

N/F
FACTORS FINANCIAL FRC, INC
13479/179

N/F
OCEAN WOODS
CONDOMINIUMS 8584/75

N/F
JAKE'S DEVELOPMENT, INC.
11318/36

N/F
JAMES HARKINS
19026/179

N/F
ADAM NICE
22120/102

N/F
ADAM J. NICE AND JAMES A. NICE
30892/257

N/F
DONA. K
HACHEY
14910/164

N/F
JAKE'S DEVELOPMENT, INC.
17164/062

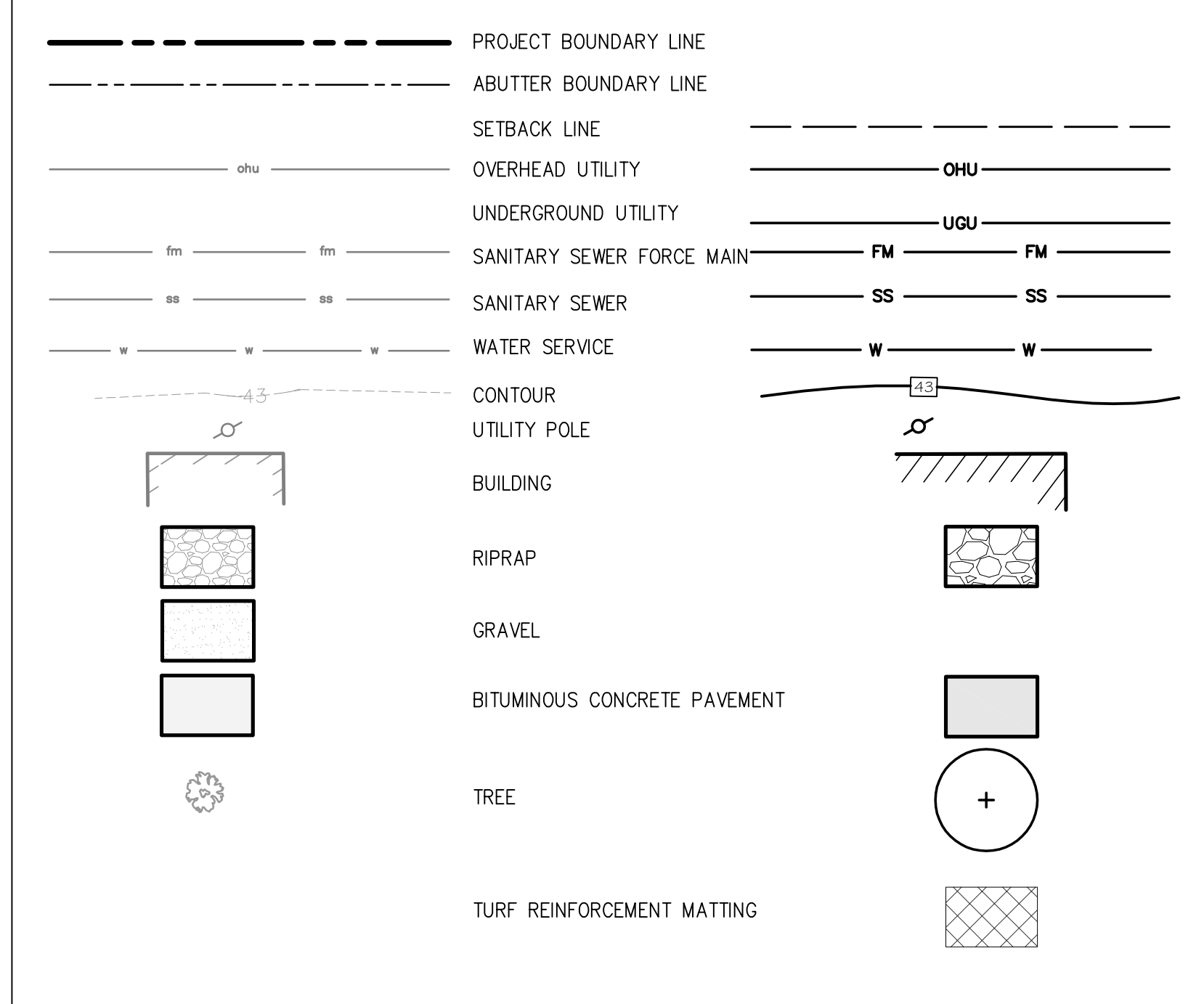
PROPOSED INDUSTRIAL
BUILDING
TWO STORY
FOOTPRINT=1,600 S.F.
(40'x40')
PFE=48.0

PROPOSED INDUSTRIAL
BUILDING
SINGLE STORY
FOOTPRINT = 9,000 S.F.
(60'x150')
PFE=62.5

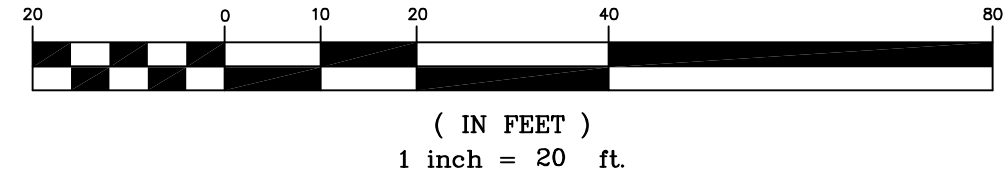
GRADING & DRAINAGE NOTES:

1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
2. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND PLANTING BEDS.
4. CONTRACTOR TO ADJUST EXISTING AND PROPOSED UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC) THAT ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
5. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
6. CONTRACTOR SHALL PROVIDE A FINISHED PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS.
7. ALL WALKS SHALL HAVE A 2% CROSS SLOPE.
8. WHERE SLOPES IN DISTURBED AREAS EXCEED 3:1 AND IN SWALES THE CONTRACTOR SHALL INSTALL CURLEX 11 EROSION CONTROL BLANKET FROM AMERICAN EXCELSIOR. WHERE SLOPES EQUAL OR EXCEED 2:1, CONTRACTOR SHALL INSTALL ENKAMAT 7020 TURF REINFORCEMENT MATTING, OR APPROVED EQUAL.
9. ALL DRAINAGE PIPE NOT CALLED OUT ON THE DRAWINGS SHALL BE SMOOTH INTERIOR, CORRUGATED EXTERIOR, HDPE, N-12 AS MANUFACTURED BY ADS.
10. ALL UNSUITABLE AND UNUSED MATERIALS WHICH CAN NOT BE DISPOSED OF ON SITE SHALL BE REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
11. SEE SHEET C-200 FOR EROSION CONTROL NOTES, SEQUENCE AND DETAILS.
12. REFER TO DRAWINGS C-100 THRU C-104, C-200 THRU 203 AND THE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

LEGEND:



GRAPHIC SCALE



PRESUMPCOT STREET

										<p>WALSH ENGINEERING ASSOCIATES, INC. One Karen Dr., Suite 2A Westbrook, Maine 04092 ph: 207.553.9898 www.walsh-eng.com</p> <p>Copyright © 2017</p>		<p>LAND DESIGN SOLUTIONS LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE P.O. Box 316, 160 Longwoods Road, Cumberland, ME 04021 tel: (207) 494-1111</p> <p>APPLICANT & OWNER: JAKE'S DEVELOPMENT, INC. 30 LEDGEWOOD DRIVE, FALMOUTH, MAINE 04105</p>		<p>DESIGN: — DRAWN: — CHKD: —</p> <p>DATE: NOV. 2017 SCALE: 1"=20'</p>		<p>PROPOSED PRESUMPCOT STREET BUSINESS PARK 314-316 PRESUMPCOT STREET, PORTLAND, MAINE</p> <p>GRADING, DRAINAGE AND EROSION CONTROL PLAN</p>		<p>PROJ. NO. 16-115 DWG. NO. C-102</p>		<p>REV. A</p>	
REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.										
A	11/30/17	SUBMITTED TO THE CITY OF PORTLAND FOR LEVEL 2 SITE PLAN APPLICATION	DEPT.	SWC	PBB																