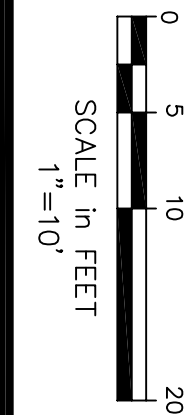




**PLAN REFERENCE:**  
 EXISTING CONDITIONS AND ROUWERER INSPECTION COMPLETED BY  
 DWANSON/HUBBARD AND OWEN/HUBBELL, RESPECTIVELY.



STATE OF MAINE  
 JASON A. VAFADES  
 PROFESSIONAL ENGINEER  
 No. 12801  
 10/03/2014

**GENERAL NOTES:**

1. SUBJECT PARCEL IS LOCATED AT 23 WELLMOOD ROAD PORTLAND, MAINE
2. 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
3. ALL CONSTRUCTION IN PUBLIC RIGHT-OF-WAY TO BE IN ACCORDANCE WITH CITY OF PORTLAND CONSTRUCTION STANDARDS.
4. ON-SITE SOILS, HOURS, AS DETERMINED BY THE NATURAL RESOURCES CONSERVATION SERVICE.
5. TOTAL SITE DISTURBANCE = 18,930 ± SF

**UTILITY NOTES:**

1. COORDINATE ELECTRIC SERVICE INSTALLATION WITH CENTRAL MAINE POWER PRIOR TO INSTALLING.
2. 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/UNTIL.
3. COORDINATE SANITARY SEWER CONNECTION WITH THE CITY OF PORTLAND AND PORTLAND WATER DISTRICT PRIOR TO CONSTRUCTION.
4. CONNECTION TO WELLMOOD DRAINAGE SYSTEM SHALL BE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF PORTLAND'S TECHNICAL MANUAL.
5. WATER SERVICE PROVIDED BY PRIVATE WALL INSTALLATION PER AGREEMENT WITH THE CITY OF PORTLAND.

**GRADING & EROSION CONTROL NOTES:**

1. WETLAND DISTURBANCE SHALL NOT EXCEED THE LIMIT SHOWN ON THIS PLAN.
2. 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).
3. 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
	ROUND-OVER UNDER O.W.	
	ABUTTER UNDER O.W.	
	SETBACK	
	EASEMENT	
	MONUMENT	
	IRON PIPE/ROD	
	BUILDING	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	SEWER LINE	
	WATER LINE	
	CURBSIDE	
	EDGE WATER	
	SPOT GRADE	
	RETAINING WALL	
	TREE LINE	
	SLIT BARRIER UNDERPASS	
	FOUNDATION DRAIN	
	GAS SERVICE	
	SEWER MANHOLE	
	WATER VALVE	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	GAS GATE VALVE	
	WATER GATE VALVE	
	WATER SHUT OFF	
	HOBNAIL	
	SEWER MH	
	CULVERT	
	TRANSFORMER PAD	
	LIGHT POLE/WALL	
	UTILITY POLE	
	FILTER BARRIER	
	RIPRAP	
	CHECK DAM	
	SPOT GRADE	

SILVER BEACH, LLC		PROJECT NO. 14.111	
17 WILSTONE DRIVE PORTLAND, MAINE 04103		SHEET 3 OF 3	
SINGLE FAMILY RESIDENCE		DRAWING NO. C-100	
83 WELLMOOD ROAD PORTLAND, MAINE		DATE: 07.1.14	
SITE GRADING AND UTILITY PLAN		DES BY: JAV	
REVISIONS		OWN BY: CAD	
NO. 1		CHK BY: JAV	
DESCRIPTION		MASTER PLANNING	
REV. A		SITE DESIGN	
REVISED PER CITY STAFF COMMENTS.		CONSTRUCTION STRIPPER/SURVEYS	
CAD: JAV		DATE: 7/3/14	
DR: CAD		APP: DATE	
BY: JAV		BY: JAV	
SCALE: 1" = 10'		PROJECT NO. 14.111	
DATE: 07.1.14		SHEET 3 OF 3	
DES BY: JAV		DRAWING NO. C-100	
OWN BY: CAD		DATE: 07/03/2014	
CHK BY: JAV		SCALE IN FEET 1" = 10'	

