GENERAL NOTES

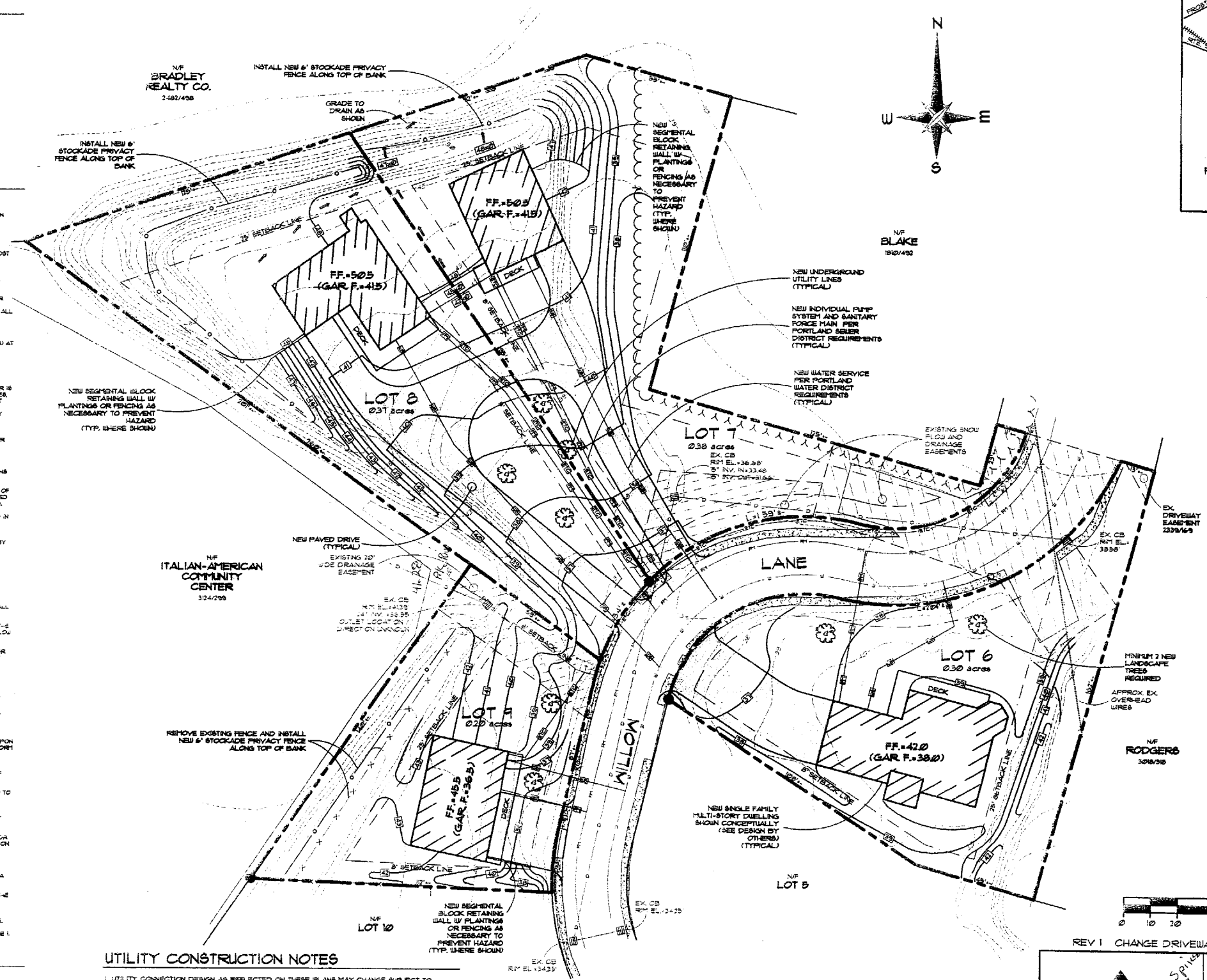
1. TEMPORARY BENCH MARK ASSUMED AS SHOWN.
2. SITE TOPOGRAPHY SHOWN HEREON FROM A FIELD SURVEY AS PERFORMED BY GULLENBURG LAND SURVEYING AND VISUALLY REVISED 4/09 AND MAY NOT BE ACCURATE IN ALL LOCATIONS.
3. PROPERTY SURVEY, MERIDIAN AND METES AND BOUNDS PROVIDED GULLENBURG LAND SURVEYING.
4. NO SITE WETLAND REVIEW OR DELINEATION WAS PERFORMED ON THIS SITE.
5. PROPOSED BUILDING FOUNDATIONS AS SHOWN PER PLANS BY OTHERS AS PROVIDED BY THE CLIENT. REFER TO ACCEPTED ARCHITECTURAL PLANS FOR ACCURATE DIMENSION, ETC.
6. OTHER EXISTING DESIGN AND SUBDIVISION DETAILS AS SHOWN PER PLANS OF "FORE RIVER PLACE" BY CIVIL CONSULTANTS DATED 8/8/96.
7. REFER TO "LOT CONFIGURATION PLAN WILLOW LASSELL & MITTON STREETS" BY CIVIL CONSULTANTS AS APPROVED BY THE CITY OF PORTLAND PLANNING BOARD AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS JAN. 7, 1997 IN PLAN BOOK 197 PAGE 1

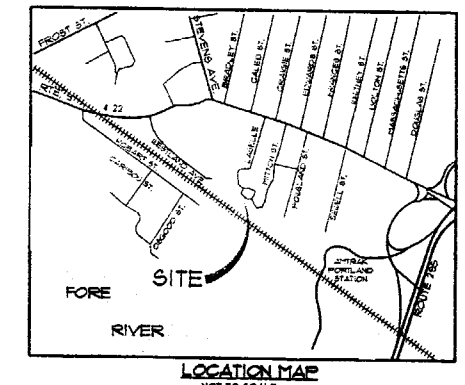
GENERAL NOTES

1. THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FURNISHING ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, IMPLEMENTS, PARTS AND SUPPLIES NECESSARY FOR OR APPURTENANT TO THE INSTALLATION OF CONSTRUCTION IMPROVEMENTS IN ACCORDANCE WITH THESE DRAWINGS AND AS FURTHER ELABORATED IN ANY ACCOMPANYING SPECIFICATIONS.
2. THE WORK SHALL BE PERFORMED IN A THOROUGH WORKMANLIKE MANNER. ALL CONTRACTORS TO CONFORM TO ALL APPLICABLE OSHA STANDARDS. ANY REFERENCE TO A SPECIFICATION OR DESIGNATION OF THE AMERICAN SOCIETY FOR TESTING MATERIALS, FEDERAL SPECIFICATIONS, OR OTHER STANDARDS, CODES OR ORDERS, REFERS TO THE MOST RECENT OR LATEST SPECIFICATION OR DESIGNATION.
3. ALL CONSTRUCTION WITHIN THE CITY OF PORTLAND RIGHT OF WAY SHALL COMPLY WITH CITY PUBLIC WORKS STANDARDS. ALL CONSTRUCTION WITHIN A STATE RIGHT OF WAY SHALL COMPLY WITH MAINE D.O.T. STANDARDS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO RESPECTIVE UTILITY STANDARDS.
4. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY THE CITY OF PORTLAND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND REQUIRED TO PERFORM ALL THE WORK (STREET OPENINGS, BUILDING PERMIT, ETC.). THE CONTRACTOR SHALL POST ALL BONDS AS REQUIRED, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
5. PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR IS TO INFORM ALL AREA UTILITY COMPANIES AND GOVERNMENTAL AGENCIES OF PLANNED CONSTRUCTION. THE SITE CONTRACTOR IS REQUIRED TO CONTACT DIG-SAFE (1-888-239-4STU) AT LEAST 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION TO VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS.
6. THE PROJECT DRAWINGS ARE GENERALLY SCHEMATIC AND INDICATE THE POSSIBLE LOCATION OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY MAPS, MUNICIPAL RECORD MAPS, AND FIELD SURVEY. IT IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES, WHEN THOSE SERVICES ARE TO BE LEFT IN PLACE. THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATING AND BACKFILLING OPERATIONS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE FOUND, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
7. OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN FEET (10') OF ANY ELECTRIC LINE. IF THE CONTRACTOR MUST OPERATE CLOSER THAN 10', THE CONTRACTOR MUST CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS BEFORE ENCROACHING ON THIS REQUIREMENT.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLANS, APPROVALS, AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS IN THE FIELD AND CONTACT THE DESIGN ENGINEER IF THERE ARE ANY DISCREPANCIES REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT AN APPROPRIATE REVISION CAN BE MADE PRIOR TO BIDDING.
9. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF THE BUILDING AREA (SITE PLANS SHOW APPROXIMATE BUILDING DIMENSIONS). ALL SITE DIMENSIONS ARE REFERENCED TO PROPERTY LINES, THE FACE OF CURBS, OUTSIDE FACE OF WALLS, OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
10. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED IN WRITING BY THE OWNER, DESIGN ENGINEER, AND APPROPRIATE GOVERNMENTAL AGENCY PRIOR TO INSTALLATION.
11. THE CONTRACTOR SHALL RESTORE ALL UTILITY STRUCTURES, PIPE, UTILITIES, PAVEMENT, CURBS, SIDEWALKS, AND LANDSCAPED AREAS DISTURBED BY CONSTRUCTION TO AS GOOD AS BEFORE BEING DISTURBED AS DETERMINED BY CITY OF PORTLAND CODE ENFORCEMENT OFFICIALS. ANY DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH MAINE DOT STANDARDS. THE CONTRACTOR SHALL PROVIDE, MAINTAIN AND PROTECT TRAFFIC CONTROL DEVICES TO THE EXTENT REQUIRED BY LAW FOR THE PROTECTION OF THE PUBLIC CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, AND UNIFORMED TRAFFIC CONTROL PERSONNEL AS REQUIRED OR ORDERED BY THE DESIGN ENGINEER OR CODE ENFORCEMENT PERSONNEL. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE CITY OF PORTLAND. PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH MDOT SPECIFICATIONS. TWELVE INCH (12") SIDE STOP BAR AND FOUR INCH (4") SIDE STRIPES SHALL BE LOCATED AS SHOWN ON THE PLANS.
13. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PRODUCT MATERIALS AND PLANT SPECIFICATIONS TO THE OWNER AND DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE ALLOW A MINIMUM OF 10 WORKING DAYS FOR REVIEW.
14. THE OWNER MAY RETAIN AN INDEPENDENT TESTING LABORATORY FOR SOIL AND PAVEMENT TESTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH ANY RECONSTRUCTION AND RE-TESTING OF UNSATISFACTORY SOILS.
15. ALL EXCAVATION SHALL BE BACKFILLED TO EXISTING GRADE BEFORE THE END OF THE DAY OR ADEQUATELY PROTECTED FROM DAMAGE TO HUMANS AND ANIMALS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE OWNER WILL PROVIDE A BENCH MARK AT THE CONSTRUCTION SITE FROM WHICH TO BEGIN LAYOUT.
17. THE CONTRACTOR SHALL FURNISH ELECTRICAL POWER, WATER, AND SANITARY FACILITIES FOR HIS EXCLUSIVE USE AT THE CONSTRUCTION SITE SHOULD THE CONTRACTOR DEEM THIS ESSENTIAL FOR THE PROPER PERFORMANCE OF THE CONTRACT.
18. WORK MAY PROGRESS MONDAY THROUGH SATURDAY 7:00 AM TO 7:00 PM. WORK AT OTHER TIMES MAY PROCEED UPON WRITTEN APPROVAL BY THE OWNER AND THE CITY OF PORTLAND. THE CONTRACTOR SHALL BE REQUIRED TO CONFORM WITH ALL RULES AND REGULATIONS SET FORTH IN CITY OF PORTLAND SUBDIVISION REGULATIONS.
19. THE CONTRACTOR SHALL GUARANTEE THE FAITHFUL REMEDY OF ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND GUARANTEES PAYMENT FOR ANY RESULTING DAMAGE WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT.
20. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
21. A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER, DESIGNERS, CITY OFFICIALS AND CONTRACTOR SHALL BE REQUIRED BEFORE ANY CONSTRUCTION OCCURS ON THE PROJECT. DURING CONSTRUCTION THERE SHALL BE WEEKLY PROGRESS MEETINGS WITH THE OWNER (ON SITE OR TELECONFERENCE) UNTIL PROJECT COMPLETION.
22. PROPER IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE OF PARAMOUNT IMPORTANCE FOR THIS PROJECT. 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 ONSITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR STATE/LOCAL/FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER.
23. EACH DWELLING TO BE EQUIPPED WITH A SUITABLE SANITARY SEWER GRINDER PUMP, BACKFLOW PREVENTERS AND A FORCE MAIN LINE AS REQUIRED BY THE CITY OF PORTLAND SANITARY DISTRICT REGULATIONS.
24. SEWER AND WATER CONNECTIONS TO THE EXISTING LINES, THE TYPE AND LOCATIONS OF WHICH TO BE VERIFIED BY THE CONTRACTOR ARE TO BE MADE IN CONFORMANCE WITH THE CITY OF PORTLAND WATER AND SANITARY DISTRICT REGULATIONS.
25. PROPERTY INFORMATION TAKEN FROM "LOT CONFIGURATION PLAN, "WILLOW, LASSELL AND MITTON STREETS BY CIVIL CONSULTANTS DATED AUG 96 AND REVISED DEC 96. THE PLAN WAS BEEN APPROVED BY THE CITY OF PORTLAND PLANNING BOARD AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS JAN 7, 1997 PLAN BOOK 197 PAGE 1.

GRADING NOTES

1. THE CONTRACTOR SHALL PRESERVE EXISTING TREES WHERE POSSIBLE.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
3. EMBANKMENT LAYERS SHALL START AT THE DEEPEST PORTION OF THE FILL AND AS PLACEMENT PROGRESSES, LAYERS SHALL BE PLACED APPROXIMATELY HORIZONTAL IN EIGHT INCH (8") LIFTS. AT THE CLOSE OF EACH DAY'S WORK THE EMBANKMENT SURFACE SHALL BE GRADED, CROWNED, SMOOTHED, ROLLED AND SEALED AGAINST INFILTRATION OF WATER. EXCESS EXCAVATION, IF ANY, SHALL BE REMOVED OFFSITE UNLESS CONTRACTOR OBTAINS WRITTEN APPROVAL FROM OWNER FOR STOCKPILING MATERIALS ONSITE.
4. THE CONTRACTOR SHALL COMPACT FILL UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D3557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
5. AGGREGATE FOR GRAVEL SURFACE COURSE SHALL MEET TYPE "A" MDOT GRAVEL'S SECTION 703.06. AGGREGATE FOR GRAVEL BASE COURSE SHALL MEET TYPE "D" MDOT GRAVEL'S SECTION 703.06. THE COMPLETED SURFACE OF EACH LAYER OF GRAVEL SHALL BE SHAPED AND MAINTAINED TO A TOLERANCE, ABOVE OR BELOW THE REQUIRED GRADE, OF ONE HALF INCH.
6. ALL AREAS WHERE LOAM IS REQUIRED SHALL BE TRIMMED AND SHAPED TO THE REQUIRED GRADE. ALL DEBRIS/STONES SHALL BE REMOVED FROM THE LOAM. LOAM SHALL BE SPREAD UNIFORMLY ON THE PREPARED AREAS TO A UNIFORM DEPTH OF FOUR INCHES (4") ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. IT IS NECESSARY TO COMPACT THE TOPSOIL ENOUGH TO ENSURE GOOD CONTACT WITH THE UNDERLYING SOIL, HOWEVER, UNDUE COMPACTION IS TO BE AVOIDED AS IT PREVENTS SEED GERMINATION.





LOCATION MAP
NOT TO SCALE

LEGEND

- EX. UTILITY POLE
- EX. WATER SERVICE
- EX. SANITARY FORCE MAIN
- EX. UNDERGROUND UTILITIES
- EX. PAVEMENT
- EX. TREE LINE
- EX. TREE
- N/F — NOW OR FORMERLY
- 3827/39 — BOOK AND PAGE #
- PROPERTY LINE
- EX. CONCRETE SIDEWALK
- NEW ASPHALT PAVING
- NEW TREE LINE
- WET AREA
- NEW WATER SERVICE
- NEW SANITARY FORCE MAIN
- NEW UNDERGROUND UTILITIES
- NEW SEGMENTAL BLOCK RETAINING WALL W/ PLANTINGS OR FENCING AS NECESSARY TO REDUCE HAZARD

SCALE : 1" = 20'
0 10 20 40 60 80 100

UTILITY CONSTRUCTION NOTES

1. UTILITY CONNECTION DESIGN AS REFLECTED ON THESE PLANS MAY CHANGE SUBJECT TO UTILITY COMPANY AND CITY STAFF REVIEWS.
2. PROPER COORDINATION WITH THE RESPECTIVE UTILITY COMPANY SHALL BE PERFORMED BY THE CONTRACTOR TO ENSURE THAT ALL UTILITY COMPANIES (AND CITY) STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET.
3. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION BY UTILITY COMPANY PERSONNEL PRIOR TO BACKFILL OF TRENCHES.
4. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER OWNER/DESIGNER APPROVED ACCURATE METHOD.
5. SANITARY LINES SHALL MAINTAIN A TEN FOOT (10') MINIMUM HORIZONTAL AND EIGHTEEN INCH (18") VERTICAL SEPARATION DISTANCE FROM WATER LINES.
6. RELOCATION OF UTILITY COMPANY FACILITIES (SUCH AS POLES) SHALL BE RELOCATED WITH THE AGREEMENT OF OWNER (OR CITY) AND UTILITY COMPANY.
7. ALL WATER LINES TO HAVE 5.5' OF EARTH COVER OVER PIPE WHERE POSSIBLE. THE WATER LINES ARE TO BE CONSTRUCTED, BACKFILLED AND COMPACTED TO PORTLAND WATER DISTRICT STANDARDS.

STATE OF MAINE
STEPHEN J. RIBEYRE
9-6-05
PROFESSIONAL ENGINEER
FOR APPROVALS ONLY

REV 1 CHANGE DRIVEWAY/GRADING TO LOT 9 REV 6-02-05

P.K. Spines 11.20

SJR ENGINEERING

S.J.R. ENGINEERING
21 MAYFLOWER ROAD
AUGUSTA, MAINE
TEL: (207) 622-1676

RESIDENTIAL DEVELOPMENT PLAN
WILLOW LANE

ERIN & ASSOCIATES
P.O. BOX 8790 - PORTLAND, MAINE 04104
CUMBERLAND COUNTY

SCALE : AS SHOWN	DRAWN BY : BOMAC	PROJECT :WILLOWTSP2
DATE : JUNE, 2005	CHECKED BY : SJR	DRAWING # 1