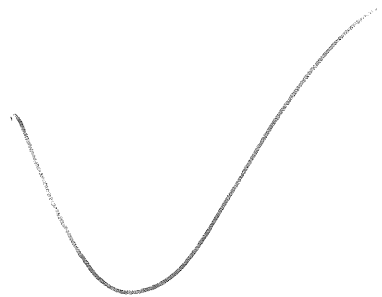


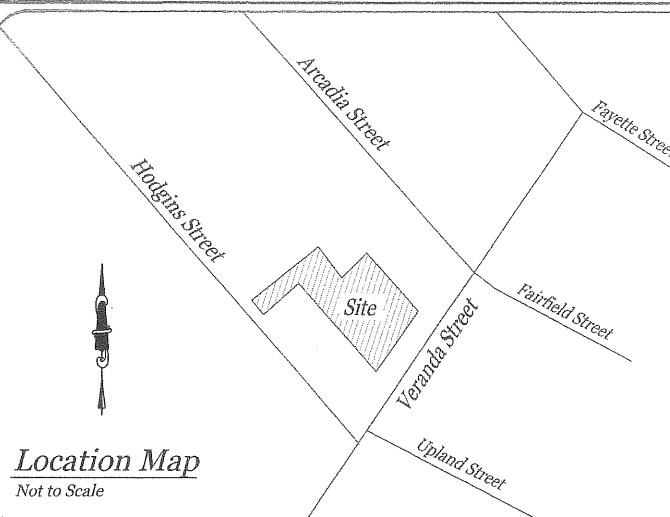
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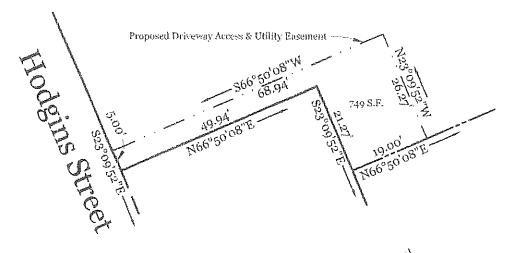
120 Veranda St.  
Veranda St. Subd.

Steven Cope





**Shared Driveway & Utility Easement Detail:**



**Locus Deed References:**

**Kenneth M. Cournoyer**  
To  
**Steven E. Cope & Roberta S. Cope**  
dated November 29, 2012 and recorded November 30, 2012 at the Cumberland County Registry of Deeds in Book 30172, Page 1. (Lots A, B1, and B2)

**Steven E. Cope & Roberta S. Cope**  
To  
**Steven E. Cope**  
dated February 15, 2013 and recorded February 15, 2013 at the Cumberland County Registry of Deeds in Book 30394, Page 138. (Lot A)

**General Notes:**

- This plan is not intended to depict limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.
- This office reserves the right to be held harmless by all 3rd party claims.
- This survey does not purport to reflect any of the following:
  - encumbrances other than those that are visible or specifically stated in the referenced documents.
  - building setback compliance or restrictive covenants.
  - zoning or other land use regulations.
  - the location of any underground utilities or structures.
- This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
- Reference is made to "Contract For Land Surveying Services" between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.
- N/F is an abbreviation for Nov or Formerly.
- All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).
- This office does not accept any liability for errors in the Plan References listed herein, except Plan References 6 & 7.
- Locus Parcel is shown on the City of Portland Assessor's Map 431, Block M, as Lots 5,6,10,11, and is listed as 120 Veranda Street.
- Area of Locus Parcel is 18,094 square feet (0.42 acre).
- The apparent right of way lines depicted on this plan are based on the Plan References listed herein, monumentation found in the field, and City of Portland Engineering Street Notes. Right of way width of Veranda Street is 60 feet and Hodgins Street is 50 feet per the Plan References listed herein and said Street Notes.
- The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Panel Number 230051 0007C, index dated December 8, 1998. The parcel scales in Zone X.
- All building corner offsets to boundary lines are from cornerboards and not building foundation.
- Call 1-888-DIGSAFE at least three business days before performing ANY excavation.
- Per City of Portland Records Vol. 57, Page 345, Hodgins Street was accepted December 9, 1931 as fifty (50) feet wide. Per City of Deering Records, Veranda Street was accepted December 31, 1896 to be relocated and widened to sixty (60) feet wide (See Cumberland County Commissioners Records Vol. 16, Page 943, January Term 1896).
- See CCRD Book 1474, Page 169, dated March 28, 1935, for Agreement for ten (10) foot wide gravel driveway.
- See CCRD Book 2064, Page 169, dated September 17, 1951, for Easement to Central Maine Power Company and New England Telephone and Telegraph Company, from Hodgins Street to pole number 2.1.
- Abutter's raised flower bed appears to encroach on Locus Parcel.
- Abutter's shed and deck appear to encroach on Locus Parcel.
- Abutter's overhead utility lines appear to encroach on Locus Parcel.
- Overhead utility lines serving Locus Parcel appear to encroach on abutter.
- This office has not performed any records research since the date of Plan Reference 6 and does not accept any liability and/or responsibility for record documents since then which may exist that are pertinent to this Locus Parcel.
- Locus Parcel is located in R-5 Residential Zone.  
Minimum Lot Size: 5,000 S.F. (Small Lot Development: 4,000 S.F.)  
Minimum Street Frontage: 50 feet  
Minimum Lot Width: 60 feet  
Minimum Front Yard: 20 feet  
Minimum Side Yard: 8 feet (1 - 1.5 story), 12 feet (2 story), 14 (2.5 story)  
Minimum Rear Yard: 20 feet  
Building setbacks depicted hereon should be verified with the City of Portland prior to any construction. This office recommends review of the proposed subdivision by the Code Enforcement Officer for zoning ordinance compliance.
- Vertical Datum is NGVD29. Benchmark established with GPS Static observations taken on December 20, 2012.
- No underground utility locating service has been used for this project. Underground utility lines are based on observed structures and paint lines observed in street. Nadeau Land Surveys has made no determination as to the existence and/or location of underground structures or utilities.
- Lot A may be developed as a single family or 2-unit development; Lots B1 and B2 development shall be restricted to single family dwelling.
- All proposed utilities serving Lots A and B2 shall be placed underground.
- The Applicant and their assigns agree to the conditions set forth in the Stormwater Inspections and Maintenance Plan as indicated in the Stormwater Management Plan.
- Per C.M.P. requirements, a ten (10') foot setback shall be maintained from their utility pole to any new building construction.

**Magnetic North:**  
(Observed 2011)



**Plan References:**

- "Plan Of Lots, Arcadia Park, Portland, Me. East Deering District, F.A. Merriam & Co.", by Isley & Cummings, Portland, Maine, recorded November 25, 1904 at the Cumberland County Registry of Deeds in Plan Book 10, Page 101.
- "Richards Standard Atlas Of The City Of Portland", dated 1914, on file at the Cumberland County Registry of Deeds.
- "Deering Station Map, Atlantic & St. Lawrence R.R. Operated By The Grand Trunk Ry. Co. Of Canada, Station 85-2+40 To Station 8615+93.5, Office Of Chief Engineer, Montreal, Canada", dated June 30, 1917, revised August 5, 1924, on file with St. Lawrence & Atlantic Railroad in V.29.27.
- "Sanborn Insurance Maps Of Portland, Maine, Volume Two", dated 1909, last revised September 1951, on file at the Cumberland County Registry of Deeds.
- "Veranda Street Monument Layout Plan", Washington Avenue to Wordsworth Street, Sheets 1 & 2 of 2, dated January 1996 by City of Portland, Maine Public Works Department Engineering Section, on file with them as 944/5A.
- "Plan Depicting The Results Of A Boundary Survey Made For Kenneth M. Cournoyer, Northeastly Sideline Of Hodgins Street & Northwestly Sideline Of Veranda Street, Portland, Maine", dated March 22, 2011, last revised August 15, 2011 by James D. Nadeau, LLC Professional Land Surveyors, Portland, Maine.
- "Plan Depicting A Proposed Lot Division Made For Steven E. Cope & Roberta S. Cope, Northeastly Sideline Of Hodgins Street & Northwestly Sideline Of Veranda Street, Portland, Maine", dated December 24, 2012 by James D. Nadeau, LLC Professional Land Surveyors, Portland, Maine.

**Approved By The City Of Portland Planning Board:**

Name: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_

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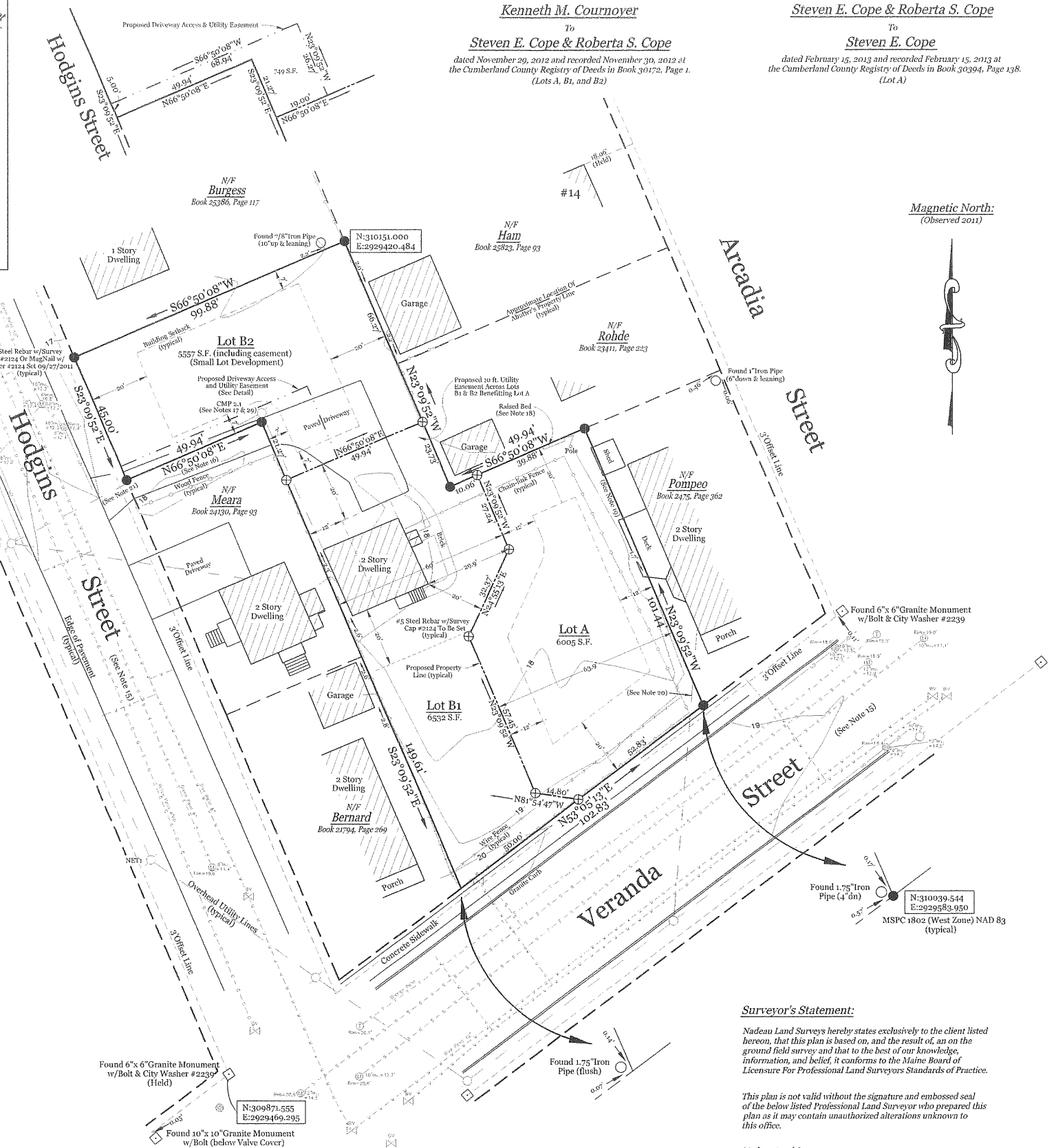
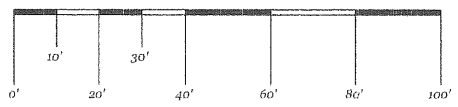
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**Graphic Scale:**



**Surveyor's Statement:**

Nadeau Land Surveys hereby states exclusively to the client listed hereon, 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 Maine Board of Licensure For Professional Land Surveyors Standards of Practice.

This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

Nadeau Land Surveys  
James D. Nadeau, P.L.S. #2124 (agent) Date: \_\_\_\_\_

**Plan Depicting A Proposed Subdivision**  
Made For  
**Steven E. Cope & Roberta S. Cope**  
Northeastly Sideline Of Hodgins Street  
& Northwestly Sideline Of Veranda Street  
Portland, Maine

PREPARED BY:  
**Nadeau Land Surveys**  
Professional Land Surveyors  
Certified Floodplain Managers  
918 BRIGHTON AVENUE  
PORTLAND, ME 04102  
PH: (207) 878-7870  
FAX: (207) 878-7871

|  |                                 |                                     |
|--|---------------------------------|-------------------------------------|
| RECORD OWNER:<br>Steven E. & Roberta S. Cope<br>172 Concord Street<br>Portland, Maine<br>04103 | DRAWN BY:<br>TPB/MLC/BRB        | PLAN DATE:<br>3/29/2013             |
| CHECKED BY:<br>JDN   | INSPECTION:<br>Topcon GPT-3003W | SURVEY DATE:<br>Mar. 2011-Feb. 2013 |
| FIELD BOOK:<br>FB 306 &<br>Topcon Ranger   | JOB No:<br>2121351SUB           | SCALE:<br>1" = 20'                  |
|  |                                 | SHEET No:<br>1 of 1                 |

**EROSION CONTROL NOTES**

1. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST "HAIRIE EROSION AND SEDIMENT CONTROL BMP'S" BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
2. THE CONTRACTOR SHALL ONLY DISTURB THE AREAS OF THE PROPOSED CONSTRUCTION AND GRADING. ANY DISTURBANCE OUTSIDE THESE LIMITS MUST BE APPROVED BY THE ENGINEER.
3. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE EROSION CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMPLOYING EROSION CONTROL METHODS BEYOND THE CONTROLS SHOWN ON THE PLANS IN ORDER TO MEET THE ABOVE-REFERENCED DEF EROSION CONTROL STANDARDS.
4. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR RE-GRADING. ALL DISTURBED AREAS ON SITE NOT COVERED BY BUILDINGS OR DESIGNATED PARKING AREAS, DRIVEWAYS, OR SIDEWALKS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED/DESCRIBED IN THE HAIRIE DEF BMP STANDARDS.
5. PERMANENT SEEDING OR STABILIZATION SHALL BE PERFORMED IMMEDIATELY AFTER FINAL GRADING IS COMPLETED OR TEMPORARY MEASURES SHALL BE APPLIED SUCH AS MULCHING OR SEEDING UNTIL PERMANENT MEASURES ARE IN PLACE.
6. WITHIN 7 CALENDAR DAYS FOLLOWING THE COMPLETION OF ANY SOIL DISTURBANCE, AND PRIOR TO ANY STORM EVENT, MULCH MUST BE SPREAD ON ANY EXPOSED SOILS.
7. THE CONTRACTOR SHALL STABILIZE ANY SOIL STOCKPILES WHICH WILL REMAIN UNUSED FOR MORE THAN 7 DAYS, OR PRIOR TO A STORM EVENT.
8. ALL EROSION CONTROL DEVICES MUST BE CHECKED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL TO MINIMIZE PONDING, DAMAGE, DETERIORATION OR UNDERMINING. ANY PROBLEMS SHALL BE REPAIRED IMMEDIATELY. TRAPPED SEDIMENT SHALL BE REMOVED WHEN IT HAS ACCUMULATED TO NO MORE THAN HALF THE ORIGINAL HEIGHT OF ANY BARRIER, OR AS OTHERWISE SHOWN ON THE PLANS.
9. ALL TRAFFIC INTO AND OUT OF THE SITE SHALL BE OVER THE STABILIZED CONSTRUCTION ENTRANCE.
10. LINEAR UTILITY CONSTRUCTION SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL AND NO MORE THAN 500 FEET SHALL BE OPEN AT ANY ONE TIME. WHERE CONSISTENT WITH JOB SAFETY REQUIREMENTS, ALL EXCAVATED MATERIALS SHALL BE PLACED ON THE UPRILL SIDES OF ALL TRENCHES. ALL TEMPORARY EARTH BARRIERS SHALL BE SEEDED AND MULCHED WITH TEMPORARY VEGETATION WITHIN 7 DAYS AFTER GRADING.
11. SEDIMENT BARRIERS MUST BE MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
12. EROSION CONTROL DEVICES (CHECK DAM, EROSION CONTROL BLANKET, SEDIMENT BARRIER, STABILIZED CONSTRUCTION ENTRANCE) SHALL BE REMOVED WITHIN 30 DAYS OF FINAL STABILIZATION.
13. SEEDED AREAS SHALL BE FERTILIZED AND RESEED AS NECESSARY TO ENSURE VEGETATION IS ESTABLISHED.

**WINTER CONSTRUCTION NOTES**

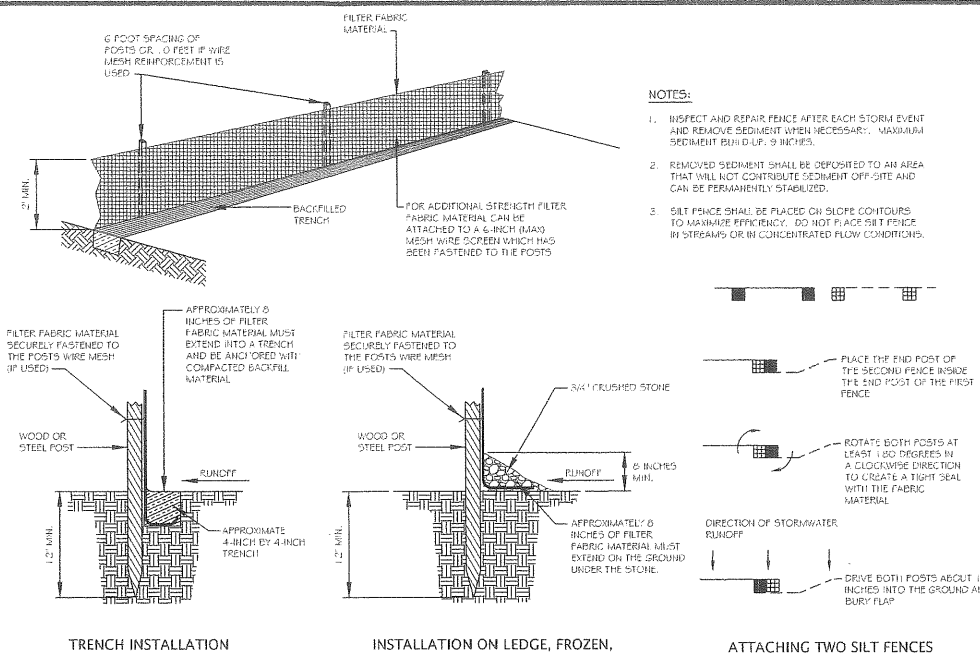
- THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER, OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE OR A ROAD. WINTER EXCAVATION AND EXTERIOR WORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS WHERE WORK IS EXPECTED TO BE UNDERWAY WITHIN DURING THE PROTECTING 15 DAYS AND THAT CANNOT BE MAINTAINED IN ONE DAY FROM TO ANY SNOW EVENT. ALL AREA SHALL BE CONSIDERED TO BE EXPOSED UNTIL THE SUBGRADE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOADED, SEEDED, AND MULCHED. HAY AND STRAW MULCH RATES SHALL BE A MINIMUM OF 150 LBS/1,000 S.F. (5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDING UPON THE ACTUAL SITE AND WEATHER CONDITIONS. COMBINATION OF EARLY WORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEAR UPON THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED. IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.
1. SOIL STOCKPILES STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (5 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOODWASTE EROSION CONTROL MAT. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ALL SOIL STOCKPILE WILL NOT BE PLACED EVEN COVERED WITH HAY OR STRAW WITHIN 100 FEET FROM ANY NATURAL RESOURCES.
  2. NATURAL RESOURCES PROTECTION ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (IE, SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MATS) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 15 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND FLOODS.
  3. SEDIMENT BARRIERS DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOODWASTE FILTER BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.
  4. MULCHING ALL AREA SHALL BE CONSIDERED TO BE DENuded UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOADED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB PER 1,000 SQUARE FEET OR 3 TONS/ACRE (FACE THE NORMAL ACCEPTED RATE OF 75-105/1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB PER 1,000 SQUARE FEET (5 TONS/ACRE) AND ABSOLUTELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL TRACK OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH THEN COVER IS SUFFICIENT. AFTER NOVEMBER 15, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.
  5. MULCHING ON SLOPES AND DITCHES SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK. SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL MATS. MULCHING SHALL BE APPLIED AT A RATE OF 250 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8% AND 300 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 10%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 8% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES OF 8%. EROSION CONTROL MAT CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.
  6. SEEDING BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADDED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 15 AND IF THE EXPOSED AREA HAS BEEN COVERED FINAL GRADDED WITH A UNIFORM FINISH, THEN THE AREA MAY BE DORMANT SEEDING AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO MULCHING AND FIBER NETTING ANCHORED WITH STRAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 150 LBS/1,000 S.F. ALL AREAS SEEDING DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.
  7. TRENCH DEWATERING AND TEMPORARY STREAM DIVERSION WATER FROM CONSTRUCTION TRENCH DEWATERING OR TEMPORARY STREAM DIVERSIONS WILL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (E.G. HAY BALE LINED POOL) PRIOR TO DISCHARGE. THE DISCHARGE SITE SHALL BE SELECTED TO AVOID FLOODING, ICING, AND SEDIMENT DISCHARGES TO A PROTECTED RESOURCE. IN NO CASE SHALL THE FILTER BAG OR CONTAINMENT STRUCTURE BE LOCATED WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE.
  8. INSPECTION AND MONITORING MAINTENANCE MEASURES SHALL BE AS NEEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGED AND/OR UNSTABILIZED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

**STANDARDS FOR TIMELY STABILIZATION OF SITES DURING WINTER CONSTRUCTION:**

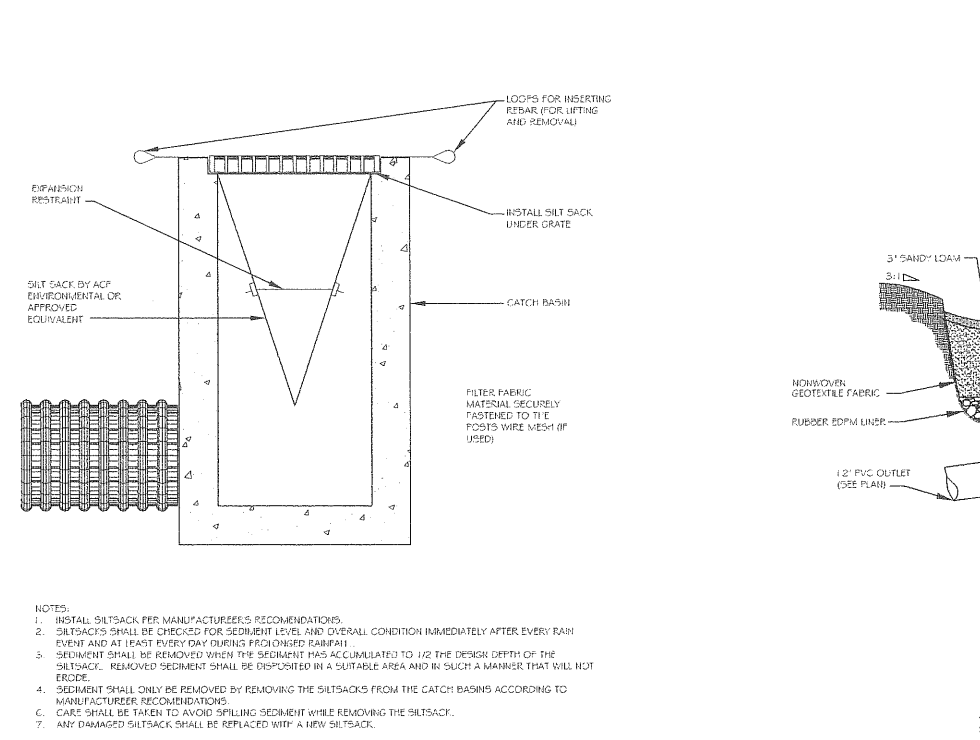
1. STANDARD FOR THE TIMELY STABILIZATION OF DITCHES AND CHANNELS THE AFFILIANT WILL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS ON THE SITE BY NOVEMBER 15. THE AFFILIANT WILL CONSTRUCT AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS ON THE SITE BY SEPTEMBER 15. IF THE AFFILIANT FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED BY SEPTEMBER 15, THEN THE AFFILIANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER. -- THE AFFILIANT WILL LINE THE DITCH WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE AFFILIANT FINING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOD WITH JUTE OR PLASTIC NETTING TO PREVENT THE SOD STRIPS FROM SLIDING DURING FLOW CONDITIONS. -- THE AFFILIANT WILL LINE THE DITCH WITH A STONE LINING IN THE DITCH DITCH WITH STONE RIPRAP BY NOVEMBER 15. THE AFFILIANT WILL USE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE AFFILIANT WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING TO PREVENT THE STONE LINING FROM REDUCING THE DITCH CROSS-SECTIONAL AREA.
2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES THE AFFILIANT WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE AFFILIANT WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (1 ON 1) TO BE A SLOPE. IF THE AFFILIANT FAILS TO STABILIZE AN SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE AFFILIANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION -- BY OCTOBER 1, THE AFFILIANT WILL SPREAD THE CONTROL MATS DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE AFFILIANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVERS AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 15, THEN THE AFFILIANT WILL COVER THE SLOPE WITH A LAYER OF WOODWASTE COMPOST AS DESCRIBED IN ITEM III OF THIS CONDITION OR WITH STONE RIPRAP AS DESCRIBED IN ITEM IV OF THIS CONDITION. -- THE AFFILIANT WILL STABILIZE THE SLOPE WITH SOD DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE AFFILIANT FINING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE AFFILIANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 15% (1 ON 1). STABILIZE THE SLOPE WITH WOODWASTE COMPOST WILL PLACE A 3-4 INCH LAYER OF WOODWASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOODWASTE COMPOST, THE AFFILIANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE AFFILIANT WILL NOT USE WOODWASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 30% (3 ON 1) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE. -- THE AFFILIANT WILL STABILIZE THE SLOPE WITH STONE RIPRAP PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE AFFILIANT WILL USE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERMINING THE RIPRAP.
3. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS BY SEPTEMBER. 5 THE AFFILIANT WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE AFFILIANT FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE AFFILIANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER. STABILIZE THE SOIL WITH TEMPORARY VEGETATION THE AFFILIANT WILL SPREAD THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET, LIGHTLY MULCH THE SPREAD SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1,000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE AFFILIANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE AFFILIANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM III OF THIS STANDARD. STABILIZE THE SOIL WITH SOD DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE AFFILIANT FINING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE AFFILIANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 15% (1 ON 1). STABILIZE THE SOIL WITH MULCH WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 50 POUNDS PER 1,000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE AFFILIANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE AFFILIANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

**EROSION CONTROL SEEDING NOTES**

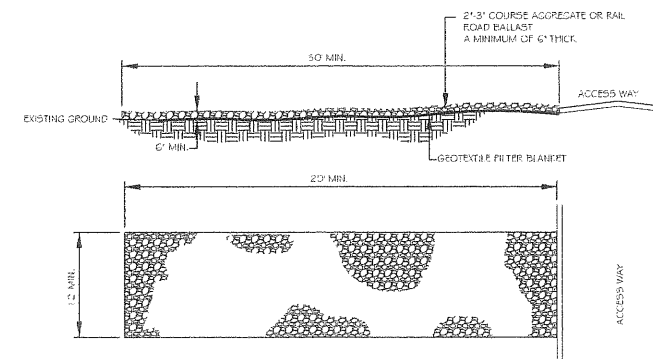
- SEEDING:**
1. USE PERMANENT SEED MIXES AND DATES BETWEEN 5/1 AND 9/30.
  2. USE TEMPORARY SEED MIXES FOR PERIODS LESS THAN 12 MONTHS. IF USING TEMPORARY SEED MIXES AND RATES BETWEEN 1/8" AND 5/16", RE-SEED WITH PERMANENT SEED MIX AFTER 5/15.
- PERMANENT SEED:**  
MIDOT 7170334 METHOD NUMBER 3
- TEMPORARY SEED:**
- |                                       |                 |               |
|---------------------------------------|-----------------|---------------|
| CATS                                  | 80.00 LBS/ACRE  | 4/01 - 5/14   |
| ANNUAL REGRASS                        | 40.00 LBS/ACRE  | 5/15 - 5/14   |
| SUDANGRASS                            | 40.00 LBS/ACRE  | 5/15 - 5/14   |
| ANNUAL REGRASS                        | 60.00 LBS/ACRE  | 5/15 - 5/30   |
| WINTER RYE                            | 112.00 LBS/ACRE | 5/15 - 5/30   |
| WINTER RYE (PROTECT WITH MULCH COVER) | 112.00 LBS/ACRE | 10/01 - 10/31 |
- LOAM AND FERTILIZER:**  
LIMITS AND FERTILIZER RATES WILL BE BASED ON FIELD SOIL TESTING OF ON-SITE TOPSOILS BY A CERTIFIED LABORATORY. SUBMIT TEST RESULTS TO THE ENGINEER.
- MULCH:**
- |   |             |
|---|-------------|
| STRAW OR HAY (ANCHORED)                     | 70-90 LBS   |
| STRAW OR HAY (ANCHORED)                     | 70-90 LBS   |
| WINDY AREAS                                 | 85-275 LBS  |
| SHREDDED OR CHOPPED                         | 85-275 LBS  |
| JUTE MESH                                   | AS REQUIRED |
| MULCH TO HIGH VELOCITY AREAS & STEEP SLOPES | AS REQUIRED |
| EROSION MAT                                 | AS REQUIRED |
- MULCH ANCHORING:**
- |                  |                      |
|------------------|----------------------|
| PEGS AND NETTING | (100%) ASPHALT       |
| MULCH NETTING    | WOOD CELLULOSE FIBER |
| ASPHALT EMULSION | CHEMICAL TRACK       |



**1 SEDIMENT BARRIER - SILT FENCE OPTION**  
NOT TO SCALE

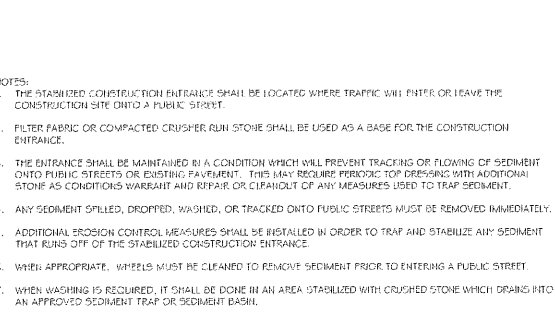


**2 INLET PROTECTION - SILT SACK**  
NOT TO SCALE



**3 STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE

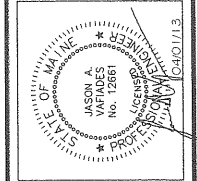
**4 UNDERDRAINED GRASS FILTER STRIP**  
NOT TO SCALE



**PROGRESS PLAN FOR STAFF REVIEW**  
THIS DOCUMENT IS ISSUED FOR INFORMATIONAL PURPOSES ONLY. THE DATA SHOWN HEREON IS SUBJECT TO REVISION.  
APRIL 1, 2013

**REVISIONS**

| No. | DATE     | DESCRIPTION             |
|-----|----------|-------------------------|
| 1.  | 03/29/13 | REVISED PER CITY REVIEW |

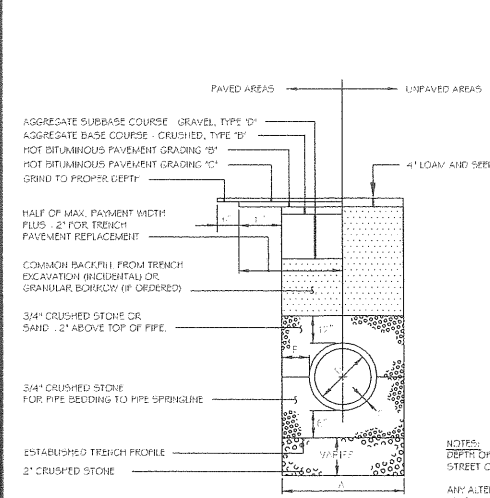


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780 BROADWAY, SO. PORTLAND, ME 04106 (207) 767-7300  
6302 BLAIS CIVIL ENGINEERS, VA

**EROSION CONTROL NOTES & DETAILS**  
**PROPOSED SUBDIVISION**  
120 VERANDA STREET  
WINTER  
STEVEN E. & ROBERTA S. COPE  
172 CONCORD STREET  
PORTLAND, MAINE 04103

**LATEST REVISION** SHEET NO. 1  
DATE: FEBRUARY 6, 2013  
DESIGNED BY: JV  
DRAWN BY: MV  
CHECKED BY: JY/SB  
BCE PROJECT NO. 12164

**C-300**



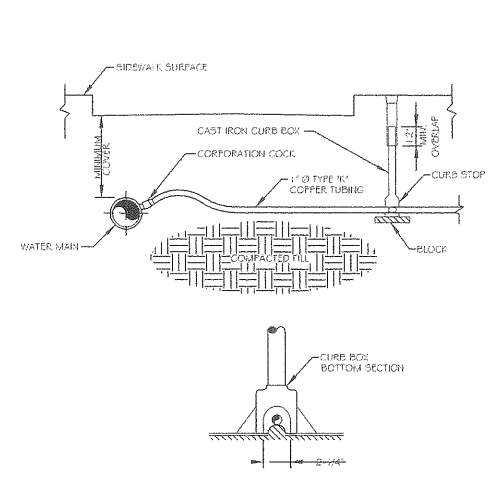
**NOTES**

- ALTERNATE CONSTRUCTION METHODS OR PAYMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
- IN PAVED AREAS, 2\"/>
- IN UNPAVED AREAS, 2\"/>
- IN PAVED AREAS, 2\"/>
- IN UNPAVED AREAS, 2\"/>

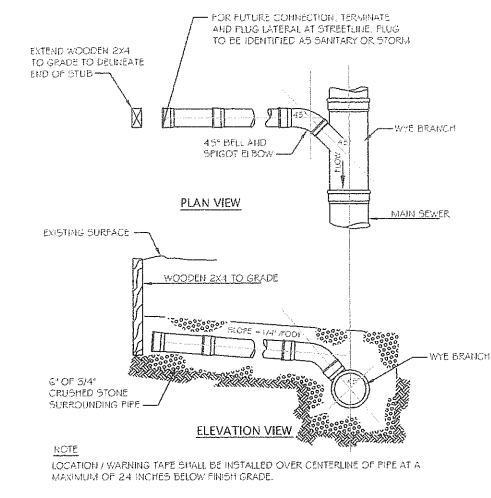
| PIPE DIAMETER, C (INCHES) | MAX. TRENCH WIDTH, A (FEET) |
|---------------------------|-----------------------------|
| 4                         | 4.0                         |
| 6                         | 4.0                         |
| 8                         | 4.0                         |
| 10                        | 4.0                         |
| 12                        | 5.0                         |
| 15                        | 5.0                         |
| 18                        | 5.0                         |
| 21                        | 6.0                         |
| 24                        | 6.0                         |
| 27                        | 6.0                         |
| 30                        | 6.0                         |
| 36                        | 7.0                         |
| 42                        | 7.0                         |
| 48                        | 7.0                         |

**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.

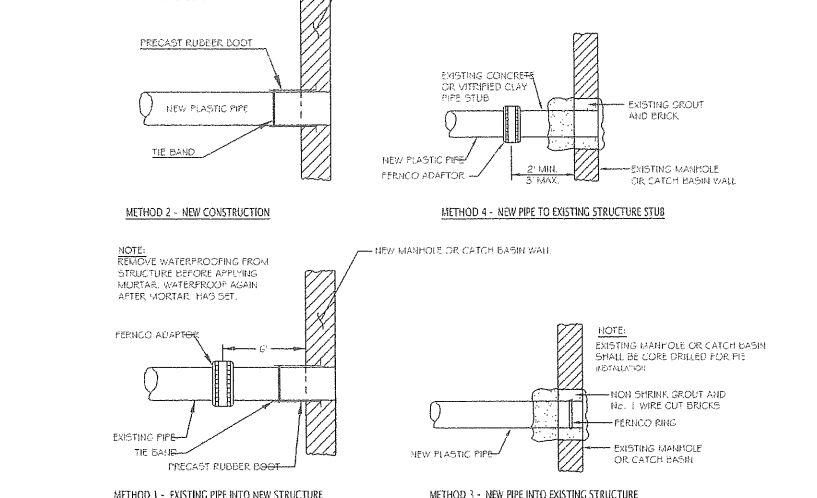
1 TYPICAL PIPE TRENCH INSTALLATION  
NOT TO SCALE



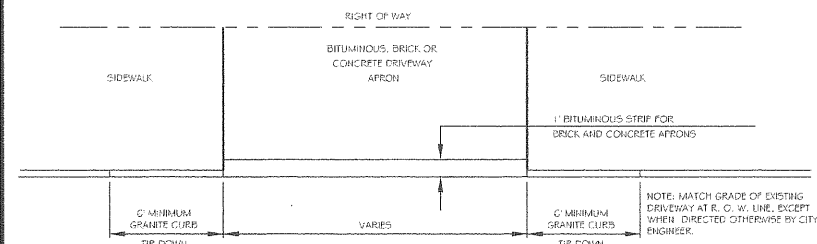
4 TYPICAL COPPER HOUSE SERVICE DETAIL  
NOT TO SCALE



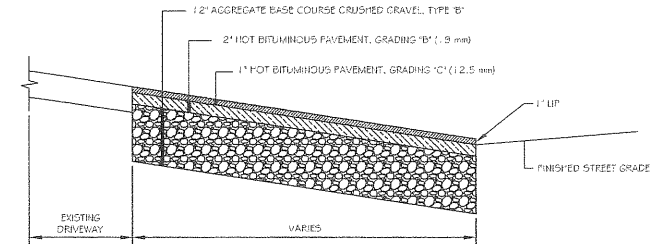
7 TYPICAL LATERAL WYE CONNECTION  
NOT TO SCALE



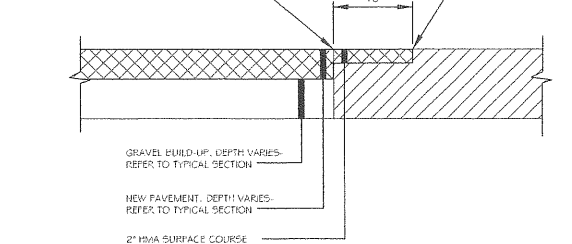
10 PIPE CONNECTION DETAILS  
NOT TO SCALE



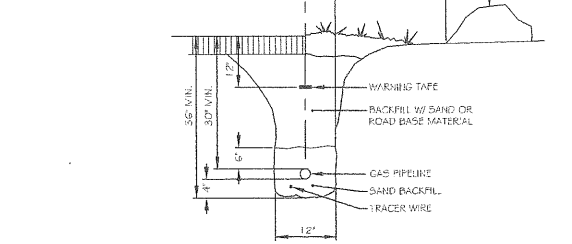
2 DRIVEWAY APRON LAYOUT  
NOT TO SCALE



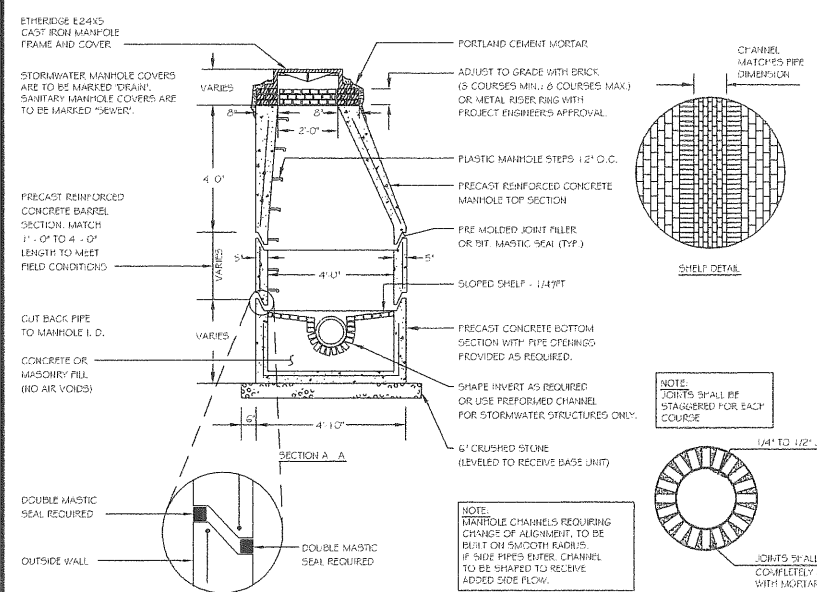
5 BITUMINOUS DRIVEWAY APRON  
NOT TO SCALE



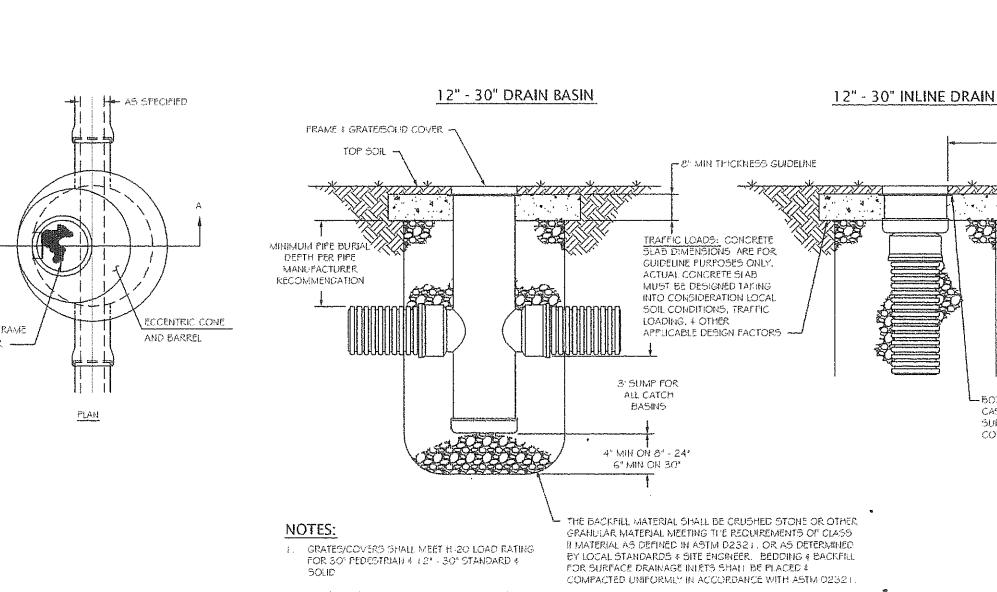
8 PAVEMENT BUTT-JOINT DETAIL  
NOT TO SCALE



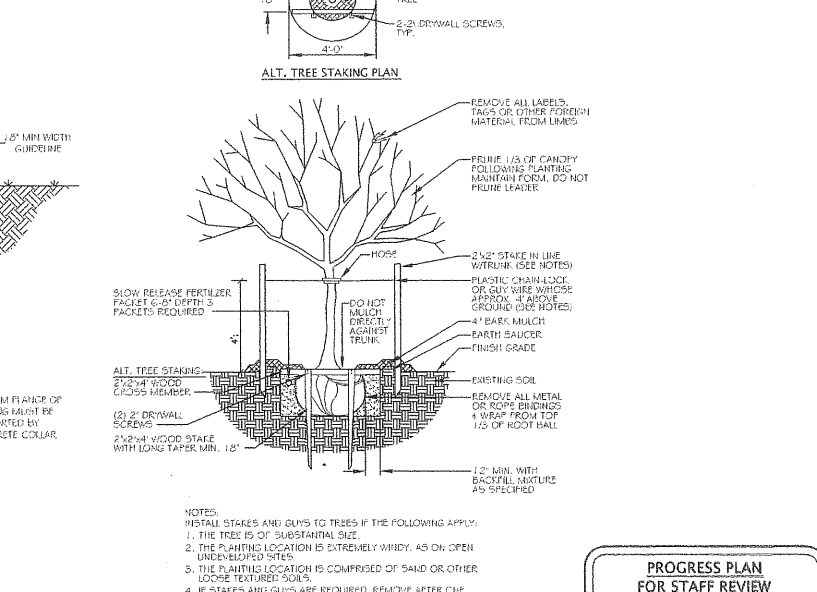
11 GAS PIPING TRENCH SECTION  
NOT TO SCALE



3 PRECAST CONCRETE MANHOLE  
NOT TO SCALE



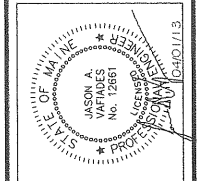
6 NYOPLAST FIELD INLET (By HANCOR)  
NOT TO SCALE



9 DECIDUOUS TREES  
NOT TO SCALE

**REVISIONS**

| No. | DATE     | DESCRIPTION | REVISED PER CITY REVIEW |
|-----|----------|-------------|-------------------------|
| 1.  | 03/29/13 |             |                         |



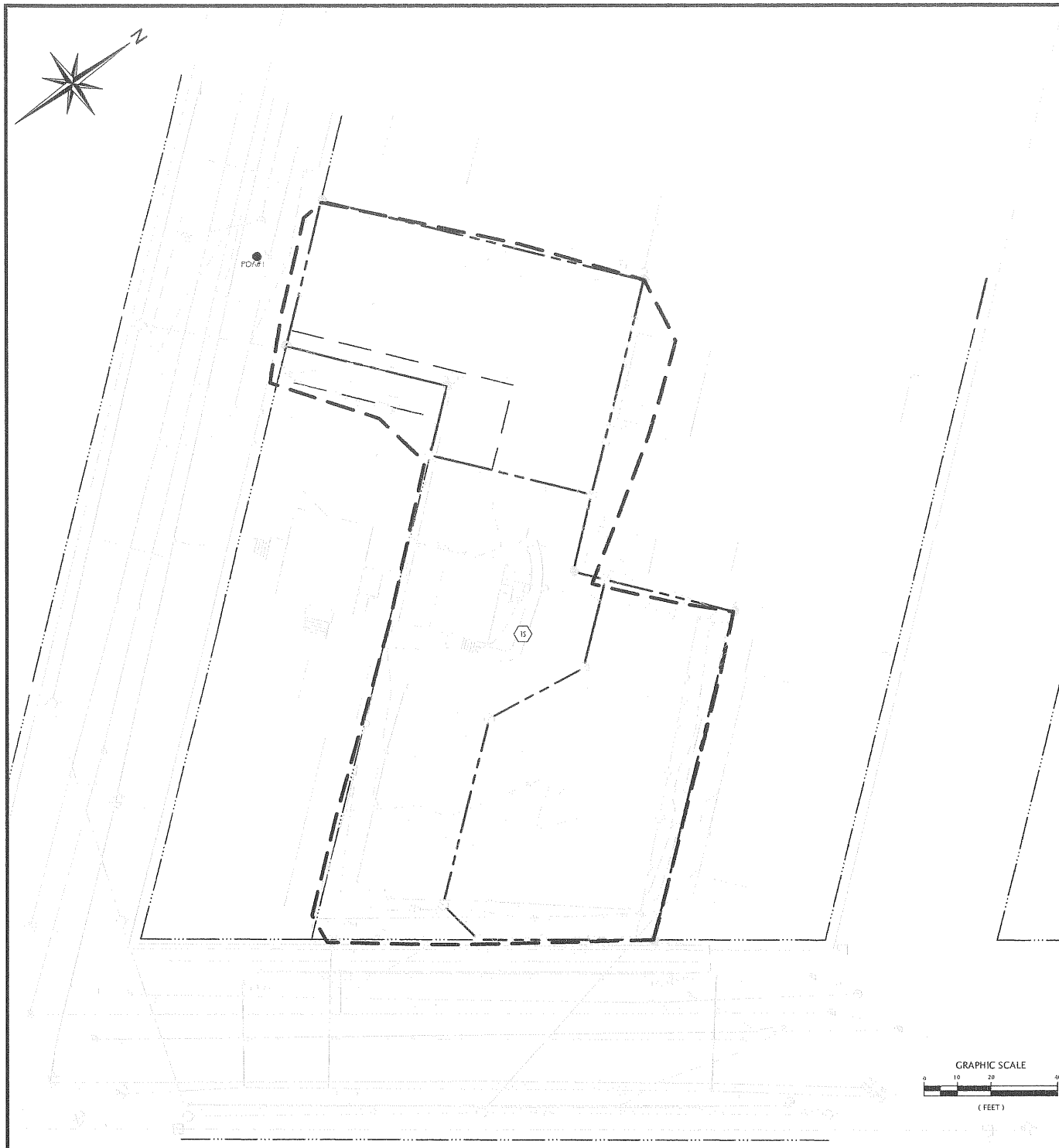
**Blais** civil engineers  
780 BROADWAY, SO. PORTLAND, ME 04106 (207) 767-7300  
© 2012 BLAIS CIVIL ENGINEERS, P.A.

**SITE DETAILS**  
**PROPOSED SUBDIVISION**  
120 VERANDA STREET  
OWNER:  
STEVEN E. & ROBERTA S. COPE  
172 CONCORD STREET  
PORTLAND, MAINE 04103

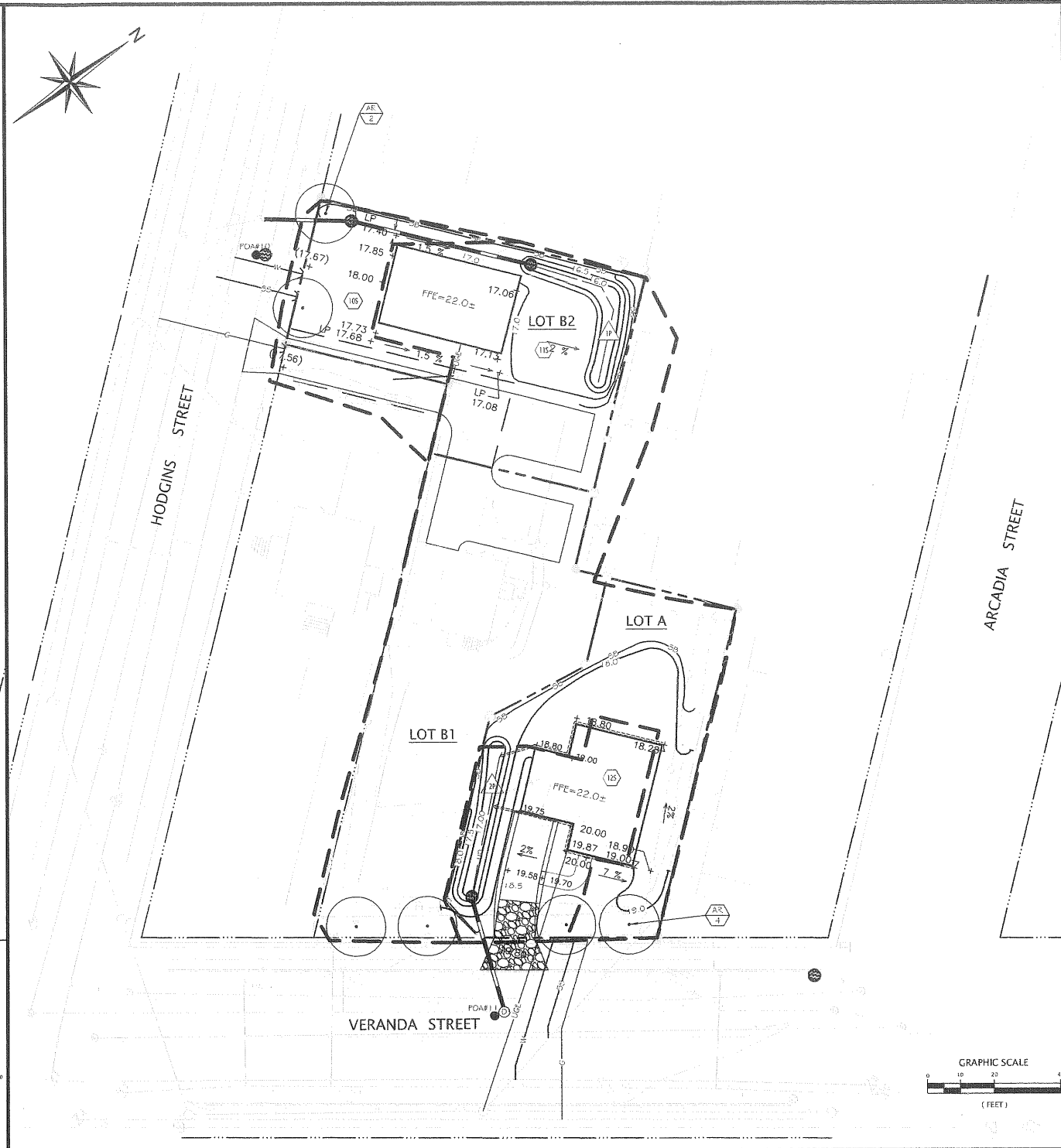
LATEST REVISION: SEE REV. BOOK  
DATE: FEBRUARY 6, 2013  
DESIGNED BY: J.V.  
DRAWN BY: M.V.  
CHECKED BY: J.V./S.R.  
SEE PROJECT NO. 12164

**C-301**

**PROGRESS PLAN FOR STAFF REVIEW**  
THIS DOCUMENT IS ISSUED FOR INFORMATIONAL PURPOSES ONLY. THE DATA SHOWN HEREON IS SUBJECT TO REVISION.  
APR. 1, 2013



PRE DEVELOPMENT



POST DEVELOPMENT

LEGEND

- EXISTING SUBCATCHMENT LABEL
- EXISTING POND LABEL
- EXISTING REACH LABEL
- EXISTING REACH PATH
- EXISTING TIME OF CONCENTRATION (TC) PATH
- EXISTING SUBCATCHMENT DIVIDE
- EXISTING SOIL BOUNDARY
- EXISTING POINT OF ANALYSIS
- DIRECTION OF FLOW
- EXISTING SPOT GRADE
- EXISTING PAVEMENT

| PRE DEVELOPMENT       |                        |
|-----------------------|------------------------|
| DESCRIPTION           | IMPERVIOUS AREA (S.F.) |
| TOTAL EXISTING PARCEL | 2,305                  |

| POST DEVELOPMENT |                        |                          |               |
|------------------|------------------------|--------------------------|---------------|
| DESCRIPTION      | IMPERVIOUS AREA (S.F.) | TREATED IMP. AREA (S.F.) | TREATMENT BMP |
| LOT A            | 1,240                  | 1,240                    | UDSF #2       |
| LOT B1           | 1,260                  | 600                      | UDSF #1       |
| LOT B2           | 2,245                  | 1,360                    | UDSF #1       |
| TOTALS           | 6,265                  | 4,000                    | UDSF #1 & 2   |

\*PROPOSED UNTREATED IMPERVIOUS=2,265 S.F. EXISTING IMPERVIOUS OF 2,305 S.F.

PLAN REFERENCE:

- PLAN DEPICTING A PROPOSED SUBDIVISION MADE FOR STEVEN E. COPE & ROBERTA S. COPE NORTHEASTERLY SIDELINE OF HODGINS STREET & NORTHWESTERLY SIDELINE OF VERANDA STREET PORTLAND, MAINE. PREPARED BY: MAINE LAND SURVEY'S PROFESSIONAL LAND SURVEYORS CERTIFIED FLOODPLAIN MANAGERS, DRAWN BY: TFS/M.C. CHECKED BY: JDN, JOB No:2121351SLB, DATED: 12/24/2012. SCALE: 1"=20'. SHEET 1 OF 1.

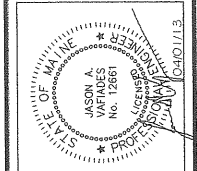
**PROGRESS PLAN FOR STAFF REVIEW**  
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 APRIL 1, 2013

LEGEND

- SUBCATCHMENT LABEL
- POND LABEL
- REACH LABEL
- REACH PATH
- TIME OF CONCENTRATION (TC) PATH
- SUBCATCHMENT DIVIDE
- SOIL BOUNDARY
- POINT OF ANALYSIS
- DIRECTION OF FLOW
- EXISTING SPOT GRADE
- PROPOSED PAVEMENT

REVISIONS

| No. | DATE     | DESCRIPTION | REVISED PER CITY REVIEW |
|-----|----------|-------------|-------------------------|
| 1.  | 03/29/13 |             |                         |

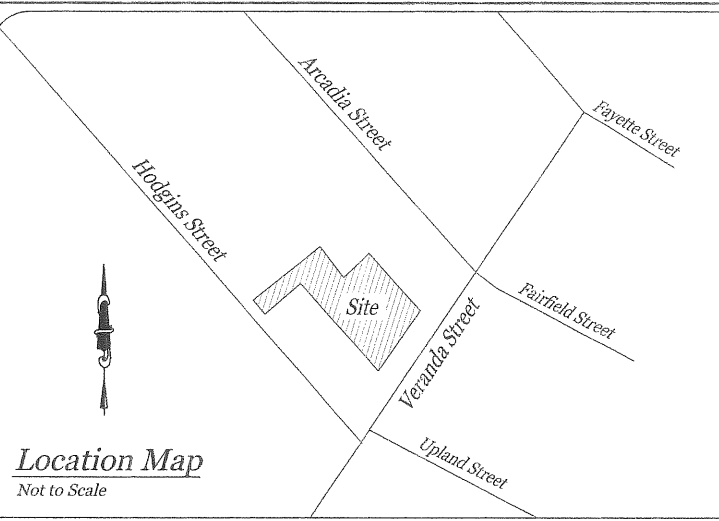


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**PRE & POST DEVELOPMENT DRAINAGE PROPOSED SUBDIVISION**  
 120 VERANDA STREET  
 OWNER: STEVEN E. & ROBERTA S. COPE  
 172 CONCORD STREET  
 PORTLAND, MAINE 04103

LATEST REVISION (USE REV. NO.):  
 DATE: FEBRUARY 6, 2013  
 DESIGNED BY: JV  
 DRAWN BY: MV  
 CHECKED BY: JVS/B  
 BCE PROJECT NO: 12164

D-100



**Location Map**  
Not to Scale

**Locus Deed References:**

Kenneth M. Cournoyer  
To  
Steven E. Cope & Roberta S. Cope  
dated November 29, 2012 and recorded November 30, 2012 at  
the Cumberland County Registry of Deeds in Book 30172, Page 1.  
(Lots A, B1, and B2)

Steven E. Cope & Roberta S. Cope  
To  
Steven E. Cope  
dated February 15, 2013 and recorded February 15, 2013 at  
the Cumberland County Registry of Deeds in Book 30394, Page 138.  
(Lot A)

**General Notes:**

- This plan is not intended to depict limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.
- This office reserves the right to be held harmless by all 3rd party claims.
- This survey does not purport to reflect any of the following:
  - assessments other than those that are visible or specifically stated in the referenced documents.
  - building setback compliance or restrictive covenants.
  - zoning or other land use regulations.
  - the location of any underground utilities or structures.
- This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
- Reference is made to "Contract For Land Surveying Services" between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.
- N/F is an abbreviation for Now or Formerly.
- All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).
- This office does not accept any liability for errors in the Plan References listed hereon, except Plan References 6 & 7.
- Locus Parcel is shown on the City of Portland Assessor's Map 431, Block M, as Lots 5, 6, 10, 11, and is listed as 120 Veranda Street.
- Area of Locus Parcel is 18,094 square feet (0.42 acre).
- The apparent right of way lines depicted on this plan are based on the Plan References listed hereon, monumentation found in the field, and City of Portland Engineering Street Notes. Right of way width of Veranda Street is 60 feet and Hodgins Street is 50 feet per the Plan References listed hereon and said Street Notes.
- The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Panel Number 230051 0007C, index dated December 8, 1998. The parcel scales in Zone X.
- All building corner offsets to boundary lines are from cornerboards and not building foundation.
- Call 1-888-DIGSAFE at least three business days before performing ANY excavation.
- Per City of Portland Records Vol. 57, Page 345, Hodgins Street was accepted December 9, 1931 as fifty (50') feet wide. Per City of Deering Records, Veranda Street was accepted December 31, 1896 to be relocated and widened to sixty (60') feet wide (See Cumberland County Commissioners Records Vol. 16, Page 943, January Term 1896).
- See CCRD Book 1474, Page 169, dated March 28, 1935, for Agreement for ten (10') foot wide gravel driveway.
- See CCRD Book 2064, Page 169, dated September 17, 1951, for Easement to Central Maine Power Company and New England Telephone and Telegraph Company, from Hodgins Street to pole number 2.1.
- Abutter's raised flower bed appears to encroach on Locus Parcel.
- Abutter's shed and deck appear to encroach on Locus Parcel.
- Abutter's overhead utility lines appear to encroach on Locus Parcel.
- Overhead utility lines serving Locus Parcel appear to encroach on abutter.
- This office has not performed any records research since the date of Plan Reference 6 and does not accept any liability and/or responsibility for record documents since then which may exist that are pertinent to this Locus Parcel.
- Locus Parcel is located in R-5 Residential Zone.  
Minimum Lot Size: 6,000 S.F. (Small Lot Development: 4,000 S.F.)  
Minimum Street Frontage: 50 feet  
Minimum Lot Width: 60 feet  
Minimum Front Yard: 20 feet  
Minimum Side Yard: 8 feet (1 - 1.5 story), 12 feet (2 story), 14 (2.5 story)  
Minimum Rear Yard: 20 feet  
Building setbacks depicted hereon should be verified with the City of Portland prior to any construction. This office recommends review of the proposed subdivision by the Code Enforcement Officer for zoning ordinance compliance.
- Vertical Datum is NGVD29. Benchmark established with GPS Static observations taken on December 20, 2012.
- No underground utility locating service has been used for this project. Underground utility lines are based on observed structures and paint lines observed in street. Nadeau Land Surveys has made no determination as to the existence and/or location of underground structures or utilities.

**Magnetic North:**  
(Observed 2011)



**Plan References:**

- "Plan Of Lots, Arcadia Park, Portland, Me. East Deering District, F.A. Merriam & Co.", by Isley & Cummings, Portland, Maine, recorded November 25, 1904 at the Cumberland County Registry of Deeds in Plan Book 10, Page 101.
- "Richards Standard Atlas Of The City Of Portland", dated 1914, on file at the Cumberland County Registry of Deeds.
- "Deering Station Map, Atlantic & St. Lawrence R.R. Operated By The Grand Trunk Ry. Co. Of Canada, Station 8572+40 To Station 8615+93.5, Office Of Chief Engineer, Montreal, Canada", dated June 30, 1917, revised August 5, 1924, on file with St. Lawrence & Atlantic Railroad in V.26/21.
- "Sanborn Insurance Maps Of Portland, Maine, Volume Two", dated 1909, last revised September 1951, on file at the Cumberland County Registry of Deeds.
- "Veranda Street Monument Layout Plan", Washington Avenue to Wordsworth Street, Sheets 1 & 2 of 2, dated January 1996 by City of Portland, Maine Public Works Department Engineering Section, on file with them as 944/5A.
- "Plan Depicting The Results Of A Boundary Survey Made For Kenneth M. Cournoyer, Northeastly Sideline Of Hodgins Street & Northwestly Sideline Of Veranda Street, Portland, Maine", dated March 22, 2011, last revised August 15, 2011 by James D. Nadeau, LLC Professional Land Surveyors, Portland, Maine.
- "Plan Depicting A Proposed Lot Division Made For Steven E. Cope & Roberta S. Cope, Northeastly Sideline Of Hodgins Street & Northwestly Sideline Of Veranda Street, Portland, Maine", dated December 24, 2012 by James D. Nadeau, LLC Professional Land Surveyors, Portland, Maine.

**Approved By The City Of Portland Planning Board:**

Name: \_\_\_\_\_ Date: \_\_\_\_\_

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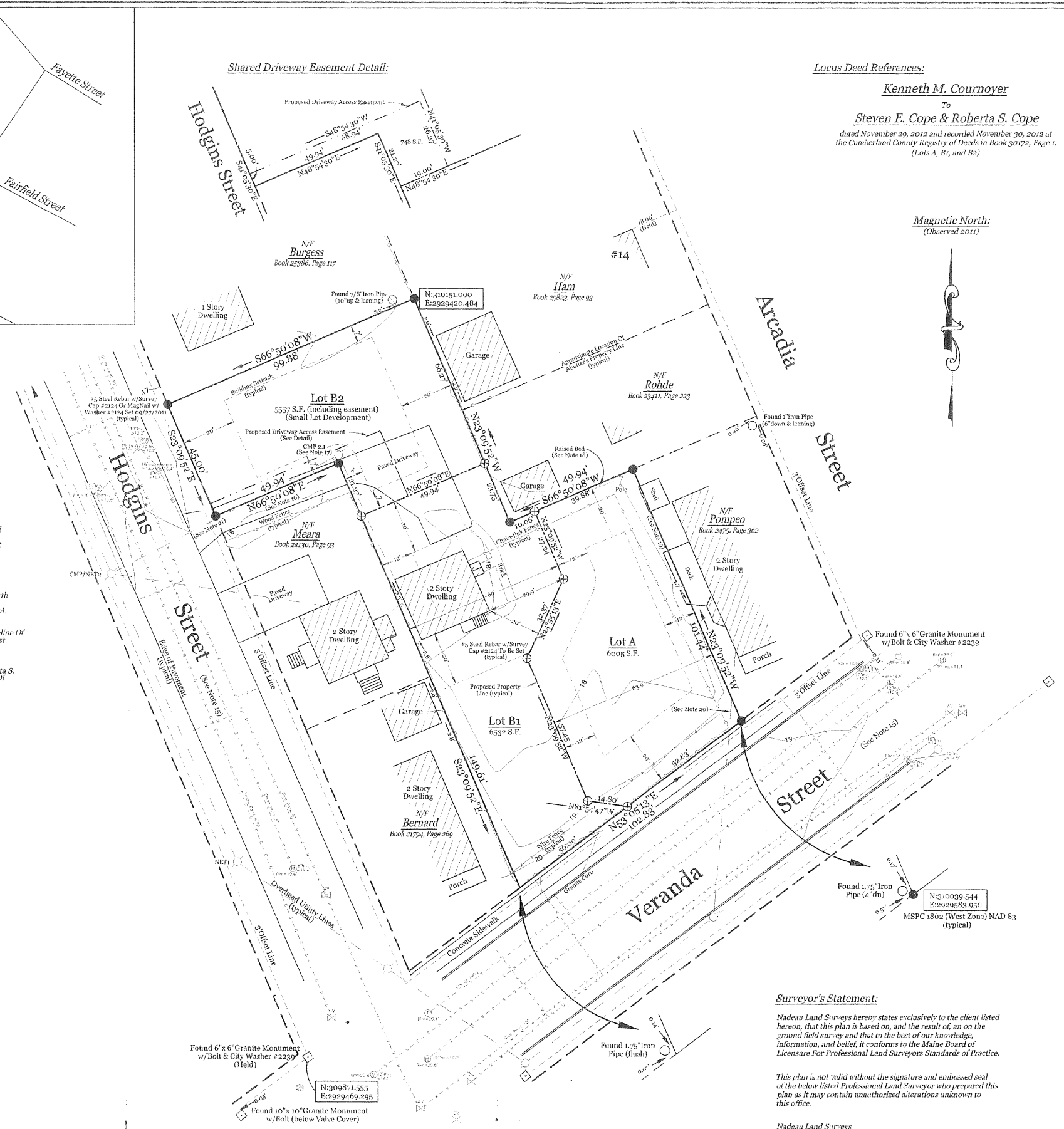
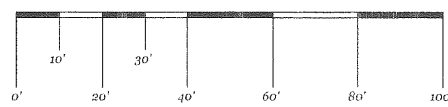
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**Graphic Scale:**



**Surveyor's Statement:**

Nadeau Land Surveys hereby states exclusively to the client listed hereon, 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 Maine Board of Licensure For Professional Land Surveyors Standards of Practice.

This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

Nadeau Land Surveys

James D. Nadeau, P.L.S. #2124 (agent) Date: \_\_\_\_\_

**Plan Depicting A Proposed Subdivision Made For Steven E. Cope & Roberta S. Cope Northeastly Sideline Of Hodgins Street & Northwestly Sideline Of Veranda Street Portland, Maine**

|  |  |                                  |
|--|--|----------------------------------|
| PREPARED BY:   |  |                                  |
| <br><b>Nadeau Land Surveys</b><br>Professional Land Surveyors<br>Certified Floodplain Managers |  |                                  |
| 918 BRIGHTON AVENUE<br>PORTLAND, ME 04102  | PH. (207) 878-7870<br>FAX (207) 878-7871 |                                  |
| RECORD OWNER:  | DRAWN BY: TPB/MLC                        | PLAN DATE: 2/22/2013             |
| Steven E. & Roberta S. Cope<br>173 Concord Street<br>Portland, Maine 04103                     | CHECKED BY: JDN                          | SURVEY DATE: Mar. 2011-Feb. 2013 |
| FIELD BOOK: FP 396 & Topog Banger  | DATE: 2/22/2013                          | SCALE: 1" = 20'                  |
|  | JOB No: 2121351S1B                       | SHEET No: 1 of 1                 |

**LEGEND**

|  |  |
|--|--|
|  | PROPERTY LINE  |
|  | APPROXIMATE ABUTTER PROPERTY LINE                    |
|  | EASEMENT   |
|  | BUILDING SETBACK                                     |
|  | EXISTING MINOR CONTOUR                               |
|  | EXISTING MAJOR CONTOUR                               |
|  | EXISTING FENCE                                       |
|  | PROPOSED MINOR CONTOUR                               |
|  | PROPOSED MAJOR CONTOUR                               |
|  | RIFRAP   |
|  | SAWCUT   |
|  | GAS LINE   |
|  | WATERLINE  |
|  | GRAVITY SEWER PIPE                                   |
|  | STORM DRAIN PIPE                                     |
|  | UNDERGROUND ELECTRIC, TELEPHONE AND CABLE TELEVISION |
|  | ROOF DRAIN   |
|  | FOUNDATION DRAIN                                     |
|  | UNDERDRAIN   |
|  | SEDIMENT BARRIER                                     |
|  | EXISTING CONDITION SPOT GRADE                        |
|  | PROPOSED PAVEMENT                                    |
|  | STABILIZED CONSTRUCTION ENTRANCE                     |
|  | FIELD FLAG   |
|  | DRAIN MANHOLE  |
|  | EXISTING BUILDING                                    |
|  | PROPOSED BUILDING                                    |
|  | PROPOSED ACK KURBIUM "RED MAPLE" 1-3/4" B+B          |

**UTILITY NOTES:**

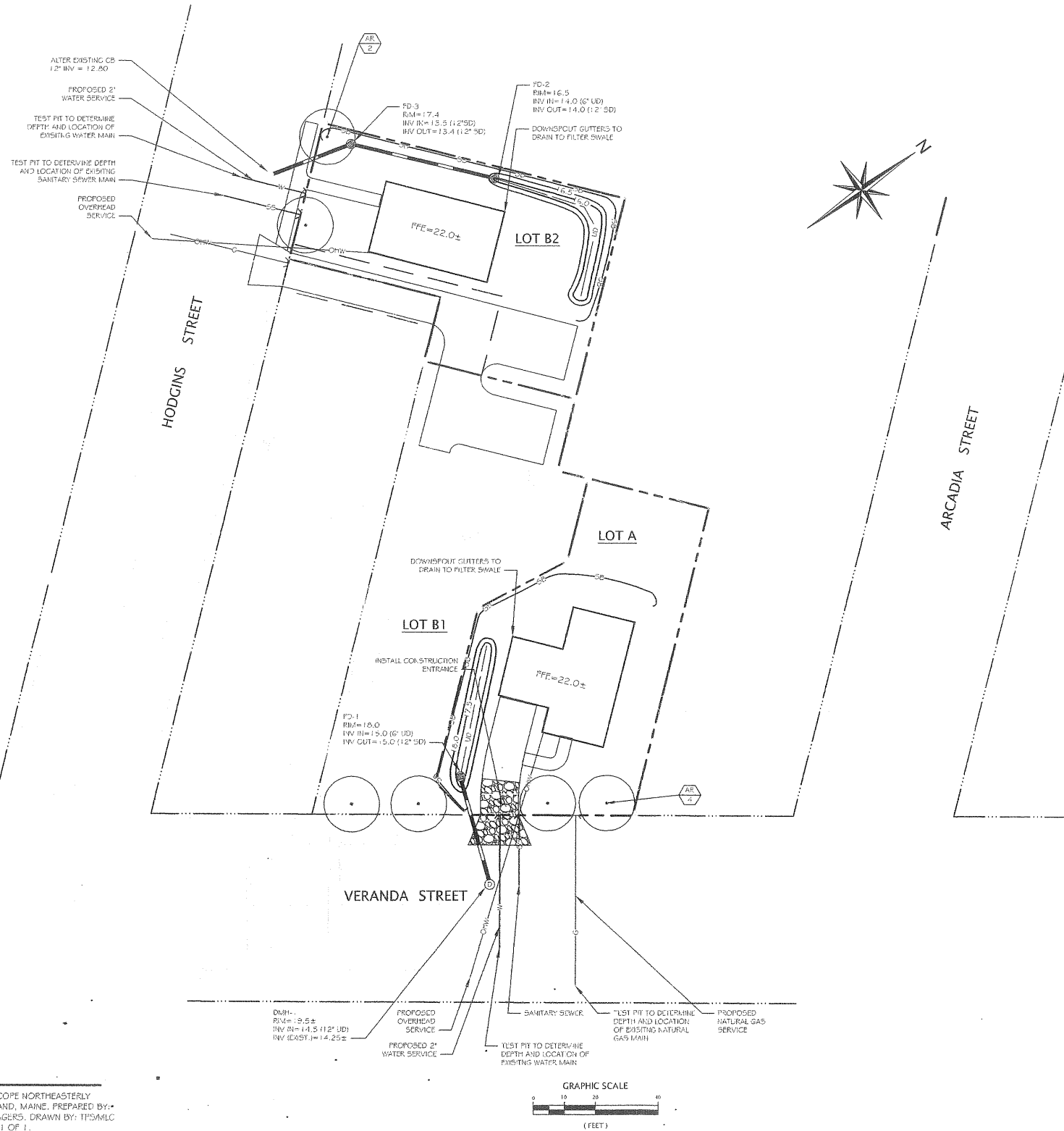
- ALL SANITARY SEWER WORK INCLUDING SECTIONS TO REMAIN PRIVATE SHALL BE IN ACCORDANCE WITH THE PORTLAND WATER & SANITARY DISTRICT STANDARDS AND SPECIFICATIONS AND SHALL BE APPROVED BY THE DISTRICT. SHOP DRAWING SUBMITTALS OF ALL MATERIALS USED SHALL BE SUBMITTED TO THE DISTRICT FOR APPROVAL PRIOR TO ORDERING MATERIALS.
- ALL WATERLINE WORK SHALL BE INCLUDING SECTIONS TO REMAIN PRIVATE SHALL BE IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT STANDARDS AND SPECIFICATIONS AND SHALL BE APPROVED BY THE ASSOCIATION. SHOP DRAWING SUBMITTALS OF ALL MATERIALS USED SHALL BE SUBMITTED TO THE ASSOCIATION FOR APPROVAL PRIOR TO ORDERING MATERIALS.
- THE CONTRACTOR SHALL TEST THE WATER AND SEWER SYSTEMS ACCORDING TO THE SANITARY DISTRICT AND WATER ASSOCIATION STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL SCHEDULE THE TEST TO HAVE A REPRESENTATIVE FROM THE RESPECTIVE ENTITY PRESENT DURING THE TEST.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND SHALL BE RESPONSIBLE FOR PAYING ANY FEES FOR ANY POLE RELOCATION AND FOR THE ALTERATION OR ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM AND ANY OTHER PRIVATE OR PUBLIC UTILITIES.
- RIM ELEVATIONS OF PROPOSED SANITARY SEWER MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FIELD AND CONSISTENT WITH THE GRADING PLANS. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISHED GRADE WITHIN THE LIMITS OF WORK.
- THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY AND APPROVED BY THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC AND CABLE, ETC.). FINAL DESIGN LOADS AND LOCATIONS SHALL BE COORDINATED WITH THE OWNER.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINT OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE.

**GRADING & EROSION CONTROL NOTES:**

- THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADES FOR CONSTRUCTABILITY PRIOR TO COMMENCING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS, WALKWAYS, DRIVEWAYS, AND PARKING AREAS WITH NO FLOODING. PROPOSED GRADES SHALL MATCH EXISTING GRADES SMOOTHLY AND CONTINUOUSLY.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST "MAINE EROSION AND SEDIMENT CONTROL BMPs" BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- THE CONTRACTOR SHALL ONLY DISTURB THE AREAS OF THE PROPOSED CONSTRUCTION AND GRADING. ANY DISTURBANCE OUTSIDE THESE LIMITS MUST BE APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE EROSION CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMPLOYING EROSION CONTROL METHODS BEYOND THE CONTROLS SHOWN ON THE PLANS IN ORDER TO MEET THE ABOVE REFERENCED EROSION CONTROL STANDARDS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR RE-GRADING. ALL DISTURBED AREAS ON SITE NOT COVERED BY BUILDINGS OR DESIGNATED PARKING AREAS, DRIVEWAYS, OR SIDEWALKS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED DESCRIBED IN THE MAINE EROSION CONTROL STANDARDS.
- PERMANENT SEEDING OR STABILIZATION SHALL BE PERFORMED IMMEDIATELY AFTER FINAL GRADING IS COMPLETED OR TEMPORARY MEASURES SHALL BE APPLIED SUCH AS MULCHING OR SEEDING UNTIL PERMANENT MEASURES ARE IN PLACE.
- WITHIN 7 CALENDAR FOLLOWING THE COMPLETION OF ANY SOIL DISTURBANCE, AND PRIOR TO ANY STORM EVENT, MULCH MUST BE SPREAD ON ANY EXPOSED SOILS.
- THE CONTRACTOR SHALL STABILIZE ANY SOIL STOCKPILES WHICH WILL REMAIN UNUSED FOR MORE THAN 7 DAYS, OR PRIOR TO A STORM EVENT.
- ALL EROSION CONTROL DEVICES MUST BE CHECKED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL TO MINIMIZE POHENS, DAMAGE, DETEIORATION OR UNDERMINING. ANY PROBLEMS SHALL BE REPAIRED IMMEDIATELY. TRAPPED SEDIMENT SHALL BE REMOVED WITH IT HAS ACCUMULATED TO NO MORE THAN HALF THE ORIGINAL HEIGHT OF ANY BARRIER OR AS OTHERWISE SHOWN ON THE PLANS.
- ALL TRAFFIC INTO AND OUT OF THE SITE SHALL BE OVER THE STABILIZED CONSTRUCTION ENTR.
- SEDIMENT BARRIERS MUST BE MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- EROSION CONTROL DEVICES SHALL BE REMOVED WITHIN 30 DAYS OF FINAL STABILIZATION.
- SEED TO AREAS SHALL BE FERTILIZED AND RESEED AS NECESSARY TO ENSURE VEGETATION IS ESTABLISHED.

**STORMWATER TREATMENT NOTES:**

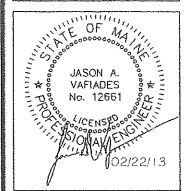
- CONTRACTOR TO REFER TO DRAWING D-100, PRELIMINARY DEVELOPMENT DRAINAGE PLAN, AND COMPLY WITH GRADING SCHEMES AND TREATMENT CALCULATIONS AS PROVIDED ON D-100.



**PLAN REFERENCE:**

- PLAN DEPICTING A PROPOSED SUBDIVISION MADE FOR STEVEN E. COPE & ROBERTA S. COPE NORTHEASTERLY SIDELINE OF HODGINS STREET & NORTHWESTERLY SIDELINE OF VERANDA STREET PORTLAND, MAINE, PREPARED BY: HADEAU LAND SURVEYS PROFESSIONAL LAND SURVEYORS CERTIFIED FLOODPLAIN MANAGERS, DRAWN BY: THOMAS CHECKED BY: JDN, JOB No: 2121551 SUB, DATED: 12/24/2012, SCALE: 1"=20', SHEET 1 OF 1.

| REVISIONS |      |
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| No.       | DATE |
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**Blais**  
civil engineers

780 BROADWAY, 5<sup>TH</sup> FLOOR, PORTLAND, ME 04106 (207) 767-7300  
© 2012 BLAIS CIVIL ENGINEERS, P.A.

**SITE UTILITIES & GRADING PLAN**  
PROPOSED SUBDIVISION  
120 VERANDA STREET  
OWNER:  
STEVEN E. & ROBERTA S. COPE  
172 CONCORD STREET  
PORTLAND, MAINE 04103

|                                   |
|-----------------------------------|
| LATEST REVISION (SEE REV. SHEET): |
| DATE: FEBRUARY 6, 2013            |
| DESIGNED BY: JV                   |
| DRAWN BY: MV                      |
| CHECKED BY: JV/SB                 |
| BCE PROJECT NO: 12164             |

**PROGRESS PLAN  
NOT FOR CONSTRUCTION**

THIS DOCUMENT IS ISSUED FOR INFORMATIONAL PURPOSES ONLY. THE DATA SHOWN HEREON IS SUBJECT TO REVISION.

**C-100**

# EROSION CONTROL NOTES

- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST MAINE EROSION AND SEDIMENT CONTROL BAN BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- THE CONTRACTOR SHALL ONLY DISTURB THE AREAS OF THE PROPOSED CONSTRUCTION AND GRADING. ANY DISTURBANCE OUTSIDE THESE LIMITS MUST BE APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE EROSION CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMPLOYING EROSION CONTROL METHODS BEYOND THE CONTROLS SHOWN ON THE PLANS IN ORDER TO MEET THE ABOVE-REFERENCED DEP EROSION CONTROL STANDARDS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR RE-GRADING. ALL DISTURBED AREAS ON SITE NOT COVERED BY BUILDINGS OR DESIGNATED PARKING AREAS, DRIVEWAYS, OR SIDEWALKS SHALL BE STABILIZED WITH LOAM OR SEED OR OTHER METHODS AS REQUIRED/DESCRIBED IN THE MAINE DEP BMP STANDARDS.
- PERMANENT SEEDING OR STABILIZATION SHALL BE PERFORMED IMMEDIATELY AFTER FINAL GRADING IS COMPLETED OR TEMPORARY MEASURES SHALL BE APPLIED SUCH AS MULCHING OR SEEDING UNTIL PERMANENT MEASURES ARE IN PLACE.
- WITHIN 7 CALENDAR DAYS FOLLOWING THE COMPLETION OF ANY SOIL DISTURBANCE, AND PRIOR TO ANY STORM EVENT, MULCH MUST BE SPREAD ON ANY EXPOSED SOILS.
- THE CONTRACTOR SHALL STABILIZE ANY SOIL STOCKPILES WHICH WILL REMAIN UNPAVED FOR MORE THAN 7 DAYS, OR PRIOR TO A STORM EVENT.
- ALL EROSION CONTROL DEVICES MUST BE CHECKED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL TO MINIMIZE PONDING, DAMAGE, DETERIORATION OF UNDERMINING. ANY PROBLEMS SHALL BE REPAIRED IMMEDIATELY. TRAPPED SEDIMENT SHALL BE REMOVED WHEN IT HAS ACCUMULATED TO NO MORE THAN HALF THE ORIGINAL HEIGHT OF ANY BARRIER OR AS OTHERWISE SHOWN ON THE PLANS.
- ALL TRAFFIC INTO AND OUT OF THE SITE SHALL BE OVER THE STABILIZED CONSTRUCTION ENTRANCE.
- LINEAR UTILITY CONSTRUCTION SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL AND NO MORE THAN 500 FEET SHALL BE OPEN AT ANY ONE TIME. WHEN CONSISTENT WITH JOB SAFETY REQUIREMENTS, ALL EXCAVATED MATERIALS SHALL BE PLACED ON THE UPHILL SIDES OF ALL TRENCHES. ALL TEMPORARY EXPOSED AREAS SHALL BE SEEDING AND MULCHED WITH TEMPORARY VEGETATION WITHIN 7 DAYS AFTER GRADING.
- SEDIMENT BARRIERS MUST BE MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- EROSION CONTROL DEVICES (CHECK DAMS, EROSION CONTROL BLANKETS, SEDIMENT BARRIERS, STABILIZED CONSTRUCTION ENTRANCES) SHALL BE REMOVED WITHIN 30 DAYS OF FINAL STABILIZATION.
- SEEDING AREAS SHALL BE FERTILIZED AND RESEED AS NECESSARY TO INSURE VEGETATION IS ESTABLISHED.

# WINTER CONSTRUCTION NOTES

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER, OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED PRIOR TO NOVEMBER 15. PRIOR TO ANY EXCAVATION AT ANY ONE TIME, THE EXPOSED AREA TO EXPOSED AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY STORM EVENT. ALL AREA SHALL BE CONSIDERED TO BE EXPOSED UNTIL THE SURFACE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOADED, SPREAD, AND MULCHED. HAY AND STRAW MULCH RATES SHALL BE A MINIMUM OF 150 LBS/1,000 S.F. (5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. THE CONTRACTOR SHALL INSTALL ANY ADDED MEASURES WHICH ARE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADJACENT AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED. IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

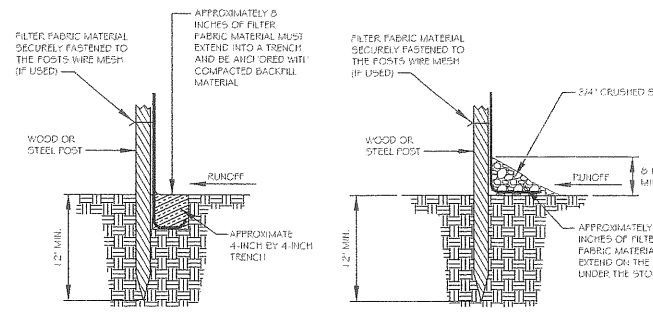
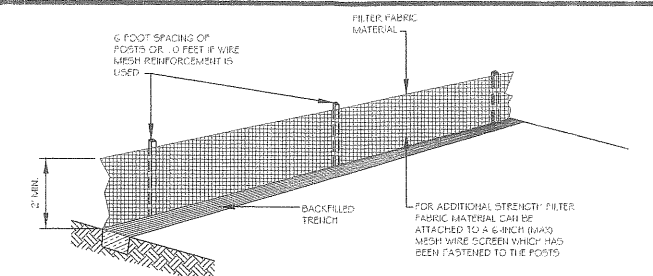
- SOIL STOCKPILES STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATES OR AT 150 LBS/1,000 S.F. (5 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOODWASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED EVEN COVERED WITH HAY OR STRAW WITHIN 100 FEET FROM ANY NATURAL RESOURCES.
- NATURAL RESOURCES PROTECTION ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION COVER, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (E.G. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MATS) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROTECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROTECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIERS TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.
- SEDIMENT BARRIERS DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOODWASTE FILTER BEDS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SALT FENCES.
- MULCHING ALL AREA SHALL BE CONSIDERED TO BE EXPOSED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOADED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 5 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75 LBS/1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH ANCHORED HAY OR STRAW OR SEEDING (SEE STANDARDS) AND ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER FEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OF WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH THEN COVER IS SUFFICIENT. AFTER NOVEMBER 15, MULCH AND ANCHORING OF ALL EXPOSED SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.
- MULCHING ON SLOPES AND DITCHES SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH FEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 50 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 3% SLOPE. MULCH IS TO BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 3%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES OF 3%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.
- SEEDING BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 15 AND IF THE EXPOSED AREA HAS BEEN LOADED, FINEAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DOMINANT SEEDING AT A RATE OF 3 TIMES FASTER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. EQUIVALENT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DOMINANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4# OF LOAM AND SEED AT AN APPLICATION RATE OF 50 LBS/1,000 S.F. ALL AREAS SEEDING DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REFILLING LOAM, SEED AND MULCH. IF DOMINANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.
- TRENCH DEWATERING AND TEMPORARY STREAM DIVERSION WATER FROM CONSTRUCTION TRENCH DEWATERING OR TEMPORARY STREAM DIVERSIONS WHICH PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT SHALL BE USED IF, IN NO CASE SHALL THE FILTER BAG OR SECONDARY CONTAINMENT BE LOCATED WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE.
- INSPECTION AND MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/OR UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

# STANDARDS FOR TIMELY STABILIZATION OF SITES DURING WINTER CONSTRUCTION:

- STANDARD FOR THE TIMELY STABILIZATION OF DITCHES AND CHANNELS THE APPLICANT WILL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS ON THE SITE BY NOVEMBER 15. THE APPLICANT WILL CONSTRUCT AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS ON THE SITE BY SEPTEMBER 15. IF THE APPLICANT FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER. -- THE APPLICANT WILL USE THE INSTALL A SOD LINING IN THE DITCH WITH PROPERLY INSTALLED FODD PRIOR TO OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT FINISHING THE SOD ONTO THE SLOPE WITH WIRE FIBER. HOLDING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOD WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD STRIPS FROM SLIDING DURING FLOW CONDITIONS. -- THE APPLICANT WILL LINE THE DITCH WITH STONE RIPRAP BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND NO THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VOLUMES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE APPLICANT WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING TO PREVENT THE STONE LINING FROM REDUCING THE DITCH CROSS-SECTIONAL AREA.
- STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES THE APPLICANT WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE APPLICANT WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE APPLICANT FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS BY OCTOBER 1. THE APPLICANT WILL STABILIZE THE DISTURBED SLOPE WITH WINTER RIPRAP AT A SPACING RATE OF 3' FOUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE APPLICANT WILL MONITOR GROWTH OF THE RIPRAP OVER THE NEXT 30 DAYS. IF THE RIPRAP DOES NOT SHOW AT LEAST THREE INCHES OF COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 15, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOODWASTE COMPOST AS DESCRIBED IN ITEM 4 OF THIS CONDITION OR WITH STONE RIPRAP AS DESCRIBED IN ITEM 4 OF THIS CONDITION. -- THE APPLICANT WILL STABILIZE THE DISTURBED SLOPE WITH SOD DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT FINISHING THE SOD ONTO THE SLOPE WITH WIRE FIBER. HOLDING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (10H:1V). STABILIZE THE SLOPE WITH WOODWASTE COMPOST WILL PLACE A SIX-INCH LAYER OF WOODWASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOODWASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE SLOPE. THE APPLICANT WILL NOT USE WOODWASTE COMPOST TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (10H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE. -- THE APPLICANT WILL STABILIZE THE SLOPE WITH STONE RIPRAP PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERLIE THE RIPRAP.
- STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS BY SEPTEMBER 15 THE APPLICANT WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE APPLICANT FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS BY OCTOBER 1. THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH WINTER RIPRAP AT A SEEDING RATE OF 3' FOUNDS PER 1,000 SQUARE FEET WITH FAY OR STRAW AT 75 POUNDS PER 1,000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RIPRAP OVER THE NEXT 30 DAYS. IF THE RIPRAP FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM 4 OF THIS STANDARD. STABILIZE THE SOIL WITH SOD DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT FINISHING THE SOD ONTO THE SLOPE WITH WIRE FIBER. HOLDING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD WITH WATER. STABILIZE THE SOIL WITH MULCH WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 50 POUNDS PER 1,000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTINGS TO PREVENT WIND FROM LIFTING THE MULCH OFF THE DISTURBED SOIL.

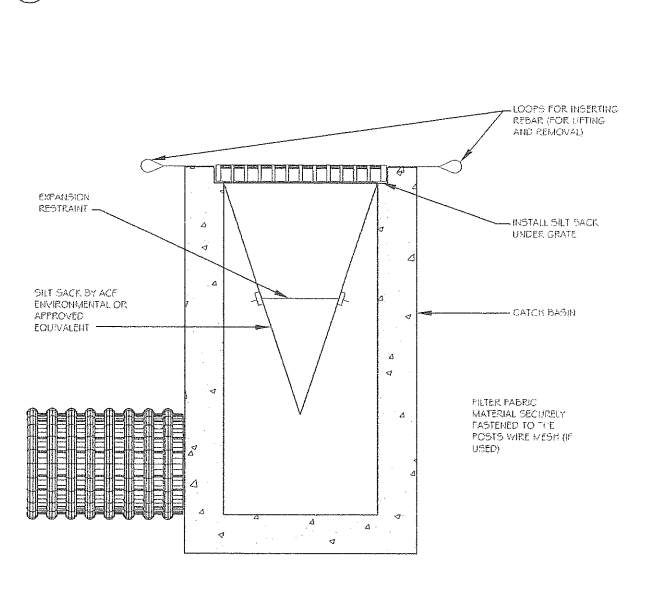
# EROSION CONTROL SEEDING NOTES

| SEEDING:   |  |            |  |
|--|--|------------|--|
| 1.   | USE PERMANENT SEED MIXES AND RATES BETWEEN 5/1 AND 5/20.   |            |  |
| 2.   | USE TEMPORARY SEED MIXES FOR PERIODS LESS THAN 12 MONTHS. IF USING TEMPORARY SEED MIXES AND RATES BETWEEN 1/31 AND 5/14, RE-SEED WITH PERMANENT SEED MIX AFTER 5/15. |            |  |
| PERMANENT SEED:  |  |            |  |
| MDDT 71703(a) METHOD NUMBER 3  |  |            |  |
| TEMPORARY SEED:  |  |            |  |
| DAYS   | 60.00 LBS/ACRE   | 401-5/14   |  |
| ANNUAL ERYGROSS  | 40.00 LBS/ACRE   |            |  |
| SUDANGRASS   | 40.00 LBS/ACRE   | 5/15-2/14  |  |
| ANNUAL ERYGROSS  | 20.00 LBS/ACRE   | 5/15-2/14  |  |
| WINTER RYE   | 112.00 LBS/ACRE  | 9/15-9/30  |  |
| WINTER RYE (PROTECT WITH MULCH COVER)  | 112.00 LBS/ACRE  | 10/31-5/31 |  |
| LIME AND FERTILIZER:   |  |            |  |
| LIMES AND FERTILIZER RATES WILL BE BASED ON FIELD SOIL TESTING OF ON-SITE TOPSOILS BY A CERTIFIED LABORATORY. SUBMIT TEST RESULTS TO THE ENGINEER. |  |            |  |
| MULCH:   |  |            |  |
| STRAW OR HAY (ANCHORED)  | 70-90 LBS  |            |  |
| PROTECTED AREAS  |  |            |  |
| STRAW OR HAY (ANCHORED)  |  |            |  |
| WINDY AREAS  | 65-275 LBS   |            |  |
| SHROUDED OR CHOPPED  | 65-275 LBS   |            |  |
| JUTE MESH  | AS REQUIRED  |            |  |
| MODERATE TO HIGH VELOCITY AREAS  |  |            |  |
| STEEP SLOPES   |  |            |  |
| EXCELSDOR MAT  | AS REQUIRED  |            |  |
| MULCH ANCHORING:   |  |            |  |
| FEG AND TWINE  | LIQUID ASPHALT   |            |  |
| MULCH NETTING  | WOOD CELLULOSE FIBER   |            |  |
| ASPHALT EMULSION   | CHEMICAL TRACK   |            |  |

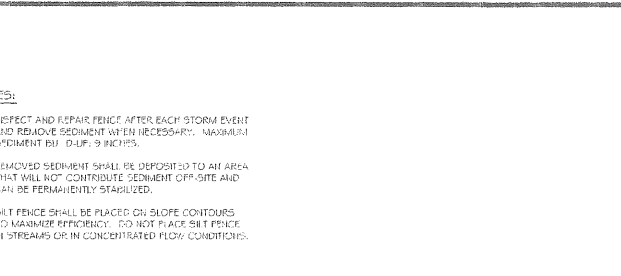


TRENCH INSTALLATION      INSTALLATION ON LEDGE, FROZEN, OR HEAVY ROOTED GROUND

# 1 SEDIMENT BARRIER DETAIL - SILT FENCE OPTION



1 SEDIMENT BARRIER DETAIL - SILT FENCE OPTION (NOT TO SCALE)



ATTACHING TWO SILT FENCES



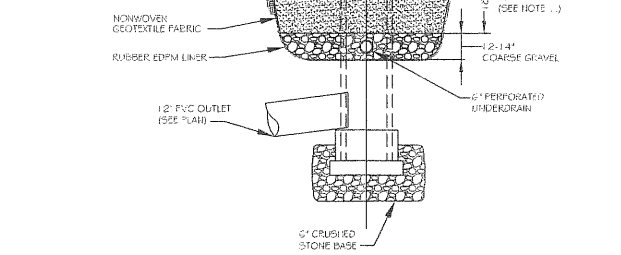
4 UNDERDRAINED GRASS FILTER STRIP

# 2 INLET PROTECTION - SILT SACK



2 INLET PROTECTION - SILT SACK (NOT TO SCALE)

# 3 STABILIZED CONSTRUCTION ENTRANCE DETAIL



3 STABILIZED CONSTRUCTION ENTRANCE DETAIL (NOT TO SCALE)

| REVISIONS | DESCRIPTION |
|-----------|-------------|
| No.       | DATE        |



**Blais** civil engineers  
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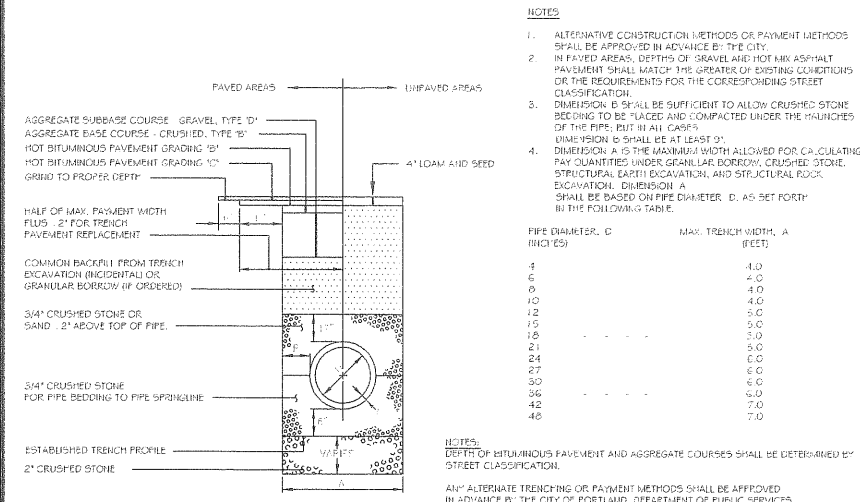
**EROSION CONTROL NOTES & DETAILS**  
**PROPOSED SUBDIVISION**  
 120 VERANDA STREET  
 PORTLAND, MAINE 04103  
 OWNER:  
**STEVEN E. & ROBERTA S. COPE**  
 172 CONCORD STREET  
 PORTLAND, MAINE 04103

LATEST REVISION: 06/06/2013  
 DATE: FEBRUARY 6, 2013  
 DESIGNED BY: JV  
 DRAWN BY: MV  
 CHECKED BY: JVS/SB  
 BCE PROJECT NO. 12164

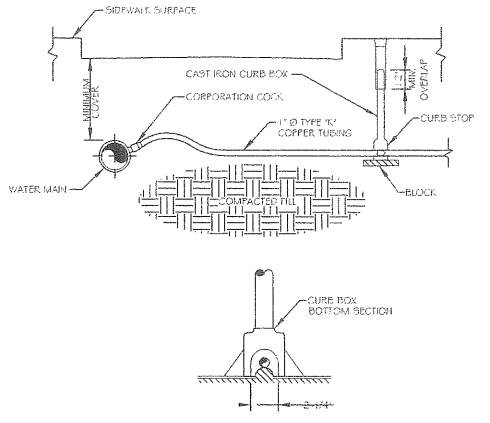
**PROGRESS PLAN**  
**NOT FOR CONSTRUCTION**  
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**C-300**

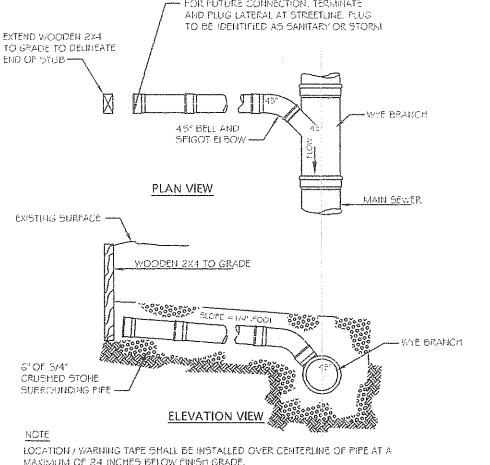




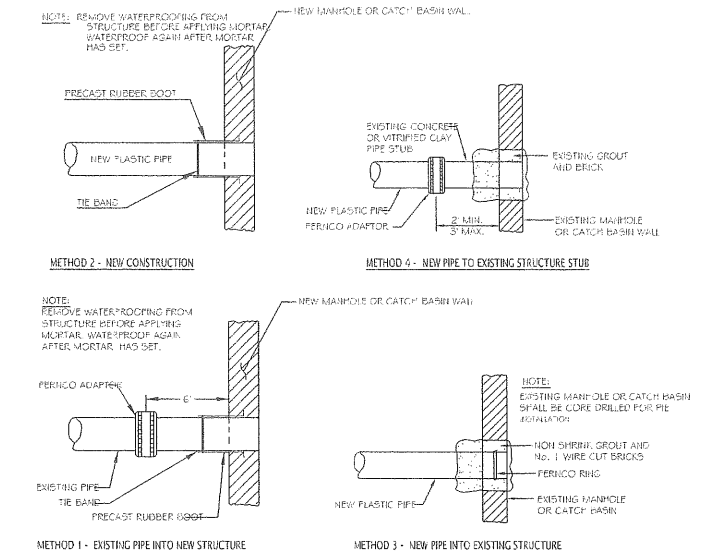
1 TYPICAL PIPE TRENCH INSTALLATION  
NOT TO SCALE



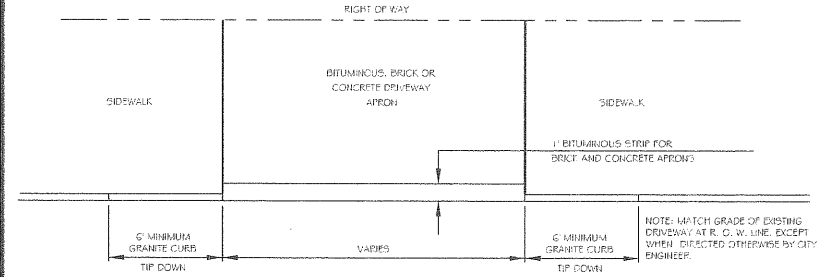
4 TYPICAL COPPER HOUSE SERVICE DETAIL  
NOT TO SCALE



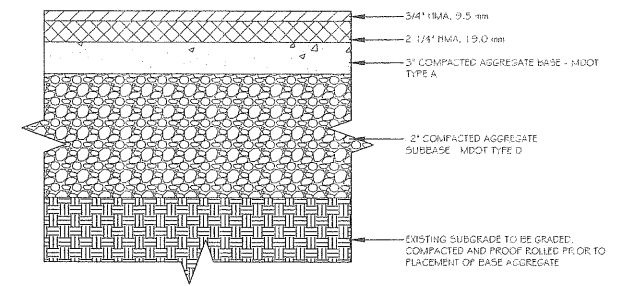
7 TYPICAL LATERAL WYE CONNECTION  
NOT TO SCALE



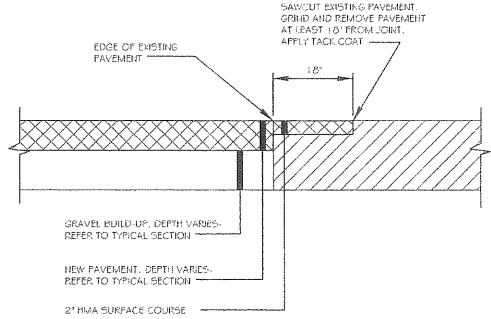
10 PIPE CONNECTION DETAILS  
NOT TO SCALE



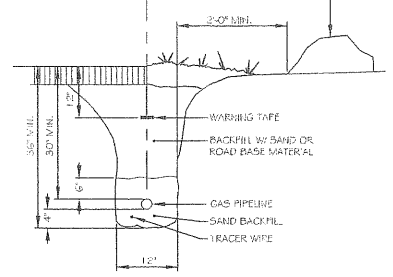
2 DRIVEWAY APRON LAYOUT  
NOT TO SCALE



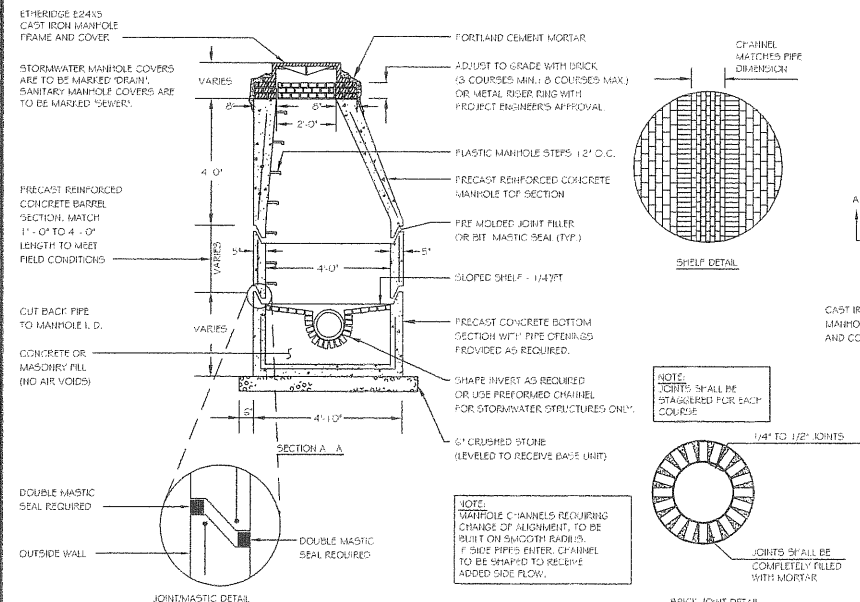
5 NEW PAVEMENT DETAIL  
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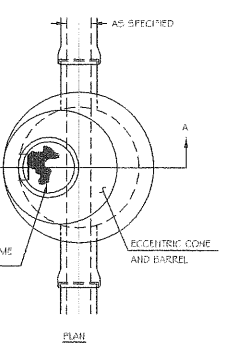
8 PAVEMENT BUTT-JOINT DETAIL  
NOT TO SCALE



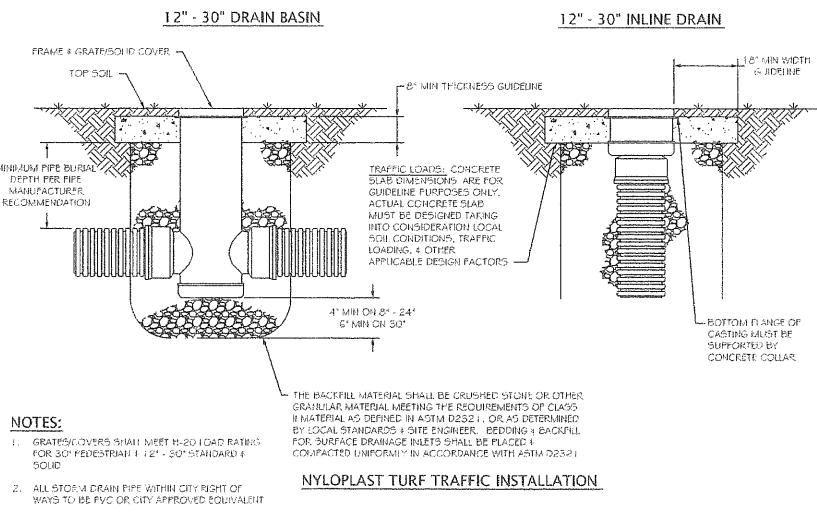
11 GAS PIPING TRENCH SECTION  
NOT TO SCALE



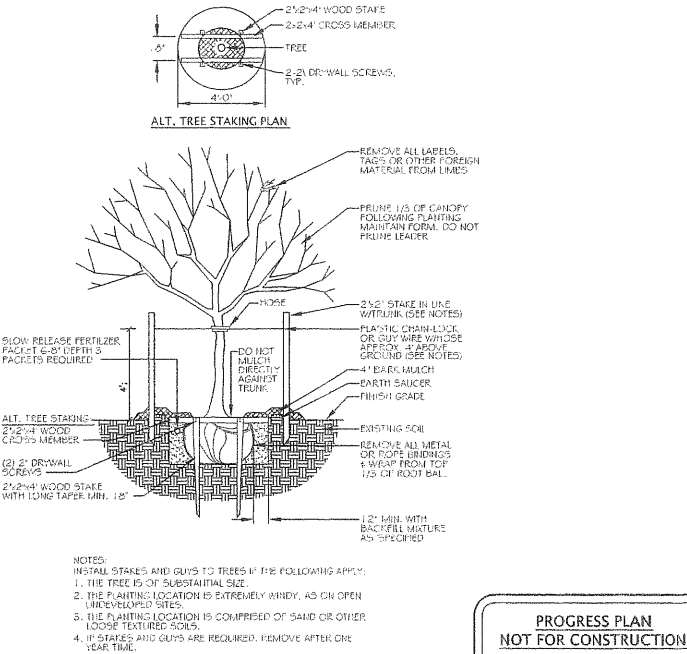
3 PRECAST CONCRETE MANHOLE  
NOT TO SCALE



6 NYOPLAST FIELD INLET (By HANCOR)  
NOT TO SCALE

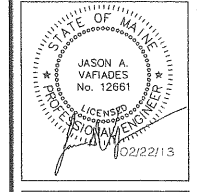


9 DECIDUOUS TREES  
NOT TO SCALE



11 GAS PIPING TRENCH SECTION  
NOT TO SCALE

| REVISIONS | DESCRIPTION |
|-----------|-------------|
| No.       | DATE        |



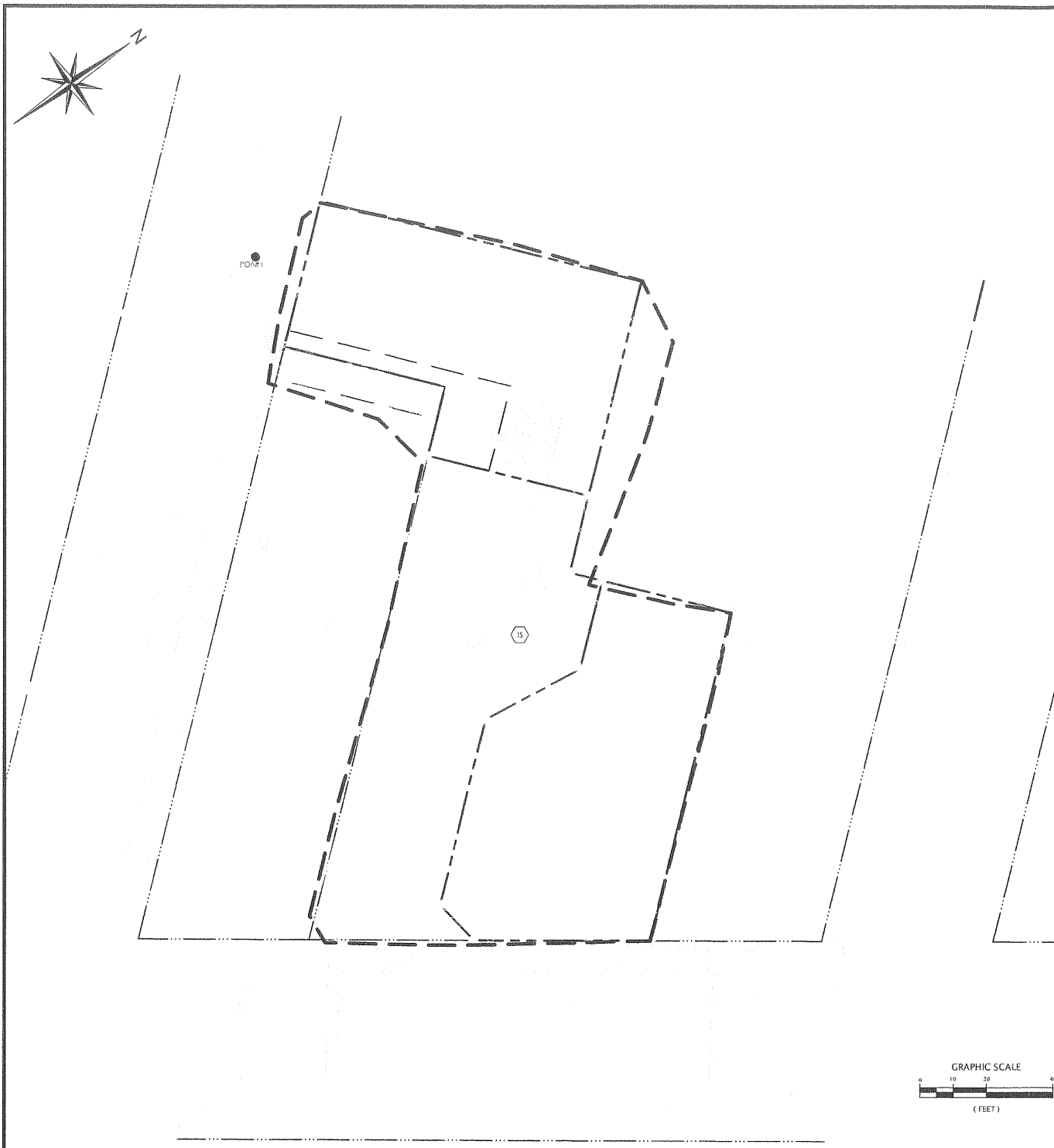
**Blais** civil engineers  
760 BROADWAY, SO. PORTLAND, ME 04106 (207) 767-7300  
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**SITE DETAILS**  
**PROPOSED SUBDIVISION**  
120 VERANDA STREET  
ON/NEAR  
STEVEN E. & ROBERTA S. COPE  
172 CONCORD STREET  
PORTLAND, MAINE 04103

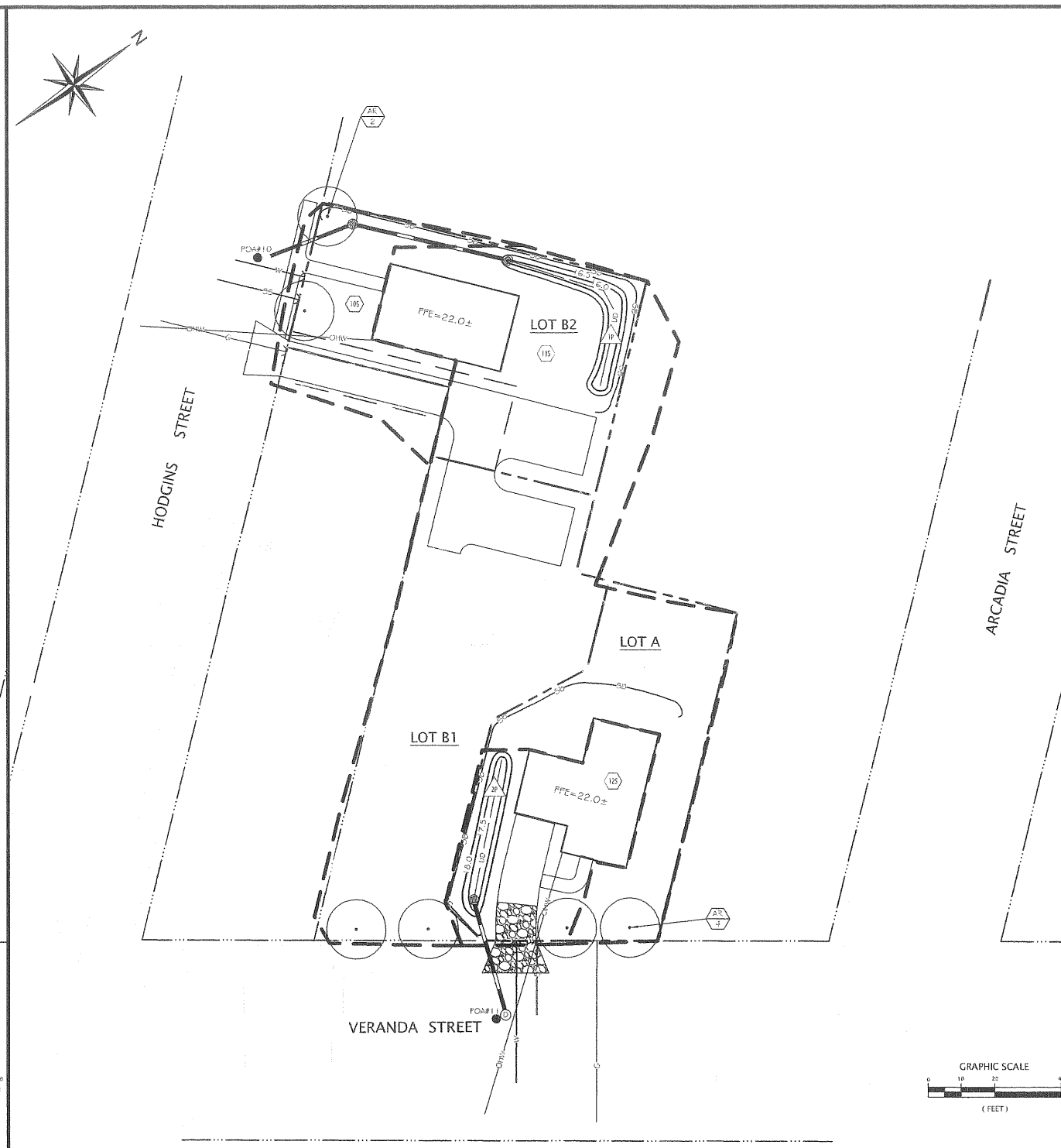
LATEST REVISION (SEE REV. LOG):  
DATE: FEBRUARY 6, 2013  
DESIGNED BY: JV  
DRAWN BY: MV  
CHECKED BY: JVS/B  
BCE PROJECT NO. 12164

**C-301**

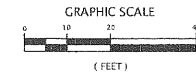
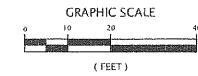
**PROGRESS PLAN**  
**NOT FOR CONSTRUCTION**  
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PRE DEVELOPMENT



POST DEVELOPMENT



**LEGEND**

|  |  |
|--|--|
|  | EXISTING SUBCATCHMENT LABEL              |
|  | EXISTING POND LABEL                      |
|  | EXISTING REACH LABEL                     |
|  | EXISTING REACH PATH                      |
|  | EXISTING TIME OF CONCENTRATION (TC) PATH |
|  | EXISTING SUBCATCHMENT DIVIDE             |
|  | EXISTING SOIL BOUNDARY                   |
|  | EXISTING POINT OF ANALYSIS               |
|  | DIRECTION OF FLOW                        |
|  | EXISTING SPOT GRADE                      |
|  | EXISTING PAVEMENT                        |

| PRE DEVELOPMENT |                        |                          |               |
|-----------------|------------------------|--------------------------|---------------|
| DESCRIPTION     | IMPERVIOUS AREA (S.F.) | TREATED IMP. AREA (S.F.) | TREATMENT BMP |
| LOT A           | 1,240                  | 1,240                    | UDSF #2       |
| LOT B1          | 1,220                  | 800                      | UDSF #1       |
| LOT B2          | 2,945                  | 1,360                    | UDSF #1       |
| TOTALS          | 6,265                  | 4,000                    | UDSF #1 & 2   |

\*PROPOSED UNTREATED IMPERVIOUS=2,265 S.F. \*EXISTING IMPERVIOUS OF 2,305 S.F.

**PLAN REFERENCE:**

1. PLAN DEPICTING A PROPOSED SUBDIVISION MADE FOR STEVEN E. COPE & ROBERTA S. COPE NORTHEASTERLY SIDELINE OF HODGINS STREET & NORTHWESTERLY SIDELINE OF VERANDA STREET PORTLAND, MAINE. PREPARED BY: NADEAU LAND SURVEY'S PROFESSIONAL LAND SURVEYORS, CERTIFIED FLOODPLAIN MANAGERS. DRAWN BY: TFS/MLC CHECKED BY: JDN, JOB No:21213515UB, DATED: 12/24/2012. SCALE: 1"=20', SHEET 1 OF 1.

**PROGRESS PLAN  
NOT FOR CONSTRUCTION**

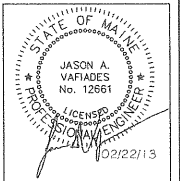
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**LEGEND**

|  |                                 |
|--|---------------------------------|
|  | SUBCATCHMENT LABEL              |
|  | POND LABEL                      |
|  | REACH LABEL                     |
|  | REACH PATH                      |
|  | TIME OF CONCENTRATION (TC) PATH |
|  | SUBCATCHMENT DIVIDE             |
|  | SOIL BOUNDARY                   |
|  | POINT OF ANALYSIS               |
|  | DIRECTION OF FLOW               |
|  | EXISTING SPOT GRADE             |
|  | PROPOSED PAVEMENT               |

**REVISIONS**

| No. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |



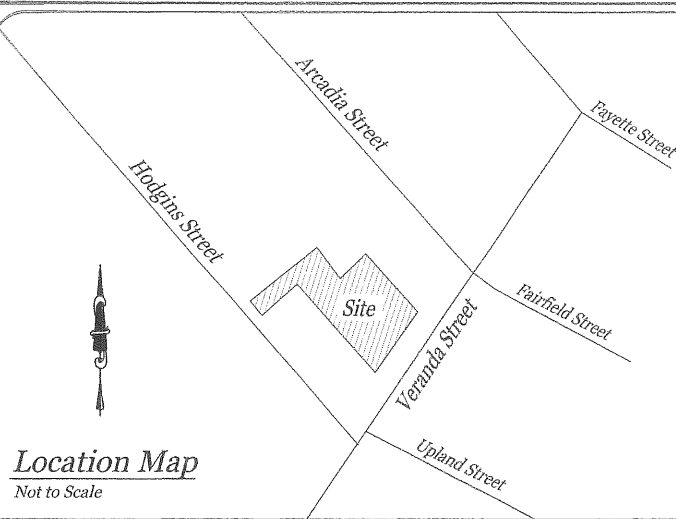
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**PRE & POST DEVELOPMENT DRAINAGE  
PROPOSED SUBDIVISION**  
120 VERANDA STREET  
OWNER: STEVEN E. & ROBERTA S. COPE  
172 CONCORD STREET  
PORTLAND, MAINE 04103

LATEST REVISION (REV. NO.):  
DATE: FEBRUARY 6, 2013  
DESIGNED BY: JV  
DRAWN BY: MV  
CHECKED BY: JVS/B  
BCE PROJECT NO.: 12164

**D-100**



**Location Map**  
Not to Scale

**Plan References:**

- "Plan Of Lots, Arcadia Park, Portland, Me. East Deering District, F.A. Merrim & Co.", by Hiley & Cummings, Portland, Maine, recorded November 25, 1904 at the Cumberland County Registry of Deeds in Plan Book 10, Page 101.
- "Richards Standard Atlas Of The City Of Portland", dated 1914, on file at the Cumberland County Registry of Deeds.
- "Deering Station Map, Atlantic & St. Lawrence R.R. Operated By The Grand Trunk Ry. Co. Of Canada, Station 8572-40 To Station 8615-93.5, Office Of Chief Engineer, Montreal, Canada", dated June 30, 1917, revised August 5, 1924, on file with St. Lawrence & Atlantic Railroad in V.26/21.
- "Sanborn Insurance Maps Of Portland, Maine, Volume Two", dated 1909, last revised September 1951, on file at the Cumberland County Registry of Deeds.
- "Veranda Street Monument Layout Plan", Washington Avenue to Wordsworth Street, Sheets 1 & 2 of 2, dated January 1996 by City of Portland, Maine Public Works Department Engineering Section, on file with them as 944/5A.
- "Plan Depicting The Results Of A Boundary Survey Made For Kenneth M. Cournoyer, Northeastly Sideline Of Hodgins Street & Northwestly Sideline Of Veranda Street, Portland, Maine", dated March 22, 2011, last revised August 15, 2011 by James D. Nadeau, LLC Professional Land Surveyors, Portland, Maine.
- "Plan Depicting A Proposed Lot Division Made For Steven E. Cope & Roberta S. Cope, Northeastly Sideline Of Hodgins Street & Northwestly Sideline Of Veranda Street, Portland, Maine", dated December 24, 2012 by James D. Nadeau, LLC Professional Land Surveyors, Portland, Maine.

**Approved By The City Of Portland Planning Board:**

Name: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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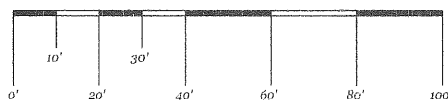
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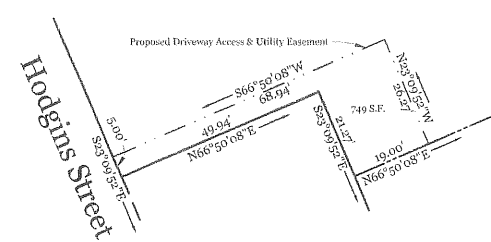
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**Graphic Scale:**



**Shared Driveway & Utility Easement Detail:**



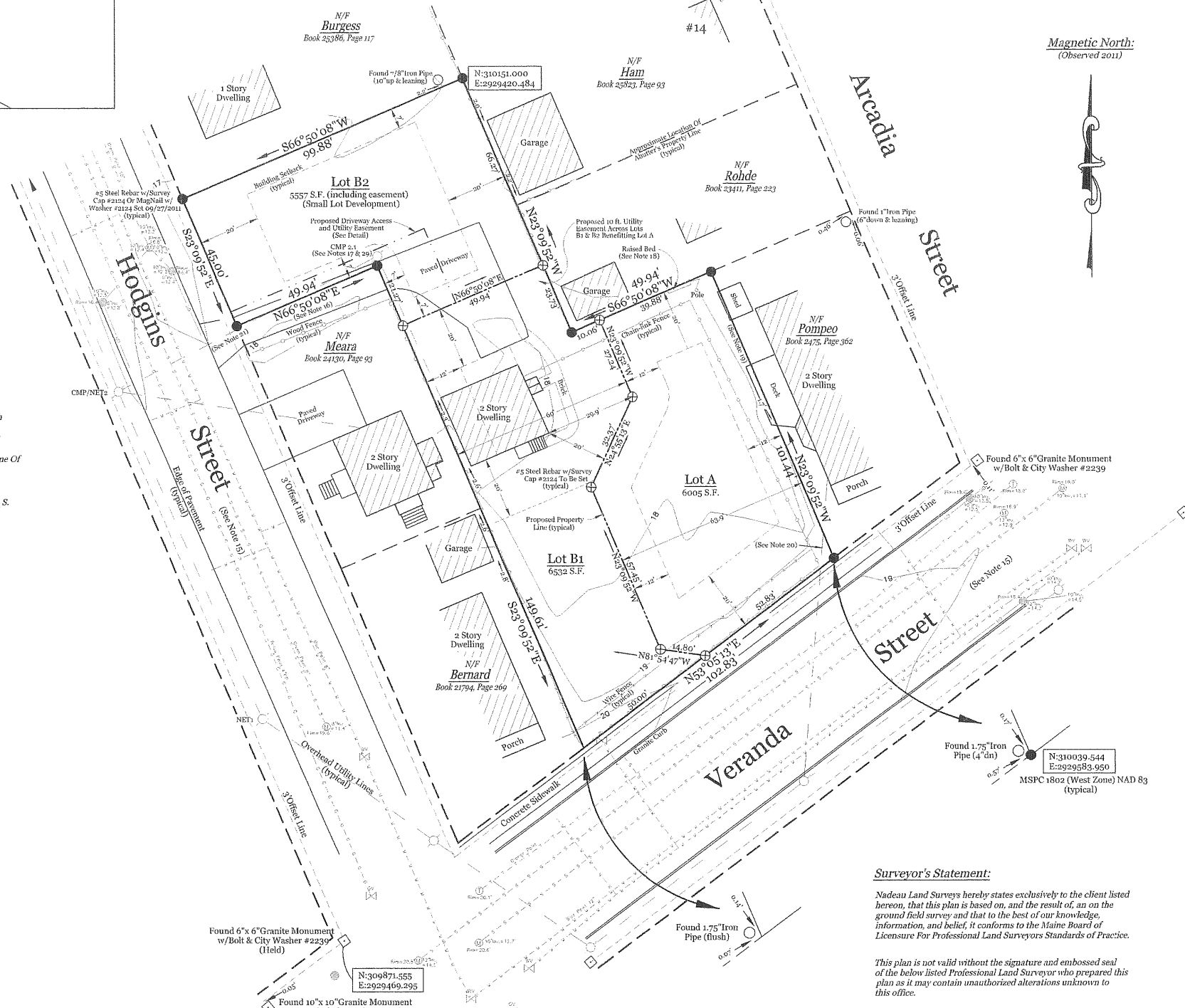
**Locus Deed References:**

**Kenneth M. Cournoyer**  
To  
**Steven E. Cope & Roberta S. Cope**  
dated November 29, 2012 and recorded November 30, 2012 at the Cumberland County Registry of Deeds in Book 30172, Page 1. (Lots A, B1, and B2)

**Steven E. Cope & Roberta S. Cope**  
To  
**Steven E. Cope**  
dated February 15, 2013 and recorded February 15, 2013 at the Cumberland County Registry of Deeds in Book 30394, Page 138. (Lot A)

**General Notes:**

- This plan is not intended to depict limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.
- This office reserves the right to be held harmless by all 3rd party claims.
- This survey does not purport to reflect any of the following:
  - casements other than those that are visible or specifically stated in the referenced documents.
  - building setback compliance or restrictive covenants.
  - zoning or other land use regulations.
  - the location of any underground utilities or structures.
- This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
- Reference is made to "Contract For Land Surveying Services" between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.
- N/F is an abbreviation for Now or Formerly.
- All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).
- This office does not accept any liability for errors in the Plan References listed hereon, except Plan References 6 & 7.
- Locus Parcel is shown on the City of Portland Assessor's Map 431, Block M, as Lots 5, 6, 10, 11, and is listed as 120 Veranda Street.
- Area of Locus Parcel is 18,094 square feet (0.42 acre).
- The apparent right of way lines depicted on this plan are based on the Plan References listed hereon, monumentation found in the field, and City of Portland Engineering Street Notes. Right of way width of Veranda Street is 60 feet and Hodgins Street is 50 feet per the Plan References listed hereon and said Street Notes.
- The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Panel Number 230051 0007C, index dated December 8, 1998. The parcel scales in Zone X.
- All building corner offsets to boundary lines are from cornerboards and not building foundation.
- Call 1-888-DIGSAFE at least three business days before performing ANY excavation.
- Per City of Portland Records Vol. 57, Page 345, Hodgins Street was accepted December 9, 1931 as fifty (50') feet wide. Per City of Deering Records, Veranda Street was accepted December 31, 1896 to be relocated and widened to sixty (60') feet wide (See Cumberland County Commissioners Records Vol. 16, Page 943, January Term 1896).
- See CCRD Book 1474, Page 169, dated March 28, 1935, for Agreement for ten (10') foot wide gravel driveway.
- See CCRD Book 2064, Page 169, dated September 17, 1951, for Easement to Central Maine Power Company and New England Telephone And Telegraph Company, from Hodgins Street to pole number 2.1.
- Abutter's raised flower bed appears to encroach on Locus Parcel.
- Abutter's shed and deck appear to encroach on Locus Parcel.
- Abutter's overhead utility lines appear to encroach on Locus Parcel.
- Overhead utility lines serving Locus Parcel appear to encroach on abutter.
- This office has not performed any records research since the date of Plan Reference 6 and does not accept any liability and/or responsibility for record documents since then which may exist that are pertinent to this Locus Parcel.
- Locus Parcel is located in R-5 Residential Zone.  
Minimum Lot Size: 6,000 S.F. (Small Lot Development: 4,000 S.F.)  
Minimum Street Frontage: 50 feet  
Minimum Lot Width: 60 feet  
Minimum Front Yard: 20 feet  
Minimum Side Yard: 8 feet (1 - 1.5 story), 12 feet (2 story), 14.25 (2.5 story)  
Minimum Rear Yard: 20 feet  
Building setbacks depicted hereon should be verified with the City of Portland prior to any construction. This office recommends review of the proposed subdivision by the Code Enforcement Office for zoning ordinance compliance.
- Vertical Datum is NGVD29. Benchmark established with GPS Static observations taken on December 20, 2012.
- No underground utility locating service has been used for this project. Underground utility lines are based on observed structures and paint lines observed in street. Nadeau Land Surveys has made no determination as to the existence and/or location of underground structures or utilities.
- Lot A may be developed as a single family or 2-unit development; Lots B1 and B2 development shall be restricted to single family dwelling.
- All proposed utilities serving Lots A and B2 shall be placed underground.
- The Applicant and their assigns agree to the conditions set forth in the Stormwater Inspections and Maintenance Plan as indicated in the Stormwater Management Plan.
- Per C.M.P. requirements, a ten (10') foot setback shall be maintained from their utility pole to any new building construction.



**Surveyor's Statement:**  
Nadeau Land Surveys hereby states exclusively to the client listed hereon, 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 Maine Board of Licensure For Professional Land Surveyors Standards of Practice.

This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

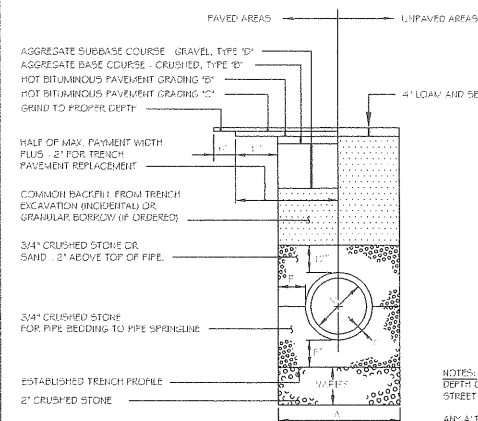
Nadeau Land Surveys  
James D. Nadeau, P.L.S. #2124 (agent) Date: \_\_\_\_\_

Plan Depicting A Proposed Subdivision  
Made For  
**Steven E. Cope & Roberta S. Cope**  
Northeasterly Sideline Of Hodgins Street  
& Northwestly Sideline Of Veranda Street  
Portland, Maine

PREPARED BY:  
**Nadeau Land Surveys**  
Professional Land Surveyors  
Certified Floodplain Managers  
918 BRIGHTON AVENUE, PORTLAND, ME 04102 PH. (207) 878-7870 FAX (207) 878-7871

|   |                            |                                     |
|---|----------------------------|-------------------------------------|
| RECORD OWNER:<br>Steven E. & Roberta S. Cope<br>172 Concord Street<br>Portland, Maine 04103 | DRAWN BY:<br>TPB/MLC/BRB   | PLAN DATE:<br>3/29/2013             |
| CHECKED BY:<br>JDN  | INSTR:<br>Topcon GPT-3003W | SURVEY DATE:<br>Mar. 2011-Feb. 2013 |
| FIELD BOOK:<br>PB 396 & Topcon Ranger   | JOB No:<br>2123318UB       | SCALE:<br>1" = 20'                  |
|   |                            | SHEET No:<br>1 of 1                 |





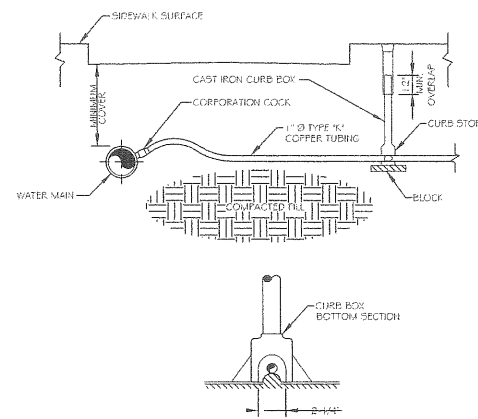
**NOTES**

1. ALTERNATIVE CONSTRUCTION METHODS OR PAYMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
2. IN PAVED AREAS, DEPTHS OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GRADATIONS OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.
3. DIMENSION B SHALL BE SUFFICIENT TO ALLOW CRUSHED STONE BEDDING TO BE PLACED AND COMPACTED UNDER THE MAJORITY OF THE PIPE, BUT IN ALL CASES DIMENSION B SHALL BE AT LEAST 2\"/>

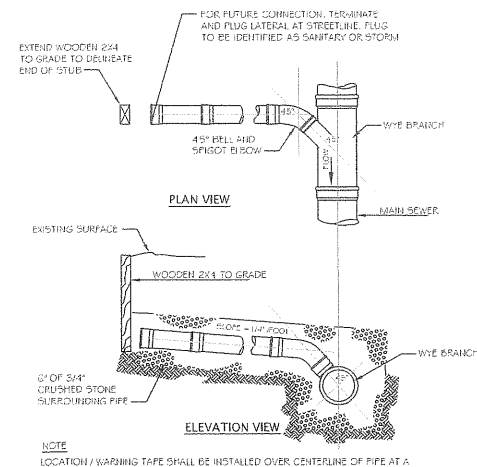
| PIPE DIAMETER, D (INCHES) | MAX. TRENCH WIDTH, A (FEET) |
|---------------------------|-----------------------------|
| 4                         | 4.0                         |
| 6                         | 4.0                         |
| 8                         | 4.0                         |
| 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                        | 7.0                         |
| 42                        | 7.0                         |

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.

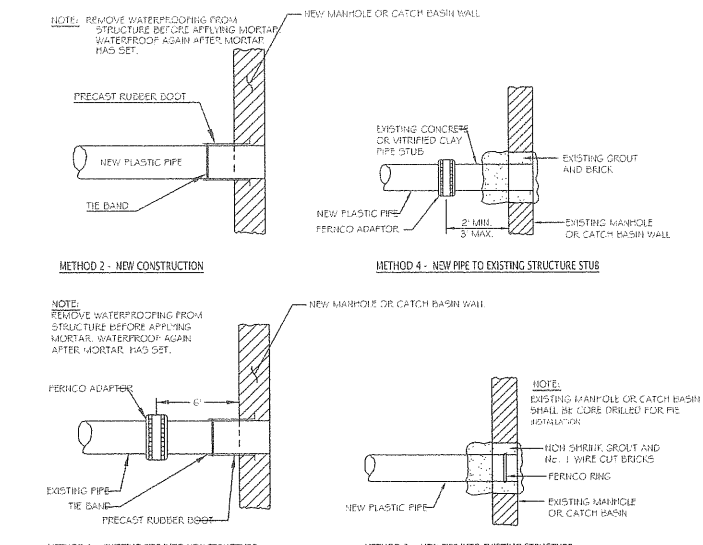
**1 TYPICAL PIPE TRENCH INSTALLATION**  
NOT TO SCALE



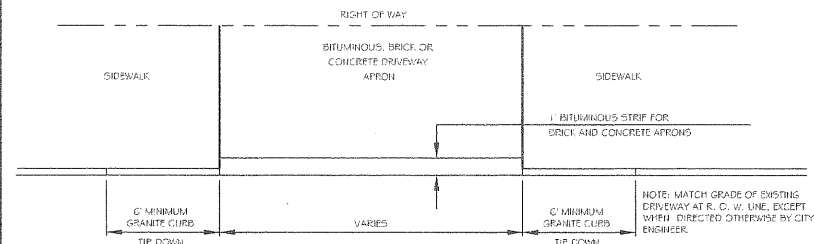
**4 TYPICAL COPPER HOUSE SERVICE DETAIL**  
NOT TO SCALE



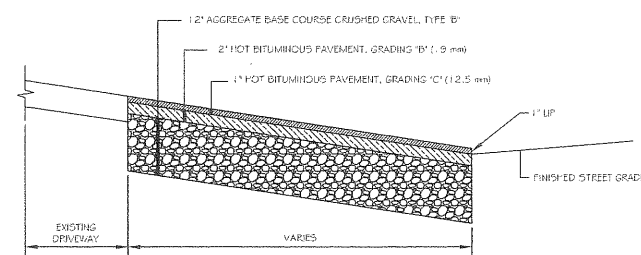
**7 TYPICAL LATERAL WYE CONNECTION**  
NOT TO SCALE



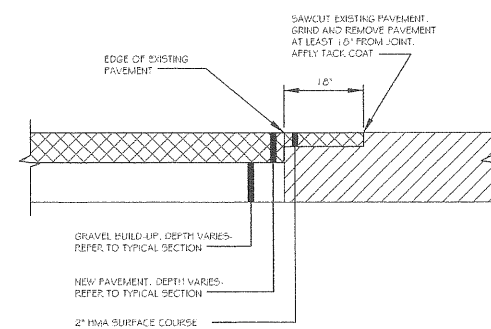
**10 PIPE CONNECTION DETAILS**  
NOT TO SCALE



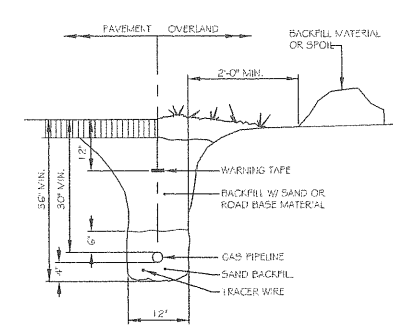
**2 DRIVEWAY APRON LAYOUT**  
NOT TO SCALE



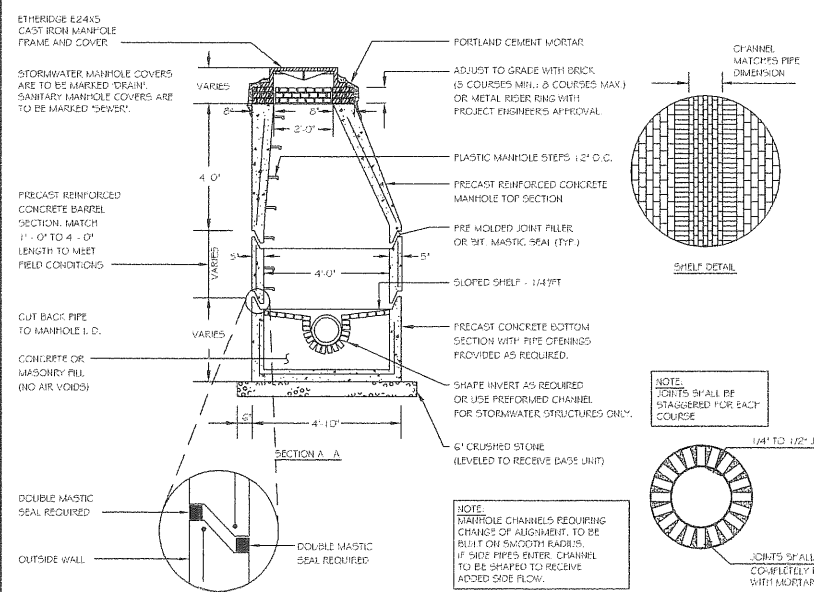
**5 BITUMINOUS DRIVEWAY APRON**  
NOT TO SCALE



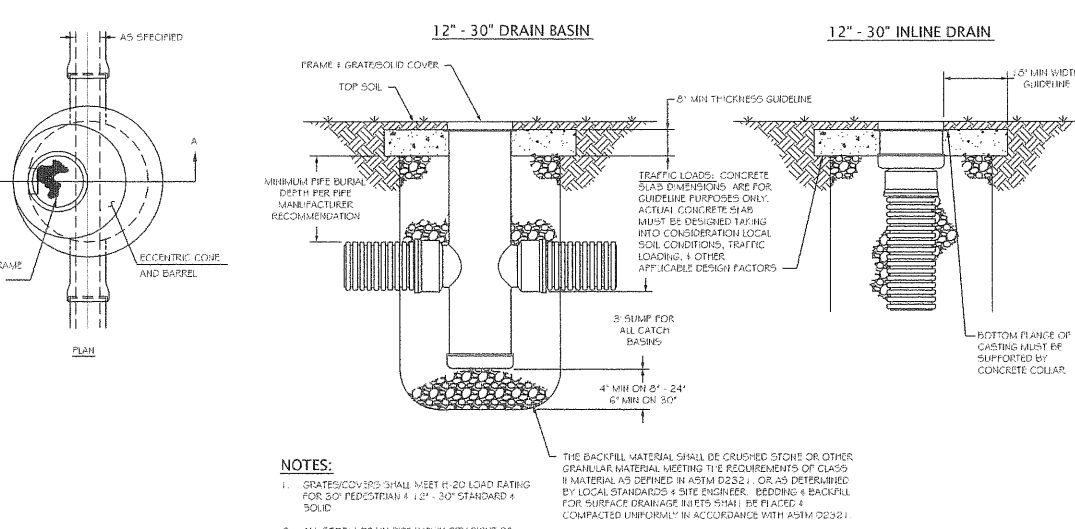
**8 PAVEMENT BUTT-JOINT DETAIL**  
NOT TO SCALE



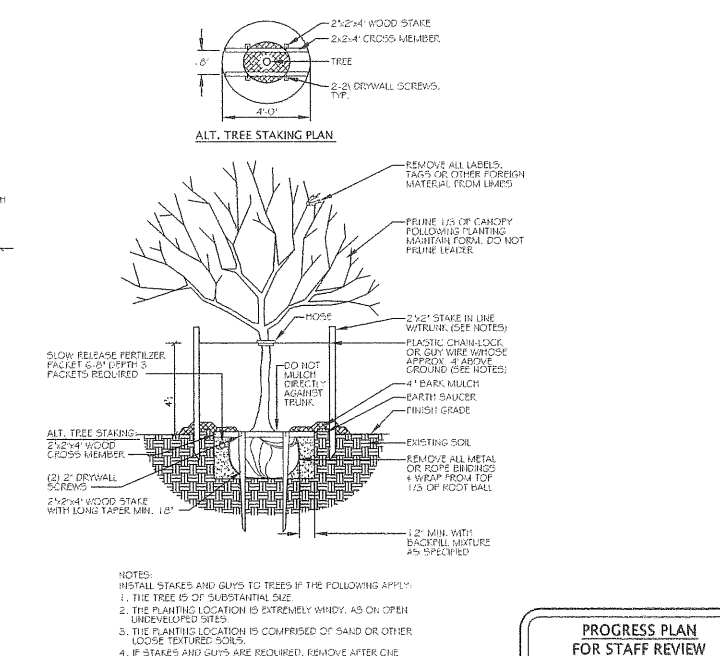
**11 GAS PIPING TRENCH SECTION**  
NOT TO SCALE



**3 PRECAST CONCRETE MANHOLE**  
NOT TO SCALE

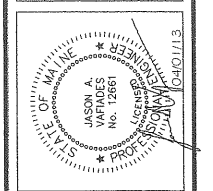


**6 NYOPLAST FIELD INLET (By HANCOR)**  
NOT TO SCALE



**9 DECIDUOUS TREES**  
NOT TO SCALE

| REVISIONS |                         |
|-----------|-------------------------|
| NO.       | DESCRIPTION             |
| 1.        | REVISED PER CITY REVIEW |



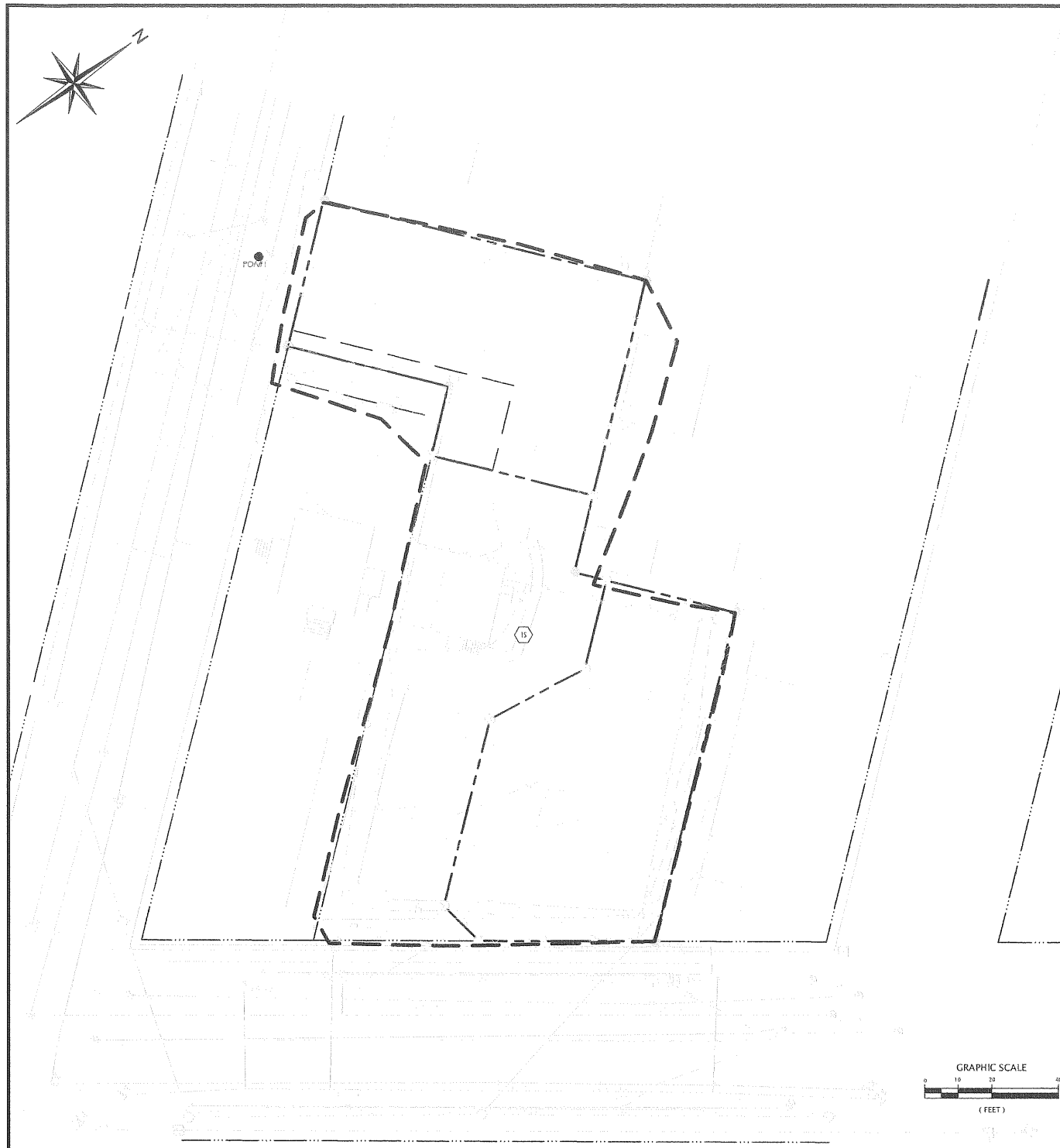
**Blais** civil engineers  
 780 BROADWAY, 50. PORTLAND, ME 04106 (207) 767-7300  
 © 2012 BLAIS CIVIL ENGINEERS, P.A.

**SITE DETAILS**  
**PROPOSED SUBDIVISION**  
 120 VERANDA STREET  
 OWNERS:  
 STEVEN E. & ROBERTA S. COPE  
 172 CONCORD STREET  
 PORTLAND, MAINE 04103

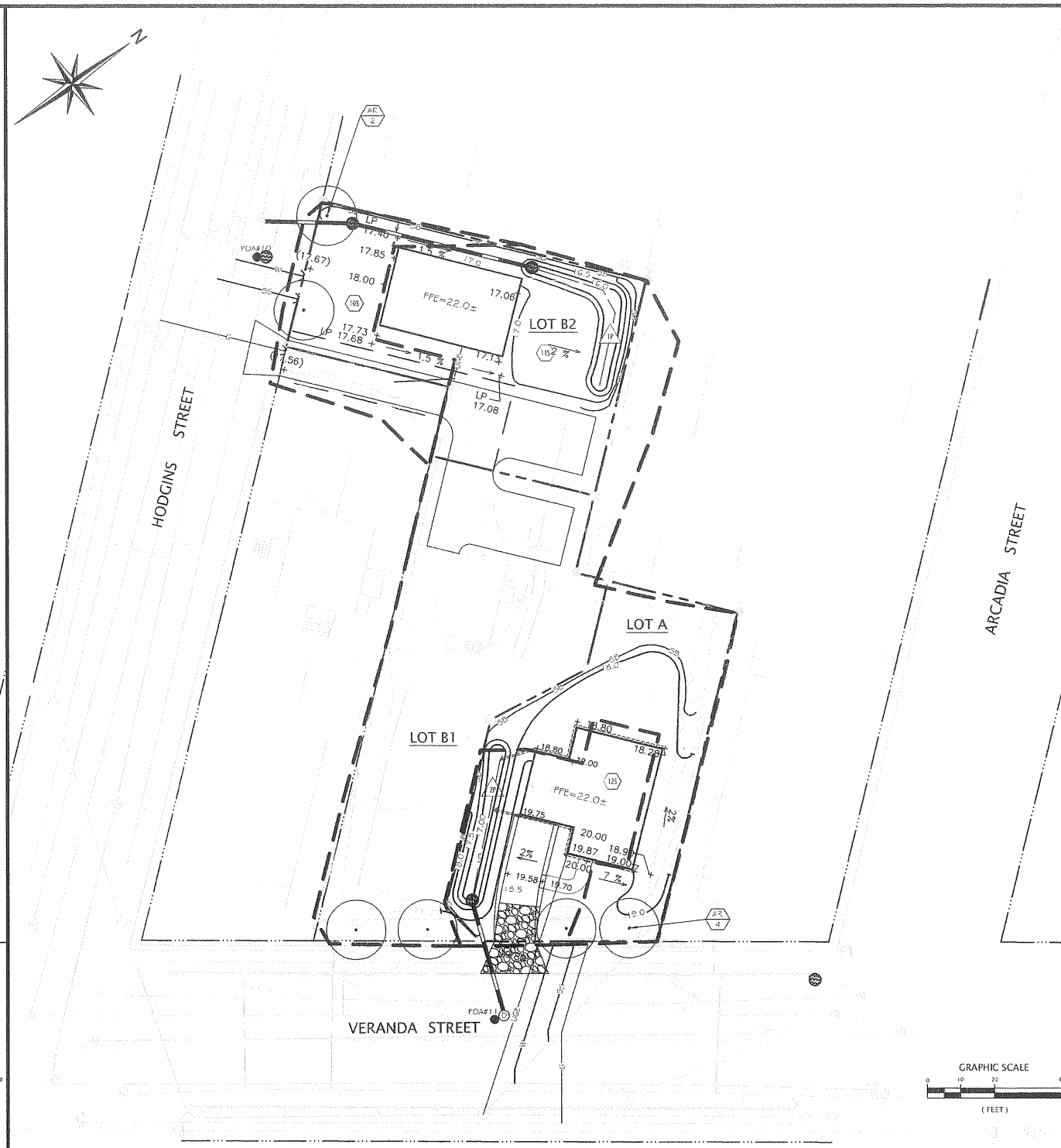
LATEST REVISION: 06/06/2013  
 DATE: FEBRUARY 6, 2013  
 DESIGNED BY: J.V.  
 DRAWN BY: M.V.  
 CHECKED BY: J.V./S.B.  
 PROJECT NO.: 12164

**PROGRESS PLAN FOR OCCUPANCY REVIEW**  
 THIS DOCUMENT IS ISSUED FOR INFORMATIONAL PURPOSES ONLY. THE DATA SHOWN HEREON IS SUBJECT TO REVISION.  
 APR. 1, 2013

**C-301**



PRE DEVELOPMENT



POST DEVELOPMENT

**LEGEND**

|  |  |
|--|--|
|  | EXISTING SUBCATCHMENT LABEL              |
|  | EXISTING POND LABEL                      |
|  | EXISTING REACH LABEL                     |
|  | EXISTING REACH PATH                      |
|  | EXISTING TIME OF CONCENTRATION (TC) PATH |
|  | EXISTING SUBCATCHMENT DIVIDE             |
|  | EXISTING SOIL BOUNDARY                   |
|  | EXISTING POINT OF ANALYSIS               |
|  | DIRECTION OF FLOW                        |
|  | EXISTING SPOT GRADE                      |
|  | EXISTING PAVEMENT                        |

| PRE DEVELOPMENT       |                        |  |  |
|-----------------------|------------------------|--|--|
| DESCRIPTION           | IMPERVIOUS AREA (S.F.) |  |  |
| TOTAL EXISTING PARCEL | 2,385                  |  |  |

| POST DEVELOPMENT |                        |                          |               |
|------------------|------------------------|--------------------------|---------------|
| DESCRIPTION      | IMPERVIOUS AREA (S.F.) | TREATED IMP. AREA (S.F.) | TREATMENT BMP |
| LOT A            | 1,240                  | 1,240                    | UDSF #2       |
| LOT B1           | 1,850                  | 800                      | UDSF #1       |
| LOT B2           | 2,345                  | 1,350                    | UDSF #1       |
| TOTALS           | 6,265                  | 4,000                    | UDSF #1 & 2   |

\*PROPOSED UNTREATED IMPERVIOUS= 2,265 S.F. \*EXISTING IMPERVIOUS OF 2,385 S.F.

**PLAN REFERENCE:**

1. PLAN DEPICTING A PROPOSED SUBDIVISION MADE FOR STEVEN E. COPE & ROBERTA S. COPE NORTHEASTERLY SIDELINE OF HODGINS STREET & NORTHWESTERLY SIDELINE OF VERANDA STREET PORTLAND, MAINE. PREPARED BY: NADEAU LAND SURVEYS PROFESSIONAL LAND SURVEYORS CERTIFIED FLOODPLAIN MANAGERS, DRAWN BY: TFS/MLC CHECKED BY: JDN, JOB No: 2121351 SUB, DATED: 12/24/2012. SCALE: 1"=20', SHEET 1 OF 1.

**PROGRESS PLAN FOR STAFF REVIEW**

THIS DOCUMENT IS ISSUED FOR INFORMATIONAL PURPOSES ONLY. THE DATA SHOWN HEREON IS SUBJECT TO REVISION.

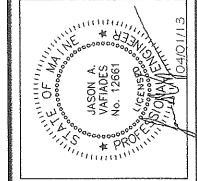
APRIL 1, 2013

**LEGEND**

|  |                                 |
|--|---------------------------------|
|  | SUBCATCHMENT LABEL              |
|  | POND LABEL                      |
|  | REACH LABEL                     |
|  | REACH PATH                      |
|  | TIME OF CONCENTRATION (TC) PATH |
|  | SUBCATCHMENT DIVIDE             |
|  | SOIL BOUNDARY                   |
|  | POINT OF ANALYSIS               |
|  | DIRECTION OF FLOW               |
|  | EXISTING SPOT GRADE             |
|  | PROPOSED PAVEMENT               |

**REVISIONS**

| No. | DATE     | DESCRIPTION             |
|-----|----------|-------------------------|
| 1.  | 03/29/13 | REVISED PER CITY REVIEW |



**Blais**  
civil engineers

780 BROADWAY, SO. PORTLAND, ME 04106 (207) 767-7300  
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**PRE & POST DEVELOPMENT DRAINAGE PROPOSED SUBDIVISION**  
120 VERANDA STREET  
OWNER: STEVEN E. & ROBERTA S. COPE  
172 CONCORD STREET  
PORTLAND, MAINE 04103

LATEST REVISION (SEE REV. LOG):  
DATE: FEBRUARY 6, 2013  
DESIGNED BY: JV  
DRAWN BY: MV  
CHECKED BY: JVS/B  
BCE PROJECT NO: 12164

**D-100**