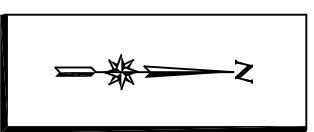
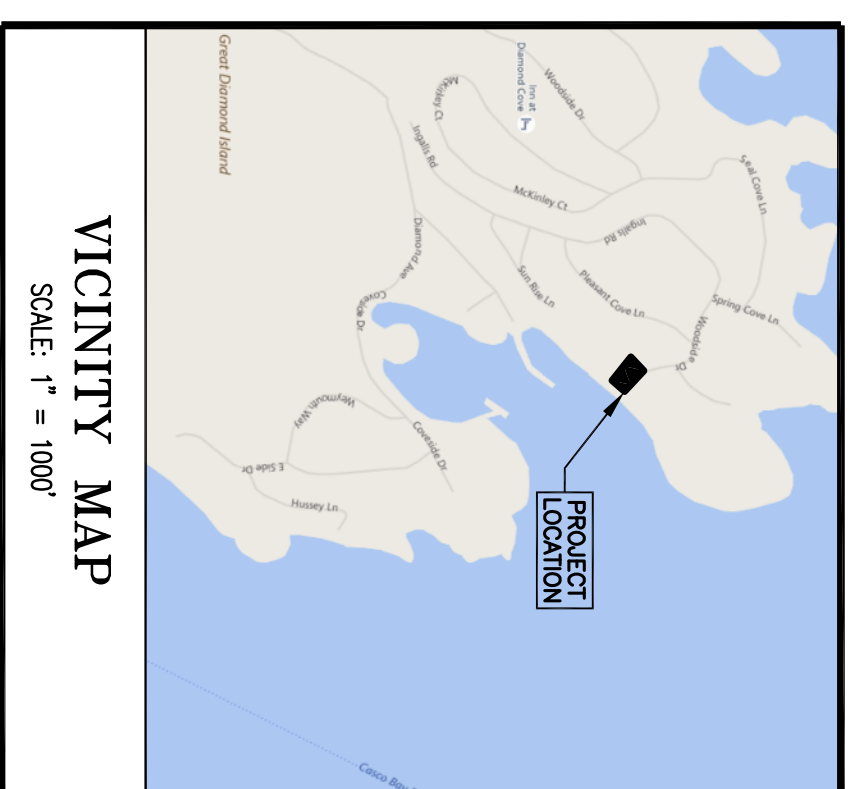
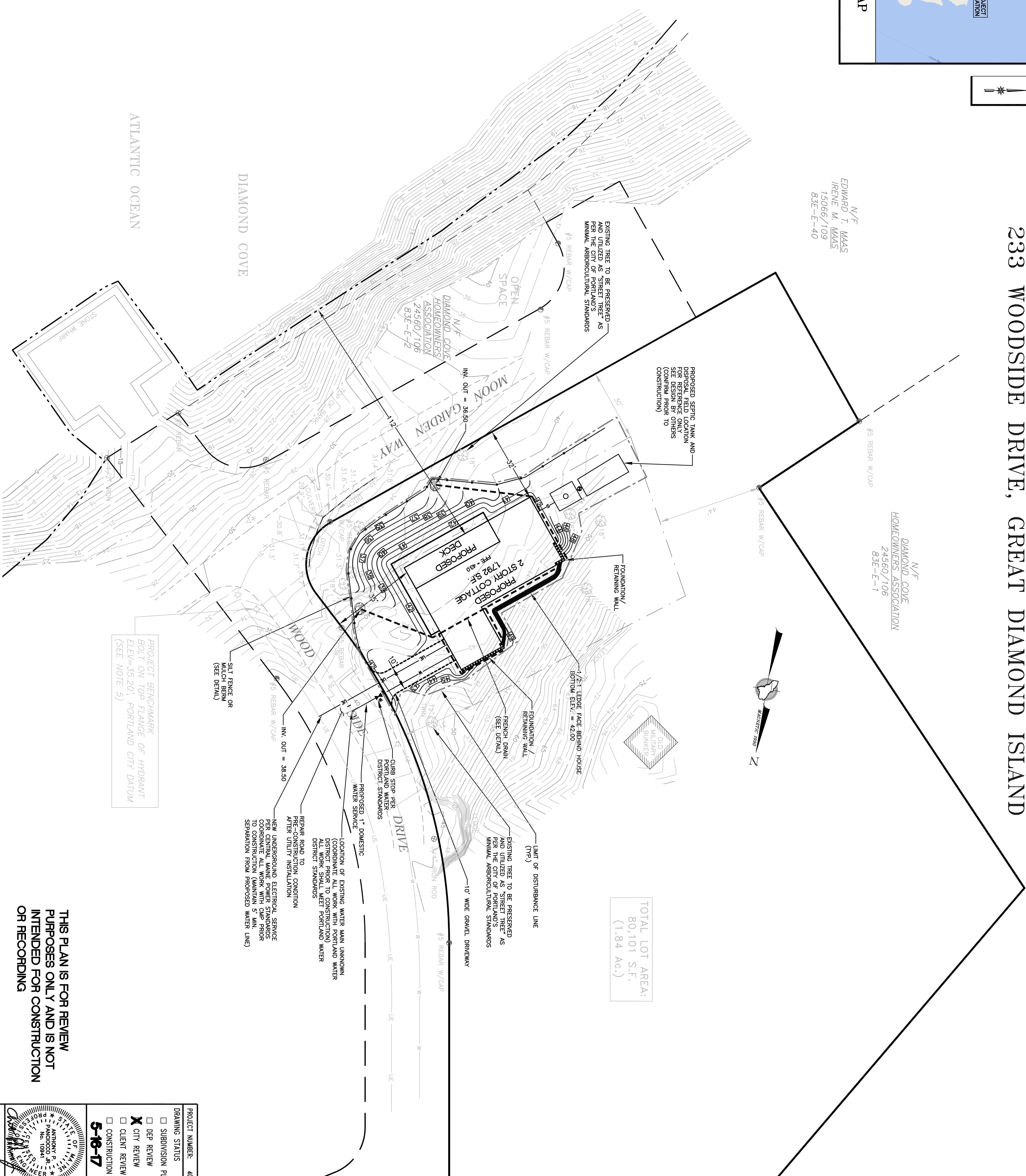


PROPOSED RESIDENCE 233 WOODSIDE DRIVE, GREAT DIAMOND ISLAND



N/F
EDWARD J. MAAS
IRENE M. MAAS
15066/109
83E-E-40

N/F
DIAMOND COVE
HOMEOWNERS ASSOCIATION
24560/106
83E-E-1



PROJECT BENCHMARK
BOLT ON TOP FLANGE OF HYDRANT
ELEV.=35.20', PORTLAND CITY DATUM
(SEE NOTE 5)

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

INDEX

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

LEGEND

—	BOUNDARY LINE
—	BUILDING SETBACK
- - -	EDGE OF GRAVEL
X	EXISTING SPOT GRADE
00.0'	RIGHT-OF-WAY LINE
—	ABUTTER LINE
—	APPROXIMATE HIGH WATER LINE
—	EXISTING UTILITY POLE
—	EXISTING GATE VALVE
—	EXISTING WATER LINE
—	EXISTING UNDERGROUND UTILITIES
S	PROPOSED SEWER LINE
UE	PROPOSED UNDERGROUND ELECTRIC
W	PROPOSED WATER LINE
W	PROPOSED UNDERDRAIN
---	PROPOSED GRAVEL DRIVEWAY
---	PROPOSED LIMIT OF DISTURBANCE

NOTES

1. RECORD OWNER OF THE PARCEL SHOWN IS OLIVER PENNINGTON & MARA PENNINGTON AS DESCRIBED IN A DEED FROM HOLD FIRMUSONS SCHULTE, 28, 2015 AND RECORDED IN DEED BOOK 32092, PAGE 219, CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. THE PARCEL SHOWN IS LOCATED ON THE CITY OF PORTLAND ASSESSOR'S MAP K155E, BLOCK 83E, PARCEL E39.
3. THE PARCEL SHOWN IS NOT LOCATED IN A FLOOD HAZARD AREA, PER FEMA MAP 220051-0009-B, DATED JULY 17, 1996.
4. ELEVATIONS AND CONTOURS ARE BASED ON THE ELEVATION PROVIDED BY MANHOLE NO 6073 AS SHOWN ON A PLAN ENTITLED "PROPOSED TRANSFER STATION SITE, LEASE LIMIT BOUNDARY PLAN, WOODSIDE DRIVE, DIAMOND COVE, GREAT DIAMOND ISLAND, PORTLAND, MAINE, DATED SEPTEMBER 24, 2015, PLAN NO. 82E-53A.
5. THE PARCEL SHOWN IS LOCATED IN THE ISLAND RESIDENTIAL 1 ZONE.
6. SEPTIC SYSTEM DESIGN COMPLETED BY KENNETH GARDNER SOIL TESTING AND DISTURBED AREA = 7,251 SF
7. TOTAL LOT AREA = 80,101 SF
8. LOT COVERAGE = 3%
9. EROSION MATTING TO BE UTILIZED ON ALL SLOPES STEEPER THAN 3:1

LOT AREA COVERED BY BUILDING	REQUIRED	PROVIDED
MAX 20%	22,482 S.F.	3%
% AREA LANDSCAPE/FRONT YARD	MIN 30 FT	35 FT
REAR YARD	N/A FT	N/A FT
SIDE YARDS	MIN 10 FT	144 FT

SOILS LEGEND

SYMBOL	SOIL TYPE	HSG
H8E	HOLLIS VERY ROCKY FINE SANDY LOAM	D

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

PROJECT NUMBER: 40239	DRAWING STATUS: <input type="checkbox"/> SUBDIVISION PLAN <input type="checkbox"/> DEP REVIEW <input checked="" type="checkbox"/> CITY REVIEW <input type="checkbox"/> CLIENT REVIEW <input type="checkbox"/> CONSTRUCTION
ACAD FILE: 40239-SITING	SCALE: 1" = 20'
DATE: MAY 16, 2017	
Project Name: PROPOSED RESIDENCE 233 WOODSIDE DRIVE, GREAT DIAMOND ISLAND, PORTLAND, ME 04109 Owner/Client: OLIVER PENNINGTON 33 MCALL ROAD, WINCHESTER, MA 01890	

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