PROPOSED RESIDENCE
233 WOODSIDE DRIVE, GREAT DIAMOND ISLAND

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
- PROPOSED LIMIT OF DISTURBANCE

NOTES

1. RECORD OWNER OF THE PARCEL SHOWN IS OLIVER PENNINGTON & MARIA PENNINGTON AS DESCRIBED IN A DEED FROM HOEDT FITSIMMONS SCHULTZE, ANNE SCHULTZE EDWARDS, AND HANNAH SCHULTZE BURGE, DATED JANUARY 28, 2015 AND RECORDED IN DEED BOOK 32062, PAGE 219, CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. THE PARCEL SHOWN IS LOCATED ON THE CITY OF PORTLAND ASSESSOR'S MAP K15SE, BLOCK B3E, 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 MANWHOLE 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 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 = 7,186 SF
8. TOTAL LOT AREA = 80,101 SF
9. LOT COVERAGE = 3%
10. GROUND FLOOR AREA = 1,692 SF
11. THIS PROJECT MEETS ALL STANDARDS OF 14-449(C) OF THE CITY OF PORTLAND'S ZONING ORDINANCE

*EROSION MATTING TO BE UTILIZED ON ALL SLOPES STEEPER THAN 3;1

	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	22,482 S.F.
% 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

SOILS LEGEND

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).

Revision:	By:	Date:	Change:
3	MJS	7/25/17	REVISED PER CITY REVIEW COMMENTS
2	MJS	6/30/17	REVISED PER CITY REVIEW COMMENTS
1	MJS	5/16/17	SUBMITTED FOR CITY REVIEW

PROJECT NUMBER: 40239 | ACAD FILE: 40239-SITE.DWG | SCALE: 1" = 20' | DATE: MAY 16, 2017

DRAWING STATUS
- ☐ SUBDIVISION PLAN
- ☐ DEP REVIEW
- X CITY REVIEW
- ☐ CLIENT REVIEW
- ☐ CONSTRUCTION

7-25-17

Drawing Name: SITE & GRADING PLAN

Project Name: PROPOSED RESIDENCE
233 WOODSIDE DRIVE, GREAT DIAMOND ISLAND, PORTLAND, ME 04109

Owner/Applicant: OLIVER PENNINGTON
33 MCCALL ROAD, WINCHESTER, MA 01890

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
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0 20' 40' 80'

7-XX-17

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