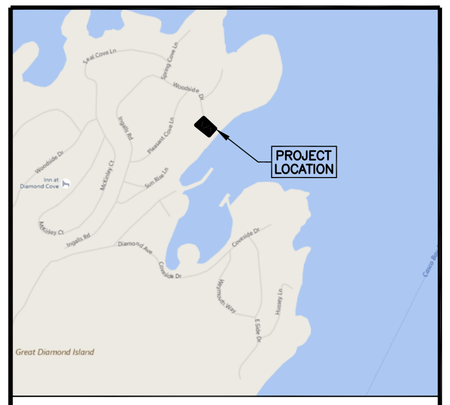
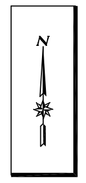
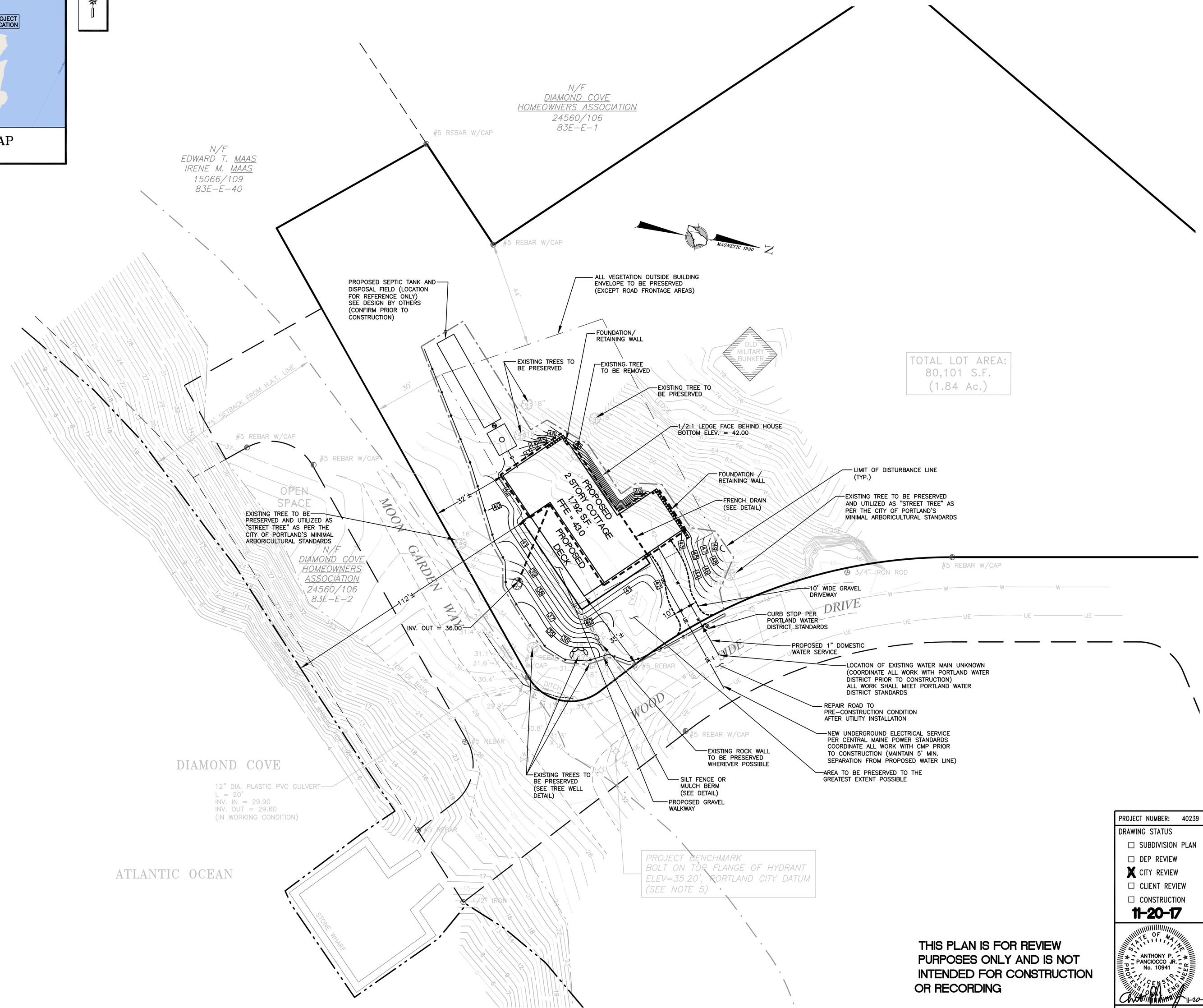
PROPOSED RESIDENCE
233 WOODSIDE DRIVE, GREAT DIAMOND ISLAND



VICINITY MAP
SCALE: 1" = 1000'





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

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 00.0' — EXISTING SPOT GRADE
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- APPROXIMATE HIGH WATER LINE
- EXISTING STONE WALL
- EXISTING UTILITY POLE
- EXISTING GATE VALVE
- EXISTING WATER LINE
- EXISTING UNDERGROUND UTILITIES
- PROPOSED SEWER LINE
- PROPOSED UNDERGROUND ELECTRIC
- 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 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 83E, 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 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 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 OCTOBER 24, 2017.
7. DISTURBED AREA = 8,245 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
11. THE ACTUAL BUILDING LOCATION SHOWN ON THIS PLAN WAS NOT FILED VERIFIED BY NORTHEAST CIVIL SOLUTIONS (NCS). THE LOCATION OF ADJUSTED BUILDING PROVIDED TO NCS BY CONTRACTOR.

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

	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	80,101 S.F.
% AREA COVERED BY BUILDING	MAX 20%	3%
% AREA LANDSCAPE/ FRONT YARD	MIN 30 FT	35 FT
REAR YARD	MIN 30 FT	> 30 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).

Revisions:	By:	Date:	Changes:
4	MJS	11/20/17	REVISED PER BUILDING ROTATION AND REVISED SEPTIC
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
- ☒ CITY REVIEW
- ☐ CLIENT REVIEW
- ☐ CONSTRUCTION

11-20-17

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

STATE OF MAINE — ANTHONY P. PANCIOCCO JR. — No. 10941 — REGISTERED PROFESSIONAL ENGINEER — 11-20-17

SHEET 1 OF 3

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
tel 207.883.1000 fax 207.883.1001 e-mail info@northeastcivilsolutions.com

0 20' 40' 80'

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