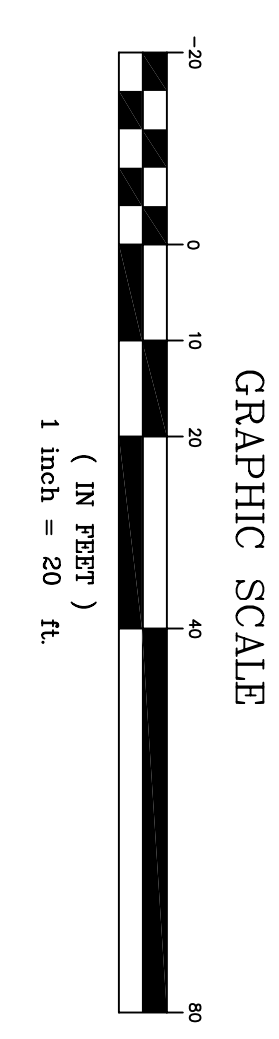
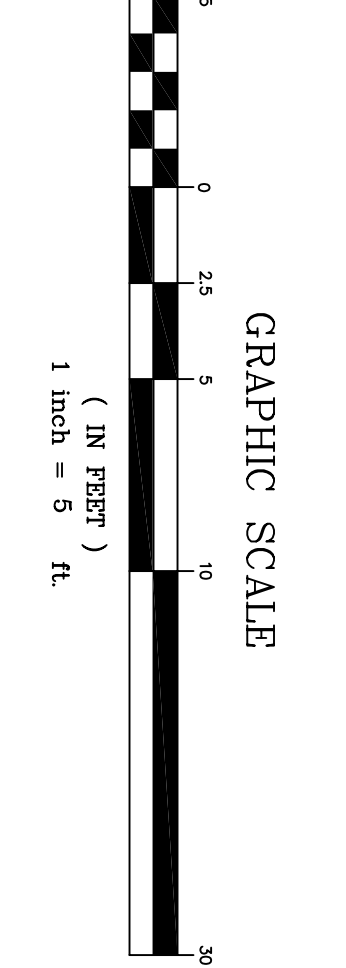


LEGEND

---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	EDGE OF WATER
---	EXISTING GUARDRAIL
---	EXISTING BUILDING
---	PROPOSED STORMDRAIN
---	EXISTING STORMDRAIN
---	PROPOSED SANITARY SEWER
---	EXISTING SANITARY SEWER
---	PROPOSED WATER LINE
---	EXISTING WATER LINE
---	PROPOSED GAS LINE
---	EXISTING GAS LINE
---	PROPOSED OVERHEAD ELECTRIC & TELEPHONE
---	EXISTING UNDERGROUND ELECTRIC & TELEPHONE
---	PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED EDGE OF PAVEMENT
---	CHAIN LINK FENCE
---	PROPOSED FENCE
---	SILT FENCE
---	PROPOSED VALVE
---	EXISTING UTILITY POLE
---	PROPOSED UTILITY POLE
---	EXISTING CATCH BASIN
---	PROPOSED CATCH BASIN
---	EXISTING DRAIN MANHOLE
---	PROPOSED DRAIN MANHOLE
---	EXISTING SEWER MANHOLE
---	PROPOSED SEWER MANHOLE
---	EXISTING SPOT GRADE
---	PROPOSED SPOT GRADE
---	DRAINAGE FLOW DIRECTION

ILLUSTRATIVE BLOW-UP OF PROPOSED CURBING INSTALLATION

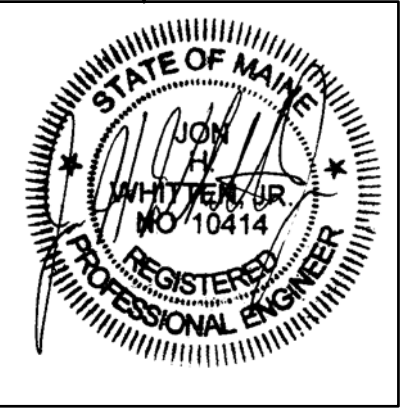


GENERAL NOTES

1. THE EXISTING FINISHED FLOOR ELEVATION AS WELL AS THE MEAN HIGH WATER MARK ARE BASED ON SURVEY DATA PROVIDED BY OWEN HASKELL SURVEYORS. ALL OTHER SPOT GRADES ARE ESTIMATED AND ARE INTENDED TO ILLUSTRATE THE MATCH-IN OF THE NEW STRUCTURES WITH THE ORIGINAL GROUND. THE ACTUAL ELEVATION OF THE MATCH-IN MAY CHANGE FROM THIS PLAN. ANY DEVIATION FROM THE PROPOSED GRADES ON THIS PLAN WILL BE MINOR IN NATURE AND WILL NOT CHANGE THE OVERALL IMPACT OF THIS DEVELOPMENT ON THE PROJECT SITE OR ADJUTING PROPERTIES.
2. ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON PLANS ENTITLED "COMMERCIAL STREET DRAINAGE AND TRAFFIC IMPROVEMENTS PREPARED BY THE CITY OF PORTLAND, MAINE, PUBLIC WORKS DEPARTMENT, ENGINEERING SECTION, DATED JANUARY, 2004.
3. CONTRACTOR SHALL ESTABLISH ACTUAL SIZE AND LOCATION OF ALL EXISTING UTILITIES DURING CONSTRUCTION TO VERIFY LOCATION OF PROPOSED UTILITY CONNECTIONS.
4. IT IS EXPECTED THAT THE RE-ESTABLISHMENT OF THE 6" WATER SERVICE TO THE BUILDING WILL INVOLVE TRENCH WORK WITHIN COMMERCIAL STREET, DEPENDING ON THE POINT AT WHICH THE CONNECTION WAS DISCONTINUED IN 2004.

CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS PERTAINING TO THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
6. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC VAYS DUE TO CONSTRUCTION.
7. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING UTILITIES FROM DAMAGE. ALL NECESSARY FIELD SURVEYS SHALL BE CONDUCTED BY THE CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
8. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION, BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 29 M.R.S.A 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AND HORIZONTAL PRIOR TO RELOCATION OF ANY UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
11. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
12. INSTALL UNDERGROUND SERVICE IN SCHEDULE 40 PVC CONDUIT AT LOCATIONS WITHIN PAVED, GRAVEL, OR TRAFFIC AREAS.
13. ALL SEWER PIPE TO BE PVC SPR 35. ALL OTHER REQUIRED DRAINAGE PIPE SHALL BE CORRUGATED METAL PIPE OR REINFORCED CONCRETE PIPE.
14. PRIOR TO ANY CONSTRUCTION AT THE SITE, REPRESENTATIVES OF THE OWNER, SITE CONTRACTOR AND THE SITE DESIGN ENGINEER SHALL ARRANGE FOR AND MEET WITH THE DIRECTOR OF PUBLIC WORKS AND CITY ENGINEER TO DISCUSS THE SCHEDULING OF THE SITE CONSTRUCTION, ON OR BEFORE THAT MEETING, THE CONTRACTOR WILL PREPARE A DETAILED SCHEDULE AND MARKED-UP SITE PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF (LAYER) SEDED AND (LAYER) WITHIN FOURTEEN (14) DAYS. THE SCHEDULE SHALL INDICATE THOSE AREAS TO BE PROTECTED WITH TEMPORARY SEEDING/MULCH.
15. PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR SHALL CONFIRM SETBACKS AND BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS. CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER OF ANY DIFFERENCES AFFECTING BUILDING OR SITE CONSTRUCTION.
16. ALL FILLS SHALL BE PLACED IN LAYERS NOT MORE THAN 12" LOOSE DEPTH AND COMPACTED BY HEAVY COMPACTION EQUIPMENT. MINIMUM COMPACTION SHALL BE 95% OF MAXIMUM DENSITY ASTM 1557 (MODIFIED), AND FIELD DENSITY ASTM D2922 (NUCLEAR METHODS).



NO.	DATE	REVISIONS	APTD BY
4	11-07-06	ADDED GRANITE CURBING TO THE DESIGN	JHW
3	10-13-06	REVISED PER CITY REVIEW COMMENTS	JHW
2	09-07-06	SUBMITTED TO CITY FOR SITE PLAN REVIEW	JHW
1	07-26-06	SUBMITTED TO MDEP AS SUPPLEMENT TO NRPA PERMIT APPLICATION	JHW

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 LAND PLANNING • STORMWATER DESIGN • ENVIRONMENTAL PERMITTING

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 email: TERRADYN@MAINE.RR.COM

SHEET DESCRIPTION
BECKY'S DINER EXPANSION
 390 COMMERCIAL STREET
 PORTLAND, ME 04104

JOB NO. 0635

DATE 07.19.06

SCALE AS NOTED

SHEET 2 OF 4

PREPARED FOR RECORD OWNER:
REBECCA RAND
 3 PINE GROVE STREET
 FALMOUTH, ME 04105

