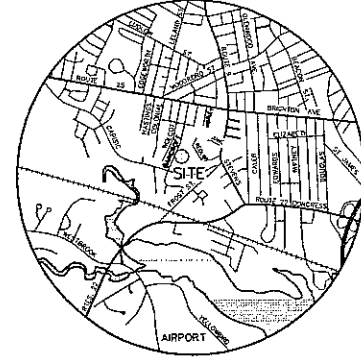
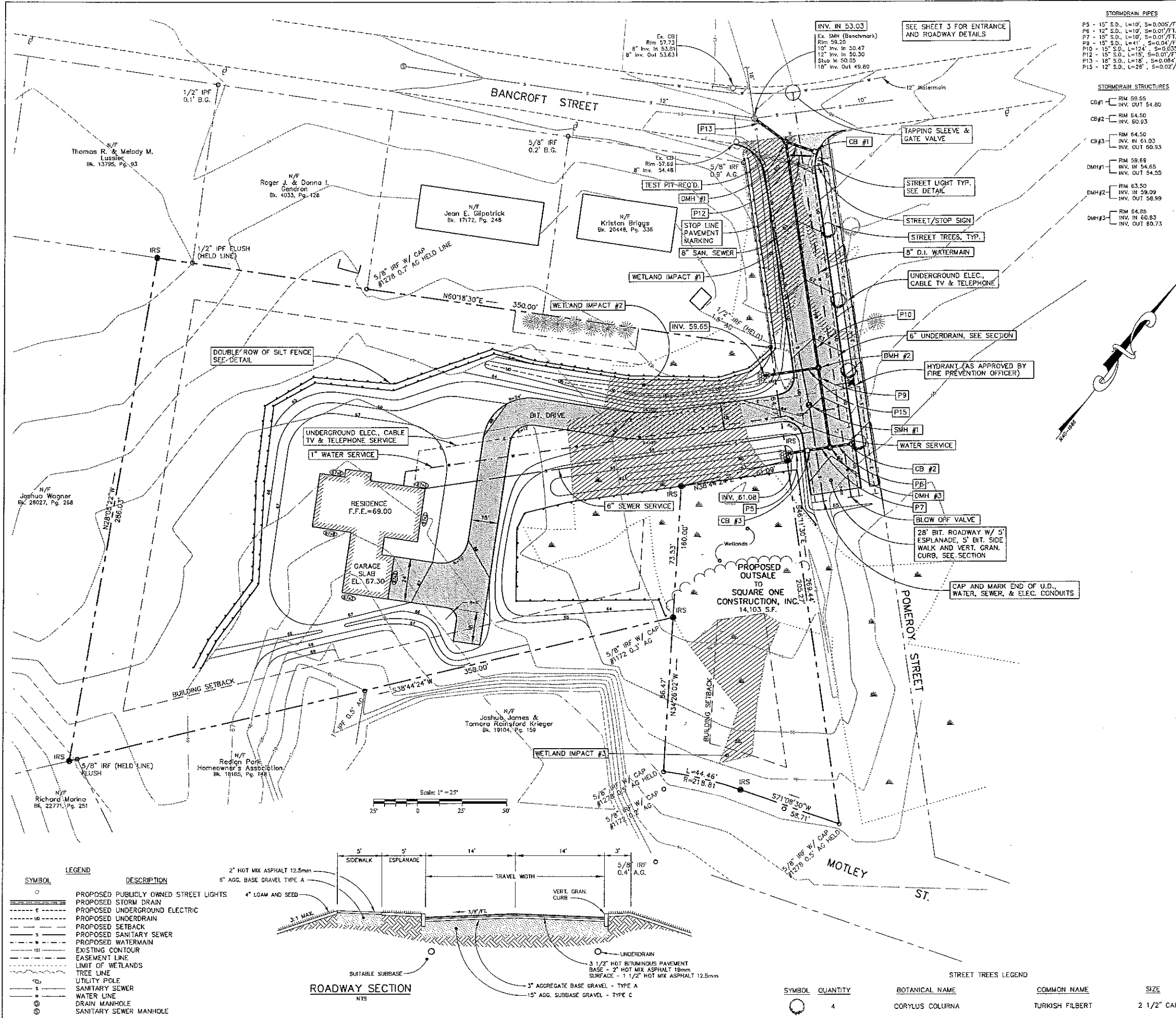


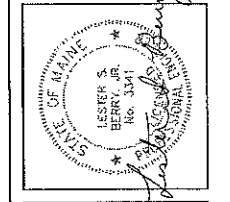
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- NOTES:**
- OWNER/APPLICANT: CHABAD LUBAVITCH OF MAINE INC. POMEROY STREET PORTLAND, MAINE
  - ENGINEER: LESTER S. BERRY, PE#3341 BH2M
  - SURVEYOR: ROBERT LIBBY JR., PLS#2190 BH2M
  - WETLAND DELINEATION: MARK HAMPTON & ASSOCIATES PORTLAND, MAINE  
A TIER ONE WETLAND PERMIT WAS GRANTED BY THE MAINE DEP (L22414-18-A-N) FOR 13,928 SF. ON AUG. 16, 2005 FOR THIS PROJECT. CURRENT PROJECT RESULTS IN FOLLOWING WETLAND IMPACTS:  

WETLAND IMPACT #1	2,716 S.F.
WETLAND IMPACT #2	5,788 S.F.
WETLAND IMPACT #3	1,878 S.F.
<b>TOTAL IMPACTS</b>	<b>10,462 S.F.</b>
  - TAX MAP REFERENCE: MAP 193, BLOCK E, LOT 1
  - DEED REFERENCES: BK. 21417, PG. 198
  - ZONING: R-3
  - PROPOSED USE: SINGLE FAMILY RESIDENCE
  - MINIMUM STANDARDS: MINIMUM LOT AREA = 6500 S.F.  
MINIMUM FRONTAGE = 50'  
MINIMUM SETBACKS: FRONT & REAR = 25'  
SIDE (SIDE ST.) = 20'
  - PROJECT AREA: 73,821 SQUARE FEET
  - PLAN REFERENCE: 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.  
\*SITE PLANS FOR CHABAD LUBAVITCH OF MAINE INC., POMEROY STREET, PORTLAND, BY BH2M DATED MARCH 2004 WITH REVISIONS THROUGH JULY 2, 2007.
  - SOLID WASTE: CURBSIDE BY CITY OF PORTLAND
  - PARKING: PRIVATE RESIDENCE = 2 SPACES
  - IF LEDGE IS ENCOUNTERED DURING CONSTRUCTION A PRE-BLAST INVENTORY SHALL BE CONDUCTED AND SUBMITTED TO THE ENGINEERING DEPARTMENT.
  - ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL BMP'S, LATEST REVISION.
  - WAIVERS:  
A. A WAIVER IS REQUESTED TO ELIMINATE ONE SIDE OF SIDEWALK ALONG POMEROY STREET.
  - ALL PERMITS FOR BLASTING MUST BE COORDINATED WITH BOTH THE FIRE AND ENGINEERING DEPARTMENTS.
  - 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.
  - 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 HERRITT AT 874-8300, EXT. 8528. (ONLY EXCAVATORS LICENSED BY CITY OF PORTLAND ARE ELIGIBLE.)
  - ALL REQUIRED DIG SAFE REQUIREMENTS MUST BE FOLLOWED PRIOR TO THE CONSTRUCTION BEGINNING.
  - THE PROPOSED PUBLICLY OWNED STREET LIGHT (WITHIN THE POMEROY STREET ROW) WILL BE PROVIDED BY CENTRAL MAINE POWER COMPANY AND WILL MEET ALL APPLICABLE CITY OF PORTLAND STANDARDS.
  - BENCHMARK: RIM OF SEWER MANHOLE AT INTERSECTION OF BANCROFT AND POMEROY STREETS, EL. 59.20 CITY OF PORTLAND DATUM

NO.	DATE	DESCRIPTION
1	1/24/12	Submitted Amended Site Plan
2	2/12/12	Submitted Level I & II Site Plans



**BH2M**

Berry, Huff, MacDonald, McMillan, Inc.  
Engineers, Surveyors

20 State Street  
Portland, Maine 04108  
Tel: (207) 859-9775  
Fax: (207) 859-9620

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

SHEET  
**1**

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**STORMDRAIN PIPES**

P5 - 15" S.D., L=10', S=0.005'/FT.
P6 - 12" S.D., L=10', S=0.01'/FT.
P7 - 15" S.D., L=10', S=0.01'/FT.
P9 - 15" S.D., L=41', S=0.04'/FT.
P10 - 15" S.D., L=124', S=0.035'/FT.
P12 - 15" S.D., L=15', S=0.01'/FT.
P13 - 18" S.D., L=18', S=0.084'/FT.
P15 - 12" S.D., L=28', S=0.02'/FT.

**STORMDRAIN STRUCTURES**

CB #1 - RIM 59.55 INV. OUT 54.80
CB #2 - RIM 64.50 INV. 60.93
CB #3 - RIM 64.50 INV. IN 61.03 INV. OUT 60.93
DMH #1 - RIM 59.69 INV. IN 54.65 INV. OUT 54.55
DMH #2 - RIM 63.50 INV. IN 59.09 INV. OUT 58.99
DMH #3 - RIM 64.25 INV. IN 60.83 INV. OUT 60.73

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

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT

ROBERT C. LIBBY JR., PLS #2190