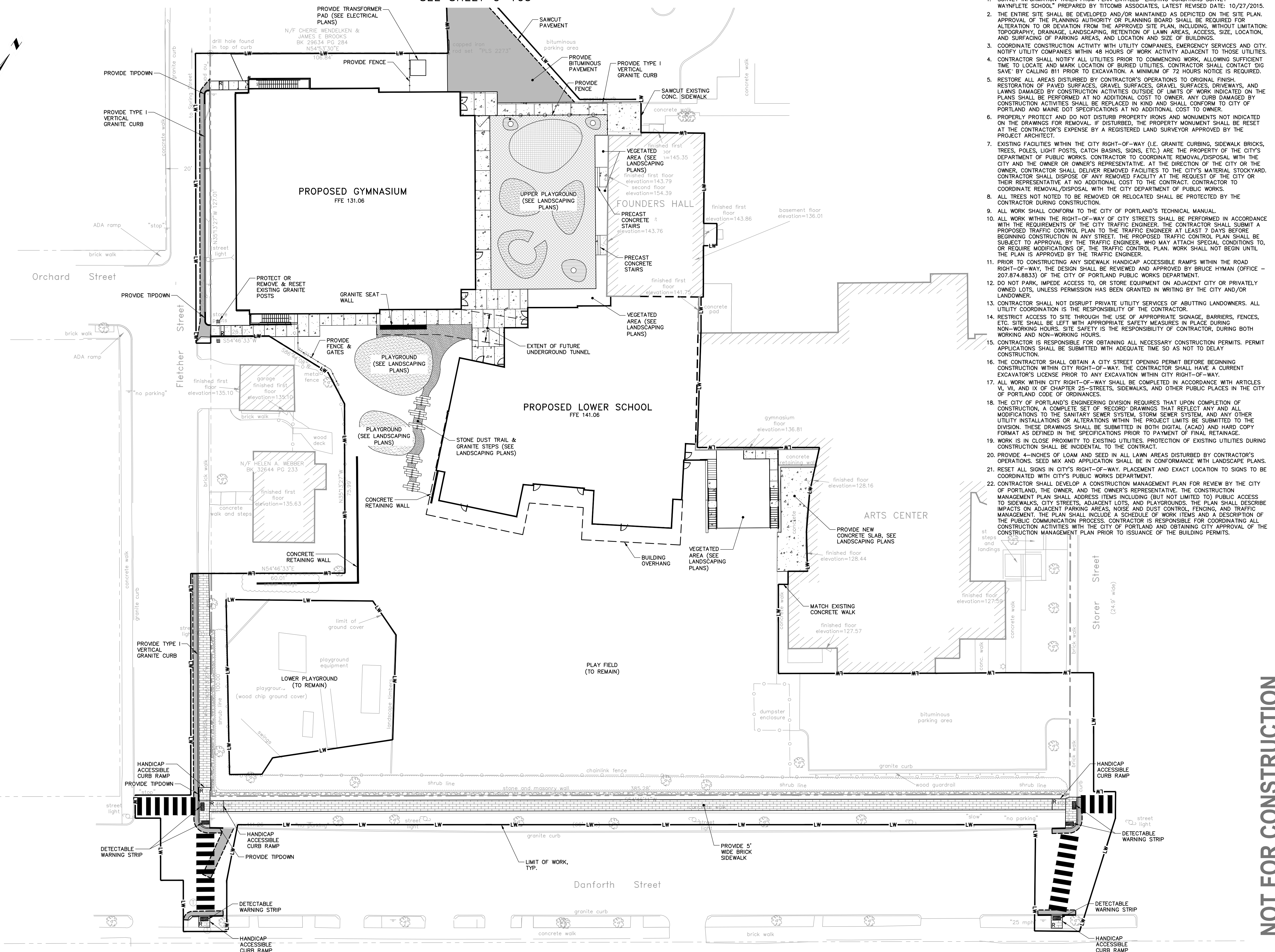


SEE SHEET C-103

PLAN NOTES

1. SURVEY INFORMATION TAKEN FROM PLAN ENTITLED "EXISTING CONDITIONS SURVEY - WAYNFLETE SCHOOL" PREPARED BY TITCOMB ASSOCIATES, LATEST REVISED DATE: 10/27/2015.
2. 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 ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
3. COORDINATE CONSTRUCTION ACTIVITY WITH UTILITY COMPANIES, EMERGENCY SERVICES AND CITY. NOTIFY UTILITY COMPANIES WITHIN 48 HOURS OF WORK ACTIVITY ADJACENT TO THOSE UTILITIES.
4. CONTRACTOR SHALL NOTIFY ALL UTILITIES PRIOR TO COMMENCING WORK, ALLOWING SUFFICIENT TIME TO LOCATE AND MARK LOCATION OF BURIED UTILITIES. CONTRACTOR SHALL CONTACT "DIG SAFE" BY CALLING 811 PRIOR TO EXCAVATION. A MINIMUM OF 72 HOURS NOTICE IS REQUIRED.
5. RESTORE ALL AREAS DISTURBED BY CONTRACTOR'S OPERATIONS TO ORIGINAL FINISH. 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.
6. PROPERLY PROTECT AND DO NOT DISTURB PROPERTY IRONS AND MONUMENTS NOT INDICATED ON THE DRAWINGS FOR REMOVAL. IF DISTURBED, THE PROPERTY MONUMENT SHALL BE RESET AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR APPROVED BY THE PROJECT ARCHITECT.
7. EXISTING FACILITIES WITHIN THE CITY RIGHT-OF-WAY (I.E. GRANITE CURBING, SIDEWALK BRICKS, TREES, POLES, LIGHT POSTS, CATCH BASINS, SIGNS, ETC.) ARE THE PROPERTY OF THE CITY'S DEPARTMENT OF PUBLIC WORKS. CONTRACTOR TO COORDINATE REMOVAL/DISPOSAL WITH THE CITY AND THE OWNER OR OWNER'S REPRESENTATIVE. AT THE DIRECTION OF THE CITY OR THE OWNER, CONTRACTOR SHALL DELIVER REMOVED FACILITIES TO THE CITY'S MATERIAL STOCKYARD. CONTRACTOR SHALL DISPOSE OF ANY REMOVED FACILITY AT THE REQUEST OF THE CITY OR THEIR REPRESENTATIVE AT NO ADDITIONAL COST TO THE CONTRACT. CONTRACTOR TO COORDINATE REMOVAL/DISPOSAL WITH THE CITY DEPARTMENT OF PUBLIC WORKS.
8. ALL TREES NOT NOTED TO BE REMOVED OR RELOCATED SHALL BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION.
9. ALL WORK SHALL CONFORM TO THE CITY OF PORTLAND'S TECHNICAL MANUAL.
10. 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.
11. PRIOR TO CONSTRUCTING ANY SIDEWALK HANDICAP ACCESSIBLE RAMPS WITHIN THE ROAD RIGHT-OF-WAY, THE DESIGN SHALL BE REVIEWED AND APPROVED BY BRUCE HYMAN (OFFICE - 207.874.8833) OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
12. DO NOT PARK, IMPEDE ACCESS TO, OR STORE EQUIPMENT ON ADJACENT CITY OR PRIVATELY OWNED LOTS, UNLESS PERMISSION HAS BEEN GRANTED IN WRITING BY THE CITY AND/OR LANDOWNER.
13. CONTRACTOR SHALL NOT DISRUPT PRIVATE UTILITY SERVICES OF ABUTTING LANDOWNERS. ALL UTILITY COORDINATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
14. 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. SITE SAFETY IS THE RESPONSIBILITY OF CONTRACTOR, DURING BOTH WORKING AND NON-WORKING HOURS.
15. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS. PERMIT APPLICATIONS SHALL BE SUBMITTED WITH ADEQUATE TIME SO AS NOT TO DELAY CONSTRUCTION.
16. THE CONTRACTOR SHALL OBTAIN A CITY STREET OPENING PERMIT BEFORE BEGINNING CONSTRUCTION WITHIN CITY RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE A CURRENT EXCAVATOR'S LICENSE PRIOR TO ANY EXCAVATION WITHIN CITY RIGHT-OF-WAY.
17. ALL WORK WITHIN CITY RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH ARTICLES VI, VII, AND IX OF CHAPTER 25-STREETS, SIDEWALKS, AND OTHER PUBLIC PLACES IN THE CITY OF PORTLAND CODE OF ORDINANCES.
18. THE CITY OF PORTLAND'S ENGINEERING DIVISION REQUIRES THAT UPON COMPLETION OF CONSTRUCTION, A COMPLETE SET OF RECORD DRAWINGS THAT REFLECT ANY AND ALL MODIFICATIONS TO THE SANITARY SEWER SYSTEM, STORM SEWER SYSTEM, AND ANY OTHER UTILITY INSTALLATIONS OR ALTERATIONS WITHIN THE PROJECT LIMITS BE SUBMITTED TO THE DIVISION. THESE DRAWINGS SHALL BE SUBMITTED IN BOTH DIGITAL (ACAD) AND HARD COPY FORMAT AS DEFINED IN THE SPECIFICATIONS PRIOR TO PAYMENT OF FINAL RETAINAGE.
19. WORK IS IN CLOSE PROXIMITY TO EXISTING UTILITIES. PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION SHALL BE INCIDENTAL TO THE CONTRACT.
20. PROVIDE 4-INCHES OF LOAM AND SEED IN ALL LAWN AREAS DISTURBED BY CONTRACTOR'S OPERATIONS. SEED MIX AND APPLICATION SHALL BE IN CONFORMANCE WITH LANDSCAPE PLANS.
21. RESET ALL SIGNS IN CITY'S RIGHT-OF-WAY. PLACEMENT AND EXACT LOCATION TO SIGNS TO BE COORDINATED WITH CITY'S PUBLIC WORKS DEPARTMENT.
22. CONTRACTOR SHALL DEVELOP A CONSTRUCTION MANAGEMENT PLAN FOR REVIEW BY THE CITY OF PORTLAND, THE OWNER, AND THE OWNER'S REPRESENTATIVE. THE CONSTRUCTION MANAGEMENT PLAN SHALL ADDRESS ITEMS INCLUDING (BUT NOT LIMITED TO) PUBLIC ACCESS TO SIDEWALKS, CITY STREETS, ADJACENT LOTS, AND PLAYGROUNDS. THE PLAN SHALL DESCRIBE IMPACTS ON ADJACENT PARKING AREAS, NOISE AND DUST CONTROL, FENCING, AND TRAFFIC MANAGEMENT. THE PLAN SHALL INCLUDE A SCHEDULE OF WORK ITEMS AND A DESCRIPTION OF THE PUBLIC COMMUNICATION PROCESS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES WITH THE CITY OF PORTLAND AND OBTAINING CITY APPROVAL OF THE CONSTRUCTION MANAGEMENT PLAN PRIOR TO ISSUANCE OF THE BUILDING PERMITS.



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COMMITMENT & INTEGRITY DRIVE RESULTS

PROJECT NAME:
WAYNFLETE GYM + LOWER SCHOOL
NEW CONSTRUCTION
WAYNFLETE SCHOOL
360 SPRING STREET
PORTLAND, MAINE 04102



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REVISION:

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6	DATE

DATE OF ISSUE: FEBRUARY 2016
PROJECT NUMBER: 229423
STATUS: PLANNING BOARD SUBMISSION

NOT FOR CONSTRUCTION

SITE PLAN

C-100