



REV.	DATE	BY	CHKD.	APPD.	STATUS
A	8/5/14	PBT	PBT	PBT	ISSUED FOR MAINE DEP REVIEW
B	1/26/15	PBT	PBT	PBT	REVISED PER DEP COMMENTS AND RESUBMITTED

  

REV.	DATE	BY	CHKD.	APPD.	STATUS
A	1/16/2015	PBT	PBT	PBT	ISSUED FOR MAINE DEP REVIEW
B	5/20/2014	PBT	PBT	PBT	ISSUED FOR MAINE DEP REVIEW

  

<b>LAND DESIGN SOLUTIONS</b> LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE P.O. Box 316, 160 Longwoods Road, Cumberland ME 04201, 161(207) 894-1177		CLIENT: <b>CULLENBERG PROJECT MANAGEMENT</b> 75 LEDGEWOOD DRIVE, FALMOUTH, MAINE 04108	
DESIGN:	PBT	DATE:	MAY 2014
DRAWN:	PBB	SCALE:	1" = 20'
CHKD.:	PBT	PROJ. NO.:	60 SULLIVAN STREET, PORTLAND, MAINE
		DWG. NO.:	<b>SITE PLAN &amp; DETAILS</b>
		REV.:	<b>C-101</b>

**GENERAL PROJECT NOTES:**

- BOUNDARY, TOPOGRAPHIC AND EXISTING CONDITIONS INFORMATION FOR THIS PLAN WAS PROVIDED BY CALLENBERG LAND SERVICES OF ALBANY MAINE APRIL 2014. ELEVATIONS ARE BASED ON NAVD83.
- OWNER OF RECORD IS JOHN W. WOODHEAD, 1716 N MAINE STREET #101, ARLINGTON, VA 22201.
- SLOPE STABILIZATION DESIGNED BY STRUCTURAL CONSULTANTS OF GARDNER AND MAINE.
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON-SITE AND OFF-SITE, THE CONTRACTOR SHALL NOTIFY DEPARTMENT OF CONSTRUCTION WITH A DISASSAY NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND CLEARLY MARKED.
- CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL DRAWINGS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS AND CONDUCT THE WORK IN ACCORDANCE WITH THESE PERMITS AND APPROVALS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL ADDITIONAL PERMITS, STREET OPENING, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK.
- ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE CONDITIONS AS WELL AS UNAPPROPRIATE RECOMMENDATIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPAIRED UPON BY PROPOSED BUILDINGS AND/OR SITE DEVELOPMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDY, ADJUSTED, ABANDONED AND/OR CAPPED OR REPAIRED AS NECESSARY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM WORK SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL LIMIT THE CONSTRUCTION ACTIVITY TO THE LIMITS SHOWN ON THE PLANS, UNLESS OTHERWISE AUTHORIZED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL PERMITS AND REGULATIONS GOVERNING THE CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MEASURES PRIOR TO STARTING CONSTRUCTION.
- A VEHICULAR RAMP BY RULE WILL BE CONSIDERED SUBMITTED BY LAND DESIGN SOLUTIONS FOR THE ACCESS ROUTE AND STAKE REPLENISHMENT ON THE ADJACENT LOT.

**SITE PREPARATION NOTES:**

- THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE COLLISIONS, AND REPAIR EXISTING UTILITIES AS REQUIRED TO COMPLETE THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- ANY EXISTING PROPERTY DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED TO MATCH ITS ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO CHARGE TO THE OWNER OR ENGINEER.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING LANDSCAPE STONE DEBRIS SOIL ON THE SITE WITHIN THE AREAS DESIGNATED FOR DEMOLITION UNLESS SPECIFICALLY IDENTIFIED TO REMAIN.
- ALL MATERIALS DESIGNATED FOR REMOVAL/DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS, ORDINANCES AND CODES.
- THE CONTRACTOR SHALL UTILIZE CONSTRUCTION VANS IN THE INTENTIONAL AREAS WHERE EQUIPMENT MUST MOST TRAVEL OVER EXISTING GRASS.

**EROSION AND SEDIMENTATION CONTROL NOTES:**

- EROSION AND SEDIMENTATION CONTROL DURING CONSTRUCTION WILL CONSIST OF A STABILIZED CONSTRUCTION ENTRANCE AND THE TIMING OF CONSTRUCTION ACTIVITIES SO THAT THE LOWER AREA OF THE SLOPE IS ONLY UNDER CONSTRUCTION DURING THE LOW TIDE CYCLE AND IS PERMANENTLY STABILIZED BY THE END OF THAT TIDE CYCLE EACH DAY.
- THE TOP OF THE SLOPE IS PROPOSED TO BE RE-VEGETATED. EROSION CONTROL BLANKET IS SPECIFIED WHICH CAN BE PLACED AS THE WORK PROCEEDS.
- THE CONSTRUCTION ENTRANCE SHALL CONSIST OF CRUSHED STONE ENTRANCE TO PREVENT SEDIMENT TRACKING OFF-SITE.
- GENERAL EROSION CONTROL PRACTICES:
  - CONFORM TO ALL LOCAL (CITY OF PORTLAND), STATE (NEPA) AND FEDERAL (ACQD) EROSION CONTROL.
  - DO NOT WORK ANY EQUIPMENT WITHIN THE WATER.
  - LIMIT DEMOLITION REMOVAL, RE-SKIDING AND INSTALLATION OF TOE STONES AND INFILL ROCK TO LOW TIDE CYCLE.
  - MONITOR THE SITE FOR EROSION ON A DAILY BASIS AND AFTER RAIN EVENTS.
  - CONDUCT ANY EROSION PROBLEMS IMMEDIATELY.

**LAYOUT & MATERIAL NOTES:**

- ALL DIMENSIONS ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS. ANY OMISSIONS IN DIMENSIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL STAKE THE LAYOUT FOR APPROVAL BY THE OWNER PRIOR TO CONSTRUCTION.

**GRADING & DRAINAGE NOTES:**

- CONTRACTOR TO ADJUST EXISTING AND PROPOSED UTILITY ELEMENT HEART TO BE FLUSH WITH GRADE (CLEANOUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC) THAT ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTORS SHALL BOND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
- ALL UNSUITABLE AND UNUSED MATERIALS SHALL BE REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
- IF TOE OF SLOPE IMPEDIMENT SHOWN IN DETAIL #2 IS NOT POSSIBLE DUE TO LEDGE ELEVATION THEN EXCAVATE TO LEDGE AND PROVIDE GRANITE KICKER STONE DOWELED TO LEDGE.

**GRAPHIC SCALE**  
 ( IN FEET )  
 1 inch = 20 ft