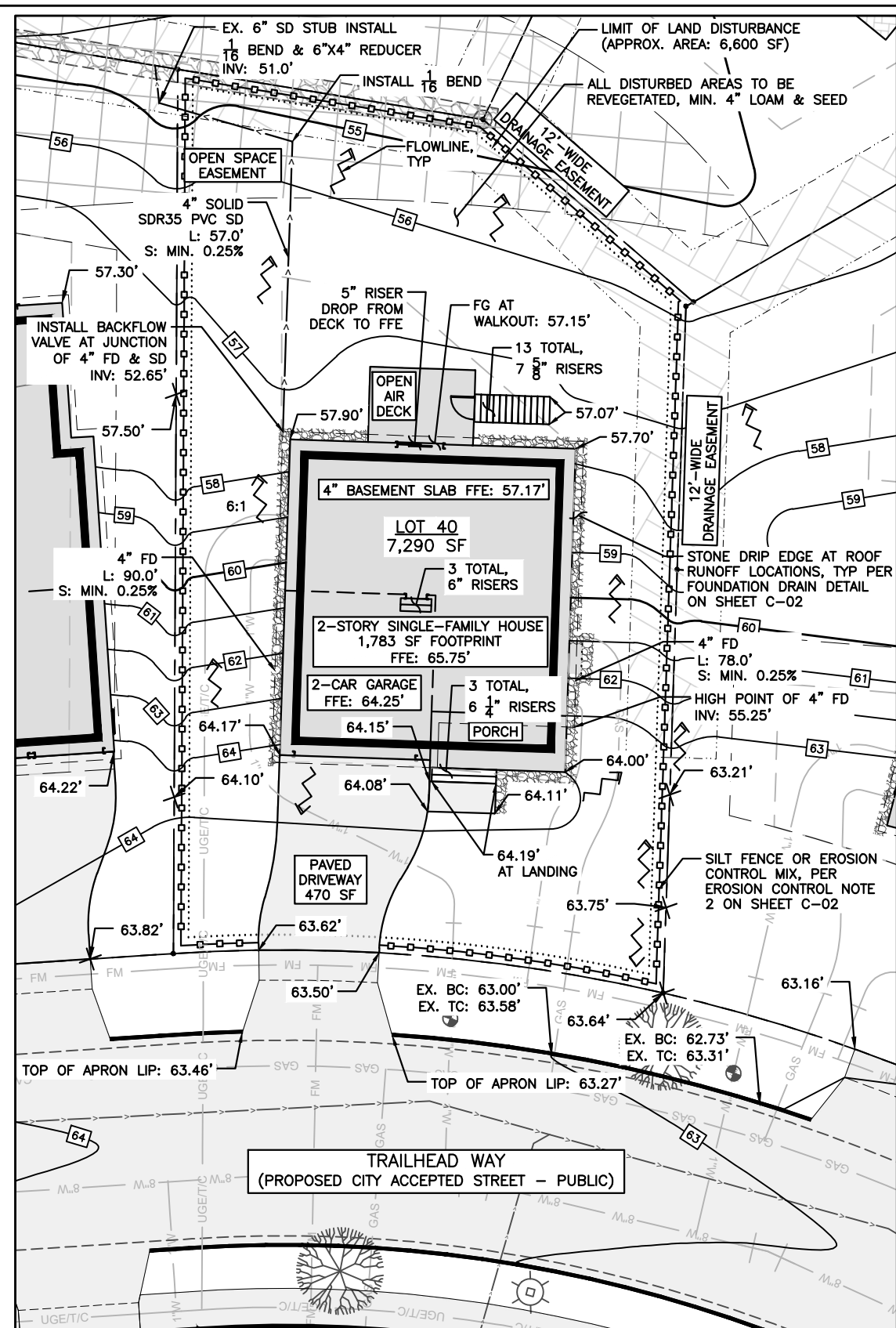


SITE & UTILITY PLAN
1"=20'

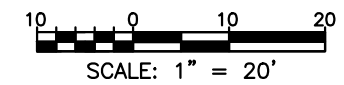


GRADING, DRAINAGE & EROSION CONTROL PLAN
1"=20'

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 40 TOP OF FOUNDATION WALL EL. = 64.67'

BASEMENT STORY CALC
AVERAGE GRADE: $\frac{64' + 64.25' + 57.90' + 57.65'}{4} = 60.95'$
BASEMENT MIDPOINT = $57.17' + 3.75' = 60.92'$
BASEMENT IS NOT CONSIDERED A STORY



FINAL PERMIT

ISSUED FOR	BY
FINAL APPLICATION	DATE
	PFH
	9/25/2020

DRAWING NAME: LOT 40 (38 TRAILHEAD WAY) SITE PLAN
PROJECT NAME: LEVEL I MINOR RESIDENTIAL APPLICATION STRUDWATER PRESERVE - 1700 WESTBROOK STREET
CLIENT/OWNER: STRUDWATER DEVELOPMENT PARTNERS, LLC ONE CITY CENTER, PORTLAND ME 04101



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

FILE:	CIVL_1079
JN:	1079
SCALE:	AS NOTED
DESIGN BY:	OJD
DRAWN BY:	FRT
CHECKED BY:	WHS/PFH

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DRAWING NO.
C-01