

- GENERAL NOTES:**
- 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.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
 - 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.
 - ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
 - ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND AND MAINE DEP REQUIREMENTS.
 - THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
 - ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNERS REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
 - 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.
 - DO NOT SCALE THE DRAWINGS FOR REQUIRED DIMENSIONS. ANY DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
 - ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
 - 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.

- 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:
FRUD: 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.
- (F) MINIMUM LOT WIDTH: SIXTY-FIVE (65) FEET.
- (G) MAXIMUM STRUCTURE HEIGHT: THIRTY-FIVE (35) FEET.

- R-5 DIMENSIONAL REQUIREMENTS**
- (A) MINIMUM LOT SIZE:
1. RESIDENTIAL: SIXTY-FIVE HUNDRED (6,000) SQUARE FEET
- (B) MINIMUM LOT AREA PER DWELLING UNIT:
FRUD: SIXTY-FIVE HUNDRED (6,000) SQUARE FEET OF NET LAND AREA
- (C) MINIMUM STREET FRONTAGE: FIFTY (50) FEET
- (D) MINIMUM YARD DIMENSIONS:
1. FRONT YARD: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY (20) FEET.
2. REAR YARD: TWENTY (20) FEET.
3. SIDE YARD:
HEIGHT OF STRUCTURE REQUIRED SIDE YARD
1 STORY 8 FEET
1 1/2 STORIES 8 FEET
2 STORIES 12 FEET
2 1/2 STORIES 14 FEET
- (E) MAXIMUM LOT COVERAGE: FORTY (40) PERCENT OF LOT AREA.
- (F) MINIMUM LOT WIDTH: SIXTY (60) FEET.
- (G) MAXIMUM STRUCTURE HEIGHT: THIRTY-FIVE (35) FEET.

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)

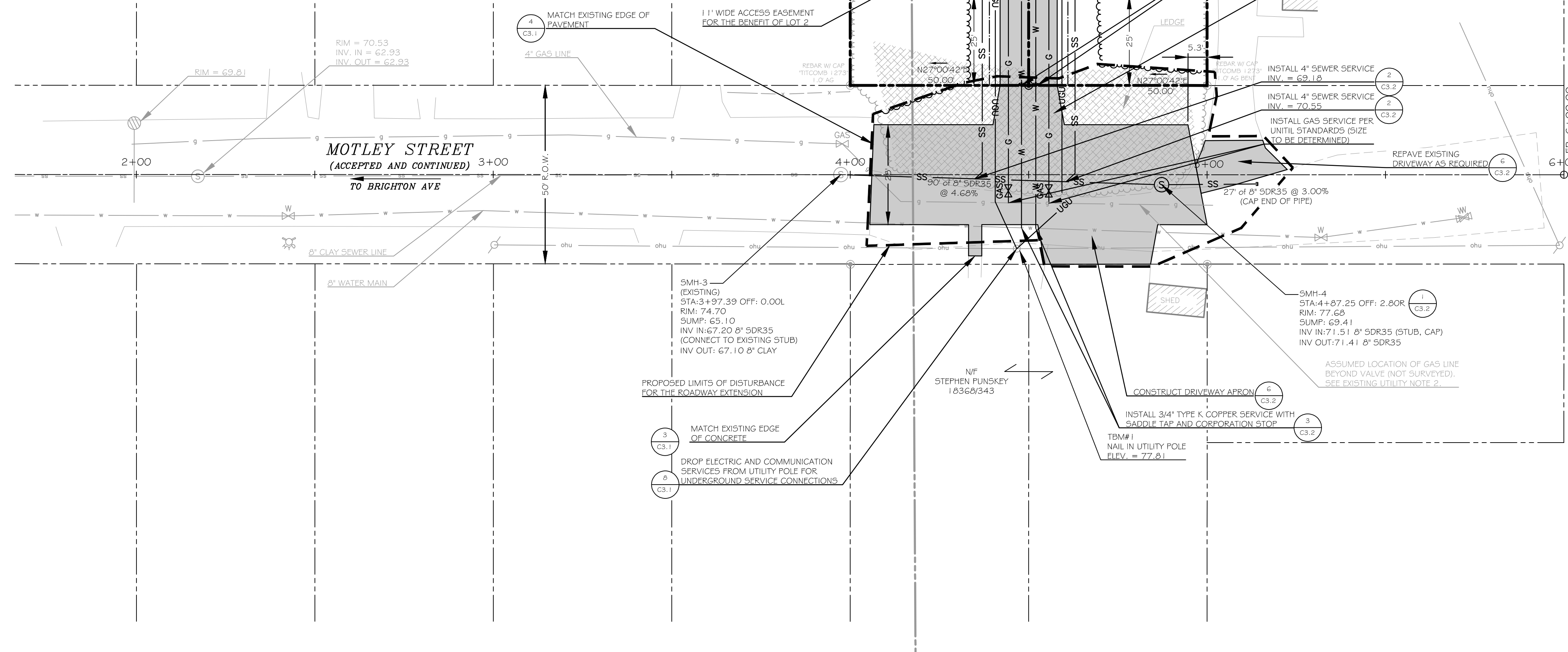
PROPOSED IMPERVIOUS NET CHANGE = 0 S.F.
(NO NET INCREASE AS A RESULT OF THE ROADWAY DEVELOPMENT)

TOTAL LAND DISTURBANCE = 5,087 S.F.

APPROVED BY: _____ DATE: _____

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

- EXISTING UTILITY NOTES:**
- 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.
 - THE LOCATION OF THE EXISTING 4" GAS LINE BEYOND THE SOUTHERLY END OF PAVEMENT WAS NOT SURVEYED. A MAP PROVIDED BY UNILIT 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.



- 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.

WALSH
ENGINEERING ASSOCIATES, INC.

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PORTLAND, MAINE
MOTLEY STREET

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64 MIDDLE STREET
PORTLAND, MAINE 04101

Project Name: _____
Client Information: _____

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

Rev.	Date	Description	Drawn	Check
A	11/8/12	ISSUED FOR SITE PLAN REVIEW	SWC	WRW
B	1/23/13	REVISED PER CITY OF PORTLAND REVIEW COMMENTS	SWC	WRW
C	10/21/15	RE-ISSUED FOR SITE PLAN REVIEW	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

