Inspections Division
Date: 10/31/16

SITE AND UTILITY PLAN
1"=10'

1 inch = 10 ft.

GRADING AND DRAINAGE PLAN
1"=10'

1 inch = 10 ft.

SPACE AND BULK REQUIREMENTS – C40 ZONE

MINIMUM LOT SIZE:	6,000 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	10 FT.
REAR YARD	20 FT
SIDE YARD	12 FT.
MINIMUM LOT WIDTH:	50 FT.

GRADING AND DRAINAGE NOTES:

1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.

2. COMMON BORROW SHALL MEET MDOT SPECIFICATION 703.18.

3. THE GRADING AND DRAINAGE SYSTEM ON THE PROPERTY SHALL BE CONSTRUCTED AND LOCATED AS DEPICTED ON THE APPROVED SITE PLAN AND SAID GRADING AND DRAINAGE SYSTEM SHALL NOT BE MODIFIED WITHOUT FURTHER APPROVAL FROM THE PLANNING AUTHORITY.

GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES AND DESIGN PLANS BY GORRILL-PALMER CONSULTING ENGINEERS.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.

4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.

5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE, COORDINATE WITH CMP.

8. THE LOT SHALL BE PROVIDED WITH AT LEAST TWO (2) TREES MEETING THE CITY'S ARBORICULTURE SPECIFICATIONS AND WHICH ARE CLEARLY VISIBLE FROM THE STREET LINE AND ARE LOCATED SO AS TO VISUALLY WIDEN THE NARROW DIMENSION OR PROPORTION OF THE UNIT.

9. EQUIVALENT STREET TREE SHALL INCLUDE RETENTION OF EXISTING TREES OF SAME OR GREATER CALIPER.

10. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS, SECTION VIII EROSION AND SEDIMENTATION CONTROL STANDARDS FOR SINGLE AND TWO FAMILY HOMES.

GENERAL NOTES (continued)

11 THE PURPOSE OF THE "DO NOT DISTURB AREA(S)" IS TO PRESERVE, IN ITS NATURAL CONDITION, THE VEGETATION AND NATURAL TOPOGRAPHY OF THE AREA(S). THE FOLLOWING ARE PROHIBITED WITHIN THE "DO NOT DISTURB AREA(S)":
- A. STRUCTURES OR PIPING OF ANY KIND.
- B. CUTTING, GRADING, MOWING, PLANTING, DISTURBING, ALTERING OR REMOVING VEGETATION/SOIL FROM AREA.
- C. FILLING, DUMPING, EXCAVATING, GRAVEL OR SOIL COVER PLACEMENT OR ANY OTHER MAN-MADE ALTERATION OR DISTURBANCE TO THE VEGETATION AND SURFACE OF THE AREA.
- D. THE USE OF CHEMICAL HERBICIDES, PESTICIDES, FUNGICIDES, FERTILIZERS AND OTHER POTENTIAL TOXINS.
- E. ANY OTHER DISTURBANCE OF SOIL OR VEGETATION.

12. THE OWNER SHALL BE REQUIRED TO RETAIN A LICENSED MAINE LAND SURVEYOR TO LAYOUT AND CERTIFY THE LOCATION AND ELEVATION OF THE FOUNDATION TO ENSURE THAT THE LOCATION AND ELEVATION CONFORMS TO THE APPROVED SITE PLAN. THE OWNER SHALL RETAIN A MAINE LICENSED CIVIL ENGINEER OR LANDSCAPE ARCHITECT TO PROVIDE CONSTRUCTION PHASE SERVICES INCLUDING, BUT NOT LIMITED TO, PERIODIC SITE INSPECTION FOR ADHERENCE TO ALL REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES AND TO ADDRESS ANY CHANGES IN FIELD CONDITIONS WHICH REQUIRE MODIFICATION TO THE DESIGN OF THE LOT IMPROVEMENTS. AT A MINIMUM THE FOLLOWING SITE INSPECTION MUST BE CONDUCTED:
  - SUBSEQUENT TO STAKING OF HOUSE AND DRIVEWAY, THE INSTALLATION OF SILT FENCE, AND PRIOR TO CLEARING; AND
  - UPON COMPLETION OF CLEARING AND GRUBBING; AND
  - UPON COMPLETION OF ROUGH GRADING; AND
  - UPON SETTING THE FORMS, BUT PRIOR TO POURING THE FOUNDATION; AND
  - UPON COMPLETION OF FINAL GRADING; AND
  - UPON COMPLETION OF SURFACE RESTORATION; AND
  - PRIOR TO REMOVAL OF EROSION CONTROL MEASURES

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

8/16/16

Rev.	Date	Revision
2	8/16/16	REVISED SIDE SETBACK
1	7/7/16	NEW BUILDING FOOTPRINT

Issued For	Date	By
PERMITTING	5/11/16	AMP

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Drawing Name: Site, Utility, Grading and Drainage Plans
Project: Single Family Residence – Lot 23
Basket Lane, Portland, Maine
Client: Diversified Properties
P.O. Box 10127, Portland, Maine 04101

Drawing No. 1

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