

GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY SURVEY INCORPORATED 4/14/2014.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG UP AT LEAST ONE UTILITY AND EXCAVATE TO VERIFY THE EXACT LOCATION OF THE UTILITY. AN EXCAVATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE, COORDINATE WITH CMP.
8. THE LOT SHALL BE PROVIDED WITH AT LEAST TWO (2) TREES MEETING THE CITY OF PORTLAND TREE SPECIFICATIONS WHICH ARE CLEARLY VISIBL FROM STREET LINE AND ARE LOCATED AS FAR AS VISUALLY WIDEN THE NARROW DIMENSION OR PROPORTION OF THE UNIT.
9. EQUIVALENT STREET TREE SHALL INCLUDE RETENTION OF EXISTING TREES OF SAME OR GREATER CALIPER.
10. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS, SECTION VIII EROSION AND SEDIMENTATION CONTROL STANDARDS FOR SINGLE AND TWO FAMILY HOMES.
11. PROPOSED STRUCTURE WILL UTILIZE EXISTING SEWER AND WATER SERVICE CONNECTIONS.
12. GRANITE CURBING TO BE INSTALLED PER CITY OF PORTLAND TECHNICAL MANUAL.
13. PROPOSED STRUCTURE WILL HAVE ROOF GUTTERS AND DRIP EDGE INSTALLED AROUND FOUNDATION.
14. BUILDING SECTION HAS A 4' FROST WALL ONLY. EXTRA CARE TO BE TAKEN TO AVOID NO-DISTURBANCE AREA.

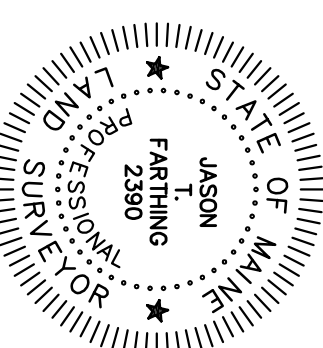
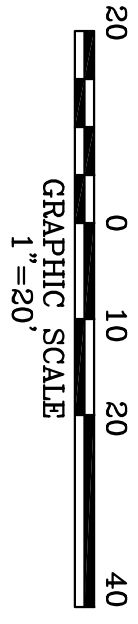
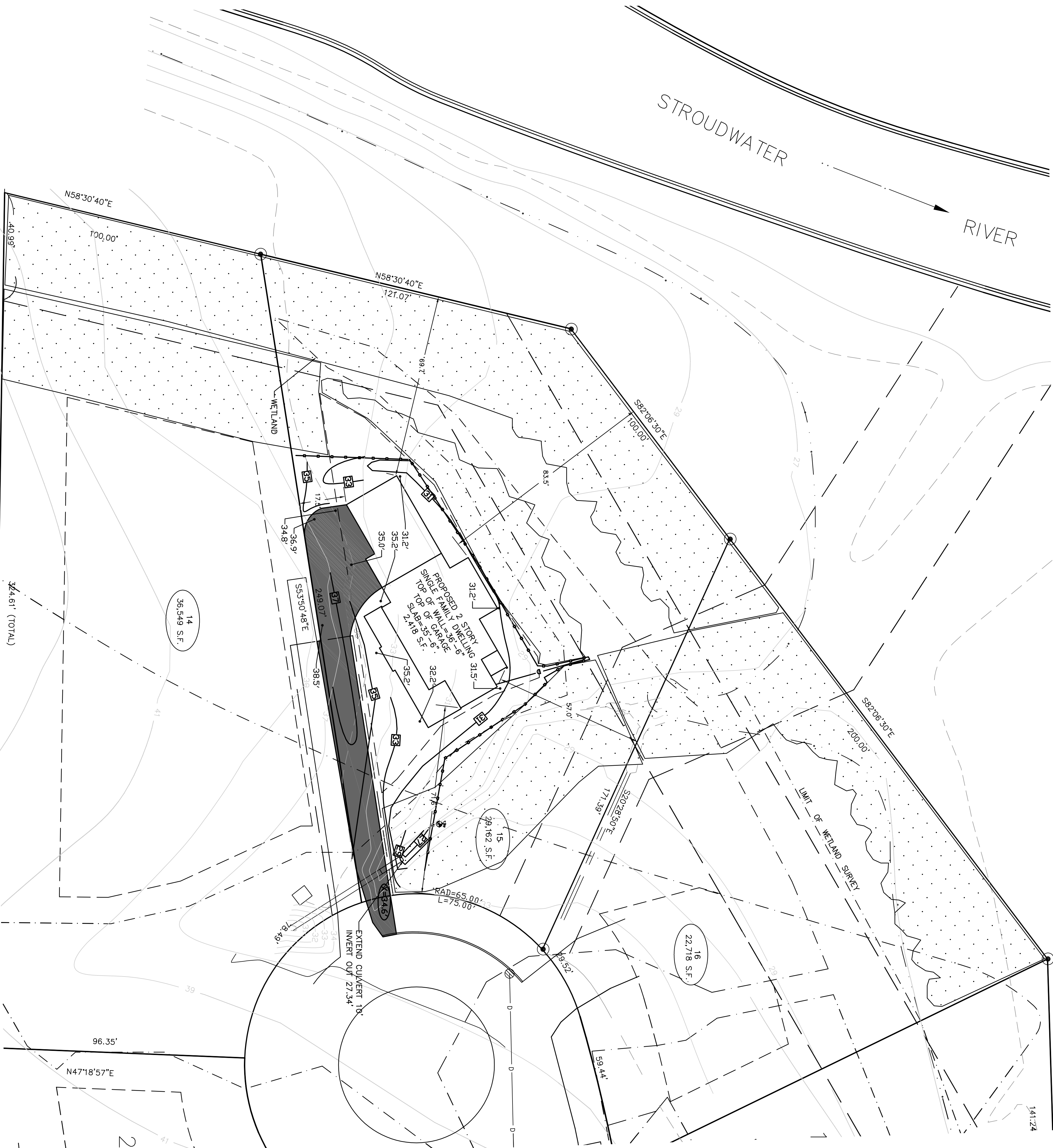
GRADING AND DRAINAGE NOTES:

1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.
2. COMMON BORROW SHALL MEET MDOT SPECIFICATION 703.18.
3. THE GRADING AND DRAINAGE SYSTEM ON THE PROPERTY SHALL BE CONSTRUCTED AND LOCATED AS DEPICTED ON THE APPROVED SITE PLAN AND SAID GRADING AND DRAINAGE SYSTEM SHALL NOT BE MODIFIED WITHOUT FURTHER APPROVAL FROM THE PLANNING AUTHORITY.
4. FOUNDATION DRAINS, EITHER GRAVITY DISCHARGE OR PUMP DISCHARGE, SHALL BE PIPED TO EXISTING STORMWATER STRUCTURE AS SHOWN.
5. PROJECT SITE IS TO BE FINISH GRADED TO DIRECT STORM SURFACE FLOW THAT WILL NOT BE NATURALLY ASSORBED TOWARD RIVERS EDGE DRIVE AND BE COLLECTED BY THE EXISTING SWALE AS SHOWN.

LEGEND:

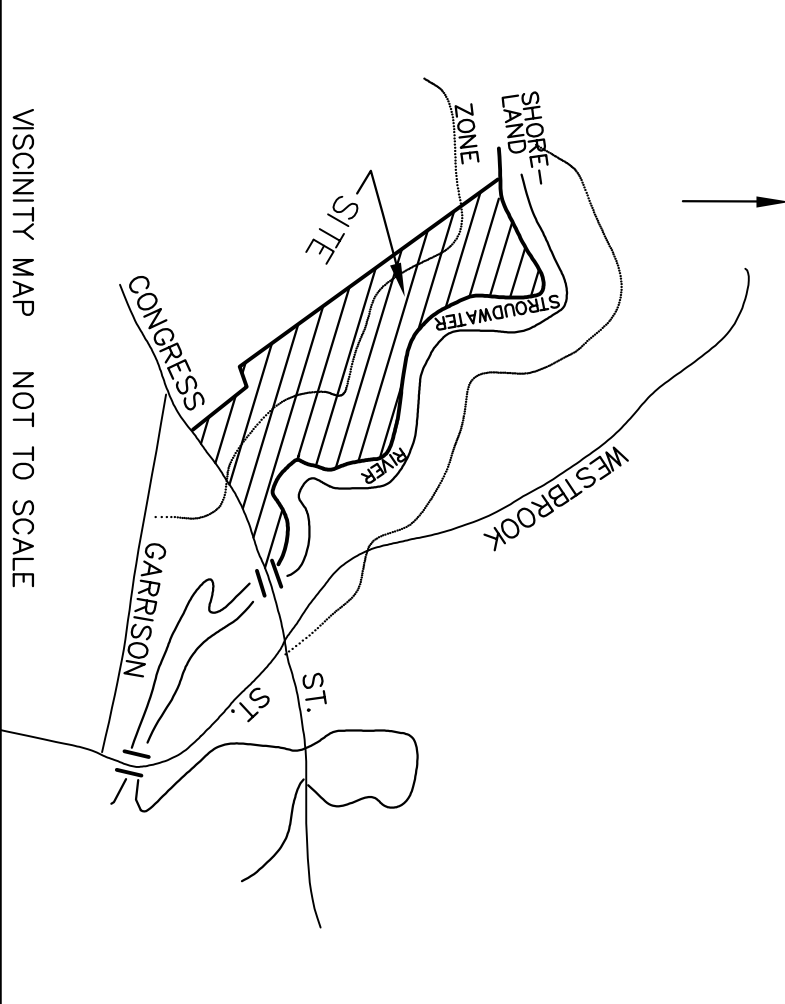
- NO. 5 REBAR FOUND
- UTILITY HOLE
- NOW OR FORMERLY
- DEED BOOK/PAGE
- PROPOSED TREE
- EXISTING CONTOUR
- FINISH CONTOUR
- FINISH CONTOUR
- PROPOSED WATER
- PROPOSED SUTTENCE
- DRAINAGE FLOW DIRECTION
- PROPOSED ELECTRIC

- 14 LOT NO. PER PLAN REF. 7-A
- BUFFER ZONE AND VEGETATION PROTECTION AREAS
- 36.9' PROPOSED SPOT GRADE



I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND REASONABLE OPINION.

Jason T. Farthing
PLS. 2390



- REVISIONS:**
- 09/25/14 REVISED PER CITY COMMENTS
 - 10/11/14 REVISED PER CITY COMMENTS
- REVISIONS:**
- (1) DEED REFERENCES: DEED BOOK 8403 PAGE 350 (CUMBERLAND COUNTY REGISTRY OF DEEDS) (CCRD)
 - (2) TAX MAP REFERENCE: CITY OF PORTLAND TAX MAP 228, BLOCK A, LOT 045
 - (3) ZONING DISTRICT: (C3 AND SHORRLAND OVERLAY) R3 PER NOTE 3 IN PLAN
 - (4) MINIMUM LOT SIZE: 6,500 S.F. PER DWELLING UNIT
 - (5) MINIMUM STREET FRONTAGE: 50 FT.
 - (6) MINIMUM BUILDING SETBACKS: FRONT: 25' OR NOT TO EXCEED THE AVERAGE DEPTH OF FRONT YARDS ON REAR YARD: 25'
 - (7) SIDES: 1 STORY: 8'
 - 1 1/2 STORIES: 8'
 - 2 STORIES: 10'
 - 2 1/2 STORIES: 10'
- LOT SETBACKS DEPICT THE MAXIMUM BUILDING ENVELOPE, ASSUMING A 1-1/2 STORY BUILDING. FINAL SETBACK REQUIREMENTS WILL DEPEND ON FINAL BUILDING PERMIT SUBMITTED BY LOT DEVELOPER.
- (1) NORTH REFERENCE: PER P.L.N. REFERENCE (71A)
 - (2) VERTICAL DATUM: PLAN REFERENCE (71A)
 - (3) BOUNDARIES HERON REPRESENT A RETACEMENT OF PLAN REF. (71A)
 - (4) PLAN REFERENCES: (A) AMENDED FINAL SUBDIVISION PLAN, RIVERS EDGE HOMEOWNERS ASSOCIATION, DATED JULY 23, 2010, RECORDED: PLAN BOOK 210, PAGE 271 (CCRD)
 - (5) PARCEL IS LOCATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE OF 300-YEAR FLOOD PLAIN AND ZONE AE RARE FLOOD PRECIPITATIONS DETERMINED AS DEPICTED ON FEMA PANEL 230051 0012 C.
 - (6) VEGETATED AREAS AND NO DISTURB AREAS WILL BE REPLANTED WITH LIKE VEGETATION AND RETURNED TO NATURAL STATE AFTER EXCAVATION AND GRADING HAS BEEN COMPLETED.

FOR:
ATSUSHI TAMAKI
67 DOUGLAS STREET
PORTLAND, MAINE
(OWNER OF RECORD)

GRADING AND DRAINAGE PLAN
133 RIVER'S EDGE DRIVE
PORTLAND, ME

SURVEY BY:
SURVEY, INC.
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2556 (207) 892-2577 FAX
INFO@SURVEYINCORPORATED.COM

PLAN BY: AWH @ SURVEY, INC. CHK. JTF

DATE: AUGUST 26, 2014

JOB NO. 14.007