BOYD STREET

LANCASTER STREET

FRANKLIN STREET
PUBLIC – VARIABLE WIDTH

COMMUNITY GARDENS

EXISTING

── · ──	PROPERTY LINE
── · · ──	EASEMENT LINE
── · · · ──	ROW LINE
⬡	DECIDUOUS TREE (preserved)
⊗	DECIDUOUS TREE (to be removed)
	CURB
	EDGE OF PAVING
	BUILDING OUTLINE
☼	POLE LIGHT
⚚	FIRE HYDRANT
⊗	MANHOLE
EM/GM	ELEC / GAS METER
⊘	UTILITY POLE
○	STREET LIGHT
⊖	SIGN
⊟	CATCH BASIN
Ⓓ	DRAIN MANHOLE
⊗	WATER VALVE/SHUTOFF
──X──	CHAIN LINK FENCE
OHW	OVERHEAD WIRES
E	UNDERGROUND POWER
W	WATER LINE
G	GAS LINE
T	TELEPHONE
SD	STORM DRAIN
SS	SANITARY SEWER
15	CONTOUR LINE

PROPOSED

─ ─ ─	EASEMENT / LICENSE LINE
── ──	SETBACK LINE
	LIMIT OF WORK LINE
+	DECIDUOUS TREE
⊛	SHRUBS
▨	PERENNIALS / GROUND COVER
▬	ASPHALT PAVEMENT
▦	CONCRETE PAVEMENT
▩	BRICK PAVEMENT
	EDGE OF PAVING
	CURB
▥	CROSSWALK STRIPING
■ *	LIGHT
⬡	TRAFFIC SIGNAGE
●	BOLLARD
14	CONTOUR LINE
×14.50 +13.69	SPOT ELEVATION
●	CAPPED IRON ROD SET
▢	CATCH BASIN / FIELD INLET
Ⓢ	SEWER MANHOLE
Ⓓ	DRAIN MANHOLE
T	TRANSFORMER

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS INFORMATION TAKEN FROM A PLAN TITLED: "BOUNDARY & TOPOGRAPHIC SURVEY" AT 58 BOYD STREET, PORTLAND, MAINE. MADE FOR PORTLAND HOUSING AUTHORITY, 14 BAXTER BLVD., PORTLAND, MAINE 04101. DATED AUGUST 29, 2017 WITH REVISION DATES THROUGH AUGUST 24, 2018. PREPARED BY OWEN HASKELL, INC. 390 US ROUTE ONE, FALMOUTH, ME 04105, TELEPHONE 207.774.0424

2. BEARINGS ARE BASED ON MAINE STATE PLAN COORDINATE SYSTEM, MAINE WEST NAD 83.

3. BENCHMARK: MONUMENT T102-77-1 AT NORTHWEST CORNER OF ANDERSON STREET AND EASE LANCASTER STREET, ELEVATION 19.57 CITY DATUM.

4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

5. ALL DIMENSIONS SHOWN ARE TO FACE OF ALL WALLS, BUILDINGS, CURBS, AND OTHER SITE ELEMENTS UNLESS OTHERWISE NOTED.

6. EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. CALL DIG-SAFE PRIOR TO BEGINNING WORK (1-800-225-4977).

7. THE CONTRACTOR SHALL ESTABLISH PERMANENT BENCH MARKS. MAINTAIN ALL ESTABLISHED BOUNDS AND BENCH MARKS AND REPLACE AS DIRECTED ANY WHICH ARE DESTROYED OR DISTURBED.

8. LIMIT OF WORK LINE IS NOTED ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE CONTRACT LIMIT LINE. CONTRACTOR SHALL MEET LINE AND GRADE OF EXISTING CONDITIONS AT THE LIMIT OF WORK LINE.

9. MAINTAIN THE INTEGRITY OF THE EXISTING DRAINAGE AND UTILITY SYSTEMS AT ALL TIMES.

10. CONTRACTOR SHALL EXERCISE SPECIAL CARE TO AVOID ANY DAMAGE TO EXISTING BUILDINGS, EXISTING TREES TO REMAIN, ETC., AND MONUMENTS RESULTING FROM SITE PREPARATION AND CONSTRUCTION OPERATIONS.

11. ADJUST ALL EXISTING UTILITY FRAMES, GRATES, COVERS, ETC. THAT ARE TO REMAIN TO PROPOSED FINISH GRADES. IF NO SPECIFIC PROPOSED GRADE IS INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL ADJUST THE UTILITIES TO MEET THE PROPOSED ADJACENT CONDITIONS.

12. FOR ALL AREAS INSIDE AND OUTSIDE THE CONTRACT LIMIT LINE THAT ARE DISTURBED BY CONSTRUCTION AND FOR WHICH NO NEW CONSTRUCTION IS INDICATED, THE CONTRACTOR SHALL REPAIR AND REPLACE IN KIND.

13. ALL EXISTING VEGETATION TO BE PRESERVED AS SHOWN ON PLANS. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING. AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED.

14. STORAGE OR PARKING WILL NOT BE ALLOWED OVER THE ROOTS OF VEGETATION WHICH ARE TO BE PRESERVED. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS REQUIRED FOR THE WORK ON THESE PLANS.

15. ALL WORK SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

16. ALL AREAS DISTURBED OR WORK REQUIRED WITHIN TEMPORARY CONSTRUCTION AREAS ON PROPERTY SHALL BE REPAIRED BY RE-PAVING OR LOAM/SEEDING AS REQUIRED TO RETURN THE SITE TO PRE-CONSTRUCTION CONDITIONS.

17. ALL WORK WITHIN THE RIGHT-OF-WAY MUST BE COORDINATED WITH THE DEPARTMENT OF PUBLIC SERVICES.

18. **ALL WALKWAYS, PEDESTRIAN AREAS AND ACCESSIBLE PARKING AISLES SHALL CONFORM WITH THE APPROPRIATE ADA GUIDELINES.** GRADING SHALL BE AS FOLLOWS:

1.a. WALKWAYS SHALL HAVE A MAXIMUM CROSS SLOPE (PERPENDICULAR TO THE DIRECTION OF TRAVEL) OF 2% AND A MAXIMUM LONGITUDINAL SLOPE (ALONG THE DIRECTION OF TRAVEL) OF 5%.

1.b. CURB RAMPS MAY HAVE A LONGITUDINAL SLOPE OF UP TO 8% (1" PER FOOT) OVER A DISTANCE OF UP TO 8 FEET; HOWEVER, THE MAXIMUM CROSS SLOPE IS STILL 2%.

1.c. LANDING AREAS ... AREAS WHERE PEDESTRIANS ARE ... TURNING SHA... SLOPE OF 2% IN...

1.d. IF THE CONTR... THAT THE ABOVE STANDARDS ARE NOT COMPAT... SED GRADING THEY SHALL CONTACT THE ENGINEER ... OVERY AND REQUEST GUIDANCE.

1.e. ANY WORK DO... SE GUIDELINES ... BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.

N/F
PORTLAND HOUSING AUTHORITY
TM 22-1-3-9

N/F
PORTLAND HOUSING DEVELOPMENT CORP.
30462/167

MATCH SIDEWALK GRADE

MATCH CURB HEIGHT/REVEAL
EX. BC ±10.40
MATCH ROAD GRADE

MATCH CURB HEIGHT/REVEAL

MATCH GRADES
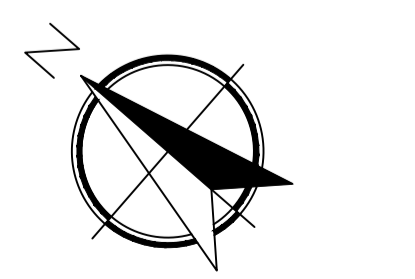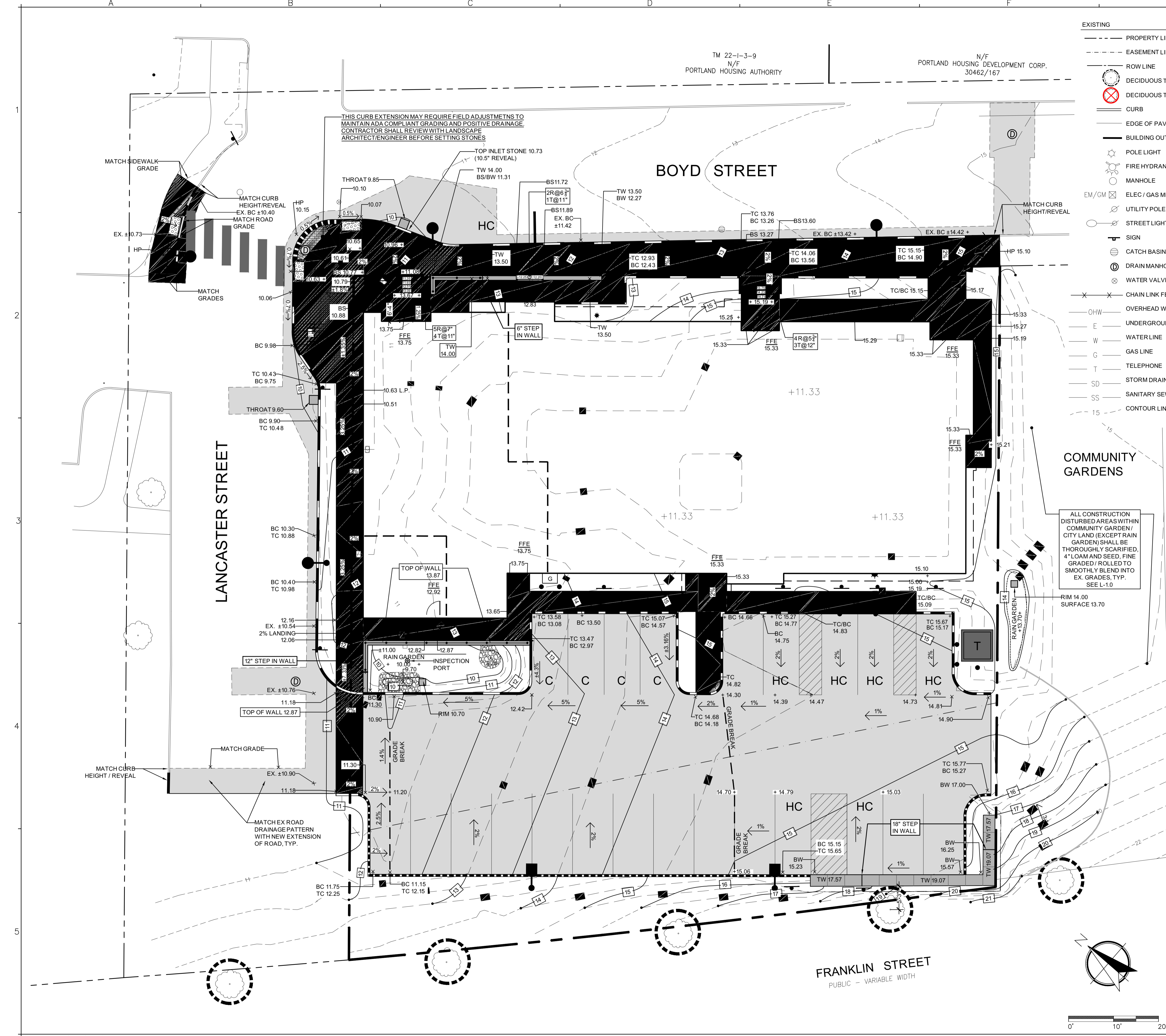
THIS CURB EXTENSION MAY REQUIRE FIELD ADJUSTMETNS TO MAINTAIN ADA COMPLIANT GRADING AND POSITIVE DRAINAGE. CONTRACTOR SHALL REVIEW WITH LANDSCAPE ARCHITECT/ENGINEER BEFORE SETTING STONES

ALL CONSTRUCTION DISTURBED AREAS WITHIN COMMUNITY GARDEN / CITY LAND (EXCEPT RAIN GARDEN) SHALL BE THOROUGHLY SCARIFIED, 4" LOAM AND SEED, FINE GRADED / ROLLED TO SMOOTHLY BLEND INTO EX. GRADES, TYP. SEE L-1.0

RAIN GARDEN
INSPECTION PORT

TOP OF WALL

MATCH EX ROAD DRAINAGE PATTERN WITH NEW EXTENSION OF ROAD, TYP.

Project / Title Block

DESIGNER
OWNER
PROJECT
DRAWINGS
REVISIONS

58 BOYD STREET, LP
14 BAXTER BLVD
PORTLAND, MAINE 04101

58 BOYD STREET APARTMENTS
58 BOYD STREET
PORTLAND, MAINE 04101

CWS PROJECT NUMBER: 15.021

GRADING PLAN

01.28.2019		
11.27.2018		POST BID
11.21.2018		
11.01.2018		
08.31.2018		
07.31.2018		
05.08.2018		50% MSHA SUBMISSION

DRAWING NUMBER
C-4.0

SCALE: AS SHOWN
DATE: 11/01/2018

0' 10' 20'