Reviewed for Code Compliance
Approved with Conditions
Approved with Conditions
Date: 02/15/17

STATE OF MAINE
ANTHONY P. PANCIOCCO JR.
No. 10941
LICENSED PROFESSIONAL ENGINEER
1-19-17

SOILS LEGEND

SYMBOL	SOIL TYPE	HSG
BgB	BELGRADE VERY FINE SANDY LOAM, 0%–8% SLOPES	C

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'*
   (2 STORY)
   *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 #35, INCLUDING GRADING, EROSION CONTROL MEASURES, HOUSE & DRIVEWAY LOCATIONS, AND UTILITIES.
3. PROPOSED HOUSE WILL REQUIRE A SUMP PUMP.

REVISIONS:	BY:	DATE:	CHANGES:
01	JBD	1/9/17	REVISED PER CITY OF PORTLAND COMMENTS
02	JBD	1/19/17	REVISED SCALE

PROJECT: 33229.35	DRAWING NAME: 33229.35.DWG
DATE: DECEMBER 29, 2016	SHEET: 1 OF 2
FIELDED BY: ADA, MJB, SB, JAP	DRAWN BY: JBD

Drawing and Location:
GRADING PLAN
47 PAMELA ROAD, PORTLAND, MAINE 04101

Owner:
PHIL REQUIA
110 LESTER DRIVE, PORTLAND, MAINE 04103

Perpared for:
GENEVA VENTURES, LLC
190 US ROUTE 1, PMB 161, FALMOUTH, MAINE, 04105

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
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0 20' 40' 80'

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TROL MIX BERMS

TROL MIX CAN BE MANUFACTURED ON OR OFF THE PROJECT SITE. IT MUST CONSIST ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: RK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

COMPOSITION

EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKSLESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:

- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80 AND 100%, DRY WEIGHT BASIS.
- PARTICLE SIZE BY WEIGHT SHALL BE 100 % PASSING A 6" SCREEN AND A MINIMUM OF 70 %, MAXIMUM OF 85%, PASSING A 0.75" SCREEN.
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 MMHOS/CM.
- THE PH SHOULD FALL BETWEEN 5.0 AND 8.0.

INSTALLATION

- THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
- ON SLOPES LESS THAN 5 % *OR* AT THE BOTTOM OF STEEPER SLOPES (<2:1) UP TO 20 FEET LONG, THE BARRIER MUST BE *A MINIMUM OF* 12" HIGH, AS MEASURED ON THE UPHILL SIDE OF THE BARRIER, *AND A MINIMUM* OF TWO FEET WIDE. *ON LONGER OR STEEPER SLOPES,* THE BARRIER SHOULD BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
- FROZEN GROUND, OUTCROPS OF BEDROCK AND VERY ROOTED FORESTED AREAS ARE LOCATIONS WHERE BERMS OF EROSION CONTROL MIX ARE MOST PRACTICAL AND EFFECTIVE.
- OTHER BMPS SHOULD BE USED AT LOW POINTS OF CONCENTRATED RUNOFF, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM (I.E., A LARGE UP GRADIENT CONTRIBUTING WATERSHED).

* FOR USE AS REINFORCED MULCH BERM 2 ROWS OF EROSION MIX MUST BE INSTALLED SUPPORTED BY A MINIMUM OF 1 ROW OF HAY BALES UPSTREAM.

MULCH BERM

NOTE: PRE-FABRICATED SILT FENCE IS ACCEPTABLE IF INSTALLED PER MANUFACTURER.

TRENCH DETAIL

LEDGE, FROZEN GROUND, HEAVY ROOTS INSTALLATION WITHOUT TRENCHING

NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
4. DO NOT PLACE SILT FENCE IN STREAMS OR CONCENTRATED FLOW CONDITIONS.

FILE: SILTFENC

SILT FENCE

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TYPICAL STREET TREE PLANTING

NOT TO SCALE

PLANTING SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
2 *	ACER RUBRUM 'RED SUNSET'*	RED SUNSET MAPLE*	6'-7'

*THE SPECIES OF STREET TREES SHALL BE SELECTED FROM THE CITY OF PORTLAND RECOMMENDED STREET TREE LIST (2014). TREES SELECTED FOR PLANTING SHALL VARY, MORE THAN ONE SPECIES SHALL BE PLANTED ALONG PAMELA ROAD.

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