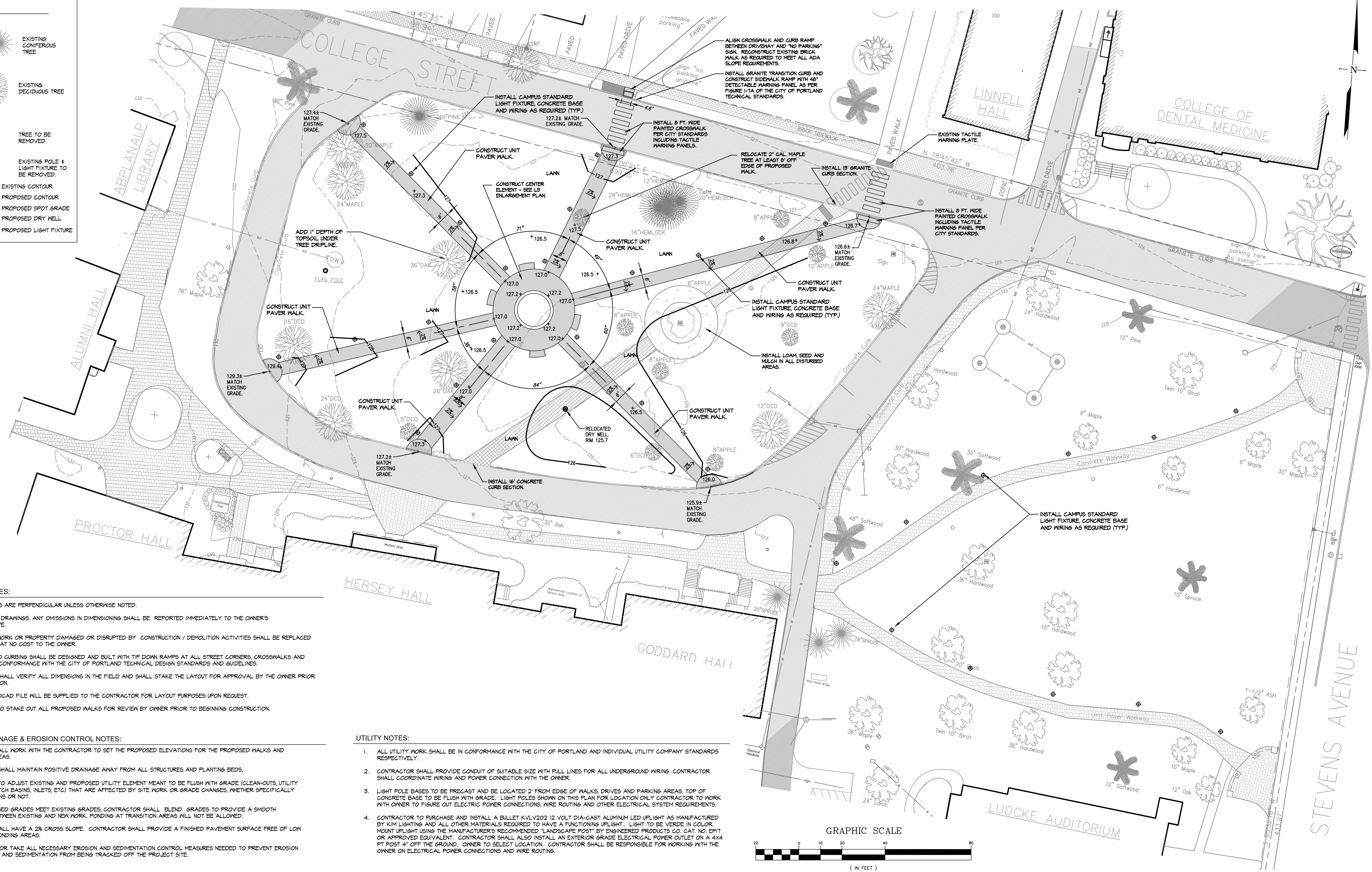


LEGEND:

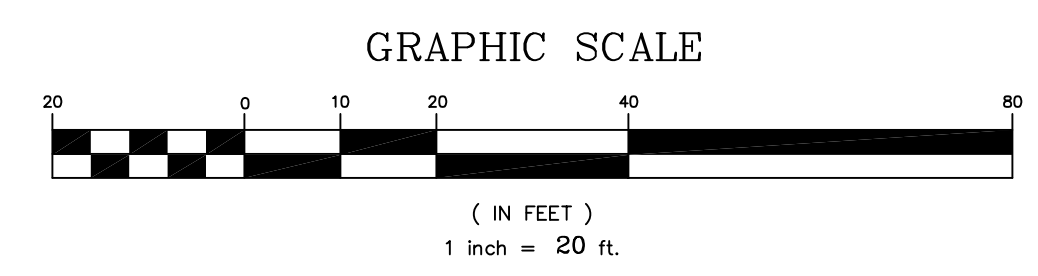
	EXISTING CONIFEROUS TREE
	EXISTING DECIDUOUS TREE
	TREE TO BE REMOVED
	EXISTING POLE & LIGHT FIXTURE TO BE REMOVED
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED DRY WELL
	PROPOSED LIGHT FIXTURE



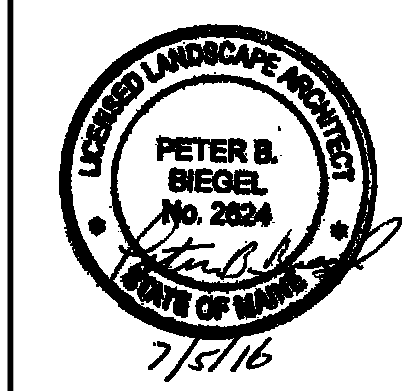
- SITE PLAN NOTES:**
1. ALL DIMENSIONS ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
 2. DO NOT SCALE DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
 3. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION / DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED AT NO COST TO THE OWNER.
 4. SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL DESIGN STANDARDS AND GUIDELINES.
 5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL STAKE THE LAYOUT FOR APPROVAL BY THE OWNER PRIOR TO CONSTRUCTION.
 6. A DIGITAL AUTOCAD FILE WILL BE SUPPLIED TO THE CONTRACTOR FOR LAYOUT PURPOSES UPON REQUEST.
 7. CONTRACTOR TO STAKE OUT ALL PROPOSED WALKS FOR REVIEW BY OWNER PRIOR TO BEGINNING CONSTRUCTION.

- GRADING, DRAINAGE & EROSION CONTROL NOTES:**
1. THE OWNER SHALL WORK WITH THE CONTRACTOR TO SET THE PROPOSED ELEVATIONS FOR THE PROPOSED WALKS AND DISTURBED AREAS.
 2. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND PLANTING BEDS.
 3. CONTRACTOR TO ADJUST EXISTING AND PROPOSED UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC.) THAT ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
 4. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
 5. ALL WALKS SHALL HAVE A 2% CROSS SLOPE. CONTRACTOR SHALL PROVIDE A FINISHED PAVEMENT SURFACE FREE OF LOV SPOTS AND PONDING AREAS.
 6. THE CONTRACTOR TAKE ALL NECESSARY EROSION AND SEDIMENTATION CONTROL MEASURES NEEDED TO PREVENT EROSION FROM THE SITE AND SEDIMENTATION FROM BEING TRACKED OFF THE PROJECT SITE.

- UTILITY NOTES:**
1. ALL UTILITY WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND AND INDIVIDUAL UTILITY COMPANY STANDARDS RESPECTIVELY.
 2. CONTRACTOR SHALL PROVIDE CONDUIT OF SUITABLE SIZE WITH FULL LINES FOR ALL UNDERGROUND WIRING. CONTRACTOR SHALL COORDINATE WIRING AND POWER CONNECTION WITH THE OWNER.
 3. LIGHT POLE BASES TO BE PRECAST AND BE LOCATED 2' FROM EDGE OF WALKS, DRIVES AND PARKING AREAS. TOP OF CONCRETE BASE TO BE FLUSH WITH GRADE. LIGHT POLES SHOWN ON THIS PLAN FOR LOCATION ONLY CONTRACTOR TO WORK WITH OWNER TO FIGURE OUT ELECTRIC POWER CONNECTIONS, WIRE ROUTING AND OTHER ELECTRICAL SYSTEM REQUIREMENTS.
 4. CONTRACTOR TO PURCHASE AND INSTALL A BULLET KVLV202 12 VOLT DIA-CAST ALUMINUM LED UPLIGHT AS MANUFACTURED BY KIM LIGHTING AND ALL OTHER MATERIALS REQUIRED TO HAVE A FUNCTIONING UPLIGHT. LIGHT TO BE VERDE IN COLOR. MOUNT UPLIGHT USING THE MANUFACTURER'S RECOMMENDED 'LANDSCAPE POST' BY ENGINEERED PRODUCTS CO. CAT. NO. EPIT OR APPROVED EQUIVALENT. CONTRACTOR SHALL ALSO INSTALL AN EXTERIOR GRADE ELECTRICAL POWER OUTLET ON A 4X4 FT POST 4' OFF THE GROUND. OWNER TO SELECT LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR WORKING WITH THE OWNER ON ELECTRICAL POWER CONNECTIONS AND WIRE ROUTING.



REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
C	7/5/16	REVISED PER CITY OF PORTLAND COMMENTS AND RE-ISSUED									
B	6/8/16	ISSUED FOR CITY OF PORTLAND REVIEW	DEPT.	PBB	PBB						
A	5/19/14	ISSUED TO OWNER FOR REVIEW	DEPT.	PBB	PBB						



LAND DESIGN SOLUTIONS
 LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
 P.O. Box 316, 160 Longwoods Road, Cumberland, ME 04021 tel:(207) 494-1111
 CLIENT & OWNER:
UNIVERSITY OF NEW ENGLAND
 11 HILLS BEACH ROAD, BIDDEFORD, ME 04005

DESIGN: PBB
 DRAWN: DEPT.
 CHKD: PBB
 DATE: SEPT. 2013
 SCALE: 1"=20'

CAMPUS GREEN LANDSCAPE
 UNE CAMPUS, PORTLAND, MAINE
SITE PLAN
 PROJ. NO.
 DWG. NO.
 REV. C
L-2