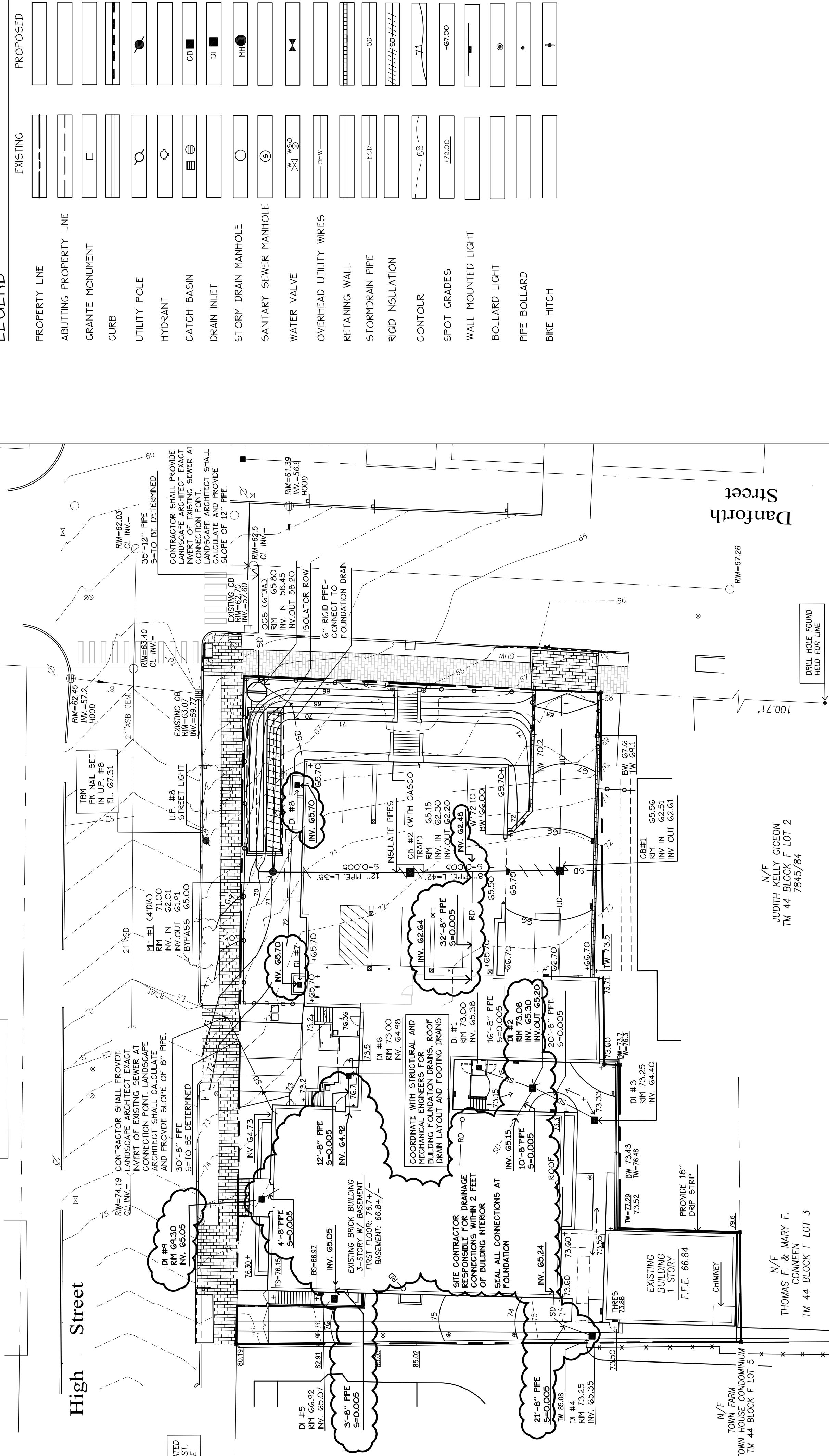
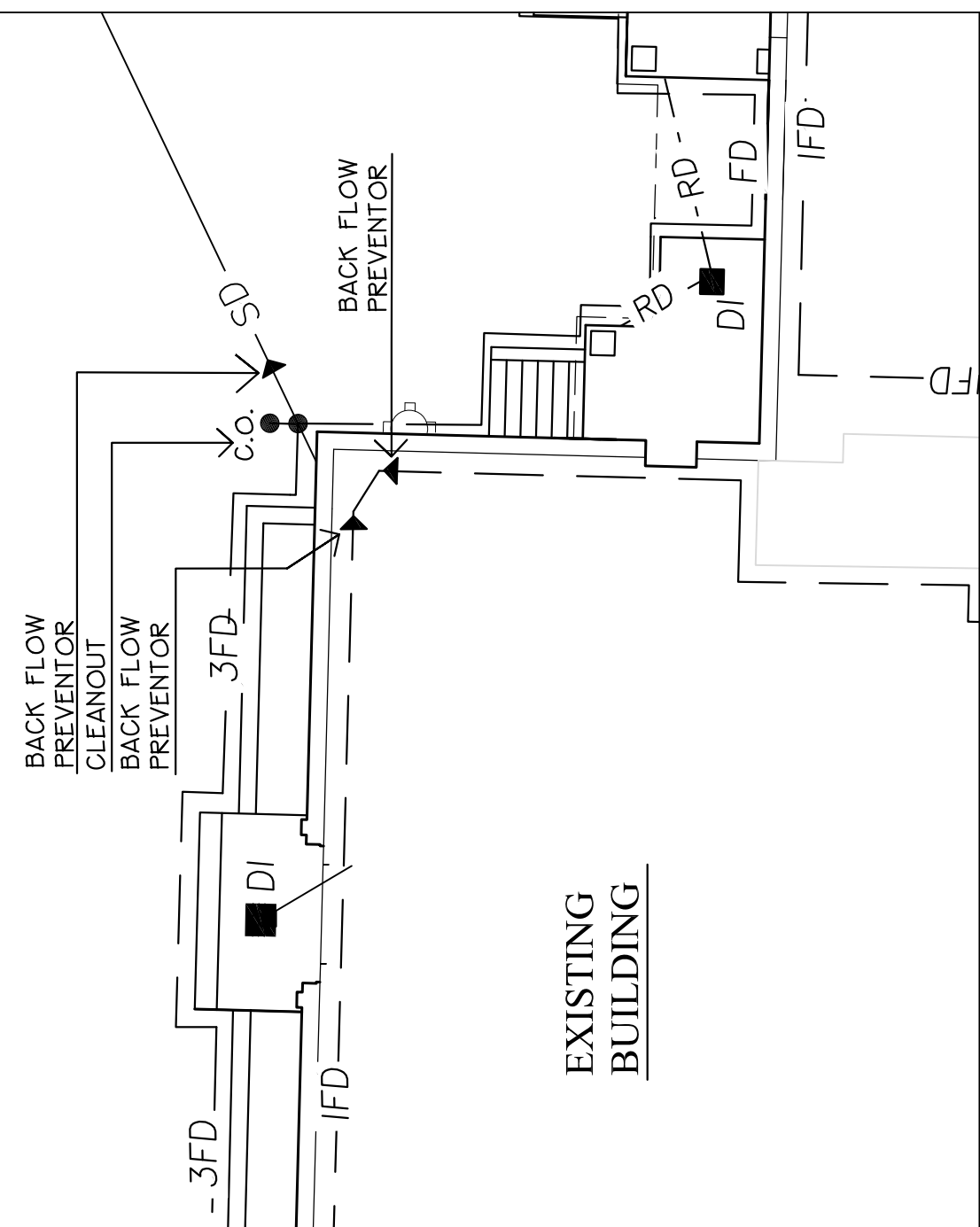


GRADING AND DRAINAGE NOTES

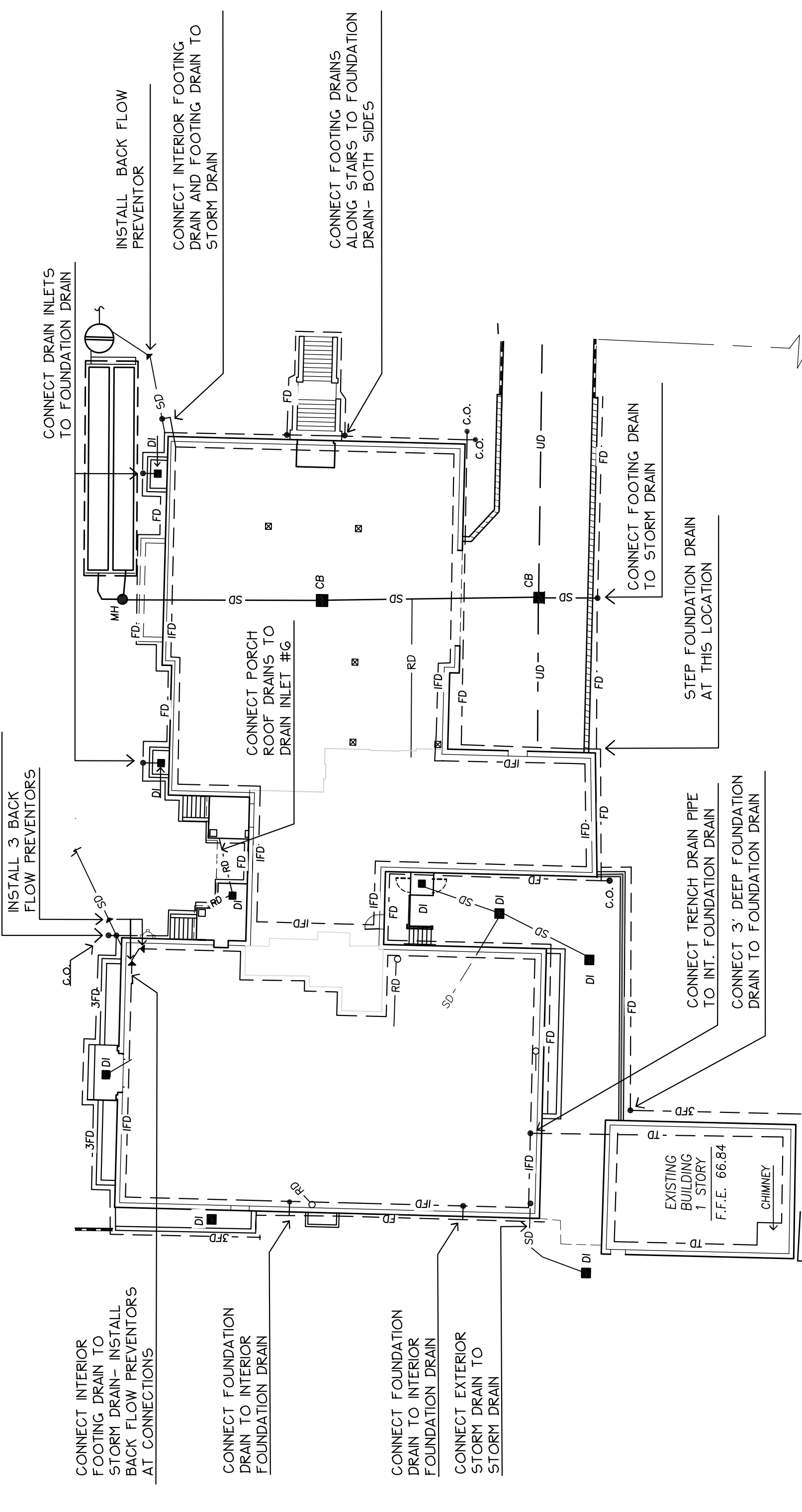
- DO NOT SCALE THESE DRAWINGS. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, ELEVATIONS OR NOTATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ADDITIONAL WORK PROCEEDS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATION OF OR INSTALLATION OF ANY PART OF THIS WORK.
- CONTRACTOR SHALL AVOID ALL AREAS NOT REQUIRING GRADING. CONTRACTOR SHALL NOT DISTURB THESE AREAS.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN EXISTING OR PROPOSED AREAS. THE SURVEYOR HAS CONDUCTED A FIELD SURVEY OF THE UNDERGROUND UTILITIES SHOWN AND IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL DIGSAFE (1-888-344-7233) AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
- CONTRACTOR SHALL CONDUCT TEST PIT EXCAVATION TO CONFIRM LOCATION OF EXISTING UTILITIES WHERE NEW BUILDING SANITARY SERVICE AND WATER SERVICE ARE PROPOSED.
- WHERE STORM DRAINS OR SEWER MAINS HAVE LESS THAN FOUR (4) FEET OF COVER BETWEEN TOP OF PIPE AND FINISH GRADE, INSULATE PIPE USING 1/2" (12) INCH THICK STYROFOAM INSULATION BOARD OVER AND ALONG SIDES OF THE PIPE.
- EXISTING DRAINAGE MANHOLES SHALL BE CORED TO ACCEPT NEW DRAINAGE PIPES AS NOTED.
- PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASIN OR MANHOLE. MANHOLES PLUS ONE-HALF OF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
- ROOF DRAIN CONNECTIONS SHALL BE CONFORMED WITH FINAL BUILDING PLANS.
- ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH INDIVIDUAL UTILITY DISTRICT REQUIREMENTS. CONTRACTOR SHALL COORDINATE INSTALLATION WITH APPROPRIATE UTILITY DISTRICT BEFORE INSTALLATION.
- ALL WORK WITHIN THE STREET RIGHT-OF-WAY SHALL MEET THE CITY OF PORTLAND STANDARDS.
- ROOF RUNOFF AND FOUNDATION DRAINAGE FROM THE EXISTING BUILDING SHALL BE DISCHARGED IN A SEPARATE DRAIN AND COMBINED WITH THE SANITARY DRAIN AT THE CURB LINE OF HIGH STREET BEFORE DISCHARGE TO THE COMBINED SEWER.



1 GRADING AND DRAINAGE PLAN SCALE: 1"=20'



3 STORMDRAIN CONNECTION ENLARGEMENT SCALE: 1"=10'



2 FOUNDATION DRAIN PLAN SCALE: 1"=20'

LEGEND

PROPERTY	EXISTING	PROPOSED
PROPERTY LINE	---	---
ABUTTING PROPERTY LINE	---	---
GRANITE MONUMENT	□	□
CURB	---	---
UTILITY POLE	○	○
HYDRANT	○	○
CATCH BASIN	□	□
DRAIN INLET	○	○
STORM DRAIN MANHOLE	○	○
SANITARY SEWER MANHOLE	○	○
WATER VALVE	○	○
OVERHEAD UTILITY WIRES	---	---
RETAINING WALL	---	---
STORMDRAIN PIPE	---	---
RIGID INSULATION	---	---
CONTOUR	---	---
SPOT GRADES	---	---
WALL MOUNTED LIGHT	---	---
BOLLARD LIGHT	---	---
PIPE BOLLARD	---	---
BIKE HITCH	---	---

LEGEND

MANHOLE	○
CATCH BASIN	□
EXISTING DRAIN INLET	○
PROPOSED DRAIN INLET	○
EXISTING ROOF DRAIN RISER	○
PIPE CONNECTION	○
CLEANOUT	○
BACK FLOW PREVENTOR	○
TRENCH DRAIN	---
FOOTING DRAIN	---
INTERIOR FOOTING DRAIN	---
3" DEEP FOOTING DRAIN	---
UNDERDRAIN	---
STORM DRAIN	---
ROOF DRAIN	---

Scale: 1"=20'

North

Sheet No: 3

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