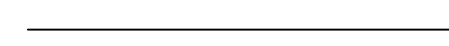
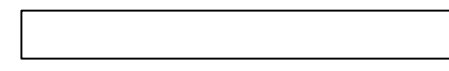
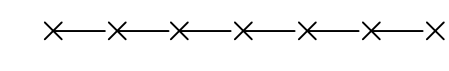
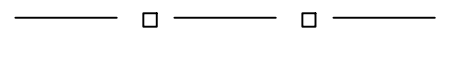
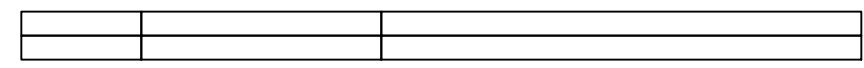
 Site Disturbance Area (see additional construction management plan)
 Property Line
 Retaining Wall
 Silt Fence
 Abutter's Proposed Fence
 Scale: 1/8" = 1'- 0"

Zone: B2-b
 Building Footprint: 1020sf
 Lot Coverage: 78%
 Soil Type: Urban Fill: black to dark brown, very dense, sand and gravel with traces of silt

PARKING
 Legally nonconforming before as to parking.

STREET TREES
 2 trees will be planted following the city of Portland's 1 tree per unit guidelines.

PUBLIC INFRASTRUCTURE AND COMMUNITY SAFETY STANDARDS
 Existing utilities to remain.

GRADING/ EROSION CONTROL
 Existing grading to remain. Silt fence to be placed on the south side of lot.

STORMWATER MANAGEMENT
 Rooftop stormwater will exit the roof through a scupper on the front of the roof, continue down a 4" closed gutter, and exit onto the sidewalk. Existing topography will ensure that stormwater runoff continues to the storm water street drain located at the intersection of Hancock St. and Newbury St.

Foundation drain outlet
 Connect to existing sewer lateral
 If not possible, remove foundation drain
 4" closed gutter discharge location.

Rear Yard (208sf): Existing grading to remain. Neighboring properties will not be impacted by stormwater from this area.

0' from property line
 15' wide Driveway
 Hot mix asphalt apron

Garage 294sf
 X (46' finished grade)

Unit #1 380sf

Entry Hallway 100sf

Proposed: 2-family
 48 Hancock St

Street Tree

1" from property line

11' from property line

Street Tree

50

54

FEDERAL STREET