

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

PROPOSED 14'  
WIDE DRIVEWAY

STATE PLANE  
COORDINATES  
N: 323392.82  
E: 2921095.72

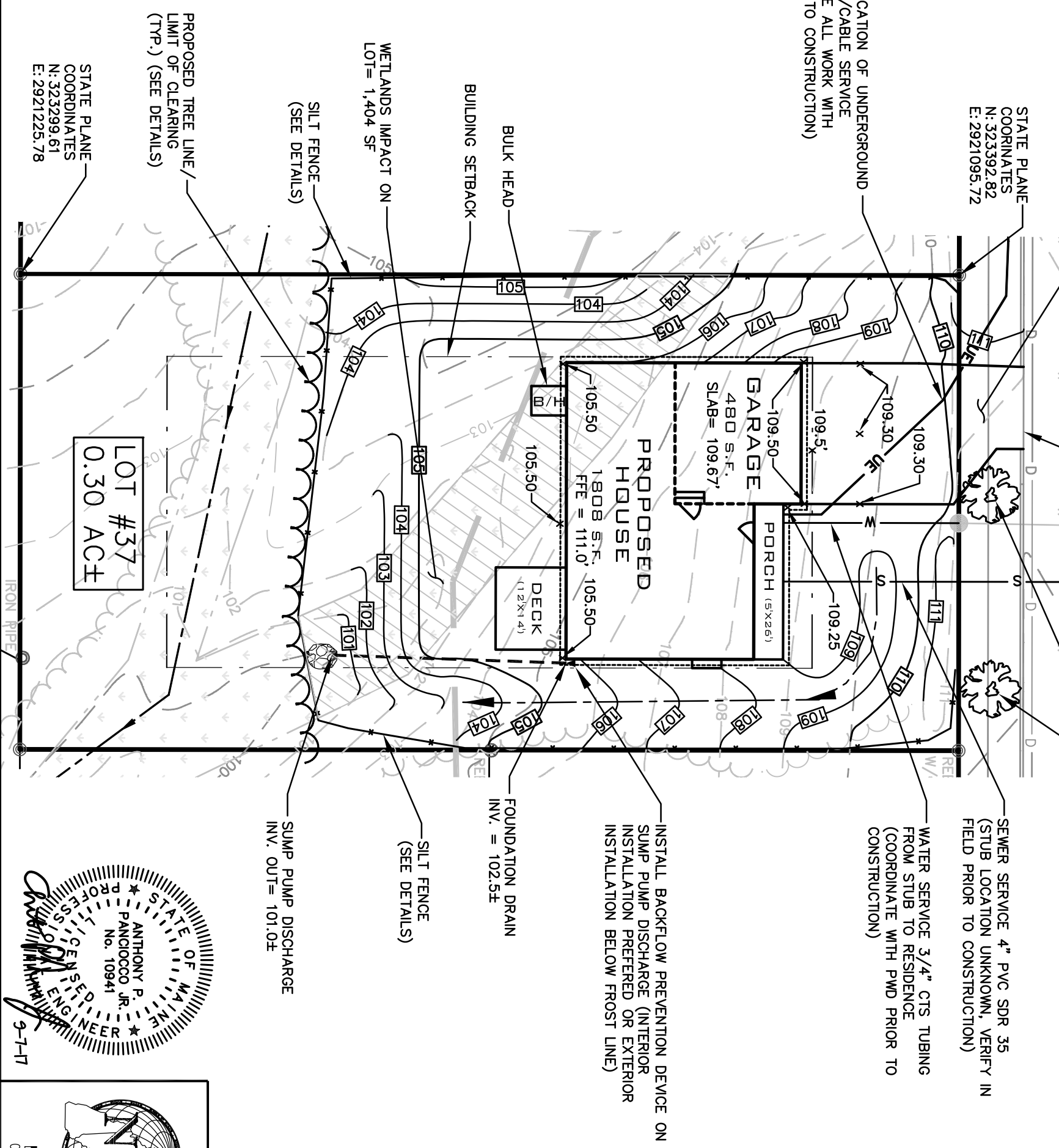
MATCH TO EXISTING  
PAVEMENT

PAMELA ROAD

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

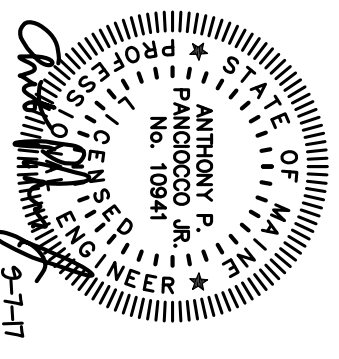
SEWER SERVICE 4" PVC SDR 35  
(STUB LOCATION UNKNOWN, VERIFY IN  
FIELD PRIOR TO CONSTRUCTION)

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



LOT #37  
0.30 AC±

STATE PLANE  
COORDINATES  
N: 323299.61  
E: 2921225.78



SOILS LEGEND		
SYMBOL	SOIL TYPE	HSG
Sn	SCANTIC SILT LOAM 0%-3% SLOPES	D
Bgb	BELGRADE VERY FINE SANDY LOAM, 0%-8% SLOPES	C

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

**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'\*  
\* SIDE YARD DEPENDENT ON HEIGHT OF BUILDING (SINGLE STORY).  
\*\* VERIFY ALL BUILDING SETBACKS PRIOR TO CONSTRUCTION.
- THE INTENT OF THIS PLAN IS TO SHOW LOT IMPROVEMENTS ON LOT #37, INCLUDING GRADING, EROSION CONTROL MEASURES, HOUSE & DRIVEWAY LOCATIONS, AND UTILITIES.

REVISIONS:	BY:	DATE:	CHANGES:
1	SMA	9/7/17	ISSUED FOR CITY REVIEW

Drawing Name:  
**LOT #37 THE VESTA CORPORATION**

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

DATE: AUGUST 7, 2017 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 e-mail info@northeastcivilsolutions.com  
www.northeastcivilsolutions.com