

390-A-13

1999-0148

Curtis Road

PRP 3

Bob Adam + Lloyd Wolf

~~Bob Adam~~



on Spreadsheet

add to project already on
G7: Drive

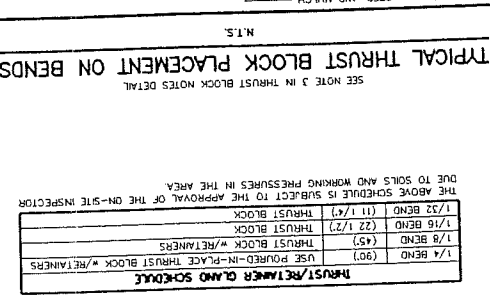
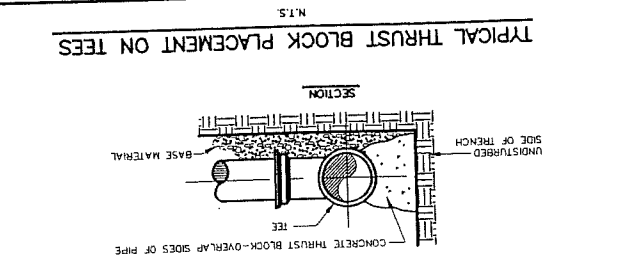
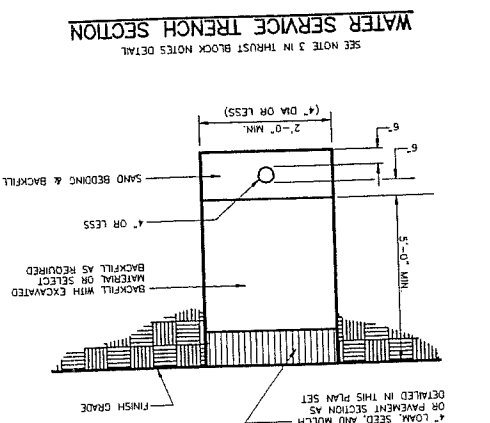
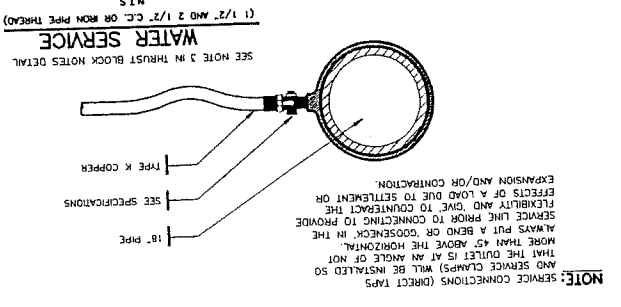
Rev.	Date	Revision
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Issued For	Date	By
MAILED PLAN REVIEW	12/3/01	MF

GP
 Gornall-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237
 Portland, Maine 04101
 E-Mail: gpcen@maine.net
 Tel: 603-883-1111
 Fax: 603-883-1112
 31 Main Street
 Portland, ME 04103

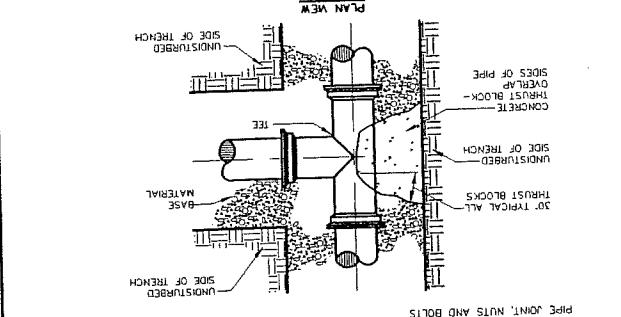
Water Details
 Project: **PRESUMPSCOT RIVER PLACE - PHASE 3**
 Client: **BURT WOLF & BOB ADAM**
 PO Box 10127, Portland, Maine 04101

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

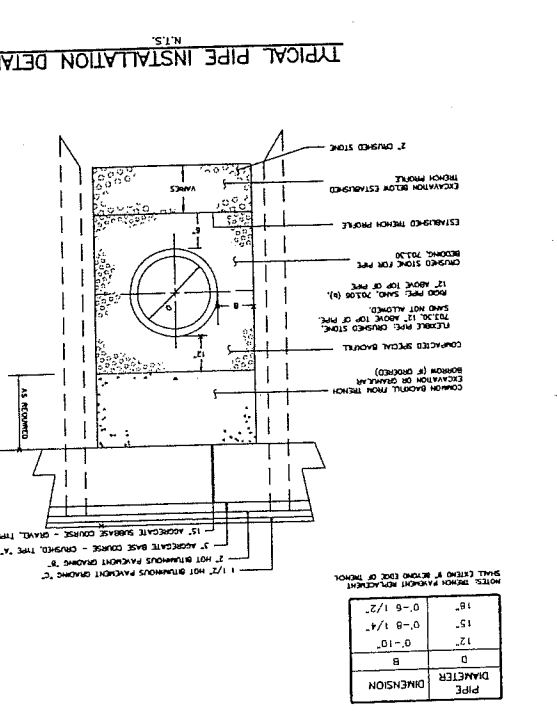
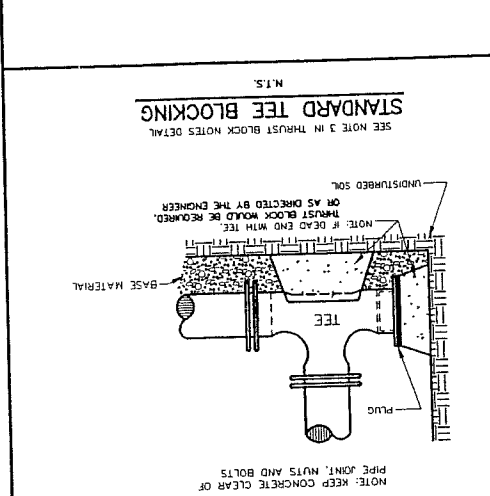
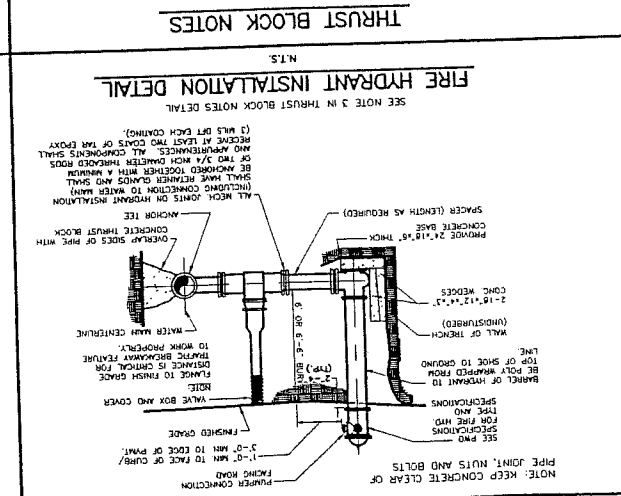


THRUST/RETAINER CLAND SCHEDULE

PIPE DIA	THRUST BLOCK W/RETAINERS	THRUST BLOCK	THRUST BLOCK (11 1/4")	1/32 BEND (11 1/4")
1/4 BEND (90)	USE Poured-IN-PLACE THRUST BLOCK w/RETAINERS	THRUST BLOCK (45)	THRUST BLOCK (22 1/2")	1/16 BEND (22 1/2")
1/8 BEND (45)				
1/4 BEND (90)				

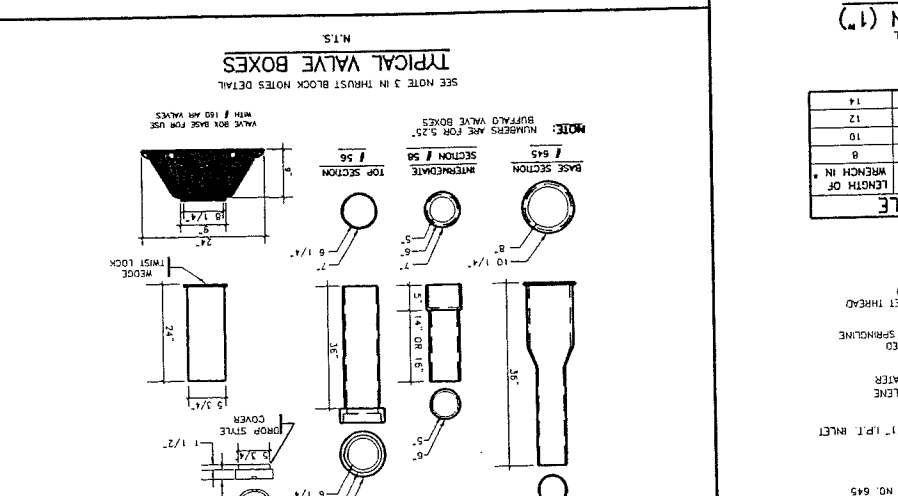
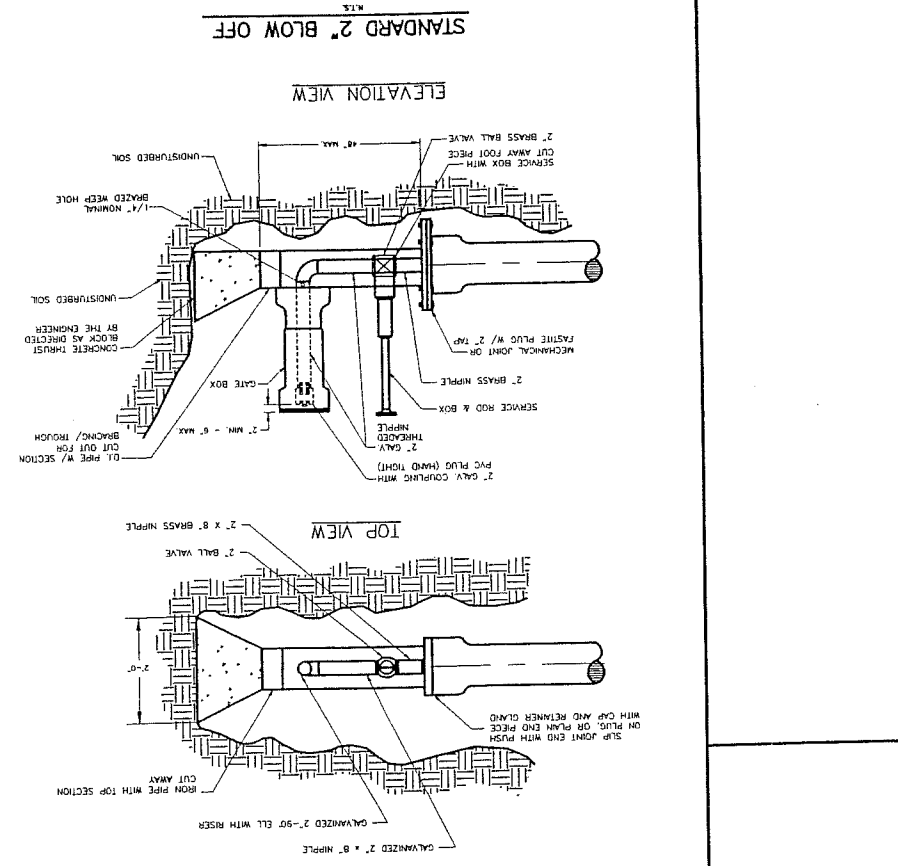
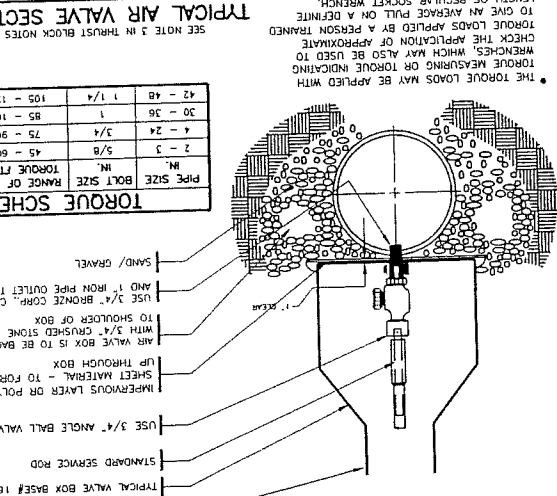


- THRUST BLOCK NOTES**
- INSTALL POLY BARBER BETWEEN PIPE AND ALL THRUST BLOCKS.
 - ANY MODIFICATION TO THRUST BLOCK SIZING OR PIPE RESTRAINT PRIOR TO IMPLEMENTATION IN THE FIELD.
 - ANY WORK RELATING TO WATER PIPING OR DETAILS SHALL BE IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT SPECIFICATIONS.



TORQUE SCHEDULE

PIPE DIAMETER	PIPE SIZE	TORQUE FT-LB	TORQUE RANGE	PIPE SIZE	PIPE DIAMETER
1/4	1/4	105 - 120	0 - 6 1/2"	1/8	1/8
1/2	1/2	85 - 100	0 - 9 1/4"	1/2	1/2
3/4	3/4	75 - 90	0 - 10"	3/4	3/4
1	1	60 - 75	0 - 10"	1	1
1 1/4	1 1/4	45 - 60	0 - 10"	1 1/4	1 1/4



Rev.	Date	Revision
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Issued For	By	Date
MADE FOR REVIEW	AMP	12/5/01

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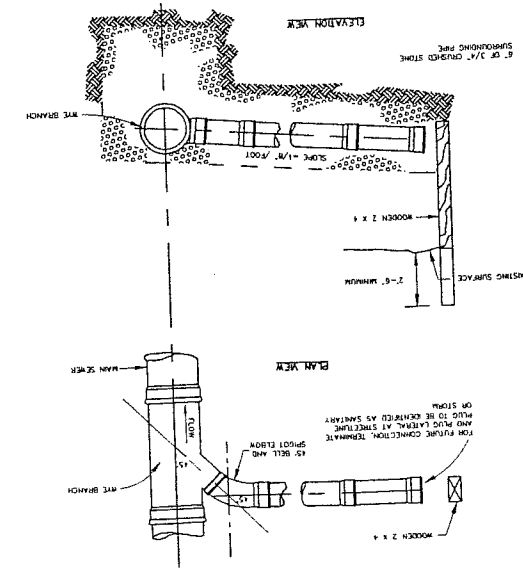
GP Gorrill-Palmer Consulting Engineers, Inc.
 207-657-6910 FAX
 207-657-6912 FAX
 Traffic and Civil Engineering Services
 31 Main Street
 Gray, ME 04039
 E-Mail: gpec@gorrill.com

Drawing Name: Sewer Details
 Project: PRESUMPSCOT RIVER PLACE - PHASE 3
 Client: BURT WOLF & BOB ADAM
 PO Box 10127, Portland, Maine 04101

14

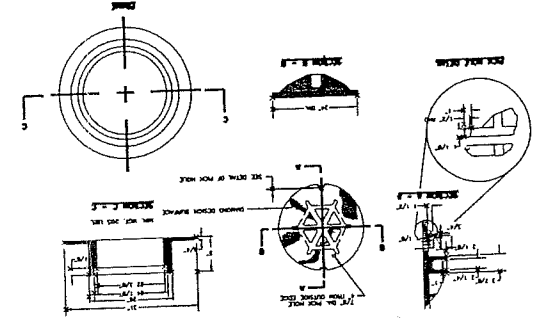
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TYPICAL HOUSE LATERAL WYE CONNECTION DETAIL

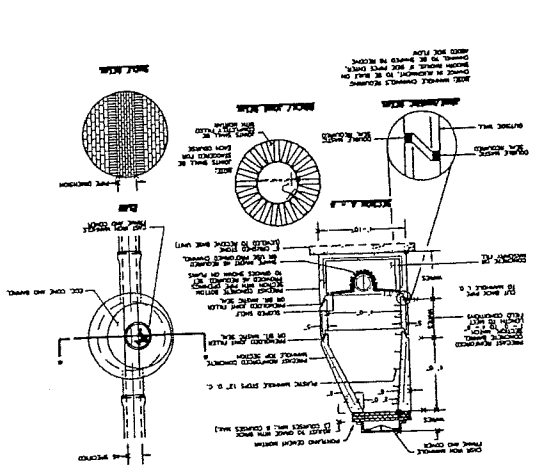


NOTE: LOCATION MARKING TAPE SHALL BE INSTALLED OVER ENTIRE LENGTH OF PIPE AT A MAXIMUM OF 24 INCHES BELOW FINISH GRADE.

TYPE "A" MANHOLE COVER AND FRAME



PRECAST CONCRETE MANHOLE TYPE "A"



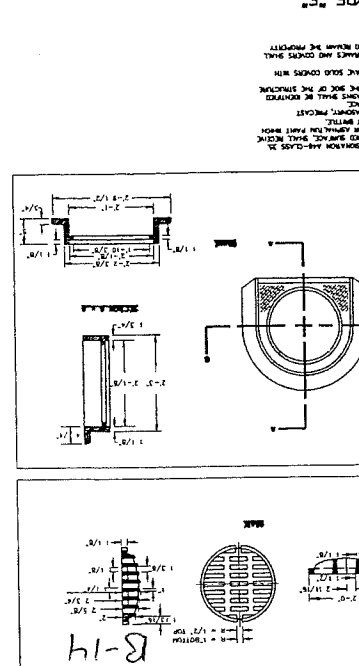
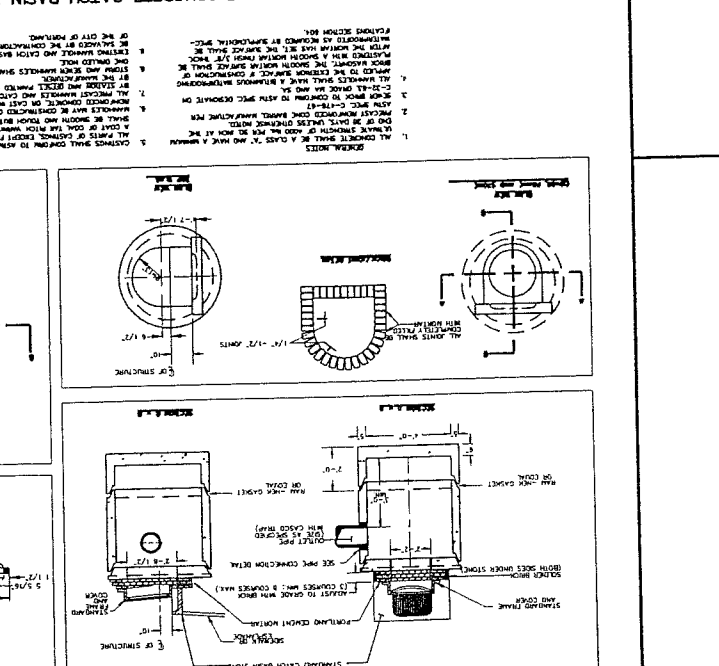
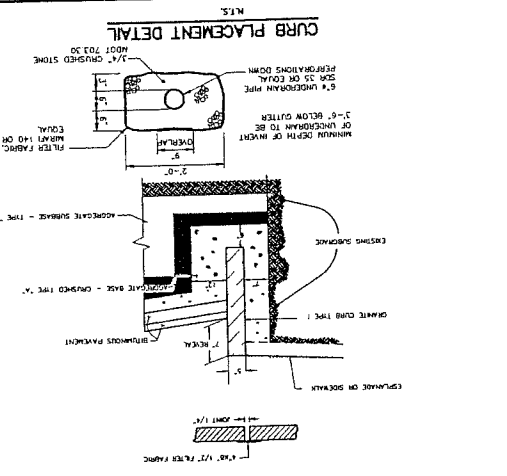
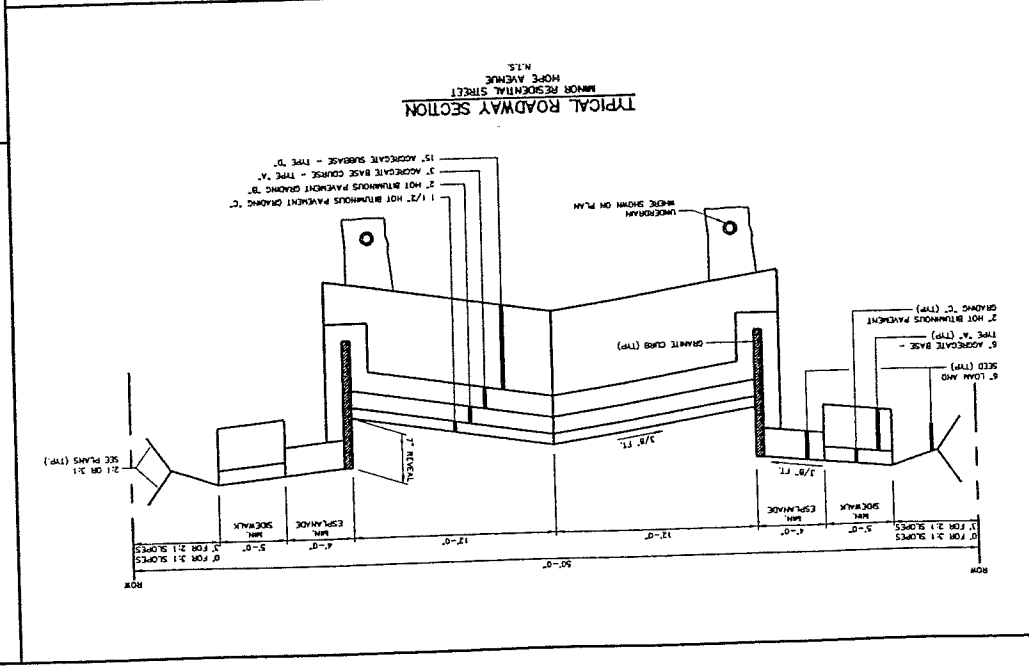
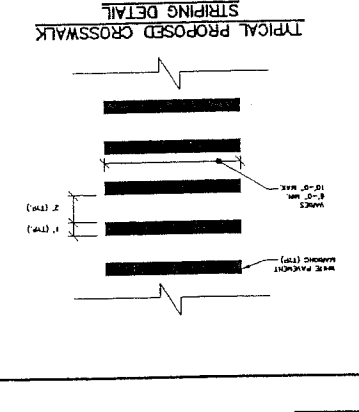
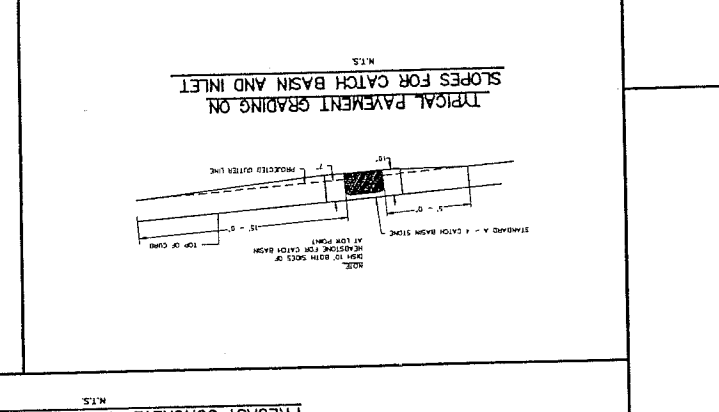
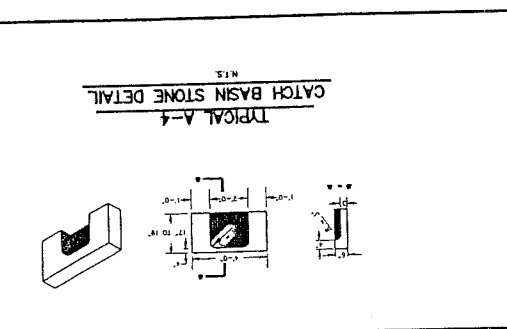
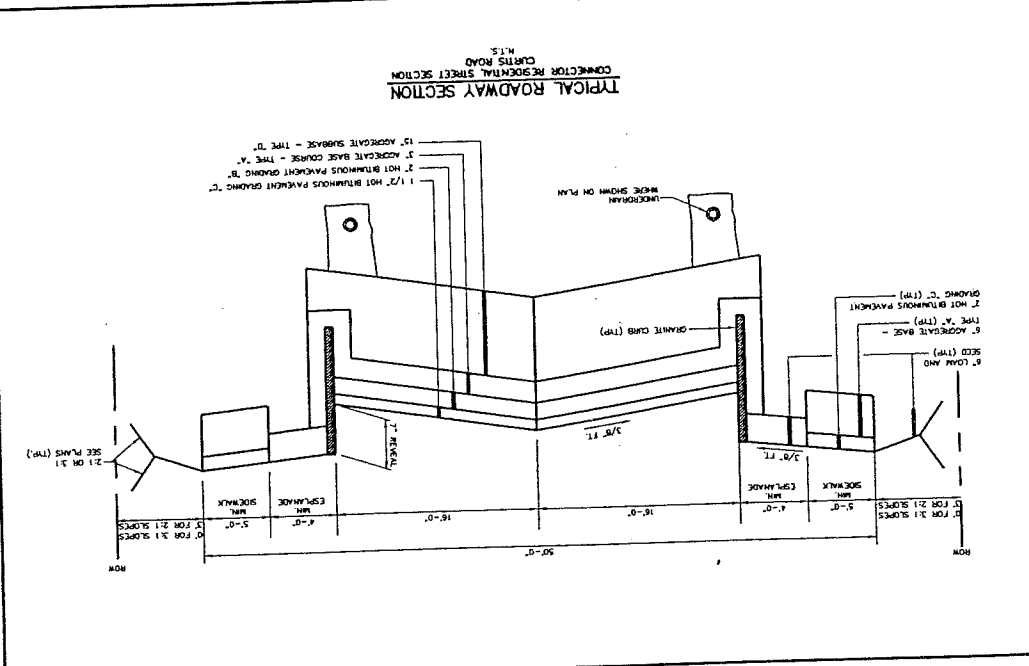
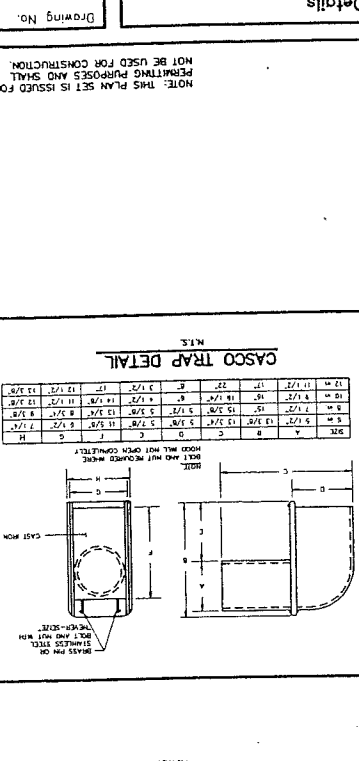
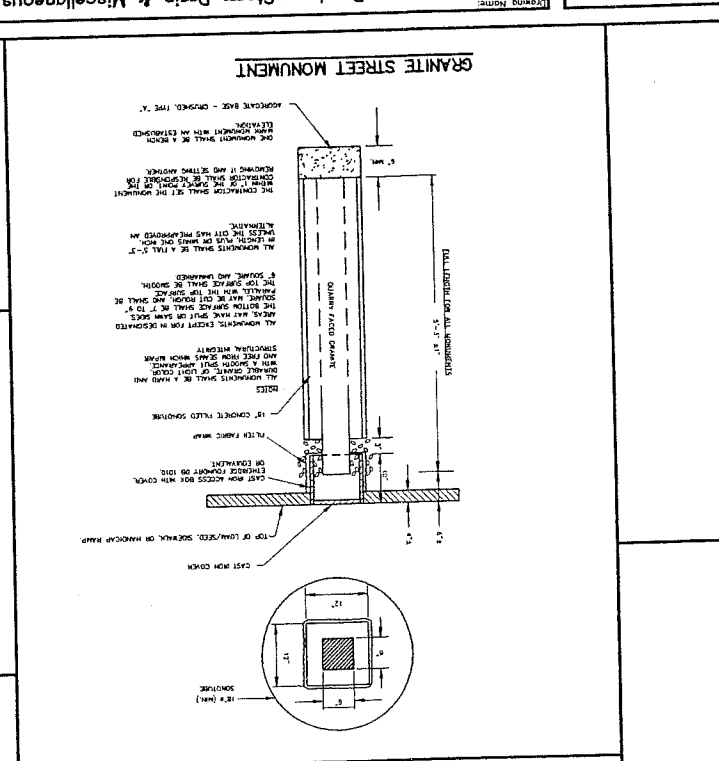
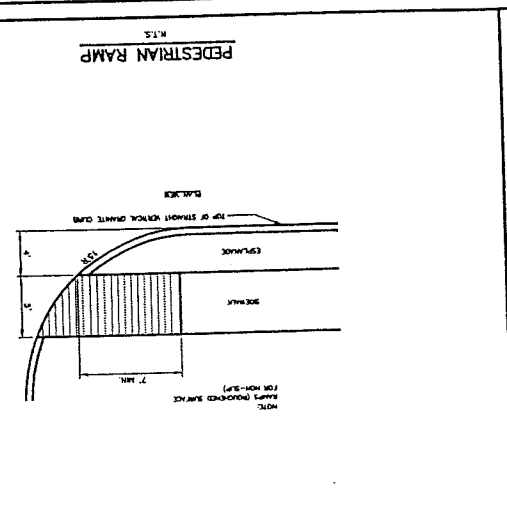
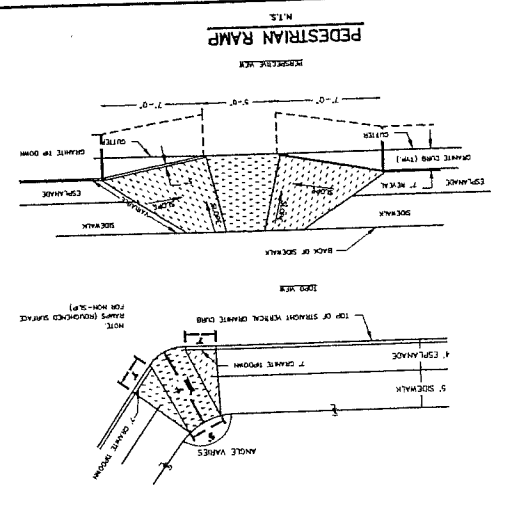
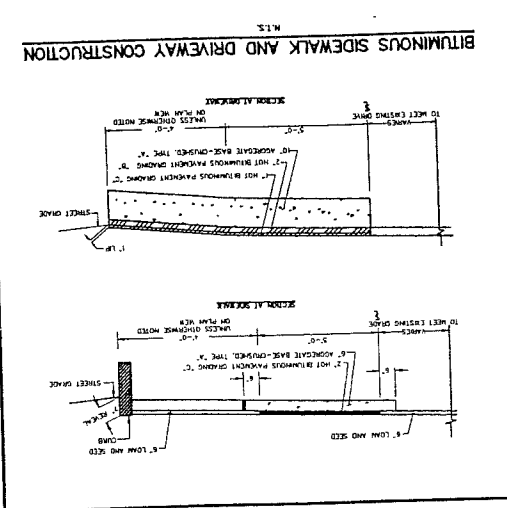
1. PRECAST CONCRETE MANHOLE SHALL BE CAST IN PLACE AND SHALL BE CURED FOR A MINIMUM OF 28 DAYS BEFORE INSTALLATION.
2. THE MANHOLE SHALL BE SET ON A BED OF 4" OF 1/2" GRAVEL.
3. THE MANHOLE SHALL BE SET ON A BED OF 4" OF 1/2" GRAVEL.
4. THE MANHOLE SHALL BE SET ON A BED OF 4" OF 1/2" GRAVEL.
5. THE MANHOLE SHALL BE SET ON A BED OF 4" OF 1/2" GRAVEL.
6. THE MANHOLE SHALL BE SET ON A BED OF 4" OF 1/2" GRAVEL.
7. THE MANHOLE SHALL BE SET ON A BED OF 4" OF 1/2" GRAVEL.
8. THE MANHOLE SHALL BE SET ON A BED OF 4" OF 1/2" GRAVEL.
9. THE MANHOLE SHALL BE SET ON A BED OF 4" OF 1/2" GRAVEL.
10. THE MANHOLE SHALL BE SET ON A BED OF 4" OF 1/2" GRAVEL.

Rev.	Date	Revision
1		
2		

Issued For	Date	By
MAILED PLAN REVIEW	12/5/01	MP

G.P. Gorrell-Palmer Consulting Engineers, Inc.
 307-657-8910
 307-657-8912
 PO Box 1237 Traffic and Civil Engineering Services
 31 Main Street
 Grafton, MA 01436

Drawing No. 15
 Project: Roadway Storm Drain & Miscellaneous Details
 BURT WOLF & BOB ADAM
 PO Box 10127, Portland, Maine 04101



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

Erosion & Sedimentation Control Details & Notes

PROJECT: PRESUMPSCOTT RIVER PLACE - PHASE 3

CLIENT: BURT WOLF & BOB ADAM

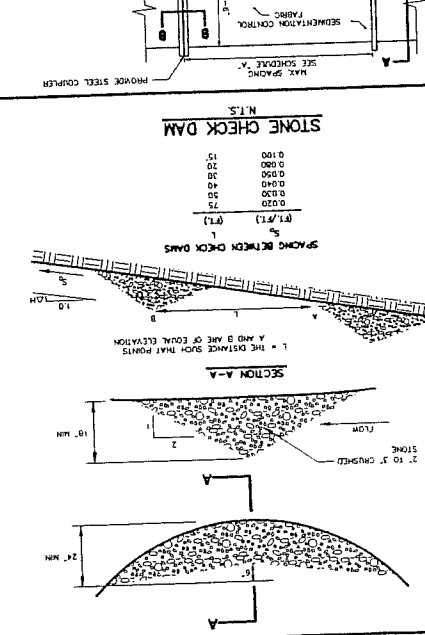
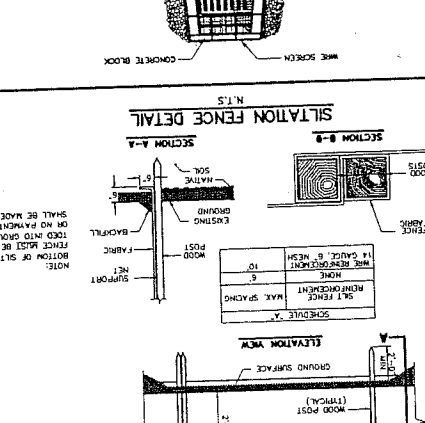
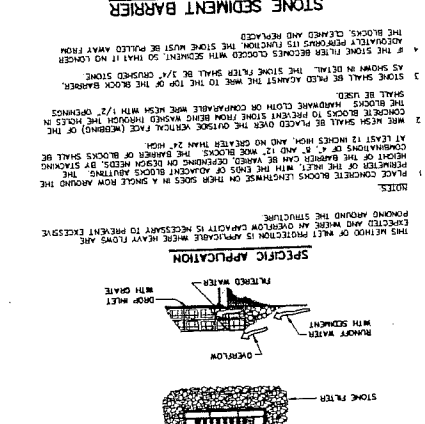
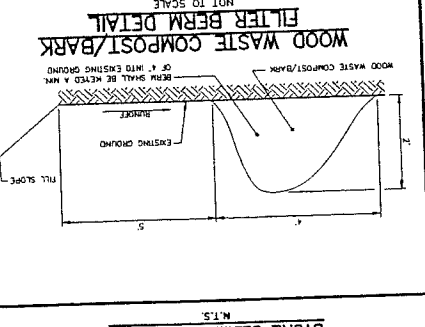
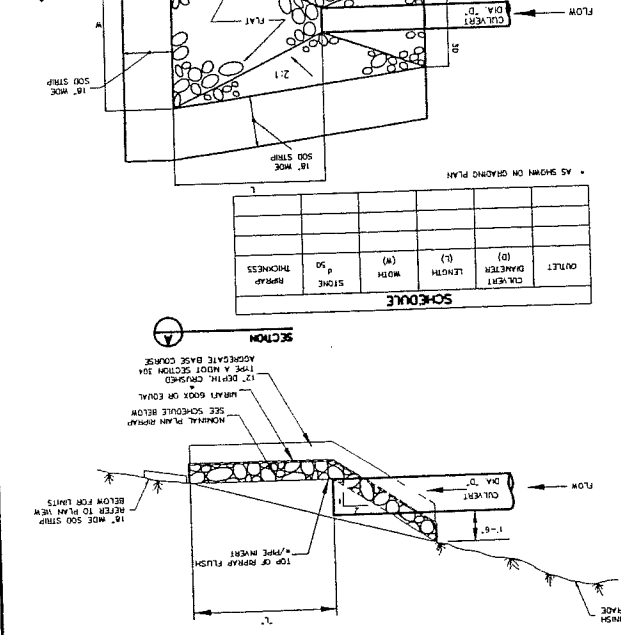
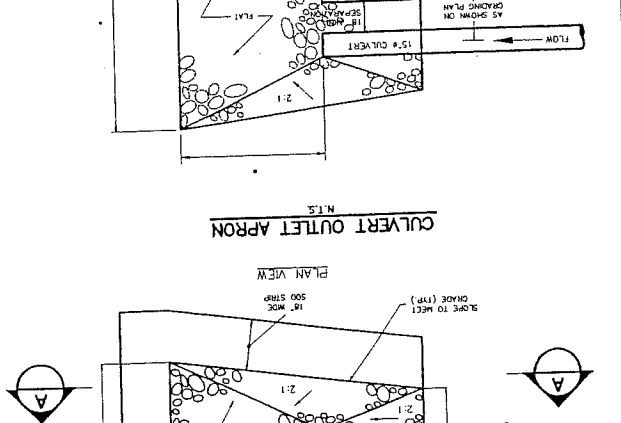
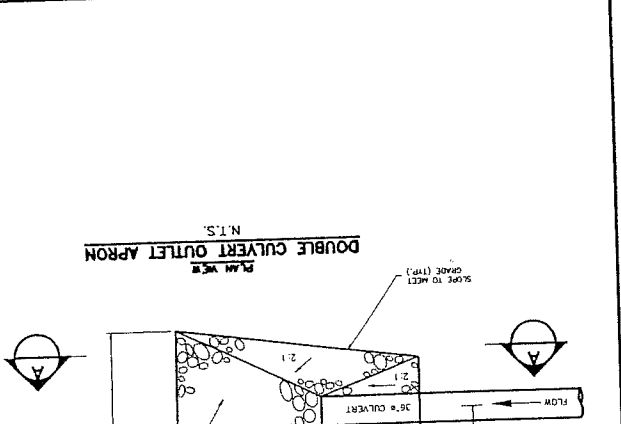
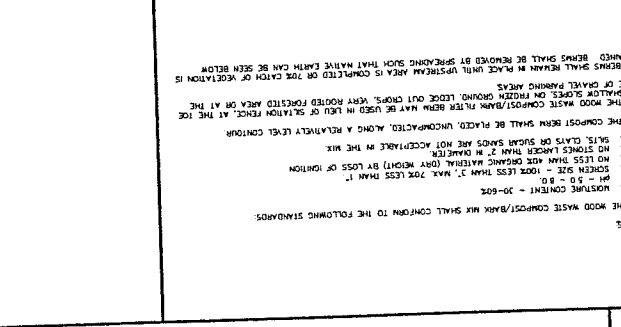
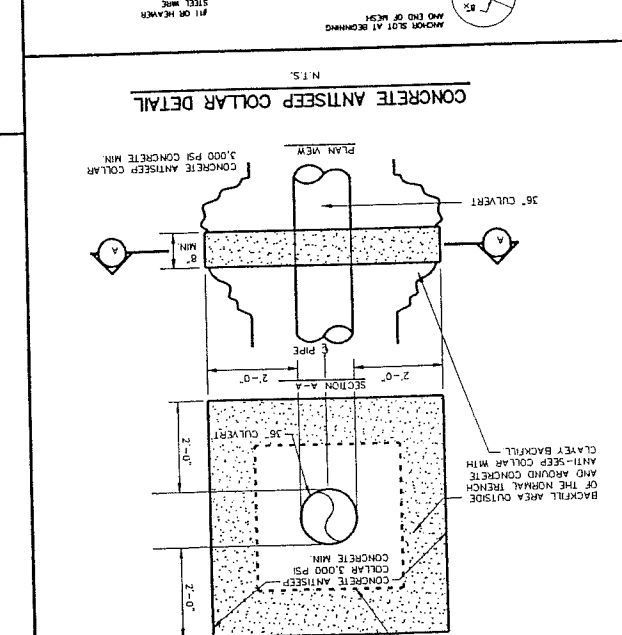
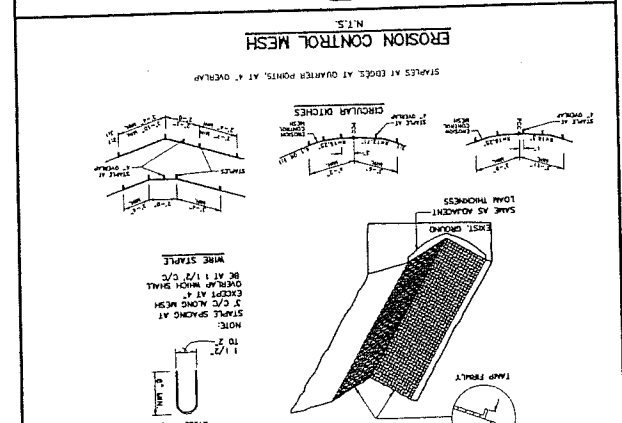
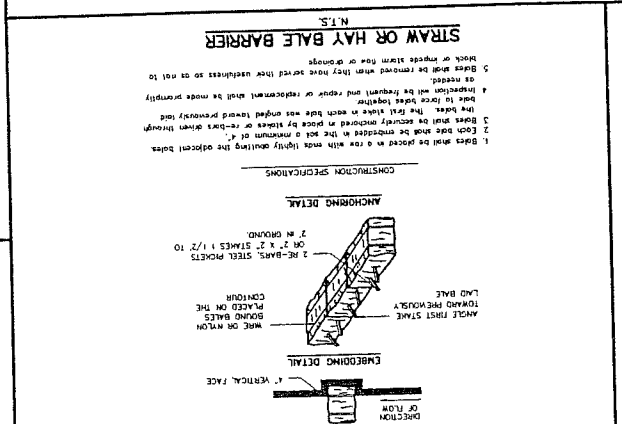
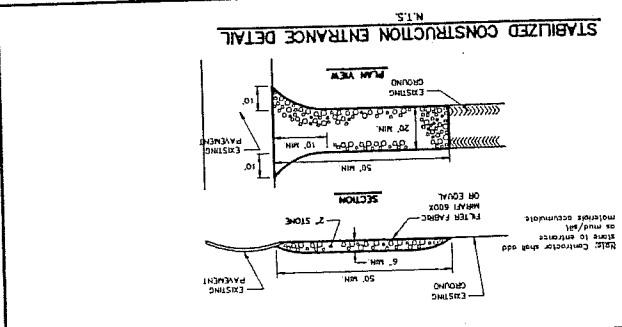
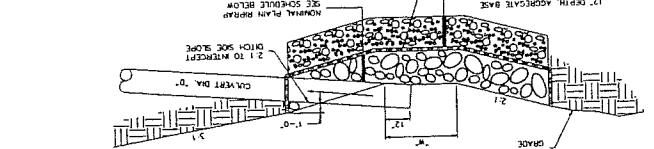
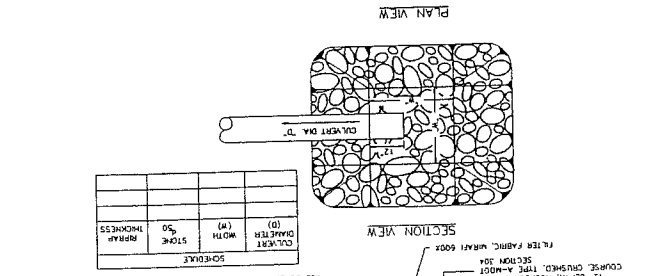
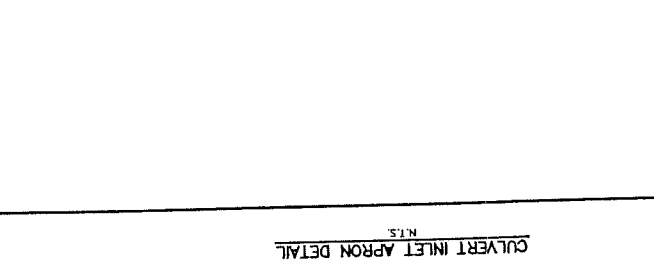
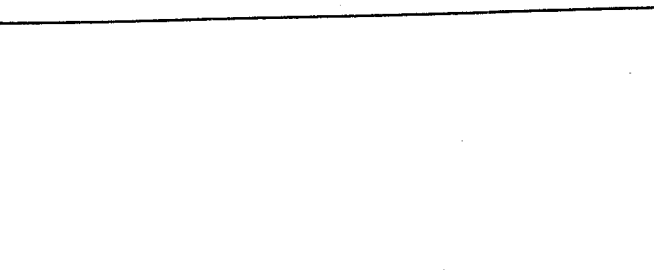
ADDRESS: PO BOX 10127, PORTLAND, MAINE 04101

Gorriell-Palmer Consulting Engineers, Inc. 207-657-6910

DESIGNER: DATE: 08/2000

Table with columns: Rev., Date, Revision

- 1. Installation on preparation of soil. Prepare a good seed bed for planting method used. (5' topsoil min.)
2. Apply lime as follows: 1/2 acre, OR 120 lb / A Sq Ft.
3. Apply lime to topsoil and work into the soil before seeding.



ATTACHMENT C

REVISED RECORDING PLAT NOTES

NOTES:

1. THIS PLAN IS SHEET 2 OF A PLAN SET OF 17 SHEETS ENTITLED "PRESUMSCOT 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 OF ORDINANCES OF THE CITY OF PORTLAND, SUPPLEMENT 5, DATED JANUARY 1999 OR AS 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
14 FT. **
2 STORIES
16 FT.
2 1/2 STORIES
20 FT.
SIDE YARD * ON SIDE STREETS

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 STORIES.

3. STRUCTURE ENVELOPES AS SHOWN ON THIS PLAN INCLUDING LOTS 1, 2, 3, 4, 5, 6, 8, 9, 10, 15, 16 AND 30 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 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.

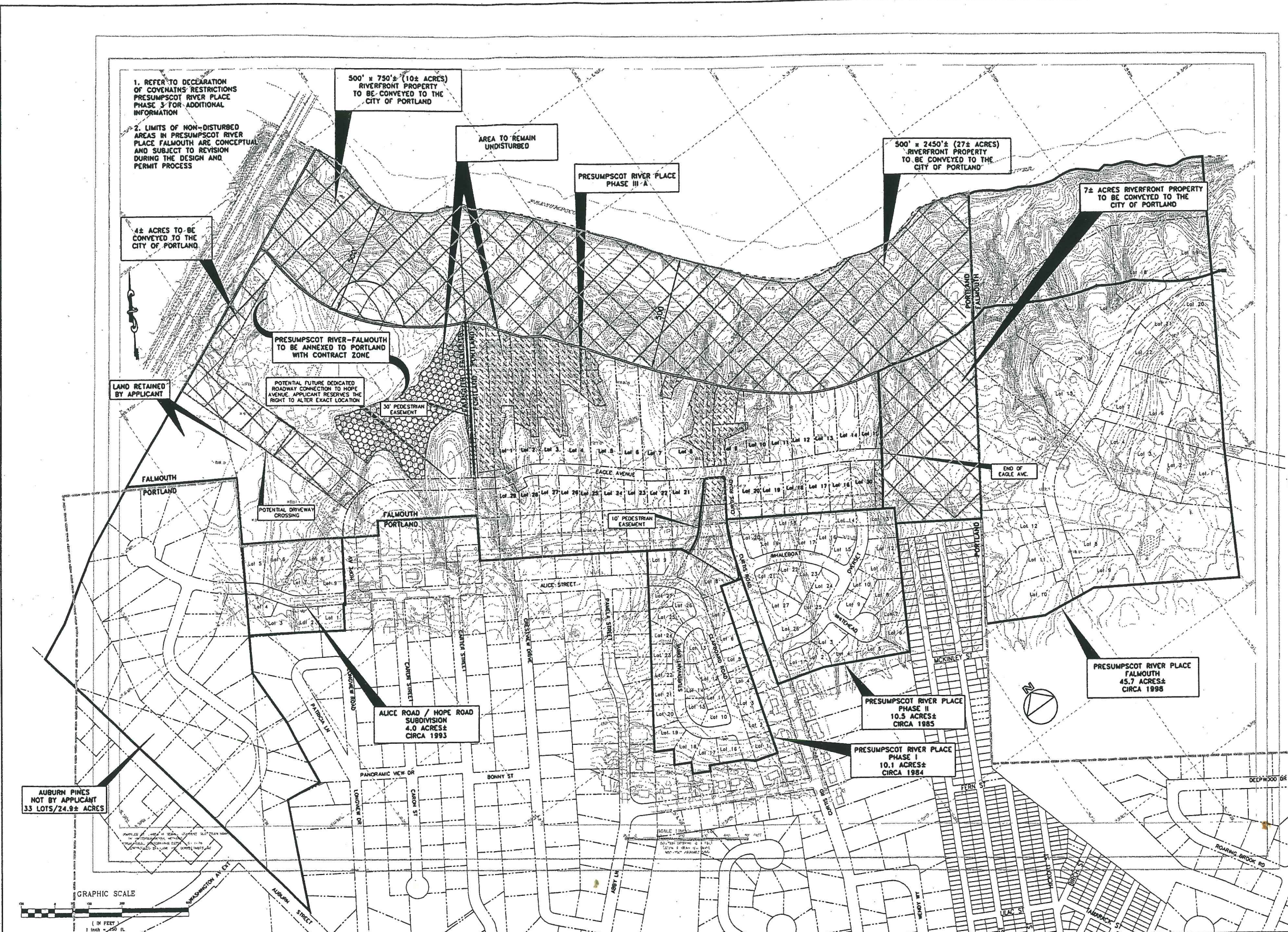
5. THE OWNERS OF LOTS 1, 2, 3, 4, 9, 10 AND 30 SHALL RETAIN EITHER A LICENSED CIVIL ENGINEER OF LANDSCAPE ARCHITECT TO ASSIST IN DESIGN OF THE IMPROVEMENTS ON THEIR LOTS. THE OWNERS OF THESE LOTS SHALL ALSO RETAIN THAT "PROFESSIONAL" TO PROVIDE CONSTRUCTION PHASE SERVICES INCLUDING, BUT NOT LIMITED TO, PERIODIC SITE INSPECTION FOR ADHERENCE TO ALL REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES AND TO ADDRESS ANY CHANGES IN FIELD CONDITIONS WHICH REQUIRE 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.
-UPON COMPLETION OF SURFACE RESTORATION
-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 APPROVAL HAVE BEEN SATISFIED. THIS NOTE SHALL APPEAR IN ALL PROPERTY DEEDS EXCEPT LOTS 7 AND 11 THROUGH 29.
6. NO CONSTRUCTION, GROUND DISTURBANCES OR REGRADING SHALL OCCUR WITHIN THE UNDISTURBED ZONE SHOWN ON THE VARIOUS LOTS. 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. NO CONCENTRATED RUNOFF SHALL BE DIRECTED TOWARDS THESE AREAS. THIS NOTE SHALL APPEAR IN THE PROPERTY DEED FOR LOTS 1 THROUGH 5.
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 ARBORETCULTURAL SPECIFICATION AND STANDARD OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES. DEVELOPER MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPING, BUT 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 THE SUBDIVISION AND SITE PLAN ORDINANCE OF THE CITY OF PORTLAND WITHOUT PRIOR APPROVAL OF THE PLANNING AUTHORITY.
13. 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.
14. RIGHTS OF LOT OWNERS TO PROPERTY ADJACENT TO THE RIVER PURSUANT TO DECLARATION OF COVENANTS AND RESTRICTIONS OF THE SUBDIVISION.
15. *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.

8. ALL DRIVEWAYS SHALL BE PAID 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. NO PUBLIC SERVICES (IE: SNOW PLOWING, TRASH REMOVAL, LIGHTING) WILL BE PROVIDED UNLESS AND UNTIL THE PROPOSED STREETS ARE ACCEPTED BY THE CITY COUNCIL.
10. THE DESIGN ENGINEER OF RECORD, GORRILL-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 GORRILL-PALMER CONSULTING ENGINEERS, INC. TO PROVIDE CONSTRUCTION PHASE SERVICES FOR THE SUBDIVISION 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.
11. 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 AND 9 OF THE PLAN SET FOR ADDITIONAL INFORMATION REGARDING PUMPING OF INDIVIDUAL LOTS.
12. THE OWNERS OF LOTS 1, 2, 3, 4, 5, 6, 8, 9, 10, 15, 16 AND 30 MAY NEED TO OBTAIN A MDP PERMIT-BY-RULE 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.
13. 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.
14. RIGHTS OF LOT OWNERS TO PROPERTY ADJACENT TO THE RIVER PURSUANT TO DECLARATION OF COVENANTS AND RESTRICTIONS OF THE SUBDIVISION.
15. *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.

APPROXIMATE LIMIT
OF ZONE AE
FLOODPLAIN
(ASSUMED ELEV 23.5)

Presumscot

PRELIMI



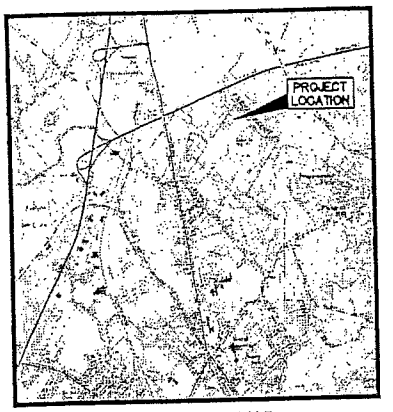
	FILENAME: 98039971_BOARDS.DWG Design: AWP Check: LAM Date: DEC 1999 Scale: 1" = 150' Job No.: 98089	This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc. (GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.	Drawing Name: Land Offerings Plan - Offer To Council Project: PRESUMPCOT RIVER PLACE PHASE 3	Exhibit A
Rev. Date Revision 1 11/31/00 REVISED PRESUMPCOT RIVER PLACE PHASE 3	CITY STAFF REVIEW Issued For:	3/17/00 AWP Date By		
Gorrill-Palmer Consulting Engineers, Inc. 31 Main Street, Portland, ME 04103 207-637-6910 FAX: 207-637-6912 E-Mail: gpcel@maine.rr.com				

PRESUMPSCOT 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 Grey, ME 04033
207-657-6910 FAX: 207-657-6912 E-Mail: gpec@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	100 31
λ 226.4	SPOT GRADE	
---	PROPERTY LINE	
---	TREELINE	
N/F	NOW OR FORMERLY	
□	CATCH BASIN	
⊕	SEWER MANHOLE	
⊕	DRAIN MANHOLE	
⊕	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 FAIRBANKS, 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 ADCO 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 COVERED 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 "WETLAND PERMITTING PLAN" PREPARED BY GORRILL-PALMER CONSULTING ENGINEERS, INC. SHALL REQUIRE REVIEW AND APPROVAL BY THE CITY OF PORTLAND, MDPF, ADCO AND THE DEVELOPERS.

LAYOUT NOTES

1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB.
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 JOINT LINED AND BITUMINOUS COATED CONFORMING TO ANWA/ANSI C154/A11.4. DISINFECTION OF WATER LINES SHALL CONFORM TO ANWA STANDARDS C981, 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 LOADING RETAINER BLOCKS SHALL BE PLACED ON THE WATER DISTRIBUTION LINES AND FORCE MAIN AT ALL BEHOS, TEES, FIRE HYDRANTS, VALVES, CHANGES IN DIRECTION, ETC. THRUST BLOCKS OR LOADING RETAINER BLOCKS 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 SPECIFICATION SECTION 803-- PIPE CURVES AND STORM DRAIN. LATEST REVISION WITH THE EXCEPTION THAT THE ONLY ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:
REINFORCED CONCRETE PIPE, CLASS III
POLYETHYLENE TEREPHTHALE (PET) 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 AND 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 SEED AS SOON AS POSSIBLE. PERMANENT SEED MATERIAL SHALL CONFORM TO THE SECOND 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.
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 TRAPS 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 SEQUENCE OF CONSTRUCTION, EROSION/SEDIMENT CONTROL PLAN, AND OTHER PERMIT REQUIREMENTS BASED UPON ANY THIRD PARTY REVIEW (H. MDPF) 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 SEED, UNLESS OTHERWISE DIRECTED BY THE OWNER.
14. ALL DISTURBED AREAS ARE TO RECEIVE A MINIMUM OF 8" OF TOPSOIL PRIOR TO PERMANENT SEEDING.

UTILITIES

- WATER:**
PORTLAND WATER DISTRICT
725 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
162 CANEK ROAD
PORTLAND, MAINE 04103
(207) 828-2869
- TELEPHONE:**
BELL ATLANTIC
5 DAMS 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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- 5 LAYOUT PLAN & PROFILE - EAGLE AVENUE
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- 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	11/11/00	REVISED ROAD NAMES AND NOTES

Issued For	Date	By
	05/18/01	JMP
	04/11/00	JMP

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GP Gorrill-Palmer Consulting Engineers, Inc.
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207-657-6910 FAX: 207-657-6912 E-Mail: gpec@maine.rr.com

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

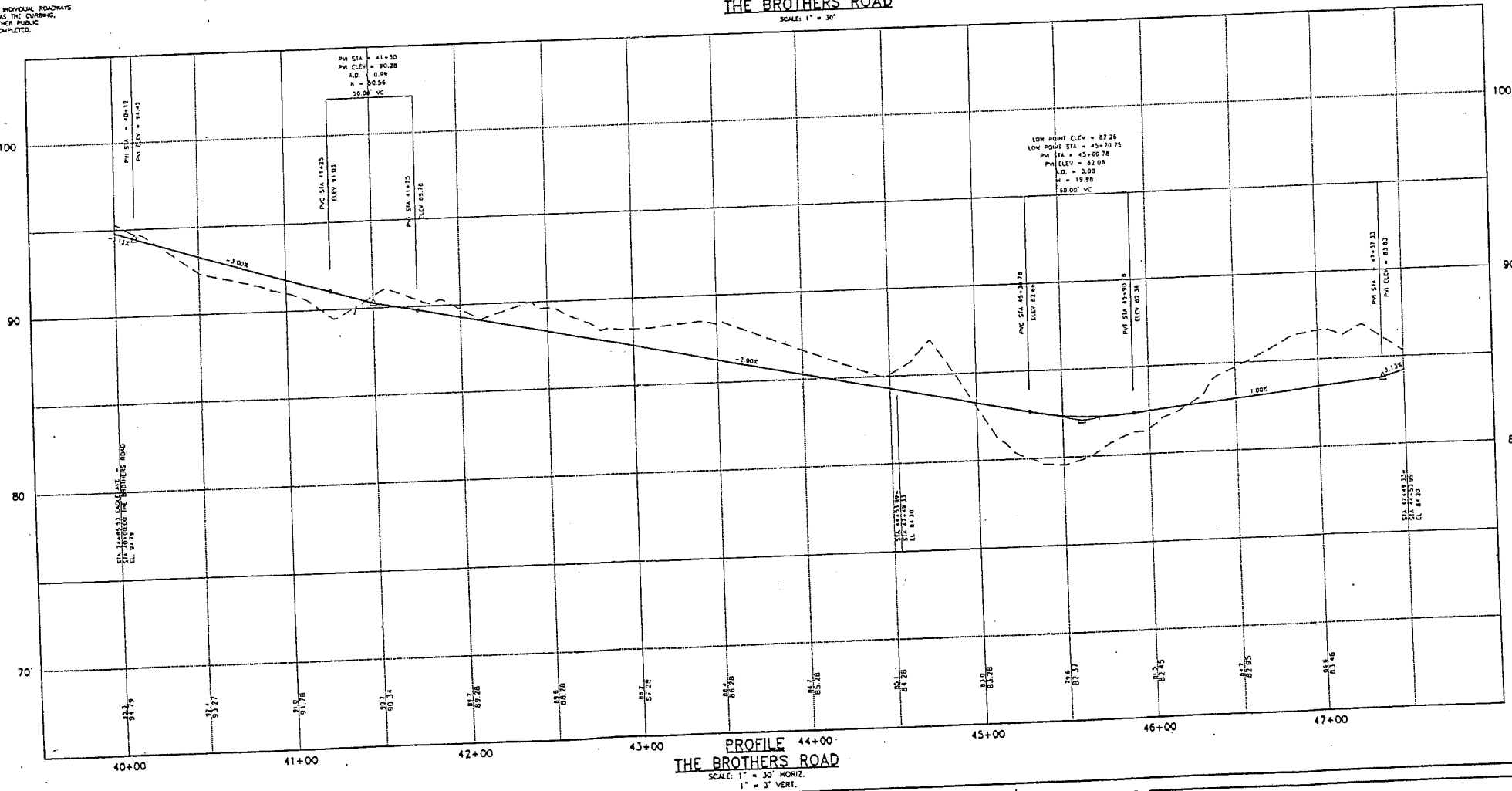
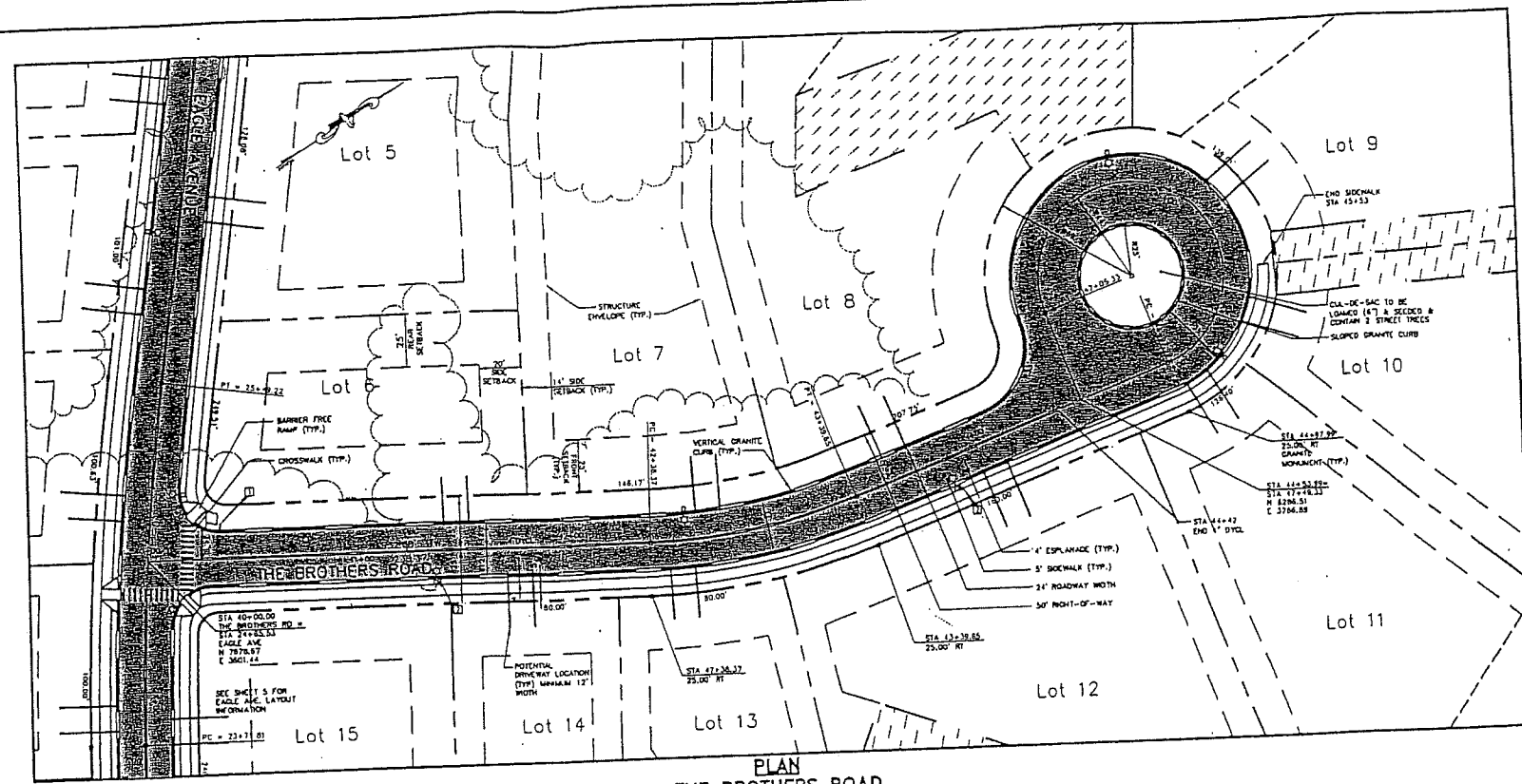
CURVE TABLE				
CURVE	LENGTH	RADIUS (TANGENT)	DELTA	
C-3	101.28	273.00	51.22	210°00'
C-4	207.35	44.00	44.00	270°00'

CURBING LEGEND	
	VERTICAL GRANITE CURB
	SLOPED GRANITE CURB

STRIPING LEGEND	
	24" STOP LINE
	4" W. DOUBLE YELLOW CENTERLINE

SIGN LEGEND	
	STOP
	Other Sign

- NOTE:
- POTENTIAL DRIVEWAY LOCATIONS FOR INDIVIDUAL LOTS ARE SHOWN ON PLAN TO DENOTE APPROXIMATE LOCATION BASED UPON ANTICIPATED LAYOUT IN WHICH LOT WOULD BE DEVELOPED. FINAL LOCATIONS MAY VARY.
 - DRIVEWAY APPROX. (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 UNITS, SUCH TIME AS THE CURBING, SIDEWALKS, SURFACE COURSE, PAVING AND ALL OTHER PUBLIC IMPROVEMENTS FOR THAT ROADWAY HAVE BEEN COMPLETED.



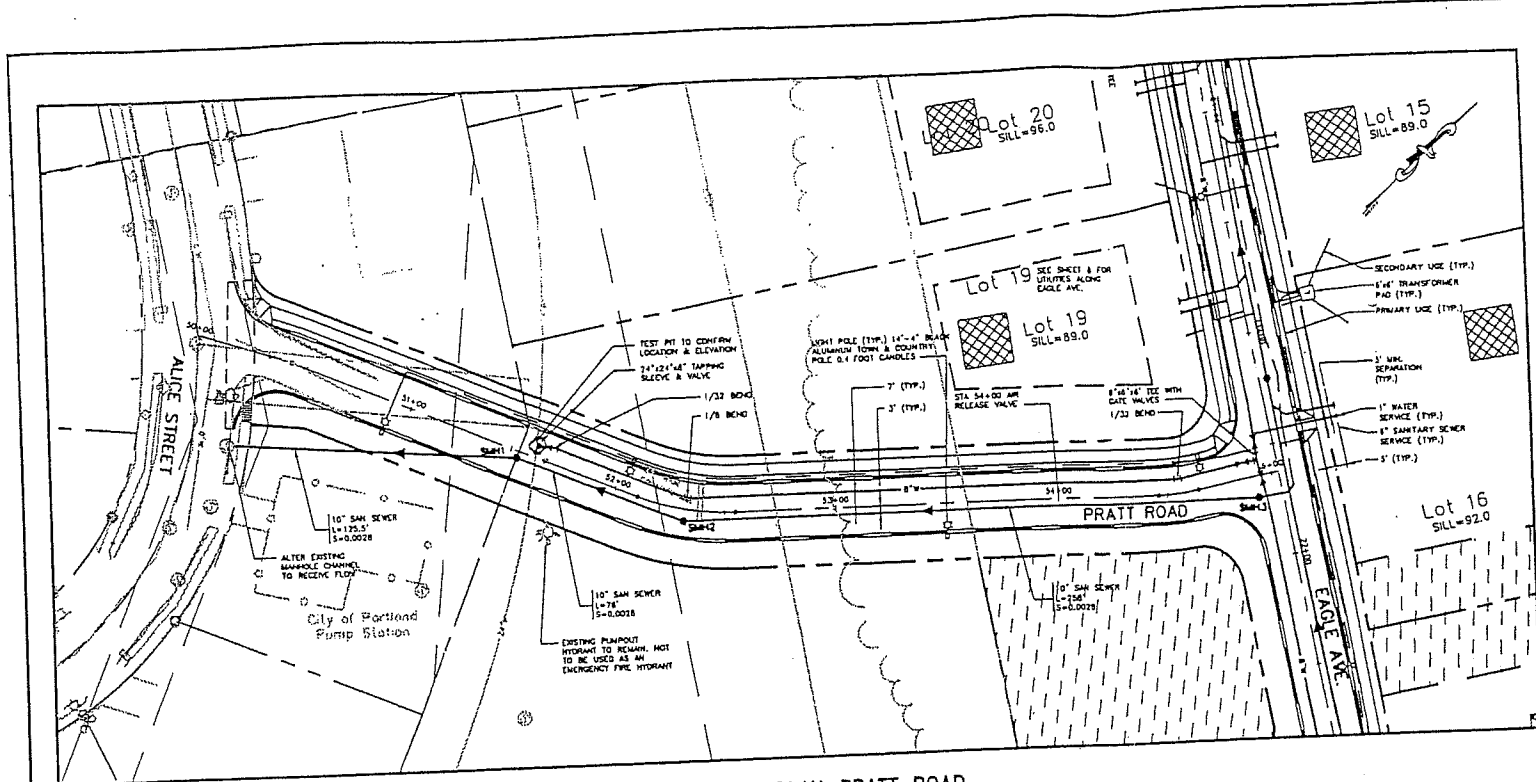
Rev.	Date	Revision
2	11/21/00	REVISED PARKING SIGN LOCATIONS; ACCORD DRIVEWAY NOTES
1	11/13/00	REVISED STREET NAMES; LEGAL NOTE

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

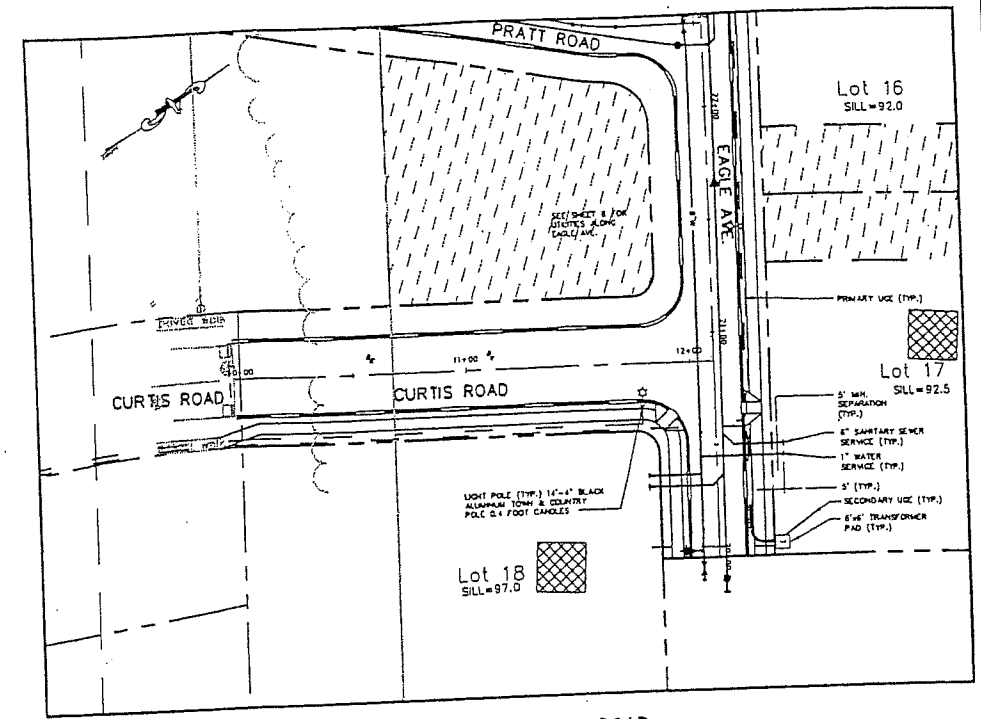
Design: GCP
Checked: GCP
Plan Name: 40081776_Plan 01
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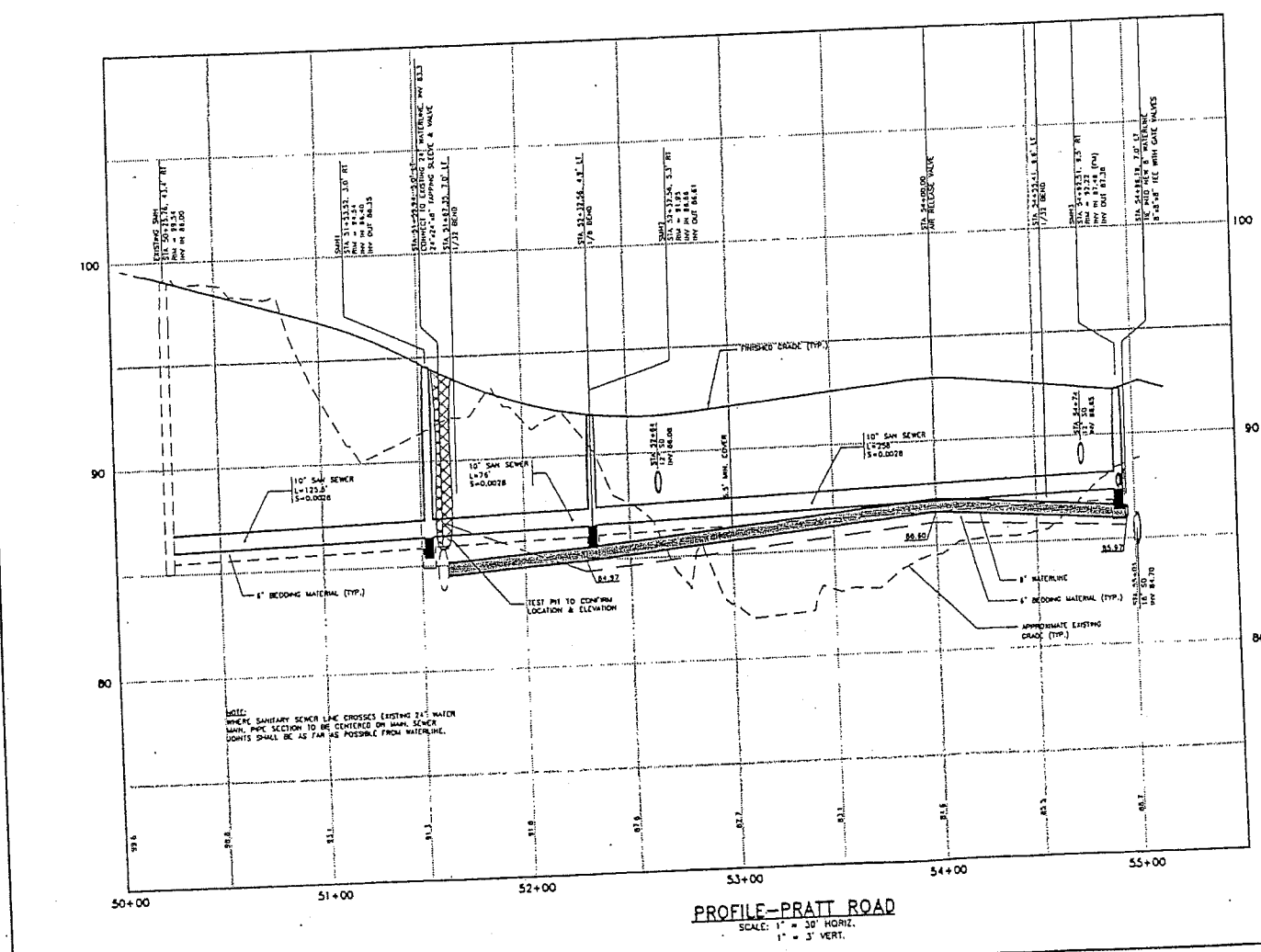
Drawing Name: Layout Plan & Profile - The Brothers Road
Project: PRESUMPSCOT RIVER PLACE - PHASE 3



PLAN-PRATT ROAD
SCALE: 1" = 30'



PLAN-CURTIS ROAD
SCALE: 1" = 30'



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

SANITARY SEWER APPURTENANCE SCHEDULE

STRUCTURE	SIZE	INVERT	OUTLET	INVERT	OUTLET	INVERT	OUTLET
EXISTING	4"	85.54	86.00/10'(SMH1)	86.35/10'(EXISTING)	7422.38	3432.87	
SMH1	4"	84.45	86.40/10'(SMH1)	86.35/10'(EXISTING)	7512.43	3542.83	
SMH2	4"	81.78	86.86/10'(SMH1)	86.81/10'(SMH1)	7546.38	3619.99	
SMH3	4"	82.39	87.47/8'(SMH4)	87.42/10'(SMH2)	7751.20	3804.83	

SEWER SERVICE LEGEND

SYMBOL 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 SERVICED BY LOW PRESSURE SEWER SYSTEM. INDIVIDUAL LOTS SERVICED 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.

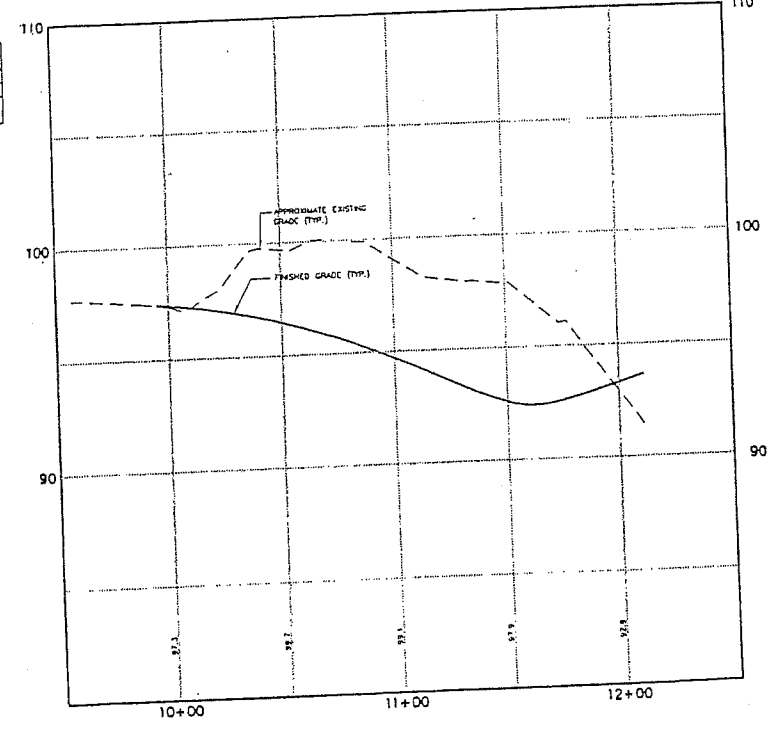
(LOTS WHICH ARE SERVICE BY ON-SITE PRESSURE SERVICE WHICH CONNECT TO GRAVITY SEWER MUST INSTALL CLEAFOUT MANHOLE WITH BACKFLOW PREVENTION DEVICE)

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

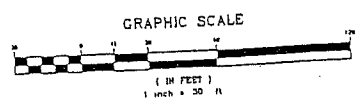
NOTES:

SLL ELEVATIONS ARE RECOMMENDED MINIMUM ELEVATIONS BASED UPON ANTICIPATED HOUSE LOCATIONS AND LOT GRADING. FINAL SLL 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.



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



Rev.	Date	Revision
4	11/21/00	REVISED SEWER SERVICE LEGEND
3	11/13/00	REVISED ROAD NAMES, RELOCATED CURTIS ROAD STREETLIGHTS
2	10/16/00	REVISED SEWER
1	7/14/00	ADDED SLL INFORMATION & SEWER SERVICE STATUS

City Review	Date	By
	3/16/01	AMP
	1/11/00	AMP

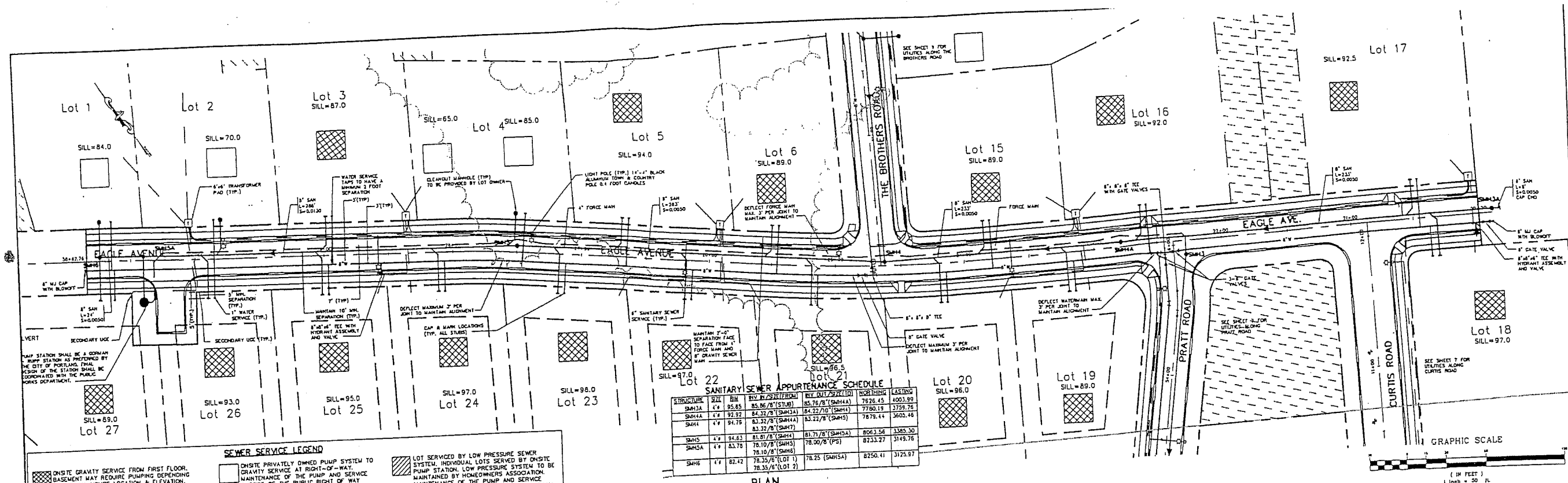
Division: DEB Draft: DB Date: MAR 2000
 Designer: [Name] Scale: AS SHOWN Job No.: 20003
 File Name: 20003ppr3_psm.dwg

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

Drawing Name: Utility Plan & Profile - Pratt Road & Curtis Road
 Project: PRESUMPSCOT RIVER PLACE - PHASE 3

Drawing No: 7



SEWER SERVICE LEGEND

ONSITE 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.

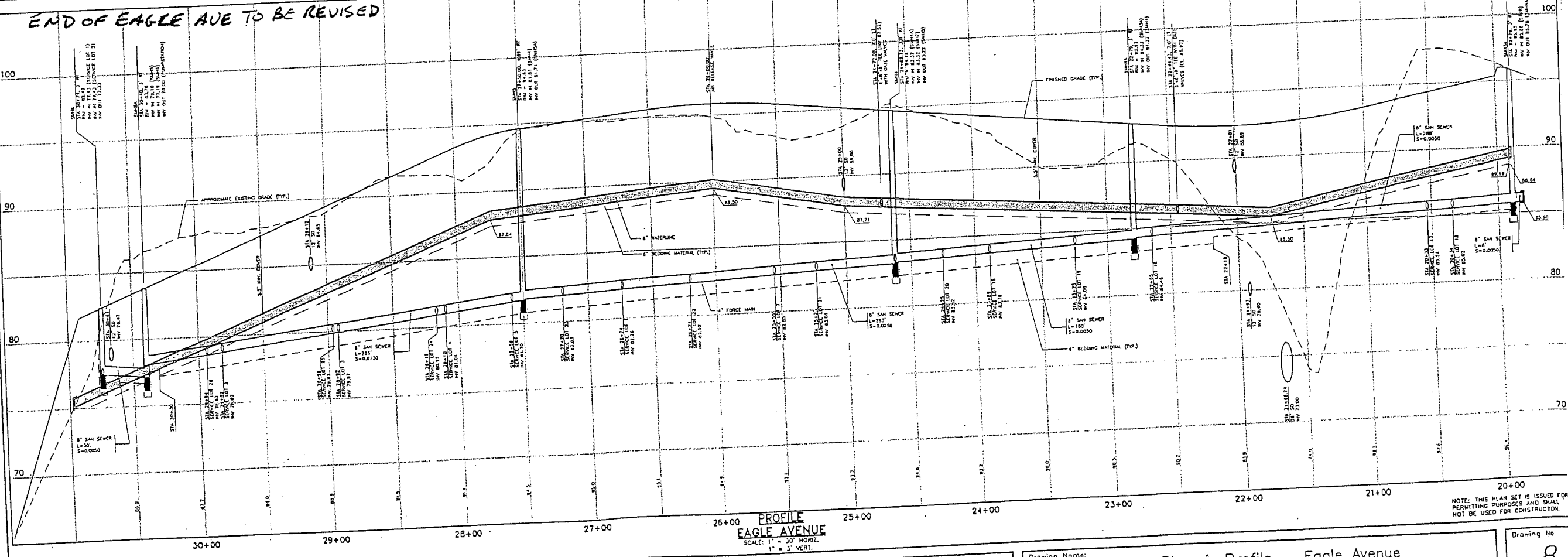
ONSITE PRIVATELY OWNED PUMP SYSTEM TO GRAVITY SERVICE AT RIGHT-OF-WAY. MAINTENANCE OF PUMP AND SERVICE OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.

LOT SERVICED BY LOW PRESSURE SEWER SYSTEM. INDIVIDUAL LOTS SERVED BY 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 SERVICED BY ONSITE 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.

PLAN EAGLE AVENUE
SCALE: 1" = 30'



Rev.	Date	Revision
1	11/21/00	ADDED FORCE MAIN TO PROFILE
2	11/13/00	REVISED ROAD NAMES; ADDED HYDRANTS AND WATER NOTES
3	10/10/00	REVISED SEWER
4	7/11/00	ADDED S&I INFORMATION & SEWER SERVICE STATUS

City Review	Date	By
	09/19/01	AMP
	06/11/00	AMP

Group: GPE
 Checked: [Signature]
 Date: MAR 2000
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GP Corroll-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 107-657-6910
 33 Main Street
 Gray, ME 04039

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

STRUCTURE	SIZE	RM	INV. IN (FT) (FROM)	INV. OUT (FT) (TO)	WORKING	LASTING
SMH4	4"	84.76	83.37/8' (SMH3)	83.22/8' (SMH3)	7879.44	3600.48
SMH7	4"	83.07	75.96/6' (SMH7A)	83.42/5.8	3800.81	
SMH7A	4"	85.76	84.76/8' (SMH7)	84.16/8' (SMH7)	8025.15	3696.88

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 PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.

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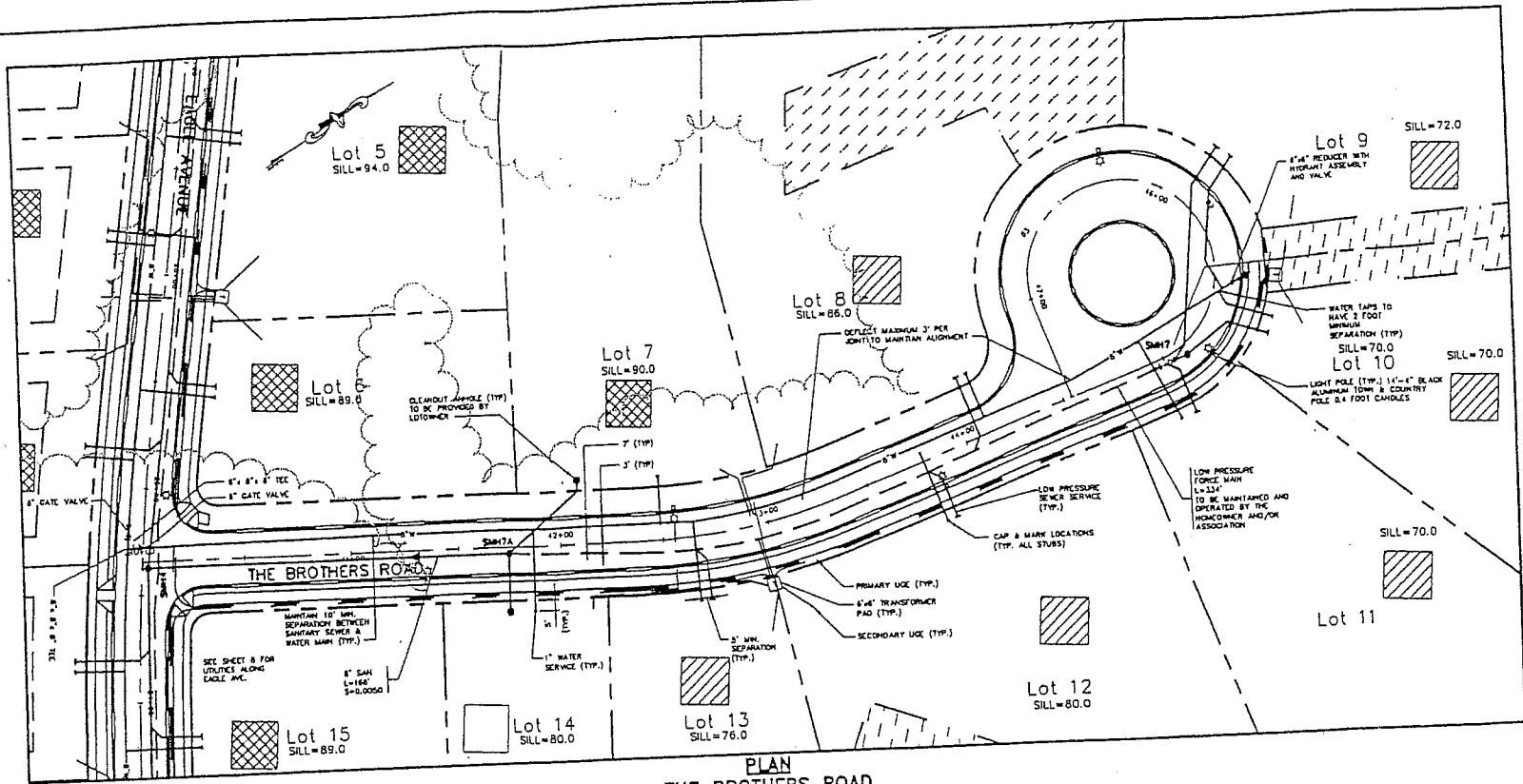
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NOTE: SYMBOL IS INTENDED TO DEPICT ANTICIPATED TYPE OF SEWER SERVICE AND IS NOT INTENDED TO DEPICT LOCATION OF PROPOSED STRUCTURE.

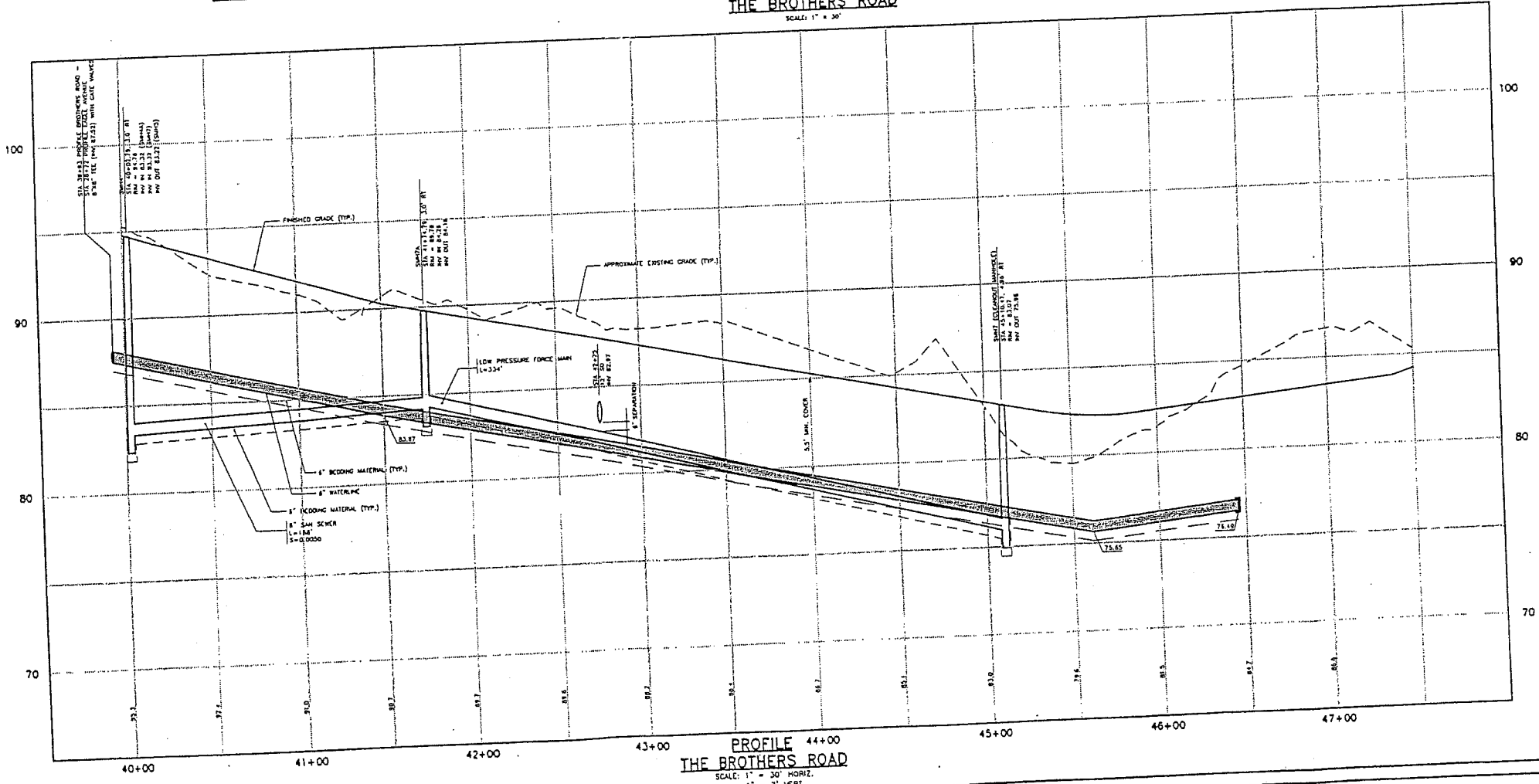
NOTES:

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/MAJOR 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.

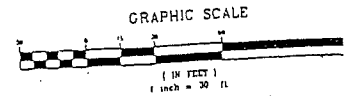


PLAN
THE BROTHERS ROAD
 SCALE: 1" = 30'



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

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



Rev.	Date	Revision
5	11/21/00	ADDED CLEANOUT MANHOLES
4	11/11/00	REVISED ROAD NAME, ADDED HYDRANTS AND WATER NOTES
3	10/10/00	REVISED SEWER
1	7/11/00	ADDED SILL INFORMATION & SEWER SERVICE STATUS

Issued For	Date	By
	05/19/01	AJP
	1/11/00	AJP

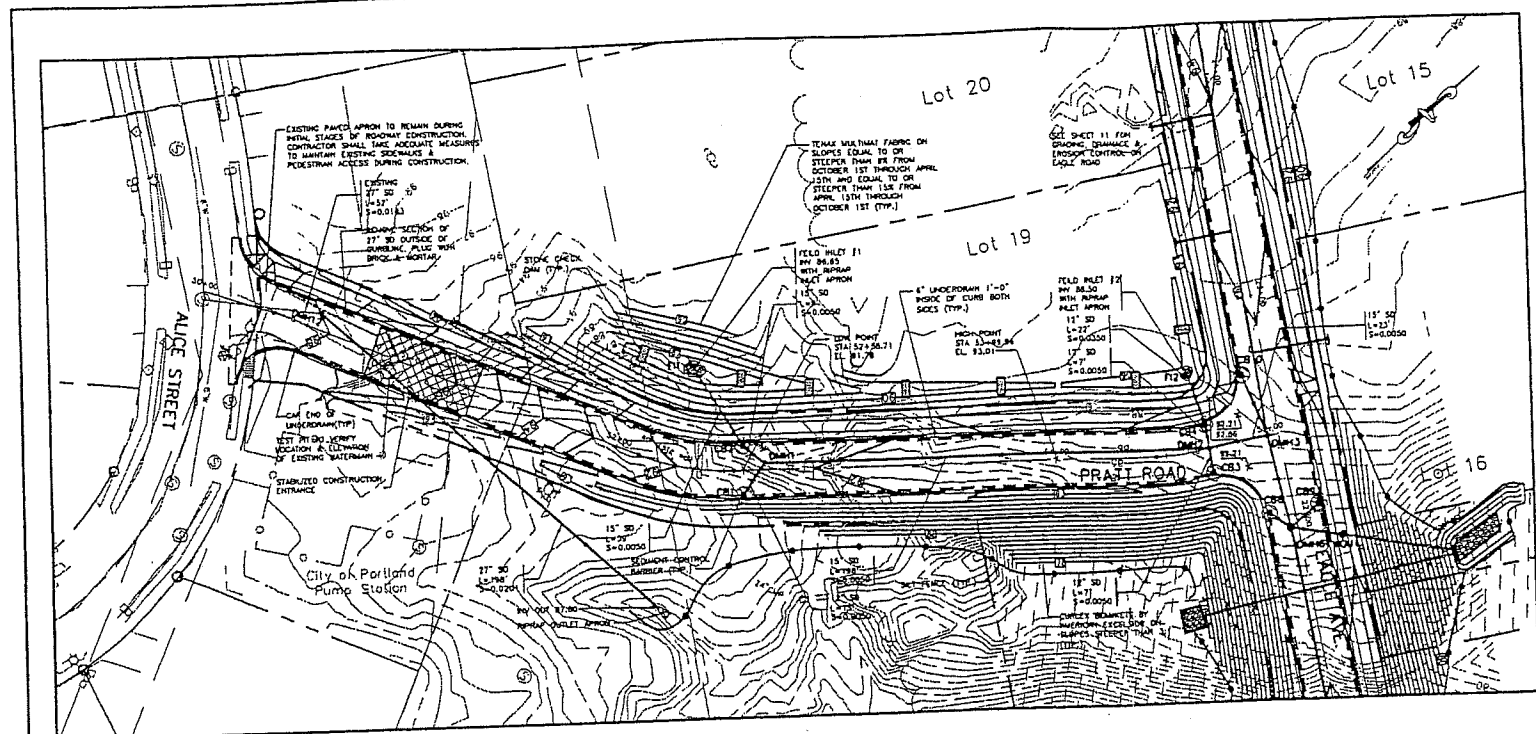
GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237
 Gray, ME 04839

207-657-6910
 207-657-6912
 Fax: gpcen@maine.rr.com

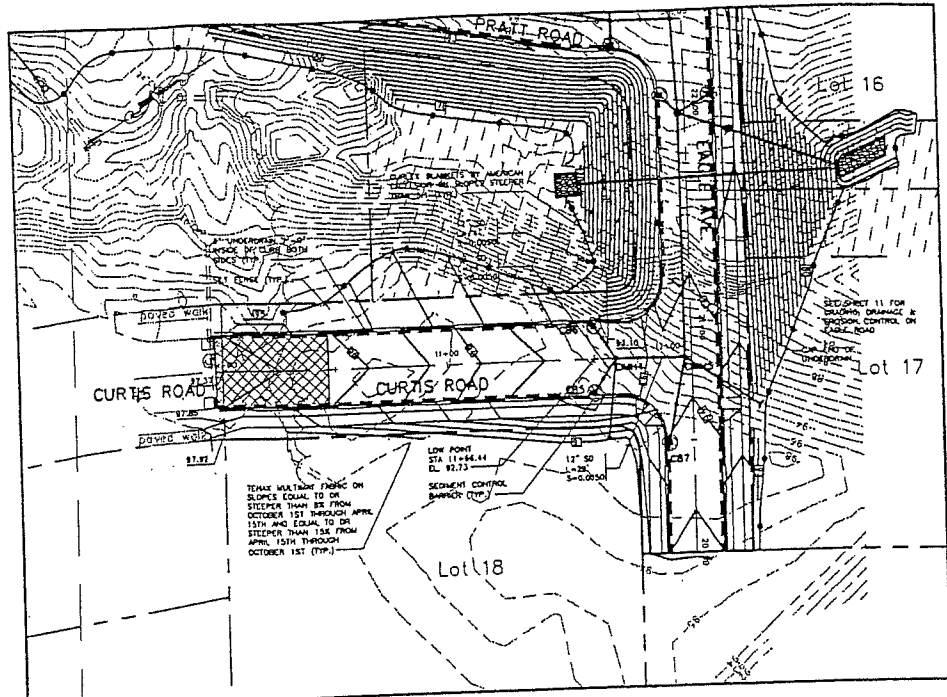
Drawing Name: **Utility Plan & Profile - The Brothers Road**

Project: **PRESUMPSCOT RIVER PLACE - PHASE 3**

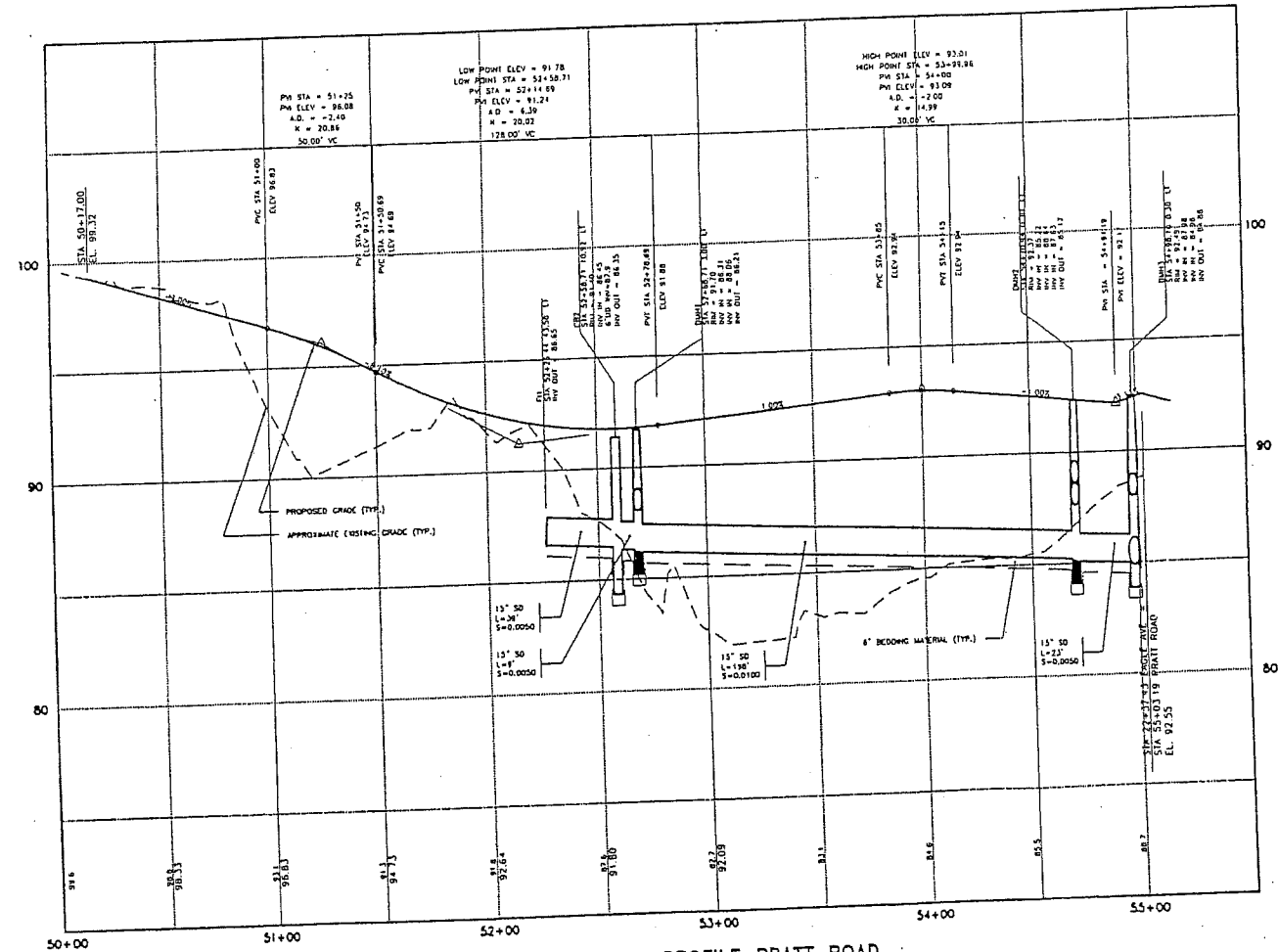
Drawing No
9



PLAN-PRATT ROAD
SCALE: 1" = 30'



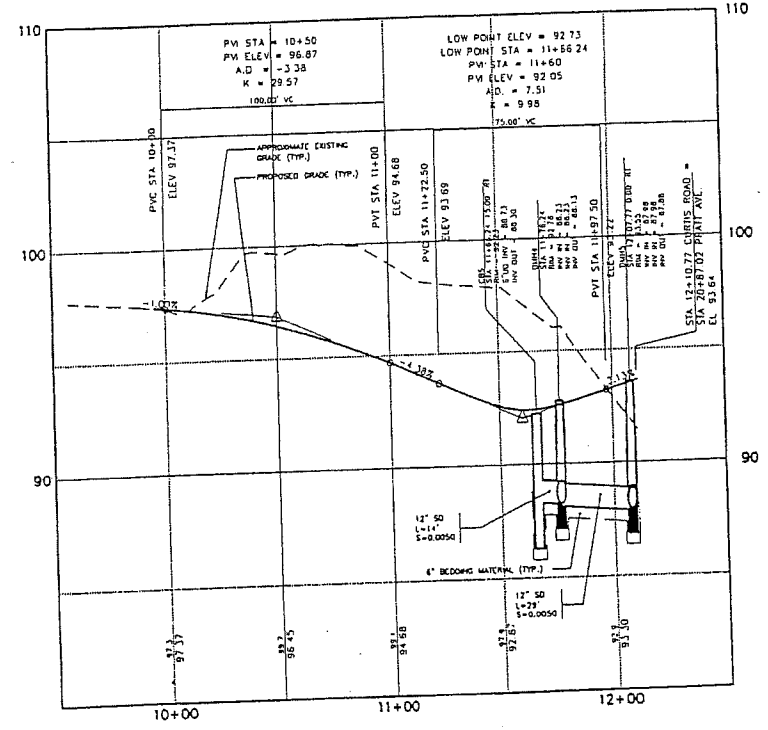
PLAN-CURTIS ROAD
SCALE: 1" = 30'



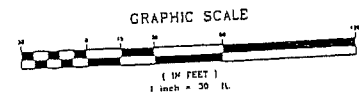
PROFILE-PRATT ROAD
SCALE: 1" = 30' HORIZ.
1" = 3' VERT.

STORM DRAIN APPURTENANCE SCHEDULE

STRUCTURE	SIZE	INLET ELEV. (FIN)	INLET ELEV. (PROP.)	INLET ELEV. (EXIST.)
CB1	4"	91.15	87.65/6"UD	86.12/12" (DWH1)
CB2	4"	91.15	86.45/15" (F1)	87.65/6"UD
CB3	4"	91.75	84.5/6"UD	86.67/12" (DWH2)
CB4	4"	91.75	87.76/13" (F2)	87.66/12" (DWH2)
CB5	4"	91.98	88.48/6"UD	88.30/12" (DWH4)
CB6	4"	91.98	88.48/6"UD	88.30/12" (DWH4)
CB7	4"	93.75	90.25/6"UD	88.15/12" (DWH5)
CB8	4"	91.67	88.32/6"UD	88.07/12" (DWH6)
CB9	4"	91.67	88.32/6"UD	88.92/12" (DWH6)
CB10	4"	92.17	88.67/6"UD	88.47/12" (DWH3)
CB11	4"	84.06	90.56/6"UD	90.31/12" (DWH15)
CB12	4"	88.51	85.01/6"UD	84.68/12" (DWH10)
CB13	4"	88.51	85.01/6"UD	84.68/12" (DWH10)
CB14	4"	82.31	78.81/6"UD	78.56/12" (DWH11)
CB15	4"	82.31	78.81/6"UD	78.56/12" (DWH11)
CB16	4"	86.75	83.25/6"UD	83.00/12" (DWH8)
CB17	4"	86.75	83.25/6"UD	83.00/12" (DWH8)
CB18	4"	81.84	78.14/6"UD	78.04/12" (DWH9A)
CB19	4"	81.84	78.14/6"UD	78.04/12" (DWH9A)
DWH1	4"	91.70	86.31/12" (CB2)	86.12/15" (DWH2)
DWH2	4"	92.37	86.47/12" (CB3)	85.12/15" (DWH3)
DWH3	4"	92.49	84.98/15" (DWH7)	84.88/15" (DWH6)
DWH4	4"	92.78	86.23/12" (CB5)	86.13/12" (DWH5)
DWH5	4"	93.55	87.63/12" (FND DRAIN)	87.53/12" (DWH6)
DWH6	6"	92.36	88.04/12" (CB8)	79.97/15" (WOU1)
DWH7	4"	91.77	88.05/6" (FND DRAIN)	88.05/6" (FND DRAIN)
DWH8	4"	87.25	82.96/12" (DWH7)	82.86/12" (DWH9)
DWH9	6"	83.12	77.59/12" (DWH8)	77.49/12" (DWH9A)
DWH9A	6"	82.50	77.23/12" (DWH9)	77.12/12" (WOU2)
DWH10	4"	88.73	84.63/12" (CB1)	84.53/12" (DWH11)
DWH11	4"	87.53	78.40/12" (CB14)	78.11/12" (WOU2)
DWH12	4"	88.00	90.94/12" (CB5 DRAIN)	90.81/12" (OUTLET)
DWH13	4"	84.24	85.43/12" (DWH14)	85.33/12" (DWH10)
DWH14	4"	85.81	86.25/6" (FND DRAIN)	86.15/12" (DWH13)
DWH15	4"	85.13	86.37/6" (FND DRAIN)	86.27/12" (DWH13)
WOU1	6"	81.81	77.51/12" (WOU2)	77.45/12" (OUTLET)
WOU2	6"	82.88	78.95/12" (DWH6)	78.70/15" (OUTLET)
WOU3	6"	82.13	77.84/12" (DWH11)	77.69/12" (DWH16)
F1	-	-	86.65/15" (CB2)	-
F2	-	-	88.50/12" (CB4)	-
FEE1	-	-	77.11/12" (CB18)	-



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



Rev.	Date	Revision
2	11/13/00	REVISED ROAD MARKS, DRAWING AT CURTIS ROAD & CB ROW & US HWY RIGHTS
1	7/14/00	CLIENTED STORM DRAIN; ADDED STORM DRAIN SERVICES & UNDERDRAINS
0		Issued For

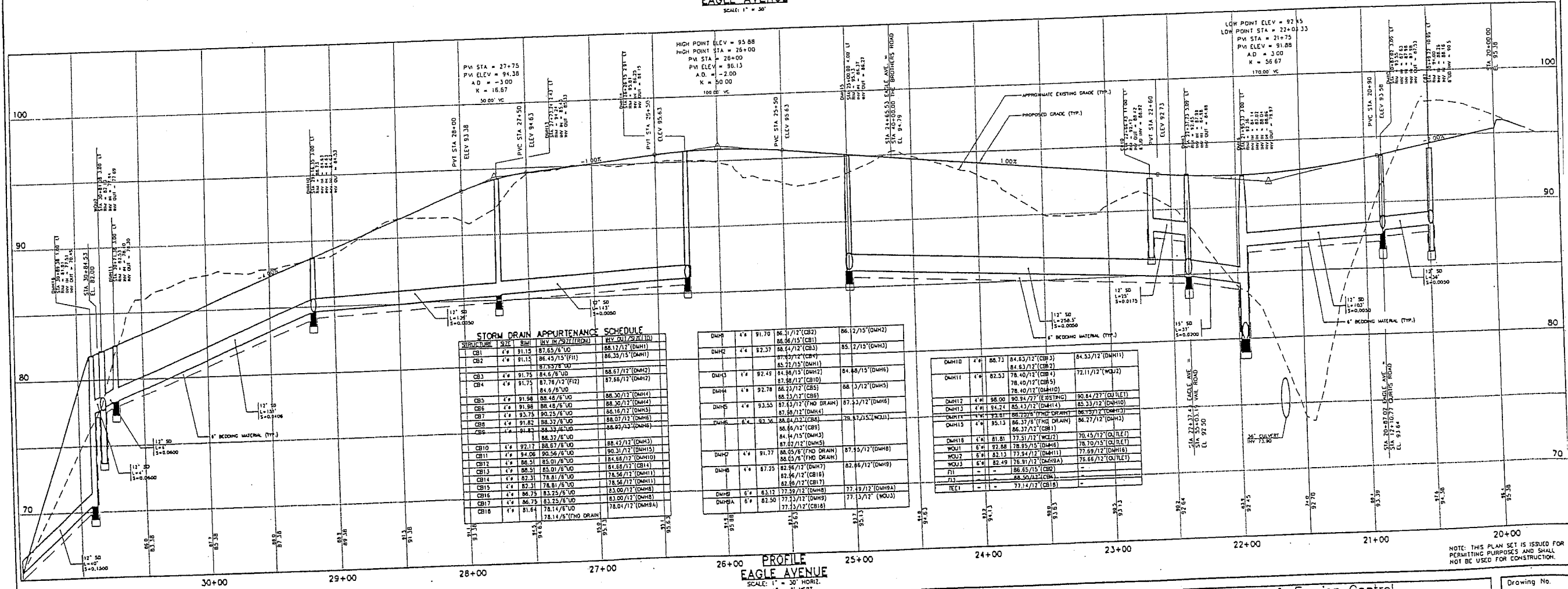
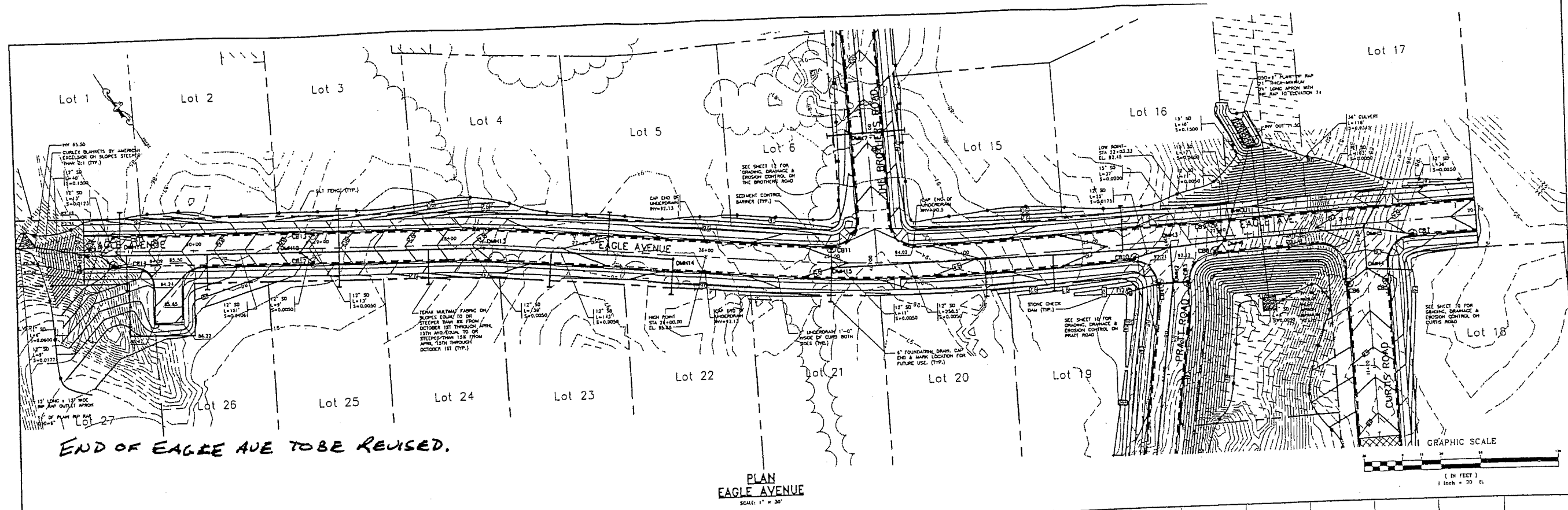
CITY REVIEW	DATE	BY
	5/18/01	AMP
	4/11/00	AMP

Design: DER
Drawn: DE
Check: AS
Date: 05/18/01
Scale: 1/8" = 1'-0"

GP Corroll-Palmer Consulting Engineers, Inc.
PO Box 1237 Traffic and Civil Engineering Services
31 Main Street
Greer, SC 29615
207-657-6910
207-657-6913
E-mail: gpc@smnet.com

Drawing Name: Grading, Drainage & Erosion Control
Plan & Profile - Pratt Road & Curtis Road
Project: PRESUMPSCOT RIVER PLACE - PHASE 3

Drawing No: 10



Rev	Date	Revision
2	10/14/00	REVISED ROAD MARKS, ADDED RIP RAP APRON DIMENSIONS
1	7/11/00	EXTENDED STORM DRAIN, ADDED STORM DRAIN SERVICES & UNDERDRAINS

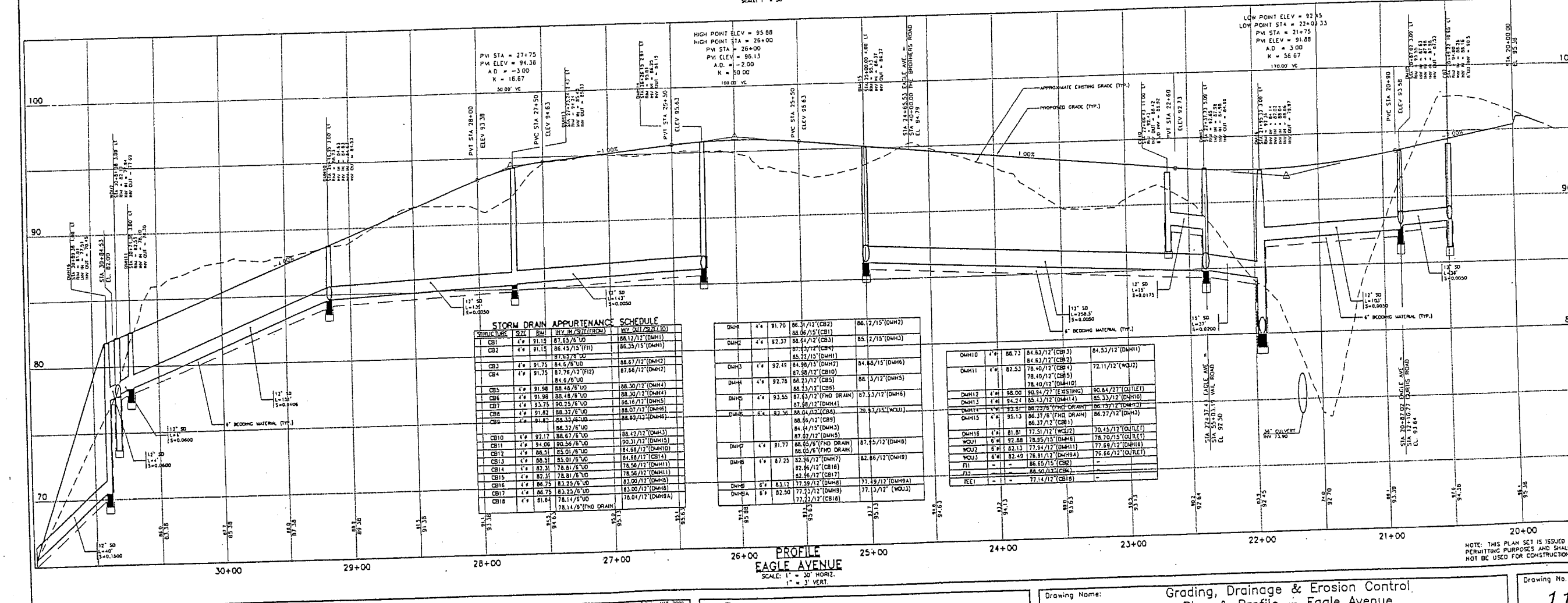
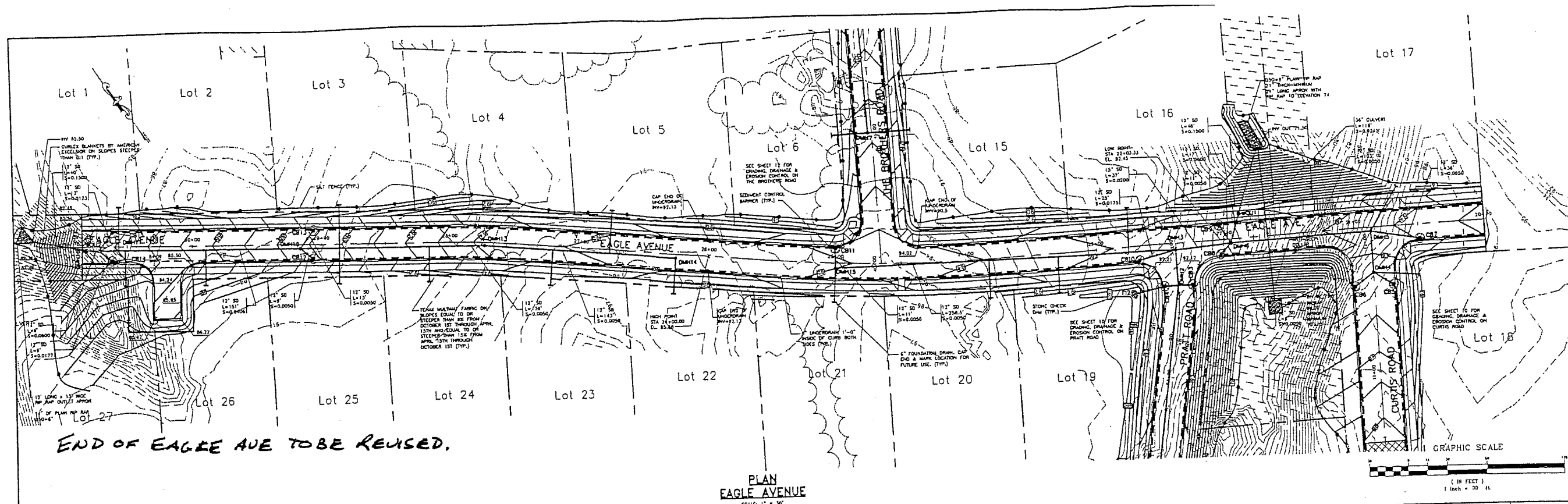
Check	Date	By
CITY REVIEW	05/18/01	AWP
CITY REVIEW	01/11/00	AWP
ISSUED FOR		

Drawn: DCR
Check: DCR
Date: MAR 2000
Job No: 98088
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CP Corroll-Palmer Consulting Engineers, Inc.
 207-657-6910
 207-657-6912
 31 Main Street
 Gray, ME 04039
 E-Mail: cpce@compair.com

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

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



STORM DRAIN APPEARANCE SCHEDULE

STRUCTURE	SIZE	BM	INVERT (FROM)	INVERT (TO)
CB1	4"	81.15	87.63/6'UD	88.12/12'(DWH1)
CB2	4"	81.15	86.43/15'(FH)	88.35/15'(DWH1)
CB3	4"	81.75	84.6/6'UD	88.67/12'(DWH2)
CB4	4"	81.75	87.76/12'(F12)	87.88/12'(DWH2)
CB5	4"	81.98	88.48/6'UD	88.30/12'(DWH4)
CB6	4"	81.98	88.48/6'UD	88.30/12'(DWH4)
CB7	4"	81.75	89.25/6'UD	88.16/12'(DWH5)
CB8	4"	81.82	88.37/6'UD	88.07/12'(DWH6)
CB9	4"	81.82	88.37/6'UD	88.07/12'(DWH6)
CB10	4"	82.17	88.57/6'UD	88.47/12'(DWH3)
CB11	4"	81.08	89.56/6'UD	90.31/12'(DWH5)
CB12	4"	86.51	85.01/6'UD	84.88/12'(DWH10)
CB13	4"	86.51	85.01/6'UD	84.88/12'(DWH10)
CB14	4"	87.31	78.81/6'UD	78.56/12'(DWH11)
CB15	4"	87.31	78.81/6'UD	78.56/12'(DWH11)
CB16	4"	86.75	83.25/6'UD	83.00/12'(DWH8)
CB17	4"	86.75	83.25/6'UD	83.00/12'(DWH8)
CB18	4"	81.64	78.14/6'UD	78.04/12'(DWH8A)

DWH	4"	91.70	86.31/12'(CB2)	86.12/15'(DWH2)
DWH1	4"	87.37	88.06/12'(CB1)	85.17/15'(DWH3)
DWH2	4"	92.49	85.27/15'(DWH1)	87.97/12'(DWH7)
DWH3	4"	92.49	84.86/15'(DWH2)	84.88/15'(DWH6)
DWH4	4"	92.78	88.23/12'(CB5)	86.13/12'(DWH5)
DWH5	4"	93.55	87.43/12'(FHD DRAIN)	87.33/12'(DWH6)
DWH6	6"	87.36	88.84/12'(CB4)	89.87/12'(WCU1)
DWH7	4"	91.77	88.55/12'(FHD DRAIN)	87.55/12'(DWH8)
DWH8	4"	87.25	82.86/12'(DWH7)	82.86/12'(DWH8)
DWH9	6"	83.13	77.59/12'(DWH6)	77.49/12'(DWH9A)
DWH10	6"	82.30	77.23/12'(CB18)	77.23/12'(WCU2)

DWH10	4"	88.73	84.83/12'(CB3)	84.53/12'(DWH11)
DWH11	4"	82.53	78.40/12'(CB4)	72.11/12'(WCU2)
DWH12	4"	88.00	90.84/12'(E25SING)	90.84/12'(DWH11)
DWH13	4"	94.24	85.43/12'(DWH14)	85.33/12'(DWH10)
DWH14	4"	93.51	88.72/12'(FHD DRAIN)	88.72/12'(DWH13)
DWH15	4"	81.81	77.51/12'(WCU2)	70.45/12'(DWH11)
WCU1	6"	82.88	78.35/15'(DWH6)	78.70/15'(DWH11)
WCU2	6"	82.13	77.24/12'(DWH8A)	77.69/12'(DWH8)
WCU3	6"	82.49	78.81/12'(DWH8A)	78.66/12'(DWH11)
F1	4"	-	88.50/12'(CB6)	-
RET	-	-	77.14/12'(CB19)	-

Rev	Date	Revision
2	10/14/00	REVISED ROAD NAMES, ADDED RIP RAP WIDTH DIMENSIONS
1	7/11/00	EXTENDED STORM DRAIN, ADDED STORM DRAIN SERVICES & UNDERPANS

Drawn	Checked	Date	By
DB	DB	05/18/01	AMP
DB	DB	01/11/00	AMP

DATE: 05/18/01

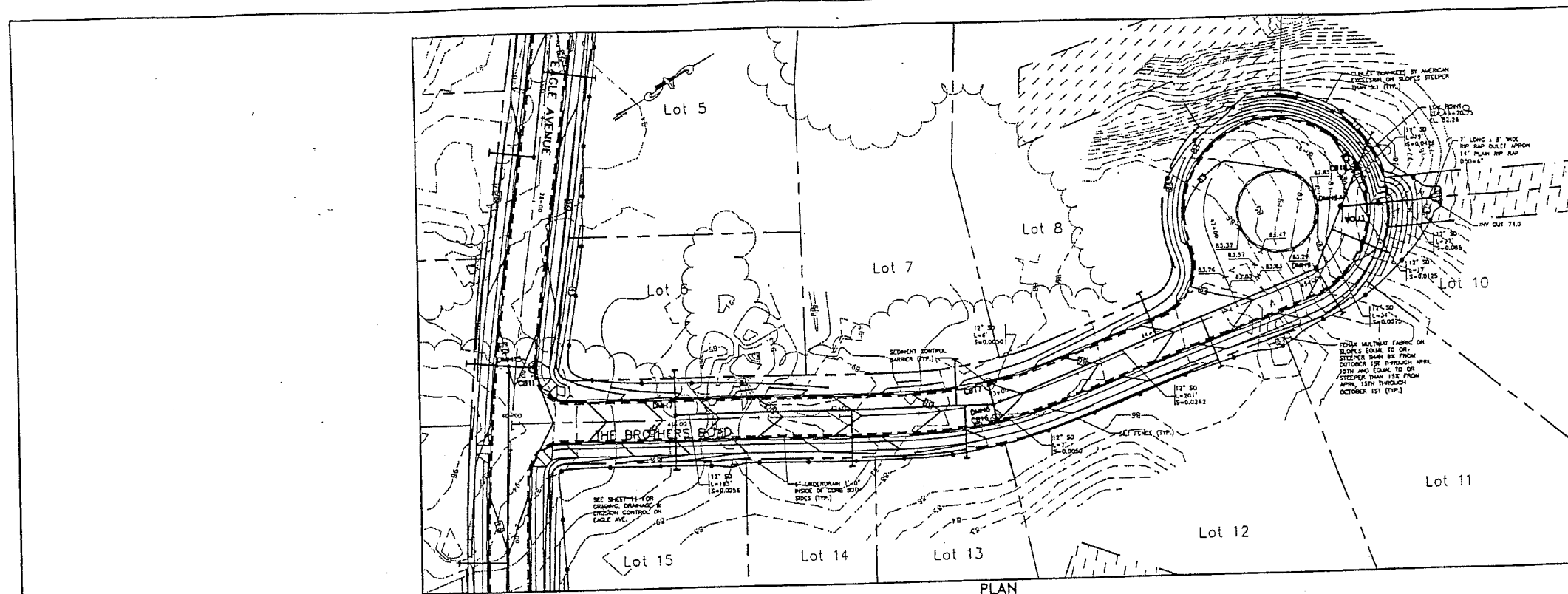
ISSUED FOR: [Blank]

GP Gorrill-Palmer Consulting Engineers, Inc.
 207-657-6910
 31 Main Street
 Gray, ME 04039

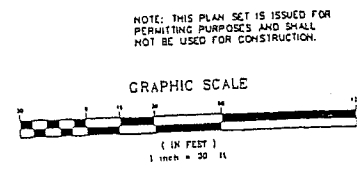
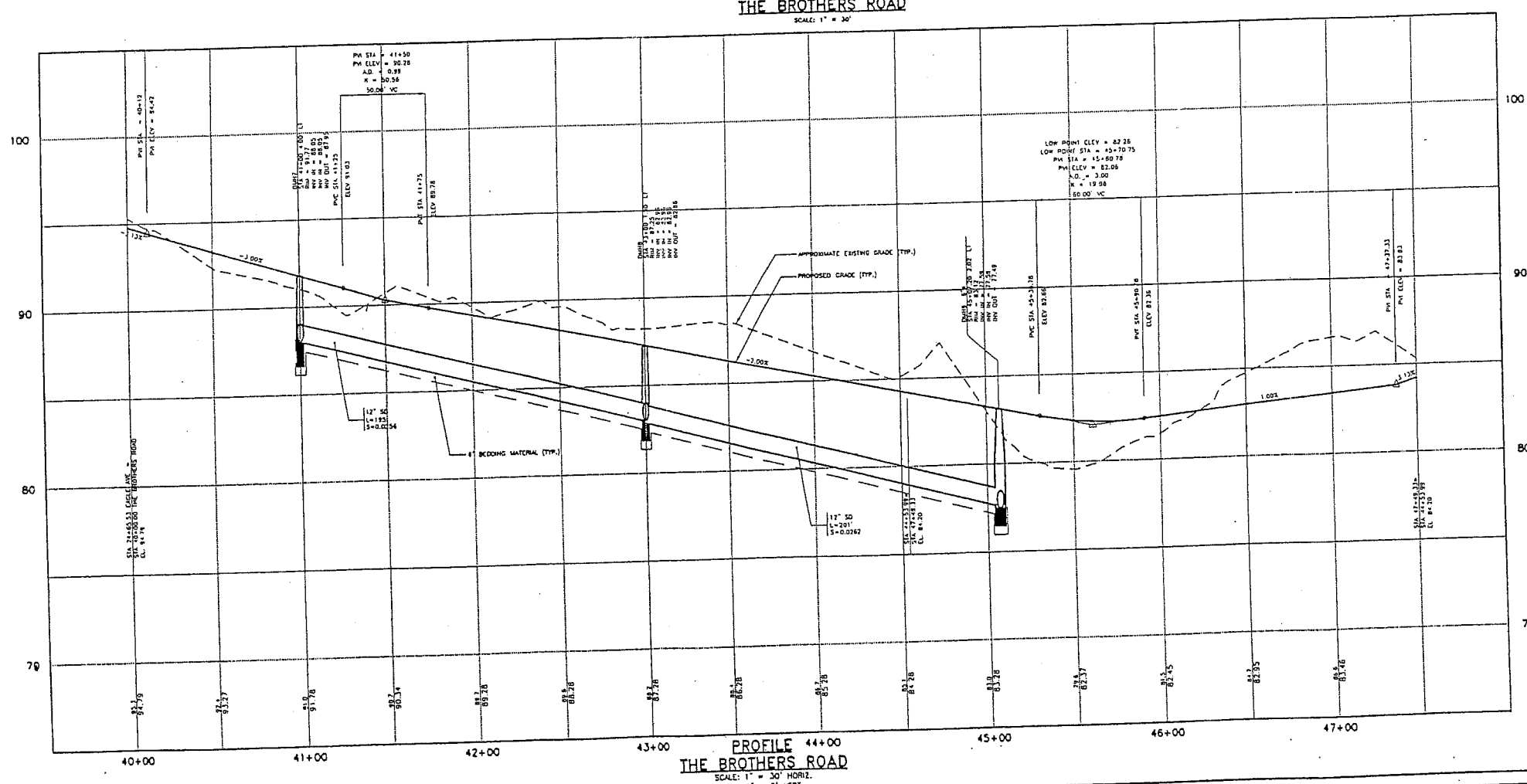
Project: PRESUMPCOT RIVER PLACE - PHASE 3

Drawing Name: Grading, Drainage & Erosion Control
 Plan & Profile - Eagle Avenue

Drawing No. 11



LINE NO.	SIZE	RM	REV. IN 25' (FROM)	REV. IN 25' (TO)
CB1	4"	91.15	87.65/8'UD	88.12/12'(DMH1)
CB2	4"	91.13	86.45/15'(F11)	86.35/15'(DMH1)
CB3	4"	91.15	84.5/8'UD	87.65/8'UD
CB4	4"	91.75	87.76/12'(F12)	88.87/12'(DMH2)
CB5	4"	91.98	88.48/8'UD	88.30/12'(DMH4)
CB6	4"	91.98	88.48/8'UD	88.30/12'(DMH4)
CB7	4"	93.75	90.25/8'UD	88.16/12'(DMH5)
CB8	4"	91.62	88.32/8'UD	88.07/12'(DMH6)
CB9	4"	91.82	88.32/8'UD	88.91/12'(DMH6)
CB10	4"	92.17	88.67/8'UD	88.42/12'(DMH3)
CB11	4"	92.08	90.56/8'UD	90.31/12'(DMH5)
CB12	4"	88.51	85.01/8'UD	84.88/12'(DMH10)
CB13	4"	88.51	85.01/8'UD	84.88/12'(DMH10)
CB14	4"	82.31	78.81/8'UD	78.56/12'(DMH11)
CB15	4"	82.31	78.81/8'UD	78.56/12'(DMH11)
CB16	4"	86.75	83.25/8'UD	83.00/12'(DMH8)
CB17	4"	86.75	83.25/8'UD	83.00/12'(DMH8)
CB18	4"	81.64	78.14/8'UD	78.04/12'(DMH9A)
DMH1	4"	91.70	86.31/12'(CB2)	86.12/15'(DMH2)
DMH2	4"	92.37	88.47/12'(CB3)	85.12/15'(DMH3)
DMH3	4"	92.48	84.98/15'(DMH2)	81.88/15'(DMH6)
DMH4	4"	92.78	87.98/12'(CB10)	88.13/12'(DMH5)
DMH5	4"	93.53	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	88.05/8'(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'(DMH8)	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)	80.84/27'(OUTLET)
DMH13	4"	94.24	85.43/12'(DMH14)	85.33/12'(DMH10)
DMH14	4"	95.81	86.25/8'(FND DRAIN)	86.15/12'(DMH13)
DMH15	4"	95.13	86.37/8'(FND DRAIN)	86.27/12'(DMH13)
WOU1	6"	81.81	77.51/12'(WOU2)	70.45/12'(OUTLET)
WOU2	6"	82.88	78.95/15'(DMH6)	78.70/15'(OUTLET)
WOU3	6"	82.13	77.84/12'(DMH11)	77.69/12'(DMH16)
F11	-	-	86.55/15'(CB2)	-
F12	-	-	88.50/12'(CB4)	-
F13	-	-	77.14/12'(CB18)	-



Rev.	Date	Revision
2	11/11/00	REVISED ROAD NAME: WLET TO WOU1
1	7/11/00	EXTENDED STORM DRAIN; ADDED STORM DRAIN SERVICES & UNDERDRAINS

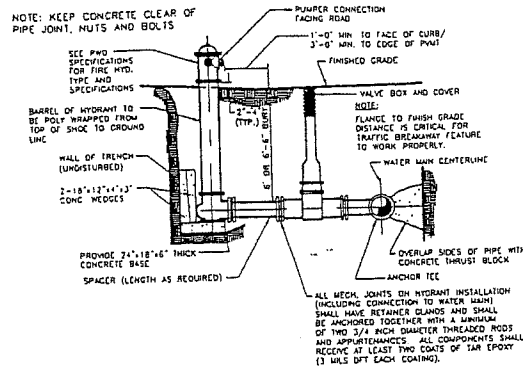
City Review	Date	By
	05/18/01	AWP
	1/11/00	AWP

Drawn: DCP
 Checked: [Signature]
 Date: 05/18/01
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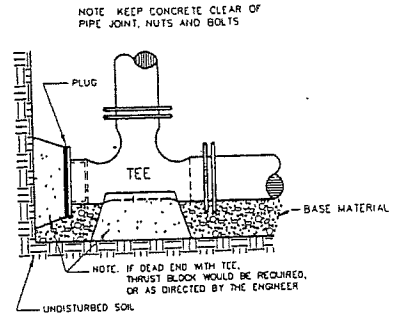
GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237
 Greer, SC 29615
 207-657-6910
 207-657-6912
 E-mail: gpc@maine.net

Drawing Name: Grading, Drainage & Erosion Control Plan & Profile - The Brothers Road
 Project: PRESUMPCOT RIVER PLACE - PHASE 3

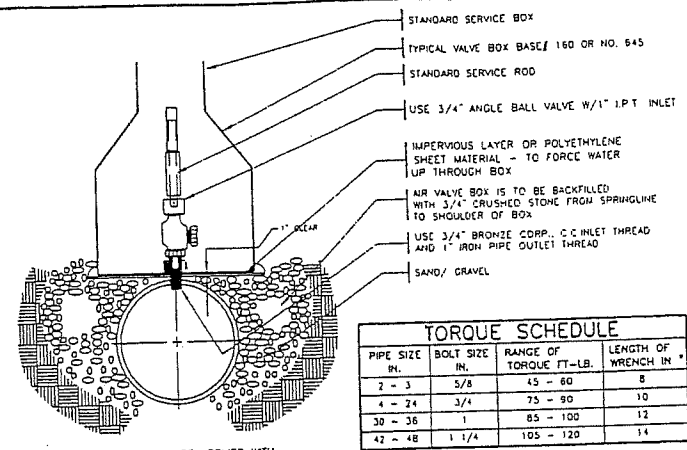
Drawing No. 12



SEE NOTE 3 IN THRUST BLOCK NOTES DETAIL
FIRE HYDRANT INSTALLATION DETAIL
N.T.S.



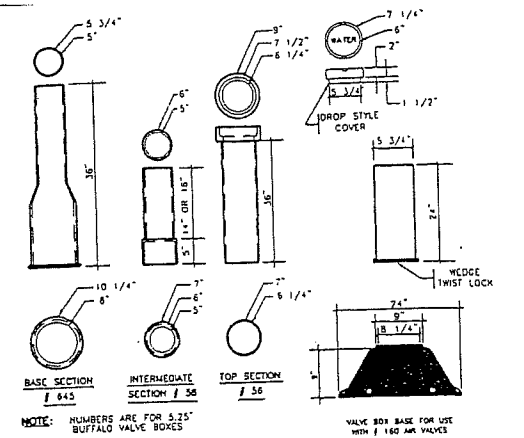
SEE NOTE 3 IN THRUST BLOCK NOTES DETAIL
STANDARD TEE BLOCKING
N.T.S.



TORQUE SCHEDULE			
PIPE SIZE IN.	BOLT SIZE IN.	RANGE OF TORQUE FT.-LB.	LENGTH OF WRENCH IN.
2 - 3	5/8	45 - 80	8
4 - 24	3/4	75 - 90	10
30 - 36	1	85 - 100	12
42 - 48	1 1/4	105 - 120	14

THE TORQUE LOADS MAY BE APPLIED WITH TORQUE MEASURING OR TORQUE INDICATING WRENCHES, WHICH MAY ALSO BE USED TO CHECK THE APPLICATION OF APPROXIMATE TORQUE LOADS APPLIED BY A PERSON TRAINED TO GIVE AN AVERAGE PULL ON A DEFINITE LENGTH OF REGULAR SOCKET WRENCH.

SEE NOTE 3 IN THRUST BLOCK NOTES DETAIL
TYPICAL AIR VALVE SECTION (1")
N.T.S.



SEE NOTE 3 IN THRUST BLOCK NOTES DETAIL
TYPICAL VALVE BOXES
N.T.S.

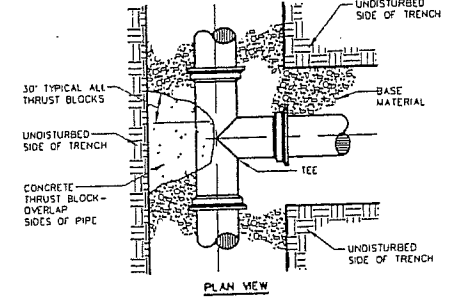
THRUST BLOCK NOTES

- INSTALL POLY BARRIER BETWEEN PIPE AND ALL THRUST BLOCKS
- ANY MODIFICATION TO THRUST BLOCK SIZING OR PIPE RESTRAINT REVISIONS SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO IMPLEMENTATION IN THE FIELD
- ANY WORK RELATING TO WATER PIPING OR DETAILS SHALL BE IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT SPECIFICATIONS

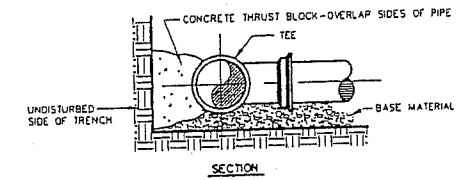
PIPE SIZE	1/32 BEND	1/16 BEND	1/8 BEND	1/4 BEND	TEES/CAPS
8"	2.0	3	6	10	8

BEARING SURFACE REQUIRED IN SQUARE FEET

NOTE: KEEP CONCRETE CLEAR OF PIPE JOINT, NUTS AND BOLTS

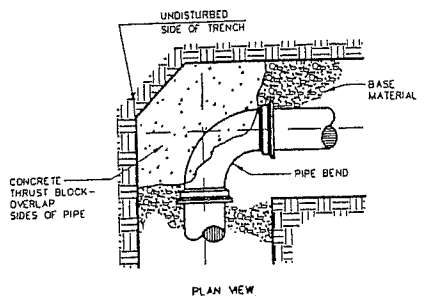


PLAN VIEW



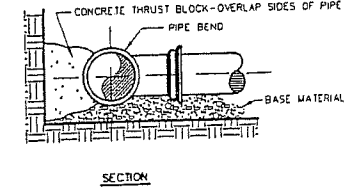
SECTION

TYPICAL THRUST BLOCK PLACEMENT ON TEES
N.T.S.



PLAN VIEW

NOTE: KEEP CONCRETE CLEAR OF PIPE JOINT, NUTS AND BOLTS



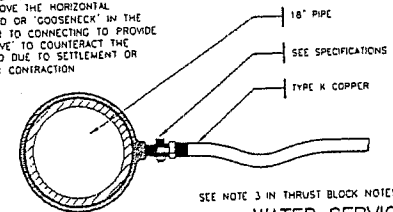
SECTION

THRUST/RETAINER GLAND SCHEDULE	
1/4 BEND (90°)	USE POURED-IN-PLACE THRUST BLOCK w/ RETAINERS
1/8 BEND (45°)	THRUST BLOCK w/ RETAINERS
1/16 BEND (22 1/2°)	THRUST BLOCK
1/32 BEND (11 1/4°)	THRUST BLOCK

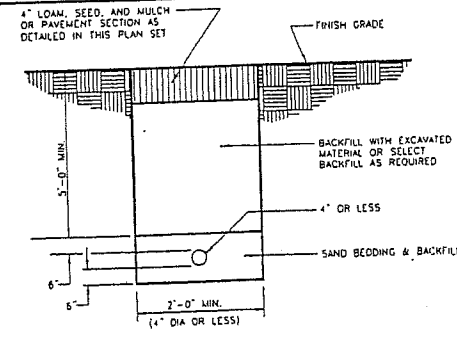
THE ABOVE SCHEDULE IS SUBJECT TO THE APPROVAL OF THE ON-SITE INSPECTOR DUE TO SOILS AND WORKING PRESSURES IN THE AREA.

SEE NOTE 3 IN THRUST BLOCK NOTES DETAIL
TYPICAL THRUST BLOCK PLACEMENT ON BENDS
N.T.S.

NOTE: SERVICE CONNECTIONS (DIRECT TAPS AND SERVICE CLAMPS) WILL BE INSTALLED SO THAT THE OUTLET IS AT AN ANGLE OF NOT MORE THAN 45° ABOVE THE HORIZONTAL. ALWAYS PUT A BEND OR "GOOSENECK" IN THE SERVICE LINE PRIOR TO CONNECTING TO PROVIDE FLEXIBILITY AND "GIVE" TO COUNTERACT THE EFFECTS OF A LOAD DUE TO SETTLEMENT OR EXPANSION AND/OR CONTRACTION



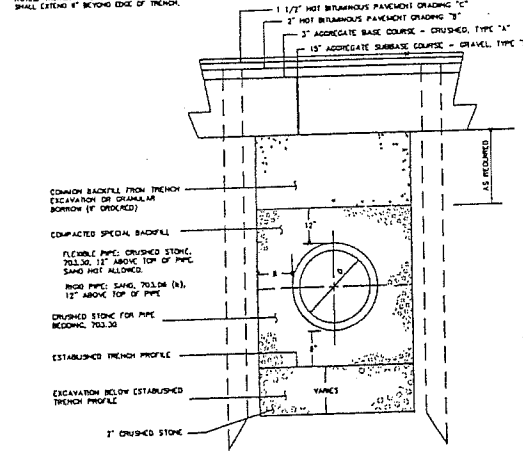
SEE NOTE 3 IN THRUST BLOCK NOTES DETAIL
WATER SERVICE
(1 1/2" AND 2 1/2" C.C. OR IRON PIPE THREAD)
N.T.S.



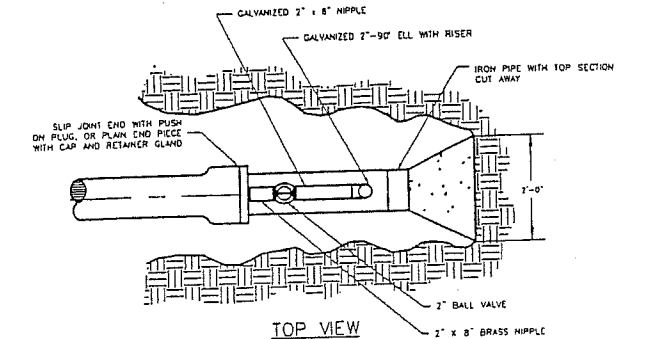
SEE NOTE 3 IN THRUST BLOCK NOTES DETAIL
WATER SERVICE TRENCH SECTION
N.T.S.

PIPE DIAMETER	D	B
12"	0'-10"	
15"	0'-8 1/4"	
18"	0'-6 1/2"	

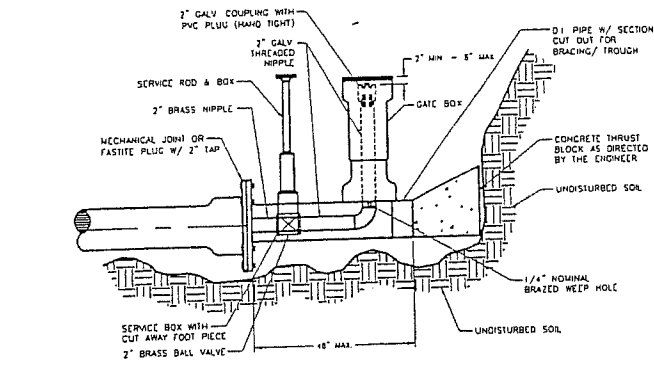
NOTE: TRENCH PAVEMENT REPLACEMENT SHALL EXTEND 4' BEYOND EDGE OF TRENCH.



TYPICAL PIPE INSTALLATION DETAIL
N.T.S.



TOP VIEW



ELEVATION VIEW
STANDARD 2" BLOW OFF
N.T.S.

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

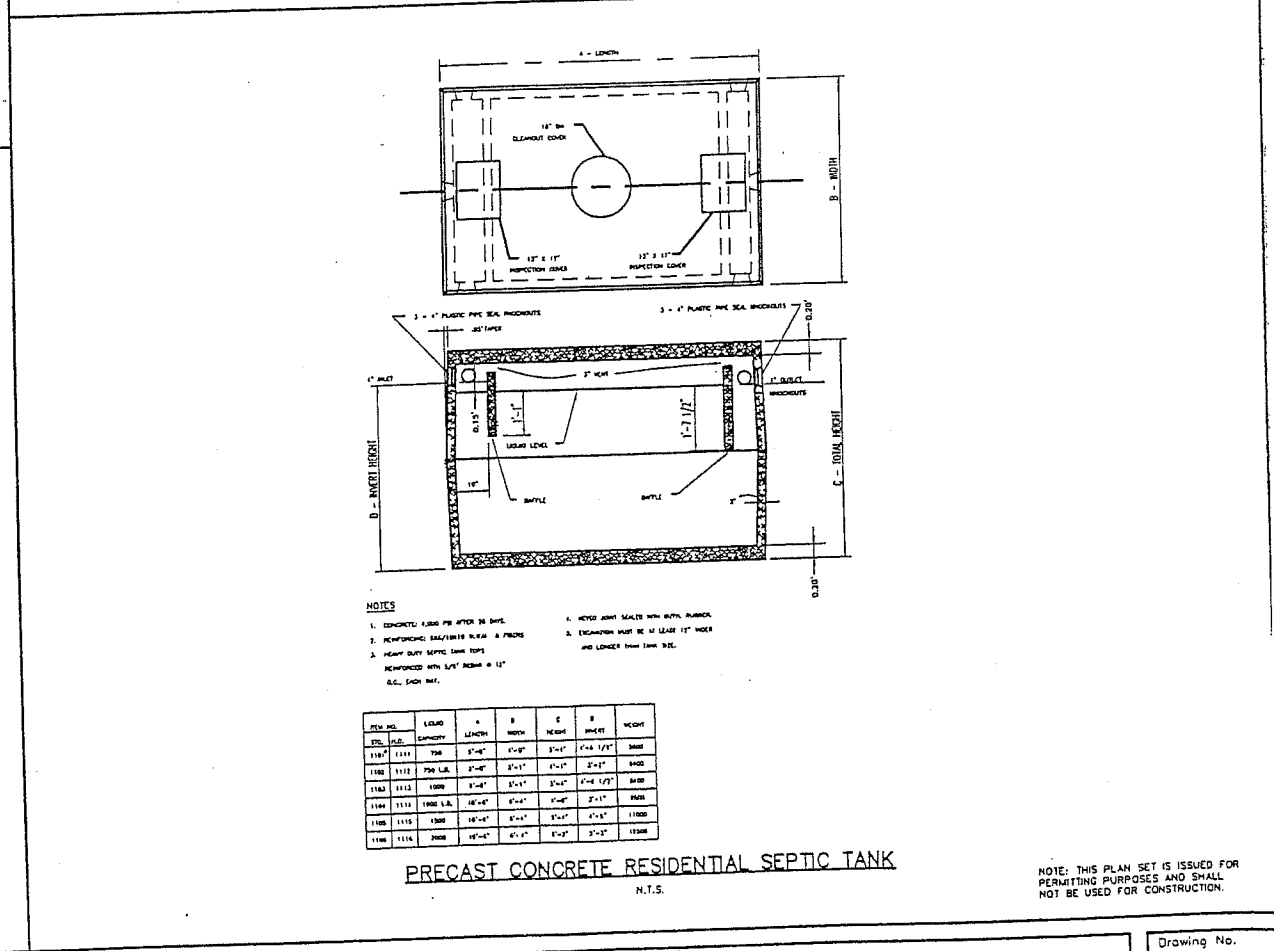
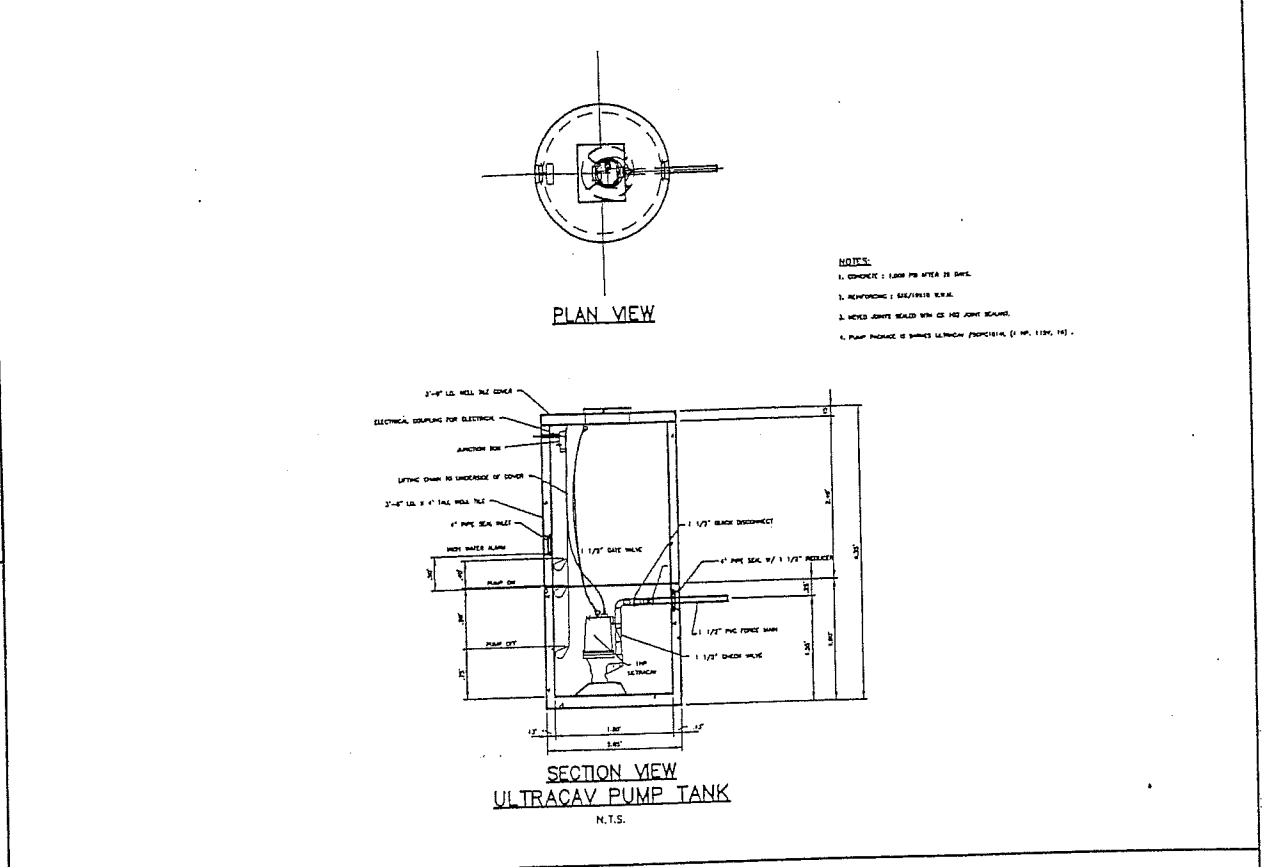
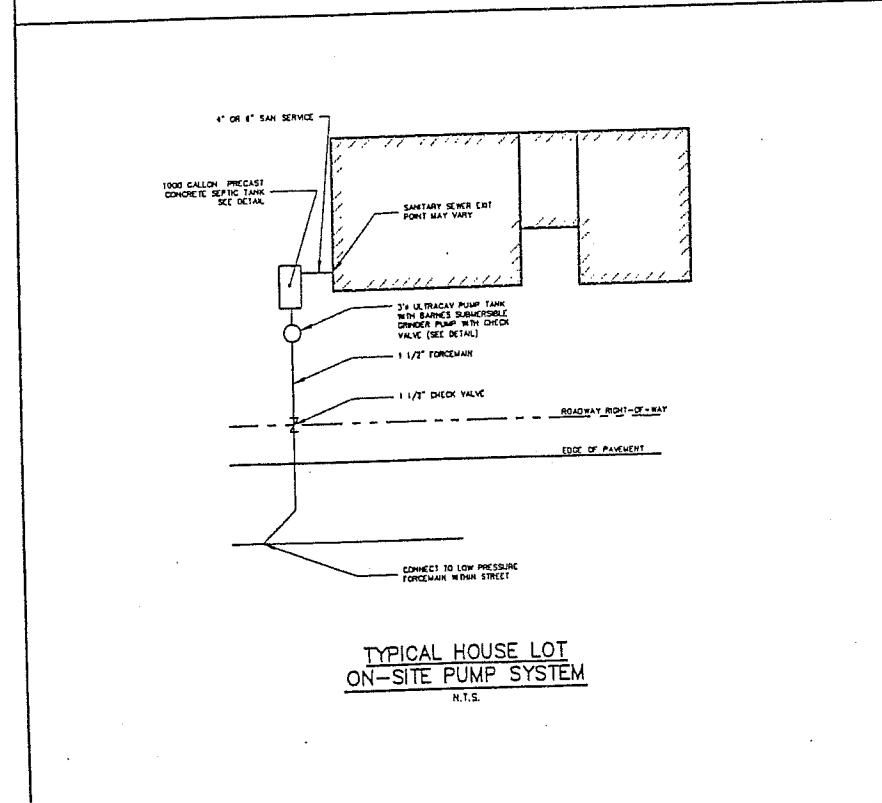
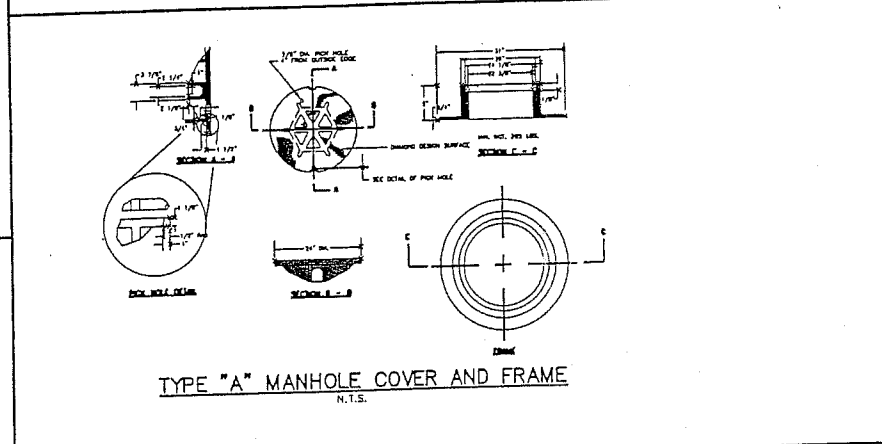
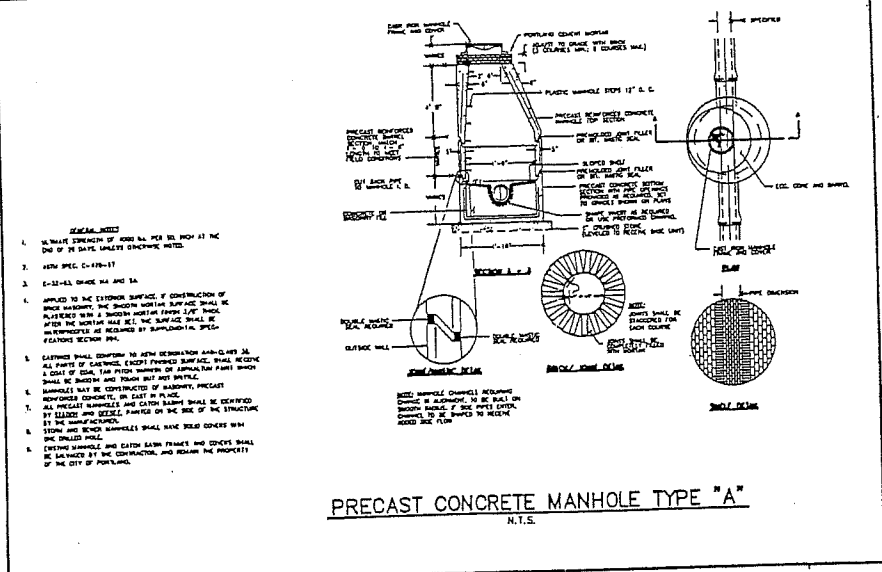
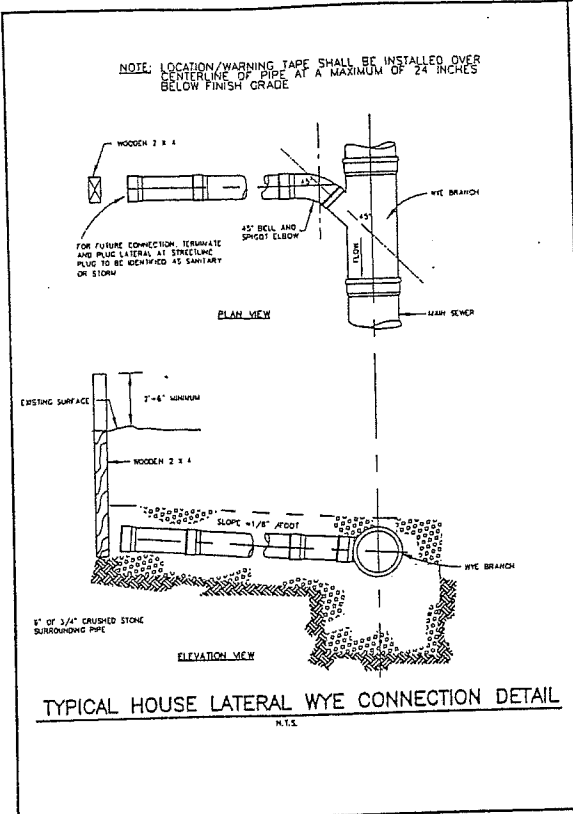
Rev.	Date	Revision

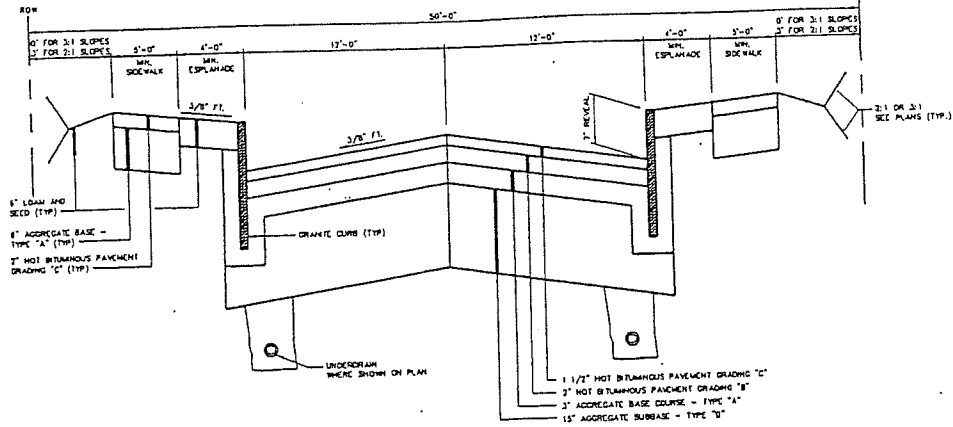
CITY REVIEW	Date	By
	04/11/00	JMP
ISSUED FOR		

Design: DCA
Drawn: JPB
Date: MAR 2000
Checked: SCS
Scale: NONE
Job No: 98081
File Name: WATER-DET.DWG
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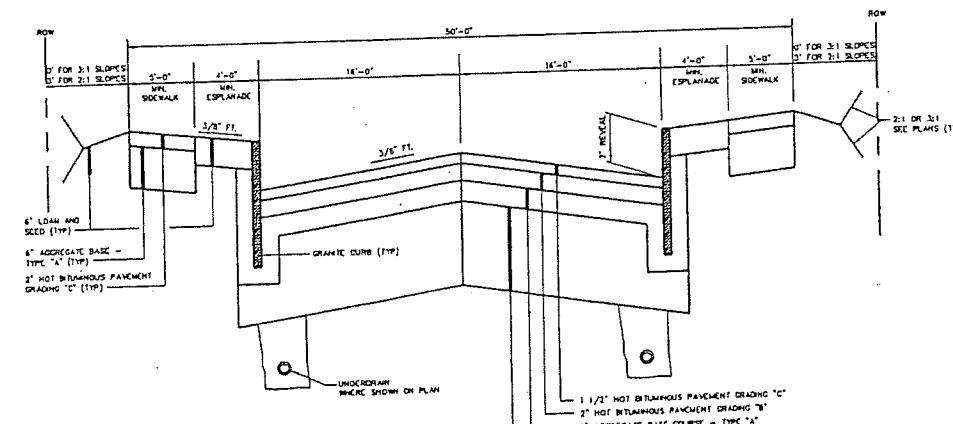
GP Gorrill-Palmer Consulting Engineers, Inc.
PO Box 1337 Traffic and Civil Engineering Services 207-657-6910
31 Main Street Fax 207-657-6912
Coy, ME 04039 E-Mail gpcen@maine.rr.com

Drawing Name: Water Details
Project: PRESUMPSCOT RIVER PLACE - PHASE 3

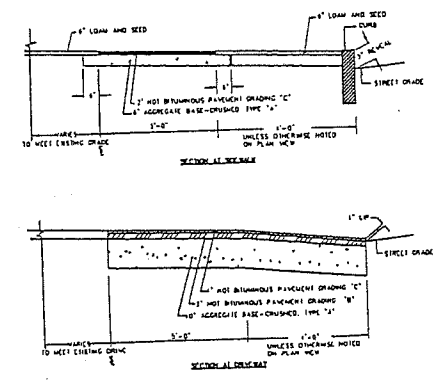




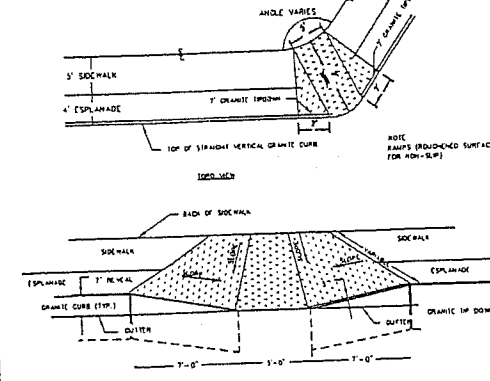
TYPICAL ROADWAY SECTION
 MAJOR RESIDENTIAL STREET
 EAGLE AVE., PRATT ROAD AND THE BROTHERS ROAD
 N.T.S.



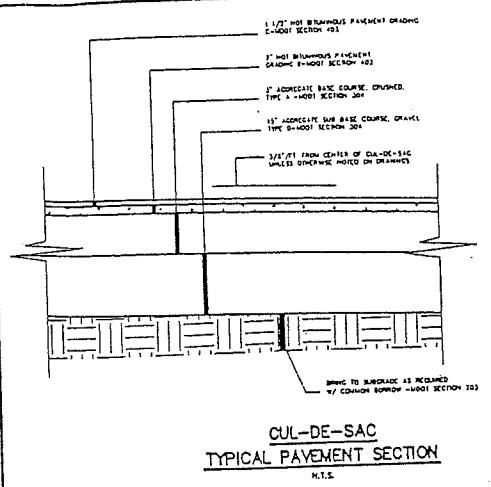
TYPICAL ROADWAY SECTION
 CONNECTOR RESIDENTIAL STREET SECTION
 CURTIS ROAD
 N.T.S.



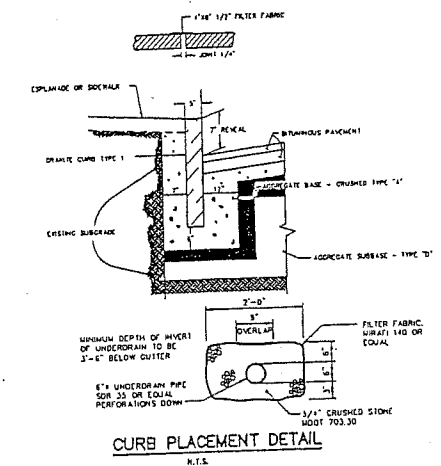
BITUMINOUS SIDEWALK AND DRIVEWAY CONSTRUCTION
 N.T.S.



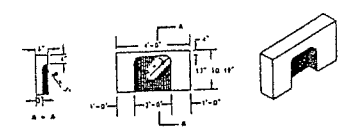
PEDESTRIAN RAMP
 N.T.S.



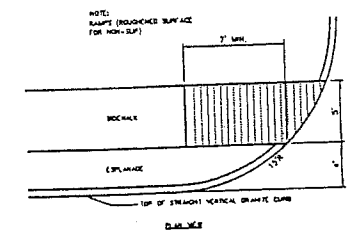
CUL-DE-SAC
TYPICAL PAVEMENT SECTION
 N.T.S.



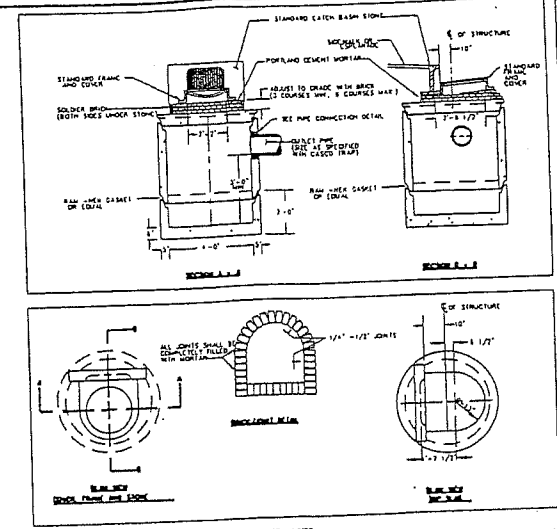
CURB PLACEMENT DETAIL
 N.T.S.



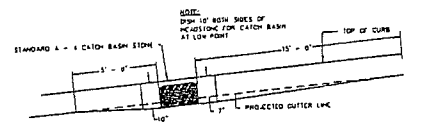
TYPICAL A-4
CATCH BASIN STONE DETAIL
 N.T.S.



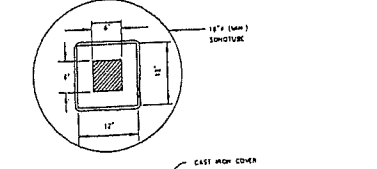
PEDESTRIAN RAMP
 N.T.S.



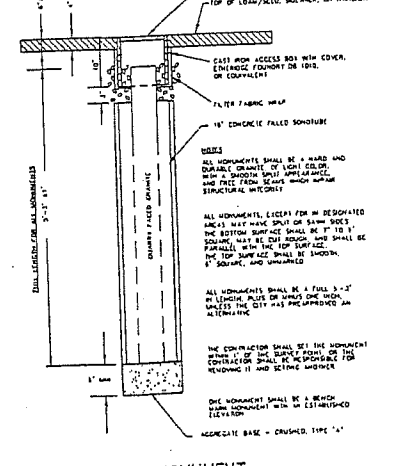
PRECAST CONCRETE CATCH BASIN TYPE "E"
 N.T.S.



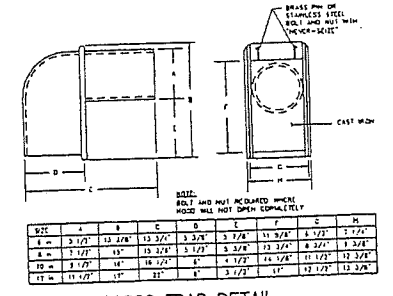
TYPICAL PAVEMENT GRADING ON
SLOPES FOR CATCH BASIN AND INLET
 N.T.S.



TYPICAL PROPOSED CROSSWALK
STRIPING DETAIL
 N.T.S.



GRANITE STREET MONUMENT
 N.T.S.



CASCO TRAP DETAIL
 N.T.S.

SIZE	A	B	C	D	E	F	G	H
12"	3 1/2"	12 1/2"	12 1/2"	3 3/4"	3 3/4"	13 1/2"	13 1/2"	1 1/2"
18"	3 1/2"	18 1/2"	18 1/2"	3 3/4"	3 3/4"	19 1/2"	19 1/2"	1 1/2"
24"	3 1/2"	24 1/2"	24 1/2"	3 3/4"	3 3/4"	25 1/2"	25 1/2"	1 1/2"
30"	3 1/2"	30 1/2"	30 1/2"	3 3/4"	3 3/4"	31 1/2"	31 1/2"	1 1/2"

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

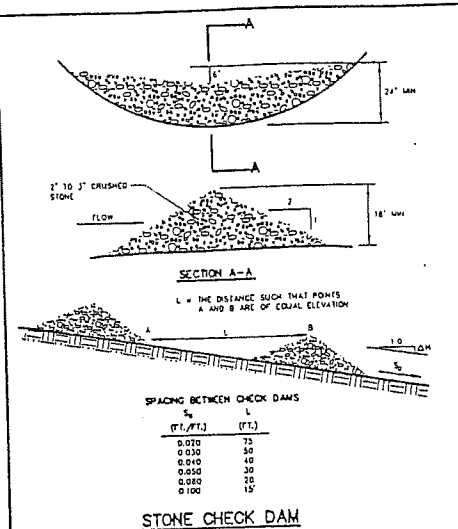
Rev.	Date	Revision
2	11/14/00	REVISED LOAN THICKNESS
1	7/14/00	ADDED UNDERDRAIN TO CURB DETAIL

CITY REVIEW	Date	By
	04/11/00	AJP

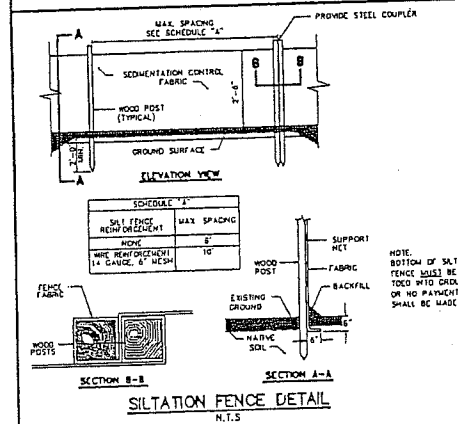
Checked: [Signature] Date: 08/11/00
 Design: [Signature] Date: 08/11/00
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 E-mail: gpc@gorrill.com

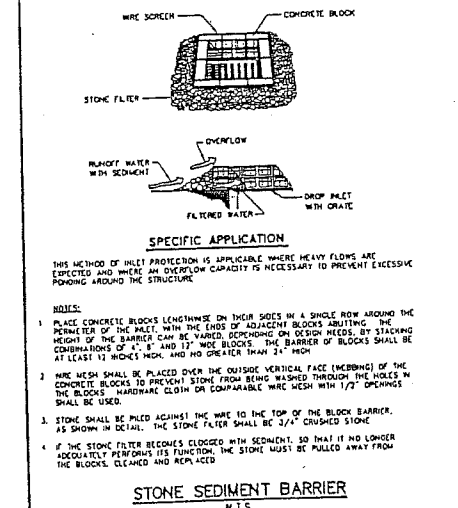
Drawing Name: **Roadway, Storm Drain & Miscellaneous Details**
 Project: **PRESUMPCOT RIVER PLACE - PHASE 3**



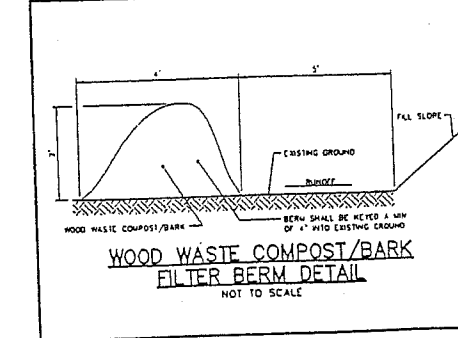
STONE CHECK DAM
N.T.S.



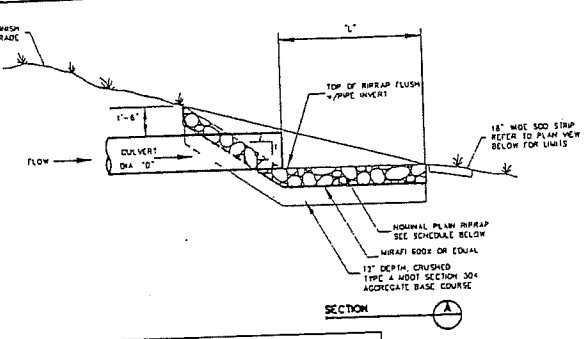
SILTATION FENCE DETAIL
N.T.S.



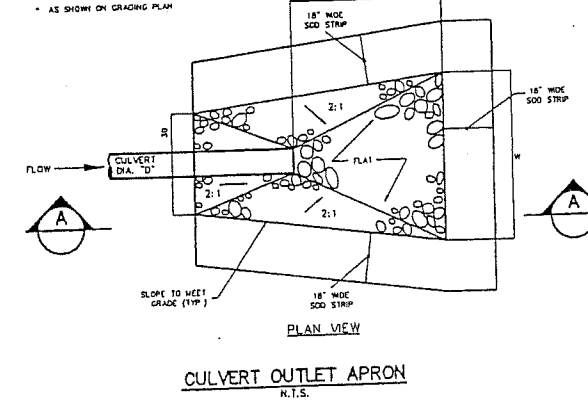
STONE SEDIMENT BARRIER
N.T.S.



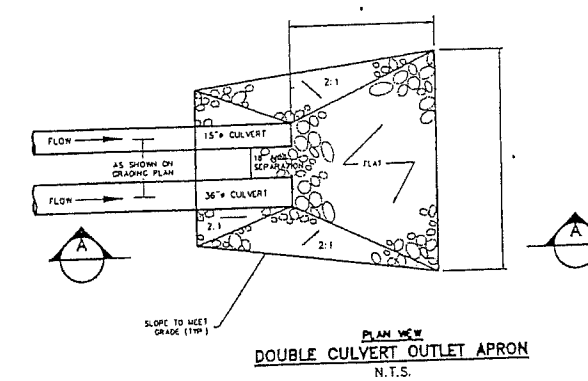
WOOD WASTE COMPOST/BARK FILTER BERM DETAIL
NOT TO SCALE



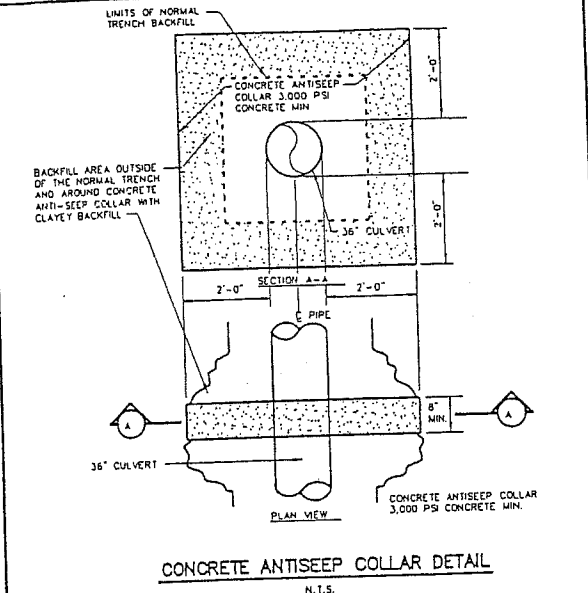
OUTLET	CULVERT DIAMETER (D)	LENGTH (L)	WIDTH (W)	STONE #50	RAPRAP THICKNESS
OUTLET 1	18" x 36"	12'	12'	6"	14"
WOU 2	12"	12'	12'	6"	14"
WOU 3	12"	3'	8'	6"	14"



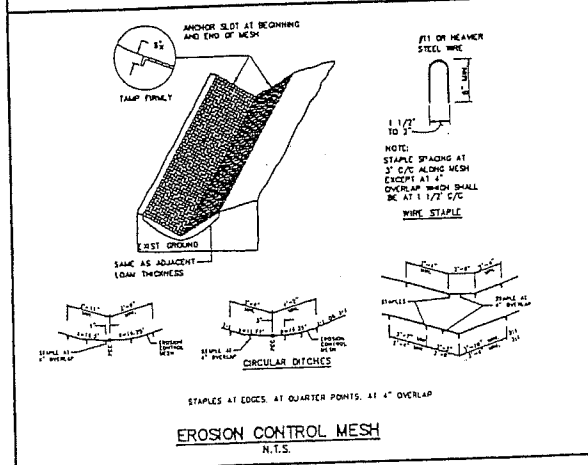
CULVERT OUTLET APRON
N.T.S.



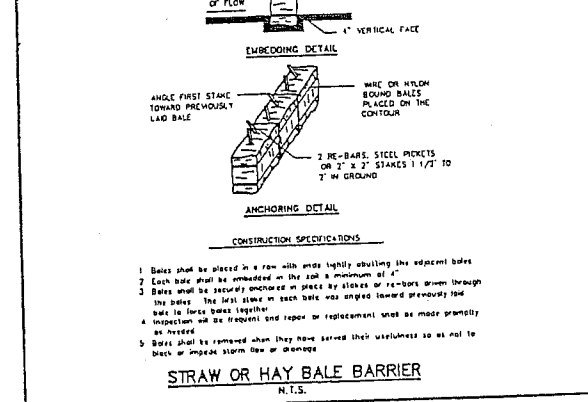
DOUBLE CULVERT OUTLET APRON
N.T.S.



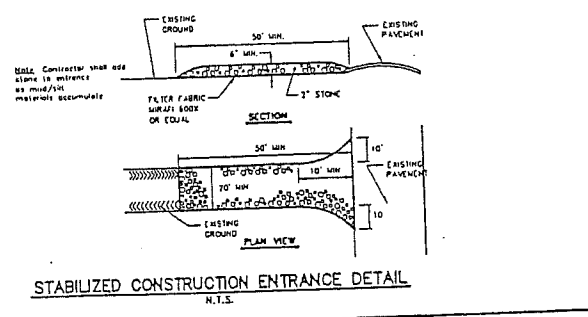
CONCRETE ANTI-SEEP COLLAR DETAIL
N.T.S.



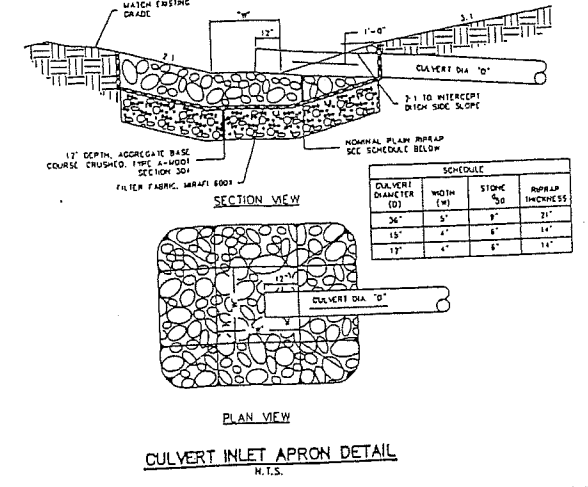
EROSION CONTROL MESH
N.T.S.



STRAW OR HAY BALE BARRIER
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.



CULVERT INLET APRON DETAIL
N.T.S.

CULVERT DIAMETER (D)	WIDTH (W)	STONE #50	RAPRAP THICKNESS
36"	5'	6"	21"
18"	4'	6"	14"
12"	4'	6"	14"

NOTES:

1. THE WOOD WASTE COMPOST/BARK MIX SHALL CONFORM TO THE FOLLOWING STANDARDS:
 - A. MOISTURE CONTENT - 30-60%
 - B. pH - 3.0 - 8.0
 - C. SCREEN SIZE - 1/8" (LESS THAN 1/8" MAX 70% LESS THAN 1/8")
 - D. NO LESS THAN 10% ORGANIC MATERIAL (DRY WEIGHT) BY LOSS OF IGNITION
 - E. NO STONES LARGER THAN 2" IN DIAMETER
 - F. SALTS, CLAYS OR SUGAR SANDS ARE NOT ACCEPTABLE IN THE MIX
2. THE COMPOST BERM SHALL BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR.
3. THE WOOD WASTE COMPOST/BARK FILTER BERM MAY BE USED IN LIEU OF SILTATION FENCE, AT THE END OF SHALLOW SLOPES, ON FROZEN GROUND, LEGS OUT CROPS, VERY MOIST FORECAST AREA OR AT THE EDGE OF GRAVEL PARKING AREAS.
4. BERMS SHALL REMAIN IN PLACE UNTIL UPSTREAM AREA IS COMPLETED OR THE LATCH OF VEGETATION IS ATTAINED. BERMS SHALL BE REMOVED BY SPREADING SUCH THAT NATIVE EARTH CAN BE SEEN BELOW.

Project: Presumpscot River Phase
Site Location: Portland, Maine

A. Permanent Seeding

1. Instruction on preparation of soil: Prepare a good seed bed for planting method used. (6" spaced min.)
2. Apply lime as follows: 1/2 tons, OR 120 / M Sq. Ft.
3. Fertilize with 100 lbs of 10-10-10 N-P-K/M Sq. Ft.
4. Method of applying lime and fertilizer: Spread and work into the soil before seeding.
5. Seed with the following mixture:
 - 150 Kentucky Bluegrass
 - 150 Creeping Red Fescue
 - 150 Perennial Ryegrass
6. Mowing instructions: Apply at the rate of per acre, OR 115 pounds per M. Sq. Ft.
7. TOTAL LIME 120 / PER 1000 sq. ft.
8. TOTAL FERTILIZER 150 / PER 1000 sq. ft.
9. TOTAL SEED 1.03 / PER 1000 sq. ft.
10. TOTAL MULCH 115 / PER 1000 sq. ft.
11. TOTAL other materials, seeds, etc.
12. RESUME.

Spring seeding is recommended, however, late summer (prior to September 1) seeding can be made. Permanent seeding should be made prior to August 31 or as a dormant seeding after the first frost and before the first snow. If seeding cannot be done within these seeding dates, temporary seeding and mulching shall be used to protect the site. Permanent seeding shall be delayed until the next recommended seeding period.

B. Temporary Seeding

1. Instruction on preparation of soil: Prepare a good seed bed for planting method used. (6" spaced min.)
2. Apply lime as follows: 1/2 tons, OR 120 / M Sq. Ft.
3. Fertilize with 100 lbs of 10-10-10 N-P-K/M Sq. Ft.
4. Method of applying lime and fertilizer: Spread and work into the soil before seeding.
5. Seed with the following mixture:
 - 1000 Annual Ryegrass
6. Mowing instructions: Apply at the rate of per acre, OR 115 pounds per M. Sq. Ft.
7. TOTAL LIME 120 / PER 1000 sq. ft.
8. TOTAL FERTILIZER 150 / PER 1000 sq. ft.
9. TOTAL SEED 0.9 / PER 1000 sq. ft.
10. TOTAL MULCH 115 / PER 1000 sq. ft.
11. TOTAL other materials, seeds, etc.
12. RESUME.

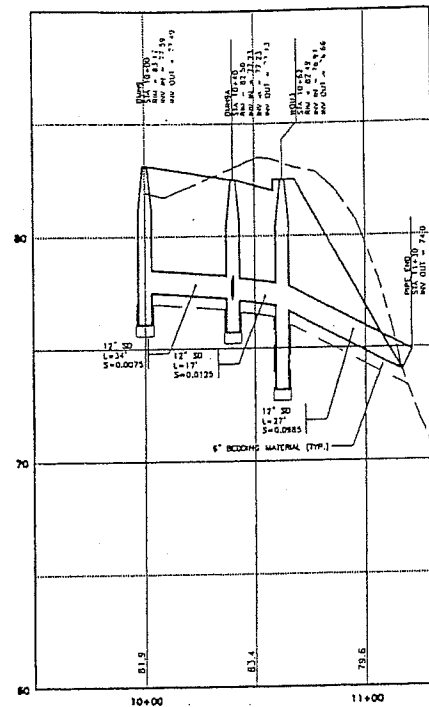
NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

Rev.	Date	Revision
1	11/11/00	ADDED DR. CULVERT DETAIL & ANTI-SEEP COLLAR DETAIL

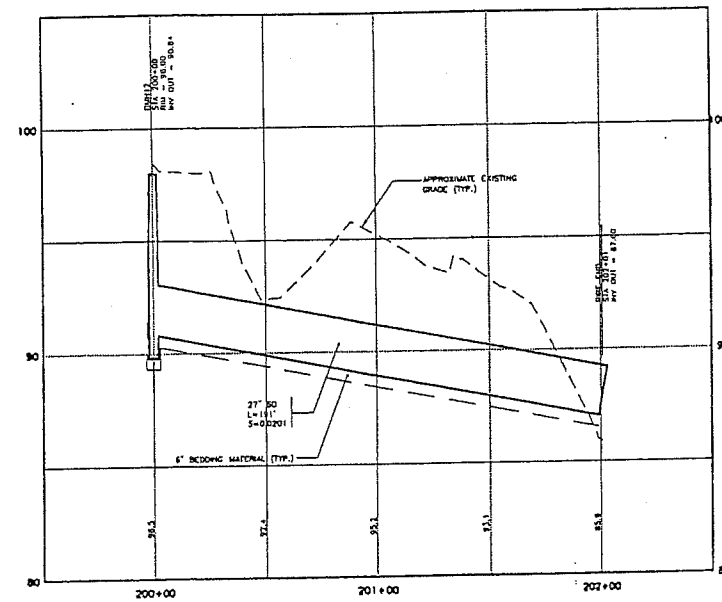
Design	Drawn	Date
DR	DB	11/11/00
Checked	AS	11/11/00
Reviewed	DB	11/11/00

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31 Main Street
Gray, ME 04039
E-mail: gpc@maine.com

Drawing Name: **Erosion & Sedimentation Control Details & Notes**
Project: **PRESUMPSCOT RIVER PHASE 3**
Drawing No: **16**

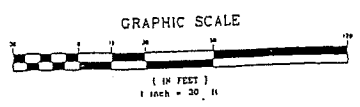


STORM DRAIN PROFILE
 SCALE: 1" = 30' HORIZ.
 1" = 3' VERT.



STORM DRAIN PROFILE
 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
1	11/15/00	REVISED STORM DRAIN PROFILE

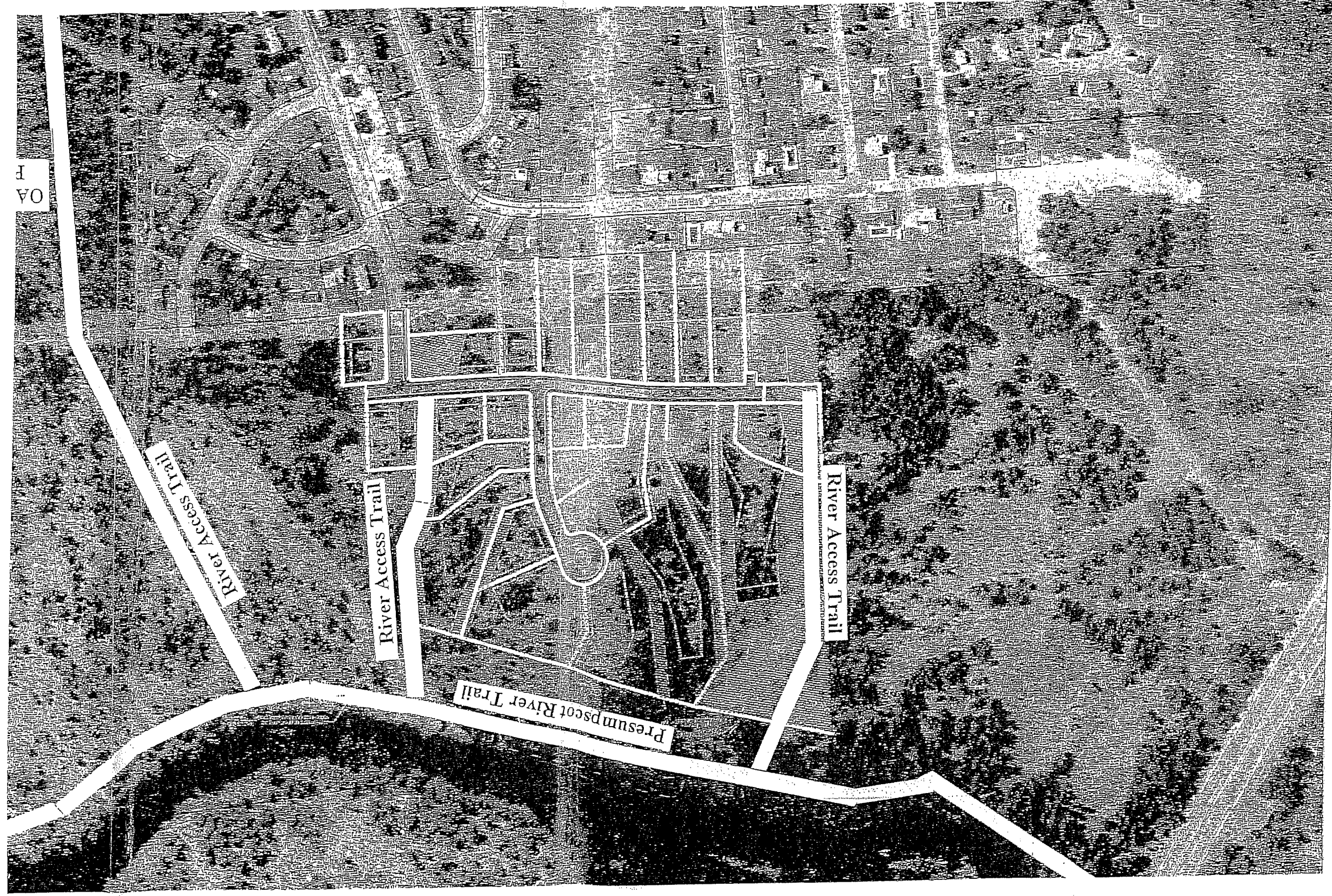
City/Review	Date	By
CITY REVIEW	11/15/00	ALP
Issued For		

Design: DCR Drawn: DB Date: MAR 2000
 Checked: SCW Scale: AS SHOWN Job No.: 98018
 File Name: 88289996.dwg
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 Gray, ME 04039 E-Mail: gpec@home.com

Drawing Name: Miscellaneous Storm Drain Profiles
 Project: PRESUMPCOT RIVER PLACE - PHASE 3

Drawing No. 17



Rev.	Date	Revision
1	7/11/00	ADDED ADJUTING SHEET NOTES PER CITY STAFF COMMENTS
2	11/15/00	ADDED TYPING NOTES
3	11/21/00	ADDED NOTES TO DRAINAGE EASEMENT
4	7/20/01	RECOMMENDED DRAINAGE

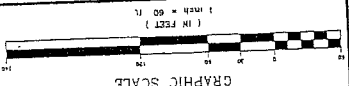
Issued For	Date	By
CITY REVIEW	1/25/00	AMF
CITY REVIEW	5/15/01	AMF

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GPEI
Gorrell-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
207-657-6912
207-657-6910
E-mail: gpe@palmer.com
31 Main Street
PO Box 1257
Greenville, NC 27603

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

Drawing No. 3



ORIGINAL FUTURE CONNECTION TO HOPE TO BE EXACT LOCATION

LEGEND

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

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

LOT SIZES

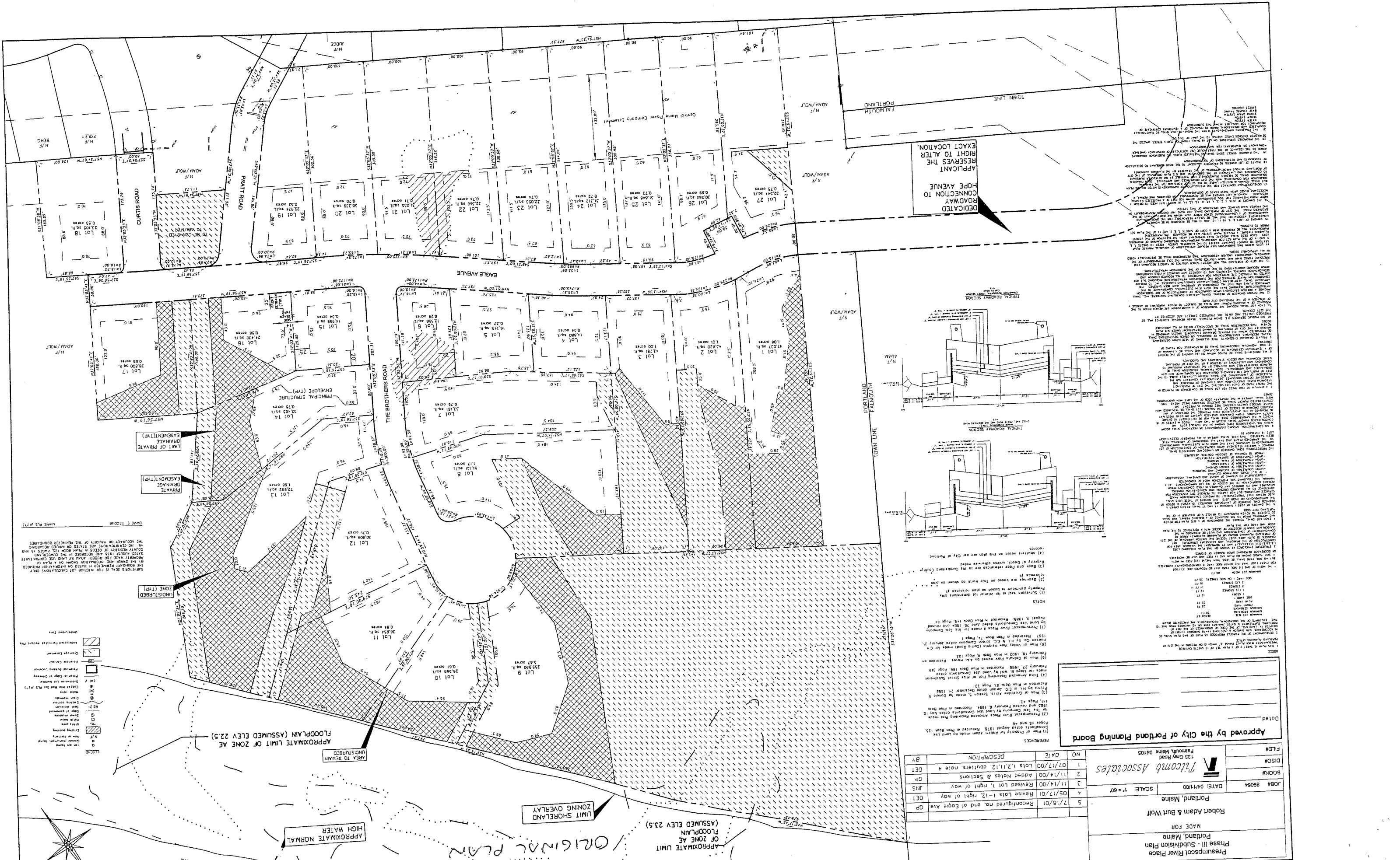
LOT NUMBER (ACRES)	AREA (ACRES)	TOTAL
1	1.03	26.79
2	0.88	
3	1.00	
4	0.24	
5	0.27	
6	0.29	
7	0.18	
8	1.17	
9	0.87	
10	0.61	
11	0.77	
12	1.57	
13	0.76	
14	0.55	
15	0.66	
16	0.51	
17	0.55	
18	0.20	
19	0.21	
20	0.70	
21	0.24	
22	0.24	
23	0.24	
24	0.24	
25	0.24	
26	0.20	
27	0.20	
TOTAL		26.79

SPACE & BULK STANDARDS, R-2 ZONE

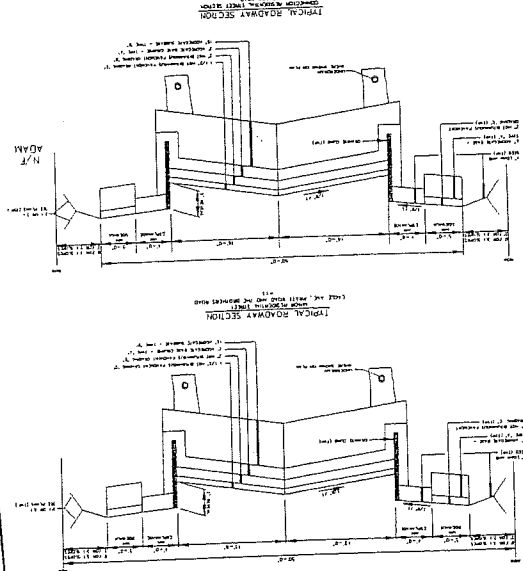
UNUSUAL LOT SIZE	10,000 SF
MINIMUM SETBACKS:	
FRONT	25'
REAR	25'
SIDE	15'
STORY:	
1 STORY	17'
1 1/2 STORY	17'
2 STORY	18'
3 STORY	18'
MAXIMUM HEIGHT:	35'
MINIMUM LOT WIDTH:	20'
MINIMUM LOT COVERAGE:	20%
MINIMUM LOT MOTH:	80'
MINIMUM STREET FRONTAGE:	50'

APPROXIMATE LIMIT OF ZONE AS FLOODPLAIN (ASSUMED ELEV 22.5)

A-2



APPLICANT
 REQUESTS THE
 RIGHT TO ALTER
 DEDICATED
 ROADWAY
 CONNECTION TO
 HOPE AVENUE



NOTES

1. Surveyor's map is based on plan Book 125, Page 22.
2. Original plan is based on plan Book 125, Page 22.
3. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
4. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
5. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
6. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
7. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
8. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
9. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
10. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
11. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
12. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
13. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
14. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
15. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
16. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
17. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
18. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
19. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
20. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
21. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
22. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
23. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
24. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
25. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
26. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.
27. Plan of Robert Adams & Burt Wolf, dated August 1984, recorded in Plan Book 125, Page 22.

Approved by the City of Portland Planning Board

DATE: 04/17/00

SCALE: 1" = 60'

FILE#

DISC#

BOOK#

JOB# 99064

DATE: 04/17/00

SCALE: 1" = 60'

FILE#

DISC#

BOOK#

JOB# 99064

NO	DATE	DESCRIPTION	BY
1	07/17/00	Lots 1, 2, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27	DET
2	11/14/00	Added Notes & Sections	GP
3	11/14/00	Revised Lot 1, right of way	JMS
4	05/17/01	Revised Lots 1-12, right of way	DET
5	7/18/01	Reconfigured no. end of Eagle Ave	GP

ATTACHMENT A-1

ZONING

Residentia

Residentia

Neighborhood

Business

Downtown

Commerc

Urban Co

Airport B

Office P

Industrial-

Industrial-

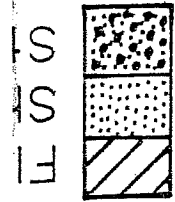
Industrial-

Recreatio

Resource

Watertr

OVER



F
S
S



Rev	Date	Revision
1	11/15/00	ISSUED STORM DRAIN PROFILE

Issued For	Date	By
DAY REVIEW	1/11/00	MP

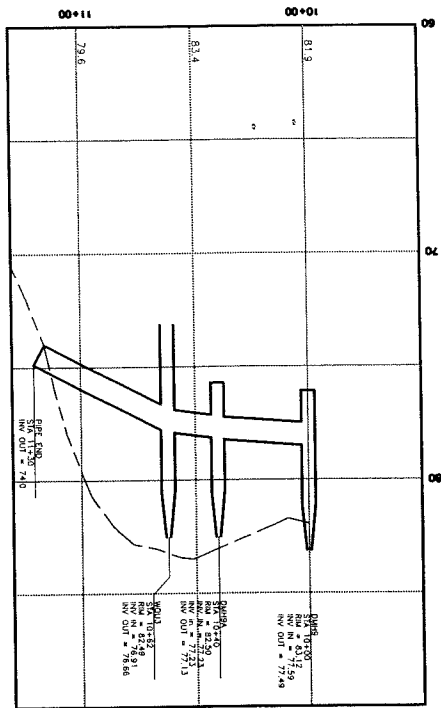
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 PO Box 1237
 21 Main Street
 Gray ME 04039
 E-Mail: gpc@engineer.com
 FAX: 207-657-6912
 207-657-6910

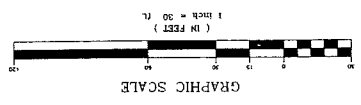
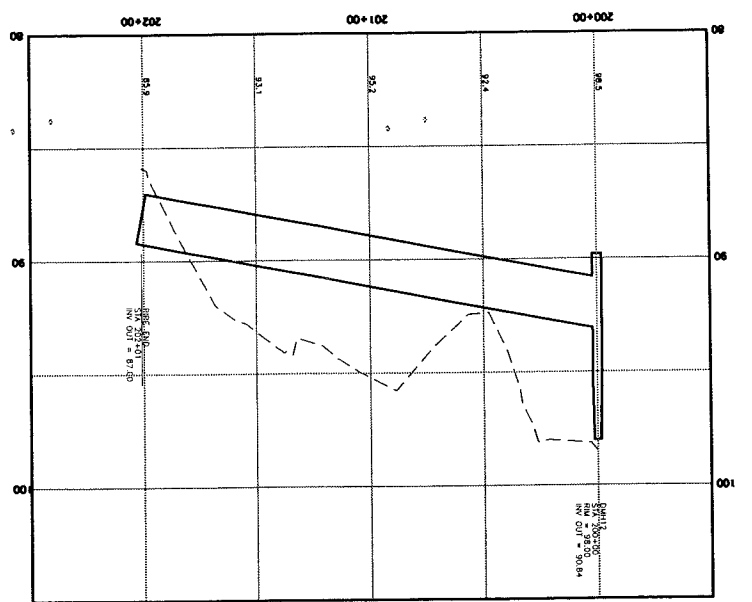
Drawing Name: **Miscellaneous Storm Drain Profiles**
 Project: **PRESUMPCOT RIVER PLACE - PHASE 3**

Drawing No. **17**

STORM DRAIN PROFILE
 SCALE: 1" = 30' HORIZ.
 1" = 3' VERT.



STORM DRAIN PROFILE
 SCALE: 1" = 30' HORIZ.
 1" = 3' VERT.



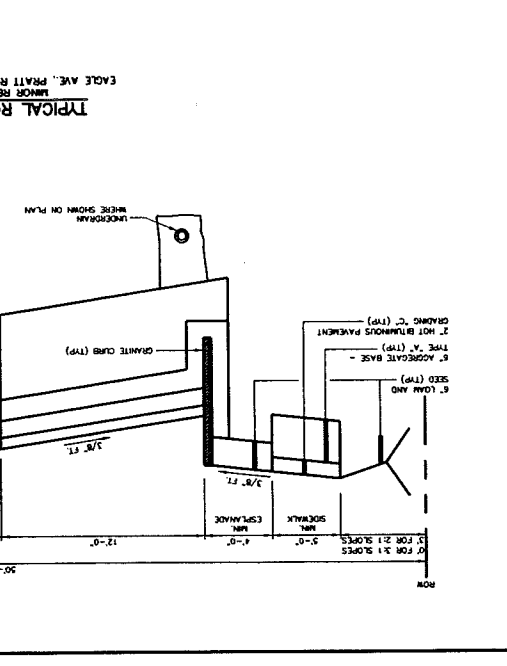
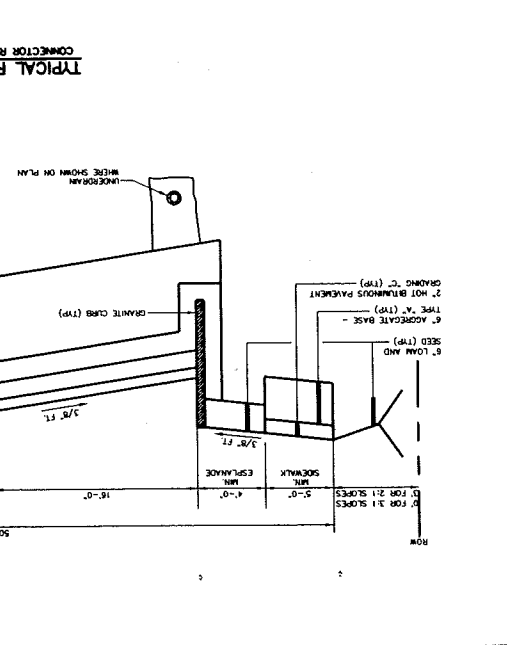
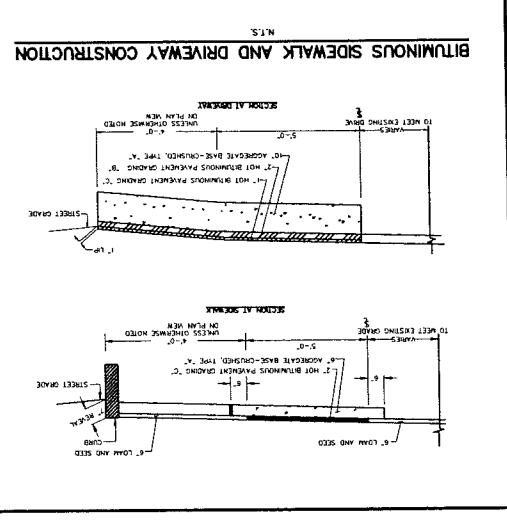
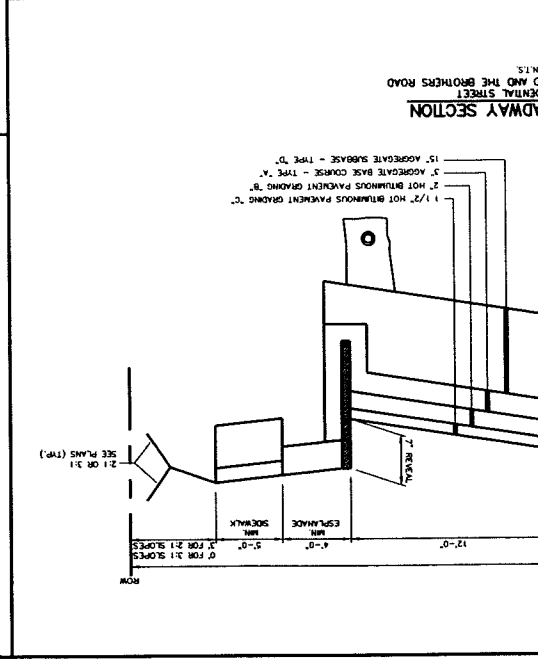
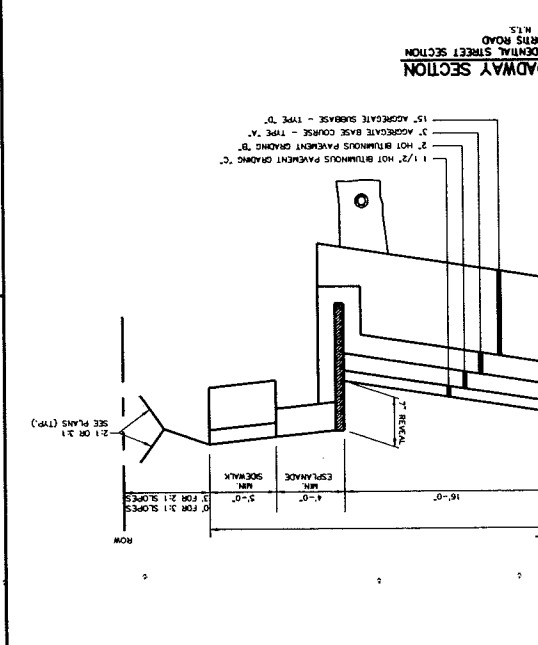
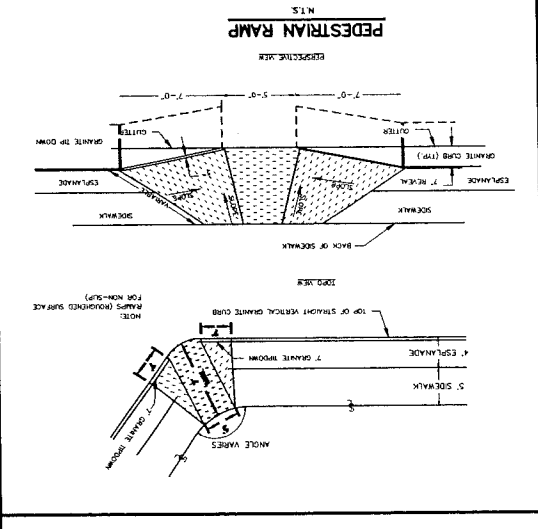
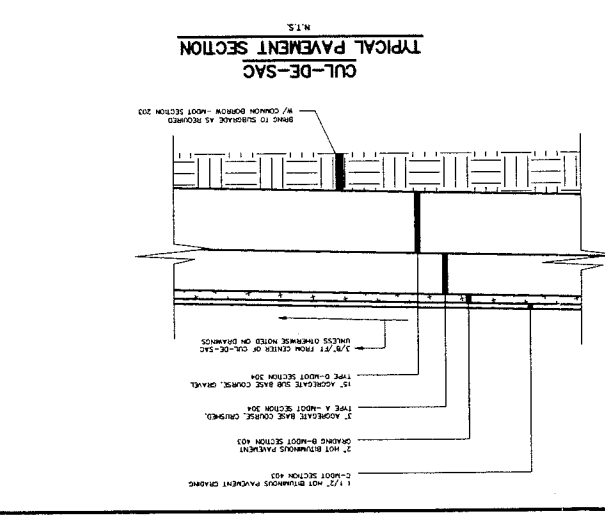
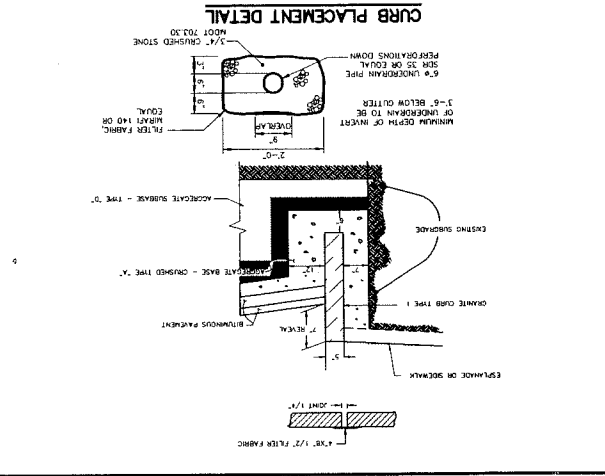
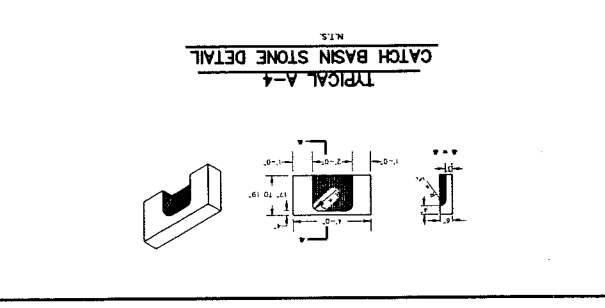
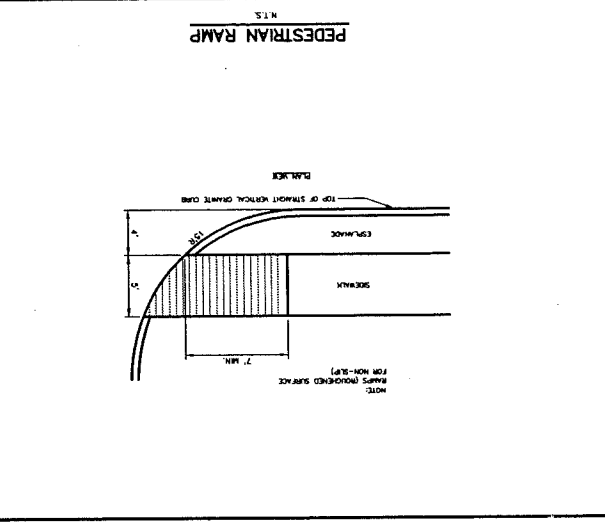
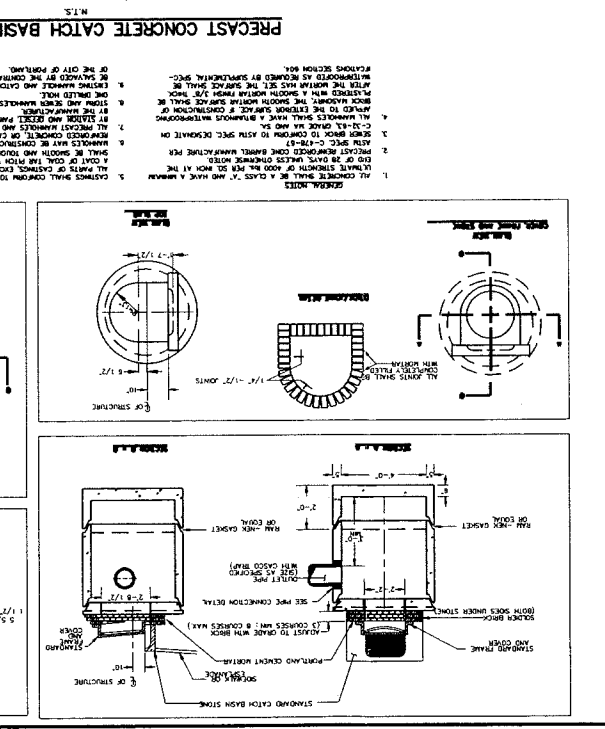
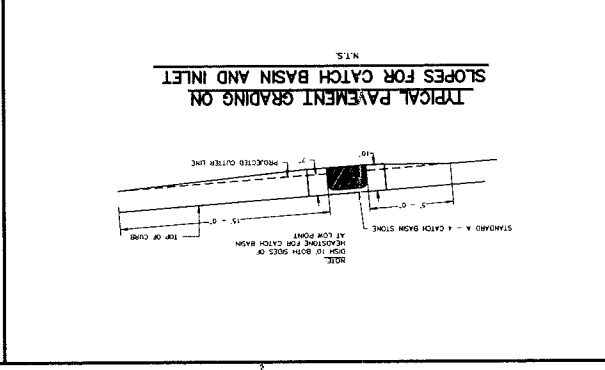
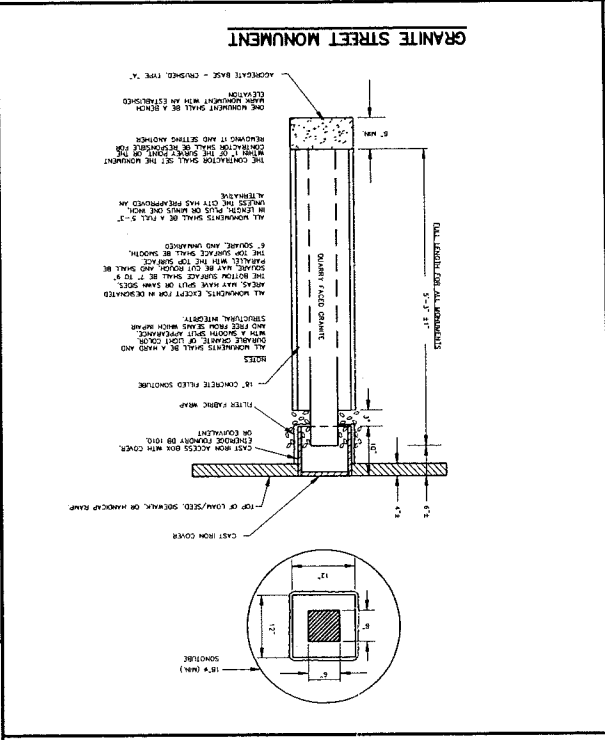
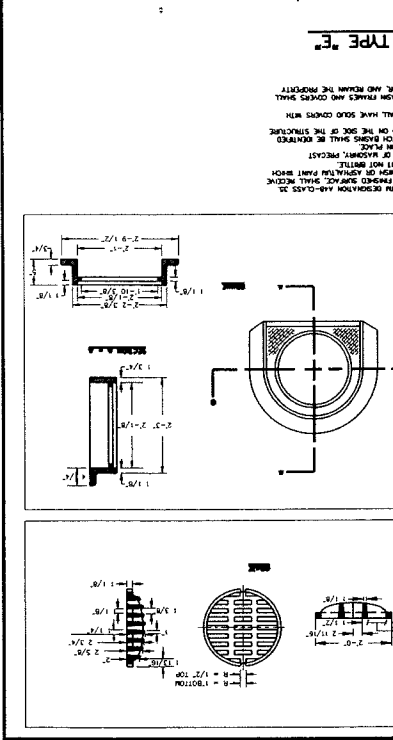
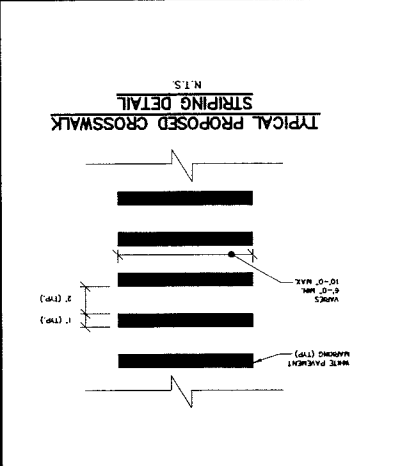
NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

Rev.	Date	Revision
1	11/14/00	ADDED DIMENSION TO CURB DETAIL
2	11/14/00	REVISED LAM THICKNESS

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

CASCO TRAP DETAIL

Size	Trap	Trap	Trap	Trap	Trap	Trap	Trap
12"	12"	12"	12"	12"	12"	12"	12"
10"	10"	10"	10"	10"	10"	10"	10"
8"	8"	8"	8"	8"	8"	8"	8"
6"	6"	6"	6"	6"	6"	6"	6"
4"	4"	4"	4"	4"	4"	4"	4"



Rev	Date	Revision

Issued For	Date	By
CITY REVIEW	04/11/00	MP

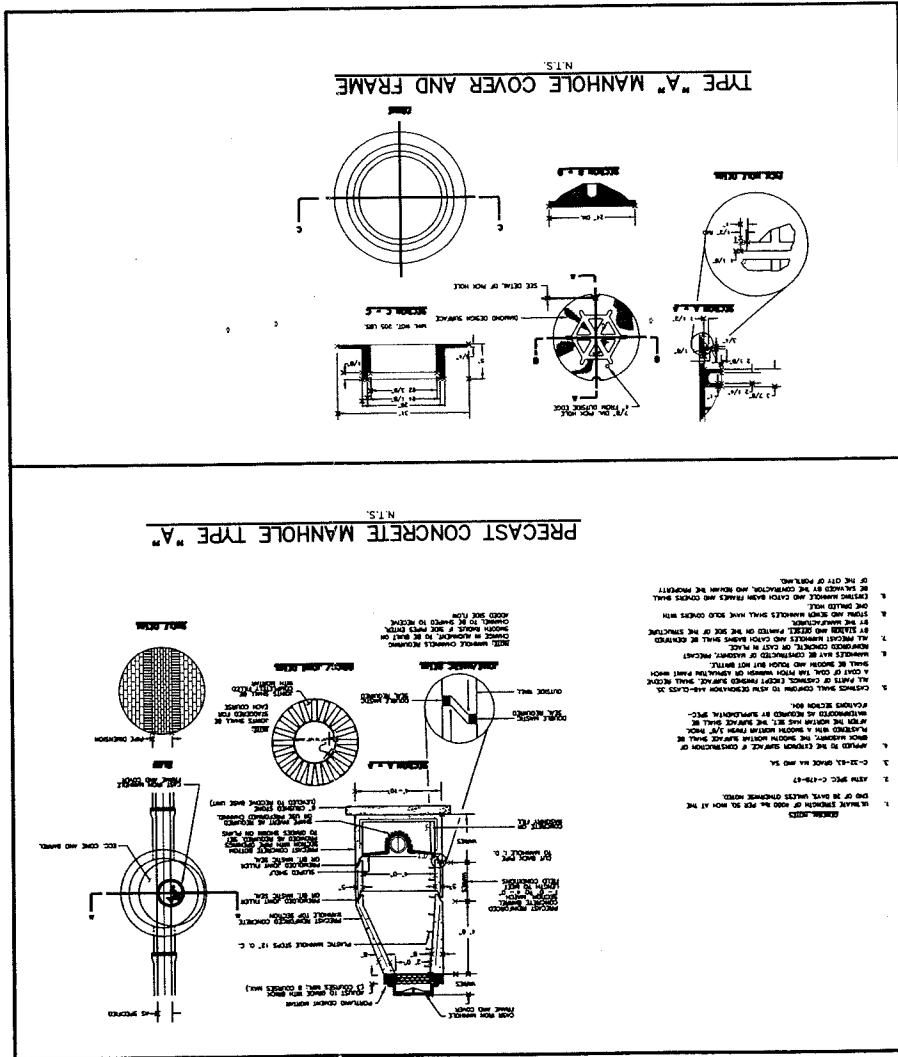
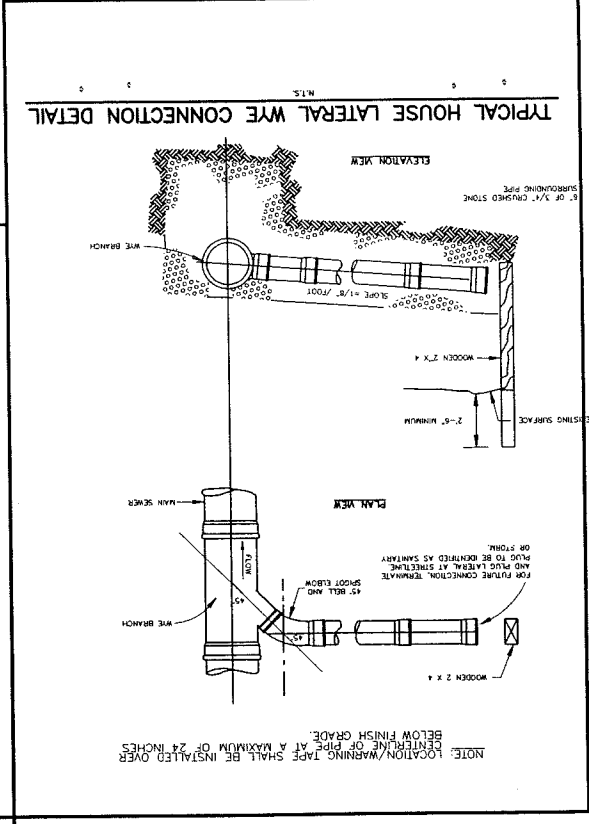
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 207-657-8910
 207-657-8912
 Fax
 31 Main Street
 P.O. Box 1237
 Gray, ME 04039
 E-mail: gpec@me.net

Drawing Name: Sewer Details
 Project: PRESUMPSCOT RIVER PLACE - PHASE 3

Drawing No. 14

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Rev.	Date	Revision
1	7/11/00	EXTEND STORM DRAIN, ADD STORM DRAIN SERVICES & UNDERDRAINS
2	11/1/00	REWARD ROAD NAME, WEST TO WORK

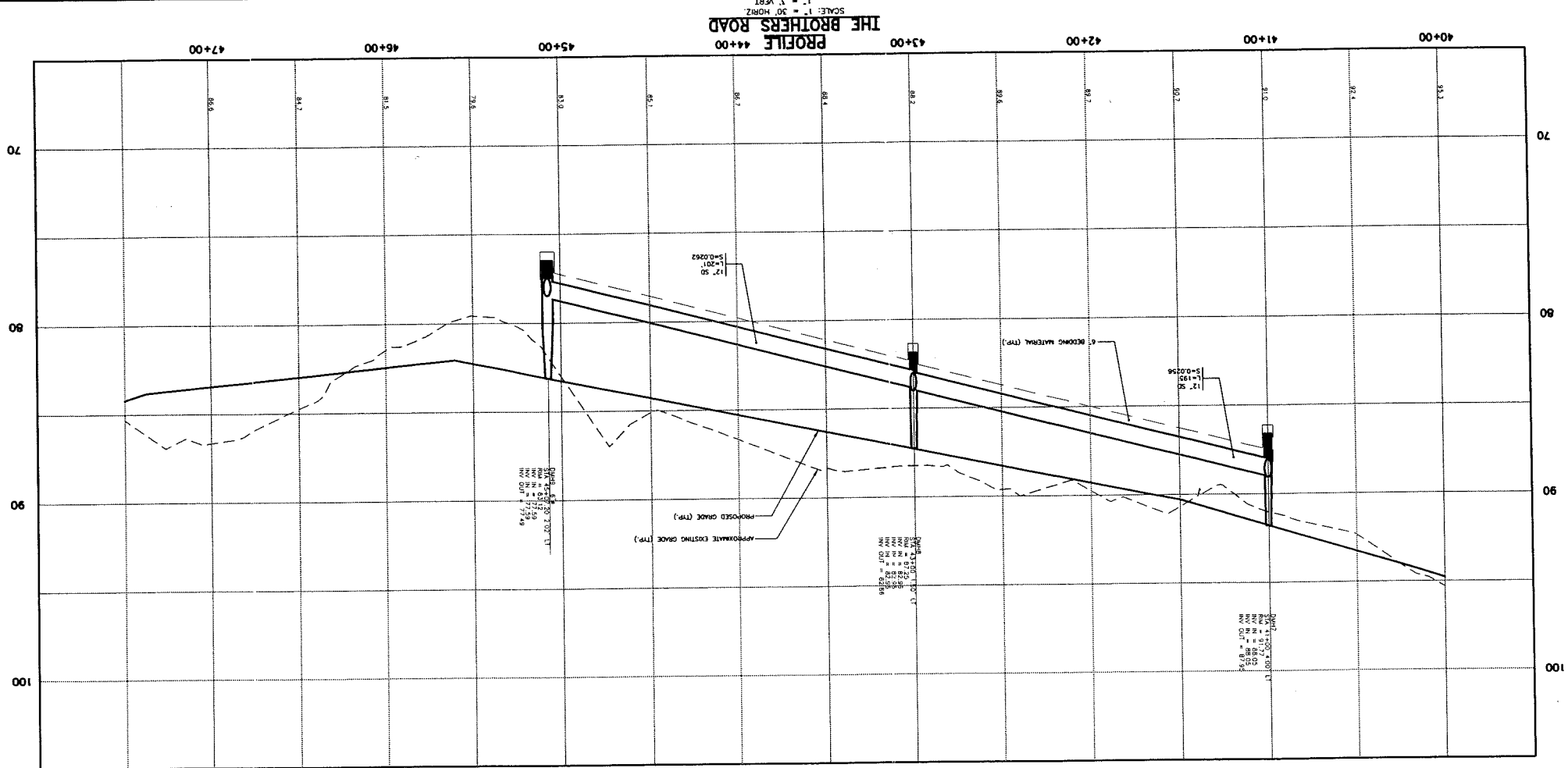
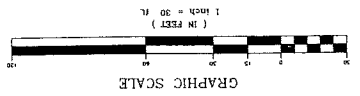
Checked For	Date	By
CITY REVIEW	1/11/00	JMP

Issue Date: 1/11/00
 Prepared For: [Blank]
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 Traffic and Civil Engineering Services
 PO Box 1257
 31 Main Street
 Gray, ME 04035
 E-Mail: gpcem@comcast.com
 Fax: 207-657-6912
 207-657-6910

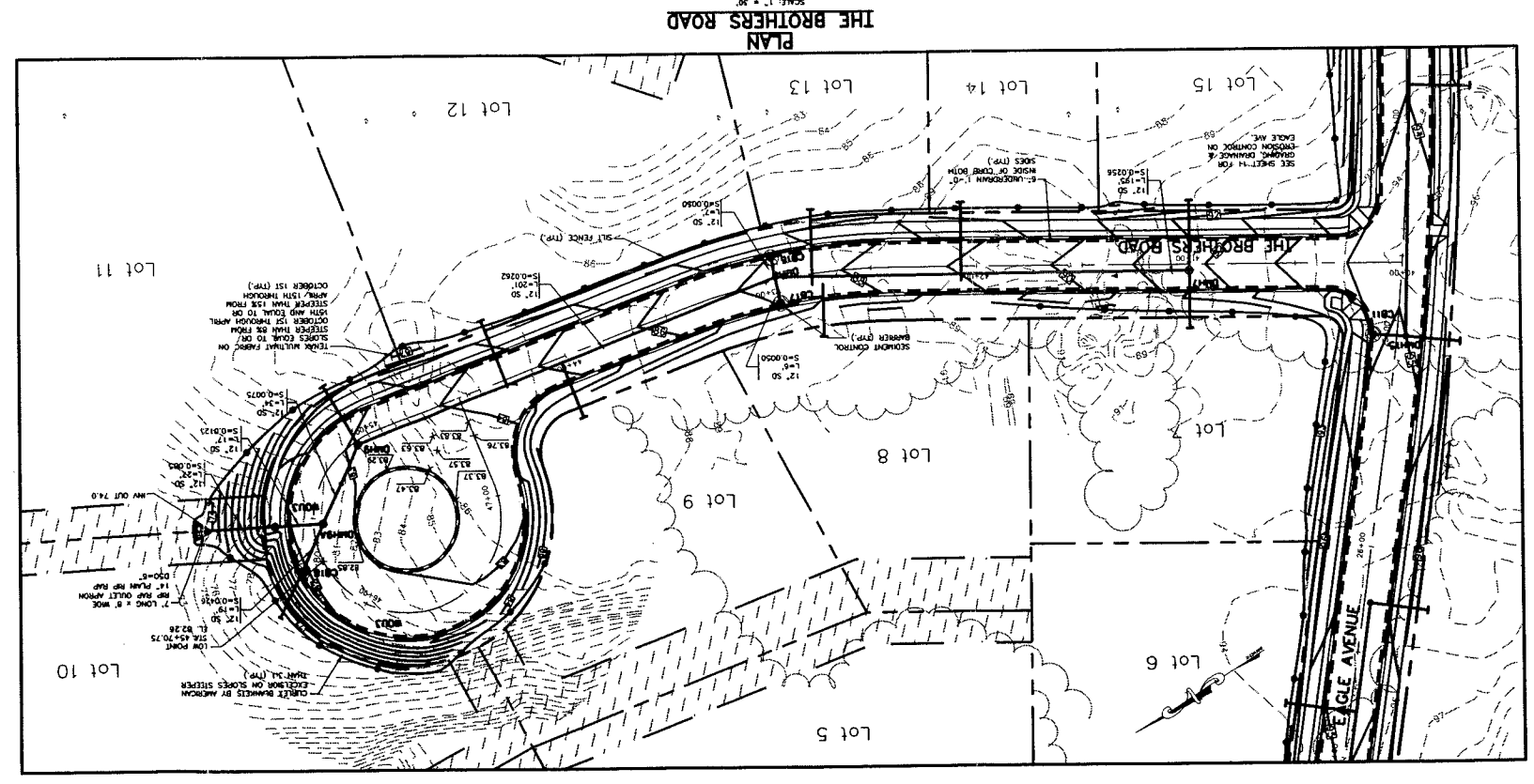
Drawing Name: **Grading, Drainage & Erosion Control Plan & Profile - The Brothers Road**
 Project: **PRESUMPCOT RIVER PLACE - PHASE 3**

Drawing No. **12**



STORM DRAIN APPURTENANCE SCHEDULE

Station	Structure	Notes
47+00	12	...
46+00	11	...
45+00	10	...
44+00	9	...
43+00	8	...
42+00	7	...
41+00	6	...
40+00	5	...
39+00	4	...
38+00	3	...
37+00	2	...
36+00	1	...



Rev.	Date	Revision
2	10/14/00	REVISED ROAD NAMES, ADDED PER RFP AREA DIMENSIONS & UNDERDRAINS
1	7/17/00	EXTENDED STORM DRAIN, ADDED STORM DRAIN SERVICES & UNDERDRAINS

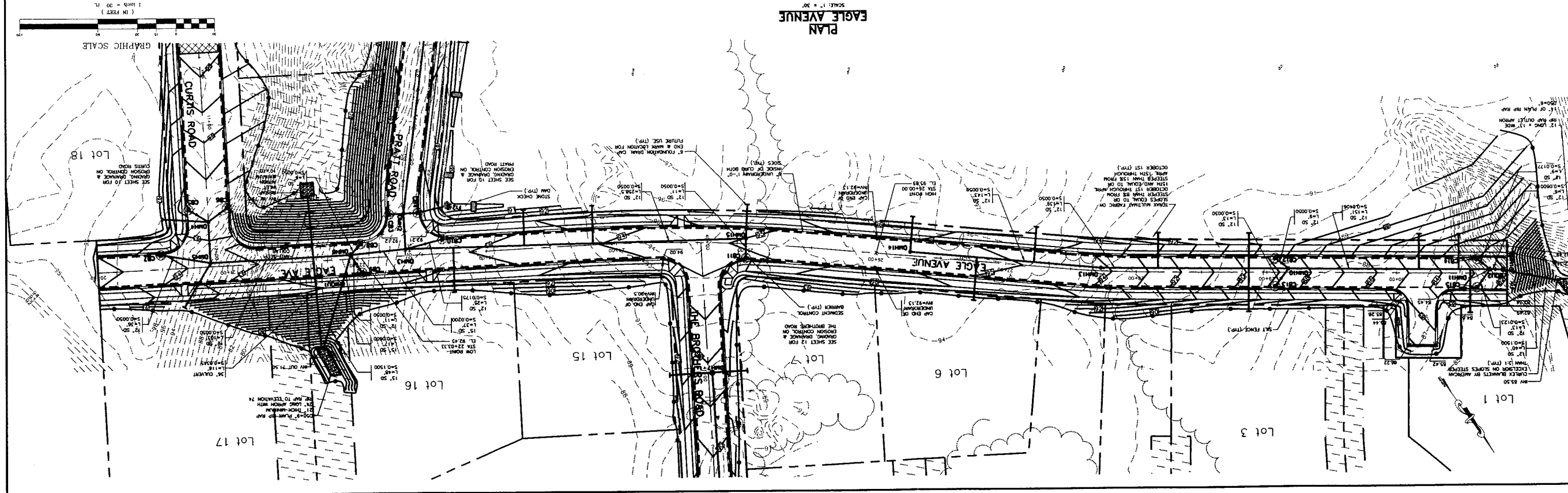
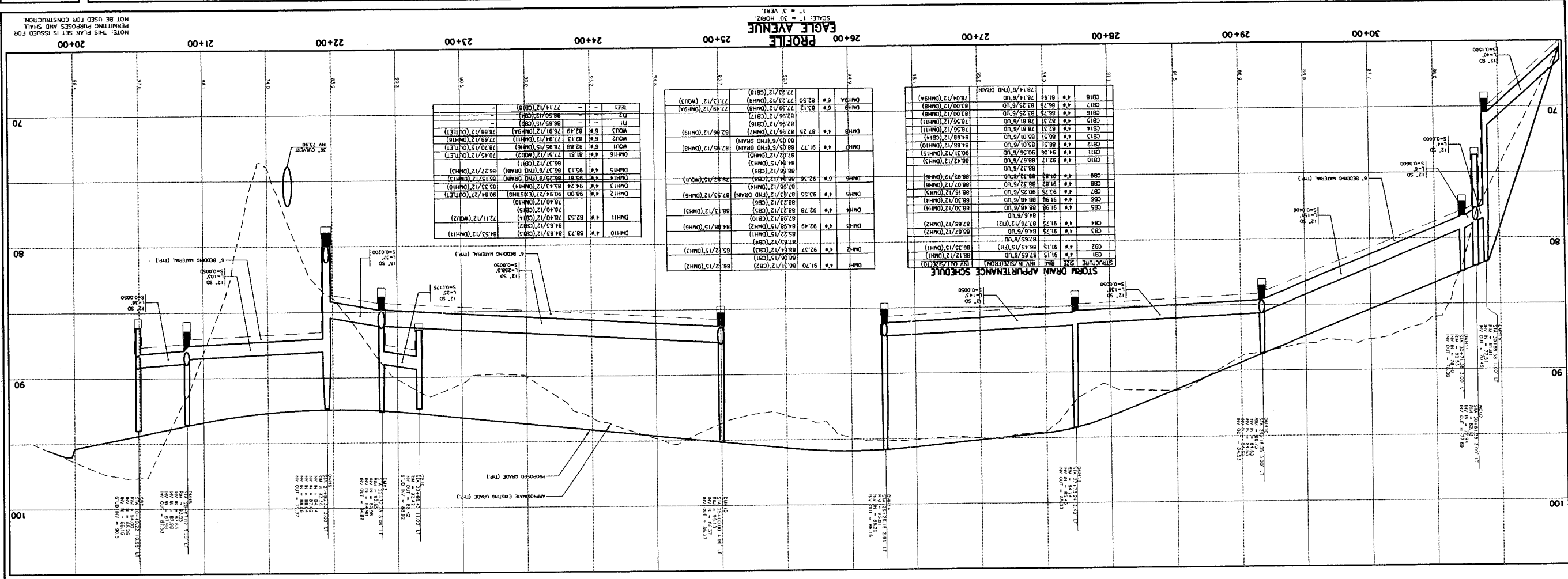
Issued For	City Review
Date	04/11/00

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Traffic and Civil Engineering Services
207-657-6912
31 Main Street
Gorham, ME 04039

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

Drawing No. **11**



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

Rev.	Date	Revision
2	11/13/00	REVISED ROAD MARKS; GRADING AT CURTIS ROAD & PRAIT ROAD & UNDERDRAINS
1	7/15/00	EXTENDED STORM DRAIN; ACCORD STORM DRAIN SERVICES & UNDERDRAINS

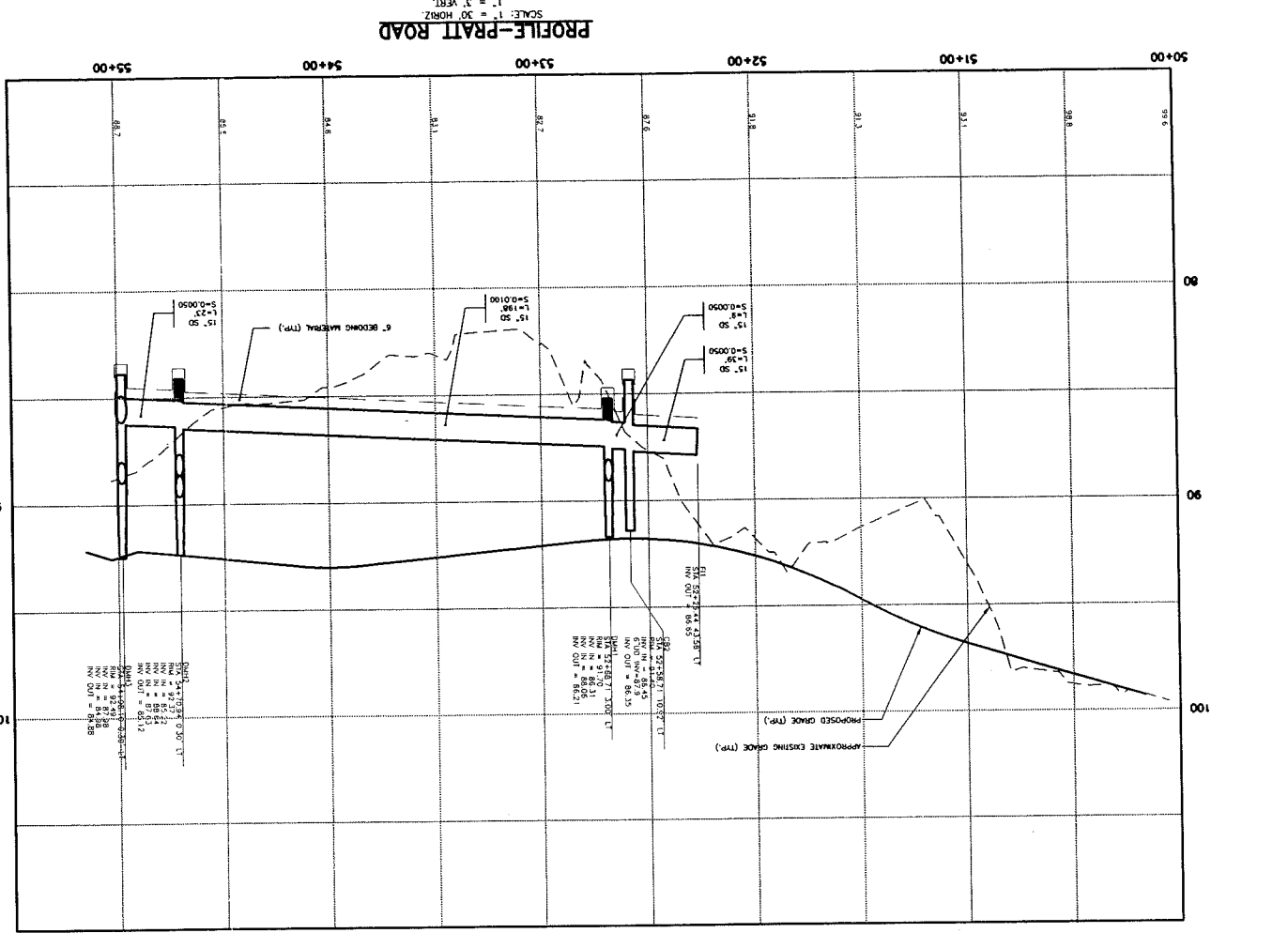
Issued For	CITY REVIEW
Date	4/11/00
By	MP

Check: 4/11/00 Date: 4/11/00
 Design: 4/11/00 Date: 4/11/00
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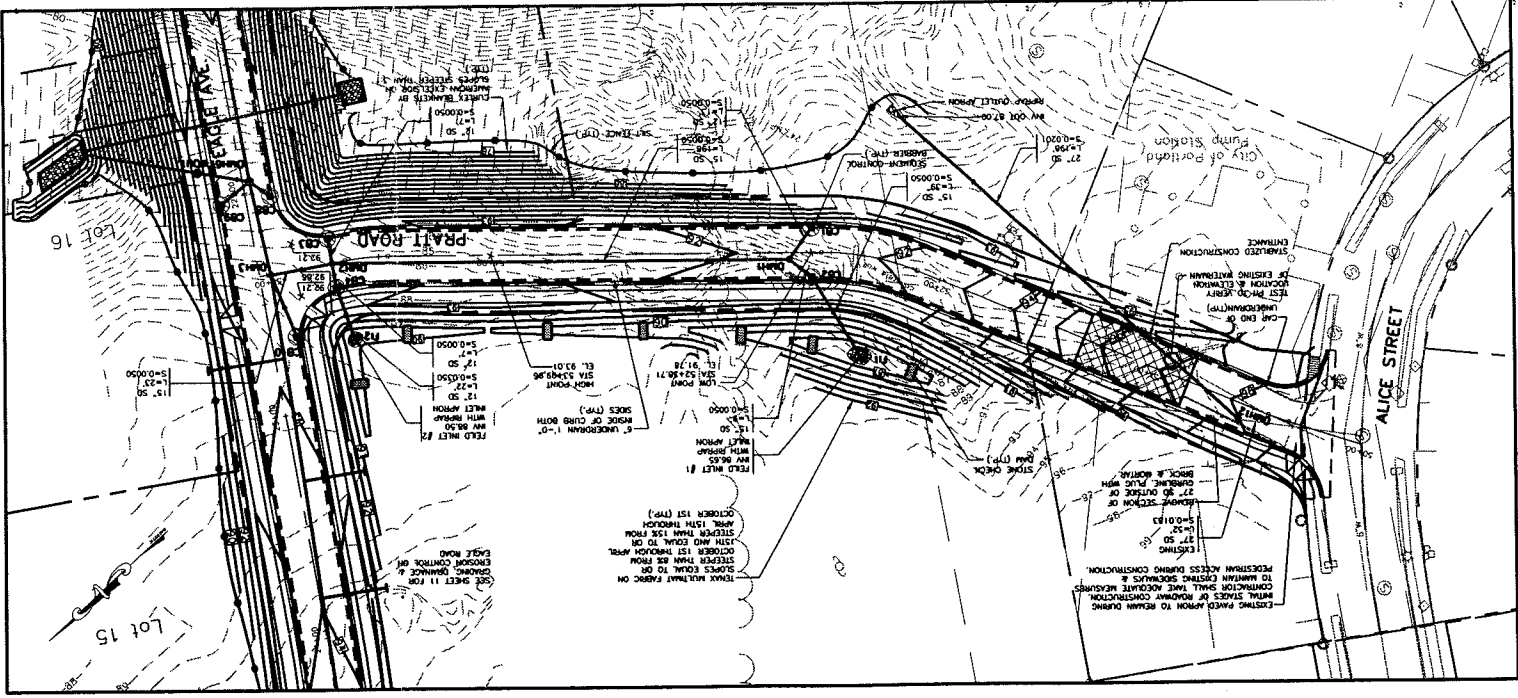
Gorrill-Palmer Consulting Engineers, Inc.
 123 Main Street
 P.O. Box 1237
 207-657-6910
 207-657-6912
 Fax: 207-657-6912
 E-Mail: gpec@compuserve.com
 GPECI, INC. 04039

Drawing Name: **Grading, Drainage & Erosion Control Plan & Profile - Prait Road & Curtis Road**
 Project: **PRESUMPCOT RIVER PLACE - PHASE 3**

Drawing No. **10**



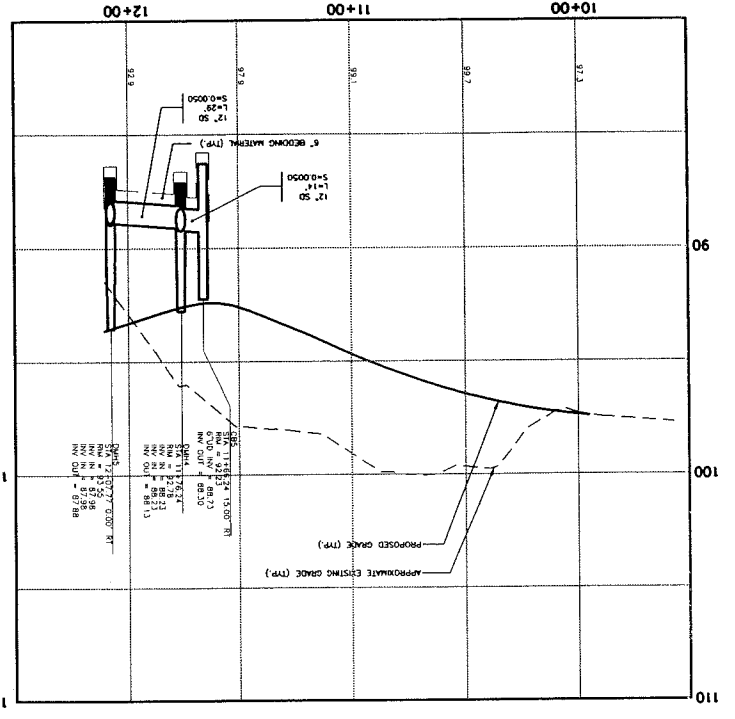
PLAN-PRAIT ROAD
 SCALE: 1" = 30'



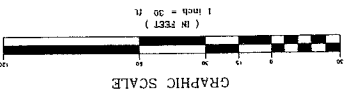
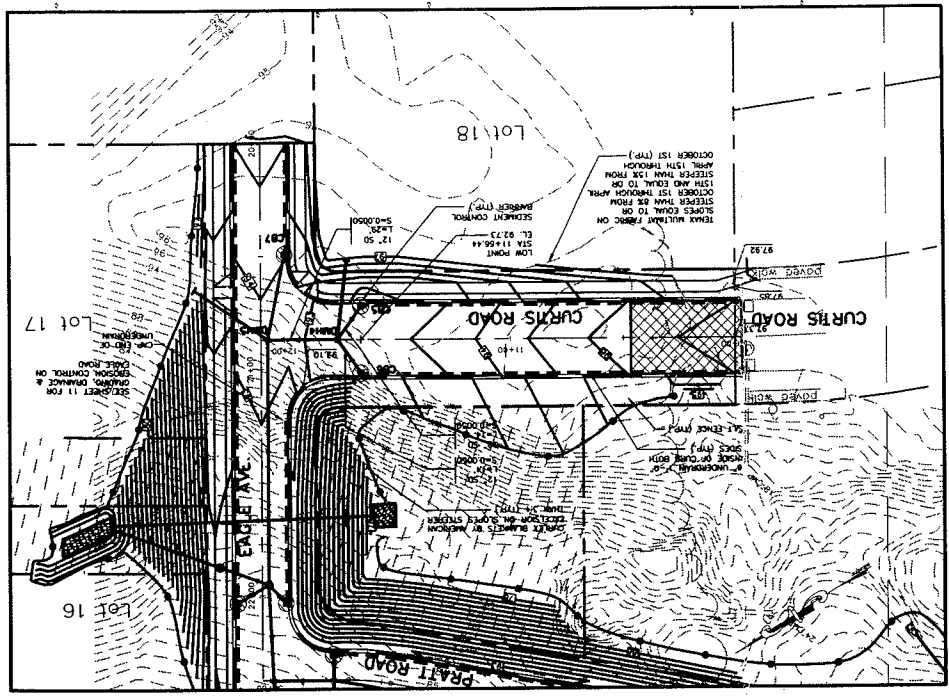
STORM DRAIN APPROPRIANCE SCHEDULE

STATION	SIZE	MATERIAL	INVERT ELEVATION
CB1	18"	CONCRETE	87.55/1.0
CB2	18"	CONCRETE	86.55/1.5 (TYP)
CB3	18"	CONCRETE	87.55/1.0
CB4	18"	CONCRETE	87.55/1.2 (TYP)
CB5	18"	CONCRETE	88.48/8.0
CB6	18"	CONCRETE	88.48/8.0
CB7	18"	CONCRETE	88.48/8.0
CB8	18"	CONCRETE	88.48/8.0
CB9	18"	CONCRETE	88.48/8.0
CB10	18"	CONCRETE	88.48/8.0
CB11	18"	CONCRETE	88.48/8.0
CB12	18"	CONCRETE	88.48/8.0
CB13	18"	CONCRETE	88.48/8.0
CB14	18"	CONCRETE	88.48/8.0
CB15	18"	CONCRETE	88.48/8.0
CB16	18"	CONCRETE	88.48/8.0
CB17	18"	CONCRETE	88.48/8.0
CB18	18"	CONCRETE	88.48/8.0
CB19	18"	CONCRETE	88.48/8.0
CB20	18"	CONCRETE	88.48/8.0
CB21	18"	CONCRETE	88.48/8.0
CB22	18"	CONCRETE	88.48/8.0
CB23	18"	CONCRETE	88.48/8.0
CB24	18"	CONCRETE	88.48/8.0
CB25	18"	CONCRETE	88.48/8.0
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CB27	18"	CONCRETE	88.48/8.0
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CB55	18"	CONCRETE	88.48/8.0
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CB91	18"	CONCRETE	88.48/8.0
CB92	18"	CONCRETE	88.48/8.0
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CB94	18"	CONCRETE	88.48/8.0
CB95	18"	CONCRETE	88.48/8.0
CB96	18"	CONCRETE	88.48/8.0
CB97	18"	CONCRETE	88.48/8.0
CB98	18"	CONCRETE	88.48/8.0
CB99	18"	CONCRETE	88.48/8.0
CB100	18"	CONCRETE	88.48/8.0

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



PLAN-CURTIS ROAD
 SCALE: 1" = 30'



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

Rev	Date	Revision
5	11/21/00	ADOPTED CEMENT MANHOLES
4	11/17/00	REVISED ROAD MARKS, MOVED HOUSING AND WATER NOTES
3	10/10/00	REVISED SEWER
2	7/11/00	ADOPTED SANITARIUM & SEWER SERVICE SCHEDULE
1	7/11/00	

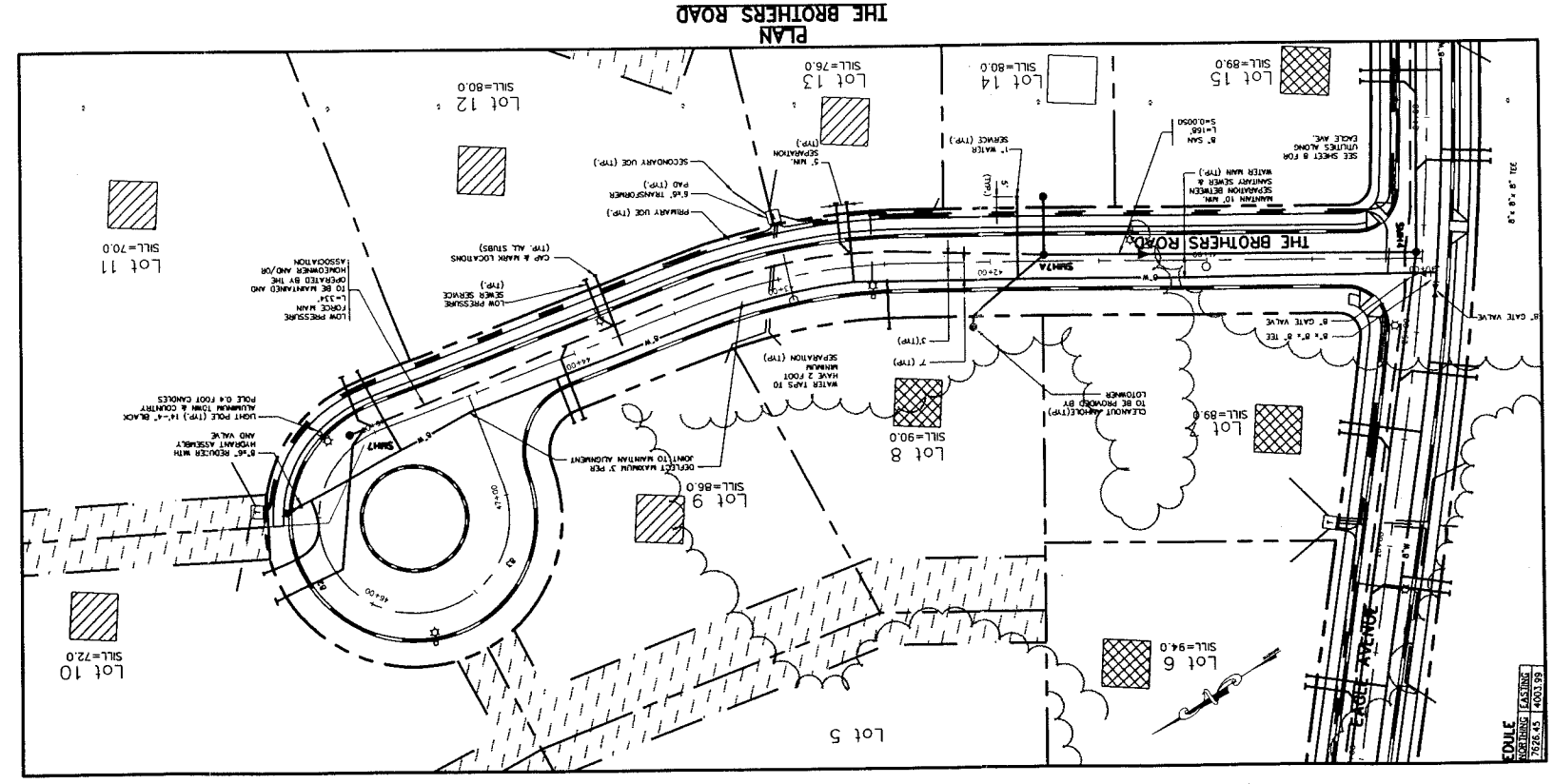
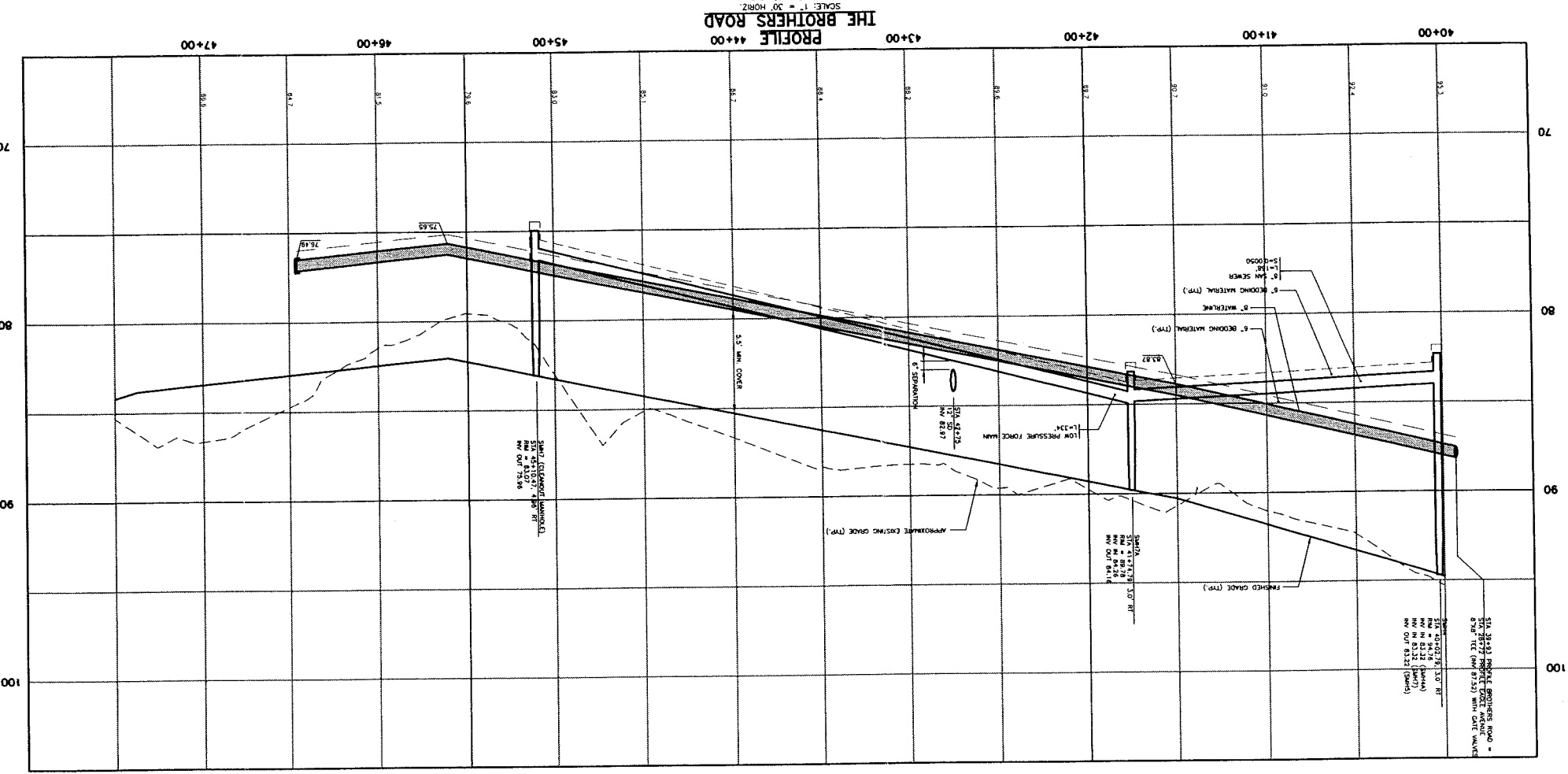
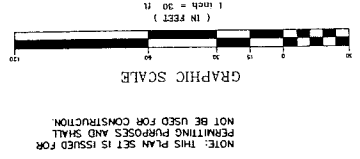
Checked	By	Date	Issued For
AS	AS	4/11/00	CITY REVIEW

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 Traffic and Civil Engineering Services
 207-657-6910
 Fax: 207-657-6912
 E-Mail: gpcem@compuserve.com
 31 Main Street
 Box 1237
 Lewiston, ME 04203

Drawing Name: **Utility Plan & Profile - The Brothers Road**
 Project: **PRESUMPSCOT RIVER PLACE - PHASE 3**

Drawing No. **9**



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/MANOR SITE REVIEW. BUILDING OR USE PERMIT REVIEW. STREETS REQUIRING LOW PRESSURE FORCE MAINS AND SUCH UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS AND/OR ASSOCIATION.

SEWER SERVICE LEGEND

Symbol	Anticipated Sewer Service
[Hatched Box]	ON-SITE PRIVATELY OWNED PUMP SYSTEM TO MAINTAINANCE OF THE PUMP AND SERVICE OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.
[Dotted Box]	ON-SITE SERVICE AT RIGHT-OF-WAY TO MAINTAINANCE OF THE PUMP AND SERVICE OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.
[Cross-hatched Box]	LOT SERVED BY LOW PRESSURE SEWER SYSTEM. INDIVIDUAL LOTS SERVED BY ON-SITE PUMP STATION. LOW PRESSURE SYSTEM TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION. OUTSIDE OF THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.
[Diagonal Lines]	SEWER WHICH CONNECT TO GRABIT SEWER MUST PREVENTION DEVICE.)
[Dashed Line]	NOTE: SYMBOL IS INTENDED TO DEPICT ANTICIPATED TYPE OF SEWER SERVICE AND IS NOT INTENDED TO DEPICT LOCATION OF PROPOSED STRUCTURE.

SANITARY SEWER APPURTENANCE SCHEDULE

Structure Size	Material	Min. Sill Elevation	Min. Invert Elevation	Min. Depth	Min. Cover
SMH 44	SMH	83.32/8'(SMH)	83.22/8'(SMH)	7/8" 44	3608.64
SMH 48	SMH	83.32/8'(SMH)	83.22/8'(SMH)	7/8" 44	3608.64
SMH 72	SMH	84.16/8'(SMH)	84.06/8'(SMH)	7/8" 44	3608.64
SMH 72	SMH	84.16/8'(SMH)	84.06/8'(SMH)	7/8" 44	3608.64

Rev	Date	Revision
1	2/16/00	ISSUED FOR PERMITTING
2	10/10/00	REVISED PERMITS, ACCESS POINTS AND WATER NOTES
3	1/13/00	REVISED PERMITS, ACCESS POINTS AND WATER NOTES
4	11/21/00	REVISED PERMITS, ACCESS POINTS AND WATER NOTES

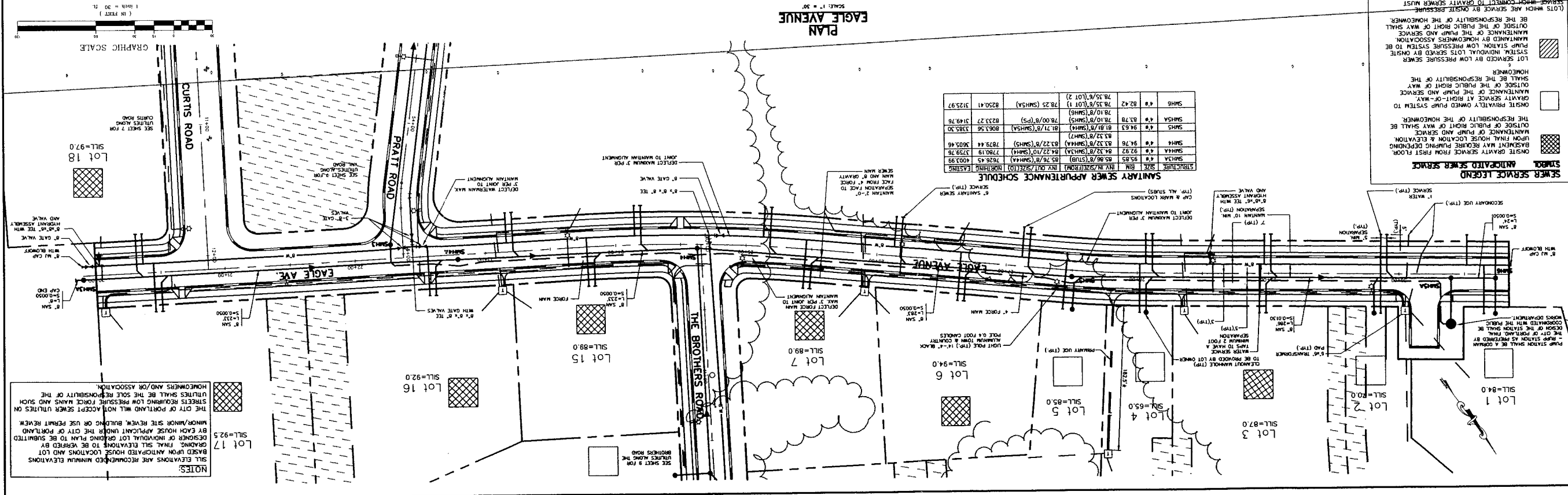
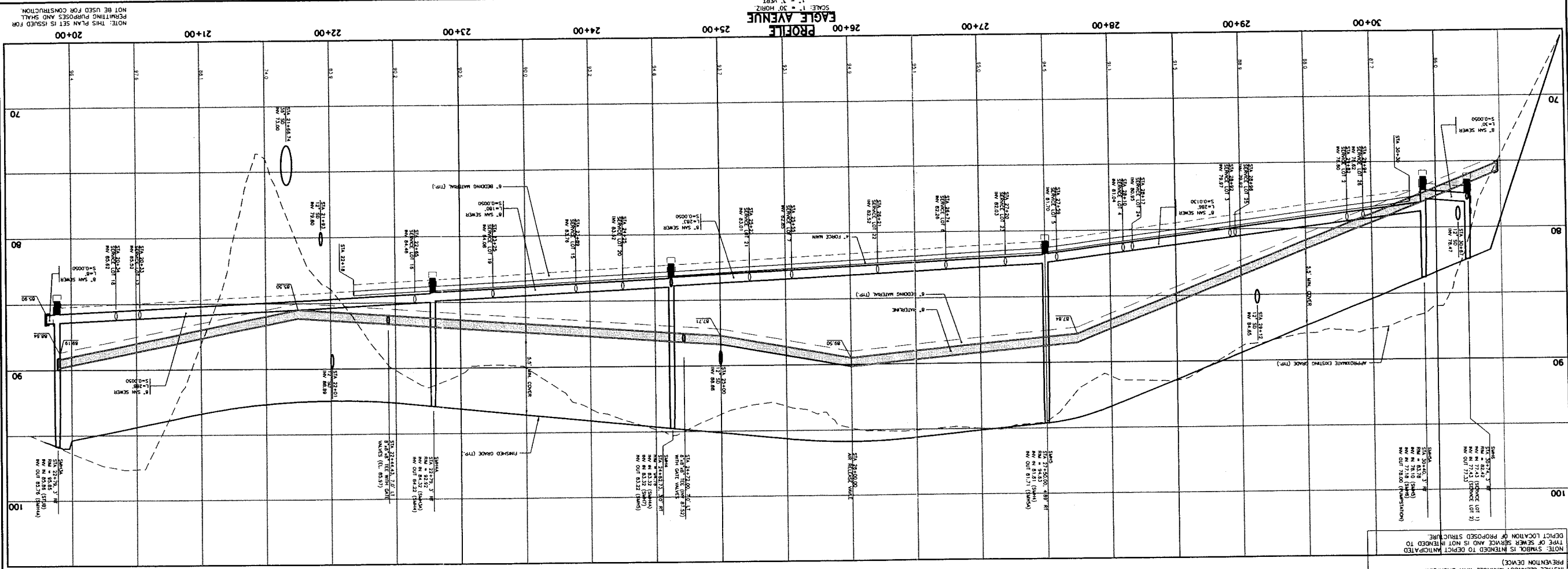
Issued For	Date	By
CITY REVIEW	01/11/00	JMP

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Drawing Name: **Utility Plan & Profile - Eagle Avenue**
Project: **Presumpscot River Place - Phase 3**

Drawing No. **8**



SEWER SERVICE LEGEND

- ON-SITE GRABBY SERVICE FROM FIRST FLOOR
- BASEMENT REQUIRE PUMPING DEPENDENT UPON FINAL HOUSE LOCATION & ELEVATION
- MAINTENANCE OF PUMP AND SERVICE
- THE RESPONSIBILITY OF THE HOMEOWNER
- GRABBY SERVICE AT RIGHT-OF-WAY
- MAINTENANCE OF THE PUMP AND SERVICE
- OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER
- LOT SERVICED 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 SERVICED BY GRAVITY SEWER MUST INSTALL CLEANOUT MANHOLE WITH BACKFLOW PREVENTION DEVICE
- NOTE: SEWER IS INTENDED TO DEPTH ANTICIPATED TYPE OF SEWER SERVICE AND IS NOT INTENDED TO DEPTH LOCATION OF PROPOSED STRUCTURE

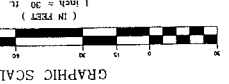
NOTES:

- BASED UPON ANTICIPATED HOUSE LOCATIONS AND LOT DIMENSIONS, FINAL SLL ELEVATIONS TO BE REPORTED BY DESIGNER OF INDIVIDUAL LOT OR PORTLAND ENGINEER OF PORTLAND SHALL BE SUBMITTED BY EACH HOUSE APPLICANT UNDER THE CITY OF PORTLAND MINOR/MAJOR 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.
- SLL ELEVATIONS ARE RECOMMENDED MINIMUM ELEVATIONS
- BASED UPON ANTICIPATED HOUSE LOCATIONS AND LOT DIMENSIONS, FINAL SLL ELEVATIONS TO BE REPORTED BY DESIGNER OF INDIVIDUAL LOT OR PORTLAND ENGINEER OF PORTLAND SHALL BE SUBMITTED BY EACH HOUSE APPLICANT UNDER THE CITY OF PORTLAND MINOR/MAJOR 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.

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

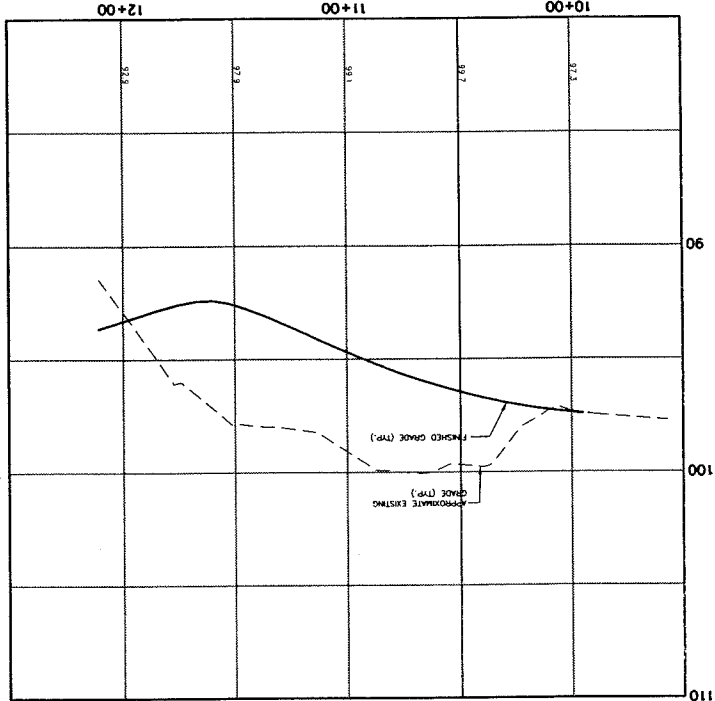
2

Utility Plan & Profile - Pratt Road & Curtis Road - PHASE 3



PROFILE-CURTIS ROAD

SCALE: 1" = 3' VERT.



NOTES:

SITE ELEVATIONS ARE RECOMMENDED MINIMUM ELEVATIONS BASED UPON ANTICIPATED HOUSE LOCATIONS AND LOT DIMENSIONS. FINAL ELEVATIONS TO BE DETERMINED BY DESIGNER OR INDIVIDUAL LOT GRADING PLAN TO BE SUBMITTED BY EACH HOUSE APPLICANT UNDER THE CITY OF PORTLAND. 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.

SEWER SERVICE LEGEND

SYMBOL ANTICIPATED SEWER SERVICE

LOT SERVED BY LOW PRESSURE SEWER SYSTEM TO BE THE RESPONSIBILITY OF THE HOMEOWNER. ON-SITE PRIVATELY OWNED PUMP SYSTEM TO GRABITATE SERVICE AT RIGHT-OF-WAY. MAINTENANCE OF THE PUMP AND SERVICE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.

LOT SERVED BY LOW PRESSURE SEWER SYSTEM TO BE THE RESPONSIBILITY OF THE HOMEOWNER. MAINTENANCE OF THE PUMP AND SERVICE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

PUMP STATION LOW PRESSURE SYSTEM TO BE SERVED BY LOW PRESSURE SEWER SYSTEM TO GRABITATE SERVICE AT RIGHT-OF-WAY MUST INSTALL CLEANOUT MANHOLE WITH BACKFLOW PREVENTION DEVICE.

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

SANITARY SEWER APPURTENANCE SCHEDULE

SYMBOL	SIZE	INVERT	LENGTH	APPROX. COST
SMH1	4" x 4"	86.00/10'	10'	350
SMH2	4" x 4"	86.15/10'	10'	350
SMH3	4" x 4"	86.30/10'	10'	350
SMH4	4" x 4"	86.45/10'	10'	350
SMH5	4" x 4"	86.60/10'	10'	350
SMH6	4" x 4"	86.75/10'	10'	350
SMH7	4" x 4"	86.90/10'	10'	350
SMH8	4" x 4"	87.05/10'	10'	350
SMH9	4" x 4"	87.20/10'	10'	350
SMH10	4" x 4"	87.35/10'	10'	350
SMH11	4" x 4"	87.50/10'	10'	350
SMH12	4" x 4"	87.65/10'	10'	350
SMH13	4" x 4"	87.80/10'	10'	350
SMH14	4" x 4"	87.95/10'	10'	350
SMH15	4" x 4"	88.10/10'	10'	350

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Portland, ME 04103
City, ME 04103

ISSUED FOR

Date	By
4/11/00	MP

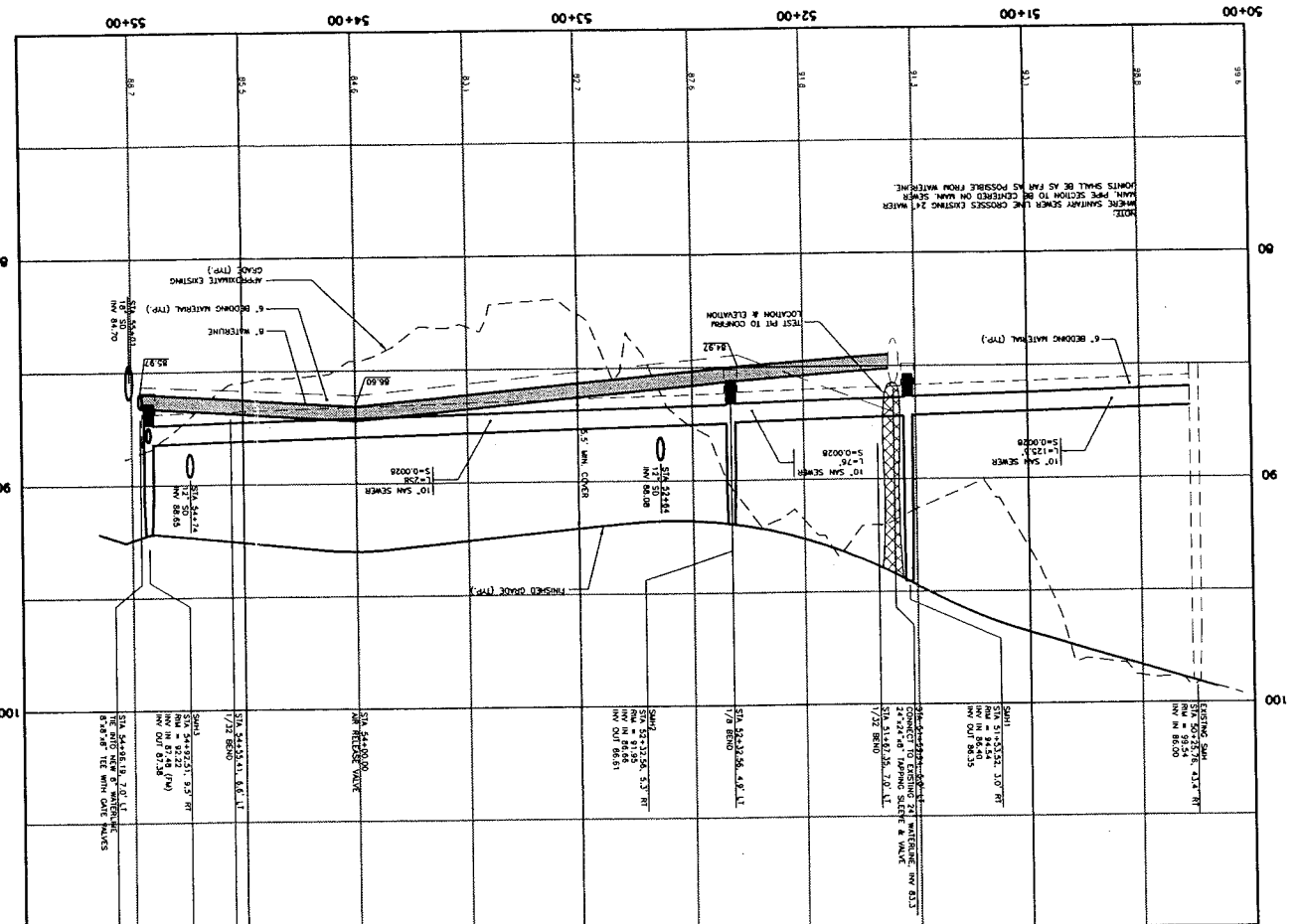
CITY REVIEW

Date	By

Rev.	Date	Revision
1	2/14/00	ADOPTED SANITARY SEWER SERVICE STATUS
2	10/10/00	REVISED SEWER SERVICE LEGEND
3	11/21/00	REVISED ROAD NAMES, RELOCATED CURBS ROAD STRUCTURE
4	11/21/00	REVISED SEWER SERVICE LEGEND

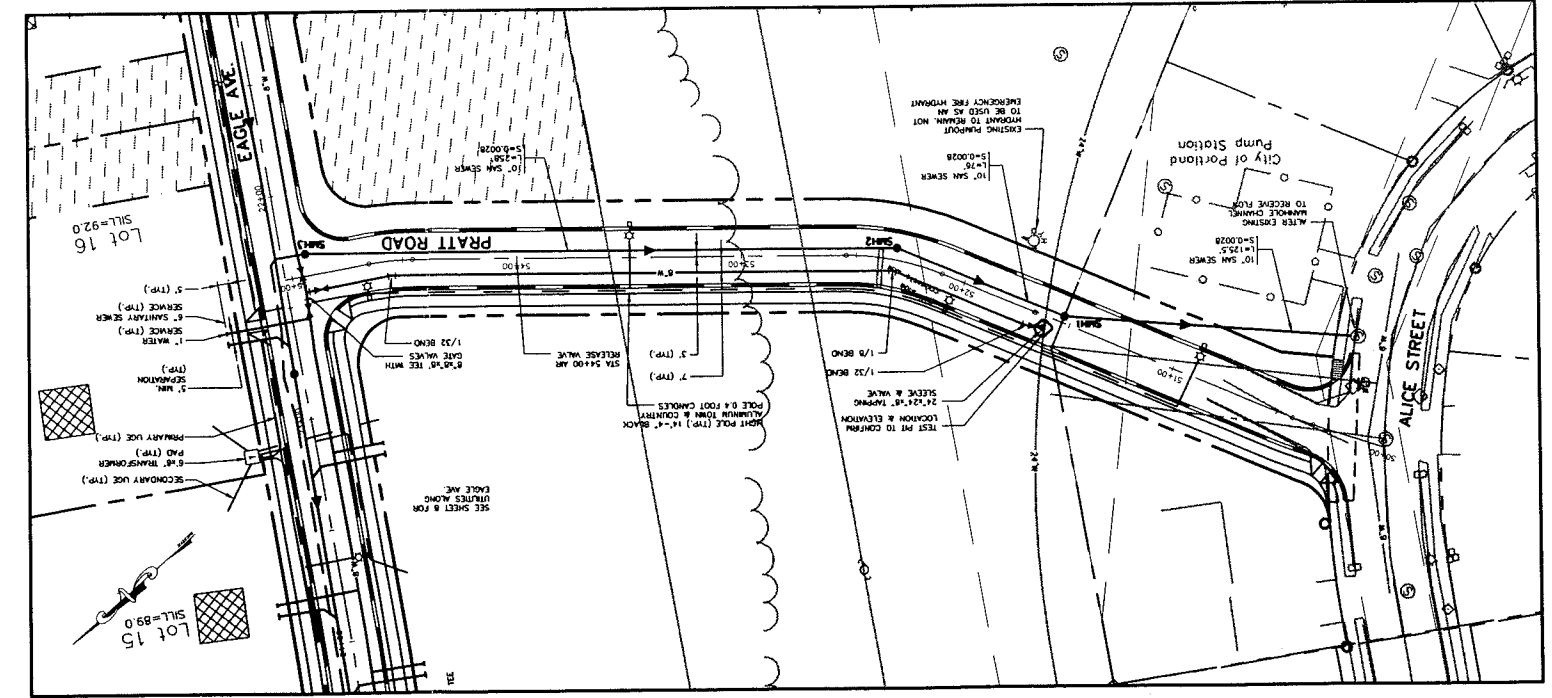
PROFILE-PRATT ROAD

SCALE: 1" = 3' VERT.



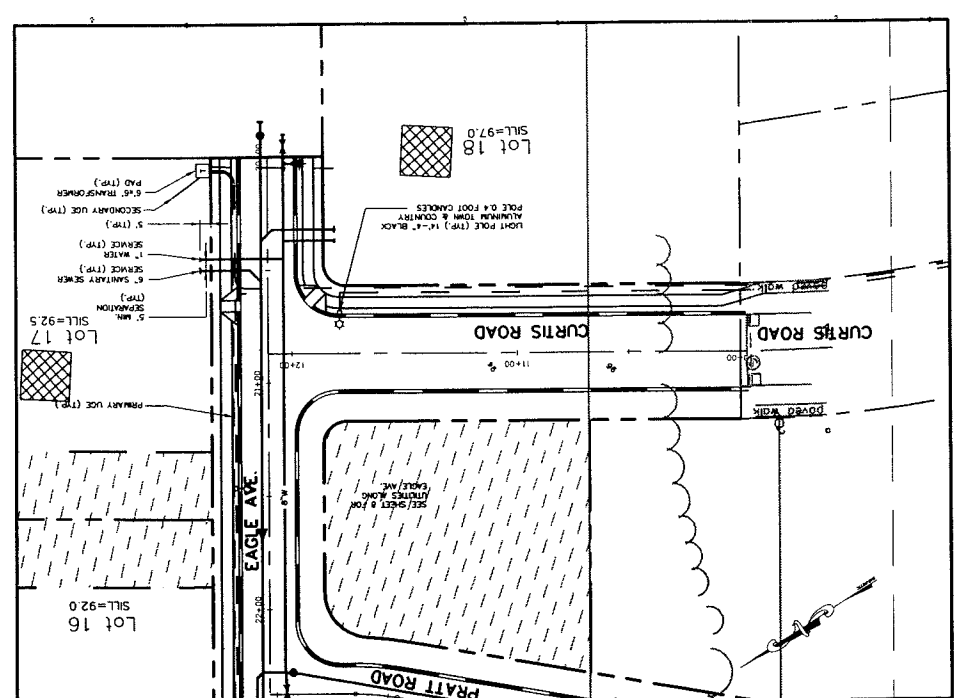
PLAN-PRATT ROAD

SCALE: 1" = 30'



PLAN-CURTIS ROAD

SCALE: 1" = 30'



Rev.	Date	Revision
2	11/21/00	REVISED PARKING SIGN LOCATIONS, ADDED DRAINAGE NOTES
1	11/13/00	REVISED SHEET MARKS, LUMP NOTE

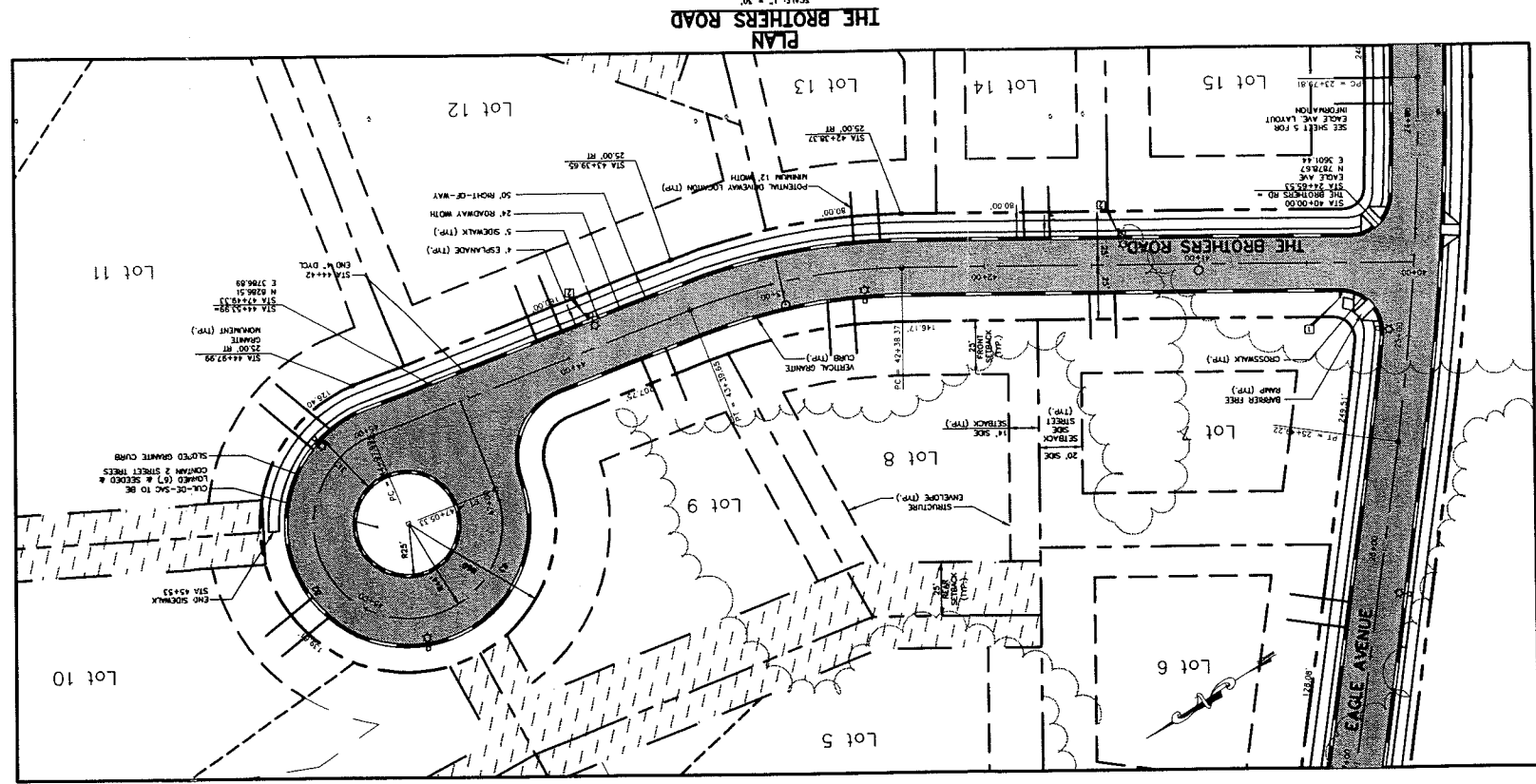
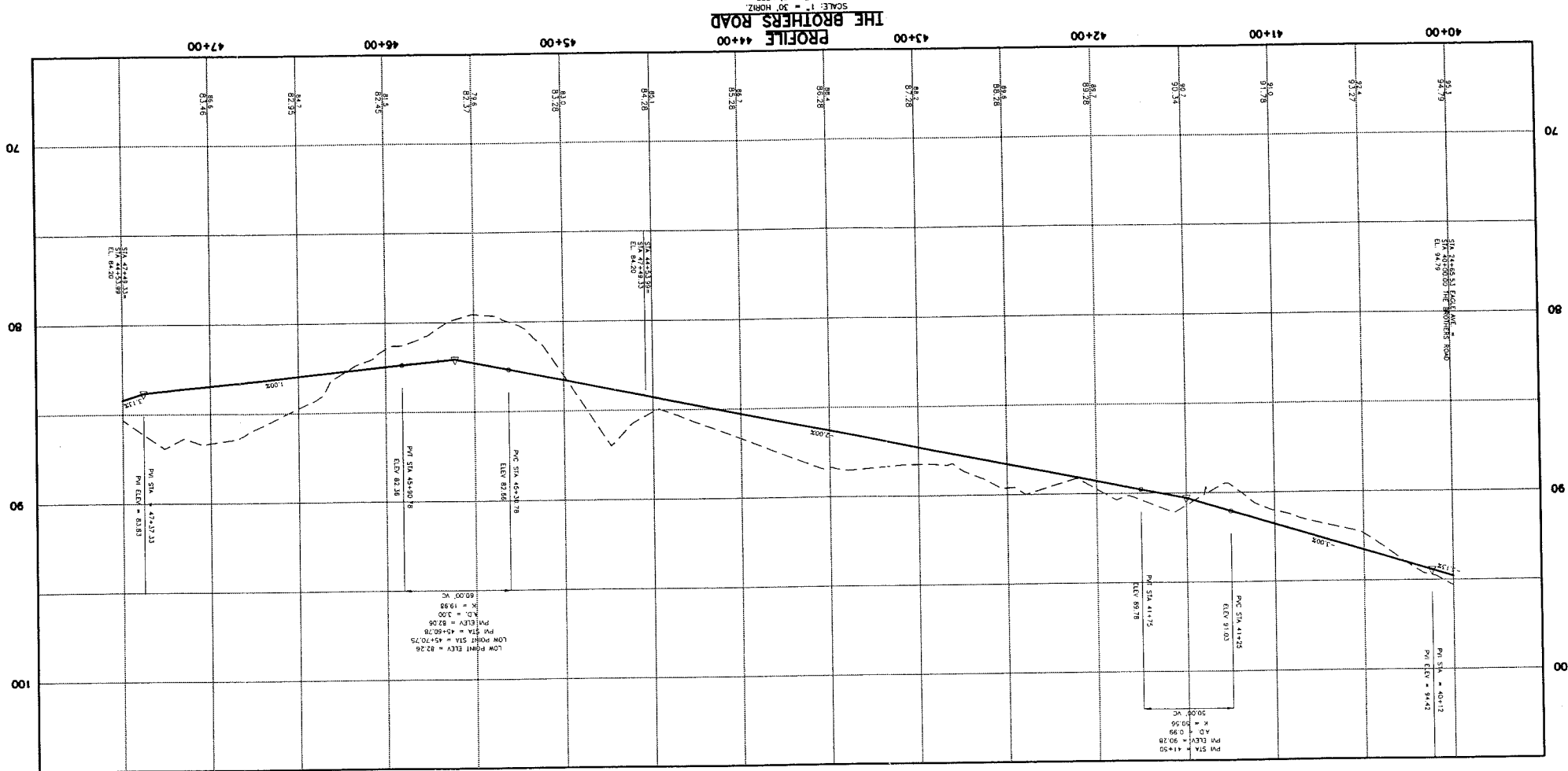
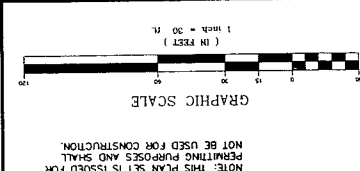
Date	By	Issued For
11/17/00	AM	CITY REVIEW

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Drawing Name: **Layout Plan & Profile - The Brothers Road**
Project: **PRESUMPSCOT RIVER PLACE - PHASE 3**

Drawing No. **6**



NOTE:
1. POTENTIAL DRAINAGE LOCATIONS FOR INDIVIDUAL LOTS ARE SHOWN ON PLAN TO DETERMINE APPROXIMATE LOCATIONS BASED UPON ANTICIPATED DRAINAGE PATTERNS. THE LOCATION OF CURBS, SIDEWALKS AND SIDEWALK CURBS FOR THE COMPLETION OF THE INDIVIDUAL ROADWAYS SHALL BE INSTALLED BY THE SUBSEQUENT APPLICANT FOR ALL INDIVIDUAL LOTS FROM THE INSTALLATION OF CURBS, SIDEWALKS AND SIDEWALK CURBS FOR THE COMPLETION OF THE INDIVIDUAL ROADWAYS. THE SUBSEQUENT APPLICANT WILL NOT OBTAIN THE INDIVIDUAL ROADWAYS FOR ACCESS BY THE CITY WITH SUCH TIME AS THE CURBS, SIDEWALKS, SIDEWALK CURBS AND ALL OTHER PUBLIC IMPROVEMENTS FOR THAT ROADWAY HAVE BEEN COMPLETED.

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C-4	207.35	44.00	44.00	270.00°
C-3	101.28	275.00	51.22	21.06°
C-2	101.28	275.00	51.22	21.06°

CURVE TABLE

CONSTRUCTION LEGEND

- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB

STIPPLE LEGEND

- 2" - 24" WIDTH SIDE WALK
- 4" - 4" WIDTH DOUBLE YELLOW CENTERLINE

SIGN LEGEND

- STOP
- YIELD

Rev#	Date	Revision
3	11/21/00	REVISED PARKING SIGN LOCATIONS, MOVED DRAWING NOTES
1	11/13/00	REVISED STREET NAMES, GROUND NOTE

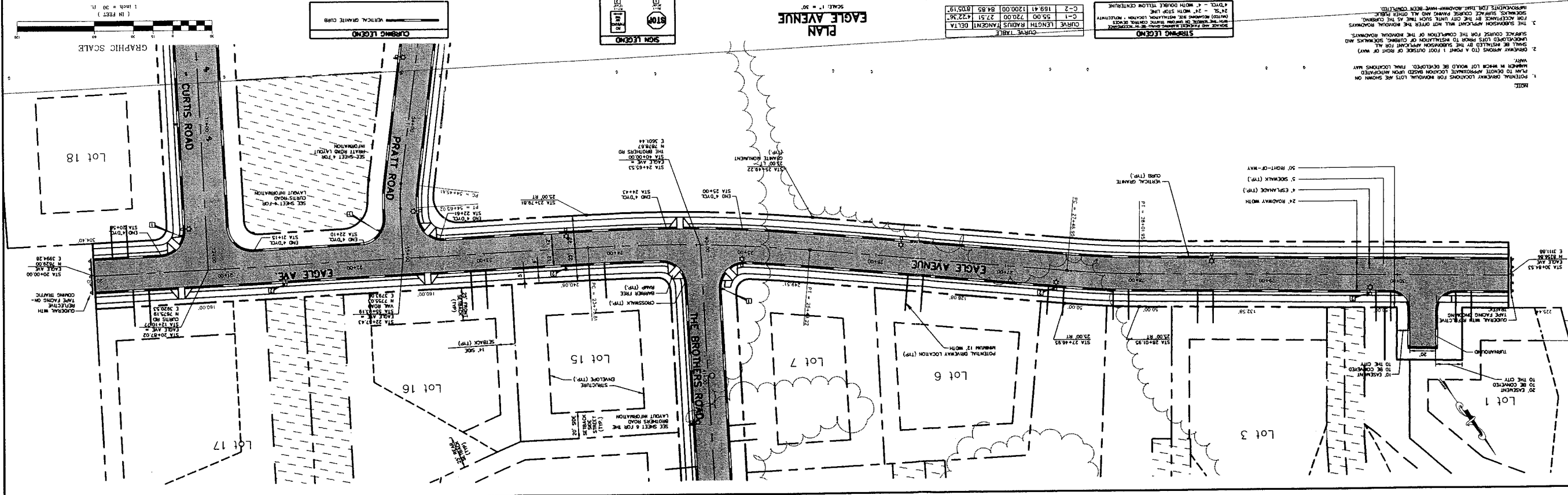
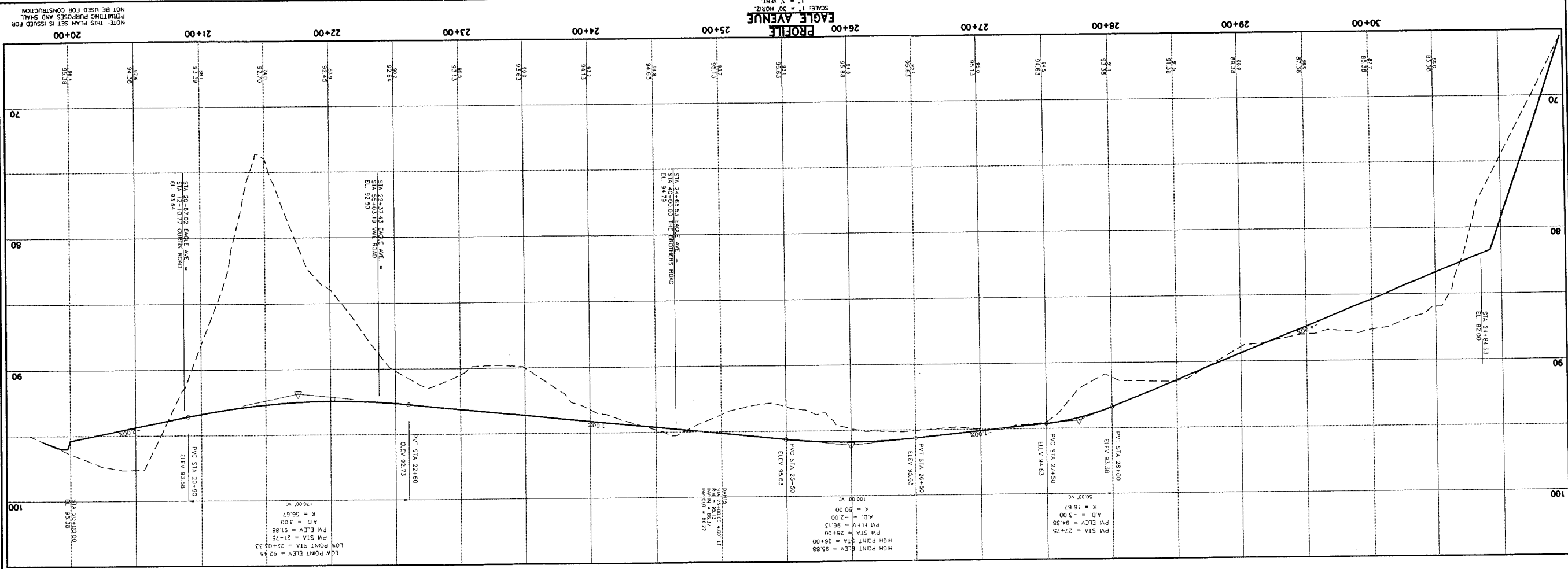
Issued For	Date	By
CITY REVIEW	01/11/00	AMF

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Drawing Name: **Layout Plan & Profile - Eagle Avenue**
 Project: **PRESUMPCOT RIVER PLACE - PHASE 3**

Drawing No. **5**



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

Rev.	Date	Revision
1	2/14/00	ADDED EXISTING STREET NAMES PER CITY STREET COMMENTS
2	11/12/00	REVISED STREET NAMES
3	11/21/00	REVISED PAVING SIGN LOCATIONS, ADDED DRAWING NOTES

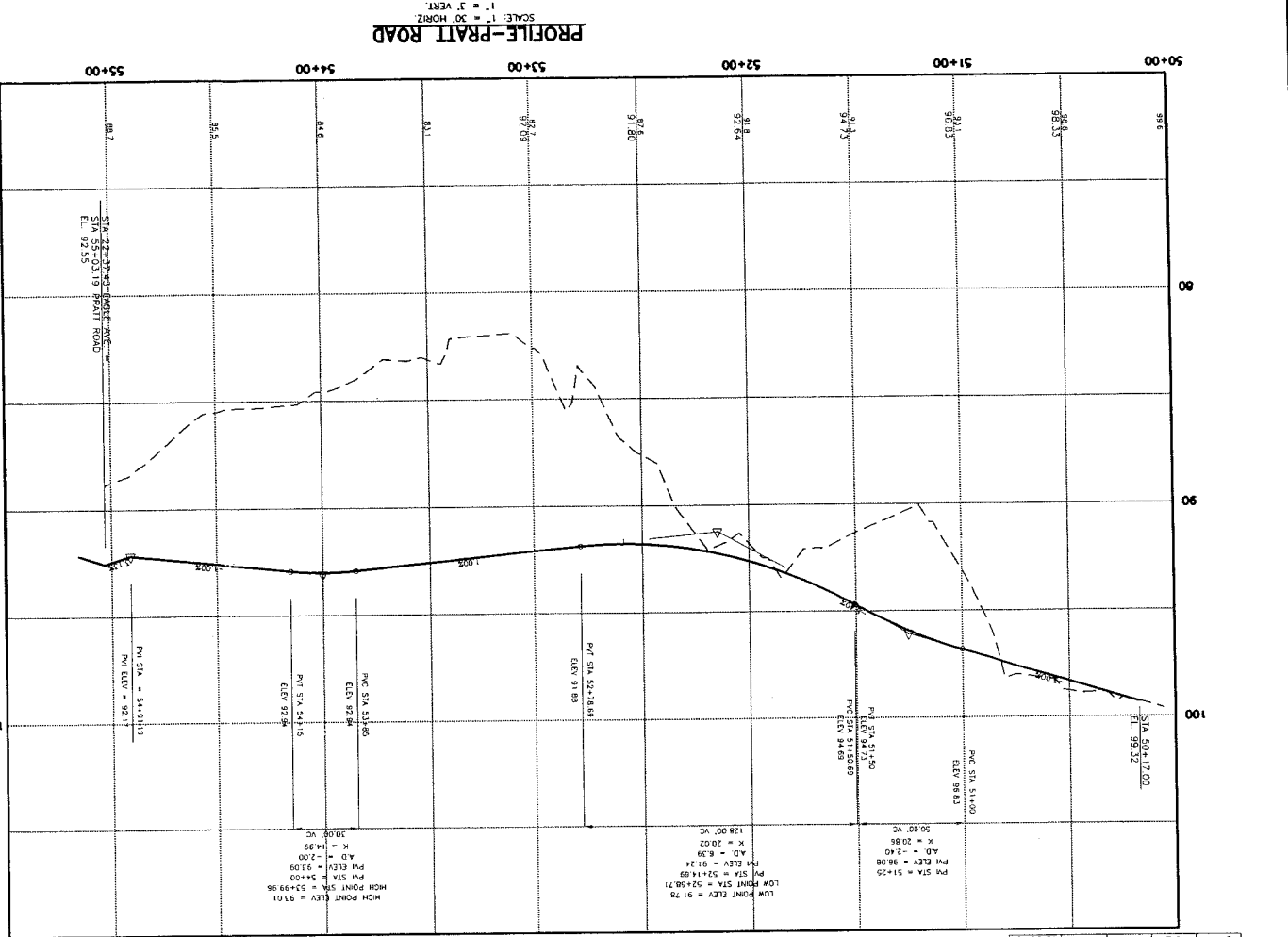
Issue For	Date	By
CITY REVIEW	4/11/00	MP

DESIGNER: GORRILL-PALMER CONSULTING ENGINEERS, INC. (GPE) 31 MAIN STREET, GAITHERSBURG, MD 20878
 PROJECT: CURTIS ROAD
 SHEET: 15 SHEETS, SHEET NO. 15022
 DATE: 4/11/00
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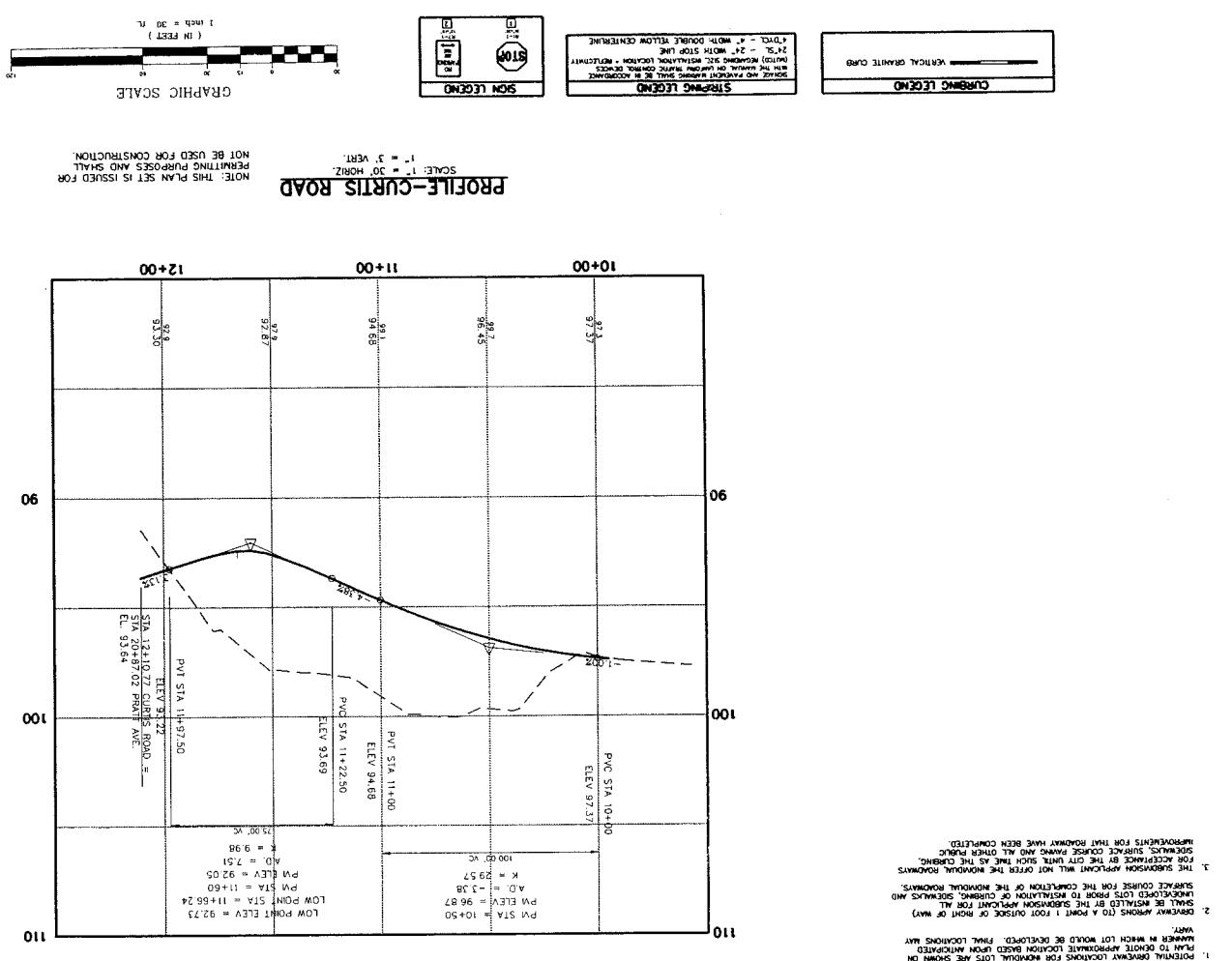
GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
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 E-Mail: gpe@gorrill.com

Drawing Name: **Layout Plan & Profile - Pratt Road & Curtis Road**
 Project: **PRESUMPCOT RIVER PLACE - PHASE 3**

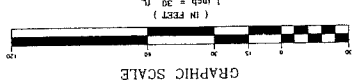
Drawing No. **4**



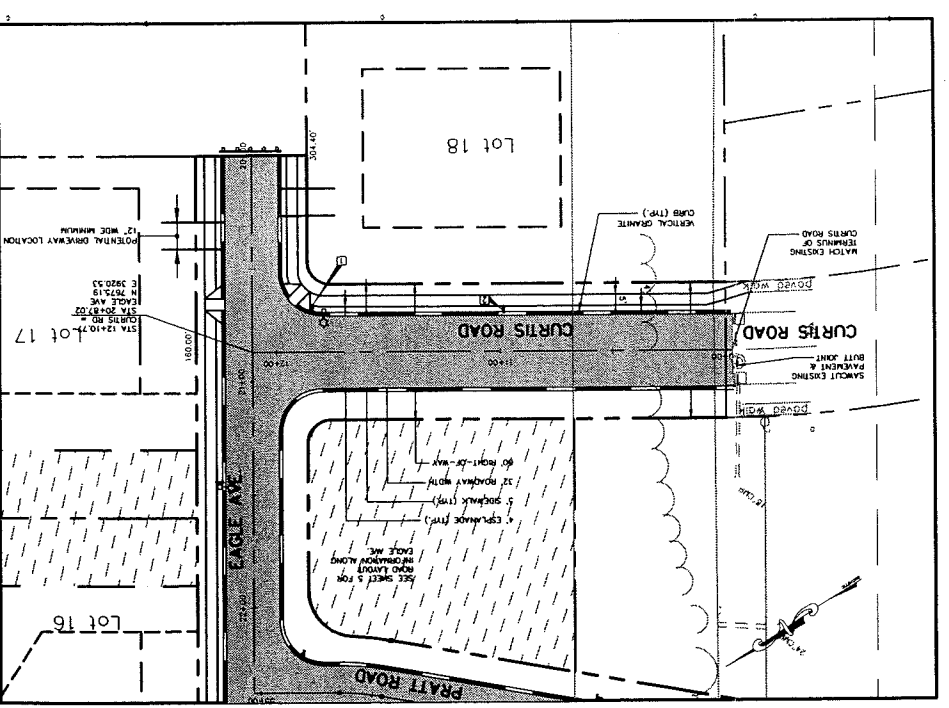
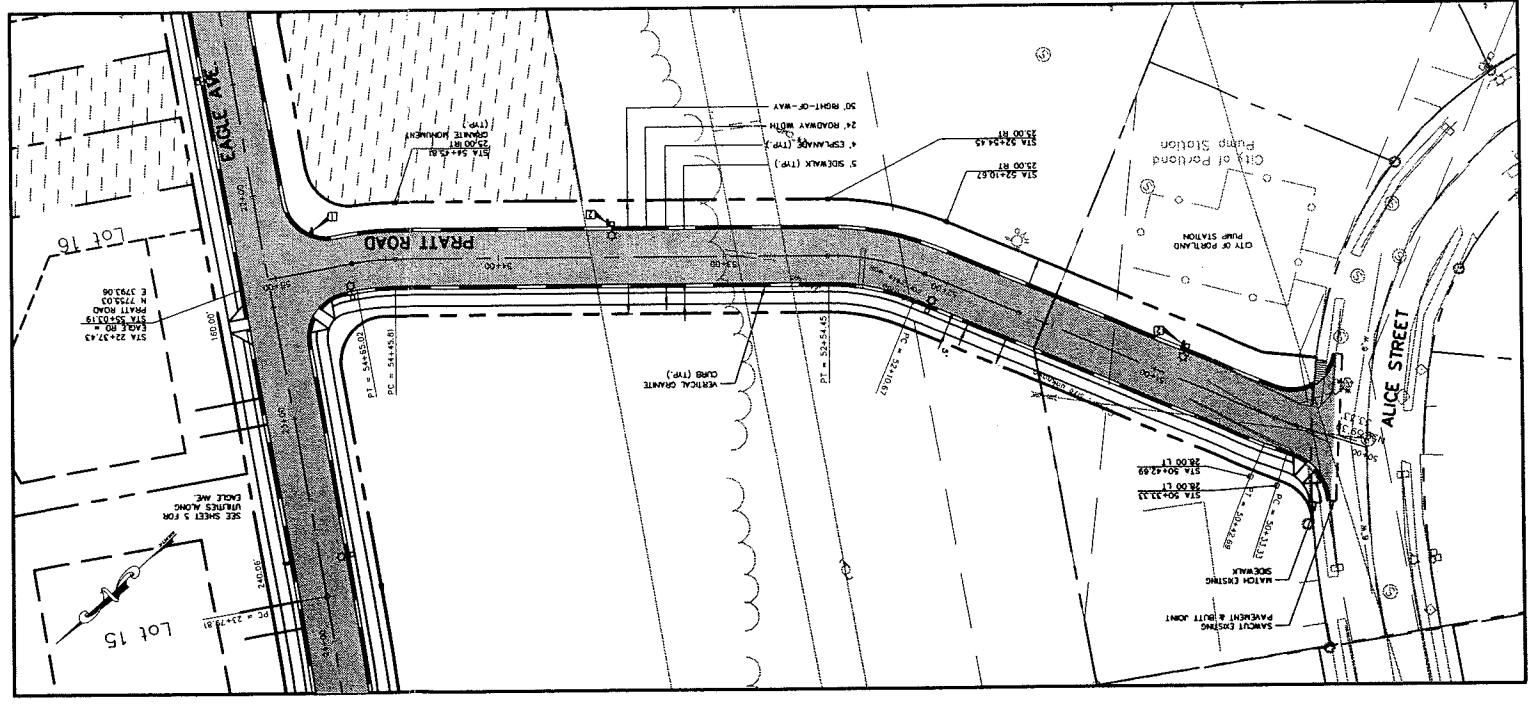
- NOTE:
- POTENTIAL BREAKAWAY LOCATIONS FOR MONUMENTAL LOTS ARE SHOWN ON PLAN TO INDICATE APPROXIMATE LOCATION BASED UPON ASSUMED NUMBER IN WHICH LOT WOULD BE DEVELOPED. FINAL LOCATIONS MAY VARY.
 - DEVELOPER RESPONSIBLE FOR A POINT 1 FOOT OUTSIDE OF RIGHT-OF-WAY SHALL BE INSTALLED BY THE SUBDIVISION APPLICANT FOR ALL UNDEVELOPED LOTS PRIOR TO REVISION OF CURVING, SIDEWALKS AND SIDEWALK CURBES FOR THE COMPLETION OF THE MONUMENTAL ROWNSHIPS.
 - THE SUBDIVISION APPLICANT WILL NOT OBTAIN THE MONUMENTAL ROWNSHIPS FOR ACCESSORY BY THE CITY UNLESS SUCH THAT AS THE CURVING, SIDEWALKS, SIDEWALK CURBES, SIDEWALKS AND ALL OTHER PUBLIC IMPROVEMENTS FOR THIS ROWNSHIP HAVE BEEN COMPLETED.



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



Symbol	Description
(Solid line)	VERTICAL GRANITE CURB
(Dashed line)	STOPPING LEGEND
(Dotted line)	STOPPING LEGEND



Rev.	Date	Revision
1	7/17/00	ADDED ADJUTING STREET NAMES PER CITY COMMENTS
2	11/15/00	ADDED TOPOGRAPHY NOTE
3	11/27/00	ADDED NOTES TO DRAINAGE EXISTENCE

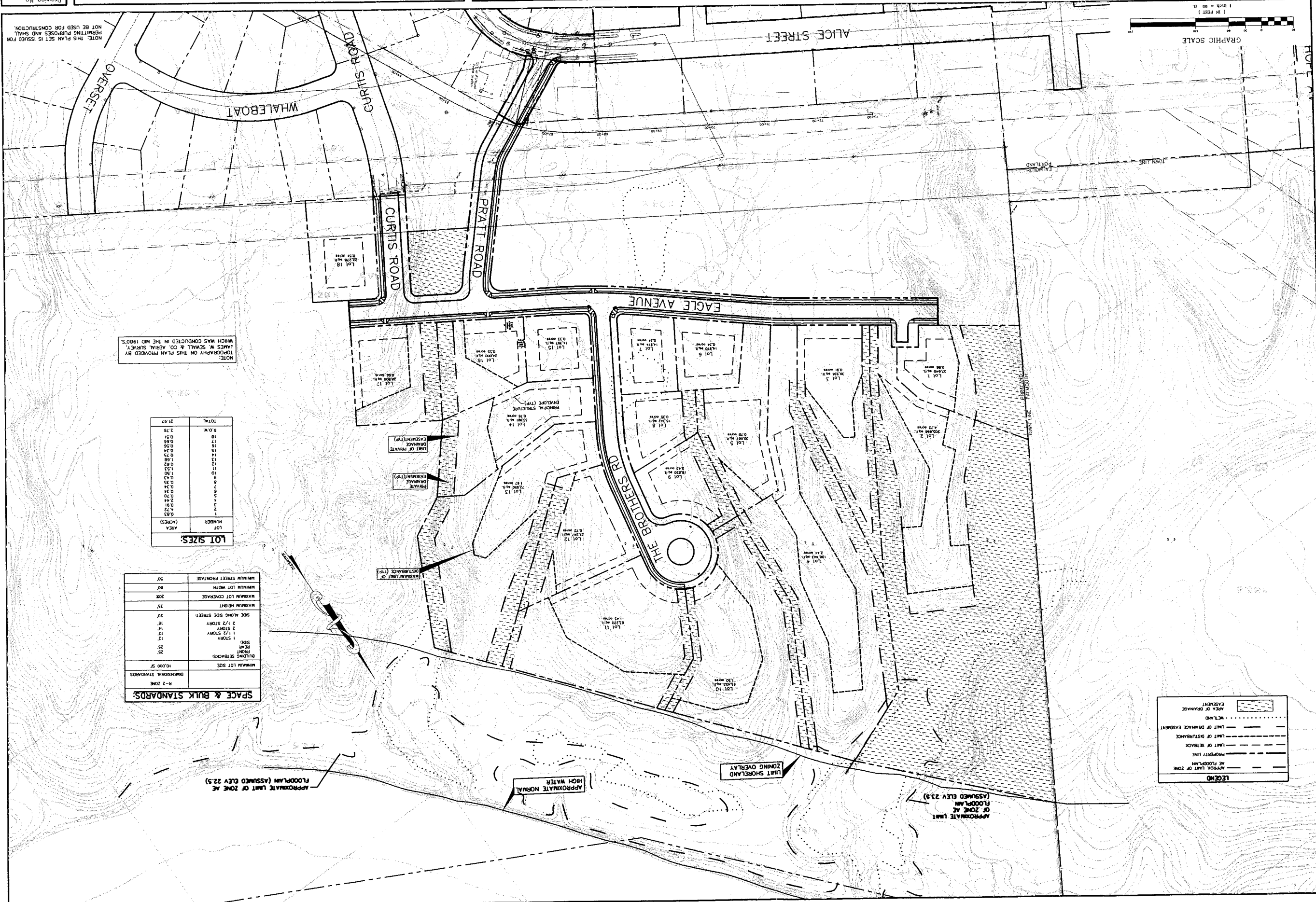
DATE	BY	ISSUED FOR
4/25/00	AMP	CITY REVIEW

DATE	BY	ISSUED FOR
4/25/00	AMP	CITY REVIEW

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

Drawing No. 3



LEGEND

(Symbol: Dashed line)	APPROX. LIMIT OF ZONE AT FLOODPLAIN
(Symbol: Solid line)	PROPERTY LINE
(Symbol: Dotted line)	LIMIT OF SETBACK
(Symbol: Long-dashed line)	LIMIT OF DISTANCE
(Symbol: Short-dashed line)	LIMIT OF DRAINAGE EASEMENT
(Symbol: Stippled area)	WELDING AREA OF DRAINAGE
(Symbol: Stippled area)	EASEMENT

SPACE & BULK STANDARDS, R-2 ZONE

MINIMUM LOT SIZE	10,000 SF
BUILDING SETBACKS	32
FRONT YARD	25
SIDE YARD	12
REAR YARD	14
1 STORY	12
1 1/2 STORY	14
2 STORY	16
SIDE ALONG SIDE STREET	20
MAXIMUM HEIGHT	25
MAXIMUM LOT COVERAGE	20%
MINIMUM LOT WIDTH	50
MINIMUM STREET FRONTAGE	50

LOT SIZES

LOT NUMBER (ACRES)	AREA	TOTAL
1	0.23	0.23
2	0.81	0.81
3	2.44	2.44
4	0.70	0.70
5	0.34	0.34
6	0.34	0.34
7	0.43	0.43
8	1.50	1.50
9	0.43	0.43
10	1.50	1.50
11	0.43	0.43
12	1.50	1.50
13	0.43	0.43
14	0.70	0.70
15	0.56	0.56
16	0.56	0.56
17	0.56	0.56
18	2.76	2.76
TOTAL	21.97	21.97

NOTE: TOPOGRAPHY ON THIS PLAN PROVIDED BY LAMES W. SEMALL & CO. AERIAL SURVEY WHICH WAS CONDUCTED IN THE MID 1960'S.

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