LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNERS OF THE PARCEL ARE THE MICHAEL R. JIMINO REVOCABLE LIVING TRUST AND THE MARY ANN JIMINO REVOCABLE LIVING TRUST BY DEED DATED JUNE 5, 2015 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32326, PAGE 254. (SEE NOTE 11)
2. THE PROPERTY IS A PORTION OF THE CITY OF PORTLAND TAX MAP 373 BLOCK A LOT 3 AND IS LOCATED IN THE R3 ZONING DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE R3 ZONING DISTRICT ARE AS FOLLOWS:

NET RESIDENTIAL DENSITY:	
MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM STREET FRONTAGE:	50 FT.
MINIMUM FRONT YARD:	25 FT.
MINIMUM SIDE YARD:	1 OR 1-1/2 STORIES: 8 FT.
	2 STORIES: 14 FT.
	2-1/2 STORIES: 16 FT.
MINIMUM REAR YARD:	25 FT.
MAXIMUM LOT COVERAGE:	35%

- SEE ORDINANCE FOR MORE PARTICULAR INFORMATION AND ADDITIONAL CRITERIA. SETBACKS SHOWN ARE FOR PLANNING PURPOSES AND NEED TO BE REVIEWED BY THE CODE ENFORCEMENT OFFICE BASED UPON THE PROPOSED BUILDING PLACEMENT.

4. TOTAL AREA OF PARCEL IS APPROXIMATELY 104,028 S.F. OR 2.39 ACRES.
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY ON PLAN REFERENCE A AND FOUND MONUMENTATION AND IS APPROXIMATE AS FOUND MONUMENTATION DOES NOT AGREE WELL WITH THE REFERENCED PLAN.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON ON THE GROUND FIELD SURVEY BY SEBAGO TECHNICS WITHIN THE PROPOSED DEVELOPMENT AREA SUPPLEMENTED WITH AIRBORNE LIGHT DETECTION AND RANGING (LIDAR) OUTSIDE OF DEVELOPMENT AREA.

GRADING & UTILITY NOTES:

1. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
2. THE PROJECT IS TO BE SERVICED BY PUBLIC WATER AND SEWER. PRIOR TO INSTALLATION, COORDINATE WATER SERVICE WITH PORTLAND WATER DISTRICT AND THE SEWER SERVICE WITH THE PORTLAND PUBLIC WORKS DEPARTMENT. SERVICE EXTENSIONS SHALL MEET THE PORTLAND WATER AND PORTLAND PUBLIC WORKS DEPARTMENT STANDARDS.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMPS" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
4. ALL SIDESLOPES STEEPER THAN 3:1 (H: V) SHALL BE LINED WITH EROSION CONTROL BLANKET OR ROCK WALL AS SHOWN ON THIS PLAN.
5. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES
6. SOIL STOCKPILES SHALL NOT BE LOCATED WITHIN 100 FEET OF ANY NATURAL RESOURCES. STOCKPILES SHALL BE CONTAINED WITH A DOUBLE BOUNDARY OF FILTRATION BARRIER. SEE EROSION CONTROL NOTES.
7. PIPE MATERIALS:
   - STORM DRAIN: SMOOTH WALL CORRUGATED HDPE
   - UNDER DRAIN: 6" PERFORATED HDPE (PERFORATIONS UP)
   - SANITARY SEWER: SDR-35 HDPE
   - WATER MAIN: PER WATER DISTRICT STANDARDS
   - CONDUITS: SCH 40 PVC
8. ALL MATERIALS AND INSTALLATION SHALL MEET MDOT AND/OR CITY OF PORTLAND SPECIFICATIONS.
9. CITY OF PORTLAND PUBLIC WORKS AUTHORITY SHALL BE NOTIFIED FOR INSPECTION AFTER THE STREET HAS BEEN EXCAVATED TO SUBGRADE AND PREPARED FOR THE PLACEMENT OF GRAVEL.

CITY OF PORTLAND MAINE — RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/27/16

SHAWN M. FRANK, PE 6936
STATE OF MAINE — SHAWN M. FRANK NO. 6936 — LICENSED PROFESSIONAL ENGINEER

DESIGNED	CHECKED
SMF	SMF

REV:	BY:	DATE:	STATUS:
D	SMF	5-12-16	REVISED PER CITY REVIEW COMMENTS AND RESUBMIT
C	SMF	3-23-16	SUBMIT TO CITY OF PORTLAND FOR SITE PLAN
B	SMF	9-29-15	REVISED GRADING AND SUBMIT TO CLIENT
A	SMF	9-22-15	RELEASED FOR CLIENT REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel: 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel: 207-783-5656

SITE, GRADING AND UTILITY PLAN

OF:
JIMINO PROPERTY
WASHINGTON AVENUE
PORTLAND, MAINE
FOR RECORD OWNER:
MICHAEL JIMINO
1407 RIVERSIDE STREET
PORTLAND, MAINE 04103

PROJECT NO.	SCALE
15095	1" = 30'

SHEET 2 OF 4

15095GU.dwg, TAB: GU