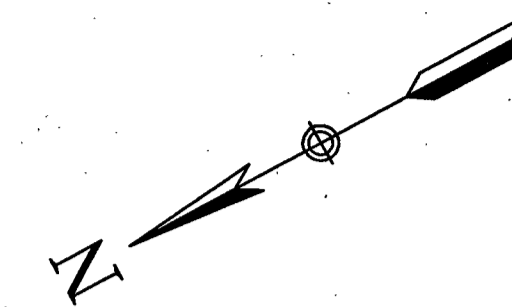
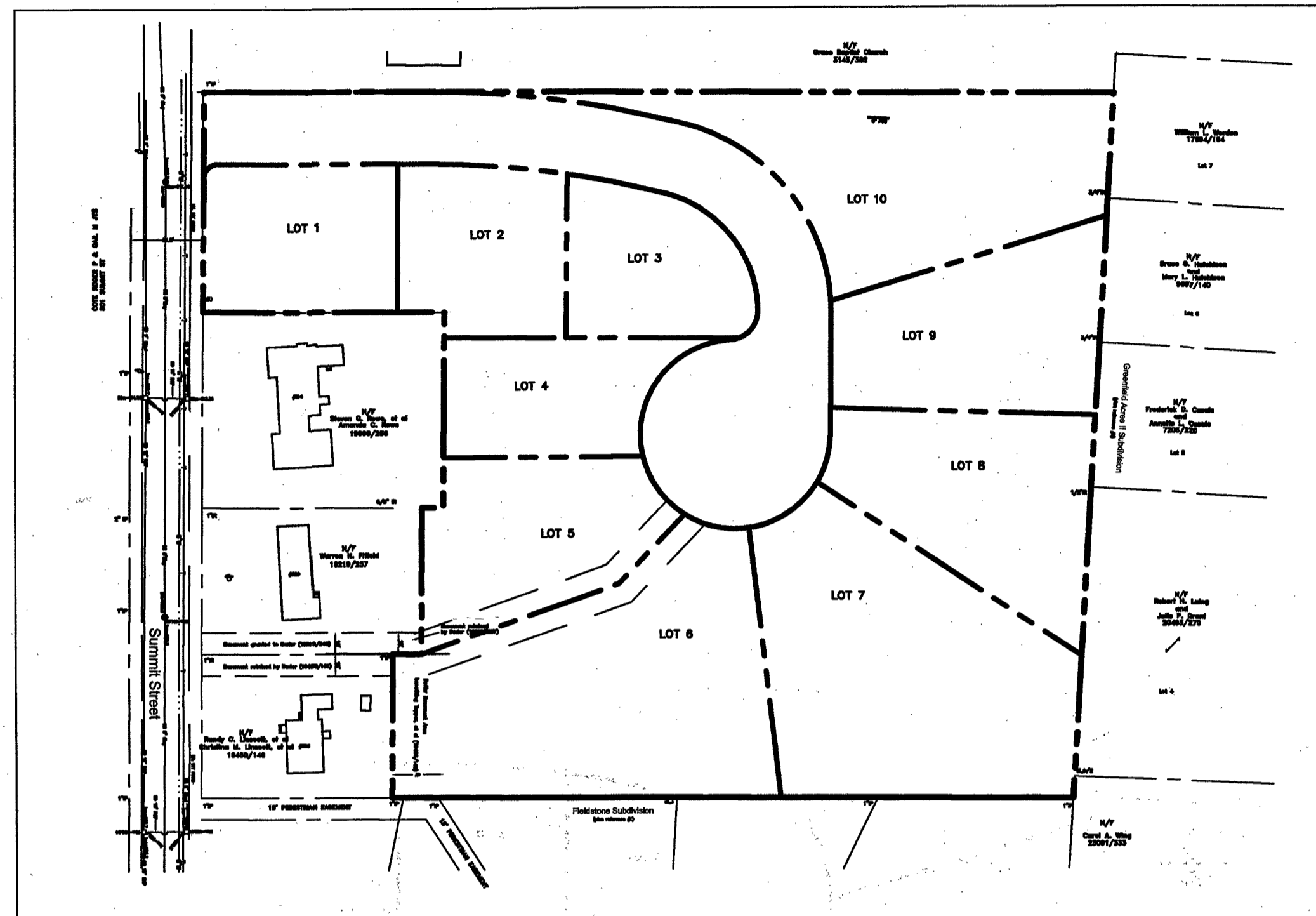


General Notes

1. PLANIMETRIC AND TOPOGRAPHIC DETAIL SHOWN HEREON IS THE RESULT OF AN ON THE GROUND FIELD SURVEYS PERFORMED BY TITCOMB ASSOCIATES, JULY 6, 2005.
2. NORTH AS SHOWN HEREON IS BASED ON MAGNETIC 1983.
3. ELEVATIONS BASED ON CITY OF PORTLAND DATUM DERIVED FROM THE 3' OFFSET MONUMENT AT THE CORNER OF JACKSON STREET AND AUBURN STREET, ELEVATION=140.44. PROJECT BENCH MARK: NAIL IN UTILITY POLE #5 ON THE NORTHSIDE OF SUMMIT STREET, ELEVATION = 116.50
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG-SAFE" AND LOCAL UTILITY COMPANIES AT LEAST 3 BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THESE PLANS.
6. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.
7. ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND STANDARDS & APPLICABLE UTILITY COMPANIES STANDARDS.
8. CONTRACTOR SHALL VERIFY LOCATIONS & DEPTHS OF ALL EXISTING UTILITIES WITH THE RESPECTIVE UTILITY COMPANY PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING.
9. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
10. NO BLASTING WILL BE ALLOWED WITHIN 500 FT OF ANY UTILITY WITHOUT THE NOTIFICATION AND APPROVAL OF THE APPROPRIATE UTILITY COMPANY. NO LEDGE BLASTING WILL BE PERMITTED WITHIN A UTILITY COMPANY EASEMENT UNTIL WRITTEN APPROVAL FROM THE UTILITY IS GIVEN.
11. ALL PAVEMENT CUTS SHALL BE SAW CUT TO RESULT IN CLEAN EDGES. A TACK COAT SHALL BE APPLIED ALONG THE CUT EDGES AND NEW PAVEMENT BUTTED TO IT, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO RECLAIM OR PROPERLY DISPOSE OF ALL REMOVED BITUMINOUS MATERIALS.
13. INLETS AND OUTLETS OF ALL DRAIN LINES SHALL BE RIP RAPPED UNLESS OTHERWISE NOTED ON PLANS OR DIRECTED BY THE ENGINEER.
14. CONDUIT SHALL BE USED UNDER ALL PAVED AREAS IF REQUIRED FOR ELECTRIC, TELEPHONE AND TV IN ACCORDANCE WITH THE RESPECTIVE COMPANIES REQUIREMENTS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROLS AS SHOWN ON THESE PLANS AND IN ACCORDANCE WITH PRACTICES OF THE DEP "MAINE EROSION & SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES," LATEST EDITION.
16. ALL TRAFFIC MARKINGS AND SIGNAGE SHALL COMPLY WITH AASHTO AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 1988 OR LATER VERSION.
17. CONTRACTOR SHALL PROTECT ALL DESIGNATED TREE SAVE AREAS. STORAGE OF MATERIALS AND OPERATION OF EQUIPMENT OR MACHINERY WITHIN THE TREE SAVE AREAS SHALL BE PROHIBITED.

Subdivision Application



Legend

EXISTING	PROPOSED
CONTOUR	CONTOUR
SPOT GRADE	SPOT GRADE
PROPERTY LINE	PROPERTY LINE
ROADWAY CENTERLINE	ROADWAY CENTERLINE
BUILDING WINDOW	BUILDING WINDOW
EDGE OF PAVEMENT	EDGE OF PAVEMENT
BIT CURB	BIT CURB
BUILDING	BUILDING
SANITARY SEWER	SANITARY SEWER
STORM DRAIN	STORM DRAIN
GAS	GAS
WATER MAIN	WATER MAIN
OVERHEAD WIRE	OVERHEAD WIRE
UNDERGRND. ELEC. TELEPHONE & CATV	UNDERGRND. ELEC. TELEPHONE & CATV
UTILITY POLE	UTILITY POLE
CATCH BASIN	CATCH BASIN
MANHOLE	MANHOLE
HYDRANT	HYDRANT
GATE VALVE	GATE VALVE
TRANSFORMER	TRANSFORMER
RIP RAP	RIP RAP
SIDEWALK RAMP	SIDEWALK RAMP
STONE WALL	STONE WALL
STONE CHECK DAM	STONE CHECK DAM
EROSION CONTROL MATING	EROSION CONTROL MATING
LIGHT FIXTURE/BASE	LIGHT FIXTURE/BASE
SILT FENCE	SILT FENCE
WOOD FENCE	WOOD FENCE
FLARED END SECTION	FLARED END SECTION
STANDARD CLUVERT END	STANDARD CLUVERT END
WETLANDS	WETLANDS
GRANITE MONUMENT	GRANITE MONUMENT
IRON ROD SET	IRON ROD SET
TREE SAVE FENO MARKER	TREE SAVE FENO MARKER
TREE SAVE AREA	TREE SAVE AREA

SEE PLAT PLAN 10F1 FOR ADDITIONAL LEGEND

Utilities:

- * WATER: PORTLAND WATER DISTRICT - DAVID COFFIN, ENGINEERING 207-774-5961
- * SEWER: CITY OF PORTLAND DPW - BRAD ROLAND 207-874-8846
- * ELECTRIC: CMP - BARBARA WACKER 207-490-3074
- * TELEPHONE: VERIZON - GEORGE HILLMAN 207-797-1798
- * CABLE: TIME WARNER CABLE - DEB PAIEMENT 207-253-2662

Morningstar Lane

Summit Street
Portland, Maine 04101

Prepared For:
Morningstar Real Estate Trust
9 Craigie Street, Portland, Maine 04102

Index Of Drawings

DWG #	DESCRIPTION
0	COVER SHEET
(1 of 1)	EXISTING CONDITIONS SURVEY
(1 of 1)	RECORDING PLAT (TO BE SUBMITTED FOR FINAL)
1	EXISTING CONDITIONS & REMOVALS
2	MORNINGSTAR LANE PLAN & PROFILE
3	XC SEWER PLAN & PROFILE
4	LOT GRADING, DRAINAGE & EROSION CONTROLS
5	LANDSCAPING & LIGHTING
6	PRE-DEVELOPMENT DRAINAGE
6A	AERIAL DRAINAGE STUDY MAP
7	POST-DEVELOPMENT DRAINAGE
8	EROSION CONTROL NOTES
9	DETAILS
10	DETAILS
11	DETAILS
12	DETAILS

Project Team

Engineering, Permitting & Landscape Architecture:

STANTEC CONSULTING (formerly Land Use Consultants, Inc.)
22 Free Street Suite 205
Portland, ME 04101-3900
(207) 775-3211

Aquatic Resources and Wildlife Habitat

STANTEC CONSULTING (formerly Woodlot Alternatives)
30 Park Drive
Topsham, ME 04086
(207) 729-1199

Survey:

TITCOMB ASSOCIATES
133 Gray Road
Falmouth, ME 04105
(207) 797-9199

Wetlands:

MARK HAMPTON ASSOCIATES
PO Box 1951
Portland, ME 04104
(207) 773-8650

Traffic:

MAINE TRAFFIC RESOURCES
Diane Morabito, P.E.
25 Vine St.
Gardiner, ME 04345
(207) 582-1677

06/06/08 Revised per Conditions of Final Approval
03/31/08 Revised for Staff Review
02/15/08 Revised for Staff Review
12/28/07 Revised per 12/27/07 Eng/Staff Review Comments
12/07/07 Revised per 12/03/07 Eng/Staff Review Comments
10/25/07 Preliminary Review - City of Portland
09/22/06 Revised per 8/31/06 Eng/Staff Review Comments
06/16/06 Revised per Eng/Staff Review Comments
Issue: 10/04/05 Preliminary Review - City of Portland

Stantec Consulting Services Inc.
22 Free Street, Suite 205
Portland, ME U.S.A.
04101-3900
Tel. 207.775.3211
Fax. 207.775.6434

Stantec

PRICING ONLY
NOT FOR CONSTRUCTION
JAN 10, 2012

Drawing 0
#210800008