

GRADING AND DRAINAGE NOTES:

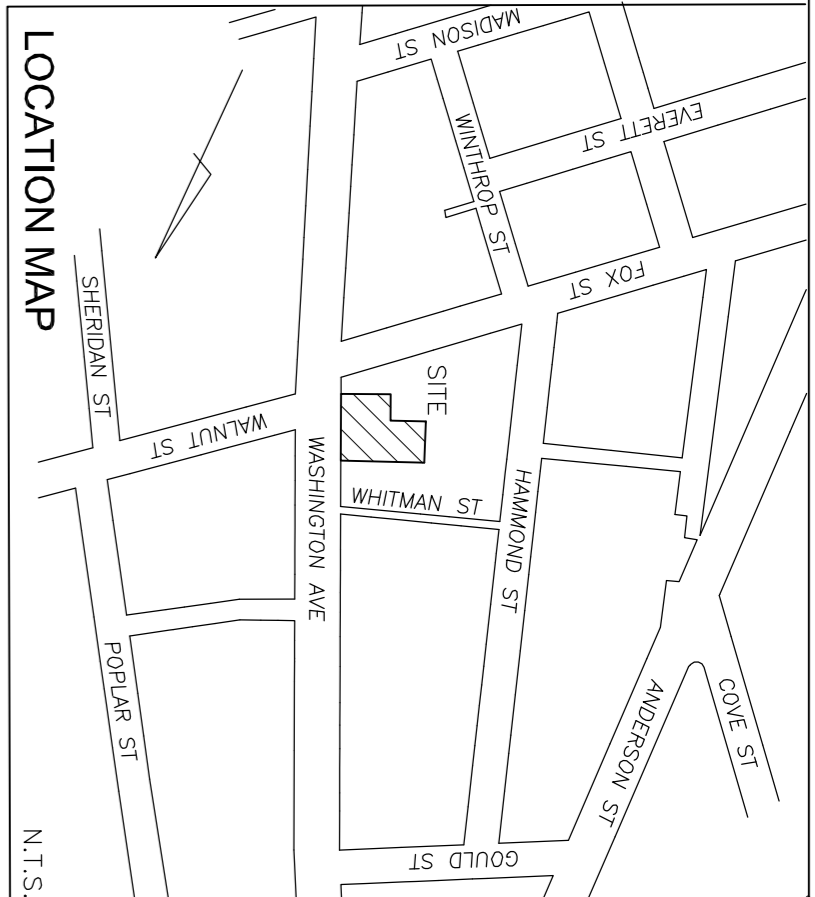
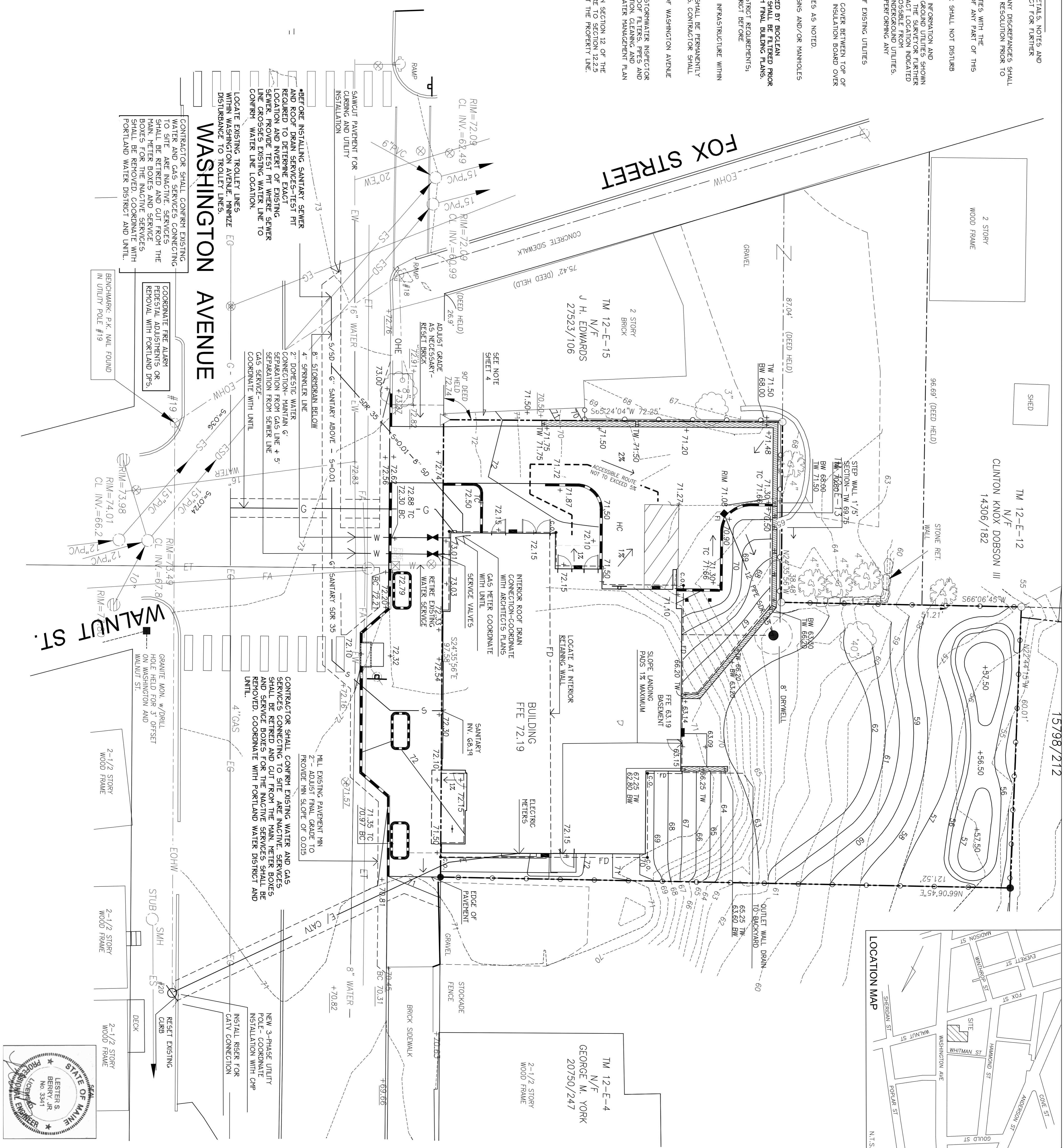
- DO NOT SCALE THESE DRAWINGS. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER CLARIFICATION AND RESOLUTION BEFORE ADDITIONAL WORK PROCEEDS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CAPERS ON THE GROUND. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATION OR INSTALLATION OF ANY PART OF THIS WORK.
- CONTRACTOR SHALL AVOID ALL AREAS NOT REQUIRING GRADING. CONTRACTOR SHALL NOT DISTURB THESE AREAS.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR HAS NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO THE ACTUAL UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL DIGITEST (1-888-344-7233) AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY EXCAVATION.
- CONTRACTOR SHALL CONDUCT TEST PIT EXCAVATION TO CONFIRM LOCATION OF EXISTING UTILITIES WHERE NEW BUILDING SANITARY SERVICE AND WATER SERVICE ARE PROPOSED.
- WHERE STORM GRABING OR SEWER MAINS HAVE LESS THAN FOUR (4) FEET OF COVER BETWEEN TOP OF PIPE AND FINISH GRADE INSULATE PIPE USING TWO (2) INCH THICK STYROFOAM INSULATION BOARD OVER AND ALONG SIDES OF THE PIPE.
- EXISTING DRAINAGE MANHOLES SHALL BE CORED TO ACCEPT NEW DRAINAGE PIPES AS NOTED.
- PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCE BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE-HALF (1/2) OF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
- ALL ROOF DRAIN DOWNSPOUTS SHALL HAVE DOWNSPOUT FILTERS MANUFACTURED BY BIOCLEAN ENVIRONMENTAL SERVICES, INC. OR APPROVED EQUAL. ALL ROOF DRAIN WATER SHALL BE FILTERED PRIOR TO ENTERING STORM DRAIN. ROOF DRAIN LOCATIONS SHALL BE CORNERED WITH FINAL BUILDING PLANS.
- ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH INDIVIDUAL UTILITY DISTRICT REQUIREMENTS. CONTRACTOR SHALL COORDINATE INSTALLATION WITH APPROPRIATE UTILITY DISTRICT BEFORE INSTALLATION.
- ALL WORK WITHIN THE ROAD RIGHT-OF-WAY AND ALL UTILITIES CONNECTING TO INFRASTRUCTURE WITHIN THE ROAD SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
- DISCONTINUED UTILITY SERVICES INCLUDING WATER, GAS AND SANITARY SERVICES SHALL BE PERMANENTLY CAPED CONFORMING TO UTILITY COMPANY AND CITY OF PORTLAND STANDARDS. CONTRACTOR SHALL COORDINATE WITH PUBLIC SERVICES AND/OR UTILITY COMPANY.
- THE PROJECT BRANCH MARK IS P.K. NAL IN UTILITY POLE #19 AT THE CORNER OF WASHINGTON AVENUE AND WALNUT STREET.
- BVP INSPECTIONS: THE OWNER SHALL HIRE A QUALIFIED POST-CONSTRUCTION STORMWATER INSPECTOR TO ANNUALLY INSPECT THE SPILLS, INCLUDING CATCH BASIN, DRYWELL, IN-LINE ROOF FILTERS, PIPES AND MANHOLES. THE INSPECTOR SHALL PROVIDE A REPORT TO THE OWNER AND THE CITY OF PORTLAND. MAINTENANCE REQUIREMENTS OF THE APPROVED POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN (PER SECTION 32 OF THE CITY OF PORTLAND CODE OF ORDINANCES).
- SITE LIGHTING SHALL MEET THE CITY OF PORTLAND STANDARDS AS OUTLINED IN SECTION 12 OF THE CITY OF PORTLAND TECHNICAL DESIGN STANDARDS. SITE LIGHTING SHALL ADHERE TO SECTION 12.25 LIGHT RESOURCES-LIGHTING SHALL NOT BE GREATER THAN 0.1 FOOTCANDLES AT THE PROPERTY LINE.

DRAINAGE STRUCTURE LEGEND

- ALL PROPOSED STORMWATER PIPING SHALL BE SFR 36
- E 70.18 DRYWELL
- RM 63.30 RM INV. N 60.10 FI
- 12" PIPE INV. N 60.50 FD
- L=28.5 S=0.21

LEGEND

PROPERTY LINE	EXISTING	PROPOSED
IRON PIPE/MAG NAIL	O REF. 2/P.F.	●
GRANITE MONUMENT	□	■
CATCHBASIN	▣	▣
FIELD INLET	○	●
DRYWELL	○	●
HYDRANT	○	●
UTILITY POLE	○	●
CONTOUR	50	23
SPOT GRADE	+22.76	+22.89
FENCE	—	—
DEC. TREE	○	○
EVERGREEN TREE	⊗	⊗
LIGHT POLE	○	○
CURB	—	—
OVERHEAD WIRES	EOHW	OHW
WALL MOUNTED LIGHT	—	—
SOIL BORINGS	+	+
WATER VALVE	⊗	⊗
GAS VALVE	⊗	⊗
SANITARY SEWER	ES	S
STORM DRAIN	ESD	SD
WATER	EW	W
GAS	EG	G
ELECTRIC	EA	E
FIRE ALARM	FA	—
TELEPHONE LINE	ET	—
SIGN	—	—



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CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Conditions of Approval
 and Standard Conditions

WASHINGTON AVENUE EFFICIENCIES
134 Washington Avenue **Portland, Maine**

TM 12-E-4
 N/F
 GEORGE M. YORK
 20750/247

Date: OCTOBER 17, 2014

Issued For: SITE PLAN AND SUBDIVISION PLAN REVIEW

Revisions:

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Title: GRADING, DRAINAGE & UTILITIES PLAN

Scale: 1"=10'

North:

Sheet No.: **3**