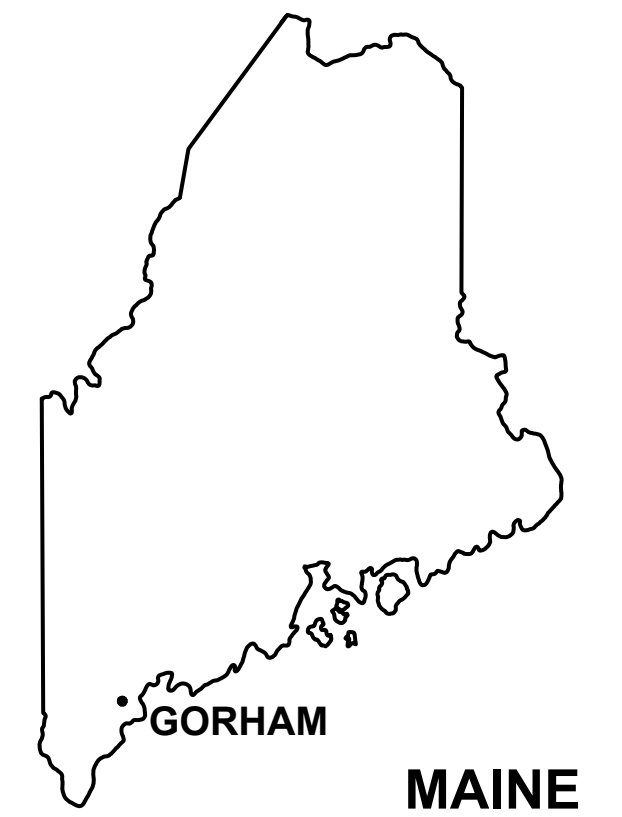




LUXURY MOTOR TOYS GARAGE CONDOMINIUM

65 OLDE CANAL WAY, GORHAM, MAINE



PROJECT INFORMATION

CIVIL ENGINEER

HALEY WARD
ATTN: JON WHITTEN, JR., PE
120 MAIN STREET, SUITE 132
SACO, MAINE 04072
T: 207.283.9151

DEVELOPER

GENX CAPITAL PARTNERS, LLC
ATTN: MARK McCLURE
2 COTTON STREET
PORTLAND, MAINE, 04101
T: 207.417.1218

UTILITY PROVIDERS

WATER & SEWER
PORTLAND WATER DISTRICT
225 DOUGLASS STRET
PO BOX 3553
PORTLAND, MAINE 04104
T: 207.774.5961

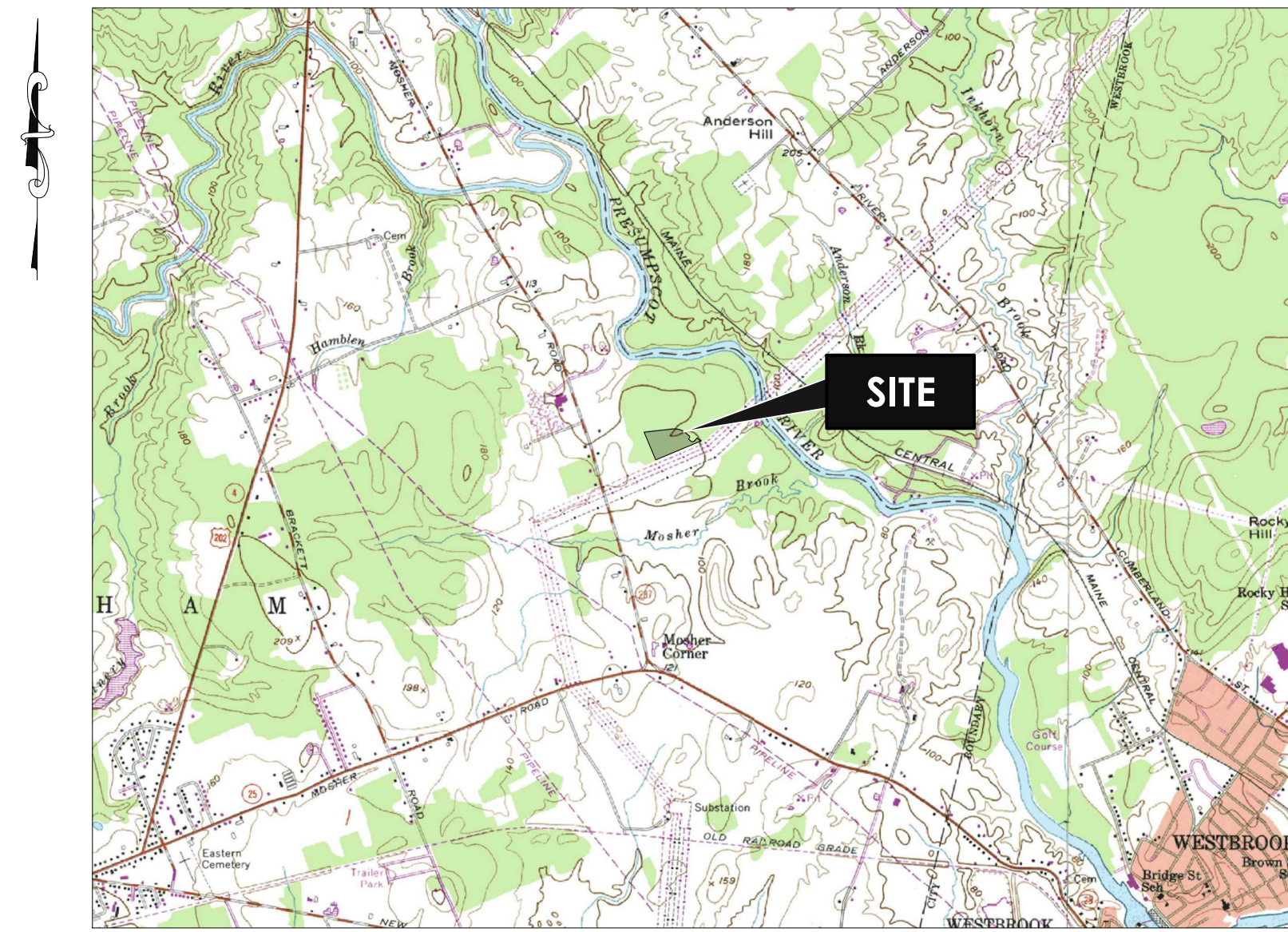
ELECTRIC
CENTRAL MAINE POWER CO.
83 EDISON DRIVE
AUGUSTA, MAINE 04330
T: 800.750.4000

PERMITS AND APPROVALS:

NRPA TIER 1 WETLAND ALTERATION PERMIT L-23520-39-A-N
ACOE MAINE PROGRAMMATIC GENERAL PERMIT NAE-2007-1291
MAINE DOT TRAFFIC MOVEMENT PERMIT 01-00061-A-N
SITE LOCATION OF DEVELOPMENT ACT PERMIT L-23520-TC-B-N

PLAN & DOCUMENT REFERENCES:

1. A PLAN ENTITLED "SITE PLAN OF SHUCKS MAINE LOBSTER - PROCESSING FACILITY", RECORDED WITH THE STATE OF MAINE REGISTRY OF DEEDS, BY SEBAGO TECHNICS, DATED SEPTEMBER 27, 2017.
2. A PLAN ENTITLED "AS-BUILT GRADING & UTILITY PLAN OF OLDE CANAL BUSINESS PARK", BY SEBAGO TECHNICS, DATED JANUARY 17, 2023.



LOCATION MAP

INDEX OF DRAWINGS

C000	COVER SHEET
C001	GENERAL NOTES, EROSION CONTROL, & LEGEND
V101	EXISTING CONDITIONS
C101	SITE & GRADING PLAN
C102	UTILITIES PLAN
C103	LANDSCAPING PLAN
C104	PHOTOMETRIC PLAN
C105	EMERGENCY VEHICLE ACCESS PLAN
C501	SITE DETAILS - 1
C502	SITE DETAILS - 2
C503	SITE DETAILS - 3
C504	SITE DETAILS - 4
C505	SITE DETAILS - 5

NOT FOR CONSTRUCTION FEBRUARY 14, 2024



GENERAL CONSTRUCTION NOTES

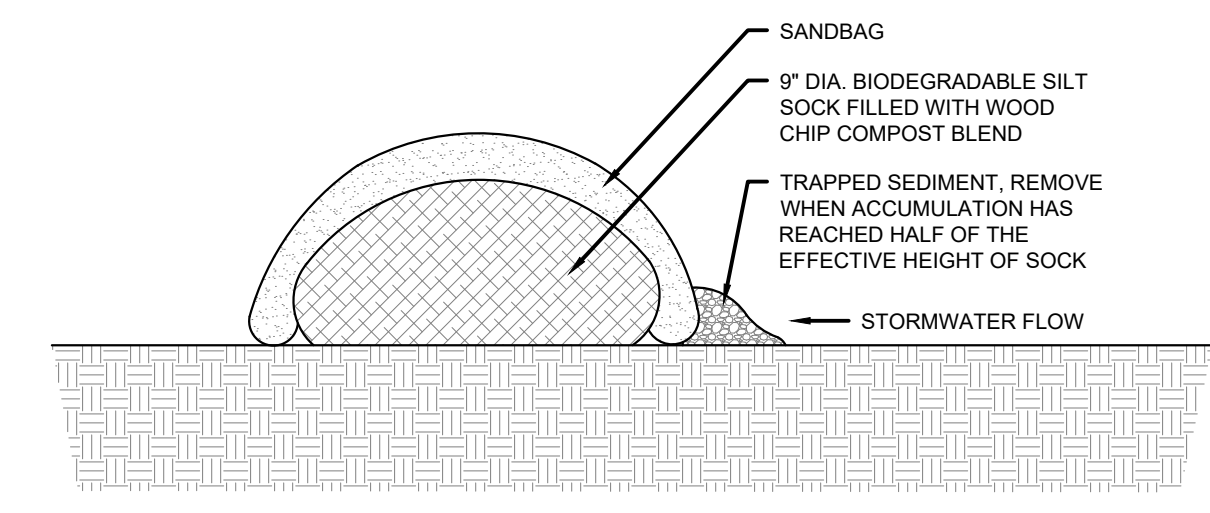
- THE UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION BY THE CONTRACTOR.
- CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITY WITH UTILITY COMPANIES, AND EMERGENCY SERVICES.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS AS REQUIRED TO PERFORM THE WORK AS INDICATED ON THE DRAWINGS AND IN THE SPECIFICATIONS. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- THE WORK SHALL INCORPORATE EROSION CONTROL MEASURES WHICH ARE COMPLIANT WITH THE LATEST VERSION OF "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES".
- THE LOCATION, TYPE AND SIZE OF EXISTING PIPES, DUCTS, CONDUITS AND OTHER UNDERGROUND STRUCTURES SHOWN ON THE DRAWINGS ARE NOT WARRANTED TO BE EXACT NOR IS IT WARRANTED THAT ALL UNDERGROUND STRUCTURES ARE SHOWN. CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. DEPTH OF SERVICES ARE UNKNOWN AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR. EXCAVATING TEST PITS AS NECESSARY TO VERIFY UTILITY LOCATIONS AND DEPTHS SHALL BE INCIDENTAL TO THIS PROJECT.
- THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE UTILITY COMPANIES, DIG SAFE, AND EMERGENCY SERVICES WHERE APPLICABLE. CONTRACTOR SHALL NOTIFY ALL UTILITIES PRIOR TO COMMENCING WORK TO ALLOW SUFFICIENT TIME TO LOCATE AND MARK THE LOCATION OF ALL BURIED UTILITIES. CONTRACTOR SHALL ALSO CONTACT "DIG SAFE", TELEPHONE NO 800-225-4977. REPAIR OF ANY DAMAGED UTILITY WILL BE INCIDENTAL TO THIS PROJECT.
- CONTRACTOR SHALL MAINTAIN TRAFFIC IN A SAFE MANNER AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MAINTAIN CONTINUOUS TRAFFIC FLOW DURING CONSTRUCTION. THE ROADS SHALL NOT BE CLOSED TO TRAFFIC WITHOUT PERMISSION FROM THE OWNER.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT EQUIPMENT FLUIDS FROM REACHING ANY WATER COURSE. ANY INADVERTENT FLUID DISCHARGES SHALL BE IMMEDIATELY CLEANED FROM THE WATERS USING WHATEVER MEANS NECESSARY, AS DETERMINED BY THE ENGINEER.
- RESTORE ALL AREA DISTURBED BY CONTRACTOR'S OPERATIONS TO ORIGINAL CONDITION (GRAVEL, PAVEMENT, GRASS, ETC.) UNLESS NOTED OTHERWISE ON PLANS. RESTORATION OF GRAVEL ROAD AND DRIVEWAY SURFACES AND LAWNS DAMAGED BY CONTRACTOR SHALL BE INCIDENTAL TO THE PROJECT.
- EXISTING FACILITIES AND IMPROVEMENTS (I.E. TREES, LIGHT POLES, SIGNS, ETC.) SHALL BE REMOVED AND REPLACED OR PROTECTED AS REQUIRED DURING CONSTRUCTION. THE ASSOCIATED COSTS ARE INCIDENTAL TO THE PROJECT. BRACING OF UTILITY POLES, WHERE REQUIRED, SHALL BE INCIDENTAL TO THE PROJECT AND NO SEPARATE PAYMENT SHALL BE MADE.
- IT IS ASSUMED THAT THERE IS NO BEDROCK WITHIN THE PROJECT LIMITS, BUT A PROVISION WITHIN THE BID FORM PROVIDES FOR A UNIT COST IN THE EVENT THAT BEDROCK OR ROCKS EXCEEDING 2 CY IN VOLUME ARE ENCOUNTERED. PAYMENT WILL BE IN A UNIT PRICE BASIS AS INDICATED IN THE SPECIFICATIONS.
- RESTRICT ACCESS TO SITE THROUGH THE USE OF APPROPRIATE SIGNAGE, GATES, BARRIERS, FENCES, ETC. SITE SHALL BE LEFT WITH APPROPRIATE SAFETY MEASURES IN PLACE DURING NON-WORKING HOURS. NO TRENCH SHALL BE LEFT OPEN DURING NON-WORKING HOURS. SITE SAFETY IS THE RESPONSIBILITY OF CONTRACTOR, DURING BOTH WORKING AND NON-WORKING HOURS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS. PERMIT APPLICATIONS SHALL BE SUBMITTED WITH ADEQUATE TIME SO AS NOT TO DELAY CONSTRUCTION.
- EXISTING FLOWS VARY SIGNIFICANTLY FROM HOUR TO HOUR AND SEASON TO SEASON. PEAK FLOWS ARE INFLUENCED BY RAIN EVENTS AND GROUNDWATER DEPTHS. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS TO BE PREPARED FOR THESE VARIABLE FLOW CONDITIONS.
- ALL WORK OF ITEMS SCHEDULED FOR EITHER REMOVAL, DISPOSAL, PLUG, OR ABANDON SHALL BE PERFORMED AS INDICATED ON THE DRAWINGS AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. NO OTHER PAYMENT SHALL BE MADE.
- ALL FINISH SURFACES SHALL BE INSTALLED TO PROMOTE POSITIVE DRAINAGE. IN NO WAY SHALL THE NEW FINISH SURFACES AND CATCH BASINS CREATE DRAINAGE PROBLEMS THAT DID NOT EXIST PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF ALL PROPOSED WORK AS SHOWN ON DRAWINGS.
- HOURS FOR THE PROJECT WILL BE MONDAY THROUGH FRIDAY, FROM 7:00 AM TO 7:00 PM, UNLESS OTHERWISE AUTHORIZED BY THE OWNER AND TOWN OF GORHAM.
- THE CONTRACTOR SHALL PROVIDE A SEDIMENT BASIN FOR ALL WATER PUMPED FROM EXCAVATIONS. BASIN SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES". THE CONTRACTOR SHALL SUBMIT FOR REVIEW/APPROVAL PRIOR TO BEGINNING ANY PROJECT WORK.

EROSION CONTROL NOTES

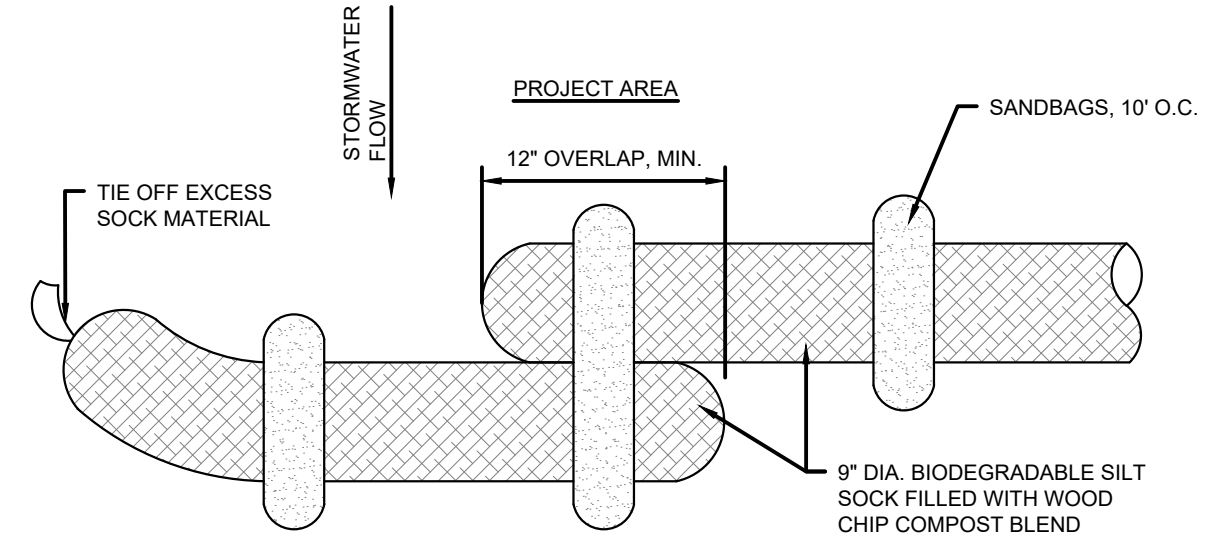
- ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL BMPs, PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION.
- SILT FENCE WILL BE INSPECTED, REPLACED AND/OR REPAIRED IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR LOSS OF SERVICEABILITY DUE TO SEDIMENT ACCUMULATION. AT A MINIMUM, ALL EROSION CONTROL DEVICES WILL BE OBSERVED WEEKLY.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO CONSTRUCTION SITE.
- SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY A SUITABLE GROWTH OF GRASS. ONCE A SUITABLE GROWTH OF GRASS HAS BEEN OBTAINED, ALL TEMPORARY EROSION CONTROL ITEMS SHALL BE REMOVED BY THE CONTRACTOR. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THEY ARE REMOVED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, SEEDED, AND MULCHED IMMEDIATELY.
- ALL DISTURBED AREAS WILL BE SEEDED WITH 2.5 LBS. RED FESCUE AND 0.5 LBS. RYE GRASS PER 1,000 SQUARE FEET AND MULCHED AT A RATE OF 90 LBS. PER 1,000 SQUARE FEET OR EQUIVALENT APPLICATION OF SEED AND MULCH.
- A SUITABLE BINDER SUCH AS CURASOL OR TERRACZ WILL BE USED ON THE HAY MULCH FOR WIND CONTROL.
- IF FINAL SEEDING OF DISTURBED AREAS IS NOT COMPLETED BY SEPTEMBER 15th OF THE YEAR OF CONSTRUCTION, THEN ON THAT DATE THESE AREAS WILL BE GRADED AND SEEDED WITH WINTER RYE AT THE RATE OF 12 POUNDS PER ACRE OR 3 POUNDS PER 1000 SQUARE FEET. THE RYE SEEDING WILL BE PRECEDED BY AN APPLICATION OF 3 TONS OF LIME AND 800 LBS. OF 10-20-20 FERTILIZER OR ITS EQUIVALENT. MULCH WILL BE APPLIED AT A RATE OF 90 POUNDS PER 1000 SQUARE FEET.
- IF THE RYE SEEDING CANNOT BE COMPLETED BY OCTOBER 1st OR IF THE RYE DOES NOT MAKE ADEQUATE GROWTH BY DECEMBER 1st, THEN ON THOSE DATES, HAY MULCH WILL BE APPLIED AT 150 POUNDS PER 1000 SQUARE FEET.
- ALL CATCH BASINS ARE TO BE PROTECTED BY STRAW BALE OR SILTFENCE IN ACCORDANCE WITH SECTION B-3 STORM DRAIN INLET PROTECTION OF THE MAINE BMP HANDBOOK. SURROUNDING AREAS CAN BE EXCAVATED OR LEFT LOW AS A SEDIMENT TRAP. CURB INLETS SHALL BE PROTECTED BY GUTTERGATORS, OR APPROVED EQUIVALENT.
- INTERIOR SILT FENCES ALONG CONTOUR DIVIDING FLAT AND STEEP SLOPES, AREAS WITH DIFFERENT DISTURBANCE SCHEDULES, AROUND TEMPORARY STOCKPILES OR IN OTHER UNSPECIFIED POSSIBLE CIRCUMSTANCES SHOULD BE CONSIDERED BY THE CONTRACTOR. THE INTENT OF SUCH INTERIOR SILT FENCES IS TO LIMIT SEDIMENT TRANSPORT WITHIN THE SITE TOWARD THE PROTECTED CATCH BASIN INLETS TO MINIMIZE SEDIMENT REMOVAL REQUIRED BY THE EROSION CONTROL NOTE 9 PROTECTIONS AND EXTEND LIFE OF SUCH DEVICES.
- CONSTRUCTION OVERSIGHT:
THE CONTRACTOR WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE POND'S CONSTRUCTION PLAN FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE DEPARTMENT IN WRITING WITHIN 30 DAYS TO STATE THAT THE POND HAS BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF EVERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON SITE.
- LOT GRADING AND DRIVEWAY LOCATION:
INSPECTIONS BY A PROFESSIONAL ENGINEER WILL CONSIST OF A VISIT TO THE SITE PRIOR TO CONSTRUCTION TO CONSULT WITH THE EARTHWORK CONTRACTOR AND A POST CONSTRUCTION MEETING TO CONFIRM GRADING ON LOTS AND FOR ALL DRIVEWAYS TO ENSURE RUNOFF IS DIRECTED ACCORDING TO PLANS AND TO OVERSEE THE RE-STABILIZATION OF THE LOT INTO A VEGETATED COVER.
- BASIC STANDARDS - EROSION CONTROL MEASURES:
MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE CONTRACTOR WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE.
- CONTRACTOR WILL BE RESPONSIBLE FOR FOLLOWING PROCEDURES FOUND IN THE "MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS" (PUBLISHED MARCH 2015). THE PUBLICATION CAN BE FOUND AT: [HTTP://WWW.MAINE.GOV/DEP/LAND/EROSION/ESCBMPS/INDEX.HTML](http://www.maine.gov/dep/land/erosion/escbmps/index.html)

PERMITTING NOTES

- PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF A MAJOR AMENDMENT SITE PLAN APPROVAL FROM THE TOWN OF GORHAM. THE CONSTRUCTION WILL BE GOVERNED BY THE TOWN OF GORHAM LAND USE ORDINANCE.
- EXISTING PERMITS AND APPROVALS GOVERNING USE OF THE SUBDIVISION:
 - NRPA TIER 1 WETLAND ALTERATION PERMIT L-23520-39-A-N
 - ACOE MAINE PROGRAMMATIC GENERAL PERMIT NAE-2007-1291
 - MAINE DOT TRAFFIC MOVEMENT PERMIT 01-20061-A-N
 - SITE LOCATION OF DEVELOPMENT ACT PERMIT L-23520-TC-B-N
- 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.



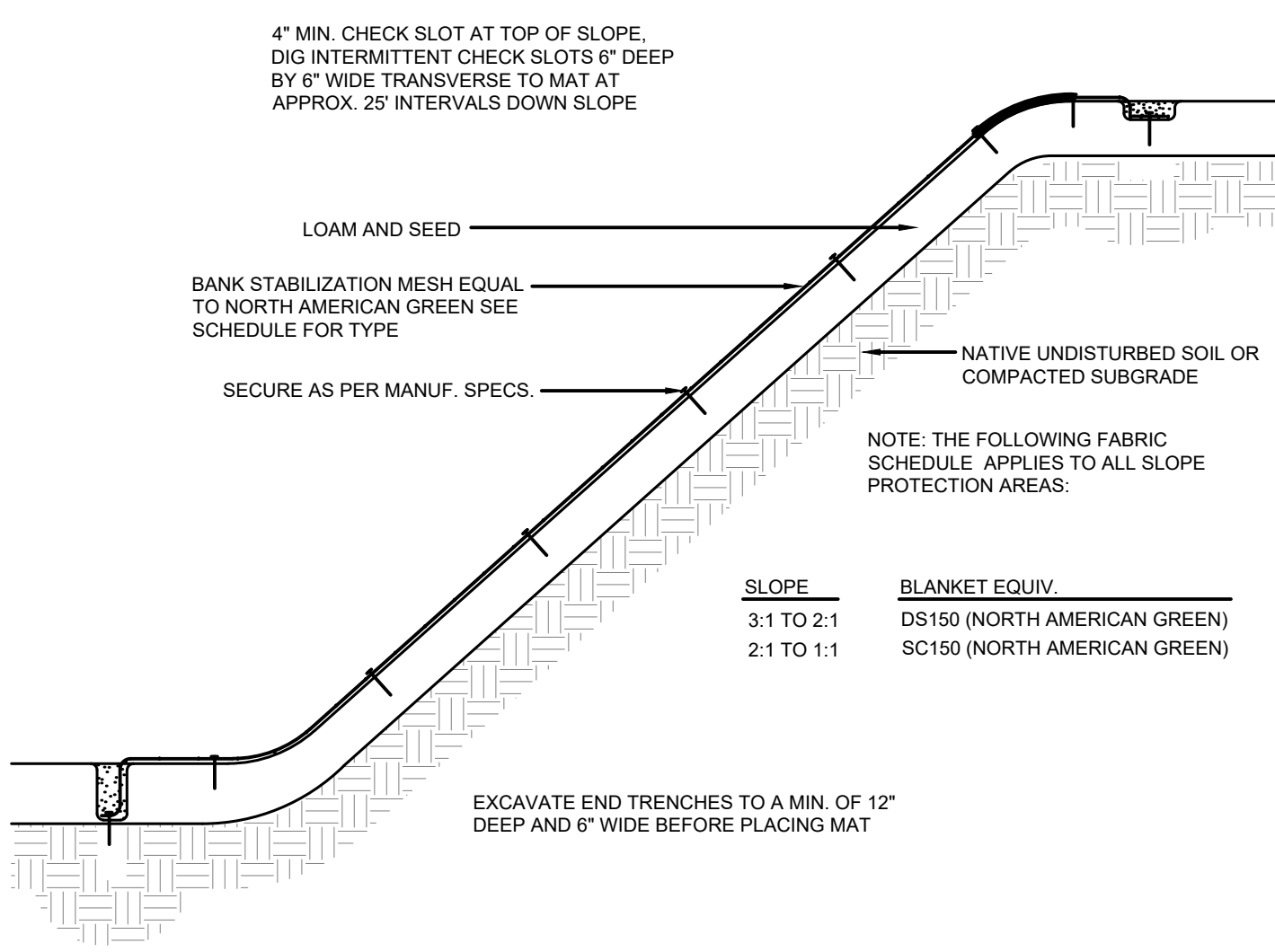
SECTION



PLAN

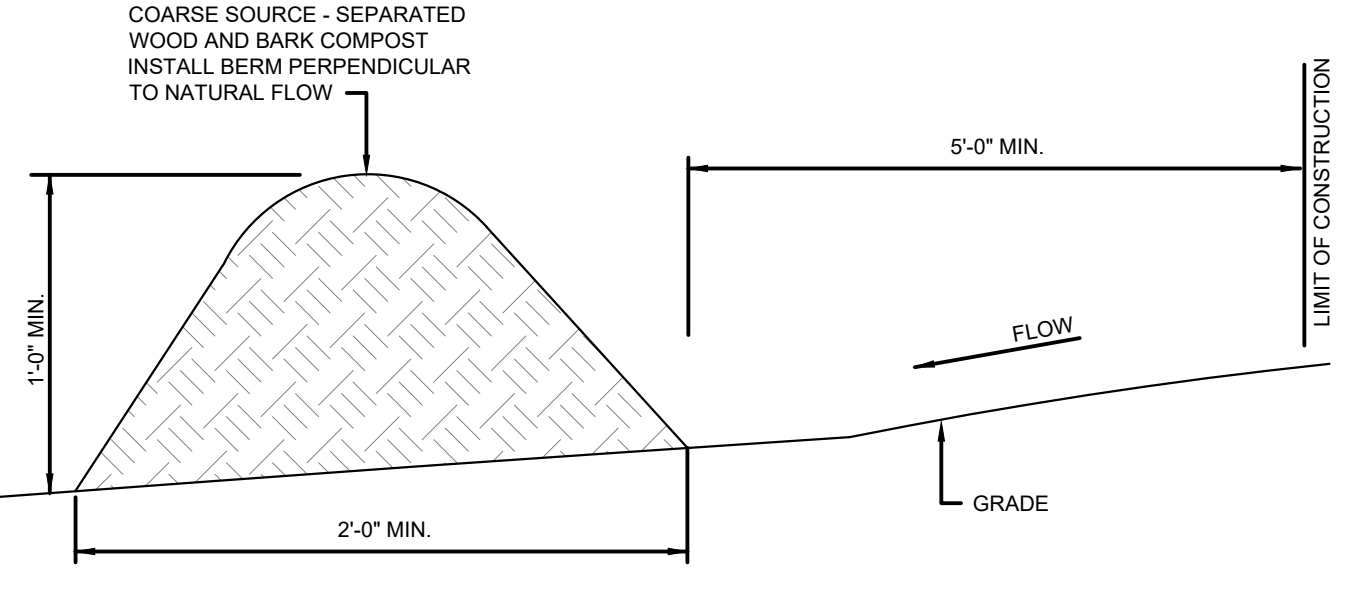
SILT SOCK DETAIL

N.T.S.



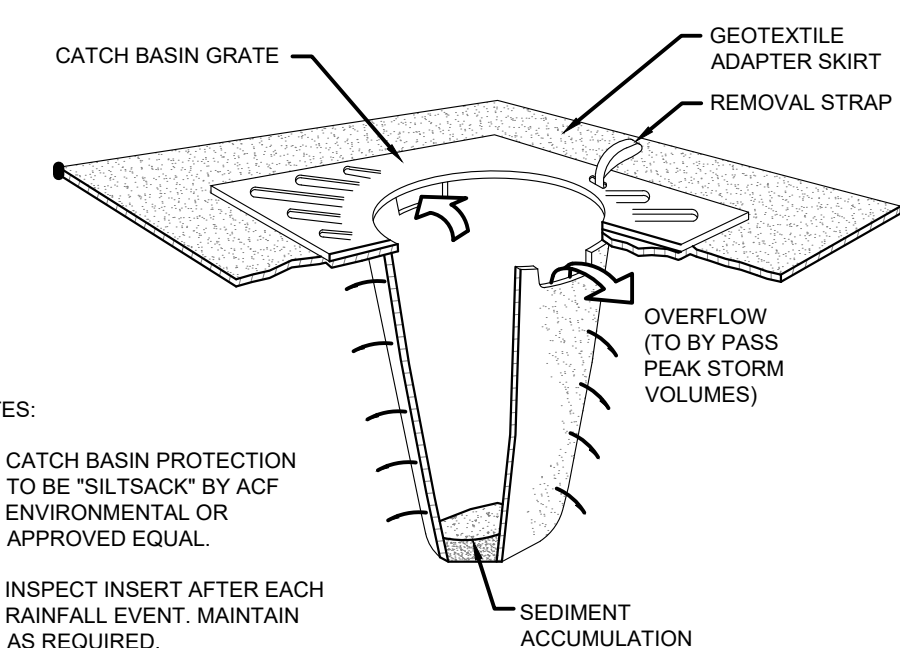
BANK STABILIZATION DETAIL

N.T.S.



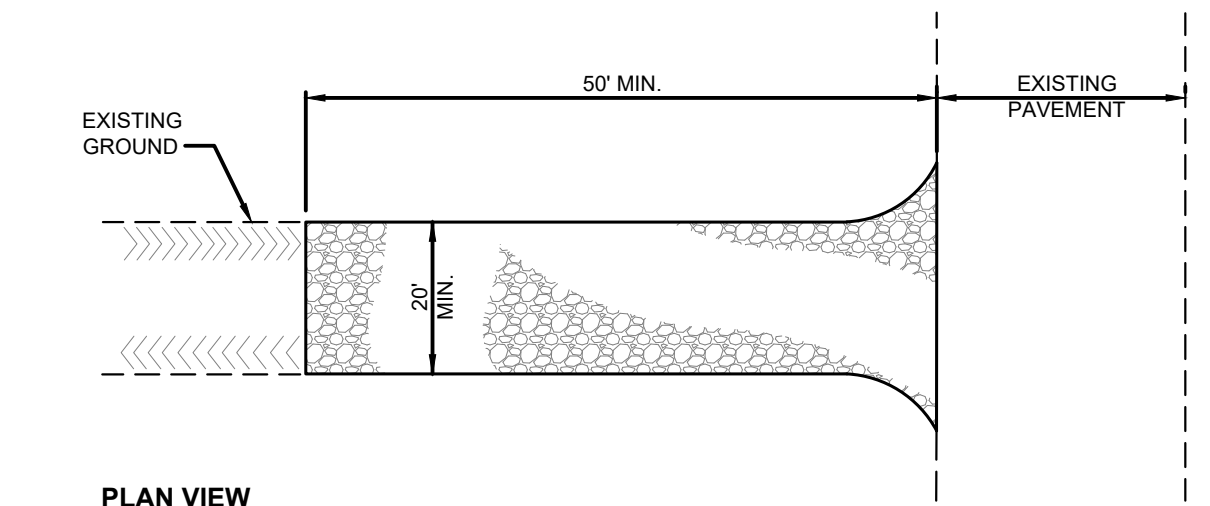
EROSION CONTROL MIX BERM DETAIL

NTS (MAY BE USED AS AN ALTERNATE TO SILT FENCE)

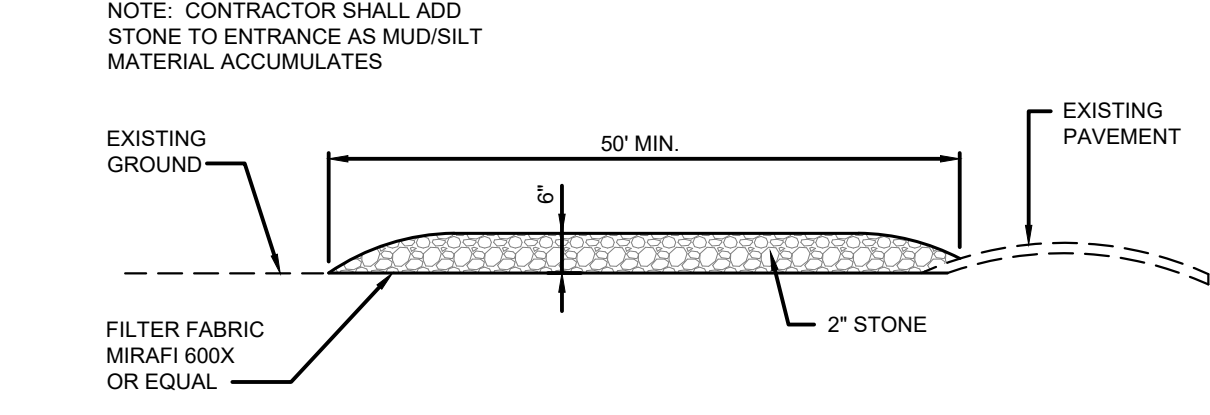


SEDIMENT SACK INLET PROTECTION DETAIL

NTS (MAY BE USED AS AN ALTERNATE TO HAY BALES)



PLAN VIEW



SECTION

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NTS

LEGEND:
ITEMS SHOWN MAY NOT APPEAR ON PLANS

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
BENCHMARK	⊙	⊙
SURVEY STATION	⊙	⊙
IRON PIN	⊙	⊙
DRILL HOLE	⊙	⊙
BOUND	---	---
TEST PIT	⊙	⊙
SEWER MANHOLE	⊙	⊙
GAS VALVE	⊙	⊙
UTILITY POLE	⊙	⊙
GUY ANCHOR	⊙	⊙
ELECTRICAL MANHOLE	⊙	⊙
TRANSFORMER	⊙	⊙
PULLBOX	⊙	⊙
WELL	⊙	⊙
WATER VALVE	⊙	⊙
WATER SHUTOFF	⊙	⊙
HYDRANT	⊙	⊙
AIR RELIEF VALVE	⊙	⊙
DRAINAGE MANHOLE	⊙	⊙
CATCH BASIN	⊙	⊙
CURB INLET	⊙	⊙
PARKING LIGHT	⊙	⊙
FLOOD LIGHT	⊙	⊙
SITE LIGHT	⊙	⊙
SIGN	⊙	⊙
TRASH CAN	⊙	⊙
FLAGPOLE	⊙	⊙
MONITORING WELL	⊙	⊙
EDGE OF GRAVEL	---	---
EDGE OF PAVEMENT	---	---
CURBING	---	---
MAJOR FOOT CONTOUR	--- 100 ---	--- 100 ---
MINOR FOOT CONTOUR	--- 98 ---	--- 98 ---
WATERLINE	---	---
STORM DRAIN	---	---
UNDER DRAIN	---	---
SANITARY SEWER	---	---
FORCE MAIN	---	---
OVERHEAD UTILITIES	---	---
UNDERGROUND UTILITIES	---	---
GAS LINE	---	---
CHAIN LINK FENCE	---	---
GUARDRAIL	---	---
SILT FENCE	---	---
TREE LINE	---	---
GRAVEL SURFACE	---	---
PAVED SURFACE	---	---
CONCRETE SURFACE	---	---
BUILDING FOOTPRINT	---	---
WETLANDS	---	---
RIPRAP	---	---
FILTER SURFACE	---	---

REV. DATE DESCRIPTION BY CHK.

DRAWING ISSUE STATUS

NOT FOR CONSTRUCTION

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
www.haleyward.com
One Merchants Plaza, Suite 701
Bangor, Maine 04401
207.989.4824

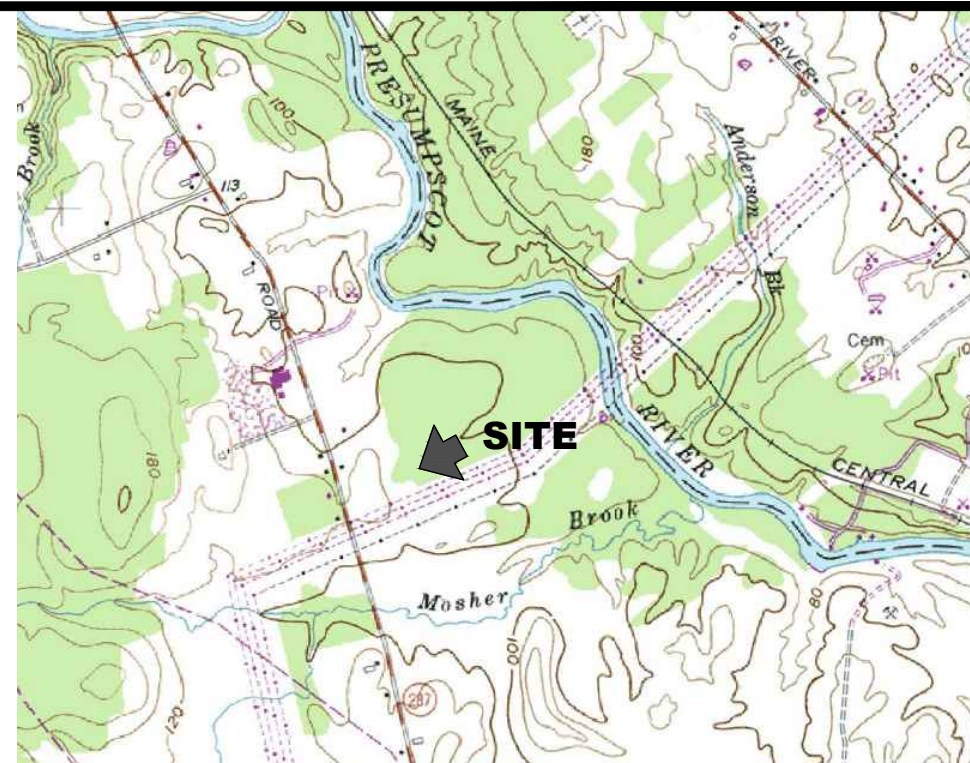
PROJECT: **GENX CAPITAL PARTNERS, LLC**
2 COTTON STREET, PORTLAND, MAINE
LUXURY MOTOR TOYS
65 OLDE CANAL WAY, GORHAM, MAINE

TITLE: **NOTES & LEGEND**

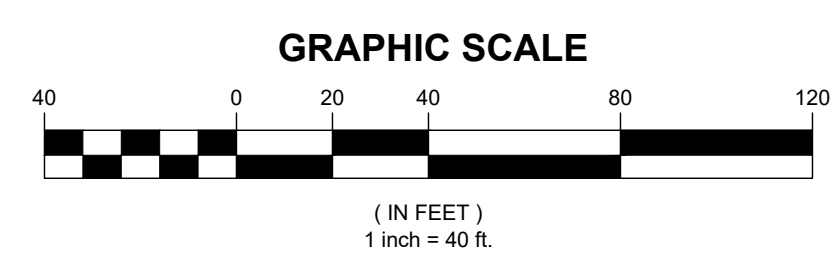
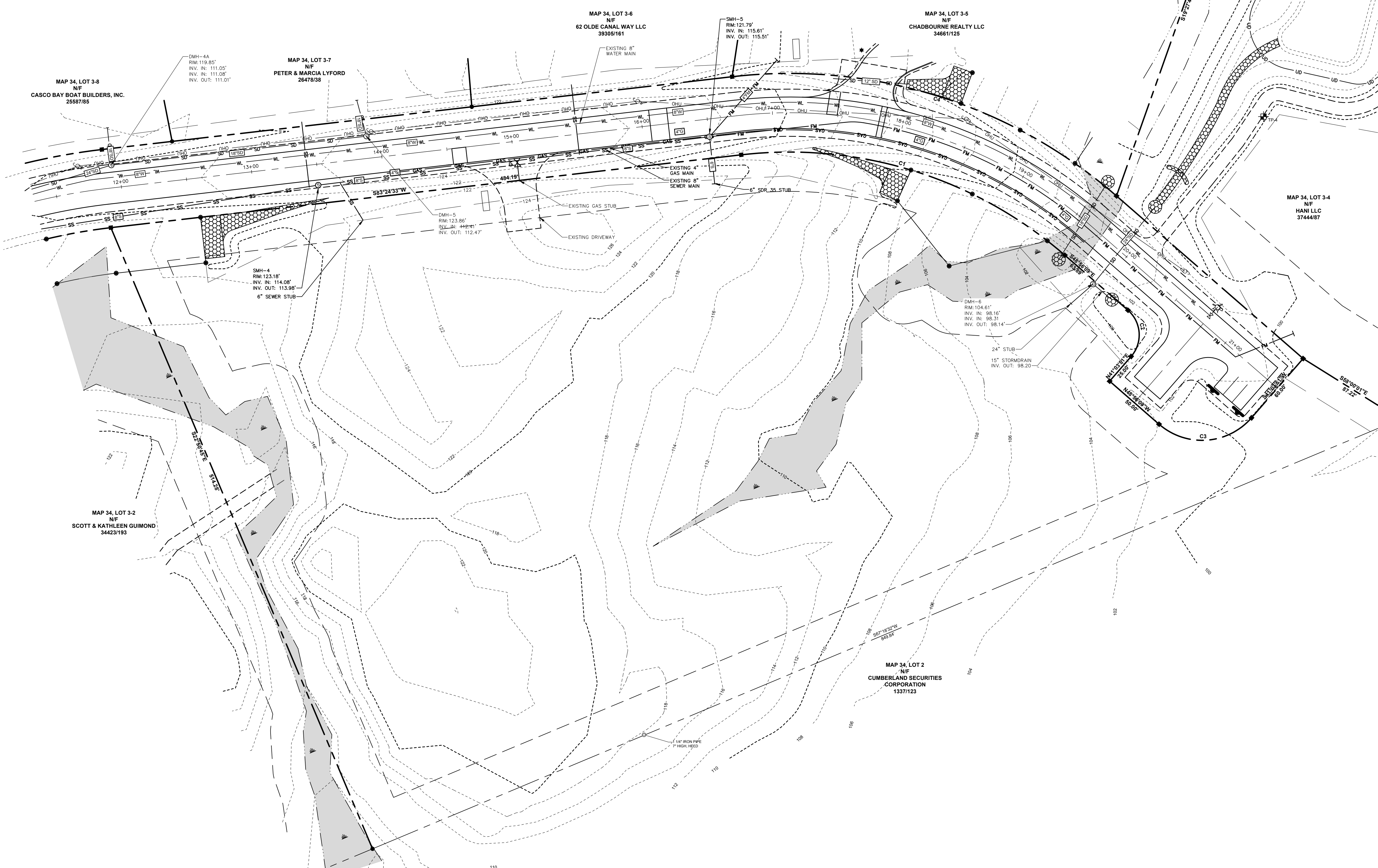
DATE: 2024.02.14 SCALE: NTS
DRAWN BY: PJM DESIGNED BY: DJO/AWG CHECKED BY: JHW
PROJECT No.: 13773.003
DRAWING No.: **C001**

STATE OF MAINE
JONATHAN WHITTEN, JR.
No. 10414
02/14/2024
LICENSED PROFESSIONAL ENGINEER

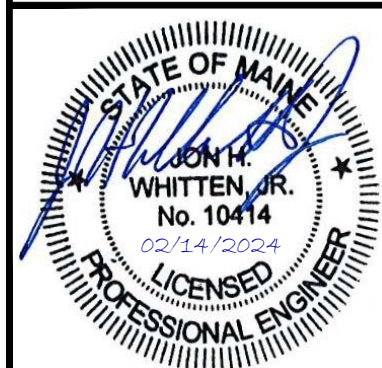
FILE LOCATION: P:\NET1773-SHINBERG_CONSULTING\2024\02\14_12:30 PM... 7 6 5 4 3 2 1



LOCATION MAP: USGS QUADRANGLE: GORHAM
 MAPTECH® USGS TOPOGRAPHIC SERIES™
 ©MAPTECH®, INC. 978-933-3000
 WWW.MAPTECH.COM/TOPO
 SCALE: 1"=2000'



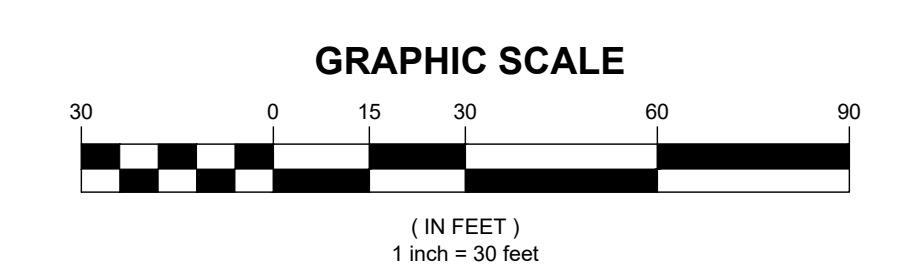
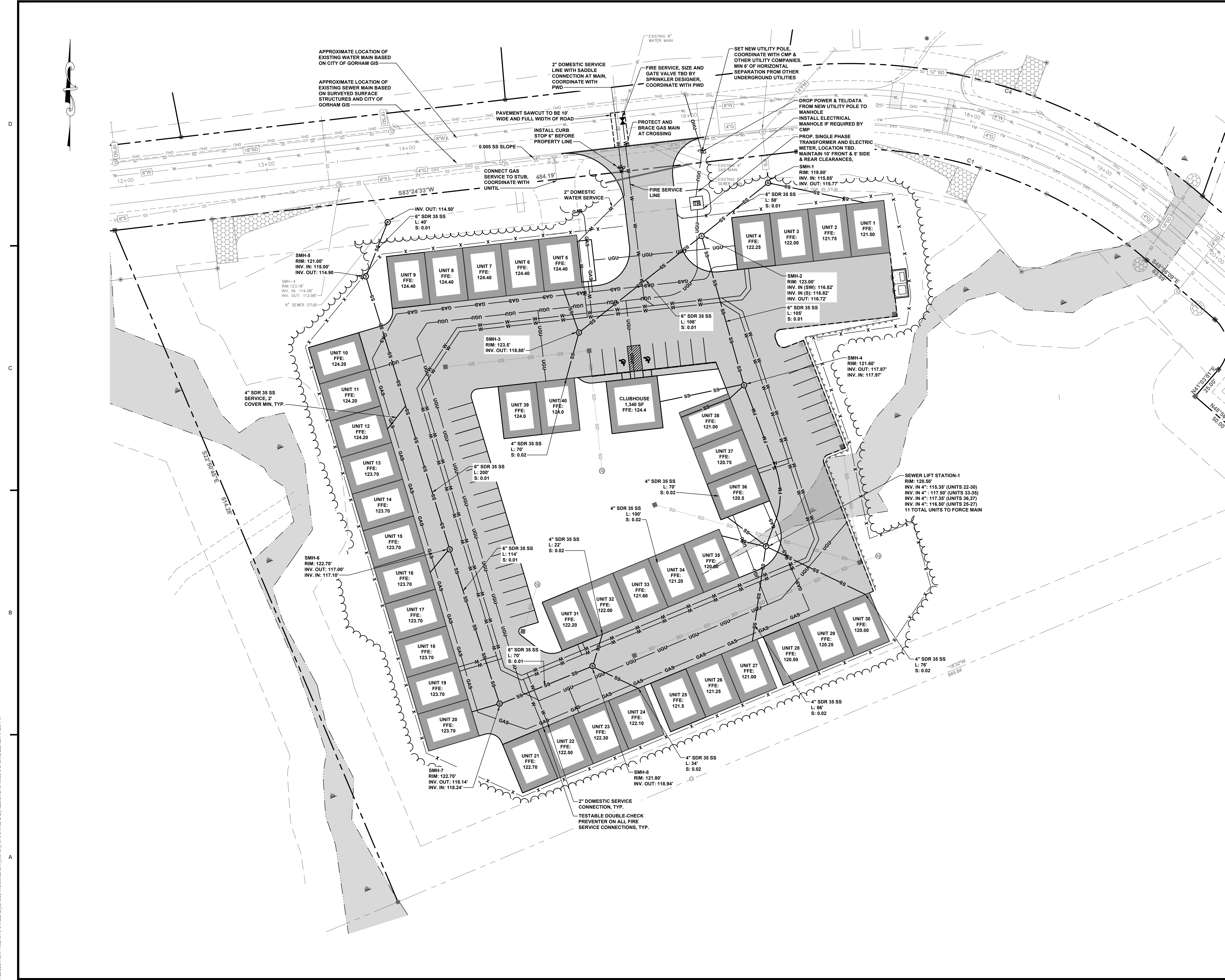
REV	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				
NOT FOR CONSTRUCTION				
		HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING One Merchants Plaza, Suite 701 Bangor, Maine 04401 207.989.4824 WWW.HALEYWARD.COM		
PROJECT				
GENX CAPITAL PARTNERS, LLC 2 COTTON STREET, PORTLAND, MAINE LUXURY MOTOR TOYS 65 OLDE CANAL WAY, GORHAM, MAINE				
TITLE				
EXISTING CONDITIONS PLAN				
DATE		2024.02.12		SCALE
DRAWN BY		PJM		1"=30'
DESIGNED BY		DJO/AWG		
CHECKED BY		JHW		
PROJECT No.		13773.003		
DRAWING No.		V101		



FILE LOCATION: P:\MET1772-SHINBERG_CONSULTING\2024\LUXURY_MOTOR_TOYS-HAWSCAD_FILES\DWG\13773_003\BASE.DWG 2024.02.14 12:30 PM



LOCATION MAP: USGS QUADRANGLE: GORHAM, MAINE
 MAPTECH® USGS TOPOGRAPHIC SERIES™
 ©MAPTECH®, INC. 978-833-3000
 WWW.MAPTECH.COM/TOPO
 SCALE: 1"=200'



REV. DATE DESCRIPTION BY CHK.
 DRAWING ISSUE STATUS
NOT FOR CONSTRUCTION

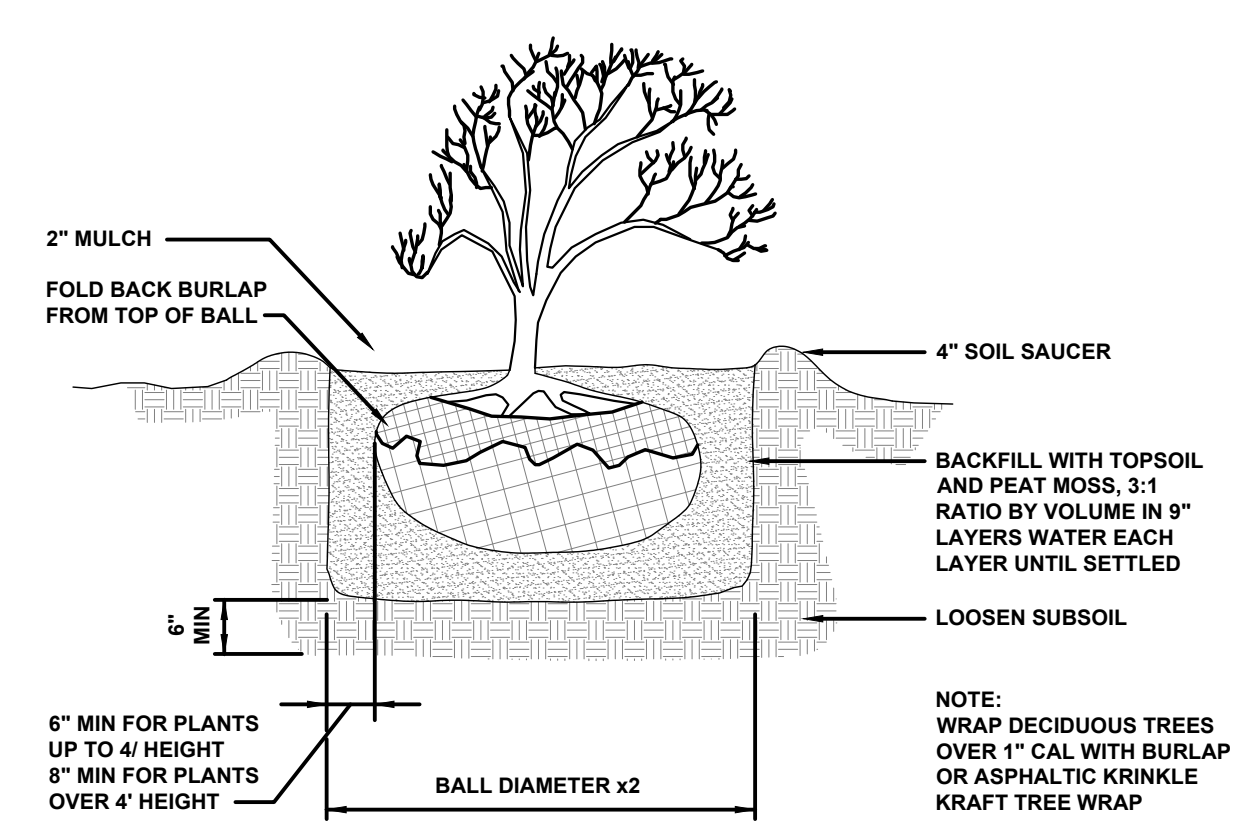
HALEY WARD
 ENGINEERING | ENVIRONMENTAL | SURVEYING
 WWW.HALEYWARD.COM
 One Merchants Plaza, Suite 701
 Bangor, Maine 04401
 207.989.4824

PROJECT
GENX CAPITAL PARTNERS, LLC
 2 COTTON STREET, PORTLAND, MAINE
LUXURY MOTOR TOYS
 65 OLDE CANAL WAY, GORHAM, MAINE

TITLE
UTILITY PLAN

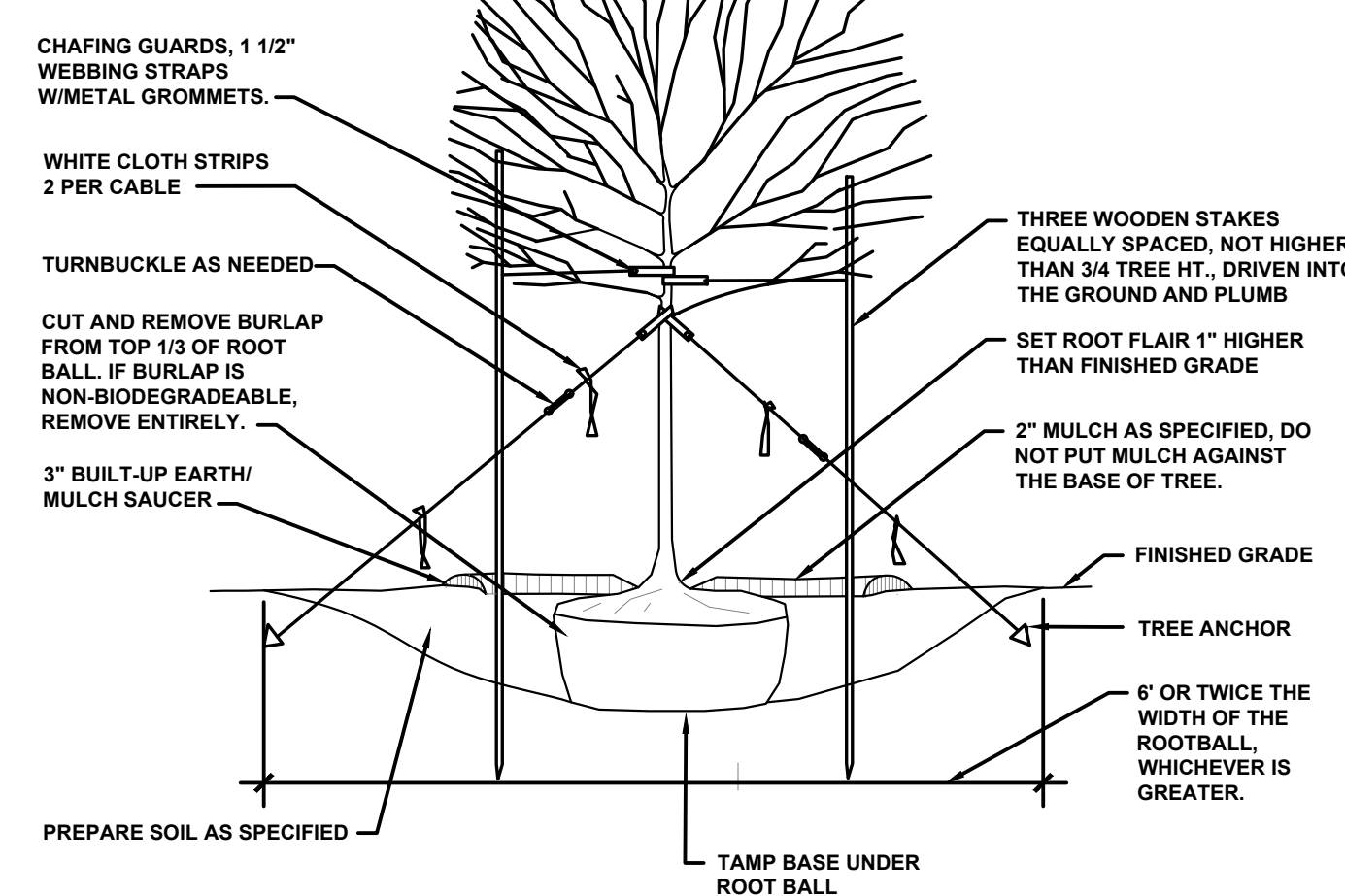
DATE: 2024.02.12 SCALE: 1"=30'
 DRAWN BY: PJM DESIGNED BY: DJO/AWG CHECKED BY: JHW
 PROJECT No.: 13773.003
 DRAWING No.: **C102**

FILE LOCATION: P:\MET1773-SHINBERG_CONSULTING\2024\LUXURY_MOTOR_TOYS-HHW\CAD_FILES\DWG\CAD_13773_003-CSP-DWG_2024.02.14_13.31.PLM



SHRUB PLANTING DETAIL
NTS

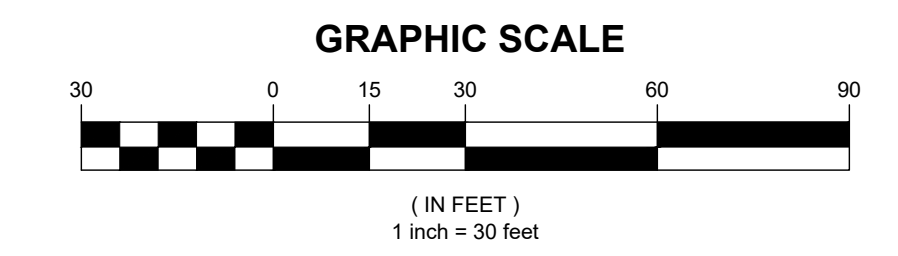
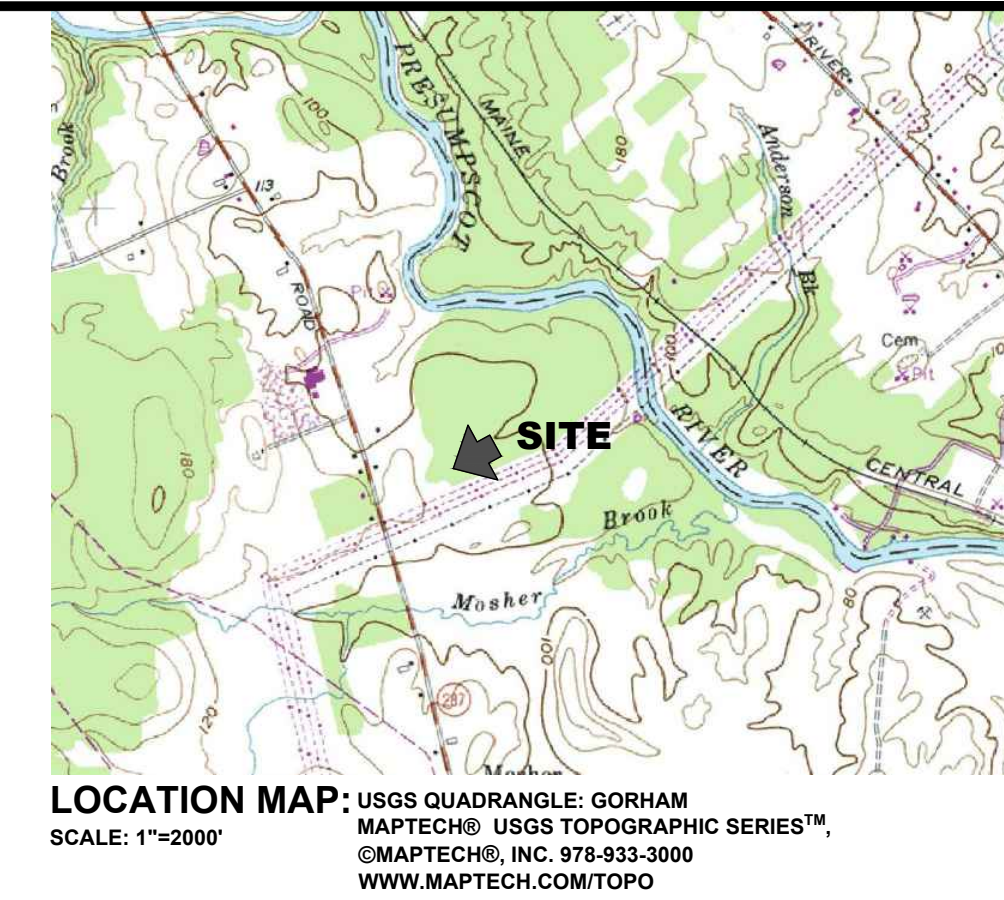
- NOTES:
- 1) STAKING AT CONTRACTOR'S DISCRETION
 - 2) ON TREES BELOW 2" CAL. USE WOOD STAKES
 - 3) ON TREES 4" CAL. OR GREATER USE GUYING CABLES
 - 4) IF GUYING CABLES USE 3 PER TREE MIN. AS NEEDED
 - 5) FOR PRUNING, SEE SPECIFICATIONS
 - 6) REMOVE ALL OF WIRE BASKETS ON ROOTBALL TYR



TREE PLANTING DETAIL
NTS

PLANTING NOTES

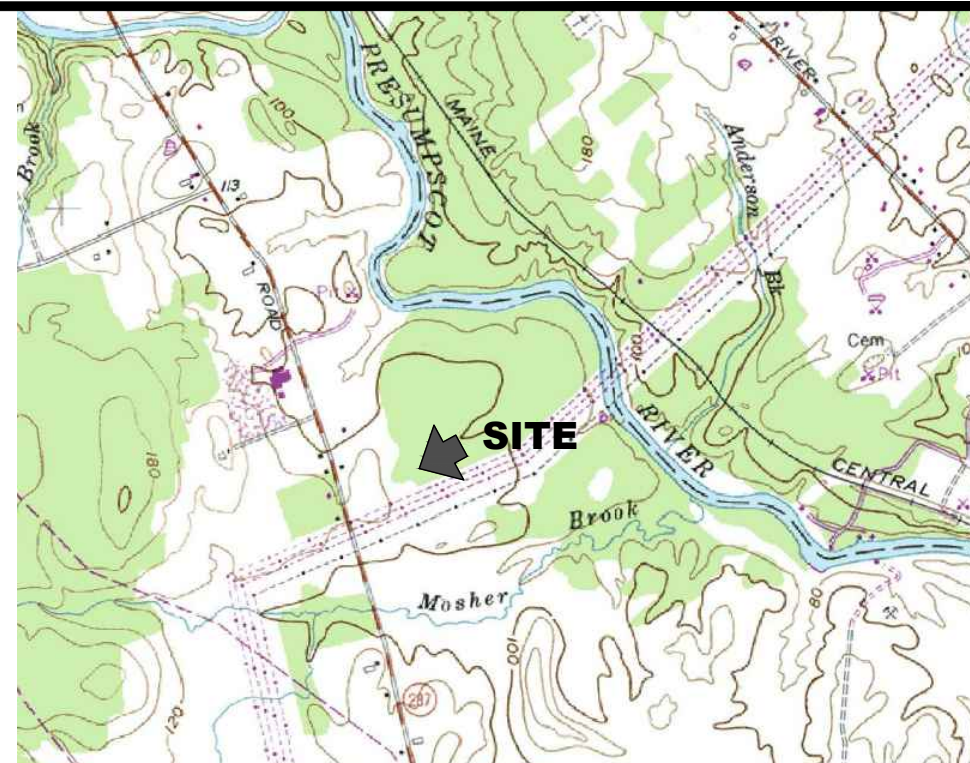
1. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. IN THE CASE OF ANY DISCREPANCIES BETWEEN SPACES AND QUANTITIES CALLED OUT IN THE PLANTING KEY AND THOSE SHOWN ON THE PLAN, QUANTITIES AND SPECIES SHOWN ON THE PLAN SHALL OVER-RIDE.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES.
4. ALL PLANTS SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTINGS THAT DO NOT CONFORM TO THE DRAWINGS OR SPECIFICATIONS OUTLINED HEREIN.
5. EXISTING TREES TO REMAIN SHALL BE PROTECTED BY PVC FENCING PLACED AT THE DRIP-LINE OR AS SHOWN ON THE PLANS TO PREVENT DAMAGE AND COMPACTION OF THE ROOT SYSTEM. NO GRADING, SOIL DISTURBANCE, OR STORAGE OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN THE DRIP-LINE UNLESS OTHERWISE SHOWN ON PLANS. ANY EXCAVATION WITHIN SUCH AREAS SHALL BE PERFORMED BY HAND TO AVOID DAMAGE OF THE ROOT SYSTEM.
6. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. FINISH GRADE OF PLANTINGS SHALL MATCH ADJACENT FINISH GRADE UNLESS OTHERWISE NOTED ON DRAWINGS OR DIRECTED AND/OR APPROVED BY THE LANDSCAPE ARCHITECT.
7. PLANTING BEDS CONSIST OF 3 PARTS FERTILE, FRIBLE LOAM AMENDED WITH 1 PART ORGANIC COMPOST: EARTHLIFE BY NEW ENGLAND ORGANICS, FALMOUTH, ME TEL. 207-891-8011, OR APPROVED EQUAL. THE PREPARED SOIL SHALL BE SPREAD UNIFORMLY, AT A 12 INCH MINIMUM DEPTH IN PLANTING BEDS AND 4" IN AREAS TO BE SEEDED, AS SHOWN ON PLANS.
8. LANDSCAPE ARCHITECT SHALL APPROVE FINAL PLACEMENT OF ALL PLANT MATERIALS AND RESERVES THE RIGHT TO MAKE FIELD ADJUSTMENTS TO PLANTINGS AS NECESSARY.
9. ALL PLANTS SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
10. ALL PLANTINGS SHALL BE TOPPED WITH A MINIMUM OF 3" OF WELL-COMPOSTED, DARK PINE BARK MULCH. SEEDED AREAS SHALL BE MULCHED WITH SHREDDED STRAW OR APPROVED MULCH.
11. ALL DISTURBED AREAS NOT OTHERWISE PLANTED SHALL BE SEEDED AS SHOWN ON THE PLANS OR AS APPROVED. SEEDING AREAS SHALL BE LIGHTLY MULCHED WITH A LAYER OF CLEAN, WEED-FREE STRAW. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED AS REQUIRED THEREAFTER TO ENSURE SURVIVAL AND GROWTH THROUGH THE FIRST GROWING SEASON.
12. SEEDED LAWN AREAS SHALL BE WATERED REGULARLY AND MAINTAINED THROUGH ESTABLISHMENT AND/OR FIRST MOWING.
13. PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE, THE CONTRACTOR SHALL REPLACE, IN KIND, ANY DEAD, DISGASED, OR SUBSTANDARD PLANT MATERIAL AT NO COST TO THE OWNER.
14. SATISFACTORY CONSERVATION COVER: AT END OF MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, DENSE COVER (90%) OF THE APPROPRIATE SPECIES HAS BEEN ESTABLISHED.
15. THE CONTRACTOR SHALL RECEIVE FINAL ACCEPTANCE FROM THE OWNER FOLLOWING THE ONE YEAR GUARANTEE, PROVIDED THE PROVISIONS OF THE PLANT GUARANTEE HAVE BEEN SATISFACTORILY MET.



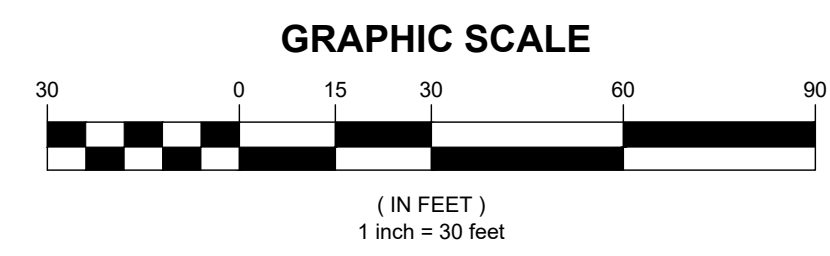
PLANT LIST						
SYMB.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	
TREES						
A	ACER RUBRA 'BURGUNDY BELLE'	BURGUNDY BELLE RED MAPLE	15	2.5" CALIPER	PER PLAN	
B	MALUS HALLIANA 'ADIRONDACK'	ADIRONDACK CRABAPPLE	12	2.5" CALIPER	PER PLAN	
SHRUBS						
C	TAXUS X MEDIA	STONEHENGE DARK DRUID YEW	37		PER PLAN	
D	HYDRANGEA PANICULATA	PANICLE HYDRANGEA	39		PER PLAN	

REV	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
NOT FOR CONSTRUCTION				
		HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING One Merchants Plaza, Suite 701 Bangor, Maine 04401 207.989.4824		
PROJECT				
GENX CAPITAL PARTNERS, LLC 2 COTTON STREET, PORTLAND, MAINE LUXURY MOTOR TOYS 65 OLDE CANAL WAY, GORHAM, MAINE				
TITLE				
LANDSCAPING PLAN				
DATE		SCALE		
2024.02.12		1"=30'		
DRAWN BY	DESIGNED BY	CHECKED BY		
PJM	DJO/AWG	JHW		
PROJECT No.		DRAWING No.		
13773.003		13773.003		
C103				

FILE LOCATION: P:\NET\1773-SHINBERG_CONSULT\2024\LUXURY_MOTOR_TOYS_HAWG_CAD_FILES\CAD\1773-02-CSP-DWG_2024.02.14_13.31.PLM



LOCATION MAP: USGS QUADRANGLE: GORHAM
 MAPTECH® USGS TOPOGRAPHIC SERIES™
 ©MAPTECH®, INC. 978-933-3000
 WWW.MAPTECH.COM/TOPO
 SCALE: 1"=2000'



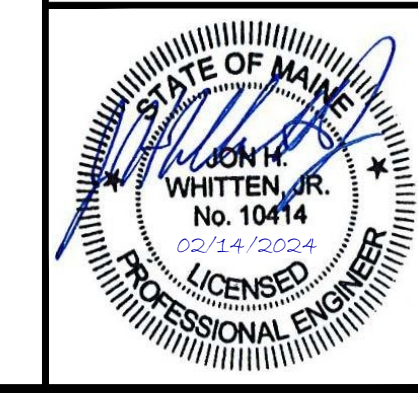
REV. DATE DESCRIPTION BY CHK.
 DRAWING ISSUE STATUS
NOT FOR CONSTRUCTION



PROJECT
GENX CAPITAL PARTNERS, LLC
 2 COTTON STREET, PORTLAND, MAINE
LUXURY MOTOR TOYS
 65 OLDE CANAL WAY, GORHAM, MAINE

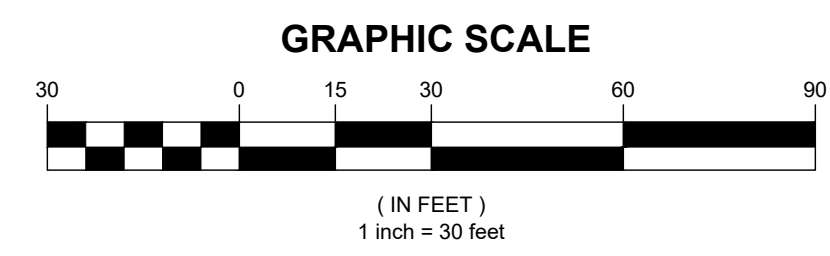
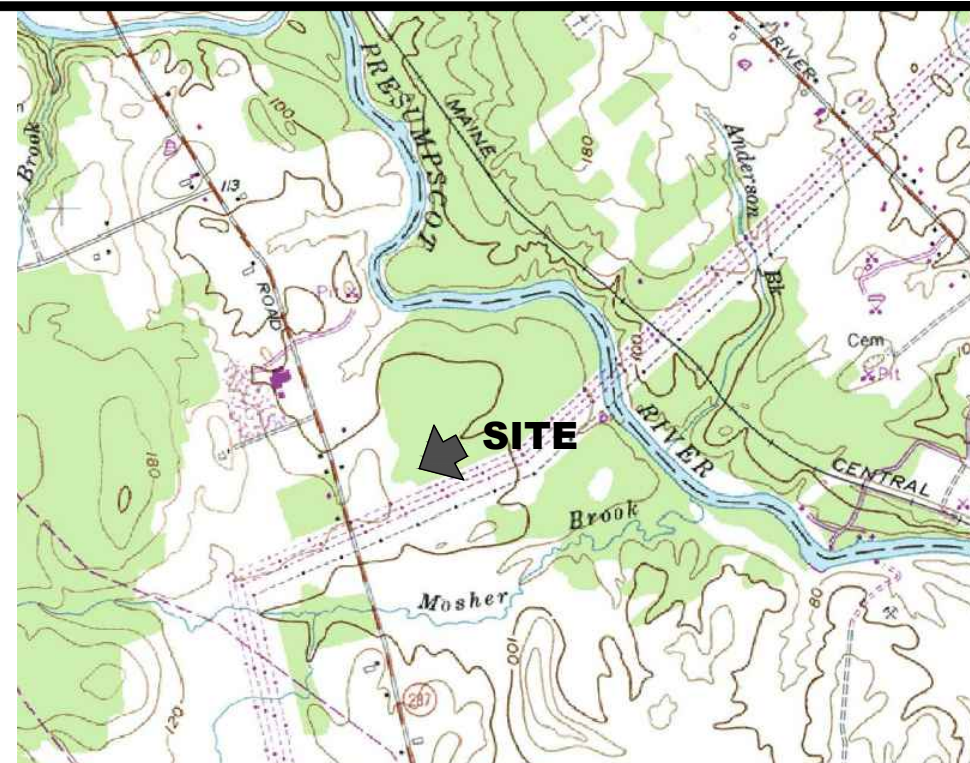
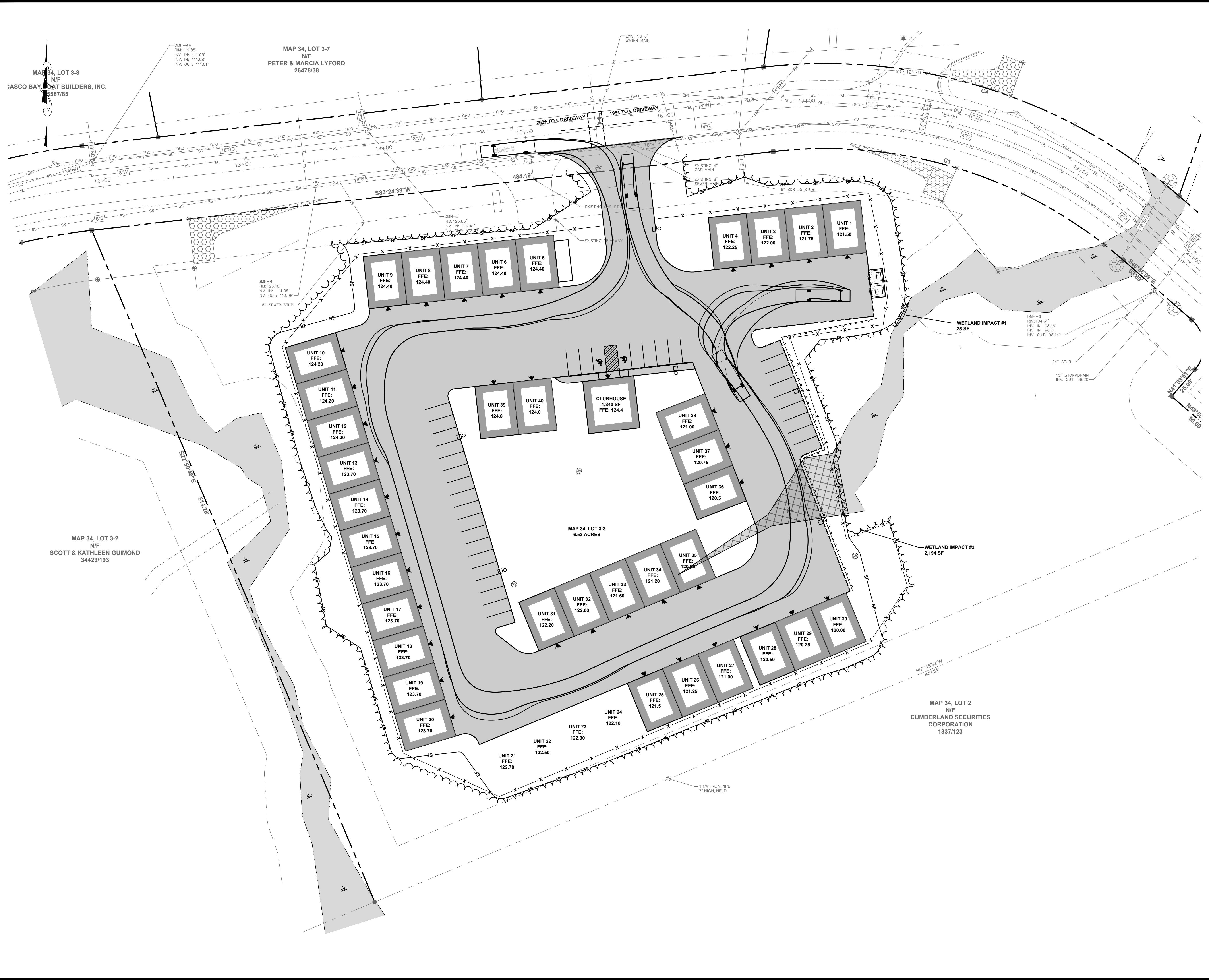
TITLE
PHOTOMETRIC PLAN

DATE	2024.02.12	SCALE	1"=30'
DRAWN BY	PJM	DESIGNED BY	DJO/AWG
CHECKED BY	JHW	PROJECT No.	13773.003
DRAWING No.		REV.	
C104			

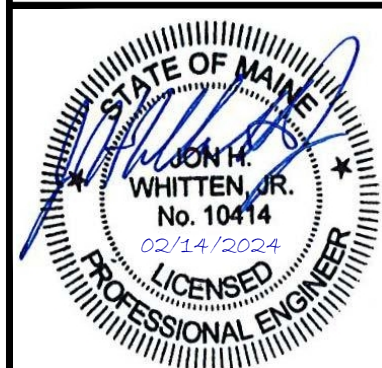


Label	Quantity	Catalog Number	Description	Lamp Lumens	Lumen Multiplier	LLF	Watts	Mounting Height, Feet
A	40	ARC2 LED P1 30K	ARC2 LED WITH P1 - PERFORMANCE PACKAGE 3000K	1502.016	1	1	10.6112	10
B	6	DSX0 LED P1 30K 70CRI BLC4	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 4 Extreme Backlight Control	3453.729	1	1	33.21	15

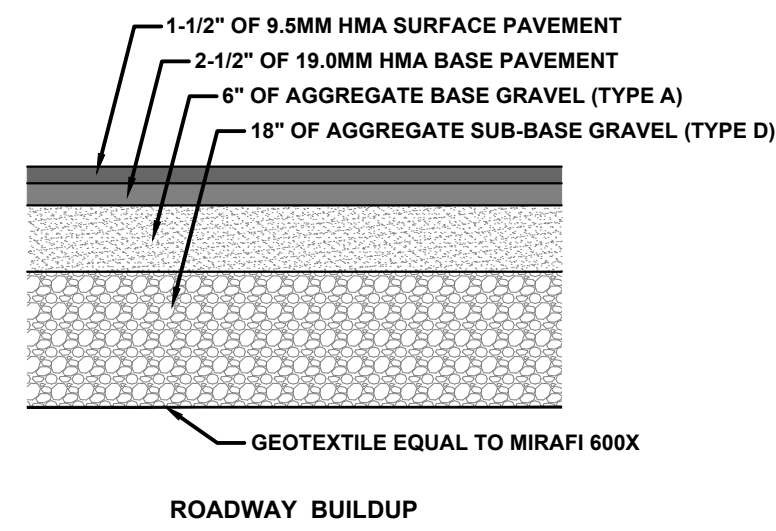
FILE LOCATION: P:\NET\1773-SHINBERG_CONSULTING\2024\LUXURY_MOTOR_TOYS-HAWES-CAD_FILES\2024\1773-003-CLP-DWG_2024.02.14_12:31_PM



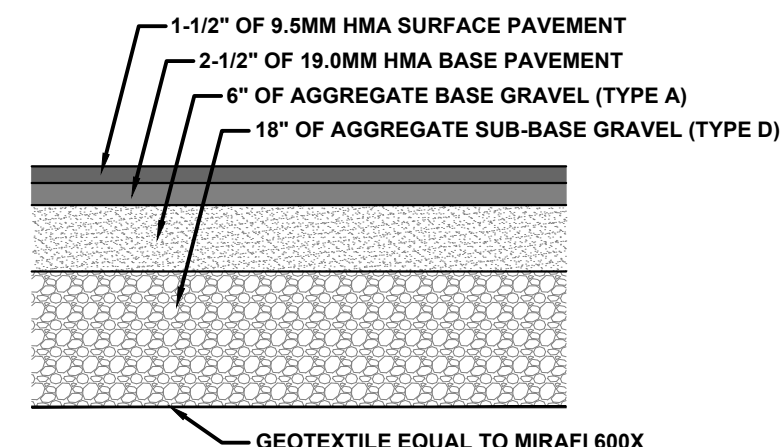
REV	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				
NOT FOR CONSTRUCTION				
		HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING One Merchants Plaza, Suite 701 Bangor, Maine 04401 207.989.4824 WWW.HALEYWARD.COM		
PROJECT				
GENX CAPITAL PARTNERS, LLC 2 COTTON STREET, PORTLAND, MAINE LUXURY MOTOR TOYS 65 OLDE CANAL WAY, GORHAM, MAINE				
TITLE				
EMERGENCY VEHICLE ACCESS PLAN				
DATE		SCALE		
2024.02.12		1"=30'		
DRAWN BY	DESIGNED BY	CHECKED BY		
PJM	DJO/AWG	JHW		
PROJECT No.		13773.003		
DRAWING No.		C105		



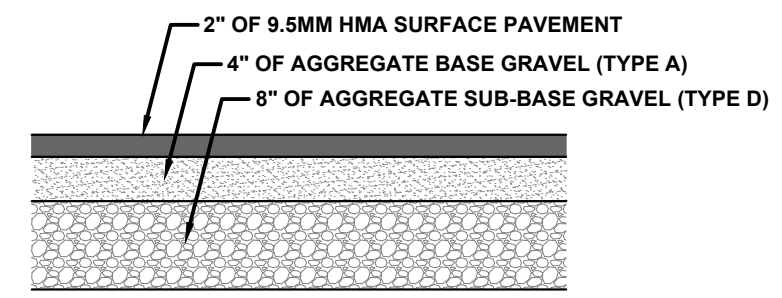
FILE LOCATION: P:\MET1773\SHINBERG_CONSULTING\LUXURY_MOTOR_TOYS_HAWG\CAD_FILES\DWG\1773_003-CSP-DWG_2024.02.14_12.31.PLM



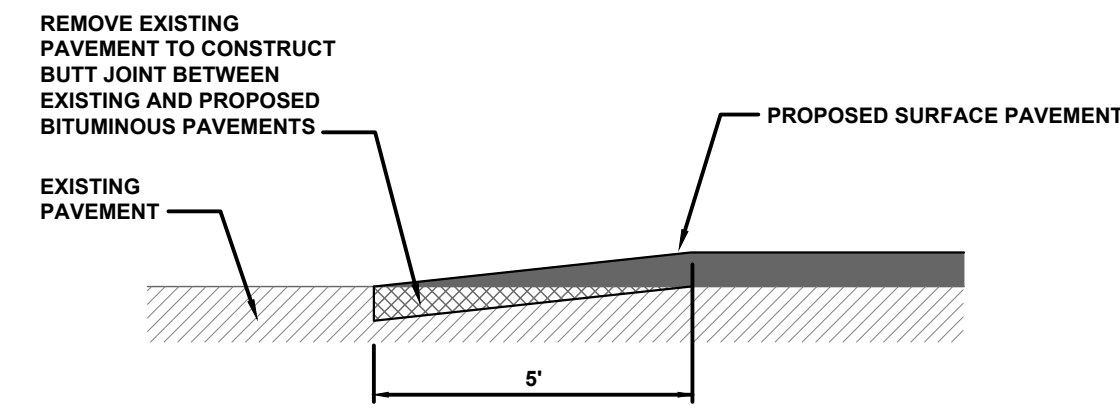
ROADWAY BUILDUP



ROADWAY BUILDUP

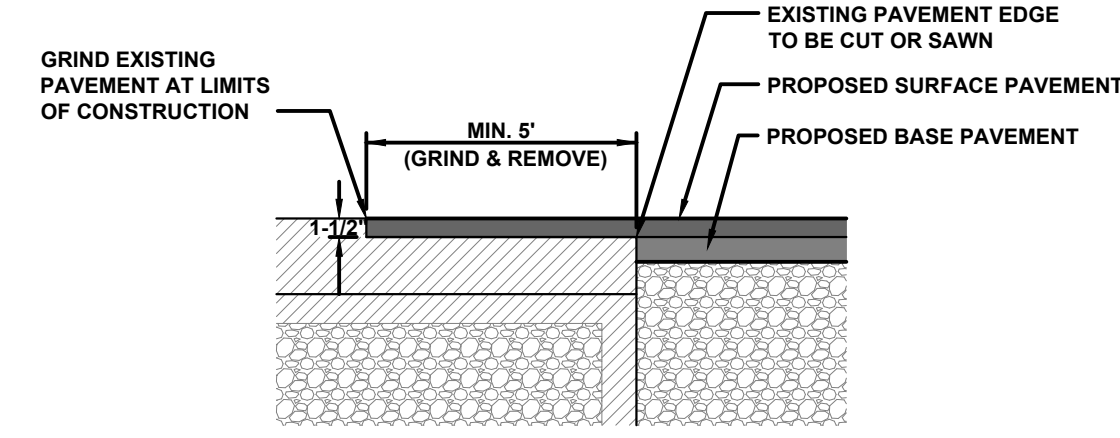


SIDEWALK BUILDUP



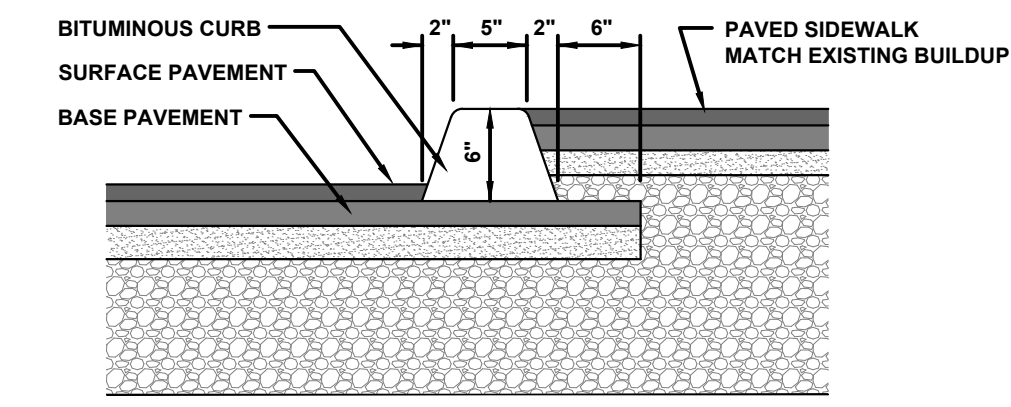
TYPICAL ASPHALT PAVEMENT BUTT JOINT DETAIL

N.T.S.



NOTES:

1. EXTEND NEW SURFACE PAVEMENT ACROSS BUTT JOINT IN BASE COURSE.
2. PROVIDE TACK COAT ON ALL SURFACES OF EXISTING PAVEMENT TO BE COVERED.

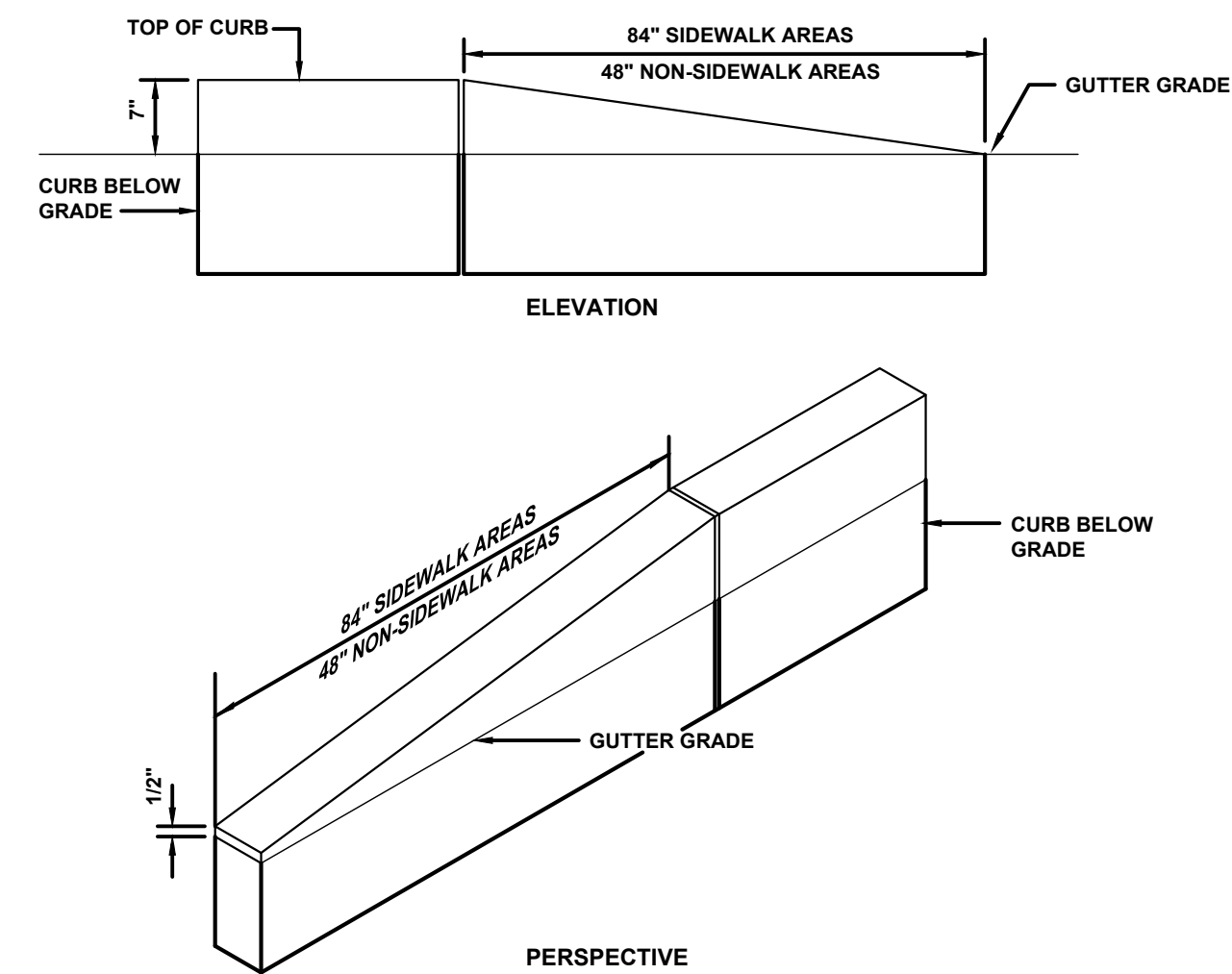


NOTES:

1. MATCH EXISTING BUILDUP OF ADJACENT SURFACES WHERE REPLACING ITEMS DISTURBED DURING CONSTRUCTION.

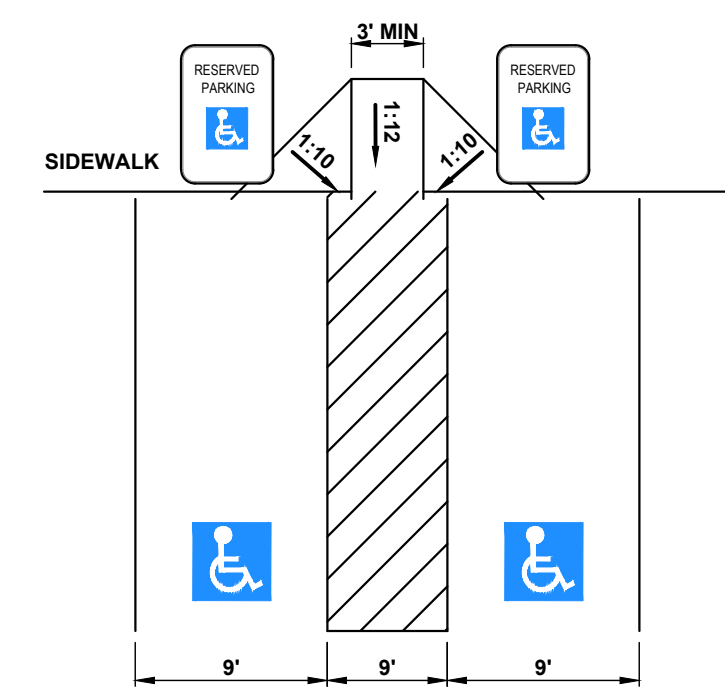
TOWN OF GORHAM ROADWAY BUILDUP DETAIL

NTS



TYPICAL INTERIOR ROADWAY/SIDEWALK BUILDUP DETAIL

NTS

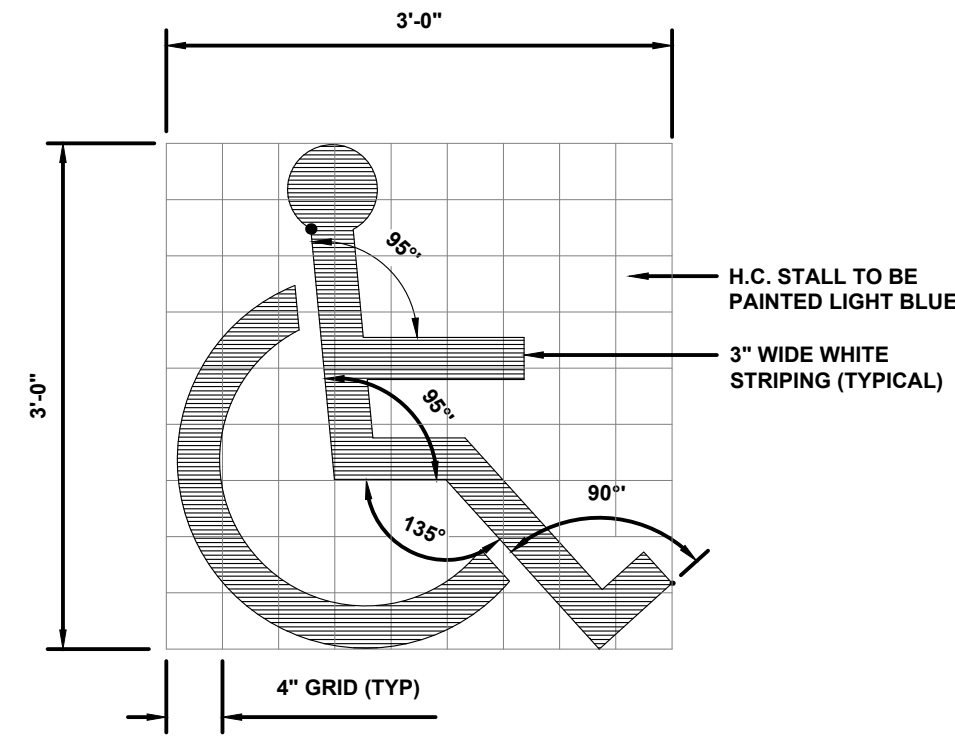


NOTES:

1. CAR PARKING SPACE: 8' WIDE MINIMUM W/ ACCESS AISLE 5' WIDE MINIMUM.
2. SLOPES ACROSS PARKING SPACES IN EACH DIRECTION SHALL BE 2% MAX.

TYPICAL ASPHALT PAVEMENT GRINDING DETAIL

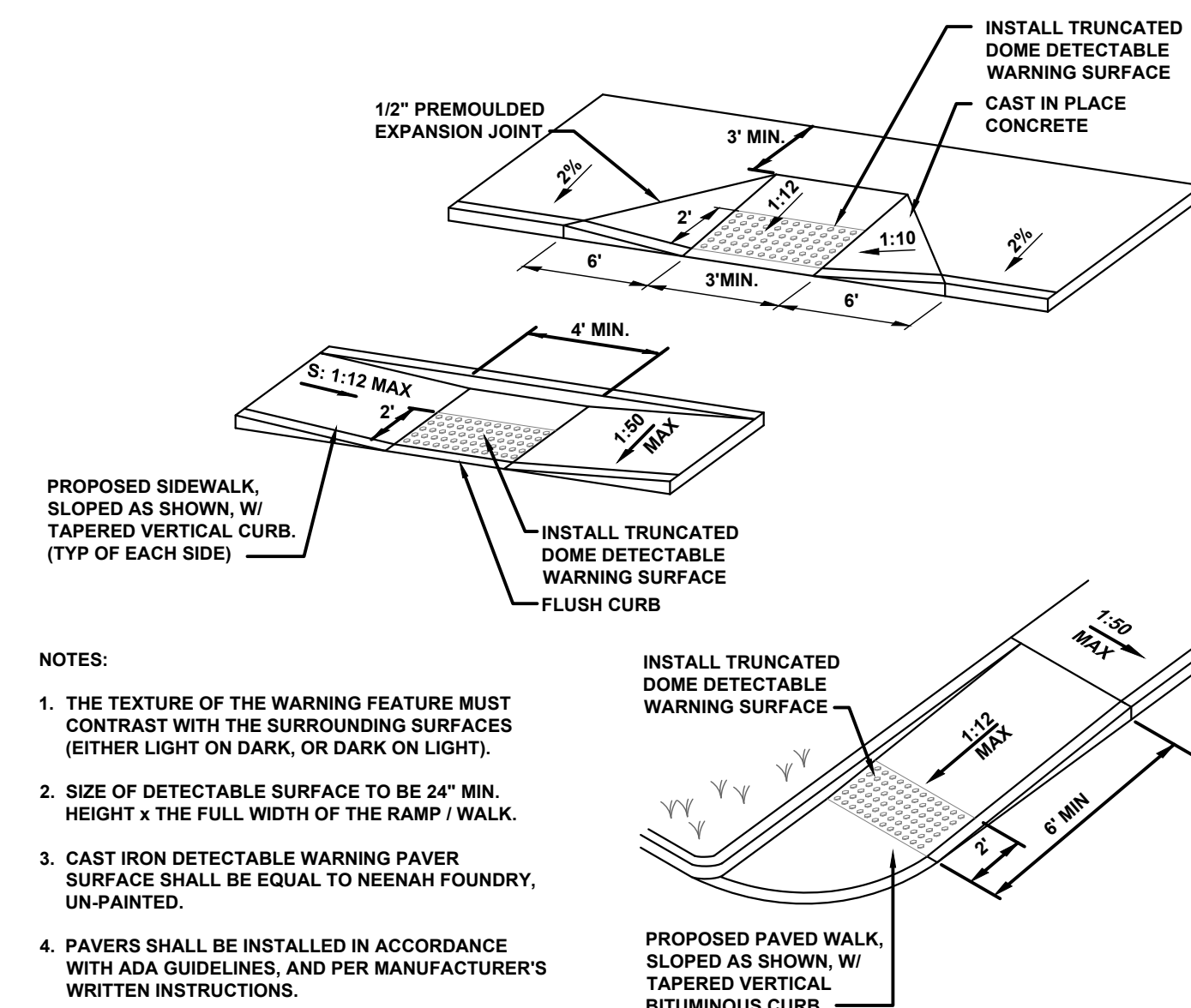
NTS



NOTE: CENTER SYMBOL WITHIN PARKING STALL

BITUMINOUS CURB AT SIDEWALK DETAIL

NTS

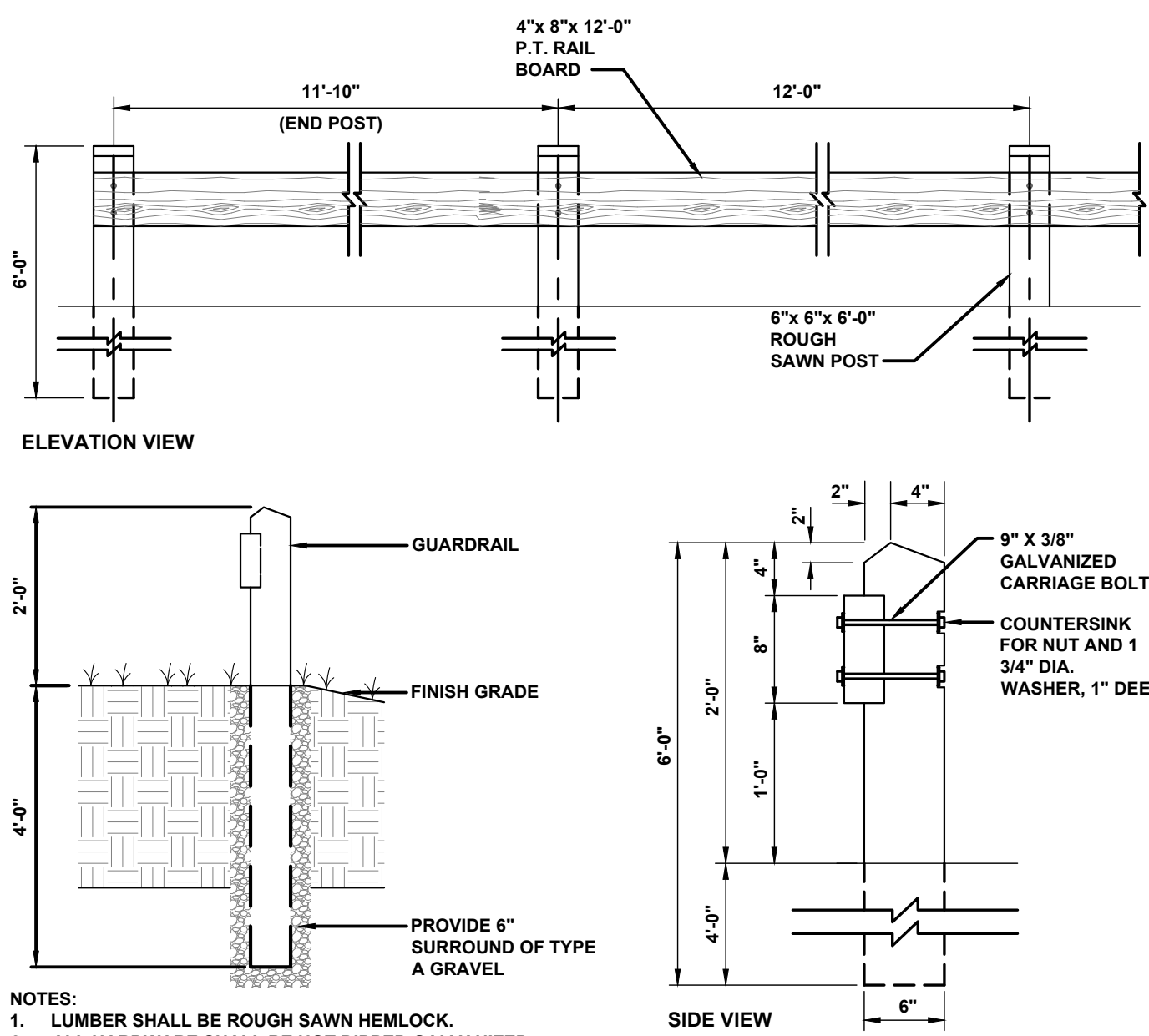


NOTES:

1. THE TEXTURE OF THE WARNING FEATURE MUST CONTRAST WITH THE SURROUNDING SURFACES (EITHER LIGHT ON DARK, OR DARK ON LIGHT).
2. SIZE OF DETECTABLE SURFACE TO BE 24" MIN. HEIGHT x THE FULL WIDTH OF THE RAMP / WALK.
3. CAST IRON DETECTABLE WARNING PAVES SURFACE SHALL BE EQUAL TO NEENAH FOUNDRY, UN-PAINTED.
4. PAVES SHALL BE INSTALLED IN ACCORDANCE WITH ADA GUIDELINES, AND PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

TYPICAL CURB TERMINATION DETAIL

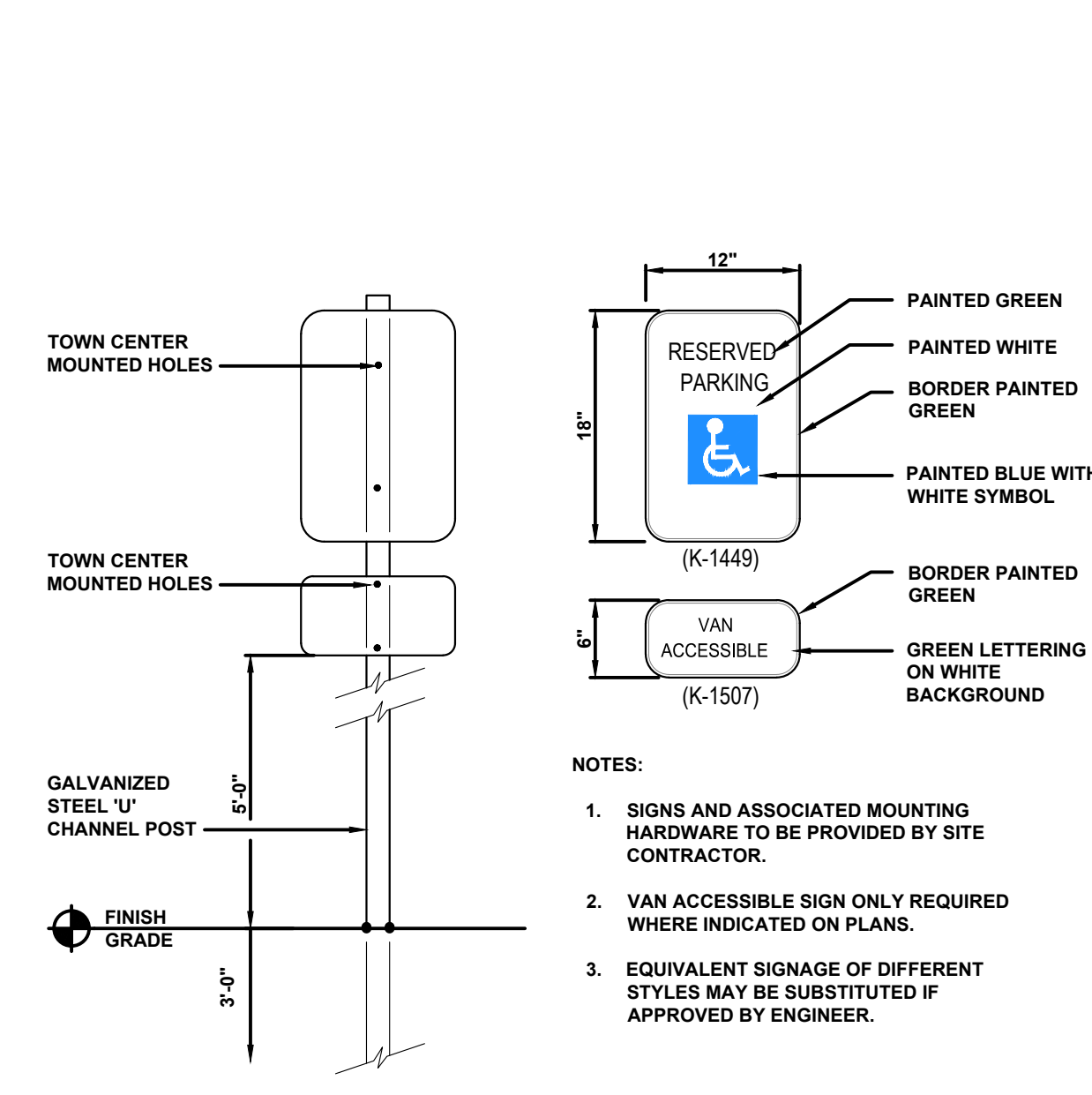
NTS



- NOTES:
1. LUMBER SHALL BE ROUGH SAWN HEMLOCK.
 2. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED.

ACCESSIBLE PARKING SPACE LAYOUT

NTS

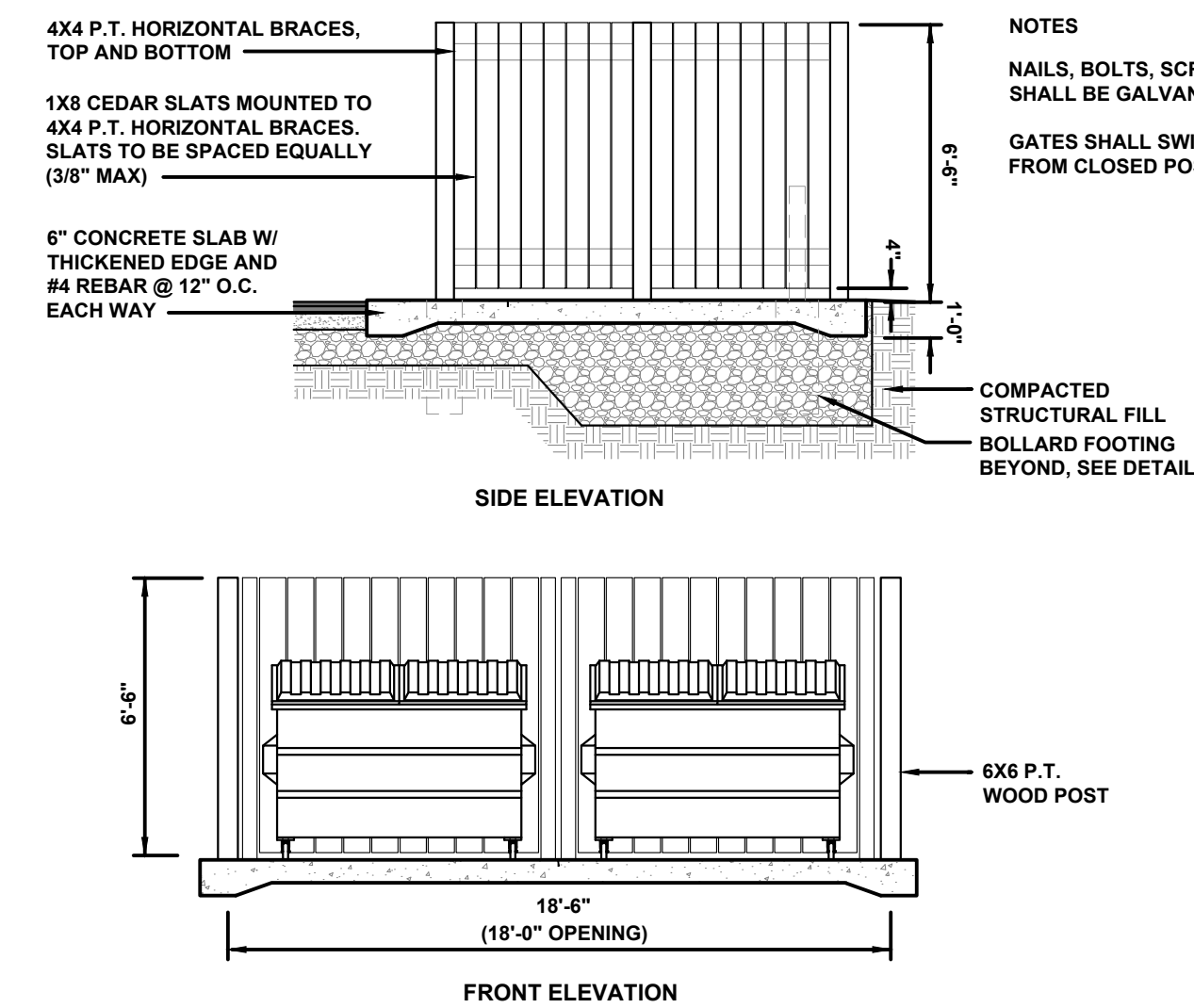


NOTES:

1. SIGNS AND ASSOCIATED MOUNTING HARDWARE TO BE PROVIDED BY SITE CONTRACTOR.
2. VAN ACCESSIBLE SIGN ONLY REQUIRED WHERE INDICATED ON PLANS.
3. EQUIVALENT SIGNAGE OF DIFFERENT STYLES MAY BE SUBSTITUTED IF APPROVED BY ENGINEER.

TYPICAL HANDICAP PARKING STALL SYMBOL

NTS

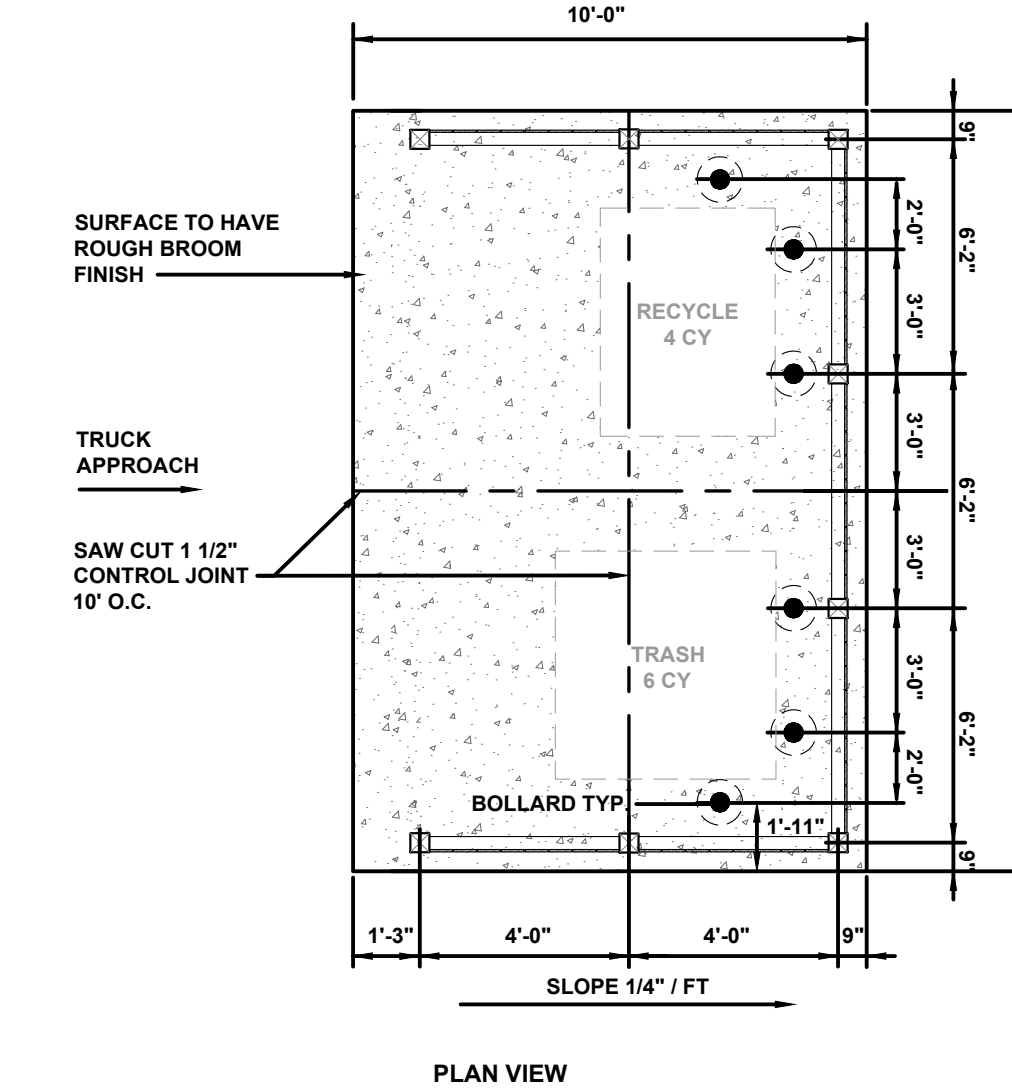


NOTES:

1. NAILS, BOLTS, SCREWS, ETC. SHALL BE GALVANIZED.
2. GATES SHALL SWING 180 DEG. FROM CLOSED POSITION.

TYPICAL HANDICAP CURB RAMP DETAILS

NTS



TYPICAL WOODEN GUARDRAIL DETAIL

NTS

TYPICAL HANDICAP PARKING SIGN DETAIL

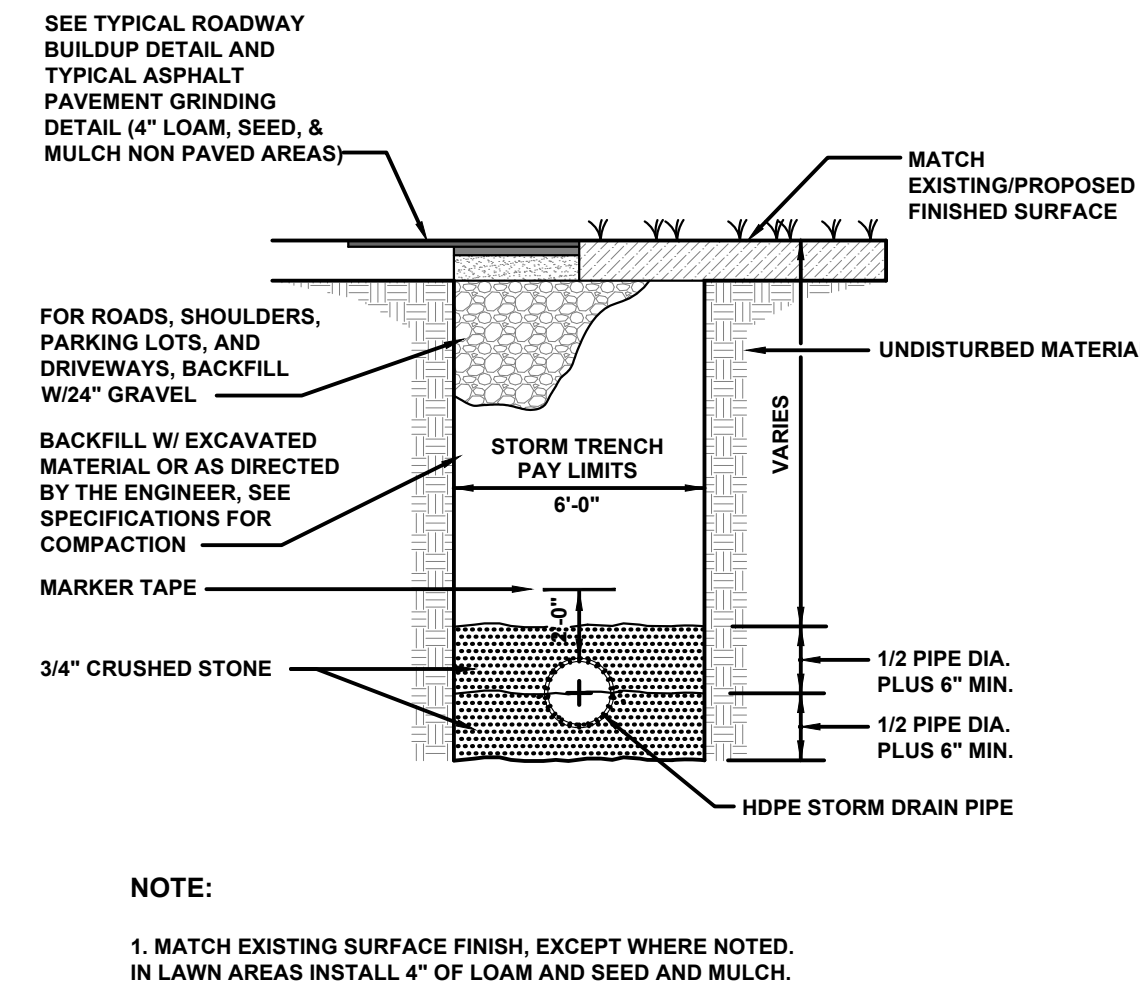
NTS

DUMPSTER PAD AND ENCLOSURE DETAIL

NTS

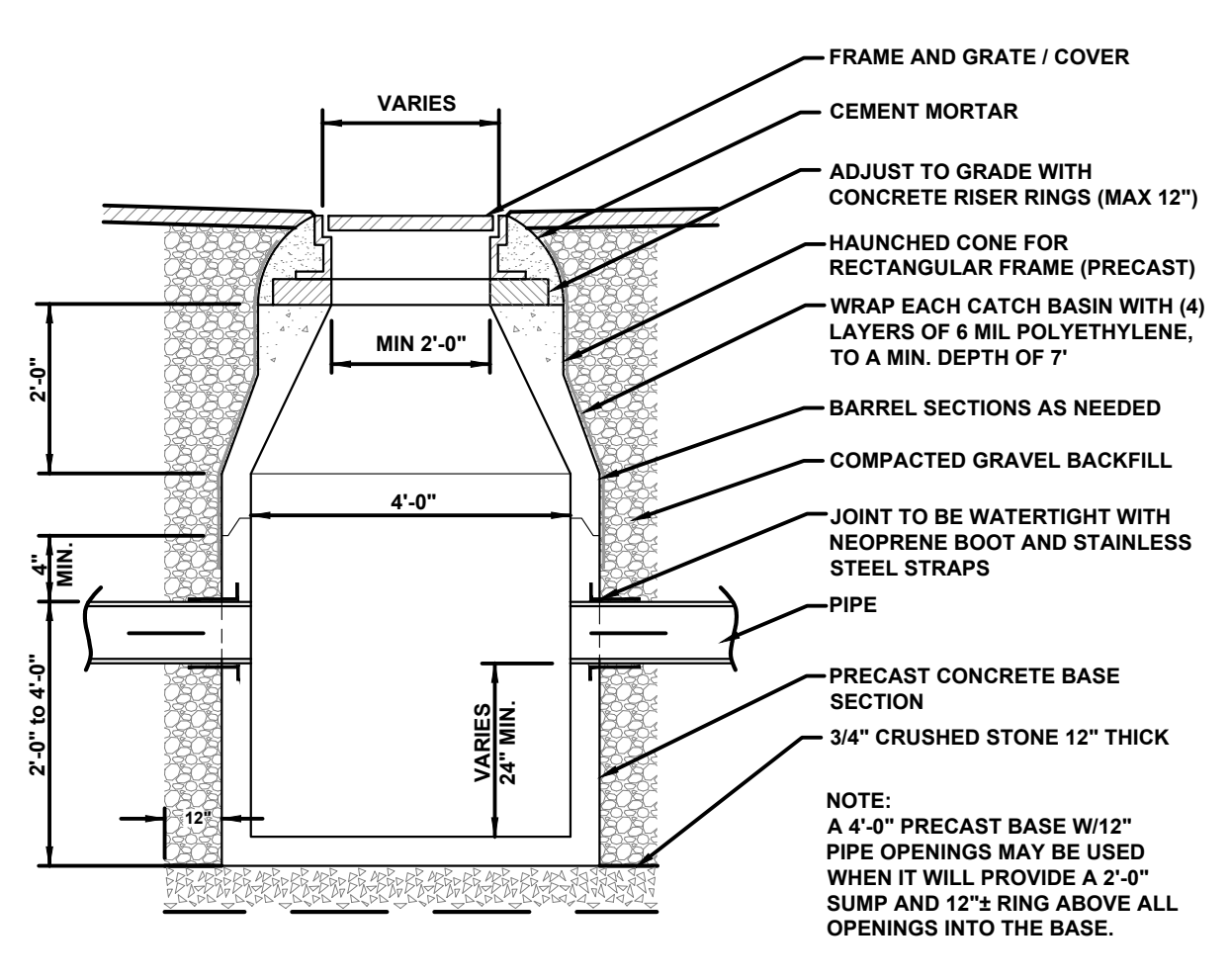
REV	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				
NOT FOR CONSTRUCTION				
 HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING One Merchants Plaza, Suite 701 Bangor, Maine 04401 207.989.4824 WWW.HALEYWARD.COM				
PROJECT				
GENX CAPITAL PARTNERS, LLC 2 COTTON STREET, PORTLAND, MAINE LUXURY MOTOR TOYS 65 OLDE CANAL WAY, GORHAM, MAINE				
TITLE				
SITE DETAILS				
DATE		SCALE		NTS
DRAWN BY		DESIGNED BY		CHECKED BY
PJM		DJO/AWG		JHW
PROJECT No.		13773.003		
DRAWING No.		REV.		
		C501		

FILE LOCATION: P:\MET\1773-SHINBERG_CONSULTING\LUXURY_MOTOR_TOYS-HAWES-CAD_FILES\REV\1773-003-COT-DWG_2024.02.14_13.32.DWG



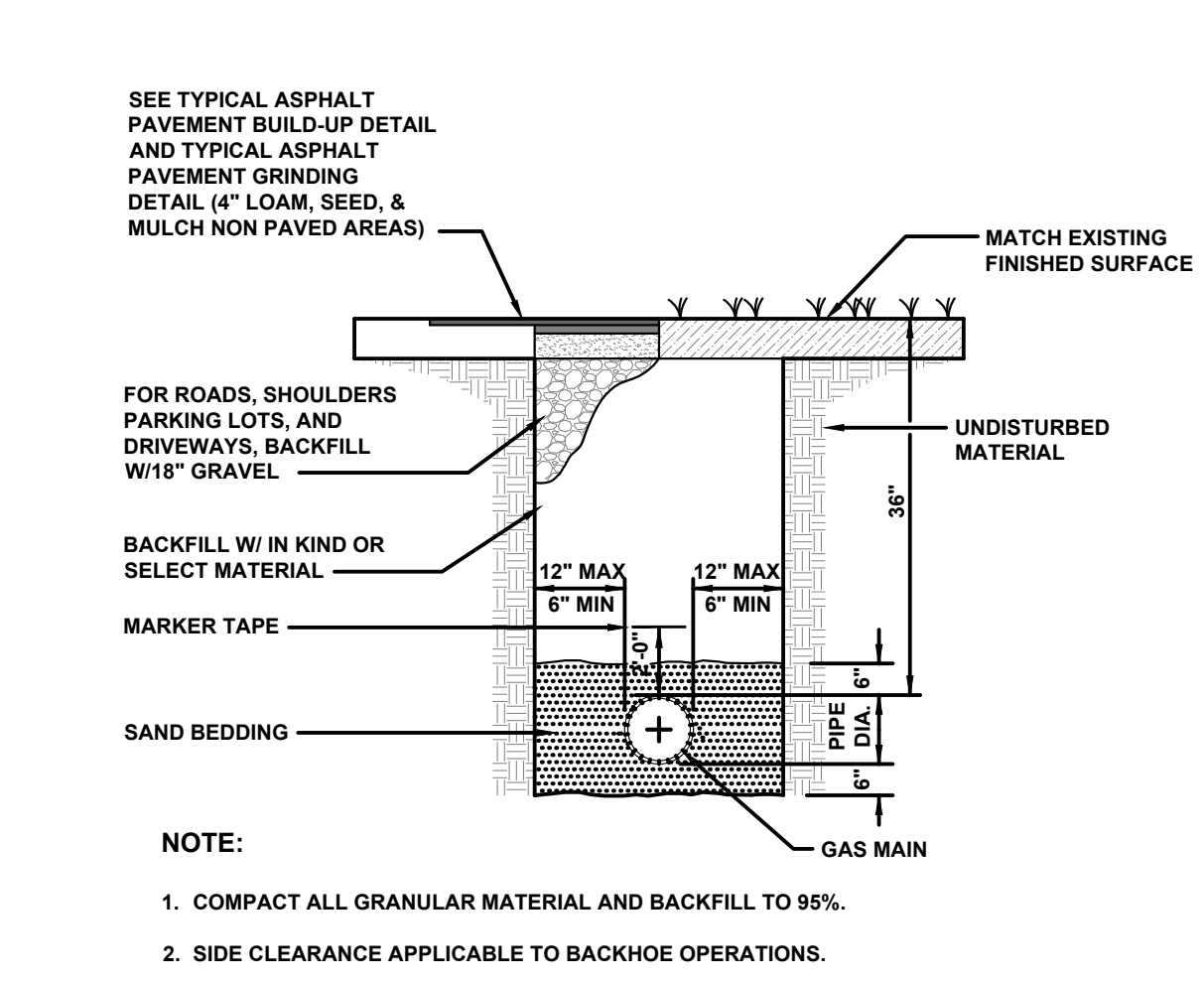
TYPICAL STORM DRAIN TRENCH DETAIL

NTS



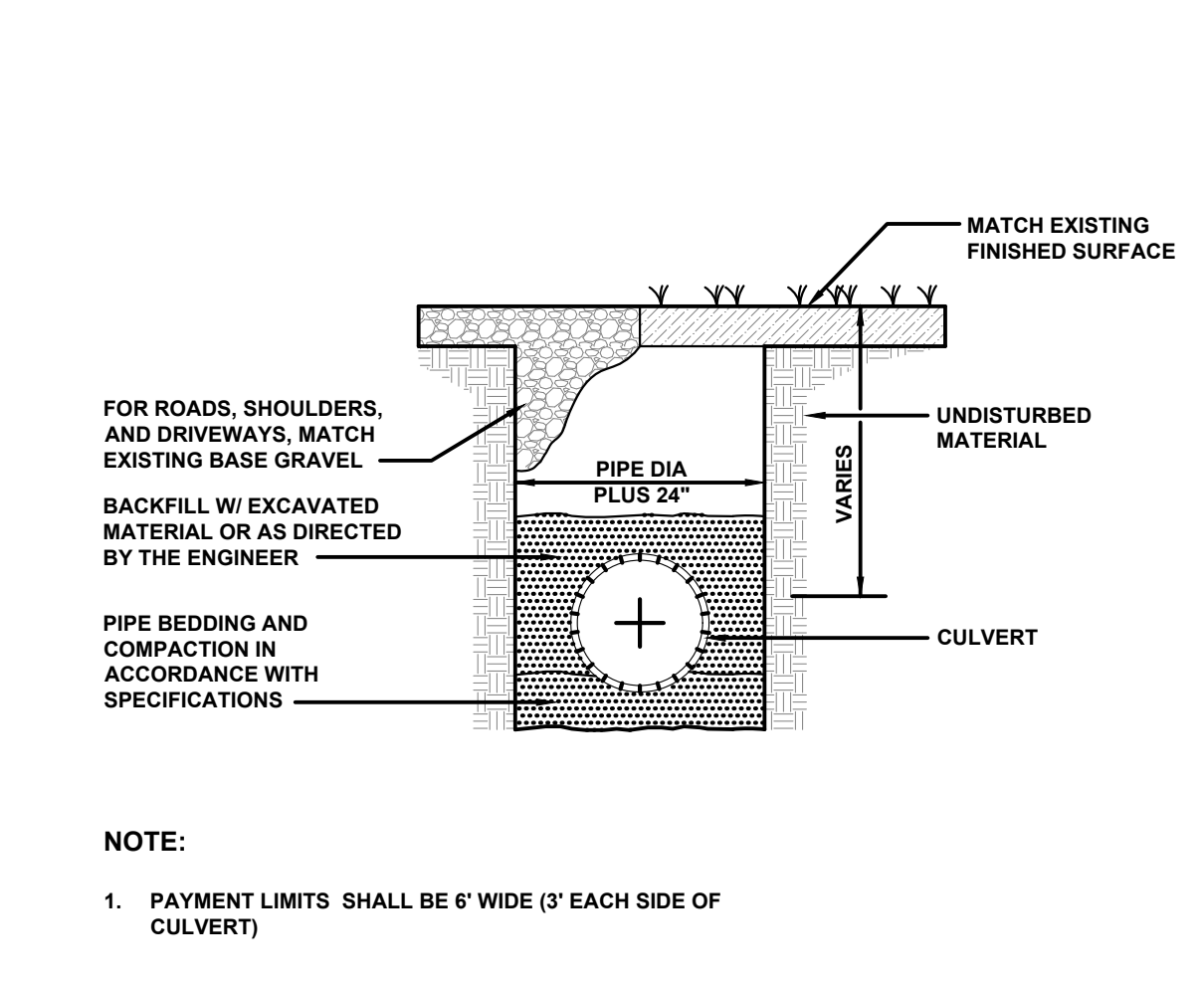
TYPICAL CATCH BASIN DETAIL

NTS



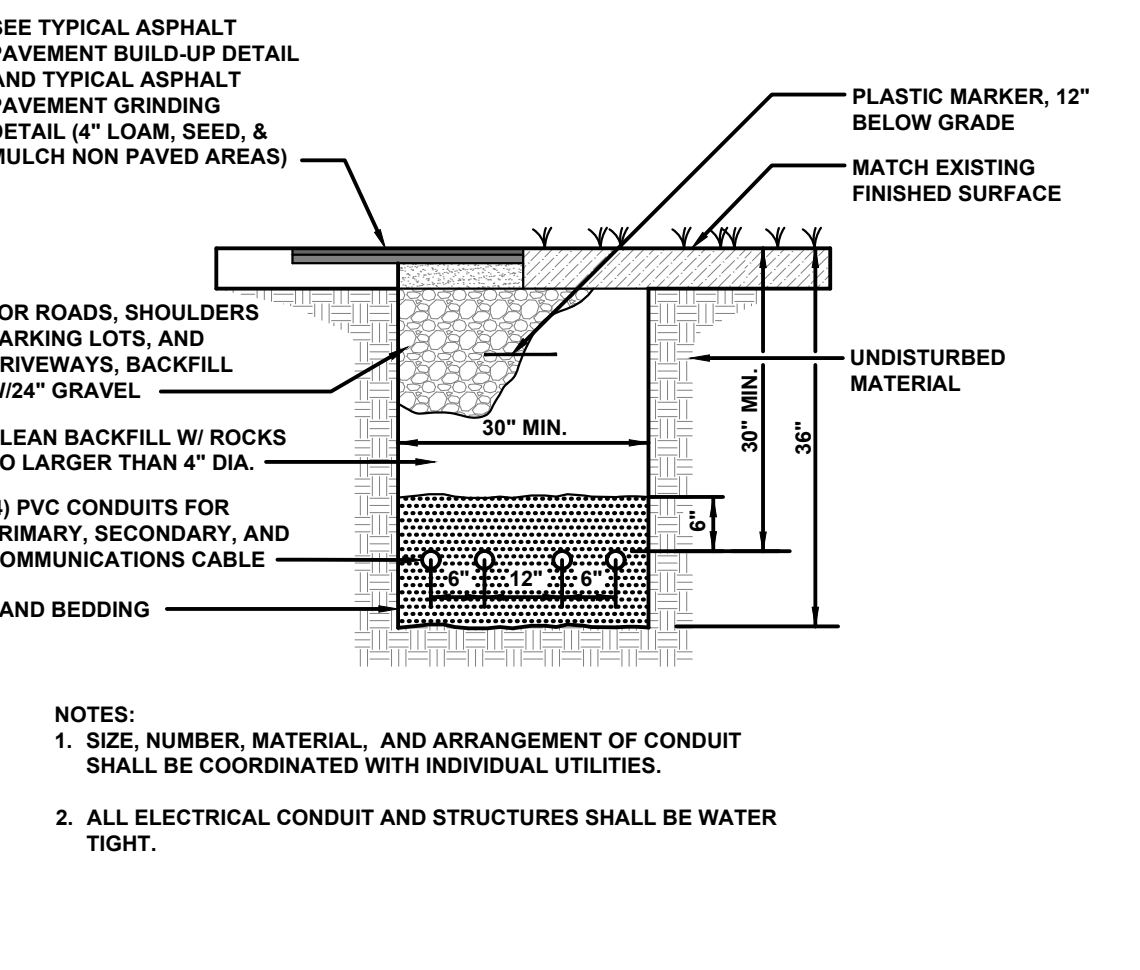
TYPICAL GAS TRENCH DETAIL

N.T.S.



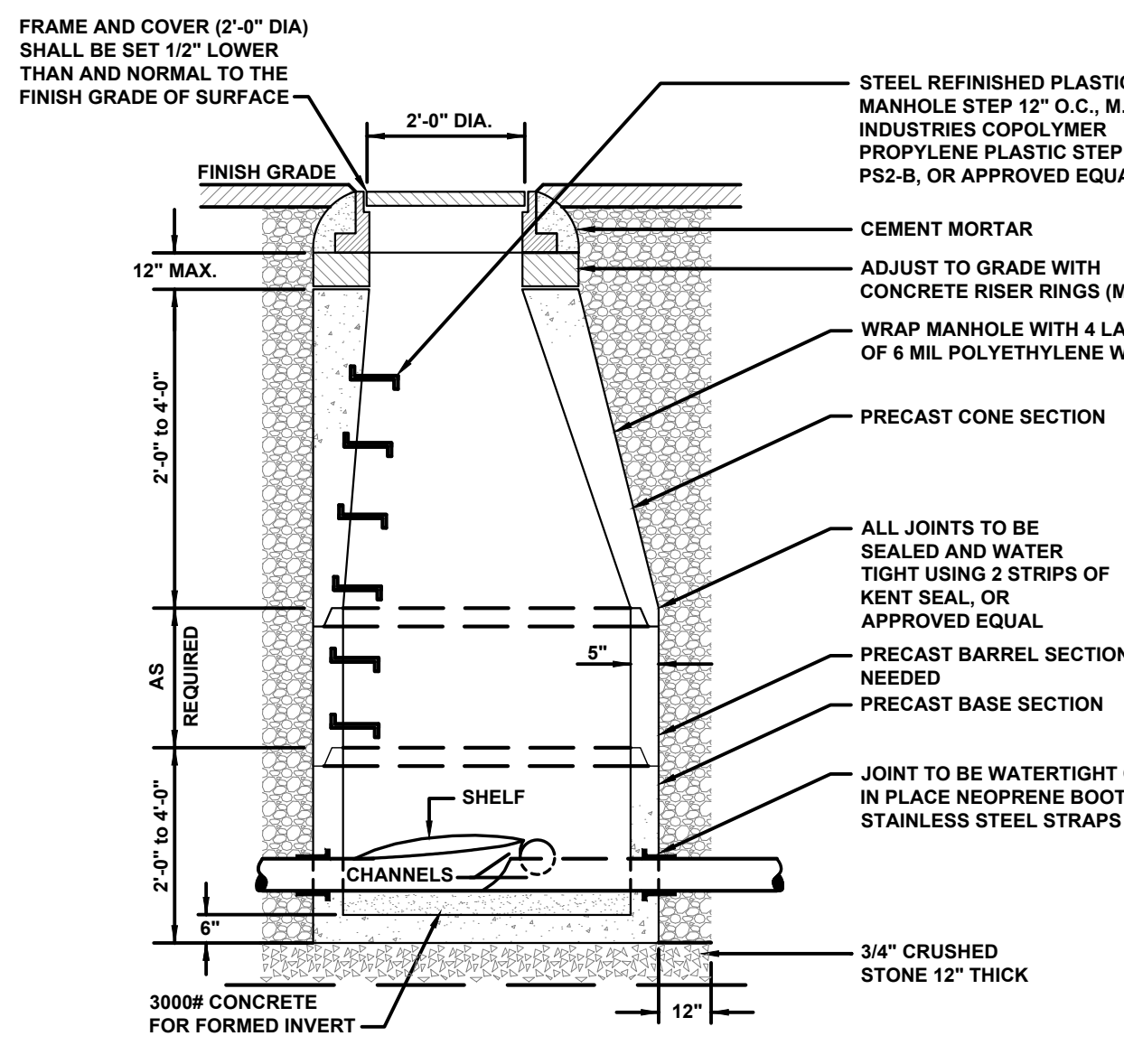
TYPICAL CULVERT TRENCH DETAIL

NTS



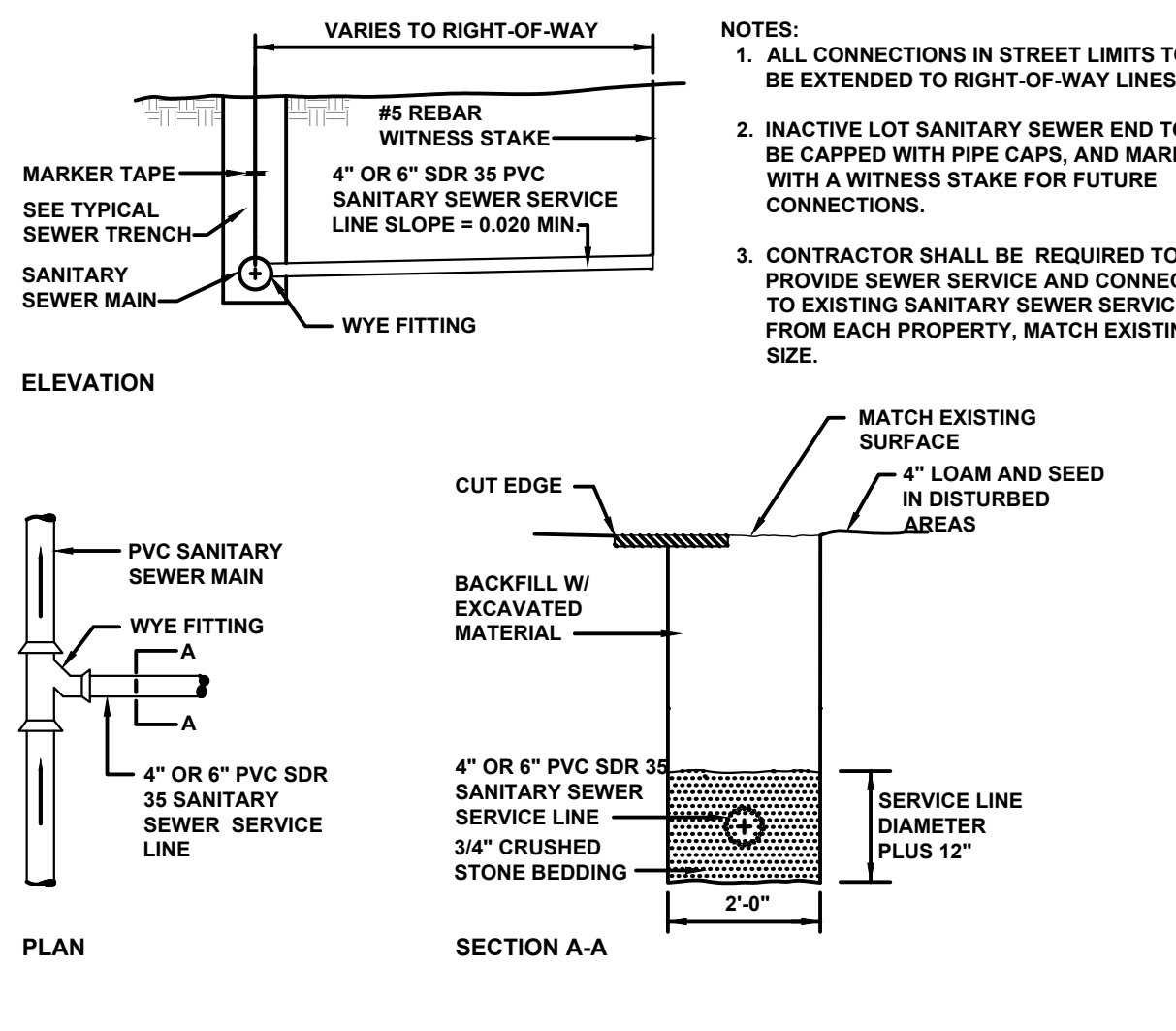
TYPICAL UNDERGROUND UTILITY TRENCH DETAIL

NTS



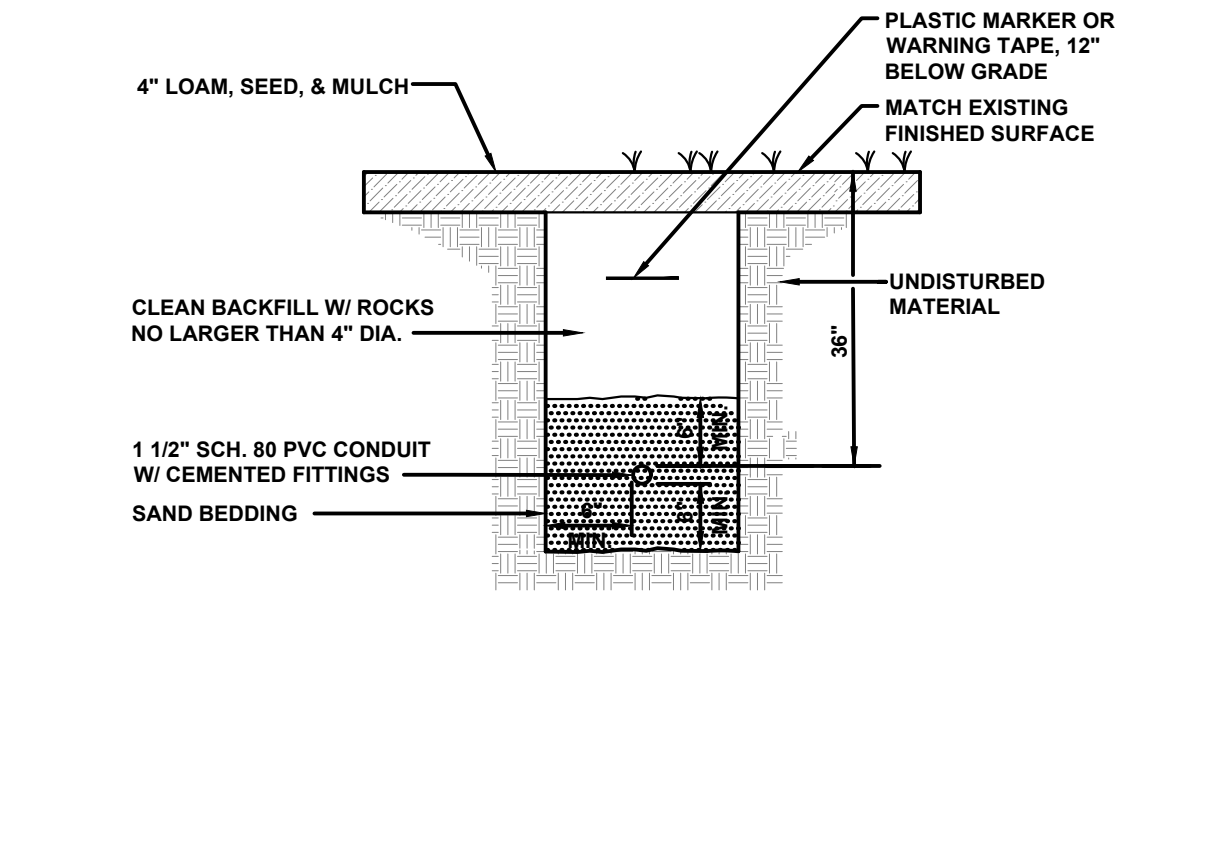
TYPICAL MANHOLE DETAIL

NTS



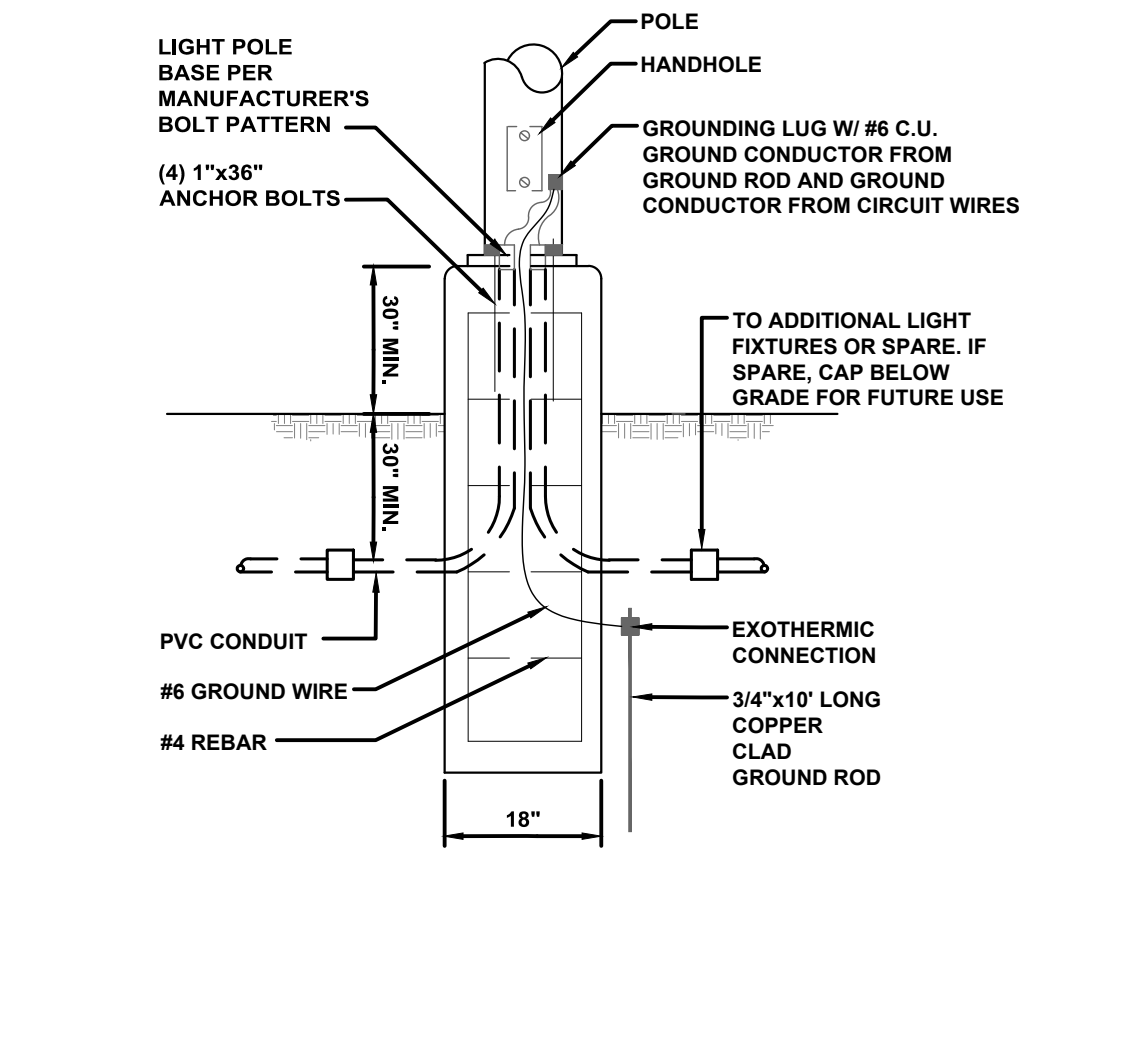
TYPICAL SANITARY SEWER SERVICE DETAIL

NTS



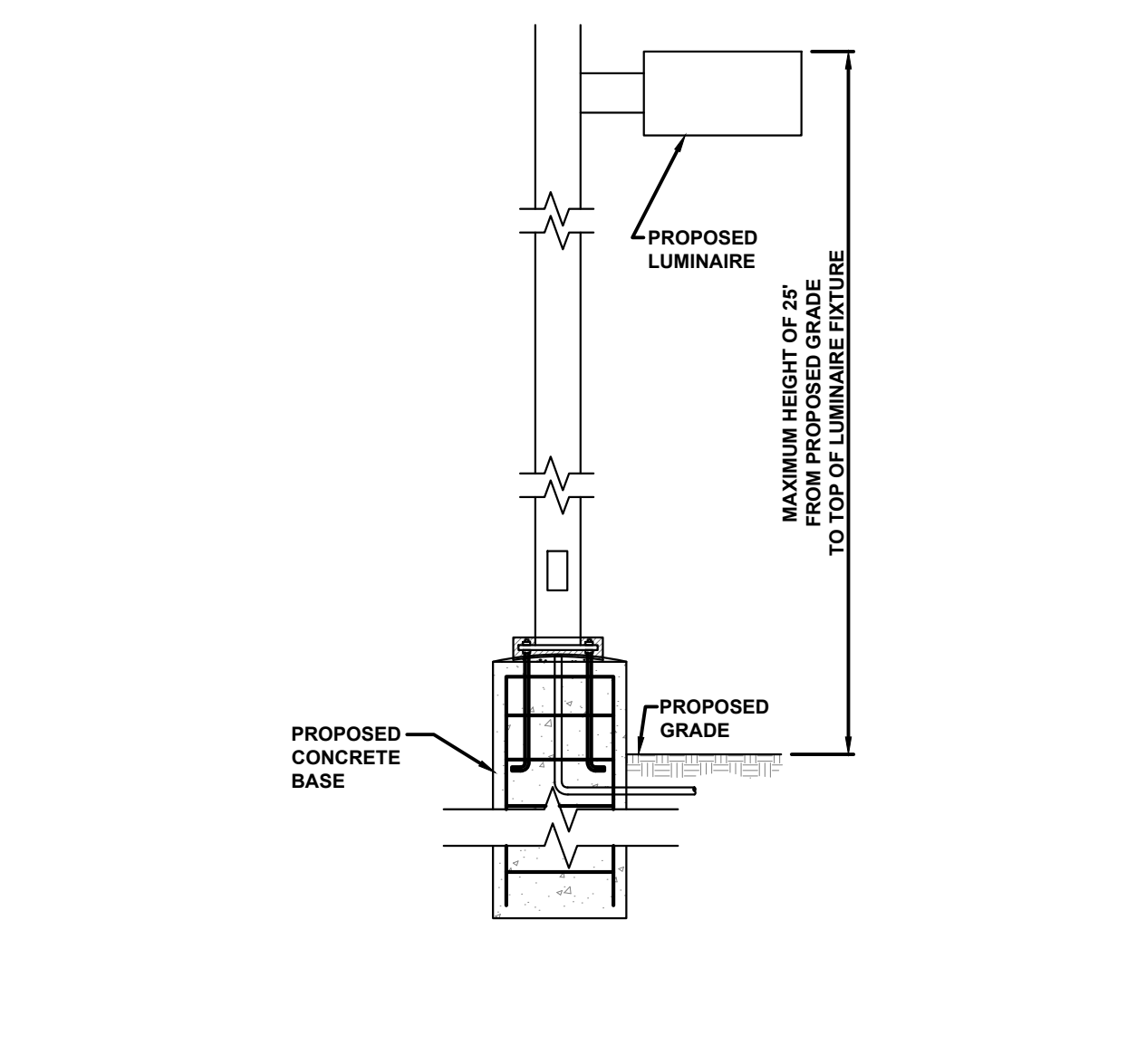
TYPICAL LIGHTING TRENCH DETAIL

NTS



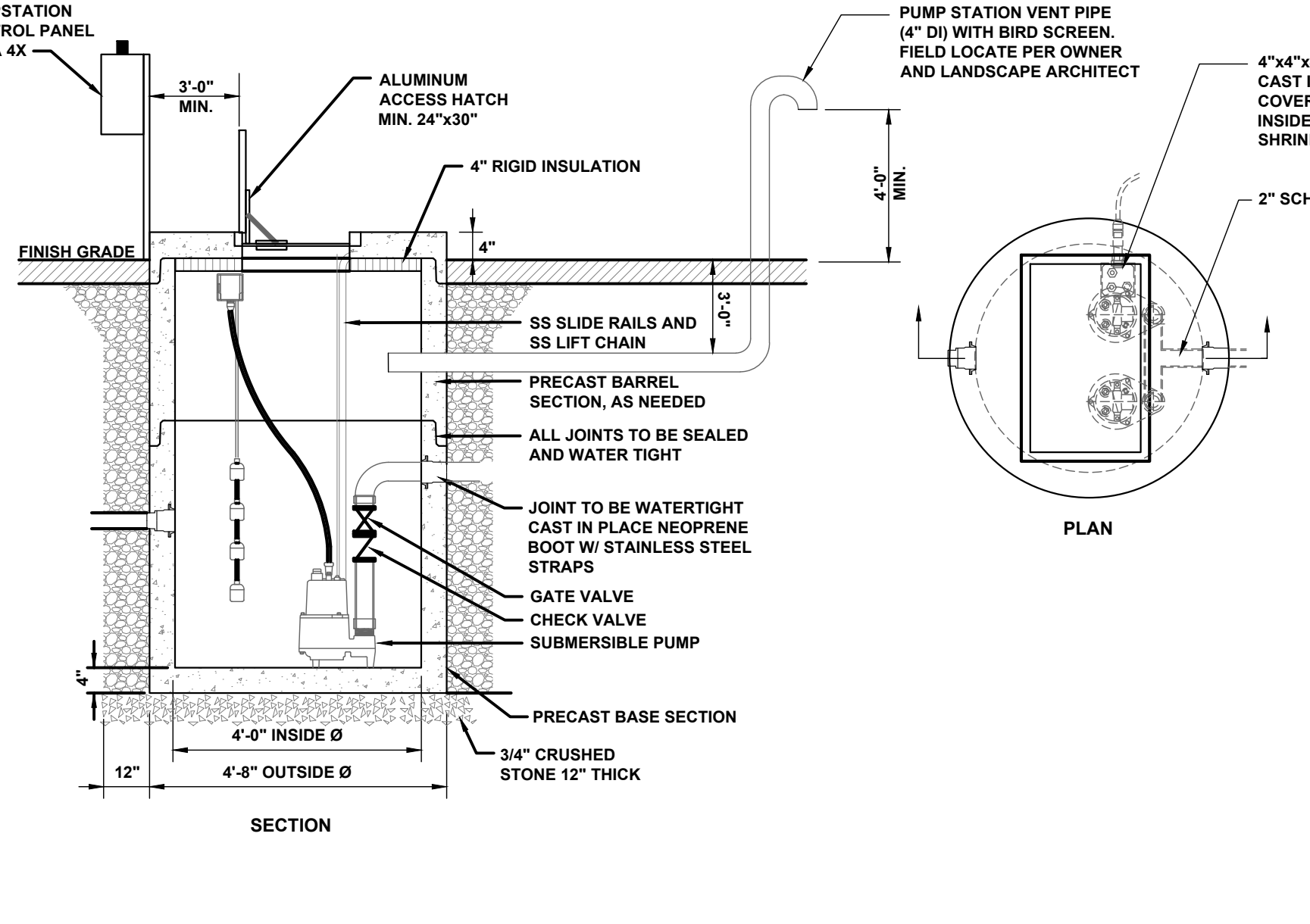
TYPICAL LIGHT POLE BASE DETAIL

NTS



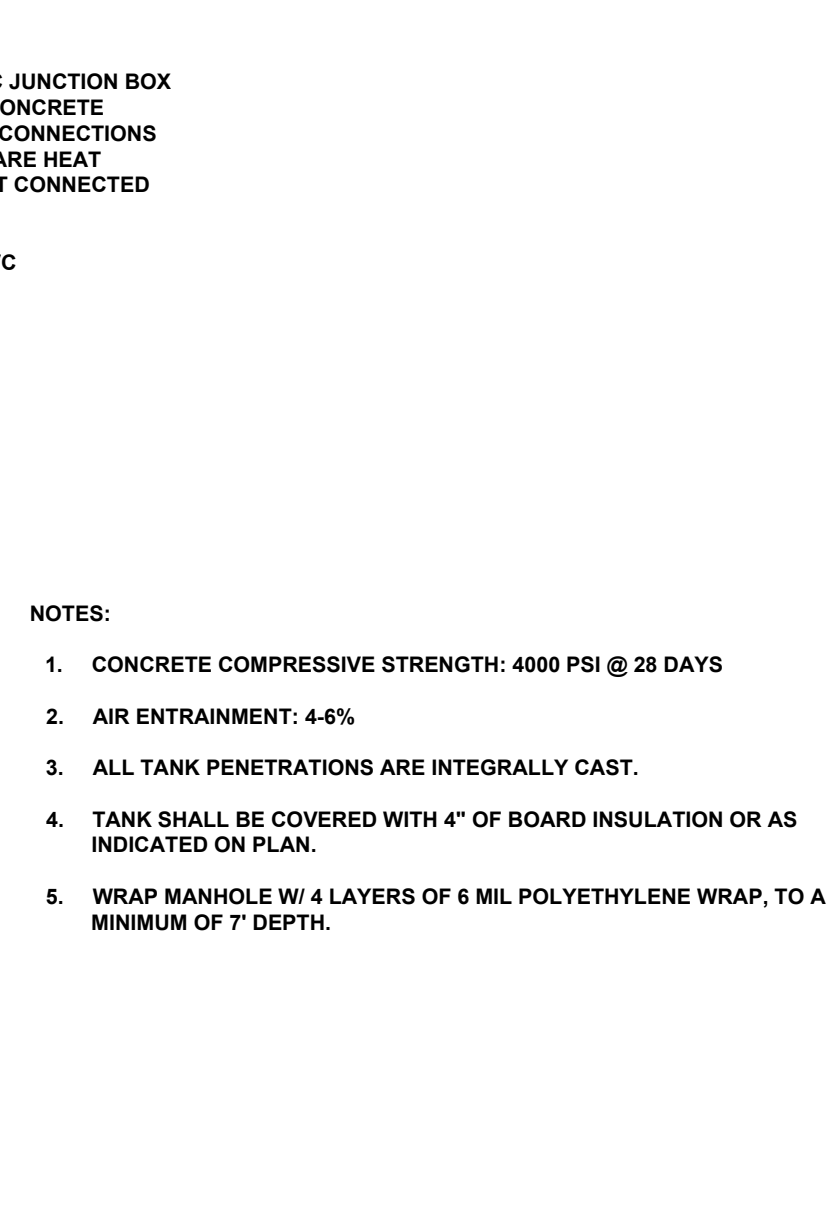
TYPICAL POLE MOUNTED LIGHT DETAIL

NTS



PUMP STATION DETAIL

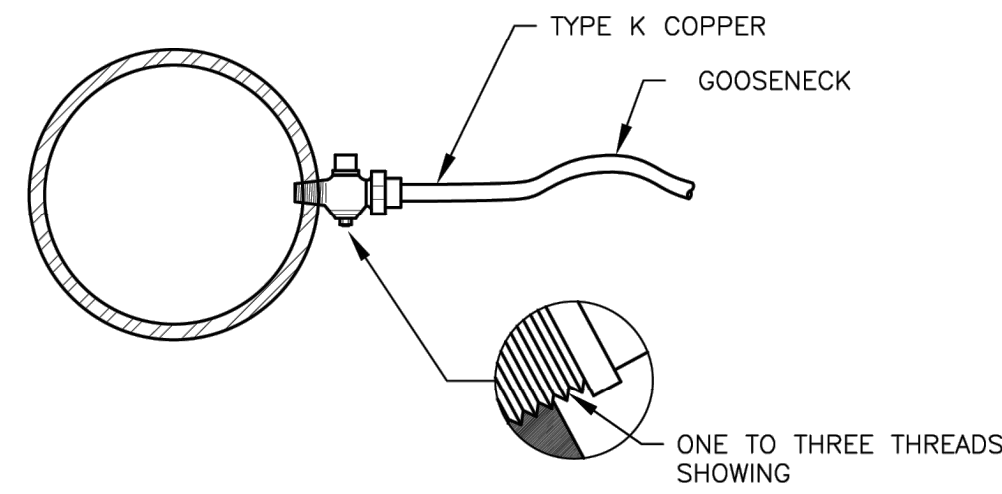
NTS



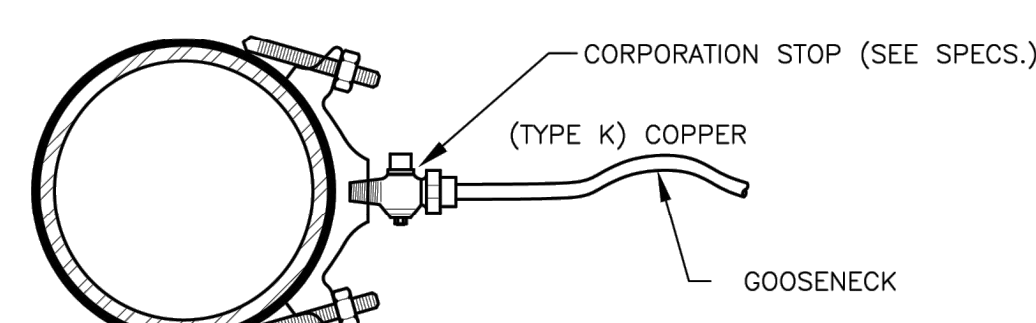
- NOTES:
1. CONCRETE COMPRESSIVE STRENGTH: 4000 PSI @ 28 DAYS
 2. AIR ENTRAINMENT: 4-6%
 3. ALL TANK PENETRATIONS ARE INTEGRALLY CAST.
 4. TANK SHALL BE COVERED WITH 4" OF BOARD INSULATION OR AS INDICATED ON PLAN.
 5. WRAP MANHOLE W/ 4 LAYERS OF 6 MIL POLYETHYLENE WRAP, TO A MINIMUM OF 7' DEPTH.

REV	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				
NOT FOR CONSTRUCTION				
 HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING www.haleyward.com One Merchants Plaza, Suite 701 Bangor, Maine 04401 207.989.4824				
PROJECT				
GENX CAPITAL PARTNERS, LLC 2 COTTON STREET, PORTLAND, MAINE LUXURY MOTOR TOYS 65 OLDE CANAL WAY, GORHAM, MAINE				
TITLE				
SITE DETAILS				
DATE		SCALE		NTS
DRAWN BY		DESIGNED BY		CHECKED BY
PROJECT No.		13773.003		
DRAWING No.		C502		REV.

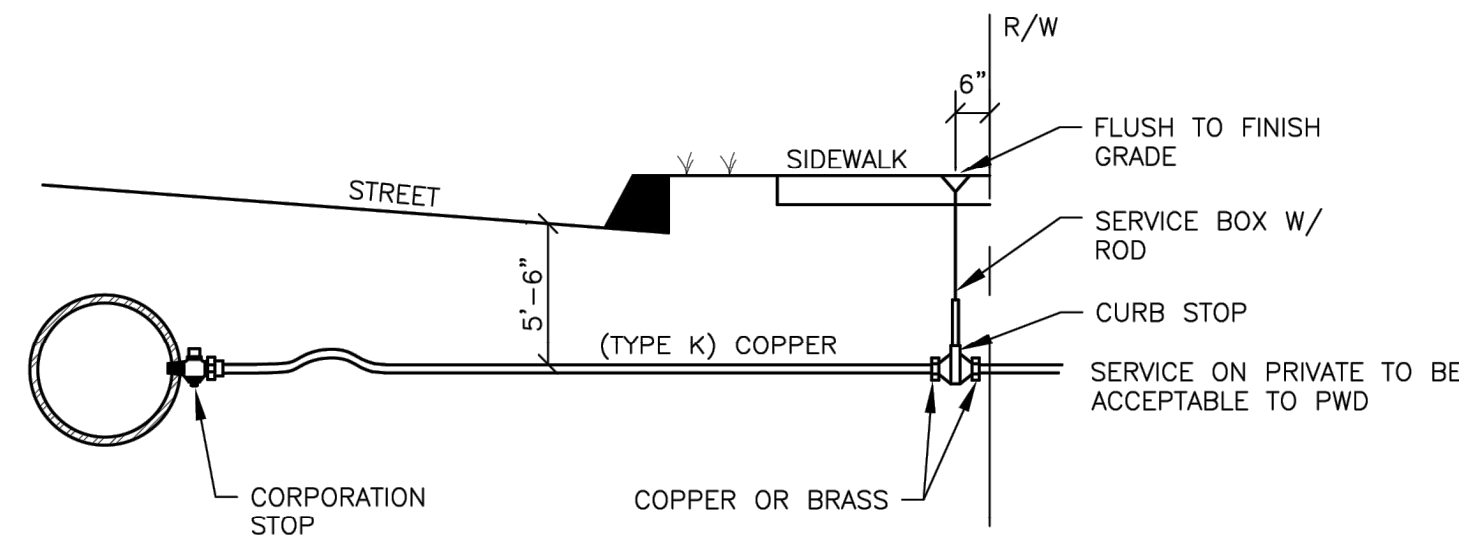
FILE LOCATION: P:\NET\1773-SHINBERG_CONSULTING\2024\LUXURY_MOTOR_TOYS-HAWG-CAD_FILES\DWG\1773-003-COT-DWG_2024.02.14_12.32.PM



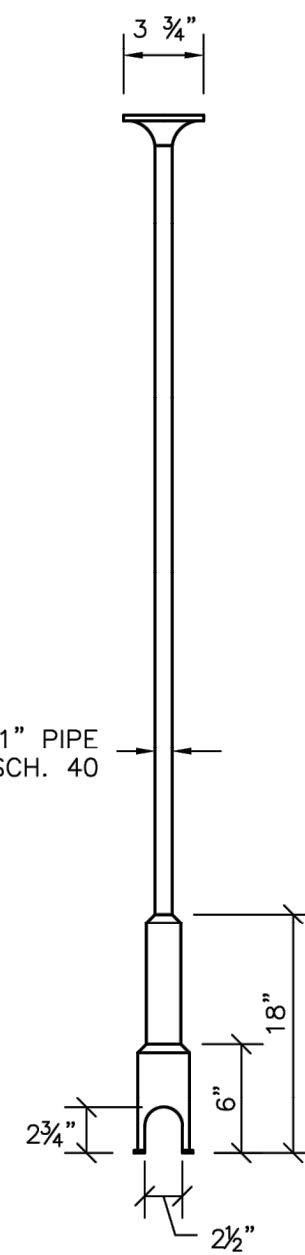
SERVICE TAP
(3/4" AND 1" C.C. THREAD)



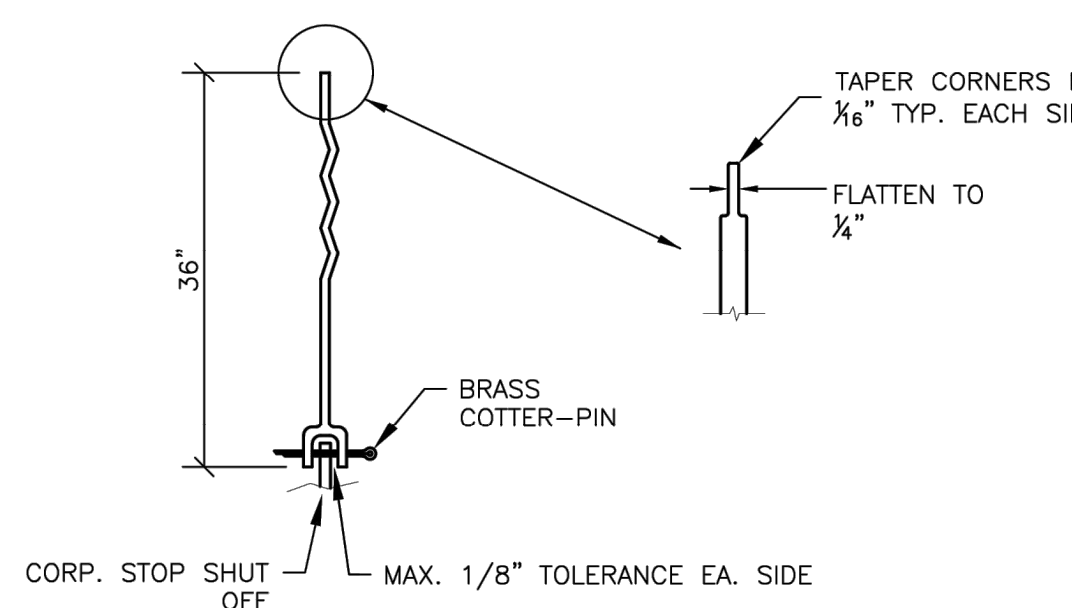
SERVICE SADDLE
(1-1/2" AND 2" C.C. THREAD)



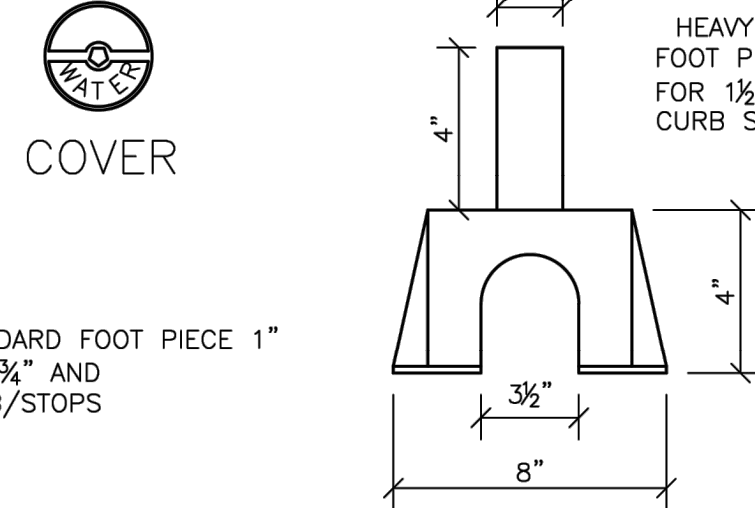
TYPICAL SERVICE CONNECTION



SERVICE BOX

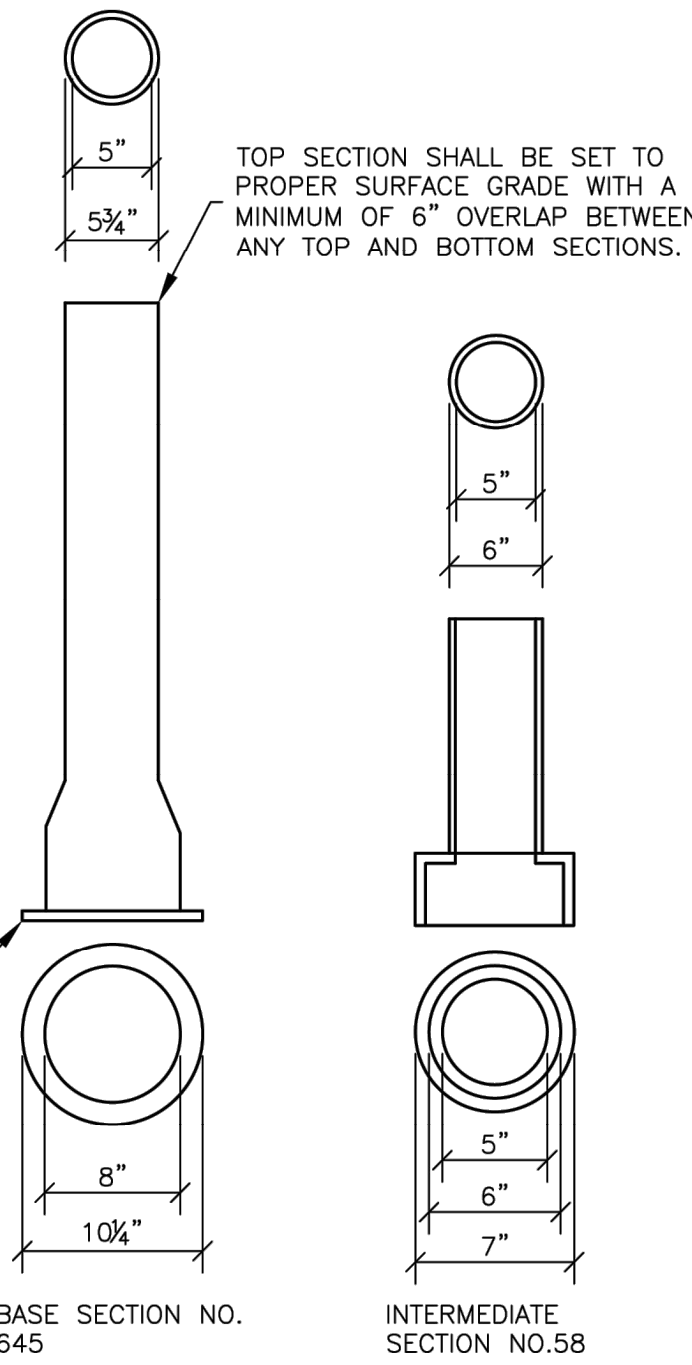


SERVICE ROD

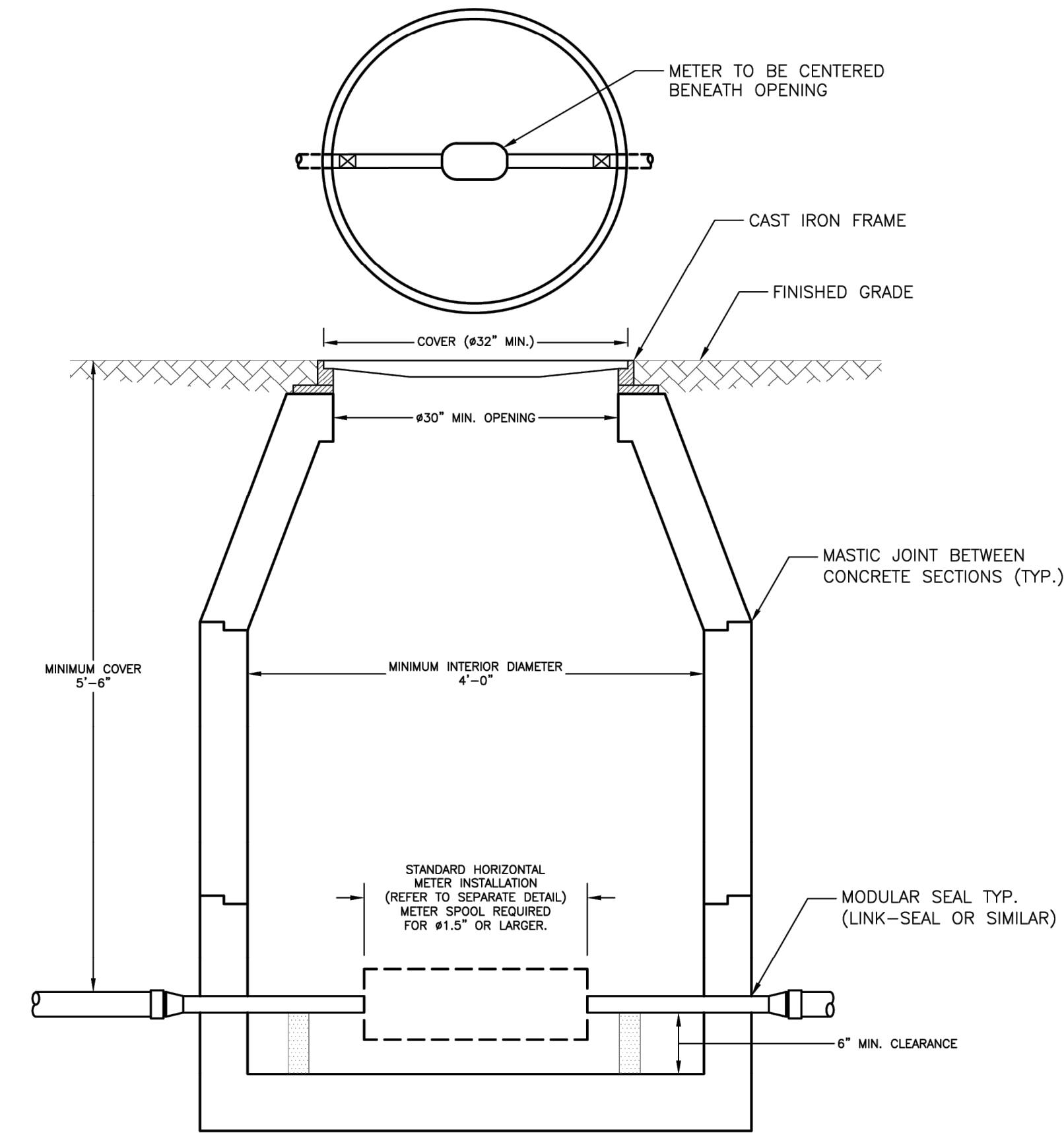


FOOT PIECE

NOTE: ANY EXTENSION OF SERVICE BOX REQUIRES:
1. 1" FEMALE IRON PIPE COUPLING
2. 1" THREADED PIPE (THIS IS TO BE A NON-WELDED, TWO PIECE ARRANGEMENT. SLIP ON ADAPTERS ARE NOT PERMISSIBLE.)



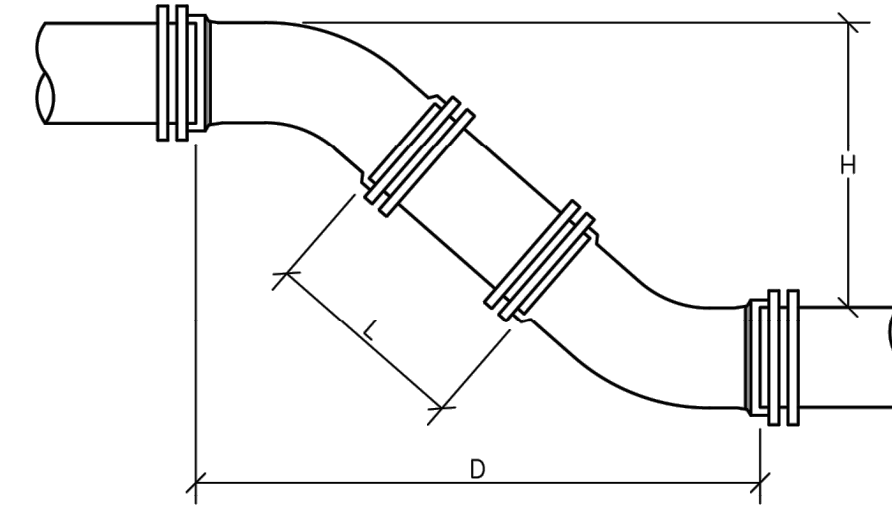
VALVE BOX & COVER



TYPICAL METER PIT - 5/8" TO 2" METER

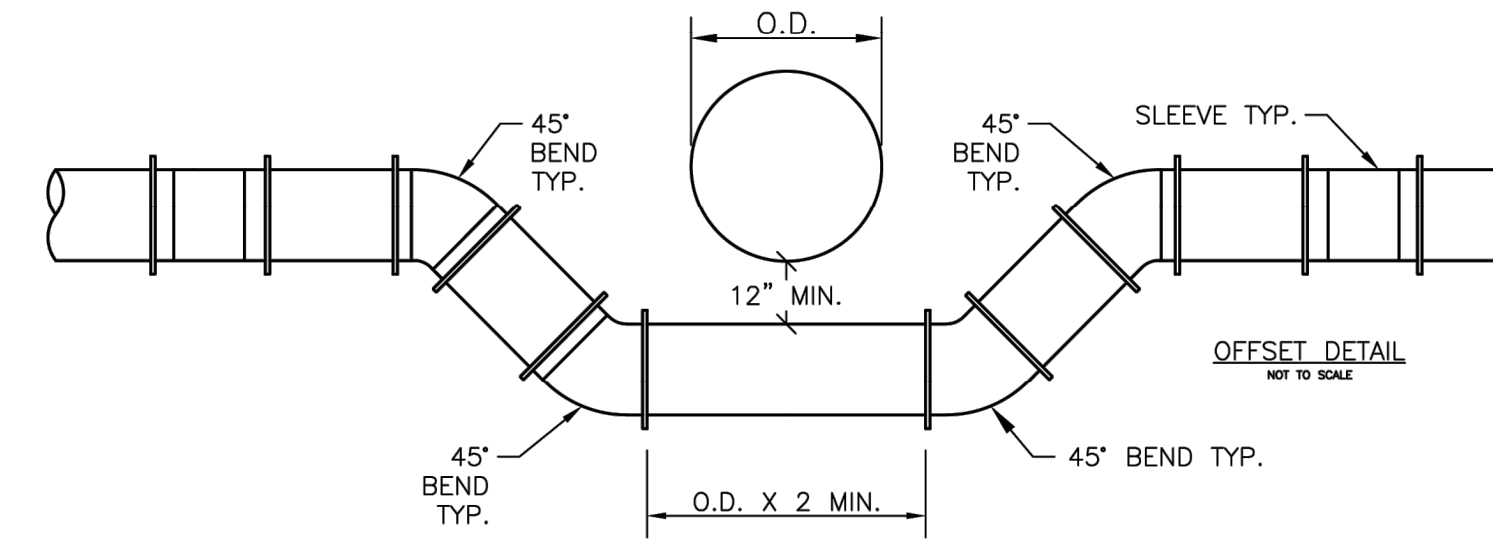
- METER PIT AND COVER**
- SPECIAL APPROVAL BY PWD IS REQUIRED, PRIOR TO CONSTRUCTION, FOR ALL PROPOSED METER PIT INSTALLATIONS.
 - TESTABLE BACKFLOW PREVENTION DEVICES MAY NOT BE INSTALLED WITHIN SMALL METER PITS.
 - METER PIT SHALL BE LOCATED ON PRIVATE PROPERTY BETWEEN 10' AND 20' FROM THE PROPERTY LINE UNLESS OTHERWISE APPROVED BY PWD.
 - THE METER PIT SHALL BE MADE OF PRECAST CONCRETE OF SUFFICIENT SIZE TO PROVIDE 5.5' MINIMUM GROUND COVER FROM FINISHED GRADE TO THE TOP OF THE SERVICE PIPE.
 - ALL SEAMS BETWEEN CONCRETE SECTIONS SHALL BE SEALED WITH MASTIC JOINT. ALL OPENINGS IN THE CONCRETE FOR SERVICE PIPING SHALL BE SEALED WITH A MODULAR SEAL (LINK-SEAL OR SIMILAR).
 - METER PIT INTERIOR MUST BE AT LEAST 48" IN DIAMETER. THE OPENING MUST BE AT LEAST 30" IN DIAMETER, WITH A CAST IRON FRAME. THE COVER SHALL BE CAST IRON OR STEEL, 32" MINIMUM IN DIAMETER, AND BE EITHER PERMANENTLY LABELED "WATER" OR HAVE NO LABEL. STEEL PLATE MATERIAL SHALL BE COATED WITH A RUST INHIBITOR PAINT.
 - WALL-MOUNTED LADDER RUNGS ARE NOT TO BE INSTALLED WITHIN METER PIT.
 - ALL PIPING INSIDE AND EXTENDING THROUGH THE METER PIT WILL BE MADE OF COPPER, WITH A MINIMUM OF 6" CLEARANCE FROM THE METER PIT FLOOR. USE BLOCKING AS NEEDED TO SUPPORT THE PIPE.
 - CUSTOMER SHALL ENSURE THE METER PIT AND COVER ARE PROPERLY RATED FOR TRAFFIC FLOW, IF APPLICABLE.

- METER INSTALLATION**
- ONLY PWD PERSONNEL ARE AUTHORIZED TO INSTALL WATER METERS. PWD PERSONNEL ARE ADDITIONALLY AUTHORIZED TO OPERATE METER VALVES AS NEEDED FOR INSTALLATION AND MAINTENANCE.
 - PWD WILL SUPPLY THE WATER METER. ALL OTHER FITTINGS, INCLUDING A METER RESETTER FOR 1" OR SMALLER METERS, SHALL BE SUPPLIED AND INSTALLED BY CUSTOMER.
 - FOR 1.5" AND 2" METERS, CUSTOMER WILL INSTALL A FLANGED METER SPOOL PIECE, SUPPLIED BY PWD AT NO ADDITIONAL CHARGE, PRIOR TO METER SET. THE METER SPOOL WILL BE MADE AVAILABLE FOR CUSTOMER PICKUP AT PWD CUSTOMER SERVICE, 225 DOUGLASS STREET, PORTLAND DURING NORMAL BUSINESS HOURS.
 - CUSTOMER WILL INSTALL TWO BALL VALVES AT LEAST 24" APART FOR METER INSTALLATION, ALLOWING FOR THE WATER METER TO BE CENTERED UNDER THE METER PIT OPENING. THE BALL VALVES SHALL BE SOLDERED IN PLACE.



H	6" PIPE		8" PIPE		12" PIPE	
	D	L	D	L	D	L
12"	1' 6-1/2"	0' 10-1/2"	1' 7-1/2"	0' 9-1/2"	1' 11-1/2"	0' 8-1/2"
13"	1' 7-1/2"	0' 11-7/8"	1' 8-1/2"	0' 10-7/8"	2' 0-1/2"	0' 9-7/8"
14"	1' 8-1/2"	1' 1-5/16"	1' 9-1/2"	1' 0-5/16"	2' 1-1/2"	0' 9-5/16"
15"	1' 9-1/2"	1' 2-11/16"	1' 10-1/2"	1' 1-11/16"	2' 2-1/2"	0' 9-11/16"
16"	1' 10-1/2"	1' 4-1/8"	1' 11-1/2"	1' 3-1/8"	2' 3-1/2"	0' 11-1/8"
17"	1' 11-1/2"	1' 5-9/16"	2' 0-1/2"	1' 4-9/16"	2' 4-1/2"	1' 0-9/16"
18"	2' 0-1/2"	1' 6-15/16"	2' 1-1/2"	1' 5-15/16"	2' 5-1/2"	1' 1-15/16"
19"	2' 1-1/2"	1' 8-3/8"	2' 2-1/2"	1' 7-3/8"	2' 6-1/2"	1' 3-3/8"
20"	2' 2-1/2"	1' 9-13/16"	2' 3-1/2"	1' 8-13/16"	2' 7-1/2"	1' 4-13/16"
21"	2' 3-1/2"	1' 11-3/16"	2' 4-1/2"	1' 10-3/16"	2' 8-1/2"	1' 6-3/16"
22"	2' 4-1/2"	2' 0-5/8"	2' 5-1/2"	1' 11-5/8"	2' 9-1/2"	1' 7-5/8"
23"	2' 5-1/2"	2' 2"	2' 6-1/2"	2' 1"	2' 10-1/2"	1' 9"
24"	2' 6-1/2"	2' 3-7/16"	2' 7-1/2"	2' 2-7/16"	2' 11-1/2"	1' 10-7/16"
25"	2' 7-1/2"	2' 4-7/8"	2' 8-1/2"	2' 3-7/8"	3' 0-1/2"	1' 11-7/8"
26"	2' 8-1/2"	2' 6-1/4"	2' 9-1/2"	2' 5-1/4"	3' 1-1/2"	2' 1-1/4"
27"	2' 9-1/2"	2' 7-11/16"	2' 10-1/2"	2' 6-11/16"	3' 2-1/2"	2' 2-11/16"
28"	2' 10-1/2"	2' 8-1/8"	2' 11-1/2"	2' 6-1/8"	3' 3-1/2"	2' 4-1/8"
29"	2' 11-1/2"	2' 10-1/2"	3' 0-1/2"	2' 9-1/2"	3' 4-1/2"	2' 5-1/2"
30"	3' 0-1/2"	2' 11-15/16"	3' 1-1/2"	2' 10-15/16"	3' 5-1/2"	2' 6-15/16"
31"	3' 1-1/2"	3' 1-5/16"	3' 2-1/2"	3' 0-5/16"	3' 6-1/2"	2' 6-5/16"
32"	3' 2-1/2"	3' 2-3/4"	3' 3-1/2"	3' 1-3/4"	3' 7-1/2"	2' 6-3/4"
33"	3' 3-1/2"	3' 4-3/16"	3' 4-1/2"	3' 3-3/16"	3' 8-1/2"	2' 11-3/16"
34"	3' 4-1/2"	3' 5-9/16"	3' 5-1/2"	3' 4-9/16"	3' 9-1/2"	3' 0-9/16"
35"	3' 5-1/2"	3' 7"	3' 6-1/2"	3' 6"	3' 10-1/2"	3' 2"
36"	3' 6-1/2"	3' 8-7/16"	3' 7-1/2"	3' 7-7/16"	3' 11-1/2"	3' 3-7/16"
37"	3' 7-1/2"	3' 9-13/16"	3' 8-1/2"	3' 8-13/16"	4' 0-1/2"	3' 4-13/16"
38"	3' 8-1/2"	3' 11-1/4"	3' 9-1/2"	3' 11-1/4"	4' 1-1/2"	3' 5-1/4"
39"	3' 9-1/2"	4' 0-11/16"	3' 10-1/2"	3' 11-11/16"	4' 2-1/2"	3' 7-11/16"
40"	3' 10-1/2"	4' 2-1/16"	3' 11-1/2"	4' 1-1/16"	4' 3-1/2"	3' 9-1/16"
41"	3' 11-1/2"	4' 3-1/2"	4' 0-1/2"	4' 1-1/2"	4' 4-1/2"	4' 11-5/16"
42"	4' 0-1/2"	4' 4-7/8"	4' 1-1/2"	4' 3-7/8"	4' 5-1/2"	3' 11-7/8"
43"	4' 1-1/2"	4' 6-5/16"	4' 2-1/2"	4' 5-5/16"	4' 6-1/2"	4' 1-5/16"
44"	4' 2-1/2"	4' 7-3/4"	4' 3-1/2"	4' 6-3/4"	4' 7-1/2"	4' 2-3/4"
45"	4' 3-1/2"	4' 9-1/8"	4' 4-1/2"	4' 8-1/8"	4' 8-1/2"	4' 4-1/8"
46"	4' 4-1/2"	4' 10-9/16"	4' 5-1/2"	4' 9-9/16"	4' 9-1/2"	4' 5-9/16"
47"	4' 5-1/2"	4' 11-15/16"	4' 6-1/2"	4' 10-15/16"	4' 10-1/2"	4' 6-15/16"
48"	4' 6-1/2"	5' 1-3/8"	4' 7-1/2"	5' 0-3/8"	4' 11-1/2"	4' 8-3/8"
49"	4' 7-1/2"	5' 2-13/16"	4' 8-1/2"	5' 1-13/16"	5' 0-1/2"	4' 9-13/16"
50"	4' 8-1/2"	5' 4-3/16"	4' 9-1/2"	5' 3-3/16"	5' 1-1/2"	4' 11-3/16"
51"	4' 9-1/2"	5' 5-5/8"	4' 10-1/2"	5' 4-5/8"	5' 2-1/2"	5' 0-5/8"
52"	4' 10-1/2"	5' 7-1/16"	4' 11-1/2"	5' 6-1/16"	5' 3-1/2"	5' 2-1/16"
53"	4' 11-1/2"	5' 8-7/16"	5' 0-1/2"	5' 7-7/16"	5' 4-1/2"	5' 3-7/16"
54"	5' 0-1/2"	5' 9-7/8"	5' 1-1/2"	5' 8-7/8"	5' 5-1/2"	5' 4-7/8"
55"	5' 1-1/2"	5' 11-5/16"	5' 2-1/2"	5' 10-5/16"	5' 6-1/2"	5' 6-5/16"

NOTE: DIMENSIONS APPLICABLE FOR SIGMA COMPACT BENDS. FOR TYLER COMPACT BENDS, ADD 1/2" TO "D" DIMENSION AND SUBTRACT 1/2" FROM "L" DIMENSION. FOR OTHER FITTINGS REFER TO MANUFACTURER'S RECOMMENDATIONS.



TYPICAL MAIN OFFSET

FILE LOCATION: P:\MET\1773-SHINBERG_CONSULT\2024\LAURRY_MOTOR_TOYS-HAWES-CAD_FILES\VALVE_BOX_COVER.dwg, 2024.02.14, 12:32 PM

02
SHEET: 2 OF 2
DATE: 10/07/2023
SCALE: AS NOTED

PORTLAND WATER DISTRICT
STANDARD DETAILS

STANDARD WATER DETAILS

GSJ VALVE BOX COVER NOTE 12/20
GSJ MAIN OFFSET 12/16
GSJ METER PIT DETAIL 03/15
JGH TYP. OFFSET & CHART 10/11

DESIGNED BY: TAW/KAW
CHECKED BY: GSJ
DRAWN BY: TAW/KAW
SMD-2023.DWG

Portland Water District
225 DOUGLASS STREET, PORTLAND, MAINE 04104

STATE OF MAINE
JONATHAN WHITTEN, JR.
No. 10414
LICENSED PROFESSIONAL ENGINEER

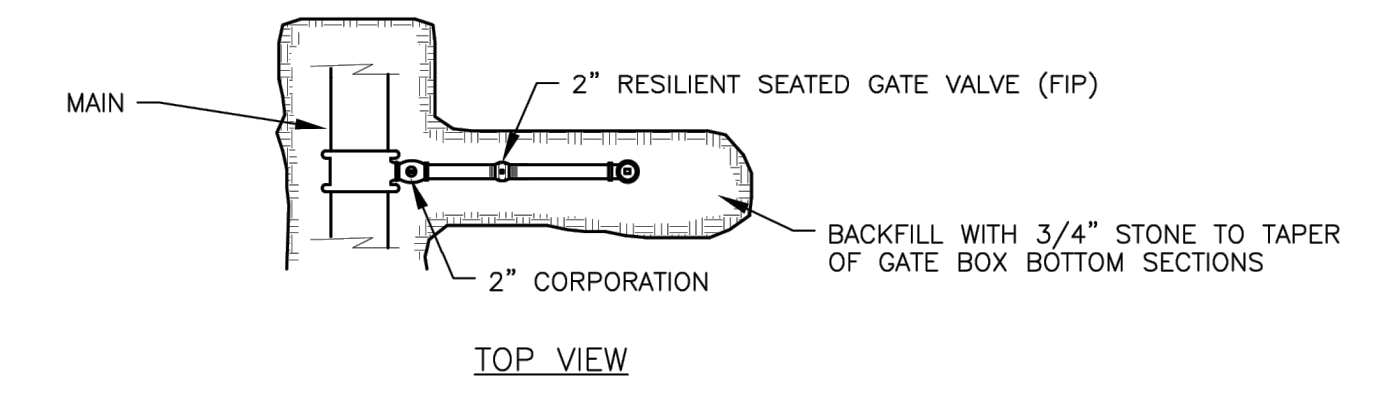
NOT FOR CONSTRUCTION
HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
One Merchants Plaza, Suite 701
Bangor, Maine 04401
207.989.4824

PROJECT
GENX CAPITAL PARTNERS, LLC
2 COTTON STREET, PORTLAND, MAINE
LUXURY MOTOR TOYS
65 OLDE CANAL WAY, GORHAM, MAINE

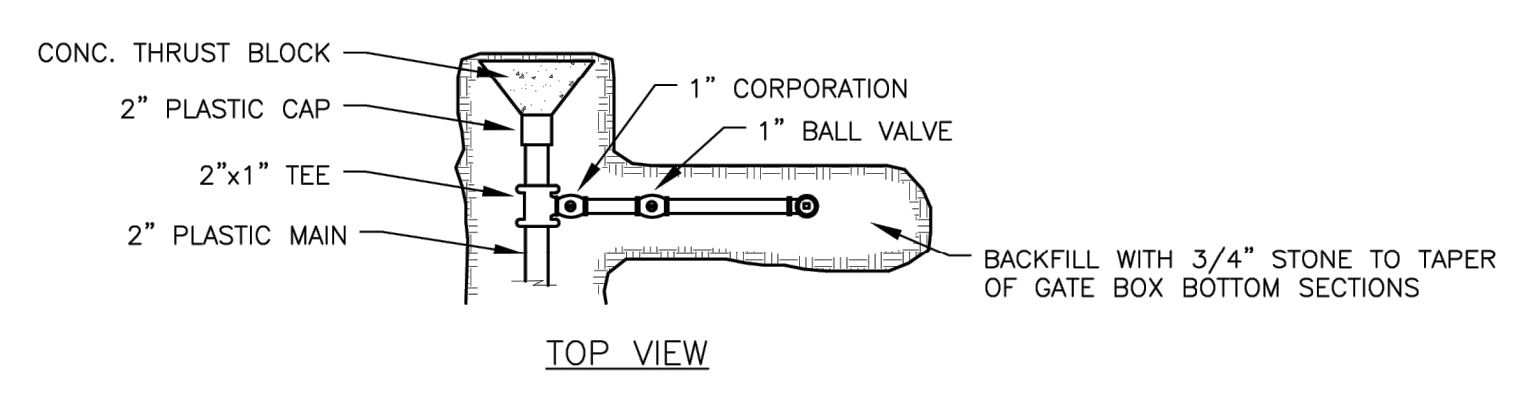
TITLE
SITE DETAILS
DATE: 2024.02.12
SCALE: NTS
DRAWN BY: PJM
DESIGNED BY: DJO/AWG
CHECKED BY: JHW
PROJECT No.: 13773.003
DRAWING No.:
REV:

TRENCH NOTES

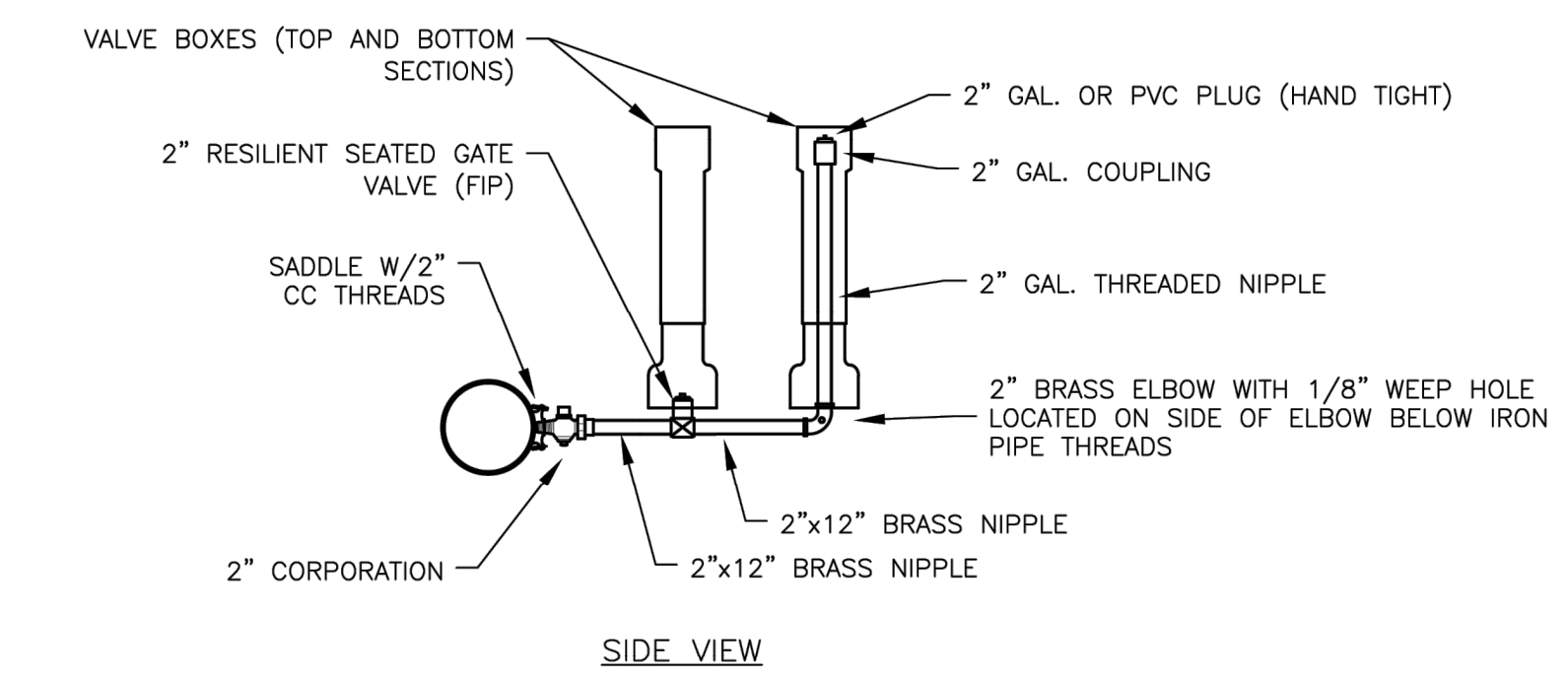
1. MAX PAY LIMITS SHALL BE 1.5 TIMES THE PIPE DIAMETER ON EACH SIDE OF PIPE
2. CLAY DAMS WILL BE INSTALLED EVERY 100'± IN AREAS OF MORE THAN 3% SLOPE.



TOP VIEW

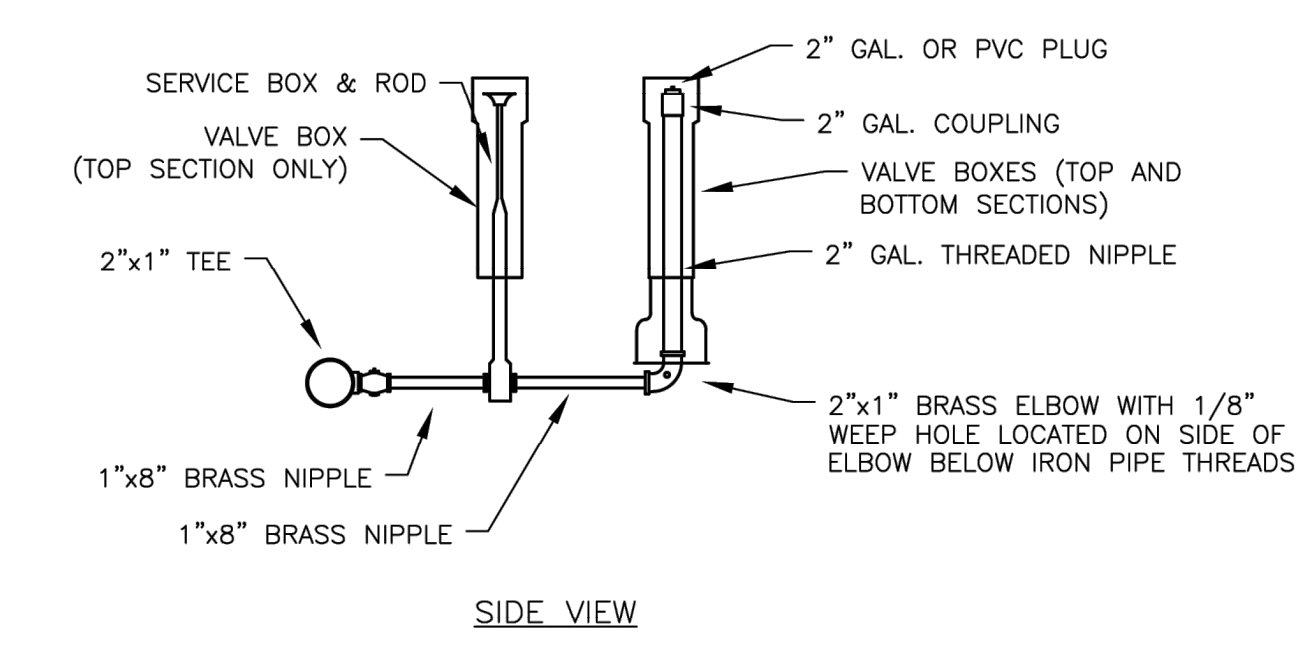


TOP VIEW



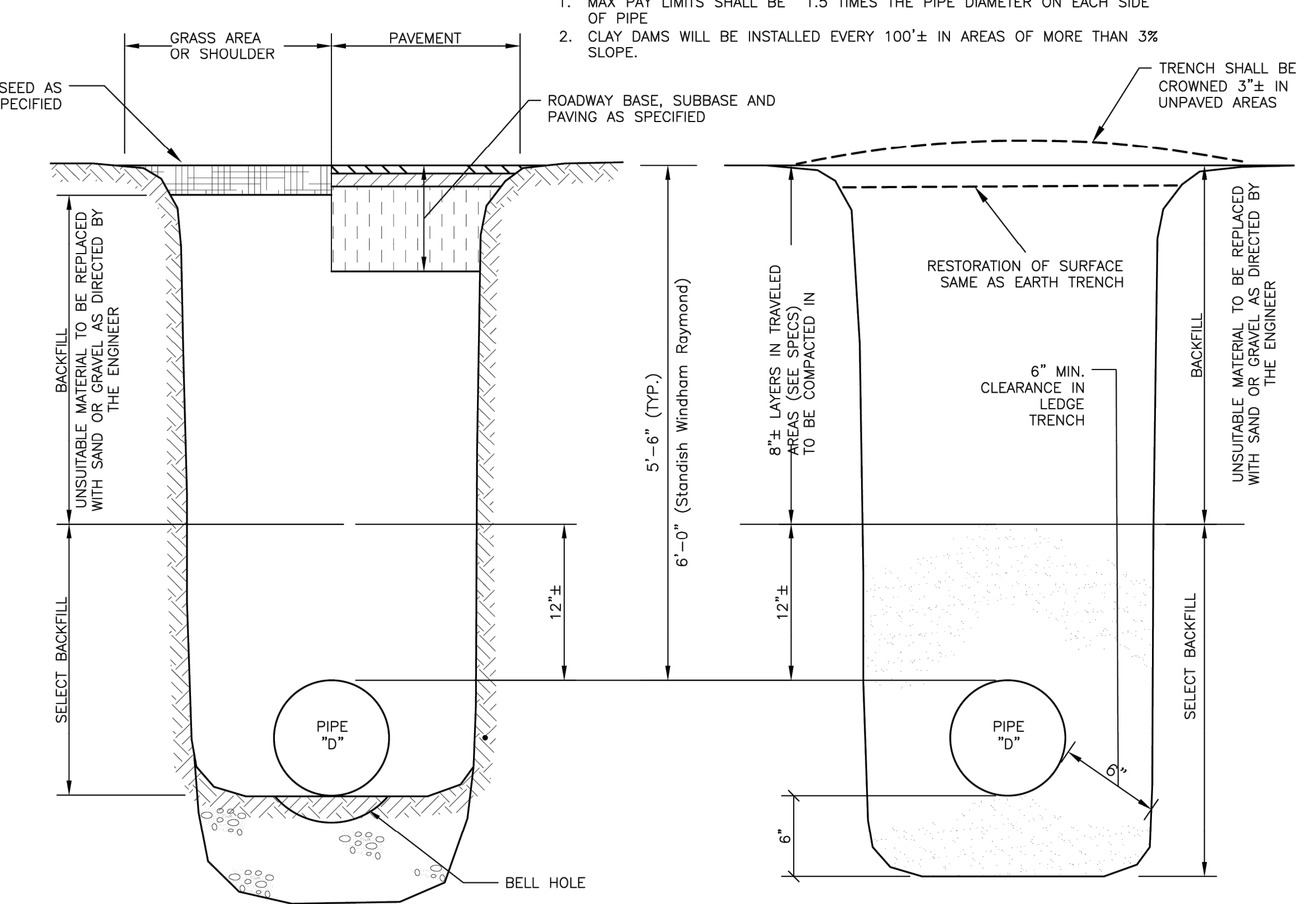
SIDE VIEW

SIDE-ARM BLOW-OFF (4" & LARGER MAINS)



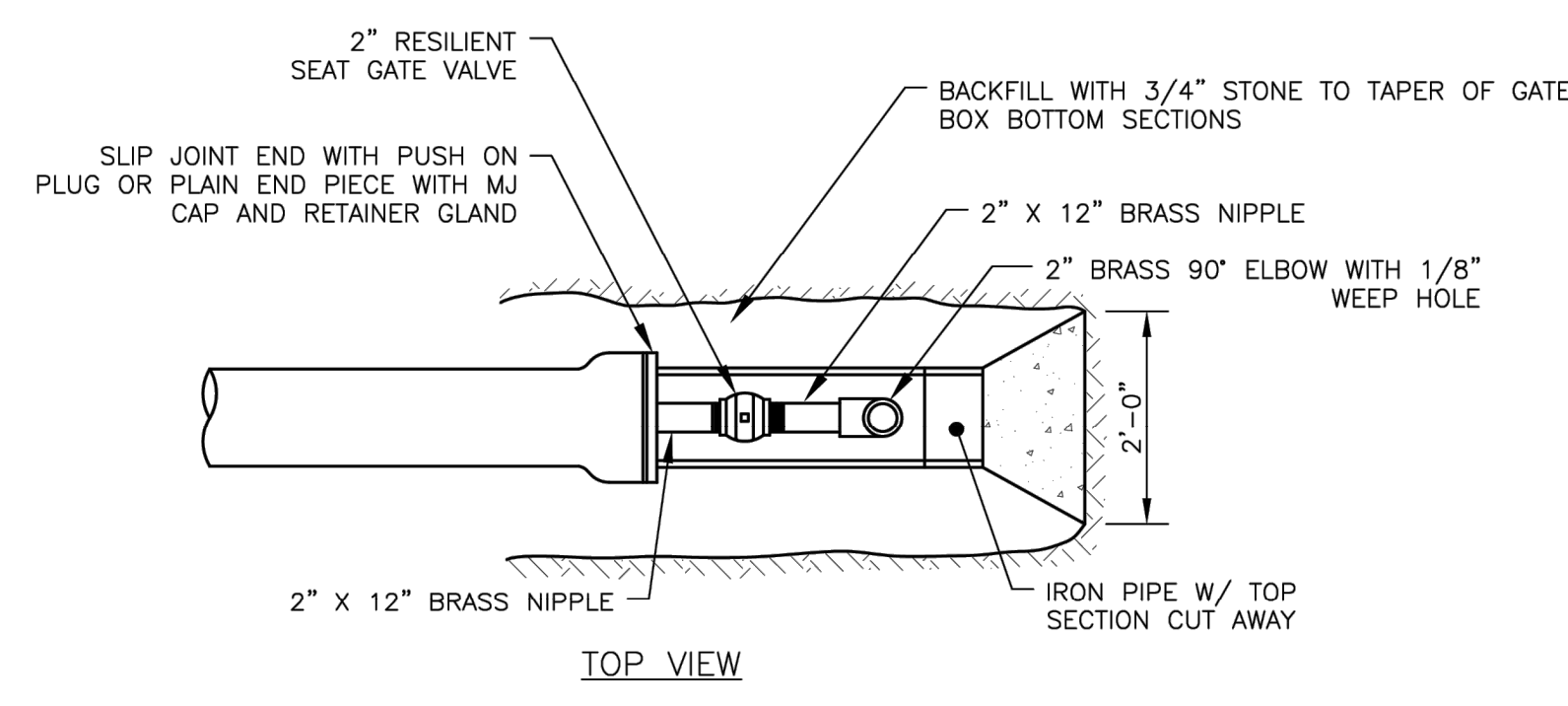
SIDE VIEW

SIDE-ARM BLOW-OFF (2" MAIN)

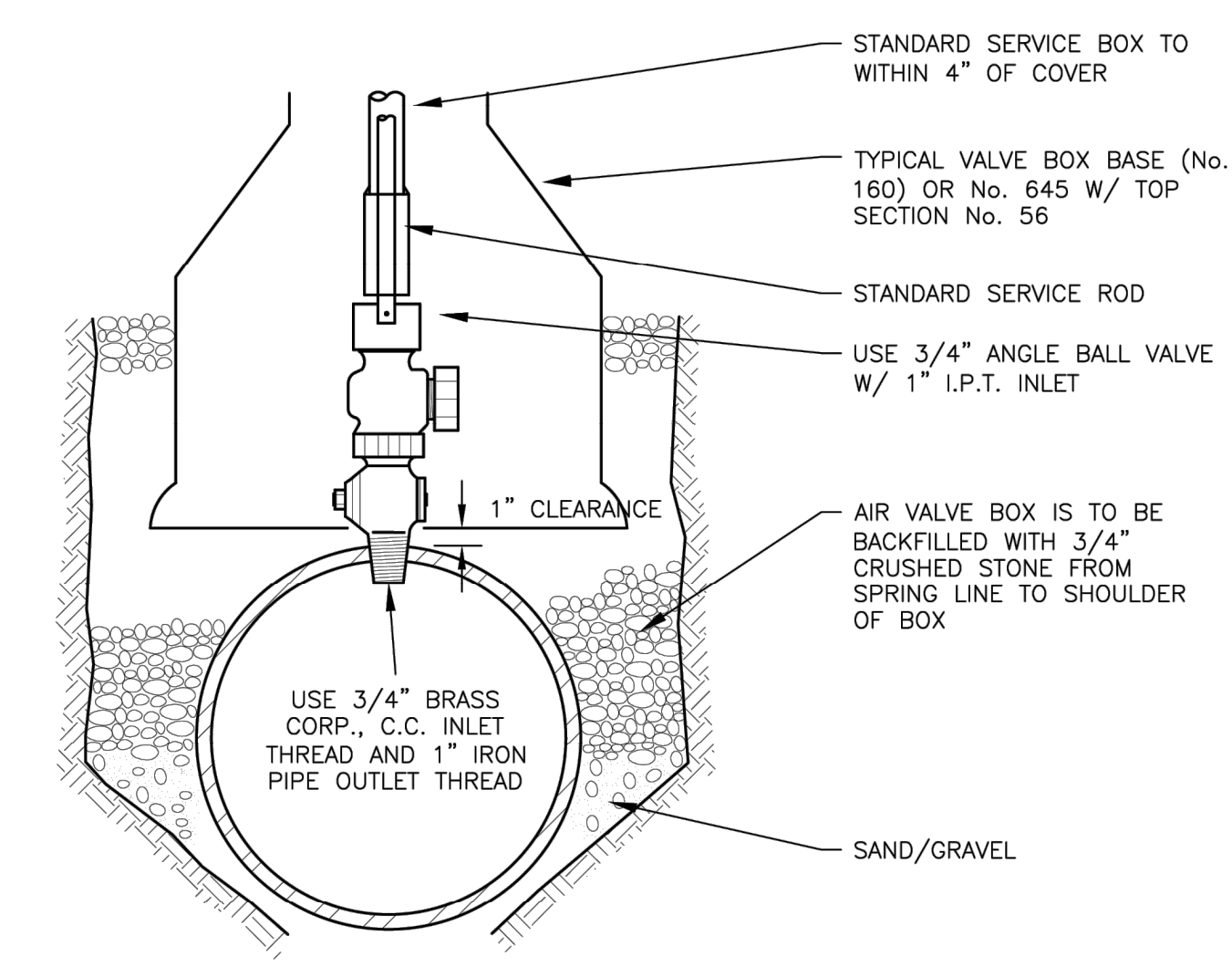


SECTION THRU EARTH TRENCH

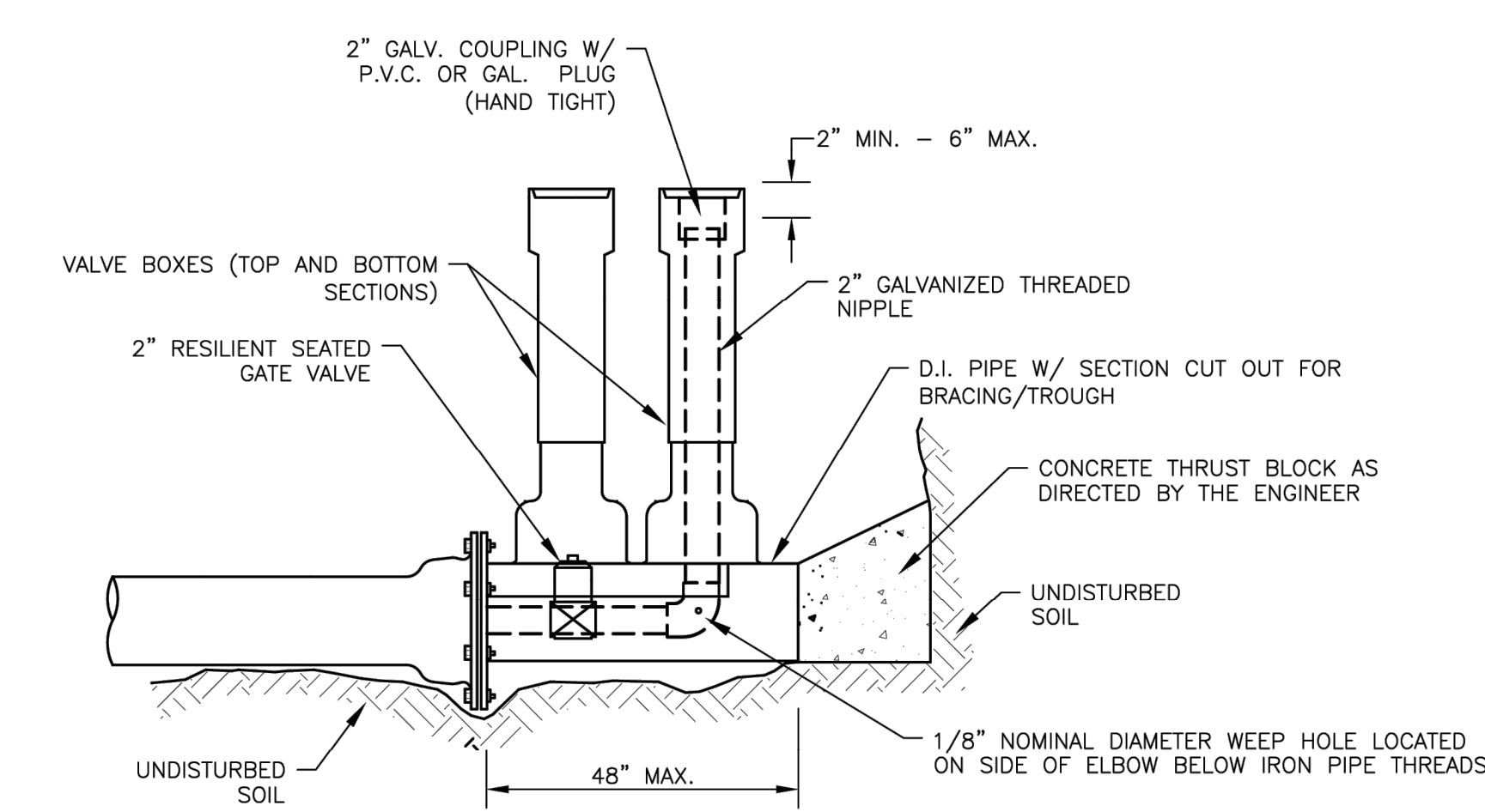
SECTION THRU LEDGE TRENCH



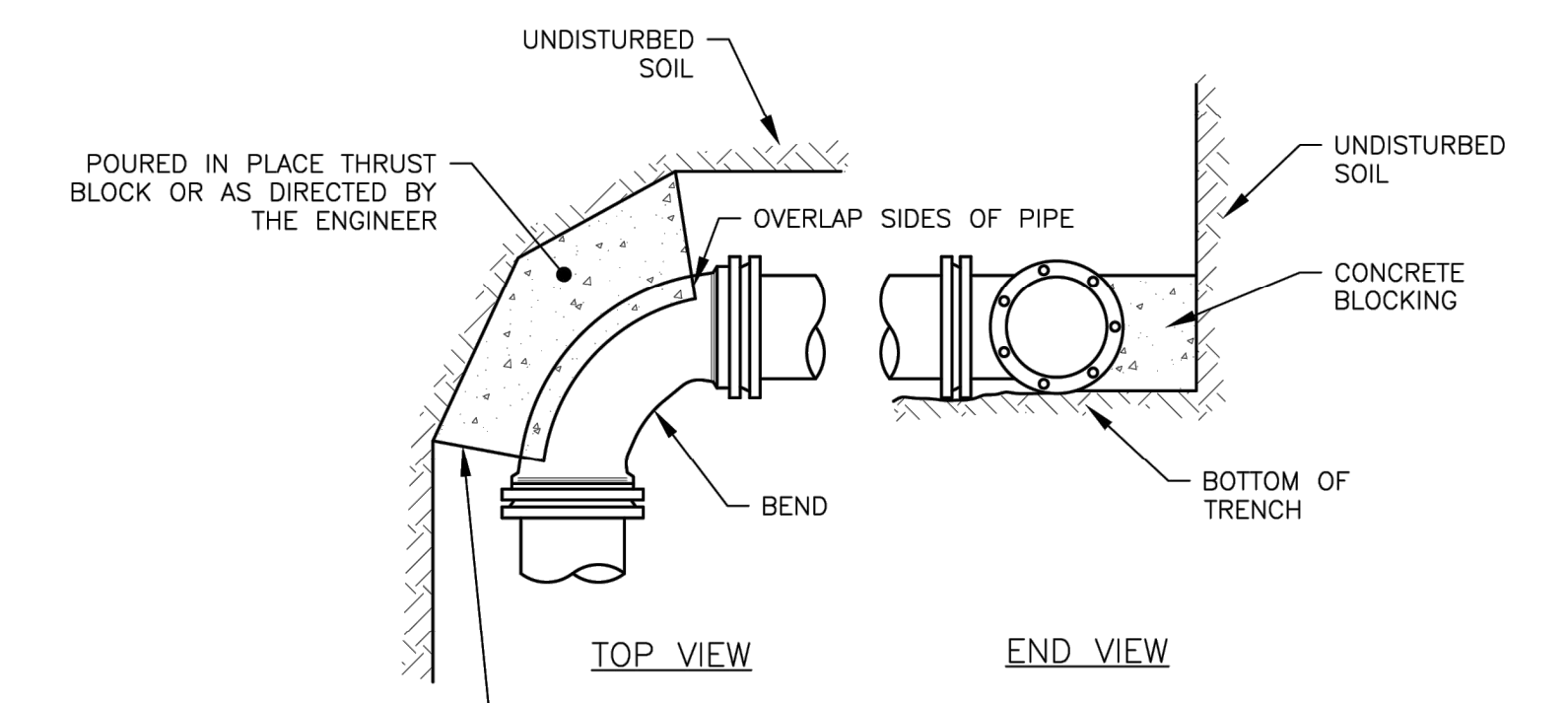
TOP VIEW



TYPICAL AIR VALVE (1")



STANDARD 2" BLOW OFF

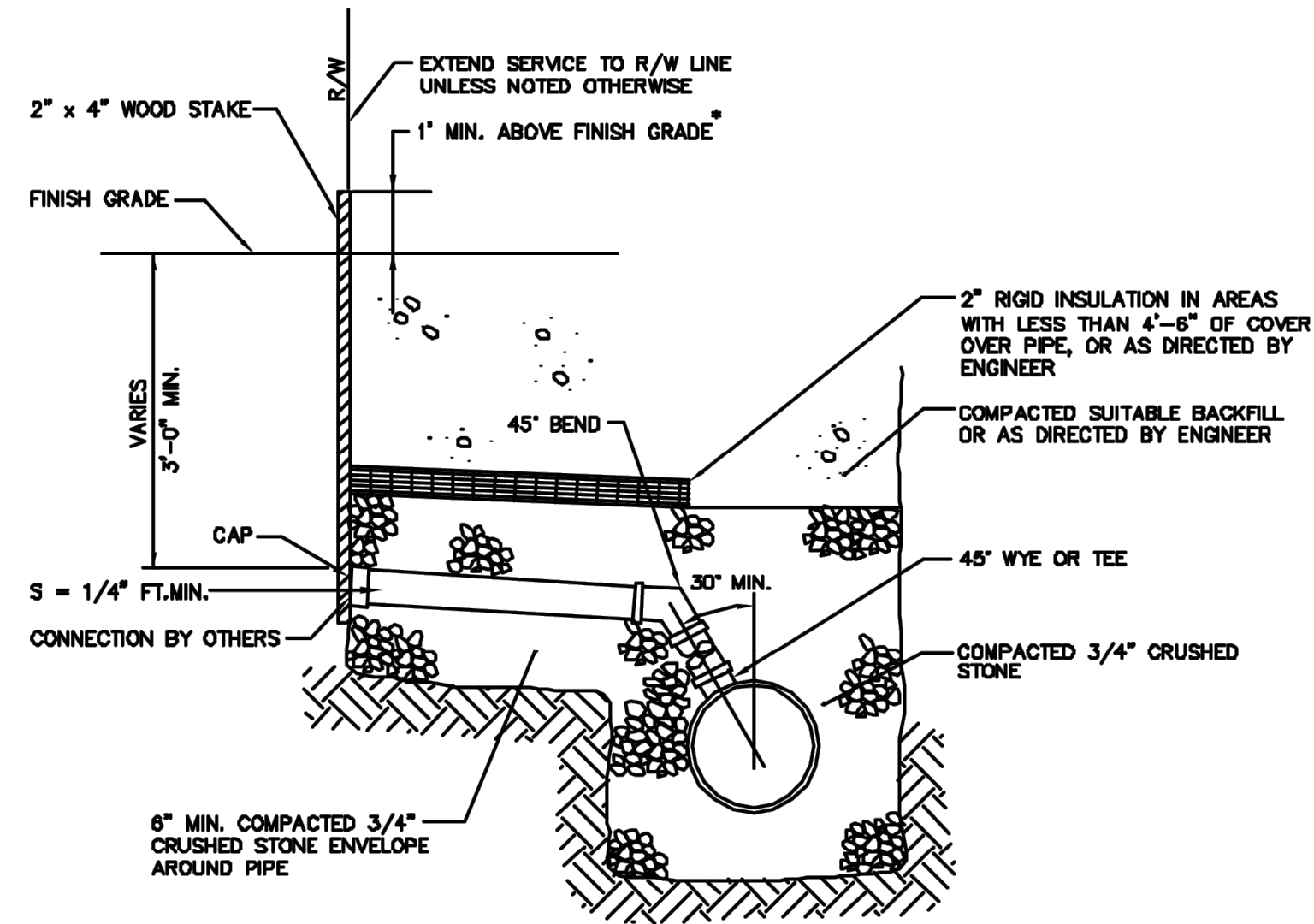


STANDARD BEND BLOCKING

FILE LOCATION: P:\NET\1773-SHINBERG_CONSULT\TWO2024\LUXURY_MOTOR_TOYS-HAWES-CAD_PLEAD\VALVE1773-003-COT.DWG, 2024.02.14, 12:32 PM

01	PORTLAND WATER DISTRICT	STANDARD WATER DETAILS	
	STANDARD DETAILS		
JOB NO.: DATE: 10/07/2007 SCALE: AS NOTED SHEET: 1 OF 2	DESIGNED BY: TAW/KAW CHECKED BY: GSJ SMD-2021.DWG	KAW UPDATED SMALL METER PIT GEOMETRY 12/20 JGH TYP. OFFSET & CHART ADDED 10/11 REV DESCRIPTION DATE	PORTLAND WATER DISTRICT 225 DOUGLASS STREET, PORTLAND, MAINE 04104

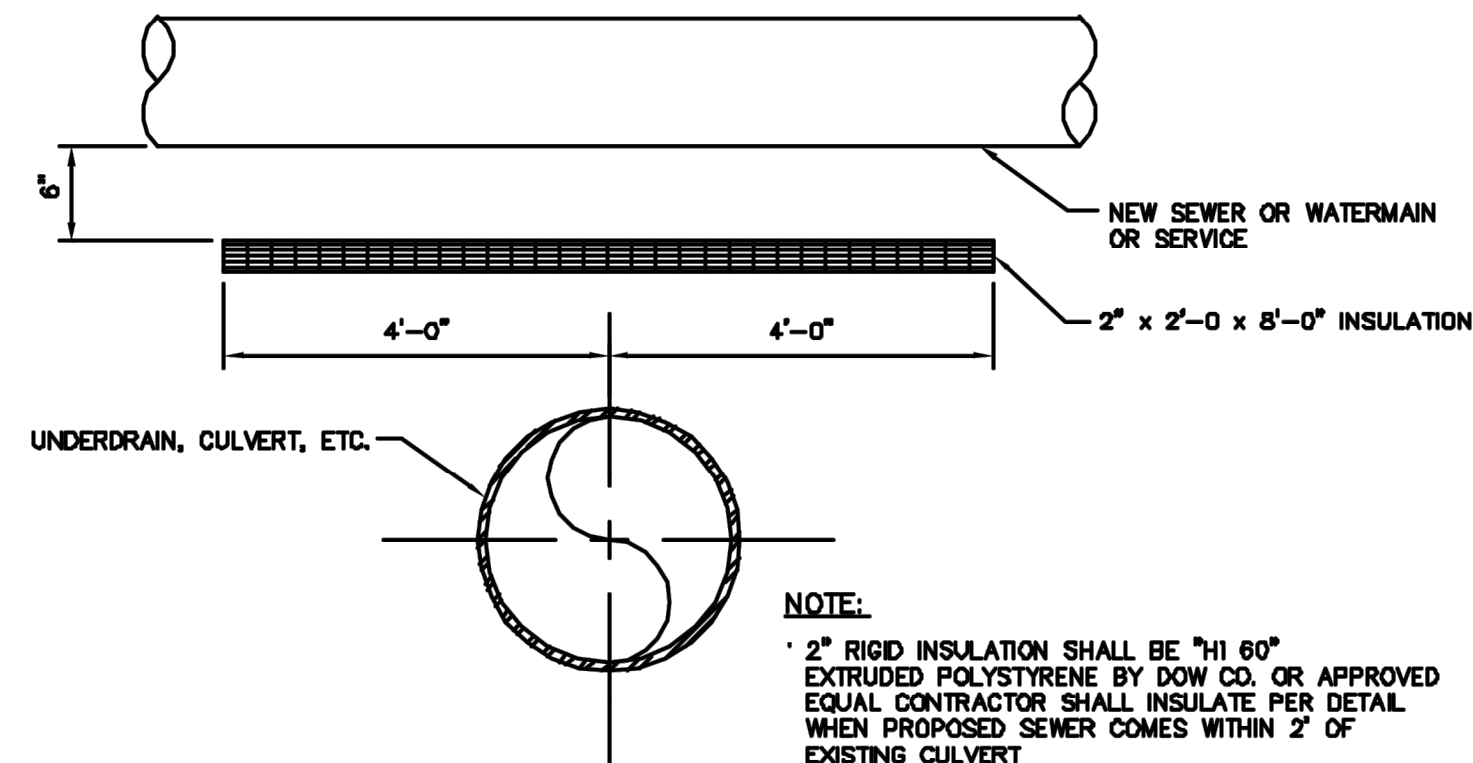
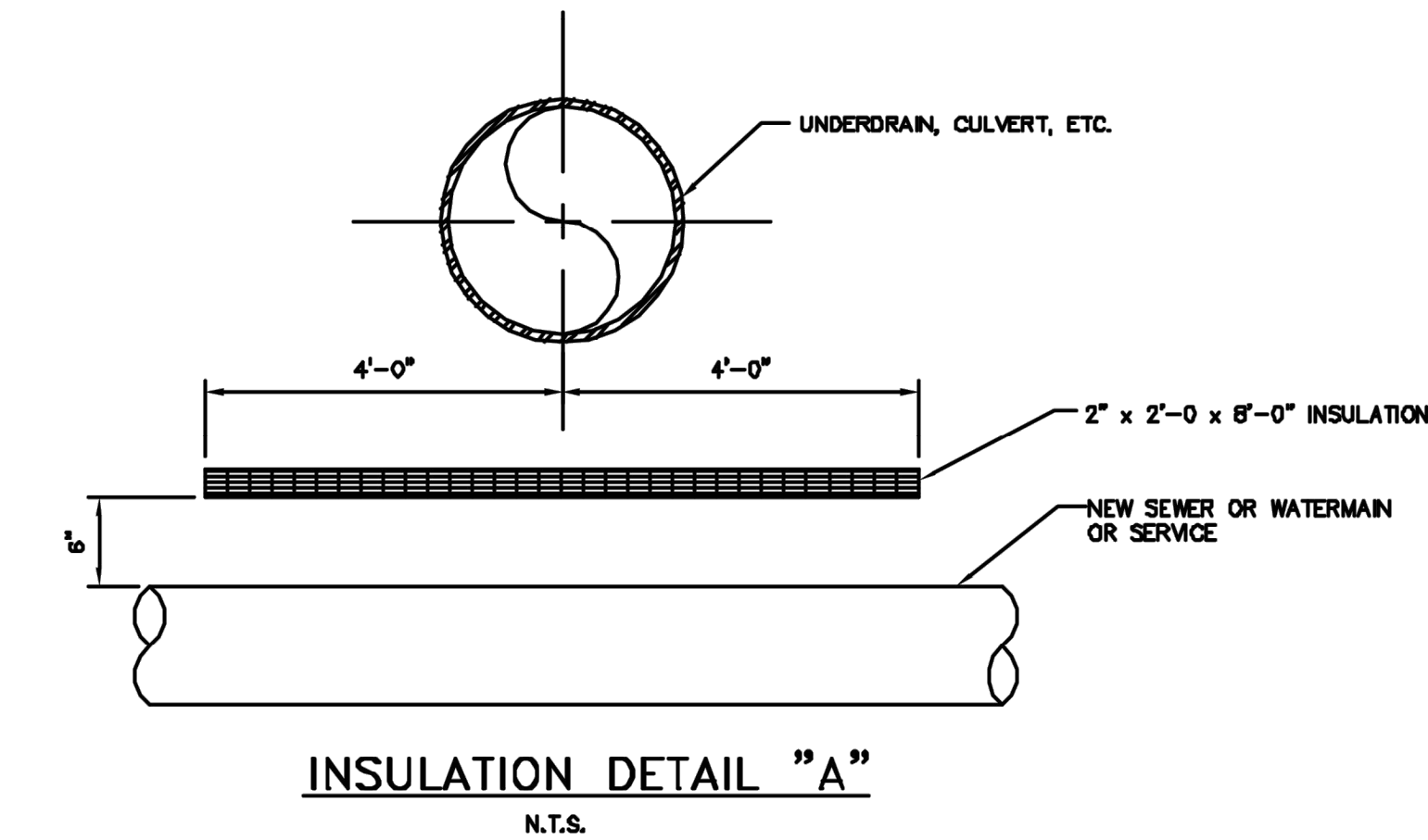
REV	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				
NOT FOR CONSTRUCTION				
PROJECT: GENX CAPITAL PARTNERS, LLC 2 COTTON STREET, PORTLAND, MAINE LUXURY MOTOR TOYS 65 OLDE CANAL WAY, GORHAM, MAINE				
TITLE: SITE DETAILS				
DATE	2024.02.12	SCALE	NTS	
DRAWN BY	PJM	DESIGNED BY	DJO/AWG	CHECKED BY
PROJECT No.	13773.003			
DRAWING No.	C504			



NOTES:

- PIPE DIAMETERS MAY VARY. SEE TYPICAL PIPE TRENCH DETAIL THIS SHEET.
- WHERE 30° MINIMUM ANGLE BETWEEN SEWER CONNECTION AT THE SEWER MAIN AND THE VERTICAL CANNOT BE MAINTAINED, PROVIDE A PRECAST SEWER CHIMNEY.
- IF STAKE IS CUT OFF FLUSH OR SLIGHTLY BELOW GRADE, PROVIDE MIN. OF TWO 16d. GALV. SPIKES DRIVEN INTO TOP OF 2" x 4" TO PROVIDE METAL DETECTABILITY.

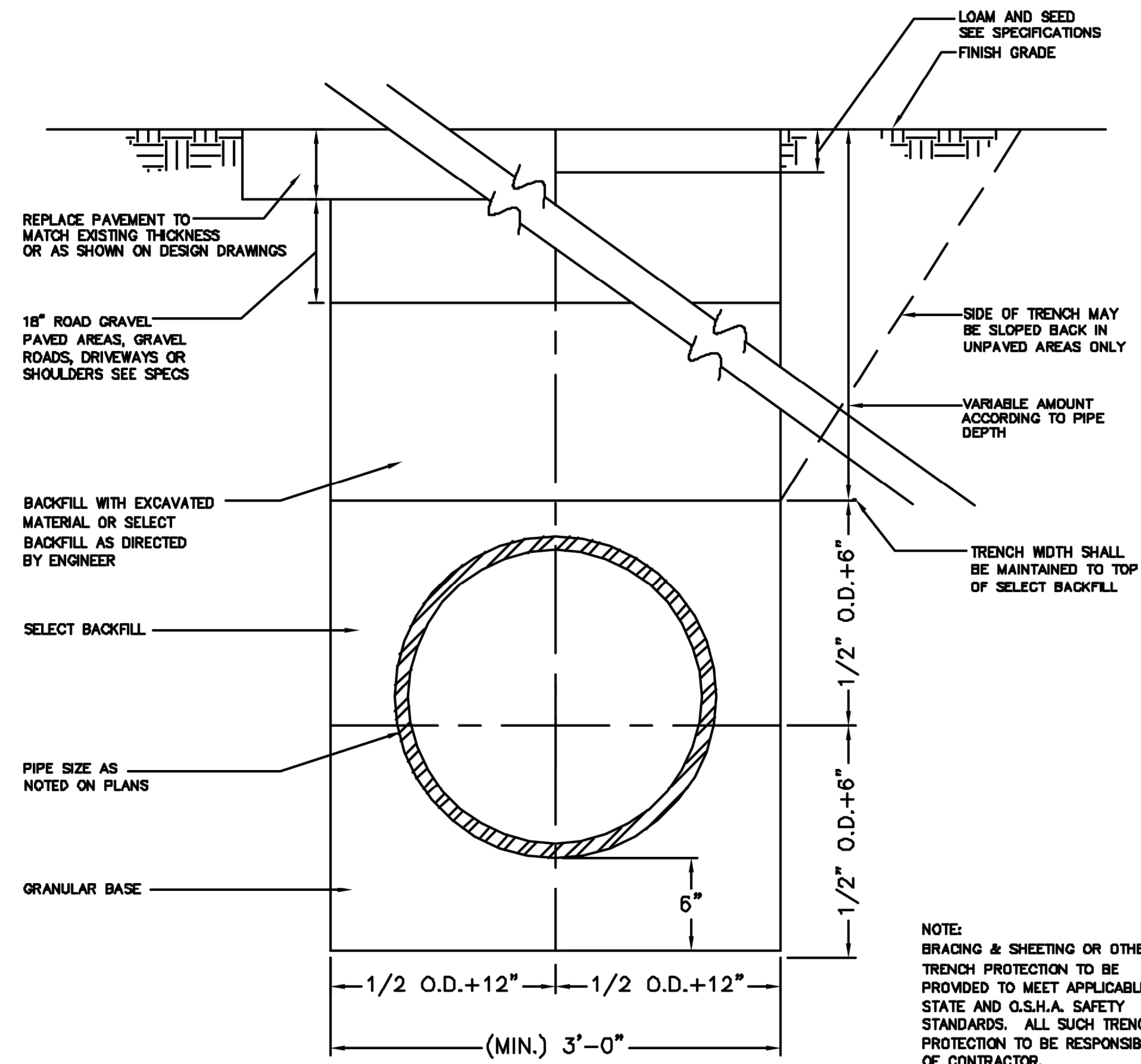
HORIZONTAL SEWER CONNECTION
N.T.S.



NOTE:

- 2" RIGID INSULATION SHALL BE "H1 60" EXTRUDED POLYSTYRENE BY DOW CO. OR APPROVED EQUAL CONTRACTOR SHALL INSULATE PER DETAIL WHEN PROPOSED SEWER COMES WITHIN 2' OF EXISTING CULVERT.

INSULATION DETAIL "B"
N.T.S.



NOTE:

- BRACING & SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE RESPONSIBILITY OF CONTRACTOR.

TRENCH SECTION
N.T.S.

REVISIONS		DESIGN	CHECK
PROJECT NUMBER	DRAWN	APPROVED	
CAD FILE	FIELD BOOK	SCALE	DATE
SEW-TNCH-DET		N.T.S.	

SEWER TRENCH DETAILS

Portland Water District
ASSET MANAGEMENT & PLANNING DEPT.
222 DOUGLASS STREET P.O. 3553 PORTLAND, MAINE 04104-3553

REV.	DATE	DESCRIPTION	BY	CHK.
NOT FOR CONSTRUCTION				
<p>HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING www.haleyward.com One Merchants Plaza, Suite 701 Bangor, Maine 04401 207.989.4824</p>				
PROJECT				
GENX CAPITAL PARTNERS, LLC 2 COTTON STREET, PORTLAND, MAINE LUXURY MOTOR TOYS 65 OLDE CANAL WAY, GORHAM, MAINE				
TITLE				
SITE DETAILS				
DATE	2024.02.12	SCALE	N.T.S.	
DRAWN BY	PJM	DESIGNED BY	DJO/AWG	CHECKED BY
				JHW
PROJECT No.	13773.003			
DRAWING No.	C505			

FILE LOCATION: P:\NET\1773-SHINBERG_CONSULT\2024\LUXURY_MOTOR_TOYS_HAWES-CAD_FILES\DWG\C505-TRENCH-DETAILS.dwg, 2024.02.14, 12:32 PM