

390-A-13

Curtis Rd.

Presumpscot River Phase - Phase 3

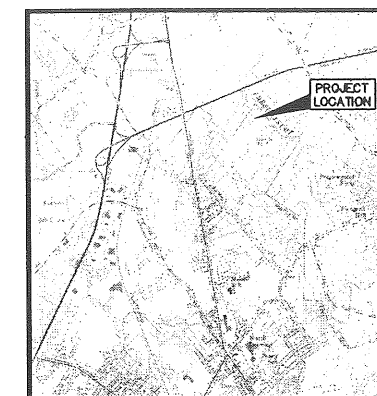
Lloyd Wolf and Bob Adam

PRESUMPCOT RIVER PLACE - PHASE 3

CURTIS ROAD PORTLAND, MAINE

PREPARED BY:

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237 31 Main Street Gray, ME 04039 207-657-6910 FAX 207-657-6912 E-Mail: gpce@maine.rr.com



LOCATION MAP
N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
○	IRON PIPE	
□	MONUMENT	□
---	SEWALL CO., AERIAL SURVEY CONTOUR	
---	TITCOMB ASSOCIATES, GROUND SURVEY CONTOUR	
---	PROPOSED CONTOUR	100
.....	WETLAND LIMIT	
---	EDGE OF PAVEMENT	
---	CULVERT	
▨	BUILDINGS	▨
▨	RIPRAP	▨
○	UTILITY POLE	
---	RIGHT OF WAY	---
---	SILT FENCE	---
---	CENTER LINE	---
235.4	SPOT GRADE	100.31
---	PROPERTY LINE	---
	TREELINE	~~~~~
N/F	NOW OR FORMERLY	
□	CATCH BASIN	
⊙	SEWER MANHOLE	
⊙	DRAIN MANHOLE	
WV	WATER VALVE	
⊙	CAPPED IRON ROD SET PLS #1273	
Lot #	SUBDIVISION LOT NUMBER	
---	DRAINAGE EASEMENT	
▨	ANTICIPATED PERMITTED WETLAND FILLS	

GENERAL NOTES

- GENERAL NOTES**
1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS FOR LOT PLANS ARE BASED UPON AERIAL SURVEY CONDUCTED BY THE SEWALL COMPANY FOR THE DEVELOPERS IN THE 1980'S.
 2. TOPOGRAPHIC DATA AND EXISTING CONDITIONS FOR ROADWAY PLANS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES FOR THE DEVELOPERS IN 1999/2000.
 3. BOUNDARY SURVEY WAS PREPARED BY TITCOMB ASSOCIATES FOR THE DEVELOPERS IN 1999/2000.
 4. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL NECESSARY BARRICADES, LIGHTS, WARNING SIGNS AND OTHER DEVICES TO SAFEGUARD TRAFFIC PROPERLY WHILE WORK IS IN PROGRESS.
 5. 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.
 6. 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.
 7. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.
 8. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
 9. WETLANDS ON THIS PLAN WERE DELINEATED BY KEN STRATTON OF AUGUSTA, MAINE UNDER SEPARATE CONTRACT FOR THE DEVELOPERS.
 10. WETLANDS ON THIS PLAN WERE SURVEY LOCATED BY TITCOMB ASSOCIATES OF FALMOUTH, MAINE.

- PERMITTING NOTES**
1. THIS PROJECT WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF A MAINE DEP NATURAL RESOURCE PROTECTION ACT PERMIT, AND A FEDERAL ACCE WETLANDS PERMIT WHICH WILL BE MADE A PART OF THE CONTRACT BID DOCUMENTS.
 2. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF A SUBDIVISION APPROVAL FROM THE CITY OF PORTLAND WHICH WILL BE MADE A PART OF THE CONTRACT BID DOCUMENTS. THE CONSTRUCTION WILL BE GOVERNED BY THE CITY OF PORTLAND ZONING AND SUBDIVISION ORDINANCES WHICH ARE AVAILABLE FOR VIEWING AT THE OFFICE OF THE ENGINEER OR THE MUNICIPAL OFFICE.
 3. THE CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED PERMITS PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.
 4. WETLAND FILLS WHICH EXCEED THOSE SHOWN ON THE THE "WETLAND PERMITTING PLAN" PREPARED BY GORRILL-PALMER CONSULTING ENGINEERS, INC. SHALL REQUIRE REVIEW AND APPROVAL BY THE CITY OF PORTLAND, MOEP, ACCE AND THE DEVELOPERS.

LAYOUT NOTES

1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURBS.
2. OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.
3. PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE-HALF OF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
4. PROPERTY LINE AND R.O.W. MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE, BY A MAINE REGISTERED LAND SURVEYOR.
5. PROPOSED RIGHT OF WAY MONUMENTS AND PROPERTY LINE PINS SHALL BE INSTALLED UNDER THE DIRECTION OF A MAINE REGISTERED LAND SURVEYOR.

UTILITY NOTES

1. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. ALL WATER DISTRIBUTION PIPING SHALL BE CLASS 52 DUCTILE IRON PIPE, DOUBLE CEMENT LINED AND BITUMINOUS COATED CONFORMING TO ANWA/ANSI C104/A31.4. CONNECTIONS OF WATER LINES SHALL CONFORM TO ANWA STANDARD C651, LATEST REVISION.
2. THE LOCATION OF THE PROPOSED UNDERGROUND ELECTRICAL SERVICE IS APPROXIMATE AND THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION WITH CENTRAL MAINE POWER COMPANY.
3. THRUST BLOCKS OR LOCKING RETAINER GLANDS SHALL BE PLACED ON THE WATER DISTRIBUTION LINES AND FORCE MAIN AT ALL BENDS, TEES, FIRE HYDRANTS, VALVES, CHANGES IN DIRECTION, ETC. THE THRUST BLOCKS OR LOCKING RETAINER GLANDS SHALL MEET THE REQUIREMENTS OF THE PORTLAND WATER DISTRICT STANDARDS.

GRADING AND DRAINAGE NOTES

1. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MOST SPECIFICATIONS SECTION 603-- PIPE CULVERTS AND STORM DRAINS, LATEST REVISION WITH THE EXCEPTION THAT THE ONLY ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:
REINFORCED CONCRETE PIPE, CLASS III
POLYETHYLENE-GLASSFIBRE (PVC) PIPE
SMOOTH BORE POLYETHYLENE - ADS OR HANCOB
2. TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED ON SITE AT A LOCATION TO BE DESIGNATED BY THE OWNER. UNSUITABLE SOIL SHALL BE SEPARATED, REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION OFF SITE.
3. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY. NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING.

EROSION CONTROL NOTES

1. LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE SITE.
2. PRIOR TO BEGINNING ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE PERIMETER SILT FENCES AND THE CONSTRUCTION ENTRANCE.
3. ALL GROUND AREAS DISTURBED FOR CONSTRUCTION WILL BE GRADED, LOAMED AND SEEDED AS SOON AS POSSIBLE. PERMANENT SEED MIXTURE SHALL CONFORM TO THE SEEDING PLAN CONTAINED IN THE EROSION CONTROL REPORT PREPARED FOR THIS PROJECT.
4. PRIOR TO PAVING, THE CONTRACTOR SHALL FLUSH SILT FROM ALL STORM DRAIN INLETS & OUTLETS ARE TO RECEIVE RIPRAP PROTECTION APRONS DURING CONSTRUCTION.
5. ALL STORM DRAIN INLETS & OUTLETS ARE TO RECEIVE RIPRAP PROTECTION APRONS DURING CONSTRUCTION.
6. ALL CATCH BASINS WITH OUTLET PIPES 15" DIAMETER OR LESS SHALL BE PROVIDED WITH CASCO TRAPS PER DETAIL.
7. SILT FENCES SHALL BE INSPECTED, REPAIRED AND CLEANED AS NOTED IN THE EROSION CONTROL REPORT.
8. THE CONTRACTOR SHALL REPAIR AND ADD STONE TO THE CONSTRUCTION ENTRANCE AS IT BECOMES SATURATED WITH MUD TO ENSURE THAT IT WORKS AS PLANNED DURING CONSTRUCTION.
9. SILT REMOVED FROM AROUND INLETS AND BEHIND THE SILT FENCES SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MIXED INTO IT FOR LATER USE IN LANDSCAPING OPERATIONS.
10. A FULL EROSION CONTROL REPORT ACCOMPANIES THIS PLAN SET AND IS CONTAINED ON THE DRAWINGS OF THIS PLAN SET.
11. THE MAINTENANCE SCHEDULE FOR THE CATCH BASIN SEDIMENT SUMPS IS AS FOLLOWS:
THESE DEVICES SHALL BE INSPECTED IN APRIL AND OCTOBER OF EACH YEAR. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE CATCH BASIN WHEN THE DEPTH OF THE SEDIMENT IS GREATER THAN ONE FOOT. THE SEDIMENT WILL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
12. THE CONTRACTOR IS CAUTIONED THAT FAILURE TO COMPLY WITH THE SCHEDULE OF CONSTRUCTION, EROSION/SEDIMENT CONTROL PLAN AND OTHER PERMIT REQUIREMENTS BASED UPON ANY THIRD PARTY REVIEW (ie MOEP) MAY RESULT IN MONETARY PENALTIES. THE CONTRACTOR SHALL BE ASSESSED ALL SUCH PENALTIES AT NO COST TO THE OWNER OR PERMITTEE.
13. ALL NON-PAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE LOAMED AND SEEDED, UNLESS OTHERWISE DIRECTED BY THE OWNER.
14. ALL DISTURBED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF TOPSOIL PRIOR TO PERMANENT SEEDING.

UTILITIES

- WATER:**
- PORTLAND WATER DISTRICT
225 DOUGLASS STREET
PORTLAND, MAINE 04102
(207) 761-8300
- SEWER:**
- PORTLAND PUBLIC WORKS DEPT.
55 PORTLAND STREET
PORTLAND, MAINE 04101
(207) 874-8871
- ELECTRIC:**
- CENTRAL MAINE POWER
152 CANCO ROAD
PORTLAND, MAINE 04103
(207) 826-2869
- TELEPHONE:**
- BELL ATLANTIC
5 DAVIS FARM ROAD
PORTLAND, MAINE 04103
(207) 797-1832
- CABLE:**
- TIME WARNER CABLE
118 JOHNSON ROAD
PORTLAND, MAINE 04102
(207) 775-3431
- CALL BEFORE YOU DIG 1-800-344-7233

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

Rev	Date	Revision
1	11/14/00	REVISED ROAD NAMES AND NOTES

City Review	Date	By
	05/19/01	AMP
	04/11/00	AMP
Issued For		

Design	Drawn	Date
DER	DB	MAR '00
Checked	Scale	NONE
File Name	98083001.DWG	
This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc. (GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.		

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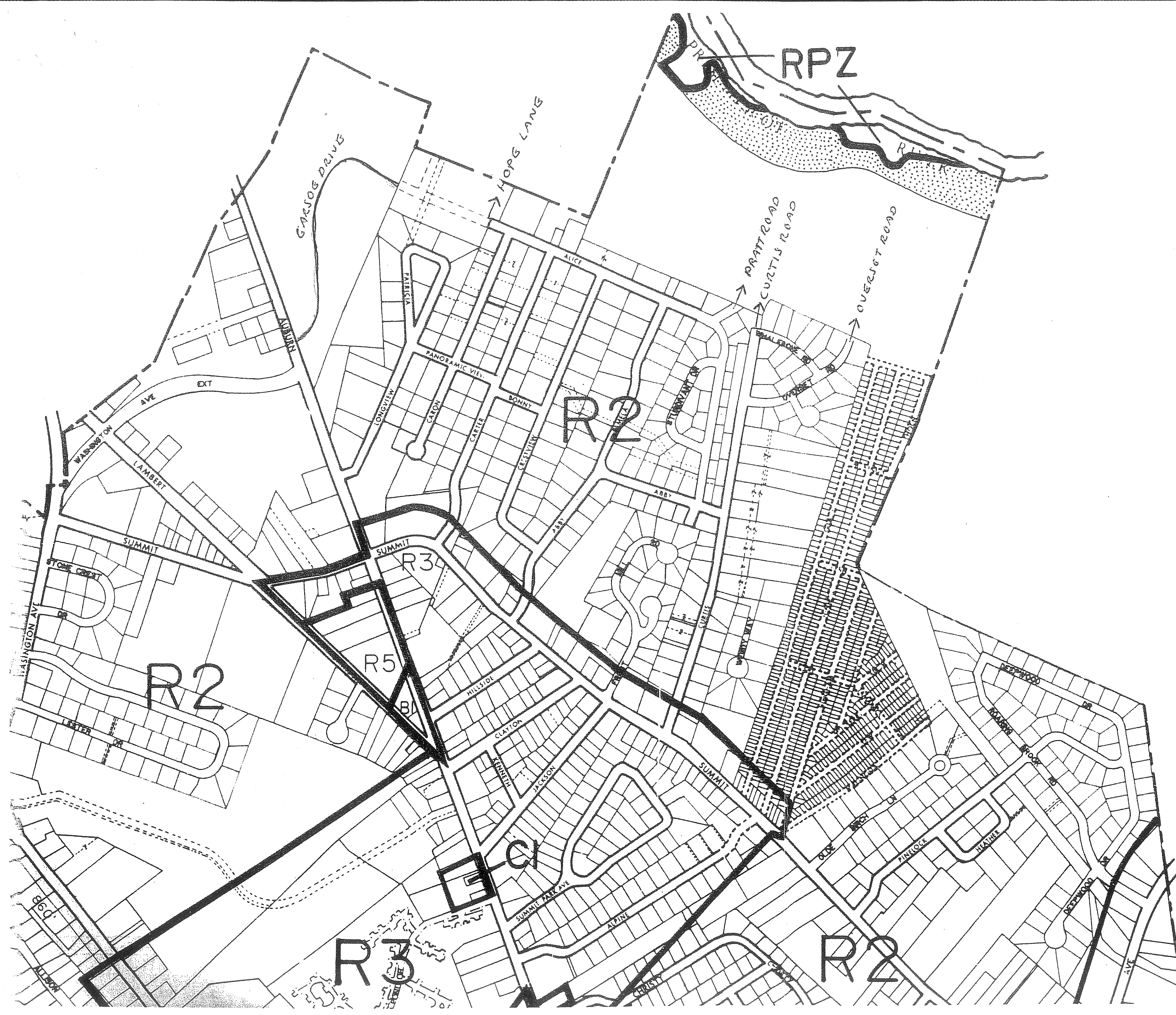
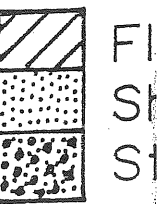
Drawing Name:	COVER SHEET, GENERAL NOTES & LEGEND
Project:	PRESUMPCOT RIVER PLACE - PHASE 3

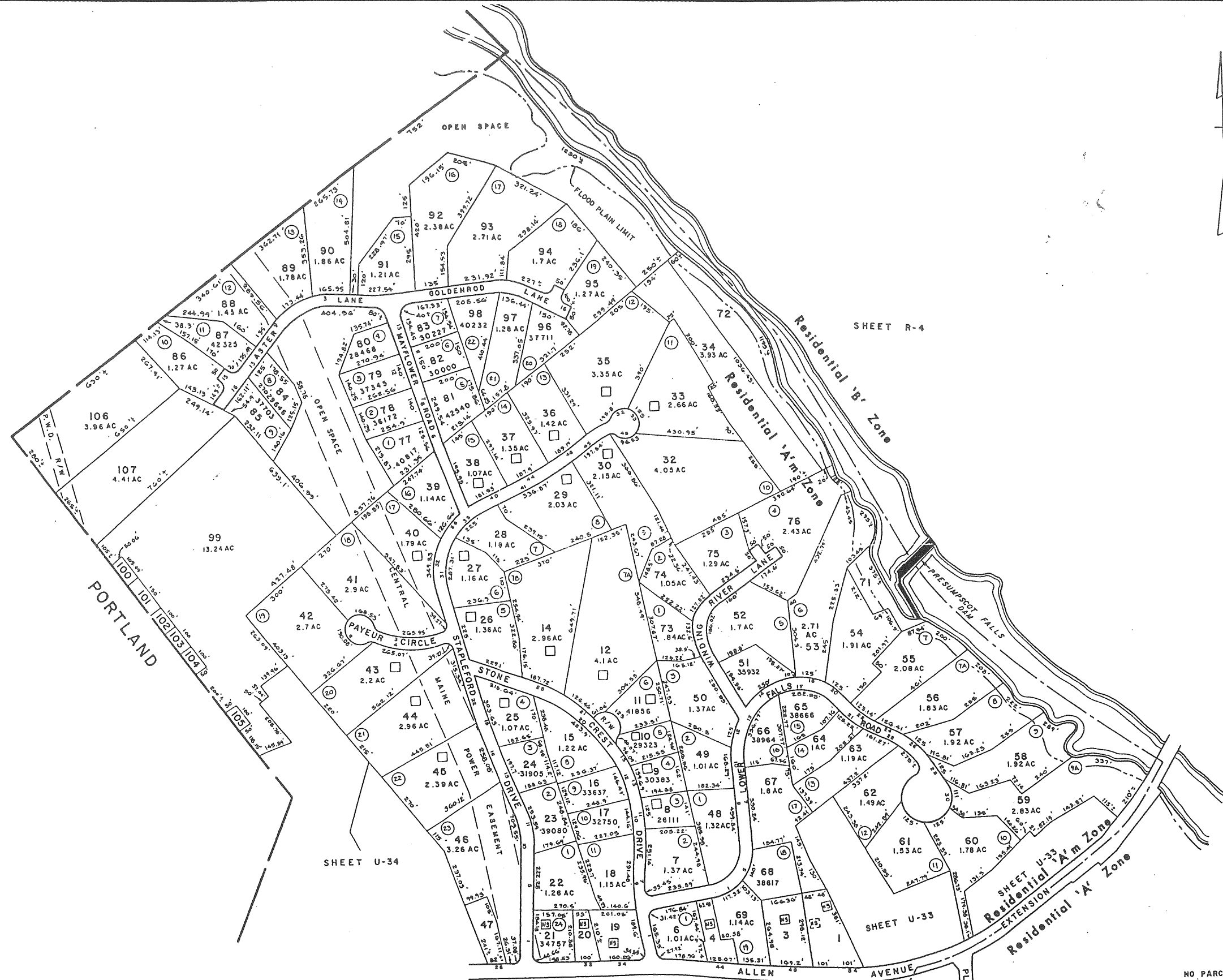
Drawing No.	1
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ZONING

- Residential
- Residential Neighborhood
- Business
- Downtown
- Commercial
- Urban Core
- Airport Business
- Office Professional
- Industrial-Office
- Industrial-Residential
- Recreation
- Resource
- Waterfront

OVER





NO. PARCEL 5,13
Zoning as Shown

PROPERTY MAP	SHEET
FALMOUTH	U-69
SCALE: 1" = 200' DATE: 4-1-99	
JOHN E. O'DONNELL & ASSOCIATES AUBURN, MAINE	

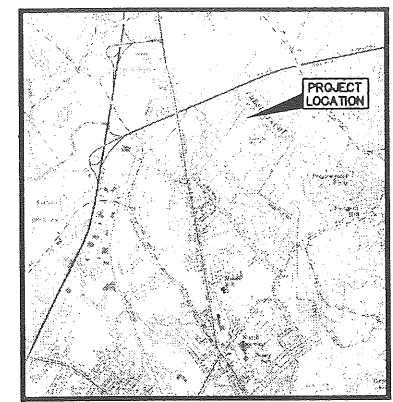
PRESUMPCOT RIVER PLACE - PHASE 3

CURTIS ROAD PORTLAND, MAINE

PREPARED BY:

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31 Main Street FAX 207-657-6912
Gray, ME 04039 E-Mail: gpce@maine.rr.com



LOCATION MAP
N.T.S.

LEGEND

EXISTING:	DESCRIPTION:	PROPOSED:
○	IRON PIPE	
□	MONUMENT	□
---	SEWALL CO., AERIAL SURVEY CONTOUR	
---	TITCOMB ASSOCIATES, GROUND SURVEY CONTOUR	
---	PROPOSED CONTOUR	100
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---	EDGE OF PAVEMENT	
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○	UTILITY POLE	
---	RIGHT OF WAY	---
---	SILT FENCE	---
---	CENTER LINE	---
3.25 4	SPOT GRADE	100 31
---	PROPERTY LINE	
---	TREELINE	---
N/F	HOW OR FORMERLY	
□	CATCH BASIN	
⊙	SEWER MANHOLE	
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⊙	CAPPED IRON ROD SET PLS #1273	
Lot #	SUBDIVISION LOT NUMBER	
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 9. WETLANDS ON THIS PLAN WERE DEMARCATED BY KEN STRATTON OF AUGUSTA, MAINE UNDER SEPARATE CONTRACT FOR THE DEVELOPERS.
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- PERMITTING NOTES**
1. THIS PROJECT WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF A MAINE DEP NATURAL RESOURCE PROTECTION ACT PERMIT, AND A FEDERAL ACOE WETLANDS PERMIT WHICH WILL BE MADE A PART OF THE CONTRACT BID DOCUMENTS.
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LAYOUT NOTES

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2. OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.
3. PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE-HALF OF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
4. PROPERTY LINE AND R.O.W. MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE, BY A MAINE REGISTERED LAND SURVEYOR.
5. PROPOSED RIGHT OF WAY MONUMENTS AND PROPERTY LINE PINS SHALL BE INSTALLED UNDER THE DIRECTION OF A MAINE REGISTERED LAND SURVEYOR.

UTILITY NOTES

1. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS.
2. ALL WATER DISTRIBUTION PIPING SHALL BE CLASS 52 DUCTILE IRON PIPE, DOUBLE COATED LINED AND BITUMINOUS COATED CONFORMING TO AWWA/C104/ANSI C104/A21.4. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
3. THRUST BLOCKS OR LOCKING RETAINER GLANDS SHALL BE PLACED ON THE WATER DISTRIBUTION LINES AND FORCE MAIN AT ALL BENDS, TEES, FIRE HYDRANTS, VALVES, CHANGES IN DIRECTION, ETC. THRUST BLOCKS OR LOCKING RETAINER GLANDS SHALL MEET THE REQUIREMENTS OF THE PORTLAND WATER DISTRICT STANDARDS.

GRADING AND DRAINAGE NOTES

1. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MAINE SPECIFICATIONS SECTION 603-- PIPE CULVERTS AND STORM DRAINS. LATEST REVISION WITH THE EXCEPTION THAT THE ONLY ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:
REINFORCED CONCRETE PIPE, CLASS III
POLYVINYL-CHLORIDE (PVC) PIPE
SMOOTH BORE POLYETHYLENE - ADS OR HANCOB
2. TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED ON SITE AT A LOCATION TO BE DESIGNATED BY THE OWNER. UNSUITABLE SOIL SHALL BE SEPARATED, REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION OFF SITE.
3. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY. NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING.

EROSION CONTROL NOTES

1. LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE SITE.
2. PRIOR TO BEGINNING ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE PERIMETER SILT FENCES AND THE CONSTRUCTION ENTRANCE.
3. ALL GROUND AREAS DISTURBED FOR CONSTRUCTION WILL BE GRADED, LOAMED AND SEEDED AS SOON AS POSSIBLE. PERMANENT SEED MIXTURE SHALL CONFORM TO THE SEEDING PLAN CONTAINED IN THE EROSION CONTROL REPORT PREPARED FOR THIS PROJECT.
4. PRIOR TO PAVING, THE CONTRACTOR SHALL FLUSH SILT FROM ALL STORM DRAIN LINES.
5. ALL STORM DRAIN INLETS & OUTLETS ARE TO RECEIVE RIPRAP PROTECTION APRONS DURING CONSTRUCTION.
6. ALL CATCH BASINS WITH OUTLET PIPES 15" DIAMETER OR LESS SHALL BE PROVIDED WITH CASCO TRAPS PER DETAIL.
7. SILT FENCES SHALL BE INSPECTED, REPAIRED AND CLEANED AS NOTED IN THE EROSION CONTROL REPORT.
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9. SILT REMOVED FROM AROUND INLETS AND BEHIND THE SILT FENCES SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MIXED INTO IT FOR LATER USE IN LANDSCAPING OPERATIONS.
10. A FULL EROSION CONTROL REPORT ACCOMPANIES THIS PLAN SET AND IS CONTAINED ON THE DRAWINGS OF THIS PLAN SET.
11. THE MAINTENANCE SCHEDULE FOR THE CATCH BASIN SEDIMENT SUMPS IS AS FOLLOWS:
THESE DEVICES SHALL BE INSPECTED IN APRIL AND OCTOBER OF EACH YEAR. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE CATCH BASIN WHEN THE DEPTH OF THE SEDIMENT IS GREATER THAN ONE FOOT. THE SEDIMENT WILL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
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UTILITIES

- WATER:**
- PORTLAND WATER DISTRICT
225 GOUGLASS STREET
PORTLAND, MAINE 04102
(207) 761-8300
- SEWER:**
- PORTLAND PUBLIC WORKS DEPT.
55 PORTLAND STREET
PORTLAND, MAINE 04101
(207) 874-8871
- ELECTRIC:**
- CENTRAL MAINE POWER
122 CANCO ROAD
PORTLAND, MAINE 04103
(207) 826-2869
- TELEPHONE:**
- BELL ATLANTIC
5 DAVIS FARM ROAD
PORTLAND, MAINE 04103
(207) 797-1832
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- 10 GRADING, DRAINAGE & EROSION CONTROL PLAN & PROFILE - PRATT ROAD & CURTIS ROAD
- 11 GRADING, DRAINAGE & EROSION CONTROL PLAN & PROFILE - EAGLE AVENUE
- 12 GRADING, DRAINAGE & EROSION CONTROL PLAN & PROFILE - THE BROTHERS ROAD
- 13 WATER DETAILS
- 14 SEWER DETAILS
- 15 ROADWAY, STORM DRAIN & MISCELLANEOUS DETAILS
- 16 EROSION & SEDIMENTATION CONTROL DETAILS & NOTES
- 17 MISCELLANEOUS STORM DRAIN PROFILES

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

Rev	Date	Revision
1	11/14/00	REVISED ROAD NAMES AND NOTES

City Review	Date	By
	05/18/01	AMP
	04/11/00	AMP
Issued For	Date	By

Design	DER	Draft	DB	Date	MAR '00
Checked					
Scale					NONE
Job No.					98189
File Name					98089C0V.DWG

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Gray, ME 04039 E-Mail: gpce@maine.rr.com

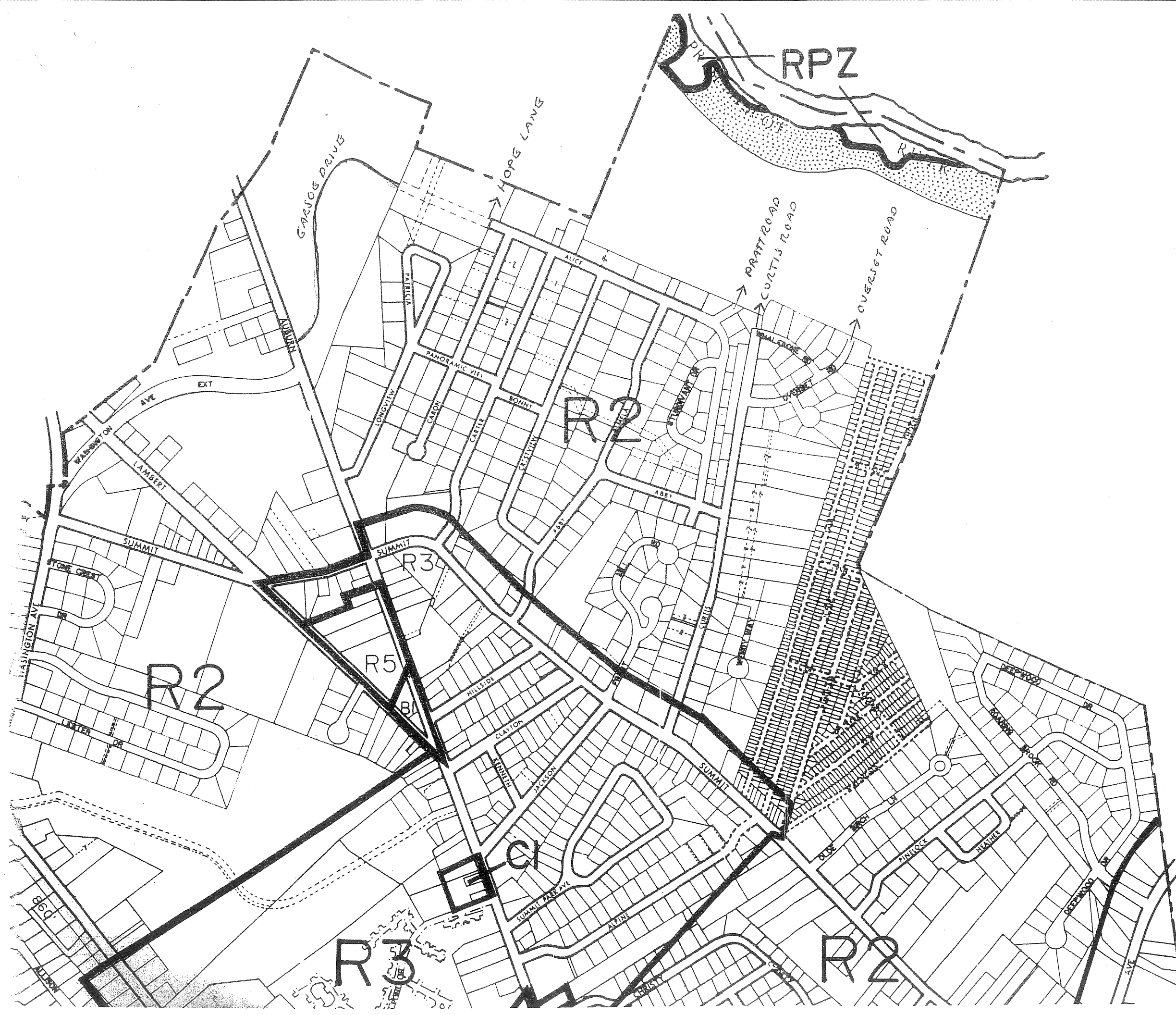
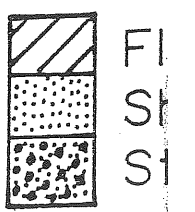
Drawing Name:	COVER SHEET, GENERAL NOTES & LEGEND
Project:	PRESUMPCOT RIVER PLACE - PHASE 3

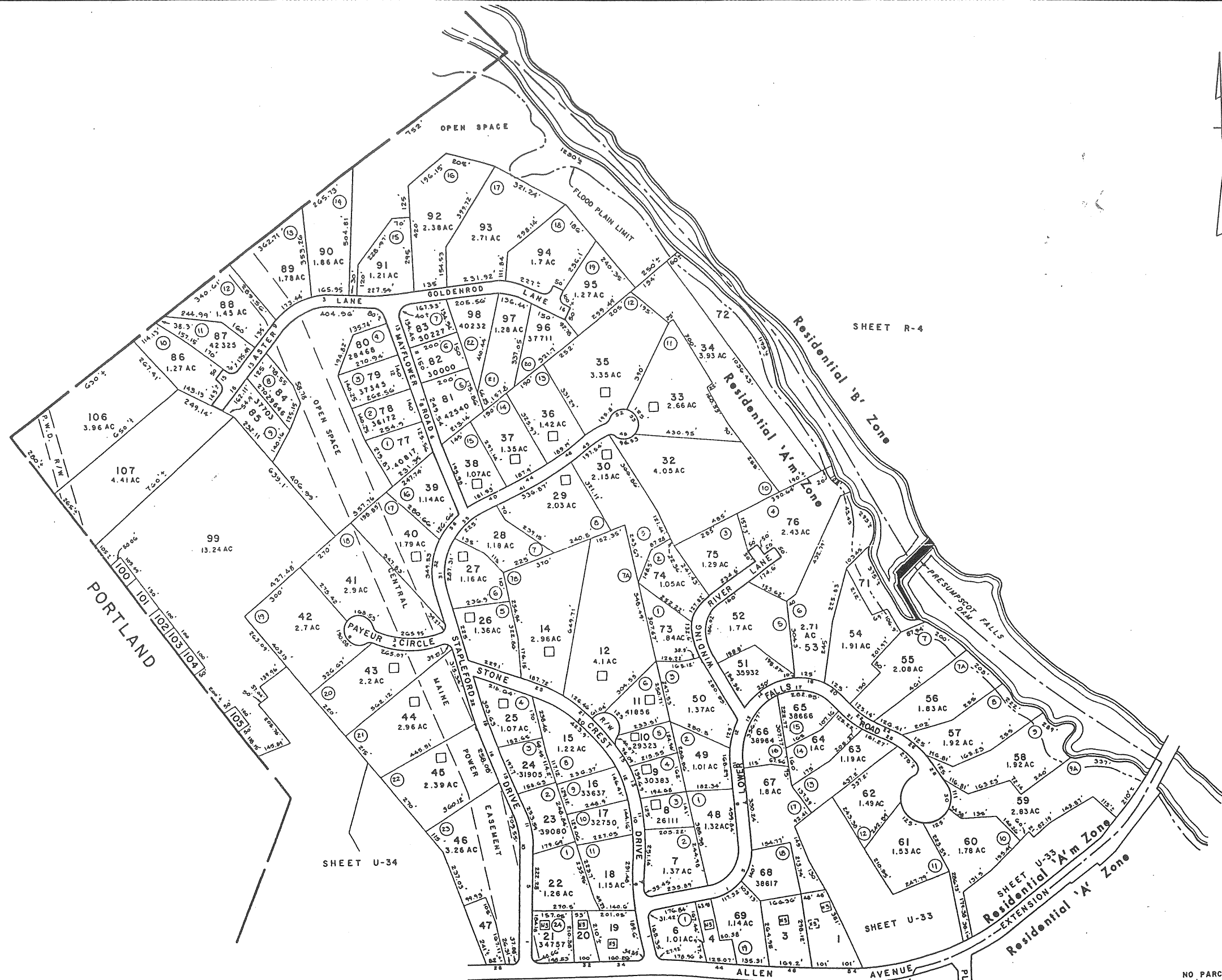
Drawing No.	1
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ZONING

- Residential
- Residential
- Neighborhood
- Business
- Downtown
- Commercial
- Urban Center
- Airport Business
- Office Professional
- Industrial-Office
- Industrial-Residential
- Recreation
- Resource
- Waterfront

OVER





NO. PARCEL 5,13
Zoning as Shown

PROPERTY MAP	SHEET
FALMOUTH	U-69
SCALE: 1" = 200' DATE: 4-1-99	
JOHN E. O'DONNELL & ASSOCIATES AUBURN, MAINE	

NOTES:

1. THIS PLAN IS SHEET 2 OF A PLAN SET OF 17 SHEETS ENTITLED "PRESUMPSCOT RIVER PLACE PHASE 3," WHICH IS ON RECORD IN THE CITY OF PORTLAND PLANNING OFFICE.

2. DEVELOPMENT OF THE PARCELS PROPOSED AS PART OF THIS PLAN SHALL BE IN ACCORDANCE WITH DIVISION 6 (SECTIONS 14-76 THROUGH 14-81) OF CHAPTER 14, LAND USE, OF THE CODE ORDINANCES OF THE CITY OF PORTLAND. LAND USE OF THE CODE ORDINANCES IS AMENDED FROM TIME TO TIME. EXCEPTS OF THE DIMENSIONAL REQUIREMENTS ARE PRESENTED BELOW.

MINIMUM LOT SIZE	10,000 S.F.
MINIMUM FRONTAGE	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD *	
1 STORY	12 FT.
1 1/2 STORIES	12 FT.
2 STORIES	14 FT. **
2 1/2 STORIES	16 FT.
SIDE YARD • ON SIDE STREETS	20 FT.

MINIMUM LOT WIDTH 80 FT.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN TWELVE (12) FEET IN WIDTH.

** SIDE YARDS SHOWN ON PLAN ARE 14 FEET AND MAY BE INCREASED OR DECREASED DEPENDING UPON NUMBER OF STOREYS.

3. STRUCTURE ENVELOPES AS SHOWN ON THIS PLAN INCLUDING LOTS 2, 3, 9, 10, 11, 14, 16, 17 AND 27 REPRESENT THE MAXIMUM AREA FOR CONSTRUCTION OF THE PRINCIPAL AND ACCESSORY STRUCTURE. ANY CHANGES TO SUCH AREA MUST RECEIVE THE WRITTEN APPROVAL OF THE CITY OF PORTLAND PLANNING BOARD OR PLANNING AUTHORITY PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITH A REFERENCE TO THE PLAN BOOK AND PAGE FOR THIS PLAN.

4. EACH LOT SHALL REQUIRE THE SUBMISSION OF A SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE V OF CHAPTER 14 OF THE PORTLAND CITY CODE.

5. THE OWNERS OF LOTS 1 THROUGH 17 AND 27 SHALL RETAIN EITHER A LICENSED CIVIL ENGINEER OF LANDSCAPE ARCHITECT OR ASSISTANT DESIGN OF THE IMPROVEMENTS ON THEIR LOTS. THE OWNERS OF THESE LOTS SHALL ALSO RETAIN THAT PROFESSIONAL TO SUPERVISE CONSTRUCTION PHASE SERVICES INCLUDING REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES, AND TO ADDRESS ANY CHANGES IN FIELD CONDITIONS WHICH REQUIRE MODIFICATION TO THE DESIGN OF THE LOT IMPROVEMENTS. AT A MINIMUM, THE FOLLOWING SITE INSPECTION 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
- PRIOR TO REMOVAL OF EROSION CONTROL MEASURES

THE PROFESSIONAL (CIVIL ENGINEER OR LANDSCAPE ARCHITECT) SHALL PROVIDE A WRITTEN STATEMENT UPON COMPLETION OF CONSTRUCTION OF LOT IMPROVEMENTS AFFIRMING THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PLANS AND THAT ALL CONDITIONS OF PERMIT HAVE BEEN SATISFIED. THIS NOTE SHALL APPEAR IN ALL PROPERTY DEEDS EXCEPT LOTS 18 THROUGH 26.

6. NO CONSTRUCTION, GROUND DISTURBANCES OR REGRADING SHALL OCCUR WITHIN THE UNDISTURBED ZONE SHOWN ON THE VARIOUS LOTS. NO CONCENTRATED RUNOFF SHALL OCCUR IN THIS AREA. TREES IN EXCESS OF 16 INCHES IN THE UNDISTURBED ZONE SHALL NOT BE CUT EXCEPT TO ENSURE SAFETY HAZARDS, STORM DAMAGED, DISEASED, UNSAFE OR DEAD TREES MAY BE REMOVED IN THE UNDISTURBED ZONE PROVIDED THE CREATION OF ANY CLEARED OPENING IN EXCESS OF 250 SQUARE FEET SHALL BE REPLANTED WITH NATIVE SPECIES UNLESS EXISTING TREE GROWTH IS PRESENT. AREAS NOT CONCENTRATED RUNOFF SHALL BE DIRECTED TOWARDS THESE AREAS. THIS NOTE SHALL APPEAR IN THE PROPERTY DEED OF ALL LOTS WITH UNDISTURBED ZONES.

7. A MINIMUM OF TWO TREES PER LOT SHALL BE CONSERVED OR PLANTED IN THE FRONT YARD OF EACH LOT MEETING THE CITY OF PORTLAND'S ARBORICULTURAL SPECIFICATION AND STANDARD OF PRACTICE. THE LANDSCAPE DESIGN SUBMITTALS OF THE DEVELOPER SHALL REMAIN ULTIMATELY LIABLE TO THE CITY OF PORTLAND FOR FINANCIAL OBLIGATION FOR COMPLIANCE WITH CITY ORDINANCES AND APPROVALS. SUCH FINANCIAL OBLIGATION SHALL BE NEITHER TRANSFERABLE NOR WAIVABLE BY THE DEVELOPER PURSUANT TO CONDITIONS AND LIMITATIONS OF SECTION 6 OF THE CITY OF PORTLAND MAINE TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

8. ALL DRIVEWAYS SHALL BE PAVED WITHIN SIX (6) MONTHS OF THE RECEIPT OF A TEMPORARY CERTIFICATE OF OCCUPANCY AND SHALL BE A MINIMUM OF 12" WIDE. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR PAVING OF DRIVEWAY.

9. PRIVATE DRAINAGE EASEMENTS, TREE CLEARING OR VEGETATION DISTURBANCE, FILING, REGRADING, CONSTRUCTION OF BUILDINGS, OR OTHER OBSTRUCTIONS SHALL BE PROHIBITED WITHIN THE PRIVATE DRAINAGE EASEMENTS, UNLESS APPROVED IN WRITING BY THE CITY OF PORTLAND PLANNING DEPARTMENT UNDER SITE PLAN REVIEW. THIS RESTRICTION SHALL BE SPECIFICALLY NOTED IN ALL APPLICABLE DEEDS.

10. NO PUBLIC SERVICES (IE. SNOW PLOWING, TRASH REMOVAL, LIGHTING) WILL BE PROVIDED UNLESS AND UNTIL THE PROPOSED STREETS ARE ACCEPTED BY THE CITY COUNCIL.

11. EACH LOT SHALL REQUIRE THE SUBMISSION OF A MINOR/MINOR SITE REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE V OF CHAPTER M OF THE PORTLAND CITY CODE.

12. THE DESIGN ENGINEER OF RECORD, CORRELL-PALMER CONSULTING ENGINEERS, INC., SHALL PROVIDE A WRITTEN STATEMENT UPON COMPLETION OF CONSTRUCTION OF THE SUBDIVISION INFRASTRUCTURE AFFIRMING THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PLANS AND THAT ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. THE APPLICANT SHALL ALSO RETAIN CORRELL-PALMER CONSULTING ENGINEERS, INC., TO PROVIDE CONSTRUCTION PHASE SERVICES INCLUDING INSPECTION OF INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO PERIODIC SITE INSPECTION FOR ADHERENCE TO ALL REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES AND TO ADDRESS ANY CHANGES IN FIELD CONDITIONS WHICH REQUIRE MODIFICATIONS TO THE DESIGN OF THE SUBDIVISION INFRASTRUCTURE.

13. THE CITY OF PORTLAND WILL NOT ACCEPT SEWER UTILITIES ON STREETS REQUIRING LOW PRESSURE FORCE MAIN AND SUCH UTILITIES SHALL REMAIN THE SOLE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER AND/OR ASSOCIATION. THIS RESTRICTION SHALL BE SPECIFICALLY NOTED IN ALL APPLICABLE DEEDS.

14. LOTS WITHIN THIS SUBDIVISION MAY REQUIRE INSTALLATION OF INDIVIDUAL PRIVATE PUMP STATIONS TO CONVEY SANITARY WASTES TO THE MUNICIPAL SYSTEM. REFER TO SHEETS 7, 8, 9 AND 14 OF THE PLAN SET FOR ADDITIONAL INFORMATION. THE INSTALLATION OF INDIVIDUAL PUMP STATIONS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER. THE ELEVATION OF THE LOWEST PUMPING FIXTURE, A PRIVATE PUMP SYSTEM MAY BE REQUIRED. THE RESPECTIVE PURCHASERS WILL BE PROVIDED WITH A COPY OF SHEETS 7, 8, 9, AND 14 OF THE PLAN SET PRIOR TO CLOSING.

15. OWNERS OF LOTS 8, 9, 10, 11, 12, AND 13 WILL BE REQUIRED TO BE MEMBERS OF A HOMEOWNERS ASSOCIATION THAT WILL BE SOLELY RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF A LOW-PRESSURE SEWER FORCE MAIN WITHIN THE RIGHT-OF-WAY OF THE BROTHERS ROAD. THE CITY OF PORTLAND SHALL NOT HAVE ANY ONGOING RESPONSIBILITY ON THE PROPER MAINTENANCE AND OPERATION OF THIS SYSTEM.

16. THE OWNERS OF LOTS 1, 2, 3, 4, 10, 11, 12, 13, 14, 16 AND 17 MAY NEED TO OBTAIN A MAJOR PERMIT-FEEL FOR SOIL DISTURBANCE WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE. INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR OBTAINING THIS PERMIT, IF NECESSARY BASED UPON THEIR LIMITS OF DISTURBANCE.

17. DEVELOPER MAY CONTRACT FOR THE INSTALLATION OF IMPROVEMENTS NOTED ON THE PLAN BUT SHALL REMAIN ULTIMATELY LIABLE TO THE CITY OF PORTLAND FOR THE FINANCIAL OBLIGATION FOR COMPLIANCE WITH THE CITY ORDINANCES AND APPROVALS. SUCH FINANCIAL OBLIGATION SHALL BE NEITHER TRANSFERABLE NOR WAIVABLE BY THE DEVELOPER PURSUANT TO CONDITIONS AND LIMITATIONS OF THE SUBDIVISION AND SITE PLAN ORDINANCE OF THE CITY OF PORTLAND WITHOUT PRIOR APPROVAL OF THE PLANNING AUTHORITY.

18. RIGHTS OF LOT OWNERS TO PROPERTY ADJACENT TO THE RIVER PURSUANT TO DECLARATION OF COVENANTS AND RESTRICTIONS OF THE SUBDIVISION

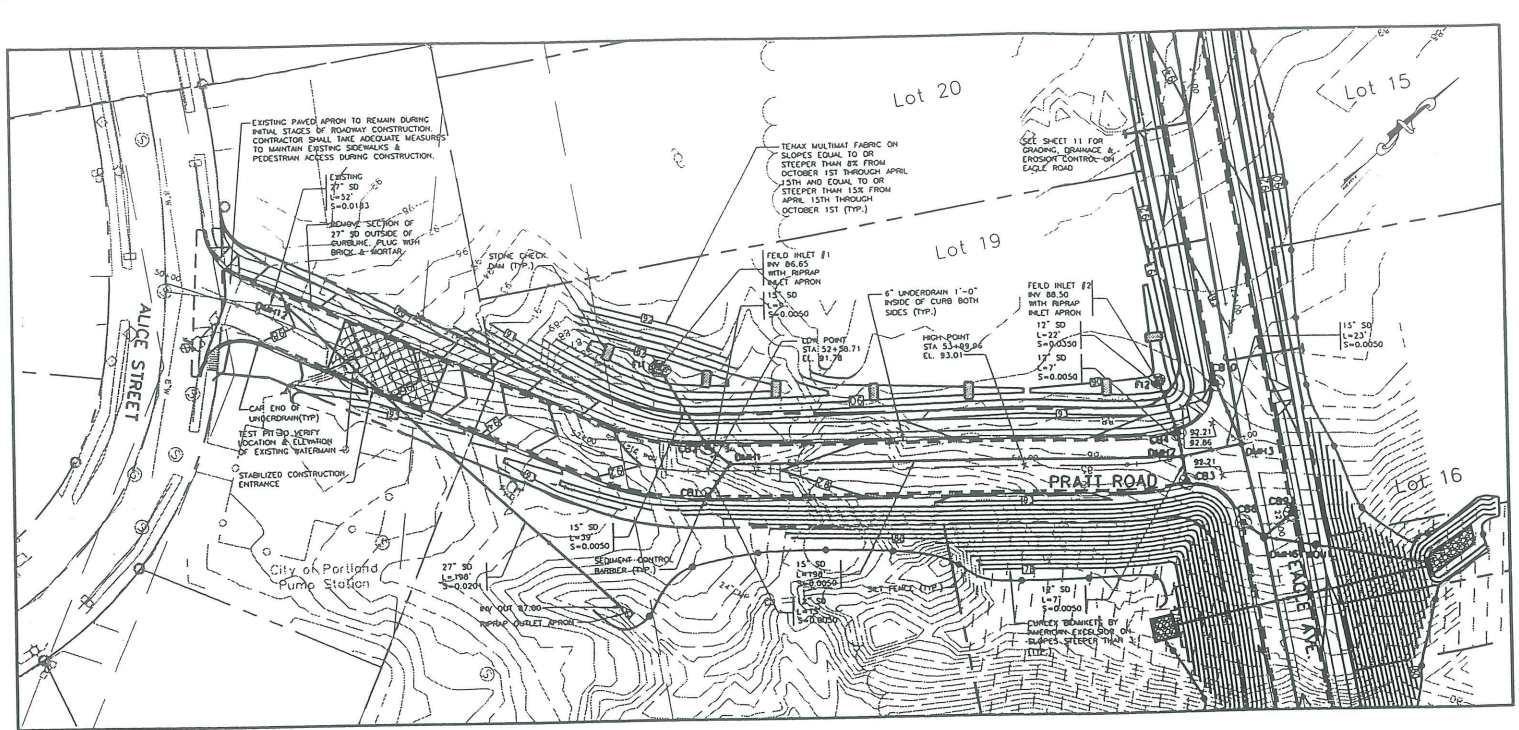
19. "NO PARKING" STREET SIGNS SHALL BE INSTALLED ALONG THE SUBDIVISION ROADWAYS

PRIOR TO THE ISSUANCE OF THE FIRST HOUSE LOT CERTIFICATE OF OCCUPANCY (WHETHER PERMANENT OR TEMPORARY) FOR THIS SUBDIVISION

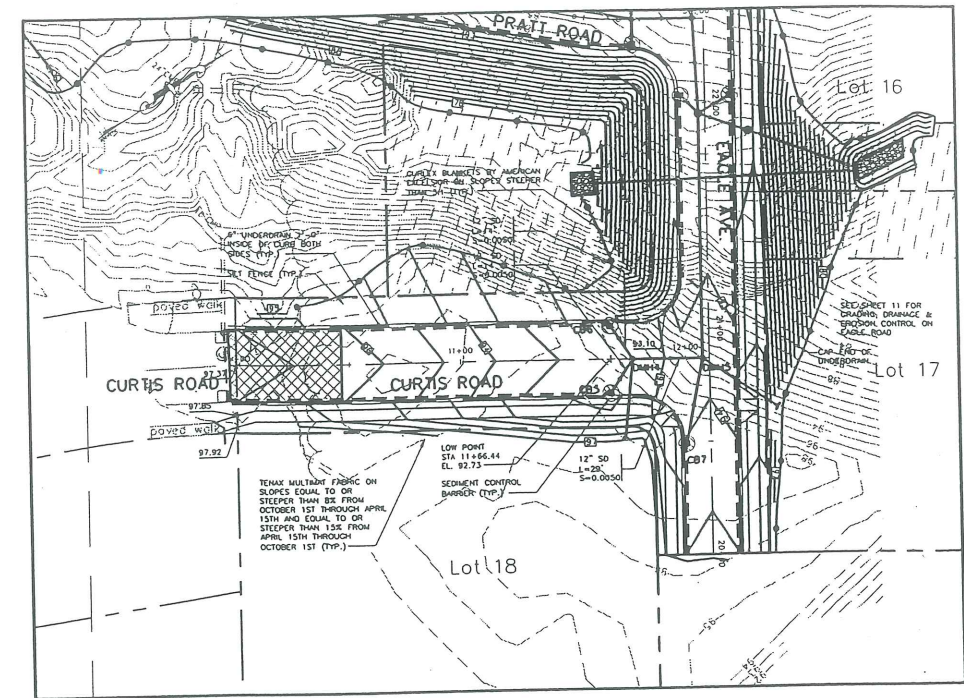
20. THE PROPOSED STRUCTURE ON LOT 18 SHALL FRONT ON CURTIS STREET, UNLESS THE DEVELOPER EXTENDS EAGLE AVENUE TO THE LIMIT OF THIS LOT.

21. THE FOLLOWING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY SHALL BE FUNCTIONALLY COMPLETED AND OPERATIONAL PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY FOR ANY LOTS WITHIN THIS SUBDIVISION

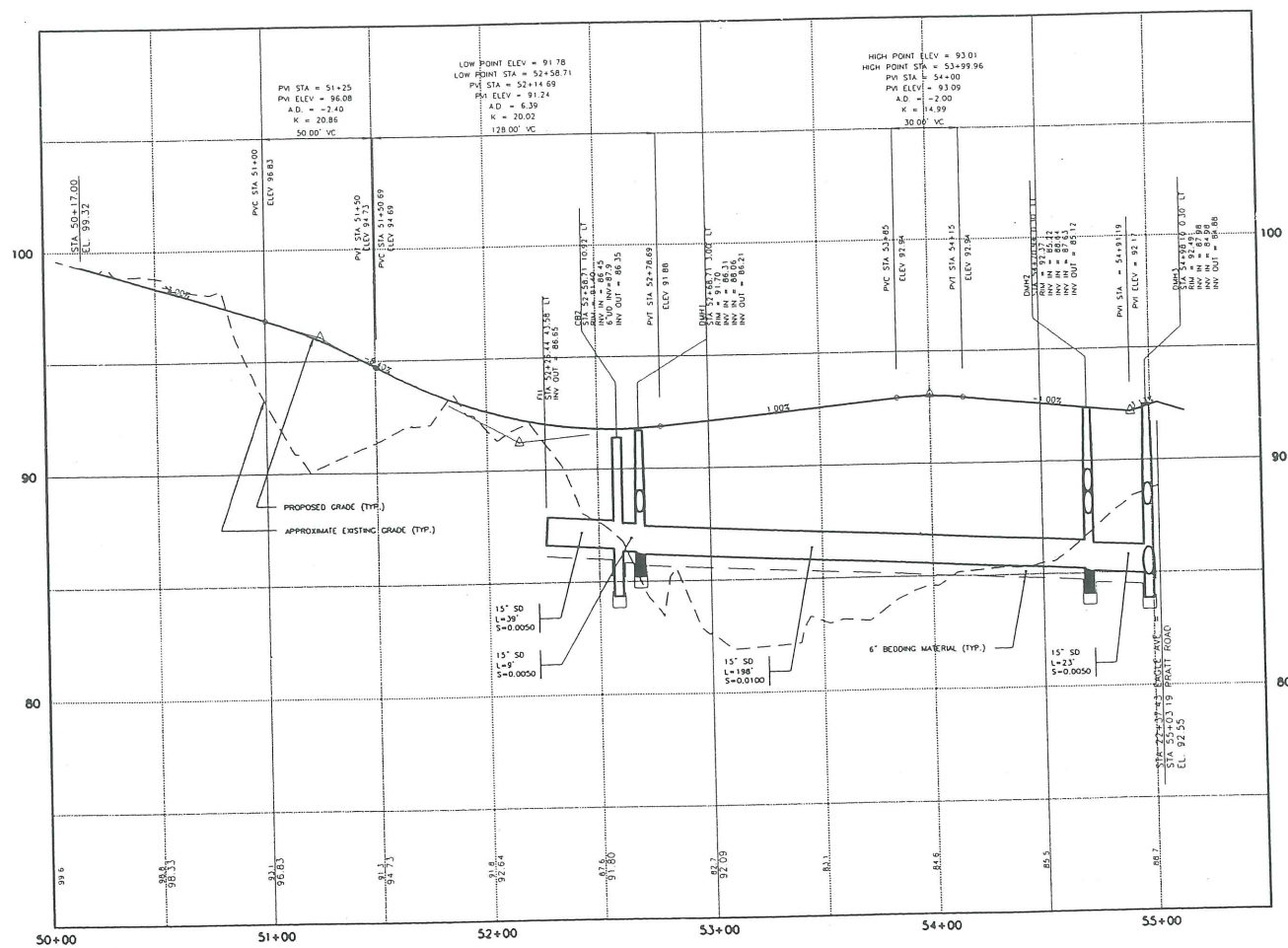
- WATER SYSTEM
- SEWER SYSTEM
- SEWER DRAIN SYSTEM
- BASE COURSE PAVING
- STREET LIGHTING



PLAN-PRATT ROAD
SCALE: 1" = 30'



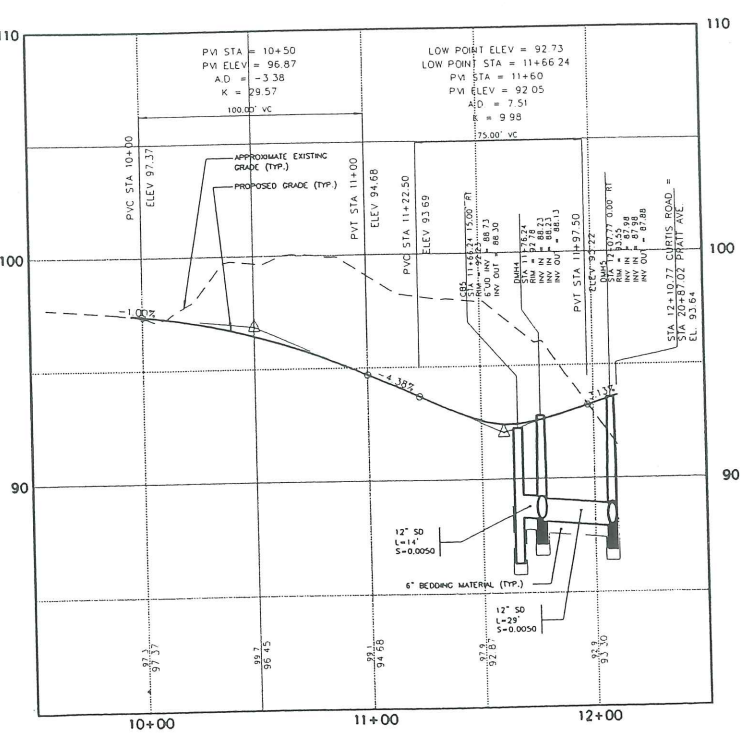
PLAN-CURTIS ROAD
SCALE: 1" = 30'



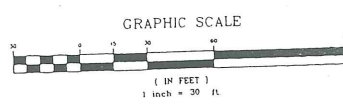
PROFILE-PRATT ROAD
SCALE: 1" = 30' HORIZ.
1" = 3' VERT.

STORM DRAIN APPURTENANCE SCHEDULE

STRUCTURE	SIZE	BM	INV. IN (2% FROM)	INV. OUT (2% TO)
CB1	4"	91.15	87.65/6'UD	88.12/12'(DMH1)
CB2	4"	91.15	86.45/15'(F11)	86.15/15'(DMH1)
CB3	4"	91.75	87.65/6'UD	88.67/12'(DMH2)
CB4	4"	91.75	84.6/6'UD	87.66/12'(DMH2)
CB5	4"	91.98	88.48/6'UD	88.30/12'(DMH4)
CB6	4"	91.98	88.48/6'UD	88.30/12'(DMH4)
CB7	4"	93.75	89.25/6'UD	88.16/12'(DMH5)
CB8	4"	91.82	88.32/6'UD	88.07/12'(DMH6)
CB9	4"	91.82	88.32/6'UD	88.92/12'(DMH6)
CB10	4"	92.17	88.67/6'UD	88.42/12'(DMH4)
CB11	4"	94.06	90.56/6'UD	90.31/12'(DMH15)
CB12	4"	88.51	85.01/6'UD	84.68/12'(DMH10)
CB13	4"	88.51	85.01/6'UD	84.68/12'(CB14)
CB14	4"	82.31	78.81/6'UD	78.56/12'(DMH11)
CB15	4"	82.31	78.81/6'UD	78.56/12'(DMH11)
CB16	4"	86.75	83.25/6'UD	83.00/12'(DMH8)
CB17	4"	86.75	83.25/6'UD	83.00/12'(DMH8)
CB18	4"	81.64	78.14/6'UD	78.04/12'(DMH9A)
DMH1	4"	91.70	86.31/12'(CB2)	86.12/15'(DMH2)
DMH2	4"	92.37	88.64/12'(CB3)	85.12/15'(DMH3)
DMH3	4"	92.49	84.98/15'(DMH2)	84.88/15'(DMH6)
DMH4	4"	92.78	87.99/12'(CB10)	88.13/12'(DMH5)
DMH5	4"	93.55	87.63/12'(FND DRAIN)	87.53/12'(DMH6)
DMH6	6"	92.36	88.04/12'(CB8)	79.97/15'(WOU1)
DMH7	4"	91.77	88.05/6'(FND DRAIN)	87.95/12'(DMH8)
DMH8	4"	87.25	82.96/12'(DMH7)	82.86/12'(DMH9)
DMH9	6"	83.12	77.59/12'(DMH6)	77.49/12'(DMH9A)
DMH9A	6"	82.50	77.23/12'(DMH9)	77.13/12'(WOU3)
DMH10	4"	88.73	84.63/12'(CB13)	84.53/12'(DMH11)
DMH11	4"	82.53	78.40/12'(CB14)	72.11/12'(WOU2)
DMH12	4"	88.00	80.94/27'(EXISTING)	90.84/27'(OUTLET1)
DMH13	4"	94.24	85.43/12'(DMH14)	85.33/12'(DMH10)
DMH14	4"	95.81	86.25/6'(FND DRAIN)	86.15/12'(DMH13)
DMH15	4"	95.13	86.37/6'(FND DRAIN)	86.27/12'(DMH13)
DMH16	4"	81.81	77.51/12'(WOU2)	70.45/12'(OUTLET1)
WOU1	6"	82.88	78.93/15'(DMH6)	78.70/15'(OUTLET1)
WOU2	6"	82.13	77.94/12'(DMH11)	77.69/12'(DMH16)
WOU3	6"	82.49	76.91/12'(DMH9A)	76.66/12'(OUTLET1)
F11	-	-	86.65/15'(CB2)	-
F12	-	-	88.50/12'(CB4)	-
TEC1	-	-	77.14/12'(CB18)	-



PROFILE-CURTIS ROAD
SCALE: 1" = 30' HORIZ.
1" = 3' VERT.



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Rev.	Date	Revision
2	11/13/00	REVISED ROAD NAMES, GRADING AT CURTIS ROAD & CB RM & UD INVERTS
1	7/14/00	EXTENDED STORM DRAIN, ADDED STORM DRAIN SERVICES & UNDERDRAINS

Checked	Date	By
5/18/01	ANP	
4/11/00	ANP	

Design: DER
Scale: AS SHOWN
Date: MAR 2000
Job No: 98089
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Gray, ME 04339 E-mail: gpc@maine.rr.com

Drawing No: 10
Project: Grading, Drainage & Erosion Control
Plan & Profile - Pratt Road & Curtis Road
PRESUMPCOT RIVER PLACE - PHASE 3

SANITARY SEWER APPURTENANCE SCHEDULE						
STRUCTURE	SIZE	BLM	INV IN/ASZL(FRQZ)	INV OUT/SE/LEO	NORTHING	EASTING
SMH4	4"	94.76	83.32/8'(SMH3)	83.22/8'(SMH5)	7879.44	3605.46
SMH7	4"	83.07	83.32/8'(SMH7)	75.96/8'(SMH7A)	8342.58	3800.84
SMH7A	4"	89.78	84.26/8'(SMH7)	84.16/8'(SMH4)	8025.15	3696.86

SEWER SERVICE LEGEND

ANTICIPATED SEWER SERVICE

ON-SITE GRAVITY SERVICE FROM FIRST FLOOR. BASEMENT MAY REQUIRE PUMPING DEPENDING UPON FINAL HOUSE LOCATION & ELEVATION. MAINTENANCE OF PUMP AND SERVICE OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.

ON-SITE PRIVATELY OWNED PUMP SYSTEM TO GRAVITY SERVICE AT RIGHT-OF-WAY. MAINTENANCE OF THE PUMP AND SERVICE OUTSIDE OF THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.

LOT SERVED BY LOW PRESSURE SEWER SYSTEM. INDIVIDUAL LOTS SERVED BY ON-SITE PUMP STATION. LOW PRESSURE SYSTEM TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION. MAINTENANCE OF THE PUMP AND SERVICE OUTSIDE OF THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.

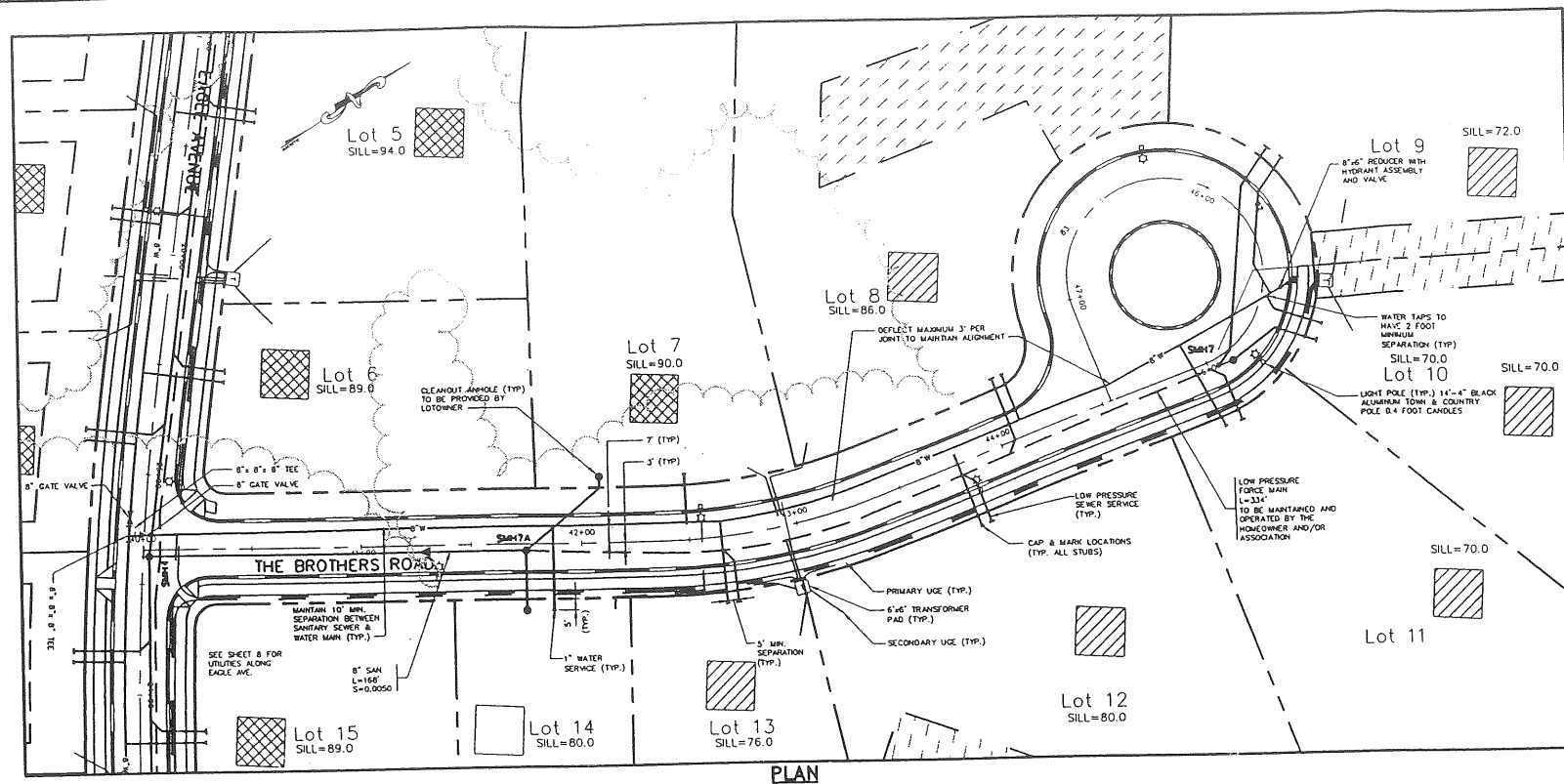
(LOTS WHICH ARE SERVED BY ON-SITE PRESSURE SERVICE WHICH CONNECT TO GRAVITY SEWER MUST INSTALL CLEANOUT MANHOLE WITH BACKFLOW PREVENTION DEVICE)

NOTE: SYMBOL IS INTENDED TO DEPICT ANTICIPATED TYPE OF SEWER SERVICE AND IS NOT INTENDED TO DEPICT LOCATION OF PROPOSED STRUCTURE.

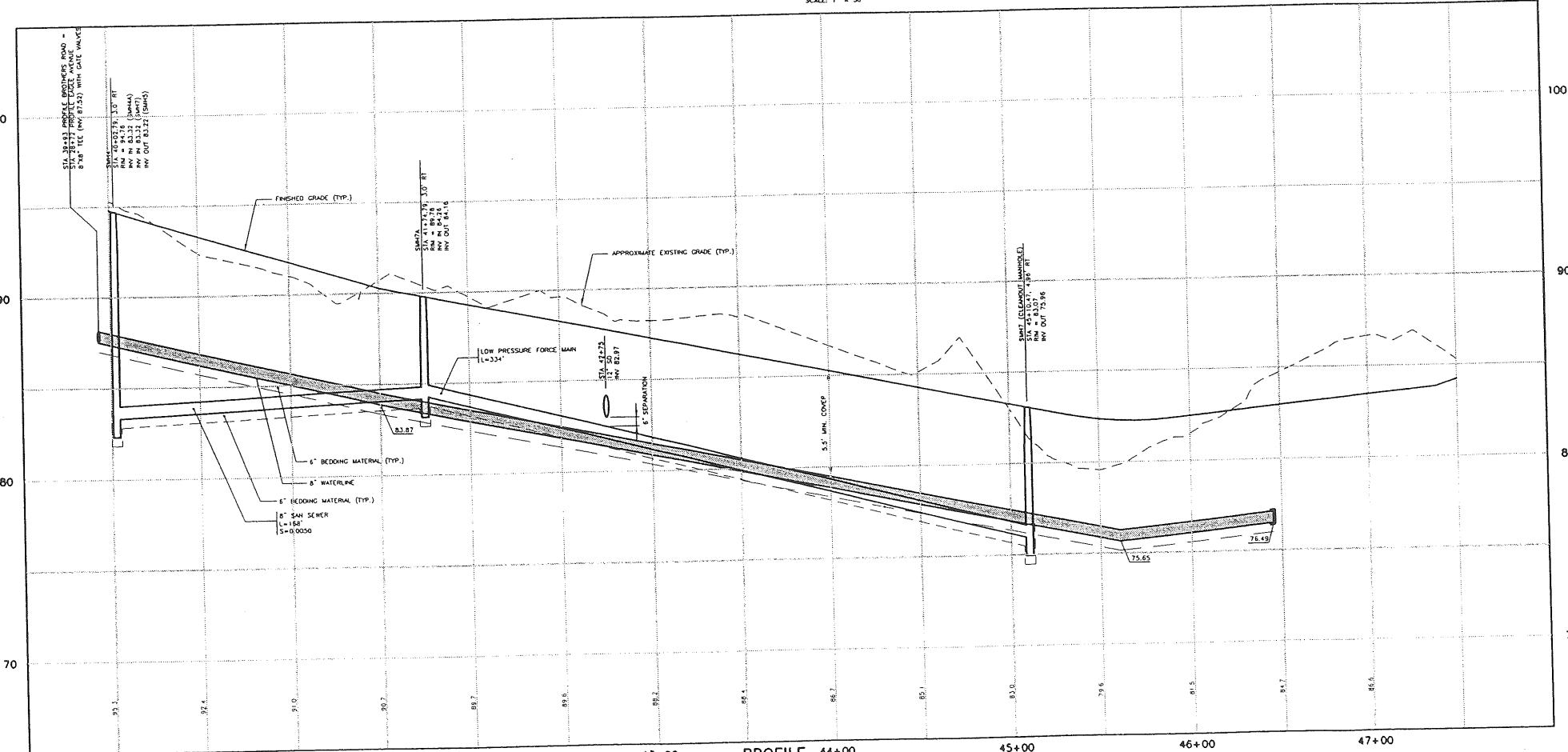
NOTES:

SILL ELEVATIONS ARE RECOMMENDED MINIMUM ELEVATIONS BASED UPON ANTICIPATED HOUSE LOCATIONS AND LOT GRADING. FINAL SILL ELEVATIONS TO BE VERIFIED BY DESIGNER OF INDIVIDUAL LOT GRADING PLAN TO BE SUBMITTED BY EACH HOUSE APPLICANT UNDER THE CITY OF PORTLAND. MINOR/MINOR SITE REVIEW, BUILDING OR USE PERMIT REVIEW.

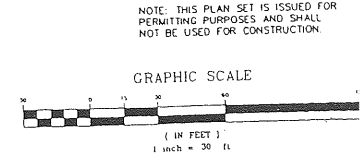
THE CITY OF PORTLAND WILL NOT ACCEPT SEWER UTILITIES ON STREETS REQUIRING LOW PRESSURE FORCE MAINS AND SUCH UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS AND/OR ASSOCIATION.



PLAN
THE BROTHERS ROAD
SCALE: 1" = 30'



PROFILE
THE BROTHERS ROAD
SCALE: 1" = 30' HORIZ.
1" = 3' VERT.



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Rev.	Date	Revision
5	11/21/00	ADDED CLEANOUT MANHOLES
4	11/13/00	REVISED ROAD NAMES; ADDED HYDRANTS AND WATER NOTES
2	10/10/00	REVISED SEWER
1	7/14/00	ADDED SILL INFORMATION & SEWER SERVICE STATUS

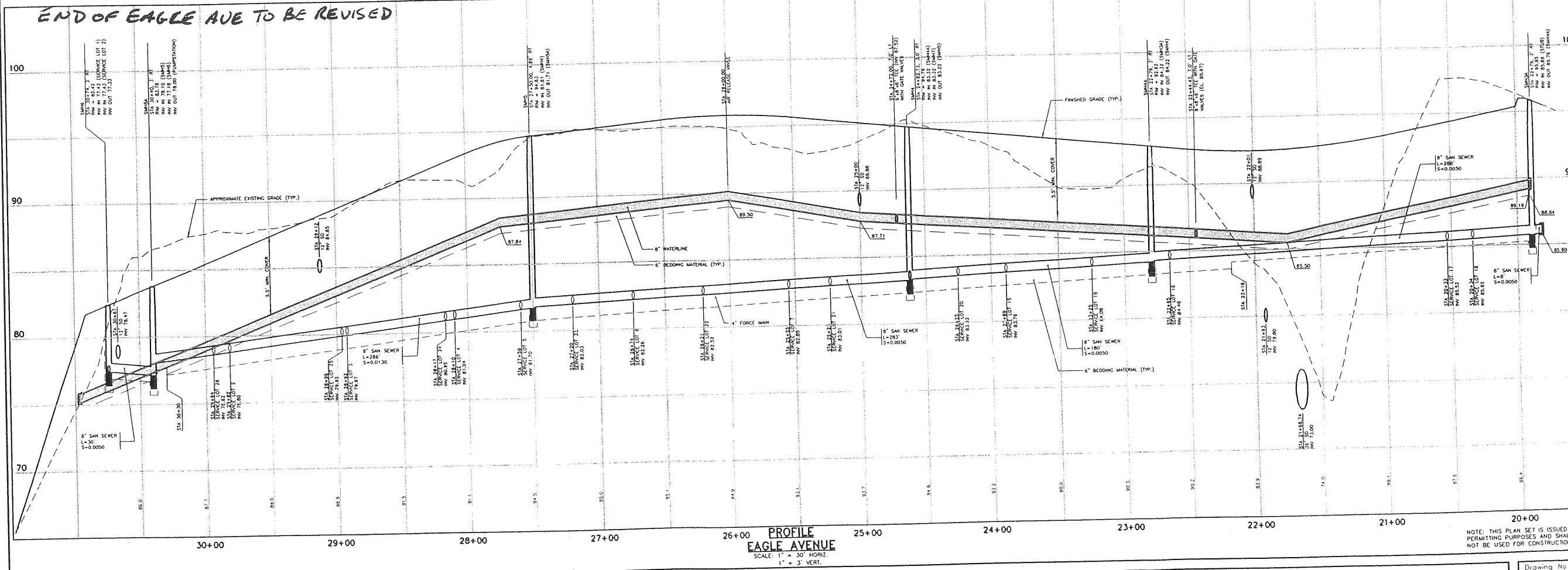
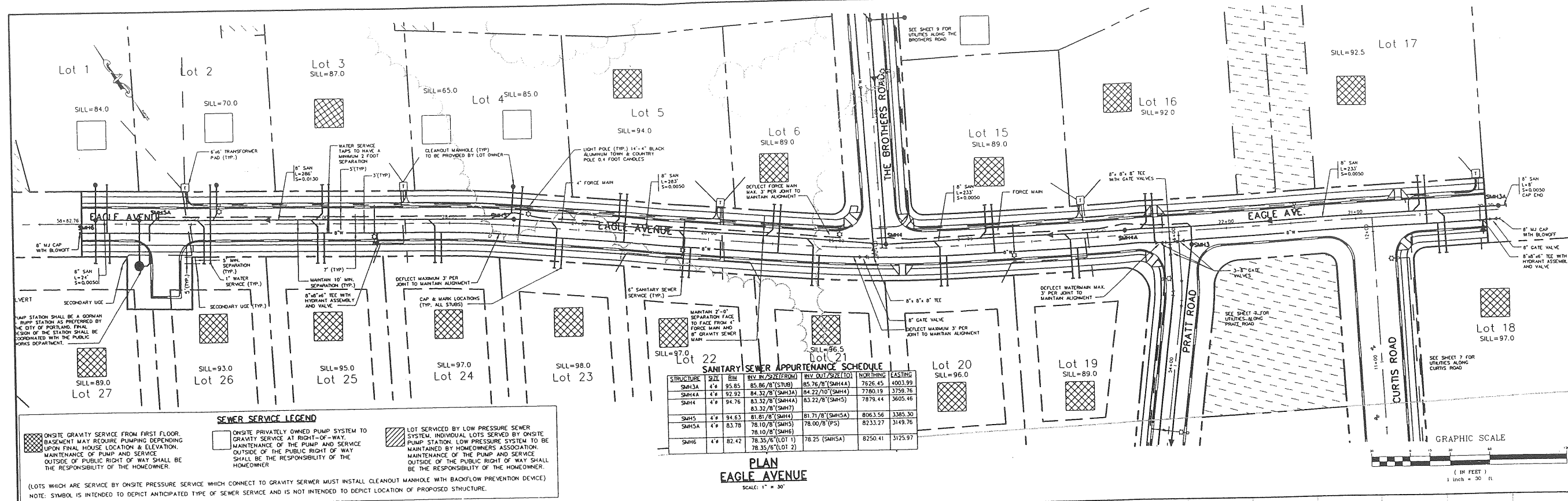
CITY REVIEW	DATE	BY
	05/18/01	AMP
	4/11/00	AMP

Design: DCR	Draft: DB	Date: MAR 2000
Checked: JAS	Scale: AS SHOWN	Job No.: 98089
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Drawing Name: **Utility Plan & Profile - The Brothers Road**
 Project: **PRESUMSCOT RIVER PLACE - PHASE 3**

Drawing No. **9**



Rev.	Date	Revision
4	11/21/00	ADDED FORCE MAIN TO PROFILE
3	11/13/00	REVISED ROAD NAMES; ADDED HYDRANTS AND WATER NOTES
2	10/10/00	REVISED SEWER
1	3/14/00	ADDED SILL INFORMATION & SEWER SERVICE STATUS

City Review	Date	By
	05/15/01	AMP
	04/11/00	AMP
Issued For	Date	By

Design: DER, Draft: DB, Date: MAR 2000
 Checked: [Signature], Scale: AS SHOWN, Job No.: 98082
 File Name: 98082P03.dwg
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 207-657-6910
 31 Main Street, Gray, ME 04039
 Fax: 207-657-6912
 E-Mail: gpc@cpce.com

Drawing Name: Utility Plan & Profile - Eagle Avenue
 Project: PRESUMSCOT RIVER PLACE - PHASE 3

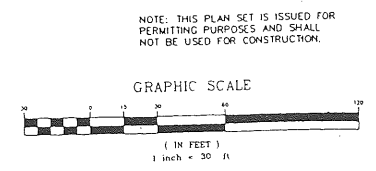
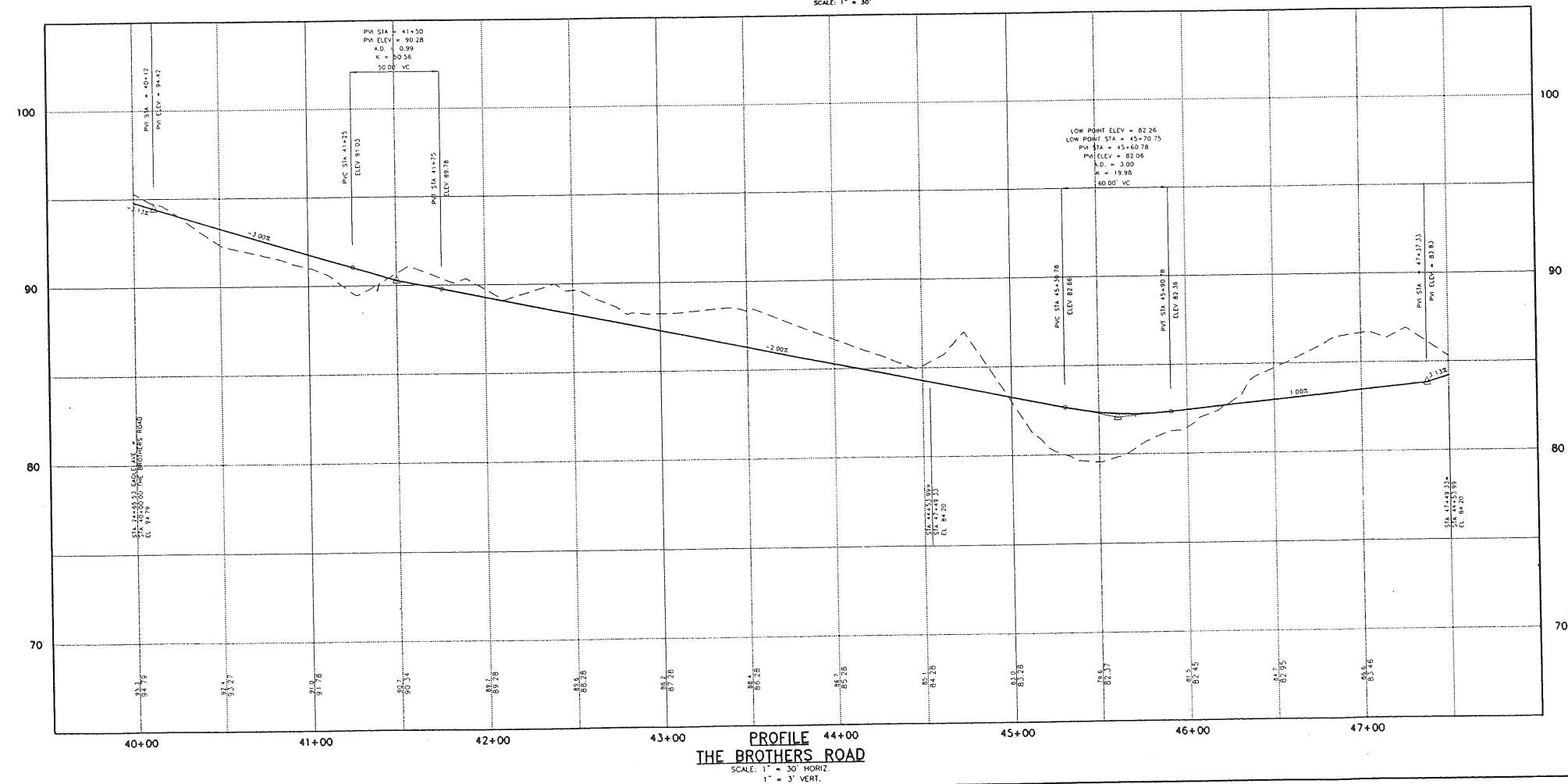
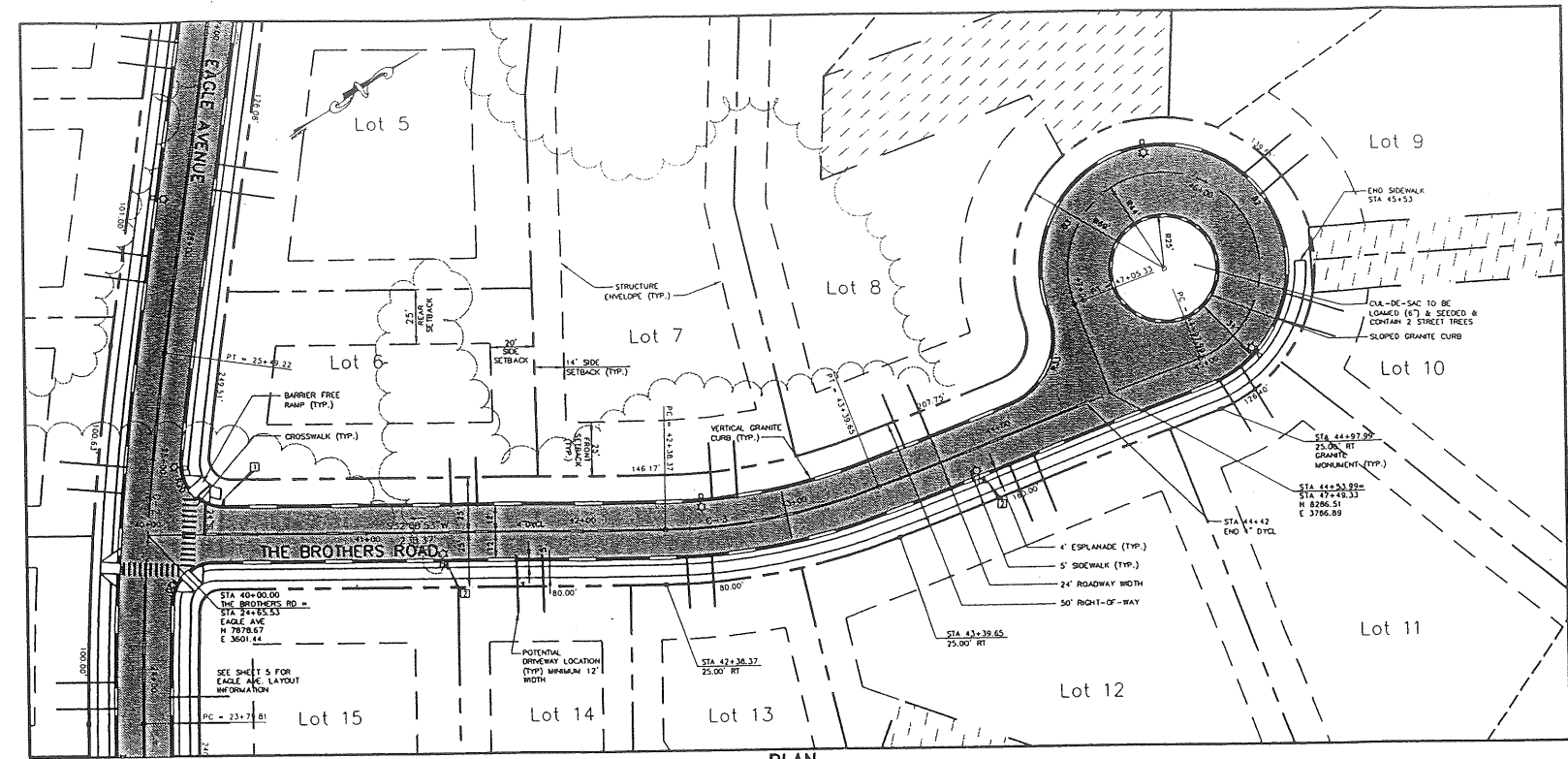
CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C-3	101.28	275.00	51.22	21°06'08"
C-4	207.35	44.00	44.00	27°00'00"

CURBING LEGEND	
	VERTICAL GRANITE CURB
	SLOPED GRANITE CURB

STRIPING LEGEND	
	24" WIDE STOP LINE
	4" WIDE DOUBLE YELLOW CENTERLINE

SIGN LEGEND	
	STOP
	BARRIER FREE RAMP (TYP.)
	CROSSWALK (TYP.)

- NOTE:**
- POTENTIAL DRIVEWAY LOCATIONS FOR INDIVIDUAL LOTS ARE SHOWN ON PLAN TO INDICATE APPROXIMATE LOCATION BASED UPON ANTICIPATED MANNER IN WHICH LOT WOULD BE DEVELOPED. FINAL LOCATIONS MAY VARY.
 - DRIVEWAY BRICKS (TO A POINT 1 FOOT OUTSIDE OF RIGHT OF WAY) SHALL BE INSTALLED BY THE SUBDIVISION APPLICANT FOR ALL UNDEVELOPED LOTS PRIOR TO INSTALLATION OF CURBING, SIDEWALKS AND SURFACE COURSE FOR THE COMPLETION OF THE INDIVIDUAL ROADWAYS.
 - THE SUBDIVISION APPLICANT WILL NOT OFFER THE INDIVIDUAL ROADWAYS FOR ACCEPTANCE BY THE CITY UNTIL SUCH TIME AS THE CURBING, SIDEWALKS, SURFACE COURSE, PAVING AND ALL OTHER PUBLIC IMPROVEMENTS FOR THAT ROADWAY HAVE BEEN COMPLETED.



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

Rev.	Date	Revision
2	11/21/00	REVISED PARKING SIGN LOCATIONS, ADDED DRIVEWAY NOTES
1	11/13/00	REVISED STREET NAMES, LGAW NOTE

City Review	Date	By
	05/18/01	AMP
	4/11/00	AMP

Design	Drawn	Date
DCR	DB	MAR 2000

Checked: Scale AS SHOWN Job No. 98089
 File Name: 98089PP3.plt.dwg
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Drawing Name: **Layout Plan & Profile - The Brothers Road**
 Project: **PRESUMPCOT RIVER PLACE - PHASE 3**

Drawing No. **6**



LEGEND

- APPROX. LIMIT OF ZONE AE FLOODPLAIN
- PROPERTY LINE
- LIMIT OF SETBACK
- LIMIT OF DISTURBANCE
- LIMIT OF DRAINAGE EASEMENT
- WETLAND
- AREA OF DRAINAGE EASEMENT

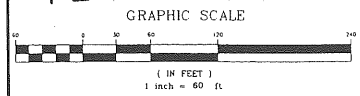
SPACE & BULK STANDARDS:

R-2 ZONE	
MINIMUM LOT SIZE	10,000 SF
BUILDING SETBACKS:	
FRONT	25'
REAR	25'
SIDE:	
1 STORY	12'
2 STORY	14'
2 1/2 STORY	16'
SIDE ALONG SIDE STREET:	20'
MAXIMUM HEIGHT	35'
MAXIMUM LOT COVERAGE	20%
MINIMUM LOT WIDTH	80'
MINIMUM STREET FRONTAGE	50'

LOT SIZES:

LOT NUMBER	AREA (ACRES)
1	1.07
2	0.99
3	1.00
4	0.34
5	0.37
6	0.29
7	0.78
8	1.17
9	5.87
10	0.81
11	0.84
12	0.72
13	1.67
14	0.76
15	0.33
16	0.55
17	0.66
18	0.51
19	0.53
20	0.70
21	0.71
22	0.74
23	0.74
24	0.72
25	0.73
26	0.70
27	0.75
R.O.W.	2.65
TOTAL	26.79

NOTE: TOPOGRAPHY ON THIS PLAN PROVIDED BY JAMES W. SEWALL & CO. AERIAL SURVEY, WHICH WAS CONDUCTED IN THE MID 1980'S.



Rev	Date	Revision
4	7/20/01	RECONFIGURED EAGLE AVE
3	11/21/00	ADDED NOTES TO DRAINAGE EASEMENT
2	11/15/00	ADDED TOPOGRAPHY NOTE
1	7/14/00	ADDED ADJUTING STREET NAMES PER CITY STAFF COMMENTS

City Review	Date	By
	5/15/01	AMP
	4/25/01	AMP
	4/25/00	AMP

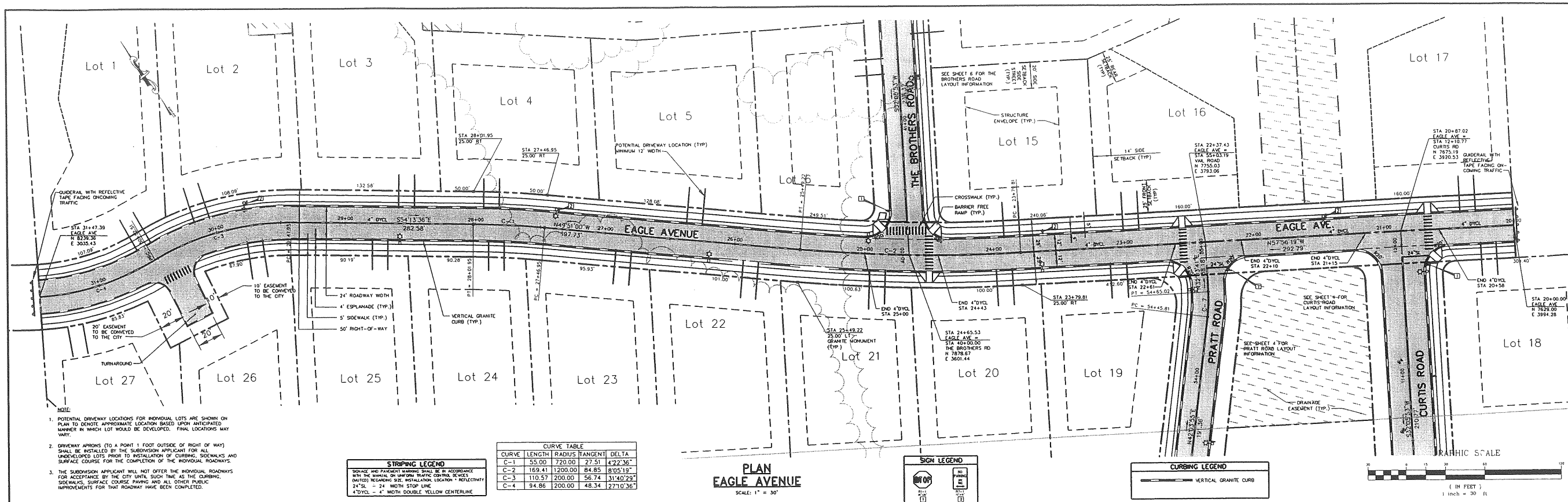
Design	Draft	Check	Date
DER	TAP		MAR 2000
Checked	Scale	1"=60'	
File Name: 9808RPP1.DWG			

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Drawing Name:	Subdivision Plan with Topography
Project:	PRESUMPCOT RIVER PLACE - PHASE 3

Drawing No. **3**

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



- NOTE:
- POTENTIAL DRIVEWAY LOCATIONS FOR INDIVIDUAL LOTS ARE SHOWN ON PLAN TO DENOTE APPROXIMATE LOCATION BASED UPON ANTICIPATED MANNER IN WHICH LOT WOULD BE DEVELOPED. FINAL LOCATIONS MAY VARY.
 - DRIVEWAY APRONS (TO A POINT 1 FOOT OUTSIDE OF RIGHT OF WAY) SHALL BE INSTALLED BY THE SUBDIVISION APPLICANT FOR ALL UNDEVELOPED LOTS PRIOR TO INSTALLATION OF CURBING, SIDEWALKS AND SURFACE COURSE FOR THE COMPLETION OF THE INDIVIDUAL ROADWAYS.
 - THE SUBDIVISION APPLICANT WILL NOT OFFER THE INDIVIDUAL ROADWAYS FOR ACCEPTANCE BY THE CITY UNTIL SUCH TIME AS THE CURBING, SIDEWALKS, SURFACE COURSE PAVING AND ALL OTHER PUBLIC IMPROVEMENTS FOR THE ROADWAY HAVE BEEN COMPLETED.

STRIPING LEGEND

SPACING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIGN INSTALLATION LOCATION & REFLECTIVITY

24" SL - 24" WIDTH STOP LINE
 4" DYCL - 4" WIDTH DOUBLE YELLOW CENTERLINE

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C-1	53.00	720.00	27.51	422.36°
C-2	169.41	1200.00	84.85	830519°
C-3	110.57	200.00	56.74	3140229°
C-4	94.86	200.00	48.34	271036°

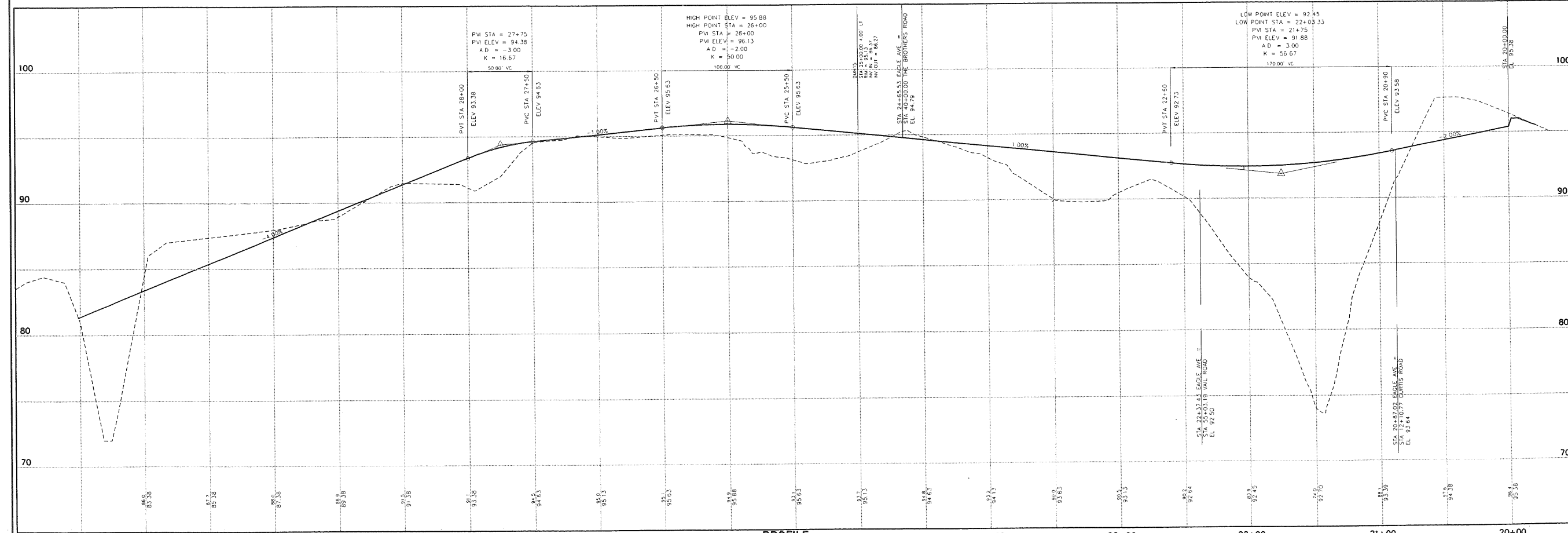
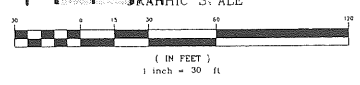
PLAN
EAGLE AVENUE
 SCALE: 1" = 30'

SIGN LEGEND

NO PARKING
 NO STOPPING
 NO STANDING

CURBING LEGEND

VERTICAL GRANITE CURB



PROFILE
EAGLE AVENUE
 SCALE: 1" = 30' HORIZ.
 1" = 3' VERT.

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

Rev.	Date	Revision
4	7/20/01	RECONFIGURED EAGLE AVE.
3	11/21/00	REVISED PARKING SIGN LOCATIONS, ADDED DRIVEWAY NOTES
1	11/13/00	REVISED STREET NAMES, CLERICAL NOTE

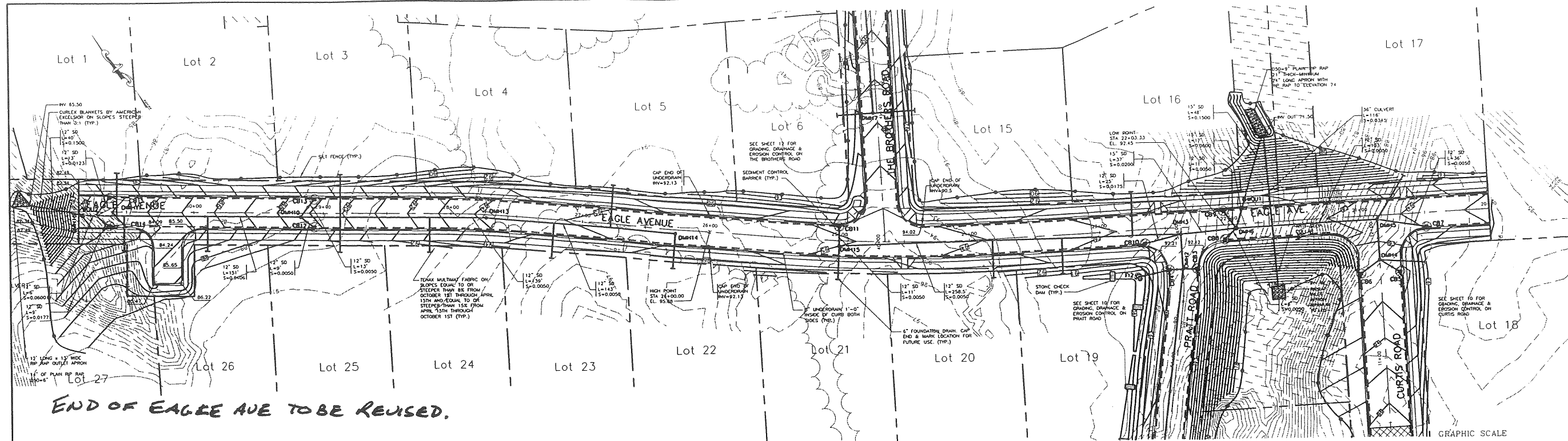
City Review	Date	By
	05/18/01	AMP
	04/11/00	AMP

Design: DER Draft: DB Date: MAR 2000
 Checked: Scale: AS SHOWN Job No: 98089
 File Name: 98089PPR_plans.dwg
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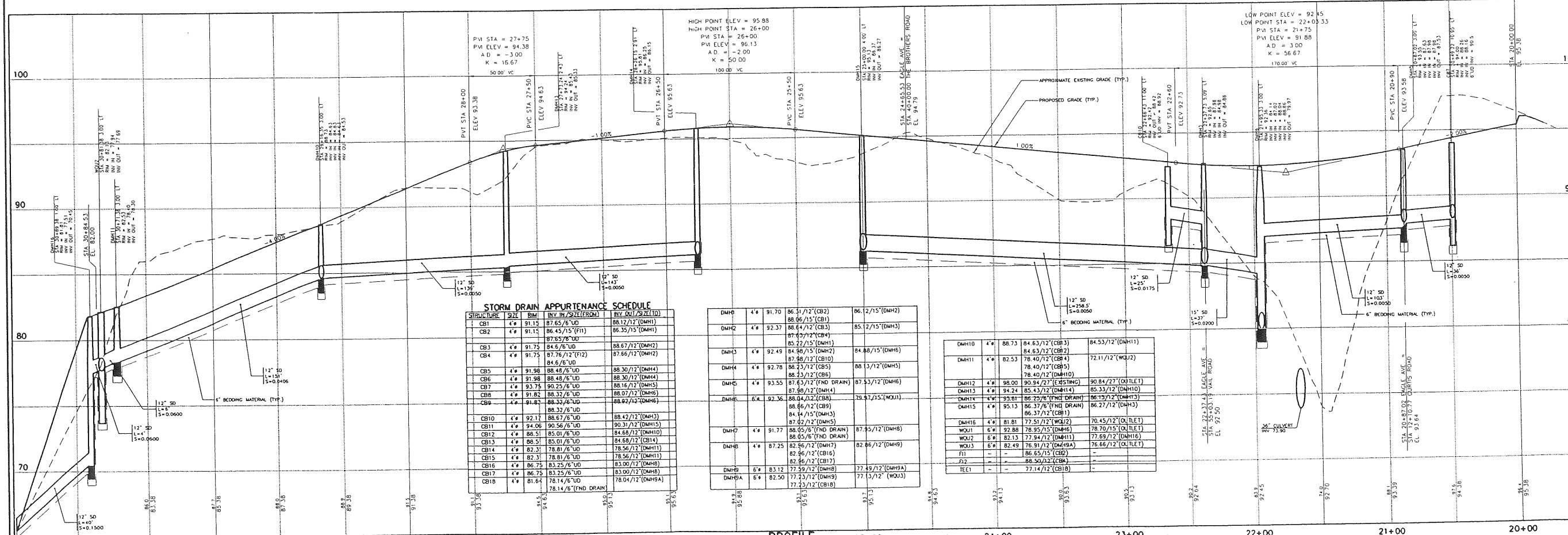
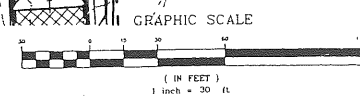
Drawing Name	Layout Plan & Profile - Eagle Avenue
Project	PRESUMPCOT RIVER PLACE - PHASE 3

Drawing No.
5



END OF EAGLE AVE TO BE REUSED.

PLAN
EAGLE AVENUE
SCALE: 1" = 30'



STORM DRAIN APPURTENANCE SCHEDULE

STRUCTURE	SIZE	MAN	INLET (ELEV)	OUTLET (ELEV)
CB1	4"	91.15	86.45/15'(F11)	88.12/12'(DMH1)
CB2	4"	91.75	84.6/6'(UD)	87.85/7'(UD)
CB3	4"	91.75	87.76/12'(F12)	87.86/12'(DMH2)
CB4	4"	91.75	84.6/6'(UD)	84.6/6'(UD)
CB5	4"	91.98	88.48/6'(UD)	88.30/12'(DMH4)
CB6	4"	91.98	88.48/6'(UD)	88.30/12'(DMH4)
CB7	4"	93.75	90.25/6'(UD)	88.16/12'(DMH5)
CB8	4"	91.82	88.33/6'(UD)	88.07/12'(DMH6)
CB9	4"	91.82	88.33/6'(UD)	88.07/12'(DMH6)
CB10	4"	92.17	88.67/6'(UD)	88.47/12'(DMH3)
CB11	4"	94.06	90.56/6'(UD)	90.31/12'(DMH15)
CB12	4"	86.51	85.01/6'(UD)	84.68/12'(DMH10)
CB13	4"	86.51	85.01/6'(UD)	84.68/12'(DMH10)
CB14	4"	82.31	78.81/6'(UD)	78.56/12'(DMH11)
CB15	4"	82.31	78.81/6'(UD)	78.56/12'(DMH11)
CB16	4"	86.75	83.25/6'(UD)	83.00/12'(DMH8)
CB17	4"	86.75	83.25/6'(UD)	83.00/12'(DMH8)
CB18	4"	81.64	78.14/6'(FND DRAIN)	78.04/12'(DMH9A)

DMH1	4"	91.70	86.31/12'(CB2)	86.12/15'(DMH2)
DMH2	4"	92.37	86.64/12'(CB3)	85.12/15'(DMH3)
DMH3	4"	92.49	84.96/15'(DMH2)	84.88/15'(DMH6)
DMH4	4"	92.78	86.23/12'(CB5)	88.3/12'(DMH5)
DMH5	4"	93.55	87.63/12'(FND DRAIN)	87.53/12'(DMH6)
DMH6	6"	92.36	88.04/12'(CB8)	79.67/15'(MCH1)
DMH7	4"	91.77	88.05/6'(FND DRAIN)	87.95/12'(DMH8)
DMH8	4"	87.25	82.96/12'(DMH7)	82.86/12'(DMH9)
DMH9	6"	83.12	77.55/12'(DMH8)	77.45/12'(DMH9A)
DMH9A	6"	82.50	77.23/12'(CB18)	77.13/12'(MCH3)

DMH10	4"	88.73	84.63/12'(CB3)	84.53/12'(DMH11)
DMH11	4"	82.53	84.63/12'(CB2)	72.11/12'(MCH2)
DMH12	4"	98.00	90.94/27'(E EXISTING)	90.84/27'(OUTLET)
DMH13	4"	94.24	85.43/12'(DMH14)	85.33/12'(DMH10)
DMH14	4"	93.91	86.25/6'(FND DRAIN)	86.15/12'(DMH13)
DMH15	4"	95.13	86.37/6'(FND DRAIN)	86.27/12'(DMH13)
DMH16	4"	81.81	77.51/12'(MCH2)	76.45/12'(OUTLET)
MCH1	6"	92.88	78.95/15'(DMH6)	78.70/15'(OUTLET)
MCH2	6"	82.13	77.94/12'(DMH11)	77.69/12'(DMH16)
MCH3	6"	82.49	76.91/12'(DMH9A)	76.66/12'(OUTLET)
F11	-	-	86.65/15'(CB2)	-
F12	-	-	88.50/12'(CB6)	-
TEET	-	-	77.14/12'(CB18)	-

PROFILE
EAGLE AVENUE
SCALE: 1" = 30' HORIZ.
1" = 3' VERT.

Rev	Date	Revision
2	10/14/00	REVISED ROAD NAME'S; ADDED RIP RAP APRON DIMENSIONS
1	7/14/00	EXTENDED STORM DRAIN; ADDED STORM DRAIN SERVICES & UNDERDRAINS

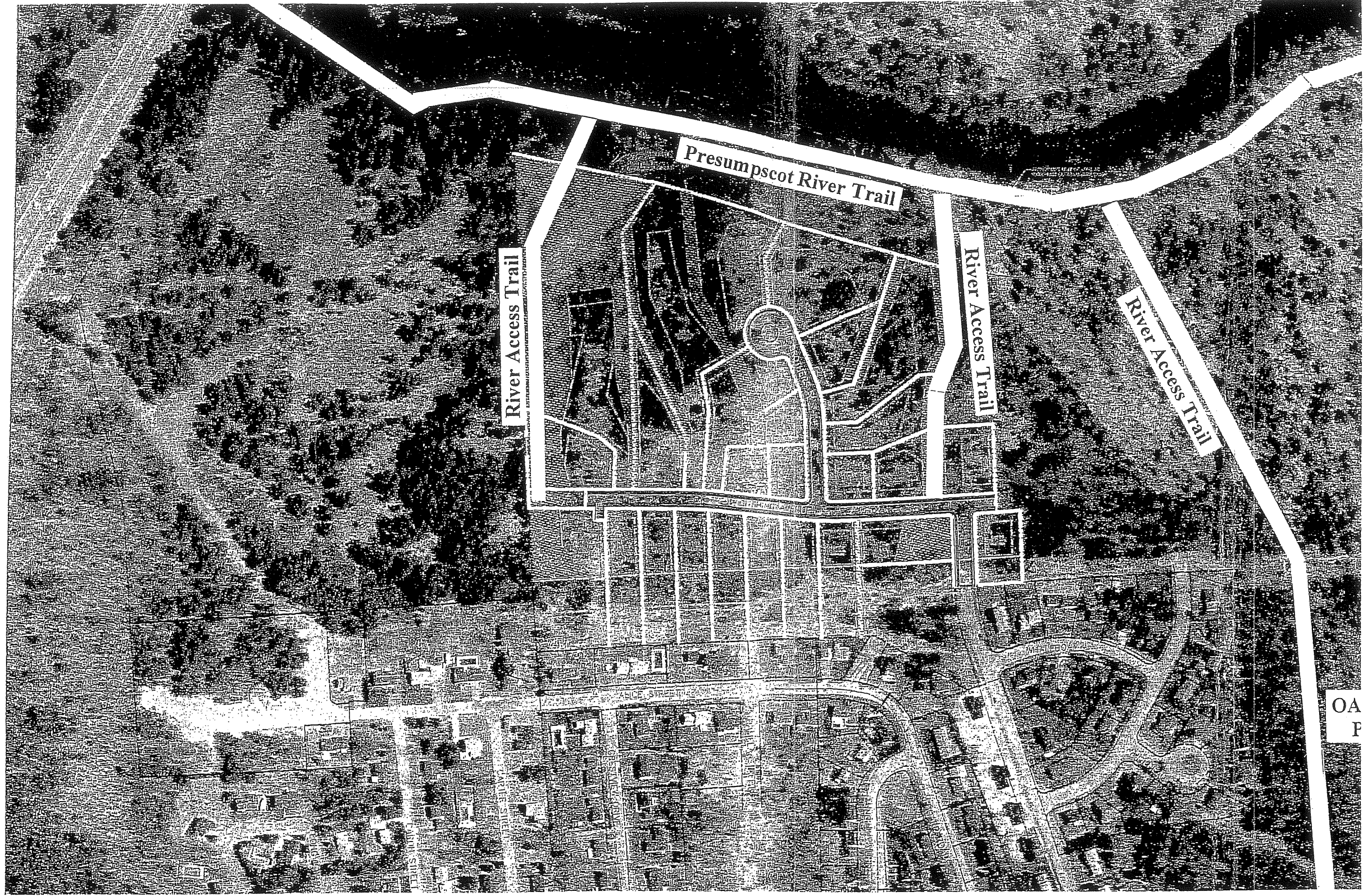
City Review	Date	By
	05/18/01	AMP
	04/11/00	AMP

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 Gray, ME 04039 E-Mail: gpcie@maine.com

Drawing Name: Grading, Drainage & Erosion Control Plan & Profile - Eagle Avenue
 Project: PRESUMPCOT RIVER PLACE - PHASE 3

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



OA
P