

EROSION CONTROL MANAGEMENT:

THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR EROSION CONTROL MANAGEMENT. THE PROPOSED EROSION CONTROL MEASURES ARE BASED ON STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND DEVELOPING AREAS AS CONTAINED IN "MAINE EROSION AND SEDIMENTATION CONTROL REGULATIONS" AND "BEST MANAGEMENT PRACTICES" (BMP) PUBLISHED BY THE MAINE DEPARTMENT OF CONSTRUCTION. THE FOLLOWING PRACTICES, INCLUDING THE USE OF VEGETATION, ARE TO BE IMPLEMENTED TO PREVENT AND CONTROL EROSION AND SEDIMENTATION TO THE SOIL, WATER AND ADJACENT LANDS:

- 1) PRIOR TO CHURNING OR ANY FARMING MOVING OPERATION, SILTATION FENCE WILL BE INSTALLED ACROSS THE SLOPE ON THE CONTRA RAY. THE DOWNHILL LIMIT OF THE WORK AS PROTECTION AGAINST CONSTRUCTION RELATED EROSION.
- 2) STONE CHECK DAMS WILL BE INSTALLED IN THE DRAINAGE SWALES TO PREVENT EROSION PRIOR TO STABILIZATION OF THE CHANNELS. EROSION CONTROL MESH WILL ALSO BE INSTALLED IN ALL DITCHES TO BE DEVELOPED.
- 3) PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, SWALES AND DITCHES WILL BE INSTALLED AS SOON AS POSSIBLE AND WILL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. WHERE PRACTICAL TO PERMANENTLY STABILIZE DISTURBED LAND, TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THIRTY (30) CALENDAR DAYS OF THE COMPLETION OF THE DISTURBED AREAS TO BE PROTECTED FROM EROSION CONTROL UPON ROUGH GRADING.
- 4) NUTRIENT TOWNSHIP SHALL BE OBTAINED, STORED, MIXED AND USED AS MUCH AS POSSIBLE ON THE SITE. SILTATION FENCE SHALL BE INSTALLED AT THE DOWNHILL LIMIT TO PROTECT AGAINST EROSION. STOCKPILES WILL BE STABILIZED BY COVERING WITH MULCH OR OTHER APPROPRIATE MEASURES. THE UPRILL OF THE EROSION CONTROL MEASURES WILL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. EROSION CONTROL MEASURES WILL BE REPAIRED OR REPLACED AS NECESSARY TO DIVERST STORM WATER RUNOFF AWAY FROM PILES.
- 5) ALL SILTATION FENCE AND HAY BALE BARRIERS WILL BE INSPECTED BY THE CONTRACTOR ON A WEEKLY BASIS OR FOLLOWING ANY SIGNIFICANT RAINFALL (1/2" OR MORE) OR SNOWMELT. ALL DAMAGED EROSION CONTROL DEVICES WILL BE REPAIRED IMMEDIATELY. EROSION CONTROL MEASURES WILL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. EROSION CONTROL MEASURES WILL BE REPAIRED OR REPLACED AS NECESSARY TO DIVERST STORM WATER RUNOFF AWAY FROM PILES.
- 6) INTERCEPTED SEDIMENT WILL ALSO BE REPAIRED AND/OR REPLACED AS NECESSARY. SEDIMENT ACCUMULATION WILL ALSO BE REPAIRED AND/OR REPLACED AS NECESSARY TO THE PROJECT AREA.
- 7) SHOULD CONSTRUCTION OCCUR AFTER NOVEMBER 15 OF THE YEAR TO BE BUILT ADDITIONAL EROSION CONTROL METHODS WILL BE IMPLEMENTED. ALL DISTURBED AREAS WILL BE MULCHIZED AS MUCH AS POSSIBLE PRIOR TO FREEZING. ADDITIONAL EROSION CONTROL ITEMS WILL BE CONSTANTLY WITH PARTICULAR ATTENTION PAID TO WEATHER PREDICTIONS TO ENSURE THAT THESE MEASURES ARE PROPERLY IN PLACE TO HANDLE LARGE AMOUNTS OF RUNOFF FROM HEAVY RAINS OR THAW.

STORMWATER MANAGEMENT:

UPON COMPLETION OF CONSTRUCTION FOR THE ADDITION, THE PARCEL WILL BE GRADED AT A 2% RUNOFF INTO THE SWALE AS PROVIDED. THE SWALE IS TO BE BARRIAGED ALONG THE ABUTTING LAND TO THE ELEVATION SO TO CAPTURE EXCESS RUNOFF AT PEAK STORM DRAINATIONS.

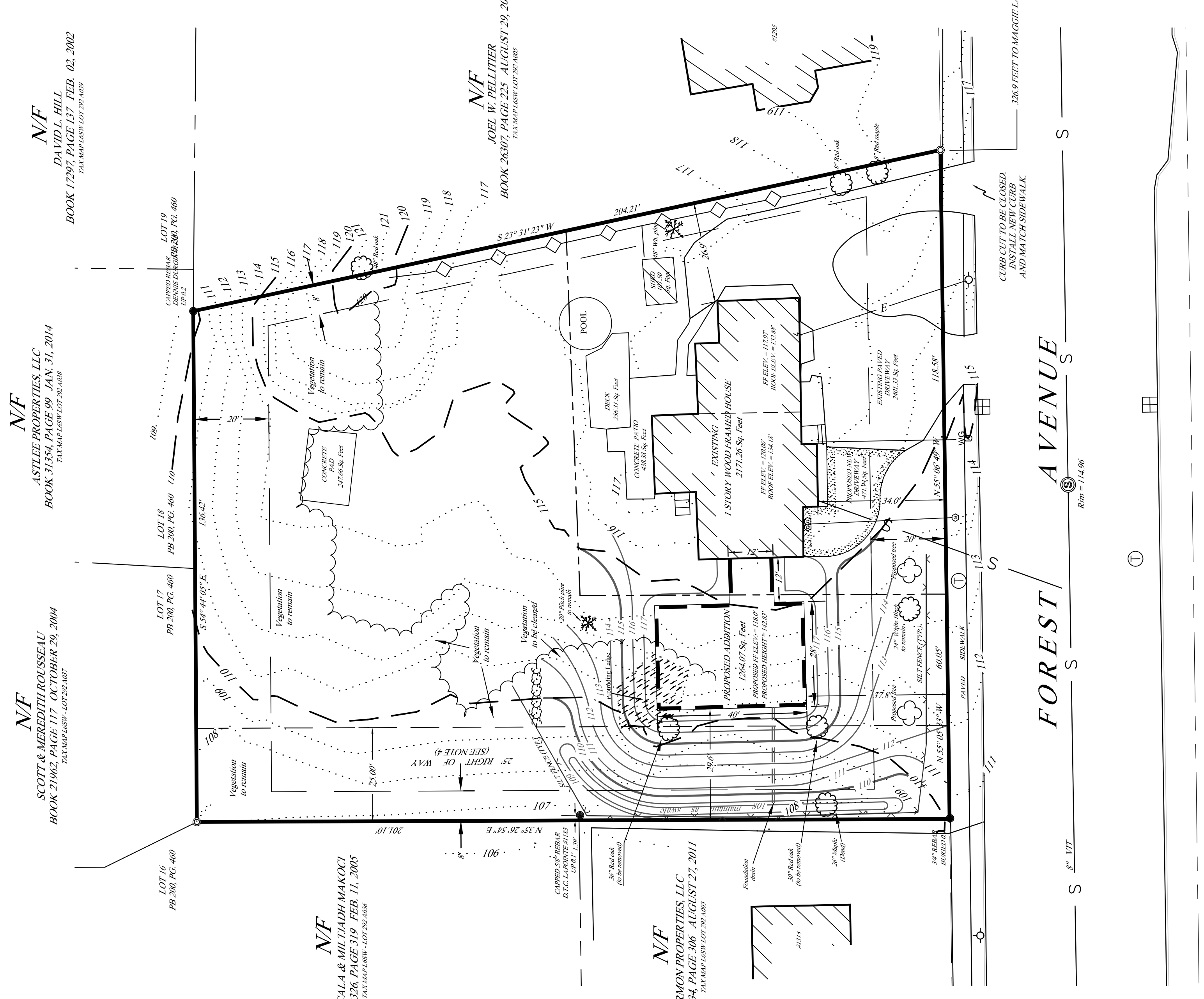
AFTER FINAL GRADING, THE SLOPES WILL BE COVERED WITH 4" OF TOPSOIL AND GRASS SEED. THE NEW PLANTING MAINTENANCE WILL THEN BE STABILIZED WITH A STRAW MATTING FOR TEMPORARY EROSION CONTROL.

RECORDING INFORMATION:

CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED _____ AT _____ HOUR _____ MON _____ M.
AND RECORDED IN PLAN BOOK _____ PAGE _____
ATTEST: _____ REGISTRAR

LEGEND:

- IRON PIPE FOUND (3/4" hollow pipe unless noted)
- IRON PIN SET (5/8" rebar with yellow cap inscribed JKL Land Surveying, PLS 2210)
- N/F NOW OR FORMERLY
- UTILITY POLE
- HARDWOOD TREE
- SOFTWOOD TREE
- WELL
- HYDRANT
- RIGHT OF WAY LIMITS
- EDGE OF PAVEMENT
- ◇ STOCK-PILE FENCE
- SEWER LINE
- GAS
- WATER
- TREE LINE
- EROSION CONTROL FENCE (TYP)



NOTES:

- 1) BEARINGS ARE REFERENCED TO GRID NORTH NAD 83 MAINE SPC WEST ZONE. ROTATION ANGLE TO MAGNETIC = 16° 50' 25" WEST.
- 2) DEED REFERENCES ARE MADE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS - PORTLAND, MAINE.
- 3) REFERENCE IS MADE TO TAX MAP INDEX NUMBER - L6SW PARCEL 292 A004.
- 4) THE 25 FOOT RIGHT OF WAY IS ASSUMED TO BE EXTINGUISHED BY ABANDONMENT. THIS ASSUMPTION IS BASED ON THE FACT THAT THE RIGHT OF WAY WAS NEVER USED FOR ANY PURPOSE SINCE THE CREATION AND REZONING OF THE FOREST AVENUE SUBDIVISION AND A RESIDENTIAL HOME AND BACK YARD NOW EXISTS NORTHWEST OF THE TERMINUS OF SAID RIGHT OF WAY. THE RIGHT OF WAY WAS RESERVED IN 1905 BY WARREN B. BAILEY AND RECORDED IN BOOK 765, PAGE 137. LEGAL COUNSEL IS RECOMMENDED.
- 5) PROPERTY IS WITHIN THE R-5 ZONE:
MIN. LOT SIZE: 6,000 sq. ft. per dwelling unit
MIN. FRONT YARD: 30 ft.
MIN. SIDE YARD: 30 ft.
MIN. REAR YARD: 30 ft.
- 6) ELEVATIONS ARE NGVD 29 DERIVED FROM A USGS BRASS DISK STAMPED 163 1966 SET IN A ROCK LEDGE AND AS DESCRIBED BY THE COAST AND GEODETIC SURVEY 1966. ELEVATION = NGVD 29 106.07'. A OFFICIAL CITY OF PORTLAND BENCHMARK USED AS SUPPLIED BY THE DEPARTMENT OF PUBLIC SERVICES ENGINEERING DIVISION ARCHITECT.
- 7) PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP 20051 0007 C - REVISED DECEMBER 08, 1998.
- 8) FOREST AVENUE IS A CITY ACCEPTED STREET AS DESCRIBED IN THE COUNTY COMMISSIONERS RECORDS DATED 1896 AND RECORDED IN VOLUME 2 PAGE 44 AND 45.
- 9) SOIL CLASSIFICATION: HB - HOLLIS FINE SANDY LOAM - 3 TO 8 PERCENT SLOPES.

REFERENCES:

- 1) STANDARD BOUNDARY SURVEY - MAGGIE LANE SUBDIVISION DATED FEBRUARY 10, 1999 BY TITCOMB ASSOCIATES AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 200, PAGE 460
- 2) PROPERTY AND TORO PLAN FOREST AVENUE - PORTLAND, MAINE MADE FOR EDWARD AND PATRICIA SALMON DATED MARCH 14, 1986 BY R.P. TITCOMB ASSOC., INC. JOB NUMBER 8619
- 3) PLAN OF PROPERTY 1319 FOREST AVENUE - PORTLAND MAINE FOR G.A.H. ENTERPRISES DATED AUGUST 03, 1984 BY R.P. TITCOMB ASSOC., INC. JOB NUMBER 8478
- 4) PLAN OF PROPERTY 1363 FOREST AVENUE - PORTLAND MAINE FOR THE TITCOMB ASSOCIATES AND SURVEYORS AND RECORDED IN PLAN BOOK 194, PAGE 24.

AREAS:

TOTAL AREA: 31,610.71 sq. ft.
NET AREA FOR THIS PLAN: 5,000.00 sq. ft.
APPROX. SITE DISTURBANCE: 6662 sq. ft.

OWNER OF RECORD:

FRANK T. PIEROBELLO
BOOK 8383, PAGE 274 DECEMBER 08, 1988
BOOK 8383, PAGE 276 DECEMBER 08, 1988

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

SITE PLAN AND GRADING PLAN
1303 FOREST AVENUE - PORTLAND, MAINE
MADE FOR
FRANK T. PIEROBELLO
769 WASHINGTON AVENUE - PORTLAND, MAINE 04103
JKL LAND SURVEYING
370 MAIN STREET - ROUTE 26 - OLYMPIA, MAINE 04270
(207) 539-5048 - Email: klsurvey@jklmaine.com
BOOK 143 FILE: 1689 JOB NO.: 1529 DATE SURVEY: 2015
JULY 06, 2015

CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, I HAVE USED ORDINARY AND PRUDENT CONDUCT EXPECTED OF PROFESSIONAL LAND SURVEYORS AND THE RESULTS SHOWN HERE REPRESENT THE LICENSEE'S RESPONSIBILITY TO THE CLIENT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY AS DEFINED BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (M.A.S.A. TITLE 35, CHAPTER 12) DATED APRIL 2001.

EXCEPT AS FOLLOWS:
1) NO WRITTEN REPORT TO DATE
2) NO DEED DESCRIPTION TO DATE

PLAN PREPARED BY: JKL

THIS PLAN IS NOT VALID UNLESS EMBOSSED ABOVE

REVISIONS

6	ADDED STORMWATER NOTE	08-23-2015	KWM
5	ADDED STORMWATER CONTROL PLAN	08-23-2015	KWM
4	ADDED PROPOSED EROSION CONTROL MEASURES	08-23-2015	KWM
3	REVISED PROPOSED DRIVEWAY	08-23-2015	KWM
2	REVISED DATUM TO NGVD 29	08-23-2015	KWM
1	ADDED NOTES 2 & 3 & 6	08-23-2015	KWM