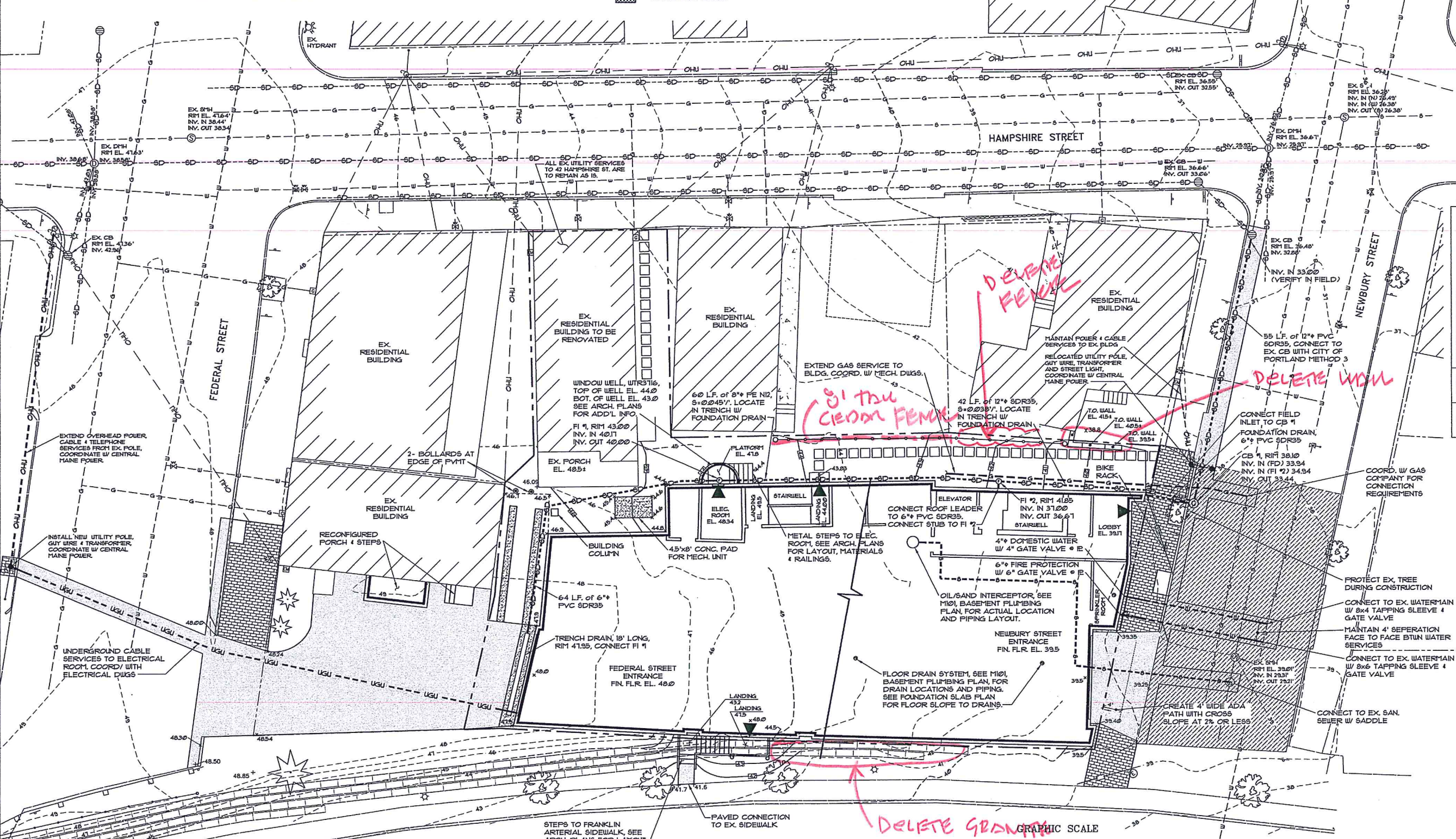
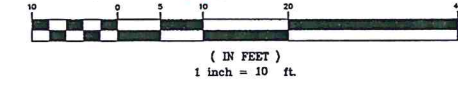


LEGEND

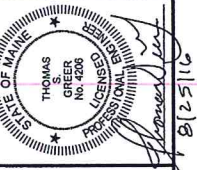
EXISTING		PROPOSED	
---	PROPERTY LINE	---	EASEMENT
---	ABUTTERS PROPERTY	---	EDGE OF PAVEMENT
---	EDGE OF PAVEMENT	---	VERTICAL GRANITE CURB
---	CONTOURS	---	BUILDING
---	BUILDING	---	BUILDING ENTRY/EGRESS
---	EDGE OF GRAVEL	---	BUILDING OVERHEAD DOOR
---	CURB	---	CONTOURS
---	GAS LINE	---	GAS LINE
---	SANITARY SEWER	---	SANITARY SEWER
---	STORM DRAIN	---	STORM DRAIN
---	OVERHEAD UTILITY	---	OVERHEAD UTILITY
---	WATER LINE	---	UNDERGROUND UTILITY
---	CONCRETE PAD	---	WATER LINE
---	CATCH BASIN	---	PRIVACY FENCE
---	DRAIN MANHOLE	---	SPOT GRADE
---	SEWER MANHOLE	---	FLOOR DRAIN
---	ELECTRIC MANHOLE	---	FIELD INLET
---	GAS METER	---	CATCH BASIN
---	HYDRANT	---	UTILITY POLE W/ GUY WIRE
---	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 PVT
---	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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NO.	DATE	DESCRIPTION
1	3/8/18	REV'D PER STAFF REVIEW COMMENTS
2	3/18/18	REV'D PER STAFF REVIEW COMMENTS
3	3/25/18	REV'D PER STAFF COMMENTS FOR SITE PLAN APPROVAL
4	5/16/18	REV'D PER STAFF COMMENTS
5	6/7/18	REV'D LAYOUT OF UTILITY ROOMS
6	7/19/18	REV'D PER OWNER REVIEW & RFI #2
7	7/29/18	REV'D PER ACCESS, WALK, AND BASEMENT FINISHING REFERENCES
8	8/29/18	ISSUED FOR CONSTRUCTION

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

SCALE: AS SHOWN
DATE: JANUARY 22, 2018
PROJECT: 15178

DRN BY: JDC
DESG BY: TSG
CHK BY: [Signature]

LUMINATO CONDOMINIUMS
167 NEWBURY STREET, PORTLAND, MAINE

GRADING AND UTILITIES PLAN

C1.4
MAPLOT 28/1174.6.9.10