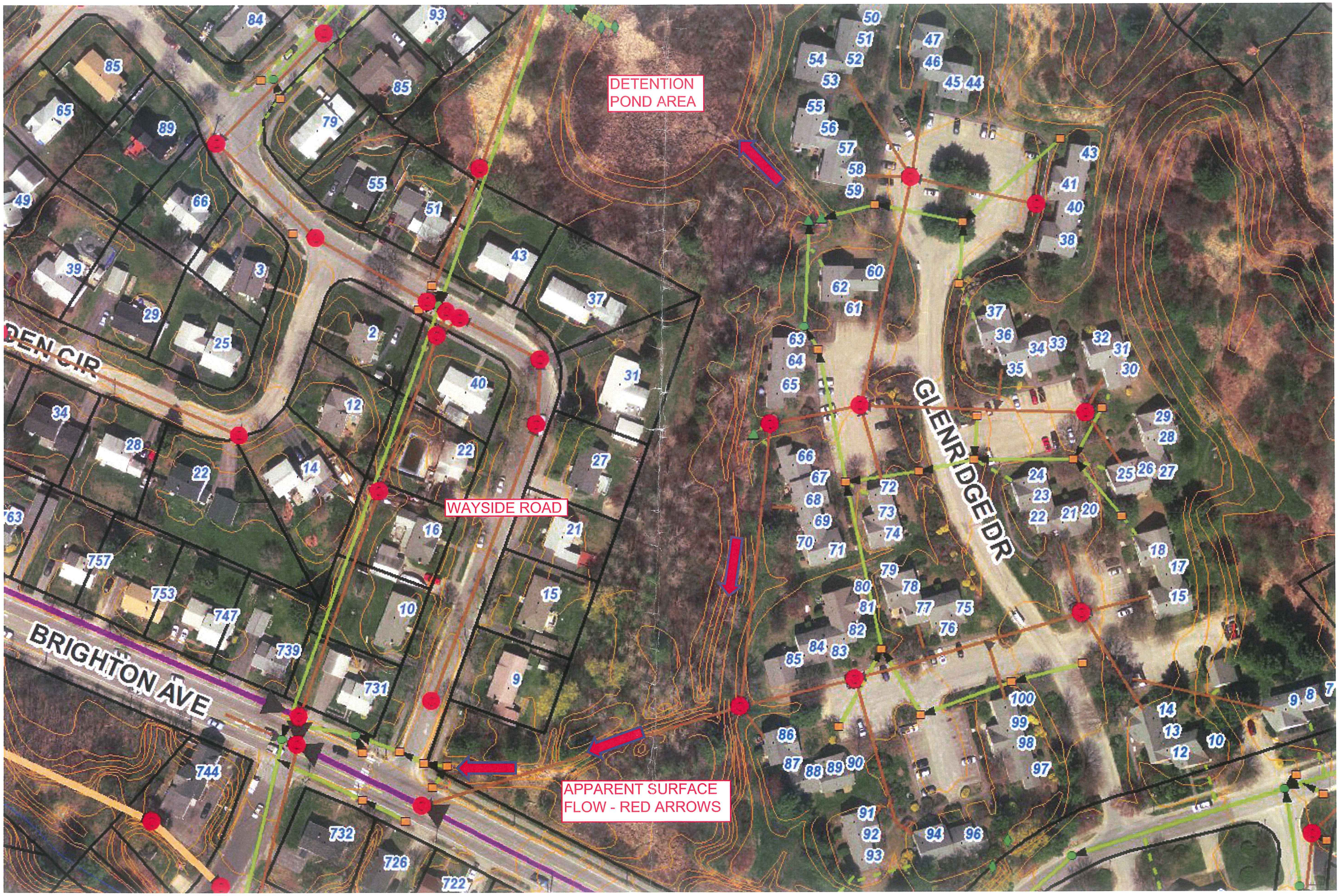
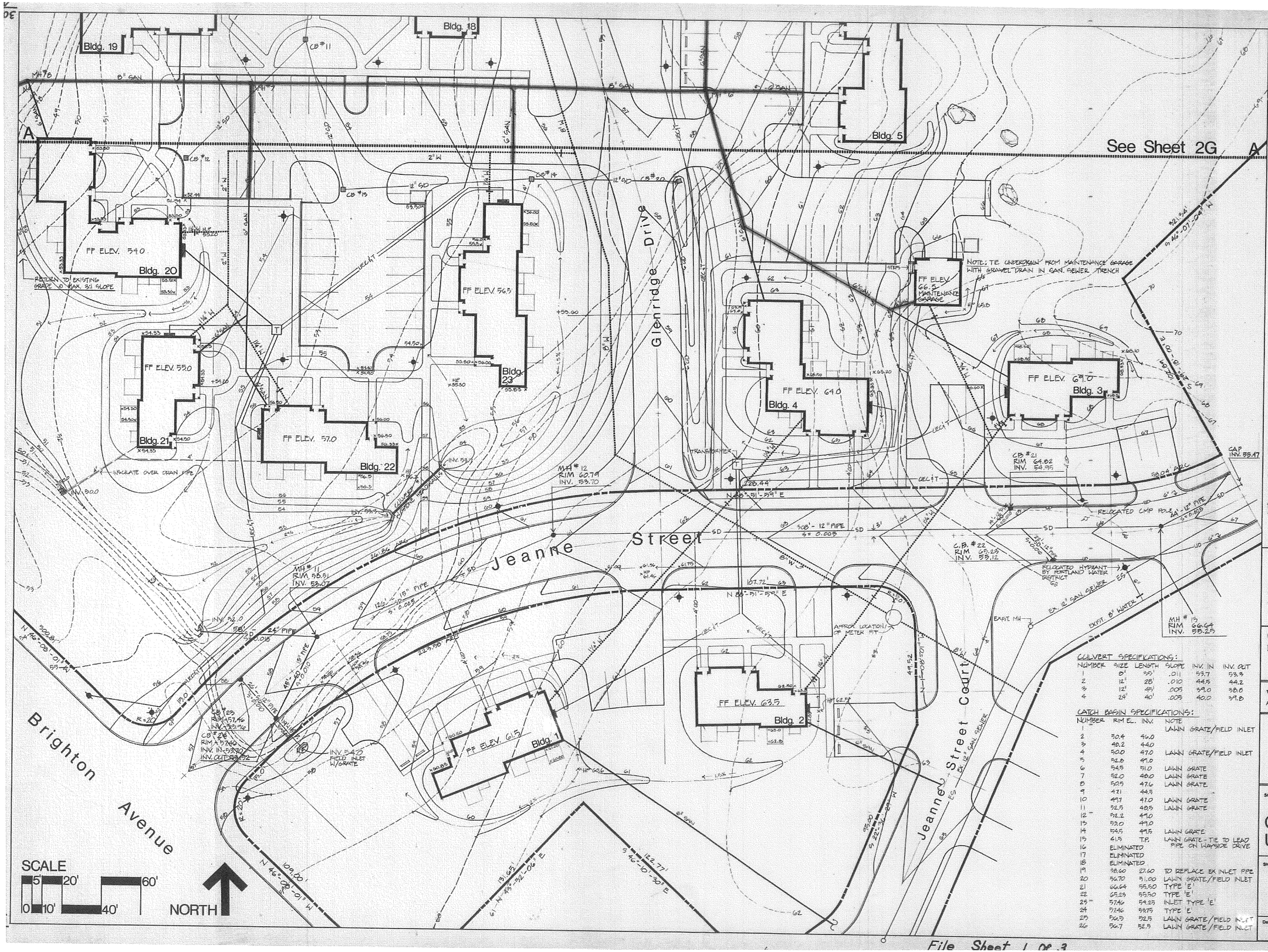
1836-A-1
U69-725 Brighton Ave.
Glenridge Condos.
~~Dartmouth Co~~


DETENTION
POND AREA
WAYSIDE ROAD
BRIGHTON AVE
GLENRIDGE DR
APPARENT SURFACE
FLOW - RED ARROWS



NOTES

1. TOPOGRAPHIC INFORMATION TRACED FROM PLAN BY BH2M, GORHAM, ME, DATED FEB. 1984.
2. SEE SHEET 2 OF 7, 50 SCALE GLENRIDGE UTILITY PLAN FOR CATCH BASIN AND CULVERT SPECIFICATIONS.
3. FINAL LOCATION OF WATER METER PIT TO BE APPROVED BY PORTLAND WATER DISTRICT.
4. MAX. SLOPE IN GRASSED AREAS TO BE 3:1.
5. 1 LINEAR FT. IN 3 VERTICAL FT. BATTER ALLOWABLE IN AREAS OF LEDGE CUT.
6. UNDERGROUND ELECTRIC CABLE & TELEPHONE TO BE ENCASED IN CONDUIT UNDER ALL PAVED PARKING AND ROAD AREAS.
7. ADJUST RIM ELEVATIONS OF CATCH BASINS AND MANHOLES TO MATCH PROPOSED PAVEMENT ELEVATION IN PARKING AREAS.
8. THRUST BLOCKS TO BE PROVIDED AT ALL BENDS IN WATER LINE.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- GRADE LINE
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED UNDERGROUND ELECTRIC CABLE & TELEPHONE
- PROPOSED STORM DRAIN
- PROPOSED UNDERDRAINS
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED HYDRANT
- WATER GATE VALVE
- TRANSFORMER
- LIGHT POLE
- PROPOSED CULVERT
- ELECTRIC METER BOX
- RIP-RAP
- LEDGE
- PROPOSED CATCHBASIN
- STONE DRAIN W/ FABRIC

CULVERT SPECIFICATIONS:

NUMBER	SIZE	LENGTH	SLOPE	INV. IN	INV. OUT
1	8"	55'	.011	53.7	53.3
2	12"	28'	.010	44.5	44.2
3	12"	45'	.005	39.0	38.0
4	24"	40'	.005	40.0	39.8

CATCH BASIN SPECIFICATIONS:

NUMBER	RIM E.	INV.	NOTE
1			LAWN GRATE/FIELD INLET
2	50.4	46.0	
3	48.2	44.0	
4	50.0	47.0	LAWN GRATE/FIELD INLET
5	52.6	49.0	
6	54.5	51.0	LAWN GRATE
7	52.0	48.0	LAWN GRATE
8	50.9	47.6	LAWN GRATE
9	47.1	44.5	
10	49.9	47.0	LAWN GRATE
11	52.5	48.5	LAWN GRATE
12	52.2	49.0	
13	53.0	49.0	
14	54.5	49.5	LAWN GRATE
15	61.5	T.P.	LAWN GRATE - TIE TO LEAD PIPE ON WAYSIDE DRIVE
16	ELIMINATED		
17	ELIMINATED		
18	ELIMINATED		
19	58.60	57.60	TO REPLACE EX. INLET PIPE
20	56.70	51.00	LAWN GRATE/FIELD INLET
21	66.64	55.50	TYPE 'E'
22	65.25	55.50	TYPE 'E'
23	57.46	54.25	INLET TYPE 'E'
24	57.46	53.75	TYPE 'E'
25	56.5	52.5	LAWN GRATE/FIELD INLET
26	56.7	52.5	LAWN GRATE/FIELD INLET

GLENRIDGE
PORTLAND MAINE

The Dartmouth Company

WINTON SCOTT ARCHITECTS

MITCHELL DEWAN ASSOCIATES
LANDSCAPE ARCHITECTS

BH2M
SITE ENGINEER

F.W. CUNNINGHAM & SONS
CONTRACTOR

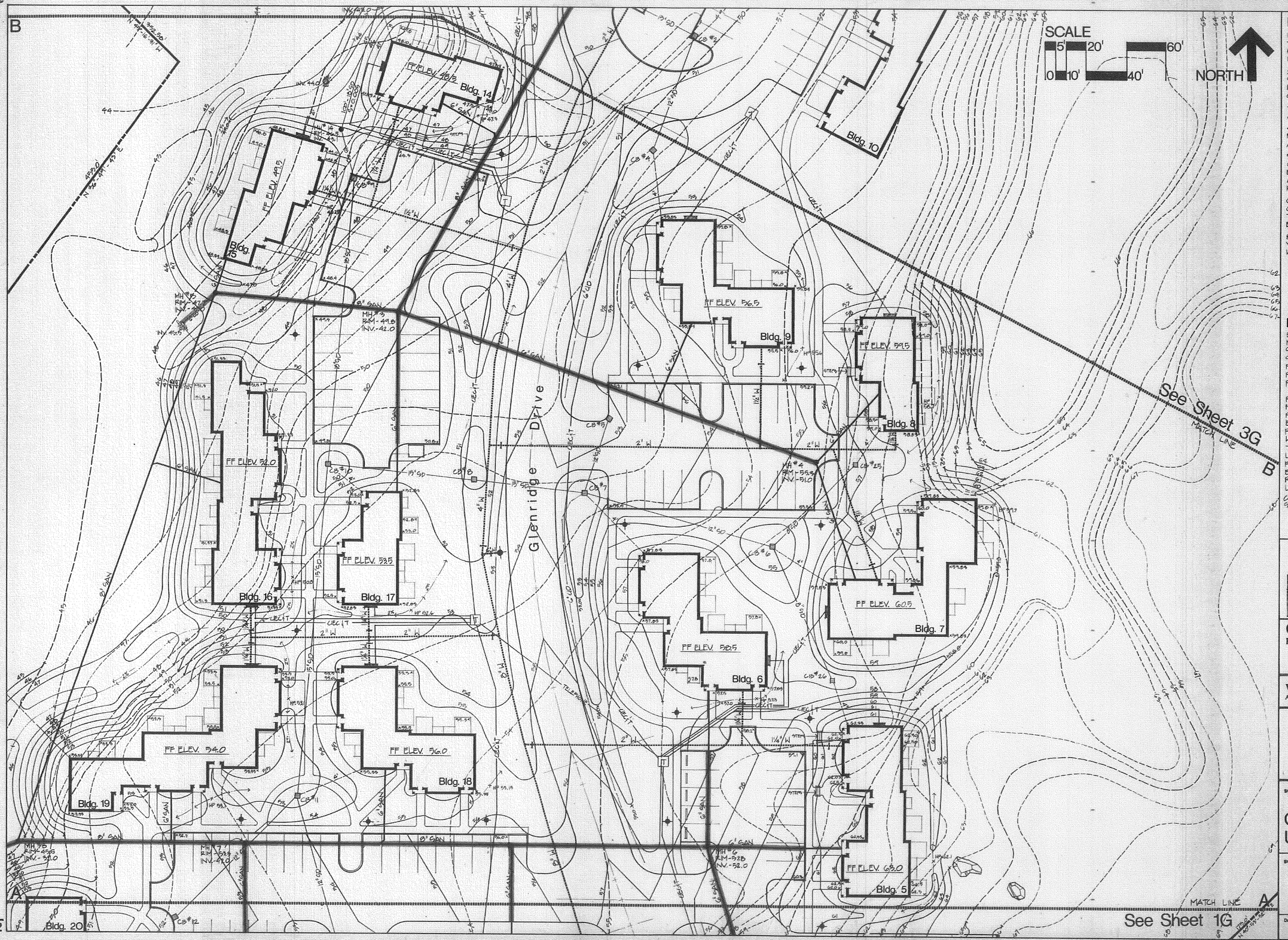
Sheet Title
Grading and Utilities Plan

Sheet Number
1G

Date MARCH 27, 1985

File Sheet 1 of 3

306



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8. THRUST BLOCKS TO BE PROVIDED AT ALL BENDS IN WATER LINE.

LEGEND

EXISTING CONTOUR	65
PROPOSED CONTOUR	65
SPOT ELEVATION	x62.5
SWALE LINE	
PROPOSED SEWER	6"SAN
PROPOSED WATER	8"W
PROPOSED UNDERGROUND ELECTRIC, CABLE & TELEPHONE	UECLT
PROPOSED STORM DRAIN	15"SD
PROPOSED UNDERDRAINS	4"
PROPOSED MANHOLE	●
EXISTING MANHOLE	○
PROPOSED HYDRANT	
WATER GATE VALVE	
TRANSFORMER	T
LIGHT POLE	
PROPOSED CULVERT	
ELECTRIC METER BOX	
RIP-RAP	
LEDGE	
CATCH BASIN	
STONE DRAIN W/FABRIC	

GLENRIDGE
PORTLAND MAINE
The Dartmouth Company

WINTON SCOTT
ARCHITECTS

MITCHELL DEWAN ASSOCIATES
LANDSCAPE ARCHITECTS

BH2M
SITE ENGINEER

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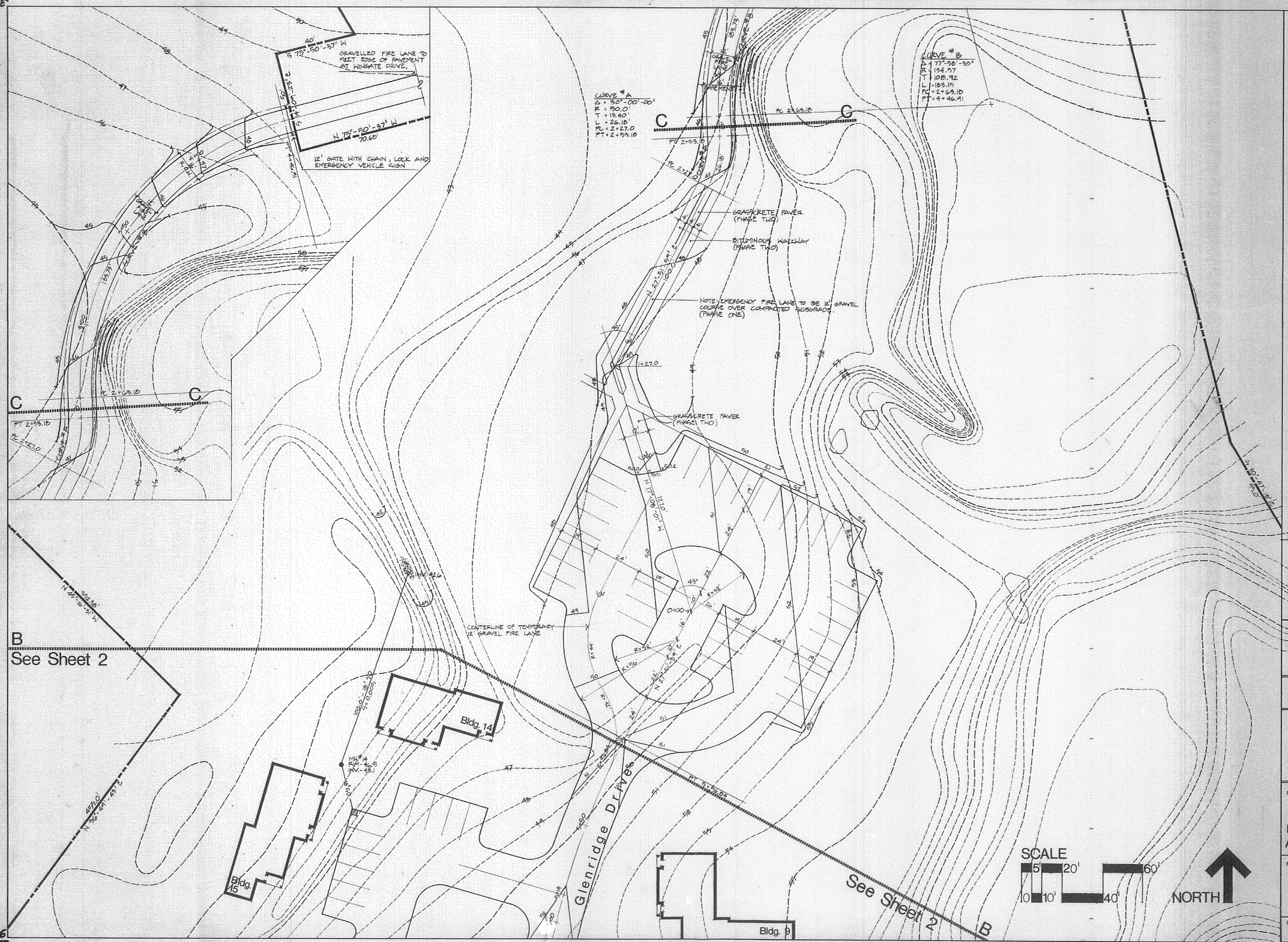
Sheet Title
Grading and Utilities Plan

Sheet Number
2G

Date MARCH 27, 1985

306
4

File Sheet 2 OF 3



GLENRIDGE
PORTLAND MAINE
The Dartmouth Company

WINTON SCOTT
ARCHITECTS

MITCHELL DEWAN ASSOCIATES
LANDSCAPE ARCHITECTS

BH2M
SITE ENGINEER

F.W. CUNNINGHAM & SONS
CONTRACTOR

Sheet Title

PRELIMINARY LAYOUT AND GRADING PLAN

Sheet Number

3LG

Date MARCH 27, 1985

306/4

File Sheet 3 Of 3

August 10, 1984

Joseph E. Gray, Jr.
Director of Planning & Urban Devel.
City Hall
389 Congress St.
Portland, Me. 04101

Re: Proposed 100 two bedroom
units 669-715 Brighton Ave.

Dear Mr. Gray:

As a recent transferee to Portland, I purchased a home on 34 Alden Circle because of the type of quiet, residential community it afforded.

The proposal by Dartmouth Co. to build these units on Brighton Ave. would have a detrimental affect on this area. First, the increased traffic flow onto Brighton Ave. will only add to the congestion that already exists on this heavily travelled road. In the six months that I have been a resident here, there has been one fatality at Jeanne St & Brighton Ave. & two car accidents at Wayside and Brighton. The

on coming traffic into Brighton Ave. would also add to congestion during rush hour periods.

Also the stretch of Brighton Ave. from Rosemont to Capitol tends to be travelled at a speed higher than 35 mph. This would only add to the accident rate increasing.

In this "development" only 155 parking spaces will be available for 100 units. In this day + age, most families with two drivers have two cars & I don't believe parking that has been allocated is sufficient.

Also, it would be difficult to gage how this "development" would affect property values for homeowners in this area, but I don't believe it could help. We certainly do not need another Sycamore Village type so close to a one-family home area.

This proposal must be turned down!

Very truly yours,
Joseph L. McCollum
34 Alden Circle
Ptd, ME 04102

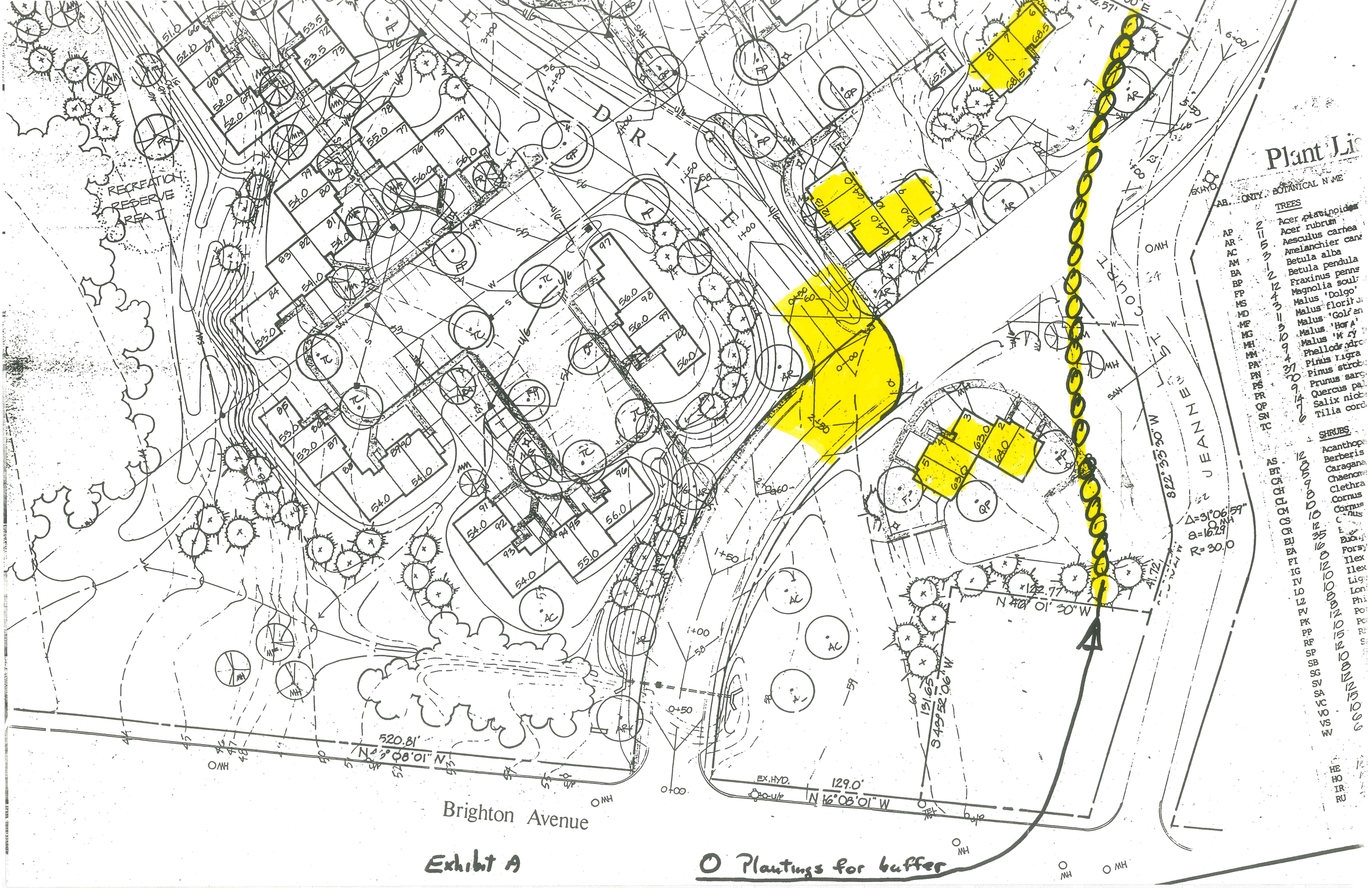
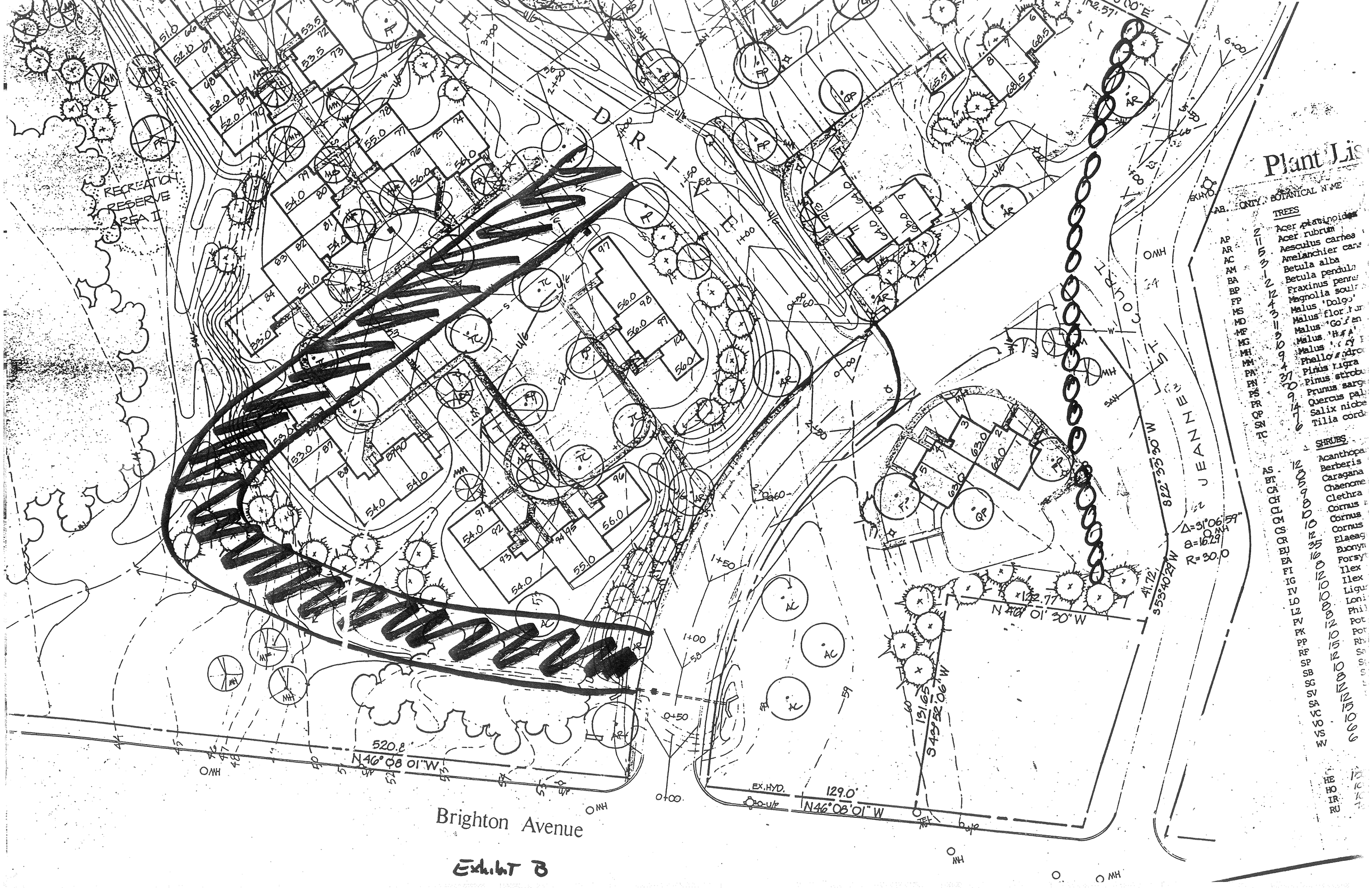


Exhibit A

O Plantings for buffer


RECREATION RESERVE AREA II
DRIFT
JEANNE
Brighton Avenue
520.8'
N46°08'01"W
129.0'
N46°08'01"W
EX. HYD.
N40°01'30"W
S53°40'29"W
Δ=31°06'59"
R=30.0
Plant Lis
BOTANICAL NAME
TREES
Acer platanoides
Acer rubrum
Aesculus carnea
Amelanchier can
Betula alba
Betula pendula
Fraxinus penns
Magnolia soul
Malus 'Dolgo'
Malus flor. pur
Malus 'Golden
Malus 'Hopa'
Malus 'Red
Phellodrc
Pinus nigra
Pinus strob
Prunus sarg
Quercus pal
Salix nioba
Tilia cord
SHRUBS
Acanthopa
Berberis
Caragana
Chaenome
Clethra
Cornus
Cornus
Cornus
Elaeag
Euonym
Forsyt
Ilex
Ilex
Ligus
Loni
Phil
Pot
Pot
Rh
Sa
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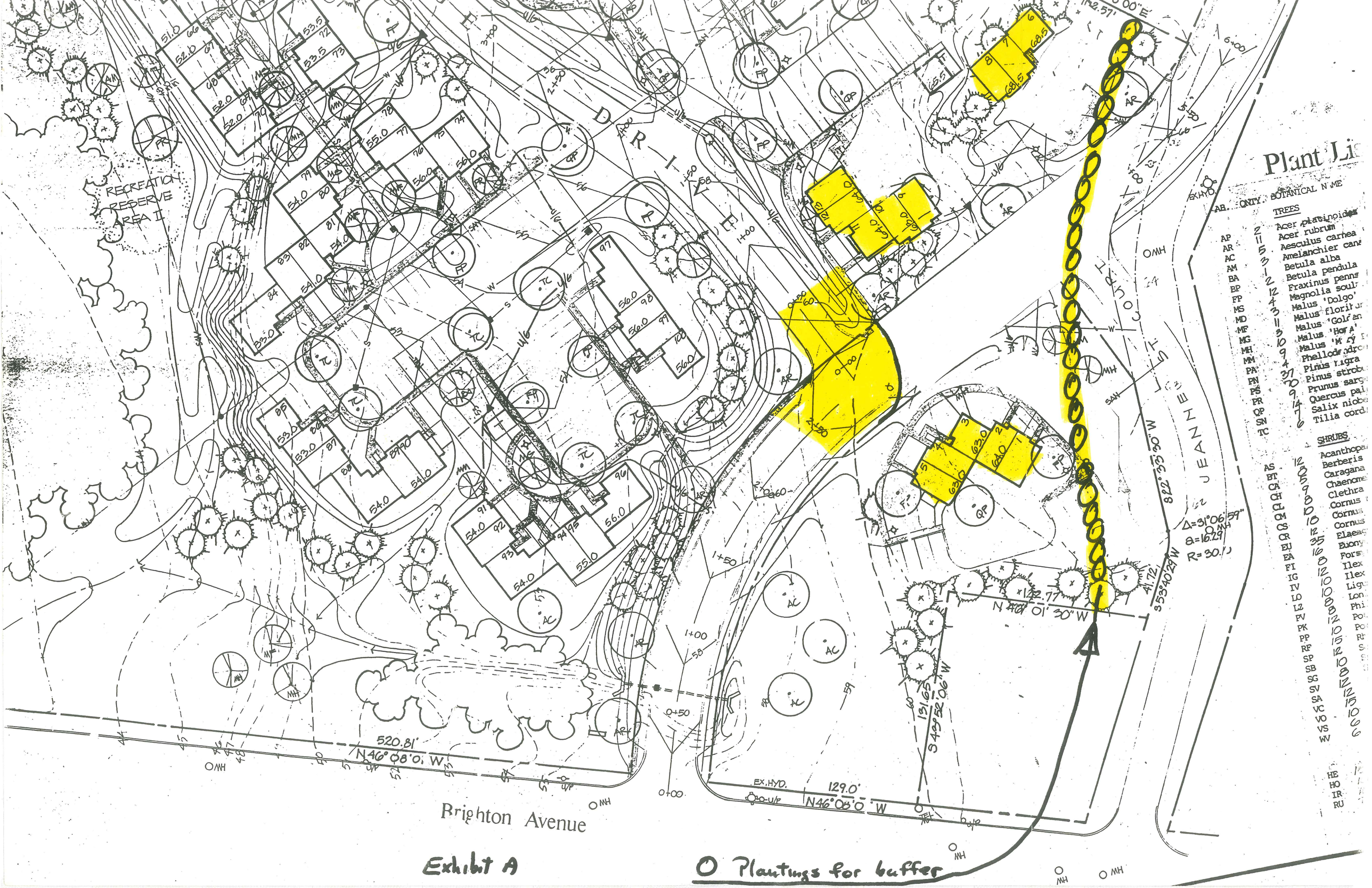
S
HE
HO
IR
RU

Exhibit B

Plant List
TREES
SHRUBS
RECREATION RESERVE AREA II
DRIVE
JEANNE
Brighton Avenue
520.81'
N46°08'01"W
129.0'
N46°08'01"W
EX.HYD.
131.65
S45°52'06"W
N40°01'30"W
S53°40'29"W
Δ=31°06'59"
D=16.29
R=30.0

Exhibit C


Plant Li
AB. QNTY. BOTANICAL NAME
TREES
AP 2 Acer platanoides
AR 11 Acer rubrum
AC 5 Aesculus carnea
AM 3 Amelanchier can
BA 1 Betula alba
BP 2 Betula pendula
FP 12 Fraxinus penns
MS 4 Magnolia soul
MD 3 Malus 'Dolgo'
MF 11 Malus flori
MG 3 Malus 'Gol
MH 10 Malus 'Hor
MM 9 Malus 'M
PA 4 Phellod
PN 31 Pinus nigra
PS 70 Pinus strob
PR 9 Prunus sar
QP 14 Quercus pal
SN 7 Salix nio
TC 6 Tilia cord
SHRUBS
AS 12 Acanthopa
BT 8 Berberis
CA 5 Caragana
CH 9 Chaenom
CL 8 Clethra
CM 10 Cornus
CS 10 Cornus
CR 12 Cornus
EU 35 Elaeag
EA 16 Buony
FI 8 Fors
IG 12 Ilex
IV 10 Ilex
LO 10 Lig
LZ 8 Lon
PV 8 Phi
PK 12 Po
PP 10 Po
RF 15 Rh
SP 12 S
SB 10 S
SG 8 S
SV 12 S
SA 12 S
VC 15 S
VO 10 S
VS 6 S
WV 6
HE
HO
IR
RU
RECREATION RESERVE AREA II
DRIVE
JEANNE
Brighton Avenue
520.81'
N46°08'0" W
129.0'
N46°08'0" W
EX.HYD.
N 40° 01' 30" W
S 53°40'29" W
S 48°52'06" W
Δ=31°06'59"
θ=16.29
R=30.1
Exhibit A
O Plantings for buffer

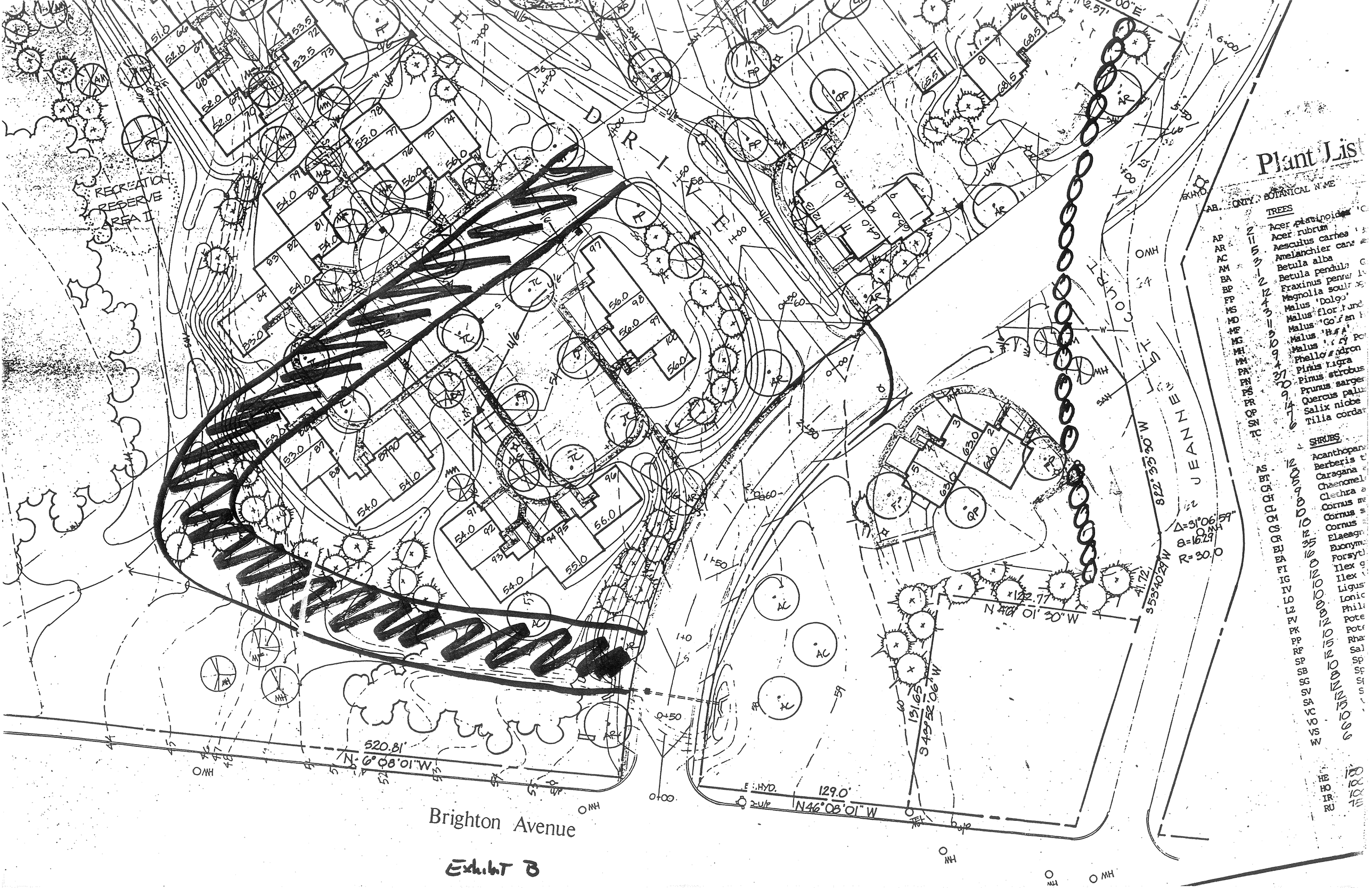
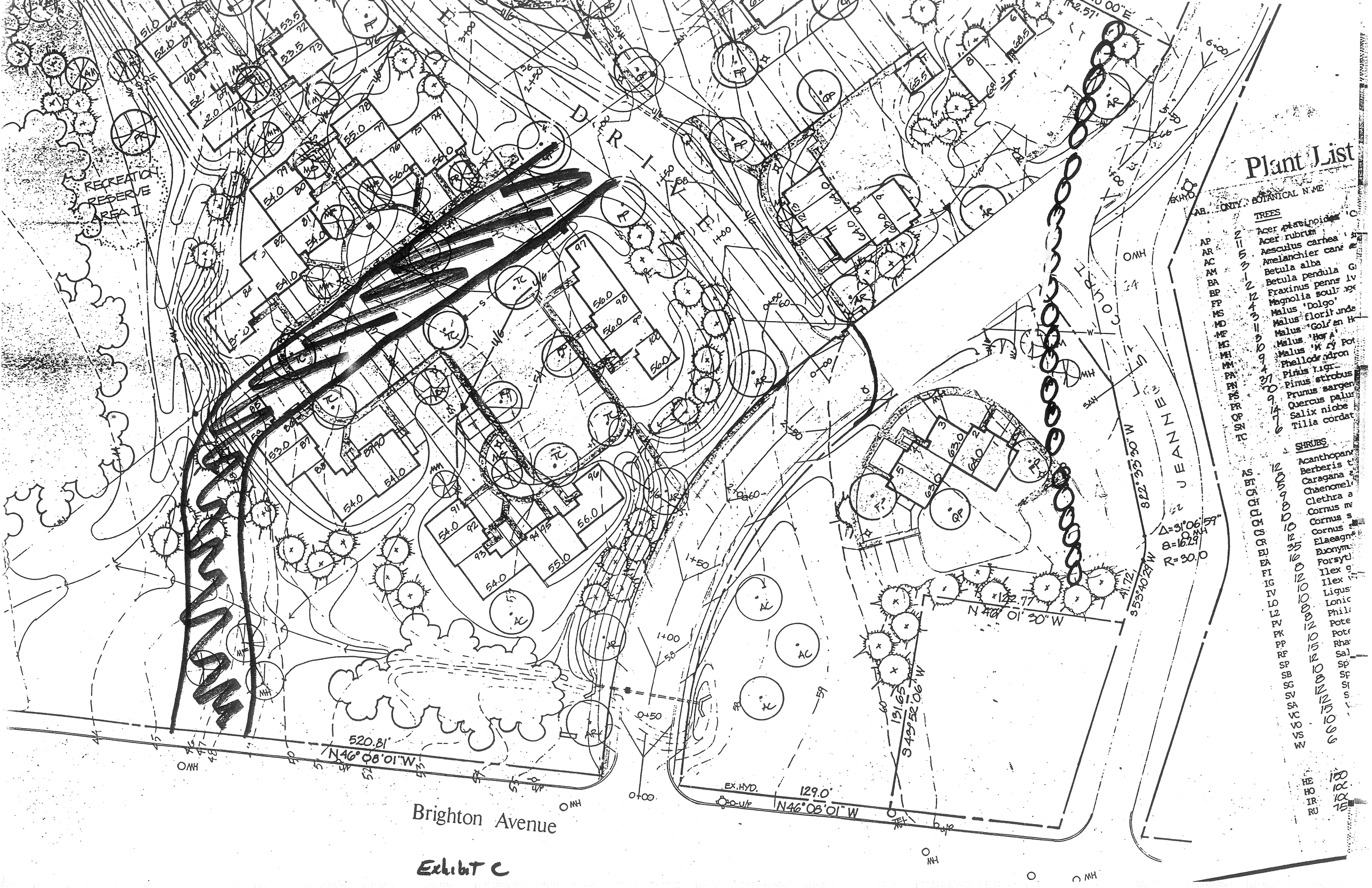

RECREATION RESERVE AREA II
Brighton Avenue
520.81'
N 6° 08' 01" W
129.0'
N 46° 08' 01" W
N 40° 01' 30" W
131.65
S 45° 52' 06" W
122.77
S 53° 40' 29" W
Δ=31°06'59"
θ=16.29
R=30.0
Plant List
TREES
SHRUBS

Exhibit B


RECREATION RESERVE AREA I
DRIVE
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Brighton Avenue
520.81'
N46°08'01"W
129.0'
N46°08'01"W
EX.HYD.
N46°01'30"W
122.77'
S53°40'29"W
41.72'
S45°52'06"W
131.65'
Δ=91°06'59"
θ=16.29
R=30.0
Plant List
TREES
SHRUBS

Exhibit C