LANDSCAPING NOTES

NOT TO SCALE — C3

1. 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.
2. 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.
3. 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.
4. 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.
5. THE LANDSCAPE CONTRACTOR SHALL RELOCATE PLANTS ACCORDING TO THE DIRECTION OF THE ARCHITECT.
6. 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.
7. BEDS SHALL BE NEATLY EDGED AND DEFINED. FINAL PLANTING BED LAYOUT AND LOCATIONS SHALL BE FIELD COORDINATED AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
8. IF SUBSTITUTIONS ARE NECESSARY, CONTRACTOR SHALL NOTIFY ARCHITECT OF PROPOSED REPLACEMENT PLANT(S). SUBSTITUTIONS SHALL BE OF SIMILAR BOTANICAL CHARACTERISTICS.
9. 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.

UTILITY NOTES

NOT TO SCALE — C1

1. CATCH BASIN GRATES SHALL BE SET SQUARE TO PAVEMENT EDGES.
2. 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.
3. PLACE 4' WIDE BY 2" THICK TRENCH POLYSTYRENE INSULATION OVER SEWER LINES WHERE DEPTH OF COVER OVER TOP OF PIPE IS LESS THAN 5'. PLACE INSULATION ALSO BETWEEN SEWER LINE AND STORM DRAIN WHERE SEPARATION IS LESS THAN 5'.
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.
5. CLEAN SEDIMENTS FROM NEW AND EXISTING STORM DRAIN PIPES AND CATCH BASINS.
6. COORDINATE WORK ON UTILITY LINES OR WITHIN ROAD RIGHT–OF–WAY WITH THE UTILITY COMPANIES AND CITY/TOWN ROAD DEPARTMENT AND STATE MDOT.
7. SLOPE CONDUITS AWAY FROM BUILDING TO HANDHOLE OR UTILITY POLE TO AVOID GROUND WATER SEEPAGE INTO BUILDING.
8. RESET RIMS OF EXISTING UTILITY STRUCTURES, MANHOLES & CATCH BASINS TO NEW GRADE.
9. 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.

DIG SAFE NOTES

NOT TO SCALE — B4

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

A. PRE–MARK THE BOUNDARIES OF YOUR PLANNED EXCAVATION WITH WHITE PAINT, FLAGS OR STAKES, SO UTILITY CREWS KNOW WHERE TO MARK THEIR LINES.

B. 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.

C. IF BLASTING, NOTIFY DIG SAFE AT LEAST 24 BUSINESS HOURS IN ADVANCE.

D. 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.

E. 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.

F. 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.

G. 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.

H. DIG SAFE REQUIREMENTS ARE IN ADDITION TO TOWN, CITY AND/OR STATE DOT STREET OPENING PERMIT REQUIREMENTS.

I. FOR COMPLETE DIG SAFE REQUIREMENTS, VISIT THEIR WEBSITE.

J. 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.

K. ANY TIME AN UNDERGROUND LINE IS DAMAGED OR DISTURBED, OR IF LINES ARE IMPROPERLY MARKED, YOU MUST CALL DIGSAFE.

GRADING NOTES

NOT TO SCALE — B3

1. 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.
2. GRADE SURFACES TO DRAIN AWAY FROM BUILDING. PUDDLING OF WATER IN PAVED OR UNPAVED AREAS WILL NOT BE ACCEPTABLE EXCEPT FOR AREAS DESIGNATED AS PONDS.
3. 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.
4. PLACE TEMPORARY SOIL STABILIZATION WITHIN 30 DAYS OF INITIAL DISTURBANCE. PLACE PERMANENT SOIL STABILIZATION WITHIN 7 DAYS OF FINAL GRADING.

GENERAL SITE NOTES

NOT TO SCALE — B2

1. RELOCATE EXISTING TBM INFORMATION ONTO NEW TBM OF CONTRACTORS CHOICE FOR CONSTRUCTION USE PRIOR TO REMOVAL OF EXISTING TBM.
2. 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.
3. EXCAVATE AND STOCKPILE ON–SITE TOPSOIL. TOPSOIL IS TO REMAIN THE PROPERTY OF THE OWNER DURING CONSTRUCTION, AND SHALL NOT BE REMOVED FROM THE SITE. AFTER FINAL LOAM AND SEED EXCESS TOPSOIL SHALL BE REMOVED FROM SITE BY CONTRACTOR
4. DIMENSIONS ARE TO FACE OF CURB AND TO FACE OF FOUNDATION UNLESS OTHERWISE INDICATED.
5. PAVEMENT EDGES SHALL BE TRUE TO LINE. SAWCUT EXISTING PAVEMENT IN SMOOTH STRAIGHT LINE WHERE NEW PAVEMENT JOINS. PROVIDE TACK COAT LAYER AS SPECIFIED.
6. 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.
7. PROVIDE TRAFFIC CONTROL SIGNAGE AND STRIPING AS SHOWN AND IN ACCORDANCE WITH U.S.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

STANDARD SITE LEGEND

NOT TO SCALE — A1

EXISTING		PROPOSED
	BUILDING	
	BIT. CONC. PAVEMENT	
	CURB	
x—x	CHAIN–LINK FENCE	x—x
	GUARDRAIL	
–o–	SIGN	–o– (W) WITH LABEL
o	BOLLARDS	•
	HANDICAP RAMP	R
	TREES	
– – – 98 – – –	1' CONTOUR	98
x 99.8	SPOT ELEVATION	x 99.8
	GRADE TO DRAIN	
	SOIL BORING, TEST PIT	
	SILT FENCE	
	HAY BALE	
	BARK/STONE CHECK DAM	
	RIP–RAP (SIZE NOTED)	
□	CATCH BASIN/DRAIN INLET	■
(S)	STEAM MANHOLE	● NOTED (STMH)
(D)	STORM DRAIN MANHOLE	● NOTED (DMH)
(S)	SEWER MANHOLE	● NOTED (SMH)
(T)	TELEPHONE MANHOLE	□
(E)	ELECTRIC MANHOLE/PULLBOX	⊠
	WATER VALVE	⊗
	HYDRANT	
	UTILITY POLE	● BOXES INDICATE AIM
	LIGHT FIXTURE WITH LABEL	DIRECTION AND NUMBER OF
	UTILITY POLE WITH LIGHT	HEADS OTHER THAN ONE. SEE FIXTURE SCHEDULE
	LIGHT BOLLARD	
	SPOT LIGHT	
	WALL PACK	
	TRANSFORMER PAD	
(T)	POLE TRANSFORMER	
	GEOTHERMAL WELL	
SD	STORM DRAIN	NSD
UD	UNDERDRAIN	NUD
S	SANITARY SEWER	NS
W	WATER LINE	NW
UI	IRRIGATION LINE	NUI
UG/P	GAS, PROPANE	NUG/P
4"MPS ST	STEAM LINE	NST
	GEOTHERMAL WATER	NGW
CC	UNDERGROUND COMMUNICATION LINE	NUC
	UNDERGROUND ELECTRICAL	NUE
UE/L/T/C	UNDERGROUND LIGHTING	NUL
AE/T/C	AERIAL ELECTRICAL, TELEPHONE, AND CABLE	NAE/T/C
	PROPERTY LINE	
	NOT IN CONTRACT	N.I.C.

STANDARD SITE ABBREVIATIONS

NOT TO SCALE — A2

CURB ABBREVIATIONS

RVCC	RE–SET VERTICAL GRANITE CURB
VGC	NEW VERTICAL GRANITE CURB
SGC	NEW SLOPED GRANITE CURB
FGC	NEW GRANITE CURB FLUSH WITH PAVEMENT
TCE	NEW TAPERED GRANITE CURB ENDS (TIP DOWNS)
TRC	NEW TRANSITIONAL CURB
BC	NEW BITUMINOUS CURB
CCBC	NEW CAPE COD BITUMINOUS CURB

PAINT STRIPING ABBREVIATIONS

SWSL	SINGLE WHITE SOLID LINE
SWDL	SINGLE WHITE DASHED LINE
SYSL	SINGLE YELLOW SOLID LINE
SYDL	SINGLE YELLOW DASHED LINE
DYSL	DOUBLED YELLOW SOLID LINE

GENERAL ABBREVIATIONS

BIT.	BITUMINOUS
C.O.	CLEAN–OUT
CONC.	CONCRETE
DI.	DRAIN INLET
ELEV.	ELEVATION
EXG.	EXISTING
F.F.E.	FINISHED FLOOR ELEVATION
FT	FEET
GW	GEOTHERMAL WELL
IN.	INCHES
INV.	INVERT
MAX.	MAXIMUM
MIN.	MINIMUM
N.I.C.	NOT IN CONTRACT
NCB	NEW CATCH BASIN
NFO	NEW FIBER OPTIC
NGW	NEW GEOTHERMAL WATER
NLP	NEW LIGHT POLE
NS	NEW SEWER
NSD	NEW STORM DRAIN
NSFM	NEW SEWER FORCE MAIN
NSL	NEW SPOT LIGHT
NUD	NEW UNDERDRAIN
NUE	NEW UNDERGROUND ELECTRICAL
NUG	NEW UNDERGROUND GAS
NUF	NEW UNDERGROUND FUEL
NUSC	NEW UNDERGROUND SPARE CONDUIT
NW	NEW WATER
NWF	NEW WALL FIXTURE
P.C.	PRECAST
R	RAMP
S	STRUCTURAL PAD
SQ	SQUARE
T	TRANSITIONAL PAD
TBM	TEMPORARY BENCH MARK
TYP	TYPICAL
W/	WITH
UNO	UNLESS NOTED OTHERWISE

SURVEYOR NOTES

NOT TO SCALE — A4

1) COMPILED BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION AS SHOWN HEREON IS REFERENCED HORIZONTALLY TO AN ASSUMED DATUM AND VERTICALLY TO NGVD 29 BASED UPON STATIC GPS OBSERVATIONS.
2) NORTH AS SHOWN HEREON IS REFERENCED TO MAP REFERENCE 1.
3) THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC. PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN IMMUCELL CORPORATION AND SURVEY & GEODETIC CONSULTANTS, INC. DATED: AUGUST 29, 2002.
4) COMPILED BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION AS SHOWN HEREON IS THE RESULT OF AN ON–THE–GROUND FIELD SURVEY PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC. BETWEEN SEPTEMBER 9 & 11, 2002.
5) THIS STORM DRAIN MANHOLE WAS NOT FOUND IN THE FIELD AND ITS POSITION HAS BEEN COMPILED FROM MAP REFERENCE 2.
6) SANITARY SEWER AND WATER LINES NOTED ARE BASED UPON FIELD LOCATED PAINT DELINEATION AND PAROL EVIDENCE BY LANGFORD & LOWELL AT THE TIME OF THE SURVEY. THE GAS LINE AS SHOWN HEREON IS BASED UPON FIELD LOCATED PAINT MARKS AS DELINEATED BY DIG–SAFE. PRIOR TO CONTRACTOR PERFORMING ANY WORK, DIG–SAFE SHOULD BE CONTACTED.
7) THIS WATER LINE HAS BEEN BASED UPON SURFACE OBSERVED FIELD LOCATED FEATURES. THIS LINE WAS NOT DELINEATED BY DIG–SAFE.
8) THE DETERMINATION OF EVERGREEN DRIVE AS AN ACCEPTED PUBLIC WAY WAS NOT PART OF THIS SCOPE OF SERVICES.
9) NO DEFINITIVE BOUNDARY SURVEY HAS BEEN PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC. PROPERTY LINES AS SHOWN HEREON HAVE BEEN COMPILED USING MAP REFERENCE 1 AND FIELD LOCATED EVIDENCE AS SHOWN. EASEMENTS AND ADJOINERS HAVE BEEN SHOWN PER MAP REFERENCE 1 (NO RESEARCH HAS BEEN PERFORMED). THESE LINES SHOULD NOT BE RELIED UPON AS BOUNDARY LINES.

PLAN REFERENCES

NOT TO SCALE — A5

1) SURVEY BASE DRAWING FOR THIS PROJECT IS BASED UPON A PLAN ENTITLED "COMPILED BOUNDARY & TOPOGRAPHIC SURVEY" LOT 3, EVERGREEN INDUSTRIAL PARK PLAN BOOK 160 PAGE 86. 56 EVERGREEN DRIVE, CITY OF PORTLAND CUMBERLAND COUNTY STATE OF MAINE. BY S.G.C. OF WESTBROOK MAINE. REVISED 09/16/02.

2) "EVERGREEN INDUSTRIAL PARK, SECOND AMENDED SUBDIVISION PLAT," BY LAND USE CONSULTANTS, DATED: 2–3–87, RECORDED IN PLAN BOOK 160 PAGE 66.

3) "ALTERATIONS TO IMMUCELL CORP., COMPOSITE SITE PLAN," BY DAVID D. LEASURE–ARCHITECTURAL ASSOCIATES, INC., REVISED DATED: NOV. 1, 2000.

HARRIMAN

AUBURN PORTLAND MANCHESTER

IMMUCELL CORPORATION ADDITION

PORTLAND, MAINE

Harriman Project No.	14326

Key Plan

Issues and Revisions

Mark	Date	Description
	05-22-14	PLANNING BOARD REVIEW

STATE OF MAINE — FRANK L. CRABTREE No. 3993 — LICENSED PROFESSIONAL ENGINEER

Drawing Notes

P.A. / P.E.: FLC

Drawn By: PLS

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SITE NOTES

C2