

**LEGEND**

EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.
---	ADJUTER LINE/R.O.W.
---	SETBACK
---	EASEMENT
---	IRON PIPE/ROD
C1/L1	CURVE/LINE NO.
---	BUILDING
---	WETLANDS
---	EDGE WETLAND
---	SIGN
---	EDGE PAVEMENT
---	EDGE CONCRETE
---	PAVEMENT PAINT
---	GRAVEL ROAD
---	CURBLINE
---	TREELINE
---	CONTOURS
x30.20	SPOT GRADE
---	STORMWATER FLOW
---	CHAIN LINK FENCE
x	WIRE FENCE
o	STOCKADE FENCE
---	RETAINING WALL
o	DECIDUOUS TREE
o	CONIFEROUS TREE
---	MULCH LINE
---	GUARDRAIL
G	GAS
W	POTABLE WELL
S	SEWER
---	CULVERT
W	WATER
W	WATER GATE VALVE
W	WATER SHUT OFF
UGU	UNDERGROUND UTILITY
OHU	OVERHEAD UTILITY
o	UTILITY POLE
---	GUY

**SITE PLAN NOTES**

- ALL DIMENSIONS ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION.
- LAYOUT AND LIMITS OF DISTURBANCE SHALL BE MARKED FOR OWNER'S APPROVAL PRIOR TO DISTURBANCE.
- EXISTING CONDITIONS CONTOURS AND SITE ELEMENTS BASED ON NOTE PLAN REFERENCE #1 ABOVE. SOME FIELD LOCATIONS WILL VARY. CONTRACTOR TO NOTIFY & COORDINATE WITH ENGINEER WITH ANY DISCREPANCIES.

**PLAN REFERENCE**

- PLAN DEPICTING THE RESULTS OF A BOUNDARY SURVEY & PROPOSED LOT DIVISION MADE FOR MONY HANG BY NADEAU LAND SURVEYS DATED AUGUST 28, 2012.
- PLAN OF EXISTING CONDITIONS 127 BRAMBLEWOOD DRIVE PORTLAND, MAINE. MADE FOR ATLANTIC RESOURCE CONSULTANTS DATED NOVEMBER 4, 2016 SCALE 1"=10' BY: TITCOMB ASSOCIATES- 133 GRAY ROAD FALMOUTH, MAINE 04105

**PARCEL AREA**

12,880 square feet / 0.3 acres

**DISTURBED AREA**

12,500 square feet

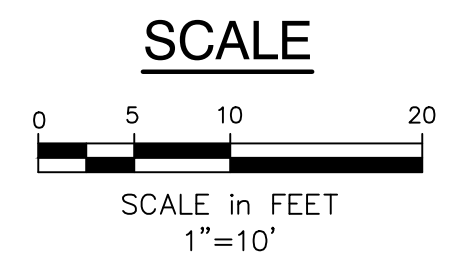
**OWNER OF RECORD**

John Jordan: Book 32987, Page 322

**ZONING SUMMARY**

USE SINGLE FAMILY HOME (ALLOWED)  
ZONE - R2 RESIDENTIAL II ZONE

	MINIMUM	PROVIDED
LOT SIZE	10,000 S.F.	12,880 S.F.
AREA PER DWELLING UNIT	10,000	12,880 S.F.
STREET FRONTAGE	50 FT.	50.48 FT.
BUILDING SETBACK (FRONT)	25 FT.	25 FT.
BUILDING SETBACK (SIDE)	25 FT.	25 FT.
BUILDING SETBACK (REAR)	16 FT.	16 FT.
LOT WIDTH	80 FT.	156 FT.
LOT COVERAGE	20%	10.9%
STRUCTURE HEIGHT	35 FT.	35' (MAX)

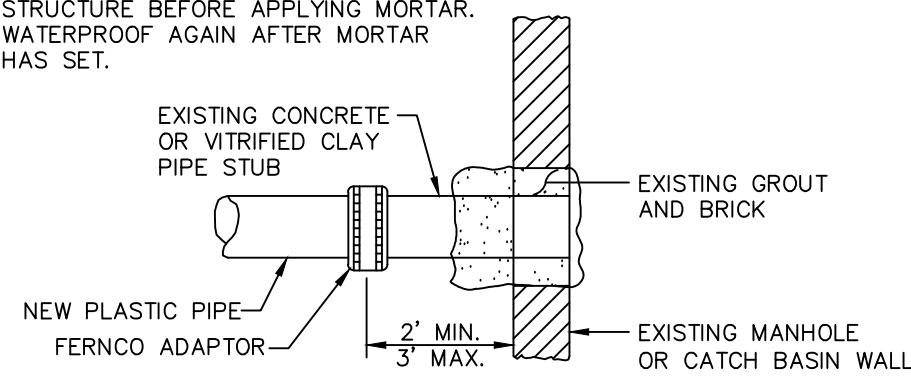


				<b>CASCO BAY QUALITY HOMES</b>	
				18 BAYBERRY LANE CAPE ELIZABETH, MAINE	
				<b>RESIDENTIAL SITE PLAN</b>	
				127 BRAMBLEWOOD DRIVE PORTLAND, MAINE	
				<b>SITE LAYOUT AND MATERIALS PLAN</b>	
REV.	DESCRIPTION	DR.	CKD.	APP.	DATE
REV.	DESCRIPTION	BY	BY	BY	
		SCALE: 1" = 10'		PROJECT NO. 16-011	
		DATE: 12/1/2016		DRAWING NO. C-101	
		DES BY: JAV		SHEET 1 OF 3	
		DWN BY: MPV			
		CHK BY: JAV			





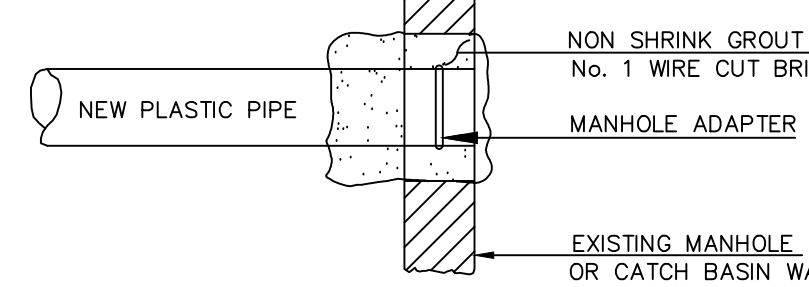
NOTE: REMOVE WATERPROOFING FROM STRUCTURE BEFORE APPLYING MORTAR. WATERPROOF AGAIN AFTER MORTAR HAS SET.



METHOD 4 - NEW PIPE TO EXISTING STRUCTURE STUB

NOTE: EXISTING MANHOLE OR CATCH BASIN SHALL BE CORE DRILLED FOR PIPE INSTALLATION. IF PIPE DIAMETER IS SO LARGE THAT CORE DRILLING IS PROHIBITED, THE CONTRACTOR MAY SAW CUT THE STRUCTURE TO CREATE PIPE OPENING. THE NEW OPENING MUST THEN BE SEALED AND WATERTIGHT BOTH INSIDE AND OUTSIDE THE STRUCTURE.

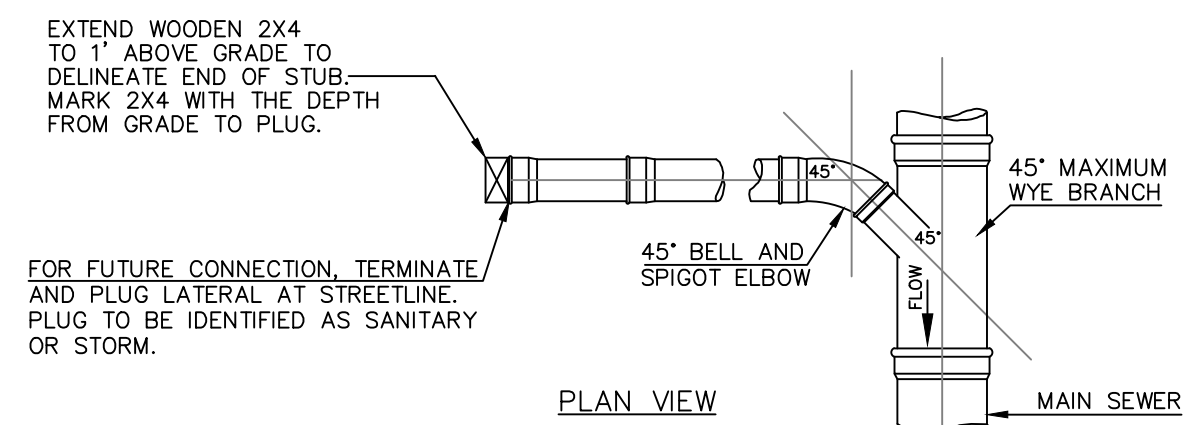
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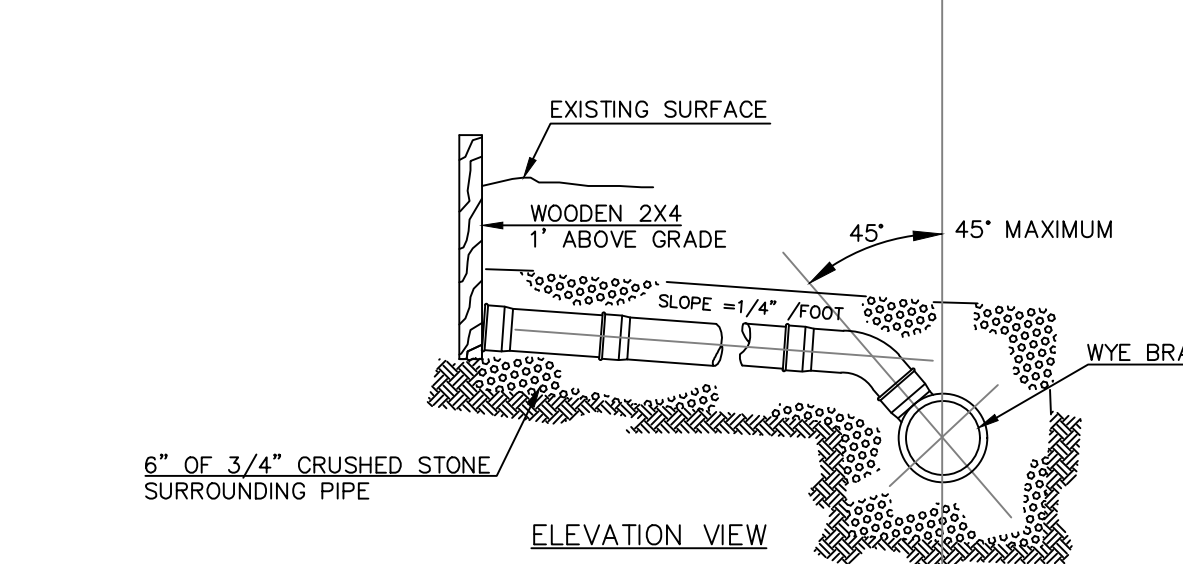
METHOD 3 - NEW PIPE INTO EXISTING STRUCTURE

**1 PLASTIC PIPE CONNECTIONS**  
NOT TO SCALE

NOTE: LOCATION / WARNING TAPE SHALL BE INSTALLED OVER CENTERLINE OF PIPE AT A MAXIMUM OF 24 INCHES BELOW FINISH GRADE.

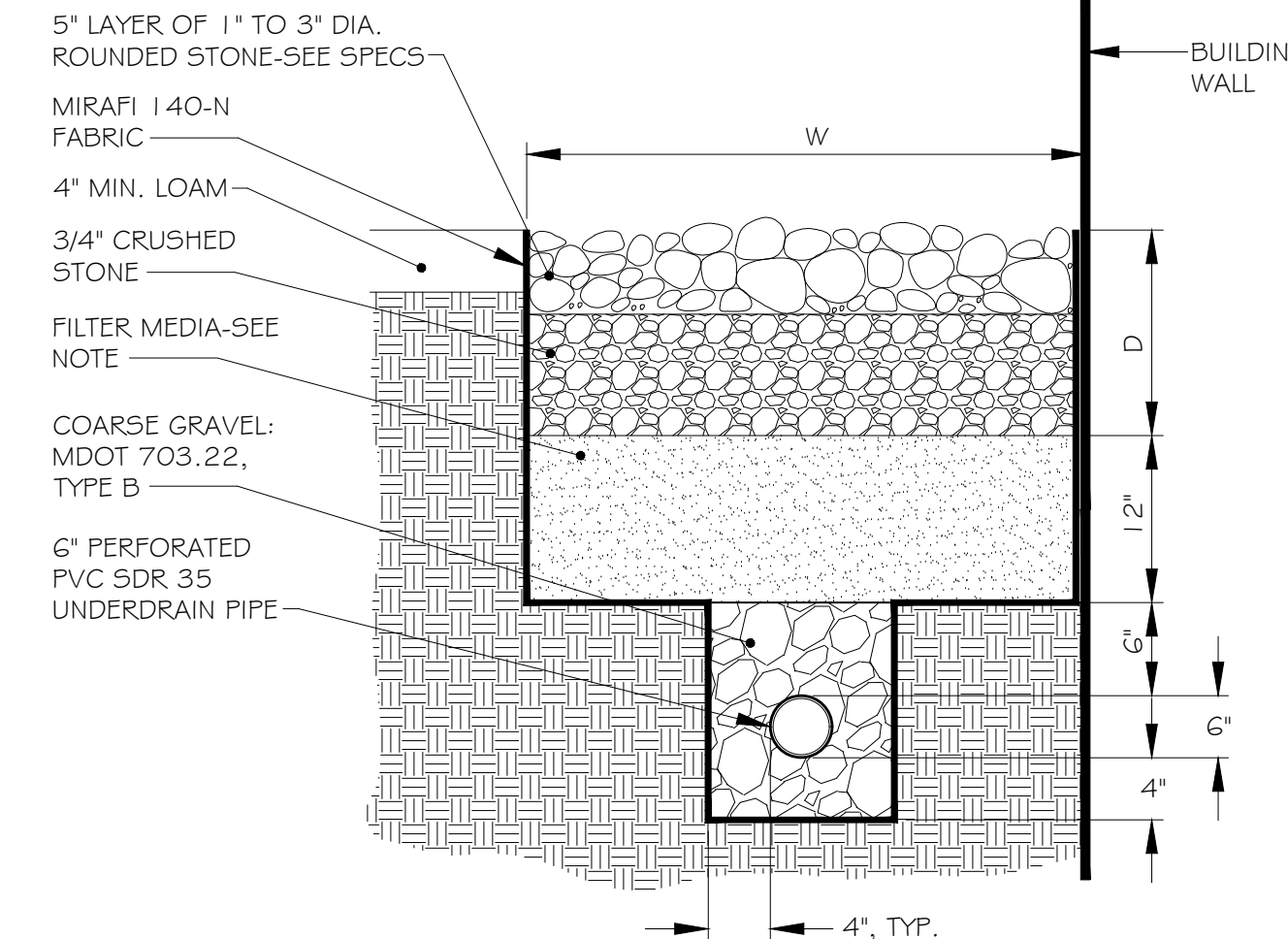


PLAN VIEW



ELEVATION VIEW

**4 TYPICAL HOUSE LATERAL TEE/WYE CONNECTION**  
NOT TO SCALE

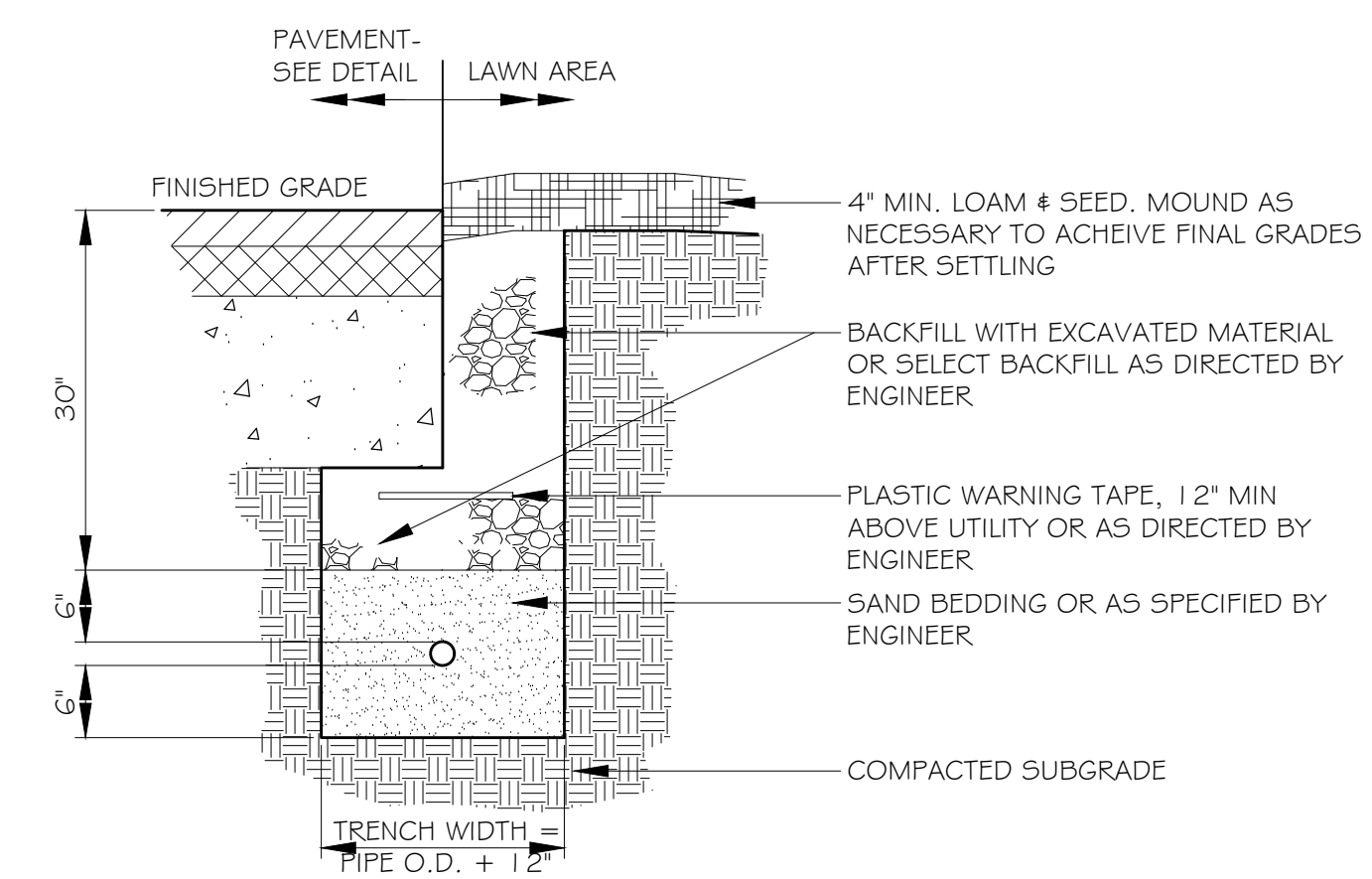


NOTE: FILTER MEDIA MAY BE BACKFILL AND WILL BE A MINERAL SOIL WITH 4-7% FINES (PASSING #200 SIEVE).

DIMENSION TABLE

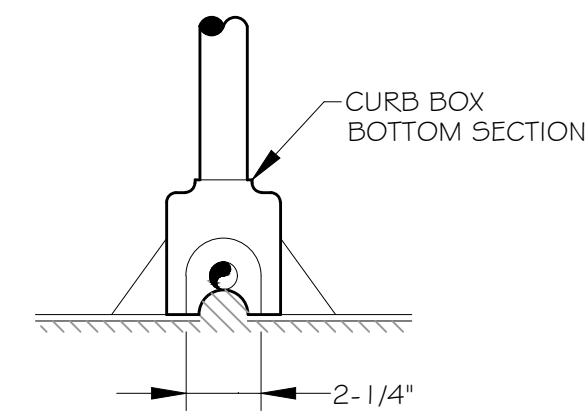
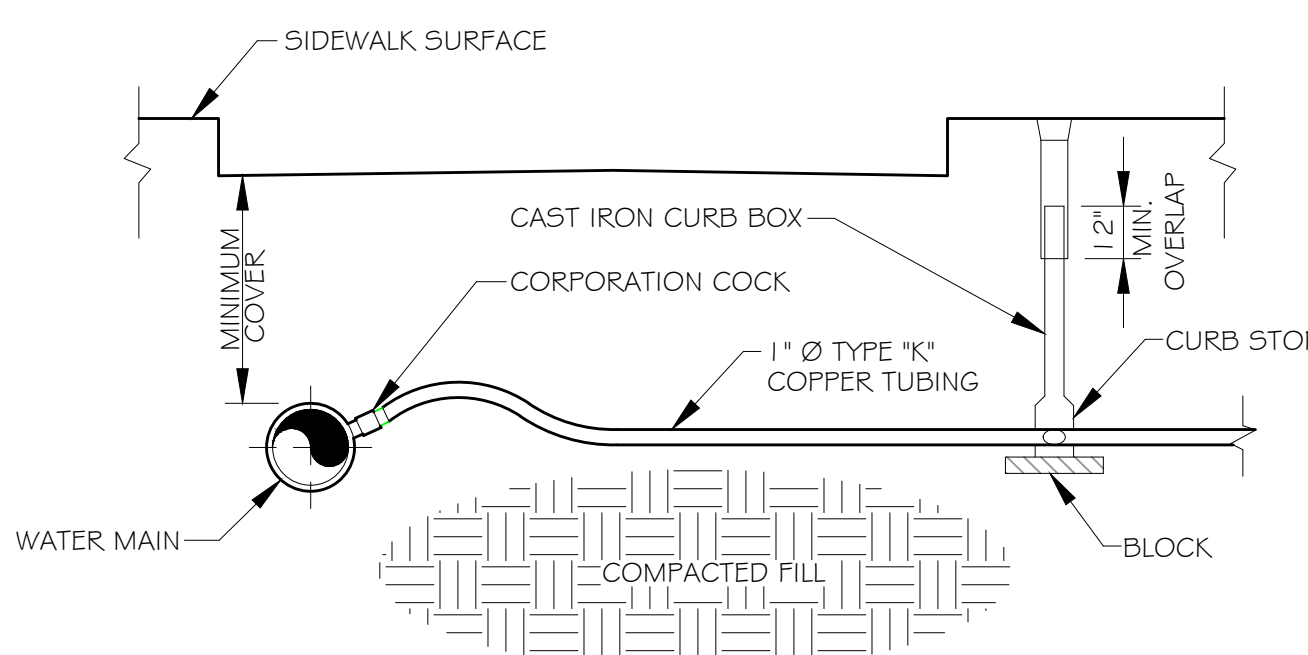
	W (FT.)	D (FT.)
FRONT	3.0	2.0
BACK	3.0	1.5

**7 ROOF DRIPLINE FILTRATION DETAIL**  
NOT TO SCALE

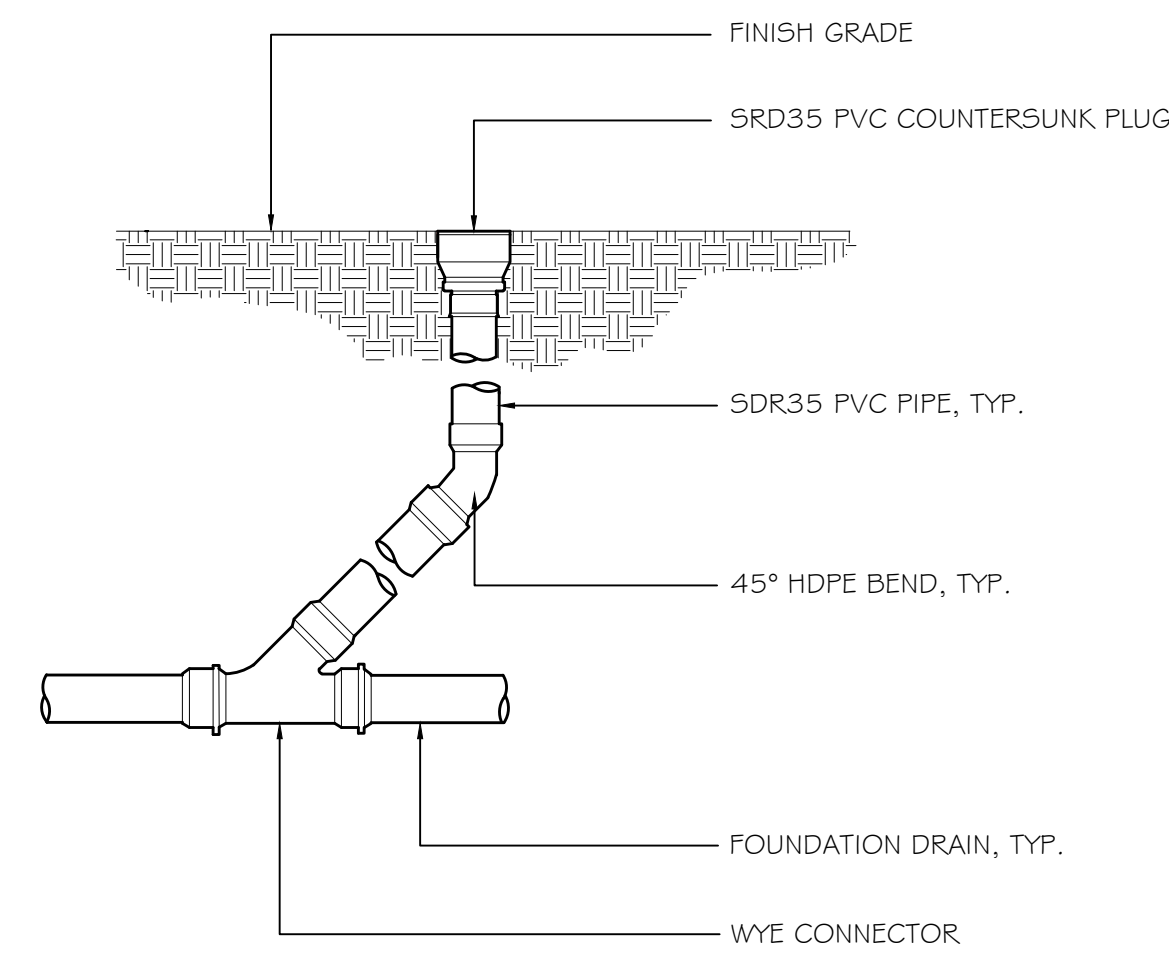


NOTES:  
1. ALL WORK TO COMPLY WITH UTILITY COMPANY STANDARDS.  
2. CONTRACTOR TO PROVIDE 1/2\"/>

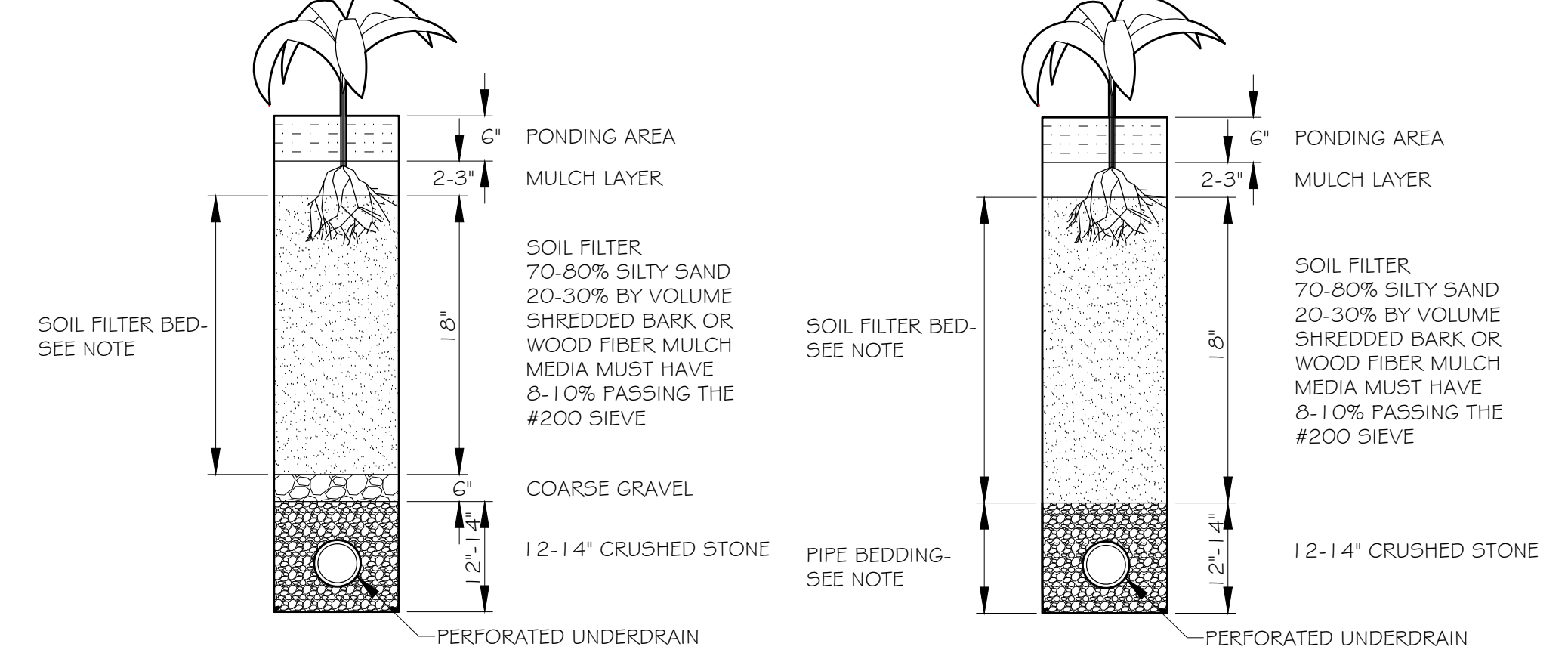
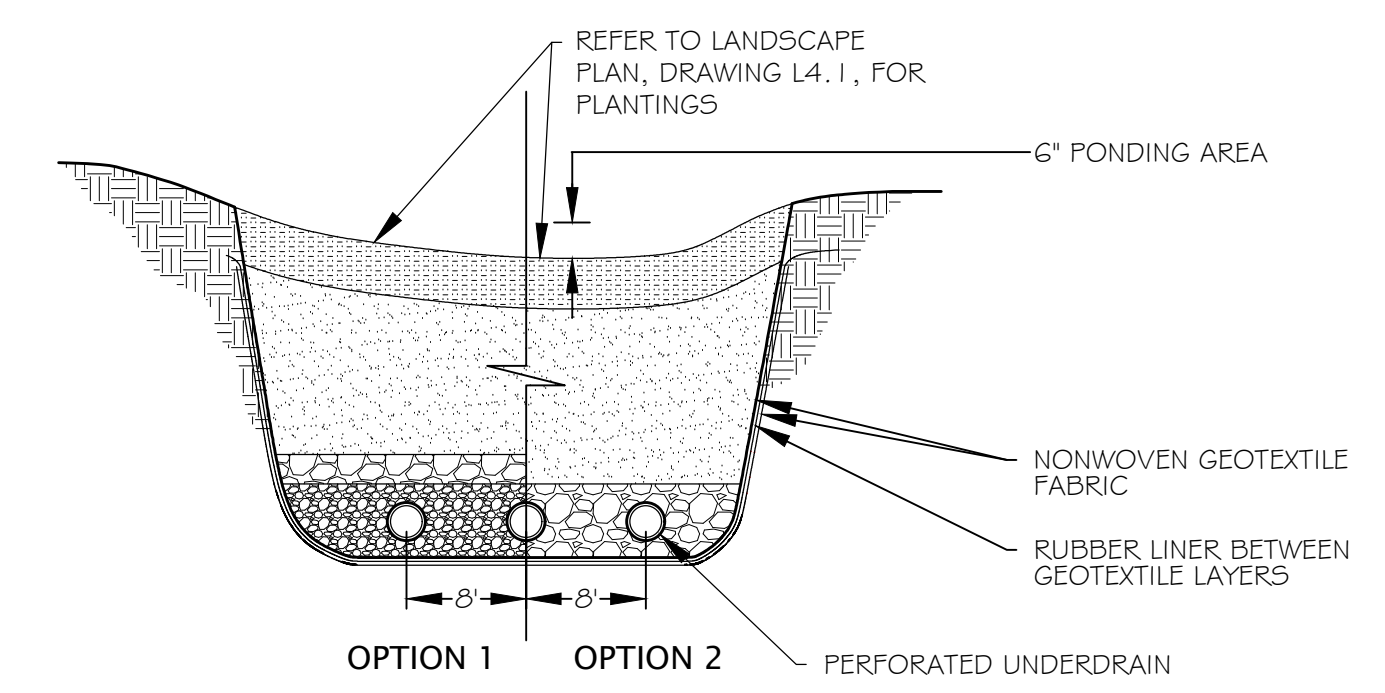
**8 ELECTRIC UTILITY TRENCH SECTION**  
NOT TO SCALE



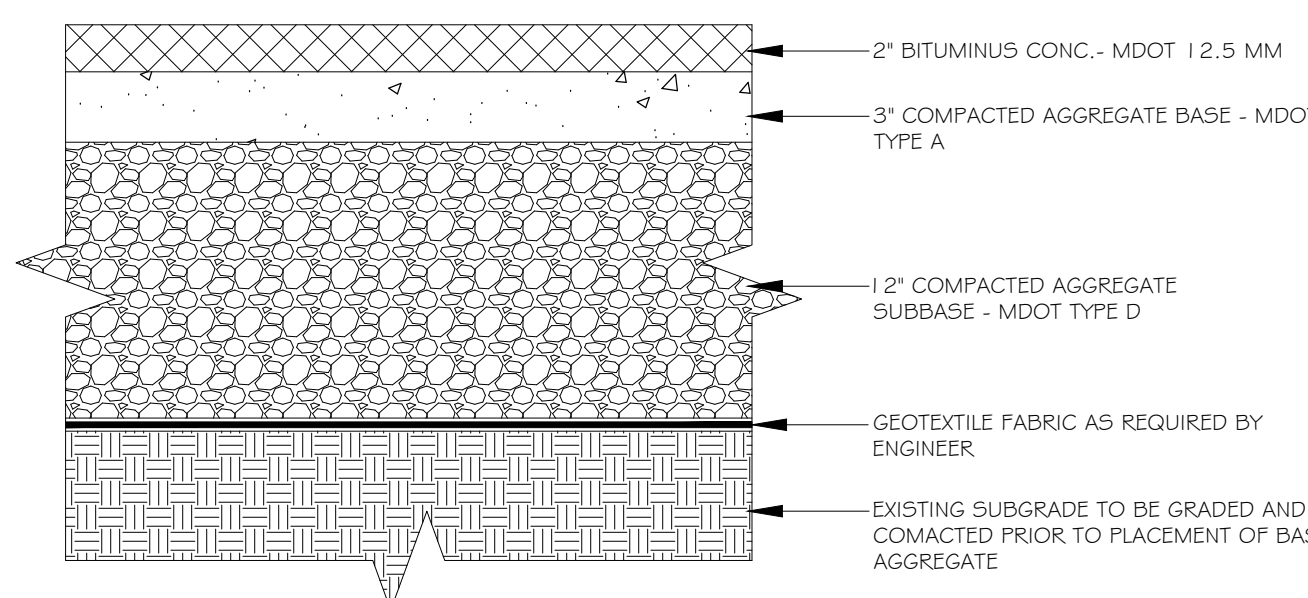
**2 TYPICAL COPPER HOUSE SERVICE DETAIL**  
NOT TO SCALE



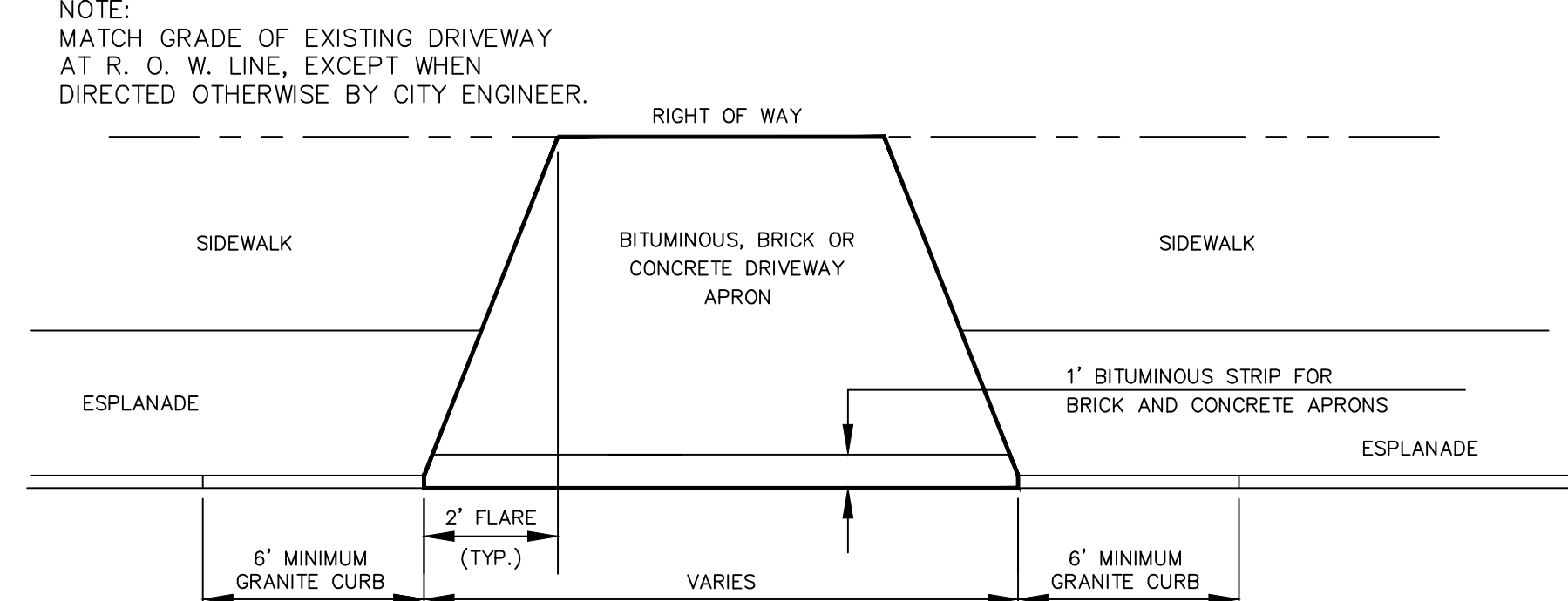
**5 CLEANOUT DETAIL**  
NOT TO SCALE



**9 BIO-SWALE DETAIL**  
NOT TO SCALE



**3 NEW PAVEMENT DETAIL**  
NOT TO SCALE



**6 DRIVEWAY APRON LAYOUT**  
NOT TO SCALE

<p><b>CASCO BAY QUALITY HOMES</b> 18 BAYBERRY LANE CAPE ELIZABETH, MAINE</p>			
<p><b>RESIDENTIAL SITE PLAN</b> 127 BRAMBLEWOOD DRIVE PORTLAND, MAINE</p>			
<p><b>SITE CIVIL DETAILS</b></p>			
<p>REV. DESCRIPTION</p>	<p>DR. CKD. APP BY BY DATE</p>	<p>SCALE: N.T.S. DATE: 12/1/2016 DES BY: JAV DWN BY: MPV CHK BY: JAV</p>	<p>PROJECT NO. 16-011 SHEET 3 OF 3 DRAWING NO. C-301</p>
<p>Atlantic Resource Consultants Engineering Strategies and Solutions</p>			