

GRADING & DRAINAGE NOTES

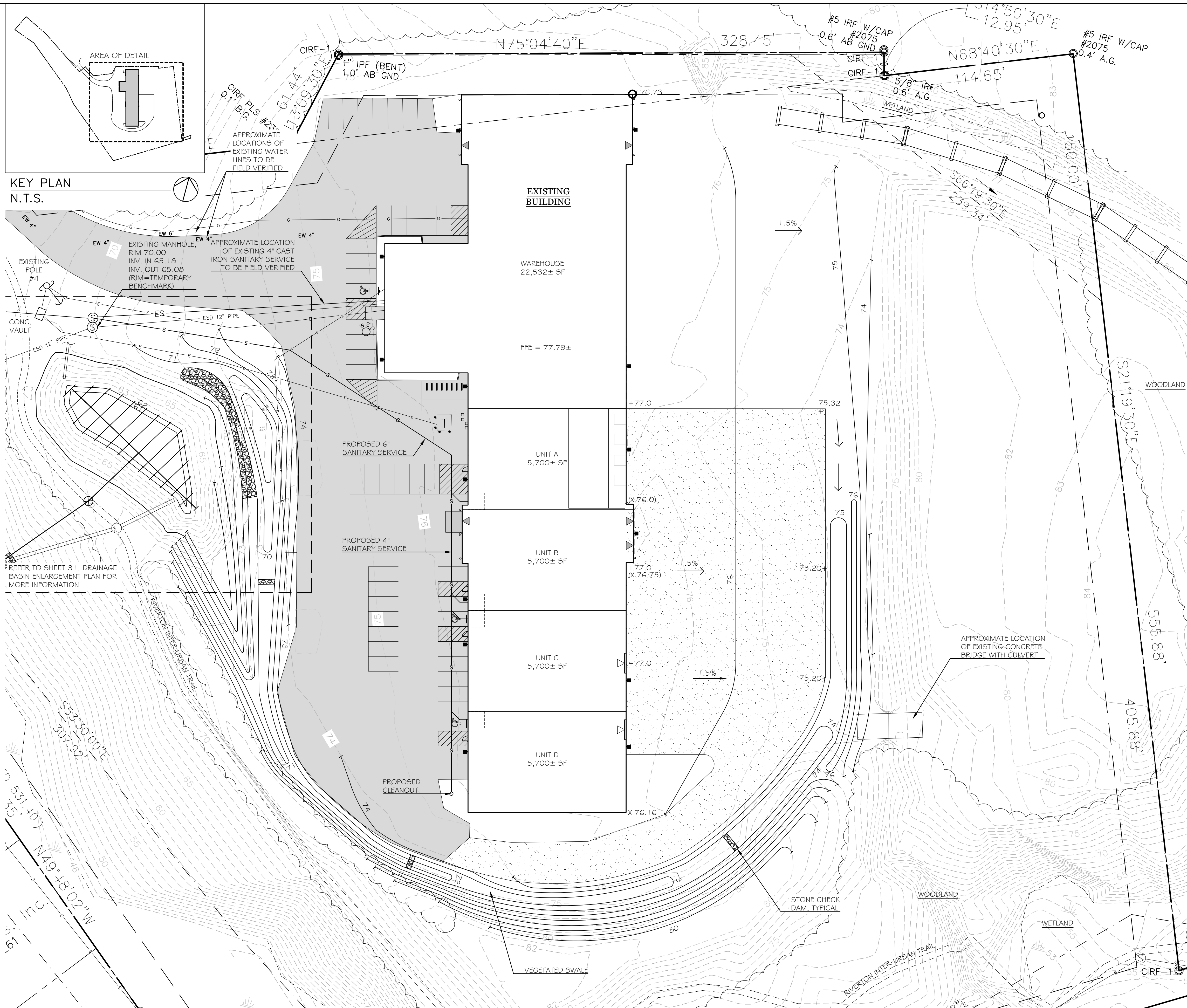
- RECORD OWNER: 66 MILLIKEN LLC
147 BIRCH RUN
HARPSWELL, MAINE 04079
- PARCEL DEED REFERENCE:
CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 33884, PAGE 192
- TAX MAP REFERENCE: CITY OF PORTLAND, MAP 334, LOT 13.
- AREA OF PARCEL = 12.45 ACRES.
- ZONING: I-M INDUSTRIAL MANUFACTURING.
- TOPOGRAPHIC AND EXISTING CONDITIONS WERE BASED UPON A PLAN ENTITLED "STANDARD BOUNDARY & EXISTING CONDITIONS" DATED OCTOBER 2017, PREPARED BY BH2M ENGINEERS.
- ALL SITE RECLAMATION AND RESTORATION SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, 2003.
- 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. EXISTING VEGETATION IN THESE AREAS SHALL BE PROTECTED DURING CONSTRUCTION WITH SILT FENCING.
- 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 SURVEYOR 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.
- 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.
- FOR RESTORATION OF GRAVEL AREAS, REMOVE 4" OF GRAVEL, SCARIFY 6"-8", REPLACE WITH 4" OF LOAM, AND SEED AND MULCH.
- 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.
- TEMPORARY PROJECT BENCHMARK: SEWER MANHOLE ON SOUTH SIDE OF ENTRY DRIVE, RIM ELEVATION 70.00.

UTILITY 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 AND/OR OWNER 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.
- 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.
- ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH INDIVIDUAL UTILITY PROVIDER REQUIREMENTS; CONTRACTOR SHALL COORDINATE INSTALLATION WITH APPROPRIATE UTILITY PROVIDER BEFORE INSTALLATION.

LEGEND

PROPERTY LINE			CLEAN OUT		SANITARY SERVICE		
SETBACK			BITUMINOUS CON- CRETE CURB		UNDERGROUND ELECTRIC		
EASEMENT			BITUMINOUS CON- CRETE SURFACE		GAS SERVICE		
WETLAND			GRAVEL SURFACE		STORM DRAIN		
TREE LINE			CONTOUR		WATER SERVICE		
UTILITY POLE							
CAPPED IRON ROD							
MANHOLE							
VALVE							
BUILDING MOUNTED LIGHT							
SIGN							



KEY PLAN
N.T.S.

REFER TO SHEET 31, DRAINAGE
BASIN ENLARGEMENT PLAN FOR
MORE INFORMATION

Prepared For:
Applicant:
66 MILLIKEN STREET LLC
147 Birch Run
Harpswell, Maine 04079

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

BH2M
Engineers & Surveyors
28 State Street
Gorham, Maine 04038
Tel: (207) 839-2771

66 MILLIKEN STREET
Portland, Maine

66 Milliken Street
Portland, Maine

Date:
August 14, 2018

Issued For:
SITE PLAN REVIEW

Revisions:

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Title:
GRADING, DRAINAGE
& UTILITIES PLAN

Scale: 1"=30'

North:

Sheet No.:
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NOTE: This drawing is PRELIMINARY
ONLY. It is NOT intended for use
as a construction document.

