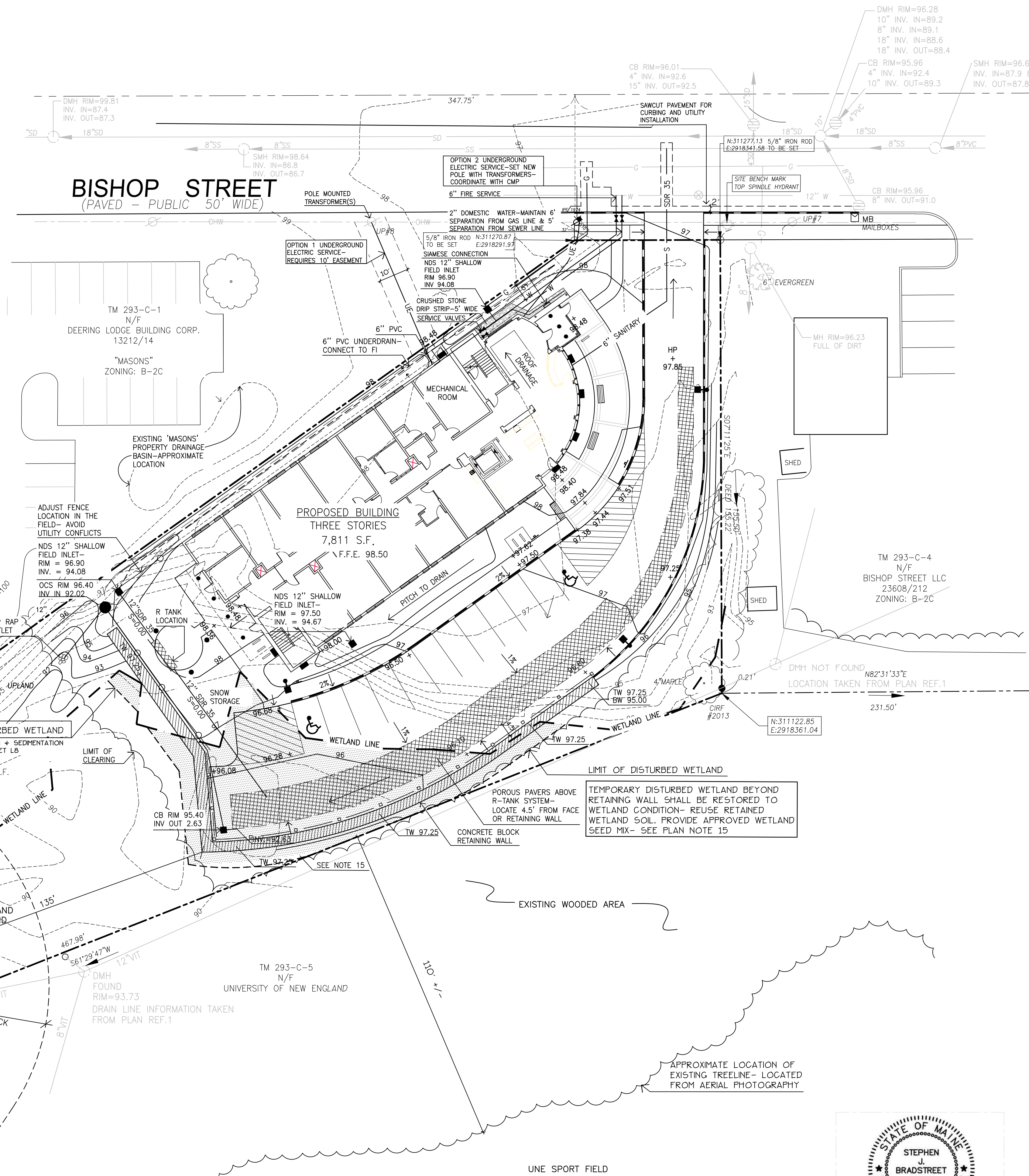


GRADING AND DRAINAGE NOTES:

- 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 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 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.
- 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.
- DISCONTINUED UTILITY SERVICES INCLUDING WATER, GAS AND SANITARY SEWER SHALL BE PERMANENTLY CAPPED CONFORMING TO UTILITY COMPANY AND CITY OF PORTLAND STANDARDS. CONTRACTOR SHALL COORDINATE WITH PUBLIC SERVICES AND/OR UTILITY COMPANY.
- THE PROJECT BENCH MARK IS TOP OF HYDRANT SPINDLE AT THE CORNER OF EASTERN PROPERTY LINE AND BISHOP STREET.
- BMP INSPECTIONS:** THE OWNER SHALL HIRE A QUALIFIED POST-CONSTRUCTION STORMWATER INSPECTOR TO ANNUALLY INSPECT THE BMPs, INCLUDING CATCH BASIN, DRYWELL, IN-LINE ROOF FILTERS, PIPES AND RELATED STRUCTURES, IN ACCORDANCE WITH ALL MUNICIPAL AND STATE INSPECTION, CLEANING AND MAINTENANCE REQUIREMENTS OF THE APPROVED POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN (PER SECTION 32 OF THE CITY OF PORTLAND CODE OF ORDINANCES).
- WETLAND DISTURBANCE:** CONTRACTOR SHALL STOCKPILE WETLAND SOIL IN AMOUNT SUFFICIENT TO RESTORE WETLAND IMPACTS ASSOCIATED WITH CONSTRUCTION OF RETAINING WALL. REPLACE A MINIMUM OF 12 INCHES OF WETLAND SOIL ALONG BASE OF RETAINING WALL TO RESTORE WETLAND CONDITION. SEED DISTURBED AREA WITH SPECIFIED WETLAND SEED MIX OR PLANTINGS- SEE PLAN SHEET L4- PLANTING PLAN.
- PAVEMENT RESTORATION IN PUBLIC RIGHT OF WAY SHALL CONFORM TO CITY OF PORTLAND TECHNICAL STANDARDS FOR ROADWAY REPAIR.**

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
IRON PIPE/MAG NAIL		
GRANITE MONUMENT		
CATCHBASIN		
FIELD INLET		
HYDRANT		
UTILITY POLE		
CONTOUR		
SPOT GRADE		
FENCE		
DEC. TREE		
EVERGREEN TREE		
LIGHT POLE		
CURB		
OVERHEAD WIRES		
SOIL BORINGS		
WATER VALVE		
GAS VALVE		
SANITARY SEWER		
STORM DRAIN		
WATER		
GAS		
UNDERGROUND ELECTRIC		
FIRE ALARM		
TELEPHONE LINE		
SIGN		
WETLAND		
OUTLET CONTROL STRUCTURE		
WETLAND IMPACT		



Prepared For:
Owner:
 AVESTA BISHOP STREET LP
 307 Cumberland Avenue
 Portland, Maine 04101
 Tel.: 207-553-7777

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

72 BISHOP STREET
 Portland, Maine
 Bishop Street

Date: APRIL 10, 2015

Issued For:
 SITE PLAN AND SUBDIVISION
 PLAN REVIEW

Revisions:
 Rev: 5/22/15

Reproduction or reuse of this document without the expressed written consent of Mitchell & Associates is prohibited.
 © 2014

Title:
GRADING, DRAINAGE & UTILITIES PLAN

Scale: 1"=20'

North:

Sheet No.: **L3**

