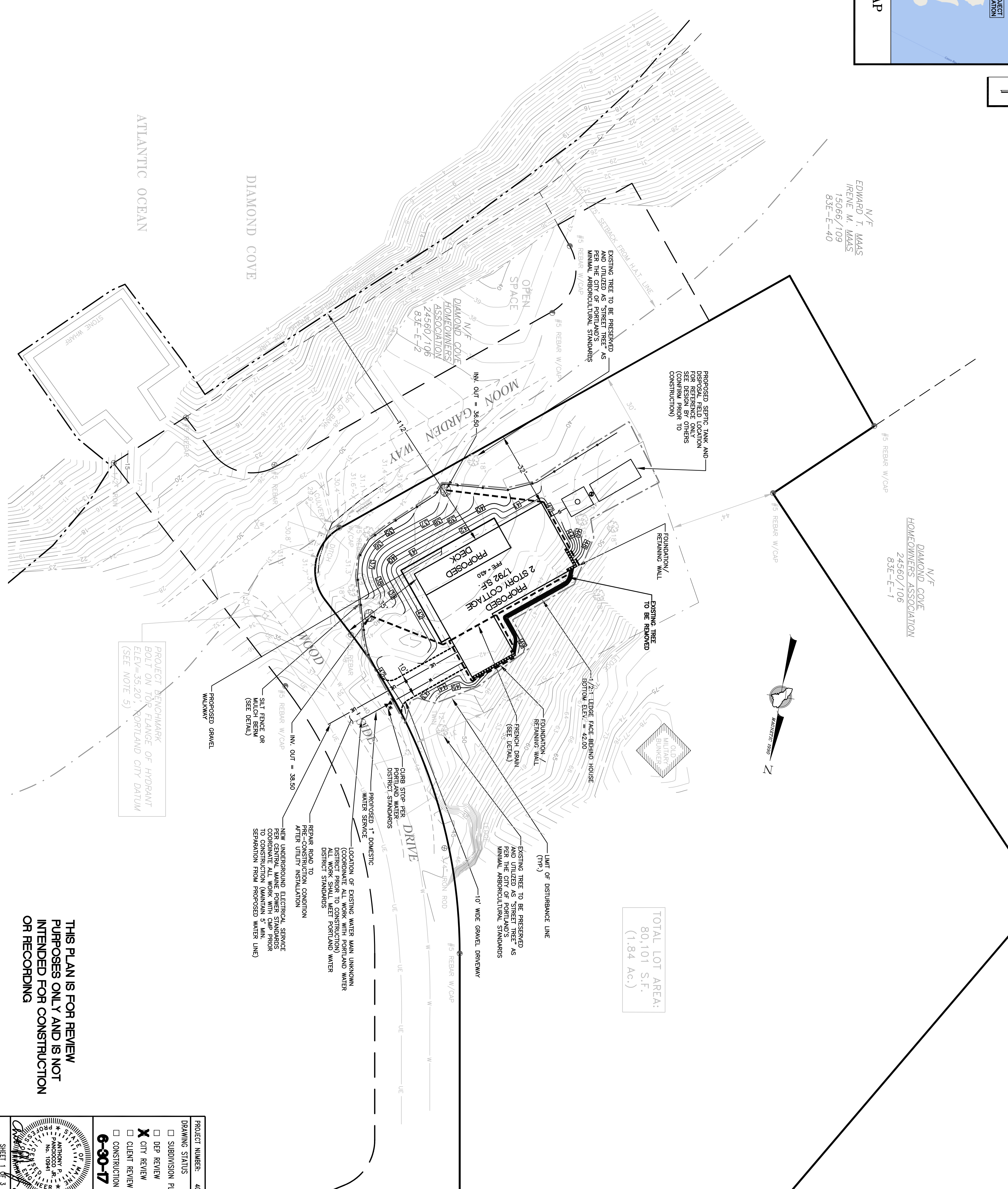
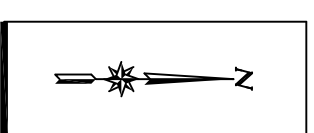
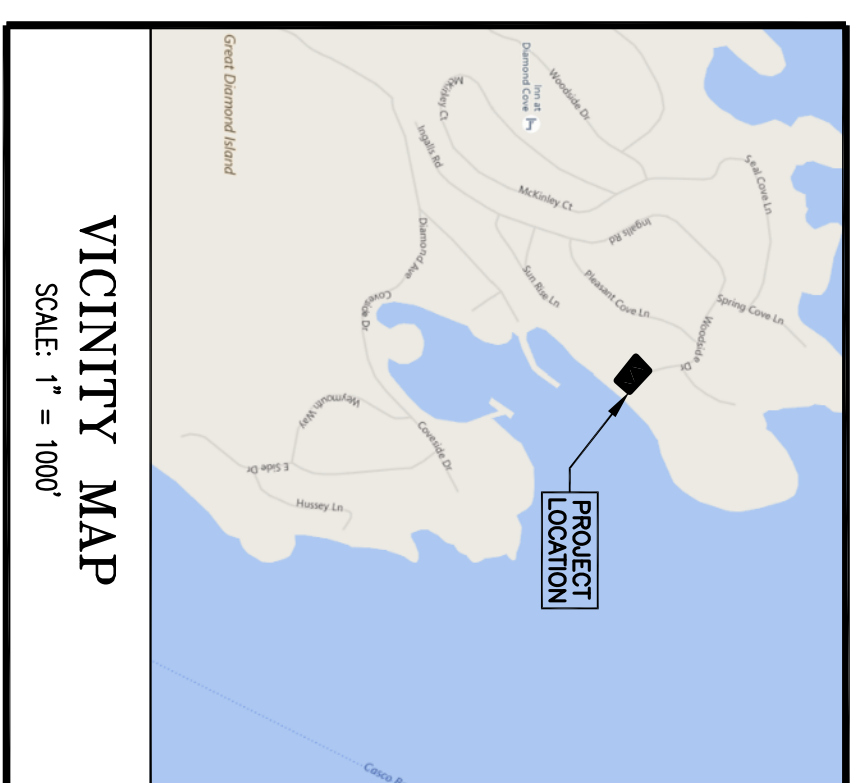


# PROPOSED RESIDENCE 233 WOODSIDE DRIVE, GREAT DIAMOND ISLAND



TOTAL LOT AREA:  
80,101 S.F.  
(1.94 Ac.)

## 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
---	PROPOSED UNDERGROUND ELECTRIC
W	PROPOSED WATER LINE
---	PROPOSED UNDERDRAIN
---	PROPOSED GRAVEL DRIVEWAY
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED LIMIT OF DISTURBANCE

## NOTES

1. RECORD OWNER OF THE PARCEL SHOWN IS OLIVER PENNINGTON & MARIA PENNINGTON AS DESCRIBED IN A DEED FROM HOWARD FRISWOM'S SCHULTZE, ANNE SCHULTZE EDWARDS, AND HANNAH SCHULTZE BURGER, DATED JANUARY 19, 1988, RECORDED IN DEED BOOK 3206Z, PAGE 219, COUMBRAND COUNTY, REGISTER OF DEEDS.
  2. THE PARCEL SHOWN IS LOCATED ON THE CITY OF PORTLAND ASSESSOR'S MAP K155Z, BLOCK 82Z, PARCEL E39.
  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 ELEVATION PROVIDED BY THE CITY OF PORTLAND D.P.W. ENGINEERING DIVISION FOR SEWER TRANSMISSION STATION SITES. THESE LIMIT BOUNDARY PLAN, WOODSIDE DRIVE, DIAMOND COVE, GREAT DIAMOND ISLAND, PORTLAND, MAINE, DATED SEPTEMBER 4, 2013, PLAN NO. 882-35A.
  5. THE PARCEL SHOWN IS LOCATED IN THE ISLAND RESIDENTIAL 1 ZONE.
  6. SEPTIC SYSTEM DESIGN COMPLETED BY KENNETH GARDNER SOIL TESTING AND SEPTIC DESIGN, DATED FEBRUARY 24, 2017.
  7. DISTURBED AREA = 7,251 SF
  8. TOTAL LOT AREA = 80,101 SF
  9. LOT COVERAGE = 3%
  10. THIS PROJECT MEETS ALL STANDARDS OF 14-449(C) OF THE CITY OF PORTLAND'S ZONING ORDINANCE.
- \*EROSION WAITING TO BE UTILIZED ON ALL SLOPES STEEPER THAN 3:1

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

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

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

Revised	By	Date	Reason
1	MJS	5/16/17	REVISED PER CITY REVIEW COMMENTS
2	MJS	5/16/17	SUBMITTED FOR CITY REVIEW

ACAD FILE: 40239-SITELWG SCALE: 1" = 20' DATE: MAY 16, 2017

## SITE & GRADING PLAN

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
<b>6-30-17</b>

**Northwest Civil Solutions**  
SURVEYING ENGINEERING LAND PLANNING INCORPORATED  
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074  
Tel: 207.883.1000 Fax: 207.883.1001  
800.882.2227 info@northwestcivilsolutions.com

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

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

