

Site Plan
 11 Bryant Street
 Portland, ME

1"=20'
 August 24, 2005
 Rev. Sept 1, 2005
 Mohr & Sereidin
 Landscape Architects, Inc.

EXISTING SOIL:
 BUXTON SILT LOAM
 (PER SGS MEDIUM
 INTENSITY SOILS MAP)

PRECAST CONC.
 YARD DRAIN
 RIM EL=56.0
 INV. EL=54.2

70'- 8" POLYETHYLENE
 STORM DRAIN
 S=0.005

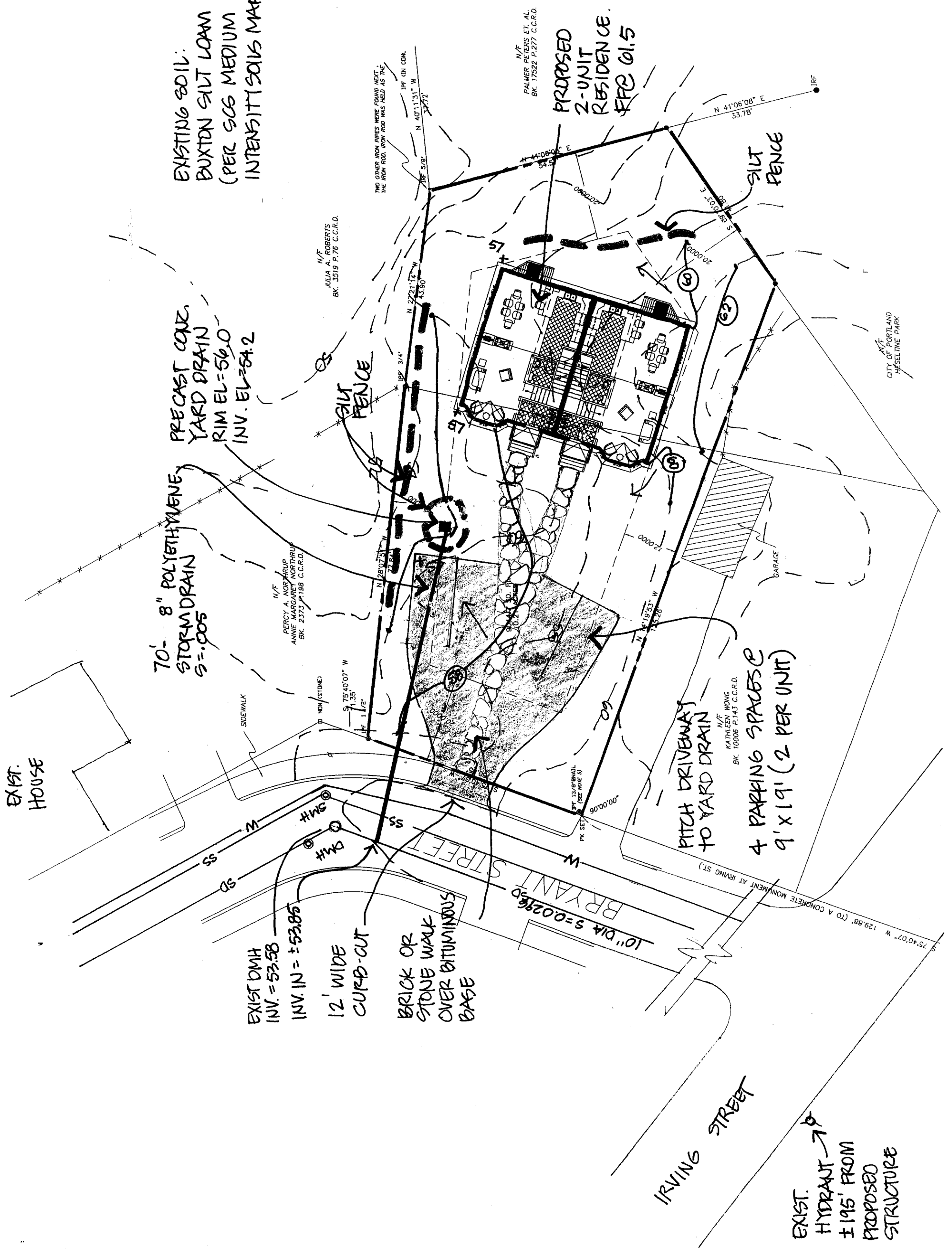
EXIST DMH
 INV. = 53.58
 INV. IN = ±53.85

12' WIDE
 CURB-CUT
 BRICK OR
 STONE WALK
 OVER BITUMINOUS
 BASE

PROPOSED
 2-UNIT
 RESIDENCE.
 PFC 01.5

PITCH DRIVEWAYS
 TO YARD DRAIN
 4 PARKING SPACES @
 9' X 19' (2 PER UNIT)

EXIST.
 HYDRANT →
 ±195' FROM
 PROPOSED
 STRUCTURE

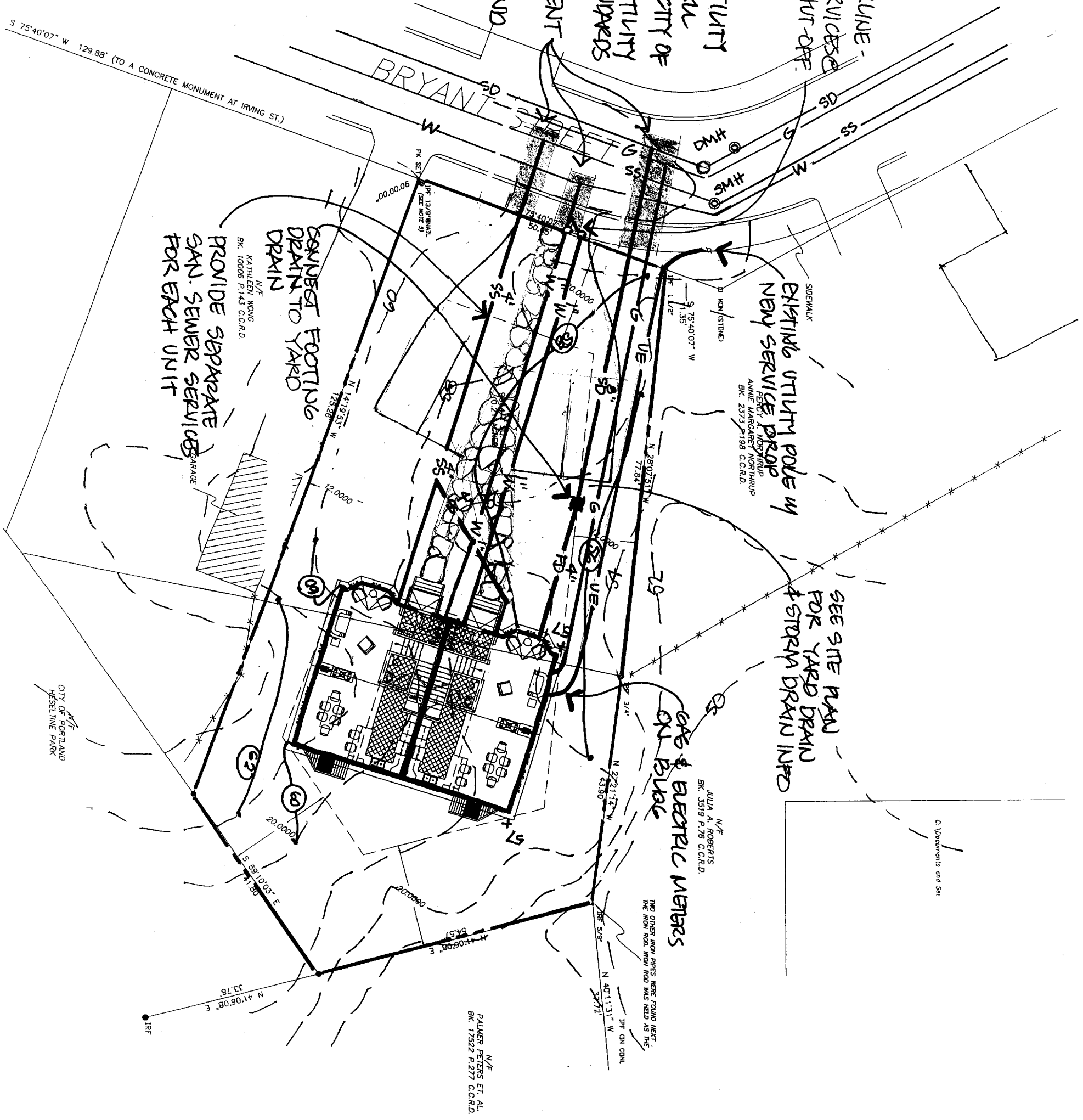


1" COPPER WATERLINE -
 SPLIT INTO 2 SERVICES @
 H & PROVIDE SHUT-OFF

NOTE: ALL UTILITY
 SERVICES SHALL
 CONFORM TO CITY OF
 PORTLAND & UTILITY
 COMPANY STANDARDS

REPAIR PAVEMENT
 & CURBS PER
 CITY OF PORTLAND
 REQUIREMENTS

S 75°40'07" W 129.88' (TO A CONCRETE MONUMENT AT IRVING ST.)



SIDEWALK
 EXISTING UTILITY POLE W/
 NEW SERVICE DROP

SEE SITE PLAN
 FOR YARD DRAIN
 & STORM DRAIN INFO

SAFE & ELECTRIC METERS
 ON BULK

CONCRETE FOOTING
 DRAIN TO YARD
 DRAIN

PROVIDE SEPARATE
 SAN. SEWER SERVICES
 FOR EACH UNIT

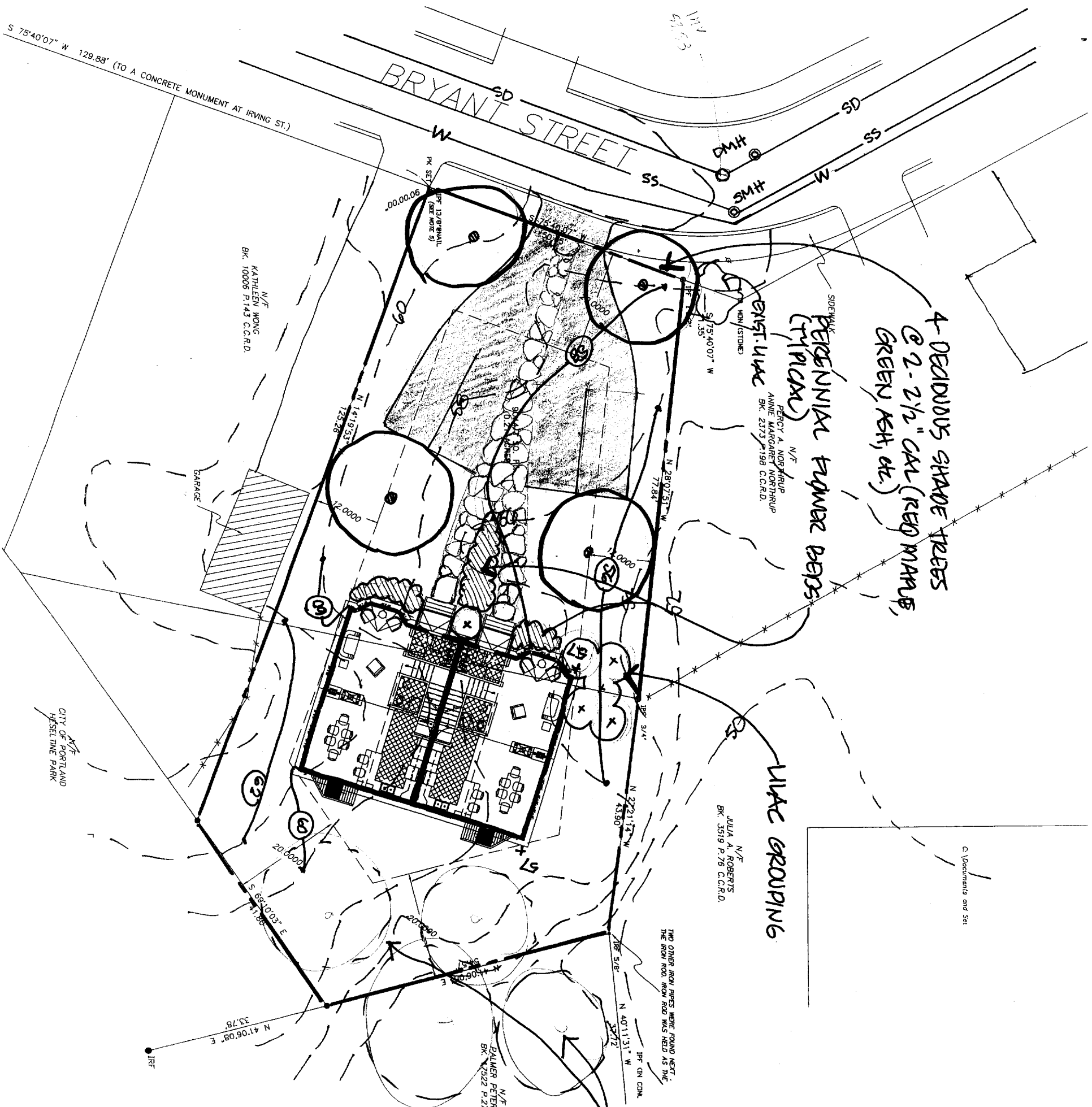
C:\Documents and Settings

Utilities Plan
 11 Bryant Street
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1"=20'

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4 DECIDUOUS SHADE TREES @ 2-2 1/2" CAL (REQ MAINT, GREEN KSH, etc.)

PERENNIAL FRAGRANT BERRIES (HYDRICAX)

EXIST. UAC
NORTHROP
ANNIE MARGARET NORTHROP
BK. 2373 P.198 C.C.R.D.

UAC GROUPING

N/F
JULIA A. ROBERTS
BK. 3519 P.76 C.C.R.D.

APPROX. LOCATION FOR EXISTING MATURE TREES

N/F
DALLNER PETERS ET AL
BK. 7522 P.277 C.C.R.D.

N/F
KATHLEEN WONG
BK. 10006 P.143 C.C.R.D.

Planting Plan
11 Bryant Street
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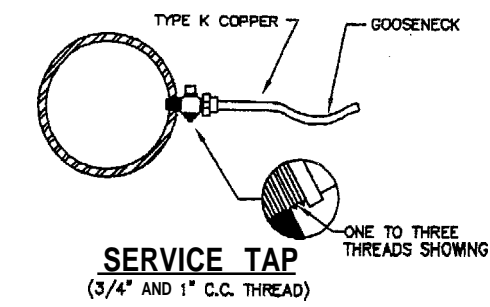
c. Documents and Set

TWO OTHER IRON PIPES WERE FOUND NEXT TO THE IRON ROD. IRON ROD WAS NED AS THE

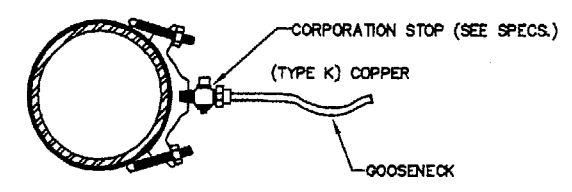
IRF ON CONK

N/F
CITY OF PORTLAND
HESSELINE PARK

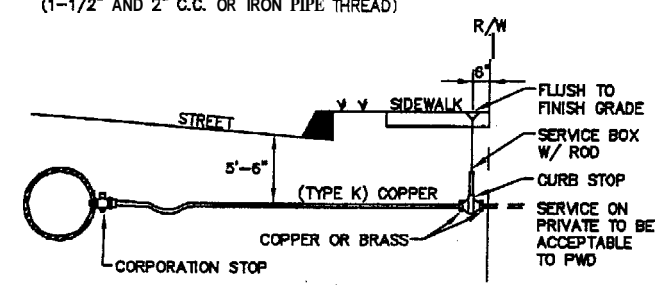
S 75°40'07" W 129.88' (TO A CONCRETE MONUMENT AT IRVING ST.)



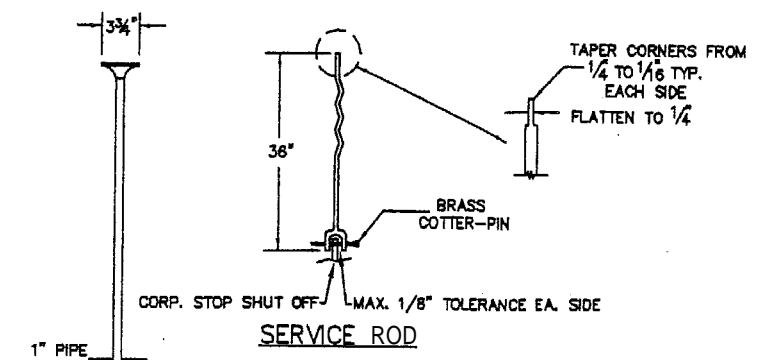
SERVICE TAP
(3/4" AND 1" C.C. THREAD)



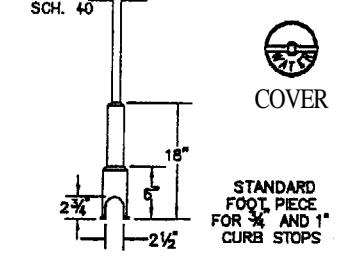
SERVICE SADDLE
(1-1/2" AND 2" C.C. OR IRON PIPE THREAD)



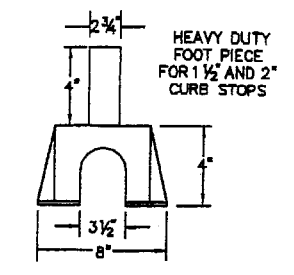
TYPICAL SERVICE CONNECTION



SERVICE ROD

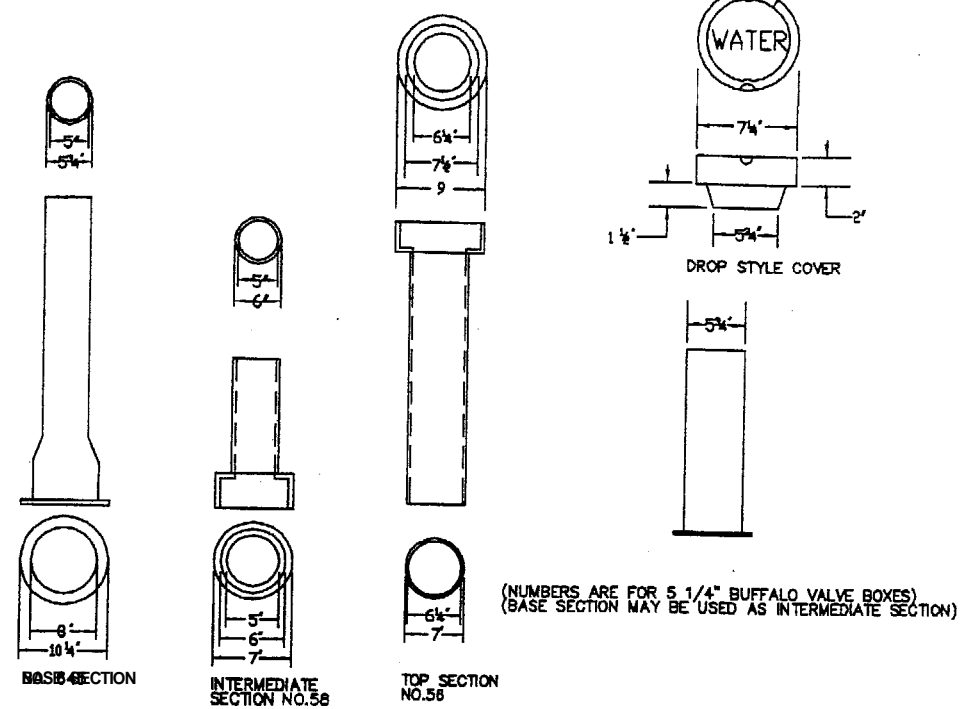


SERVICE BOX

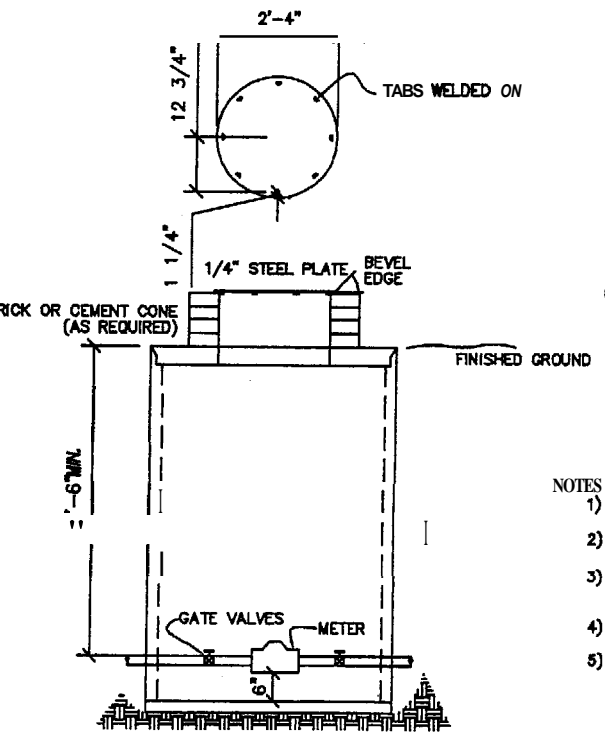
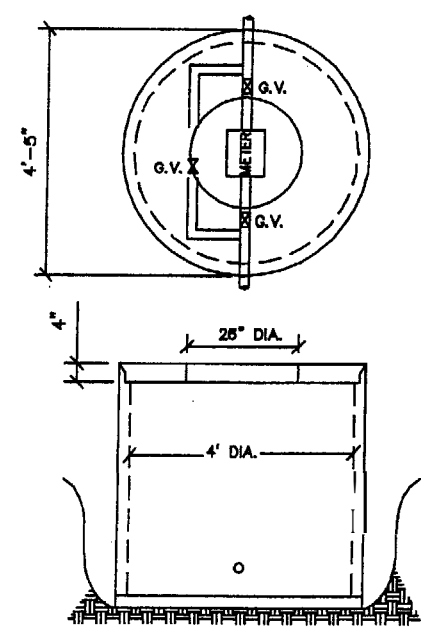


FOOT PIECE

NOTE: ANY EXTENSION OF SERVICE BOX REQUIRES A COUPLING & 1" THREADED PIPE.



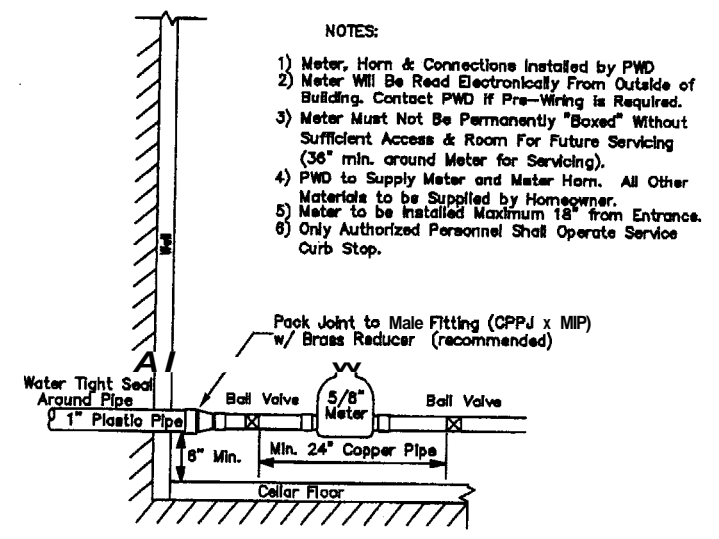
VALVE BOX & COVER



TYPICAL METER PIT

- 5/8" TO 2 METERS**
- METER BOX**
- 1) TO BE INSTALLED AND SUPPLIED BY OWNER
 - 2) MINIMUM 4'-0" DIAMETER CONC. M.H. W/ CEMENT BASE
 - 3) WATER METER TO HAVE 5'-6" OF COVER AND IS TO BE SUPPLIED BY P.W.D.
 - 4) OWNER IS TO SUPPLY 2 VALVES INSIDE OF PIT (MINIMUM SEPARATION OF 2'-0")
 - 5) COPPER PIPE REQUIRED THRU METER PIT
 - 6) 1.5" & 2" METERS REQUIRE BY-PASS W/ VALVE (METER SPACER AVAILABLE AT PWD)
- COVER PLATE**
- 1) COVER MUST WEIGH LESS THAN 60 lbs.
 - 2) MINIMUM SIZE OF COVER WILL BE 28" DIAMETER.
 - 3) IF STEEL PLATE IS USED, TREAT WITH A COAT OF RUST INHIBITOR PAINT.

- NOTES**
- 1) THIS PIT IS TO BE PLACED ON PRIVATE PROPERTY NEAR THE STREET LINE.
 - 2) THIS TYPICAL PIT WAS NOT DESIGNED FOR ANY TRAFFIC LOAD
 - 3) THE PIT CAN BE ORDERED THRU OTHERS WITH SPECIAL DETAILS SUCH AS LARGER M.H. COVERS, ETC.
 - 4) THIS PIT WILL HOUSE UP TO TWO 5/8", 3/4", OR 1" METERS
 - 5) NO BACKFLOWS ALLOWED IN PIT (PER STATE REGULATION)



TYP. HORIZONTAL METER SET

- NOTES:**
- 1) Meter, Horn & Connections Installed by PWD
 - 2) Meter Will Be Read Electronically From Outside of Building. Contact PWD if Pre-Wiring is Required.
 - 3) Meter Must Not Be Permanently "Boxed" Without Sufficient Access & Room For Future Servicing (36" min. around Meter for Servicing).
 - 4) PWD to Supply Meter and Meter Horn. All Other Materials to be Supplied by Homeowner.
 - 5) Meter to be Installed Maximum 18" from Entrance.
 - 6) Only Authorized Personnel Shall Operate Service Curb Stop.

PROJECT NO. C&D FILE FIELD BOOK	2 OF 2
STANDARD WATER DETAILS	
Portland Water District ASSET MANAGEMENT & PLANNING REGISTRATION NO. 10-388 PORTLAND, MAINE	
DESIGNED	DATE
DRAWN	DATE
CHECKED	DATE
APPROVED	DATE
SCALE	DATE
REVISIONS TO TYPICAL METER PIT	REMARKS

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Sept 1, 2005

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SECTION II -- SANITARY SEWER AND STORM DRAIN DESIGN STANDARDS

NOTE: LOCATION WARNING TAPE SHALL BE INSTALLED OVER CENTERLINE OF PIPE AT A MAXIMUM OF 24 INCHES BELOW FINISH GRADE.

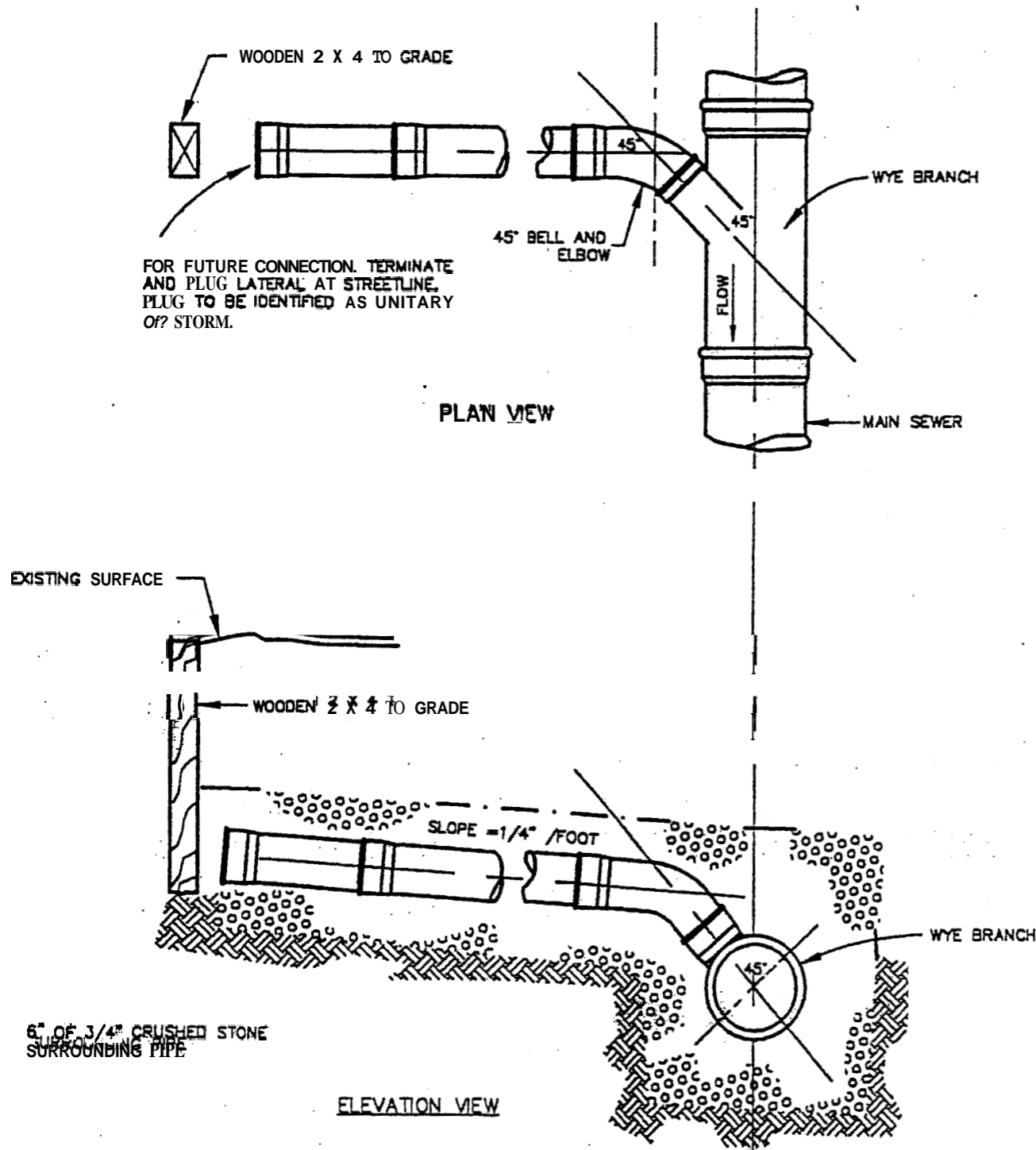


FIGURE II - 19
TYPICAL HOUSE LATERAL WYE CONNECTION DETAIL

SECTION II -- SANITARY SEWER AND STORM DRAIN DESIGN STANDARDS

1. LOCATIONS AND ELEVATIONS OF STUBS SHOWN ON THE PLANS ARE TO BE CONSIDERED AS APPROXIMATE AND MAY BE ADJUSTED AS DIRECTED TO SUIT FIELD CONDITIONS.
2. HOUSE CONNECTIONS AND CATCH BASIN CONNECTIONS TO THE MAIN LINE OF THE SEWER SHALL CONSIST OF AN APPROPRIATE "Y" BRANCH CONNECTION AS SHOWN ON THE PLANS, OR AS DIRECTED. ACTUAL "Y" LOCATIONS FOR HOUSE CONNECTIONS AND CATCH BASIN CONNECTIONS SHALL BE DETERMINED DURING CONSTRUCTION. THE CONTRACTOR SHALL KEEP A COMPLETE RECORD OF "Y" LOCATIONS WHICH SHALL BE GIVEN TO THE CITY OF PORTLAND UPON COMPLETION OF THE CONTRACT.

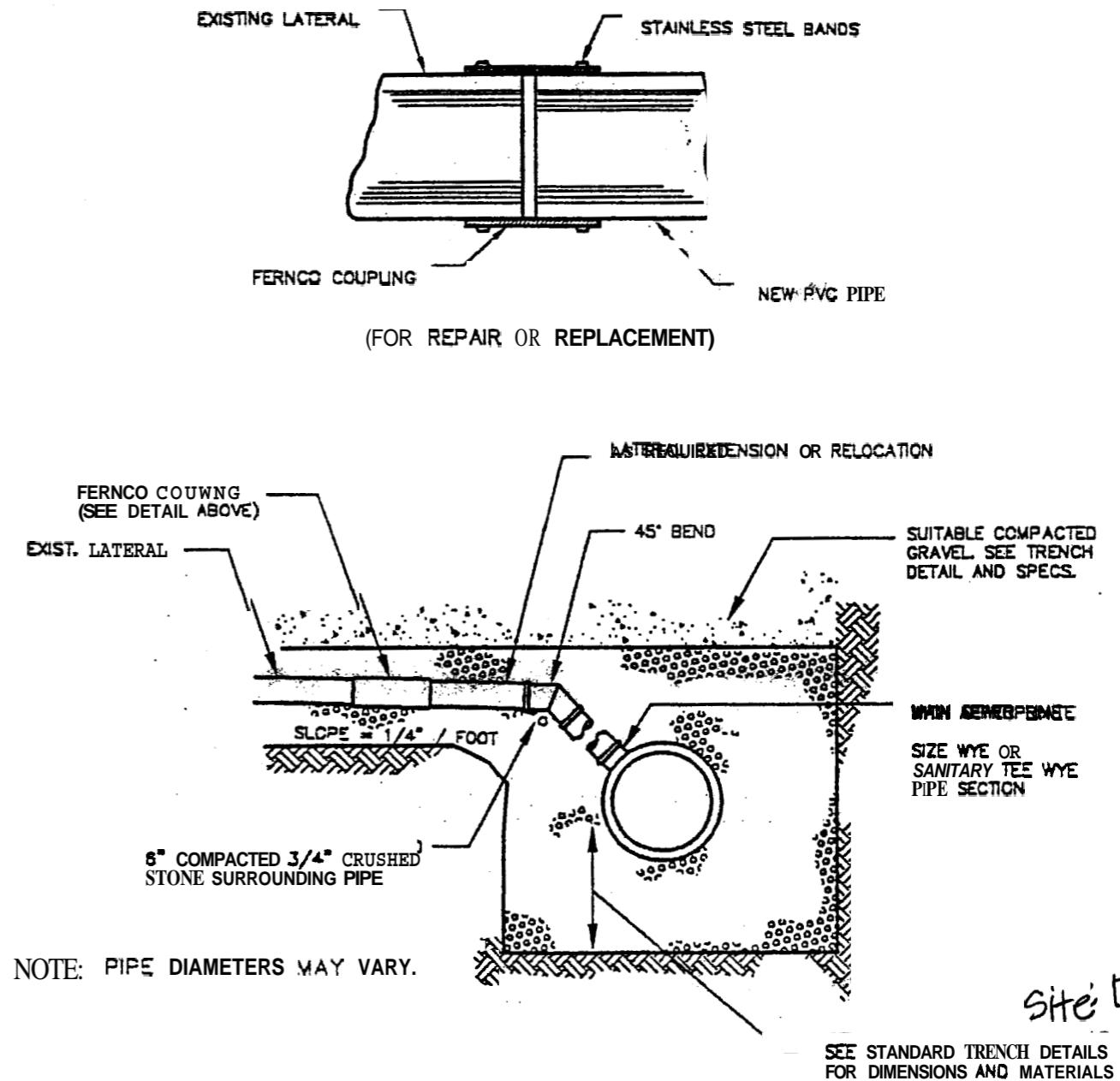
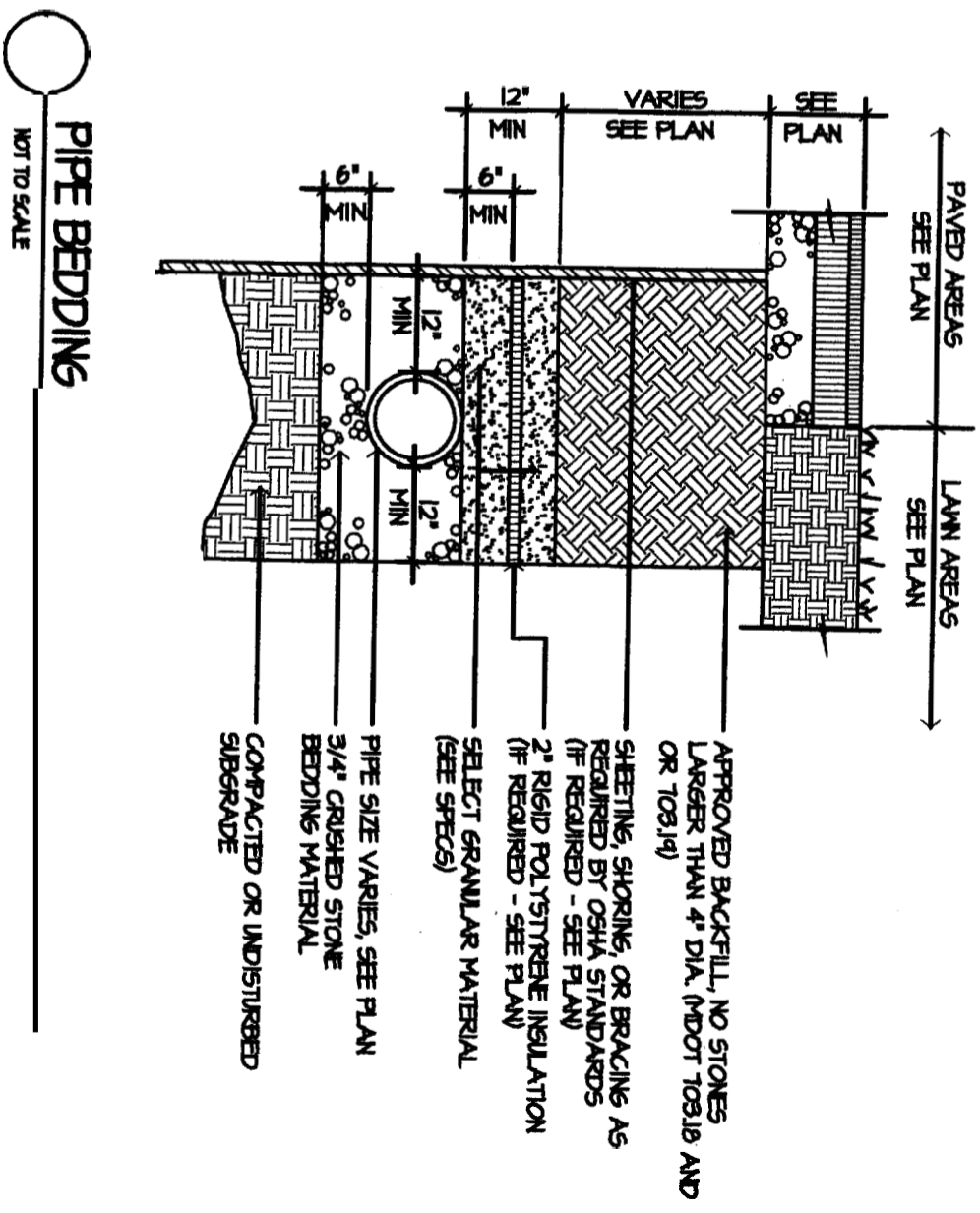
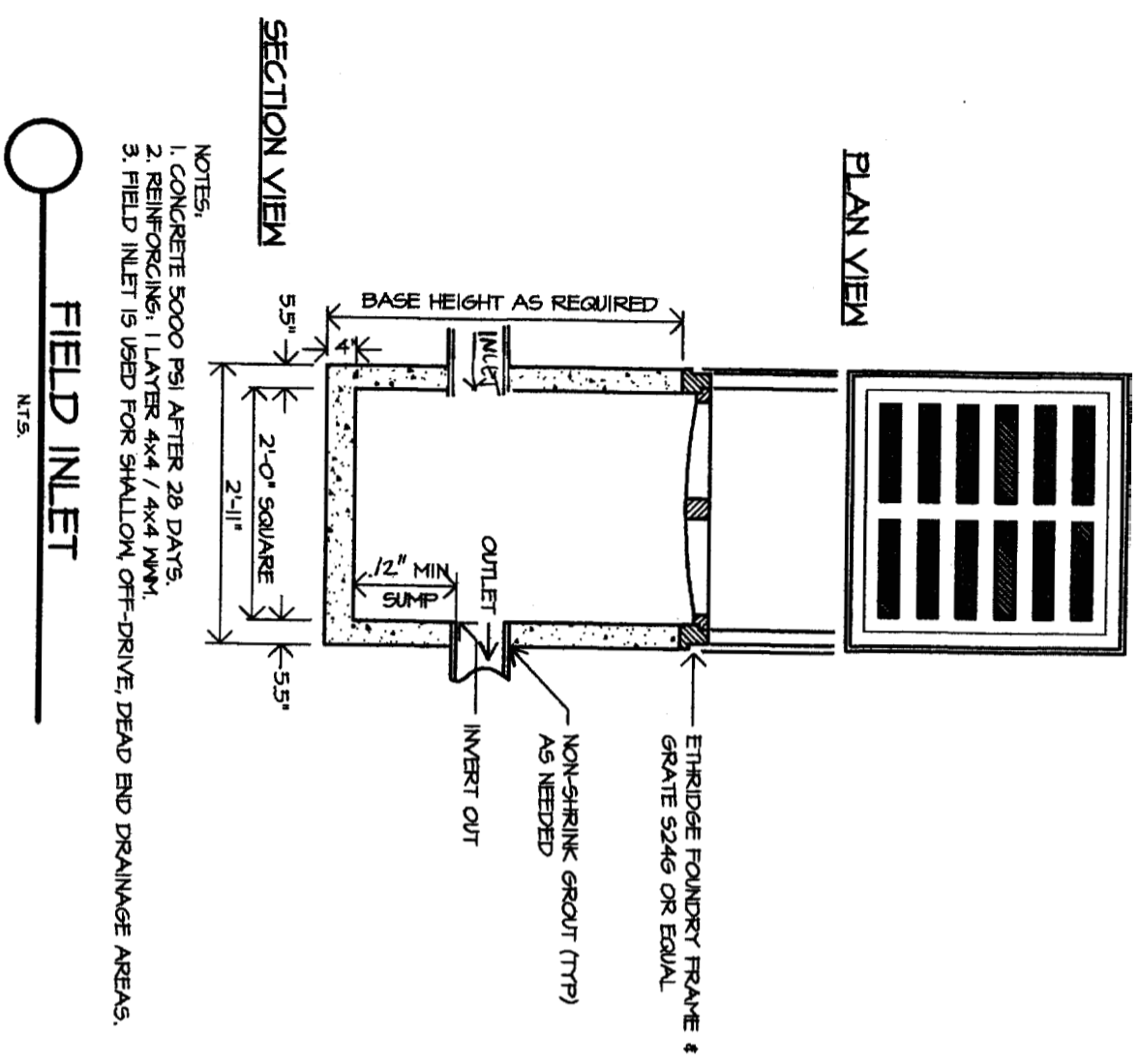


FIGURE II - 18
TYPICAL EXISTING LATERAL CONNECTION DETAIL

Site detail:
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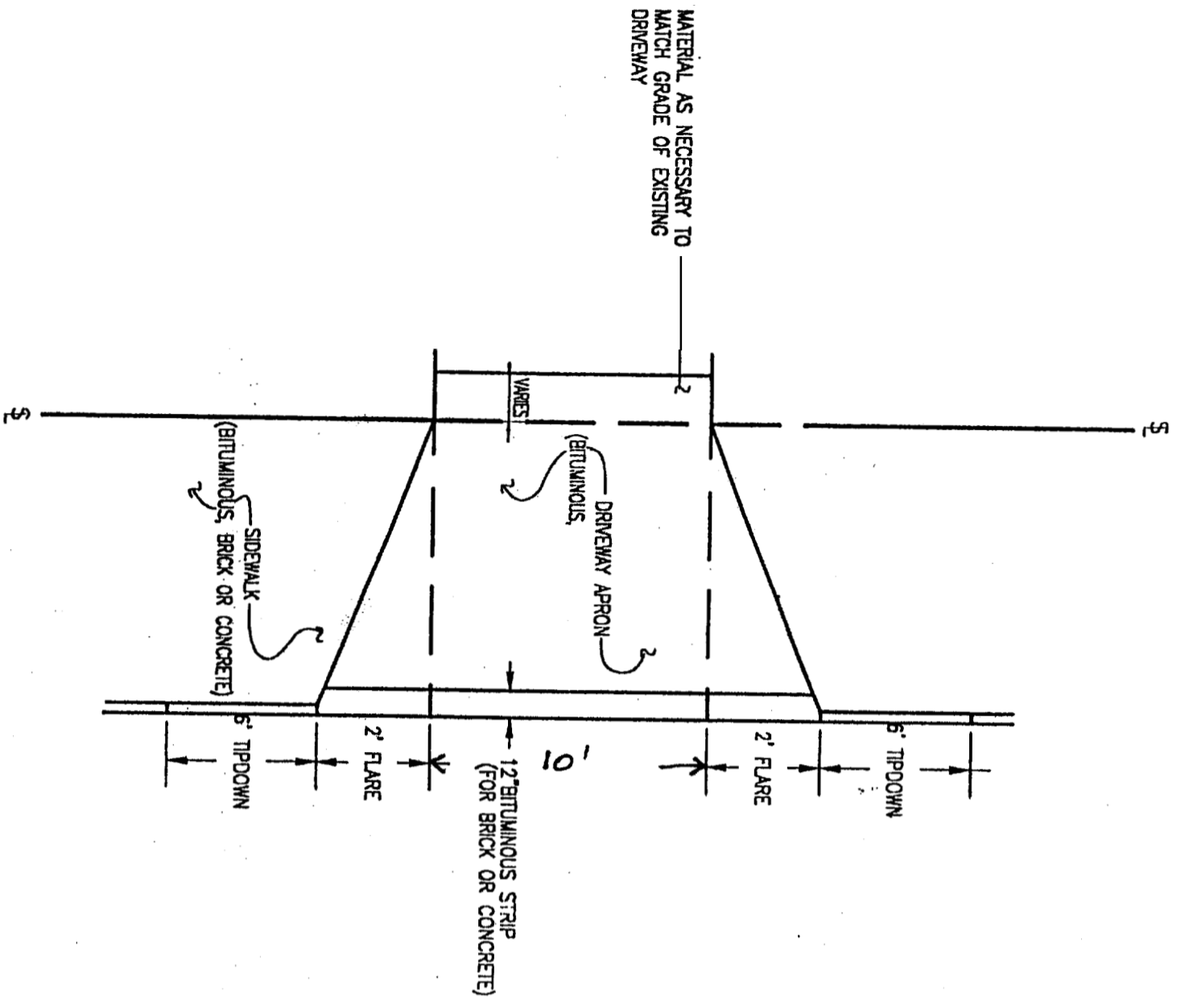
Sept 1, 200



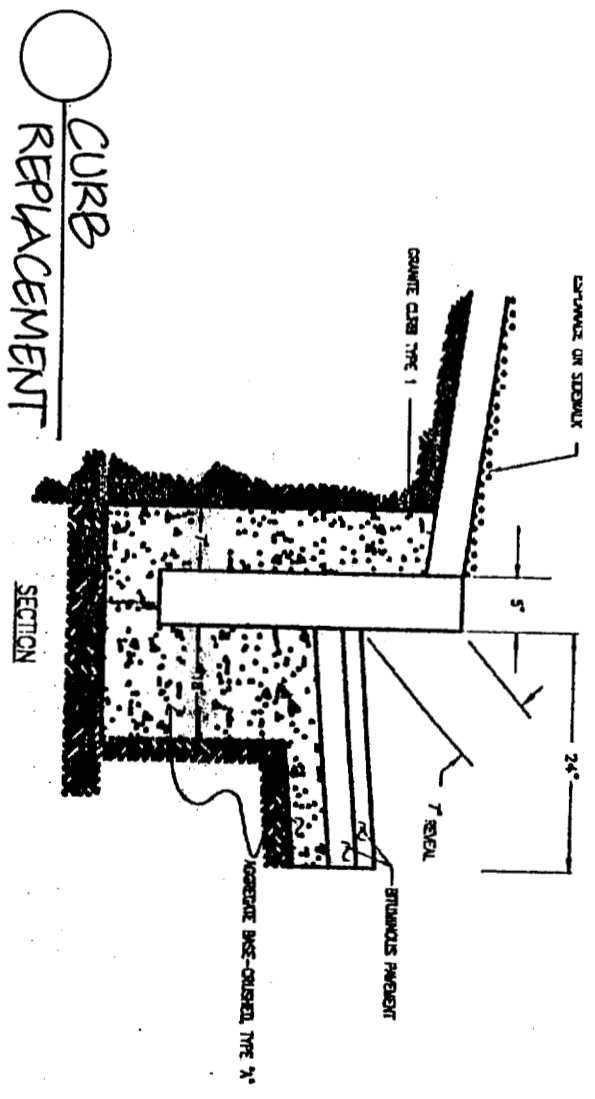
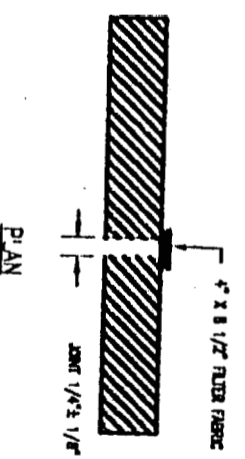
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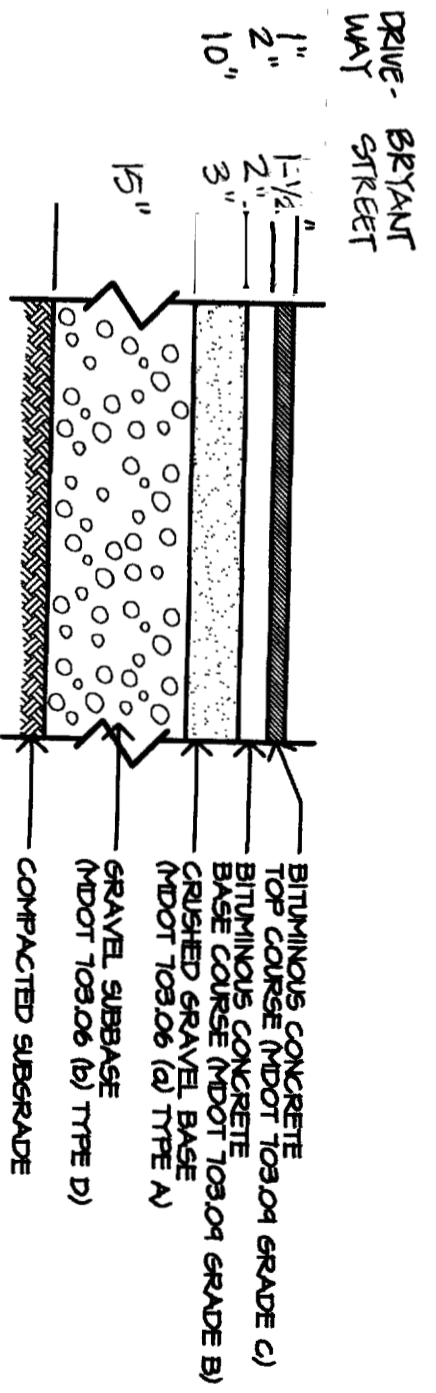
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DRIVEWAY APRON



CURB REPLACEMENT



BITUMINOUS PAVEMENT

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Sept. 1, 2005

CONTINUOUS RIDGE-VENT

ASPHALT SHINGLES

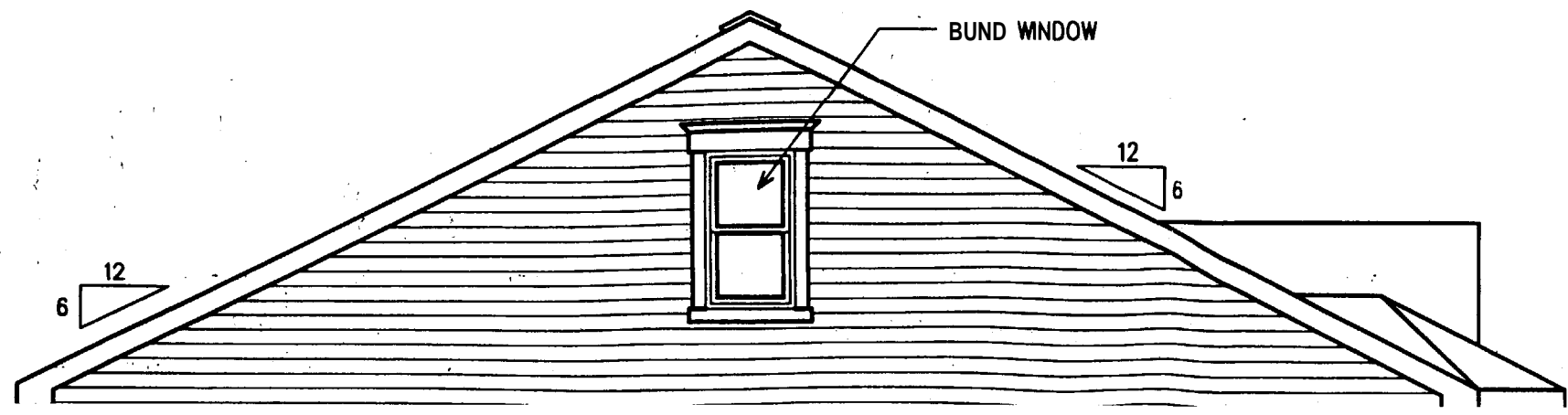
15-0"

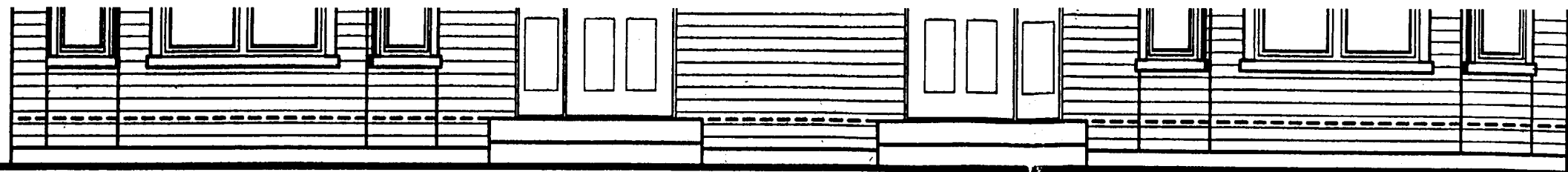
BLIND WINDOWS

GOODFELLOW WOOD SIDING

FRONT ELEVATION

BUND WNDOW



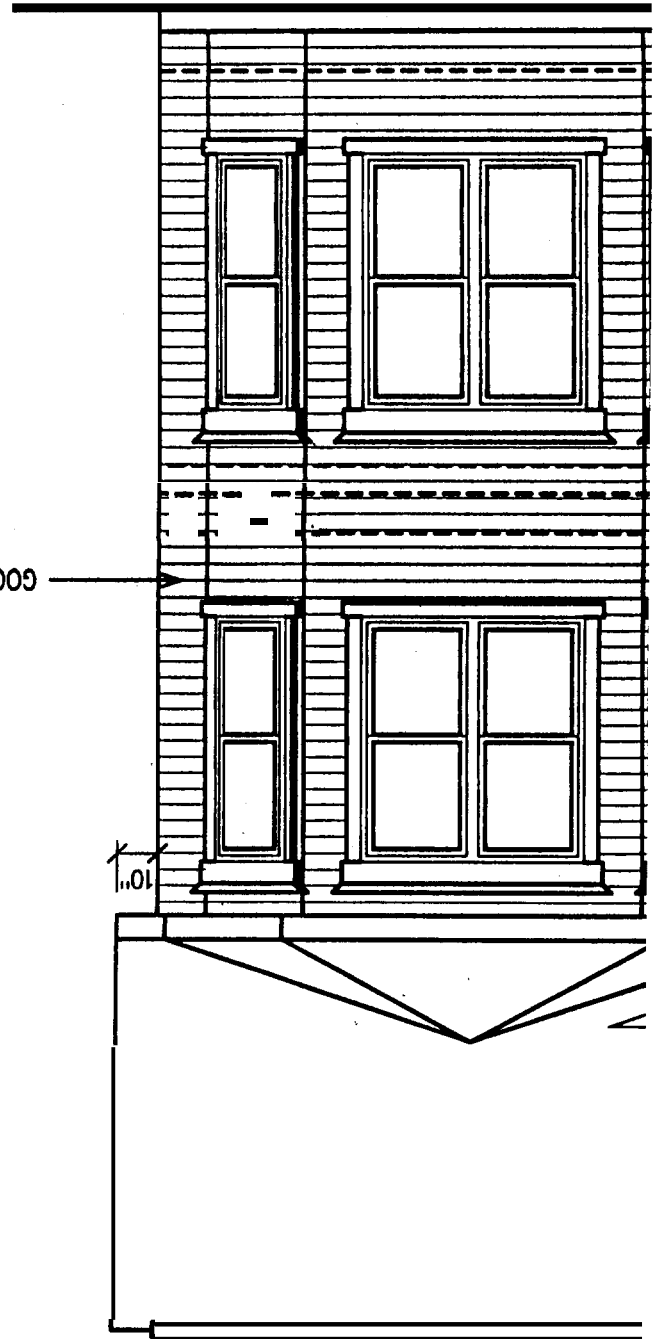
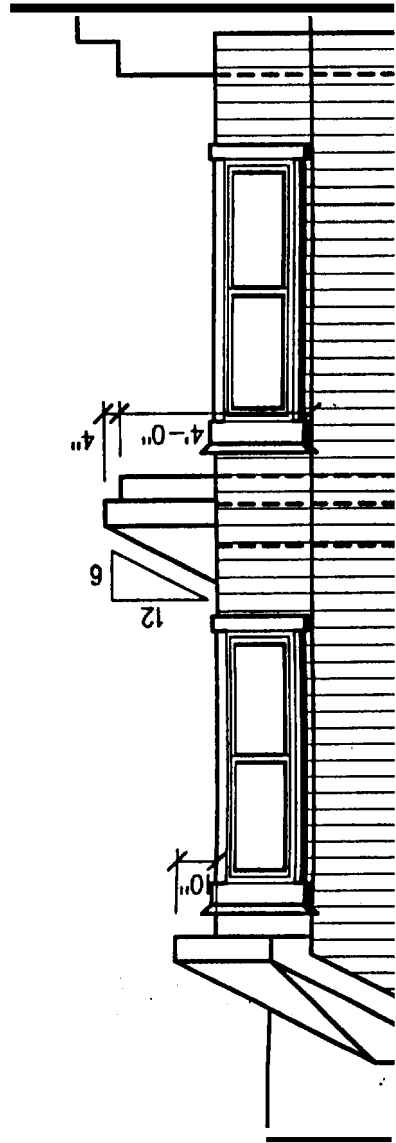


FRONT ELEVATION



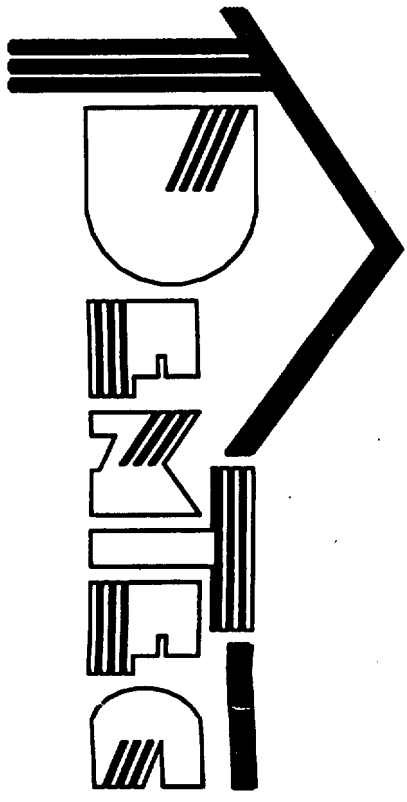
LEFT ELEVATION

APPROVED
PFS CORP
JUL 19 2005
APPROVAL LIMITED TO
FACTORY BUILT PORTION



APPROVED
PFS CORP
JUL 19 2005
APPROVAL LIMITED TO
FACTORY BUILT PORTION

DEPOSITAIRE / DEALER
PRIHETT
DATE 18/04/2005
FROULE / PAGE 2 / 13
TITRE / TITRE
FRONT ELEVATION
REMARKS / REMARCS
8 MODULES
ECHELLE / SCALE 1/4" = 1'
DRESSINE PAR / DRAWN BY
K. BELANGER/A. BEAUCHEUNE
VERIFIE PAR
DOSSIER / FILE 05162



NO. DE PROJET / PROJECT NO. 05162
CLIENT / CUSTOMER
FOUR SILTS, LLC
NO. DE SERIE / SERIAL NO.

REVISIONS

NO.	DESCRIPTION	DATE