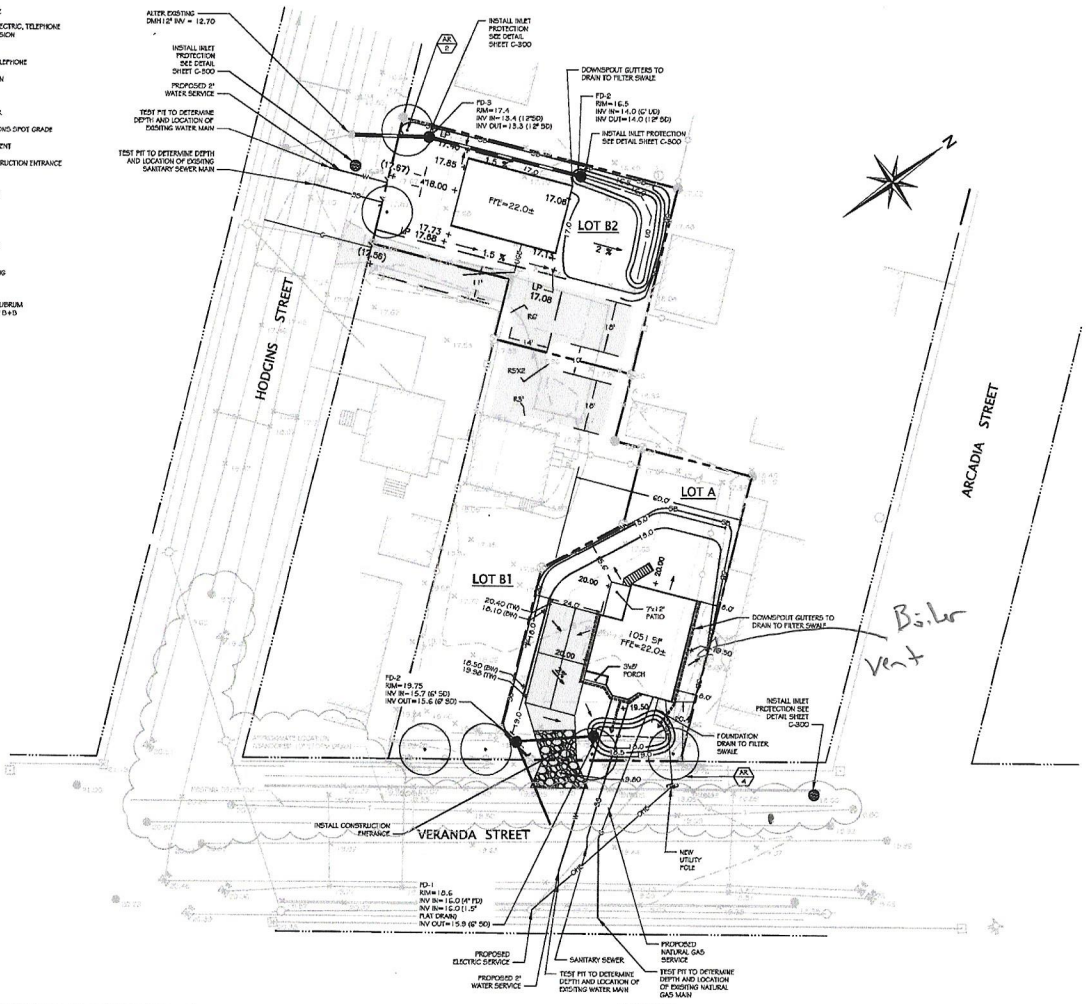
LEGEND

- PROPERTY LINE
- APPROXIMATE ABUTTER PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING FENCE
- 61 PROPOSED MINOR CONTOUR
- 60 PROPOSED MAJOR CONTOUR
- RIPRAP
- SAWCUT
- G GAS LINE
- W WATERLINE
- G GRAVITY SEWER PIPE
- STORM DRAIN PIPE
- UGE UNDERGROUND ELECTRIC, TELEPHONE AND CABLE TELEVISION
- OHW OVERHEAD WIRE
- UNDERGROUND TELEPHONE
- FD FOUNDATION DRAIN
- UD UNDERDRAIN
- SB SEDIMENT BARRIER
- EXISTING CONDITIONS SPOT GRADE
- PROPOSED PAVEMENT
- STABILIZED CONSTRUCTION ENTRANCE
- FIELD INLET
- INLET PROTECTION
- DRAIN MANHOLE
- UTILITY POLE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED ACER RUBRUM "RED MAPLE" 1-3½" D.H.D.

UTILITY NOTES:

1. ALL SANITARY SEWER WORK INCLUDING SECTIONS TO REMAIN PRIVATE SHALL BE IN ACCORDANCE WITH THE PORTLAND WATER & SANITARY DISTRICT STANDARDS AND SPECIFICATIONS AND SHALL BE APPROVED BY THE DISTRICT. SHOP DRAWING SUBMITTALS OF ALL MATERIALS USED SHALL BE SUBMITTED TO THE DISTRICT FOR APPROVAL PRIOR TO ORDERING MATERIALS.
2. ALL WATERLINE WORK SHALL BE INCLUDING SECTIONS TO REMAIN PRIVATE SHALL BE IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT STANDARDS AND SPECIFICATIONS AND SHALL BE APPROVED BY THE ASSOCIATION. SHOP DRAWING SUBMITTALS OF ALL MATERIALS USED SHALL BE SUBMITTED TO THE ASSOCIATION FOR APPROVAL PRIOR TO ORDERING MATERIALS.
3. THE CONTRACTOR SHALL TEST THE WATER AND SEWER SYSTEMS ACCORDING TO THE SANITARY DISTRICT AND WATER ASSOCIATION STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL SCHEDULE THE TEST TO HAVE A REPRESENTATIVE FROM THE RESPECTIVE ENTITY PRESENT DURING THE TEST.
4. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND SHALL BE RESPONSIBLE FOR PAYING ANY FEES FOR ANY POLE RELOCATION AND FOR THE ALTERATION OR ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM AND ANY OTHER PRIVATE OR PUBLIC UTILITIES.
5. RIM ELEVATIONS OF PROPOSED SANITARY SEWER MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISHED GRADE WITHIN THE LIMITS OF WORK.
6. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC AND CABLE, ETC.). FINAL DESIGN LOADS AND LOCATIONS SHALL BE COORDINATED WITH THE OWNER.
7. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINT OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNERS REPRESENTATIVE.



GRADING & EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADES FOR CONSTRUCTABILITY PRIOR TO COMMENCING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
2. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS, WALKWAYS, DRIVEWAYS, AND PARKING AREAS WITH NO PUDDLING. PROPOSED GRADES SHALL MATCH EXISTING GRADES SMOOTHLY AND CONTINUOUSLY.
3. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST "MAINE EROSION AND SEDIMENT CONTROL BMPS" BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
4. THE CONTRACTOR SHALL ONLY DISTURB THE AREAS OF THE PROPOSED CONSTRUCTION AND GRADING. ANY DISTURBANCE OUTSIDE THESE LIMITS MUST BE APPROVED BY THE ENGINEER.
5. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE EROSION CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMPLOYING EROSION CONTROL METHODS BEYOND THE CONTROLS SHOWN ON THE PLANS IN ORDER TO MEET THE ABOVE-REFERENCED DEP EROSION CONTROL STANDARDS.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR RE-GRADING. ALL DISTURBED AREAS ON SITE NOT COVERED BY BUILDINGS OR DESIGNATED PARKING AREAS, DRIVEWAYS, OR SIDEWALKS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED DESCRIBED IN THE MAINE DEP BMP STANDARDS.
7. PERMANENT SEEDING OR STABILIZATION SHALL BE PERFORMED IMMEDIATELY AFTER FINAL GRADING IS COMPLETED OR TEMPORARY MEASURES SHALL BE APPLIED SUCH AS MULCHING OR SEEDING UNTIL PERMANENT MEASURES ARE IN PLACE.
8. WITHIN 7 CALENDAR FOLLOWING THE COMPLETION OF ANY SOIL DISTURBANCE, AND PRIOR TO ANY STORM EVENT, MULCH MUST BE SPREAD ON ANY EXPOSED SOILS.
9. THE CONTRACTOR SHALL STABILIZE ANY SOIL STOCKPILES WHICH WILL REMAIN UNUSED FOR MORE THAN 7 DAYS, OR PRIOR TO A STORM EVENT.
10. ALL EROSION CONTROL DEVICES MUST BE CHECKED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL TO MINIMIZE PONDING, DAMAGE, DETERIORATION OR UNDERMINING. ANY PROBLEMS SHALL BE REPAIRED IMMEDIATELY. TRAPPED SEDIMENT SHALL BE REMOVED WHEN IT HAS ACCUMULATED TO NO MORE THAN HALF THE ORIGINAL HEIGHT OF ANY BARRIER OR AS OTHERWISE SHOWN ON THE PLANS.
11. ALL TRAFFIC INTO AND OUT OF THE SITE SHALL BE OVER THE STABILIZED CONSTRUCTION EXIT.
12. SEDIMENT BARRIERS MUST BE MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
13. EROSION CONTROL DEVICES SHALL BE REMOVED WITHIN 30 DAYS OF FINAL STABILIZATION.
14. SEEDED AREAS SHALL BE FERTILIZED AND RE-SEEDED AS NECESSARY TO ENSURE VEGETATION IS ESTABLISHED.

STORMWATER TREATMENT NOTES:

1. CONTRACTOR TO REFER TO DRAWING D-100, PRE & POST DEVELOPMENT DRAINAGE PLAN, AND COMPLY WITH GRADING SCHEMES AND TREATMENT CALCULATIONS AS PROVIDED ON D-100.

CONSTRUCTION NOTES:

1. ALL WORK WITHIN RIGHT OF WAYS SHALL MEET CITY OF PORTLAND TECHNICAL STANDARDS
2. OWNER/CONTARCTOR TO COORDINATE ALL VERANDA STREET OPENINGS PRIOR TO THE RE-SURFACING OF VERANDA STREET.

GENERAL NOTES:

1. PROPERTY IS WITHIN THE R5 ZONE.
2. GROUND FLOOR AREA OF PROPOSED STRUCTURE IS 1051 SF.
3. SOIL TYPE IS DaB1 ELMWOOD, FINE SANDY LOAM, 0-8% SLOPED, HSG B.

PLAN REFERENCE:

1. PLAN DEPICTING A PROPOSED SUBDIVISION MADE FOR STEVEN E. COPE & ROBERTA S. COPE NORTHEASTERLY SIDELINE OF HODGINS STREET & NORTHWESTERLY SIDELINE OF VERANDA STREET PORTLAND, MAINE. PREPARED BY: NADEAU LAND SURVEYS PROFESSIONAL LAND SURVEYORS CERTIFIED FLOODPLAIN MANAGERS. DRAWN BY: TPS/MLC CHECKED BY: JDN, JOB No:212135/SUB, DATED: 12/24/2012. SCALE: 1"=20, SHEET 1 OF 1.

STAFF REVIEW

THIS DOCUMENT IS ISSUED FOR REVIEW PURPOSES ONLY. THE DATA SHOWN HEREON IS SUBJECT TO REVISION.

JUNE 20, 2014

REVISIONS

No.	DATE	DESCRIPTION
1.	04/01/13	REVISED PER CITY REVIEW
2.	01/03/14	REVISED PER CITY REVIEW
3.	04/02/14	REVISED PER CITY REVIEW
4.	06/20/14	REVISED PER CITY REVIEW
5.	08/22/14	UPDATED STORM DRAIN
6.	10/03/14	REVISED PER CITY COMME

Date: 10/16/14

STATE OF MAINE STEVE C. BLAIS No. 10004 LICENSED PROFESSIONAL ENGINEER 10/03/14

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SITE UTILITIES & GRADING PLAN
PROPOSED SUBDIVISION
120 VERANDA STREET
for
MAINE INVESTMENT PROPERTIES, LLC
1651 BROADWAY
SOUTH PORTLAND, MAINE 04106

LATEST REVISION (MM/DD/YR): DATE: FEBRUARY 6, 2013
DESIGNED BY: JL
DRAWN BY: JL
CHECKED BY: SB
BCE PROJECT NO: 13136

C-100