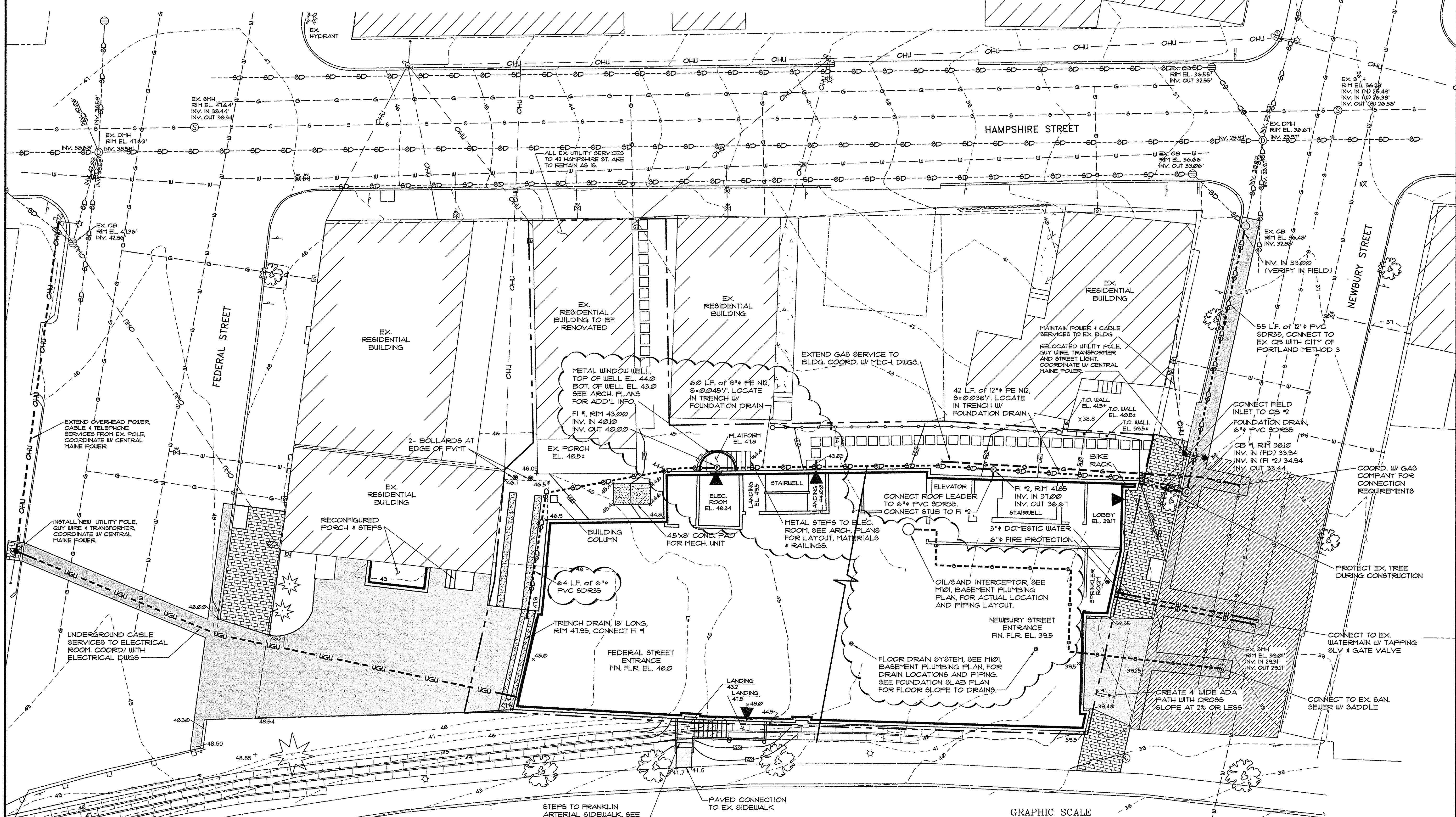


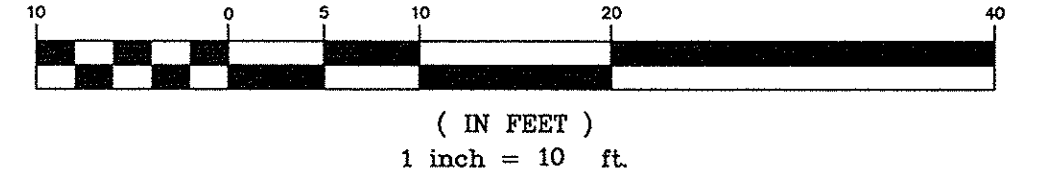
**LEGEND**

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



**GRADING & UTILITIES PLAN**

SCALE: 1"=10'



**PINKHAM & GREER CIVIL ENGINEERS**  
 28 WINDHAM AVE. PORTLAND, ME 04103  
 TEL: 207.761.5442 FAX: 207.761.4245

THOMAS S. GREER  
 P.E. REG. NO. 4600  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF MAINE

REV.	DATE	DESCRIPTION
1	3/8/16	REVISED PER STAFF REVIEW COMMENTS
2	3/18/16	REVISED PER STAFF REVIEW COMMENTS
3	3/25/16	REVISED PER STAFF REVIEW COMMENTS
4	5/18/16	REVISED PER STAFF COMMENTS
5	6/7/16	REVISED PER OWNER REVIEW & RFI #2
6	7/19/16	REVISED PER OWNER REVIEW & RFI #2
7	7/29/16	REVISED PER ACCESS, INTER. WALLS, AND BASEMENT FLOORING REFERENCES

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

SCALE: AS SHOWN  
 DATE: JANUARY 22, 2016  
 PROJECT: 16178

DRN BY: JDC  
 DESG BY: TSG  
 CHK BY: TSG

LUMINATO CONDOMINIUMS  
 167 NEWBURY STREET, PORTLAND, MAINE

**GRADING AND UTILITIES PLAN**

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