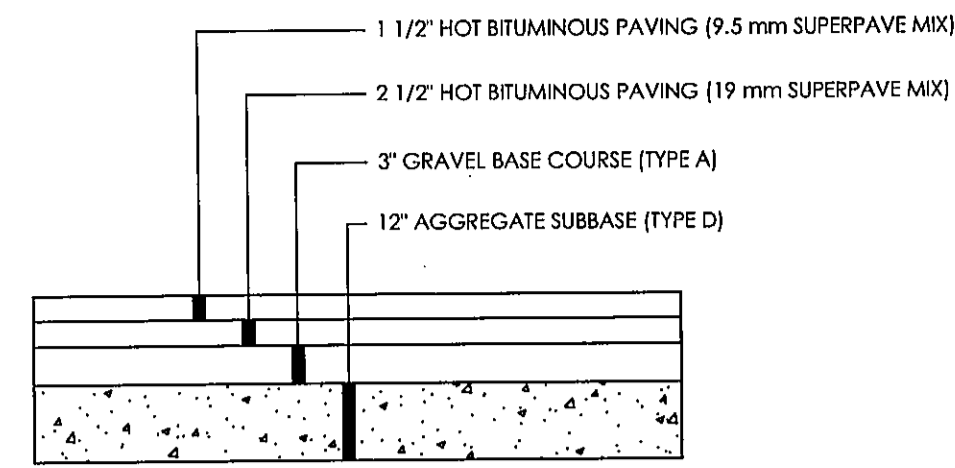
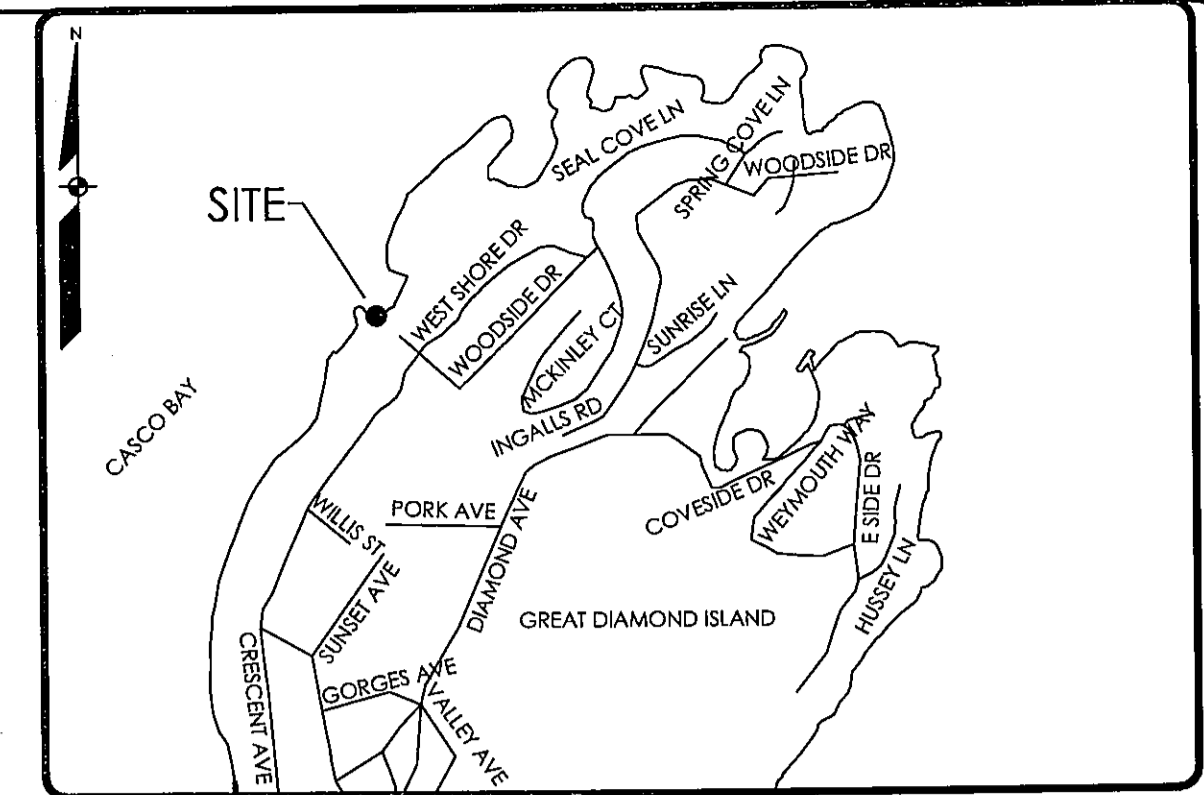


NOTE:
PRECAST CONCRETE PLANKS SHALL INCLUDE EMBEDDED STAINLESS STEEL HARDWARE ON ENDS FOR CONNECTION TO ADJACENT PLANK, AND SHALL BE BROOM FINISHED WITHOUT GROOVES.

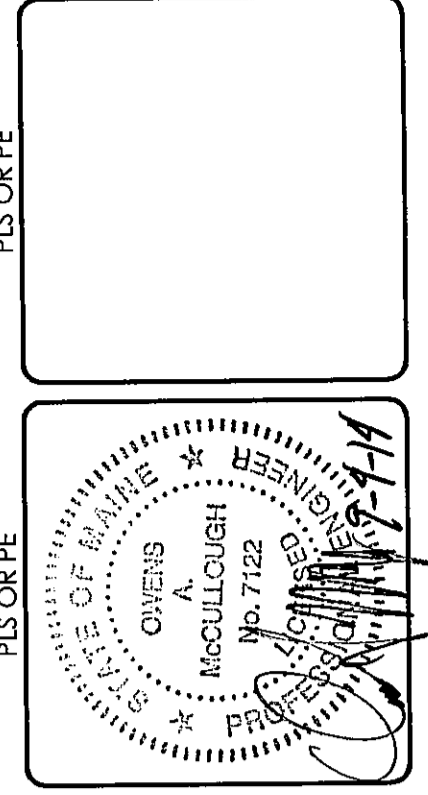
TYPICAL CROSS-SECTION @ RAMP
NOT TO SCALE



4" RAMP PAVEMENT DETAIL
NOT TO SCALE



LOCATION MAP

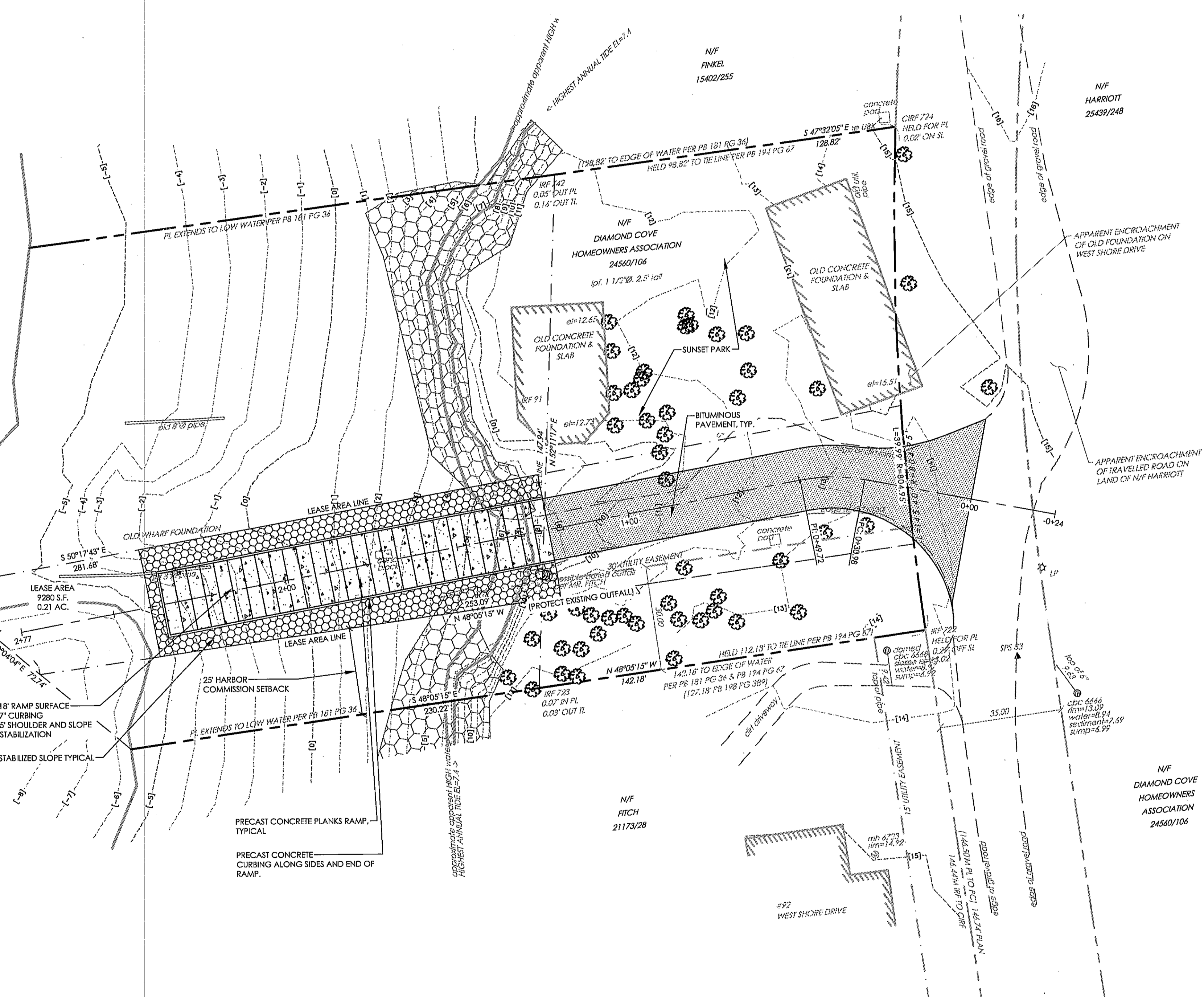


DESIGNED ACH CHECKED OAM

NO.	DATE	BY	STATUS
G	9/5/14	ACH	SUBMITTED TO DEP
B	7/17/14	OAM	MODIFIED NOTE TO REMOVE OPTIONAL
A	7/17/14	OAM	ISSUED FOR DCHA AND CITY REVIEW
REV	BY	DATE	STATUS

SEBAGO TECHNICALS
75 John Roberts Rd., Suite 1A
South Portland, ME 04086
Tel: 207-785-5656

SITE PLAN OF GREAT DIAMOND ISLAND MARINE RAMP
FOR THE CITY OF PORTLAND MAINE
PROJECT NO. 09405 SCALE 1" = 20'



GENERAL NOTES:

- APPLICANT: CITY OF PORTLAND, 55 PORTLAND STREET, PORTLAND, ME 04101
- RECORD OWNER: DIAMOND COVE HOMEOWNERS ASSOCIATION, 24540/106
- TAX ASSESSORS REFERENCE: TAX MAP 83E BLOCK A LOT 040
- PLAN REFERENCES: A) EXISTING CONDITIONS SURVEY DIAMOND COVE BOAT LANDING, DATED JUNE 13, 2013, PREPARED BY CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION.
- BEARINGS ARE BASED ON GRID NORTH NAD 1983 MAINE WEST ZONE. ELEVATIONS SHOWN HEREON ARE BASED UPON N.A.V.D. 1988. HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT AND PROVIDED TO SEBAGO TECHNICALS, INC.
- THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY: CITY OF PORTLAND.
- METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION, SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE DEPARTMENT OF PUBLIC SERVICES AUTHORITY.
- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
- WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.
- CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
- ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
- PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
- A PERMIT MUST BE OBTAINED BY THE CONTRACTOR FROM THE CITY OF DEPARTMENT OF PUBLIC SERVICES PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS SITES, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
- MEAN LOW WATER AND MEAN HIGH WATER ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) AS CONVERTED FROM CASCO BAY TIDAL INFORMATION FOR A 19 YEAR METEORIC CYCLE (THE NATIONAL TIDAL DATUM EPOCH) AND FURTHER OBTAINED FROM NGS DATA SHEETS FOR LOCAL TIDAL BENCH MARKS. THE OBSERVED LOW AND HIGH WATER NOTATION WAS BASED SOLELY ON FIELD OBSERVATIONS DURING THE FIELD SURVEY AND ARE SHOWN FOR INFORMATIONAL DESIGN AND PLANNING PURPOSES.
- FINAL LANDSCAPE PLAN TO BE DEVELOPED AND APPROVED BY BOTH CITY AND LESSOR/DCHA AND WILL BE SUBMITTED BY CITY AS PART OF THE PLANNING BOARD APPLICATION. LANDSCAPE PLAN TO INCLUDE INSTALLATION AND MAINTENANCE BY CITY OF APPROPRIATE SCREENING AND PLANTINGS.

MONUMENTATION FOUND:

- IRF 91 TOP OF 1/2" IRON ROD FOUND, 1/4" TALL ON OLD CONCRETE FOUNDATION SLAB (SEE SKETCH L&P PG 20) <1847-19-91>
- IRF 720 5/8" IRON REBAR FOUND, NO CAP, FLUSH IN LAWN <1847-10-720>
- CIRF 721 5/8" IRON REBAR FOUND, 5" BELOW GROUND, WITH A YELLOW CAP "SGC INC PLS [29]294" <1847-11-721>
- IRF 722 5/8" IRON REBAR FOUND, NO CAP, 4" BELOW GROUND <1847-11-722>
- IRF 723 IRON REBAR FOUND, NO CAP, 5" TALL, STURDY, LEANING NORTHEASTERLY <1847-11-723>
- CIRF 724 5/8" IRON REBAR FOUND, FLUSH, WITH AN OLD CAP "LAND USE CONSULTANTS PLS .99." <1847-11-724>
- IRF 726 5/8" IRON REBAR FOUND, NO CAP, FLUSH IN LAWN, AT #124 WEST SHORE DRIVE <1847-11-726> NOT SHOWN
- IRF 727 5/8" IRON REBAR FOUND, NO CAP, 4" TALL, PLUMB, AT WEST SHORE DRIVE AND WOOD SIDE DRIVE <1847-12-727> NOT SHOWN
- CIRF 728 5/8" IRON REBAR FOUND, FLUSH, WITH AN OLD YELLOW CAP "LAND USE CONSULTANTS PLS 1155", AT WEST SHORE DRIVE AND WOOD SIDE DRIVE <1847-12-728> NOT SHOWN
- IRF 742 5/8" IRON REBAR FOUND, 5" TALL, NEAR TOP OF BANK, STURDY, 0.2' OUT OF PLUMB, LEANING NORTHERLY <1847-20-742>

NOTES:

- FIELD WORK FOR THIS PROJECT WAS PERFORMED IN APRIL AND MAY 2013, USING A LEICA TCPR1205+ ROBOTIC TOTAL STATION INSTRUMENT.
- ELEVATIONS ARE CITY DATUM (MEAN TIDE 1941), BASED ON CITY SURVEYS RECORDED IN LEVEL BOOK 799 PAGES 26 & 64 (BMS 23 & 24).
- BEARINGS ARE GRID NORTH AS BASED ON THE CITY OF PORTLAND'S CONTROL NETWORK "CITYNET".
- UNDERGROUND UTILITY LINES WERE NOT MARKED ON SITE AT THE TIME OF THIS SURVEY. THERE APPEAR TO BE UNDERGROUND WATER, ELECTRIC, PHONE, SEWER AND STORM DRAIN UTILITIES ON OR NEAR THIS SITE. WATER LINES ARE SHOWN AS SCALED FROM PORTLAND WATER DISTRICT RECORDS.
- WEST SHORE DRIVE IS A PRIVATE ROAD. THE STREET LINES ARE BASED ON A TOTAL OF NINETEEN BOUNDARY MARKERS THAT WERE FOUND AND LOCATED BETWEEN WILLIS STREET AND WOOD SIDE DRIVE, AS WELL AS DIAMOND COVE SUBDIVISION PLANS OF RECORD.
- ALL DEED BOOKS AND PAGES REFERENCE THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE LOCUS PROPERTY IS LABELED AS "OPEN SPACE RECREATION" ON MULTIPLE SUBDIVISIONS OF DIAMOND COVE.
- HIGH WATER AND LOW WATER ARE BASED ON OBSERVATIONS MADE ON MAY 1, 2013. THERE WAS AN 11.3 FOOT TIDE THAT DAY ACCORDING TO CHARTS FOUND ON MAINEBOATS.USHARBORS.COM.
- REFERENCE FOR HIGHEST ANNUAL TIDE IS A CHART PROVIDED BY THE STATE OF MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- THE SIDE LOT LINES EXTEND TO LOW WATER ACCORDING TO A NOTE FOUND ON PLAN BOOK 181 PAGE 36 SHEET 2.

LEGEND

EXISTING	PROPOSED
ABUTER LINE/R.O.W.	
TIE LINE	
CENTERLINE	
EASEMENT	
BENCHMARK DESCRIPTION WITH ELEVATION	BENCHMARK
BUILDING	
EDGE PAVEMENT	
EDGE CONCRETE	
EDGE OF WATER	
CONTOURS	
SPOT GRADE	
RIPRAP	
WATER	
WATER GATE VALVE	
EDGE GRAVEL	

