Inspections Division
Date: 10/22/14

CONDITIONS ARE BASED UPON A
'EY INCORPORATED 4/14/2014 .

CAUTIONED THAT THE LOCATION
ING UTILITIES AS SHOWN ON THESE
VARIOUS UTILITY COMPANIES AND
N IN THE FIELD. THIS INFORMATION
CT OR COMPLETE. THE
RIATE UTILITY COMPANY AND DIG
ANY EXCAVATION TO REQUEST
IT SHALL BE THE RESPONSIBILITY
L EXISTING UTILITIES WHICH
EMENTS SHOWN ON THE PLANS.

OL MEASURES IS OF PARAMOUNT
CONTRACTOR IS RESPONSIBLE FOR
L MEASURES SHOWN ON THE
PLANS. 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 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'S ARBORICULTURE 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.

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

VISCINITY MAP NOT TO SCALE

SURVEY NOTES:

(1) DEED REFERENCES:
DEED BOOK 8403 PAGE 350
CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD)

(2) TAX MAP REFERENCE:
CITY OF PORTLAND TAX MAP 229, BLOCK A, LOT 045

(3) ZONING DISTRICT: (C8 AND SHORELAND OVERLAY) R3 PER NOTE 5 IN PLAN REFERENCE (7)(A)
MINIMUM LOT SIZE: 6,500 S.F. PER DWELLING UNIT
MINIMUM STREET FRONTAGE: 50 FT.
MINIMUM BUILDING SETBACKS
FRONT: 25' OR NOT TO EXCEED THE AVERAGE DEPTH OF FRONT YARDS ON EITHER SIDE OF THE LOT.
REAR YARD: 25'
SIDES:
1 STORY: 8'
1 ½ STORIES: 8'
2 STORIES: 14'
2 ½ 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 SUBMITTAL BY LOT DEVELOPER.

(4) NORTH REFERENCE: PER PLAN REFERENCE (7)(A)

(5) VERTICAL DATUM- PLAN REFERENCE (7)(A)

(6) BOUNDARIES HEREON REPRESENT A RETRACEMENT OF PLAN REF. (7)(A).

(7) PLAN REFERENCES:
(A) AMENDED FINAL SUBDIVISION PLAN, RIVER'S EDGE
FOR: STROUDWATER FARMS ASSOCIATES
BY: OWEN HASKELL, INC.
DATED: JULY 23, 2010
RECORDED: PLAN BOOK 210, PAGE 271 (CCRD)

(8) PARCEL IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN AND ZONE AE, BASE FLOOD ELEVATIONS DETERMINED AS DEPICTED ON FIRM PANEL 230051 0012 C.

(9) VEGETATED AREAS AND NO DISTURB AREAS WILL BE RE-PLANTED WITH LIKE VEGETATION AND RETURNED TO NATURAL STATE AFTER EXCAVATION AND GRADING HAS BEEN COMPLETED.

REVISIONS:

09/25/14 REVISED PER CITY COMMENTS
10/14/14 REVISED PER CITY COMMENTS

LEGEND:

	NO. 5 REBAR FOUND
	UTILITY POLE
N/F	NOW OR FORMERLY
123/45	DEED BOOK/ PAGE
	PROPOSED TREE
29	EXISTING CONTOUR
33	FINISH CONTOUR
S	PROPOSED SEWER
W	PROPOSED WATER
	PROPOSED SILT FENCE
	DRAINAGE FLOW DIRECTION
E	PROPOSED ELECTRIC
14	LOT NO. PER PLAN REF. 7-A
	BUFFER ZONE AND VEGETATION PROTECTION AREAS
36.9'	PROPOSED SPOT GRADE

20 0 10 20 40
GRAPHIC SCALE
1"=20'

STATE OF MAINE
JASON T. FARTHING 2390
PROFESSIONAL LAND SURVEYOR

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

JASON T. FARTHING P.L.S. 2390

SITE PLAN
133 RIVER'S 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 JOB NO. 14_007