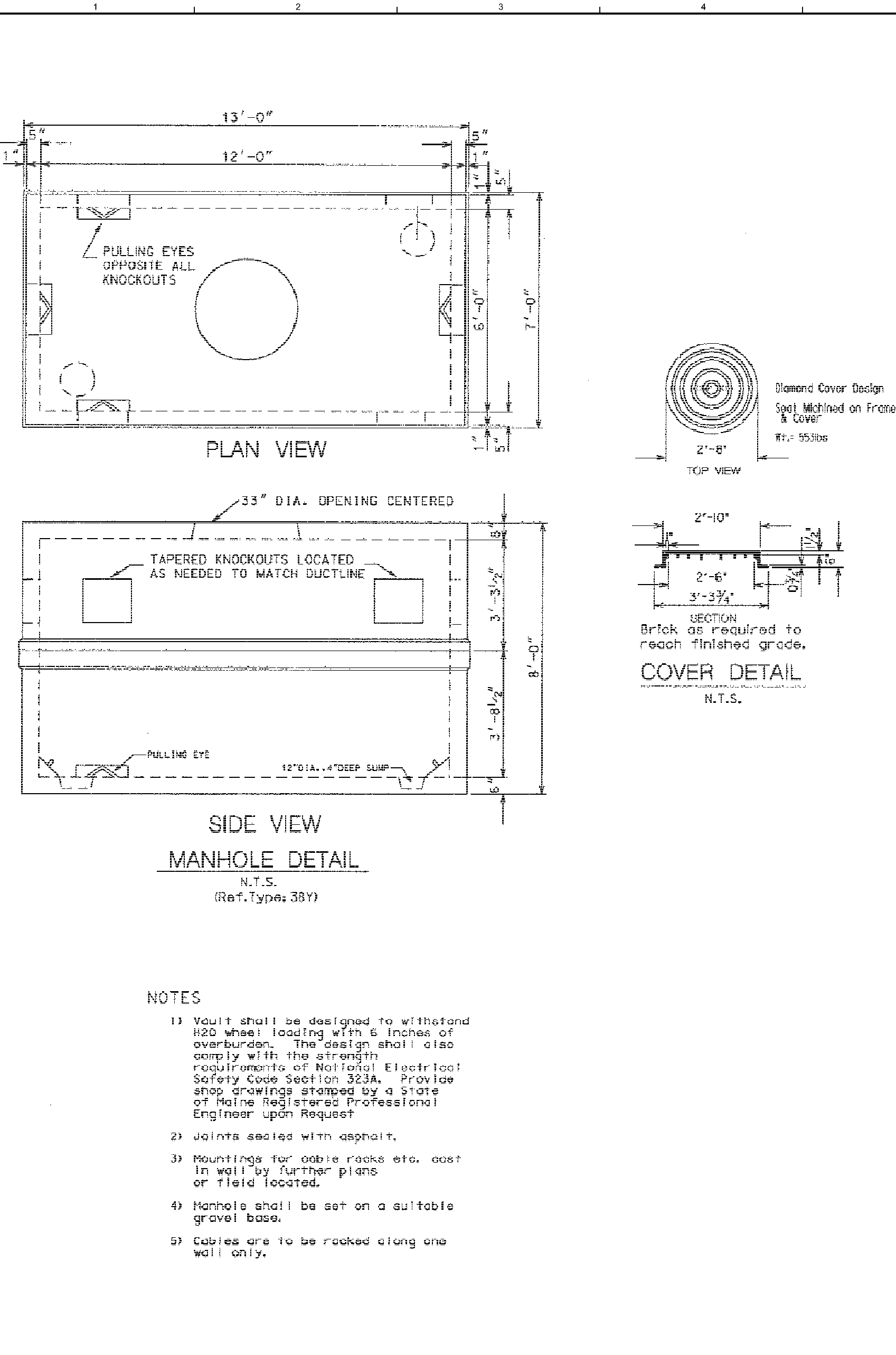
CUMBERLAND COUNTY CIVIC CENTER RENOVATION
 PROJECT: PORTLAND, MAINE

SITE DETAILS

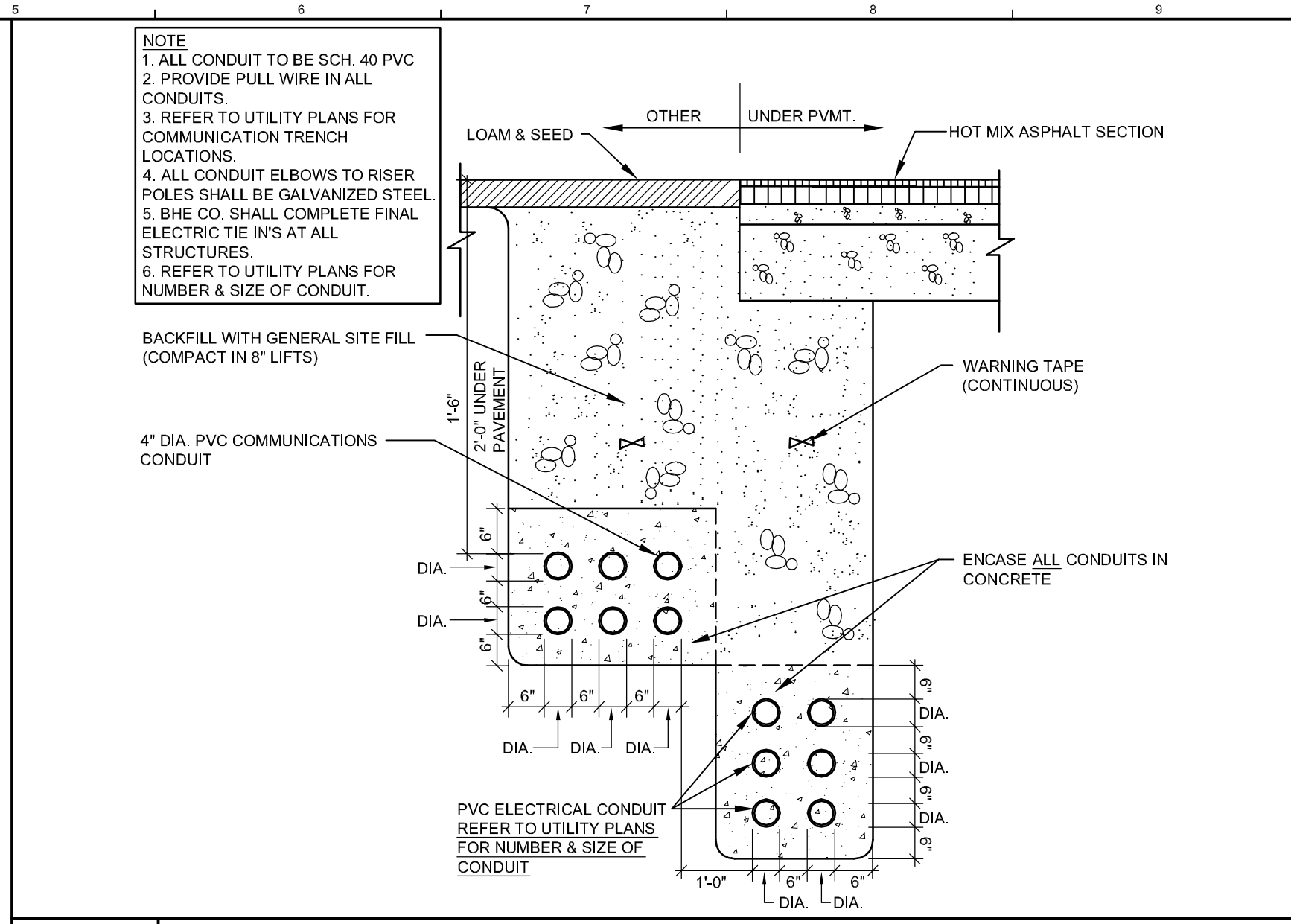
SHEET TITLE: 375700-C501.DWG
 WBRC CAD FILE: 3757.00
 SCALE: AS SHOWN
 PROJECT MANAGER: MEJ
 DRAWN BY: JWB
 CHECKED BY: ARB

SHEET NO. **C502**

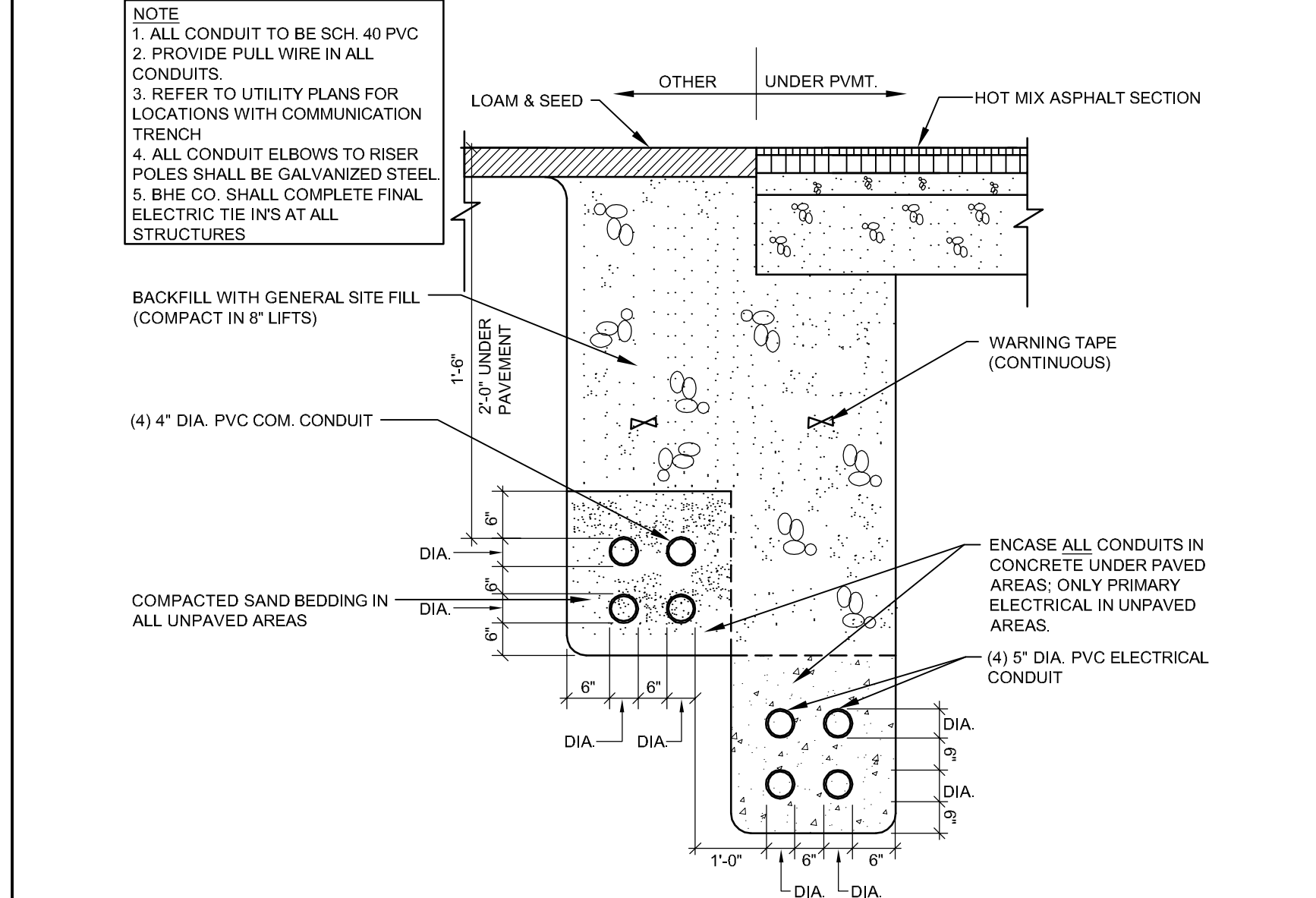
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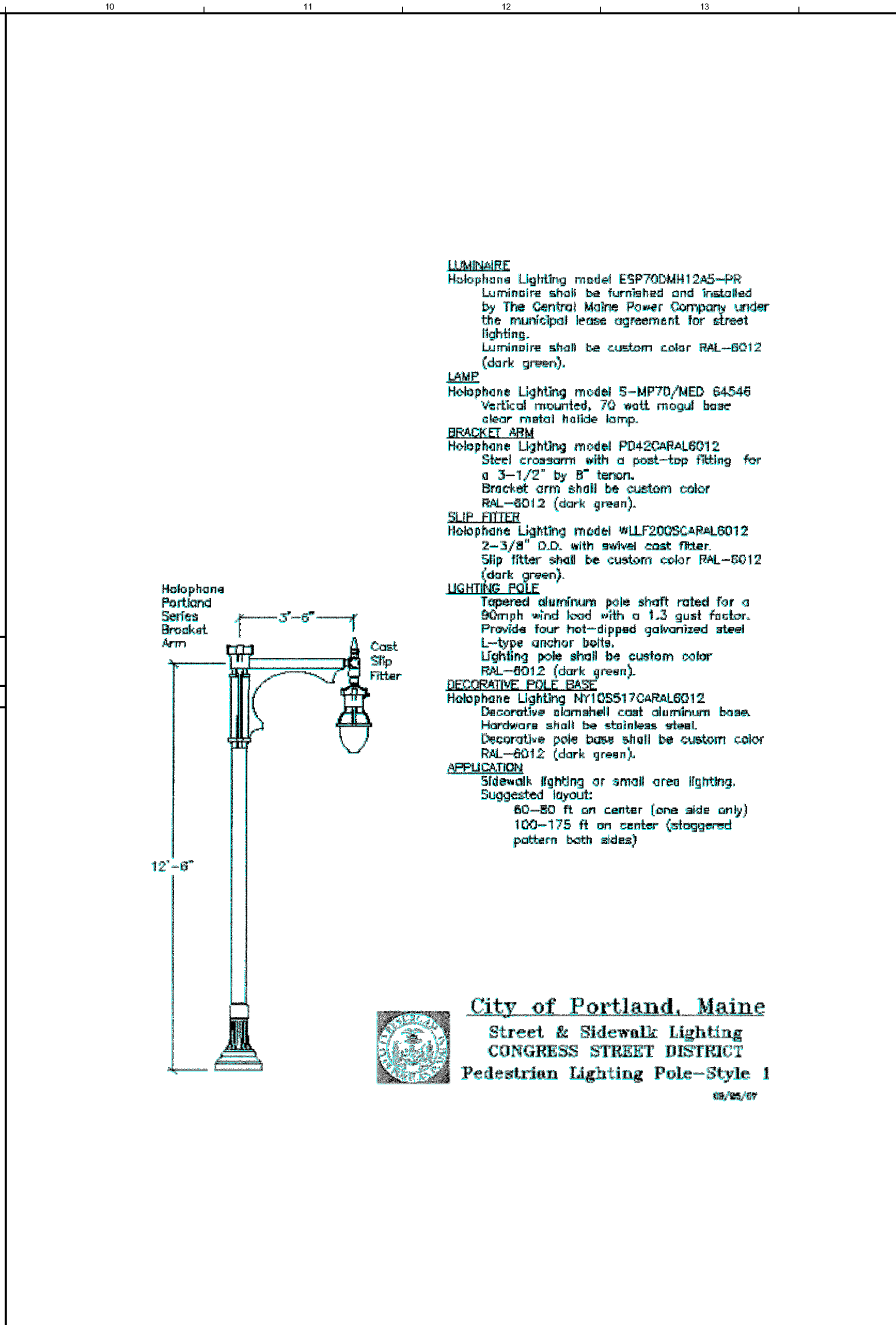
J1 NEW ELECTRICAL MANHOLE
NO SCALE



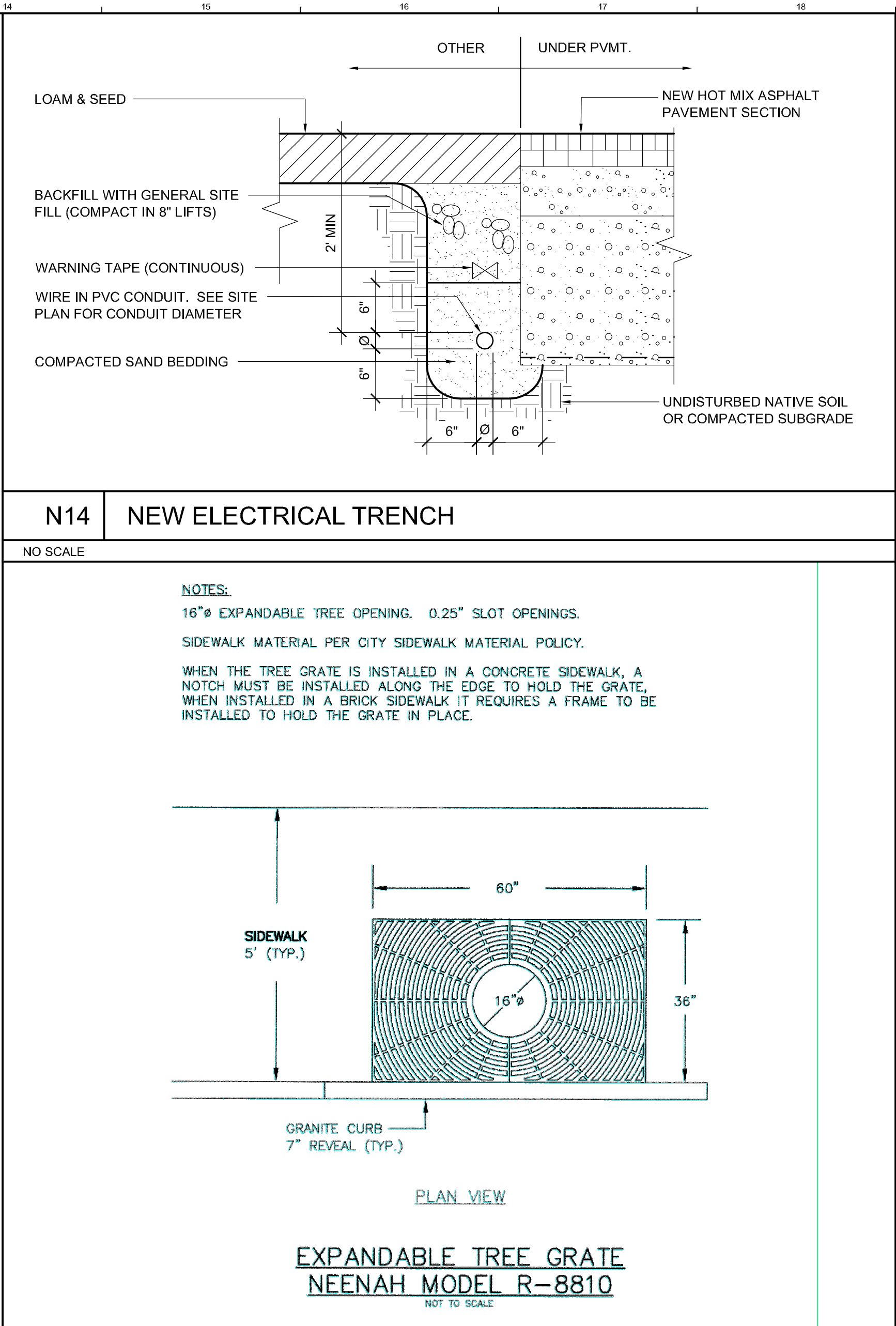
N5 NEW UNDERGROUND PRIMARY ELECTRIC TRENCH
NO SCALE



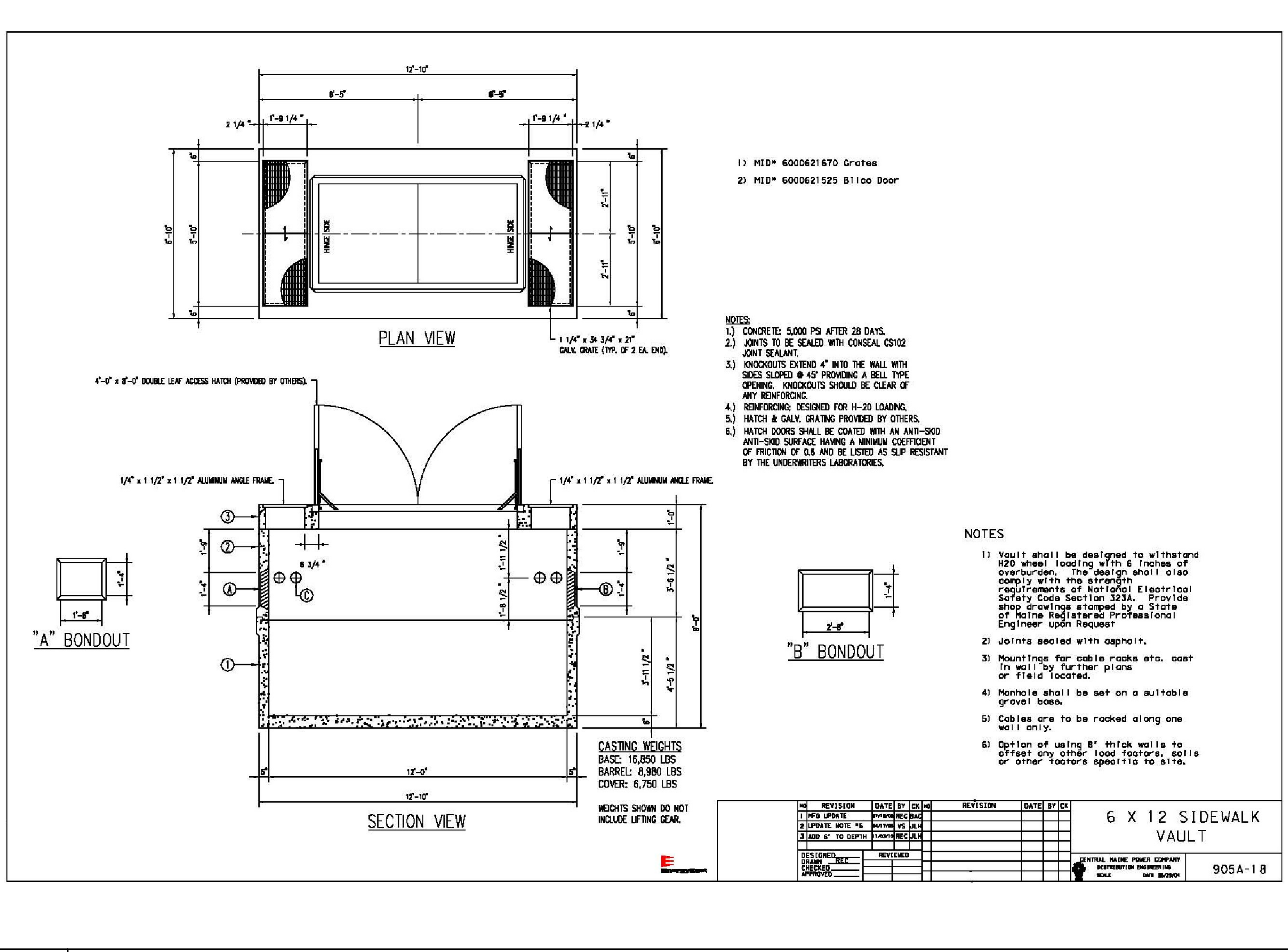
J5 NEW UNDERGROUND SECONDARY ELECTRIC TRENCH
NO SCALE



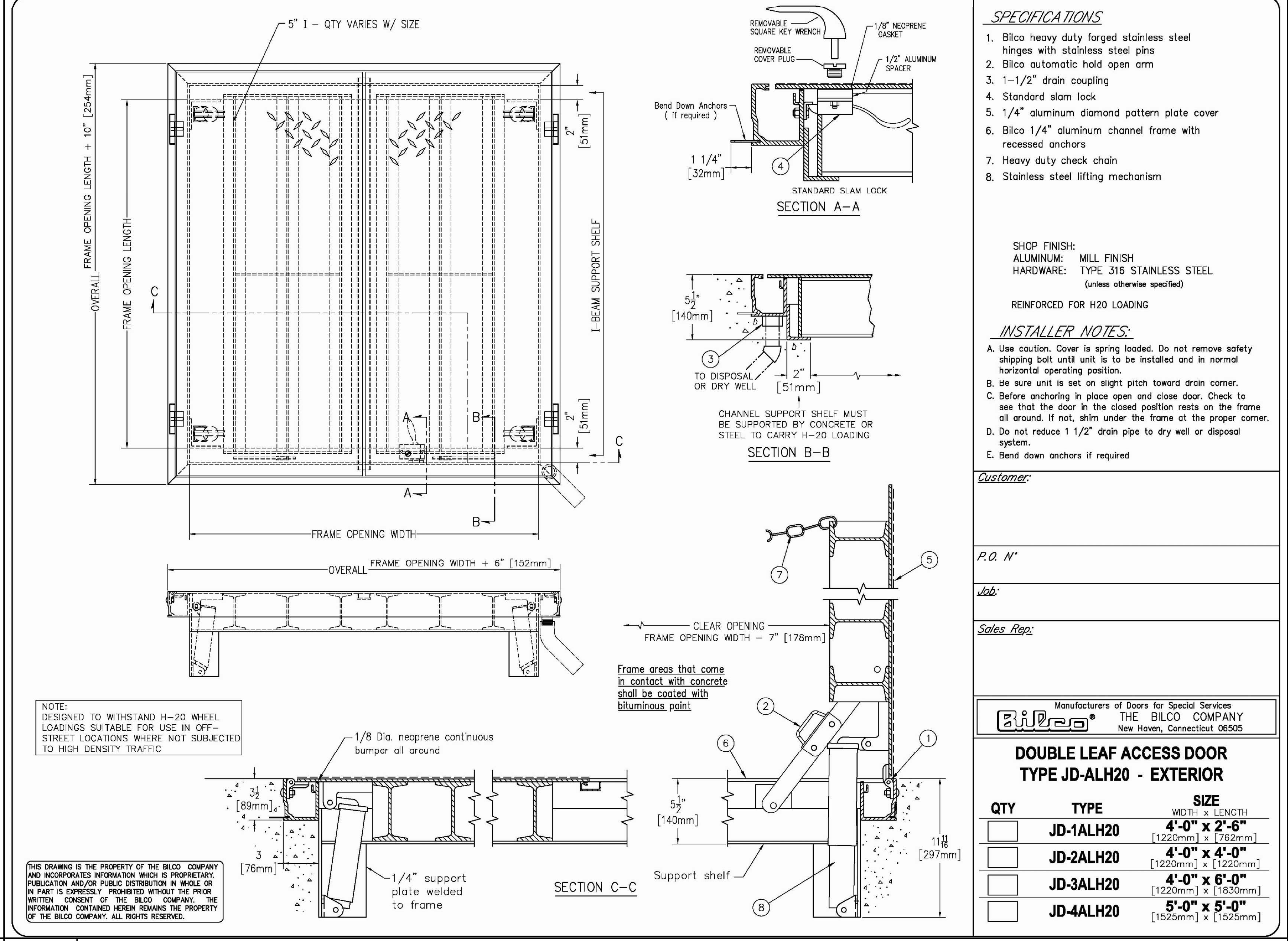
J10 NEW DECORATIVE SITE LIGHT
NO SCALE



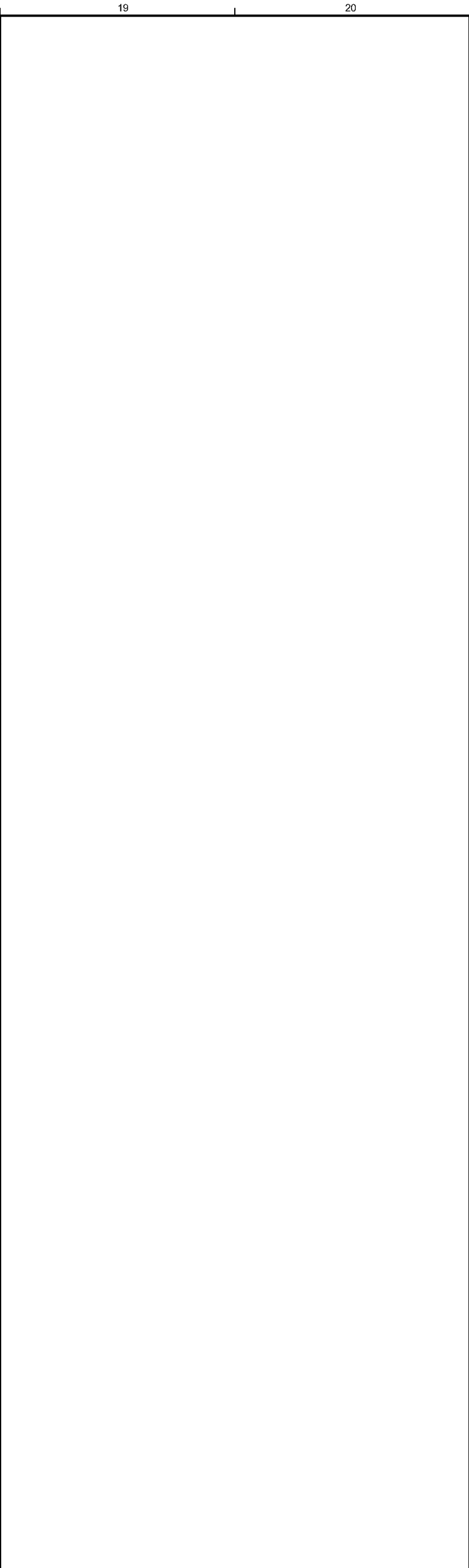
J14 NEW TREE GRATE
NO SCALE



A1 NEW PRECAST CONCRETE ELECTRICAL VAULT
NO SCALE



A10 NEW EXTERIOR ACCESS DOOR (FOR ELECTRICAL VAULT)
NO SCALE



APPROVAL DRAWINGS
05.11.12

REV. DESCRIPTION DATE

CURRENT ISSUE STATUS:

WBRC ARCHITECTS • ENGINEERS

CUMBERLAND COUNTY CIVIC CENTER RENOVATION

SITE DETAILS

WBRC CAD FILE: 3757-00 GRAPHIC SCALE: 0" = 1'

PROJECT NO: 3757-00 SCALE: AS SHOWN

PROJECT MANAGER: MEJ SHEET NO. C503

DRAWN BY: JWB

CHECKED BY: ARB

May 11, 2012 12:28pm
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