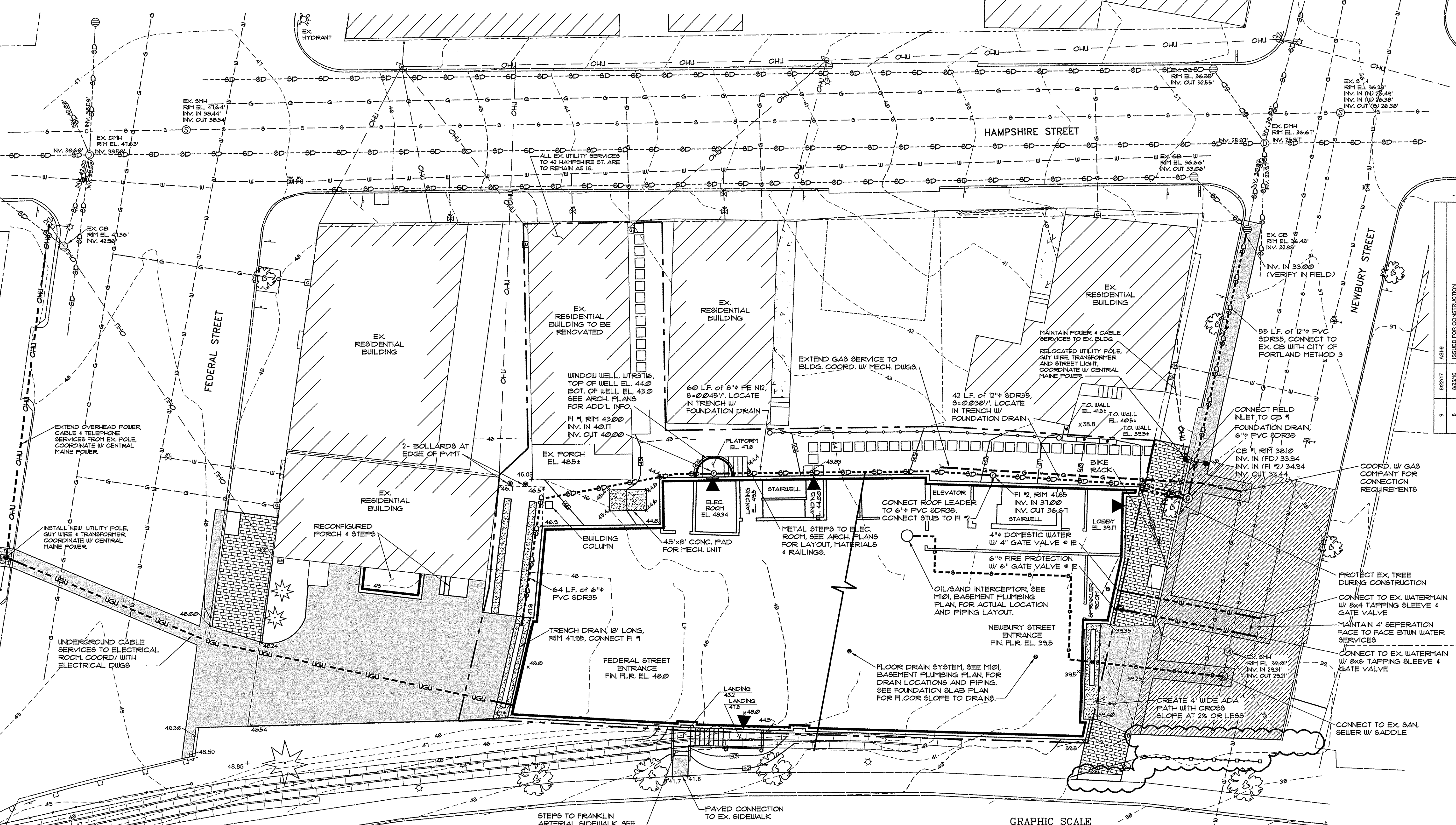
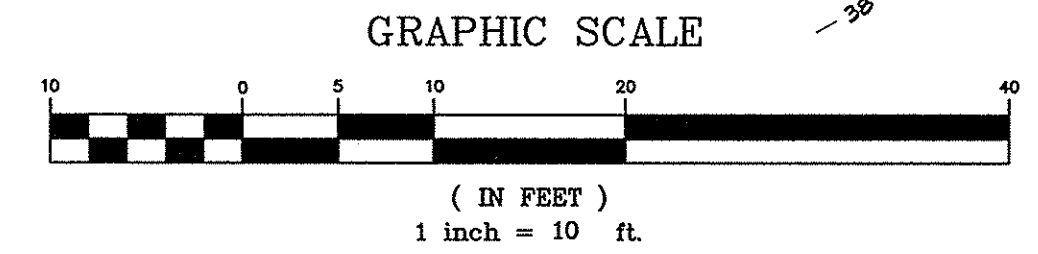


**LEGEND**

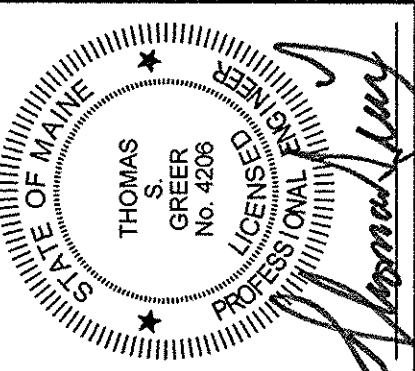
EXISTING		PROPOSED	
	PROPERTY LINE		EASEMENT
	ABUTTERS PROPERTY		EDGE OF PAVEMENT
	EDGE OF GRAVEL		VERTICAL GRANITE CURB
	BUILDING		BUILDING ENTRY/EGRESS
	GAS LINE		BUILDING OVERHEAD DOOR
	SANITARY SEWER		CONTOURS
	STORM DRAIN		GAS LINE
	OVERHEAD UTILITY		SANITARY SEWER
	WATER LINE		STORM DRAIN
	CONCRETE PAD		OVERHEAD UTILITY
	CATCH BASIN		WATER LINE
	DRAIN MANHOLE		PRIVACY FENCE
	SEWER MANHOLE		SPOT GRADE
	ELECTRIC MANHOLE		FLOOR DRAIN
	GAS METER		FIELD INLET
	HYDRANT		CATCH BASIN
	WATER VALVE		POLE MOUNTED AREA LIGHT
	GAS VALVE		SURFACE DRAINAGE
	POLE MOUNTED TRANSFORMER		WATER SHUT OFF
	UTILITY POLE W/ GUY WIRE		BOLLARD
	LIGHT POLE		FULL DEPTH BITUMINOUS P/MT
	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**  
CIVIL ENGINEERS  
28 WINDHAM AVE. PORTLAND, ME. 04103  
TEL: 207.761.5262 FAX: 207.761.4245



8/21/17

NO.	DATE	DESCRIPTION
1	3/20/16	REV. PER STAFF REVIEW COMMENTS
2	3/25/16	REV. PER STAFF COMMENTS FOR SITE PLAN APPROVAL
3	5/18/16	REV. PER STAFF COMMENTS
4	5/18/16	REV. PER STAFF COMMENTS
5	7/19/16	REV. PER OWNER REVIEW & RFI #2
6	7/29/16	REV. PER OWNER REVIEW & RFI #2
7	8/22/17	ISSUED FOR CONSTRUCTION

LUMINATO CONDOMINIUM, 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 2811/4, 6, 9 & 10