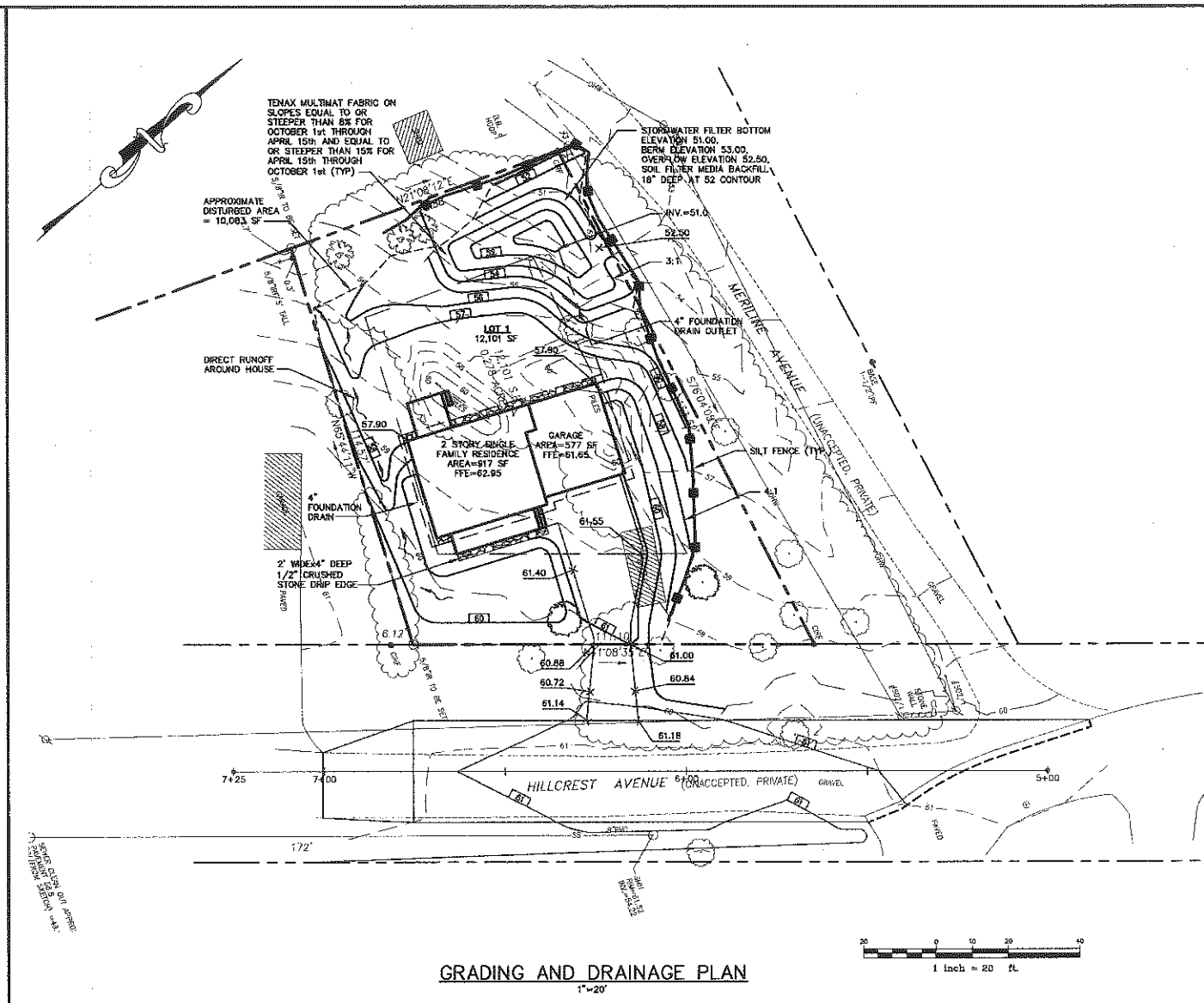
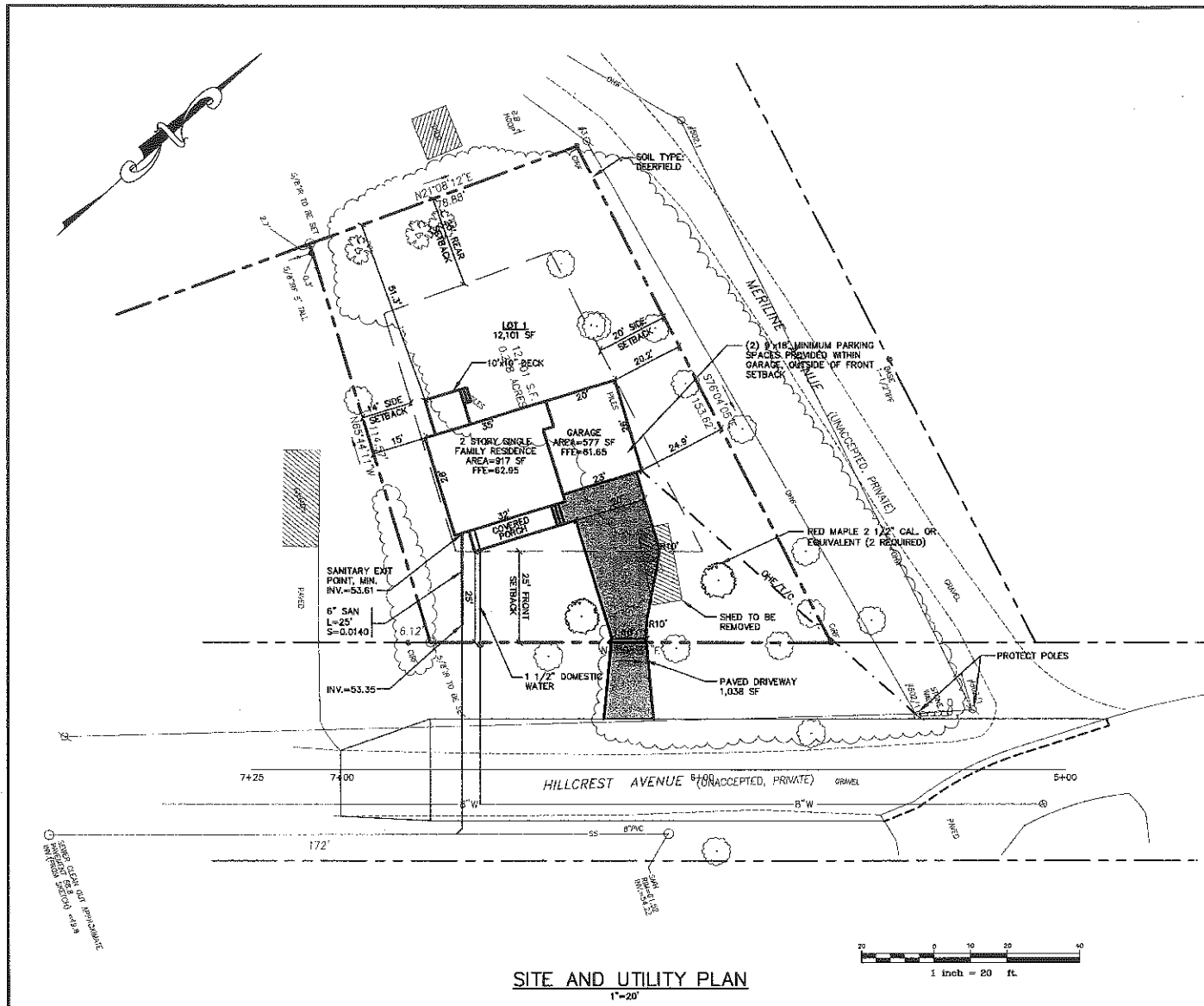


260-C-18
Hillcrest Ave.
Street Extension
~~Tim Higgins~~



SPACE AND BULK REQUIREMENTS - R3 ZONE

MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD*	
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	14 FT.
2 1/2 STORY	15 FT.
SIDE YARD ON SIDE STREET	20 FT.
MAXIMUM LOT COVERAGE:	35% OF LOT AREA
MINIMUM LOT WIDTH:	65 FT.
MAXIMUM STRUCTURE HEIGHT:	35 FT.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

GRADING AND DRAINAGE NOTES:

1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.
2. COMMON BORROW SHALL MEET MDT SPECIFICATION 703.18.
3. THE GRADING AND DRAINAGE SYSTEM ON THE PROPERTY SHALL BE CONSTRUCTED AND LOCATED AS DEPICTED ON THE APPROVED SITE PLAN AND SAID GRADING AND DRAINAGE SYSTEM SHALL NOT BE MODIFIED WITHOUT FURTHER APPROVAL FROM THE PLANNING AUTHORITY.

GENERAL NOTES

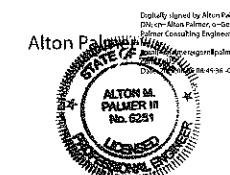
1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY OWEN HASKELL, INC. ON MAY 24, 2013.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
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4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C601, LATEST REVISION.
5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE, COORDINATE WITH CMP.
8. THE LOT SHALL BE PROVIDED WITH AT LEAST TWO (2) TREES MEETING THE CITY'S ARBORICULTURE SPECIFICATIONS AND WHICH ARE CLEARLY VISIBLE FROM THE STREET LINE AND ARE LOCATED SO AS TO VISUALLY WIDEN THE NARROW DIMENSION OR PROPORTION OF THE UNIT.
9. SEWER AND WATER SERVICES SHALL BE INSTALLED BY THE DEVELOPER 5' INTO THE PROPERTY. CONNECTION TO THE HOUSE WILL BE THE RESPONSIBILITY OF THE LOT OWNER.
10. EQUIVALENT STREET TREE SHALL INCLUDE RETENTION OF EXISTING TREES OF SAME OR GREATER CALIPER.
11. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS, SECTION VII EROSION AND SEDIMENTATION CONTROL STANDARDS FOR SINGLE AND TWO FAMILY HOMES.
12. ANY CURBING REMOVED WITHIN THE RIGHT-OF-WAY IS THE PROPERTY OF THE CITY OF PORTLAND AND SHALL BE DELIVERED TO THE PUBLIC WORKS FACILITY ON OUTER CONGRESS STREET.
13. SOIL TYPE: D&B

STORMWATER FILTER:

THE SOIL FILTER WILL BE INSPECTED WITHIN THE FIRST THREE MONTHS AFTER CONSTRUCTION; THEREAFTER THE FILTER WILL BE INSPECTED 2 TIMES PER YEAR (PREFERABLY IN SPRING AND FALL) TO ENSURE THAT THE FILTER IS DRAINING WITHIN 24 TO 48 HOURS OF A RAIN EVENT EQUIVALENT TO 1" OR MORE. FAILURE TO DRAIN IN 72 HOURS WILL REQUIRE PART OR ALL OF THE SOIL FILTER MEDIA TO BE REMOVED AND REPLACED WITH NEW MATERIAL MEETING THE SOIL FILTER GRADATION. THE FACILITIES WILL BE INSPECTED AFTER MAJOR STORMS AND ANY IDENTIFIED DEFICIENCIES WILL BE CORRECTED. HARVESTING AND WEEDING OF EXCESSIVE GROWTH SHALL BE PERFORMED AS NEEDED. INSPECT FOR UNWANTED OR INVASIVE PLANTS AND REMOVE AS NECESSARY.

ROOFLINE DRIP STRIP:

THE FACILITIES WILL BE INSPECTED AFTER MAJOR STORMS AND ANY IDENTIFIED DEFICIENCIES WILL BE CORRECTED. INSPECT FOR UNWANTED OR INVASIVE PLANTS AND REMOVE AS NECESSARY. REMOVE DEBRIS FROM THE SURFACE.



NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

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Rev.	Date	Revision

RESPONSE TO COMMENTS	Date	By
MUNICIPAL REVIEW	8/1/13	AMP
Issued For	7/8/13	AMP

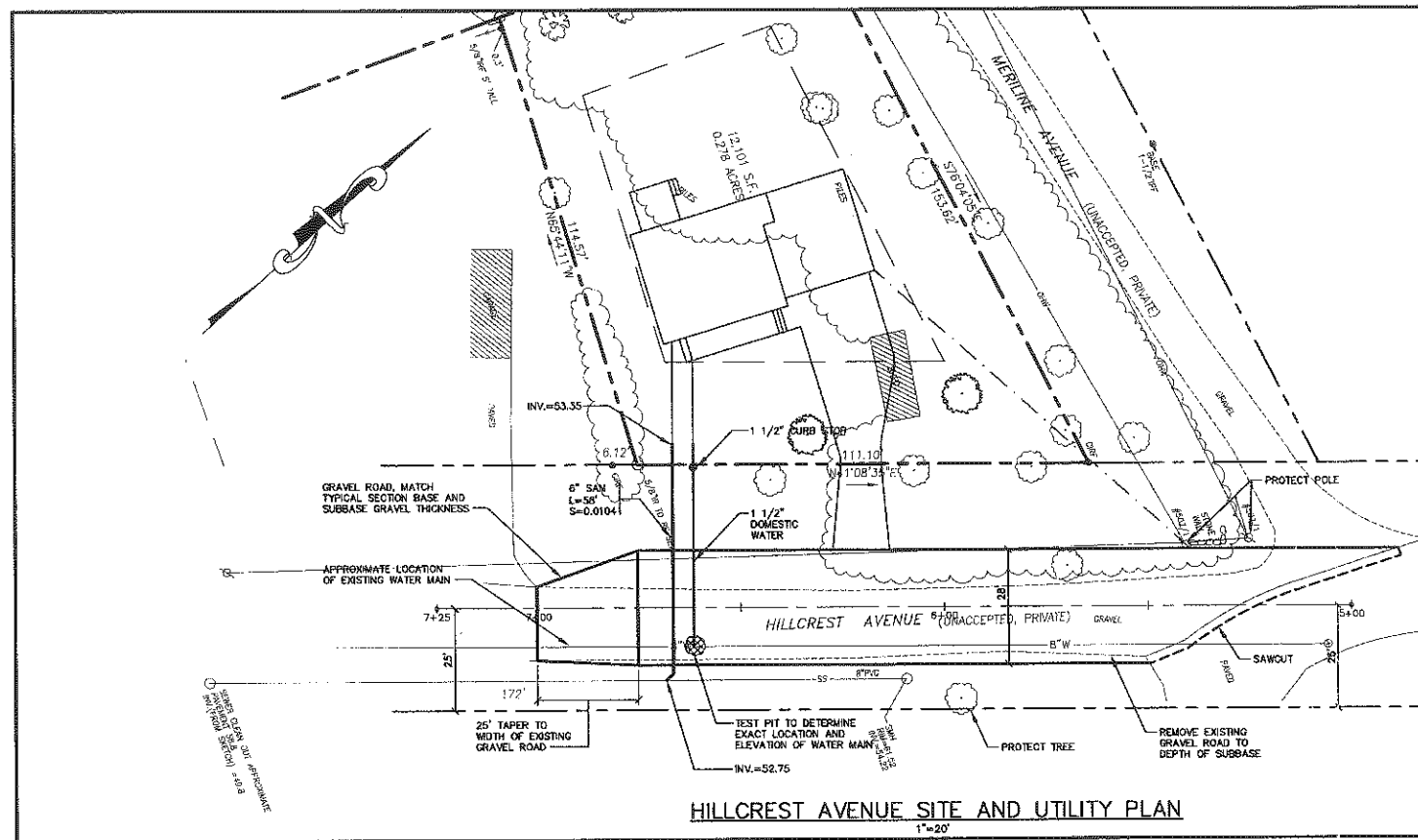
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Checked: AMP	Scale: 1"=20'	Job No: 2790
File Name: 2790-LOT.dwg		

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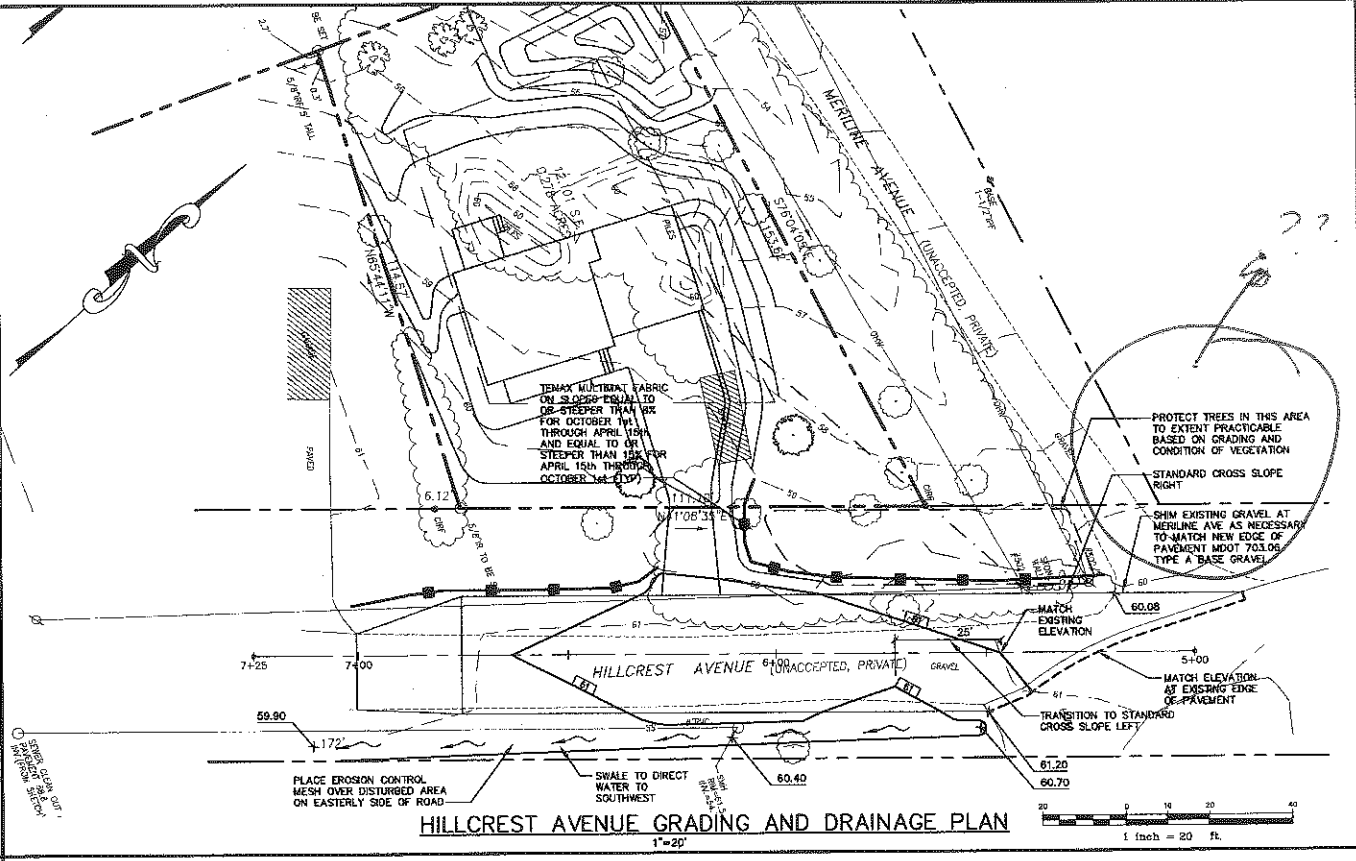
GP Gorrill-Palmer Consulting Engineers, Inc.
 Engineering Excellence Since 1998
 PO Box 1237 15 Shaker Road Gray, ME 04039
 207-657-6910 FAX: 207-657-6912
 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Site, Utility, Grading and Drainage Plans
Project:	Hillcrest Avenue Single Family Residence
Client:	Portland, Maine Timothy Higgins 83 Bay Street, Portland Maine 04104

Drawing No.	1
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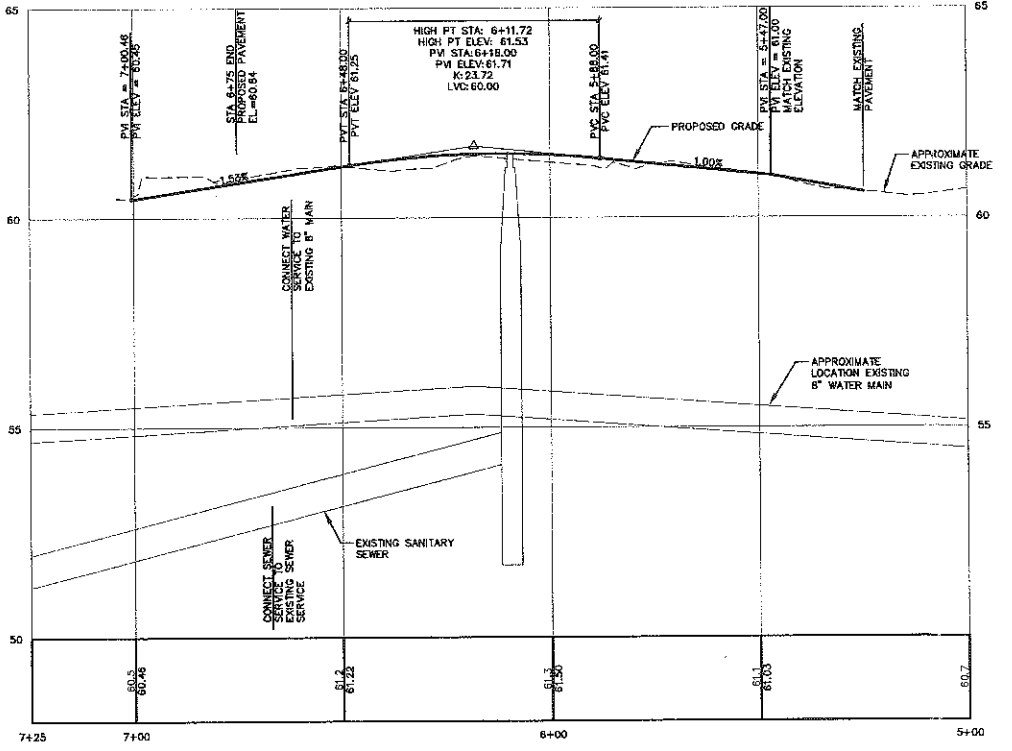
HILLCREST AVENUE SITE AND UTILITY PLAN
1"=20'



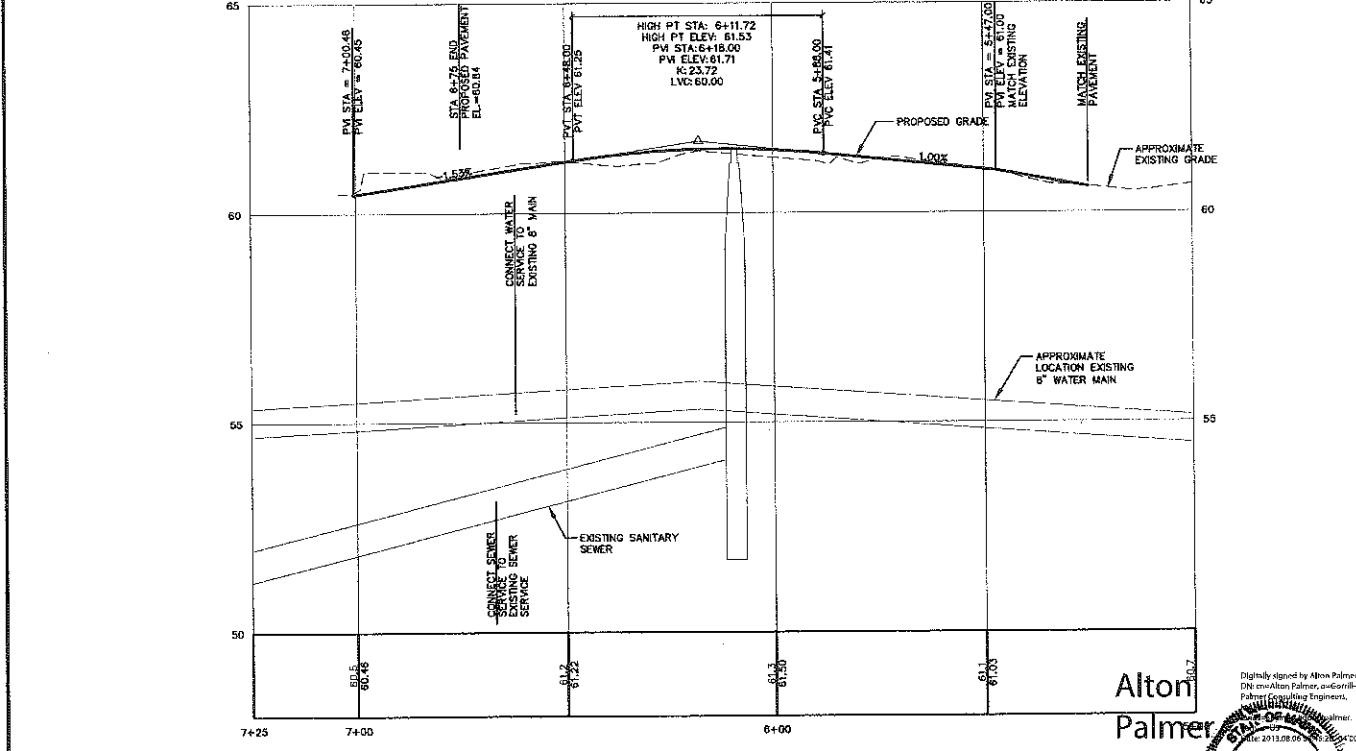
HILLCREST AVENUE GRADING AND DRAINAGE PLAN
1"=20'

- GENERAL NOTES**
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1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.
 2. COMMON BORROW SHALL MEET MDOT SPECIFICATION 703.18.



HILLCREST AVENUE SITE AND UTILITY PROFILE
1"=20' HORIZ.
1"=2' VERT.



HILLCREST AVENUE GRADING AND DRAINAGE PROFILE
1"=20' HORIZ.
1"=2' VERT.

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Rev.	Date	Revision

RESPONSE TO COMMENTS	Date	By
MUNICIPAL REVIEW	8/1/13	AMP
	7/8/13	AMP

Design: JWA	Draft: OG	Date: JUNE 2013
Checked: AMP	Scale: 1"=20'	Job No: 2790
File Name: 2790-ROAD-PP.dwg		
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Gray, ME 04039

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207-657-6912
E-Mail: mail@gorrillpalmer.com

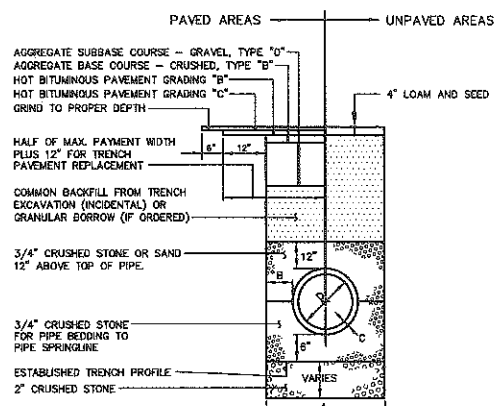
Drawing Name:	Hillcrest Avenue Plan and Profile
Project:	Hillcrest Avenue Portland, Maine
Client:	Timothy Higgins 83 Bay Street, Portland Maine 04104

Drawing No.	2
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NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.



NOTES:
DEPTH OF BITUMINOUS PAVEMENT AND AGGREGATE COURSES SHALL BE DETERMINED BY STREET CLASSIFICATION.
ANY ALTERNATE TRENCHING OR PAYMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY OF PORTLAND, DEPARTMENT OF PUBLIC SERVICES.

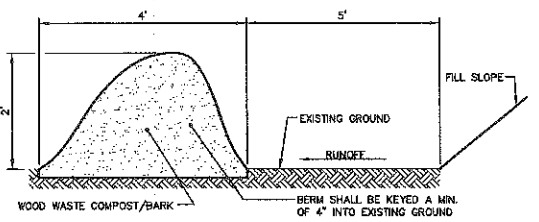


TYPICAL PIPE TRENCH INSTALLATION
NOT TO SCALE

- NOTES:**
- ALTERNATIVE CONSTRUCTION METHODS OR PAYMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
 - IN PAVED AREAS, DEPTHS OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GREATER OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.
 - DIMENSION S SHALL BE SUFFICIENT TO ALLOW CRUSHED STONE BEDDING TO BE PLACED AND COMPACTED UNDER THE HAUNCHES OF THE PIPE, BUT IN ALL CASES DIMENSION S SHALL BE AT LEAST 9".
 - DIMENSION A IS THE MAXIMUM WIDTH ALLOWED FOR CALCULATING PAY QUANTITIES UNDER GRANULAR BORROW, CRUSHED STONE, STRUCTURAL EARTH EXCAVATION, AND STRUCTURAL ROCK EXCAVATION. DIMENSION A SHALL BE BASED ON PIPE DIAMETER D, AS SET FORTH IN THE FOLLOWING TABLE.

PIPE DIAMETER, D A (INCHES)	MAX. TRENCH WIDTH, A (FEET)
4	4.0
6	4.0
8	4.0
10	4.0
12	5.0
15	5.0
18	5.0
21	5.0
24	6.0
27	6.0
30	6.0
36	8.0
42	7.0
48	7.0

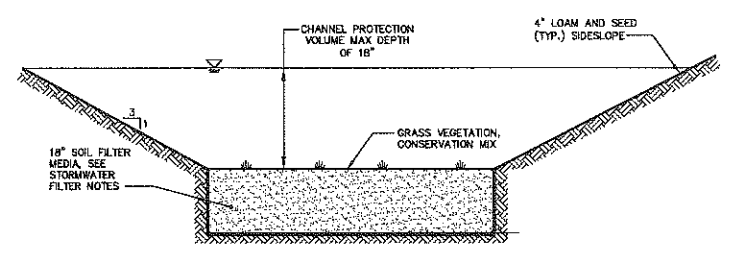
- NOTES:**
- THE WOOD WASTE COMPOST/BARK MIX SHALL CONFORM TO THE FOLLOWING STANDARDS:
 - MOISTURE CONTENT - 30-60%
 - pH - 5.0 - 6.0
 - SCREEN SIZE - 100% LESS THAN 3", MAX. 70% LESS THAN 1"
 - NO LESS THAN 40% ORGANIC MATERIAL (DRY WEIGHT) BY LOSS OF IGNITION.
 - NO STONES LARGER THAN 2" IN DIAMETER.
 - SILTS, CLAYS OR SUGAR SANDS ARE NOT ACCEPTABLE IN THE MIX.
 - THE COMPOST BERM SHALL BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR.
 - THE WOOD WASTE COMPOST/BARK FILTER BERM MAY BE USED IN LIEU OF SILTATION FENCE, AT THE TIE OF SHALLOW SLOPES, ON FROZEN GROUND, LEDGE OUT CROPS, VERY ROOTED FORESTED AREA OR AT THE EDGE OF GRAVEL PARKING AREAS.
 - BERMS SHALL REMAIN IN PLACE UNTIL UPSTREAM AREA IS COMPLETED OR THE CATCH OF VEGETATION IS ATTAINED. BERMS SHALL BE REMOVED BY SPREADING SUCH THAT NATIVE EARTH CAN BE SEEN BELOW.
 - WOODWASTE COMPOST BARK FILTER SHALL NOT BE USED IN WETLAND AREAS.



WOOD WASTE COMPOST/BARK FILTER BERM DETAIL
NOT TO SCALE

STORMWATER FILTER NOTES:

- SOIL SPECIFICATIONS:**
- THE SOIL FILTER MEDIA SHALL BE A LAYERED SYSTEM CONSISTING OF THE FOLLOWING FROM THE BOTTOM:
 - 12" OF LOAMY COARSE SAND, SEE TABLE 1.
 - 2" LAYER OF TOPSOIL (SEE "C" BELOW) ROTOTILLED INTO THE LOAMY COARSE SAND LAYER.
 - 6" OF NON-CLAYEY, LOAMY TOPSOIL SUCH AS USDA SANDY LOAM TOPSOIL WITH 5-8% HUMIFIED ORGANIC MATTER. SUPERHUMUS OR EQUIVALENT MAY BE ADDED TO THE TOPSOIL TO INCREASE ORGANIC CONTENT, SEE TABLE 3.
 - SOIL FILTER MEDIA MIXTURE SHALL HAVE A PERMEABILITY OF 2.4 IN./HR. TO 4 IN./HR UPON COMPACTION BETWEEN 90% AND 92% STANDARD PROCTOR (ASTM D698).



STORMWATER FILTER DETAIL
NOT TO SCALE

**Table 1
Loamy Coarse Sand**

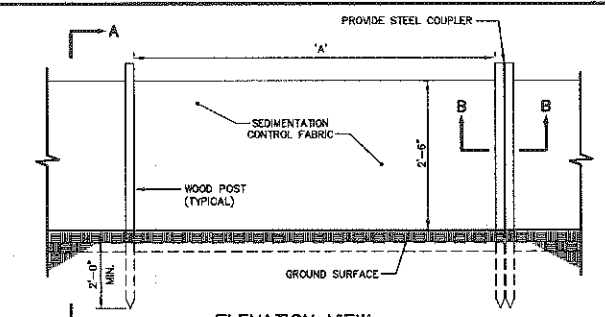
SIEVE SIZE	% PASSING BY WEIGHT
#10	85-100
#20	70-100
#60	15-40
#200	8-15
#200 CLAY SIZE	<2.0

**Table 3
Sandy Loam Topsoil**

SIEVE SIZE	% PASSING BY WEIGHT
#4	75-95
#10	60-80
#40	35-85
#200	20-70
#200 CLAY SIZE	<2.0

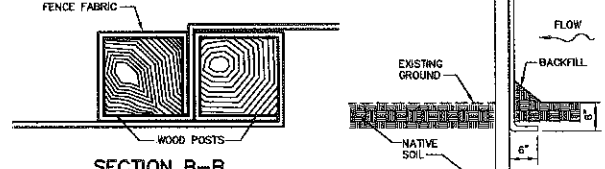
GRASS VEGETATION

CREeping RED FESCUE	20 LBS/ACRE
TALL FESCUE	20 LBS/ACRE
BIRDFOOT TREFOIL	5 LBS/ACRE



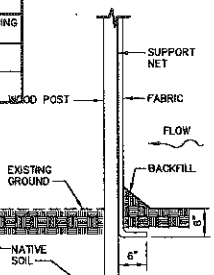
ELEVATION VIEW

SILT FENCE	
SILT FENCE REINFORCEMENT	MAXIMUM SPACING "A"
NONE	6"
WIRE REINFORCEMENT 14 GAUGE, 6" MESH	10"

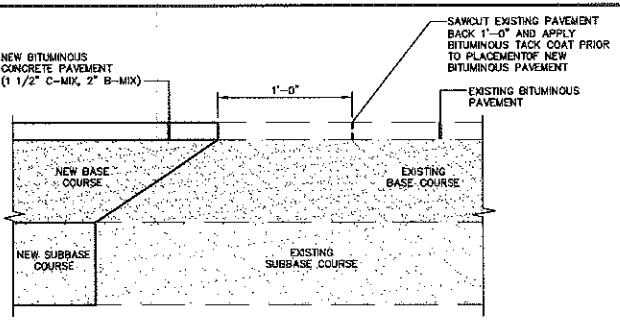


SECTION B-B

SILTATION FENCE
NOT TO SCALE

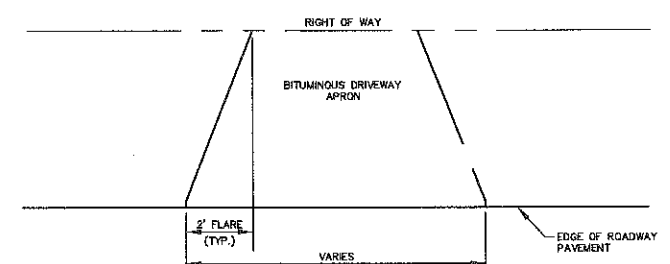


SECTION A-A

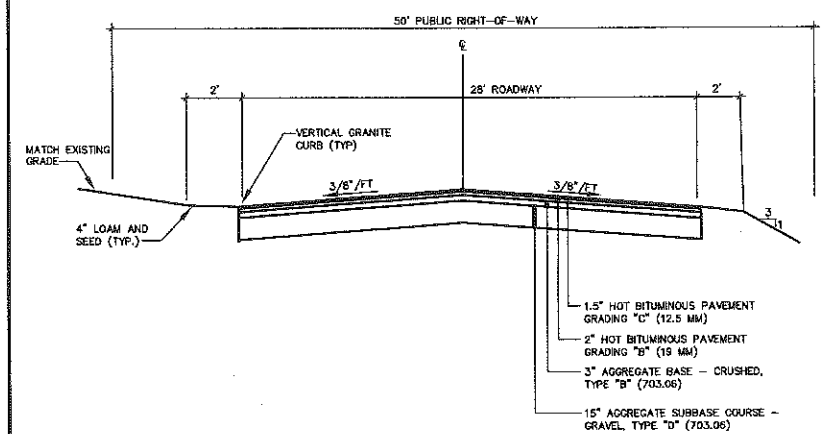


PAVEMENT SAWCUT
NOT TO SCALE

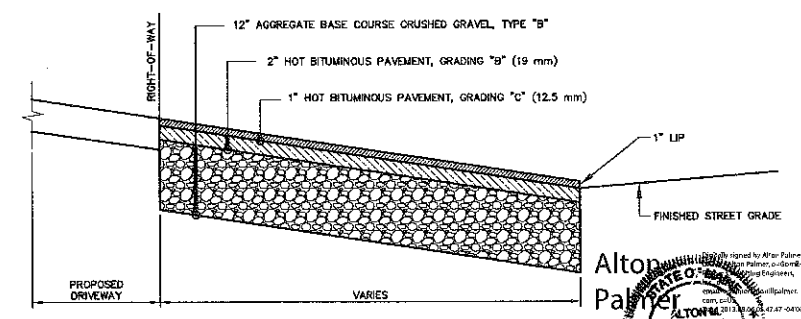
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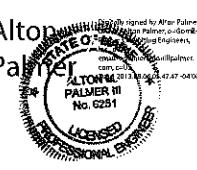
DRIVEWAY APRON LAYOUT DETAIL
NOT TO SCALE



TYPICAL LOCAL RESIDENTIAL STREET
NOT TO SCALE



BITUMINOUS DRIVEWAY APRON
NOT TO SCALE



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Rev.	Date	Revision

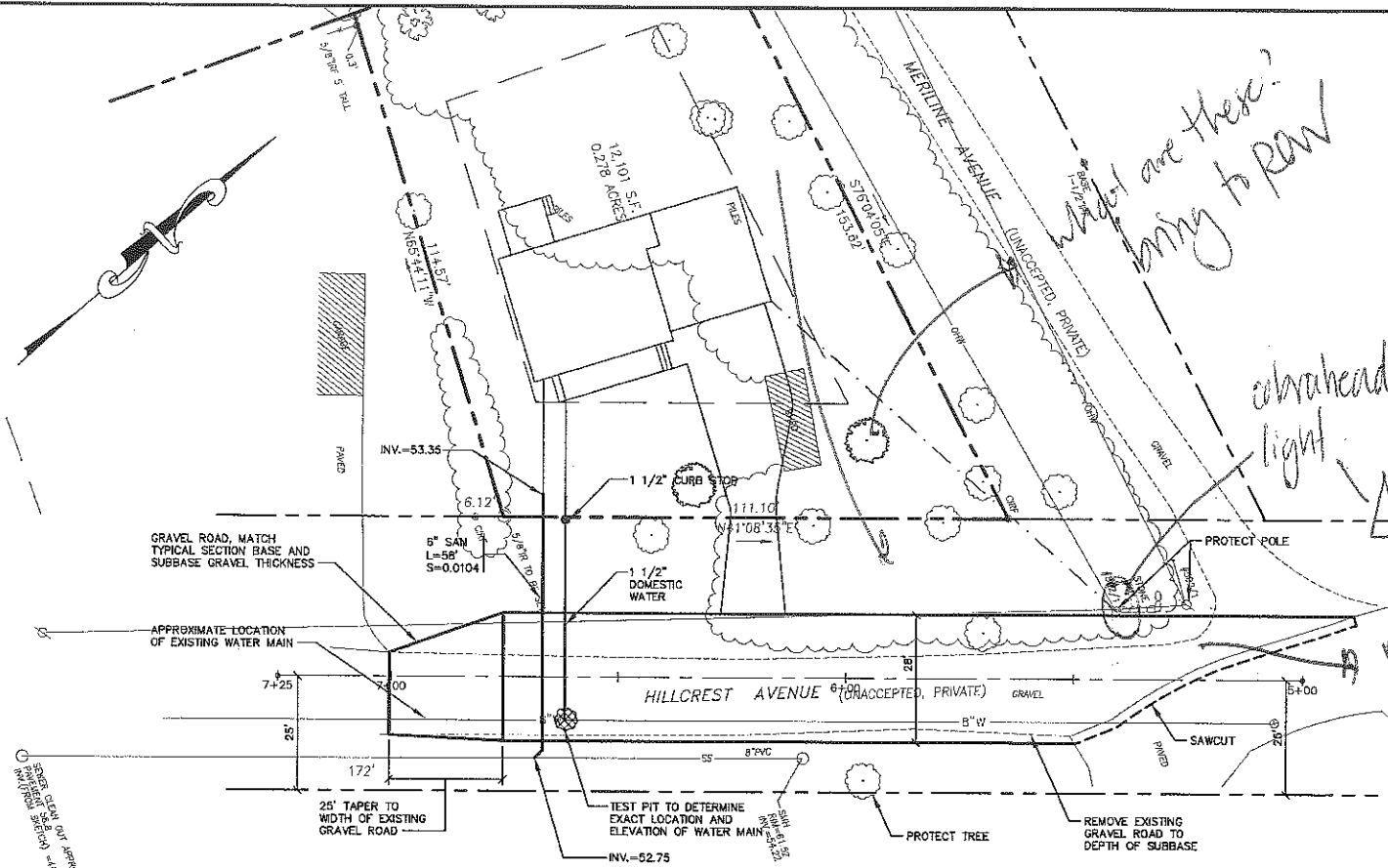
RESPONSE TO COMMENTS	Date	AMP
MUNICIPAL REVIEW	8/1/13	AMP
Issued For	7/8/13	AMP

Design: _____ Draft: GB Date: JUNE 2013
 Checked: _____ Scale: 1"=20' Job No: 2790
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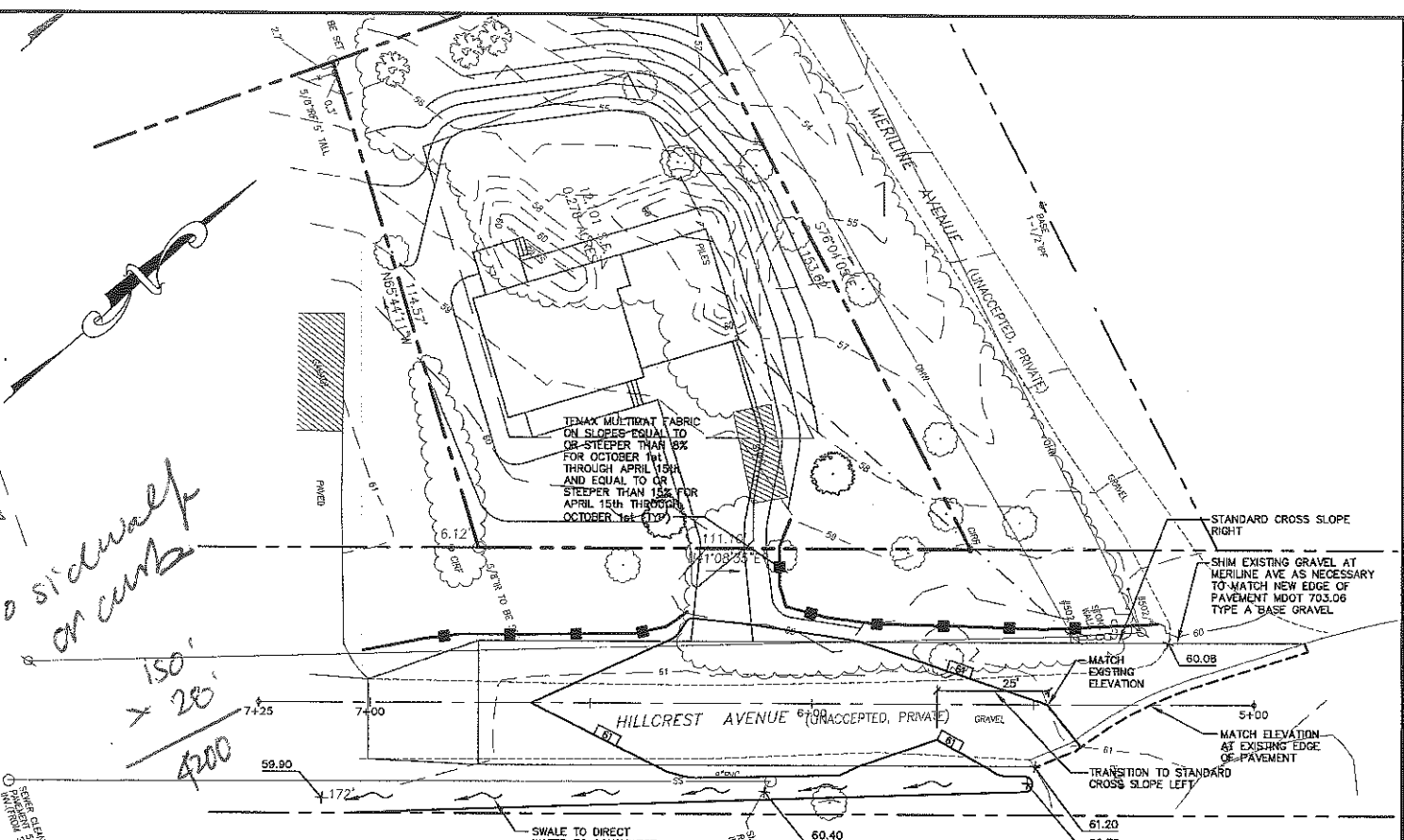
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 207-657-6910 FAX: 207-657-6912 E-Mail: mail@gorrillpalmer.com

Drawing Name:	Details
Project:	Hillcrest Avenue Portland, Maine
Client:	Timothy Higgins 83 Bay Street, Portland Maine 04104

Drawing No.
3



HILLCREST AVENUE SITE AND UTILITY PLAN
1"=20'



HILLCREST AVENUE GRADING AND DRAINAGE PLAN
1"=20'

GENERAL NOTES:

TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A ROUND SURVEY CONDUCTED BY OWEN HASKELL ON MAY 24, 2013.

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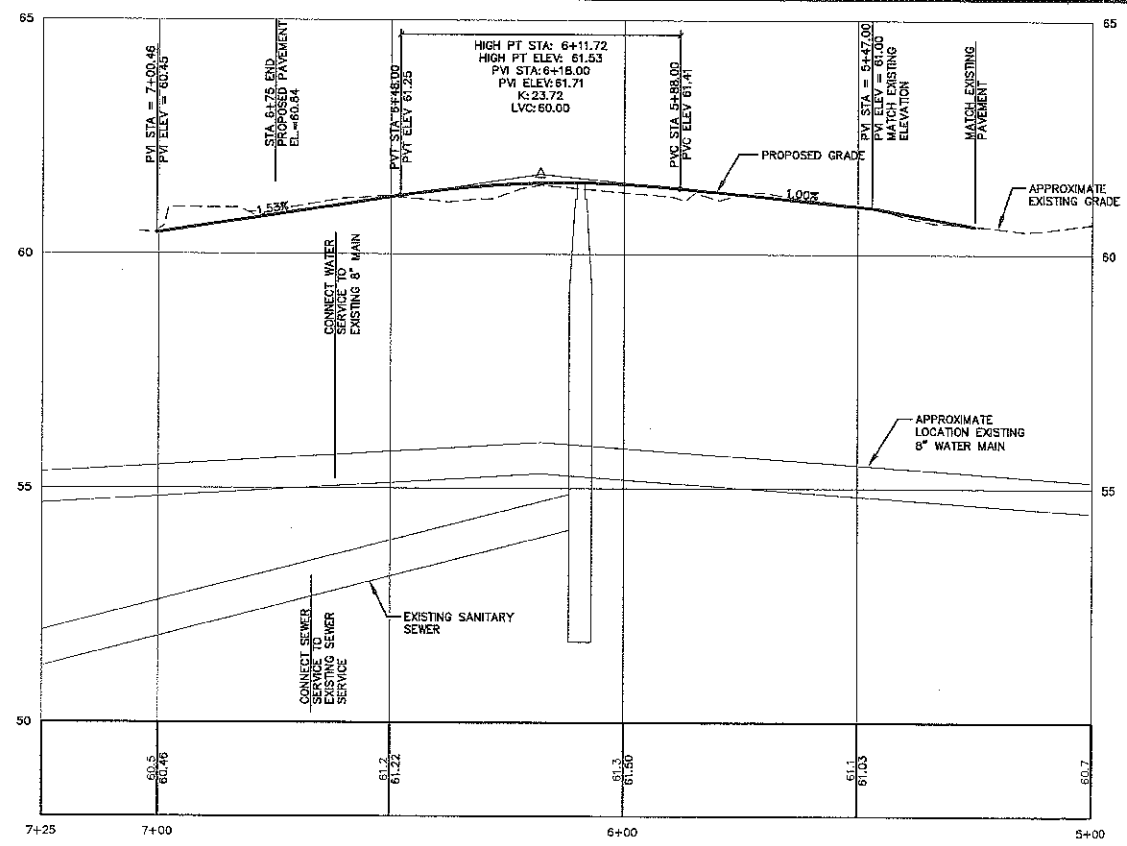
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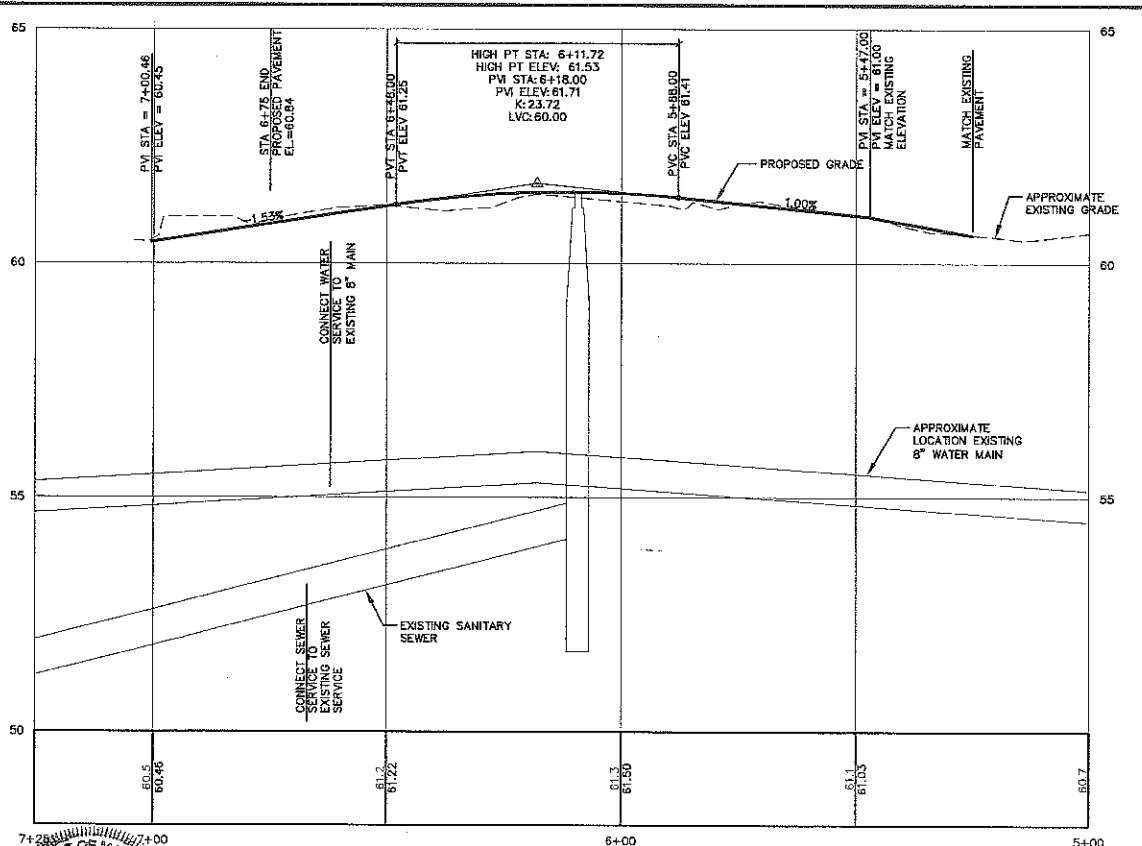
GRADING AND DRAINAGE NOTES:

ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE SOIL & SEED.

COMMON BORROW SHALL MEET MDOT SPECIFICATION 703.1B.



HILLCREST AVENUE SITE AND UTILITY PROFILE
1"=20' HORIZ.
1"=2' VERT.



HILLCREST AVENUE GRADING AND DRAINAGE PROFILE
1"=20' HORIZ.
1"=2' VERT.

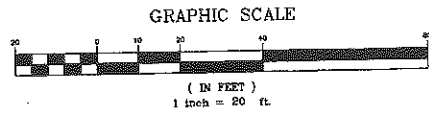
Alton Palmer



NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

LEGEND

- Utility Pole
- Rebar or pipe
- Subdivision lot number
- Present boundary lines
- Boundary lines of locus
- Original subdivision lot lines
- Former lot lines
- Sidelines of streets



CERTIFICATION

I certify that this plot is based on, and is the result of, an on the ground field survey, and that it conforms to the Board of Licensure for Professional Land Surveyors Standards for a Category I Condition I survey with the following exceptions:

- No Survey Report written.
- No legal description prepared.

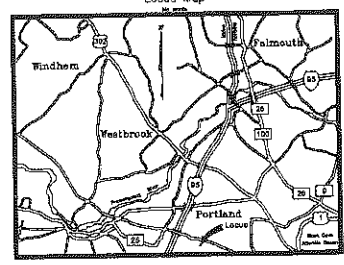
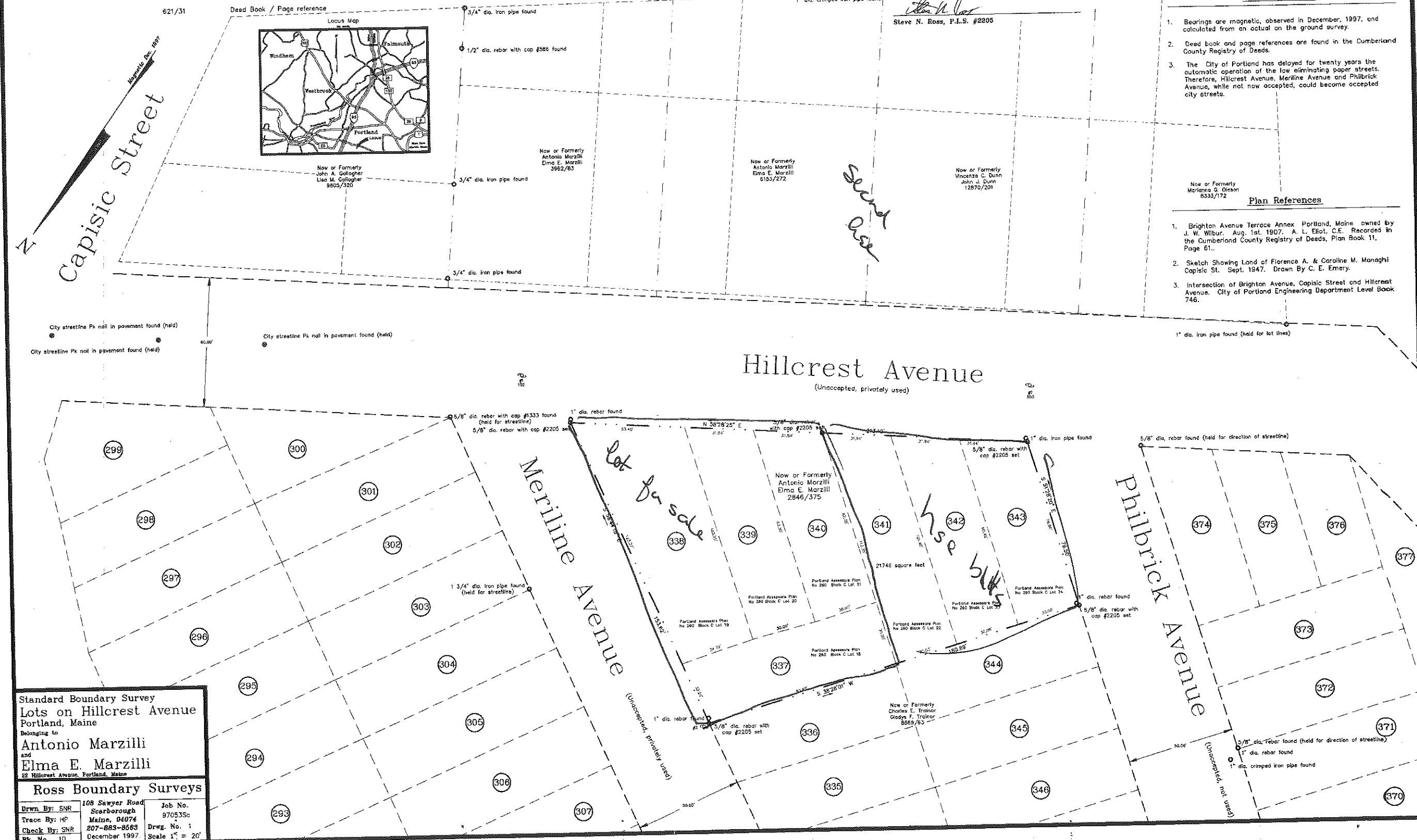
Steve N. Ross
Steve N. Ross, P.L.S. #2205

Notes

- Bearings are magnetic, observed in December, 1997, and calculated from an actual on the ground survey.
- Deed book and page references are found in the Cumberland County Registry of Deeds.
- The City of Portland has delayed for twenty years the automatic operation of the law eliminating paper streets. Therefore, Hillcrest Avenue, Merline Avenue and Philbrick Avenue, while not now accepted, could become accepted city streets.

Plan References

- Brighton Avenue Terrace Annex Portland, Maine, owned by J. W. Wilbur, Aug. 1st, 1907. A. L. Ebot, C.E. Recorded in the Cumberland County Registry of Deeds, Plan Book 11, Page 61.
- Sketch Showing Land of Florence A. & Caroline M. Monagli Capisic St. Sept. 1947. Drawn By C. E. Emery.
- Intersection of Brighton Avenue, Capisic Street and Hillcrest Avenue. City of Portland Engineering Department Level Book 746.



Standard Boundary Survey
Lots on Hillcrest Avenue
Portland, Maine
Belonging to
Antonio Marzilli
and
Elma E. Marzilli
22 Hillcrest Avenue, Portland, Maine

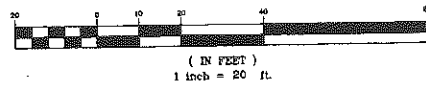
Ross Boundary Surveys

Drwn By: SNR	108 Sawyer Road Scarborough Maine, 04074	Job No. 970535c
Trace By: HP	207-883-8663	Drwg. No. 1
Check By: SNR	December 1997	Scale 1" = 20'
Bk. No. 10		

LEGEND

- Utility Pole
- Rebar or pipe
- Subdivision lot number
- Present boundary lines
- Boundary lines of locus
- Original subdivision lot lines
- Former lot lines
- Sidelines of streets

GRAPHIC SCALE



CERTIFICATION

I certify that this plat is based on, and is the result of, an on the ground field survey; and that it conforms to the Board of Licensure for Professional Land Surveyors Standards for a Category I Condition I survey with the following exceptions:

1. No Survey Report written.
2. No legal description prepared.

Steve N. Ross
Steve N. Ross, P.L.S. #2205

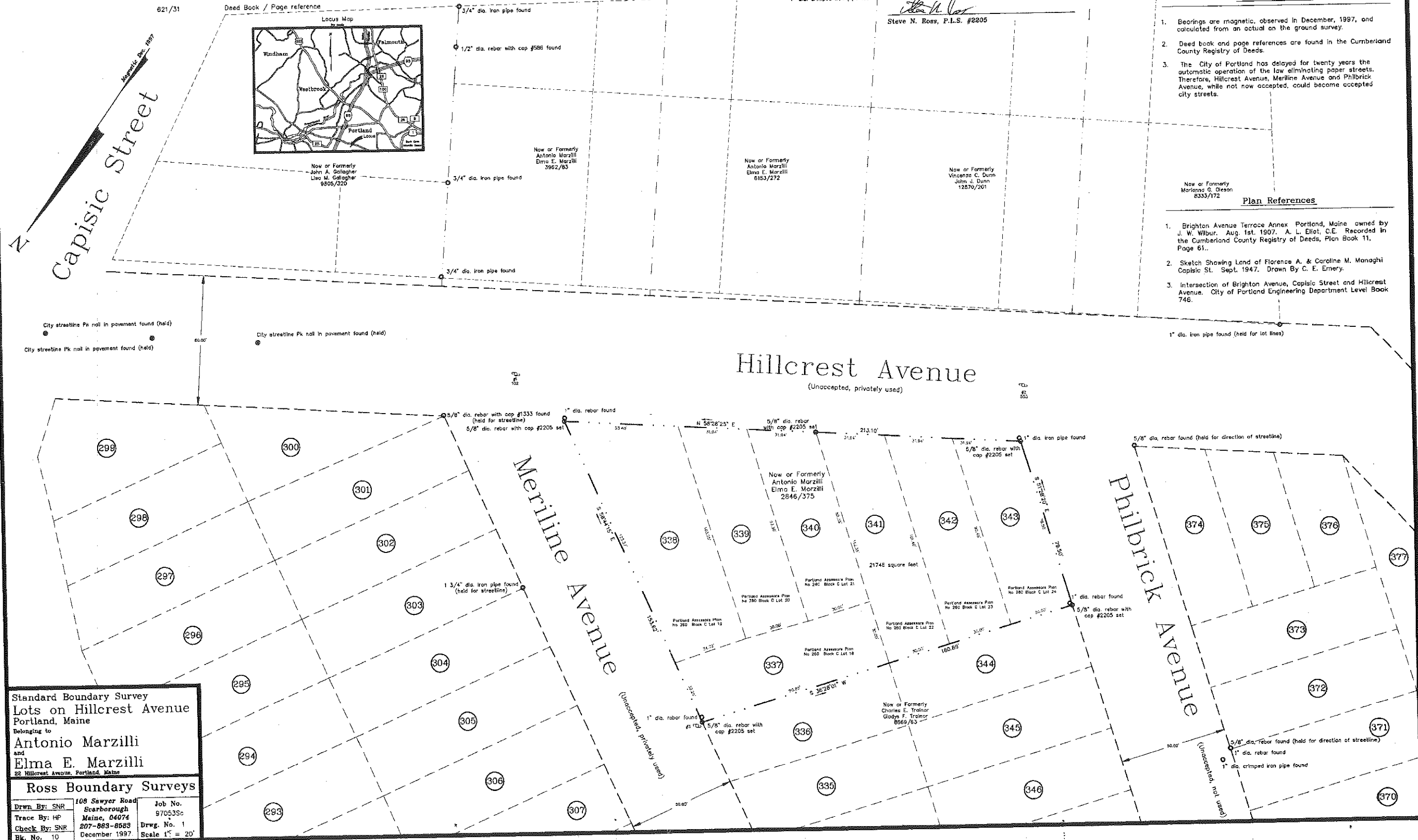
Granite monument found (held)

Notes

1. Bearings are magnetic, observed in December, 1997, and calculated from an actual on the ground survey.
2. Deed book and page references are found in the Cumberland County Registry of Deeds.
3. The City of Portland has delayed for twenty years the automatic operation of the law eliminating paper streets. Therefore, Hillcrest Avenue, Merline Avenue and Philbrick Avenue, while not now accepted, could become accepted city streets.

Plan References

1. Brighton Avenue Terrace Annex Portland, Maine owned by J. W. Wilbur. Aug. 1st. 1907. A. L. Eliot, C.E. Recorded in the Cumberland County Registry of Deeds, Plan Book 11, Page 61.
2. Sketch Showing Land of Florence A. & Caroline M. Managhi Capisic St. Sept. 1947. Drawn By C. E. Emery.
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Ross Boundary Surveys

Drawn By: SNR	108 Sawyer Road Scarborough Maine, 04074	Job No. 97053Sc
Trace By: HP	207-883-8683	Drwg. No. 1
Check By: SNR	December 1997	Scale 1" = 20'
Bk. No. 10		