

GRADING AND DRAINAGE NOTES

- DO NOT SCALE THESE DRAWINGS. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, ELEVATIONS OR DIMENSIONS 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. ALL UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES NOT GUARANTEE THAT THEY ARE ACCURATELY LOCATED AS POSSIBLE FROM 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 BASINS AND/OR MANHOLES MINUS 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.

High Street

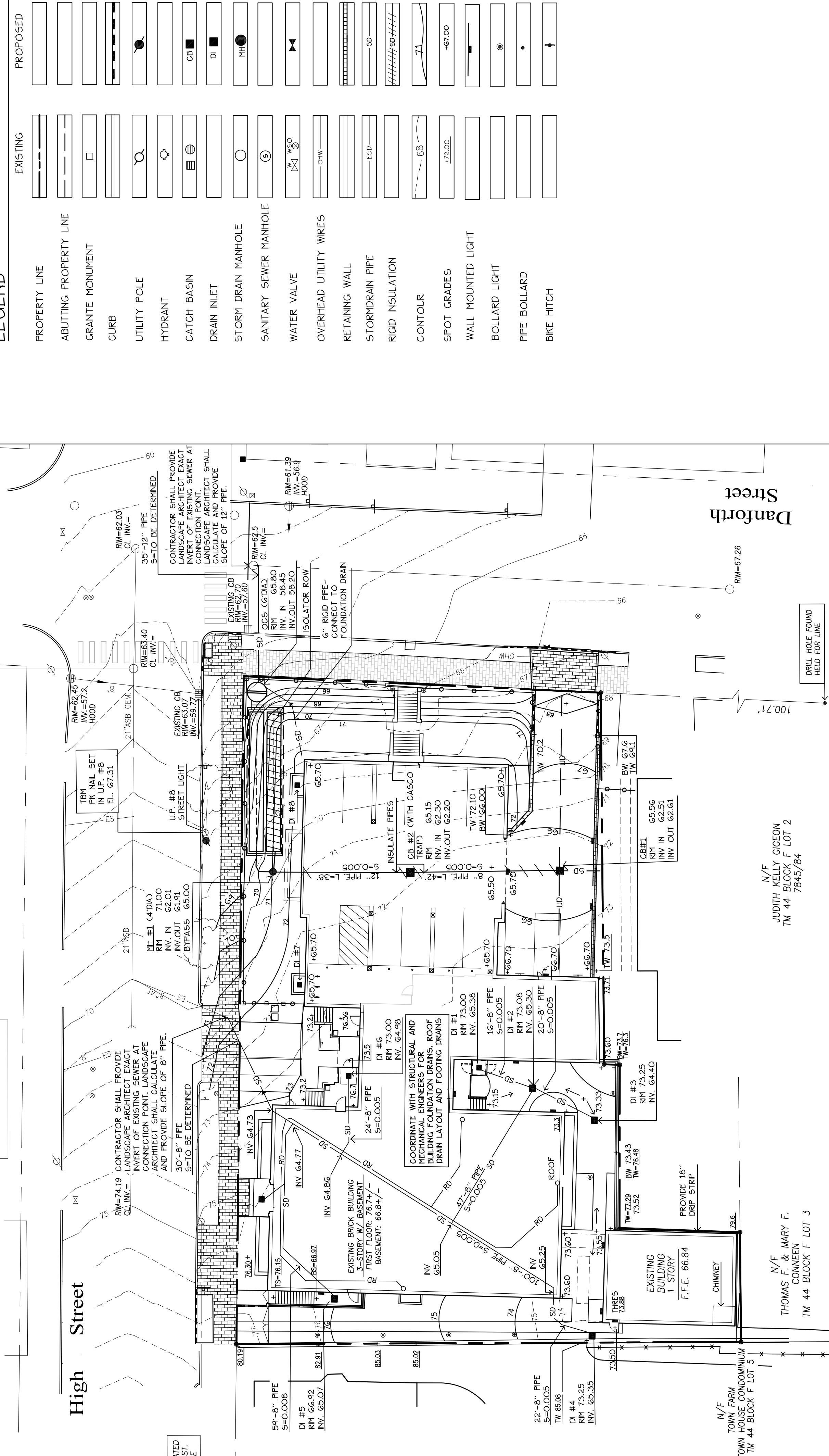
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68 High Street

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LEGEND

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

Date:

SEPTEMBER 8, 2011

Issued For:

SEPTEMBER 8, 2011

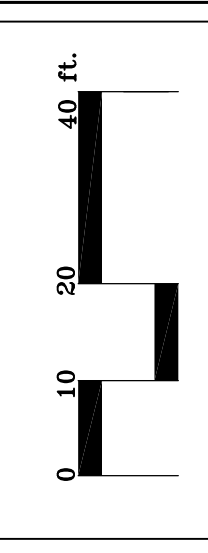
Revisions:

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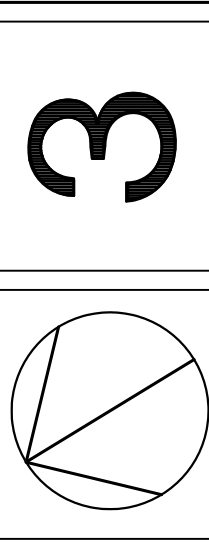
Title:

GRADING AND DRAINAGE PLAN

Scale: 1"=20'



North:



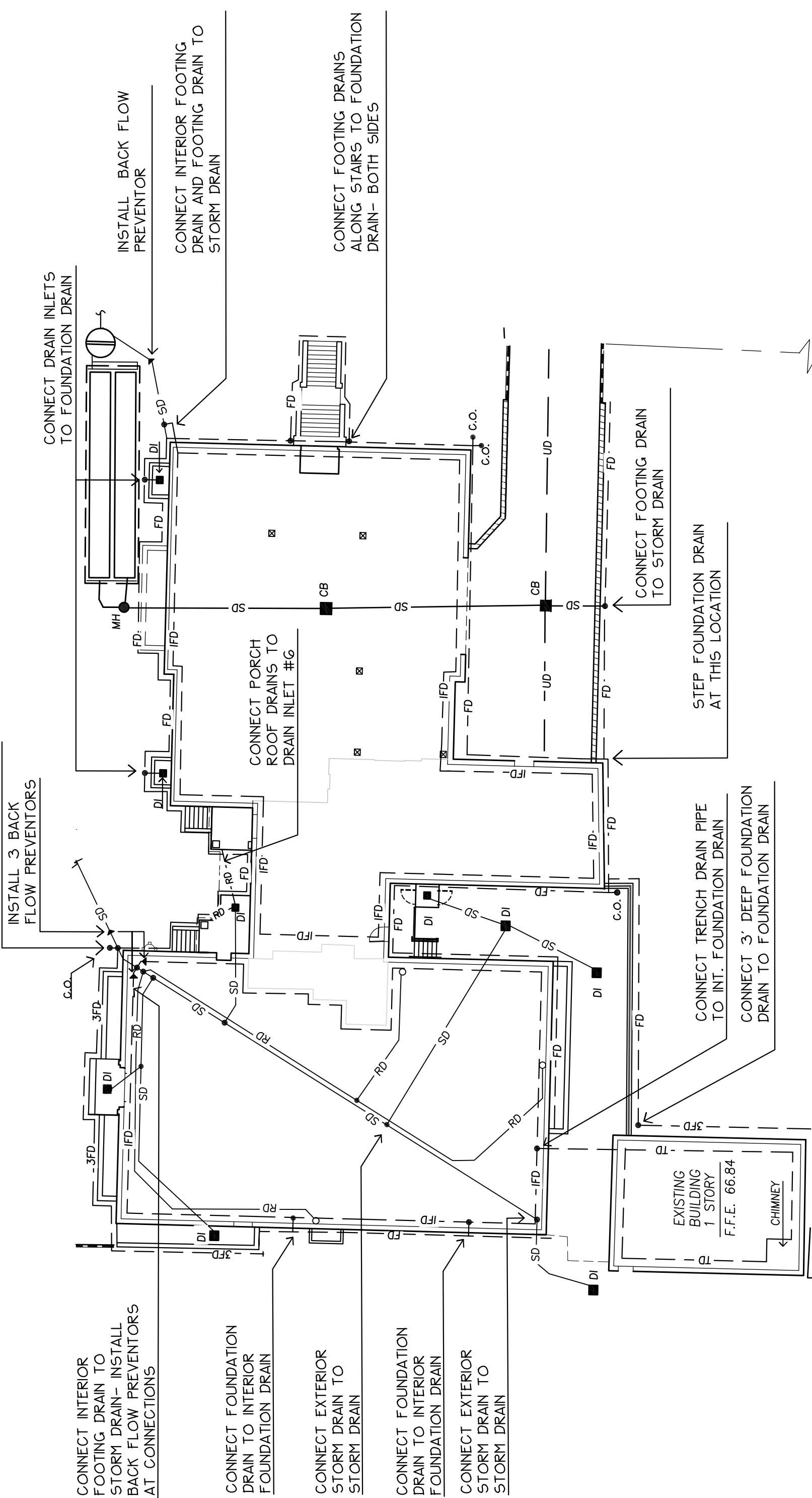
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ISSUED FOR SEPTEMBER 8, 2011

1 GRADING AND DRAINAGE PLAN

SCALE: 1"=20'



2 FOUNDATION DRAIN PLAN

SCALE: 1"=20'

3 STORM DRAIN CONNECTION ENLARGEMENT

SCALE: 1"=10'

