Reviewed for Code Compliance
Inspection Division
Department of Building Safety
Date: 04/25/16

LOCATION MAP NOT TO SCALE

DEMOLITION NOTES:

1. TREE REMOVAL FOR DEVELOPMENT AREA WILL BE COMPLETED PRIOR TO CONSTRUCTION BY OTHERS. GRUBBING OF CLEARED AREAS SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR SELECTED FOR SITE IMPROVEMENTS.
2. PRIOR TO SITE CLEARING, THE TREE REMOVAL CONTRACTOR SHALL COORDINATE WITH PROJECT LANDSCAPE ARCHITECT TO DEMARCATE TREES FOR PROTECTION AND WETLAND AREAS TO BE PROTECTED. EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED DURING TREE REMOVAL AND DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE TREE REMOVAL CONTRACTOR AND GENERAL CONTRACTOR.– SEE NOTE 10 SHEET L4.
3. REMOVE EXISTING FOUNDATION AND FLOOR SLAB AND BACKFILL WITH COMPACTED GRANULAR BORROW. REFER TO GEOTECHNICAL REPORT.
4. EXISTING UNDERGROUND UTILITY SERVICES ; WATER, NATURAL GAS, AND SANITARY SEWER SHALL BE DISCONTINUED AND CAPPED ACCORDING TO UTILITY PROVIDER AND THE CITY OF PORTLAND.
5. 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 PROCEEDURES 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.

TREE PROTECTION NOTES:

1. PRIOR TO CONSTRUCTION ACTIVITY, THE GENERAL CONTRACTOR AND SITE CONTRACTOR SHALL MEET ON THE SITE WITH MITCHELL & ASSOCIATES AND THE CITY ARBORIST TO IDENTIFY AND ESTABLISH THE PROTECTION REQUIRED FOR EXISTING VEGETATION TO REMAIN. THE LIMIT OF PROTECTION LINE FOR TREES TO REMAIN SHALL BE A MINIMUM OF TEN (10) FEET FROM THE TRUNK OF TREES BEING PROTECTED (SEE STREET TREE PROTECTION REQUIREMENTS BELOW). ALL REASONABLE PRECAUTIONS SHALL BE TAKEN WHERE POSSIBLE TO PROTECT THE ROOT ZONE WITHIN THE DRIP LINE OF TREES BEING PRESERVED. ONLY AUTHORIZED ACTIVITIES SHALL BE ALLOWED WITHIN THE AREA OF PROTECTED VEGETATION.
2. THE CONTRACTOR SHALL INSTALL A FOUR FOOT HIGH SNOW FENCE ALONG THE ESTABLISHED LIMIT OF PROTECTION LINE WHERE REQUIRED. SNOW FENCE SHALL BE SECURED TO METAL FENCE POSTS DRIVEN SECURELY INTO THE GROUND. METAL POSTS SHALL BE A MINIMUM OF EIGHT FEET ON CENTER ALONG THE ENTIRE LENGTH OF FENCE.
3. GRUBBING AND EXCAVATION SHALL OCCUR IN SUCH A MANNER THAT NO DISTURBANCE OCCURS IN THE PROTECTED AREA. STORAGE OF BUILDING MATERIAL OR CONSTRUCTION EQUIPMENT IS PROHIBITED FROM WITHIN THE DRIPLINE OF TREES TO REMAIN. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO WITHIN TEN (10) FEET OF EXISTING TREE TRUNKS UNLESS OTHERWISE INDICATED ON THE DRAWINGS OR AGREED TO IN THE FIELD. PROTECT TREES FROM DAMAGE BY HEAVY EQUIPMENT.
4. FILLING OF AREAS ADJACENT TO PROTECTED VEGETATION SHALL BE CLEARED OF ALL DEBRIS AND INVASIVE PLANT MATERIAL BEFORE PLACEMENT OF RETAINED WETLAND FILL MATERIAL. NO MORE THAN SIX INCHES OF WETLAND FILL SHALL BE PLACED AROUND EXISTING TREE TRUNKS AND FILL WITHIN THE DRIP LINE OF PROTECTED TREES SHALL NOT EXCEED 12 INCHES IN DEPTH.

SIDEWALK IMPROVEMENTS

1. LIMIT OF EARTH WORK AROUND EXISTING STREET TREES AS SHOWN ON DRAWINGS SHALL BE REVIEWED WITH MITCHELL & ASSOCIATES AND THE CITY ARBORIST PRIOR TO CONSTRUCTION OF SIDEWALK.
2. PRIOR TO CONSTRUCTION ACTIVITY WITHIN THE RIGHT OF WAY, THE GENERAL CONTRACTOR AND SITE CONTRACTOR SHALL MEET ON THE SITE WITH MITCHELL & ASSOCIATES AND THE CITY ARBORIST TO IDENTIFY AND ESTABLISH THE PROTECTION REQUIRED FOR EXISTING TREES AND OTHER VEGETATION TO REMAIN. THE LIMIT OF PROTECTION LINE FOR TREES TO REMAIN SHALL BE A MINIMUM OF FIVE (5) FEET FROM THE TRUNK OF TREES BEING PROTECTED UNLESS OTHERWISE APPROVED. ALL REASONABLE PRECAUTIONS SHALL BE TAKEN WHERE POSSIBLE TO PROTECT THE ROOT ZONE WITHIN THE DRIP LINE OF TREES BEING PRESERVED. ONLY AUTHORIZED ACTIVITIES SHALL BE ALLOWED WITHIN THE AREA OF PROTECTED VEGETATION.
4. WHERE EXCAVATION IS REQUIRED WITHIN THE DRIPLINE OF TREES TO REMAIN, EXCAVATION OF ROOT ZONE AREA SHALL BE DONE BY HAND OR WITH SMALLER EQUIPMENT TO LIMIT DISTURBANCE. DAMAGED ROOTS SHALL BE CLEAN–CUT BY HAND BEFORE PLACEMENT OF FILL MATERIAL.
5. WHERE PERMITTED, FILL WITHIN THE DRIP LINE EXCEEDS SIX INCHES, IT SHOULD BE PERFORMED IN A MANNER, USING LOOSE GRANULAR MATERIAL WITH A 6" (MAXIMUM) TOPSOIL COVER. FILL AREAS SHALL BE A MAXIMUM OF 3:1 SLOPES UNLESS IT IS DETERMINED IN THE FIELD THAT SLOPES GREATER THAN 3:1 WOULD SIGNIFICANTLY PROTECT EXISTING TREES. FINISH GRADES SHALL DIRECT RUNOFF AWAY FROM TRUNKS OF EXISTING TREES.
6. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A CERTIFIED ARBORIST TO SELECTIVELY PRUNE EXISTING TREES WHERE ROOT ZONE DISTURBANCE IS UNAVOIDABLE TO ADDRESS COMPENSATION OF ROOT LOSS.

WETLAND KEY

TOTAL WETLAND	(14,203 SF)	
WETLAND IMPACT	(3,105 SF)	
TEMPORARY WETLAND IMPACT	(1,024 SF)	

LEGEND

PROPERTY LINE	
CONTOUR	80
IRON ROD FOUND	IRF
MANHOLE	
CATCHBASIN	
WATER VALVE	WV
HYDRANT	
UTILITY POLE	
LIMIT OF VEGETATION	
CURRENT ZONE LINE	
WETLAND	

RESOURCE NOTES:

1. WETLANDS AND STREAMS SHOWN HEREON WERE FIELD IDENTIFIED BY CES, INC. IN JULY 2014. WETLANDS WERE FIELD DELINEATED IN GENERAL ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE 2012 NORTHCENTRAL AND NORTHEAST REGIONAL SUPPLEMENT (VERSION 2.0). PROPOSED WETLAND IMPACTS SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. STREAMS WERE FIELD INDENTIFIED IN ACCORDANCE WITH MAINE NATURAL RESOURCES PROTECTION ACT (NRPA) DEFINITIONS.

PLAN REFERENCES:

1. "PLAN OF LAND IN PORTLAND, MAINE FOR WESTBROOK COLLEGE, AUGUST 20, 1974 OWEN HASKELL, INC. JOB NO. 7445 P" REVISED 5/4/89
2. "BOUNDARY SURVEY ATHLETIC FIELD UNIVERSITY OF NEW ENGLAND STEVENS AVENUE & BISHOP STREET PORTLAND, MAINE OCTOBER 2007 COLONIAL SURVEYING COMPANY, LLC"
3. WORKING DRAWING OF MAYFIELD STREET, BISHOP STREET AND STEVENS AVENUE IN FILES OF H.I. & E.C. JORDAN – SURVEYORS
4. SITE PLAN OF PROPERTY ON BISHOP STREET, PORTLAND, MAINE MADE FOR PLASMINE TECHNOLOGY, INC. OCT. 1, 1991 OWEN HASKELL, INC. JOB NO. 91163P"

NOTES:

1. OWNERS OF RECORD: HED/WAY DEVELOPMENT, 24 SAND POINT ROAD, CUMBERLAND FORESIDE, MAINE 04110, CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 8575 PAGE 272.
2. LOCUS IS SHOWN AS BLOCK C LOT 2 AND 3 ON PORTLAND PROPERTY MAP 293.
3. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM MAINE WEST NAD83 AND ELEVATIONS ARE NVGD29 AS BASED ON STATIC GPS COLLECTION AND OPUS CORRECTION.
4. EXISTING WETLANDS: 14,203 SF
5. PRIOR TO SITE CLEARING, CONTRACTOR SHALL COORDINATE WITH PROJECT LANDSCAPE ARCHITECT TO DEMARCATE TREES FOR PROTECTION AND WETLAND AREAS TO BE PROTECTED. EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

LICENSED LANDSCAPE ARCHITECT
ROBERT B. METCALF
No. 1815
STATE OF MAINE

Prepared For:
Owner:
AVESTA BISHOP STREET LP
307 Cumberland Avenue
Portland, Maine 04101
Tel.: 207-553-7777

Prepared By:
MITCHELL & ASSOCIATES
Landscape Architects
The Staples School
70 Center Street
Portland, Maine 04101
Tel.: 207-774-4427

72 BISHOP STREET
Portland, Maine
Bishop Street

Date:
JANUARY 8, 2016

Issued For:
ISSUED TO BID

Revisions:
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90% Maine Housing Submission
11/25/15

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Title:
EXISTING CONDITIONS & DEMOLITION PLAN

Scale: 1"= 20'
0 10 20 40 ft.

North:

Sheet No.: L1

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