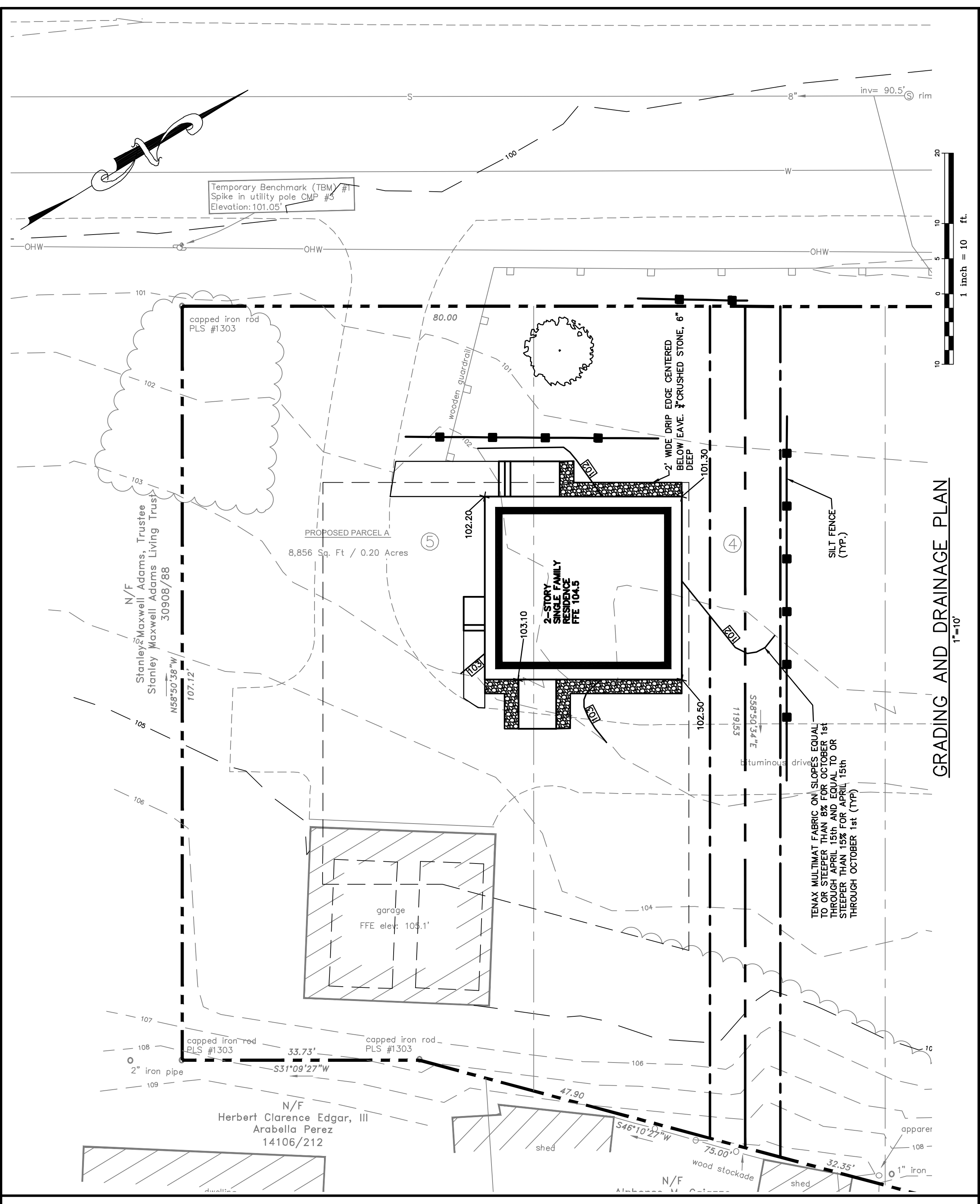


**SITE AND UTILITY PLAN**  
1"=10'



**GRADING AND DRAINAGE PLAN**  
1"=10'

**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: 8 FT.
  - 1 1/2 STORY: 8 FT.
  - 2 STORY: 14 FT.
  - 2 1/2 STORY: 16 FT.
- MINIMUM LOT WIDTH: 65 FT.

\* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT OF DISTURBED AREA AND SETBACKS MAY BE INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

**GRADING AND DRAINAGE NOTES:**

1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.
2. COMMON BORROW SHALL MEET MOOT SPECIFICATION 703.18.
3. FOUNDATION DRAIN SHALL BE DIRECTED TO SWMP LOCATED WITHIN BUILDING.
4. THE GRADING AND DRAINAGE SYSTEM ON THE PROPERTY SHALL BE CONSTRUCTED AND LOCATED AS DEPICTED ON THE APPROVED SITE PLAN AND FURTHER APPROVAL FROM THE PLANNING AUTHORITY.

**GENERAL NOTES**

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB SURVEY IN 2014.
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 ACCURATE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION TO PREVENT DAMAGE TO 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. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED AT THE END OF CONSTRUCTION AT THE DISCRETION 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 ANWA STANDARD 0551, 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 ASBESTOS/TREE SPECIFICATIONS AND WHICH ARE CLEARLY VISIBLE FROM THE STREET LINE AND ARE LOCATED 50 AS TO VISUALLY WIDEN THE NARROW DIMENSION OR PROPORTION OF THE LOT.
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 VII EROSION AND SEDIMENTATION CONTROL STANDARDS FOR SINGLE AND TWO FAMILY HOMES.
12. 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.
13. SECTION 14-425 OF THE LAND USE CODE STATES: 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.

Rev.	Date	Revision

CITY REVIEW	8-12-14	AMP

Design:	JWA	Date:	AUG 2014
Checked:	DER <td>Scale:</td> <td>1"=20'</td>	Scale:	1"=20'
File Name:	2929-phase-2-lots.dwg <td>Job No.:</td> <td>2929 </td>	Job No.:	2929

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Drawing Name: **Site, Utility, Grading and Drainage Plans**  
 Project: **Lane Avenue**  
 Portland, Maine  
 Client: **Diversified Properties**  
 P.O. Box 10127, Portland, Maine 04104

Drawing No. **1**

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

8-13-14

*Alton M. Palmer III*