GRAPHIC SCALE

8 0 4 8 16

(IN FEET)
1 inch = 8 ft.

GENERAL NOTES

1. BOUNDARY SURVEY AND TOPOGRAPHICAL INFORMATION PROVIDED BY NADEAU LAND SURVEYS, INC. OF PORTLAND, MAINE. THE PROJECT IS LOCATED IN THE R-5 ZONE.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN FIELD, AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

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. ALL EXISTING VEGETATION SHALL BE PRESERVED AS SHOWN ON THE PLANS. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING STREET, DRIVEWAY, AND ABUTTING PROPERTY.

6. 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.

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

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

9. WATERLINE SERVICE INSTALLATION SHALL CONFORM TO REQUIREMENTS OF THE PORTLAND WATER DISTRICT (SEE CIVIL DRAWINGS).

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

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

12. ALL AREAS DISTURBED OR WORK REQUIRED WITHIN TEMPORARY CONSTRUCTION AREAS SHALL BE REPAIRED BY RE-PAVING OR LOAM/SEED AS NECESSARY TO RETURN THE SITE TO PRE-CONSTRUCTION CONDITIONS.

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

14. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE (UNLESS OTHERWISE NOTED) AND SHALL BE DISPOSED OF OFF-SITE IN A LAWFUL MANNER.

15. ALL SALVAGED AND STOCKPILED MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER. MATERIALS SHALL BE STORED IN A LOCATION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

16. LOAM SHALL BE SPREAD ON THE SITE TO A DEPTH OF 6" IN AREAS IDENTIFIED FOR NEW LAWN. PLANTING AREAS SHALL RECEIVE LOAM/COMPOST MIXTURE TO A DEPTH OF 10". THE FINISHED SITE SHALL BE GRADED SMOOTH TO REMOVE ALL RIDGES, SWALES, MOUNDS AND DEPRESSIONS UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE ACCORDING TO SPOT GRADES PROVIDED ON THE PLAN.

17. CONTRACTOR SHALL SUBMIT SOIL TEST RESULTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO IMPORTING OR SPREADING LOAM ON SITE. A SOIL TESTING KIT CAN BE OBTAINED BY THE UNIVERSITY OF MAINE COOPERATIVE EXTENSION SERVICE.

18. AREAS IDENTIFIED FOR SEEDING SHALL USE A PERMANENT SEED MIX WHICH SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

LAYOUT NOTES

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

2. ALL WRITTEN DIMENSIONS SHALL PREVAIL; DO NOT SCALE FROM DRAWINGS.

3. DISTANCES SHOWN OF THE PLAN ARE HORIZONTAL DISTANCES.

4. LAYOUT OF HOUSE CORNERS SHALL BE APPROVED BY THE ARCHITECT 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.

ISSUED FOR PERMIT

Reviewed for Code Compliance
Inspection Division
Department of Building Safety
Date: 09/16/16

37 DEANE STREET RESIDENCE

PORTLAND, ME

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Drawing Set:

Date	Revision
6-1-16	FOR PERMIT

Drawing Set:
ISSUED FOR PERMIT

Drawn: TC

Checked:

Approved:

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

Drawing Title:
SITE PLAN

Job Number:

File:

Date: 6-1-2016 Scale: AS SHOWN

Drawing Number:
L-1.0

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