

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:
 

	R-4 REQ.	AS PROPOSED
MIN. LOT SIZE:	6,000 S.F.	9,649 S.F.
MIN. STREET FRONTAGE:	50 FEET	116 FEET
FRONT SETBACK:	25 FEET	22.9 FEET (AVERAGING)
SIDE SETBACK:	1 STORY 10 FEET	-
REAR SETBACK:	2 STORY 14 FEET	14.4 FEET
MAX. LOT COVERAGE:	25 FEET	25.3 FEET
MAX. HEIGHT:	30% 35 FEET	16% MAX. 35 FEET
- ELEVATIONS BASED ON CITY DATUM. CITY BENCHMARK: CITY POINT T104-12-3, 3'0" 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:2924998.682
- 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.

11  
ORCHARD  
STREET  
PORTLAND, ME

CARROLL ASSOCIATES  
Landscape Architects  
217 Commercial Street  
Portland, Maine 04101  
207.772.1552  
pcarroll@carroll-assoc.com

Consultants:  
SURVEYOR:  
Owen Haskell, Inc.  
390 US Route 1  
Falmouth, ME 04102  
207-774-0424  
ARCHITECT:  
Mark Mueller Architects  
100 Commercial Street  
Portland, ME 04101  
207-774-9057

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:

LAYOUT  
PLAN

Job Number:

File:

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

Drawing Number:

L2.001

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