

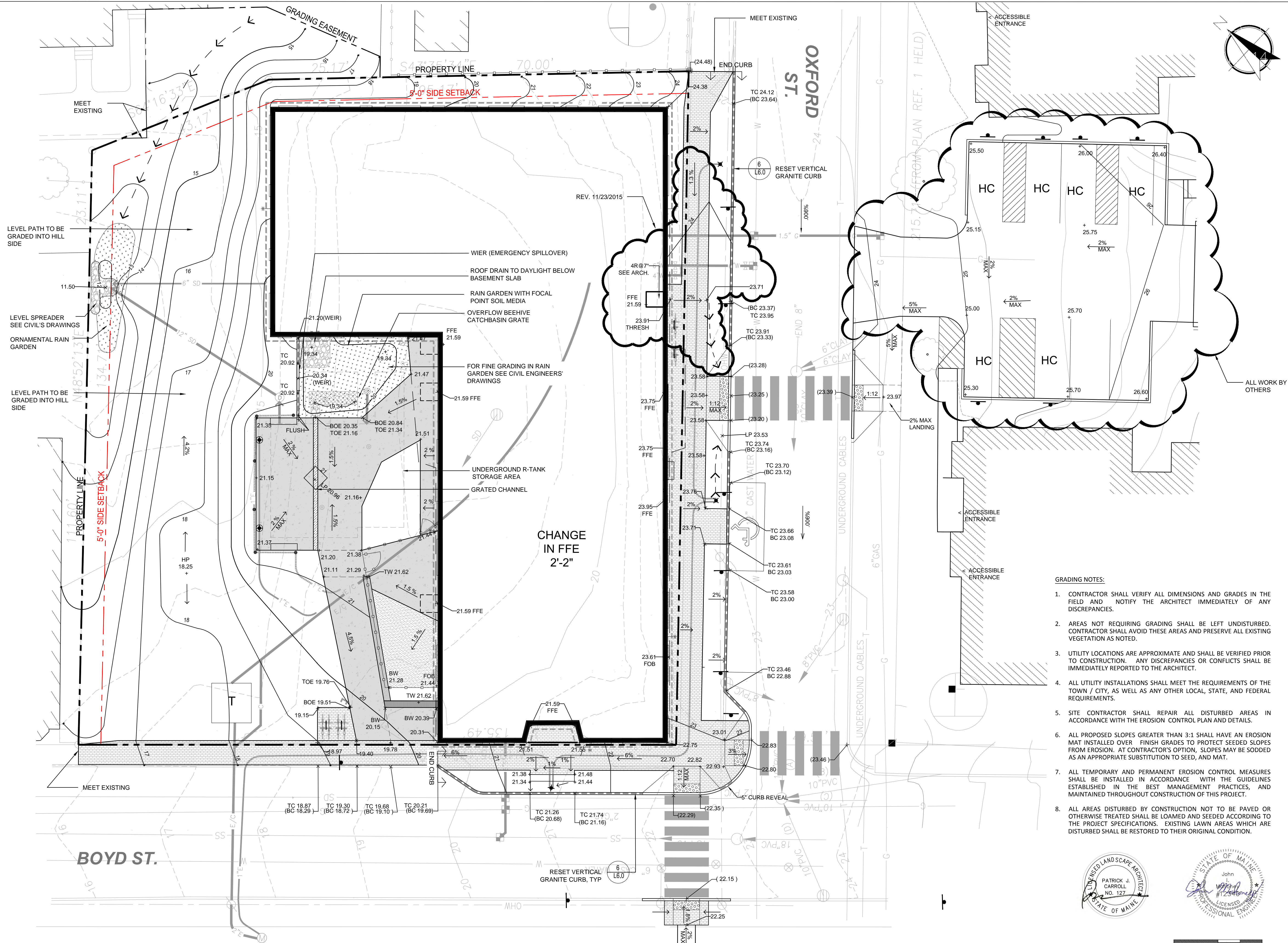
LOCUS
N.T.S.

LEGEND (EXISTING)

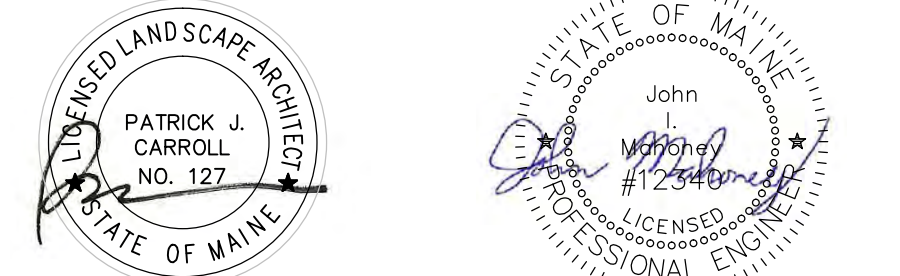
- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- ⊗ WATER VALVE
- ⊕ HYDRANT
- UTILITY POLE
- MANHOLE
- MANHOLE
- SIGN
- DECIDUOUS TREE
- FENCE
- CURB
- OHW
- OVERHEAD WIRES
- EXISTING CONTOURS

(PROPOSED)

- 7" VERTICAL GRANITE CURB
- FLUSH / TRANSITION GRANITE CURB
- NEW TREE
- RELOCATED TREE
- SHRUBS
- LAWN
- RAIN GARDEN
- GROUND COVER
- BIT. CONC. PAVING
- BRICK PAVING
- CONCRETE PAVING
- PLAY SURFACING
- WALL W/ WOOD TOP
- WALL
- BENCH, TYP
- BIKE RACK
- POLE LIGHT
- BOLLARD LIGHT
- SIGN
- FENCE



- GRADING NOTES:**
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
 - AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL AVOID THESE AREAS AND PRESERVE ALL EXISTING VEGETATION AS NOTED.
 - UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR CONFLICTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT.
 - ALL UTILITY INSTALLATIONS SHALL MEET THE REQUIREMENTS OF THE TOWN / CITY, AS WELL AS ANY OTHER LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 - SITE CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS.
 - ALL PROPOSED SLOPES GREATER THAN 3:1 SHALL HAVE AN EROSION MAT INSTALLED OVER FINISH GRADES TO PROTECT SEEDED SLOPES FROM EROSION. AT CONTRACTOR'S OPTION, SLOPES MAY BE SODDED AS AN APPROPRIATE SUBSTITUTION TO SEED, AND MAT.
 - ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE GUIDELINES ESTABLISHED IN THE BEST MANAGEMENT PRACTICES, AND MAINTAINED THROUGHOUT CONSTRUCTION OF THIS PROJECT.
 - ALL AREAS DISTURBED BY CONSTRUCTION NOT TO BE PAVED OR OTHERWISE TREATED SHALL BE LOAMED AND SEEDED ACCORDING TO THE PROJECT SPECIFICATIONS. EXISTING LAWN AREAS WHICH ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.



KAPLAN THOMPSON ARCHITECTS
424 FORE ST., PORTLAND, ME 04101
P: 207-842-2888 F: 842-2828
JESSE@KAPLANTHOMPSON.COM

CARROLL ASSOCIATES LANDSCAPE ARCHITECTS
217 COMMERCIAL ST
PORTLAND, ME 04101
P: 207-772-1552 F: 207-772-0712

BECKER STRUCTURAL ENGINEERS
75 YORK ST.
PORTLAND, ME 04101
P: 207-879-1838 F: 207-879-1822

RANSOM Consulting Engineers and Scientists
400 COMMERCIAL ST., SUITE 404
PORTLAND, ME 04101
P: 207-772-2891 F: 207-772-3248

PORTLAND HOUSING MAINE DEVELOPMENT CORPORATION
14 BAXTER BLVD
PORTLAND, ME 04101
P: 207-773-4753 F: 207-774-6471

APEX ENGINEERING
190 US Route One, PMB 346 Falmouth, Maine 04105
Phone: (207) 847-3445 Fax: (207) 847-3446

PERMITTING SET

Project:
BAYSIDE ANCHOR
Portland Housing Development
Corporation
81 East Oxford Street
Portland, ME

Drawing: **SITE GRADING PLAN**
Scale: 1"=10'
Date: July 2, 2014
Drawn by: EPK
Revised: 11.23.2015
10.13.2015

L4.0

