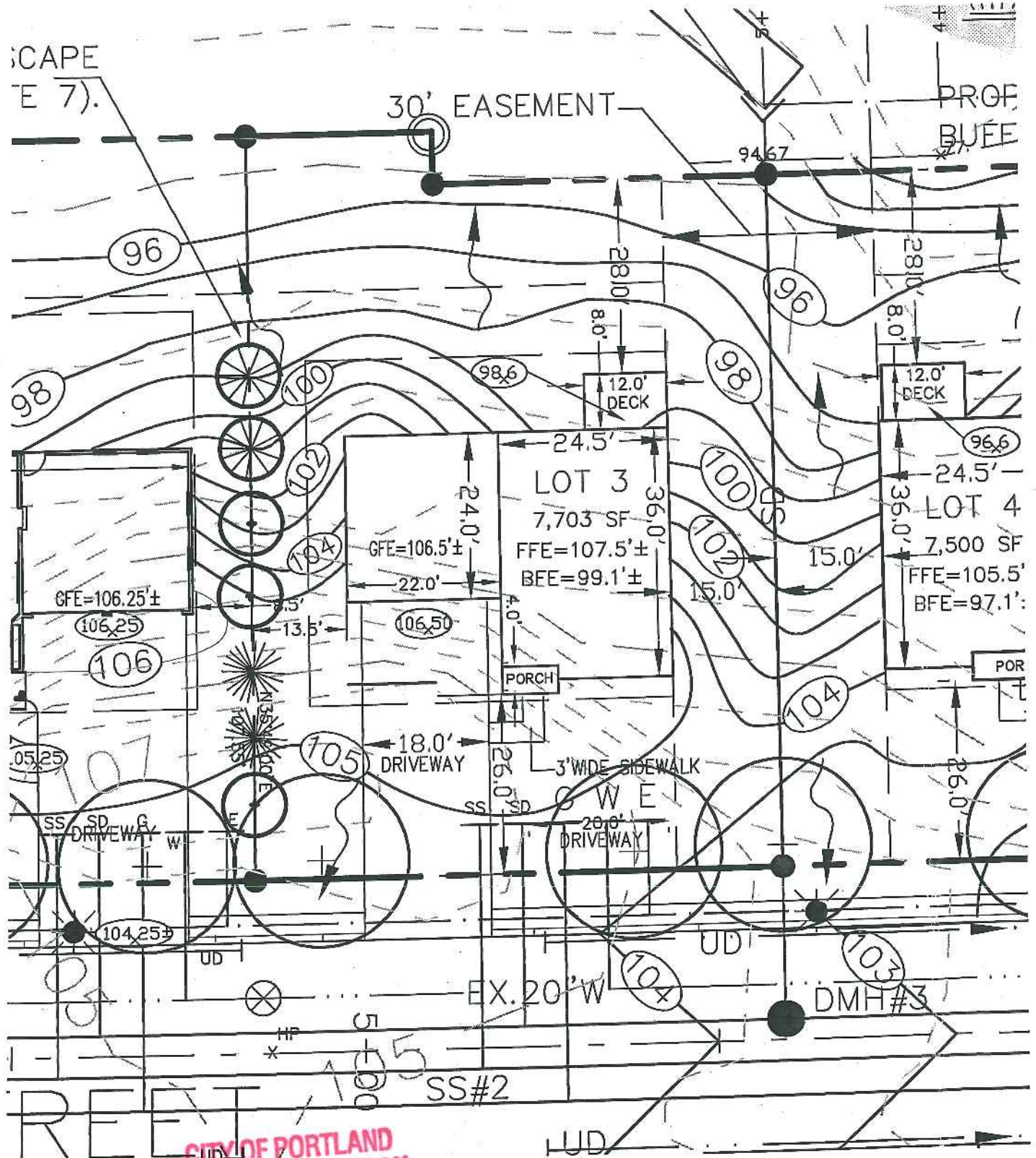





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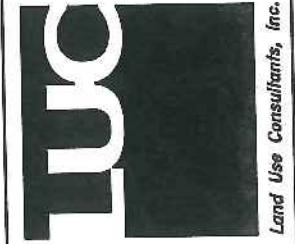
CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 5-20-04

NOTES:

1. GRADING ON LOTS IS CONCEPTUAL BASED ON SHEET C-9, GRADING, DRAINAGE & EROSION CONTROLS PLAN OF "YALE COURT PRUD SITE PLANS AND SHEET 2, CONCEPTUAL GRADING & DRAINAGE PLAN OF AMENDED SUBDIVISION PLAN OF LOTS AT UNIVERSITY PARK" AS APPROVED BY CITY OF PORTLAND.
2. DRIVEWAYS, UTILITY CONNECTIONS, LIGHT POLES, AND STREET TREES SHOWN ARE AS SHOWN ON SHEET C-9 OF APPROVED PLANS. NO AS-BUILT INFORMATION FOR THESE IMPROVEMENTS ON YALE STREET IS AVAILABLE.
3. BUILDING FOOTPRINT AND LAYOUT SHOWN IS BASED ON FLOOR PLAN PROVIDED BY OWNER.
4. SITE ADAPTATION FOR LOT 3 AS SHOWN ON THIS PLAN BY LAND USE CONSULTANTS IS BASED ON INFORMATION DESCRIBED IN NOTES #1 TO #3.
5. OWNER SHALL BE RESPONSIBLE FOR ALL LAYOUT AND FOR CONFORMANCE TO ZONING AND ALL APPROVED PLANS AND PERMITS.
6. EROSION CONTROLS SHALL BE INSTALLED BY CONTRACTOR PRIOR TO CONSTRUCTION, AS REQUIRED. EROSION CONTROLS SHOWN ARE CONCEPTUAL AND SHALL BE PLACED BASED ON ACTUAL FIELD CONDITIONS.
7. LANDSCAPE BUFFER BETWEEN LOTS SHALL BE PLANTED BY DEVELOPER UPON FINAL GRADING OF BOTH LOTS AS SHOWN.

-  6' WHITE PINE
-  2' RHODODENDRON
-  6' ARBORVITAE

engineers
 planners
 landscapers
 architects
 966 RIVERSIDE STREET
 PORTLAND, MAINE 04103
 Voice (207) 878 - 3313
 Fax (207) 878 - 0201
 landuse@landuseinc.net



Land Use Consultants, Inc.

PREPARED FOR:

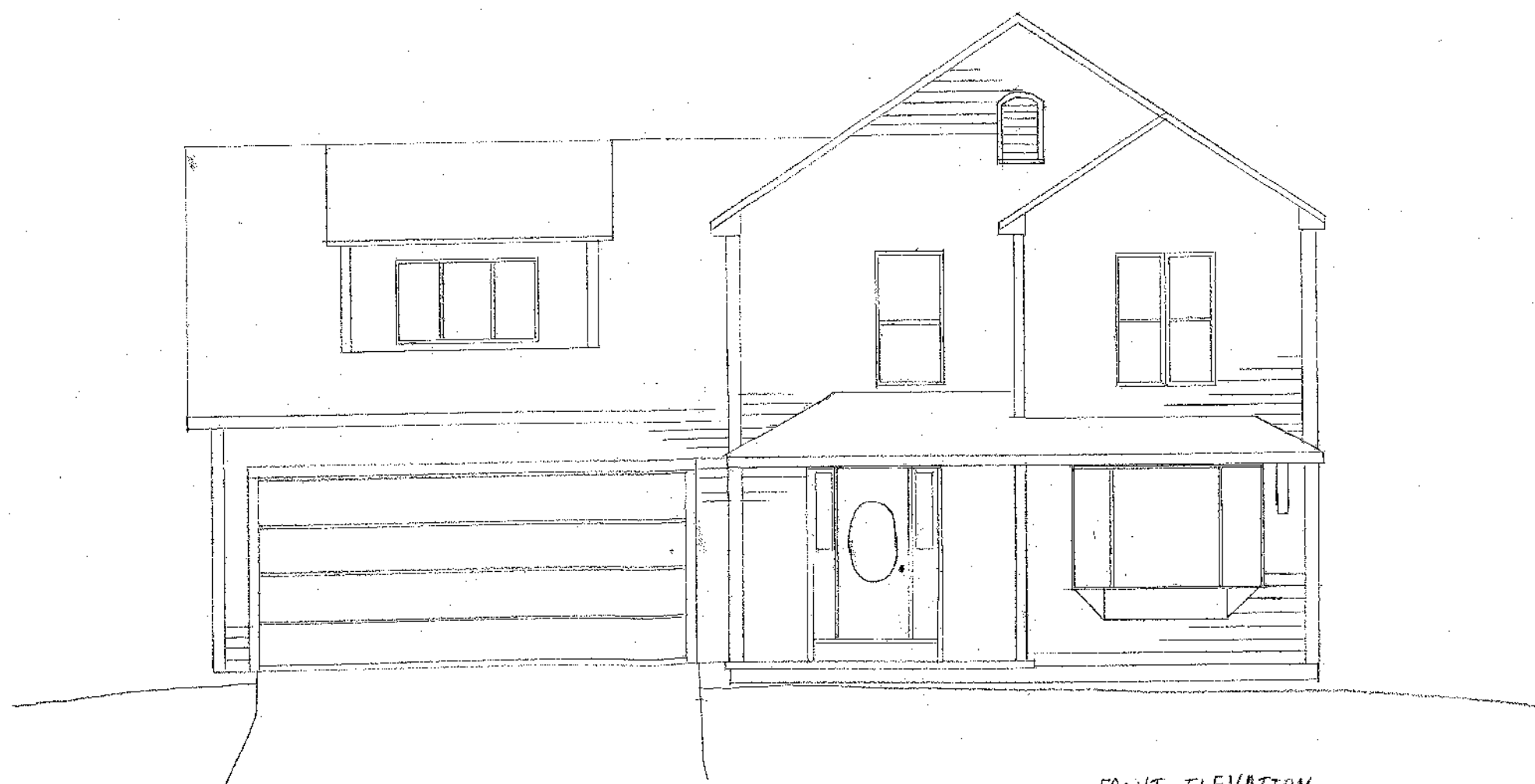
CHRISTOPHER J. BALLARD, INC.
 FALMOUTH, MAINE

TITLE: LOT 3
 UNIVERSITY PARK
 YALE STREET
 BUILDING SITE LAYOUT

SCALE: 1" = 20' DATE: 05-04-04

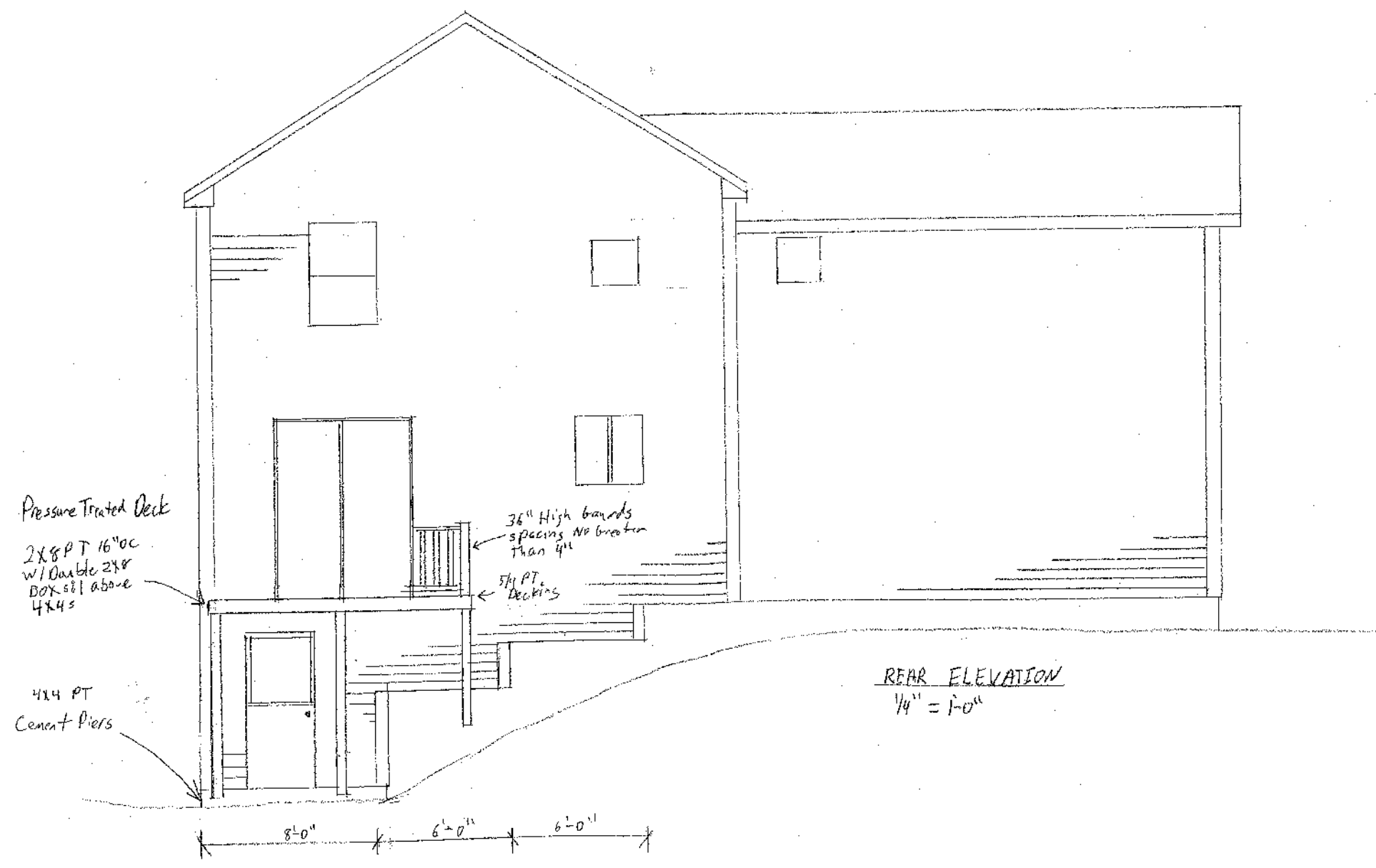
JOB #: 4251

Lot 3



FRONT ELEVATION
 $\frac{1}{4}'' = 1'-0''$

6/3



CHRISTOPHER BALLARD INC
7 TERRA WAY
FALMOUTH, ME 04105