

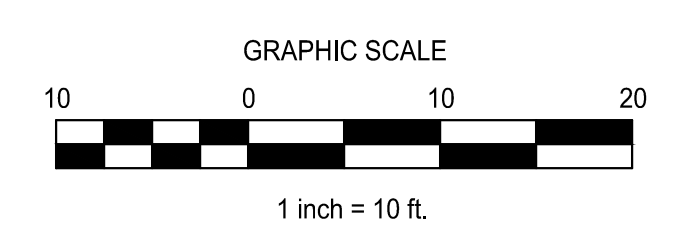
NORTH



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 (To)	---
---	FACE OF LEDGE OUTCROP	---
---	BIRCH	---
---	MAPLE	---
---	TREE LINE	---
---	SITE LIGHTING	---
---	STONE WALL	---

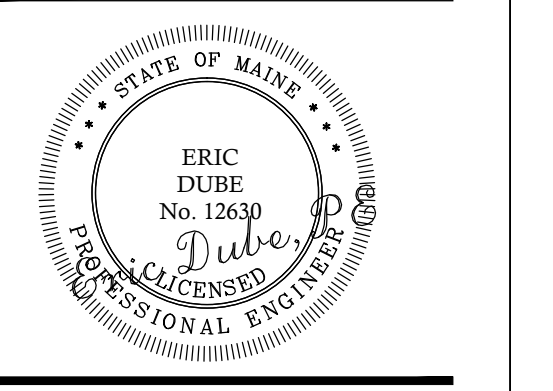
LABEL	EXISTING AREA (SQ. FT.)	PROPOSED AREA (SQ. FT.)
BUILDING	1,161	928
FRONT DECK	59	
REAR DECK	59	
DRIVEWAY	360	546
TOTALS	1,639	1,474
LOT AREA	2,388	2,388
LOT COVERAGE	67.6%	61.8%

- 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 (HIB), GRAVELLY SANDY LOAM, 3-8 PERCENT LAND SLOPE, HYDROLOGIC SOIL GROUP "A".



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30 MONUMENT STREET RENOVATION
 PORTLAND
 MAINE

NO.	DATE	ISSUE
A	11-25-14	FOR PLANNING REVIEW
B	12-23-14	FOR PLANNING REVIEW
0	1-8-15	ISSUED FOR CONSTRUCTION

SHEET TITLE:
PROPOSED SITE PLAN

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

PROPOSED SITE PLAN

SCALE: 1"=10'-0"

C101