

**EROSION CONTROL MEASURES**

In order to minimize erosion control problems resulting from the construction activities associated with this project, erosion control measures will be installed and/or followed prior to, during and after construction. Temporary and permanent measures for this project will consist of the following.

**CONTRACTOR RESPONSIBILITIES:**

Prior to the start of construction, the General Contractor for the project will meet with the Project Engineer to ensure compliance and understanding of the proposed measures. The Contractor will be made aware of the need to minimize all disturbances of the site and the need to install the recommended erosion control measures.

**SILT FENCE**

At the start of construction, silt fencing will be installed where indicated on this Site Plan. Silt Fencing will also be required around any stockpile areas created during construction of the driveway and parking.

**STONE CHECK DAMS:**

Contractor to install stone check dams where indicated on this Site Plan after preliminary grading. See Sheet 2 for construction details.

**CATCH BASIN SEDIMENT FILTER**

After catch basin has been set, Contractor to install Dandy Bag sediment filter, or equivalent. Refer to Sheet 2 for installation details.

**STONE CHECK DAM**

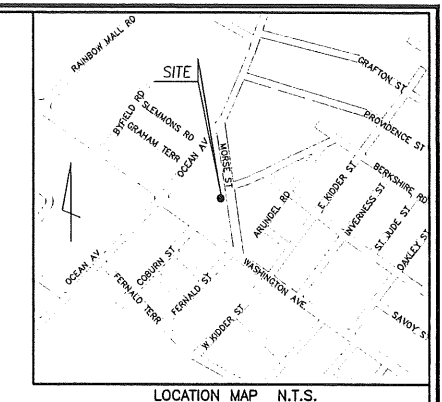
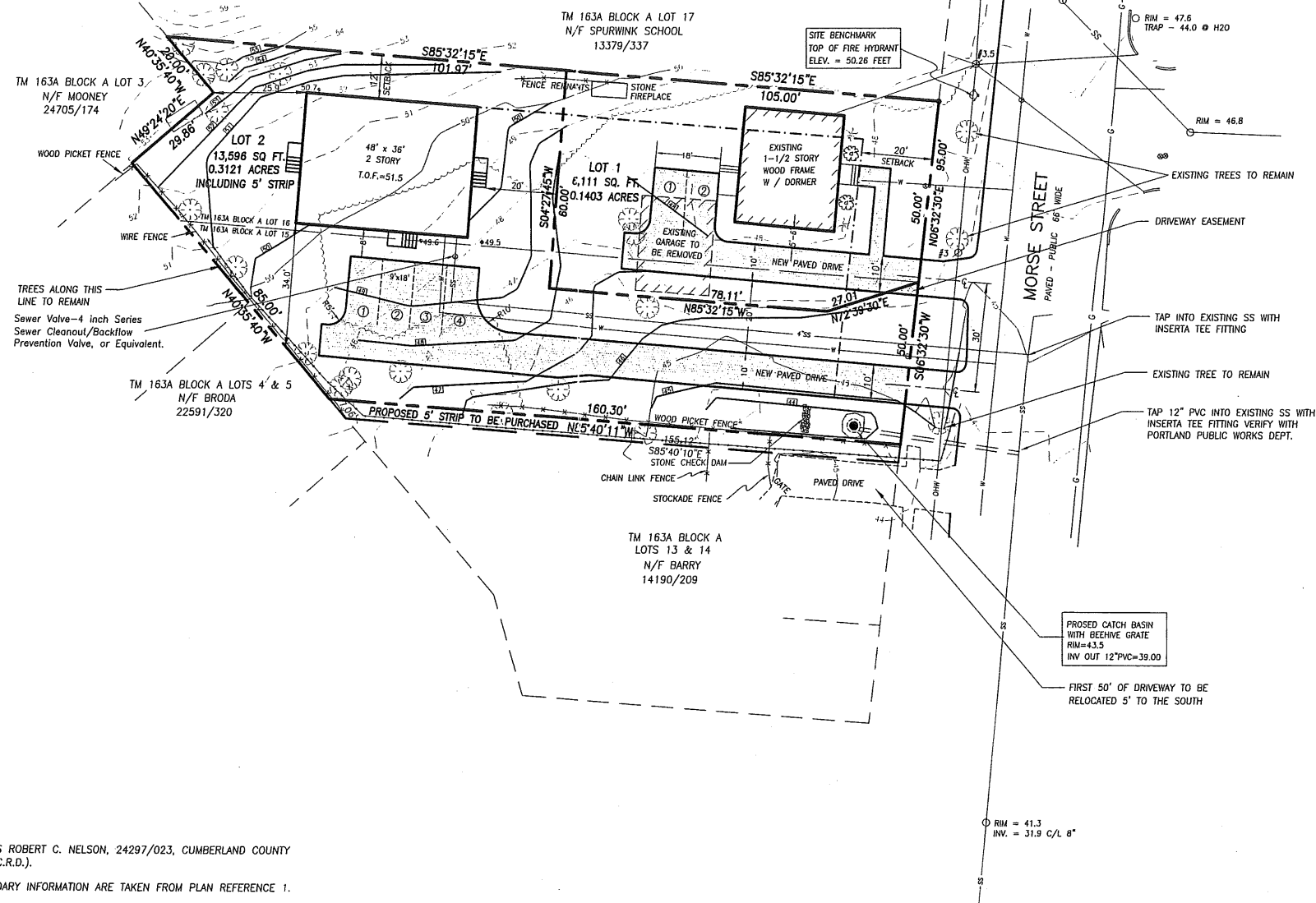
After preliminary grading, Contractor to install stone check dams in the locations shown on this Site Plan. See Sheet 2 for details.

**FINAL GRADING AND SEEDING**

During final grading, 4 inches of topsoil will be placed over all disturbed areas. After final grading is complete, the site will be limed, fertilized and seeded to stabilize fill and disturbed areas. After seeding, all areas will be mulched with hay. The Contractor will be responsible for monitoring the seeded areas after all rainfall events and at least once a week, to insure an adequate take of the seeds. Areas that have not started grass will be reseeded and mulched.

**SITE MONITORING**

The Developer and Contractor will be responsible for monitoring all erosion control measures. If there is a build up of sediment, it will be removed. Any breaks in the silt fence will be immediately repaired. After the site has become stabilized, measures will be removed along with any built-up sediment.



**LEGEND:**

- IRON PIPE OR ROD FOUND
- ⊙ GAS VALVE
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ UTILITY POLE
- MANHOLE
- FENCE
- STONE WALL
- CURB
- OHW OVERHEAD WIRES
- W WATER LINE
- G GAS LINE
- SS SANITARY SEWER
- 100 1' CONTOUR
- ⊙ DECIDUOUS TREE
- ⊙ PROPOSED CONTOUR
- ⊙ 51.5# PROPOSED SPOT GRADE
- SILT FENCE LOCATION

**NOTES:**

1. OWNER OF RECORD IS ROBERT C. NELSON, 24297/023, CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
2. BEARINGS AND BOUNDARY INFORMATION ARE TAKEN FROM PLAN REFERENCE 1.
3. SUBJECT PROPERTY IS SHOWN AS LOTS 15 & 16, BLOCK A, ON MAP 163A OF THE CITY OF PORTLAND'S ASSESSOR'S PLAN.
4. ELEVATIONS ARE ON CITY OF PORTLAND DATUM. SITE BENCHMARK IS THE TOP OF A FIRE HYDRANT SHOWN ON PLAN. ELEVATION = 50.26 FEET.
5. THE SUBJECT PROPERTY LIES IN ZONE R-5, RESIDENTIAL, AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:  
 MINIMUM LOT SIZE: 6,000 SQUARE FEET  
 MINIMUM LOT AREA PER DWELLING UNIT: 3,000 SQUARE FEET  
 MINIMUM STREET FRONTAGE: 50 FEET  
 MINIMUM YARD DIMENSIONS:  
 FRONT YARD: 20 FEET  
 REAR YARD: 20 FEET  
 PRINCIPAL OR ATTACHED ACCESSORY STRUCTURES: 20 FEET  
 ACCESSORY DETACHED STRUCTURES LESS THAN 100 SQUARE FEET: 5 FEET  
 SIDE YARD: 1 STORY: 8 FEET  
 1 1/2 STORIES: 8 FEET  
 2 STORIES: 12 FEET  
 2 1/2 STORIES: 14 FEET  
 MAXIMUM LOT COVERAGE: 40%  
 MINIMUM LOT WIDTH: MULTIPLEX: 90 FEET OTHER USES: 60 FEET  
 MAXIMUM STRUCTURE HEIGHT:  
 PRINCIPAL OR ATTACHED ACCESSORY STRUCTURES: 35 FEET  
 ACCESSORY DETACHED STRUCTURES LESS THAN 100 SQUARE FEET: 18 FEET

**PLAN REFERENCES:**

1. "STANDARD BOUNDARY SURVEY, PROPERTY & SITE PLAN, 38 MORSE STREET - PORTLAND, MAINE, MADE FOR RECORD; OWNER: ROBERT C. NELSON, 47 ALICE CT. - PORTLAND, ME. 04103" DATED OCTOBER 03, 2006 BY JOHN D. PALMITER.
2. CITY OF PORTLAND'S ASSESSOR'S PLANS.

**CERTIFICATION:**

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

10/11/10  
DATE

JOHN W. SWAN, PLS NO. 1038



RECEIVED  
OCT 26 2010  
Dept. of Building Inspections  
City of Portland Maine

**SITE PLAN**  
AT  
38 MORSE STREET, PORTLAND, MAINE  
MADE FOR  
**ROBERT C. NELSON**  
47 ALICE COURT, PORTLAND, MAINE

**OWEN HASKELL, INC.**  
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424  
PROFESSIONAL LAND SURVEYORS

Drwn By	JMW	Date	SEPT. 17, 2010	Job No.	2007-113 P
Trace By	RWC	Scale	1" = 20'	Drwg. No.	1-3
Check By	JMW				
Book No.	1060				

