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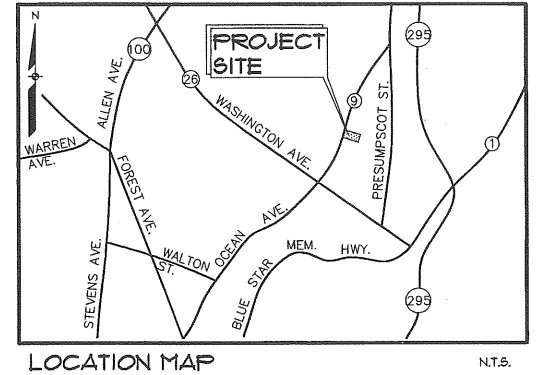
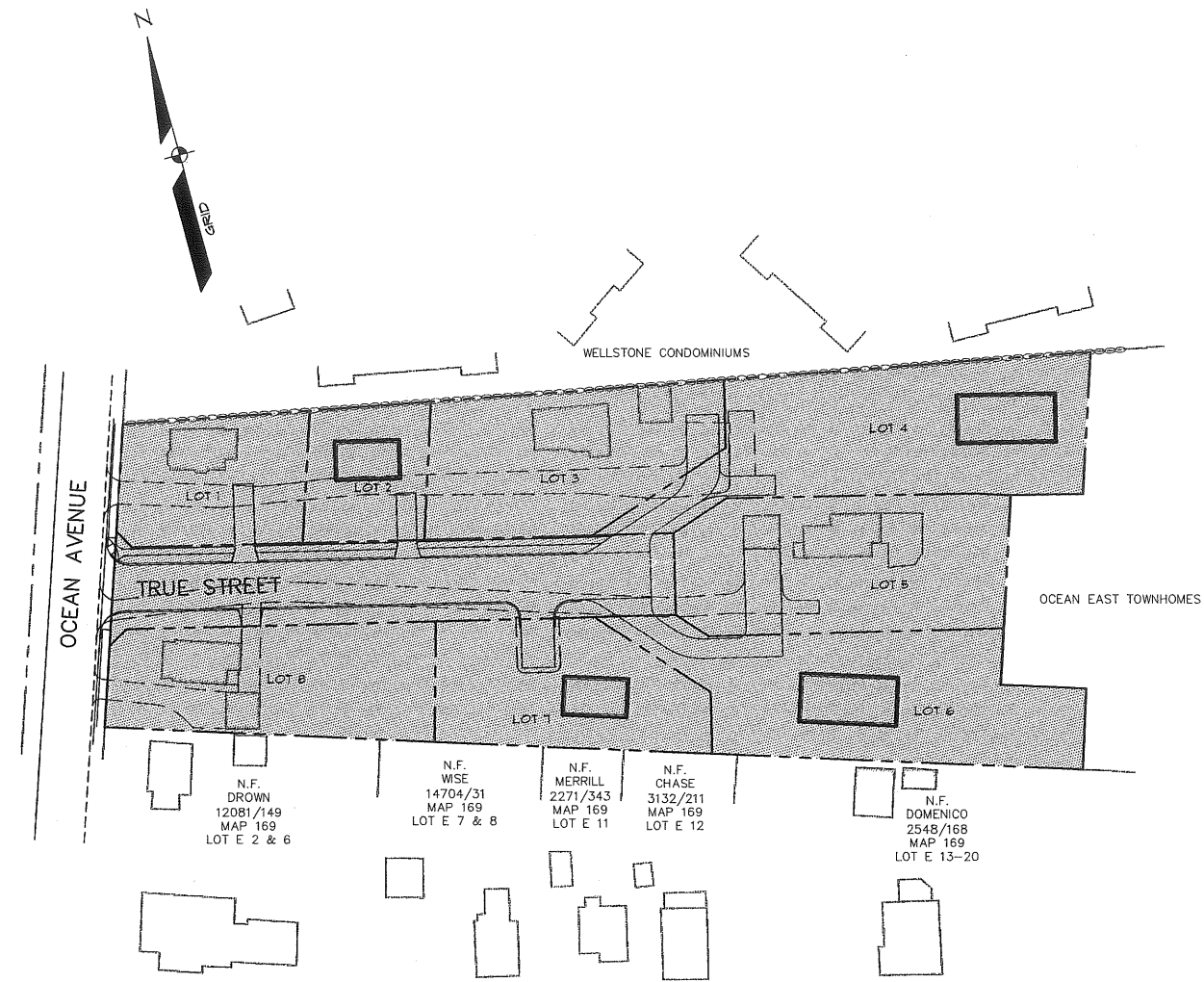
41-41 True st, Portland, Maine

True Street Subdivision

Sniper Todd R.

TRUE STREET SUBDIVISION

TRUE STREET, PORTLAND, MAINE



APPLICANT/RECORD OWNER:

**TRUE STREET
NEIGHBORHOOD**

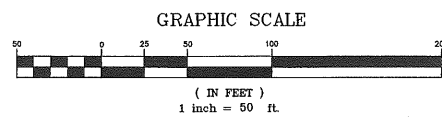
41 TRUE STREET
PORTLAND, MAINE 04101

ENGINEER:

Sebago Technics
Engineering Expertise You Can Build On
One Chobot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

**TRUE STREET SUBDIVISION
SHEET INDEX:**

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SUBDIVISION PLAN
4	GRADING & DRAINAGE PLAN
5	UTILITIES PLAN
6	LANDSCAPE PLAN
7	DETAILS
8	DETAILS
9	DETAILS



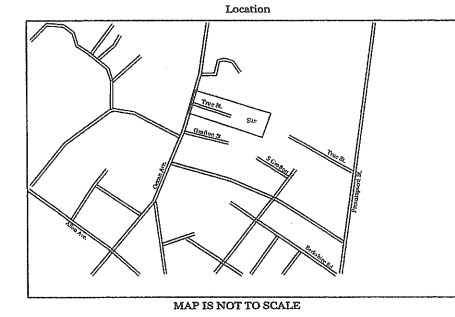
CERTIFICATION

THIS SURVEY PLAN CONFORMS TO THE
MAINE BOARD OF LICENSURE
FOR PROFESSIONAL LAND
SURVEYORS STANDARDS

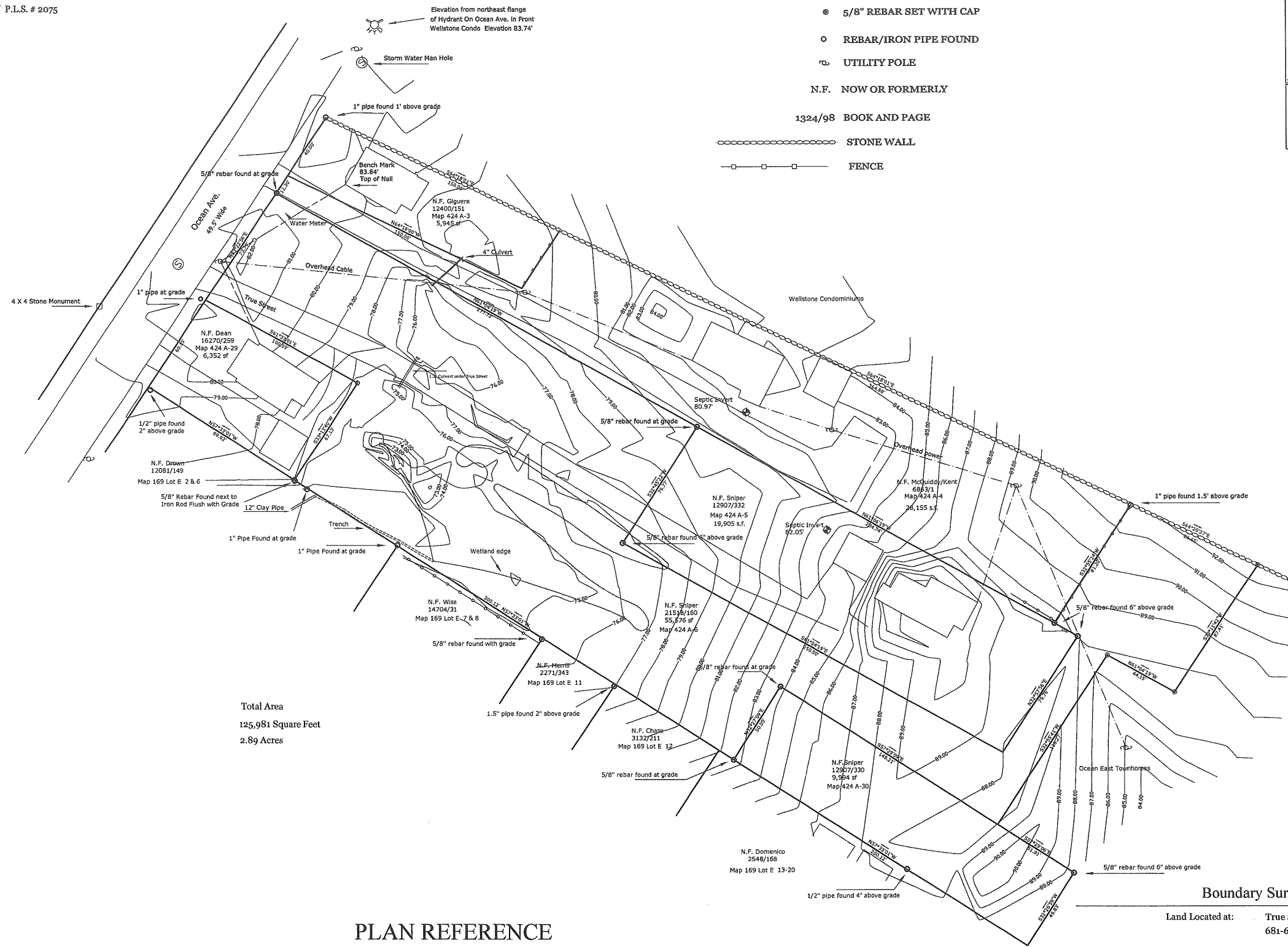
Richard W. Eaton
RICHARD W. EATON P.L.S. # 2075

LEGEND

- 5/8" REBAR SET WITH CAP
- REBAR/IRON PIPE FOUND
- ⊕ UTILITY POLE
- N.F. NOW OR FORMERLY
- 1324/98 BOOK AND PAGE
- STONE WALL
- FENCE



MAP IS NOT TO SCALE



Total Area
125,981 Square Feet
2.89 Acres

STATE OF MAINE

_____, SS REGISTRY OF DEEDS

RECEIVED _____

AT _____ H _____ M _____ AND

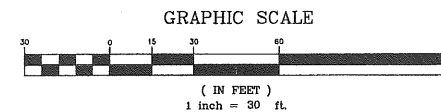
RECORDED IN PLAN BOOK _____ PAGE _____

ATTEST: _____ REGISTER

From Plan Reference (1)

PLAN REFERENCE

- 1) Townhouse at Ocean East at Ocean Ave. & Presumpscot Street, Portland, Maine Dated July 17th 2002 By Coffin Engineering Recorded in Plan Book 204 Page 48
- 2) Wellstone Condominium on Ocean Ave. Portland Maine Dated 4/23/84 By Sebago Technics Recorded in Plan Book 144 Page 61
- 3) The Adams Farm by Percy Richardson C.E. Dated January 16, 1911 Recorded in Plan Book 12 Page 33
- 4) Ocean Ave. Street Information at Portland Engineering Office Vault



Sheet 2 of 8
Boundary Survey With Existing Conditions

Land Located at: True Street and
681-693 Ocean Ave. Portland, Maine 04103

Land Owned By: Nicholas Kent & Amanda McQuiddy/Kent
691 Ocean Ave. Portland Me. 04103
Kelly & Todd Sniper
41 True Street, Portland Maine. 04103
Stacy Dean
681 Ocean Ave. Portland Me. 04103
Marc Giguere
693 Ocean Ave. Portland Me. 04103

Deed Reference: Book 21518 Page 160 Book 12907 Page 330-333
Book 6863 Page 1 Book 16270 Page 259
Book 12400 Page 151

SCALE: 1:30
DRAWN BY: R.W.E.
CHECKED BY: R.W.E.
CAD FILE: 228E.DWG
PROJ #: 228
ORIG DATE: 04-15-05
0 REV DATE: 10-08-07
1 REV DATE: 00-00-00
2 REV DATE: 00-00-00
3 REV DATE: 00-00-00

R. W. EATON ASSOCIATES

LAND SURVEYING & REAL ESTATE

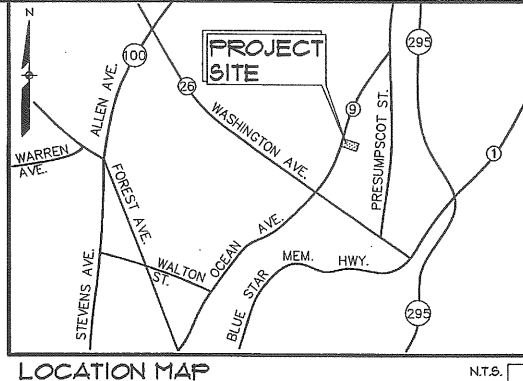
58 PLEASANT STREET, WESTBROOK, MAINE 04092

PHONE: 207-854-2402 FAX: 866-7167 E-MAIL: RWEATON@MAINE.RR.COM

April 15th 2005, Revised September 27th 2007

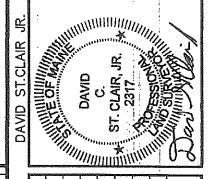
LINE	BEARING	LENGTH
L3	N16°06'43"W	78.16
L4	S13°53'11"W	15.00
L5	S14°20'02"W	30.91
L6	N13°53'11"E	30.00
L7	S16°06'43"E	30.00
L8	N13°53'11"E	30.00

LINE	BEARING	LENGTH
L1	N28°30'45"W	13.92
L2	S61°21'15"W	14.74



GENERAL NOTES:

- AFFILIANT AND RECORD OWNERS:
A. TODD AND KELLY SNIPER, 41 TRUE STREET TRUE STREET NEIGHBORHOOD ASSOCIATES, 58 PLEASANT STREET, WESTBROOK, MAINE 04092.
B. MARC GIGUERE, 693 OCEAN AVENUE
C. NICK AND AMANDA KENT, 681 OCEAN AVENUE
D. STACEY DEAN AND ROYCE GOULD, 681 OCEAN AVENUE
- DEED REFERENCES:
1240/751 (GIGUERE) 16210/259 (DEAN), 6063/1 (KENT), 2518/160, 12807/330, 12907/332 (SNIPER).
- TAX ASSESSORS REFERENCE: M424 L A-3 (GIGUERE); M424 L A-25 (DEAN); M424 L A-4 (KENT); M424 L A-5, M424 L A-6, M424 L A-30 (SNIPER).
- PLAN REFERENCES:
A. TRUE STREET, EXISTING CONDITIONS PLAN, REVISED SEPTEMBER 23, 2005 BY RWL EATON ASSOCIATES, 58 PLEASANT STREET, WESTBROOK, MAINE 04092.
B. TRUE STREET, SUBDIVISION PLAN, REVISED SEPTEMBER 23, 2005 BY RWL EATON ASSOCIATES, 58 PLEASANT STREET, WESTBROOK, MAINE 04092.
- WETLANDS SHOWN AS DELINEATED BY MARK CENCI IN APRIL 2005.
- TOTAL LOT AREA: 289 ACRES (ALL SUBJECT PARCELS).
- ZONING DISTRICT: R-5 RESIDENTIAL ZONE
- SPACE AND BULK CRITERIA (FOR RESIDENTIAL, NON-FRUD):
MIN LOT SIZE: 6,000 SF.
MIN LOT AREA PER DU: 3,000 SF.
MIN STREET FRONTAGE: 50 FT.
MIN FRONT YARD:
1. PRINCIPAL OR ACCESSORY: 20 FT.
2. NO GREATER THAN AVG. DEPTH OF FRONT YARDS ON EITHER SIDE OF THE LOT.
3. FOR LOTS OF RECORD AS OF 6/8/51 THAT ARE LESS THAN 100 FEET DEEP: 20 % OF DEPTH
MIN REAR YARD:
1. PRINCIPAL OR ATTACHED ACCESSORY WITH GROUND COVERAGE (G.C.) GREATER THAN 100 SF: 20 FT.
ACCESSORY DETACHED, G.C. LESS OR = 100 SF: 5 FT.
MIN SIDE YARD:
1. PRINCIPAL OR ACCESSORY WITH G.C. GREATER THAN 100 SF, HEIGHT OF STRUCTURE: 5 FT. SETBACK
A. 1 STORY: 5 FT.
B. 1-1/2 STORY: 6 FT.
C. 2 STORY: 12 FT.
D. 2-1/2 STORY: 14 FT.
2. ACCESSORY DETACHED, G.C. LESS OR = 100 SF: 5 FT.
MIN SIDE YARD ON SIDE STREET: (PRINCIPAL OR ACCESSORY)
MAX LOT COVERAGE: 40%
MAX STRUCTURE HEIGHT:
1. PRINCIPAL OR ATTACHED ACCESSORY: 35 FT.
2. ACCESSORY DETACHED: 18 FT.
- WAIVERS:
A. THE APPLICANTS REQUEST A WAIVER OF THE LAND USE CODE, CHAPTER 14, ARTICLE 4, SEC. 14-498, SUBSECTION 8, PARAGRAPH A REQUIRING THE CONSTRUCTION OF SIDEWALKS IN A SUBDIVISION, SETBACK.
- PROJECT IMPACTS:
A. TOTAL DISTURBED AREA: 0.455 ACRES
B. TOTAL IMPACTED WETLAND AREA: 4.92 SQ. FT.
- THIS PLAN IS BASED SOLELY UPON A BOUNDARY SURVEY PERFORMED BY RWL EATON ASSOCIATES FOR PREPARATION OF PLANS REFERENCED IN NOTE 3 ABOVE.
THE INTERIOR LOT COMPUTATIONS WERE COMPLETED BY SEBAGO TECHNICS, INC. UNDER THE SUPERVISION OF THE SIGNING PROFESSIONAL. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE WITH THE EXCEPTION THAT NO REPORT OF SURVEY HAS BEEN PREPARED, NO NEW LEGAL DESCRIPTION HAS BEEN PREPARED AND THAT THE PROPOSED MONUMENTATION SHOWN HEREON MAY OR MAY NOT BE SET BY THE SIGNING PROFESSIONAL OR SEBAGO TECHNICS.
- SUBJECT PARCELS ARE NOT WITHIN ANY FLOODPLAIN AND ARE CLASSIFIED AS ZONE 'X' PER FEMA MAP 230051 0007C.
- BEARINGS & NORTH ORIENTATION SHOWN HEREON ARE BASED UPON GRID NORTH MAD 1983 MAINE WEST ZONE USING (HARN) DATUM. CONTOURS & ELEVATIONS SHOWN HEREON ARE BASED UPON NGVD 1929 VERTICAL DATUM.
THE MAGNETIC NORTH ORIENTATION SHOWN HEREON IS BASED UPON PLANS REFERENCED IN NOTE 3 ABOVE.
SEBAGO TECHNICS UTILIZED THE PROPERTY LINES DEPICTED ON PLANS REFERENCED IN NOTE 3 AND ROTATED THESE PROPERTY LINES ONTO GRID NORTH MAD 1983 AMINE WEST ZONE TO CONFORM WITH CITY OF PORTLAND SUBDIVISION PLAN REQUIREMENTS.
- EXISTING STRUCTURES ON LOTS 1, 3, 5 AND 8 ARE PRE-EXISTING NON-CONFORMING STRUCTURES REGARDING LOT LINES.
- THE TREES AS SHOWN SHALL BE PROTECTED AS DESIGNATED ON THE LANDSCAPE PLAN, SHEET 6 OF 9. ANY OF THESE PROTECTED TREES LOST OR DAMAGED SHOULD BE REPLACED 'IN KIND' OR AS RECOMMENDED BY THE CITY PLANNING AUTHORITY.
- THE GRAVEL EMERGENCY VEHICLE TURN AROUND ON LOT 4 (SHOWN ON SHEET 4) SHALL BE FOR EMERGENCY VEHICLE USE ONLY, AND SHALL BE PERMANENTLY MAINTAINED BY THE OWNER(S) OF LOT 4.



REV.	DATE	STATUS	ISSUED TO
1	9-19-05	ISSUED	CLIENT FOR REVIEW
2	10-25-05	ISSUED	HAMMERHEAD DESIGN
3	11-30-07	ISSUED	CITY FOR SUBDIVISION PLAN REVIEW
4	4-9-08	ISSUED	CITY FOR SUBDIVISION PLAN REVIEW
5	6-4-08	REVISED	PER CITY OF PORTLAND COMMENTS
6	7-23-08	ISSUED	FOR PLANNING BOARD APPROVAL

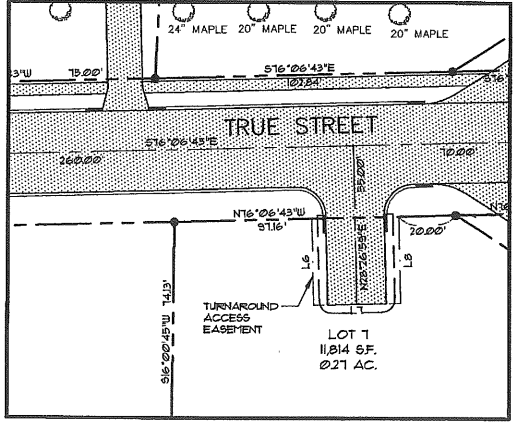
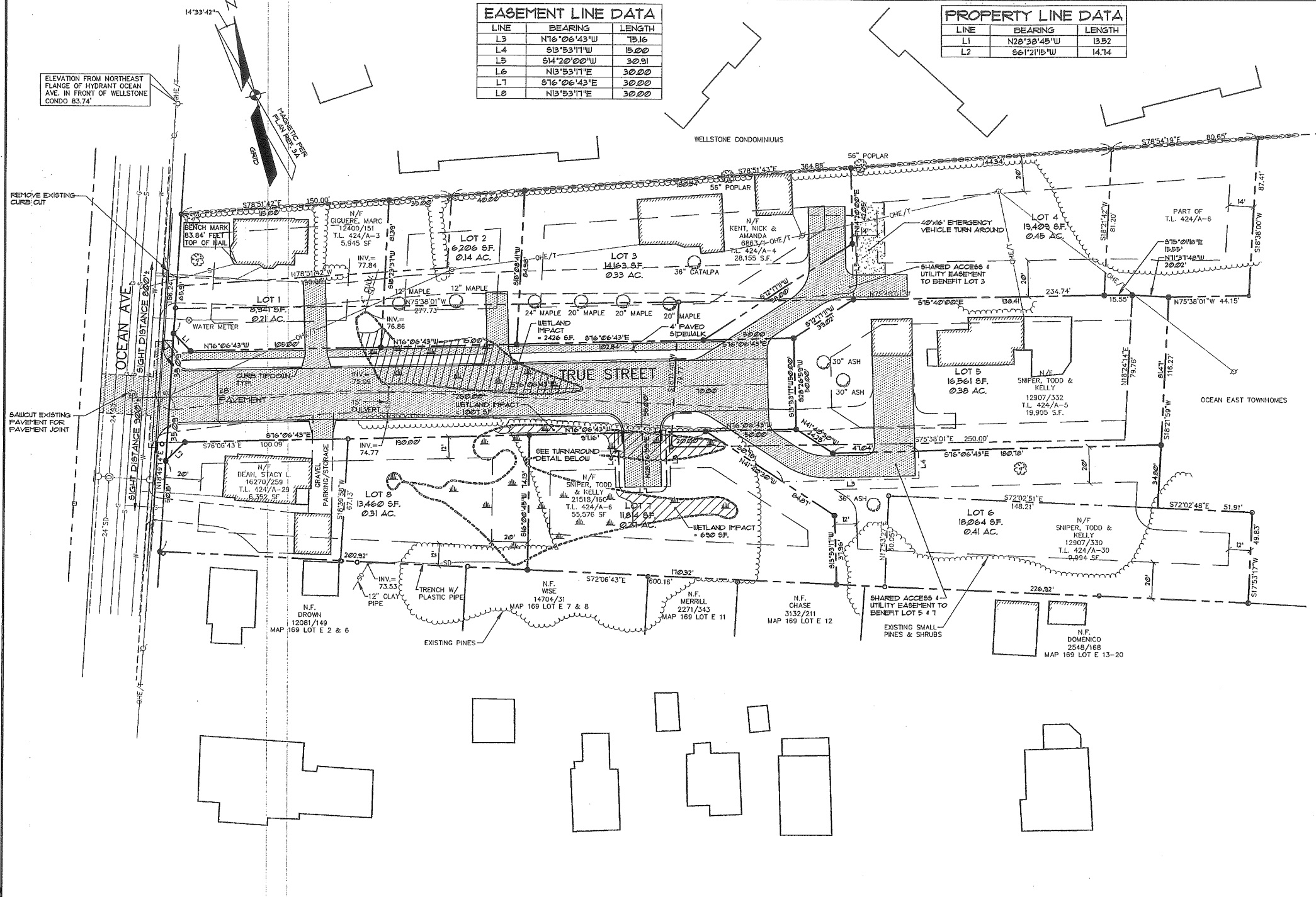
Sebago Technics
Engineering Experience You Can Build On
Portland, Maine
Tel: (207) 855-0277

PROJECT NO: 05207
FIELD BOOK: DESIGN
CHKD: RAM
DRAWN: BCM

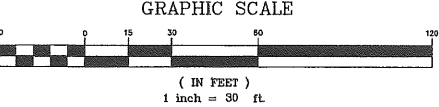
SUBDIVISION PLAN OF
TRUE STREET SUBDIVISION
PORTLAND, MAINE
FOR:
TRUE STREET NEIGHBORHOOD
41 TRUE STREET
PORTLAND, ME 04101

DATE: 04-04-06
SCALE: 1"=30'

SHEET 3 OF 9



TURNAROUND DETAIL



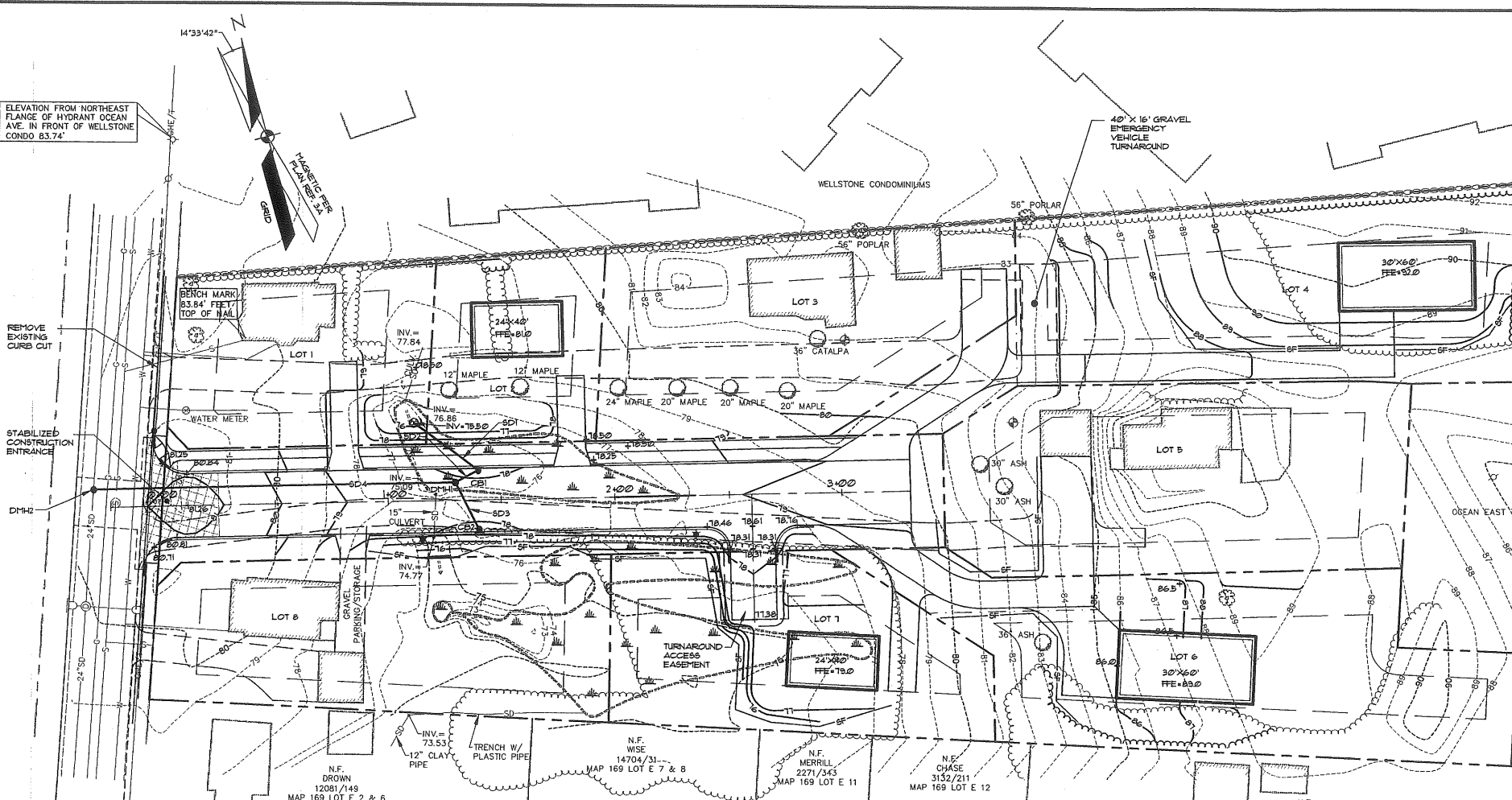
STATE OF MAINE
RECEIVED _____ COUNTY SS REGISTRY OF DEEDS
AT _____ h _____ m _____ AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTRAR

APPROVAL -
CITY OF PORTLAND
PLANNING BOARD

DATE _____
CHAIRPERSON _____

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	DRILLHOLE	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CONIFEROUS TREE	---
---	TREELINE	---

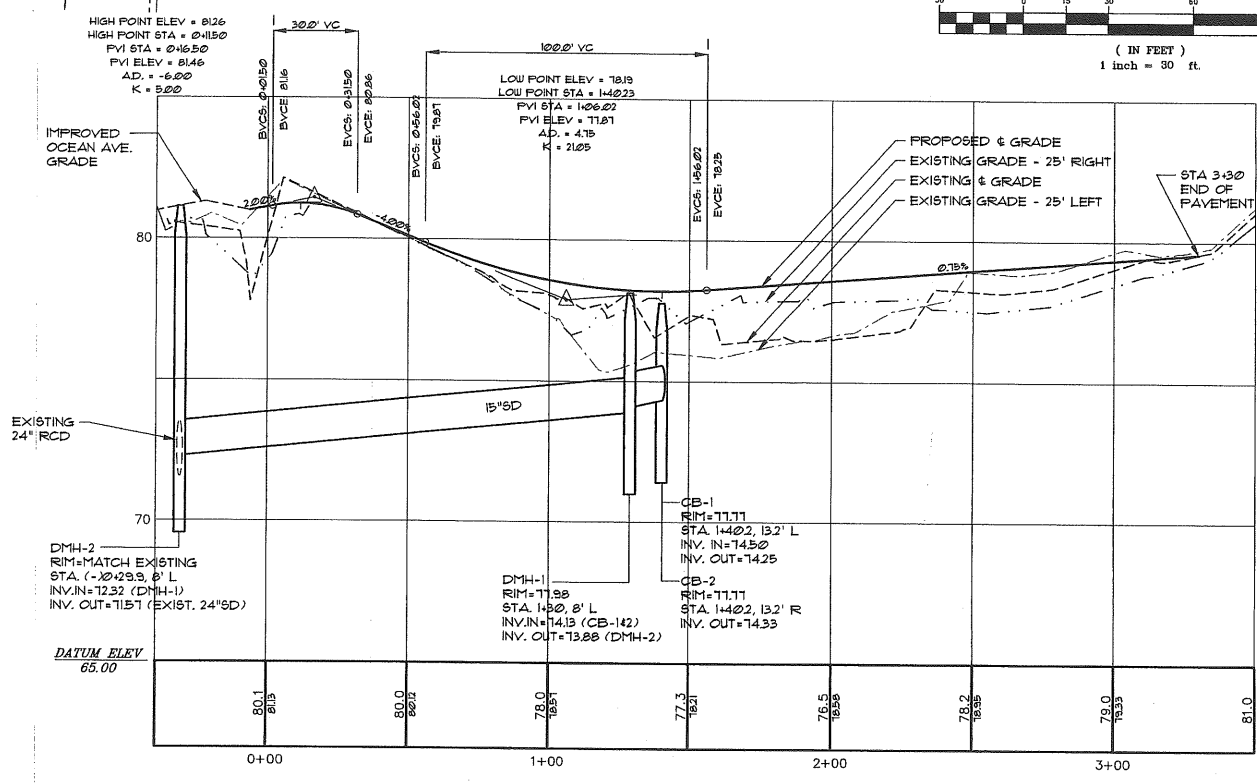


LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	BUILDING	---
-----	WETLANDS	-----
-----	EDGE WETLAND	-----
-----	SIGN	-----
-----	EDGE PAVEMENT	-----
-----	GRAVEL ROAD	-----
-----	CURBLINE	-----
-----	TREELINE	-----
-----	CONTOURS	-----
-----	30.20 SPOT GRADE	+ 30.20
-----	STONE WALL	-----
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○
○	GAS	○
○	WATER	○
○	GATE VALVE	○
○	HYDRANT	○
○	POTABLE WELL	○
○	SEWER	○
○	FM FORCE MAIN	○
○	SEWER MH	○
○	SD STORM DRAIN	○
○	UNDERDRAIN	○
○	CATCH BASIN	○
○	DRAINAGE HH	○
○	CULVERT	○
○	OVERHEAD ELEC. & TEL	○
○	UNDERGROUND ELEC. & TEL	○
○	UG UNDERGROUND	○
○	TRANSFORMER PAD	○
○	LIGHT POLE/WALL	○
○	UTILITY POLE	○
○	GUY	○
○	SILT FENCE	○
○	RIPRAP	○

CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
6. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
7. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
8. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG WHEN NOTIFIED. DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SHALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRS 3369-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
14. ALL PAVEMENT JOINTS SHALL BE SAUCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.
17. THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.
18. IMMEDIATELY UPON COMPLETION OF CUTSILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
19. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED OR DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
20. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
21. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF SEBAGO TECHNICS, INC.
22. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
23. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
24. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
25. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
26. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.
27. ALL SUBSURFACE UTILITY LINES SHOWN HEREON ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, SMH'S, CB'S, HYDRANTS, ETC. IN CONJUNCTION WITH DESIGN AND OR AS-BUILT PLANS SUPPLIED TO SEBAGO TECHNICS INC. BY OTHERS. PRIOR TO ANY CONSTRUCTION EXCAVATION, TEST BORING(S) ETC. DIG SAFE MUST BE NOTIFIED AND A SITE IDENTIFICATION NUMBER ALONG WITH A SAFE TO DIG DATE OBTAINED. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA.



DRAINAGE STRUCTURE TABLE

ID.	TYPE	RIM	PIPE	INVERT ELEV.
CB-1	E	11.11	12"	14.50 (FROM BUALE)
			12"	14.25 (TO DMH-1)
CB-2	E	11.11	12"	14.33 (TO DMH-1)
DMH-1	-	11.98	12"	14.13 (FROM CB-1 & 2)
			15"	13.88 (TO DMH-2)
DMH-2	-	8.15	24"	11.57 (EXISTING MAIN)
			15"	12.32 (FROM DMH-1)

STORM DRAIN PIPE TABLE

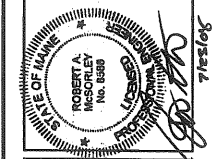
ID.	DIA. (IN.)	TYPE	LENGTH (FT.)	SLOPE
SD 1	12	FVC	35	0.023
SD 2	12	FVC	8	0.015
SD 3	12	FVC	20	0.010
SD 4	15	FVC	156	0.010

SEWER STRUCTURE TABLE

ID.	TYPE	RIM	PIPE	INVERT ELEV.
SMH-1	A	19.48	8"	14.60 (TO EXIST. SMH)

SAN. SEWER PIPE TABLE

ID.	DIA. (IN.)	TYPE	LENGTH (FT.)	SLOPE
S1	8"	FVC	344'	0.010



ISSUED FOR PLANNING BOARD APPROVAL

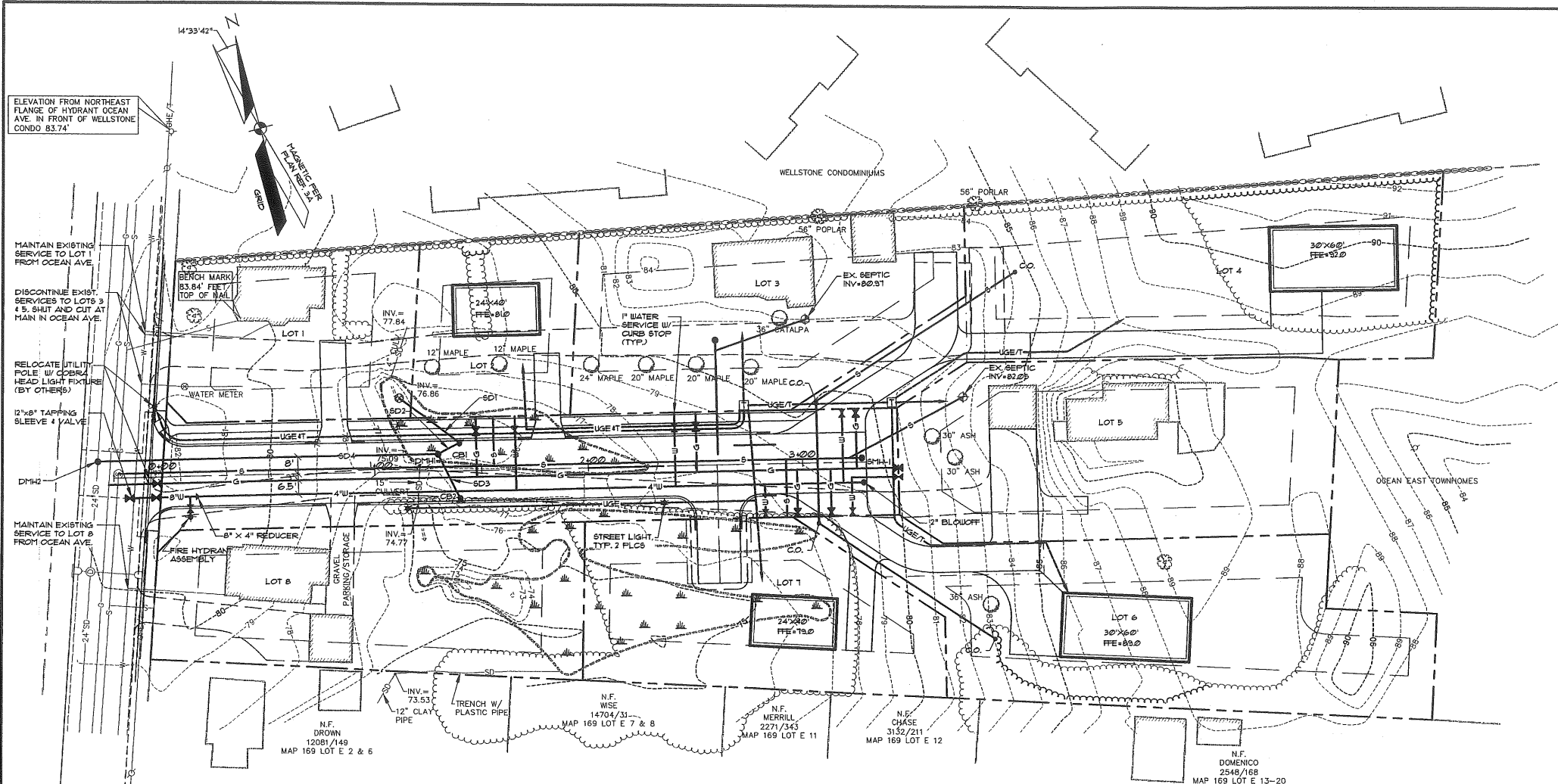
REV.	DATE	BY	STATUS
7-23-08			
RAM	6-4-08		REVISED PER CITY OF PORTLAND COMMENTS
RAM	5-14-08		REVISED PER PWD COMMENTS
RAM	4-9-08		ISSUED TO CITY FOR SUBDIVISION PLAN REVIEW
RAM	11-30-07		ISSUED TO CLIENT FOR REVIEW
C	03-28-06		REVISED HAMMERHEAD DESIGN
B	10-25-05		ISSUED SKETCH PLAN TO CITY
A	9-19-05		ISSUED TO CLIENT FOR 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.

Sebago Technics
Engineering & Construction
You Can Build On
Portland, Maine
Tel: (207) 856-0277

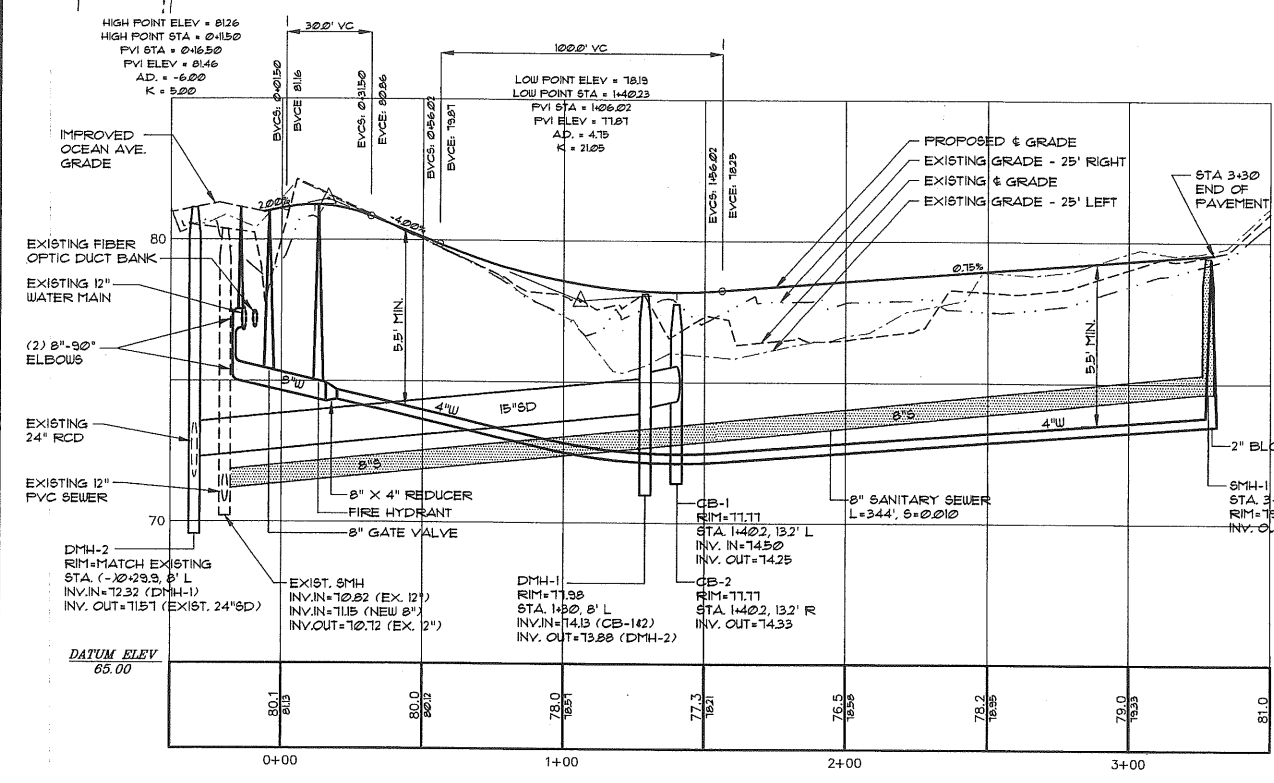
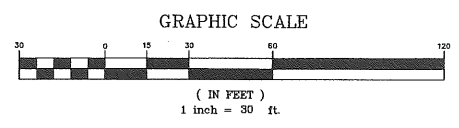
PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN
05207 DOB DOB BCM

GRADING & DRAINAGE PLAN
OF
TRUE STREET SUBDIVISION
TRUE STREET
PORTLAND, MAINE
TRUE STREET NEIGHBORHOOD
41 TRUE STREET
PORTLAND, ME 04101



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	TREELINE	---
---	CONTOURS	---
---	SPOT GRADE	---
---	STONE WALL	---
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○
G	GAS	G
W	WATER	W
+	GATE VALVE	+
+	HYDRANT	+
+	POTABLE WELL	+
S	SEWER	S
FM	FORCE MAIN	FM
SM	SEWER MH	SM
SD	STORM DRAIN	SD
UD	UNDERDRAIN	UD
CB	CATCH BASIN	CB
DMH	DRAINAGE MH	DMH
CV	CULVERT	CV
OHE	OVERHEAD ELEC. 4 TEL	OHE
UCE	UNDERGROUND ELEC. 4 TEL	UCE
TF	TRANSFORMER PAD	TF
LP	LIGHT POLE/WALL	LP
UP	UTILITY POLE	UP
G	GUY	G
SF	SILT FENCE	SF
RF	RIPRAP	RF



DRAINAGE STRUCTURE TABLE

ID.	TYPE	RIM	PIPE	INVERT ELEV.
CB-1	E	11.11	12"	14.50 (FROM SWALE)
			12"	14.25 (TO DMH)
CB-2	E	11.11	12"	14.33 (TO DMH)
DMH-1	-	11.88	12"	14.19 (FROM CB-1 & 2)
			15"	13.88 (TO DMH-2)
DMH-2	-	8.15	24"	11.51 (EXISTING MAIN)
			15"	12.32 (FROM DMH-1)

STORM DRAIN PIPE TABLE

ID.	DIA. (IN.)	TYPE	LENGTH (FT.)	SLOPE
SD 1	12	FVC	35	0.023
SD 2	12	FVC	8	0.015
SD 3	12	FVC	20	0.010
SD 4	15	FVC	156	0.010

SEWER STRUCTURE TABLE

ID.	TYPE	RIM	PIPE	INVERT ELEV.
SMH-1	A	13.48	8"	14.60 (TO EXIST. SMH)

SAN. SEWER PIPE TABLE

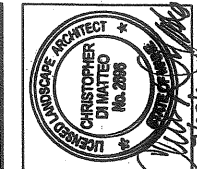
ID.	DIA. (IN.)	TYPE	LENGTH (FT.)	SLOPE
SI	8"	FVC	344'	0.010

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UTILITY PLAN
 OF:
TRUE STREET SUBDIVISION
 TRUE STREET
 PORTLAND, MAINE
 FOR:
TRUE STREET NEIGHBORHOOD
 41 TRUE STREET
 PORTLAND, ME 04101
 TAB: UTIL

PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN
 05207 DDB DDB BCM

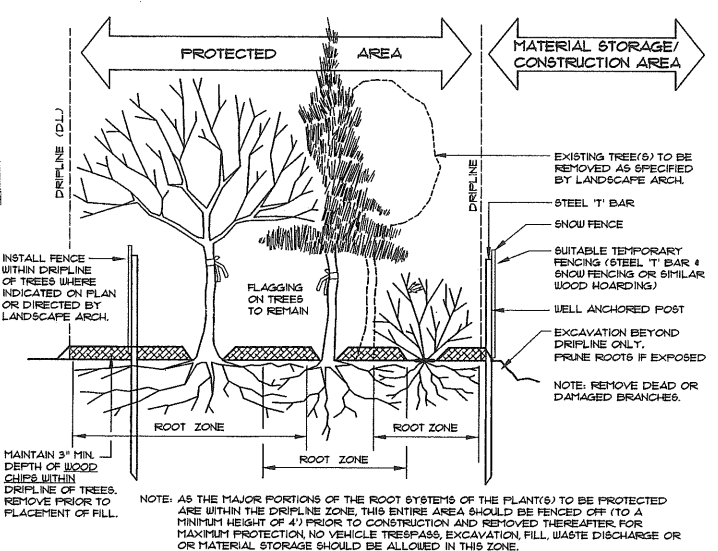
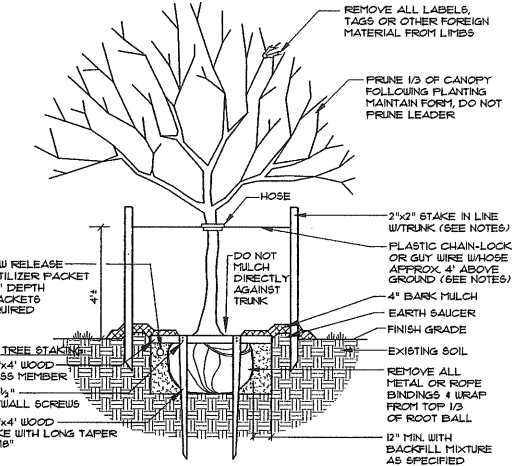
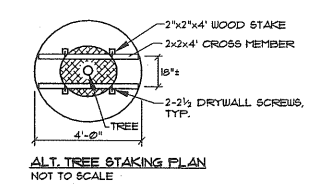
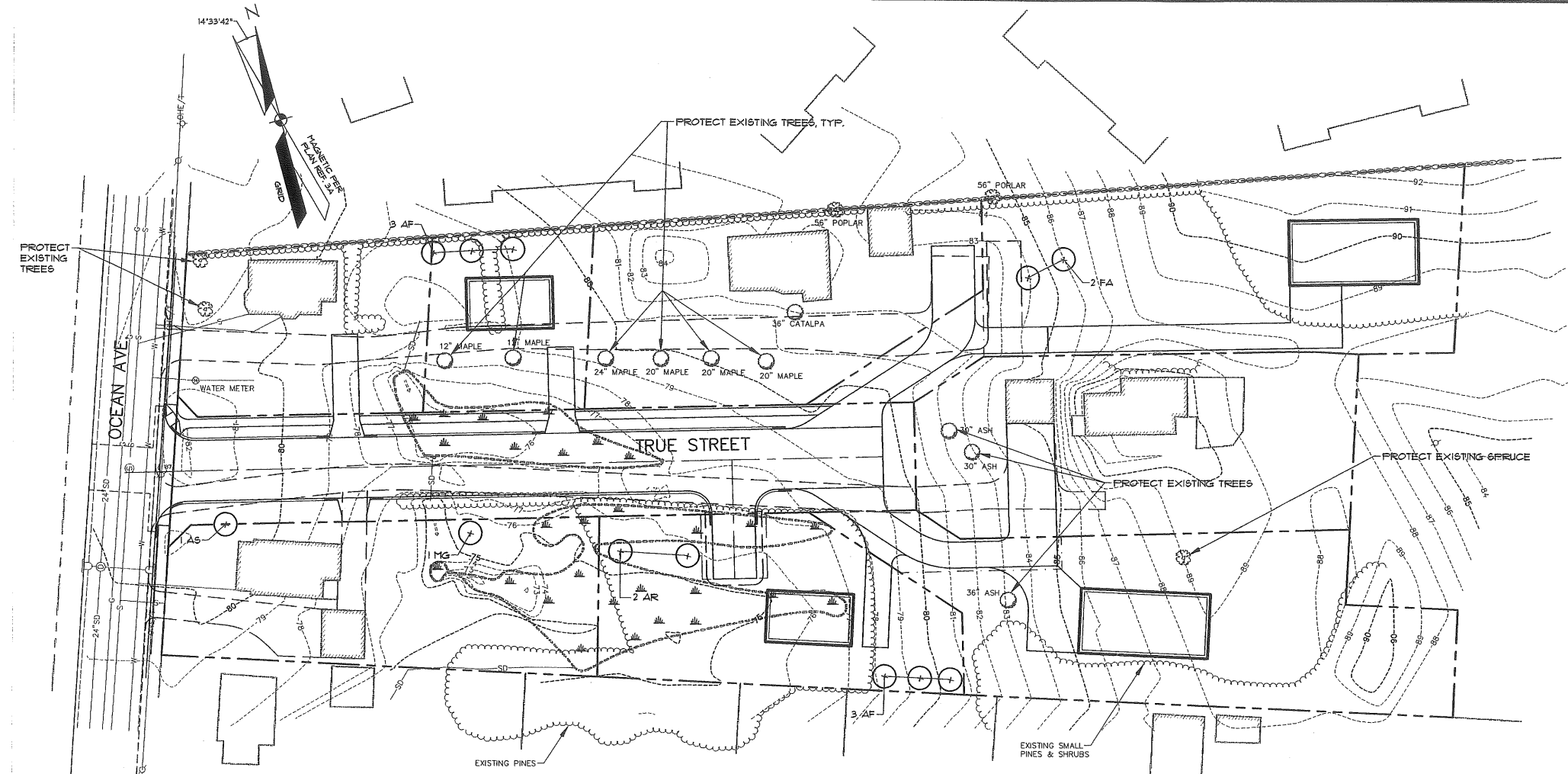
ISSUED FOR PLANNING BOARD APPROVAL
 H RAM 7-23-08
 G RAM 7-22-08
 F RAM 6-4-08
 E RAM 5-14-08
 D RAM 4-9-08
 C RAM 11-30-07
 B DDB 03-28-06
 A DDB 10-25-05
 REV. BY: DATE: STATUS:
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.



LANDSCAPE NOTES

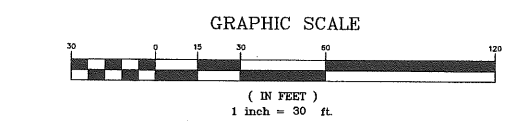
1. PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF 'U.S.A. STANDARD FOR NURSERY STOCK' BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
4. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
5. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR 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.
6. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
7. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND 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.
9. ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
10. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SOODED OR SEEDS. PLANTING AREAS SHALL RECEIVE 1" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
11. 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.
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL FERTILITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.

REV.	DATE	BY	STATUS
1	7-23-08	ISSUED FOR PLANNING BOARD APPROVAL	
2	7-22-08	REVISED PER CITY ARBORIST COMMENTS	
3	6-4-08	REVISED PER CITY OF PORTLAND COMMENTS	
4	5-14-08	REVISED PER PWD COMMENTS	
5	4-9-08	ISSUED TO CITY FOR SUBDIVISION PLAN REVIEW	
6	11-30-07	ISSUED TO CLIENT FOR REVIEW	
7	03-28-06	REVISED HAMMERHEAD DESIGN	
8	10-25-05	ISSUED SKETCH PLAN TO CITY	
9	9-19-05	ISSUED TO CLIENT FOR REVIEW	



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	DRILLHOLE	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
⊙	CONIFEROUS TREE	⊙
⊙	DECIDUOUS TREE	⊙
---	TREELINE	---



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
AR	ACER RUBRUM	RED MAPLE	2 1/2" CAL.	2
AS	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG SUGAR MAPLE	2 1/2" CAL.	1
AF	ABIES FRASERI	FRASER FIR	6'-1' HGT.	6
FA	FRAXINUS AMERICANA 'CHICAGO REGAL'	WHITE ASH	2 1/2" CAL.	2
MG	METASEQUOIA GLYPTOSTROBILOIDES	DAWN REDWOOD	5'-6"	1
	EXISTING TREES TO REMAIN			12
	TOTAL TREES PROVIDED			24
	TOTAL TREES REQUIRED (2 PER LOT)			16

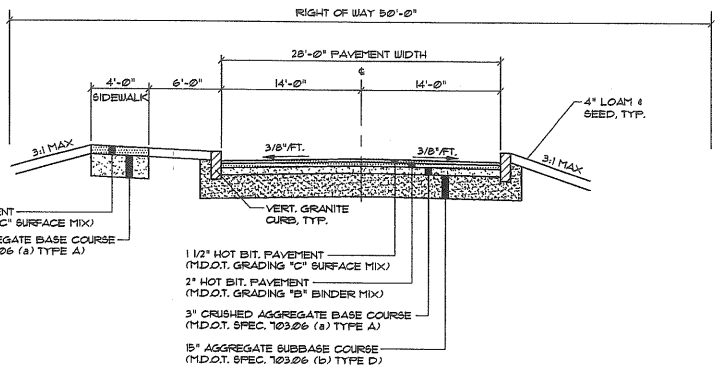
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LANDSCAPING PLAN
OF
TRUE STREET SUBDIVISION
PORTLAND, MAINE
FOR:
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41 TRUE STREET
PORTLAND, ME 04101

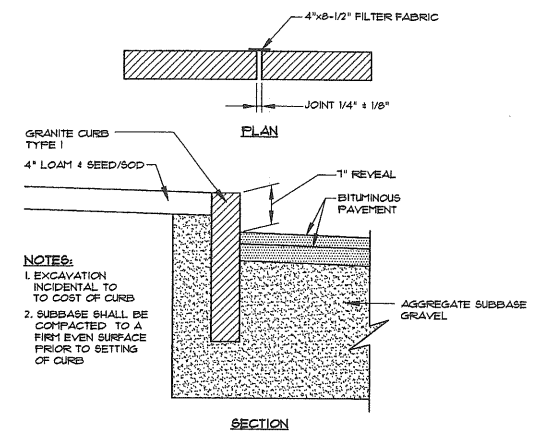
PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN
05207 CD RAM BCM

DATE SCALE
04-04-06 1"=30'

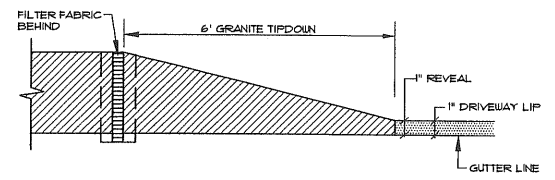
SHEET 6 OF 9



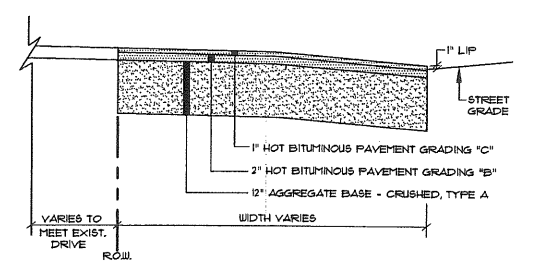
MINOR RESIDENTIAL STREET SECTION
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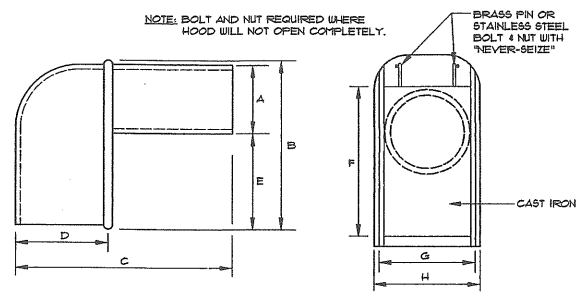
VERTICAL GRANITE CURB
NOT TO SCALE



TYPICAL TIPDOWN CURB INSTALLATION
NOT TO SCALE



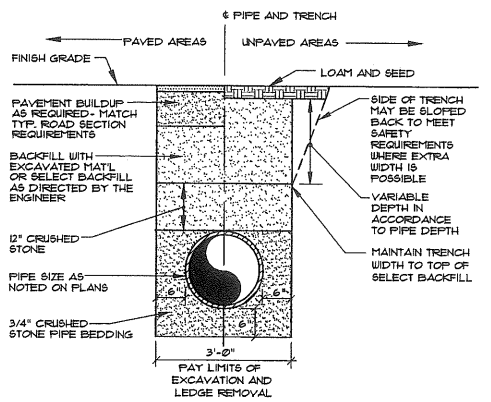
BITUMINOUS DRIVEWAY CONSTRUCTION
NOT TO SCALE



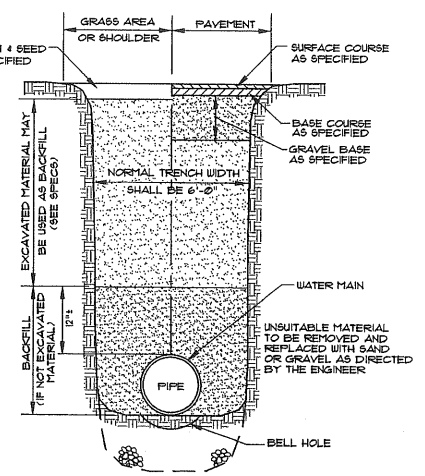
SIZE	A	B	C	D	E	F	G	H
6 IN.	5 1/2"	13 3/8"	13 3/4"	5 3/8"	5 7/8"	11 5/8"	6 1/2"	1 1/4"
8 IN.	7 1/2"	15"	15 3/8"	5 3/8"	5 3/8"	13 3/4"	8 3/4"	5 3/8"
10 IN.	9 1/2"	16"	16 1/4"	6"	4 1/2"	14 1/8"	11 1/2"	12 3/8"
12 IN.	11 1/2"	17"	17"	8"	3 1/2"	17"	12 3/8"	13 3/8"

(AS MANUFACTURED BY THE ETHERIDGE FOUNDRY IN PORTLAND, ME)
NOTE: CONTRACTOR SHALL UTILIZE THE "CASCO TRAP" AS MANUFACTURED BY THE ETHERIDGE FOUNDRY, OR AN APPROVED EQUIVALENT AS SUPPLIED BY THE LEBARON FOUNDRY, MODEL # L 202 "STANDARD CATCH BASIN TRAP"

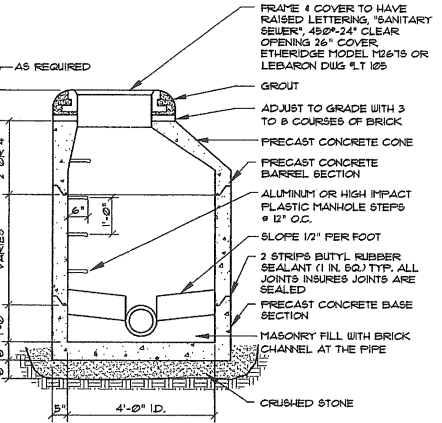
CASCO TRAP
NOT TO SCALE



TYP. TRENCH SECTION WITHIN CITY ROW
NOT TO SCALE

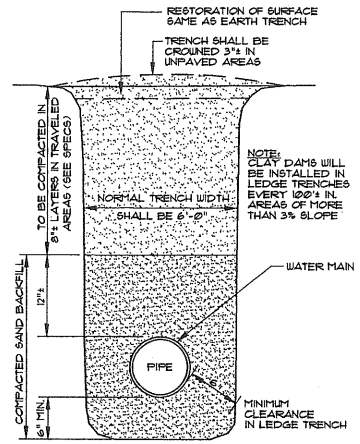


SECTION THRU EARTH TRENCH
NOT TO SCALE

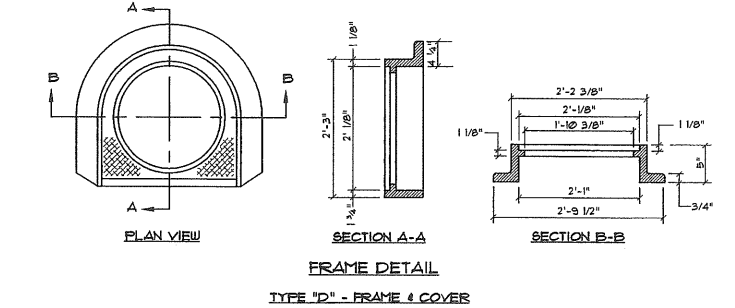
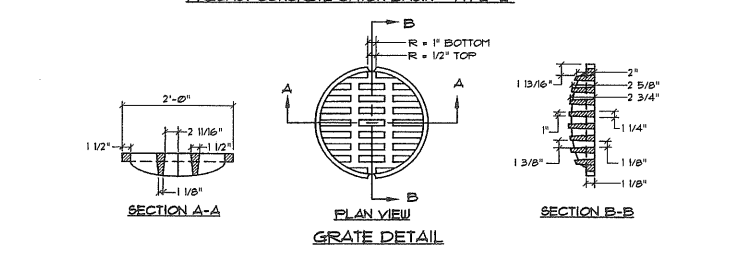
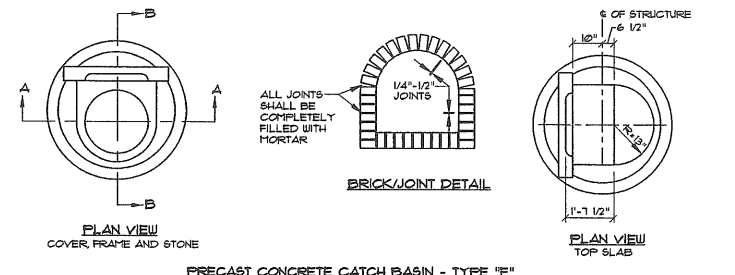
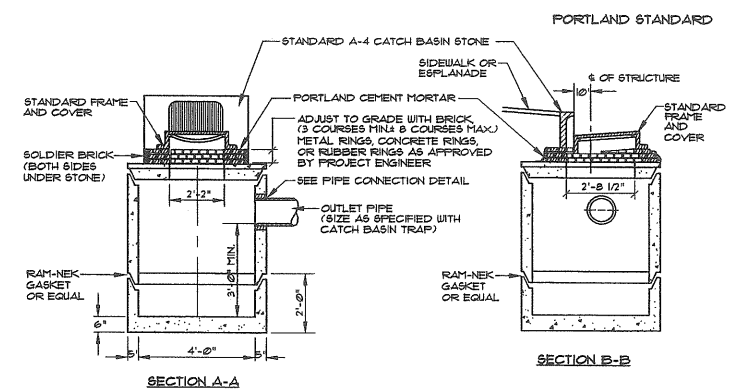


NOTE: PIPE CONNECTIONS SHALL BE WATERTIGHT FLEXIBLE BOOT CONNECTORS PROVIDES LEAKPROOF CONNECTION

PRECAST MANHOLE
NOT TO SCALE



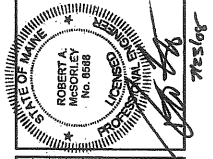
SECTION THRU LEDGE TRENCH
NOT TO SCALE



GENERAL NOTES FOR MANHOLES AND CATCH BASINS

- ALL CONCRETE SHALL BE CLASS "A" AND HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI PER SQ. INCH AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.
- PRECAST REINFORCED CONE BARREL MANUFACTURED PER ASTM SPEC. C-418-61
- SEWER BRICK SHALL CONFORM TO ASTM SPEC. DESIGNATE ON C-32-63, GRADE MA AND SA.
- ALL MANHOLES SHALL HAVE A BITUMINOUS WATERPROOFING APPLIED TO THE EXTERIOR SURFACE. IF CONSTRUCTED OF BRICK MASONRY SURFACE SHALL BE PLASTERED WITH A SMOOTH MORTAR FINISH 3/8" THICK. AFTER THE MORTAR HAS SET, THE SURFACE SHALL BE WATERPROOFED AS REQUIRED BY SUPPLEMENTAL SPECIFICATIONS SECTION 604.
- CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48-CLASS 35. ALL PARTS OF CASTINGS, EXCEPT FINISHED SURFACE, SHALL RECEIVE A COAT OF COAL TAR PITCH VARNISH OR ASPHALTUM PAINT WHICH SHALL BE SMOOTH AND TOUGH BUT NOT BRITTLE.
- MANHOLES MAY BE CONSTRUCTED OF MASONRY, PRECAST REINFORCED CONCRETE, OR CAST IN PLACE.
- ALL PRECAST MANHOLES AND CATCH BASINS SHALL BE IDENTIFIED BY STATION AND OFFSET, PAINTED ON THE SIDE OF THE STRUCTURE BY THE MANUFACTURER.
- STORM AND SEWER MANHOLES SHALL HAVE SOLID COVERS WITH ONE DRILLED PICK HOLE.
- EXISTING MANHOLES, CATCH BASINS, FRAMES, AND COVERS SHALL BE SALVAGED BY THE CONTRACTOR, AND SHALL REMAIN THE PROPERTY OF THE CITY OF PORTLAND.

CATCH BASIN W/ GRANITE HEADSTONE
NOT TO SCALE



REV.	DATE	BY:	STATUS:
H	7-23-08	RAM	ISSUED FOR PLANNING BOARD APPROVAL
G	6-11-08	RAM	REVISED PER CITY OF PORTLAND COMMENTS
F	4-14-08	RAM	REVISED PER FWD COMMENTS
E	4-9-08	RAM	ISSUED FOR SUBMISSION PLAN REVIEW
D	4-1-08	RAM	ISSUED TO CLIENT FOR REVIEW
C	1-30-07	RAM	ISSUED TO CLIENT FOR REVIEW
B	9-19-06	RAM	ISSUED TO CLIENT FOR REVIEW
A	9-19-06	DDB	STATUS:

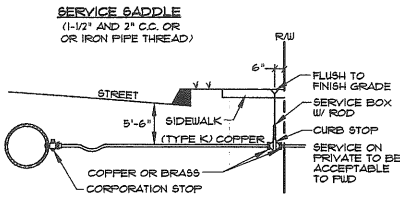
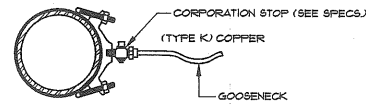
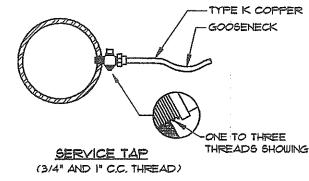
Sebago Technics
Engineering Experience You Can Build On
One Chubbuck Street
Westbrook, Me 04090-1339
Tel (207) 866-0277

PROJECT NO. FIELD BOOK DESIGN CHKO DRAWN
052007 N/A DDB DDB DDB

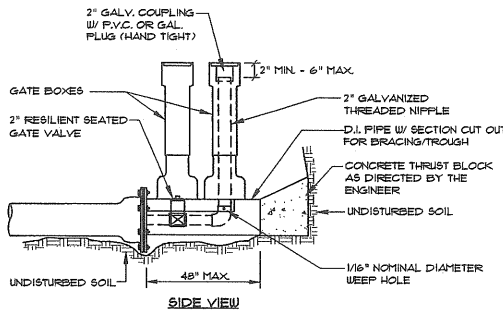
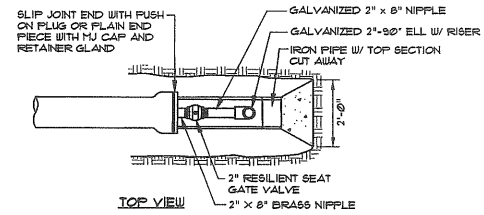
DETAILS
OF:
TRUE STREET SUBDIVISION
TRUE STREET
PORTLAND, MAINE
FOR:
TRUE STREET NEIGHBORHOOD
41 TRUE STREET
PORTLAND, MAINE 04101

DATE SCALE
9-19-05 AS NOTED

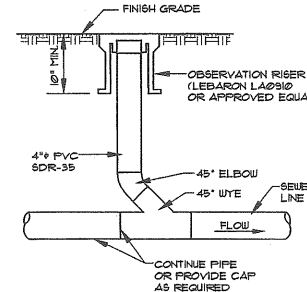
SHEET 7 OF 9



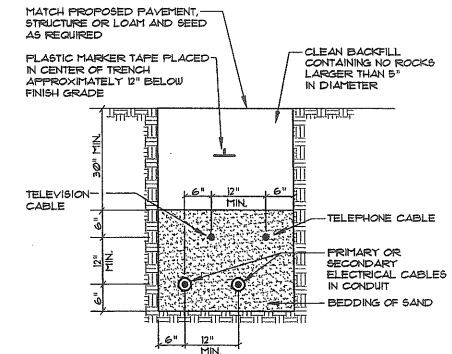
TYPICAL SERVICE CONNECTION
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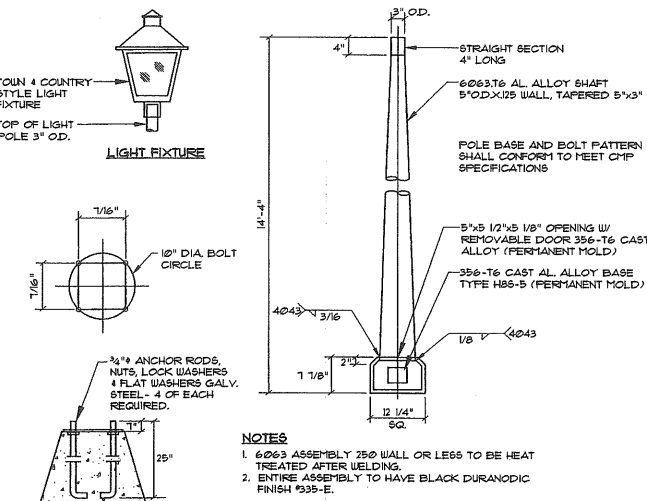
STANDARD 2" BLOW-OFF
NOT TO SCALE



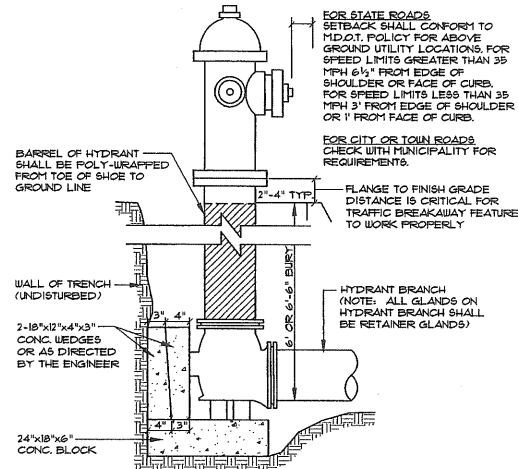
SEWER CLEANOUT
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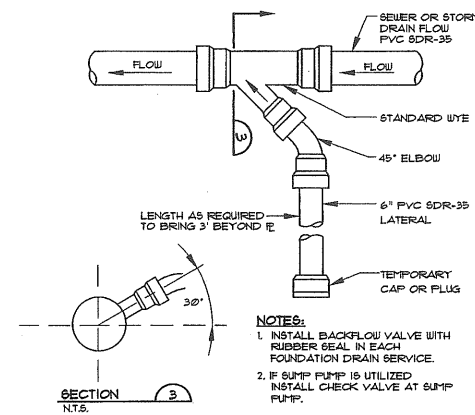
TYPICAL UNDERGROUND CABLE INSTALLATION
NOT TO SCALE



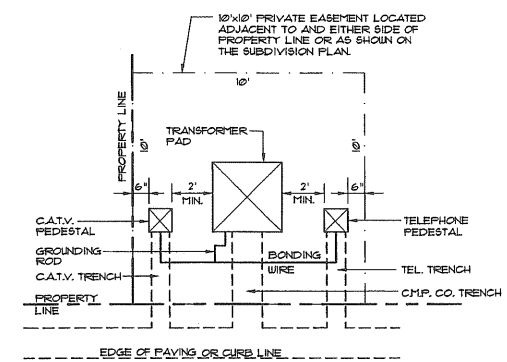
TYPICAL LIGHT POLE
NOT TO SCALE



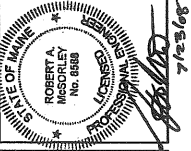
TYPICAL HYDRANT INSTALLATION
NOT TO SCALE



SEWER / FOUNDATION DRAIN SERVICE CONNECTION
NOT TO SCALE



TRANSFORMER DETAIL
NOT TO SCALE



ISSUED FOR PLANNING BOARD APPROVAL	7-23-08	RAM
REVISED PER CITY STAFF COMMENTS	7-22-08	RAM
REVISED PER CITY OF PORTLAND COMMENTS	6-4-08	RAM
REVISED PER PWD COMMENTS	5-14-08	RAM
ISSUED TO CITY FOR SUBDIVISION PLAN REVIEW	4-9-08	RAM
ISSUED TO CLIENT FOR REVIEW	11-30-07	RAM
ISSUED TO CLIENT FOR REVIEW	9-19-05	DDB
STATUS:	DATE:	BY:

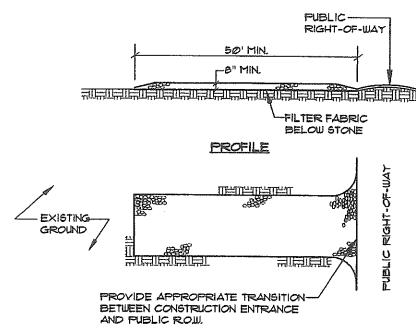
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Tel (207) 895-0277

PROJECT NO.	05207
FIELD BOOK	N/A
DESIGN	DDB
CHKD	DDB
DRAWN	DDB

DETAILS OF:
TRUE STREET SUBDIVISION
TRUE STREET
PORTLAND, MAINE
FOR:
TRUE STREET NEIGHBORHOOD
41 TRUE STREET
PORTLAND, MAINE 04101

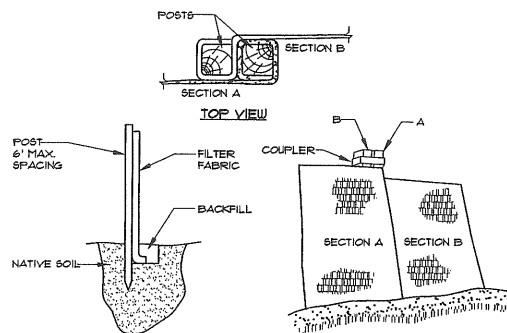
DATE	9-19-05	SCALE	AS NOTED
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NOTES:

1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

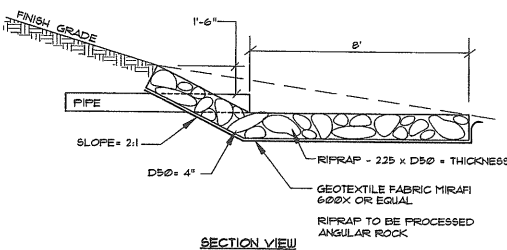
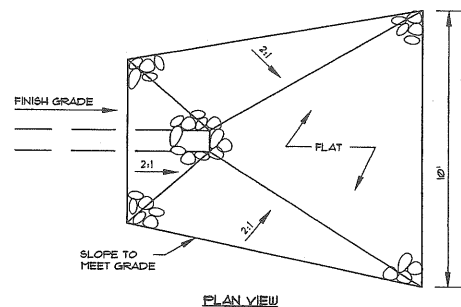
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



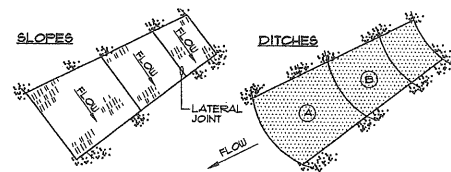
INSTALLATION:

1. EXCAVATE A 6" x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. 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 FILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION AS SHOWN ABOVE.
6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

FILTER BARRIER
NOT TO SCALE



RIFRAP APRON
NOT TO SCALE



NOTES:

1. 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.
2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
4. STAPLE OUTSIDE LATERAL EDGE 2" ON CENTER.
5. WIRE STAPLES TO BE MIN. OF # 11 WIRE 6" LONG AND 1-1/2" WIDE.
6. USE NORTH AMERICAN GREEN D5 150 OR APPROVED EQUAL.

EROSION CONTROL BLANKET
NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL PLAN

A. PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, FILTER FABRIC FENCING WILL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR, AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PERENNIAL OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SILT FENCES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN 4 DETAILS IN THE PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT THE INTERSECTION WITH THE PROPOSED ACCESS DRIVE AND THE EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

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

B. CONSTRUCTION AND POST-CONSTRUCTION PHASE

1. AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF EROSION NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION AND SHALL NOT EXCEED 14 DAYS. AREAS THAT WILL NOT BE COMPLETED (COVERED AND/OR FINISH GRADED) WITHIN FOURTEEN (14) DAYS OF DISTURBANCE SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL MEASURES WITHIN FOURTEEN (14) DAYS OF DISTURBANCE. TEMPORARY EROSION CONTROL SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE INSPECTING ENGINEER AND AS SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, HAY OR STRAW MULCH SHALL BE APPLIED AT THE RATE OF 2 BALES PER 1000 SQUARE FEET. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND. MULCH AND NETTING SHALL BE APPLIED IN THE BASES OF ALL GRASSED WATERWAYS (RECORDARY DITCHES) AND IN SLOPES WHICH EXCEED 15% AND ANY DISTURBED AREAS WITHIN 100' OF WETLANDS OR STREAMS.

2. IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY SEPTEMBER 15TH OF THE YEAR OF CONSTRUCTION, THEN ALL DISTURBED AREAS SHALL BE SEEDED WITH WINTER COVER CROPS OF RYE AT THE RATE OF 3 LBS./1000 SF. TO PROVIDE WINTER PROTECTION. WINTER SEEDINGS SHALL BE COVERED WITH EROSION CONTROL MESH (MULCH AND NETTING) HEAVY GRADE MATS SHALL BE USED IN THE BASE OF ALL GRASSED WATERWAYS, ON SLOPES EQUAL TO OR GREATER THAN 15%, AND ANY DISTURBED AREAS WITHIN 100' OF WETLANDS OR STREAMS. MULCH AND NETTING SHALL ALSO BE APPLIED FOR ADDITIONAL WINTER PROTECTION ALONG SIDE SLOPES OF GRASSED WATERWAYS AND IN ALL AREAS EQUAL TO OR GREATER THAN 8% SLOPE.

3. DURING WINTER CONDITIONS, AREAS THAT WILL NOT BE COMPLETED (COVERED AND/OR FINISH GRADED) WITHIN SEVEN (7) DAYS OF DISTURBANCE SHALL BE COVERED WITH TEMPORARY EROSION CONTROL MEASURES WITHIN SEVEN (7) DAYS OF DISTURBANCE. TEMPORARY EROSION CONTROL SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE INSPECTING ENGINEER AND AS SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, HAY OR STRAW MULCH SHALL BE APPLIED TO PROVIDE A MINIMUM UNIFORM MULCH DEPTH OF 4". THE APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE.

4. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDING WITH RYE AT 3 LBS./1000 SF. AND MULCHED, AND RE-USED AS REQUIRED. SILTATION FENCING SHALL BE PLACED DOWN GRADIENT FROM STOCKPILED LOAM. LOAM SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND INSPECTING ENGINEER.

5. ALL SILT FENCES AND EROSION CONTROL MEASURES SHALL BE INSTALLED ACCORDING TO THIS PLAN. THESE SHALL BE MAINTAINED DURING DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER. ALL THE SILT FENCES AND EROSION CONTROL MEASURES SHALL BE INSPECTED BEFORE AND AFTER ANY RAINFALL OR RUNOFF EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER OF GRASSES.

6. A CONSTRUCTION ENTRANCE SHALL BE BUILT AT THE INTERSECTION OF THE EXISTING ROAD AND THE ACCESS DRIVE. ROADWAY AREAS SHALL BE PERIODICALLY SWEPT OR WASHED TO AVOID TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS.

7. STONE CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SWALES ARE ESTABLISHED WITH AT LEAST 85% TO 90% OF VIGOROUS PERENNIAL GROWTH.

8. ALL AREAS SHALL BE SEEDING AND STABILIZED IN ACCORDANCE WITH THE FOLLOWING VEGETATION PLAN.

9. VEGETATION PLAN REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION OF THE ROADWAY IMPROVEMENTS. DISTURBED AREAS SHALL ALSO BE MULCHED AND ANCHORED PRIOR TO ANY STORM EVENT. SEE MULCHING REQUIREMENTS IN SECTION 8(A) ABOVE. IF FINAL SEEDING CANNOT BE ACCOMPLISHED BY SEPTEMBER 15TH, THEN ALL DISTURBED AREAS SHALL BE SEEDING WITH A WINTER COVER CROP OF RYE AT THE RATE OF 3 LBS./1000 SF. TO PROVIDE WINTER PROTECTION. SEEDING AREAS SHALL BE COVERED WITH EROSION CONTROL MESH. SEE WINTER PROTECTION REQUIREMENTS IN SECTION 8 (B) ABOVE.

REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

1. FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 1" IN DIAMETER, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

2. SOILS TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TEST SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14 DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

ITEM 10-20-20 FERTILIZER (N-P-K) OR EQUAL APPLICATION RATE 18.4 LB./1000 SF.
GROUND LIMESTONE (80% CALCIUM + MAGNESIUM OXIDE) 150 LB./1000 SF.

3. FOLLOWING SEED BED PREPARATION SWALE AREAS, FILL AREAS AND BACK SLOPES SHALL BE SEEDING AT A RATE OF 3 LBS./1000 SF. WITH A MIXTURE OF 35% CREEPING RED FESCUE, 6% RED TOP, 24% KENTUCKY BLUEGRASS, 10% PERENNIAL RYEGRASS, 20% ANNUAL RYEGRASS AND 5% WHITE DUTCH CLOVER.

4. EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISH SEEDING AREAS AS SPECIFIED ON THE DESIGN PLANS.

5. ALL HAY BALE AND/OR FILTER FABRIC BARRIERS WILL REMAIN IN PLACE UNTIL SEEDINGS HAVE BECOME 85%-90% ESTABLISHED AND THEN REMOVED WITHIN 10 DAYS.

6. THE INSPECTING ENGINEER AT HIS/HER DISCRETION, MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AND/OR SUPPLEMENTAL VEGETATIVE PROVISIONS TO MAINTAIN STABILITY OF EARTHWORKS AND FINISH GRADED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY SUPPLEMENTAL MEASURES AS DIRECTED BY THE INSPECTING ENGINEER. FAILURE TO COMPLY WITH THE ENGINEER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

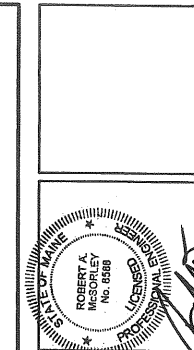
7. CONSTRUCTION SCHEDULE SITE IMPROVEMENTS WILL MOST LIKELY BEGIN IN SUMMER 2008 DEPENDING UPON FINAL PROJECT APPROVAL. THE FOLLOWING SCHEDULE IS ANTICIPATED FOR THE CONSTRUCTION OF THE ROADWAY IMPROVEMENTS.

SCHEDULE	ESTIMATED CONSTRUCTION TIME
1. ESTIMATED CONSTRUCTION TIME	3 MONTHS
2. EROSION CONTROL MEASURES PLACED.	WEEK 1
3. SITE CLEARING AND GRUBBING.	WEEK 1 - WEEK 2
4. INSTALLATION OF CONSTRUCTION ACCESS.	WEEK 2 - WEEK 3
5. UTILITY & DRAINAGE IMPROVEMENTS	WEEK 2 - WEEK 4
6. ROADWAY CONSTRUCTION.	WEEK 4 - WEEK 12
7. MULCH SPREAD FOR FALL/UNTER EROSION CONTROL.	OCT. 15 OF CONSTRUCTION YEAR
8. START FINAL SEEDING ON PREPARED AREAS (DURING GROWING SEASON).	WEEK 5
9. BIWEEKLY MONITORING OF VEGETATIVE GROWTH.	WEEK 6
10. RE-SEEDING OF AREAS, IF NEEDED.	WEEK 6
11. REMOVAL OF EROSION CONTROL DEVICES.	UPON FINAL PROJECT COMPLETION

HOME CONSTRUCTION ON INDIVIDUAL LOTS MAY BEGIN ONCE THE ROADWAY BASE HAS BEEN SUFFICIENTLY CONSTRUCTED TO ALLOW VEHICLE ACCESS TO THE LOTS. HOME CONSTRUCTION MAY CONTINUE BEYOND THE ESTIMATED COMPLETION DATE FOR ROADWAY CONSTRUCTION. DISTURBED AREAS ON INDIVIDUAL LOTS SHALL ALSO BE SUBJECT TO THE EROSION & SEDIMENTATION CONTROL PROVISIONS CONTAINED HEREIN.

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

12. INSPECTIONS/MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS AS NEEDED TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE MUNICIPALITY WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMI-ANNUALLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 85%-90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.



REV.	DATE	BY	STATUS
7-23-08			ISSUED FOR PLANNING BOARD APPROVAL
8-4-08			REVISION PER CITY OF PORTLAND COMMENTS
5-14-08			REVISION PER PWD COMMENTS
4-9-08			ISSUED TO CITY FOR SUBDIVISION PLAN REVIEW
11-30-07			ISSUED TO CLIENT FOR REVIEW
9-19-05			ISSUED TO CLIENT FOR REVIEW

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PROJECT NO.	05207
FIELD BOOK	N/A
DESIGN	DOB
CHKD	DOB
DRAWN	DOB

DETAILS OF:
TRUE STREET SUBDIVISION
TRUE STREET
PORTLAND, MAINE
FOR:
TRUE STREET NEIGHBORHOOD
41 TRUE STREET
PORTLAND, MAINE 04101

DATE	SCALE
9-19-05	AS NOTED

SHEET 9 OF 9