GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING 'DIG SAFE' AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. 'DIG SAFE' TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ANY DAMAGE TO EXISTING UTILITIES AND/OR SITE FEATURES AS A RESULT OF CONTRACTOR ACTIVITIES SHALL BE REPAIRED TO THE CONDITION IMMEDIATELY BEFORE DAMAGE OCCURRED AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
5. ALL WORK SHALL BE IN CONFORMANCE WITH THE TOWN OFPORTLAND REQUIREMENTS.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
8. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
9. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON THE FEMA FIRM FLOOD INSURANCE RATE MAPS.
10. ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 DATUM. SEE PLAN FOR TBM DESCRIPTION.
11. ALL WATER MAIN WORK SHALL COMPLY WITH PORTLAND WATER DISTRICT REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FROM THE PORTLAND WATER DISTRICT.
12. ALL SANITARY WORK SHALL COMPLY WITH CITY OF WESTBROOK WASTEWATER DEPARTMENT REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FROM THE CITY OF WESTBROOK WASTEWATER DEPARTMENT.
13. SEE SURVEY NOTES ON SHEET C1.0 FOR PLAN REFERENCES

EXISTING UTILITY NOTES:

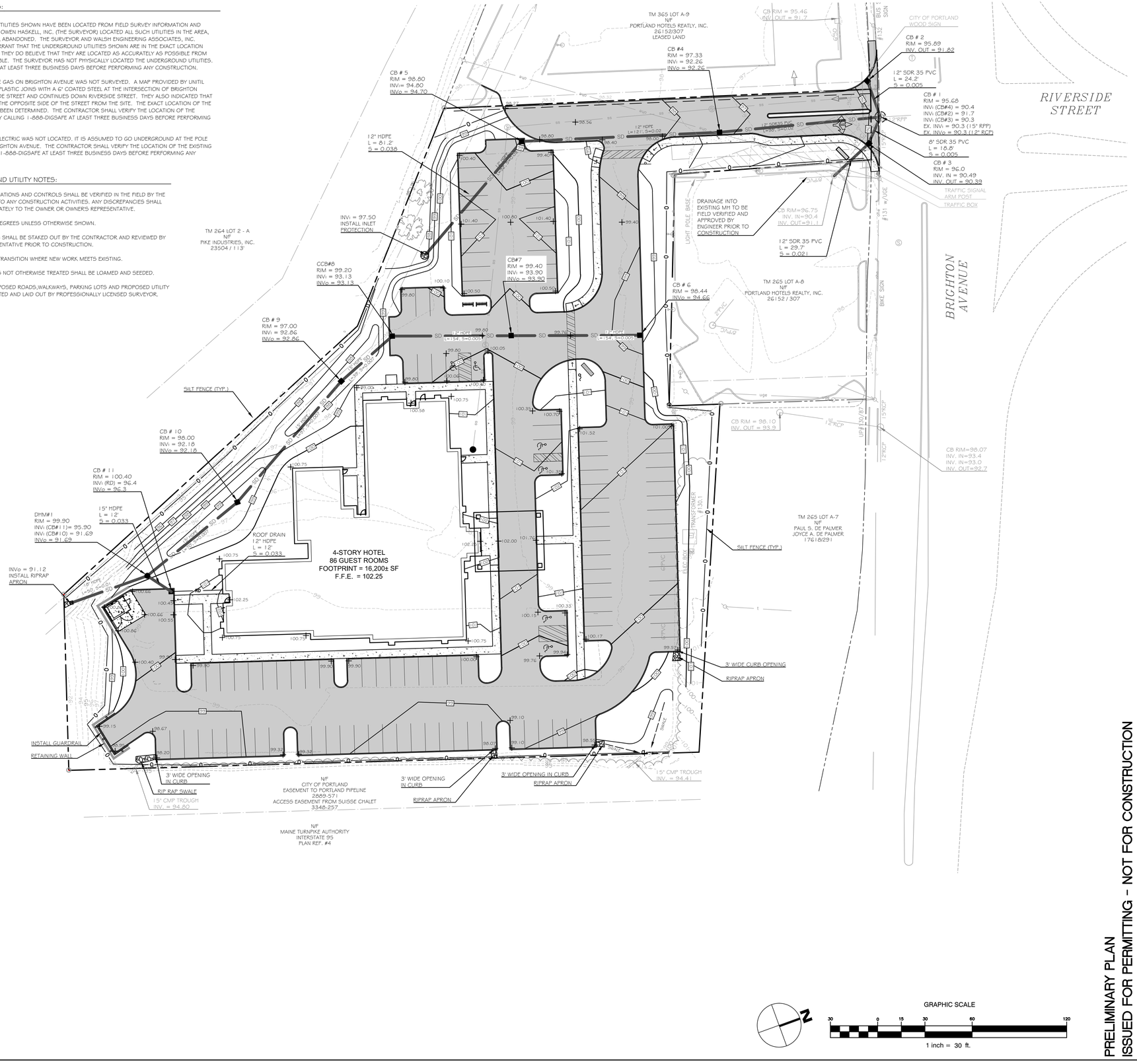
1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. OWEN HASKELL, INC. (THE SURVEYOR) LOCATED ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND WALSH ENGINEERING ASSOCIATES, INC. FURTHER DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY DO BELIEVE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
2. THE LOCATION OF THE GAS ON BRIGHTON AVENUE WAS NOT SURVEYED. A MAP PROVIDED BY UNITIL INDICATED THAT A 8" PLASTIC JOINS WITH A 6" COATED STEEL AT THE INTERSECTION OF BRIGHTON AVENUE AND RIVERSIDE STREET AND CONTINUES DOWN RIVERSIDE STREET. THEY ALSO INDICATED THAT THESE LINES ARE ON THE OPPOSITE SIDE OF THE STREET FROM THE SITE. THE EXACT LOCATION OF THE GAS LINES HAVE NOT BEEN DETERMINED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING GAS MAIN BY CALLING 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
3. THE UNDERGROUND ELECTRIC WAS NOT LOCATED. IT IS ASSUMED TO GO UNDERGROUND AT THE POLE INDICATED ALONG BRIGHTON AVENUE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING ELECTRIC BY CALLING 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

LAYOUT, MATERIALS, AND UTILITY NOTES:

1. ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
3. ALL EDGES OF PAVING SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
5. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED.
6. CENTERLINES OF PROPOSED ROADS,WALKWAYS, PARKING LOTS AND PROPOSED UTILITY LINES SHALL BE LOCATED AND LAID OUT BY PROFESSIONALLY LICENSED SURVEYOR.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ABUTTER LOT LINE	
	PROPERTY LINE SETBACK	
	ZONE LINE	
	EDGE OF PAVEMENT	
	EDGE OF BUILDING	
	TREELINE	
◉	PROPERTY LINE MONUMENTATION	◉
SD	EDGE OF PAVEMENT	SD
Ⓓ	STORM DRAIN MANHOLE	●
□ ○	STORM DRAIN CATCH BASIN	■
	RIP RAP IN/OUT PROTECTION APRON	
Ⓢ	SANITARY SEWER MANHOLE	●
	HYDRANT	
E	ELECTRIC BOX	
T	ELECTRIC TRANSFORMER	
	LIGHT POLE	
	UTILITY POLE	
	BUILDING	
x x x	FENCE METAL	x x x
0 0	GUARD RAIL	0 0
	RIPRAP	
	SIGN	
	FLAGPOLE	
	BOLLARD	
	LANDSCAPE/RETAINING WALL	
	CONSTRUCTION ENTRANCE	
	DEMO EDGE OF PAVEMENT	
o o o	CONSTRUCTION FENCE	
	EDGE OF PAVEMENT	
	EDGE OF CONCRETE	
	CURB	
	ARROW STRAIGHT	
	ARROW LEFT	
	HANDICAP SYMBOL	
21	PARKING STRIPING	
	TRAFFIC/PARKING SIGN	
101	INTERMEDIATE CONTOUR	101
100	INDEX CONTOUR	100
+ 90.00	SPOT GRADE	+ 90.00
	FLOW ARROW	2.0%
	SILT FENCE	0
	CONSTRUCTION ENTRANCE	
	DETAIL REFERENCE	1 / C3.1
	CATCH BASIN INLET PROTECTION	



GRAPHIC SCALE

30 0 15 30 60 120

1 inch = 30 ft.

PRELIMINARY PLAN
ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
REGISTERED PROFESSIONAL ENGINEER

HOTEL REDEVELOPMENT

1210 Brighton Avenue
Portland, Maine

Portland Hotels, Inc.
1200 Brighton Avenue
Portland, Maine 04102

Rev.	Date	Description	Drawn	Check
1	11/14/14	Submitted for Prelim. Level III Site Plan Application	SWC	WRW

Sheet Title:
GRADING AND DRAINAGE PLAN

Job No.:	257	Sheet No.:	C3.0
Date:	Nov. 14, 2014		
Scale:	1"=30'		
Drawn:	SWC		
Checked:	WRW		

P:\257_Hotels Inc_Portland\C3\257_Site.dwg plot date: 11/14/2014 2:14 PM