Reviewed for Code Compliance
Approved with Conditions
Approved with Conditions
03/21/18
Date:

** SETBACK AREA = 8,683 S.F.
PRESERVED VEGETATION/TREES IN SETBACK = 2,705 S.F.
REMAINING TOTAL = 31%± (> OR = 30% REQUIRED)

STATE OF MAINE
RICHARD SCOTT BACON
No. 12048
LICENSED PROFESSIONAL ENGINEER
3-16-18

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 (TWO STORY).
   ** VERIFY ALL BUILDING SETBACKS PRIOR TO CONSTRUCTION.

2. THE INTENT OF THIS PLAN IS TO SHOW PROPOSED IMPROVEMENTS ON LOT #33, INCLUDING GRADING, EROSION CONTROL MEASURES, HOUSE & DRIVEWAY LOCATIONS, AND UTILITIES.

3. ANY DISCREPENCIES IN EXISTING/PROPOSED CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONTINUING CONSTRUCTION.

REVISIONS:	BY:	DATE:	CHANGES:
3	SMA	3/16/18	REVISED PER CITY COMMENTS
2	RSB	1/4/18	REVISED BUILDING LOCATION, ISSUED FOR CLIENT REVIEW
1	SMA	9/20/17	ISSUED FOR CLIENT REVIEW

Drawing Name:
LOT #33 – REAVES RESIDENCE
SHEET 1 OF 2

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

DATE: SEPTEMBER 20, 2017 | SHEET: 1 OF 2

SURVEYING ENGINEERING LAND PLANNING
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0 20' 40' 80'

E:\LAND PROJECT\33000\33229.03 TELOS – LOT GRADING\PLANSET\33229.03– OVERALL GRADING.DWG