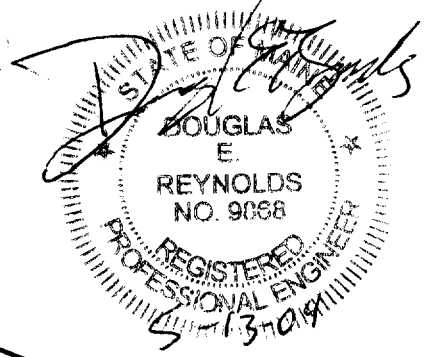


CITY OF PORTLAND

APPROVED SITE PLAN

SUBJECT TO DEPARTMENTAL
CONDITIONS

DATE OF APPROVAL: 5-11-04



LOT 6
36,179 S.F.
0.83 AC.

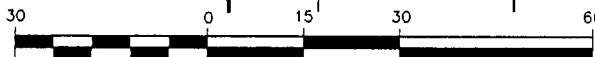
LOT 7
33,112 S.F.
0.76 AC.

GENERAL NOTES

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

2 - 2.5" CAL.
RED MAPLES OR
EQUIVALENT

WETLAND AREA
PERMITTED FOR
FILL/ALTERATION AS
PART OF PRESUMPCOT
RIVER PLACE PHASE III
PERMIT APPLICATION



1 inch = 30 ft.

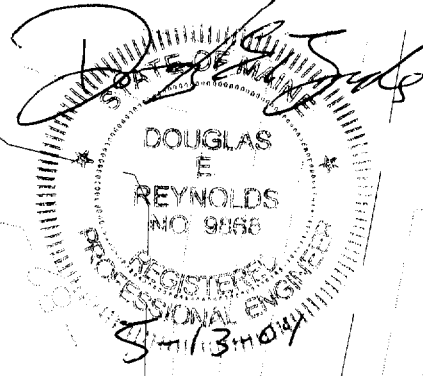
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Draft: CAH	Jab No.: 959
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GP Corrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237
15 Saker Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@corrillpalmer.com

Drawing Name:	Lot 7 Site and Utility Plan
Project:	PRESUMPCOT RIVER PLACE

Figure No.

2



LOT 6
36,179 S.F.
0.83 AC.

LOT 7
33,112 S.F.
0.76 AC.

6" GRAVITY FOUNDATION
DRAIN TO DAYLIGHT,
S=0.0025 MIN. - PROVIDE
DOUBLE CLENOUT AS
NECESSARY

SILT FENCE (TYP.)

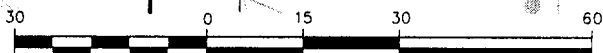
TENAX MULTIMAT FABRIC ON
SLOPES EQUAL TO OR STEEPER
THAN 8% FOR OCTOBER 1st
THROUGH APRIL 15th AND
EQUAL TO OR STEEPER THAN
15% FOR APRIL 15th THROUGH
OCTOBER 1st (TYP)

NOTE: ALL DISTURBED AREAS
NOT SUBJECT TO PAVEMENT OR
BUILDINGS SHALL RECEIVE 4"
OF LOAM & SEED.

STONE CHECK DAM AS
NECESSARY

HOMEOWNER TO COORDINATE
WITH LOT 6 & 8 OWNERS FOR
GRADING OF DITCH ALONG
PROPERTY LINES

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Draft: CAH	Jab No.: 959
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PO Box 1237
15 Saker Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrpalmer.com

Drawing Name: Lot 7 Grading and Drainage Plan
Project: PRESUMPCOT RIVER PLACE

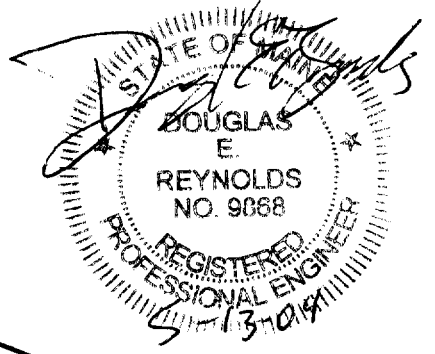
Figure No.
3



CITY OF PORTLAND APPROVED SITE PLAN

SUBJECT TO DEPARTMENTAL
CONDITIONS

DATE OF APPROVAL



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36,179 S.F.
0.83 AC.

LOT 7
33,112 S.F.
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14' SIDE SETBACKS

REFER TO
BUILDING
PLANS FOR
DIMENSIONS

28'
40'
2 CAR GARAGE

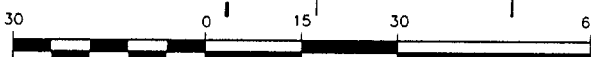
28'
38'
2-STORY SINGLE FAMILY RESIDENCE

2 - 2.5" CAL. RED MAPLES OR EQUIVALENT

3/4" DOMESTIC WATER
6" SAN
L= 73'
S= 0.0104 MIN

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

WETLAND AREA PERMITTED FOR FILL/ALTERATION AS PART OF PRESUMPCOT RIVER PLACE PHASE III PERMIT APPLICATION



30 ft

Design:	WHS	Date:	APRIL 04
Drawn:	CAH	Job No.:	959
Checked:	AMP	Scale:	1"=30'
File Name:	98089-ALL-LOTS		

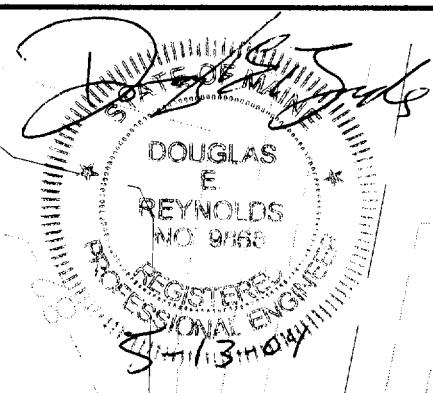
GP Gorrill-Palmer Consulting Engineers, Inc.
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E-mail: 207-657-6910
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Drawing Name:	Lot 7 Site and Utility Plan
Project:	PRESUMPCOT RIVER PLACE

Figure N
2



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Draft: CAH	Job No.: 959
Checked: AMP	1/30
File home 98089-ALL-LOTS	

GP Corrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 123
ter Road
FAX: 207-657-
E-Mail: rpalbo@com

Drawing Name:	Lot 7 and Drainage on
Project:	RIVER PLACE

Figure No
3