

DEVELOPMENT PLANS FOR

MAINE YACHT CENTER - PHASE 2

PORTLAND, MAINE

KENSINGTON STREET

PHASE 2 MODIFIED SITE PLAN APPLICATION

Owner & Applicant

MAINE YACHT CENTER, L.L.C. 65 KENSINGTON STREET PORTLAND, MAINE 04103

LEGEND

BUILDING

PROPOSED

UTILITIES

PORTLAND PUBLIC WORKS 55 PORTLAND STREET PORTLAND, MAINE 04101 (207) 874-8801 ATTN: FRANK BRANCELY

WATER:

PORTLAND WATER DISTRICT P.O. BOX 3553 225 DOUGLAS STREET PORTLAND, MAINE 04104 (207) 774-5961 ATTN: DAVE COFFIN

ELECTRIC:

Dig Safe/Utility Locations

before commencement of work.

contractor / subcontractor's errors.

The Sheridan Corporation has made a dilligent effort to ascertain

contractor/subcontractor from the requirements of the "Dig Safe"

Those contractors / subcontractors responsible for site excavation

and other below grade work, are charged with "Dig Safe" protocol.

notify DIG SAFE at 1-888-344-7233 at least 72 hours in advance,

more than 30 days in advance of commencement of excavation to

remaining utility companies that are not members of "Dig Safe" to

locate their facilities prior to commencement of excavation work.

It is the sole responsibility of the contractor / subcontractor to

excluding Saturdays, Sundays and legal Maine holidays, but not

field verify and mark all underground utility locations.

Additionally, the contractor / subcontractor shall notify all

The Sheridan Corporation shall not be held liable for the

the location of all underground utility facilities within the work

zone of this project. The utility locations shown on the plans

are for information purposes only and do not relieve the

law and from locating and marking all underground utilities

CENTRAL MAINE POWER COMPAN' 162 CANCO ROAD PORTLAND, MIANE 04103 (207) 828-2860 ATTN: MARK KREIDER

TELEPHONE:

5 DAVIS FARM ROAD PORTLAND, MAINE 04103 (207) 797-1678 ÀTTN: JOHN CAPRIO

TIME-WARNER CABLE 118 JOHNSON ROAD PORTLAND, MAINE 04102 (207) 253-2291 ATTN: DEBBIE PAIEMONT

PROPERTY LINE ____ BUILDING SETBACK ____ 100 GRADING CONTOUR LINE * 100.31· SPOT ELEVATION ~~~~~ (x) (039) TREES & HEDGES A POLE WITH LIGHT FIXTURE(S) **₽** UTILITY POLE FREESTANDING SIGN ----- OHU ------ OVERHEAD ELECTRIC/TELEPHONE ----- UGE ------ UNDERGROUND ELECTRIC/TELEPHONE -----S-----SEWER LINE 18"D STORM DRAIN LINE XX HYDRANT WATER GATE VALVE W.S.O. . WATER SHUT OFF VALVE SMHO MANHOLE CB & CATCH BASIN TEST PIT MONUMENT SILT FENCE - PERIMETER STONE SEDIMENT BARRIER EXISTING IRON PIPE

SETJUP. . SET IRON PIPE

NOTES

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION 2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.

4. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.

PERMITTING NOTES

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF A SITE PLAN PERMIT FROM THE CITY OF PORTLAND WHICH WILL BE MADE A PART OF THE CONTRACT BID DOCUMENTS. THE CONSTRUCTION WILL BE GOVERNED BY THE ZONING ORDINANCES WHICH ARE AVAILABLE FOR VIEWING AT THE OFFICE OF THE ENGINEER OR THE MUNICIPAL OFFICE. 2. THE CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED PERMITS PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.

1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE EDGE OF PAVEMENT. 2. THE STOP SIGNS INDICATED ON THE LAYOUT PLANS ARE TO MEET ALL REQUIREMENTS & STANDARDS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION & THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 3. OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME. 4. PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE-HALF OF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE. 5. PROPERTY LINE AND R.O.W. MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE, BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF MAINE. $\bf 6.$ Proposed right of way monuments and property line pins shall be installed under the direction of a professional land surveyor registered in the state of maine.

3. TEST PITS AT ALL UTILITY CROSSINGS SHALL BE COMPLETED TWO WEEKS IN ADVANCE OF THE START OF CONSTRUCTION OR ORDERING OF MATERIALS. TEST PIT INFORMATION SHALL BE PROMPTLY PROVIDED TO THE ENGINEER FOR

GRADING AND DRAINAGE NOTES

1. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH NHDOT SPECIFICATIONS. THE EXCEPTION THAT THE ONLY ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:

2. TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAN SHALL BE STOCKPILED ON SITE AT A LOCATION TO BE DESIGNATED BY THE OWNER. UNSUITABLE SOIL SHALL BE SEPARATED, REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION OFF SITE. 3. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY. NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING. 4. ALL EXCAVATION NECESSARY FOR THIS PROJECT SHALL BE UNCLASSIFIED

EROSION CONTROL NOTES 1. LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE SITE.

2. PRIOR TO BEGINNING ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE PERIMETER SILT FENCES AND THE CONSTRUCTION ENTRANCE AS NOTED ON PLANS. 3. SILT FENCES SHALL BE INSPECTED, REPAIRED AND CLEANED AS NOTED IN THE EROSION CONTROL REPORT. 4. THE CONTRACTOR SHALL REPAIR AND ADD STONE TO THE CONSTRUCTION ENTRANCE AS IT BECOMES SATURATED WITH MUD TO ENSURE THAT IT WORKS AS PLANNED DURING CONSTRUCTION. 5. SILT REMOVED FROM BEHIND THE SILT FENCES SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MIXED INTO IT FOR LATER USE IN LANDSCAPING OPERATIONS. 6. ALL NON-PAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE LOAMED AND SEEDED, UNLESS OTHERWISE DIRECTED BY THE OWNER.

THIS SITE DESIGN PACKAGE CONSISTS OF ALL THE REFERENCED PLANS AND THE COMPLETE TOWN AND ANY OTHER APPLICABLE APPROVALS.

Released For Construction

PLAN LIST

C-001 COVER SHEET C-101 C-102 C-103 SITE LAYOUT PLAN C-104 UTILITY PLAN GRADING & DRAINAGE PLAN EROSION CONTROL PLAN OPERATIONS PLAN L-101 LANDSCAPING PLAN SITE CONSTRUCTION DETAILS C-201 C-202 UTILITY DETAILS EROSION & SEDIMENTATION C-203 CONTROL DETAILS

ENGINEERS STAMP AFFIXED HERE COVERS ANY AND ALL MODIFICATIONS MADE TO THE ABOVE LISTED PLANS BY THE SHERIDAN COPORATION.