

LOT #40
0.39 AC

#40

PROPOSED HOUSE
2,684 S.F.
FOOTPRINT
FFE = 113.0'

4" SEWER SERVICE
INV. OUT = 108.0'

GARAGE
SLAB = 111.5'

2.5%

PROPOSED DRIVEWAY & WALKWAY

WATER SERVICE (3/4" CTS TUBING)

STREET TREE (TYP.) (SEE DETAIL ON SHEET 2)

4" SEWER SERVICE
76 LF
S = 0.054 FT/FT

SEWER SERVICE 4" PVC SDR 35
INV. IN = 103.87'

SEWER MANHOLE #4 (AFTER FINAL PAVING)
RIM = 110.36'
INV. IN = 103.31'
INV. OUT = 103.21'

SILT FENCE OR MULCH BERM
(SEE DETAILS ON SHEET 2)

SWALE
S = 0.007 FT/FT

FOUNDATION DRAIN (SUMP PUMP REQUIRED)

REBAR

FOUNDATION DRAIN
INV. OUT = 110.8'

EXISTING GRADES IN THIS AREA WERE REDUCED DURING RETAINING WALL CONSTRUCTION (FIELD VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION AND CONTACT ENGINEER IF THERE ARE ANY DISCREPANCIES)

RETAINING WALL
EXISTING SIDEWALK
EXISTING GRASS
ESPLANADE
EXISTING ROAD

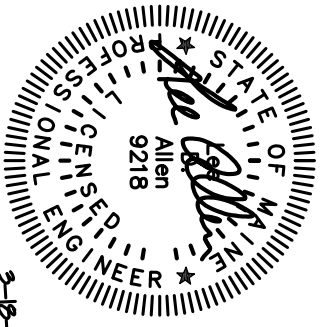
SOILS LEGEND

SYMBOL	SOIL TYPE	HSG
Bgb	BELGRADE VERY FINE SANDY LOAM, 0%-8% SLOPES	C

THE SOURCE OF THE SOIL TYPES AND BOUNDARIES IS THE NATIONAL COOPERATIVE SOIL SURVEY (NCSS).

NOTES:

- THE PARCEL SHOWN IS LOCATED IN THE R2 ZONE/DISTRICT. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 MINIMUM LOT AREA = 10,000 S.F.
 MINIMUM STREET FRONTAGE = 50'
 MINIMUM LOT WIDTH = 80'
 SETBACKS:
 FRONT YARD.....25'
 REAR YARD.....25'
 SIDE YARD.....14* (2 STORY)
 *SIDE YARD DEPENDENT ON HEIGHT OF BUILDING.
 **VERIFY ALL BUILDING SETBACKS PRIOR TO CONSTRUCTION
- THE INTENT OF THIS PLAN IS TO SHOW LOT IMPROVEMENTS ON LOT #40, INCLUDING GRADING, EROSION CONTROL MEASURES, HOUSE & DRIVEWAY LOCATIONS, AND UTILITIES.
- THE ENTIRE LOT WILL BE DISTURBED DURING CONSTRUCTION.



3-18-16

Drawing Name:	LOT #40 ROMA - SHEET 1 OF 2
Project Name and Location:	PAMELA ROAD EXTENSION PAMELA ROAD, PORTLAND, MAINE 04101
DATE:	MARCH 18, 2016
SHEET:	1 OF 2



Northeast Civil Solutions
INCORPORATED

SURVEYING ENGINEERING LAND PLANNING

381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
 tel 207.883.1000 fax 207.883.1001
 800.882.2227 e-mail info@northeastcivilsolutions.com

