

LOCATION MAP
N.T.S.

WALGREENS PHARMACY

PORTLAND, MAINE

PREPARED BY:

GP Gorrill-Palmer Consulting Engineers, Inc.

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**PROJECT PARCEL SITE
PORTLAND ASSESSOR'S
MAP & LOT NUMBERS**

MAP LOT
125 L6, L7

Owner & Applicant

THE RICHMOND COMPANY
23 CONCORD ST
WILMINGTON, MA 01887
CONTACT: DAVID LATULIPPE



CONSULTANT PROJECT NO. 1348

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:

- WALGREENS'
 LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:

- WALGREENS' CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW <input checked="" type="checkbox"/>	NEW <input type="checkbox"/>
REMODELING <input type="checkbox"/>	EXISTING <input checked="" type="checkbox"/>
RELOCATION <input type="checkbox"/>	NEW SHELL ONLY <input type="checkbox"/>
OTHERS <input type="checkbox"/>	

NOTES

GENERAL NOTES

1. TOPOGRAPHIC DATA AND BOUNDARY INFORMATION IS BASED ON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES OF FALMOUTH, MAINE.
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.
5. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND THE SPECIFICATIONS ATTACHED TO THE PROJECT DOCUMENTS.
6. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL NECESSARY BARRICADES, LIGHTS, WARNING SIGNS AND OTHER DEVICES TO SAFEGUARD TRAFFIC PROPERLY WHILE WORK IS IN PROGRESS FOR THE DURATION OF THE PROJECT.
7. CONTRACTOR SHALL EXAMINE THE PROJECT SITE, ALL DRAWINGS AND SPECIFICATIONS, IF DISCREPANCIES OR DIFFERENCES EXIST BETWEEN DRAWINGS SPECIFICATION OR SITE CONDITIONS PROMPTLY NOTIFY OWNER FOR RESOLUTION. NO LATER CLAIMS TO OWNER SHALL BE MADE FOR EXTRA LABOR, EQUIPMENT, OR MATERIALS WHICH COULD HAVE BEEN FORSEEN BY EXAMINATION OF SITE AND PROJECT DOCUMENTS.
8. ALL CONTRACTORS SHALL REVIEW DRAWINGS AND SPECIFICATIONS OF ALL TRADES AND COORDINATE THEIR WORK WITH OTHERS. CORRECTIONS OF CONFLICTS IN DOCUMENTS, OR FIELD ERRORS SHALL BE MADE AT NO EXTRA COST TO THE OWNER.

PERMITTING NOTES

THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF A SITE PLAN APPROVAL FROM THE CITY OF PORTLAND. THE CONSTRUCTION WILL BE GOVERNED BY THE ZONING ORDINANCES WHICH ARE AVAILABLE FOR VIEWING AT THE OFFICE OF THE ENGINEER OR THE MUNICIPAL OFFICE.

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.

LAYOUT NOTES

1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE EDGE OF PAVEMENT OR BUILDING.
2. THE STOP SIGNS INDICATED ON THE LAYOUT PLANS ARE TO MEET ALL REQUIREMENTS & STANDARDS OF THE MAINE DEPARTMENT OF TRANSPORTATION & THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. 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 MAINE REGISTERED LAND SURVEYOR.
4. PROPOSED RIGHT OF WAY MONUMENTS AND PROPERTY LINE PINS SHALL BE INSTALLED UNDER THE DIRECTION OF A MAINE REGISTERED LAND SURVEYOR.

UTILITY NOTES

1. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. ALL WATER DISTRIBUTION PIPING SHALL BE CLASS 52 DUCTILE IRON PIPE, DOUBLE CEMENT LINED AND BITUMINOUS COATED CONFORMING TO AWWA/ANSI C104/A21.4. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
2. THRUST BLOCKS OR LOCKING RETAINER GLANDS SHALL BE PLACED ON THE WATER DISTRIBUTION LINES AT ALL BENDS, TEES, VALVES, CHANGES IN DIRECTION, ETC. THE THRUST BLOCKS OR LOCKING RETAINER GLANDS SHALL MEET THE REQUIREMENTS OF THE PORTLAND WATER DISTRICT STANDARDS.
3. DOMESTIC WATER METERS SHALL BE INSTALLED WITHIN THE BUILDING(S) WITH A REMOTE READER INSTALLED ON THE BUILDING(S) AT THE ENTRANCE THE DOMESTIC WATER SERVICE LINE SHALL HAVE A CURB STOP GATE VALVE INSTALLED OUTSIDE THE BUILDING.

GRADING AND DRAINAGE NOTES

1. TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM 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.
2. 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.

LANDSCAPE NOTES

1. ALL PLANT MATERIALS SHALL MEET THE STANDARDS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES ARE TO BE GUYED AND STAKED PER THE DETAIL. ALL TREES ARE TO BE MULCHED WITH 4" OF SHREDDED HARDWOOD BARK MULCH.
2. ALL DISTURBED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL PRIOR TO PERMANENT SEEDING.
3. SUBSTITUTIONS TO THE PLANTING PLAN MUST BE APPROVED BY THE OWNER.
4. ALL PLANTING LOCATED AT THE ENTRANCE TO THE PROJECT OR AT INTERSECTIONS WITHIN THE SITE WILL BE MAINTAINED AND WILL NOT EXCEED 3 FEET IN HEIGHT WITHIN 15 FEET OF THE TRAVEL WAY.

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 NON-WOVEN GEOTEXTILE FILLED WITH WOOD WASTE (SILT SOCKS).
3. ALL GROUND AREAS GRADED FOR CONSTRUCTION WILL BE GRADED, LOAMED AND SEEDED AS SOON AS POSSIBLE. PERMANENT SEED MIXTURE SHALL CONFORM TO THE SEEDING PLAN CONTAINED IN THE EROSION CONTROL REPORT PREPARED FOR THIS PROJECT.
4. SILT REMOVED FROM AROUND INLETS SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MIXED INTO IT FOR LATER USE IN LANDSCAPING OPERATIONS.
5. A FULL EROSION CONTROL PLAN ACCOMPANIES THIS PLAN SET AND IS CONTAINED ON DRAWING C2.1 OF THIS PLAN SET.
6. THE CONTRACTOR IS CAUTIONED THAT FAILURE TO COMPLY WITH THE SEQUENCE OF CONSTRUCTION, EROSION/SEDIMENT CONTROL PLAN, AND OTHER PERMIT REQUIREMENTS MAY RESULT IN MONETARY PENALTIES. THE CONTRACTOR SHALL BE ASSESSED ALL SUCH PENALTIES AT NO COST TO THE OWNER OR PERMITEE.
7. ALL NON-PAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE LOAMED AND SEEDED, UNLESS OTHERWISE DIRECTED BY THE OWNER.
8. SEE SHEET C4.4 FOR FULL EROSION AND SEDIMENTATION CONTROL DETAILS AND NOTES.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BUILDING	
	RIGHT OF WAY	
	PROPERTY LINE	
	BUILDING SETBACK	
	ZONE LINE	
	WETLAND BOUNDARY	
	GUIDE RAIL	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL DRIVE	
	GRADING CONTOUR LINE	
	SPOT ELEVATION	
	TREE LINE	
	TREES & HEDGES	
	POLE WITH LIGHT FIXTURE(S)	
	UTILITY POLE	
	FREESTANDING SIGN	
	PAINTED DIRECTIONAL TRAFFIC ARROW	
	OVERHEAD ELECTRIC/TELEPHONE	
	UNDERGROUND ELECTRIC/TELEPHONE	
	WATER LINE	
	STORM DRAIN LINE	
	CULVERT	
	HYDRANT	
	WATER GATE VALVE	
	WATER SHUT OFF VALVE	
	MANHOLE	
	CATCH BASIN	
	TEST PIT	
	IRON ROD (SET)	
	IRON ROD (FOUND)	
	MONUMENT	
	RIPRAP	
	SILT FENCE - PERIMETER	
	STONE SEDIMENT BARRIER	
	CENTER LINE	
	FENCE	
	WELL	

INDEX

- TO.1 COVER SHEET AND GENERAL NOTES
- EXISTING CONDITIONS PLAN
- C1.1 SITE LAYOUT PLAN
- C2.1 GRADING DRAINAGE & EROSION CONTROL PLAN
- C3.1 UTILITY PLAN
- C4.1 SITE DETAILS - 1
- C4.2 SITE DETAILS - 2
- C4.3 UTILITY DETAILS
- C4.4 EROSION CONTROL NOTES AND DETAILS
- C4.5 TRASH ENCLOSURE DETAILS
- C4.6 WB-50 TRUCK TURNING PATH
- D5.1 FREESTANDING SIGNAGE - 100SF
- E0.1A PHOTOMETRICS PLAN
- L1 LANDSCAPE & IRRIGATION PLAN

PREPARED BY:

CIVIL ENGINEERS:

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15 SHAKER ROAD
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CONTACT: MAUREEN MCGLONE

LANDSCAPE ARCHITECT:

MITCHELL & ASSOCIATES, INC.

70 CENTER STREET
PORTLAND, MAINE 04101
(207) 774-4427
(207) 874-2460 (FAX)
CONTACT: JOHN MITCHELL

SURVEYOR:

TITCOMB ASSOCIATES

133 GRAY ROAD
FALMOUTH, MAINE 04105
(207) 797-9199
CONTACT: DAVID TITCOMB

PERMITS

TYPE OF PERMIT

SITE PLAN APPLICATION

GOVERNING BODY

CITY OF PORTLAND
PLANNING & DEVELOPMENT DEPARTMENT
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8722

STATUS

APPROVED 05/13/08

UTILITIES

WATER:

ATTN: RICO SPUGNARDI
PORTLAND WATER DISTRICT
225 DOUGLAS STREET
PORTLAND, ME 04104

SEWER:

ATTN: FRANK BRANCELZY
DEPARTMENT OF PUBLIC WORKS
55 PORTLAND STREET
PORTLAND, ME 04104

ELECTRIC:

ATTN: PAUL DUPERRE
CENTRAL MAINE POWER COMPANY
162 CANCO ROAD
PORTLAND, ME 04103

PHONE:

ATTN: JOHN CAPRIO
FAIRPOINT
5 DAVIS FARM ROAD
PORTLAND, ME 04103

CALL BEFORE YOU DIG 1-888-DIG-SAFE

NO.	DATE	BY	DESCRIPTION	CONST
A	12/11/08	MPM	ISSUED FOR CONSTRUCTION	
2	04/16/08	MPM	RESPONSE TO CITY COMMENTS	
1	03/21/08	MPM	RESPONSE TO COMMENTS	

REVISIONS

CERTIFICATION AND SEAL

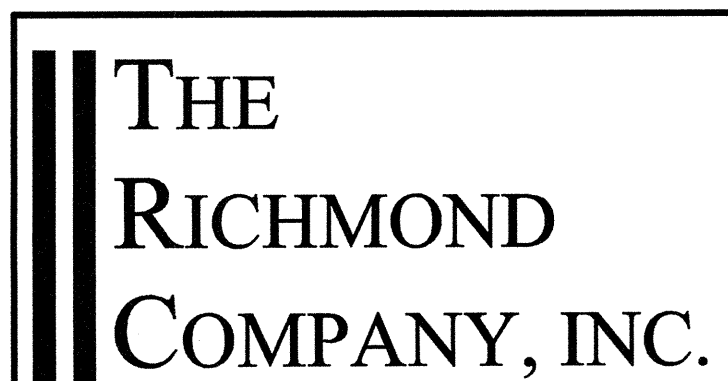
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AS SIGNIFIED BY MY HAND AND SEAL.



STORE NUMBER 12325
PROJECT NAME
WALGREENS - STORE #12325
(SWC) FOREST & REVERE
PORTLAND, MAINE

DRAWING TITLE
COVER SHEET AND GENERAL NOTES

CADD PLOT:	SCALE:	DRAWING NO.:
VOID PLOT:	DRAWN BY: JBC	T0.1
SUPERSEDES PLAN DATED:	DATE: 12/07	
REVIEWED BY:	MPM	



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