

CONTRACTOR RESPONSIBILITIES:
 Prior to the start of construction, the General Contractor for the project will meet with the Project Engineer to ensure compliance and understanding of the proposed measures. The Contractor will be made aware of the need to minimize all disturbances of the site and the need to install the recommended erosion control measures.

EROSION CONTROL MEASURES
 In order to minimize erosion control problems resulting from the construction activities associated with this project, erosion control measures will be installed and/or followed prior to, during and after construction. Temporary and permanent measures for this project will consist of the following.

CONTRACTOR RESPONSIBILITIES:
 Prior to the start of construction, the General Contractor for the project will meet with the Project Engineer to ensure compliance and understanding of the proposed measures. The Contractor will be made aware of the need to minimize all disturbances of the site and the need to install the recommended erosion control measures.

SEDIMENT BARRIER
 At the start of construction, silt fencing will be installed where indicated on this Site Plan. Silt Fencing will also be required around any stockpile areas created during construction of the driveway and parking. Filterex Silt Socks (or equivalent) may be substituted for conventional silt fence.

CATCH BASIN SEDIMENT FILTER
 After the new catch basin has been set, Contractor to install Dandy Bag sediment filter, or equivalent. Refer to Sheet S2 for installation details.

FINAL GRADING AND SEEDING
 During final grading, 4 inches of topsoil will be placed over all disturbed areas. The topsoil will be placed in a layer that will be level, seeded and seeded to stabilize fill and disturbed areas. After seeding, all areas will be mulched with hay. The Contractor will be responsible for monitoring the seeded areas after all rainfall events and at least once a week, to insure an adequate take of the seeds. Areas that have not started grass will be reseeded and mulched.

SITE MONITORING
 The Developer and Contractor will be responsible for monitoring all erosion control measures. If there is a build up of sediment, it will be removed. Any breaks in the silt fence will be immediately repaired. After the site has become stabilized, measures will be removed along with any build-up sediment.

LEGEND

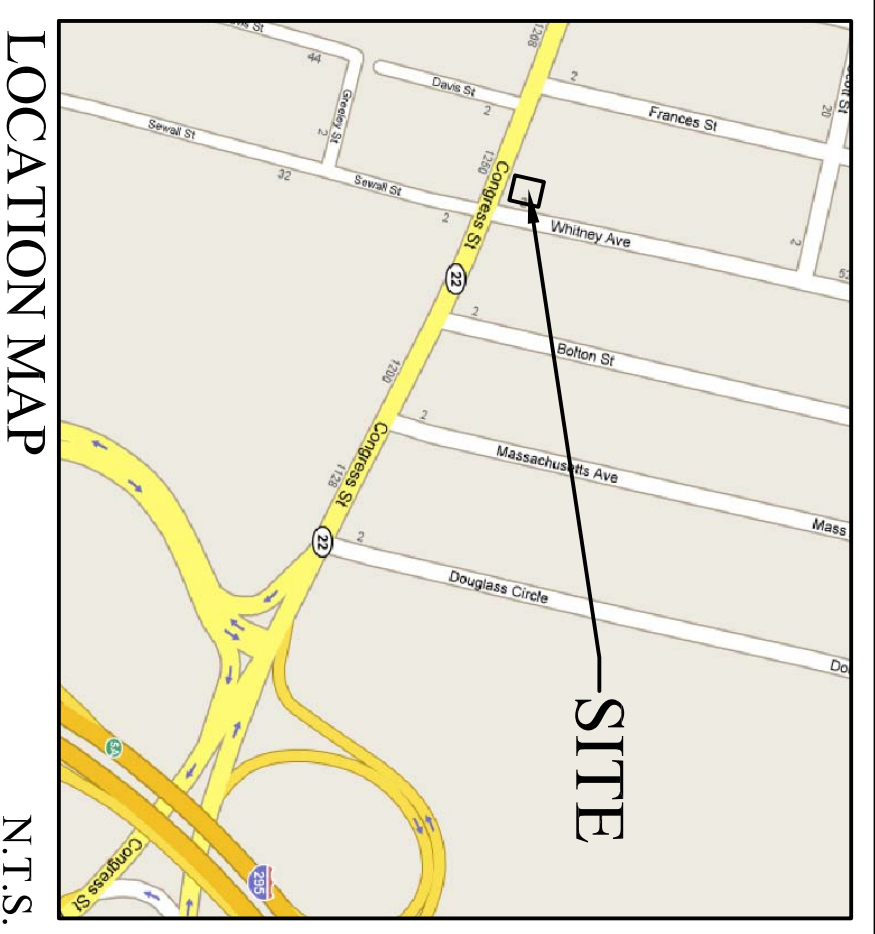
- 8" X 4" REBAR WITH ALUMINUM CAP STAMPED
- FOUND IRON PIPE (SIZE AS NOTED)
- FOUND SIF REBAR WITH YELLOW PLASTIC CAP
- ABUTTER OR RIGHT OF WAY LINE
- OVERSEED WAYS
- CURB, GRANITE LINERS OVERHUNG NOTED
- STOCKPILE FENCE
- CHAIN LINK FENCE
- BUILDING/STRUCTURE
- SHRUBS
- TREES
- CATCH BASIN/CURB INLET
- WATER VALVE
- MANHOLE
- SINGLE POLE SIGN
- SEWER MANHOLE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT GRADE
- 41.5
- SILT FENCE LOCATION

GENERAL NOTES:

- OWNER OF RECORD: WESTBROOK DEVELOPMENT CORPORATION, 30 Liza Harmon Drive, Westbrook, ME 04092
- BEARINGS ARE BASED ON PLAN REFERENCE 1, AND ARE MAGNETIC IN THE YEAR 2006.
- REMOVE EXISTING BLACKTOP AS NECESSARY TO IMPLEMENT NEW WORK.
- AREA OF SUBJECT PARCEL: 30,089 SQ. FT. (.69 ACRES).
- ZONE: R-5 RESIDENTIAL ZONE
- THE EXISTING SCHOOL BUILDING WILL BE CONVERTED INTO 15 RENTAL UNIT.
- 21 PARKING SPACES WILL BE PROVIDED.
- ELEVATIONS ARE FROM PLAN REFERENCE 1.
- ALL SITE WORK TO BE IN CONFORMANCE WITH CITY OF PORTLAND OR UTILITY COMPANY SPECIFICATIONS AND DETAILS.
- THE SITE IS CURRENTLY SERVICED BY WATER, GAS AND SEWER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL OF THE UTILITIES LOCATED PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO CONTACT DIG SAFE AT LEAST THREE (3) BUT NO MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 M.S.R.A. 3306(A).
- PATCH AND REPAIR ALL DAMAGE TO SITE PER CITY OF PORTLAND SPEC.
- PROVIDE PEDESTRIAN ACCESS ALONG CONGRESS, WENMOUTH AND FRANCES ST. AS DIRECTED BY THE CITY OF PORTLAND.
- ALL WORK NOTED ON THIS SHEET NEEDS TO BE CO-ORDINATED WITH PUBLIC WORKS AND NOT IMPERE COMMUTER TRAFFIC.
- LOCATION OF UTILITY STRUCTURES AND INVERTS OF PIPED UTILITIES MAY BE ADJUSTED TO MEET FIELD CONDITIONS ONLY AFTER APPROVAL OF THE OWNER, THE AFFECTED UTILITY COMPANY AND THE CITY OF PORTLAND.
- CONTRACTOR TO INSTALL CATCH BASIN SEDIMENT FILTER IN EXISTING SIF FOR SEWER SERVICE AND REMOVE ANY SEDIMENT. SEE DETAIL 12, SHT. 02, FOR DANDY BAG INSTALLATION DETAIL.
- EXISTING PAVEMENT SHALL BE SAW CUT AND BUTTED TO THE NEW PAVEMENT. NO FEATHERING OF PAVEMENT WILL PERMITTED.
- ALL MATERIALS AND INSTALLATIONS SHALL MEET IMITTED AND/OR 17' CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE PROJECT ENGINEER FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
- DO NOT SCALE FROM DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE PROJECT ENGINEER. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECIFICATIONS SHALL BE REPORTED TO THE PROJECT ENGINEER FOR FURTHER RESOLUTION BEFORE ANY ADDITIONAL WORK IS PERFORMED.
- PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AND SHALL NOT BE DISTURBED. IF DISTURBED, THEY SHALL BE REPLACED BY A LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- ANY GRANITE CURBING REMOVED DURING CONSTRUCTION IS THE PROPERTY OF THE CITY OF PORTLAND.
- AND S/ANDERSON'S EXISTING CITY CURBING, CONCRETE SIDEWALK, ROADWAY AND SIDEWALK SHALL BE REPAIRED BY THE OWNER.
- WORK IN CONGRESS, WHITNEY OR FRANCES STREETS WILL REQUIRE A STREET OPENING PERMIT FROM THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS. ALL WORK WILL MEET THE DEPARTMENT OF PUBLIC WORK STANDARDS.
- CONTRACTOR TO REFER TO SHEET S2 FOR SITE DETAILS.
- EXISTING CYCLOPE FENCE AROUND PROPERTY TO BE REMOVED.
- CATCH BASIN SEDIMENT MAINTENANCE:
- Regular maintenance is required to remove the sediment from the sump and any floating debris and to ensure the effectiveness of the structure. When sediments are visible at the bottom of the outlet pipe, the sump is full and needs cleaning.
- Inspection: Water quality inlets should be inspected three to four times annually, depending on their performance.
- Sediment Removal: Sediment should be removed when it accumulates within 6 inches of the bottom of the hood, but not less than twice a year.

PLAN REFERENCES:

- PLAN SHOWING AREA OF EXISTING CONDITIONS: CONGRESS STREET, WATER VALVE, W/WHITNEY AVENUE, STATE OF MAINE, DATED 1-1-2008, REVISED 12-2-08, BY LEWIS & WASSINA, INC.
- CONDOMINIUM CONVERSION, SAINT PATRICK'S CONDOMINIUMS, CONGRESS STREET, WHITNEY AVENUE, FRANCES STREET, PORTLAND, CAMBERLAND COUNTY, STATE OF MAINE, FOR WESTBROOK DEVELOPMENT CORPORATION, 30 LIZA HARMON DRIVE, WESTBROOK, MAINE 04092, DATED 4-6-09, REVISED 4-14-09, BY LEWIS & WASSINA, INC., PROFESSIONAL LAND SURVEYORS, 11 HIGHMEADOW DRIVE, GORHAM, MAINE.



	Date: 27 MARCH 2009 Revisions: #1-20 APRIL 2009 #2-6 MAY 2009	Scale: 1" = 20'-0" Project: SAINT PATRICK'S CONDOMINIUMS 1251 CONGRESS STREET PORTLAND, ME	ARCHITECTS ARCHETYPE, P.A. 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	OWNER: WESTBROOK DEVELOPMENT CORP. 30 Liza Harmon Drive Westbrook, Maine 04092	ENGINEERING: STEPHEN W. TIBBETTS, P.E. Consulting Civil Engineer 15 Oak Ridge Rd., Brunswick, Maine 04011 (207) 725-2667 Fax (207) 725-2667
	SITE PLAN and SUBDIVISION PLAN				