Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/30/15

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY 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. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

PLAN REFERENCES

1. "BOUNDARY SURVEY PLAN, LAND OF VERONICA L. MORIN, 116 BRADLEY STREET, PORTLAND, MAINE" DATED OCTOBER 2014 BY BH2M.

GENERAL NOTES

1. OWNER OF RECORD: CASSI Q. BROOKS AND KIMBERLY A. CRABB, 108 BRADLEY STREET, PORTLAND, MAINE, C.C.R.D. BOOK 32035 PAGE 272.

2. PARCEL IS SHOWN AS LOT 4 BLOCK F ON CITY OF PORTLAND'S ASSESSORS MAP 178.

3. BEARINGS ARE BASED ON GRID NORTH NAD83 PER POST PROCESSED GPS OBSERVATION.

4. ELEVATIONS ARE BASED ON CITY OF PORTLAND VERTICAL DATUM OF NGVD 1929. CITY BENCHMARK: PK NAIL IN UP J20 BRADLEY STREET ELEVATION 97.285 CITY FIELD BOOK T149-46 PROVIDED BY CITY OF PORTLAND.

5. PER. USDA, NRCS WEB SOIL SURVEY THE SITE SOILS ARE BELGRADE VERY FINE SANDY LOAM.

FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 0013B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

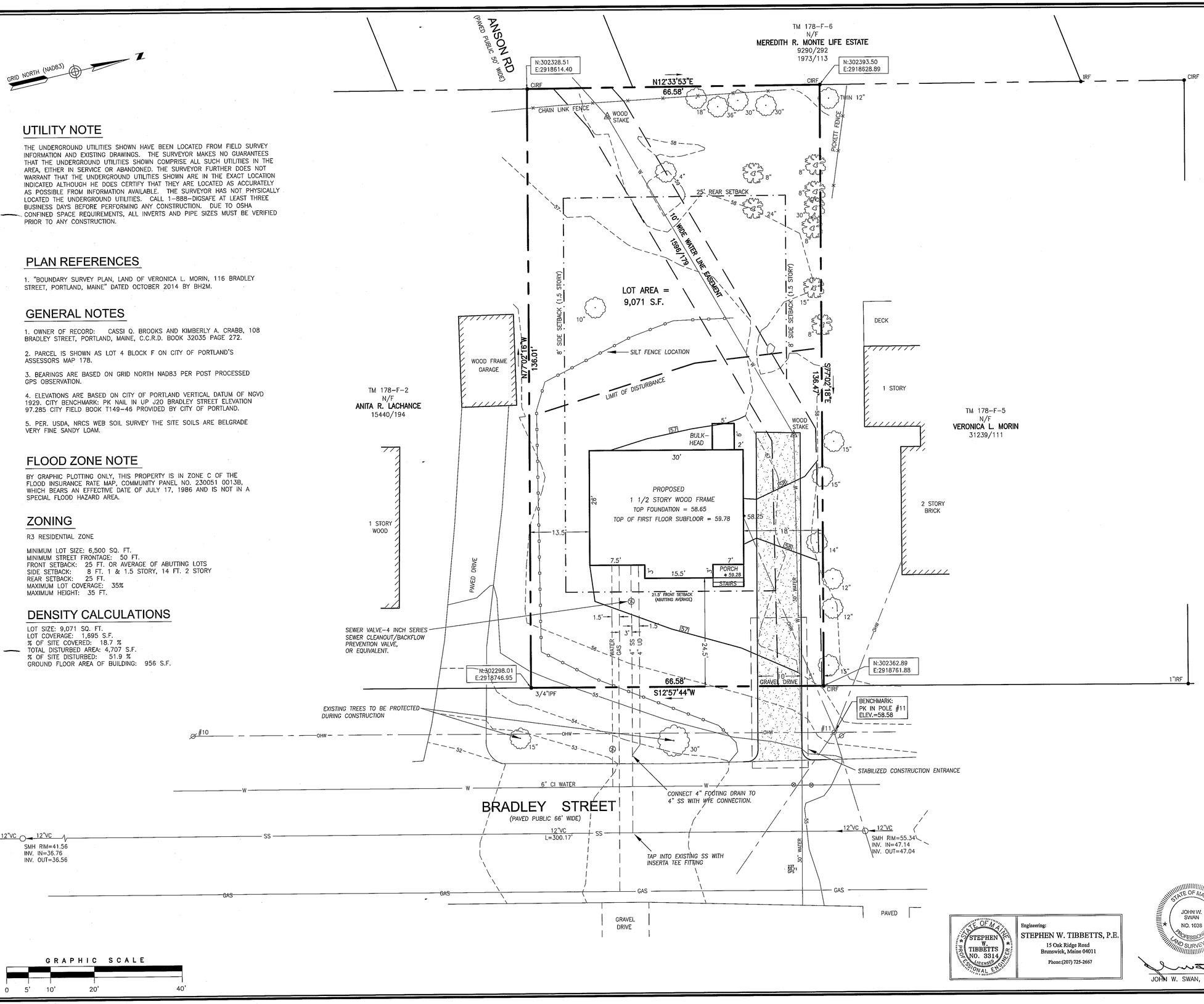
ZONING

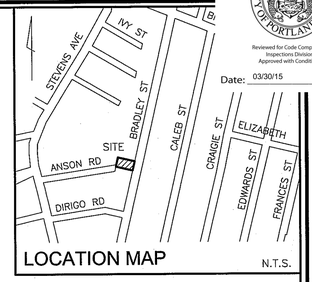
R3 RESIDENTIAL ZONE

MINIMUM LOT SIZE: 6,500 SQ. FT.
MINIMUM STREET FRONTAGE: 50 FT.
FRONT SETBACK: 25 FT. OR AVERAGE OF ABUTTING LOTS
SIDE SETBACK: 8 FT. 1 & 1.5 STORY, 14 FT. 2 STORY
REAR SETBACK: 25 FT.
MAXIMUM LOT COVERAGE: 35%
MAXIMUM HEIGHT: 35 FT.

DENSITY CALCULATIONS

LOT SIZE: 9,071 SQ. FT.
LOT COVERAGE: 1,695 S.F.
% OF SITE COVERED: 18.7 %
TOTAL DISTURBED AREA: 4,707 S.F.
% OF SITE DISTURBED: 51.9 %
GROUND FLOOR AREA OF BUILDING: 956 S.F.





LEGEND

- IRON PIPE OR ROD FOUND
- UTILITY POLE
- MANHOLE
- WATER VALVE OR SHUTOFF
- DECIDUOUS TREE
- CONIFEROUS TREE
- FENCE
- OHW — OVERHEAD WIRES
- W — WATER LINE
- G — GAS LINE
- SS — SANITARY SEWER
- 55 — 1' CONTOUR
- SETBACK LINE
- SILT FENCE
- [57] — PROPOSED CONTOUR
- •58.4 — PROPOSED SPOT GRADE

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. Contracter is referred to "Maine Erosion and Sediment Control BMPS Planning For Erosion Control" for further reference in best practices for these measures.

Temporary and permanent measures for this project will consist of the following:

CONTRACTOR RESPONSIBILITIES:
Prior to the start of construction, including any clearing, the General Contractor for the project will review the site relative to the proposed measures to ensure compliance during construction. Locations of the silt fence may be adjusted to better fit site conditions, if necessary.

MINIMIZE SITE DISTURBANCE
The Contractor will be responsible for minimizing all disturbances of the site. All existing trees shall be adequately protected during construction.

SILT FENCE
(MAINE EROSION AND SEDIMENT CONTROL BMP A-1 TEMPORARY MULCHING)
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.

CONSTRUCTION ENTRANCE
(MAINE EROSION AND SEDIMENT CONTROL BMP B-4 STABILIZED CONSTRUCTION EXIT)
At the start of construction install a stabilized construction entrance at the proposed gravel drive location. Entrance to have a 6 inch top layer of 2"-3" course aggregate placed on top of a layer of filter fabric. The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment on to the road.

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. In lieu of commercial fertilizer, 1" of stabilized compost can be integrated into the topsoil. After seeding, all areas will be mulched with hay and covered with staked netting. 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. Any areas where there is a loss of mulch will be remulched. Areas that have not started grass will be reseeded and mulched.

SITE MONITORING
The 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.

STATE OF MAINE
STEPHEN W. TIBBETTS
NO. 3314
LICENSED
PROFESSIONAL ENGINEER

Engineering:
STEPHEN W. TIBBETTS, P.E.
15 Oak Ridge Road
Brunswick, Maine 04011
Phone:(207) 725-2667

STATE OF MAINE
JOHN W. SWAN
NO. 1038
PROFESSIONAL
LAND SURVEYOR

JOHN W. SWAN, PLS NO. 1038

SITE PLAN
ON
108 BRADLEY STREET, PORTLAND, MAINE
MADE FOR
CASSI BROOKS & KIMBERLY CRABB
108 BRADLEY STREET, PORTLAND, MAINE

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

Drwn By	RS	Date	Job No.
Trace By	JLW	MARCH 16, 2015	2015-030P
Check By	JWS	Scale	Drwg. No.
Book No.	FILE	1" = 10'	1