



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 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 = 1,8,930 ± 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/UNIL.
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 WELL INSTALLATION PER AGREEMENT WITH THE CITY OF PORTLAND.

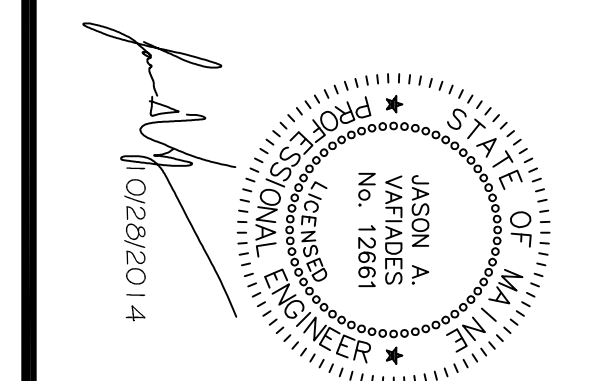
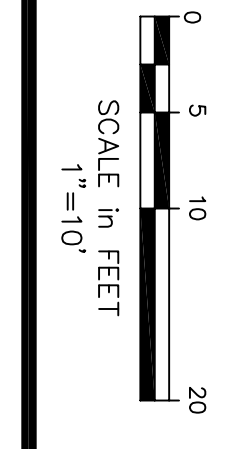
GRADING & EROSION CONTROL NOTES:

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 SHOWS PERCENT STABILIZED, AT WHICH POINT THEY ARE TO BE REMOVED WITHIN 2 WEEKS.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	ROUNDOVER UNDER C.O.W.	
	ABUTTER UNDER C.O.W.	
	SETBACK	
	EASEMENT	
	MONUMENT	
	IRON PIPED BUILDING	
	EDGE PAVEMENT	
	EDGE CONCRETE PAVEMENT	
	SEWER LINE	
	WATER LINE	
	CURBSIDE	
	EDGE WATER	
	CONTOUR	
	RETAINING WALL	
	TREE LINE	
	SILT BARRIER UNDERDRAIN	
	GAS SERVICE	
	SEWER MANHOLE	
	WATER VALVE	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	GAS GATE VALVE	
	WATER GATE VALVE	
	WATER SHUT OFF	
	HORBANT	
	SEWER MH	
	CULVERT	
	TRANSFORMER PAD	
	LIGHT POLE	
	UTILITY POLE	
	FILTER BARRIER	
	RIPPRAP	
	CHECK DAM	
	SPOT GRADE	

PLAN REFERENCE:
EXISTING CONDITIONS AND ROUWERER INFORMATION COURTESY BY DWANSON/HUBBARD AND OWEN/HUBBELL RESPECTIVELY.



REV.	DESCRIPTION	DATE	BY	CHK
C	REVISED WETLAND IMPACTS BASED ON FIELD ADJUSTMENTS.	JAN 10/28/14	JAV	
B	REVISED PER FIELD ADJUSTMENTS.	JAN 10/27/14	JAV	
A	REVISED PER CITY STAFF COMMENTS.	JAN 7/31/14	JAV	

MASTER PLANNING	PROJECT NO.	14.111
SITE DESIGN	SHEET	OF 3
CONSTRUCTION DETAILS	DRAWING NO.	C-100
CONSTRUCTION SPECIFICATIONS		
CONSTRUCTION INSPECTIONS		

SILVER BEACH, LLC	17 WELLSBORO DRIVE
	PORTLAND, MAINE 04103
SINGLE FAMILY RESIDENCE	83 WELLMOOD ROAD
	PORTLAND, MAINE

WED ENGINEERING & DESIGN
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