

263-B-043

1000 Brighton Ave

Forest city chevy

Forest city Chevrolet

1000 Brighton Ave, Portland, ME

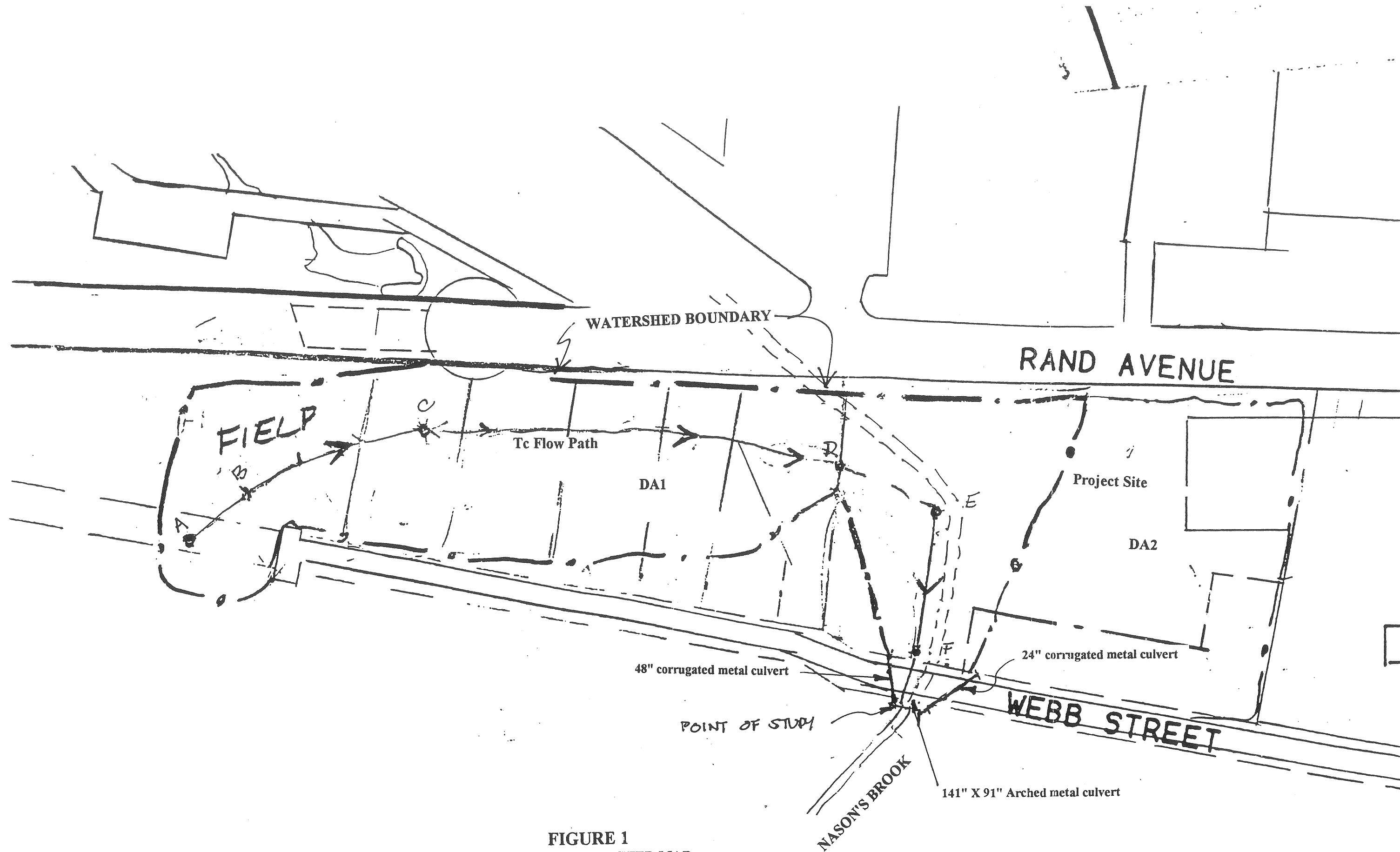


FIGURE 1
EXISTING WATERSHED MAP
 Scale: 1' = 100 feet

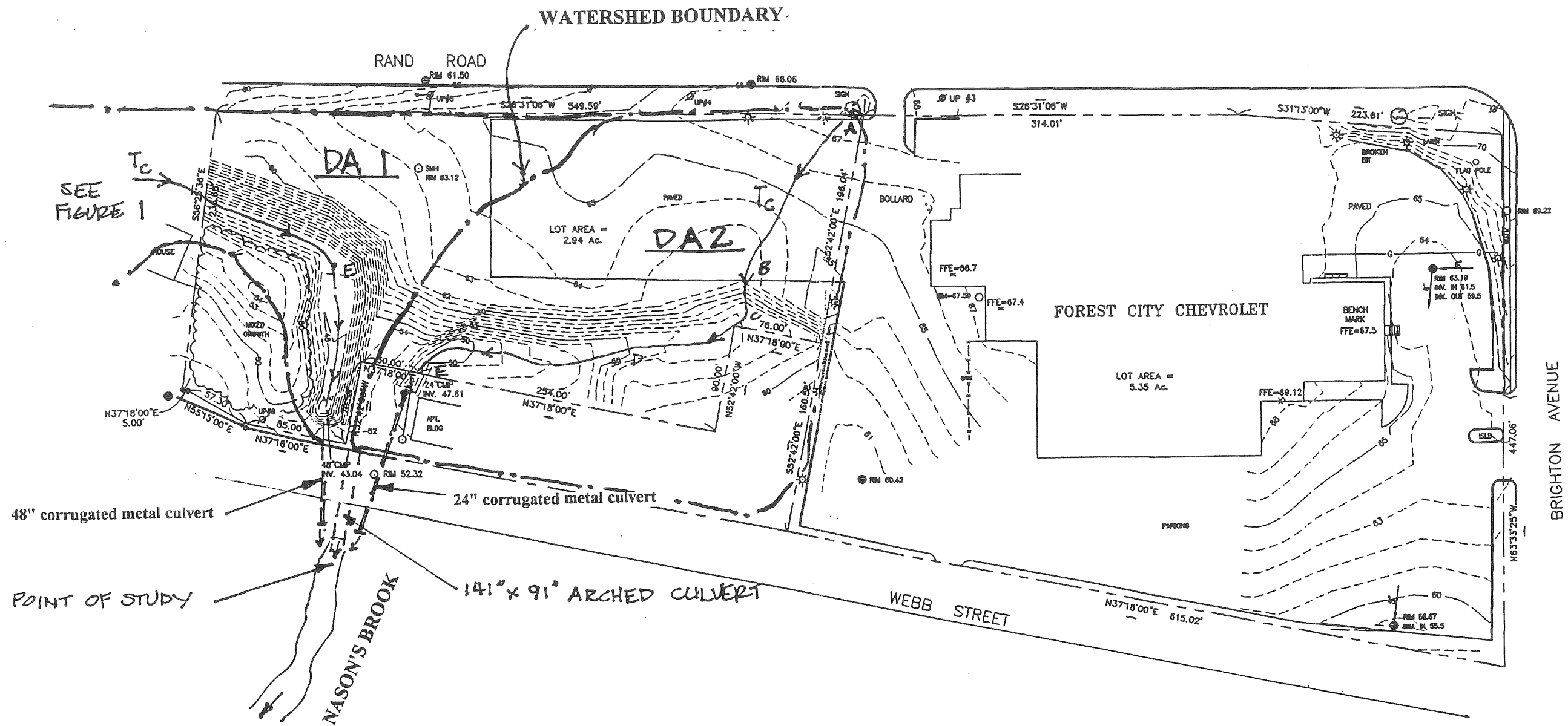


FIGURE 2
EXISTING WATERSHED MAP
 Scale: 1' = 100 feet

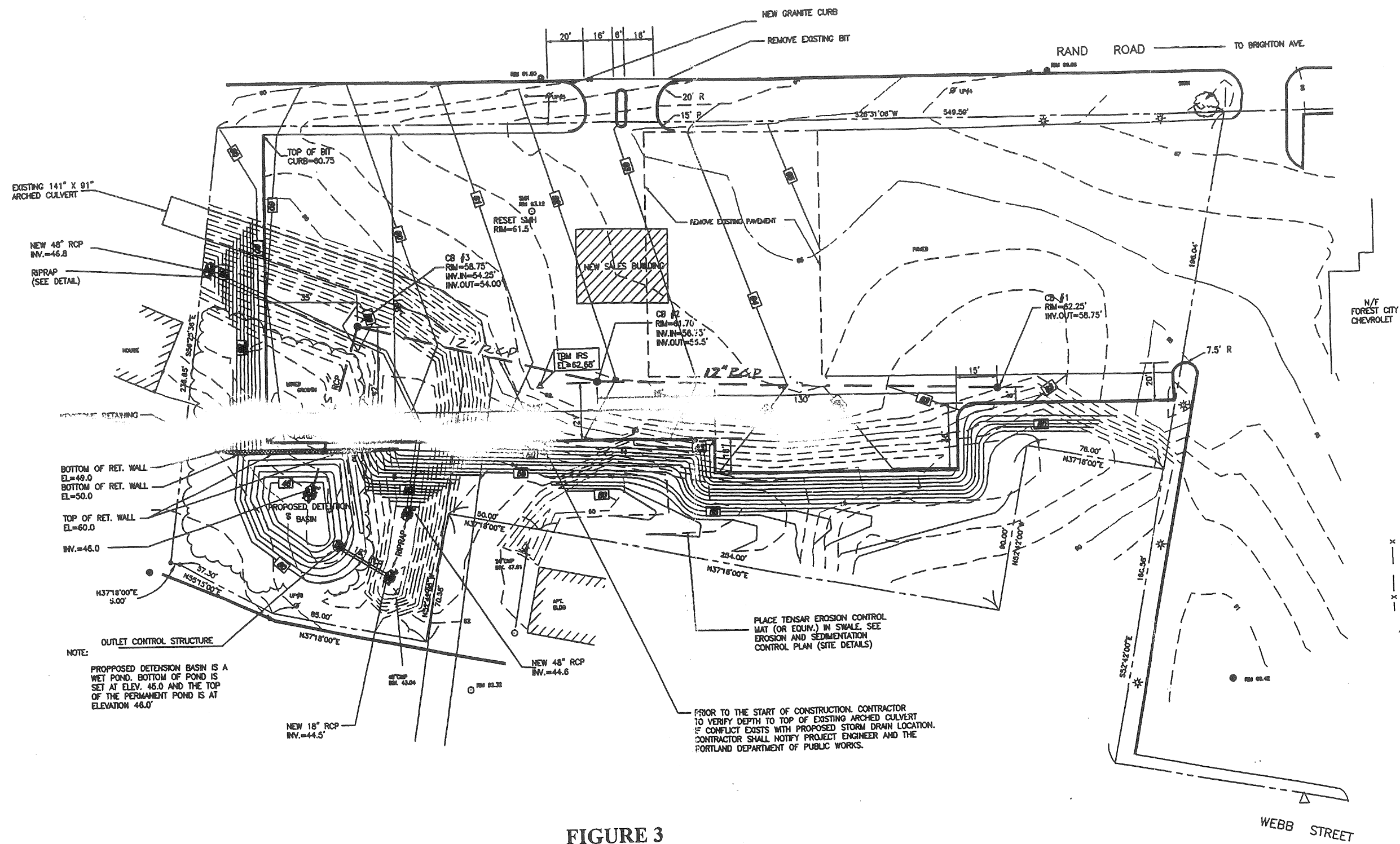


FIGURE 3
SITE AND GRADING PLAN
 Scale: 1' = 60 feet

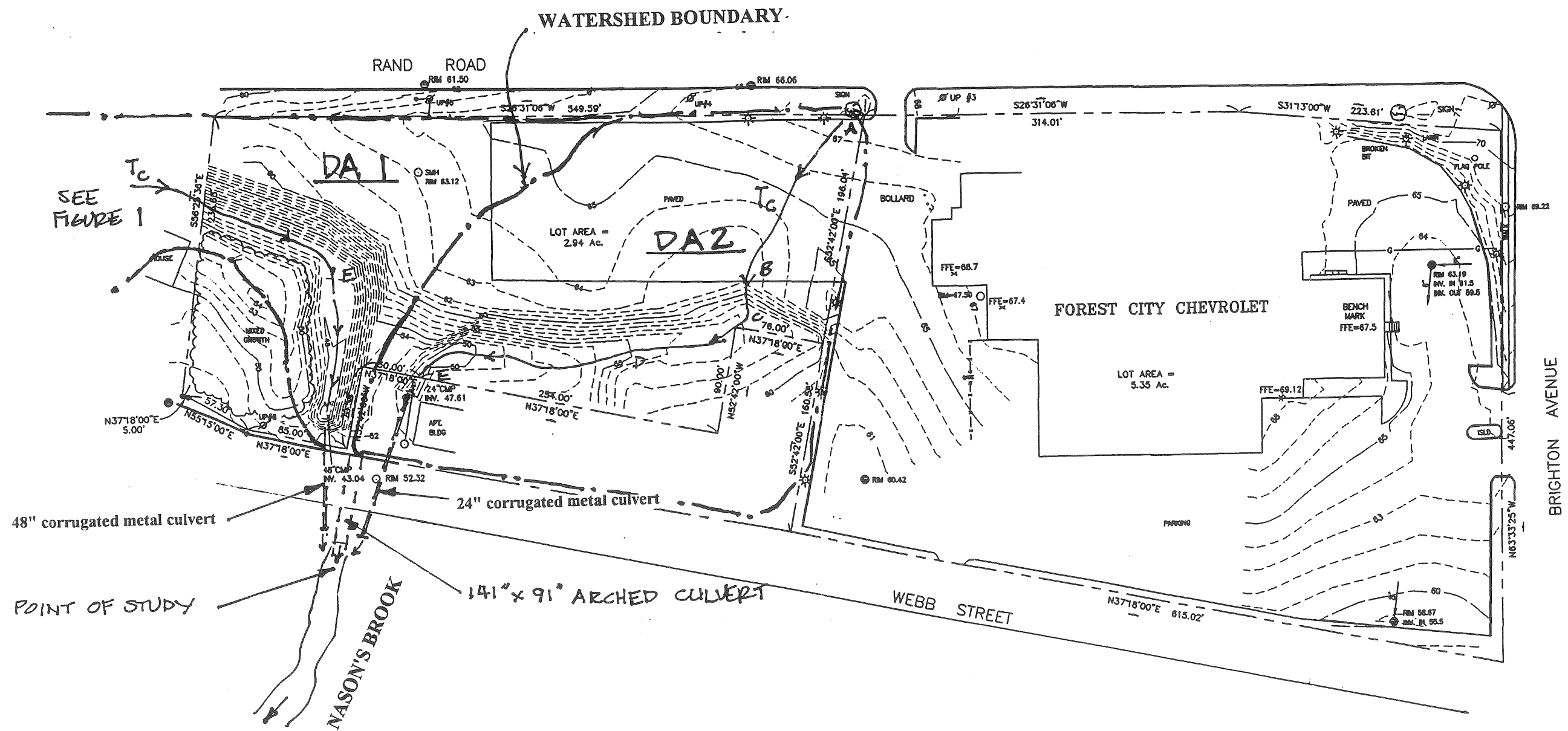


FIGURE 2
EXISTING WATERSHED MAP
 Scale: 1' = 100 feet

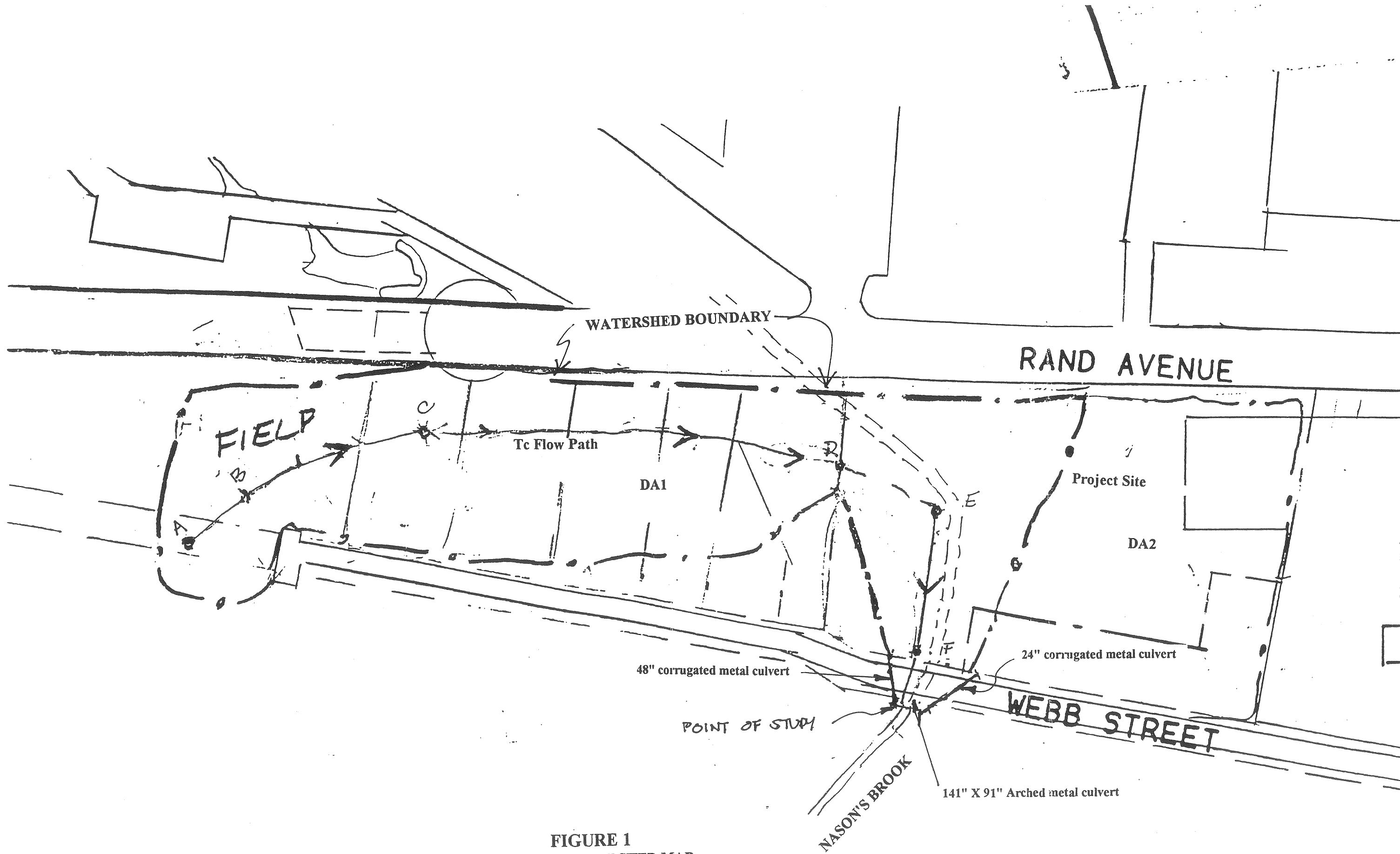


FIGURE 1
EXISTING WATERSHED MAP
 Scale: 1' = 100 feet

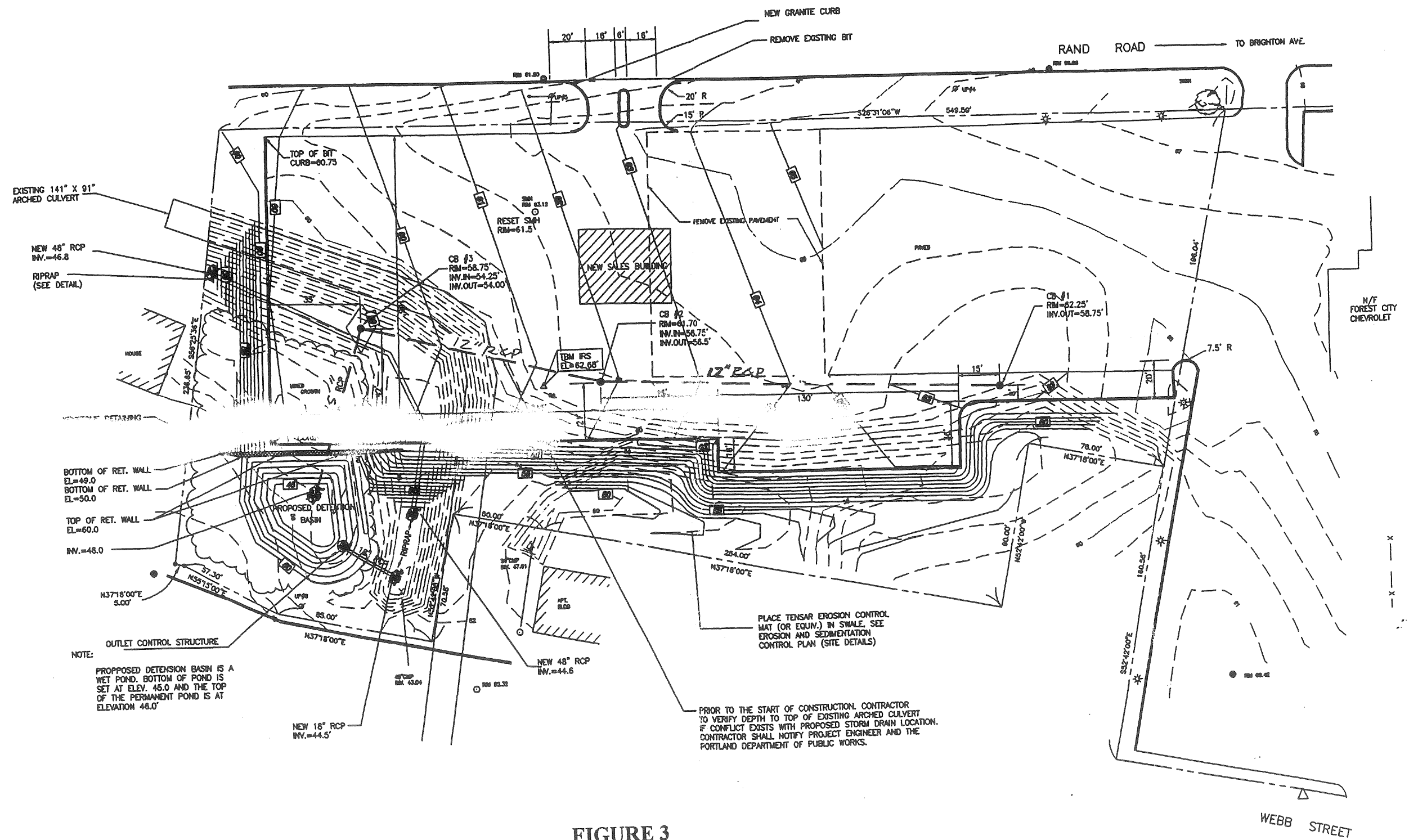
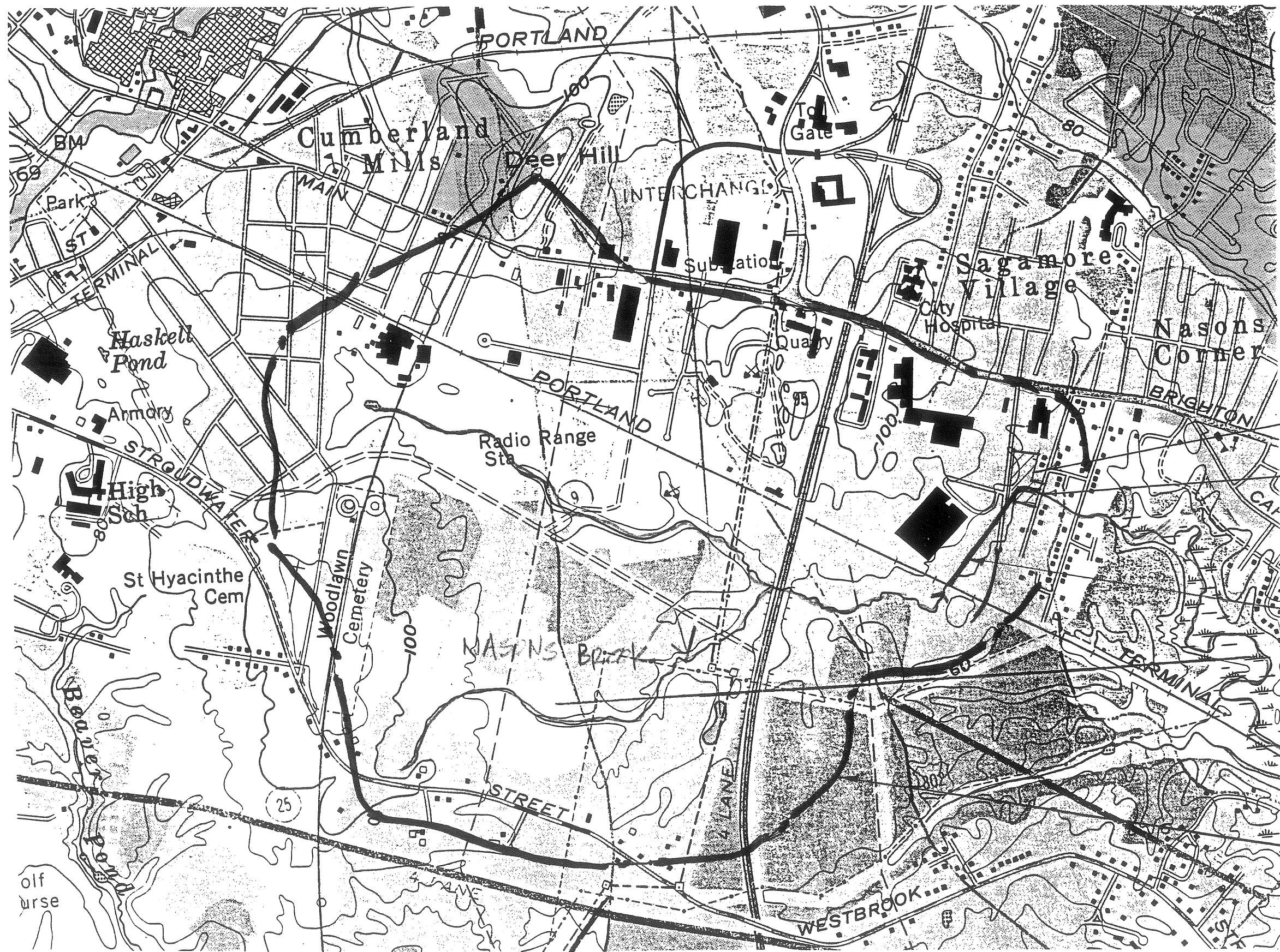


FIGURE 3
SITE AND GRADING PLAN
 Scale: 1" = 60 feet



AT STUDY POINT

- NASONS BROOK \approx 757 ac WATERSHED
- PROJECT SUB WATERSHEDS \approx 7.41 ac

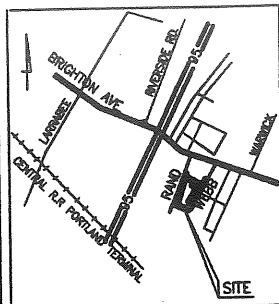
% OF WATERSHED \approx 1%

PROJECT LOCATION

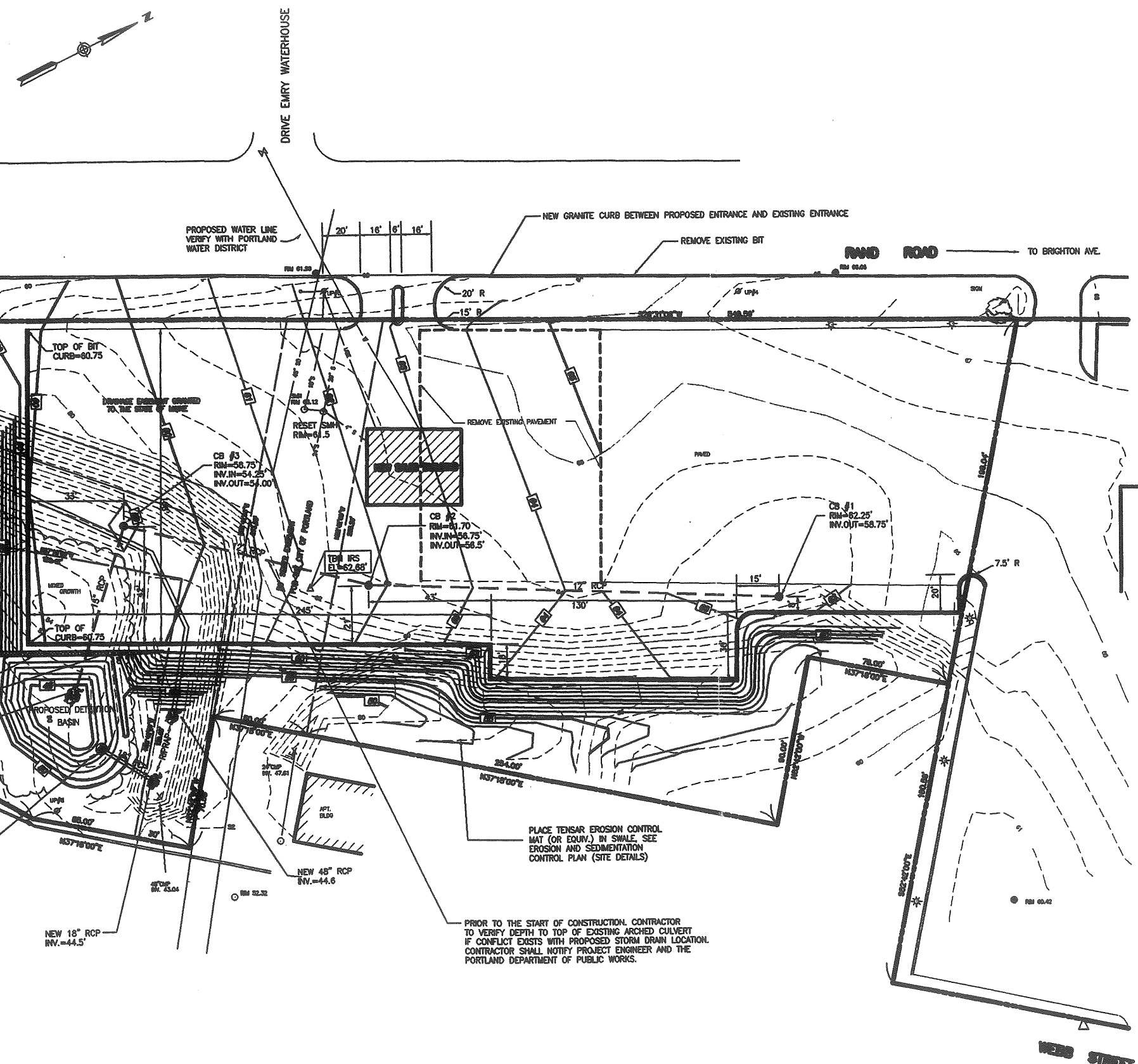
HYDROLOGY STUDY POINT

EXISTING 141" X 91" NASONS BROOK CULVERT

NASONS BROOK WATERSHED BOUNDARY



LOCATION MAP n.s.s.



GENERAL NOTES

1. PROJECT PARCEL IS DEPICTED AS LOT 40 ON CITY OF PORTLAND ASSESSORS MAP #283.
2. TOTAL AREA OF PROJECT PARCEL IS 2.94 ACRES.
3. RECORD OWNER OF PROPERTY IS ALICE GEMMER ENT.
4. THE PROJECT AREA IS LEASED TO FOREST CITY CHEVROLET/SAAB BY ALICE GEMMER ENTERPRISES.
5. PROJECT IS LOCATED WITHIN THE B-2 ZONE.
6. SPACE AND BULK REQUIREMENTS

MIN. FRONT SETBACK:	10'
MIN. REAR SETBACK:	10'
MIN. SIDE SETBACK:	10'
MIN. LOT WIDTH:	30'
7. PERCENT IMPERVIOUS AREA CALCULATIONS

TOTAL AREA OF PARCEL =	2.96 AC.
TOTAL AREA OF IMPERVIOUS SURFACE =	2.02 AC.
% IMPERVIOUS =	68
8. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL REVIEW THE EROSION AND SEDIMENTATION CONTROL REQUIREMENTS ON SHEET 2, SITE DETAILS.
9. LOCATION OF UTILITIES ARE APPROXIMATE.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL THE UTILITIES LOCATE THEIR SERVICES PRIOR TO THE START OF THE CONSTRUCTION.
11. PRIOR TO THE BEGINNING OF THE CONSTRUCTION, THE CONTRACTOR SHALL SECURE A STREET OPENING PERMIT FROM THE PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT.
12. 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.
13. ALL EXISTING CATCH BASINS, MANHOLES, CONNECTIONS, AND OUTLET PIPING SHALL BE CLEANED AND LEFT IN SATISFACTORY OPERATING CONDITION AFTER CONSTRUCTION HAS BEEN COMPLETED.
14. ALL LAWN AREAS, WALKWAYS, AND DRIVEWAYS OUTSIDE THE WORK AREA, DAMAGED BY THE CONTRACTOR, SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL TREES AND SHRUBS ON THE PROJECT WHICH ARE NOT TO BE REMOVED.
16. EXISTING PAVEMENT SHALL BE SAW CUT AND BUTTED TO THE NEW PAVEMENT. NO FEATHERING OF PAVEMENT WILL BE PERMITTED.
17. EXISTING DRAINAGE STRUCTURES SHALL NOT BE DISTURBED UNLESS OTHERWISE NOTED.
18. TOPOGRAPHIC INFORMATION IS BASED ON SURVEYS BY OWEN HASKELL, INC., AND IS IN CONFORMANCE WITH THE STATE OF MAINE BOARD OF LICENSEURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE, CATEGORY 1, CONDITION B.
19. BENCHMARK:
 - A. FINISHED FLOOR ELEVATION AT FRONT ENTRANCE OF FOREST CITY CHEVROLET AS PUBLISHED ON PLAN REFERENCE.
 - B. IRON ROD SET (5/8" REBAR) WITH SURVEY CAP AS DEPICTED ON PLAN WITH ELEVATION OF 62.86'.
20. 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.
21. EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON THE UTILITY OWNERS RECORDS, P.O.W. PLANS, AND FIELD SURVEY. CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST THREE (3) BUT NOT 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 MRS A 330-A.
22. 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.
23. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
24. DO NOT SCALE FROM DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE PROJECT ENGINEER. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECS SHALL BE IMMEDIATELY REPORTED TO THE PROJECT ENGINEER FOR FURTHER RESOLUTION BEFORE ANY ADDITIONAL WORK PROCEEDS.

EXISTING 141" X 91" ARCHED CULVERT

NEW 48" RCP INV.=46.8
RIPRAP (SEE DETAIL)

KEYSTONE RETAINING WALL (SEE DETAIL)

BOTTOM OF RET. WALL EL.=48.0
BOTTOM OF RET. WALL EL.=50.0

TOP OF RET. WALL EL.=60.0
INV.=46.0

NOTE: PROPOSED DETENTION BASIN IS A WET POND. BOTTOM OF POND IS SET AT ELEV. 45.0 AND THE TOP OF THE PERMANENT POND IS AT ELEVATION 46.0

NEW 18" RCP INV.=44.5

- LEGEND:**
- UTILITY POLE
 - LIGHT POLE
 - MANHOLE
 - CATCH BASIN
 - PROPOSED CATCH BASIN
 - PROPOSED STORM DRAIN LINE
 - CURB
 - GAS LINE
 - EXISTING 1' CONTOUR
 - PROPOSED 5' CONTOUR
 - UNDERGROUND ELECTRIC
 - PROPOSED 4" SEWER LINE

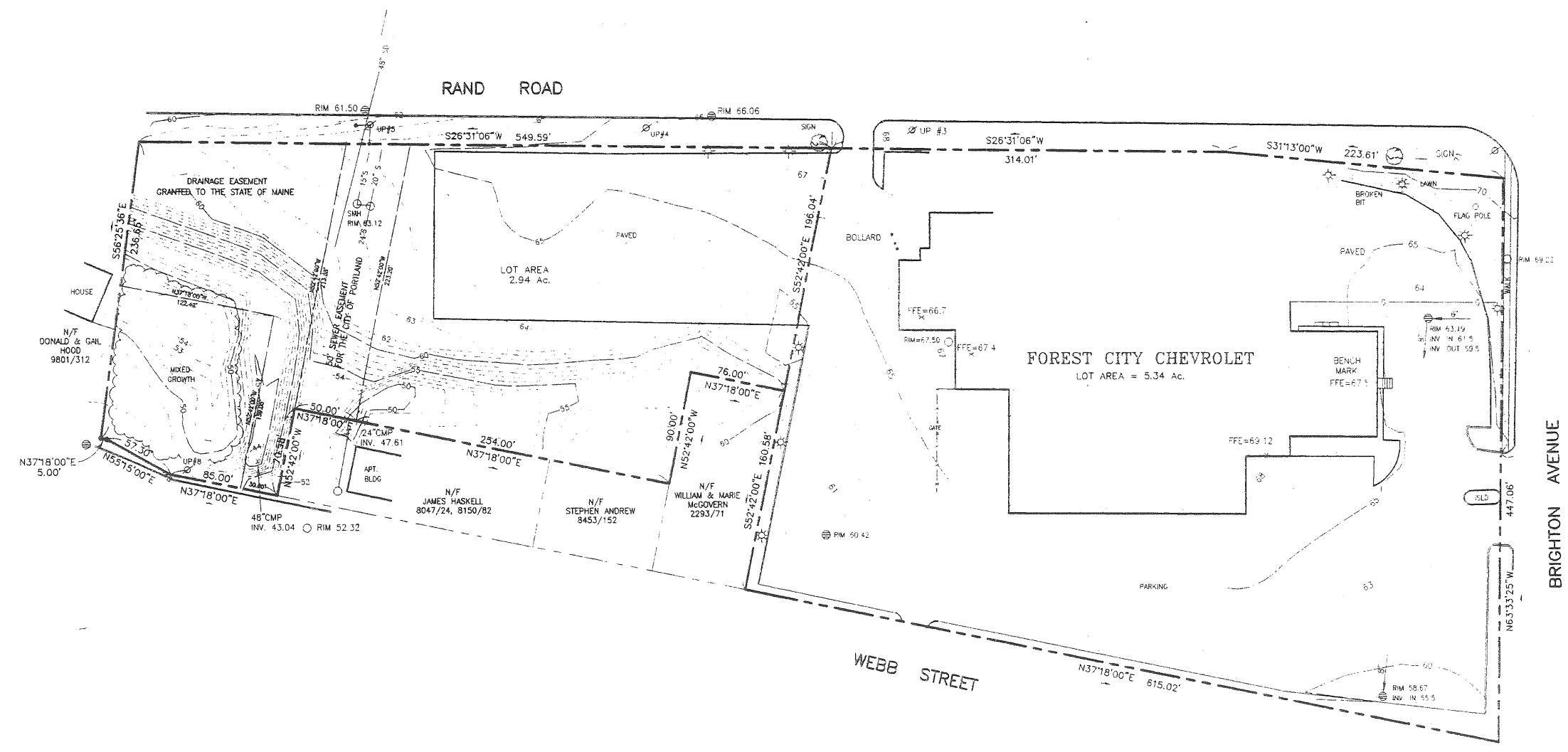
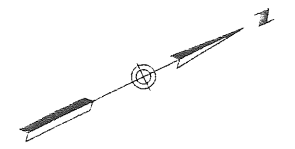
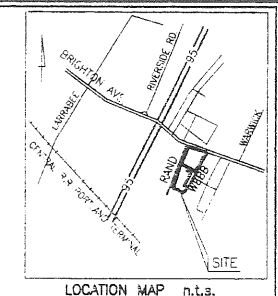
APPROVED BY THE PORTLAND PLANNING BOARD

DATE: _____

PLAN REFERENCE:
SITE PLAN OF PROPOSED BUILDING ADDITIONS FOR FOREST CITY CHEVROLET/SAAB, DATED SEPT. 6, 1994, REV. A, BY SEBAGO TECHNICS.



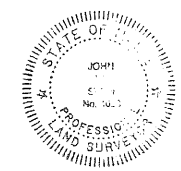
REV.1 6-4-97 MISC CHANGES		
SITE AND GRADING PLAN		
OF PROPOSED AUTO SALES LOT RAND ROAD, PORTLAND MADE FOR FOREST CITY CHEVROLET 1000 BRIGHTON AVE. PORTLAND, MAINE		
ENGINEERING & DESIGN STEPHEN W. TIBBETTS, P.E. PROFESSIONAL CIVIL ENGINEER 15 ONK RIDGE ROAD, BRUNSWICK, MAINE 04011 (207) 726-2867		
OWEN HASKELL, INC. 16 CASCO STREET, PORTLAND, ME 04101 (207) 774-0264 PROFESSIONAL LAND SURVEYORS		
Drawn By: DAB	Date: MAY 12, 1997	Job No.: 97058P
Trace By: RWC	Scale: 1" = 30'	Draw. No.: 1
Check By: SWT		
Book No.: 803		



- LEGEND:**
- UTILITY POLE
 - LIGHT POLE
 - MANHOLE
 - CATCH BASIN
 - CURB
 - EXISTING 1' CONTOUR
 - GAS LINE

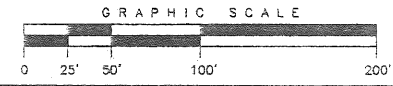
PLAN REFERENCE:
 "SITE PLAN OF PROPOSED BUILDING ADDITIONS FOR FOREST CITY CHEVROLET/SAAB", DATED SEPT. 6, 1994, REV. A, BY SEBAGO TECHNICS.

NOTE:
 PROPERTY BOUNDARIES TAKEN FROM PLAN REFERENCE #1



JOHN W. SWAN PROFESSIONAL LAND SURVEYOR #1038
 OWEN HASKELL, INC.

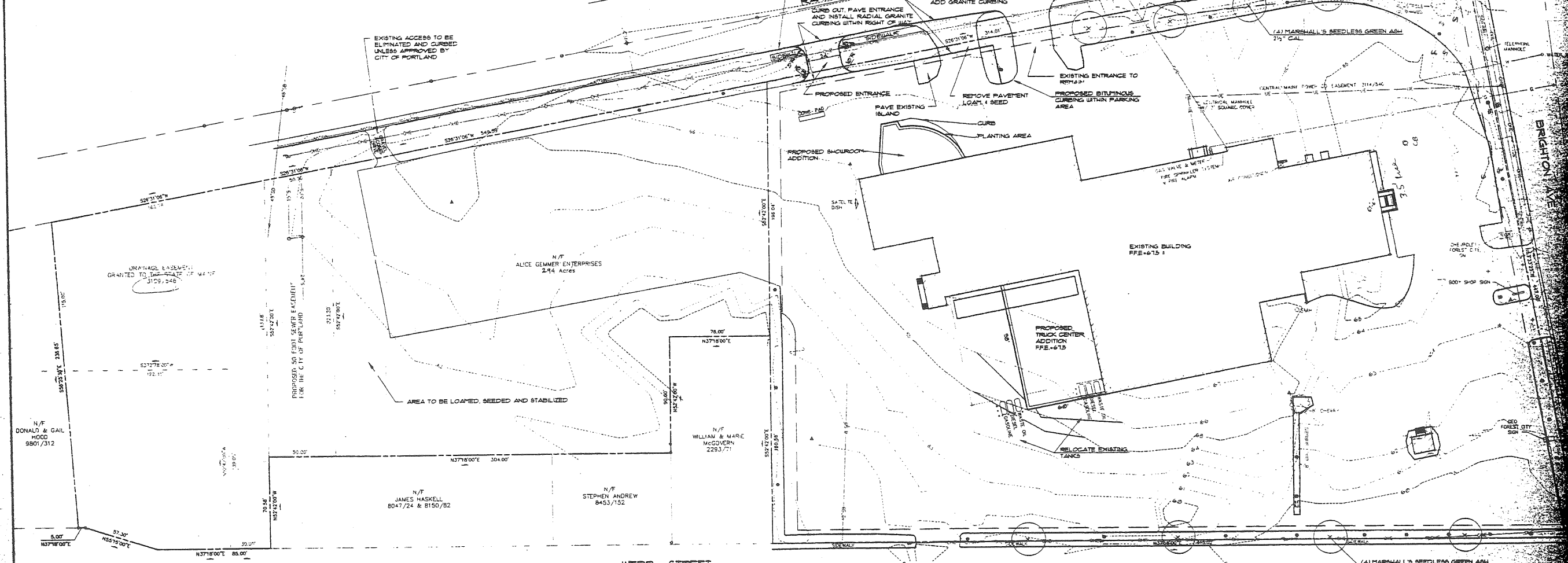
DATE: 6-5-97



REV 2	6-04-97	MISC. CHANGES
REV 1	4-10-97	ADDED ADDITIONAL TOPO
EXISTING CONDITIONS SURVEY		
ON		
RAND ROAD, BRIGHTON AVENUE & WEBB STREET		
PORTLAND, MAINE		
ARCHETYPE		
48 UNION WHARF, PORTLAND, MAINE		
OWEN HASKELL, INC.		
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424		
PROFESSIONAL LAND SURVEYORS		
Drawn By	DAB	Date
Trace By	JLW/RWC	MAY 08, 1997
Check By	DAB	Scale
Book No.	803	1" = 50'
Job No.	97058P	Drwg. No.
		1



LOCATION MAP



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROU	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
----	MONUMENT	----
----	IRON PIPE/ROD	----
----	BUILDING	----
----	EDGE PAVEMENT	----
----	CONTOURS	----
----	WATERLINE	----
----	SEWER LINE	----
----	STORM DRAIN	----
----	UTILITY POLE	----
----	CATCH BASIN	----
----	MANHOLE	----
----	CULVERT	----

PLAN REFERENCES:

A. PLAN OF PROPERTY MADE FOR PHILIP GEMTER BY: H. L. & E. C. JORDAN - SURVEYORS DATED: 2-9-1899

B. STANDARD BOUNDARY SURVEY OF RAND BROOK NOTES FOR ROBERT HAYDEN BY: DANIEL LAPORTE, LAND SURVEYOR DATED: 3-14-1899 RECORDED: C.G.R.D. PLAN BOOK 175 PAGE 59

C. PLAN OF BRIGHTON AVE. TERRACE OWNED BY: J. W. WILKINSON BY: A. L. ELLIOT, C.E. DATED: JULY 9, 1899 RECORDED: C.G.R.D. PLAN BOOK 3 PAGES 13 & 14

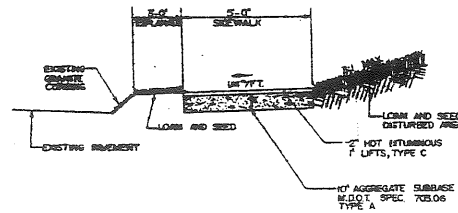
D. CITY OF PORTLAND PLAN / RIGHT OF WAY - BRIGHTON AVE. BY: WRIGHT, PIERCE, BARNES, & WILMAN - ENGINEERS DATED: SEPT. 1895 SHEETS 4 & 5 OF 5 ON FILE AT THE CITY ENGINEERS OFFICE (66173)

E. STATE OF MAINE DEPARTMENT OF TRANSPORTATION PLAN RIGHT OF WAY MAP - STATE HIGHWAY 101 FEDERAL AID PROJECT #11-2636 (1) SECT 3 DATED: JUNE 1971 D.C.T. FILE NO. 3-245 SHEETS 3 & 4 OF 5 ON FILE AT THE MAINE DEPARTMENT OF TRANSPORTATION

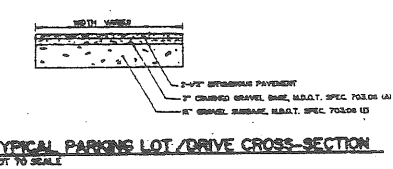
F. STATE OF MAINE DEPARTMENT OF TRANSPORTATION PLAN RIGHT OF WAY MAP - STATE HIGHWAY 106 STATE PROJECT #267501 SECTION 142 S.H.C. FILE NO. 3-19 RECORDED: C.G.R.D. PLAN BOOK 103 PAGE 31 & 32

GENERAL NOTES

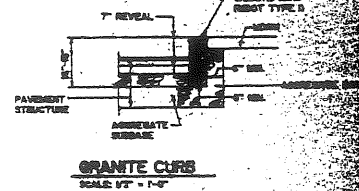
- PROJECT PARCEL IS DEPICTED AS LOT 43 ON CITY OF PORTLAND ASSESSORS MAP 7263.
- TOTAL AREA OF PROJECT PARCEL IS 5.33 AC.
- RECORD OWNER OF PROPERTY IS FOREST CITY CHEVROLET.
- THE PARKING AREA ALONG RAND ROAD IS LEASED TO FOREST CITY CHEVROLET/SAAB BY ALICE GEMTER ENTERPRISES.
- PROJECT IS LOCATED WITHIN THE B-2 ZONE.
- SPACE AND BULK REQUIREMENTS:
MIN. FRONT SETBACK: 10'
MIN. REAR SETBACK: 10'
MIN. SIDE SETBACK: 10'
MIN. LOT WIDTH: 50'
- DISPLAY AUTOMOBILES SHALL BE PARKED ON OWNERS PROPERTY AND NOT WITHIN A STREET RIGHT OF WAY UNLESS OTHERWISE APPROVED BY THE CITY.
IF DISPLAY AUTOMOBILES ARE PARKED OUTSIDE OF THE EXISTING PARKING LOT ON THE RAND ROAD SIDE OF THE PROPERTY, A BARRIER SHALL BE PLACED ALONG THE PROPERTY LINE TO PREVENT THE PARKING OF AUTOMOBILES WITHIN THE RIGHT OF WAY.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDING.



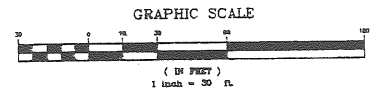
TYPICAL SIDEWALK SECTION
NOT TO SCALE



TYPICAL PARKING LOT/DRIVE CROSS-SECTION
NOT TO SCALE

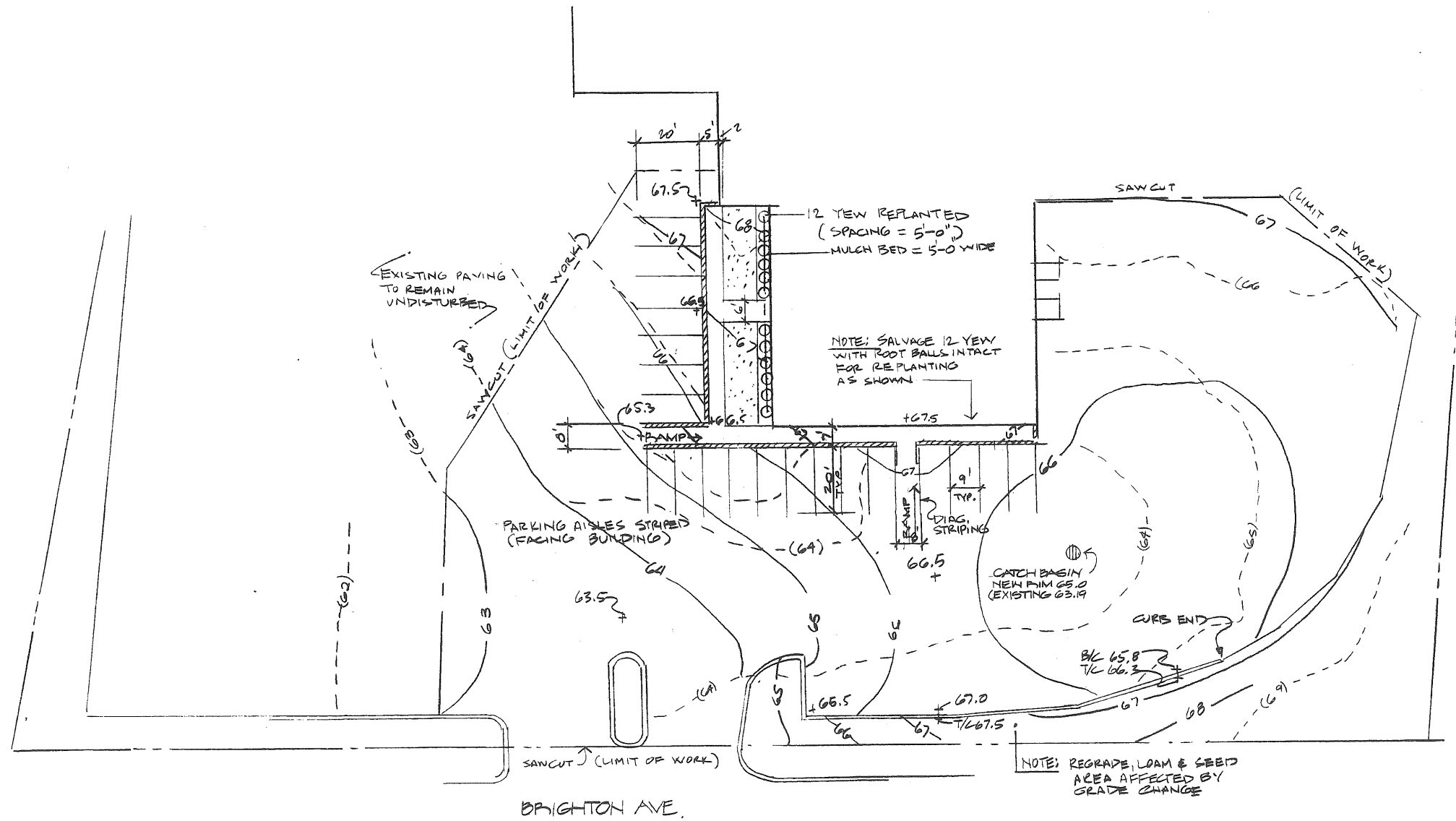


GRANITE CURB
SCALE 1/2" = 1'-0"

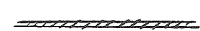

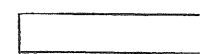

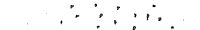


GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

REV.	BY:	DATE:	10-12-94	REVISE PER APPROVAL LETTER FROM CITY.
OCT 12 1994			STATUS:	
SITE PLAN				
OF: PROPOSED BUILDING ADDITIONS				
FOR: FOREST CITY CHEVROLET/SAAB				
1000 BRIGHTON AVENUE PORTLAND, MAINE				
Sebago Technics Engineering & Planning for the Future 12 WESTBROOK COMMON WESTBROOK, ME 04091-3339 TEL: (207) 556-0277			DESIGN BY: [] DRAWN BY: [] CHECKED BY: [] DATE: 9/2/94 SCALE: 1/2" = 1'-0" FIELD BOOK NO. [] PROJ. NUMBER [] SHEET []	



LEGEND

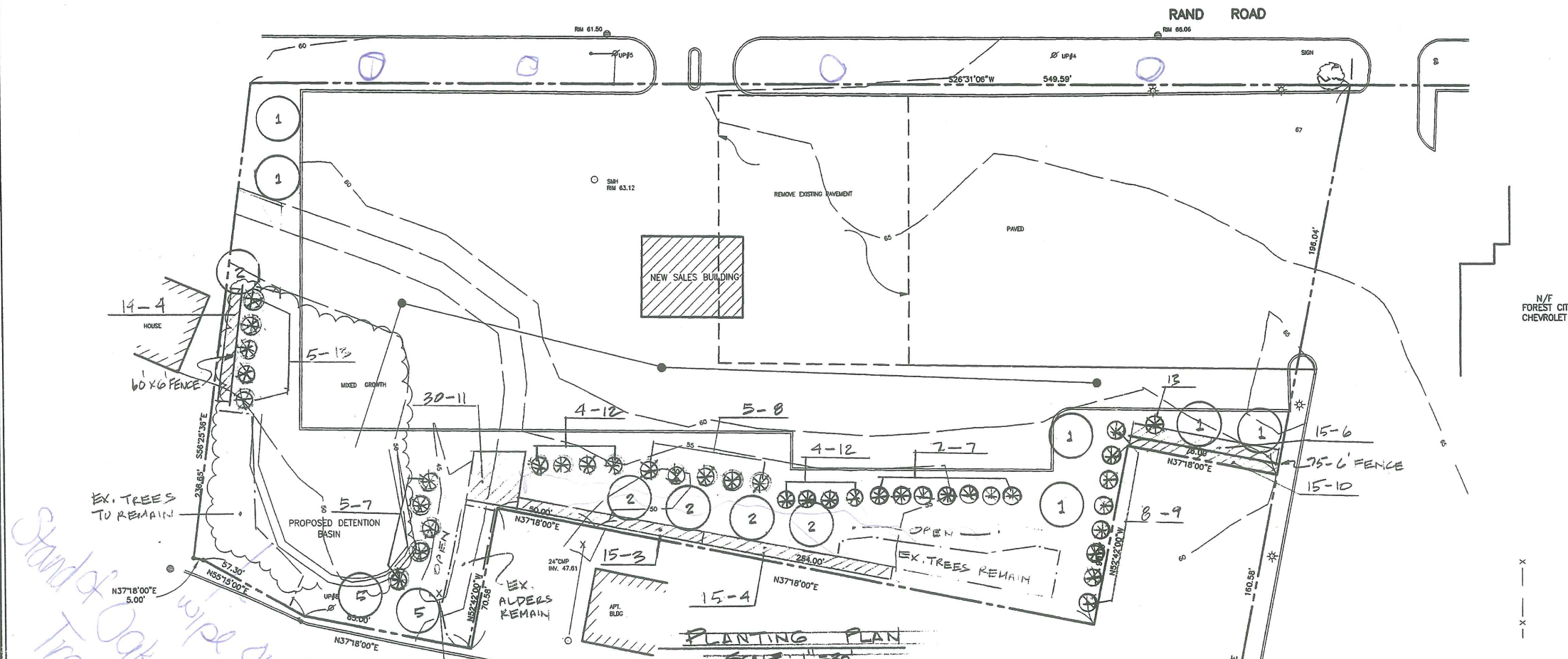
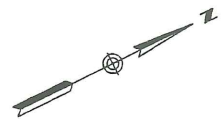
-  NEW CURB
-  EXISTING CURB TO BE RESET AS REQUIRED
-  NEW BITUMINOUS PAVING
-  LIMIT OF WORK
-  AREA OF LOAM & SEED

SITE PLAN

SCALE: 1"=20'

FOREST CITY CHEVROLET

PORTLAND MAINE
MAY 1997 1"=20'



Stand of Oak wipe out
Trees

as much as possible
existing vegetation
all vegetation they have

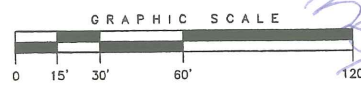
PLANT KEY

- ② DEAD TREE
- ☼ CONIF. TREE
- ▨ SHRUB BED
- 5-7 5-(NORWAY SPRUCE)
- ⌈ EXISTING GROWTH TO REMAIN

- LEGEND:**
- UTILITY POLE
 - LIGHT POLE
 - MANHOLE
 - CATCH BASIN
 - PROPOSED CATCH BASIN
 - CURB
 - GAS LINE

PLANT LIST

NO.	BOTANICAL NAME	COMMON NAME	QUANT.	SIZE
1	ACER PLATANOIDES "CRIMSON KING"	CRIMSON KING MAPLE	6	2 1/2" - 3" CAL B&B
2	ACER SACCHARINUM	SILVER MAPLE	4	2 1/2" - 3" CAL B&B
3	CORNUS STOLONIFERA	REDDISIER DOGWOOD	15	2' - 3' HT. CONTAINER
4	EUNYMIUS ALATA COMPACTA	DWARF WINGED BUONNYMUS	29	2' - 3' HT. "
5	MAUS FLORIBUNDA	FLOWERING CRABAPPLE	2	2' - 2 1/2" CAL B&B
6	PHILADELPHUS CORONARIA	SWEET MALKORNGE	15	2' - 3' HT. CONT.
7	PICEA ABIES	NORWAY SPRUCE	12	5' - 6' HT. S&B
8	P. GLAUCA NIGRA	BLACK HILLS SPRUCE	5	5' - 6' HT. WEBB'S STREET
9	PINUS NIGRA	BLACK PINE	8	5' - 6' HT.
10	SPIRAEA VANHOUTEI	VANHOUTE SPIRBA	15	2' - 3' HT. CONT.
11	SYMPHORICARPOS ALBA LAEYIGATUS	COMMON SNOW BERRY	30	2' - 3' HT. CONT.
12	THUJA OCCIDENTALIS	DARK ARBORVITAE	8	5' - 6' HT. B&B
13	TSUGA CANADENSIS	HEMLOCK	6	5' - 6' HT. "

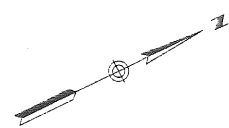
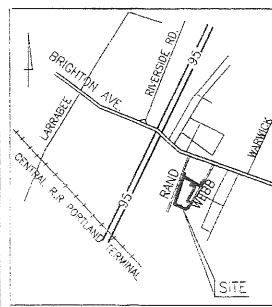


PROPOSED AUTO SALES LOT
RAND ROAD, PORTLAND
MADE FOR
FOREST CITY CHEVROLET
1000 BRIGHTON AVE. PORTLAND, MAINE

ENGINEERING & DESIGN
STEPHEN W. TIBBETTS, P.E.
PROFESSIONAL CIVIL ENGINEER
15 OAK RIDGE ROAD, BRUNSWICK, MAINE 04011 (207) 725-2667

OWEN HASKELL, INC.
16 CASCO STREET, PORTLAND, ME 04101 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By DAB	Date MAY 08, 1997	Job No. 97058P
Trace By RWC	Scale 1" = 30'	Drawg. No. 1
Check By SWT		
Book No. 803		



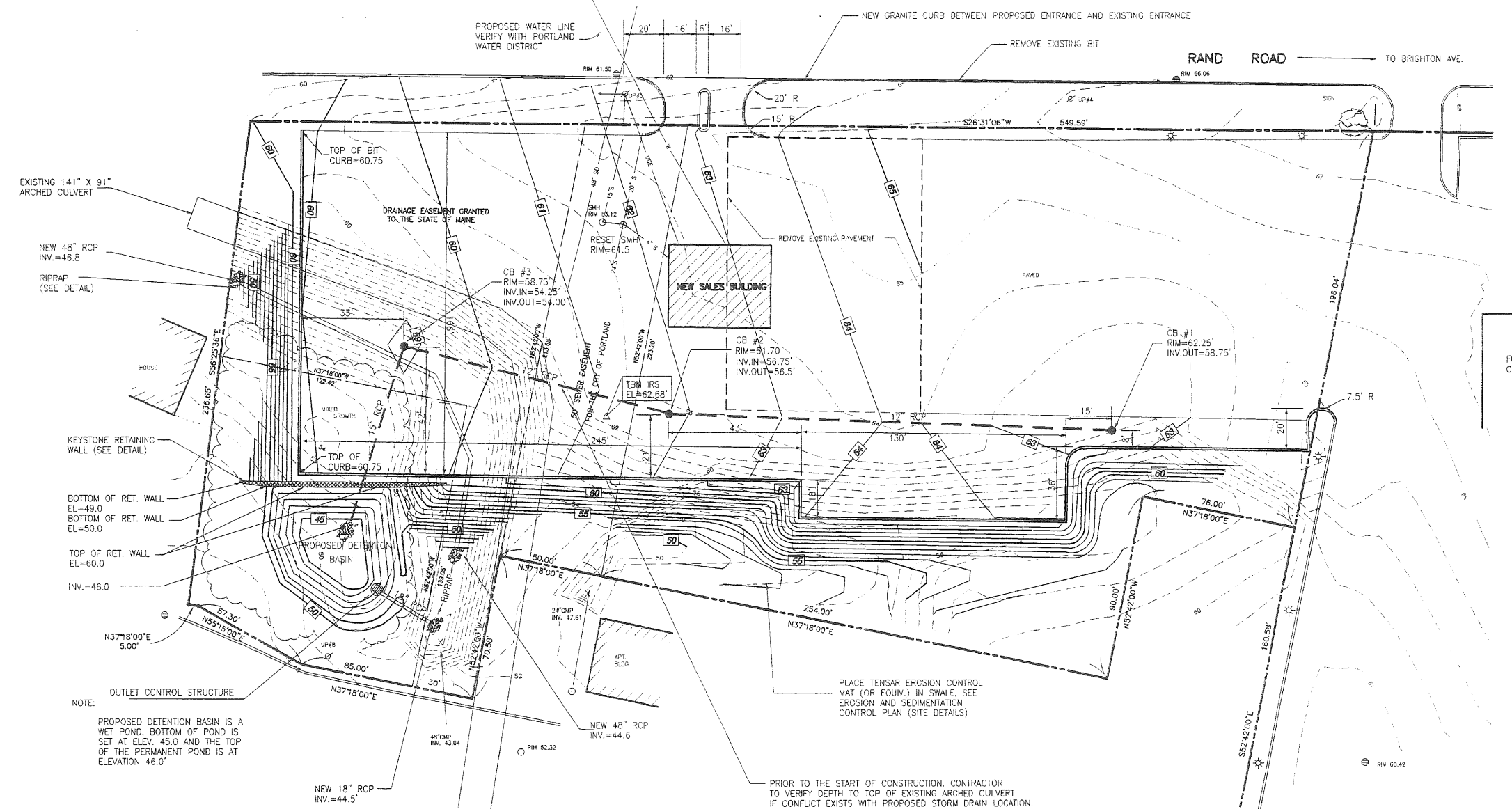
DRIVE EMERY WATERHOUSE

PROPOSED WATER LINE
VERIFY WITH PORTLAND
WATER DISTRICT

NEW GRANITE CURB BETWEEN PROPOSED ENTRANCE AND EXISTING ENTRANCE

REMOVE EXISTING BIT

RAND ROAD TO BRIGHTON AVE.



EXISTING 141" X 91"
ARCHED CULVERT

NEW 48" RCP
INV.=46.3

KEYSTONE RETAINING
WALL (SEE DETAIL)

BOTTOM OF RET. WALL
EL=49.0

TOP OF RET. WALL
EL=60.0

INV.=46.0

NEW 18" RCP
INV.=44.5'

APPT. BLDG.

NEW 48" RCP
INV.=44.6

24" CUP
INV. 43.04

RIM 61.50

RIM 66.06

RIM 62.32

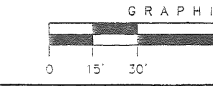
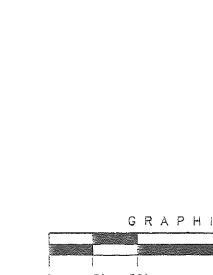
RIM 60.42

NOTE:
PROPOSED DETENTION BASIN IS A
WET POND. BOTTOM OF POND IS
SET AT ELEV. 45.0 AND THE TOP
OF THE PERMANENT POND IS AT
ELEVATION 46.0'

NOTE:
PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR
TO VERIFY DEPTH TO TOP OF EXISTING ARCHED CULVERT
IF CONFLICT EXISTS WITH PROPOSED STORM DRAIN LOCATION.
CONTRACTOR SHALL NOTIFY PROJECT ENGINEER AND THE
PORTLAND DEPARTMENT OF PUBLIC WORKS.

PLACE TENSAR EROSION CONTROL
MAT (OR EQUIV.) IN SWALE. SEE
EROSION AND SEDIMENTATION
CONTROL PLAN (SITE DETAILS)

APPROVED BY THE PORTLAND
PLANNING BOARD

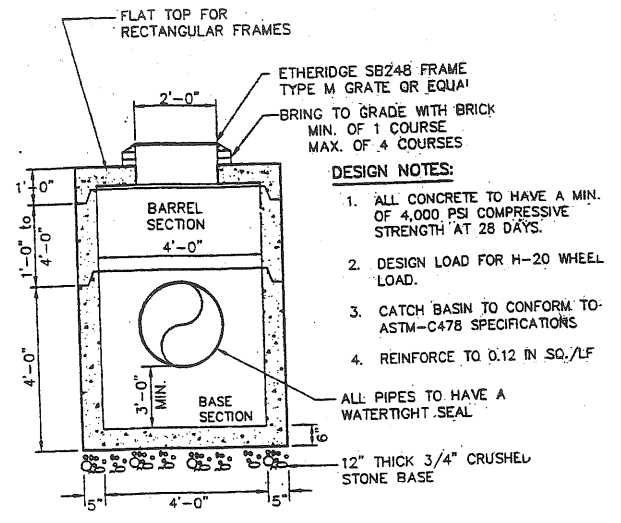


GENERAL NOTES

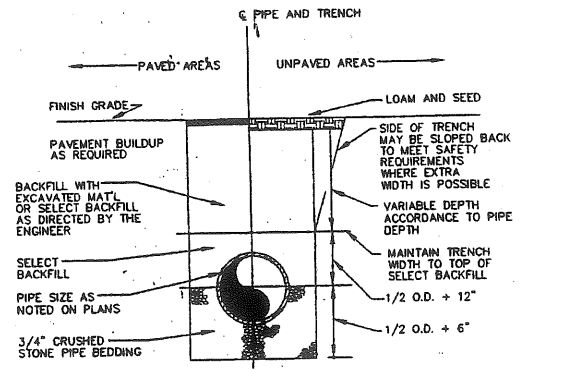
- PROJECT PARCEL IS DEPICTED AS LOT 40 ON CITY OF PORTLAND ASSESSORS MAP #263.
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- THE PROJECT AREA IS LEASED TO FOREST CITY CHEVROLET/SAAB BY ALICE GEMMER ENTERPRISES.
- PROJECT IS LOCATED WITHIN THE B-2 ZONE.
- SPACE AND BULK REQUIREMENTS
MIN. FRONT SETBACK: 10'
MIN. REAR SETBACK: 10'
MIN. SIDE SETBACK: 10'
MIN. LOT WIDTH: 50'
- PERCENT IMPERVIOUS AREA CALCULATIONS
TOTAL AREA OF PARCEL = 2.95 AC.
TOTAL AREA OF IMPERVIOUS SURFACE = 2.02 AC.
% IMPERVIOUS = 68
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL REVIEW THE EROSION AND SEDIMENTATION CONTROL REQUIREMENTS ON SHEET 2, SITE DETAILS.
- LOCATION OF UTILITIES ARE APPROXIMATE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL THE UTILITIES LOCATE THEIR SERVICES PRIOR TO THE START OF THE CONSTRUCTION.
- PRIOR TO THE BEGINNING OF THE CONSTRUCTION, THE CONTRACTOR SHALL SECURE A STREET OPENING PERMIT FROM THE PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT.
- 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.
- ALL EXISTING CATCH BASINS, MANHOLES, CONNECTIONS, AND OUTLET PIPING SHALL BE CLEANED AND LEFT IN SATISFACTORY OPERATING CONDITION AFTER CONSTRUCTION HAS BEEN COMPLETED.
- ALL LAWN AREAS, WALKWAYS, AND DRIVEWAYS OUTSIDE THE WORK AREA, DAMAGED BY THE CONTRACTOR, SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL TREES AND SHRUBS ON THE PROJECT WHICH ARE NOT TO BE REMOVED.
- EXISTING PAVEMENT SHALL BE SAW CUT AND BUTTED TO THE NEW PAVEMENT. NO FEATHERING OF PAVEMENT WILL PERMITTED.
- EXISTING DRAINAGE STRUCTURES SHALL NOT BE DISTURBED UNLESS OTHERWISE NOTED
- TOPOGRAPHIC INFORMATION IS BASED ON SURVEYS BY OWEN HASKELL, INC., AND IS IN CONFORMANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE, CATEGORY 1, CONDITION B.
- BENCHMARK:
A. FINISHED FLOOR ELEVATION AT FRONT ENTRANCE OF FOREST CITY CHEVROLET AS PUBLISHED ON PLAN REFERENCE.
B. IRON ROD SET (5/8" REBAR) WITH SURVEY CAP AS DEPICTED ON PLAN WITH ELEVATION OF 62.68'.
- 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.
- EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON THE UTILITY OWNERS RECORDS, R.O.W. PLANS, AND FIELD SURVEY. CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST THREE (3) BUT NOT 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 MSRA 3360-A.
- 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 SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
- DO NOT SCALE FROM DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE PROJECT ENGINEER. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, AND SPECS SHALL BE IMMEDIATELY REPORTED TO THE PROJECT ENGINEER FOR FURTHER RESOLUTION BEFORE ANY ADDITIONAL WORK PROCEEDS.

PLAN REFERENCE:
SITE PLAN OF PROPOSED BUILDING ADDITIONS FOR FOREST CITY CHEVROLET/SAAB, DATED SEPT. 6, 1994, REV. A, BY SEBAGO TECHNICS.

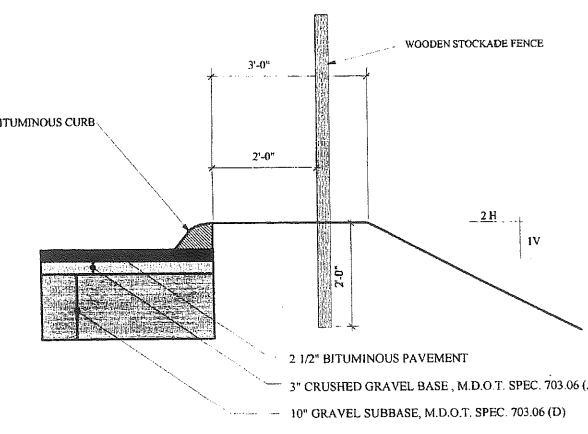
REV. 1	5-4-97	MISC CHANGES
SITE AND GRADING PLAN		
OF PROPOSED AUTO SALES LOT RAND ROAD, PORTLAND MADE FOR		
FOREST CITY CHEVROLET		
1000 BRIGHTON AVE. PORTLAND, MAINE		
ENGINEERING & DESIGN		
STEPHEN W. TIBBETTS, P.E.		
PROFESSIONAL CIVIL ENGINEER 15 OAK RIDGE ROAD, BRUNSWICK, MAINE 04011 (207) 725-2667		
OWEN HASKELL, INC.		
16 CASCO STREET, PORTLAND, ME 04101 (207) 774-0424 PROFESSIONAL LAND SURVEYORS		
Drawn By	DAB	Date
Trace By	RWC	MAY 12, 1997
Check By	SWT	Scale
Book No.	803	1" = 30'
		Job No.
		97058P
		Drwg. No.
		1



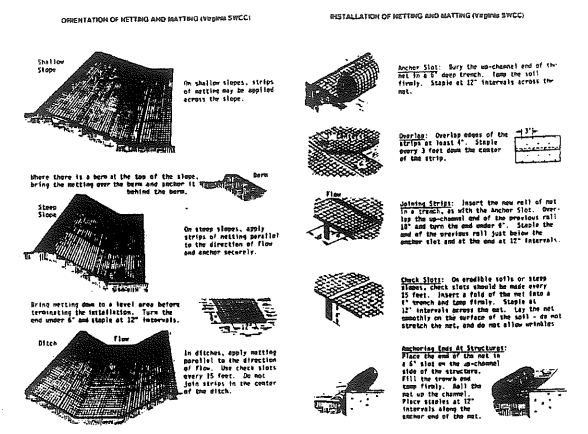
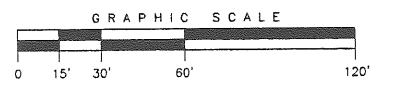
PRECAST CONCRETE CATCH BASIN



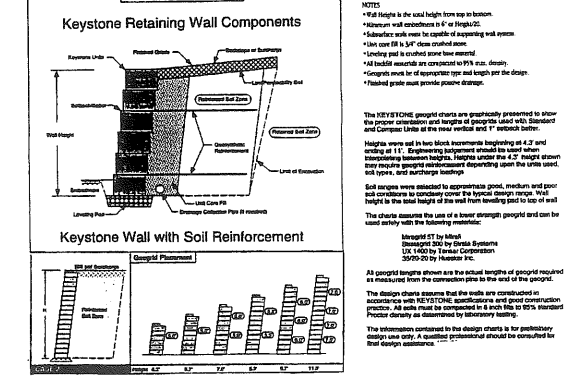
TYPICAL TRENCH SECTION



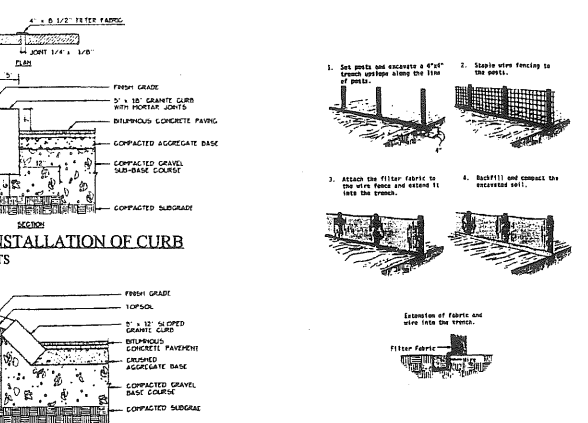
TYPICAL PARKING AREA CROSS SECTION



EROSION CONTROL MAT INSTALLATION DETAIL

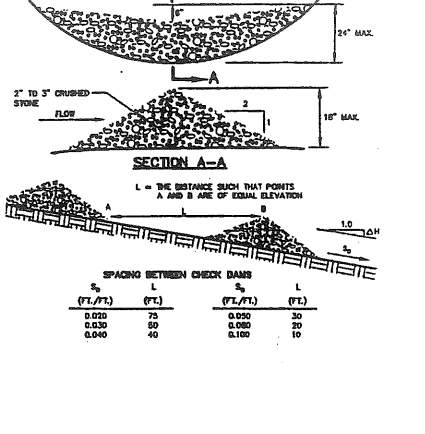


KEYSTONE RETAINING WALL DETAILS

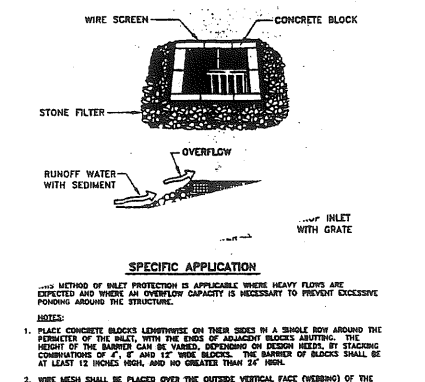


TYPICAL TIPDOWN CURB INSTALLATION

SILT FENCE INSTALLATION DETAIL



STONE CHECK DAM



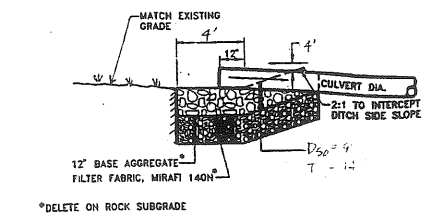
STORM DRAIN INLET PROTECTION

REMOVAL OF TEMPORARY EROSION CONTROL MEASURES

Silt fencing is a temporary measure that has to be removed once vegetation has become established and areas are stable. This occurs when there is an 80% growth of planted seeds and paving has occurred. Silt fencing will be disposed of legally and off-site. All sediment trapped behind the fencing will be either:

- Distributed to an area undergoing final grading.
- Graded in an aesthetic manner to conform to the topography, and fertilized, seeded and mulched in accordance with the Permanent Revegetation Measures section in this Plan.

Stone check dams will be removed and reused either on-site where the stone can be utilized as rip rap, or off-site. The ground below the dams will be regraded, limed, fertilized, reseeded and mulched according to the measures in this Plan. Sediment trapped behind the dams will be removed and relocated off-site or to an area undergoing final grading.



CULVERT INLET PROTECTION DETAIL

CONSTRUCTION NOTES:

- Remove permanent check dams from the culvert edges on the top, sides and approach channel of the culvert.
- Subgrade to be prepared to the required finish. Remove organic matter, brush, trees and stumps.
- Filter fabric to be placed immediately after subgrade preparation. Ground to be placed in a uniform layer. Overlap fabric should be placed directly on ground. Allow slope to erode 12 inches and covered with 12 inch pipe 1 inch apart. Layer and of depth to be limited to a maximum of 12 inches. Layer and should be level.
- Regrade should be placed immediately after filter fabric is in place. Stone to be placed so that it provides a dense, well-sorted mass. Place to full distance to the approach. Most placing may be applied.
- For further details refer to BMP 70.2 in the "Main Erosion and Sedimentation Control Handbook for Construction Best Management Practices".

CULVERT INLET PROTECTION DETAIL

EROSION AND SEDIMENTATION CONTROL MEASURES

These proposed measures are based upon sound engineering and soil conservation practices and incorporate Best Management Practices for sedimentation and erosion control as presented in *Maine Erosion and Sedimentation Control Handbook for Construction Best Management Practices*, March 1991, by the Cumberland County Soil and Water Conservation District and the State of Maine, Department of Environmental Protection. The Developer and his General Contractor are directed to have a copy of this document on hand during the construction of this project to supplement the following plan.

GENERAL RECOMMENDATIONS

- In order to prevent erosion and sedimentation before, during and after construction of this project, the Developer and its General Contractor will make an effort at all times to:
- Minimize disturbed areas.
 - Seed and mulch disturbed areas ready for revegetation immediately after final grading or use temporary mulch.
 - Correct any erosion problems immediately.
 - Monitor and maintain all of the proposed practices on a regular basis.

CONSTRUCTION PHASE

During the construction of the pavement area and entrance from Rand Road, erosion and sedimentation will be controlled from this site by a series of recommended measures. They consist of a number of site specific nonstructural and structural measures as outlined below, as well as general nonstructural measures that apply throughout the construction period.

- General Measures**
- Only those areas under active construction will be cleared and left in an unvegetated or untreated condition. Final grading, liming and seeding will take place before August 15. Refer to Permanent Revegetation Measures section for details. If disturbed areas are to be left unvegetated for longer than 7 days, then temporary stabilization measures need to be taken. (See Item 5 below.)
 - Before starting construction, install sediment barriers (See nonstructural measures) at the toe of all fill slopes and in any other areas shown on the Site Plan for this project. Also install the stone sediment filters around the existing catch basins in Rand Road that will be effected by new runoff from the project construction. See the Storm Drain Inlet Protection Detail on the Site Details Sheet for installation guidelines.
 - Immediately after final grading of the parking area and driveway, install the stone check dams (See nonstructural measures) in the swales at the back of the parking area as indicated on the Site Plan. See Site Details Sheet for installation guidelines.)
 - Topsoil will be stockpiled during construction. Stockpiles will be:
 - Surrounded by a sediment barrier.
 - Placed in piles with side slopes not to exceed 2:1.
 - Mulched immediately and anchored with plastic netting.
 - If any disturbed areas are expected to be left exposed for longer than 14 days, they will be either:
 - Treated with mulch immediately, or
 - Seeded with a standard conservation mix of annual ryegrass at a rate of 0.9 lbs/1000 sq ft and mulched.
 - All grading will be held to a maximum slope of 2H:1V or flatter.

Nonstructural Measures (Temporary)

The following, temporary nonstructural measures have been recommended by the Project Engineer for this project. Reference is also made to the relevant BMP in the aforementioned Manual. Installation details for the following measures are presented on the Site Details Sheet for this project.

Stone Check Dams (BMP 15.0)

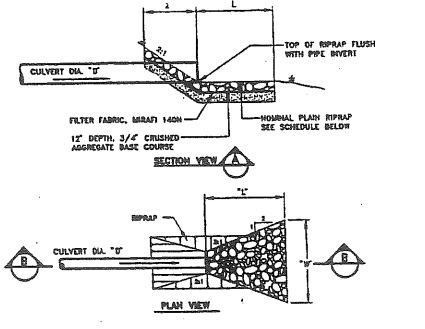
Stone check dams will be installed in the swale areas at the back of the project, as shown on the Site Plan, in order to reduce velocities.

Sediment Barriers (BMP 14.6.2.2)

Synthetic silt fencing shall be installed at the toe of all fill slopes shown on the Site Plan, including around the detention basin.

Storm Drain Inlet Protection (BMP 16.0)

After installation of the catch basins, a stone, storm drain inlet sediment barrier will be installed around each catch basin until paving takes place. This type of sediment filter will also be installed around the inlet of the detention basin structure. These sediment filters will also be installed around the existing catch basins in Rand Road that would be effected by construction activity at this site.



CULVERT DIAMETER	LENGTH (L)	WIDTH (W)	STONE DIA	RIPRAP THICKNESS
12"	10'	10'	12"	24"
18"	15'	15'	12"	24"
24"	20'	20'	12"	24"

CULVERT OUTLET PROTECTION DETAIL

Structural Measures

Structural erosion and sedimentation control measures designed for this development are:

Pipe Inlet Protection (BMP 31.0)

The proposed 48 inch culvert inlet under the parking expansion shall be protected as indicated in the Culvert Inlet Protection Detail shown on the Site Details Sheet. The protection shall consist of stone rip rap set over Geotextile fabric and placed as shown in the Details.

Pipe Outlet Protection (BMP 32.0)

All culvert outlets shall be protected as indicated in the Culvert Outlet Protection Detail shown on the Site Details Sheet. The protection shall consist of stone rip rap set over Geotextile fabric and placed as shown in the Details.

Permanent Revegetation Measures

The following measures will be used to establish permanent grass and legume cover for all steep slopes and the detention basin area as soon as final grading has occurred. Refer to BMP 3.0 if a more detailed description is necessary.

- Topsoil will be placed and graded to a uniform minimum depth of 2 inches. If the subsoil is compacted, it should be properly scarified to create the requisite bonding between subsoil and topsoil. In areas where the subsoil is determined to provide an adequate growth medium, topsoil will not be necessary.
- Apply limestone and fertilizer according to soil test results. If testing is not feasible and timing is critical, apply fertilizer (10-20-10) at a rate of 18.4 lbs/1000 sq. ft., and ground limestone at a rate of 138 lbs/1000 sq. ft. Work the fertilizer and limestone into the soil as nearly as practical to a depth of 4 inches with a disc, spring tooth harrow, or other suitable equipment, working along the contour.
- Permanent seeding shall be completed before August 15. A recommended broadcast seeding mixture from BMP 3.0, Table 3.2 is (in lbs/1000 sq ft): 46 lbs Creeping Red Fescue, 46 lbs Tall Fescue, and 05 lbs Red Top (Total of 97 lbs). For Hydroseeding increase these rates by 10%. Other suitable mixtures recommended in BMP 3.0, Table 3.2 may be substituted after checking with the Project Engineer.
- After seeding, an area shall be mulched immediately. In general, all disturbed areas will be mulched using straw mulch, hydro-mulch or any suitable substitute as outlined in BMP 1.0, Table 1.1, and deemed acceptable by the Project Engineer. Straw mulch shall be applied at a rate of 2 lbs/1000 sq. ft. Straw mulch shall be in place on all slopes greater than 5% with degradable/biodegradable netting.
- Tensar Erosion Mats, or equivalent, shall be used in the swale at the back of the project. Refer to the Erosion Control Netting Installations Detail on the Site Details Sheet for general installation guidelines. Refer to the specific product manufacturers' Installation Guidelines for more specific details.
- If permanent seeding cannot take place before August 15, then all areas ready for permanent seeding shall have a temporary seeding and/or mulch applied until a permanent seeding can be undertaken in the spring of the following year. The recommended temporary seeding is Annual Winter Rye broadcast seeded at a rate of 2.4 lbs/1000 sq. ft. If seeding cannot take place until late October or November, then the prepared soils shall be covered with staked, erosion control mats or a 6 inch layer of wood chips until seeding can take place the following spring.
- Following final seeding, the Developer and General Contractor shall insure that all seedlings are checked after each storm event and every 30 days until there is a catch of at least 80% of the seeds. If any seed is lost to erosion or the catch is not adequate, then the Developer will reseed those areas needing attention.

MONITORING SCHEDULE

The Developer and General Contractor will be responsible for installing, monitoring, maintaining, replacing and removing, where required, all of the erosion and sedimentation control measures recommended in this plan. A qualified subcontractor may be appointed for this element of the plan. The Codes Enforcement Officer for the City of Portland should be kept notified of the implementation of this plan and requested to conduct follow-up inspections. Maintenance measures will be applied as needed during the construction cycle. After each rainfall event, a visual inspection will be made of all measures to insure that they are functioning as designed. Further detailed inspections must be made as follows:

- The silt fencing and storm drain inlet sediment barriers will be inspected and repaired once a week or immediately after any significant rainfall. Sediment trapped behind these barriers will be removed when it reaches a depth of 6" and redistributed to areas undergoing final grading.
- Stone check dams will be inspected once a week and/or after each significant rainfall and repaired as needed. The center of the dam will be inspected to insure that the center of the dam is lower than the edges. If it is not, then it must be corrected immediately. Sediment trapped behind these dams will be removed once it attains a depth equal to 1/2 the height of the dam. The sediment removed will be distributed off-site or to an area undergoing final grading. The sediment removal will be handled in a manner which does not result in any erosion or sedimentation of the site.
- All Erosion Control Blankets and Mats will be inspected and repaired once a week or immediately after any significant rainfall.

SITE DETAILS

OF

PROPOSED AUTO SALES LOT

RAND ROAD, PORTLAND

MADE FOR

FOREST CITY CHEVROLET

1000 BRIGHTON AVE. PORTLAND, MAINE

ENGINEERING & DESIGN

STEPHEN W. TIBBETTS, P.E.

PROFESSIONAL CIVIL ENGINEER

15 OAK RIDGE ROAD, BRUNSWICK, MAINE 04011 (207) 725-2667

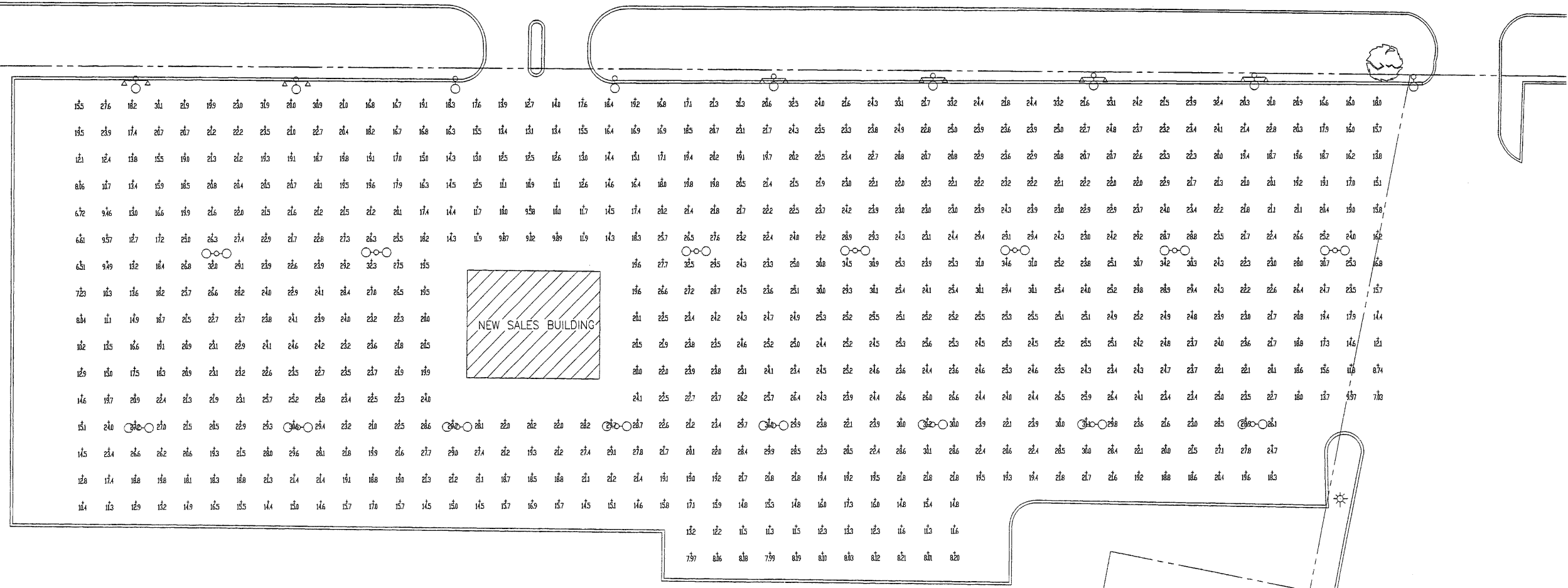
OWEN HASKELL, INC.

18 CASCO STREET, PORTLAND, ME 04101 (207) 774-0424

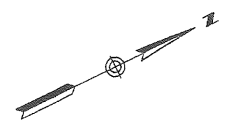
PROFESSIONAL LAND SURVEYORS

Drawn By	DAB	Date	MAY 08, 1997	Job No.	97058P
Trace By	RWC	Scale	AS NOTED	Drwg. No.	2
Check By	SWT				
Book No.	803				

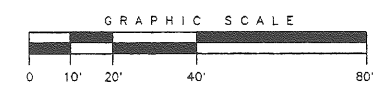
RAND ROAD



NEW SALES BUILDING



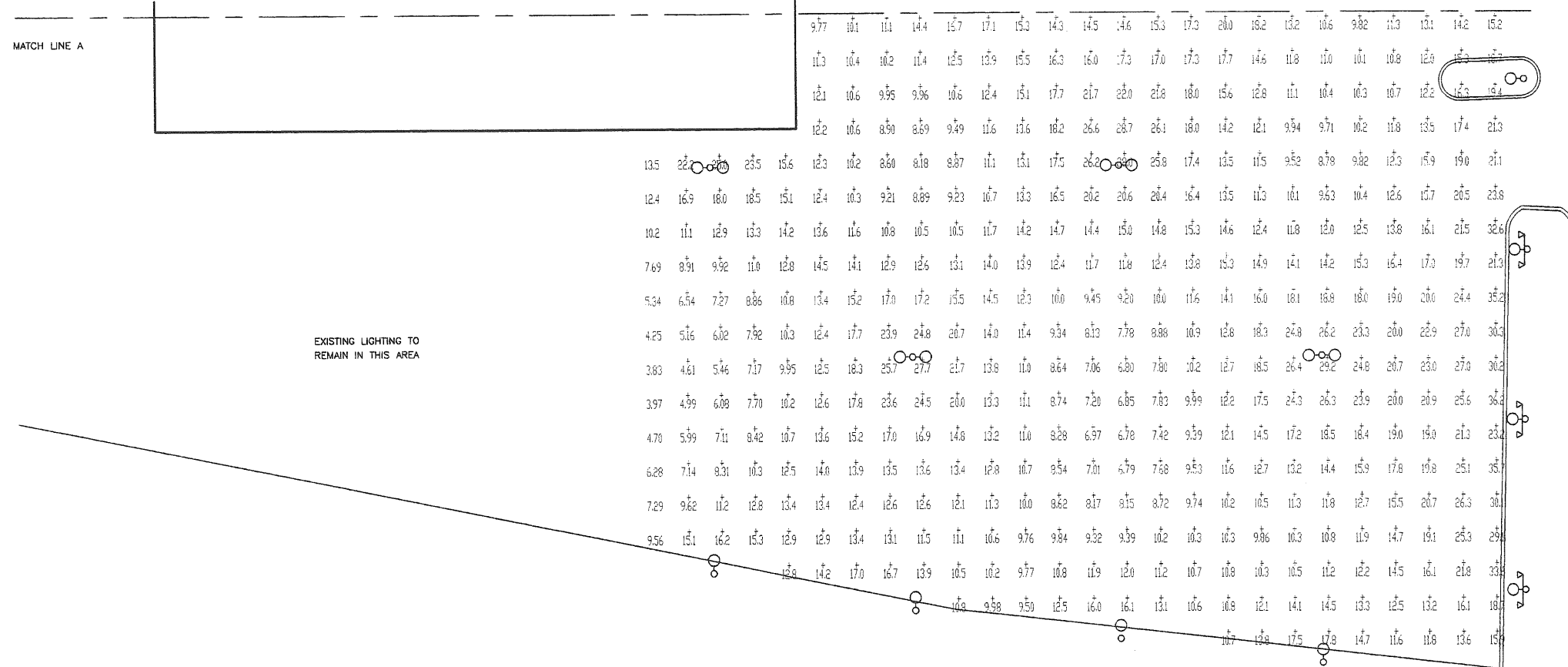
AVE. MAINTAINED ILLUMINANCE AT GRADE
FOOTCANDLES
CALCULATED ILLUMINANCE LEVELS
1" = 20'-0"



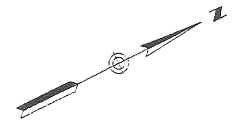
Bartlett Design
LIGHTING & ELECTRICAL ENGINEERING
1 FRONT STREET PO BOX 230 BATH, ME 04530
TEL (207) 443-5447 FAX (207) 443-5500

OF PROPOSED AUTO SALES LOT RAND ROAD, PORTLAND MADE FOR FOREST CITY CHEVROLET 1000 BRIGHTON AVE. PORTLAND, MAINE		
ENGINEERING & DESIGN STEPHEN W. TIBBETTS, P.E. PROFESSIONAL CIVIL ENGINEER 15 OAK RIDGE ROAD, BRUNSWICK, MAINE 04011 (207) 725-2667		
OWEN HASKELL, INC. 16 CASCO STREET, PORTLAND, ME 04101 (207) 774-0424 PROFESSIONAL LAND SURVEYORS		
Drwn By Traced By Check By Book No.	LEB Date MAY 12, 1997 Scale 1" = 20'	Job No. 97058P Drwg. No. E1

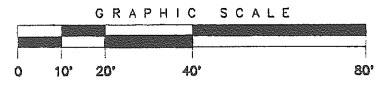
SEE SHEET E 2 FOR CONTINUATION



EXISTING LIGHTING TO REMAIN IN THIS AREA

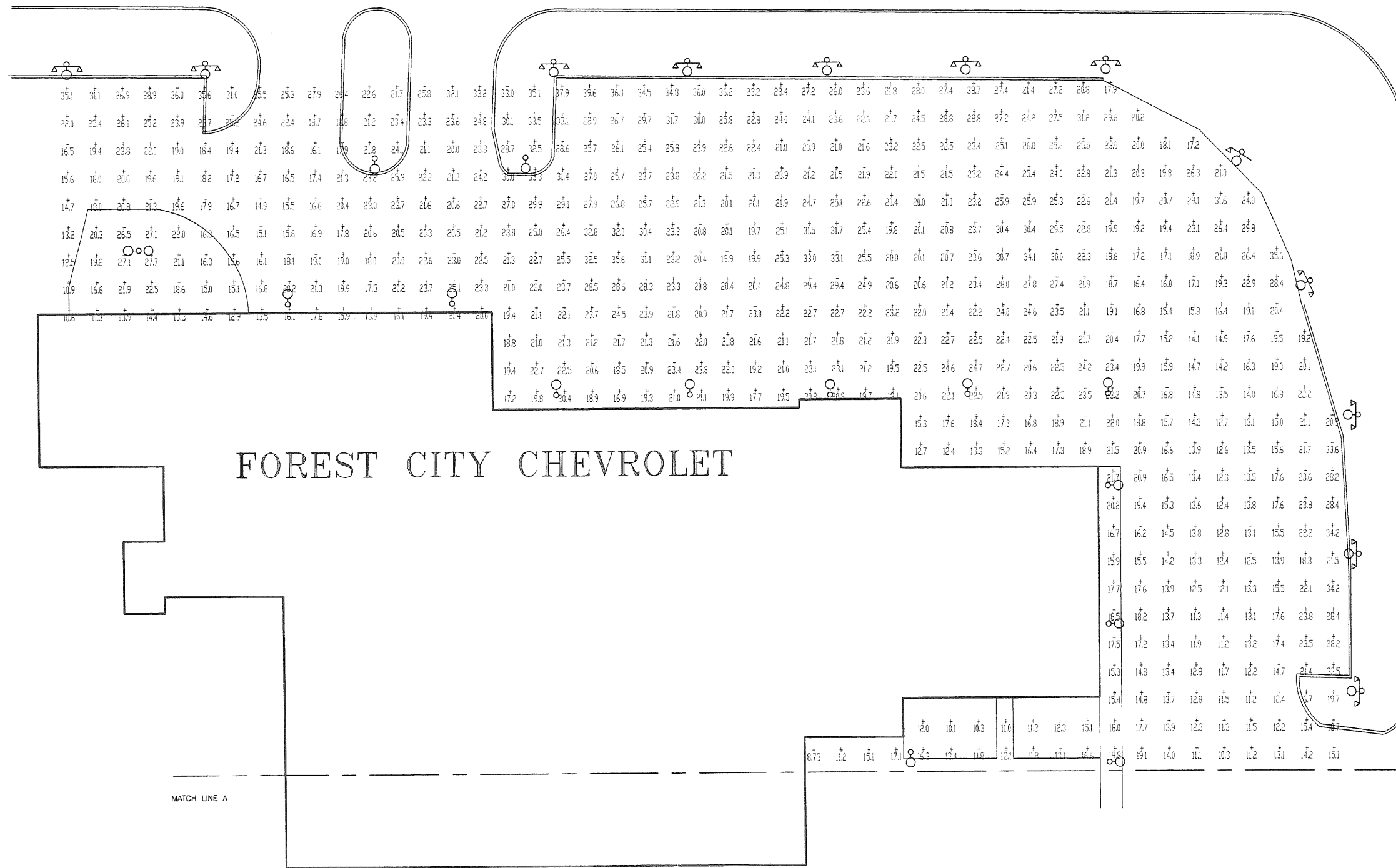


AVE. MAINTAINED ILLUMINANCE AT GRADE
FOOTCANDLES
CALCULATED ILLUMINANCE LEVELS
1" = 20'-0"

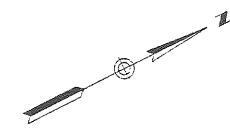


Bartlett Design
LIGHTING & ELECTRICAL ENGINEERING
1 FRONT STREET PO BOX 230 BATH, ME 04530
TEL (207) 443-6447 FAX (207) 443-5580

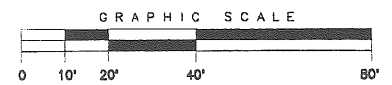
OF PROPOSED AUTO SALES LOT RAND ROAD, PORTLAND MADE FOR FOREST CITY CHEVROLET 1000 BRIGHTON AVE. PORTLAND, MAINE		
ENGINEERING & DESIGN STEPHEN W. TIBBETTS, P.E. PROFESSIONAL CIVIL ENGINEER 15 OAK RIDGE ROAD, BRUNSWICK, MAINE 04011 (207) 725-2867		
OWEN HASKELL, INC. 16 CASCO STREET, PORTLAND, ME 04101 (207) 774-0424 PROFESSIONAL LAND SURVEYORS		
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BRIGHTON AVENUE

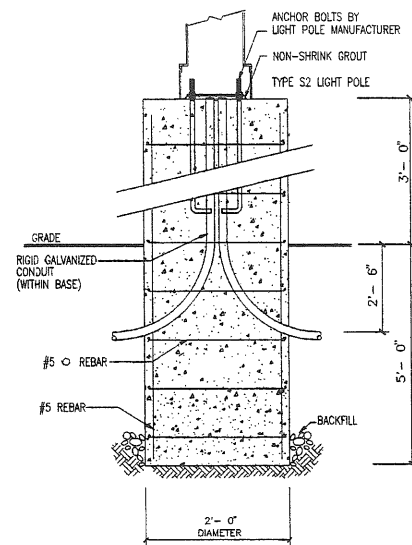


AVE. MAINTAINED ILLUMINANCE AT GRADE
FOOTCANDLES
CALCULATED ILLUMINANCE LEVELS
1" = 20'-0"

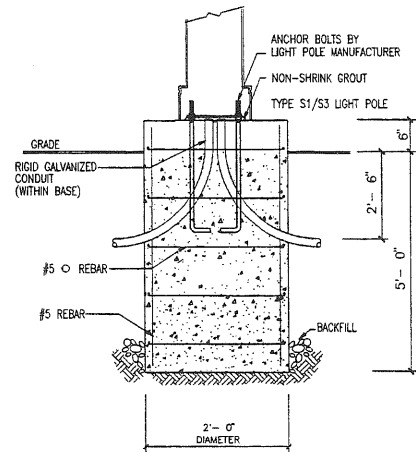


Bartlett Design
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1 FRONT STREET PO BOX 290 BATH, ME 04530
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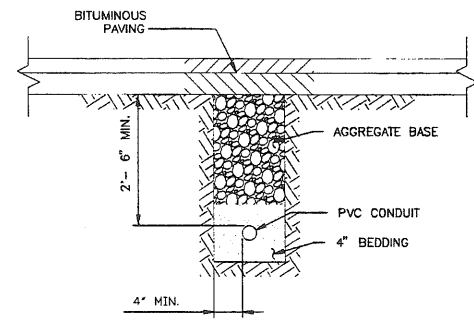
OF PROPOSED AUTO SALES LOT RAND ROAD, PORTLAND MADE FOR FOREST CITY CHEVROLET 1000 BRIGHTON AVE. PORTLAND, MAINE		
ENGINEERING & DESIGN STEPHEN W. TIBBETTS, P.E. PROFESSIONAL CIVIL ENGINEER 15 OAK RIDGE ROAD, BRUNSWICK, MAINE 04011 (207) 725-2887		
 OWEN HASKELL, INC. 16 CASCO STREET, PORTLAND, ME 04101 (207) 774-0424 PROFESSIONAL LAND SURVEYORS		
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Trace By	Scale 1" = 20'	Drawn No. E2
Check By		
Book No.		



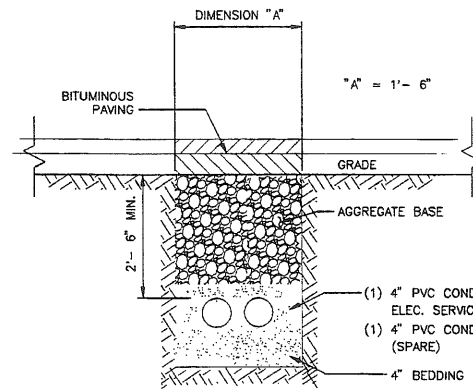
TYPE S2 POLE BASE DETAIL
NOT TO SCALE



TYPE S1/S3 POLE BASE DETAIL
NOT TO SCALE

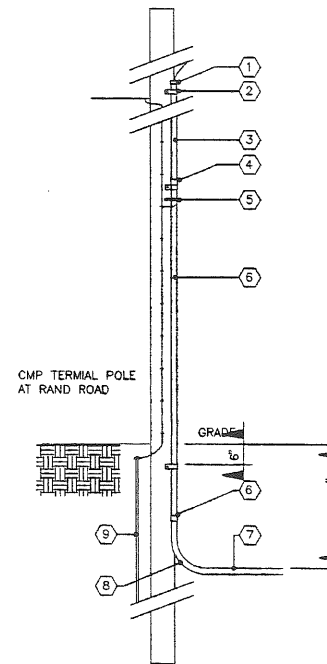


UNDERGROUND LIGHTING CIRCUIT



UNDERGROUND SERVICE ENTRANCE

UNDERGROUND DUCT DETAILS
NOT TO SCALE



SERVICE POLE DETAIL
NOT TO SCALE

NOTES

- SEAL TOP OF CONDUIT WITH POLYURETHANE SEALER. TOP OF CONDUIT SHALL HAVE A DOUBLE NON-THREADED PLASTIC COUPLING. TOP OF CONDUIT SHALL EXTEND 4" ABOVE PRIMARY NEUTRAL.
- 2 HOLE U CLIPS AT TOP, BOTTOM AND UNDER EACH
- RIGID STEEL GALVANIZED CONDUIT.
- STEEL CONDUIT COUPLING.
- CONDUIT GROUNDING CONNECTOR.
- PVC TO STEEL CONDUIT COUPLING.
- PVC SCHEDULE 40 CONDUIT. COVER WITH CONCRETE WHERE PASSING UNDER ROADWAYS OR DRIVES.
- LONG SWEEP CONDUIT ELBOW.
- 1/2" DIA BY 8 FT. LONG COPPER CLAD GROUND ROD.

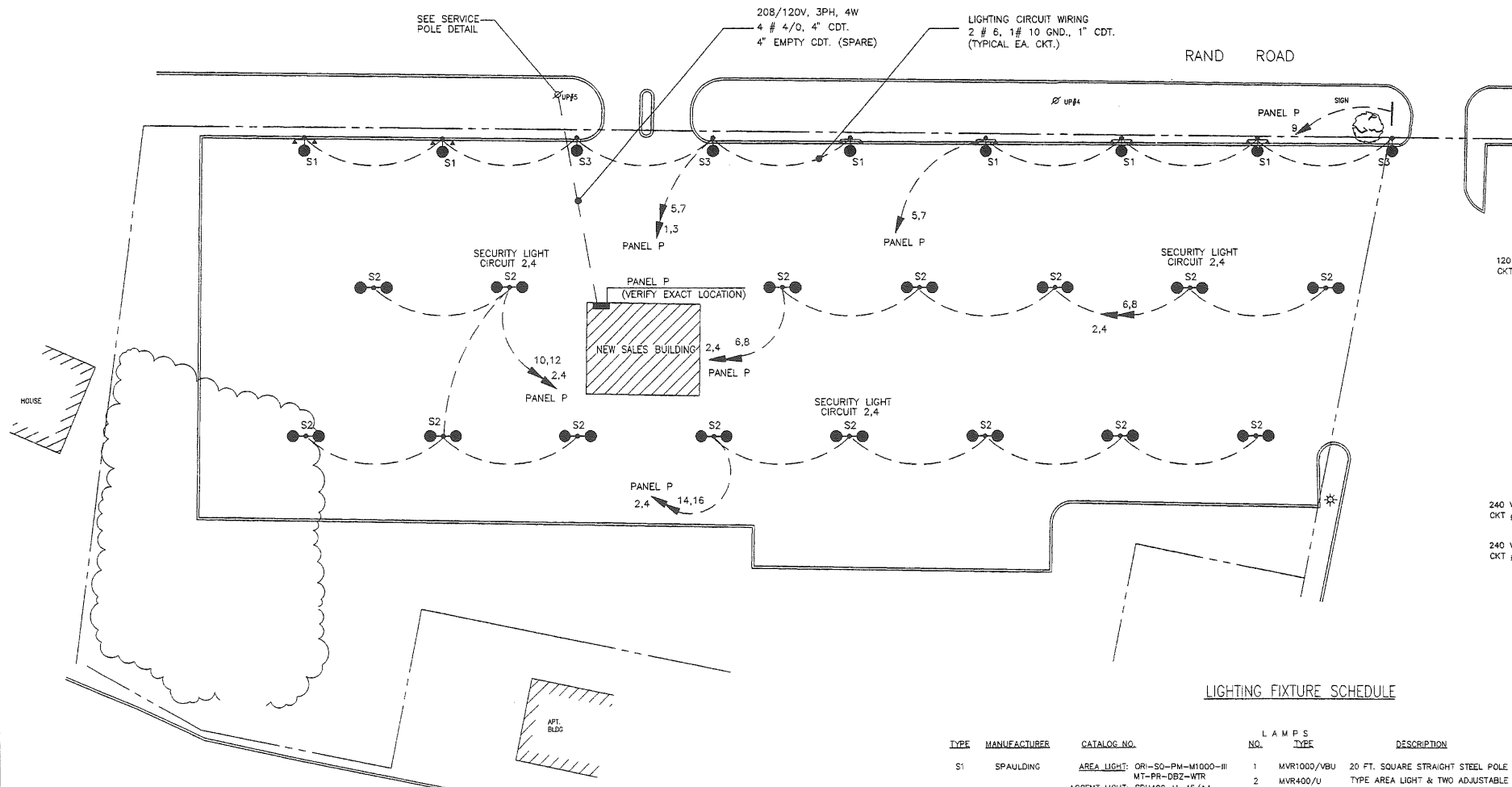
ELECTRICAL SPECIFICATIONS

PART 1 GENERAL

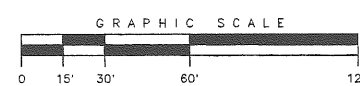
- 1.01 WORK INCLUDED
- PROVIDE A COMPLETE AND FUNCTIONING ELECTRICAL SYSTEM FOR PARKING LOT LIGHTING, WIRING AND CONTROL, INCLUDING SERVICE PANEL.
- 1.02 REGULATORY REQUIREMENTS
- ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEPA70), AND ALL OTHER APPLICABLE STATE AND LOCAL BUILDING CODES.
- 1.03 PROJECT CONDITIONS
- VERIFY THAT ACTUAL FIELD CONDITIONS ARE AS SHOWN. WIRE AND CABLE ROUTING SHOWN IS APPROXIMATE AND SHOULD BE ROUTED AS REQUIRED TO MEET THE PROJECT CONDITIONS.
- PART 2 PRODUCTS
- 2.01 CONDUIT AND FITTINGS
- RIGID STEEL CONDUIT: CONFORM TO ANSI C80.1 - RIGID STEEL CONDUIT, ZINC COATED.
 - PVC NONMETALLIC CONDUIT: SCHEDULE 40.
 - CONDUIT FITTINGS: CONFORM TO ANSI/NEMA FB-1, FITTINGS AND SUPPORTS FOR CONDUIT AND CABLE ASSEMBLIES.
- 2.02 BUILDING WIRE
- SINGLE COPPER CONDUCTOR INSULATED WIRE WITH INSULATION RATING OF 600 VOLTS. INSULATION TYPE SHALL BE THH OR XHHW.
- 2.03 PANELBOARDS
- PANELBOARDS SHALL CONFORM TO NEMA PB 1 - PANELBOARDS, TYPE 1.
 - PROVIDE PANELBOARDS WITH COPPER BUS, RATING AS SCHEDULED ON THIS SHEET. PROVIDE COPPER GROUND BUS.
 - PROVIDE SURFACE CABINET WITH CONDENSED TRIM CLAMPS AND HINGES. CABINET SHALL BE 5-1/4" D BY 20" W, NEMA 1. PROVIDE LOCKING COVER.
 - MINIMUM INTEGRATED SHORT CIRCUIT RATING SHALL BE 10,000 AMPERES, RMS SYMMETRICAL FOR 240 VOLTS.
 - MOLDED CASE CIRCUIT BREAKERS SHALL CONFORM TO NEMA AB 1 - MOLDED CASE CIRCUIT BREAKERS. BREAKERS SHALL BE BOLT-ON TYPE THERMAL MAGNETIC TRIP WITH COMMON TRIP HANDLE FOR ALL POLES.
 - PANELBOARDS SHALL BE SQUARE D TYPE NOOD, CLASS 1630, OR EQUAL.
- 2.04 LIGHTING CONTACTORS
- TYPE S MULTI-POLE, MECHANICALLY HELD LIGHTING CONTACTOR WITH 120 VOLT COIL AND 60 AMP CONTACTS. PROVIDE NEMA 1 ENCLOSURE.
 - CONTACTORS SHALL BE SQUARE D CLASS 8903, OR EQUAL.

PART 3 EXECUTION

- 3.01 CONDUIT INSTALLATION
- CUT CONDUIT SQUARE USING SAW OR PIPE CUTTER; DE-BURR OUT ENDS. BRING CONDUIT TO THE SHOULDER OF FITTINGS AND COUPLINGS AND FASTEN SECURELY.
 - INSTALL NO MORE THAN THREE 90-DEGREE BENDS PER RUN. USE HYDRAULIC ONE-SHOT CONDUIT BENDER OR FACTORY ELBOWS FOR BENDS IN CONDUIT LARGER THAN 2 INCH IN SIZE.
 - CONDUIT INSTALLATION:
 - EXTERIOR LOCATIONS ABOVE GRADE: RIGID STEEL CONDUIT.
 - EXTERIOR LOCATIONS BELOW GRADE: PVC NONMETALLIC CONDUIT.
 - INSTALL UNDERGROUND CONDUITS 2'-6" BELOW GRADE (MIN.).
- 3.02 WIRING INSTALLATION
- USE SOLID CONDUCTORS FOR BRANCH CIRCUITS, 8 AWG.
 - PULL ALL CONDUCTORS INTO RACEWAY AT SAME TIME. USE SUITABLE LUBRICANT FOR SIZES 4 AWG AND LARGER.
- 3.03 PANELBOARD INSTALLATION
- INSTALL PANELS PLUMB AND IN CONFORMANCE WITH NEMA PB 1.1 - INSTRUCTIONS FOR SAFE INSTALLATION, OPERATION AND MAINTENANCE OF PANELBOARDS RATED 600 VOLTS OR LESS.
 - PROVIDE FILLER PLATES FOR UNUSED SPACES. PROVIDE A TYPED DIRECTORY OF CIRCUITS.
 - INSTALL PANEL IN NEW SALES BUILDING (VERIFY EXACT LOCATION).
- 3.04 LIGHTING CONTACTOR INSTALLATION
- INSTALL LIGHTING CONTACTORS IN NEW SALES BUILDING ADJACENT TO PANEL P. VERIFY EXACT LOCATION.
- 3.04 GROUNDING
- PROVIDE A SEPARATE, INSULATED GROUND CONDUCTOR WITH ALL BRANCH CIRCUITS.
 - PROVIDE A 3/4" BY 10'-0" L COPPER CLAD GROUND ROD AT THE SERVICE PANEL. PROVIDE A #2 BARE COPPER GROUND CONDUCTOR. CONNECT THE SERVICE NEUTRAL AND PANEL GROUND.



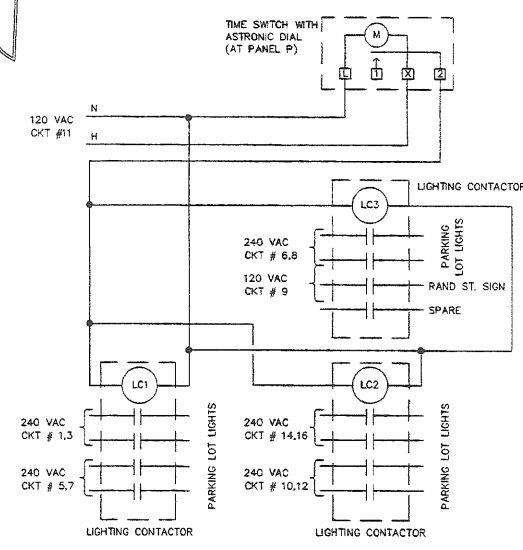
SITE LIGHTING PLAN
1" = 30'-0"



PANEL P
208/120 VOLTS, 3 PH, 4 W
225AMP BUS 200A/2P MAIN CIRCUIT BREAKER
BRANCH BREAKERS:
(6) 60A/2P PARKING LOT LIGHTING
(1) 20A/1P RAND STREET SIGN
(1) 20A/1P LIGHTING CONTROLS
(16) 20A/1P SPARES

TYPE	MANUFACTURER	CATALOG NO.	LAMPS NO.	LAMPS TYPE	DESCRIPTION
S1	SPAULDING	AREA LIGHT: ORI-S0-PM-M1000-III MT-PR-DB2-WTR ACCENT LIGHT: SRH400-M-45/AA POLE: 20-SOS-407-SOL-DB2	1	MVR1000/VBU	20 FT. SQUARE STRAIGHT STEEL POLE WITH SINGLE CUT-OFF TYPE AREA LIGHT & TWO ADJUSTABLE ACCENT LIGHTS MOUNTED TO POLE AT 12 FT. ABOVE PAVEMENT. PROVIDE PHOTOCELL AT AREA LIGHT TO CONTROL ALL POLE LIGHTS.
S2	SPAULDING	AREA LIGHT: ORI-S0-PM-M1000-III MT-PR-DB2-WTR POLE: 18-SOS-411-SOL-DB2	2	MVR1000/VBU	18 FT. SQUARE STRAIGHT STEEL POLE WITH TWO CUT-OFF TYPE AREA LIGHTS AT 180 DEGREES. PROVIDE PHOTOCELL CONTROL.
S3	SPAULDING	AREA LIGHT: ORI-S0-PM-M1000-III MT-PR-DB2-WTR POLE: 25-SOS-411-SOL-DB2	2	MVR1000/VBU	25 FT. SQUARE STRAIGHT STEEL POLE WITH SINGLE CUT-OFF TYPE AREA LIGHT. PROVIDE PHOTOCELL CONTROL.

- NOTES:
- ALL LIGHT FIXTURES ARE 120 VOLT, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
 - LAMP DESIGNATIONS REFER TO GENERAL ELECTRIC ORDERING CODES. ALSO APPROVED ARE EQUIVALENT LAMPS BY PHILIPS-WESTINGHOUSE AND OSRAM-SYLVANIA.



LIGHTING CONTROL DIAGRAM
NOT TO SCALE

LIGHTING FIXTURE SCHEDULE

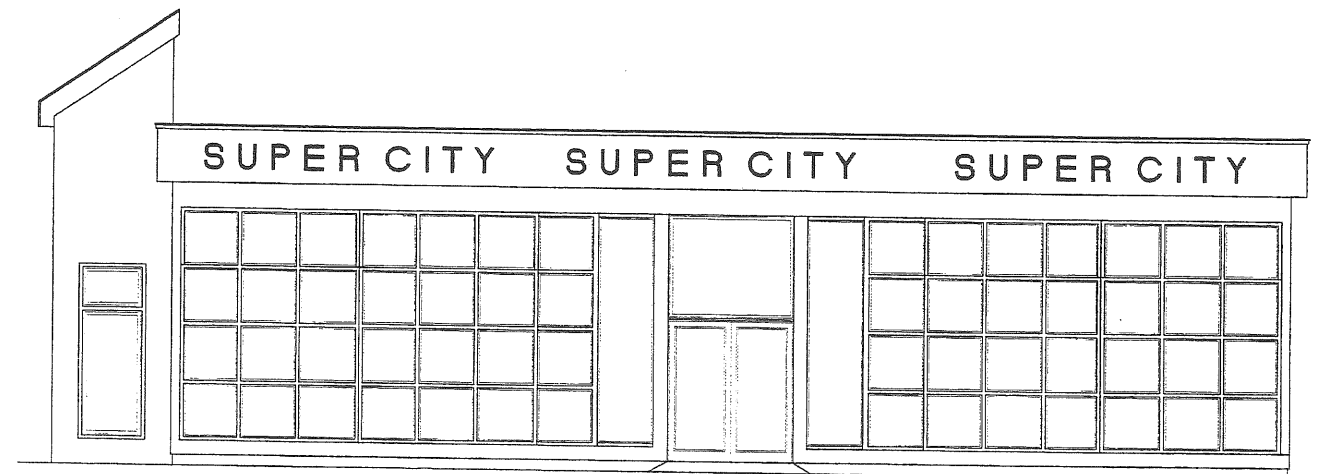
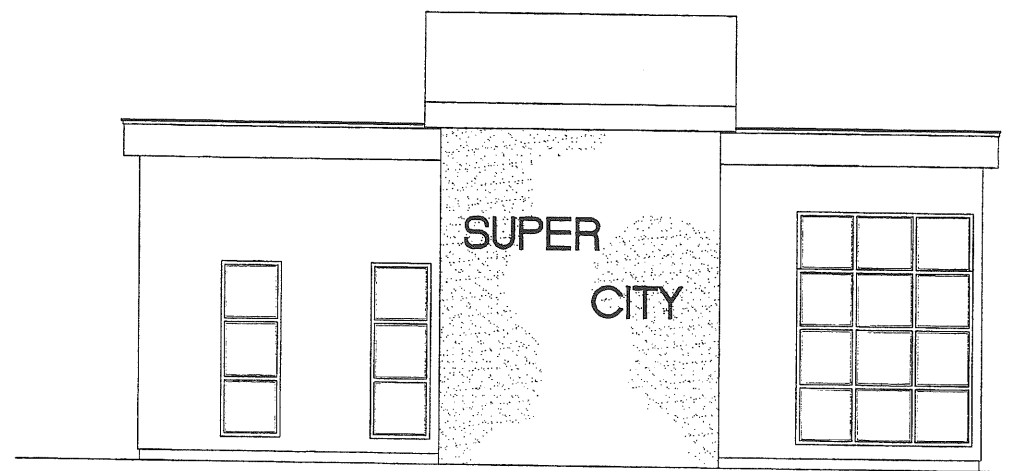
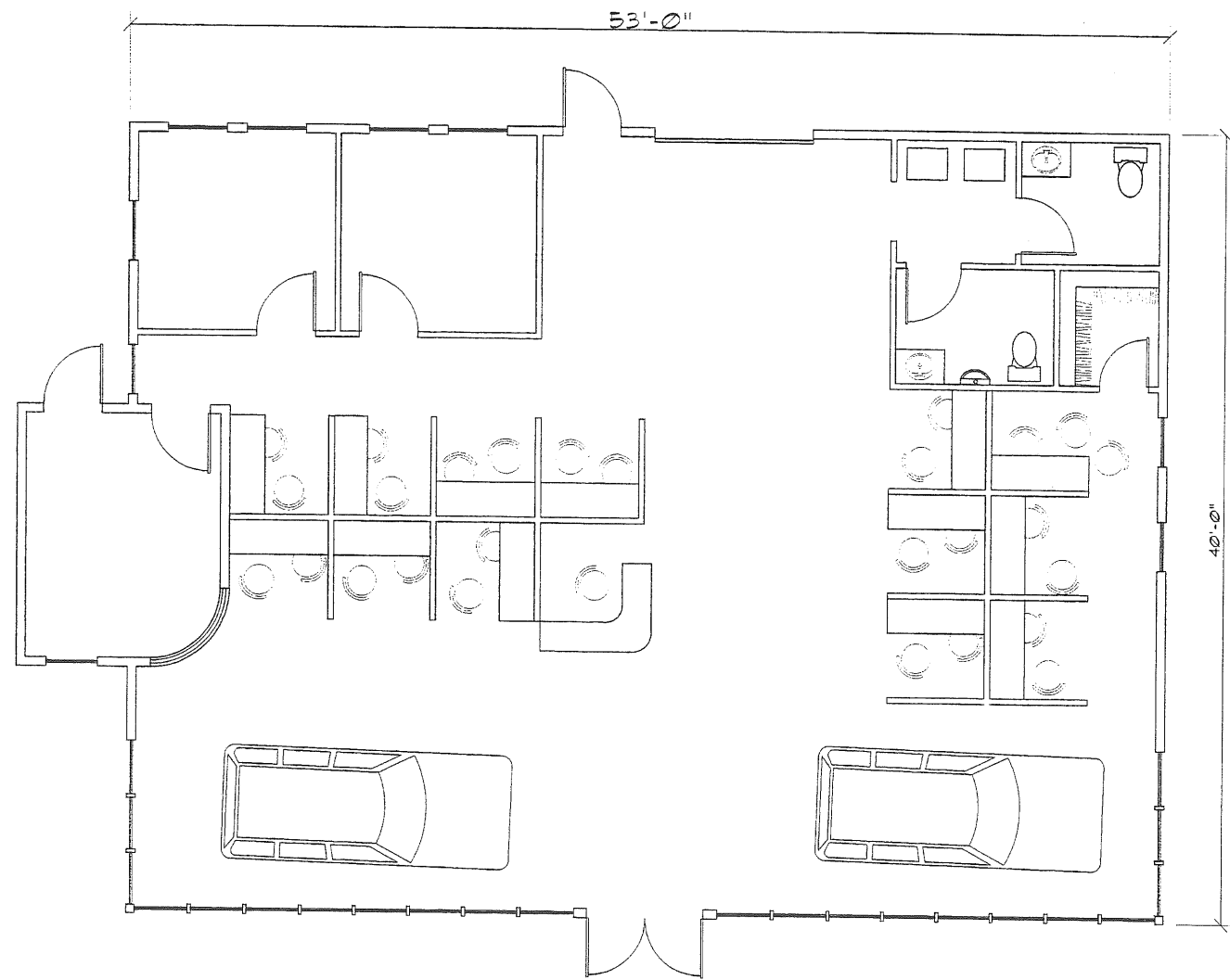
Bartlett Design
LIGHTING & ELECTRICAL ENGINEERING
1 FRONT STREET PO BOX 230 BATH, ME 04580
TEL (207) 443-5447 FAX (207) 443-5560

OF
PROPOSED AUTO SALES LOT
RAND ROAD, PORTLAND
MADE FOR
FOREST CITY CHEVROLET
1000 BRIGHTON AVE. PORTLAND, MAINE

ENGINEERING & DESIGN
STEPHEN W. TIBBETTS, P.E.
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16 CASCO STREET, PORTLAND, ME 04101 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	LEB	Date	MAY 12, 1997	Job No.	97058P
Trace By		Scale		Drwg. No.	
Check By		1" = 30'			
Book No.					E1



FOREST CITY CHEVEROLET

PORTLAND, MAINE
SCALE 1/4" = 1'-0"

MAY 1937

STEPHEN W. TIBBETS, P.E.
ENGINEERING & DESIGN
PROFESSIONAL CIVIL ENGINEER
BRUNSWICK, MAINE