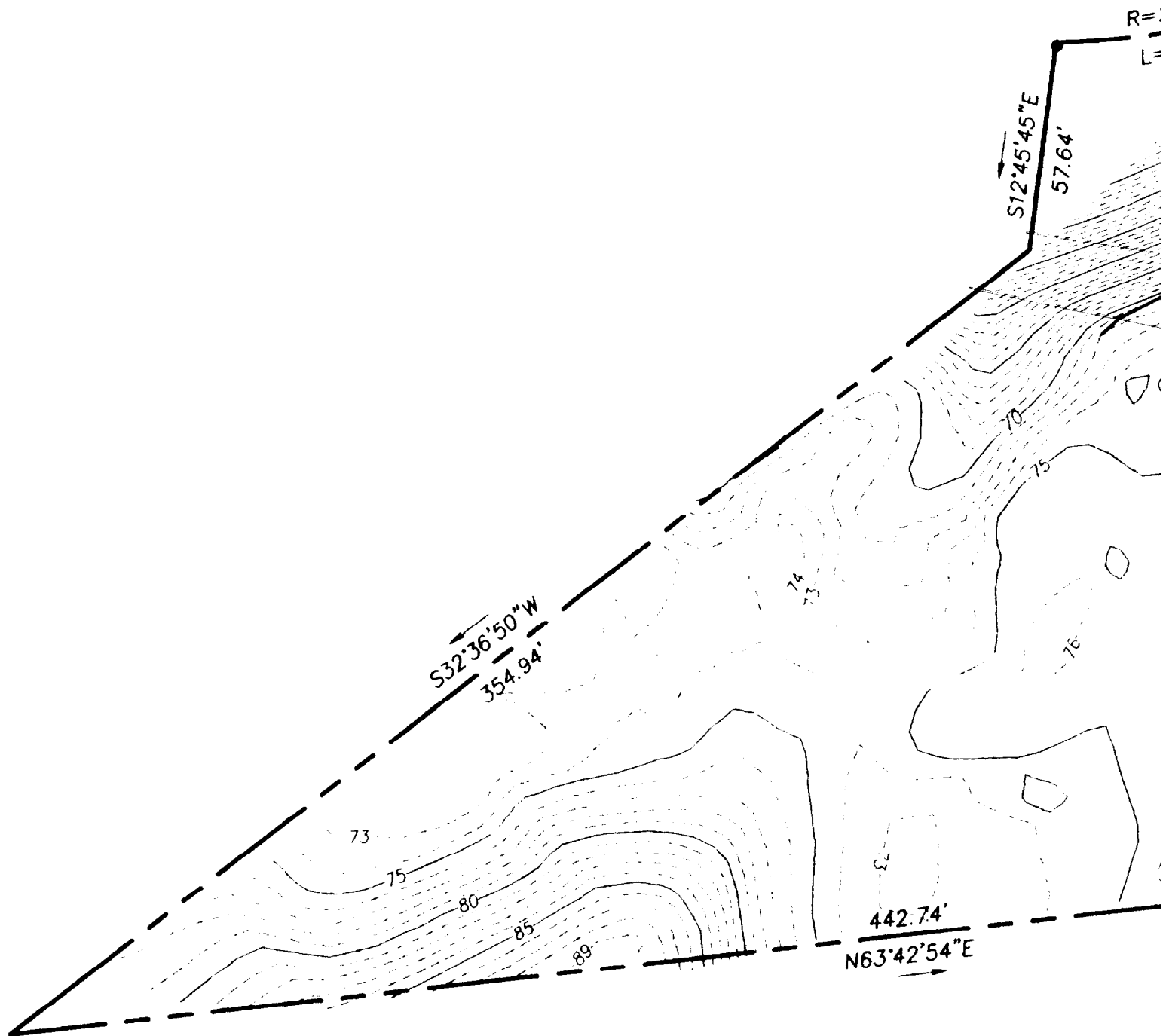
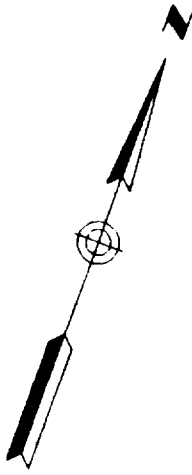
  
*John C. Schaub*

**NOTE:**  
 ELEVATIONS BASED ON NGVD 1929 FROM RM15 SHOWN ON FLOOD INSURANCE RATE MAP.  
 CONTOUR ON CLIFF ARE APPROXIMATE.

REV 1   12\02\03   ADD TOPOGRAPHY		
<b>SKETCH PLAN</b> FOR <b>STEVE CULVER</b> LOT 47 WEYMOUTH WAY GREAT DIAMOND ISLAND - PORTLAND, MAINE		
<b>OWEN HASKELL, INC.</b> 16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424 PROFESSIONAL LAND SURVEYORS		
Drwn By JCS	Date AUG. 26, 2003	Job No. 2003-137
Trace By JLW	Scale	Drawn By
Check By JSC		



**LEGEND:**

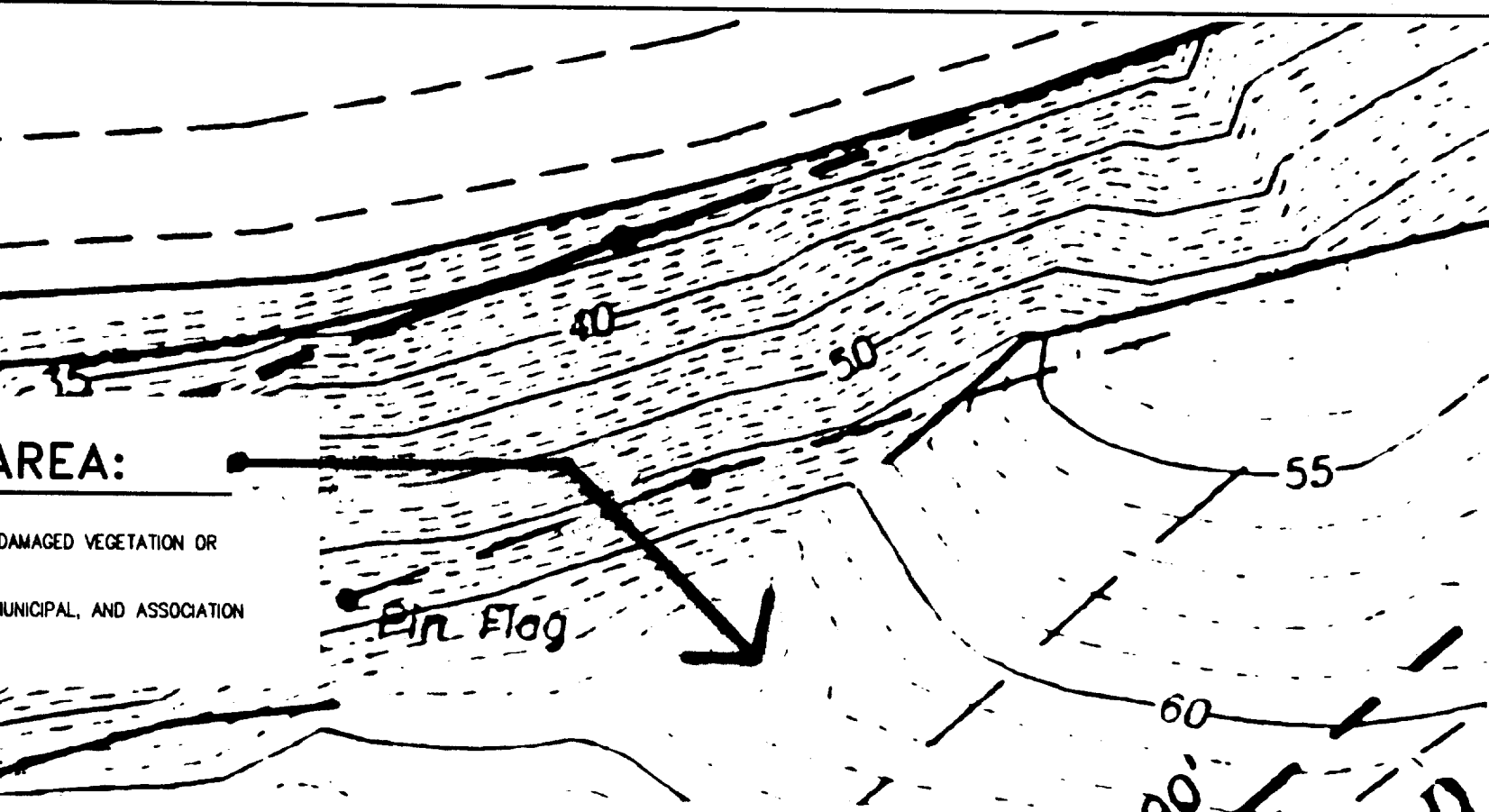
- IRON PIPE OR ROD FOUND

**GRAPHIC SCALE**



**PLAN REFERENCE:**

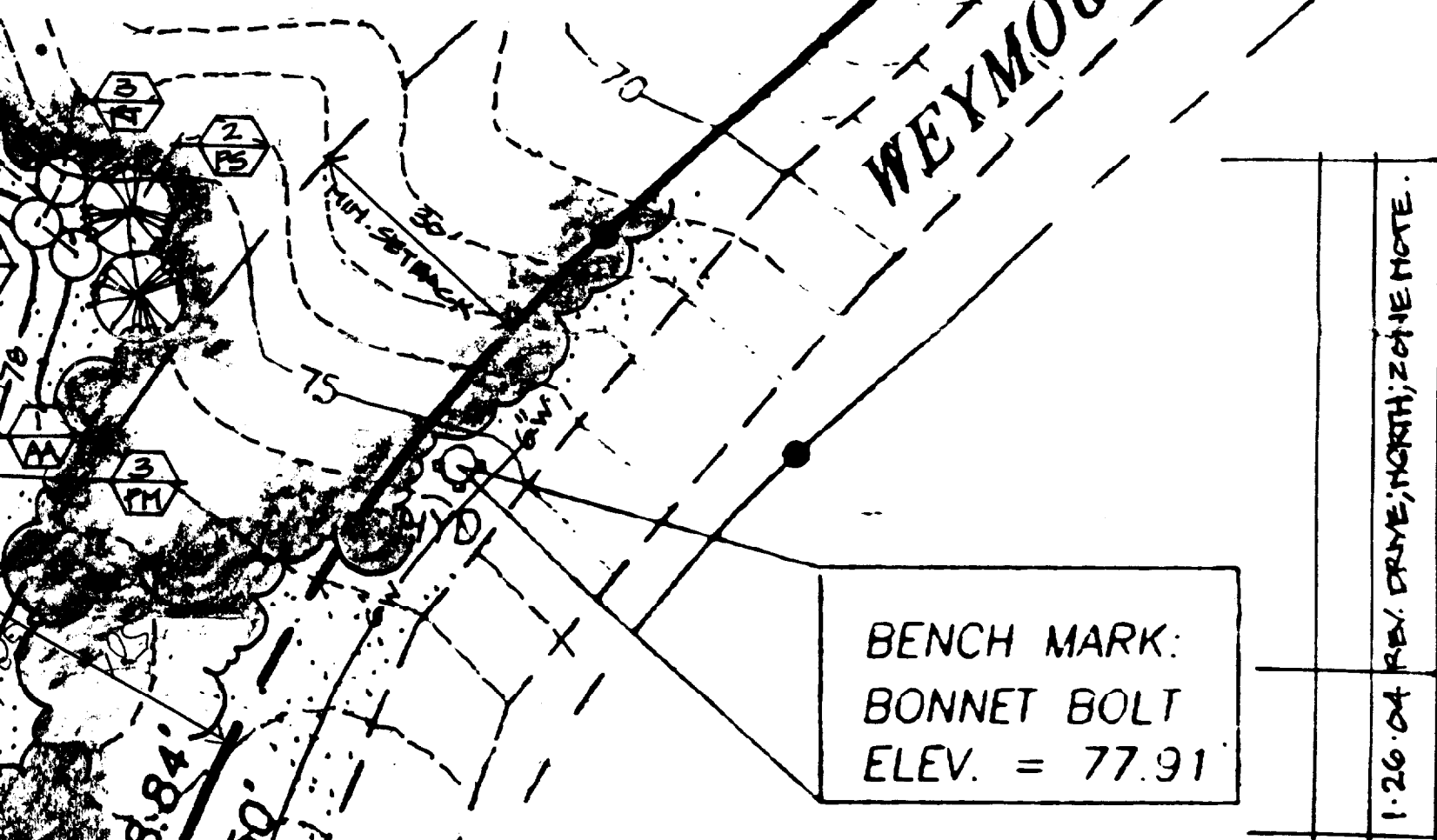
"2nd AMENDED RECORDING PLAT, DIAMOND COVE PH,  
GREAT DIAMOND ISLAND, PORTLAND, MAINE REVISION  
LAND USE CONSULTANTS" RECORDED IN PLAN BOOK



AREA:  
DAMAGED VEGETATION OR  
MUNICIPAL, AND ASSOCIATION

**UNRESTRICTED CLEARING AREA:**

- AREA SUBJECT TO CLEARING AND GRUBBING AS NECESSARY FOR CONSTRUCTION OF DWELLING, ACCESS DRIVE, SEWAGE DISPOSAL FACILITY, AND UTILITY SERVICE CONNECTIONS.
- LIMIT OF CLEARING TO BE NO GREATER THAN 15 FT FROM PROPOSED DWELLING AND SITE IMPROVEMENTS.
- SPECIMEN TREES WITHIN THIS AREA TO BE FLAGGED FOR PRESERVATION BY OWNER.



BENCH MARK:  
BONNET BOLT  
ELEV. = 77.91

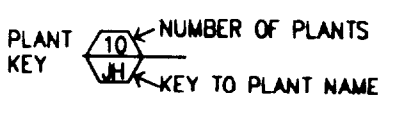
1-26-04 REV. DRIVE, NORTH, ZONE NOTE.

Designed JT  
Drawn JF  
Checked JF  
Scale 1" = 20'  
Date DEC. 29, 2003

**PLANT LIST**

KEY #	BOTANICAL NAME	COMMON NAME	SIZE	METHOD
<b>TREES</b>				
AA 2	AMELANCHIER ABORIA	"AUTUMN BRILLIANCE" SHADBUSH	4'-5' HT	CLUMP
PS 7	PINUS SYLVESTRIS	SCOTCH PINE	4'-5' HT	B&B
<b>SHRUBS</b>				
CA 3	CLETHRA ALNIFOLIA	SUMMERSWEET "RUBY SPICE"	#3 CONT	
MP 6	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	2"-2.5" HT	
PM 3	PINUS MUGO "MUGO"	DWARF MUGO PINE	18"-24" HT	
RT 9	RHUS TYPHINA "LACINIATA"	CUT LEAF STAGHORN SUMAC	#3 CONT	
RR 15	ROSA RUGOSA	RUGOSA ROSE	#3 CONT	MIXED COLORS

- NOTES:
1. VERIFY SCHEDULE w/PLANTING PLAN. IF CONFLICTS, PROVIDE HIGHER NUMBER OF PLANTS.
  2. LANDSCAPE CONTRACTOR TO CONSTRUCT PLANT BED AROUND AND UNDER ALL SHRUB PLANTINGS. PROVIDE 4 INCH DEEP BARK MULCH BED WITH CURVILINEAR SHAPE TO OUTSIDE LIMIT OF BRANCHING.



**TDC**  
Engineers  
Planners  
Landscape  
Architects

966 RIVERSIDE STREET  
PORTLAND, MAINE 04103

Voice (207) 878 - 3315  
Fax (207) 878 - 0201  
landuse@landuseinc.net

Land Use Consultants, Inc.

**STEVE CULVER**  
Lot 47, Weymouth Way  
Diamond Cove, Great Diamond Island  
Portland, Maine

SITE DEVELOPMENT  
&  
LANDSCAPE PLAN

Job No. 1420-47  
Drawing

1 of 1

**GENERAL NOTES:**

ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND AND ALL UTILITY COMPANIES' STANDARDS.

THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THESE PLANS.

ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG-SAFE" AND LOCAL UTILITY COMPANIES AT LEAST 3 BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, OR AS OTHERWISE REQUIRED BY MAINE STATE LAW.

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NO BLASTING WILL BE ALLOWED WITHIN 500 FT OF ANY UTILITY WITHOUT THE NOTIFICATION AND APPROVAL OF THE APPROPRIATE UTILITY COMPANY. NO LEDGE BLASTING WILL BE PERMITTED WITHIN A UTILITY COMPANY EASEMENT UNTIL WRITTEN APPROVAL FROM THE UTILITY IS GIVEN.

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REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

**STORMWATER MANAGEMENT:**

- IMPERVIOUS AREAS ARE MINIMAL WITH NO SIGNIFICANT INCREASE IN STORMWATER RUNOFF OR ANTICIPATED ADVERSE IMPACTS.

- GRADING IS DESIGNED TO AVOID CONCENTRATION OF RUNOFF AND TO MAINTAIN EXISTING "SHEET FLOW DRAINAGE CHARACTERISTICS."

- ALL DISTURBED SOIL AREAS ARE TO BE RE-VEGETATED OR MULCHED FOR EROSION AND SEDIMENTATION CONTROL.

**LANDSCAPE DESIGN CRITERIA:**

- NATURALISTIC SETTING

- SELECTIVE CLEARING ONLY AS NECESSARY TO FACILITATE CONSTRUCTION ACTIVITIES AND TO CREATE "FILTERED" VIEW SHEDS.

- LOW MAINTENANCE LANDSCAPE

- LANDSCAPE IMPROVEMENTS:

- ▲ MAINTAIN SPECIMEN TREES WITHIN "UNRESTRICTED CLEARING AREA".

- ▲ TREE PLANTINGS TO AUGMENT EXISTING NATIVE BUFFERS AND "EDGES".

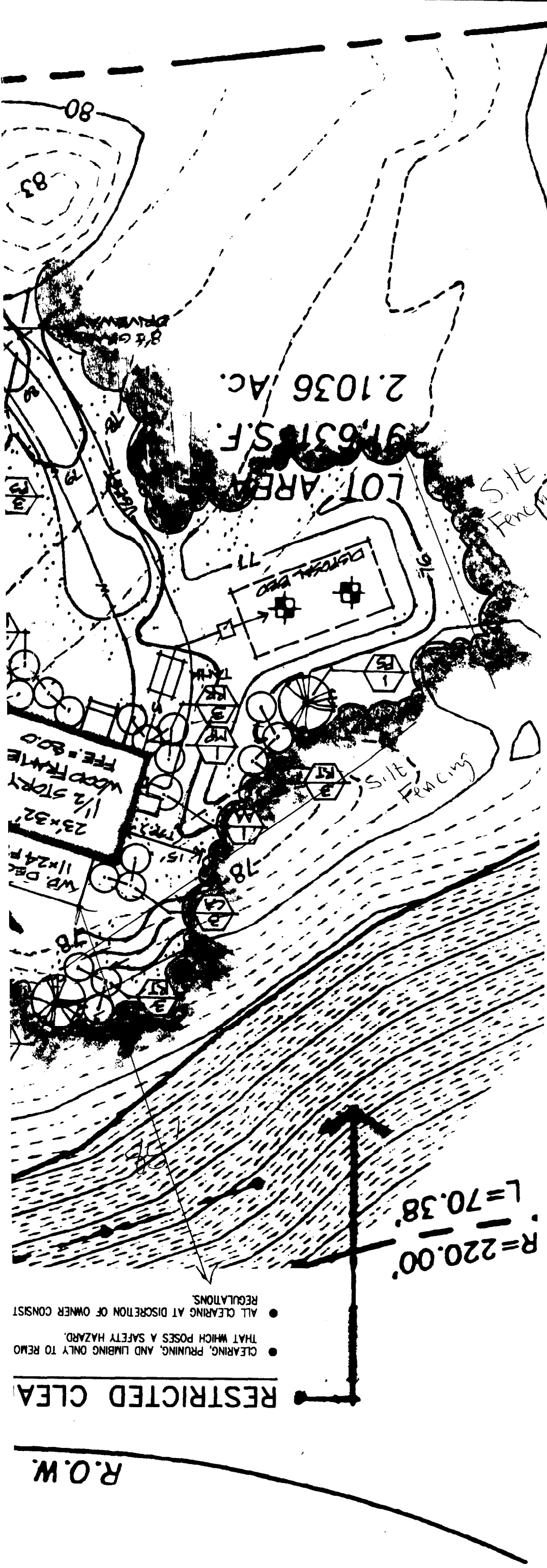
- ▲ SHRUB PLANTINGS AROUND DWELLING AND IN UNDERSTORY "EDGES" FOR VISUAL AMENITY AND EROSION CONTROL.

- ▲ ALL DISTURBED AREAS TO BE COVERED WITH 2-3 INCH OF BARK MULCH.

PROJECT AREA IS LOCATED IN THE IR-1 ZONING DISTRICT.

NORTH

447-74



**RESTRICTED CLEARING**

- CLEARING, PRUNING, AND LIMBING ONLY TO REMOVE THAT WHICH POSES A SAFETY HAZARD.
- ALL CLEARING AT DISCRETION OF OWNER CONSIST WITH REGULATIONS.

R=220.00  
L=70.38

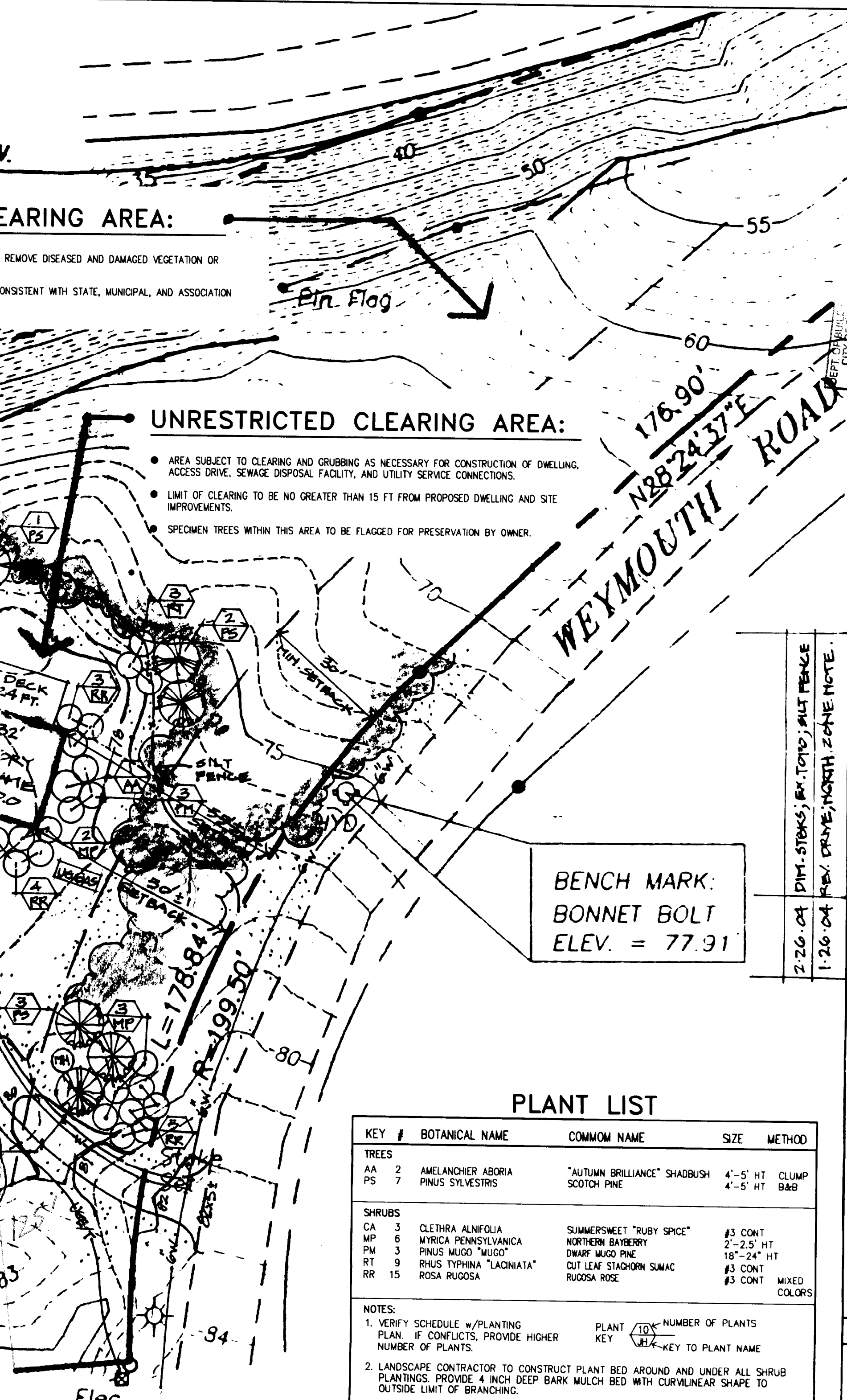
R.O.W.

**CLEARING AREA:**

REMOVE DISEASED AND DAMAGED VEGETATION OR  
CONSISTENT WITH STATE, MUNICIPAL, AND ASSOCIATION

**UNRESTRICTED CLEARING AREA:**

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PLANT KEY NUMBER OF PLANTS  
KEY TO PLANT NAME

engineers  
planners  
landscape  
architects



FEB 27 2004  
RECEIVED  
DEPT. OF BUILDING  
CITY OF BOSTON

STEVE CULVER  
Lot 47, Weymouth Waco

2-26-04 DIM. STAKS, EX. TOP; SALT FENCE  
1-26-04 REV. DRIVE, NORTH ZONE NOTE.

Designed JT  
Drawn JF  
Checked JF  
Scale 1" = 20'

SITE DEVELOPMENT

Job No.

Drawing 1

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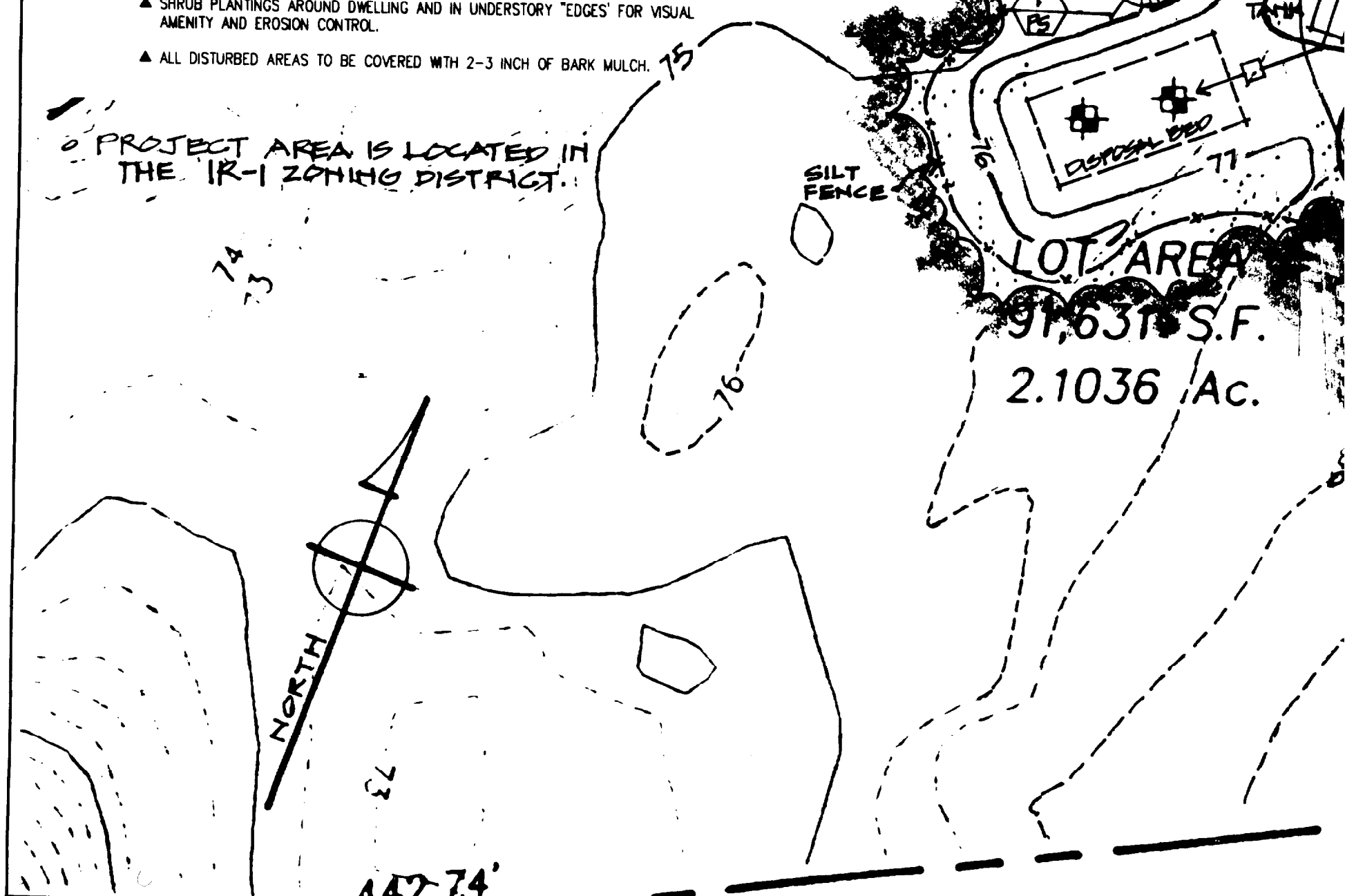
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PROJECT AREA IS LOCATED IN THE IR-1 ZONING DISTRICT.



## RESTRICTED

- CLEARING, PRUNING THAT WHICH POSE
- ALL CLEARING AT REGULATIONS.