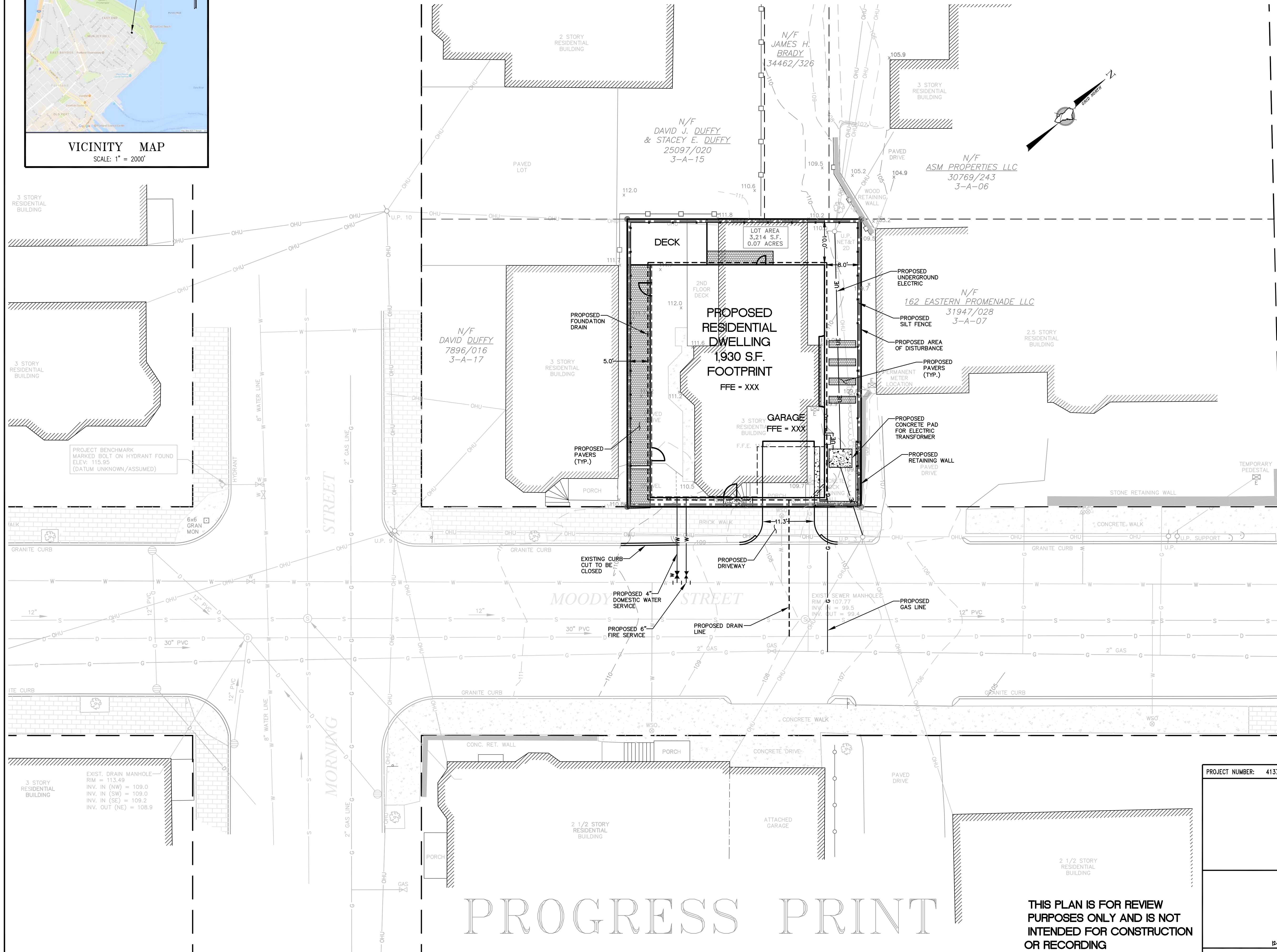
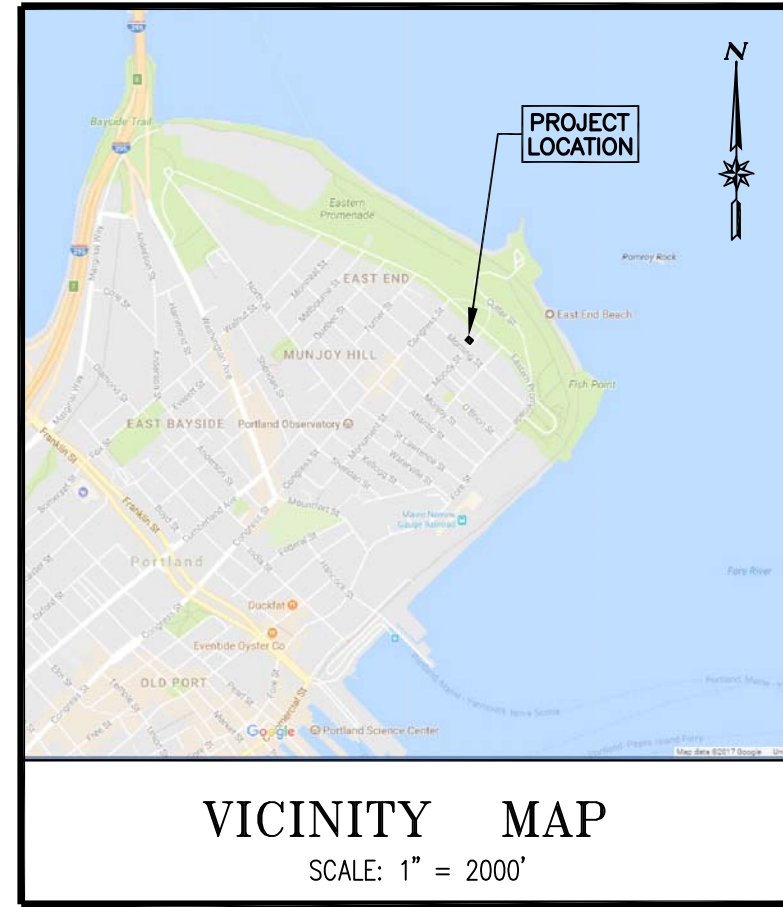


PROPOSED RESIDENCE

9 MOODY STREET, PORTLAND, MAINE



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2. EROSION & SEDIMENTATION CONTROL NOTES AND DETAILS
3. BOUNDARY PLAN

LEGEND

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	RIGHT-OF-WAY LINE
	EXISTING UTILITY POLE
	EXISTING OVERHEAD UTILITIES
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	EXISTING WATER SHUTOFF
	EXISTING HYDRANT
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	EXISTING GAS VALVE
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	EXISTING DRAIN MANHOLE
	EXISTING DRAIN LINE
	EXISTING CONTOUR
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	PROPOSED UNDERDRAIN
	PROPOSED CONTOUR
	PROPOSED SILT FENCE
	PROPOSED LIMIT OF DISTURBANCE

SOILS LEGEND

SYMBOL	SOIL TYPE	HSG
H1B	HINCKLEY LOAMY SAND, 3 TO 8 % SLOPES	A

THE SOURCE OF THE SOIL TYPES AND BOUNDARIES IS THE NATIONAL COOPERATIVE SOIL SURVEY (NCSS).

NOTES

1. RECORD OWNER OF THE PARCEL SHOWN IS JULIA L. BRADY AS DESCRIBED IN A DEED FROM JOSEPH L. FOLEY, JR. & HEATHER M. FOLEY; ANN C. FOLEY, LISA A. FOLEY & JAMES L. FOLEY, DATED SEPTEMBER 14, 2017 AND RECORDED IN DEED BOOK 34311, PAGE 28, CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. THE PARCEL SHOWN IS LOCATED ON THE CITY OF PORTLAND ASSESSOR'S MAP 3, BLOCK A, PARCEL 16.
3. THE PARCEL SHOWN IS NOT LOCATED IN A FLOOD HAZARD AREA, PER FEMA MAP 230051-0014-B, DATED JULY 17, 1986.
4. ELEVATIONS AND CONTOURS ARE BASED ON THE CITY OF PORTLAND DATUM OBTAINED BY FIELD LOCATION OF THE MONUMENT AT THE CORNER OF MOODY STREET AND MUNJOY STREET. ELEVATIONS HAVE BEEN PROVIDED BY PORTLAND DEPARTMENT OF PUBLIC WORKS.
5. THE PARCEL SHOWN IS LOCATED IN THE RESIDENTIAL 6 ZONE.
7. "MOODY STREET" IS AN ACCEPTED CITY STREET.
8. DISTURBED AREA = 3,214 SF
9. TOTAL LOT AREA = 3,214 SF
10. LOT COVERAGE:

LOT AREA	REQUIRED 2,000 SF	EXISTING 3,214 SF	PROVIDED 3,214 SF
% AREA COVERED BY BUILDING	MAX 60%	40.8%	60%
% AREA LANDSCAPE/OPEN SPACE	MIN 20%	22.9%	23.1%
FRONT YARD	MIN 5 FT*	0 FT	2 FT
REAR YARD	MIN 10 FT*	0 FT	10 FT
SIDE YARDS	MIN 5 FT*	11 FT & 8 FT	5 FT & 8 FT

Revision	By	Date	Change
1	SMA	12/1/17	SUBMITTED FOR CITY REVIEW

PROJECT NUMBER: 41374	ACAD FILE: 41374-SITE.DWG	SCALE: 1" = 10'	DATE: DECEMBER 1, 2017
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SITE & GRADING PLAN

Project Name:
PROPOSED RESIDENCE
9 MOODY STREET, PORTLAND, MAINE

Owner/Applicant:
BRADY ENTERPRISES
80 EXCHANGE STREET #30, PORTLAND, ME 04101

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED

381 PAYNE ROAD, SCARBOROUGH, MAINE 04074

tel 207.883.1000 fax 207.883.1001 e-mail info@northeastcivilsolutions.com

PROGRESS PRINT

**THIS PLAN IS FOR REVIEW
PURPOSES ONLY AND IS NOT
INTENDED FOR CONSTRUCTION
OR RECORDING**

E:\Land Projects\4100\41374 - BRADY ENTERPRISES 9 MOODY ST PORTLAND\PLANSET\41374-SITE.DWG