



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CURLINE	---
---	CONTOURS	124
---	CULVERT	8D
---	WATER	W
---	SEWER	S
---	STORM DRAIN	8D
---	UNDERGROUND ELEC. 4 TEL.	---
---	OVERHEAD ELEC. 4 TEL.	OHE 4T
---	GATE VALVE	---
---	UTILITY POLE	---
---	MANHOLE	---
---	POTABLE WELL	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	SIGN	---
---	BENCHMARK	---
---	SPOT GRADE	---
---	CHAIN LINK FENCE	---
---	RIPRAP	---
---	STOCKADE FENCE	---
---	ZONE LINE	---

- GRADING AND DRAINAGE NOTES**
- EXISTING CONDITIONS BASED ON TOPOGRAPHIC SURVEY COMPLETED BY FOUR POINTS ASSOCIATES IN JANUARY 2016. FIELD CONDITIONS MAY VARY SLIGHTLY FROM WHAT IS DEPICTED ON THE PLANS.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
  - AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL AVOID THESE AREAS AND PRESERVE ALL EXISTING VEGETATION AS NOTED.
  - UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR CONFLICTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT.
  - ALL UTILITY INSTALLATIONS SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTLAND, AS WELL AS ANY OTHER LOCAL, STATE, AND FEDERAL REQUIREMENTS.
  - SITE CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS.
  - ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE GUIDELINES ESTABLISHED IN THE BEST MANAGEMENT PRACTICES, AND MAINTAINED THROUGHOUT CONSTRUCTION OF THIS PROJECT.
  - ALL AREAS DISTURBED BY CONSTRUCTION NOT TO BE PAVED OR OTHERWISE TREATED SHALL BE LOAMED AND SEEDING ACCORDING TO THE PROJECT SPECIFICATIONS. EXISTING LAWN AREAS WHICH ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
  - INFILTRATION POND AREAS ARE NOT TO BE UTILIZED FOR SNOW STORAGE.

Project Name:

**23 Ocean Ave**  
Portland, Maine

Owner:  
Steven & Roberta Cope  
172 Concord Street  
Portland, Maine 04103

Consultants:

Architect  
Kevin Moquin, Architect  
Hammond Street  
Portland, Maine 04104  
207.615-6421

km  
a

Landscape Architects  
Carroll Associates  
217 Commercial St.  
Portland, ME 04101  
207.772.1552

Carroll Associates  
LANDSCAPE ARCHITECTS

Civil Engineer  
Ransom Consulting  
400 Commercial St.  
Portland, ME 04101  
207.772.2891

RANSOM  
Consulting Engineers  
and Scientists

Drawing Set:

No.	Date	Revision

Drawing Set:  
**FOR PERMITTING**

Drawn: PAB

Checked: PC

Approved:

Drawing Title:  
**GRADING PLAN**

Job Number:

File:

Date: 6-6-16 Scale: As Shown

Drawing Number:  
**L-4.0**  
© 2016 CARROLL ASSOCIATES

**NOT FOR CONSTRUCTION**