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

CITY OF PORTLAND · MAINE · REVIEWED FOR CODE COMPLIANCE

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 12/11/17

VICINITY MAP
SCALE: 1" = 1000'

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

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- PROPOSED LIMIT OF DISTURBANCE

SOILS LEGEND

SYMBOL	SOIL TYPE	HSG
HrB	HOLLIS FINE SAND LOAM, 3 TO 8 % SLOPES	D
HsC	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 GATTA JR., DATED JUNE 12, 2017 AND RECORDED IN DEED BOOK 34087, PAGE 172, CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. THE PARCEL SHOWN IS LOCATED ON THE CITY OF PORTLAND ASSESSOR'S MAP 83E, 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 FIELD LOCATION OF THE TBM SHOWN ON THE PLAN REF. IN NOTE 3. SEE SAID PLAN FOR NOAA BENCHMARK DESCRIPTION.
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 = 49,058 SF
10. LOT COVERAGE:

	REQUIRED	PROVIDED
LOT AREA	40,000	49,058 S.F.
% AREA COVERED BY BUILDING	MAX 20%	2.4%
% AREA LANDSCAPE/ OPEN SPACE	MIN 25%	27.6%
FRONT YARD	MIN 50 FT	53 FT
REAR YARD	MIN 30 FT	84 FT
SIDE YARDS	MIN 20 FT	31 FT & 103 FT

Revision:	By:	Date:	Change:
2	MJS	12/8/17	REVISED LANDING PER REVISED ARCHITECTURAL PLANS
1	SMA	10/4/17	SUBMITTED FOR CITY REVIEW

PROJECT NUMBER: 41219 | ACAD FILE: 41219-SITE.DWG | SCALE: 1" = 20' | DATE: SEPTEMBER 14, 2017

Drawing Name:
SITE & GRADING PLAN

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

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

STATE OF MAINE · ANTHONY P. PANCIOCCO JR. · No. 10941 · LICENSED PROFESSIONAL ENGINEER
12-8-17

SHEET 1 OF 3

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0 20' 40' 80'

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