

NOTES

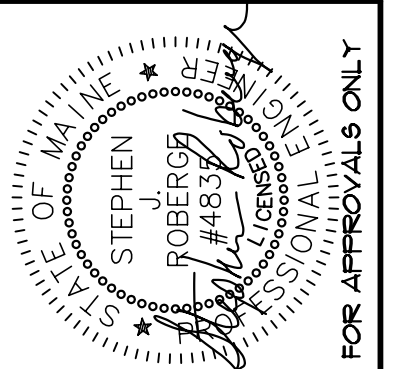
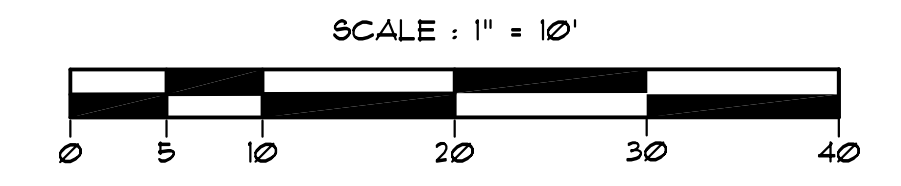
- SEE SHEET 1 FOR SITE NOTES.
- TEMPORARY BENCHMARK - FK NAIL IN UTILITY POLE #13 ON THE NORTHWEST SIDE OF MARGINAL WAY, ELEVATION = 10.62.
- LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION, BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003, OR LATEST EDITION. NOTE: THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL DEVICE TO BE EMPLOYED (SILT FENCE, HAY BALE, ETC.) AS WELL AS THEIR LOCATION.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
- ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
- EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.
- CONTRACTOR SHALL FURNISH AND PLACE 12" LOAM IN ALL SHRUB BEDS, 30" LOAM IN ALL TREE PITS, AND 6" UNDER ALL TURF AREAS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLANTING LOAM.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 4" CLEAN SHREDDED BLACK ARK MULCH.
- ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER, ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8".

LEGEND

- IRON ROD TO BE SET
- BOUNDARY LINE (SUBJECT PARCEL)
- - - BOUNDARY LINE (OTHER)
- ⊙ EXISTING SEWER MANHOLE
- ⊙ PROPOSED SEWER MANHOLE
- ⊙ EXISTING DRAINAGE MANHOLE
- ⊙ PROPOSED DRAINAGE MANHOLE
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- x-10.23 PROPOSED SPOT GRADE
- N/F NOW OR FORMERLY
- ⊙ NEW WALL MOUNTED LIGHT (3 TYPES)
- ⊙ NEW POLE MOUNTED LIGHT (2 TYPES)
- ▨ EXISTING BUILDING
- ▨ PROPOSED BUILDING
- ▨ EXISTING PAVEMENT
- ▨ PROPOSED PAVEMENT
- DIRECTION OF PROPOSED DRAINAGE FLOW

LANDSCAPING LEGEND

SYMBOL	KEY	BOTANICAL NAME (COMMON NAME)	SIZE
⊙	(B) R PUM	RHODODENDRON 'PJM COMPACTA' (COMPACT PJM RHODODENDRON)	18"-24"
⊙	(B) Q PAL	QUERCUS FALUSTRIS (PIN OAK)	2 1/2"-3" CAL
⊙		NEW PLANTING BED W/ 4" SHREDDED BLACK BARK MULCH	



REV.	BY:	DATE:	CHANGES:
5		1-10-08	MAKE LOOP DRIVEWAY 24' WIDE
4		12-31-07	ADD DRAINAGE FLOW ARROWS, LANDSCAPING QUANTITIES
3		12-19-07	REVISE PER CITY REVIEW
2		12-16-07	REVISE LANDSCAPING/LIGHT POLES PER ARCH. REVIEW
1		12-14-07	SUBMITTED TO ARCHITECT FOR REVIEW

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TOPOGRAPHIC & LANDSCAPING PLAN
 MISS PORTLAND DINER
 MARGINAL WAY - PORTLAND, MAINE
 PREPARED FOR
TOMAKS, LLC
 16 ANTOUR DRIVE, THAUWAH, NJ 07149

DATE	PROJECT
DEC. 2007	SJR #
DRAWN BY	SCALE
PLANIT	1" = 10'

SHEET 2

01-02 TPO