

09-98900001

345-B-9

Plymouth St. -119

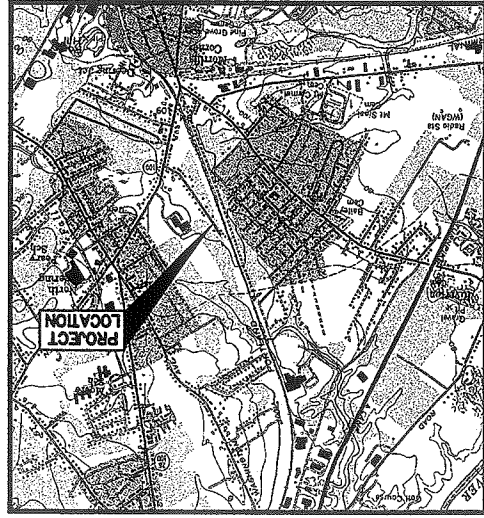
5-lot Subdivision

Diversified Prop.

add to Spreadsheet

PLYMOUTH STREET PORTLAND, MAINE PREPARED BY:

GP
Gorriil-Palmer Consulting Engineers, Inc.
P.O. Box 1237
15 Shaker Road
Gorham, ME 04039
E-Mail: malbox@gorriilpalmer.com
FAX: 207-657-6912
207-657-6910



LOCATION MAP
N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
□	MONUMENT	■
○	IRON PIPE	○
.....	WETLAND LIMIT
---	EXISTING CONTOUR	---
---	PROPOSED CONTOUR	---
.....	EDGE OF PAVEMENT
▨	CULVERT	▨
▨	BUILDINGS	▨
▨	RIPRAP	▨
○	UTILITY POLE	○
---	RIGHT OF WAY	---
---	SILT FENCE	---
---	CENTER LINE	---
---	SPOT GRADE	---
---	PROPERTY LINE	---
▨	TREELINE	▨
N/F	NOW OR FORMERLY	N/F
□	CATCH BASIN	□
○	SEWER MANHOLE	○
○	DRAIN MANHOLE	○
⊗	WATER VALVE	⊗
⊙	CAPPED IRON ROD SET PLS #1273	⊙
Lot #	SUBDIVISION LOT NUMBER	Lot #
▨	DRAINAGE EASEMENT	▨
▨	ANTICIPATED PERMITTED WETLAND FILLS	▨

GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES FOR THE DEVELOPER IN 2008. ON-SITE WETLANDS ARE NOT PRESENT.
2. SUBDIVISION PLAN WAS PREPARED BY TITCOMB ASSOCIATES FOR THE DEVELOPER IN 2008.
3. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL NECESSARY BRACKETS, LIGHTS, WARNING SIGNS AND OTHER DEVICES TO SAFEGUARD TRAFFIC PROPERLY WHILE WORK IS IN PROGRESS.
4. ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE 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.
5. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
6. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED PERFORMING WORK.
7. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

PERMITTING NOTES

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF A SUBDIVISION APPROVAL FROM THE CITY OF PORTLAND WHICH WILL BE MADE A PART OF THE CONTRACT BID DOCUMENTS. THE CONSTRUCTION WILL BE GOVERNED BY THE CITY OF PORTLAND ZONING AND SUBDIVISION ORDINANCES WHICH ARE AVAILABLE FOR VIEWING AT THE OFFICE OF THE ENGINEER OR THE MUNICIPAL OFFICE.
2. THE CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED PERMITS PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.

LAYOUT NOTES

1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB.
2. OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.
3. PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE-HALF OF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
4. PROPERTY LINE AND R.O.W. MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE, BY A MAINE REGISTERED LAND SURVEYOR.
5. PROPOSED RIGHT OF WAY MONUMENTS AND PROPERTY LINE PINS SHALL BE INSTALLED UNDER THE DIRECTION OF A MAINE REGISTERED LAND SURVEYOR.

UTILITY NOTES

1. TEST PITS AT ALL UTILTY CROSSINGS SHALL BE COMPLETED TWO WEEKS IN ADVANCE OF THE START OF CONSTRUCTION OR ORDERING OF MATERIALS. TEST PIT INFORMATION SHALL BE PROMPTLY PROVIDED TO ENGINEER FOR REVIEW.
2. ALL UTILITY MATERIAL AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS, DISINFECTION OF WATER LINES SHALL CONFORM TO WMA STANDARDS C81, LATEST REVISION.
3. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
4. ELECTRIC SERVICE SHALL BE COORDINATED WITH CENTRAL MAINE POWER.

GRADING AND DRAINAGE NOTES

1. TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED ON SITE AT A LOCATION TO BE DESIGNATED BY THE OWNER. UNSUITABLE SOIL SHALL BE SEPARATED, REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION OFF SITE.
2. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFICIENT INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED PERFORMING WORK.
3. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

EROSION CONTROL NOTES

1. LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE SITE.
2. PRIOR TO BEGINNING ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE PERMITTED SILT FENCES.
3. ALL GROUND AREAS DISTURBED FOR CONSTRUCTION WILL BE GRADED, LOADED AND SEEDED AS SOON AS POSSIBLE. PERMANENT SEED MIXTURE SHALL CONFORM TO THE SEEDING PLAN CONTAINED ON SHEET C402 OF THE PLAN SET.
4. SILT FENCES SHALL BE INSPECTED, REPAIRED AND CLEANED AS NOTED IN THE EROSION CONTROL REPORT.
5. THE CONTRACTOR SHALL REPAIR AND ADD STONE TO THE LOT CONSTRUCTION ENTRANCE AS IT BECOMES SATURATED WITH MUD TO ENSURE THAT IT WORKS AS PLANNED DURING CONSTRUCTION.
6. LOT EROSION CONTROL NOTE IS CONTAINED ON THE DRAWINGS OF THIS PLAN SET.
7. THE CONTRACTOR IS CAUTIONED THAT FAILURE TO COMPLY WITH THE SEQUENCE OF CONSTRUCTION, EROSION/SEDIMENT CONTROL PLAN, AND OTHER PERMIT REQUIREMENTS BASED UPON ANY THIRD PARTY REVIEW (e.g. MDEP) MAY RESULT IN MONETARY PENALTIES. THE CONTRACTOR SHALL BE ASSESSED ALL SUCH PENALTIES AT NO COST TO THE OWNER OR PERMITTEE.
8. ALL NON-PAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE LOADED AND SEEDED, UNLESS OTHERWISE DIRECTED BY THE OWNER.
9. ALL DISTURBED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF TOPSOIL PRIOR TO PERMANENT SEEDING.

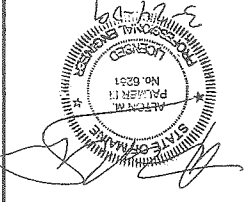
CALL BEFORE YOU DIG
1-888-344-7233

UTILITIES

WATER:	SEWER:	PORTLAND PUBLIC WORKS DEPT.
C001	C101	162 CANCO ROAD PORTLAND, MAINE 04103 (207) 761-8300
COVER SHEET, GENERAL NOTES, & LEGEND	LOT LAYOUT AND UTILITY PLAN	55 PORTLAND STREET PORTLAND, MAINE 04101 (207) 874-8671
	DETAILS 1	PORTLAND PUBLIC WORKS DEPT. 162 CANCO ROAD PORTLAND, MAINE 04103 (207) 828-2689
	DETAILS 2	

INDEX

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



Drawing Name: Cover Sheet, General Notes & Legend
Project: Plymouth Street
Client: Diversified Properties
P.O. Box 10127, Portland, Maine 04104

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Design: JVA
Draft: CAG
Scale: NTS
Job No.: 2148
Checked: DER
File Name: 2148-cover.dwg
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Issued For	Date	By
SUBDIVISION REVIEW	3/25/09	DER

Rev.	Date	Revision
-	-	-

Drawing No. C001

Rev.	Date	Revision
-	-	-
-	-	-
-	-	-
-	-	-

Design	Date	By
JWA	10/08	DER
Scale	MIS	
Job No.	2148	
Drawn		
Checked		
Permitted		
Approved		

Design: JWA Date: 10/08
 Scale: MIS Job No.: 2148
 Checked: DER
 Permitted: [Blank]
 Approved: [Blank]

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Drawing Name: **Erosion Control Details**
 Project: **Plymouth Street**
 Client: **Diversified Properties**
 P.O. Box 10127, Portland, Maine 04104

Drawing No. **C402**

EROSION CONTROL MEASURES AND SITE STABILIZATION

THE PRIMARY BASIS OF THE EROSION/SEDIMENTATION CONTROL PLAN IS AS FOLLOWS:

- DEPENDENT OF A CAREFUL CONSTRUCTION SEQUENCE
- RAPID REVEGETATION OF DISTURBED AREAS TO MINIMIZE THE PERIOD OF SOIL EXPOSURE
- HARD STABILIZATION OF DRAINAGE PATHS TO AVOID RILL AND GULLY EROSION
- THE USE OF ON-SITE MEASURES TO CAPTURE SEDIMENT (HAY BALES/SILT FENCE, ETC.)

AS PART OF THE SITE DEVELOPMENT, THESE DEVICES SHALL BE INSTALLED PER THE FOLLOWING TEMPORARY AND PERMANENT EROSION CONTROL DEVICES WILL BE IMPLEMENTED AS DESCRIBED WITHIN THIS REPORT. FOR FURTHER REFERENCE, SEE THE MAJOR EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION, BEST MANAGEMENT PRACTICES.

A. TEMPORARY EROSION CONTROL MEASURES

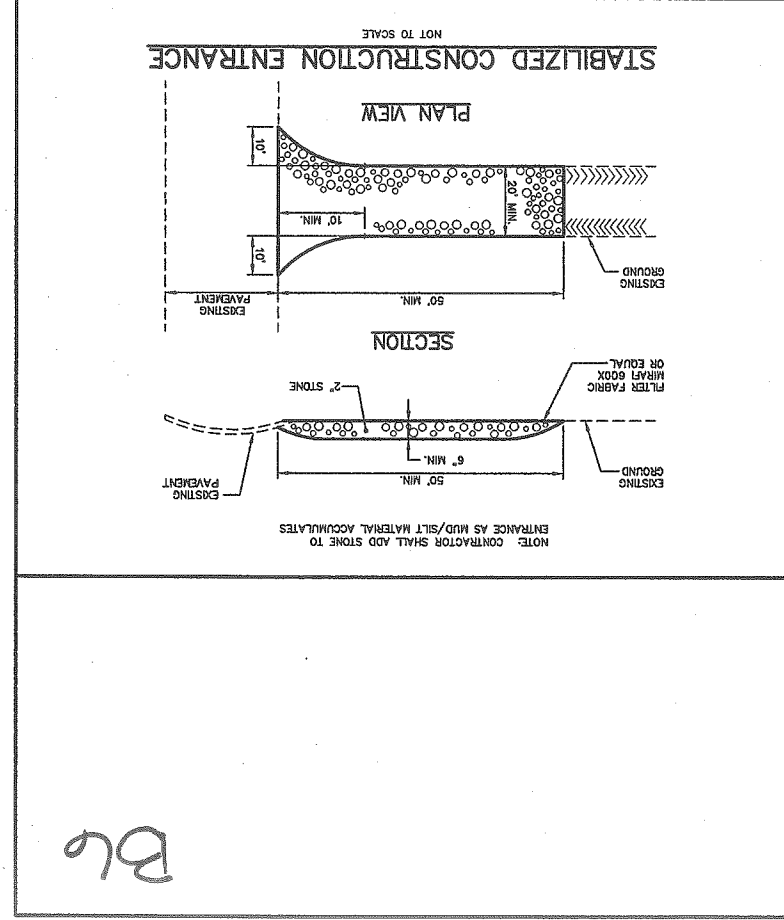
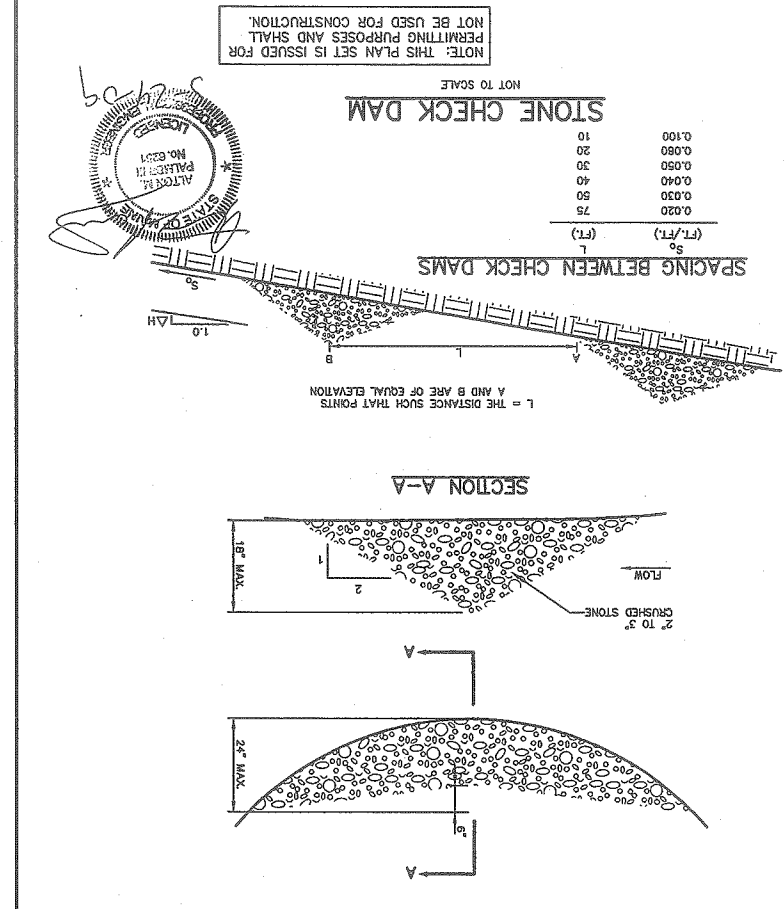
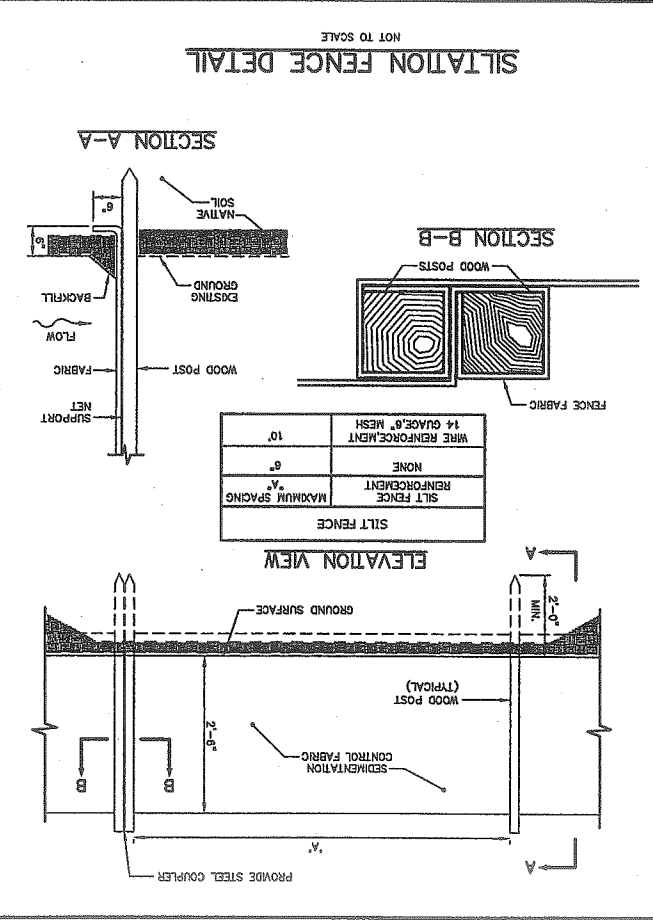
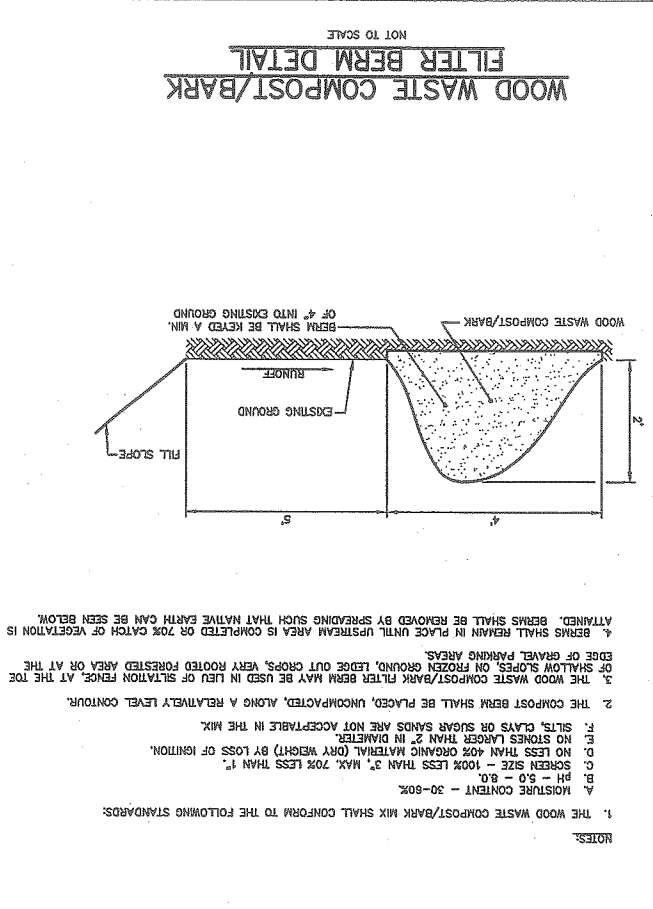
THE FOLLOWING MEASURES ARE PLANNED AS TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION:

1. SILTATION FENCE BE INSTALLED DOWNSTREAM OF ANY DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE INSTALLED MEASURES SHALL BE INSTALLED PER THE DETAILS PROVIDED IN THIS PACKAGE AND INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY.
2. STAPLE OR HAY MULCH INCLUDING HYDROSEEDING IS ESTABLISHED. MULCH PLACED BETWEEN APRIL 15TH AND OCTOBER 15TH ON SLOPES OF LESS THAN 15 PERCENT SHALL BE ANCHORED BY APPLYING WATER. MULCH PLACED ON SLOPES OF 15 PERCENT OR GREATER SHALL BE COVERED BY A FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH PARAGRAPH 5 OF TEMPORARY EROSION CONTROL MEASURES.
3. TEMPORARY STOCKPILES OF STUMPS, GRUBBERS, OR COMMON EXCAVATION WILL BE PROTECTED AS FOLLOWS:
 - (A) DISTURBED AREAS SHALL NOT BE LOCATED WITHIN 50 FEET OF ANY WETLANDS, WHICH WILL NOT BE PROCESSED BY METHODS CONTAINING AN EMULSIFIED MULCH INGREDIENT OR BY COVERING THE STOCKPILE WITH MULCH.
 - (B) STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS BY EITHER TEMPORARY SEEDING THE STOCKPILE BY A MULCH.
 - (C) ALL DISTURBED AREAS THAT ARE WITHIN 50 FEET OF AN UNDISTURBED WETLAND, WHICH HAVE BEEN ROUGH GRADED, AND ARE NOT LOCATED WITHIN A ROADWAY SUBGRADE AREA, SHALL RECEIVE MULCH OR EROSION CONTROL MEASURES WITHIN 7 DAYS OF FINISHING. MULCH SHALL BE APPLIED TO ALL EXPOSED AREAS OF THE 7-DAY WINDOW. IN OTHER AREAS, THE TIME PERIOD MAY BE EXTENDED TO 14 DAYS.
 - (D) WORK, WHICH IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15 OF ANY CALENDAR YEAR, ALL DISTURBED AREAS WILL BE COVERED WITH FABRIC NETTING. THE TIME PERIOD FOR APPLYING MULCH AS NOTED IN PARAGRAPH 3 ABOVE, SHALL BE LIMITED TO 7 DAYS FOR ALL AREAS.
 - (E) PLANTING STREET SHALL BE SWEEP TO CONTROL MUD AND DUST AS NECESSARY.
 - (F) FERTILIZE WITH 20000 POUNDS OF 00000 N-P-K/A/C, OR 12.5 POUNDS OF 10-10-10 N-P-K/A/M SO. FT.
 - (G) APPLY MULCH AS FOLLOWS: # / ACRES, OR 12.5 # / M SO. FT.
 - (H) FERTILIZE WITH 20000 POUNDS OF 00000 N-P-K/A/C, OR 12.5 POUNDS OF 10-10-10 N-P-K/A/M SO. FT.
 - (I) METHOD OF APPLYING MULCH AND FERTILIZER: SPREAD AND WORK INTO THE SOIL BEFORE SEEDING.
 - (J) SEED WITH THE FOLLOWING MIXTURE:
 - 45% KENTUCKY BLUEGRASS
 - 45% CREeping RED FESCUE
 - 10% PERENNIAL RYEGRASS
 - (K) MULCHING INSTRUCTIONS: APPLY AT THE RATE OF 20000 PER ACRE, OR 25 POUNDS PER M. SO. FT.
 - (L) WOOD WASTE COMPOST/BARK BERM SHALL BE USED IN LIEU OF SILTATION FENCE, BUT NOT IN UPRYLAND AREAS. BERMS SHALL BE REMOVED AND SPREAD INTO A LAYER NOT TO EXCEED 3" THICK ONCE UPRYLAND AREAS ARE COMPLETED AND A 75% CATCH OF VEGETATION IS ATTAINED.
 - (M) WATER AND/OR CALCIUM CHLORIDE SHALL BE FURNISHED AND APPLIED IN ACCORDANCE WITH MOOT SPECIFICATIONS - SECTION 637 - DUST CONTROL.
 - (N) LOAM AND SEED IS INTENDED TO SERVE AS THE PRIMARY PERMANENT REVEGETATIVE MEASURE FOR ALL DISTURBED AREAS NOT PROVIDED WITH OTHER EROSION CONTROL MEASURES, SUCH AS RIPRAP, APPLICATION OF MULCH OR FERTILIZER. SEEDING SHALL NOT OCCUR OVER SNOW.
 - (O) PERMANENT EROSION CONTROL MEASURES HAVE BEEN DESIGNED AS PART OF THE EROSION/SEDIMENTATION CONTROL PLAN:
 - 1. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (GRAVING, RIPRAP, REPAIR, ETC.) WILL BE FURNISHED WITH FERTILIZER, MULCH, AND SEED. FABRIC NETTING, ANCHORED WITH STAPLES, SHALL BE PLACED OVER THE MULCH IN AREAS AS NOTED IN PARAGRAPH 5 OF TEMPORARY EROSION CONTROL MEASURES. ALL AREAS WITHIN 50 FEET OF AN UNDISTURBED WETLAND SHALL BE STOCKPILED AND TO BE REVEGETATED DURING CONSTRUCTION WHEN IT IS OF SUFFICIENT QUALITY.
 - 2. THE COMPOST BERM SHALL BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR.
 - 3. THE WOOD WASTE COMPOST/BARK FILTER BERM MAY BE USED IN LIEU OF SILTATION FENCE, AT THE EDGE OF SHALLOW SLOPES ON FROZEN GROUND, LEDE OUT CROPS, VERY ROOTED FORESTED AREA OR AT THE ATTEMPTED. BERMS SHALL BE REMOVED BY SPREADING SUCH THAT NATIVE EARTH CAN BE SEEN BELOW.
 - 4. BERMS SHALL REMAIN IN PLACE UNTIL UPSTREAM AREA IS COMPLETED OR 70% CATCH OF VEGETATION IS ATTAINED. BERMS SHALL BE REMOVED BY SPREADING SUCH THAT NATIVE EARTH CAN BE SEEN BELOW.

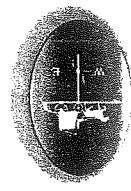
THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE REQUIRED FOR LOT CONSTRUCTION TO INSURE THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE OPTIMIZED:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES AT THE LOT DRIVEWAY.
2. CLEAR AREA NECESSARY FOR HOUSE CONSTRUCTION.
3. INSTALL PERMANENT SILTATION FENCE AND/OR WOOD WASTE BERMS PRIOR TO GRUBBING RESPECTIVE AREAS.
4. DURING GRUBBING OPERATIONS, INSTALL STONE CHECK DAMS AT ANY EXPOSED CONCENTRATED FLOW DISCHARGE POINTS.
5. COMMENCE EARTHWORK FOR FOUNDATION AREA.
6. COMMENCE INSTALLATION OF UNDERGROUND UTILITIES.
7. COMPLETE REMAINING EARTHWORK OPERATIONS.
8. INSTALL GRAVELS FOR DRIVEWAY.
9. INSTALL PAVEMENT FOR DRIVEWAY.
10. LOAM, LIME, FERTILIZER, SEED AND MULCH DISTURBED AREAS.
11. ONCE THE SITE IS STABILIZED AND A 50% CATCH OF VEGETATION HAS BEEN OBTAINED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
12. TOUCH UP LOAM AND SEED.
13. ALL DISTURBED AREAS NOT SUBJECT TO FINAL PAVING OR GRAVEL PAVING SHALL BE REVEGETATED.

NOTE: ALL DISTURBED AREAS NOT SUBJECT TO FINAL PAVING OR GRAVEL PAVING SHALL BE REVEGETATED.



B6



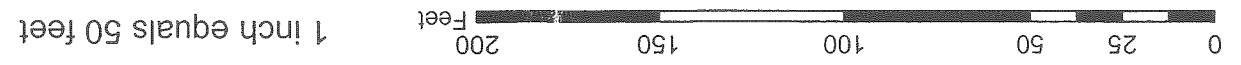
PORTLAND WATER DISTRICT
225 Douglass Street
Portland, ME 04104

Legend

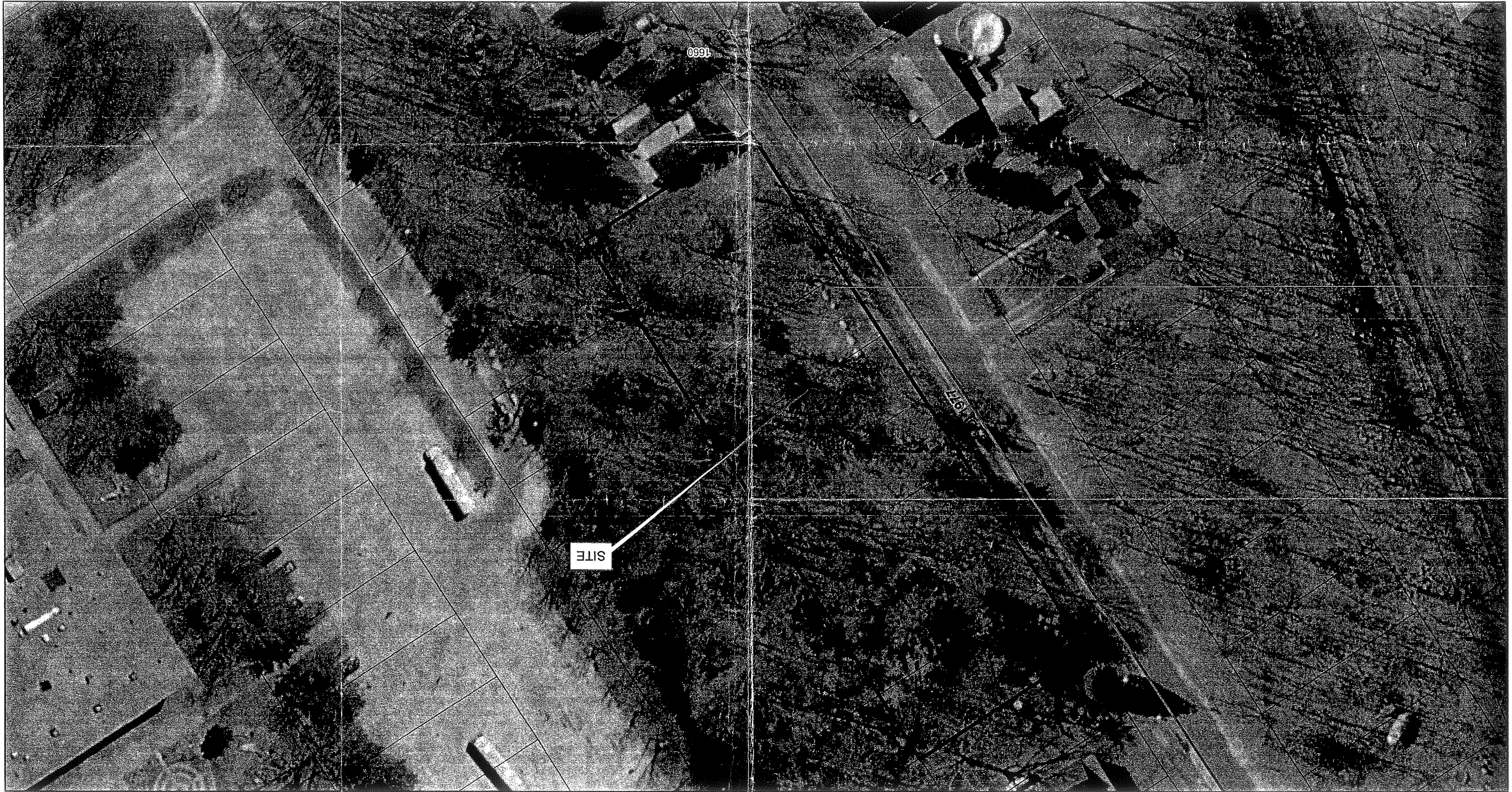
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○	By Pass	●	Hydrant Control
○	Distribution	○	Service
■	End of Main	●	Transmission
●	Reducer	▲	Material Change
●	Hydrants	●	Date Change
●	Tee	●	Al Valve
●	Stee-		

119-145 Plymouth Street
Portland

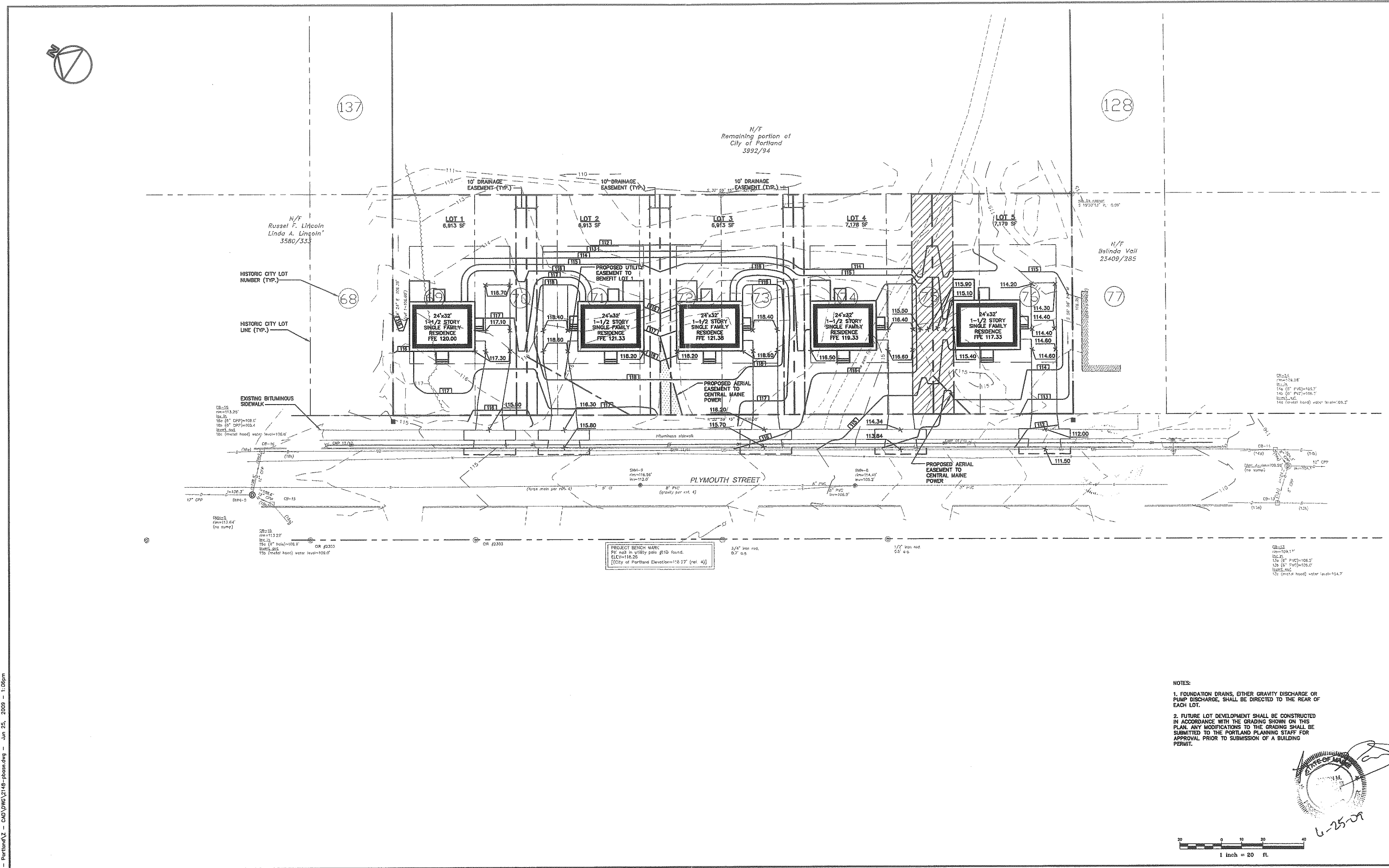
Scale: As Noted
 Drawn By: J. Paschal
 Prepared For: Diversified Properties, Inc.
 Date: October 7, 2008



Disclaimer: This map is suitable for preliminary study and analysis pending review of additional information. The data shown are only as accurate as the original data sources from which they were developed.



A-1.21



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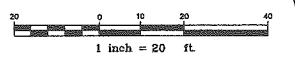
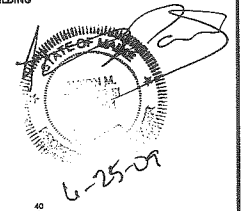
128

68

77

PROJECT BENCH MARK:
P.C. not in utility pole #10 found.
ELEV=116.26
[City of Portland Elev=116.27' (rel. 4)]

- NOTES:
- FOUNDATION DRAINS, EITHER GRAVITY DISCHARGE OR PUMP DISCHARGE, SHALL BE DIRECTED TO THE REAR OF EACH LOT.
 - FUTURE LOT DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GRADING SHOWN ON THIS PLAN. ANY MODIFICATIONS TO THE GRADING SHALL BE SUBMITTED TO THE PORTLAND PLANNING STAFF FOR APPROVAL PRIOR TO SUBMISSION OF A BUILDING PERMIT.



U:\2148 - Plymouth Street - Portland\2148-plans.dwg - Jun 25, 2009 - 1:06pm

Rev.	Date	Revision
3	6/24/09	FLIPPED LOT 5 HOUSE LOCATION
2	6/15/09	MODIFIED EASEMENT FOR LOT 1
1	5/20/09	RESPONSE TO CITY COMMENTS

Issued For	Date	By
SUBDIVISION REVIEW	3/25/09	DER

Design: JWA Draft: CAG Date: 12/08
 Checked: DER Scale: 1"=20' Job No.: 2148
 File Name: 2148-plans.dwg
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 15 Shaker Road FAX: 207-657-6912
 Gray, ME 04039 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Lot Grading Plan
Project:	Plymouth Street Portland, Maine
Client:	Diversified Properties P.O. Box 10127, Portland, Maine 04104

Drawing No.
C102

Rev.	Date	Revision
1	5/20/09	RESPONSE TO CITY COMMENTS
2	6/15/09	ADDED POLE AT LOT 1 REVISED NOTE 4
3	6/24/09	FLIPPED LOT 5 HOUSE LOCATION

Issued For	By	Date
SUBMISSION REVIEW	DER	3/25/09

Design	Date	Checked	Date
JMA	12/08	DER	12/08
DER	12/08	DER	12/08

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 207-657-6910

Drawing Name: **Lot Layout and Utility Plan**
 Project: **Plymouth Street**
 Client: **Diversified Properties**
 P.O. Box 10127, Portland, Maine 04104

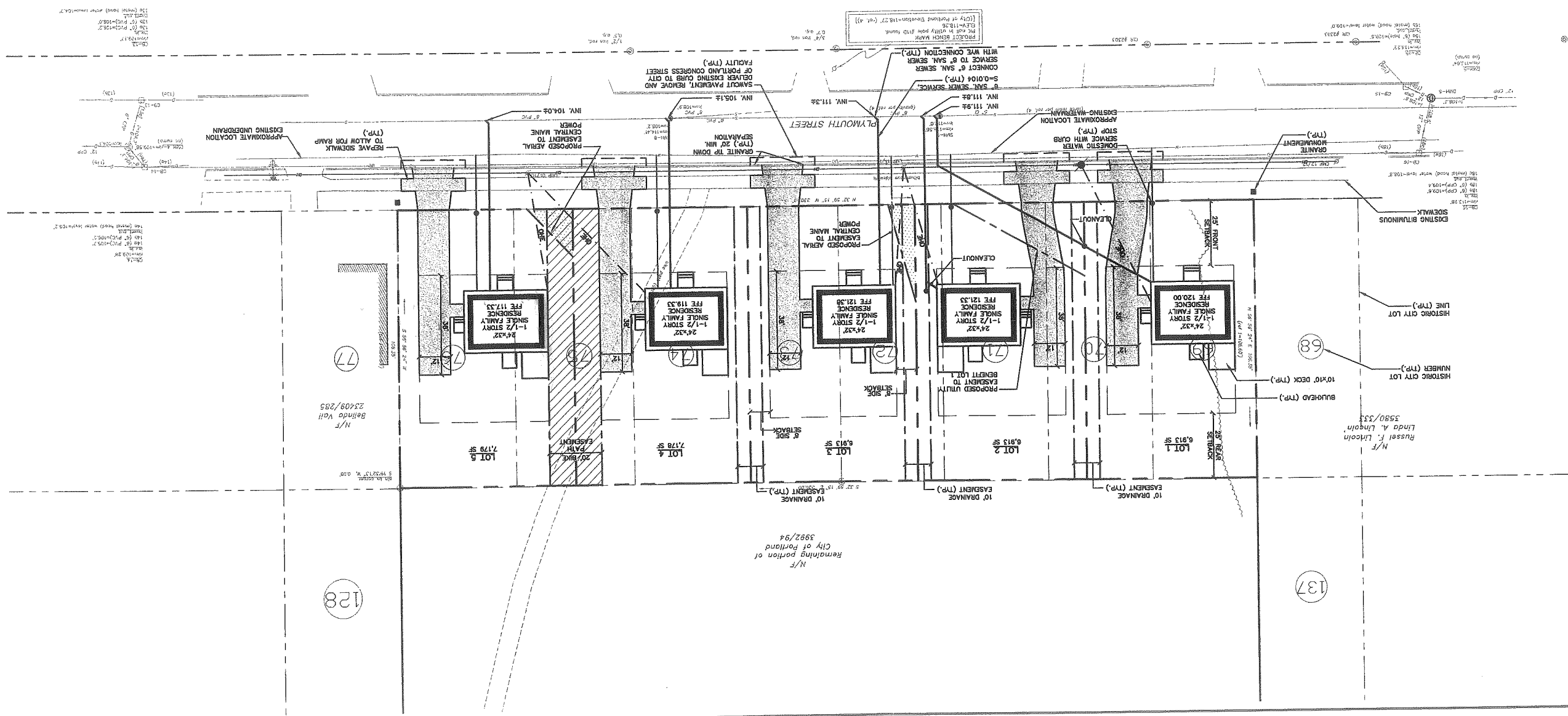
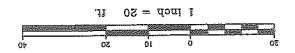
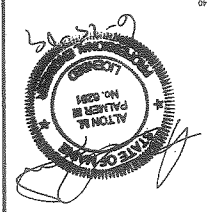
Drawing No. **C101**

* 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.
 LOT SETBACKS DEPICT THE MAXIMUM BUILDING ENVELOPE, ASSUMING A SINGLE STORY BUILDING. FINAL SETBACK REQUIREMENTS WILL DEPEND ON FINAL BUILDING PERMIT SUBMITTAL BY LOT DEVELOPER.

SPACE AND BULK REQUIREMENTS - R-3 ZONE

MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD:	25 FT.
REAR YARD:	25 FT.
SIDE YARD:	8 FT.
1 STORY:	8 FT.
1 1/2 STORY:	8 FT.
2 STORY:	14 FT.
2 1/2 STORY:	14 FT.
MINIMUM LOT WIDTH:	65 FT.
OTHER USES:	

- NOTES:**
- EACH LOT SHALL BE PROVIDED WITH AT LEAST TWO (2) TREES MEETING THE CITY'S ARBORESCULE SPECIFICATIONS AND WHICH ARE CLEARLY VISIBLE FROM THE STREET LINE AND ARE LOCATED SO AS TO USUALLY WIDEN THE NARROW DIMENSION OR PROPORTION OF THE UNIT.
 - ELECTRICAL SERVICE SHALL BE COORDINATED WITH CENTRAL MAIN POWER.
 - SEWER AND WATER SERVICES SHALL BE INSTALLED BY THE DEVELOPER'S INTO THE PROPERTY. CONNECTION TO THE HOUSE WILL BE THE RESPONSIBILITY OF THE LOT OWNER.
 - FUTURE LOT DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INFORMATION SHOWN ON THIS PLAN. ANY MODIFICATION SHALL BE SUBMITTED TO THE PORTLAND PLANNING STAFF FOR APPROVAL PRIOR TO SUBMISSION OF A BUILDING PERMIT.
 - CONSTRUCTION OF LOT 5 SHALL INCLUDE A UPRIGHT ARBORESCULE (5'-6" OR EQUIVALENT BETWEEN THE STRUCTURE AND PATH FOR SCREENING).



Rev.	Date	Revision
1	5/20/09	RESPONSE TO CITY COMMENTS
2	6/15/09	ADDED POLE AT LOT 1 REVISED NOTE 4
3	6/24/09	FLIPPED LOT 5 HOUSE LOCATION

Issued For	Date	By
SUBMISSION REVIEW	3/25/09	DER

Design: JMA
 Draft: CAD
 Date: 12/08
 Checked: DER
 Scale: 1"=20'
 Job No.: 2148
 This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc. (GPCE). Any alterations authorized or otherwise, shall be at the user's sole risk and without liability to GPCE.

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Drawing Name: **Lot Layout and Utility Plan**
 Project: **Plymouth Street**
 Location: **Portland, Maine**
 Client: **Diversified Properties**
 P.O. Box 10127, Portland, Maine 04104

Drawing No. **C101**

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
6002 & 2nd APPROVED
Date of Approval:

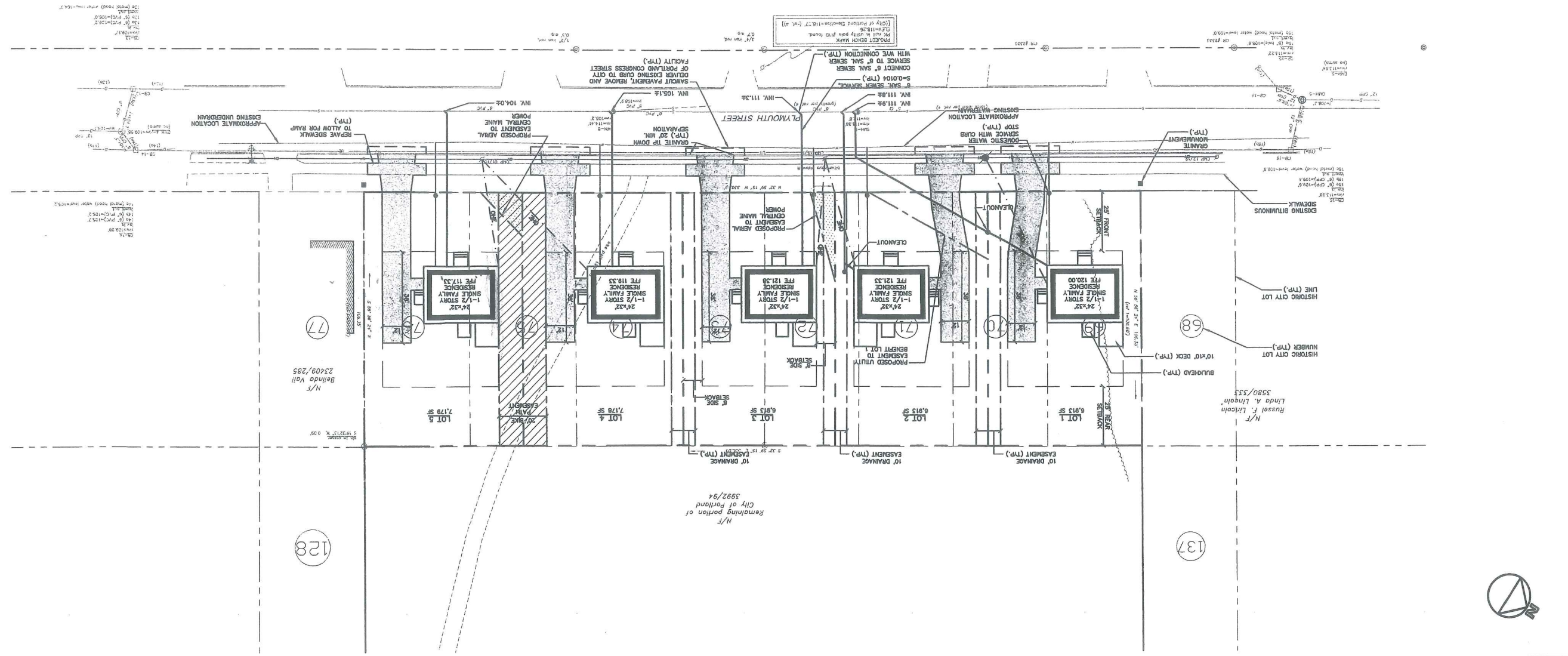
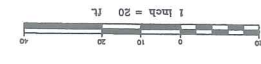
SPACE AND BULK REQUIREMENTS - R-3 ZONE

MINIMUM LOT SIZE: 6,500 SF.
 MINIMUM FRONTAGE: 50 FT.
 MINIMUM SETBACKS:
 FRONT YARD: 25 FT.
 SIDE YARD: 8 FT.
 REAR YARD: 1 STORY
 1 1/2 STORY: 8 FT.
 2 STORY: 14 FT.
 MINIMUM LOT WIDTH: 65 FT.
 MINIMUM OTHER USES:
 OTHER USES: 18 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.
 LOT SETBACKS DEPEND ON THE BUILDING HEIGHTS ASSUMING A SINGLE STORY BUILDING. FINAL SETBACK REQUIREMENTS WILL DEPEND ON FINAL BUILDING PERMIT SUBMITTAL BY LOT DEVELOPER.

NOTES:

- EACH LOT SHALL BE PROVIDED WITH AT LEAST TWO (2) TREES MEETING THE CITY'S ARBOREALITY SPECIFICATIONS AND WHICH ARE CLEARLY VISIBLE FROM THE STREET LINE AND ARE LOCATED AS TO VISUALLY WIDEN THE NARROW DIMENSION OR PROPORTION OF THE UNIT.
- ELECTRICAL SERVICE SHALL BE COORDINATED WITH CENTRAL MAIN POWER.
- SEWER AND WATER SERVICES SHALL BE INSTALLED BY THE DEVELOPER & INTO THE PROPERTY. CONNECTION TO THE HOUSE WILL BE THE RESPONSIBILITY OF THE LOT OWNER.
- FUTURE LOT DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INFORMATION SHOWN ON THIS PLAN. ANY MODIFICATION SHALL BE SUBMITTED TO THE PORTLAND PLANNING STAFF FOR APPROVAL PRIOR TO SUBMISSION OF A BUILDING PERMIT.
- EQUIPMENT BETWEEN THE STRUCTURE AND PAIR FOR SCREENING. CONSTRUCTION OF LOT 5 SHALL INCLUDE A UPRIGHT ARBOREAL (5'-8') OR EQUIPMENT BETWEEN THE STRUCTURE AND PAIR FOR SCREENING.



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