Date: 03/10/17

PROPOSED RESIDENCE
VALLEY AVENUE, GREAT DIAMOND ISLAND

VICINITY MAP
SCALE: 1" = XX'

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

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3. BOUNDARY PLAN

LEGEND

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- EDGE OF GRAVEL
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING UTILITY POLE
- EXISTING GATE VALVE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED UNDERGROUND UTILITIES

NOTES

1. RECORD OWNER OF THE PARCEL SHOWN IS DAVID B. FARNHAM & SUZANNE H. FARNHAM AS DESCRIBED IN A DEED FROM GLENN E. THOMPSON & PATRICIA I. THOMPSON, DATED FEBRUARY 8, 2016 AND RECORDED IN DEED BOOK 32912, PAGE 313, CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. THE PARCEL SHOWN IS LOCATED ON THE CITY OF PORTLAND ASSESSOR'S MAP 83A, BLOCK S, PARCELS 6 & 7.
3. REFERENCE IS MADE TO THE FOLLOWING PLAN OF RECORD: "BOUNDARY SURVEY, PROPOSED HOUSE, VALLEY AVENUE, GREAT DIAMOND ISLAND", PREPARED FOR GLEN E. THOMPSON BY HERBERT P. GRAY, DATED JULY 22, 2008 (UNRECORDED).
4. THE PARCEL SHOWN IS NOT LOCATED IN A FLOOD HAZARD AREA, PER FEMA MAP 230051-0009-B, DATED JULY 17,1986.
5. ELEVATIONS AND CONTOURS ARE BASED ON THE CITY OF PORTLAND DATUM OBTAINED BY FIELD LOCATION OF THE TBM SHOWN ON THE PLAN REF. IN NOTE 3. SEE SAID PLAN FOR NOAA BENCHMARK DESCRIPTION.
6. THE PARCEL SHOWN IS LOCATED IN THE ISLAND RESIDENTIAL 2 ZONE.
7. SEPTIC SYSTEM DESIGN COMPLETED BY AL FRICK AND ASSOCIATES, DATED JULY 18, 2012.
8. BOTH "VALLEY AVENUE" & "DEERING STREET" ARE ACCEPTED CITY STREETS
8. DISTURBED AREA = 10,232 SF
9. TOTAL LOT AREA = 22,482 SF
10. LOT COVERAGE:

	REQUIRED	PROVIDED
LOT AREA	20,000	22,482 S.F.
% AREA COVERED BY BUILDING	MAX 20%	8.41%
% AREA LANDSCAPE/ OPEN SPACE	MIN 25%	37.2%
FRONT YARD	MIN 25 FT	123.3 FT
REAR YARD	MIN 25 FT	38.0 FT
SIDE YARDS	MIN 20 FT	41.0 FT & 32.0 FT
BUILDING HEIGHT	MAX 35 FT	27.0 FT

SOILS LEGEND

SYMBOL	SOIL TYPE	HSG
HnB	HINCKLEY LOAMY SAND, 3%-8% SLOPES	A

THE SOURCE OF THE SOIL TYPES AND BOUNDARIES IS THE NATIONAL COOPERATIVE SOIL SURVEY (NCSS).

Revision:	By:	Date:	Change:
1	MJS	12/27/16	REVISED PER CITY COMMENTS

PROJECT NUMBER: 40905 | ACAD FILE: 40905-SITE.DWG | SCALE: 1" = 20' | DATE: OCTOBER 14, 2016

Drawing Name:
SITE & GRADING PLAN

Project Name:
PROPOSED RESIDENCE
VALLEY AVE, GREAT DIAMOND ISLAND, PORTLAND, ME 04109

Owner/Applicant:
DAVID FARNHAM
44 FARM GATE ROAD, FALMOUTH, MAINE 04105

STATE OF MAINE ANTHONY P. PANCIOCCO JR. No. 10941 LICENSED PROFESSIONAL ENGINEER
1-9-17

SHEET 1 OF 3

SURVEYING ENGINEERING LAND PLANNING
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0 20' 40' 80'

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