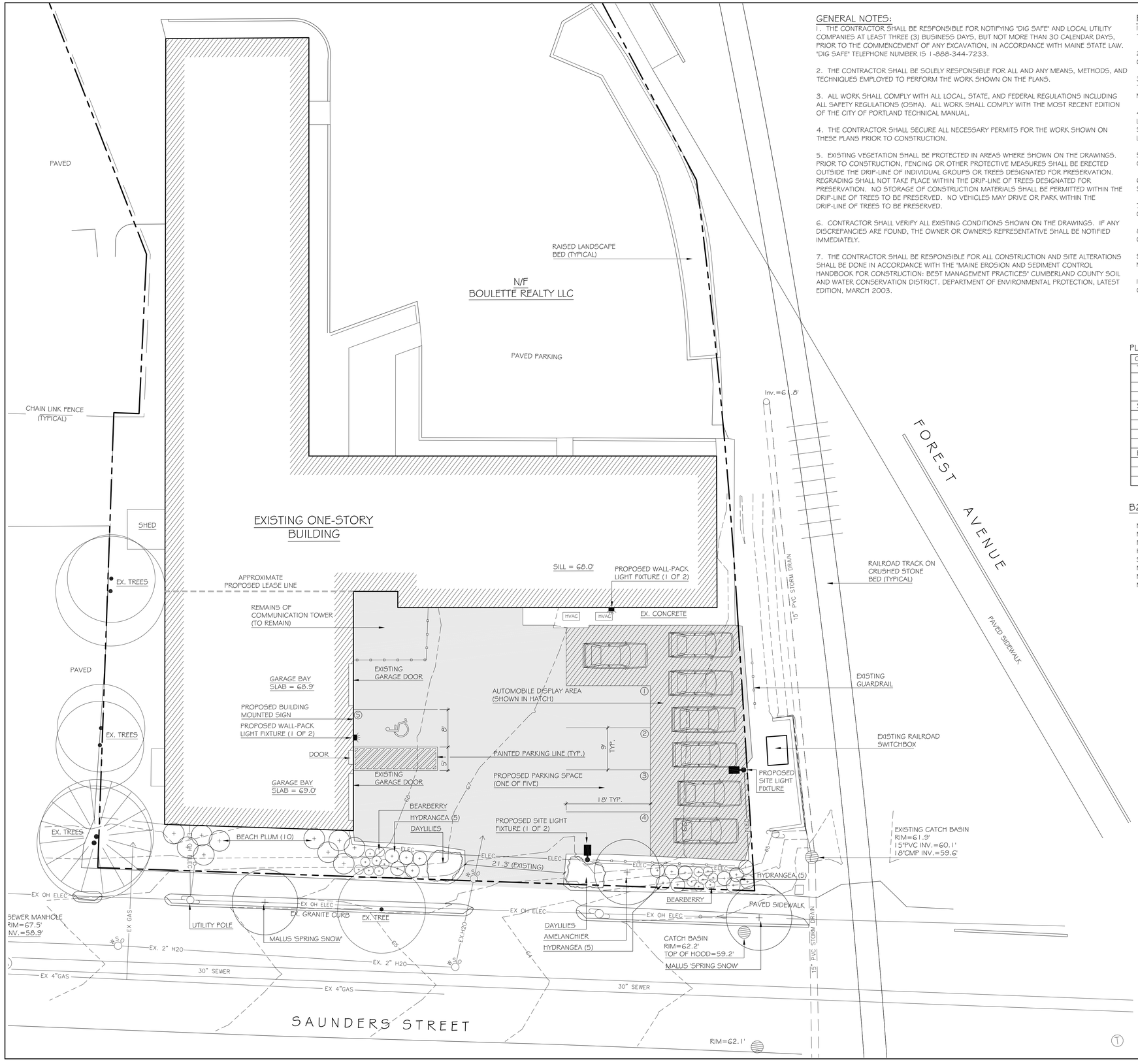

GENERAL NOTES:

1. 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. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.

2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.

3. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA). ALL WORK SHALL COMPLY WITH THE MOST RECENT EDITION OF THE CITY OF PORTLAND TECHNICAL MANUAL.

4. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.

5. EXISTING VEGETATION SHALL BE PROTECTED IN AREAS WHERE SHOWN ON THE DRAWINGS. PRIOR TO CONSTRUCTION, FENCING OR OTHER PROTECTIVE MEASURES SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPS OR TREES DESIGNATED FOR PRESERVATION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OF CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED. NO VEHICLES MAY DRIVE OR PARK WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.

6. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT. DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.

PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE PLAN.

2. ANY SUBSTITUTION OF SPECIFIED PLANT MATERIAL SHALL BE APPROVED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE.

3. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED OR MARKED BY CONTRACTOR AND APPROVED BY THE OWNER AND OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING. CONTRACTOR MUST GIVE A MINIMUM 3 DAY NOTICE BETWEEN STAKING AND PLANTING.

4. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES, THE LOCATION OF WHICH SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION OPERATIONS. SHOULD THE LOCATION OF PROPOSED PLANTINGS CONFLICT WITH ANY OF SAID UTILITIES, ADJUST PLANT LOCATIONS ACCORDINGLY AFTER CONSULTATION WITH OWNER AND/OR OWNER'S REPRESENTATIVE.

5. THE CONTRACTOR SHALL REPLACE OR REPAIR TO ORIGINAL CONDITION ANY AND ALL UTILITIES, PAVING, CURBING, ETC., DAMAGED AS A RESULT OF THEIR OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.

6. MULCH PLANTING BEDS AND TREE PITS WITH 3" FINELY SHREDDED AND AGED PINE BARK MULCH OR AS SPECIFIED ON THE PLAN.

7. ALL DISTURBED LAWN AREAS TO BE LOAMED AND SEEDED AS NECESSARY AT NO ADDITIONAL COST TO OWNER.

8. PLANT MATERIALS SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER PLANTING. ANY DEAD, UNSIGHTLY, OR UNHEALTHY PLANTS SHALL BE REPLACED IN KIND AT NO COST TO THE OWNER.

9. CHALK MARK NORTH AT TREE BASE PRIOR TO DIGGING AT NURSERY. REPLANT ON SITE WITH SAME NORTH ORIENTATION FOR ALL TREES.

10. A PRECONSTRUCTION MEETING SHALL BE HELD PRIOR TO LANDSCAPE CONTRACTOR BEGINNING CONSTRUCTION OR ORDERING PLANT MATERIALS.

PLANTING SCHEDULE

QUANT.	COMMON NAME	BOTANIC NAME	SIZE	NATIVE	NOTES
TREES					
1	SHADBLOW 'CUMULUS'	AMELANCHIER CANADENSIS	6' HT.	YES	SINGLE STEM
2	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	6' HT.	NO	SINGLE STEM
SHRUBS					
10	BEACH PLUM	PRUNUS MARITIMA	#2	YES	
15	HYGRANGEA 'ENDLESS SUMMER'	HYDRANGEA MACROPHYLLA	#2	NO	
15	BEARBERRY	ARCTOSTAPHYLOS UVA-URSI	#2	YES	
PERENNIALS					
30	DAYLILY 'LEMON LILY'	HEMEROCALLIS 'LEMON LILY'	#1		

B2-C SPACE AND BULK STANDARDS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE:	10,000 S.F.	27,235 S.F.	27,235 S.F.
MINIMUM STREET FRONTAGE:	50 FEET	93 FEET	93 FEET
FRONT YARD:	NONE	57 FEET	57 FEET
REAR YARD:	10 FEET	4 FEET	4 FEET
SIDE YARD:	10 FEET	10 FEET	10 FEET
MINIMUM LOT WIDTH:	NONE	213 FEET	213 FEET
MAXIMUM BUILDING HEIGHT:	45 FEET	25 FEET	25 FEET
MAXIMUM IMPERVIOUS SURFACE RATIO:	80%	86.6%	86.6%

APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

NAME: DATE:

LEGEND

CONTOURS
PROPERTY LINE
BUILDING
GAS LINE
SETBACK LINE
EDGE OF PAVEMENT
UTILITY POLE
WATER VALVE
WATER MAIN
SANITARY SEWER
OVERHEAD ELECTRIC
PROP. DISPLAY AREA
PROP. SECONDARY ELECTRIC
PROP. WALL PACK LIGHT
PROP. SITE LIGHT FIXTURE

STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED
PROFESSIONAL ENGINEER
1/30/12

NORTH

GRAPHIC SCALE
0 5' 10' 20'

Civil Engineer:
WALSH ENGINEERING ASSOCIATES, INC.
918 Brighton Ave | Portland, Maine 04102
ph: 207.553.9898 | www.walsh-eng.com

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Surveyor:
James D. Nadeau, LLC
918 Brighton Avenue
Portland, Maine 04102
phone: 207-878-7870

A Plan for Jabbar's Auto Sales

for

Jabbar Essa, 710 Forest Avenue, Portland, Maine 04103

Rev.	Date	Description	Drawn	Check

Sheet Title:

Site Plan

Job No.:	161
Date:	Jan. 30, 2011
Scale:	1" = 10'
Drawn:	MK
Checked:	WW

Sheet No.: L2.0