VICINITY MAP
N.T.S.

GRID NORTH

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	20.73'	375.00	N35°00'10"E	20.73'
C2	18.98'	375.00	N13°16'12"E	18.98'
C3	8.11'	275.00	S34°47'00"W	8.11'
C4	10.01'	325.00	N12°42'06"E	10.01'

APPROVED BY THE CITY OF PORTLAND PLANNING DIRECTOR

PLANNING DIRECTOR DATE

NOTES CONTINUED

14. A NATURAL RESOURCES PROTECTION ACT (NRPA) PERMIT (#L-26407-TB-A-N) WAS ISSUED ON SEPTEMBER 25, 2014 TO FILL 5,397 S.F. OF WETLAND AREA TO CONSTRUCT 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 REGULATORY AGENCIES AND MAY BE CONSIDERED CUMULATIVE TO ALL PREVIOUSLY PERMITTED IMPACTS.

16. THE OWNER OF LOT 41 IS RESPONSIBLE FOR DRAINAGE INFRASTRUCTURE LOCATED ON THE LOT, AND IS SUBJECT TO A MAINTENANCE AGREEMENT WITH THE CITY OF PORTLAND. THE MAINTENANCE AGREEMENT SHALL BE RECORDED WITH THE AMENDED PLAT AND BE INCORPORATED INTO THE PROPERTY DEED FOR LOT 41.

LEGEND

- PROPOSED #5 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
- (33) LOT NUMBER FROM PLAN REFERENCED IN NOTE 4.a.
- [19] LOT NUMBER FROM PLAN REFERENCED IN NOTE 4.b.
- WETLANDS

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE MAINE STATE COORDINATE SYSTEM, WEST ZONE, GRID NORTH.

2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

3. RECORD OWNERSHIP OF THE LOTS SHOWN CAN BE FOUND IN THE FOLLOWING DEEDS:
   a. FROM JAY AND DIANE MENARIO TO JAY AND DIANE MENARIO DATED OCTOBER 24, 2005 AND RECORDED IN DEED BOOK 23313, PAGE 101. (LOTS 40-44)
   b. FROM JAY AND DIANE MENARIO TO JAY AND DIANE MENARIO DATED OCTOBER 24, 2005 AND RECORDED IN DEED BOOK 23313, PAGE 100. (LOT 33)
   c. FROM JAY AND DIANE MENARIO TO JAY AND DIANE MENARIO DATED OCTOBER 24, 2005 AND RECORDED IN DEED BOOK 23313, 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 TO JOHN E. MENARIO AND ANTOINETTE M. MENARIO DATED JUNE 30, 1971 AND RECORDED IN DEED BOOK 3178, PAGE 618.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. PLAN OF PROPERTY IN PORTLAND MAINE MADE FOR DONALD R. PETERS "CREST VIEW ACRES SEC 5", BY H.I. AND E.C. JORDAN, DATED DECEMBER 24, 1969 AND RECORDED IN PLAN BOOK 81, PAGE 23.
   b. "PRESUMPSCOT RIVER PLACE", BY LAND USE CONSULTANTS, DATED MAY 10, 1983 AND RECORDED IN PLAN BOOK 141, PAGE 42.
   c. "RIGHT-OF-WAY PLAN FOR THE VIRGINIA-CARTER STREET INTERCEPTOR SEWER" BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, DATED APRIL 9, 1976 PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.

5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 389, BLOCKS D & E, PARCELS 10 THRU 14 AND 2 THRU 7 RESPECTIVELY.

6. THE PARCELS SHOWN ARE 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

7. THE WIDTH AND LAYOUT OF ROADS ARE AS FOLLOWS:
   a. PAMELA STREET (AKA PAMELA ROAD) 50' AND FROM PLAN REFERENCED IN NOTE 4.a. ABOVE
   b. CRESTVIEW DRIVE 50' AND FROM PLAN REFERENCED IN NOTE 4.a. ABOVE ALICE STREET 60' FROM PLAN REFERENCED IN NOTE 4.a. ABOVE

8. REFERENCE IS MADE TO THE FOLLOWING TAKING OF RECORD:
   a. TAKING OF PROPERTY BY THE CITY OF PORTLAND FOR THE USE OF A SEWER RIGHT OF WAY AS DESCRIBED IN DEED BOOK 3895, PAGE 85.

9. TOTAL AREA OF DELINEATED WETLANDS ON SITE IS 40,930 S.F.±

10. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.

11. SOME LOTS OF THIS SUBDIVISION CONTAIN AREAS OF WETLANDS PROPOSED TO BE FILLED. SEE PLAN FOR LOCATIONS.

12. **THIS PLAN AMENDS AND SUPERSEDES AMENDED SUBDIVISION PLAN, CRESTVIEW ACRES, PORTLAND, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON OCTOBER 31, 2014 IN PLAN BOOK 214 PAGE 451. THE PURPOSE OF THIS PLAN IS TO ADD NOTE 16.**

13. A SITE PLAN FOR EACH INDIVIDUAL LOT MUST BE SUBMITTED AND APPROVED BY THE CITY OF PORTLAND'S INSPECTION DIVISION.

Revision:	By:	Date:	Change:
2	SMA	11-25-14	ADD NOTE 16
1	JAP	9-17-14	REVISE TO AN AMENDED SUBDIVISION PLAN

PROJECT: 33229	DRAWING NAME: 33229.DWG
DATE: MAY 10, 2012	SCALE: 1"=40'
FIELDED BY: ADA, MJB, SB, JAP	DRAWN BY: ADA

Drawing Name and Location:
AMENDED SUBDIVISION PLAN
CRESTVIEW ACRES, PORTLAND, MAINE

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

Prepared For:
GENEVA VENTURES, LLC
190 US Route 1, PMB 161, FALMOUTH, MAINE 04105

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel 207.883.1000 800.882.2227
fax 207.883.1001
e-mail info@northeastcivilsolutions.com

0 30 60 120 160'

STAMP AND SIGNATURE

STATE OF MAINE JOHANN BUISMAN 1314 PROFESSIONAL LAND SURVEYOR

IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT VALID AND MUST BE REVISED TO INCLUDE AN EMBOSSED SEAL ABOVE

Reviewed for Code Compliance
Inspection Services
Department of Planning and Development
Date: 07/07/16

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Conditions of Approval and Standard Conditions

DATE of APPROVAL 3/25/15
PLANNER Nell Donaldson
PROJECT NO. 2014-146

SHEET 2 OF 12

E:\Land Projects\33000\33229 Crestview\dwg\33229.dwg