

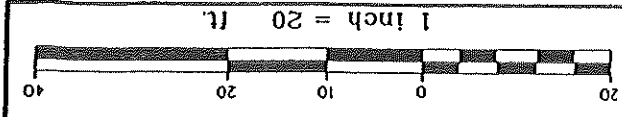
Rev	Date	Revision

Design:	DER	Date:	4/04
Draft:	CAM	Job No.:	632
Checked:	DER	Scale:	1"=20'

GP Gorrell-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237
 15 Shaker Road
 Gray, ME 04039
 E-Mail: mjb@gorrellpalmer.com
 FAX: 207-657-6910
 207-657-6910

Project: **Lot 18 Layout and Utility Plan**
 Drawing Name: **CARRIAGE LANE**

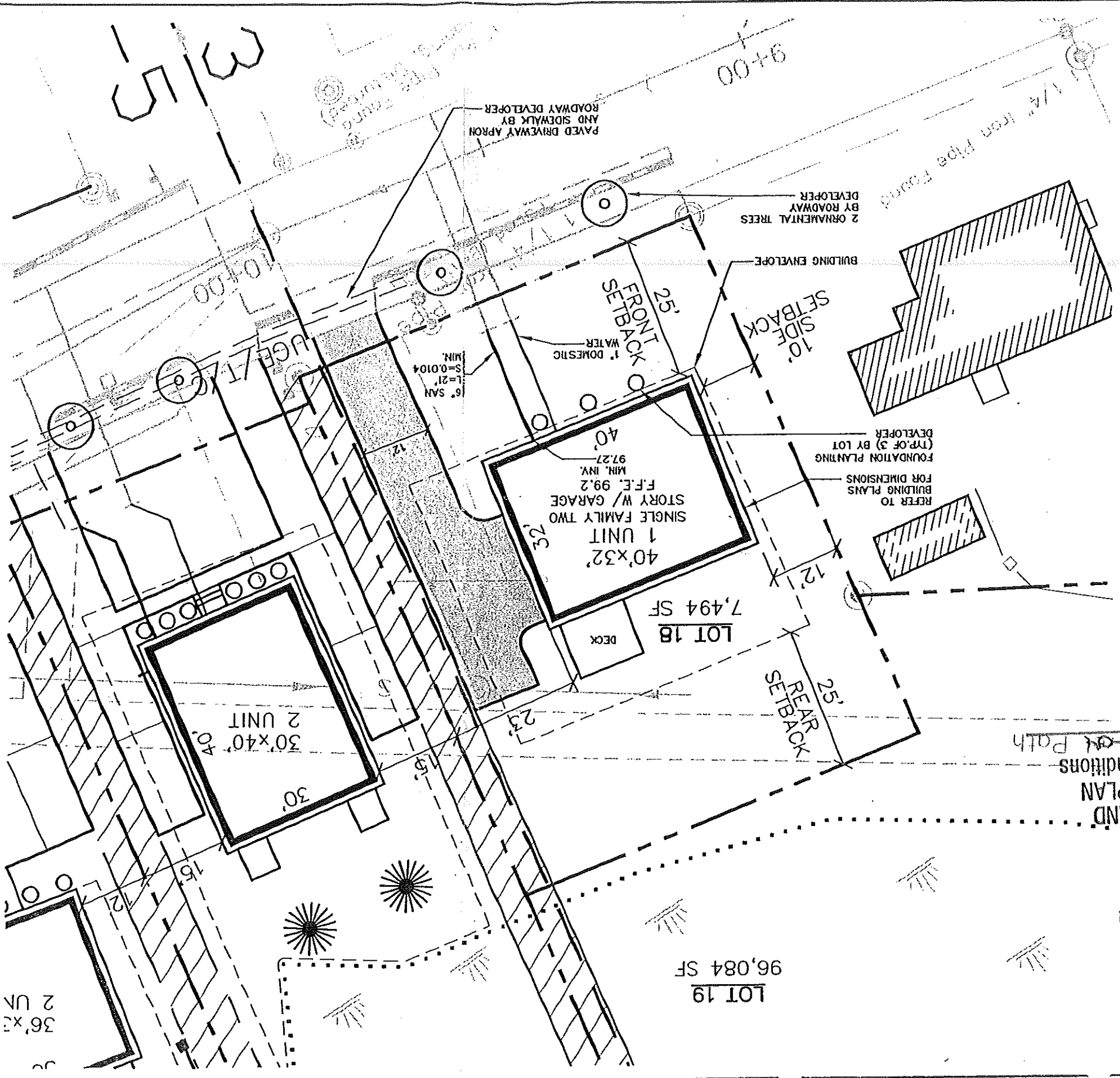
Figure No. **1**



NOTES:

1. LOT LAYOUT AND GRADING CONFIGURATIONS SHOWN ON THIS PLAN REPRESENT THE INTENDED DEVELOPMENT OF THE LOT FOR BUILDING PERMIT PURPOSES AS APPROVED BY THE CITY OF PORTLAND PLANNING BOARD ON FEBRUARY 24, 2004. ANY DEVIATION FROM THESE PLANS, BE IT EITHER BUILDING SIZE, PARKING CONFIGURATION, GRADING CHANGES, ETC. SHALL REQUIRE REVIEW AND APPROVAL FROM THE CITY OF PORTLAND PLANNING BOARD, AS WELL AS REVIEW BY THE SUBDIVISION DEVELOPER.
2. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN 2002.
3. 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.
4. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH BEST MANAGEMENT PRACTICES EROSION CONTROL MEASURES. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEMAED NECESSARY BY ON-SITE INSPECTIONS OF THE SUBDIVISION DEVELOPER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
5. 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.
6. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
7. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
8. LOT DEVELOPER SHALL BE RESPONSIBLE FOR DRIVEWAY CONSTRUCTION BEYOND THE DRIVEWAY APRON AND SIDEWALK.

34164
 36' x 2 UN



REGISTERED PROFESSIONAL ENGINEER
 NO. 8868
 REYNOLDS
 DOUGLAS
(Signature)

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 7-6-04 Path

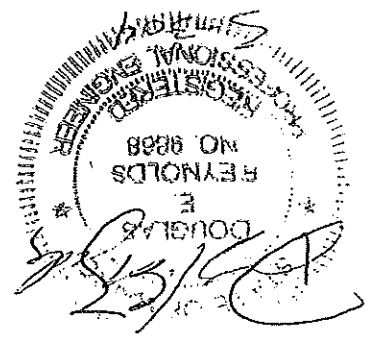
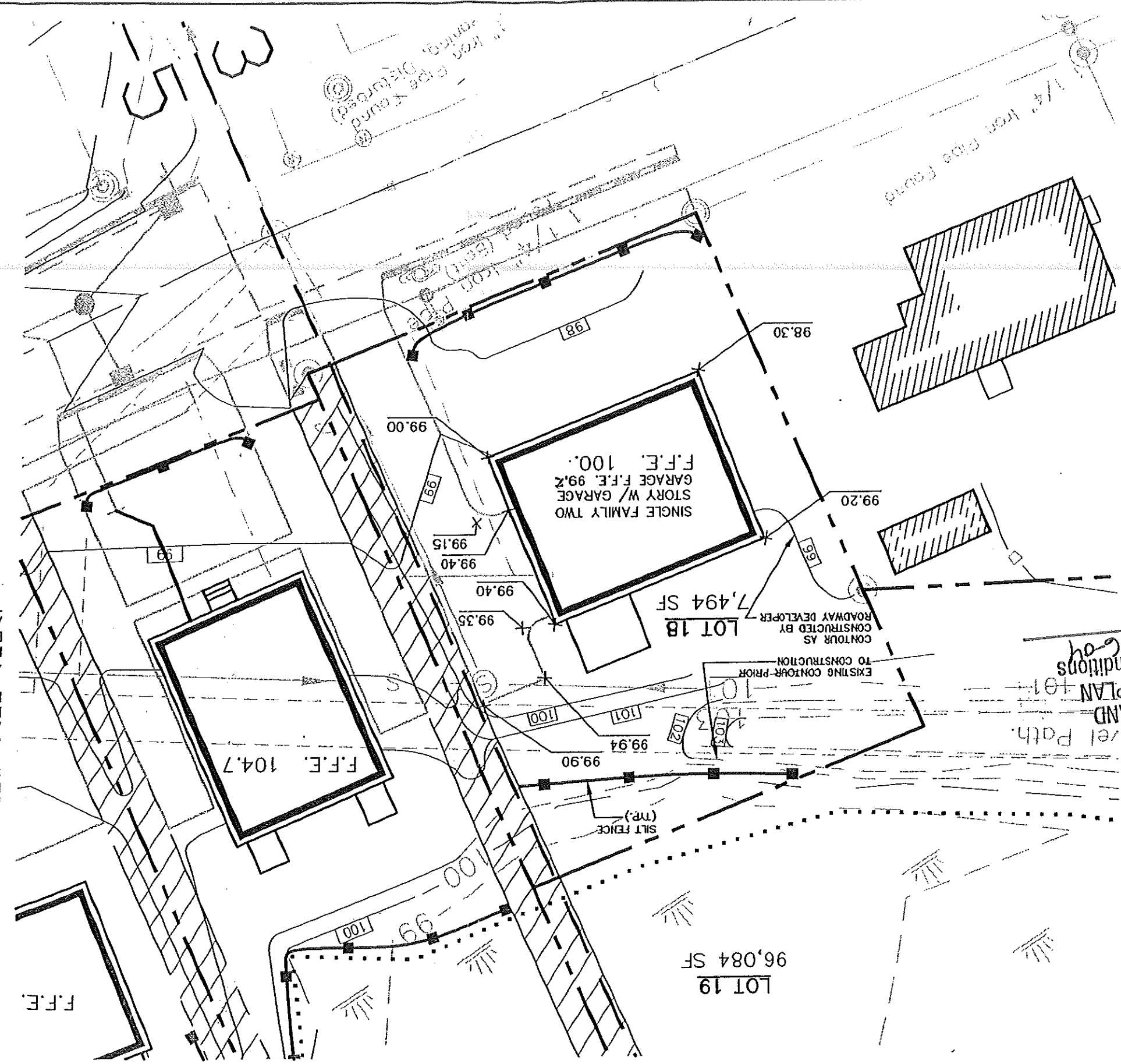
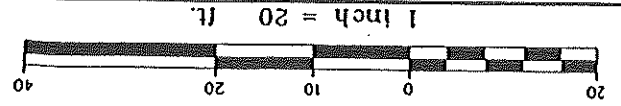
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Design: DER	Date: 4/04
Drawn: CAH	Job No: 632
Checked: DER	Scale: 1"=20'

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 E-Mail: mail@gorrillpalmer.com

Drawing Name: Lot 18 Grading Plan
 Project: CARRIAGE LANE

Figure No. 2



- NOTES:**
1. ALL DISTURBED AREAS NOT SUBJECT TO PAVEMENT OR BUILDING SHALL RECEIVE 4" OF LOAM AND SEED.
 2. LOT LAYOUT AND GRADING CONFIGURATIONS SHOWN ON THIS PLAN REPRESENT THE INTENDED FINAL DEVELOPMENT OF THE LOT FOR BUILDING PERMIT PURPOSES. ANY DEVIATION FROM THESE PLANS, BE IT EITHER BUILDING SIZE, PARKING CONFIGURATION, GRADING CHANGES, ETC. SHALL REQUIRE REVIEW AND APPROVAL FROM THE CITY OF PORTLAND PLANNING BOARD, AS WELL AS REVIEW BY THE SUBDIVISION DEVELOPER.
 3. ADDITIONAL EROSION CONTROL MEASURES OVER AND ABOVE THOSE USED BY ROADWAY CONTRACTOR MAY BE REQUIRED TO MEET EROSION CONTROL BEST MANAGEMENT PRACTICES.
 4. LOT DEVELOPER SHALL BE RESPONSIBLE FOR RESTORING FINAL GRADES TO ELEVATIONS PROVIDED BY ROADWAY DEVELOPER. GRADES ADJACENT TO BUILDING SHALL BE ADJUSTED TO DIRECT FLOW AWAY FROM STRUCTURES AND TOWARDS DRAINAGE EASEMENTS ALONG PROPERTY LINE.

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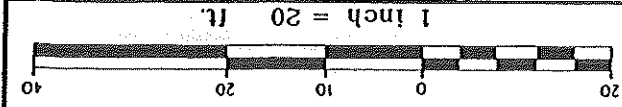
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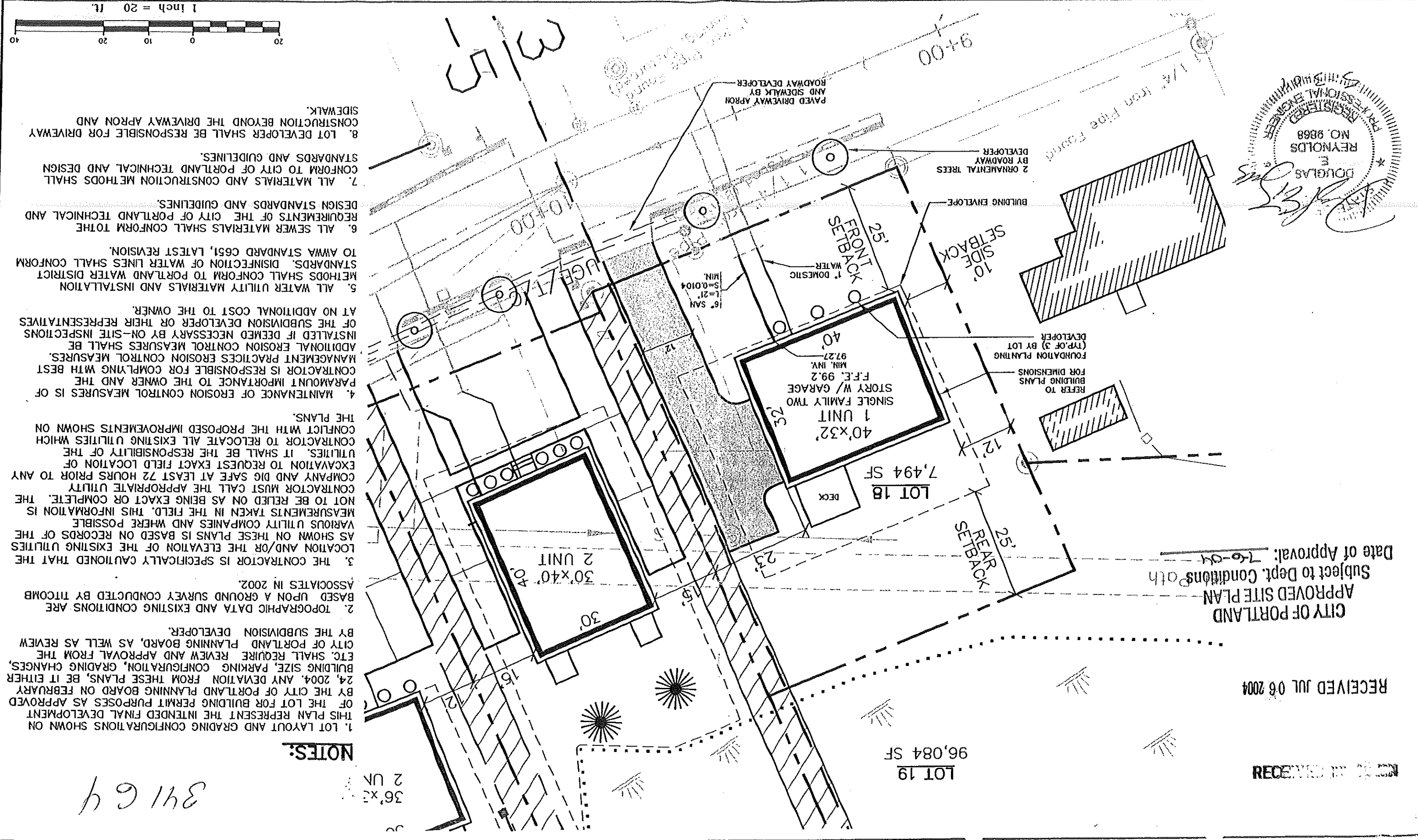
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Drawing Name: Lot 18 Layout and Utility Plan
 Project: CARRIAGE LANE

Figure No. 1



- NOTES:**
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34164



R3

IM
BISHOP ST

B4
WARREN AV

B2
TELEMANOR ST

R5
GOODRIDGE ST

R3
TIPTON ST

R5
FOREST AV

R5
LEVERWOOD AV

R3
HARVARD ST

B2
MAGNOLIA ST

IL
MORRILL ST

R5
UNIVERSITY ST

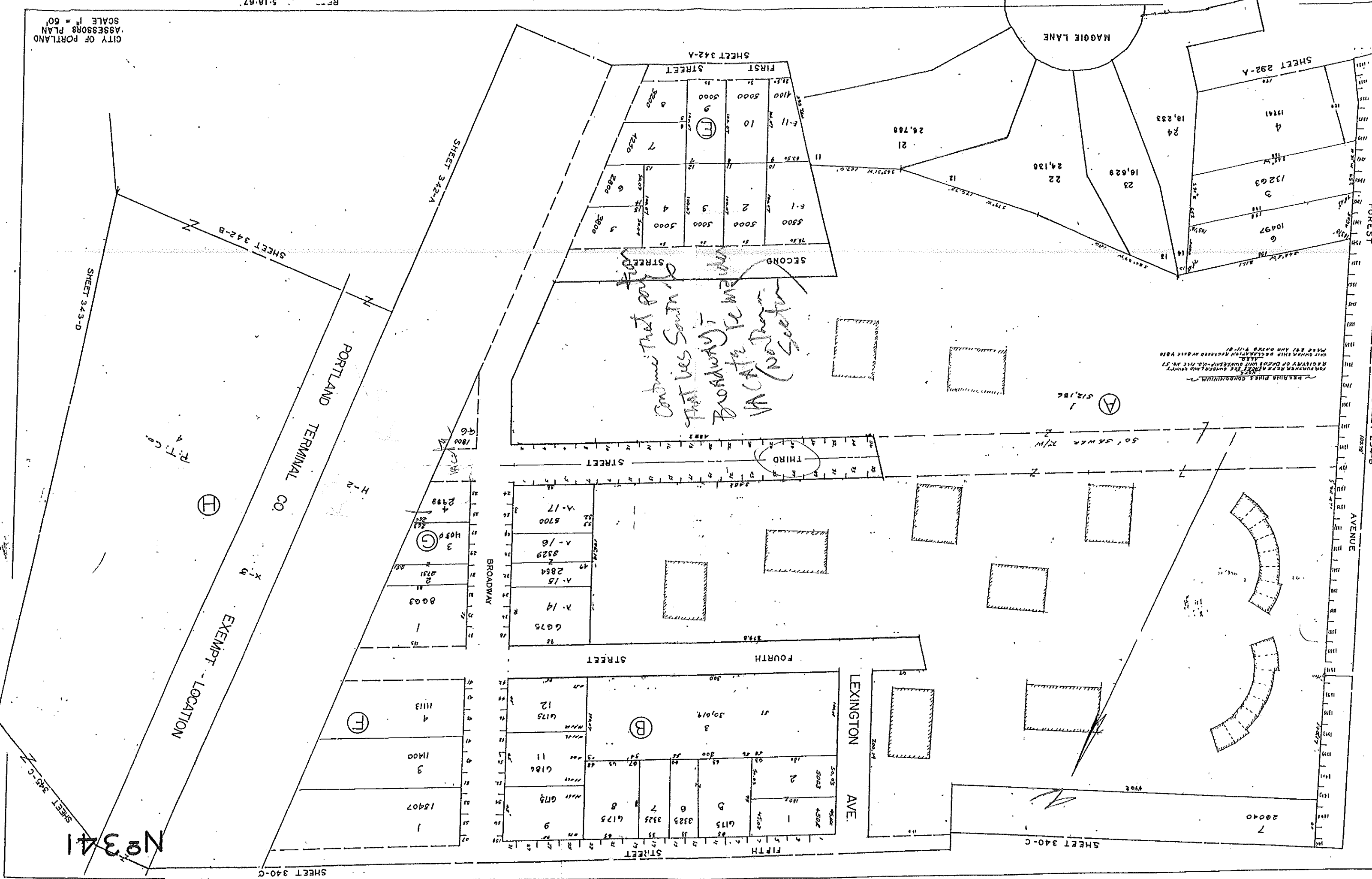
R5
CORNELL ST

R3
WASHINGTON AV

R5
FEBES ST

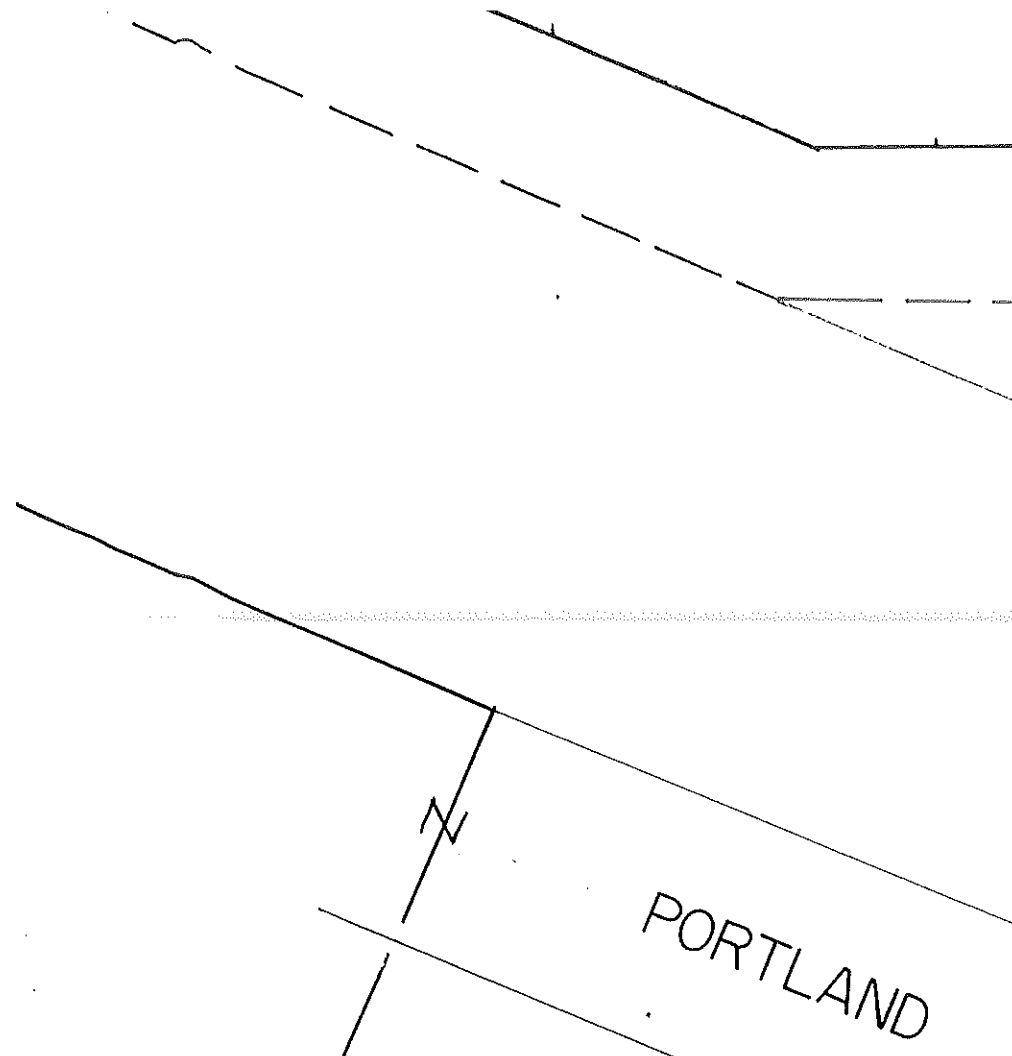
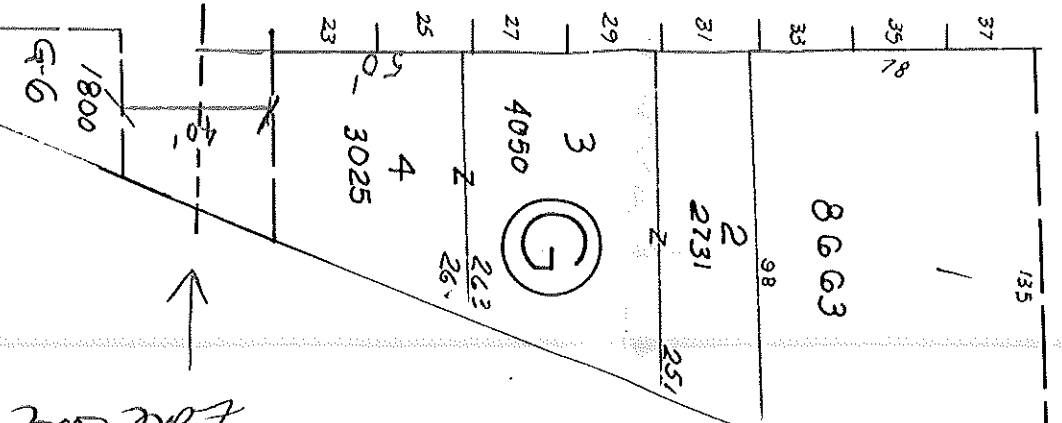
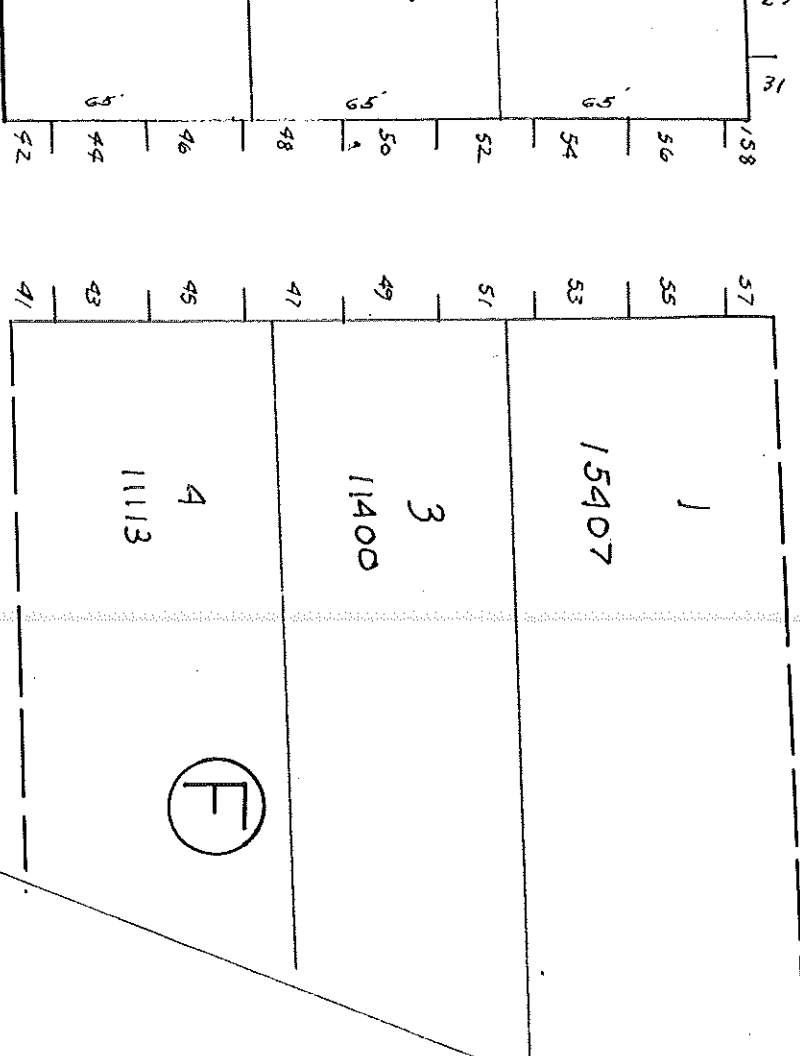
R5
LAWRENCE AV

R3
FALL BRIDGE



No 341

No 32



Zone Line

P.W.D. X-2

X-3

EXEMPT LOCATION

PORTLAND TERMINAL CO.

P.T. Co.

(H)

(G)

(E)

SHEET 342-B

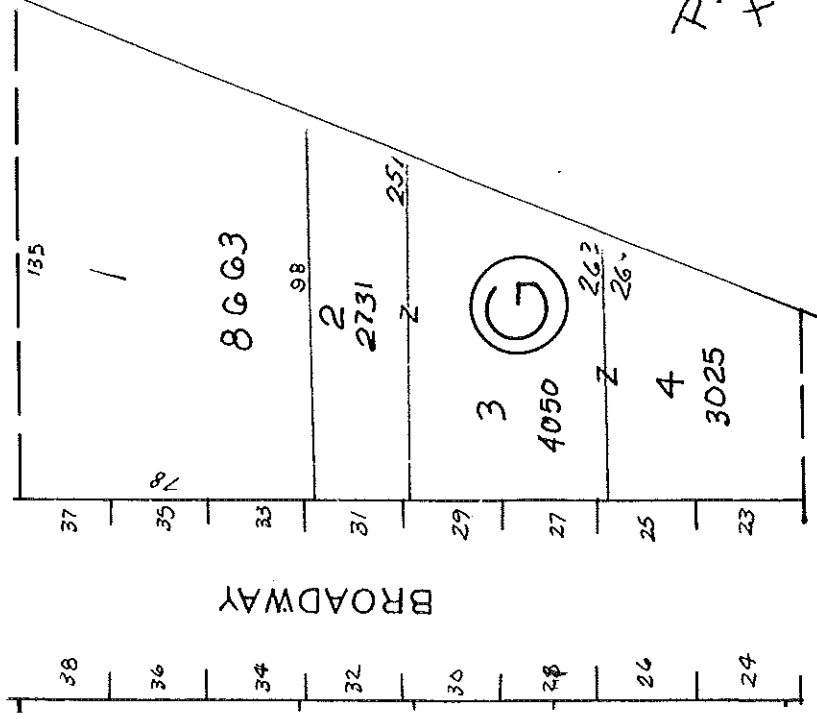
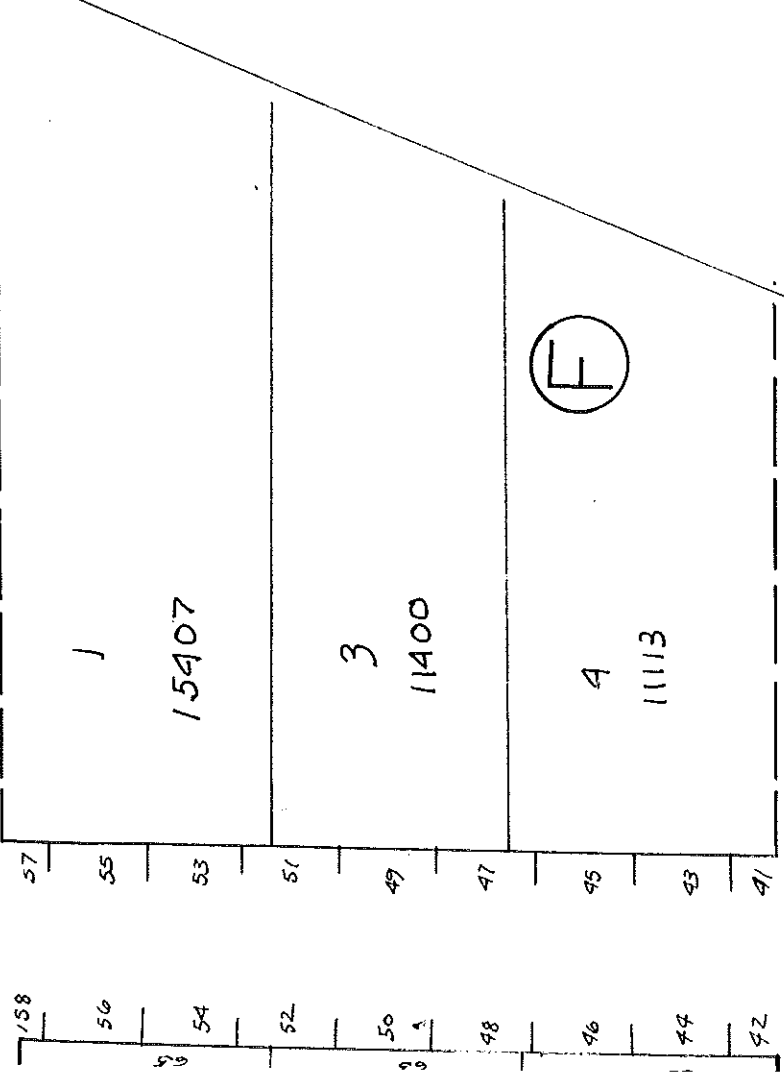
Z

Z

SHEET 340-C

No 341

SHE.



P. W. D.
X-2

P. T. Co.
4

EXEMPT LOCATION

X-3

(H)

PORTLAND TERMINAL CO.

1800
G-6

SHEET 342-B

SHEET 343-D