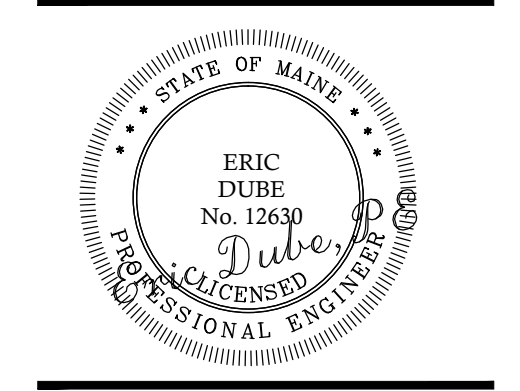


NORTH

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	GRANITE MONUMENT - 3' OFFSET	
	IRON PIN FOUND/SET	
	IRON ROD FOUND	
	CAPED IRON ROD FOUND	
	DRILL HOLE FOUND	
	GRANITE MONUMENT FOUND	
	STREET LINE	
	LOT SETBACKS	
	PROPERTY LINE	
	ABUTTOR LINE	
	"NO CUT" BUFFER	
	WETLANDS	
	EDGE OF ROAD/TRAVELLED WAY	
	SOIL TEST PIT	
	CONTOUR	
	SPOT GRADE	
	GAS SHUT-OFF	
	UTILITY POLE	
	OVERHEAD ELECTRICAL	
	UNDERGROUND ELECTRICAL	
	ELECTRICAL TRANSFORMER	
	FIRE HYDRANT	
	WATER LINE	
	WATER GATE	
	SEWER LINE	
	SEWER MANHOLE	
	DRAINAGE MANHOLE	
	CATCH BASIN	
	UNDERDRAIN/STORMDRAIN	
	UNDERDRAIN	
	SILT FENCE	
	TEMP. STONE CHECK DAM	
	GRADING AND FLOW DIRECTION	
	HAY BALES	
	EROSION CONTROL BLANKET	
	STORMWATER BOUNDARY	
	STORMWATER FLOW (1c)	
	FACE OF LEDGE OUTCROP	
	BIRCH	
	MAPLE	
	TREE LINE	
	SITE LIGHTING	
	STONE WALL	

**CASCO BAY ENGINEERING**  
 424 Fore Street  
 Portland, ME 04101  
 Phone 207.842.2800  
 Fax 207.842.2828  
 www.cascobayengineering.com

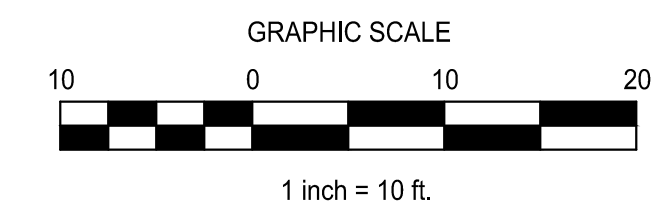
CLIENT:  
**CORNERSTONE BUILDING & RESTORATION**  
 44 COYLE STREET  
 PORTLAND, ME 0410



30 MONUMENT STREET RENOVATION  
 PORTLAND  
 MAINE

LABEL	EXISTING AREA (SQ. FT.)	PROPOSED AREA (SQ. FT.)
BUILDING	1,161	956
FRONT DECK	59	
REAR DECK	59	
DRIVEWAY	360	546
<b>TOTALS</b>	<b>1,639</b>	<b>1,502</b>
LOT AREA	2,388	2,388
LOT COVERAGE	67.6%	62.9%

- NOTES**
- EXISTING UTILITIES ARE PROPOSED TO BE UTILIZED FOR THE PROPOSED STRUCTURE, TYP.
  - PROPOSED STORMWATER IMPACT WILL REMAIN UNCHANGED IN THE PROPOSED CONDITION.
  - EXISTING ON-SITE SOILS ARE A HINCKLEY (H1B), GRAVELLY SANDY LOAM, 3-8 PERCENT LAND SLOPE, HYDROLOGIC SOIL GROUP "A".



REVISIONS	
No.	DATE
A	11-28-14
B	12-23-14

SHEET TITLE:  
**PROPOSED SITE PLAN**

DESIGNED: ED  
 DRAWN: ED  
 DATE: 11-24-14  
 CADD FILE: 14-156-C1.DWG  
 PROJECT NUMBER: 14-156

**C101**

PROPOSED SITE PLAN

SCALE: 1"=10'-0"

