

- GENERAL NOTES:
1. SURVEY AND BASE PLAN ADOPTED FROM CORRILL PALMER'S DESIGNS DATED NOVEMBER 2010 AND LAST REVISED ON 2/09/11; THE SURVEY WAS CONDUCTED BY LIVINGTON-HUGHES ON 10/25/10.
  2. CONTRACTOR TO CONFIRM THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES AND DIS-SAFE BEFORE PROCEEDING WITH CONSTRUCTION.
  3. ALL PRIVATE WATER SUPPLY METHODS AND MATERIALS SHALL COMPLY WITH CITY OF PORTLAND TECHNICAL STANDARDS.
  4. SUBSURFACE WASTEWATER DISPOSAL SYSTEM SUBJECT TO THE RULES AND DESIGN PARAMETERS SET BY THE SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION BY ALBERT FRICK ASSOCIATES, DATED 7/22/16.
  5. LOCATION OF REMOVED TREES (STUMPS) AND EXISTING TREES WITHIN THE R-3 PROPERTY SETBACK IS AN APPROXIMATION BASED ON AERIAL IMAGES AND SITE VISITS.
  - 5.1. ALL IDENTIFIED TREES, BOTH REMOVED AND REMAINING ON EACH LOT, HAVE DBH AT 16" OR GREATER.
  - 5.2. EACH TREE OR STUMP WAS USED TO ESTIMATE TOTAL LOSS AS TABULATED.
  6. ALL TREES ARE TO BE PLANTED POST-CONSTRUCTION IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL MANUAL. FINAL SPECIES TO BE DEFINED BY THE CLIENT BUT THE SELECTION MUST COMPLY WITH THE LOCATION REQUIREMENTS AND ACCEPTABLE SPECIES AS DEMONSTRATED IN THIS PLAN SET AND THE CITY OF PORTLAND TECHNICAL MANUAL SECTION 4.
  7. ALL UTILITY POLES TO BE ERECTED AT MOST 150' APART.
  8. PER CLIENT DRIVEN PROJECT MODIFICATIONS ON 10/26/16, THE PWD WATER SUPPLY AND CITY SEWER SERVICE SHALL BE REMOVED AND REPLACED A PRIVATE WELL AND SUBSURFACE WASTEWATER DISPOSAL SYSTEM.

SPACE AND BULK STANDARDS			
ZONE: R3	REQUIRED	LOT 1	LOT 2
MINIMUM LOT SIZE	6500 SF	43,200 SF	34,200 SF
MINIMUM STREET FRONTAGE	50'	-	60'
FRONT YARD (AVG. SETBACK)	25'	25'	25'
SIDE YARD	8'	8'	8'
REAR YARD	25'	25'	25'
MAXIMUM LOT COVERAGE	35%	-	8%
MINIMUM LOT WIDTH	65'	90'	90'
MAXIMUM BUILDING HEIGHT	35'	-	<20'
MAXIMUM DISTURBED AREA	1 AC = 43560 SF	< 43,200 SF	-

TREE SUMMARY		
	LOT 1: SITE ALTERATION	LOT 2: MINOR RESIDENTIAL
TREES CUT	15	13
TREES REMAINING	4	19
% PRESERVED	21%	60%
REQUIRED TO REPLANT*	4	0

\*AS REQUIRED BY CITY OF PORTLAND CODE OF ORDINANCES, CHAPTER 14: FOR EVERY TREE GREATER THAN 16" CALIPER DBH THAT IS REMOVED WITHIN THE PROPERTY SETBACK SO THAT 30% PRESERVED IS NO LONGER MAINTAINED, TWO REPLACEMENT TREES PER REMOVED TREE SHALL BE PLANTED IN THEIR PLACE WITHIN THE SETBACK

PLANT SCHEDULE				
ID	BOTANICAL NAME	COMMON NAME	QTY	SIZE
AL	AMELANCHIER LAEVIS 'CUMULUS'	CUMULUS SERVICEBERRY	4	3.25 GAL.
AR	ACER RUBRUM	RED MAPLE	2	3.25 GAL., MIN 2-1/2" CALIBER

- SYMBOLS KEY:
- = STUMPS (REMOVED TREES)
  - = EXISTING TREES
  - ✕ = REPLACEMENT TREES

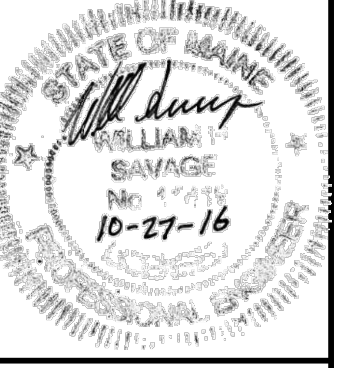


ISSUED FOR	BY
PERMIT LEVEL	WHS
CITY COMMENT	WHS
CLIENT MODIFICATIONS	WHS
REVISION	REV. DATE

DRAWING NAME: **SITE LAYOUT AND UTILITY PLAN**  
 PROJECT NAME: **TAFT AVENUE REDEVELOPMENT AND DRAKE GARDEN**  
 CLIENT: **FRANCIS DRAKE**  
 160 PRESUMPSCOT STREET, PORTLAND, ME 04104

ACORN ENGINEERS, INC.  
 158 BANKFOOT ST. PORTLAND, MAINE 04103  
 (207) 775-2655

FILE: 1066\_DRAKE  
 DATE: 12/16/15  
 JN: 1066  
 SCALE: 1"=20'  
 DESIGNED BY: WHS  
 DRAWN BY: OJD  
 CHECKED BY: WHS



DRAWING NO. **C-10**

ISSUED FOR CONSTRUCTION