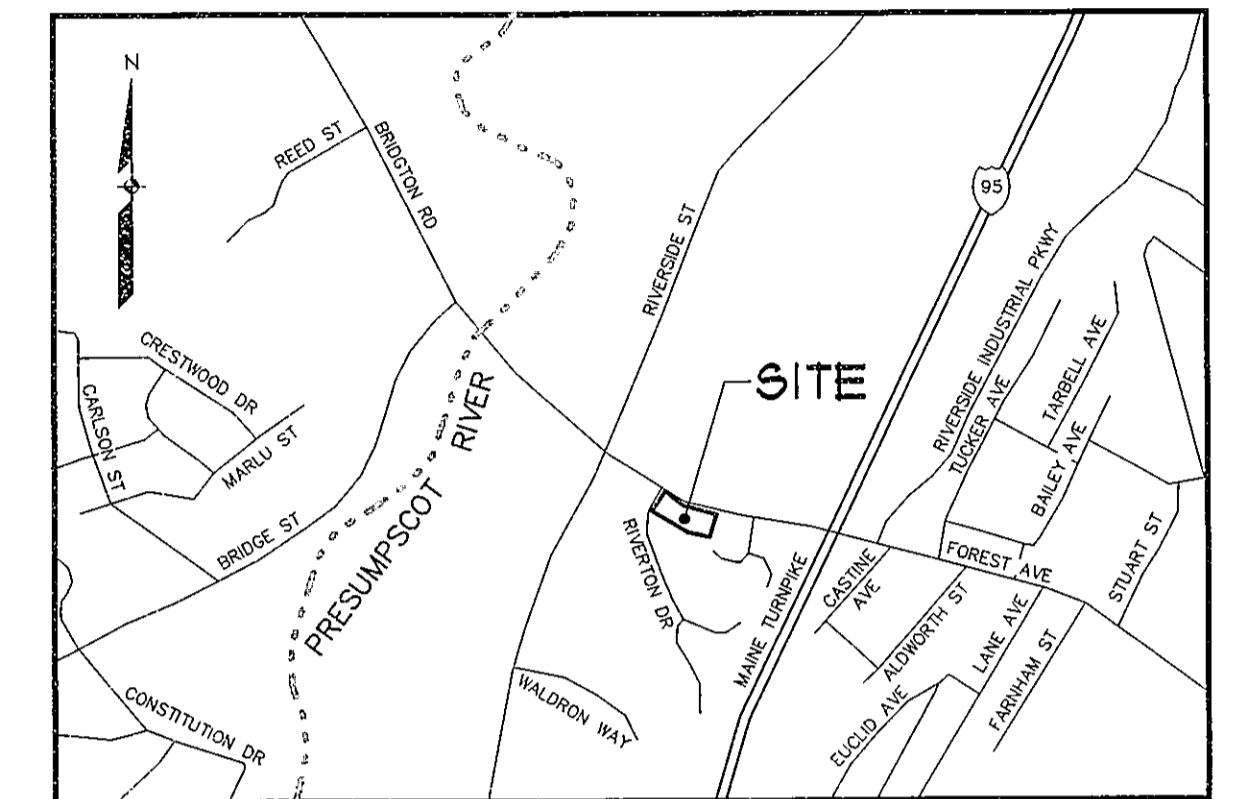
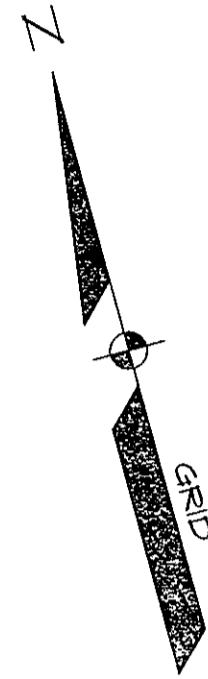


CHAU PROPERTY DEVELOPMENT

1884 FOREST AVENUE
PORTLAND, MAINE

APPLICANT:

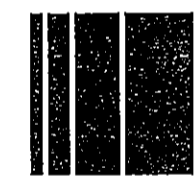
JOHN CHAU
75 ACADIA STREET
PORTLAND, MAINE 04103



LOCATION MAP

N.T.S.

ENGINEER / SURVEYOR:

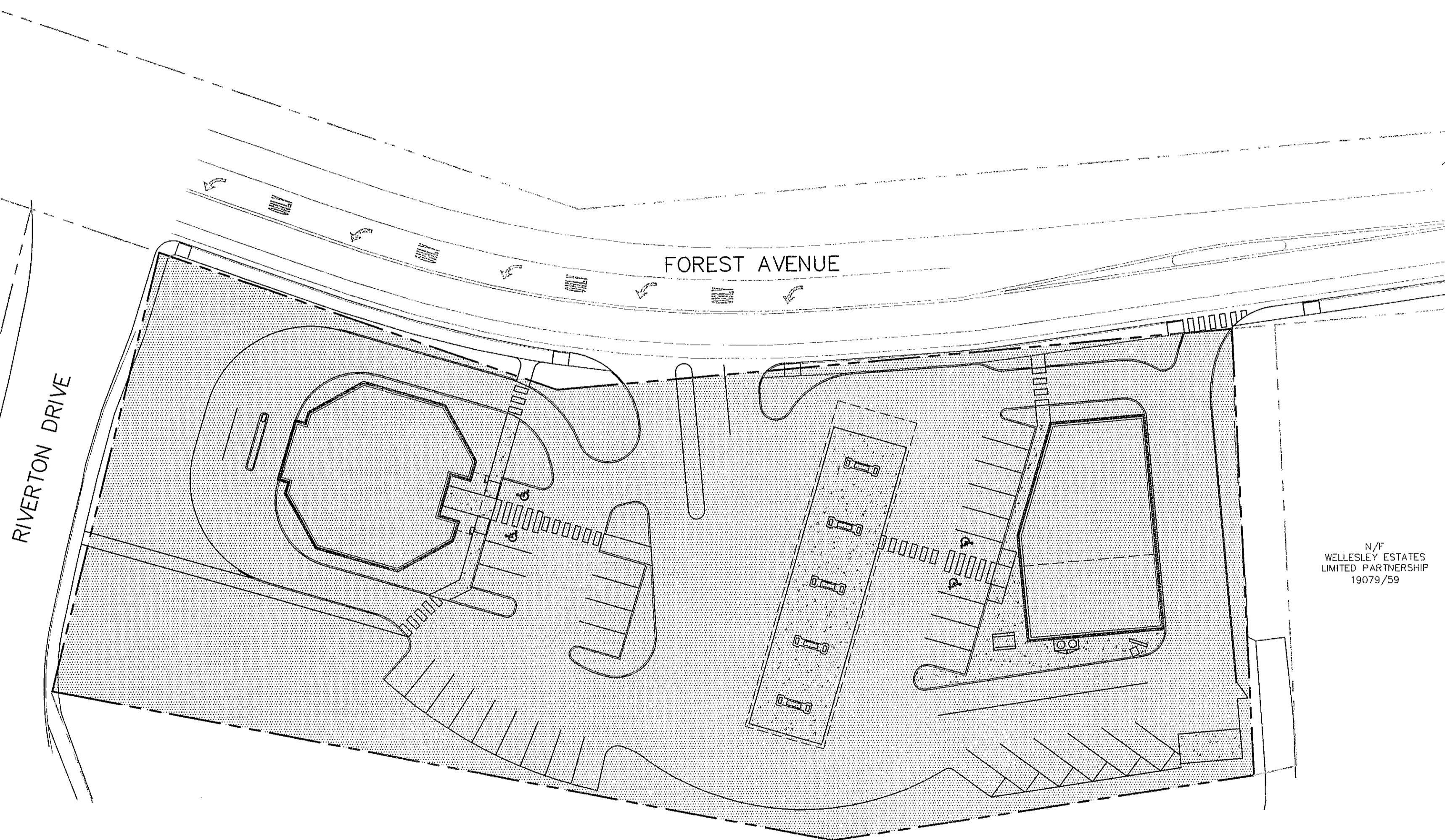


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Tel (207) 855-0277 Tel (207) 783-5656

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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'

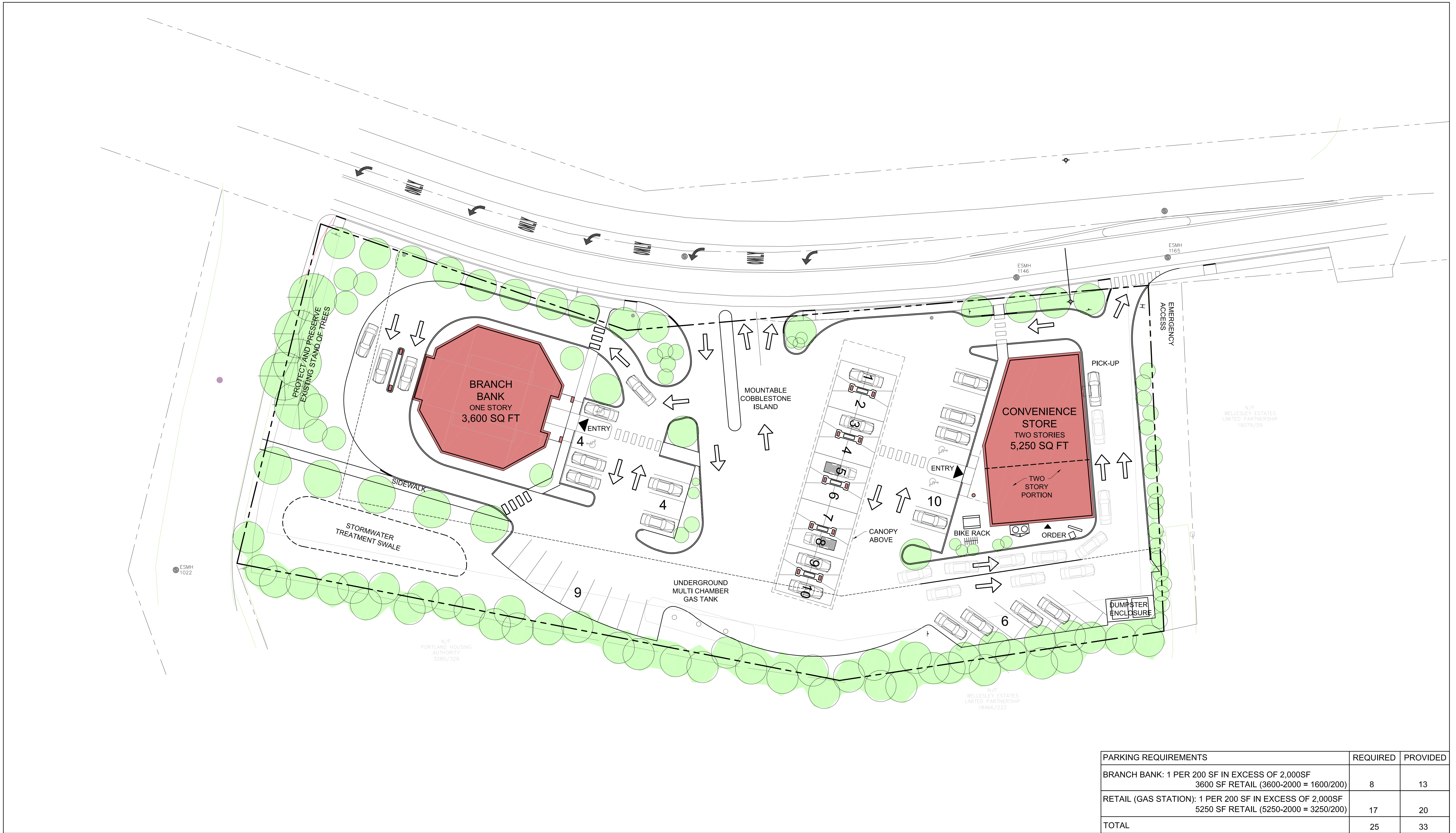
PROJECT ARCHITECT:

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



PARKING REQUIREMENTS	REQUIRED	PROVIDED
BRANCH BANK: 1 PER 200 SF IN EXCESS OF 2,000SF 3600 SF RETAIL (3600-2000 = 1600/200)	8	13
RETAIL (GAS STATION): 1 PER 200 SF IN EXCESS OF 2,000SF 5250 SF RETAIL (5250-2000 = 3250/200)	17	20
TOTAL	25	33

0' 20' 40'
SCALE 1"=20'

NOVEMBER 14, 2011

PROPOSED COMMERCIAL DEVELOPMENT AT
1884 FOREST AVENUE
PORTLAND, MAINE

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TFH ARCHITECTS

RIVERSIDE STREET

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)

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

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

DMH# 1050
RM=76.74
INV. OUT=70.44, 10'ACP

SMH# 1022

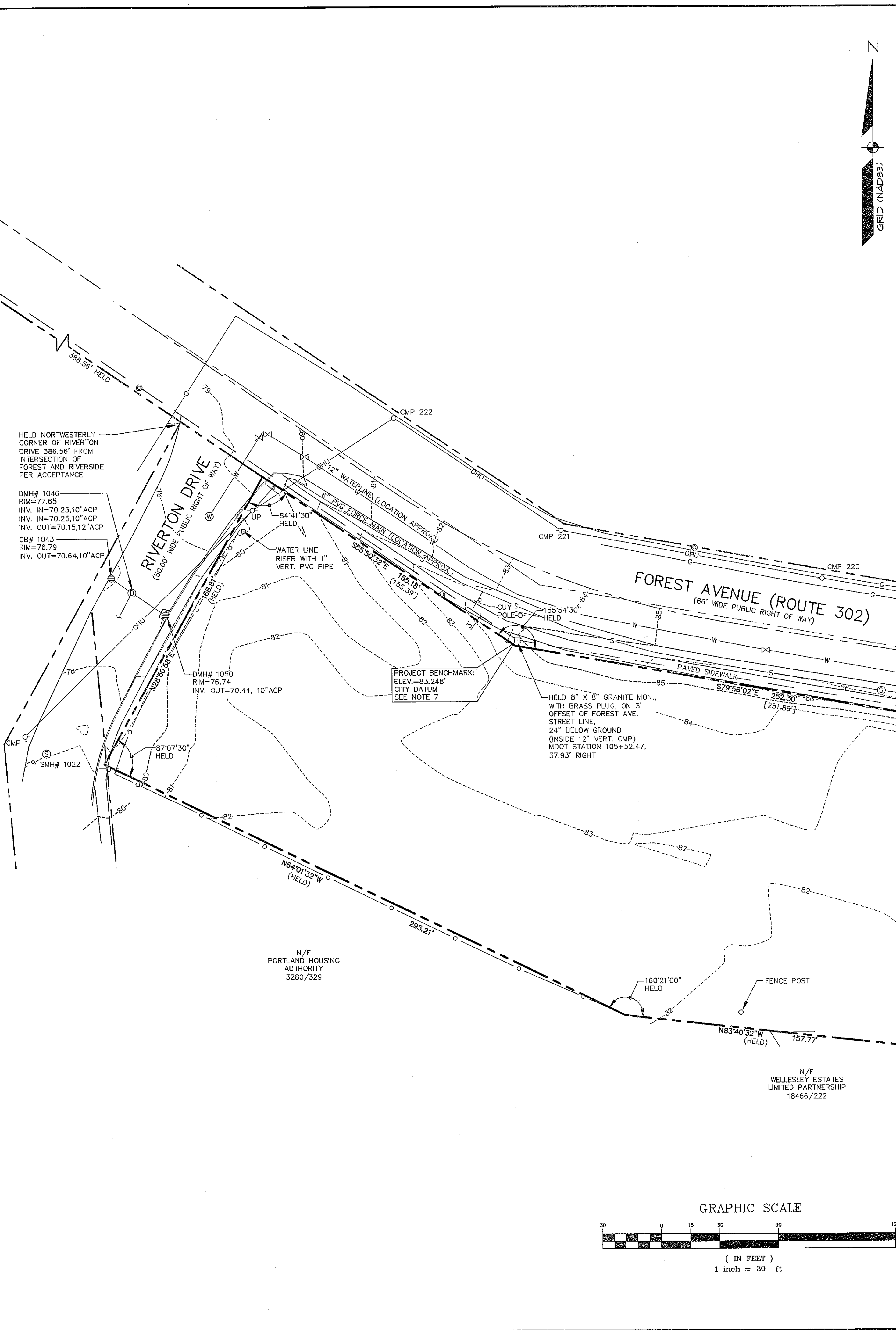
N/F PORTLAND HOUSING AUTHORITY 3280/329

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

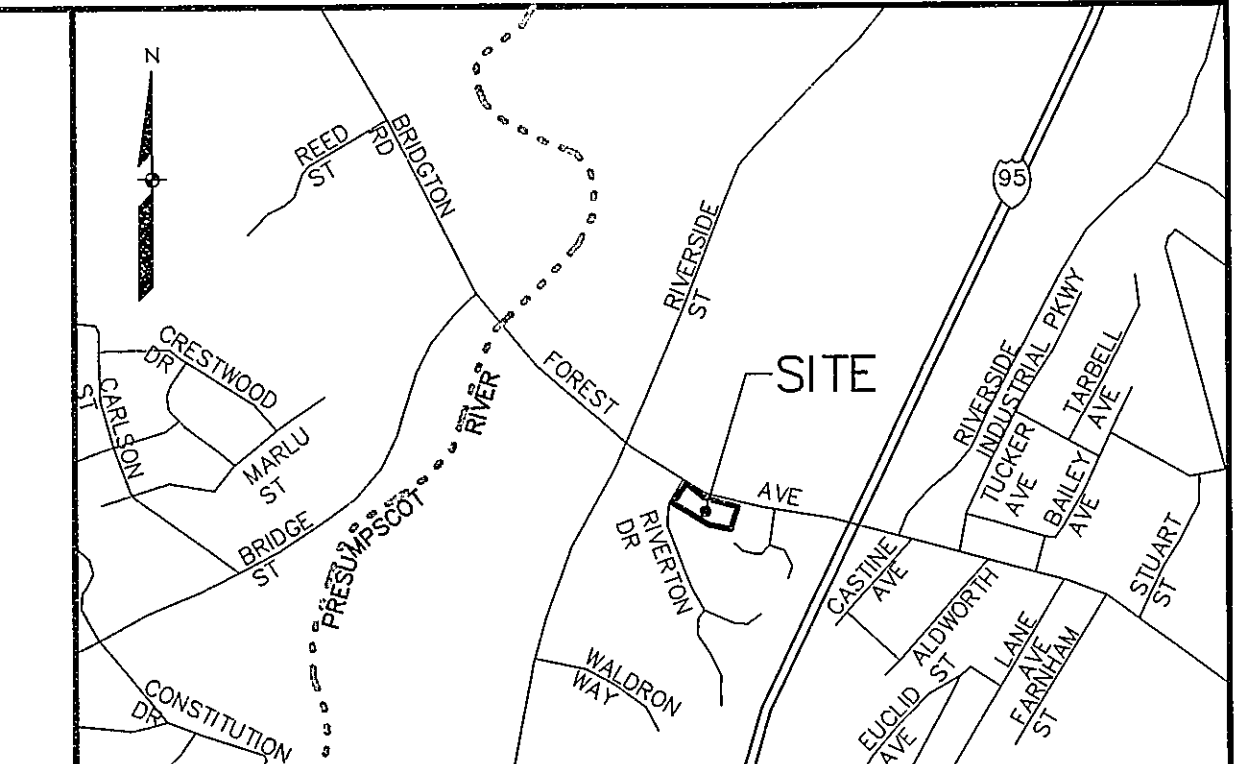
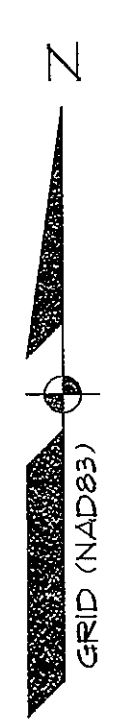
HELD ON NORTHERLY EXTENSION OF PROPERTY LINE, 1" IRON PIPE, AT GRADE, 0.1' NORTHERLY OF PROPERTY CORNER

HELD 6" x 6" CONCRETE MON., WITH BRASS DIVET, LEANING 1.0' NORTHWESTERLY OF PROPERTY CORNER



LEGEND

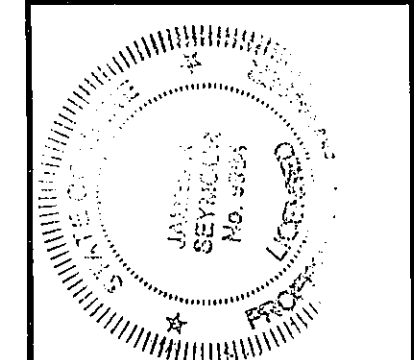
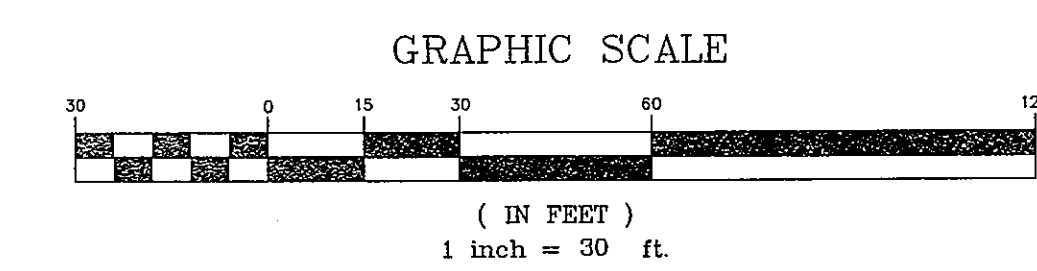
EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.	W	WATER
---	ABUTTER LINE/R.O.W.	W	WATER GATE VALVE
---	CENTERLINE	W	WATER SHUT OFF
○	MON.	○	HYDRANT
---	IRON PIPE/ROD	S	SEWER
C/L	DEED CALL	FM	FORCE MAIN
C/L	CURVE/LINE NO.	S	SEWER MH
---	SIGN	SD	STORM DRAIN
---	EDGE PAVEMENT	○	CATCH BASIN
---	PAVEMENT PAINT	○	DRAINAGE MH
---	GRAVEL ROAD	OHU	OVERHEAD UTILITY
---	CURLINE	UGU	UNDERGROUND UTILITY
---	TREELINE	○	TRANSFORMER PAD
-122--	CONTOURS	○	ELECTRICAL MANHOLE
x30.20	SPOT GRADE	○	TELEPHONE MANHOLE
---	CHAIN LINK FENCE	○	UTILITY POLE
---	STOCKADE FENCE	○	GUY
---	GAS		
---	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: 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 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 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.
- 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.
- 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 HEREON ARE DERIVED FROM FIELD LOCATIONS AND PLAN REFERENCE 6D. PHYSICAL LOCATIONS SHOULD BE FIELD VERIFIED BEFORE DIGGING.



PROGRESS PRINT

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
11142			WCS	BAM

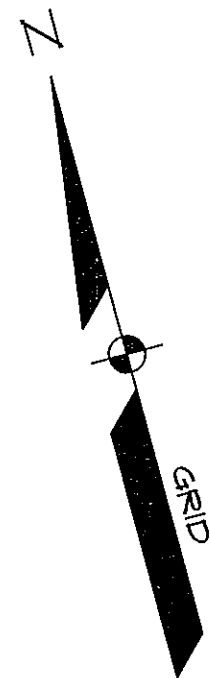
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EXISTING CONDITIONS PLAN
OF
CHAU PROPERTY DEVELOPMENT
1884 FOREST AVE.
PORTLAND, MAINE
FOR:
JOHN CHAU
75 ACADIA ST.
PORTLAND, MAINE 04103

DATE: AUG. 2011
SCALE: 1" = 30'

SHEET 2 OF 7

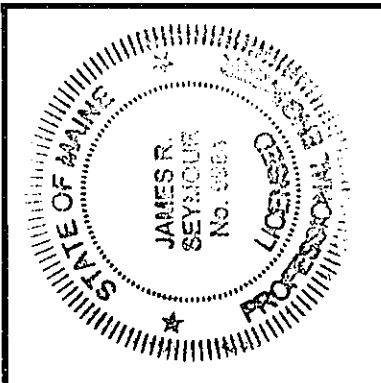
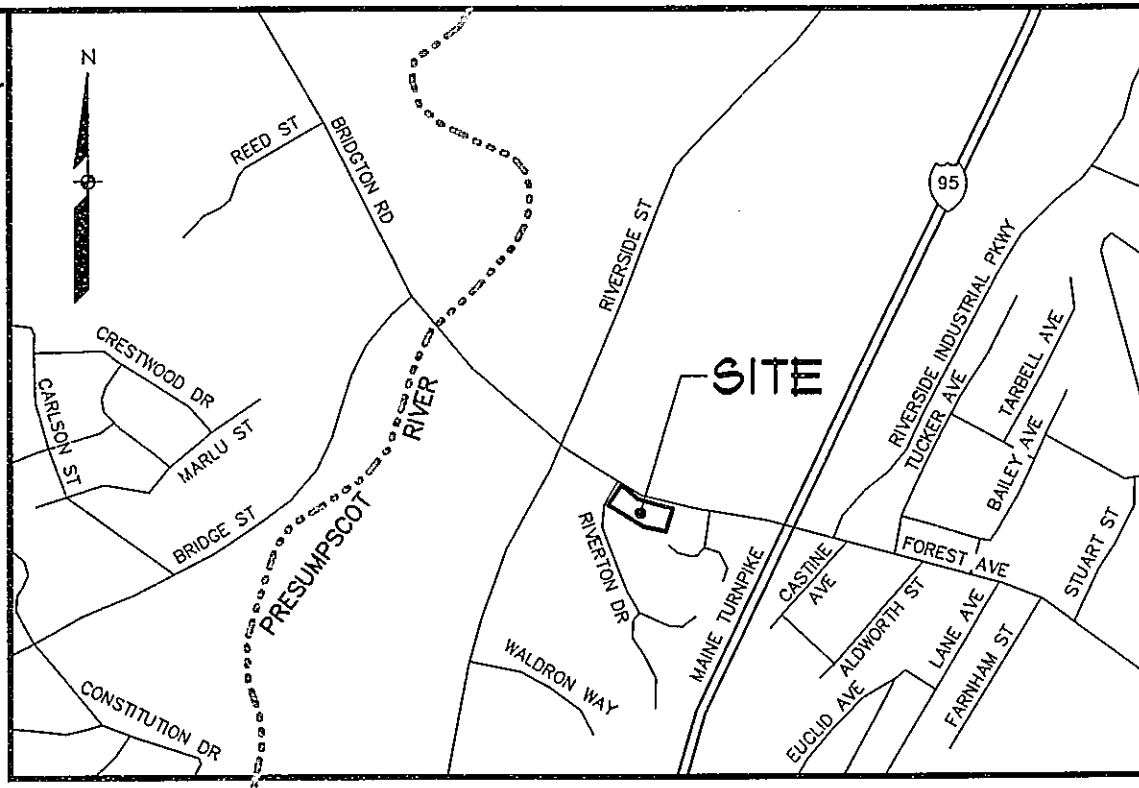
11142EC.dwg, TAB-EC



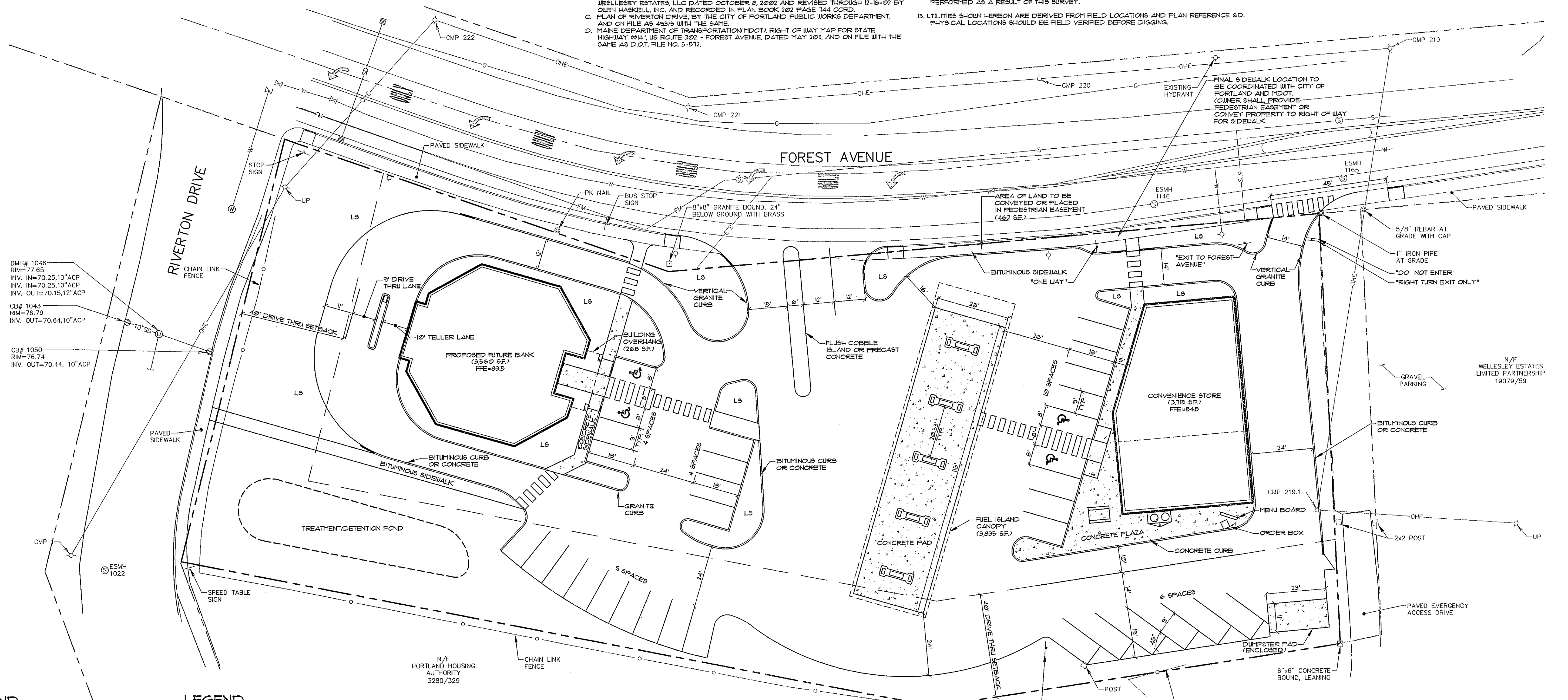
GENERAL NOTES:

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- THE PROPERTY IS SHOWN AS LOT 3, BLOCK B ON THE CITY OF PORTLAND ASSESSORS MAP 371 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: 90 FEET
 MIN. FRONT YARD: 20 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)
 MIN. REAR YARD: 20 FEET (ABUTTING RESIDENTIAL USE)
 MAX. BUILDING HEIGHT: 45 FEET
 DRIVE-THRU SETBACKS: 45 FEET
 MAX. IMPERVIOUS SURFACE RATIO: 50%
- 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.
- 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 CORD.
 C. PLAN OF RIVERTON DRIVE, BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT, AND ON FILE AS 4839 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.

- 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.
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- THE 16 FOOT WIDE EMERGENCY ACCESS EASEMENT SHOWN ON PLAN REFERENCE 6B HAS BEEN CONVEYED IN FEE TO WELLESLEY ESTATES LIMITED PARTNERSHIP FEE WARRANTY DEED DATED MARCH 21, 2003 AND RECORDED AT CORD ON MARCH 26, 2003 IN BOOK 19719, 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.
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PROGRESS PRINT

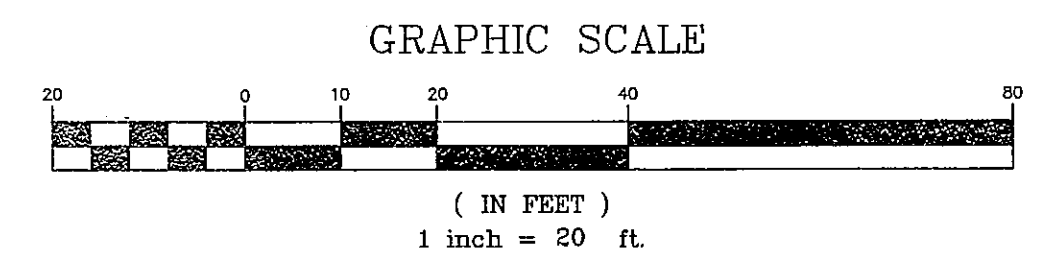


LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROWL	---
---	ABUTTER LINE/ROWL	---
---	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	---
---	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
B	11/15/11	JRS	SUBMITTED FOR PRELIMINARY REVIEW
A	8/5/11	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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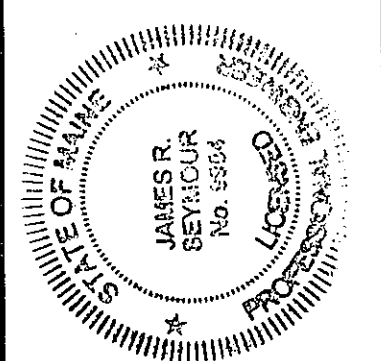
PROJECT NO. 11142
 FIELD BOOK DESIGN CHD
 DRAWN JRS
 CHECK JKS/JRH

PRELIMINARY SITE PLAN
 OF
CHAU PROPERTY DEVELOPMENT
 1884 FOREST AVE.
 PORTLAND, MAINE
 FOR
JOHN CHAU
 75 ACADIA ST.
 PORTLAND, MAINE 04103

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

SHEET 3 OF 7

111425.dwg, TAB: 5



PROGRESS PRINT

DATE	11/15/11	BY	JRS	REVISION	FOR PRELIMINARY REVIEW
DATE	8/5/11	BY	A	REVISION	SUBMITTED FOR PRELIMINARY REVIEW
DATE		BY		REVISION	STATUS:

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.

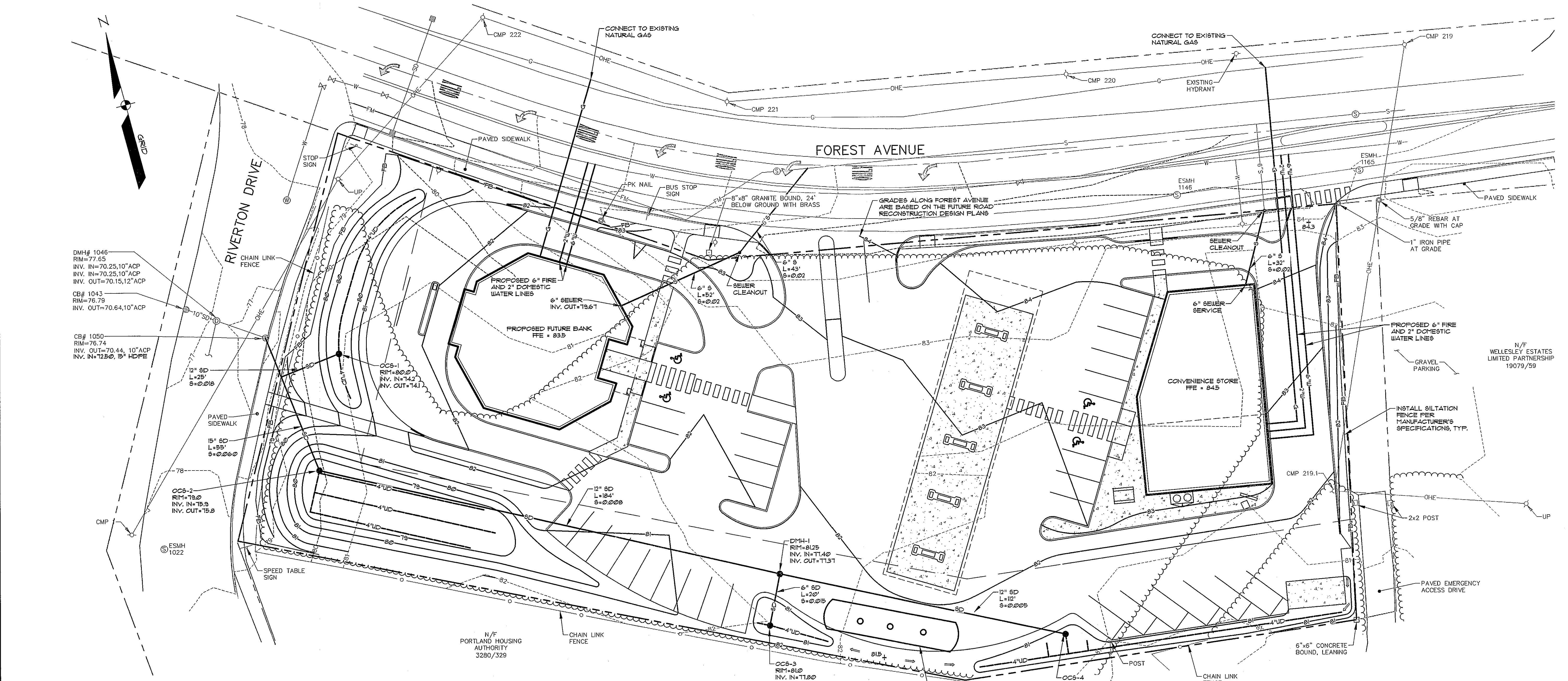
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 One Chapel Street, Suite B
 Westbrook, Maine 04092
 Tel: (207) 856-9277 Fax: (207) 785-5555
 WWW.SEBAGOTECHNICS.COM

PROJECT NO. 11442
 FIELD BOOK DESIGN CHKO DRAWN JRS
 SAG JRS

GRADING AND UTILITY PLAN
 OF
CHAU PROPERTY DEVELOPMENT
 1884 FOREST AVENUE
 PORTLAND, MAINE
 FOR:
JOHN CHAU
 75 ACADIA ST.
 PORTLAND, MAINE 04103

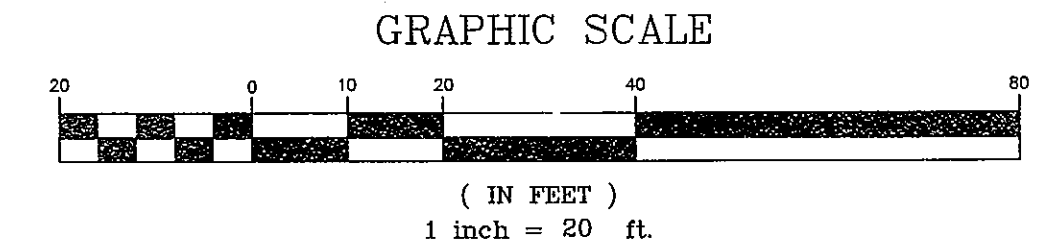
DATE	8/3/11	SCALE	1" = 20'
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SHEET 4 OF 7



LEGEND

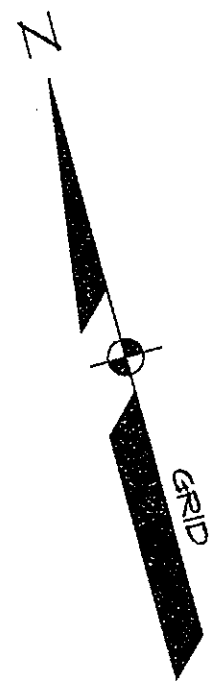
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ADJUTER LINE/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	DRILLHOLE	---
---	BUILDING	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	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 (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 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 U&G PUBLIC WORKS SYSTEMS.
- CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 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 OPERATIONS 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 WORKS. 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, SPH'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.

TAB:GU
11:42GU.dwg

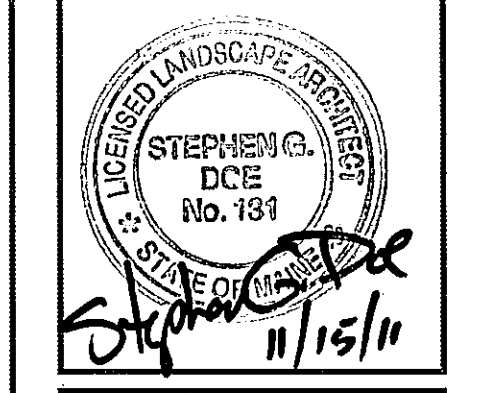


PLANT LIST

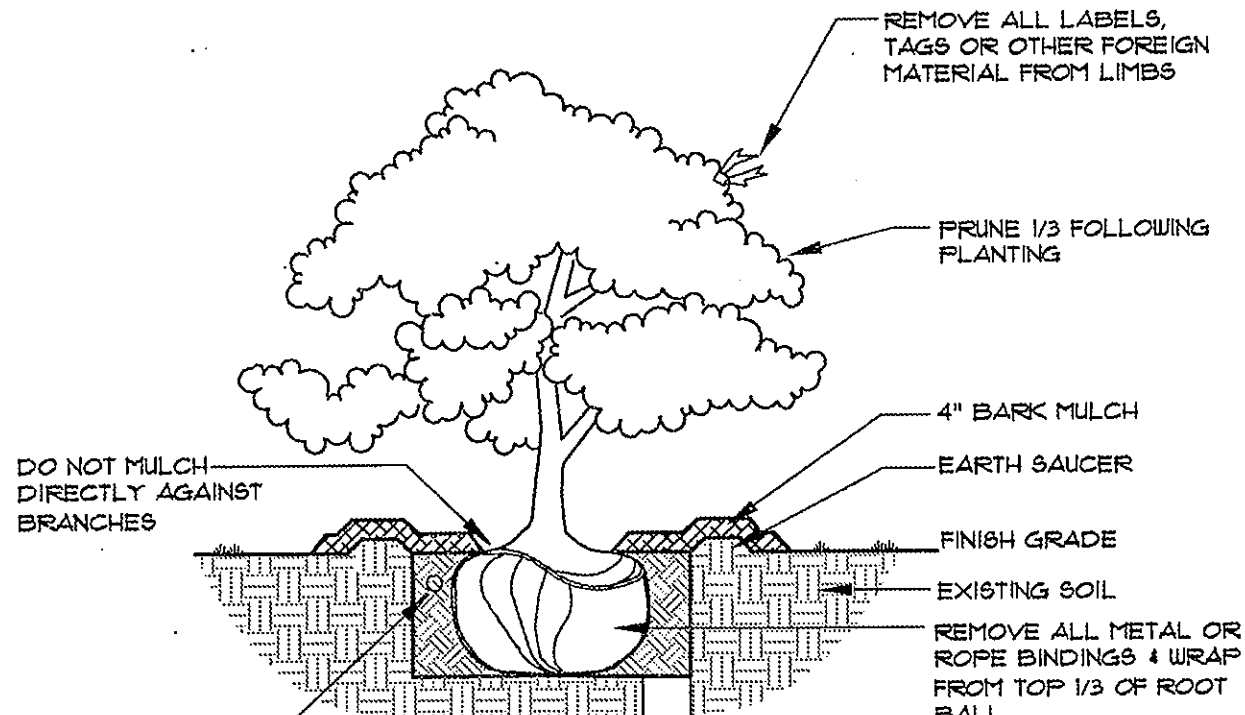
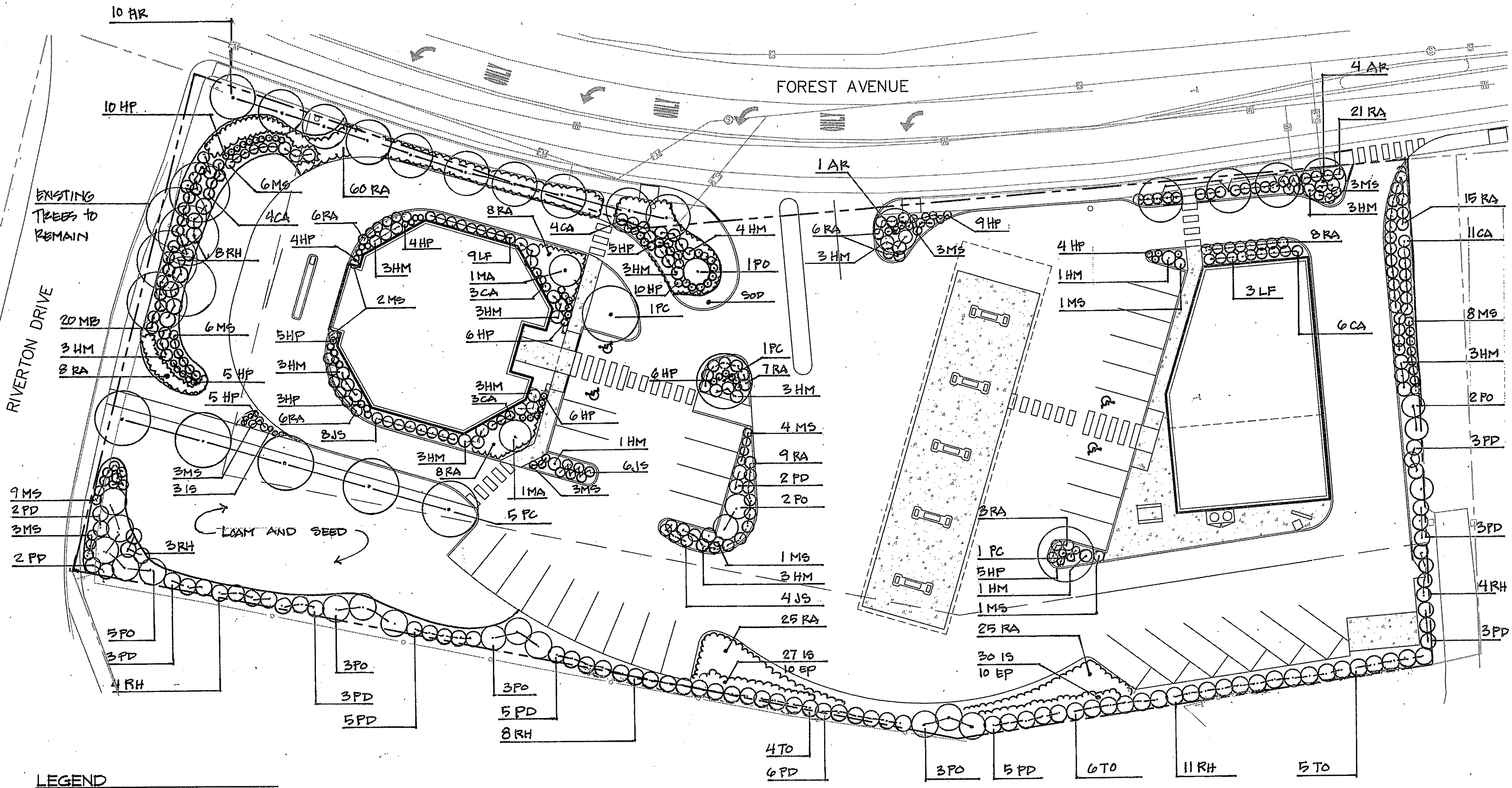
KEY	BOTANICAL NAME	COMMON NAME	SIZE
AR	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	2 1/2" CAL
PC	PYRUS CALLERYANA 'CLEVELAND'	CLEVELAND SELECT PEAR	2 1/2" CAL
PO	PICEA OMORICA	SERBIAN SPRUCE	6-7' HGT
TO	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6-7' HGT
PD	PHYTOSCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	3' HGT
HP	HOSTA 'SLIM & SUBSTANCE'	SLIM & SUBSTANCE HOSTA	#1 CONT
HM	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	#3 CONT
MS	MISCANTHUS SINENSIS 'COSMOPOLITAN'	COSMOPOLITAN GRASS	#2 CONT
CA	CLETHERA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	24-30"
RH	RHODODENDRON 'NORTHERN STARBURST'	NORTHERN STARBURST RHODY	24-30"
LF	LEUCOTHOE FONTANESIANA	DROOPING LEUCOTHOE	18"-24"
IS	IRIS SIBERICA 'CAESAR'S BROTHER'	SIBERIAN IRIS	#1 CONT
JS	JUNIPERUS SABINA 'SIERRA SPREADER'	SIERRA SPREADER JUNIPER	24-30"
EP	ECHINICEA PURPUREA 'MAGNUS'	MAGNUS CONE FLOWER	#1 CONT
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	#2 CONT
MA	MAGNOLIA X LOEBNERI 'LEONARD MESSER'	LEONARD MESSER MAGNOLIA	6' HGT
MB	MICROBIOTA PECCISSATA	SIBERIAN CARPET CYPRESS	#3 CONT

LANDSCAPE NOTES

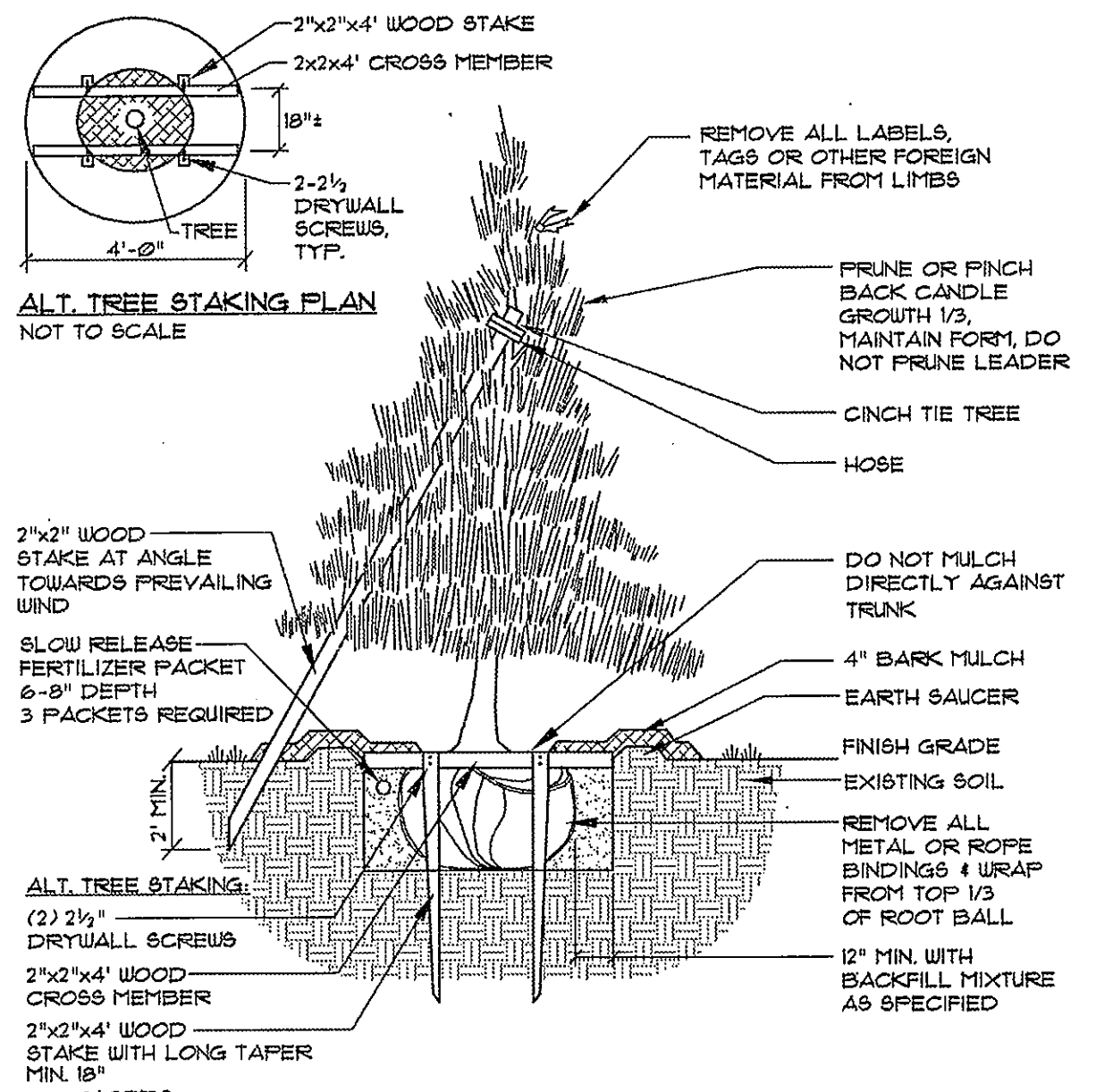
- PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "USA STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, 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, WRAPPING, 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, CURBS, 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 SOODED OR BEDED. 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.



PROGRESS PRINT



DECIDUOUS & EVERGREEN SHRUB
NOT TO SCALE

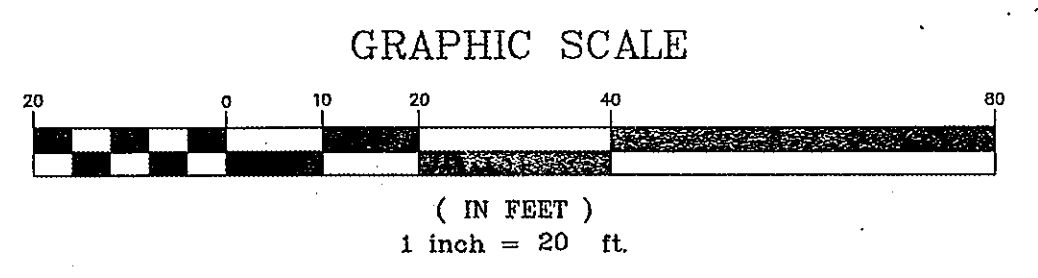


- NOTES:**
- INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
 - THE TREE IS OF SUBSTANTIAL SIZE.
 - THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
 - THE PLANTING LOCATION IS COMPOSED OF SAND OR OTHER LOOSE TEXTURED SOILS.
 - IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER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

DECIDUOUS TREES UNDER 2" CALIPER OR UNDER 8' IN HEIGHT
EVERGREEN TREES 1"-2" IN HEIGHT & UNDER
NOT TO SCALE

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	---
(x)	DECIDUOUS TREE	(x)
(x)	CONIFEROUS TREE	(x)
---	MULCH LINE	---



REV.	BY:	DATE:	STATUS:
B	JRS	11/15/11	SUBMITTED FOR PRELIMINARY REVIEW
A	JRS	8/5/11	SUBMITTED FOR PRELIMINARY REVIEW

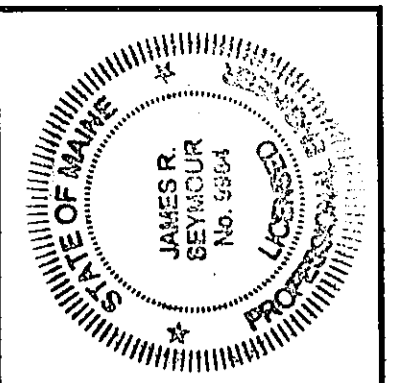
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Engineering. Expertise. You Can Build On.
One Ocean Street, Suite B
Westport, Maine 04092
Tel: (207) 656-0277
WWW.SEBAGOTECHNICS.COM

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

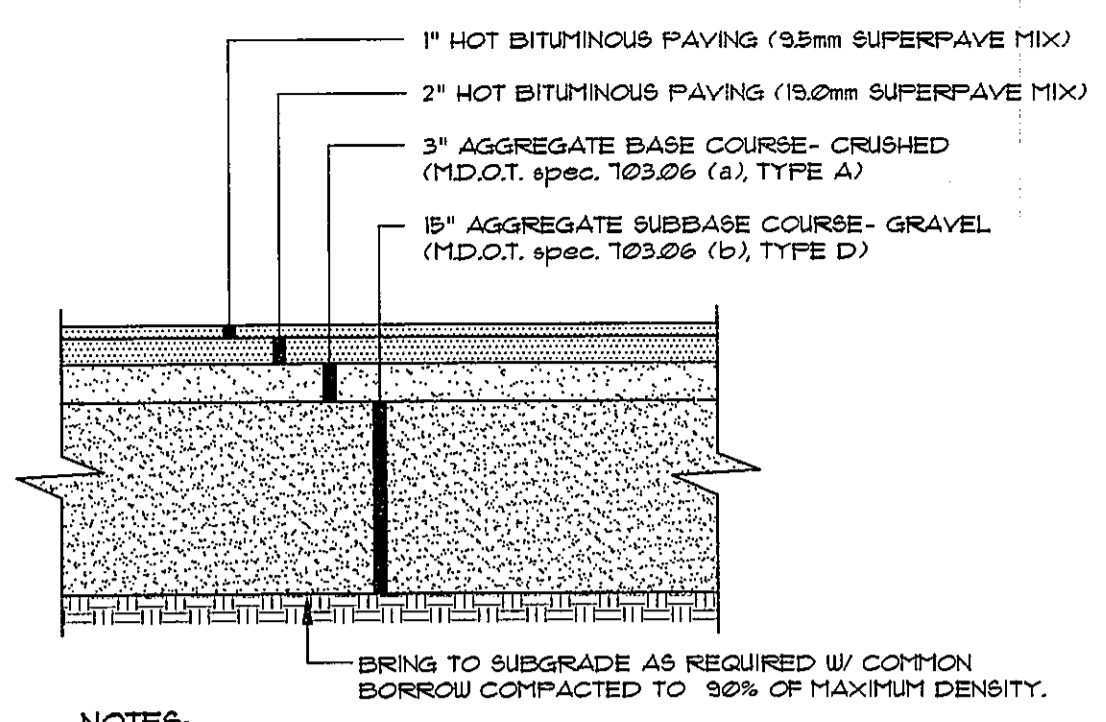
LANDSCAPING PLAN
OF:
CHAU PROPERTY DEVELOPMENT
1884 FOREST AVE.
PORTLAND, MAINE
FOR:
JOHN CHAU
75 ACADIA ST.
PORTLAND, MAINE 04103

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

SHEET 5 OF 7

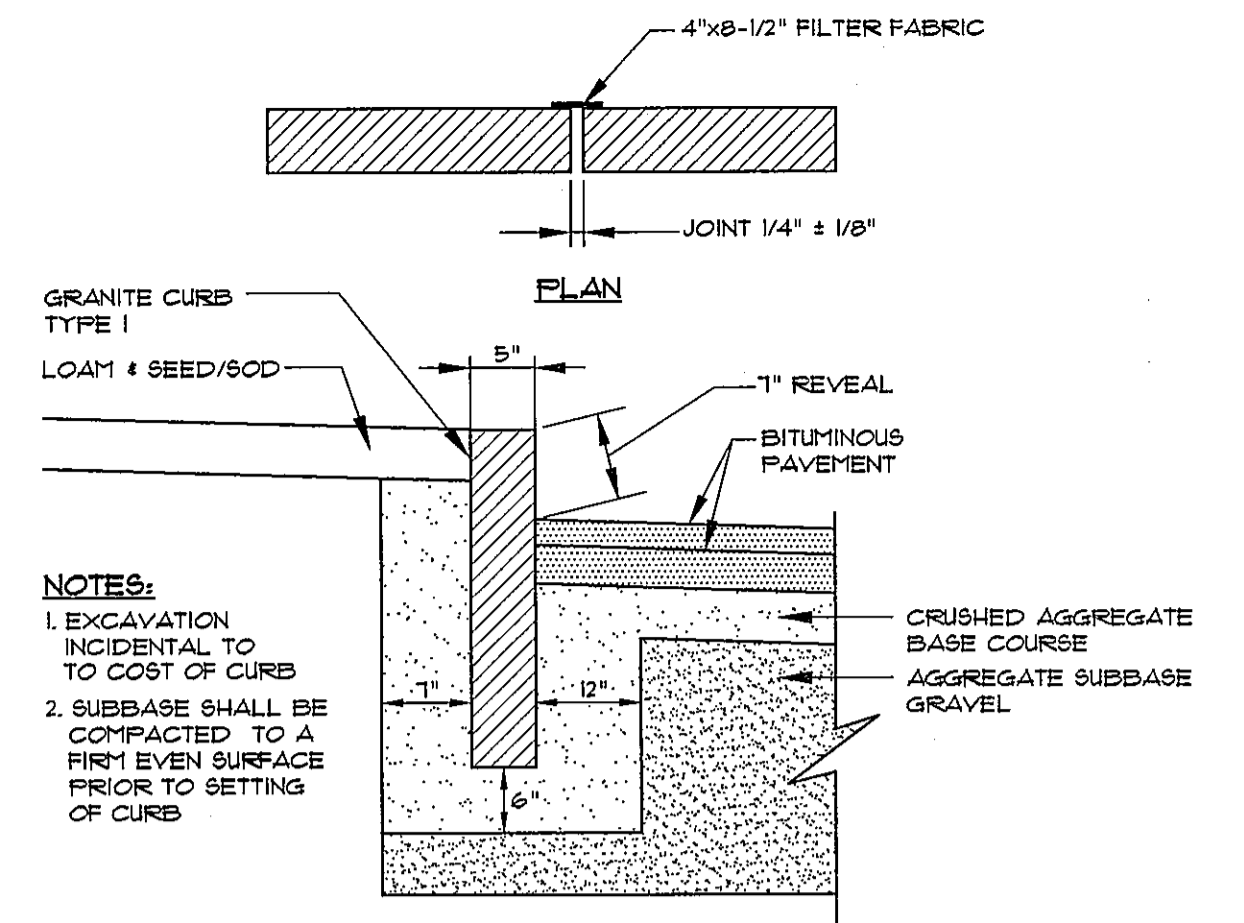


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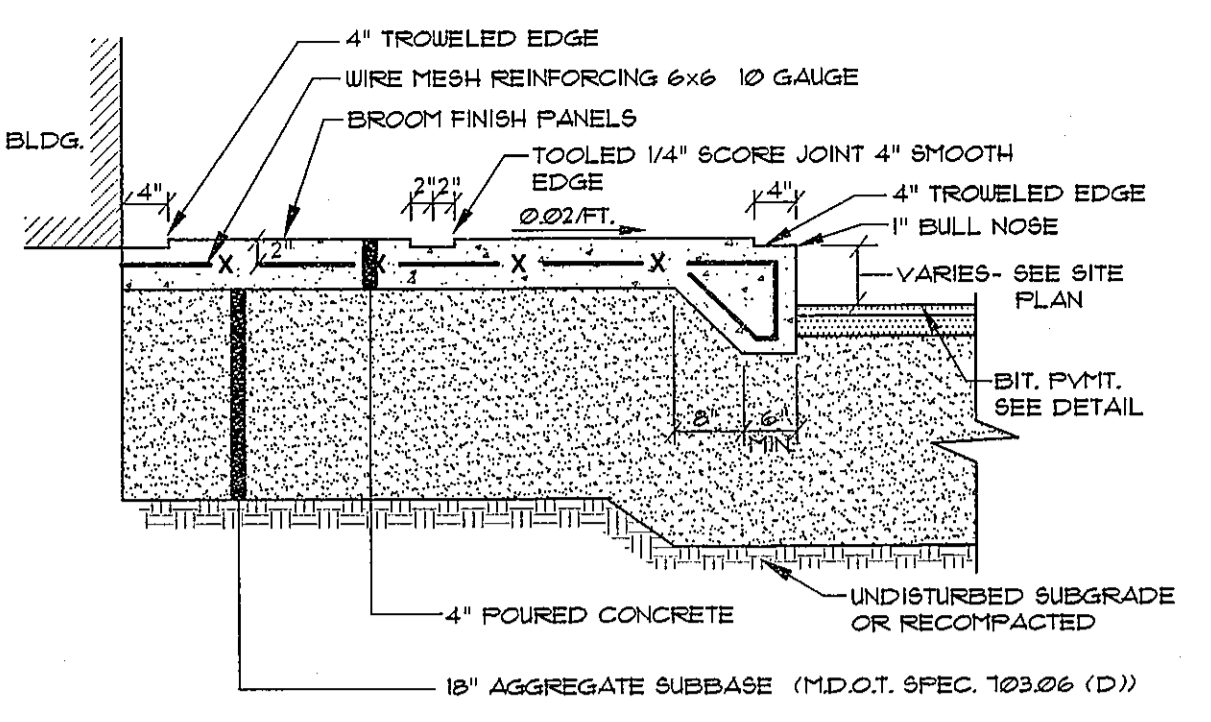


- NOTES:**
1. COMPACT GRAVEL SUBBASE BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
 2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

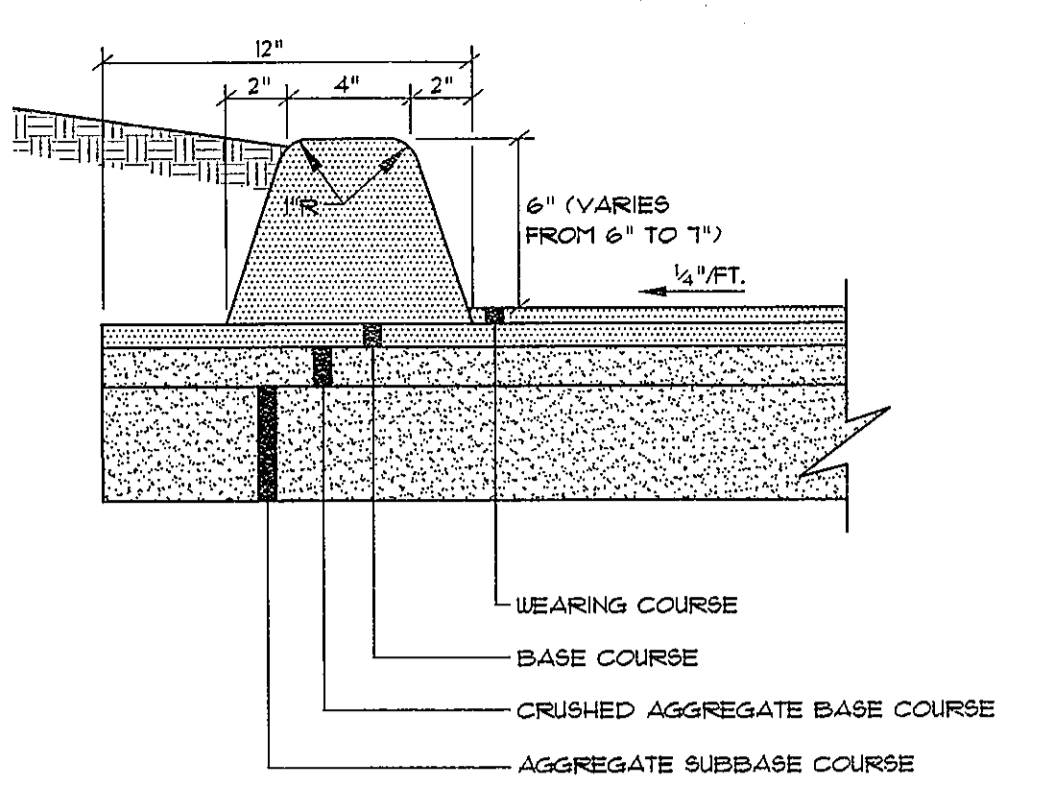
TYP. PAVED PARKING LOT SECTION
NOT TO SCALE



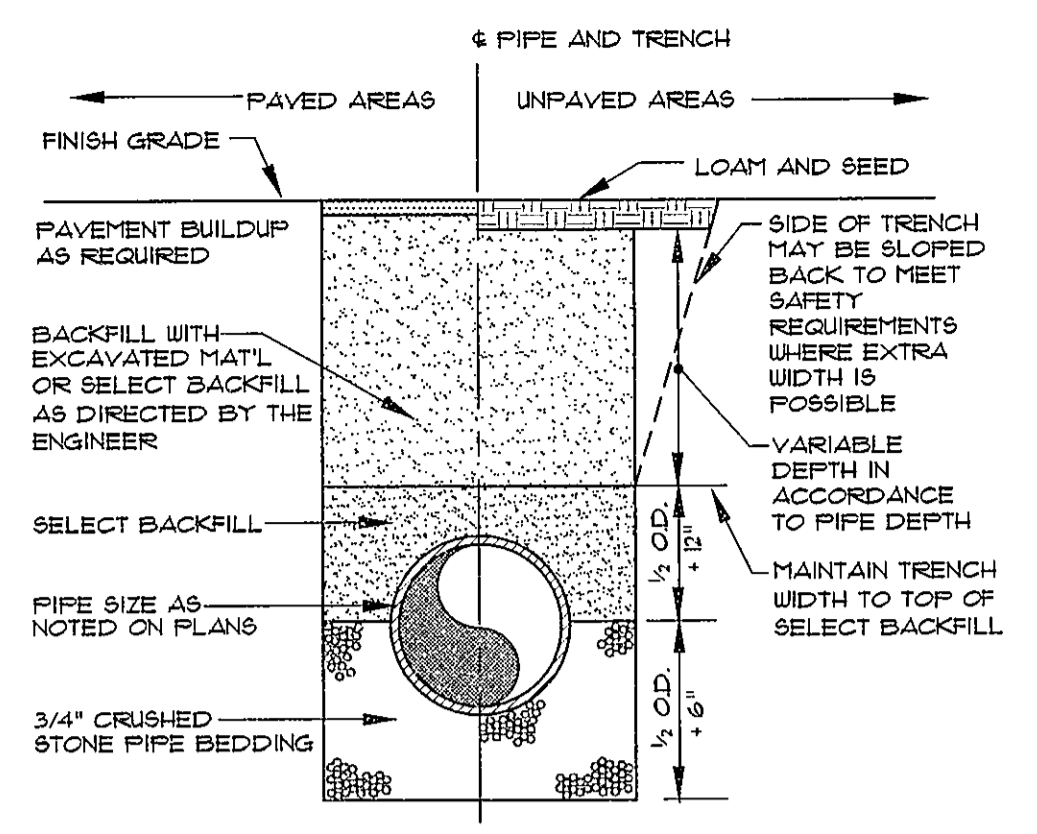
VERTICAL GRANITE CURB
NOT TO SCALE



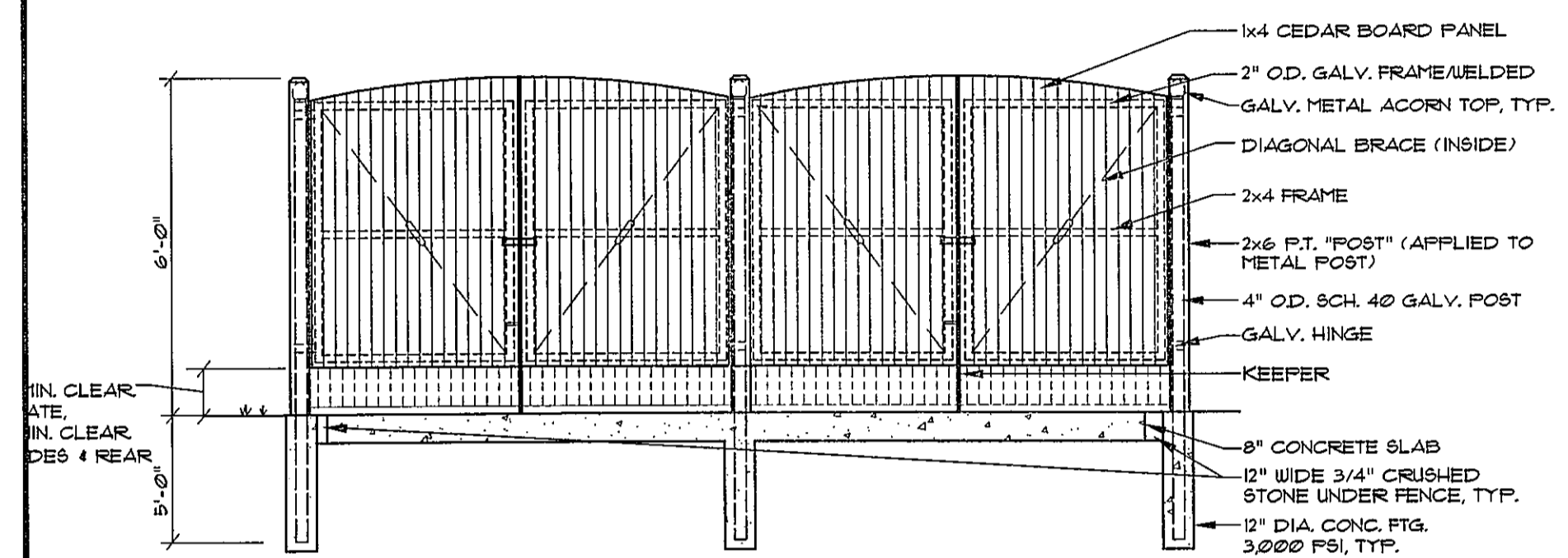
CONCRETE SIDEWALK
NOT TO SCALE



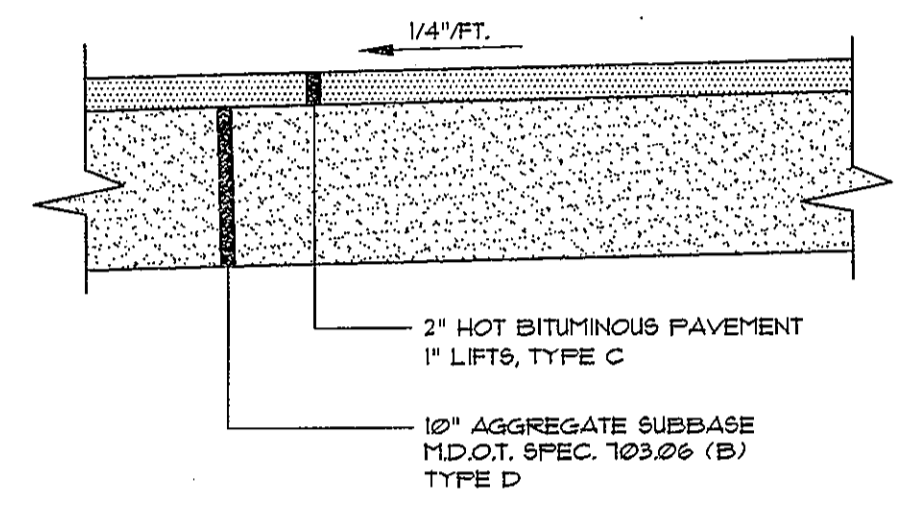
BITUMINOUS CURB SECTION
NOT TO SCALE



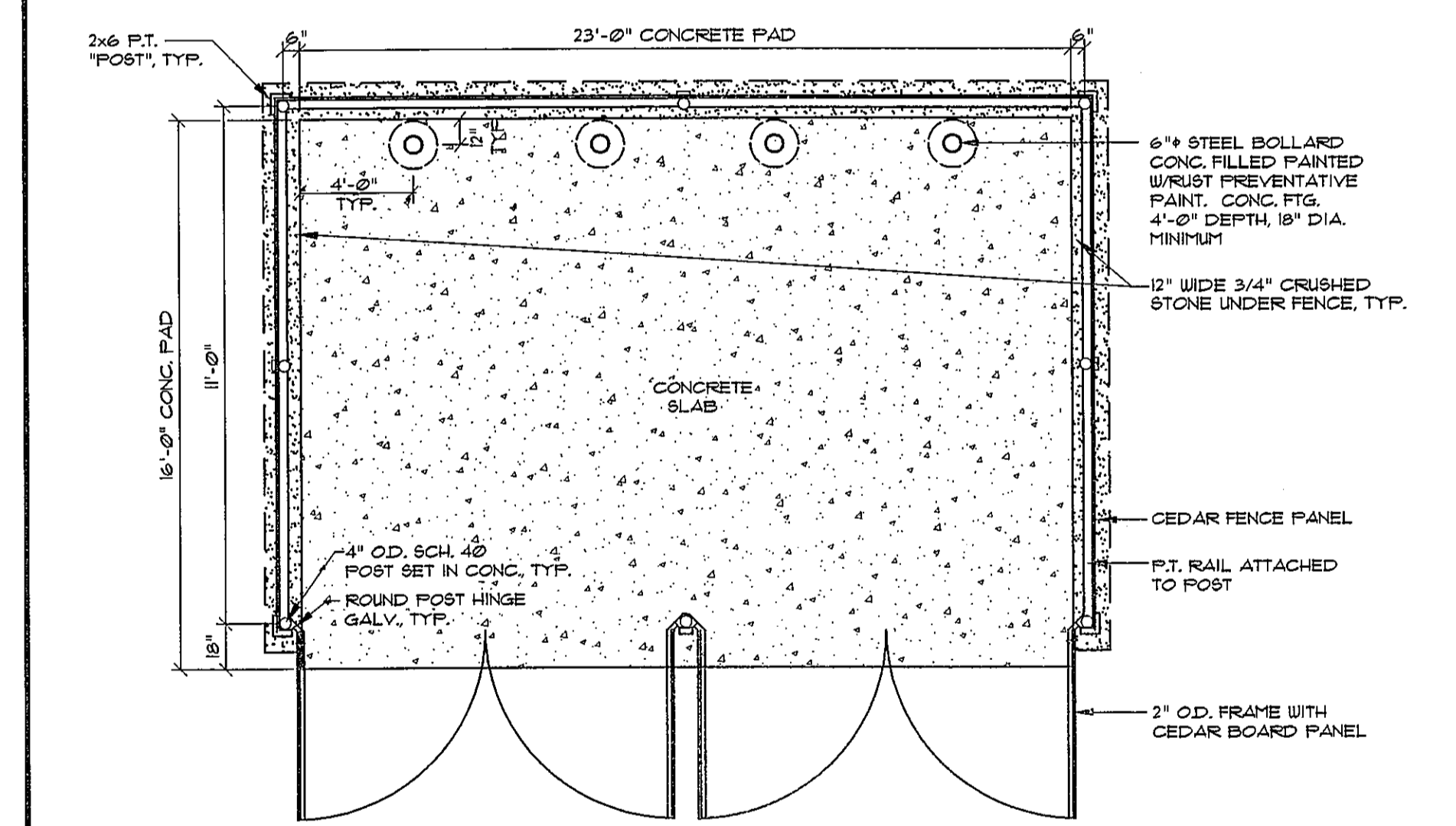
TYPICAL TRENCH SECTION
NOT TO SCALE



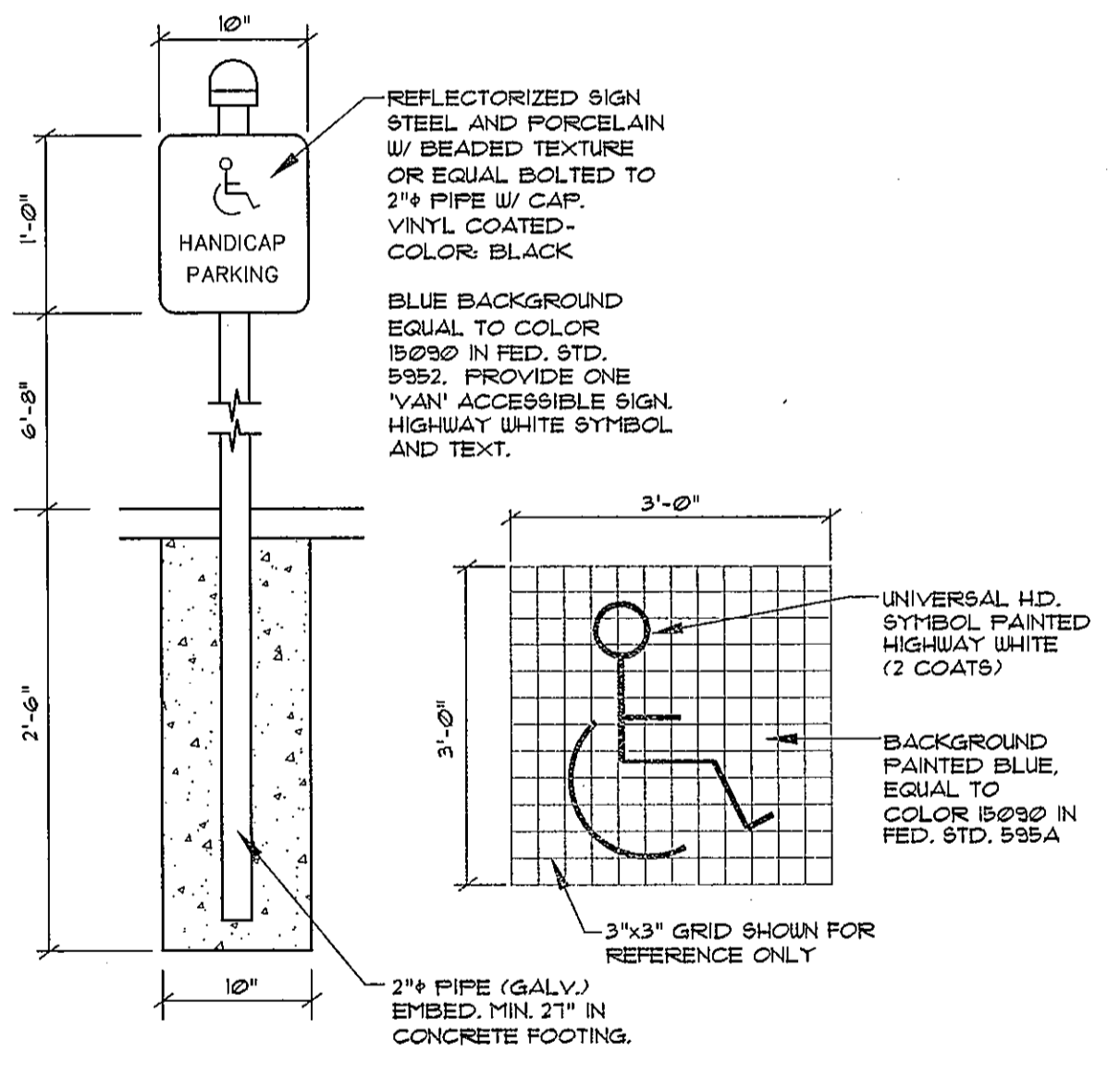
TYPICAL TIPDOWN CURB INSTALLATION
NOT TO SCALE



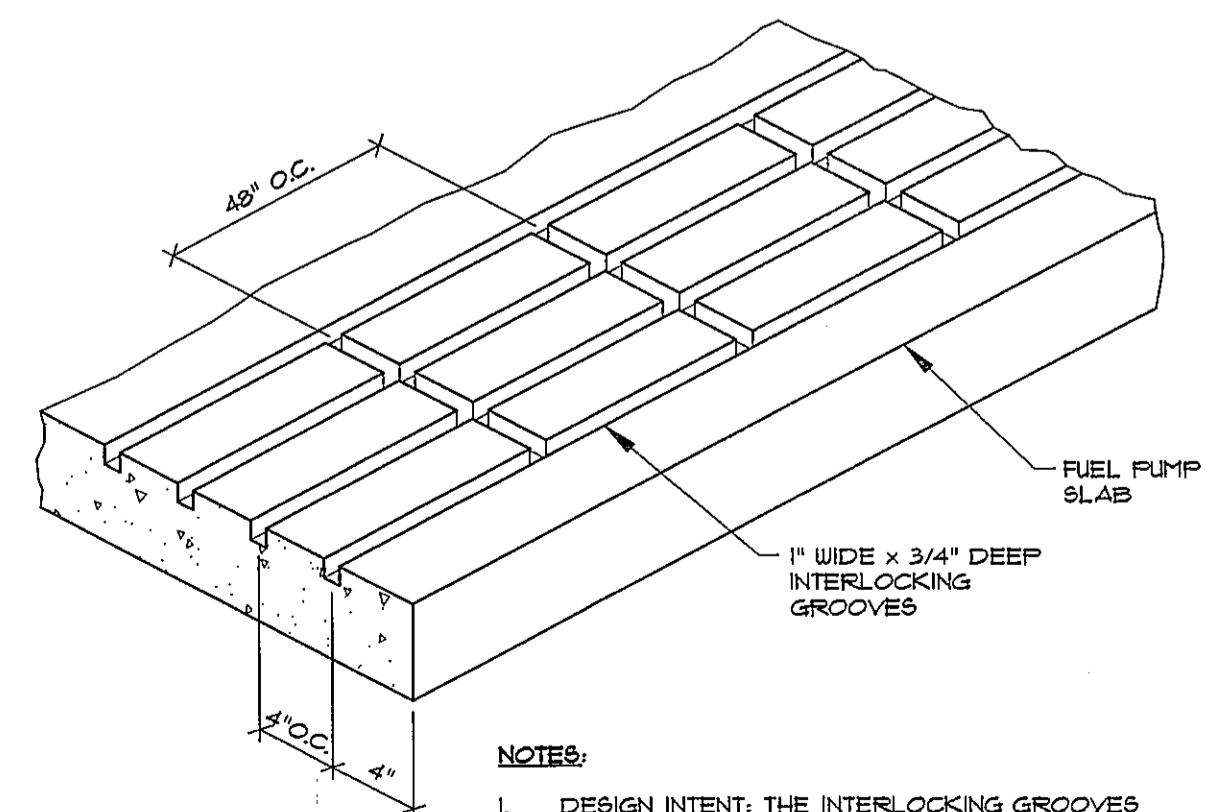
BITUMINOUS SIDEWALK
NOT TO SCALE



TYPICAL DUMPSTER ENCLOSURE
NOT TO SCALE



HANDICAP SIGNS
NOT TO SCALE



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

POSITIVE LIMITING BARRIER
NOT TO SCALE

DATE	SCALE	REVISION	BY	DATE	STATUS
8/3/11	AS NOTED		JRS	11/15/11	PRELIMINARY REVIEW

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Tel (207) 859-0277
www.sebagotechnics.com

PROJECT NO. 11142
FIELD BOOK DESIGN CHKO
SAG JRS
DRAWN JKLSJR

DETAILS OF:
CHAU PROPERTY DEVELOPMENT
1884 FOREST AVE.
PORTLAND, MAINE
FOR:
JOHN CHAU
75 ACADIA ST.
PORTLAND, MAINE 04103

11142D.dwg TAB: D2