GENERAL NOTES:

1. SITE AND TOPOGRAPHIC DATA BASED ON A PLAN BY NORTHEAST CIVIL SOLUTIONS INC, OF SCARBOROUGH, MAINE, DATED NOVEMBER 20, 2015 AND REVISED FEBRUARY 12, 2016, TITLED "CANAL PLAZA, PORTLAND, MAINE", PREPARED FOR EAST BROWN COW DEVELOPMENT, 100 COMMERCIAL STREET, PORTLAND MAINE. BEARINGS ARE BASED ON NAD 83 WEST ZONE. ELEVATIONS AND CONTOURS ARE BASED ON NAD 1927 DATUM.
2. BORINGS AND GEOTECHNICAL DATA BY S.W. COLE EINGINEERING INC., 286 PORTLAND ROAD, GRAY, MAINE 04039 (207) 657-2866, DATED FEBRUARY 25, 2016.
3. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
4. THE UTILITY LOCATIONS SHOWN IN PLAN ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION BY THE CONTRACTOR. CONTACT THE ENGINEER IMMEDIATELY UPON DISCOVERING ANY CONFLICTS WITH EXISTING AND PROPOSED UTILITY LOCATIONS. NOT ALL EXISTING UTILITIES ARE SHOWN ON PLANS.
5. CLEAN AND/OR FLUSH ALL MANHOLES, CATCH BASINS, AND ASSOCIATED PIPING AFTER THE WORK HAS BEEN COMPLETED.
6. COORDINATE CONSTRUCTION ACTIVITY WITH UTILITY COMPANIES, EMERGENCY SERVICES AND CITY. CONTACTS ARE LISTED IN SPECIFICATIONS. NOTIFY UTILITY COMPANIES WITHIN 48 HOURS OF WORK ACTIVITY ADJACENT TO THOSE UTILITIES.
7. CONTRACTOR SHALL NOTIFY ALL UTILITIES PRIOR TO COMMENCING WORK, ALLOWING SUFFICIENT TIME TO LOCATE AND MARK THE LOCATION OF BURIED UTILITIES. CONTRACTOR SHALL CONTACT "DIG SAFE", TELEPHONE 811, PRIOR TO EXCAVATION.
8. RESTORE ALL AREAS DISTURBED BY CONTRACTOR'S OPERATIONS TO ORIGINAL FINISH (GRAVEL, PAVEMENT, SIDEWALKS, ETC.). RESTORATION OF PAVED SURFACES, GRAVEL SURFACES, DRIVEWAYS, AND LAWNS DAMAGED BY CONSTRUCTION ACTIVITIES OUTSIDE OF LIMITS OF WORK INDICATED ON THE PLANS SHALL BE PERFORMED AT NO ADDITIONAL COST TO OWNER. ANY CURB DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED IN KIND AND SHALL CONFORM TO CITY OF PORTLAND AND MAINE DOT SPECIFICATIONS AT NO ADDITIONAL COST TO OWNER.
9. PROPERLY PROTECT AND DO NOT DISTURB PROPERTY IRONS AND MONUMENTS. IF DISTURBED, THE PROPERTY MONUMENT SHALL BE RESET AT THE CONTRACTOR'S EXPENSE BY A LICENSED LAND SURVEYOR.
10. EXISTING FACILITIES (I.E. TREES, POLES, LIGHT POSTS, CATCH BASINS, ETC.) SHALL BE REMOVED AND PROTECTED DURING CONSTRUCTION. OWNER AND/OR CITY RETAINS RIGHT TO KEEP ANY AND ALL REMOVED FACILITIES FOR WORK WITHIN RIGHT-OF-WAY. CONTRACTOR TO DISPOSE OF ANY REMOVED FACILITY AT THE REQUEST OF OWNER AT CONTRACTOR'S EXPENSE.
11. ALL TREES NOT NOTED TO BE REMOVED OR RELOCATED SHALL BE PROTECTED BY CONTRACTOR DURING CONSTRUCTION.
12. ALL WORK WITHIN THE RIGHT OF WAY OF CITY STREETS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY TRAFFIC ENGINEER. THE CONTRACTOR SHALL SUBMIT A PROPOSED TRAFFIC CONTROL PLAN TO THE TRAFFIC ENGINEER AT LEAST 7 DAYS BEFORE BEGINNING CONSTRUCTION IN ANY STREET. THE PROPOSED TRAFFIC CONTROL PLAN SHALL BE SUBJECT TO APPROVAL BY THE TRAFFIC ENGINEER, WHO MAY ATTACH SPECIAL CONDITIONS TO, OR REQUIRE MODIFICATIONS OF, THE TRAFFIC CONTROL PLAN. WORK SHALL NOT BEGIN UNTIL THE PLAN IS APPROVED BY THE TRAFFIC ENGINEER.
13. DO NOT PARK, IMPEDE ACCESS TO, OR STORE EQUIPMENT ON ADJACENT CITY OR PRIVATELY OWNED LOTS, UNLESS PERMISSION HAS BEEN GRANTED IN WRITING BY CITY AND/OR LAND OWNER.
14. COORDINATE DISRUPTION OF PRIVATE UTILITY SERVICES WITH LANDOWNERS AT LEAST TWO DAYS (48 HOURS) PRIOR TO DISRUPTION. ALL UTILITY COORDINATION IS RESPONSIBILITY OF CONTRACTOR.
15. RESTRICT ACCESS TO SITE THROUGH THE USE OF APPROPRIATE SIGNAGE, 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.
16. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS. PERMIT APPLICATIONS SHALL BE SUBMITTED WITH ADEQUATE TIME SO AS NOT TO DELAY CONSTRUCTION.
17. THE CONTRACTOR SHALL OBTAIN A CITY STREET OPENING PERMIT BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR WILL ALSO BE REQUIRED TO HAVE A CURRENT EXCAVATOR'S LICENSE IN THE CITY.
18. ALL WORK IN THE PUBLIC R.O.W. SHALL BE COMPLETED IN ACCORDANCE WITH ARTICLES VI, VII, AND IX OF CHAPTER 25-STREETS, SIDEWALKS, AND OTHER PUBLIC PLACES OF THE CITY OF PORTLAND CODE OF ORDINANCES.
19. ALL SEWER CONSTRUCTION IN THE PUBLIC WAY SHALL BE COMPLETED IN ACCORDANCE WITH ARTICLE II OF CHAPTER 24-SEWERS OF THE CITY OF PORTLAND CODE OF ORDINANCES.
20. UPON COMPLETION OF CONSTRUCTION, A COMPLETE SET OF "RECORD" DRAWINGS THAT REFLECT ANY AND ALL MODIFICATIONS TO THE DESIGN SHALL BE SUBMITTED TO THE OWNER.
21. WORK IS IN CLOSE PROXIMITY TO EXISTING UTILITIES. PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
22. FOR TEST PIT LOCATIONS SHOWN ON PLANS, FIELD VERIFY EXISTING UTILITY ELEVATIONS PRIOR TO NEW UTILITY INSTALLATION. NOTIFY ENGINEER OF ANY CONFLICTS.
23. CONTACT CITY OF PORTLAND ARBORIST AND ENGINEER PRIOR TO CUTTING ROOTS, TRIMMING BRANCHES, OR DISTURBING TREES WITHIN THE R.O.W. THAT NOT HAVE BEEN NOTED FOR REMOVAL ON THE PLANS.
24. IF CONTRACTOR PROPOSES TO TEMPORARILY STOCKPILE ANY SURPLUS SOIL AND ROCK IN THE CITY OF PORTLAND, THE CONTRACTOR SHALL OBTAIN APPROVAL FOR EACH STOCKPILE LOCATION FROM THE ENGINEER. IF CONTRACTOR PROPOSES TO PERMANENTLY STOCKPILE ANY SURPLUS SOIL AND ROCK ON PROPERTY IN THE CITY OF PORTLAND, THE CONTRACTOR MUST OBTAIN ANY SITE PLAN PERMITS REQUIRED FROM THE CITY PLANNING AUTHORITY OR ANY FILL PERMITS REQUIRED FROM MDEP OR U.S. ARMY CORPS OF ENGINEERS. BOTH TEMPORARY AND PERMANENT STOCKPILE LOCATIONS SHALL MEET THE APPLICABLE SETBACK REQUIREMENTS IN THE CITY LAND USE CODE AND SHALL RECEIVE PROPER STABILIZATION AND EROSION & SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH APPROVED SOIL EROSION & WATER POLLUTION CONTROL PLAN.
25. CAPPED PIPE STUB LOCATIONS SHALL BE MARKED WITH EMBEDDED STAKE AND A MINIMUM OF THREE TIES SHOULD BE RECORDED. EMBEDDED STAKE SHALL BE 2x4 WITH PK NAIL DRIVEN IN TOP, LENGTH AS REQUIRED TO SPAN FROM TOP OF PIPE TO 6" BELOW GRADE LOCATION AND ELEVATION OF PIPE STUB SHALL BE PROVIDED TO THE OWNER AS PART OF THE RECORD DRAWING SUBMITTAL. WARNING TAPE AND WIRE SHALL BE INSTALLED OVER PIPE STUBS IN ACCORDANCE WITH SPECIFICATIONS.
26. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC SERVICES REPRESENTATIVE, AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
27. EXISTING PAVEMENT SHALL BE SAWCUT AND BUTTED TO THE NEW PAVEMENT. NO FEATHERING OF PAVEMENT WILL BE PERMITTED.
28. ELECTRONIC DRAWING FILES CAN BE PROVIDED TO CONTRACTOR FOR LAYOUT PURPOSES UPON REQUEST. CONTACT LAUREN SWETT AT WOODARD & CURRAN (207-774-2112).

SYMBOLS

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	S	
STORM DRAIN MANHOLE	D	
CATCH BASIN		
DRAIN BASIN		
ELECTRICAL MANHOLE	E	
COMMUNICATIONS MANHOLE	T	
CABLE MANHOLE	C	
UTILITY POLE W/GUY		
UTILITY POLE		
UTILITY POLE W/LIGHT		
LIGHT POLE		
WATER GATE		
WATER VALVE		
WATER SHUT OFF		
HYDRANT		
SIGN		
MAILBOX	MB	
CONIFEROUS TREE		
DECIDUOUS TREE		
IRON PIN (FOUND)		
MONUMENTS (FOUND)		
TEST PIT		
BITUMINOUS PAVEMENT		
BITUMINOUS SIDEWALK		
BRICK SIDEWALK		
LANDSCAPED AREA		
GRANITE PAVERS		

LINE TYPES

DESCRIPTION	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)	11	11
CONTOUR (INDEX)	10	10
SANITARY SEWER	S	S
STORM DRAIN	SD	SD
UNDERDRAIN	UD	UD
WATER MAIN	W	W
UNDERGROUND ELECTRIC	E	E
GAS LINE	G	G
OVERHEAD ELECTRIC	OE	OE
UNDERGROUND ELECTRICAL /COMMUNICATIONS/CABLE	COMM	
PROPERTY LINE		
RIGHT OF WAY		
EASEMENT		
FENCE		
RETAINING WALL		
STONEWALL		
CURB		
TYPE 1 GRANITE CURB		
BITUMINOUS CURB		
EDGE OF PAVEMENT		
RETAINING WALL		
BUILDING OUTLINE		
SAWCUT		

ABBREVIATIONS

&	AND	N.I.C.	NOT IN CONTRACT
A.G.	ABOVE GROUND	NO.	NUMBER
		NR	NO REFUSAL
BC	BOTTOM OF CURB	N.T.S.	NOT TO SCALE
BIT	BITUMINOUS		
BW	BOTTOM OF WALL	OE	OVERHEAD ELECTRIC
B/W	BETWEEN	OH	OVERHEAD
CB	CATCH BASIN	±	PLUS OR MINUS
CI	CAST IRON	LLS	LICENSED LAND SURVEYOR
CMP	CENTRAL MAINE POWER	PROP.	PROPOSED
CMP	CORRUGATED METAL PIPE	PT.	POINT
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
DI	DUCTILE IRON	R.O.W.	RIGHT-OF-WAY
DIA.	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DMH	DRAIN MANHOLE	REINF.	REINFORCED
DTL.	DETAIL	REQ'D	REQUIRED
E	UNDERGROUND ELECTRICAL	S	SLOPE (FT./FT.)
EL.	ELEVATION	S	SEWER
E.O.P.	EDGE OF PAVEMENT	SD	STORM DRAIN
EXIST.	EXISTING	SMH	SEWER MANHOLE
		SCH	SCHEDULE
FF	FINISH FLOOR	STA.	STATION
FT	FOOT/FEET		
		TS	TOP OF STAIRS
G	GAS MAIN	TW	TOP OF WALL
GS	GAS SERVICE	TYP.	TYPICAL
GALV.	GALVANIZED		
GRAN.	GRANITE	UP	UTILITY POLE
HDPE	HIGH DENSITY POLYETHYLENE	VC	VITRIFIED CLAY
HYD	HYDRANT	VIT.	VITRIFIED CLAY
INV.	INVERT	W	WEST
		W	WATER
LF	LINEAR FEET	W/	WITH
		W	WATERMAIN
MAX.	MAXIMUM	WS	WATER SERVICE
MDOT	MAINE DEPARTMENT OF TRANSPORTATION	WV	WATER VALVE
MIN.	MINIMUM		
MON	MONUMENT		

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COMMITMENT & INTEGRITY DRIVE RESULTS

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WOODARD & CURRAN

STATE OF MAINE
LAUREN JANE SWETT
12284
REGISTERED PROFESSIONAL ENGINEER

6/21/2016

REV.	DESCRIPTION	DATE

DESIGNED BY: LJS
DRAWN BY: JBC
CHECKED BY: DAS
229311-G001.dwg

GENERAL NOTES, LEGEND, AND ABBREVIATIONS

CANAL5STUDIO

ZERO CANAL PLAZA DEVELOPMENT

JOB NO.: 229311
DATE: JUNE 2016
SCALE: AS NOTED
SHEET

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Conditions of Approval and Standard Conditions

G-001

PRELIMINARY - NOT FOR CONSTRUCTION

DATE of APPROVAL _10.27.2016, Amend 3.23.2017_
PLANNER __Caitlin Cameron_____
PROJECT NO. 2016-162

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