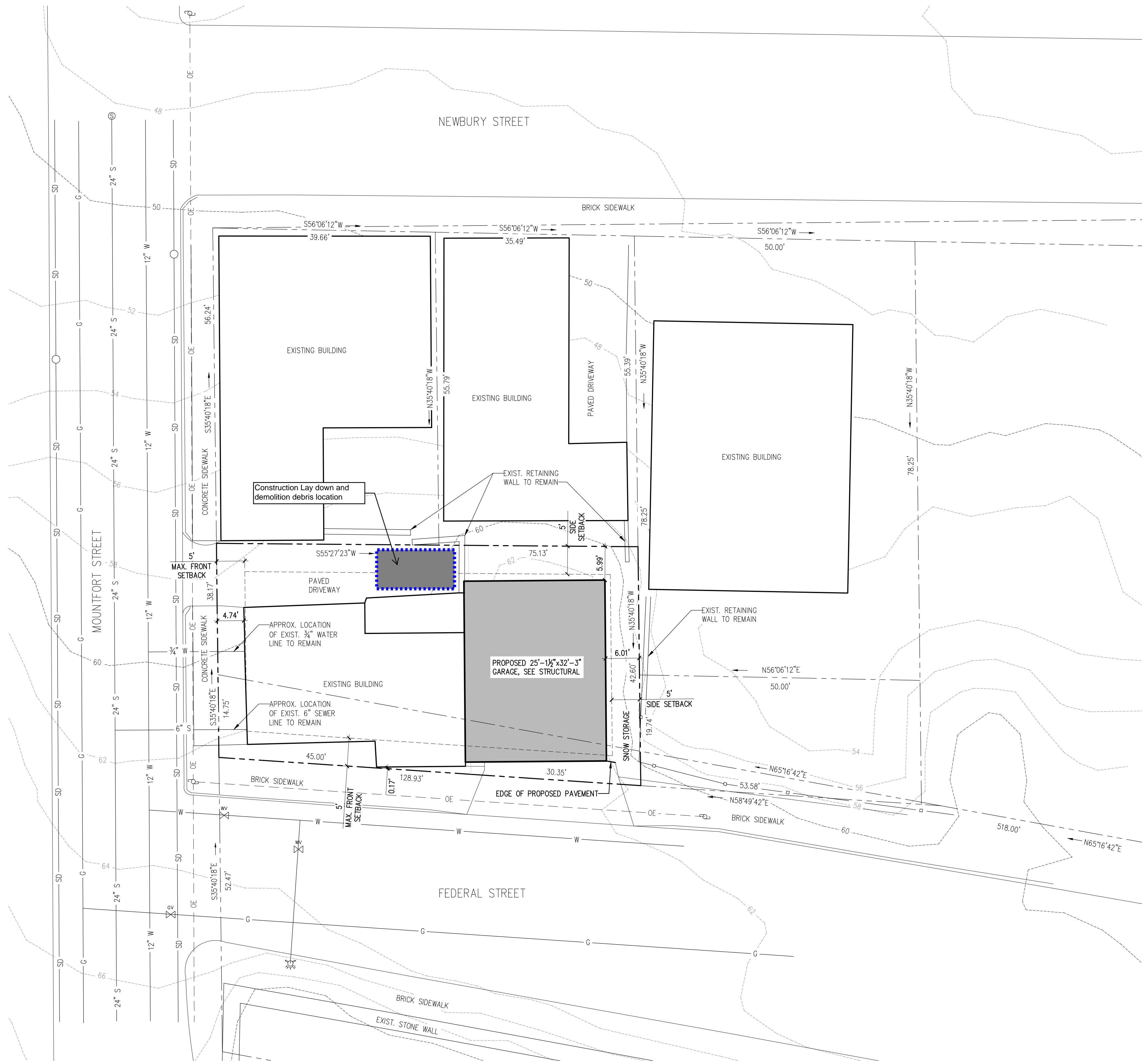


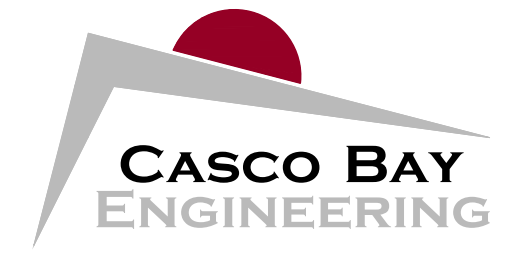
NORTH



ZONE: IS-FBC (INDIA ST. FORM BASED), UN SUBDISTRICT (URBAN NEIGHBORHOOD)

	REQUIRED	PROPOSED
MIN. FRONTAGE	30'	38.17'
MIN. LOT SIZE	N.A.	3,034 S.F.
FRONT SETBACK	5'	4.75'
SIDE SETBACK	5'	5.99'
MAX. IMPERVIOUS RATIO	90%	86.8%

TYPE OF COVER	EXISTING IMP. AREA (SF)	PROPOSED IMP. AREA (SF)
STRUCTURES	2,383	758
PAVEMENT	1,133	1,875
TOTAL	2,383	2,633
CHANGE FROM EXISTING (+/-)		250
PERCENT CHANGE (+/-)		+8.3%



424 Fore Street
Portland, ME 04101
Phone 207.842.2800
Fax 207.842.2828
www.cascobayengineering.com

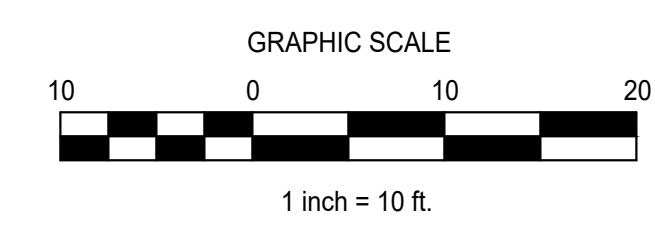
CLIENT:
BARRETT MADE

48 UNION WHARF
PORTLAND, ME 04101

PRELIMINARY
NOT FOR CONSTRUCTION

24 MOUNTFORT STREET
 24 MOUNTFORT ST
 PORTLAND, ME
 PROPOSED BUILDING ADDITION

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
□	GRANITE MONUMENT - 3' OFFSET	■
○	IRON PIN FOUND/SET	○
○	IRON ROD FOUND	○
○	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 (BAYSIDE FIXTURE)	---
---	STONE WALL	---



PROPOSED GRADING & DRAINAGE PLAN

SCALE: 1"=10'-0"

No.	DESCRIPTION	DR.	CKD.	DATE	FOR PLANNING PERMIT	
					BY	ED
A				03-05-19		

SHEET TITLE:
PROPOSED CONSTRUCTION MANAGEMENT PLAN

DESIGNED: DL
DRAWN: DL
DATE: 03-05-18
PROJECT NUMBER: 18-102

C01