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 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 8" W
WG	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"