



HARRIMAN

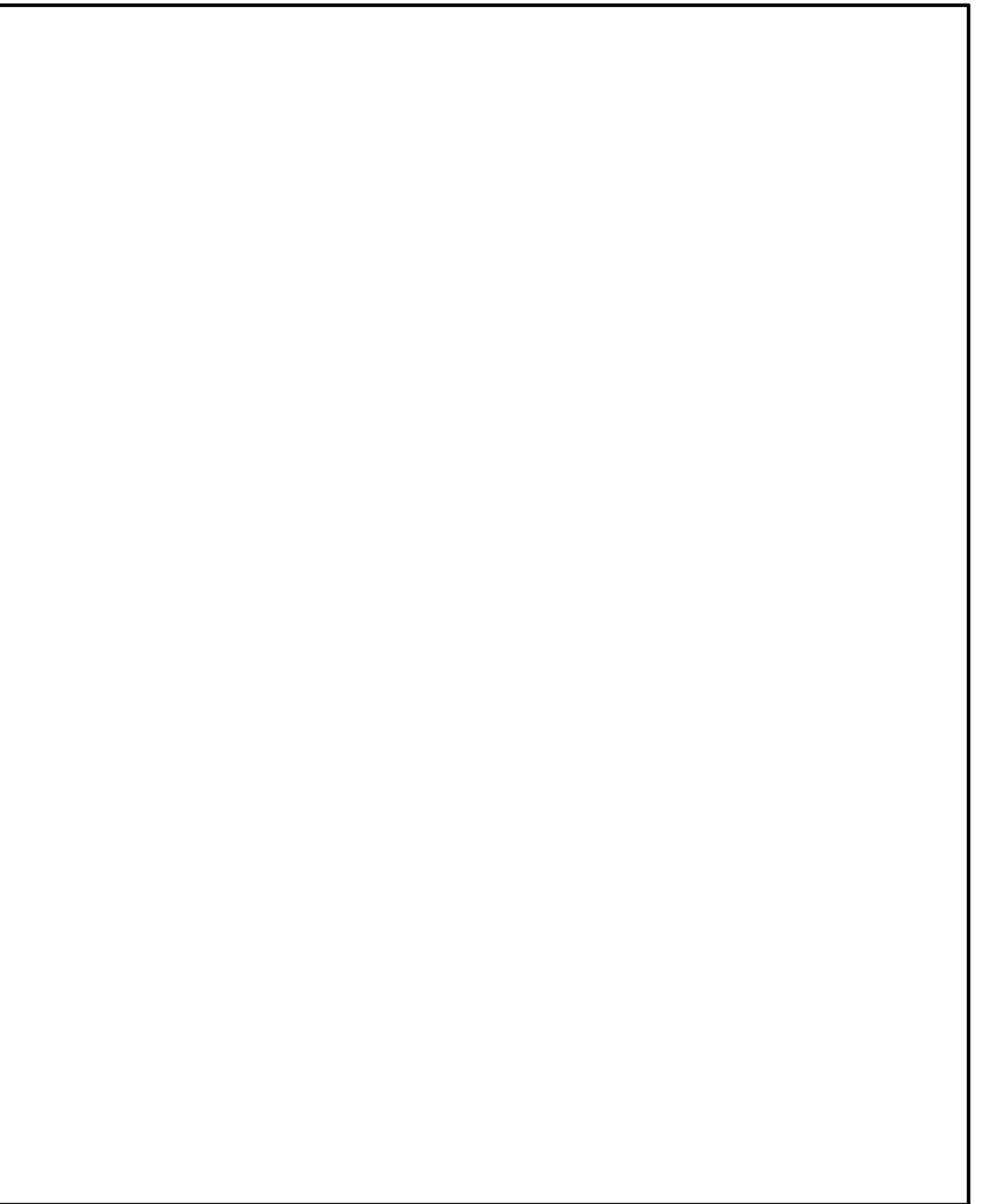
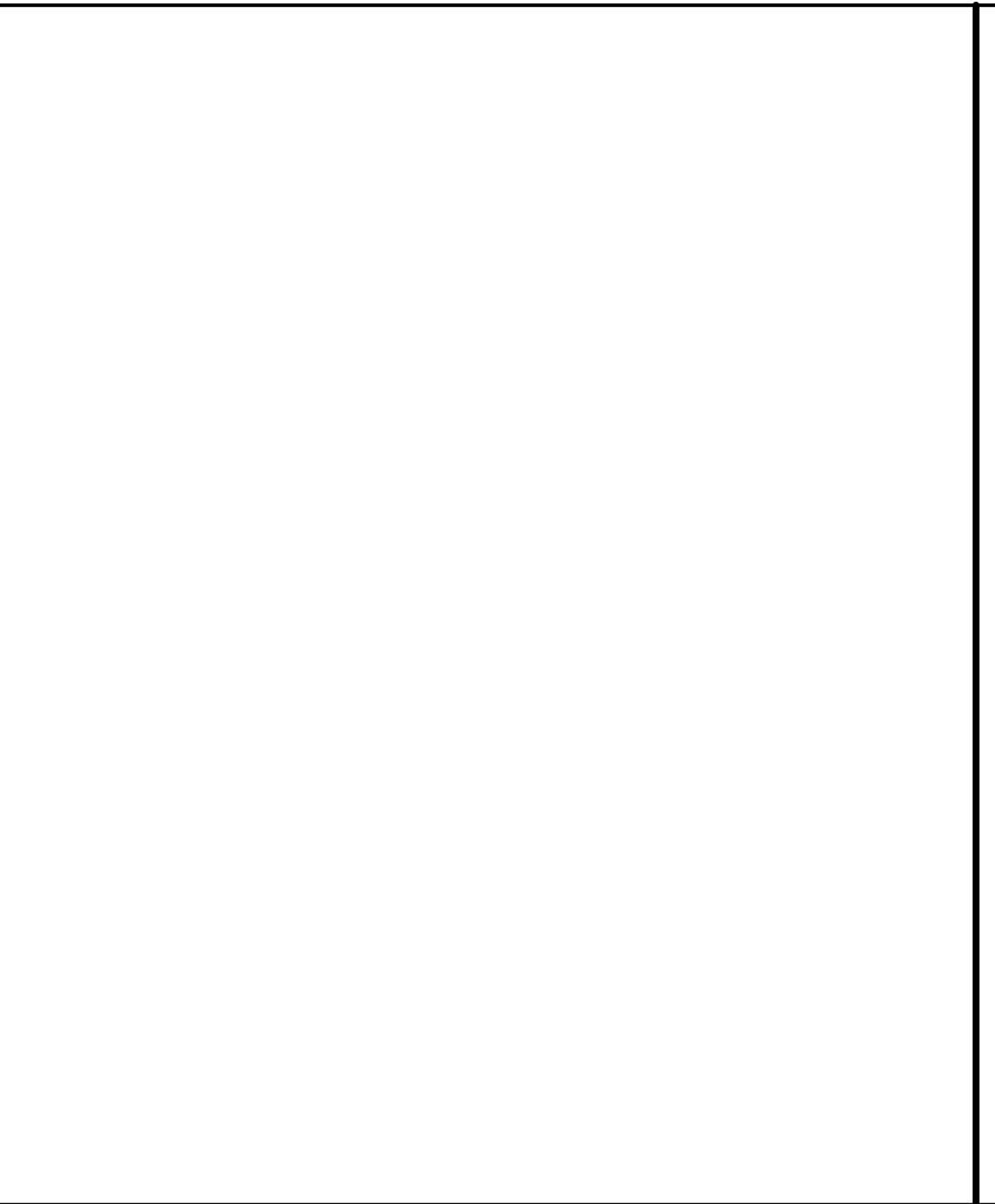
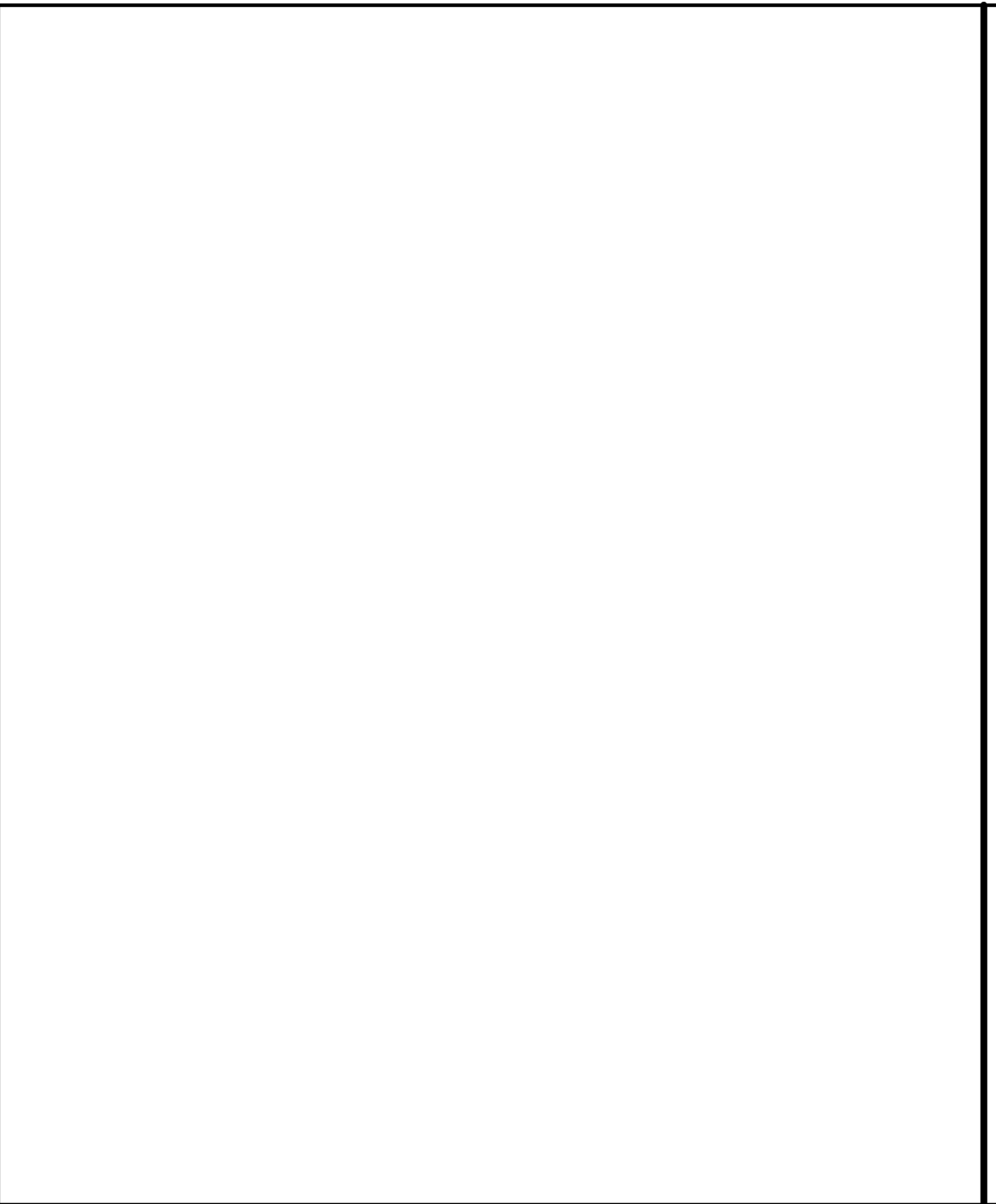
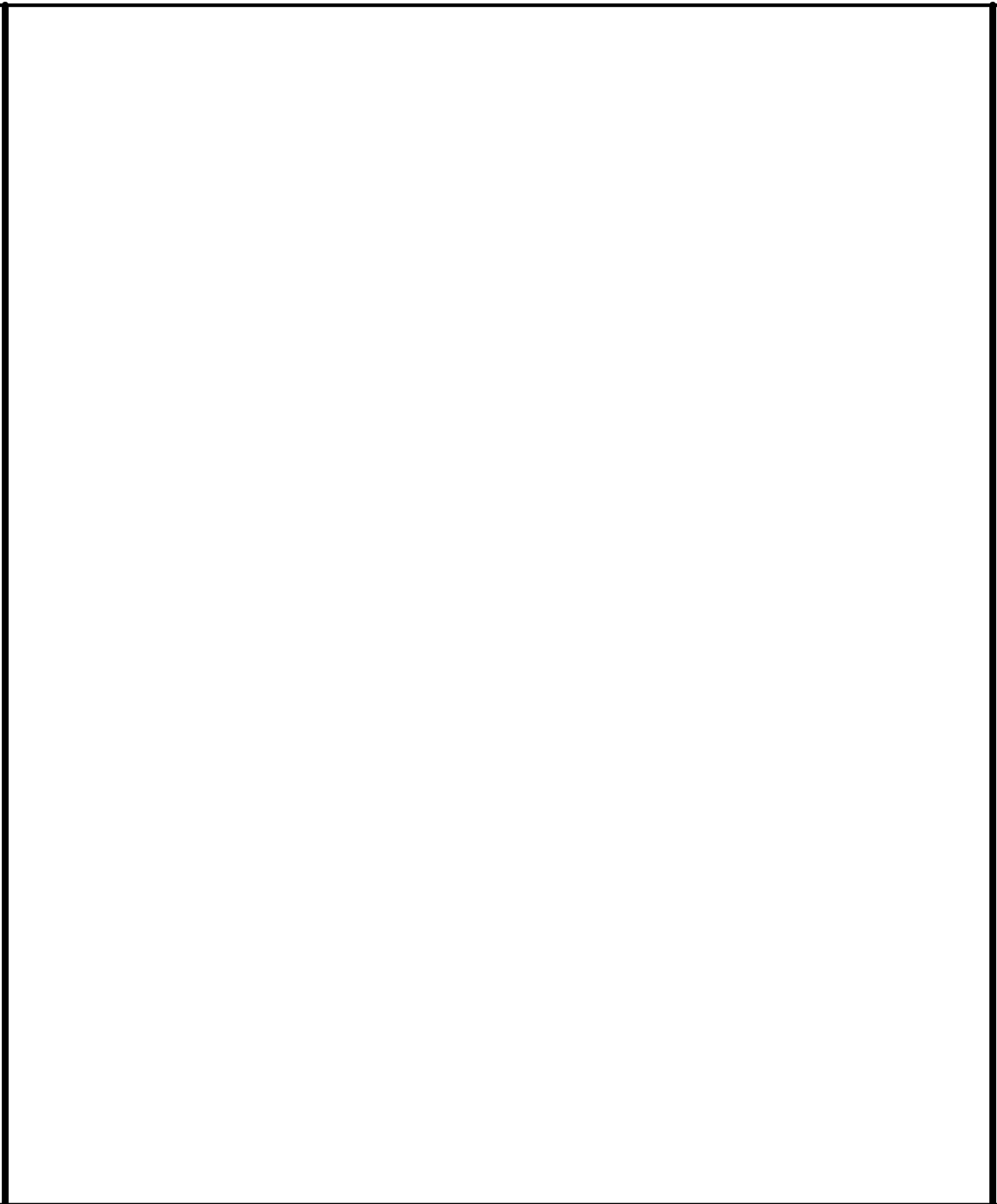
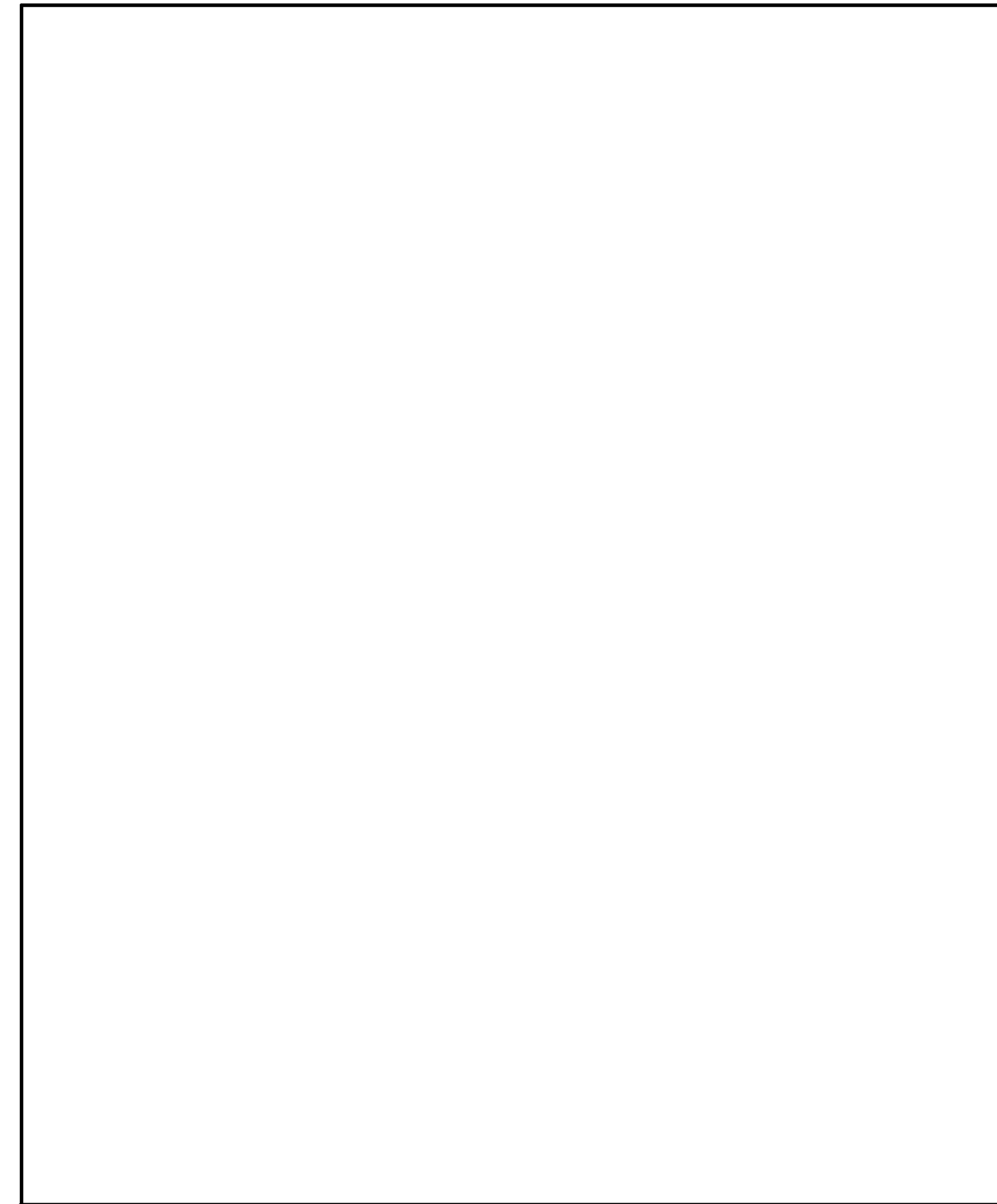
AUBURN PORTLAND MANCHESTER

IMMUCELL CORPORATION ADDITION

PORTLAND, MAINE

Harriman Project No. 14326

Key Plan



- THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANTS IN SUFFICIENT QUANTITIES TO COMPLETE WORK AS SHOWN ON THE DRAWINGS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE DRAWING AND THE PLANT LIST SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT AND SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL COMPENSATION.
- THE LANDSCAPE CONTRACTOR IS ADVISED THAT BOTH ABOVE AND BELOW GROUND UTILITIES EXIST ON THE SITE, THE LOCATIONS OF WHICH SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF HIS OPERATIONS. SHOULD THE LOCATION OF ANY PROPOSED PLANTING CONFLICT WITH ANY UTILITY, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR DECISION.
- PAVING, CURBING, UTILITIES, GRASS, ETC., DAMAGED AS A RESULT OF THE LANDSCAPE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- AREAS RECEIVING PLANTINGS INCLUDING TREE PITS, AND SHRUB AND GROUND COVER BEDS, SHALL BE MULCHED TO A DEPTH OF 4" MINIMUM WITH AN APPROVED CLEAN, UNIFORMLY GROUND OR SHREDDED PINE OR HEMLOCK BARK MULCH. SAMPLE OF BARK MULCH TO BE USED SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO SITE DELIVERY.
- THE LANDSCAPE CONTRACTOR SHALL RELOCATE PLANTS ACCORDING TO THE DIRECTION OF THE ARCHITECT.
- PLANT MATERIALS CALLED FOR AND INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- BEDS SHALL BE NEATLY EDGED AND DEFINED. FINAL PLANTING BED LAYOUT AND LOCATIONS SHALL BE FIELD COORDINATED AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
- IF SUBSTITUTIONS ARE NECESSARY, CONTRACTOR SHALL NOTIFY ARCHITECT OF PROPOSED REPLACEMENT PLANT(S). SUBSTITUTIONS SHALL BE OF SIMILAR BOTANICAL CHARACTERISTICS.
- TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF. THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT:
 - TREES WITH POOR - QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.
 - TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.
 - PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.
 - ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.
 - ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOIL. STAKING ADVISABLE.
 - TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.
 - TREES LOCATED IN PARKING LOT ISLANDS. STAKING ADVISABLE.

LANDSCAPING NOTES

NOT TO SCALE

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- CATCH BASIN GRATES SHALL BE SET SQUARE TO PAVEMENT EDGES.
- THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION IS NOT GUARANTEED. VERIFY SITE CONDITIONS INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.
- PLACE 4" WIDE BY 2" THICK TRENCH POLYSTYRENE INSULATION OVER SEWER LINES WHERE DEPTH OF COVER OVER TOP OF PIPE IS LESS THAN 4'. PLACE INSULATION ALSO BETWEEN SEWER LINE AND STORM DRAIN WHERE SEPARATION IS LESS THAN 4'.
- UNDERDRAINS (INCLUDING FOUNDATION DRAINS AND UNDERDRAINS SHOWN ON THE FOUNDATION DRAWINGS), UNDER THE BUILDING FLOOR SLAB ARE PART OF DIVISION 33 WORK. PLACE TOP OF EXTERIOR UNDERDRAIN CLEANOUTS IN LAWN OR PLANT BEDS 2 INCHES BELOW GRADE.
- CLEAN SEDIMENTS FROM NEW AND EXISTING STORM DRAIN PIPES AND CATCH BASINS.
- COORDINATE WORK ON UTILITY LINES OR WITHIN ROAD RIGHT-OF-WAY WITH THE UTILITY COMPANIES AND CITY/TOWN ROAD DEPARTMENT AND STATE MDT.
- SLOPE CONDUITS AWAY FROM BUILDING TO HANDHOLE OR UTILITY POLE TO AVOID GROUND WATER SEEPAGE INTO BUILDING.
- RESET RIMS OF EXISTING UTILITY STRUCTURES, MANHOLES & CATCH BASINS TO NEW GRADE.
- PRIOR TO REMOVAL OF UTILITIES, VERIFY UTILITY FUNCTION, MATERIAL USE, AND CURRENT ACTIVITY. REPORT DISCREPANCIES TO THE ARCHITECT FOR DIRECTION PRIOR TO COMMENCING THE WORK ON THAT UTILITY.

UTILITY NOTES

NOT TO SCALE

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PRIOR TO EXCAVATION, VERIFY THE UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND FACILITIES. PROVIDE THE FOLLOWING MINIMUM MEASURES:

- PRE-MARK THE BOUNDARIES OF YOUR PLANNED EXCAVATION WITH WHITE PAINT, FLAGS OR STAKES, SO UTILITY CREWS KNOW WHERE TO MARK THEIR LINES.
- CALL DIG SAFE, AT EITHER 811 OR 1-888-DIGSAFE, AT LEAST 72 BUSINESS HOURS - BUT NO MORE THAN 30 CALENDAR DAYS - BEFORE STARTING WORK. DON'T ASSUME SOMEONE ELSE WILL MAKE THE CALL.
- IF BLASTING, NOTIFY DIG SAFE AT LEAST 24 BUSINESS HOURS IN ADVANCE.
- WAIT 72 HOURS FOR LINES TO BE LOCATED AND MARKED WITH COLOR-CODED PAINT, FLAGS OR STAKES. NOTE THE COLOR OF THE MARKS AND THE TYPE OF UTILITIES THEY INDICATE. TRANSFER THESE MARKS TO THE AS-BUILT DRAWINGS.
- CONTACT THE LANDOWNER AND OTHER "NON-MEMBER" UTILITIES (WATER, SEWER, GAS, ETC.), FOR THEM TO MARK THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. TRANSFER THESE MARKS TO THE AS-BUILT DRAWINGS.
- RE-NOTIFY DIG SAFE AND THE NON-MEMBER UTILITIES IF THE DIGGING, DRILLING OR BLASTING DOES NOT OCCUR WITHIN 30 CALENDAR DAYS, OR IF THE MARKS ARE LOST DUE TO WEATHER CONDITIONS, SITE WORK ACTIVITY OR ANY OTHER REASON.
- HAND DIG WITHIN 18 INCHES IN ANY DIRECTION OF ANY UNDERGROUND LINE UNTIL THE LINE IS EXPOSED. MECHANICAL METHODS MAY BE USED FOR INITIAL SITE PENETRATION, SUCH AS REMOVAL OF PAVEMENT OR ROCK.
- DIG SAFE REQUIREMENTS ARE IN ADDITION TO TOWN, CITY AND/OR STATE DOT STREET OPENING PERMIT REQUIREMENTS.
- FOR COMPLETE DIG SAFE REQUIREMENTS, VISIT THEIR WEBSITE.
- IF YOU DAMAGE, DISLOCATE OR DISTURB ANY UNDERGROUND UTILITY LINE, IMMEDIATELY NOTIFY THE AFFECTED UTILITY. IF DAMAGE CREATES SAFETY CONCERNS, CALL THE FIRE DEPARTMENT AND TAKE IMMEDIATE STEPS TO SAFEGUARD HEALTH AND PROPERTY.
- ANY TIME AN UNDERGROUND LINE IS DAMAGED OR DISTURBED, OR IF LINES ARE IMPROPERLY MARKED, YOU MUST CALL DIGSAFE.

DIG SAFE NOTES

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GRADING NOTES

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GENERAL SITE NOTES

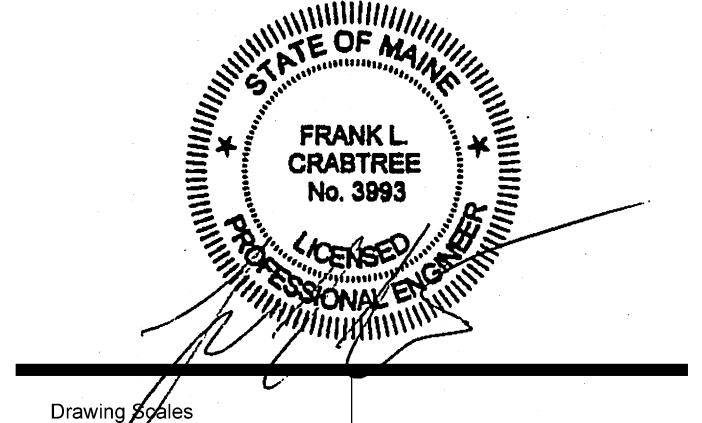
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- ADD 4" LOAM, SEED AND MULCH TO DISTURBED AREAS UNLESS OTHERWISE NOTED. PROVIDE EROSION CONTROL MESH ON ALL SLOPES 6:1 OR STEEPER, AND ALONG DITCH CHANNELS.
- GRADE SURFACES TO DRAIN AWAY FROM BUILDING. PUDDING OF WATER IN PAVED OR UNPAVED AREAS WILL NOT BE ACCEPTABLE EXCEPT FOR AREAS DESIGNATED AS PONDS.
- MAINTAIN TEMPORARY EROSION CONTROL MEASURES FOR THE FULL DURATION OF CONSTRUCTION. INSPECT WEEKLY AND AFTER EACH STORM AND REPAIR AS NEEDED. REMOVE SEDIMENTS FROM THE SITE. PLACE IN AREA OF LOW EROSION POTENTIAL, AND STABILIZE WITH SEED AND MULCH.
- PLACE TEMPORARY SOIL STABILIZATION WITHIN 30 DAYS OF INITIAL DISTURBANCE. PLACE PERMANENT SOIL STABILIZATION WITHIN 7 DAYS OF FINAL GRADING.

- RELOCATE EXISTING TBM INFORMATION ONTO NEW TBM OF CONTRACTORS CHOICE FOR CONSTRUCTION USE PRIOR TO REMOVAL OF EXISTING TBM.
- SOME EXISTING PIPES COULD BE ASBESTOS CEMENT PIPE, HANDLE AND DISPOSE OF ASBESTOS MATERIALS WITH CARE AND IN ACCORDANCE WITH APPLICABLE CODES AND SAFETY STANDARDS.
- EXCAVATE AND STOCKPILE ON-SITE TOPSOIL AFTER FINAL LOAM AND SEED EXCESS TOPSOIL SHALL BE REMOVED FROM SITE BY CONTRACTOR
- DIMENSIONS ARE TO FACE OF CURB AND TO FACE OF FOUNDATION UNLESS OTHERWISE INDICATED.
- PAVEMENT EDGES SHALL BE TRUE TO LINE. SAWCUT EXISTING PAVEMENT IN SMOOTH STRAIGHT LINE WHERE NEW PAVEMENT JOINS. PROVIDE TACK COAT LAYER AS SPECIFIED.
- CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES, AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.
- PROVIDE TRAFFIC CONTROL SIGNAGE AND STRIPING AS SHOWN AND IN ACCORDANCE WITH U.S.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

EXISTING	PROPOSED
NOT IN CONTRACT	N.I.C.

Mark	Date	Description
	05-22-14	PLANNING BOARD REVIEW
	07-10-14	PLANNING AUTHORITY APPROVAL
	07-25-14	ISSUED FOR CONSTRUCTION



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SITE NOTES

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PLAN REFERENCES

NOT TO SCALE

SURVEYOR NOTES

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STANDARD SITE ABBREVIATIONS

NOT TO SCALE

STANDARD SITE LEGEND

NOT TO SCALE

A1

A5

A4

A2

A1