CRESTVIEW ACRES SUBDIVISION NOTES:

1. THIS LOT (LOT 41) WAS APPROVED BY THE CITY OF PORTLAND AS PART OF THE CRESTVIEW SUBDIVISION PROJECT IN 2012 WITH THE LATEST AMENDED SUBDIVISION PLAN IN 11-25-14.
2. SEE CRESTVIEW SUBDIVISION RECORDING PLAN AND ALL OTHER PLANS APPROVED BY THE CITY OF PORTLAND FOR ADDITIONAL REQUIREMENTS AND INFORMATION.
3. PER THE APPROVED SUBDIVISION PLAN THE OWNER OF LOT 41 IS RESPONSIBLE FOR THE FOR THE DRAINAGE INFRASTRUCTURE LOCATED ON THE LOT (RIPRAP APRON AND PIPE INLET), AND IS SUBJECT TO A MAINTENANCE AGREEMENT WITH THE CITY OF PORTLAND. THE MAINTENANCE AGREEMENT SHALL BE RECORDED AND INCORPORATED INTO THE DEED FOR LOT 41.
4. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED LOT IMPROVEMENTS ON LOT 41 INCLUDING, BUT NOT LIMITED TO HOUSE, DRIVEWAY, UTILITIES, GRADING, STREET TREES AND EROSION CONTROL MEASURES. A RETRACEMENT OF THE ORIGINAL PLANS WAS USED AS THE BASE FOR THIS PLAN. THIS PLAN IS NOT A BOUNDARY SURVEY, SEE THE SUBDIVISION PLAN FOR ALL BOUNDARY INFORMATION.

ZONING SUMMARY:

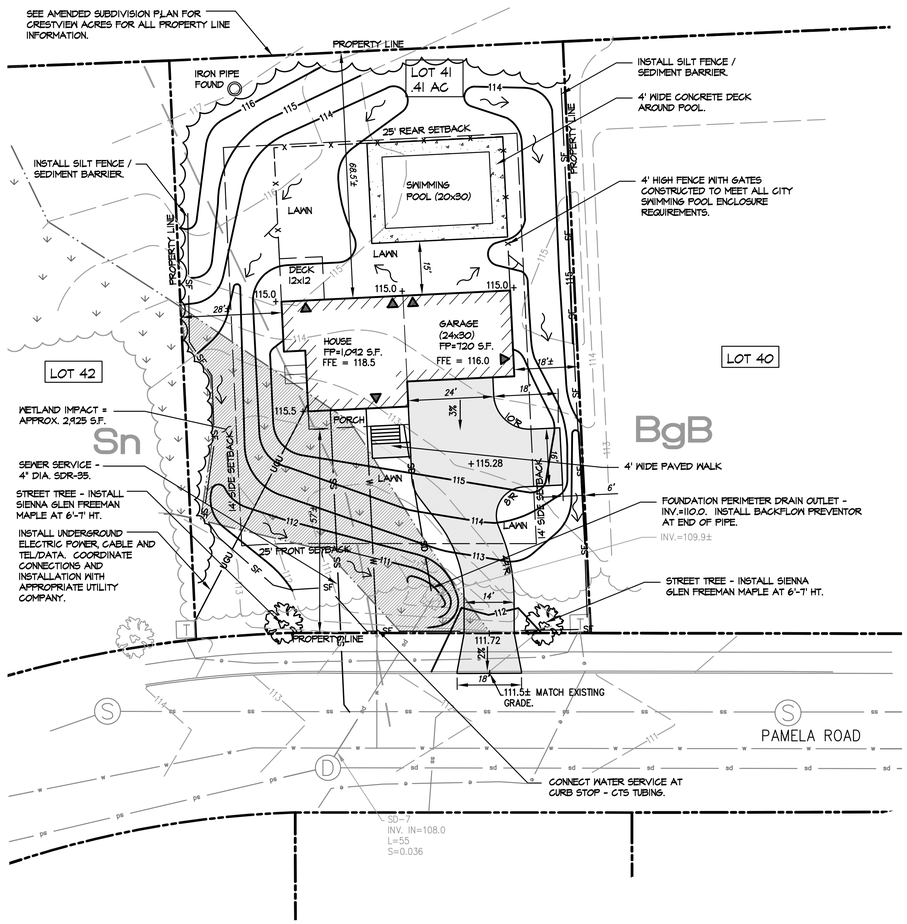
ZONE: R2 RESIDENTIAL ZONE
PROPOSED USE: SINGLE FAMILY – PERMITTED
PARCEL SIZE (LOT 41) = 0.41 AC (17,954 S.F.)

	1. DIMENSIONAL REQUIREMENTS	REQUIRED	PROPOSED
	MIN. LOT AREA	10,000 S.F.	17,954 S.F.
	MINIMUM STREET FRONTAGE	50 FT.	110.11 F.T.
	MINIMUM FRONT YARD	25 FT.	57'± FT. MIN.
	MINIMUM REAR YARD	25 FT.	68.5'± FT. MIN.
**	MINIMUM SIDE YARD	14 FT.	18'± FT. MIN.
	MINIMUM LOT WIDTH	80 FT.	117.8 FT.

** THE SIDE YARD IS DEPENDENT ON HEIGHT OF BUILDING

IMPERVIOUS AREA:

PROPOSED IMPERVIOUS AREA
- HOUSE, GARAGE & PORCH =1,092 SF,
- DECK = 144 SF.
- POOL DECK = 464 S.F.
- DRIVEWAY & WALK = 1,750 SF.
- TOTAL = 3,450 SF.



LOT DEVELOPMENT NOTES:

1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
2. THE CONTRACTOR SHALL VERIFY ALL LOT CORNERS AND BUILDING SETBACKS PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO IMMEDIATELY NOTIFY THE DESIGNER OF ANY DISCREPANCIES DISCOVERED BETWEEN THE PLANS AND FIELD CONDITIONS. GRADING ON ADJACENT LOTS MAY REQUIRE GRADING OR DRAINAGE ADJUSTMENTS TO BE MADE IN THE FIELD.

UTILITY NOTES:

1. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
2. THE CONTRACTOR SHALL VERIFY ACTUAL FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITY WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND AND UTILITY COMPANY STANDARDS.
3. PROVIDE CONDUIT OF SUITABLE SIZE WITH PULL LINES FOR ALL UNDERGROUND WIRING BENEATH PAVEMENT AREAS OR AS REQUIRED BY THE UTILITY COMPANY.
4. PIPE MATERIAL FOR DOMESTIC WATER SERVICE SHALL BE CTS TUBING OR AS APPROVED BY THE PORTLAND WATER DISTRICT. FINAL SIZE OF SERVICE LINE TO BE DETERMINED BY THE HOMEOWNER'S FIRE PROTECTION ENGINEER. MINIMUM COVER OVER WATER LINE SHALL BE 5'-6".
5. ALL HOMES IN THE PROPOSED DEVELOPMENT SHALL BE SPRINKLED IN COMPLIANCE WITH NFPA 13D AS REQUIRED BY THE CITY OF PORTLAND CODE (NFPA 101 2009 ed).
6. PIPE MATERIAL FOR SANITARY SEWER SHALL BE SDR-35PVC. WHERE THERE IS LESS THAN 6' COVER OVER SEWER LINES, PLACE 2 LAYERS OF 2" THICK RIGID INSULATION OVER PIPE FOR FULL WIDTH OF TRENCH. INSULATION JOINTS SHALL BE STAGGERED.
7. PROPOSED WETLAND IMPACT FOR LOT 41 IS 2,925 S.F. WHICH IS UNDER THE 4,300 S.F. DEP THRESHOLD REQUIRING A PERMIT.

GRADING & DRAINAGE NOTES:

1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
2. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND PLANTING BEDS.
4. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
5. CONTRACTOR SHALL PROVIDE A FINISHED PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SILT FENCE OR SEDIMENT BARRIER DOWN SLOPE FROM ALL DISTURBED AREAS AND TAKING ALL OTHER NECESSARY EROSION CONTROL MEASURES.
7. ALL UNSUITABLE AND UNUSED MATERIALS SHALL BE REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
8. CONTRACTOR SHALL INSTALL A 4" DIAMETER, PERFORATED PERIMETER FOOTING DRAIN AT AN ELEVATION EQUAL TO THE BOTTOM OF THE EXTERIOR FOOTING. COVER PIPE WITH 6" STONE BEDDING MATERIAL. PROVIDE POSITIVE DRAIN OUTLET BY RUNNING THE PIPE TO DAYLIGHT AT A LOWER ELEVATION. CONTRACTOR SHALL FIELD VERIFY EXISTING PIPE OUTLET ELEVATION AND PROPOSED FOOTING ELEVATION TO INSURE POSITIVE DRAINAGE PRIOR TO CONSTRUCTING THE FOUNDATION.
9. REFER TO THE CITY APPROVED PLANS AND THE RECORDED SUBDIVISION PLAN FOR ADDITIONAL INFORMATION.

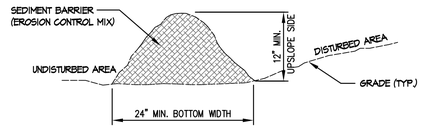
SOILS LEGEND:

SOIL TYPE SYMBOL	SOIL TYPE	HYDROLOGIC SOIL GROUP (HSG)
BgB	BELGRADE VERY FINE SANDY LOAM 0% - 8% SLOPES	C
Sn	SCANTIC SILT LOAM 0% - 3% SLOPES	D

SOURCE OF SOIL TYPE AND BOUNDARY IS THE NATIONAL RESOURCE CONSERVATION SERVICE (NRCS).

LEGEND:

EXISTING		PROPOSED
	PROPERTY LINE	
	BUILDING SETBACK LINE	
	TREE LINE	
	SOIL BOUNDARY	
	EDGE OF WETLAND	
	WETLAND	
115	CONTOUR	115
	SPOT GRADE	+115.0
	SLOPE TO DRAIN	
sd	STORMDRAIN PIPE	SD
e	ELECTRIC POWER SERVICE	
	UNDERGROUND ELECTRIC POWER, CABLE AND TEL/DATA	UGU
ss	SANITARY SEWER SERVICE	SS
w	WATER SERVICE	W
T	ELECTRIC TRANSFORMER	
	STONE RIPRAP APRON	
	DECIDUOUS STREET TREE	
D	STORMDRAIN MANHOLE	
S	SANITARY SEWER MANHOLE	
x	FENCE	

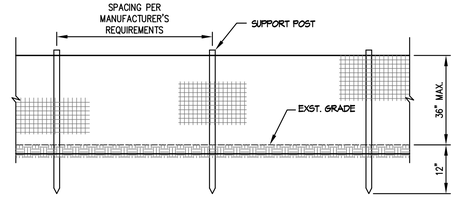


NOTES:

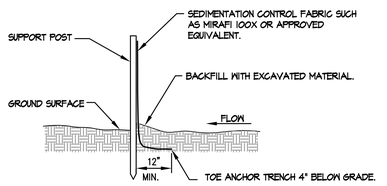
1. THE EROSION CONTROL MIX SHALL CONTAIN A WELL GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
2. MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS
   A. THE ORGANIC CONTENT SHALL BE BETWEEN 80 AND 100% DRY WEIGHT BASIS
   B. PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MAXIMUM OF 85% PASSING A 0.75" SCREEN
   C. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
   D. LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX
   E. SOLUBLE SALTS CONTENT SHALL BE <4.0 MMHOS/CM
   F. THE pH SHOULD FALL BETWEEN 5.0 AND 8.0
3. PLACE BARRIER ALONG A RELATIVELY FLAT CONTOUR. CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES WHERE FINES CAN WASH UNDER THE BARRIER THROUGH GRASS BLADES AND BRANCHES.
4. PLACEMENT OF BARRIER SHOULD BE:
   - AT TOE OF THE SLOPE.
   - FROZEN GROUND, BEDROCK OR ROOTED FORESTED AREAS.
   - THE EDGE OF GRAVEL AND AREAS UNDER CONSTRUCTION.
5. BARRIER SHALL NOT BE USED ADJACENT TO WETLANDS
6. REMOVE SEDIMENT DEPOSITS WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
7. WHEN BARRIER IS DECOMPOSED, CLOGGED WITH SEDIMENT, ERODED OR INEFFECTIVE, IT MUST BE REPLACED OR REPAIRED. THE BARRIER SHOULD BE RESHAPED AS NECESSARY.

1 SEDIMENT BARRIER (EROSION CONTROL MIX)

SCALE: N.T.S.



ELEVATION



SECTION

2 SILTATION FENCE (KEYED IN)

SCALE: N.T.S.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV.	DATE	STATUS	BY	CHKD.	APPD.
B	10/19/17	RAISED FFE & ADDED FOUNDATION DRAIN	DEPT	PBB	PBB
A	10/9/17	ISSUED TO THE CITY OF PORTLAND FOR BUILDING PERMIT	DEPT	PBB	PBB

LICENSED LANDSCAPE ARCHITECT PETER B. BIEGEL No. 2024 STATE OF MAINE
10/19/17

LAND DESIGN SOLUTIONS
LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
P.O. Box 316, 160 Longwoods Road, Cumberland, ME 04021 tel:(207) 829-1717

CLIENT:
JUSTIN FLETCHER HOMES
215 FALMOUTH ROAD, FALMOUTH, MAINE 04105

DESIGN: PBB
DRAWN: DEPT.
CHKD: PBB
DATE: OCTOBER 2017
SCALE: 1"=20'

LOT 41 CRESTVIEW SUBDIVISION
PAMELA ROAD, PORTLAND, MAINE

LOT DEVELOPMENT PLAN

PROJ. NO. 17-130-00
DWG. NO. C-101
REV. B

Drawing Name: C:\Users\Peter\Documents\Land Design Solutions\Work\2017 Projects\17-130 Pamela Road\Site Plan | Plot Date / Time: Oct. 20, 17 / 9:26 AM