



Site Disturbance Area
(see additional construction management plan)

Property Line

Retaining Wall

Silt Fence

Abutter's Proposed Fence

Brick Sidewalk New

Scale: 1/8" = 1'-0"

Zone: B2-b
 Building Footprint: 811sf
 Lot Coverage: 62%
 Soil Type: Urban Fill black to dark brown, very dense, sand and gravel with traces of silt

PARKING
 Legally nonconforming before as to parking.

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.
 From exit on sidewalk, water will flow across sidewalk and across the driveway apron into the curb gutter line.
 Existing topography will ensure that stormwater runoff continues to the storm water street drain/ catch basin located at the intersection of Hancock St. and Newbury St.

48 HANCOCK ST.
 PORTLAND, ME
 SITE PLAN- 1/8"=1'