

EROSION CONTROL MEASURES

In order to minimize erosion control problems resulting from the construction activities associated with this project, erosion control measures will be installed and/or followed prior to, during and after construction. Contractor is referred to "Maine Erosion and Sediment Control BMPs Planning For Erosion Control" for further reference in best practices for these measures.

Temporary and permanent measures for this project will consist of the following:

CONTRACTOR RESPONSIBILITIES:

Prior to the start of construction, including any clearing, the General Contractor for the project will review the site relative to the proposed measures to ensure compliance during construction. Locations of the silt fence may be adjusted to better fit site conditions, if necessary.

MINIMIZE SITE DISTURBANCE

The Contractor will be responsible for minimizing all disturbances of the site. All existing trees shall be adequately protected during construction.

SILT FENCE

(MAINE EROSION AND SEDIMENT CONTROL BMP A-1 TEMPORARY MULCHING) At the start of construction, silt fencing will be installed where indicated on this Site Plan. Silt fencing will also be required around any stockpile areas created during construction.

CONSTRUCTION ENTRANCE

(MAINE EROSION AND SEDIMENT CONTROL BMP B-4 STABILIZED CONSTRUCTION EXIT) At the start of construction install a stabilized construction entrance at the proposed drive location. Entrance to have a 6 inch top layer of 2"-3" course aggregate placed on top of a layer of filter fabric. The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment on to the road.

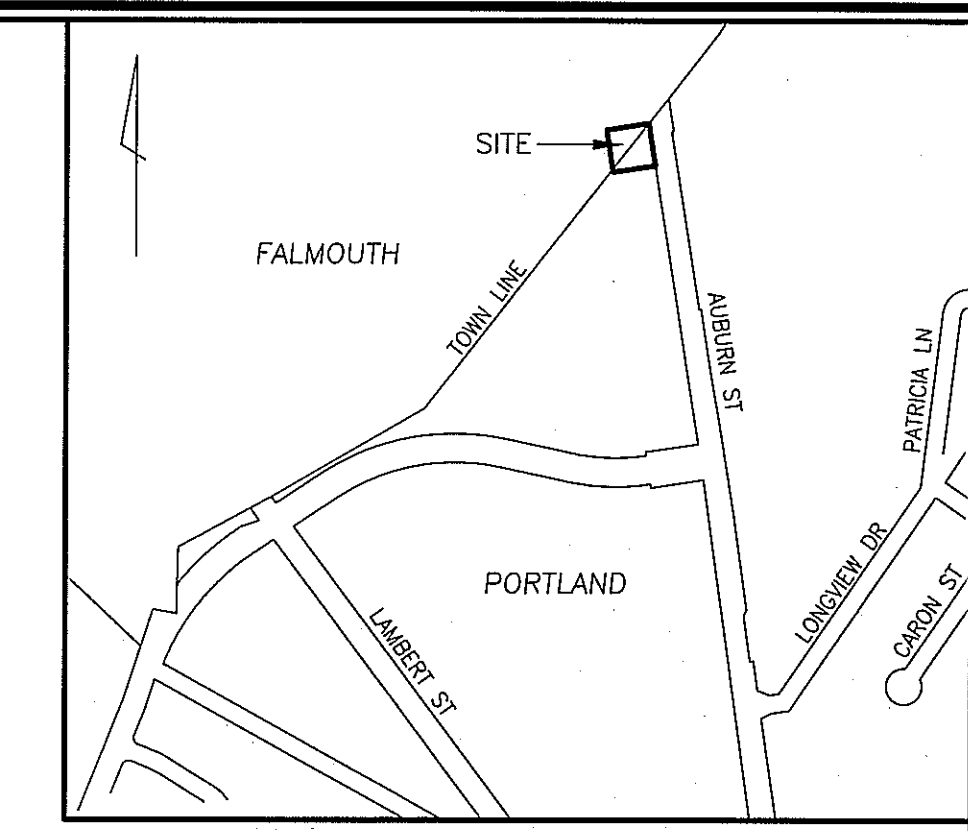
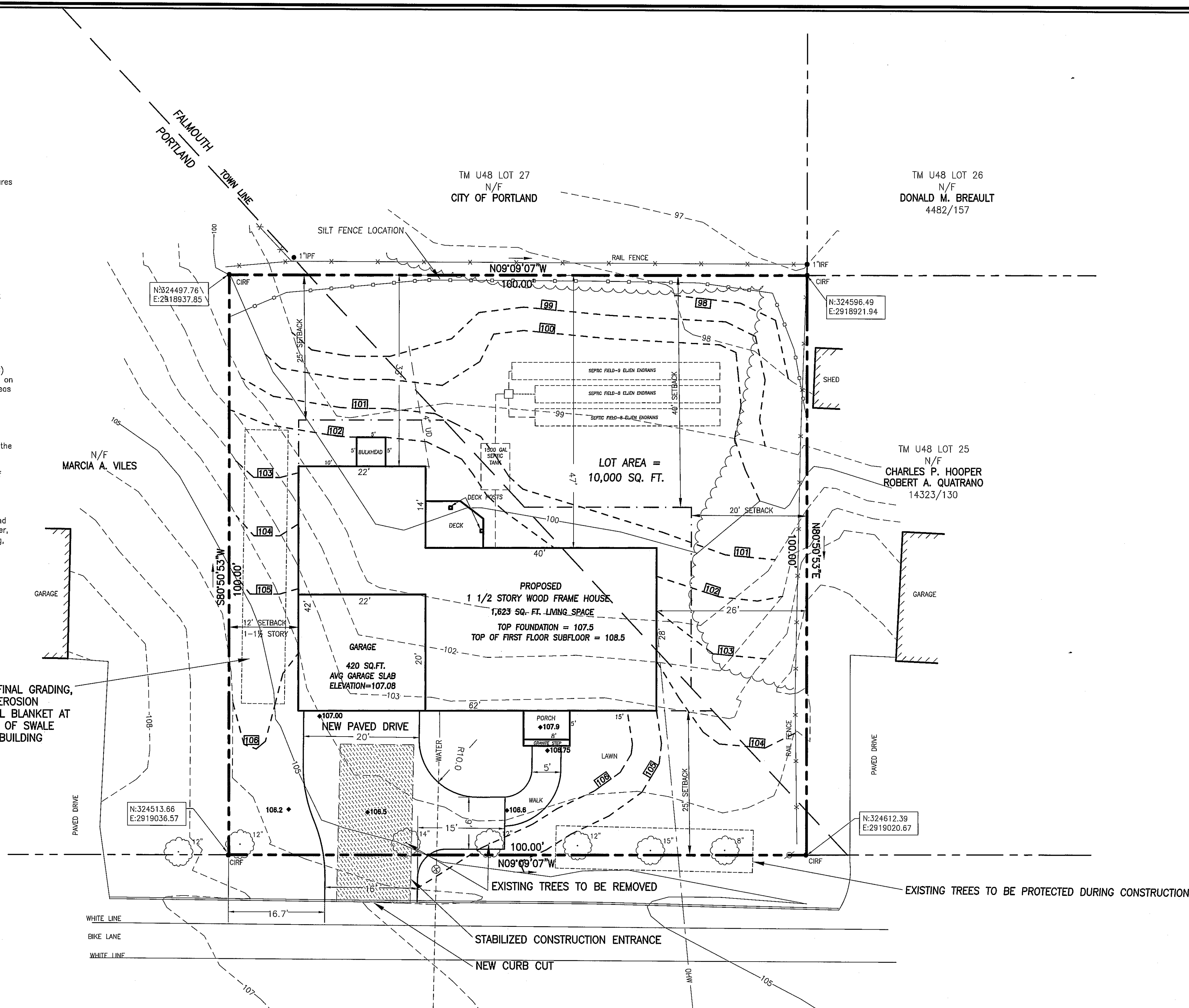
FINAL GRADING AND SEEDING

During final grading, 4 inches of topsoil will be placed over all disturbed areas. After final grading is complete, the site will be limed, fertilized and seeded to stabilize fill and disturbed areas. In lieu of commercial fertilizer, 1" of stabilized compost can be integrated into the topsoil. After seeding, all areas will be mulched with hay and covered with staked netting. The Contractor will be responsible for monitoring the seeded areas after all rainfall events and at least once a week, to insure an adequate take of the seeds. Any areas where there is a loss of mulch will be removed. Areas that have not started grass will be reseeded and mulched.

SITE MONITORING

The Contractor will be responsible for monitoring all erosion control measures. If there is a build up of sediment, it will be removed. Any breaks in the silt fence will be immediately repaired. After the site has become stabilized, measures will be removed along with any built-up sediment.

AFTER FINAL GRADING, PLACE EROSION CONTROL BLANKET AT BOTTOM OF SWALE ALONG BUILDING



LOCATION MAP
N.T.S.

PLAN REFERENCES

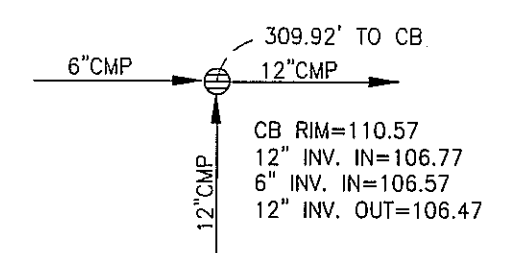
1. PLAN OF BOUNDARY SURVEY MADE FOR MARCIA VILES DATED JUNE 11, 2012 REVISED 6/17/15 BY TITCOMB ASSOCIATES.
2. PLAN OF LAND IN FALMOUTH AND PORTLAND, MAINE FOR CITY OF PORTLAND DATED 1-1-76 BY OWEN HASKELL, INC.
3. STANDARD BOUNDARY SURVEY ON GRAY RD (ROUTE 100) FALMOUTH, MAINE MADE FOR SOUTHWORTH INTERNATIONAL DATED JUNE 3, 1999 REVISED 9/18/00 BY OWEN HASKELL, INC.
4. HHE-200 SEPTIC SYSTEM DESIGN FOR 696 AUBURN ST, PORTLAND, MAINE, DATED JULY 9, 2015, BY MARK HAMPTON, LSE 293, MARK HAMPTON ASSOCIATES, INC., PORTLAND, MAINE.

GENERAL NOTES

1. OWNER OF RECORD:
MARCIA A. VILES
680 AUBURN STREET, PORTLAND, MAINE
PORTLAND TAX MAP 386-B-6-10
FALMOUTH TAX MAP U48-24
CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 6511 PAGE 242
2. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATES SYSTEM MAINE WEST NAD83. OBTAINED BY POST PROCESSED GPS OBSERVATION.
3. ELEVATIONS ARE BASED ON NGVD 1929. BENCHMARK: USC&GS DISC G-163 ELEV.=66.92 PER PLAN REFERENCE 3.
4. PROPERTY IS LOCATED IN THE CITY OF PORTLAND R2 ZONE AND THE TOWN OF FALMOUTH MIXED USE CLUSTER DISTRICT AND THE ROUTE 100 CORRIDOR OVERLAY DISTRICT.
5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 0002B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
6. SOILS ARE BUXTON SILT LOAM MODERATELY WELL DRAINED.
7. AREA OF LOT DISTURBANCE IS 9,090 SQ. FT.

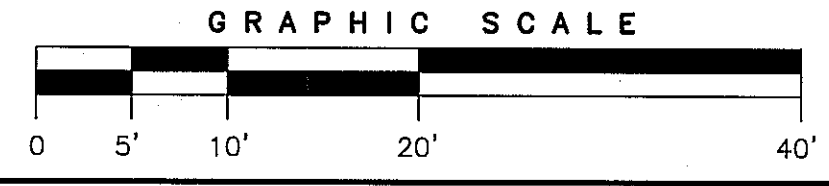
UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.



LEGEND

- IRON PIPE OR ROD FOUND
- UTILITY POLE
- ⊖ CATCH BASIN
- DECIDUOUS TREE
- FENCE
- CURB
- BUILDING SETBACK LINE
- WATER LINE
- Capped IRON ROD FOUND
- N/F NOW OR FORMERLY
- 000/000 DEED BOOK AND PAGE
- 100 1' CONTOUR
- 58.4 PROPOSED SPOT GRADE
- PROPOSED SILT FENCE



Engineering:
STEPHEN W. TIBBETTS, P.E.
15 Oak Ridge Road
Brunswick, Maine 04011
Phone: (207) 725-2667
Fax: (207) 725-6168

CERTIFICATE
OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE, WITH THE EXCEPTION OF MARKERS NOT SET AT ALL CORNERS.

8-20-15
DATE

JOHN W. SWAN, PLS NO. 1038

REV. 1 | 08/20/15 | MISC. REVISIONS/REVIEW

SITE PLAN
AT
696 AUBURN STREET, PORTLAND, MAINE
MADE FOR
TIMOTHY HIGGINS
83 BAY STREET, PORTLAND, MAINE

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	SWT	Date	Job No.
Trace By	JLW	JULY 14, 2015	2015-135 P
Check By	JWS	Scale	Drwg. No.
Book No.	1134	1" = 10'	1