

- 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING DOT SAFETY AND LOCAL AGENCIES OF ANY CONSTRUCTION ACTIVITIES THAT MAY OCCUR WITHIN OR ADJACENT TO ANY HIGHWAY RIGHT-OF-WAY. THIS NOTIFICATION SHALL INCLUDE ALL CALENDAR DAYS PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, OR AS OTHERWISE REQUIRED BY STATE STATUTE.
- 2) THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THESE PLANS.
- 3) ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.
- 4) CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES WITH THE RECORD DRAWINGS AND FIELD SURVEY DATA. IF DISCREPANCIES ARE FOUND, THE ENGINEER AND OWNER PRIOR TO PROCEEDING.
- 5) ALL UTILITY FACILITIES SHALL BE ADJUSTED BY THE RESPECTIVE UTILITIES UNLESS OTHERWISE NOTED. UTILITY POLE RELOCATION SHALL BE COORDINATED WITH GADP.
- 6) THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
- 7) NO BLASTING WILL BE ALLOWED WITHIN 500 FT OF ANY UTILITY WITHOUT THE WRITTEN APPROVAL FROM THE UTILITY COMPANY. IN THE EVENT OF AN ACCIDENTAL BURST OR LEAK DURING BLASTING, IT WILL BE TREATED WITHIN A UTILITY CLEAN STOPPAGE AREA.
- 8) PAYMENT CLOSURES SHALL BE SLOW CUT TO RESULT IN CLEAN STOPPS. A WORK FRONT SHALL BE APPLIED ALONG THE CUT EDGES AND NEW PAVEMENT BUTTED TO IT.
- 9) THE CONTRACTOR SHALL BE RESPONSIBLE TO RECLAIM OR PROPERLY DISPOSE OF REMOVED BITUMINOUS MATERIALS.
- 10) WETES AND OUTLETS OF ALL CURBSETS SHALL BE PREPARED UNLESS OTHERWISE NOTED ON THE PLANS OR DIRECTED BY THE ENGINEER.
- 11) ROADWAY MATERIALS AS REFERENCED FROM "STATE OF MINE; DEPARTMENT OF TRANSPORTATION; STANDARD SPECIFICATIONS, EDITION 2002; CHAPTER 401.02 MATERIALS, EXCEPT AS OTHERWISE NOTED."

GENERAL SITE GRADING NOTES:

- 1) ALL NEW DRIVE AND PARKING AREAS, SURFACES SHALL FITCH 1/4" INCH PER FOOT MINIMUM UNLESS OTHERWISE NOTED.
- 2) ALL AREAS THAT ARE EXCAVATED, FILLED, OR OTHERWISE DISTURBED BY THE PROJECT SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. ALL EXCAVATIONS SHALL BE TOPSOILED UNLESS OTHERWISE NOTED. THE TOP 4" MINIMUM OF SOIL SHALL BE TOPSOILED.
- 3) ALL SITE ELEVATIONS REFER TO NODE 29. THE CONTRACTOR WILL BE PROVIDED WITH AN ON-SITE TEMPORARY BENCHMARK PRIOR TO CONSTRUCTION.
- 4) CONTRACTORS SHALL CONTROL DUST ON THE CONSTRUCTION SITE TO A RECOMMENDED LIMIT, TO THE SATISFACTION OF THE TOWN AND ENGINEER.
- 5) CONTRACTOR SHALL NOT WORK ON SOIL, EARTH, DEBRIS, OR OTHER MATERIALS CONTAMINATED BY OIL, GREASE, FUEL, OR ANY OTHER POLLUTANT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE ASSOCIATED CLEAN UP.
- 6) CONTRACTORS SHALL REMOVE AND DISPOSAL OF ALL DEBRIS AND EXCESS EXCAVATION MATERIAL FROM WITHIN THE CONSTRUCTION ZONE TO THE APPROPRIATE OFF-SITE LOCATION PROVIDED BY THE CONTRACTOR, IN COMPLIANCE WITH STATE AND LOCAL REGULATIONS.
- 7) CONTRACTOR SHALL REMOVE AND REPLACE, OR REPAIR ALL PAVEMENT AND OTHER ITEMS DAMAGED BY HIS CONSTRUCTION ACTIVITIES TO AT LEAST THEIR ORIGINAL CONDITION, TO THE SATISFACTION OF THE TOWN AND ENGINEER.
- 8) WHERE EXISTING PAVEMENT IS REMOVED AND REPLACED, MATCH EXISTING GRADES TO THE EXTENT POSSIBLE. COORDINATE THE GRADING WITH THE ENGINEER.

- 1) ALL NEW DRIVE AND PARKING AREA SURFACES SHALL PITCH 1/4" INCH PER FOOT MINIMUM UNLESS OTHERWISE NOTED.
- 2) ALL AREAS THAT ARE EXCAVATED, FILLED, OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED TO ORIGINAL OR BETTER CONDITION AND SHALL BE MATCHED UNLESS OTHERWISE NOTED. THE TOP 4" MINIMUM OF SOIL SHALL BE TOPSOIL.
- 3) ALL ELEVATIONS REFER TO NOOD 23. THE CONTRACTOR WILL BE PROVIDED WITH AN ON-SITE TEMPORARY BENCHMARK PRIOR TO CONSTRUCTION.
- 4) CONTRACTOR SHALL CONTROL DUST ON THE CONSTRUCTION SITE TO A REASONABLE LIMIT, TO THE SATISFACTION OF THE TOWN AND ENGINEER.
- 5) CONTRACTOR SHALL NOT TRUCK OR SPILL EARTH, DEBRIS, OR OTHER CONSTRUCTION MATERIAL ON PUBLIC OR PRIVATE STREETS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE ASSOCIATED CLEAN UP.
- 6) CONTRACTORS SHALL REMOVE AND DISPOSE OF ALL DEBRIS AND EXCESS EXCAVATION MATERIAL WITHIN THE CONSTRUCTION LIMIT OF WORK, TO A SUITABLE OFF-SITE LOCATION, TO THE SATISFACTION OF THE TOWN AND ENGINEER.
- 7) CONTRACTOR SHALL REMOVE AND REPLACE OR REPAIR ALL PAVEMENT AND OTHER ITEMS DAMAGED BY HIS CONSTRUCTION ACTIVITIES TO AT LEAST THEIR ORIGINAL CONDITION, TO THE SATISFACTION OF THE TOWN AND ENGINEER.
- 8) WHERE EXISTING PAVEMENT IS REMOVED AND REPLACED, MATCH EXISTING GRADERS TO THE EXISTING PAVEMENT. COORDINATE THE GRADING WITH THE ENGINEER.

- 1) THE OWNER SHALL PROVIDE STARTING BENCHMARK LOCATION AND ELEVATION THAT CORRESPONDS TO THE DESIGN ELEVATIONS AND EXISTING SITE ELEVATIONS. CONTRACTOR SHALL PROVIDE BENCHMARK ELEVATIONS FOR LAYOUT OF THE WORK.
- 2) THE LIMITS OF ON-SITE WORK SHALL BE AS SHOWN ON DRAWINGS. THE LOCATION OF ON-SITE STORAGE AREAS SHALL BE REVIEWED/COORDINATED WITH, AND APPROVED BY THE OWNER AND ENGINEER. THE CONTRACTOR SHALL LIMIT ITS ACTIVITIES TO THESE AREAS.
- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING AND RESETTling ALL EXISTING PROPERTY MARKERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY WORK NOT DONE BY A LAND SURVEYOR REGISTERED IN THE STATE OF MAINE. NO ADDITIONAL COST TO THE OWNER.
- 4) WRITTEN DIMENSIONS SHALL PREVAIL, BUT NOT SCALE DISTANCES FROM THE DRAWINGS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.



EXISTING	PROPOSED
ADJACENT PROPERTY LINE	EDGE OF PAVEMENT

SWALE
ROAD

TITLE:

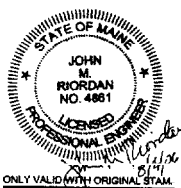
SITE LAYOUT PLAN
2320 CONGRESS STREET
PORTLAND, MAINE 04103

20 10 0 20 40

SCALE: 1" = 20'

PREPARED FOR:
2320 CONGRESS STREET, LLC.
FIRST FINANCIAL MORTGAGE
P.O. BOX 1052
PORTLAND, MAINE 04104

DATE: 03/28/08	DRAWN: MRR	PROJECT.: 517001
DESIGN: MRR	CHECK: JMR	FILE.: GRADING Utility 517001.DWG



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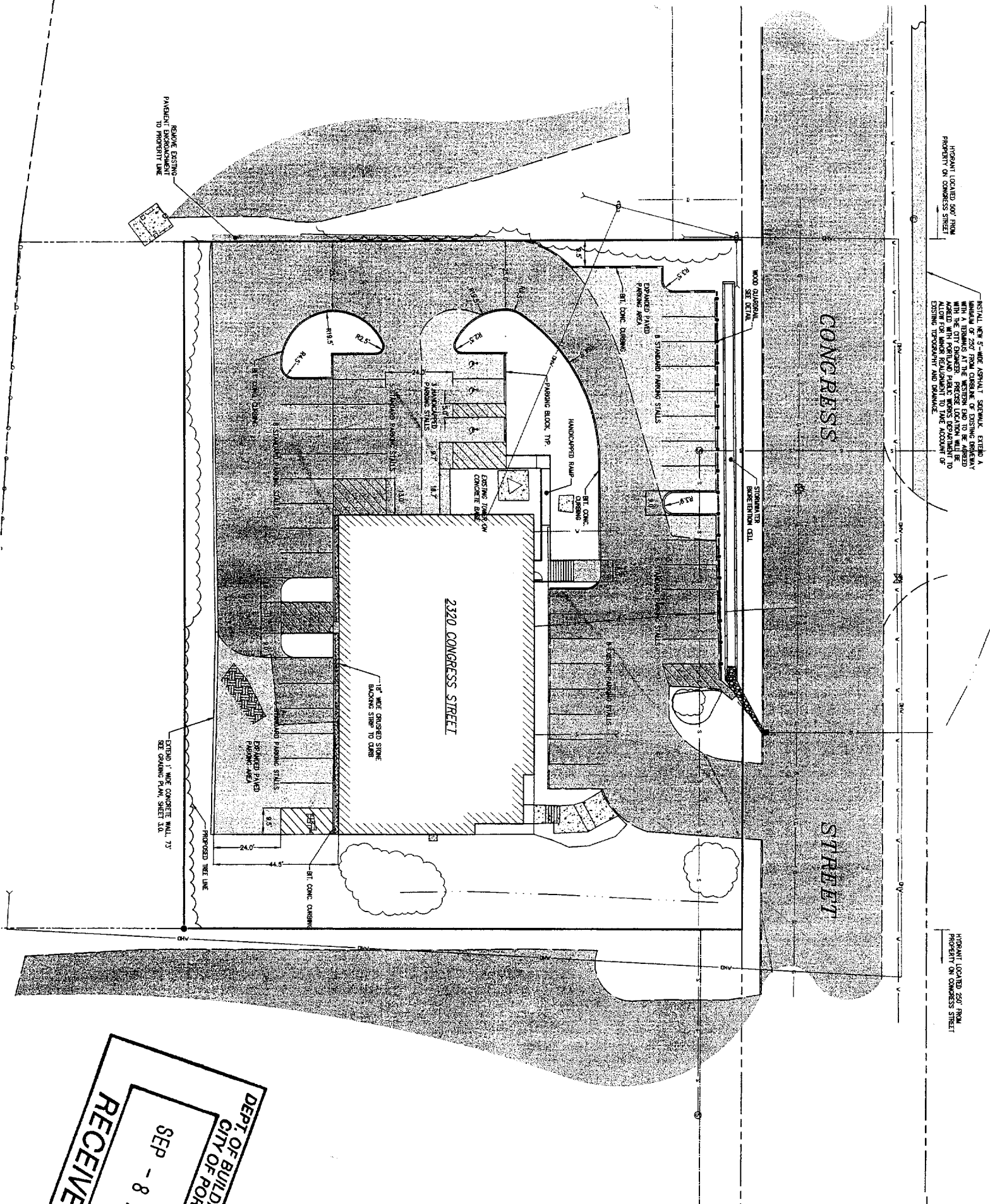
SGS ENGINEERING Subly Engineering
Design

- Environmental & Regulatory Permitting
- Electrical Power Systems Engineering

REVISIONS:

NO.	DATE-08
1	
2	

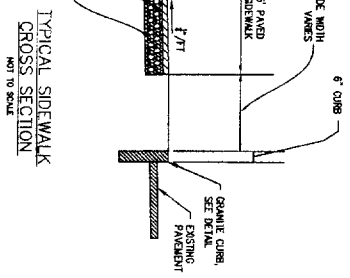
SITE PLAN SUBMITTAL



INSTALL NEW 5'-WIDE ASPHALT SIDEWALK, EXTEND A MINIMUM OF 200' FROM CORNER OF EXISTING BUILDING TO THE STREET. THE SIDEWALK SHALL BE ADJACENT TO THE CITY ENGINEER'S PREPARED LOCATION. THE SIDEWALK SHALL BE ADJACENT TO THE CITY ENGINEER'S PREPARED LOCATION. THE SIDEWALK SHALL BE ADJACENT TO THE CITY ENGINEER'S PREPARED LOCATION.

HIGHWAY LOCATED 200' FROM PROPERTY ON CONGRESS STREET

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
SEP - 8 2006
RECEIVED



LEGEND

- ADJACENT PROPERTY LINE
- LOCAL PROPERTY LINE
- EDGE OF RIGHT OF WAY
- GRADE CANTOR
- SWALE
- ROAD

GENERAL SITE LAYOUT NOTES:

- 1) THE OWNER SHALL PROVIDE SURVEYING BENCHMARK LOCATION AND ELEVATION THAT CORRESPONDS TO THE DESIGN ELEVATIONS AND EXISTING SITE ELEVATIONS. CONTRACTOR SHALL UTILIZE BENCHMARK ELEVATIONS FOR LAYOUT OF THE WORK.
- 2) THE LIMITS OF ON-SITE WORK SHALL BE AS SHOWN ON DRAWINGS. THE LOCATION OF ON-SITE STORAGE AREAS SHALL BE REVIEWED/COORDINATED WITH, AND APPROVED BY, THE ENGINEER AND BENCHMARK. THE CONTRACTOR SHALL LIMIT HIS ACTIVITIES TO THESE AREAS.
- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING AND RESETTING BENCHMARKS THAT ARE DAMAGED OR REMOVED DURING THE CONSTRUCTION. WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE DISTANCES FROM THE DRAWINGS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
- 4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE STATE AND LOCAL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, OR AS OTHERWISE REQUIRED BY MAINE STATE LAW.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THESE PLANS. REGULATIONS.
- 6) CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES WITH THE ENGINEER AND OWNER PRIOR TO PROCEEDING.
- 7) ALL UTILITY FACILITIES SHALL BE ADJUSTED BY THE RESPECTIVE UTILITIES UNLESS OTHERWISE NOTED. UTILITY POLE RELOCATION SHALL BE COORDINATED WITH O&P.
- 8) THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
- 9) NO BLASTING WILL BE ALLOWED WITHIN 500' FT. OF ANY UTILITY WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER. NO BLASTING WILL BE PERMITTED WITHIN A UTILITY COMPANY EASEMENT UNIT, WITHOUT WRITTEN APPROVAL FROM THE UTILITY IS GIVEN.
- 10) PAVEMENT CUTS SHALL BE SAW CUT TO RESULT IN CLEAN EDGES. A JACK COAT SHALL BE APPLIED ALONG THE CUT EDGES AND NEW PAVEMENT BUTTED TO IT, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- 11) THE CONTRACTOR SHALL BE RESPONSIBLE TO RECLAIM OR PROPERLY DISPOSE OF REMOVED BITUMINOUS MATERIALS.
- 12) INLETS AND OUTLETS OF ALL CULVERTS SHALL BE REPAIRED UNLESS OTHERWISE NOTED ON THE PLANS OR DIRECTED BY THE ENGINEER.
- 13) ROADWAY MATERIALS AS SPECIFIED FROM "STATE OF MAINE" DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, DECEMBER 2002, CHAPTER 401.02 MATERIALS, EXCEPT AS OTHERWISE NOTED.

GENERAL SITE GRADING NOTES:

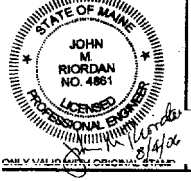
- 1) ALL NEW DRIVE AND PARKING AREA SURFACES SHALL FIT TO 1/4" INCH PER FOOT MINIMUM UNLESS OTHERWISE NOTED.
- 2) ALL AREAS THAT ARE EXCAVATED, FILL, OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE LOADED, GRADED, LIMB FENCED, SEED, AND MULCHED, UNLESS OTHERWISE NOTED. THE TOP 4 INCHES OF SOIL SHALL BE TOPSOIL.
- 3) ALL ELEVATIONS REFER TO NGVD 29. THE CONTRACTOR WILL BE PROVIDED WITH AN ON-SITE TEMPORARY BENCHMARK PRIOR TO CONSTRUCTION.
- 4) CONTRACTOR SHALL CONTROL DUST ON THE CONSTRUCTION SITE TO A REASONABLE LIMIT, TO THE SATISFACTION OF THE TOWN AND ENGINEER.
- 5) CONTRACTOR SHALL NOT TRUCK OR SOIL, EXCEL, GERS, OR OTHER CONSTRUCTION MATERIAL ON PUBLIC OR PRIVATE STREETS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE ASSOCIATED CLEAN UP.
- 6) CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS AND EXCESS EXCAVATED MATERIAL FROM WITHIN THE CONSTRUCTION LIMIT OF WORK TO A STABLE OFF-SITE LOCATION PROVIDED BY THE CONTRACTOR IN COMPLIANCE WITH STATE AND LOCAL REGULATIONS.
- 7) CONTRACTOR SHALL REMOVE AND REPLACE, OR REPAIR ALL PAVEMENT AND OTHER ITEMS DAMAGED BY HIS CONSTRUCTION ACTIVITIES TO AT LEAST THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE TOWN AND ENGINEER.
- 8) WHERE EXISTING PAVEMENT IS REMOVED AND REPLACED, MATCH EXISTING GRADES TO THE EXTENT POSSIBLE. COORDINATE THE GRADING WITH THE ENGINEER.

GENERAL CONSTRUCTION NOTES:

- 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE STATE AND LOCAL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, OR AS OTHERWISE REQUIRED BY MAINE STATE LAW.
- 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THESE PLANS. REGULATIONS.
- 3) ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.
- 4) CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES WITH THE ENGINEER AND OWNER PRIOR TO PROCEEDING.
- 5) ALL UTILITY FACILITIES SHALL BE ADJUSTED BY THE RESPECTIVE UTILITIES UNLESS OTHERWISE NOTED. UTILITY POLE RELOCATION SHALL BE COORDINATED WITH O&P.
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- 8) PAVEMENT CUTS SHALL BE SAW CUT TO RESULT IN CLEAN EDGES. A JACK COAT SHALL BE APPLIED ALONG THE CUT EDGES AND NEW PAVEMENT BUTTED TO IT, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
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- 11) ROADWAY MATERIALS AS SPECIFIED FROM "STATE OF MAINE" DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, DECEMBER 2002, CHAPTER 401.02 MATERIALS, EXCEPT AS OTHERWISE NOTED.

SGC ENGINEERING, LLC
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• Environmental & Regulatory Permitting
• Electrical Power Systems Engineering

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PREPARED FOR:		
2320 CONGRESS STREET, LLC. FIRST FINANCIAL MORTGAGE P.O. BOX 1052 PORTLAND, MAINE 04104		
DATE: 03/28/08	DRAWN: MRR	PROJECT: 517001
DESIGN: MRR	CHECK: JHR	FILE: GRADING_UTILITY_517001.DWG

REVISIONS:		SITE PLAN SUBMITTAL
NO.	DATE	
1	04-18-06	
2	07-24-06	
3	08-04-06	
4		
5		
6		
7		
8		
9		
10		

TITLE:	
SITE LAYOUT PLAN 2320 CONGRESS STREET PORTLAND, MAINE 04103	
SCALE: 1" = 20'	