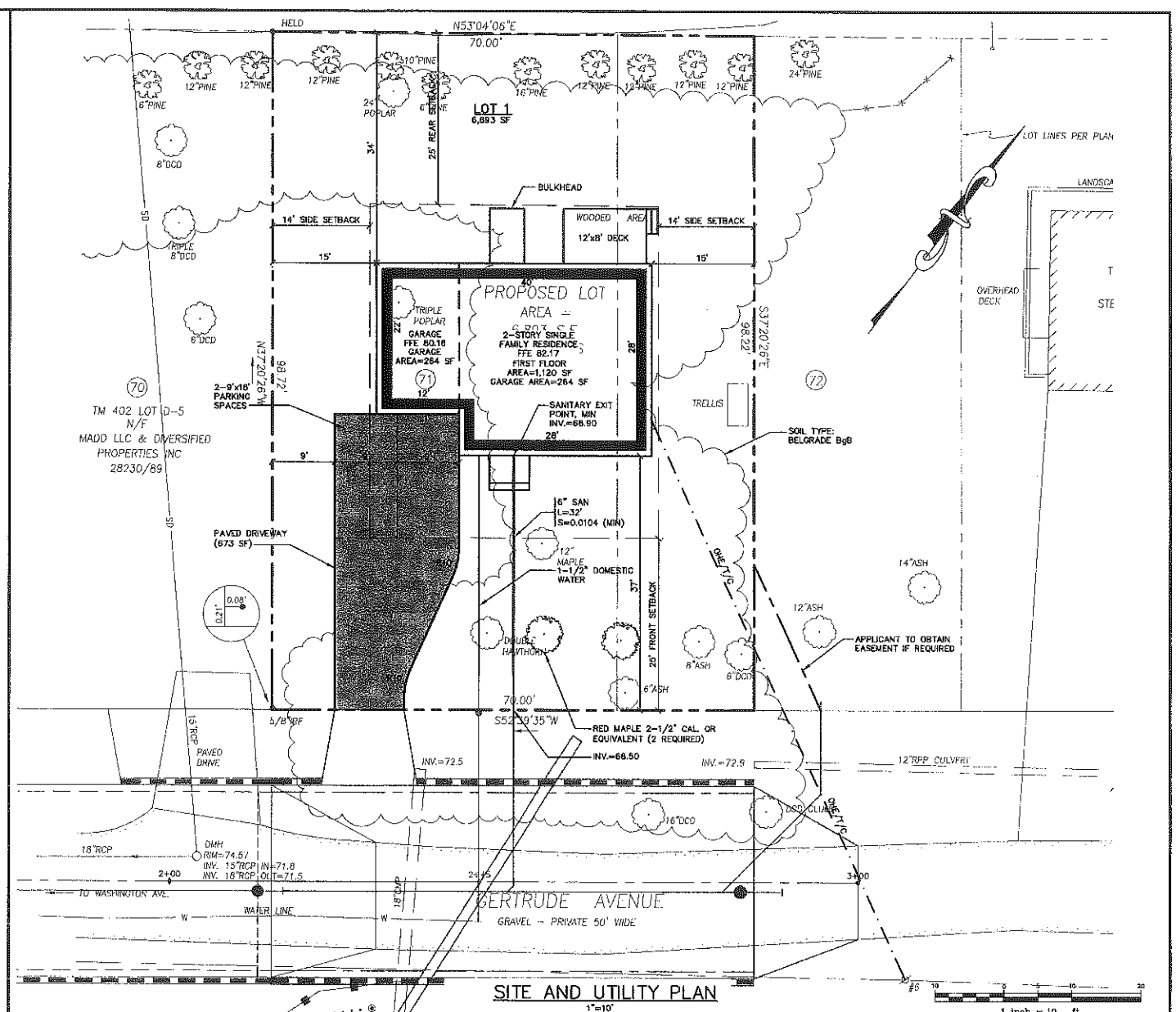
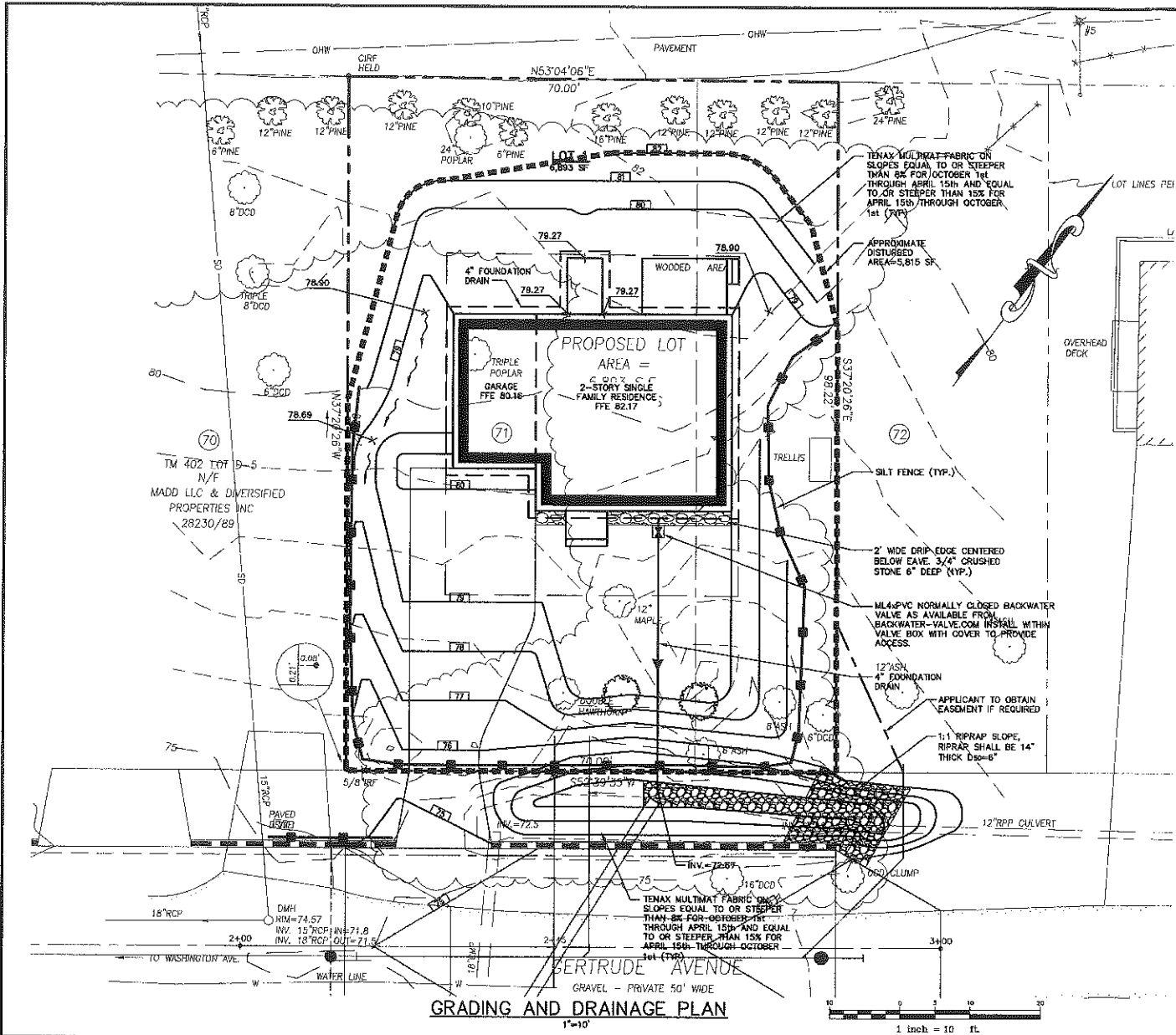


402-D-11  
Gertrude Ave.  
Street Construction  
Tim Higgins



**SPACE AND BULK REQUIREMENTS - R-3 ZONE**

MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	20 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	16 FT.
MINIMUM LOT WIDTH:	65 FT.
OTHER USES:	65 FT.
MAXIMUM LOT COVERAGE:	35% OF LOT AREA
MAXIMUM STRUCTURE HEIGHT:	35 FT.

**GRADING AND DRAINAGE NOTES:**

1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.
2. COMMON BORROW SHALL MEET MDOT SPECIFICATION 703.18.
3. FOUNDATION DRAIN SHALL BE DIRECTED TO SLUMP LOCATED WITHIN BUILDING.
4. 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., PORTLAND, MAINE ON MARCH 14 2012.
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.
3. 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.
4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C801, 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 VIII 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. TREES SHOWN AND DESCRIBED ALONG NORTHERLY PROPERTY LINE ON THIS PLAN ARE NOT TO BE REMOVED WITHOUT PERMISSION OF THE CITY OF PORTLAND.

U:\2719 - Gertrude Avenue\2719-Lot-Phase.dwg - 10/1/2012 3:12 PM

Rev.	Date	Revision
2	10/1/12	OVERHEAD ELECTRIC SERVICE
1	9/18/12	RESPONSE TO CITY COMMENTS

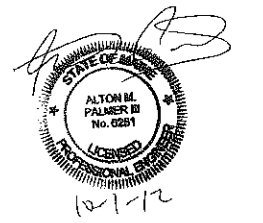
RESPONSE TO COMMENTS	Date	By
MUNICIPAL REVIEW	8/27/12	AMP
Issued For	8/3/12	AMP

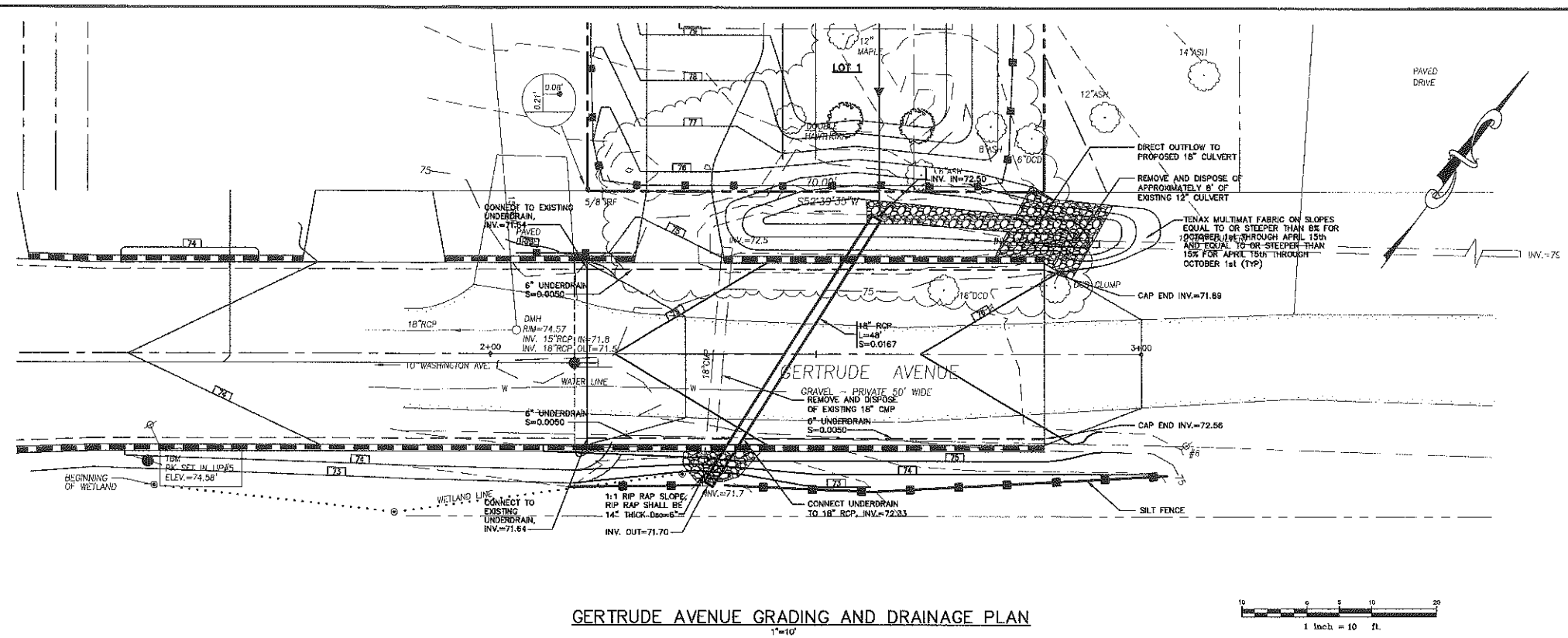
Design: JWA    Draft: CE    Date: AUG 2012  
 Checked: AMP    Scale: AS NOTED    Job No.: 2719  
 File Name: 2719-Lot-Phase.dwg  
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 PO Box 1237    Engineering Excellence Since 1998    207-657-6910  
 15 Shaker Road    Gray, ME 04039    FAX: 207-657-6912  
 E-Mail: mailbox@gorrillpalmer.com

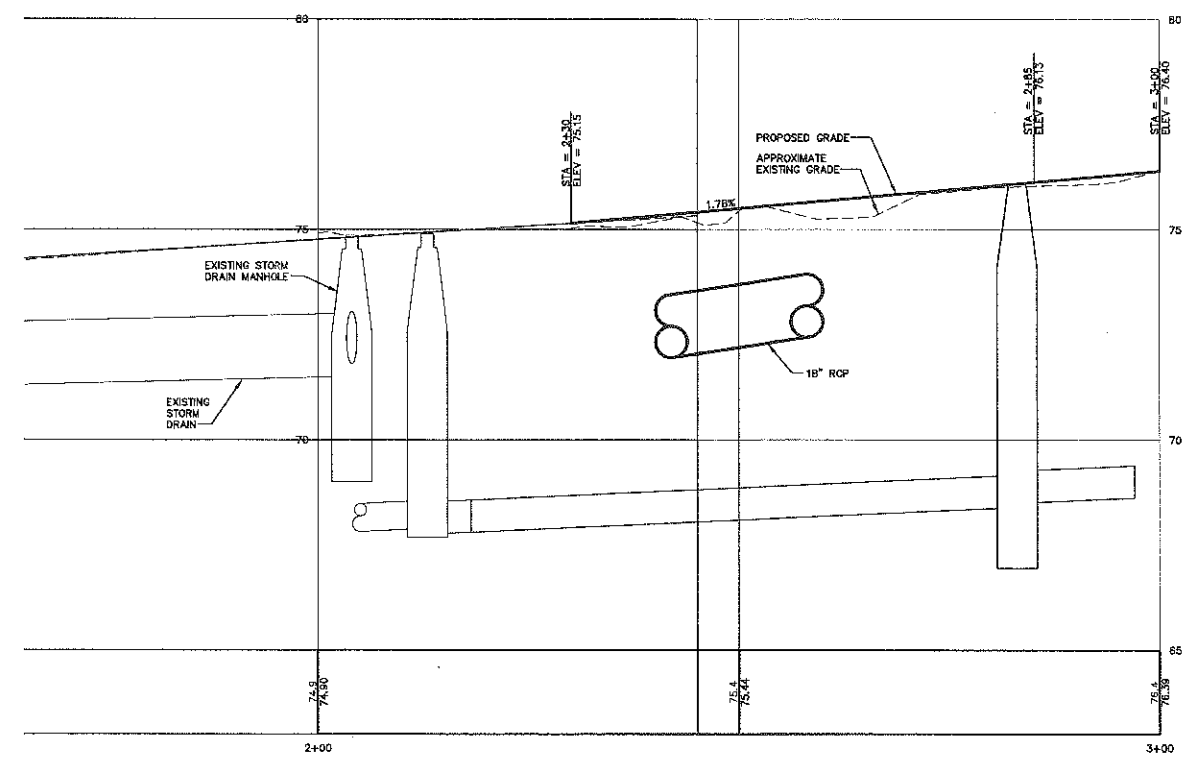
Drawing Name: **Site, Utility, Grading, and Drainage Plan**  
 Project: **Gertrude Avenue House Lot**  
 Portland, Maine  
 Client: **Timothy Higgins**  
 83 Bay Street, Portland, Maine 04104

Drawing No. **C201**





GERTRUDE AVENUE GRADING AND DRAINAGE PLAN  
1"=10'



GERTRUDE AVENUE GRADING AND DRAINAGE PLAN  
1"=10' HORIZONTAL  
1"=2' VERTICAL



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Rev.	Date	Revision
2	10/1/12	OVERHEAD ELECTRIC SERVICE
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Issued For	Date	By
MUNICIPAL REVIEW	8/3/12	AMP

Design: JWA	Draft: CG	Date: AUG 2012
Checked: AMP	Scale: AS NOTED	Job No.: 2719
File Name: 2719-PP-PBASE.dwg		
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 207-657-6910  
 FAX: 207-657-6912  
 E-Mail: mailbox@gorrillpalmer.com

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

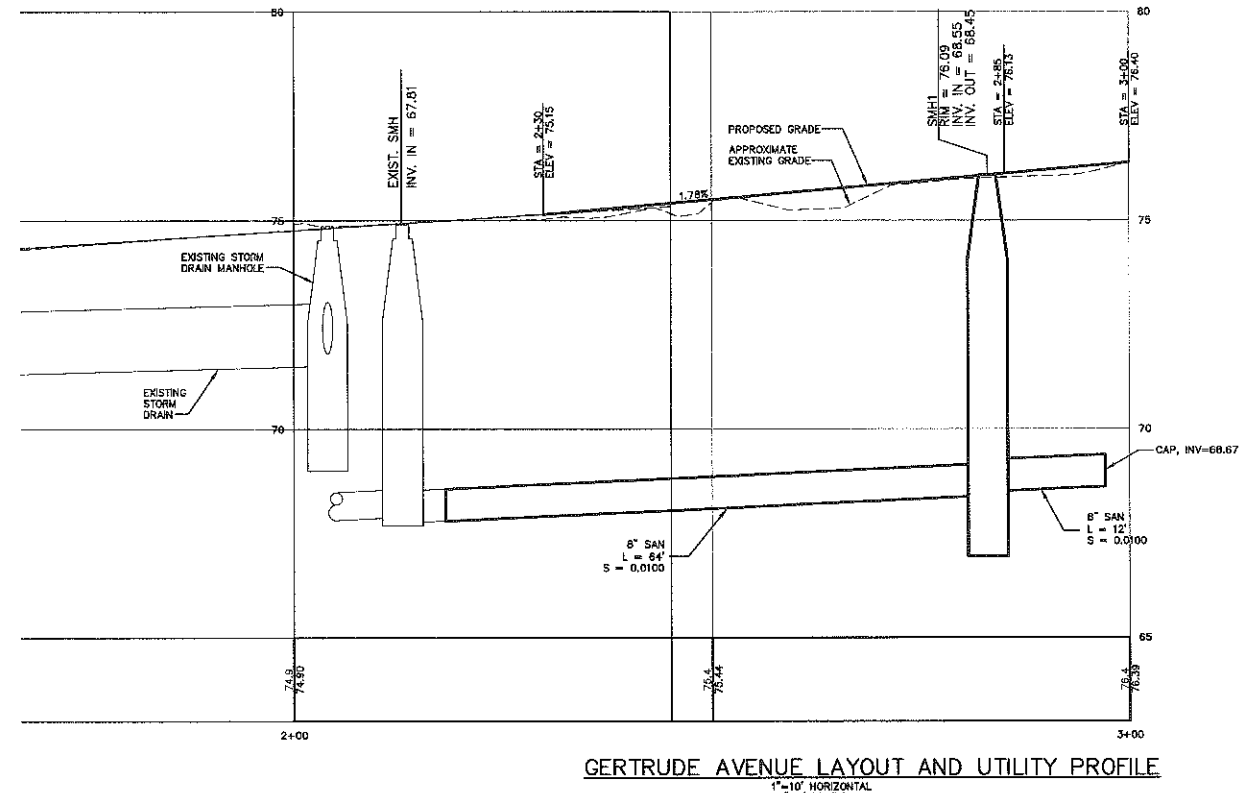
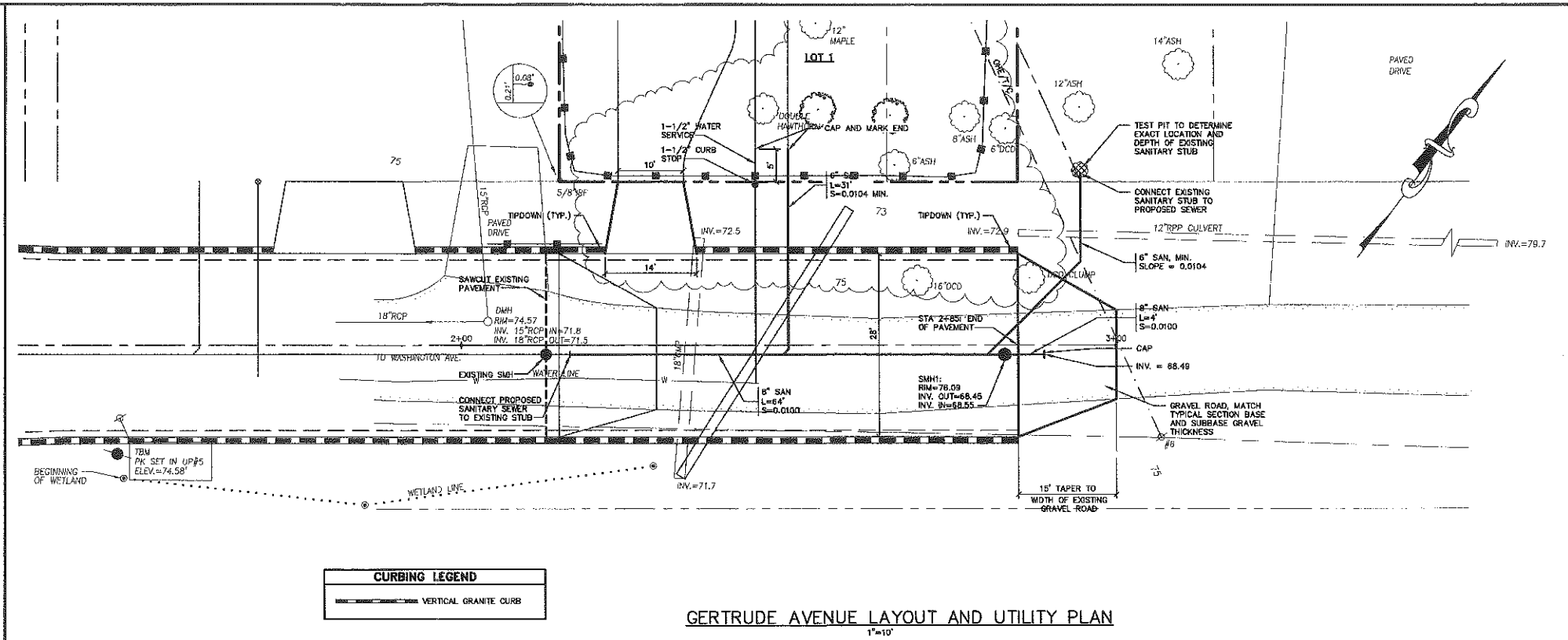
Drawing No.  
**C102**

**GENERAL NOTES**

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY OWEN HASKELL IN APRIL 2010.
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.
3. 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.
4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, 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. 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.
8. 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 CUTLER CONGRESS STREET.

**GRADING AND DRAINAGE NOTES:**

1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.
2. COMMON BORROW SHALL MEET MDOT SPECIFICATION 703.1B.



Professional Engineer Seal for Alton M. Palmer III, No. 6251, State of Maine. Includes a scale bar (1 inch = 10 feet) and a date stamp '10-1-12'.

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Rev.	Date	Revision
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1	8/18/12	RESPONSE TO CITY COMMENTS

Issued For	Date	By
MUNICIPAL REVIEW	8/3/12	AMP

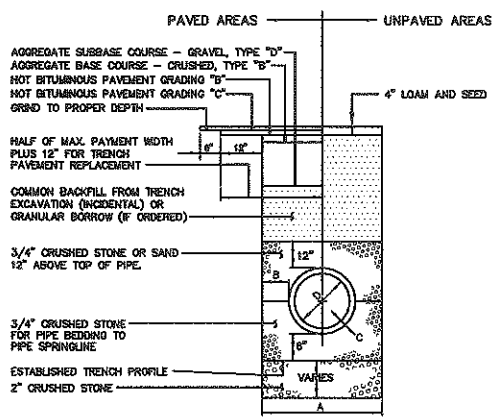
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 File Name: 2719-PP-PBASE.dwg  
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 Gray, ME 04039 E-Mail: mailbox@gerrillpalmer.com

Drawing Name:	Layout and Utility Plan
Project:	Gertrude Avenue Portland, Maine
Client:	Timothy Higgins 83 Bay Street, Portland, Maine 04104

Drawing No.  
**C101**

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.

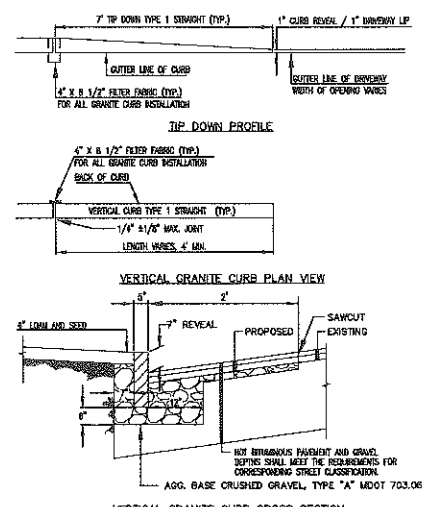


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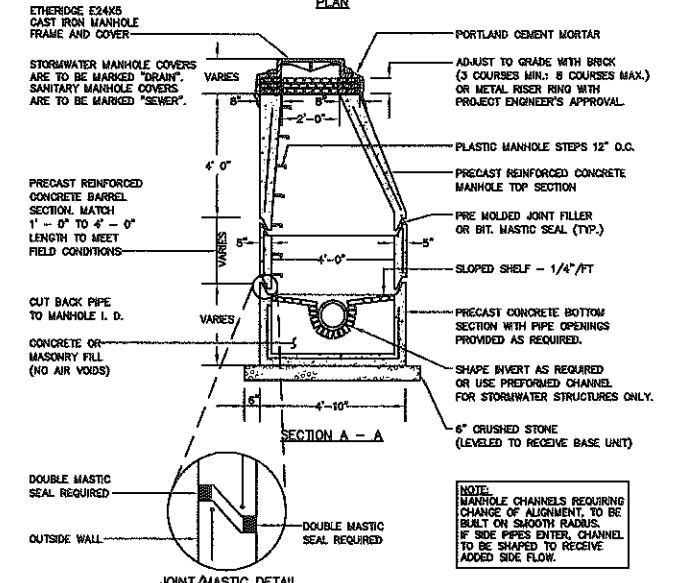
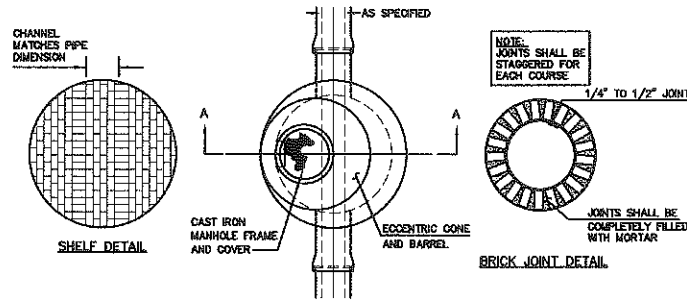
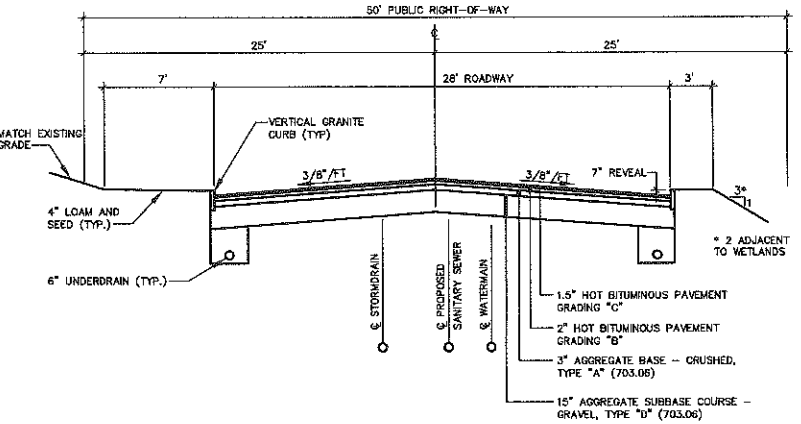
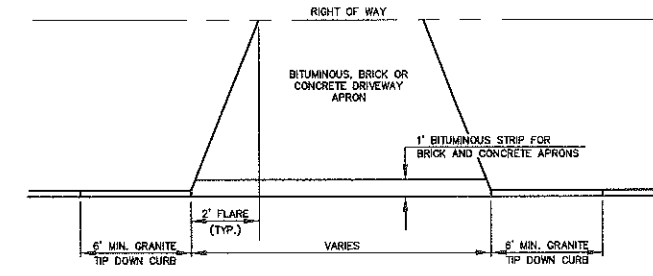
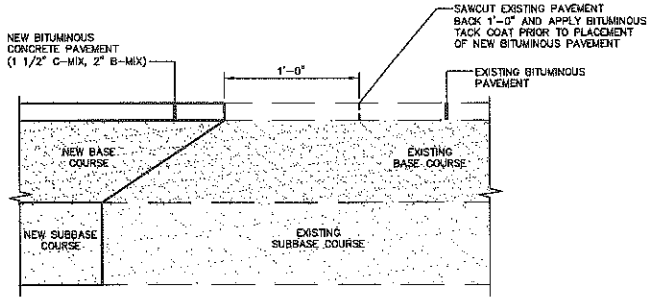
- ALTERNATIVE CONSTRUCTION METHODS OR PAYMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
- IN PAVED AREAS, DEPTH OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GREATER OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.
- DIMENSION B SHALL BE SUFFICIENT TO ALLOW CRUSHED STONE BEDDING TO BE PLACED AND COMPACTED UNDER THE HANGERS OF THE PIPE, BUT IN ALL CASES DIMENSION B SHALL BE AT LEAST 6".
- 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 (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	6.0
42	7.0
48	7.0

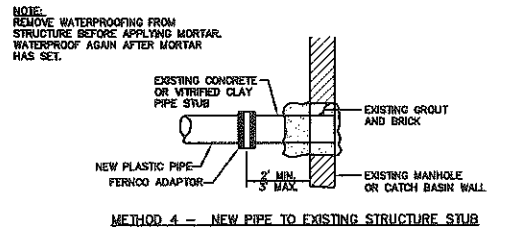
TYPICAL PIPE TRENCH INSTALLATION  
NOT TO SCALE



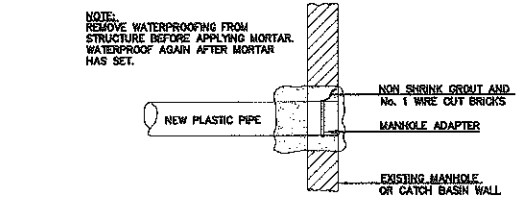
VERTICAL GRANITE CURB - FULL DEPTH STREET CONSTRUCTION  
NOT TO SCALE



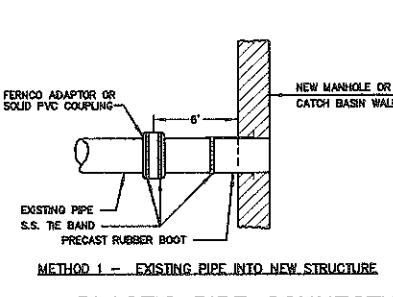
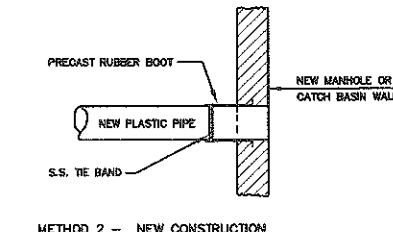
PRECAST CONCRETE MANHOLE  
NOT TO SCALE



NOTE: EXISTING MANHOLE OR CATCH BASIN SHALL BE CORE DRILLED FOR PIPE INSTALLATION. IF PIPE DIAMETER IS SO LARGE THAT CORE DRILLING IS PROHIBITED, THE CONTRACTOR MAY SAW CUT THE STRUCTURE TO CREATE PIPE OPENING. THE NEW OPENING MUST THEN BE SEALED AND WATERTIGHT BOTH INSIDE AND OUTSIDE THE STRUCTURE.



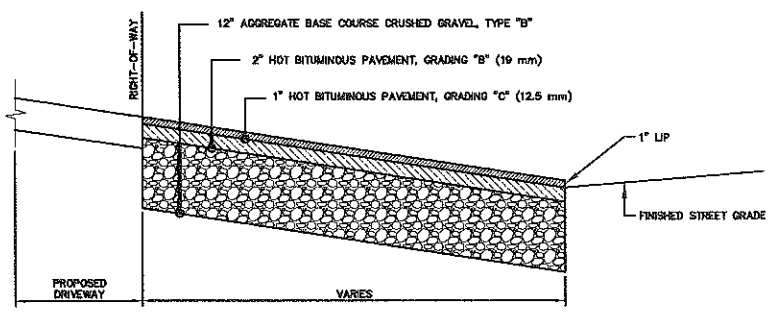
PLASTIC PIPE CONNECTIONS  
NOT TO SCALE



PLASTIC PIPE CONNECTIONS  
NOT TO SCALE

GENERAL NOTES FOR MANHOLES AND CATCH BASINS

- ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 LBS. PER SQ. INCH AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.
- MANHOLES MAY BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE, OR CAST IN PLACE.
- PRECAST REINFORCED CONE BARREL MANUFACTURED PER ASTM SPEC. C-478.
- ALL STORM AND SEWER MANHOLE COVERS SHALL BE SOLID AND SHALL HAVE ONE 7/8" DIAMETER DRILLED PICK HOLE LOCATED 8" FROM THE CENTER OF THE COVER.
- ALL SANITARY MANHOLE COVERS SHALL HAVE "SEWER" CAST INTO THE COVER. ALL STORMWATER/RAIN MANHOLE COVERS SHALL HAVE "DRAIN" CAST INTO THE COVER.
- ALL MANHOLE RISERS SHALL BE ETHERIDGE 24" OR APPROVED EQUAL.
- SEWER BRICK SHALL CONFORM TO ASTM SPEC. DESIGNATE ON C-32-63, GRADE MA AND SA.
- ALL SANITARY MANHOLES SHALL HAVE A WATERPROOFING COATING APPLIED TO THE EXTERIOR SURFACE.
- CATCH BASIN FRAMES FOR TYPE A4 CATCH BASIN CURB INLETS SHALL BE ETHERIDGE DR5A OR APPROVED EQUAL.
- CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48-CLASS 35.
- EXISTING MANHOLES, CATCH BASINS, FRAMES, AND COVERS SHALL BE SALVAGED BY THE CONTRACTOR, AND SHALL REMAIN THE PROPERTY OF THE CITY OF PORTLAND.
- ALL CATCH BASIN OUTLETS SHALL BE INSTALLED WITH A CASCO TRAP. SEE FIGURE II-09.



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Rev.	Date	Revision
2	10/1/12	OVERHEAD ELECTRIC SERVICE
1	9/18/12	RESPONSE TO CITY COMMENTS
Rev.	Date	Revision

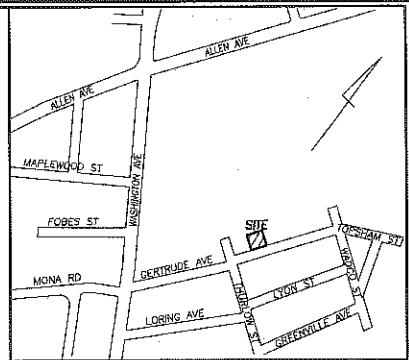
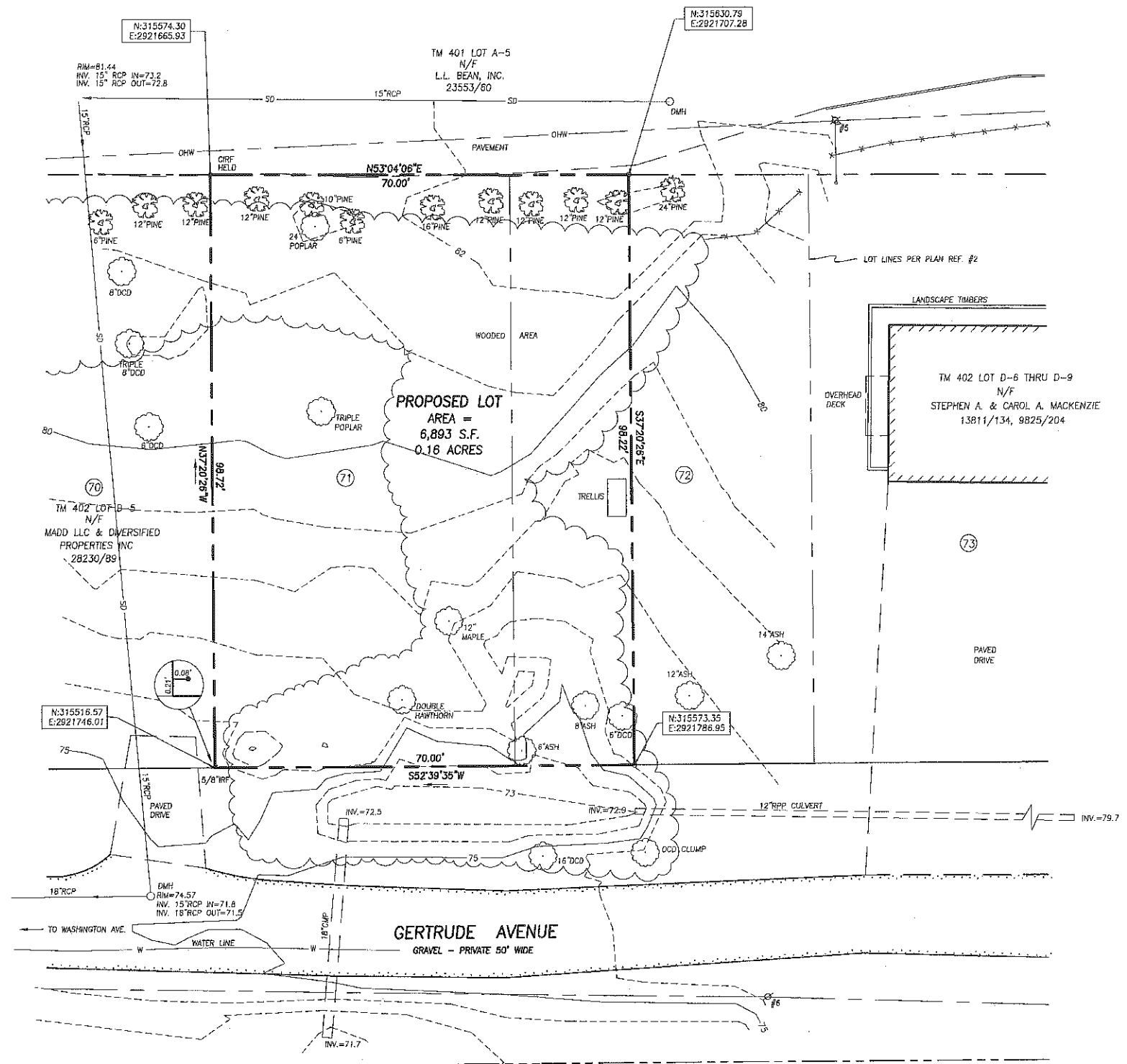
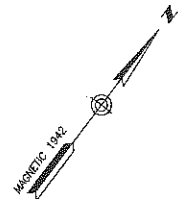
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MUNICIPAL REVIEW	8/3/12	AMP
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Design: JWA Draft: CG Date: AUG 2012  
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Groy, ME 04039 E-Mail: mail@gorrillpalmer.com

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

Drawing No. **C103**



LOCATION MAP  
N.T.S.

**LEGEND**

- CAPPED IRON ROD SET
- IRON ROD FOUND
- UTILITY POLE
- MANHOLE
- CONIFEROUS TREE
- DECIDUOUS TREE
- GRANITE CURB
- OVERHEAD WIRES
- ① LOT NUMBER PER PLAN REFERENCE 2

**ZONING**

DEVELOPMENT OF THE PARCELS PROPOSED AS PART OF THIS PLAN SHALL BE IN ACCORDANCE WITH CHAPTER 14, LAND USE OF THE CODE OF ORDINANCES OF THE CITY OF PORTLAND, SUPPLEMENT 3, DATED JANUARY 1999 OR AS AMENDED FROM TIME TO TIME. EXCERPTS OF THE DIMENSIONAL REQUIREMENTS ARE PRESENTED BELOW.

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 *	
1 STORY	8 FT
1 1/2 STORIES	8 FT
2 STORIES	14 FT
2 1/2 STORIES	16 FT
SIDE YARD * ON SIDE STREET	20 FT
MINIMUM LOT WIDTH	
MULTI-PLEX	N/A
OTHER USES	65 FT

\* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH. SAID REDUCTION DOES NOT REQUIRE AN AMENDED RECORDING PLAN.

THE SURVEYED PARCEL IS IN FLOOD ZONE X (AREA OF MINIMAL FLOODING) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 230051 0307 C.

**UTILITIES NOTE**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

**PLAN REFERENCES**

- FINAL SUBDIVISION PLAN AMENDMENT 4, STANDARD BOUNDARY SURVEY ON WASHINGTON AVENUE & ALLEN AVENUE, PORTLAND, MAINE MADE FOR OWNER OF RECORD: NORTHPORT REALTY TRUST DATED DECEMBER 12, 2005 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 203 PAGE 601.
- PLAN OF WADDO PARK, WASHINGTON AVENUE, PORTLAND, MAINE FOR DERRAH & WESCOTT DATED 1905 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12 PAGE 17.
- AMENDED SUBDIVISION PLAN ON GERTRUDE AVE., PORTLAND, MAINE MADE FOR DIVERSIFIED PROPERTIES, INC. BY OWEN HASKELL, INC. DATED APRIL 13, 2010 REVISED THRU AUGUST 8, 2010.
- BOUNDARY SURVEY ON GERTRUDE AVENUE, PORTLAND, MAINE MADE FOR STEPHEN A. & CAROL A. MACKENZIE DATED DECEMBER 19, 2011 BY OWEN HASKELL, INC.

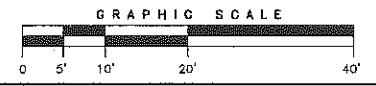
**NOTES**

- OWNER OF RECORD: STEPHEN A. & CAROL A. MACKENZIE G.C.R.D. BOOK 13611 PAGE 134
- SURVEY PREMISES IS LOT D-6 AND PART OF D-7 AS SHOWN ON THE CITY OF PORTLAND'S TAX MAP 402.
- BEARINGS ARE BASED ON PLAN REFERENCE 1, MAGNETIC 1942.
- GERTRUDE AVE. HAS NOT BEEN ACCEPTED IN THIS AREA.
- ELEVATIONS (NOV 1929) ARE BASED ON CITY DATUM. CITY BENCHMARK USED: BRONZE PLUG IN 3 FOOT OFFSET MONUMENT NORTHWEST CORNER WASHINGTON AND ALLEN AVENUES ELEVATION 82.49'
- COORDINATES LISTED ARE BASED ON STATE PLANE ZONE MAINE WEST MAD 83, OBTAINED BY GPS OBSERVATIONS.

**CERTIFICATE**

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE 10/2/12  
JOHN W. SWAN, PLS NO. 1038

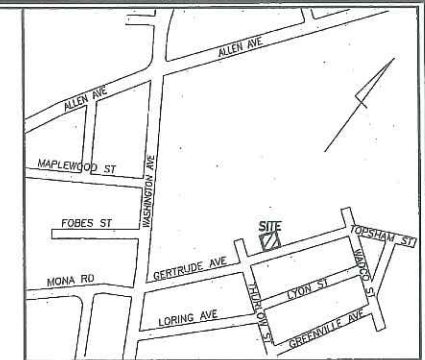
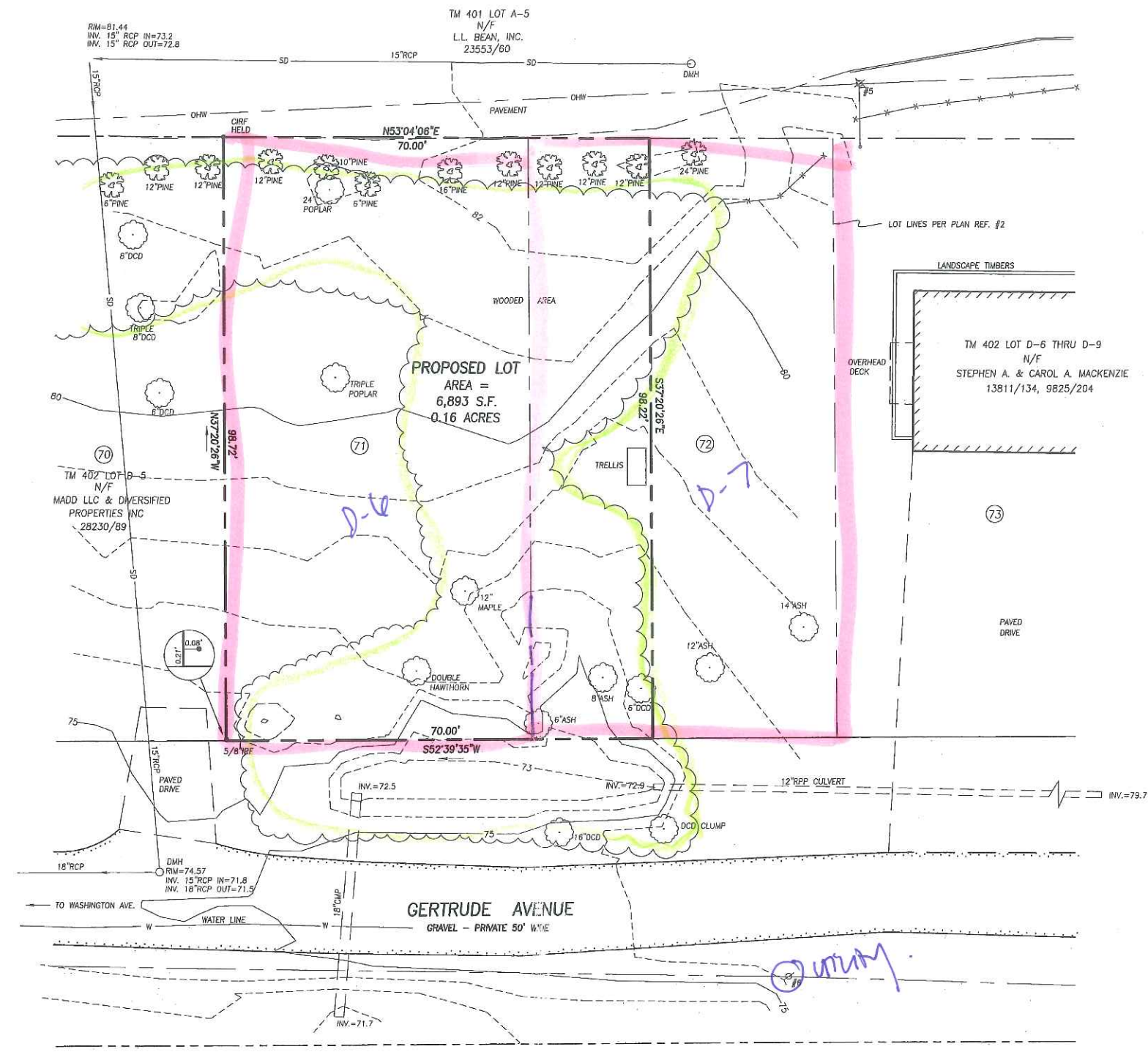
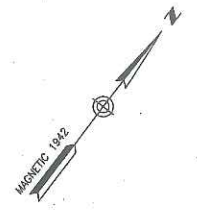


REV. 1 | 10/02/12 | FLOOD ZONE, CITY DATUMS, NOTES 5&6

**EXISTING CONDITIONS SURVEY**  
ON  
GERTRUDE AVENUE, PORTLAND, MAINE  
MADE FOR  
**TIMOTHY HIGGINS**  
BAY STREET, PORTLAND, MAINE

**OWEN HASKELL, INC.**  
390 U.S. ROUTE ONE, FARMINGTON, ME 04108 (207) 774-0484  
PROFESSIONAL LAND SURVEYORS

Drawn By	RRL	Date	MARCH 14, 2012	Job No.	2012-033P
Trace By	RRL	Scale	1" = 10'	Drawn No.	1
Check By	JWS				
Book No.	1100				



LOCATION MAP  
N.T.S.

**LEGEND**

- IRON ROD FOUND
- UTILITY POLE
- MANHOLE
- CONIFEROUS TREE
- DECIDUOUS TREE
- GRANITE CURB
- OVERHEAD WIRES
- ① LOT NUMBER PER PLAN REFERENCE 2

**ZONING**

DEVELOPMENT OF THE PARCELS PROPOSED AS PART OF THIS PLAN SHALL BE IN ACCORDANCE WITH CHAPTER 14, LAND USE, OF THE CODE OF ORDINANCES OF THE CITY OF PORTLAND, SUPPLEMENT 5, DATED JANUARY 1999 OR AS AMENDED FROM TIME TO TIME. EXCERPTS OF THE DIMENSIONAL REQUIREMENTS ARE PRESENTED BELOW.

SPACE AND BULK REQUIREMENTS R-3 ZONE

MINIMUM LOT SIZE	5,500 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 STORES	8 FT
2 STORES	14 FT
2 1/2 STORES	16 FT
SIDE YARD * ON SIDE STREET	20 FT
MINIMUM LOT WIDTH	MULTIPLEX N/A
OTHER USES	65 FT

\* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH. SAID REDUCTION DOES NOT REQUIRE AN AMENDED RECORDING PLAN.

**UTILITIES NOTE**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

**PLAN REFERENCES**

- FINAL SUBDIVISION PLAN AMENDMENT 4, STANDARD BOUNDARY SURVEY ON WASHINGTON AVENUE & ALLEN AVENUE, PORTLAND, MAINE MADE FOR OWNER OF RECORD: NORTHPORT REALTY TRUST DATED DECEMBER 12, 2005 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 265 PAGE 801.
- PLAN OF WADDO PARK, WASHINGTON AVENUE, PORTLAND, MAINE FOR DERRAH & WESDOTT DATED 1905 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12 PAGE 17.
- AMENDED SUBDIVISION PLAN ON GERTRUDE AVE., PORTLAND, MAINE. MADE FOR DIVERSIFIED PROPERTIES, INC. BY OWEN HASKELL, INC. DATED APRIL 13, 2010 REVISED THRU AUGUST 8, 2010.
- BOUNDARY SURVEY ON GERTRUDE AVENUE, PORTLAND, MAINE MADE FOR STEPHEN A. & CAROL A. MACKENZIE DATED DECEMBER 19, 2011 BY OWEN HASKELL, INC.

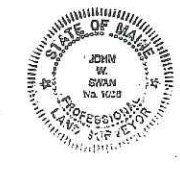
**NOTES**

- OWNER OF RECORD: STEPHEN A. & CAROL A. MACKENZIE C.C.R.D. BOOK 13811 PAGE 134
- SURVEY PREMISES IS LOT D-6 AND PART OF D-7 AS SHOWN ON THE CITY OF PORTLAND'S TAX MAP 402.
- BEARINGS ARE BASED ON PLAN REFERENCE 1, MAGNETIC 1942.
- GERTRUDE AVE. HAS NOT BEEN ACCEPTED IN THIS AREA.
- ELEVATIONS ARE BASED ON CITY DATUM.

**CERTIFICATE**

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE: 7/10/12  
JOHN W. SWAN, PLS NO. 1038

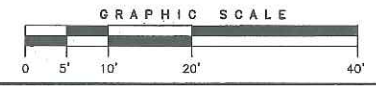


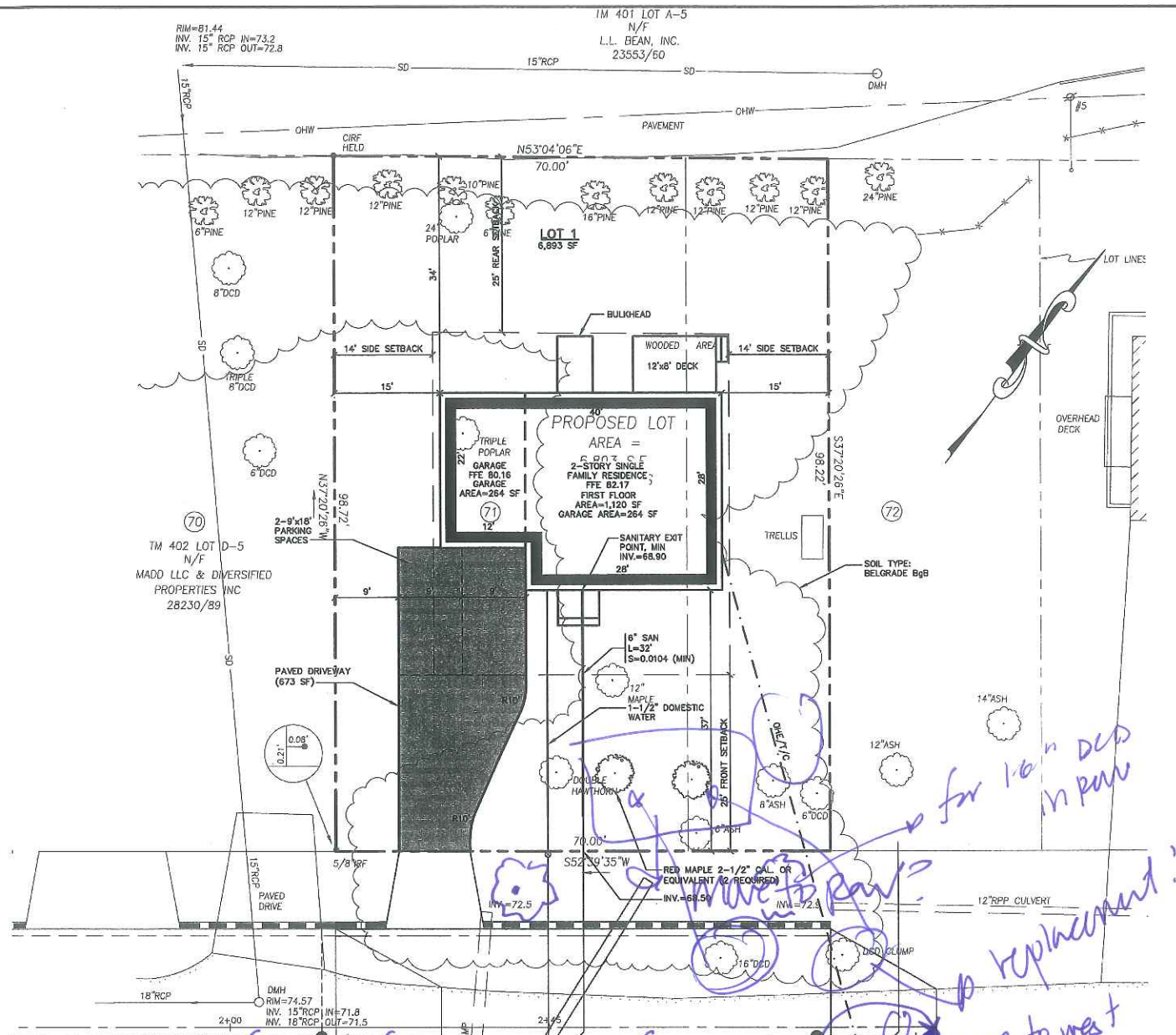
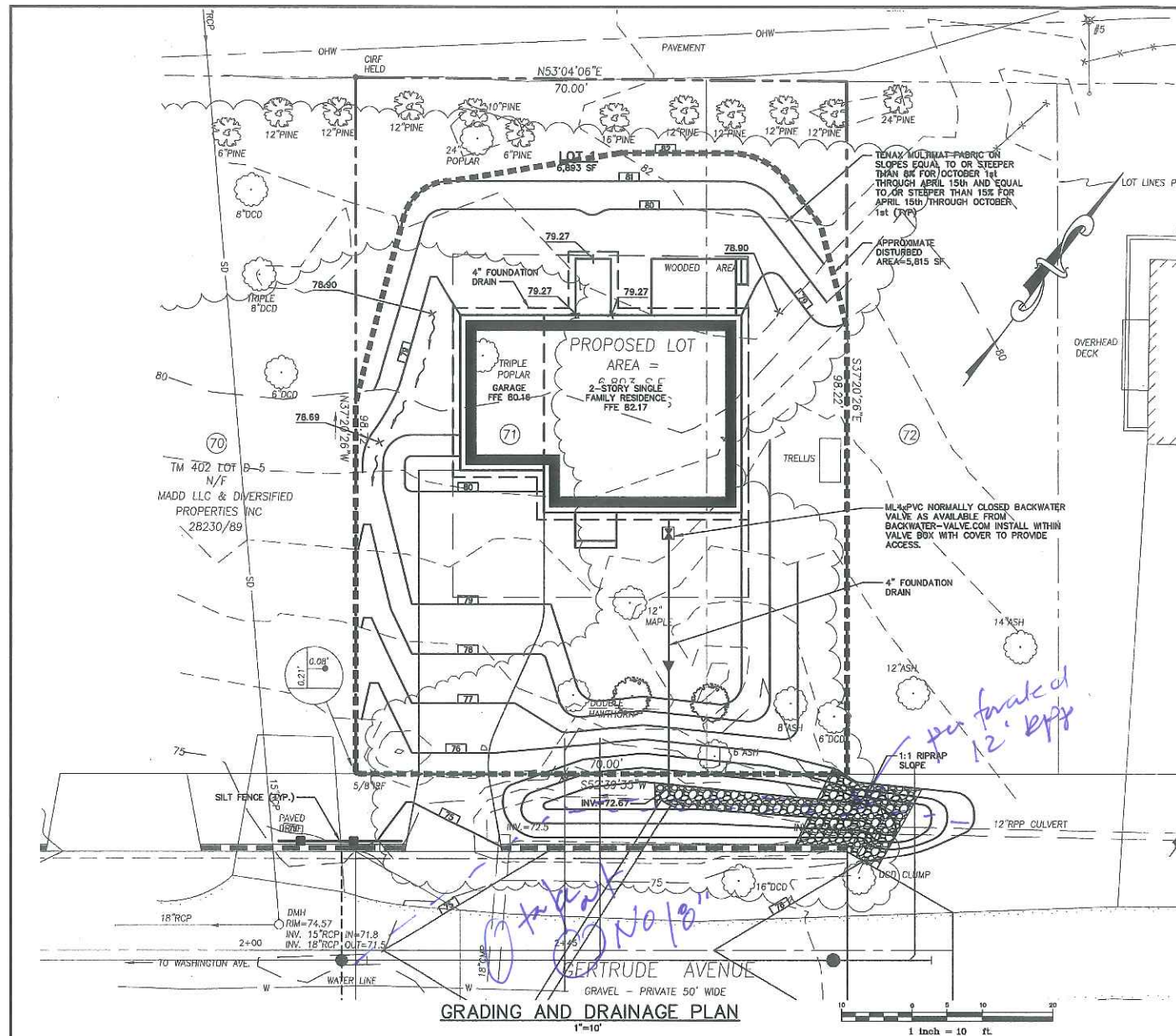
**EXISTING CONDITIONS SURVEY**

ON  
GERTRUDE AVENUE, PORTLAND, MAINE  
MADE FOR  
**TIMOTHY HIGGINS**  
BAY STREET, PORTLAND, MAINE

**OWEN HASKELL, INC.**  
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424  
PROFESSIONAL LAND SURVEYORS

Drawn By	RRL	Date	Job No.
Trace By	RRL	MARCH 14, 2012	2012-033P
Check By	JWS	Scale	Drwg. No.
Book No.	1100	1" = 10'	1





**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	25 FT.
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.
MINIMUM LOT WIDTH:	65 FT.
OTHER USES:	65 FT.
MAXIMUM LOT COVERAGE:	35% OF LOT AREA
MAXIMUM STRUCTURE HEIGHT:	35 FT.

**GRADING AND DRAINAGE NOTES:**

1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.
2. COMMON BORROW SHALL MEET MOOT SPECIFICATION 703.18.
3. FOUNDATION DRAIN SHALL BE DIRECTED TO SUMP LOCATED WITHIN BUILDING.
4. 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. PORTLAND, MAINE ON MARCH 14, 2012.
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.
3. 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.
4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINTEGRATION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, 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 WITHIN 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. TREES SHOWN AND DESCRIBED ALONG NORTHERLY PROPERTY LINE ON THIS PLAN ARE NOT TO BE REMOVED WITHOUT PERMISSION OF THE CITY OF PORTLAND.

U:\2719 - Gertrude Street Lot 1 - CAD\DWG\2719-LOT-PBASE.dwg - 8/2/2012 11:02 AM

Rev.	Date	Revision

MUNICIPAL REVIEW	8/3/12	AMP
Issued For	Date	By

Design: JWA    Draft: CG    Date: AUG 2012  
 Checked: AMP    Scale: AS NOTED    Job No.: 2719  
 File Name: 2719-LOT-PBASE.dwg  
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 PO Box 1237    207-657-6910  
 15 Shaker Road    FAX: 207-657-6912  
 Gray, ME 04039    E-Mail: mail@gorrillpalmer.com

Drawing Name: **Site, Utility, Grading, and Drainage Plan**  
 Project: **Gertrude Avenue House Lot**  
 Client: **Timothy Higgins**  
 83 Bay Street, Portland, Maine 04104

Drawing No. **C101**



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

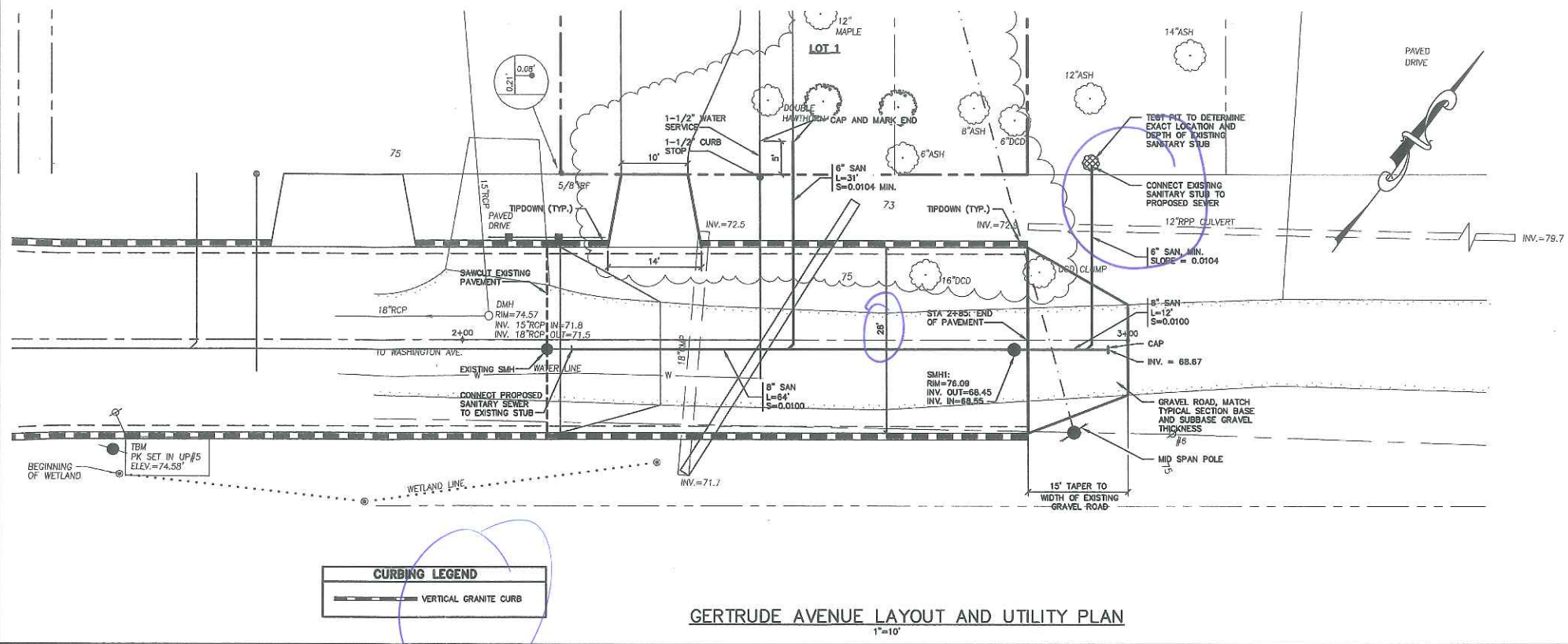


**GENERAL NOTES**

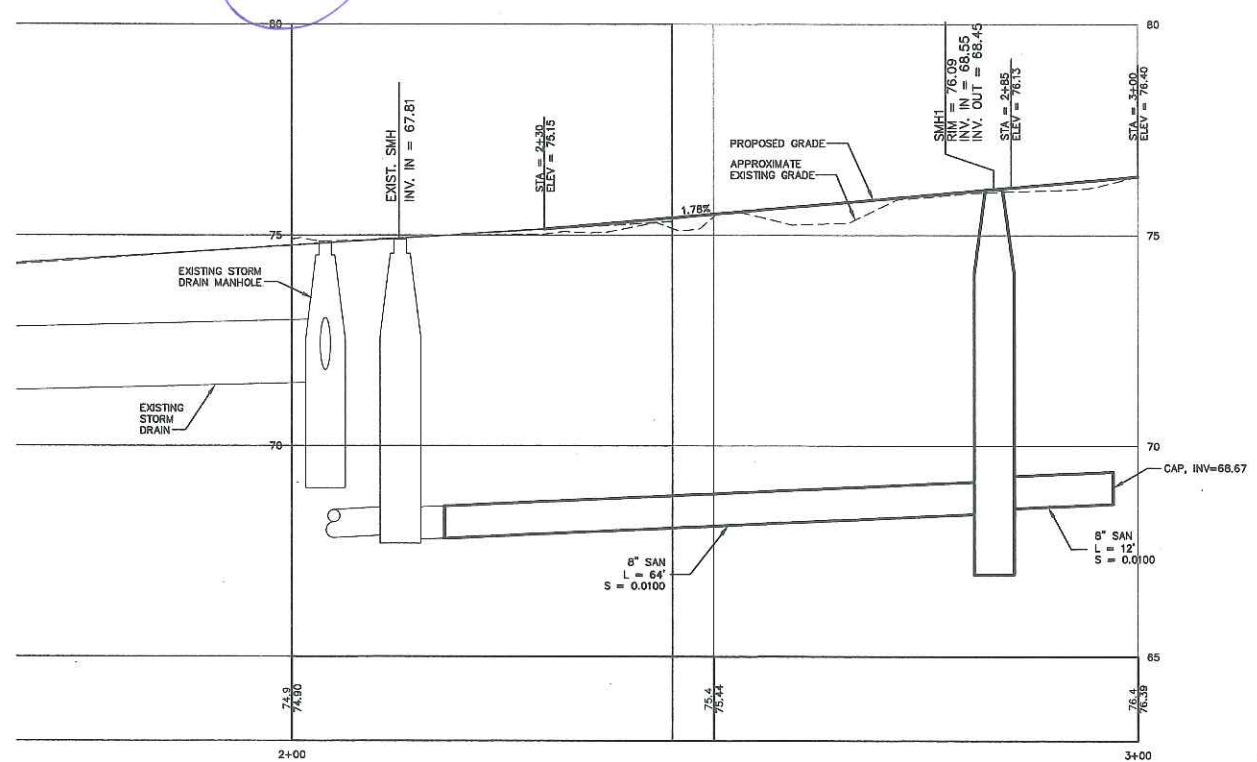
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**GRADING AND DRAINAGE NOTES:**

1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.
2. COMMON BORROW SHALL MEET MDT SPECIFICATION 703.1B.

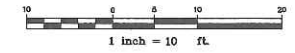


**GERTRUDE AVENUE LAYOUT AND UTILITY PLAN**  
1"=10'



**GERTRUDE AVENUE LAYOUT AND UTILITY PROFILE**  
1"=10' HORIZONTAL  
1"=2' VERTICAL

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



8-3-12

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Rev.	Date	Revision

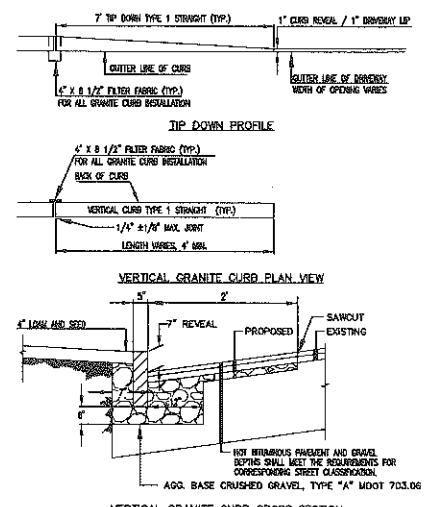
MUNICIPAL REVIEW	Date	By

Design: JWA    Draft: CG    Date: AUG 2012  
 Checked: AMP    Scale: AS NOTED    Job No.: 2719  
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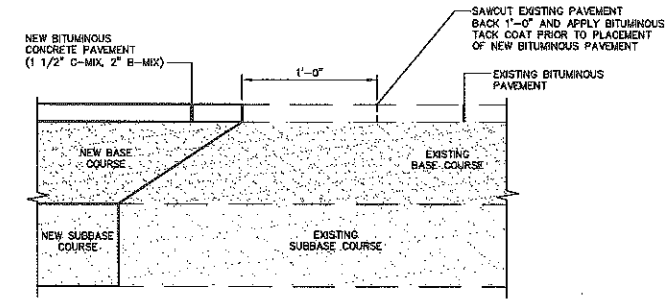
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 Engineering Excellence Since 1998  
 PO Box 1237    15 Shaker Road    Gray, ME 04039  
 207-657-6910    207-657-6912    E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	<b>Layout and Utility Plan</b>
Project:	<b>Gertrude Avenue</b> Portland, Maine
Client:	<b>Timothy Higgins</b> 83 Bay Street, Portland, Maine 04104

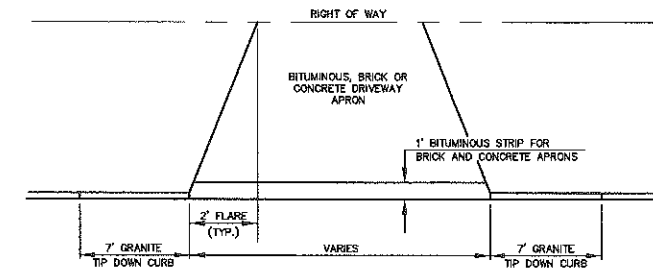
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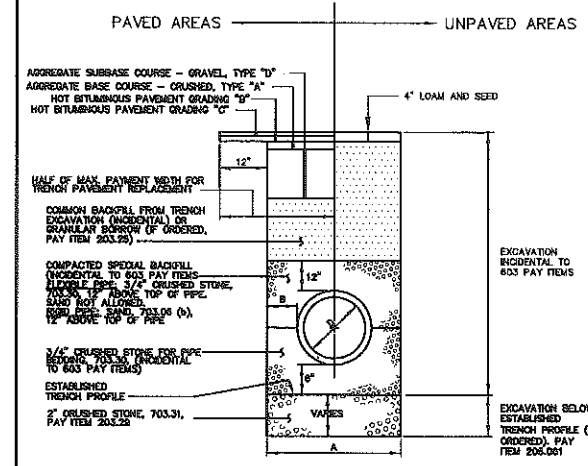
**VERTICAL GRANITE CURB - FULL DEPTH STREET CONSTRUCTION**  
NOT TO SCALE



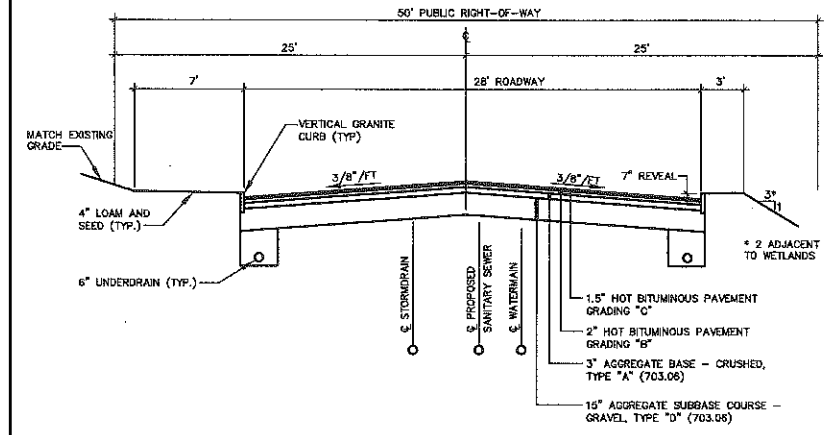
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NOT TO SCALE



**DRIVEWAY APRON LAYOUT DETAIL**  
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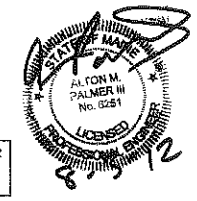
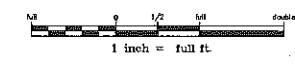


**PIPE INSTALLATION DETAIL**  
NOT TO SCALE



**TYPICAL MINOR RESIDENTIAL STREET**  
NOT TO SCALE

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



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Rev.	Date	Revision

MUNICIPAL REVIEW	Date	By

Design: JWA	Draft: CG	Date: AUG 2012
Checked: AMP	Scale: AS NOTED	Job No: 2719
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 15 Shaker Road Gray, ME 04039 FAX: 207-657-6912  
 E-Mail: mailboxes@gorrillpalmer.com

Drawing Name:	<b>Details</b>
Project:	<b>Gertrude Avenue</b> Portland, Maine
Client:	<b>Timothy Higgins</b> 83 Bay Street, Portland, Maine 04104

Drawing No.  
**C103**

