

DRAINAGE STRUCTURE SCHEDULE

CB#G100
RIM 118.45
INV.IN (4") 115.74
INV.OUT 115.64

CB#G101
RIM 118.45
INV.IN (8") 115.31
INV.OUT 115.21

CB#G102
RIM 118.45
INV.IN (4") 114.92
INV.IN (8") 114.92
INV.OUT 114.82

CB#G103 (OIL AND WATER SEPARATOR)

RIM 118.65
INV.IN (8") 114.52
INV.OUT 114.42

STORM DRAIN SCHEDULE

SD NO.	PIPE TYPE	LENGTH	SLOPE
SD-G1	8" HDPE	65 L.F.	0.005 FT./FT.
SD-G2	8" HDPE	57 L.F.	0.005 FT./FT.
SD-G3	8" HDPE	60 L.F.	0.005 FT./FT.
SD-G4	8" HDPE	63 L.F.	0.005 FT./FT.

GRADING NOTES:

- DO NOT SCALE THESE DRAWINGS. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECIFICATIONS 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 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 GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY 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 TWO (2) 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 CONFIRMED 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 ROAD RIGHT-OF-WAY AND ALL UTILITIES CONNECTING TO INFRASTRUCTURE WITHIN THE ROAD SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
- ELEVATIONS ARE ON CITY DATUM, BASED ON BENCH MARK AT 3' OFFSET MONUMENT UNDER COVER ON EASTERLY SIDE OF STEVENS AVENUE. BENCHMARK = 127.25
- GRADING FOR THE A.D.A. COMPLIANT PARKING SPACES TO THE A.D.A. BUILDING ENTRANCES SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS INCLUDING MAXIMUM 2% SLOPE IN ANY DIRECTION AND SURFACE TREATMENT. ANY REPAIRS TO ACHIEVE COMPLIANCE SHALL BE COMPLETED AT NO EXTRA EXPENSE TO THE OWNER.

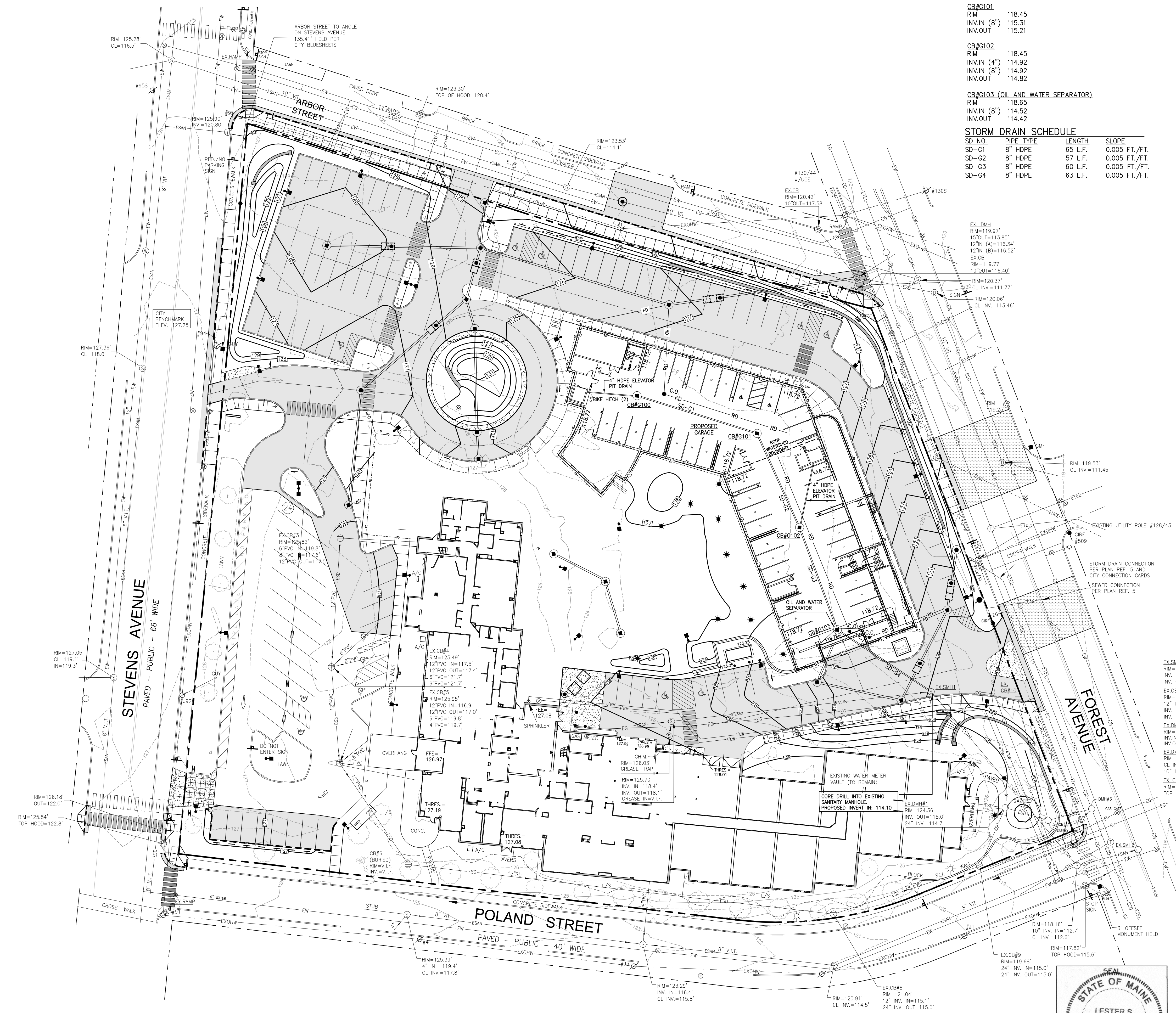
Prepared For:

Owner:
Home For The Aged
777 Stevens Avenue
Portland, Maine 04103
Tel.: 207-797-7710

Applicant:
The Park Danforth
777 Stevens Avenue
Portland, Maine 04103
Tel.: 207-797-7710

Prepared By:
MITCHELL & ASSOCIATES
Landscape Architects
The Staples School
70 Center Street
Portland, Maine 04101
Tel.: 207-774-4427

The Park Danforth
 Portland, Maine
 777 Stevens Avenue



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
GRANITE MONUMENT	□	□
CATCHBASIN	○	○
MANHOLE	○	○
HYDRANT	○	○
UTILITY POLE	○	○
WATER VALVE	⊗	⊗
SANITARY SEWER	ES	SAN
STORM DRAIN	ESD	H2O
WATER	EW	H2O
TELEPHONE	T	UGE+T
GAS	EG	GAS
OVERHEAD WIRES	EOHW	OHW
CMP CABLE LINES	E	UGE+T
FOUNDATION DRAIN		FD
CLEAN OUT		C.O.
CURB		
FENCE	X X	
SIGN		
DECIDUOUS TREE	○	○
EVERGREEN TREE	⊗	⊗
CONTOUR	-72-	-73-
SPOT ELEVATION		+ 74.00
WALL MOUNTED LIGHT		
POLE MOUNTED LIGHT		

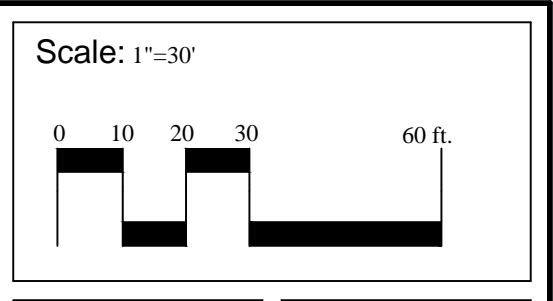
Date: OCTOBER 17, 2014

Issued For: PERMITTING

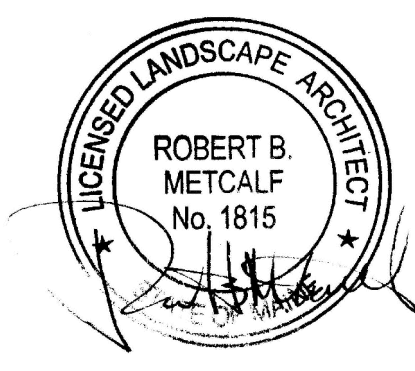
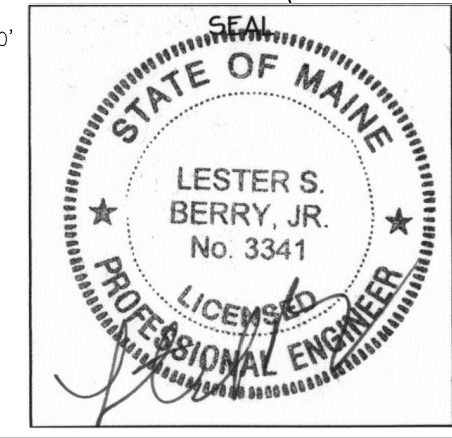
Revisions:
NOV. 25, 2014: Per City of Portland Staff Review Comments
JAN. 5, 2015: Per City of Portland Staff Review Comments
MAR. 25, 2015: Site Pricing Set

Reproduction or reuse of this document without the expressed written consent of Mitchell & Associates is prohibited. © 2015

Title: GRADING PLAN: GARAGE LEVEL



North: Sheet No.: L3.1



I:\Projects\Danforth\Plan_Danforth_188418\14-03-25_Park_Danforth.dwg, mitch 3/25/2015 2:59 PM