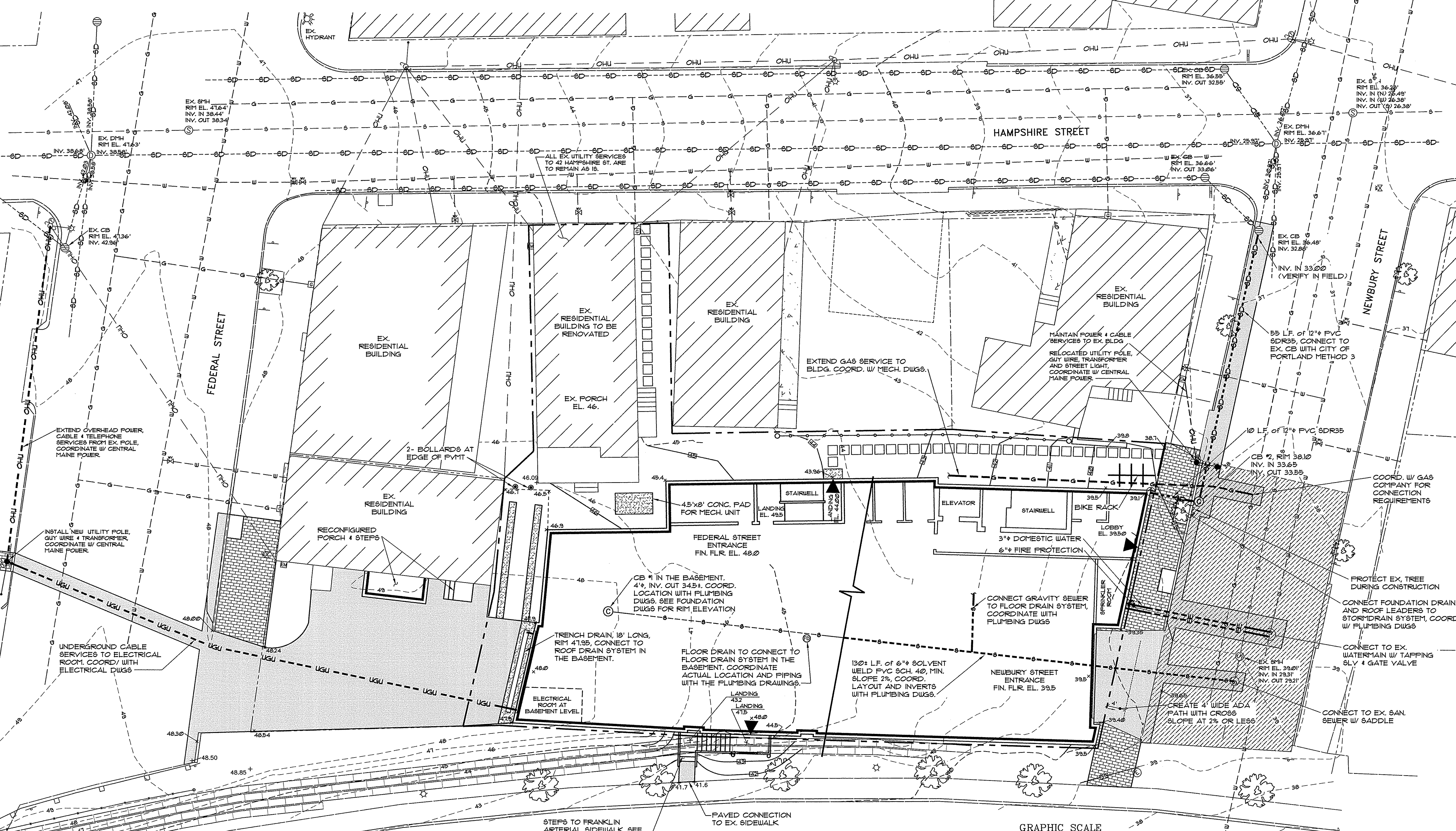
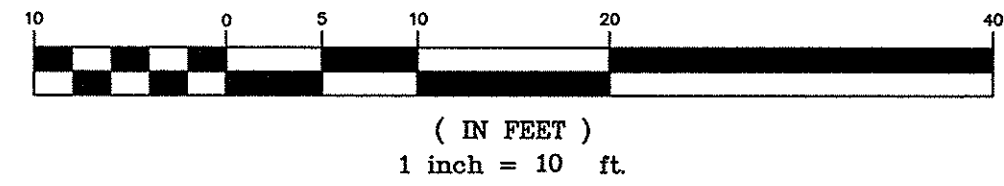


LEGEND

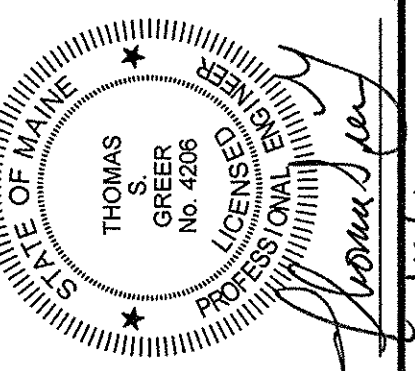
EXISTING		PROPOSED	
---	PROPERTY LINE	---	EASEMENT
---	ADJUTERS PROPERTY	---	EDGE OF PAVEMENT
---	EDGE OF PAVEMENT	---	VERTICAL GRANITE CURB
---	CONTOURS	---	BUILDING
---	BUILDING	---	BUILDING ENTRY/EGRESS
---	EDGE OF GRAVEL	---	BUILDING OVERHEAD DOOR
---	CURB	---	CONTOURS
---	GAS LINE	---	GAS LINE
---	SANITARY SEWER	---	SANITARY SEWER
---	STORM DRAIN	---	STORM DRAIN
---	OVERHEAD UTILITY	---	OVERHEAD UTILITY
---	WATER LINE	---	UNDERGROUND UTILITY
---	CONCRETE PAD	---	WATER LINE
⊙	CATCH BASIN	⊙	SPOT GRADE
⊙	SEWER MANHOLE	⊙	FLOOR DRAIN
⊙	ELECTRIC MANHOLE	⊙	CATCH BASIN
⊙	GAS METER	⊙	UTILITY POLE W/ GUY WIRE
⊙	WATER VALVE	⊙	POLE MOUNTED AREA LIGHT
⊙	HYDRANT	⊙	SURFACE DRAINAGE
⊙	GAS VALVE	⊙	WATER SHUT OFF
⊙	POLE MOUNTED TRANSFORMER	⊙	FRIVACY FENCE
⊙	UTILITY POLE W/ GUY WIRE	⊙	BOLLARD
⊙	LIGHT POLE	⊙	FULL DEPTH BITUMINOUS PVMT
⊙	AREA LIGHT ON POLE	⊙	BITUMINOUS OVERLAY
⊙	SIGN	⊙	BRICK PAVERS
⊙	GUARDRAIL	⊙	CONCRETE PAD
⊙	GRANITE SLABS ON SLOPE	⊙	CONCRETE PAVERS



GRADING & UTILITIES PLAN
SCALE: 1"=10'



PINKHAM & GREER
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REV.	DATE	DESCRIPTION
1	3/8/16	REV PER STAFF REVIEW COMMENTS
2	3/18/16	REV PER STAFF REVIEW COMMENTS
3	3/25/16	REV PER STAFF COMMENTS FOR SITE PLAN APPROVAL
4	5/18/16	REV PER STAFF COMMENTS

LUMINATO CONDOMINIUMS, LLC
118 CONGRESS STREET, UNIT 401
PORTLAND, MAINE

SCALE: AS SHOWN
DATE: JANUARY 22, 2016
PROJECT: 15178

DRN BY: JDC
DESIGN BY: TSG
CHK BY: TSG

LUMINATO CONDOMINIUMS
167 NEWBURY STREET, PORTLAND, MAINE

GRADING AND UTILITIES PLAN

C1.4
MAPLOT 28/114, 6, 9 & 10