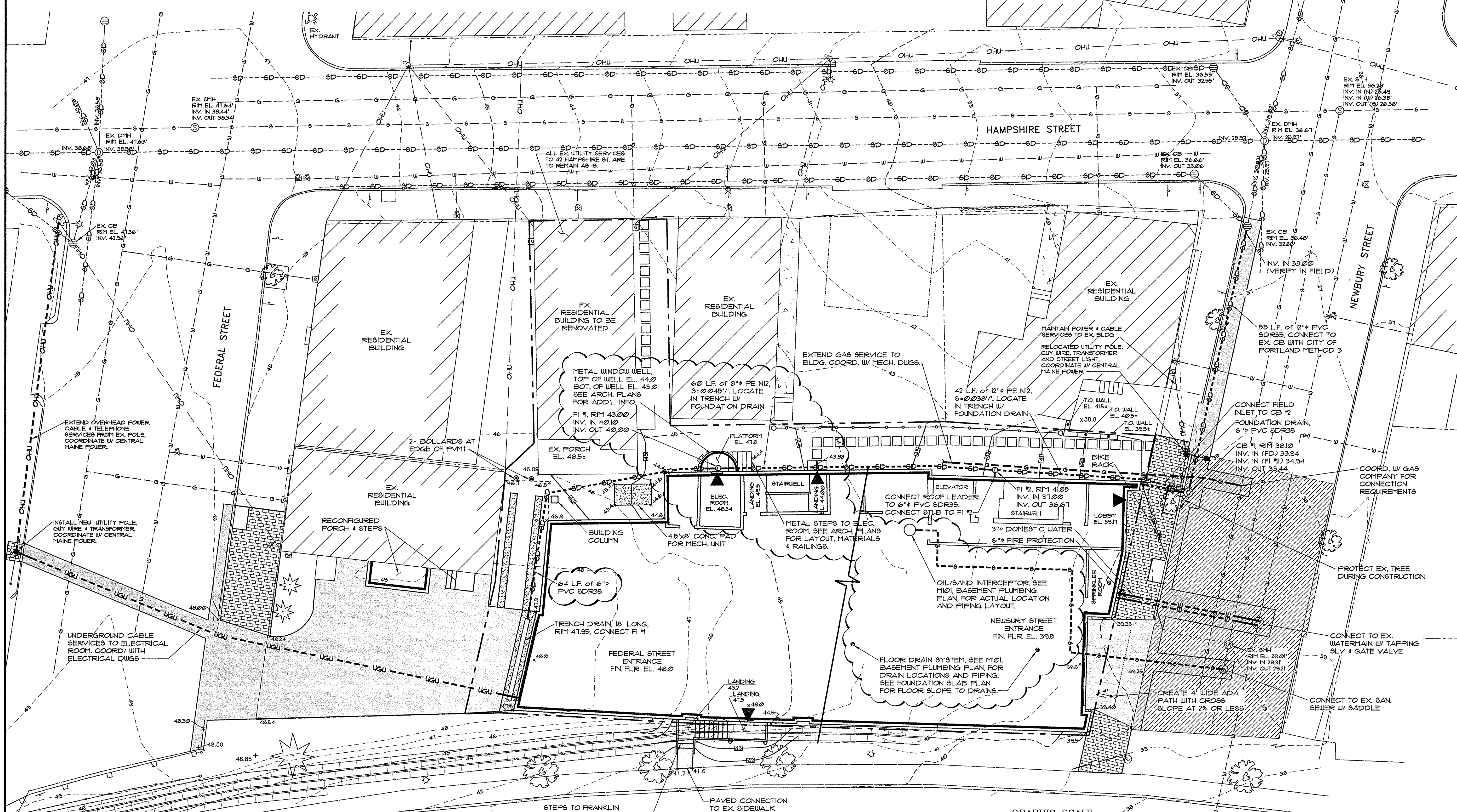
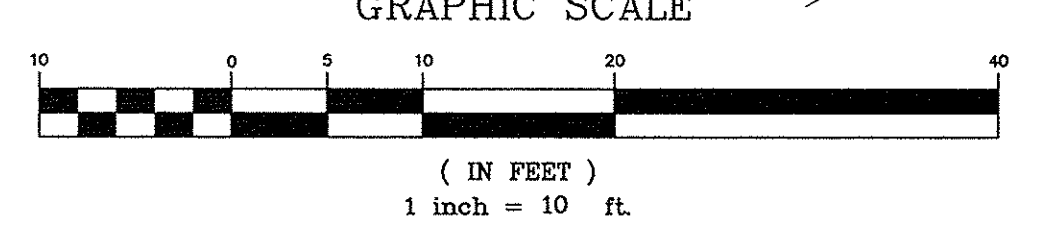


LEGEND

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
---	STORMDRAIN	---	STORMDRAIN
---	OVERHEAD UTILITY	---	OVERHEAD UTILITY
---	WATER LINE	---	UNDERGROUND UTILITY
---	CONCRETE PAD	---	WATER LINE
⊙	CATCH BASIN	---	FRIVACY FENCE
⊙	DRAIN MANHOLE	---	
⊙	SEWER MANHOLE	---	
⊙	ELECTRIC MANHOLE	---	
⊙	ELECTRIC METER	---	
⊙	GAS METER	---	
⊙	HYDRANT	---	
⊙	WATER VALVE	---	
⊙	GAS VALVE	---	
⊙	POLE MOUNTED TRANSFORMER	---	
⊙	UTILITY POLE W/ GUY WIRE	---	
⊙	LIGHT POLE	---	
⊙	AREA LIGHT ON POLE	---	
⊙	SIGN	---	
---	GUARDRAIL	---	
---	GRANITE SLABS ON SLOPE	---	
---		---	SPOT GRADE
---		---	FLOOR DRAIN
---		---	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
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THOMAS GREER
REG. PROFESSIONAL ENGINEER
NO. 4205
LICENSED IN MAINE
7/29/16

NO.	DATE	DESCRIPTION
1	3/8/16	REV'D PER STAFF REVIEW COMMENTS
2	3/8/16	REV'D PER STAFF REVIEW COMMENTS
3	3/28/16	REV'D PER STAFF COMMENTS FOR SITE PLAN APPROVAL
4	5/16/16	REV'D PER STAFF COMMENTS
5	6/7/16	REV'D LAYOUT OF UTILITY ROOMS
6	7/19/16	REV'S PER OWNER REVIEW & RFI #2
7	7/29/16	REVISED BRACED, INTER WALLS, ADD BASEMENT PLUMBING & REFERENCES

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

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

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

LUMINATO CONDOMINIUMS
167 NEWBURY STREET, PORTLAND, MAINE

GRADING AND UTILITIES PLAN

C1.4

MAPLOT 28/114, 6, 9 & 10