

GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY SURVEY, INC. IN MARCH 2012.
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 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 SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF EXISTING UTILITIES. 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 THE MAINTENANCE OF EROSION CONTROL 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 METHODS SHALL CONFORM TO THE CITY OF PORTLAND AND WATER DISTRICT STANDARDS, DISSECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C601, 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 ARBORCULTURE 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 TREES SHALL INCLUDE RETENTION OF EXISTING TREES OF SAME OR GREATER CALIBER.
10. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS, SECTION VIII BERSON AND SEDIMENTATION CONTROL STANDARDS FOR SINGLE AND TWO FAMILY HOMES.
- (1) SOILS TYPE: AREA OF DEVELOPMENT CONSISTS OF EMB-ELMWOOD FINE SANDY LOAM WITH 0-8% SLOPES
- (2) PROPOSED STRUCTURE WILL UTILIZE EXISTING SEWER AND WATER SERVICE CONNECTIONS.
- (3) GRANITE CURBING AND ASPHALT SIDEWALK TO BE INSTALLED PER CITY OF PORTLAND TECHNICAL MANUAL.

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 TIED 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 HAWTHORNE STREET AND BE COLLECTED BY THE EXISTING CATCH BASIN AS SHOWN.

LANDSCAPING NOTES:

1. ALL AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED AND RESULT IN OPEN SPACE LAWN AREA.

PLANT KEY:

- AMERICAN ARBORVITAE (THUJA OCCIDENTALIS) 5-6 HEIGHT
- NATURAL SCREENING FROM NEIGHBORING HOMES.

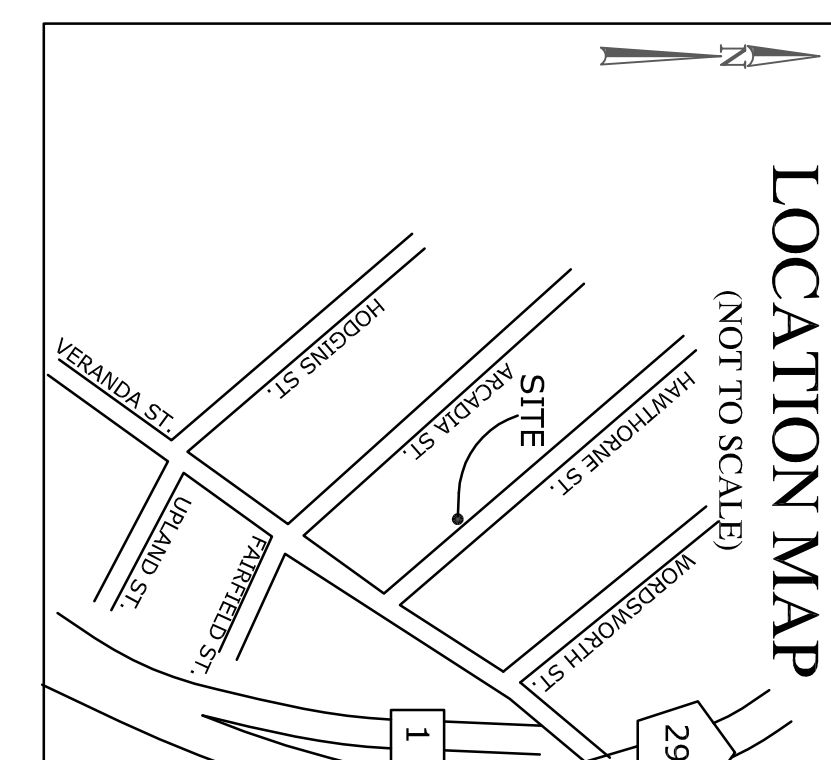
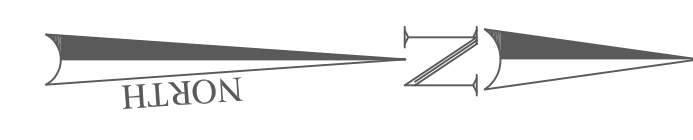
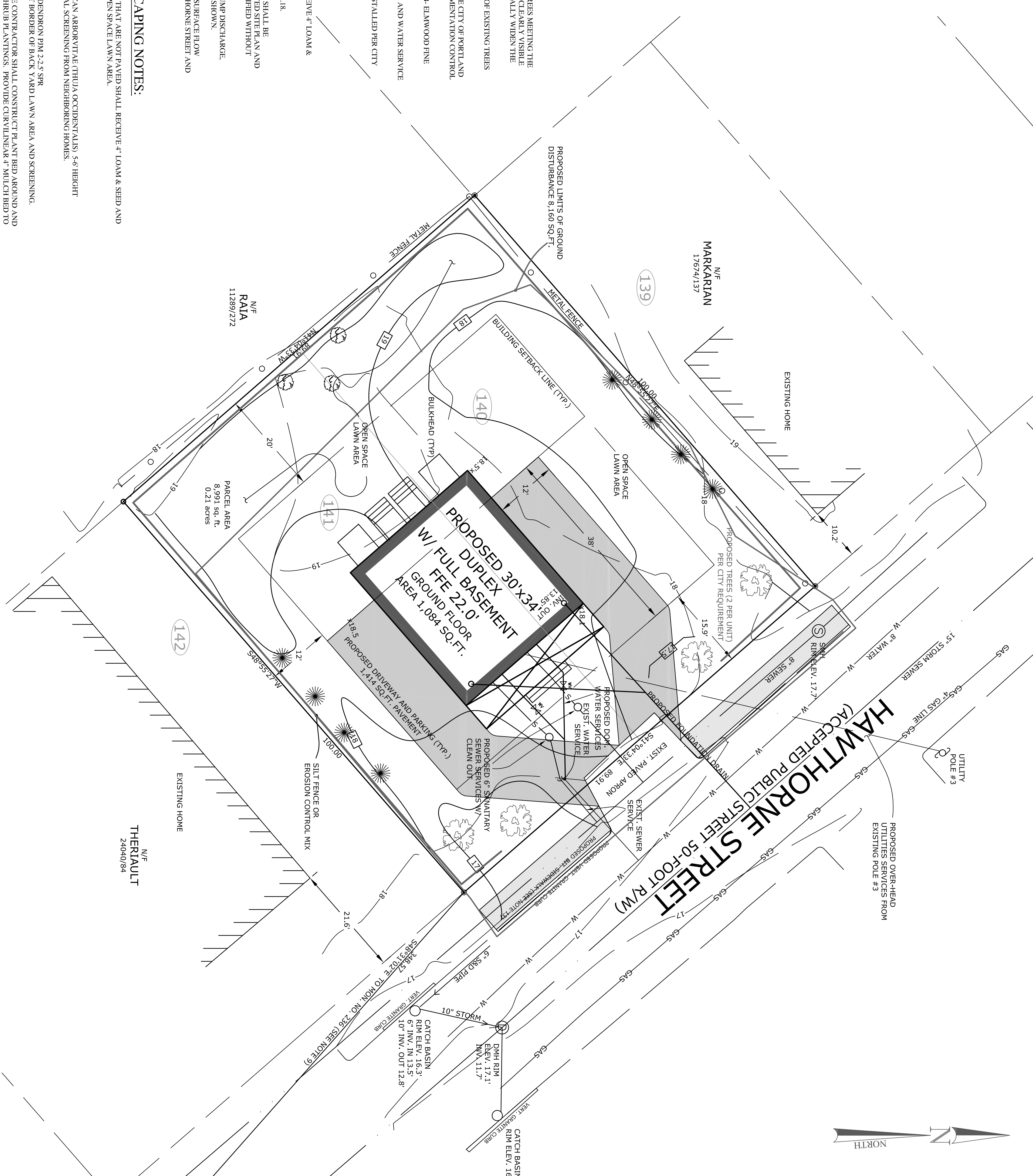
LEGEND:

- REBAR FOUND
- NO. 5 REBAR SET
- UTILITY POLE
- NO. 4 OR PORTLANDLY DON OR PORTLANDLY DON OR PORTLANDLY DON
- PROPOSED TREE
- EXISTING CONTOUR
- FINISH CONTOUR
- UNDER GROUND POWER
- PROPOSED SILT FENCE
- DRAINAGE FLOW DIRECTION
- PROPOSED ELECTRIC

LANDSCAPING NOTES:

2. LANDSCAPE CONTRACTOR SHALL CONSTRUCT PLANT BED AROUND AND UNDER ALL SHRUB PLANTINGS. PROVIDE CURVILINEAR 4" MULCH BED TO OUTSIDE LIMITS OF BRANCHING.

LOT NO. PER PLAN REF. 7A



SURVEY NOTES:

- (1) DEED REFERENCES: DEED BOOK 4122 PAGE 277 (DEED BOOK 3766 PAGE 339 PROBABLY CORRECTED TO CORRECT REGISTRY OF DEEDS (CGRD))
- (2) TAX MAP REFERENCE: CITY OF PORTLAND TAX MAP 47, BLOCK D, LOTS 10 & 11
- (3) ZONING DISTRICT: (S)
- MINIMUM LOT SIZE: 3,000 SQ. FT. PER DWELLING UNIT
- MINIMUM BUILDING SETBACKS: FRONT SETBACK: 30 FT. REAR YARD: 20' SIDES: 1 STORIES: 8' 1 1/2 STORIES: 8' 2 1/2 STORIES: 14'

- LOT SETBACKS DEPEND 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: MAINE STATE PLANE 1802 WEST ZONE
- (5) VERTICAL DATUM: NGVD 1929
- (6) BOUNDARIES HEREBY REPRESENT A RETRACEMENT OF PLAN REF. 7A.
- (7) PLAN REFERENCES: (A) PLAN OF BERANDA PARK CO. DATED: APRIL 1963 RECORDED: PLAN BOOK 10, PAGE 53 (CGRD)
- (8) PARCEL IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN, AS DEPICTED ON FISH PANEL 250051 007-C.
- (9) CITY OF PORTLAND MONUMENT NO. 256 LOCATED AT THE EASTERN CORNER OF INTERSECTION OF VERANDA STREET AND HAWTHORNE STREET WAS USED AS DEPICTED ON CITY OF PORTLAND AND VERANDA STREET MONUMENT SURVEY (PLAN 1964, PLAN 944, 5A CITY OF PORTLAND ENGINEERING DIVISION.

- REVISIONS:**
- (1) 04.30.12 ADDED TWO TREES PER UNIT, FOUNDATION DRAIN
 - (2) 06.12.12 ADDED ADDITIONAL INFORMATION AS OUTLINED IN PLANNING DEPARTMENT MEMO DATED MAY 31, 2012.

SITE PLAN
 26 HAWTHORNE STREET
 PORTLAND, ME

FOR: **DWIGHT BRACKETT**
 84 COUNTRY LANE
 PORTLAND, MAINE

PHYLIS N. LAWLESS (DECEASED)
 26 HAWTHORNE ROAD
 PORTLAND, ME 04103
 (OWNER OF RECORD)

SURVEY BY:
SURVEY, INC.
 P.O. BOX 210
 WINDHAM, ME 04062

(207) 892-2566 (207) 892-2557 FAX
 INFO@SURVEYINCORPORATED.COM

PLAN BY: PB @ SURVEY, INC. CHK: JTF
 DATE: APRIL 3, 2012 JOB NO. 12. 011

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

JASON T. FARRINGHAM P.L.S. 2390