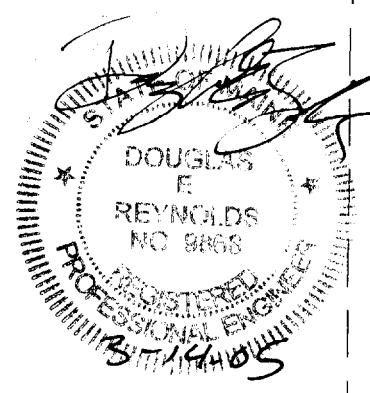


126 Hope 390 All

GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN 2001.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE.

*Revised plans
3/15/05
only change is to
the orientation of the
house*



DO NOT DISTURB
AREA

LOT 5
40,184 S.F.
.92 AC.

LOT OWNER TO HAVE
BUILDING CORNERS
LOCATED BY
PROFESSIONAL LAND
SURVEYOR

14' SIDE
SETBACK

LOT 6

REFER TO
BUILDING PLANS
FOR DIMENSIONS

LOT 4

DECK

2-STORY
SINGLE FAMILY
RESIDENCE

INV. 80.95
MIN.

2 CAR
GARAGE

14.7'

14.5'

33.3'

25' FRONT
SETBACK

6" SANI
L=38'
S=0.0104 MIN.

3/4" DOMESTIC
WATER SERVICE

2"-2.5" CAL.
RED MAPLES OR
EQUIVALENT

DOUBLE CLEANOUT

HOPE AVENUE

PAVED DRIVEWAY WITH
BARRIER FREE RAMP FOR
SIDEWALKS PER CITY OF
PORTLAND DETAILS



Draft:	CAH	Job No.:	1198
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File Name	98089-1\98089-ALL-LOTS.DWG		

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Traffic and Civil Engineering Services E-Mail: mailbox@corrillpalmer.com

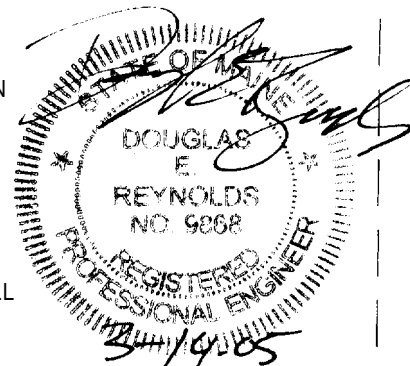
Project:

Lot 5 Layout & Utility Plan
PRESUMPCOT RIVER PLACE

NOTE:

AT A MINIMUM, THE LOT OWNER SHALL CONTRACT WITH A PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT FOR THE FOLLOWING SITE INSPECTIONS THAT MUST BE CONDUCTED:
 -SUBSEQUENT TO STAKING OF HOUSE AND DRIVEWAY, INSTALLATION OF SILT FENCE AND PRIOR CLEARING.
 -UPON COMPLETION OF CLEARING AND GRUBBING.
 -UPON COMPLETION OF ROUGH GRADING'
 -UPON COMPLETION OF FOUNDATION
 -UPON COMPLETION OF FINAL GRADING
 -UPON COMPLETION OF SURFACE RESTORATION
 -PRIOR TO REMOVAL OF EROSION CONTROL MEASURES

THE PROFESSIONAL (CIVIL ENGINEER OR LANDSCAPE ARCHITECT) SHALL PROVIDE A WRITTEN STATEMENT TO THE PORTLAND PLANNING AUTHORITY UPON COMPLETION OF CONSTRUCTION OF LOT IMPROVEMENTS AFFIRMING THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PLANS AND THAT ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED.



TENAX MULTIMAT FABRIC ON SLOPE, EQUAL TO OR STEEPER THAN 7% FOR OCTOBER 1st THROUGH APRIL 15th AND EQUAL TO OR STEEPER THAN 15% FOR APRIL 15th THROUGH OCTOBER 1st (TYP)

COORDINATE WITH LOT 4 & 6 OWNER FOR GRADING OF DITCH ALONG SHARED PROPERTY LINE

2'x2' 3/4" CRUSHED STONE APRON

FOUNDATION DRAIN AND OUTLET CAN NOT IMPACT DO NOT DISTURB AREA

FOUNDATION DRAIN GRAVITY TO DAYLIGHT

SILT FENCE (TYP.)

LOT 5
40,184 S.F.
.92 AC.

LOT 6

LOT 4

2-STORY SINGLE FAMILY RESIDENCE
F.F.E. 94.50

2 CAR GARAGE
F.F.E. 93.33

NOTES:

1. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH MAINE BEST MANAGEMENT PRACTICES.

2. ALL DISTURBED AREAS NOT SUBJECT TO PAVEMENT OR BUILDING SHALL RECEIVE 4" OF LOAM AND SEED.

30 15 30 60

1 inch = 30 ft.

Design: WHS	Date: 11/04
Draft: CAH	Job No.: 1198
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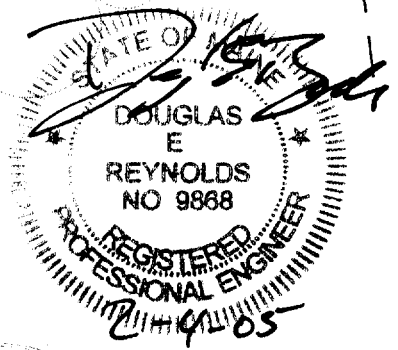
GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237
 15 Saker Road
 Gray, ME 04039
 207-657-6910
 FAX: 207-657-8912
 E-Mail: mailbox@gorrilpalmer.com

Drawing Name	Lot 5 Grading Plan
Project	PRESUMPCOT RIVER PLACE

Figure No.
3

GENERAL NOTES

- 6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- 7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE.



DO NOT DISTURB
AREA

LOT 5
40,184 S.F.
.92 AC.

LOCATED BY
PROFESSIONAL LAND
SURVEYOR

14' SIDE
SETBACK

LOT 6

REFER TO
BUILDING PLANS
FOR DIMENSIONS

LOT 4

DECK

2-STORY
SINGLE FAMILY
RESIDENCE

2 CAR
GARAGE

INV.
80.95
MIN.

6" SAN
L=51'
S=0.0104 MIN.

2"-2.5" CAL.
RED MAPLES OR
EQUIVALENT

PAVED DRIVEWAY WITH
BARRIER FREE RAMP FOR
SIDEWALKS PER CITY OF
PORTLAND DETAILS

3/4" DOMESTIC
WATER SERVICE

DOUBLE CLEANOUT

HOPE AVENUE



1 inch = 30 ft.

Design: WHS	Date: 11/04
Draft: CAH	Job No: II98
Checked: DER	Scale: 1"=30'
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E-mail: mailbox@gorrilpalmer.com

Drawing Name: Lot 5 Layout & Utility Plan
Project:

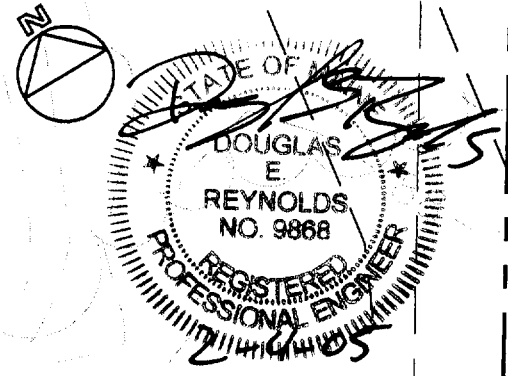
Figure No.
2

Handwritten notes:
Dashed lines
5/15/05
revised

AT A MINIMUM, THE LOT OWNER SHALL CONTRACT WITH A PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT FOR THE FOLLOWING SITE INSPECTIONS THAT MUST BE CONDUCTED:

- SUBSEQUENT TO STAKING OF HOUSE AND DRIVEWAY, INSTALLATION OF SILT FENCE AND PRIOR CLEARING.
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2'x2' 3/4" CRUSHED STONE APRON

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FOUNDATION DRAIN GRAVITY TO DAYLIGHT

SILT FENCE (TYP.)

LOT 5
40,184 S.F.
.92 AC.

88

90

2-CAR GARAGE
F.F.E. 93.33

2-STORY SINGLE FAMILY RESIDENCE
F.F.E. 94.50

93.33

93

93

92.69

92.44

HOPE AVENUE

92.25

92.00

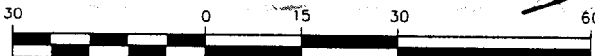
LOT 4

LOT 6

NOTES:

1. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH MAINE BEST MANAGEMENT PRACTICES.

2. ALL DISTURBED AREAS NOT SUBJECT TO PAVEMENT OR BUILDING SHALL RECEIVE 4" OF LOAM AND SEED.



1 inch = 30 ft.

Drawn: WWS	Date: 11/04
Plt: CAH	Job No.: 1198
Checked: DER	Scale: 1"=30'
File Name: 88889-1\88889-ALL-LOTS.BWG	

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Drawing Name:	Lot 5 Grading Plan
Project:	PRESUMPCOT RIVER PLACE

Figure No.

3

126 Hope 390 A11

RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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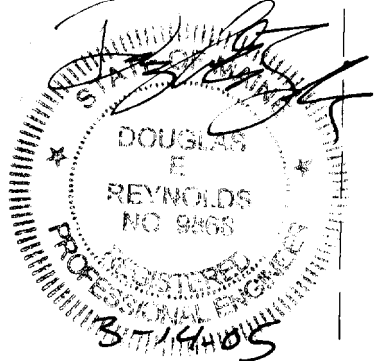
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*revised plans
- the difference from
the originally approved
plans is the orientation
of the Bldg*



NOT TO BE DISTURBED
DO NOT DISTURB

LOT 5
40,184 S.F.
.92 AC.

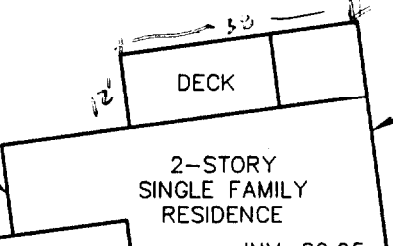
LOT OWNER TO HAVE BUILDING CORNERS LOCATED BY PROFESSIONAL LAND SURVEYOR

14' SIDE SETBACK

LOT 6

REFER TO BUILDING PLANS FOR DIMENSIONS

LOT 4



6" SANI
L=38'
S=0.0104 MIN.

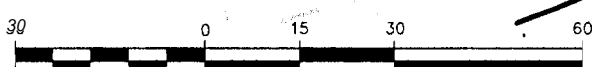
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DOUBLE CLEANOUT

HOPE AVENUE

PAVED DRIVEWAY WITH BARRIER FREE RAMP FOR SIDEWALKS PER CITY OF PORTLAND DETAILS



1 inch = 30 ft

Revision	WHS	Date	11/04
Drawn by	CAH	Job No.	1198
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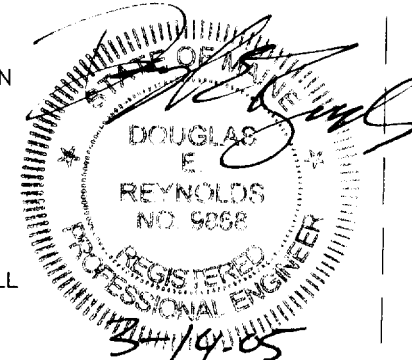
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Figure No.
2

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LOT 5
40,184 S.F.
.92 AC.

LOT 6

LOT 4

2-STORY SINGLE FAMILY RESIDENCE
F.F.E. 94.50

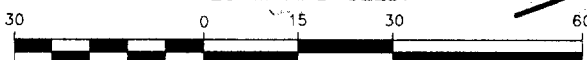
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HOPE AVENUE

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Figure No.
3