

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ANY DAMAGE TO EXISTING UTILITIES AND/OR SITE FEATURES AS A RESULT OF CONTRACTOR ACTIVITIES SHALL BE REPAIRED TO THE CONDITION IMMEDIATELY BEFORE DAMAGE OCCURRED AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
5. ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND AND MAINE DEP REQUIREMENTS.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
8. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
9. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON THE FEMA FIRM FLOOD INSURANCE RATE MAPS.

EXISTING UTILITY NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. KIMBALL SURVEY & DESIGN, INC. (THE SURVEYOR) LOCATED ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND WALSH ENGINEERING ASSOCIATES, INC. FURTHER DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY DO BELIEVE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
2. THE LOCATION OF THE EXISTING 4" GAS LINE BEYOND THE SOUTHERLY END OF PAVEMENT WAS NOT SURVEYED. A MAP PROVIDED BY UNTIL INDICATED THAT THE GAS MAIN CONTINUES BEYOND THE EDGE OF PAVEMENT TO SERVE THE GILLESPIE PROPERTY. HOWEVER, THE EXACT LOCATION OF THE MAIN WAS NOT DETERMINED. IT IS ASSUMED THAT THE GAS MAIN BENDS AROUND THE EXISTING LEDGE AT THE END OF THE EXISTING PAVEMENT AND CONTINUES UNDER THE EXISTING GRAVEL ROAD. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING GAS MAIN BY CALLING 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

ZONING STANDARDS:

- R-3 DIMENSIONAL REQUIREMENTS**
- (A) MINIMUM LOT SIZE:
1. RESIDENTIAL: SIXTY-FIVE HUNDRED (6,500) SQUARE FEET
- (B) MINIMUM LOT AREA PER DWELLING UNIT:
PRUD: SIXTY-FIVE HUNDRED (6,500) SQUARE FEET OF NET LAND AREA
- (C) MINIMUM STREET FRONTAGE: FIFTY (50) FEET, EXCEPT THAT LOTS LOCATED IN A SUBDIVISION APPROVED AFTER THE EFFECTIVE DATE OF ORD. NO. 165-97 PURSUANT TO SECTION 14-497.5 SHALL MEET THE STREET FRONTAGE REQUIREMENTS APPROVED AS PART OF THE SUBDIVISION PLAN UNDER THE TERMS OF THAT SECTION.
- (D) MINIMUM YARD DIMENSIONS:
1. FRONT YARD: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
2. REAR YARD: TWENTY-FIVE (25) FEET.
3. SIDE YARD:
HEIGHT OF STRUCTURE REQUIRED SIDE YARD
1 STORY 8 FEET
1 1/2 STORIES 8 FEET
2 STORIES 14 FEET
2 1/2 STORIES 16 FEET
- (E) MAXIMUM LOT COVERAGE: THIRTY-FIVE (35) PERCENT OF LOT AREA.
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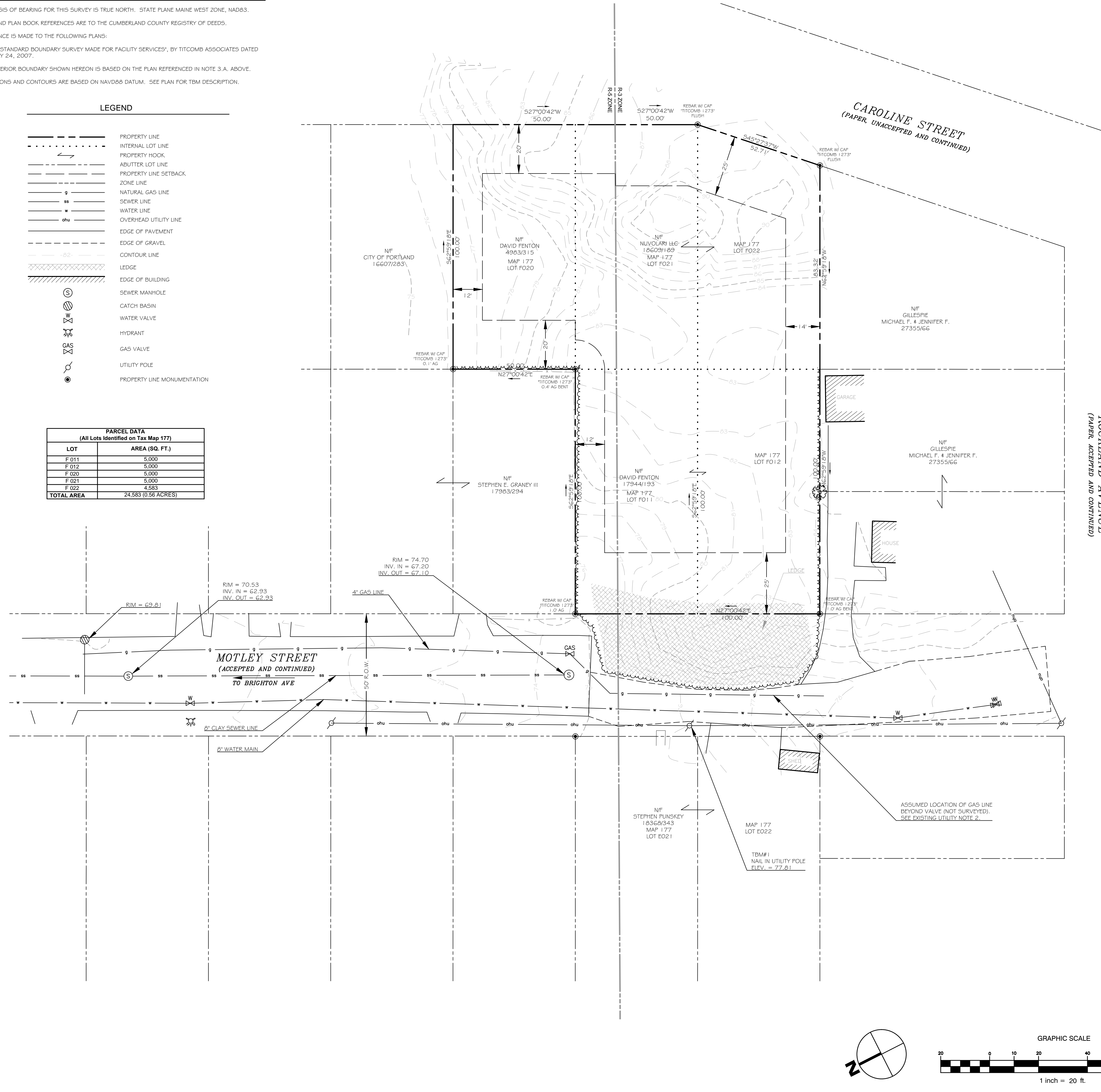
SURVEY NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS TRUE NORTH. STATE PLANE MAINE WEST ZONE, NAD83.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. REFERENCE IS MADE TO THE FOLLOWING PLANS:
A. "STANDARD BOUNDARY SURVEY MADE FOR FACILITY SERVICES", BY TITCOMB ASSOCIATES DATED JULY 24, 2007.
4. THE EXTERIOR BOUNDARY SHOWN HEREON IS BASED ON THE PLAN REFERENCED IN NOTE 3.A. ABOVE.
5. ELEVATIONS AND CONTOURS ARE BASED ON NAVD83 DATUM. SEE PLAN FOR TBM DESCRIPTION.

LEGEND

	PROPERTY LINE
	INTERNAL LOT LINE
	PROPERTY HOOK
	ABUTTER LOT LINE
	PROPERTY LINE SETBACK
	ZONE LINE
	NATURAL GAS LINE
	SEWER LINE
	WATER LINE
	OVERHEAD UTILITY LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	CONTOUR LINE
	LEDGE
	EDGE OF BUILDING
	SEWER MANHOLE
	CATCH BASIN
	WATER VALVE
	HYDRANT
	GAS VALVE
	UTILITY POLE
	PROPERTY LINE MONUMENTATION

PARCEL DATA (All Lots Identified on Tax Map 177)	
LOT	AREA (SQ. FT.)
F 011	5,000
F 012	5,000
F 020	5,000
F 021	5,000
F 022	4,583
TOTAL AREA	24,583 (0.56 ACRES)



GRAPHIC SCALE

1 inch = 20 ft.

0 10 20 40 80

WALSH
ENGINEERING ASSOCIATES, INC.

918 Brighton Ave | Portland, Maine 04102
ph: 207.553.8898 | www.walsh-eng.com

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STATE OF MAINE

WILLIAM R. WALSH, III
No. 8204

LICENSED PROFESSIONAL ENGINEER

STATE OF MAINE

ISAIAH P. WALSH, III
No. 8204

LICENSED PROFESSIONAL LAND SURVEYOR

MOTLEY STREET EXTENSION

PORTLAND, MAINE
MOTLEY STREET

MILK STREET CAPITAL, LLC

207.850.6164
PORTLAND, MAINE 04101
84 MIDDLE STREET

Project Name: _____
Client Information: _____

Rev.	Date	Description	Drawn	Check
A	11/8/12	ISSUED FOR SITE PLAN REVIEW	SWC	WRW
B	11/21/13	REVISED PER CITY OF PORTLAND REVIEW COMMENTS	SWC	WRW

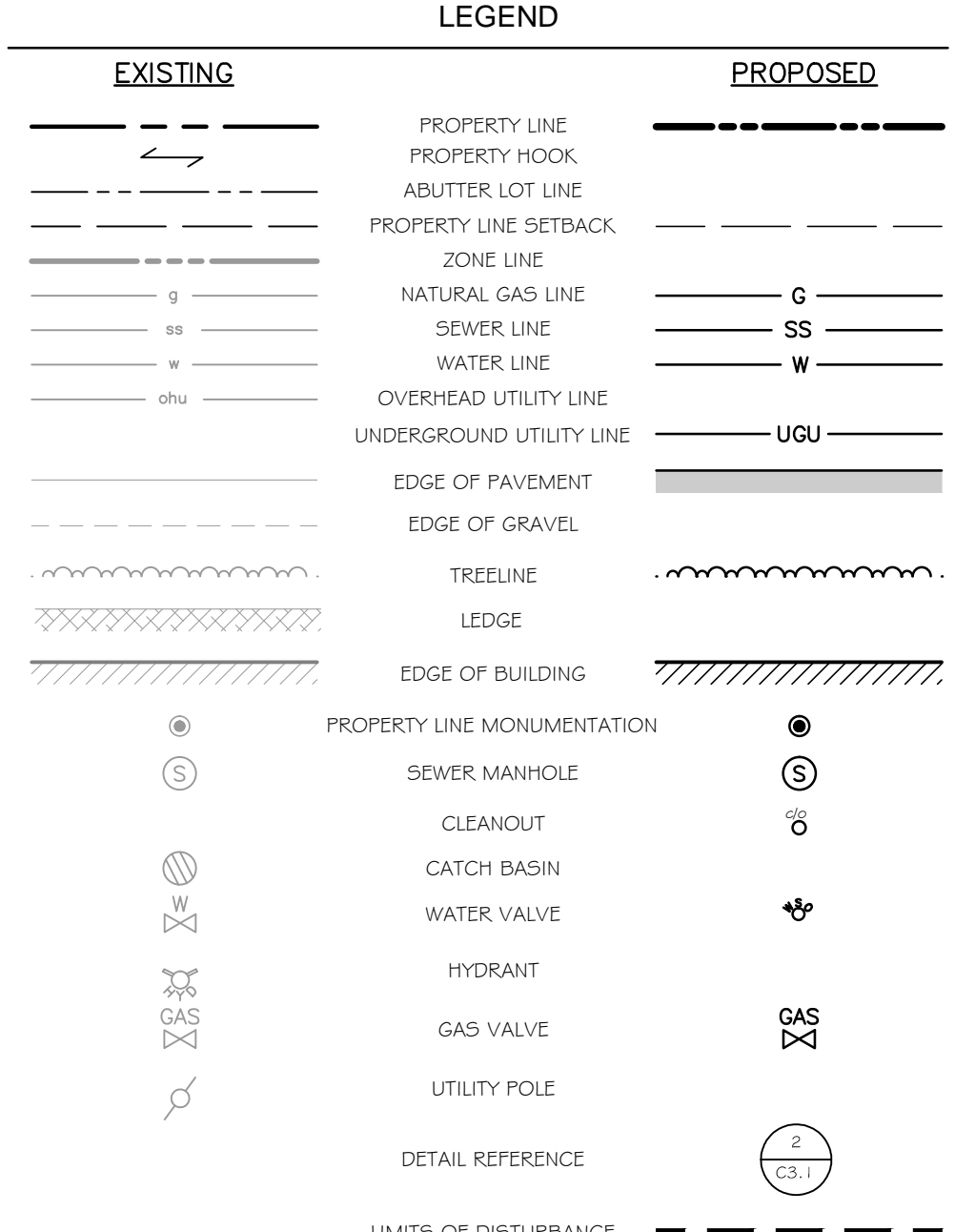
Sheet Title:
EXISTING CONDITIONS PLAN AND BOUNDARY SURVEY

Job No.: 173 Sheet No.: _____
Date: NOV 9, 2012
Scale: 1" = 20'
Drawn: SWC
Checked: WRW

C1.0

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

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 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON THE FEMA FIRM FLOOD INSURANCE RATE MAPS.
 - HOUSE, DRIVEWAY, AND PARKING LOCATIONS, AND CLEARING LIMITS SHOWN ARE CONCEPTUAL. SITE PLAN APPLICATIONS WILL BE SUBMITTED FOR EACH LOT PRIOR TO LOT DEVELOPMENT.
 - THE PROPOSED LOTS ARE TO BE USED AS SINGLE FAMILY RESIDENTIAL LOTS ONLY FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF ACCEPTANCE OF THIS PLAN.
 - ALL WATER MAIN WORK SHALL COMPLY WITH PORTLAND WATER DISTRICT REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FROM THE PORTLAND WATER DISTRICT.



- LAYOUT, MATERIALS, AND UTILITY NOTES:**
- ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
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 - ALL EDGES OF PAVING SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 - PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
 - ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED.
 - CENTERLINES OF DRIVEWAY AND WALKWAY, PROPOSED PARKING LOTS AND PROPOSED UTILITY LINES SHALL BE LOCATED AND LAID OUT BY PROFESSIONALLY LICENSED SURVEYOR.

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IMPERVIOUS AND DEVELOPED AREA CALCULATIONS (ROADWAY ONLY)

EXISTING TOTAL IMPERVIOUS AREA = 4,323 S.F.
(AREA INCLUDES EXISTING PAVEMENT, GRAVEL, AND EXPOSED LEDGE)

PROPOSED TOTAL PAVED AREA = 3,390 S.F.
(ALL PROPOSED PAVED AREA LOCATED WITHIN EXISTING IMPERVIOUS AREA)

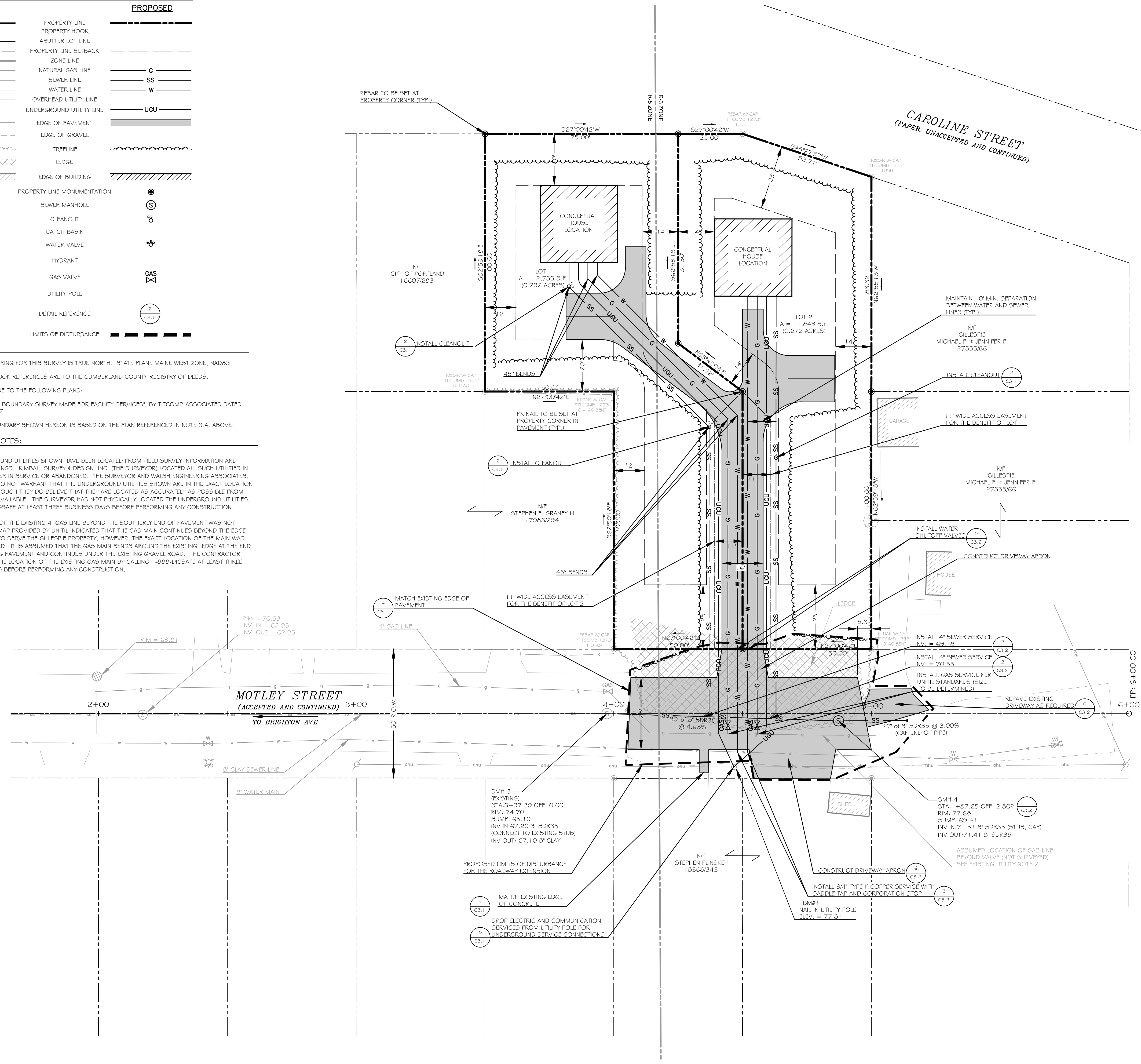
PROPOSED IMPERVIOUS NET CHANGE = 0 S.F.
(NO NET INCREASE AS A RESULT OF THE ROADWAY DEVELOPMENT)

TOTAL LAND DISTURBANCE = 5,087 S.F.

APPROVED BY: _____ DATE: _____

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- BLASTING NOTES:**
- A BLASTING PERMIT AND ALL ASSOCIATED SUBMITTALS FOR A "LARGE BLAST" OPERATION (REMOVAL OF GREATER THAN 300 C.Y. OF ROCK MATERIAL) IN ACCORDANCE WITH SECTION 3.7 OF THE CITY OF PORTLAND TECHNICAL MANUAL WILL BE REQUIRED PRIOR TO ANY BLASTING OPERATIONS.

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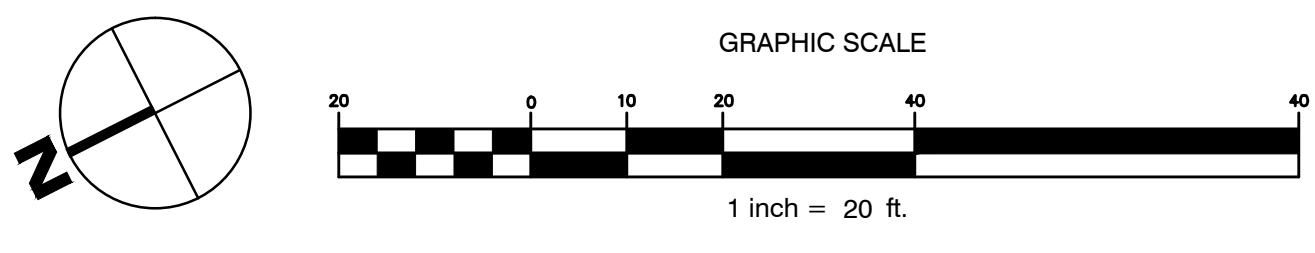
Rev.	Date	Description	Drawn	Check
A	11/01/20	ISSUED FOR SITE PLAN REVIEW	SWC	WRW
B	11/13/20	REVISED PER CITY OF PORTLAND REVIEW COMMENTS	SWC	WRW

Sheet Title:
SITE LAYOUT AND UTILITIES PLAN

Job No.: 173
Date: NOV 9, 2012
Scale: 1" = 20'
Drawn: SWC
Checked: WRW

Sheet No.: _____

C2.0



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14. SEE SURVEY NOTES ON SHEET C1.0 FOR PLAN REFERENCES.

LAYOUT, MATERIALS, AND UTILITY NOTES:

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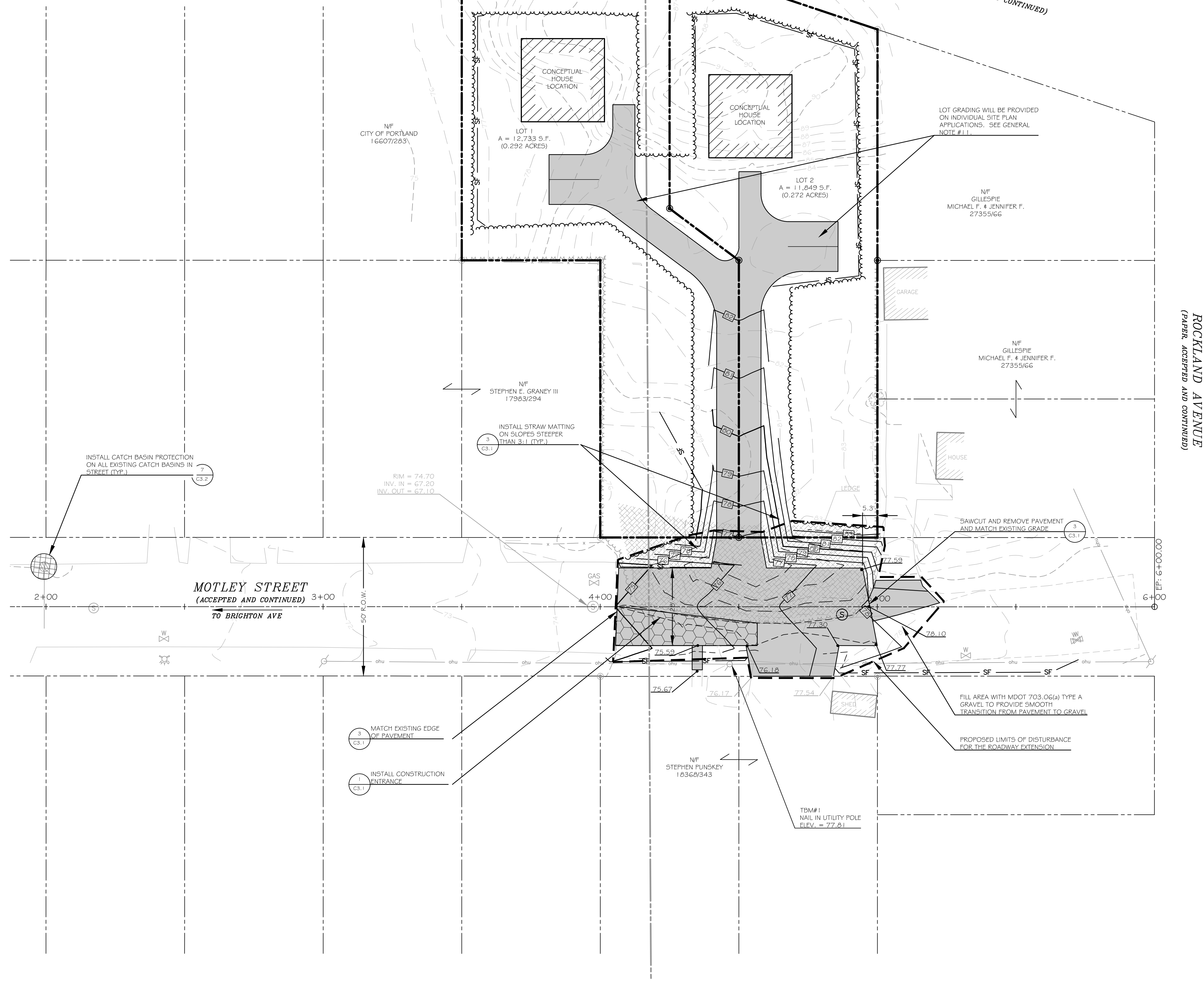
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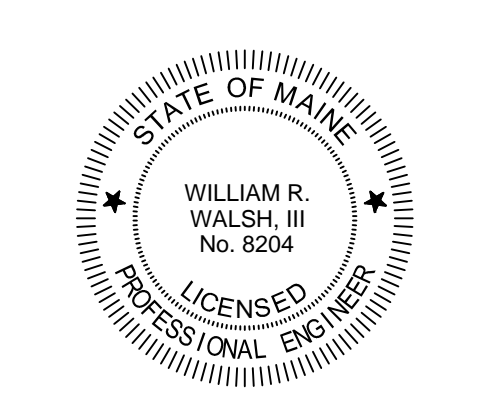
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	UTILITY POLE
	SILT FENCE
	CONSTRUCTION ENTRANCE
	SPOT GRADE
	DETAIL REFERENCE
	CATCH BASIN INLET PROTECTION
	LIMITS OF DISTURBANCE



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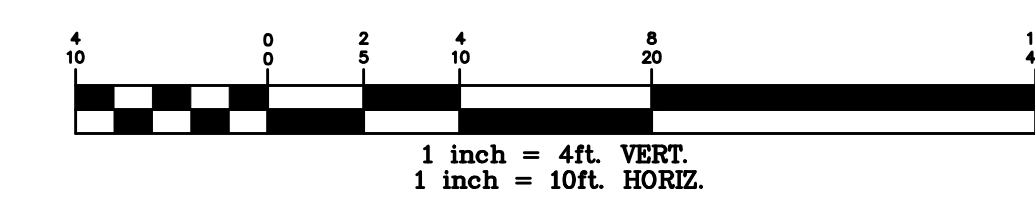
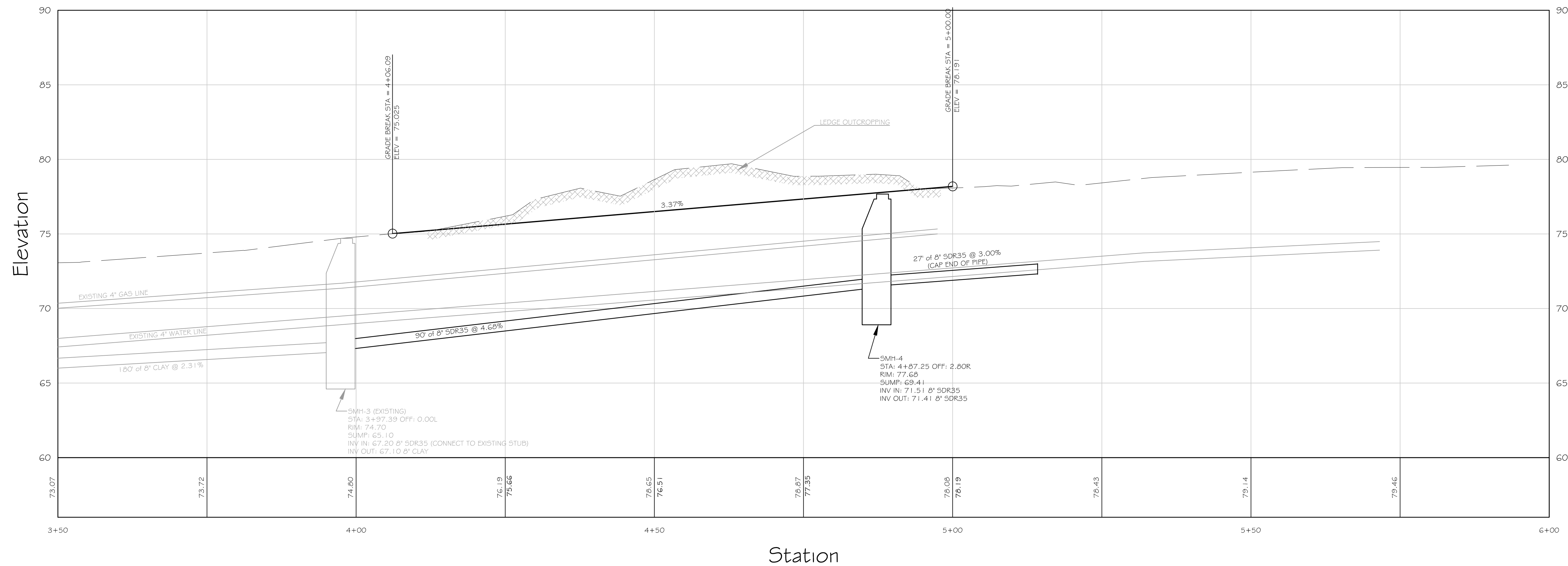
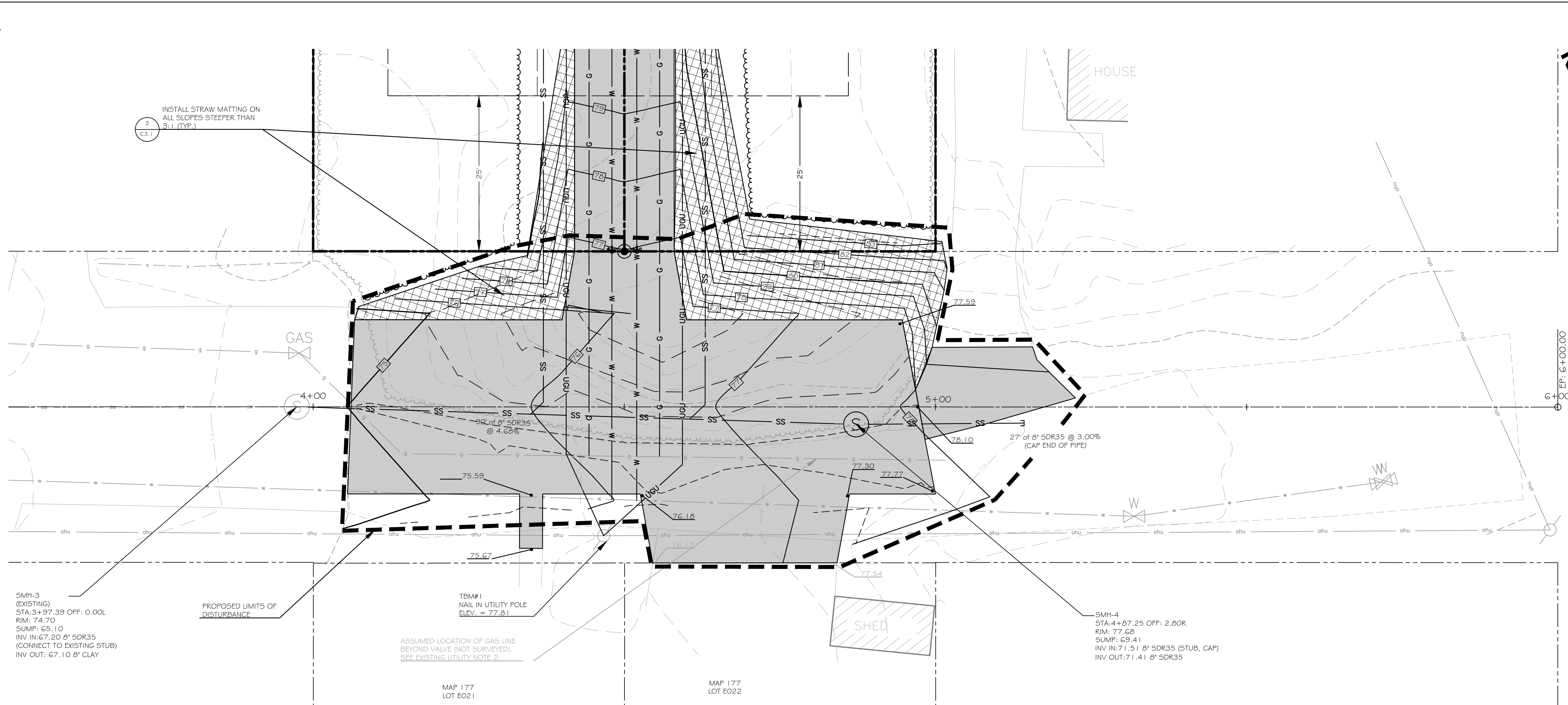
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B	11/3/13	REVISED PER CITY OF PORTLAND REVIEW COMMENTS	SWC	WRW

Sheet Title:
GRADING AND DRAINAGE PLAN

Job No.:	173	Sheet No.:	C2.1
Date:	NOV 9, 2012	Scale:	1" = 20'
Drawn:	SWC	Checked:	WRW

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	SEWER LINE
	WATER LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND UTILITY LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	CONTOUR LINE
	TREELINE
	EDGE OF BUILDING
	PROPERTY LINE MONUMENTATION
	SEWER MANHOLE
	CATCH BASIN
	WATER VALVE
	HYDRANT
	GAS VALVE
	UTILITY POLE
	STRAW MATTING
	DETAIL REFERENCE
	LIMITS OF DISTURBANCE

- GENERAL NOTES:**
- SEE GENERAL NOTES, EXISTING UTILITY NOTES, LAYOUT, MATERIALS, AND UTILITY NOTES ON SHEET C2.1 AND SURVEY NOTES ON SHEET C1.0.
 - ELEVATIONS AND CONTOURS ARE BASED ON NAVD83 DATUM. SEE PLAN FOR TBM DESCRIPTION.
- BLASTING NOTES:**
- A BLASTING PERMIT AND ALL ASSOCIATED SUBMITTALS FOR A "LARGE BLAST" OPERATION (REMOVAL OF GREATER THAN 500 C.Y. OF ROCK MATERIAL) IN ACCORDANCE WITH SECTION 3.7 OF THE CITY OF PORTLAND TECHNICAL MANUAL WILL BE REQUIRED PRIOR TO ANY BLASTING OPERATIONS.



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STATE OF MAINE

WILLIAM R. WALSH, III
No. 8204

LICENSED PROFESSIONAL ENGINEER

MOTLEY STREET EXTENSION

PORTLAND, MAINE
MOTLEY STREET

MILK STREET CAPITAL, LLC

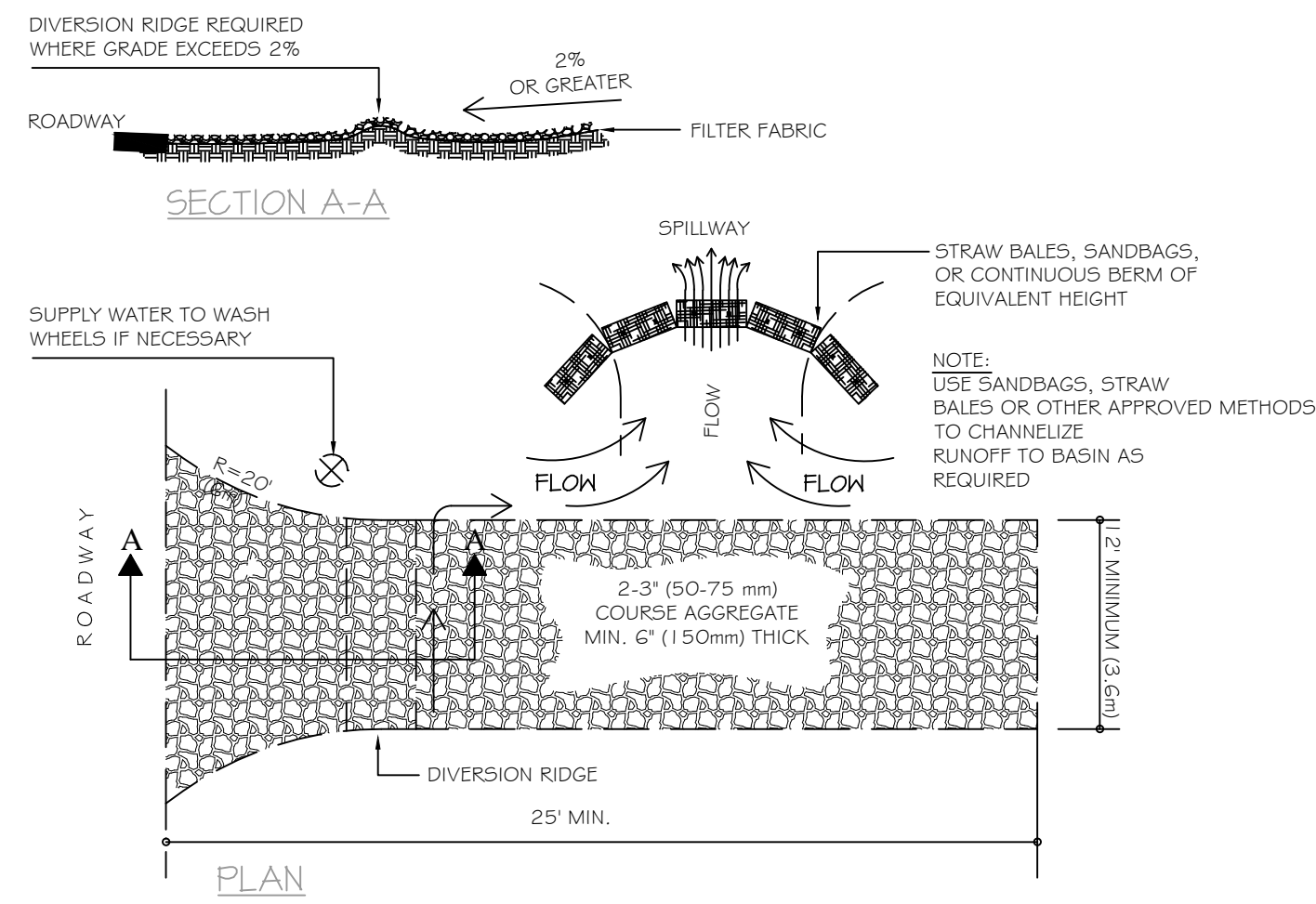
207.650.6164
PORTLAND, MAINE 04101
86 MIDDLE STREET

Rev.	Date	Description	Drawn	Check
A	11/9/12	ISSUED FOR SITE PLAN REVIEW	SWC	WRW
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Sheet Title:
ROADWAY PLAN AND PROFILE

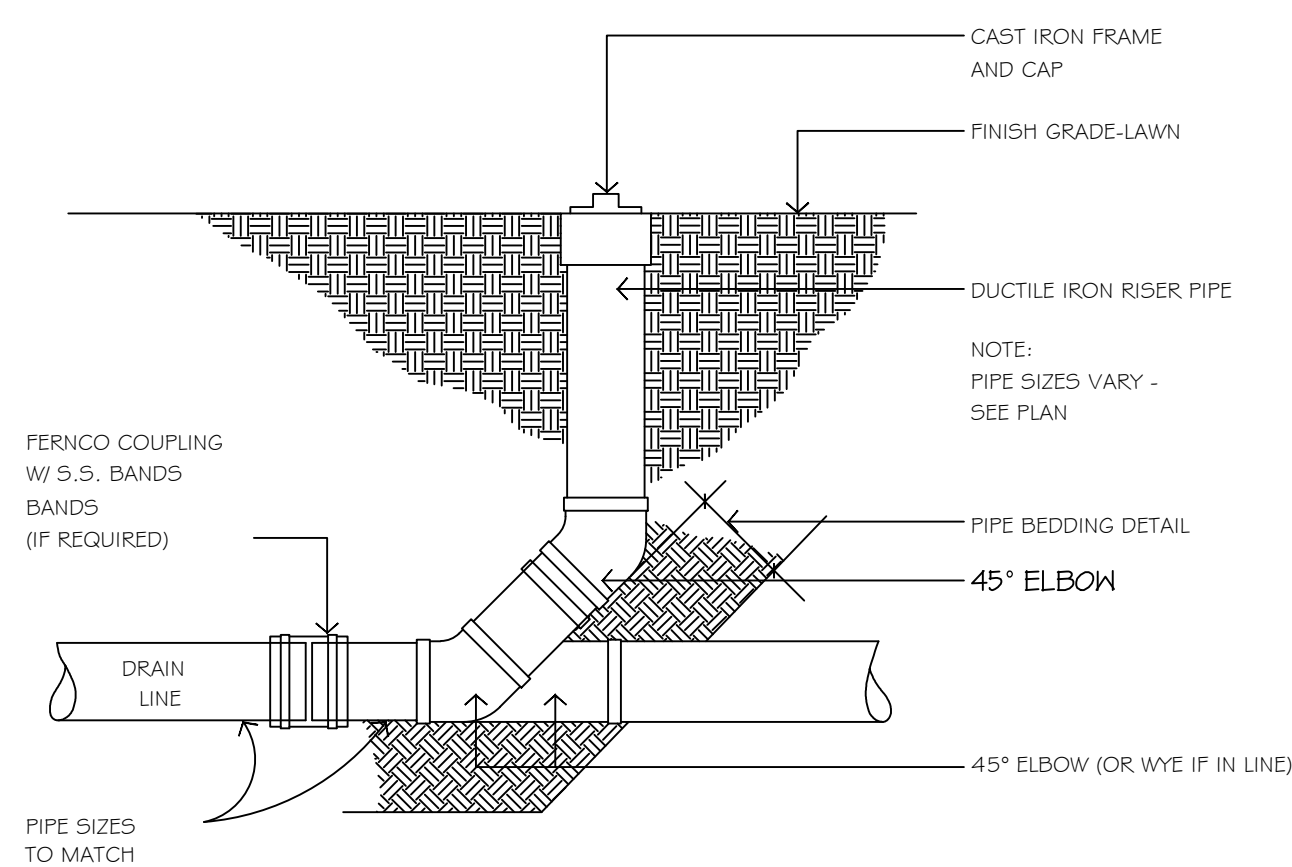
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Date: NOV 9, 2012
Scale: AS NOTED
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Checked: WRW

C3.0

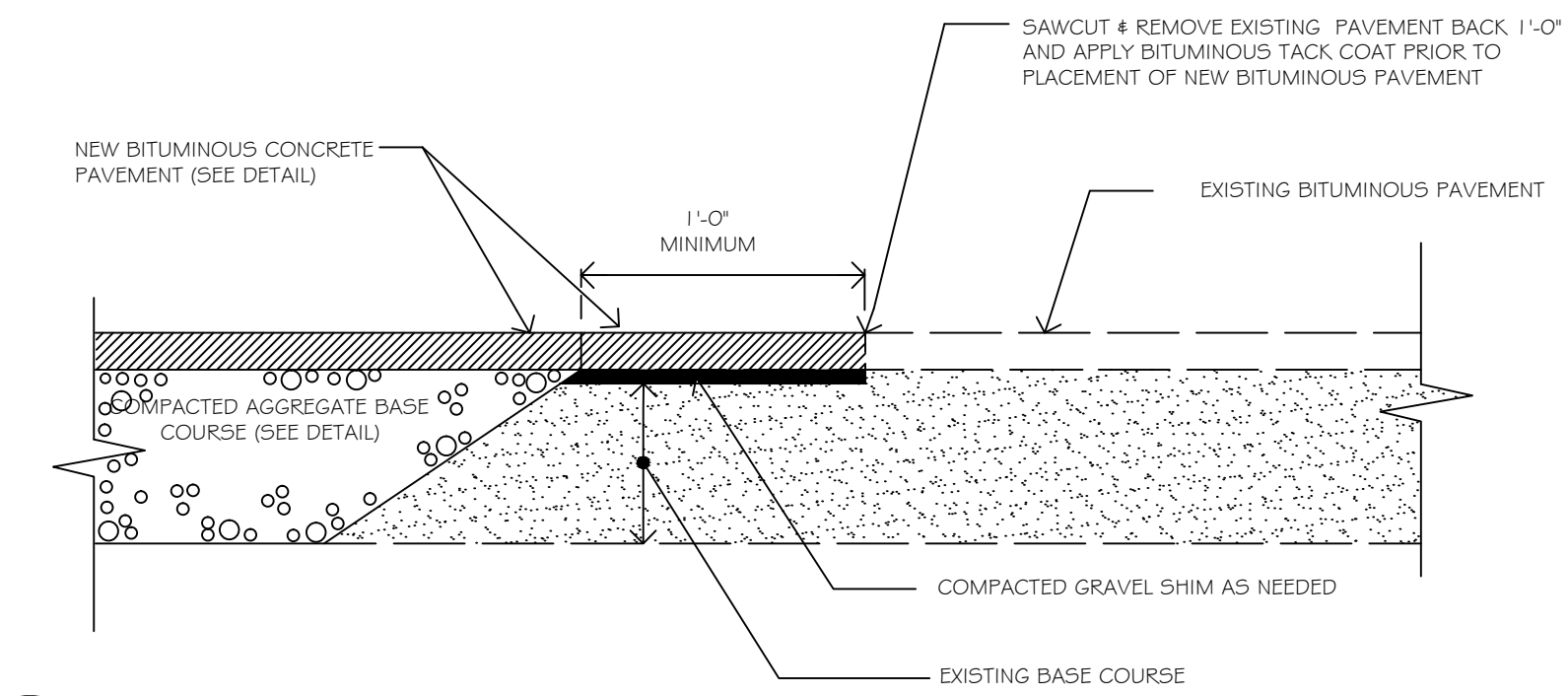


- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

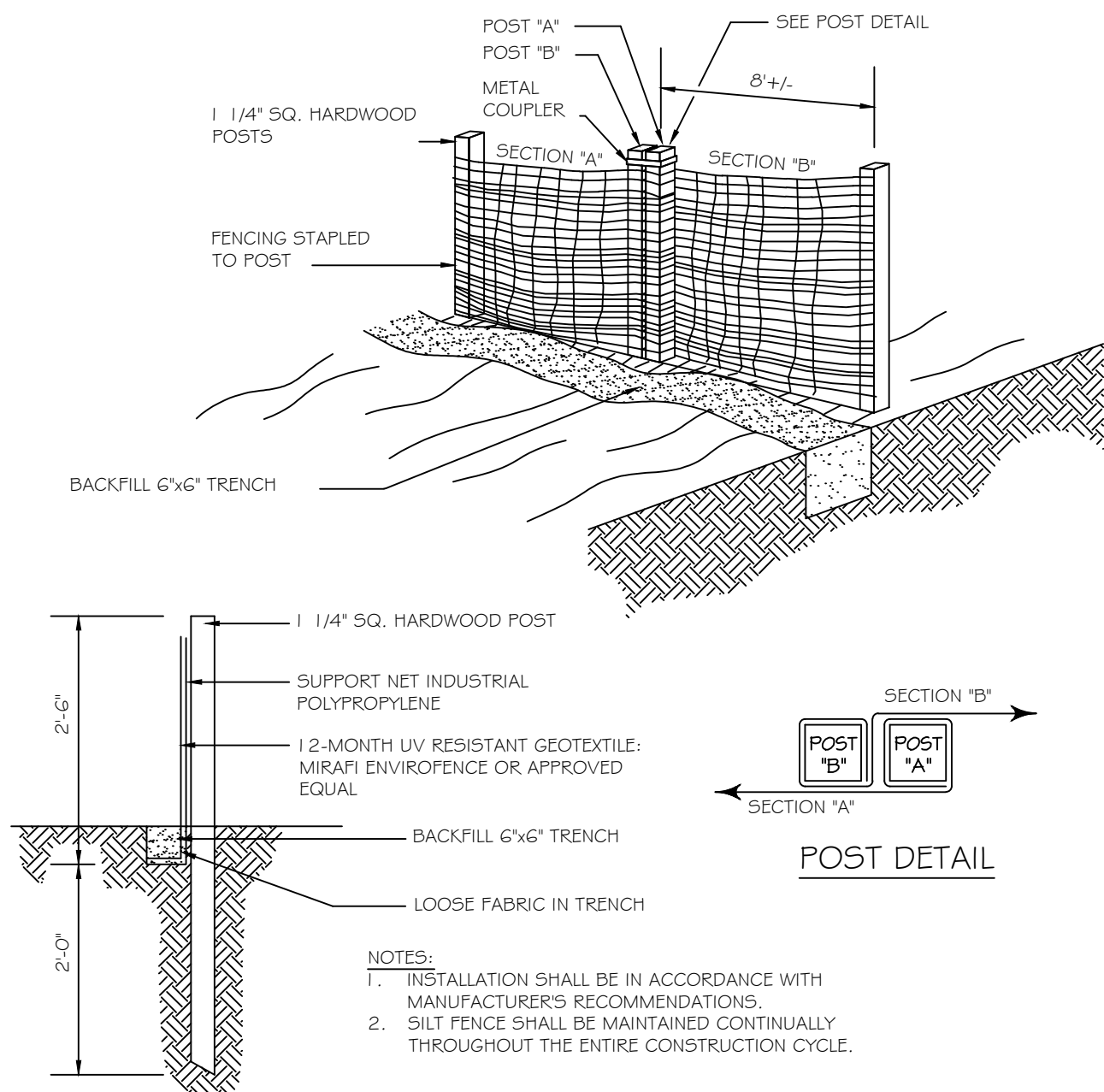
1 CONSTRUCTION ENTRANCE
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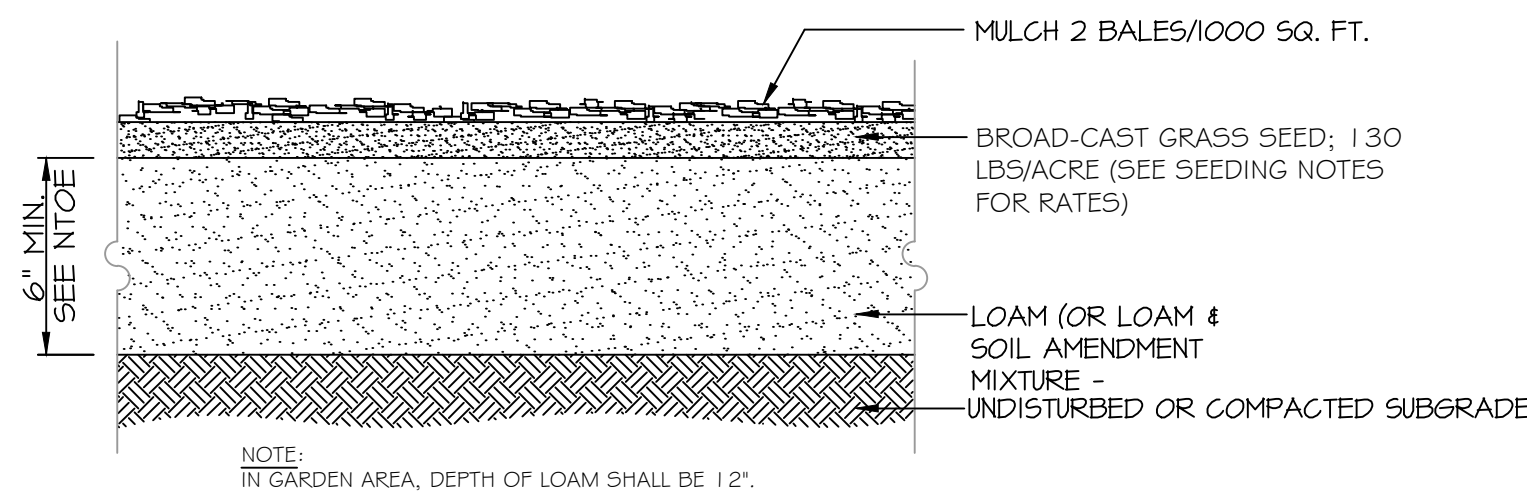
2 PIPE CLEANOUT DETAIL
C3.1 NOT TO SCALE



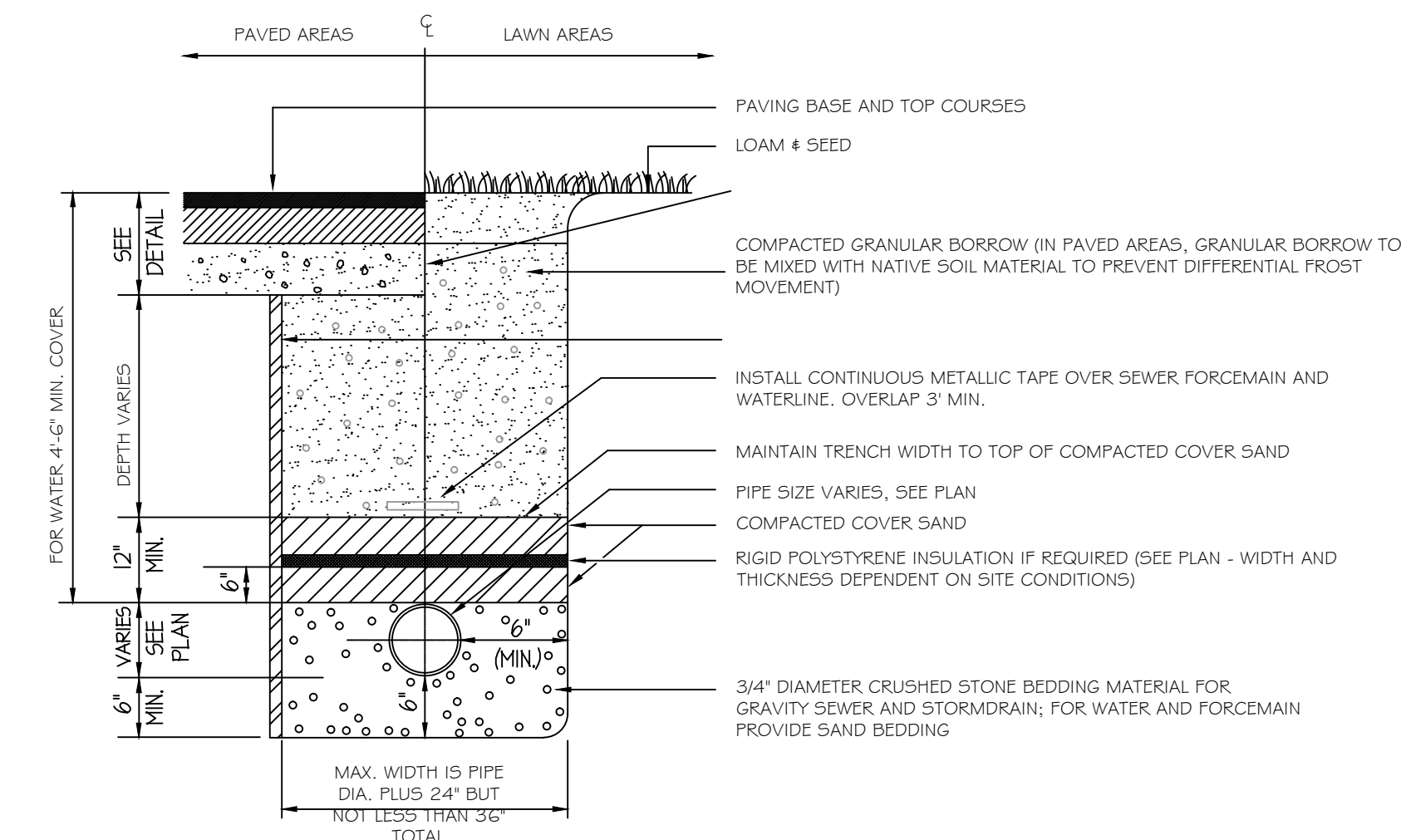
3 PAVEMENT SAW CUT DETAIL
C3.1 NOT TO SCALE



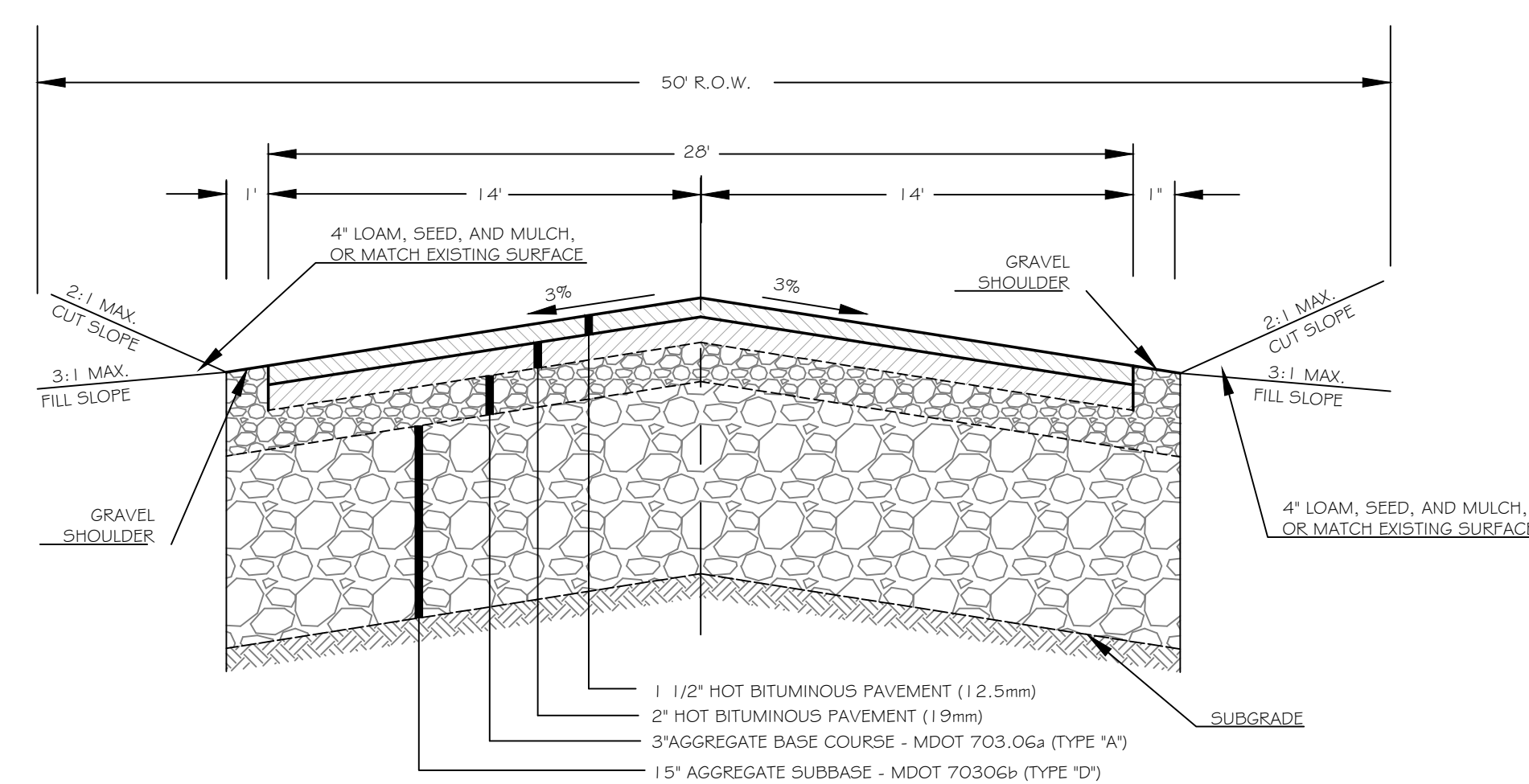
4 PREFABRICATED SILT FENCE
C3.1 NOT TO SCALE



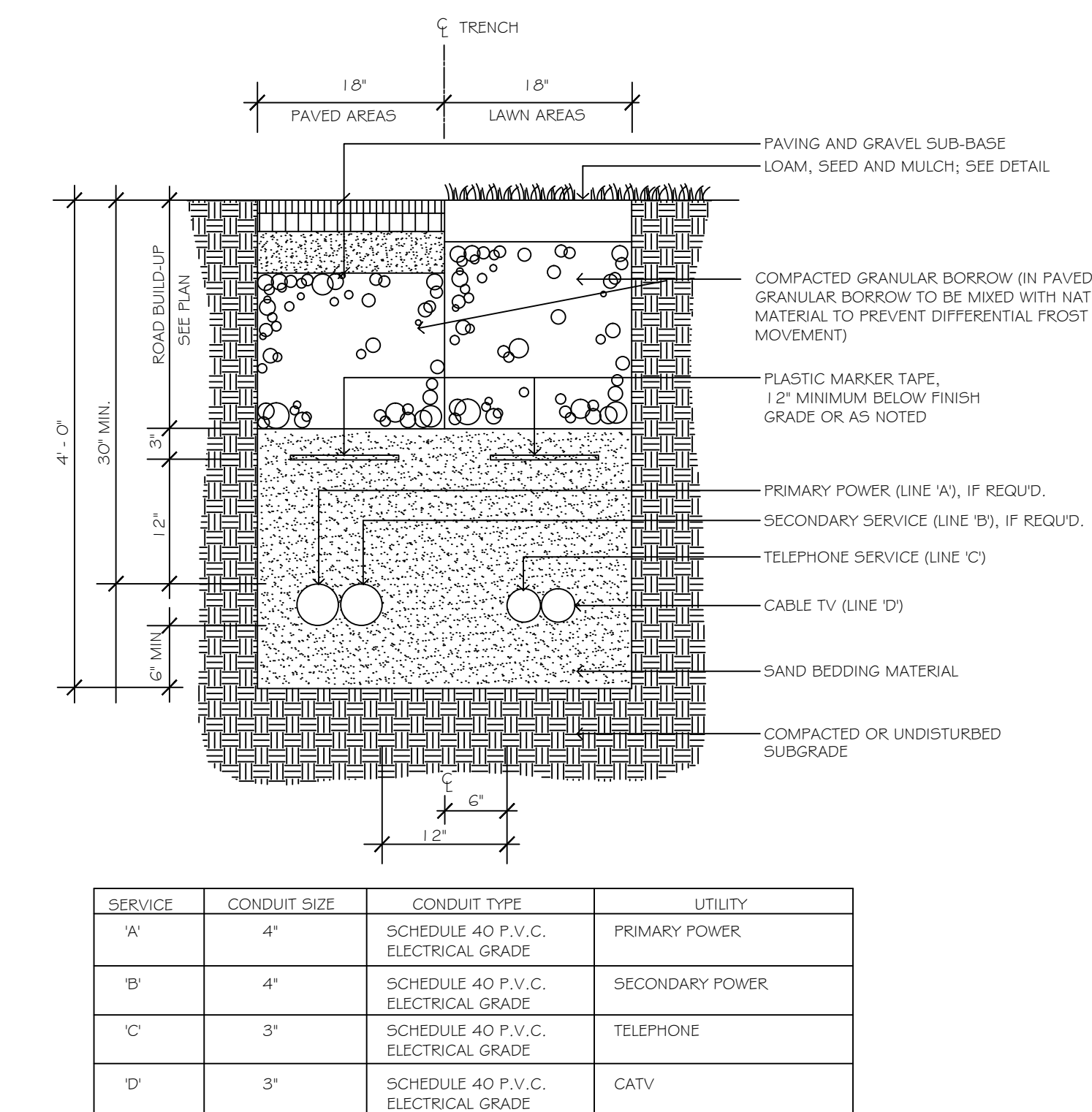
5 LOAM AND SEED DETAIL
C3.1



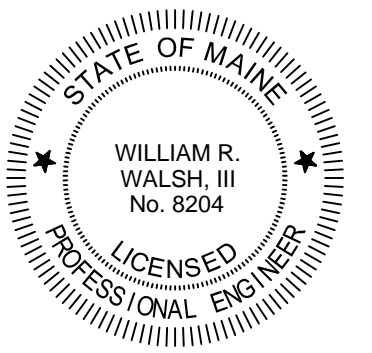
6 TYPICAL PIPE TRENCHING DETAIL
C3.1 NOT TO SCALE



7 TYPICAL ROAD SECTION
C3.1 NOT TO SCALE



8 UNDERGROUND UTILITY TRENCH SECTION (MULTIPLE CONDUITS)
C3.1 NOT TO SCALE



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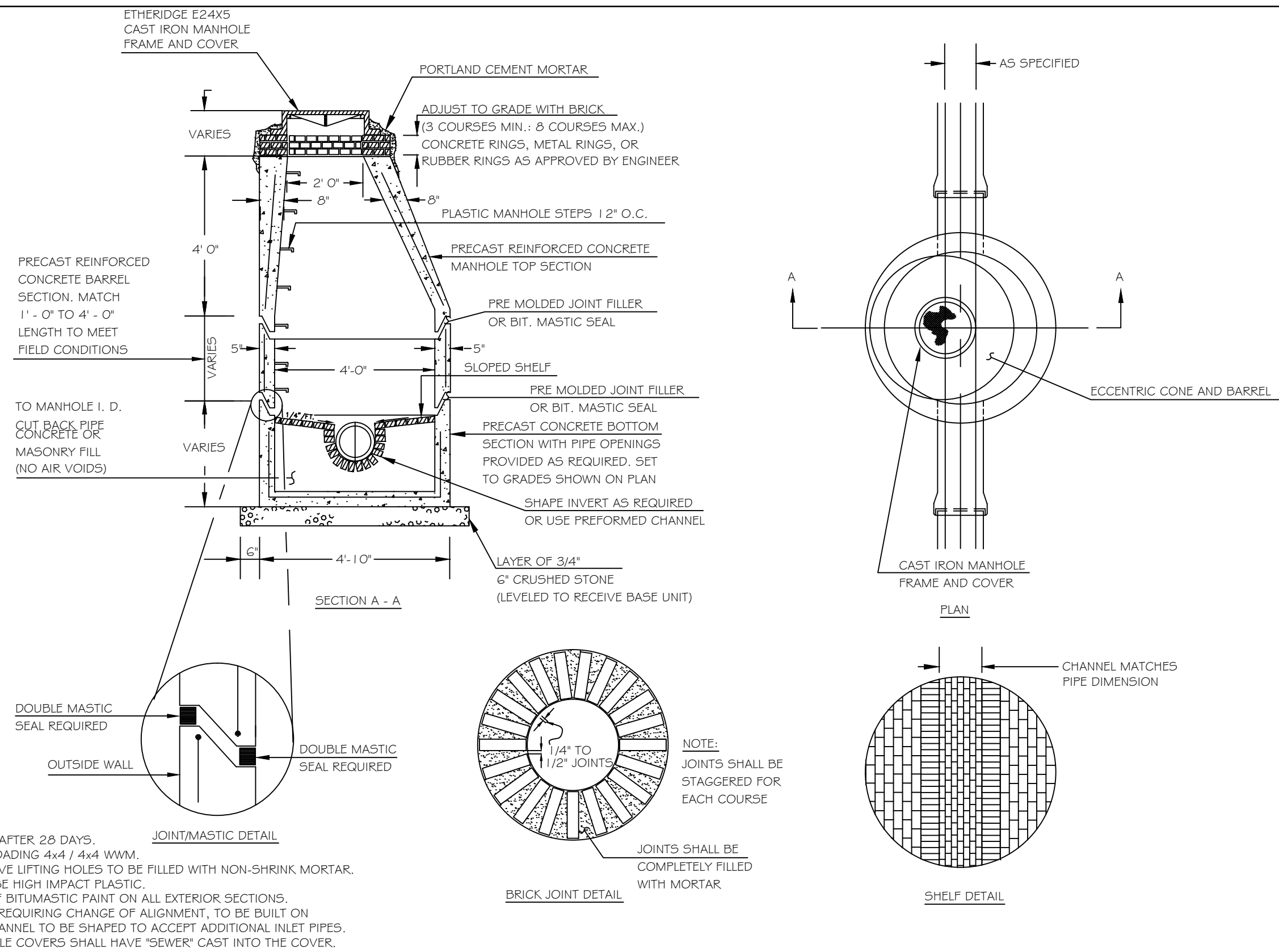
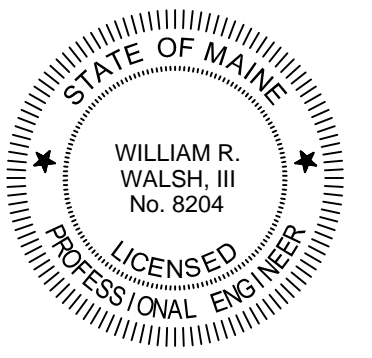
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Client Information: _____

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Sheet Title:
SITE DETAILS

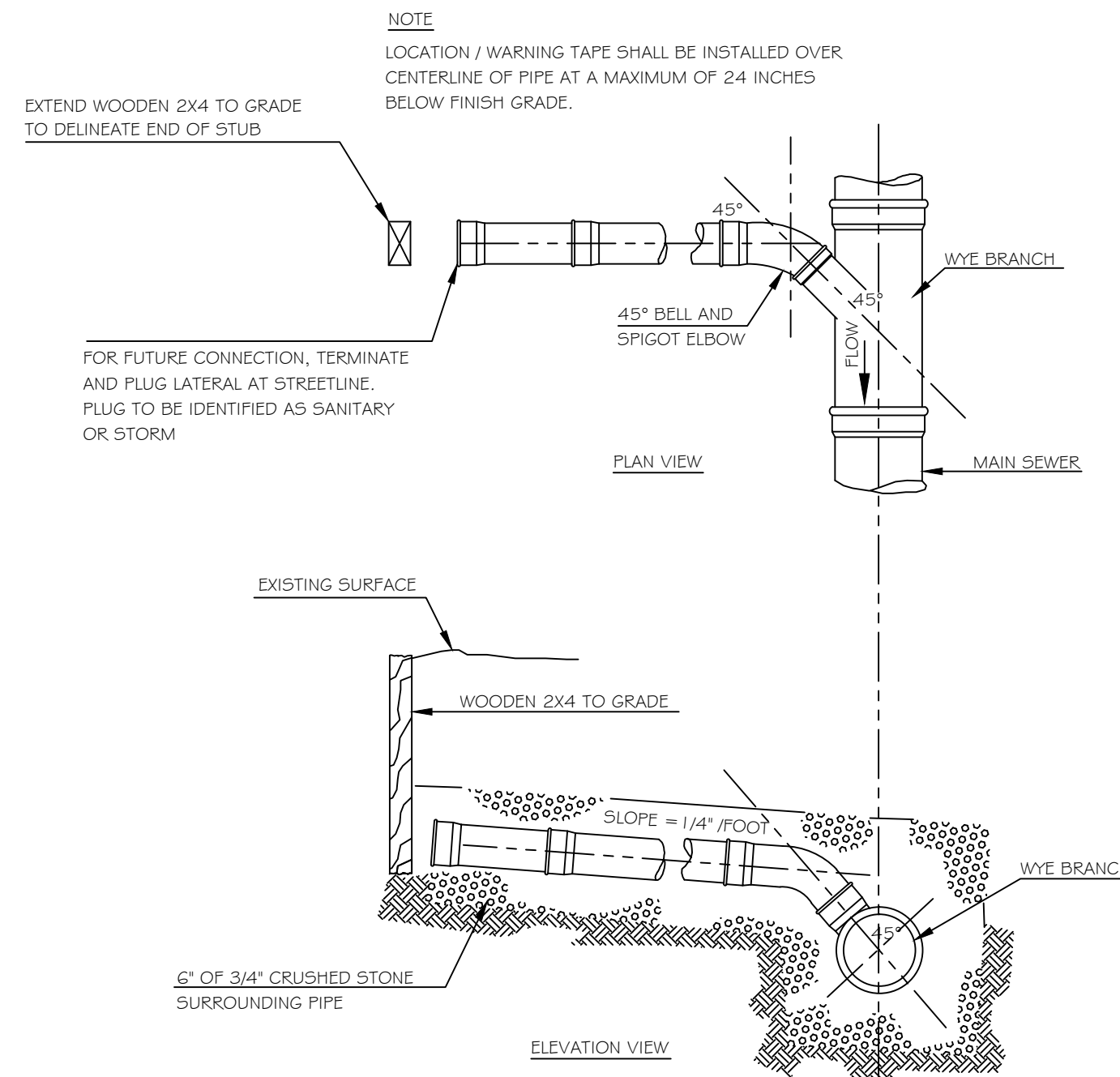
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Date: NOV 9, 2012
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Sheet No.:
C3.1

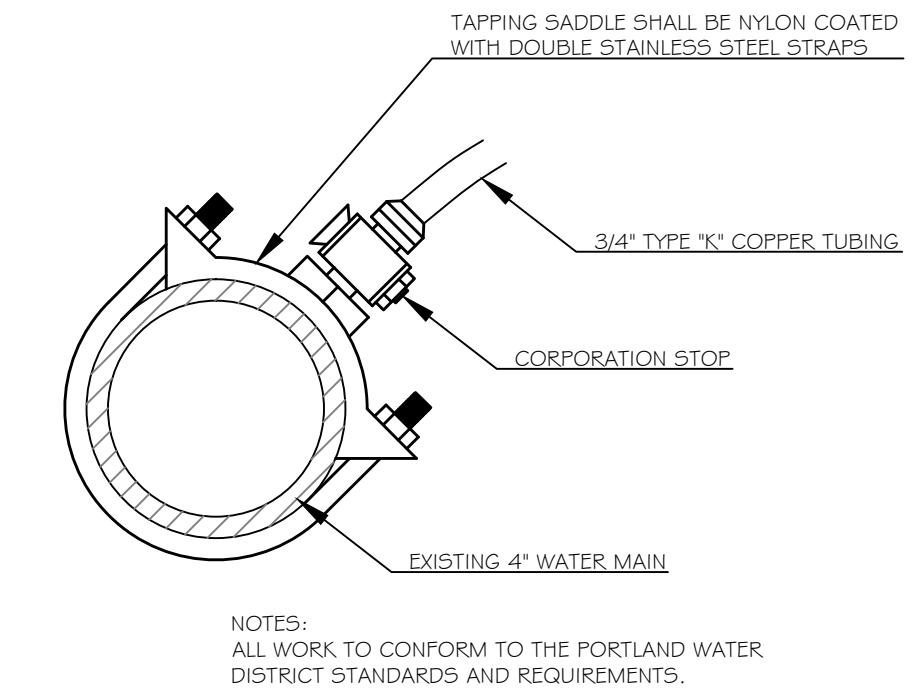


- NOTES:**
1. CONCRETE 4000 PSI AFTER 28 DAYS
 2. REINFORCING H-20 LOADING 4x4 x 4x4 W/M
 3. EACH CASTING TO HAVE LIFTING HOLES TO BE FILLED WITH NON-SHRINK MORTAR.
 4. MANHOLE STEPS TO BE HIGH IMPACT PLASTIC.
 5. APPLY TWO COATS OF BITUMASTIC PAINT ON ALL EXTERIOR SECTIONS.
 6. MANHOLE CHANNELS REQUIRING CHANGE OF ALIGNMENT, TO BE BUILT ON SMOOTH RADIUS. CHANNEL TO BE SHAPED TO ACCEPT ADDITIONAL INLET PIPES.
 7. ALL SANITARY MANHOLE COVERS SHALL HAVE "SEWER" CAST INTO THE COVER.

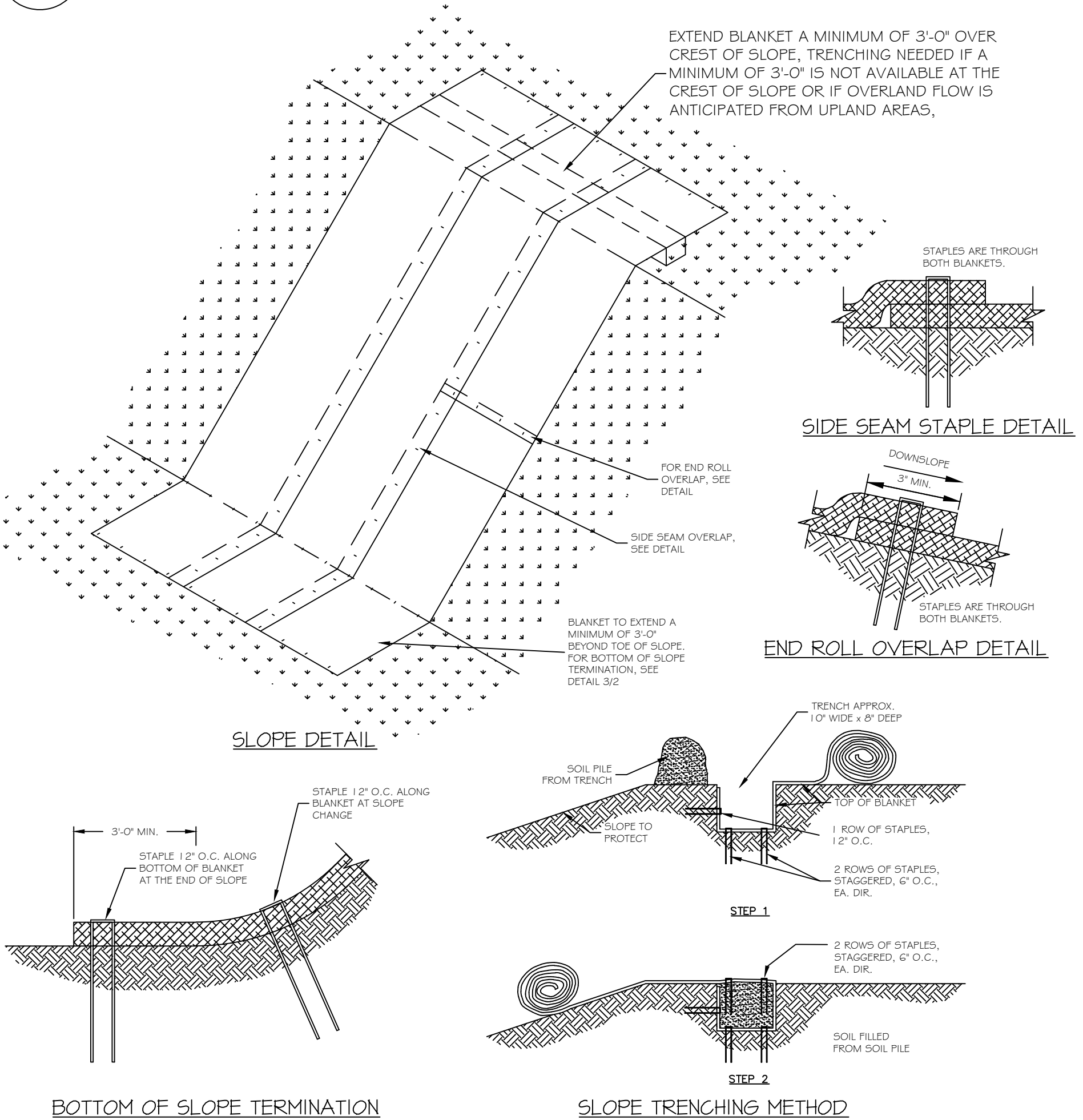
1
C3.2 **TYPICAL SANITARY MANHOLE**
NOT TO SCALE



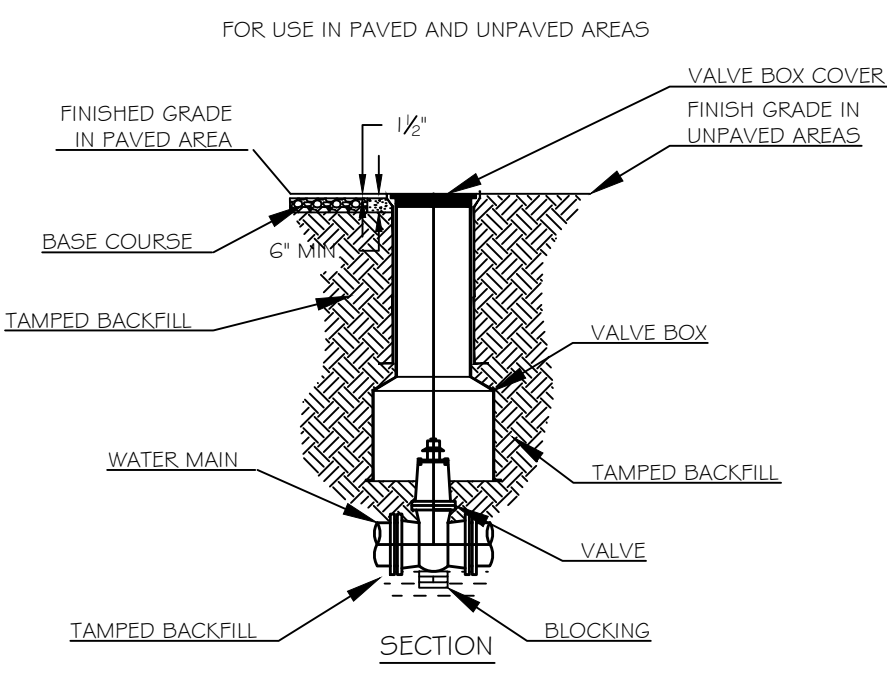
2
C3.2 **TYPICAL SEWER CONNECTION DETAIL**
NOT TO SCALE



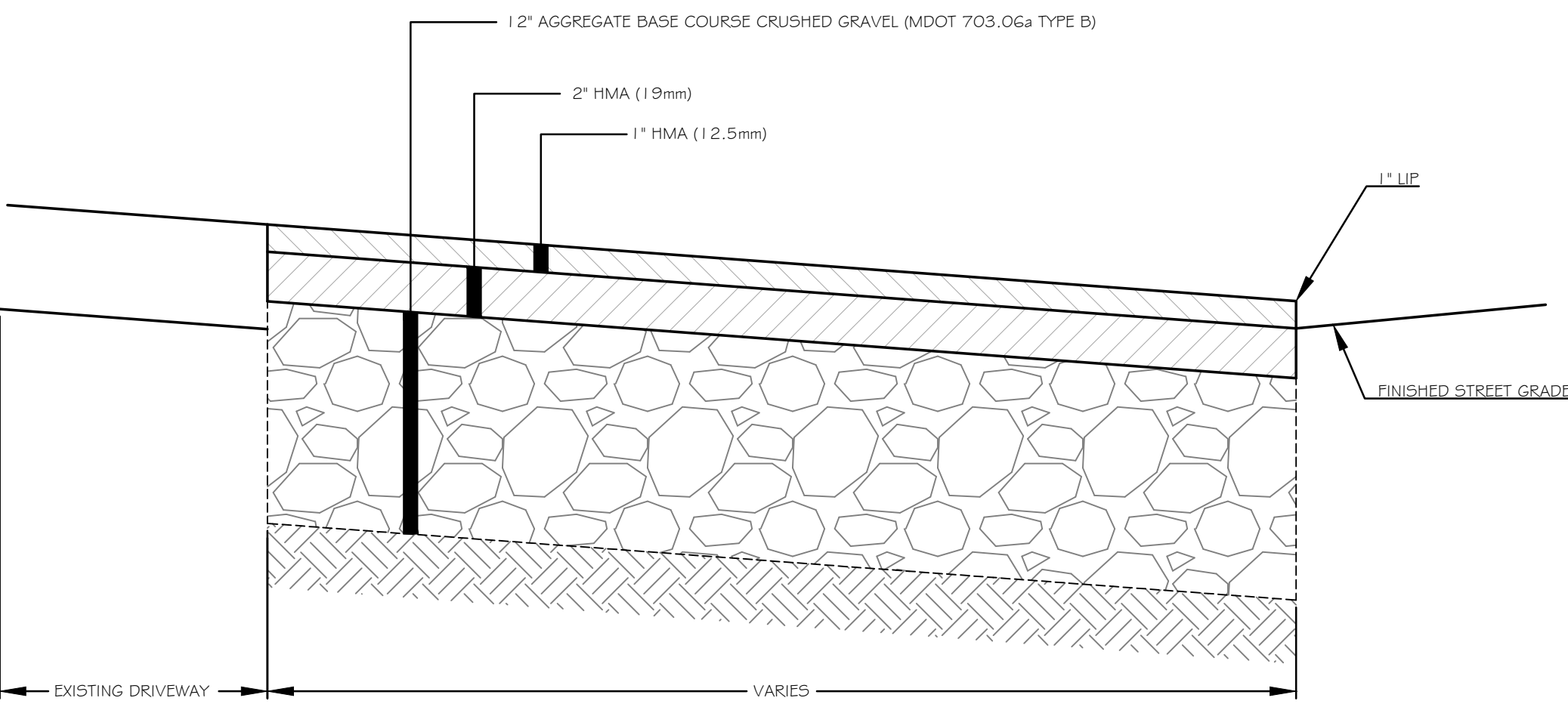
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C3.2 **STANDARD CORPORATION STOP DETAIL**
NOT TO SCALE



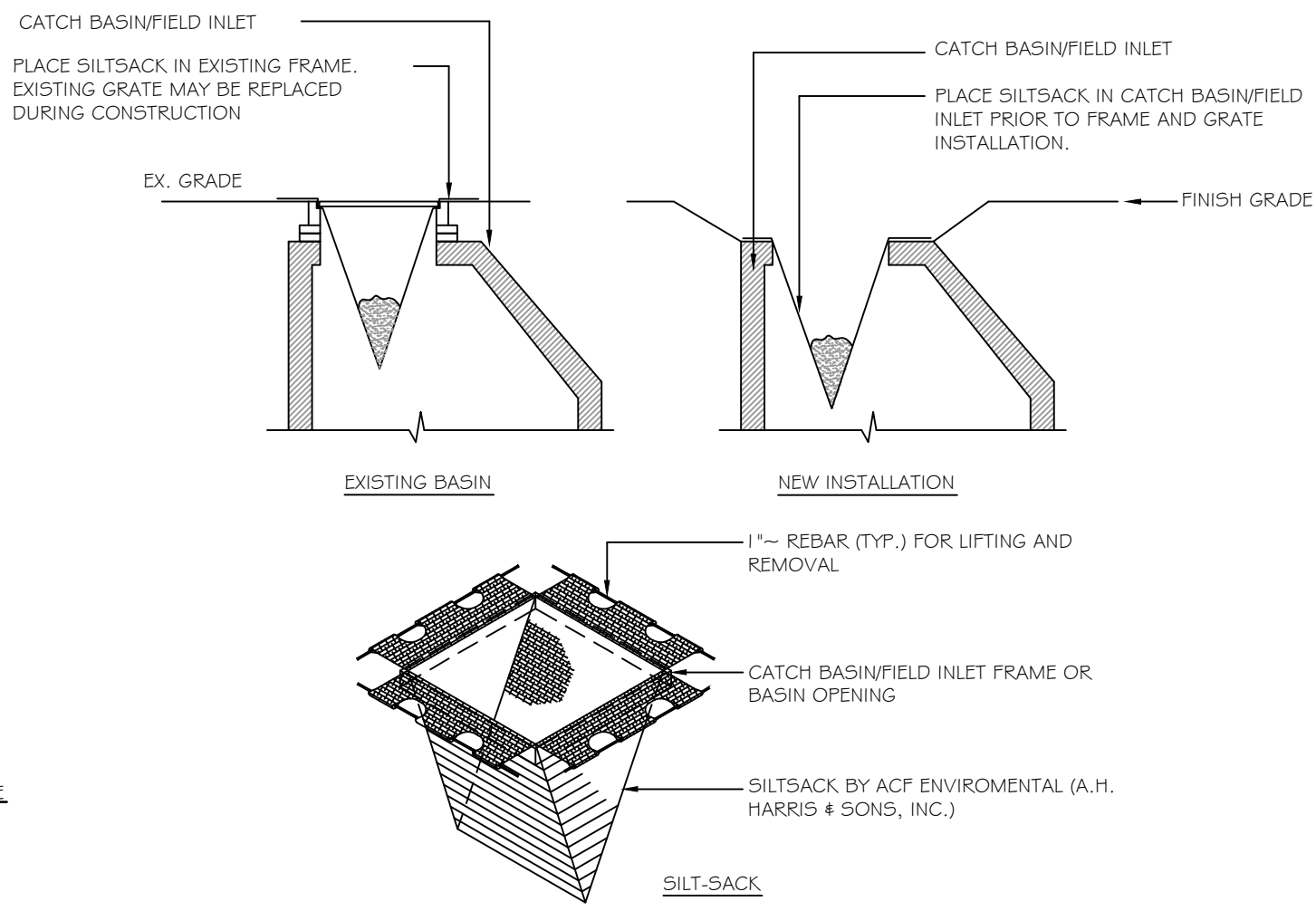
4
C3.2 **STRAW MATTING EROSION CONTROL**
NOT TO SCALE



5
C3.2 **VALVE AND VALVE BOX INSTALLATION DETAIL**
NOT TO SCALE



6
C3.2 **BITUMINOUS DRIVEWAY APRON DETAIL**
NOT TO SCALE



- NOTE:**
1. INSTALLATION PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
 2. EMPTY AND REMOVE SEDIMENT FROM SILT-SACK WHEN RESTRAINT CORD IS NO LONGER VISIBLE. CLEAN, RINSE AND REPLACE AS NEEDED.
 3. CONTRACTOR SHALL INSPECT CATCH BASIN PROTECTION AFTER EACH MAJOR STORM EVENT AND CLEAN SILT AS NEEDED.
 4. ROUND SILT-SACKS SHALL BE USED FOR ROUND CATCH BASIN GRATES.

7
C3.1 **CATCH BASIN PROTECTION DETAIL**
NOT TO SCALE

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