



VICINITY MAP
N.T.S.



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	CHORD
C1	20.23'	325.00'	N53°07'07"E	20.23'	
C2	8.81'	275.00'	S54°42'00"W	8.81'	
C3	10.01'	325.00'	N17°24'20"E	10.01'	

NOTES CONTINUED

14. A NATURAL RESOURCES PROTECTION ACT (NRPA) PERMIT #14-26407-B-4-N) WAS ISSUED ON SEPTEMBER 23, 2014 FOR THE PROPOSED ROADWAY. THIS PERMIT AND IDENTIFICATION NUMBER SHALL BE REFERENCED ON EACH DEED.

15. ADDITIONAL WETLAND IMPACTS ASSOCIATED WITH THE DEVELOPMENT OF INDIVIDUAL LOTS ALONG PAMELA ROAD SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE STATE AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR CUMULATIVE TO ALL PREVIOUSLY PERMITTED IMPACTS.

LEGEND

- PROPOSED 15 REBAR WITH PLASTIC CAP
- PROPOSED GRANITE MONUMENT WITH CITY OF PORTLAND DISK
- FOUND IRON PIPE (SIZE & TYPE AS NOTED)
- ⊙ FOUND PINCHED IRON PIPE
- ⊙ FOUND MONUMENT (SIZE & TYPE AS NOTED)
- ⊙ FOUND IRON ROD
- ⊙ FOUND CAPPED IRON ROD (NUMBER AS NOTED)
- BOUNDARY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE

13. LOT NUMBER FROM PLAN REFERENCED IN NOTE 4.0.
14. LOT NUMBER FROM PLAN REFERENCED IN NOTE 4.0.
15. LOT NUMBER FROM PLAN REFERENCED IN NOTE 4.0.
WETLANDS

NOTES

- THE BASIS OF BEARING FOR THIS SURVEY IS THE MAINE STATE COORDINATE SYSTEM, WEST ZONE, GRID NORTH.
- DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- RECORD OWNERSHIP OF THE LOTS SHOWN CAN BE FOUND IN THE FOLLOWING DEEDS:
 - 2005 AND RECORDED IN DEED BOOK 2313, PAGE 101. (LOTS 40-44) DECEMBER 24, 2005 AND RECORDED IN DEED BOOK 2313, PAGE 100. (LOT 33) OCTOBER 24, 2005 AND RECORDED IN DEED BOOK 2313, PAGE 97. (LOTS 34-37)
 - 2005 AND RECORDED IN DEED BOOK 2313, PAGE 97. (LOTS 34-37)
 - RECORD OWNERSHIP OF THE LAND UNDER THE PROPOSED PAMELA ROAD CAN BE FOUND IN A DEED FROM SUN FEDERAL SAVINGS AND LOAN ASSOCIATION OF PORTLAND, ME, DATED AND RECORDED IN DEED BOOK 5178, PAGE 618.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - PLAN OF REBAR FOR PORTLAND DANE WOODS, DATED DECEMBER 24, 1989 AND RECORDED IN PLAN BOOK 81, PAGE 23.
 - PHRESWISSE/SCOTT RIVER PLACE, BY LAND USE CONSULTANTS, DATED MAY 10, 1983 AND RECORDED IN PLAN BOOK 141, PAGE 42.
 - REBAR FOR PORTLAND DANE WOODS, BY STREET INTERCEPTOR SEWER BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, DATED APRIL 9, 1976 PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
- THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSORS' MAP 389, BLOCKS D & E, PARCELS 10 THRU 14 AND 2 THRU 7 RESPECTIVELY.
- THE PARCEL'S SHOWN ARE LOCATED IN THE P3 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, DEPENDENT ON HEIGHT OF BUILDING.....25'
 - SETBACKS PRIOR TO CONSTRUCTION
 - **VERIFY ALL BUILDING SETBACKS PRIOR TO CONSTRUCTION
- THE WIDTH AND LAYOUT OF ROADS ARE AS FOLLOWS:
 - PAMELA STREET (AKA PAMELA ROAD) 50' AND FROM PLAN REFERENCED IN NOTE 4.0, ABOVE
 - CRESTVIEW DRIVE 50' AND FROM PLAN REFERENCED IN NOTE 4.0, ABOVE
 - STREET 60' FROM PLAN REFERENCED IN NOTE 4.0, ABOVE
- REFERENCE IS MADE TO THE FOLLOWING TYPING OF RECORD:
 - TAKING OF PROPERTY BY THE CITY OF PORTLAND FOR THE USE OF A SEWER RIGHT OF WAY AS DESCRIBED IN DEED BOOK 389, PAGE 85.
- TOTAL AREA OF DELINEATED WETLANDS ON SITE IS 40,930 S.F.±.
- THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DISESAFE (888)906-5466 PRIOR TO ANY EXCAVATION WORK.
- SOME LOTS OF THIS SUBDIVISION CONTAIN AREAS OF WETLANDS PROPOSED TO BE FILLED. SEE PLAN FOR LOCATIONS.
- THIS PLAN SUPERSEDES THE PLAN REFERENCED IN NOTE 4.0, ABOVE. THE PURPOSE/INTENT OF THIS PLAN IS TO SHOW MODIFICATIONS THAT HAVE BEEN MADE TO THE LOTS SINCE THE DATE OF THE ABOVE REFERENCED PLAN AND TO COMPLY WITH THE MINIMUM LOT WIDTH REQUIREMENT OF 80' PER THE CITY OF PORTLAND LAND USE REGULATIONS.
- A SITE PLAN FOR EACH INDIVIDUAL LOT MUST BE SUBMITTED AND APPROVED BY THE CITY OF PORTLAND'S INSPECTION DIVISION.

AMENDED SUBDIVISION PLAN
CRESTVIEW ACRES, PORTLAND, MAINE

Date: _____

JAY AND DIANE MENARIO (LOTS ONLY)
21 PAMELA ROAD, PORTLAND, MAINE

Prepared for:
GENEVA VENTURES, LLC
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STAMP AND SIGNATURE

DATE: _____

APPROVED BY THE CITY OF
PORTLAND PLANNING DIRECTOR

PLANNING DIRECTOR _____ DATE _____