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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 MUNSJOY 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%	*REFER TO LANDSCAPE PLAN
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	4.9 FT & 7.9 FT

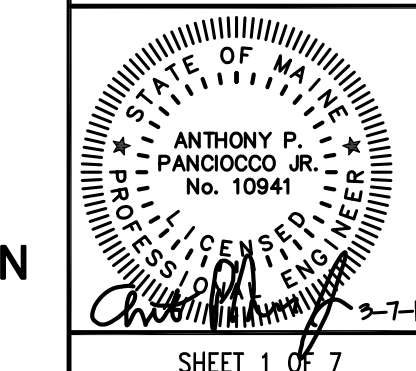
Revision	By	Date	Change
2	SMA	3/7/18	REVISED PER CITY REVIEW COMMENTS
1	SMA	12/1/17	SUBMITTED FOR CITY REVIEW

PROJECT NUMBER: 41374 ACAD FILE: 41374-SITE.DWG SCALE: 1" = 10' DATE: JANUARY 31, 2018

SITE & UTILITY PLAN

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

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

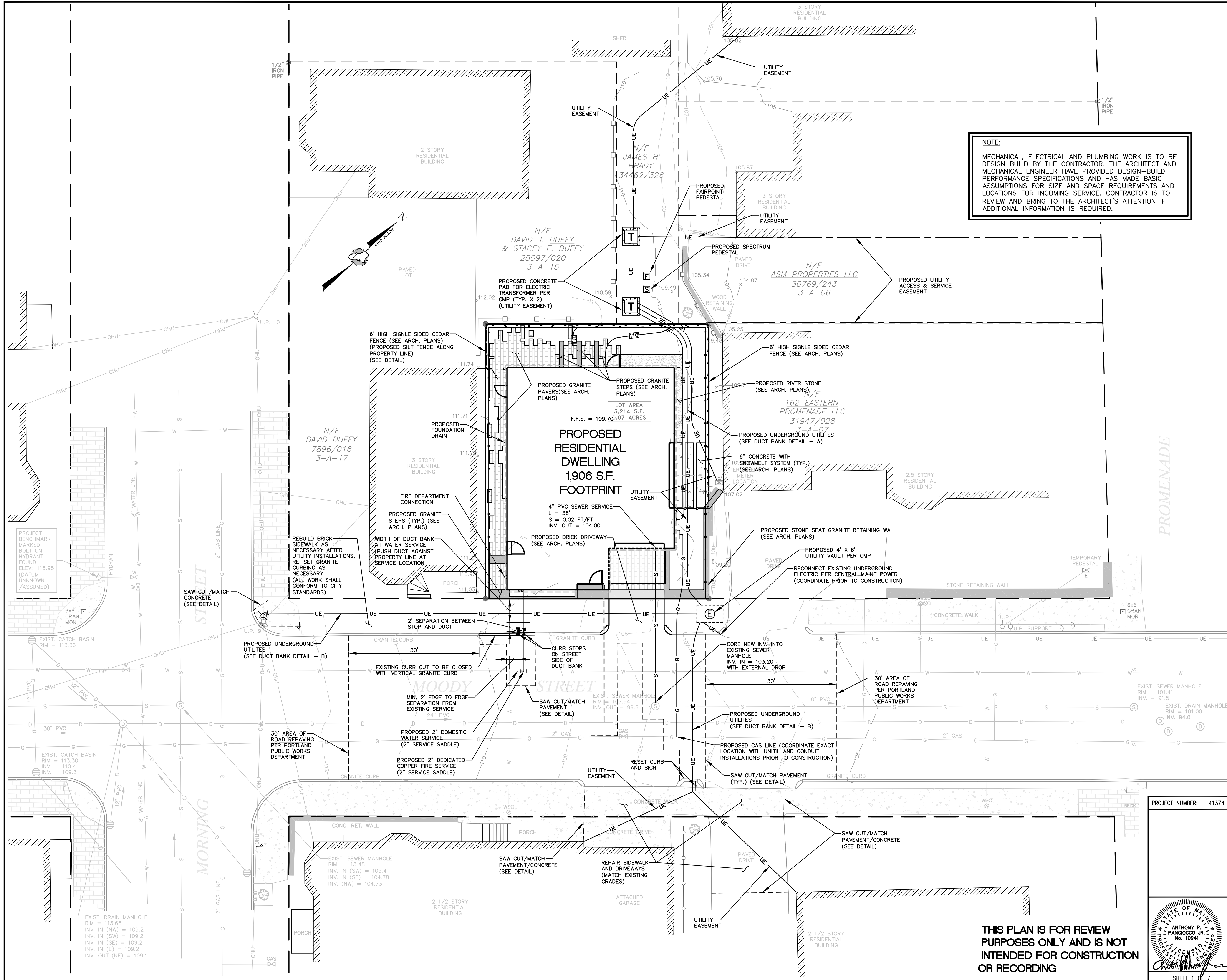


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NOTE:
MECHANICAL, ELECTRICAL AND PLUMBING WORK IS TO BE DESIGN BUILD BY THE CONTRACTOR. THE ARCHITECT AND MECHANICAL ENGINEER HAVE PROVIDED DESIGN-BUILD PERFORMANCE SPECIFICATIONS AND HAS MADE BASIC ASSUMPTIONS FOR SIZE AND SPACE REQUIREMENTS AND LOCATIONS FOR INCOMING SERVICE. CONTRACTOR IS TO REVIEW AND BRING TO THE ARCHITECT'S ATTENTION IF ADDITIONAL INFORMATION IS REQUIRED.



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