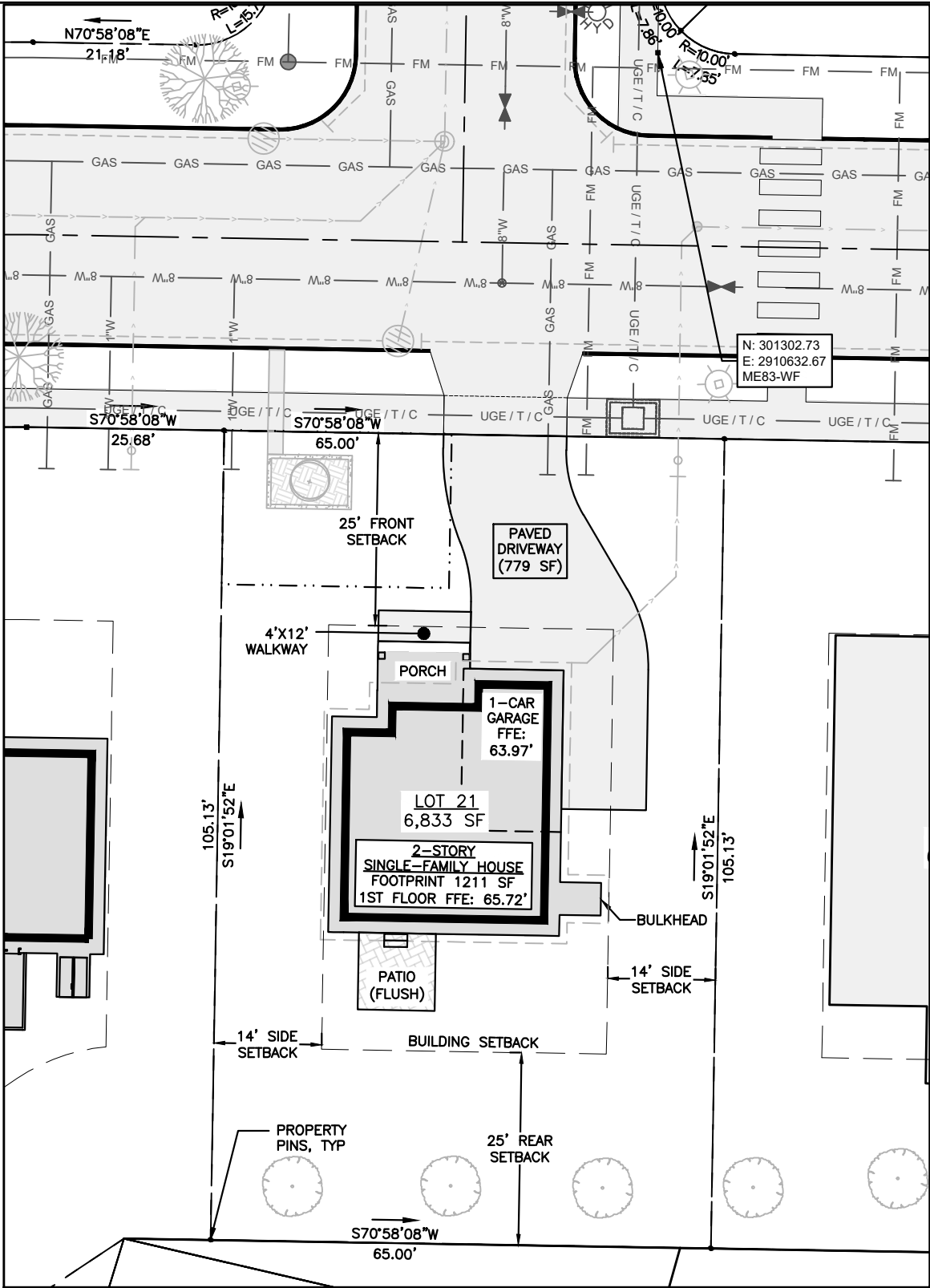
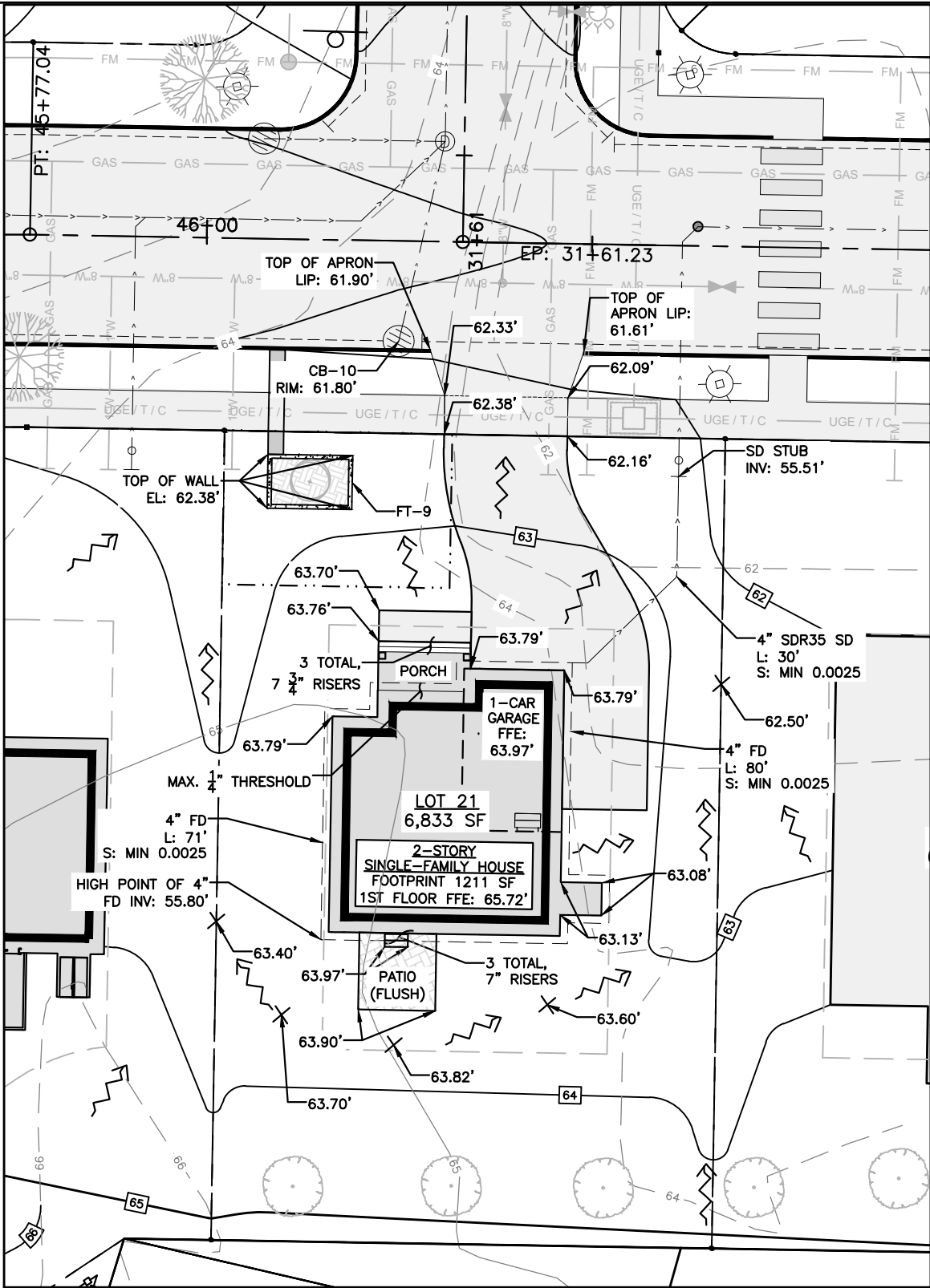




SITE & UTILITY PLAN
1"=20'



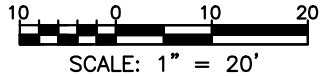
GRADING, DRAINAGE, & EROSION CONTROL PLAN
1"=20'

DATUM REFERENCE NOTE:

ELEVATION AND CONTOUR INFORMATION BASED ON NAVD 88. TO CONVERT THE ELEVATION DATA TO NGVD 1929 DATUM, ADD 0.70 FEET TO THE NAVD 88 VALUE.

NOTE:

- SIDE YARD SETBACKS BASED UPON 2-STORY STRUCTURE (SEC.14-90(D)3A).
- PER ARCHITECTURAL FOUNDATION PLAN, LOT 21 TOP OF FOUNDATION WALL EL. = ~~XXXXXX~~
- LOT 21 TO SATISFY CRITERIA UNDER CITY OF PORTLAND'S WORKFORCE HOUSING, PER THE LATEST VERSION OF THE LAND USE ORDINANCE, DIVISION 30 AFFORDABLE HOUSING. SEE ARCHITECTURAL PLANS FOR COMPLIANCE WITH SEC 14-487. WORKFORCE HOUSING AGREEMENT, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND OPTION TO PURCHASE IS DESCRIBED IN FURTHER DETAIL AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34863, PAGE 304.



FINAL PERMIT

ISSUED FOR	BY
WORKING	FRT
	3/27/2020

DRAWING NAME:	LOT 21 (51 TRAILHEAD WAY) SITE PLAN
PROJECT NAME:	LEVEL 1 MINOR RESIDENTIAL APPLICATION STROUDWATER PRESERVE - 1700 WESTBROOK STREET
CLIENT/OWNER:	STROUDWATER DEVELOPMENT PARTNERS, LLC ONE CITY CENTER, PORTLAND ME 04101



PO BOX 3372
PORTLAND, MAINE 04101
(207) 775-2655

FILE:	CIVIL_1079
JN:	1079
SCALE:	AS NOTED
DESIGN BY:	OJD
DRAWN BY:	FRT

CHECKED BY: WHS
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

DRAWING NO.
C-01