CONGRESS STREET

ST. LAWRENCE STREET

EX. 8"W

3" P.C.

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

18" V.I.T.

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

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

MAGNETIC 1928

DETECTABLE SURFACE TYP. 2 PLCS

GRADE BREAK, TYP.

MATCH EX. CURB HEIGHT

EX. HYDRANT

TOP OF CURB 147.0'
BOTTOM OC CURB 146.0'

ADJUST LOCATION TO MATCH FINAL MECHANICAL DRAWINGS

EX. PAVED DRIVE

ABUTTERS EX. CHAINLINK FENCE

GRANITE CURB AROUND GARDEN TC 147.0'

6"ø PERFORATED PVC SDR35

TOP OF CURB 147.0'
BOTTOM OC CURB 146.0'

EX. STOCKADE FENCE

F.I. #1
RIM=146.80'
OUT=142.00'

3"ø DOMESTIC

6"ø FIRE PROTECTION

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

22.5° BENDS & THRUSTBLOCKS

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

UP#3 w/AGE CONDUIT

REPLACE IN KIND

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

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

GAS LINE INSTALLATION TO BE COORDINATED WITH UNITIL

NEW SMH, RIM=144.41'± IN=136.35'± OUT=136.24'±

8"x CAST IRON

18" EGG SHAPE

UP#2

MATCH EX. CURB HEIGHT

BENCHMARK: CAPPED IRON ROD EL.=144.64' CITY

RAISED TREE PLANTERS, TYP. (6 TOTAL, 3@4.5'X7', ONE -SIDED@4.5'X9' AT EX. PIN OAK. SEE ALTERNATE DETAIL)

EDGE IN RAISED GRANITE, 4.5'X7', TYP.

NOTE: BOT EDGE OF OVERHEAD DOOR TO SLOPE 1".

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

FIN. FLR. 146.50

FIN. FLR. 147.50

FIN. FLR. 147.30

FIN. FLR. 146.48

FIN. FLR. 147.50

TC 147.52 BC 146.34

TC 147.12 BC 146.34

TC 147.36 BC 146.18

TC 147.00 BC 146.42

TC 146.38 BC 146.20

TC 147.16 BC 146.58

TC 146.27 BC 145.69

TC 145.21 BC 144.63

TC 144.81 BC 144.23

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
- CONTOURS
- BUILDING
- CURB
- GAS LINE
- SANITARY SEWER
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- WATER LINE
- 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

- GRADE BREAKS IN SIDEWALKS
- CONTOURS
- BUILDING
- BUILDING ENTRY/EGRESS
- GAS LINE
- SANITARY SEWER
- STORMDRAIN
- UNDERGROUND UTILITY
- WATER LINE
- FOUNDATION DRAIN
- FENCE
- SURFACE DRAINAGE DIRECTION
- SPOT GRADE
- TOP OF CURB/BOTTOM OF CURB SPOT GRADE
- WATER SHUT OFF
- THRUST BLOCK
- 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
2	01/02/14	REVISED LAYOUT, ADDED GARDEN
1	11/19/13	REV'D GRADING FOR SIDEWALK & OVERHEAD DOOR

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. 4206
REGISTERED PROFESSIONAL ENGINEER

1/2/14

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

C1.4