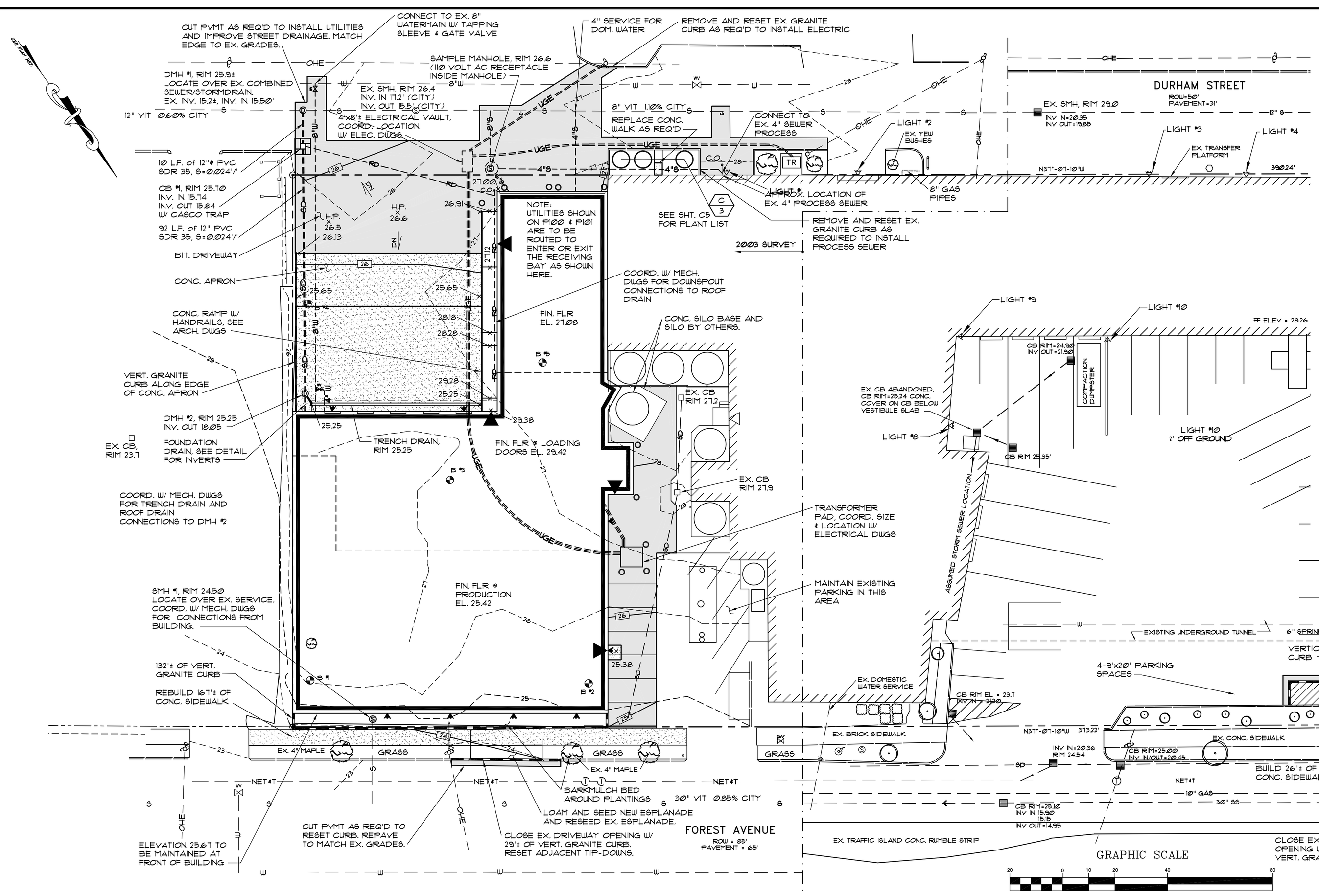

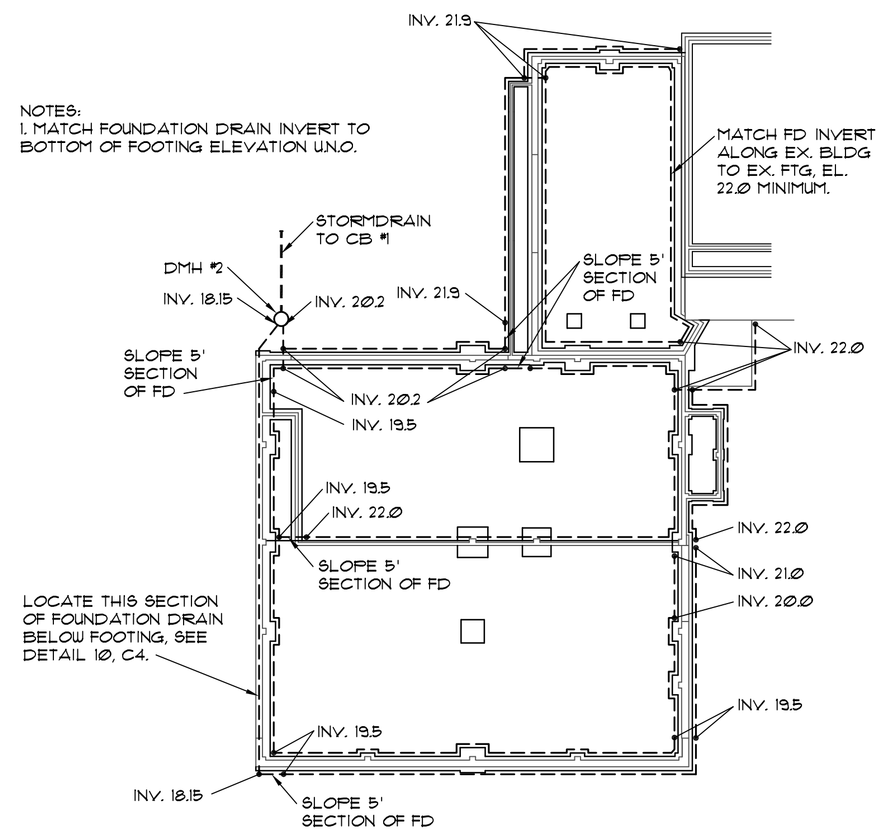

PARTIAL PLAN – FOUNDATION DRAINS

SCALE: 1"=30'

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EDGE OF PAVEMENT
- 25 CONTOURS
- BUILDING
- CURB
- G GAS LINE
- OHE OVERHEAD ELECTRIC
- S SANITARY SEWER
- SD STORM DRAIN
- NET&T UNDERGROUND TELEPHONE
- W WATER LINE
- SEWER MANHOLE
- DRAIN MANHOLE
- TELEPHONE CO. MANHOLE
- TR CATCH BASIN / TRANSFORMER
- UTILITY POLE
- TREE
- FENCE LINE
- GUARDRAIL
- BOUND FOUND
- HYDRANT
- GATE VALVE
- GAS VALVE
- LIGHT POLE
- WALL MOUNTED LIGHT
- RECESSED LIGHT
- B #1 BORING
- EX. FLAGPOLE

PROPOSED

- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- 25 CONTOURS
- BUILDING
- SD STORM DRAIN
- RD ROOF DRAIN
- S SANITARY SEWER
- UGE UNDERGROUND ELECTRIC
- ×25.50 SPOT GRADE
- CATCH BASIN
- SEWER/SAMPLE MANHOLE
- BOLLARD (10 TOTAL)
- WALL MOUNTED LIGHT
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- LOAM AND SEEDED AREAS
- CATCH BASIN PROTECTION WITH HAYBALES

SEQUENCE OF CONSTRUCTION:

THIS SEQUENCE OF CONSTRUCTION IS A GENERAL GUIDE TO THE CONTRACTOR. ACTUAL CONSTRUCTION PRACTICES WILL DICTATE VARIATIONS IN THE ORDER OF MAJOR EVENTS.

1. CLEAR AND GRUB WORK AREAS. TEMPORARILY SEED AREAS NOT TO BE WORKED ON WITHIN 14 DAYS.
2. BEGIN EARTHWORK FOR LOADING DOCK AND BUILDING FOUNDATION.
3. INSTALL AND PROTECT STORM DRAINAGE SYSTEMS.
4. BEGIN BUILDING CONSTRUCTION.
5. ROUGH GRADE LOADING DOCK, DISTURBED PARKING AREA, FOREST AVE. SIDEWALK AND ROADWAY SIDE SLOPES.
6. FINE GRADE LOADING DOCK, DISTURBED PARKING AREA, FOREST AVE. SIDEWALK AND ROADWAY SIDE SLOPES.
7. RESEED OR TEMPORARILY SEED ANY AREA WHICH WILL BE LEFT UNDISTURBED FOR MORE THAN 14 DAYS.
8. CLEAN ADJACENT STORMDRAIN SYSTEM OF CONSTRUCTION SEDIMENTATION.
9. COMPLETE FINE GRADING AND PAVING OF LOADING DOCKS, SIDEWALK AND PARKING AREA.
10. FINE GRADE, LOAM, SEED, FERTILIZE AND PLANT FRONT OF BUILDING.
11. REMOVE TEMPORARY SOIL EROSION MEASURES.

SITE NOTES

1. ELEVATIONS ARE BASED ON ASSUMED DATUM: TOP OF ROD AT EASTERLY PROPERTY CORNER, EL. 24.04 NGVD.
2. CALL DIG-SAFE (1-800-225-4977) PRIOR TO BEGINNING WORK.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR THE LATEST EDITION (NOTE: THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL DEVICE TO BE EMPLOYED: SILT FENCE, HAY BALE, ETC. AS WELL AS THEIR LOCATION.)
4. SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIPDOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES. EXISTING SIDEWALKS OR CURBS DAMAGED DURING CONSTRUCTION ARE TO BE REPAIRED TO CITY STANDARDS.
5. ALL UTILITY SERVICE CONNECTIONS PROPOSED WITHIN CITY STREETS ARE TO BE INSPECTED BY THE INDIVIDUAL UTILITY COMPANIES AND THE CITY OF PORTLAND WHERE APPLICABLE.
6. ANY CURBING TO BE REMOVED THAT IS NOT REUSED REMAINS THE PROPERTY OF THE CITY OF PORTLAND. CURBING THAT IS REMOVED AND NOT REUSED WILL BE TAKEN TO THE CITY'S OUTER CONGRESS STREET STOCKYARD.
7. THE CITY REQUIRES AS-BUILT DRAWINGS FOR THE SITE IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE DRAWINGS SHOWING SPECIFIC DATA.

REV.	DATE	DESCRIPTION
6	2/26/04	ADDED 4" WATER LINE INTO BLDG.
5	2/23/04	RELOCATED WATER LINE INTO BLDG.
4	11/10/03	ADDED PARKING
3	9/10/03	ADDED WATER CONNECTION IN DURHAM ST.
2	7/31/03	ADDED FOUNDATION DRAINS & BOLLARDS
1	7/18/03	REV'D GRADING AND ADDED UTILITIES

STATE OF MAINE · THOMAS S. GREER 4206 · REGISTERED PROFESSIONAL ENGINEER

PINKHAM & GREER
CONSULTING ENGINEERS, INC.
FALMOUTH, MAINE

OAKHURST DAIRY CORPORATION
364 FOREST AVENUE, PORTLAND

OAKHURST DAIRY
2003 EXPANSION, FOREST AVE.

SITE PLAN

SCALE:	AS SHOWN	DRN BY:	JDC
DATE:	JULY 7, 2003	DESG BY:	TSG
PROJECT:	03127	CHK BY:	TSG

C2

CAD FILE: 03127 FILE SCALE: 1=1 PLOT DATE: