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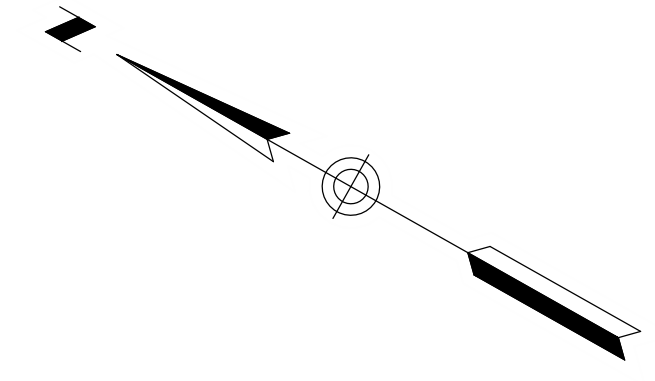
D

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NICKELODEON CINEMA

SPRING MIDDLE AERIAL

SATELLITE #1
3 CANAL PLAZA
6 STORY BRICK BUILDING

CANAL PLAZA AREA

4 STORY BRICK BUILDING

SATELLITE #2
2 CANAL PLAZA

10 STORY BRICK BUILDING
1 CANAL PLAZA

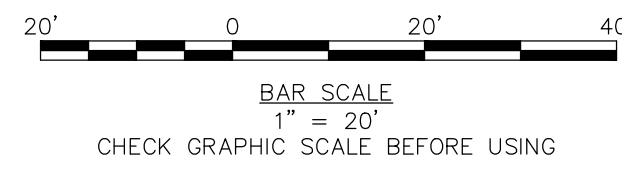
UNION STREET

ONE PORTLAND SQUARE

TWO CITY CENTER

PLAN REFERENCES:

1. SITE AND TOPOGRAPHIC DATA BASED ON A PLAN BY NORTHEAST CIVIL SOLUTIONS INC. OF SCARBOROUGH, MAINE, DATED NOVEMBER 20, 2015 AND REVISED AUGUST 2, 2016, TITLED "CANAL PLAZA, PORTLAND, MAINE", PREPARED FOR EAST BROWN COW DEVELOPMENT, 100 COMMERCIAL STREET, PORTLAND MAINE.
2. BEARINGS ARE BASED ON NAD 83 WEST ZONE.
3. ELEVATIONS AND CONTOURS ARE BASED ON NAD 1927 DATUM.
4. BORINGS AND GEOTECHNICAL DATA BY S.W. COLE ENGINEERING INC., 286 PORTLAND ROAD, GRAY, MAINE 04039 (207) 657-2866, DATED FEBRUARY 25, 2016.



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STATE OF MAINE
REGISTERED PROFESSIONAL ENGINEER
LAUREN JANE SNETT
12284
PROJECT NO. 229311

3/21/2017

REVISION	DESCRIPTION	DATE	CHECKED BY	DRAWN BY
2	REVISED WATER SERVICE	3/21/2017	DAS	JBC
1	ADDENDUM 1	10/11/16	DAS	JBC

EXISTING CONDITIONS PLAN

CANALSTUDIO

ZERO CANAL PLAZA DEVELOPMENT

JOB NO.: 229311
DATE: SEPTEMBER 19, 2016
SCALE: 1" = 20'
SHEET: 2 OF 10

C-100

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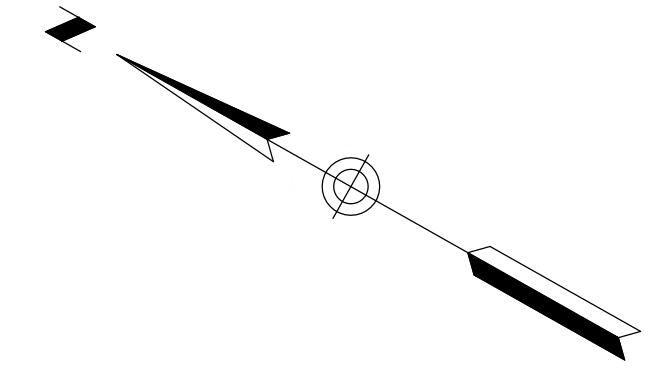
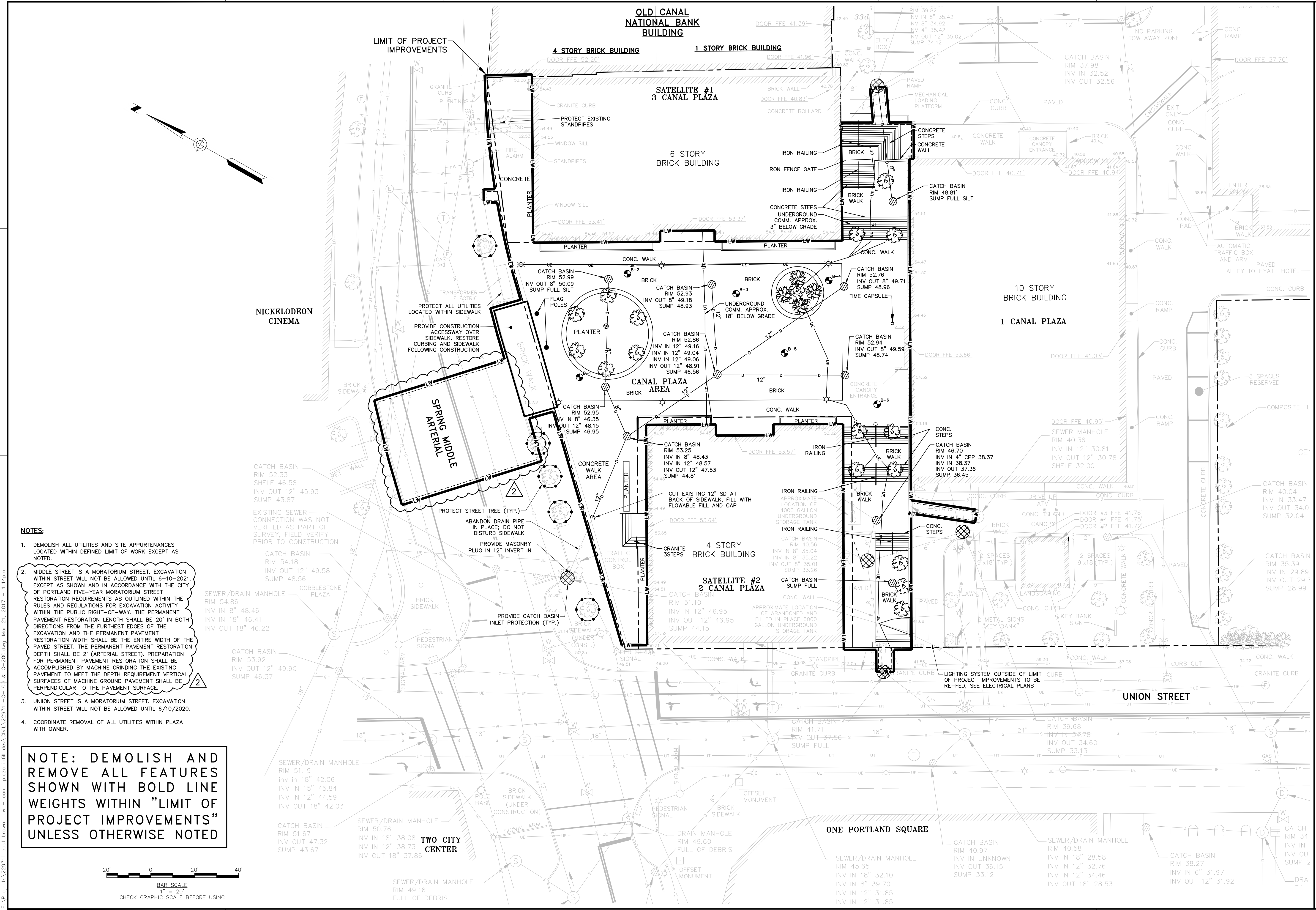
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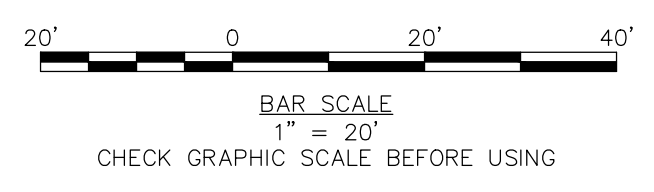
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- NOTES:**
- DEMOLISH ALL UTILITIES AND SITE APPURTENANCES LOCATED WITHIN DEFINED LIMIT OF WORK EXCEPT AS NOTED.
 - MIDDLE STREET IS A MORATORIUM STREET. EXCAVATION WITHIN STREET WILL NOT BE ALLOWED UNTIL 8-10-2021, EXCEPT AS SHOWN AND IN ACCORDANCE WITH THE CITY OF PORTLAND FIVE-YEAR MORATORIUM STREET RESTORATION REQUIREMENTS AS OUTLINED WITHIN THE RULES AND REGULATIONS FOR EXCAVATION ACTIVITY WITHIN THE PUBLIC RIGHT-OF-WAY. THE PERMANENT PAVEMENT RESTORATION LENGTH SHALL BE 20' IN BOTH DIRECTIONS FROM THE FURTHEST EDGES OF THE EXCAVATION AND THE PERMANENT PAVEMENT RESTORATION WIDTH SHALL BE THE ENTIRE WIDTH OF THE PAVED STREET. THE PERMANENT PAVEMENT RESTORATION DEPTH SHALL BE 2" (ARTERIAL STREET). PREPARATION FOR PERMANENT PAVEMENT RESTORATION SHALL BE ACCOMPLISHED BY MACHINE GRINDING THE EXISTING PAVEMENT TO MEET THE DEPTH REQUIREMENT VERTICAL SURFACES OF MACHINE GROUND PAVEMENT SHALL BE PERPENDICULAR TO THE PAVEMENT SURFACE.
 - UNION STREET IS A MORATORIUM STREET. EXCAVATION WITHIN STREET WILL NOT BE ALLOWED UNTIL 6/10/2020.
 - COORDINATE REMOVAL OF ALL UTILITIES WITHIN PLAZA WITH OWNER.

NOTE: DEMOLISH AND REMOVE ALL FEATURES SHOWN WITH BOLD LINE WEIGHTS WITHIN "LIMIT OF PROJECT IMPROVEMENTS" UNLESS OTHERWISE NOTED



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LAUREN JANE SNIET 12284 & 12285

3/21/2017

REVISION	DESCRIPTION	DATE	CHECKED BY: DAS
2	REVISED WATER SERVICE	3/21/2017	
1	ADDENDUM 1	10/11/16	

DESIGNED BY: LJS
DRAWN BY: JBC

SITE DEMOLITION PLAN

CANALSSTUDIO

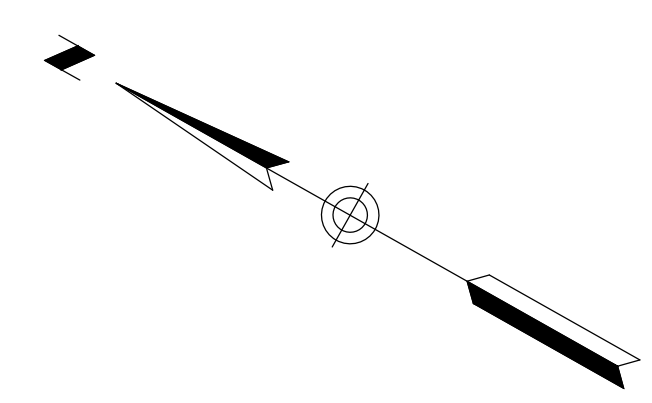
ZERO CANAL PLAZA DEVELOPMENT

JOB NO.: 229311
DATE: SEPTEMBER 19, 2016
SCALE: 1" = 20'
SHEET: 3 OF 10

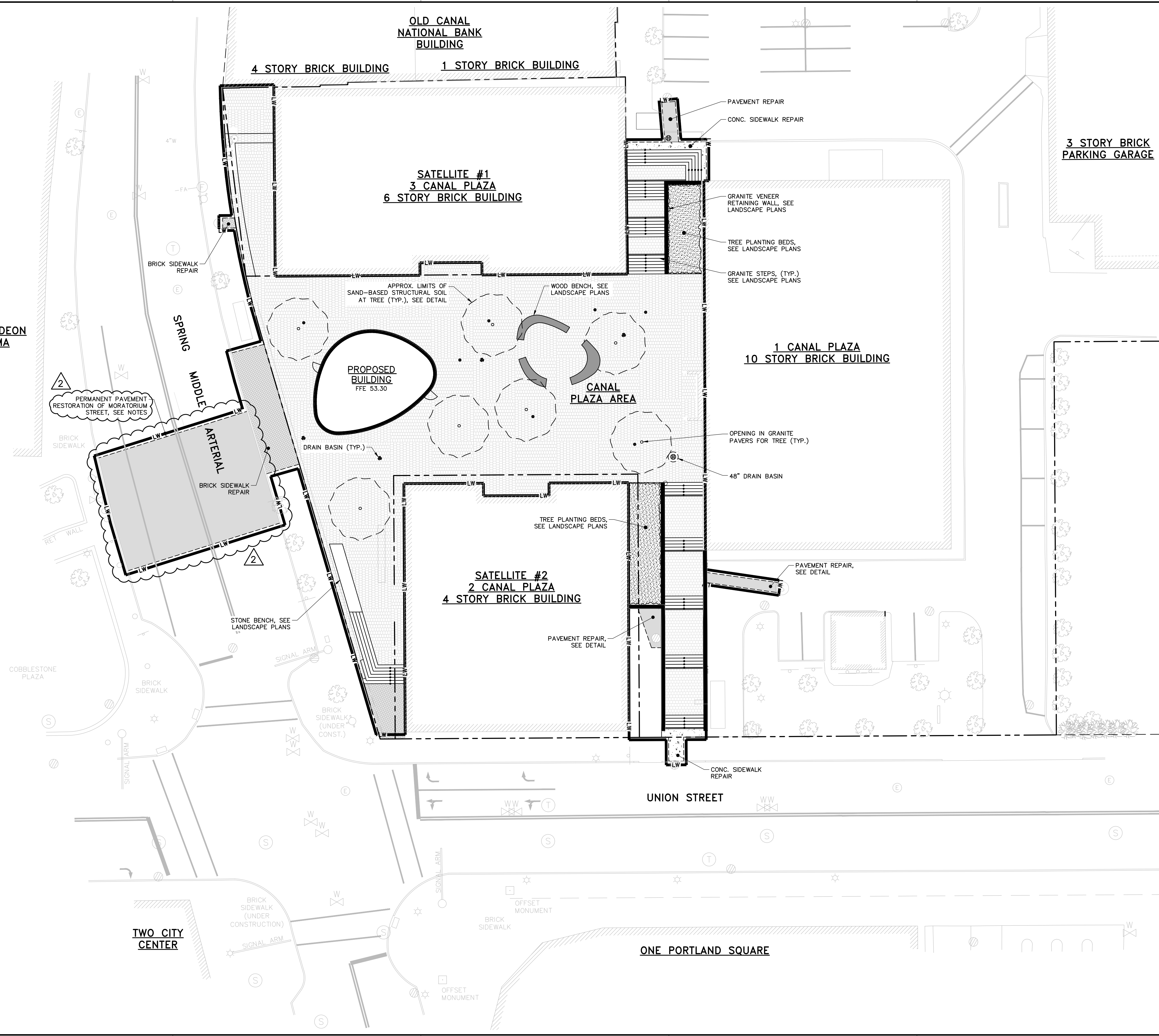
C-200

1 2 3 4 5 6

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NICKELODEON CINEMA



PLAN REFERENCES:

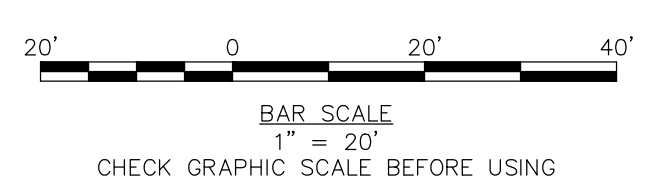
1. SITE AND TOPOGRAPHIC DATA BASED ON A PLAN BY NORTHEAST CIVIL SOLUTIONS INC. OF SCARBOROUGH, MAINE, DATED NOVEMBER 20, 2015 AND REVISED AUGUST 2, 2016, TITLED "CANAL PLAZA, PORTLAND, MAINE", PREPARED FOR EAST BROWN COW DEVELOPMENT, 100 COMMERCIAL STREET, PORTLAND MAINE.
2. BEARINGS ARE BASED ON NAD 83 WEST ZONE.
3. ELEVATIONS AND CONTOURS ARE BASED ON NAD 1927 DATUM.

ZONING NOTES:

1. SUBJECT PARCEL IS LOCATED WITHIN THE DOWNTOWN BUSINESS ZONE B3, AND THE PEDESTRIAN ACTIVITIES DISTRICT.

PAVING NOTES:

1. MIDDLE STREET IS A MORATORIUM STREET. EXCAVATION WITHIN STREET WILL NOT BE ALLOWED UNTIL 6-10-2021, EXCEPT AS SHOWN AND IN ACCORDANCE WITH THE CITY OF PORTLAND FIVE-YEAR MORATORIUM STREET RESTORATION REQUIREMENTS AS OUTLINED WITHIN THE RULES AND REGULATIONS FOR EXCAVATION ACTIVITY WITHIN THE PUBLIC RIGHT-OF-WAY. THE PERMANENT PAVEMENT RESTORATION LENGTH SHALL BE 20' IN BOTH DIRECTIONS FROM THE FURTHEST EDGES OF THE EXCAVATION AND THE PERMANENT PAVEMENT RESTORATION WIDTH SHALL BE THE ENTIRE WIDTH OF THE PAVED STREET. THE PERMANENT PAVEMENT RESTORATION DEPTH SHALL BE 2" (ARTERIAL STREET). PREPARATION FOR PERMANENT PAVEMENT RESTORATION SHALL BE ACCOMPLISHED BY MACHINE GRINDING THE EXISTING PAVEMENT TO MEET THE DEPTH REQUIREMENT. VERTICAL SURFACES OF MACHINE GROUND PAVEMENT SHALL BE PERPENDICULAR TO THE PAVEMENT SURFACE.
2. UNION STREET IS A MORATORIUM STREET. EXCAVATION WITHIN STREET WILL NOT BE ALLOWED UNTIL 6/10/2020.



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STATE OF MAINE
LAUREN JANE SNEY
REGISTERED PROFESSIONAL ENGINEER
PROJECT NO. 22311-0200A

3/21/2017

REV.	DESCRIPTION	DATE
2	REVISED WATER SERVICE	3/21/2017
1	ADDENDUM 1	10/11/16

CHECKED BY: DAS
DESIGNED BY: LJS
DRAWN BY: JBC
22311-0200A.dwg

SITE PLAN

CANALSTUDIO

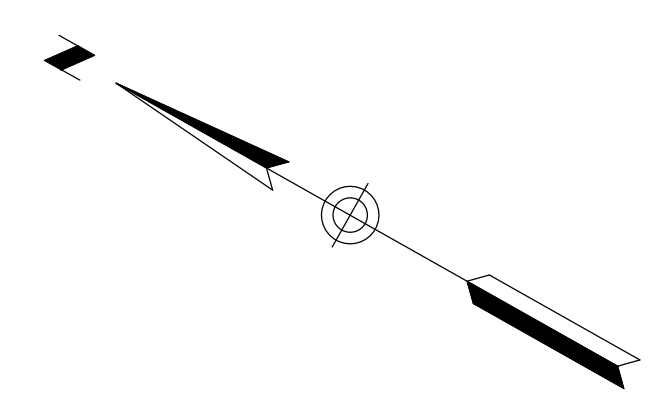
ZERO CANAL PLAZA DEVELOPMENT

JOB NO.: 229311
DATE: SEPTEMBER 19, 2016
SCALE: 1" = 20'
SHEET: 4 OF 10

C-201

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1 2 3 4 5 6



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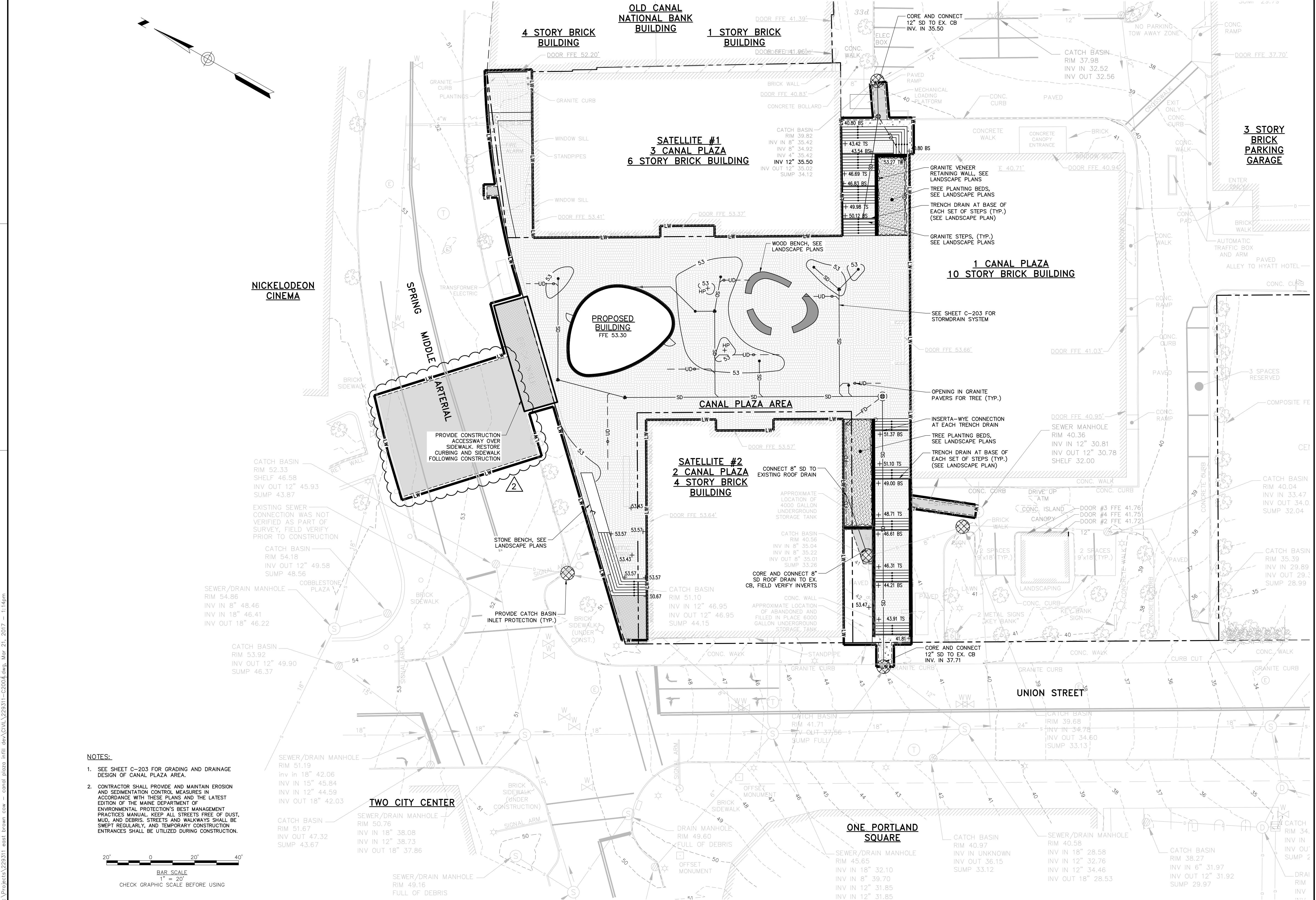
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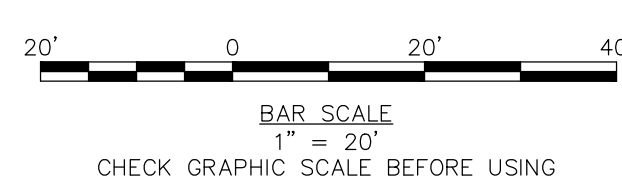
B

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- NOTES:**
- SEE SHEET C-203 FOR GRADING AND DRAINAGE DESIGN OF CANAL PLAZA AREA.
 - CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS AND THE LATEST EDITION OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL. KEEP ALL STREETS FREE OF DUST, MUD, AND DEBRIS. STREETS AND WALKWAYS SHALL BE SWEEPED REGULARLY, AND TEMPORARY CONSTRUCTION ENTRANCES SHALL BE UTILIZED DURING CONSTRUCTION.



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LAUREN JANE SNIET 12284

3/21/2017

3/21/2017

REV.	DESCRIPTION	DATE
2	REVISED WATER SERVICE	3/21/2017
1	ADDENDUM 1	10/11/16

CHECKED BY: DAS
DESIGNED BY: LJS
DRAWN BY: JBC

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

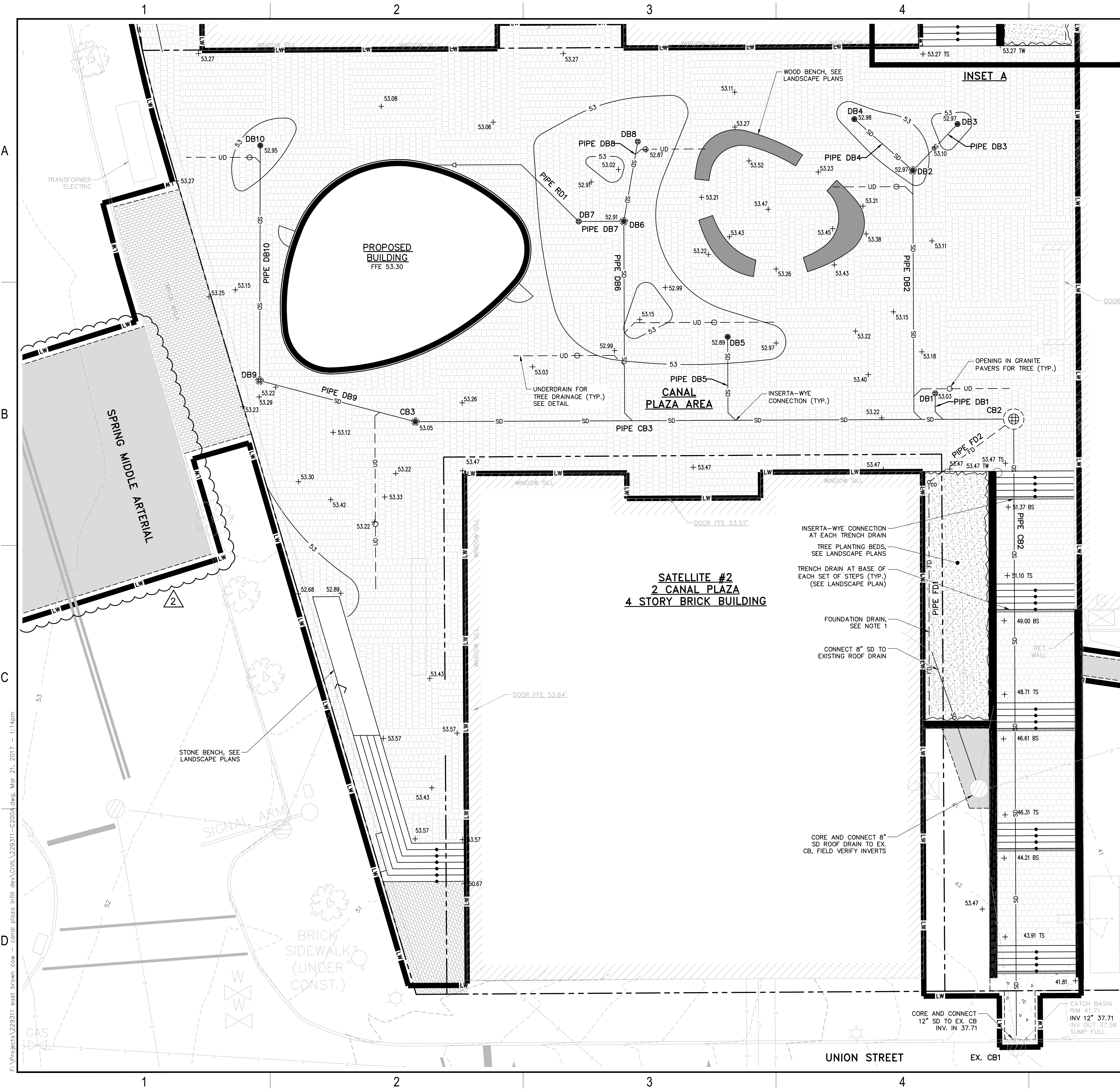
CANALSTUDIO

ZERO CANAL PLAZA DEVELOPMENT

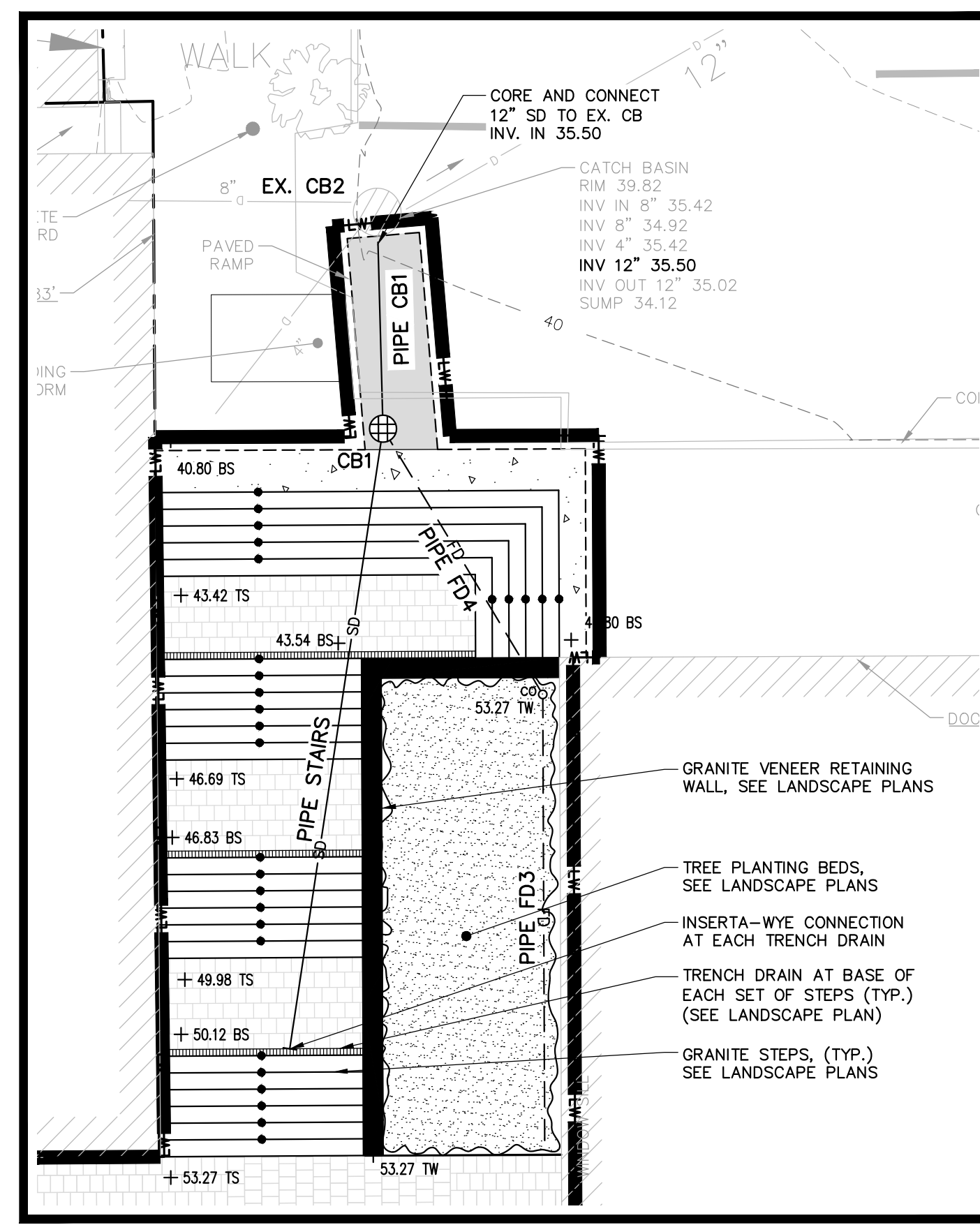
JOB NO.: 229311
DATE: SEPTEMBER 19, 2016
SCALE: 1" = 20'
SHEET: 5 OF 10

C-202

1 2 3 4 5 6



1 CANAL PLAZA
10 STORY BRICK BUILDING



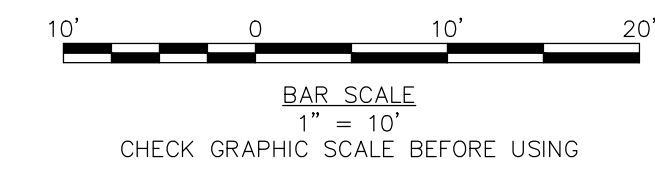
INSET A
SCALE: 1" = 10'

STRUCTURE TABLE					
NAME	DIA.	GRATE	RIM	INV IN/SIZE/FROM	INV OUT/SIZE/TO
CB1	48"	24"	40.80	35.75/12"SD/ 36.75/6"SD/	35.65/12"SD/EX. CB2
CB2	48"	24"	53.47	46.12/12"SD/CB3 47.12/6"SD/	46.02/12"SD/EX. CB1
CB3	18"	10"	53.05	47.36/8"SD/DB9	47.26/12"SD/CB2
DB1	12"	10"	53.03		46.48/8"SD/
DB2	18"	10"	52.97	47.34/8"SD/DB4 47.34/8"SD/DB3	46.96/10"SD/
DB3	12"	10"	52.97		47.45/8"SD/DB2
DB4	12"	10"	52.98		47.48/8"SD/DB2
DB5	12"	10"	52.89		46.99/8"SD/
DB6	18"	10"	52.91	48.61/8"SD/DB7 48.61/8"SD/DB8	47.41/10"SD/
DB7	12"	10"	52.96	48.85/6"RD/	48.69/8"SD/DB6
DB8	12"	10"	52.91		48.76/8"SD/DB6
DB9	18"	10"	53.24	47.76/8"SD/DB10	47.66/8"SD/CB3
DB10	12"	10"	52.95		48.21/8"SD/DB9
EX. CB1	48"	24"	41.71	37.71/12"SD/CB2	SEE PLAN VIEW FOR EXISTING INVERTS
EX. CB2	48"	24"	39.82	35.50/12"SD/CB1	SEE PLAN VIEW FOR EXISTING INVERTS

PIPE TABLE			
PIPE NAME	SIZE	LENGTH	SLOPE
PIPE CB1	12" SD	12'	0.0120
PIPE CB2	12" SD	119'	0.0698
PIPE CB3	12" SD	114'	0.0100
PIPE DB1	8" SD	4'	0.0100
PIPE DB2	10" SD	48'	0.0100
PIPE DB3	8" SD	11'	0.0100
PIPE DB4	8" SD	14'	0.0100
PIPE DB5	8" SD	16'	0.0100
PIPE DB6	10" SD	38'	0.0100
PIPE DB7	8" SD	8'	0.0100
PIPE DB8	8" SD	15'	0.0100
PIPE DB9	8" SD	30'	0.0100
PIPE DB10	8" SD	45'	0.0100
PIPE FD1	6" SD	46'	0.0050
PIPE FD2	6" SD	19'	0.0739
PIPE FD3	6" SD	33'	0.0050
PIPE FD4	6" SD	21'	0.5466
PIPE RD1	6" RD	32'	0.0100
PIPE STAIRS	12" SD	45'	0.1534

NOTE:

- FOUNDATION DRAIN INVERTS ARE APPROXIMATE. FIELD VERIFICATION OF EXISTING FOUNDATION DEPTH REQUIRED TO CONFIRM INVERTS.



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LAUREN JANE SNYDER
12284
PROJECT NO. 229311

3/21/2017
2 REVISED WATER SERVICE
10/11/16
DATE

CHECKED BY: DAS
229311-C203.dwg

DESIGNED BY: LJS
DRAWN BY: JBC

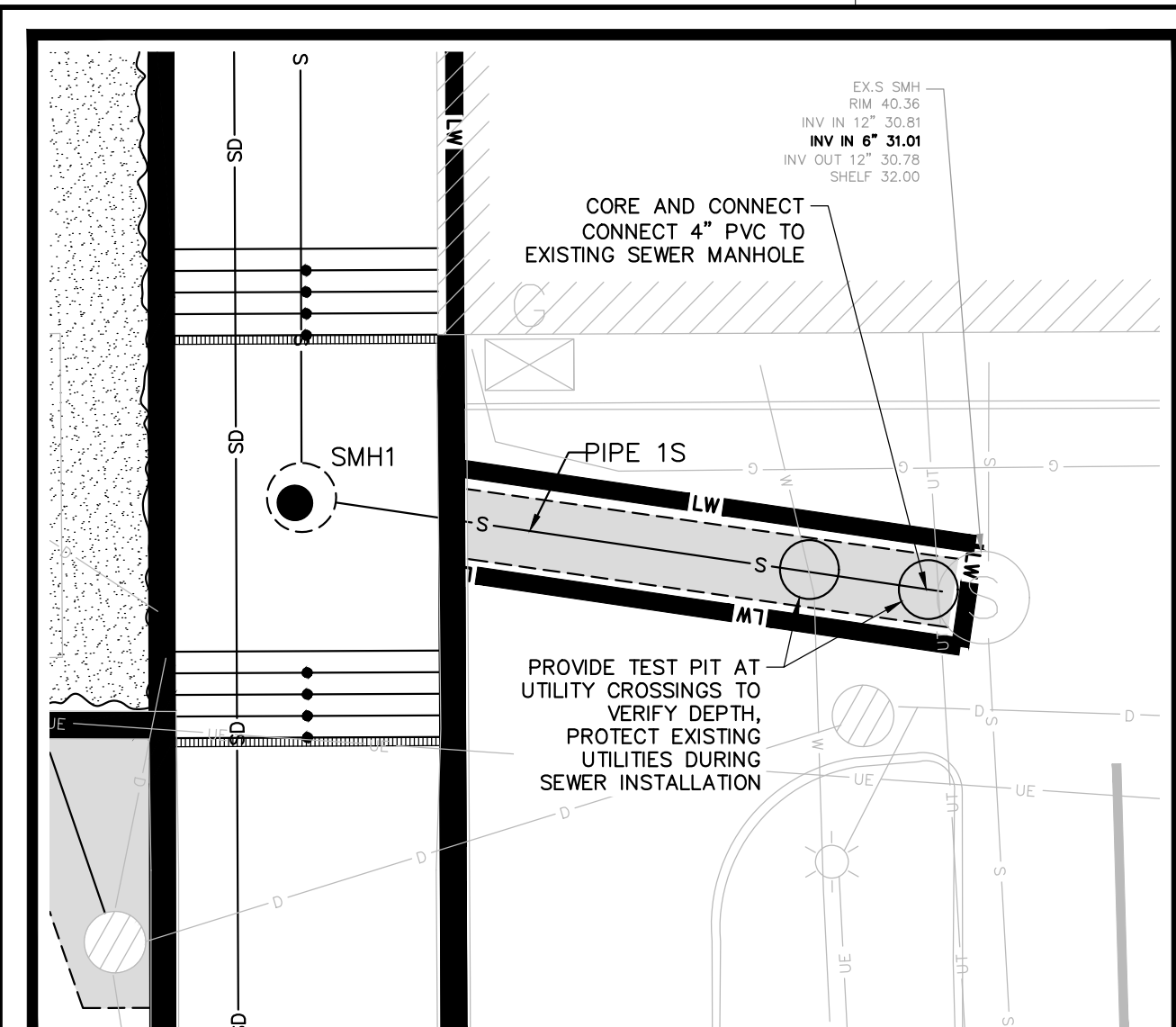
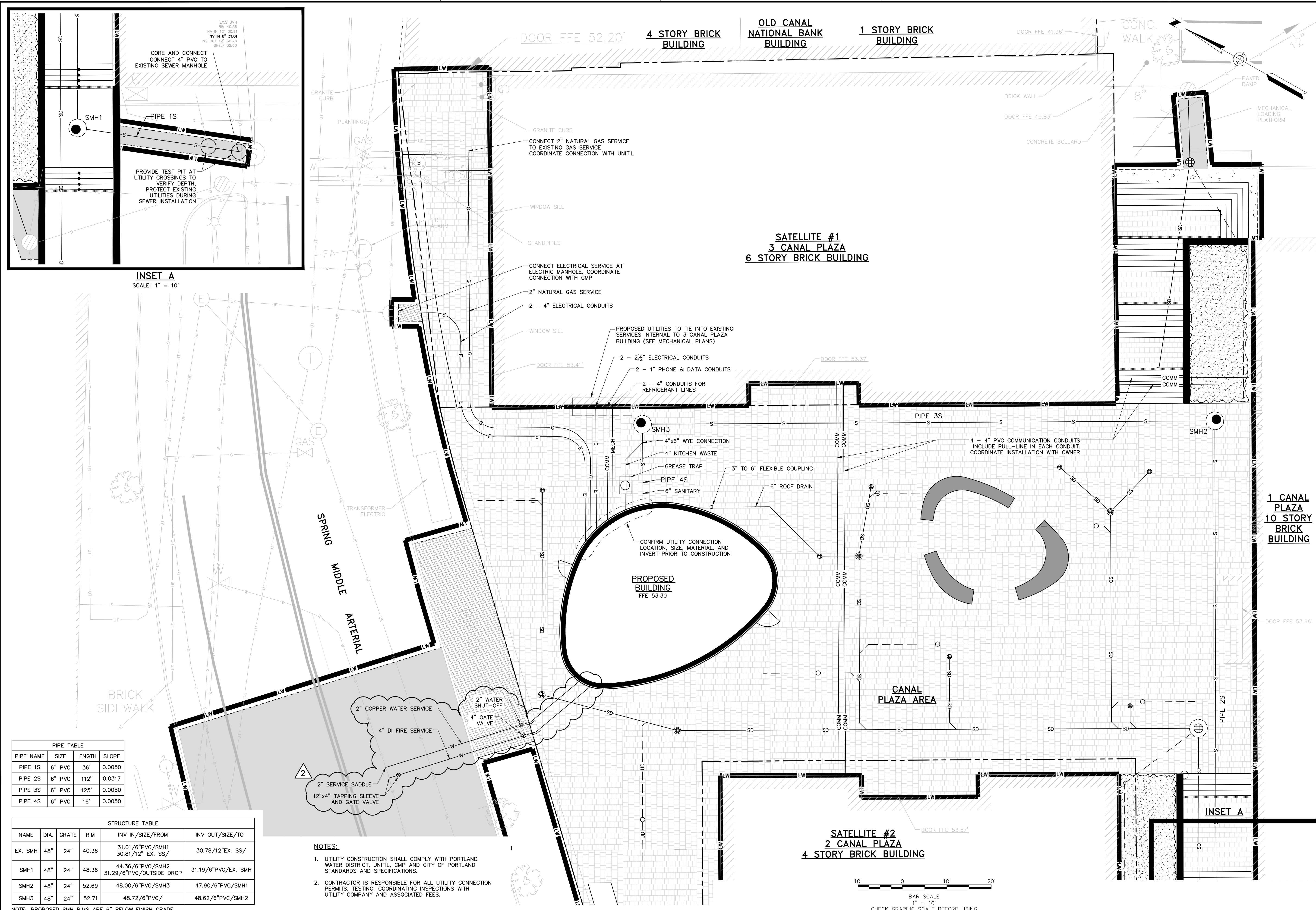
ENLARGED PLAZA GRADING PLAN

CANALSTUDIO
ZERO CANAL PLAZA DEVELOPMENT

JOB NO.: 229311
DATE: SEPTEMBER 19, 2016
SCALE: 1" = 10'
SHEET: 6 OF 10

C-203

F:\Projects\229311 east brown.cdw - canal plaza.infill.dwg, Mar 21, 2017 - 1:14pm

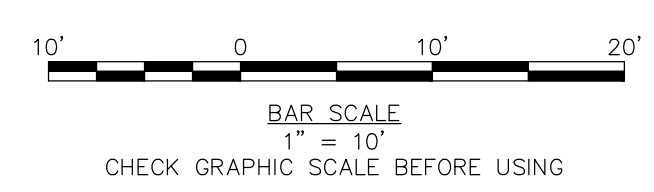


INSET A
SCALE: 1" = 10'

PIPE TABLE			
PIPE NAME	SIZE	LENGTH	SLOPE
PIPE 1S	6" PVC	36'	0.0050
PIPE 2S	6" PVC	112'	0.0317
PIPE 3S	6" PVC	125'	0.0050
PIPE 4S	6" PVC	16'	0.0050

STRUCTURE TABLE					
NAME	DIA.	GRATE	RIM	INV IN/SIZE/FROM	INV OUT/SIZE/TO
EX. SMH	48"	24"	40.36	31.01/6"PVC/SMH1 30.81/12" EX. SS/	30.78/12" EX. SS/
SMH1	48"	24"	48.36	44.36/6"PVC/SMH2 31.29/6"PVC/OUTSIDE DROP	31.19/6"PVC/EX. SMH
SMH2	48"	24"	52.69	48.00/6"PVC/SMH3	47.90/6"PVC/SMH1
SMH3	48"	24"	52.71	48.72/6"PVC/	48.62/6"PVC/SMH2

- NOTES:**
- UTILITY CONSTRUCTION SHALL COMPLY WITH PORTLAND WATER DISTRICT, UNITL, CMP AND CITY OF PORTLAND STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTION PERMITS, TESTING, COORDINATING INSPECTIONS WITH UTILITY COMPANY AND ASSOCIATED FEES.



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CHECKED BY: DAS
22311-C204.dwg

DATE: 3/21/2017

DESCRIPTION: REVISED WATER SERVICE

DATE: 10/11/16

DESIGNED BY: JBC

DRAWN BY: JBC

UTILITY PLAN

CANALSTUDIO

ZERO CANAL PLAZA DEVELOPMENT

JOB NO.: 229311

DATE: SEPTEMBER 19, 2016

SCALE: 1" = 10'

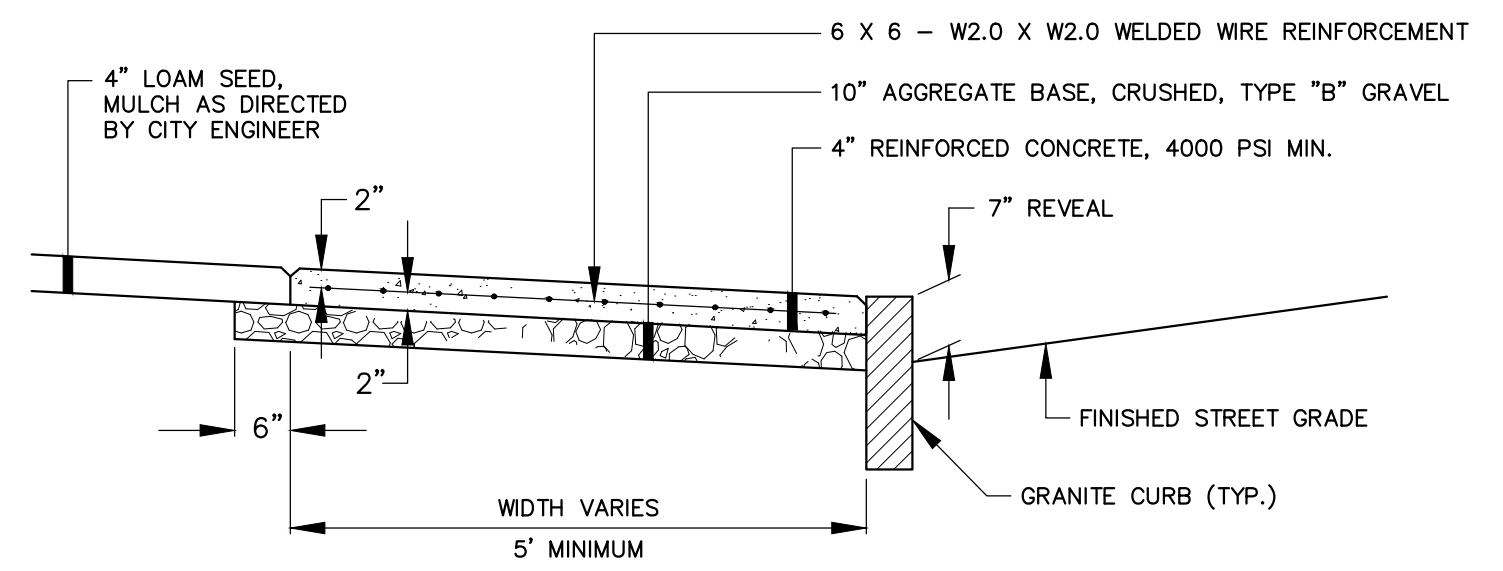
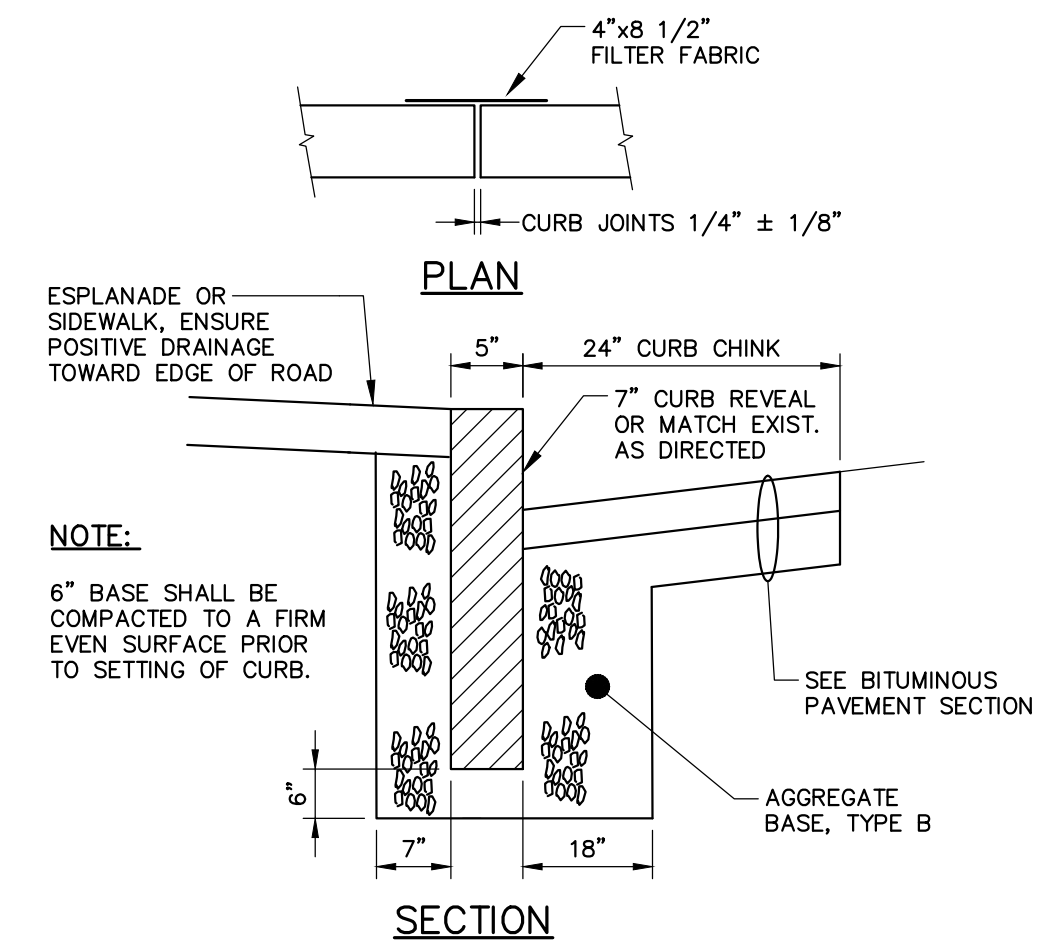
SHEET: 7 OF 10

C-204

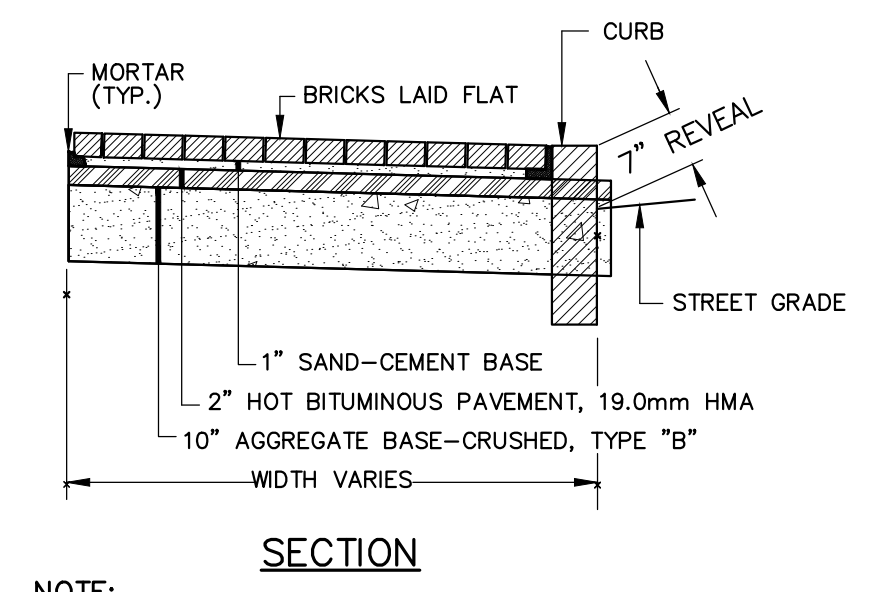
F:\Projects\229311 east brown.cdw - canal plaza.infill.dwg, Mar 21, 2017 - 1:15pm

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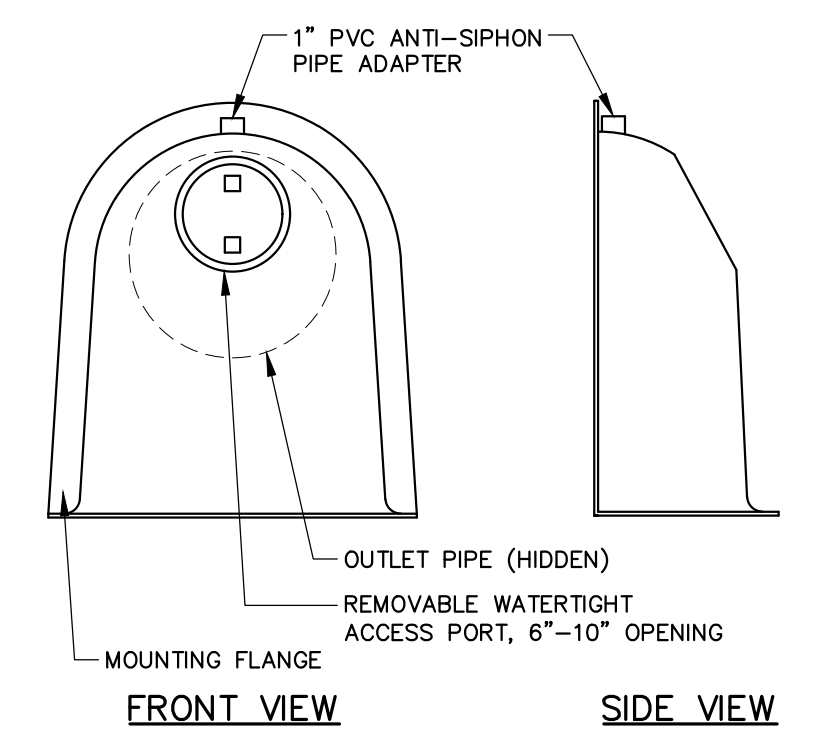
A



REINFORCED CONCRETE SIDEWALK
N.T.S.



BRICK SIDEWALK DETAIL
N.T.S.



- NOTES:**
- ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY BEST MANAGEMENT PRODUCTS, INC. OR PRE-APPROVED EQUAL.
 - ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
 - ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW.
 - THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
 - THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
 - THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
 - THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
 - THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER.
 - INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE: INSTALLATION INSTRUCTIONS, PVC ANTI-SIPHON VENT PIPE AND ADAPTER, OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING, 3/8" STAINLESS STEEL BOLTS, AND ANCHOR SHIELDS.

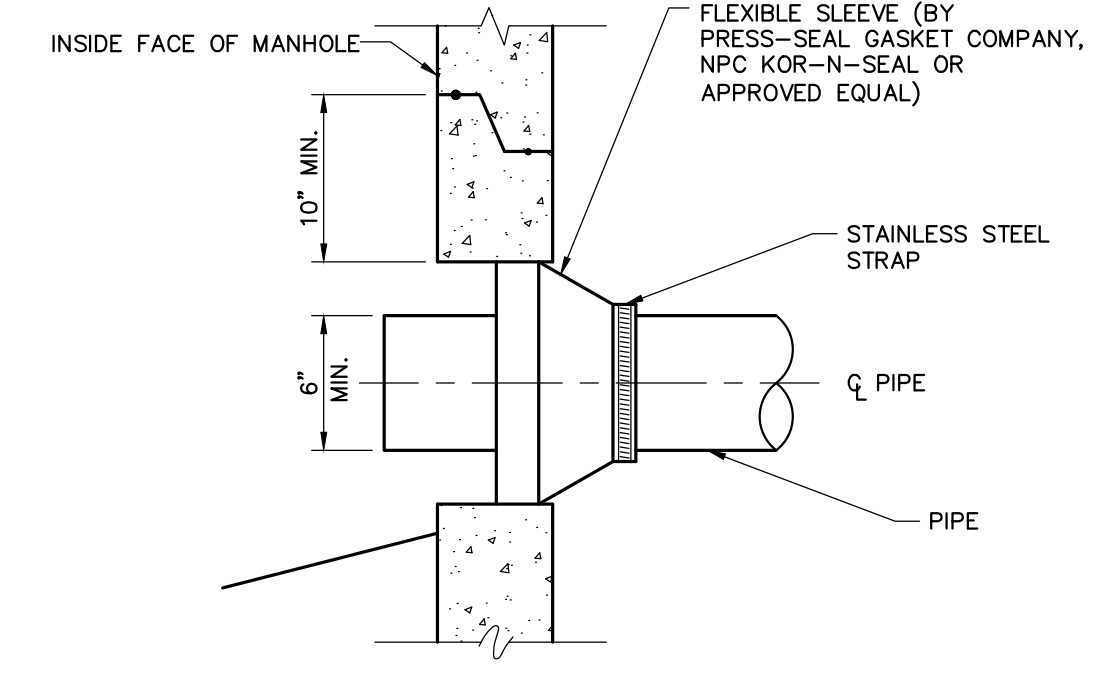
SNOUT OIL-WATER-DEBRIS SEPARATOR DETAIL
N.T.S.

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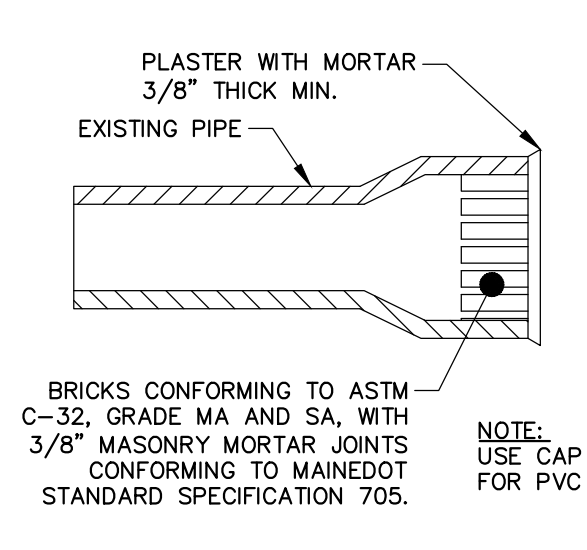
CURB TYPE 1 ON CURVES

TYPE	RADIUS OF CURVE	LENGTH	STONE IS CUT OR CAST
1	0' TO 60' INCL.	4' MIN.	ARC TO FIT CURVE
	OVER 60' TO 160'	4' TO 6'	STRAIGHT PIECES

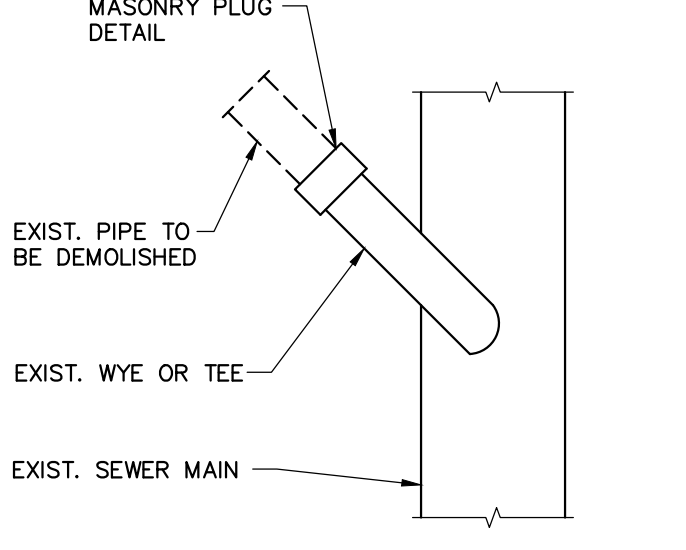
TYPICAL NEW AND RESET CURB INSTALLATION
N.T.S.
NOTE: AGGREGATE TYPES PER MDOT SECTION 304.02



NEW PIPE TO NEW STRUCTURE CONNECTION DETAIL
N.T.S.

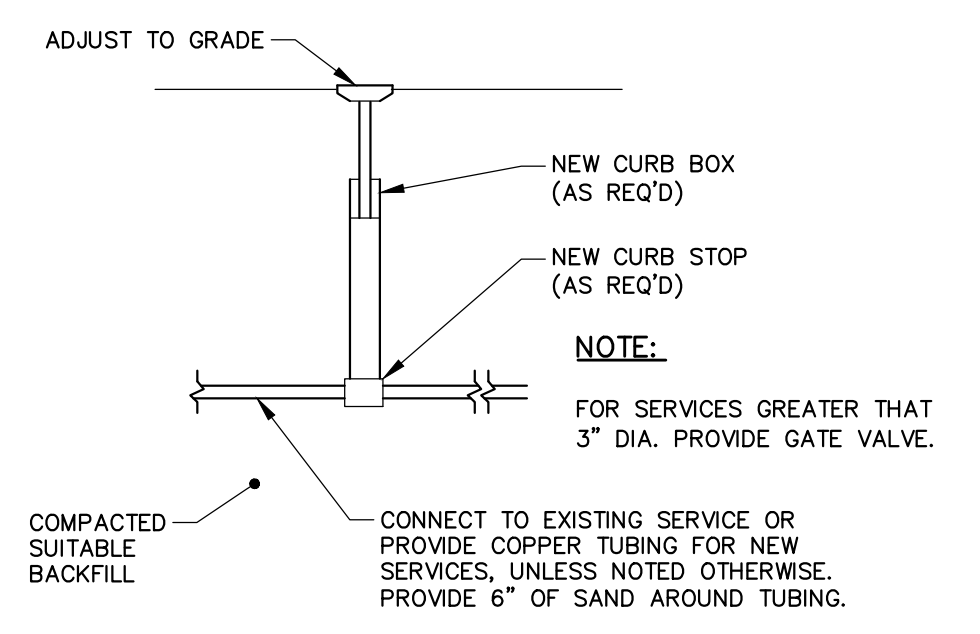


MASONRY PLUG DETAIL
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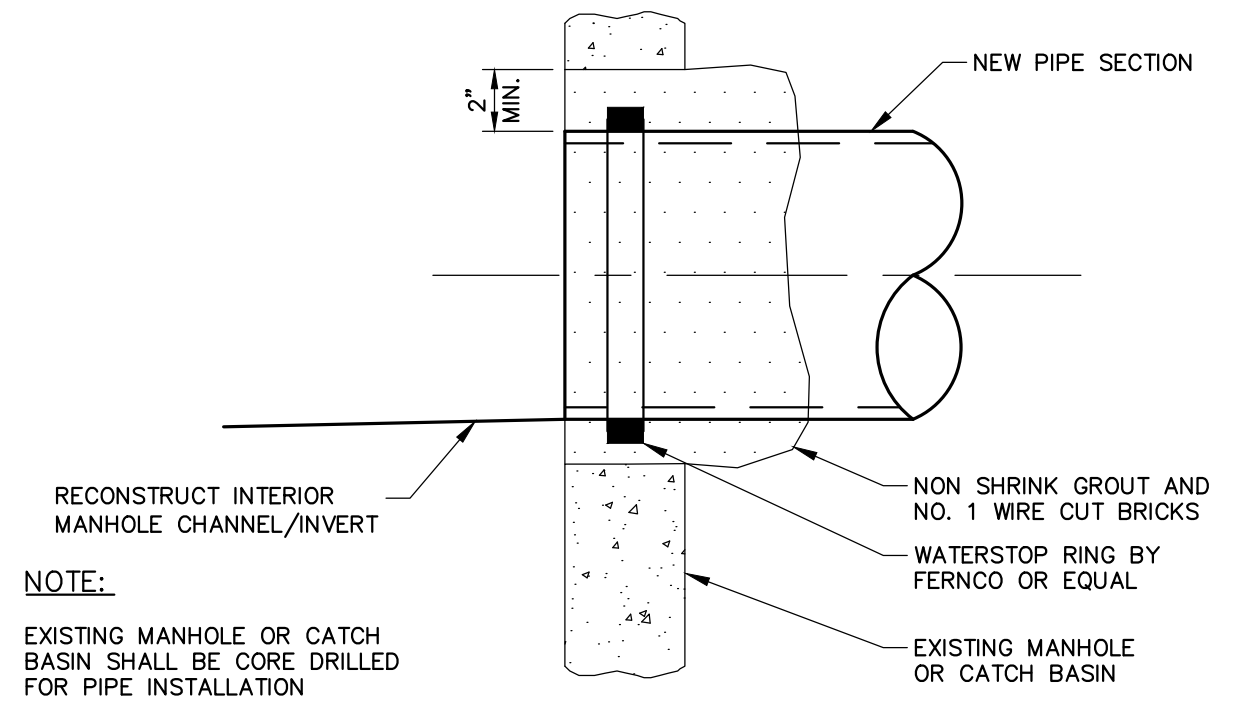


MASONRY PLUG @ MAIN
N.T.S.

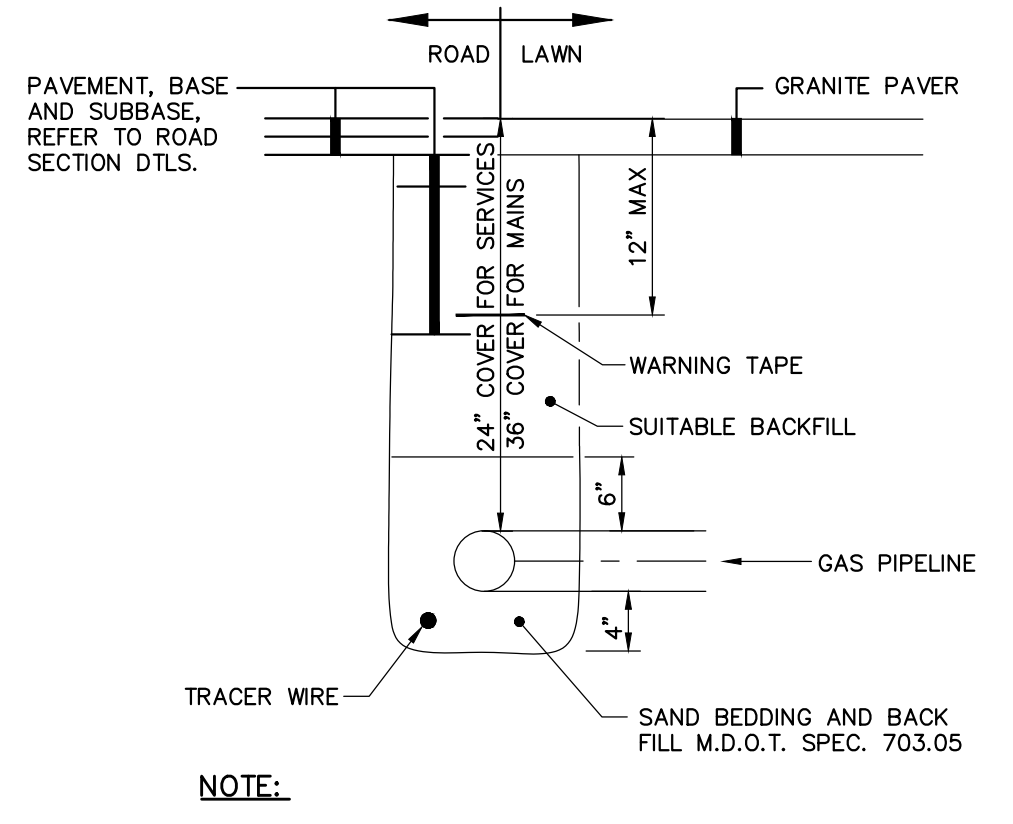
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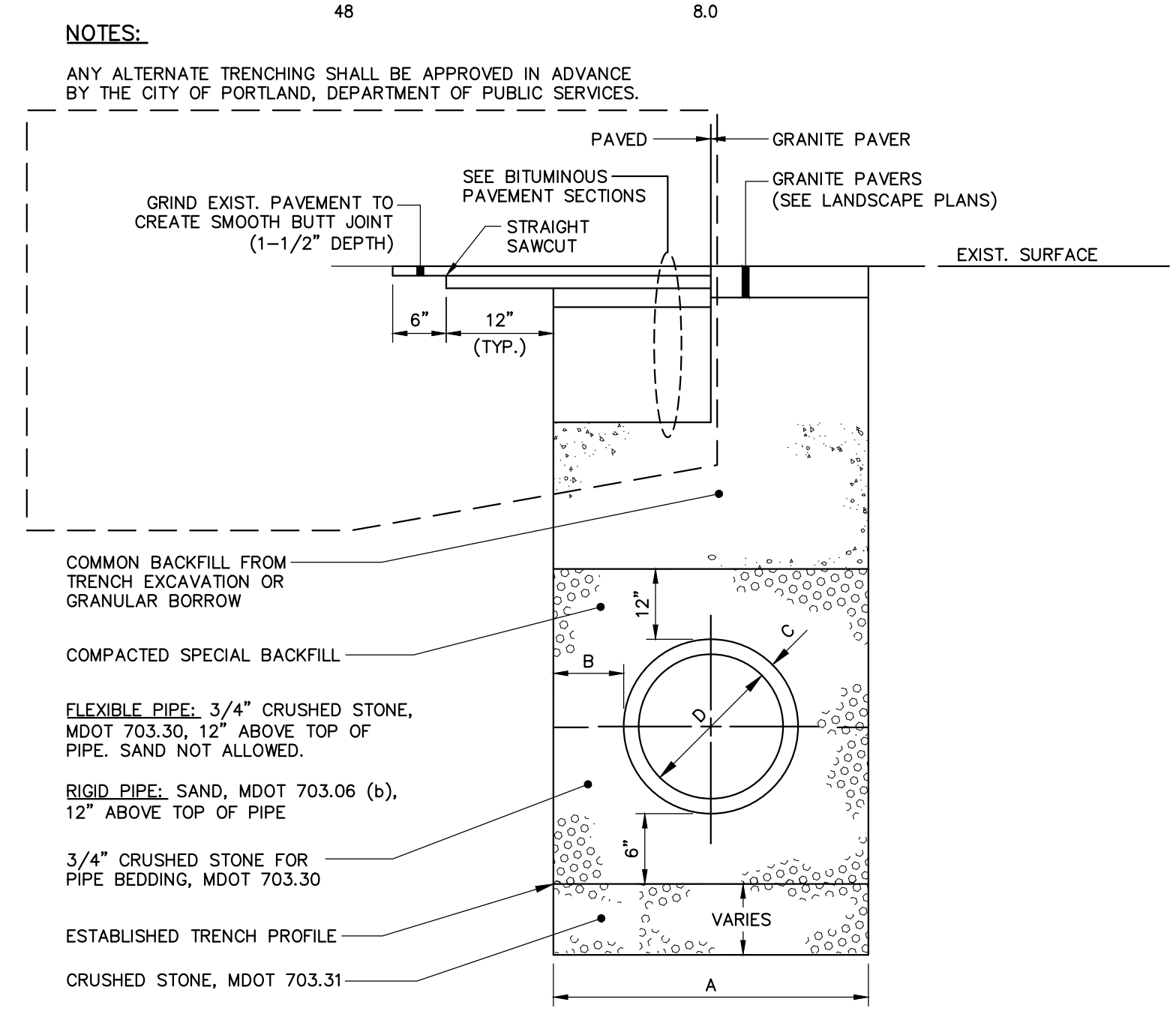
TYPICAL WATER SERVICE DETAIL
N.T.S.



NEW PIPE TO EXISTING STRUCTURE
N.T.S.



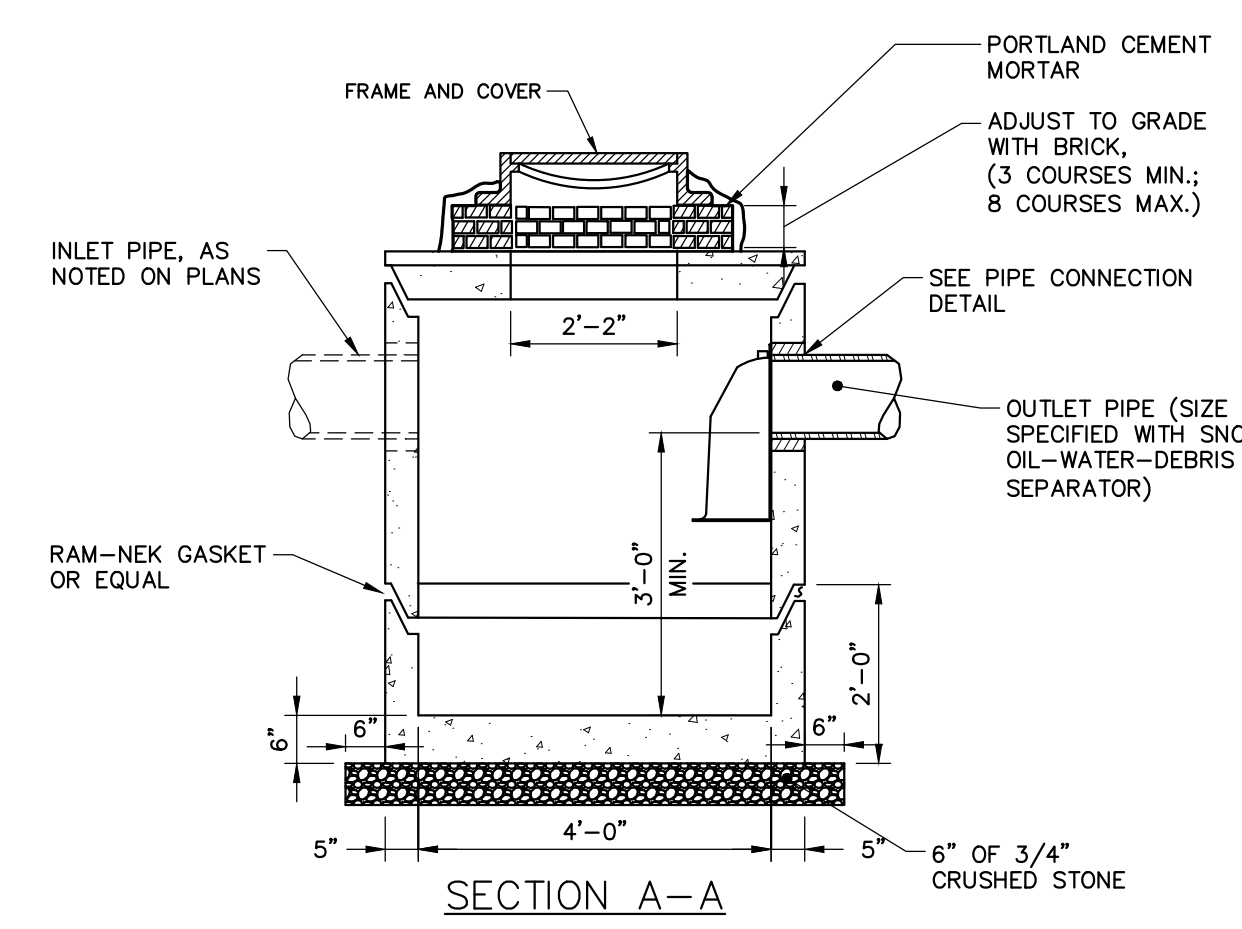
NATURAL GAS PIPE
N.T.S.



PIPE INSTALLATION DETAIL
N.T.S.

GENERAL NOTES FOR MANHOLES AND CATCH BASINS

- ALL CONCRETE SHALL BE CLASS "A" AND HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 LBS. PER SQ. INCH AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.
- PRECAST REINFORCED CONE BARREL MANUFACTURED PER ASTM SPEC. C-478.
- ALL MANHOLES SHALL HAVE A BITUMINOUS WATERPROOFING APPLIED TO THE EXTERIOR SURFACE. IF CONSTRUCTED OF BRICK MASONRY, SURFACE SHALL BE PLASTERED WITH A SMOOTH MORTAR FINISH 3/8" THICK. AFTER THE MORTAR HAS SET, THE SURFACE SHALL BE WATERPROOFED AS REQUIRED BY SUPPLEMENTAL SPECIFICATIONS SECTION 604.
- CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48-CLASS 35. ALL PARTS OF CASTINGS, EXCEPT FINISHED SURFACE, SHALL RECEIVE A COAT OF COAL TAR PITCH VARNISH OR ASPHALTUM PAINT WHICH SHALL BE SMOOTH AND TOUGH BUT NOT BRITTLE.
- MANHOLES MAY BE CONSTRUCTED OF MASONRY, PRECAST REINFORCED CONCRETE, OR CAST IN PLACE.
- CONTRACTOR SHALL SUBMIT ANTI-FLOATATION CALCULATIONS FOR ALL MANHOLE AND CATCH BASIN STRUCTURES.
- ALL PRECAST MANHOLES AND CATCH BASINS SHALL BE IDENTIFIED BY STATION, OFFSET, AND STRUCTURE ID PAINTED ON THE SIDE OF THE STRUCTURE BY THE MANUFACTURER.
- STORM AND SEWER MANHOLES SHALL HAVE SOLID COVERS WITH ONE DRILLED PICK HOLE.
- EXISTING MANHOLES, CATCH BASINS, FRAMES, AND COVERS SHALL BE SALVAGED BY THE CONTRACTOR, AND SHALL REMAIN THE PROPERTY OF THE CITY OF PORTLAND.
- WHEN THE FLOW CHANGES DIRECTION IN A MANHOLE, THE CHANNEL ALIGNMENT SHALL FOLLOW A SMOOTH RADIUS. CHANNELS SHALL BE FORMED TO ACCEPT ALL INLET PIPES.
- ON STORM AND SEWER MANHOLES, THE SHELF AND CHANNEL SHALL BE FORMED BY BRICK SET IN CEMENT MORTAR OR BY FACTORY PRE-CAST CONCRETE. SUCH PRE-CAST CONCRETE SHALL BE EPOXY COATED AND THE SHELF SHALL HAVE A PERMANENT NON-SKID SURFACE.



PRECAST CONCRETE CATCH BASIN
N.T.S.

BITUMINOUS PAVEMENT SECTIONS
N.T.S.

41 Hutchins Drive
Portland, Maine 04102
800.426.4262 | www.woodardcurran.com

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COMMITMENT & INTEGRITY DRIVE RESULTS

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LAUREN JANE SNEY
PROJECT ENGINEER

3/21/2017

REV	DESCRIPTION	DATE
2	REVISED WATER SERVICE	3/21/2017
1	ADDENDUM 1	10/11/16

CHECKED BY: DAS
22311-000A.dwg

DESIGNED BY: LJS
DRAWN BY: JBC

CIVIL DETAILS - 1

CANALSTUDIO

ZERO CANAL PLAZA DEVELOPMENT

JOB NO.: 229311
DATE: SEPTEMBER 19, 2016
SCALE: AS NOTED
SHEET: 8 OF 10

C-300

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