

GENERAL NOTES:

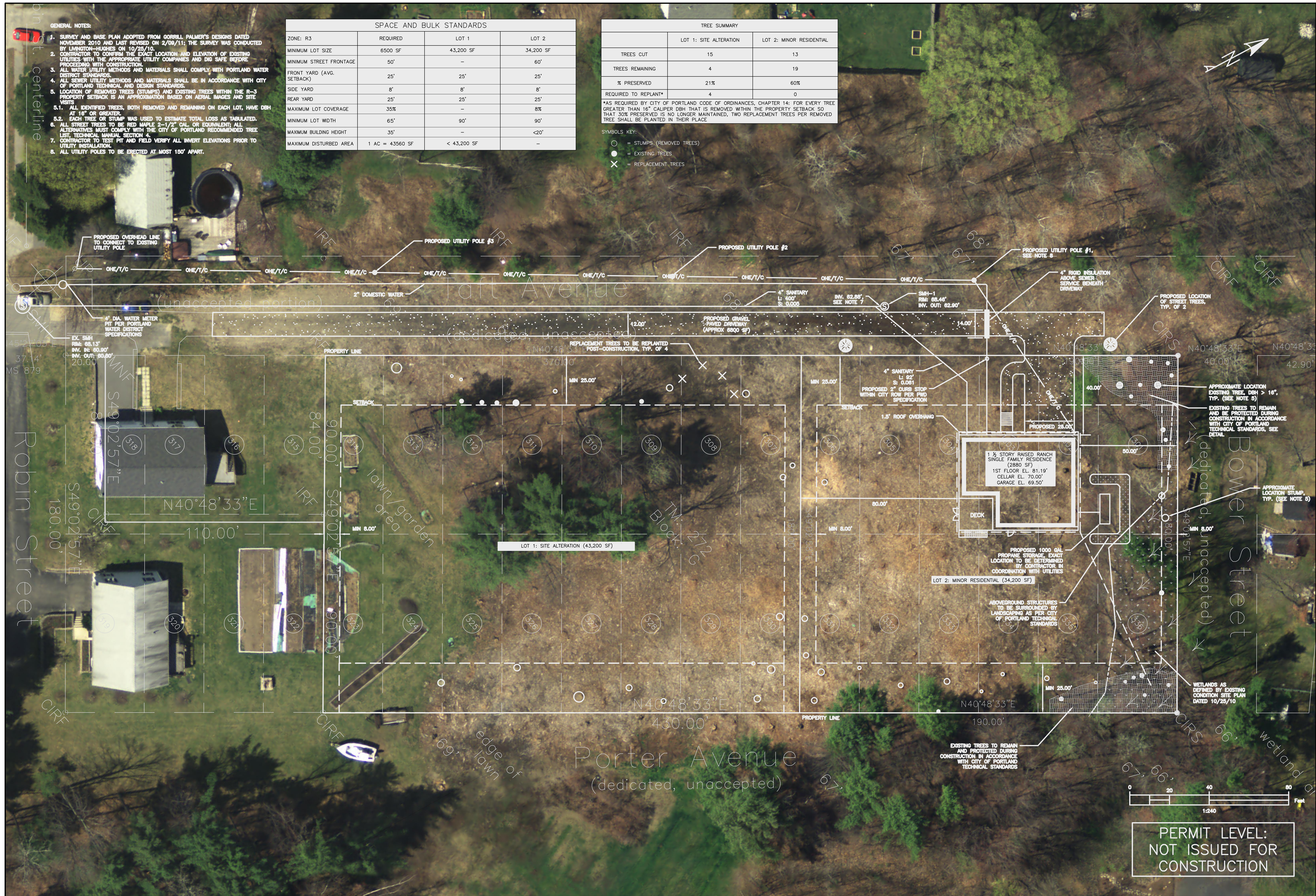
1. SURVEY AND BASE PLAN ADOPTED FROM GORRILL PALMER'S DESIGNS DATED NOVEMBER 2010 AND LAST REVISED ON 2/09/11; THE SURVEY WAS CONDUCTED BY LIVINGTON-HUGHES ON 10/25/10.
2. CONTRACTOR TO CONTROL THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE BEFORE PROCEEDING WITH CONSTRUCTION.
3. ALL WATER UTILITY METHODS AND MATERIALS SHALL COMPLY WITH PORTLAND WATER DISTRICT STANDARDS.
4. ALL SEWER UTILITY METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS.
5. LOCATION OF REACHED 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 STREET TREES TO BE RED MAPLE 2-1/2" CAL OR EQUIVALENT; ALL ALTERNATIVES MUST COMPLY WITH THE CITY OF PORTLAND RECOMMENDED TREE LIST, TECHNICAL MANUAL SECTION 4.
7. CONTRACTOR TO TEST PIT AND FIELD VERIFY ALL INVERT ELEVATIONS PRIOR TO UTILITY INSTALLATION.
8. ALL UTILITY POLES TO BE ERRECTED AT MOST 150' APART.

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14: FOR EVERY TREE GREATER THAN 16" CALIPER DBH THAT IS REMOVED WITHIN THE PROPERTY SETBACK SO THAT 30% PRESERVED IS NO LONGER MAINTAINED, TWO REPLACEMENT TREES PER REMOVED TREE SHALL BE PLANTED IN THEIR PLACE.

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



ISSUED FOR	BY
PERMIT LEVEL	WHS
	2/23/16
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 ENGINEERING, INC.
 158 DANFORTH ST. PORTLAND, MAINE 04103
 (207) 775-2655

FILE: 1066_DRAKE
 DATE: 12/16/15
 JN: 1066
 SCALE: 1"=10'
 DESIGNED BY: WHS
 DRAWN BY: OJD
 CHECKED BY: WHS



DRAWING NO. C-10

PERMIT LEVEL:
 NOT ISSUED FOR
 CONSTRUCTION

