SEE INSET, SHEET 7, FOR CONTINUATION

NEWBURY STREET

8" CAST IRON MAIN

8"x6" TAPPING SLEEVE

6" GATE VALVE IN CAST IRON BOX

6" DUCTILE IRON WATER LINE TO SPRINKLER ROOM

8"x4" TAPPING SLEEVE

4" GATE VALVE IN CAST IRON BOX

4" DUCTILE IRON DOMESTIC WATER LINE TO MECH. ROOM

MATCH CURB REVEAL

MATCH GRADE AT BRICK

(7" CURB REVEAL)

.02 MAX. CROSS SLOPE

SEE AVERAGE GRADE CALCULATION

TRANSFORMER PAD (EL. 34.70)

SPRINKLER ROOM F.F.E. 34.50

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

FB DENOTES FILTER BARRIER

GRADE AT BOTTOM OF STAIR 29.50

STAIR TO PATIO ABOVE

LOBBY F.F.E. 34.65

STRUCTURAL SLAB 34.34

(STRUCTURAL SLAB 34.44)

TRASH ROOM F.F.E. 34.35

MECH. ROOM F.F.E. 33.12

ELECTRICAL METERS

COORDINATE CONNECTION WITH ARCHITECTURAL PLANS

LOBBY F.F.E. 33.12

MIXED USE UNIT A F.F.E. 33.95

MIXED USE UNIT B F.F.E. 32.47

MIXED USE UNIT C F.F.E. 31.37

MATCH LINE UNIT B/C

INV IN 8" (SE) 27.79", SHELF 25.97"

INV. IN=27.79 (MATCH EXIST.) MODIFY FOR 12" SD

INSTALL 22.5° BEND

12" SD L= 12' S= 0.084

8" SD (INSULATE) L= 14' S= 0.010

PROTECT WATERMAIN & VALVE, BRACE AS REQUIRED

CATCH BASIN RIM=33.2± (REGRADE AREA TO DRAIN) INV. IN=29.36 INV. OUT=29.26

RESET EXISTING CURB INLET STONE

DRAIN MANHOLE RIM=33.5± (MATCH EXISTING GRADE) INV. IN=29.60 INV. OUT=29.50

8" PVC ROOF DRAIN (INSULATE) L=10' S=0.010

INSTALL CLEAN-OUT OUTSIDE R.O.W.

RD INV. 29.70

NEW UTILITY POLE BY CMP

NEW OVERHEAD LINE BY CMP

INDIA STREET

8" CAST IRON MAIN

PLAN DEPICTS OVERHEAD LINES. CONDUIT FOR STREET LIGHTS MAY NOT BE PLACED BELOW TREES, TYP.

1,000-GAL. GREASE TRAP INV. IN=25.98 INV. OUT=25.73

RIM=31.05

RIM=31.10

6" PVC SEWER L=39' S=0.01

KITCHEN SAN. INV.=26.37

AVERAGE GRADE CALCULATION

THE AVERAGE FINISH GRADE IS THE AVERAGE OF THE FOUR BUILDING CORNER GRADES SHOWN ON SHEETS 6 AND 7:

NW CORNER	= 34.05
SW CORNER	= 34.81
NE CORNER	= 30.85
SE CORNER	= 31.05
TOTAL	= 130.76

AVERAGE GRADE = 130.76/4 = 32.69

GRAPHIC SCALE

(IN FEET)
1 INCH = 5 FT.

STATE OF MAINE
CRAIG A. BURGESS
No. 12834
REGISTERED PROFESSIONAL ENGINEER

REGISTERED LANDSCAPE ARCHITECT
WILLIAM T. CHAPMAN
No. 1000
STATE OF MAINE

DESIGNED	CHECKED
WTC	WTC

REV:	BY:	DATE:	STATUS:
C	WTC	5-13-16	CITY SUBMITTAL NO. 3
B	WTC	4-11-16	CITY SUBMITTAL NO. 2
A	WTC	3-4-16	SUBMITTED FOR SITE PLAN REVIEW AND APPROVAL

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite A
South Portland, ME 04106
Tel: 207-200-2100
250 Goddard Rd.
Lewiston, ME 04240
Tel: 207-783-3656

GRADING AND UTILITY PLAN
OF:
50-62 INDIA STREET
50-62 INDIA STREET
PORTLAND, MAINE
FOR:
INDIA NEWBURY RESIDENCES, LLC
35 FAY ST, STE 1078
ROXBURY, MA 02118

PROJECT NO.	SCALE
14164	1"=5'

SHEET 6 OF 11

14164GU.dwg, TAB: GU1