

2002-

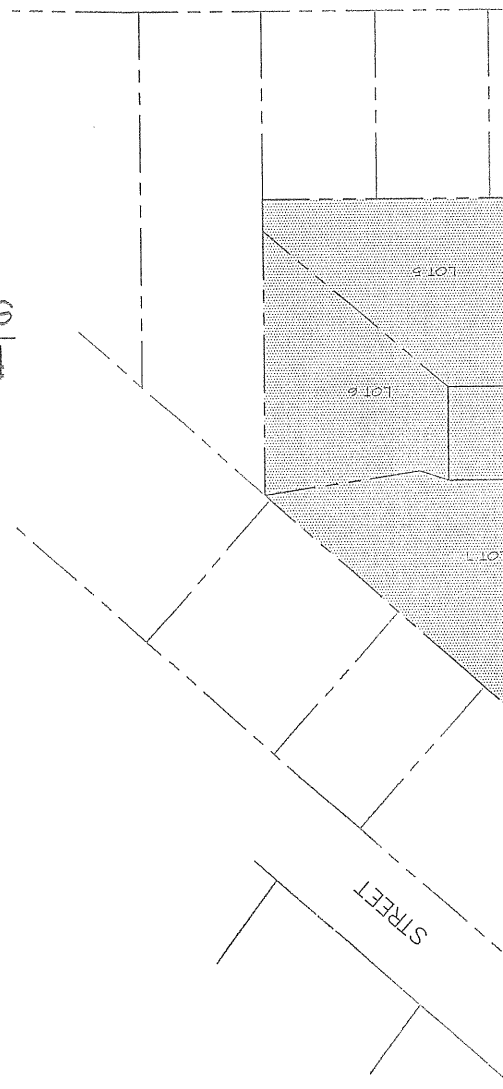
406-F-36

237 Ray St.

Newcomb Glen Subd.

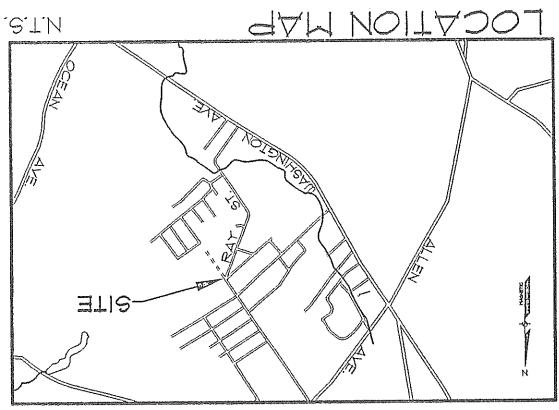
Dean Cole

on Spreadsheet



SHEET	DESCRIPTION
1	COVER SHEET
2	SUBDIVISION PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	LANDSCAPE PLAN
6	PLAN & PROFILE; BEAUREGARD STREET STA. 0+11.66 TO STA. 3+69.78
7	PLAN & PROFILE; PATRIOT LANE STA. 0+00 TO STA. 3+51.02
8	DETAILS

PLAN INDEX:



**SUBDIVISION PLAN \ RECORDING PLAT**  
**OF:**  
**NEWCOMB GLEN SUBDIVISION**  
 RAY STREET  
 PORTLAND, MAINE  
**FOR:**  
**GUNTER-PAUL, INC.**  
 550 RIVER ROAD  
 BUXTON, MAINE 04093

**Sebago Technics**  
 Engineering Expertise You Can Build On  
 One Center Street  
 Portland, ME 04108  
 Tel (207) 866-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
01259	772	BCY	MWE	WIN

REV.	BY	DATE	STATUS
C	JRS	3-11-03	FINAL PLANNING BOARD SUBMISSION
B	JRS	10-16-02	ISSUED FOR CLIENT REVIEW
A	JRS	8-14-02	ISSUED FOR WORKSHOP REVIEW

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



**PROPERTY LINE CURVE DATA**

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD DIST.
C1	13.05'	10.00'	N03°32'11"E	12.18'
C2	39.11'	135.00'	S32°42'44"W	39.97'
C3	102.20'	155.00'	S22°07'18"W	102.91'
C4	27.83'	15.00'	N66°21'39"W	24.01'
C5	29.49'	85.00'	S30°32'55"W	29.95'

**CENTER LINE CURVE DATA**

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD DIST.
C6	40.66'	110.00'	S30°32'55"W	40.43'

**PROPERTY LINE DATA**

LINE	BEARING	LENGTH
L10	S68°42'34"W	15.53'
L1	N41°02'11"E	23.69'

**EASEMENT LINE DATA**

LINE	BEARING	LENGTH
EL6	N70°02'31"W	30.00'
EL5	S19°51'29"W	10.00'
EL4	S19°51'29"W	20.00'
EL3	N70°02'31"W	30.00'

**LEGEND**

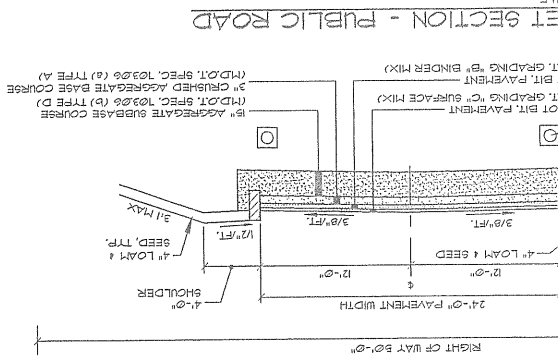
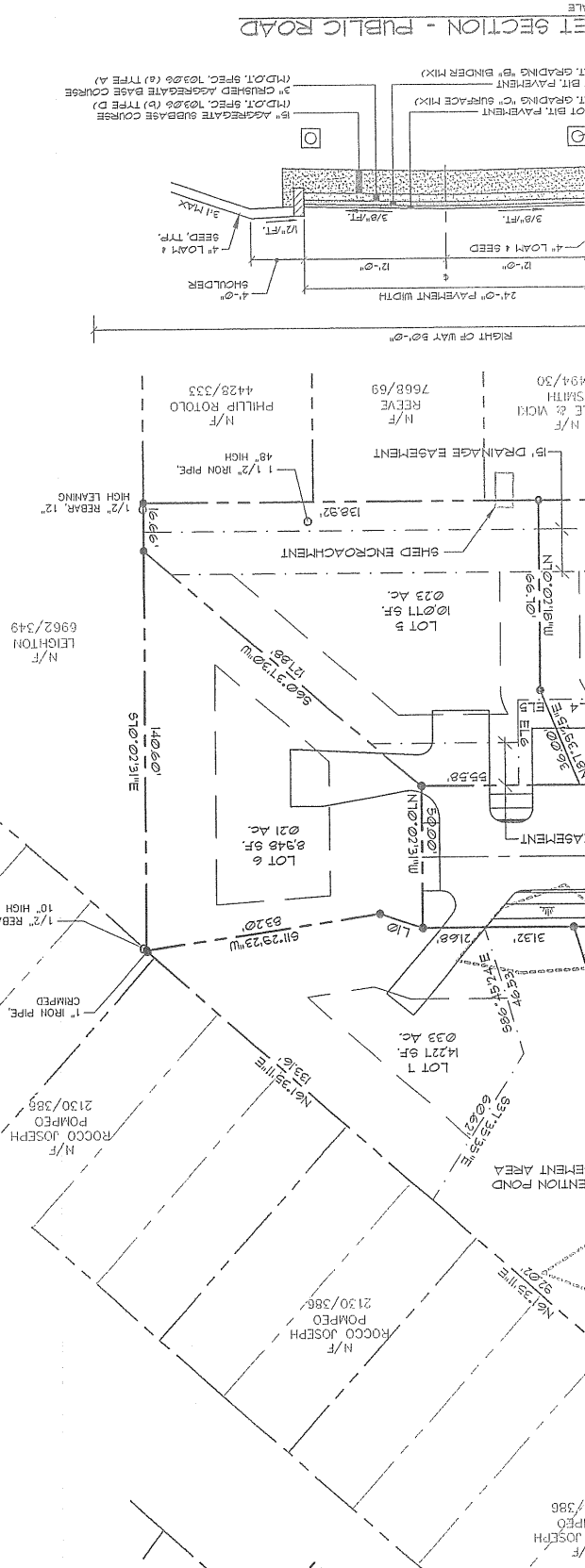
- EXISTING \_\_\_\_\_
- PROPOSED \_\_\_\_\_
- PROPERTY ROW \_\_\_\_\_
- EASEMENT \_\_\_\_\_
- SETBACK \_\_\_\_\_
- MONUMENT \_\_\_\_\_
- IRON PIPE/ROD \_\_\_\_\_
- DRILLHOLE \_\_\_\_\_
- WETLANDS \_\_\_\_\_
- EDGE WETLAND \_\_\_\_\_

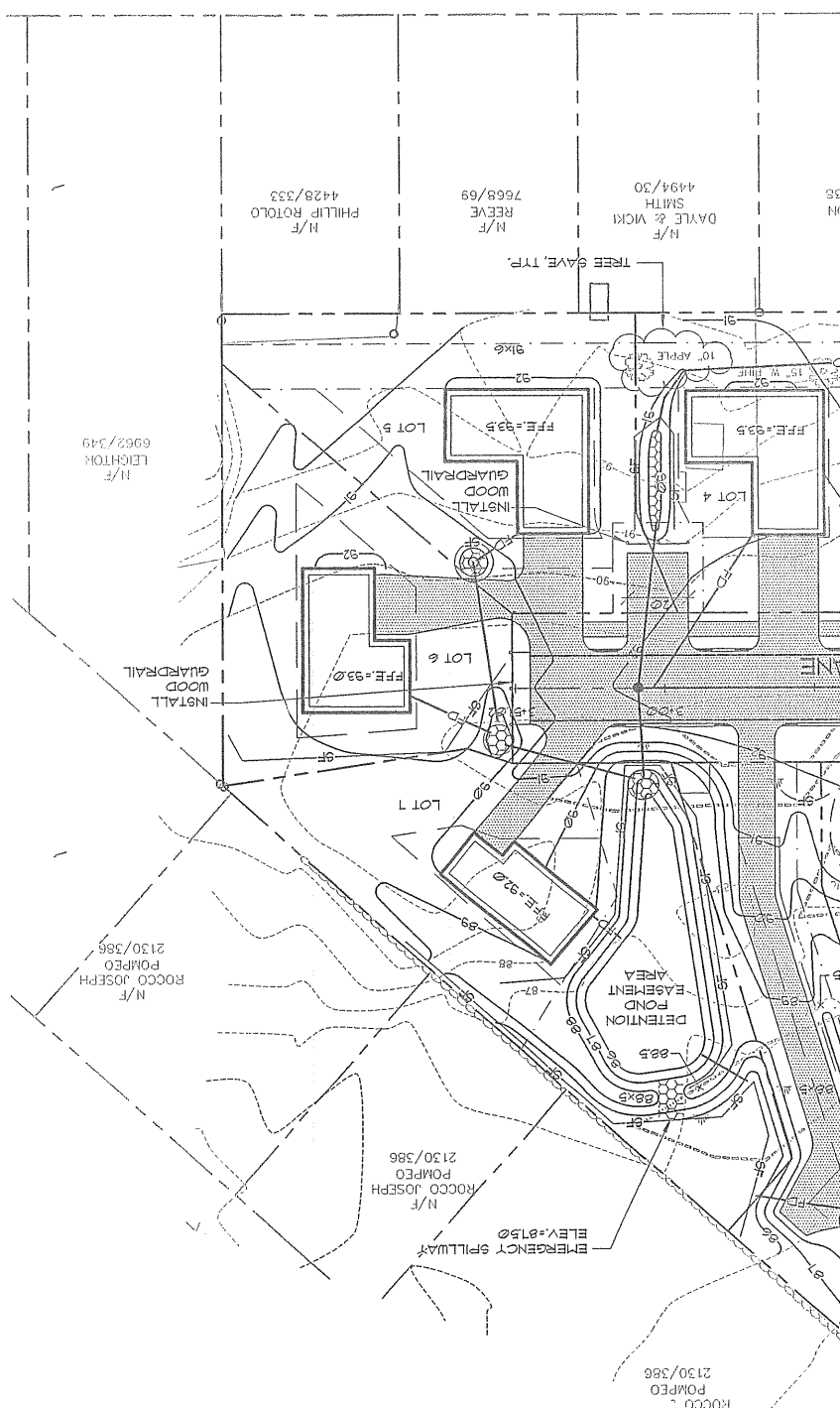
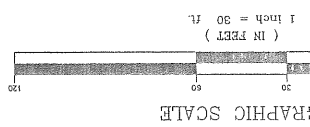
**WAVIER REQUEST**  
 CITY OF PORTLAND SUBDIVISION REQUIREMENTS FOR EASEMENTS ON BOTH SIDES OF PROPOSED STREET MEETING RESIDENTIAL STREET STANDARDS.  
 THIS WAVIER WAS APPROVED/DENIED ON \_\_\_\_\_

**APPROVAL -**  
**CITY OF PORTLAND**  
**PLANNING BOARD**

DATE \_\_\_\_\_  
 CHAIRPERSON \_\_\_\_\_

STATE OF MAINE  
 COUNTY SS REGISTRY OF DEEDS  
 RECEIVED \_\_\_\_\_ M. \_\_\_\_\_ 20 \_\_\_\_\_  
 PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 ATTEST \_\_\_\_\_ REGISTER





SHEET 3 OF 8

DATE 2-15-03  
SCALE 1" = 30'

GRADING AND UTILITY PLAN  
OF  
NEWCOMB GLEN SUBDIVISION  
RAY STREET  
PORTLAND, MAINE  
FOR:  
GUNTER-PAUL, INC.  
550 RIVER ROAD  
BOXTON, MAINE 04093

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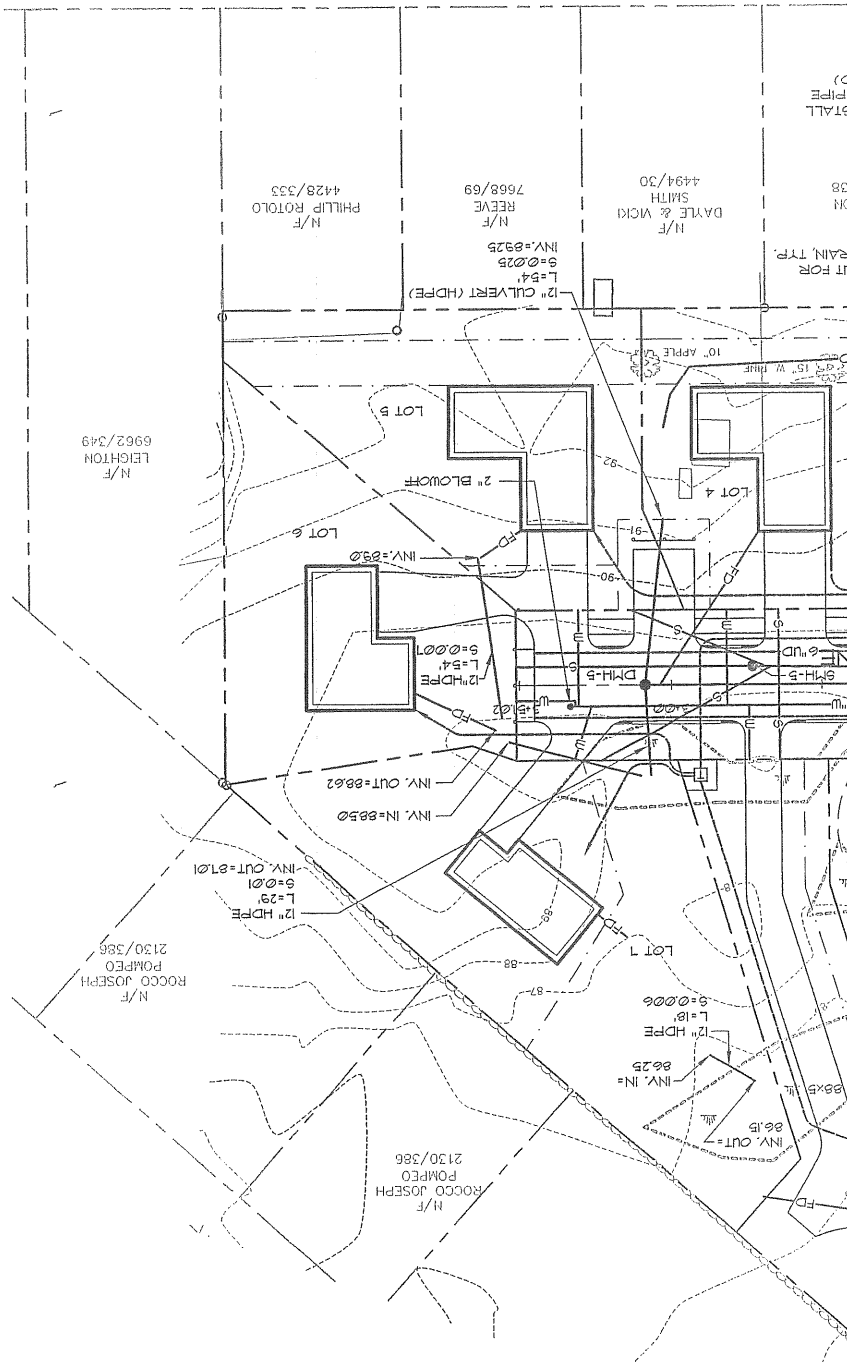
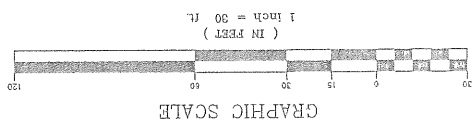
One Depot Street  
Portland, ME 04103  
Tel (207) 886-0277

PROJECT NO. 01258 | DWG NAME 772 | FLD. EKI | DESIGN BGY | DRAWN BGY/JAB

REV.	BY:	DATE:	STATUS:
C	JRS	3-11-03	FINAL PLANNING BOARD SUBMISSION
B	JRS	10-16-02	ISSUED FOR CLIENT REVIEW
A	JRS	8-14-02	ISSUED FOR WORKSHOP REVIEW

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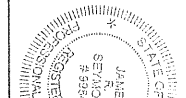
UTILITY PLAN  
 OF:  
**NEWCOMB GLEN SUBDIVISION**  
 RAY STREET  
 PORTLAND, MAINE  
 FOR:  
**GUNTER-PAUL, INC.**  
 550 RIVER ROAD  
 BUXTON, MAINE 04093

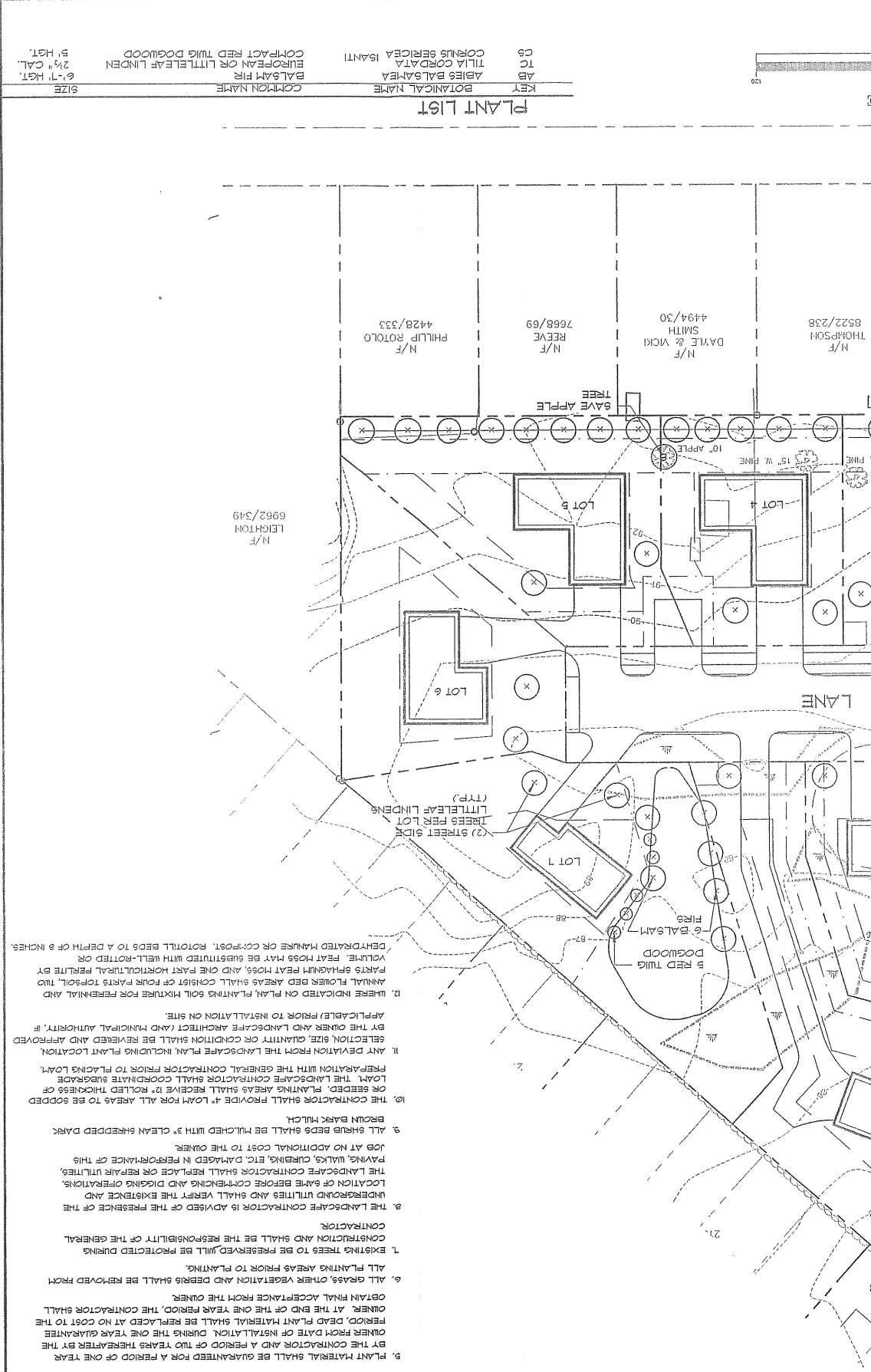
**Sebago Technics**  
 Engineering Experience You Can Build On  
 One Church Street  
 Portland, ME 04101  
 Web: Tel (207) 866-0277

PROJECT NO.	DWG NAME	F.L.D.	B.K.	DESIGN	DRAWN
012359	772	BCY	JRS	BCY/IB	

REV.	BY:	DATE:	STATUS:
C	JRS	3-11-03	FINAL PLANNING BOARD SUBMISSION
B	JRS	10-16-02	ISSUED FOR CLIENT REVIEW
A	JRS	8-14-02	ISSUED FOR WORKSHOP REVIEW

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PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE
AB	AMIES BAL SAMBA	BALSAM FIR	6", 1' HGT.
TC	TILIA CORODATA	EUROPEAN OR LITTLE LEAF LINDEN	2 1/2" CAL.
CS	CORNUS SERICEA	COMPACT RED TWIG DOGWOOD	5" HGT.

- PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
- BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING ANY DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBS, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
- ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREPPED DARK BROWN BARK MULCH.
- THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDBED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
- ANY DEVIATION FROM THE LANDSCAPE PLAN INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SHADING PEAT MOSS, AND ONE PART HORIZONTAL FERTILITE BY VOLUME. FERT MOSS MAY BE SUBSTITUTED WITH WELL-FLOTTED OR DEHYPERTIZED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.

LANDSCAPE PLAN  
 OF:  
**NEWCOMB GLEN SUBDIVISION**  
 RAY STREET  
 PORTLAND, MAINE  
 FOR:  
**GUNTER-PAUL, INC.**  
 550 RIVER ROAD  
 BUXTON, MAINE 04093

DATE 3/05/03  
 SCALE 1"=30'

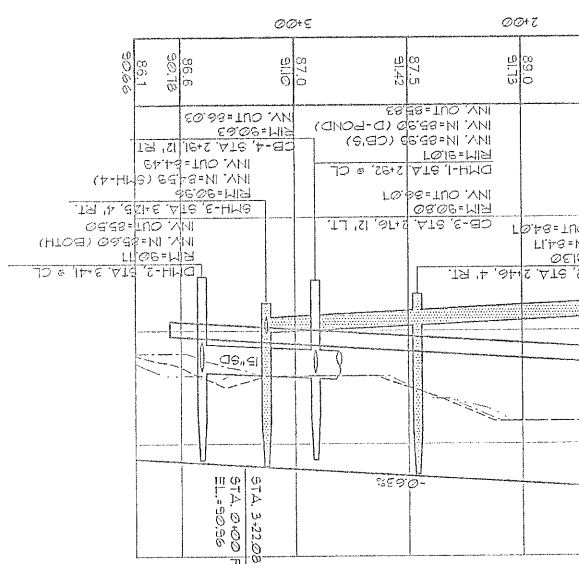
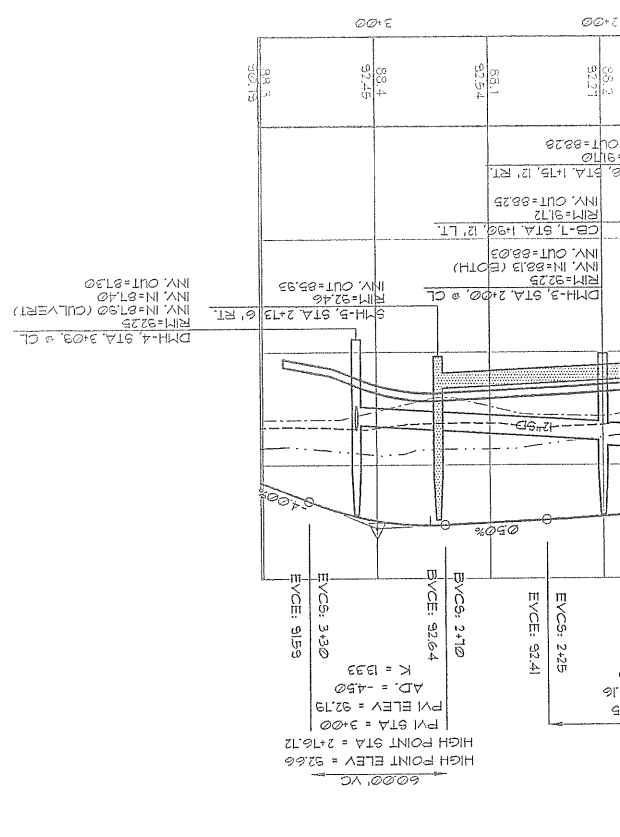
SHEET 5 OF 8

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 One General Street  
 Westbrook, Me 04098-1339  
 Tel (207) 858-0277

PROJECT NO	FIELD BOOK	DESIGN	CHKD	DRAWN
01259	772	JP	JP	JNG

REV.	BY:	DATE:	STATUS:
A	JRS	3-11-03	PREPARED FOR FINAL PLANNING BOARD SUBMISSION

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DATE	SCALE
2-15-02	AS NOTED

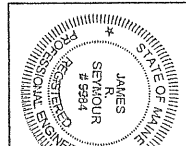
**PROFILES: BEAUREGARD STREET** STA. 0-17.660 TO PATRIOT LANE STA. 3+69.78  
**OF: NEWCOMB GLEN SUBDIVISION** STA. 0+00 TO STA. 3+51.02  
 RPT. STREET: PORTLAND, MAINE  
 FOR: GUNTER-PAUL, INC.  
 550 RIVER ROAD  
 BUXTON, ME 04093

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 One Oxbow Street  
 Westbrook, Me 04095-1339  
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PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
01299	772	BCY	JRS	PLS

REV.	BY	DATE	STATUS
D	JRS	3-11-03	FINAL PLANNING BOARD SUBMISSION
C	JRS	1-14-03	REVISED PER PLANNING BOARD COMMENTS
B	JRS	10-16-02	ISSUED FOR CLIENT REVIEW
A	JRS	8-14-02	ISSUED FOR WORKSHOP REVIEW

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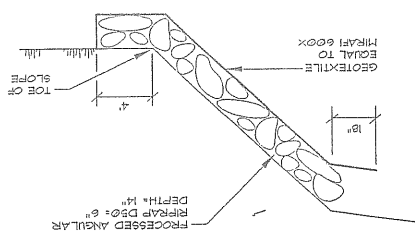


DATE SCALE  
03-18-02 AS SHOWN

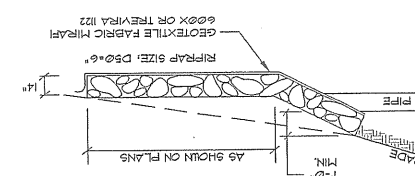
NEWCOMB GLEN SUBDIVISION  
RAY STREET  
PORTLAND, MAINE  
FOR:  
**GUNTER-PAUL, INC.**  
550 RIVER ROAD  
BUXTON, MAINE 04093

**DETAILS**

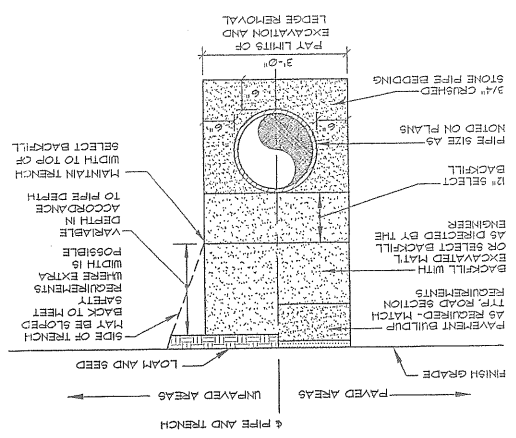
**SIDE SLOPE RIPRAP**  
NOT TO SCALE



**RIPRAP CULVERT INLET/OUTLET**  
NOT TO SCALE



**TYP. TRENCH SECTION WITHIN CITY ROW**  
NOT TO SCALE



REVEGETATION MEASURES SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF ROAD AND SIDEWALK IMPROVEMENTS. DISPERSED AREAS SHALL ALSO BE TILLED AND ANCHORED PRIOR TO ANY STORM EVENT. SEE TILLING REQUIREMENTS IN SECTION 6.1.4. ABOVE. IF FINAL SEEDING CANNOT BE ACCOMPLISHED BY SETBACKER, MEASURES SHALL BE PERIODICALLY SWEEP OR MACHED TO AVOID AREA. ALL ERECTION SHALL BE ANCHORED WITH TERRAZZ (BY) TAKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION. AREA. DURING CONSTRUCTION SHALL BE COVERED. EXPOSED EXCAVATION AREAS AS NECESSARY TO REDUCE DUST DURING PERIODS OF PAUSE IN CONSTRUCTION. SEE SECTION 6.1.1. ABOVE. PROVIDE WINTER PROTECTION SEEDING AREAS SHALL BE COVERED WITH ERON PROTECTION. SEEDING AREAS SHALL BE COVERED AT THE RATE OF 1 LB/1000 SQ FT. TO

1. ALL TRENCH SECTIONS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF ROAD AND SIDEWALK IMPROVEMENTS. DISPERSED AREAS SHALL ALSO BE TILLED AND ANCHORED PRIOR TO ANY STORM EVENT. SEE TILLING REQUIREMENTS IN SECTION 6.1.4. ABOVE. IF FINAL SEEDING CANNOT BE ACCOMPLISHED BY SETBACKER, MEASURES SHALL BE PERIODICALLY SWEEP OR MACHED TO AVOID AREA. ALL ERECTION SHALL BE ANCHORED WITH TERRAZZ (BY) TAKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION. AREA. DURING CONSTRUCTION SHALL BE COVERED. EXPOSED EXCAVATION AREAS AS NECESSARY TO REDUCE DUST DURING PERIODS OF PAUSE IN CONSTRUCTION. SEE SECTION 6.1.1. ABOVE. PROVIDE WINTER PROTECTION SEEDING AREAS SHALL BE COVERED WITH ERON PROTECTION. SEEDING AREAS SHALL BE COVERED AT THE RATE OF 1 LB/1000 SQ FT. TO
2. ALL AREAS SHALL BE SEEDING AND STABILIZED IN ACCORDANCE WITH THE FOLLOWING VEGETATION PLAN.
3. ALL AREAS SHALL BE SEEDING AND STABILIZED IN ACCORDANCE WITH THE FOLLOWING VEGETATION PLAN.
4. A CONSTRUCTION ENTRANCE SHALL BE BUILT AT THE INTERSECTION OF THE EXISTING ROAD AND THE CONSTRUCTION ROADWAY. COVER OF GRASSES.
5. STONE CHECK DAMS MAY BE REMOVED ONLY AFTER THE PERMANENT GROUND IS ESTABLISHED WITH AT LEAST 95% TO 98% OF VEGETATION. ROADWAY ARE PAVED AND THE VEGETATED AREAS ARE ESTABLISHED WITH AT LEAST 95% TO 98% OF VEGETATION.
6. ALL AREAS SHALL BE SEEDING AND STABILIZED IN ACCORDANCE WITH THE FOLLOWING VEGETATION PLAN.

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Washbrook, Me 04098-1339  
Tel (207) 856-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHECK	DRAWN
012591	772	BGY	JRS	WIN

REV.	BY:	DATE:	STATUS:
A	JRS	8-14-02	ISSUED FOR WORKSHOP REVIEW
B	JRS	1-2-03	REVISED PER PLANNING BOARD COMMENTS
C	JRS	3-11-03	FINAL PLANNING BOARD SUBMISSION

WITH VEGETATION IS ACCURATELY ESTABLISHED. GROWTH RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH A MINIMUM OF 95%-98% OF AREAS VEGETATED WITH VIGOROUS PERMANENT VEGETATION. MEASURES SHALL BE ESTABLISHED UNTIL FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING. THE CONTRACTOR SHALL PROVIDE THE MAINTENANCE MEASURES AND NECESSARY FOLLOW UP WORK TO MAINTAIN EROSION CONTROL. DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND PERFORMANCES SHALL BE PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE THE MAINTENANCE MEASURES AND NECESSARY FOLLOW UP WORK TO MAINTAIN EROSION CONTROL. THE CONTRACTOR SHALL PROVIDE THE MAINTENANCE MEASURES AND NECESSARY FOLLOW UP WORK TO MAINTAIN EROSION CONTROL.

APRIL 15 - APRIL 30, 2004

1. ESTIMATED CONSTRUCTION TIME: MAY 1 - OCT 31, 2003
2. SITE CLEARING AND GRUBBING: MAY 1 - MAY 15, 2003
3. ROUGH GRADING, UTILTY: MAY 15 - JUNE 30, 2003
4. INSTALL UTILITIES + PERMANENT POND: JUNE 1 - AUGUST 1, 2003
5. STREET BASE CONSTRUCTION: JUNE 30 - JULY 30, 2003
6. STREET BASE PAVING: AUGUST 1 - SEPT 30, 2003
7. PREPARED AREAS: JUNE 30, 2003
8. START FINAL SEEDING ON PREPARED AREAS: JUNE 30, 2003
9. BI-WEEKLY HOUSING OF TEMPORARY AND PERMANENT VEGETATION: MAY 1 - OCT 31, 2003
10. REMOVAL OF EROSION CONTROL DEVICES: MAY 1, 2004
11. FINAL ROAD PAVEMENT: SEP-EMR 2004
12. FINAL ROAD PAVEMENT: MAY 1, 2004

AS NEEDED

VEGETATION GROWTH

MINUS SPREAD OVER WINTER

DATES ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE ENGINEER DEPENDING ON CONSTRUCTION PROGRESS.

MANAGEMENT MEASURES SHALL BE APPLIED AS NEEDED DURING THE CONSTRUCTION CYCLE AFTER EACH RAINFALL. THE CONTRACTOR SHALL PROVIDE THE MAINTENANCE MEASURES AND NECESSARY FOLLOW UP WORK TO MAINTAIN EROSION CONTROL. THE CONTRACTOR SHALL PROVIDE THE MAINTENANCE MEASURES AND NECESSARY FOLLOW UP WORK TO MAINTAIN EROSION CONTROL.

NOT TO SCALE

EROSION CONTROL MEASURES SHALL BE FOLLOWED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION OF THE PROJECT.

1. A. AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROCEEDING AND REMAIN UNCONSTRUCTED UNTIL THE NEXT DAY AFTER CONSTRUCTION OF EACH AREAS THAT WILL NOT BE COVERED. EXPOSED AREAS SHALL BE SEEDING WITH A WINTER COVER PROPORTION OF 1 LB/1000 SQ FT. TO PROVIDE WINTER PROTECTION. WINTER SEEDING SHALL BE COVERED WITH ERON PROTECTION. WINTER SEEDING SHALL BE COVERED AT THE RATE OF 1 LB/1000 SQ FT. TO PROVIDE WINTER PROTECTION. WINTER SEEDING SHALL BE COVERED AT THE RATE OF 1 LB/1000 SQ FT. TO PROVIDE WINTER PROTECTION.

B. DISPERSED AREAS DO NOT RECEIVE FINAL SEEDING BY THE YEAR OF CONSTRUCTION. WINTER SEEDING SHALL BE PROVIDED AT THE RATE OF 1 LB/1000 SQ FT. TO PROVIDE WINTER PROTECTION. WINTER SEEDING SHALL BE COVERED WITH ERON PROTECTION. WINTER SEEDING SHALL BE COVERED AT THE RATE OF 1 LB/1000 SQ FT. TO PROVIDE WINTER PROTECTION.

C. ALL TRENCH SECTIONS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF ROAD AND SIDEWALK IMPROVEMENTS. DISPERSED AREAS SHALL ALSO BE TILLED AND ANCHORED PRIOR TO ANY STORM EVENT. SEE TILLING REQUIREMENTS IN SECTION 6.1.4. ABOVE. IF FINAL SEEDING CANNOT BE ACCOMPLISHED BY SETBACKER, MEASURES SHALL BE PERIODICALLY SWEEP OR MACHED TO AVOID AREA. ALL ERECTION SHALL BE ANCHORED WITH TERRAZZ (BY) TAKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION. AREA. DURING CONSTRUCTION SHALL BE COVERED. EXPOSED EXCAVATION AREAS AS NECESSARY TO REDUCE DUST DURING PERIODS OF PAUSE IN CONSTRUCTION. SEE SECTION 6.1.1. ABOVE. PROVIDE WINTER PROTECTION SEEDING AREAS SHALL BE COVERED WITH ERON PROTECTION. SEEDING AREAS SHALL BE COVERED AT THE RATE OF 1 LB/1000 SQ FT. TO



SHEET 8 OF 8

03-18-02 DATE  
AS SHOWN SCALE

OF: **NEWCOMB GLEN SUBDIVISION**  
RAY STREET  
PORTLAND, MAINE  
FOR: **GUNTER-PAUL, INC.**  
550 RIVER ROAD  
BUXTON, MAINE 04093

**Sebago Technics**  
Engineering Experts You Can Build On

One Clifton Street  
Westbrook, ME 04095-1139  
Tel (887) 588-0277

PROJECT NO.	772	BOY	DESIGN	CHKD	DRAWN
FIELD BOOK				JRS	
					WAN

REV:	BT:	DATE:	STATUS:
C	JRS	3-11-03	FINAL PLANNING BOARD SUBMISSION
B	JRS	1-2-03	REVISED PER PLANNING BOARD COMMENTS
A	JRS	8-14-02	ISSUED FOR WORKSHOP REVIEW

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