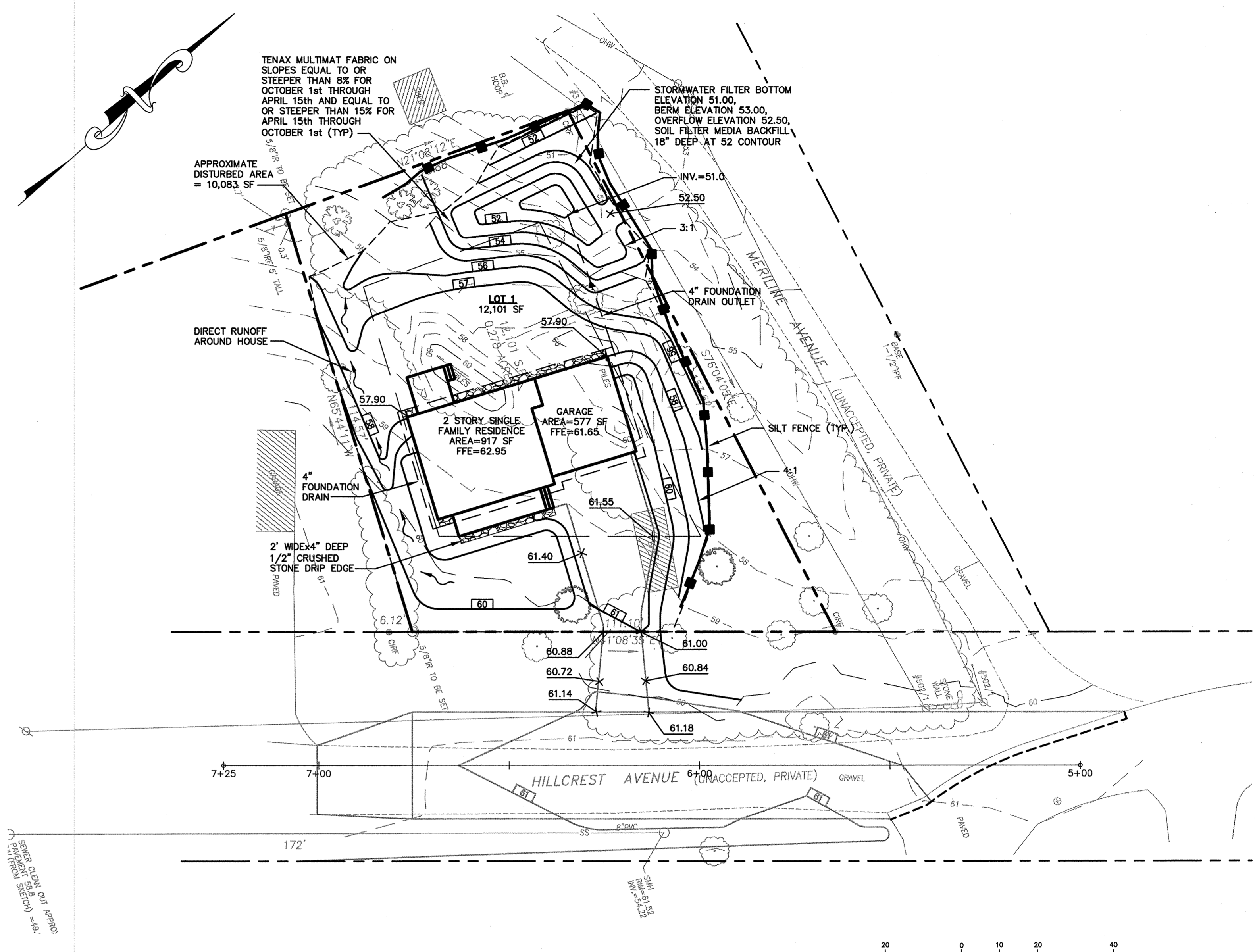
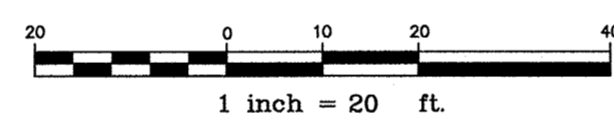
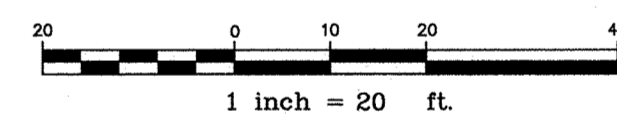


SITE AND UTILITY PLAN
1"=20'



GRADING AND DRAINAGE PLAN
1"=20'



SPACE AND BULK REQUIREMENTS – R3 ZONE

| | |
|---------------------------|-----------------|
| 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. |
| SIDE YARD ON SIDE STREET | 20 FT. |
| MAXIMUM LOT COVERAGE: | 35% OF LOT AREA |
| MINIMUM LOT WIDTH: | 65 FT. |
| MAXIMUM STRUCTURE HEIGHT: | 35 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.

GRADING AND DRAINAGE NOTES:

- ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.
- COMMON BORROW SHALL MEET MDOT SPECIFICATION 703.18.
- 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.

GENERAL NOTES

- TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY OWEN HASKELL, INC. ON MAY 24, 2013.
- 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.
- 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.
- 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.
- ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE, COORDINATE WITH CMP.
- 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.
- 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.
- EQUIVALENT STREET TREE SHALL INCLUDE RETENTION OF EXISTING TREES OF SAME OR GREATER CALIPER.
- ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS, SECTION VII EROSION AND SEDIMENTATION CONTROL STANDARDS FOR SINGLE AND TWO FAMILY HOMES.
- ANY CURBING REMOVED WITHIN THE RIGHT-OF-WAY IS THE PROPERTY OF THE CITY OF PORTLAND AND SHALL BE DELIVERED TO THE PUBLIC WORKS FACILITY ON OUTER CONGRESS STREET.
- SOIL TYPE: DeB

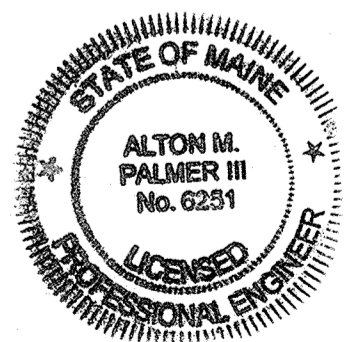
STORMWATER FILTER:

THE SOIL FILTER WILL BE INSPECTED WITHIN THE FIRST THREE MONTHS AFTER CONSTRUCTION; THEREAFTER THE FILTER WILL BE INSPECTED 2 TIMES PER YEAR (PREFERABLY IN SPRING AND FALL) TO ENSURE THAT THE FILTER IS DRAINING WITHIN 24 TO 48 HOURS OF A RAIN EVENT EQUIVALENT TO 1" OR MORE. FAILURE TO DRAIN IN 72 HOURS WILL REQUIRE PART OR ALL OF THE SOIL FILTER MEDIA TO BE REMOVED AND REPLACED WITH NEW MATERIAL MEETING THE SOIL FILTER GRADATION. THE FACILITIES WILL BE INSPECTED AFTER MAJOR STORMS AND ANY IDENTIFIED DEFICIENCIES WILL BE CORRECTED. HARVESTING AND WEEDING OF EXCESSIVE GROWTH SHALL BE PERFORMED AS NEEDED. INSPECT FOR UNWANTED OR INVASIVE PLANTS AND REMOVE AS NECESSARY.

ROOFLINE DRIP STRIP:

THE FACILITIES WILL BE INSPECTED AFTER MAJOR STORMS AND ANY IDENTIFIED DEFICIENCIES WILL BE CORRECTED. INSPECT FOR UNWANTED OR INVASIVE PLANTS AND REMOVE AS NECESSARY. REMOVE DEBRIS FROM THE SURFACE.

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



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| Rev. | Date | Revision |
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| RESPONSE TO COMMENTS | Date | By |
|----------------------|--------|-----|
| MUNICIPAL REVIEW | 8/1/13 | AMP |
| Issued For | 7/8/13 | AMP |

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|--|---------------|-----------------|
| Design: JWA | Draft: CG | Date: JUNE 2013 |
| Checked: AMP | Scale: 1"=20' | Job No.: 2790 |
| File Name: 2790-LOT.dwg | | |
| This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI. | | |

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|---------------|--|
| Drawing Name: | Site, Utility, Grading and Drainage Plans |
| Project: | Hillcrest Avenue Single Family Residence Portland, Maine |
| Client: | Timothy Higgins 83 Bay Street, Portland Maine 04104 |

Drawing No.
1