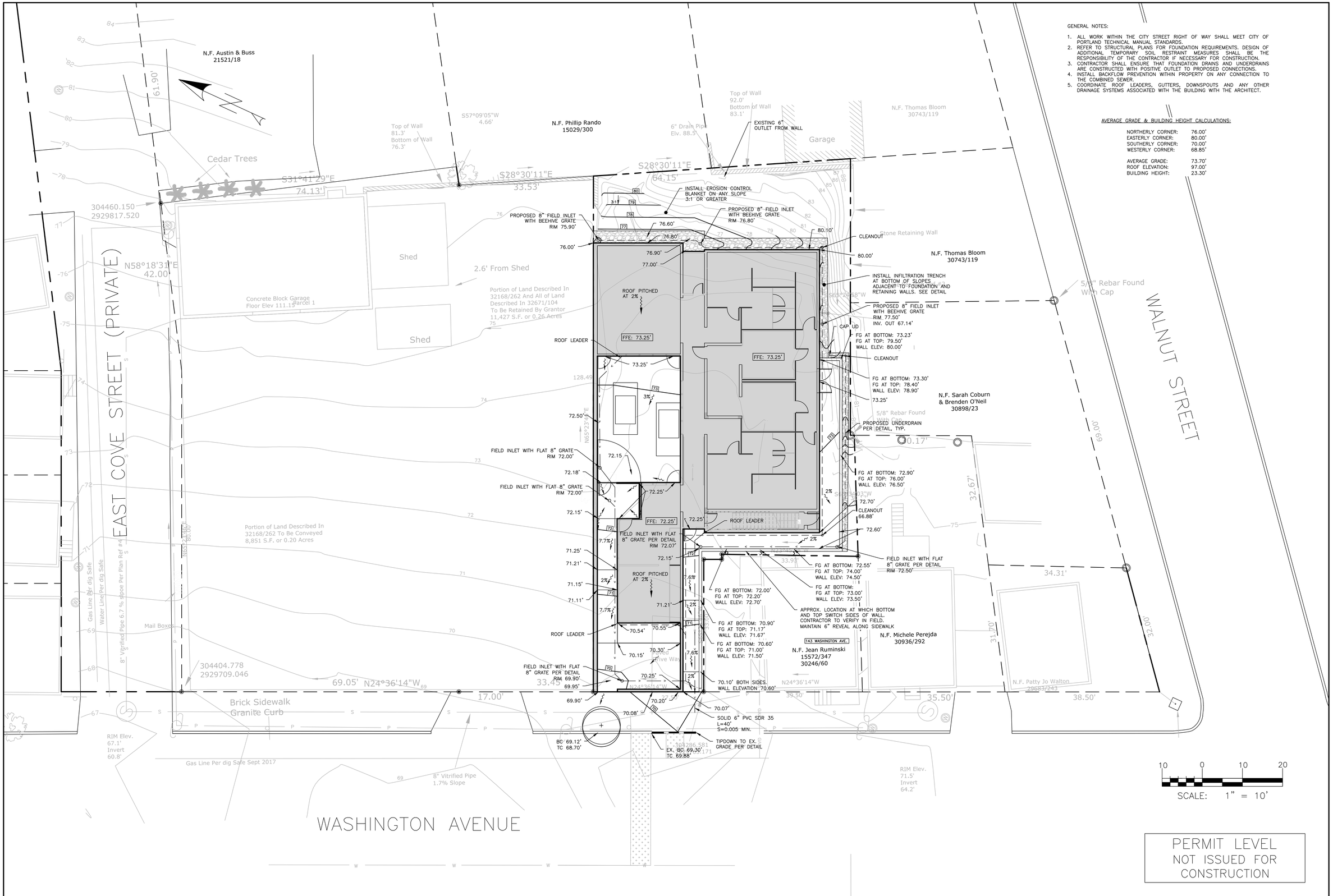
GENERAL NOTES:

1. ALL WORK WITHIN THE CITY STREET RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
2. REFER TO STRUCTURAL PLANS FOR FOUNDATION REQUIREMENTS. DESIGN OF ADDITIONAL TEMPORARY SOIL RESTRAINT MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IF NECESSARY FOR CONSTRUCTION.
3. CONTRACTOR SHALL ENSURE THAT FOUNDATION DRAINS AND UNDERDRAINS ARE CONSTRUCTED WITH POSITIVE OUTLET TO PROPOSED CONNECTIONS.
4. INSTALL BACKFLOW PREVENTION WITHIN PROPERTY ON ANY CONNECTION TO THE COMBINED SEWER.
5. COORDINATE ROOF LEADERS, GUTTERS, DOWNSPOUTS AND ANY OTHER DRAINAGE SYSTEMS ASSOCIATED WITH THE BUILDING WITH THE ARCHITECT.

AVERAGE GRADE & BUILDING HEIGHT CALCULATIONS:

NORTHERLY CORNER:	76.00'
EASTERLY CORNER:	80.00'
SOUTHERLY CORNER:	70.00'
WESTERLY CORNER:	68.85'
AVERAGE GRADE:	73.70'
ROOF ELEVATION:	97.00'
BUILDING HEIGHT:	23.30'



PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
LEVEL II SITE PLAN	WHS	10/03/18

DRAWING NAME: GRADING & DRAINAGE PLAN

PROJECT NAME: WASHINGTON BATHS

CLIENT: AKASHA 155 LLC
PO BOX 11546, PORTLAND, ME 04104

ACORN ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY MODIFICATIONS MADE WITHOUT PERMISSION OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
158 DANFORTH STREET, PORTLAND, MAINE 04102
(207) 775-2655

FILE:	1108_CIVIL
JN:	1108
SCALE:	1"=10'
DESIGNED BY:	SJL
DRAWN BY:	SJL
CHECKED BY:	WHS

STATE OF MAINE
WILLIAM H. SAVAGE
No. 10180
10-4-18
LICENSED
PROFESSIONAL ENGINEER

DRAWING NO.
C-30