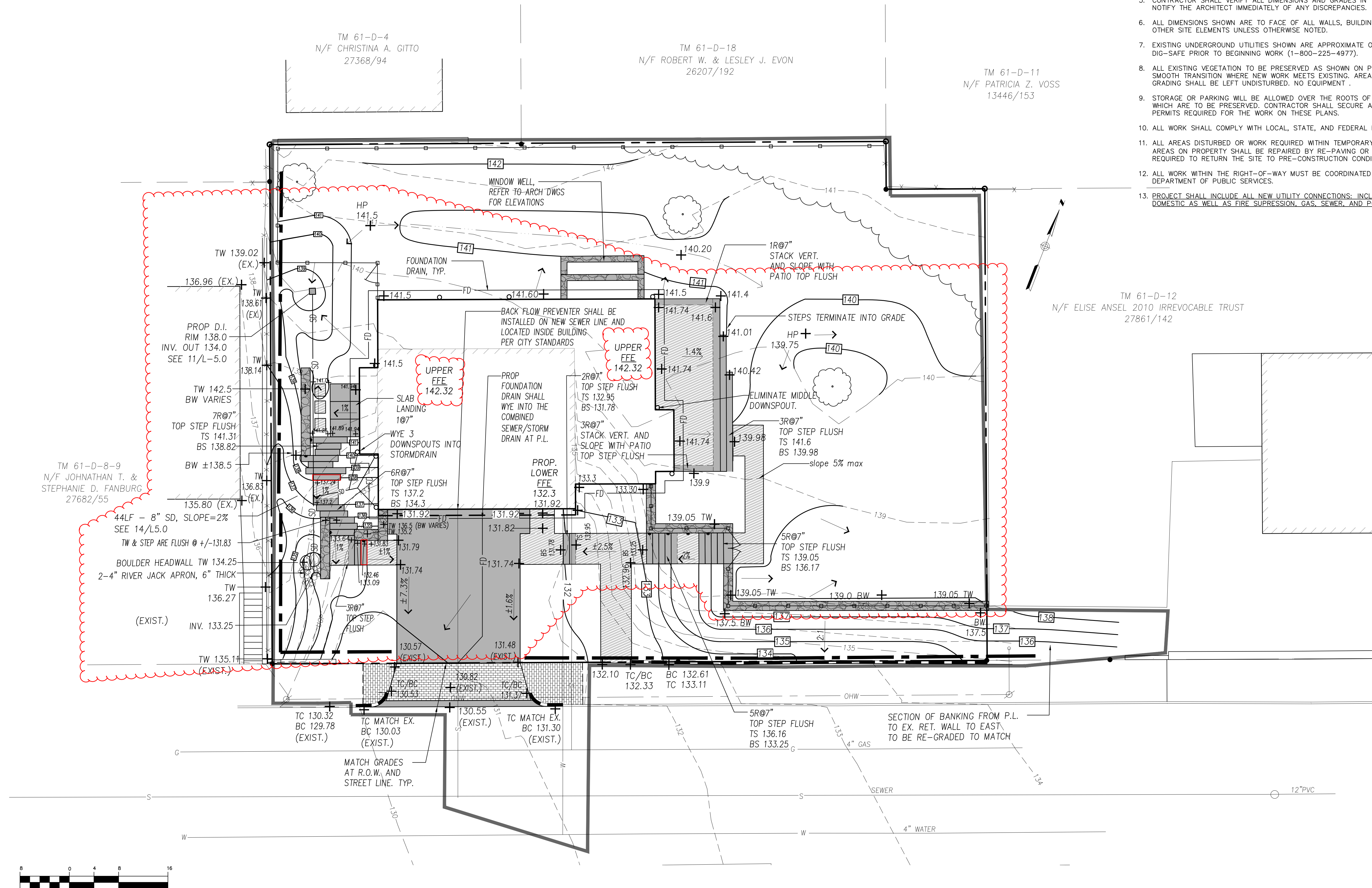


GENERAL NOTES:

- EXISTING CONDITIONS BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY BY OWEN HASKELL, INC. 390 US ROUTE ONE, FALMOUTH, MAINE 04105, DATED MAY 16, 2011 WITH A REVISION DATE OF JUNE 4, 2015. CONTRACTOR SHALL PERFORM ON-SITE INSPECTION OF CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES WHICH MAY EXIST.
- ELEVATIONS BASED ON CITY DATUM, CITY BENCHMARK: CITY POINT T104-12-3, 3'0/5" MONUMENT NORTHEAST CORNER OF VAUGHN AND DANFORTH ELEVATION 104.22 NGVD 1929. PROVIDED BY CITY OF PORTLAND PUBLIC SERVICES ENGINEERING DIVISION ARCHIVIST.
- BASE OF BEARINGS: MAINE STATE PLAN COORDINATE SYSTEM, WEST ZONE NAD 1983. CITY POINTS USED: T124-23-1186 N: 296563.844 E: 2925339.104 T104-12-3 N: 295639.336 E: 2924898.682
- SITE SOILS ARE HINCKLEY GRAVELLY SANDY LOAM, 3 TO 8 PERCENT SLOPES ACCORDING TO THE WEB SOIL SURVEY FOR CUMBERLAND COUNTY BY THE UNITED STATES DEPARTMENT OF AGRICULTURE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- ALL DIMENSIONS SHOWN ARE TO FACE OF ALL WALLS, BUILDINGS, CURBS, AND OTHER SITE ELEMENTS UNLESS OTHERWISE NOTED.
- EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. CALL DIG-SAFE PRIOR TO BEGINNING WORK (1-800-225-4977).
- ALL EXISTING VEGETATION TO BE PRESERVED AS SHOWN ON PLANS. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING. AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. NO EQUIPMENT.
- STORAGE OR PARKING WILL BE ALLOWED OVER THE ROOTS OF VEGETATION WHICH ARE TO BE PRESERVED. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS REQUIRED FOR THE WORK ON THESE PLANS.
- ALL AREAS DISTURBED OR WORK REQUIRED WITHIN TEMPORARY CONSTRUCTION AREAS ON PROPERTY SHALL BE REPAIRED BY RE-PAVING OR LOAM/SEEDING AS REQUIRED TO RETURN THE SITE TO PRE-CONSTRUCTION CONDITIONS.
- ALL WORK WITHIN THE RIGHT-OF-WAY MUST BE COORDINATED WITH THE DEPARTMENT OF PUBLIC SERVICES.
- PROJECT SHALL INCLUDE ALL NEW UTILITY CONNECTIONS, INCLUDING WATER FOR DOMESTIC AS WELL AS FIRE SUPPRESSION, GAS, SEWER, AND POWER.



TM 61-D-12
N/F ELISE ANSEL 2010 IRREVOCABLE TRUST
27861/142

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Drawing Set:

Date	Revision
11-11-14	SITE REVISIONS
12-19-14	FOR HP REVIEW
2-20-15	BUILDING PERMIT / PRICING
6-11-15	CITY REVIEW COMMENTS
2-8-16	GRADING ADJUSTMENTS DUE TO ACTUAL FFE

Drawing Set:
PERMITTING

Drawn:	MP
Checked:	PC
Approved:	PC



Drawing Title:
**GRADING
AND DRAINAGE
PLAN**

Job Number:
File:
Date: 11-5-2013 Scale: 1"=8'
Drawing Number:

L4.001