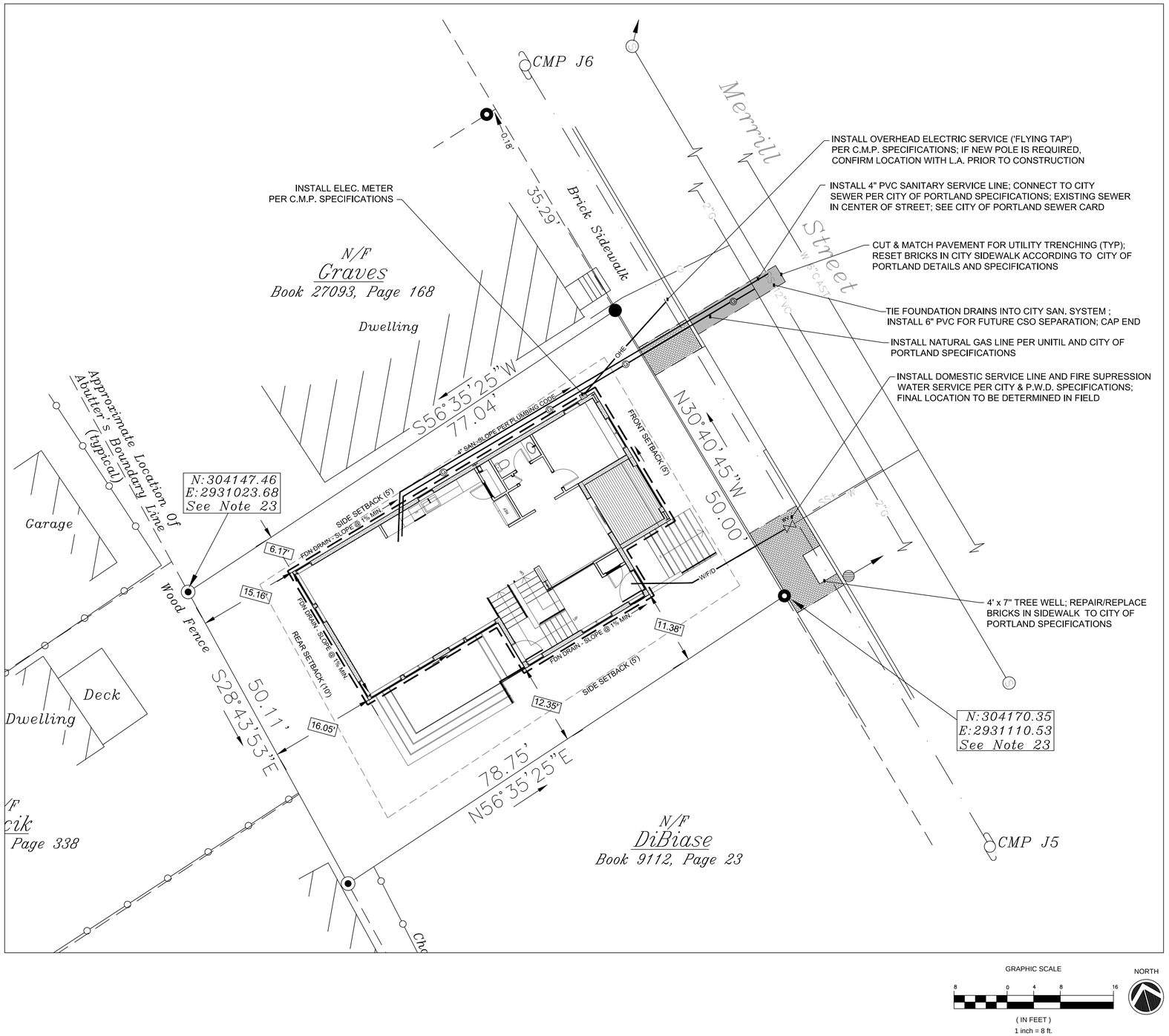

GRAPHIC SCALE

8 0 4 8 16

(IN FEET)
1 inch = 8 ft.

NORTH

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY UPDATED BY NADEAU LAND SURVEYS, INC. OF PORTLAND, MAINE ON NOVEMBER 28, 2017 (JOB #2171843BEC).

2. THE SITE IS LOCATED IN THE R-6 ZONE. THE SITE CONSISTS OF HB SOILS (GRAVELLY SANDY LOAM 3-8% SLOPES) ACCORDING TO THE USDA SOIL SURVEY - CUMBERLAND COUNTY, MAINE.

3. ALL DIMENSIONS SHOWN ARE TO FACE OF WALLS, BUILDINGS, AND OTHER SITE ELEMENTS UNLESS OTHERWISE NOTED.

4. EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL CONTACT DIG-SAFE PRIOR TO BEGINNING WORK (1-888-DIG-SAFE) AT LEAST 72 IN ADVANCE OF EXCAVATION.

5. AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. NO EQUIPMENT STORAGE, STOCKPILING OF CONSTRUCTION MATERIALS, OR PARKING OF VEHICLES SHALL BE ALLOWED WITHIN THE DRIP LINE OF ANY EXISTING TREE OR VEGETATION IDENTIFIED TO BE PRESERVED.

6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR WORK IDENTIFIED ON THESE PLANS, AND IN ACCORDANCE WITH CITY OF PORTLAND BUILDING PERMIT REQUIREMENTS.

7. ALL WORK SHALL COMPLY WITH CITY, STATE, AND FEDERAL REGULATIONS.

8. WATERLINE SERVICE INSTALLATION SHALL CONFORM TO REQUIREMENTS OF THE PORTLAND WATER DISTRICT.

9. ALL UTILITY CONNECTIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF PORTLAND SPECIFICATIONS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY.

10. ALL WORK PERFORMED IN STREET OR CITY RIGHT-OF-WAY SHALL CONFORM TO CITY OF PORTLAND REQUIREMENTS AND CONSTRUCTION DETAILS.

11. ALL PAVED ROADWAYS SHALL BE KEPT CLEAN AND FREE OF DEBRIS FOR THE DURATION OF THE PROJECT.

LAYOUT NOTES

1. POINT-OF-BEGINNING (POB) FOR ALL CONSTRUCTION LAYOUT SHALL BE FROM CORNER PINS ESTABLISHED BY LICENSED SURVEYOR (SEE PROPERTY SURVEY).

2. ALL WRITTEN DIMENSIONS SHALL PREVAIL OVER THOSE SCALED FROM DRAWINGS.

3. DISTANCES SHOWN OF THE PLAN ARE HORIZONTAL DISTANCES.

4. LAYOUT OF HOUSE CORNERS SHALL BE PERFORMED BY SURVEYOR (NADEAU LAND SURVEYS) AND APPROVED BY THE ARCHITECT (KEVIN BROWNE ARCHITECTURE) PRIOR TO CONSTRUCTION.

5. LIMIT OF WORK SHALL BE AT PROPERTY LINES UNLESS OTHERWISE NOTED.

6. A BENCH MARK FOR THE PROJECT SHALL BE ESTABLISHED BY THE SURVEYOR IN ORDER TO ACCURATELY ESTABLISH THE PROPOSED FINISH FLOOR ELEVATION (FFE) AND ALL PROPOSED GRADING PRIOR TO CONSTRUCTION.

REVISED LAYOUT

KING-CLEMENTS
RESIDENCE

46 MERRILL STREET
PORTLAND, ME

csla
cowles studio | landscape architecture
189 Main Street Yarmouth, Maine 04096
207.415.4332 www.cowles-studio.com

Consultants:

SURVEYOR:
Nadeau Land Surveys, Inc.
918 Brighton Ave.
Portland, ME 04102
207-878-7870

ARCHITECT:
Kevin Browne Architecture
202 US Route One
Falmouth, ME 04105
207-847-3499

CONTRACTOR:
Benjamin & Co. Inc.
136 Maine Street #5
Brunswick, ME 04111
207-729-7171

Drawing Set:

Date	Revision
7.19.17	STAFF REVIEW
9.19.17	ISSUED FOR PERMIT
1.18.18	RE-ISSUED/PERMIT
3.05.18	REVISED LAYOUT

Drawing Set:
REISSUED FOR BLDG. PERMIT

Drawn: TC

Checked:

Approved:

LICENSED LANDSCAPE ARCHITECT
ANTHONY L. COWLES
No. 3309
STATE OF MAINE

Drawing Title:

SITE LAYOUT &
UTILITIES PLAN

Job Number:

File:

Date: 3-02-2018 Scale: AS SHOWN

Drawing Number:

L-2.0

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