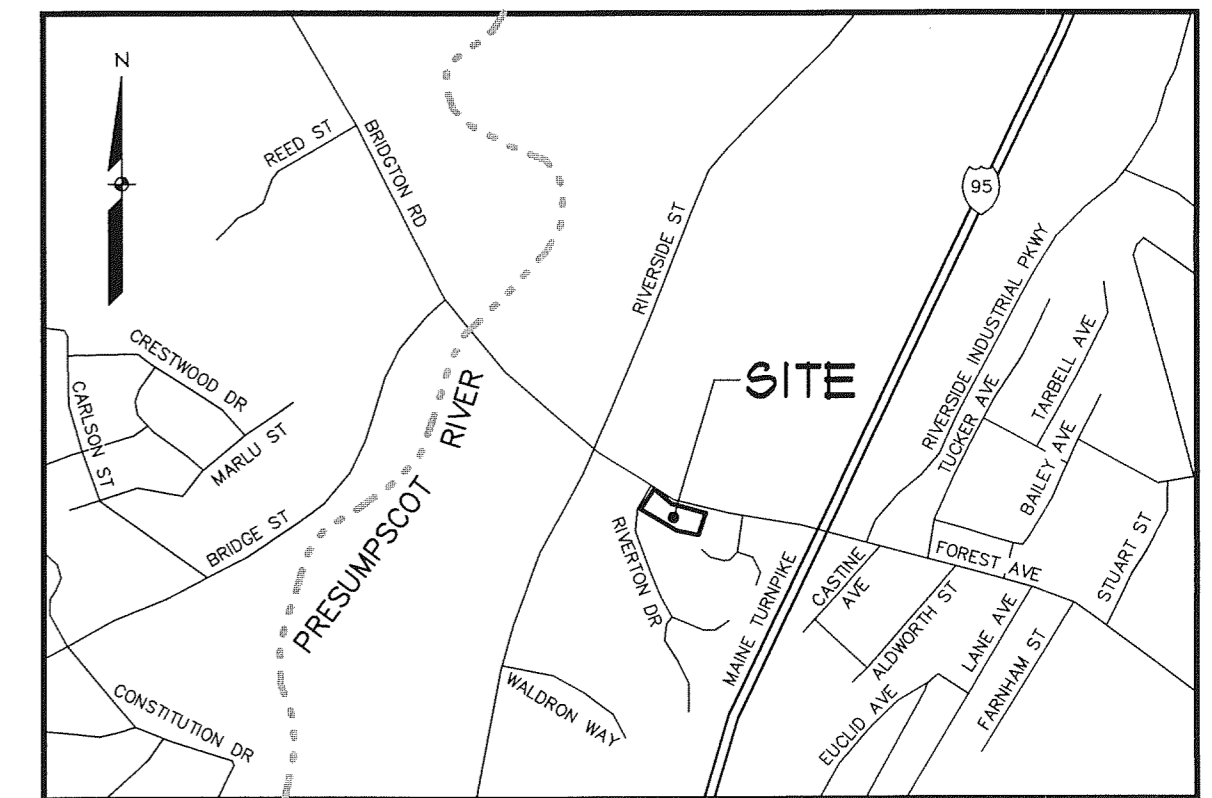
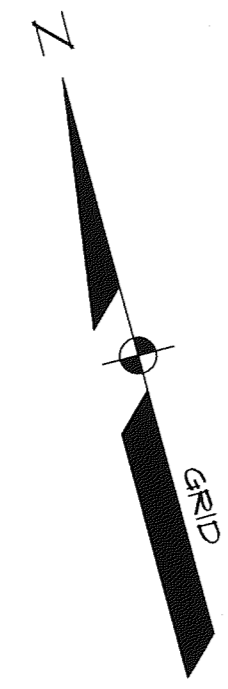


TRITON FOODMART / GAS STATION

1884 FOREST AVENUE
PORTLAND, MAINE

APPLICANT:

JOHN CHAU
15 ACADIA STREET
PORTLAND, MAINE 04103

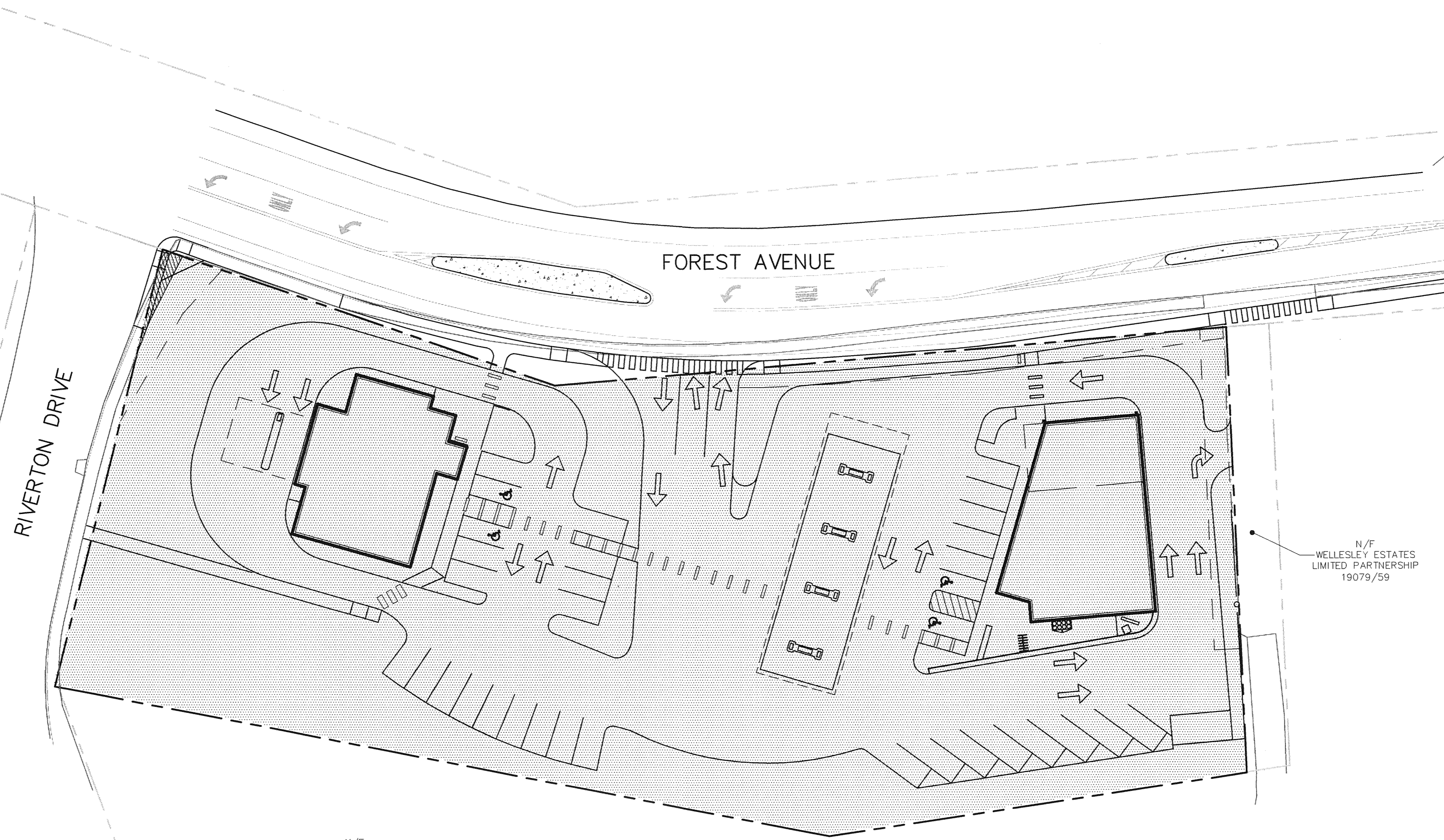


LOCATION MAP

N.T.S.

ENGINEER / SURVEYOR:

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street 250 Goddard Rd. - Suite B
Westbrook, Me 04098-1339 Lewiston, ME 04240
Tel (207) 856-0277 Tel (207) 783-6656
WWW.SEBAGOTECHNICS.COM



N/F
PORTLAND HOUSING
AUTHORITY
3280/329

N/F
WELLESLEY ESTATES
LIMITED PARTNERSHIP
18466/222

N/F
WELLESLEY ESTATES
LIMITED PARTNERSHIP
19079/59

SCALE: 1" = 30'

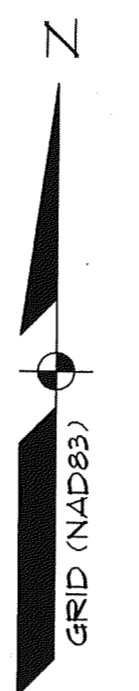
PROJECT ARCHITECT:

TFH ARCHITECTS
80 MIDDLE STREET
PORTLAND, MAINE

SHEET INDEX:

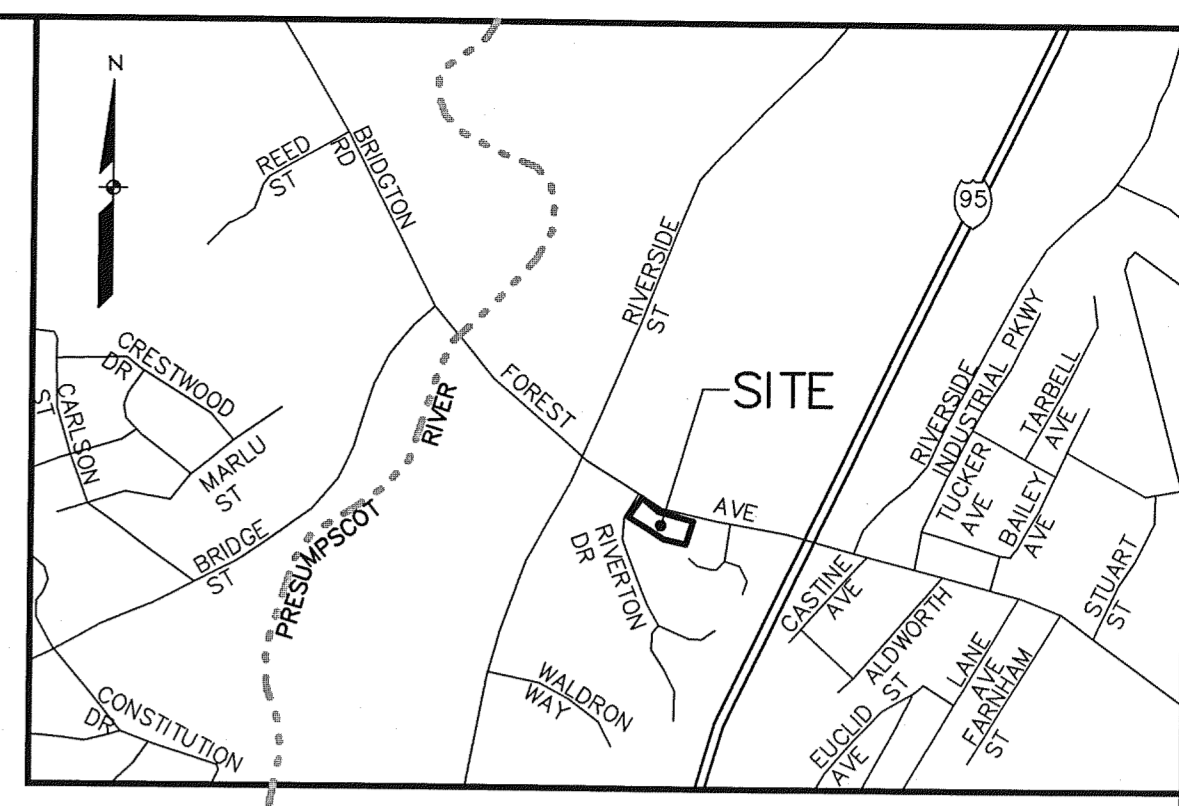
SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SITE PLAN
4	GRADING AND UTILITY PLAN
5	LANDSCAPING PLAN
6	DETAILS
7	DETAILS
8	DETAILS
9	DETAILS

RIVERSIDE STREET



LEGEND

EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.	W	WATER
---	ABUTTER LINE/R.O.W.	W	WATER GATE VALVE
---	CENTERLINE	W	WATER SHUT OFF
---	MON.	W	HYDRANT
---	IRON PIPE/ROD	S	SEWER
C1/L1	DEED CALL	FM	FORCE MAIN
C1/L1	CURVE/LINE NO.	S	SEWER MH
---	SIGN	SD	STORM DRAIN
---	EDGE PAVEMENT	CB	CATCH BASIN
---	EDGE CONCRETE	DM	DRAINAGE MH
---	PAVEMENT PAINT	---	CULVERT
---	GRAVEL ROAD	OHU	OVERHEAD UTILITY
---	CURBLINE	UGU	UNDERGROUND UTILITY
---	TREELINE	TP	TRANSFORMER PAD
---	CONTOURS	EM	ELECTRICAL MANHOLE
x30.20	SPOT GRADE	TM	TELEPHONE MANHOLE
---	CHAIN LINK FENCE	UP	UTILITY POLE
---	STOCKADE FENCE	---	GUY
---	GAS		
---	GAS GATE VALVE		
---	GAS METER		



LOCATION MAP N.T.S.

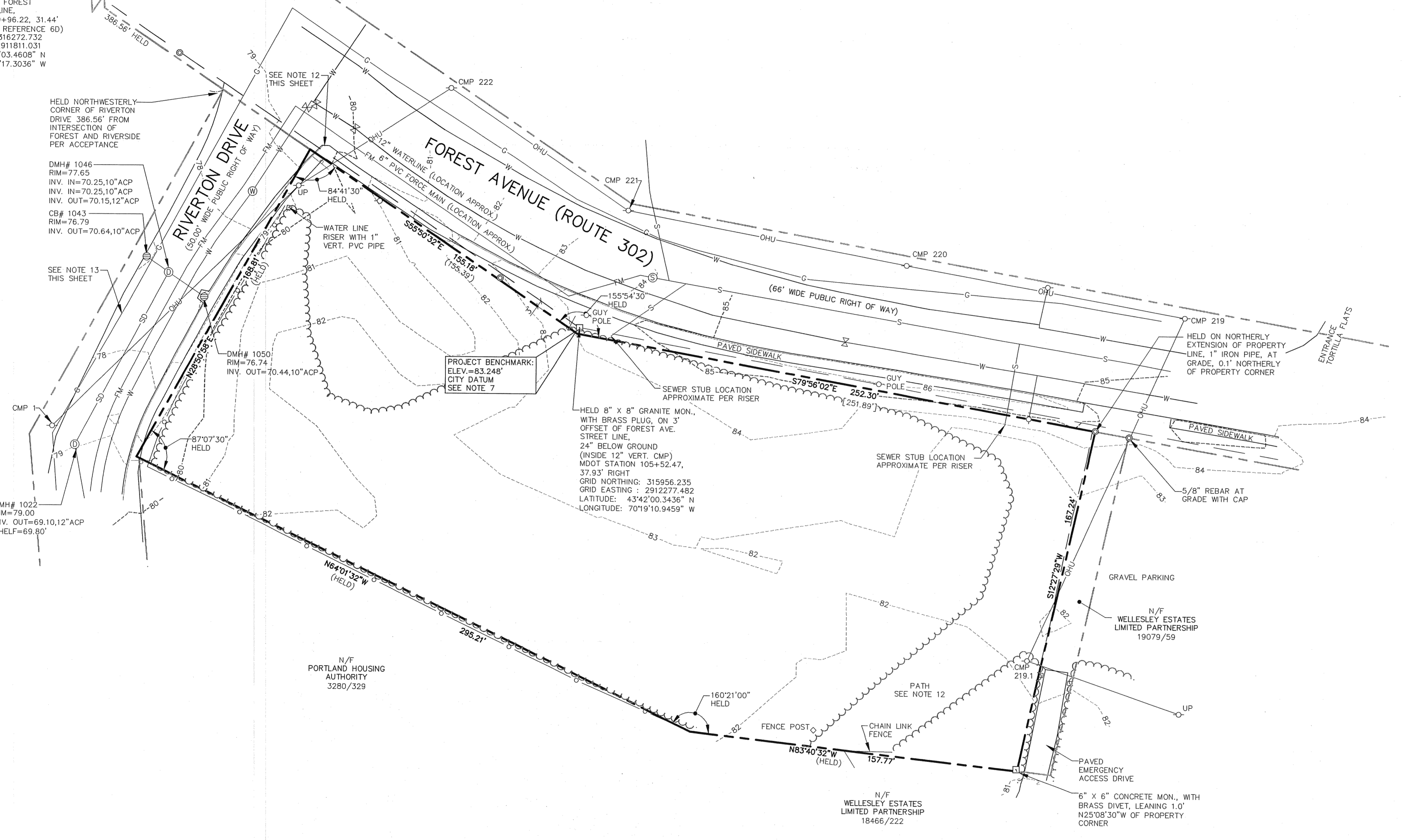
HELD 5" x 5" GRANITE MON. WITH BRASS PLUG, AT GRADE, ON 3' OFFSET OF FOREST AVENUE STREET LINE. MDOT STATION 99+96.22, 31.44' RIGHT (SEE PLAN REFERENCE 6D) GRID NORTHING: 316272.732 GRID EASTING: 291181.031 LATITUDE: 43°42'03.4608" N LONGITUDE: 70°19'17.3056" W

HELD NORTHWESTERLY CORNER OF RIVERTON DRIVE 386.56' FROM INTERSECTION OF FOREST AND RIVERSIDE PER ACCEPTANCE

DM# 1046 RIM=77.65 INV. IN=70.25,10'ACP INV. IN=70.25,10'ACP INV. OUT=70.15,12'ACP CB# 1043 RIM=76.79 INV. OUT=70.64,10'ACP

SEE NOTE 13 THIS SHEET

DM# 1022 RIM=79.00 INV. OUT=69.10,12'ACP SHELF=69.80'

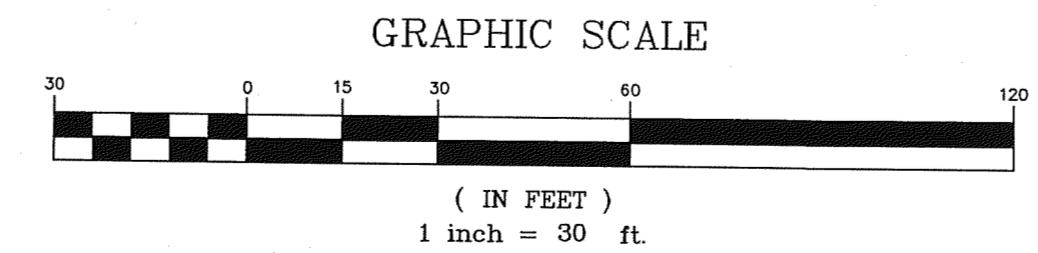


PROJECT BENCHMARK: ELEV.=83.248' CITY DATUM SEE NOTE 7

HELD 8" x 8" GRANITE MON. WITH BRASS PLUG, ON 3' OFFSET OF FOREST AVE. STREET LINE, 24" BELOW GROUND (INSIDE 12" VERT. CMP) MDOT STATION 105+52.47, 37.93' RIGHT GRID NORTHING: 315956.235 GRID EASTING: 2912277.482 LATITUDE: 43°42'00.3436" N LONGITUDE: 70°19'10.9459" W

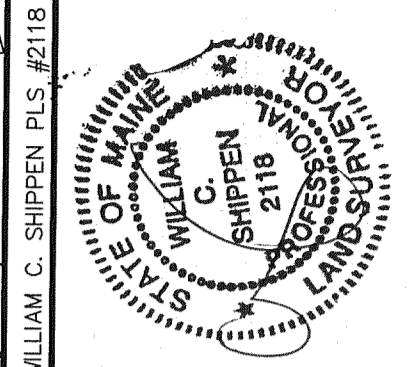
N/F PORTLAND HOUSING AUTHORITY 3280/329

N/F WELLESLEY ESTATES LIMITED PARTNERSHIP 18466/222



GENERAL NOTES:

- THE RECORD OWNER OF THE LOCUS PARCEL IS JOHN CHAU AND PHUONG NEANG BY WARRANTY DEED DATED JUNE 20, 2008 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) ON JUNE 23, 2008 IN BOOK 26148, PAGE 266.
- THE PROPERTY IS SHOWN AS LOT 3, BLOCK B, ON THE CITY OF PORTLAND ASSESSORS MAP 327 AND IS LOCATED IN THE B-2 ZONE.
- SPACE AND BULK CRITERIA:
B-2 ZONE
BUSINESS AND NON-RESIDENTIAL USES
MIN. LOT SIZE: 10,000 S.F.
MIN. STREET FRONTAGE: 50 FEET
MIN. FRONT YARD: 0
MAX. FRONT YARD: SHALL NOT EXCEED THE AVERAGE DEPTH OF THE FRONT YARD OF THE CLOSEST DEVELOPED LOTS ON EITHER SIDE OF THE LOT IN QUESTION.
MIN. SIDE YARD: 20 FEET (ABUTTING RESIDENTIAL USE)
MIN. REAR YARD: 20 FEET (ABUTTING RESIDENTIAL USE)
MAX. BUILDING HEIGHT: 45 FEET
DRIVE-THRU SETBACK: 40 FEET
MAX. IMPERVIOUS SURFACE RATIO: 80%
- TOTAL AREA OF PARCEL IS APPROXIMATELY 1.61 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS DURING JULY AND AUGUST OF 2012.
- PLAN REFERENCES:
A. BLUE SHEETS 34 AND 35 OF FOREST AVENUE AND ON FILE WITH THE PORTLAND DEPARTMENT OF PUBLIC WORKS.
B. AMENDED SUBDIVISION PLAN ON FOREST AVENUE, PORTLAND, MAINE MADE FOR OWNER: WELLESLEY ESTATES, LLC DATED OCTOBER 8, 2002 AND REVISED THROUGH 12-18-02 BY OWEN HASKELL, INC. AND RECORDED IN PLAN BOOK 202 PAGE 744. CORD.
C. PLAN OF RIVERTON DRIVE, BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT, AND ON FILE AS 493/5 WITH THE SAME.
D. MAINE DEPARTMENT OF TRANSPORTATION (MDOT), RIGHT OF WAY MAP FOR STATE HIGHWAY "14", US ROUTE 302 - FOREST AVENUE, DATED MAY 2011, AND ON FILE WITH THE SAME AS D.O.T. FILE NO. 3-572.
E. TURNKEY FAMILY HOUSING, FOREST AVENUE, PORTLAND, MAINE, BY OWEN HASKELL, INC. REVISED THROUGH JUNE 8, 1971.
- PROJECT ELEVATIONS SHOWN HEREON ARE BASED ON THE TOP OF THE BRASS PLUG IN A GRANITE MON. LOCATED GENERALLY AT THE NORTHERLY MIDDLE OF THE LOCUS PROPERTY. THE CITY OF PORTLAND PUBLISHED ELEVATION OF 83.248 IS HELD (SEE LEVEL BOOK 316 PAGE 106) AS THE DATUM AS SHOWN HEREON. THE ELEVATION OF THIS BENCHMARK WAS CHECKED AGAINST PRE-EXISTING MDOT CONTROL FROM A SURVEY PERFORMED IN 2006. THE CORRELATION OF 88 DATUM TO CITY DATUM OF THESE CONTROL POINTS MEETS THE EXPECTATION OF THIS SURVEYOR.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
- THE STREET LINE OF FOREST AVENUE IS BASED ON HOLDING THE THREE FOOT OFFSET MON. AT THE INTERSECTION OF FOREST AND RIVERSIDE STREETS AND THE THREE FOOT OFFSET MON. GENERALLY AT THE NORTHERLY MIDDLE OF THE LOCUS PROPERTY AND AN EASTERLY PROJECTED ANGLE OF 155° 54' 30" PER PLAN REFERENCE 6A
- THE 16 FOOT WIDE EMERGENCY ACCESS EASEMENT SHOWN ON PLAN REFERENCE 6B HAS BEEN CONVEYED IN FEE TO WELLESLEY ESTATES LIMITED PARTNERSHIP PER WARRANTY DEED DATED MARCH 21, 2003 AND RECORDED AT CCRD ON MARCH 26, 2003 IN BOOK 19078, PAGE 59.
- THE 1 INCH IRON PIPE FOUND AT THE NORTHEASTERLY CORNER OF THE LOCUS PROPERTY WAS HELD ON THE NORTHERLY EXTENSION OF THE EASTERLY PROPERTY LINE AS CALLED FOR IN THE LOCUS DEED. THE STREET LINE ACCEPTANCE FOR RIVERTON DRIVE WAS HELD FOR THE WESTERLY PROPERTY LINE AND RECORD ANGLES AND DISTANCES PER THE LOCUS DEED ARE HELD IN RELATION TO IT FOR THE SOUTHERLY PROPERTY LINE. THE RIVERTON DRIVE ACCEPTANCE DOES NOT CALL FOR AN ABUTTER AS IT RUNS ALONG THE LOCUS PARCEL.
- STREET IMPROVEMENTS (EG. PAVEMENT AND CURBING) EXIST OVER THE NORTHWESTERLY CORNER OF THE LOCUS PROPERTY AND ARE SHOWN HEREON. THE SOUTHEASTERLY PORTION OF THE LOCUS PROPERTY IS CURRENTLY USED AS AN ACCESS TO AND FROM FOREST AVENUE BY THE TENANTS OF THE PORTLAND HOUSING. RECORD EASEMENTS MAY EXIST OVER THE LOCUS PROPERTY AS A FULL TITLE SEARCH WAS NOT PROVIDED OR PERFORMED AS A RESULT OF THIS SURVEY.
- UTILITIES SHOWN IN FOREST AVENUE ARE DERIVED FROM FIELD LOCATIONS AND PLAN REFERENCE 6D. UTILITIES SHOWN IN RIVERTON DRIVE ARE DERIVED FROM FIELD LOCATIONS AND PLAN REFERENCE 6E. PHYSICAL LOCATIONS SHOULD BE FIELD VERIFIED BEFORE DIGGING.
- ALL SUBSURFACE UTILITY LINES SHOWN HEREON ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, SMH'S, CB'S, HYDRANTS, ETC., IN CONJUNCTION WITH DESIGN AND OR AS-BUILT PLANS SUPPLIED TO SEBAGO TECHNICS INC. BY OTHERS. PRIOR TO ANY CONSTRUCTION, EXCAVATION, TEST BORINGS, DRILLING, ETC., DIG SAFE MUST BE NOTIFIED AND A SITE IDENTIFICATION NUMBER ALONG WITH A SAFE TO DIG DATE OBTAINED. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA.



REV.	DATE	BY	STATUS
D	03/19/12	JRS	REVISED PER FINAL PLAN COMMENTS
C	03/06/12	JRS	SUBMITTED FOR FINAL PLAN REVIEW
B	01/10/12	JRS	REMITTED FOR PRELIMINARY REVIEW
A	11/15/11	JRS	SUBMITTED FOR PRELIMINARY REVIEW

Sebago Technics
 Engineering Expertise You Can Build On.
 One Checkmate Lane, Suite B
 Westbrook, ME 04098-1330
 Tel: (207) 858-0277
 WWW.SEBAGOTECHNICS.COM

PROJECT NO. 11142
 FIELD BOOK DESIGN CHKD WCS
 DRAWN BAM

EXISTING CONDITIONS PLAN
 OF:
TRITON FOODMART / GAS STATION
 1884 FOREST AVE
 PORTLAND, MAINE
 FOR:
JOHN CHAU
 75 ACADIA ST.
 PORTLAND, MAINE 04103

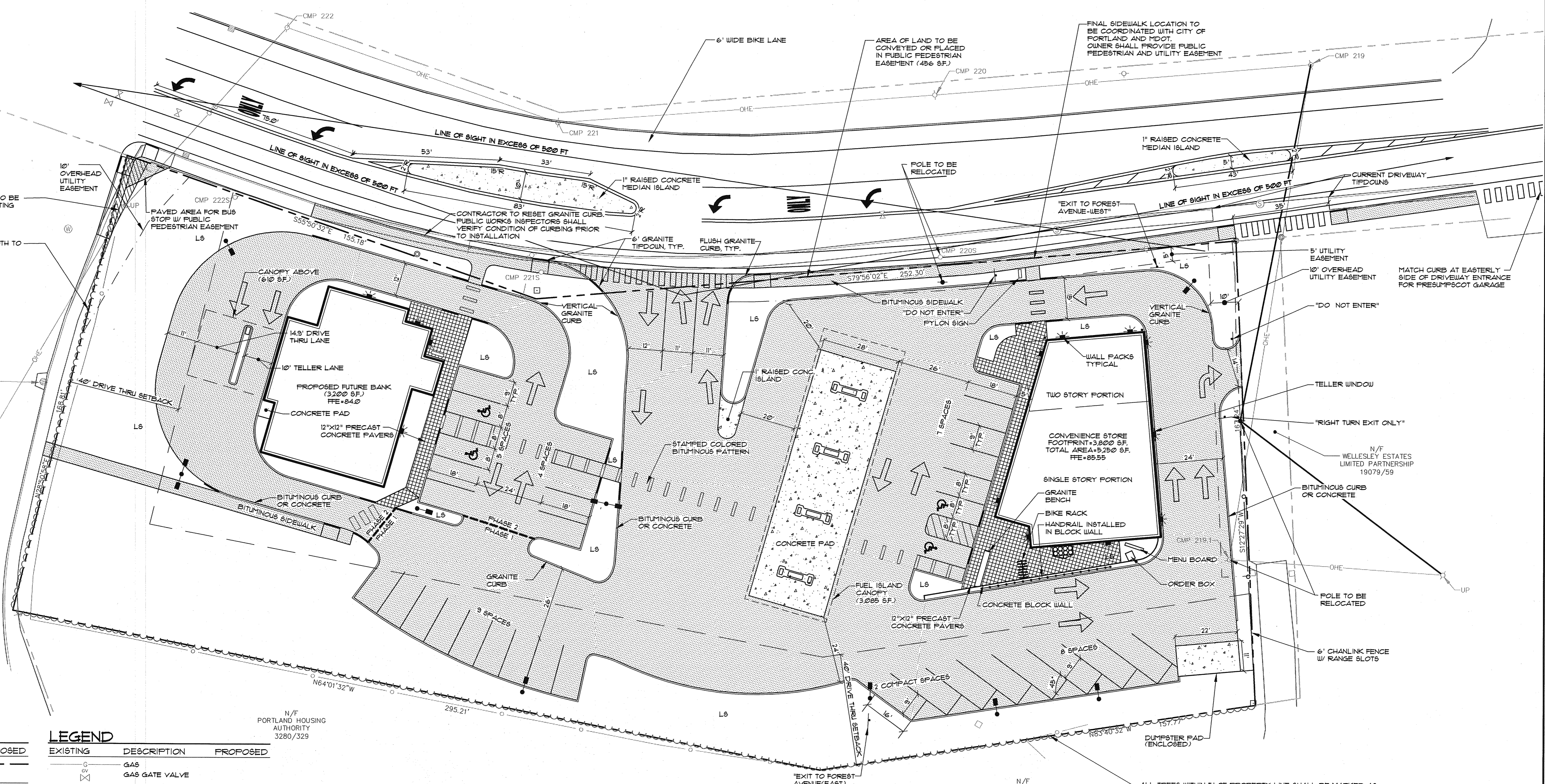
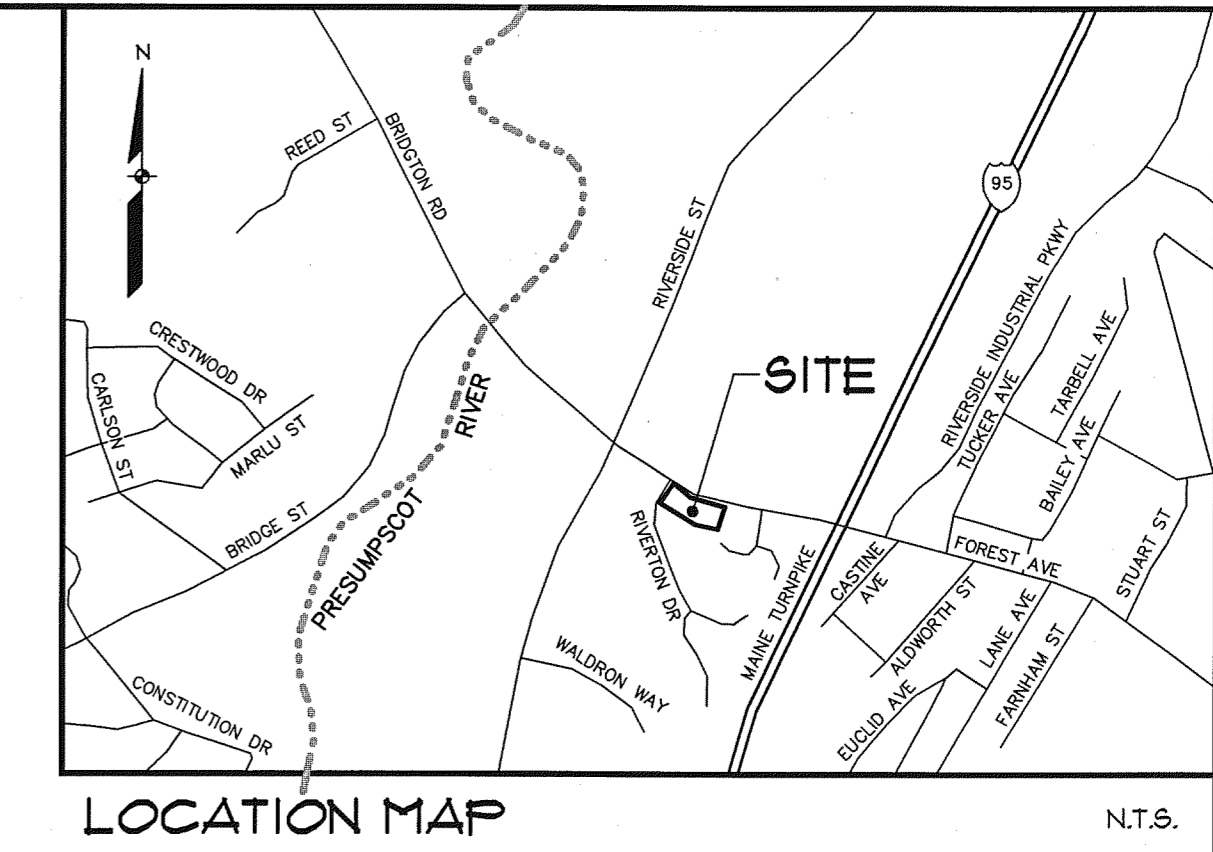
DATE	SCALE
AUG. 2011	1" = 30'

SHEET 2 OF 9

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC. 11142EC.dwg, TAB:EC

GENERAL NOTES:

- THE RECORD OWNER OF THE LOCUS PARCEL IS JOHN CHAU AND PHUONG NEANG BY WARRANTY DEED DATED JUNE 20, 2008 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD) ON JUNE 23, 2008 IN BOOK 26148, PAGE 266.
- THE PROPERTY IS SHOWN AS LOT 3, BLOCK B ON THE CITY OF PORTLAND ASSESSORS MAP 321 AND IS LOCATED IN THE B-2 ZONE.
- SPACE AND BULK CRITERIA:
B-2 ZONE
BUSINESS AND NON-RESIDENTIAL USES
MIN LOT SIZE: 10,000 SF.
MIN STREET FRONTAGE: 50 FEET
MIN FRONT YARD: 0 FEET
MAX FRONT YARD: SHALL NOT EXCEED THE AVERAGE DEPTH OF THE FRONT YARD OF THE CLOSEST DEVELOPED LOTS ON EITHER SIDE OF THE LOT IN QUESTION.
MIN SIDE YARD: 20 FEET (ABUTTING RESIDENTIAL USE)
MAX BUILDING HEIGHT: 45 FEET (ABUTTING RESIDENTIAL USE)
DRIVE-THRU SETBACK: 40 FEET
MAX IMPERVIOUS SURFACE RATIO: 80%
- TOTAL AREA OF PARCEL IS APPROXIMATELY 161 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS DURING JULY AND AUGUST OF 2011.
- PLAN REFERENCES:
A. BLUE SHEETS 34 AND 35 OF FOREST AVENUE AND ON FILE WITH THE PORTLAND DEPARTMENT OF PUBLIC WORKS.
B. AMENDED SUBDIVISION PLAN ON FOREST AVENUE, PORTLAND, MAINE MADE FOR OWNER: WELLESLEY ESTATES, LLC DATED OCTOBER 8, 2002 AND REVISED THROUGH 12-18-02 BY OWEN HASKELL, INC. AND RECORDED IN PLAN BOOK 302 PAGE 144 CORD.
C. PLAN OF RIVERTON DRIVE, BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT, AND ON FILE AS 483/B WITH THE SAME.
D. MAINE DEPARTMENT OF TRANSPORTATION (MDOT), RIGHT OF WAY MAP FOR STATE HIGHWAY #14, US ROUTE 302 - FOREST AVENUE, DATED MAY 2011, AND ON FILE WITH THE SAME AS D.O.T. FILE NO. 3-572.
E. TURKEY FAMILY HOUSING FOREST AVENUE, PORTLAND, MAINE, BY OWEN HASKELL, INC. REVISED THROUGH JUNE 8, 1971.
F. EXISTING CONDITIONS PLAN FOR THE CHAU PROPERTY DEVELOPMENT, BY SEBAGO TECHNICS, INC. DATED AUGUST 2011 AND REVISED THROUGH NOVEMBER 15, 2011.
- PROJECT ELEVATIONS SHOWN HEREON ARE BASED ON THE TOP OF THE BRASS PLUG IN A GRANITE MON. LOCATED GENERALLY AT THE NORTHERLY MIDDLE OF THE LOCUS PROPERTY. THE CITY OF PORTLAND PUBLISHED ELEVATION OF 83.248 IS HELD (SEE LEVEL BOOK 316 PAGE 106) AS THE DATUM 48 SHOWN HEREON.
- PLAN ORIENTATION IS GRID NORTH MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
- THE STREET LINE OF FOREST AVENUE IS BASED ON HOLDING THE THREE FOOT OFFSET MON. AT THE INTERSECTION OF FOREST AND RIVERSIDE STREETS AND THE THREE FOOT OFFSET MON. GENERALLY AT THE NORTHERLY MIDDLE OF THE LOCUS PROPERTY AND AN EASTERLY PROJECTED ANGLE OF 15° 54' 30" PER PLAN REFERENCE 6A.
- THE 16 FOOT WIDE EMERGENCY ACCESS EASEMENT SHOWN ON PLAN REFERENCE 6B HAS BEEN CONVEYED IN FEE TO WELLESLEY ESTATES LIMITED PARTNERSHIP PER WARRANTY DEED DATED MARCH 21, 2003 AND RECORDED AT CORD ON MARCH 26, 2003 IN BOOK 19019, PAGE 93.
- THE 1 INCH IRON PIPE FOUND AT THE NORTHEASTERLY CORNER OF THE LOCUS PROPERTY WAS HELD ON THE NORTHERLY EXTENSION OF THE EASTERLY PROPERTY LINE AS CALLED FOR IN THE LOCUS DEED. THE STREET LINE ACCEPTANCE FOR RIVERTON DRIVE WAS HELD FOR THE WESTERLY PROPERTY LINE AND RECORD ANGLES AND DISTANCES PER THE LOCUS DEED ARE HELD IN RELATION TO IT FOR THE SOUTHERLY PROPERTY LINE. THE RIVERTON DRIVE ACCEPTANCE DOES NOT CALL FOR AN ABUTTER AS IT RUNS ALONG THE LOCUS PARCEL.
- STREET IMPROVEMENTS (EG. PAVEMENT AND CURBING) EXIST OVER THE NORTHEASTERLY CORNER OF THE LOCUS PROPERTY AND ARE SHOWN HEREON. THE SOUTHEASTERLY PORTION OF THE LOCUS PROPERTY IS CURRENTLY USED AS AN ACCESS TO AND FROM FOREST AVENUE BY THE TENANTS OF THE PORTLAND HOUSING. RECORD EASEMENTS MAY EXIST OVER THE LOCUS PROPERTY AS A FULL TITLE SEARCH WAS NOT PROVIDED OR PERFORMED AS A RESULT OF THIS SURVEY.
- UTILITIES SHOWN IN FOREST AVENUE ARE DERIVED FROM FIELD LOCATIONS AND PLAN REFERENCE 6D. UTILITIES SHOWN IN RIVERTON DRIVE ARE DERIVED FROM FIELD LOCATIONS AND PLAN REFERENCE 6E. PHYSICAL LOCATIONS SHOULD BE FIELD VERIFIED BEFORE DIGGING.



DMH# 1046
RIM=77.65
INV. IN=70.25,10"ACP
INV. IN=70.25,10"ACP
INV. OUT=70.15,12"ACP

CB# 1043
RIM=76.79
INV. OUT=70.64,10"ACP

CB# 1050
RIM=76.74
INV. OUT=70.44,10"ACP

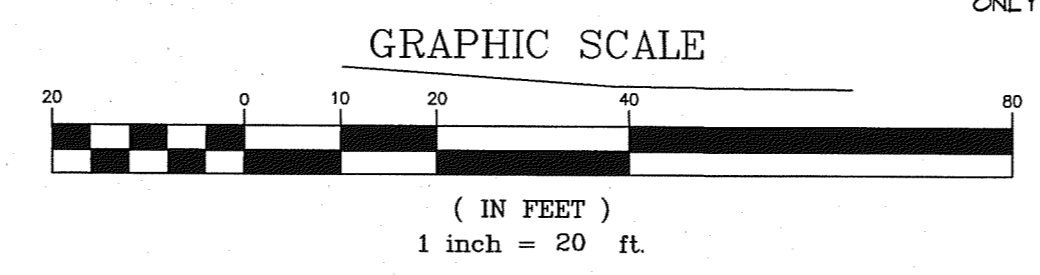
DMH# 1022
RIM=79.00
INV. IN=69.15,12" ACP
INV. IN=69.10,12" ACP
SHELF=69.80'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	DRILLHOLE	---
---	CURVE/LINE NO.	---
---	BUILDING	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	TREELINE	---
---	CHAIN LINK FENCE	---
---	STOCKADE FENCE	---
---	BOLLARD	---
---	LANDSCAPED AREA	---

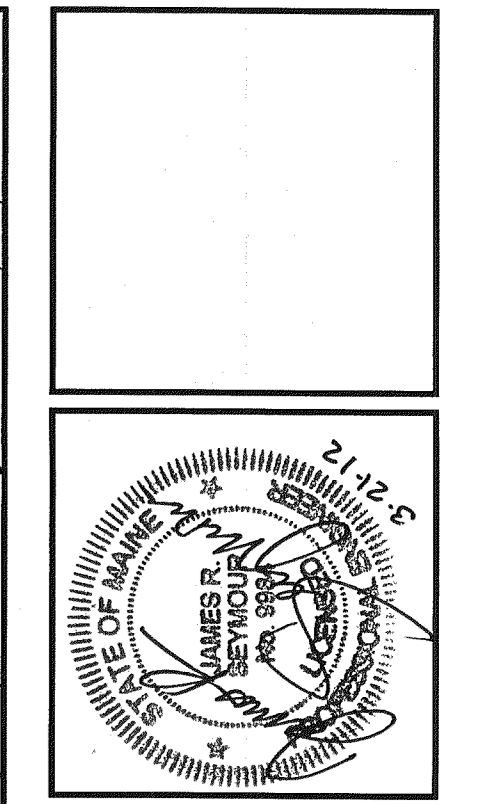
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	GAS	---
---	GAS GATE VALVE	---
---	GAS METER	---
---	WATER	---
---	WATER GATE VALVE	---
---	WATER SHUT OFF	---
---	HYDRANT	---
---	WATER MANHOLE	---
---	SEWER	---
---	FM FORCE MAIN	---
---	SEWER MH	---
---	STORM DRAIN	---
---	UNDERDRAIN	---
---	CATCH BASIN	---
---	DRAINAGE MH	---
---	CULVERT	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	LIGHT POLE/WALL	---
---	UTILITY POLE	---
---	GUY	---



PARKING SUMMARY:

	REQUIREMENT	REQUIRED NO.	PROVIDED
BRANCH BANK	1 SPACE/200 SF. IN EXCESS OF 2,000 SF. 3,200 SF. - 2,000 SF. = 1200 SF./200	6 SPACES	18 SPACES
RETAIL (GAS STATION)	1 SPACE/200 SF. OF FIRST FLOOR AREA IN EXCESS OF 2,000 SF. 3,420 SF. - 2,000 SF. = 1420 SF./200	8 SPACES	15 SPACES
	PLUS 1 SPACE/100 SF. ON UPPER FLOORS - 1200 SF./100	2 SPACES	
TOTAL PARKING SPACES		16 SPACES	33 SPACES



REV.	DATE	STATUS
E	JRS 03/19/12	REVISED PER FINAL PLAN COMMENTS
D	JRS 03/06/12	SUBMITTED FOR FINAL PLAN REVIEW
C	JRS 01/10/12	RESUBMITTED FOR PRELIMINARY REVIEW
B	JRS 11/15/11	SUBMITTED FOR PRELIMINARY REVIEW
A	JRS 05/11	SUBMITTED FOR PRELIMINARY REVIEW

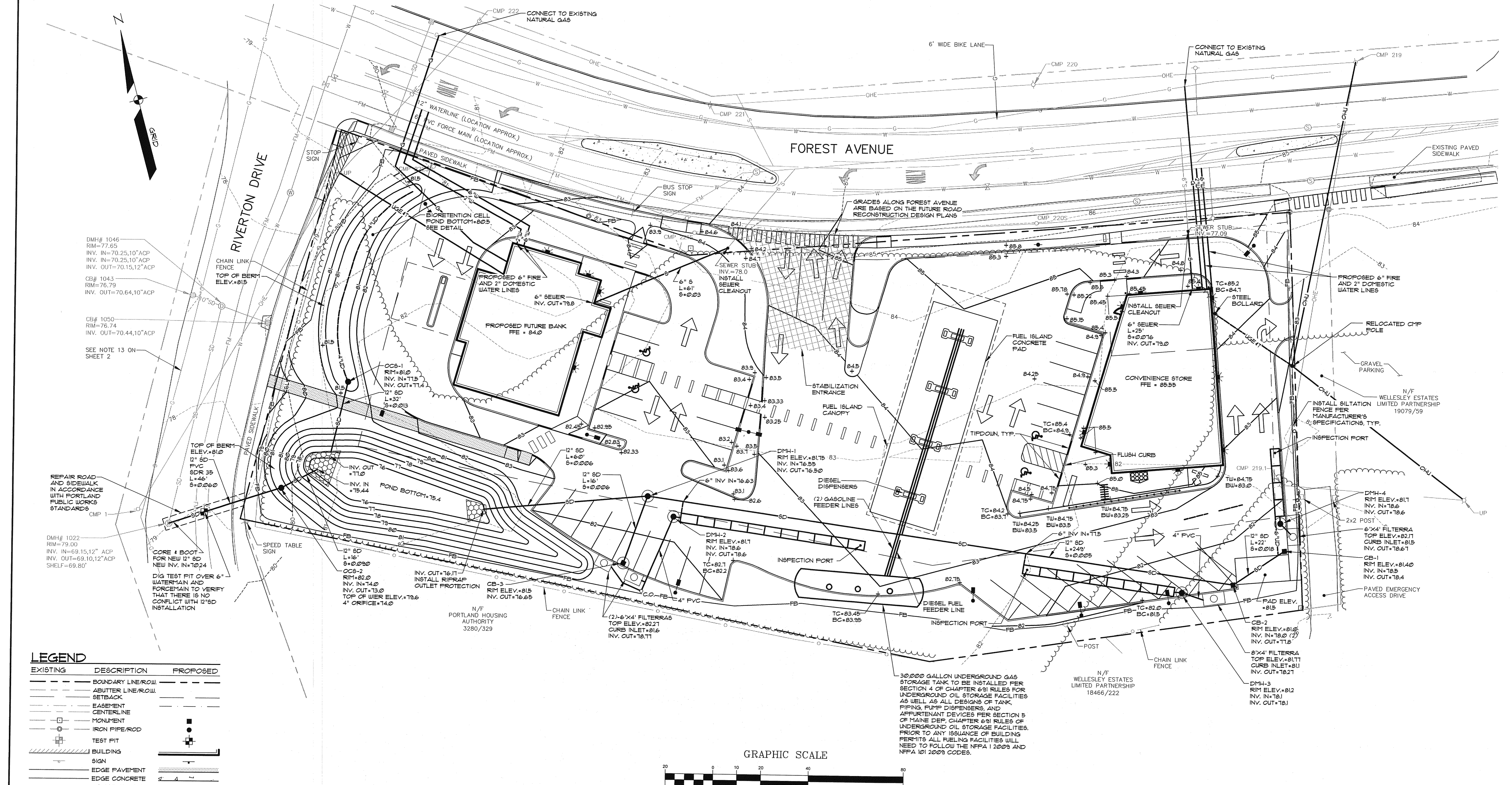
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

Sebago Technics
Engineering. Expertise. You Can Build On.
One Chabot Street
Westbrook, ME 04098-1339
Tel (207) 856-0277
WWW.SEBAGOTECHNICS.COM

PROJECT NO. 11142
FIELD BOOK SAG
DRAWN JRS/JRH
CHKD JRS

SITE PLAN
OF:
TRITON FOODMART / GAS STATION
1884 FOREST AVE.
PORTLAND, MAINE
FOR:
JOHN CHAU
75 ACADIA ST.
PORTLAND, MAINE 04103

111425.dwg TAB:5



DMH# 1046
RIM=77.65
INV. IN=70.25,10"ACP
INV. IN=70.25,10"ACP
INV. OUT=70.15,12"ACP

CB# 1043
RIM=76.79
INV. OUT=70.64,10"ACP

CB# 1050
RIM=76.74
INV. OUT=70.44,10"ACP

SEE NOTE 13 ON SHEET 2

REPAIR ROAD AND SIDEWALK IN ACCORDANCE WITH PORTLAND PUBLIC WORKS STANDARDS

DMH# 1022
RIM=73.00
INV. IN=69.15,12"ACP
NEW INV. IN=1024
SHELF=69.80'

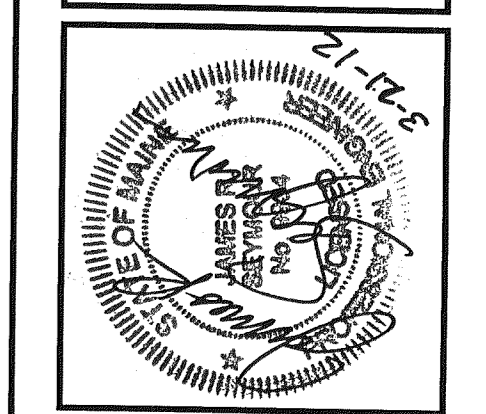
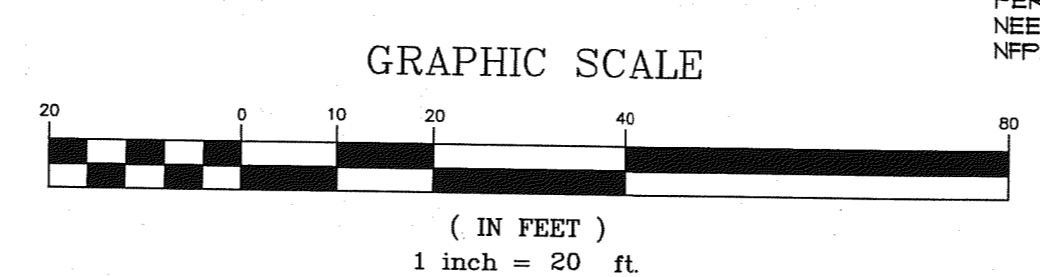
CORE 4 BOOT FOR NEW 12" SD NEW INV. IN=1024

DIG TEST PIT OVER 6" WATER MAIN AND FORCE MAIN TO VERIFY THAT THERE IS NO CONFLICT WITH 12" SD INSTALLATION

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	SETBACK	---
---	EASEMENT CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	TEST PIT	---
---	BUILDING	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	TREELINE	---
---	CONTOURS	---
---	SPOT GRADE	---
---	CHAIN LINK FENCE	---
---	GAS	---
---	GAS GATE VALVE	---
---	WATER	---
---	WATER GATE VALVE	---
---	WATER SHUT OFF	---
---	HYDRANT	---
---	WATER MANHOLE	---
---	SEWER	---
---	FORCE MAIN	---
---	SEWER MI	---
---	STORM DRAIN	---
---	UNDERDRAIN	---
---	CATCH BASIN	---
---	DRAINAGE MH	---
---	CULVERT	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	TRANSFORMER PAD	---
---	UTILITY POLE	---
---	GUY	---
---	FILTER BARRIER	---
---	RIFRAP	---

CONSTRUCTION NOTES

- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS, INC. IN JULY AND AUGUST OF 2011.
- ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
- INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
- CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
- SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CURBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1993 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
- CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFYING CONTRACTOR OF MEMBER UTILITIES IN THE AREA, CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC UTILITY SYSTEMS.
- CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 336-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
- ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
- ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
- NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE STREET OPENING PERMITS AS ISSUED BY THE PUBLIC WORKS/SERVICES DEPARTMENT AND ALSO REQUIRED TO GIVE NOTICE TO THE PORTLAND JETPORT'S MAINTENANCE AND OPERATIONS DEPARTMENTS.
- THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL, OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.
- IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
- THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF SEBAGO TECHNICS, INC.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
- THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
- BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.
- ALL SUBSURFACE UTILITY LINES SHOWN HEREON ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, SMH'S, CB'S, HYDRANTS, ETC., IN CONJUNCTION WITH DESIGN AND/OR AS-BUILT PLANS SUPPLIED TO SEBAGO TECHNICS, INC. BY OTHERS. PRIOR TO ANY CONSTRUCTION, EXCAVATION, TEST BORINGS, DRILLING, ETC., DIG SAFE MUST BE NOTIFIED AND A SITE IDENTIFICATION NUMBER ALONG WITH A SAFE TO DIG DATE OBTAINED. THE DIG CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA.



REV.	DATE	BY	STATUS
E	03/19/12	JRS	REVISED PER FINAL PLAN COMMENTS
D	03/06/12	JRS	SUBMITTED FOR FINAL PLAN REVIEW
C	01/10/12	JRS	RESUBMITTED FOR PRELIMINARY REVIEW
B	11/15/11	JRS	SUBMITTED FOR PRELIMINARY REVIEW
A	06/11	JRS	SUBMITTED FOR PRELIMINARY REVIEW

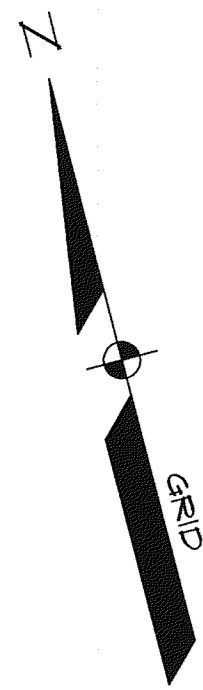
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Winthrop, ME 04093-1339
Tel (207) 855-0277
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PROJECT NO.: FIELD BOOK DESIGN CHKD DRAWN
11142 JRS SAG JRS

GRADING AND UTILITY PLAN
OF:
TRITON FOODMART / GAS STATION
1884 FOREST AVE
PORTLAND, MAINE
FOR:
JOHN CHAU
75 ACADIA ST.
PORTLAND, MAINE 04103
TAB: GU

DATE: 8/3/11 SCALE: 1" = 20'

SHEET 4 OF 9



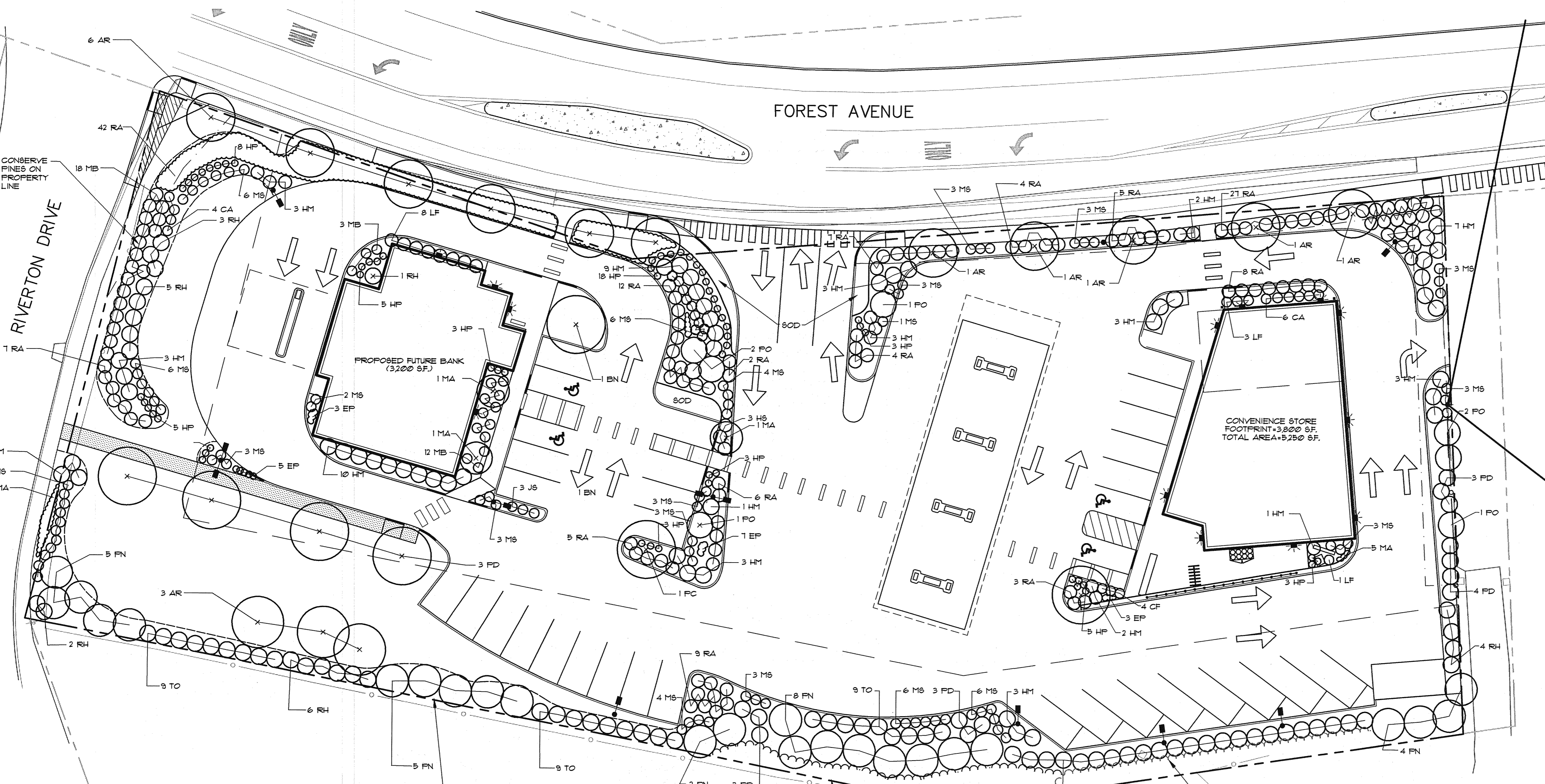
PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE
AR	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	2 1/2" CAL
PC	PYRUS CALLERYANA 'CLEVELAND'	CLEVELAND SELECT PEAR	2 1/2" CAL
PO	PICEA CMORICA	SERBIAN SPRUCE	6'-7' HGT
TO	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6'-7' HGT
PD	PHYTOSCARPIUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	3' HGT
HP	HOSTA 'SUM # SUBSTANCE'	SUM # SUBSTANCE HOSTA	1" CONT
HY	HYDRANGEA MACROPETALLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	1" CONT
MS	MISCANTHUS SINENSIS 'COSMOPOLITAN'	COSMOPOLITAN GRASS	1" CONT
CA	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	24-30"
RA	RHODODENDRON NORTHERN STARBURST	NORTHERN STARBURST RHODY	24-30"
LF	LEUCOTHOE FONTANESIANA	DROOPING LEUCOTHOE	18-24"
FN	FINIS NIGRA	AUSTRIAN FINE	6-7' HGT
JS	JUNIPERUS SABINA 'SIERRA SPREADER'	SIERRA SPREADER JUNIFER	24-30"
EP	EQUINICEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	1" CONT
RA	RHUS AROMATICA 'GRO-LOU'	GRO-LOU SUMAC	1" CONT
MA	MAGNOLIA X LOEBNERI 'LEONARD MESSEL'	LEONARD MESSEL MAGNOLIA	6' HGT
MB	MICROBIOTA DECUSATA	SIBERIAN CARPET CYPRESS	1" CONT
CF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1" CONT
BN	BETULA NIGRA	RIVER BIRCH	10-12' CLUMP

LANDSCAPE NOTES

- PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
- ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, UNWRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
- PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
- ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
- THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
- ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.

FOREST AVENUE



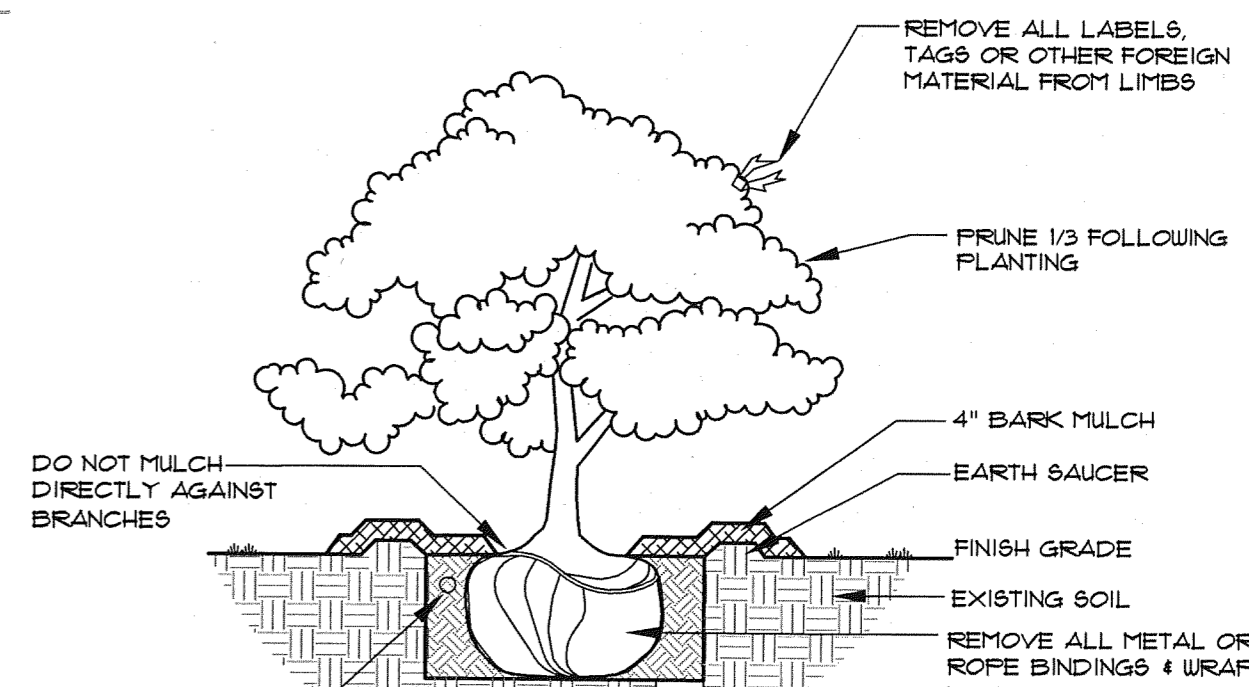
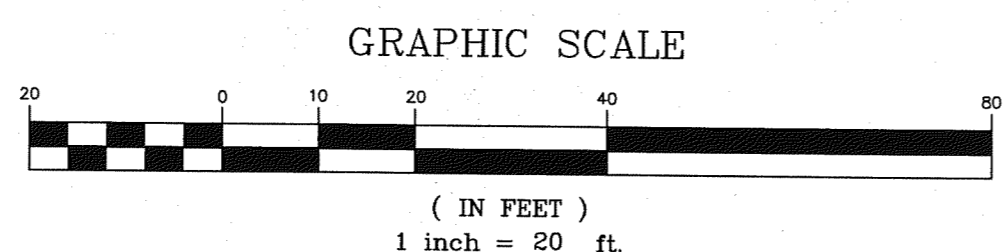
ALL TREES WITHIN 5' OF PROPERTY LINE SHALL BE MARKED AS 'SAVED/PRESERVED' TO ENCOURAGE MAXIMUM NATURAL/MATURE TREE BUFFER

SAVE LARGE PINES ALONG PROPERTY LINE (TYP.)

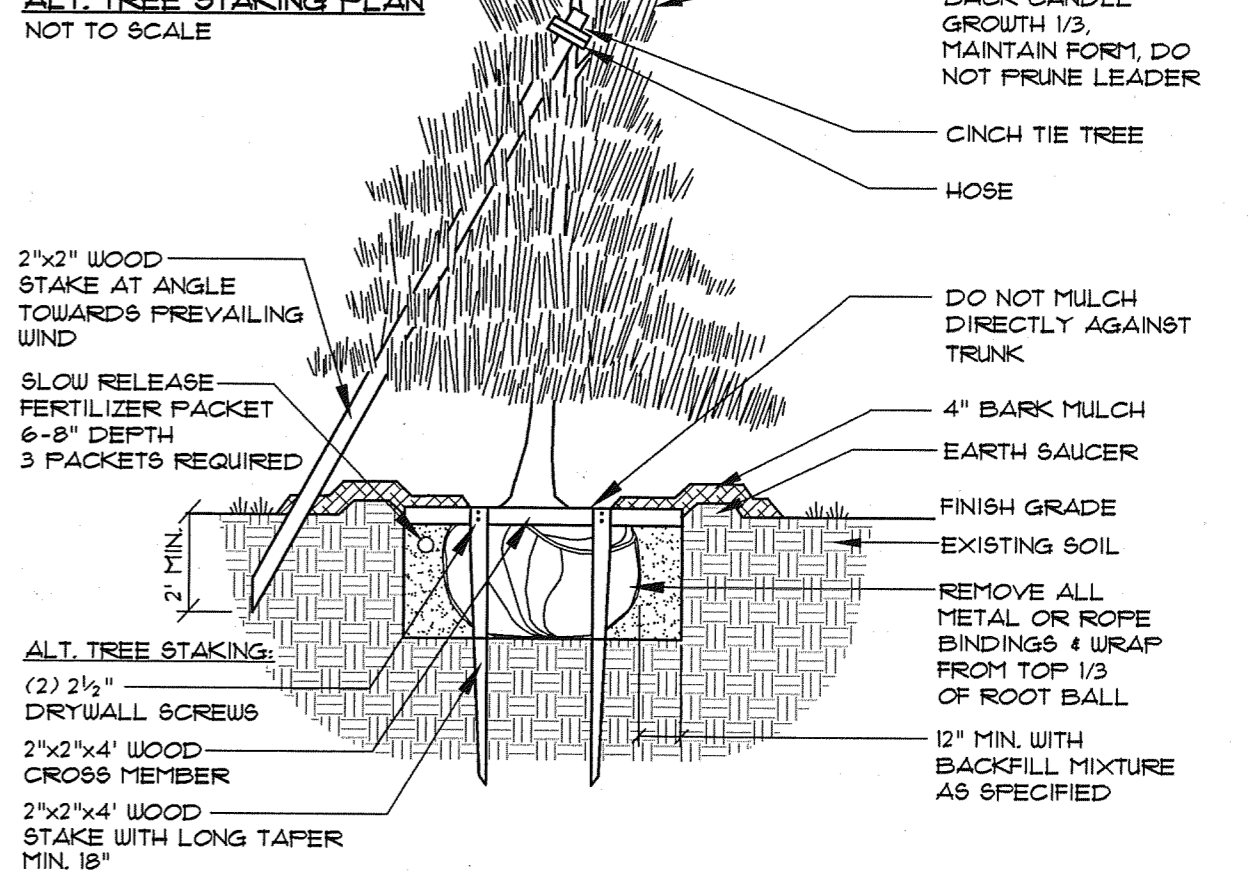
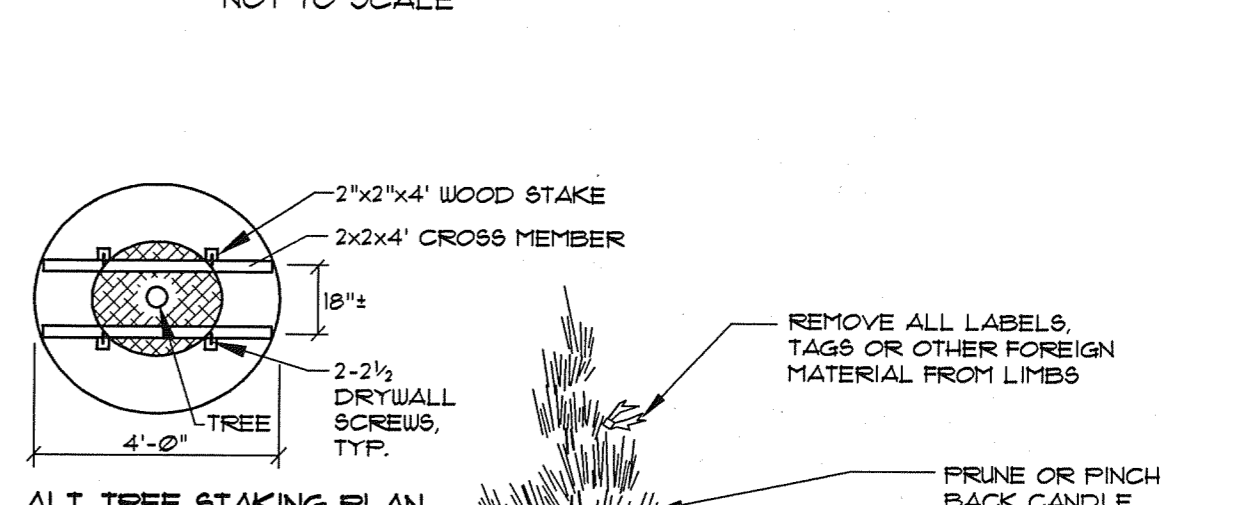
SAVE LARGE PINES ALONG PROPERTY LINE (TYP.)

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROWL	---
---	ABUTTER LINE/ROWL	---
□	MONUMENT	□
○	IRON PIPE/ROD	○
—	BUILDING	—
—	SIGN	—
—	EDGE PAVEMENT	—
—	EDGE CONCRETE	—
—	PAVEMENT PAINT	—
—	GRAVEL ROAD	—
—	CURBLINE	—
—	TREELINE	—
—	CHAIN LINK FENCE	—
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○
—	MULCH LINE	—



DECIDUOUS & EVERGREEN SHRUB

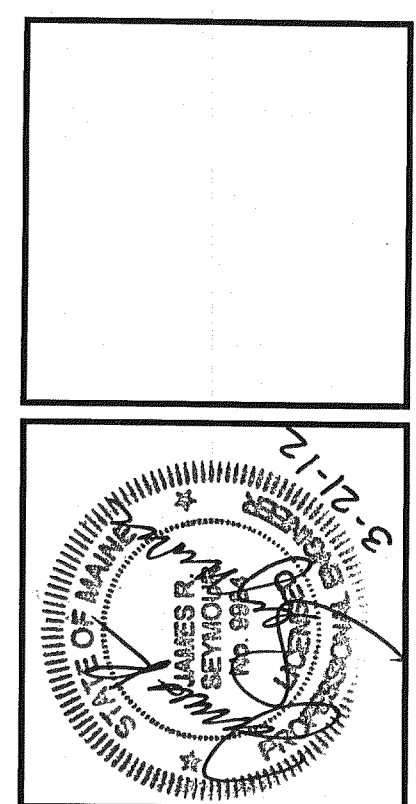


- NOTES:**
- INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
 - THE TREE IS OF SUBSTANTIAL SIZE.
 - THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
 - THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
 - IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

DECIDUOUS TREES 1'-0" IN HEIGHT & UNDER

EVERGREEN TREES 1'-0" IN HEIGHT & UNDER

NOT TO SCALE



REV.	DATE	STATUS
E	03-19-12	REVISED PER FINAL PLAN COMMENTS
D	03-08-12	SUBMITTED FOR FINAL PLAN REVIEW
C	01-10-12	SUBMITTED FOR PRELIMINARY REVIEW
B	11/15/11	SUBMITTED FOR PRELIMINARY REVIEW
A	05/11	SUBMITTED FOR PRELIMINARY REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR UNAUTHORIZED, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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PROJECT NO. 11142
 FIELD BOOK DESIGN CHKD JRS ACL
 SAG

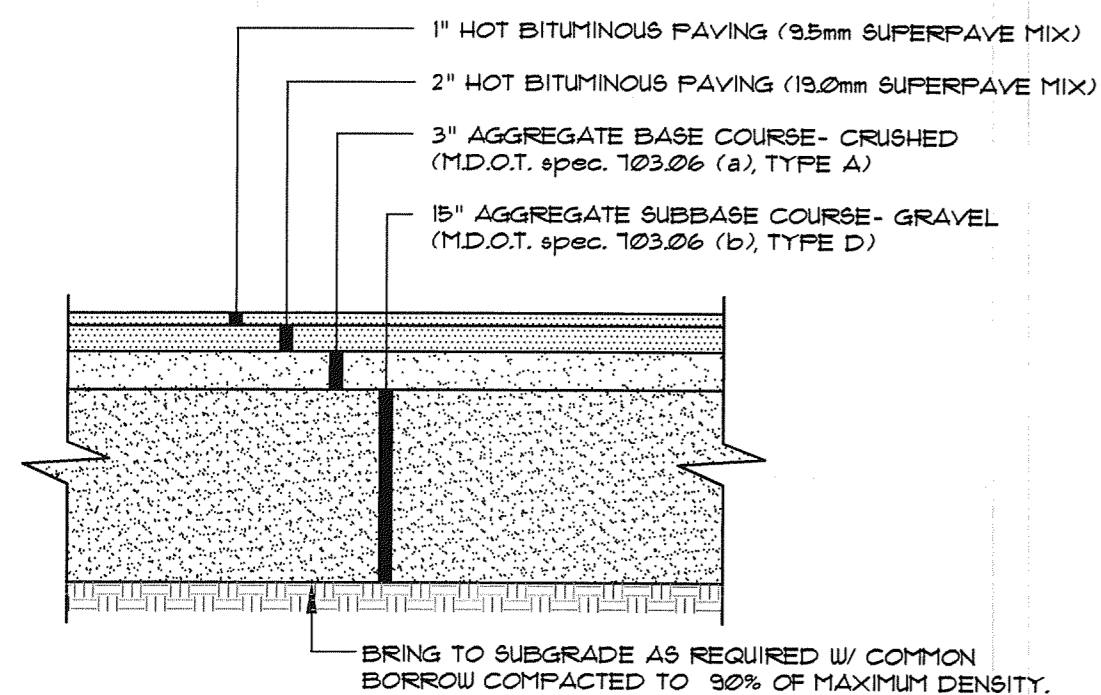
LANDSCAPING PLAN

OF:
TRITON FOODMART / GAS STATION
 1864 FOREST AVE
 FORTLAND, MAINE
 FOR: **JOHN CHAU**
 75 ACADIA ST.
 PORTLAND, MAINE 04103

DATE: 8/3/11 SCALE: 1" = 20'

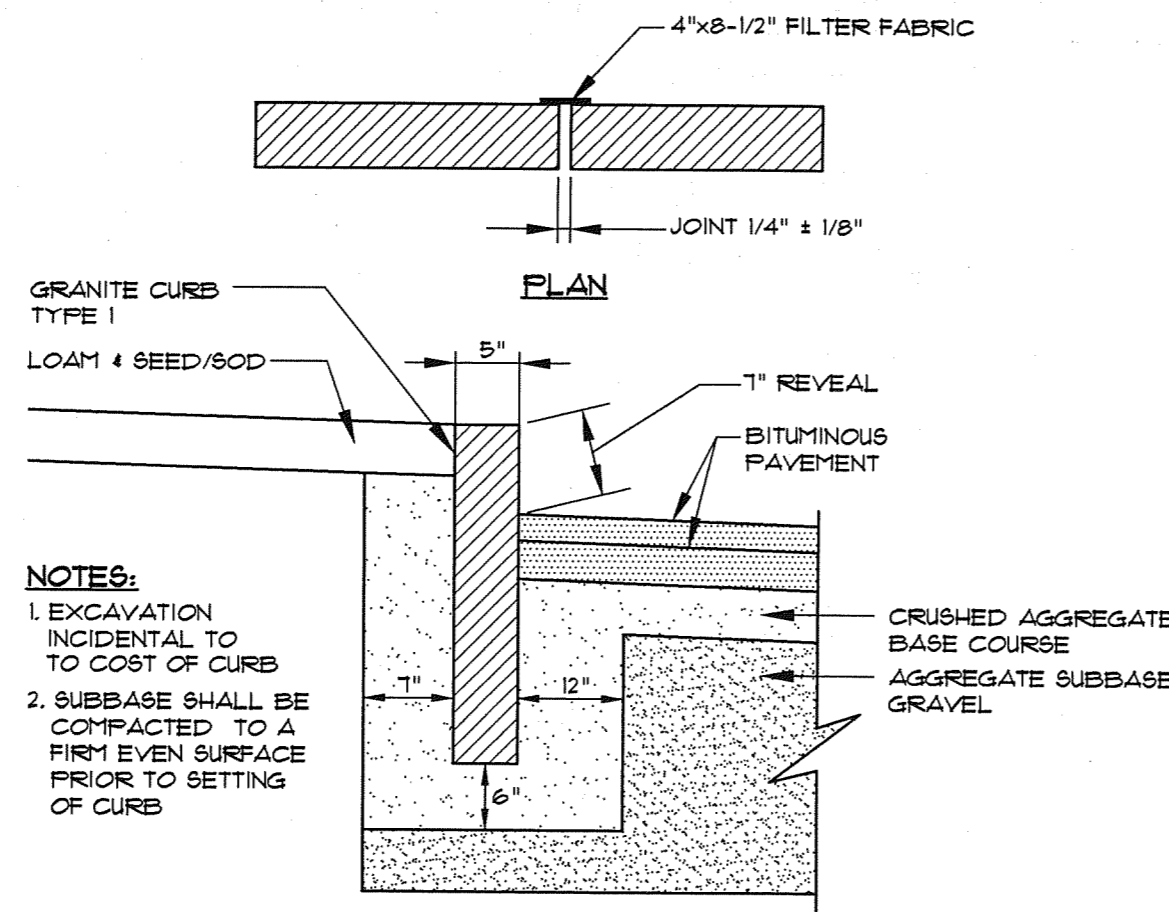
SHEET 5 OF 9

11142L.dwg, TAB: L



- NOTES:**
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
 2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

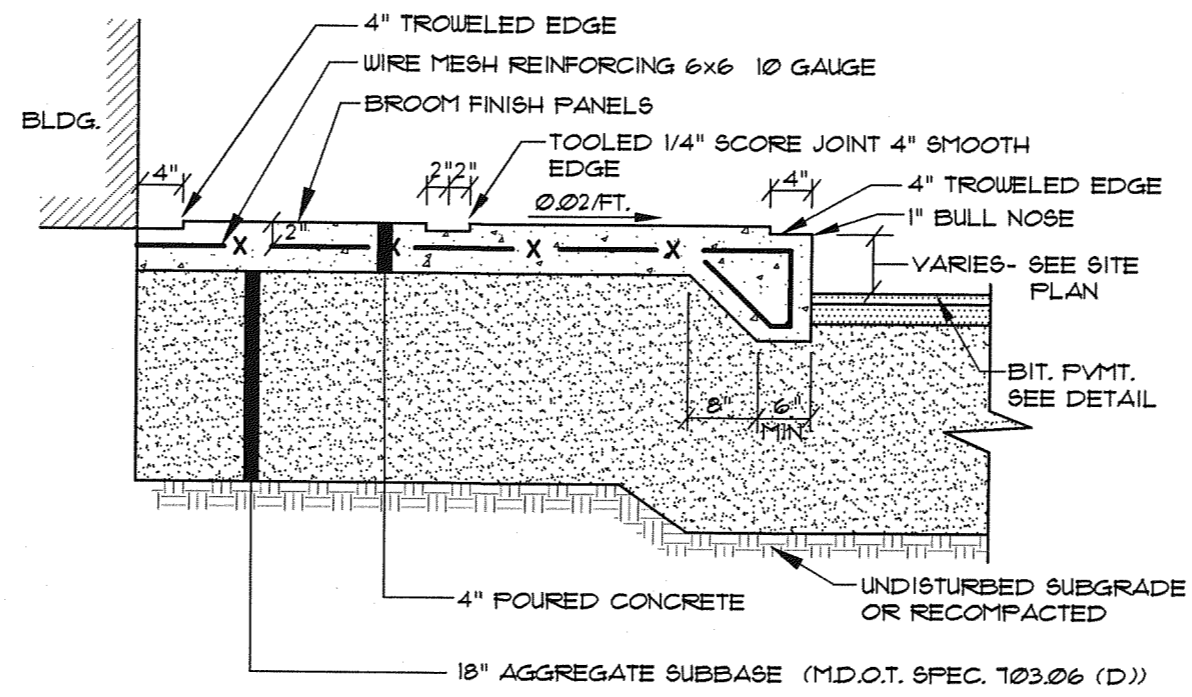
TYP. PAVED PARKING LOT SECTION
NOT TO SCALE



NOTES:

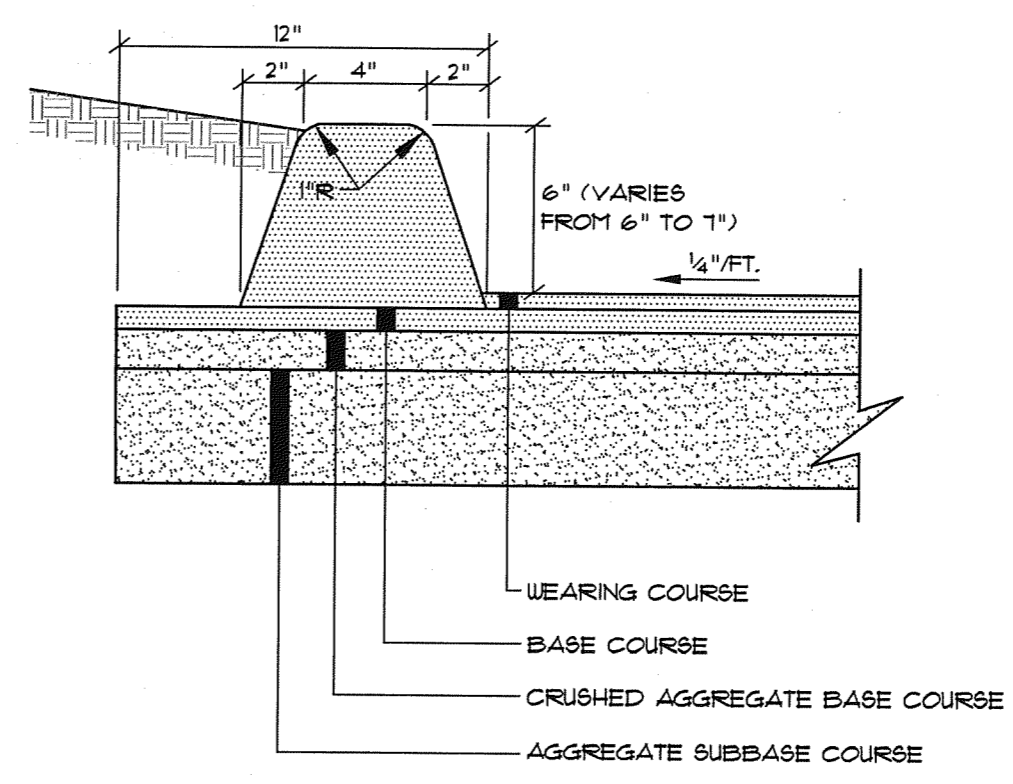
1. EXCAVATION INCIDENTAL TO COST OF CURB.
2. SUBBASE SHALL BE COMPACTED TO A FIRM EVEN SURFACE PRIOR TO SETTING OF CURB.

VERTICAL GRANITE CURB
NOT TO SCALE



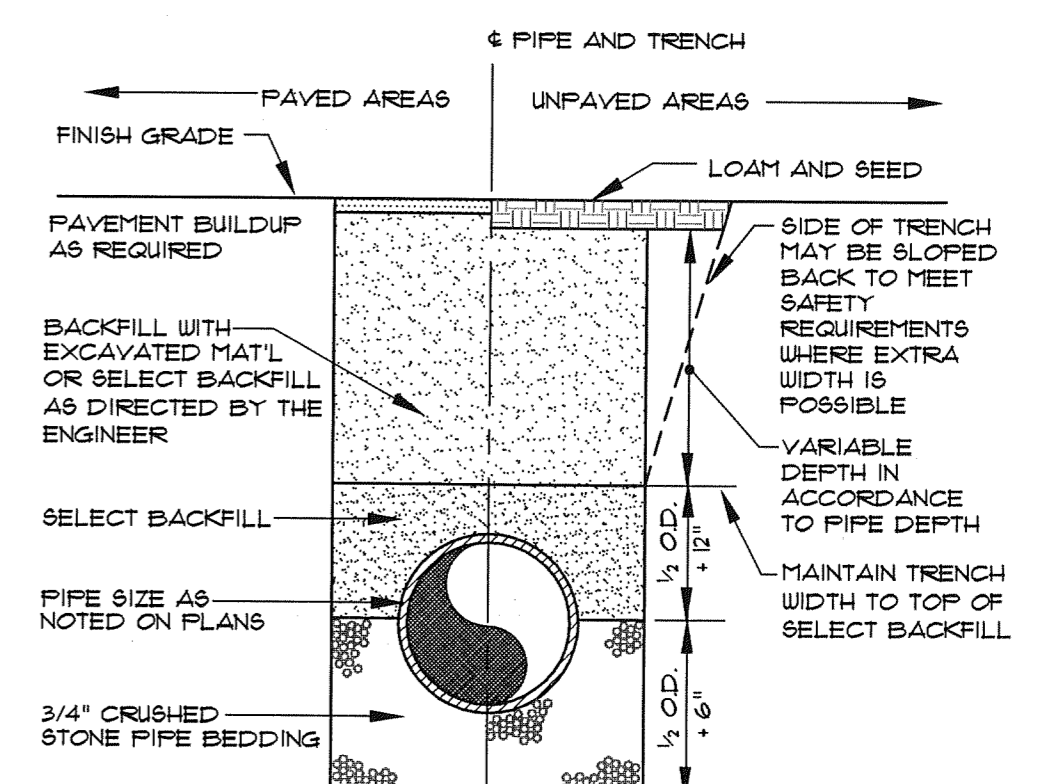
NOTE:
INSTALL 3'-0" SQUARE AREA BY 4' DEEP OF FROST-FREE MATERIAL BELOW ALL HANDICAP RAMPS AND ENTRY POINTS AT BUILDING.

CONCRETE SIDEWALK
NOT TO SCALE



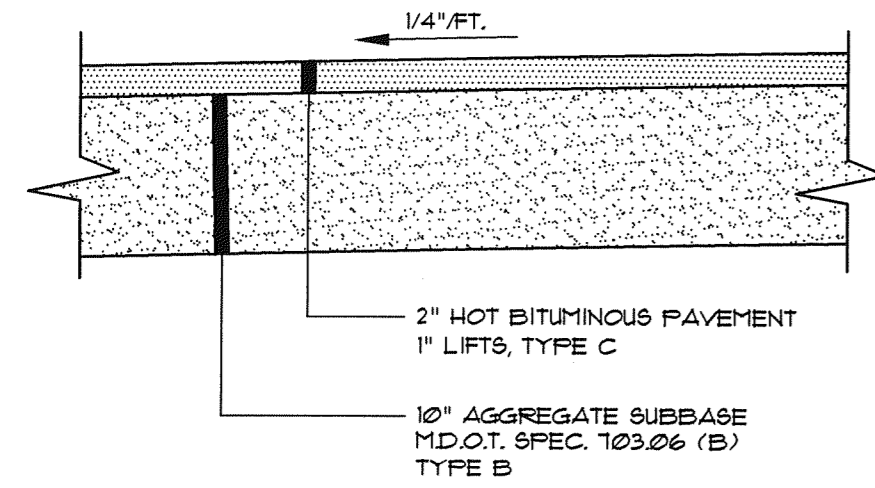
(SEE TYPICAL ROAD SECTION FOR MATERIAL SPECIFICATIONS AND DEPTHS)

BITUMINOUS CURB SECTION
NOT TO SCALE

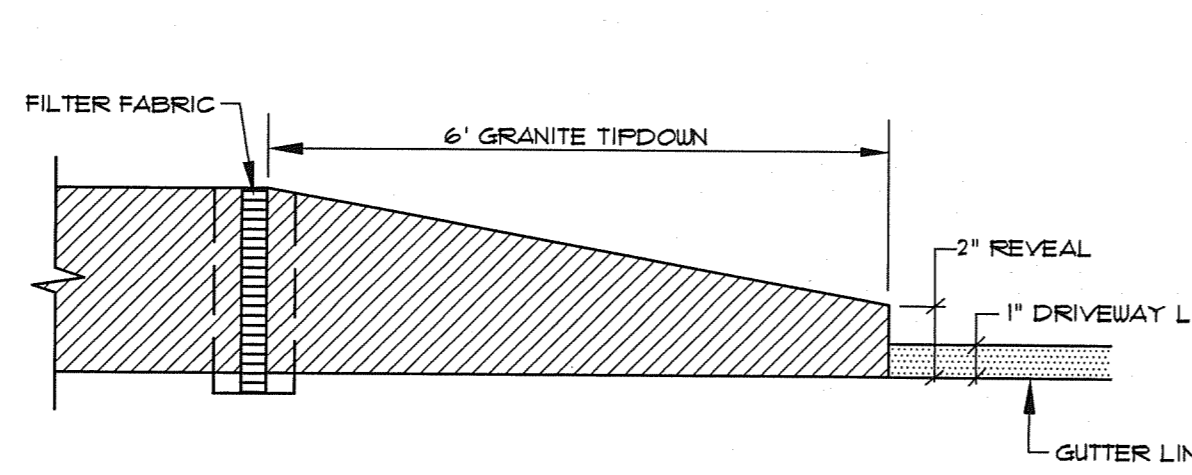


NOTE:
ALL SEWER PIPE SHALL BE PVC SDR-35. ALL STORM DRAIN TO BE HDPE OR APPROVED EQUAL.

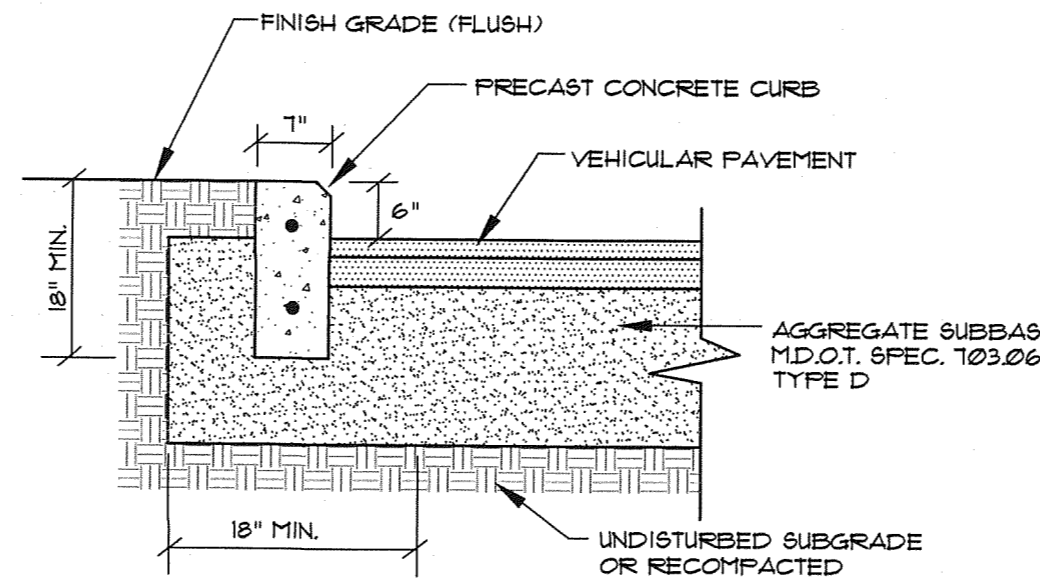
PRIVATE TYPICAL TRENCH SECTION
NOT TO SCALE



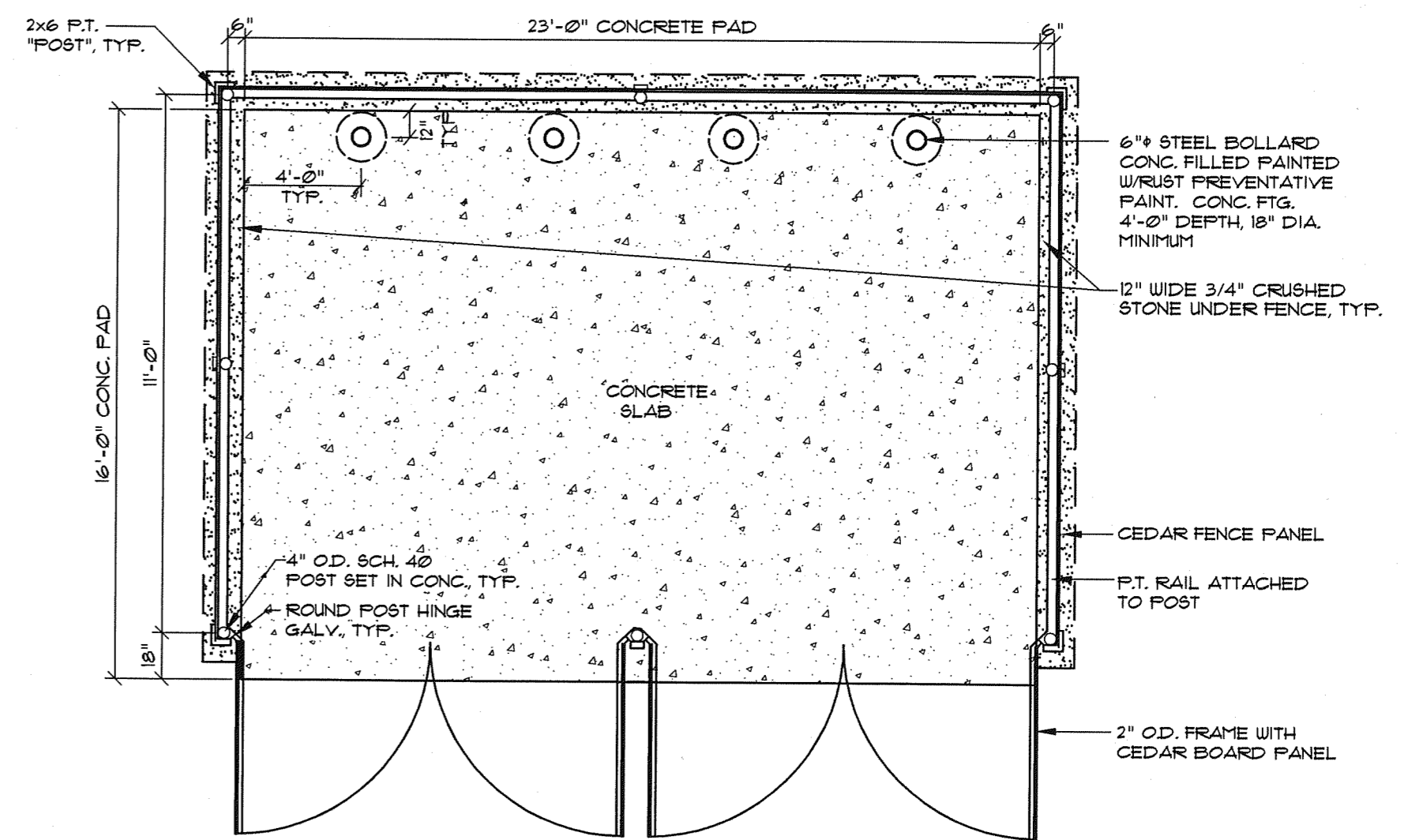
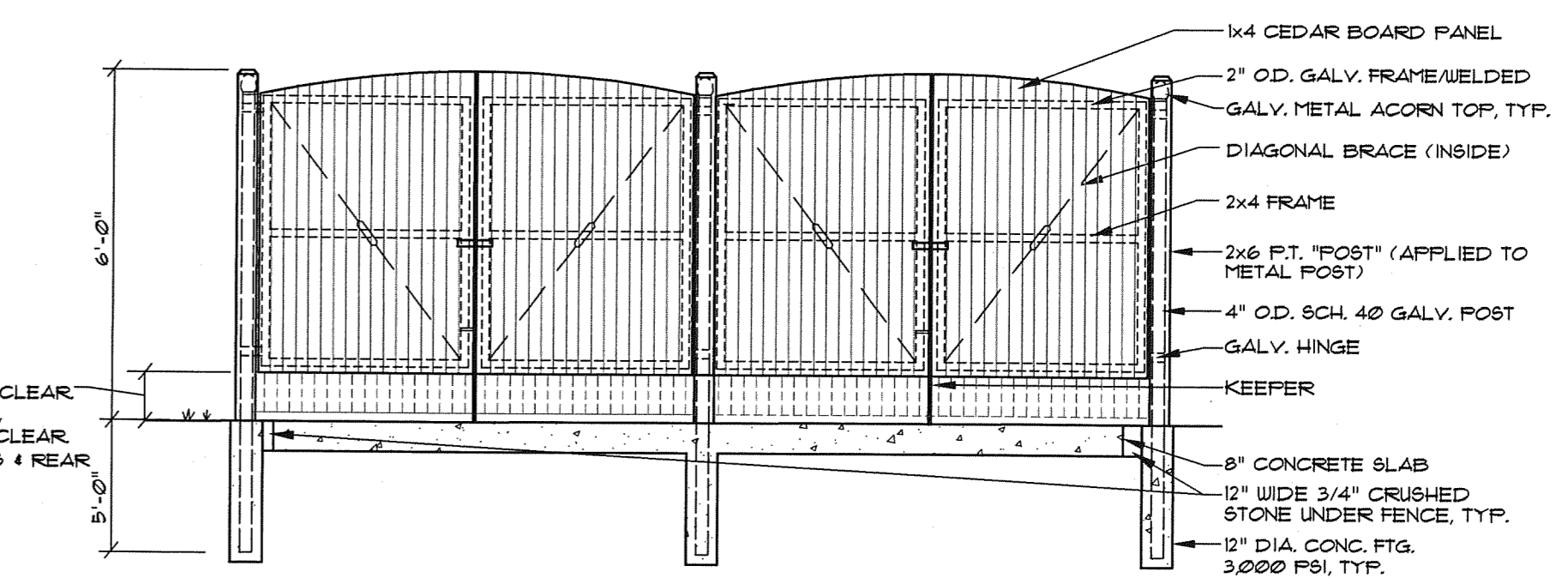
BITUMINOUS SIDEWALK
NOT TO SCALE



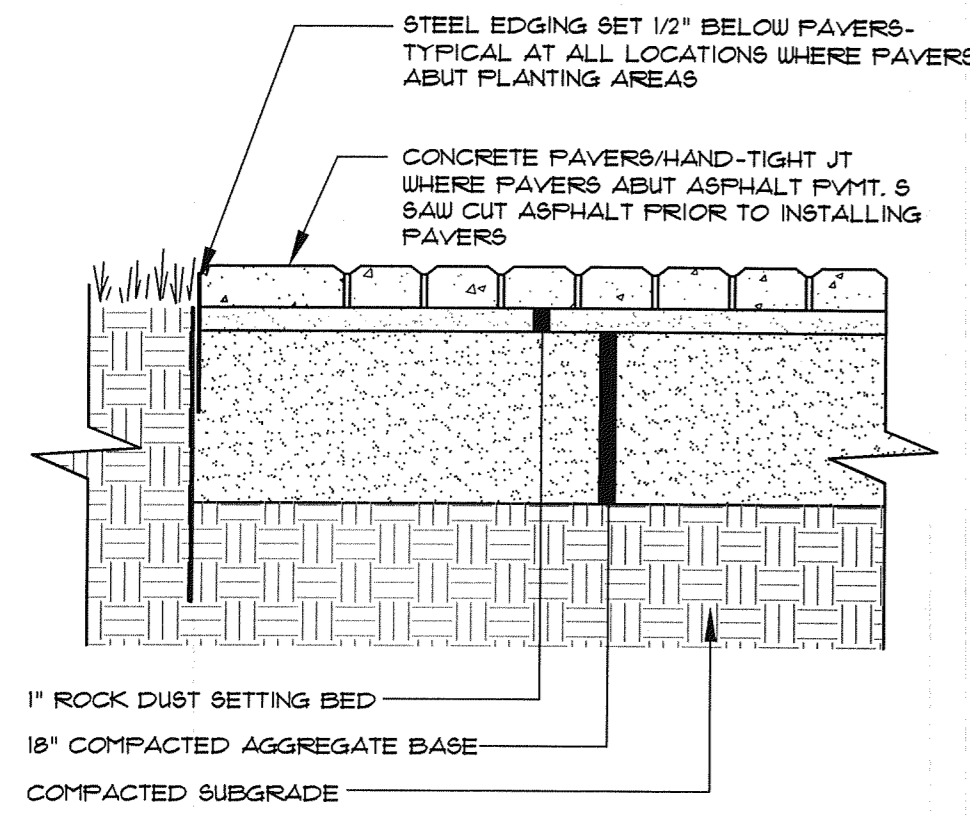
TYPICAL TIPDOWN CURB INSTALLATION
NOT TO SCALE



PRECAST CONCRETE CURB
NOT TO SCALE

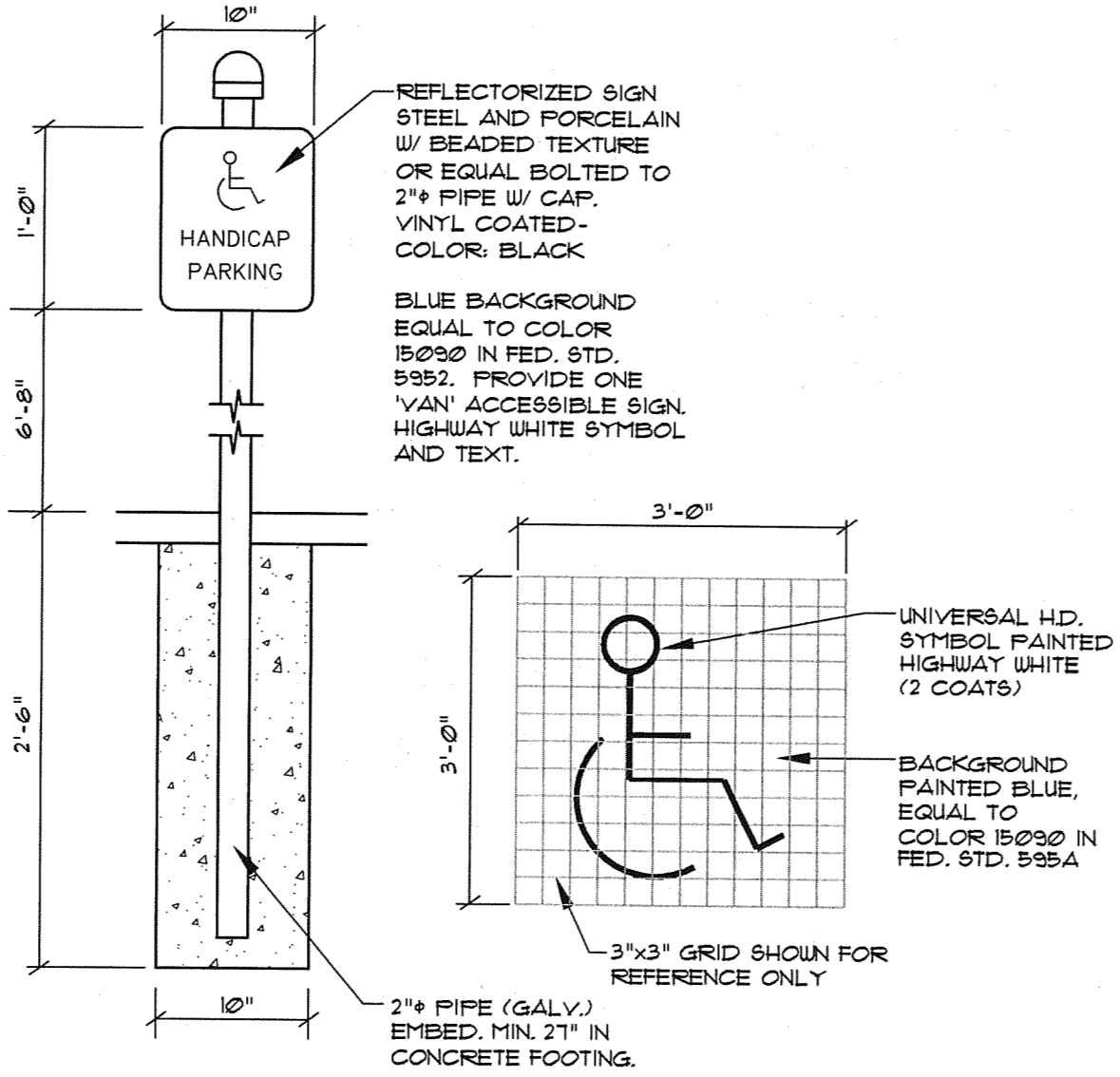


TYPICAL DUMPSTER ENCLOSURE
NOT TO SCALE

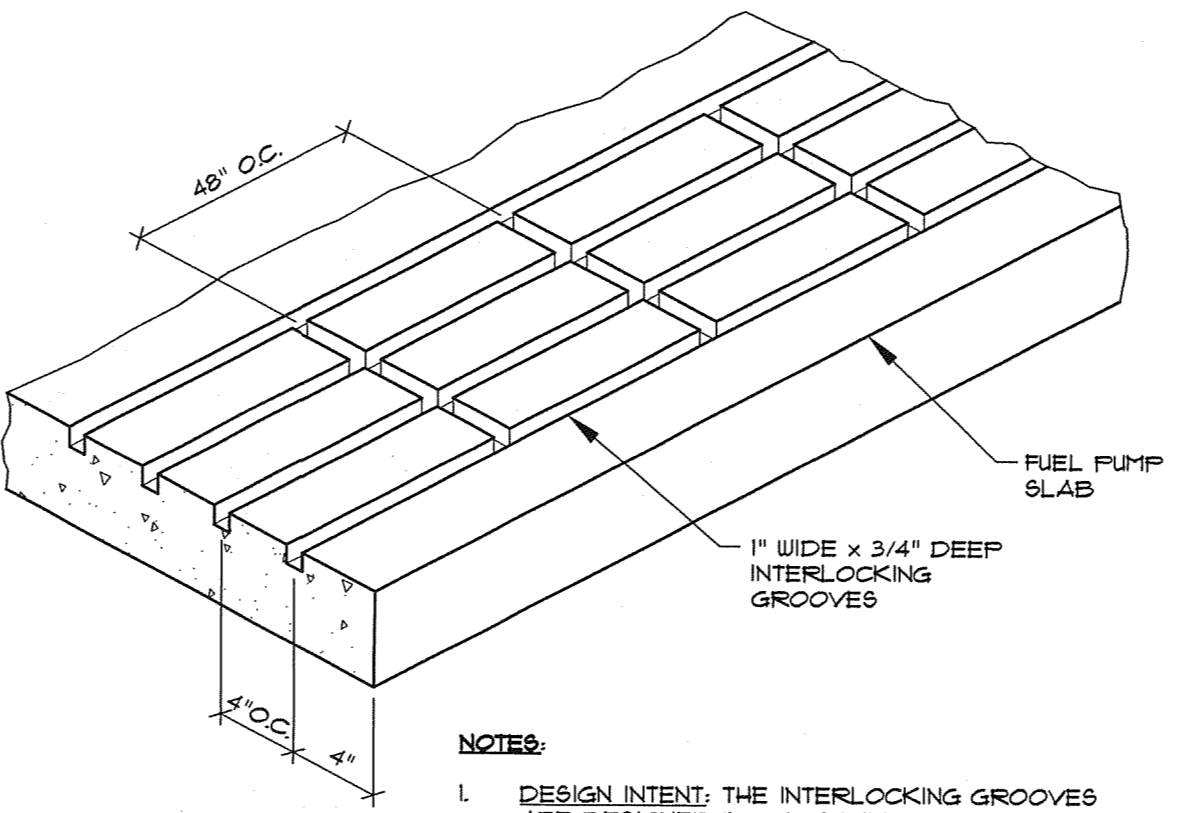


NOTE: SEE PLANS & SPECS. FOR PAVEMENT TYPE, COLOR, INSTALLATION PATTERN AND LOCATION

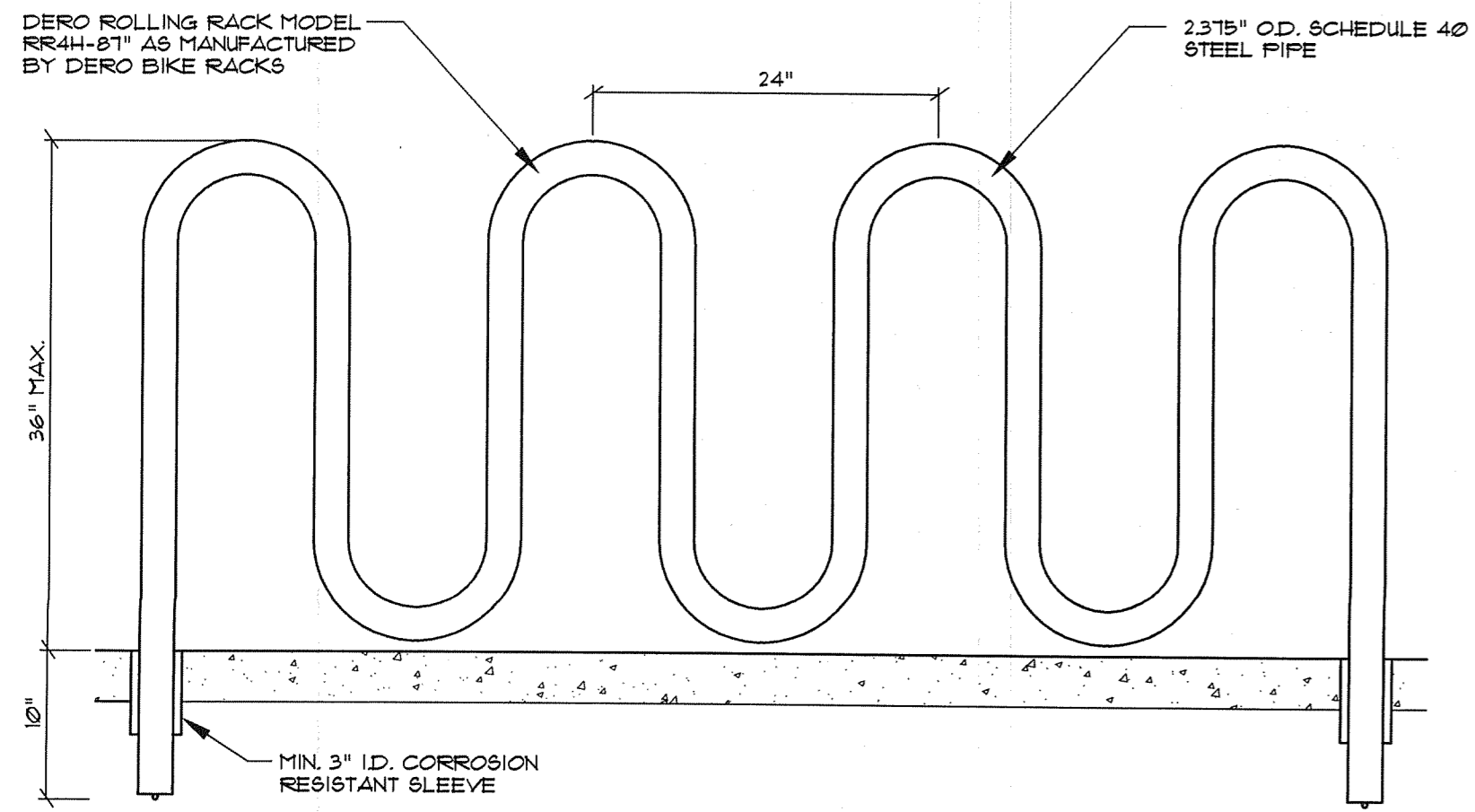
SPECIALTY PAVEMENT
NOT TO SCALE



HANDICAP SIGNS
NOT TO SCALE

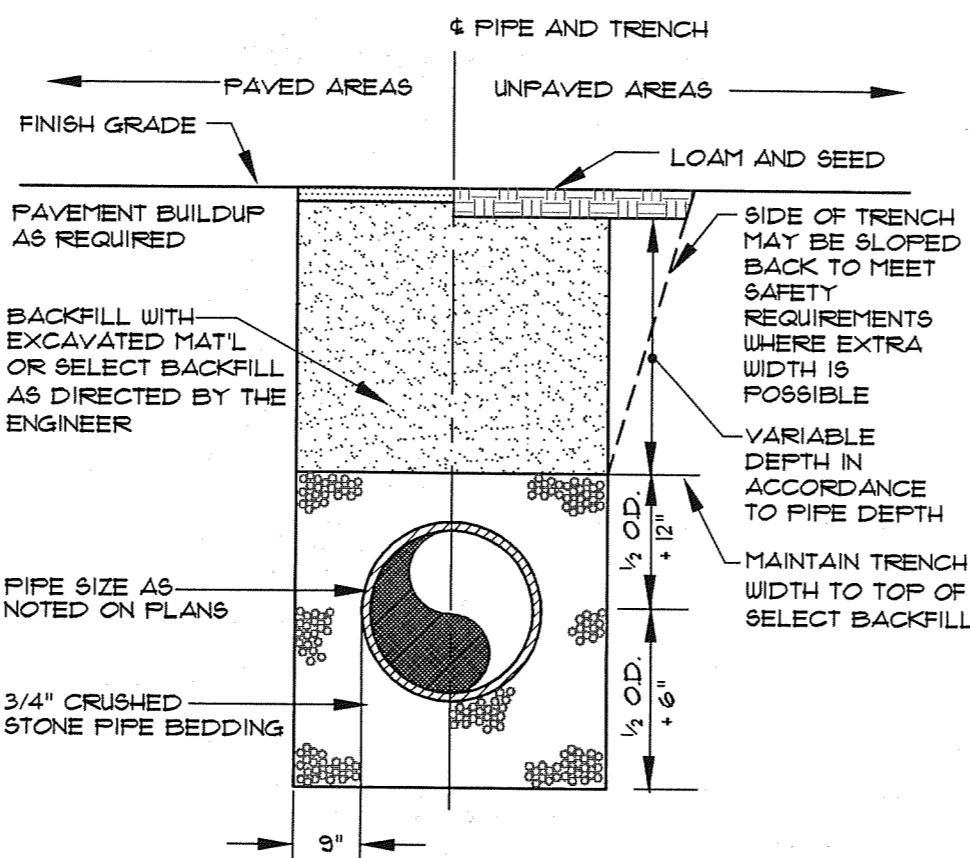


POSITIVE LIMITING BARRIER
NOT TO SCALE



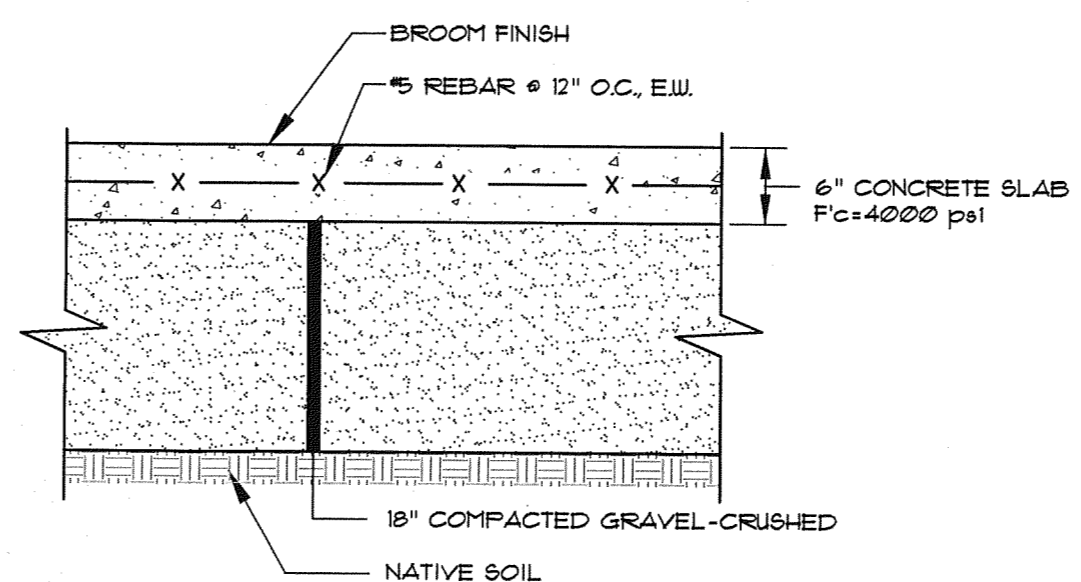
NOTE: INSTALL RACK PER MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR NEW SIDEWALK

BIKE RACK DETAIL
NOT TO SCALE



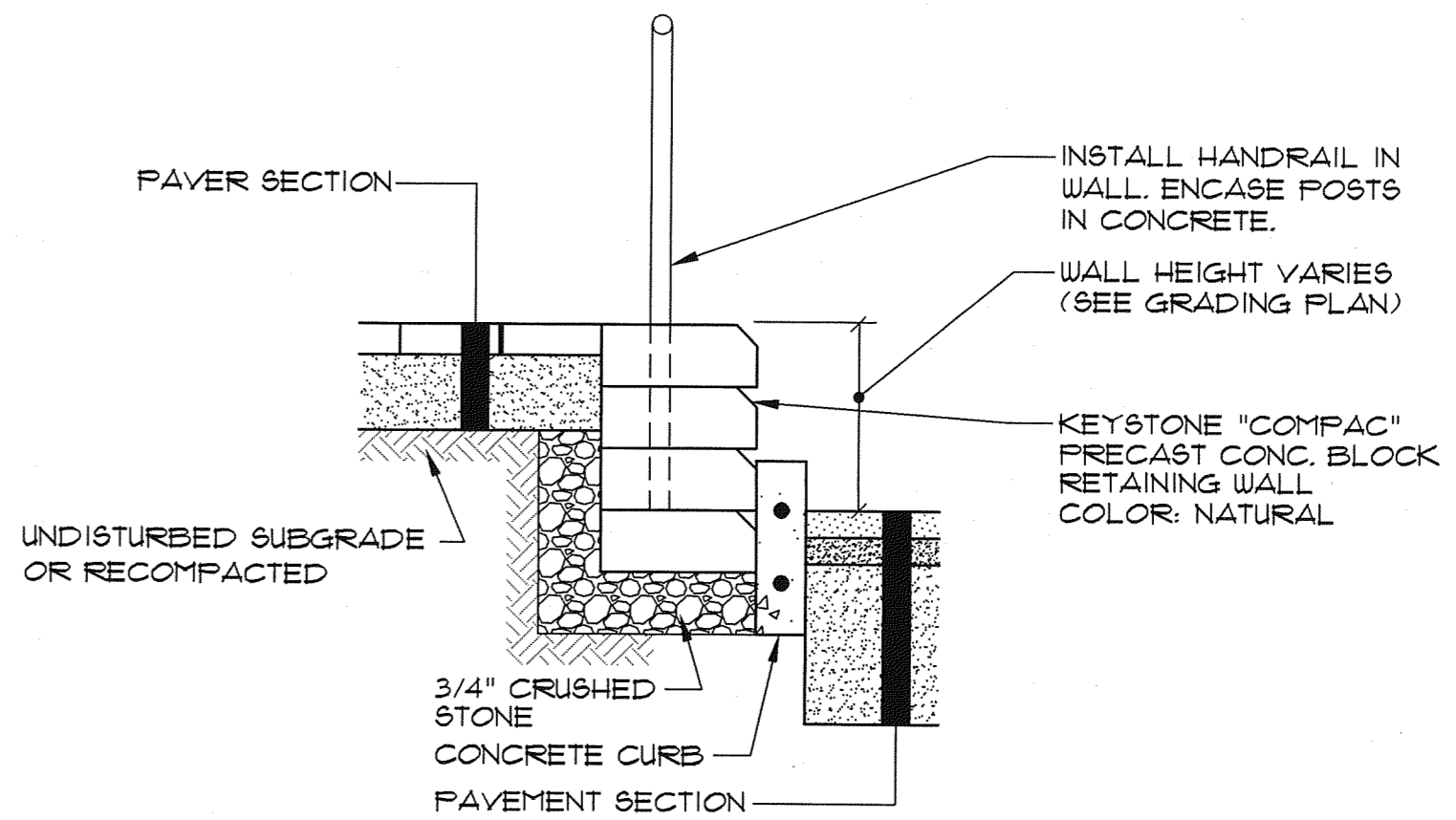
NOTE:
ALL SEWER PIPE SHALL BE PVC SDR-35. ALL STORM DRAIN TO BE HDPE OR APPROVED EQUAL.

TYPICAL TRENCH SECTION
NOT TO SCALE

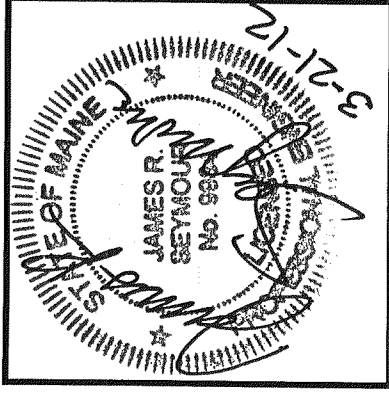


NOTE:
1. PROVIDE CONTRACTION CONTROL JOINTS EVERY 6' IN EACH DIRECTION

TYPICAL CONCRETE SLAB
NOT TO SCALE



CONCRETE BLOCK RETAINING WALL
NOT TO SCALE



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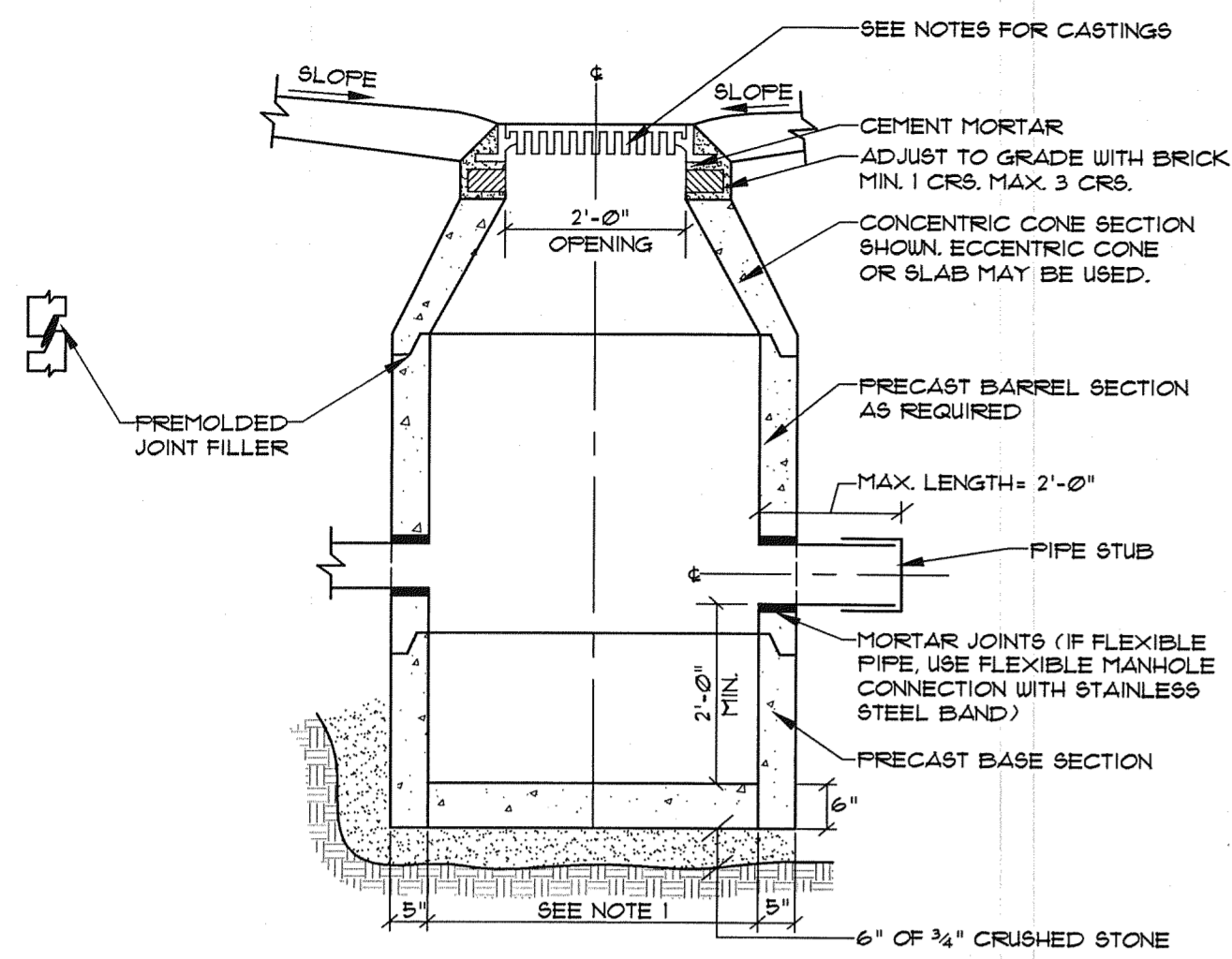
PROJECT NO. 11142
FIELD BOOK DESIGN CHKD DRAWN
SAG JRS JKS/JRH

DETAILS OF:
TRITON FOODMART / GAS STATION
1866 FOREST AVE.
PORTLAND, MAINE
FOR: **JOHN CHAU**
75 ACADIA ST.
PORTLAND, MAINE 04103

DATE	SCALE
8/3/11	AS NOTED

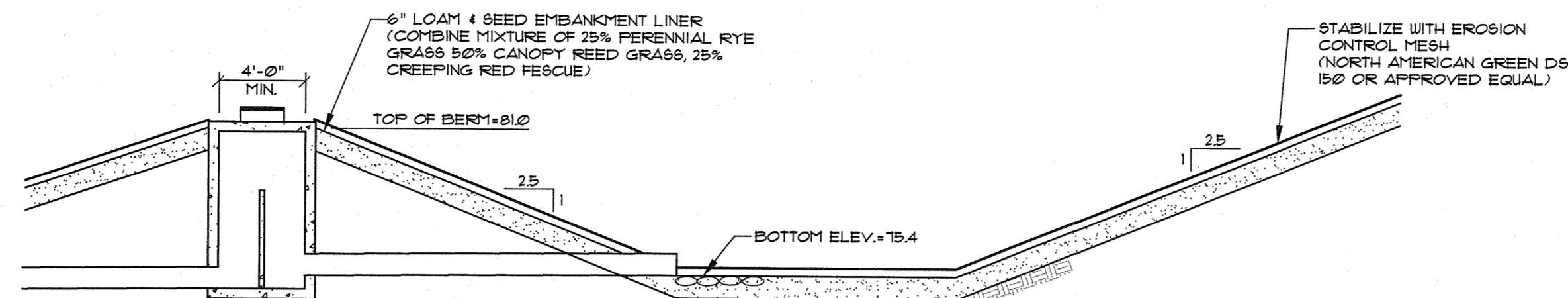
SHEET 7 OF 9

11142-D.dwg, T-AS-D2



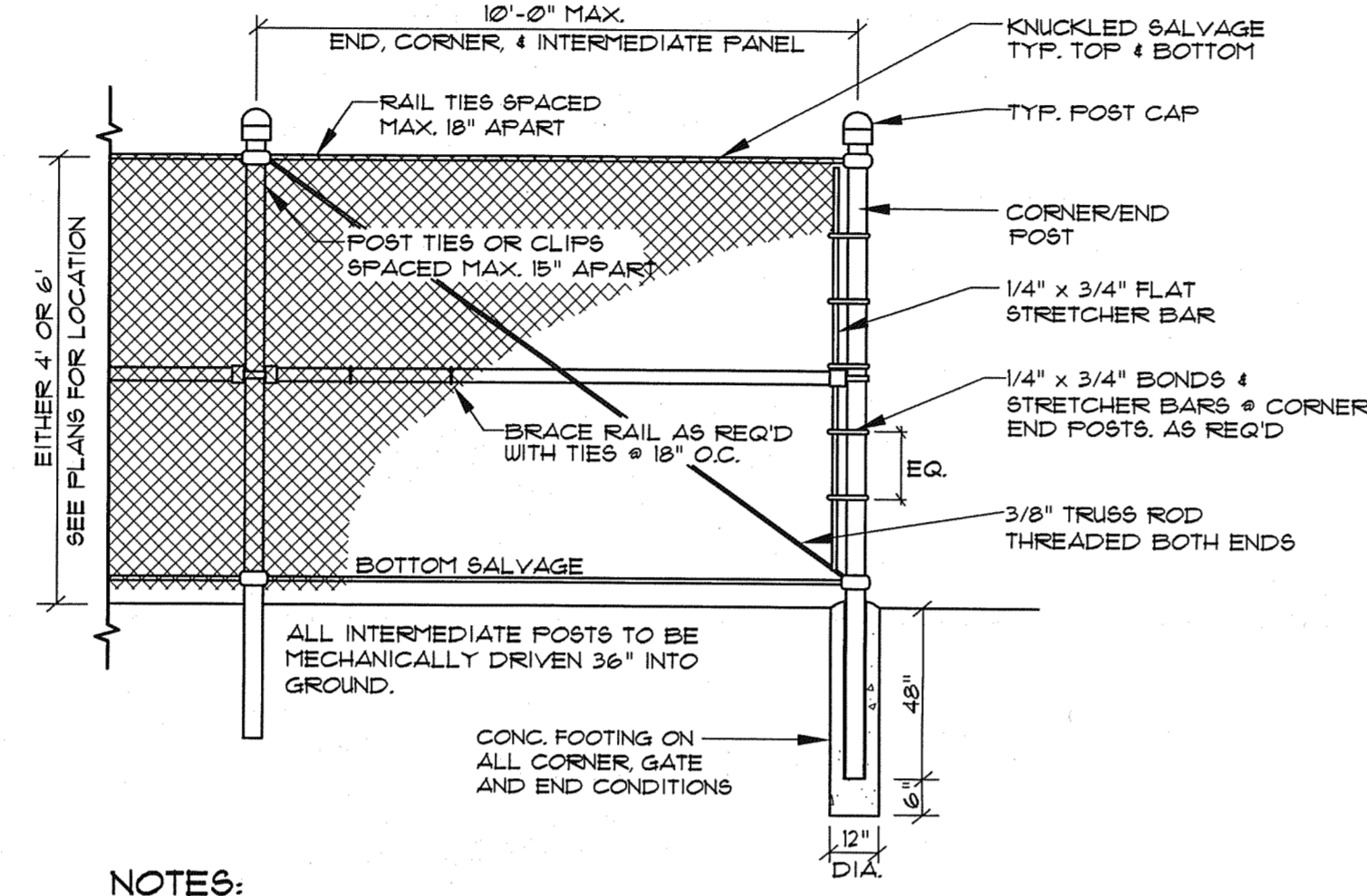
- NOTES:**
- 4'-0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.
 - DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
 - PIPE SIZES AND INVERTS AS NOTED ON PLANS.
 - CATCH BASIN FRAME AND GRATE TO BE ETHERIDGE FOUNDRY 64246, TYPE M OR C OR APPROVED EQUAL.

TYPICAL DRAINAGE STRUCTURE
NOT TO SCALE



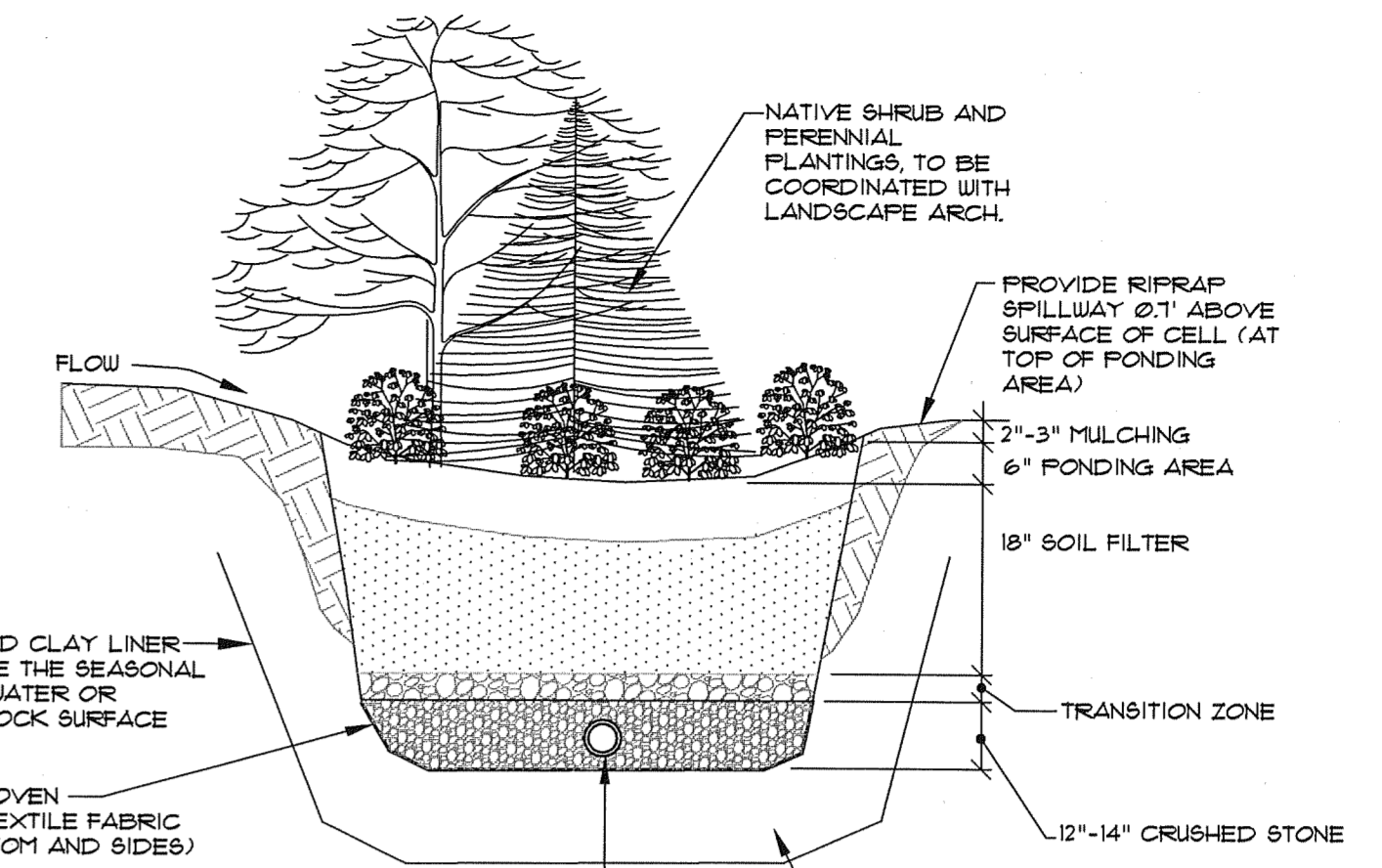
- DETENTION BASIN EMBANKMENT CONSTRUCTION NOTES:**
- CONSTRUCTION OF COMMON BORROW MATERIAL MEETING M.D.O.T. SPECIFICATIONS
 - PLACE BORROW MATERIAL IN 12" LIFTS COMPACTED TO 95% OF MAXIMUM
 - INSTALL RIP RAP AND EROSION CONTROL MESH WHERE SPECIFIED ON PLANS
 - LOAM, SEED, AND STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL
 - THE EMBANKMENT LINER SHALL BE 6" INCHES OF LOAM MIXED WITH NATIVE SOILS WITH A SILT CONTENT GREATER THAN THAT OF THE SOIL FILTER BED, SUCH THAT THE PERMEABILITY OF THE EMBANKMENT LINER IS LESS THAN THE FILTER BED MATERIAL.

DETENTION POND SECTION
NOT TO SCALE



- NOTES:**
- CORNER OR END POST: NOMINAL 3" O.D. GALVANIZED STEEL PIPE, MIN. 5.19 LBS./LF.
 - INTERMEDIATE POST: NOMINAL 2-1/2" O.D. GALVANIZED STEEL PIPE, MIN. 3.65 LBS./LF.
 - BRACES (TOP & BOTTOM): NOMINAL 1-5/8" O.D. GALVANIZED STEEL PIPE, MIN. 2.21 LBS./LF.
 - THE OUTSIDE OF THE FENCE FABRIC SHALL BE 3" INSIDE THE EDGE OF PAVEMENT.
 - BRACE RAIL AND DIAGONAL BRACE ROD SHALL BE INSTALLED AT EACH 10' CORNER SECTION OF ENCLOSURE.
 - CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3,000 PSI WITH 6% AIR ENTRAINMENT.
 - SUBMIT SHOP DRAWINGS FOR OWNER'S/ENGINEER'S APPROVAL.
 - FENCE FABRIC, POST, RAILS AND AFFURTENANCES SHALL BE VINYL CLAD+ COLOR: BLACK.
 - FENCE SHALL INCLUDE INSTALLATION OF DARK GREEN VINYL SLATS THROUGH CHAINLINK TO ENHANCE SCREENING EFFECT.

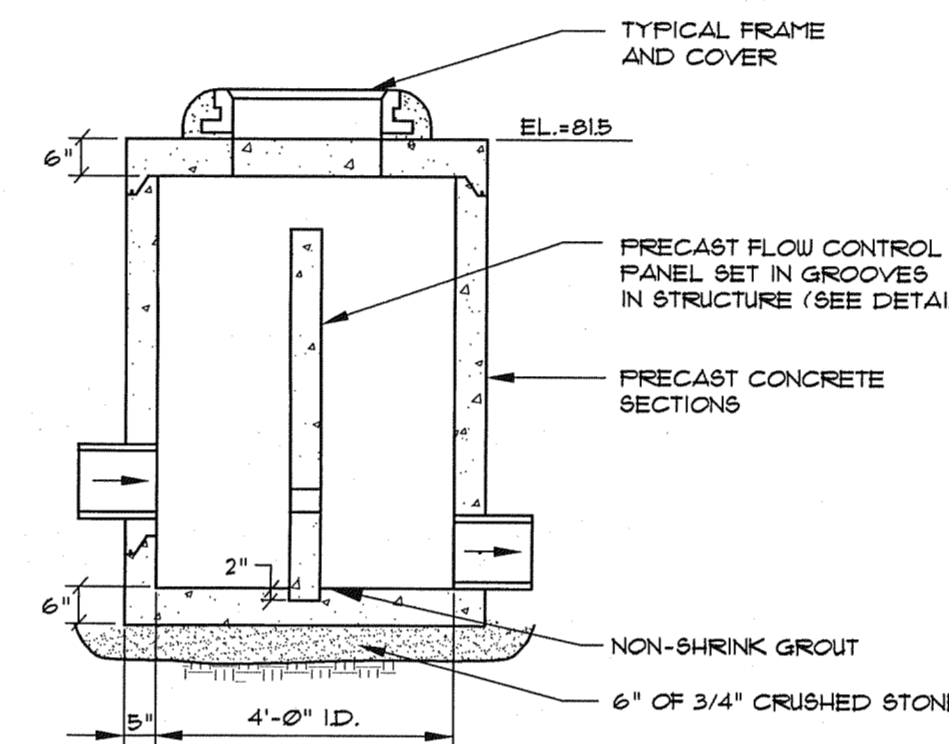
TYPICAL CHAIN LINK FENCE
NOT TO SCALE



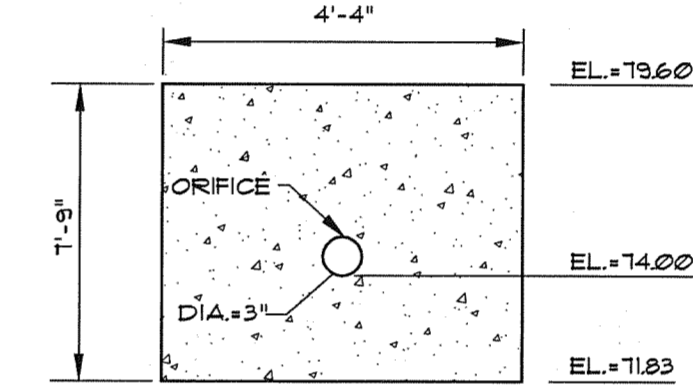
- NOTES:**
- TYPICAL. SEE BIORETENTION CELL DETAIL FOR ADDITIONAL SPECIFICATIONS.
 - IF BIORETENTION CELL OR RAIN GARDEN IS CONSTRUCTED IN FILL, REFER TO EMBANKMENT CONSTRUCTION IN SPILLWAY DETAIL, THIS SHEET.

- CLAY LINER CONSTRUCTION:**
- CLAY USED IN LINING SHALL BE COMPOSED OF MINERAL SOIL PARTICLES LESS THAN 0.002 MILLIMETERS IN DIAMETER WITH 40% OR MORE CLAY, LESS THAN 45% SAND, AND LESS THAN 40% SILT AS IDENTIFIED BY THE USDA.
 - PLACE CLAY MATERIAL AND COMPACT TO 92% OPTIMUM DENSITY.

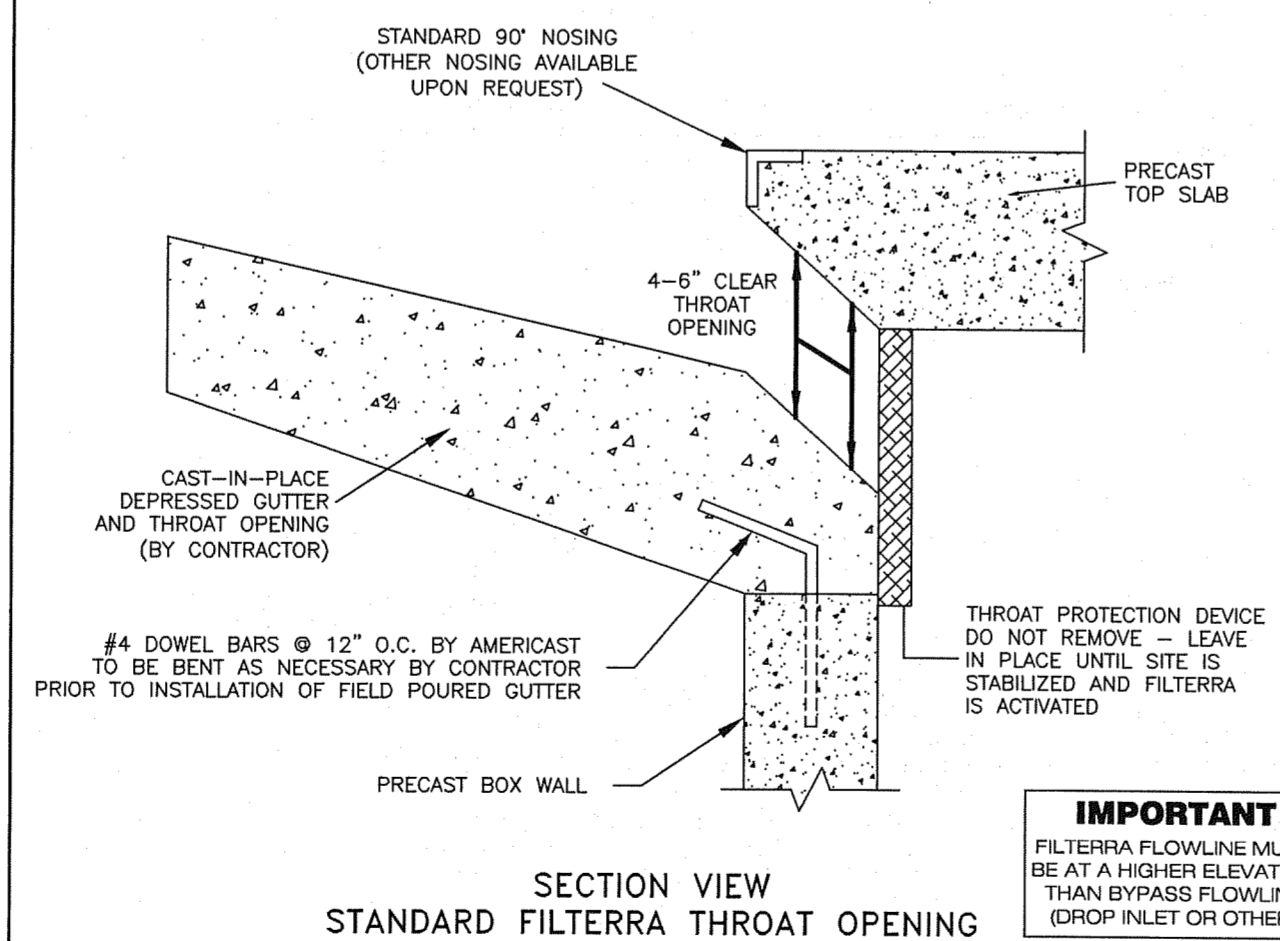
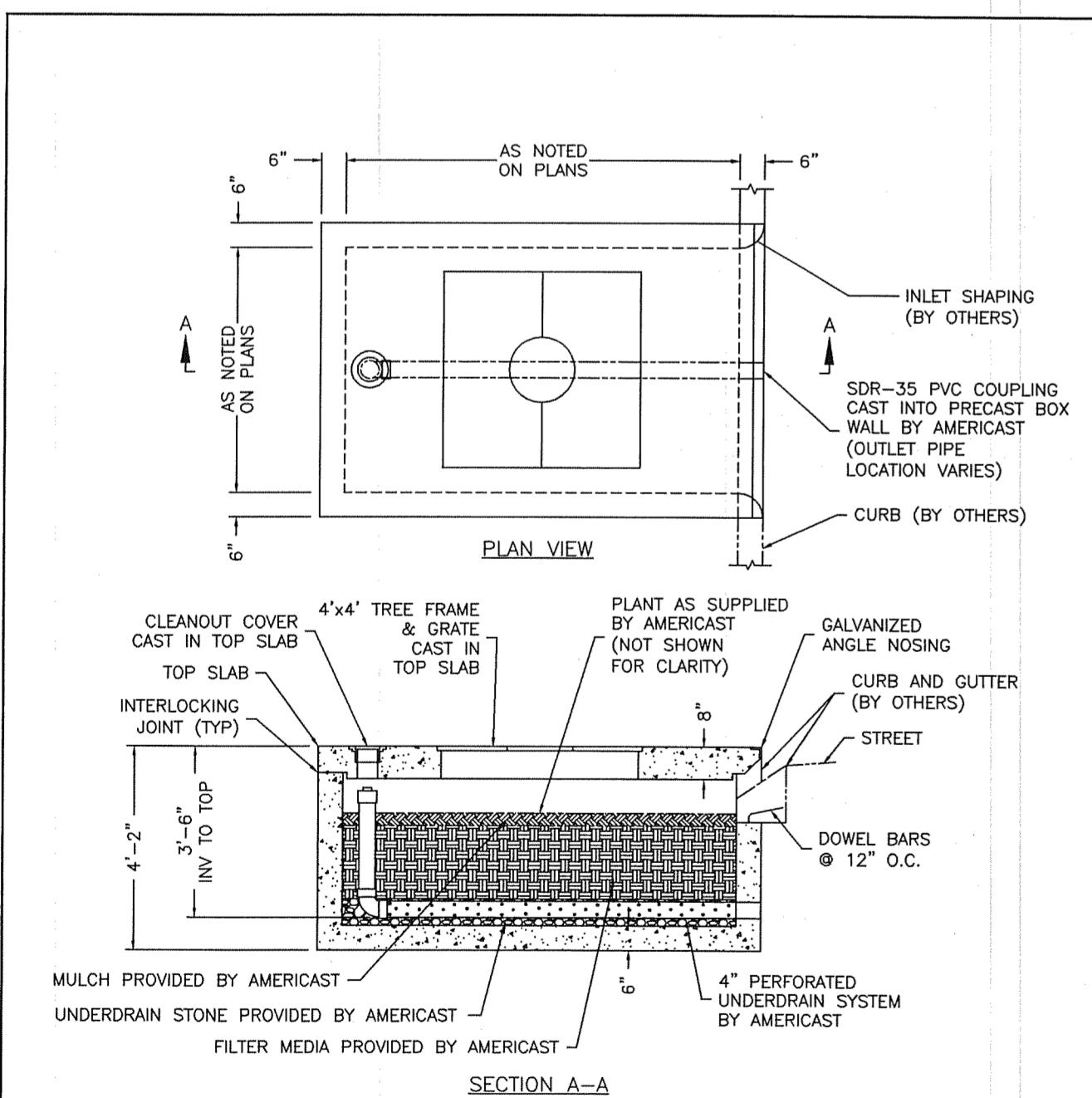
TYPICAL BIORETENTION CELL / RAIN GARDEN SECTION
NOT TO SCALE



OUTLET STRUCTURE DETAIL OC3-2
NOT TO SCALE



PRECAST FLOW CONTROL PANEL
NOT TO SCALE



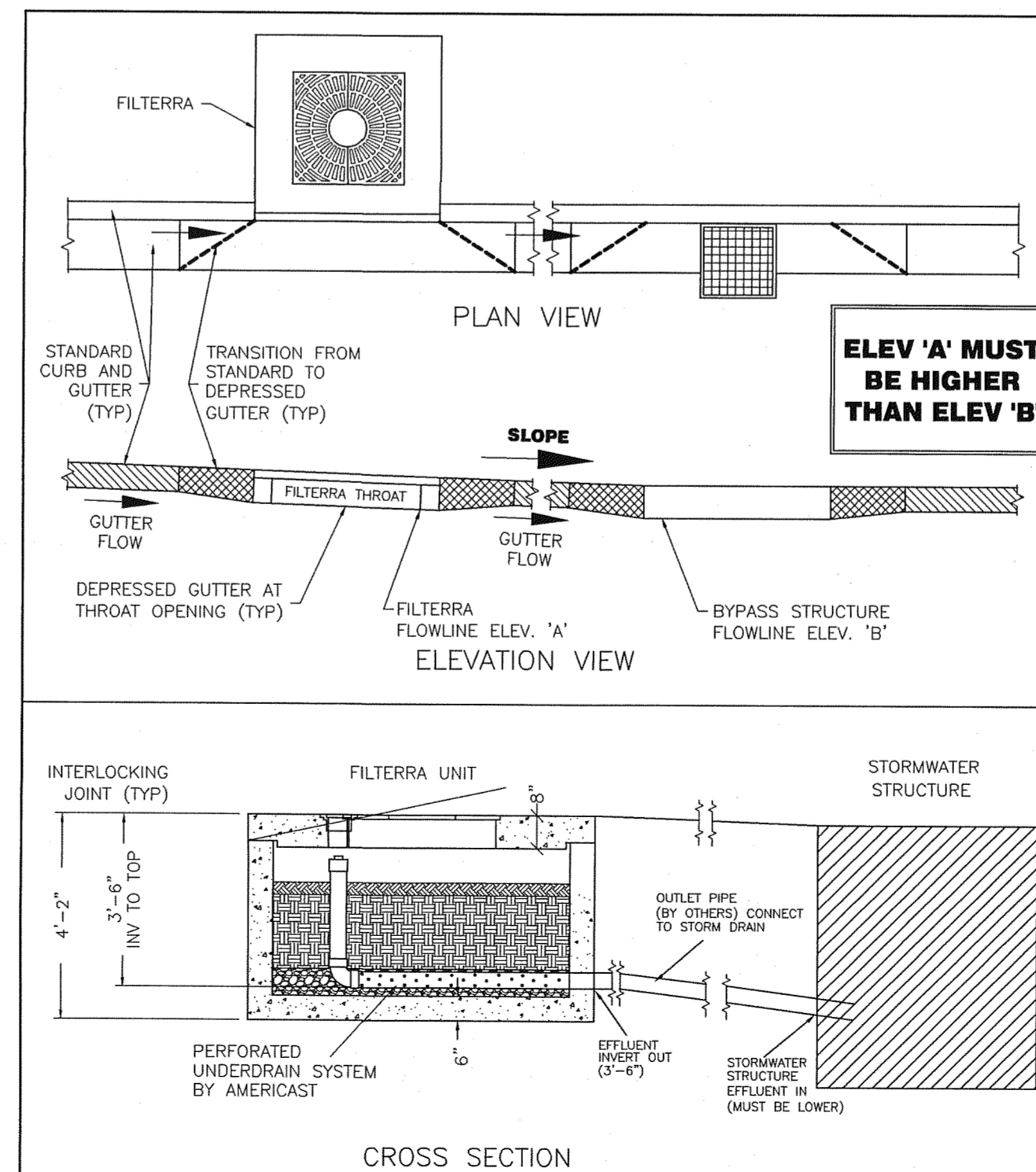
IMPORTANT
FILTERRA FLOWLINE MUST BE AT A HIGHER ELEVATION THAN BYPASS FLOWLINE (DROP INLET OR OTHER)

MODIFICATIONS OF DRAWINGS ARE ONLY PERMITTED BY WRITTEN AUTHORIZATION FROM FILTERRA. DRAWING AVAILABLE IN TIF FILE FORMAT.

DATE: 09-04-07 DWG: FTNL-3

AMERICAST PRECAST FILTERRA® UNIT NARROW LENGTH CONFIGURATION

filterra US PAT. 6,277,274 AND 6,569,321

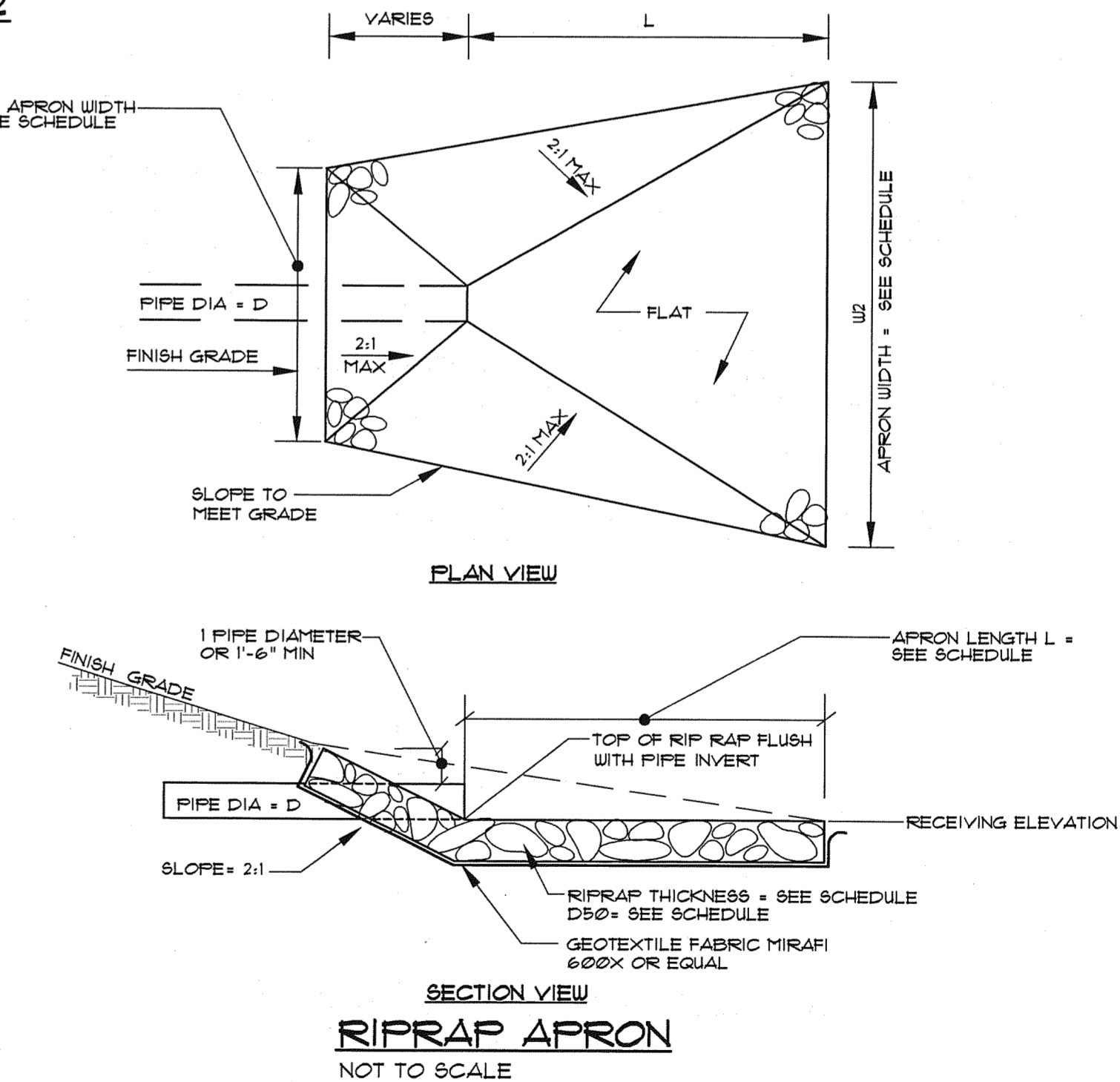


MODIFICATIONS OF DRAWINGS ARE ONLY PERMITTED BY WRITTEN AUTHORIZATION FROM FILTERRA. DRAWING AVAILABLE IN TIF FILE FORMAT.

DATE: 02-06-08 DWG: CGT-4

AMERICAST FILTERRA® THROAT OPENING AND GUTTER OR FLUME DETAIL

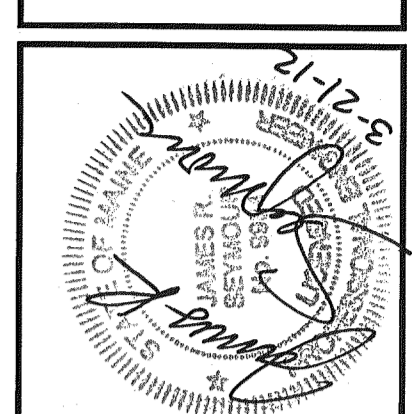
filterra US PAT. 6,277,274 AND 6,569,321



- NOTES:**
- RIPRAP TO BE PROCESSED ANGULAR ROCK
 - RIPRAP GRADATION SHALL BE A WELL GRADED MIX FROM ABOUT 15 TIMES D SIZE TO 25 PERCENT OF THE D SIZE
 - THE RIPRAP STONES SHALL BE CAREFULLY PLACED FROM THE TOE OF THE SLOPE UPWARD
 - STONES SHALL BE LOWERED TO THE SLOPE AND NOT BE ALLOWED TO DROP MORE THAN 12' ONTO THE GEOTEXTILE
 - THE FINISHED SURFACE SHALL BE A RELATIVELY SMOOTH, UNIFORM, SLOPED SURFACE

TYPICAL RIPRAP APRON SCHEDULE

CULVERT DIAMETER - D (IN.)	APRON LENGTH - L (FT.)	WIDTH - W1 (FT.)	WIDTH - W2 (FT.)	RIPRAP D50 (IN.)	RIPRAP THICKNESS (IN.)
12	8	3	9	6	14
18	10	4	12	6	14



REV.	BY:	DATE:	STATUS:
D	JRS	03/19/12	REVISED PER FINAL PLAN COMMENTS
C	JRS	03/06/12	SUBMITTED FOR FINAL PLAN REVIEW
B	JRS	01/10/12	RESUBMITTED FOR PRELIMINARY REVIEW
A	JRS	11/15/11	RESUBMITTED FOR PRELIMINARY REVIEW

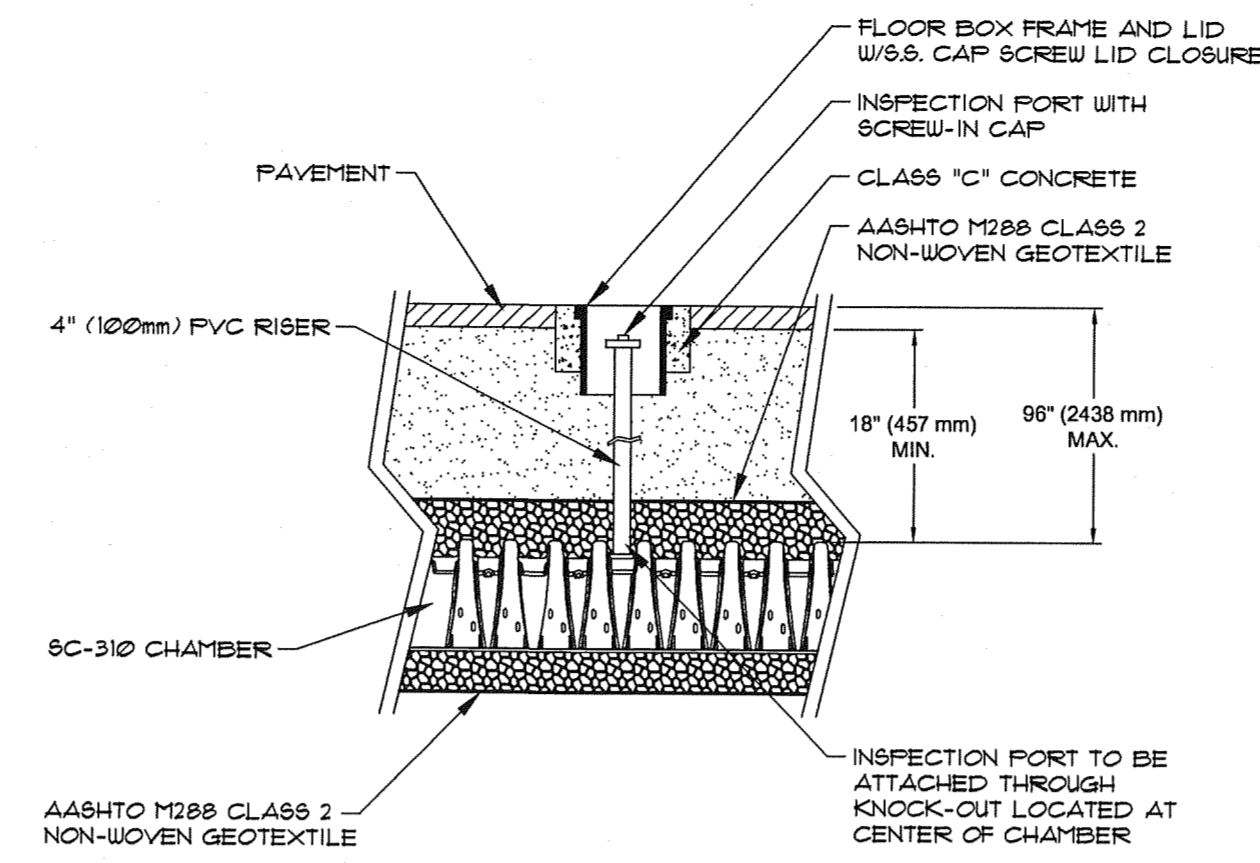
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Westbrook, ME 04095-1389
Tel: (207) 748-5500 Fax: (207) 748-5566
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PROJECT NO. 11142
FIELD BOOK DESIGN CHKD JRS
DRAWN JRS
CHECKED SAG

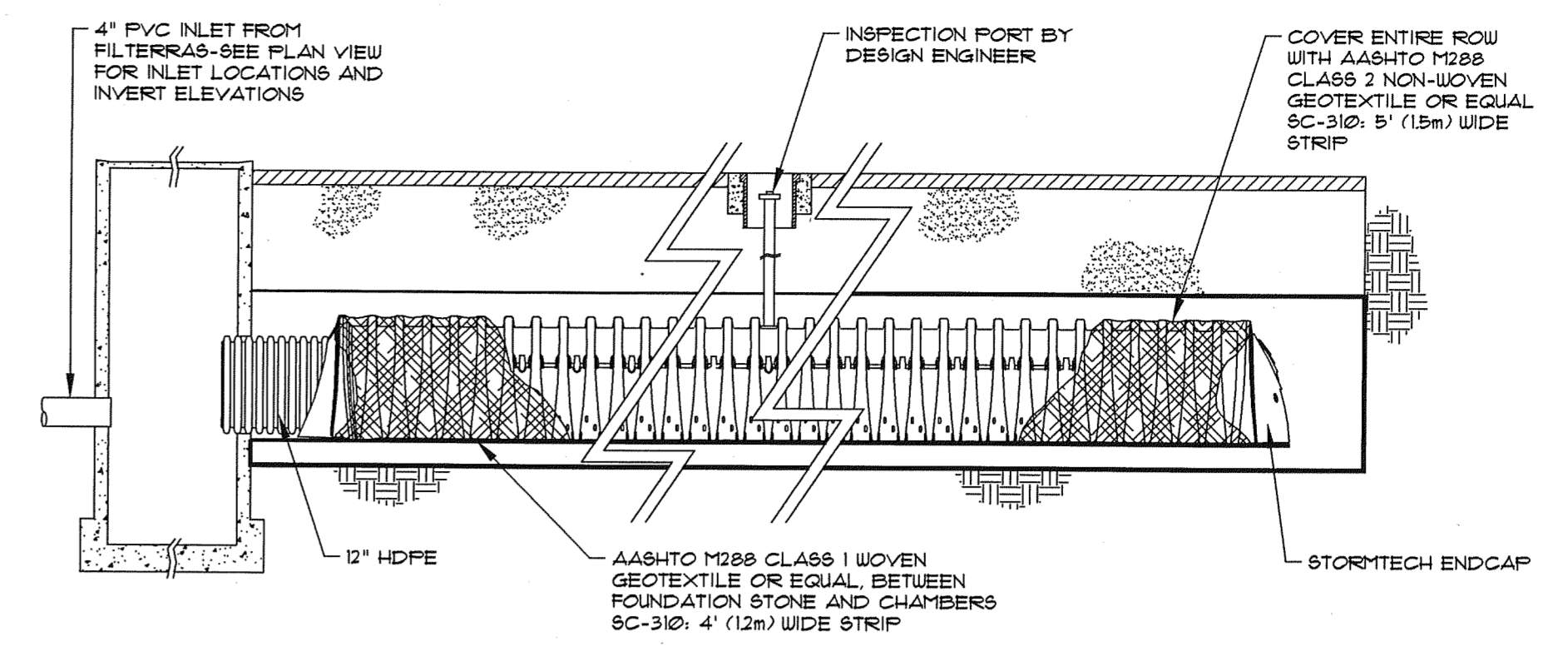
DETAILS
OF:
TRITON FOODMART / GAS STATION
1884 FOREST AVE.
PORTLAND, MAINE
FOR: JOHN CHAU
75 ACADIA ST.
PORTLAND, MAINE 04103

DATE: 8/3/11 SCALE: AS NOTED

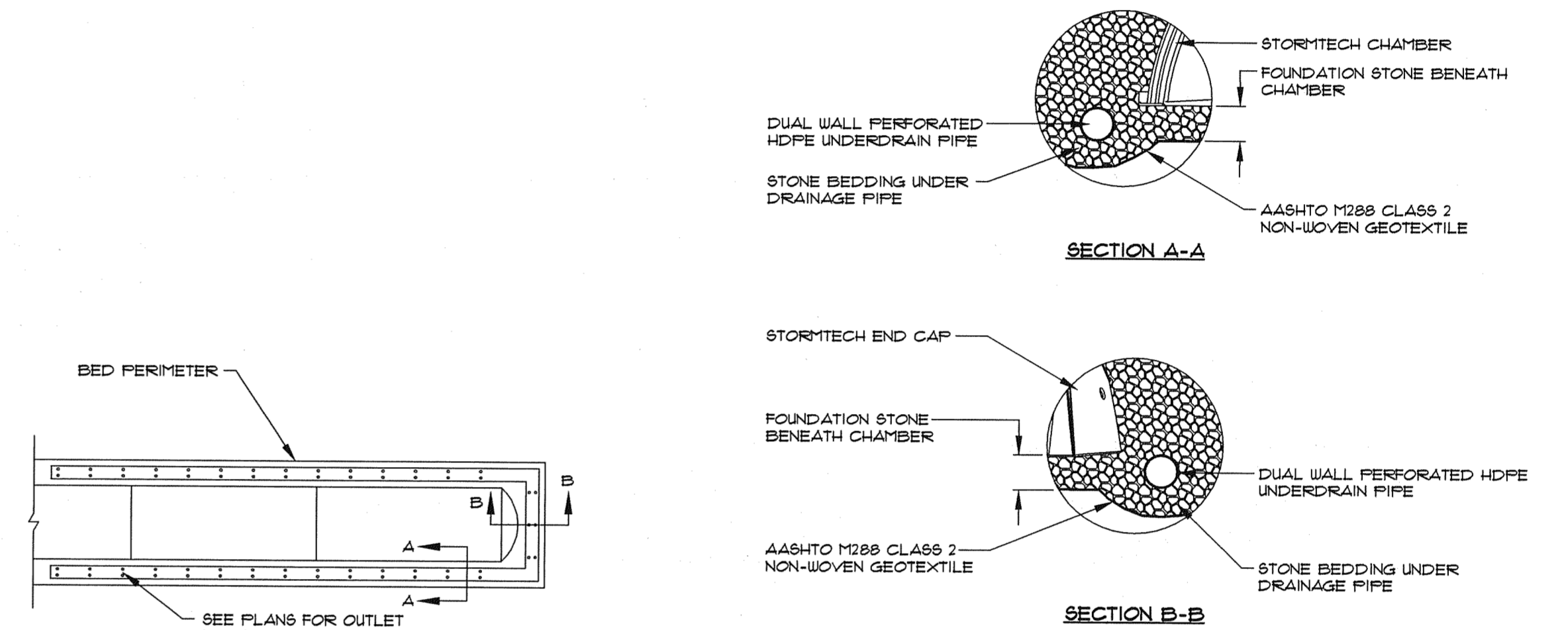
SHEET 8 OF 9



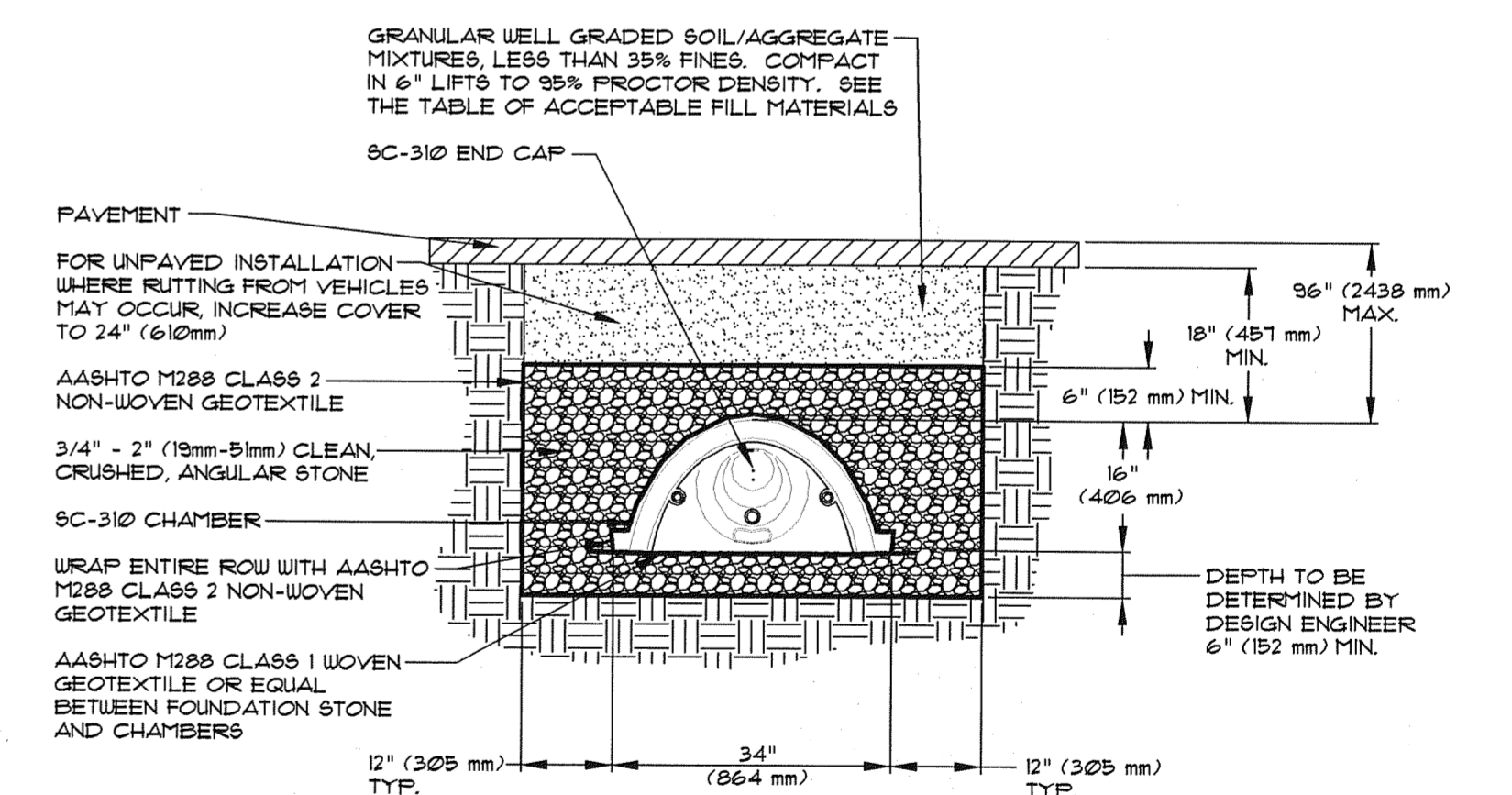
SC-310 INSPECTION PORT
NOT TO SCALE



ISOLATOR ROW PROFILE
NOT TO SCALE

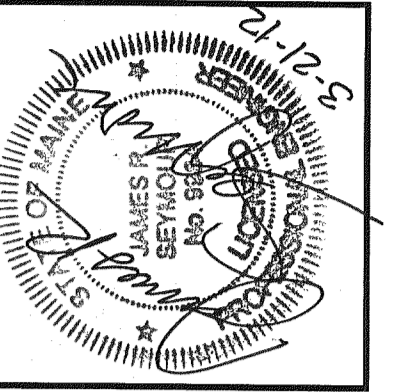


SC-310 UNDERDRAIN
NOT TO SCALE



1. THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION I2.12 FOR EARTH AND LIVE LOADS, WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCE.
2. CHAMBERS SHALL MEET ASTM F 2418-05 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS."
3. THE DESIGN ENGINEER IS RESPONSIBLE FOR ENSURING THE REQUIRED BEARING CAPACITY OF SUBGRADE SOILS.
4. THIS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION I2.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS.

SC-310 STANDARD CROSS SECTION
NOT TO SCALE



REV.	BY:	DATE:	STATUS:
D	JRS	03/19/12	REVISED PER FINAL PLAN COMMENTS
C	JRS	03/06/12	SUBMITTED FOR FINAL PLAN REVIEW
B	JRS	01/10/12	RESUBMITTED FOR PRELIMINARY REVIEW
A	JRS	11/15/11	SUBMITTED FOR PRELIMINARY REVIEW

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PROJECT NO. 11142
FIELD BOOK DESIGN CHKD
SAG JRS
DRAWN JKS/JRH

DETAILS
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