

- LEGEND:**
- WATER VALVE
 - HYDRANT
 - UTILITY POLE
 - MANHOLE
 - CATCH BASIN
 - SIGN
 - DECIDUOUS TREE
 - FENCE
 - CURB
 - OVERHEAD WIRES
 - W — WATER LINE
 - G — GAS LINE
 - SS — SANITARY SEWER
 - SD — STORM DRAIN

NOTES

- OWNERS OF RECORD: RONALD J. AND CHRISTINE L. SPINELLA, PORTLAND, MAINE, BOOK 13234 PAGE 259 & 261.
- PARCELS ARE SHOWN AS LOTS 4, 5 AND 6, BLOCK C, ON THE CITY OF PORTLAND ASSESSOR'S MAP 44.
- BEARINGS ARE BASED ON PLAN REFERENCE 1.
- OWNERSHIP/MAINTENANCE OF RETAINING WALLS UNKNOWN TO THIS SURVEYOR.
- REFERENCE IS MADE TO VARIOUS PLANS IN E.C. JORDAN FILE #156 AND FIELD BOOK 90 PAGES 16-17.
- BENCH MARK IS TOP OF MONUMENT AT CORNER OF STATE STREET AND YORK STREET ELEV.=60.89 CITY OF PORTLAND DATUM.

PLAN REFERENCE

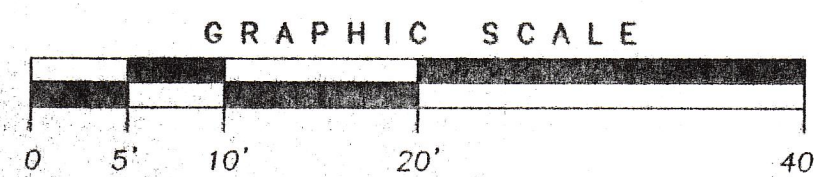
- "EXISTING CONDITIONS PLAN OF TYNG PARK, YORK STREET, TATE STREET AND TYNG STREET, PORTLAND, MAINE MADE FOR PORTLAND PARKS AND RECREATION DEPT." DATED APRIL 16, 1999 BY OWEN HASKELL, INC.
- "BOUNDARY SURVEY ON TYNG STREET AND YORK STREET, PORTLAND, MAINE MADE FOR RONALD J. AND CHRISTINE L. SPINELLA" DATED APRIL 22, 2003 BY OWEN HASKELL, INC.

CERTIFICATION

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE

WILLIAM C. SHIPPEN, PLS #2118



11-22-06
 5 Turkish Fillets
 5 Tree Wells
 R-6 changes OK
 \$3,750.00

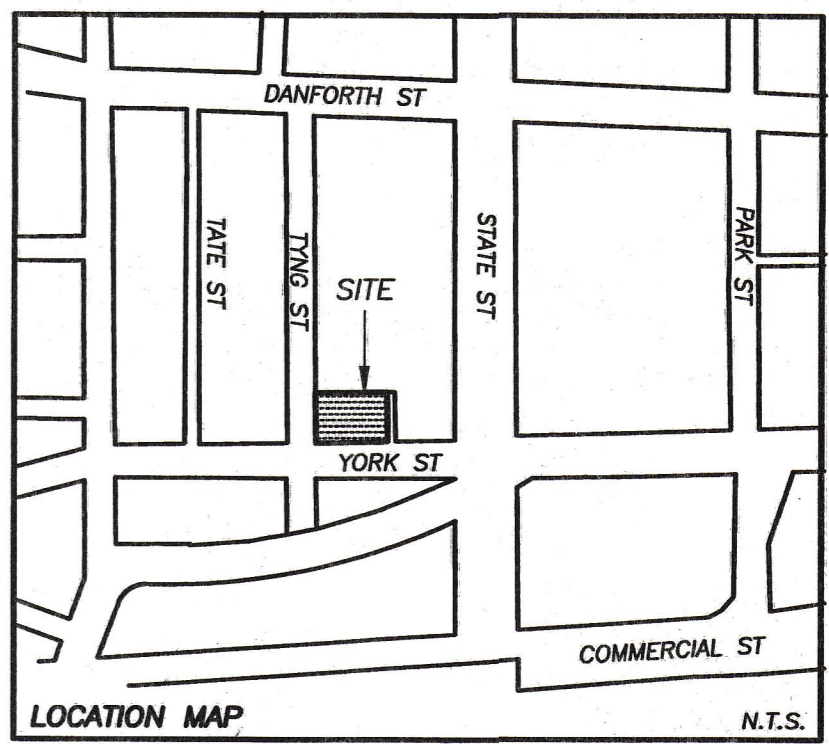
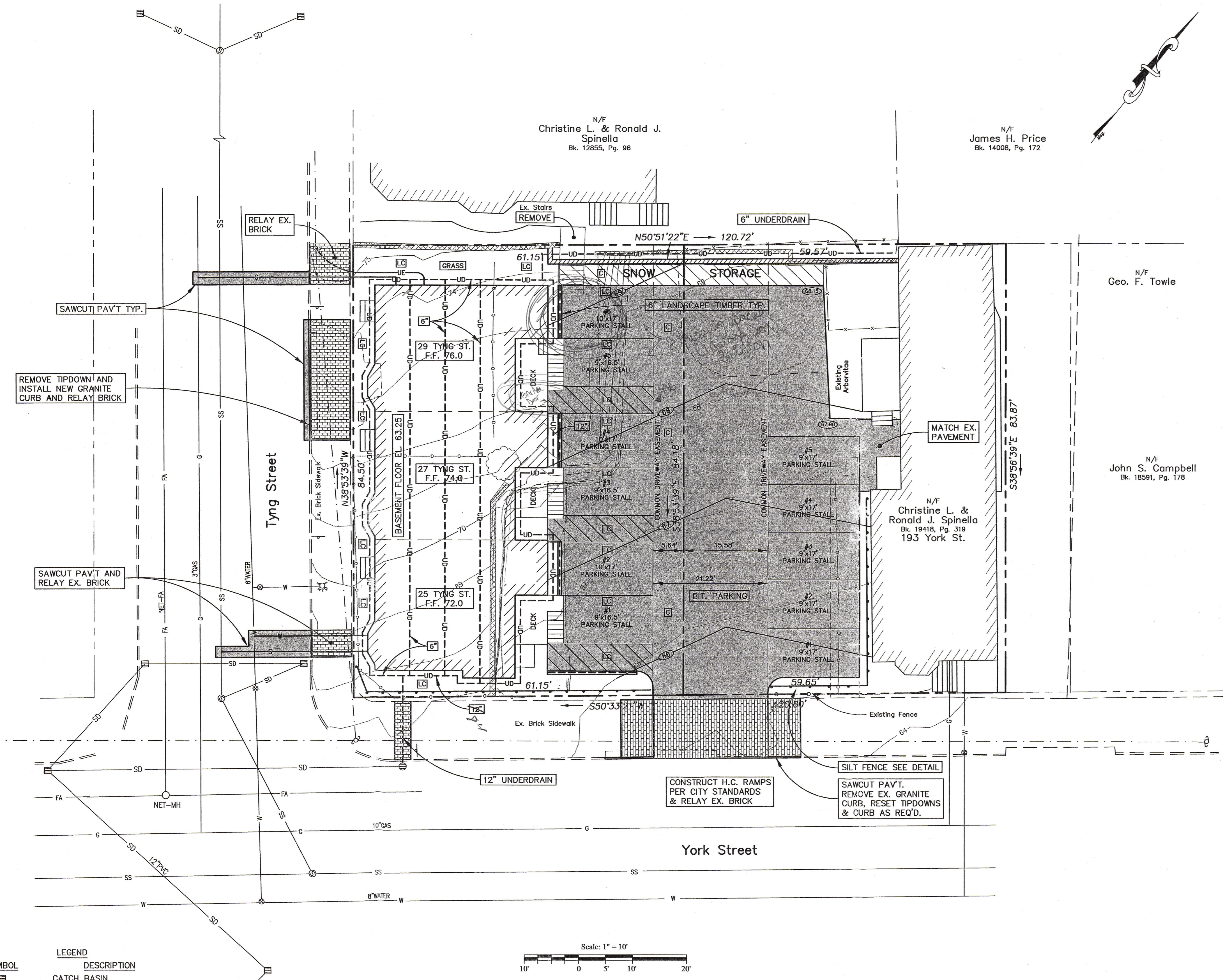
**CITY OF PORTLAND
 APPROVED SITE PLAN**
 Subject to Dept. Conditions
 Date of Approval: 9-15-04

BOUNDARY SURVEY
 ON
 TYNG STREET & YORK STREET, PORTLAND, MAINE
 MADE FOR
RONALD J. & CHRISTINE L. SPINELLA
 377 CUMBERLAND AVENUE, PORTLAND, MAINE

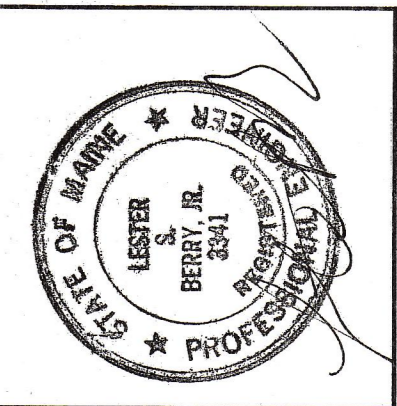
OWEN HASKELL, INC.
 16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424
 PROFESSIONAL LAND SURVEYORS

Drawn By	WCS	Date	APRIL 22, 2003	Job No.	2002-056P
Trace By	JLW	Scale	1" = 10'	Drwg. No.	1
Check By	WCS				
Book No.					

Spinella - 193 York Street



NO.	DATE	REVISION DESCRIPTION
1	6/10/04	Final Plan



BH2M
 Berry * Huff * McDonald * Milligan Inc.
 ENGINEERS * SURVEYORS * PLANNERS
 28 State Street, Gorham, Maine 04038, (207) 839-2771

FOR
 Ronald J. & Christine L. Spinella
 377 Cumberland Ave.
 Portland, Maine

SITE PLAN & SUBDIVISION
 MARINER ROW
 3 UNIT CONDOMINIUM
 TYNG STREET & YORK STREET
 PORTLAND, MAINE

- NOTES:
- OWNER/APPLICANT: RONALD J. & CHRISTINE L. SPINELLA
 377 CUMBERLAND AVENUE
 PORTLAND, MAINE
 - ENGINEER: LESTER S. BERRY PE#3341
 BH2M
 28 STATE STREET
 GORHAM, MAINE
 - SURVEYOR: WILLIAM C. SHIPPEN, PLS#2118
 OWEN HASKELL, INC.
 - DEED REFERENCE: BK. 13234, PG. 259 & 261
 - TAX MAP REFERENCE: MAP 44, BLOCK C, LOTS 4, 5 & 6
 - PROJECT AREA: 5,157 S.F.
 - PROPOSED USE: 3 TOWNHOUSE CONDOMINIUM
 - BENCHMARK: TOP OF MONUMENT, CORNER OF STATE STREET & YORK STREET, EL. 60.89, CITY OF PORTLAND DATUM
 - SNOW SHALL BE REMOVED FROM THE SITE IF THE VOLUME EXCEEDS THE "SNOW STORAGE" AREA.
 - DESIGNATIONS FOR CONDO:
 (C) COMMON AREAS:
 DRIVEWAY
 (LC) LIMITED COMMON:
 FRONT YARDS
 SIDE YARDS
 - LANDSCAPING SHALL MEET THE "ARBORETCULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
 - THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
 - ALL POWER LINE UTILITIES SHALL BE UNDERGROUND.
 - SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT OF MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.
 - ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
 - ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES SEE NOTE 15.
 - PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORK'S REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAIL CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.

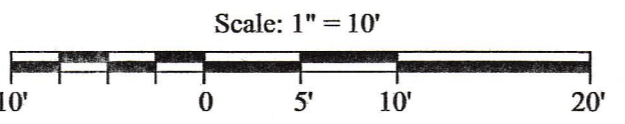
THIS PLAN REVIEWED AND APPROVED BY THE CITY OF PORTLAND PLANNING BOARD.

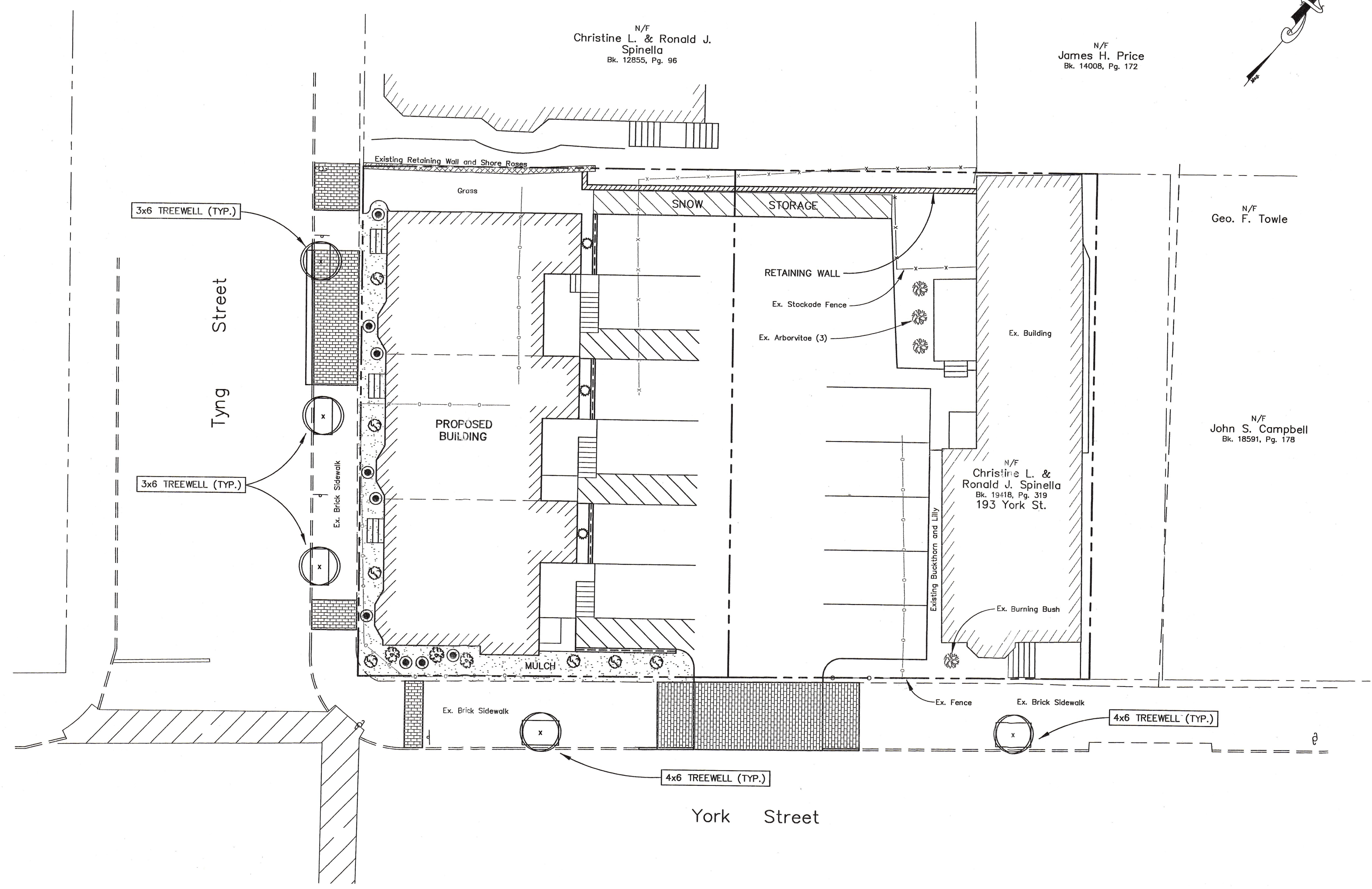
CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 9-15-04

CHAIR	DESIGNED	DATE
	L. Berry	June 2004
	DRAWN	SCALE
	Dept.	As Noted
	CHECKED	JOB. NO.
	L. Berry	04036
	SHEET	
	1	

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SYMBOL	DESCRIPTION
(S)	CATCH BASIN
(S-M)	SANITARY SEWER MANHOLE
(S-MH)	TELEPHONE MANHOLE
(U)	UTILITY POLE
(E)	OVERHEAD ELECTRIC
(G)	GAS LINE
(SD)	STORMDRAIN
(SS)	SANITARY SEWER MAIN
(W)	WATERMAIN
(V)	WATER VALVE
(S)	SIGN
(X)	FENCE
(68)	EXISTING CONTOUR
(68)	PROPOSED CONTOUR
(47.80)	SPOT ELEVATION
(UD)	UNDERDRAIN





- NOTES:
1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED CAREFULLY AS SHOWN ON THE PLANS FOR FIELD REVIEW BY THE ENGINEER OR CITY.
 2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
 3. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 4. INSTALL 3" OF BARK MULCH AT ALL PLANTING LOCATIONS.
 5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE.
 6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN LIST AND ON THE PLAN.
 7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE CITY.
 8. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OR PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
 9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
 10. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCE. ERECT SNOW FENCE (OR EQUAL) AT THE DRIP LINE OF THE TREE. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPE AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS, OR LAWNS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 11. AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE 4" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 3:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
 12. THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
 13. LOAM AND SEED ALL AREAS NOT OTHERWISE TREATED.
 14. THE PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO SITE/CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

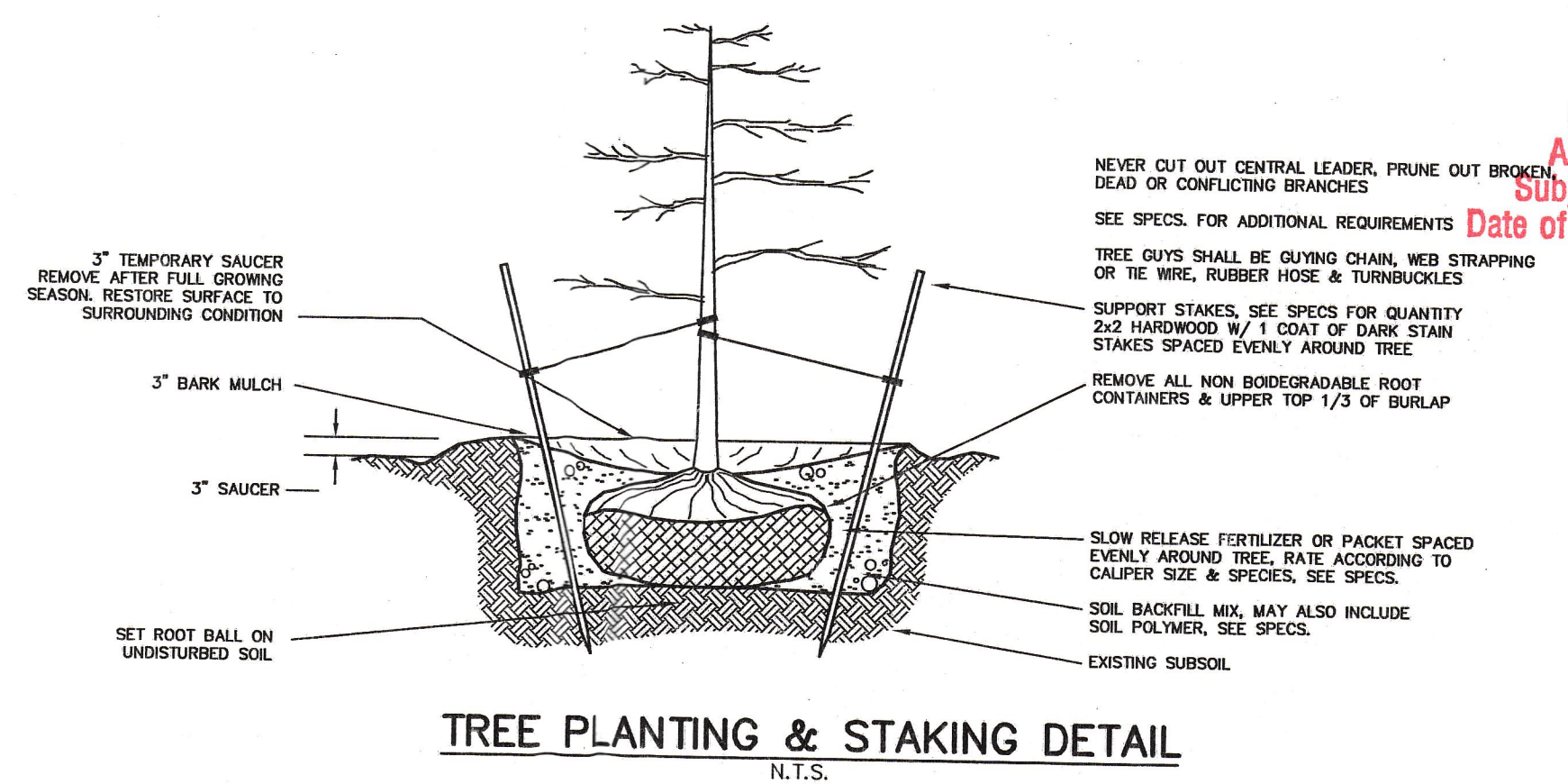
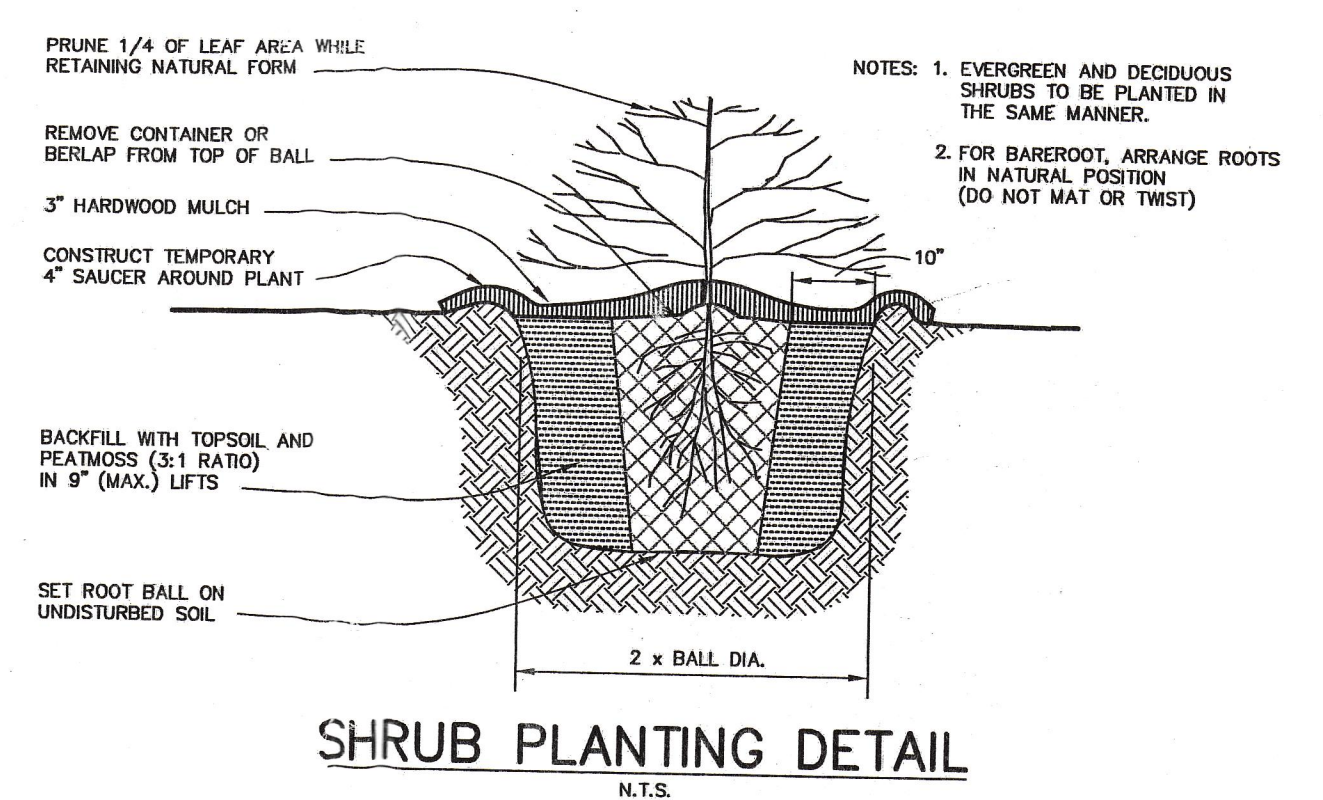
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BH2M
 Berry * Huff * McDonald * Milligan Inc.
 ENGINEERS * SURVEYORS * PLANNERS
 28 State Street, Gorham, Maine 04038, (207) 839-2771

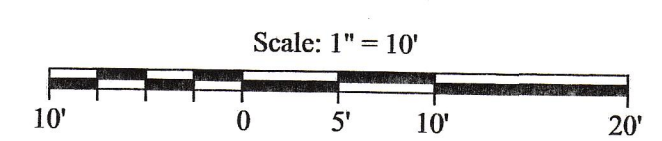
FOR
 Ronald J. & Christine L. Spinella
 377 Commercial Ave.
 Portland, Maine

LANDSCAPING
 MARINER ROW
 3 UNIT CONDOMINIUM
 TYNG STREET & YORK STREET
 PORTLAND, MAINE



LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	SIZE
x	TURKISH FILBERT	2 1/2" CAL.
○	JAPANESE TREE LILAC	2 1/2" CAL.
⊗	BURNING BUSH	2' - 2 1/2'
⊙	GREY OWL JUNIPER	3 GAL.
⊛	BUCKTHORN	3 GAL.
⊜	CYPRESS	3 GAL.



CITY OF PORTLAND
 APPROVED SITE PLAN
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 Date of Approval: 9-15-04

DESIGNED L. Berry	DATE June 2004
DRAWN As Noted	SCALE As Noted
CHECKED L. Berry	JOB. NO. 04036

SHEET
3

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EROSION AND SEDIMENT CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES", CUMBERLAND COUNTY S.W.C.D. DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED MARCH 1991.

THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL STRUCTURES ARE SHOWN ON THE SITE PLAN.

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES", CUMBERLAND COUNTY S.W.C.D. DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED 1991.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 15 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, HAY BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
- INSTALL SILT FENCE AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE SILT FENCE DETAIL FOR PROPER INSTALLATION. SILT FENCE WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY BEFORE AND FOLLOWING ANY SIGNIFICANT RAINFALL (0.5 INCHES) OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2 TO 1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCHING (DOMINANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED BY AUG. 15 OR 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCT. 1) TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES OR WHERE TIMING IS CRITICAL, FERTILIZERS MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 (N-P205-K20) OR EQUIVALENT. APPLY GROUND LIME (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SQ. FT.).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 3% RYE GRASS, AND 49% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL Ryegrass. SEEDING RATE IS 1.03 LBS PER 1,000 SQ. FT. SEED QUALITY SOG MAY BE SUBSTITUTED FOR SEED. SEED MIX SHALL CONTAIN 10% ANNUAL RYE GRASS.
 - HAY MULCH AT THE RATE OF 70-90 LBS PER 1,000 SQUARE FEET OR A HYDRO-APPLICATION OF ASPHALT, WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON HAY MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED. TEMPORARY EROSION AND SEDIMENT CONTROL BLANKET SHALL BE USED IN ALL DITCHES AND SWALES AS SHOWN IN DETAILS.
- WETLANDS WILL BE PROTECTED WITH HAYBALES AND/OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.

MULCH AND MULCH ANCHORING

MULCH

LOCATION	MULCH	RATE (1000 S.F.)
PROTECTED AREA	STRAW OR HAY *	100 POUNDS
WINDY AREAS	SHREDDED OR CHOPPED CORNSTALKS STRAW OR HAY (ANCHORED) *	185-275 POUNDS 100 POUNDS

MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES (GREATER THAN OR EQUAL TO 3:1)	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED AS REQUIRED
--	----------------------------	----------------------------

(GREATER THAN OR EQUAL TO 3:1)
* A HYDRO-APPLICATION OF ASPHALT, WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON HAY MULCH FOR WIND CONTROL.

MULCH ANCHORING

ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD./BLOCK); MULCH NETTING (AS PER MANUFACTURER; ASPHALT EMULSION (0.04 GALLONS PER SQ. YD.); LIQUID ASPHALT (0.10 GALLONS PER SQ. YD.); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TRACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SEPARATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

Additional temporary seed mixture (for periods less than 12 months).

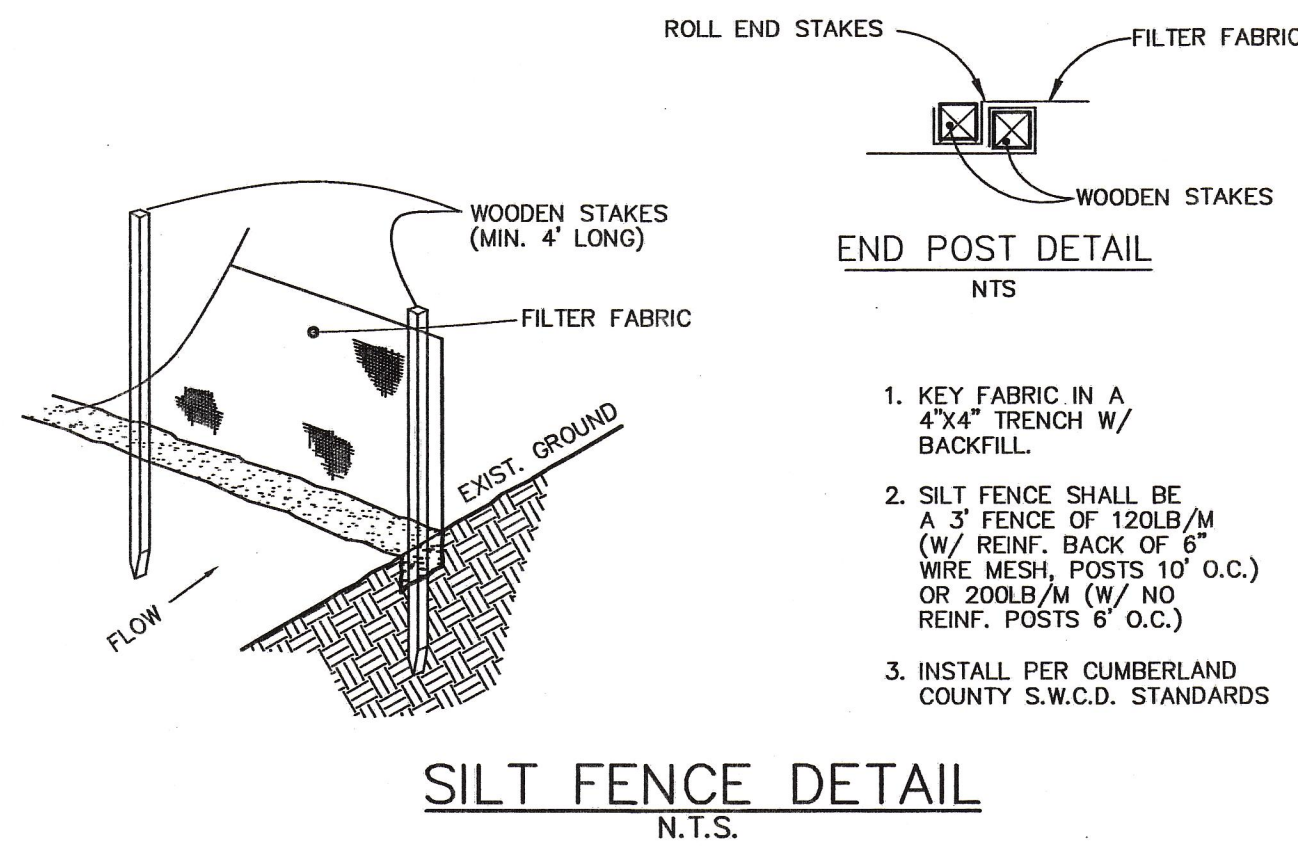
Season	Seed	Rate
Summer (5/15 - 8/15)	Sudangrass	40 lbs/acre
	Late Summer/Early Fall Oats	80 lbs/acre
	Annual Ryegrass	40 lbs/acre
(8/15 - 9/15)	Perennial Ryegrass	40 lbs/acre
	Winter Rye	112 lbs/acre
Fall (9/15 - 11/1)	Mulch w/ Dormant Seed	80 lbs/acre*
Winter (11/1 - 4/1)	Mulch w/ Dormant Seed	80 lbs/acre
	Annual Ryegrass	80 lbs/acre
Spring (4/1 - 7/1)	Oats	80 lbs/acre
	Annual Ryegrass	40 lbs/acre

*Seed Rate Only

EROSION CONTROL DURING CONSTRUCTION

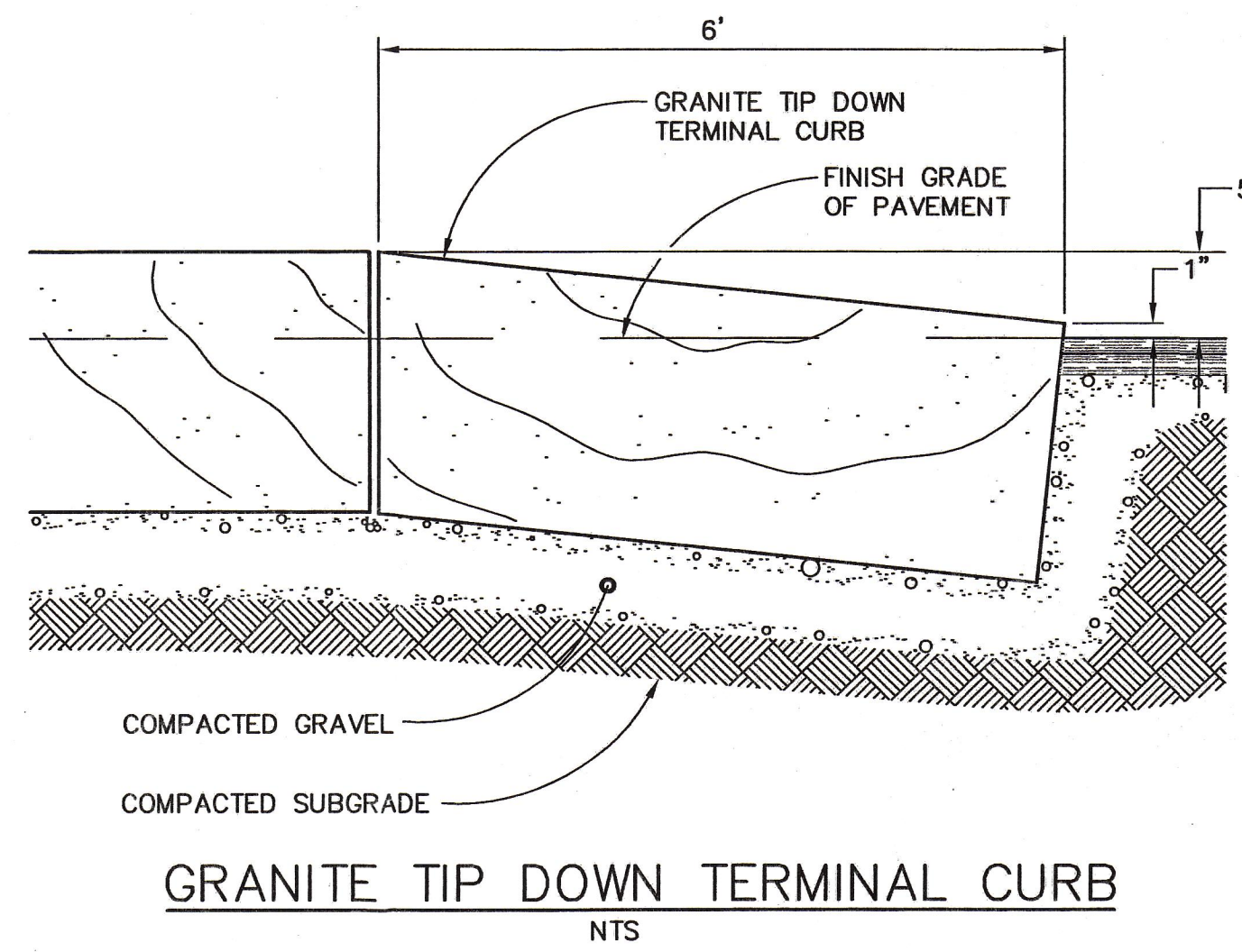
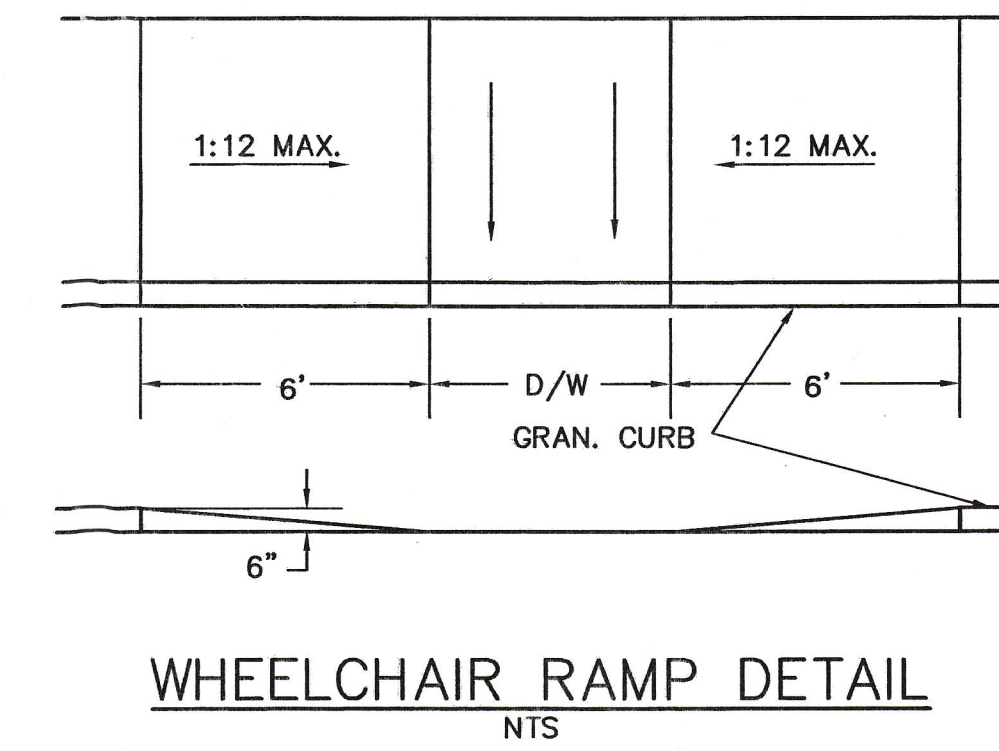
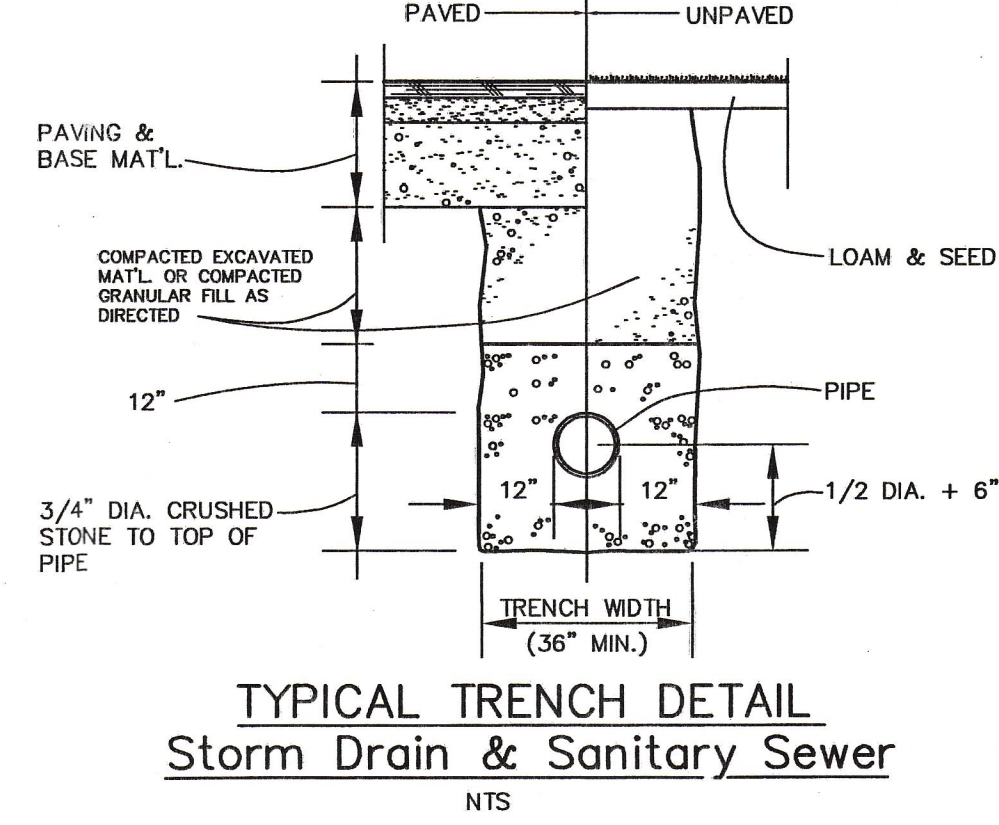
WINTER CONSTRUCTION

- WINTER CONSTRUCTION PERIOD: OCTOBER 1 THROUGH APRIL 15
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRES OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO MORE THAN ONE ACRE OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DOMINANT SEEDING, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES MULCH SHALL BE APPLIED SUCH THAT THE SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES, THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDING AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DOMINANT SEEDING AT A RATE OF 200 - 300 LBS PER 1,000 SQUARE FEET FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- A) BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER.
B) MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 0%.
- AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DOMINANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- AREAS WITHIN 100 FEET OF STREAMS THAT ARE NOT STABILIZED WITH VEGETATION BY DEC. 1 SHALL BE MULCHED AND ANCHORED WITH NETTING. IF WORK CONTINUES IN THIS AREA DURING THE WINTER, A DOUBLE LINE OF SEDIMENT BARRIERS MUST BE USED.

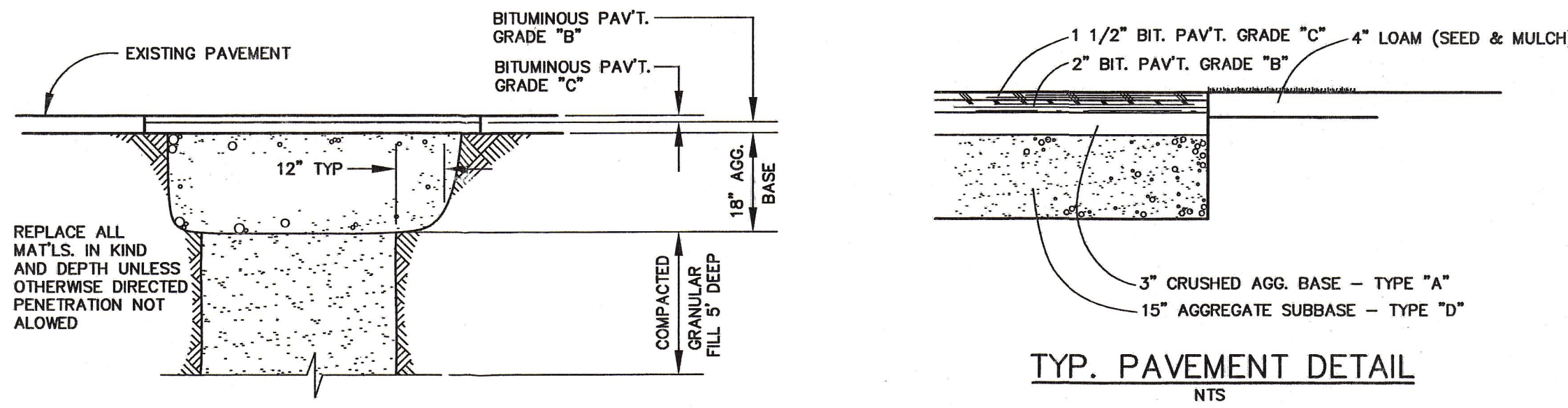


NOTES:

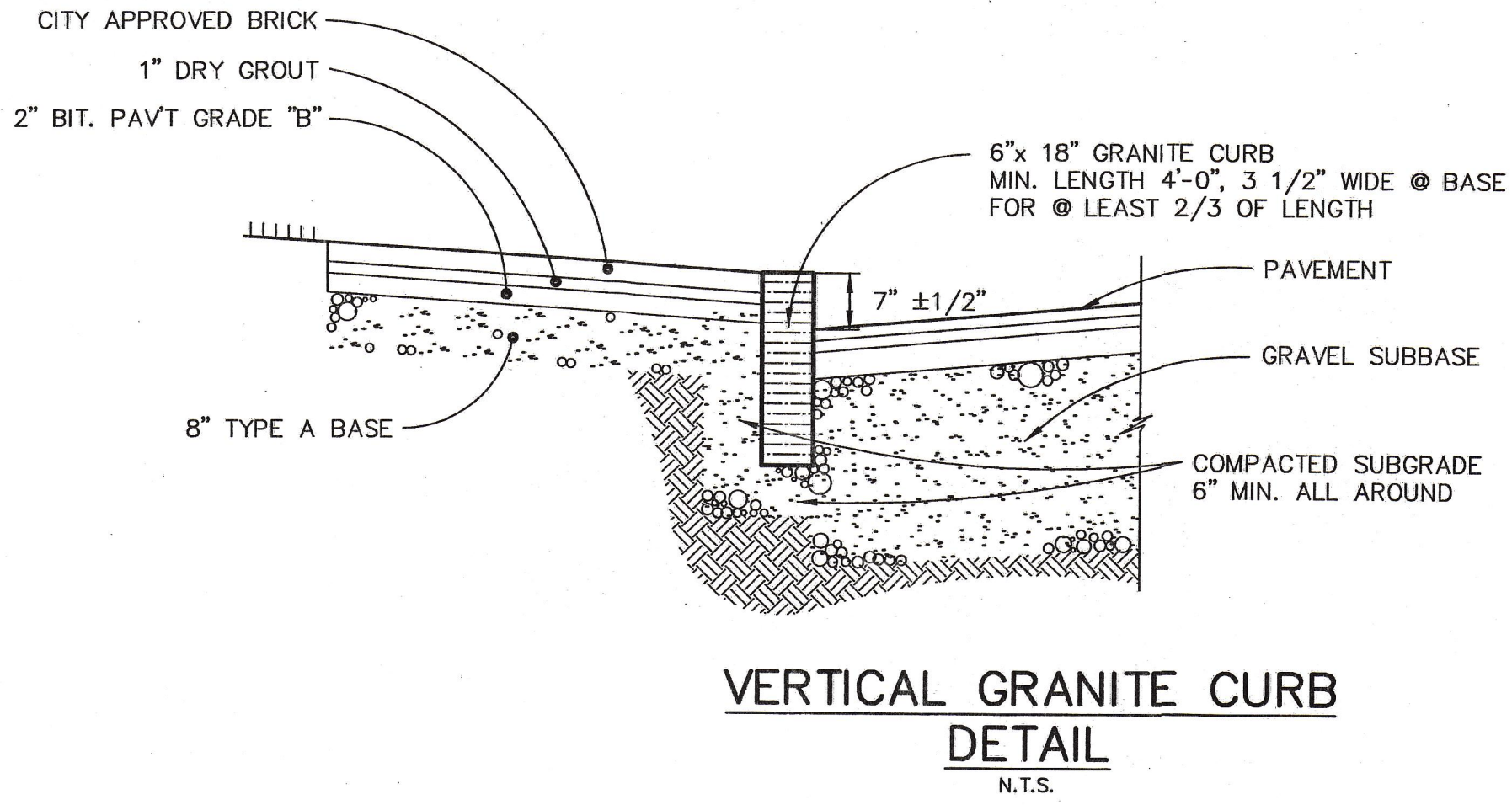
- Trench width shown is payment width for rockexcavation & replacement of unsuitable material.
- Do not mechanically compact directly over flexible pipe (e.g. PVC, Polyethylene)
- Concrete pipe shall have sand bedding.
- Perforations along invert required on storm drain pipes per AASHTO standards.



GRANITE TIP DOWN TERMINAL CURB N.T.S.

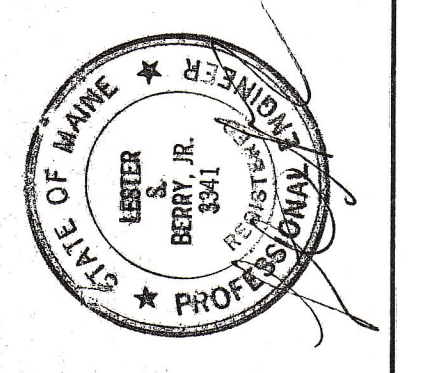


PERMANENT PAVEMENT SECTION N.T.S.



VERTICAL GRANITE CURB DETAIL N.T.S.

REVISION	DESCRIPTION
NO.	DATE
1	6/10/04



BH2M
Berry * Huff * MacDonald * Milligan Inc.
ENGINEERS * SURVEYORS * PLANNERS
28 State Street, Gorham, Maine 04038, (207) 839-2771

FOR
Ronald J. & Christine L. Spinella
371 Main Ave.
Portland, Maine

DETAILS
MARINER ROW
3 UNIT CONDOMINIUM
TYNG STREET & YORK STREET
PORTLAND, MAINE

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 9-15-04

DESIGNED L. Berry	DATE June 2004
DRAWN W. Pelkey	SCALE As Noted
CHECKED L. Berry	JOB. NO. 04036

SHEET
4

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MARINERS ROW TOWNHOUSES
#25 - #29 TYNG STREET
PORTLAND, MAINE

NOT FOR CONSTRUCTION

TITLE:

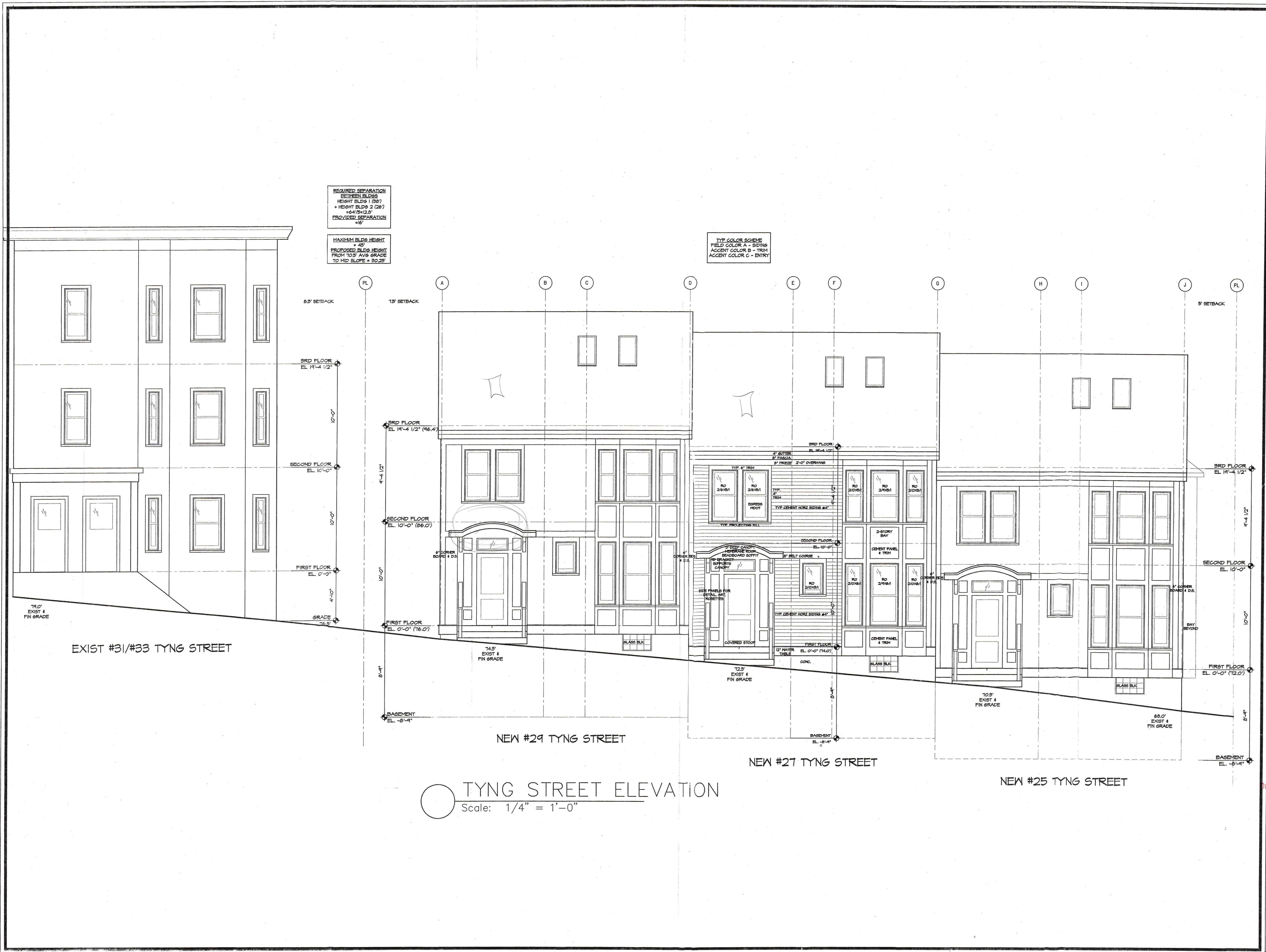
CITY OF PORTLAND
APPROVED SITE PLAN
Subject to L.L.C. V.I. 1114
Date of Approval: 9-16-04

ISSUED FOR:
SITE PLAN REVIEW

DATE:
JUNE 10, 2004

DRAWING NO.

3



REQUIRED SEPARATION
BETWEEN BLDGS
HEIGHT BLDG 1 (28')
+ HEIGHT BLDG 2 (28')
= 56' (54' MIN)
PROVIDED SEPARATION
= 56'

MAXIMUM BLDG HEIGHT
= 48'
PROPOSED BLDG HEIGHT
FROM 10.5' AVG GRADE
TO MID SLOPE = 30.25'

TYP. COLOR SCHEME
FIELD COLOR A - SIDING
ACCENT COLOR B - TRIM
ACCENT COLOR C - ENTRY

TYNG STREET ELEVATION
Scale: 1/4" = 1'-0"

EXIST #31/#33 TYNG STREET BEYOND



EXISTING #191/193 YORK STREET

YORK STREET ELEVATION
 Scale: 1/4" = 1'-0"

MARINERS ROW TOWNHOUSES
 #25 - #27 TYNG STREET
 PORTLAND, MAINE

NOT FOR CONSTRUCTION

TITLE:
 YORK STREET
 ELEVATION
 CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval:
 ISSUED FOR: 9-15-04
 SITE PLAN REVIEW

DATE:
 JUNE 10, 2004

DRAWING NO.

4

MARINERS ROW TOWNHOUSES
#25 - #29 TYNG STREET
PORTLAND, MAINE

NOT FOR CONSTRUCTION

TITLE:

REAR
ELEVATION

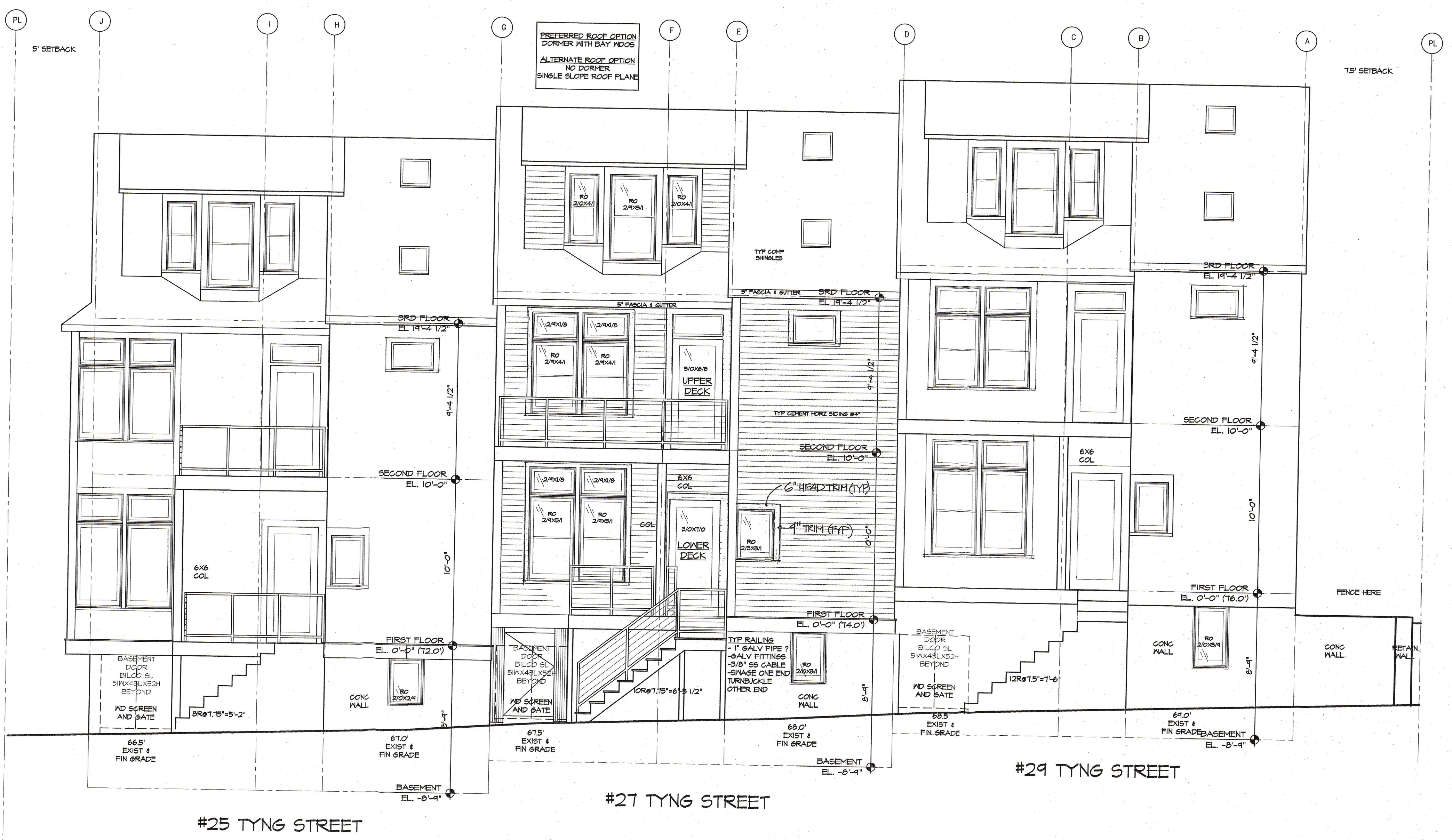
CITY DEPT. OF
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval

ISSUED FOR: 9-16-04
SITE PLAN REVIEW

DATE:
JUNE 10, 2004

DRAWING NO:

5



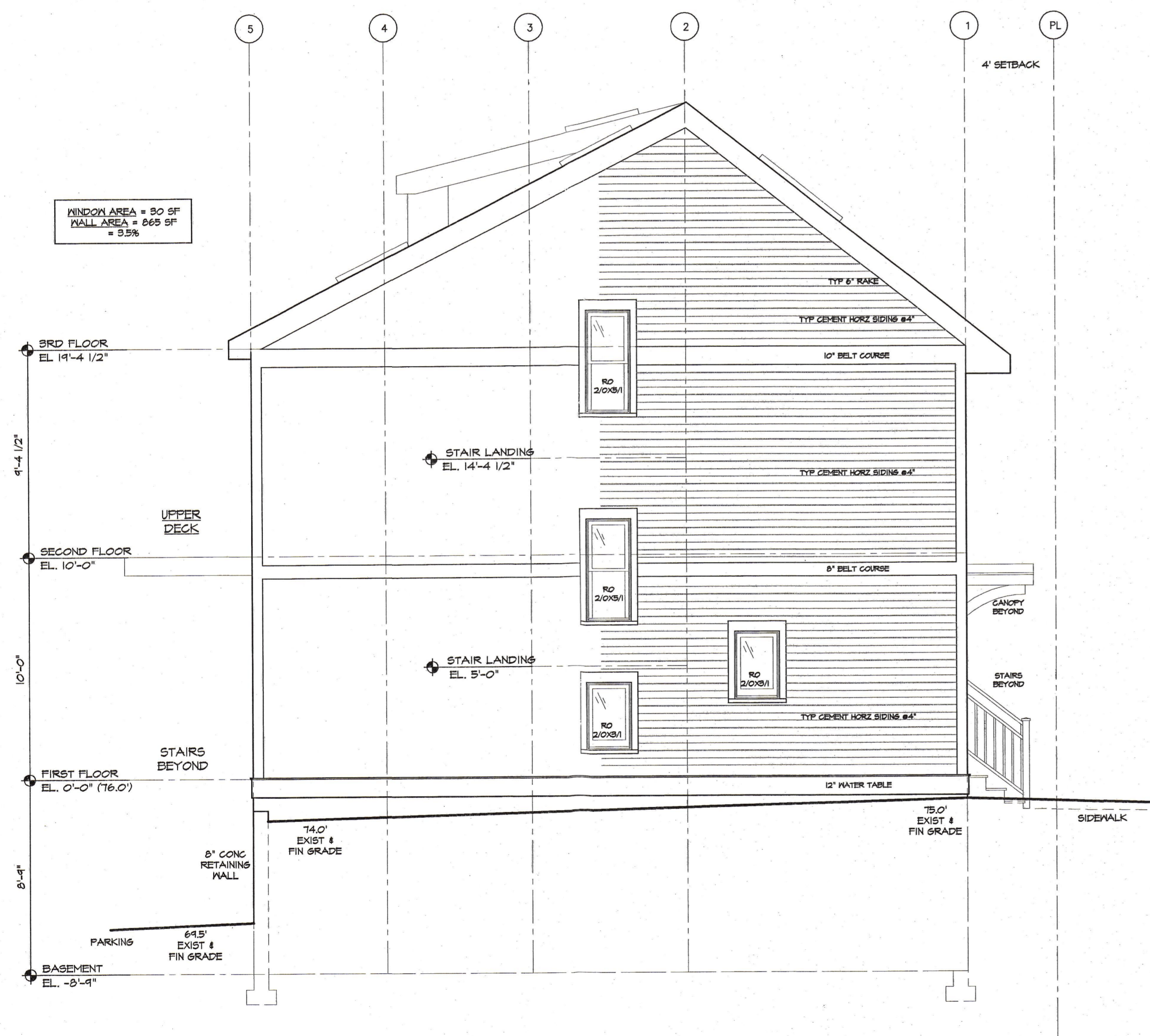
REAR ELEVATION
Scale: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

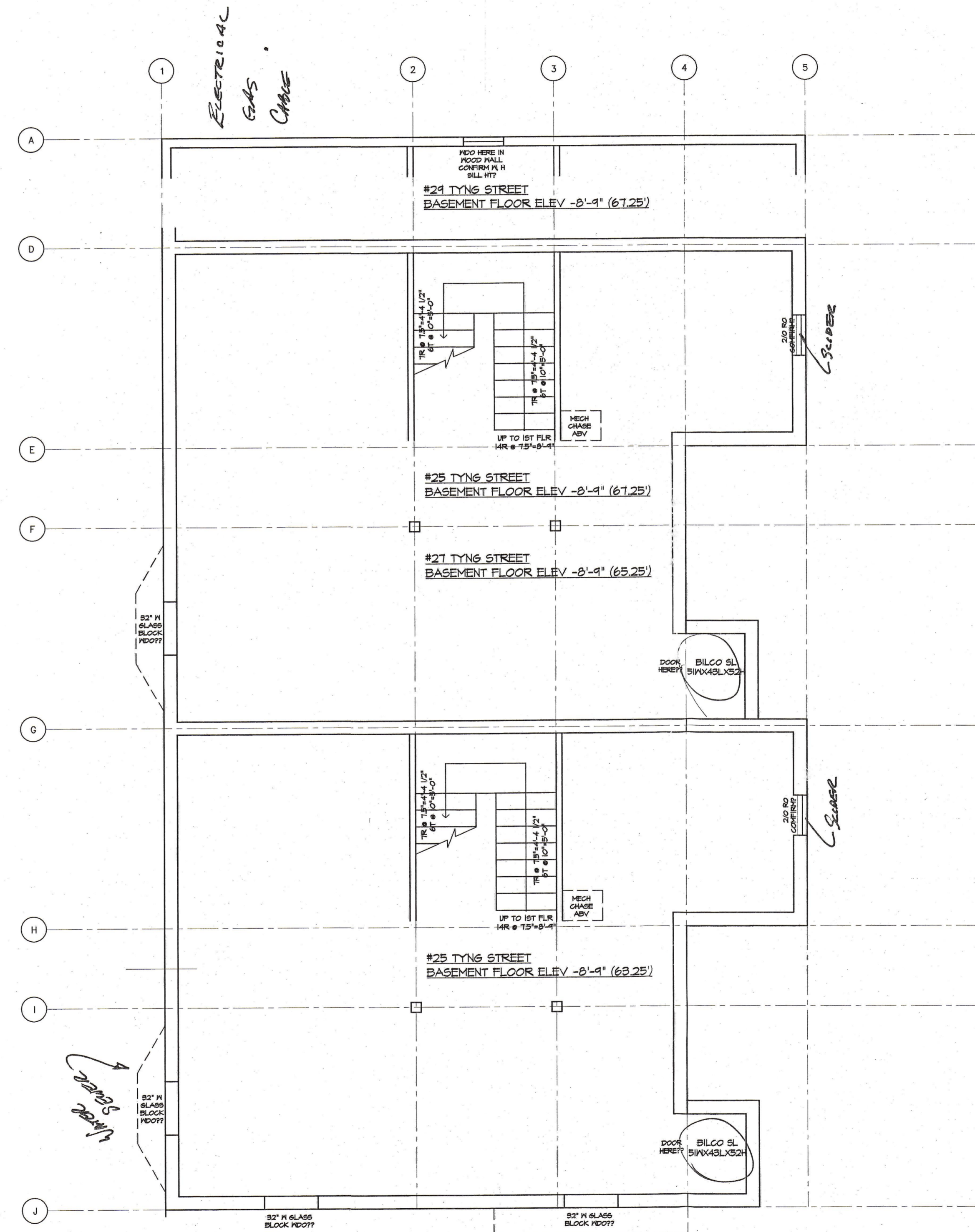
TITLE: SIDE ELEVATION & BASEMENT PLAN
CITY OF PORTLAND APPROVED SITE PLAN
Submitted to Dept. of Planning
Date of Approval: 9-15-04
ISSUED FOR: SITE PLAN REVIEW

DATE: JUNE 10, 2004

DRAWING NO. 6



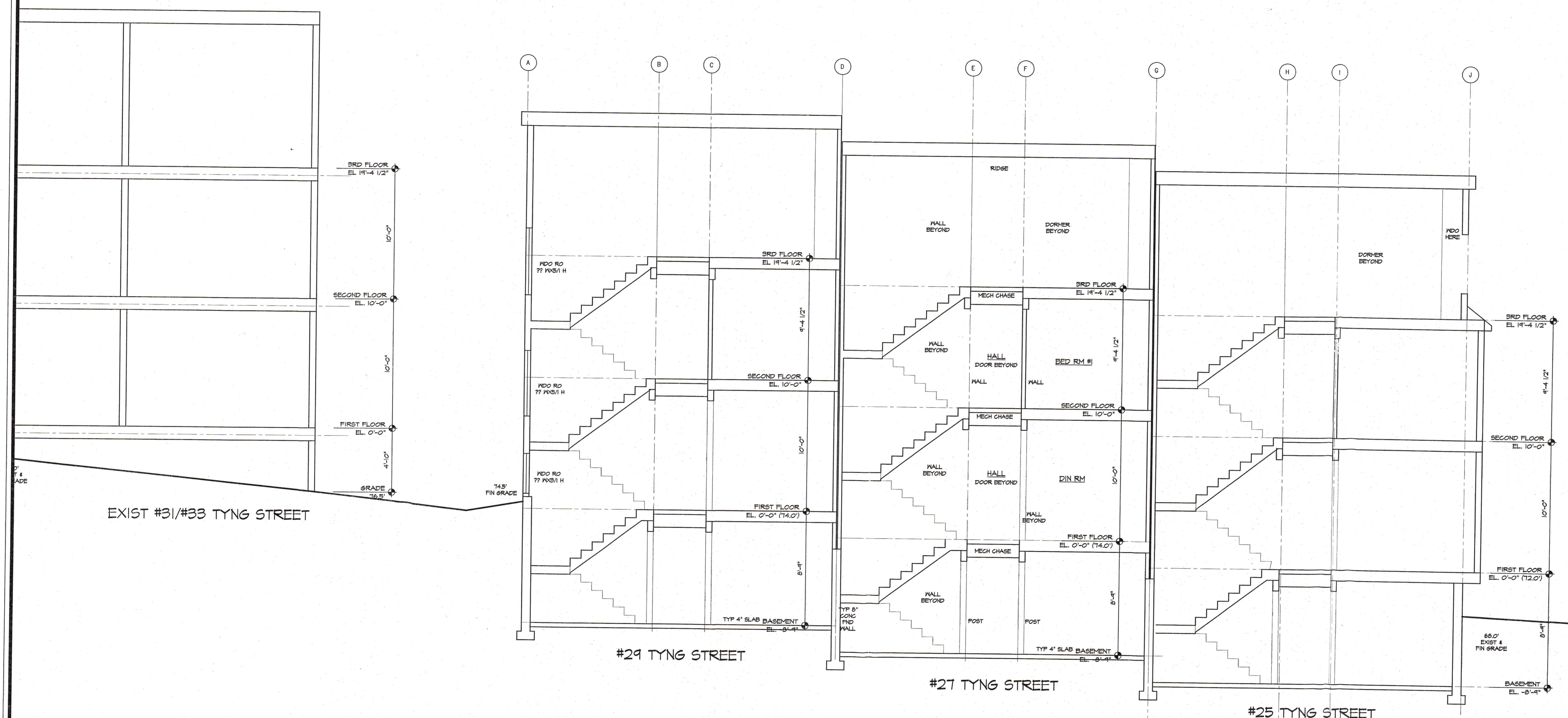
SIDE ELEVATION
Scale: 1/4" = 1'-0"



BASEMENT PLAN
Scale: 1/4" = 1'-0"

MARINERS ROW TOWNHOUSES
 #25 - #29 TYNG STREET
 PORTLAND, MAINE

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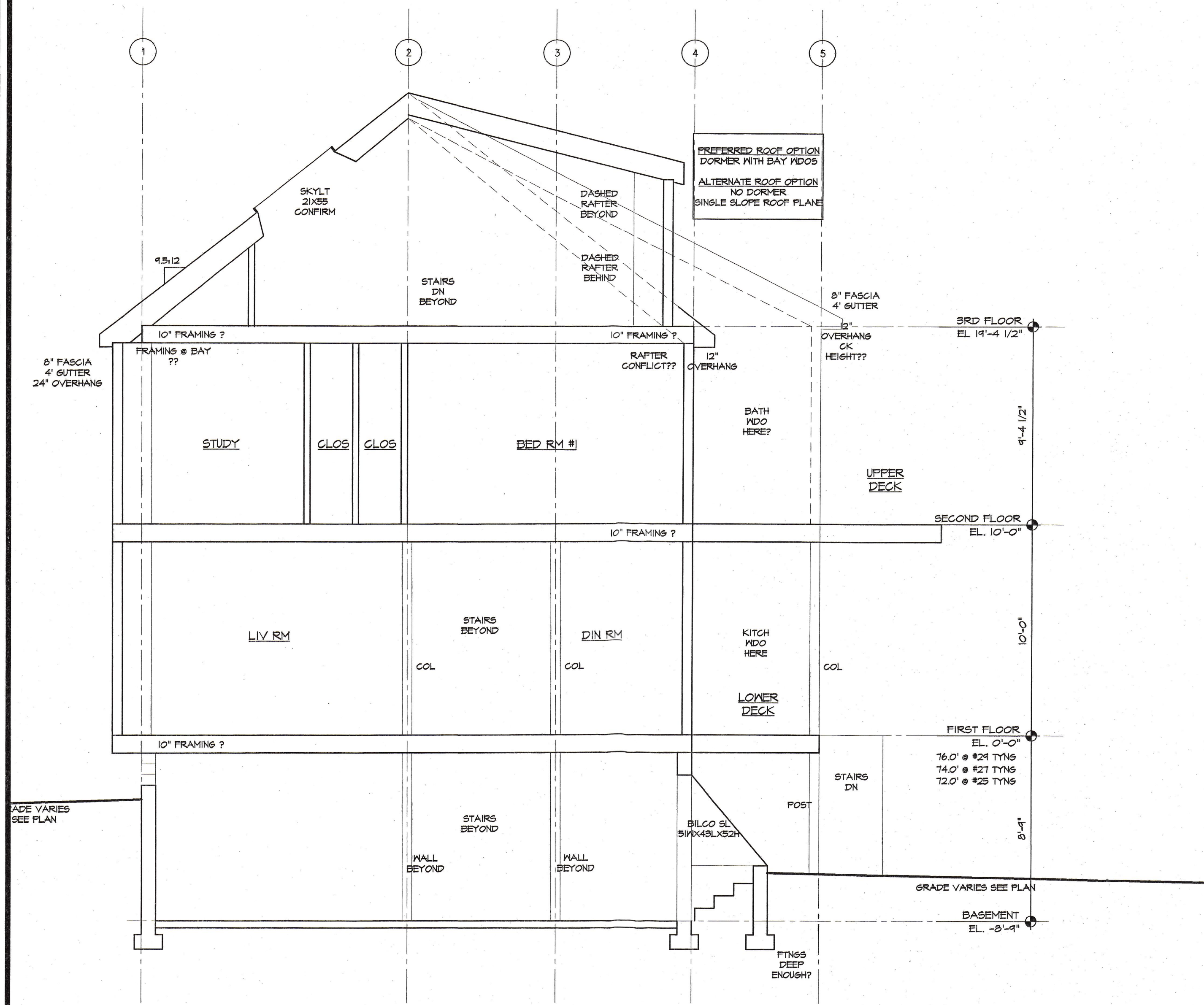


BUILDING SECTION @ STAIRS AND RIDGE
 Scale: 1/4" = 1'-0"

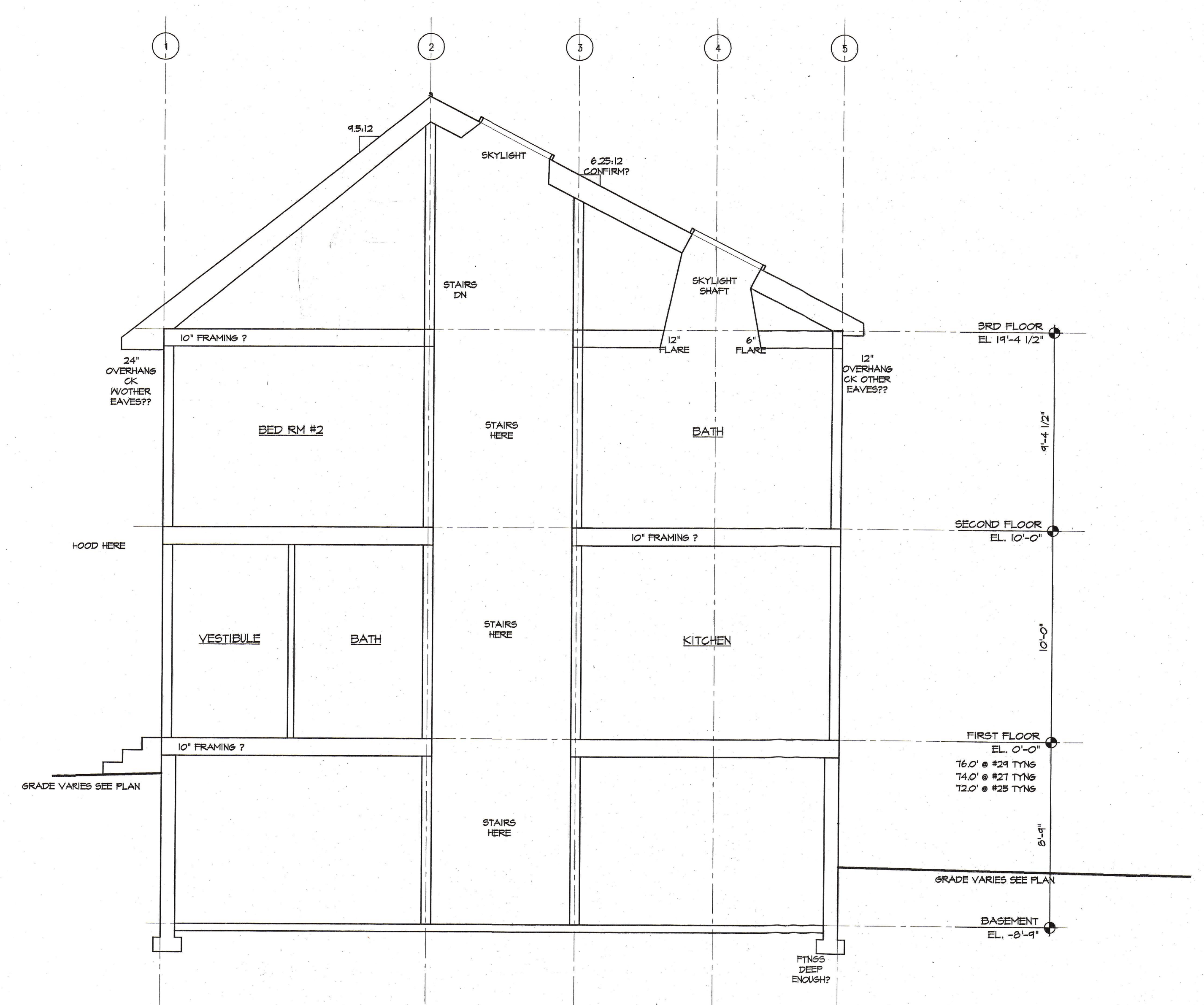
TITLE:
BUILDING SECTION
 CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 9-15-04
 ISSUED FOR:
 SITE PLAN REVIEW
 DATE:
 JUNE 10, 2004
 DRAWING NO.:

MARINERS ROW TOWNHOUSES
#25 - #29 TYNG STREET
PORTLAND, MAINE

NOT FOR CONSTRUCTION



○ TYP. BUILDING SECTION THRU LIV RM, DIN RM & DECK
Scale: 1/4" = 1'-0"



○ TYP. BLDG SECT @ VEST, STAIRS & KITCHEN
Scale: 1/4" = 1'-0"

TITLE:
BUILDING SECTIONS
APPROVED SITE PLAN
Subject: Mariners Row Townhouses
Date of Approval: 7-15-04

ISSUED FOR:
SITE PLAN REVIEW

DATE:
JUNE 10, 2004

DRAWING NO.: