

141-J-003001

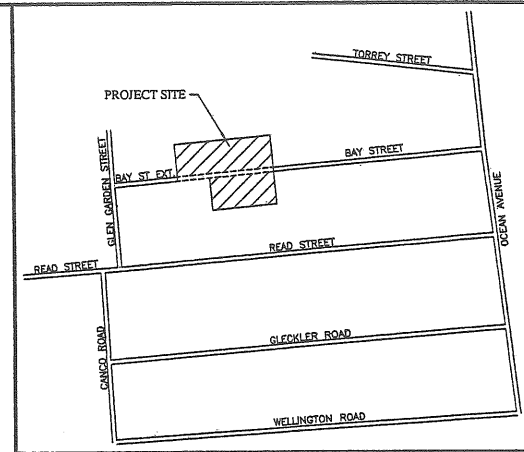
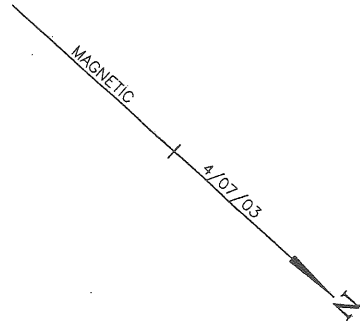
Bay Street Extension, Portland, ME

Bay Street Extension

Sargent John P & Cynthia J Jts

103 Read St, Portland, ME 04103





**LOCATION PLAN**  
NOT TO SCALE

APPROVED BY THE CITY OF PORTLAND,  
MAINE PLANNING BOARD.

DATE: \_\_\_\_\_

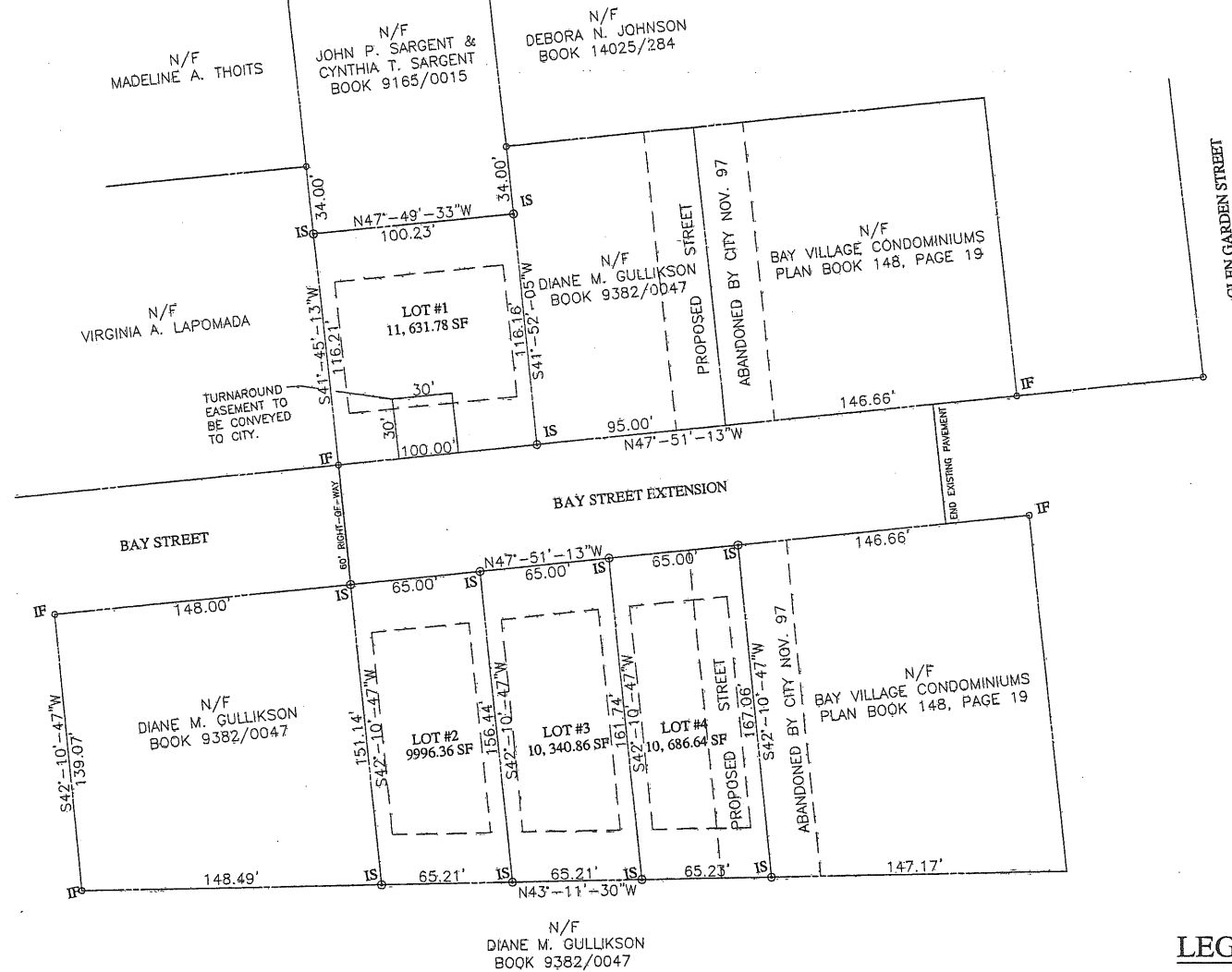
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**NOTES:**

- DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- IRONS SET ARE  $\frac{3}{8}$ " REBAR - 2'-6" LONG.
- ZONE - R3  
MINIMUM LOT SIZE - 6500 SF  
MINIMUM LOT WIDTH - 65'  
MINIMUM STREET FRONTAGE - 50'  
MINIMUM FRONT YARD - 25'  
MINIMUM SIDE YARD - 8'  
MINIMUM REAR YARD - 25'  
MINIMUM SIDE YARD ACCESSORY BLDG. - 5'  
MINIMUM REAR YARD ACCESSORY BLDG. - 5'  
MAXIMUM HEIGHT - 35'
- TAX MAP REFERENCES - CHART 141 - BLOCK J - LOT #3  
CHART 155 - BLOCK D - LOT #27  
CHART 155 - BLOCK D - LOT #28.

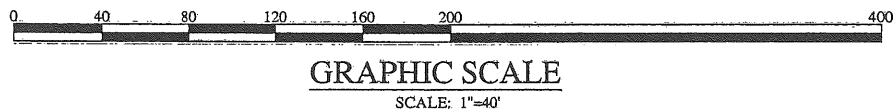
**REFERENCES:**

- RECORDING PLAT - BAY VIEW CONDOMINIUMS PORTLAND, MAINE - PLAN BOOK 148, PAGE 19.
- PLAN MADE FOR C. L. GOODRIDGE BY E. C. JORDAN - PLAN BOOK 8, PAGE 99.
- CITY OF PORTLAND SEWER PLAN - 607 \18.
- OWNER OF RECORD: JOHN P. SARGENT  
CYNTHIA T. SARGENT  
103 READ STREET  
PORTLAND, MAINE  
BOOK 9165 \0015  
BOOK 19105 \110.

**LEGEND**

- ⊙ IRON SET
- IRON FOUND
- \_\_\_\_\_ PROPERTY LINE
- EXISTING EASEMENT

CUMBERLAND, ss      REGISTRY OF DEEDS  
Received \_\_\_\_\_  
at \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ M., and  
filed in Plan Book \_\_\_\_\_ page \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
Register



**GRAPHIC SCALE**  
SCALE: 1"=40'

**CERTIFICATION**

THIS SURVEY CONFORMS TO CATEGORY 1,  
CONDITION III, AS DEFINED BY THE  
STANDARDS OF MAINE STATE BOARD OF  
REGISTRATION FOR LAND SURVEYORS.

HERBERT P. GRAY PLS #387

**SURVEYOR**

HERBERT P. GRAY  
PLS #387  
111 SIMMONS ROAD  
SOUTH PORTLAND, MAINE  
04106

*Herbert P. Gray*

**DEFINITIVE PLAN**

9+30-12+06  
BAY STREET EXTENSION  
BAY STREET  
PORTLAND, MAINE  
JOHN SARGENT

HERBERT P. GRAY

111 SIMMONS ROAD, SOUTH PORTLAND, MAINE 04106  
SCALE: 1"=40'      DWG. NO.  
DATE: 3/04/05  
DRAWN BY: DHG      1 OF 4  
CHECKED BY: HPG

**REFERENCES**

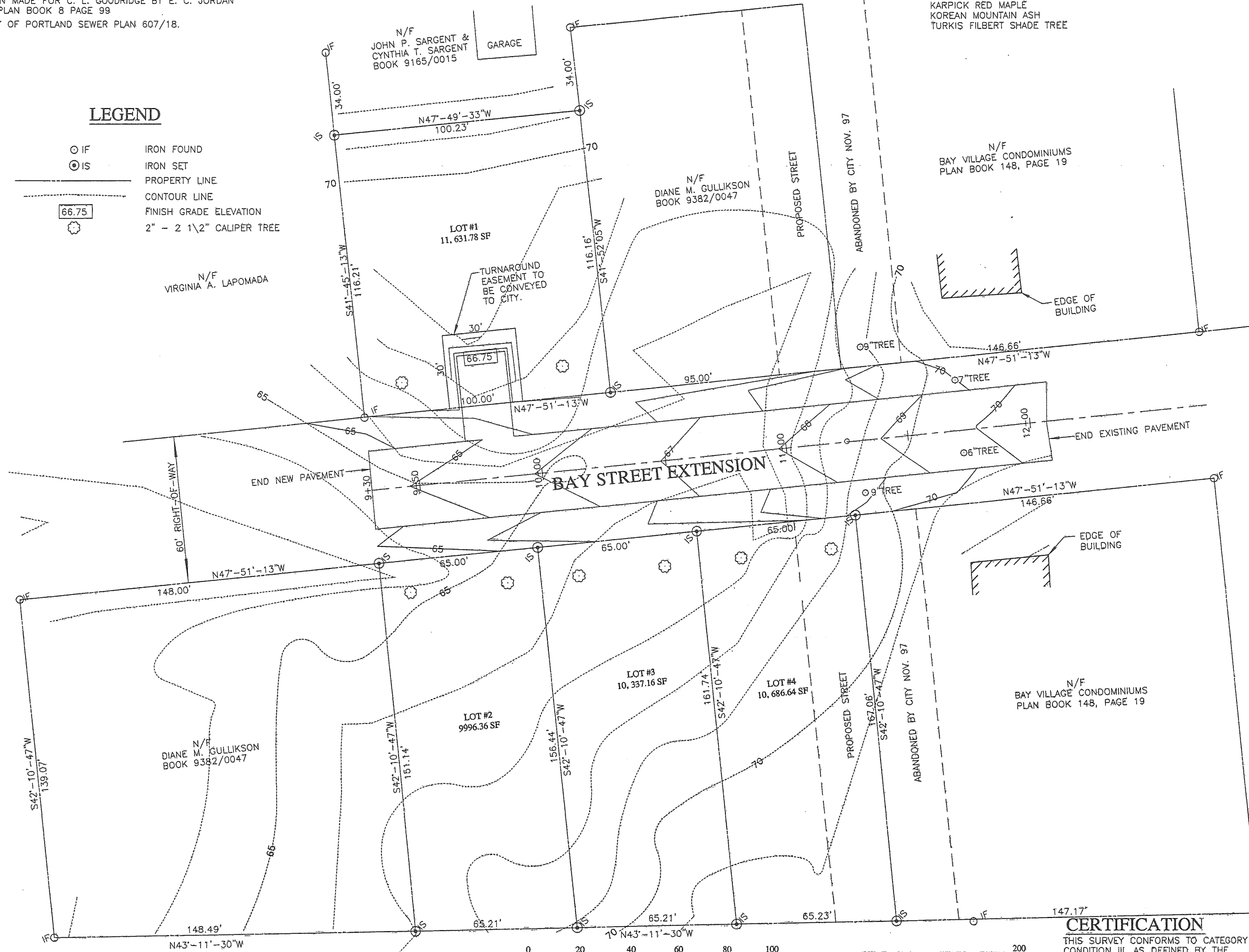
1. RECORDING PLAT - BAY VIEW CONOMINIUMS  
PORTLAND, MAINE - PLAN BOOK 148, PAGE 19.
2. PLAN MADE FOR C. L. GOODRIDGE BY E. C. JORDAN  
- PLAN BOOK 8 PAGE 99
3. CITY OF PORTLAND SEWER PLAN 607/18.

**LEGEND**

- IF IRON FOUND
- ⊙ IS IRON SET
- PROPERTY LINE
- - - CONTOUR LINE
- 66.75 FINISH GRADE ELEVATION
- ⊗ 2" - 2 1/2" CALIPER TREE

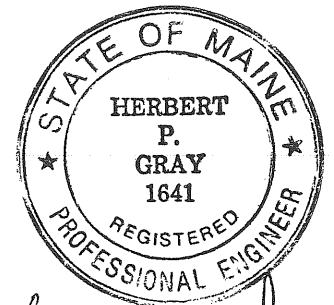
**NOTES:**

8 NEW TREES MAY BE A MIXTURE OF THE FOLLOWING:  
KARPICK RED MAPLE  
KOREAN MOUNTAIN ASH  
TURKIS FILBERT SHADE TREE



**NOTES:**

1. DEED REFERENCES: BOOK 9165-PAGE 0015  
BOOK 19105-PAGE 110.
2. OWNER OF RECORD: JOHN P. SARGENT  
CYNTHIA T. SARGENT  
103 READ STREET  
PORTLAND, MAINE 04103
3. BEARINGS ARE MAGNETIC 4/07/03.
4. TAX MAP REFERENCE-CHART#141-BLOCK#J-LOT #3  
CHART#155-BLOCK#D-LOT#27  
CHART#155-BLOCK#D-LOT#28
5. ZONE - R3.



*Herbert P. Gray*

TOPOGRAPHY SURVEY  
9+30-12+06  
BAY STREET EXTENSION  
BAY STREET  
PORTLAND, MAINE  
JOHN SARGENT

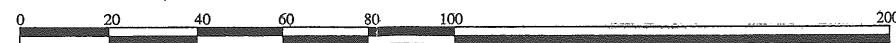
HERBERT P. GRAY  
111 SIMMONS ROAD, SOUTH PORTLAND, MAINE 04106  
SCALE: 1"=20'  
DATE: 3/04/05  
DRAWN BY: DHG  
CHECKED BY: HPG  
DWG. NO. 2 OF 4

**CERTIFICATION**

THIS SURVEY CONFORMS TO CATEGORY 1, CONDITION III, AS DEFINED BY THE STANDARDS OF MAINE STATE BOARD OF REGISTRATION FOR LAND SURVEYORS.

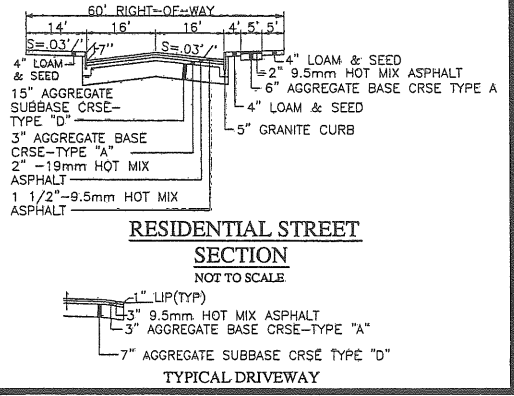
HERBERT P. GRAY PLS #387

**GRAPHIC SCALE**  
SCALE: 1"=20'

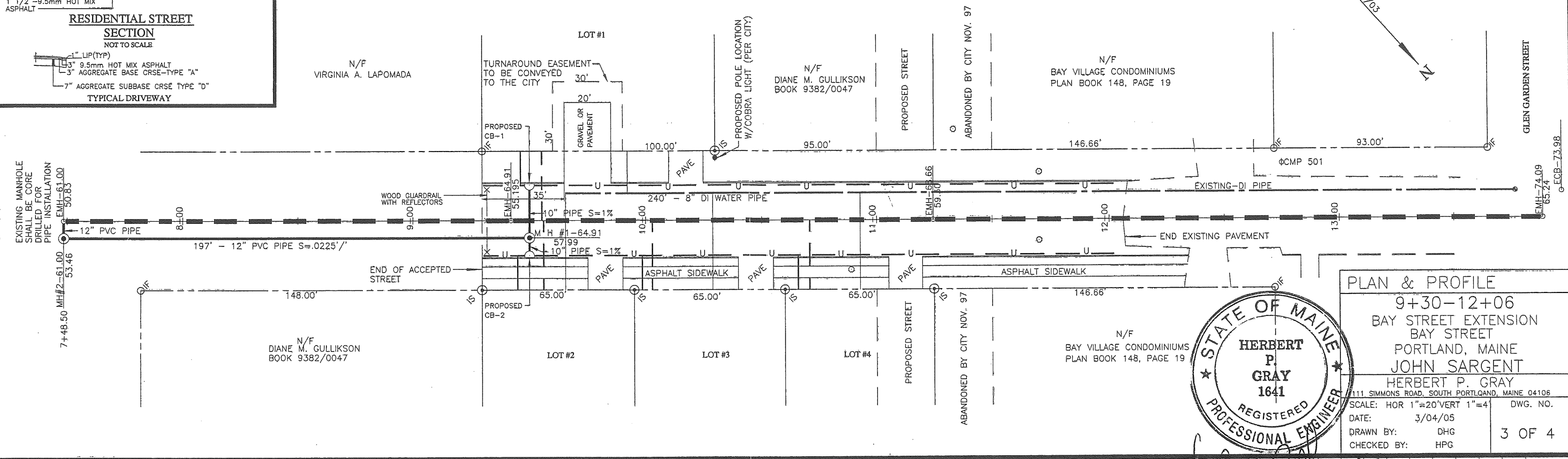


H12

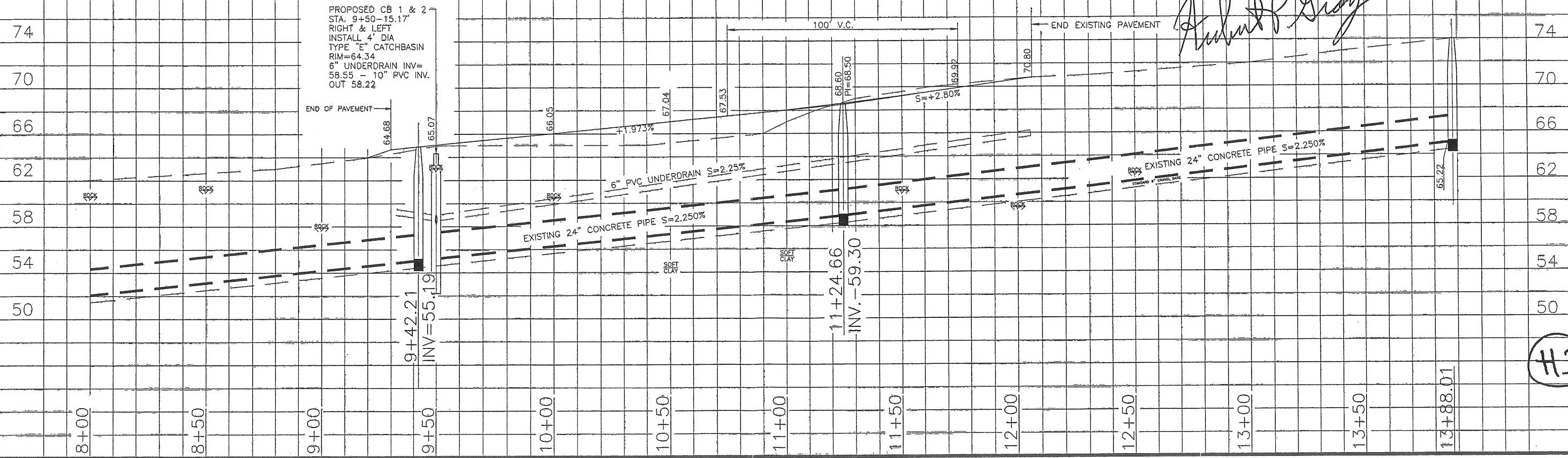
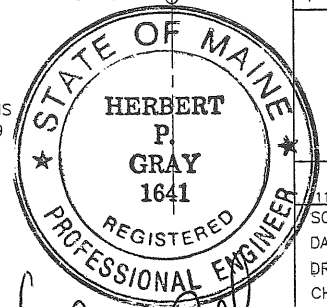




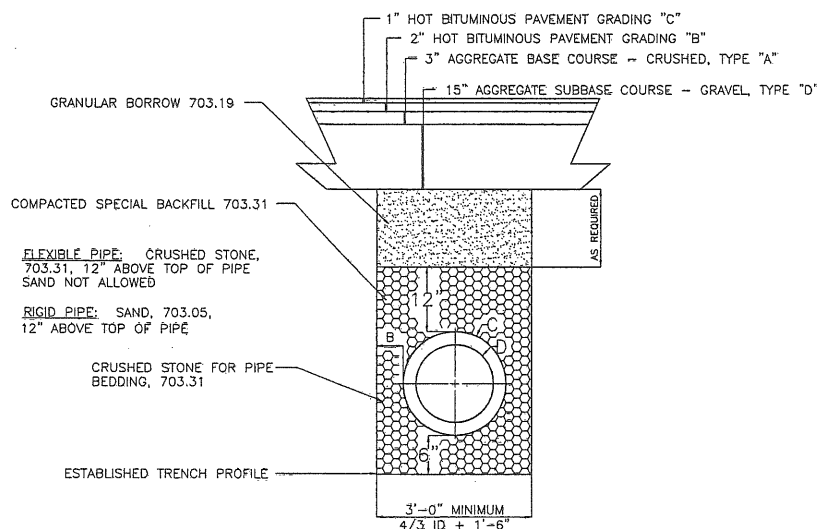
**NOTE:**  
 SPECIFICATIONS REFER TO  
 STATE OF MAINE  
 DEPARTMENT OF TRANSPORTATION  
 STANDARD SPECIFICATIONS  
 REVISION OF DECEMBER 2002



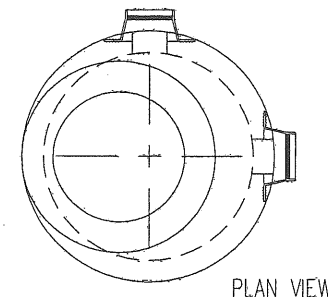
**PLAN & PROFILE**  
 9+30-12+06  
 BAY STREET EXTENSION  
 BAY STREET  
 PORTLAND, MAINE  
 JOHN SARGENT  
 HERBERT P. GRAY  
 111 SIMMONS ROAD, SOUTH PORTLAND, MAINE 04106  
 SCALE: HOR 1"=20' VERT 1"=4' DWG. NO.  
 DATE: 3/04/05  
 DRAWN BY: DHG  
 CHECKED BY: HPG  
 3 OF 4



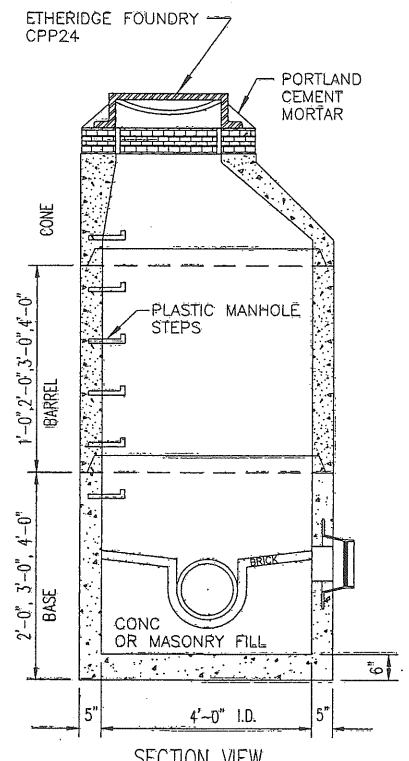
H3



TYPICAL PIPE INSTALLATION DETAIL  
(FULL DEPTH RECONSTRUCTION)  
NOT TO SCALE

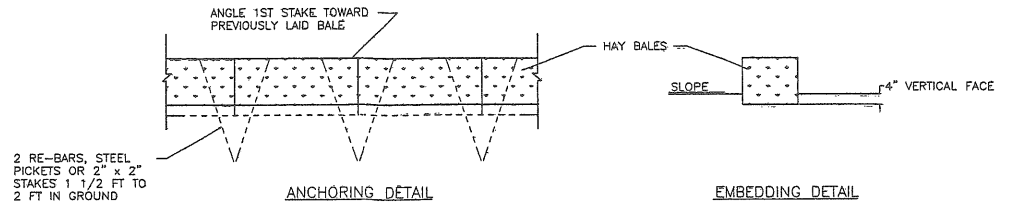


PLAN VIEW



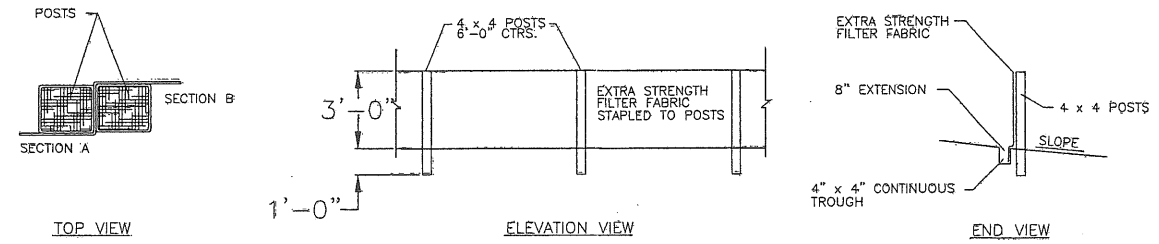
PRECAST CONC. MANHOLE TYPE "A"  
NOT TO SCALE

- NOTES:
1. CONCRETE: 4,000 PSI AFTER 28 DAYS.
  2. REINFORCING: H-20 LOADING 4 X 4/4 X 4 W.W.M.
  3. SHIPLAP JOINTS SEALED WITH 1 STRIP OF BUTYL RUBBER SEALANT.
  4. EXTERIOR ASPHALT COATED, IF REQUIRED.
  5. LOCK JOINT FLEXIBLE PIPE SLEEVES, CAST IN.
  6. EACH CASTING TO HAVE LIFTING PINS CAST IN.
  7. EACH SECTION TO BE LABELED AS NOTED.
  8. MANHOLE STEPS @ 12" O.C. IF REQUIRED.
  9. 2" LIP AT TOP OF CONE PROVIDED TO ACCOMMODATE VACUUM TESTING.



STRAW OR HAY BALE BARRIER DETAILS  
NOT TO SCALE

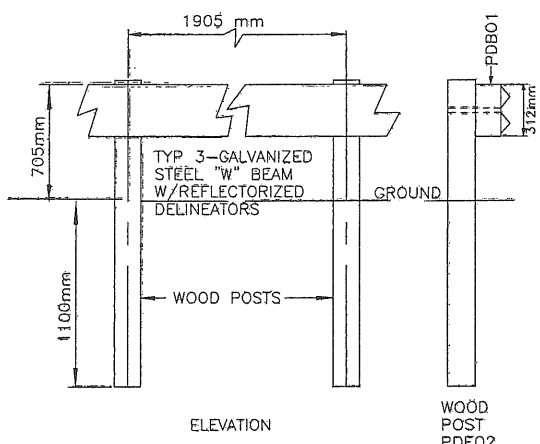
NOTES:  
BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING ADJACENT BALES.  
EACH BALE SHALL BE IMBEDDED IN SOIL A MINIMUM OF 4".  
BALES SHALL BE ANCHORED BY STAKES AS SHOWN.  
INSPECTION SHALL BE FREQUENT AND REPAIR SHALL BE AS NEEDED.  
BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS.



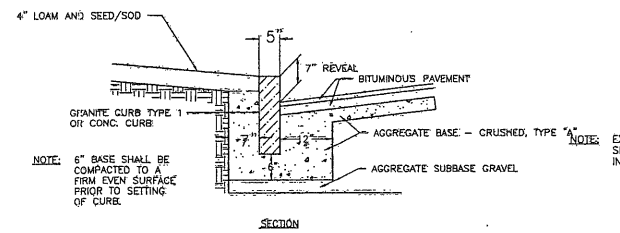
SILT FENCE DETAILS  
NOT TO SCALE

NOTES:  
SYNTHETIC FILTER FABRIC SHALL BE A PREVIOUS SHEET CONFORMING TO THE FOLLOWING:

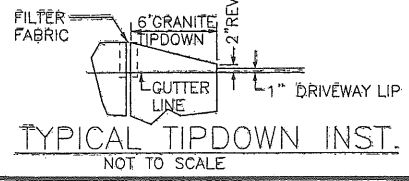
PHYSICAL PROPERTY	TEST	REQUIREMENTS
FILTERING EFFICIENCY	VTM-51	75% (MIN.)
TENSILE STRENGTH @ 20% ELONGATION	VTM-52	50 LBS/LIN. IN. (MIN.)
FLOW RATE	VTM-51	0.3 GAL./SQ. FT./MIN (MIN.)



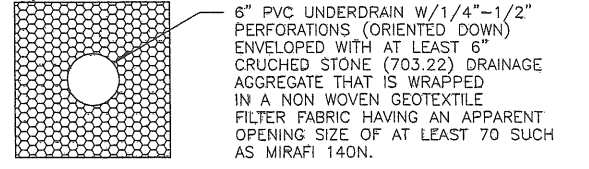
GUARD RAIL DETAIL  
NOT TO SCALE



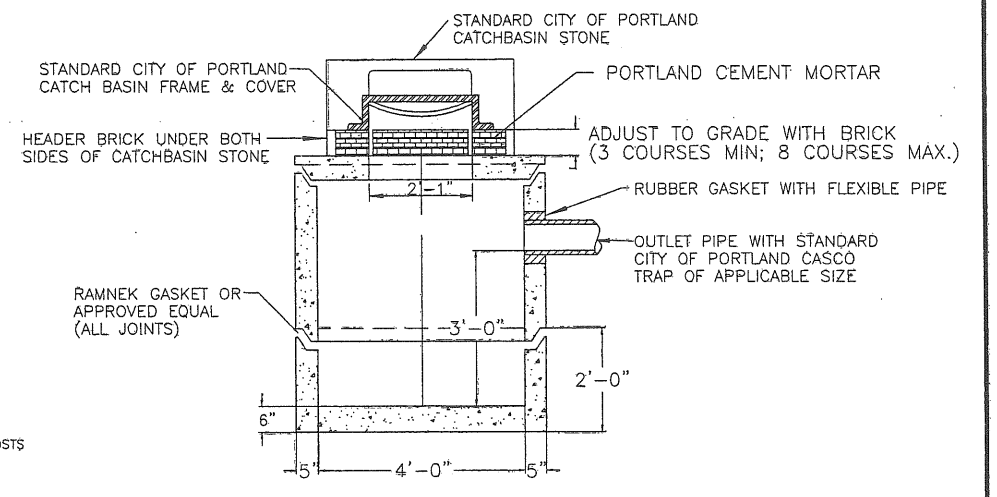
INSTALLATION OF CURB  
NOT TO SCALE



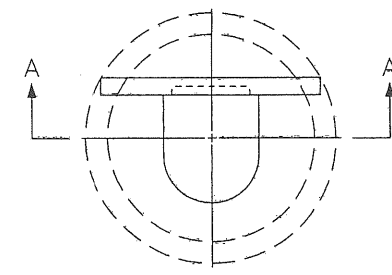
TYPICAL TIPDOWN INST.  
NOT TO SCALE



TYPE "B" UNDERDRAIN  
NOT TO SCALE

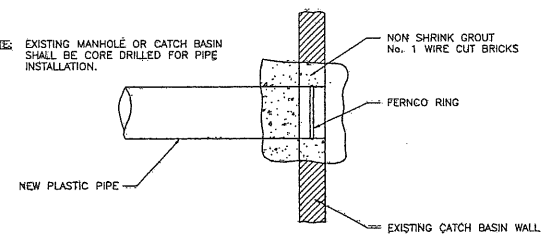


SECTION A-A

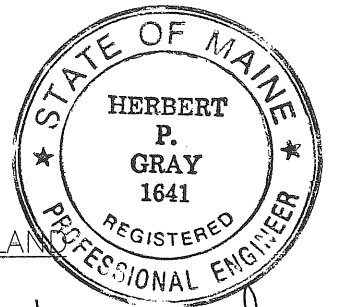


PLAN VIEW

STANDARD CITY OF PORTLAND  
TYPE "E" CATCHBASIN  
NOT TO SCALE



PLASTIC PIPE CONNECTION DETAIL  
NOT TO SCALE



*Herbert P. Gray*

EROSION CONTROL PLAN		
9+30-12+06		
BAY STREET EXTENSION		
BAY STREET		
PORTLAND, MAINE		
JOHN SARGENT		
HERBERT P. GRAY		
111 SIMMONS ROAD, SOUTH PORTLAND, MAINE 04106		
SCALE:	AS SHOWN	DWG. NO.
DATE:	3/10/05	
DRAWN BY:	HPG	4 OF 4
CHECKED BY:	HPG	





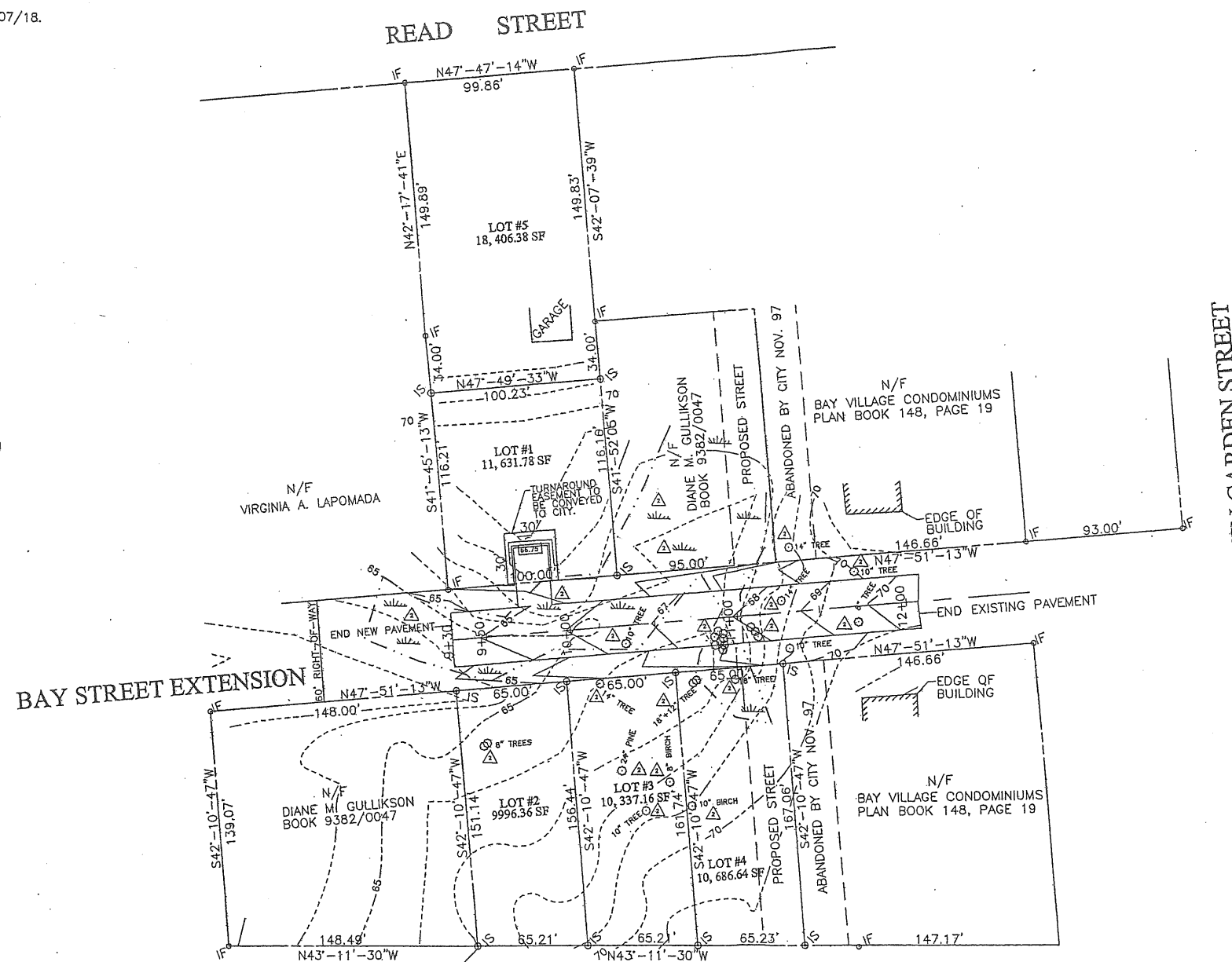
**REFERENCES:**

1. RECORDING PLAT - BAY VIEW CONOMINIUMS  
PORTLAND, MAINE -PLAN BOOK 148, PAGE 19.
2. PLAN MADE FOR C. L. GOODRIDGE BY E. C. JORDAN  
- PLAN BOOK 8 PAGE 99
3. CITY OF PORTLAND SEWER PLAN 607/18.

MAGNETIC  
4/07/03

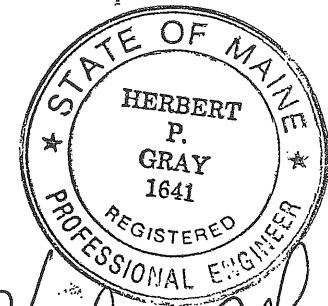
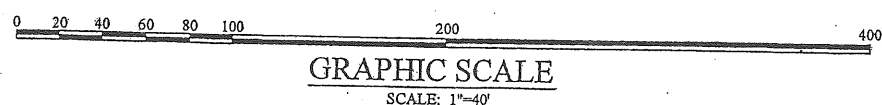
**LEGEND**

- IF IRON FOUND
- ⊙ IS IRON SET
- PROPERTY LINE
- - - CONTOUR LINE
- 66.25 FINISH GRADE ELEVATION
- ⊗ EXISTING TREES
- - - WETLAND AREA
- - - EASEMENT LINE
- WETLAND AREA



**NOTES:**

1. DEED REFERENCES: BOOK 9165-PAGE 0015  
BOOK 19105-PAGE 110.
2. OWNER OF RECORD: JOHN P. SARGENT  
CYNTHIA T. SARGENT  
103 READ STREET  
PORTLAND, MAINE 04103
3. BEARINGS ARE MAGNETIC 4/07/03.
4. TAX MAP REFERENCE-CHART#141-BLOCK#J-LOT #3  
CHART#155-BLOCK#D-LOT#27  
CHART#155-BLOCK#D-LOT#28
5. ZONE - R3.
6. WETLAND DELINEATION BY MARK HAMPTON ASSOCIATES, INC.

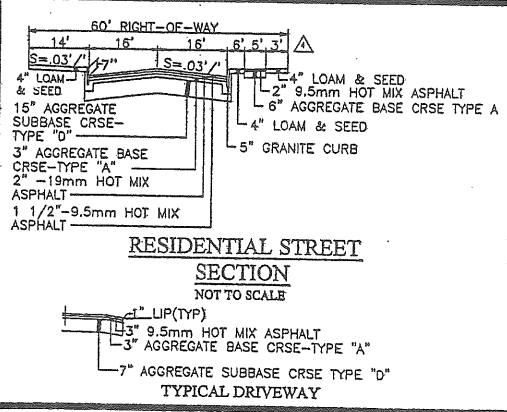


*Herbert P. Gray*

No.	DATE	DESCRIPTION	APPD. BY
2	6/09/05	ADD WETLANDS ADD EXISTING TREES	HPG
REVISIONS			
TOPOGRAPHY SURVEY			
9+30-12+06 BAY STREET EXTENSION BAY STREET PORTLAND, MAINE JOHN SARGENT			
HERBERT P. GRAY 111 SIMMONS ROAD, SOUTH PORTLAND, MAINE 04106			
SCALE: 1"=40'		DWG. NO.	
DATE: 3/04/05		2 OF 4	
DRAWN BY: DHG			
CHECKED BY: HPG			

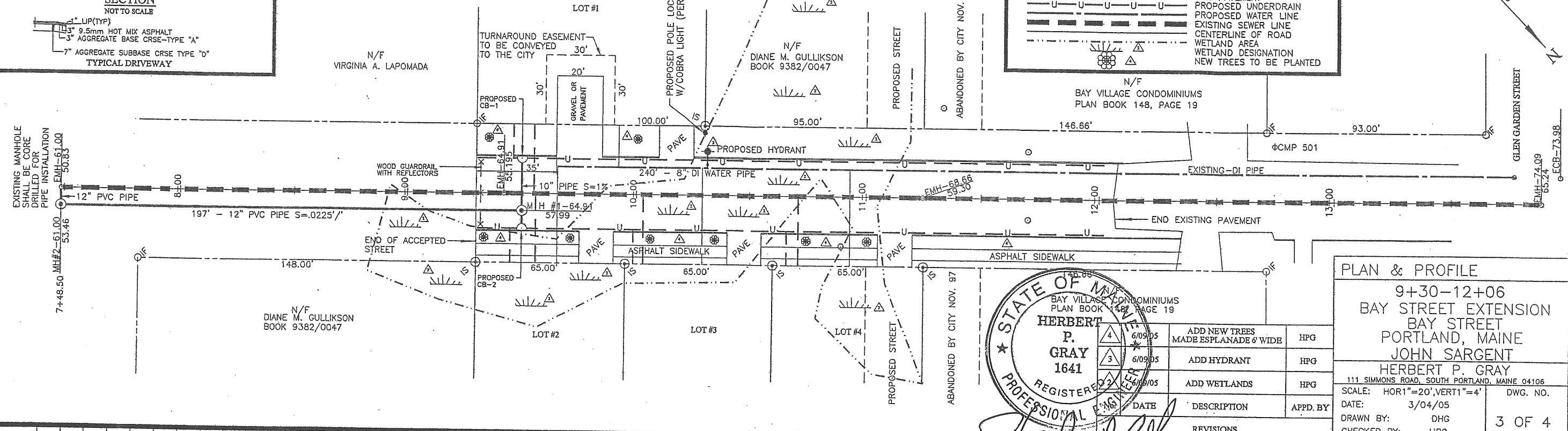
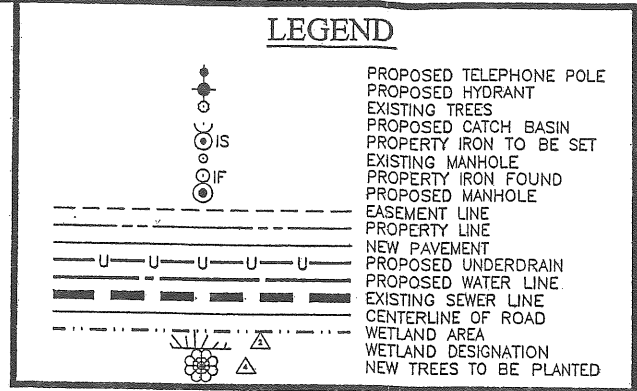
N2





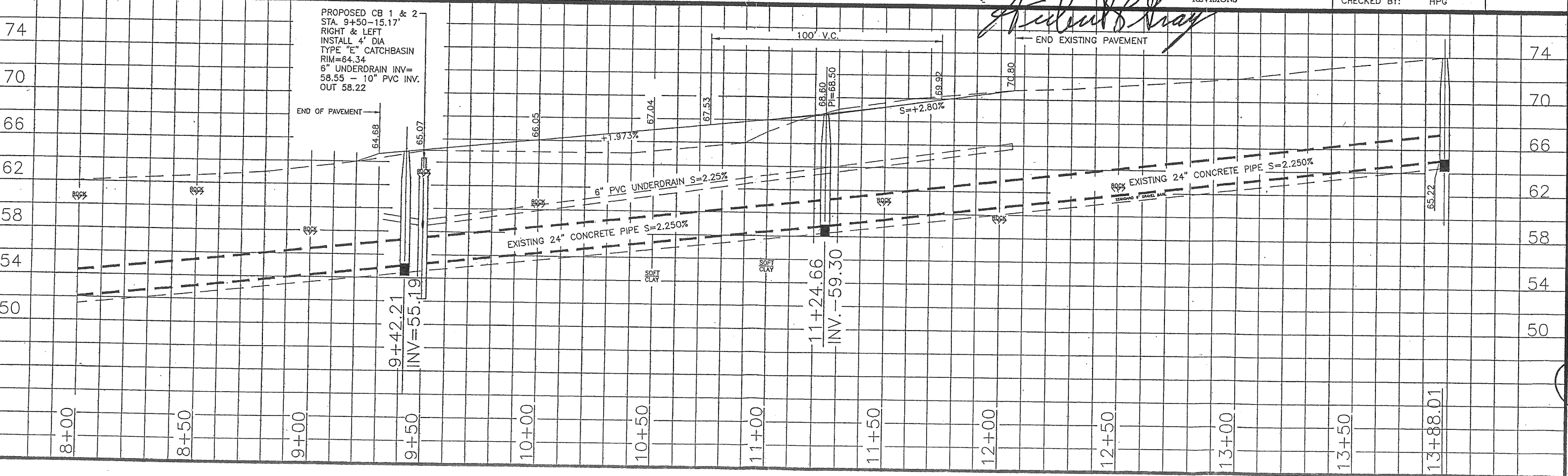
**NOTE:**  
 SPECIFICATIONS REFER TO  
 STATE OF MAINE  
 DEPARTMENT OF TRANSPORTATION  
 STANDARD SPECIFICATIONS  
 REVISION OF DECEMBER 2002

▲ 8 NEW TREES MAY BE A MIXTURE  
 OF THE FOLLOWING:  
 KARPICK RED MAPLE  
 KOREAN MOUNTAIN ASH  
 TURKIS FILBERT SHADE TREE

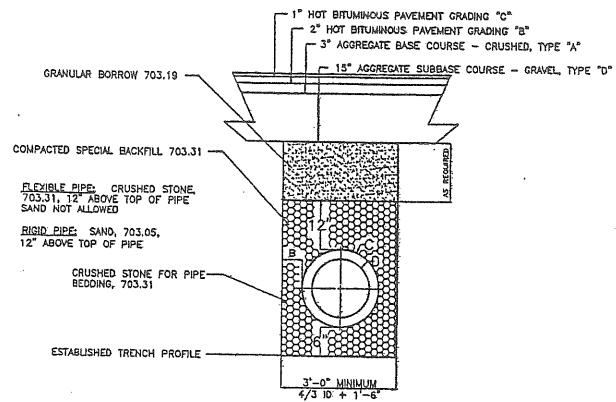


STATE OF MAINE  
 HERBERT P. GRAY  
 1641  
 REGISTERED PROFESSIONAL ENGINEER  
 BAY VILLAGE CONDOMINIUMS  
 PLAN BOOK 148, PAGE 19  
 DATE: 3/04/05

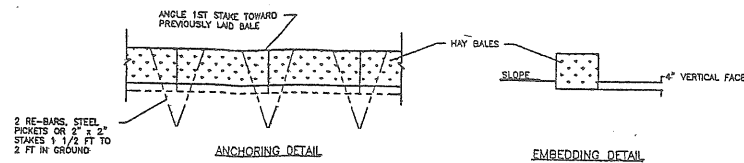
DATE	DESCRIPTION	APPD. BY
6/09/05	ADD NEW TREES MADE ESPLANADE 6' WIDE	HPG
6/09/05	ADD HYDRANT	HPG
6/09/05	ADD WETLANDS	HPG



N3



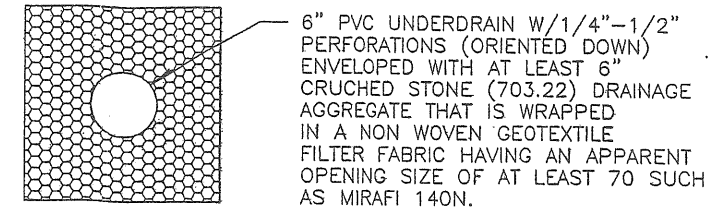
**TYPICAL PIPE INSTALLATION DETAIL**  
(FULL DEPTH RECONSTRUCTION)  
NOT TO SCALE



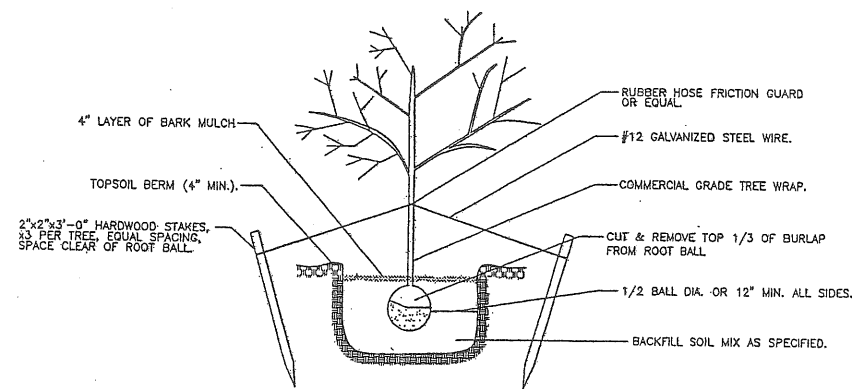
**STRAW OR HAY BALE BARRIER DETAILS**  
NOT TO SCALE

**NOTES:**

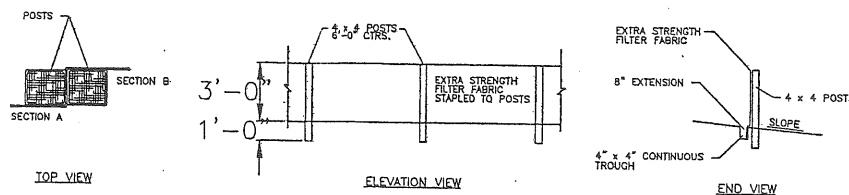
BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING ADJACENT BALES. EACH BALE SHALL BE IMBEDDED IN SOIL A MINIMUM OF 4". BALES SHALL BE ANCHORED BY STAKES AS SHOWN. INSPECTION SHALL BE FREQUENT AND REPAIR SHALL BE AS NEEDED. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS.



**TYPE "B" UNDERDRAIN**  
NOT TO SCALE



**B & B TREE PLANTING**  
NOT TO SCALE

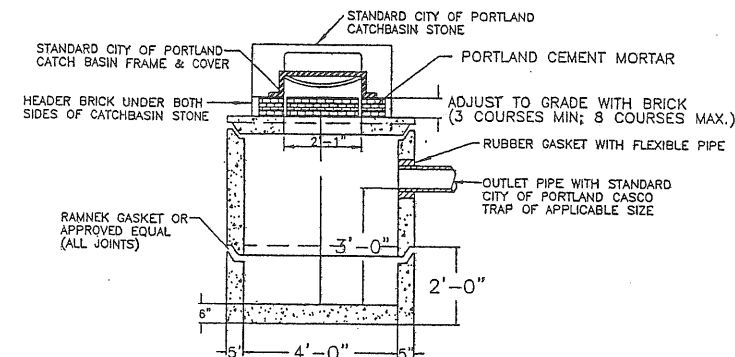


**SILT FENCE DETAILS**  
NOT TO SCALE

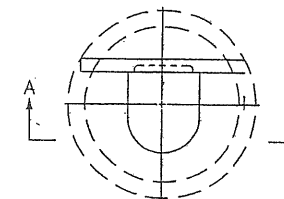
**NOTES:**

SYNTHETIC FILTER FABRIC SHALL BE A PREVIOUS SHEET CONFORMING TO THE FOLLOWING:

PHYSICAL PROPERTY	TEST	REQUIREMENTS
FILTERING EFFICIENCY	VM-51	75% (MIN.)
TENSILE STRENGTH @ 20% ELONGATION	VM-52	50 LBS./LIN. IN. (MIN.)
FLOW RATE	VM-51	0.3 GAL./SQ. FT./MIN (MIN.)

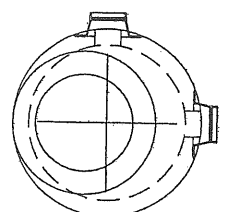


**SECTION A-A**

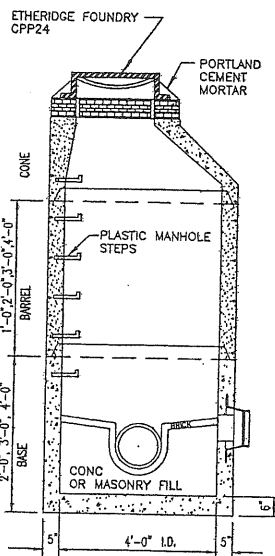


**PLAN VIEW**

**STANDARD CITY OF PORTLAND**  
**TYPE "E" CATCHBASIN**  
NOT TO SCALE



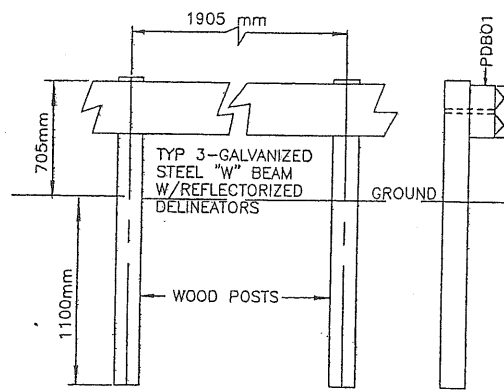
**PLAN VIEW**



**SECTION VIEW**

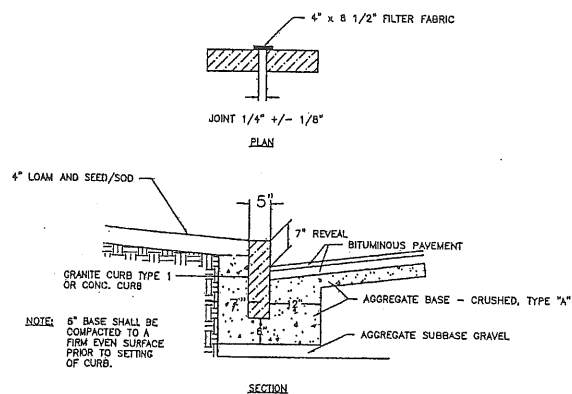
**PRECAST CONC. MANHOLE TYPE "A"**  
NOT TO SCALE

- NOTES:**
1. CONCRETE: 4,000 PSI AFTER 28 DAYS.
  2. REINFORCING: H-20 LONGING 4 X 4/4 X 4 W.W.M.
  3. SHIPLAP JOINTS SEALED WITH 1 STRIP OF BUTYL RUBBER SEALANT.
  4. EXTERIOR ASPHALT COATED, IF REQUIRED.
  5. LOCK JOINT FLEXIBLE PIPE SLEEVES, CAST IN.
  6. EACH CASTING TO HAVE LIFTING PINS CAST IN.
  7. EACH SECTION TO BE LABELED AS NOTED.
  8. MANHOLE STEPS @ 12" O.C. IF REQUIRED.
  9. 2" LP AT TOP OF CONE PROVIDED TO ACCOMMODATE VACUUM TESTING.



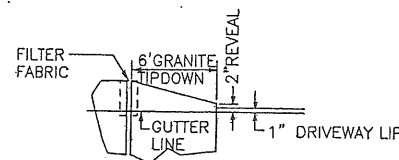
**ELEVATION**

**GUARD RAIL DETAIL**  
NOT TO SCALE

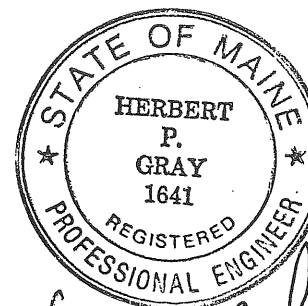


**PLAN**

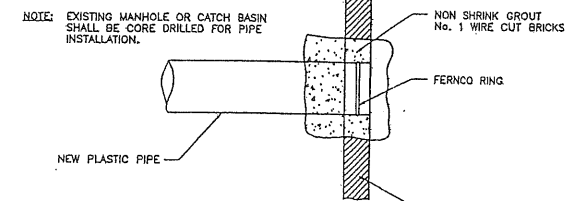
**INSTALLATION OF CURB**  
NOT TO SCALE



**TYPICAL TIPDOWN INST.**  
NOT TO SCALE



*Herbert P. Gray*

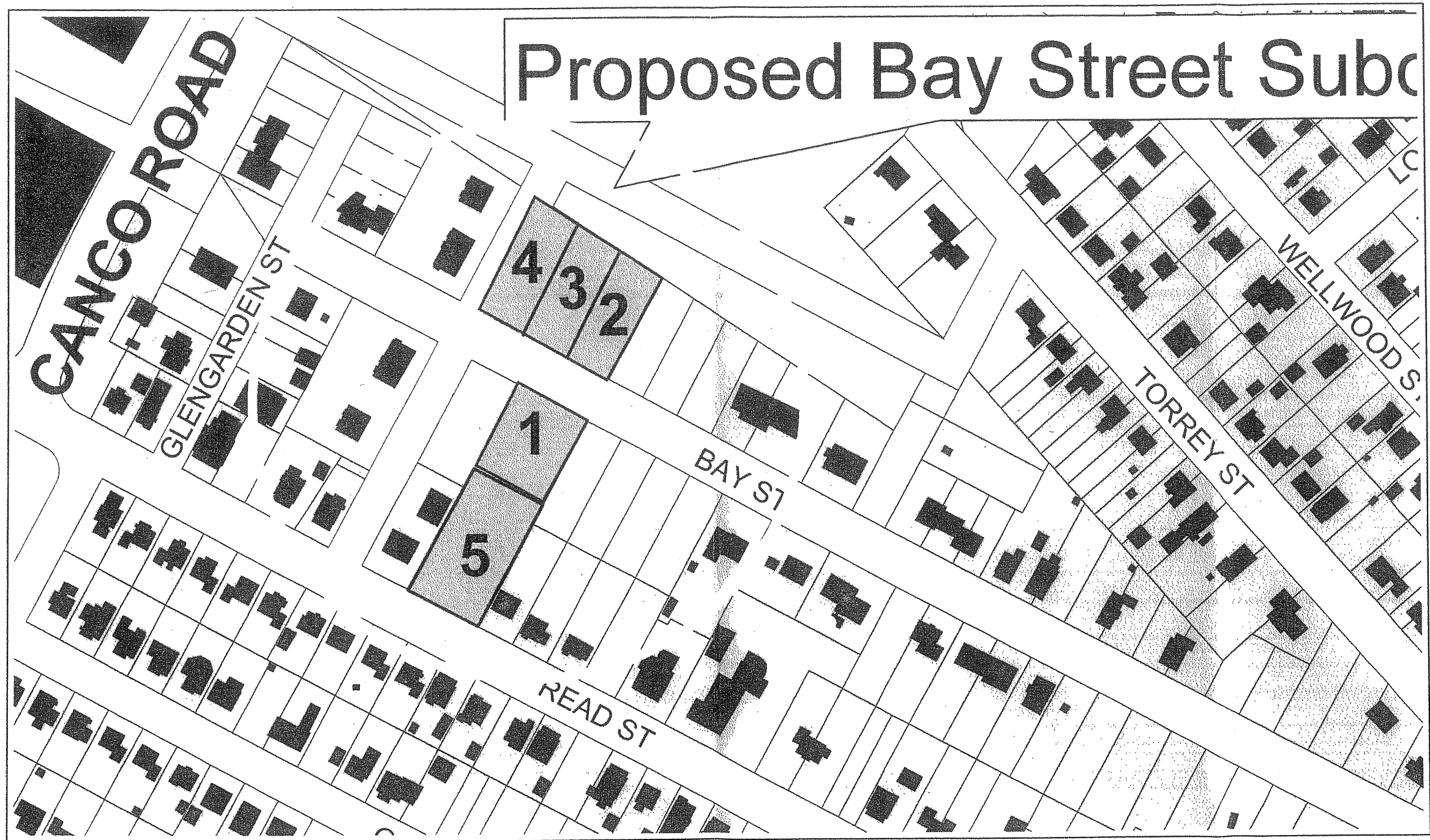


**METHOD 3 - NEW PIPE INTO EXISTING STRUCTURE**

**PLASTIC PIPE CONNECTION DETAIL**  
NOT TO SCALE

No.	DATE	DESCRIPTION	APPD. BY
4	6/09/05	NEW TREE PLANTING DETAIL	HPG
REVISIONS			
<b>EROSION CONTROL PLAN</b>			
9+30-12+06 BAY STREET EXTENSION BAY STREET PORTLAND, MAINE JOHN SARGENT			
HERBERT P. GRAY 111 SIMMONS ROAD, SOUTH PORTLAND, MAINE 04106			
SCALE: AS SHOWN		DWG. NO.:	
DATE: 3/10/05		4 OF 4	
DRAWN BY: HPG			
CHECKED BY: HPG			

N4



# Proposed Bay Street Subc

## Proposed Bay Street Subdivision - Vicinity Map

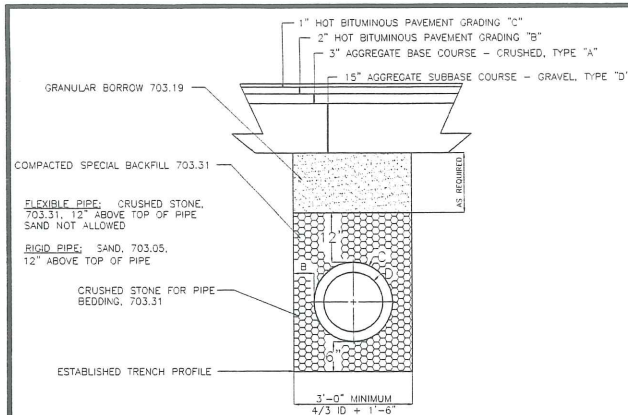
Prepared by the Portland Planning Division using GIS Workgroup Data

EBM 9/23/2005

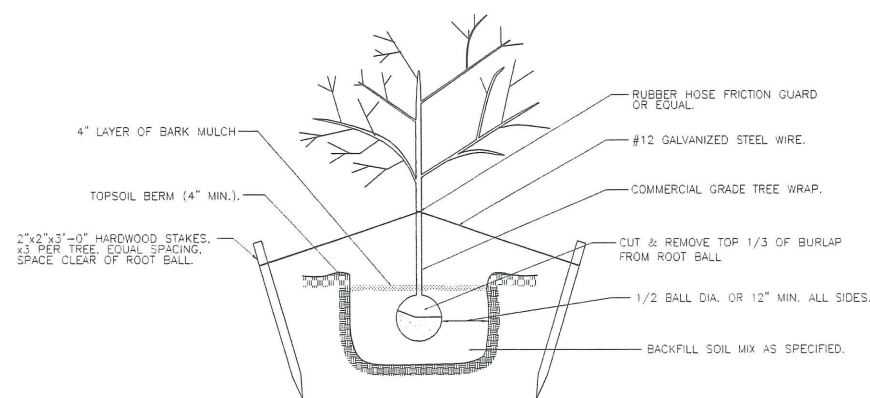


5

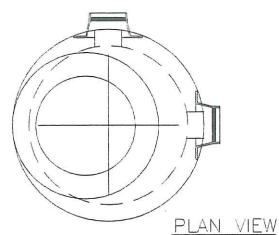




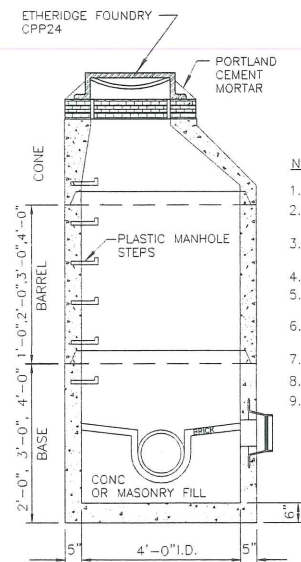
TYPICAL PIPE INSTALLATION DETAIL (FULL DEPTH RECONSTRUCTION) NOT TO SCALE



B & B TREE PLANTING NOT TO SCALE



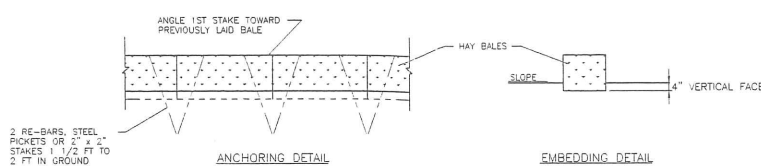
PLAN VIEW



SECTION VIEW

PRECAST CONC. MANHOLE TYPE "A" NOT TO SCALE

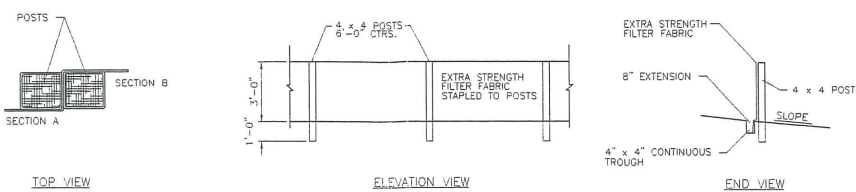
- NOTES:
1. CONCRETE: 4,000 PSI AFTER 28 DAYS.
  2. REINFORCING: H-20 LOADING 4 X 4/4 X 4 W.W.M.
  3. SHIPLAP JOINTS SEALED WITH 1 STRIP OF BUTYL RUBBER SEALANT.
  4. EXTERIOR ASPHALT COATED, IF REQUIRED.
  5. LOCK JOINT FLEXIBLE PIPE SLEEVES, CAST IN.
  6. EACH CASTING TO HAVE LIFTING PINS CAST IN.
  7. EACH SECTION TO BE LABELED AS NOTED.
  8. MANHOLE STEPS @ 12" O.C. IF REQUIRED.
  9. 2" LIP AT TOP OF CONE PROVIDED TO ACCOMMODATE VACUUM TESTING.



STRAW OR HAY BALE BARRIER DETAILS NOT TO SCALE

NOTES:

BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING ADJACENT BALES. EACH BALE SHALL BE IMBEDDED IN SOIL A MINIMUM OF 4". BALES SHALL BE ANCHORED BY STAKES AS SHOWN. INSPECTION SHALL BE FREQUENT AND REPAIR SHALL BE AS NEEDED. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS.

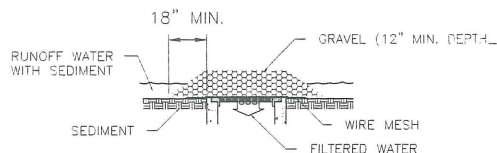


SILT FENCE DETAILS NOT TO SCALE

NOTES:

SYNTHETIC FILTER FABRIC SHALL BE A PREVIOUS SHEET CONFORMING TO THE FOLLOWING:

PHYSICAL PROPERTY	TEST	REQUIREMENTS
FILTERING EFFICIENCY	VTM-51	75% (MIN.)
TENSILE STRENGTH @ 20% ELONGATION	VTM-52	50 lbs/LIN. IN. (MIN.)
FLOW RATE	VTM-51	0.3 GAL/SQ. FT./MIN (MIN.)



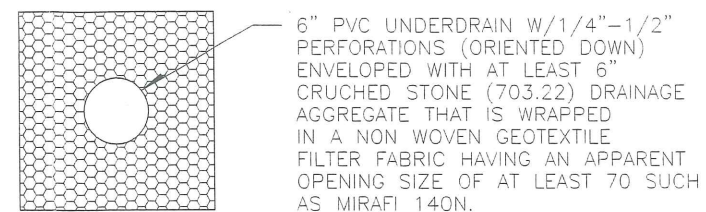
SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

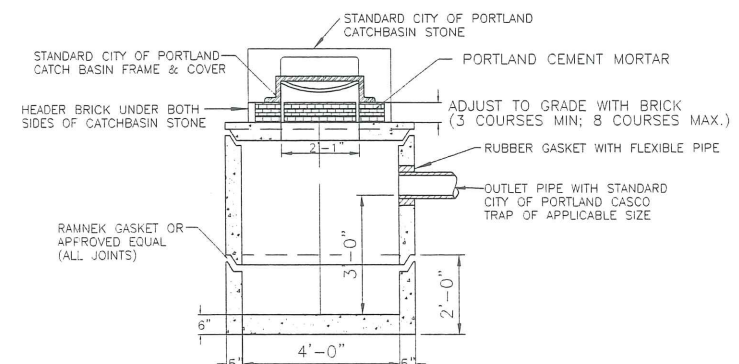
NOTE:

FB3, 15'x15', 250EX, 2000 gals./min THIS GEOTEXTILE FABRIC BAG WILL BE USED TO FILTER DISCHARGE WATER DURING THE CONSTRUCTION PROJECT. THESE BAGS ARE MANUFACTURED FROM SPECIALLY DESIGNED NON-WOVEN GEOTEXTILES THAT ACT TO FILTER SEDIMENTS FROM THE PUMPED DISCHARGE WATER.

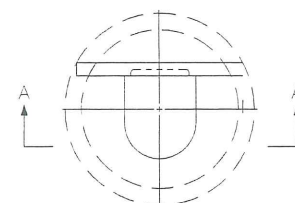
GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER (VIRGINIA SWCC) NOT TO SCALE



TYPE "B" UNDERDRAIN NOT TO SCALE

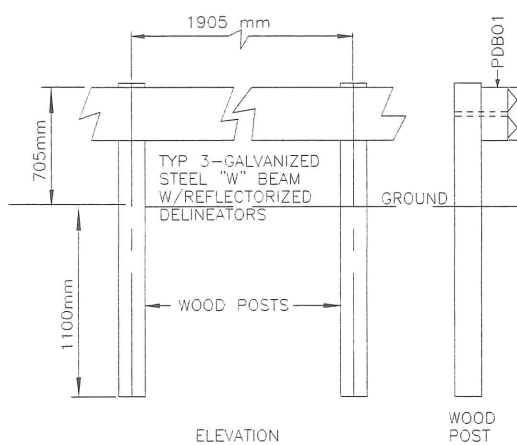


SECTION A-A

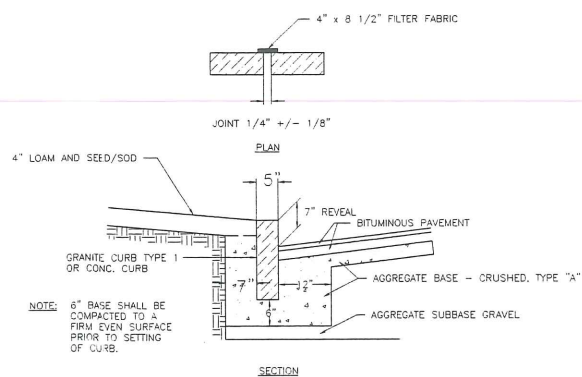


PLAN VIEW

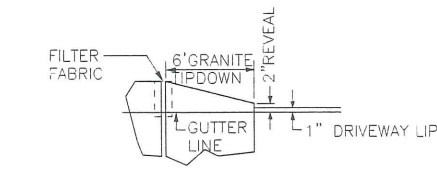
STANDARD CITY OF PORTLAND TYPE "E" CATCHBASIN NOT TO SCALE



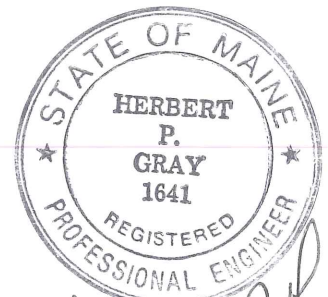
GUARD RAIL DETAIL NOT TO SCALE



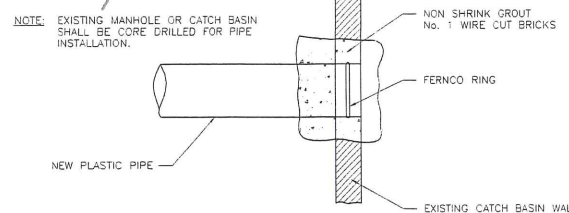
INSTALLATION OF CURB NOT TO SCALE



TYPICAL TIPDOWN INST. NOT TO SCALE



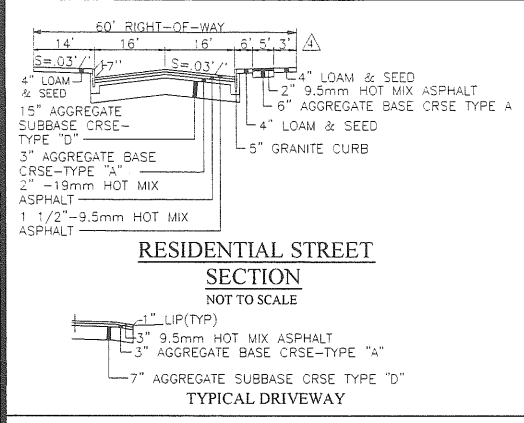
*Herbert P. Gray*



METHOD 3 - NEW PIPE INTO EXISTING STRUCTURE PLASTIC PIPE CONNECTION DETAIL NOT TO SCALE

4	6/09/05	NEW TREE PLANTING DETAIL	HPG
No.	DATE	DESCRIPTION	APPD. BY
REVISIONS			
EROSION CONTROL PLAN			
9+30-12+06			
BAY STREET EXTENSION			
BAY STREET			
PORTLAND, MAINE			
JOHN SARGENT			
HERBERT P. GRAY			
111 SIMMONS ROAD, SOUTH PORTLAND, MAINE 04106			
SCALE:	AS SHOWN	DWG. NO.	
DATE:	3/10/05		
DRAWN BY:	HPG		
CHECKED BY:	HPG		
			4 OF 4

N4

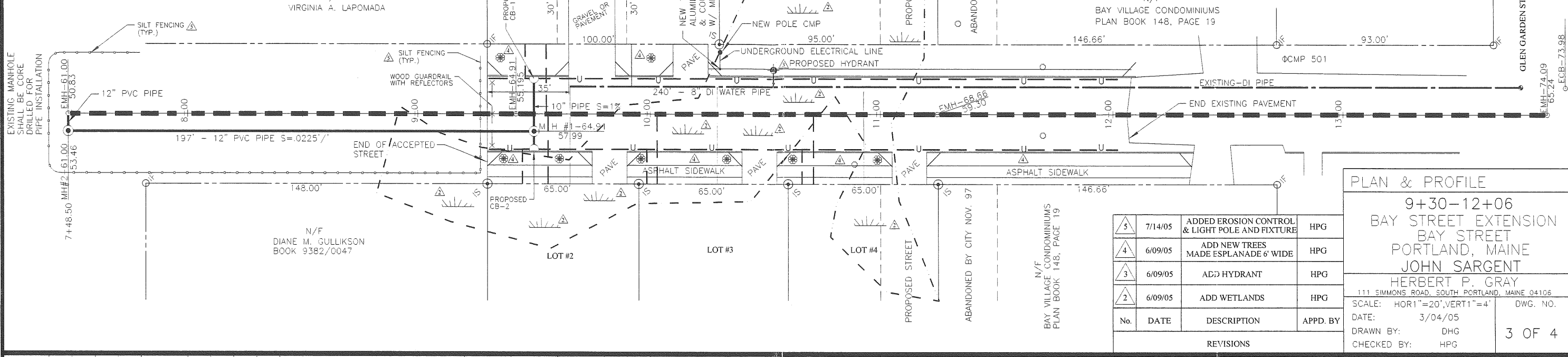
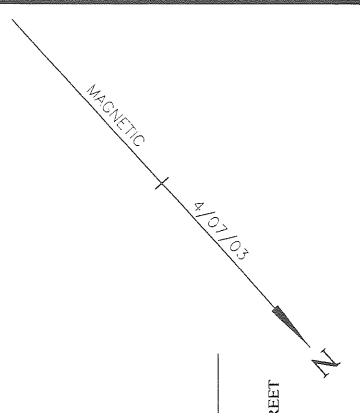
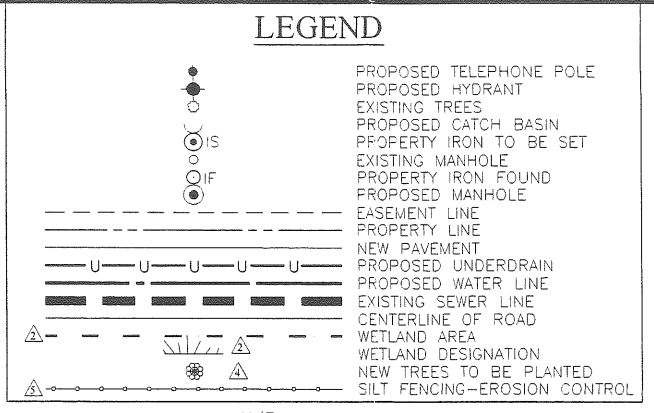


**NOTE:**  
 SPECIFICATIONS REFER TO STATE OF MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS REVISION OF DECEMBER 2002

▲ 8 NEW TREES MAY BE A MIXTURE OF THE FOLLOWING:  
 ▲ KARPICK RED MAPLE  
 ▲ KOREAN MOUNTAIN ASH  
 ▲ TURKIS FILBERT SHADE TREE

**NOTE:**  
 ▲ THE CONTRACTOR SHALL FOLLOW EROSION CONTROL METHODS AS STATED IN BEST MANAGEMENT PRACTICES BY CUMBERLAND COUNTY SWCD MARCH 1991.

▲ SEDIMENT BAGS SHALL ENCLOSE ALL DISCHARGE HOSE ENDS TO PREVENT SILT DISCHARGE.



No.	DATE	DESCRIPTION	APPD. BY
5	7/14/05	ADDED EROSION CONTROL & LIGHT POLE AND FIXTURE	HPG
4	6/09/05	ADD NEW TREES MADE ESPLANADE 6' WIDE	HPG
3	6/09/05	ADD HYDRANT	HPG
2	6/09/05	ADD WETLANDS	HPG

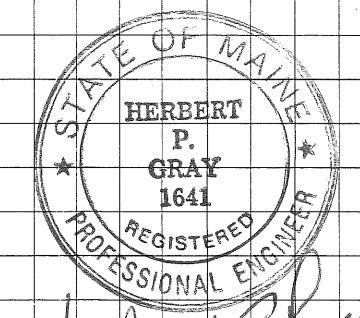
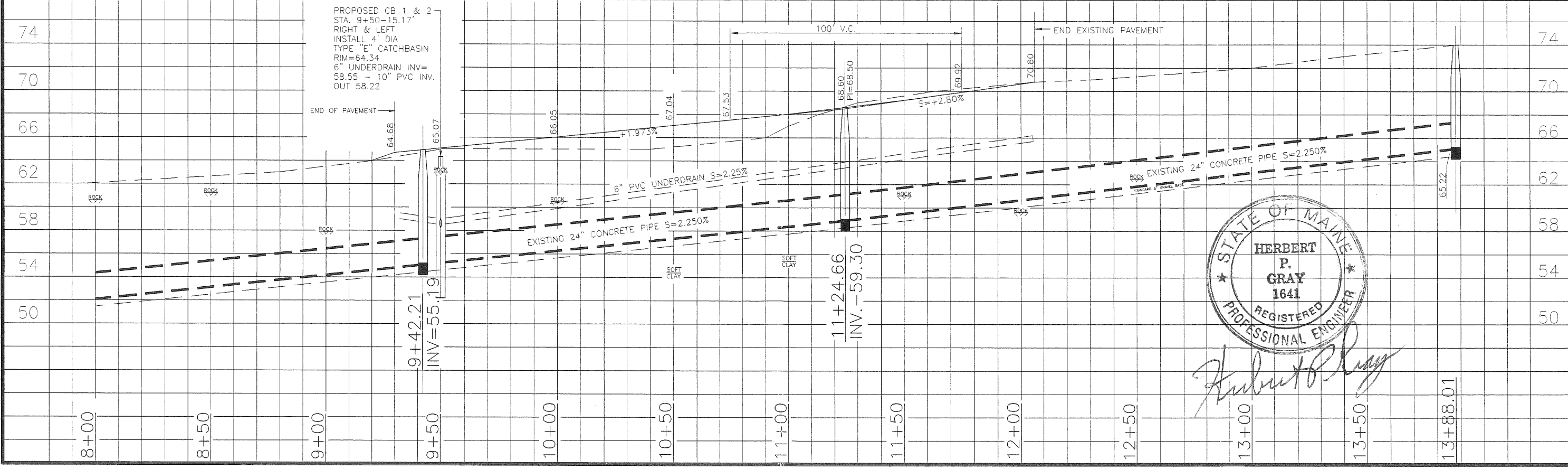
REVISIONS

**PLAN & PROFILE**

9+30-12+06  
 BAY STREET EXTENSION  
 BAY STREET  
 PORTLAND, MAINE  
 JOHN SARGENT  
 HERBERT P. GRAY  
 111 SIMMONS ROAD, SOUTH PORTLAND, MAINE 04106

SCALE: HOR 1"=20', VERT 1"=4'      DWG. NO.  
 DATE: 3/04/05  
 DRAWN BY: DHG  
 CHECKED BY: HPG

3 OF 4

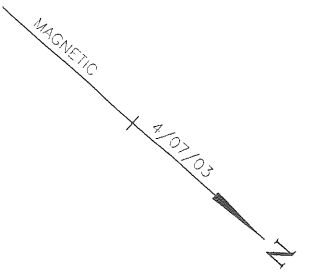


*Herbert P. Gray*

N3

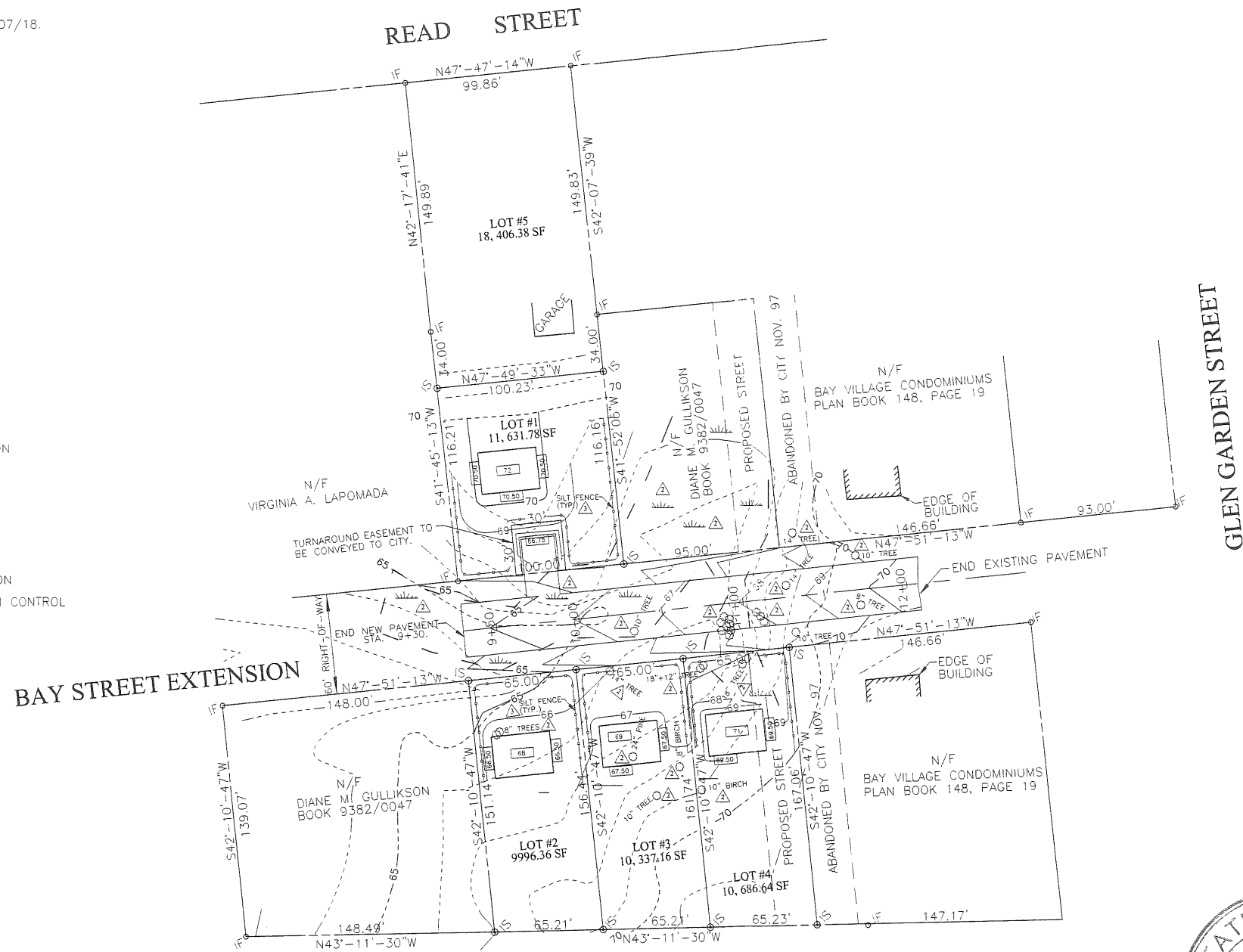
**REFERENCES:**

1. RECORDING PLAT - BAY VIEW CONDOMINIUMS  
PORTLAND, MAINE - PLAN BOOK 148, PAGE 19.
2. PLAN MADE FOR C. L. GOODRIDGE BY E. C. JORDAN  
- PLAN BOOK 8 PAGE 99
3. CITY OF PORTLAND SEWER PLAN 607/18.



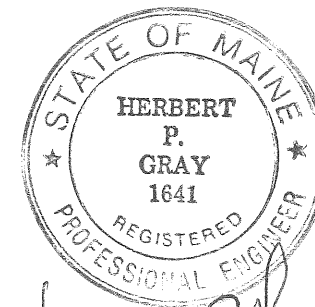
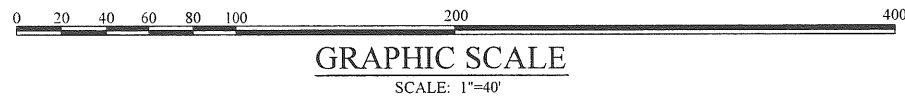
**LEGEND**

- IF IRON FOUND
- IS IRON SET
- PROPERTY LINE
- - - CONTOUR LINE
- FINISH GRADE ELEVATION
- △ EXISTING TREES
- △ WETLAND AREA
- - - EASEMENT LINE
- △ WETLAND AREA
- - - FINISH CONTOUR LINE
- FINISH FLOOR ELEVATION
- SILT FENCING-EROSION CONTROL



**NOTES:**

1. DEED REFERENCES: BOOK 9165-PAGE 0015  
BOOK 19105-PAGE 110.
2. OWNER OF RECORD: JOHN P. SARGENT  
CYNTHIA T. SARGENT  
103 READ STREET  
PORTLAND, MAINE 04103
3. BEARINGS ARE MAGNETIC 4/07/03.
4. TAX MAP REFERENCE-CHART#141-BLOCK#J-LOT #3  
CHART#155-BLOCK#D-LOT#27  
CHART#155-BLOCK#D-LOT#28
5. ZONE - R3.
6. WETLAND DELINEATION BY MARK HAMPTON ASSOCIATES, INC.



*Herbert P. Gray*

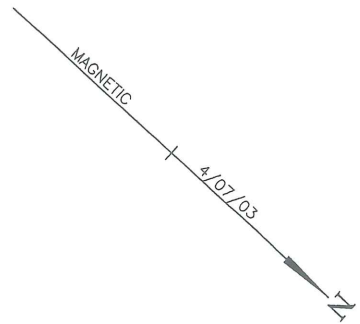
No.	DATE	DESCRIPTION	APPD. BY
3	7/14/05	ADDED GRADING PLAN FOR PROPOSED LOTS & EROSION CONTROL	HPG
2	6/09/05	ADD WETLANDS ADD EXISTING TREES	HPG
REVISIONS			
TOPOGRAPHY SURVEY			
9+30-12+06 BAY STREET EXTENSION BAY STREET PORTLAND, MAINE JOHN SARGENT			
HERBERT P. GRAY			
111 SIMMONS ROAD, SOUTH PORTLAND, MAINE 04106			
SCALE:	1"=40'	DWG. NO.	
DATE:	3/04/05		
DRAWN BY:	DHG		
CHECKED BY:	HPG		

N2









APPROVED BY THE CITY OF PORTLAND,  
MAINE PLANNING BOARD.

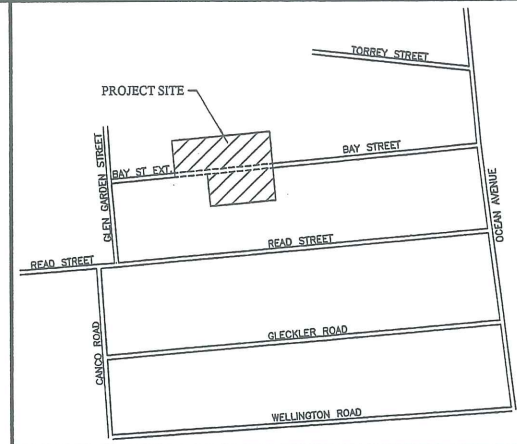
DATE: \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**LEGEND**

- ⊙ IRON SET
- IRON FOUND
- PROPERTY LINE
- - - - - BUILDING ENVELOPE
- - - - - EASEMENT LINE



**GRAPHIC SCALE**  
SCALE: 1"=40'



**LOCATION PLAN**  
NOT TO SCALE

**NOTES:**

- DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- IRONS SET ARE 3/8" REBAR - 2'-6" LONG.
- ZONE - R3  
 MINIMUM LOT SIZE - 6500 SF  
 MINIMUM LOT WIDTH - 65'  
 MINIMUM STREET FRONTAGE - 50'  
 MINIMUM FRONT YARD - 25'  
 MINIMUM SIDE YARD - 8'  
 MINIMUM REAR YARD - 25'  
 MINIMUM SIDE YARD ACCESSORY BLDG. - 5'  
 MINIMUM REAR YARD ACCESSORY BLDG. - 5'  
 MAXIMUM HEIGHT - 35'
- TAX MAP REFERENCES - CHART 141 - BLOCK J - LOT #3  
 CHART 155 - BLOCK D - LOT #27  
 CHART 155 - BLOCK D - LOT #28.

**REFERENCES:**

- RECORDING PLAT - BAY VIEW CONDOMINIUMS PORTLAND, MAINE - PLAN BOOK 148, PAGE 19.
- PLAN MADE FOR C. L. GOODRIDGE BY E. C. JORDAN - PLAN BOOK 8, PAGE 99.
- CITY OF PORTLAND SEWER PLAN - 607 1/8.
- OWNER OF RECORD: JOHN P. SARGENT  
 CYNTHIA T. SARGENT  
 103 READ STREET  
 PORTLAND, MAINE  
 BOOK 9165\0015  
 BOOK 19105\110.

CUMBERLAND, ss REGISTRY OF DEEDS  
 Received \_\_\_\_\_  
 at \_\_\_\_\_h \_\_\_\_\_m \_\_\_\_\_M., and  
 filed in Plan Book \_\_\_\_\_ page \_\_\_\_\_  
 ATTEST: \_\_\_\_\_  
 Register

**CERTIFICATION**

THIS SURVEY CONFORMS TO CATEGORY 1, CONDITION III, AS DEFINED BY THE STANDARDS OF MAINE STATE BOARD OF REGISTRATION FOR LAND SURVEYORS.  
 HERBERT P. GRAY PLS #387

**SURVEYOR**

HERBERT P. GRAY  
 PLS #387  
 111 SIMMONS ROAD  
 SOUTH PORTLAND, MAINE  
 04106

1	06/09/05	ADDED LOT 5	HPG
No.	DATE	DESCRIPTION	APPD. BY
REVISIONS			

**DEFINITIVE PLAN**  
 9+30-12+06  
 BAY STREET EXTENSION  
 BAY STREET  
 PORTLAND, MAINE  
 JOHN SARGENT  
 HERBERT P. GRAY  
 111 SIMMONS ROAD, SOUTH PORTLAND, MAINE 04106  
 SCALE: 1"=40' DWG. NO.  
 DATE: 3/04/05  
 DRAWN BY: DHG  
 CHECKED BY: HPG  
 1 OF 4

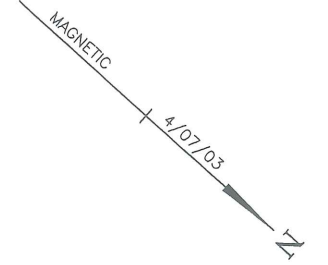
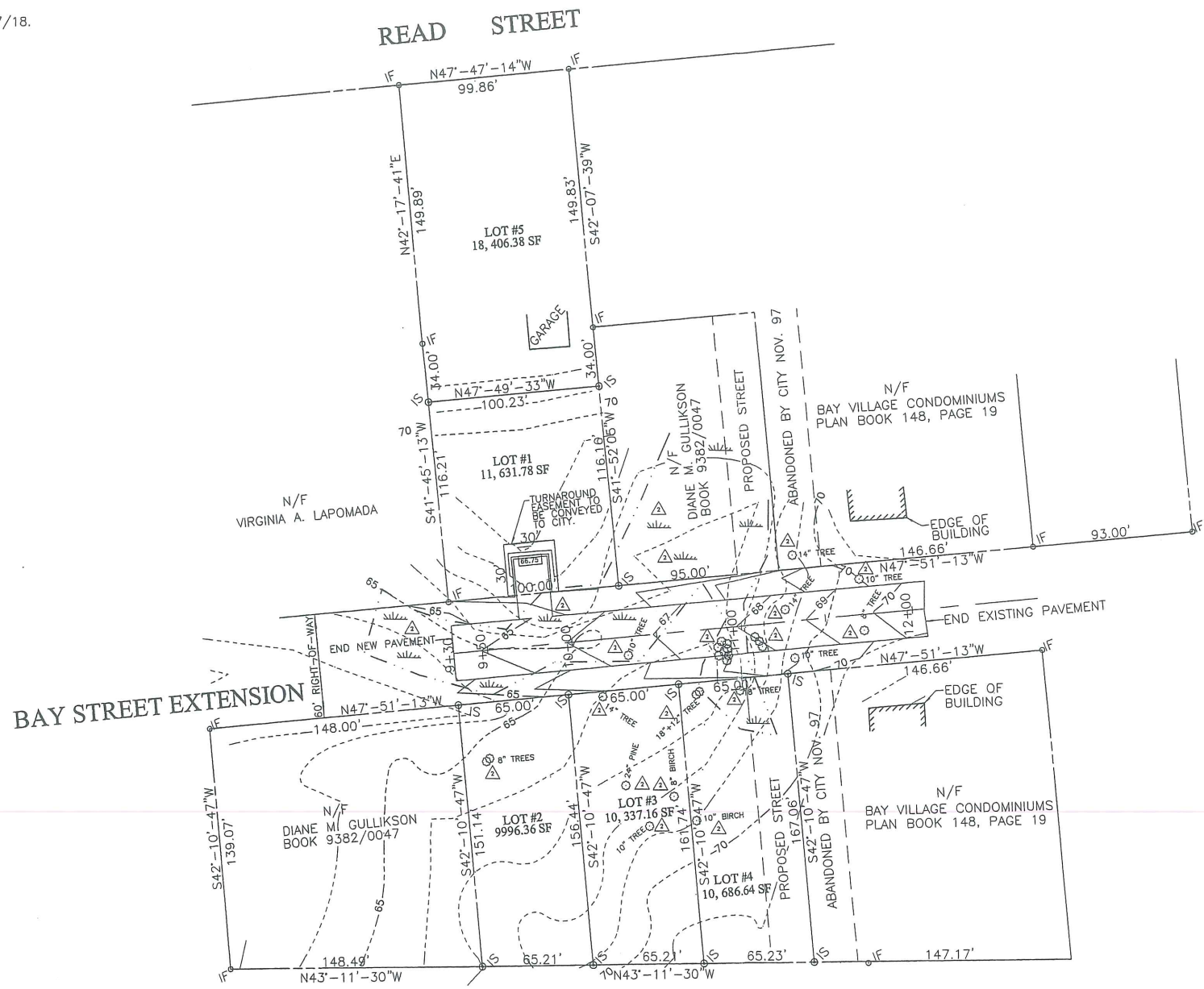


**REFERENCES:**

1. RECORDING PLAT - BAY VIEW CONOMINIUMS  
PORTLAND, MAINE -PLAN BOOK 148, PAGE 19.
2. PLAN MADE FOR C. L. GOODRIDGE BY E. C. JORDAN  
- PLAN BOOK 8 PAGE 99
3. CITY OF PORTLAND SEWER PLAN 607/18.

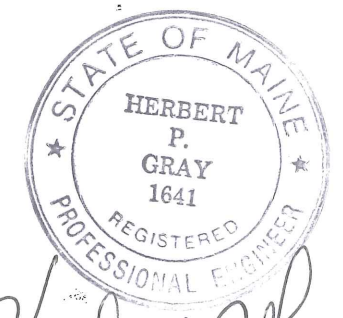
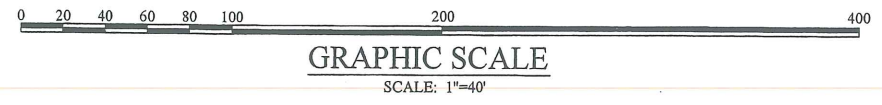
**LEGEND**

- IF IRON FOUND
- ⊙ IS IRON SET
- PROPERTY LINE
- - - CONTOUR LINE
- 66.75 FINISH GRADE ELEVATION
- ⊗ EXISTING TREES
- WETLAND AREA
- - - EASEMENT LINE
- WETLAND AREA



**NOTES:**

1. DEED REFERENCES: BOOK 9165-PAGE 0015  
BOOK 19105-PAGE 110.
2. OWNER OF RECORD: JOHN P. SARGENT  
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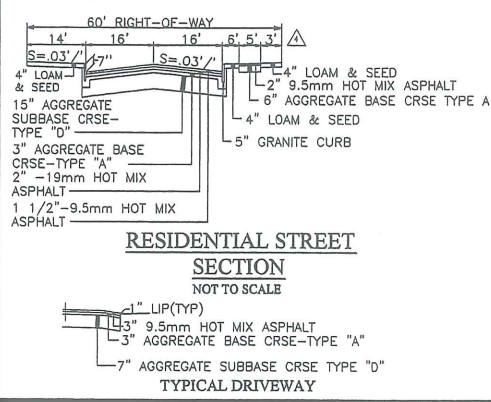


*Herbert P. Gray*

No.	DATE	DESCRIPTION	APPD. BY
2	6/09/05	ADD WETLANDS ADD EXISTING TREES	HPG
REVISIONS			
TOPOGRAPHY SURVEY			
9+30-12+06 BAY STREET EXTENSION BAY STREET PORTLAND, MAINE JOHN SARGENT			
HERBERT P. GRAY 111 SIMMONS ROAD, SOUTH PORTLAND, MAINE 04106			
SCALE: 1"=40'		DWG. NO.	
DATE: 3/04/05		DRAWN BY: DHG	
CHECKED BY: HPG		2 OF 4	

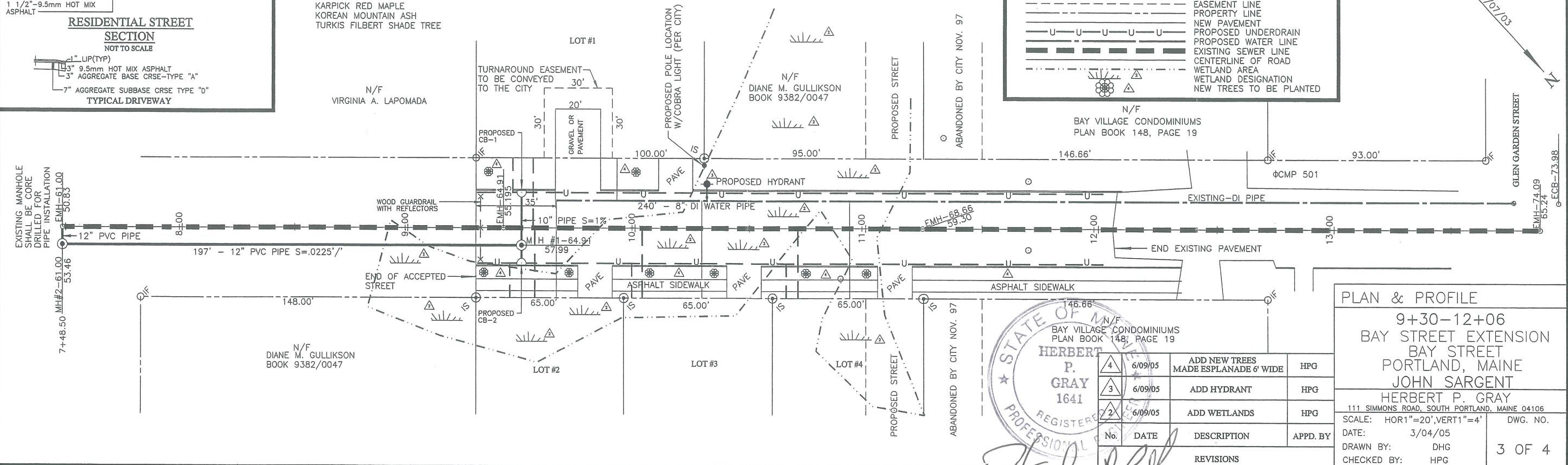
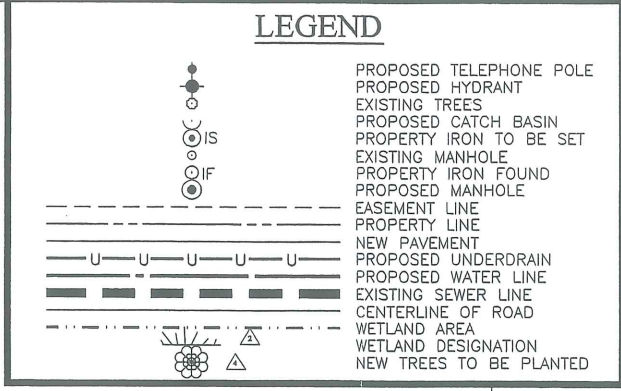
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**NOTE:**  
 SPECIFICATIONS REFER TO  
 STATE OF MAINE  
 DEPARTMENT OF TRANSPORTATION  
 STANDARD SPECIFICATIONS  
 REVISION OF DECEMBER 2002

△ 8 NEW TREES MAY BE A MIXTURE  
 OF THE FOLLOWING:  
 KARPICK RED MAPLE  
 KOREAN MOUNTAIN ASH  
 TURKISH FILBERT SHADE TREE



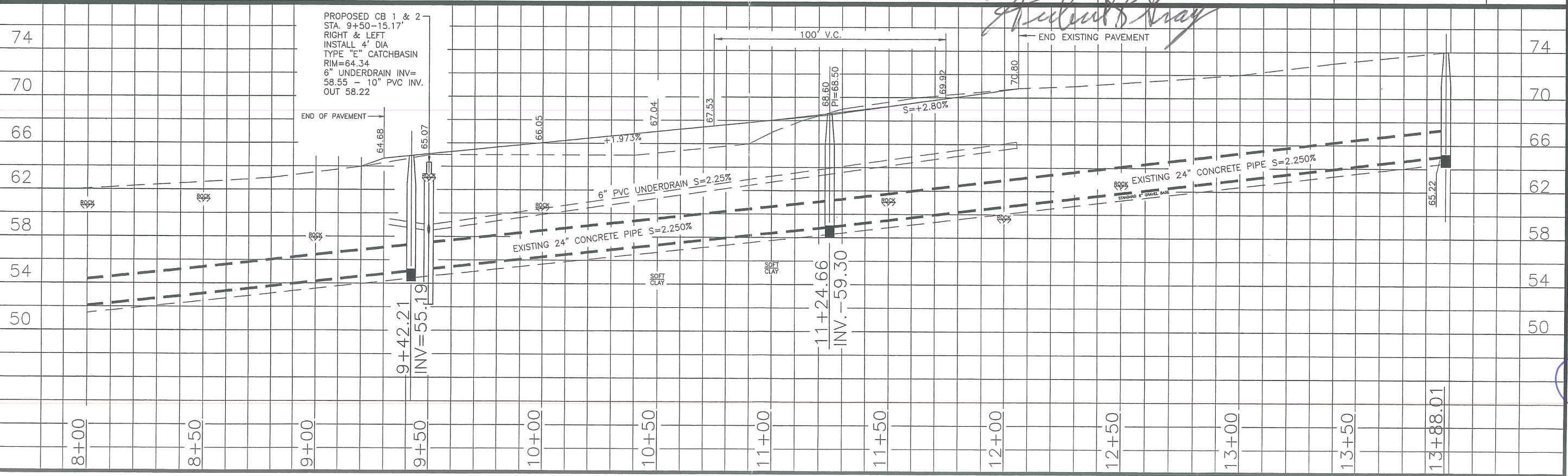
STATE OF MAINE  
 HERBERT P. GRAY  
 1641  
 REGISTERED PROFESSIONAL ENGINEER

No.	DATE	DESCRIPTION	APPD. BY
4	6/09/05	ADD NEW TREES MADE ESPLANADE 6' WIDE	HPG
3	6/09/05	ADD HYDRANT	HPG
2	6/09/05	ADD WETLANDS	HPG

REVISIONS

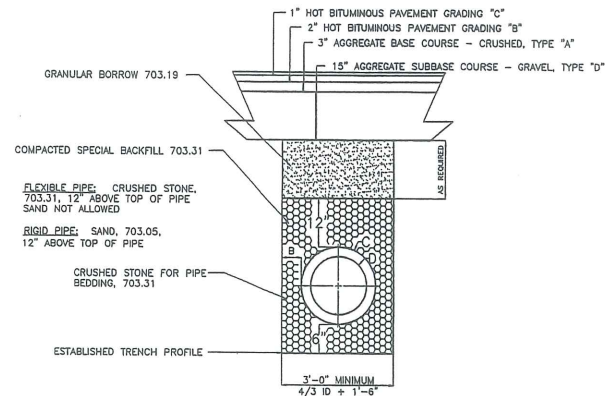
PLAN & PROFILE  
 9+30-12+06  
 BAY STREET EXTENSION  
 BAY STREET  
 PORTLAND, MAINE  
 JOHN SARGENT  
 HERBERT P. GRAY  
 111 SIMMONS ROAD, SOUTH PORTLAND, MAINE 04106  
 SCALE: HOR1"=20', VERT1"=4'  
 DATE: 3/04/05  
 DRAWN BY: DHG  
 CHECKED BY: HPG

DWG. NO. 3 OF 4

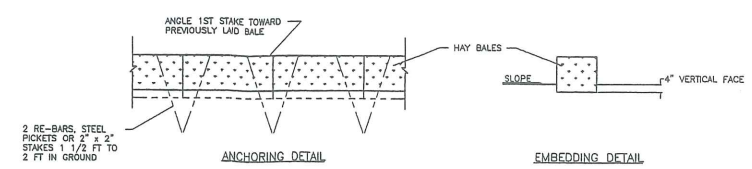


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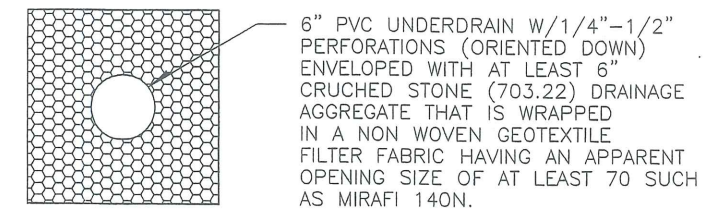


TYPICAL PIPE INSTALLATION DETAIL  
(FULL DEPTH RECONSTRUCTION)  
NOT TO SCALE

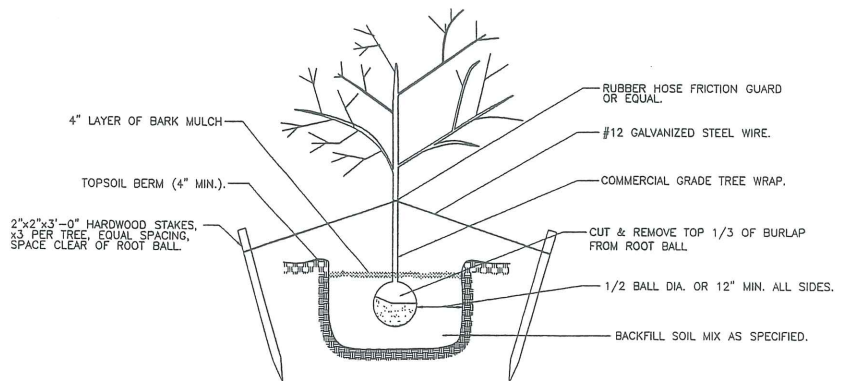


STRAW OR HAY BALE BARRIER DETAILS  
NOT TO SCALE

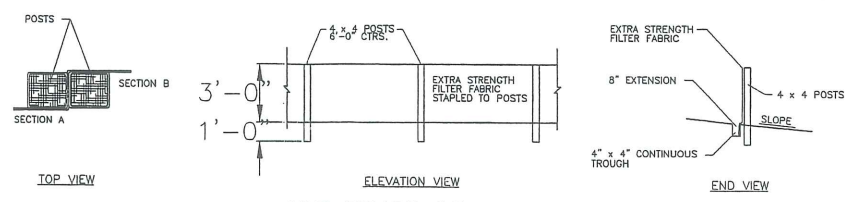
NOTES:  
BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING ADJACENT BALES.  
EACH BALE SHALL BE IMBEDDED IN SOIL A MINIMUM OF 4\"/>



TYPE "B" UNDERDRAIN  
NOT TO SCALE

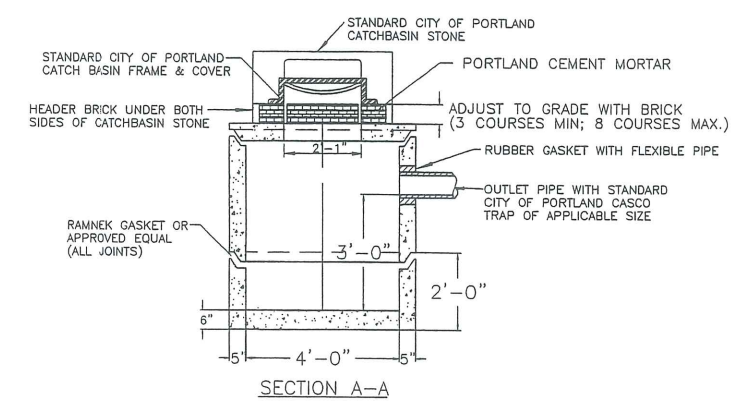


B & B TREE PLANTING  
NOT TO SCALE

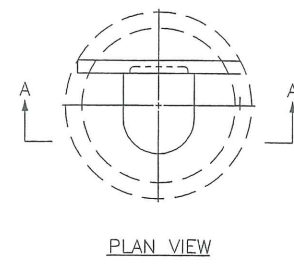


SILT FENCE DETAILS  
NOT TO SCALE

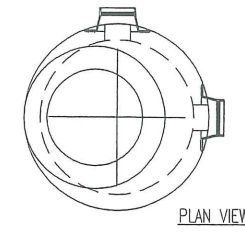
NOTES:  
SYNTHETIC FILTER FABRIC SHALL BE A PREVIOUS SHEET CONFORMING TO THE FOLLOWING:  
PHYSICAL PROPERTY: FILTERING EFFICIENCY, TENSILE STRENGTH @ 20% ELONGATION, FLOW RATE.  
TEST: VTM-51, VTM-52, VTM-51.  
REQUIREMENTS: 75% (MIN.), 50 lbs/LIN. IN. (MIN.), 0.3 GAL/SQ. FT./MIN (MIN.)



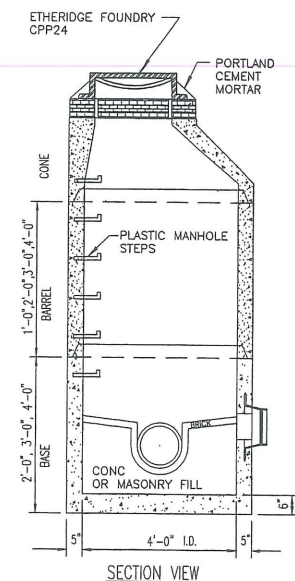
SECTION A-A



STANDARD CITY OF PORTLAND  
TYPE "E" CATCHBASIN  
NOT TO SCALE

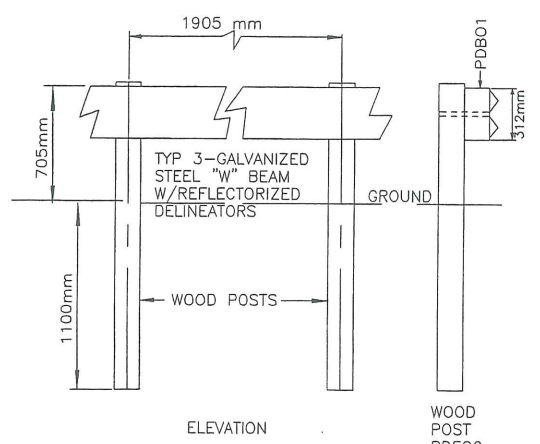


PLAN VIEW

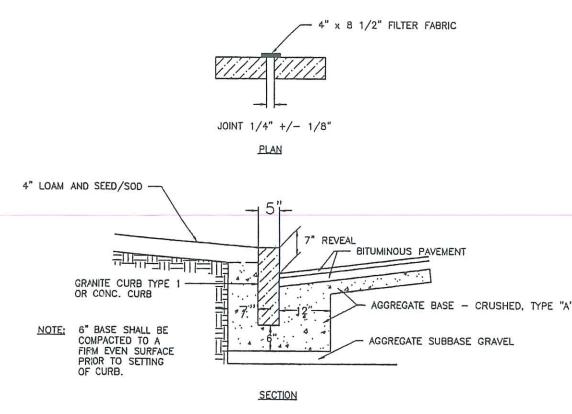


SECTION VIEW  
PRECAST CONC. MANHOLE TYPE "A"  
NOT TO SCALE

NOTES:  
1. CONCRETE: 4,000 PSI AFTER 28 DAYS.  
2. REINFORCING: H-20 LOADING 4 X 4/4 X 4 W.W.M.  
3. SHIPLAP JOINTS SEALED WITH 1 STRIP OF BUTYL RUBBER SEALANT.  
4. EXTERIOR ASPHALT COATED, IF REQUIRED.  
5. LOCK JOINT FLEXIBLE PIPE SLEEVES, CAST IN.  
6. EACH CASTING TO HAVE LIFTING PINS CAST IN.  
7. EACH SECTION TO BE LABELED AS NOTED.  
8. MANHOLE STEPS @ 12" O.C. IF REQUIRED.  
9. 2" LIP AT TOP OF CONE PROVIDED TO ACCOMMODATE VACUUM TESTING.

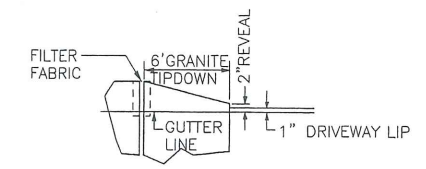


ELEVATION  
GUARD RAIL DETAIL  
NOT TO SCALE

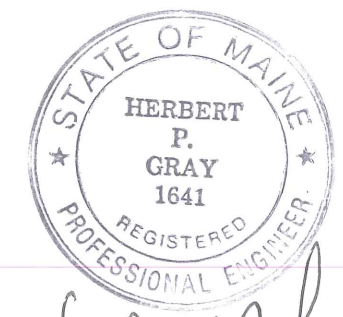


SECTION  
INSTALLATION OF CURB  
NOT TO SCALE

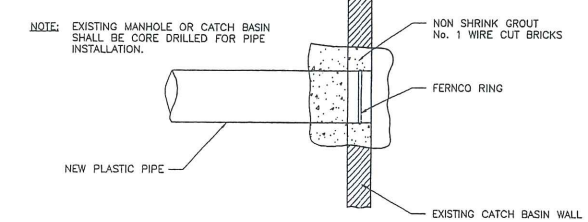
NOTE: 6\"/>



TYPICAL TIPDOWN INST.  
NOT TO SCALE



*Herbert P. Gray*

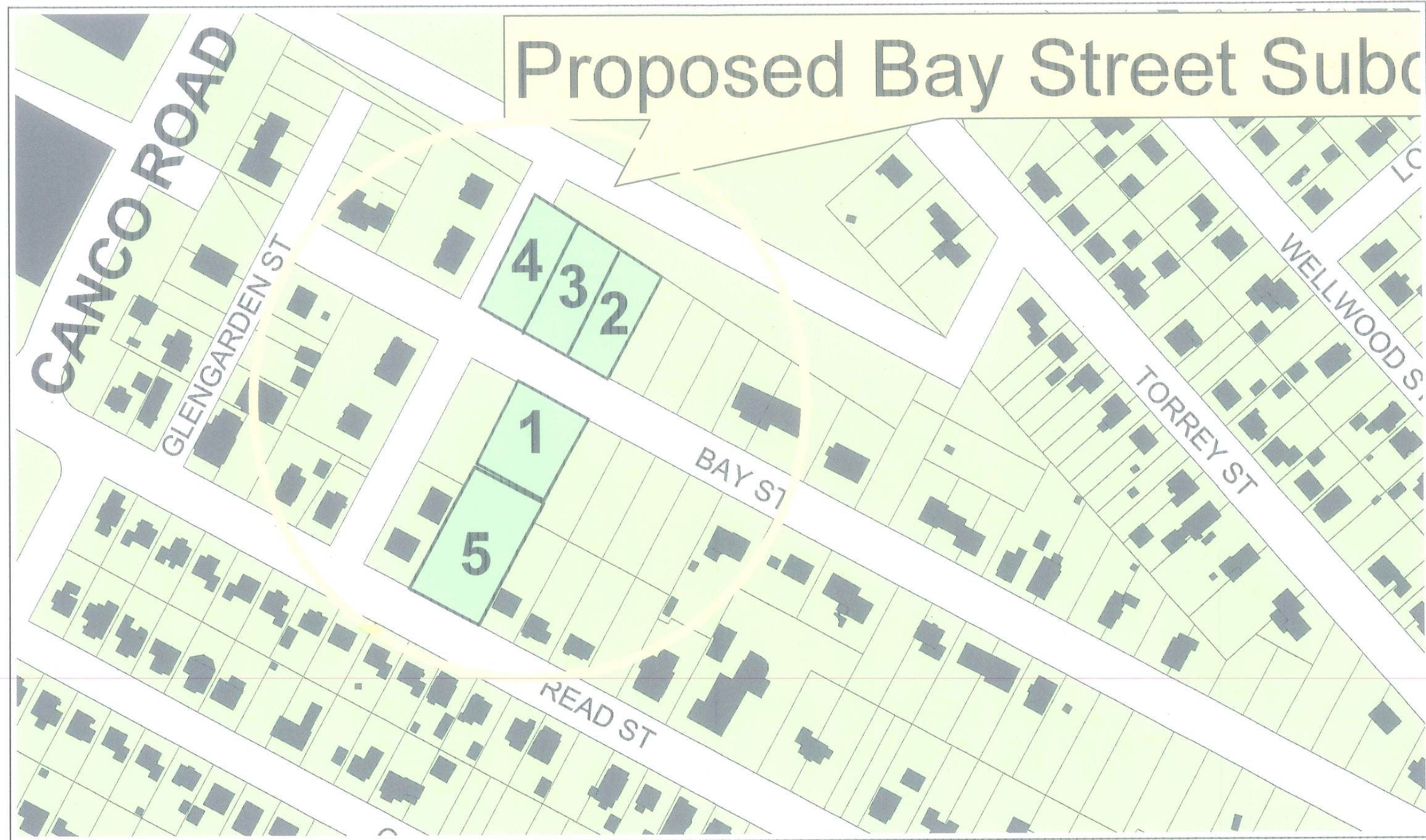


METHOD 3 - NEW PIPE INTO EXISTING STRUCTURE  
PLASTIC PIPE CONNECTION DETAIL  
NOT TO SCALE

4	6/09/05	NEW TREE PLANTING DETAIL	HPG
No.	DATE	DESCRIPTION	APPD. BY
REVISIONS			
EROSION CONTROL PLAN			
9+30-12+06 BAY STREET EXTENSION BAY STREET PORTLAND, MAINE JOHN SARGENT HERBERT P. GRAY			
111 SIMMONS ROAD, SOUTH PORTLAND, MAINE 04106			
SCALE:	AS SHOWN	DWG. NO.	
DATE:	3/10/05		
DRAWN BY:	HPG		
CHECKED BY:	HPG		
			4 OF 4

N4





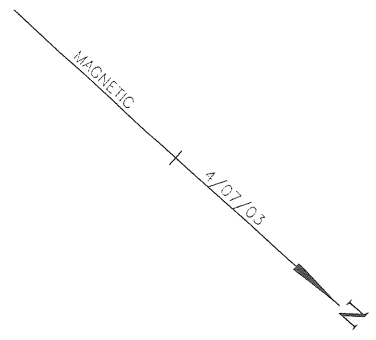
### Proposed Bay Street Subdivision - Vicinity Map

Prepared by the Portland Planning Division using GIS Workgroup Data

EBM 6/23/2005

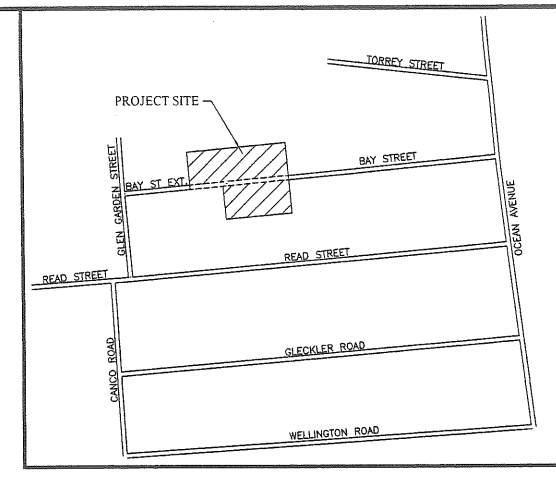


5



**REFERENCES:**

1. RECORDING PLAT - BAY VIEW CONDOMINIUMS  
PORTLAND, MAINE - PLAN BOOK 148, PAGE 19.
2. PLAN MADE FOR C. L. GOODRIDGE BY E. C. JORDAN -  
PLAN BOOK 8, PAGE 99.
3. CITY OF PORTLAND SEWER PLAN - 607 \18.
4. OWNER OF RECORD: JOHN P. SARGENT  
CYNTHIA T. SARGENT  
103 READ STREET  
PORTLAND, MAINE  
BOOK 9165 \0015  
BOOK 19105 \110.



**LOCATION PLAN**  
NOT TO SCALE

**NOTES:**

1. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. IRONS SET ARE  $\frac{3}{8}$ " REBAR - 2'-6" LONG.
3. ZONE - R3  
MINIMUM LOT SIZE - 6500 SF  
MINIMUM LOT WIDTH - 65'  
MINIMUM STREET FRONTAGE - 50'  
MINIMUM FRONT YARD - 25'  
MINIMUM SIDE YARD - 8'  
MINIMUM REAR YARD - 25'  
MINIMUM SIDE YARD ACCESSORY BLDG. - 5'  
MINIMUM REAR YARD ACCESSORY BLDG. - 5'  
MAXIMUM HEIGHT - 35'
4. TAX MAP REFERENCES - CHART 141 - BLOCK J - LOT #3  
CHART 155 - BLOCK D - LOT #27  
CHART 155 - BLOCK D - LOT #28.
5. SUBDIVISION SHALL MEAN THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE AND AS FURTHER DEFINED IN 30-A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSES OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTIFAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS.

APPROVED BY THE CITY OF PORTLAND,  
MAINE PLANNING BOARD.

DATE: \_\_\_\_\_

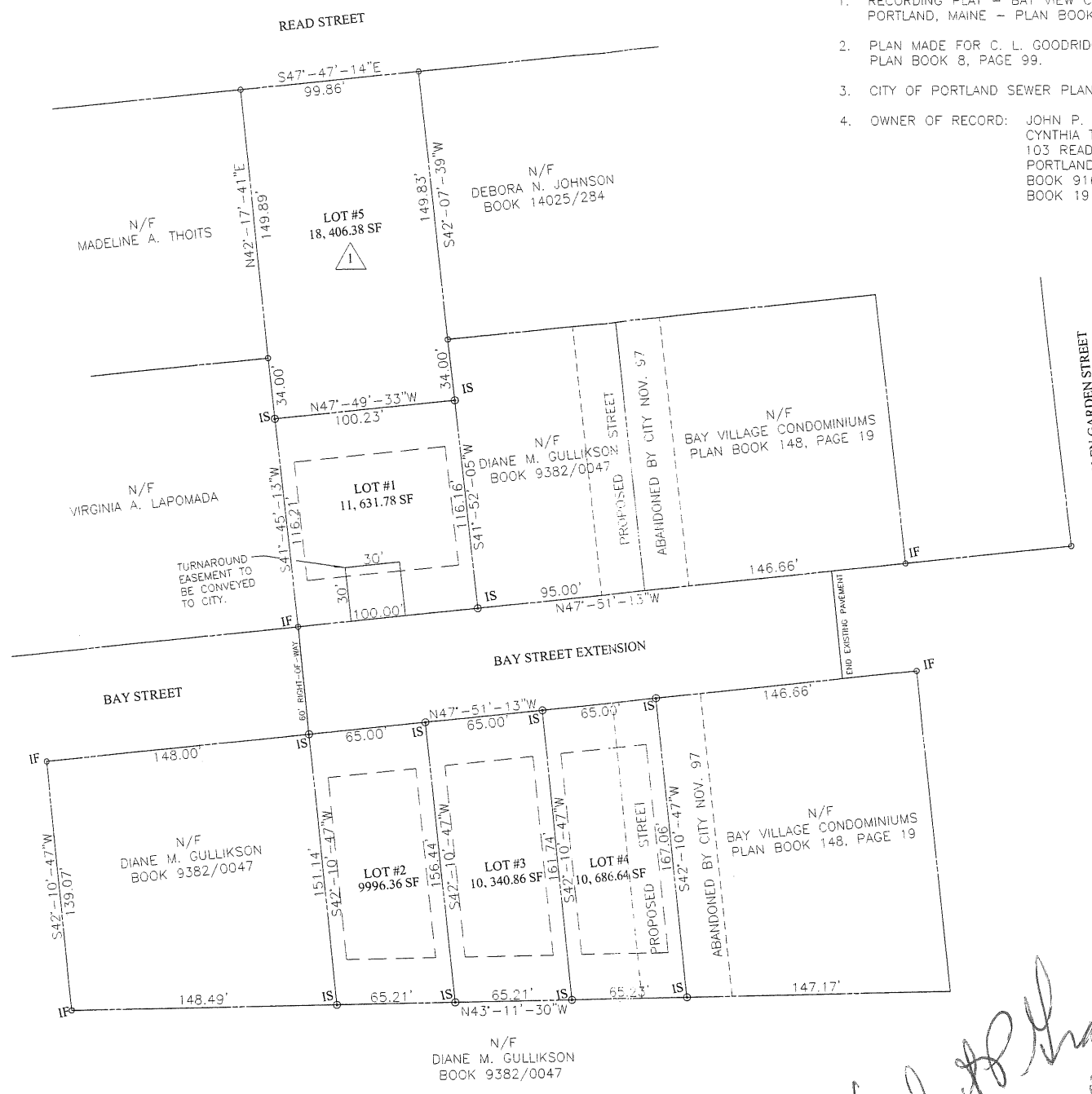
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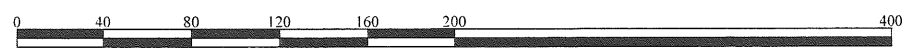
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**LEGEND**

- IRON SET
- IRON FOUND
- PROPERTY LINE
- BUILDING ENVELOPE
- - - EASEMENT LINE



**GRAPHIC SCALE**  
SCALE: 1"=40'

**CERTIFICATION**

THIS SURVEY CONFORMS TO CATEGORY 1, CONDITION III, AS DEFINED BY THE STANDARDS OF MAINE STATE BOARD OF REGISTRATION FOR LAND SURVEYORS.  
HERBERT P. GRAY PLS #387

**SURVEYOR**

HERBERT P. GRAY  
PLS #387  
111 SIMMONS ROAD  
SOUTH PORTLAND, MAINE  
04106

*Herbert P. Gray*

CUMBERLAND, ss REGISTRY OF DEEDS  
Received \_\_\_\_\_  
at \_\_\_\_h \_\_\_\_m \_\_\_\_M., and  
filed in Plan Book \_\_\_\_ page \_\_\_\_  
ATTEST:  
\_\_\_\_\_  
Register

**DEFINITIVE PLAN**  
9+30-12+06  
BAY STREET EXTENSION  
BAY STREET  
PORTLAND, MAINE  
JOHN SARGENT  
HERBERT P. GRAY  
111 SIMMONS ROAD, SOUTH PORTLAND, MAINE 04106  
SCALE: 1"=40'  
DATE: 3/04/05  
DRAWN BY: DHG  
CHECKED BY: HPG  
DWG. NO.: 1 OF 4

No.	DATE	DESCRIPTION	APPD. BY
2	06/30/05	NOTE #5 ADDED	HPG
1	06/09/05	ADDED LOT 5	HPG
REVISIONS			

NI







**\* UNDER THIS SEPARATION MUST BE TO OCEAN PRIOR TO**



ON 60' RIGHT-OF-WAY  
END NEW PAVEMENT  
148.0'

DIANE M. GULLIKSON  
BOOK 9382/0047

LOT #2  
9998.36 SF

LOT #3  
10,337.16 SF

LOT #4  
10,686.64 SF

N43°-11'-30"W

10°N43°-11'-30"W

**REFERENCES**

1. RECORDING PLAT - BAY VIEW CONOMINIUMS  
PORTLAND, MAINE -PLAN BOOK 148, PAGE 19.
2. PLAN MADE FOR C. L. GOODRIDGE BY E. C. JORDAN  
- PLAN BOOK 8 PAGE 99
3. CITY OF PORTLAND SEWER PLAN 607/18.

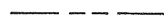
**LEGEND**



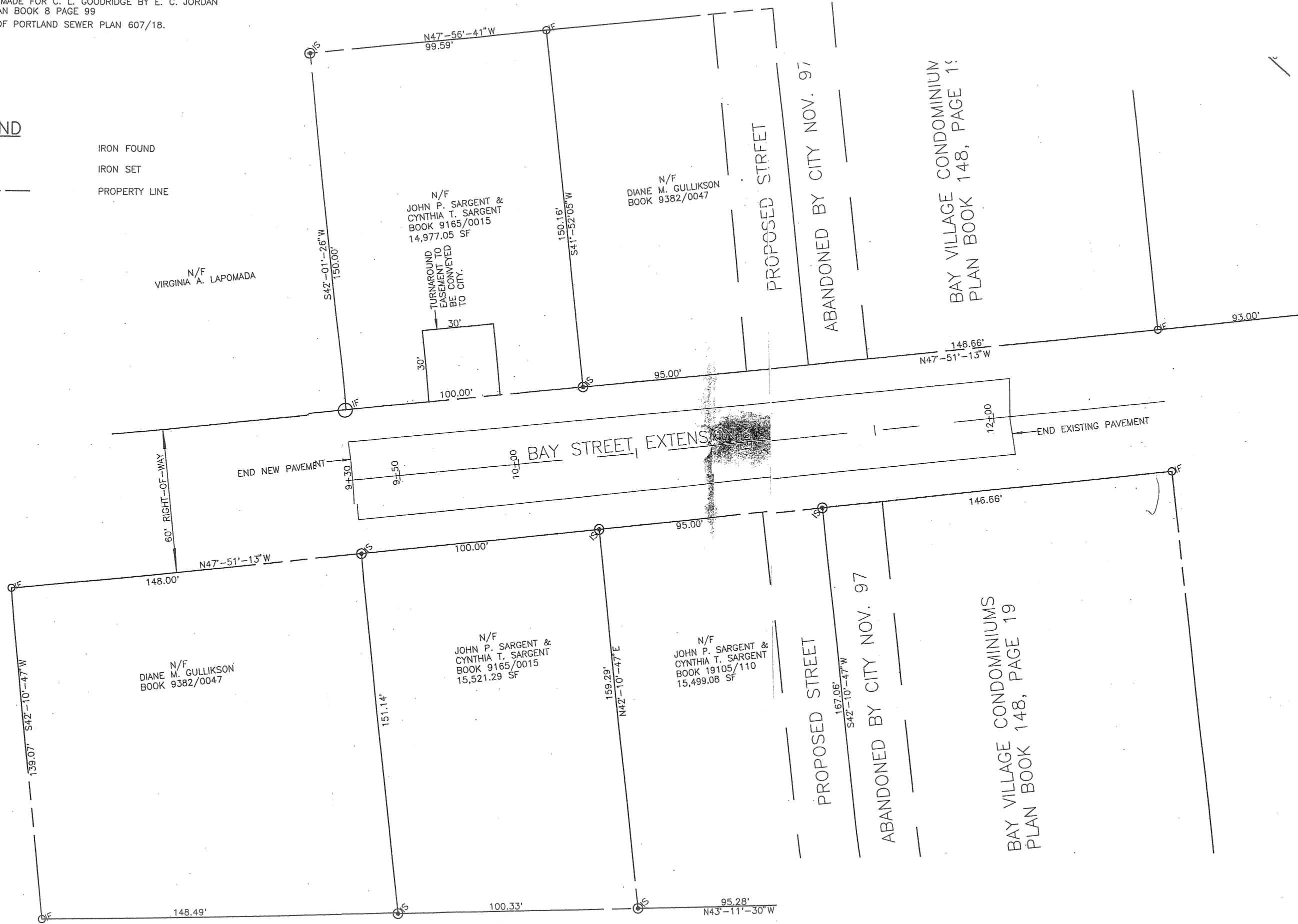
IRON FOUND



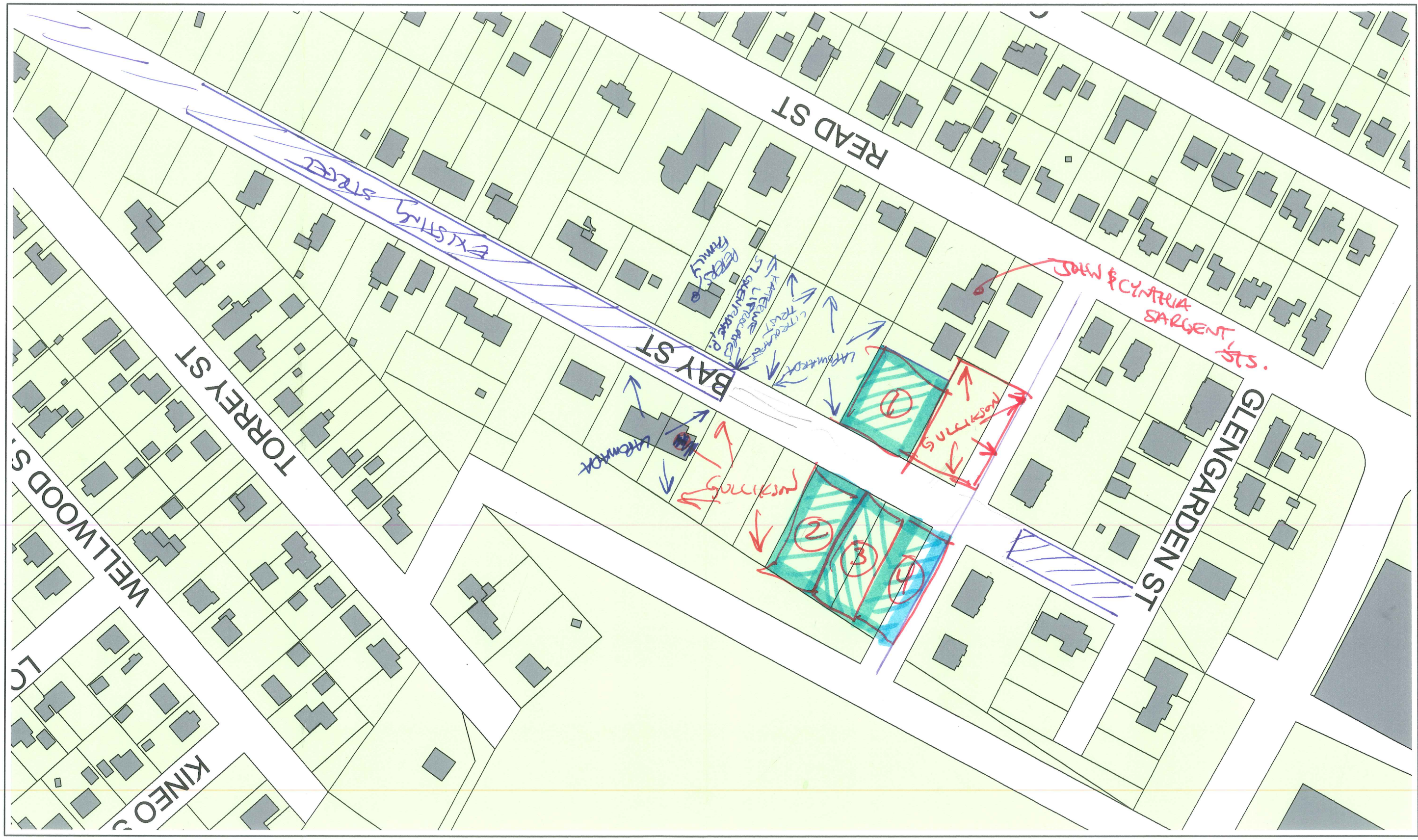
IRON SET



PROPERTY LINE





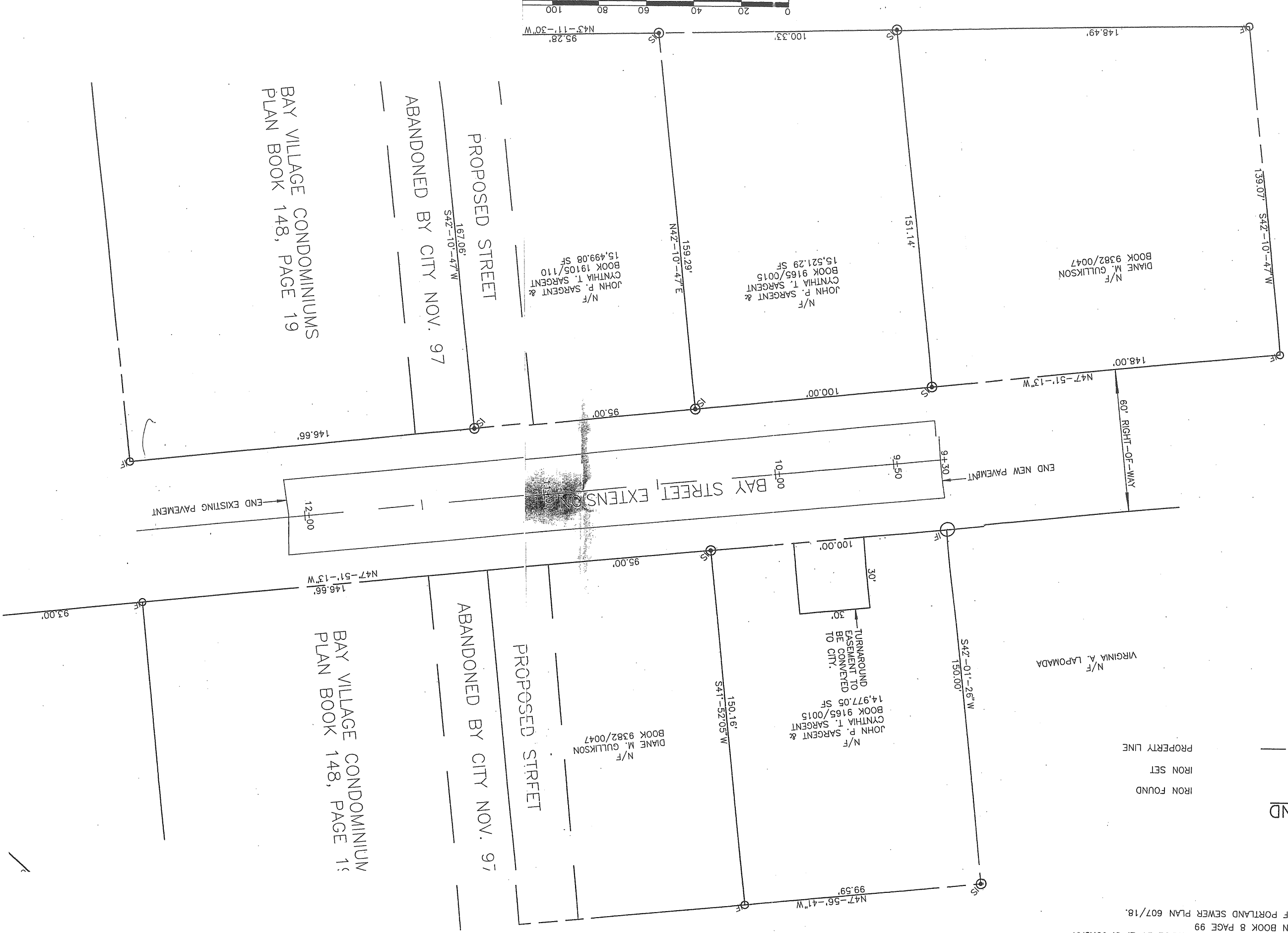




**REFERENCES**

1. RECORDING PLAT - BAY VIEW CONDOMINIUMS  
PORTLAND, MAINE - PLAN BOOK 148, PAGE 19.
2. PLAN MADE FOR C. L. GOODRIDGE BY E. C. JORDAN  
- PLAN BOOK 8 PAGE 99
3. CITY OF PORTLAND SEWER PLAN 607/18.

**LEGEND**



BAY VILLAGE CONDOMINIUMS  
PLAN BOOK 148, PAGE 19

BAY VILLAGE CONDOMINIUM  
PLAN BOOK 148, PAGE 19

PROPOSED STREET

PROPOSED STREET

ABANDONED BY CITY NOV. 97

ABANDONED BY CITY NOV. 97

N/F  
DIANE M. GULLIKSON  
BOOK 9382/0047

N/F  
JOHN P. SARGENT &  
CYNTHIA T. SARGENT  
BOOK 19105/110  
15,499.08 SF

N/F  
JOHN P. SARGENT &  
CYNTHIA T. SARGENT  
BOOK 9165/0015  
14,977.05 SF

N/F  
JOHN P. SARGENT &  
CYNTHIA T. SARGENT  
BOOK 9165/0015  
15,521.29 SF

N/F  
VIRGINIA A. LAPOMADA

N/F  
DIANE M. GULLIKSON  
BOOK 9382/0047

0 20 40 60 80 100  
N43-11'-30"W