

SHEET NUMBER:

SCALE: NOT TO SCALE

DRAWING NAME: SCHEDULES & DETAILS

DATE: JANUARY 7, 2004

PROJECT: PETER HOLMES BUILDING # 2

BISKUP CONSTRUCTION, INC.
16 DANIELLE DRIVE
WINDHAM, MAINE 04062
(207) 892-9800

REVISIONS	DATE

THIS DRAWING HAS BEEN REVIEWED FOR CONFORMANCE WITH THE MAINE BUILDING CODE AND THE AMERICAN WITH DISABILITIES ACT OF 1990. AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND WITHIN THE REQUIREMENTS OF THESE ORDINANCES.

THIS DRAWING WAS NOT PREPARED UNDER THE DIRECT SUPERVISION OF WILLIAM B. WHITE, REGISTERED PROFESSIONAL ARCHITECT IN THE STATE OF MAINE. ANY CLAIMS DUE TO ERRORS OR OMISSIONS THAT MAY RESULT FROM ITS USE.



REFERENCE:
INTERNATIONAL ASSOCIATION WP 1200
FIRE TESTS:
FM WP-45, 6-19-68
OSU T-1770, 8/81

5/8" TYPE "C" GYP. APPLIED
FIRST AND SECOND SURFACES W/
1" TYPE S DRYWALL SCREWS @
8" O.C. TO VERT. EDGES & 12" O.C.
TO TOP & BOTTOM RUNNERS &
INTERMEDIATE STUDS

5" - 20 GA. METAL STUDS @ 24" O.C.
(TO MEET OR EXCEED ASTM A666
(CALC. #277)

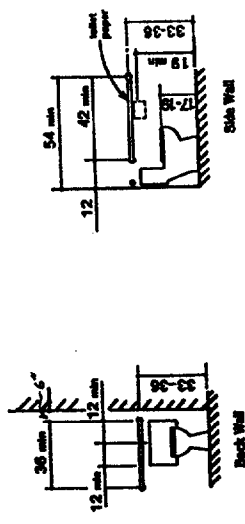
METAL STUD TRACK

NOTE: STAGGER ALL VERT. & HORIZ.
JOINTS 24" O.C. EACH SIDE &
OPPOSITE SIDES

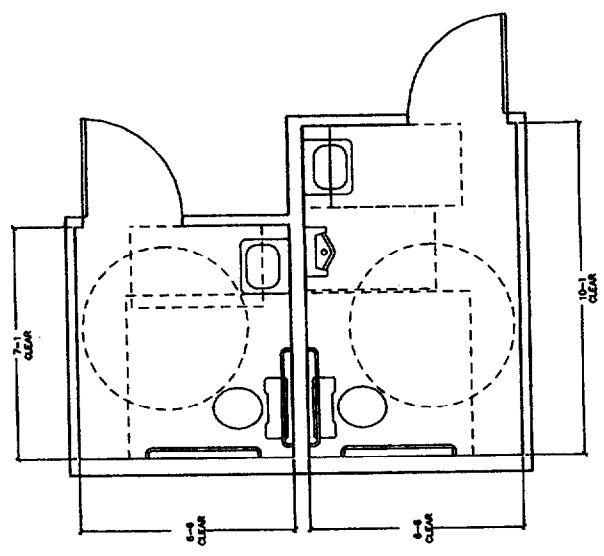
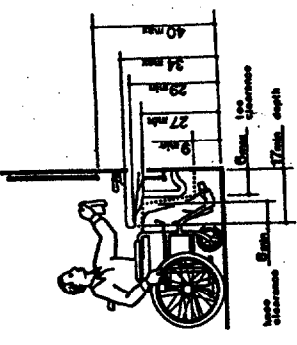
1 HR. PARTITION
1 1/2" = 1'-0"



Grab Bars at Water Closets



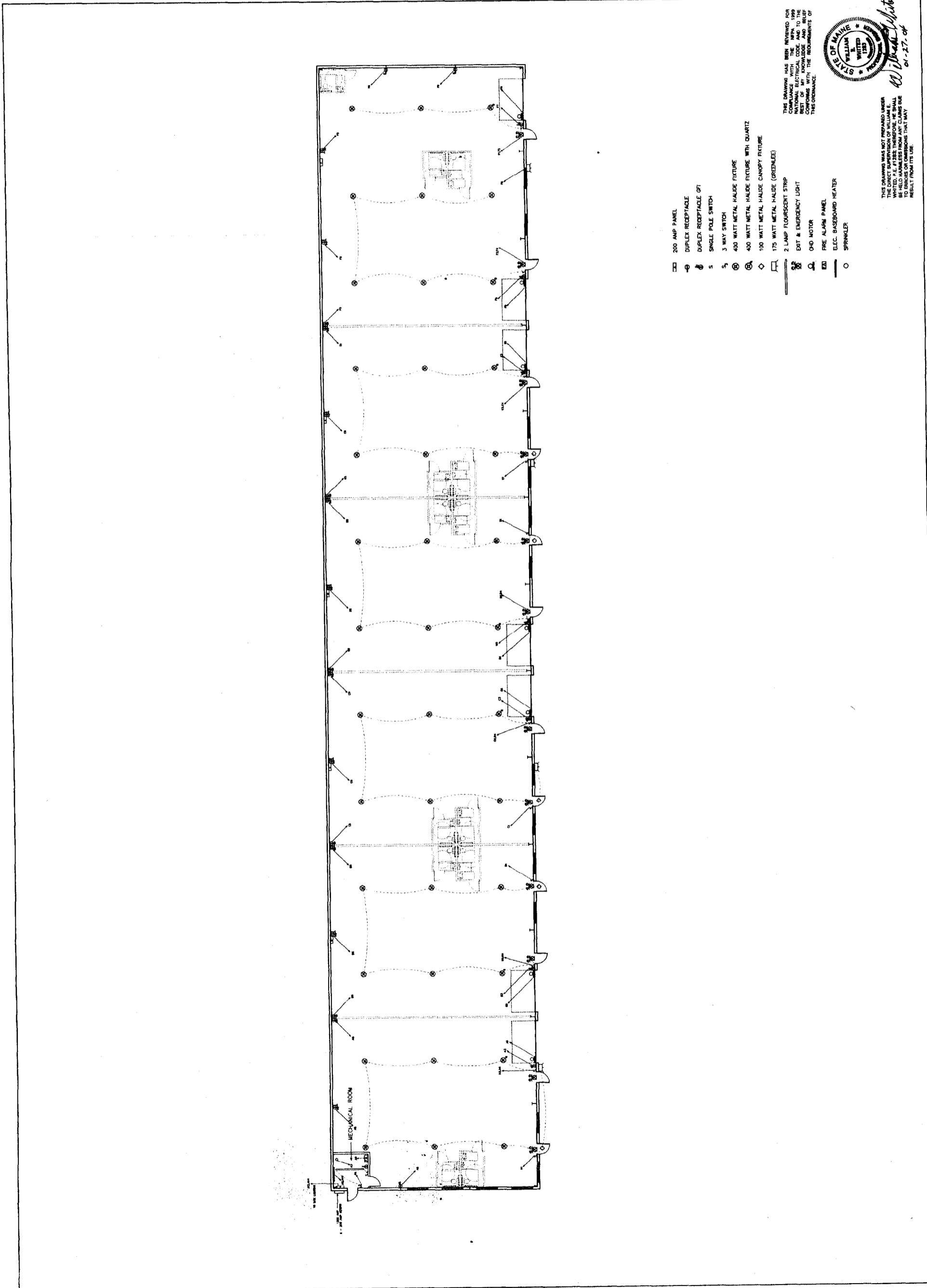
Lavatory Clearances



DOOR SCHEDULE

NO.	TYPE	FINISH	MARKING	SWING	OPERATION	REMARKS
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PROJECT: PETER HOLMES BUILDING # 2	DRAWING NAME: ELECTRICAL PLAN	SCALE: NOT TO SCALE	SHEET NUMBER: E-1
	DATE: JANUARY 2, 2003		
REVISIONS		BISKUP CONSTRUCTION, INC. 16 DANIELLE DRIVE WINDHAM, MAINE 04062 (207) 892-9800	
DATE			



- 200 AMP PANEL
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE GFI
- SINGLE POLE SWITCH
- 3 WAY SWITCH
- 400 WATT METAL HALIDE FIXTURE
- 400 WATT METAL HALIDE FIXTURE WITH QUARTZ
- 100 WATT METAL HALIDE CANOPY FIXTURE
- 175 WATT METAL HALIDE (GREENLEE)
- 2 LAMP FLUORESCENT STRIP
- EXIT & EMERGENCY LIGHT
- 040 MOTOR
- FIRE ALARM PANEL
- ELEC. BASEBOARD HEATER
- SPRINKLER

THIS DRAWING HAS BEEN REVIEWED FOR COMPLIANCE WITH THE MEYER BUILDING ELECTRICAL CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT CONFORMS WITH THE REQUIREMENTS OF THE ORDINANCE.



THIS DRAWING WAS NOT PREPARED UNDER THE DIRECT SUPERVISION OF WILLIAM WHITE, P.E. AND THEREFORE IT SHALL BE HELD HARMLESS FROM ANY CLAIMS FOR NEGLIGENCE OR OMISSIONS THAT MAY RESULT FROM ITS USE.



F-2

SHEET NUMBER

SCALE: 1/2" = 1'-0"

FOUNDATION DETAILS

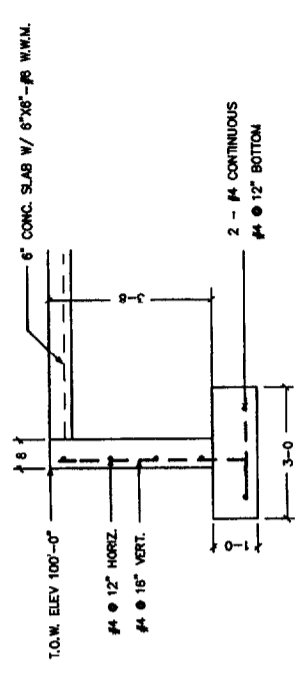
DATE: JANUARY 14, 2004

PETER HOLMES
PROPOSED BLDG. #2

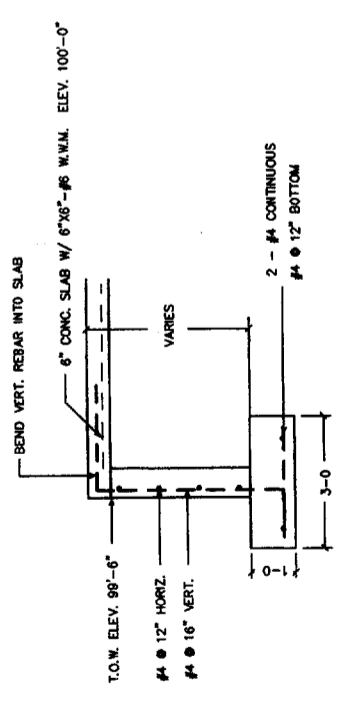
PROJECT:

REVISIONS	DATE

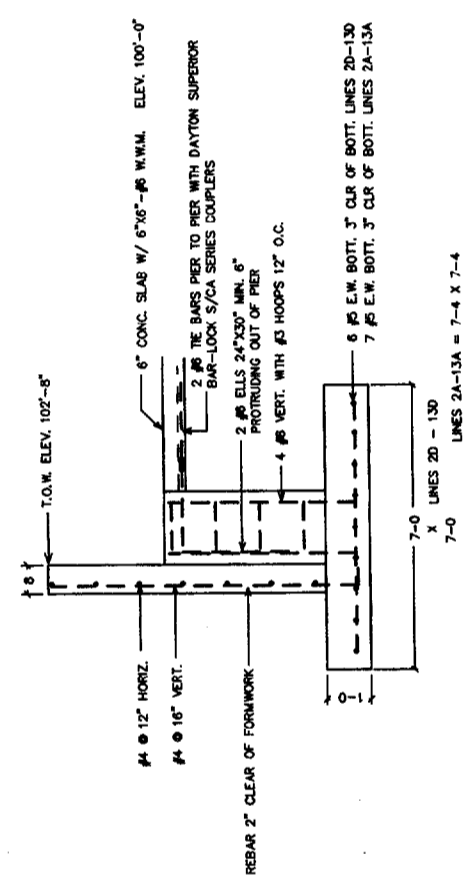
BISKUP CONSTRUCTION, INC.
16 DANIELLE DRIVE
WINDHAM, MAINE 04062
(207) 892-9800



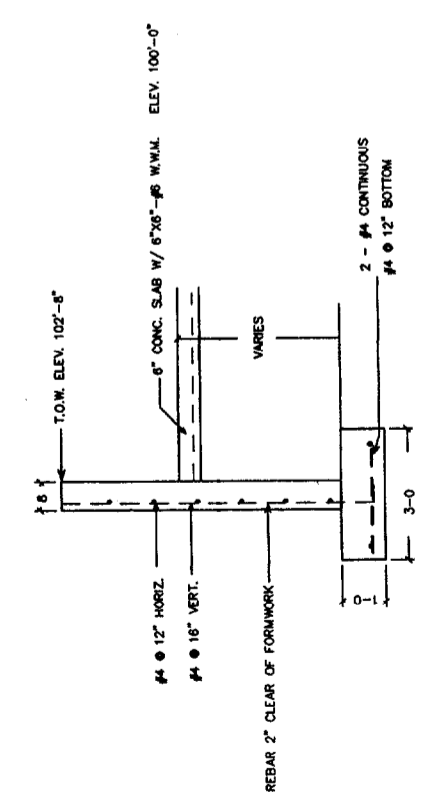
WALL SECTION
SCALE: 1/2"=1'-0"



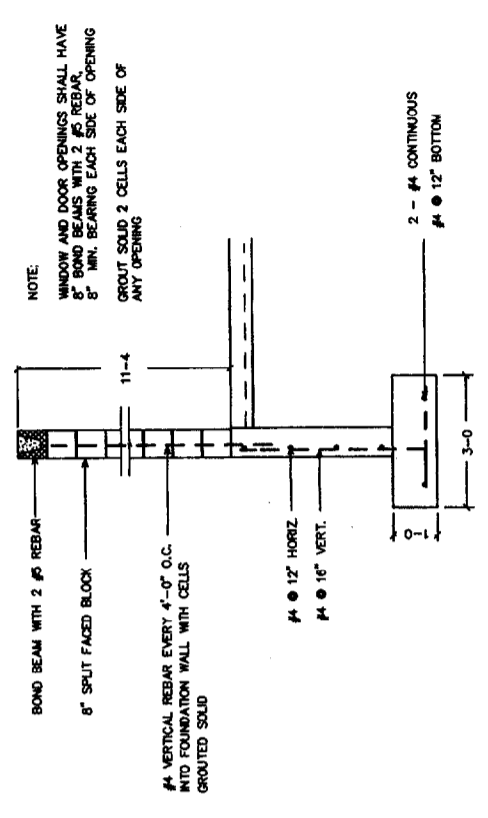
SECTION THRU DOOR OPENINGS
SCALE: 1/2"=1'-0"



WALL SECTION @ PIERS

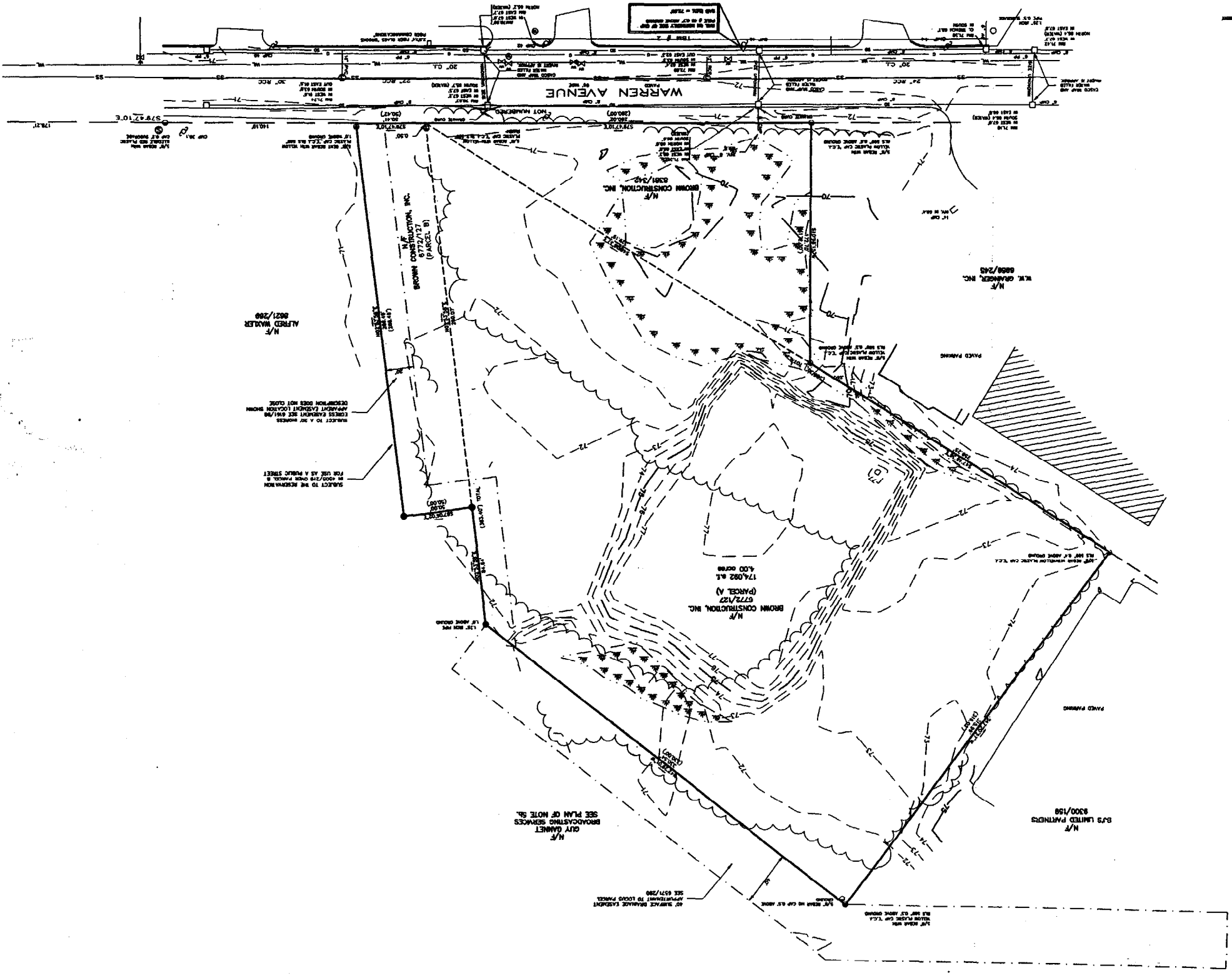
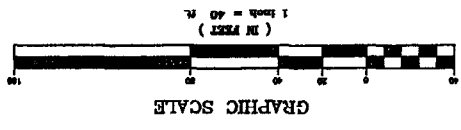


WALL SECTION
SCALE: 1/2"=1'-0"



WALL SECTION @ CONCRETE BLOCK
SCALE: 1/2"=1'-0"

THIS PLAN SHALL NOT BE MOVED WITHOUT WRITING THE USER'S NAME AND DATE OF REVISION. ANY REVISIONS SHALL BE AT THE USER'S SOLE RISK AND RESPONSIBILITY TO THE USER.



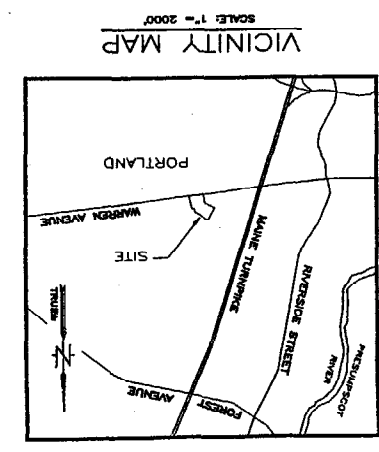
PLAN REFERENCE:

WAREHOUSE/STORAGE:	1 SPACE PER EA. 1000 S.F. OF FLOOR	33,750 S.F.±	24 SPACES
OFFICE SPACE:	1 SPACE PER EA. 400 S.F.	2750 S.F.±	10 SPACES
OFF STREET PARKING REQUIREMENTS:			
FLOOR AREA RATIO (F.A.R.):	MAX 65%		21.5%
SURFACE RATIO:	MAX 80%		60%
BUILDING HEIGHT:	MAX 65- FEET		
LOT WIDTH:	MIN 60- FEET		AVE. 330- FEET±
REAR YARD:	MIN 20- FEET		
FRONT YARD:	MIN 20- FEET (EXCEPT THE FRONT YARD NEED NOT EXCEED THE AVE. DEPTH OF FRONT YARDS ON EITHER SIDE OF LOT)		
SETBACKS:			
STREET FRONTAGE:	MIN 80- FEET	174,092.0±	330.43- FEET
LOT SIZE:	10,000 S.F.		
DESCRIPTION:	MIN/MAX REQUIREMENTS	ACTUAL	

REQUIREMENTS FOR ZONE B-4, (COMMERCIAL CORRIDOR)

LEGEND

●	FOUND GRAVITY MONUMENT
○	FOUND IRON PIPE
○	FOUND 6"/8" REBAR
○	CATCH BASIN
○	WATER SERVICE MANHOLE (NOT VERIFIED)
○	SAWTOOTH SEWER MANHOLE
○	UTILITY POLE
○	HYDRAUNT
○	WATER VALVE
○	TRM
()	RECORD INFORMATION
N/F	HOW OR FORMERLY OWNED BY
▨	BUILDING/STRUCTURE
—	BOUNDARY LINE
—	RIGHT OF WAY LINE
—	ADJUTANT LINE
—	INTERNAL PARCEL LINE
—	EDGE OF WETLAND
—	INDEX CONTOURS
—	INTERMEDIATE CONTOURS
—	WATER LINE
—	SAWTOOTH SEWER
—	STORM SEWER
—	ONE LINE
—	THREE LINE



PROJECT: WARRI 424 W

CONSULTANT: [Illegible]

DATE	DESCRIPTION

ENTRANCE DRIVEWAY CURVE DATA

CURVE NO. 1
 Included angle = 52-50-09
 Radius = 127.00'
 Tangent length = 63.09'
 Arc length = 117.11'
 Chord length = 113.01'
 Degree of curve = 45-08-53

LEGEND	
EXISTING	PROPOSED

GENERAL NOTES:

1. A HANDICAP SPACE SHALL BE INCORPORATED INTO THE PARKING FOR EACH BUILDING.

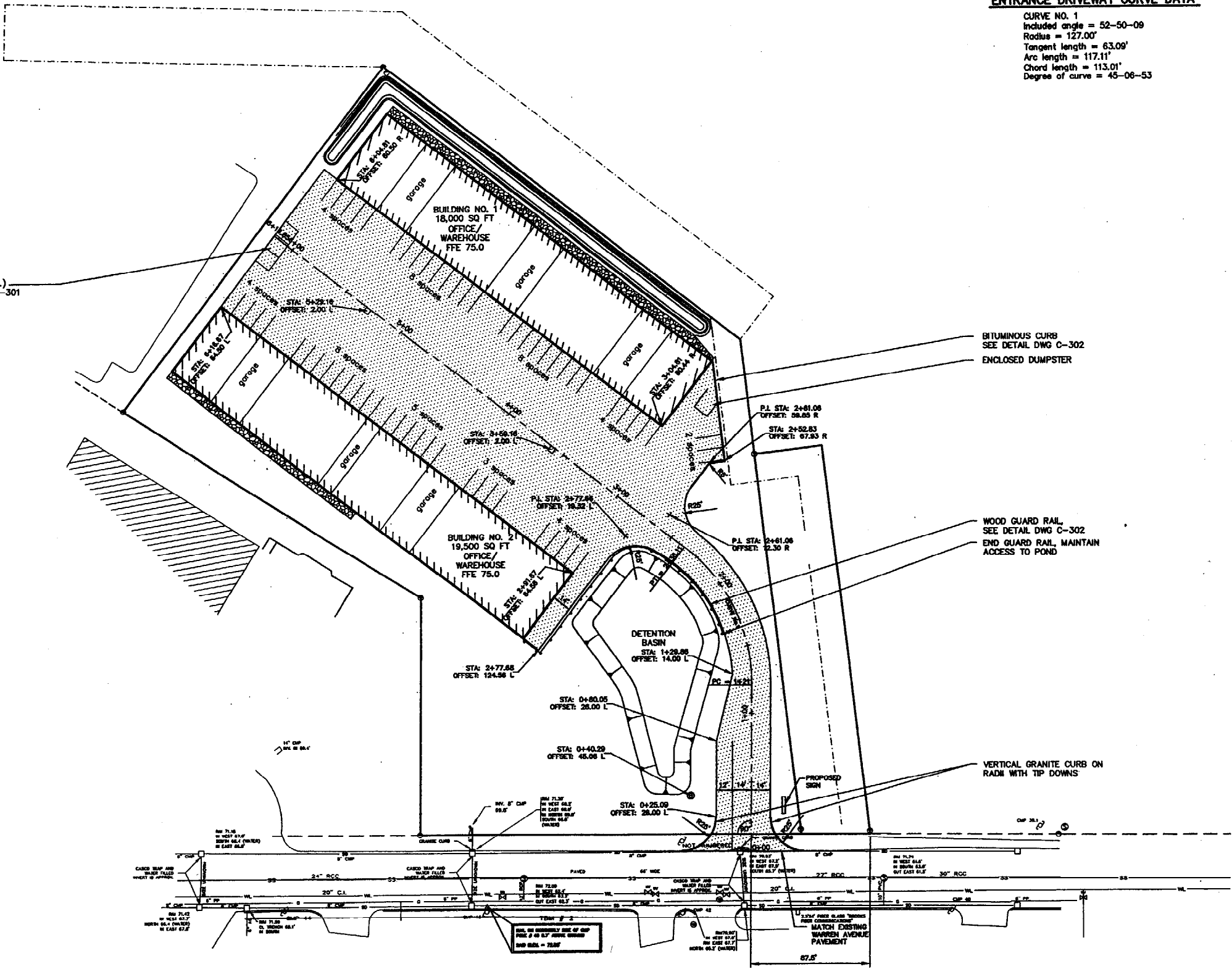


ENCLOSED DUMPSTER (TYP.)
 SEE FENCE DETAIL DWG. C-301

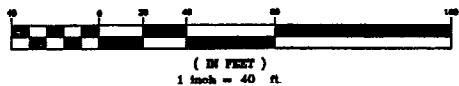
BITUMINOUS CURB
 SEE DETAIL DWG C-302
 ENCLOSED DUMPSTER

WOOD GUARD RAIL
 SEE DETAIL DWG C-302
 END GUARD RAIL, MAINTAIN
 ACCESS TO POND

VERTICAL GRANITE CURB ON
 RADM WITH TIP DOWNS

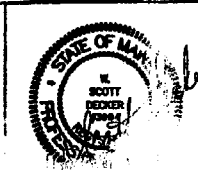


GRAPHIC SCALE



THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN ALTERATIONS. OTHERWISE, SHALL BE AT THE USER'S RISK.
 1. STANDARD BOUNDARY AND SURVEY BY LL
 INC., SEPTEMBER, 2000
 2. WETLANDS BOUNDARY DELINEATION BY HAMPTON

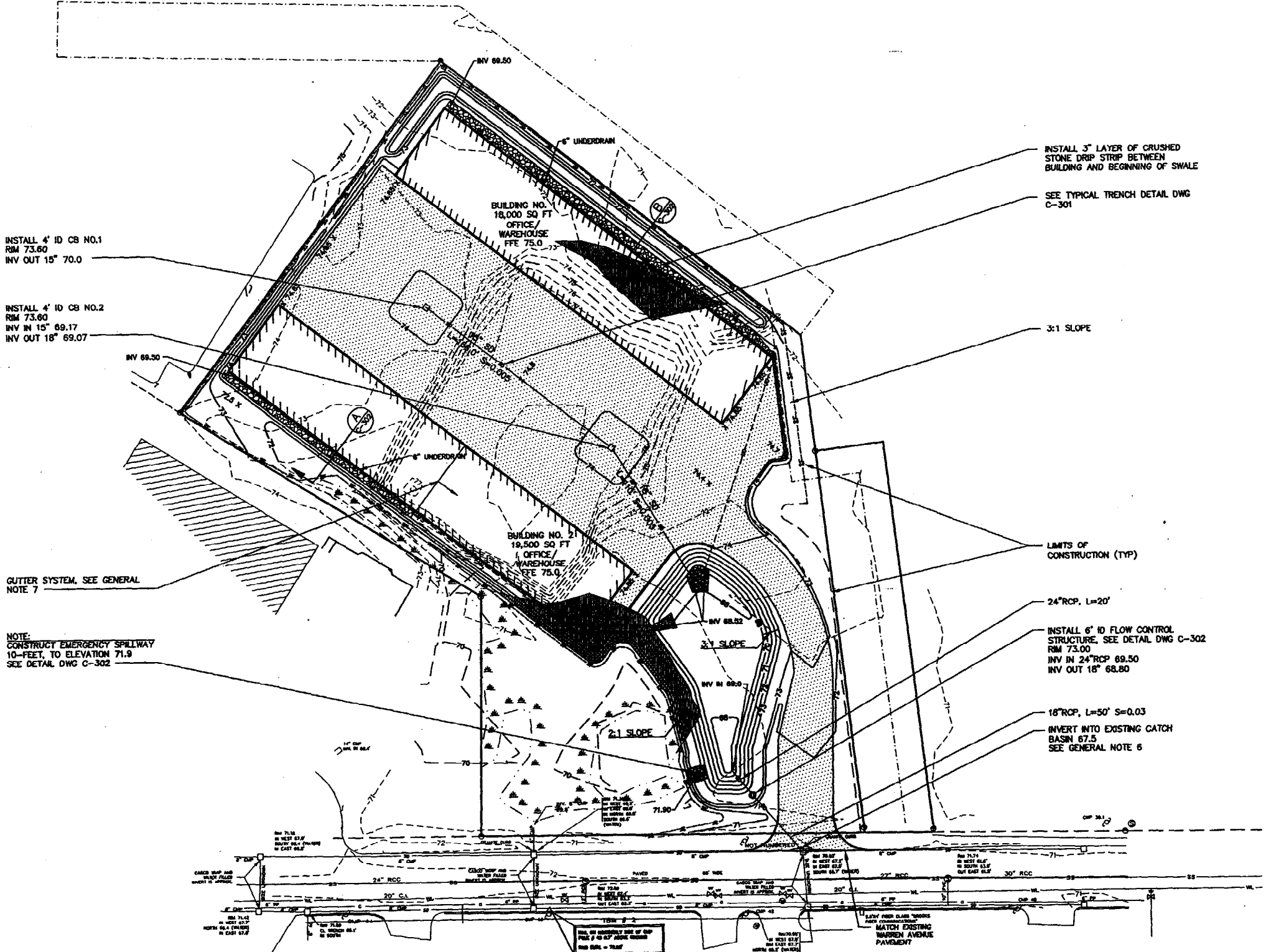
FROM SYDNEY DESIGN GROUP
 SURVEY BY LL
 HAMPTON



SCOTT DECKER
 ENGINEER
 15012
 Phone: 410-326-1111
 Fax: 410-326-1112
 Email: scott@scottdecker.com

PROJECT: _____

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LEGEND		
EXISTING		PROPOSED
	BUILDING	
	INTERMEDIATE CONTOUR	
	INDEX CONTOUR	
	WETLAND	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	PROPERTY SETBACK	
	EDGE OF PAVEMENT	
	CONCRETE CURB	
	GRANITE CURB	
	TREELINE	
	TREE	
	CHAINLINK FENCE	
	GUARD RAIL	
	SIGN	
	OVERHEAD UTILITY LINE	
	UNDERGROUND UTILITY LINE	
	OVERHEAD ELECTRIC	
	UNDERGROUND ELECTRIC	
	GAS LINE	
	SANITARY SEWER LINE	
	STORM DRAIN	
	WATER LINE	
	UTILITY POLE	
	LIGHT POLE	
	CATCH BASIN	
	SANITARY MANHOLE	
	DRAIN MANHOLE	
	TRANSFORMER	
	FIRE HYDRANT	
	SILT FENCE	

GENERAL NOTES:

1. A HANDICAP SPACE SHALL BE INCORPORATED INTO THE PARKING FOR EACH BUILDING.
2. ELEVATIONS ACROSS FRONT OF BUILDING NO. 1 AND NO. 2 SHALL BE 74.85.
3. SILT FENCE AS SHOWN, SHALL ALSO BE LIMITS OF CONSTRUCTION.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE AT DRIVE, PRIOR TO START OF WORK. SEE DETAIL DWG C-300.
5. 4" RIGID STYROFOAM INSULATION SHALL BE PLACED OVER 18" POND OUTLET PIPE FOR FULL WIDTH OF TRENCH IN 2 - 2" LAYERS WITH STAGGERED JOINTS. SEE ALSO TYPICAL TRENCH DETAIL DWG. C-301.
6. ALL SANITARY AND STORM DRAINAGE PIPES AND STRUCTURES SHALL BE INSTALLED IN CONFORMANCE WITH THE CITY OF PORTLAND SPECIFICATION AND STANDARDS. PIPE OPENINGS INTO EXISTING MANHOLES SHALL BE CORE DRILLED AND WATER TIGHT CONNECTION SHALL BE INSTALLED.
7. 155'-FEET OF THE SOUTHEASTERLY END OF BUILDING NO. 2 ROOF, SHALL DRAIN INTO A GUTTER SYSTEM WHICH WILL OUTLET IN THE POND AT THE SAME LOCATION AS THE UNDER DRAIN PIPE.

INSTALL 4" ID CB NO.1
RIM 73.60
INV OUT 15" 70.0

INSTALL 4" ID CB NO.2
RIM 73.60
INV IN 15" 69.17
INV OUT 18" 69.07

GUTTER SYSTEM, SEE GENERAL NOTE 7

NOTE:
CONSTRUCT EMERGENCY SPILLWAY
10'-FEET, TO ELEVATION 71.9
SEE DETAIL DWG C-302

INSTALL 3" LAYER OF CRUSHED STONE DRIP STRIP BETWEEN BUILDING AND BEGINNING OF SWALE

SEE TYPICAL TRENCH DETAIL DWG C-301

3:1 SLOPE

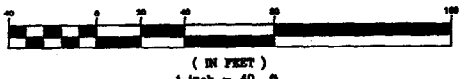
LIMITS OF CONSTRUCTION (TYP)

24"RCP, L=20'

INSTALL 6" ID FLOW CONTROL STRUCTURE, SEE DETAIL DWG C-302
RIM 73.00
INV IN 24"RCP 69.50
INV OUT 18" 68.80

18"RCP, L=50' S=0.03
INVERT INTO EXISTING CATCH BASIN 67.5
SEE GENERAL NOTE 6

GRAPHIC SCALE



THIS PLAN SHALL NOT BE COPIED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. ANY ALTERATIONS, OMISSIONS, SHALL BE AT THE USER'S RISK.

DESIGNED BY: [Name]
SURVEY BY: [Name]
DATE: [Date]

DATE	REVISION
10/14/03	REVISED A:
9/9/03	REVISED A:

DATE	REVISION
RMC	ADD
RMC	ADD
DAC	



SWDesign Consultants
ENGINEERS & LAND SURVEYORS
100 CENTER, ME. 04101
Phone: [Number]
Fax: [Number]
www.swdesign.com

FIELD BOOK #	DESIGN: AAH
FIELD BOOK	

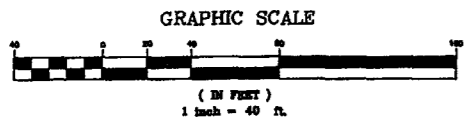
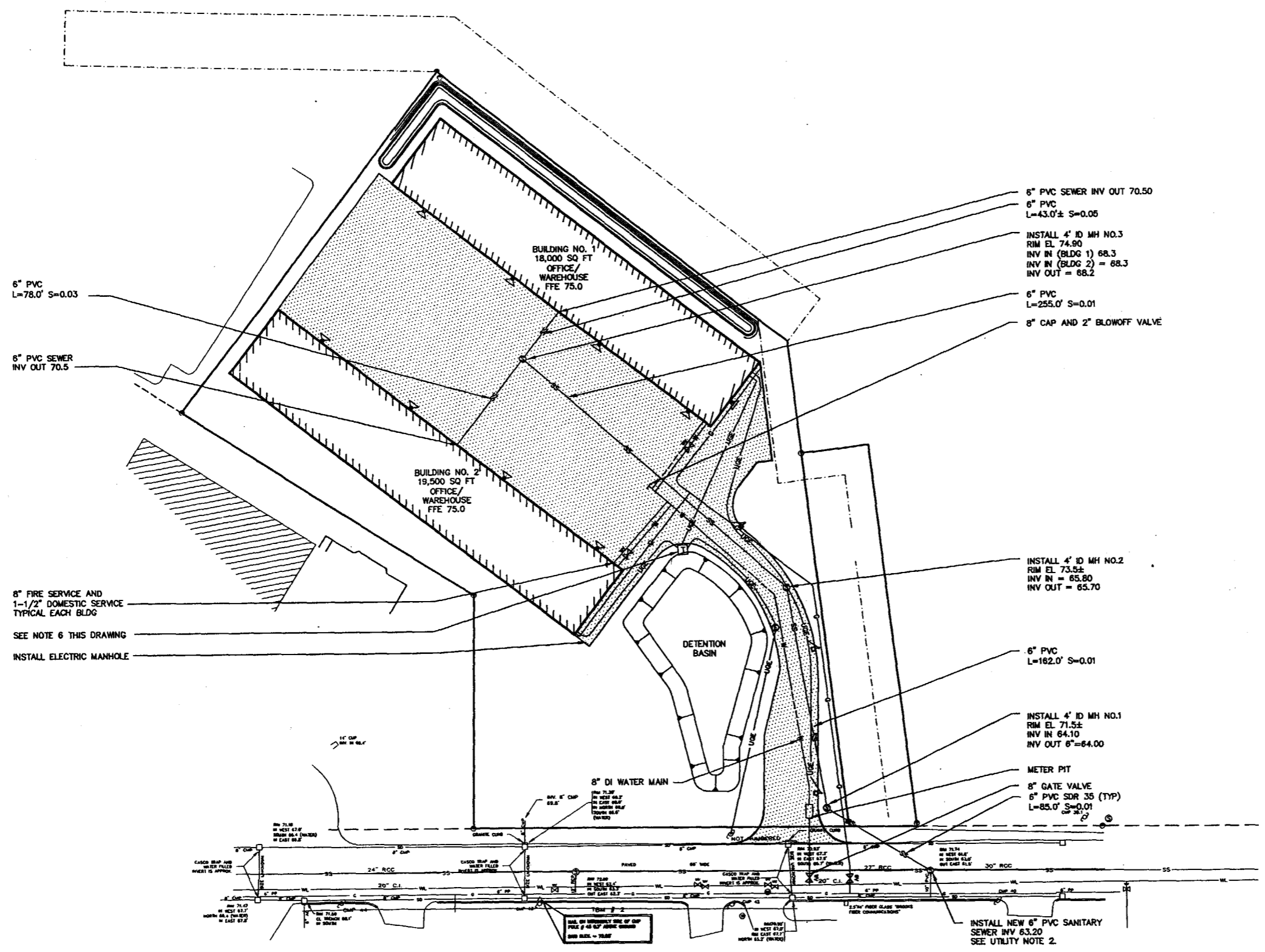
PROJECT: **COMMERCIAL DEVELOPMENT**
100 Warren Avenue, Portland, ME 04101

PROJECT: TS-02-28-01.dwg \0228101.LC-101.dwg, 10/14/2003 07:57:10 AM

EXISTING		PROPOSED	
172	BUILDING INTERMEDIATE CONTOUR	172	BUILDING INTERMEDIATE CONTOUR
165	INDEX CONTOUR	165	INDEX CONTOUR
	WETLAND		WETLAND
	PROPERTY LINE		PROPERTY LINE
	RIGHT-OF-WAY LINE		RIGHT-OF-WAY LINE
	EASEMENT LINE		EASEMENT LINE
	PROPERTY SETBACK EDGE OF PAVEMENT		PROPERTY SETBACK EDGE OF PAVEMENT
	CONCRETE CURB		CONCRETE CURB
	GRANITE CURB		GRANITE CURB
	TREELINE		TREELINE
	TREE		TREE
	CHAINLINK FENCE		CHAINLINK FENCE
	GUARD RAIL		GUARD RAIL
	SIGN		SIGN
	OVERHEAD UTILITY LINE		OVERHEAD UTILITY LINE
	UNDERGROUND UTILITY LINE		UNDERGROUND UTILITY LINE
	OVERHEAD ELECTRIC		OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC		UNDERGROUND ELECTRIC
	GAS LINE		GAS LINE
	SANITARY SEWER LINE		SANITARY SEWER LINE
	STORM DRAIN		STORM DRAIN
	WATER LINE		WATER LINE
	UTILITY POLE		UTILITY POLE
	LIGHT POLE		LIGHT POLE
	CATCH BASIN		CATCH BASIN
	SANITARY MANHOLE		SANITARY MANHOLE
	DRAIN MANHOLE		DRAIN MANHOLE
	TRANSFORMER		TRANSFORMER
	FIRE HYDRANT		FIRE HYDRANT

UTILITY NOTES:

1. WATER LINES, CONNECTIONS, AND VALVES SHALL MEET THE SPECIFICATION AND INSTALLATION REQUIREMENTS OF THE PORTLAND WATER DISTRICT.
2. ALL SANITARY AND STORM DRAINAGE PIPES AND STRUCTURES SHALL BE INSTALLED IN CONFORMANCE WITH THE CITY OF PORTLAND SPECIFICATION AND STANDARDS. PIPE OPENINGS INTO EXISTING MANHOLES SHALL BE CORE DRILLED AND WATER TIGHT CONNECTION SHALL BE INSTALLED.
3. NATURAL GAS LINE AND ENTRANCE SHALL BE INSTALLED IN CONFORMANCE WITH NORTHERN UTILITIES STANDARDS.
4. UNDERGROUND CONDUIT, MANHOLE AND TRANSFORMER PAD TO BE INSTALLED TO CENTRAL MAINE POWER COMPANY SPECIFICATIONS.
5. UTILITIES SHOWN ON THIS PLAN ARE BASED ON A COMPLETION OF FIELD OBSERVATIONS AND READILY AVAILABLE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER NOTIFICATION OF ALL UTILITY COMPANIES, AND SHALL CONFORM TO ALL FEDERAL AND STATE REGULATIONS IN CONNECTION WITH CONSTRUCTION ACTIVITIES IN THE VICINITY OF UNDERGROUND UTILITIES. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
6. INSTALL 7'x7' THREE PHASE TRANSFORMER FOUNDATION PAD ACCORDING TO THE SPECIFICATIONS AND DETAILS IN THE "HANDBOOK OF STANDARD REQUIREMENTS FOR ELECTRICAL SERVICE AND METER INSTALLATION" CENTRAL MAINE POWER, LATEST EDITION.



THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SYTDesign CONSULTANTS, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SYTDesign CONSULTANTS.

NO.	DESCRIPTION	DATE	BY	REVISION
1.	STANDARD BOUNDARY AND SURVEY BY LEV...	7/4/03	REVIS...	
	INC., SEPTEMBER, 2000	6/20/03	REVIS...	
2.	WETLANDS BOUNDARY DELINI...	6/30/03	DESIGN...	
	BY HAMPTON...	7/1/03	DESIGN...	

RMC	AAH
RMC	A
AAH	W
AAH	W
RMC	



SYTDesign Consultants
CIVIL ENGINEERS & LAND SURVEYORS

424 W. Main Ave., Portland, ME 04103
Phone: 603.761.1234
Fax: 603.761.1235
www.syt.com

OWNER:
Ave LLC
424 W. Main Ave. Portland, ME

DESIGN: AAH
DRAWN: AAH

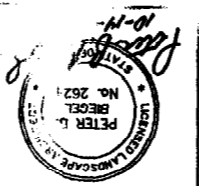
PROJECT: COMMERCIAL DEVELOPMENT
424 W. Main Ave., Portland, ME 04103

18-1202-PROJECT 15-07-28-C:\pwworking\2281\C-101.dwg 10/09/2003 02:47:11 PM

THIS PLAN SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM SYTDestin CONSULTANTS. ANY REPRODUCTION WITHOUT WRITTEN PERMISSION SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SYTDestin CONSULTANTS.

STANDARD BOUNDARY AND SURVEY BY LEWIS & WISNIA
 INC., SEPTEMBER, 2000
 WETLANDS BOUNDARY DELINEATION
 H.K. HAMPTON & SOC., 2002
 1/15/03 REV.
 8/03
 RAC

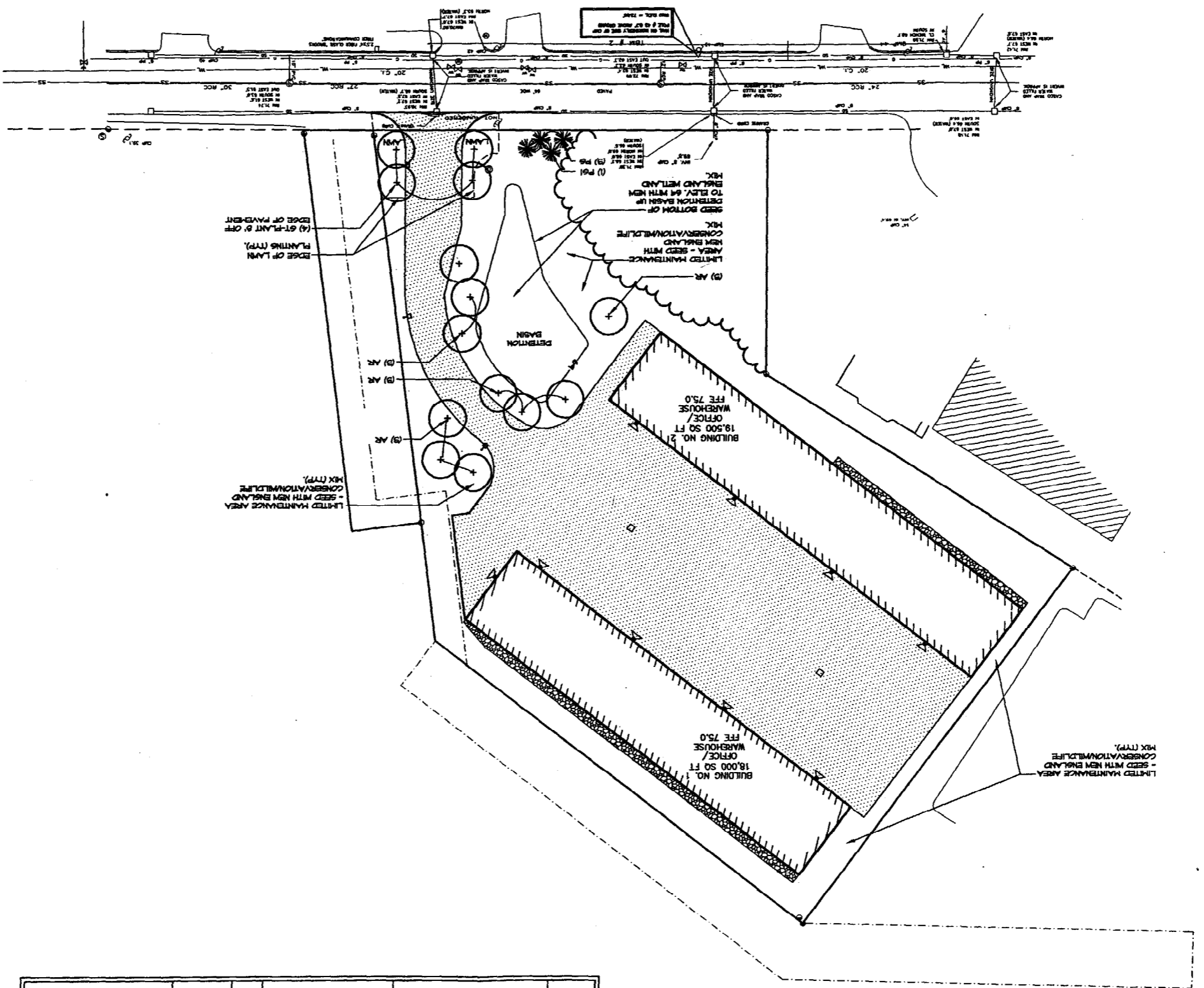
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SYTDestin Consultants
 CIVIL ENGINEERS & LAND SURVEYORS

NO.	REV.	DATE
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COMMERCIAL DEVELOPMENT
 424 Warren Ave., Portland, ME 04103



1. LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE LANDSCAPE ARCHITECT WITH CONCEPTS AND SPECIFICATIONS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO MAKING A PURCHASE ORDER.
2. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
3. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S STANFORD OF NURSERY STOCK.
4. LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK.
5. ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK.
6. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S STANFORD OF NURSERY STOCK.
7. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S STANFORD OF NURSERY STOCK.
8. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S STANFORD OF NURSERY STOCK.
9. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S STANFORD OF NURSERY STOCK.
10. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S STANFORD OF NURSERY STOCK.
11. CONTRACTOR SHALL LOCATED DISTURBED AREAS AS FOLLOWS:
 - SWALES, DETENTION AND LIMITED MAINTENANCE AREAS 4' DEPTH OF TOPSOIL.
 - LAWN AREAS 6" DEPTH OF TOPSOIL.
12. SEED MIXTURES FOR AREAS TO BE SEEDS SHALL BE AS FOLLOWS:
 - SWALES, DETENTION AND LIMITED MAINTENANCE AREAS TO BE SEEDS WITH: NEW ENGLAND CONSERVATION/MIXTURE MIX AS DISTRIBUTED BY NEW ENGLAND NURSERY AND PLANTS, INC., 600 MAIN STREET, ANNESTON, VA 0002 (419) 268-1720. APPLY AT A RATE OF 1.5 LB PER SQ YD PER ACRE) OR APPROVED EQUAL.
 - LAWN AREAS SHALL BE SEEDS WITH: KENTUCKY BLUEGRASS (MIN. 2 VARIETIES) 50 PERCENTAL RATE GRASS SEEDING RATE PER 1000 SQ YD. 9 LBS. MIN.
13. MATCH SEEDS AREAS WITH STRAW.
14. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE. ALL VEGETATION SHALL BE MAINTAINED IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WEEDS AND METHODS OF WEEDING AND MAINTENANCE.
15. SEE DRAWINGS C-100 THRU C-104, C-200 THRU C-201 FOR ADDITIONAL INFORMATION.

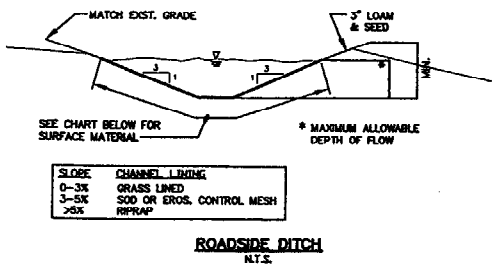
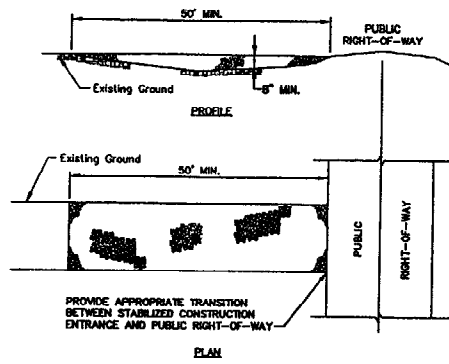
LANDSCAPE NOTES:

EXISTING	PROPOSED
INDEX CONTOUR 172	BUILDING
INDEX CONTOUR 165	INTERMEDIATE CONTOUR
WETLAND	PROPERTY LINE
RIGHT-OF-WAY LINE	EASEMENT LINE
PROPERTY SETBACK	EDGE OF PAVEMENT
CONCRETE CURB	GRANITE CURB
TREELINE	TREE
CHAINLINK FENCE	GUARD RAIL
SIGN	OVERHEAD UTILITY LINE
UNDERGROUND UTILITY LINE	UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC	UNDERGROUND ELECTRIC
GAS LINE	SANITARY SEWER LINE
SANITARY SEWER LINE	STORM DRAIN
WATER LINE	UTILITY POLE
UTILITY POLE	LIGHT POLE
CATCH BASIN	SANITARY MANHOLE
DRAIN MANHOLE	TRANSFORMER
FIRE HYDRANT	SILT FENCE

PLANT LIST:

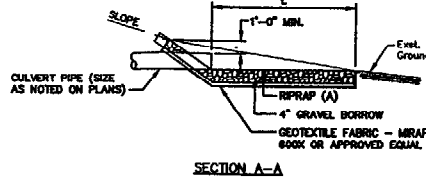
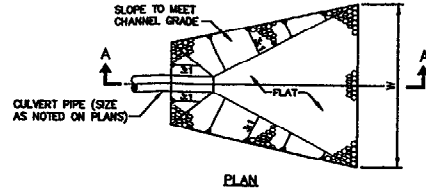
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
AR	ACORN BURNING	RED WATTLE	10	2 1/2 CAL.	B&B SINGLE LEADER
OT	ALBIONIA RECAVENSIS BOYLE	SCALE HONEYLOCUST	4	3" CAL.	B&B SINGLE LEADER
FR	FRAXINUS ALBA	WHITE SPRAUCE	3	3" HT.	B&B
FR	FRAXINUS ALBA	WHITE SPRAUCE	1	3" HT.	B&B





SLOPE	CHANNEL LINING
0-3%	GRASS LINED
3-5%	SOD OR EROSION CONTROL MESH
>5%	RIPRAP

ROADSIDE DITCH
N.T.S.



DIAMETER	L	W	A	D ₅₀
12"	8'	4'	8'	3"
18"	8'	4'	12'	4"
18"	10'	11.25'	12'	5"

RIPRAP INLET/OUTLET PROTECTION
N.T.S.

MAINTENANCE PLAN

- Routine Maintenance**
Inspection shall be performed annually by a qualified person during wet weather to ensure that the facility performs as intended. Inspection priorities shall include checking erosion controls for accumulation of sediments.
- Grassed Areas**
 - Line according to a soil test or at a minimum of every five years using a rate of 2 tons per acre (100 pounds per 1,000 sq. ft.)
 - Tolerance with fertilizer in the early spring (before May 15) one year after planting with a balanced fertilizer, applying 50 pounds of nitrogen/acre (500 pounds of 10-30-20 per acre). Thereafter, fertilize according to a soil test or broadcast annually, 300 pounds of 10-10-10 or equivalent per acre (7.5 pounds per 1,000 sq. ft.)
- Stormwater Management System** - Maintenance shall be completed on all parts of the system annually.

SITE CONSTRUCTION SEQUENCE

- Install all fences and stabilized entrances.
- Clear site and remove organics.
- Build road for access.
- Excavate for foundations.
- Install utilities.
- Finish grade site including road and parking areas.
- Lawn, seed, mulch and install landscaping.
- Remove all temporary erosion control measures as soon as grass growth meets specifications.

EROSION AND SEDIMENT CONTROL - GENERAL

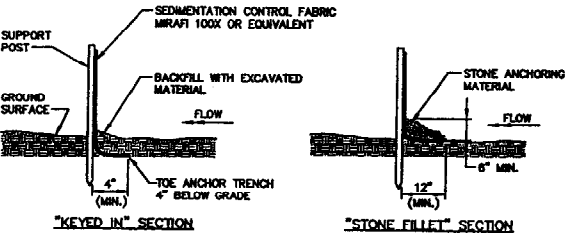
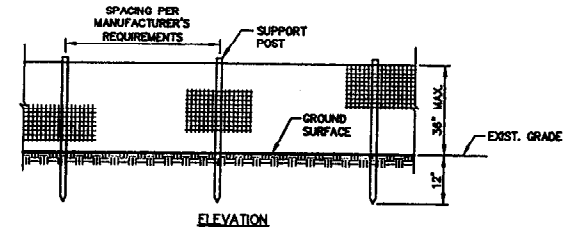
TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES INCLUDE THE USE OF SILTATION FENCES, STORM DRAINAGE, STABILIZED CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKETS, AND TEMPORARY SEEDING AND MULCHING AS REQUIRED. PERMANENT SEEDING INCLUDES THE USE OF RIPRAP AT EXPOSED INLETS AND OUTLETS OF STORM DRAINS AND PERMANENT VEGETATION.

EROSION CONTROL MEASURES:

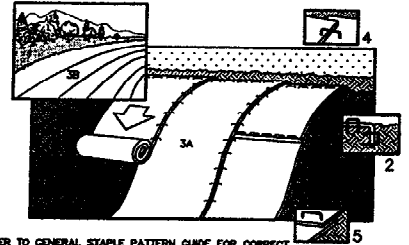
- IT IS ANTICIPATED THAT CONSTRUCTION MAY BEGIN AS SOON AS POSSIBLE FOLLOWING RECEIPT OF NECESSARY PERMITS.
 - ALL SOIL EROSION AND SEDIMENT CONTROL SHALL BE DONE IN STRICT ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION. BEST MANAGEMENT PRACTICES, GARDNERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT, DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1994, OR AS CURRENTLY REVISED.
 - PRIOR TO BEGINNING CONSTRUCTION, THE STORM CONSTRUCTION ENTRANCE AND TEMPORARY SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS. SILT FENCE SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY DEFECTIVE FENCES WILL BE MADE IMMEDIATELY. DEFECTIVE DEVICES SHALL BE PROBABLY REMOVED FROM THE UPSTREAM SIDE OF THE SILT BARRIERS. THIS SEDIMENT WILL BE SPREAD AND STABILIZED IN AREAS OF THE SITE NOT SUBJECT TO EROSION. SILT FENCE SHALL BE REPLACED AS NECESSARY TO PROVIDE PROPER FLOWING ACTION.
 - ANY ADDITIONAL EROSION/SEDIMENTATION CONTROL DEVICES NECESSARY BY AUTHORIZED MUNICIPAL AND/OR DEPARTMENT ENVIRONMENTAL PROTECTION (DEP) PERSONNEL SHALL BE INSTALLED BY THE APPLICANT'S CONTRACTOR. IN ADDITION, THE APPLICANT'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT/MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DESIGNATED AREAS ARE STABILIZED TO THE SATISFACTION OF MUNICIPAL OFFICIALS.
 - REMOVAL OF SOD, MULCH AND OTHER VEGETATION AND SOIL DISTURBANCE WILL BE KEPT TO A MINIMUM. MULCH SHALL ALLOW PROPER SITE RECOVERY.
 - GRASSHOLE AND ANY USABLE TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE PROJECT SITE AND DEPOSITED OF IN AN APPROVED MANNER.
 - GRASSING OPERATIONS - TEMPORARY EROSION BARRIERS AND DRAINAGE CHANNELS SHALL BE CONSTRUCTED AS NECESSARY. THE SITE SHALL BE BROUGHT TO APPROXIMATE FRESH GRADE AND STABILIZED WITHOUT EXCESSIVE DELAYS. STABILIZATION INCLUDES THE APPLICATION OF EROSION CONTROL BLANKET OR MULCH TO ALL SURFACES DESIGNATED TO BE REVEGETATED. CONSTRUCTION OF RIPRAP SURFACES AND PLACEMENT OF GRAVEL BORROW, SILT FENCE AND OTHER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND/OR ADJUSTED TO SUIT CONSTRUCTION IMMEDIATELY AFTER A CUT OR FILL SLOPE HAS BEEN FORMED. STONE CHECK DAMS, RIPRAP INLET AND OUTLET PROTECTION, AND DITCH LININGS WILL BE INSTALLED AS THE WORK PROGRESSES. INITIAL DISTURBANCE/EXPOSURE THE FOLLOWING EROSION CONTROL MEASURES WILL BE UNDERTAKEN:
 - FILL SLOPES, PERIMETER DISTURBANCE AND COMPLETED CUTS SHALL BE ROUGH GRADED, AND COVERED WITH A HEAVY APPLICATION OF MULCH PRIOR TO ANY SIGNIFICANT RAINFALL EVENT AND FOR AT LEAST WEEKLY THEREAFTER FRESH OR NAT. UNWEEDKILLED CUTS SHALL BE ROUGH GRADED TO DRAIN TO OTHER EROSION CONTROL MEASURES PRIOR TO ANY SIGNIFICANT RAINFALL EVENT.
 - BUILDING AREAS AND AREAS REQUIRING SUBSIDANCE SHALL BE GRADED TO DIRECT RUNOFF TO OTHER EROSION CONTROL MEASURES AT ALL TIMES.
 - RIPRAP REQUIRED AT CULVERTS AND STORM DRAIN OUTLETS SHALL CONSIST OF FIELD STONE OR ROCKS UPSTREAM CULVERT STONE OF APPROXIMATELY RECTANGULAR SHAPE. STONES SHALL WEIGH FROM 10 LBS. TO 200 LBS. AND APPROXIMATELY 50% OF THE STONES BY VOLUME SHALL EXCEED A LIMIT WIDTH OF 30 LBS.
 - EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES AND DITCHES NOT OTHERWISE PROTECTED.
 - IMMEDIATELY FOLLOWING FINAL GRADING ALL GRADED OR RESTORED AREAS NOT TO BE BUILT ON OR SURFACED SHALL BE COVERED WITH A MINIMUM DEPTH OF 4" OF TOPSOIL AND SEEDS TO ESTABLISH PERMANENT VEGETATION COVER. SEE DWG C-104, LANDSCAPE PLAN FOR DETAILED SPECIFICATIONS.
 - SEEDING
RECOMMENDED SEEDING FOR PERMANENT COVER:
RECOMMENDED SEEDING DATES: 4/1 - 9/15, INCLUSIVE
THE SEED MIXTURE FOR LAWN AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:
CRENSHAW RED FESCUE - 30%
KENTUCKY BLUEGRASS - 50%
ITALIAN PERENNIAL RYEGRASS - 20%
THE SEED MIXTURE FOR WET AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:
RED CANARYGRASS - 50%
RED TOP - 25%
CREEPING RED FESCUE - 15%
PERENNIAL RYEGRASS - 10%
SEEDING PERCENTAGES SHALL BE CORRECTED GRADE WITH THE FOLLOWING PERCENTAGES OF AVAILABLE NUTRIENTS BY WEIGHT:
NITROGEN - 10%
PHOSPHORIC ACID - 10%
POTASH - 10%
C. APPLICATION RATES WILL BE AS FOLLOWS:
TEMPORARY - SEED: 40 LBS/ACRE (ANNUAL ESTIMATED)
112 LBS/ACRE (ARROSTOCK EYE)
PERMANENT - SEED: 40 LBS/ACRE
112 LBS/ACRE (ARROSTOCK EYE)
FERTILIZER: 400 LBS/ACRE
MULCH: 2 TONS/ACRE
LAWN: 3 TONS/ACRE
PERMANENT - SEED: 40 LBS/ACRE
112 LBS/ACRE (ARROSTOCK EYE)
FERTILIZER: 800 LBS/ACRE
MULCH: 2 TONS/ACRE
LAWN: 3 TONS/ACRE
 - MULCHING OR INSTALLATION OF EROSION CONTROL BLANKET SHALL BE DONE IN CONJUNCTION WITH ALL SEEDING. IMMEDIATELY AFTER SEEDING PREPARATION, LIME, FERTILIZER, AND SEEDS, MULCH OR WOOD PAPER CELLULOSE SHALL BE SPREAD UNIFORMLY. THE MULCH MAY BE ANCHORED IN PLACE BY IMMEDIATELY APPLYING AN ACCEPTABLE MULCH BINDER.
 - IF GERMINATION IS UNSUCCESSFUL (LESS THAN 75 PERCENT COVER) WITHIN 30 DAYS OF SEEDING OR THERE IS UNSATISFACTORY GROWTH IN THE NEXT YEAR, THE APPLICANT SHALL RESEED THE AREA IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS IN ITEM 10.
 - AREAS WHICH ARE TO BE BUILT ON OR SURFACED SHALL RECEIVE A "BROOK LAYER" OF MULCH TO PROTECT THE SURFACE DURING SEVERE RAINFALL CONDITIONS.
 - THE SITE SHALL BE CLEARED OF EXCESS MATERIAL, TRASH AND DEBRIS. TEMPORARY EROSION/SEDIMENTATION CONTROL DEVICES SHALL BE REMOVED. SEDIMENTS SHALL BE DISTRIBUTED WITHIN AREAS NOT SUBJECT TO EROSION, THEN SEEDED AND MULCHED.
 - WATER CONSERVATION
 - SILT FENCE - IN LIEU OF PROTECTIVE 4" - 6" TRENCH FOR FRESH GRADE, STONY SOIL, THE PRESENCE OF LARGE ROOTS, OR OTHER PROHIBITIVE CONDITIONS, THE BOTTOM 6" - 12" OF THE FABRIC MAY BE Laid ON EXISTING GRADE AND BACKFILLED WITH STONE ANCHORING MATERIAL, AS SHOWN ON THE DRAWINGS.
 - SEEDING SHALL BE COMPLETED BY MAY 15 OF EACH YEAR. LATE SEASON SEEDING MAY BE DONE BETWEEN AUGUST 15 AND SEPTEMBER 15. AREAS NOT SEEDING OR MULCH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 1, SHALL BE RESEED WITH ARROSTOCK EYE OR MULCHED AT RATES PREVIOUSLY SPECIFIED. AFTER NOVEMBER 1 OR THE FIRST WINTER FROST, CULTIVATED AREAS SHALL BE RESEED AT DOUBLE THE SPECIFIED RATES, MULCHED AND ANCHORED.
 - IF PERMANENT REVEGETATED STABILIZATION CANNOT BE ESTABLISHED DUE TO THE SEASON OF THE YEAR, ALL EXPOSED AND DISTURBED AREAS NOT TO UNDERGO FURTHER SEEDING SHALL HAVE MULCH AND SEEDING APPLIED AND BE TEMPORARILY MULCHED AT A RATE OF 2 TONS PER ACRE TO PROTECT THE SITE. A SUITABLE BINDER SUCH AS CURASOL OR TERRAZOLK SHALL BE USED TO SECURE THE MULCH.
- THE FOLLOWING METHODS MAY BE USED TO PERFORM A DOMINANT SEEDING:
- PREPARE THE SEEDING, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. AFTER THE FIRST WINTER FROST AND BEFORE SNOW FALL, BACKFILL OR INTERSEED THE SELECTED SEED MIXTURE, DOUBLE THE REGULAR SEEDING RATES FOR THIS TYPE OF SEEDING.
 - WITH SOIL CONDITIONS FAVORABLE, BETWEEN THE FIRST WINTER FROST AND BEFORE SNOW FALL, PREPARE THE SEEDING, LIME AND FERTILIZE, APPLY THE SELECTED SEED MIXTURE AND MULCH AND ANCHOR. DOUBLE THE REGULAR SEEDING RATES FOR THIS TYPE OF SEEDING.
- DOMINANT SEEDING NEEDS TO BE ANCHORED EXTREMELY WELL ON SLOPES, DITCH BANKS AND AREAS OF CONCENTRATED FLOW.
- DOMINANT SEEDING REQUIRING MULCHING AND RESEEDING AS NEEDED IN THE SPRING. ALL AREAS WHERE COVER IS UNSATISFACTORY MUST BE IMMEDIATELY RESEEDED AND MULCHED AS SOON AS POSSIBLE.

- CONSTRUCTION SPECIFICATIONS:
- STONE SIZE - ASBESTO DESIGNATION M 43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
 - LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
 - THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
 - WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC REPAIR AND TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



SILTATION FENCE
N.T.S.



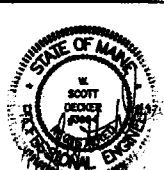
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
- WHEN BLANKETS MUST BE SPUNCE DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

EROSION CONTROL BLANKET
(SLOPE INSTALLATION)
N.T.S.

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SYD DESIGN Consultants
LANDSCAPE ARCHITECTS & LAND SURVEYORS

FIELD BOOK # _____ DESIGN: AAH

PROJECT: COMPLETED DEVELOPMENT

OWNER: _____

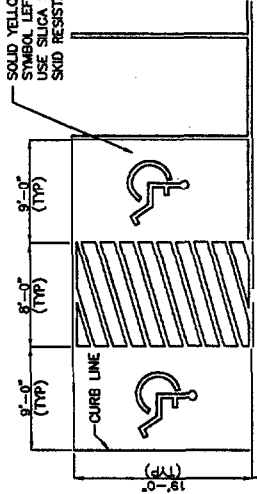
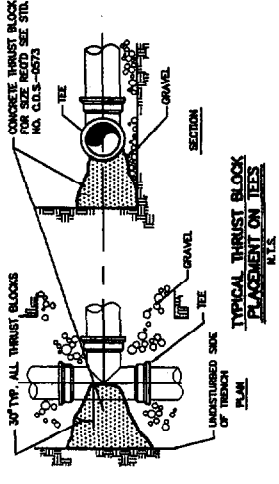
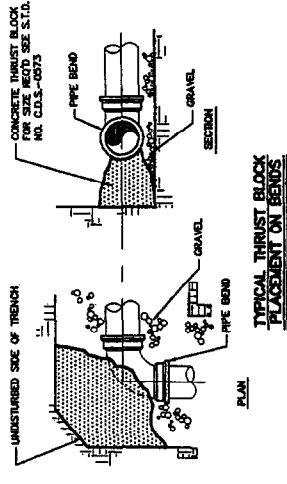
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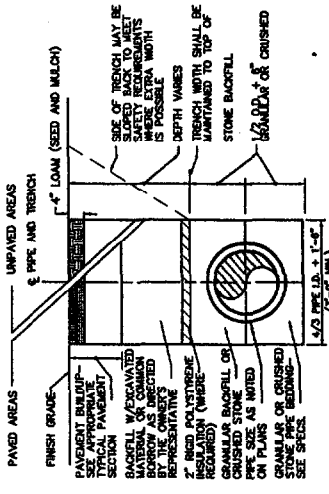
REVISION NO.	DATE	BY	CHKD

SIZE REQUIREMENTS FOR CONCRETE THRUST BLOCKS

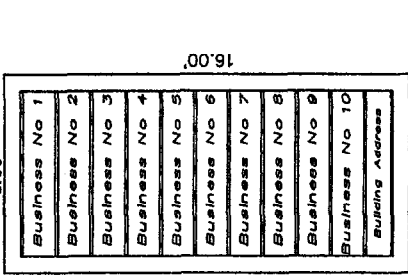
FITTINGS	BEAMS ON UNDISTURBED SOIL (SQUARE FT.)		HYDRANTS
	4" BEAMS	6" BEAMS	
PIPE SIZE	4"	2.0	N/A
	6"	3.0	6.0
PIPE SIZE	8"	5.0	N/A
	10"	7.0	N/A
PIPE SIZE	12"	10.0	N/A
	14"	13.0	N/A
PIPE SIZE	16"	17.0	N/A
	18"	22.0	N/A



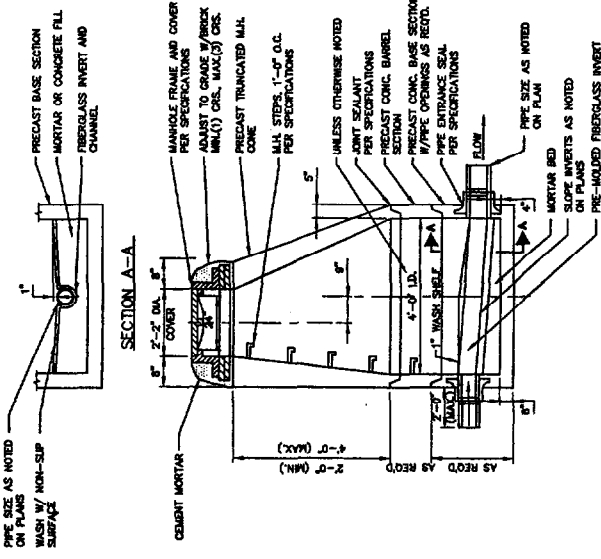
CONDITION 2 VAN ACCESSIBLE
TYPICAL PARKING STALL
N.T.S.



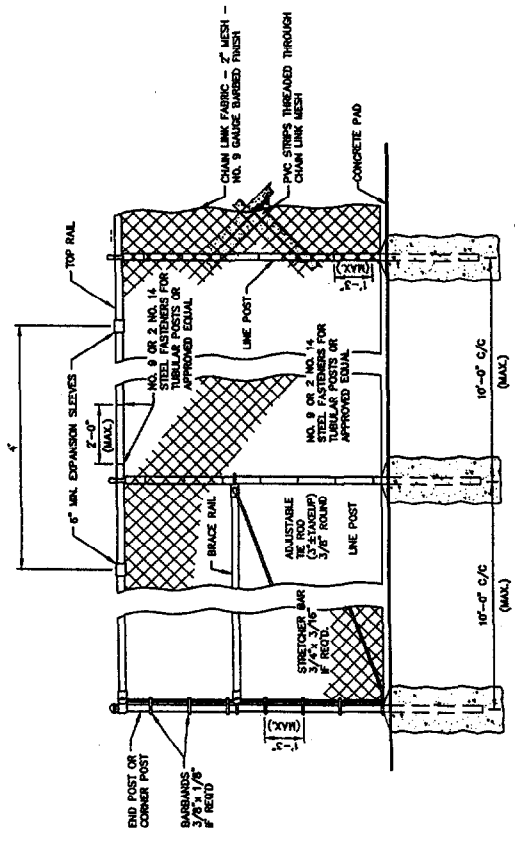
TYPICAL TRENCH DETAIL
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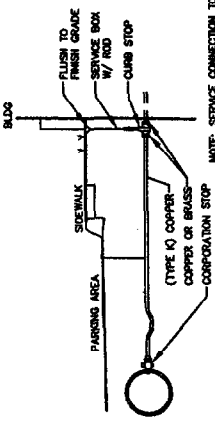
PROPOSED SIGN DETAIL
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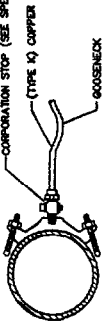
TYPICAL SANITARY MANHOLE
N.T.S.



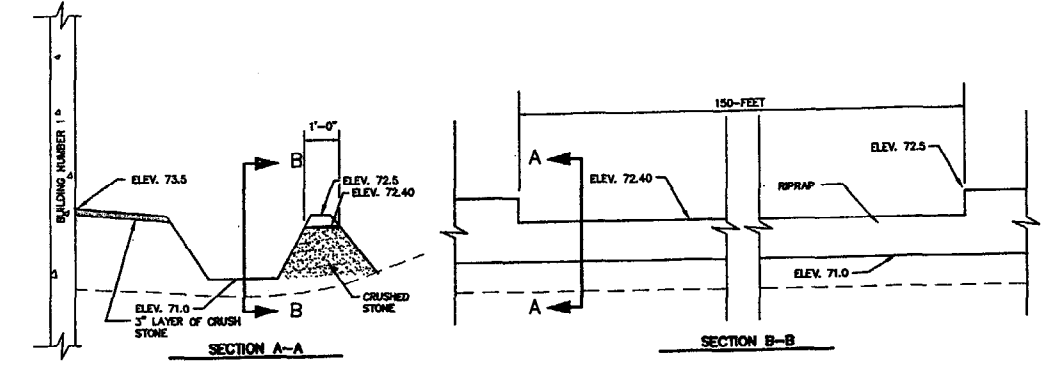
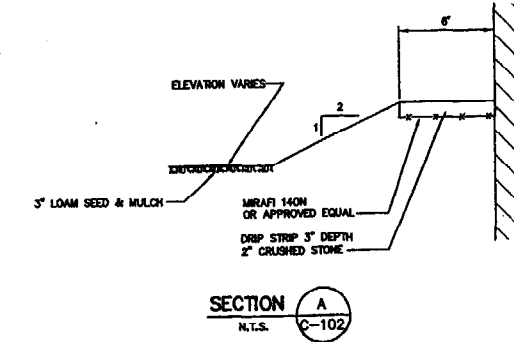
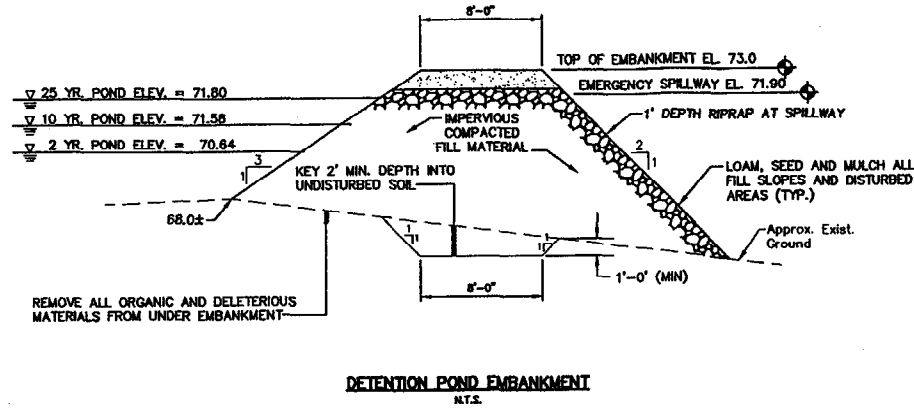
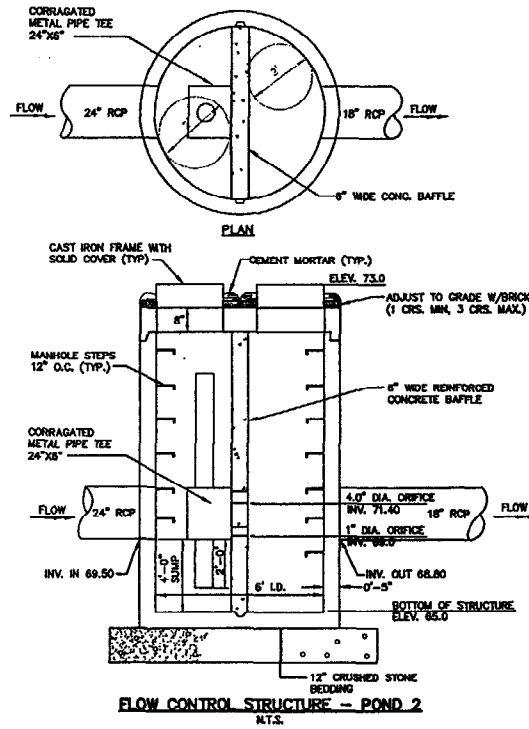
CHAIN LINK FENCE
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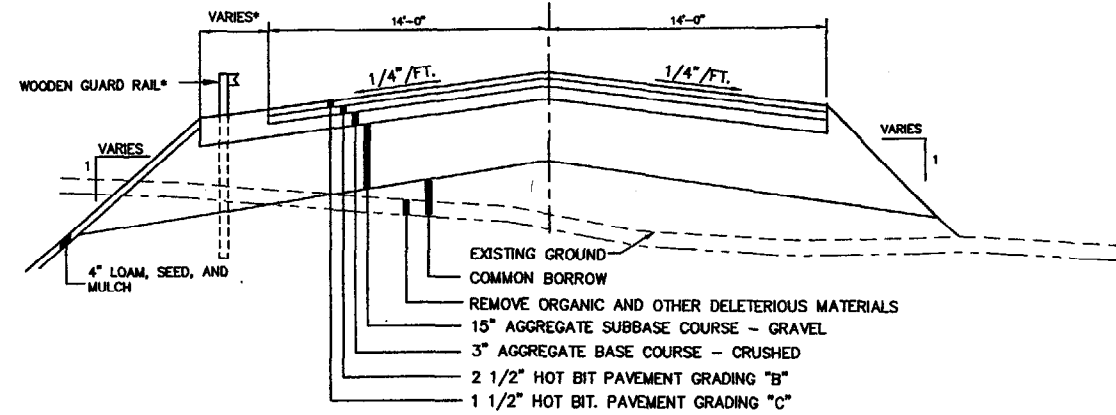
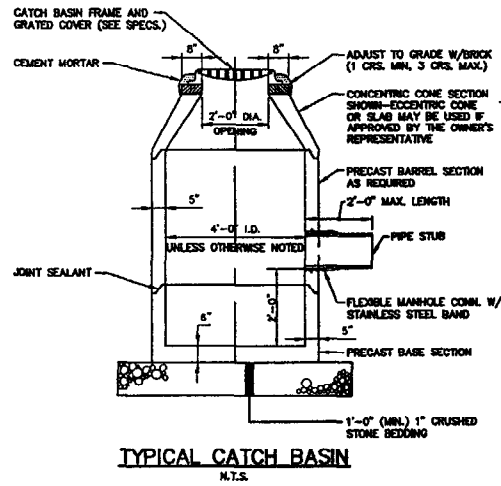
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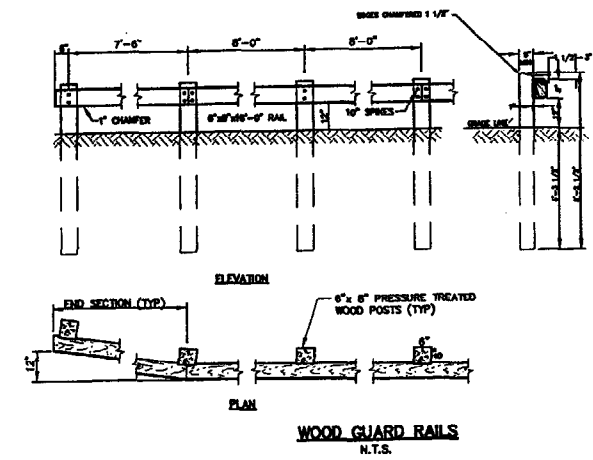
TYPICAL SERVICE SADDLE
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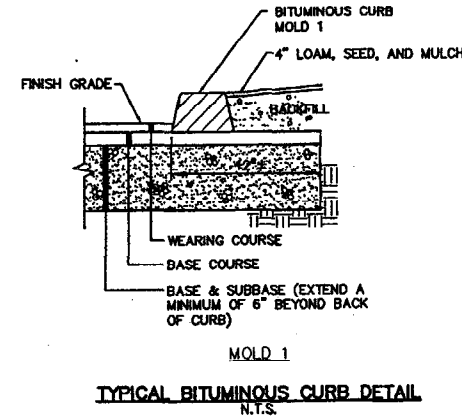
SECTION B
N.T.S.
BUILDING NO. 2, DRAINAGE SWALE



TYPICAL SECTION
SITE ACCESS DRIVEWAY
N.T.S.



WOOD GUARD RAILS
N.T.S.



TYPICAL BITUMINOUS CURB DETAIL
N.T.S.

* NOTE: SEE DWG C-101, SITE PLAN, FOR GUARD RAIL LOCATION.

NOTE: SAME PAVEMENT BUILDUP TO BE USED FOR PARKING AREA.

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NO.	REFERENC

DESIGNED BY	RMC	AAH	WSD
CHECKED BY	RMC	AAH	WSD
DATE			

SYTDesign Consultants
CIVIL ENGINEERS & LAND SURVEYORS
P.O. BOX 188, CHENNAI
TAMIL NADU (INDIA)
600 005

FIELD BOOK #	DESIGN: AAH
FIELD BOOK PAGE	DRAWN: RMC
DATE FILED	CHKD: WSD

PROJECT:	COMMERCIAL DEVELOPMENT 424 Warren Ave., Portland, ME 04103
CIVIL DETAILS AND SECTIONS	

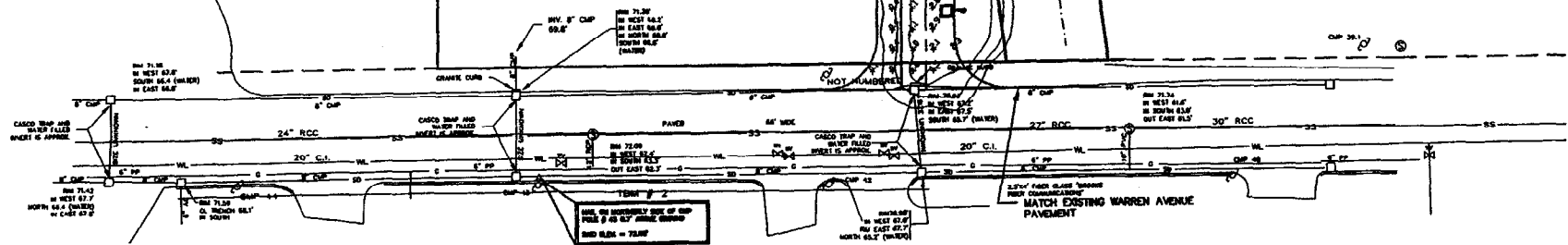
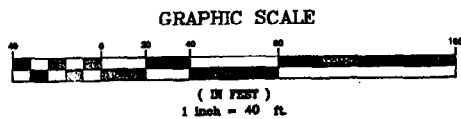
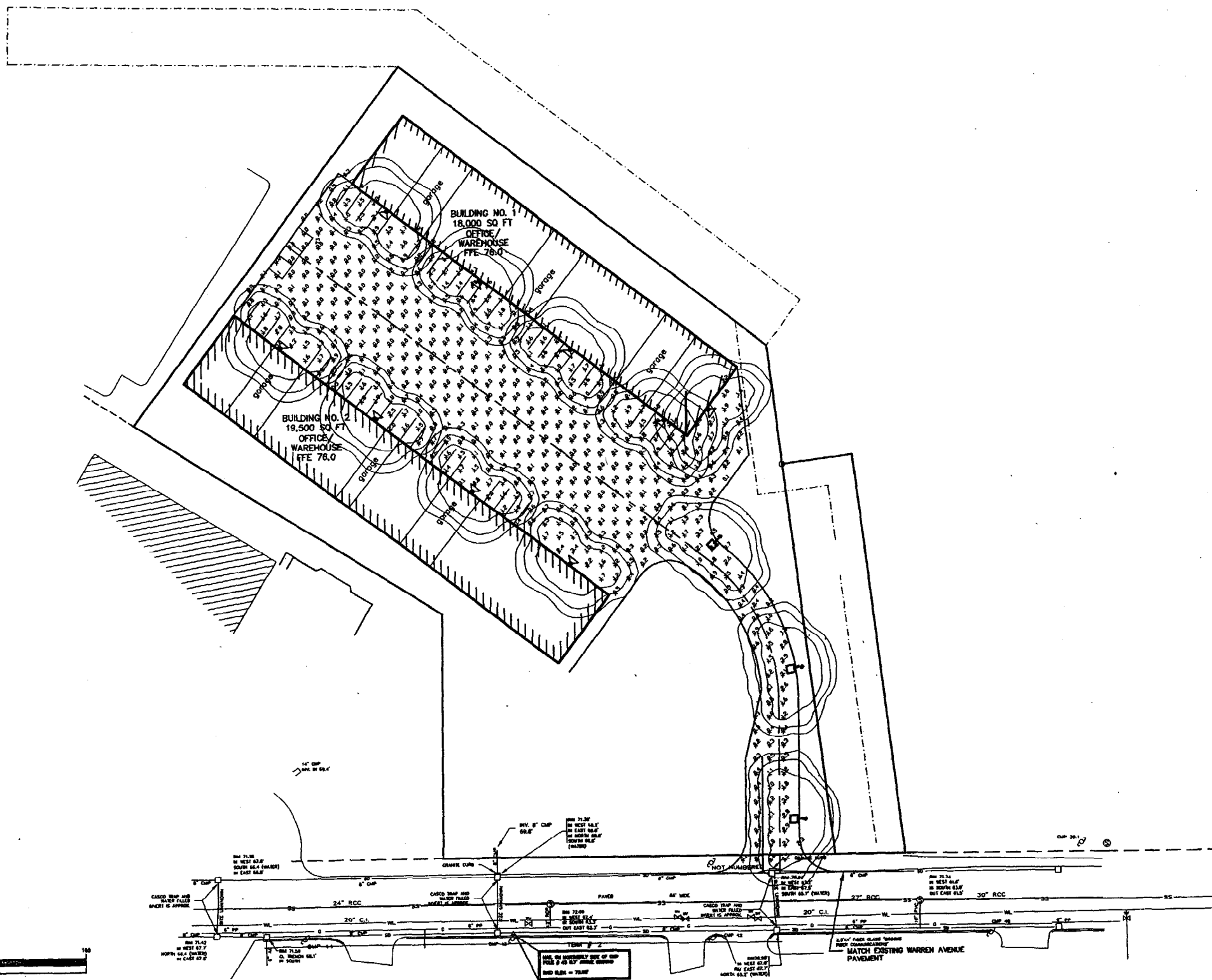
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LEGEND

	PROPOSED
BUILDING	
PROPERTY LINE	
RIGHT-OF-WAY LINE	
EASEMENT LINE	
PROPERTY SETBACK	
EDGE OF PAVEMENT	
BITUMINOUS CURB	
GRANITE CURB	
TREELINE	
OVERHEAD UTILITY LINE	OHU
UNDERGROUND UTILITY LINE	UGU
POLE MOUNTED LIGHT	
WALL MOUNTED LIGHT	

LIGHTING NOTES:

- ILLUMINATION STATISTICS:
AVE: 0.74 MAX: 5.09 MIN: 0.00 AVE/MIN: 193:1 MAX/MIN: 1274:1
- POLE MOUNTED FIXTURE - US ARCHITECTURAL VRS-II-175MH-MT-1/SNTS184-II-1
AT A MOUNTING HEIGHT OF APPROXIMATELY 18' ABOVE GRADE.
- WALL MOUNTED FIXTURE - GREENLEE WCS-175MH-MT-3
AT A MOUNTING HEIGHT OF APPROXIMATELY 16' ABOVE GRADE.



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1.	PHOTOMETRICS PREPARED BY: LONDONDERRY TURNPIKE, NOR. (603) 624-4827.	SEPTEMBER 20, 2003 MANCHESTER, NH, 03108
2.		
3.		
4.		
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8.		

SYTDesign Consultants
 ENGINEERS & LAND SURVEYORS

Planner: (CP)
 OWNER:

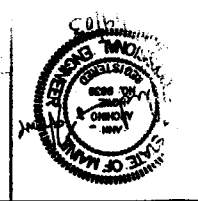
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FIELD BOOK #	DRAWN:

PROJECT: **COMMERCIAL DEVELOPMENT**
 424 Sutton Ave., Manchester, NH 03107

PROJ. NO.	
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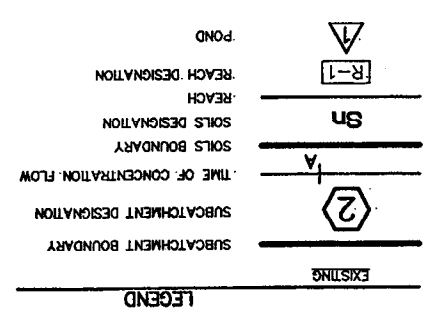
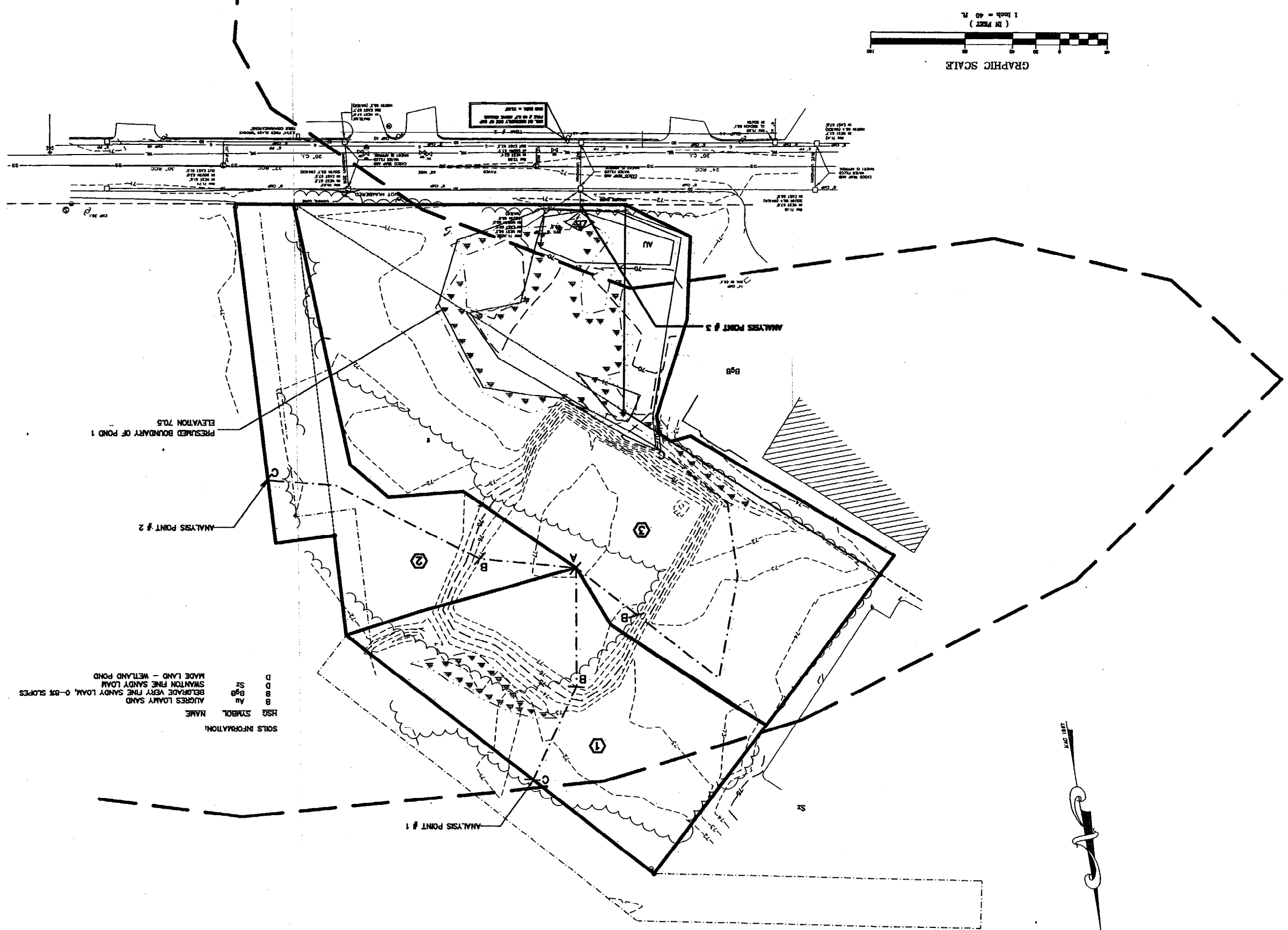
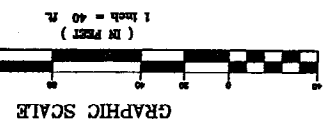
REV	DATE	DESCRIPTION
1	5/28/02	ISSUED WITH PERMITS
2	10/14/02	REVISIONS AND PERMITS

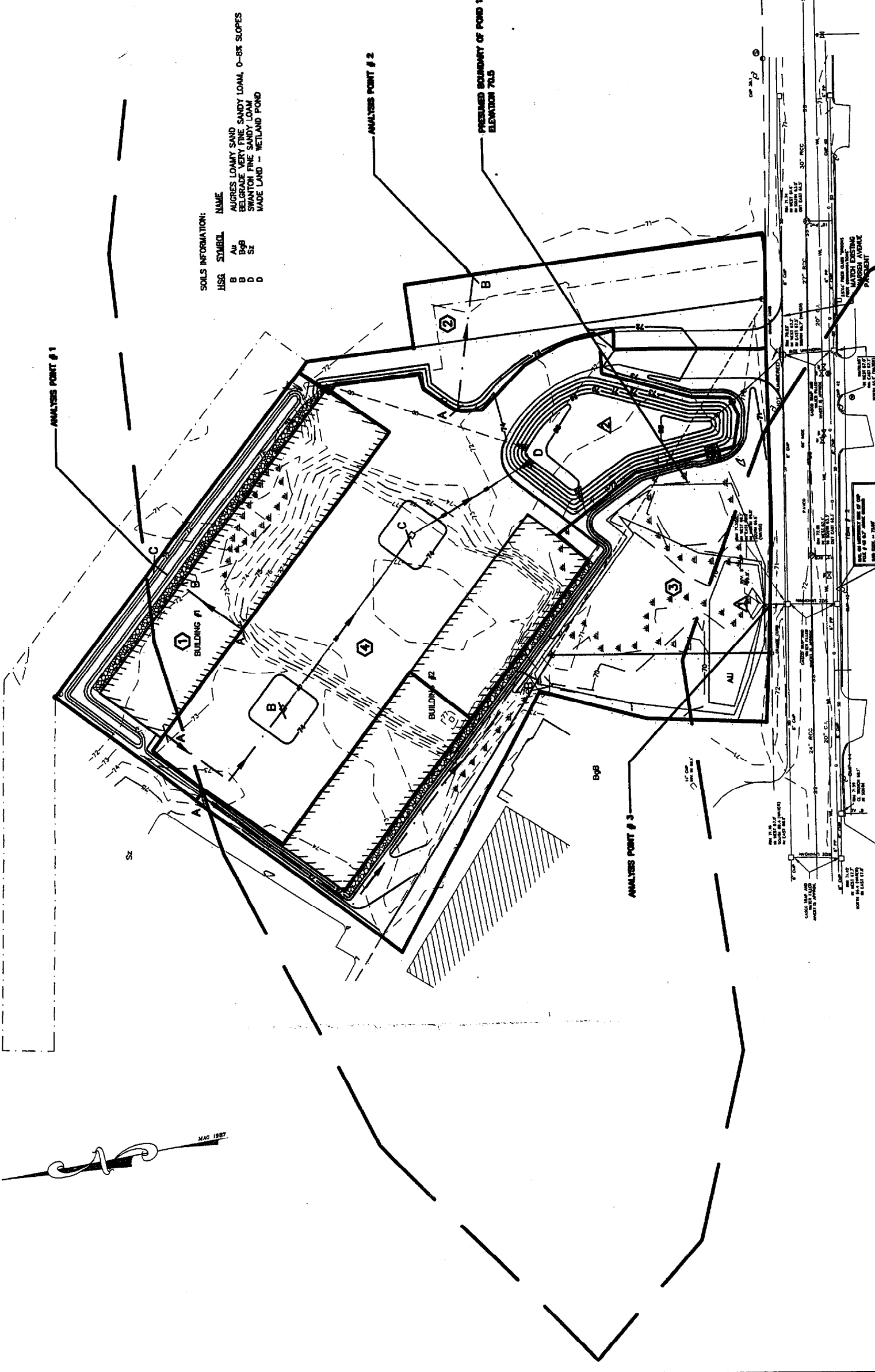
NO.	DESCRIPTION	DATE
1	CITY REVIEW	
2		
3		
4		
5		
6		
7		
8		
9		
10		



STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 JOHN J. GRIFFIN
 No. 10,000,000
 License No. 10,000,000
 P.O. Box 1000000
 Baltimore, MD 21200
 (410) 552-1000

DESIGN: AMH
 DRAWN: CHDK
 CHECKED: [Signature]
 PROJECT: [Signature]
 COMMENTS: [Signature]



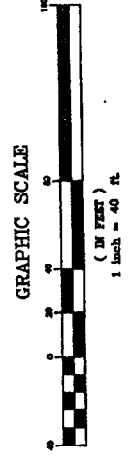


SOILS INFORMATION:

HSA	SYMBOL	NAME
A	Au	ALLUOUS LOAMY SAND
B	Bg	REGULATED VERY FINE SANDY LOAM, 0-8% SLOPES
D	Dg	SWANTON FINE SANDY LOAM
D	D	SWANTON FINE SANDY LOAM
D	D	MADE LAND - WETLAND POND

LEGEND

	PROPOSED SUBCATCHMENT BOUNDARY
	SUBCATCHMENT DESIGNATION
	TIME OF CONCENTRATION FLOW
	SOILS BOUNDARY
	SOILS DESIGNATION
	REACH
	REACH DESIGNATION
	POND



STATE OF MAINE PROFESSIONAL SURVEYORS

SYTEC INC. CONSULTANTS
 SURVEYORS & LAND SURVEYORS

PROJECT: COMMERCIAL DEVELOPMENT
 427

DESIGN: AAH
 FIELD BOOK #

DATE: 10/11/07

CLIENT: [REDACTED]

PROJECT NO: 040021
 P. 1 of 1
 Final Submittal

NO.	DATE	DESCRIPTION	BY	CHKD
1	10/11/07	ISSUED FOR PERMIT	AAH	MSD
2	10/11/07	REVISED PER CITY	AAH	MSD
3	10/11/07	REVISED PER CITY	AAH	MSD
4	10/11/07	REVISED PER CITY	AAH	MSD
5	10/11/07	REVISED PER CITY	AAH	MSD

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