CONGRESS STREET

ST. LAWRENCE STREET

EX. 8"S
RIM=147.51'
IN=139.9'
OUT=139.1'

8" V.I.T.

EX. CB
DROP INLET
WITH HOOD
RIM=146.2'
SUMP=138.8'
WATER=142.5'

EX. 8"S
RIM=146.86'
IN=137.8'
IN=137.8'
OUT=137.7'

MAGNETIC 1976

EX. HYDRANT

8"ϕ DOMESTIC

6"ϕ FIRE PROTECTION

CONNECT TO EX. WATERMAIN W/ TAPPING SLV & GATE VALVE

ROOF DRAIN, 6"ϕ PVC SDR35, CONNECT TO EX. SMH W/ WATERTIGHT CONNECTION IN ACCORDANCE W/ CITY STANDARDS.

EX. SMH, RIM=145.23' OUT=137.1'± (SUMP FULL OF DEBRIS)

UP#3 w/UGE CONDUIT

UNDERGROUND ELECTRIC, CABLE & COMMUNICATIONS, SEE ELECTRICAL SITE PLAN FOR ADD'L INFORMATION

SANITARY SEWER 6"ϕ PVC SDR35, CONNECT TO EX. SEWER USING EX. ORIFICE. THIS CONNECTION REPLACES THE EX. CONNECTION.

GAS LINE INSTALLATION TO BE COORDINATED WITH UNITIL

FOUNDATION & FLOOR DRAINS 6"ϕ PVC SDR35, CONNECT TO EX. SEWER, INV. 137.0±

22.5° BENDS & THRUSTBLOCKS

TC 146.27
BC 145.68

145.57

145.54

145.64

145.65

145.26

144.80

145.40

145.43

TC 145.21
BC 144.63

TC 144.81
BC 144.23

18" EGG SHAPE

8" CAST IRON

MATCH EX. CURB HEIGHT

BACKFLOW PREVENTOR, TYP. 3 PLCS

BENCHMARK: CAPPED IRON ROD EL.=144.64' CITY

146.90

147.12 HP.

TC 147.52
BC 146.94

TC 147.12
BC 146.54

TC 147.36
BC 146.78

TC 147.00
BC 146.42

TC 146.78
BC 146.20

MATCH EX. CURB HEIGHT

TC 147.16
BC 146.58

146.64

147.45

147.40

147.55

147.37

147.46

147.50

147.26

147.18

TREE WELL

FIN. FLR. 147.50

FIN. FLR. 147.30

FIN. FLR. 146.50

146.00

147.50

147.40

147.40

146.21

146.1

145.83

146.85

147.00

145.65 ¢ OF DOOR

INV. ϕ FACE OF BLDG 140.0±, SEE MECH. DWGS

146.45

147.26

146.50

146.65

FIN. FLR. 146.48

FIN. FLR. 147.50

146.60

146.83

147.46

147.25

145.83 GRADE BREAK

FIN. FLR. 146.65

146.00

147.00

145.00

EX. PAVED DRIVE

ABUTTERS EX. CHAINLINK FENCE

EX. GARAGE

EX. STOCKADE FENCE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND

EXISTING

- PROPERTY LINE
- BUILDING SETBACK
- ABUTTERS PROPERTY
- EDGE OF PAVEMENT
- 200 CONTOURS
- BUILDING
- CURB
- G GAS LINE
- S SANITARY SEWER
- OHU OVERHEAD UTILITY
- UGU UNDERGROUND UTILITY
- W WATER LINE
- 86.4 + SPOT GRADE
- CATCH BASIN
- DRAIN MANHOLE
- TELEPHONE / ELECTRICAL MANHOLE
- SEWER MANHOLE
- WATER VALVE PIT
- UTILITY POLE
- UTILITY POLE W/ GUY WIRE
- SIGN
- TREE TO BE REMOVED
- STOCKADE FENCE
- CHAINLINK FENCE
- BENCHMARK
- MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND OR SET
- PK NAIL SET
- HYDRANT
- GATE VALVE
- GAS VALVE
- TREE TO REMAIN

PROPOSED

- 146 GRADE BREAKS IN SIDEWALKS
- CONTOURS
- BUILDING
- BUILDING ENTRY/EGRESS
- G GAS LINE
- S SANITARY SEWER
- SD STORMDRAIN
- UGU UNDERGROUND UTILITY
- W WATER LINE
- FD FOUNDATION DRAIN
- FENCE
- SURFACE DRAINAGE DIRECTION
- × 145.5 SPOT GRADE
- TC 145.38 BC 145.00 TOP OF CURB/BOTTOM OF CURB SPOT GRADE
- WATER SHUT OFF
- THRUST BLOCK
- BF BACKFLOW PREVENTOR
- SIGN
- EXCAVTION FOR UTILITY TRENCHES
- FULL DEPTH BITUMINOUS PAVEMENT
- BITUMINOUS OVERLAY
- BRICK SIDEWALK
- GRANITE PAVERS
- CONCRETE PAVERS OR SLAB
- BARKMULCH & PLANT BED
- DETECTABLE SURFACE AT RAMP

REV.	DATE	DESCRIPTION

118 CONDOMINIUMS, LLC
118 CONGRESS STREET, PORTLAND ME

118 on MUNJOY HILL
118 CONGRESS STREET, PORTLAND, ME

PINKHAM & GREER
CONSULTING ENGINEERS
28 VANNAH AVENUE
PORTLAND, MAINE

GRADING AND UTILITIES PLAN

STATE OF MAINE
THOMAS S. GREER
No. 4208
LICENSED PROFESSIONAL ENGINEER

11/13/13

SCALE:	AS SHOWN	DRN BY:	JDC
DATE:	NOVEMBER 13, 2013	DESG BY:	TSG
PROJECT:	13143	CHK BY:	TSG

C1.4