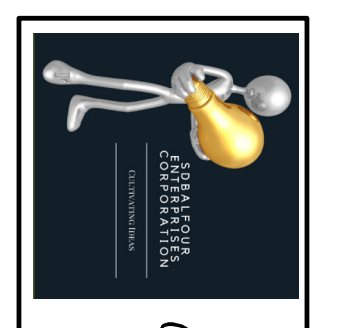


Design: DJB	Draft: DJB	Date: 09/01/17
Checked: JH	Scale: 1"=20'	Project No.: 17-20-02
Drawing Name: 17-20-002-PLAN.DWG		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SDBALFOUR ENTERPRISES (SDBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SDBE.		

REV.	DATE	REVISION
0	09/01/17	BUILDING PERMIT SUBMISSION



SDBalfour Enterprises Corp.
Civil Engineering - Owners Rep - Inspection Services
 15 McKinley Street
 Exeter, NH 03833
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SINGLE FAMILY SITE PLAN
 TAX XX MAP LOT XX
 112B SUMMIT ST. PORTLAND MAINE
 KENNBICK BALLVNTINE
 91 AUBURN ST SUITE 1030, PORTLAND ME 04103

DRAWING NO. **C1**
 SHEET 1 OF 1
 SDBE PROJECT NO. 17-20-02

- TEMPORARY EROSION CONTROL MEASURES**
- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF FIVE ACRES BE EXPOSED.
 - EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
 - ALL DISTURBED AREAS SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOADED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH SEED MIXTURE (2" AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 SF. OF AREA (48 LBS. PER ACRE).
 - SLIT FENCES AND OTHER BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAIN EVENT OF 0.25" OR GREATER IN A 24 HOUR PERIOD DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED.
 - AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.
 - AREAS MUST BE SEEDED AND MULCHED WITHIN 3 DAYS OF FINAL GRADING PERMANENTLY.
 - ALL PROPOSED POST-DEVELOPMENT DISTURBED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% STABILIZATION BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS OR AN EQUIVALENT SHALL BE APPROVED IN WRITING BY THE ENGINEER, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH SHALL BE COMPLETED IN ADVANCE OF SPRING MELT EVENTS.
 - ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
 - AFTER NOVEMBER 15TH, INCOMPLETE ROADS SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL, OR IF CONSTRUCTION IS TO BE COMPLETED THROUGH THE WINTER SEASON TO BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.
 - IN ADDITION TO THE REQUIRED SEEDING, SPECIFIC SITE CONDITIONS MAY CALL FOR SOME OR ALL EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS. CONTRACTOR SHALL COMPLY WITH THE ENGINEER TO DETERMINE SPECIFIC BLANKET REQUIREMENTS, IF ANY.
- SITE PLAN NOTES**
- THIS SINGLE STORY RESIDENTIAL HOUSE PROPOSAL IS AT 112B SUMMIT STREET LOCATED IN THE R-2 (RESIDENTIAL) ZONE. NO OVERLAY ZONES PERTAIN TO THIS PARCEL.
 - ZONING DISTRICT: R-2 RESIDENTIAL
 LOT AREA: MINIMUM=10,000 SF
 LOT FRONTAGE: MINIMUM=50'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK=25'
 SIDE SETBACK=12'
 REAR SETBACK=12'
 MAXIMUM LOT COVERAGE=20%
 MAX. BUILDING HEIGHT=35'
 - ACCORDING TO THE MRS. WEA SOL. SURVEY, THIS LOT HAS S2 (SWANTON) GRANITE UNDERLYING THE ENTIRE LOT. THE SOIL SURVEY IS ATTACHED TO THIS BUILDING PERMIT APPLICATION.
 - A 1" COPPER WATER SERVICE IS BEING PROPOSED TO THIS LOT. A 4" PVC GRANITE SENDER TO AN EXTERIOR LOW PRESSURE SINGLE FAMILY SEWER PUMP IS BEING PROPOSED TO THE MAIN LINE AT SUMMIT STREET. LOW PRESSURE DESIGN SPECS ATTACHED TO BUILDING PERMIT APPLICATION.
 - NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FREQUENTLY DENOTATED 100 YEAR FLOOD HAZARD ZONE.
 - ALL CONSTRUCTION ACTIVITIES WILL BE COMPLETED AFTER AN EROSION CONTROL PLAN HAS BEEN ACCEPTED BY THE CITY OF PORTLAND.
 - ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
 - APPROXIMATELY 20,000 SF OF LAND DISTURBANCE IS EXPECTED TO BUILD THIS SINGLE FAMILY HOME WITH GARAGE.
- SOIL DESIGNATIONS**
- Sz SWANTON FINE SANDY LOAM - HYDROLOGIC SOIL GROUP C/D

TOTAL LOT AREA
 28,249 SF
 0.60 ACRES