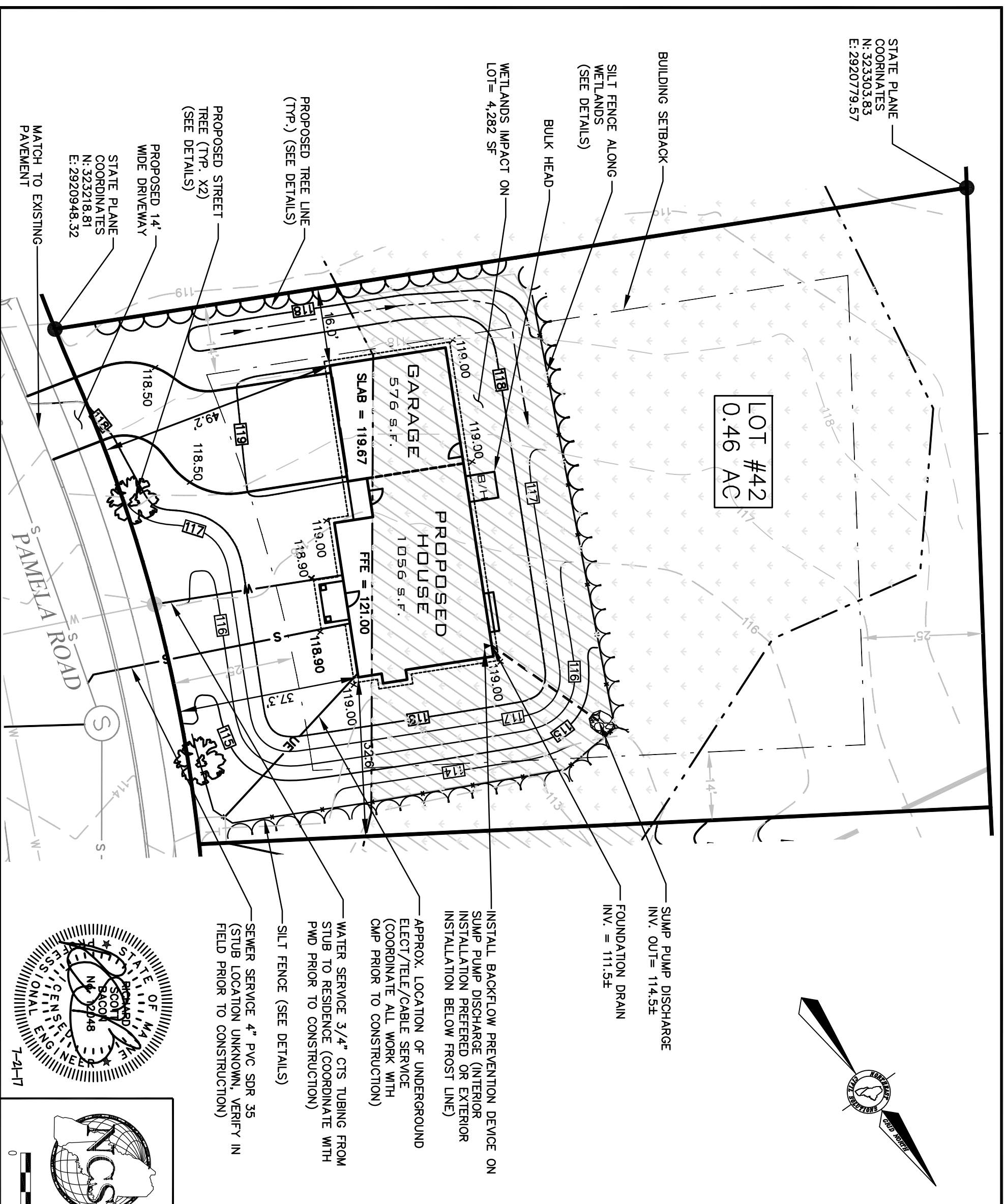


STATE PLANE
COORDINATES
N: 323303.83
E: 2920779.57



LOT #42
0.46 AC

PROPOSED 14' WIDE DRIVEWAY
STATE PLANE COORDINATES
N: 323218.81
E: 2920948.32
MATCH TO EXISTING PAVEMENT

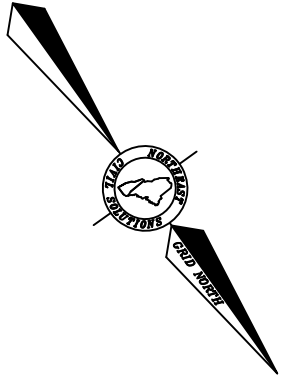
PROPOSED TREE LINE (TYP.) (SEE DETAILS)
PROPOSED STREET TREE (TYP. X2) (SEE DETAILS)

BUILDING SETBACK
SILT FENCE ALONG WETLANDS (SEE DETAILS)
BULK HEAD

WETLANDS IMPACT ON LOT = 4,282 SF

GARAGE
576 S.F.
SLAB = 119.67

PROPOSED HOUSE
1056 S.F.
FFE = 121.00



SUMP PUMP DISCHARGE
INV. OUT = 114.5±
FOUNDATION DRAIN
INV. = 111.5±

INSTALL BACKFLOW PREVENTION DEVICE ON SUMP PUMP DISCHARGE (INTERIOR INSTALLATION PREFERRED OR EXTERIOR INSTALLATION BELOW FROST LINE)

APPROX. LOCATION OF UNDERGROUND ELECT/TELE/CABLE SERVICE (COORDINATE ALL WORK WITH CMP PRIOR TO CONSTRUCTION)

WATER SERVICE 3/4" CTS TUBING FROM STUB TO RESIDENCE (COORDINATE WITH PWD PRIOR TO CONSTRUCTION)

SILT FENCE (SEE DETAILS)
SEWER SERVICE 4" PVC SDR 35 (STUB LOCATION UNKNOWN, VERIFY IN FIELD PRIOR TO CONSTRUCTION)

SOILS LEGEND

SYMBOL	SOIL TYPE	HSG
Sn	SCANTIC SILT LOAM 0%-3% SLOPES	D

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

NOTES

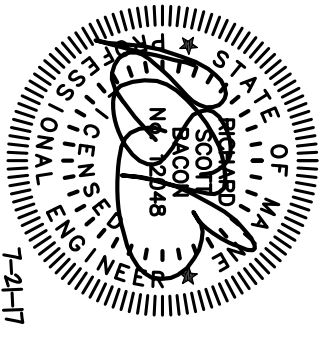
1. THE PARCEL SHOWN IS LOCATED IN THE R2 ZONE/DISTRICT. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
MINIMUM LOT AREA = 10,000 S.F.
MINIMUM STREET FRONTAGE = 50'
MINIMUM LOT WIDTH = 80'
SETBACKS:
FRONT YARD.....25'
REAR YARD.....25'
SIDE YARD.....14'*
* SIDE YARD DEPENDENT ON HEIGHT OF BUILDING.
** VERIFY ALL BUILDING SETBACKS PRIOR TO CONSTRUCTION.
2. THE INTENT OF THIS PLAN IS TO SHOW LOT IMPROVEMENTS ON LOT #42, INCLUDING GRADING, EROSION CONTROL MEASURES, HOUSE & DRIVEWAY LOCATIONS, AND UTILITIES.

REVISIONS: BR: DATE: CHANGES:

Drawing Name:
LOT #42 THE VESTA CORPORATION

Project Name and Location:
RESIDENTIAL GRADING PLAN
PAMELA ROAD, PORTLAND, MAINE 04101

DATE: JULY 21, 2017 SHEET: 1 OF 2



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