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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.

LOT 7

LOT 8
32,963 S.F.
0.76 AC.

LOT OWNER SHALL HAVE SURVEYOR LOCATE UNDISTURBED ZONE IN THE FIELD AND ARRANGE FOR INSPECTION OF CLEARING LIMITS BY ENGINEER PRIOR TO CLEARING

LOT 9

14' SIDE SETBACK

14' SIDE SETBACK

REFER TO BUILDING PLANS FOR DIMENSIONS

CHIMNEY

Altered to be 2' into setback

3/4" DOMESTIC WATER

6" SAN
I = 5.7'
S = 0.0104 MIN

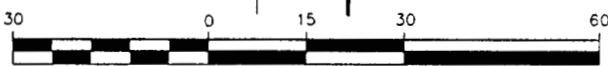
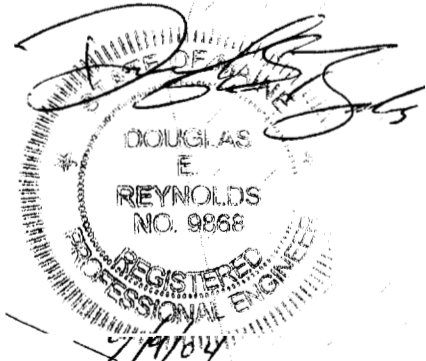
DOUBLE CLEANOUT

2 - 2.5" CAL. RED MAPLES OR EQUIVALENT

PAVED TURN-AROUND

LOCATION OF INSTALLED LIGHT POLE

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



1 inch = 30 ft.

Design: WHS	Date: JULY 04
Draft: CAH	Job No.: 1043
Checked: AMP	Scale: 1"=30'
Name: 98089-ALL-LOTS	

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Drawing Name	Lot 8 Site and Utility Plan
Project	PRESUMPCOT RIVER PLACE

Figure No. 2

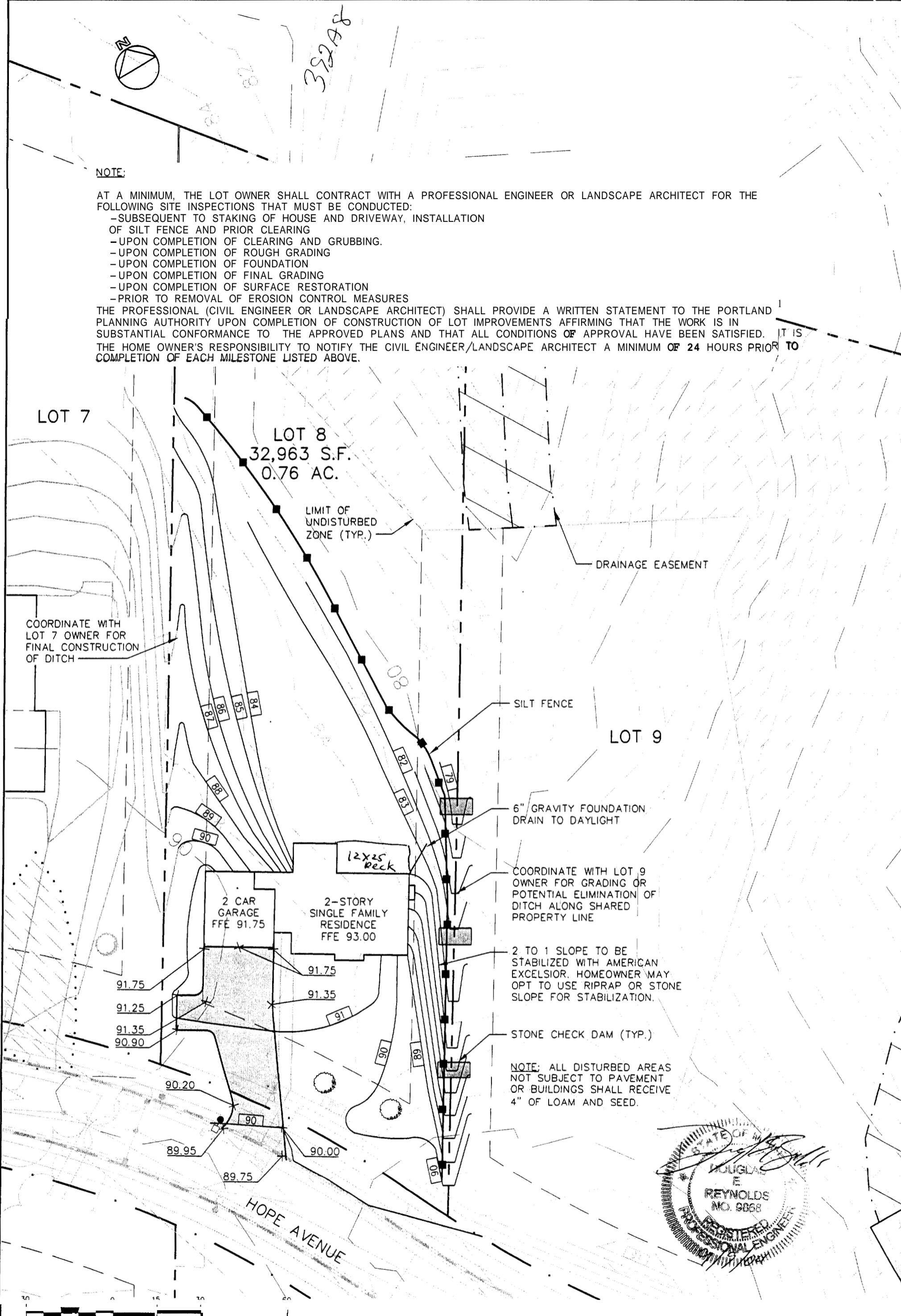
NOTE:

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

- SUBSEQUENT TO STAKING OF HOUSE AND DRIVEWAY, INSTALLATION OF SILT FENCE AND PRIOR CLEARING
- UPON COMPLETION OF CLEARING AND GRUBBING.
- UPON COMPLETION OF ROUGH GRADING
- UPON COMPLETION OF FOUNDATION
- UPON COMPLETION OF FINAL GRADING
- UPON COMPLETION OF SURFACE RESTORATION
- PRIOR TO REMOVAL OF EROSION CONTROL MEASURES

THE PROFESSIONAL (CIVIL ENGINEER OR LANDSCAPE ARCHITECT) SHALL PROVIDE A WRITTEN STATEMENT TO THE PORTLAND PLANNING AUTHORITY UPON COMPLETION OF CONSTRUCTION OF LOT IMPROVEMENTS AFFIRMING THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PLANS AND THAT ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IT IS THE HOME OWNER'S RESPONSIBILITY TO NOTIFY THE CIVIL ENGINEER/LANDSCAPE ARCHITECT A MINIMUM OF 24 HOURS PRIOR TO COMPLETION OF EACH MILESTONE LISTED ABOVE.

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LOT 7

LOT 8
32,963 S.F.
0.76 AC.

LIMIT OF
UNDISTURBED
ZONE (TYP.)

DRAINAGE EASEMENT

COORDINATE WITH
LOT 7 OWNER FOR
FINAL CONSTRUCTION
OF DITCH

SILT FENCE

LOT 9

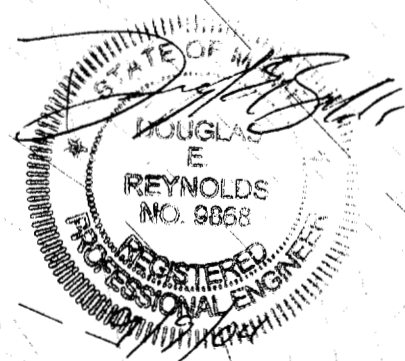
6" GRAVITY FOUNDATION
DRAIN TO DAYLIGHT

COORDINATE WITH LOT 9
OWNER FOR GRADING OR
POTENTIAL ELIMINATION OF
DITCH ALONG SHARED
PROPERTY LINE

2 TO 1 SLOPE TO BE
STABILIZED WITH AMERICAN
EXCELSIOR. HOMEOWNER MAY
OPT TO USE RIPRAP OR STONE
SLOPE FOR STABILIZATION.

STONE CHECK DAM (TYP.)

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



1 inch = 30 ft.

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Drawing Name	Lot 8 Grading and Drainage Plan
Project	PRESUMPSCOT RIVER PLACE

Figure No.
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