

**GENERAL NOTES:**

- OWNER OF RECORD: 11 ORCHARD STREET LLC, CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 28228 PAGE 291.
- PARCEL IS SHOWN AS LOT 15 ON CITY OF PORTLAND ASSESSORS MAP 61 BLOCK D.
- PARCEL IS LOCATED IN THE CITY OF PORTLAND R-4 ZONE WITH THE FOLLOWING  

DIMENSIONAL REQUIREMENTS:	REQ.
MIN. LOT SIZE:	6,000 S.F.
MIN. STREET FRONTAGE:	50 FEET
FRONT SETBACK:	25 FEET
SIDE SETBACK:	1 STORY 10 FEET, 2 STORY 14 FEET
REAR SETBACK:	25 FEET
MAX. LOT COVERAGE:	30%
MAX. HEIGHT:	35 FEET
- ELEVATIONS BASED ON CITY DATUM. CITY BENCHMARK: CITY POINT T104-12-3, 3'0"/5 MONUMENT NORTHEAST CORNER OF VAUGHN AND DANFORTH ELEVATION 104.22 NGVD 1929. PROVIDED BY CITY OF PORTLAND PUBLIC SERVICES ENGINEERING DIVISION ARCHIVIST.
- BASIS OF BEARINGS: MAINE STATE PLAN COORDINATE SYSTEM, WEST ZONE NAD 1983. CITY POINTS USED: T124-23-1186 N:296563.844 E:2925339.104 T104-12-3 N:295639.336 E:2924898.682
- EXISTING CONDITIONS BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY BY OWEN HASKELL, INC. 390 US ROUTE ONE, FALMOUTH, MAINE 04105. DATED MAY 16, 2011 WITH A REVISION DATE OF JUNE 4, 2015. CONTRACTOR SHALL PERFORM ON-SITE INSPECTION OF CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES WHICH MAY EXIST.
- SITE SOILS ARE HINCKLEY GRAVELLY SANDY LOAM, 3 TO 8 PERCENT SLOPES ACCORDING TO THE WEB SOIL SURVEY FOR CUMBERLAND COUNTY BY THE UNITED STATES DEPARTMENT OF AGRICULTURE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- ALL DIMENSIONS SHOWN ARE TO FACE OF ALL WALLS, BUILDINGS, CURBS, AND OTHER SITE ELEMENTS UNLESS OTHERWISE NOTED.
- EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. CALL DIG-SAFE PRIOR TO BEGINNING WORK (1-800-225-4977).
- ALL EXISTING VEGETATION TO BE PRESERVED AS SHOWN ON PLANS. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING. AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. NO EQUIPMENT.
- STORAGE OR PARKING WILL BE ALLOWED OVER THE ROOTS OF VEGETATION WHICH ARE TO BE PRESERVED. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS REQUIRED FOR THE WORK ON THESE PLANS.
- ALL WORK SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL AREAS DISTURBED OR WORK REQUIRED WITHIN TEMPORARY CONSTRUCTION AREAS ON PROPERTY SHALL BE REPAIRED BY RE-PAVING OR LOAM/SEEDING AS REQUIRED TO RETURN THE SITE TO PRE-CONSTRUCTION CONDITIONS.
- ALL WORK WITHIN THE RIGHT-OF-WAY MUST BE COORDINATED WITH THE DEPARTMENT OF PUBLIC SERVICES.
- PROJECT SHALL INCLUDE ALL NEW UTILITY CONNECTIONS, INCLUDING WATER FOR DOMESTIC AS WELL AS FIRE SUPPRESSION, GAS, SEWER, AND POWER.

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**ORCHARD STREET**  
 PORTLAND, ME

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Drawing Set:

Date	Revision
11-11-14	SITE REVISIONS
12-19-14	FOR HP REVIEW
2-20-15	BUILDING PERMIT / PRICING
6-11-15	CITY REVIEW COMMENTS

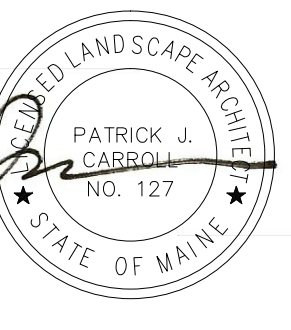
Drawing Set:

PERMITTING

Drawn:  
 MP

Checked:  
 PC

Approved:  
 PC



Drawing Title:

**SITE PREPARATION PLAN**

Job Number:

File:

Date: 11-5-2013 Scale: 1"=8'

Drawing Number:

**L1.001**

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