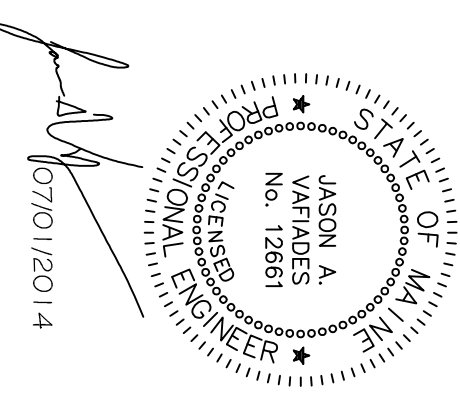
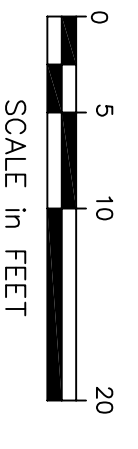




**PLAN REFERENCE:**  
 EXISTING CONDITIONS AND BOUNDARY INFORMATION COURTESY BY  
 LIVINGSTON HIGHERS AND OTHER CONSULTANTS



**GENERAL NOTES:**

- SUBJECT PARCEL IS LOCATED AT 23 WELLMOOD ROAD PORTLAND, MAINE
- PARCEL IS LOCATED IN THE R-3 DISTRICT:  
 MINIMUM LOT SIZE: 6,500 SF DWELLING UNIT  
 MINIMUM LOT DEPTH: 50 FT  
 MINIMUM SETBACKS:  
 FRONT: 25 FT  
 SIDE: 16 FT (2.5 STORY)  
 REAR: 25 FT  
 MAXIMUM BUILDING HEIGHT: 35 FT
- ALL CONSTRUCTION IN PUBLIC RIGHT-OF-WAY TO BE IN ACCORDANCE WITH CITY OF PORTLAND CONSTRUCTION STANDARDS.
- ON-SITE SOILS, HOURS, AS DETERMINED BY THE NATURAL RESOURCES CONSERVATION SERVICE.

**UTILITY NOTES:**

- COORDINATE ELECTRIC SERVICE INSTALLATION WITH CENTRAL MAINE POWER PRIOR TO INSTALLING.
- CONTRACTOR TO DETERMINE DEPTH AND LOCATION OF EXISTING GAS MAIN WITHIN WELLMOOD STREET RIGHT-OF-WAY BY TEST PIT PRIOR TO INSTALLATION. COORDINATE GAS INSTALLATION WITH NORBERN UTILITIES/UNTL.
- COORDINATE SANITARY SEWER CONNECTION WITH THE CITY OF PORTLAND AND PORTLAND WATER DISTRICT PRIOR TO CONSTRUCTION.
- CONNECTION TO WELLMOOD DRAINAGE SYSTEM SHALL BE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF PORTLAND'S TECHNICAL MANUAL.
- WATER SERVICE PROVIDED BY PRIVATE WALL INSTALLATION PER AGREEMENT WITH THE CITY OF PORTLAND.

**GRADING & EROSION CONTROL NOTES:**

- WETLAND DISTURBANCE SHALL NOT EXCEED THE LIMIT SHOWN ON THIS PLAN.
- CONTRACTOR TO INSTALL EROSION & SEDIMENTATION CONTROL MEASURES PRIOR TO DISTURBANCE. NATURAL RESOURCES AND ADJUTING PROPERTY MUST REMAIN PROTECTED AT ALL TIMES (EXCEPT WHERE NOTED ON THIS PLAN).
- EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND LEFT IN PLACE UNTIL THE SITE HAS PERCENT STABILIZED, AT WHICH POINT THEY ARE TO BE REMOVED WITHIN 2 WEEKS.

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY UNDER C.O.W.	---
---	AJUTTER UNDER C.O.W.	---
---	SETBACK	---
---	PAVEMENT	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	SEWER LINE	---
---	WATER LINE	---
---	CABLELINE	---
---	EDGE WALKER	---
---	SPOT GRADE	---
---	RETAINING WALL	---
---	SEWER MANHOLE	---
---	WATER VALVE	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---
---	GAS GATE VALVE	---
---	WATER GATE VALVE	---
---	WATER SHUT OFF	---
---	HYDRANT	---
---	SEWER MH	---
---	CLAYVET	---
---	TRANSFORMER PAD	---
---	LIGHT POLDWALL	---
---	UTILITY POLE	---
---	FILTER BARBIER	---
---	RRRAPE	---
---	CHECK DAM	---

		<b>VAFADES ENGINEERING &amp; DESIGN</b> 25 EAST VALENTINE WESTBROOK, ME 04092 • (207) 268-5818	
<b>DESCRIPTION</b> MASTER PLANNING SITE PLANING CONSTRUCTION SERVICES STORMWATER INSPECTIONS	<b>PROJECT NO.</b> 14.111	<b>SILVER BEACH, LLC</b> 17 WELLSSTONE DRIVE PORTLAND, MAINE 04103	<b>SINGLE FAMILY RESIDENCE</b> 83 WELLMOOD ROAD PORTLAND, MAINE
<b>REV.</b> DR. CJD/APP DATE SCALE: 1"=10' DATE: 07.1.14 DES BY: JAV DWN BY: CAD CHK BY: JAV	<b>UTILITY PLAN</b> SHEET 1 OF 3	<b>C-100</b>	