

**GENERAL NOTES:**

- OWNER/DEVELOPER: HAY RUNNER, LLC., PORTLAND, MAINE.
- ALL WORK SHALL BE IN CONFORMANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA, ETC.). ANY CONFLICTS BETWEEN THE REGULATIONS AND THESE PLANS SHALL BE REPORTED TO BLAIS CIVIL ENGINEERS, PA PRIOR TO COMMENCING/CONTINUING CONSTRUCTION.
- ALL WORK WITHIN CITY RIGHT-OF-WAYS SHALL CONFORM TO THEIR STANDARDS AND SPECIFICATIONS. THE DEVELOPER AND/OR CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- THESE PLANS MAKE NO REPRESENTATION AS TO SUBSURFACE CONDITIONS OR THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
- PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AND SHALL NOT BE DISTURBED. IF DISTURBED, THEY SHALL BE REPLACED BY A LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMISSIONS OR EASEMENTS REQUIRED TO PERFORM WORK ON OFF-SITE PROPERTY.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT PLAN SURVEY SHOWING LOCATIONS OF ALL SURFACE FEATURES AND SUBSURFACE UTILITY SYSTEMS INCLUDING LOCATION, SIZE AND INVERTS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY.
- ALL WORK TO BE PERFORMED IN CONFORMANCE WITH THE GEOTECHNICAL REPORT AND THE ENVIRONMENTAL REPORT.
- THE SITE SHALL BE DEVELOPED AND MAINTAINED AS DEPICTED ON THE PLANS. APPROVAL BY THE CITY SHALL BE REQUIRED FOR ANY ALTERATION OR DEVIATION FROM THE APPROVED PLAN.
- PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, ENGINEER, AND CITY REPRESENTATIVES TO REVIEW THE CONSTRUCTION SCHEDULE, SCOPE OF WORK, AND INSPECTION REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC FLOW DURING THE CONSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SEQUENCING PLAN FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- TRAFFIC CONTROL DEVICES SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE QUALIFIED PERSONNEL ON SITE CAPABLE OF PROVIDING HORIZONTAL AND VERTICAL CONTROL.
- WORKING HOURS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.

**UTILITY NOTES:**

- THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, AS SHOWN HEREON, ARE APPROXIMATE ONLY. NO GUARANTEE IS HEREIN MADE OR IMPLIED THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES AND TO VERIFY THE TYPE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING THE WORK. TEST PITS MAY BE NECESSARY TO PHYSICALLY LOCATE THESE UNDERGROUND UTILITIES. ANY DISCREPANCIES IN THE INFORMATION SHOWN HEREON SHALL BE REPORTED TO BLAIS CIVIL ENGINEERS, PA PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. THE "DIG SAFE" TELEPHONE NUMBER IS 1-888-244-7233.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO UNDERGROUND UTILITIES AS A RESULT OF THE CONTRACTOR'S OPERATIONS. ALL REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL UTILITY CONNECTION / EXTENSION PERMITS, STREET OPENING PERMITS, AND DOT RIGHT OF WAY PERMITS REQUIRED BY LOCAL, STATE, AND FEDERAL AUTHORITIES WITH JURISDICTION.
- THE CONTRACTOR SHALL ARRANGE FOR TEMPORARY UTILITY CONNECTIONS THAT MAY BE REQUIRED DURING CONSTRUCTION.
- ALL SANITARY SEWER WORK INCLUDING SECTIONS TO REMAIN PRIVATE SHALL BE IN ACCORDANCE WITH THE CITY SEWER DEPARTMENT AND SPECIFICATIONS AND SHALL BE APPROVED BY THE CITY. SHOP DRAWING SUBMITTALS OF ALL MATERIALS USED SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO ORDERING MATERIALS.
- THE WATERLINE CONNECTION IS TO BE INSPECTED BY THE PORTLAND WATER DISTRICT.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND SHALL BE RESPONSIBLE FOR PAYING ANY FEES FOR ANY ALTERATION OR ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM AND ANY OTHER PRIVATE OR PUBLIC UTILITIES.
- RIM ELEVATIONS OF PROPOSED SANITARY SEWER MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES, AND OTHER UTILITIES TO FINISHED GRADE WITHIN THE LIMITS OF WORK.
- THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, AND CABLE, ETC.).
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINT OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE. IF THE EXISTING UTILITY IS NO LONGER REQUIRED, THE CONTRACTOR SHALL REMOVE THE PIPE/CONDUIT WITHIN THOSE LIMITS OF EXCAVATION, AND PLUG THE REMAINING PIPE/CONDUIT AT NO COST TO THE OWNER.
- CONTRACTOR SHALL BE REQUIRED TO CLEAN ALL PROPOSED STORM DRAIN AND SANITARY PIPES AND STRUCTURES PRIOR TO ACCEPTANCE BY THE OWNER.

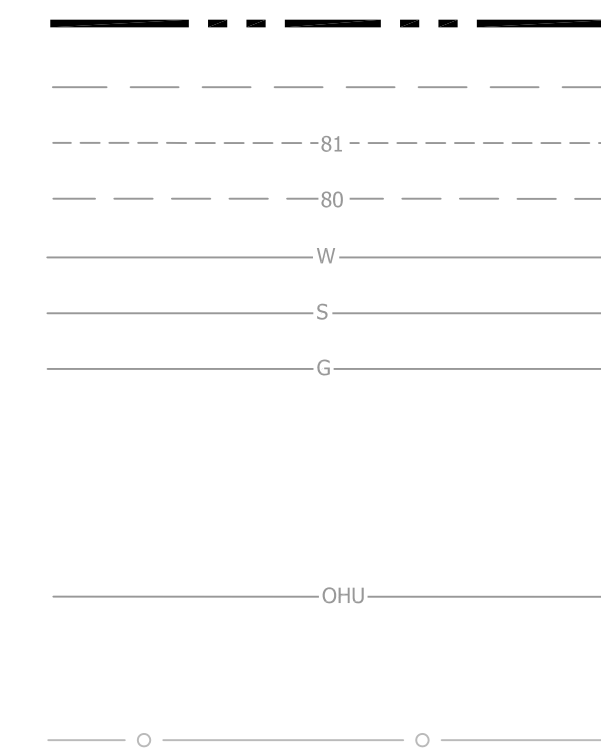
**GRADING AND EROSION CONTROL NOTES:**

- THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADES FOR CONSTRUCTABILITY PRIOR TO COMMENCING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS, WALKWAYS, DRIVEWAYS, AND PARKING AREAS WITH NO PUDDLING. PROPOSED GRADES SHALL MATCH EXISTING GRADES SMOOTHLY AND CONTINUOUSLY.
- ACCESSIBLE CURB RAMP TO BE INSTALLED PER THE AMERICAN DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINE.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST "MAINE EROSION AND SEDIMENT CONTROL BMP'S" BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- THE CONTRACTOR SHALL ONLY DISTURB THE AREAS OF THE PROPOSED CONSTRUCTION AND GRADING. ANY DISTURBANCE OUTSIDE THESE LIMITS MUST BE APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE EROSION CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMPLOYING EROSION CONTROL METHODS BEYOND THE CONTROLS SHOWN ON THE PLANS IN ORDER TO MEET THE ABOVE-REFERENCED DEP EROSION CONTROL STANDARDS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR RE-GRADING. ALL DISTURBED AREAS ON SITE NOT COVERED BY BUILDINGS OR DESIGNATED PARKING AREAS, DRIVEWAYS, OR SIDEWALKS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED DESCRIBED IN THE MAINE DEP BMP STANDARDS.
- PERMANENT SEEDING OR STABILIZATION SHALL BE PERFORMED IMMEDIATELY AFTER FINAL GRADING IS COMPLETED OR TEMPORARY MEASURES SHALL BE APPLIED SUCH AS MULCHING OR SEEDING UNTIL PERMANENT MEASURES ARE IN PLACE.
- WITHIN 7 CALENDAR FOLLOWING THE COMPLETION OF ANY SOIL DISTURBANCE, AND PRIOR TO ANY STORM EVENT, MULCH MUST BE SPREAD ON ANY EXPOSED SOILS.
- THE CONTRACTOR SHALL STABILIZE ANY SOIL STOCKPILES WHICH WILL REMAIN UNUSED FOR MORE THAN 7 DAYS, OR PRIOR TO A STORM EVENT.
- ALL EROSION CONTROL DEVICES MUST BE CHECKED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL TO MINIMIZE PONDING, DAMAGE, DETERIORATION OR UNDERMINING. ANY PROBLEMS SHALL BE REPAIRED IMMEDIATELY. TRAPPED SEDIMENT SHALL BE REMOVED WHEN IT HAS ACCUMULATED TO NO MORE THAN HALF THE ORIGINAL HEIGHT OF ANY BARRIER OR AS OTHERWISE SHOWN ON THE PLANS.
- ALL TRAFFIC INTO AND OUT OF THE SITE SHALL BE OVER THE STABILIZED CONSTRUCTION EXIT.
- SEDIMENT BARRIERS MUST BE MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- EROSION CONTROL DEVICES SHALL BE REMOVED WITHIN 30 DAYS OF FINAL STABILIZATION.
- SEEDED AREAS SHALL BE FERTILIZED AND RESEEDED AS NECESSARY TO ENSURE VEGETATION IS ESTABLISHED.
- CONTRACTOR SHALL SWEEP DRIVEWAYS & STREETS AS NECESSARY TO KEEP THEM FREE OF MUD/SILT TRACKED FROM PROJECT.
- EXCESS SURPLUS EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH ALL EXISTING LOCAL, STATE, AND FEDERAL GOVERNMENT REGULATIONS AT CONTRACTORS EXPENSE.
- CATCH BASIN RIMS SHALL BE SET TO PROMOTE POSITIVE RUNOFF TO THE BASIN INLETS. SEWER MANHOLE AND DRAIN MANHOLE RIMS SHALL BE SET 1/2" BELOW FINISH GRADE.

**LANDSCAPE SPECIFICATIONS:**

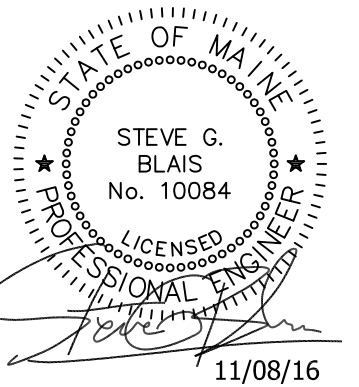
- DESCRIPTION:
  - WORK UNDER THIS SECTION SHALL INCLUDE ALL LABOR, MATERIALS, SERVICES, EQUIPMENT AND ACCESSORIES NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL IN COMPLETE ACCORDANCE WITH THESE SPECIFICATIONS AND APPLICABLE DRAWINGS.
- QUALITY ASSURANCE:
  - INSTALLER'S PERSONNEL QUALIFICATIONS: REPUTABLE LANDSCAPE CONTRACTOR WITH A MIN. 5 YEARS EXPERIENCE IN LANDSCAPE CONSTRUCTION AND LICENSED TO PERFORM WORK AS DESCRIBED IN THIS SECTION.
  - COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
- WARRANTY:
  - ALL PLANTS SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
  - ALL REPLACEMENT STOCK SHALL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK.
- MATERIALS:
  - ALL PLANT STOCK SHALL BE NURSERY GROWN AND COMPLY WITH ANSI Z60.1 (AMERICAN STANDARD FOR NURSERY STOCK).
  - ALL TREES SHALL BE BALLED AND BURLAPPED.
  - DAMAGED PLANTS AND PLANTS THAT DO NOT MEET REQUIREMENTS WILL BE REJECTED.
  - TOPSOIL/PLANTING SOILS: TOPSOIL OR MANUFACTURED TOPSOIL SHALL CONSIST OF 3 PARTS LOAM AMENDED WITH 1 PART PEAT HUMUS. PROVIDE FRABLE NATURAL TOPSOIL FREE OF ROCKS, STONES, BRUSH, CLAY, LUMPS, TWIGS, LITTER, EXTRANEIOUS MATERIAL, NOXIOUS WEEDS AND SEEDS.
  - FERTILIZER: SLOW RELEASE PACKETS OR TABLETS CONTAINING THE FOLLOWING COMPOSITION: NITROGEN 16%, PHOSPHORIC ACID 8%, AND POTASH 16%.
  - MULCH: NUTRI-MULCH FROM NEW ENGLAND ORGANICS (WWW.EARTHLIFEGROWS.COM) OR APPROVED EQUAL.
- INSTALLATION:
  - SITE PREPARATION: THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION TO COORDINATE INSTALLATION AND LOCATION OF PLANT MATERIAL. SEASONS FOR PLANTING, UNLESS OTHERWISE APPROVED BY THE SOUTH PORTLAND PLANNING BOARD AND THE OWNER'S REPRESENTATIVE, SHALL BE WITHIN (SPRING) 4/1 TO 7/15, AND 8/15 TO 11/15.
  - SOIL AMENDMENTS: IN LOCATIONS OF HIGH CLAY CONTENT APPLY GYPSUM ADDITIVES TO BREAK DOWN THE CLAY.
  - PLANTING: ALL PLANTING SHALL BE DONE IN STRICT ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES.
  - PRUNING: ALL DEAD OR DAMAGED BRANCHES SHALL BE REMOVED FROM PLANTS. PRUNE AN ADDITIONAL 1/4 OF REMAINING BRANCHES TO ENCOURAGE ROOT GROWTH.
  - CLEAN-UP: THE CONTRACTOR SHALL REMOVE ALL DEBRIS, CONSTRUCTION EQUIPMENT, EXCESS FILL, ROCKS, AND OTHER EXCESS MATERIAL CAUSED BY THIS WORK, FROM THE SITE UPON COMPLETION OF WORK.

**EXISTING**



**LEGEND**

PROPERTY LINE	
BUILDING SETBACK	
MINOR CONTOUR	
MAJOR CONTOUR	
WATERLINE	
SEWER PIPE	
GAS	
STORM DRAIN PIPE	
UNDERGROUND ELECTRIC, TELEPHONE AND CABLE	
UNDERDRAIN	
OVERHEAD UTILITY	
GRANITE CURB	
BUILDING ROOF EXTENTS	
FENCE	
LIMIT OF CONSTRUCTION	
SAW-CUT LINE	
DECORATIVE STONE	
PERVIOUS WALKWAY	
CONCRETE SIDEWALK	
MULCHED PLANTING BED	
PAVEMENT	
GREEN ROOF	
BOLLARDS	
FIELD INLET	
SEWER MANHOLE	
TELEPHONE POLE	
SIGN	
SPOT GRADES	<b>X 98.5</b>
ACCESSIBLE HANDICAP PARKING	
WATER SHUT OFF	
MATERIALS TO BE REMOVED	
BUILDING EXTERIOR AT GROUND FLOOR	



**NOTES & LEGEND**  
**221 CONGRESS STREET**  
PORTLAND, MAINE 04101

DRAWING:  
PROJECT:

ISSUED DATE: 11/08/16  
DESIGNED BY: JDY  
DRAWN BY: DRH  
CHECKED BY: SGB  
PROJECT NUMBER: 16123

**C-101**

ISSUED FOR:  
**PRELIMINARY REVIEW**  
THIS DOCUMENT IS ISSUED FOR REVIEW PURPOSES ONLY AND NOT FOR CONSTRUCTION.

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