

LEGEND

	LOT LINES
	BUILDING SETBACK
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT GRADE
	WETLAND BOUNDARY
	SHORELAND ZONE LIMIT
	EASEMENT
	BUFFER LINE
	FLOOD HAZARD LINE
	STREAM
	EDGE OF PAVEMENT
	VERTICAL GRANITE CURB
	SLOPED BITUMINOUS CURB
	18" SANITARY SEWER
	8" SANITARY SEWER & MANHOLE
	STORMDRAIN & MANHOLE CATCH BASIN
	8" WATER LINE
	HYDRANT
	UNDERDRAIN
	FOUNDATION DRAIN
	SEWER HOUSE SERVICE
	WATER HOUSE SERVICE
	BOUND FOUND
	IRON PIPE FOUND
	GRANITE MONUMENT SET
	5/8" IRON PIPE SET
	PATH OF SURFACE DRAINAGE
	SILT FENCE
	NATURAL CONDITION BUFFER ZONE

OWNER/BUILDER: EAST COAST DEVELOPMENT P.O. BOX 3561 PORTLAND, MAINE 04101

ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY: OWEN HASKELL ASSOC. PORTLAND, MAINE

BUFFER ZONE TO BE LEFT IN ITS NATURAL CONDITION EXCEPT THAT CLEARING OF THE UNDERSTORY FOR A 5' WIDE WALKING TRAIL IS PERMITTED.

2-STREET TREES, RED OAK (*quercus rubrum*) 2" CAL.

N/F ROBERT L. KELLY-ROSENBERG ANDREA H. KELLY-ROSENBERG 6470/325

N/F PETER RASZMANN LOT 4

LOT 3 17,532 SF.

EDGE OF FOUNDATION
EAVE LINE
INV. 62.6±, SUMP PUMP & BACKFLOW PREVENTOR FOR FDN DRAIN REQ'D

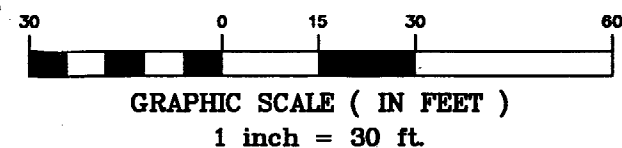
CONGRESS STREET

CONGRESS STREET RIGHT-OF-WAY PRIOR TO RECONSTRUCTION

N/F STROUDWATER FARM ASSOCIATES LOT 2

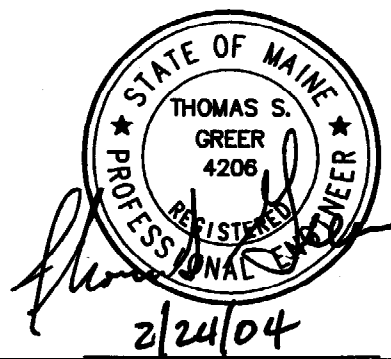
HERITAGE COURT

CONNECT UTILITIES TO EXISTING STUBS, FIELD LOCATE. (TYP.)



NOTES:

1. THIS PLAN IS FOR LOT 3 ONLY. GRADING OR GENERAL DRAINAGE SHOWN FOR ADJACENT ROAD OR LOTS IS FOR INFORMATION ONLY AND MAY NOT REPRESENT ACTUAL FIELD CONDITIONS.
2. DEVELOPMENT WITHIN THE HISTORIC DISTRICT IS SUBJECT TO REVIEW BY THE CITY OF PORTLAND HISTORIC PRESERVATION COMMITTEE.
3. FOUNDATIONS TO BE LAID OUT BY A PROFESSIONAL SURVEYOR



SITE PLAN LOT 3

RIVER'S EDGE
HERITAGE COURT

SCALE: 1"=30'
DATE: FEBRUARY 24, 2004
DESG BY: TSG
PROJECT: 02415

CONSULTING ENGINEERS, INC. FALMOUTH, MAINE

C&D FILE: 01124 FILE SCALE: 1"=30'