

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, FIELD SURVEYS TAKEN. WHERE NECESSARY, THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RECONCILE ANY 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 COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED 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 THE CITY OF PORTLAND TECHNICAL STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD 0651, 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'S ARBORETCULTURE SPECIFICATIONS AND WHICH ARE CLEARLY VISIBLE FROM THE STREET LINE AND ARE LOCATED SO AS TO 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.

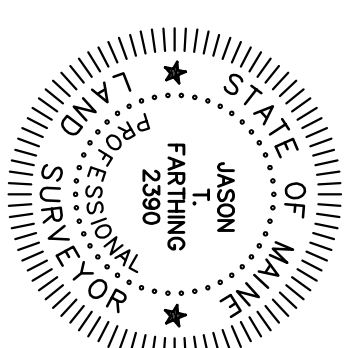
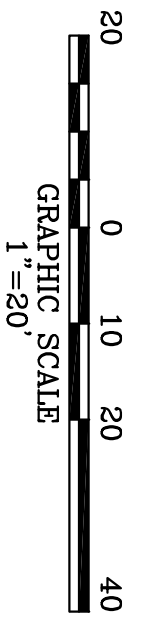
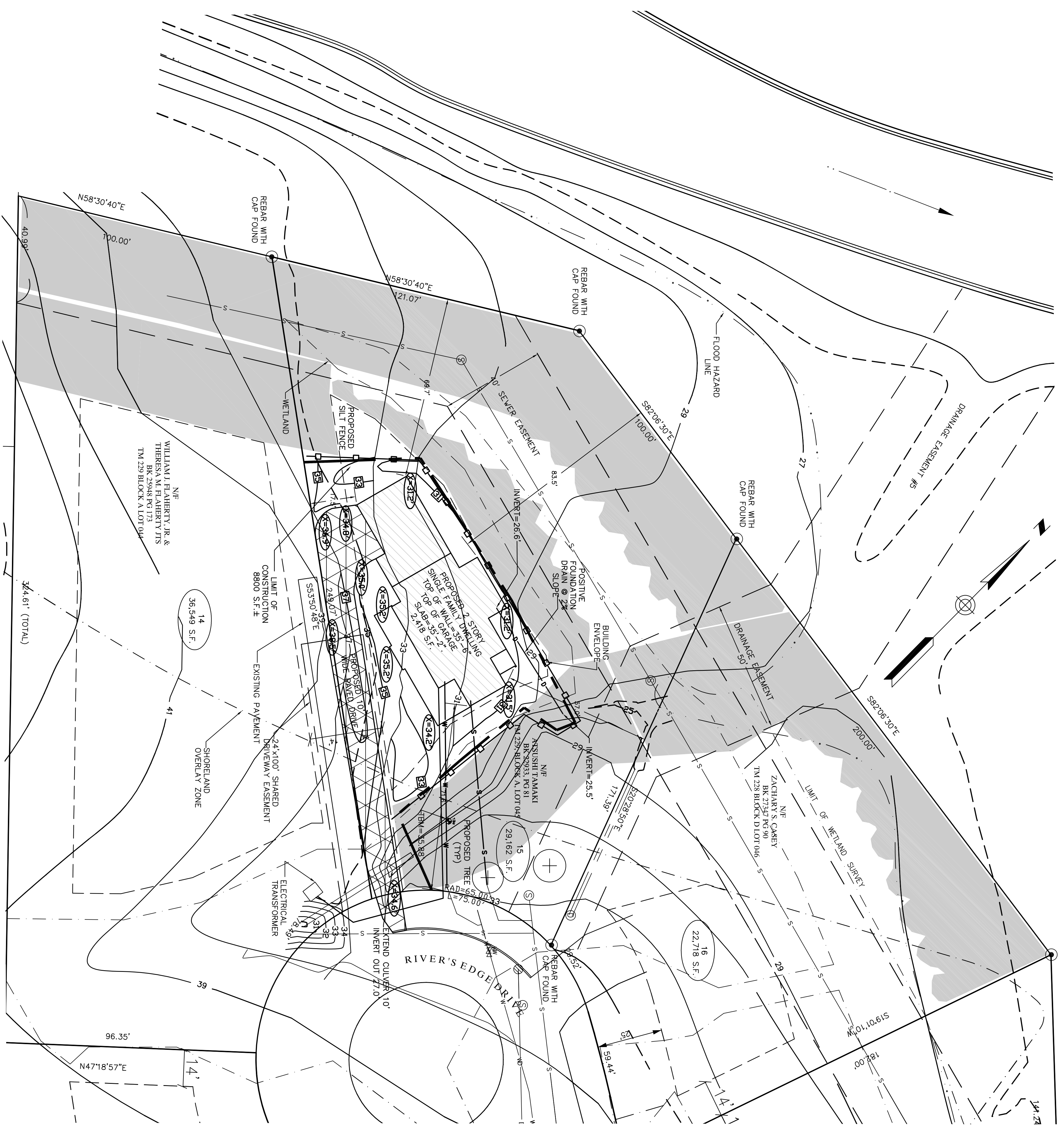
GRADING AND DRAINAGE NOTES:

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 ABSORBED TOWARD RIVERS EDGE DRIVE AND BE COLLECTED BY THE EXISTING SWALE AS SHOWN.

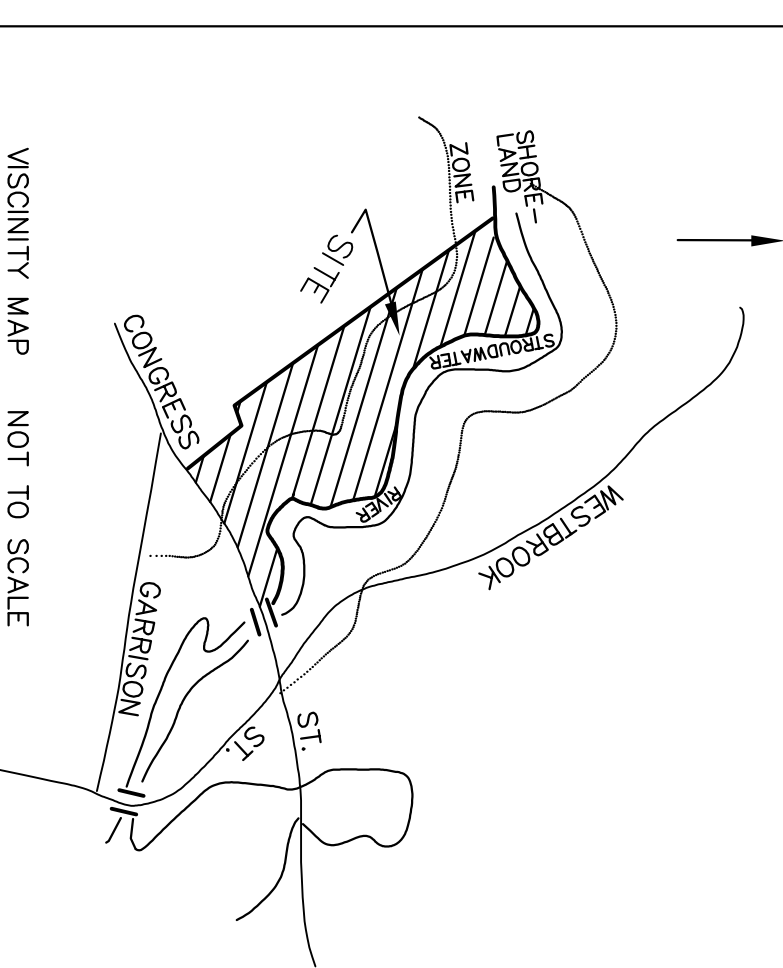
LEGEND:

- NO. 5 REBAR FOUND
- UTILITY POLE
- UTILITY TOWER
- DEED BOUNDARY
- PROPOSED TREE
- EXISTING TREE
- FINISH CONTOUR
- UNDER GROUND POWER
- PROPOSED SILT FENCE
- DRAINAGE FLOW DIRECTION
- PROPOSED ELECTRIC

LOT NO. PER PLAN REF. 7-A
BUFFER ZONE AND VEGETATION PROTECTION AREAS



I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE PROFESSION AND I AM A LICENSED SURVEYOR IN THE STATE OF MAINE. MY BELIEF AND PROFESSIONAL OPINION.
 JASON T. FARRING P.L.S. 2390



- SURVEY NOTES:**
- (1) DEED REFERENCES: DEED BOOK 380 PAGE 380 (CAMBERLAND COUNTY REGISTERY OF DEEDS) (CRD)
 - (2) TAX MAP REFERENCE: CITY OF PORTLAND TAX MAP 229, BLOCK A, LOT 045
 - (3) ZONING DISTRICT: (C3 AND SHORELAND OVERLAY)
 - (4) MINIMUM LOT SIZE: 6,500 S.F. PER DWELLING UNIT
 - (5) MINIMUM STREET FRONTAGE: 30 FT.
 - (6) MINIMUM BUILDING SETBACKS FROM: 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 1/2 STORIES: 16'

- 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.
- (4) NORTH REFERENCE: PER P.L. REFERENCE (7/A)
 - (5) VERTICAL DATUM: P.L. REFERENCE (7/A)
 - (6) BOUNDARIES HEREBY REPRESENT A REIKAKEMENT OF PLAN REF. (7/A).
 - (7) P.L. REFERENCES: (A) AMENDED FINAL SUBDIVISION P.L. RIVERS EDGE BY OMBENI ASSOCIATES INC. DATED: JULY 23, 2010 RECORDED: P.L. BOOK 210, PAGE 271 (CGRD)
 - (8) PARCEL IS LOCATED IN ZONE X. AREAS DESIGNATED TO BE OUTLIER OF 900' X 1/4" FLOOD PLAIN AND ZONE AE BASE FLOOD ELEVATIONS DETERMINED AS DEPICTED ON IRM, PANEL 28061 0012 C.
 - (9) VEGETATED AREAS AND NO DISTURB AREAS WILL BE RE-PLANTED WITH LIKE VEGETATION AND NOT RENEWED TO MATCH EXISTING VEGETATION. EXCAVATION AND GRADING HAS BEEN COMPLETED.

REVISIONS:
 09/25/2014 REVISED PER CITY COMMENTS

SITE PLAN
 133 RIVERS' EDGE DRIVE
 PORTLAND, ME
 FOR: **ATSUSHI TAMAKI**
 67 DOUGLAS STREET
 PORTLAND MAINE
 (OWNER OF RECORD)

SURVEY BY:
SURVEY, INC.
 P.O. BOX 210
 WINDHAM, ME 04062
 (207) 892-2556 (207) 892-2557 FAX
 INFO@SURVEYINCORPORATED.COM
 PLAN BY: AWH@SURVEY, INC. CHK. JTF
 DATE: AUGUST 26, 2014