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MULTI-TENANT OFFICE BUILDING

63 Marginal Way Portland, Maine

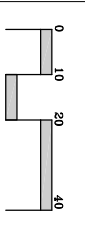
Date: **JUNE 30, 2005**

Revisions:
 AUG. 3, 2005: ENGINEER REVIEW
 AUG. 30, 2005: STAFF REVIEW
 SEP. 15, 2005: STAFF REVIEW
 OCT. 6, 2005: STAFF REVIEW
 NOV. 2, 2005: CONDITIONS OF APPROVAL

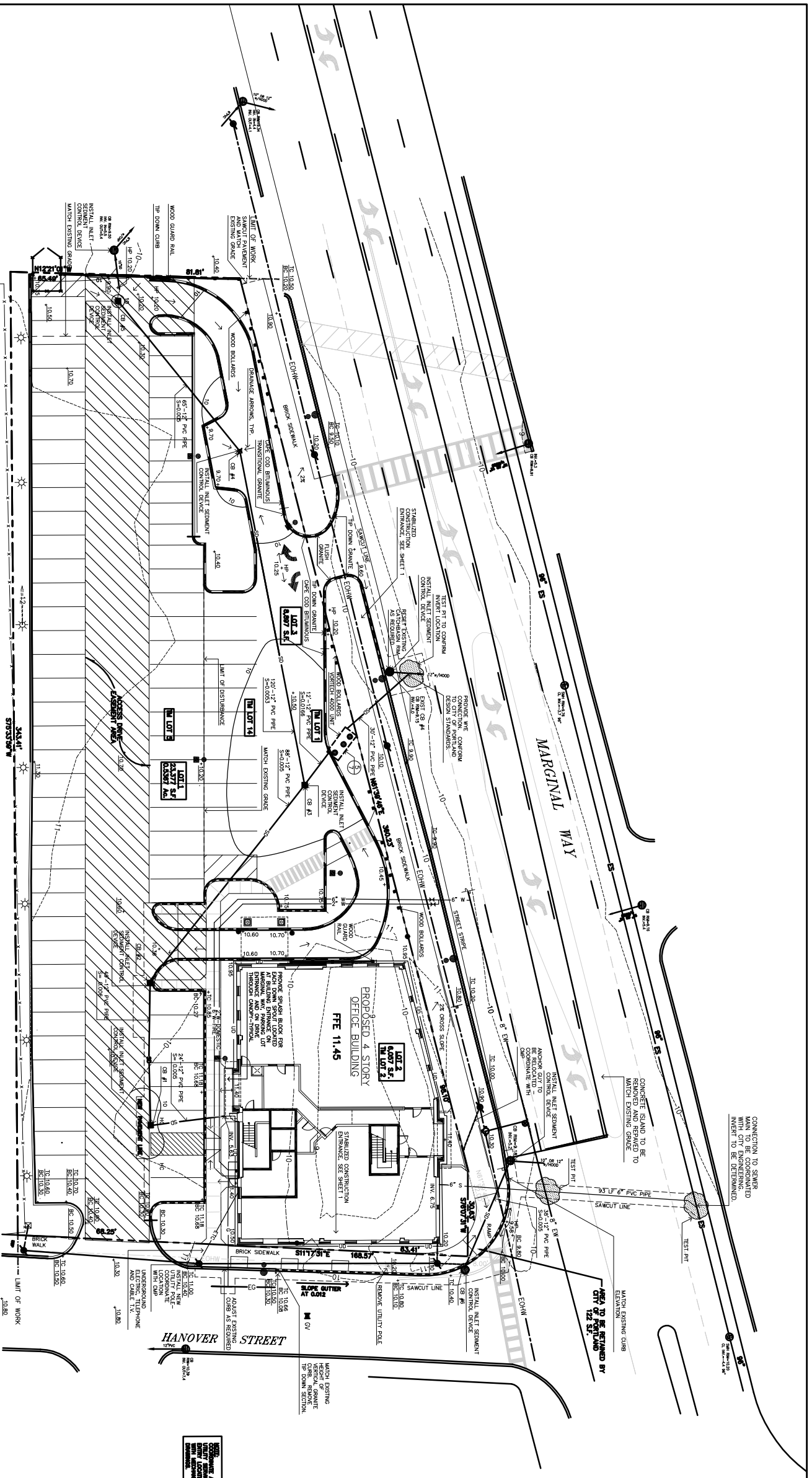
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Title: **GRADING, DRAINAGE UTILITIES PLAN**

Scale: 1"=30'



North: Sheet No.: **3**



STORM DRAIN SCHEDULE

STRUCTURE	RIM	INVERT IN	INVERT OUT
UD	-	-	5.63
CB #1	9.85	5.49	5.39
CB #2	10.16	5.10	5.00
CB #3	9.45	4.56	4.46
CB #4	9.40	5.30	5.20
CB #5	9.90	-	5.63
CB #6	9.25	-	5.39
VORTECH	10.30	4.26	4.26
ECB #4	8.67	4.13	4.00

GENERAL NOTES

- EXISTING CONDITIONS SURVEY BENCHMARK - ELEVATIONS ARE REFERENCED TO CITY OF PORTLAND DATUM. LOCATION OF BENCHMARK: SEE REFERENCE NO. 4, SHEET 1.
- UTILITIES AS SHOWN ARE A COMPILATION OF READILY AVAILABLE PLANS AND FIELD OBSERVATIONS. CONTRACTOR SHALL VERIFY PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON MEASUREMENTS TAKEN BY THE DESIGNER. THE CONTRACTOR SHALL NOT RELY ON AS BEING COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF PORTLAND AND AFFECTED UTILITY OWNERS.
- LOCATION OF UTILITY STRUCTURES AND INVERTS OF PIPED UTILITIES MAY BE ADJUSTED TO MEET FIELD CONDITIONS, ONLY AFTER PRIOR APPROVAL OF THE OWNER, THE AFFECTED UTILITY COMPANY, AND THE CITY OF PORTLAND.
- BUILDING PLUMBING TO BRING SANITARY AND WATER SERVICE TO FIVE (5) FEET OUTSIDE OF FOUNDATION. SITE WORK COMMENCES AT THIS POINT.
- WHERE STORM DRAIN OR SEWER MAINS HAVE LESS THAN FOUR (4) FEET OF COVER BETWEEN THE TOP OF PIPE AND FINISH GRADE, INSULATE PIPE USING TWO (2) INCH THICK STYROFOAM INSULATION BOARD OVER AND ALONG SIDES OF THE PIPE.
- ELECTRICAL REROUTING OF NEW STREETLIGHT FIXTURES TO BE COORDINATED WITH THE CITY OF PORTLAND PUBLIC WORKS.
- LOCATION OF NEW STREET LIGHT FIXTURES TO BE COORDINATED WITH THE CITY OF PORTLAND PLANNING DIVISION, PUBLIC WORKS AND CENTRAL WARE POWER.

LEGEND

PROPERTY LINE	EXISTING	PROPOSED	CURBING	EXISTING	PROPOSED
IRON PIPE/ROD FOUND			VERTICAL FACE		
UTILITY POLE			ORANGE CURB		
SITE LIGHT FIXTURE			CAPE COD		
STREET LIGHT FIXTURE			ASPHALT CURB		
BUILDING LIGHT FIXTURE			CHAINLINK FENCE		
MANHOLE			SIGN		
VALVE			ELECTRIC METER		
CATCH BASIN			CONTOUR		
FIRE HYDRANT			SPOT ELEVATIONS		
WATER					
OVERHEAD UTILITY WIRE					
SANITARY SEWER					
UNDERGROUND ELECTRIC, TELEPHONE & CABLE TV					
STORM DRAIN					
GAS					
UNDERGRAN					

ISSUED FOR PERMITTING
 11/11/2005