



LEGEND

EXISTING	DESCRIPTION
---	BOUNDARY LINE, O.W.
---	ADJUTER LINE, 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
-122-- -120--	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.
	MAXIMUM	PROVIDED
LOT COVERAGE	20%	10.9%
STRUCTURE HEIGHT	35 FT.	35' (MAX)

BUILDING SETBACK NOTE:

- BUILDING FOOTPRINT ASSUMES NO GREATER THAN A 6" ROOF OVERHANG.



REV.	DESCRIPTION	DR.	CHK.	APP.	BY	DATE
1	REVISED BUILDING LOCATION	MPV	JAV	JAV		1/19/17
REV.	DESCRIPTION	DR.	CHK.	APP.	BY	DATE



CASCO BAY QUALITY HOMES
18 BAYBERRY LANE
CAPE ELIZABETH, MAINE

RESIDENTIAL SITE PLAN
127 BRAMBLEWOOD DRIVE
PORTLAND, MAINE

SITE LAYOUT AND MATERIALS PLAN

PROJECT NO. 16-011
DRAWING NO. C-101

SHEET 1 OF 3

SCALE: 1"=10'
DATE: 12/1/2016
DES BY: JAV
DWN BY: MPV
CHK BY: JAV