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PARCEL INFORMATION

1. PROJECT ADDRESS: 44 QUEBEC STREET
   PORTLAND, MAINE
   (CBL 14-H-1)
2. SITE AREA: 2,467 SQUARE FEET (0.057 ACRES)
   (PER PLAN REFERENCE 1.1)
3. OWNER: THOMAS SEEKINS
   29 DERBY LANE
   NORTH YARMOUTH, MAINE
4. ZONING DISTRICTS:
   R-6 RESIDENTIAL ZONE
5. SPACE AND BULK STANDARDS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	2,000 SF	2,467 SF	NO CHANGE
MINIMUM LOT AREA PER DWELLING	725 SF	1,233.5 SF	822.3 SF
MINIMUM STREET FRONTAGE	20'	29.7'	NO CHANGE
FRONT YARD SETBACK	5'	0'	4.5'*
REAR YARD SETBACK	10'	10.3'	10.1'
SIDE YARD SETBACK	5'	0.5'	0.9'
SIDE YARD ON SIDE STREET	NONE	1.5'	0'
MAXIMUM LOT COVERAGE	60%	65.5%	65.5%
MINIMUM LOT WIDTH	20'	26.5'	26.5'
MAXIMUM HEIGHT OF STRUCTURES	45'	UNKNOWN	35.07'
MINIMUM LANDSCAPED OPEN SPACE	20%	27%	29.6%
MAXIMUM GARAGE OPENINGS	20'	17'±	17.5' (25% OF HOWARD STREET FACADE)

*FACE OF EXISTING BUILDING TO REMAIN AS IS.

BUILDING HEIGHT CALCULATION

LOWEST ADJACENT GRADE ELEV. = 134.00'

TOP OF BEAMS (FLAT ROOF) ELEV. = 169.07'

BUILDING HEIGHT = 169.07' - 134.00' = 35.07'

PLAN REFERENCES:

1. ONSITE TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION TAKEN FROM THE FOLLOWING:
   - 1.1. A PLAN TITLED "CONDOMINIUM PLAT", PREPARED BY OWEN HASKELL, INC. OF FALMOUTH, MAINE, DATED NOVEMBER 22, 2016.
   - 1.2. FIELD OBSERVATIONS BY WALSH ENGINEERING ASSOCIATES, INC. ON JANUARY 6, 2017.
   - 1.3. UTILITY INFORMATION PROVIDED BY THE PORTLAND WATER DISTRICT, UNITIL AND THE CITY OF PORTLAND.
   - 1.4. ACCORDING TO THE USDA WEBSOIL SURVEY, ONSITE SOILS CONSIST OF HINCKLEY LOAMY SAND, WHICH IS CLASSIFIED AS HYDROLOGIC SOIL GROUP A.

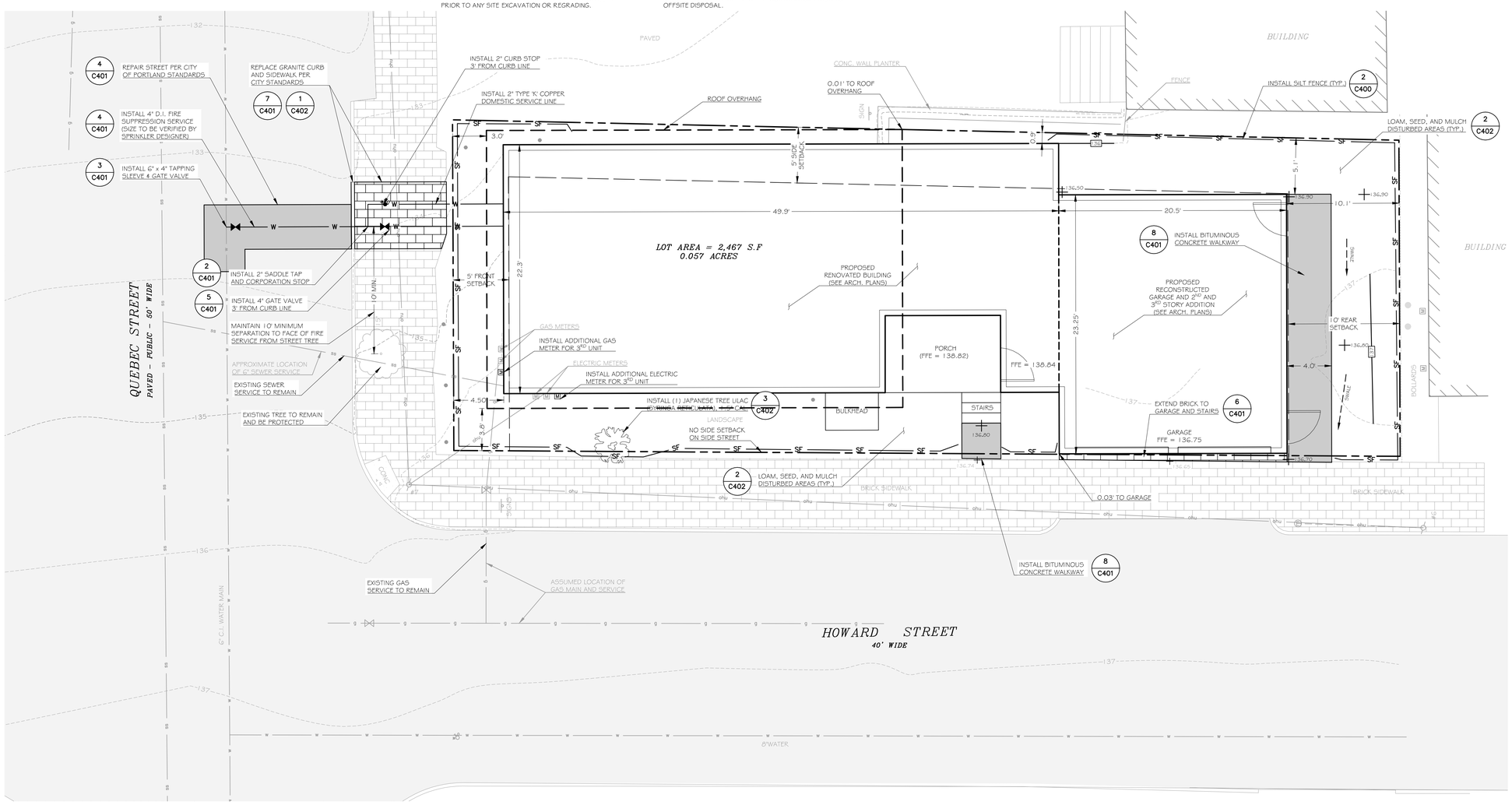
GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ANY DAMAGE TO EXISTING UTILITIES AND/OR SITE FEATURES AS A RESULT OF CONTRACTOR ACTIVITIES SHALL BE REPAIRED TO THE CONDITION IMMEDIATELY BEFORE DAMAGE OCCURRED AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
5. ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND REQUIREMENTS.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
8. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
9. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS.
10. ALL WATER MAIN AND WATER SERVICE WORK SHALL COMPLY WITH PORTLAND WATER DISTRICT REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FROM THE PORTLAND WATER DISTRICT.
11. ALL PROPOSED WORK WITHIN THE QUEBEC STREET AND HOWARD STREET RIGHT-OF-WAYS SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
12. INSTALL CATCH BASIN INLET PROTECTION IN DOWNGRADIENT CATCH BASINS IN ALL DIRECTIONS PRIOR TO EXCAVATION IN STREET
13. CONTRACTOR SHALL SUBMIT A TRAFFIC MANAGEMENT PLAN TO THE DEPARTMENT OF PUBLIC WORKS FOR APPROVAL PRIOR TO ANY STREET AND/OR SIDEWALK CLOSURES.
14. EXCAVATED SOIL IS ASSUMED TO BE "SPECIAL WASTE" AND SHALL BE CHARACTERIZED BY THE CONTRACTOR PRIOR TO OFFSITE DISPOSAL.

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTER LOT LINE
- PROPERTY CORNER
- SANITARY SEWER LINE
- SANITARY SEWER CLEANOUT
- STORMDRAIN LINE
- WATERLINE
- WATER SHUTOFF
- WATER GATE VALVE
- GAS LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND COMMUNICATIONS
- UTILITY POLE
- BUILDING
- METAL FENCE
- WOOD FENCE
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- GRANITE CURB
- BRICK SIDEWALK
- PARKING METER



GRAPHIC SCALE

1 inch = 5 ft.

STATE OF MAINE
SILAS W. CANAVAN
No. 12639
PROFESSIONAL ENGINEER
4/13/17

Reviewed for Code Compliance
Inspection Division
Portland, Maine

Date: 02/06/18

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PROJECT NO.
16035
PROJECT NAME
44 QUEBEC
PORTLAND, MAINE

REVISIONS
1 REVISED FOR CITY REVIEW
2
3
4
5
6

DRAWN BY **PERMITTING DRAWINGS**
SWC
SHEET TITLE
Site Layout and Utilities Plan

ISSUE DATE
2/21/17
SHEET SCALE
N.T.S.

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