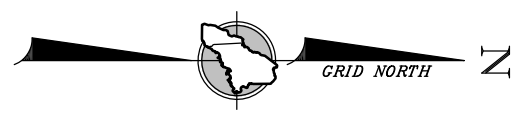
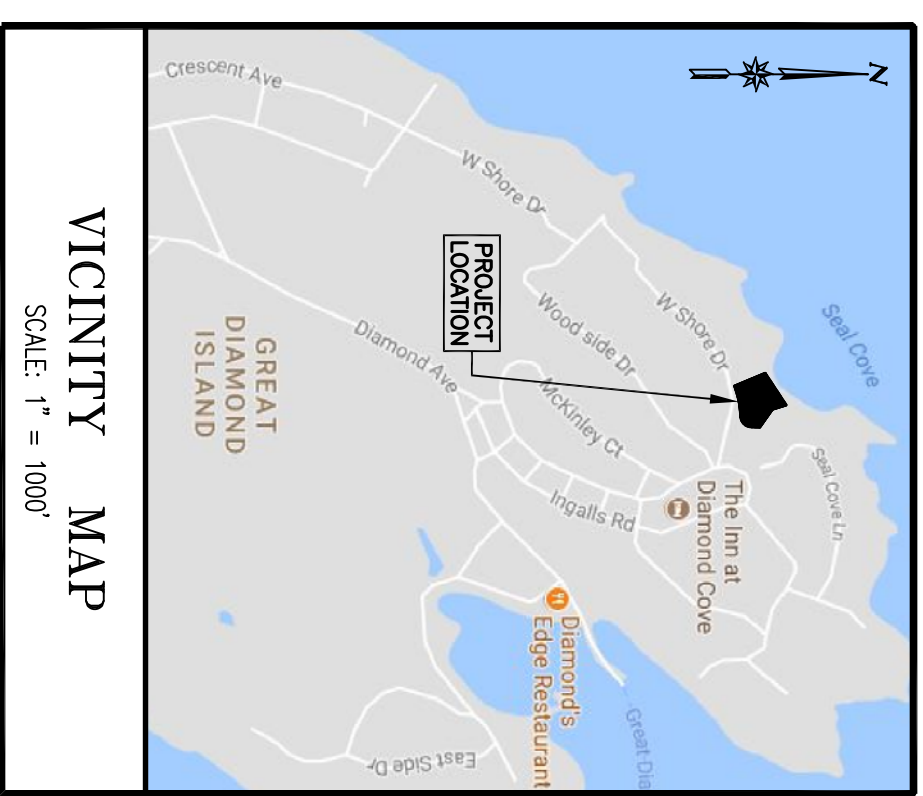
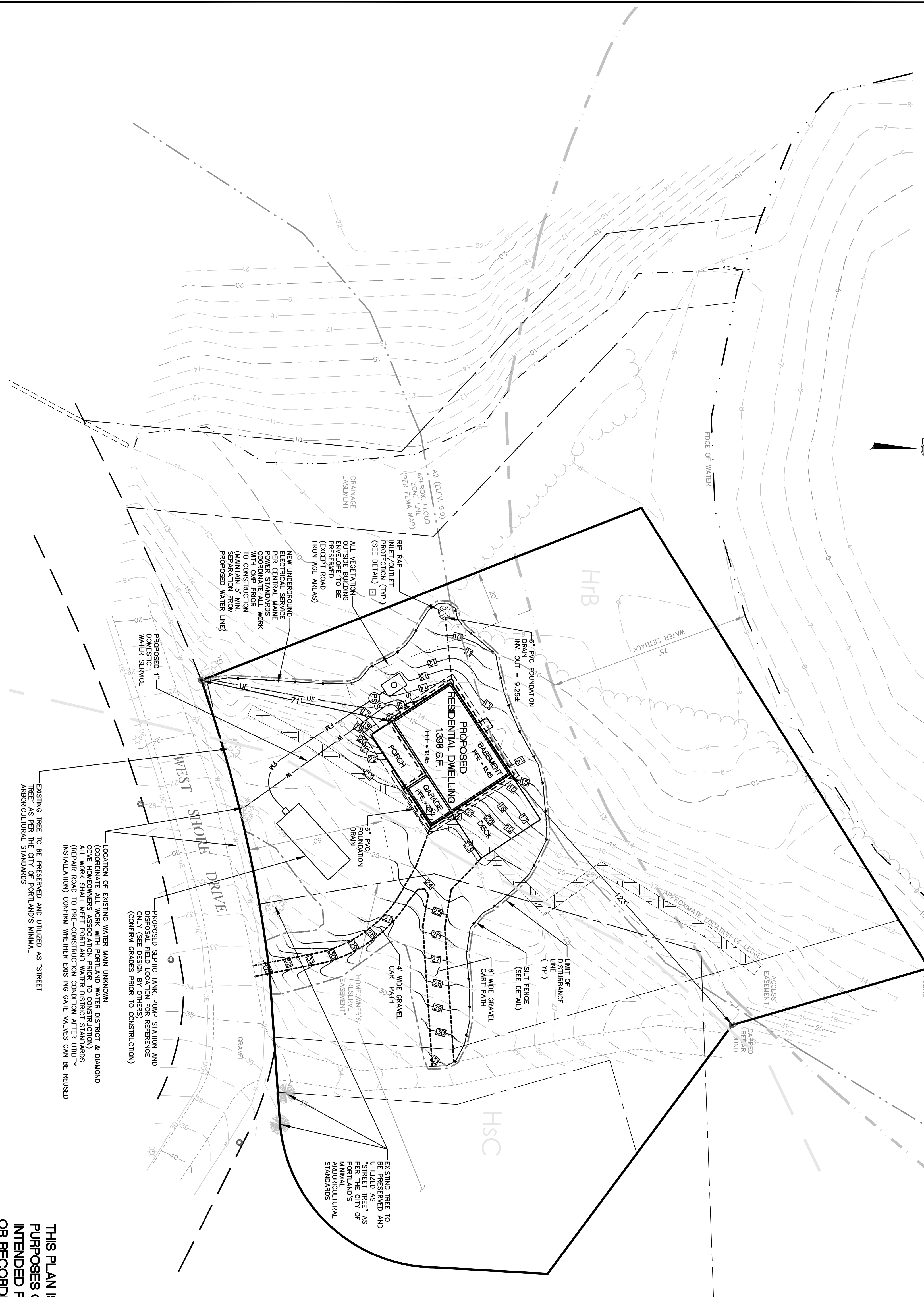


# PROPOSED RESIDENCE

## 204 WEST SHORE DRIVE, GDI, PORTLAND, ME



ATLANTIC OCEAN  
SEAL COVE



### INDEX

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

### LEGEND

—	BOUNDARY LINE
- - -	EDGE OF GRAVEL
—	RIGHT-OF-WAY LINE
- - -	EXISTING EASEMENT
- - -	BUILDING SETBACK
- - -	EXISTING UTILITY POLE
—	EXISTING UNDERGROUND UTILITIES
—	EXISTING GATE VALVE
—	EXISTING WATER SHUTOFF
—	EXISTING WATER LINE
—	EDGE OF WATER
—	75' SETBACK
—	EXISTING CONTOUR
—	APPROX. FLOOD ZONE LINE
—	SOILS BOUNDARY
—	PROPOSED WATER LINE
—	PROPOSED SEWER LINE
—	PROPOSED UNDERGROUND ELECTRIC
—	PROPOSED CONTOUR
—	PROPOSED GRAVEL DRIVEWAY
—	PROPOSED SILT FENCE
—	PROPOSED LIMIT OF DISTURBANCE

### 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, UNDEVELOPED COUNTY RECORDS OF DEEDS.
2. THE PARCEL SHOWN IS LOCATED ON THE CITY OF PORTLAND ASSESSOR'S MAP B3E, BLOCK A, PARCEL 71-11.
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 BOAL BRESNAHAN DESIGN/ID.
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	MIN 50 FT
REAR YARD	MIN 30 FT
SIDE YARDS	MIN 20 FT, 31 FT & 103 FT

Revised	By	Date	Change
1	MJS	12/9/17	REVISED LANDING PER REVISED ARCHITECTURAL PLANS
2	SMA	10/4/17	SUBMITTED FOR CITY REVIEW

### SITE & GRADING PLAN

Project Name: **PROPOSED RESIDENCE**  
 204 WEST SHORE DRIVE, GDI, PORTLAND, ME  
 Owner/Client: **AMY FARRELL**  
 c/o PORT ISLAND REALTY, DIAMOND COVE, GDI, PORTLAND, ME 04109

**NCS**  
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e-mail: info@northeastcivilsolutions.com

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

