

N/F CITY OF
PORTLAND
CCRD: 30242/105
TM: 149-G-6

N/F PORTLAND
ASSISTED LIVING LLC
CCRD: 21983/326 TM:
160-E-1 / 161-A-2

SEE PORTLAND WATER DISTRICT
OFFICIALS FOR CONNECTION DETAILS

PROPOSED WETLAND IMPACT FOR 25' FILL
APRON/ LAWN AREA AROUND PROPOSED
DWELLING: 788 SQ.FT +/-
ALLOWED AS EXEMPTION, PER MAINE
ENVIRONMENTAL PROTECTION NATURAL
RESOURCES PROTECTION ACT STANDARDS (AS
VERIFIED BY FIELD STAFF)

PROPOSED EROSION AND SEDIMENT CONTROL
AT CLEARING LIMITS (SILT FENCE OR BARK
MULCH BERM)
SEE DETAIL ON SHEET 2

PERIMETER DRAIN AROUND BUILDING TO BE
DIRECTED TOWARDS FIELD INLET AND CITY OF
PORTLAND STORM DRAIN SYSTEM

SHALLOW LANDSCAPE SWALE TO DIVERT
NEW RUNOFF TO INFILTRATION TRENCH
(SEE DETAIL ON SHEET 2)

PROPOSED CLEARING
LIMITS

N/F LAURA L. AND
ROSS C. DUPLISSIS
CCRD: 29339/294 TM:
160-F-29-30-31

N/F JOHN R. AND
LISA C. DARLING
CCRD: 11630/253
TM: 160-F-37

DEED INFORMATION

THE SUBJECT PROPERTY WAS DERIVED FROM THE
FOLLOWING DEEDS:
BOOK 26932, PAGE 226-227 RECORDED 5/28/2009
BOOK 29654, PAGE 287-288 RECORDED 6/11/2012
BOOK 29672, PAGE 199-201 RECORDED 6/18/2012
BOOK 30680, PAGE 272 RECORDED 5/29/2013

SHALLOW GRASSED LANDSCAPE
SWALE FOR RUNOFF FROM
WETLAND TO CITY STORM
DRAIN VIA FIELD INLET

NOTES

1. THE LOT CONTAINS 33,092 SQUARE FEET AND IS SUBJECT TO EASEMENT AREAS OF 1,921 SQUARE FEET.
2. TOPOGRAPHY BASED ON SEWER MAN HOLE RIM AT 60.10'
3. R-3 ZONE DISTRICT REGULATIONS:

MINIMUM LOT SIZE: 6,500 SQ.FT. PER DWELLING UNIT
MINIMUM BUILDING SETBACKS: FRONT: 25'
SIDE 8' (14'-2 STORIES, 16'-25 STORIES)
REAR: 25'
MINIMUM STREET FRONTAGE: 50'
MINIMUM LOT WIDTH: 65'
MAXIMUM LOT COVERAGE: 35%
MAXIMUM STRUCTURE HEIGHT: 35'

CONCEPTUAL FIELD
INLET CROSS SECTION
AREA

PROPOSED FIELD INLET
(SEE DETAIL ON SHEET 2)

9" DIA. CHERRY STREET TREE,
REPLACE IF DAMAGED DURING
CONSTRUCTION

12" DIA. SDR 35 SOLID PIPE
TO CURB SIDE OF CATCH
BASIN (INVERT OF PIPE AT
CATCH BASIN 57)

SIDE BORE INTO CURBSIDE OF
CATCH BASIN. INSTALL RUBBER
BOOT FOR 12" PIPE (SDR35 OR
EQUIVALENT)

GAS STUB

SEWER MAN HOLE RIM 60.10'
INVERT ELEVATION 54.30'

CATCH BASIN (58.5')

NOTES:
ON-SITE SOILS ARE HOLLIS: VERY ROCKY SANDY LOAM, PER
CUMBERLAND COUNTY SOIL SURVEY BY NATURAL RESOURCES
CONSERVATION SERVICE

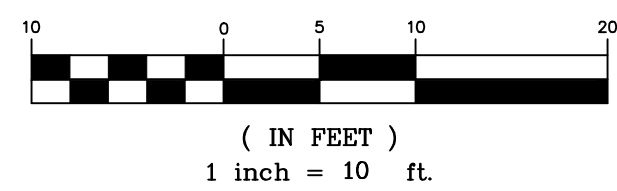
FOUNDATION HOLE AND SEWER/GAS/FOUNDATION DRAIN
TRENCHES) WILL REQUIRE BEDROCK REMOVAL. JACKHAMMER
BEDROCK SURFACE AS NEEDED, IN ACCORDANCE WITH ALL
CITY, STATE AND FEDERAL REGULATIONS

PRIOR TO ANY EXCAVATION ON-SITE, IT IS REQUIRED TO CALL
DIG SAFE (PHONE# 811) TO LOCATE AND MARK ALL
UNDERGROUND UTILITIES TO AVOID DAMAGING EXISTING UTILITY
LINES

LOAM AND SEED ALL DISTURBED AREAS PER MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION EROSION AND
SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL

LOT IS NOT IN A FLOOD ZONE, PER STANDARD FLOOD HAZARD
DETERMINATION FORM 1/19/14.
NFIP MAP #230051 00072. FLOOD CERTIFICATE #1401171460


GRAPHIC SCALE



NOTE: BASE PLAN INFORMATION (PROPERTY LINES, TOPOGRAPHY...)
PER SURVEY PLAN BY LIVINGSTON-HUGHES, DATED 3/21/14

DATE:	REVISIONS:
6/26/14	UPDATED BUILDING FOOTPRINT AND ADDED SURVEYOR NOTES
6/27/14	ADDED IPF LOCATIONS AND SOIL TYPE NOTE

PROPOSED GRADING SITE PLAN	
PREPARED FOR SILVER BEACH, LLC LIZ BROWN / DERON BARTON	
83 WELLWOOD ROAD PORTLAND, MAINE	
SHEET 1 of 2	

 Albert Frick Associates, Inc. Environmental Consultants Gorham, Maine	
Drawn By: B.J.	Checked By: J.L./A.F.
Date: 6/16/14	Scale: 1" = 10'