Reviewed for Code Compliance
Inspection Division
Department of Planning
Date: 10/07/16

# NOTES

1. LOT IS LOCATED IN THE R-1 DISTRICT AND THE SHORELAND OVERLAY ZONE THE LOT IS 26,610 S.F.± LAND DISTURBANCE IS 1,746 S.F. OR 6.56%
2. PROPOSED IS A 930 S.F. SINGLE FAMILY HOME TO REPLACE A 676 S.F. SINGLE FAMILY HOME. FINISH FLOOR ELEVATION IS 32.5'.
3. SEE PLANTING PLAN FOR PROPOSED LANDSCAPING.
4. PROPOSED SINGLE FAMILY SHALL BE SPRINKLED IN COMPLIANCE WITH NFPA 13D.
5. GRAVEL DRIVEWAY WILL PROVIDE TWO VEHICLE PARKING SPACES.
6. SEE HHE200 FOR PROPOSED WASTEWATER FIELD DESIGN.
7. BOUNDARY INFORMATION DEPICTED ON THIS SHEET TAKEN FROM PLAN TITLED "BOUNDARY SURVEY AND LOT SPLIT, 81 & 87 CHURCH ROAD, CLIFF ISLAND, PORTLAND, MAINE" PREPARED BY NORTHEAST CIVIL SOLUTIONS, INC. AND DATED DECEMBER 2, 2015, REVISED JANUARY 14, 2016.
8. SEE "WARRANTY DEED – CORRECTIVE (2 OF 2)" FOR THE SUBJECT PROPERTY, LOCATED AT BOOK 32912 PAGE 233 OF THE CUMBERLAND COUNTY, MAINE REGISTRY OF DEEDS FOR INFORMATION REGARDING WARRANTY COVENANTS RELATED TO A LIMITED EASEMENT TO A SHARED WELL ON THIS PROPERTY.
9. NO ADDITIONAL PERMANENT STORMWATER MANAGEMENT FEATURES ARE PROPOSED AS PART OF THE CONSTRUCTION OF THIS SINGLE-FAMILY RESIDENTIAL STRUCTURE. THE EXISTING ON-SITE VEGETATION WILL BE RETAINED AND SUPPLEMENTED AS SHOWN ON THE PROPOSED PLANTING PLAN. MINOR EARTH DISTURBANCE WILL BE NECESSARY TO CONSTRUCT THE PROJECT, AND EROSION CONTROL AT THE SITE WILL CONSIST OF BEST MANAGEMENT PRACTICES AS OUTLINED IN THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS.
10. THIS PROJECT PROPOSES RECONSTRUCTION OF AN EXISTING SINGLE-FAMILY STRUCTURE ON A PRE-DEVELOPED PARCEL OF LAND. THE EXISTING SITE GRADING UTILIZES A COMBINATION OF SHEET FLOW, VEGETATIVE BUFFERS, AND AN EXISTING ROADSIDE DRAINAGE SWALE TO PREVENT NEGATIVE IMPACTS TO NEIGHBORING PROPERTIES. THESE FEATURES WILL BE MAINTAINED OR IMPROVED (ADDITIONAL VEGETATIVE BUFFER) AS PART OF THIS PROJECT.
11. VEGETATION DISTURBED AS PART OF THIS PROJECT SHALL BE REESTABLISHED UPON COMPLETION OF THE WORK, OR AT INTERVAL(S) OUTLINED BY THE REQUIREMENTS OF THE MAINE DEP RESOURCE CITED IN NOTE #9, USING GRASS SEED MIXTURES CONTAINING FINE FESCUE AND ANNUAL AND PERRENIAL RYE GRASS SEEDS.

1 in = 20 ft.
GRAPHIC SCALE
0 10 20 30 40 (FEET)

| NO. | DESCRIPTION | DATE |
|---|---|---|
| B. | COMMENTS FROM BUILDING INSPECTION | 09/20/16 |
| A. | COMMENTS FROM PLANNING REVIEW | 08/28/16 |

REVISIONS

STATE OF MAINE
AARON M. LACHANCE
No. 13294
LICENSED
PROFESSIONAL ENGINEER
08/20/2016

# SITE/GRADING PLAN
# SOUTH SIDE, LLC.
# 87 CHURCH ROAD

FOR: SOUTH SIDE, LLC.
243 JENNIE LANE
ELIOT MAINE, 03903

PREPARED BY: AARON M. LACHANCE, P.E.
40 ATLANTIC AVE
DOVER NH, 03820

| | | |
|---|---|---|
| SCALE: 1" = 20' | APPROVED BY: | DRAWN BY: BRW |
| DATE: 07/10/2016 | | REVISION : DATE 09/20/16 |
| JOB NO: XXXX-XX | CAD FILE: | SHEET 1 OF 3 |