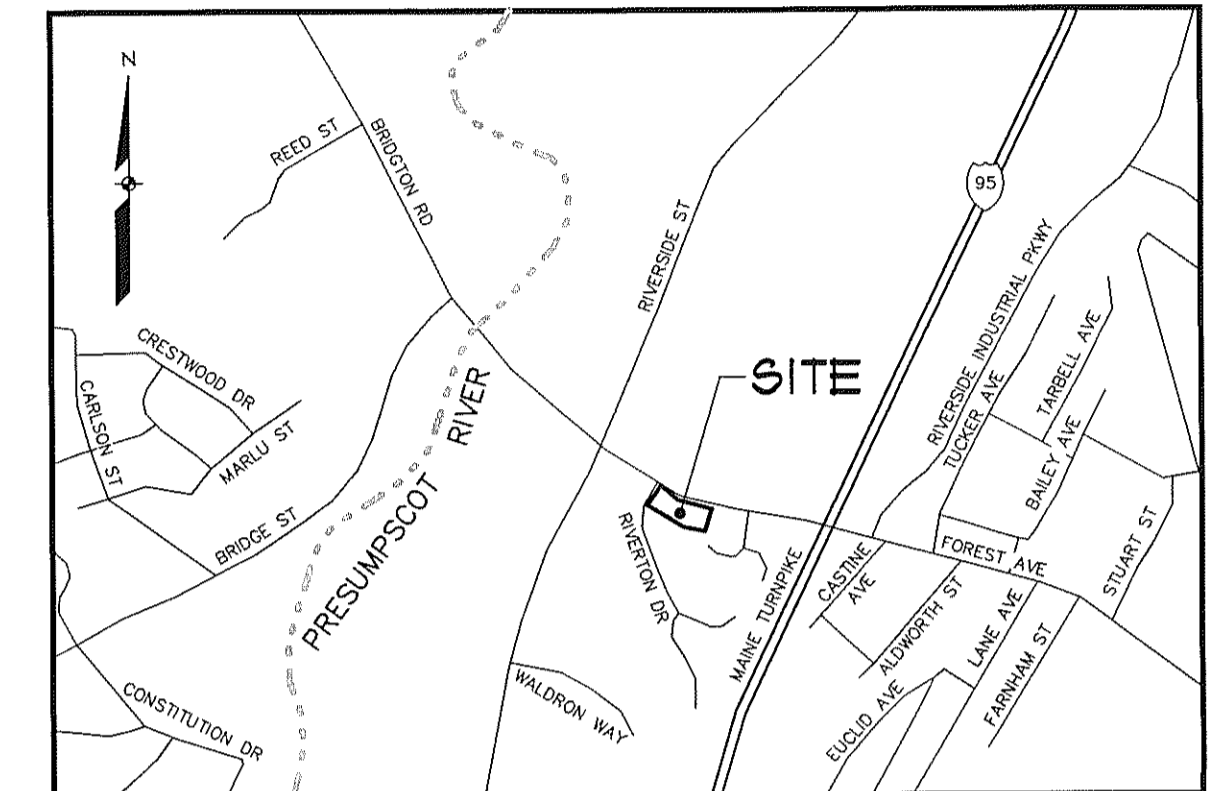
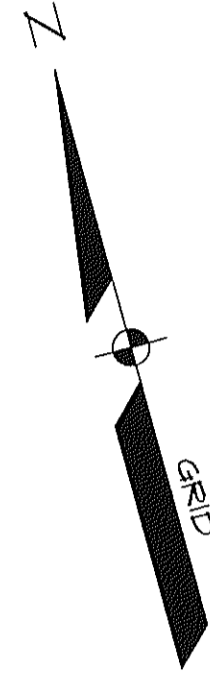


TRITON FOODMART / GAS STATION

1884 FOREST AVENUE
PORTLAND, MAINE

APPLICANT:

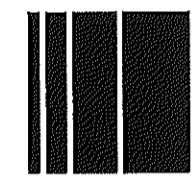
JOHN CHAU
75 ACADIA STREET
PORTLAND, MAINE 04103



LOCATION MAP

N.T.S.

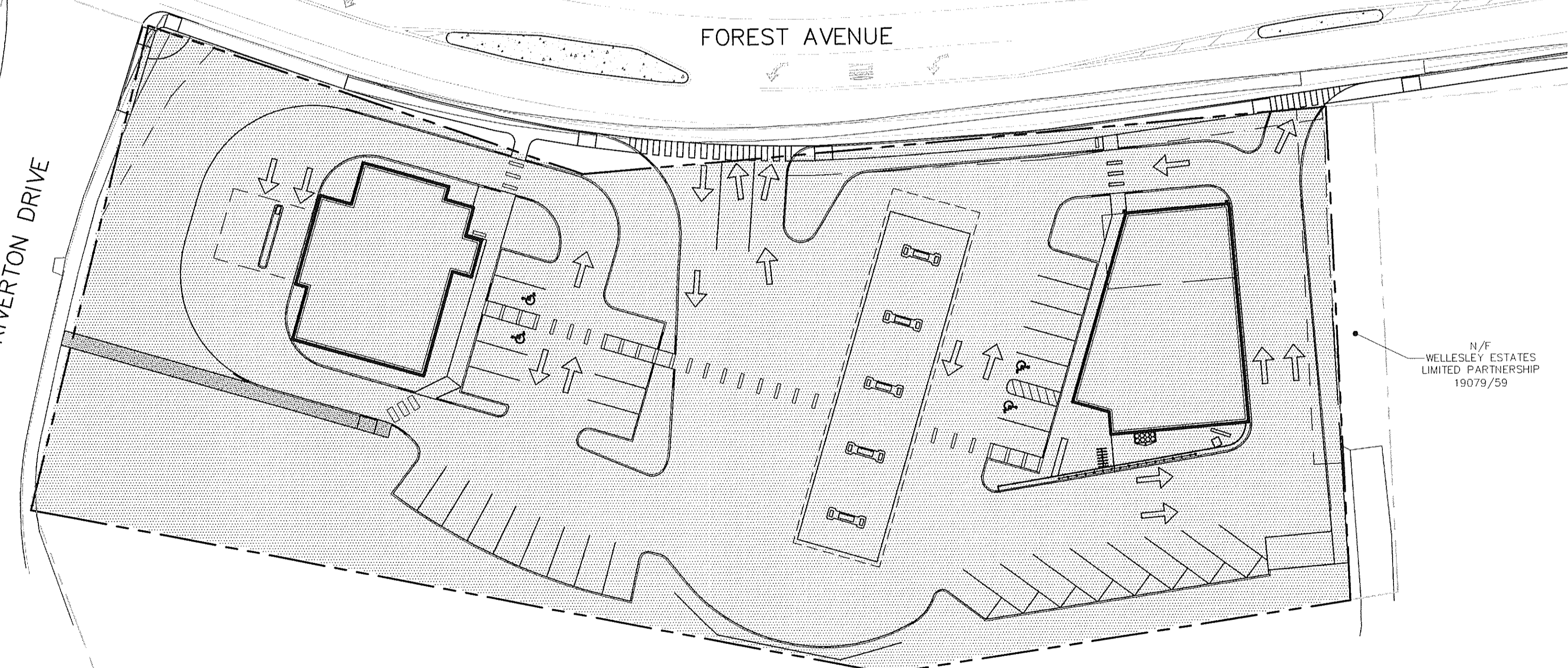
ENGINEER / SURVEYOR:



Sebago Technics

Engineering Expertise You Can Build On
One Chabot Street Westbrooke, Me 04098-1339
250 Goddard Rd. - Suite B Lewiston, ME 04240
Tel (207) 856-0277 Tel (207) 783-5856
WWW.SEBAGOTECHNICS.COM

RIVERTON DRIVE



N/F
PORTLAND HOUSING
AUTHORITY
3280/329

N/F
WELLESLEY ESTATES
LIMITED PARTNERSHIP
18466/222

N/F
WELLESLEY ESTATES
LIMITED PARTNERSHIP
19079/59

PROJECT ARCHITECT:

TFH ARCHITECTS
80 MIDDLE STREET
PORTLAND, MAINE

SCALE: 1" = 30'

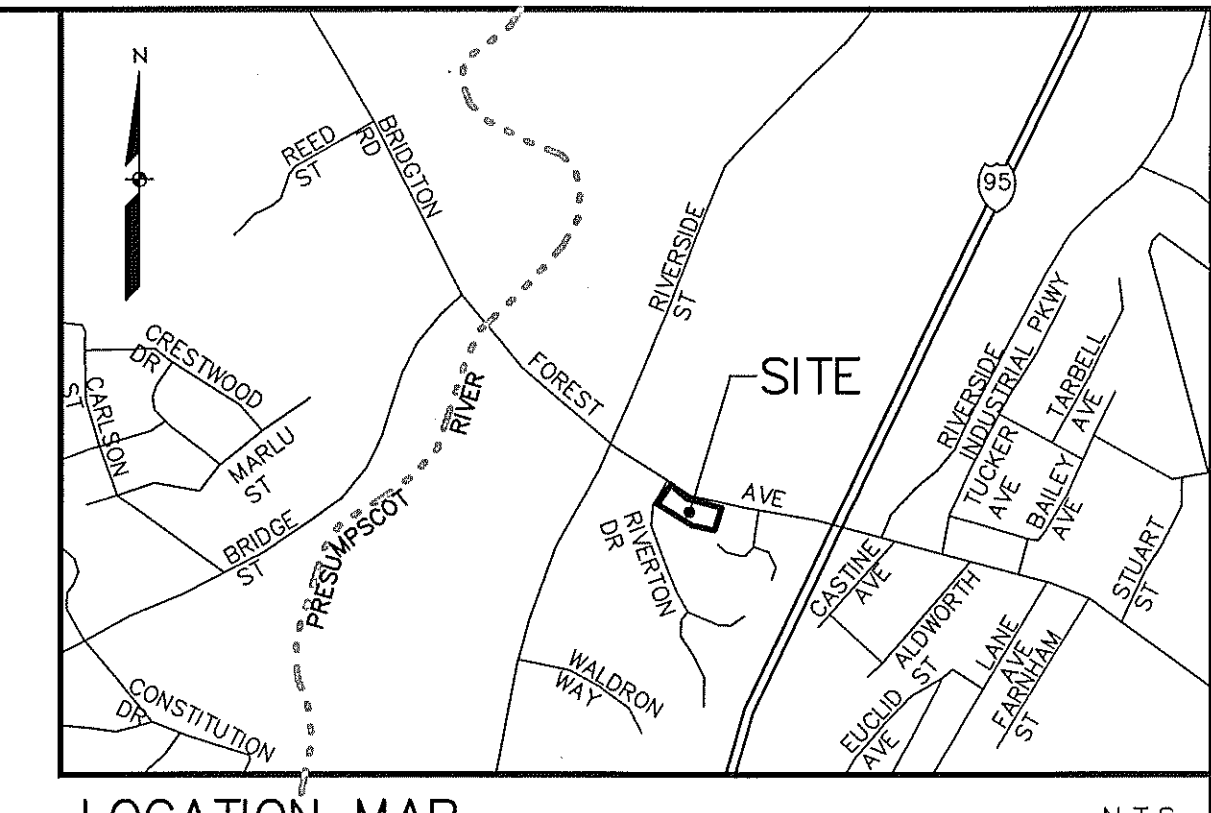
SHEET INDEX:

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

RIVERSIDE STREET



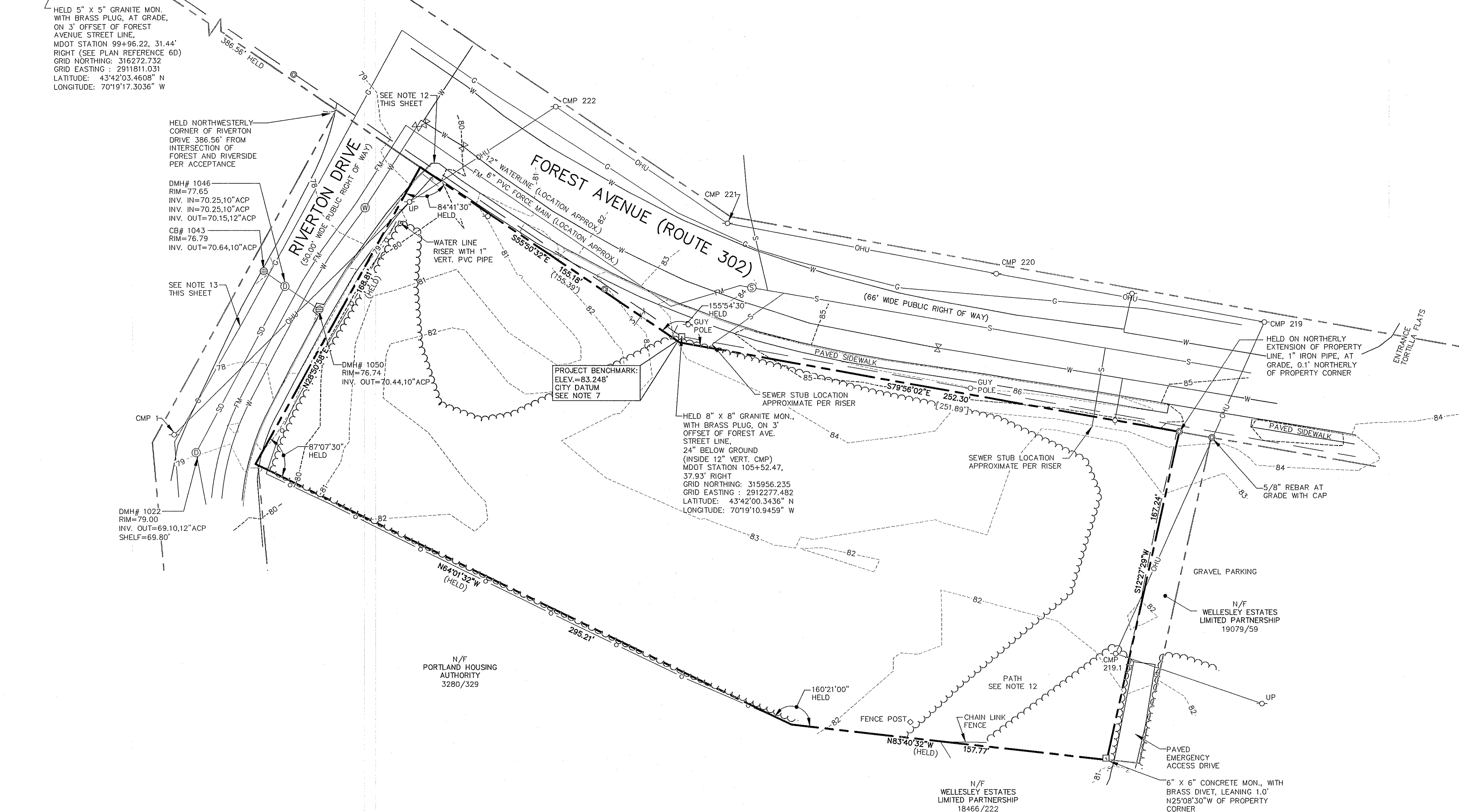
LEGEND		LEGEND	
EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.	W	WATER
---	ABUTTER LINE/R.O.W.	W	WATER GATE VALVE
---	CENTERLINE	W	WATER SHUT OFF
---	IRON PIPE/ROD	W	HYDRANT
○	DEED CALL	S	SEWER
○	CURVE/LINE NO.	FM	FORCE MAIN
---	SIGN	SM	SEWER MH
---	EDGE PAVEMENT	SD	STORM DRAIN
---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



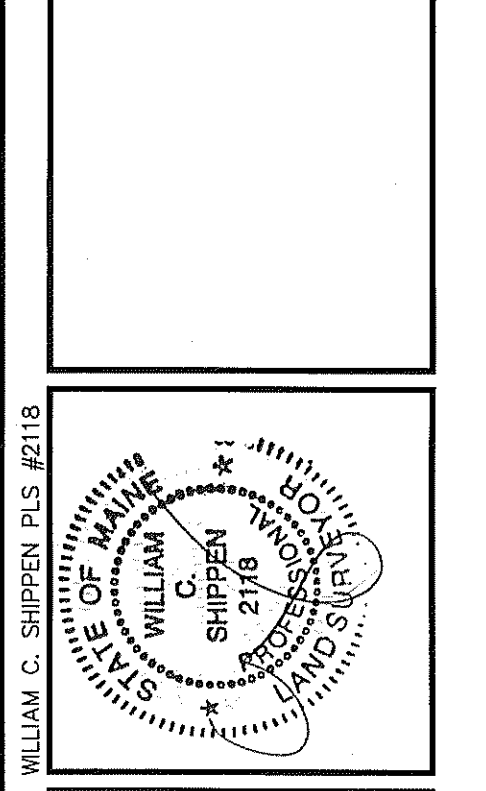
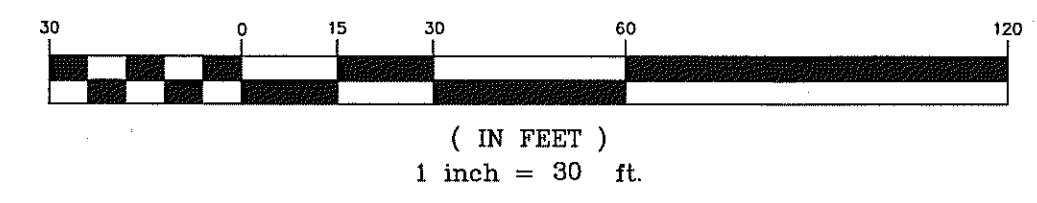
LOCATION MAP N.T.S.

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: 20 FEET (ABUTTING RESIDENTIAL USE)
MIN. REAR YARD: 20 FEET (ABUTTING RESIDENTIAL USE)
MIN. SIDE YARD: SHALL NOT EXCEED THE AVERAGE DEPTH OF THE FRONT YARD OF THE CLOSEST DEVELOPED LOTS ON EITHER SIDE OF THE LOT IN QUESTION.
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 2011 AND JANUARY 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 CCRD.
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. TURKEY 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 MDT CONTROL FROM A SURVEY PERFORMED IN 2006. THE CORRELATION OF 83 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.



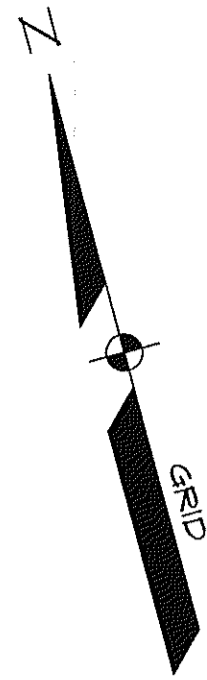
GRAPHIC SCALE



PROJECT NO.	11142
FIELD BOOK	DESIGN
CHKD	WCS
DRAWN	BAM
DATE	11/15/11
REV.	BY
A	JRS
B	JRS
RESUBMITTED FOR PRELIMINARY REVIEW	11/10/12
STATUS:	RESUBMITTED FOR PRELIMINARY REVIEW

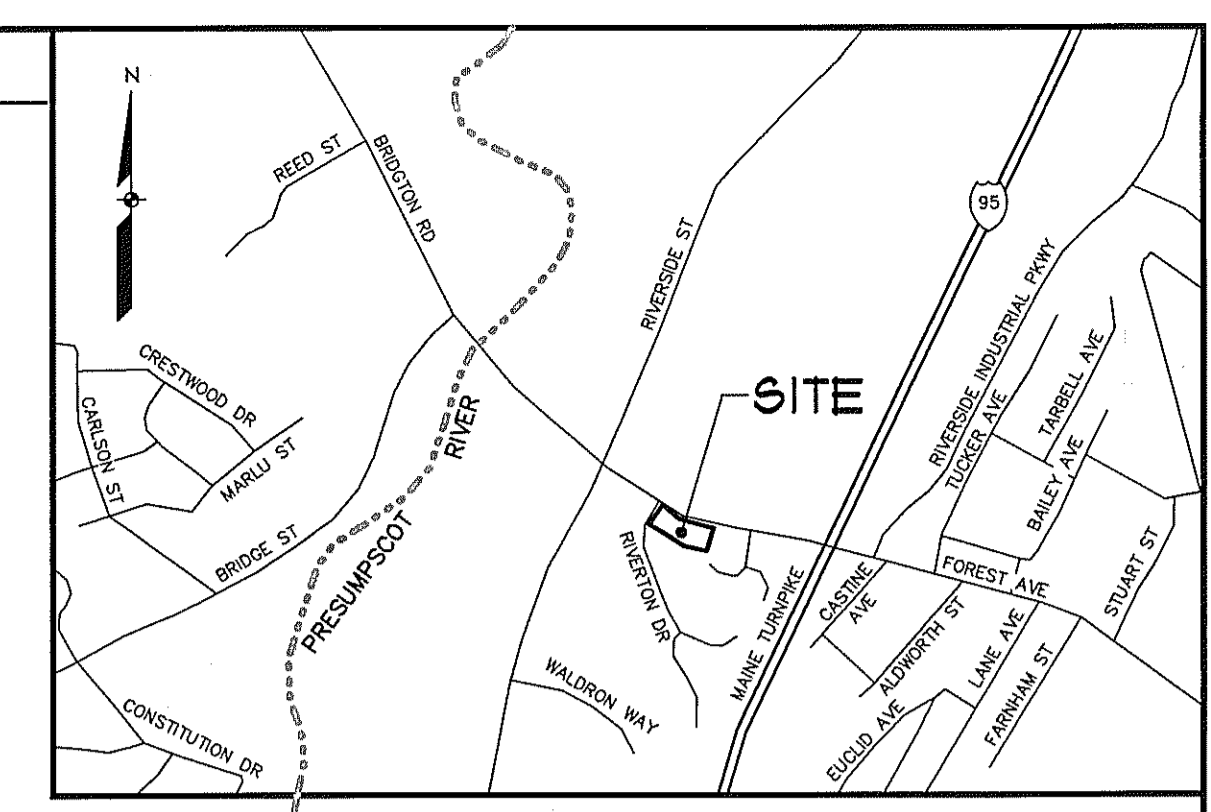
Sebago Technics
 Engineering Experience You Can Build On.
 One Chubb Street
 Westbrook, ME 04095-1339
 Tel: (207) 755-5271
 www.sebagotech.com

EXISTING CONDITIONS PLAN
 OR
 CHAU PROPERTY DEVELOPMENT
 1884 FOREST AVE.
 PORTLAND, MAINE
 FOR:
JOHN CHAU
 75 ACADIA ST.
 PORTLAND, MAINE 04103

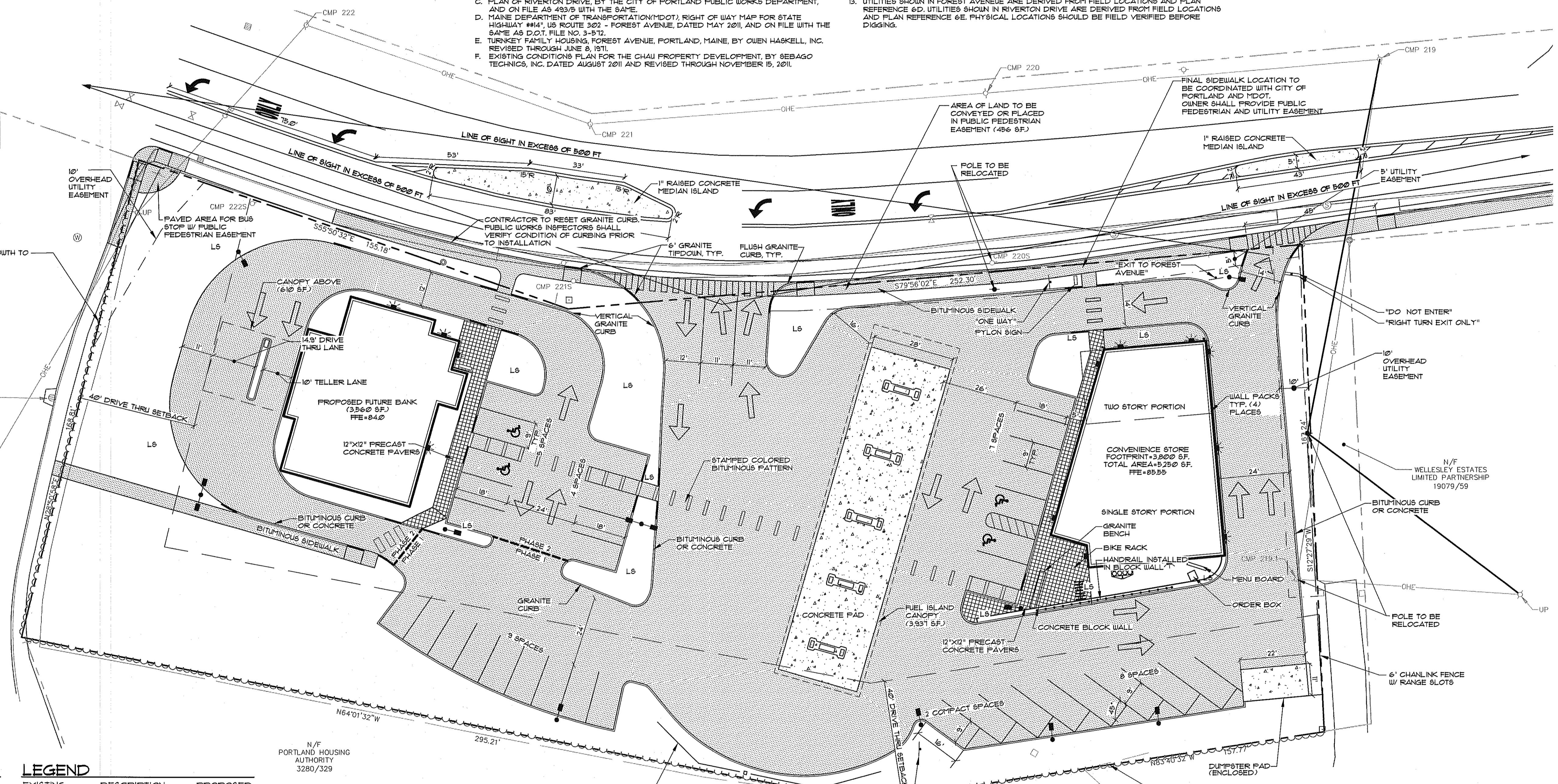
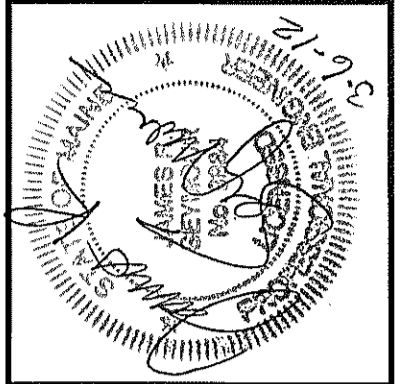


GENERAL NOTES:

1. 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.
2. 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.
3. 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
MIN REAR YARD: 0 FEET
MIN SIDE 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 REAR YARD: 20 FEET (ABUTTING RESIDENTIAL USE)
MAX. BUILDING HEIGHT: 45 FEET
DRIVE-THRU SETBACK: 40 FEET
MAX. IMPERVIOUS SURFACE RATIO: 80%
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 1.61 ACRES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS DURING JULY AND AUGUST OF 2011.
6. 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 144 CCRD. AND ON FILE AS 432/5 WITH THE SAME.
C. PLAN OF RIVERTON DRIVE, BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT, AND ON FILE AS 432/5 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. 3-872.
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.
7. 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.
8. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
9. 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.
10. 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 18218, PAGE 93.
11. 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.
12. STREET IMPROVEMENTS (EG. PAVEMENT AND CURBING) EXIST OVER THE SOUTHEASTERLY 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.
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LOCATION MAP N.T.S.



DM# 1046
RM=77.65
INV. IN=70.25,10"ACP
INV. OUT=70.25,10"ACP
CB# 1043
RM=76.79
INV. OUT=70.64,10"ACP

CS# 1050
RM=76.74
INV. OUT=70.44,10"ACP

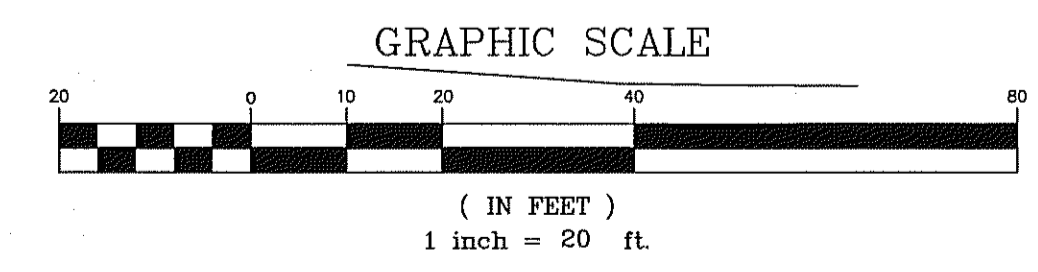
DM# 1022
RM=79.00
INV. IN=69.15,12"ACP
INV. OUT=69.10,12"ACP
SHELF=69.80'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	DRILLHOLE	---
---	C1/L1 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	---
---	FORCE MAIN	---
---	SEWER MH	---
---	STORM DRAIN	---
---	UNDERDRAIN	---
---	CATCH BASIN	---
---	DRAINAGE MH	---
---	CULVERT	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	LIGHT POLE/WALL	---
---	UTILITY POLE	---
---	GUY	---



REV.	DATE	BY	STATUS
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

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.

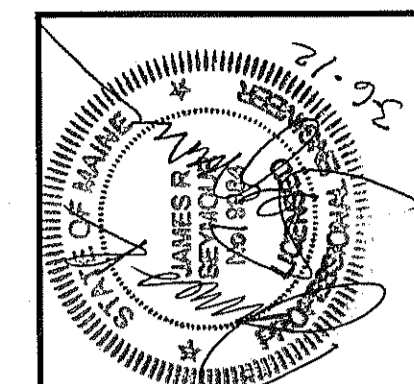
Sebago Technics
Engineering Expertise You Can Build On
One Chapel Street
Portland, ME 04101
Tel: (207) 866-5277
Fax: (207) 866-5278
WWW.SEBAGOTECHNICS.COM

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

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

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

SHEET 3 OF 8



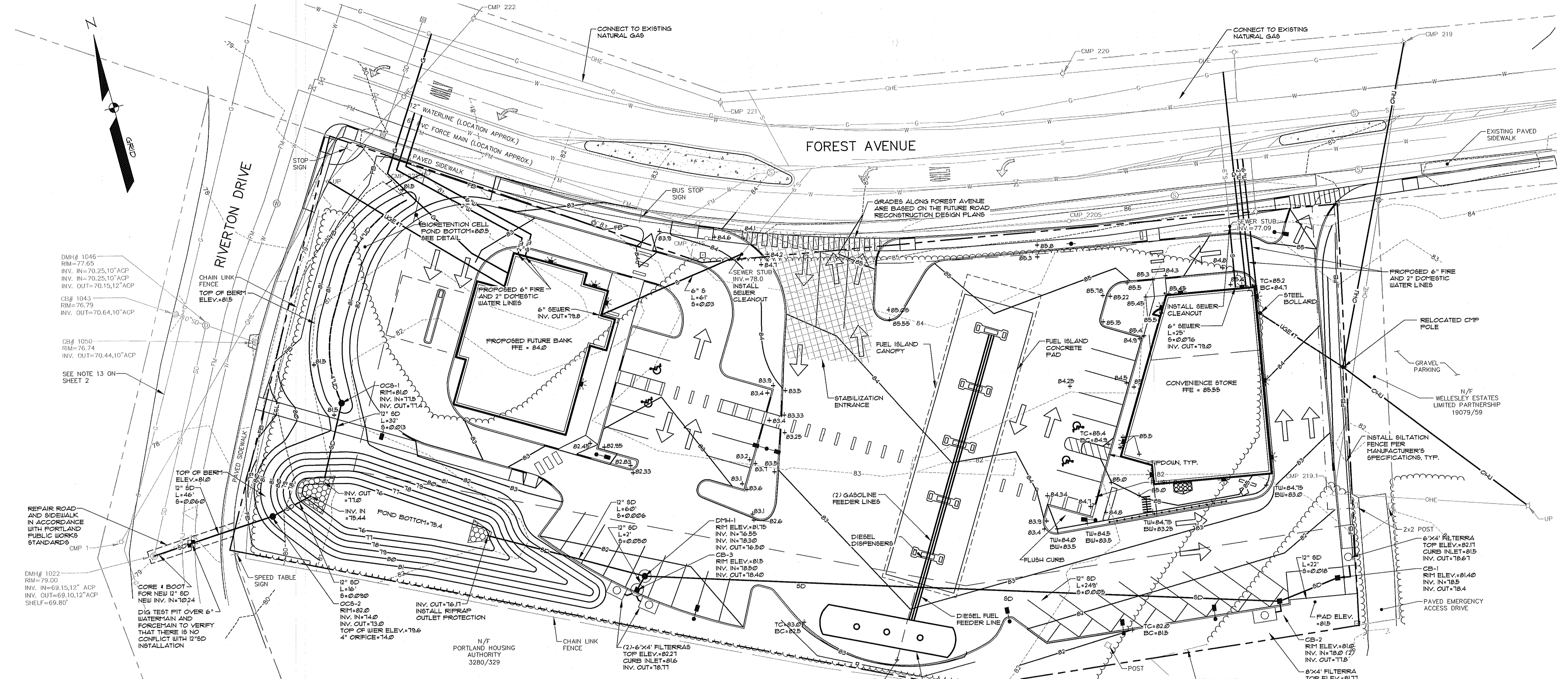
DATE	DESCRIPTION
03/06/12	SUBMIT FOR FINAL PLAN REVIEW
07/10/12	RESUBMITTED FOR PRELIMINARY REVIEW
11/15/11	SUBMITTED FOR PRELIMINARY REVIEW
08/11	SUBMITTED FOR PRELIMINARY REVIEW
REV.	DATE
JRS	
JRS	
JRS	
JRS	
JRS	

Sebago Technics
 Engineering, Expediting, You Can Build On.
 One Chatham Street
 Westbrook, ME 04092-1339
 Tel (207) 656-6277
 www.sebagoengineers.com

PROJECT NO. 11442
 DESIGN CHD
 DRAWN JRS

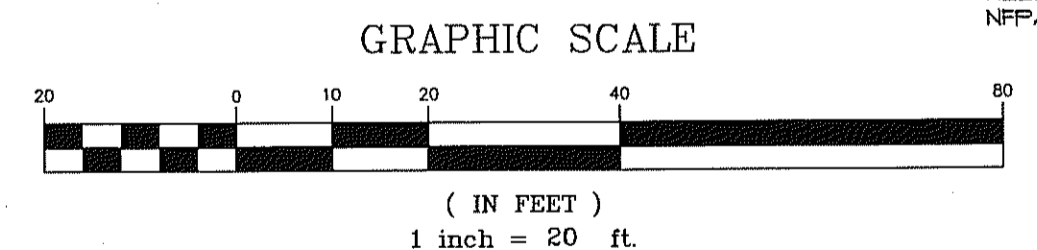
GRADING AND UTILITY PLAN
 OF
TRITON FOODMART / GAS STATION
 1884 FOREST AVE.
 PORTLAND, MAINE
 FOR
JOHN CHAU
 75 ADAIR ST.
 PORTLAND, MAINE 04103
 TAB:GU

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



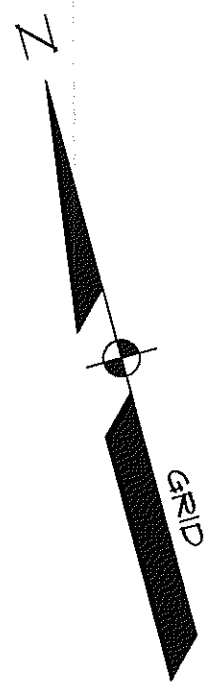
LEGEND

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 MH	---
---	STORM DRAIN	---
---	UNDERDRAIN	---
---	CATCH BASIN	---
---	DRAINAGE MH	---
---	CULVERT	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	TRANSFORMER PAD	---
---	UTILITY POLE	---
---	GUY	---
---	FILTER BARRIER	---
---	RIPRAP	---



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 CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 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 OF (1-888-936-8847) 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 NOTIFIED, DIG SAFE WILL ADVISE 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 WORKS SYSTEMS.
- CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRS 3360-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 SAUCUT 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 TERM "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 THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
- 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, SH-5, 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.

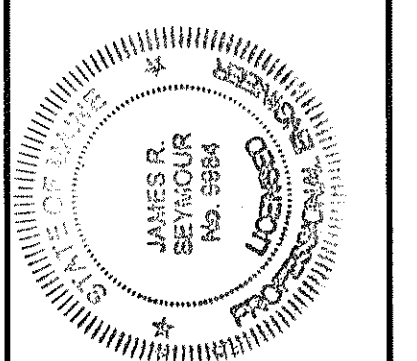


PLANT LIST

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 OTIORICA	SIBERIAN SPRUCE	6"-7" HGT
TO	TULIA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6"-7" HGT
FD	PHYSCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	3" HGT
HM	HOSTA 'SUM 4 SUBSTANCE'	SUM 4 SUBSTANCE HOSTA	1" CONT
HM	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	1/2 CONT
MS	MISCANTHUS SINENSIS 'COSMOPOLITAN'	COSMOPOLITAN GRASS	1/2 CONT
CA	CLETHERA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	24-30"
RH	RHOODODENDRON 'NORTHERN STARBURST'	NORTHERN STARBURST RHODY	24-30"
LF	LEUCOTHOE FONTANESIANA	CROOKING LEUCOTHOE	18-24"
FN	FINUS NIGRA	AUSTRIAN PINE	6"-7" HGT
JS	JUNIFERUS SABINA 'SIERRA SPREADER'	SIERRA SPREADER JUNIFER	24-30"
EP	ECHEINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	1" CONT
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	1/2 CONT
MA	MAGNOLIA X LOEBNERI 'LEONARD MESSEL'	LEONARD MESSEL MAGNOLIA	6" HGT
MB	MICROBIOTA DECUBATA	SIBERIAN CARPET CYPRESS	1/2 CONT
CF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1/2 CONT
BN	BETULA NIGRA	RIVER BIRCH	10-12' CLUMP

LANDSCAPE NOTES

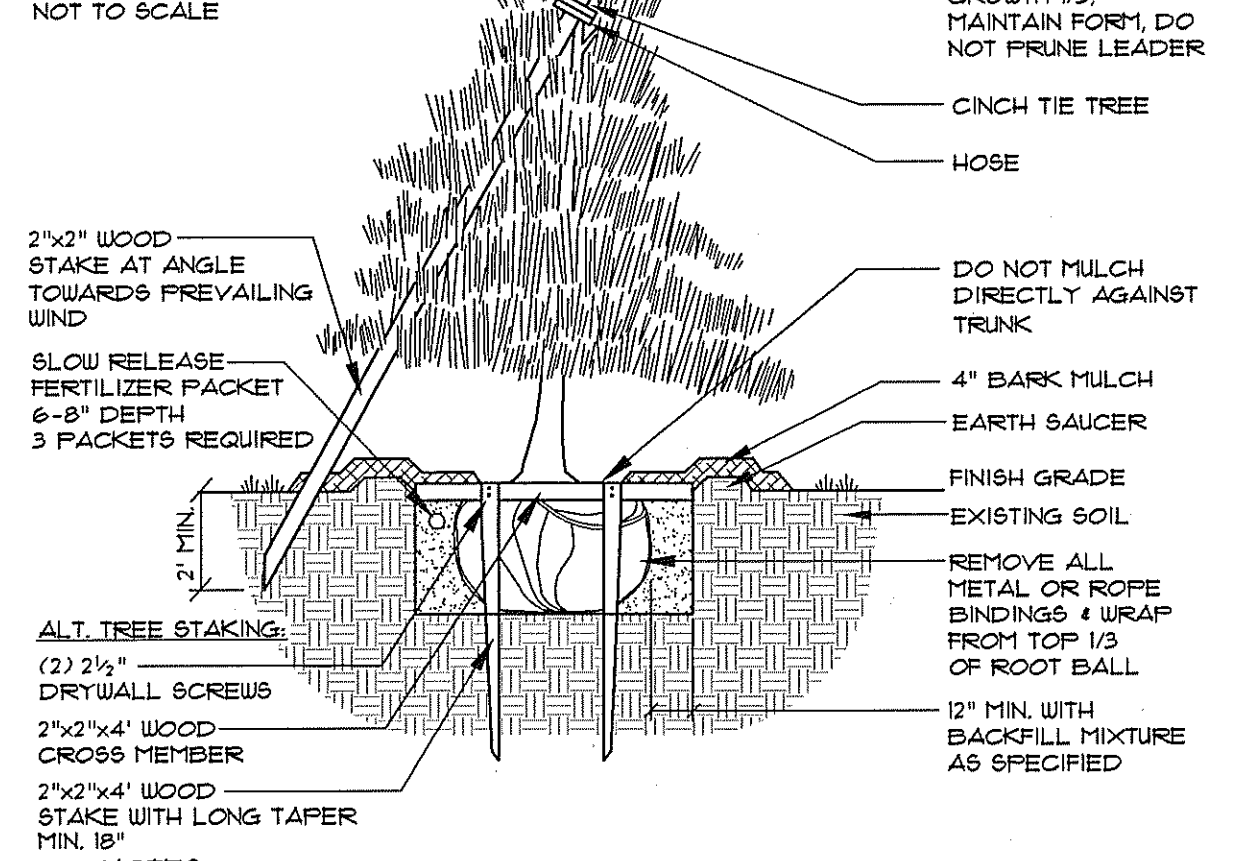
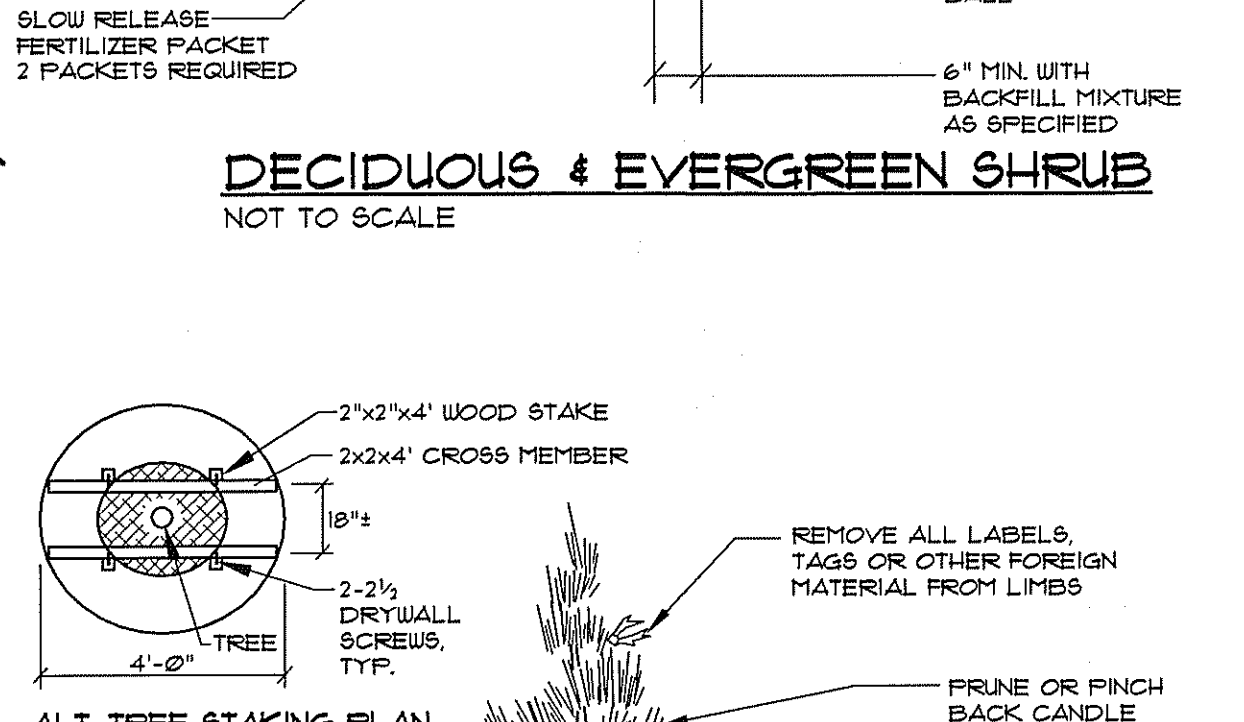
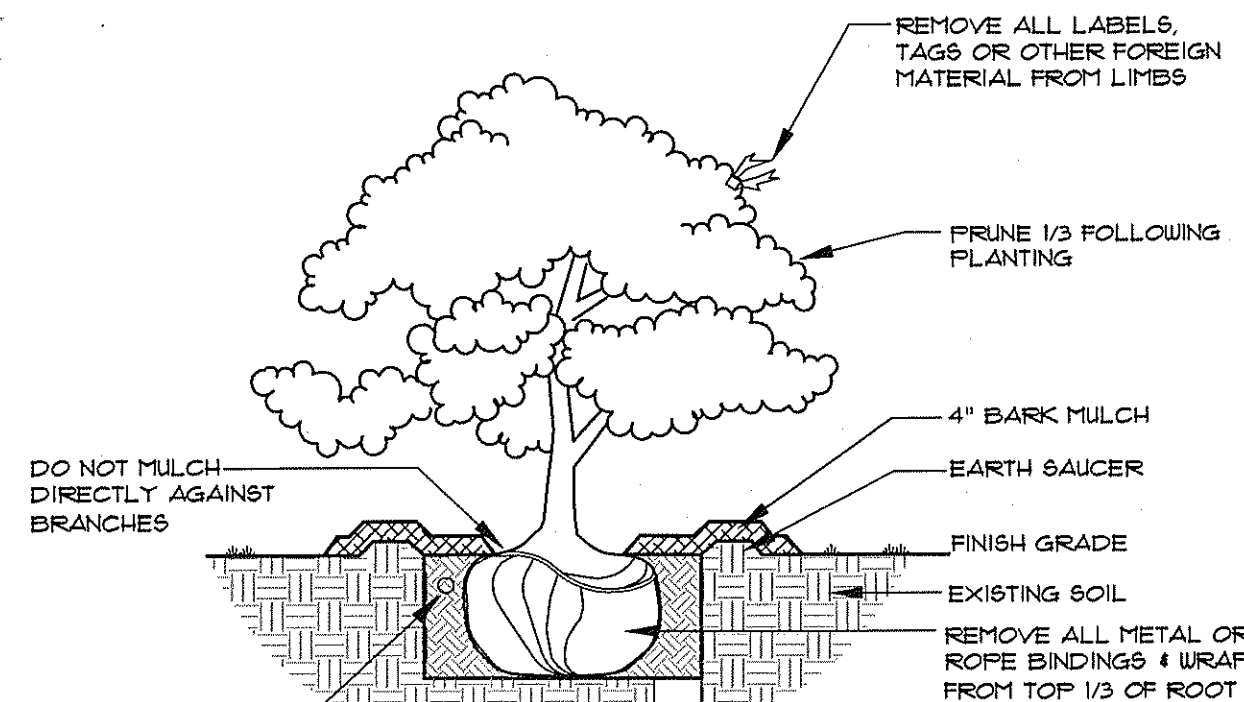
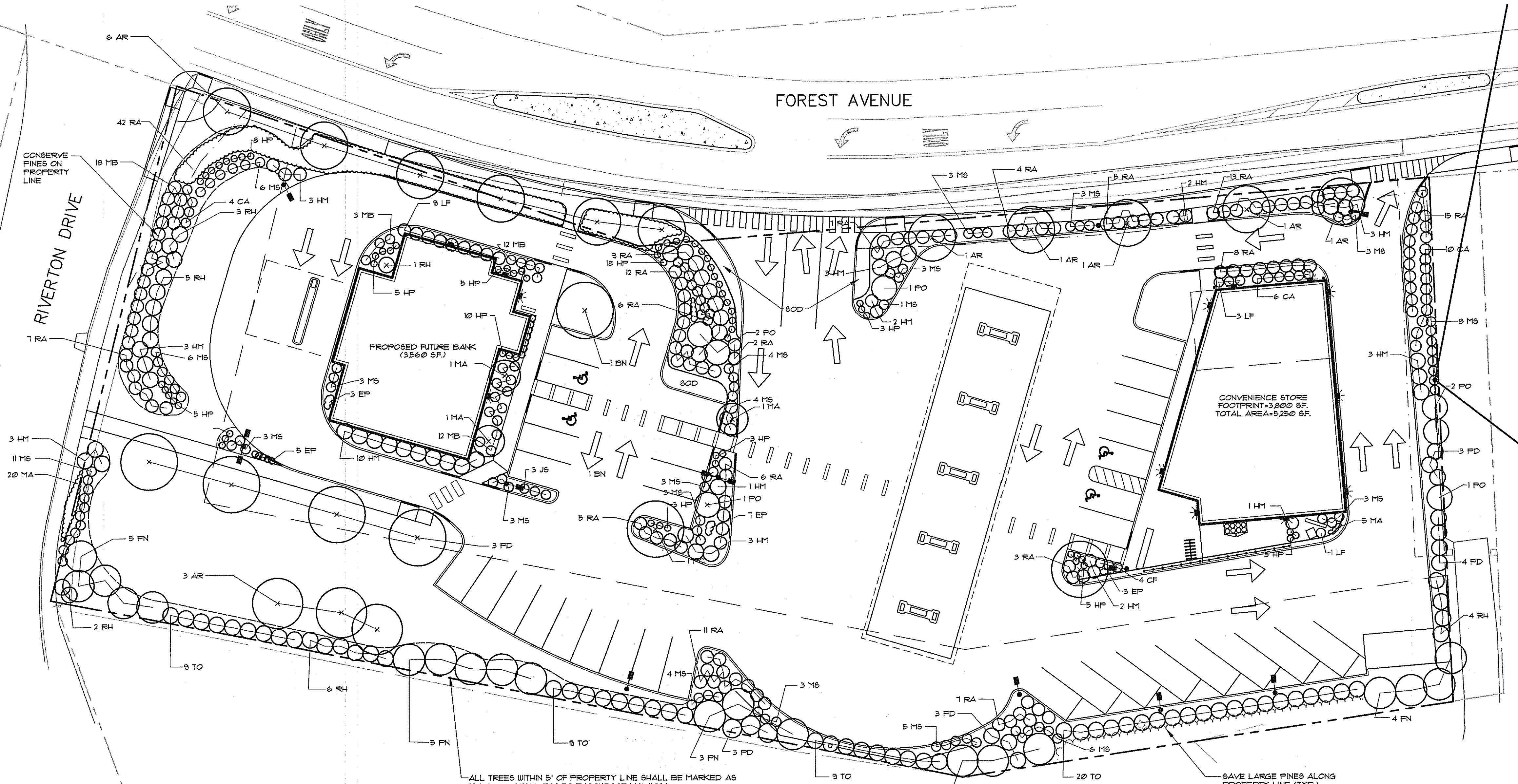
1. PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF 'USA STANDARD FOR NURSERY STOCK' BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
4. 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, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
5. 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.
6. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
7. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. 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, CURBS, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
9. ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
10. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED 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.
11. 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.
12. 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 FERTILITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.



REV.	DATE	BY	STATUS
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	05/11	JRS	SUBMITTED FOR PRELIMINARY REVIEW

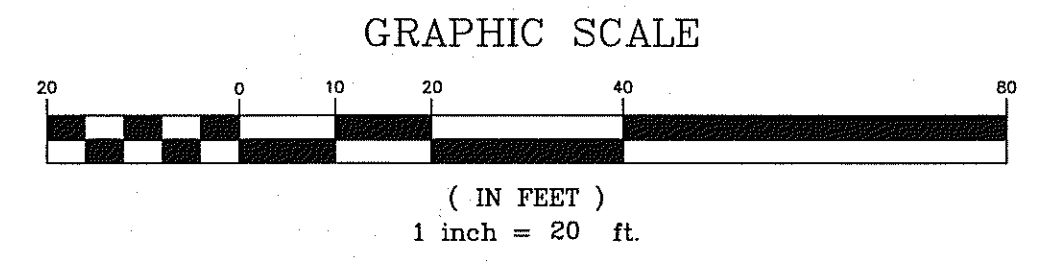
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PROJECT NO. 11142
 FIELD BOOK DESIGN CHKD DRAWN
 SAG JRS ACL



LEGEND

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



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

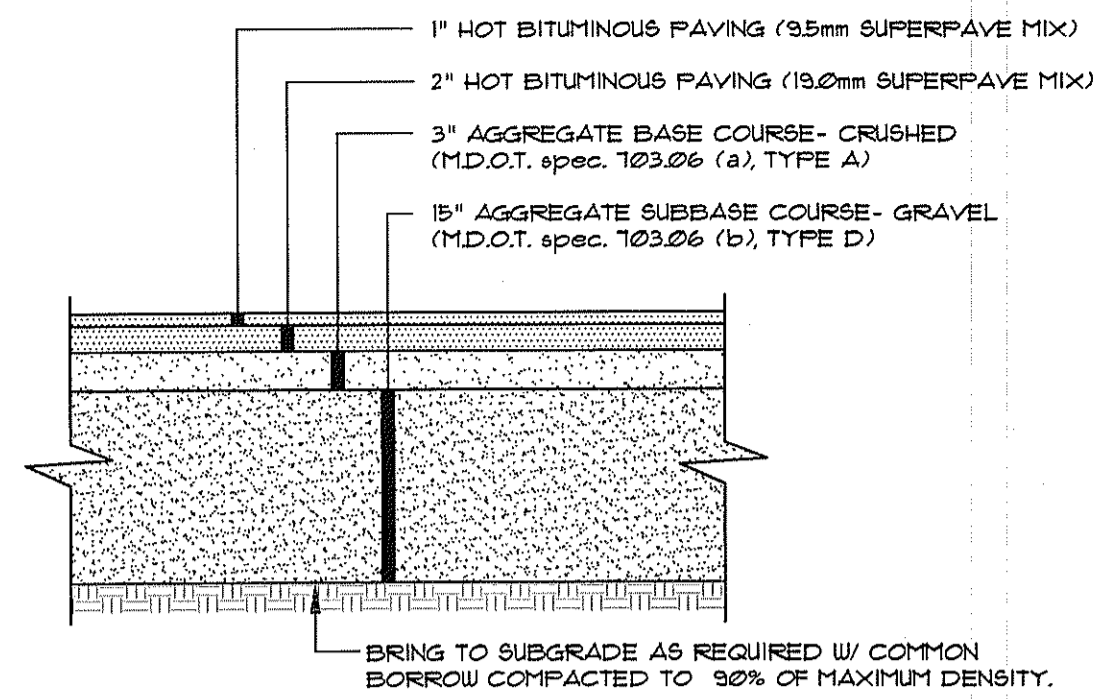
SAVE LARGE PINES ALONG PROPERTY LINE (TYP.)

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

DECIDUOUS TREES UNDER 2" CALIFER OR UNDER 8' IN HEIGHT
EVERGREEN TREES 1'-0" IN HEIGHT 4 UNDER
 NOT TO SCALE

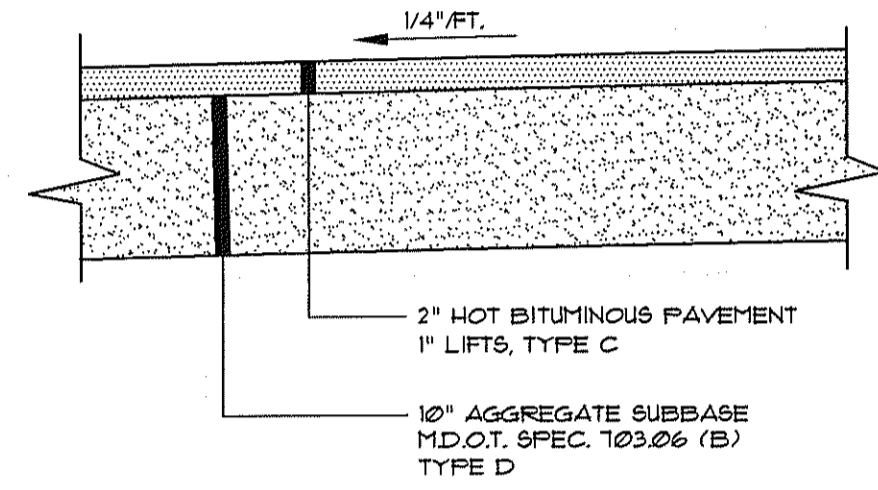
LANDSCAPING PLAN
 OF:
TRITON FOODMART / GAS STATION
 1884 FOREST AVE.
 PORTLAND, MAINE
 FOR:
JOHN CHAU
 75 ACADIA ST.
 PORTLAND, MAINE 04103

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

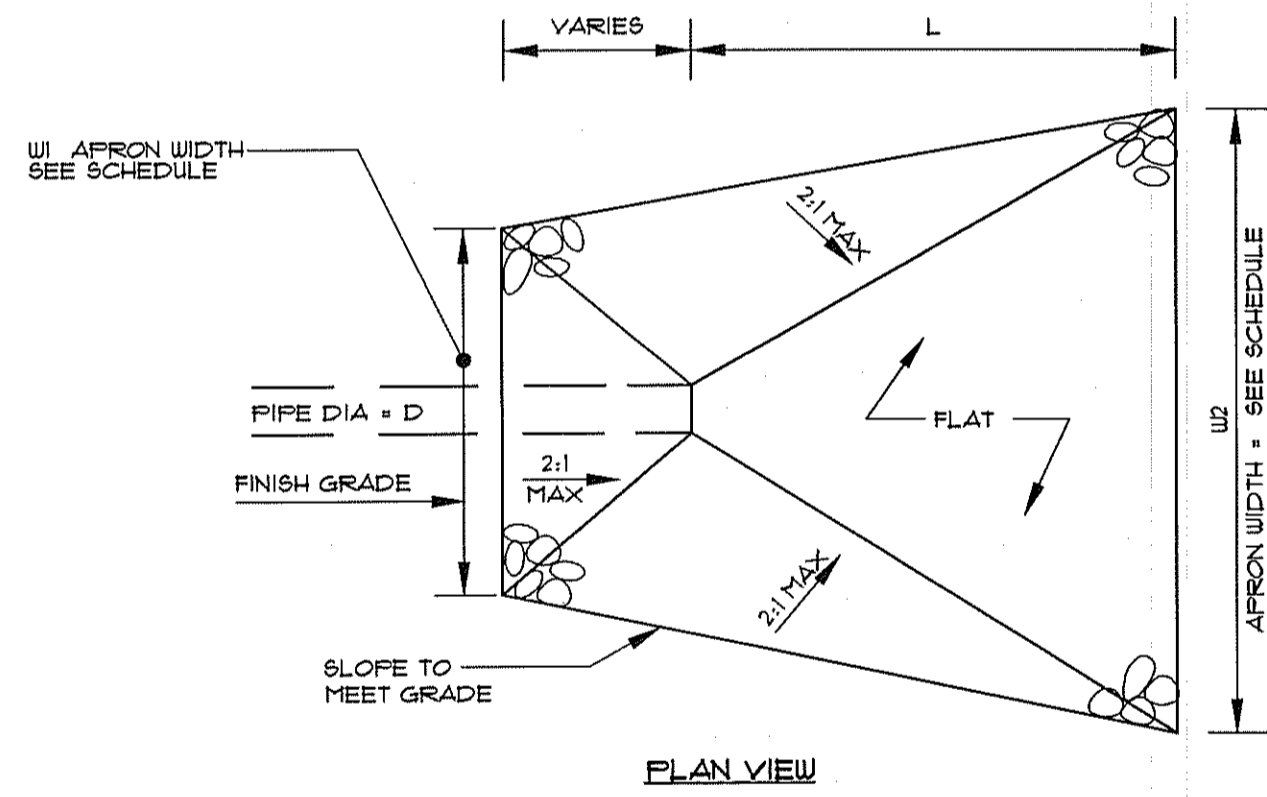


- NOTES:**
1. COMPACT GRAVEL SUBBASE BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
 2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

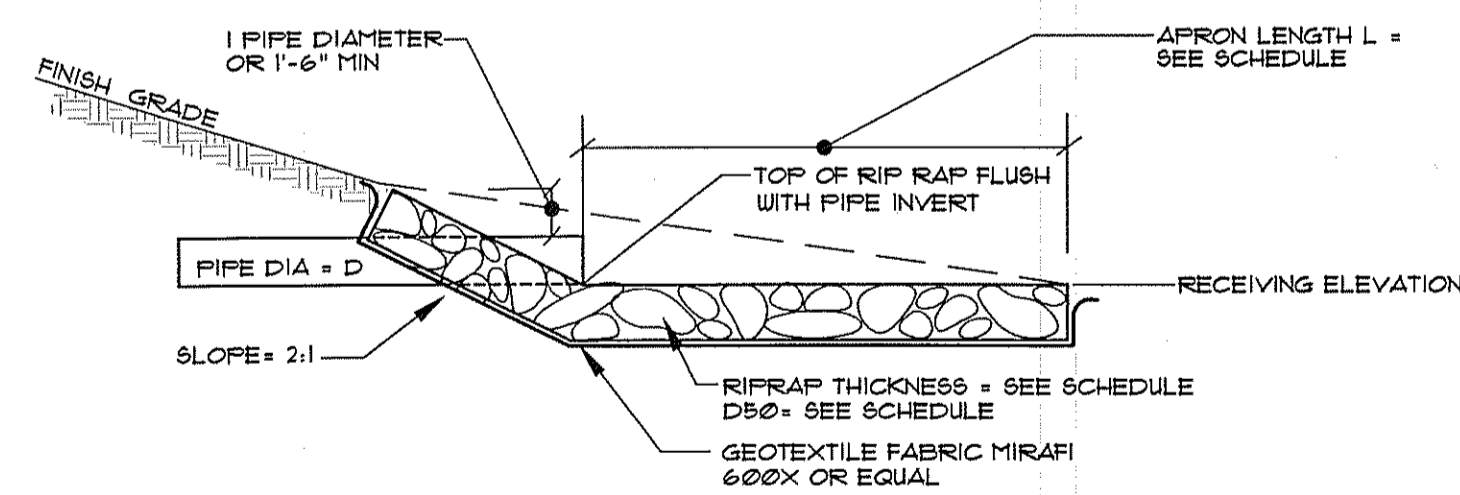
TYP. PAVED PARKING LOT SECTION
NOT TO SCALE



BITUMINOUS SIDEWALK
NOT TO SCALE



PLAN VIEW



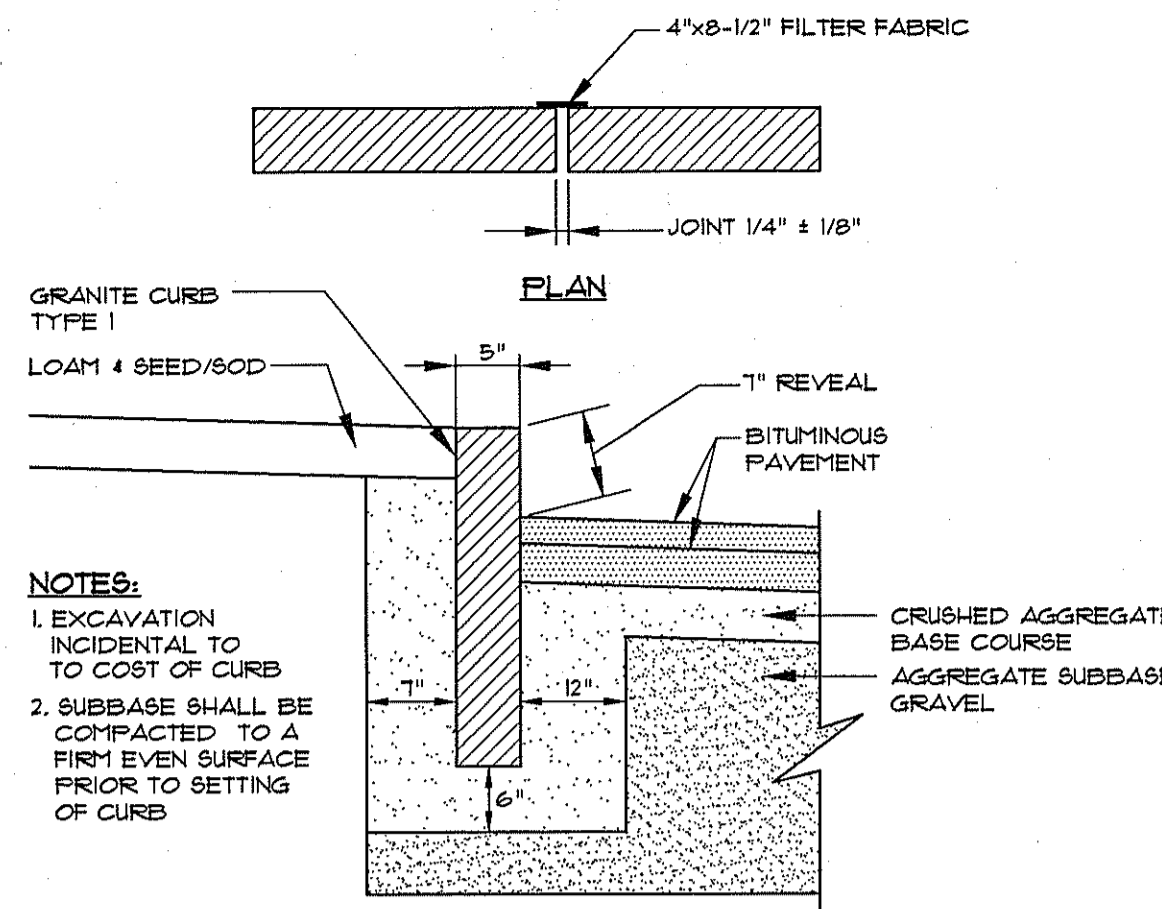
SECTION VIEW

RIPRAP APRON
NOT TO SCALE

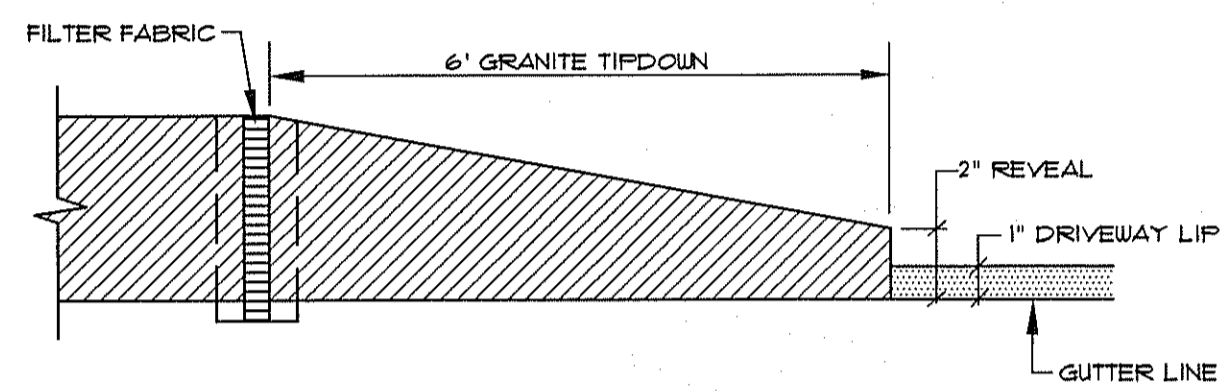
- NOTES:**
1. RIPRAP TO BE PROCESSED ANGULAR ROCK
 2. RIPRAP GRADATION SHALL BE A WELL GRADED MIX FROM ABOUT 15 TIMES D SIZE TO 75 PERCENT OF THE D SIZE
 3. THE RIPRAP STONES SHALL BE CAREFULLY PLACED FROM THE TOP OF THE SLOPE UPWARD
 4. STONES SHALL BE LOWERED TO THE SLOPE AND NOT BE ALLOWED TO DROP MORE THAN 12" ONTO THE GEOTEXTILE
 5. THE FINISHED SURFACE SHALL BE A RELATIVELY SMOOTH, UNIFORM SLOPED SURFACE

TYPICAL RIPRAP APRON SCHEDULE

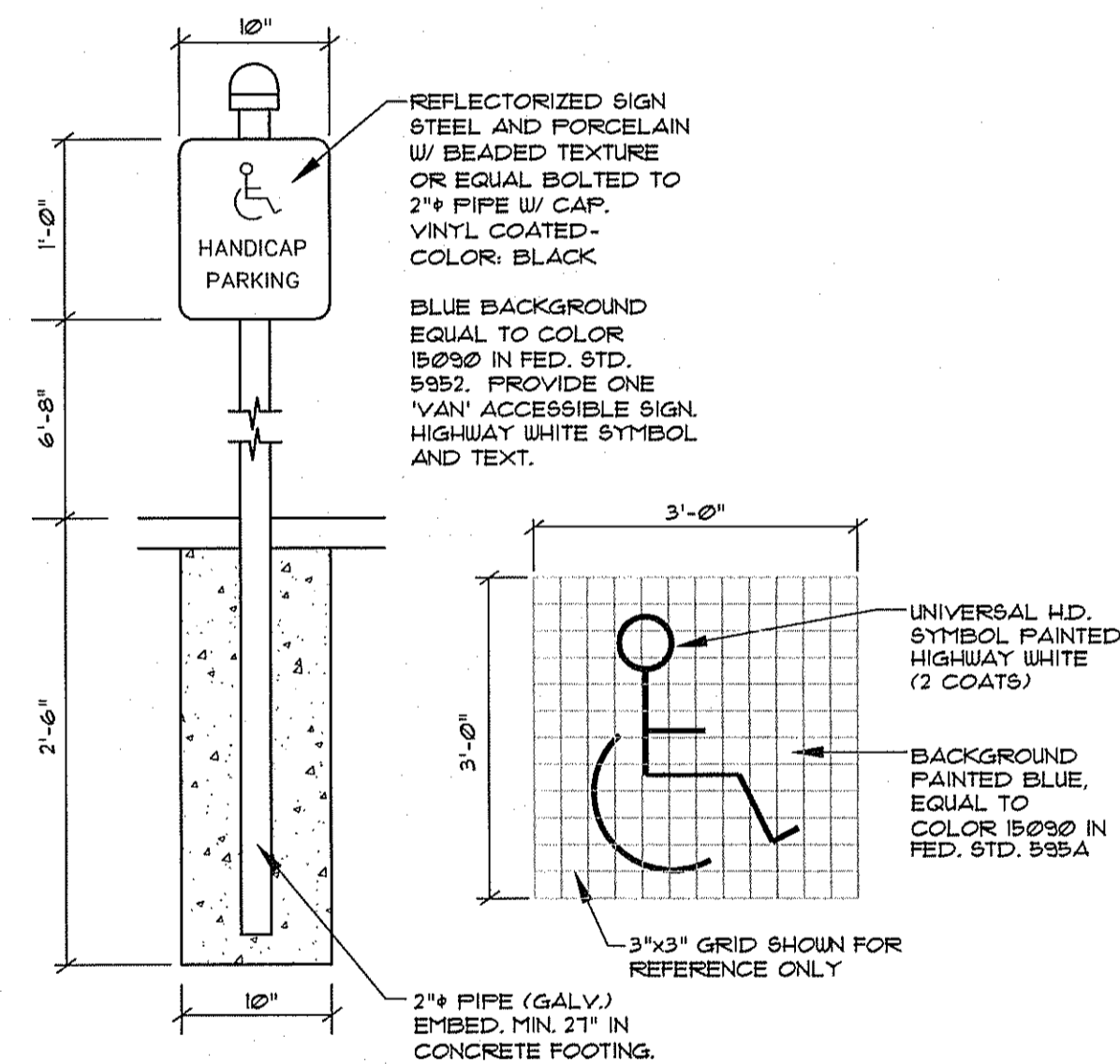
CULVERT DIAMETER - D (IN.)	APRON LENGTH - L (FT.)	WIDTH - W1 (FT.)	WIDTH - W2 (FT.)	RIPRAP D50 (IN.)	RIPRAP THICKNESS (IN.)
12	8	3	9	6	14
15	10	4	12	6	14
18	13	5	15	7	16
24	18	6	20	8	18
36	29	9	32	11	25
42	33	11	37	12	27
48	39	12	43	16	36



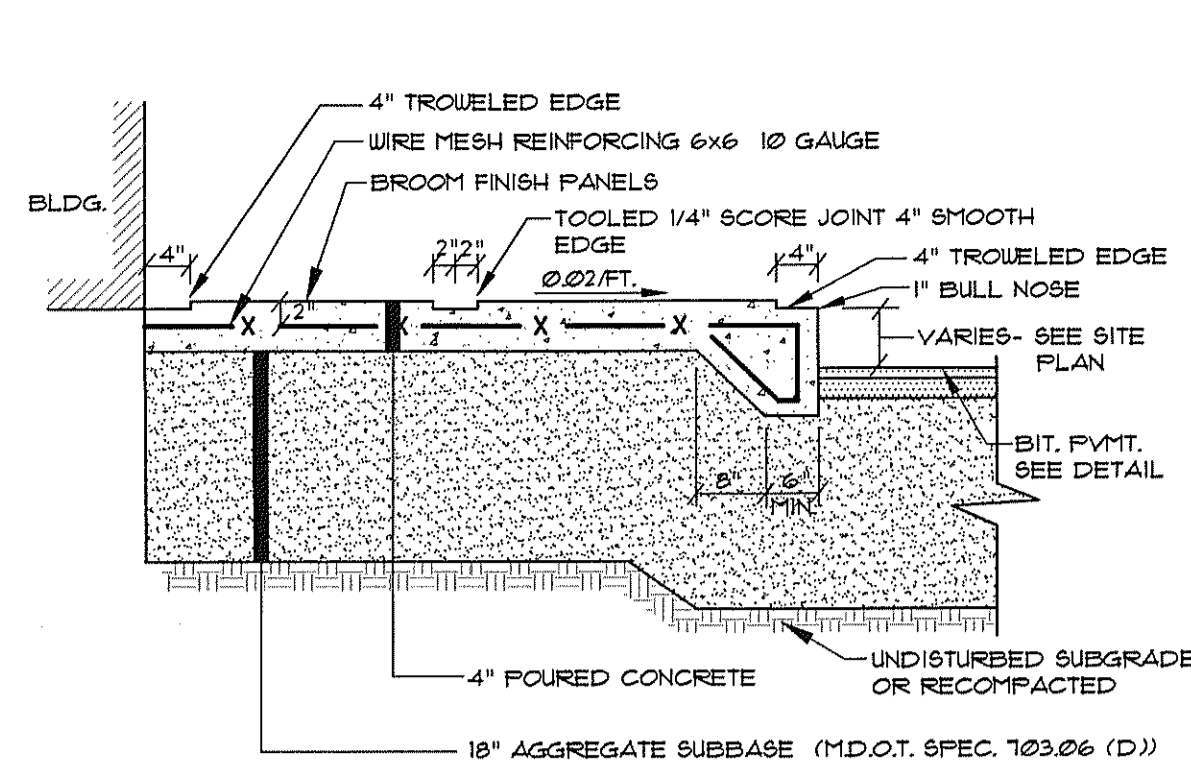
VERTICAL GRANITE CURB
NOT TO SCALE



TYPICAL TIPDOWN CURB INSTALLATION
NOT TO SCALE

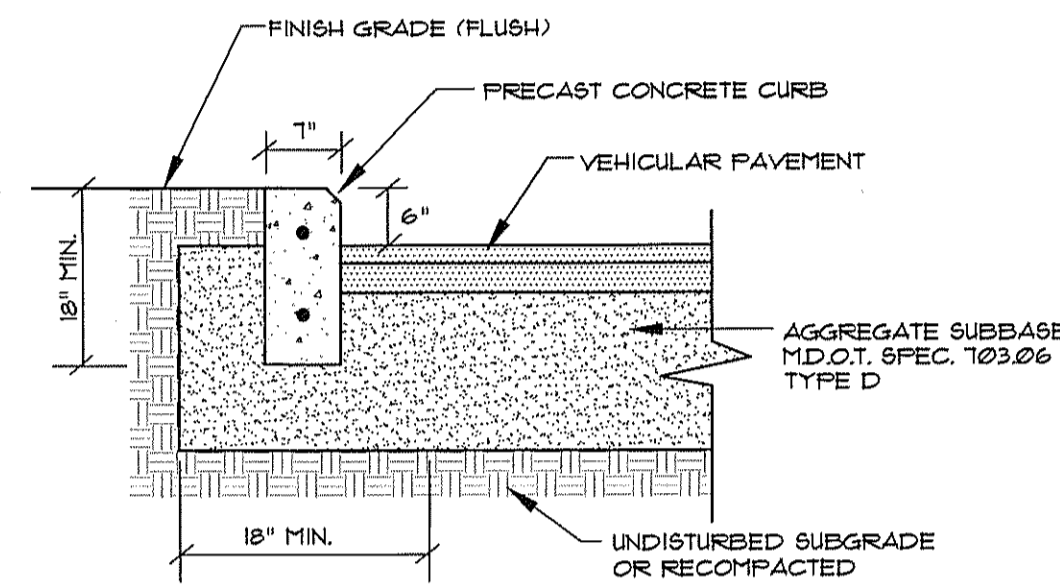


HANDICAP SIGNS
NOT TO SCALE

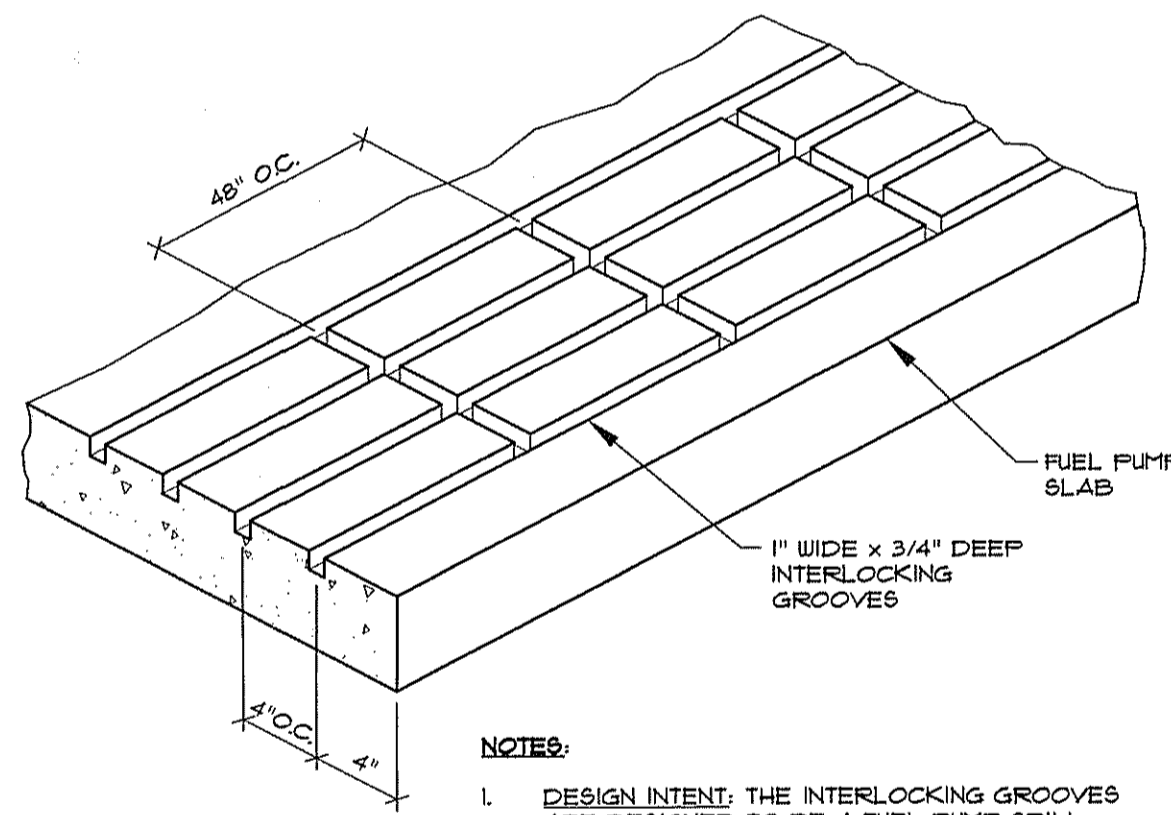


- NOTE:**
1. INSTALL 5'-0" SQUARE AREA BY 4" DEEP OF FROST-FREE MATERIAL BELOW ALL HANDICAP RAMPS AND ENTRY POINTS AT BUILDING.

CONCRETE SIDEWALK
NOT TO SCALE

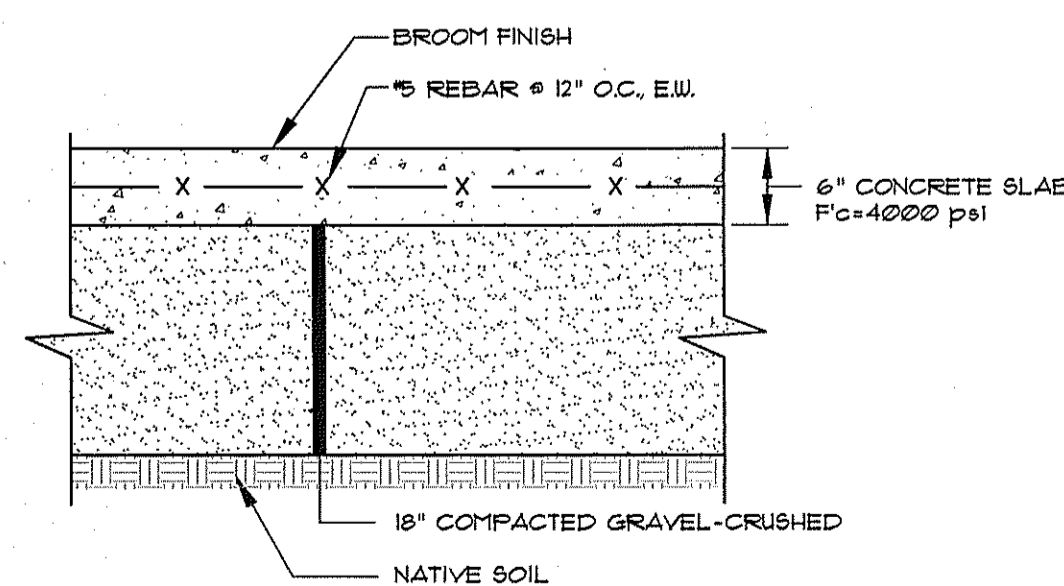


PRECAST CONCRETE CURB
NOT TO SCALE



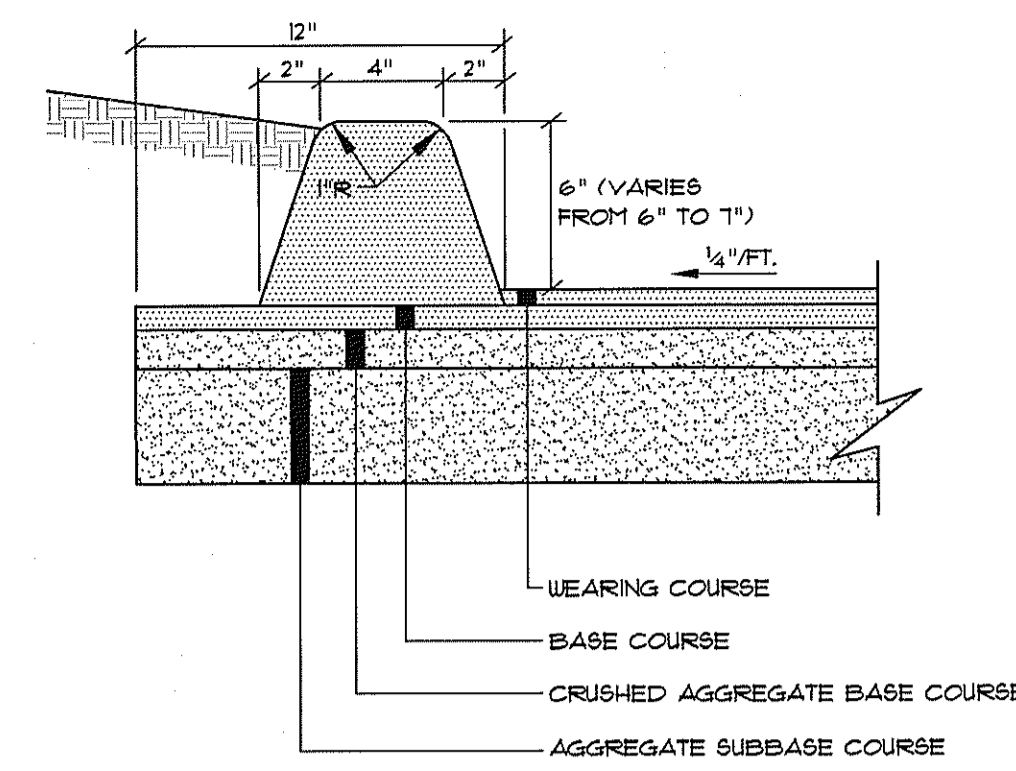
- NOTES:**
1. DESIGN INTENT: THE INTERLOCKING GROOVES ARE DESIGNED TO BE A FUEL PUMP SPILL CONTAINMENT DEVICE. CONTRACTOR MAY USE AN EQUIVALENT ALTERNATE DESIGN FOR FUEL PUMP SPILL CONTAINMENT AS APPROVED BY ENGINEER.

POSITIVE LIMITING BARRIER
NOT TO SCALE



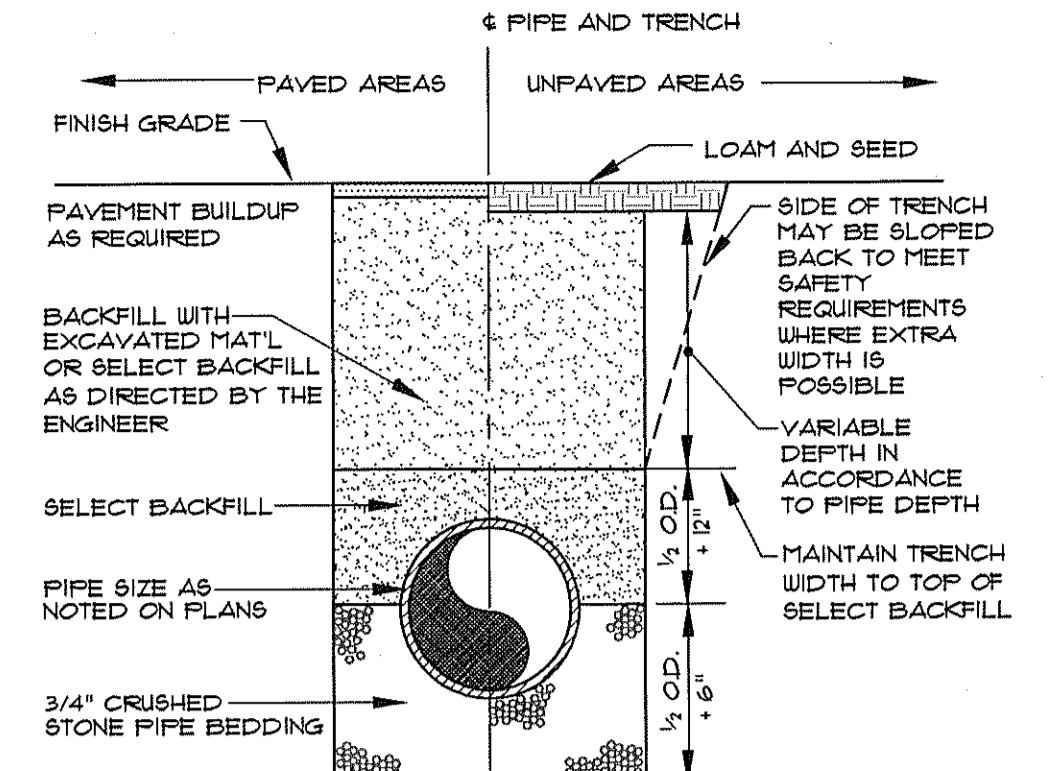
- NOTE:**
1. PROVIDE CONTRACTION CONTROL JOINTS EVERY 6' IN EACH DIRECTION

TYPICAL CONCRETE SLAB
NOT TO SCALE

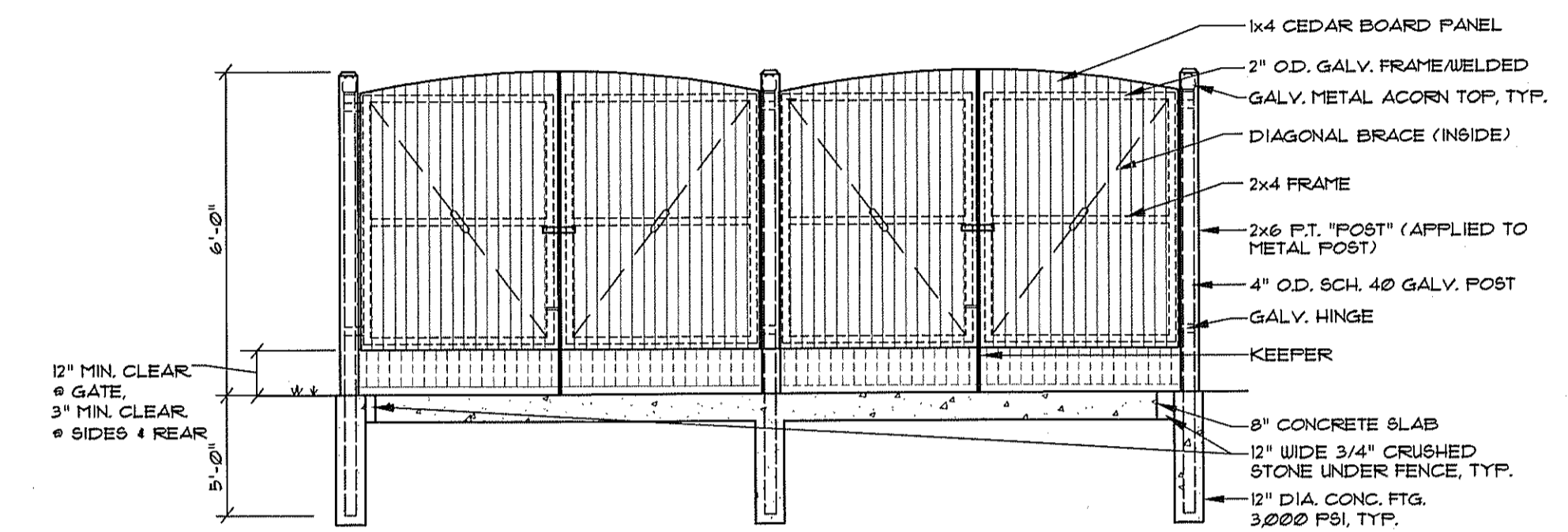


(SEE TYPICAL ROAD SECTION FOR MATERIAL SPECIFICATIONS AND DEPTHS)

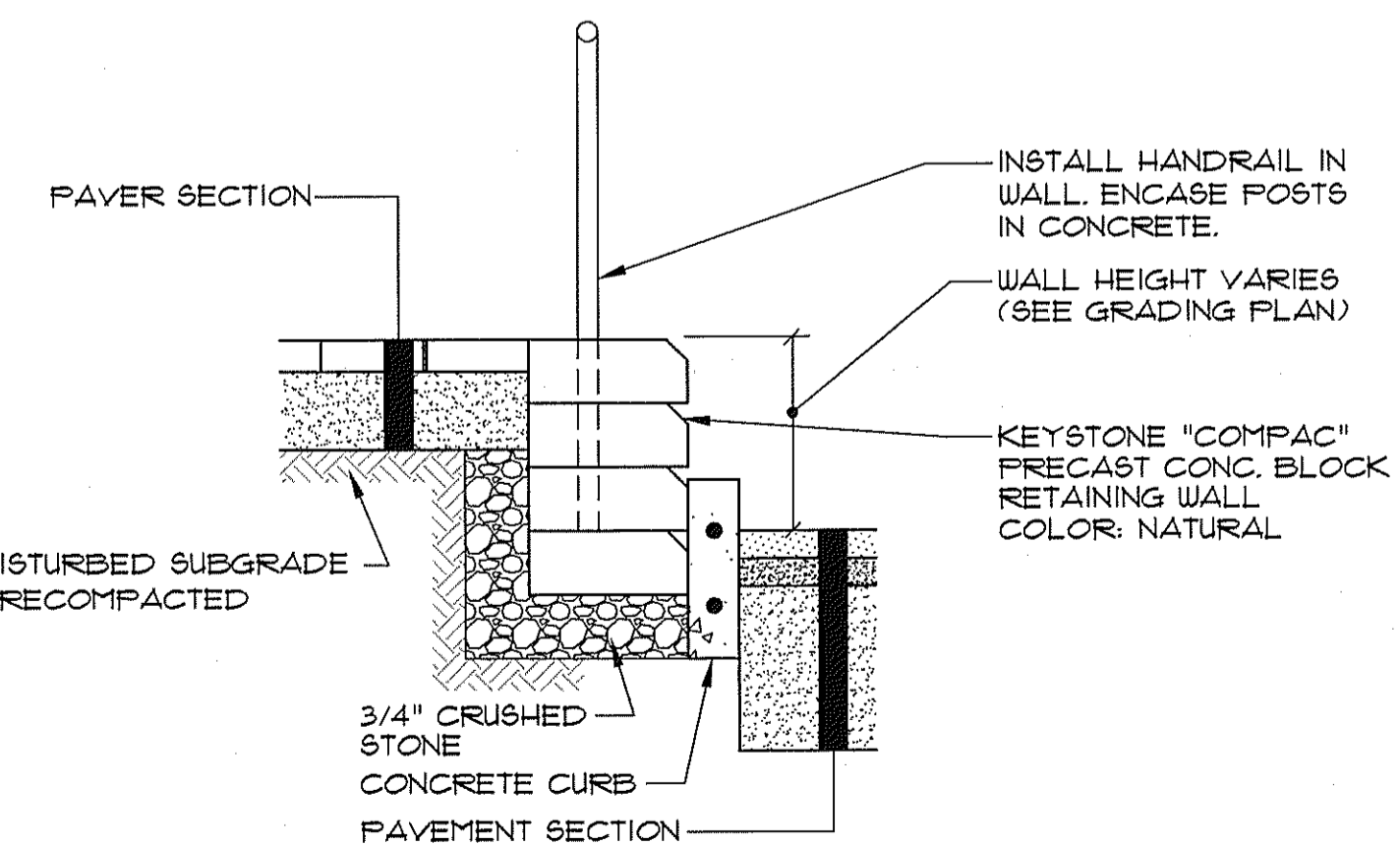
BITUMINOUS CURB SECTION
NOT TO SCALE



TYPICAL TRENCH SECTION
NOT TO SCALE



TYPICAL DUMPSTER ENCLOSURE
NOT TO SCALE

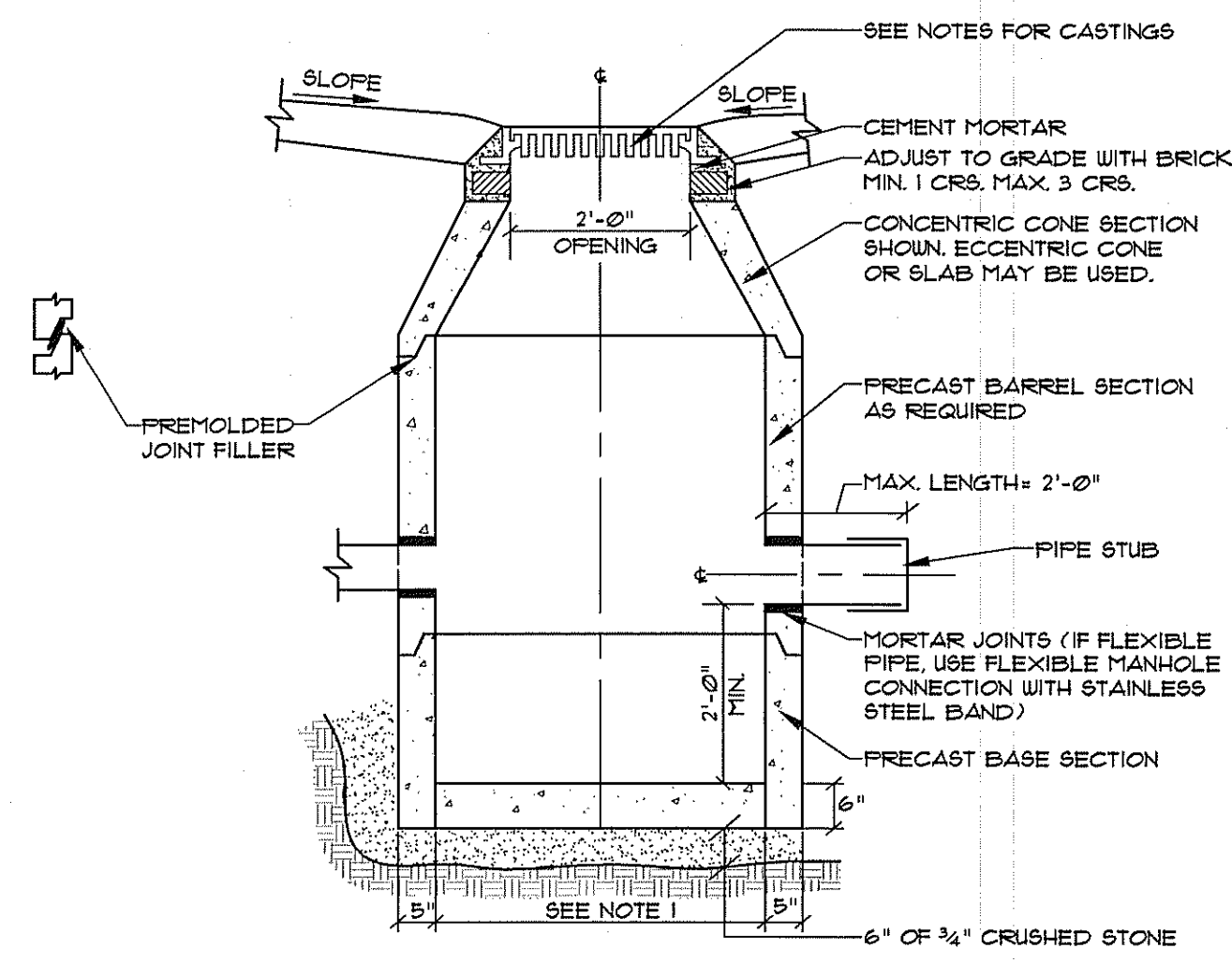


CONCRETE BLOCK RETAINING WALL
NOT TO SCALE

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PROJECT NO. 11142
FIELD BOOK DESIGN CHKO
DRAWN JKS/JRH
DATE 8/3/11
SCALE AS NOTED

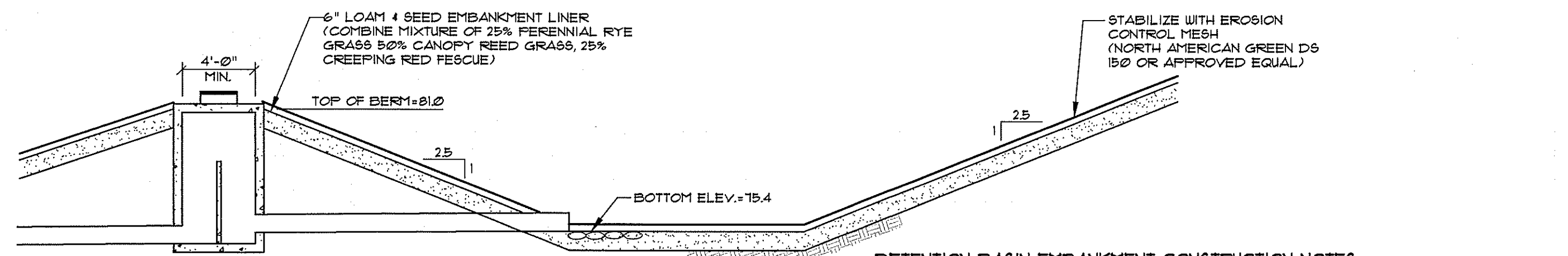
DETAILS
OF:
TRITON FOODMART / GAS STATION
1884 FOREST AVE.
PORTLAND, MAINE
FOR:
JOHN CHAU
75 ACADIA ST.
PORTLAND, MAINE 04103



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 6A246, TYPE M OR C OR APPROVED EQUAL.

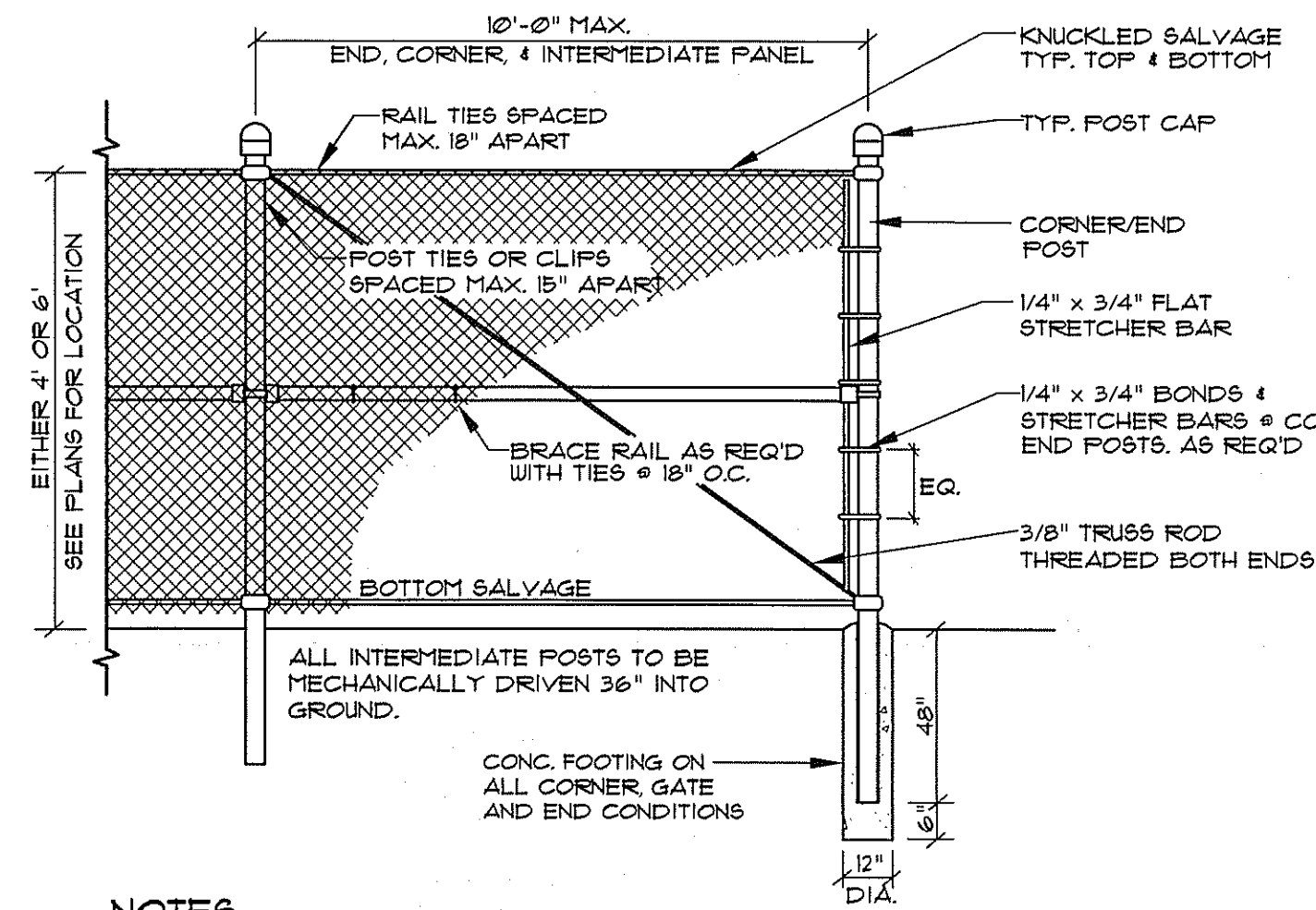
TYPICAL DRAINAGE STRUCTURE
NOT TO SCALE



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.

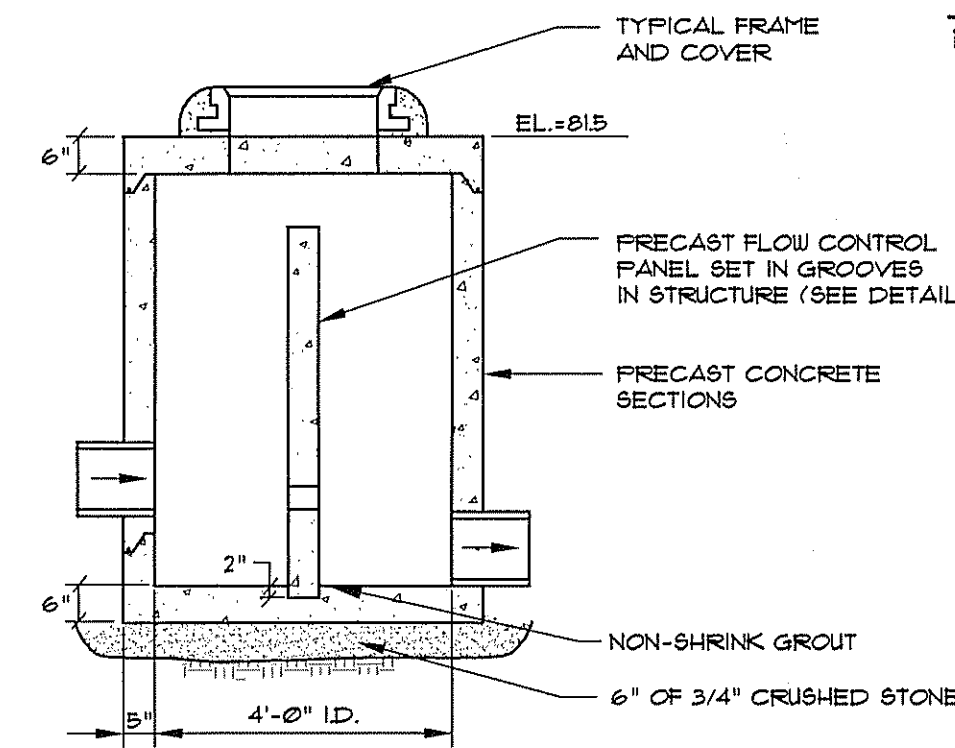
DETENTION POND SECTION
NOT TO SCALE



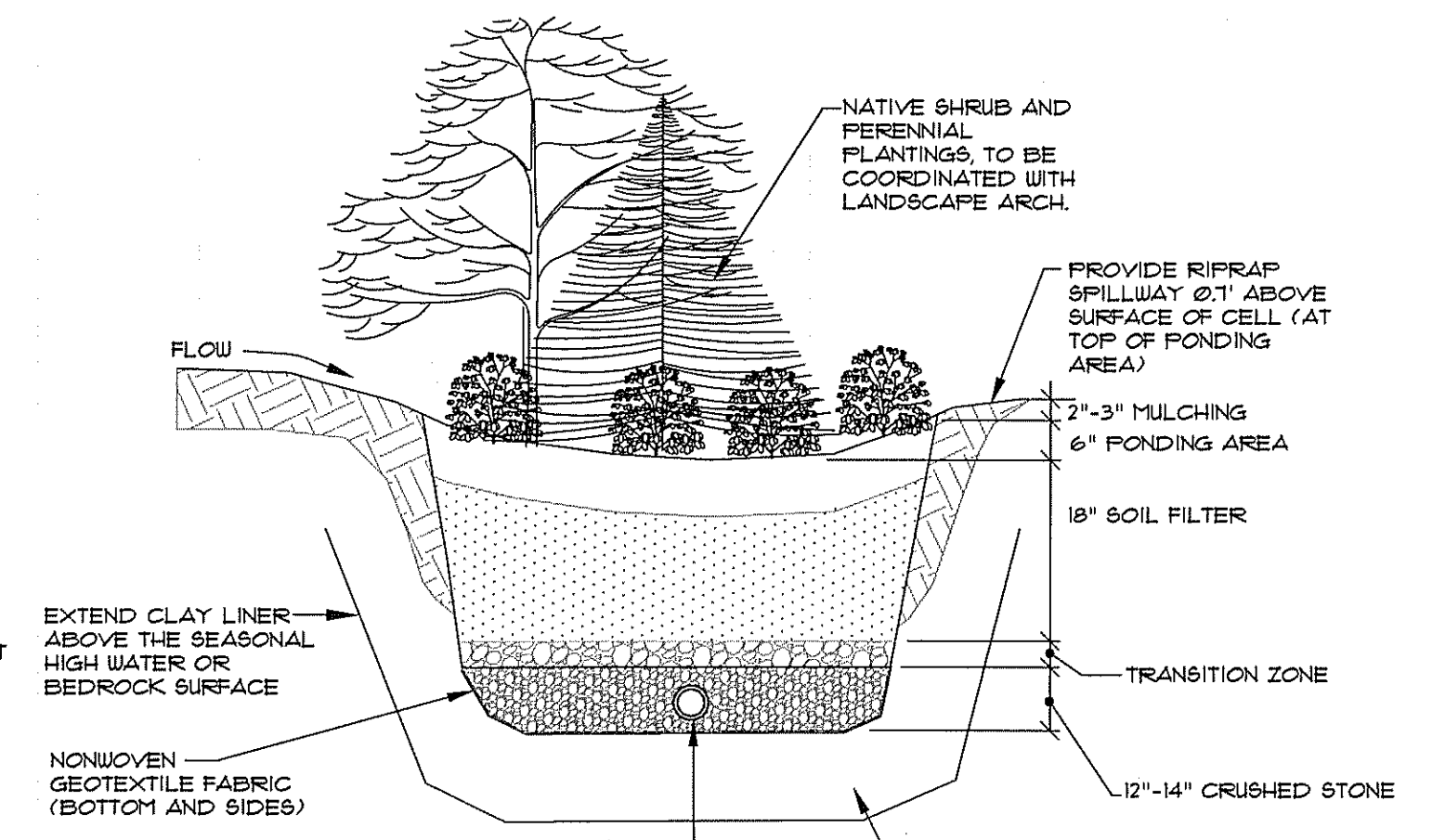
NOTES:

- CORNER OR END POST: NOMINAL 3" O.D. GALVANIZED STEEL PIPE, MIN. 5.75 LB/LF.
- INTERMEDIATE POST: NOMINAL 2-1/2" O.D. GALVANIZED STEEL PIPE, MIN. 3.65 LB/LF.
- BRACES (TOP & BOTTOM): NOMINAL 1-5/8" O.D. GALVANIZED STEEL PIPE, MIN. 2.21 LB/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 3000 PSI WITH 6% AIR ENTRAINMENT.
- SUBMIT SHOP DRAWINGS FOR OWNER'S/ENGINEER'S APPROVAL.
- FENCE FABRIC, POST, RAILS AND AFFURTEANCES 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



OUTLET STRUCTURE DETAIL OCS-2
NOT TO SCALE



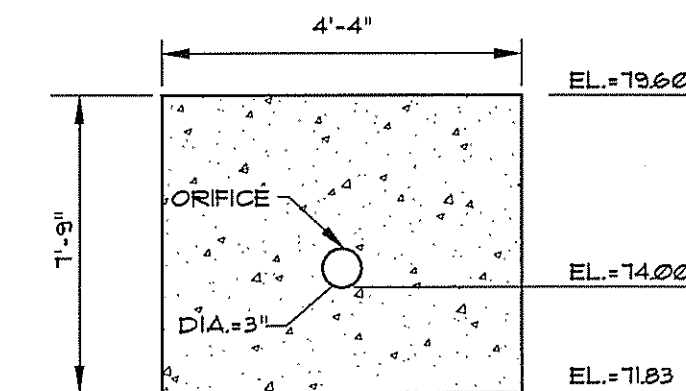
NOTES:

- 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.

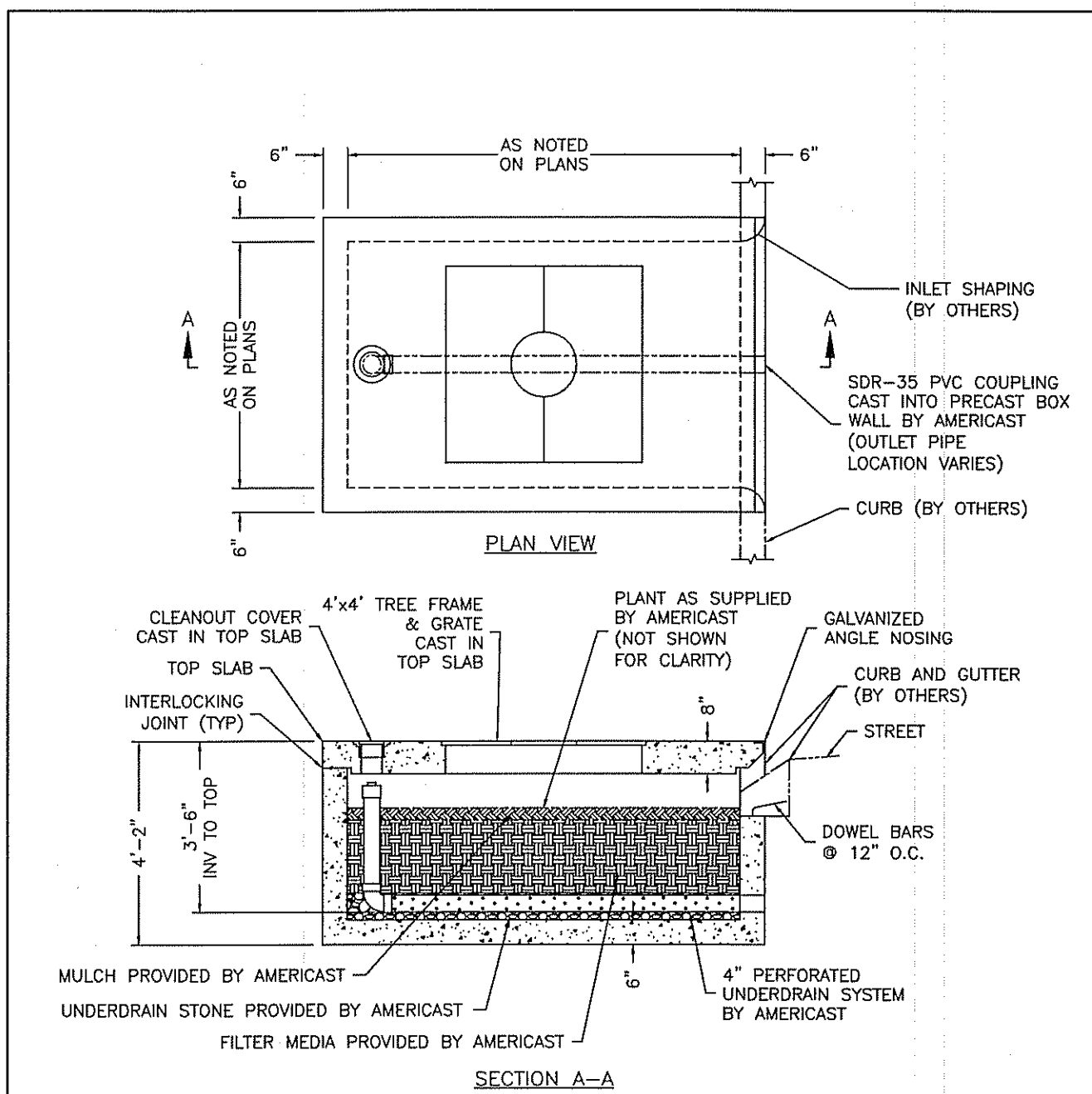
CLAY LINER CONSTRUCTION:

- 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 95% OPTIMUM DENSITY.

TYPICAL BIORETENTION CELL / RAIN GARDEN SECTION
NOT TO SCALE

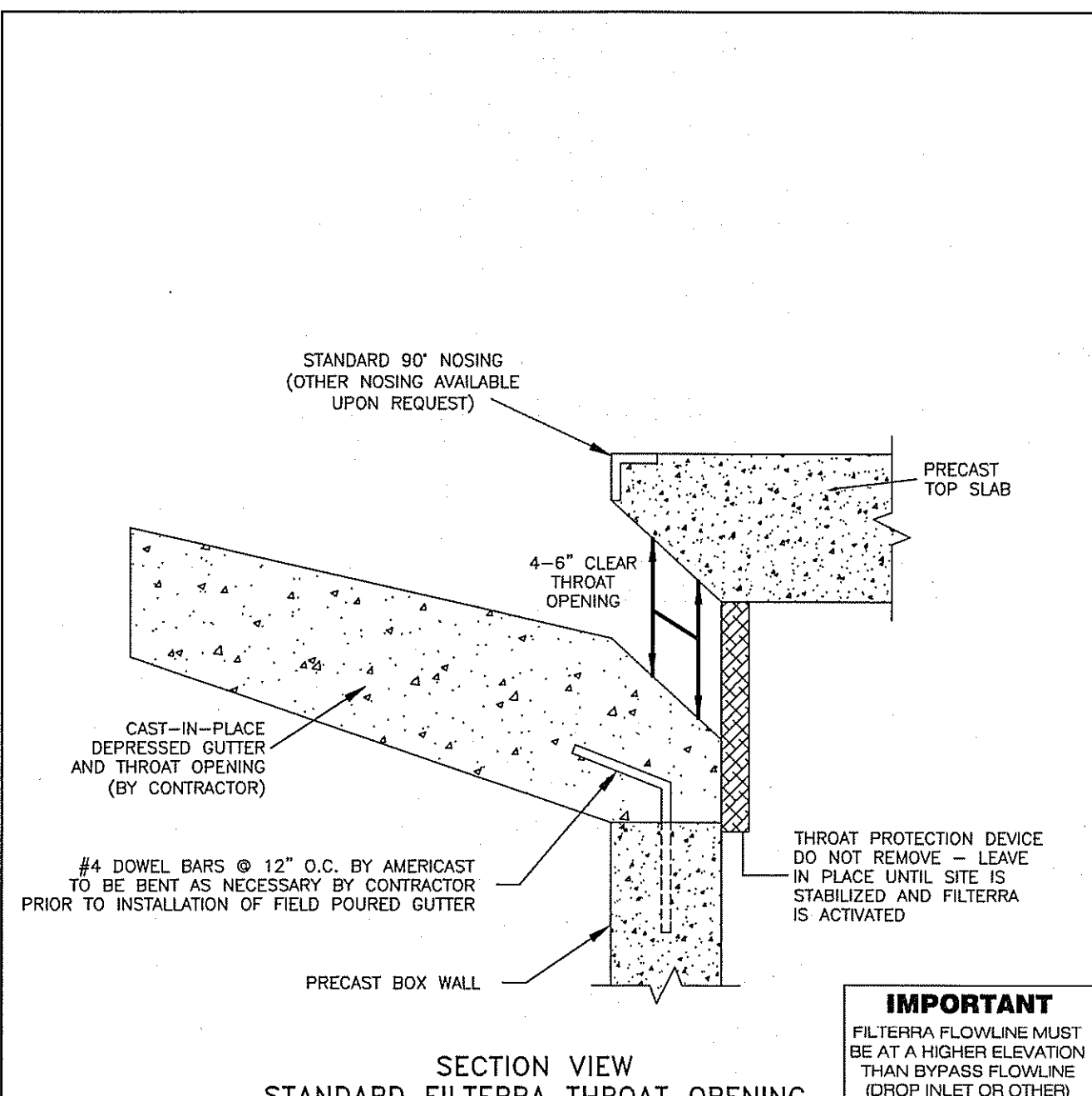


PRECAST FLOW CONTROL PANEL
NOT TO SCALE



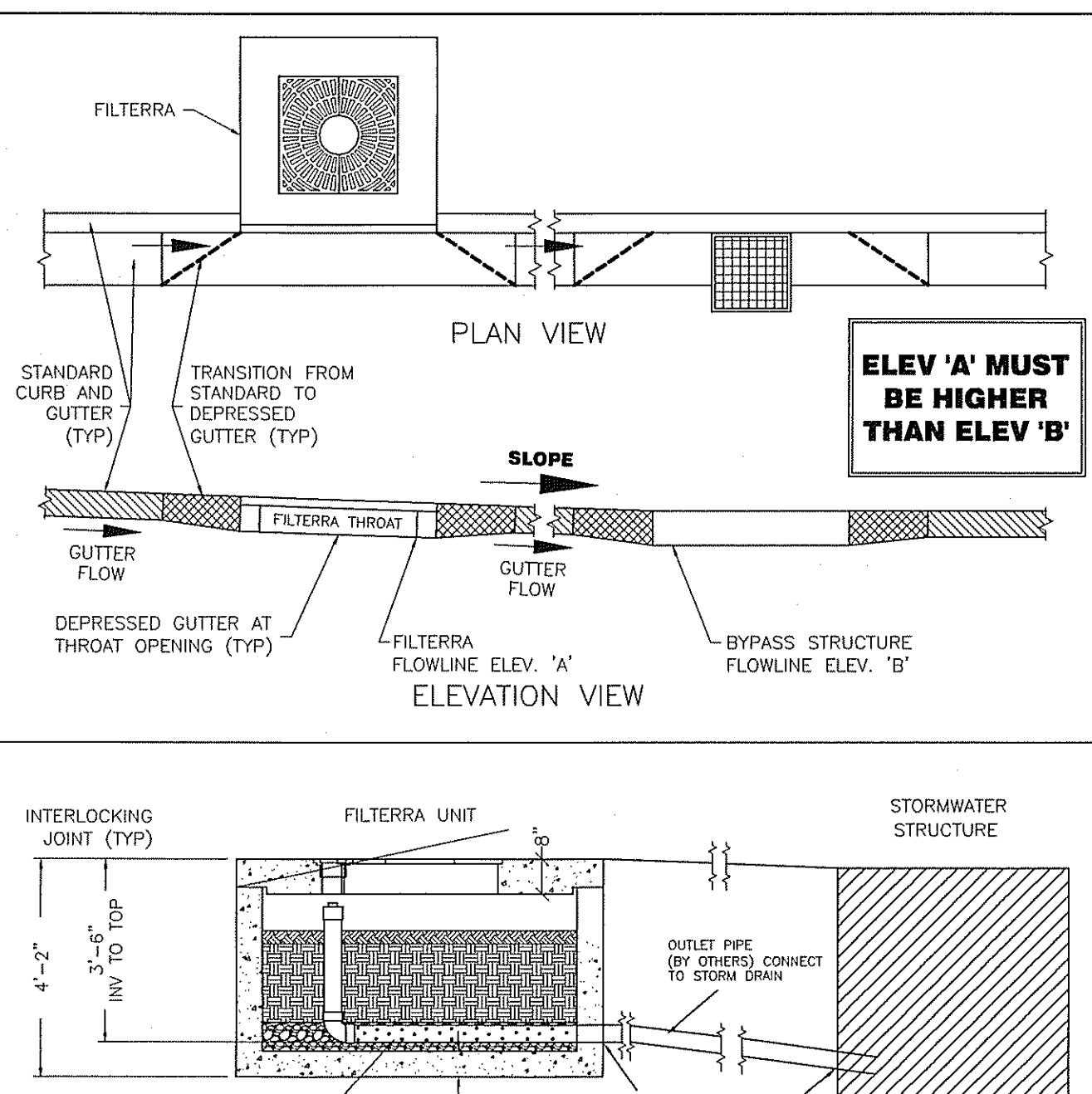
MODIFICATIONS OF DRAWINGS ARE ONLY PERMITTED BY WRITTEN AUTHORIZATION FROM FILTERRA. DRAWING AVAILABLE IN TIF FILE FORMAT.

DATE: 09-04-07 DWG: FTNL-3
AMERICAST PRECAST FILTERRA® UNIT NARROW LENGTH CONFIGURATION **filterra**
 US PAT. 6,277,274 AND 6,269,251



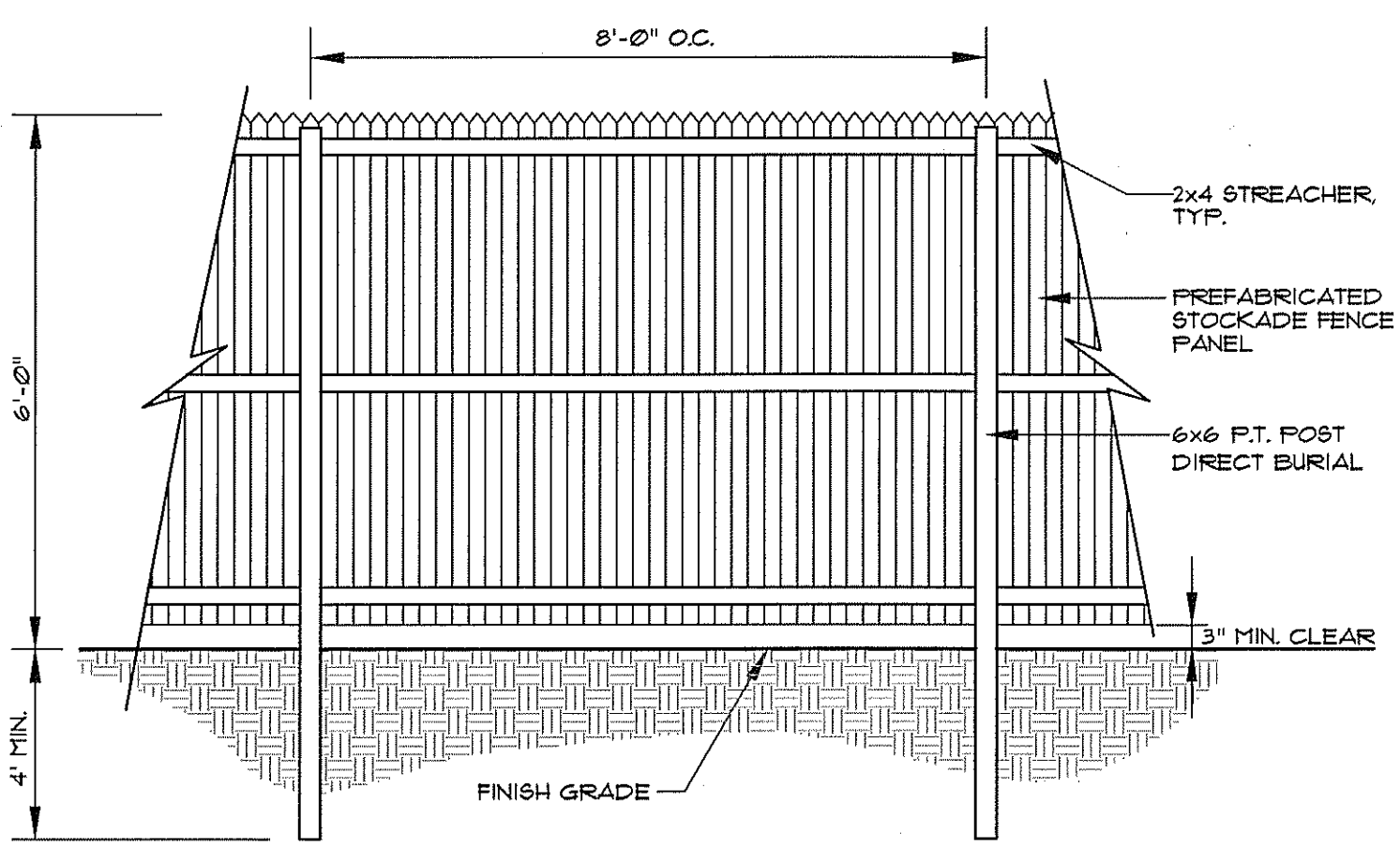
MODIFICATIONS OF DRAWINGS ARE ONLY PERMITTED BY WRITTEN AUTHORIZATION FROM FILTERRA. DRAWING AVAILABLE IN TIF FILE FORMAT.

DATE: 02-06-08 DWG: CGT-4
AMERICAST FILTERRA® THROAT OPENING AND GUTTER OR FLUME DETAIL **filterra**
 US PAT. 6,277,274 AND 6,269,251



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

DATE: 07-07-06 DWG: FLP-2
AMERICAST FILTERRA® TYPICAL FLOWLINE AND OUTLET PIPE RELATIONSHIP **filterra**
 US PAT. 6,277,274 AND 6,269,251



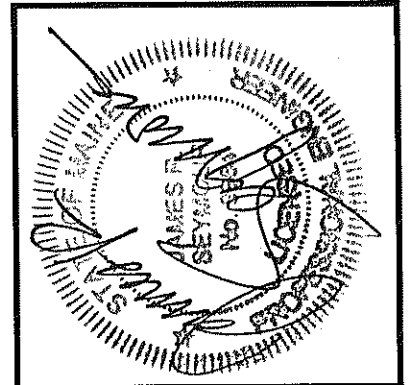
STOCKADE FENCE
NOT TO SCALE

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 Fax: (207) 783-5558
 WWW.SEBAGOTECHNICS.COM

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

DATE: 8/3/11 SCALE: AS NOTED

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



PROGRESS PRINT

		RESUBMITTED FOR PRELIMINARY REVIEW
		SUBMITTED FOR PRELIMINARY REVIEW
		SUBMITTED FOR PRELIMINARY REVIEW
		STATUS:
C	JRS	DATE: 01/10/12
B	JRS	DATE: 11/15/11
A	JRS	DATE: 05/11/11
		REV. BY:
		DATE:

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 One One Seven
 260 Saddle Road, Suite B
 Lewiston, ME 04240
 Web: www.sebagotechnics.com
 Tel: (207) 856-0277
 Tel: (207) 783-8556

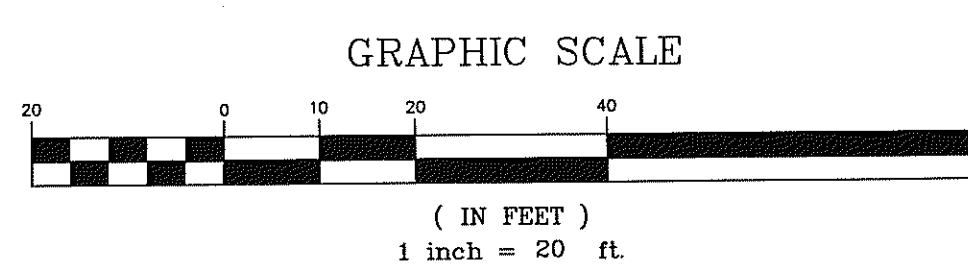
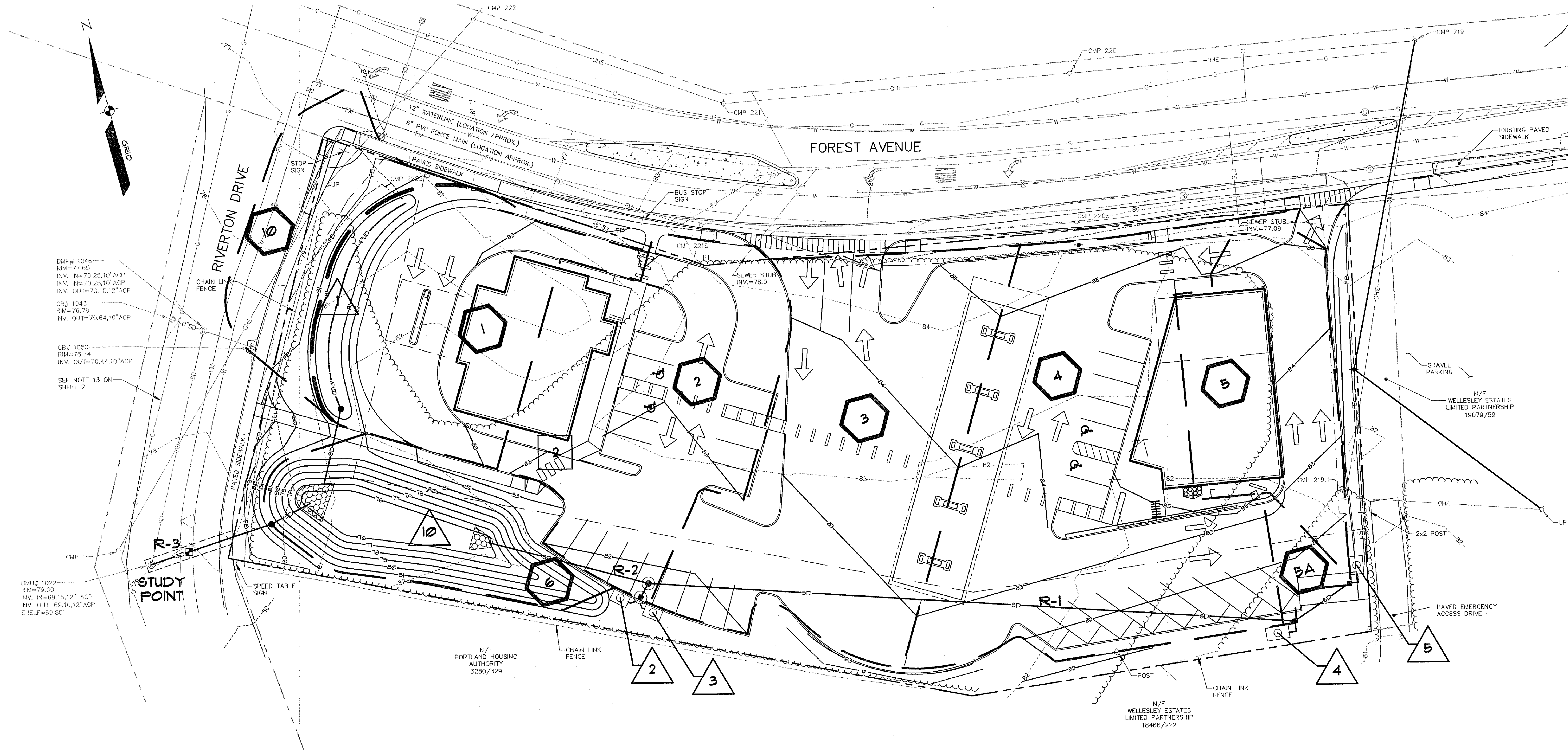
PROJECT NO. 11142
 FIELD BOOK SAG
 DESIGN JRS
 CHECK SAG
 DRAWN JAR
 JRS

POST DEVELOPMENT/TREATMENT PLAN
 OF
 CHAU PROPERTY DEVELOPMENT
 1884 FOREST AVE.
 PORTLAND, MAINE
 FOR:
 JOHN CHAU
 75 ACADIA ST.
 PORTLAND, MAINE 04103

DATE	SCALE
1/13/12	1" = 20'

SHEET 4 OF 8

11142SWP2.dwg, TAB:POST-SWP



LEGEND

	WATERSHED BOUNDARY
	TIME OF CONCENTRATION
	REACH
	WATERSHED LABEL
	REACH
	DETENTION POND
	SOILS BOUNDARY

DMH# 1045
 RIM=77.65
 INV. IN=70.25,10" ACP
 INV. OUT=70.25,10" 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

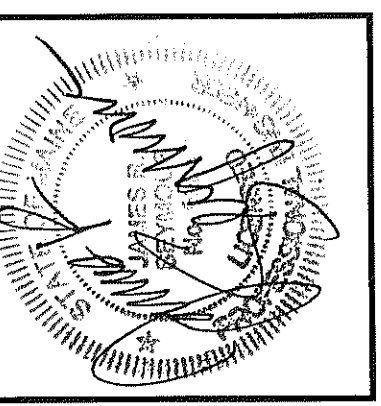
DMH# 1022
 RIM=79.00
 INV. IN=69.15,12" ACP
 INV. OUT=69.10,12" ACP
 SHELF=69.80'

STUDY POINT

N/F
 PORTLAND HOUSING
 AUTHORITY
 3280/329

N/F
 WELLESLEY ESTATES
 LIMITED PARTNERSHIP
 18466/222

N/F
 WELLESLEY ESTATES
 LIMITED PARTNERSHIP
 19079/59



**PROGRESS
PRINT**

REV.	DATE	BY	STATUS
C	01/10/12	JRS	RESUBMITTED FOR PRELIMINARY REVIEW
B	11/15/11	JRS	SUBMITTED FOR PRELIMINARY REVIEW
A	05/11	JRS	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.

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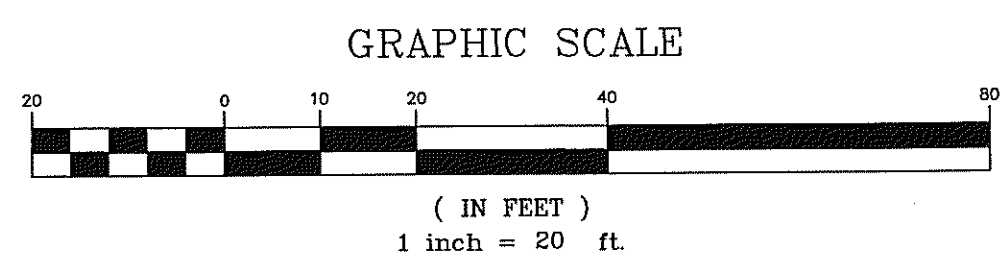
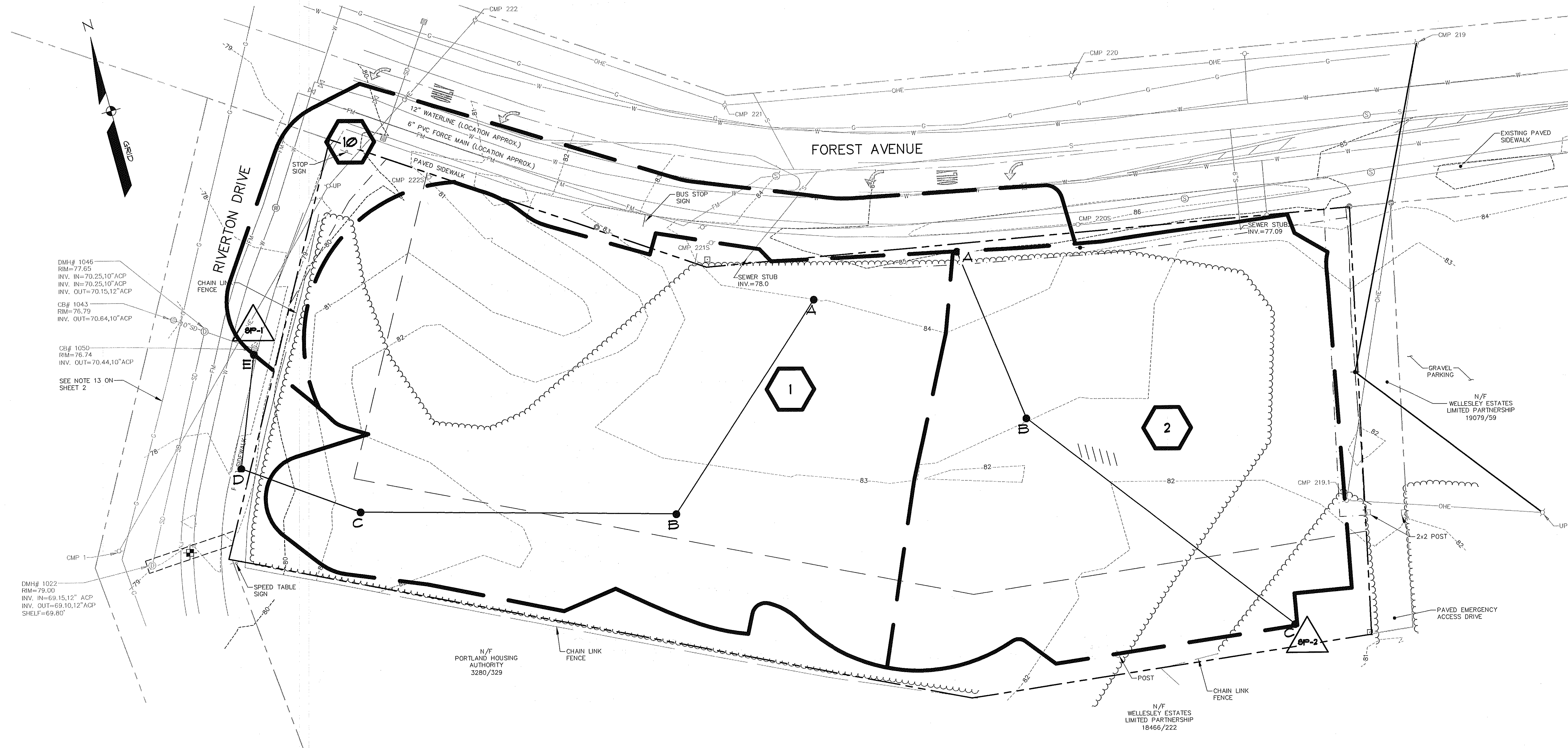
PROJECT NO.	11142
FIELD BOOK	SAG
DESIGN	JRS
CHKD	JRS
DRAWN	JAR

PRE-DEVELOPMENT/TREATMENT PLAN
 OF:
CHAU PROPERTY DEVELOPMENT
 1884 FOREST AVE.
 PORTLAND, MAINE
 FOR:
JOHN CHAU
 75 ACADIA ST.
 PORTLAND, MAINE 04103

DATE	SCALE
1/13/12	1" = 20'

SHEET 3 OF 8

11142SWP2.dwg, TAB:PRE-SWP



LEGEND

	WATERSHED BOUNDARY
	TIME OF CONCENTRATION
	REACH
	WATERSHED LABEL
	REACH
	DETENTION POND
	SOILS BOUNDARY

Calculation Summary							
Label	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
CalcPts - Bank Canopy	9.94	13.3	4.3	2.31	3.09	2	2
CalcPts - Gas Canopy	23.46	52.5	3.8	6.17	13.82	5	5
CalcPts - Pts Along PL	0.07	0.1	0.0	N.A.	N.A.	10	N.A.
StatArea - 1 & 2 Story Parking Area	1.05	4.0	0.2	5.25	20.00		
StatArea - Bank Parking Area	1.39	3.7	0.2	6.95	18.50		

Luminaire Schedule										
Symbol	Label	Qty	Description	Arrangement	Lum. Lumens	LMF	LDD	LLF	Filename	[TEST]
	S2	1	WP9S2/LED-5100K	SINGLE	3888	0.950	0.900	0.855	wp9s2-15k.ies	KL02033
	S4	2	WP9S4/LED-5100K	SINGLE	3970	0.950	0.900	0.855	wp9s4-15k.ies	KL02030
	S5	2	WP9S5/LED-5100K	SINGLE	3905	0.950	0.900	0.855	wp9s5-15k.ies	KL02031
	L4-NB	3	WP9L4NB/LED-5100K	SINGLE	4624	0.950	0.900	0.855	wp9l4nb-15k.ies	KL02209
	L52	1	WP9L5/LED-5100K	BACK-BACK	7173	0.950	0.900	0.855	wp9l5-15k.ies	kl02041
	C1	10	UCL LED - 60-G-700-F	SINGLE	11232	0.950	0.900	0.855	UCL LED - 60-G-700-F50.IES	3173-24-OW
	C2	3	UCL LED - 36-G-700-F	SINGLE	6385	0.950	0.900	0.855	UCL LED - 36-G-700-F50.IES	3173-24-OW-36
	C3	9	LF6LED 6LFL5 40K	SINGLE	912	1.000	1.000	1.000	LiteFrame LF6LED 40K.IES	3333
	WP	10	LNC5LU5KAD	SINGLE	615	0.950	0.900	0.855	LNC5LU5KAD.IES	4363

1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO HUBBELL LIGHTING. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

TITLE:	PHOTOMETRIC STUDY CHAU GAS STATION	REVISED FROM DRAWING NUMBER(S):	1257708	DATE:	1-26-12	CHK BY:	N/A
DATE:	1-27-12	SCALE:	AS NOTED	DRAWING / DESIGN NO.:	1257758		

Hubbell Lighting, Inc.
701 MILLENNIUM BLVD.
GREENWICH, SC 29607

