

### LEGEND

	PROPERTY LINE
	APPROXIMATE AESTHETIC PROPERTY LINE
	EASEMENT
	BUILDING FOOTPRINT
	EXISTING MAJOR CONDUIT
	PROPOSED MAJOR CONDUIT
	EXISTING MINOR CONDUIT
	PROPOSED MINOR CONDUIT
	RIPRAP
	SAND/GRAVEL
	GAS LINE
	WATER LINE
	SEWER SERVICE PIPE
	STORM DRAIN PIPE
	SEWER MAIN
	ELECTRICAL, TELEPHONE AND GAS SERVICE
	OVERHEAD WIRE
	UNDERGROUND UTILITY PIPE
	FOUNDATION DRAIN
	UNDERDRAIN
	SEDIMENT BARRIER
	STABILIZED GRAVEL PAD SPOT DRAIN
	PROPOSED PAVEMENT
	STABILIZED GRAVEL PAD ENTRANCE
	18\"/>
	6\"/>
	4\"/>
	2\"/>
	1\"/>
	0.5\"/>
	PROPOSED ACTIVE SURFACE
	PROPOSED 18\"/>

### UTILITY NOTES:

- ALL SURVEY WORK, INCLUDING NOTICES TO ADJACENT PROPERTY OWNERS, SHALL BE IN ACCORDANCE WITH THE PORTLAND WATER & SEWER DEPARTMENT STANDARDS AND SPECIFICATIONS AND SHALL BE APPROVED BY THE DISTRICT SUPERVISOR. SUBMITTALS OF ALL MATERIALS USED SHALL BE SUBMITTED TO THE DISTRICT SUPERVISOR FOR APPROVAL PRIOR TO ORDERING MATERIALS.
- ALL WATERLINE WORK SHALL BE IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT STANDARDS AND SPECIFICATIONS AND SHALL BE APPROVED BY THE DISTRICT SUPERVISOR PRIOR TO ORDERING MATERIALS.
- THE CONTRACTOR SHALL TEST THE WATER AND SEWER SYSTEMS ACCORDING TO THE SANITARY DISTRICT AND WATER ASSOCIATION'S METHODS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE THE TEST TO HAVE A REPRESENTATIVE FROM THE RESPECTIVE DISTRICT PRESENT.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND BE RESPONSIBLE FOR PAYING ANY FEES FOR ANY POLE RELOCATION AND FOR THE ALTERATION OR ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIBER OPTIC AND ANY OTHER PUBLIC UTILITY LINES.
- FINAL ELEVATIONS OF PROPOSED STORMWATER MAINS AND ASSOCIATED STRUCTURES ARE APPROVED. FINAL ELEVATIONS ARE TO BE SET FLOOR AND CONCRETE WITH THE GRADING PLANS. ADD 0.5' ALL OTHER MAJOR ELEVATIONS OF MANHOLES, WATER MAINS, GAS MAINS AND OTHER UTILITIES TO FINISH GRADE WITHIN THE LOTS OF WORK.
- THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONTINUATION OF EXISTING PUBLIC UTILITY SERVICES SHALL BE NOTIFIED ACCORDING TO THE REQUIREMENTS PROVIDED HEREIN AND APPROVED BY THE RESPECTIVE UTILITY COMPANY. UTILITIES LOCATED UNDER EXISTING DRIVEWAYS SHALL BE LOCATED TO MATCH THE DRIVEWAYS.
- THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, ALLEYS AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINT OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY PIPES ARE FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETAINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE DISTRICT SUPERVISOR.

### GRADING & EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADING FOR CONFLICT WITH ANY ADJACENT PROPERTY. ANY DISCREPANCIES SHALL BE REPORTED TO THE DISTRICT SUPERVISOR.
- THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS, WALKWAYS, DRIVEWAYS, AND PARKING AREAS WITH NO FLOODING. PROPOSED GRADING SHALL MATCH EXISTING GRADING EXCEPT WHERE NOTED OTHERWISE.
- PROVISION AND DEMONSTRATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST MAJOR EROSION AND SEDIMENTATION CONTROL MEASURES MANUAL, 3RD EDITION, PREPARED BY THE PORTLAND WATER & SEWER DEPARTMENT AND THE PORTLAND WATER ASSOCIATION. CONTROL MEASURES SHALL BE PROVIDED TO PREVENT SOIL EROSION AND SEDIMENTATION FROM EXISTING OR PROPOSED CONSTRUCTION SITES.
- THE CONTRACTOR SHALL NOT DISRUPT THE AREAS OF THE PROPOSED CONSTRUCTION AND DRAINAGE. ANY DISRUPTION SHALL BE REPAIRED TO THE ORIGINAL CONDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND PROPOSED VEGETATION AND REMEDIATE ANY DAMAGE TO EXISTING VEGETATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMPLOYING EROSION CONTROL MEASURES TO PREVENT SOIL EROSION ON THE AREAS TO BE EXCAVATED TO MEET THE ABOVE-CITED EROSION CONTROL STANDARDS.
- ALL PROPOSED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION OR GRADING. ALL EXISTING AREAS OR SITES NOT COVERED BY BUILDINGS OR DRIVEWAYS TO PARALLEL AREAS, DRIVEWAYS, OR DRIVEWAYS SHALL BE STABILIZED WITH GRASS AND SOIL OR OTHER MEASURES AS RECOMMENDED IN THE MANUAL. EXISTING VEGETATION SHALL BE REPAIRED TO THE ORIGINAL CONDITION.
- PERMANENT FIXTURES OR STRUCTURES SHALL BE PROVIDED AS NECESSARY TO MAINTAIN DRAINAGE OF EXCAVATED OR COVERED AREAS. MEASURES SHALL BE APPLIED TO MAINTAIN DRAINAGE OF EXCAVATED AREAS AND TO MAINTAIN VEGETATION TO REMAIN IN PLACE.
- SILT TRAP OR OTHER MEASURES SHALL BE PROVIDED TO PREVENT SILT FROM ENTERING EXISTING OR PROPOSED DRAINAGE SYSTEMS.
- THE CONTRACTOR SHALL STABILIZE ANY SOIL EXPOSED WHICH WILL REMAIN EXPOSED FOR MORE THAN 30 DAYS OR PRIOR TO A STORM EVENT.
- ALL EXISTING COATED DRIVEWAYS SHALL BE CLEANED WITHIN 14 DAYS AFTER EACH MAJOR STORM. TO MAINTAIN PORTING, DAMAGE TO DRIVEWAYS OR UNDERDRAINS, ANY REQUIRED SHALL BE REPAIRED IMMEDIATELY. DAMAGED DRIVEWAYS SHALL BE REPAIRED WITHIN 14 DAYS OF THE END OF THE STORM.
- THE CONTRACTOR SHALL STABILIZE ANY SOIL EXPOSED WHICH WILL REMAIN EXPOSED FOR MORE THAN 30 DAYS OR PRIOR TO A STORM EVENT.
- ALL TRAFFIC INTO AND OUT OF THE SITE SHALL BE OVER THE STABILIZED CONSTRUCTION SITE.
- SEDIMENT BARRIERS MUST BE MAINTAINED DURING DISTURBED AREAS AND PREVIOUSLY STABILIZED AREAS.
- PROVISION COATED DRIVEWAYS SHALL BE REPAIRED WITHIN 30 DAYS OF FINAL STABILIZATION.
- NO EXISTING AREAS SHALL BE FURTHER DISTURBED OR EXPOSED TO EXPOSED VEGETATION IN DISTURBED AREAS.

### STORMWATER TREATMENT NOTES:

- CONTRACTOR TO REFER TO DRAWING 01-1001 FOR A TYPICAL DEVELOPMENT DRAINAGE PLAN AND COMPLY WITH GRADING STANDARDS AND STORMWATER MANAGEMENT CALCULATIONS AS PROVIDED ON 01-1001.

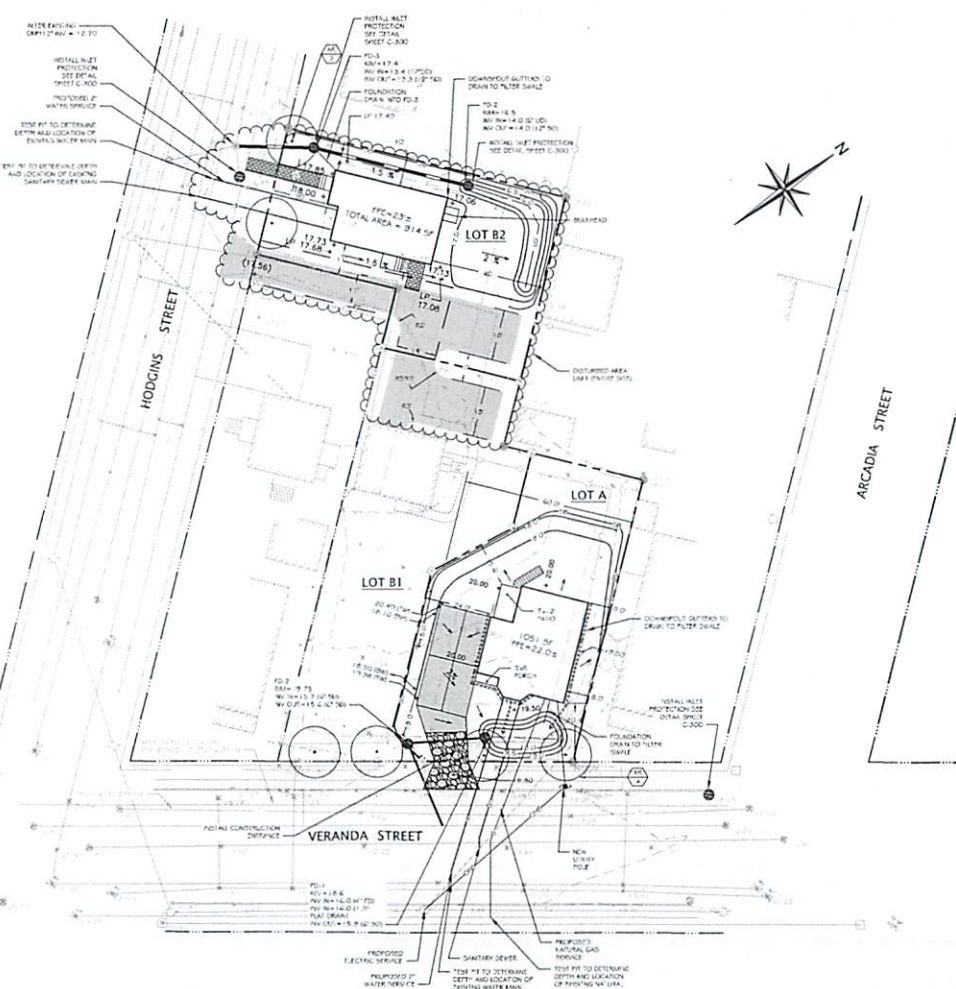
### CONSTRUCTION NOTES:

- ALL WORK WITHIN RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL STANDARDS.
- CONTRACTOR TO COORDINATE ALL VERANDA & RESTROOMS PRIOR TO THE RECORDING OF VERANDA STREET.

### GENERAL NOTES:

- PROPERTY IS WITHIN THE R-2 ZONE.
- SEWERAGE AND WASTE WATER SHALL BE TREATED TO MEET THE R-2 ZONE REQUIREMENTS.
- SOIL TYPE IS GRANULAR MEDIUM SAND.

**- STEPS AND PORCHES TO BE  
PRE-CAST CONCRETE**



### PLAN REFERENCE:

- PLAN REFERENCE & PROPOSED SUBDIVISION MADE FOR STEVEN E. COPE & ROBERTA D. COPE NORTHEASTELY SIDE OF HODDINS STREET & NORTHWESTELY SIDE OF VERANDA STREET PORTLAND, MAINE. PREPARED BY: METEOROLOGICAL PROFESSIONAL LAND SURVEYORS CERTIFIED FLOODPLAIN MANAGERS, DRAINAGE BY: TRIVALE, CHECKED BY: JOHN J. COPE No. 21-1351 SUR. DATED: 12/24/2012. SCALE: 1"=20', SHEET 1 OF 1.

NO.	DATE	DESCRIPTION	REVISION BY	CHECKED BY
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**SITE UTILITIES & GRADING PLAN**  
**COPE SINGLE FAMILY**  
13 HODDINS STREET  
PORTLAND, ME  
STEVEN E. COPE  
172 CONCORD STREET  
PORTLAND, ME 04103

DATE REVISION MADE:	DATE: 10/24/2013
DESIGNED BY:	TRIVALE
CHECKED BY:	SC
PROJECT NO.:	13136

**STAFF REVIEW**  
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MAY 4, 2013