

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE	---
---	ADJUTER LINE	---
---	RETAINING WALL	---
---	MONUMENT	---
---	CURBLINE NO.	---
---	REINFORCING	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	CURBLINE	---
---	SPOT GRADE	---
---	CHAIN LINE	---
---	RETAINING WALL	---
---	GAS	---
---	GAS GATE VALVE	---
---	WATER	---
---	WATER GATE VALVE	---
---	SEWER	---
---	SEWER PSI	---
---	STORM DRAIN	---
---	CATCH BASIN	---
---	DRAINAGE PS	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	UTILITY POLE	---
---	QUIT	---

CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL HAVE PROVIDED AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK AND OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL 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 SITES DUE TO CONSTRUCTION.
7. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, UTILITIES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. 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 THOSE EROSION AND SEDIMENT CONTROL MEASURES FOR CONSTRUCTION BEST MANAGEMENT PRACTICES PUBLISHED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY AND WATER CONSERVATION DISTRICT AND MAINTAINED UP TO DATE. CONTRACTOR SHALL MAINTAIN A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SUBSURFACE UTILITY LINES SHOWN HEREON ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, WELLS, OR WIDENINGS ETC. IN CONSULTATION WITH DESIGN AND OR AS-BUILT PLANS SUPPLIED TO SEBAGO TECHNICAL INC. BY OWNER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE PRIOR TO ANY CONSTRUCTION. EXCAVATION, TEST BORINGS, DRILLING, ETC. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-800-475-6284) AT LEAST THREE (3) BUT NOT MORE THAN THREE (3) DAYS PRIOR TO COMMENCING ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES FROM HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITIES ABOUT THE DIG SAFE NOTICES. DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES AS WELL AS USE PUBLIC WORKS SYSTEMS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 HRSA 336-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
13. ALL PAVERS, HANDS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
14. ALL PAVEMENT JOINTS SHALL BE SAUCED PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHT-OF-WAY.
16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A PDOT PERMIT AS WELL AS PERMITS FROM THE CITY AS APPLICABLE.
17. IMMEDIATELY UPON COMPLETION OF CURBWORK, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
18. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND REPAIR OF ALL DAMAGED AND DEFECTIVE MATERIALS AND WORKMANSHIP IN CONSTRUCTION WITHIN THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
19. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
20. WHERE THE TERMS APPROVED EQUAL, OTHER APPROVED EQUAL, TO ACCEPTABLE OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND ADJUDICATIVE DECISIONS OF SEBAGO TECHNICAL, INC.
21. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
22. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
23. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER OR OWNER.
24. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO FIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
25. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH HAS BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREA WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBTAINED BY HISHER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PLEASANT.
26. THE CONTRACTOR SHALL DESIGN, FURNISH, INSTALL, MAINTAIN AND MAINTAIN EXCAVATION SUPPORT AND PROTECTION SYSTEMS, CAPABLE OF SUPPORTING EXCAVATION SIDE WALLS AND OF RESISTING SOIL AND HYDROSTATIC PRESSURE AND SUPERIMPOSED CONSTRUCTION LOADS. THE SYSTEM SHALL ENSURE THE STABILITY OF ADJACENT STRUCTURES AND UTILITIES. THE DESIGN OF THE EXCAVATION SUPPORT SYSTEM, INCLUDING ESTABLISHING CRITERIA AND PERFORMANCE REQUIREMENTS, AND COMPLETING A COMPREHENSIVE ENGINEERING ANALYSIS SHALL BE COMPLETED BY A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF MAINE.

ISSUED FOR PERMITTING REVIEW NOT FOR CONSTRUCTION

NO.	DATE	BY	STATUS
1	9-25-09	DA	ISSUED FOR PERMITTING REVIEW

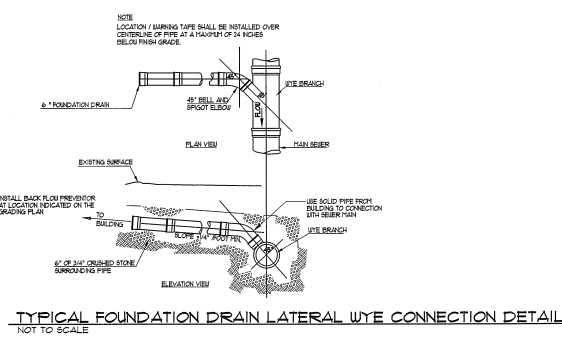
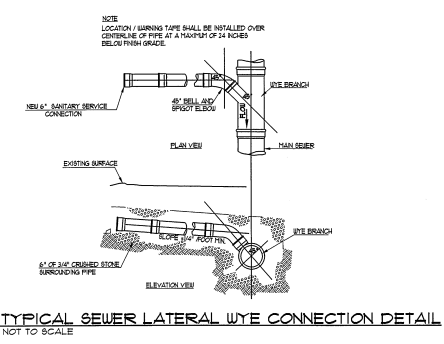
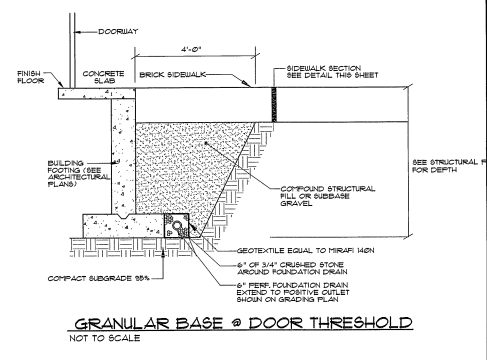
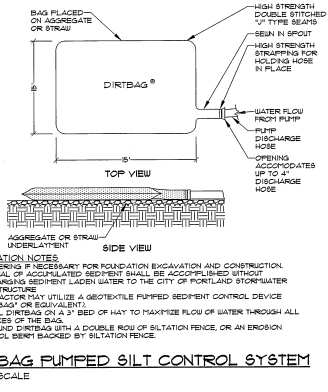
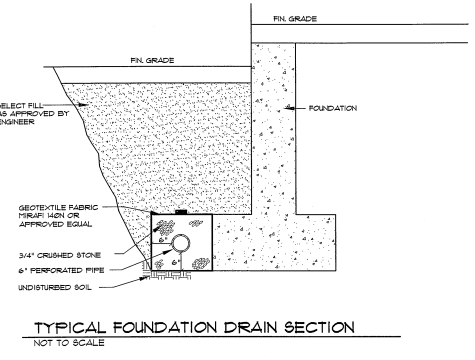
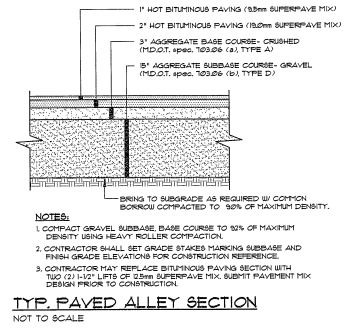
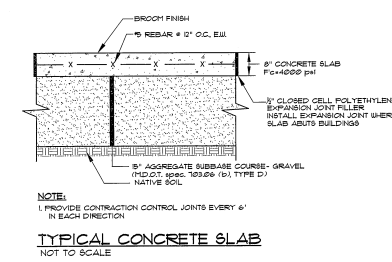
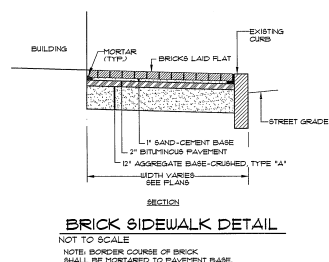
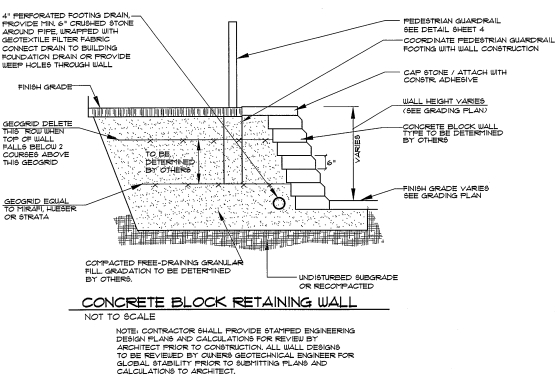
Sebago Technics
 ENGINEERING ARCHITECTURE
 231 YORK STREET
 PORTLAND, MAINE 04112
 TEL: 603.763.1111
 WWW.SEBAGOENGINEERING.COM

GRADING AND UTILITY PLAN
 OF:
 231 YORK STREET
 PORTLAND, MAINE
 FOR:
 DANA FISHER, LLC
 PORTLAND, MAINE 04112

DATE	SCALE
9-25-09	1"=10'

SHEET 2 OF 4

ISSUED FOR PERMITTING REVIEW NOT FOR CONSTRUCTION

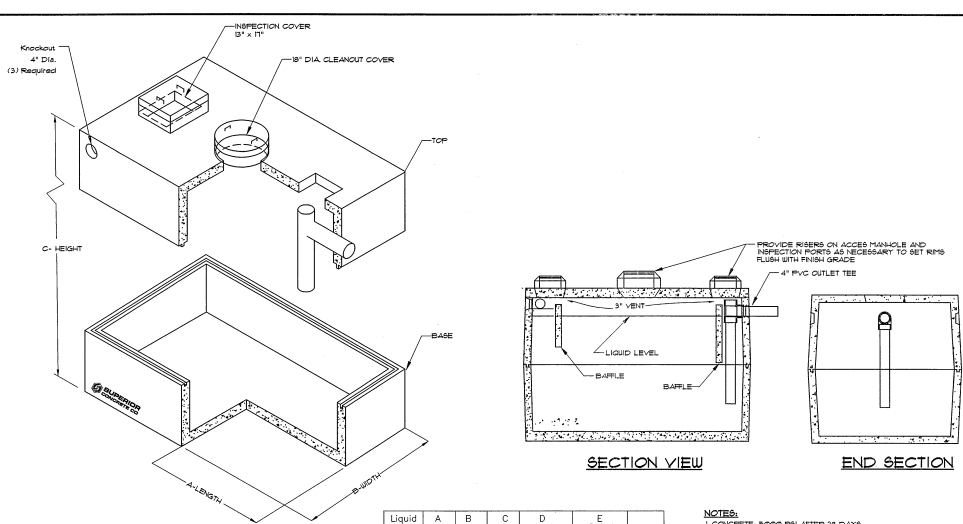


REV.	BY	DATE	STATUS
A	DLR	9-25-09	SUBMITTED FOR MINOR SHEET PLAN REVIEW

NO.	DESCRIPTION	DATE	BY
0013	FIELD BOOK	DESIGN	DLR
		APP	DLR

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PROJECT NO. 09013
 FIELD BOOK DESIGN
 DATE 9/25/09
 SCALE N.T.S.
 SHEET 3 OF 4

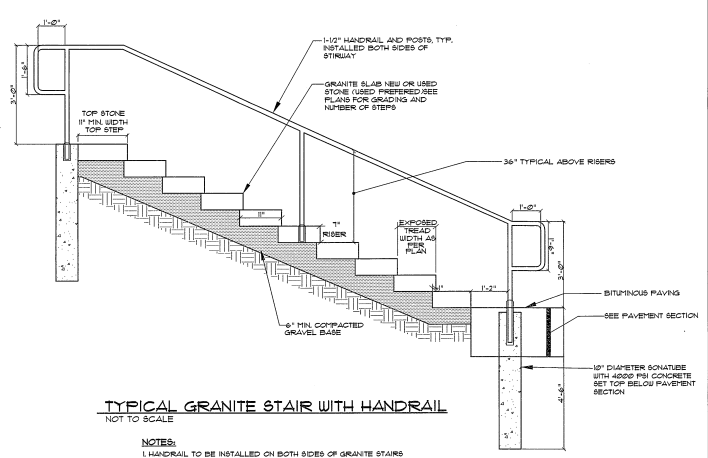


Liquid Capacity	A Length	B Width	C Height	D Inlet	E Outlet	Weight
750LB	8'-0"	5'-1"	4'-1"	3'-2"	2'-11"	6400
1000	8'-0"	5'-1"	5'-4"	4'-6"	3'-11/2"	6400
1000LB	10'-6"	6'-4"	4'-0"	3'-1"	2'-10"	9500
1500	10'-6"	6'-4"	5'-4"	4'-5"	4'-2"	11000
2000	10'-6"	6'-4"	6'-2"	5'-3"	5'-0"	12500

- NOTES:**
1. CONCRETE: 3000 PSI AFTER 28 DAYS
 2. 1/2" SLOPING
 3. SEVED JOINTS SEALED WITH BUTYL RUBBER JOINT SEALANT AS SHOWN TYP.
 4. ALL TIES/BARRELS PROVIDED BY PRECAST
 5. TANK TO BE 1000 GALLON GREASE TRAP AS MANUFACTURED BY SUPERIOR CONCRETE OR APPROVED EQUAL

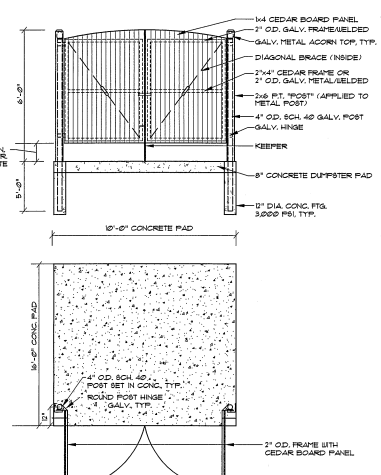
ISOMETRIC VIEW

1000 GALLON GREASE TRAP
NOT TO SCALE

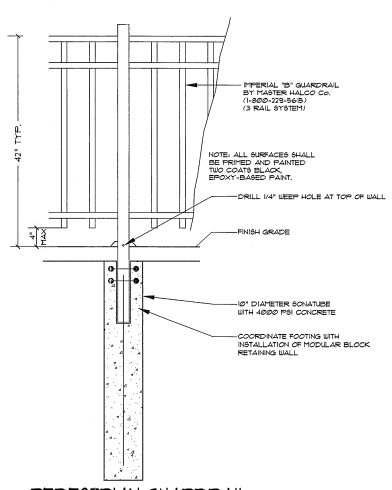


TYPICAL GRANITE STAIR WITH HANDRAIL
NOT TO SCALE

- NOTES:**
1. HANDRAIL TO BE INSTALLED ON BOTH SIDES OF GRANITE STAIRS



TYPICAL DUMPSTER GATE
NOT TO SCALE



PEDESTRIAN GUARDRAIL
NOT TO SCALE

ISSUED FOR PERMITTING REVIEW
NOT FOR CONSTRUCTION

REVISION	DATE	BY	APP	DESCRIPTION
A	9-25-09	DJF	APP	SUBMITTED FOR MAJOR SITE PLAN REVIEW
B	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
C	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
D	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
E	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
F	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
G	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
H	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
I	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
J	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
K	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
L	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
M	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
N	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
O	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
P	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
Q	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
R	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
S	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
T	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
U	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
V	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
W	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
X	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
Y	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW
Z	9-25-09	DJF	APP	REVISIONS TO MAJOR SITE PLAN REVIEW

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 04101
 TEL: (603) 875-1234
 FAX: (603) 875-1234
 PROJECT NO: 05013
 DESIGN: N/A
 DRAWN: N/A
 CHECK: N/A
 DATE: 9/25/09

DETAILS
 OF:
 231 YORK STREET
 PORTLAND, MAINE
 FOR:
 DANA FISHER, LLC.
 PORTLAND, MAINE 04112
 05/31/09, DWG. TAB 02

DATE	SCALE
9-25-09	N.T.S.

- 1 - Sidewalk and Curb cut / David Margolis-Pineo
Wednesday, November 25, 2009 8:32:13 AM

The applicant is asked to close the curb cut on Brackett Street with raised granite curbing and a new brick sidewalk. The brick sidewalk on Brackett Street is currently in poor condition whereas the brick sidewalk on York Street is in very good condition. Therefore the applicant is asked to replace the entire brick sidewalk on Brackett Street from the street right of way to curb from the York Street sidewalk to the property line on Brackett Street with the Pinehall Paver bricks now specified by the City

- 2 - Professional Stamp / David Margolis-Pineo
Wednesday, November 25, 2009 8:33:38 AM

The plans are not stamped.

- 3 - Foundation Drain / David Margolis-Pineo
Wednesday, November 25, 2009 8:43:07 AM

The applicant is asked to evaluate an alternative to discharging the proposed foundation drain to the City's sanitary sewer. Is it possible to discharge to catch basin where future stormwater separation would remove this water from the sanitary system?

- 4 - Sanitary Sewer Lateral / David Margolis-Pineo
Wednesday, November 25, 2009 8:44:09 AM

Since the proposed sanitary sewer connection into York Street will connect to a combined sewer system, the applicant is advised to install a backflow preventer on the sewer lateral.

- 5 - Existing Sewer and Water Service / David Margolis-Pineo
Wednesday, November 25, 2009 8:45:36 AM

The existing water and gas service on Brackett Street are not shown on the utility plan. Will they be reused or abandoned.

The applicant shall obtain a seal drain permit and demolition permit before commencing.

- 6 - Granite Vault/Catch Basin / David Margolis-Pineo
Wednesday, November 25, 2009 8:47:12 AM

It is the City's desire to inspect the granite vault on the corner of Brackett and York Streets. If the structure is in a failure condition, the City will coordinate with the applicant.

- 7 - Existing deck / Jean Fraser
Friday, November 20, 2009 2:36:56 PM

Clarify removal of existing deck and access from abutting lot or otherwise clarify intentions for this area.

8 - Landscaping & buffers required / Jean Fraser
Friday, November 20, 2009 2:40:46 PM

Landscape Plan needed to show planting/buffering to meet 14-526 (27)i: "A densely planted landscape buffer and/or fencing will be required to protect neighboring properties from the impacts associated with the development, including lighting, parking, traffic, noise, odor, smoke, or other incompatible uses.."

9 - Fencing/enclosure of access & bins / Jean Fraser
Friday, November 20, 2009 2:59:10 PM

Plans indicate chain link fencing on this plan; wood panelled fencing on elev. and there is a detail for dumpster enclosure that shows curved wood gates. Gates at access and interior enclosures should be high quality material and screen the dumpsters and paved access area. City Arborist may have additional comments.