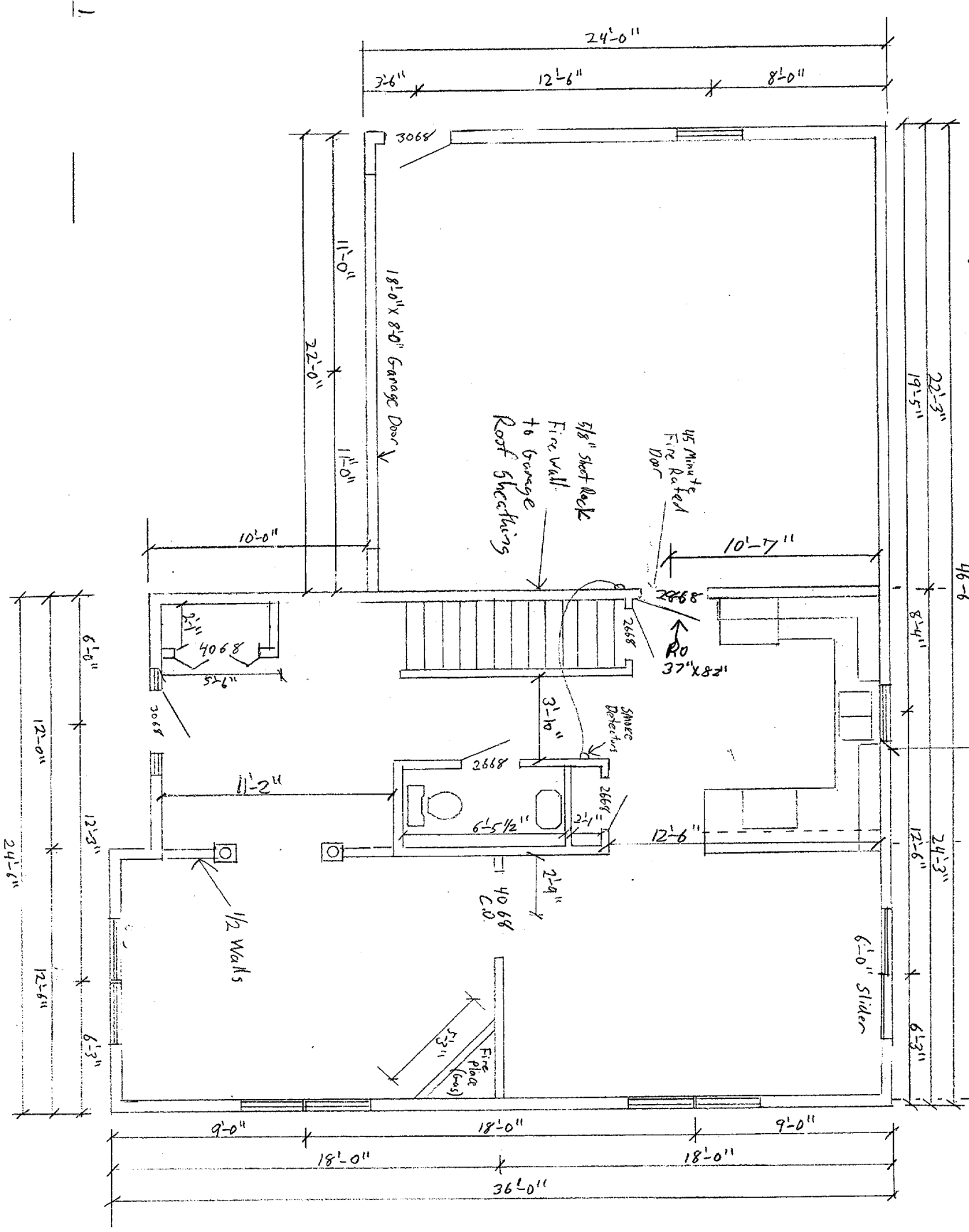


Cement Piers 4" dia
 3-2x10 pt
 Girders
 under joists

(NEW)
 Deck
 12'-11"
 11'-0"
 8'-0" x 12'-0"
 Deck

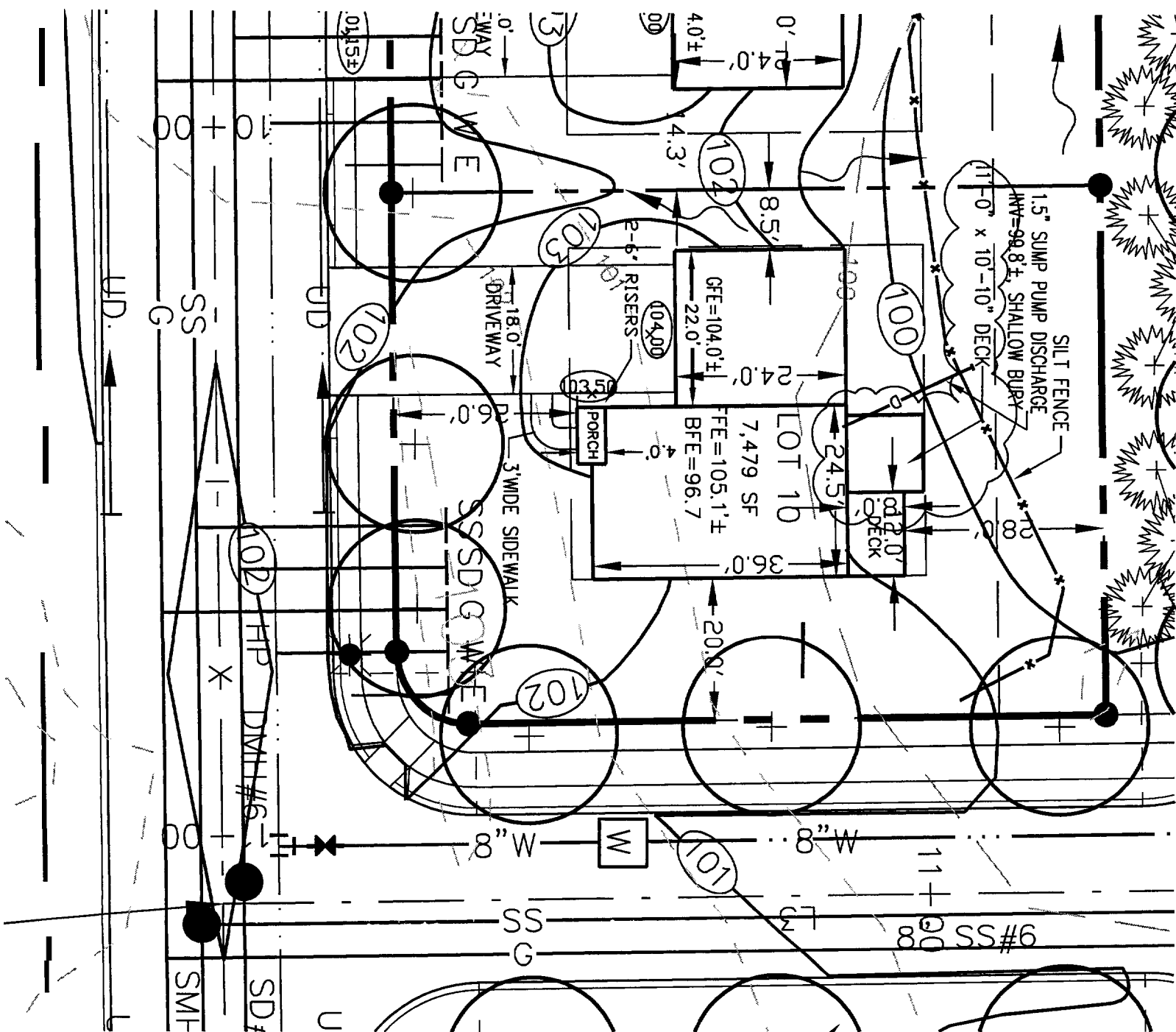
JOISTS
 2x8 pt 16" OC
 36" Guard Ht min
 No spacing greater
 than 4"



CHRISTOPHER BALLARD INC
 TERRA VAY
 FALMOUTH, ME 04105
 1/4" = 1'-0"

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82 Yale



25' wide sidewalk

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 10 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. CONSTRUCT DITCH TO PROVIDE POSITIVE DRAINAGE THROUGH LOTS 10 THROUGH 5.

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E2 Yale

TITLE:
 LOT 10
 UNIVERSITY PARK
 TALE STREET
 BUILDING SITE LAYOUT

PREPARED FOR:
 CHRISTOPHER J. BALLARD, INC.
 FALMOUTH, MAINE



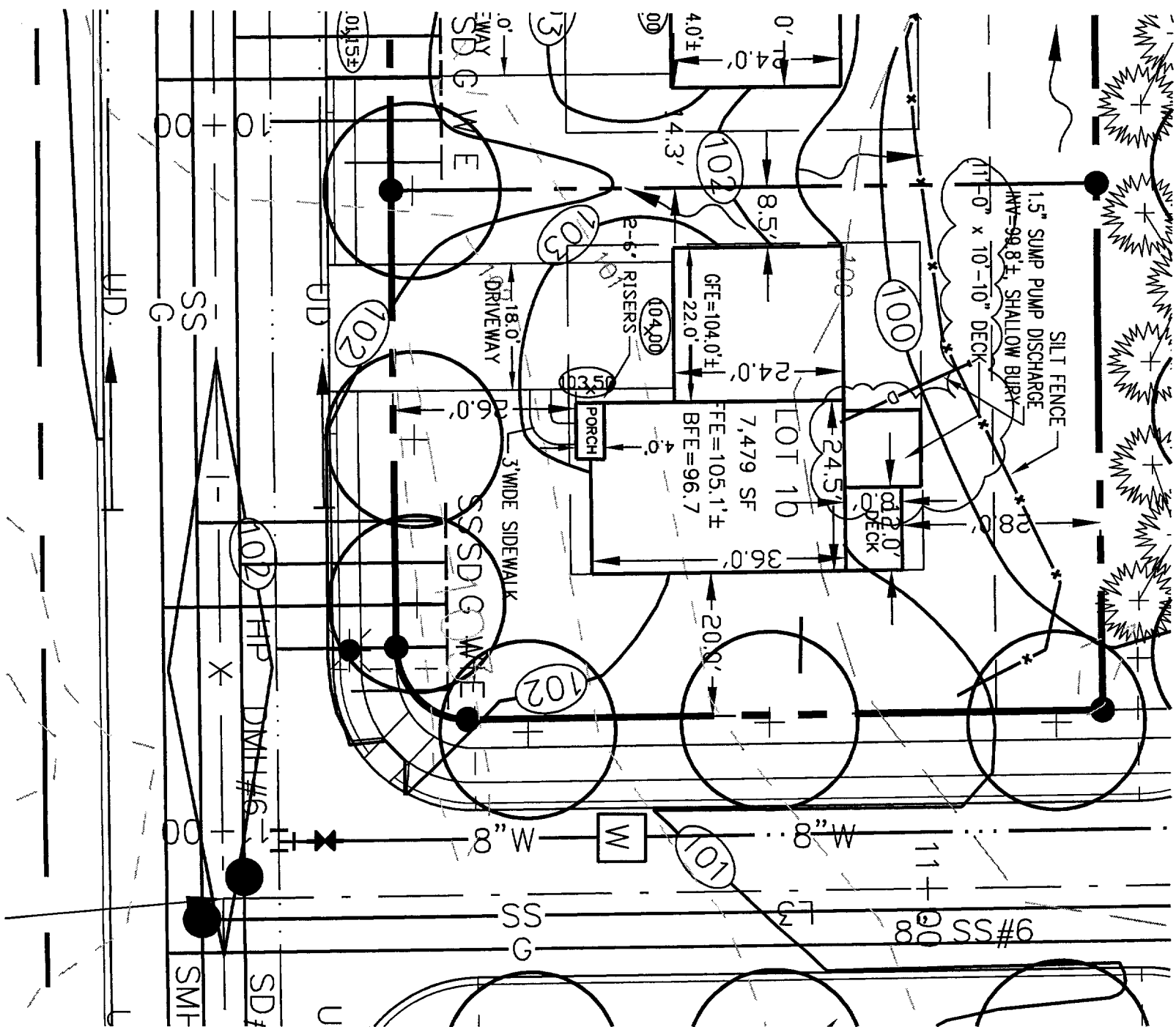
engineers
 planners
 landscape
 architects
 966 RIVE STREET
 PORTLAND, ME 04103
 Voice (207) 878 - 3313
 Fax (207) 878 - 0201
 londuse @ londuseinc.net

SCALE: 1" = 20'

DATE: 08-09-04

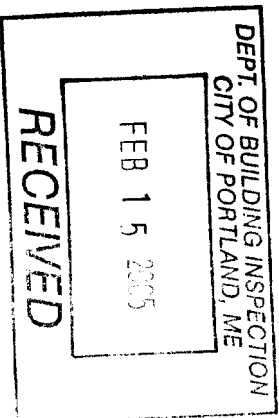
REV: 03-01-04

02-14-05



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TITLE:
 LOT 10
 UNIVERSITY PARK
 YALE STREET
 BUILDING SITE LAYOUT

PREPARED FOR:
 CHRISTOPHER J. BALLARD, INC.
 FALMOUTH, MAINE



engineers
 planners
 landscape
 architects

966 RIVERSIDE STREET
 PORTLAND, WINE 04103

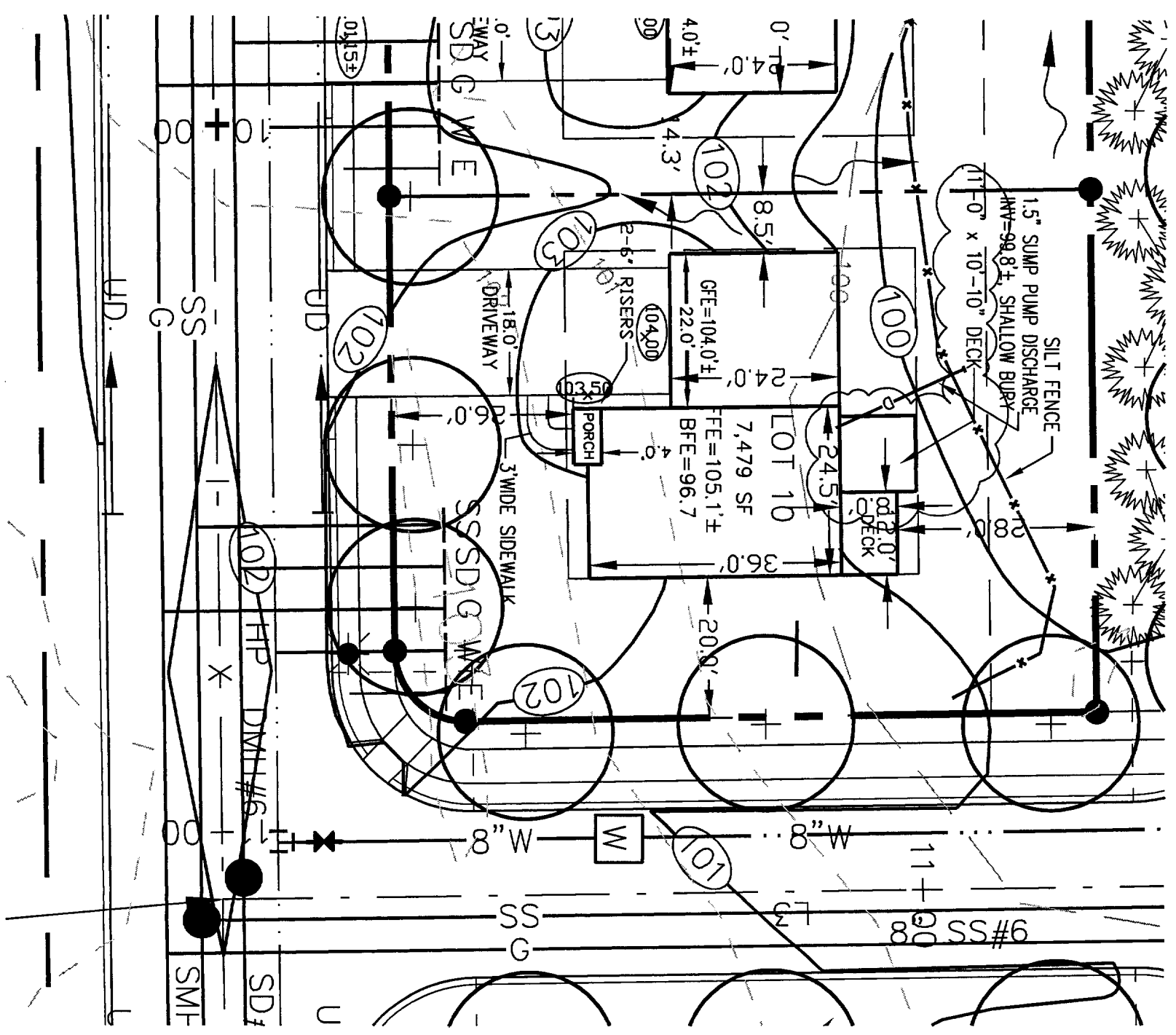
Voice (207) 878 - 3313
 Fax (207) 878 - 0201
 londuse @ landuseinc.net

SCALE: 1"=20'

DATE: 08-09-04

REV: 09-07-04

02-14-05



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TITLE:
**LOT 10
UNIVERSITY PARK
YALE STREET
BUILDING SITE LAYOUT**

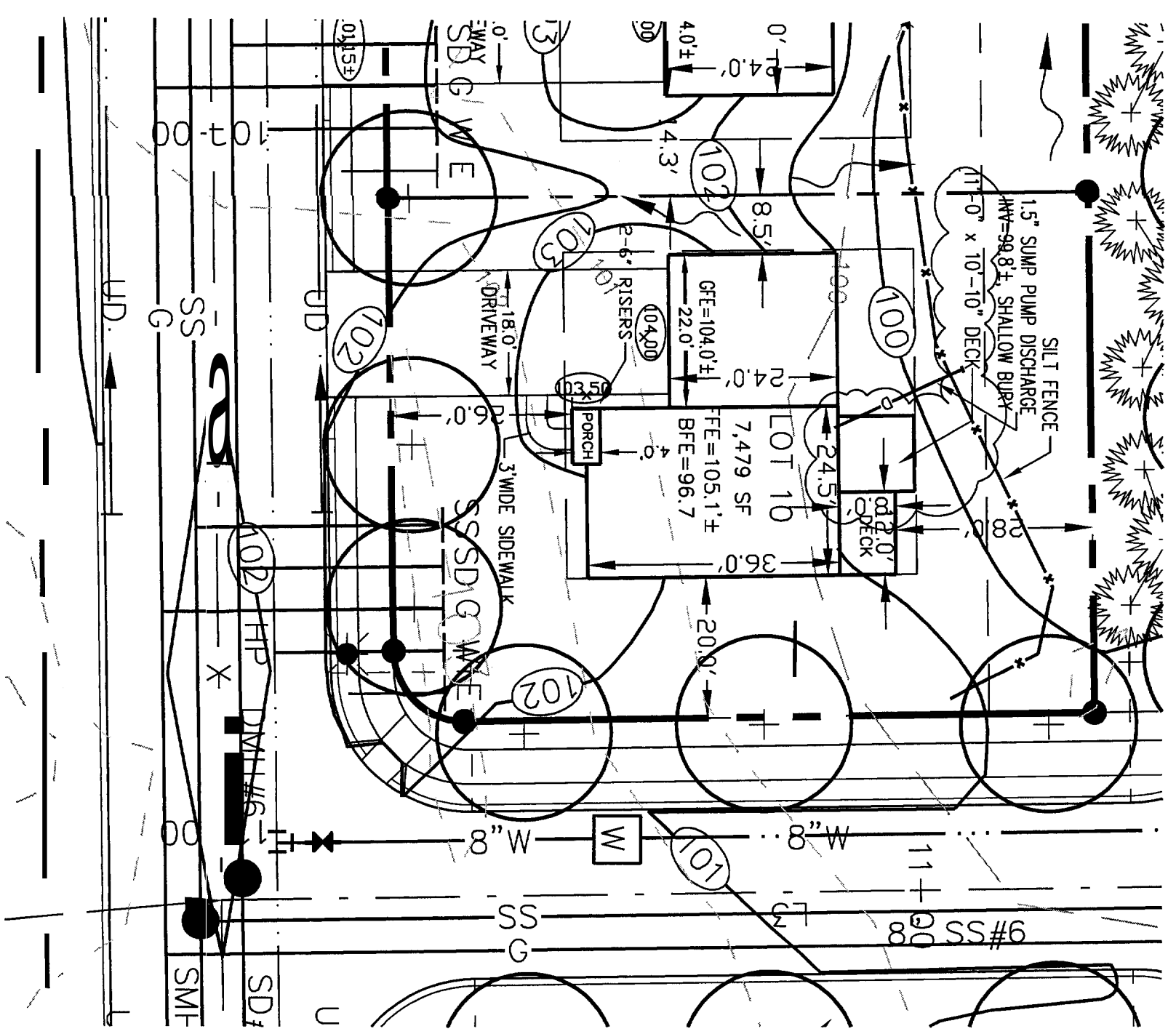
PREPARED FOR:
**CHRISTOPHER J. BALLARD, INC.
FALMOUTH, MAINE**



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SCALE: 1" = 20'
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REV: 09-07-04
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4252



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TITLE:
LOT 10
UNIVERSITY PARK
YALE STREET
BUILDING SITE LAYOUT

PREPARED FOR:
CHRISTOPHER J. BALLARD, INC.
FALMOUTH, MAINE

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land Use Consultants, Inc.

SCALE: 1" = 20' DATE: 08-09-04 REV: 02-14-05 09-07-04

35 # 4023