

NOTES:  
 1. PC HOLE AT LEAST 2 TIMES THE WIDTH OF ROOT BALL AND 45 DEEP AS THE ROOT BALL (NO DEEPER SET SQUARE NUMBER CORNER HOLE DEPTH AS VEEDED).  
 2. FOR DECIDUOUS AND NEEDLED EVERGREEN TREES AND SHRUBS, REMOVE ALL SOIL FROM THE ROOT BALL. COVER WITH 2\"/>

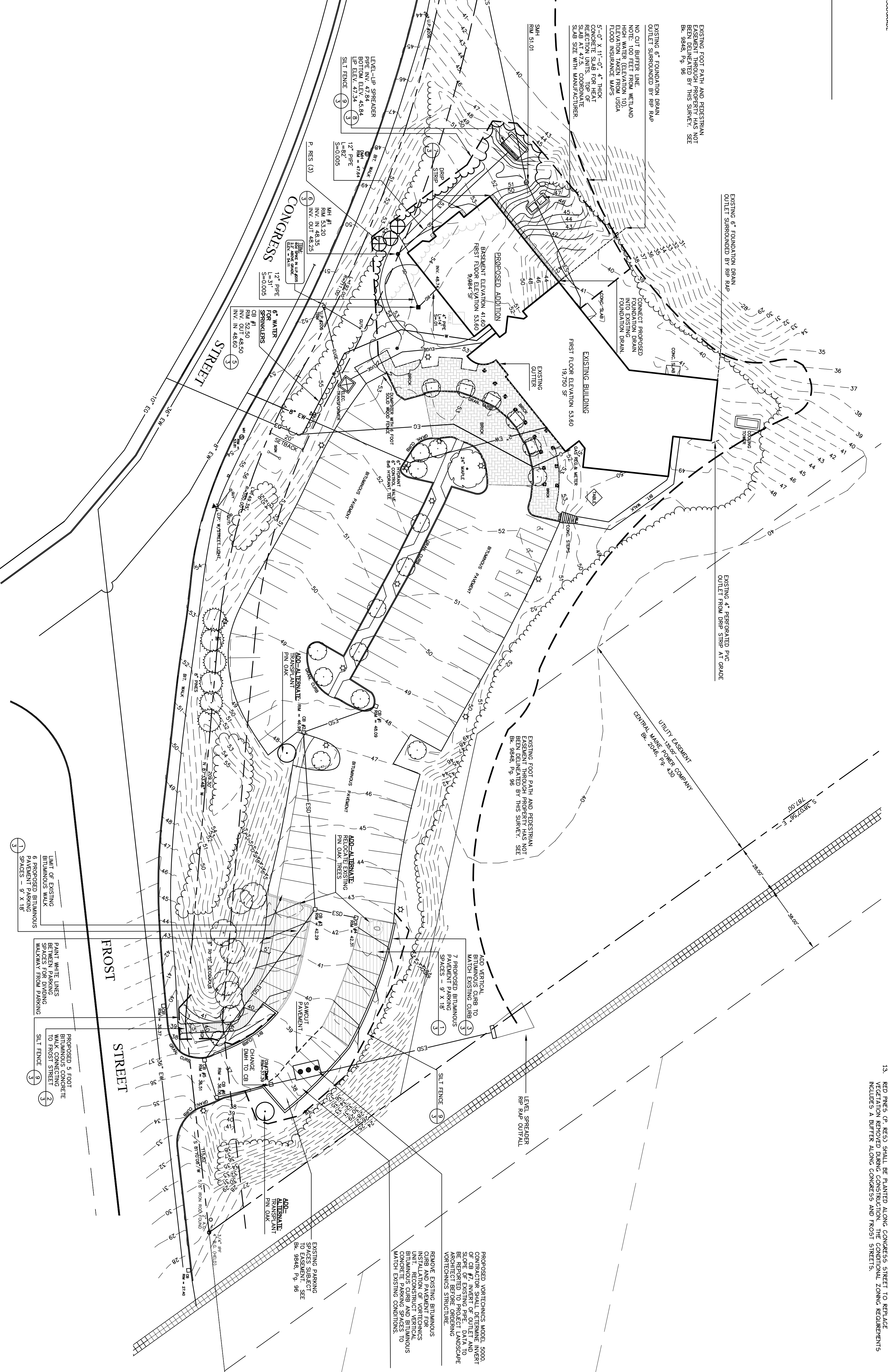
**TREE INSTALLATION**  
 NOT TO SCALE

**PLANT LIST**

KEY	CITY	BOTANICAL NAME	COMMON NAME	SIZE
P. RES	3	PRUNUS RESINOSA	RED PINE	5'-6'

**LEGEND**

PROPERTY LINE	EXISTING	PROPOSED
CONCRETE FOUNDATION	[Symbol]	[Symbol]
CATCHBASIN	[Symbol]	[Symbol]
MANHOLE	[Symbol]	[Symbol]
HYDRANT	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
LIMIT OF VEGETATION	[Symbol]	[Symbol]
LIGHT FIXTURE	[Symbol]	[Symbol]
ELECTRIC SERVICE	[Symbol]	[Symbol]
GAS SERVICE	[Symbol]	[Symbol]
WATER SERVICE	[Symbol]	[Symbol]
STORM DRAINAGE	[Symbol]	[Symbol]
SEWER SERVICE	[Symbol]	[Symbol]
ROOF DRAIN	[Symbol]	[Symbol]
SETPACK LINE	[Symbol]	[Symbol]
SILT FENCE	[Symbol]	[Symbol]



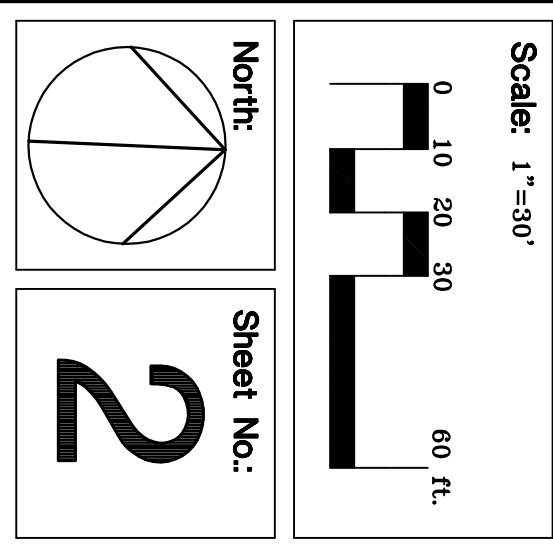
**GENERAL PLANTING NOTES**

1. CALL DG-SAFE (1-888-344-7233) PRIOR TO BEGINNING WORK. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND DEPTHS OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES DAMAGED BY ANY EXCAVATION WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
2. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BEGINNING.
3. DO NOT SCALE FROM DRAWINGS. ANY DIMENSIONS IN DIMENSIONS SHALL BE REPORTED PREPARELY TO THE LANDSCAPE ARCHITECT. DIMENSIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT. DIMENSIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
4. REMOVE EXISTING TRANSMISSION WHERE NEW WORK MEETS EXISTING CONDITIONS.
5. CONTRACTOR SHALL FURNISH AND PLACE 12 INCHES OF LOAM IN ALL SPREAD BEDS, 30 INCHES IN ALL TREE PITS, AND 6 INCHES UNDER ALL PAVED AREAS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
6. ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE PRACTICES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
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**GENERAL NOTES**

1. TOTAL LOT AREA: 444,336 SF. OR 11.2 ACRES
2. ZONING DISTRICT: CONVENTIONAL R-4P
3. TAX MAP REFERENCE: CHART 220, BLOCK C, LOT 7
4. SPACING AND BUFFER REQUIREMENTS:
 

MINIMUM LOT AREA	6,000 SF.	REQUIRED	444,336 SF.
MINIMUM STREET FRONTAGE	60 FEET	REQUIRED	1,063 FEET
MINIMUM REAR YARD	20 FEET	REQUIRED	20 FEET
MINIMUM SIDE YARD	4 FEET	REQUIRED	4 FEET
MINIMUM BUILDING SETBACK	10 FEET	REQUIRED	10 FEET
TOTAL	27,734 SF.	PROPOSED	27,734 SF.
5. NAME ORTHOPAEDIC CENTER
6. PAVED AREAS SHALL MEET CITY OF PORTLAND SPECIFICATIONS.
7. ALL MATERIALS AND INSTALLATIONS SHALL MEET CITY OF PORTLAND SPECIFICATIONS.
8. THE EXISTING PAVED SURFACE ABOVE THE 40 FOOT CONTOUR ELEVATION IS 346 PERCENT GRADE. THE PROPOSED PAVED SURFACE SHALL BE 35 PERCENT GRADE.
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13. RED PINE (P. RES) SHALL BE PLANTED ALONG CONGRESS STREET TO REPLACE VEGETATION REMOVED DURING CONSTRUCTION. THE CONDITIONAL ZONING REQUIREMENTS INCLUDES A BUFFER ALONG CONGRESS AND FROST STREETS.



**Title:** SITE PLAN

**Date:** OCTOBER 1, 2004

**Revisions:**

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**MAINE ORTHOPAEDIC CENTER**

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