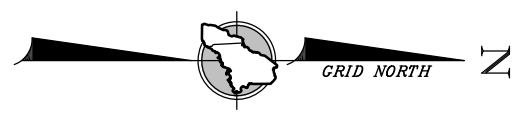
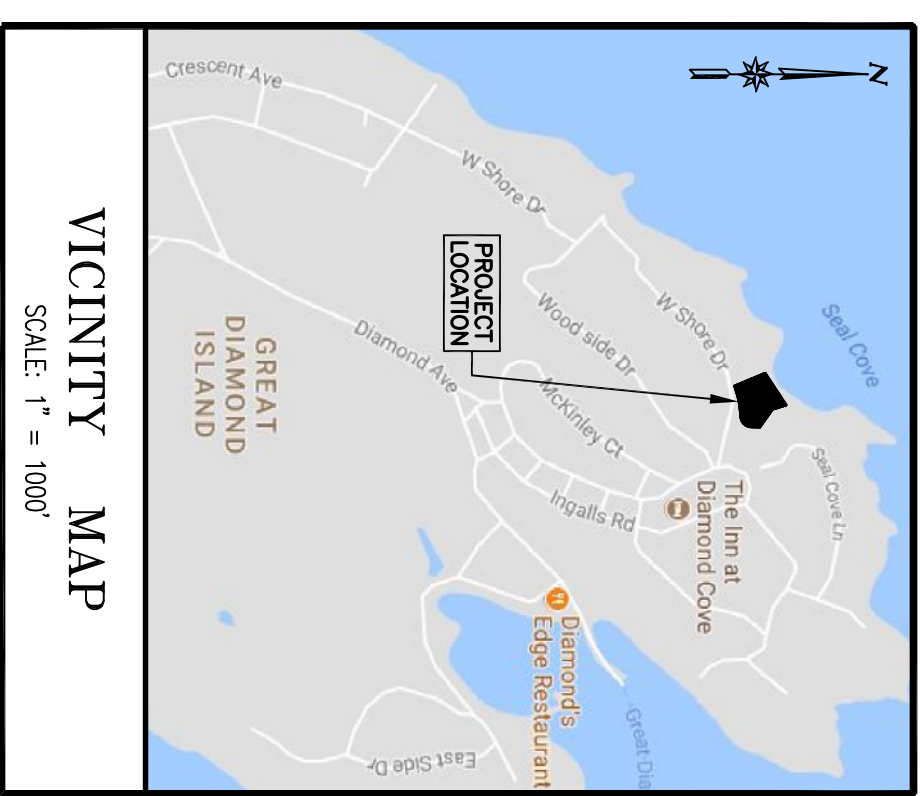
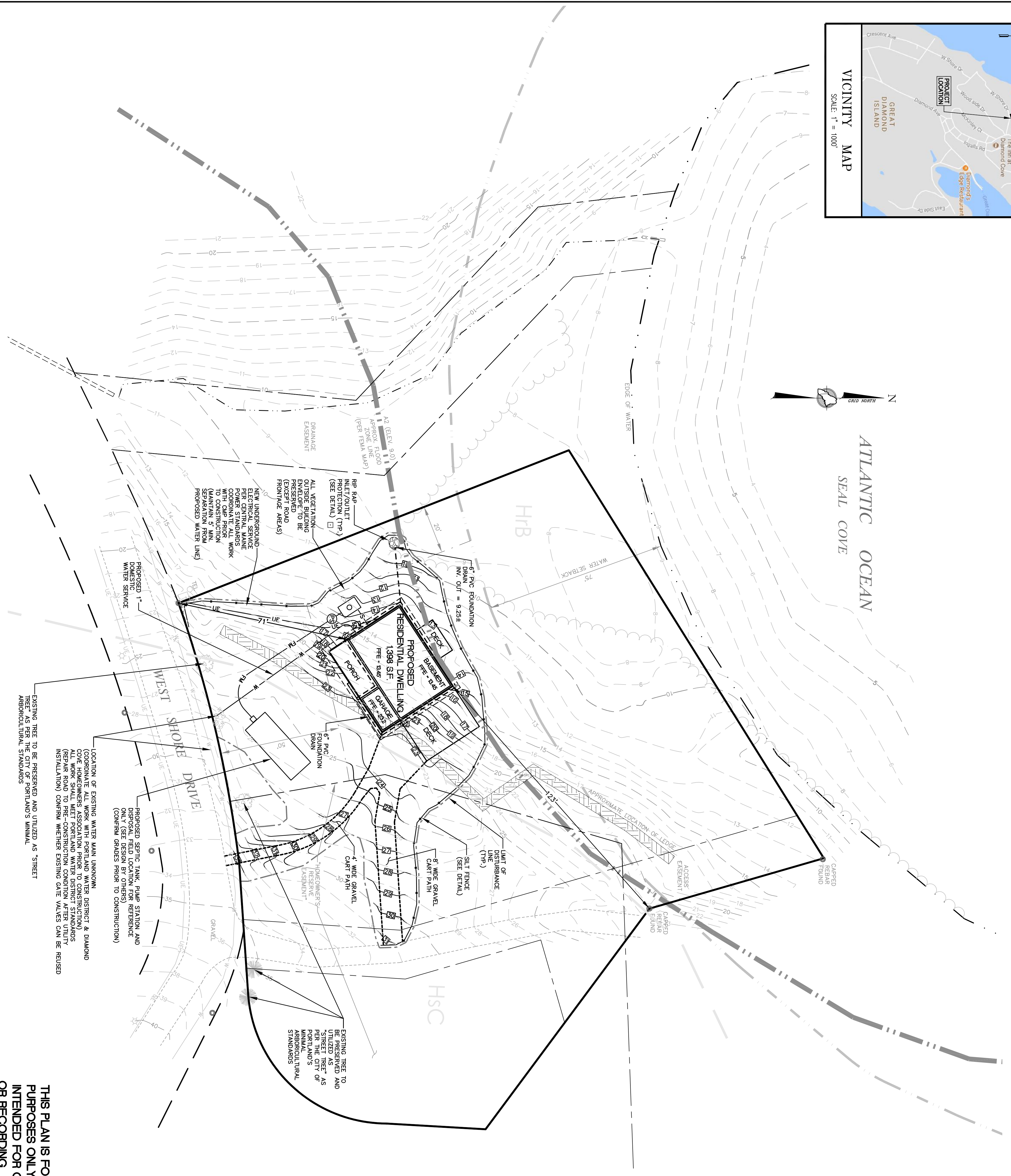


PROPOSED RESIDENCE 204 WEST SHORE DRIVE, GDI, PORTLAND, ME



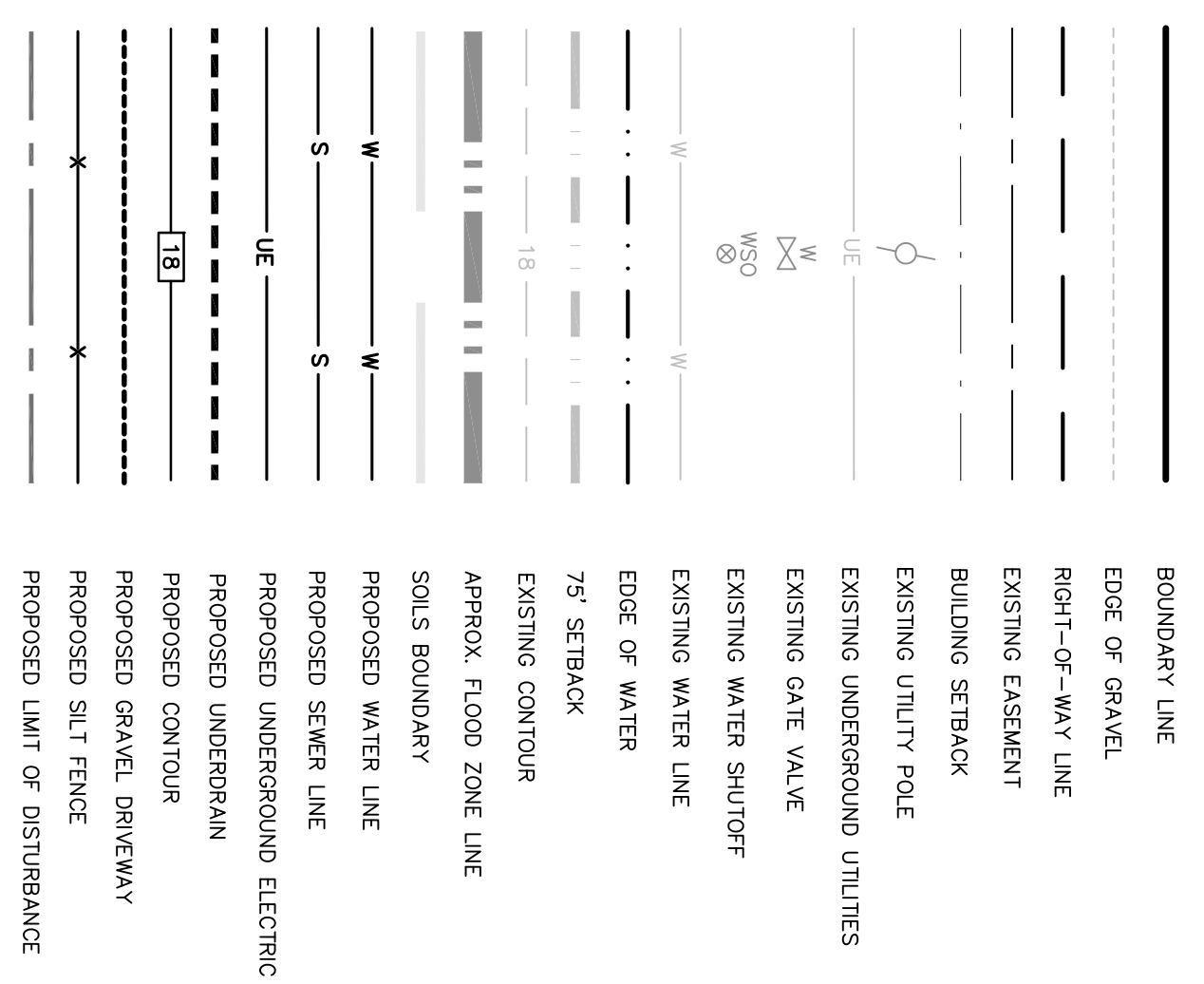
ATLANTIC OCEAN
SEAL COVE



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1. SITE & GRADING PLAN
2. EROSION & SEDIMENTATION CONTROL NOTES AND DETAILS
3. BOUNDARY PLAN

LEGEND



SOILS LEGEND

SYMBOL	SOIL TYPE	HSG
	HOLLIS FINE SAND LOAM, 3 TO 8 % SLOPES	D
	HOLLIS VERY ROCKY FINE SANDY LOAM, 3 TO 20 % SLOPES	D

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

NOTES

1. RECORD OWNER OF THE PARCEL SHOWN IS AMY P. FARRELL AS DESCRIBED IN A DEED FROM EDWARD GALT UNDER DATED JUNE 17, 2007 AND RECORDED IN DEED BOOK 54891, PAGE 174, QUINCY AND COUNTY RECORDS OF DEEDS.
2. THE PARCEL SHOWN IS LOCATED ON THE CITY OF PORTLAND ASSESSOR'S MAP B3E, BLOCK A, PARCEL 71-1.
3. THE PARCEL SHOWN IS NOT LOCATED IN A FLOOD HAZARD AREA, PER FEMA MAP 230051-0009-B, DATED JULY 17, 1986.
4. ELEVATIONS AND CONTOURS ARE BASED ON THE CITY OF PORTLAND DATUM OBTAINED BY LOCAL BENCHMARK DESCRIPTIONS.
5. THE PARCEL SHOWN IS LOCATED IN THE ISLAND RESIDENTIAL 1 ZONE.
6. SEPTIC SYSTEM DESIGN COMPLETED BY AL FRICK AND ASSOCIATES, DATED MAY 9, 2017.
7. "WEST SHORE ROAD" IS AN ACCEPTED CITY STREET.
8. DISTURBED AREA = 11,867 SF
9. TOTAL LOT AREA = 49,098 SF
10. LOT COVERAGE:

REQUIRED	PROVIDED
LOT AREA	49,098 S.F.
% AREA COVERED BY BUILDING	2.4%
% AREA LANDSCAPE/ OPEN SPACE	27.6%
FRONT YARD	53 FT
REAR YARD	84 FT
SIDE YARDS	31 FT & 103 FT

PROJECT NUMBER: 41219
ACAD FILE: 41219-SITING
DATE: SEPTEMBER 14, 2017

**PROPOSED RESIDENCE
SITE & GRADING PLAN**

Project Name:
204 WEST SHORE DRIVE, GDI, PORTLAND, ME

Owner/Client:
AMY FARRELL
C/O PORT ISLAND REALTY, DIAMOND COVE, GDI, PORTLAND, ME 04109

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

