

**NOTES**

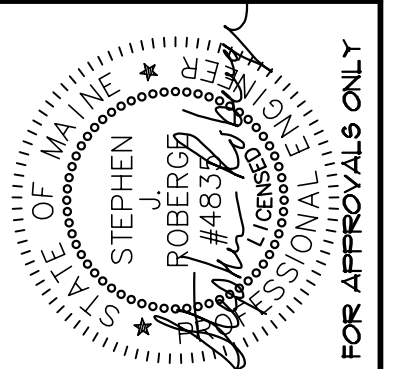
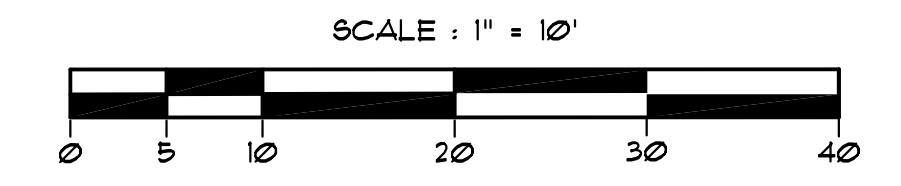
- SEE SHEET 1 FOR SITE NOTES.
- TEMPORARY BENCHMARK - FK NAIL IN UTILITY POLE #13 ON THE NORTHWEST SIDE OF MARGINAL WAY, ELEVATION = 10.62.
- LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS 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 SPECIFIES THE EROSION CONTROL DEVICE TO BE EMPLOYED (SILT FENCE, HAY BALE, ETC.) AS WELL AS THEIR LOCATIONS. OTHER DEVICES MAY BE APPLICABLE DEPENDING ON SITE CONSTRUCTION TECHNIQUES.
- ALL PERIMETER 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 ERRECTED 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.
- THE LIGHT POLE IS TO BE HOLOPHANE ESPLANADE SERIES WITH SILVER/METALLIC ALUMINUM (F264H) BRACKET AND FIXTURE. THE LIGHT FIXTURE IS TO BE SUPPLIED BY CENTRAL MAINE POWER. THE CONTRACTOR IS RESPONSIBLE FOR PURCHASING AND INSTALLING THE LIGHT BASE, LIGHT POLE AND BRACKET INCLUDING THE WIRING AND DECORATIVE BASE. CONTRACTOR SHALL COORDINATE INSTALLATION OF LIGHT FIXTURE WITH CMP.
- WORK WITHIN THE ROW SUCH AS UTILITIES, CURB, SIDEWALK, AND DRIVEWAY CONSTRUCTION SHALL REQUIRE A STREET OPENING PERMIT FROM THE CITY OF PORTLAND. ONLY EXCAVATORS LICENSED BY THE CITY OF PORTLAND ARE ELIGIBLE.
- THE DEVELOPMENT REVIEW COORDINATOR MUST BE NOTIFIED 5 WORKING DAYS PRIOR TO DATE REQUIRED FOR FINAL SITE INSPECTION. ALL SITE IMPROVEMENTS MUST BE COMPLETED AND APPROVED BY THE DEVELOPMENT REVIEW COORDINATOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 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 WITH 4" CLEAN SHREDDED BLACK BARK 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".
- THE CLOSEST PUBLIC FIRE HYDRANT IS LOCATED AT 121 MARGINAL WAY. IT IS LABELLED ON CITY RECORDS AS HYDRANT #40 WITH A PRESSURE RATING OF 92 PSI.
- THE CONTRACTOR SHALL CONSULT WITH THE CITY ARBORIST PRIOR TO CONSTRUCTION TO DETERMINE IF ANY OF THE EXISTING TREES ALONG MARGINAL WAY CAN BE TRANSPLANTED.

**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-10.25 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
☼	(1) R.P.M.	RHODODENDRON 'PJM COMPACTA' (COMPACT PJM RHODODENDRON)	18"-24"
☼	(6) Q.PAL.	QUERCUS PALUSTRIS (PIN OAK)	2 1/2"-3" CAL
▨		NEW PLANTING BED W/ 4" SHREDDED BLACK BARK MULCH	



REV.	BY:	DATE:	CHANGES:
1	PLANIT	12-14-07	SUBMITTED TO ARCHITECT FOR REVIEW
2	PLANIT	12-19-07	REVISE LANDSCAPING/LIGHT POLES PER ARCH. REVIEW
3	PLANIT	12-19-07	REVISE PER CITY REVIEW
4	PLANIT	12-31-07	ADD DRAINAGE FLOW ARROWS, LANDSCAPING QUANTITIES
5	PLANIT	1-10-08	MAKE LOOP DRIVEWAY 24" WIDE
6	SUR	03-12-08	REVISIONS PER REVIEW COMMENTS

**SJR ENGINEERING, INC.**  
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**TOPOGRAPHIC & LANDSCAPING PLAN**  
 MISS PORTLAND DINER  
 11 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**

CONTRACTOR TO BE RESPONSIBLE FOR INSTALLING A CROSSWALK ACROSS MARGINAL WAY ON THE EAST SIDE OF CHESTNUT STREET INCLUDING TIPPOINS

NEW SECONDARY OVERHEAD ELECTRIC, TELEPHONE & CABLE SERVICES (BY RESPECTIVE UTIL. CO.)