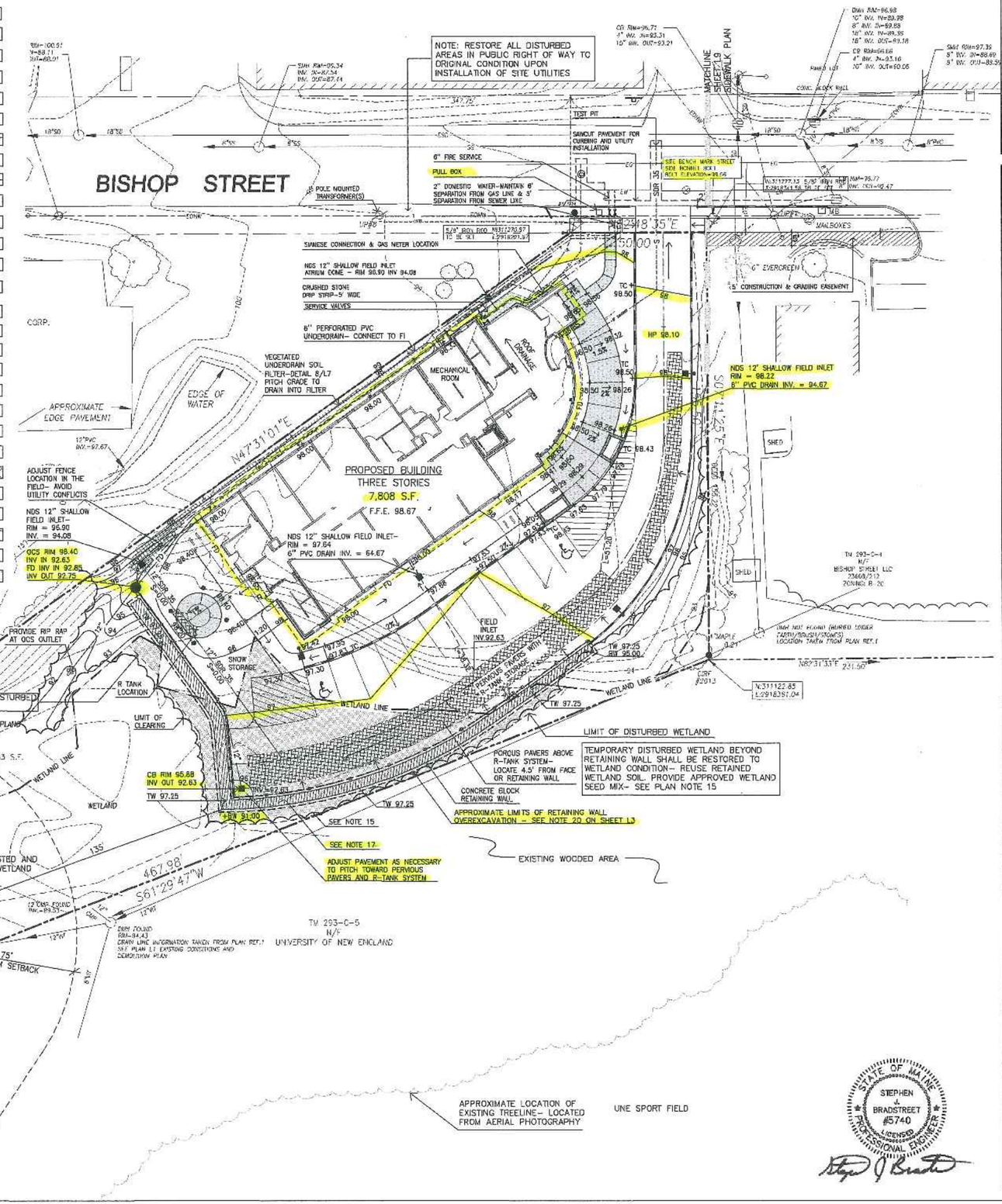
GRADING AND DRAINAGE NOTES:

1. DO NOT SCALE THESE DRAWINGS. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ADDITIONAL WORK PROCEEDS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
3. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATION OF OR INSTALLATION OF ANY PART OF THIS WORK.
4. CONTRACTOR SHALL AVOID ALL AREAS NOT REQUIRING GRADING. CONTRACTOR SHALL NOT DISTURB THESE AREAS. REFER TO NOTE 21 PLAN SHEET L2.
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL DIGSAFE (1-888-344-7233) AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
6. CONTRACTOR SHALL CONDUCT TEST PIT EXCAVATION TO CONFIRM LOCATION OF EXISTING UTILITIES WHERE NEW BUILDING SANITARY SERVICE AND WATER SERVICE ARE PROPOSED.
7. WHERE STORM DRAINS OR SEWER MAINS HAVE LESS THAN FOUR (4) FEET OF COVER BETWEEN TOP OF PIPE AND FINISH GRADE, INSULATE PIPE USING TWO (2) INCH THICK STYROFOAM INSULATION BOARD OVER AND ALONG SIDES OF THE PIPE.
8. EXISTING DRAINAGE MANHOLES SHALL BE CORED TO ACCEPT NEW DRAINAGE PIPES AS NOTED.
9. 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.
10. ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH INDIVIDUAL UTILITY DISTRICT REQUIREMENTS; CONTRACTOR SHALL COORDINATE INSTALLATION WITH APPROPRIATE UTILITY DISTRICT BEFORE INSTALLATION.
11. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY AND ALL UTILITIES CONNECTING TO INFRASTRUCTURE WITHIN THE ROAD SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
12. DISCONTINUED UTILITY SERVICES INCLUDING WATER, GAS AND SANITARY SEWER SHALL BE PERMANENTLY CAPPED CONFORMING TO UTILITY COMPANY AND CITY OF PORTLAND STANDARDS, CONTRACTOR SHALL COORDINATE WITH PUBLIC SERVICES AND/OR UTILITY COMPANY.
13. THE PROJECT BENCH MARK IS SIDE BONNET BOLT OF HYDRANT AT THE CORNER OF EASTERN PROPERTY LINE AND BISHOP STREET, ELEVATION 99.56.
14. BMP INSPECTIONS: THE OWNER SHALL HIRE A QUALIFIED POST-CONSTRUCTION STORMWATER INSPECTOR TO ANNUALLY, INSPECT THE BMPS, INCLUDING CATCH BASIN, DRYWELL, IN-LINE ROOF FILTERS, PIPES AND RELATED STRUCTURES, IN ACCORDANCE WITH ALL MUNICIPAL AND STATE INSPECTION, CLEANING AND MAINTENANCE REQUIREMENTS OF THE APPROVED POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN (PER SECTION 32 OF THE CITY OF PORTLAND CODE OF ORDINANCES).
15. WETLAND DISTURBANCE: CONTRACTOR SHALL STOCKPILE WETLAND SOIL IN AMOUNT SUFFICIENT TO RESTORE WETLAND IMPACTS ASSOCIATED WITH CONSTRUCTION OF RETAINING WALL. REPLACE A MINIMUM OF 12 INCHES OF WETLAND SOIL ALONG BASE OF RETAINING WALL TO RESTORE WETLAND CONDITION. SEED DISTURBED AREA WITH SPECIFIED WETLAND SEED MIX OR PLANTINGS: SEE PLAN SHEET L4: PLANTING PLAN.
16. PAVEMENT RESTORATION IN PUBLIC RIGHT OF WAY SHALL CONFORM TO CITY OF PORTLAND TECHNICAL STANDARDS FOR ROADWAY REPAIR.
17. GEOTECH NOTE RE: EXCAVATION FOR RETAINING WALL REFER TO GEOTECHNICAL REPORT PG 6, PREPARED BY S.W. COLE ENGINEERING DATED XX/XX/XXXX.
18. GEOTECH NOTE BLDG PAD REFER TO GEOTECHNICAL REPORT PG 5, PREPARED BY S.W. COLE ENGINEERING DATED DECEMBER 10, 2015.
19. GEOTECHNICAL REPORT AND SCOPE OF SITE WORK – REFER TO SECTION 00 30 00 INFORMATION AVAILABLE TO BIDDERS ITEM 1.3.A FOR A REPORT OF SUBSURFACE INVESTIGATIONS AND RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER AND DRAWING G1 FOR DEFINED OVER-EXCAVATION LIMITS TO BE INCLUDED IN THE BASE BID. THE GENERAL CONTRACTOR AND BIDDING SUB-CONTRACTORS SHALL PROVIDE SYSTEMS, MATERIALS AND SCOPE AS RECOMMENDED IN SAID REPORT BY THE GEOTECHNICAL ENGINEER. UNIQUE TO THIS SITE IS THAT A SUBSTANTIAL AMOUNT OF SOILS HAVE BEEN IDENTIFIED THAT REQUIRE REMOVAL, RELOCATION ON-SITE AND/OR REPLACEMENT WITH COMPACTED STRUCTURAL FILL. THE GEOTECHNICAL REPORT DEFINES THE LIMITS OF WORK FOR MATERIALS BELOW GRADE THAT ARE INCLUDED IN THE BASE SCOPE OF WORK. PROVISIONS HAVE BEEN MADE IN THE FORM OF UNIT PRICES AND ALLOWANCES PUBLISHED IN 01 20 00 PRICE AND PAYMENT PROCEDURES 1.3.F ALLOWANCES SCHEDULE AND 1.8.G.9 UNIT PRICE SCHEDULE AND MEASUREMENTS FOR PRICE ADJUSTMENTS RELATIVE TO DEVIATIONS FROM THE BASE BID EXCAVATIONS AS CONFIRMED BY AGREEMENT BETWEEN THE CONTRACTOR'S AND OWNER'S SURVEY OF ACTUAL EXCAVATION LIMITS.. IF, IN THE CONTRACTOR'S OPINION, CONFLICTS EXIST IN THE CONSTRUCTION DOCUMENTS, REQUEST CLARIFICATION PRIOR TO SUBMITTING BID. REFER TO 00 31 00 1.3.A GEOTECHNICAL REPORT.
20. UNCONTROLLED FILLS AND RELIC TOPSOIL MUST BE COMPLETELY REMOVED FROM BENEATH THE WALL FACING BLOCKS. THE EXTENT OF REMOVAL SHOULD EXTEND 1 FOOT LATERALLY OUTWARD FROM INNER AND OUTSIDE EDGE OF THE FACING BLOCK FOR EVERY 1-FOOT OF EXCAVATION DEPTH (1H:1V BEARING SPLAY). THE OVEREXCAVATION AREA SHOULD BE BACKFILLED WITH COMPACTED GRANULAR BORROW TO WITHIN 1 FOOT OF THE BOTTOM OF WALL. A 1-FOOT THICK LAYER OF CRUSHED STONE SHOULD BE PROVIDED BELOW THE WALL FACING BLOCKS. THE APPROXIMATE HORIZONTAL AND VERTICAL LIMITS OF OVEREXCAVATION TO REMOVE UNCONTROLLED FILLS AND RELIC TOPSOIL ARE SHOWN ON SHEET 1 OF GEOTECHNICAL REPORT PREPARED BY S.W. COLE DATED DECEMBER 10, 2015.
21. REFER TO PLAN SHEET L1 FOR TREE PROTECTION NOTES.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
IRON PIPE/MAG NAIL	I.R.P./M.N.	
GRANITE MONUMENT		
CATCHBASIN		CB
FIELD INLET		FI
HYDRANT		
UTILITY POLE		
CONTOUR		
SPOT GRADE	+72.75	+72.89
FENCE		
DEC. TREE		
EVERGREEN TREE		
LIGHT POLE		
CURB		
OVERHEAD WIRES		
SOIL BORINGS		
WATER VALVE		
GAS VALVE		
SANITARY SEWER		
STORM DRAIN		
WATER		
GAS		
UNDERGROUND ELECTRIC		
VEGETATED SOIL FILTER		
TELEPHONE LINE		
SIGN		
WETLAND		
OUTLET CONTROL STRUCTURE		
WETLAND IMPACT		



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72 BISHOP STREET

Bishop Street Portland, Maine

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Title: GRADING, DRAINAGE & UTILITIES PLAN

Scale: 1"=20'

North:

Sheet No.: L3

STATE OF MAINE
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