

CITY OF PORTLAND, ME
PLANNING BOARD

FOR ZONING

PREPARED FOR:

400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3330 TEL

1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090 N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586

verizon wireless

PORTLAND 3 ME 476 SUMMIT STREET PORTLAND, ME 04103



CONSULTANT TEAM

PROJECT ENGINEER
HUDSON DESIGN GROUP, LLC
1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
NORTH ANDOVER, MA 01845
TEL: 1-(978)-557-5553
FAX: 1-(978)-336-5586

SURVEYOR
NORTHEAST SURVEY CONSULTANTS
116 PLEASANT ST. SUITE 302
EASTHAMPTON, MA 01027
TEL: 1-(413)-203-5144

PROJECT SUMMARY

SITE NAME: PORTLAND 3 ME
SITE ADDRESS: 476 SUMMIT STREET
PORTLAND, ME 04103
APPLICANT: VERIZON WIRELESS
400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581

ZONING DISTRICT: R2
ZONING JURISDICTION: CITY OF PORTLAND, ME
LATITUDE: N43° 43' 01.74"
LONGITUDE: W70° 17' 44.60"
PARCEL ID: 384-A021 & 385-C002
PROPERTY OWNER: GRACE BAPTIST CHURCH
476 SUMMIT STREET
PORTLAND, ME 04103

SHEET INDEX

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
C-1	ABUTTERS PLAN
C-2	EXISTING CONDITIONS
C-3	SITE PLAN
A-1	COMPOUND PLAN
A-2	ELEVATION
A-3	EROSION CONTROL NOTES & DETAIL

CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	07/17/15	FOR ZONING	HH

SITE NAME:
PORTLAND 3 ME

SITE ADDRESS:
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SHEET TITLE
TITLE SHEET

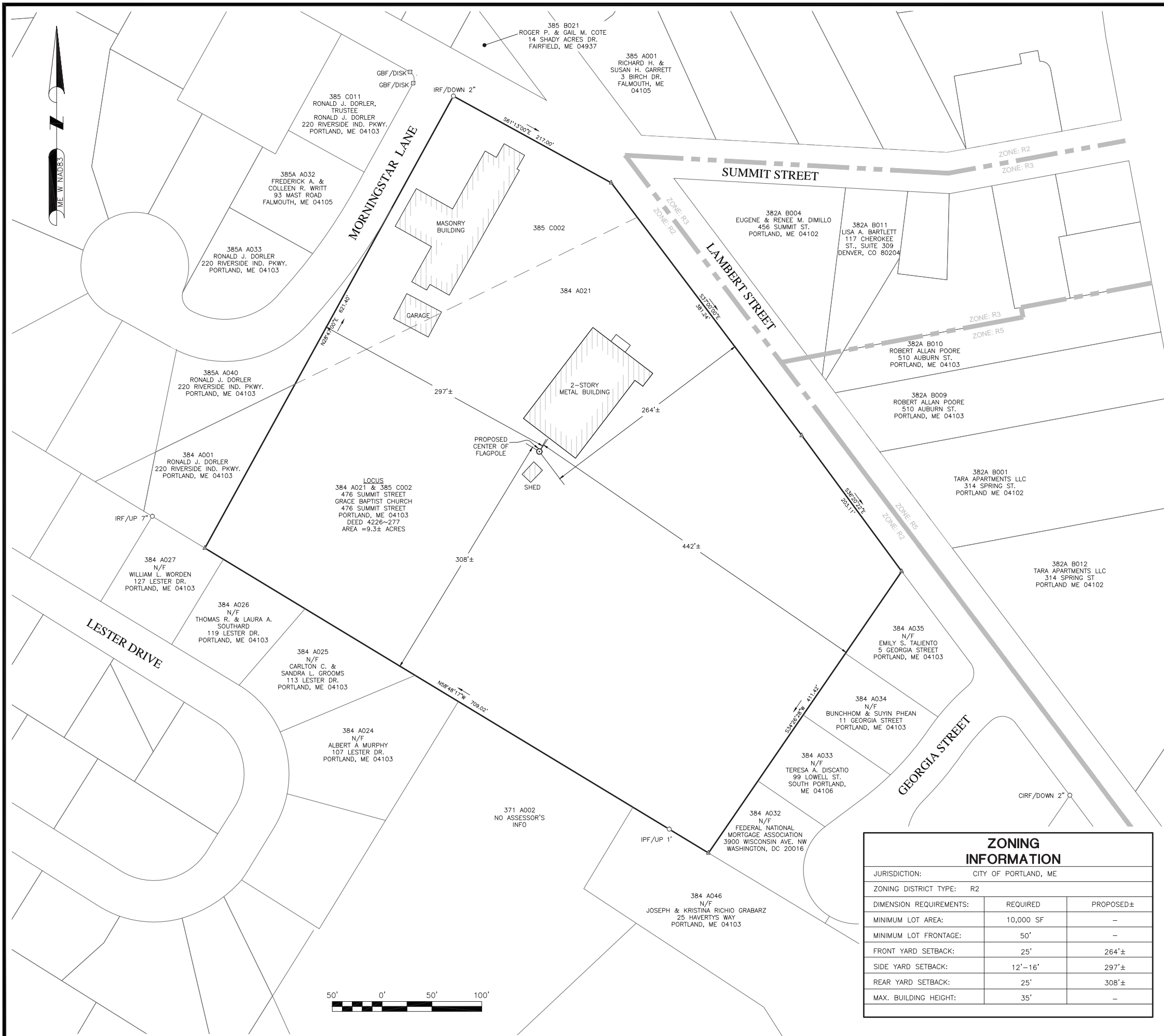
SHEET NUMBER
T-1

DIRECTIONS TO SITE:
GET ON I-495 N FROM FRIBERG PKWY AND MA-9 E/STATE HWY 9 E/BOSTON WORCESTER TURNPIKE. HEAD NORTHWEST ON FRIBERG PKWY TOWARD RESEARCH DR TURN LEFT ONTO RESEARCH DR. TURN RIGHT TO MERGE ONTO MA-9 E/STATE HWY 9 E/BOSTON WORCESTER TURNPIKE. MERGE ONTO I-495 N VIA THE RAMP TO LOWELL. FOLLOW I-495 N AND I-95 N TO ME-100 S/ME-26 S IN FALMOUTH. TAKE EXIT 53 FROM I-95 N. MERGE ONTO I-495 N CONTINUE ONTO EXIT 60 (SIGNS FOR ROUTE 286/BEACHES/SALISBURY) MERGE ONTO I-95 N. ENTERING NEW HAMPSHIRE KEEP LEFT AT THE FORK TO STAY ON I-95 N. ENTERING MAINE TAKE EXIT 53 TOWARD MAINE ME 26 W/MAINE ME 100 W/FALMOUTH CONTINUE ON ME-100 S/ME-26 S. DRIVE TO SUMMIT ST IN PORTLAND TURN RIGHT ONTO ME-100 S/ME-26 S. TURN RIGHT ONTO SUMMIT ST TURN RIGHT ONTO LAMBERT ST. TURN LEFT ONTO SUMMIT ST DESTINATION WILL BE ON THE LEFT. 476 SUMMIT ST. PORTLAND, ME 04103

DIG SAFE
3 WORKING DAYS
BEFORE YOU DIG

CALL TOLL FREE 888-DIG-SAFE

UNDERGROUND SERVICE ALERT



LEGEND

	PROPERTY LINE - SUBJECT PARCEL
	ABUTTERS PROPERTY LINE
	CONTOUR LINE
	UNDERGROUND UTILITY LINE
	GUARD RAIL
	CHAIN LINK FENCE
	PAINTED WHITE LINE
	PAINTED YELLOW LINE
	CONIFEROUS TREE
	CATCH BASIN
	ROOF DRAIN
	POST/BOLLARD
	WATER GATE VALVE
	MANHOLE, UNKNOWN
	DRAIN MANHOLE
	TELEPHONE MANHOLE
	GAS METER
	GAS GATE VALVE
	UTILITY POLE
	SIGN
	MONUMENTS, AS DESCRIBED
	CALCULATED POINT

SITE SPECIFIC NOTES:

- FIELD SURVEY DATE: 03-26-2015
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- OWNER: GRACE BAPTIST CHURCH
476 SUMMIT STREET
PORTLAND ME 04103
- SITE NAME: PORTLAND 3 ME
- SITE ADDRESS: 476 SUMMIT STREET
PORTLAND, ME 04103
- APPLICANT: BELL ATLANTIC MOBILE OF MASSACHUSETTS CORPORATION, LTD.,
d/b/a VERIZON WIRELESS
- JURISDICTION: CITY OF PORTLAND
CUMBERLAND COUNTY
- TAX ID: 384-A021 & 385-C002
- DEED REFERENCE: BOOK 4226 PAGE 277
- PLAN REFERENCE: NONE
- ZONING DISTRICT: R2
- THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM A DUAL FREQUENCY GPS SURVEY.
- ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFE 1-800-322-4844 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED IMPROVEMENTS ON THIS PROPERTY ARE LOCATED IN AN AREA DESIGNATED AS ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
COMMUNITY PANEL NO. 2300510002C
EFFECTIVE DATE: 12-08-1998
- FIELD SURVEY BY EDM TOTAL STATION.
- THIS IS NOT A BOUNDARY SURVEY.**
- ALL PROPERTY LINES SHOWN ARE FROM PLANS & DEEDS OF RECORD AND ARE APPROXIMATE ONLY.
- ABUTTING PROPERTY LINES, ABUTTING STREET LINES AND ABUTTING BUILDING LOCATIONS ARE AS TAKEN FROM GIS AND ARE APPROXIMATE ONLY.

ZONING INFORMATION

JURISDICTION:	CITY OF PORTLAND, ME	
ZONING DISTRICT TYPE:	R2	
DIMENSION REQUIREMENTS:	REQUIRED	PROPOSED±
MINIMUM LOT AREA:	10,000 SF	-
MINIMUM LOT FRONTAGE:	50'	-
FRONT YARD SETBACK:	25'	264'±
SIDE YARD SETBACK:	12'-16'	297'±
REAR YARD SETBACK:	25'	308'±
MAX. BUILDING HEIGHT:	35'	-

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Easthampton, MA 01027
(413) 203-5144
northeastsurvey.com

DANIEL F. STASZ
2268

Daniel F. Stasz
DANIEL F. STASZ, PLS #2268

CHECKED BY: BCF

APPROVED BY: DFS

SUBMITTALS

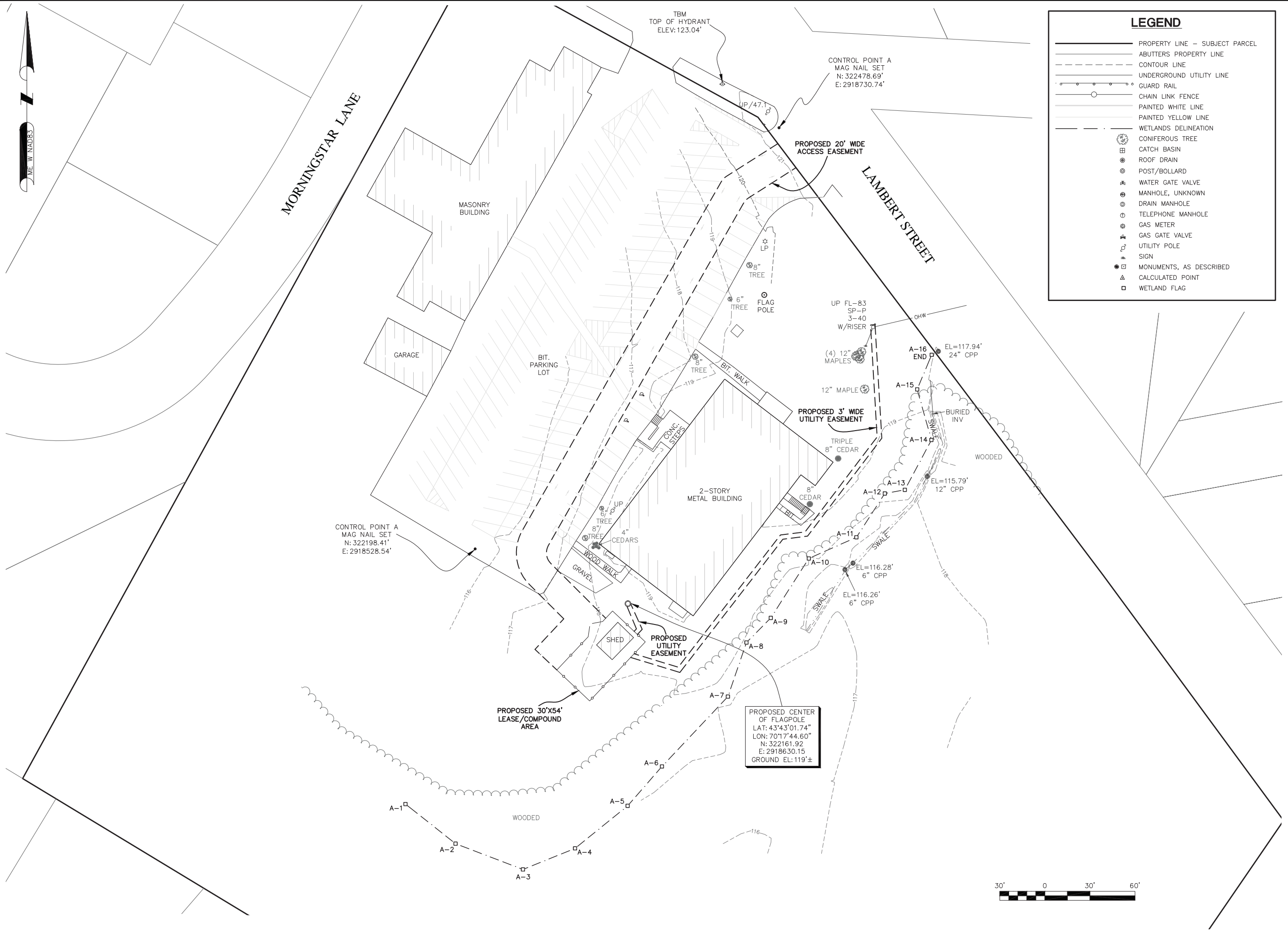
REV.	DATE	DESCRIPTION	BY
0	07/01/15	ISSUED FOR REVIEW	BCF

SITE NAME:
PORTLAND 3 ME

SITE ADDRESS:
476 SUMMIT STREET
PORTLAND, ME 04103

SHEET TITLE
ABUTTERS PLAN

SHEET NUMBER
C-1



LEGEND

———	PROPERTY LINE — SUBJECT PARCEL
— — — —	ABUTTERS PROPERTY LINE
— · — · —	CONTOUR LINE
— · — · — ·	UNDERGROUND UTILITY LINE
— — — — —	GUARD RAIL
— — — — —	CHAIN LINK FENCE
— — — — —	PAINTED WHITE LINE
— — — — —	PAINTED YELLOW LINE
— — — — —	WETLANDS DELINEATION
⊙	CONIFEROUS TREE
⊕	CATCH BASIN
⊙	ROOF DRAIN
⊙	POST/BOLLARD
⊕	WATER GATE VALVE
⊕	MANHOLE, UNKNOWN
⊕	DRAIN MANHOLE
⊕	TELEPHONE MANHOLE
⊕	GAS METER
⊕	GAS GATE VALVE
⊕	UTILITY POLE
⊕	SIGN
⊕	MONUMENTS, AS DESCRIBED
△	CALCULATED POINT
□	WETLAND FLAG

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SHEET TITLE
EXISTING CONDITIONS

SHEET NUMBER
C-2



CITY OF PORTLAND, ME
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FOR ZONING

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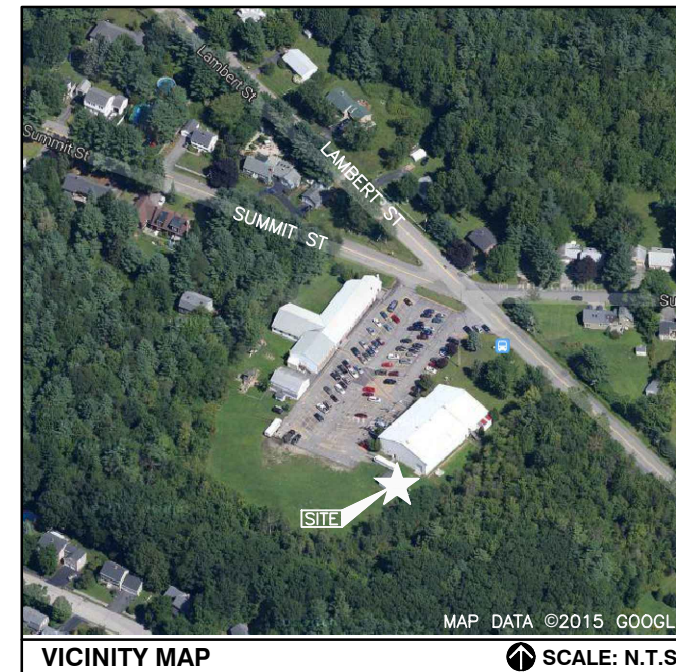


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APPROXIMATE COORDINATES: LAT: N43° 43' 01.74" LONG: W70° 17' 44.60"

NOTE:
1. VERIFY AZIMUTHS W/ RF ENGINEER.
2. EQUIPMENT SHELTER DESIGN PROVIDED BY OTHERS.

NOTE:
VERIZON WILL REPLACE FLAG AS WEAR AND TEAR BEGIN TO OCCUR



CHECKED BY: JX

APPROVED BY: DPH

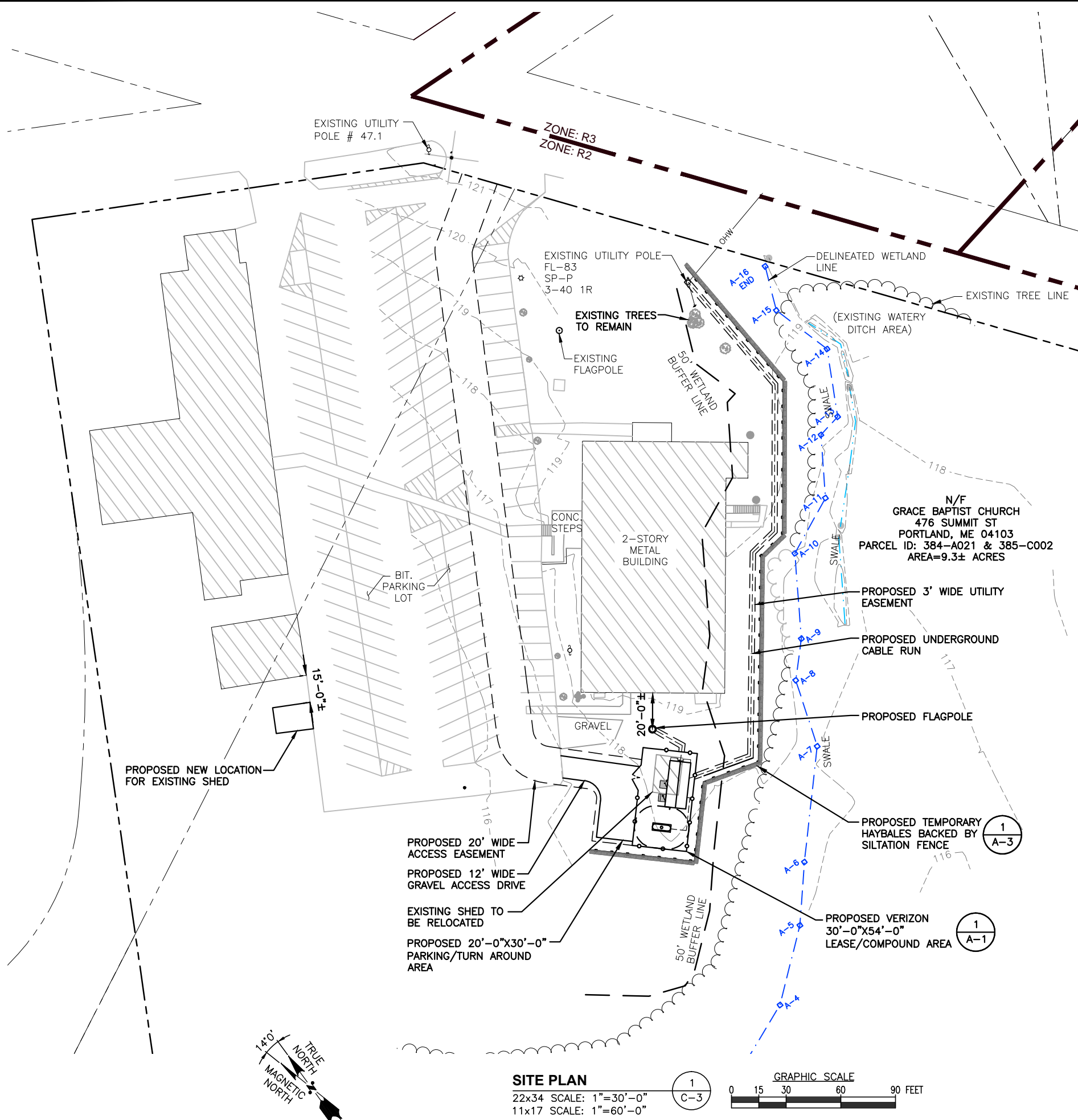
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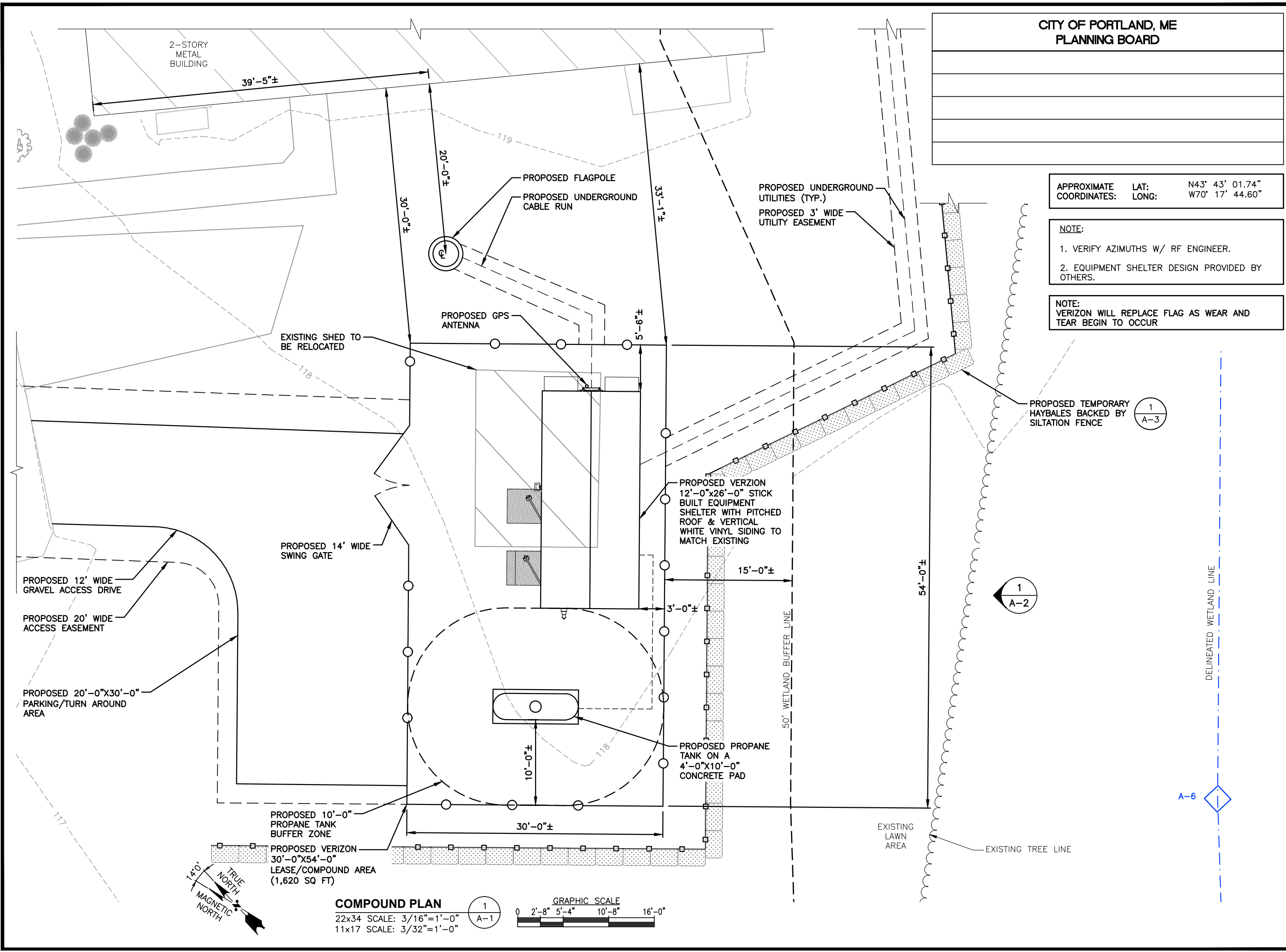
SITE ADDRESS:
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SHEET TITLE
SITE PLAN

SHEET NUMBER
C-3



SITE PLAN
22x34 SCALE: 1"=30'-0"
11x17 SCALE: 1"=60'-0"



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SHEET TITLE
COMPOUND PLAN

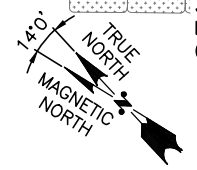
SHEET NUMBER
A-1

COMPOUND PLAN

22x34 SCALE: 3/16"=1'-0"
11x17 SCALE: 3/32"=1'-0"

GRAPHIC SCALE
0 2'-8" 5'-4" 10'-8" 16'-0"

1
A-1



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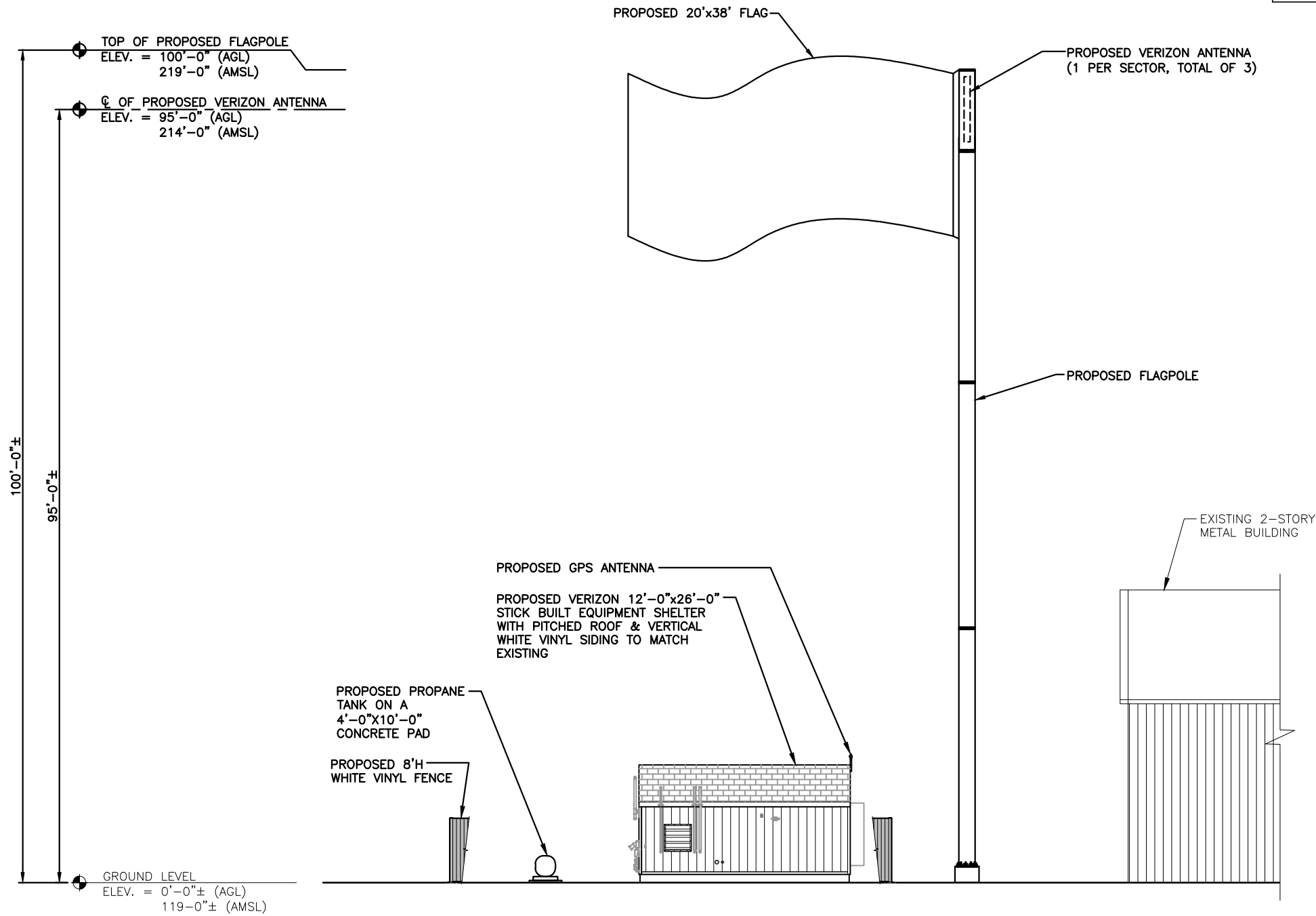
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PROPOSED ANTENNA INFORMATION

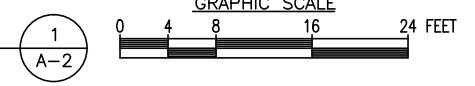
SECTOR	STATUS	AZIMUTH	CABLE LENGTH
1	PROPOSED	TBD	150'
2	PROPOSED	TBD	150'
3	PROPOSED	TBD	150'

NOTE: CABLE LENGTH = EXACT LENGTH PLUS 25'



SOUTHEAST ELEVATION

22x34 SCALE: 1/8"=1'-0"
11x17 SCALE: 1/16"=1'-0"



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SHEET TITLE
ELEVATION

SHEET NUMBER
A-2

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CONSTRUCTION SPECIFICATION – SILT FENCE:

1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.
4. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID-SECTION AND BOTTOM.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED.
6. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
7. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.

MAINTENANCE – SILT FENCE

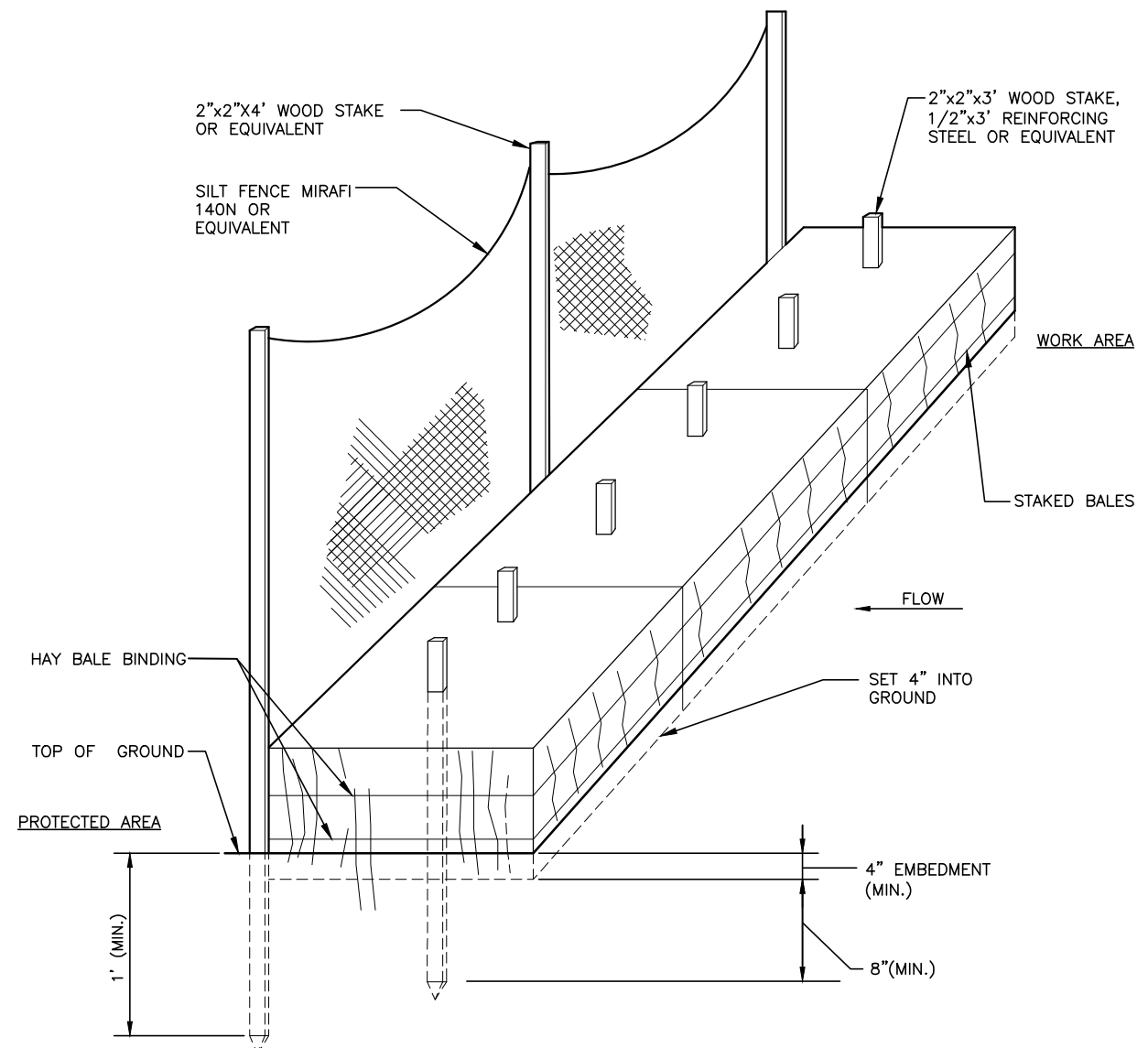
1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACHED APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.
5. REMOVE ALL SEDIMENTATION CONTROLS AFTER SOIL IS STABILIZED.

EROSION CONTROL MEASURES:

1. DISTURBED AREAS SHALL BE KEPT TO THE MINIMUM AREA NECESSARY TO CONSTRUCT THE ROADWAYS AND ASSOCIATED DRAINAGE FACILITIES.
2. HAY BALE BARRIERS AND SEDIMENT TRAPS SHALL BE INSTALLED AS REQUIRED. BARRIERS AND TRAPS ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
3. BALED HAY AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY. NO SALT HAY SHALL BE USED.
4. FILL MATERIAL SHALL BE FREE FROM STUMPS, WOOD, ROOTS, ETC.
5. STOCKPILED MATERIALS SHALL BE PLACED ONLY IN AREAS SHOWN ON THE PLANS. STOCKPILES SHALL BE PROTECTED BY SILTATION FENCE AND SEEDED TO PREVENT EROSION. THESE MEASURES SHALL REMAIN UNTIL ALL MATERIAL HAS BEEN PLACED OR DISPOSED OFF SITE.
6. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED. A MINIMUM OF 4 INCHES OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA.
7. APPLICATION OF GRASS SEED, FERTILIZERS AND MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:

<u>LIMESTONE:</u>	75-100 LBS./1,000 SQ FT	
<u>FERTILIZER:</u>	RATE RECOMMENDED BY MANUFACTURER	
<u>MULCH:</u>	HAY MULCH APPROXIMATELY 3 TON/ACRE UNLESS CONTROL MATTING IS USED	
EROSION	(SLOPES LESS THAN 4:1)	<u>LBS./ACRE</u>
	CREEPING RED RESCUE	20
	TALL RESCUE	20
	REDTOP	2
		42
	(SLOPES GREATER THAN 4:1)	<u>LBS./ACRE</u>
	CREEPING RED RESCUE	20
	TALL RESCUE	20
	BIRDSFOOT TREEFOIL	8
		48

8. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED.
9. ALL CATCH BASIN INLETS WILL BE PROTECTED WITH LOW POINT SEDIMENTATION BARRIER.
10. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AND CLEANED AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
11. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA.
12. NO DISCHARGE SHALL BE DIRECTED TOWARDS ANY PROPOSED DITCHES, SWALES, OR PONDS UNTIL THEY HAVE BEEN PROPERLY STABILIZED.



HAY BALES / SILT FENCE DETAIL 1
SCALE: N.T.S. A-3

CHECKED BY: JX

APPROVED BY: DPH

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SHEET TITLE
**EROSION CONTROL
NOTES & DETAIL**

SHEET NUMBER
A-3