

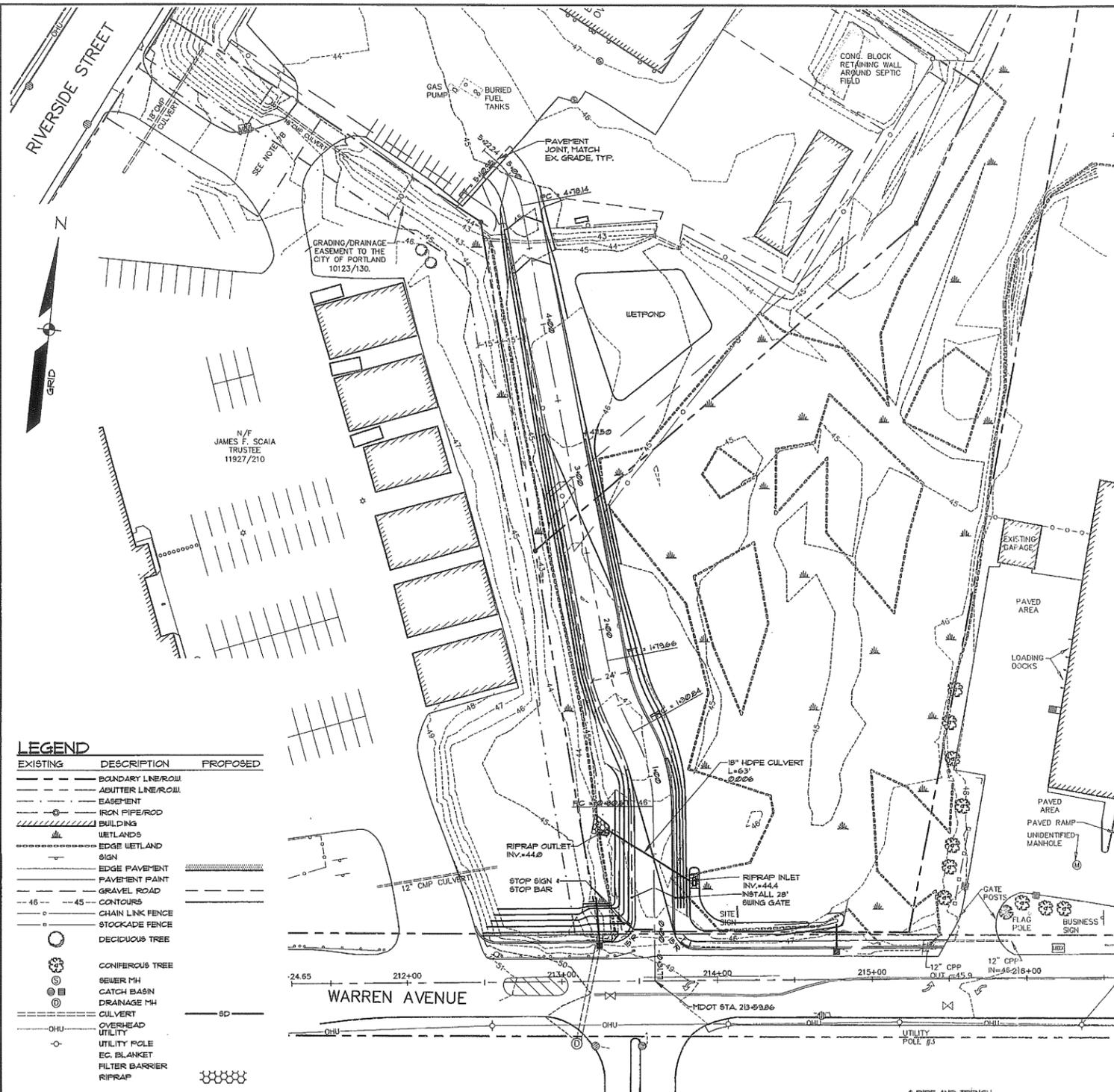
317 B 5

375-375 Riverside Street, Portland, Maine

Big Moose Harley-Sk showroom Add:ho

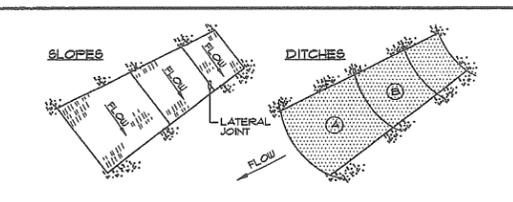
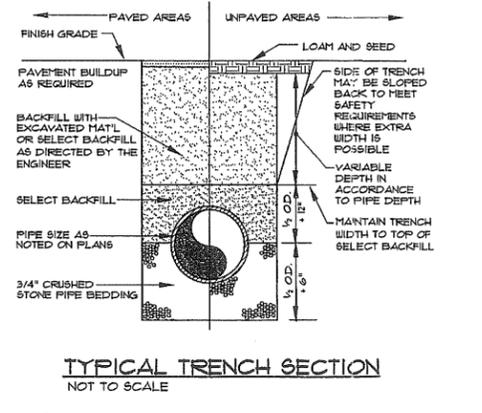
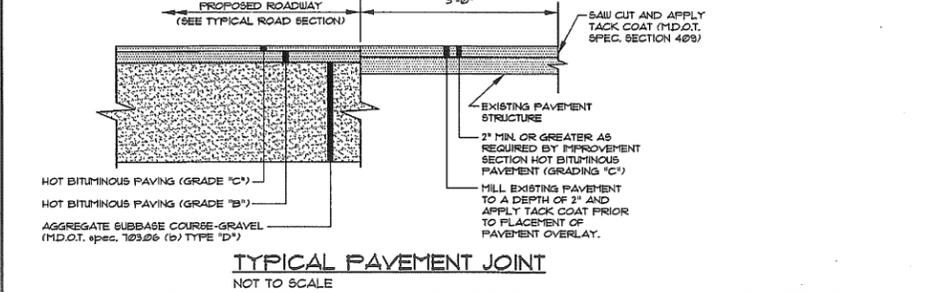
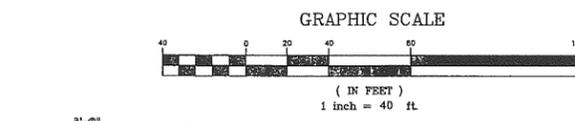
Big Moose Harley-Davidson

NOT FOR CONSTRUCTION

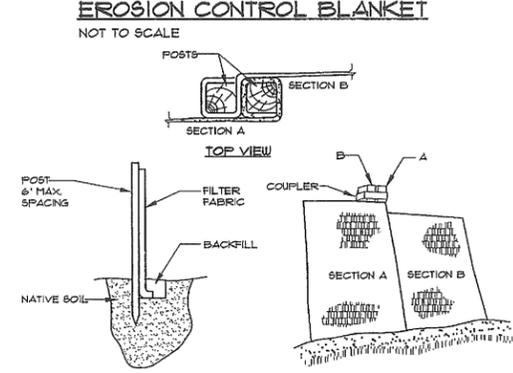


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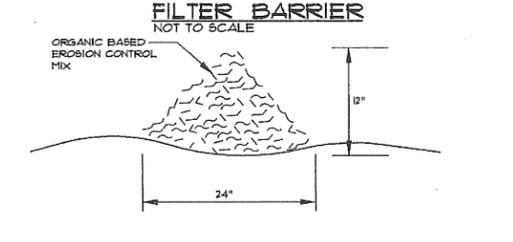
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ADJUTER LINE/ROW	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND SIGN	---
---	EDGE PAVEMENT	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CONTOURS	---
---	CHAIN LINK FENCE	---
---	STOCKADE FENCE	---
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○
○	SEWER MH	○
○	CATCH BASIN	○
○	DRAINAGE MH	○
---	CULVERT	---
---	OVERHEAD UTILITY	---
---	UTILITY POLE	---
---	EC. BLANKET	---
---	FILTER BARRIER	---
---	RIPRAP	---



- NOTES:**
- BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
 - FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
 - LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
 - STAPLE OUTSIDE LATERAL EDGE 2" ON CENTER.
 - WIRE STAPLES TO BE MIN. OF #11 WIRE 6" LONG AND 1-1/2" WIDE.
 - USE NORTH AMERICAN GREEN D5 50 OR APPROVED EQUAL.

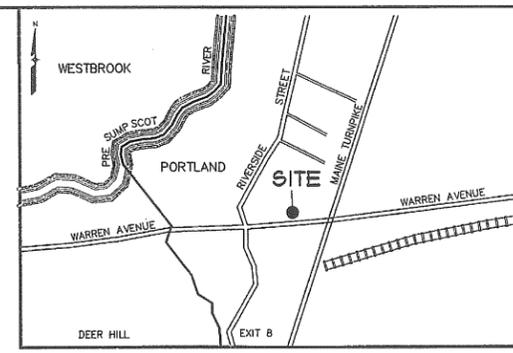
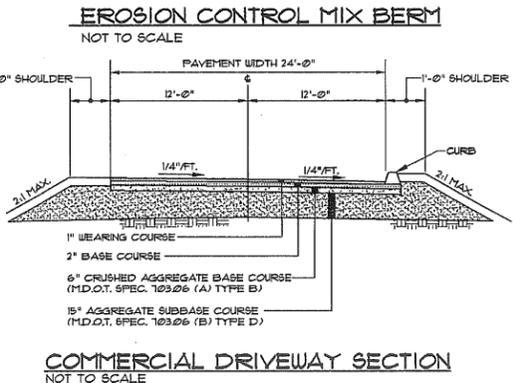


- INSTALLATION:**
- EXCAVATE A 6"x6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
 - UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
 - DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
 - LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
 - JOIN SECTION AS SHOWN ABOVE.
 - BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.



- COMPOSITION**
- EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE DEEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL, LAST REVISED 3/2003 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

- INSTALLATION:**
- THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
 - EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH CUTS UNDER THE BARRIER.
 - THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 3 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
 - EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

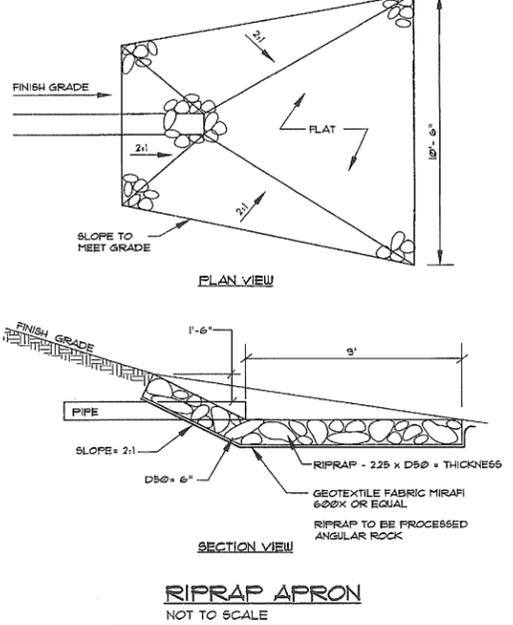


GENERAL NOTES:

- RECORD OWNERS OF THE PROPERTY ARE BRADFORD M. WATSON, LYNN W. COUSINS AND KIMBERLY W. CARTER BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10491, PAGE 11.
- LOT AREA = 240,461 SF.
- THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND ASSESSOR'S MAP NO. 311 SHOWN AS LOT 4 AND A PORTION OF LOT 6.
- PLAN REFERENCES:
 - EXISTING CONDITIONS PLAN OF HARVEY INDUSTRIES, INC. 401 RIVERSIDE STREET, PORTLAND, ME. FOR HARVEY INDUSTRIES, INC. 1400 MAIN STREET, WALTHAM, MA. 02451 BY SEBAGO TECHNIQS, ONE CHABOT STREET, WESTBROOK, MAINE 04090-1939, DATED 11/27/91.
 - SITE PLAN (STANDARD BOUNDARY SURVEY) OF PORTLAND YAMAHHA-KAWASAKI BY H. L. AND E. C. JORDAN - SURVEYORS - A DIVISION OF E. C. JORDAN CO., 561 CONGRESS STREET, PORTLAND, MAINE, DATED APRIL 28, 1988.
 - STATE OF MAINE, DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, STATE AID HIGHWAY 18, PORTLAND, CUMBERLAND COUNTY, DATED DECEMBER 1988, DOT FILE NO. 3-444, SHEETS 1 AND 2 OF 11, (NO TAKING RECORDED).
 - PLOT PLAN FOR TURNER BARKER ASSOCIATES, PORTLAND, MAINE, BY C. R. STORER, INC. ENGINEERING - CONTRACTING YARMOUTH, MAINE, DATED 4/11/93, CORD PLAN BK 96 PG 22.
 - BOUNDARY & WETLANDS SURVEY OF D & E REALTY COMPANY (RIVERSIDE STREET & WARREN AVENUE PARCEL), PORTLAND, MAINE BY SEBAGO TECHNIQS, ONE CHABOT STREET, WESTBROOK, MAINE 04090-1939, FOR THE BENCH-MARK GROUP, 4053 MAPLE ROAD, AMHERST, NEW YORK, DATED 8/02/1995.
- BOUNDARY INFORMATION SHOWN IS REFERENCED TO MAGNETIC NORTH 1985.
- TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY ON THE GROUND SURVEY PERFORMED BY SEBAGO TECHNIQS, INC. ON NOVEMBER 18, 2003. VERTICAL DATUM IS NAVD 83.

- THE WITHIN PREMISES IS SUBJECT TO AND TOGETHER WITH THE FOLLOWING:
 - A. TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, THE RIGHT AND EASEMENT TO CONSTRUCT, ERECT, REBUILD, OPERATE, MAINTAIN AND REMOVE ELECTRIC DISTRIBUTION AND COMMUNICATION LINES FOR THE TRANSMISSION OF ELECTRICITY AND INTELLIGENCE, TOGETHER WITH THE NECESSARY POLES, WIRES, CABLES, CROSS-ARMS, BRACES, ANCHORS, GUYS AND OTHER ELECTRICAL EQUIPMENT AND APPURTENANCES CONNECTED THEREWITH, OVER, ALONG AND ACROSS THE PREMISES OWNED BY THE GRANTOR, ALONG A ROUTE IN A SOUTHEASTERLY DIRECTION FROM POLE 96 RIVERSIDE STREET TO POLE 96.1 SAID EASEMENT RECORDED APRIL 5, 1916 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3924, PAGE 39.
 - B. A 39 FOOT RIGHT OF WAY EASEMENT AS SHOWN ON PLAN DESCRIBED IN REFERENCE 4D AND IN DEED OF LAND NOW OR FORMERLY OF BRADFORD M. WATSON, LYNN W. COUSINS AND KIMBERLY W. CARTER, RECORDED DECEMBER 31, 1992 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10491, PAGE 11.
 - C. A STORM WATER EASEMENT AS DESCRIBED IN A DEED TO THE CITY OF PORTLAND, RECORDED JUNE 15, 1992, IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10123, PAGE 01.
- THE PROPERTY IS LOCATED IN THE B4 ZONE. SPACE AND BULK REQUIREMENTS FOR THE B4 ZONE ARE AS FOLLOWS:

MINIMUM LOT SIZE.....	10,000 SF.	ACCESSORY STRUCTURE	20 FEET
MINIMUM STREET FRONTAGE.....	60 FEET		7 FEET (LESS THAN 100 SF.)
MINIMUM YARD DIMENSIONS AS FOLLOWS:			5 FEET (LESS THAN 100 SF.)
FRONT YARD.....	20 FEET		
REAR YARD.....	20 FEET		
SIDE YARD (1/2 STOREYS).....	10 FEET		
SIDE YARD (3+ STOREYS).....	12 FEET		
MINIMUM LOT WIDTH.....	60 FEET		
MAXIMUM HEIGHT.....	65 FEET		
MAXIMUM PERCENT SURFACE RATIO.....	62%		
MAXIMUM FLOOR AREA RATIO.....	65%		

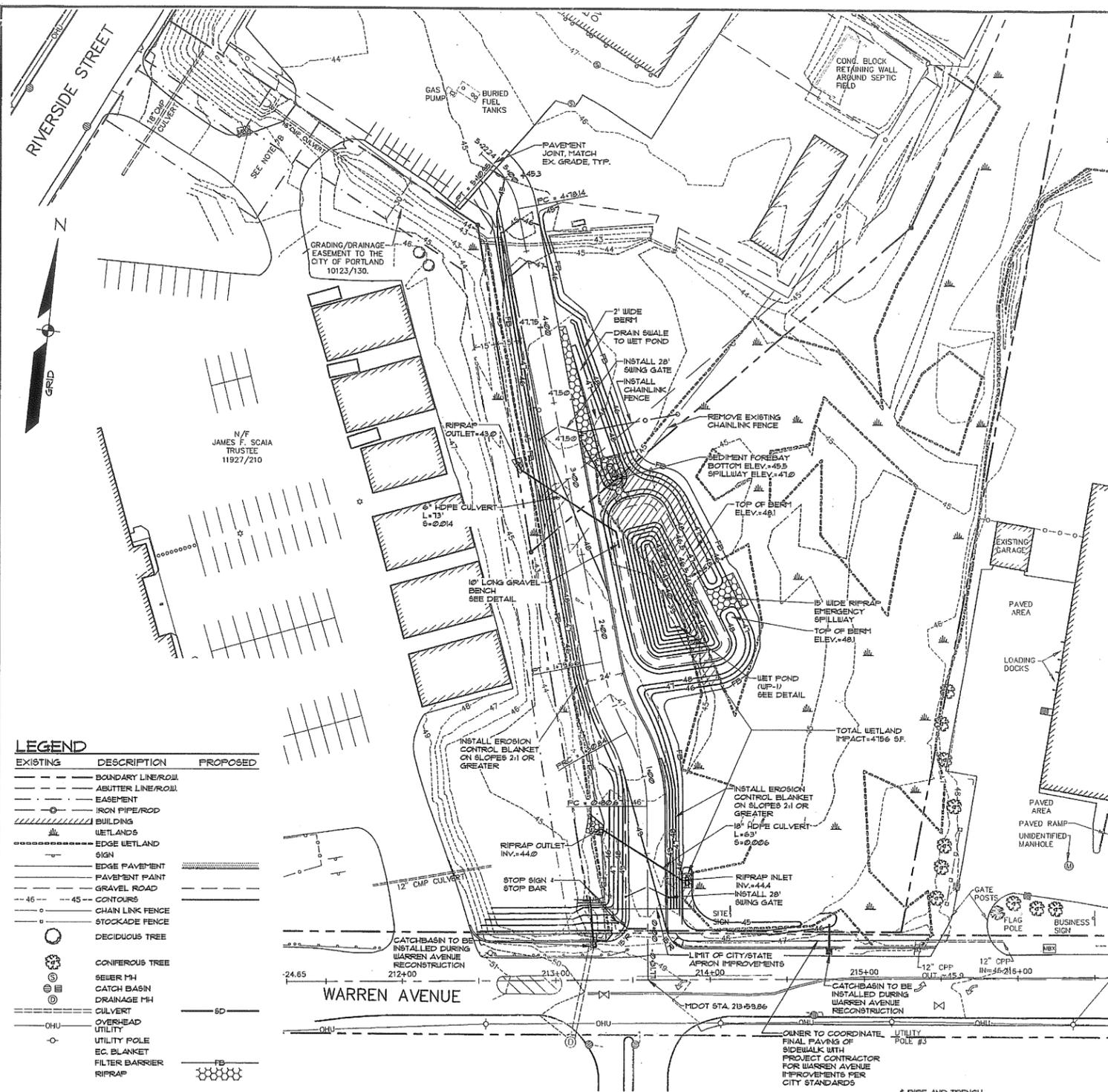


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One Chabot Street
Westbrook, ME 04090-1939
Tel: (207) 666-0277
WWW.SEBAGOTECHNIQS.COM

PRELIMINARY SITE PLAN
OF:
HANDYMAN RENTAL - WARREN AVENUE ACCESS
367 RIVERSIDE STREET
PORTLAND, MAINE
FOR:
WATSON REALTY, LLC.
367 RIVERSIDE STREET
PORTLAND MAINE, 04103

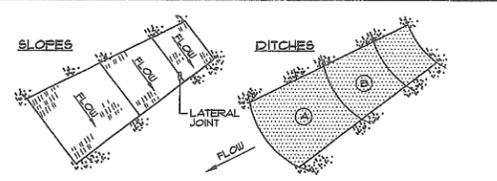
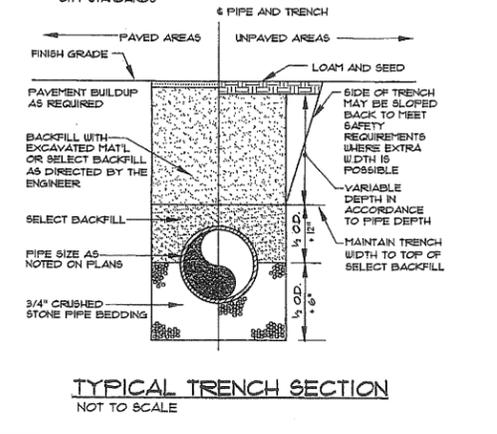
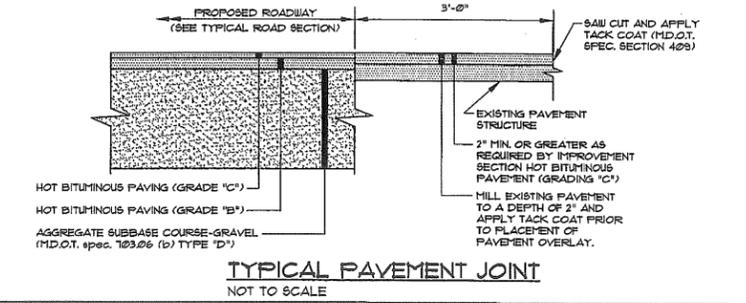
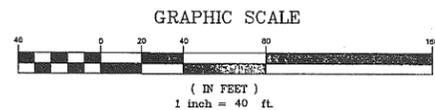
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SHEET 1 OF 1

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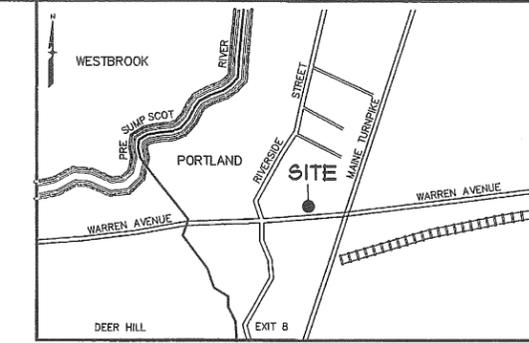
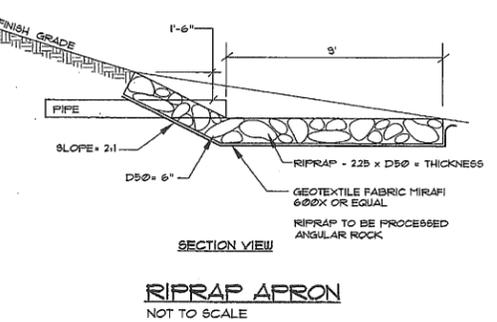
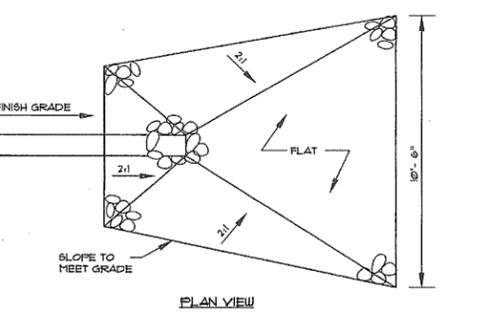
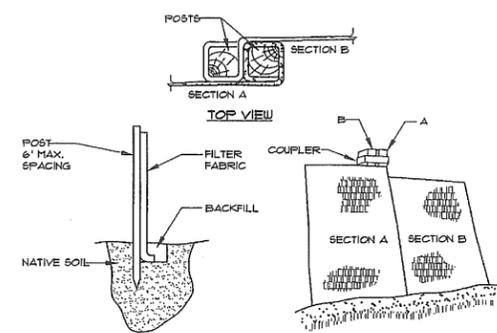
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND SIGN	---
---	EDGE PAVEMENT	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CONTOURS	---
---	CHAIN LINK FENCE	---
---	STOCKADE FENCE	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---
---	SEWER MH	---
---	CATCH BASIN	---
---	DRAINAGE MH	---
---	CULVERT	---
---	OVERHEAD UTILITY	---
---	UTILITY POLE	---
---	EC. BLANKET	---
---	FILTER BARRIER	---
---	RIPRAP	---



- NOTES:**
- BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
 - FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
 - LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
 - STAPLE OUTSIDE LATERAL EDGE 2" ON CENTER.
 - WIRE STAPLES TO BE MIN OF #11 WIRE 6" LONG AND 1-1/2" WIDE.
 - USE NORTH AMERICAN GREEN D6 150 OR APPROVED EQUAL.

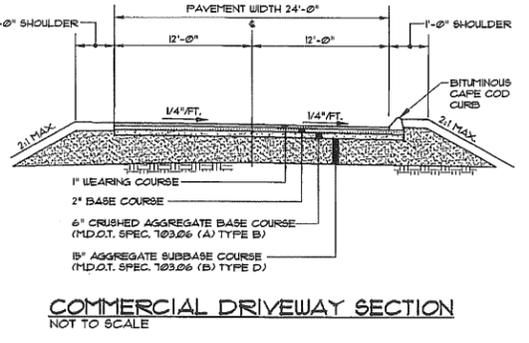
EROSION CONTROL BLANKET
 NOT TO SCALE



GENERAL NOTES:

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- LOT AREA = 240,461 SF.
- THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND ASSESSOR'S MAP NO. 311 SHOWN AS LOT 4 AND A PORTION OF LOT 6.
- PLAN REFERENCES:
 - A. EXISTING CONDITIONS PLAN OF HARVEY INDUSTRIES, INC. 401 RIVERSIDE STREET, PORTLAND, ME. FOR HARVEY INDUSTRIES, INC. 1402 MAIN STREET, WALTHAM, MA. 02451 BY SEBAGO TECHNICS, ONE CHABOT STREET, WESTBROOK, MAINE 04098-1939, DATED 1/22/01.
 - B. "SITE PLAN (STANDARD BOUNDARY SURVEY) OF PORTLAND YAMAHA-KAWASAKI BY H. L. AND E. C. JORDAN - SURVEYORS - A DIVISION OF E. C. JORDAN CO. 562 CONGRESS STREET, PORTLAND, MAINE, DATED APRIL 29, 1999.
 - C. STATE OF MAINE, DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, STATE AID HIGHWAY 19, PORTLAND, CUMBERLAND COUNTY, DATED DECEMBER 1999, DOT FILE NO. 3-444, SHEETS 1 AND 2 OF 11 (NO TAKING RECORDED).
 - D. PLOT PLAN FOR TURNER BARKER ASSOCIATES, PORTLAND, MAINE, BY C. R. STORER, INC. ENGINEERING - CONTRACTING YARMOUTH, MAINE, DATED 4/11/93, CORD PLAN BK 96 PG 22.
 - E. BOUNDARY & WETLANDS SURVEY OF D & E REALTY COMPANY (RIVERSIDE STREET & WARREN AVENUE PARCEL), PORTLAND, MAINE BY SEBAGO TECHNICS, ONE CHABOT STREET, WESTBROOK, MAINE 04098-1939, FOR THE BENCHMARK GROUP, 4953 MAPLE ROAD, AMHERST, NEW YORK, DATED 9/02/1999.
- BOUNDARY INFORMATION SHOWN IS REFERENCED TO MAGNETIC NORTH 1999.
- TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY ON THE GROUND SURVEY PERFORMED BY SEBAGO TECHNICS, INC. ON NOVEMBER 19, 2003. VERTICAL DATUM IS NAVD 1989.
- THE WITHIN PREMISES IS SUBJECT TO AND TOGETHER WITH THE FOLLOWING:
 - A. TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, THE RIGHT AND EASEMENT TO CONSTRUCT, ERECT, REBUILD, OPERATE, MAINTAIN AND REMOVE ELECTRIC DISTRIBUTION AND COMMUNICATION LINES FOR THE TRANSMISSION OF ELECTRICITY AND INTELLIGENCE, TOGETHER WITH THE NECESSARY POLES, WIRES, CABLES, CROSS-ARMS, BRACES, ANCHORS, GUYS AND OTHER ELECTRICAL EQUIPMENT AND APPURTENANCES CONNECTED THEREWITH, OVER, ALONG AND ACROSS PREMISES OWNED BY THE GRANTEE, ALONG A ROUTE IN A SOUTHEASTERLY DIRECTION FROM POLE #96 RIVERSIDE STREET TO POLE #96, SAID EASEMENT RECORDED APRIL 5, 1916 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3924, PAGE 58.
 - B. A 38 FOOT RIGHT OF WAY EASEMENT AS SHOWN ON PLAN DESCRIBED IN REFERENCE #10 AND IN DEED OF LAND NOW OR FORMERLY OF BRADFORD H. WATSON, LYNN W. COUSINS AND KIMBERLY W. COUSINS RECORDED DECEMBER 31, 1992 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10491, PAGE 11.
 - C. A STORM WATER EASEMENT AS DESCRIBED IN A DEED TO THE CITY OF PORTLAND, RECORDED JUNE 16, 1992, IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10213, PAGE 11.
 - D. THE PROPERTY IS LOCATED IN THE B4 ZONE. SPACE AND BULK REQUIREMENTS FOR THE B4 ZONE ARE AS FOLLOWS:

MINIMUM LOT AREA	10,000 SF.	ACCESSORY STRUCTURE	20 FEET
MINIMUM STREET FRONTAGE	60 FEET		
MINIMUM YARD DIMENSIONS:	PRINCIPAL		
FRONT YARD	20 FEET		
REAR YARD	20 FEET	1 FEET (LESS THAN 100 SF.)	
SIDE YARD (1-2 STORIES)	10 FEET	5 FEET (LESS THAN 100 SF.)	
SIDE YARD (3+ STORIES)	12 FEET		
MINIMUM LOT WIDTH	60 FEET		
MAXIMUM HEIGHT	65 FEET		
MAXIMUM FLOOR SURFACE RATIO	80%		
MAXIMUM FLOOR AREA RATIO	65%		
- SEE THE CITY OF PORTLAND ZONING ORDINANCE FOR FURTHER DETAIL.



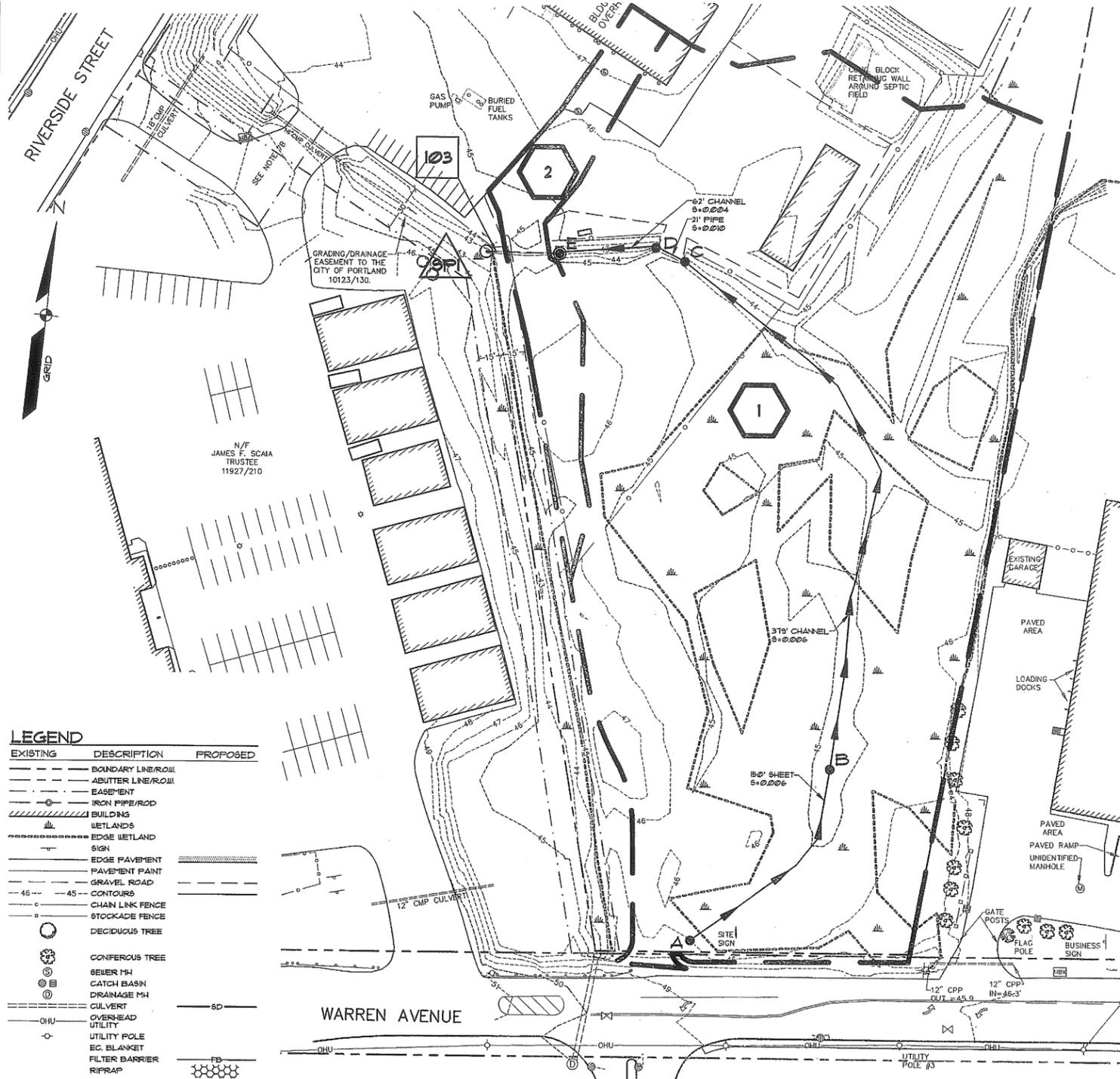
PRELIMINARY SITE PLAN
 OF:
HANDYMAN RENTAL - WARREN AVENUE ACCESS
 357 RIVERSIDE STREET
 PORTLAND, MAINE

FOR:
WATSON REALTY, LLC.
 357 RIVERSIDE STREET
 PORTLAND MAINE, 04103

DATE	SCALE
10/04/10	1" = 40'

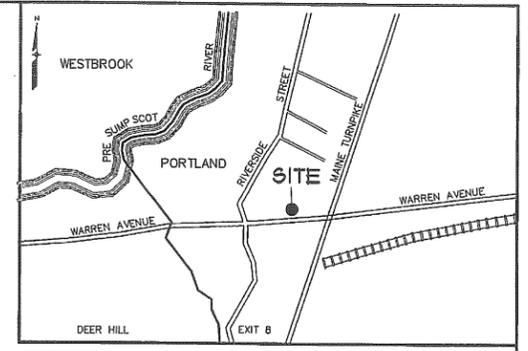
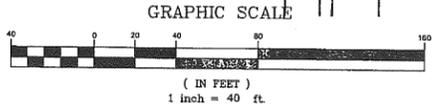
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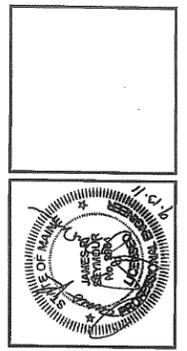


LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROLL	---
---	ABUTTER LINE/ROLL	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CONTOURS	---
---	CHAIN LINK FENCE	---
---	STOCKADE FENCE	---
○	DECIDUOUS TREE	○
⊗	CONIFEROUS TREE	⊗
⊙	SEWER MH	⊙
⊕	CATCH BASIN	⊕
⊖	DRAINAGE MH	⊖
---	CULVERT	---
---	OVERHEAD UTILITY	---
○	UTILITY POLE	○
○	EC. BLANKET	○
○	FILTER BARRIER	○
○	RIPRAP	○



LOCATION MAP N.T.S.



REV.	DATE	BY	STATUS
B	9/13/11	JRS	REVISED DRIVEWAY / WET POND DESIGN PER STAFF COMMENTS
A	7/29/11	JRS	SUBMITTED FOR LEVEL II SITE PLAN REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

LEGEND

---	WATERSHED BOUNDARY
---	TIME OF CONCENTRATION
○	REACH
⬡	WATERSHED LABEL
⬡	REACH
⬠	DETENTION POND

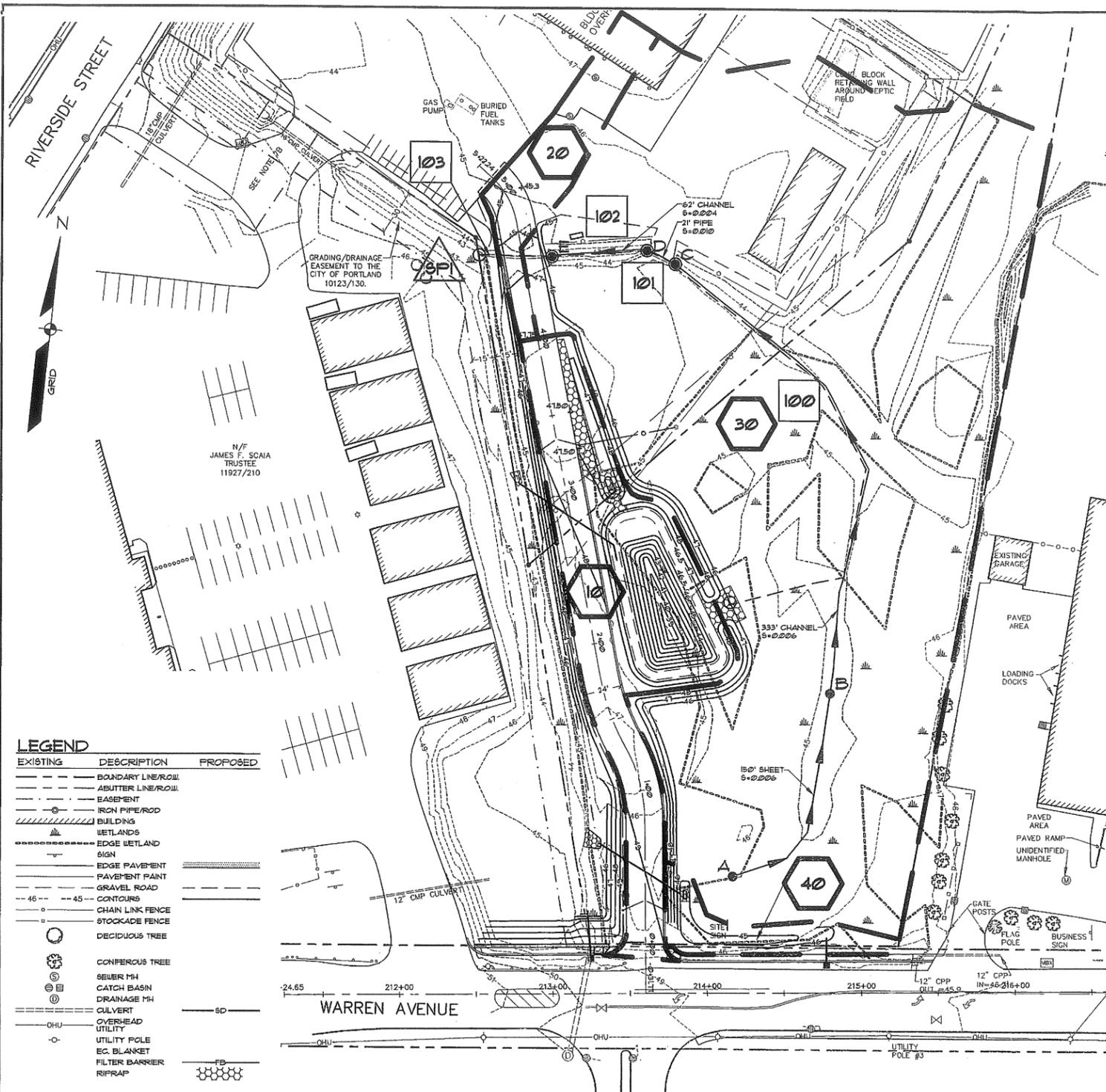
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260 Gossard Road - Suite B
Westbrook, ME 04090
Tel (207) 854-0277
WWW.SEBAGOTECHNICS.COM

PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN
03375 JRH JRS JRS

PRE-DEVELOPMENT WATERSHED MAP
OF:
HANDYMAN RENTAL - WARREN AVENUE ACCESS
357 RIVERSIDE STREET
PORTLAND, MAINE
FOR:
WATSON REALTY, LLC.
357 RIVERSIDE STREET
PORTLAND MAINE, 04103

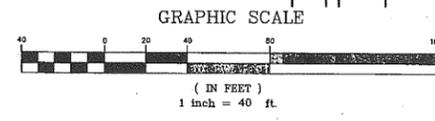
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10/04/10	1" = 40'

SHEET 2 OF 3



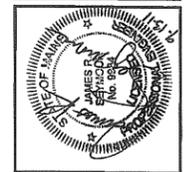
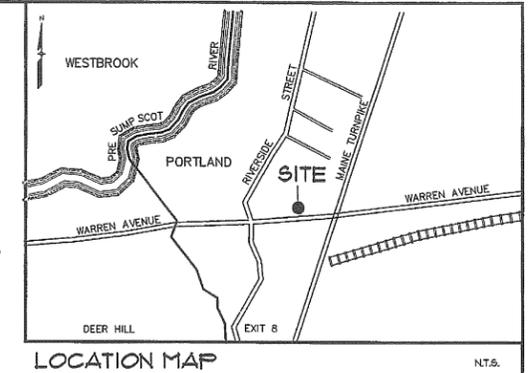
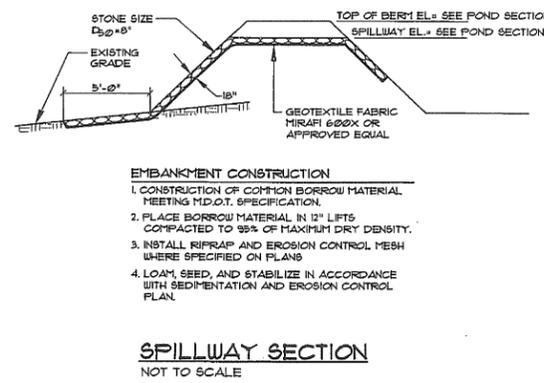
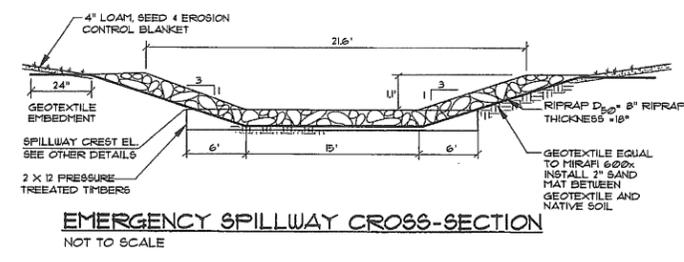
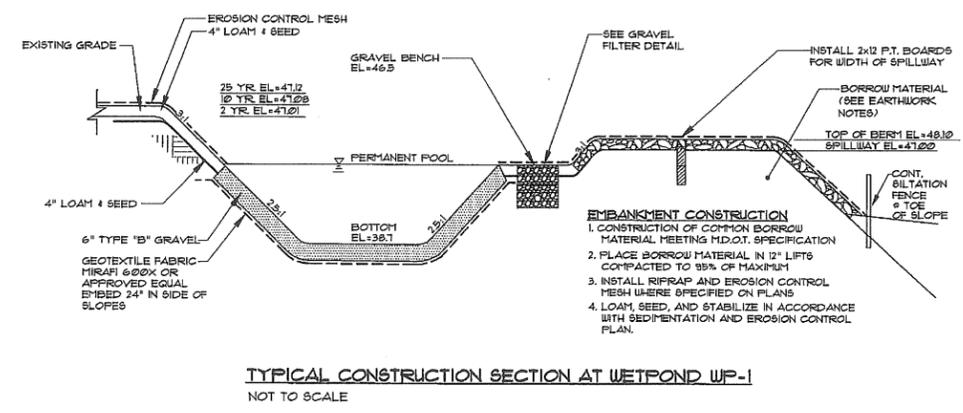
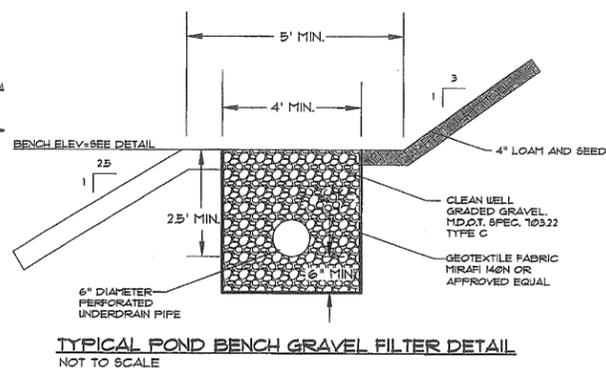
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ADJUTER LINE/ROW	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND SIGN	---
---	EDGE PAVEMENT	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CONTOURS	---
---	CHAIN LINK FENCE	---
---	STOCKADE FENCE	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---
---	SEWER MH	---
---	CATCH BASIN	---
---	DRAINAGE MH	---
---	CULVERT	---
---	OVERHEAD UTILITY	---
---	UTILITY POLE	---
---	FILTER BLANKET	---
---	RIFRAP	---



LEGEND

---	WATERSHED BOUNDARY
---	TIME OF CONCENTRATION
---	REACH
⬡	WATERSHED LABEL
⬡	REACH
⬡	DETENTION POND



REV.	DATE	BY	STATUS
B	9/13/11	JRS	REVISED DRIVEWAY / WET POND DESIGN PER STAFF COMMENTS
A	7/29/11	JRS	SUBMITTED FOR LEVEL II SITE PLAN REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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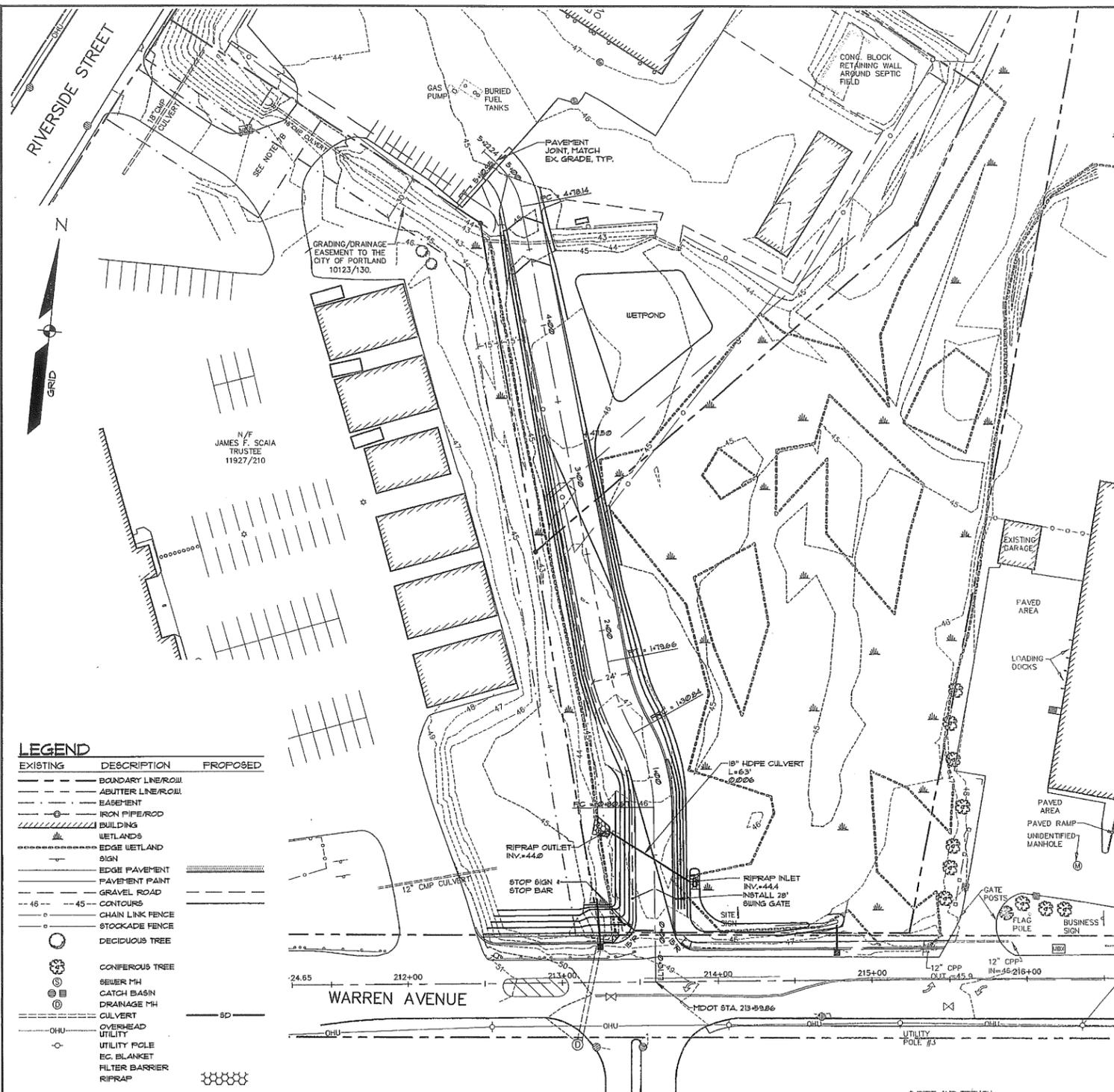
PROJECT NO. FIELD BOOK DESIGN CHKO DRAWN JRS
 03375

POST DEVELOPMENT WATERSHED MAP
 OF:
 HANDYMAN RENTAL - WARREN AVENUE ACCESS
 387 RIVERSIDE STREET
 PORTLAND, MAINE
 FOR:
 WATSON REALTY, LLC.
 387 RIVERSIDE STREET
 PORTLAND MAINE, 04103

DATE	SCALE
10/04/10	1" = 40'

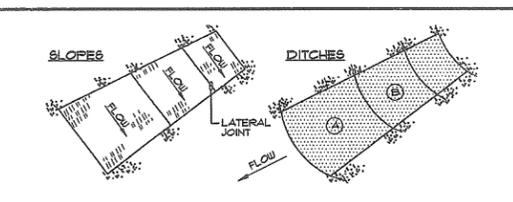
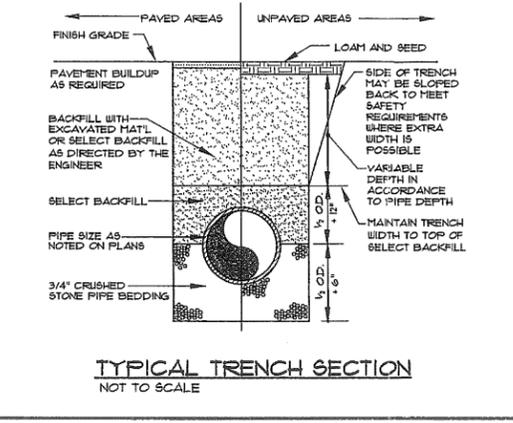
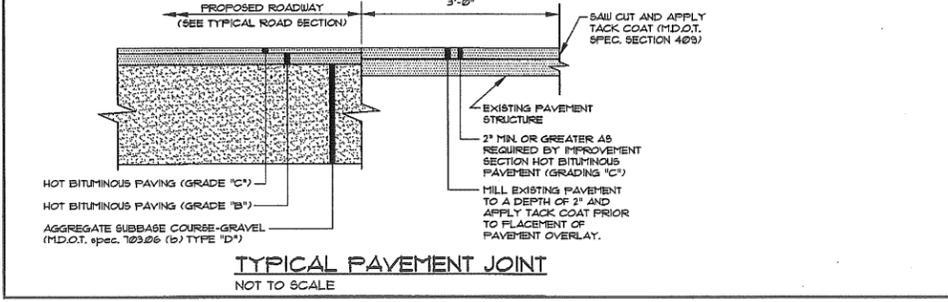
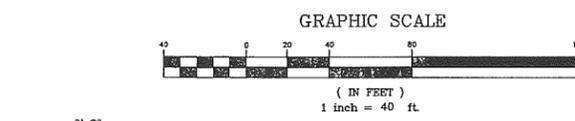
SHEET 3 OF 3

NOT FOR CONSTRUCTION



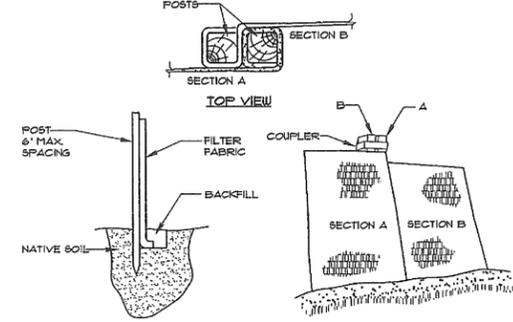
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ADJUTER LINE/ROW	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
---	BUILDINGS	---
---	WETLANDS	---
---	EDGE WETLAND SIGN	---
---	EDGE PAVEMENT	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CONTOURS	---
---	CHAIN LINK FENCE	---
---	STOCKADE FENCE	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---
---	SEWER MH	---
---	CATCH BASIN	---
---	DRAINAGE MH	---
---	CULVERT	---
---	OVERHEAD UTILITY	---
---	UTILITY POLE	---
---	EC. BLANKET	---
---	FILTER BARRIER	---
---	RIPRAP	---

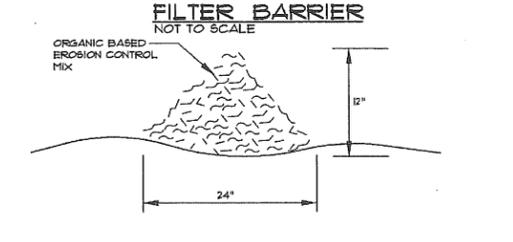


- NOTES:**
- BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
 - FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
 - LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
 - STAPLE OUTSIDE LATERAL EDGE 2" ON CENTER.
 - WIRE STAPLES TO BE MIN. OF #11 WIRE 6" LONG AND 1-1/2" WIDE.
 - USE NORTH AMERICAN GREEN D8 150 OR APPROVED EQUAL.

EROSION CONTROL BLANKET
NOT TO SCALE

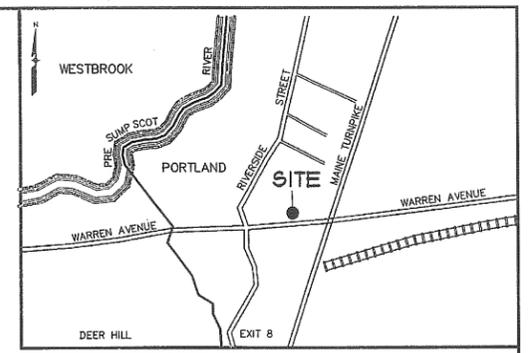
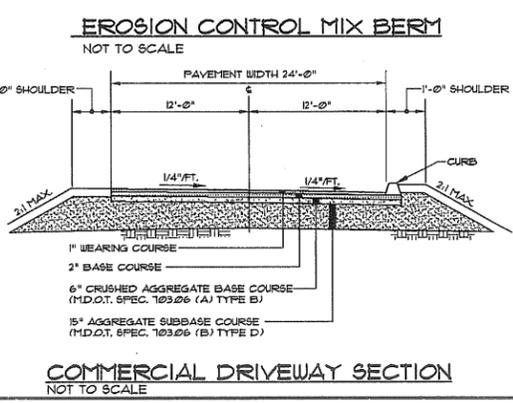


- INSTALLATION:**
- EXCAVATE A 6"x6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
 - UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
 - DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
 - LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMM THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
 - JOIN SECTION AS SHOWN ABOVE.
 - BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.



- COMPOSITION**
- EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE DEEP MAINE EROSION AND SEDIMENT CONTROL BY MANUAL, LAST REVISED 3/2003 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

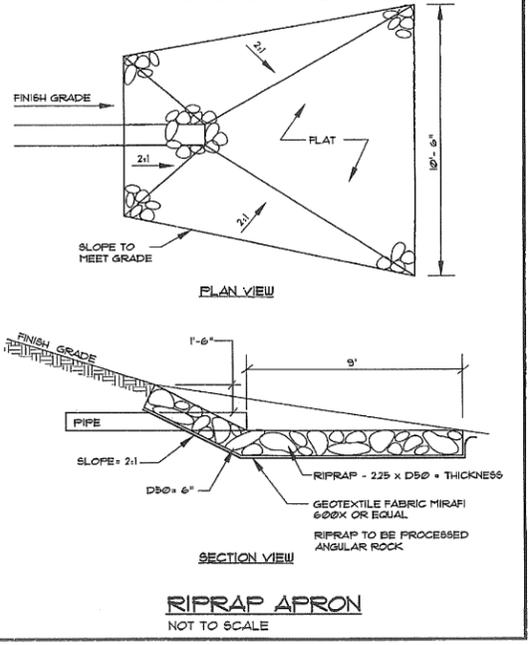
- INSTALLATION:**
- THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
 - EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER.
 - THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
 - EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORY SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.



GENERAL NOTES:

- RECORD OWNERS OF THE PROPERTY ARE BRADFORD M. WATSON, LYNN W. COUSINS AND KIMBERLY W. CARTER BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10491, PAGE 11.
- LOT AREA = 240,461 SF.
- THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND ASSESSOR'S MAP NO. 311 SHOWN AS LOT 4 AND A PORTION OF LOT 5.
- PLAN REFERENCES:
 - A. EXISTING CONDITIONS PLAN OF HARVEY INDUSTRIES, INC. 401 RIVERSIDE STREET, PORTLAND, ME. FOR HARVEY INDUSTRIES, INC. 1400 MAIN STREET, WALTHAM, MA. 02451 BY SEBAGO TECHNICS, ONE CHABOT STREET, WESTBROOK, MAINE 04090-1939, DATED 1/22/01.
 - B. SITE PLAN - STANDARD BOUNDARY SURVEY OF PORTLAND YAMAHHA-KAWASAKI BY H. I. AND E. C. JORDAN - SURVEYORS - A DIVISION OF E. C. JORDAN CO., 561 CONGRESS STREET, PORTLAND, MAINE, DATED APRIL 23, 1988.
 - C. STATE OF MAINE, DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, STATE AID HIGHWAY 19, PORTLAND, CUMBERLAND COUNTY, DATED DECEMBER 1988, DOT FILE NO. 3-444, SHEETS 1 AND 2 OF 11, (NO TAKING RECORDED).
 - D. PLOT PLAN FOR TURNER BARKER ASSOCIATES, PORTLAND, MAINE, BY C. R. STORER, INC., ENGINEERING - CONTRACTING YARMOUTH, MAINE, DATED 4/19/13, CCRD PLAN BK 96 PG 22.
 - E. BOUNDARY & WETLANDS SURVEY OF D & E REALTY COMPANY (RIVERSIDE STREET & WARREN AVENUE PARCEL), PORTLAND, MAINE BY SEBAGO TECHNICS, ONE CHABOT STREET WESTBROOK, MAINE 04090-1939, FOR THE BENCHMARK GROUP, 4053 MAPLE ROAD, AMHERST, NEW YORK, DATED 8/02/1995.
- BOUNDARY INFORMATION SHOWN IS REFERENCED TO MAGNETIC NORTH 1985.
- TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY ON THE GROUND SURVEY PERFORMED BY SEBAGO TECHNICS, INC. ON NOVEMBER 18, 2003. VERTICAL DATUM IS NAVD 1989.
 - THE WITHIN PREMISES IS SUBJECT TO AND TOGETHER WITH THE FOLLOWING:
 - A. TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, THE RIGHT AND EASEMENT TO CONSTRUCT, ERECT, REBUILD, OPERATE, MAINTAIN AND REMOVE ELECTRIC DISTRIBUTION AND COMMUNICATION LINES FOR THE TRANSMISSION OF ELECTRICITY AND INTELLIGENCE, TOGETHER WITH THE NECESSARY POLES, WIRES, CABLES, CROSS-ARMS, BRACES, ANCHORS, GUYS AND OTHER ELECTRICAL EQUIPMENT AND APPURTENANCES CONNECTED THEREWITH, OVER, ALONG AND ACROSS PREMISES OWNED BY THE GRANTOR, ALONG A ROUTE IN A SOUTHEASTLY DIRECTION FROM POLE #36 RIVERSIDE STREET TO POLE #36.1 SAID EASEMENT RECORDED APRIL 5, 1916 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3924, PAGE 38.
 - B. A 30 FOOT RIGHT OF WAY EASEMENT AS SHOWN ON PLAN DESCRIBED IN REFERENCE 4D AND IN DEED OF LAND NOW OR FORMERLY OF BRADFORD M. WATSON, LYNN W. COUSINS AND KIMBERLY W. CARTER, RECORDED DECEMBER 31, 1992 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10491, PAGE 11.
 - C. A STORM WATER EASEMENT AS DESCRIBED IN A DEED TO THE CITY OF PORTLAND, RECORDED JUNE 16, 1992, IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 1023, PAGE 01.
 - THE PROPERTY IS LOCATED IN THE B4 ZONE. SPACE AND BULK REQUIREMENTS FOR THE B4 ZONE ARE AS FOLLOWS:

MINIMUM LOT SIZE.....	10,000 SF.	ACCESSORY STRUCTURE	20 FEET
MINIMUM STREET FRONTAGE.....	60 FEET	FRONT YARD.....	20 FEET
MINIMUM YARD DIMENSIONS.....	10 FEET	REAR YARD.....	10 FEET
FRONT YARD.....	20 FEET	SIDE YARD (1-1/2 STORIES).....	7 FEET (LESS THAN 100 SF.)
REAR YARD.....	20 FEET	SIDE YARD (5 + STORIES).....	5 FEET (LESS THAN 100 SF.)
SIDE YARD (1-1/2 STORIES).....	10 FEET	MINIMUM LOT WIDTH.....	60 FEET
SIDE YARD (5 + STORIES).....	12 FEET	MAXIMUM HEIGHT.....	65 FEET
MINIMUM LOT WIDTH.....	60 FEET	MAXIMUM PERMITTED SURFACE RATIO.....	60%
MAXIMUM HEIGHT.....	65 FEET	MAXIMUM FLOOR AREA RATIO.....	65%



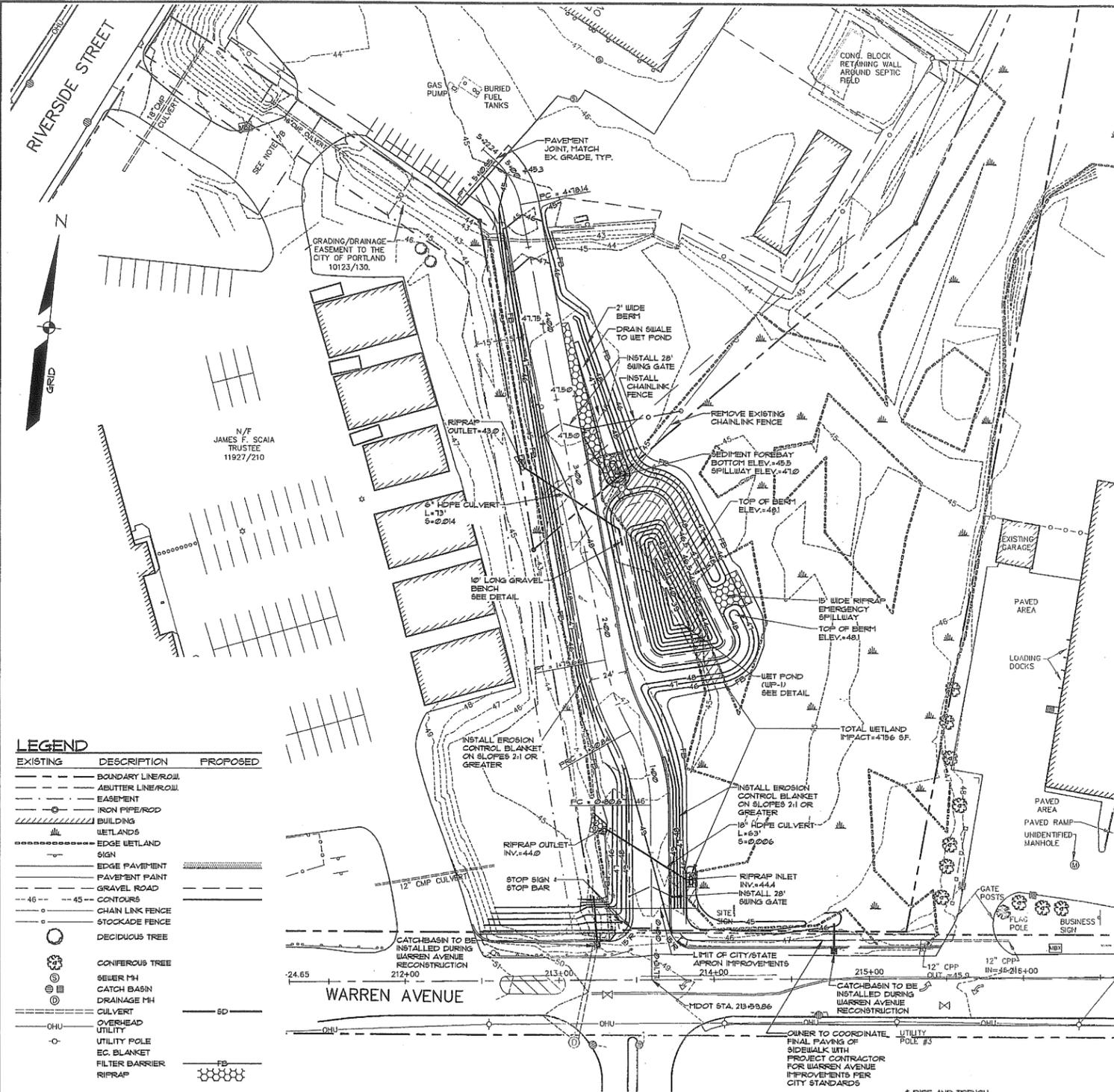
DATE: 7/29/11
 BY: JRS
 CHECKED: JRS
 DRAWN: JRS
 PROJECT NO.: 03375

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 WWW.SEAGOTECHNICS.COM

PRELIMINARY SITE PLAN
 OF:
 HANDYMAN RENTAL - WARREN AVENUE ACCESS
 367 RIVERSIDE STREET
 PORTLAND, MAINE
 FOR:
 WATSON REALTY, LLC.
 367 RIVERSIDE STREET
 PORTLAND MAINE, 04103

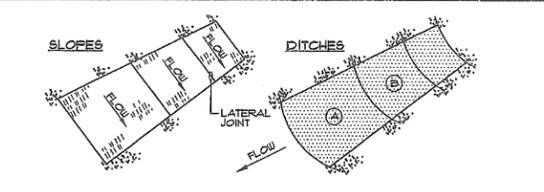
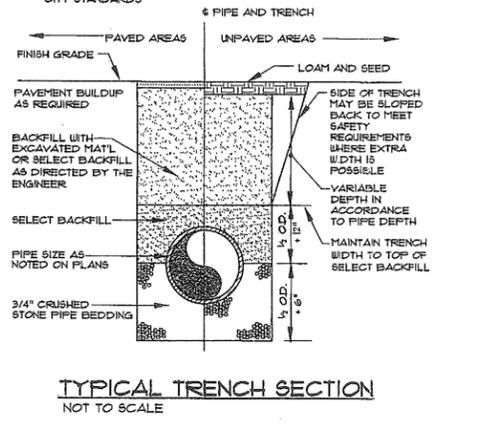
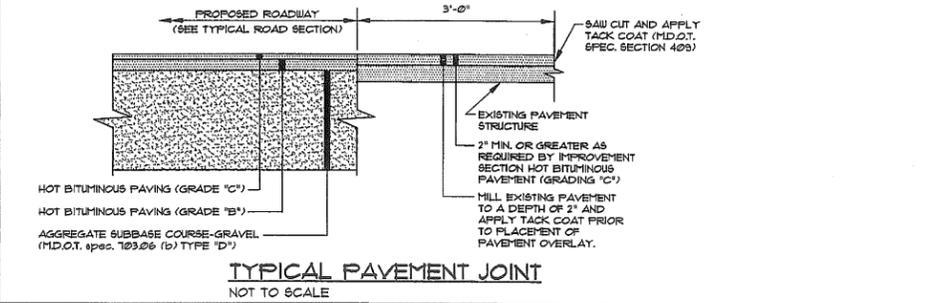
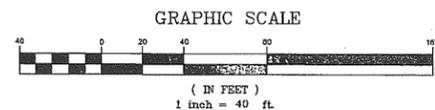
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 SCALE: 1" = 40'

SHEET 1 OF 1



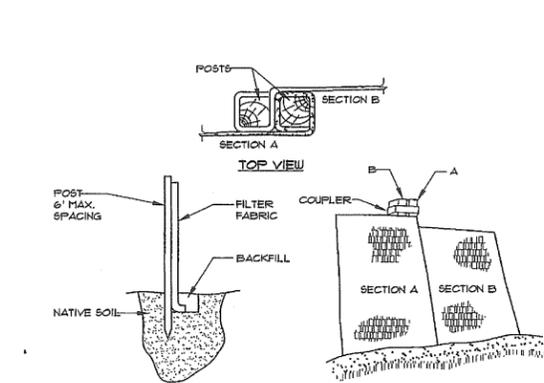
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ASBESTOS LINE/ROW	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND SIGN	---
---	EDGE PAVEMENT	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CONTOURS	---
---	CHAIN LINK FENCE	---
---	STOCKADE FENCE	---
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○
○	SEWER MH	○
○	CATCH BASIN	○
○	DRAINAGE MH	○
○	CULVERT	○
OHU	OVERHEAD UTILITY	OHU
○	UTILITY POLE	○
○	EC. BLANKET	○
○	FILTER BARRIER	○
○	RIPRAP	○



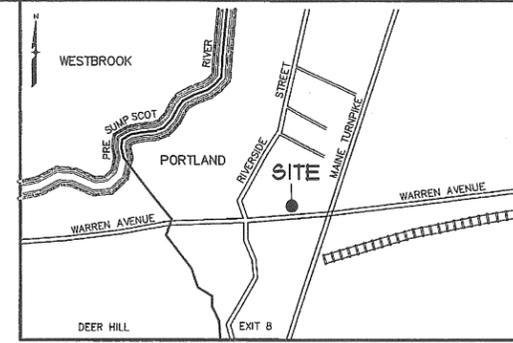
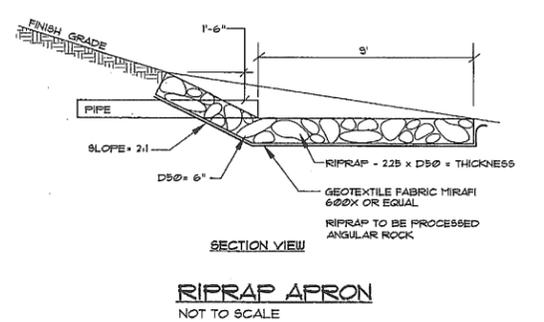
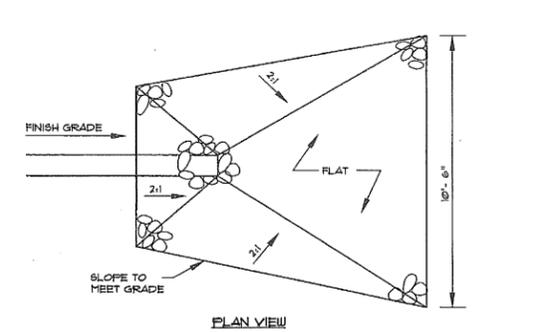
- NOTES:**
- BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
 - FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
 - LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
 - STAPLE OUTSIDE LATERAL EDGE 2" ON CENTER.
 - WIRE STAPLES TO BE MIN OF #11 WIRE 6" LONG AND 1-1/2" WIDE.
 - USE NORTH AMERICAN GREEN D6 150 OR APPROVED EQUAL.

EROSION CONTROL BLANKET
NOT TO SCALE



- INSTALLATION:**
- EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
 - UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
 - DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
 - LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
 - JOIN SECTION AS SHOWN ABOVE.
 - BARRIER SHALL BE HIRARI SILT FENCE OR EQUAL.

FILTER BARRIER
NOT TO SCALE

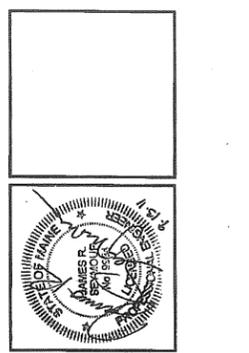
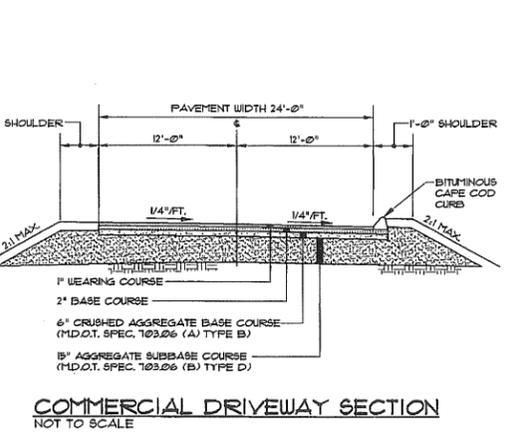


LOCATION MAP
GENERAL NOTES:

- RECORD OWNERS OF THE PROPERTY ARE BRADFORD H. WATSON, LYNN M. COUSINS AND KIMBERLY W. CARTER BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10491, PAGE 11.
- LOT AREA = 240,461 SF.
- THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND ASSESSOR'S MAP NO. 311 SHOWN AS LOT 4 AND A PORTION OF LOT 6.
- PLAN REFERENCES:
 - EXISTING CONDITIONS PLAN OF HARVEY INDUSTRIES, INC.' 401 RIVERSIDE STREET, PORTLAND, ME. FOR HARVEY INDUSTRIES, INC. 1402 MAIN STREET, WALTHAM, MA. 02451 BY SEBAGO TECHNIC, ONE CHABOT STREET, WESTBROOK, MAINE 04098-1939, DATED 1/22/01.
 - "SITE PLAN (STANDARD BOUNDARY SURVEY) OF PORTLAND YAMAHA-KAWASAKI BY H. I. AND E.C. JORDAN - SURVEYORS - A DIVISION OF E.C. JORDAN CO. 562 CONGRESS STREET, PORTLAND, MAINE, DATED APRIL 29, 1994.
 - STATE OF MAINE, DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, STATE AID HIGHWAY 19, PORTLAND, CUMBERLAND COUNTY, DATED DECEMBER 1998, DOT FILE NO. 3-444, SHEETS 1 AND 2 OF 11, (NO TAKING RECORDED).
 - PLAT PLAN FOR TURNER BARKER ASSOCIATES, PORTLAND, MAINE, BY C. R. STORER, INC. ENGINEERING - CONTRACTING YARMOUTH, MAINE, DATED 4/11/93, CORD PLAN BK 96 PG 22.
 - BOUNDARY 4 WETLANDS SURVEY OF D 4 E REALTY COMPANY (RIVERSIDE STREET & WARREN AVENUE PARCEL), PORTLAND, MAINE BY SEBAGO TECHNIC, ONE CHABOT STREET, WESTBROOK, MAINE 04098-1939, FOR THE BENCHMARK GROUP, 4093 MAPLE ROAD, AMHERST, NEW YORK, DATED 9/02/1999.
- BOUNDARY INFORMATION SHOWN IS REFERENCED TO MAGNETIC NORTH 1998.
- TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY ON THE GROUND SURVEY PERFORMED BY SEBAGO TECHNIC, INC. ON NOVEMBER 19, 2003. VERTICAL DATUM IS NAVD 1989.
- THE WITHIN PREMISES IS SUBJECT TO AND TOGETHER WITH THE FOLLOWING:
 - CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, THE RIGHT AND EASEMENT TO CONSTRUCT, ERECT, REBUILD, OPERATE, MAINTAIN AND REMOVE ELECTRIC DISTRIBUTION AND COMMUNICATION LINES FOR THE TRANSMISSION OF ELECTRICITY AND INTELLIGENCE, TOGETHER WITH THE NECESSARY POLES, WIRES, CABLES, CROSS-ARMS, BRACES, ANCHORS, GUYS AND OTHER ELECTRICAL EQUIPMENT AND APPURTENANCES CONNECTED THEREWITH, OVER, ALONG AND ACROSS PREMISES OWNED BY THE GRANTEE ALONG A ROUTE IN A SOUTHEASTERLY DIRECTION FROM POLE #96 RIVERSIDE STREET TO POLE #96, SAID EASEMENT RECORDED APRIL 5, 1916 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3924, PAGE 58.
 - A 38 FOOT RIGHT OF WAY EASEMENT AS SHOWN ON PLAN DESCRIBED IN REFERENCE 4D AND IN DEED OF LAND NOW OR FORMERLY OF BRADFORD H. WATSON, LYNN M. COUSINS AND KIMBERLY W. CARTER, RECORDED DECEMBER 31, 1992 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10491, PAGE 11.
 - A STORM WATER EASEMENT AS DESCRIBED IN A DEED TO THE CITY OF PORTLAND, RECORDED JUNE 16, 1992, IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10213, PAGE 171.
- THE PROPERTY IS LOCATED IN THE B4 ZONE. SPACE AND BULK REQUIREMENTS FOR THE B4 ZONE ARE AS FOLLOWS:

MINIMUM LOT SIZE.....	10,000 SF.	ACCESSORY STRUCTURE	
MINIMUM STREET FRONTAGE.....	60 FEET	MINIMUM STREET FRONTAGE.....	20 FEET
MINIMUM YARD DIMENSIONS.....	20 FEET	REAR YARD.....	20 FEET
FRONT YARD.....	20 FEET	SIDE YARD (1-2 STORIES).....	10 FEET
REAR YARD.....	20 FEET	SIDE YARD (3+ STORIES).....	12 FEET
SIDE YARD (1-2 STORIES).....	10 FEET	MINIMUM LOT WIDTH.....	60 FEET
SIDE YARD (3+ STORIES).....	12 FEET	MAXIMUM HEIGHT.....	65 FEET
MAXIMUM HEIGHT.....	65 FEET	MAXIMUM INFERRED SURFACE RATIO.....	80%
MAXIMUM INFERRED SURFACE RATIO.....	80%	MAXIMUM FLOOR AREA RATIO.....	65%
- SEE THE CITY OF PORTLAND ZONING ORDINANCE FOR FURTHER DETAIL.

REV.	DATE	BY	REASON
1	9/13/11	JRS	REVISED DRIVEWAY/WET POND DESIGN PER STAFF COMMENTS
2	7/29/11	JRS	SUBMITTED FOR LEVEL II SITE PLAN REVIEW
3			
4			
5			
6			
7			
8			
9			
10			



PRELIMINARY SITE PLAN

OF:

HANDYMAN RENTAL - WARREN AVENUE ACCESS

357 RIVERSIDE STREET
PORTLAND, MAINE

FOR:

WATSON REALTY, LLC.
357 RIVERSIDE STREET
PORTLAND MAINE, 04103

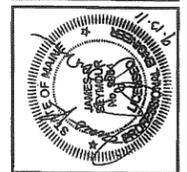
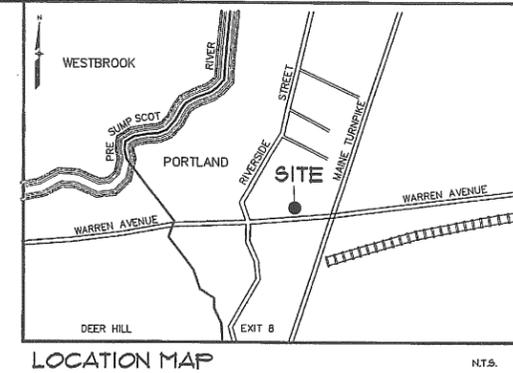
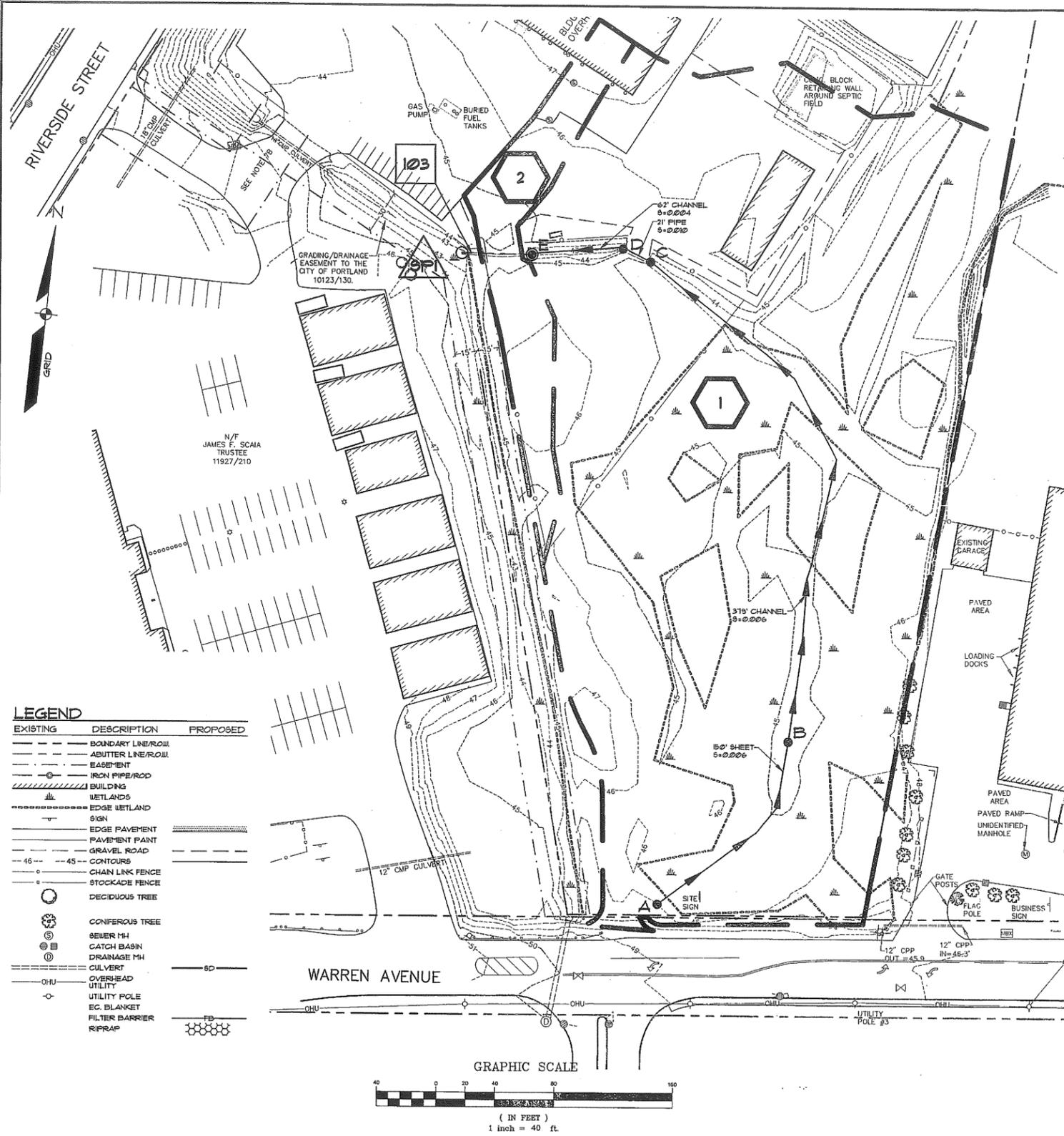
DATE: 10/04/10

SCALE: 1" = 40'

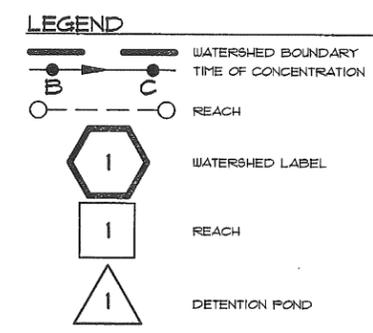
SHEET 1 OF 3

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PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN
03375 JRS JRS



REVISED DRIVEWAY / WET POND DESIGN PER STAFF COMMENTS	9/13/11	JRS	BY:	DATE:	STATUS:
SUBMITTED FOR LEVEL II SITE PLAN REVIEW	7/28/11	JRS	BY:	DATE:	STATUS:
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PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
03375	JRH	JRH	JRS	JRH

PRE-DEVELOPMENT WATERSHED MAP
 OF:
HANDYMAN RENTAL - WARREN AVENUE ACCESS
 357 RIVERSIDE STREET
 PORTLAND, MAINE
 FOR:
WATSON REALTY, LLC.
 357 RIVERSIDE STREET
 PORTLAND MAINE, 04103

DATE	SCALE
10/04/10	1" = 40'

