

NOTES:
 1. OWNER/APPLICANT: CHABAD LUBAVITCH OF MAINE INC. POMEROY STREET PORTLAND, MAINE
 2. ENGINEER: LESTER S. BERRY, PE#3341 BH2M
 3. SURVEYOR: ROBERT LIBBY JR., PLS#2190 BH2M
 4. WETLAND DELINEATION: MARK HAMPTON, C.S.S. #216 MARK HAMPTON & ASSOCIATES PORTLAND, MAINE
 A TIER ONE WETLAND PERMIT WAS GRANTED BY THE MAINE DEP (L22414-TB-A-N) FOR 13,028 S.F. ON AUG. 16, 2005 FOR THIS PROJECT. CURRENT PROJECT RESULTS IN FOLLOWING WETLAND IMPACTS:
 WETLAND IMPACT #1 2,466 S.F.
 WETLAND IMPACT #2 5,486 S.F.
 WETLAND IMPACT #3 1,978 S.F.
 WETLAND IMPACT #4 50 S.F.
 TOTAL IMPACTS 9,980 S.F.

5. TAX MAP REFERENCE: MAP 193, BLOCK E, LOT 1
 6. DEED REFERENCES: BK. 21417, PG. 198
 7. ZONING: R-3
 8. PROPOSED USE: SINGLE FAMILY RESIDENCE
 9. MINIMUM STANDARDS: MINIMUM LOT AREA = 6500 S.F.
 MINIMUM FRONTAGE = 50'
 MINIMUM SETBACKS: FRONT & REAR = 25'
 SIDE (SIDE ST.) = 20'

10. PROJECT AREAS:
 ORIGINAL LOT=87,924 S.F. (2.02 AC.)
 OUTSALE LOT=14,103 S.F. (0.32 AC.)
 CHABAD LOT=73,821 S.F. (1.70 AC.)
 11. PLAN REFERENCE:
 A. INFORMATION PROVIDED BY APPLICANT AND FROM PLAN OF PROPERTY MADE FOR STUART B. HERRICK JR., BANCROFT STREET, PORTLAND, MAINE JULY 31, 1986, R.P. TITCOMB ASSOC. INC.
 B. "SITE PLANS FOR CHABAD LUBAVITCH OF MAINE INC., POMEROY STREET, PORTLAND", BY BH2M DATED MARCH 2004 WITH REVISIONS THROUGH JULY 2, 2007.

12. SOLID WASTE: CURBSIDE BY CITY OF PORTLAND
 13. PARKING: PRIVATE RESIDENCE = 2 SPACES
 14. IF LEDGE IS ENCOUNTERED DURING CONSTRUCTION A PRE-BLAST INVENTORY SHALL BE CONDUCTED AND SUBMITTED TO THE ENGINEERING DEPARTMENT.
 15. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL BMP'S, LATEST REVISION.
 16. WAIVERS:
 A. A WAIVER IS REQUESTED TO ELIMINATE ALL OF THE SIDEWALK ALONG POMEROY STREET.
 B. A WAIVER IS REQUESTED TO ELIMINATE CURBING ALONG THE ENTIRE LENGTH OF POMEROY STREET.

17. ALL PERMITS FOR BLASTING MUST BE COORDINATED WITH BOTH THE FIRE AND ENGINEERING DEPARTMENTS.
 18. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS 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 DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRE-CONSTRUCTION MEETING.
 19. IF WORK WILL OCCUR WITHIN THE PUBLIC RIGHT-OF-WAY SUCH AS UTILITIES, CURB, SIDEWALK AND DRIVEWAY CONSTRUCTION, A STREET OPENING PERMIT(S) IS REQUIRED FOR SITE WORK. PLEASE CONTACT CAROL MERRITT AT 874-8300, EXT. 8828. (ONLY EXCAVATORS LICENSED BY CITY OF PORTLAND ARE ELIGIBLE.)
 20. ALL REQUIRED DIG SAFE REQUIREMENTS MUST BE FOLLOWED PRIOR TO THE CONSTRUCTION BEGINNING.

21. THE PROPOSED CITY OWNED STREET LIGHT (WITHIN THE POMEROY STREET ROW) WILL BE PROVIDED BY THE APPLICANT AND WILL MEET ALL APPLICABLE CITY OF PORTLAND STANDARDS. CONTRACTOR SHALL CONSULT WITH KEVIN THOMAS, CITY REPRESENTATIVE PRIOR TO INSTALLATION OF STREET LIGHT.
 22. BENCHMARK: SURVEY CONTROL POINT #9 PK NAIL SET IN PAVEMENT ON BANCROFT STREET, ELEVATION=58.89' CITY OF PORTLAND DATUM

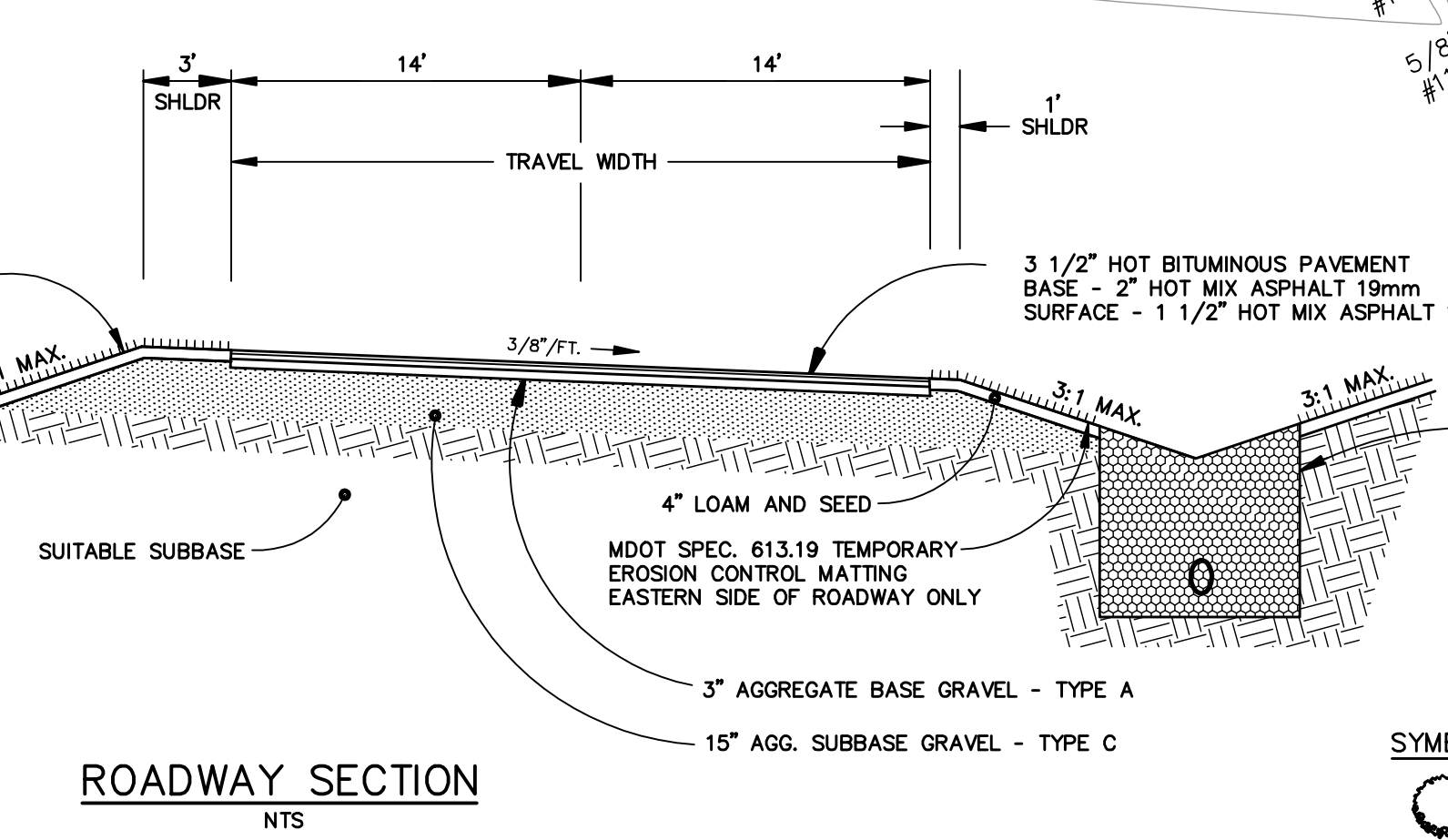
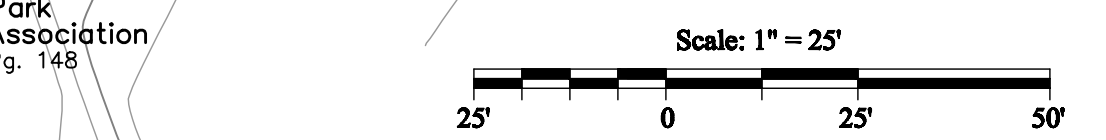
I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSES FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:
 1. NO SURVEYORS REPORT

ROBERT C. LIBBY JR. PLS #2190
 STATE OF MAINE
 REGISTERED PROFESSIONAL LAND SURVEYOR

MAINE STATE COORDINATES
 NAD 83 WEST ZONE

SYMBOL	NORTHING	EASTING
Ⓐ	302840.4940	2916858.2911
Ⓑ	302637.9662	2917060.2727
Ⓒ	302962.6936	2917190.8566
Ⓓ	302908.5890	2917258.3109
Ⓔ	302972.2611	2917339.2307
Ⓕ	303094.4798	2917099.1047

23. AT LEAST 30% OF ALL TREES OVER 10" DBH WITHIN SETBACK SHALL BE PRESERVED BY THE CONTRACTOR ACCORDING TO SECTION 14.526(b)2.9 OF THE CITY OF PORTLAND ORDINANCE.
 24. AREA OF DISTURBANCE: 28,992 S.F.
 25. ALL EXISTING LANDSCAPING OUTSIDE THE LIMITS OF WORK ARE TO BE PRESERVED BY THE CONTRACTOR.
 26. ALL WORK WITHIN POMEROY STREET SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
 27. ALL STORMDRAIN PIPE SHALL CONSIST OF ADS N-12 TRIPLE-WALL PIPE MEETING A MINIMUM PS-48 RATING. ALL SEWERMAN PIPE SHALL CONSIST OF PVC RING TYPE SEWER (SDR 35 OR EQUIVALENT) MEETING A MINIMUM PS-48 RATING.
 28. STREET STATUS:
 BANCROFT STREET-ACCEPTED MOTLEY STREET-ACCEPTED POMEROY STREET-UNACCEPTED KENILWORTH STREET-VACATED
 29. COORDINATE POINTS SHOWN AT THE CORNERS OF PROPERTY ARE BASED UPON MAINE STATE COORDINATE SYSTEM-WEST ZONE (NAD 83) USING CITY OF PORTLAND POINTS L751-72-118 AND L751-75-125.
 30. BEARINGS AND NORTH ORIENTATION SHOWN ARE MAGNETIC NORTH 1986 AND ARE BASED UPON PLAN REFERENCE #11A.
 31. CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE AT THE INTERSECTION OF POMEROY STREET AND BANCROFT STREET AS SHOWN ON DETAILS (SHEET 5).
 32. A LANDSCAPE BUFFER WILL BE ADDED ON THE NORTHERN SIDE OF THE PROPOSED HOUSE THAT SHALL CONSIST OF: WHITE PINES (4'-5' HIGH), LILACS, WINTERBERRY AND VIBURNUM (24"-36" HIGH) AS RECOMMENDED BY THE CITY ARBORIST. THIS LANDSCAPE BUFFER IS LIMITED TO A COST OF \$1,200 FOR ALL MATERIALS AND LABOR.
 33. IN ACCORDANCE WITH THE CITY'S GENERAL STANDARDS, ALL LIGHT FIXTURES ON THE SITE WILL BE FULL CUTOFF DESIGN.
 34. THE DEVELOPER WILL MEET WITH THE CITY ARBORIST TO FIELD LOCATE THE PROPOSED STREET TREES, SO AS TO MINIMIZE IMPACTS TO THE ROADSIDE DRAINAGE AND UNDERGROUND UTILITIES, FOR REVIEW BY THE CITY'S PLANNING AUTHORITY.



STREET TREES LEGEND

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
⊙	8	CORYLUS COLURNA	TURKISH FILBERT	2 1/2" CAL.

LEGEND

SYMBOL	DESCRIPTION
⊙	PROPOSED PUBLICLY OWNED STREET LIGHTS
---	PROPOSED STORM DRAIN
---	PROPOSED UNDERGROUND ELECTRIC
---	PROPOSED UNDERDRAIN
---	PROPOSED SETBACK
---	PROPOSED SANITARY SEWER
---	PROPOSED WATERMAIN
---	EXISTING CONTOUR
---	EASEMENT LINE
---	LIMIT OF WETLANDS
---	TREE LINE
---	UTILITY POLE
---	SANITARY SEWER
---	WATER LINE
---	DRAIN MANHOLE
---	SANITARY SEWER MANHOLE

REVISION

NO.	DATE	DESCRIPTION
1	3/12/12	Submitted Level I & II Site Plans
2	8/29/12	Revisions for Level I & II Applications Per City Comments
3	11/27/12	Revisions for Level I & II Applications Per City Comments
4	4/15/13	Revisions for Level I & II Applications Per City Comments
5	5/24/13	Revisions for Level I & II Applications Per City Comments
6	6/19/13	Revisions for Level I & II Applications Per City Comments
7	7/8/13	Revisions for Level I & II Applications Per City Comments
8	3/25/14	Revised Per Conditions of Approval



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FOR
 Chabad Lubavitch
 Bancroft Street
 Portland, Maine

SITE PLAN
 LEVEL I-MINOR RESIDENTIAL DEV.
 LEVEL II-ROAD IMPROVEMENTS
 LAND OF
 CHABAD LUBAVITCH OF MAINE INC.
 POMEROY STREET
 PORTLAND, MAINE

DESIGNED W. Polkey	DATE Jan. 2012
DRAWN Dept.	SCALE As Noted
CHECKED W. Thompson	JOB. NO. 11093

SHEET
1
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