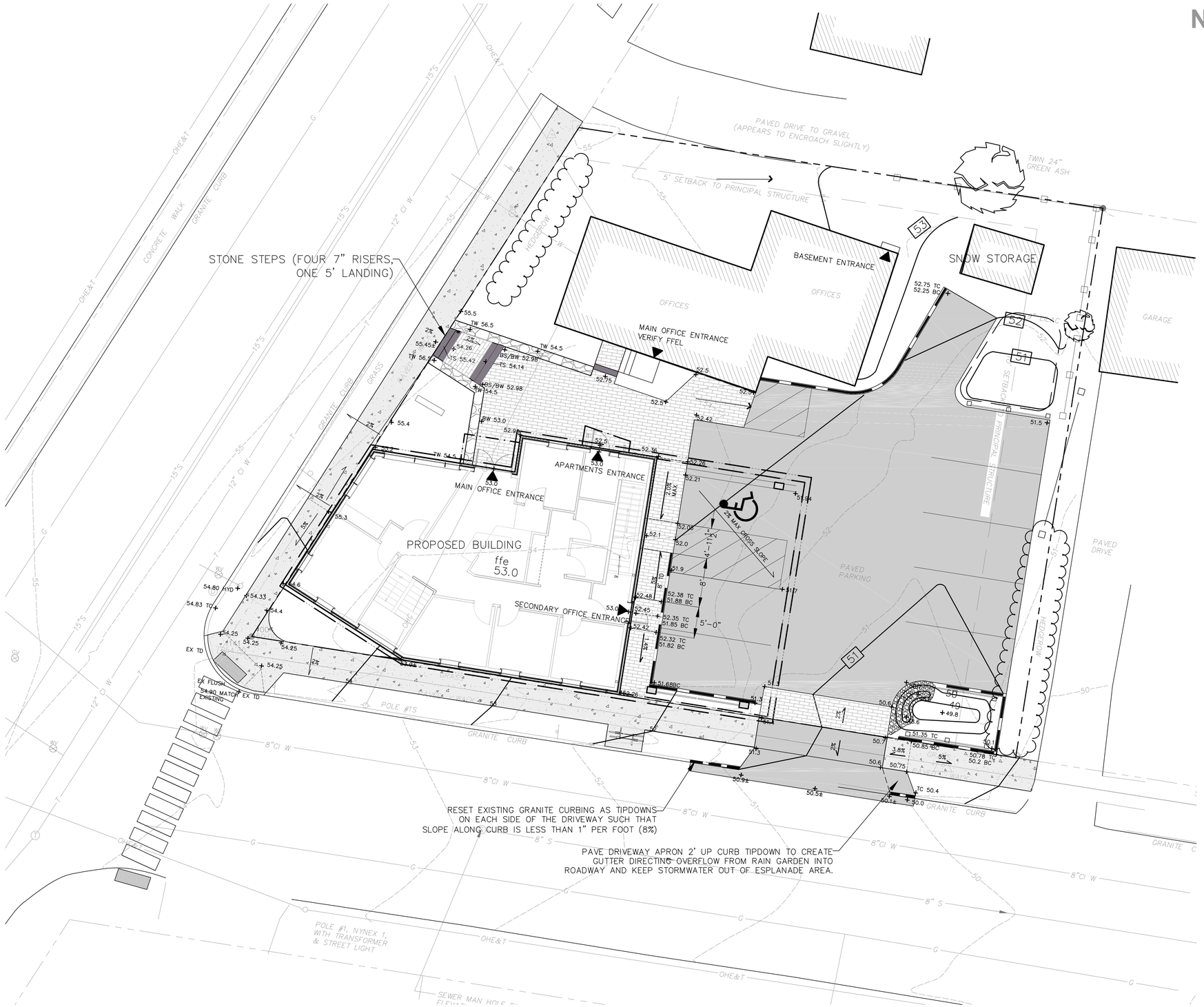
NOT FOR CONSTRUCTION



GRAPHIC SCALE

(IN FEET)
1 inch = 8 ft.

NORTH

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	MONUMENT	
	IRON PIPE/ROD	
	BUILDING	
	EDGE PAVEMENT	
	GRAVEL ROAD	
	CURBLINE	
124	CONTOURS	124
	CULVERT	SD
W	WATER	W
S	SEWER	S
SD	STORM DRAIN	SD
UGE	UNDERGROUND ELEC. & TEL.	UGE&T
OHE	OVERHEAD ELEC. & TEL.	OHE&T
	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

1. EXISITNG 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.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

3. AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL AVOID THESE AREAS AND PRESERVE ALL EXISTING VEGETATION AS NOTED.

4. UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR CONFLICTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT.

5. ALL UTILITY INSTALLATIONS SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTLAND, AS WELL AS ANY OTHER LOCAL, STATE, AND FEDERAL REQUIREMENTS.

6. SITE CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS.

7. 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.

8. ALL AREAS DISTURBED BY CONSTRUCTION NOT TO BE PAVED OR OTHERWISE TREATED SHALL BE LOAMED AND SEEDED ACCORDING TO THE PROJECT SPECIFICATIONS. EXISTING LAWN AREAS WHICH ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.

9. INFILTRATION POND AREAS ARE NOT TO BE UTILIZED FOR SNOW STORAGE.

STATE OF MAINE
John L. Mahoney
#12340
LICENSED
PROFESSIONAL ENGINEER

Project Name:

23
Ocean Ave
Portland, Maine

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

Consultants:

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

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

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

Drawing Set:

No.	Date	Revision

Drawing Set:
FOR PERMITTING

Drawn:
PAB

Checked:
PC

Approved:

LICENSED LANDSCAPE ARCHITECT
PATRICK J. CARROLL
NO. 127
STATE OF MAINE

Drawing Title:

GRADING PLAN

Job Number:

File:

Date: 09-02-2016 | Scale: 1/8" = 1'-0"

Drawing Number:

L-4.0

© 2016 CARROLL ASSOCIATES