

GENERAL NOTES

- 1. TOPOGRAPHIC AND BOUNDARY DATA AND EXISTING CONDITIONS ARE BASED ON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES, INC.
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 (1-888-344-7233) 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. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND/OR CITY OF PORTLAND TECHNICAL STANDARDS, WHICH EVER IS MORE STRINGENT.
5. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCES, PAVING, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE POINTS
6. ALL REQUIRED AND NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL SERVICE CONNECTIONS.
7. PROJECT IS LOCATED IN ZONE "X" FLOOD ZONE, PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY #230051, PANEL #0012C DATED DEC. 8, 1998.
8. THE CONTRACTOR SHALL READ AND FOLLOW ALL RECOMMENDATIONS MADE IN THE SITE GEOTECHNICAL REPORT PREPARED BY S.W. COLE ENGINEERING, INC.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
10. ALL PROPOSED SIGNS WILL CONFORM TO THE CITY OF PORTLAND ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
11. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MAINE EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND MDOT SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED).
12. ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL HAVE 2 COATS OF PAINT, ALKYD BASIN SYNTHETIC RESIN, FEDERAL SPECIFICATION TTP-115 TYPE 1, IN A COLOR OF WHITE. ALL STRIPING ON CONCRETE IS TO BE YELLOW.
13. ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS TO BE A COLOR OF WHITE. ALL PAVEMENT MARKINGS TO BE PLASTIC INLAY MATERIAL OR EQUIVALENT.
14. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
15. THE ENTIRE SITE AND PLAN SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE AND PLAN AND IN ACCORDANCE WITH ALL ACCOMPANYING WRITTEN SUBMITTALS AND IN ACCORDANCE WITH ANY CONDITIONS ATTACHED BY THE PLANNING BOARD. APPROVAL BY THE PLANNING AUTHORITY SHALL BE REQUIRED FOR ANY MINOR ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY; DRAINAGE; LANDSCAPING; RETENTION OF WOODED OR LAWN AREAS; ACCESS; UTILITIES; SIZE, LOCATION AND SURFACING OF PARKING AREAS; AND LOCATION AND SIZE OF BUILDINGS. MAJOR ALTERATIONS OR DEVIATIONS MUST BE APPROVED BY THE PLANNING BOARD AS REVISIONS OR AMENDMENTS. THE INITIAL DETERMINATION OF WHETHER A CHANGE IS MINOR OR MAJOR WILL BE MADE BY THE PORTLAND PLANNING AUTHORITY.
16. FAILURE TO COMMENCE SUBSTANTIAL CONSTRUCTION OF A SITE PLAN WITHIN TWO (2) YEARS OF THE DATE OF THE FINAL PLANNING BOARD APPROVAL OF THE PLAN SHALL RENDER THE PLAN NULL AND VOID.
17. ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS PUBLISHED IN THE FEDERAL REGISTER, VOL. 56, NO. 144, DATED JULY 26, 1991, REVISED JULY 23, 2004.
18. WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THE PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
19. A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.
20. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY FST, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THIS PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

PERMITTING NOTES

- 1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SITE PLAN REVIEW PERMIT FROM THE CITY OF PORTLAND WHICH WILL BE MADE A PART OF THE CONTRACT BID DOCUMENTS. THE CONSTRUCTION WILL BE GOVERNED BY THE ZONING ORDINANCES WHICH ARE AVAILABLE FOR VIEWING AT THE OFFICE OF THE ENGINEER OR THE MUNICIPAL OFFICE.
2. VACANT
3. 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 FACE OF CURB OR BUILDING.
2. ALL SIGNS INDICATED ON THE LAYOUT PLANS ARE TO MEET ALL REQUIREMENTS AND STANDARDS OF THE MAINE DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. COORDINATES FOR CATCH BASIN AND MANHOLES ARE TO THE CENTER OF THE FRAME.
4. PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE-HALF OF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
5. 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 PROFESSIONAL LAND SURVEYOR, AT NO EXTRA EXPENSE TO THE OWNER.
6. ALL HANDICAP PARKING SPACES ARE TO RECEIVE HANDICAP SIGNS AND PAVEMENT MARKINGS AS ILLUSTRATED ON THE DETAIL SHEETS. UNLESS OTHERWISE NOTED, ALL ON-SITE CURB SHALL BE SLIP FORM CONCRETE CURB, AND CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. ALL OFF SITE CURBING WITHIN THE CONGRESS STREET RIGHT OF WAY SHALL BE GRANITE AND CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

GRADING AND DRAINAGE NOTES

- 1. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS SECTION 603 - PIPE CULVERTS AND STORM DRAINS, LATEST REVISION, WITH THE EXCEPTION THAT THE ONLY ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:
REINFORCED CONCRETE PIPE
POLYVINYL CHLORIDE (PVC) PIPE
SMOOTH BORE POLYETHYLENE PIPE- ADS OR HANCOR
2. TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCK PILED AND SCREENED. UNSUITABLE SOIL SHALL BE SEPARATED, REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION.
3. 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. ALL DEWATERING SHALL BE CONDUCTED IN A MANNER THAT PREVENTS THE RELEASE OR TRANSPORT OF SEDIMENTS FROM THE SITE.
4. PAVING WITHIN ALL ADA COMPLIANT PARKING SPACES SHALL COMPLY WITH ADA/ANSI REQUIREMENTS INCLUDING PROVISIONS THAT LIMIT PAVEMENT GRADES TO A MAXIMUM OF 2% IN ANY DIRECTION WITHIN ALL SPACES. A MAXIMUM GRADE OF 5% ALONG THE ADA ROUTE MUST ALSO BE PROVIDED. THE CONTRACTOR SHALL PROVIDE EVIDENCE THAT THESE CONDITIONS HAVE BEEN SATISFIED PRIOR TO PROJECT ACCEPTANCE.
5. THE CONTRACTOR SHALL PROVIDE A WORK SHEET CONTAINING BINDER COURSE ASPHALT SPOT GRADES AT ALL FOUR CORNERS OR EACH ADA SPACE TO THE ENGINEER PRIOR TO PLACEMENT OF SURFACE PAVEMENT.

UTILITY NOTES

- 1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND THEY SHALL REPORT THEIR FINDINGS TO THE OWNER AND DESIGN ENGINEER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DROP AND TIE-IN FEES REQUIRED AS WELL AS THE COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
3. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO THE PORTLAND WATER DISTRICT STANDARDS. ALL WATER FIRE LINE AND DOMESTIC PIPING 4" OR GREATER DIAMETER 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.
4. THRUST BLOCKS OR LOCKING RETAINER GLANDS SHALL BE PLACED ON THE WATER DISTRIBUTION LINES AT ALL BENDS, TEES, FIRE HYDRANTS, VALVES, CHANGES IN DIRECTION, ETC. THE THRUST BLOCKS OR LOCKING RETAINER GLANDS SHALL MEET THE REQUIREMENTS OF THE PORTLAND WATER DISTRICT STANDARDS.
5. THE LOCATION OF THE PROPOSED OVERHEAD AND UNDERGROUND ELECTRICAL SERVICE IS APPROXIMATE AND THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION WITH THE ELECTRICAL PLANS, CENTRAL MAINE POWER AND OTHER SERVICING UTILITY COMPANIES.
6. THE PORTLAND PUBLIC WORKS SANITARY DIVISION AND PORTLAND WATER DISTRICT SHALL BE NOTIFIED FOR SEWER INSPECTIONS. ALL SEWER UTILITY MATERIALS AND INSTALLATION METHODS SHALL BE ACCEPTABLE TO THE DISTRICT.
7. THE DOMESTIC WATER METER(S) SHALL BE INSTALLED WITHIN THE BUILDING WITH A REMOTE READER INSTALLED ON THE BUILDING AT THE ENTRANCE POINTS. THE DOMESTIC WATER SERVICE LINES SHALL HAVE GATE VALVES INSTALLED OUTSIDE THE BUILDINGS.
8. LIGHT POLES AND FIXTURES SHALL BE REVIEWED WITH THE OWNER FOR COLOR AND PHOTOMETRICS.
9. SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS FOR SDR-35 FOR GRAVITY PIPE AND SDR-18 FOR PRESSURE PIPE.
10. PROPOSED RIM ELEVATIONS OF DRAINAGE AND SANITARY MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE AS SHOWN ON THE GRADING AND DRAINAGE PLAN.
11. SEWER AND WATER LINES AND ALL APPURTENANCES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY STANDARDS AND SPECIFICATIONS.
12. ALL SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS.
13. SANITARY SEWER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM AN EXISTING OR PROPOSED WATER LINE. WHEN A SEWER LINE CROSSES A WATER MAIN, THE WATER LINE SHALL BE CLASS 52 DUCTILE IRON, EXTENDED A MINIMUM OF 10 FEET TO EACH SIDE OF THE WATER LINE. THE SEWER LINE SHALL ALSO MAINTAIN A VERTICAL SEPARATION OF NOT LESS THAN 18 INCHES FROM A WATER LINE.
14. ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.

- 15. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
16. ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER(S) SHALL BE RUN UNDERGROUND FROM ROAD RIGHT-OF-WAY TO TRANSFORMER LOCATION. ALL ASSOCIATED COST SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
17. THE CONTRACTOR SHALL FURNISH TWO (2) 4" TELEPHONE CONDUITS PER BUILDING AS SHOWN ON PLAN. VERIFY THE LOCATION OF TIE-IN AT TELEPHONE COMPANY'S SERVICE LINE AND PROVIDE NYLON PULL CORDS INSIDE CONDUIT.
18. THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT OF ALL UTILITY CONNECTION FEES.
19. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS, INSTALLATION AND MEASURES NECESSARY FOR THE INSTALLATION OF ALL UNDERGROUND STORAGE TANKS INCLUDING BUT NOT LIMITED TO ANTI-FLOTATION MEASURES, BACK FILL MATERIAL AND SURFACE RESTORATION.
20. ALL UNDERGROUND STORAGE TANKS, PRODUCT PIPING AND VENT LINES SHALL COMPLY WITH CURRENT NFPA, STATE, AND E.P.A REGULATIONS.
21. THE PROPOSED FUEL CANOPY WILL REQUIRE A FIRE SUPPRESSION SYSTEM IN ACCORDANCE WITH MAINE DEP REQUIREMENTS.

EROSION CONTROL NOTES

- 1. LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE THAT CAUSES THE MOST PRACTICAL LEAST DISTURBANCE OF THE SITE.
2. PRIOR TO BEGINNING ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE PERIMETER SILT FENCE(S) OR EROSION CONTROL MIX BERM(S) AND THE CONSTRUCTION ENTRANCE(S).
3. ALL GROUND AREAS GRADED FOR CONSTRUCTION BUT NOT WITHIN PAVEMENT OR BUILDING AREA 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. PRIOR TO PAVING, THE CONTRACTOR SHALL FLUSH SILT FROM ALL STORM DRAIN LINES AND REMOVE ACCUMULATED SEDIMENT FROM ALL SUMPS AND MANHOLE INVERTS. SILT SHALL NOT BE FLUSHED OR DISPOSED INTO THE NEARBY STORMWATER MANAGEMENT BASIN OR WATER COURSES.
5. SILT FENCES AND/OR SEDIMENT BARRIERS SHALL BE INSPECTED, REPAIRED AND CLEANED AS NOTED IN THE EROSION CONTROL REPORT.
6. THE CONTRACTOR SHALL REPAIR AND ADD STONE TO THE CONSTRUCTION ENTRANCE AS IT BECOMES SATURATED WITH SEDIMENT TO ENSURE THAT IT WORKS AS PLANNED DURING CONSTRUCTION.
7. THE MAINTENANCE SCHEDULE FOR THE CATCH BASIN SEDIMENT SUMPS AFTER THE COMPLETION OF CONSTRUCTION IS AS FOLLOWS:
THESE DEVICES SHALL BE INSPECTED IN APRIL AND OCTOBER OF EACH YEAR. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE CATCH BASIN WHEN THE DEPTH OF THE SEDIMENT IS GREATER THAN ONE FOOT. THE SEDIMENT WILL BE REMOVED FROM THE SITE BY THE OWNER OR THE CATCH BASIN CLEANING CONTRACTOR AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
8. 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 PERMITTEE.
9. ALL NON-PAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE LOAMED WITH AT LEAST 6" SCREENED TOPSOIL AND SEEDED, UNLESS OTHERWISE DIRECTED BY THE OWNER.
10. ALL CATCH BASINS WITH AN 18" OUTLET PIPE OR LESS SHALL BE FITTED WITH A CASCO TRAP OR "SNOOT" SEDIMENTATION HOOD PER THE DETAILS.
11. WINTER CONSTRUCTION REQUIRES ADDITIONAL INTERIM STABILIZATION AND PREPARATIONS. REFER TO SHEET C-8.7 FOR A LIST OF WINTER CONSTRUCTION PROCEDURES.

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, SHRUB BEDS, ETC. ARE TO BE MULCHED WITH 3" OF SHREDDED SOFTWOOD BARK MULCH.
2. ALL DISTURBED AREAS EXCEPT ROCK TO REMAIN EXPOSED ARE TO RECEIVE A MINIMUM OF 6" OF TOPSOIL PRIOR TO PERMANENT SEEDING.
3. SUBSTITUTIONS TO THE PLANTING PLAN MUST BE APPROVED BY THE OWNER.

GEOTECHNICAL NOTES:

S.W. COLE ENGINEERING INC. IS COMPLETED A SUBSURFACE GEOTECHNICAL CONDITIONS INVESTIGATION AND REPORT. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THIS REPORT AND PER ANY OTHER CONTRACT REQUIREMENTS SET FORTH BY THE OWNER / DEVELOPER. THE OWNER SHALL NOT BE RESPONSIBLE FOR UNFORESEEN SUBSURFACE CONDITIONS NOR SHALL ANY EXTRA COSTS BE PAID FOR THESE CONDITIONS.

LEGEND
EXISTING
PROPOSED
BUILDING
PROPERTY LINE
SETBACK
RETAINING WALL
CURBING (SEE DRAWING FOR TYPES)
EDGE OF PAVEMENT
EDGE OF GRAVEL DRIVE
GRADING CONTOUR LINE
SPOT ELEVATION
GUARD POST/BOLLARD
POLE WITH LIGHT FIXTURE(S)
UTILITY POLE
FREESTANDING SIGN
BARRIER FREE PARKING SYMBOL
PEDESTRIAN CROSSWALK
PAINTED DIRECTIONAL TRAFFIC ARROW
OVERHEAD ELECTRIC/TELEPHONE
UNDERGROUND ELECTRIC/TELEPHONE
UNDERGROUND ELECTRIC/COMMUNICATION
WATER LINE
SEWER LINE
GAS LINE
STORM DRAIN LINE
CULVERT
HYDRANT
WATER GATE VALVE
WATER SHUT OFF VALVE
MANHOLE
CATCH BASIN
STONE WALL
TREELINE
TREES/LANDSCAPING
RIPRAP
SILT FENCE
CHAIN LINK FENCE
WOOD FENCE
GUIDE RAIL
STONE SEDIMENT BARRIER
TRANSFORMER PAD
CENTER LINE
TEST PIT
IRON ROD (SET)
IRON ROD (FOUND)
P.K. SPIKE

Table with columns: REV, DATE, DESCRIPTION, REVISIONS. Includes dates from 08.03.15 to 04.09.13 and descriptions like 'FINAL PLANS ISSUED TO CITY OF PORTLAND, ISSUED FOR CONSTRUCTION'.

PROJECT MULTI-USE DEVELOPMENT
2282 CONGRESS ST., PORTLAND, ME
SHEET TITLE GENERAL NOTES AND LEGEND
CLIENT CJ DEVELOPERS, INC.
35 PRIMROSE LANE, FREEPORT, MAINE 04032
AND PORTLAND PROPERTY HOLDINGS, LLC
2 MAIN STREET, SUITE 200, TOPSHAM, MAINE 04086

FST 100 YEARS
FAY, SPOFFORD & THORNDIKE
ENGINEERS • PLANNERS • SCIENTISTS
778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106
DRAWN: CMW DATE: OCTOBER 2013
DESIGNED: SRB SCALE: AS NOTED
CHECKED: SRB JOB NO. 3118
FILE NAME: 3118-GEN
SHEET C-1.1