GENERAL NOTES:

1. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO TOWN OF BOWDOINHAM STANDARDS.
2. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
3. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
4. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.
5. REFER TO CONCEPT SITE PLAN - 1 (C-10) FOR PROPOSED CONDITIONS.

PLAN REFERENCES:

1. EXISTING SITE, UTILITY AND TOPOGRAPHIC DATA PER THE FOLLOWING PLAN SHEETS FROM THE PLAN SET TITLED "WATERFRONT PARK IMPROVEMENTS PHASE 2 - CONTRACT NO.1 SHORELINE STABILIZATION" PREPARED BY PINE TREE ENGINEERING FOR TOWN OF BOWDOINHAM DATED APRIL 10TH 2024:
   - 1.1. EXISTING CONDITIONS PLAN
   - 1.2. PROPOSED SITE PLAN (AS-BUILT)
   - 1.3. PROPOSED UTILITY PLAN (AS-BUILT)
   - 1.4. PROPOSED GRADING AND DRAINAGE PLAN (AS-BUILT)

EX. PARKING AREA
24 SPACES

EX. 2" FM TO REMAIN UNDISTURBED, TYP.

EX. 2" HDPE CTS WATER SERVICE TO BE REROUTED, TYP.

EX. BUILDING TO BE DEMOLISHED

EX. SEPTIC TANK TO BE REMOVED

EX. OVERHEAD ELECTRIC AND TELECOM SERVICE TO BE REMOVED

EX. 1-1/2" PVC PIPE TO BE REMOVED PER BOWDOINHAM WATER DISTRICT STANDARDS

EX. 3/4" DOMESTIC WATER SERVICE TO BE REMOVED AND RETIRED PER BOWDOINHAM WATER DISTRICT STANDARDS

EX. WATER SHUT-OFF VALVE TO REMAIN

EX. 6" WATER SERVICE TO REMAIN

EX. UTILITY POLE AND POLE MOUNT TRANSFORMER TO REMAIN

RIVER ROAD (ROUTE 24)

10' 0' 10 20'
SCALE: 1" = 10'

DRAFT
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR | BY | DATE
DRAFT | PFH | 12/15/25

DRAWING NAME: DEMOLITION PLAN - 1
PROJECT NAME: RIVERVIEW HOUSE REDEVELOPMENT
CLIENT: TOWN OF BOWDOINHAM
13 SCHOOL STREET, BOWDOINHAM, MAINE 04008

ACORN ENGINEERING, INC.
ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04104
(207) 775-2655

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JN:	1320
SCALE:	AS NOTED
DESIGNED BY:	ZMS
DRAWN BY:	DSH
CHECKED BY:	PFH

DRAWING NO.
C-03

GENERAL NOTES:

1. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO TOWN OF BOWDOINHAM STANDARDS.
2. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
3. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
4. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL
5. REFER TO DEMOLITION PLAN - 1 (C-03) FOR PROPOSED REMOVALS.

PLAN REFERENCES:

1. EXISTING SITE, UTILITY AND TOPOGRAPHIC DATA PER THE FOLLOWING PLAN SHEETS FROM THE PLAN SET TITLED "WATERFRONT PARK IMPROVEMENTS PHASE 2 - CONTRACT NO.1 SHORELINE STABILIZATION" PREPARED BY PINE TREE ENGINEERING FOR TOWN OF BOWDOINHAM DATED APRIL 10TH 2024:
   - 1.1. EXISTING CONDITIONS PLAN
   - 1.2. PROPOSED SITE PLAN (AS-BUILT)
   - 1.3. PROPOSED UTILITY PLAN (AS-BUILT)
   - 1.4. PROPOSED GRADING AND DRAINAGE PLAN (AS-BUILT)

EX. PARKING AREA
24 SPACES

EX. STRIPING, TYP.

EX. PULL BOX

EX. RECLAIM PATHWAY, TYP.

10.00' SIDE SETBACK

EX. LIGHT POLE, TYP. (OF 2)

EX. PAVEMENT, TYP.

RIVER ROAD (ROUTE 24)

20.00'
FRONT
SETBACK

EX. PROPERTY LINE, TYP.

BUILDING SETBACK, TYP.

ALL DISTURBED AREAS TO BE REVEGETATED. MIN 4" LOAM & SEED, TYP.

75' NRPA RESOURCE SETBACK, TYP.

CURRENT BASE FLOOD ELEVATION: 8'

PR. 2" WATER SERVICE EXTENSION TO MAIN, TYP.

PR. 6"X2" REDUCER

LIMITS OF EX. WETLAND, TYP

EX. UTILITY POLE AND POLE MOUNT TRANSFORMER TO REMAIN

EX. 8" WATER MAIN, TYP.

EX. VEGETATED WALL SHORELINE TREATMENT, TYP.

EX. TREE ROOT WAD SHORELINE TREATMENT, TYP.

EX. STONE ARMORED SHORELINE TREATMENT, TYP.

MEAN HIGH WATER ELEVATION: 1.5'

HIGHEST ANNUAL TIDE ELEVATION: 2.9'

EX. MEAN LOW WATER ELEVATION: -4.3'

CATHANCE RIVER

10' 0' 10 20'

SCALE: 1" = 10'

DRAFT
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
DRAFT	PFH	12/15/25

DRAWING NAME: CONCEPT SITE PLAN – 1

PROJECT NAME: RIVERVIEW HOUSE REDEVELOPMENT

CLIENT: TOWN OF BOWDOINHAM
13 SCHOOL STREET, BOWDOINHAM, MAINE 04008

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DRAWING NO.
C-10

GENERAL NOTES:

1. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO TOWN OF BOWDOINHAM STANDARDS.
2. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
3. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
4. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.
5. REFER TO CONCEPT SITE PLAN - 2 (C-11) FOR PROPOSED CONDITIONS.

PLAN REFERENCES:

1. EXISTING SITE, UTILITY AND TOPOGRAPHIC DATA PER THE FOLLOWING PLAN SHEETS FROM THE PLAN SET TITLED "WATERFRONT PARK IMPROVEMENTS PHASE 2 - CONTRACT NO.1 SHORELINE STABILIZATION" PREPARED BY PINE TREE ENGINEERING FOR TOWN OF BOWDOINHAM DATED APRIL 10TH 2024:
   - 1.1. EXISTING CONDITIONS PLAN
   - 1.2. PROPOSED SITE PLAN (AS-BUILT)
   - 1.3. PROPOSED UTILITY PLAN (AS-BUILT)
   - 1.4. PROPOSED GRADING AND DRAINAGE PLAN (AS-BUILT)

EX. PARKING AREA
24 SPACES

EX. 2" FM TO REMAIN UNDISTURBED, TYP.

EX. 2" HDPE CTS WATER SERVICE TO BE REROUTED, TYP.

EX. BUILDING TO BE DEMOLISHED

EX. SEPTIC TANK TO BE REMOVED

EX. OVERHEAD ELECTRIC AND TELECOM SERVICE TO BE CONNECTED TO RENOVATED BUILDING

EX. 1-1/2" PVC PIPE TO BE REMOVED PER BOWDOINHAM WATER DISTRICT STANDARDS

EX. 3/4" DOMESTIC WATER SERVICE TO BE REMOVED AND RETIRED PER BOWDOINHAM WATER DISTRICT STANDARDS

EX. WATER SHUT-OFF VALVE TO BE REMOVED PER BOWDOINHAM WATER DISTRICT STANDARDS

EX. 6" WATER SERVICE TO BE REMOVED AND RETIRED PER BOWDOINHAM WATER DISTRICT STANDARDS

EX. UTILITY POLE AND POLE MOUNT TRANSFORMER TO REMAIN

RIVER ROAD (ROUTE 24)

SCALE: 1" = 10'

DRAFT
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
DRAFT	PFH	12/15/25

DRAWING NAME: DEMOLITION PLAN – 2

PROJECT NAME: RIVERVIEW HOUSE REDEVELOPMENT

CLIENT: TOWN OF BOWDOINHAM
13 SCHOOL STREET, BOWDOINHAM, MAINE 04008

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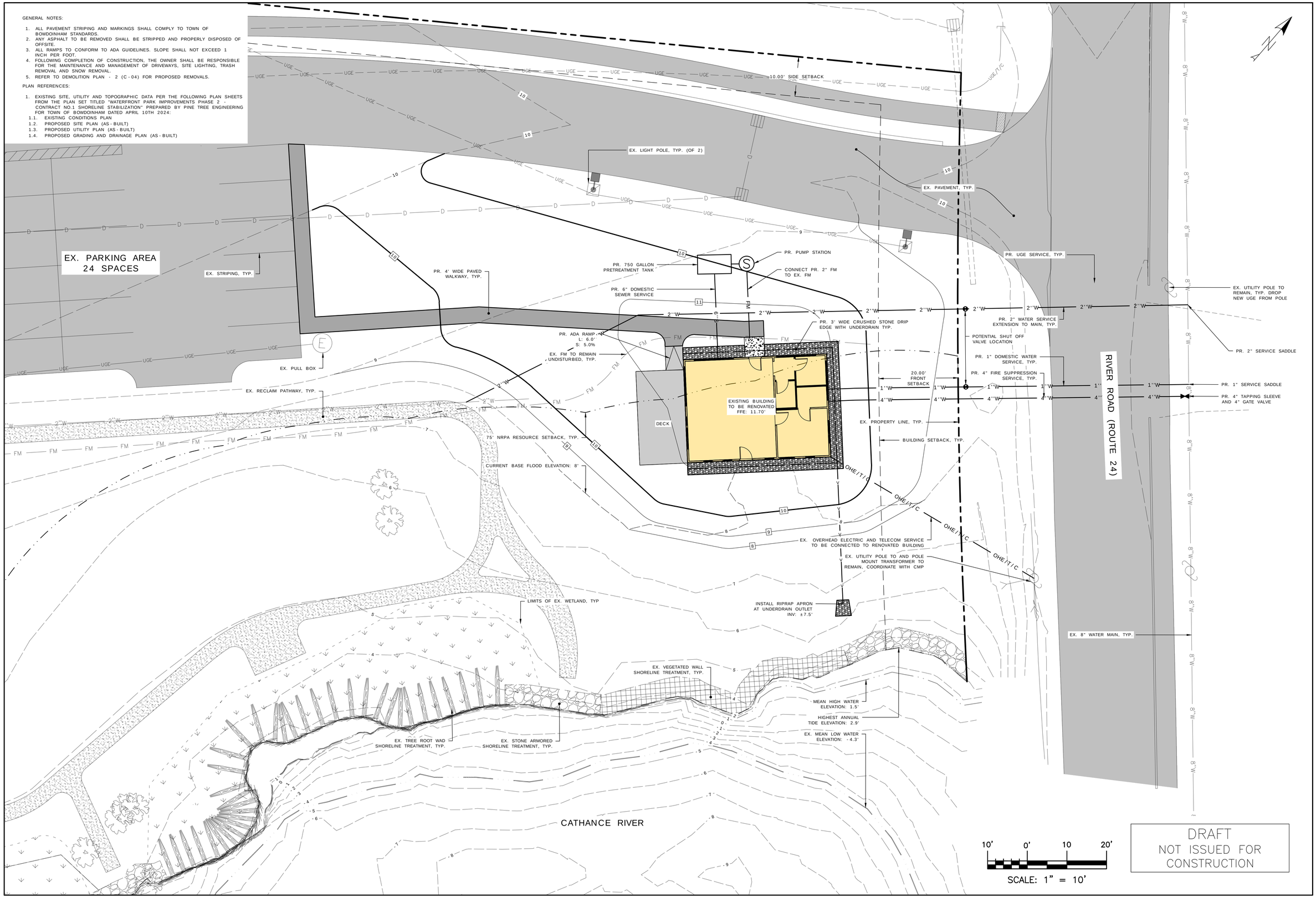
DRAWING NO.
C-04

GENERAL NOTES:

1. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO TOWN OF BOWDOINHAM STANDARDS.
2. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
3. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
4. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.
5. REFER TO DEMOLITION PLAN - 2 (C-04) FOR PROPOSED REMOVALS.

PLAN REFERENCES:

1. EXISTING SITE, UTILITY AND TOPOGRAPHIC DATA PER THE FOLLOWING PLAN SHEETS FROM THE PLAN SET TITLED "WATERFRONT PARK IMPROVEMENTS PHASE 2 - CONTRACT NO.1 SHORELINE STABILIZATION" PREPARED BY PINE TREE ENGINEERING FOR TOWN OF BOWDOINHAM DATED APRIL 10TH 2024:
   - 1.1. EXISTING CONDITIONS PLAN
   - 1.2. PROPOSED SITE PLAN (AS-BUILT)
   - 1.3. PROPOSED UTILITY PLAN (AS-BUILT)
   - 1.4. PROPOSED GRADING AND DRAINAGE PLAN (AS-BUILT)



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DRAFT	PFH 12/15/25

DRAWING NAME: SITE, UTILITY & GRADING PLAN – 2

PROJECT NAME: RIVERVIEW HOUSE REDEVELOPMENT

CLIENT: TOWN OF BOWDOINHAM
13 SCHOOL STREET, BOWDOINHAM, MAINE 04008

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DRAWING NO.
C-11

GENERAL NOTES:

1. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO TOWN OF BOWDOINHAM STANDARDS.
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5. REFER TO CONCEPT SITE PLAN - 3 (C-12) FOR PROPOSED CONDITIONS.

PLAN REFERENCES:

1. EXISTING SITE, UTILITY AND TOPOGRAPHIC DATA PER THE FOLLOWING PLAN SHEETS FROM THE PLAN SET TITLED "WATERFRONT PARK IMPROVEMENTS PHASE 2 - CONTRACT NO.1 SHORELINE STABILIZATION" PREPARED BY PINE TREE ENGINEERING FOR TOWN OF BOWDOINHAM DATED APRIL 10TH 2024:
   - 1.1. EXISTING CONDITIONS PLAN
   - 1.2. PROPOSED SITE PLAN (AS-BUILT)
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   - 1.4. PROPOSED GRADING AND DRAINAGE PLAN (AS-BUILT)

EX. PARKING AREA
24 SPACES

EX. 2" FM TO BE REROUTED, TYP.

EX. 2" HDPE CTS WATER SERVICE TO BE REROUTED, TYP.

EX. BUILDING TO BE DEMOLISHED

EX. SEPTIC TANK TO BE REMOVED

EX. OVERHEAD ELECTRIC AND TELECOM SERVICE TO BE REMOVED

EX. 1-1/2" PVC PIPE TO BE REMOVED PER BOWDOINHAM WATER DISTRICT STANDARDS

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EX. WATER SHUT-OFF VALVE TO BE REMOVED PER BOWDOINHAM WATER DISTRICT STANDARDS

EX. 6" WATER SERVICE TO BE REMOVED AND RETIRED PER BOWDOINHAM WATER DISTRICT STANDARDS

EX. UTILITY POLE AND POLE MOUNT TRANSFORMER TO REMAIN

RIVER ROAD (ROUTE 24)

10' 0' 10 20'

SCALE: 1" = 10'

DRAFT
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DRAFT	PFH	12/15/25

DRAWING NAME: DEMOLITION PLAN – 3

PROJECT NAME: RIVERVIEW HOUSE REDEVELOPMENT

CLIENT: TOWN OF BOWDOINHAM
13 SCHOOL STREET, BOWDOINHAM, MAINE 04008

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DRAWING NO.
C-05

GENERAL NOTES:

1. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO TOWN OF BOWDOINHAM STANDARDS.
2. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
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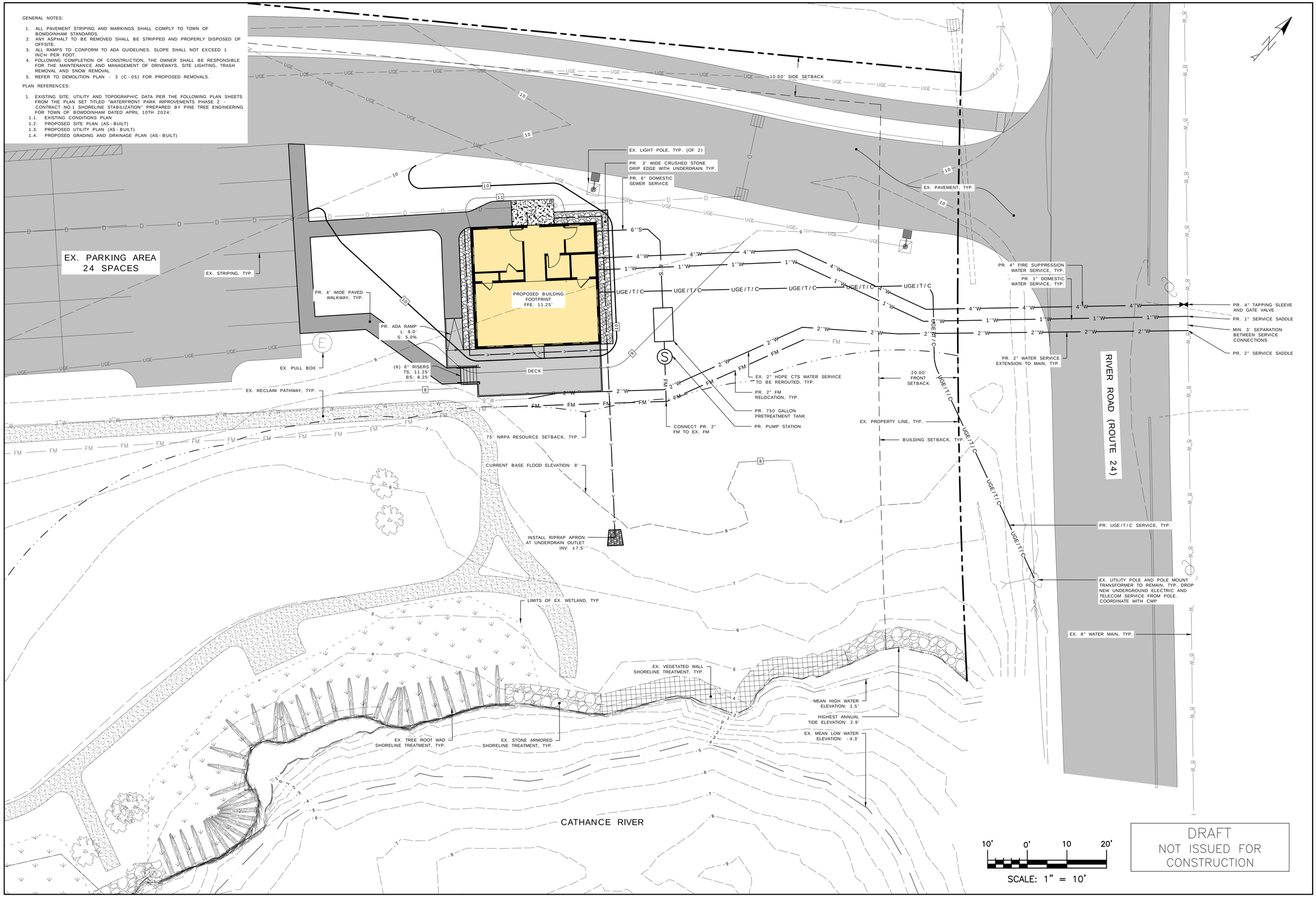
5. REFER TO DEMOLITION PLAN - 3 (C-05) FOR PROPOSED REMOVALS.

PLAN REFERENCES:

1. EXISTING SITE, UTILITY AND TOPOGRAPHIC DATA PER THE FOLLOWING PLAN SHEETS FROM THE PLAN SET TITLED "WATERFRONT PARK IMPROVEMENTS PHASE 2 - CONTRACT NO.1 SHORELINE STABILIZATION" PREPARED BY PINE TREE ENGINEERING FOR TOWN OF BOWDOINHAM DATED APRIL 10TH 2024:
   - 1.1. EXISTING CONDITIONS PLAN
   - 1.2. PROPOSED SITE PLAN (AS-BUILT)
   - 1.3. PROPOSED UTILITY PLAN (AS-BUILT)
   - 1.4. PROPOSED GRADING AND DRAINAGE PLAN (AS-BUILT)



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DRAFT	PFH 12/15/25

DRAWING NAME: SITE, UTILITY & GRADING PLAN – 3

PROJECT NAME: RIVERVIEW HOUSE REDEVELOPMENT

CLIENT: TOWN OF BOWDOINHAM
13 SCHOOL STREET, BOWDOINHAM, MAINE 04008

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DRAWING NO.
C-12