ZONE: C45, R6

| | REQUIRED | PROPOSED |
|---|---|---|
| MIN. FRONTAGE | 20' | 59' |
| MIN. LOT SIZE | 2,000 S.F. | 3,310 S.F. |
| FRONT SETBACK | 0' | UNCHANGED |
| SIDE SETBACK | 0' | UNCHANGED |
| REAR SETBACK | 0' | UNCHANGED |
| MAX. IMPERVIOUS RATIO | 75% | 63.4% |

**IMPERVIOUS AREA TABLE - LOT 5**

| TYPE OF COVER | EXISTING IMP. AREA (SF) | PROPOSED IMP. AREA (SF) |
|---|---|---|
| BUILDING | 1,629 | 1,800 |
| PAVEMENT | 357 | 389 |
| TOTAL | 1,986 | 2,189 |
| CHANGE FROM EXISTING (+/–) | | +203 |
| PERCENT CHANGE (+/–) | | +6.1% |

**IMPERVIOUS AREA TABLE - PARKING LOT**

| TYPE OF COVER | EXISTING IMP. AREA (SF) | PROPOSED IMP. AREA (SF) |
|---|---|---|
| PAVEMENT | 11,210 | 11,575 |
| CHANGE FROM EXISTING (+/–) | | +365 |

IMPERVIOUS NOTES:

1. THIS PROJECT ALSO PROPOSES A COLLECTIVE TOTAL OF (10) SQUARE FEET OF IMPERVIOUS AREA ON LOTS 7–9 AS DELINEATED ON THE PLAN.
2. IN TOTAL, THIS PROJECT WILL PROPOSE AN INCREASE OF 578 SQUARE FEET OF IMPERVIOUS AREA.

**LEGEND**

| EXISTING | DESCRIPTION | PROPOSED |
|---|---|---|
| | GRANITE MONUMENT – 3' OFFSET | |
| IPF | IRON PIN FOUND/SET | IPS |
| IRF | IRON ROD FOUND | |
| CIRF | CAPED IRON ROD FOUND | |
| DHF | DRILL HOLE FOUND | |
| MON | GRANITE MONUMENT FOUND | |
| | STREET LINE | |
| | LOT SETBACKS | |
| | PROPERTY LINE | |
| | ABUTTOR LINE | |
| | "NO CUT" BUFFER | |
| | WETLANDS | |
| | EDGE OF ROAD/TRAVELLED WAY | |
| TP 69 | SOIL TEST PIT | TP 69 |
| 101 | CONTOUR | 101 |
| 327x60 x 327.6 | SPOT GRADE | 327x60 x 327.6 |
| GAS | GAS SHUT-OFF | |
| UP | UTILITY POLE | |
| OE | OVERHEAD ELECTRICAL | OE |
| UE&T | UNDERGOUND ELECTRICAL | UE&T |
| T | ELECTRICAL TRANSFORMER | T |
| | FIRE HYDRANT | |
| 8" W | WATER LINE | 8" W |
| WC | WATER GATE | |
| 12" S | SEWER LINE | 12" S |
| SMH | SEWER MANHOLE | SMH-1 |
| DMH | DRAINAGE MANHOLE | DMH-1 |
| CB | CATCH BASIN | CB-1 |
| UD/SD | UNDERDRAIN/STORMDRAIN | UD/SD |
| UD | UNDERDRAIN | UD |
| | SILT FENCE | SF |
| | TEMP. STONE CHECK DAM | |
| | GRADING AND FLOW DIRECTION | |
| | HAY BALES | |
| | EROSION CONTROL BLANKET | |
| | STORMWATER BOUNDARY | |
| | STORMWATER FLOW (Tc) | |
| | FACE OF LEDGE OUTCROP | |
| | BIRCH | |
| | MAPLE | |
| | TREE LINE | |
| | SITE LIGHTING (BAYSIDE FIXTURE) | |
| | STONE WALL | |


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PRELIMINARY
NOT FOR CONSTRUCTION

RMCH RENOVATION
63 CARLETON ST PORTLAND, ME

SITE IMPROVEMENTS

ISSUED

| No. | DESCRIPTION | DR BY | CKD BY | DATE |
|---|---|---|---|---|
| X | | | | |

SHEET TITLE:
PROPOSED GRADING AND DRAINAGE PLAN

| | |
|---|---|
| DESIGNED: | DL |
| DRAWN: | DL |
| DATE: | 03–05–19 |
| PROJECT NUMBER: | 18–106 |

C101

PROPOSED GRADING & DRAINAGE PLAN

SCALE: 1"=10'-0"