Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/29/16

GRADING, DRAINAGE, AND EROSION CONTROL PLAN
1"=10'

SITE AND UTILITY PLAN
1"=10'

1 inch = 10 ft.

## GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY R.W. EATON ASSOCIATES, WESTBROOK, MAINE IN OCTOBER 2015.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.

4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.

5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE, COORDINATE WITH CMP.

8. THE LOT SHALL BE PROVIDED WITH AT LEAST TWO (2) TREES MEETING THE CITY'S ARBORICULTURE SPECIFICATIONS AND WHICH ARE CLEARLY VISIBLE FROM THE STREET LINE AND ARE LOCATED SO AS TO VISUALLY WIDEN THE NARROW DIMENSION OR PROPORTION OF THE UNIT.

9. SEWER AND WATER SERVICES SHALL BE INSTALLED BY THE DEVELOPER 5' INTO THE PROPERTY. CONNECTION TO THE HOUSE WILL BE THE RESPONSIBILITY OF THE LOT OWNER.

10. EQUIVALENT STREET TREE SHALL INCLUDE RETENTION OF EXISTING TREES OF SAME OR GREATER CALIPER.

11. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS, SECTION VIII EROSION AND SEDIMENTATION CONTROL STANDARDS FOR SINGLE AND TWO FAMILY HOMES.

## GRADING AND DRAINAGE NOTES:

1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.

2. COMMON BORROW SHALL MEET MDOT SPECIFICATION 703.18.

3. THE GRADING AND DRAINAGE SYSTEM ON THE PROPERTY SHALL BE CONSTRUCTED AND LOCATED AS DEPICTED ON THE APPROVED SITE PLAN AND SAID GRADING AND DRAINAGE SYSTEM SHALL NOT BE MODIFIED WITHOUT FURTHER APPROVAL FROM THE PLANNING AUTHORITY.

## SPACE AND BULK REQUIREMENTS – R-3 ZONE

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|---|---|
| MINIMUM LOT SIZE: | 6,500 S.F. |
| MINIMUM FRONTAGE: | 50 FT. |
| MINIMUM SETBACKS: | |
| FRONT YARD | 25 FT. |
| REAR YARD | 25 FT |
| SIDE YARD* | |
| 1 STORY | 8 FT. |
| 1 1/2 STORY | 8 FT. |
| 2 STORY | 14 FT. |
| 2 1/2 STORY | 16 FT. |
| MINIMUM LOT WIDTH: | |
| OTHER USES: | 65 FT. |

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

NOTE: ANY YARD MAY BE OCCUPIED BY A ONE-STORY ENTRANCE PORCH NOT ENCLOSED, WITH OR WITHOUT A ROOF, IF THE AREA OF THE PORCH DOES NOT EXCEED FIFTY SQUARE FEET NOR THE PROJECTION FROM THE BUILDING EXCEED SIX FEET. A BASEMENT BULKHEAD OF SIMILAR SIZE BUT NOT MORE THAN TWENTY-FOUR INCHES IN HEIGHT IS ALSO PERMITTED.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE ALTON M. PALMER III No. 6251 LICENSED PROFESSIONAL ENGINEER
6/21/16

| Rev. | Date | Revision |
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| Issued For | Date | By |
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| CLIENT REVIEW | 6/16/16 | AMP |

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| Checked: AMP | Scale: 1"=10' | Job No.: 3085 |
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Drawing Name: Lot 2 Site, Utility, Grading and Drainage Plan
Project: Riverview Street Lots, Portland, Maine
Client: Diversified Properties, P.O. Box 10127, Portland, Maine 04104
Drawing No. 1

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