

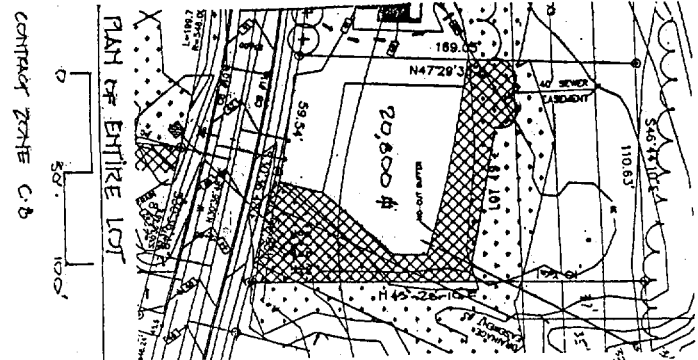
L=199.79
R=546.00'

RIVER'S EDGE DRIVE
N30°36'48"W

LOT 19
NO-CUR BUFFER

PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

EASEMENT #3
DRAIN OUTFALL
FL + 3.10 MAX
2.0' FE 1/8" / 12"



LAYOUT NOTES

- Existing conditions information is from a plan sheet.
- THRESH FRONT'S (PARKING & DRIVE) CORNER EXC. TYPICAL "CONCRETE GRADE".
- Prior to any construction activities taking place, all dimensions shall be verified in the field by the contractor. Any discrepancies shall be reported immediately to the architect.
- Do not scale the drawings. Any corrections in dimensioning shall be reported immediately to the landscape architect.
- All angles are 90 degrees unless otherwise shown.
- All dimensions from buildings are to outside face of building.
- All edges of lighting shall be staked out by the contractor and reviewed by the landscape architect prior to construction.
- Provide 8" smooth transition where new work meets existing.
- All new concrete observation treated shall be burned and seeded.

GRADING NOTES

- Existing conditions information is from a plan sheet.
- 4-5FT "LANDSCAPE" HEIGHTS.
- Contractor shall verify all dimensions and grades on the ground. Any discrepancies shall be reported immediately to the architect.
- All utility and existing grading shall be left in place and preserved the existing planing.
- All grades and disturbed areas not otherwise developed shall be seeded.
- Utility facilities shown are approximate and shall be verified by contractor prior to construction.

GENERAL NOTES

- All work shall be in conformance with the City of Portland and other utility company standards.
 - Contractor shall verify location of existing utilities with appropriate utility companies prior to start of construction.
 - All work shall comply with all local, state and Federal safety regulations.
 - Contractor shall coordinate work with respective utility companies in a timely fashion.
 - The contractor shall be solely responsible for all means, methods and techniques employed to perform the work shown on these plans.
- UPDATED 2/3/06 10/07/05

PORTLAND CITY DESIGN

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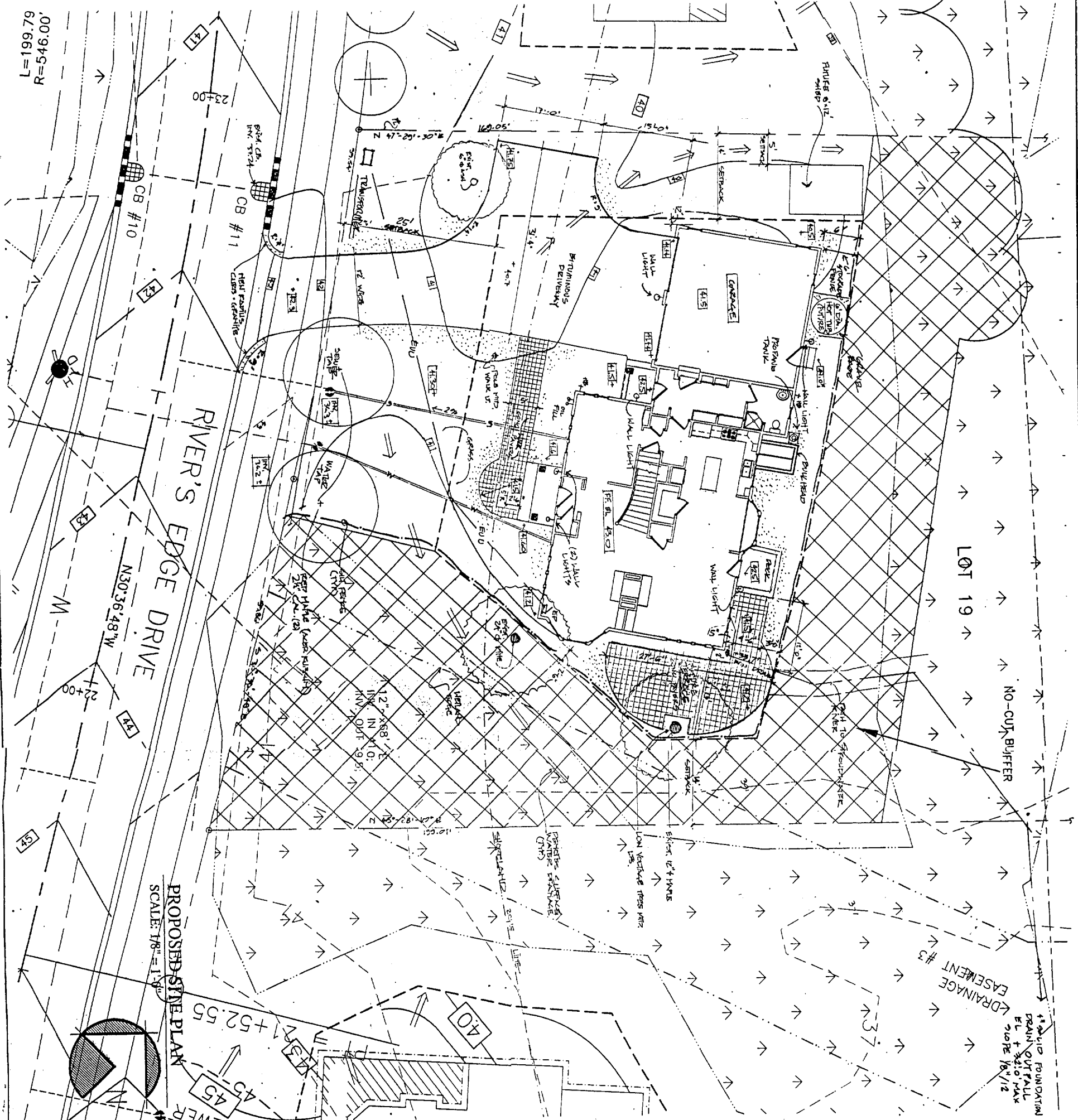
ANTHONY MUEBCH
LANDSCAPE ARCHITECT
94 COMMERCE STREET
PORTLAND, MAINE 04101

Allen Residence
101 River's Edge Drive
Portland, ME. 04101

ISSUE DATE
PRELIM 05/04/05
BD 08/17/05
CD 09/17/05
REV. 1
REV. 2
PRINT 10/07/05

PROJECTED 2-3-06
SITE PLAN
C-1

58 05008



L=199.79
R=546.00'

PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

LAYOUT NOTES

1. Existing conditions information is from a plan sheet.
2. THESE NOTES: (P) = PAVEMENT & CURB; (C) = CONC.; (T) = TYPICAL; (S) = SIDEWALK; (G) = GRASS; (L) = LANDSCAPE.
3. Prior to any construction activities, taking place, all dimensions shall be verified in the field by the contractor. Any discrepancies shall be reported immediately to the landscape architect.
4. Do not scale the drawings. Any omissions in dimensioning shall be reported immediately to the landscape architect.
5. All angles are 90 degrees unless otherwise shown.
6. All dimensions from buildings are to outside face of building.
7. All slopes of parking shall be stated out by the contractor and approved by the landscape architect prior to construction.
8. Provide a 3/4" x 3/4" threshold where new work meets existing.
9. All areas not otherwise treated shall be burned and seeded.

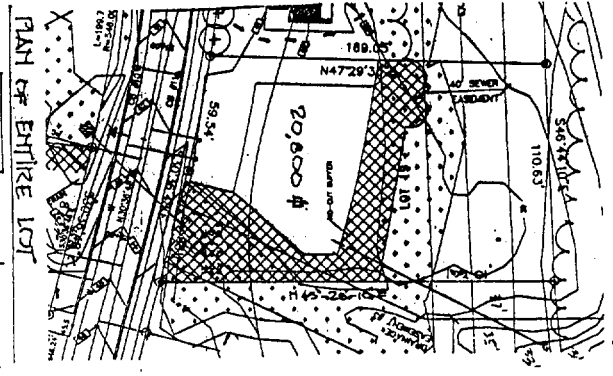
GRADING NOTES

1. Existing conditions information is from a plan sheet.
2. Grading shall verify all dimensions and grades on the ground. Any discrepancies shall be reported immediately to the architect.
3. All areas not requiring grading shall be left undisturbed. Contractor shall stop out of these areas and preserve the existing grading.
4. All gullies and disturbed areas not otherwise depicted shall be seeded.
5. Utility locations shown are approximate and shall be verified by contractor prior to construction.

GENERAL NOTES

1. All work shall be in accordance with the City of Portland and other utility codes.
2. Contractor shall verify locations of existing utilities with appropriate utility companies prior to start of construction.
3. Contractor shall secure all necessary permits for work shown on these plans.
4. All work shall comply with all local, state and federal safety regulations.
5. Contractor shall coordinate work with respective utility companies in a timely manner.
6. The contractor shall be solely responsible for all means, methods and techniques employed to perform the work shown on these plans.

UPDATED 2/3/06 10/07/05



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JOB: 05008

ISSUE DATE	DESCRIPTION
PRELIM	05/04/05
BD	08/17/05
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DATE: 2-3-06
PROPOSED
SITE
PLAN
C-1