

34A-D-1

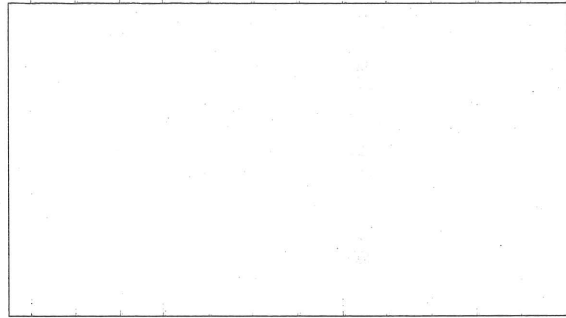
1998-0150

Back Cove Park

Park Improvements

City of Portland

on Spreadsheet



LANDSCAPE IMPROVEMENTS

# BACK COVE PARK

PORTLAND, MAINE

## PROJECT DIRECTORY

**OWNER:**

CITY OF PORTLAND  
CITY HALL  
PORTLAND, MAINE 01010

DANA SOUZA, DIRECTOR OF PARKS AND RECREATION      207-756-8383

**LANDSCAPE ARCHITECT:**

RICHARDSON & ASSOCIATES  
P.O. Box 426  
SACO, MAINE 04072

TODD RICHARDSON, PRINCIPAL      207-286-9291

## GENERAL NOTES

1. Point of Beginning (POB) for all construction layout is CP of Plaza, as found along a line established through the center of the Shop n' Save entrance driveway median that accesses Preble Street Extension.
2. All topographic and existing base information provided by the City of Portland.
3. Bench mark for elevation is stone bound at \*\*\*\*.
4. All spot grades to preside over contours.
5. Limit of work shall be at property lines unless otherwise noted.
6. All written dimensions shall prevail; do not scale from drawings.
7. Distances shown on site plans are horizontal distances.
8. Layout staking to be approved by landscape architect.
9. Contractor shall verify all dimensions and grades on the ground and field verify location of existing plants and utilities as necessary. Any discrepancies shall be reported immediately to the landscape architect.
10. See construction details for dimensions of site elements.
11. All dimensions 90° unless otherwise noted.
12. All disturbed areas not covered by pavement or structures shall receive a minimum of 6" of loam and seeded as specified.
13. All areas not requiring grading shall be left undisturbed and existing plantings shall be preserved.
14. Utility information shown is approximate only. Prior to excavation, appropriate utility companies shall be contacted and Dig-Safe Center shall be called at 1-800-225-4977, at least 72 hours (3 working days) in advance.

## LEGEND

- EXISTING**
- (31) --- Contour
  - - Spot Elevation
  - - Tree
  - - Shrub
  - - Underground Electric
  - - Existing Utility Connection
- PROPOSED**
- Contour
  - - Spot Elevation
  - - Tree
  - - Shrub
  - - Pole Light (Future Location)
  - Underground Electric
  - Underdrain
  - - Wetland Test Survey Location

ABBREVIATIONS	
TH	TOP OF HILL
BH	BOTTOM OF HILL
B.S.	BOTTOM OF STAIR
T.S.	TOP OF STAIR
C.L.	CENTRELINE
R.O.H.	RIGHT OF WAY
F.S.	FINISH GRADE
F.F.	FINISH FLOOR
H.P.	HIGH POINT
L.P.	LOW POINT
E.L.	ELEVATION
D.I.	DRAIN INLET
TYP.	TYPICAL
N/C.	NOT IN CONTRACT

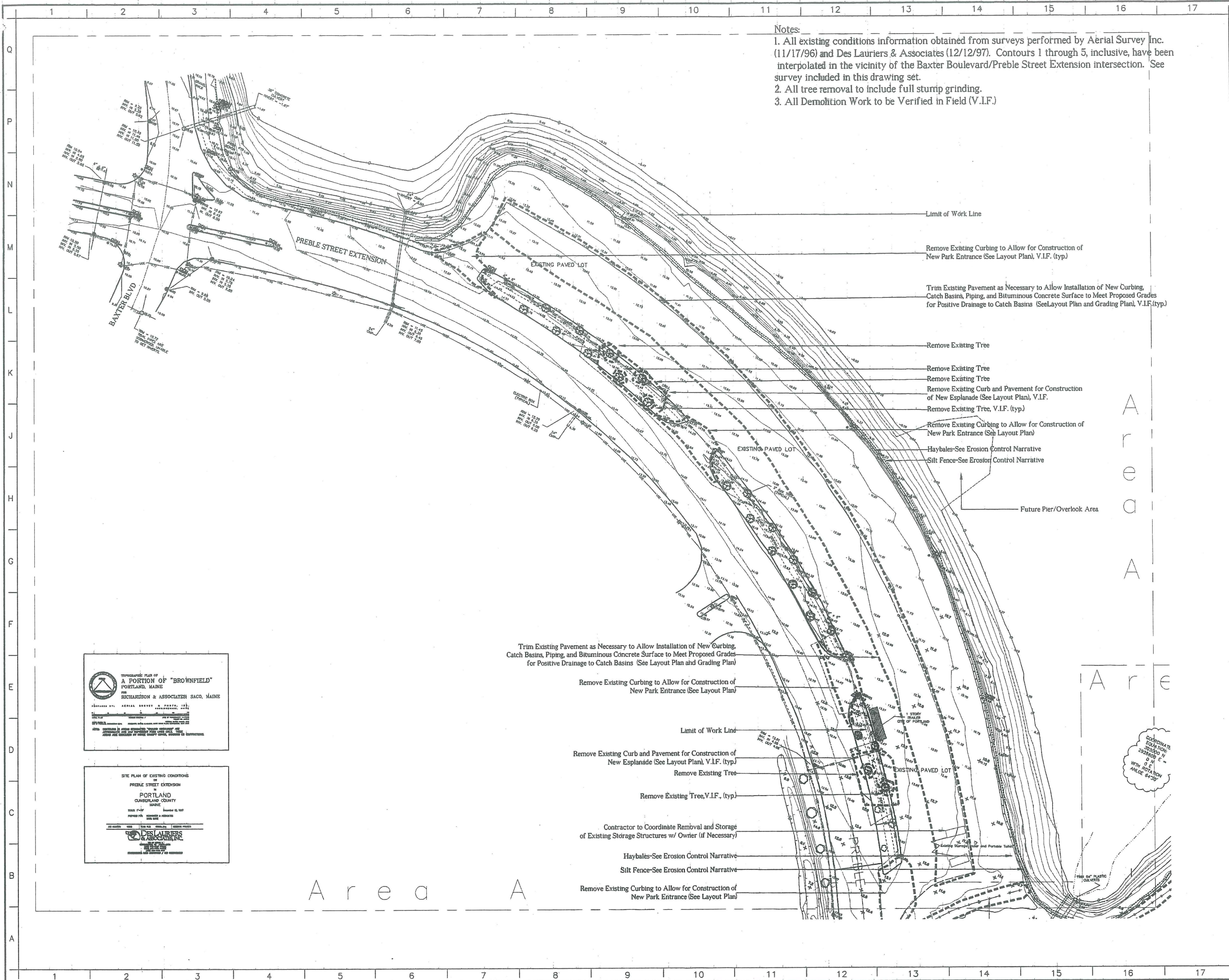
## DATE / REVISIONS

12/15/98	WORK BEGINS
2/2/99	INTERIM DRAFT SET
2/9/99	65% ISSUE FOR PLANNING BOARD REVIEW
3/11/99	INTERIM ISSUE (75%)
3/22/99	INTERIM ISSUE (90%)
4/26/99	ISSUE FOR PLANNING BOARD REVIEW

## SCHEDULE OF DRAWINGS

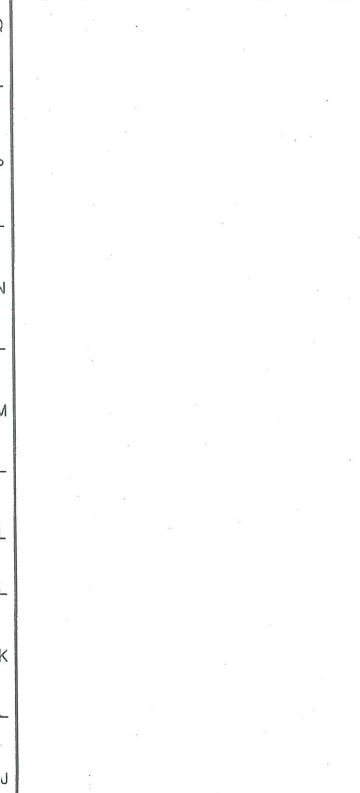
DRAWING NUMBER	DRAWING TITLE
	TITLE SHEET
L-001	EXISTING CONDITIONS/DEMOLITION/EROSION CONTROL PLAN: AREA A
L-002	EXISTING CONDITIONS/DEMOLITION/EROSION CONTROL PLAN: AREA B
L-003	EXISTING CONDITIONS/DEMOLITION/EROSION CONTROL PLAN: AREA C
L-101	SITE / MASTER PLAN
L-200-A	LOCATION PLAN-PARKING LOT AREA
L-200-B	LOCATION PLAN-FIELDS AREA
L-201	LAYOUT / LIGHTING / PLANTING PLAN: QUADRANT 1
L-202	LAYOUT / LIGHTING / PLANTING PLAN: QUADRANT 2
L-203	LAYOUT / LIGHTING / PLANTING PLAN: QUADRANT 3
L-204	LAYOUT / LIGHTING / PLANTING PLAN: QUADRANT 4
L-205	LAYOUT / LIGHTING / PLANTING PLAN: QUADRANT 5
L-300-A	GRADING CONCEPT PLAN-PARKING LOT AREA
L-300-B	GRADING CONCEPT PLAN-MULTI-PURPOSE/SOCCER FIELD AREA
L-301	GRADING / DRAINAGE PLAN: QUADRANT 1
L-302	GRADING / DRAINAGE PLAN: QUADRANT 2
L-303	GRADING / DRAINAGE PLAN: QUADRANT 3
L-304	GRADING / DRAINAGE PLAN: QUADRANT 4
L-305	GRADING / DRAINAGE PLAN: QUADRANT 5
L-401	PLAN DETAILS
L-402	PLAN DETAILS
L-501	SITE DETAILS
L-502	SITE DETAILS
L-503	SITE DETAILS

A2



- Notes:
1. All existing conditions information obtained from surveys performed by Aerial Survey Inc. (11/17/96) and Des Lauriers & Associates (12/12/97). Contours 1 through 5, inclusive, have been interpolated in the vicinity of the Baxter Boulevard/Preble Street Extension intersection. See survey included in this drawing set.
  2. All tree removal to include full stump grinding.
  3. All Demolition Work to be Verified in Field (V.I.F.)

LEGEND



No.	ISSUE	DATE
	Issue for Planning Board Review	4/26/99
	Interim Issue (90%)	3/22/99
	Interim Issue (75%)	3/11/99
	65% Issue for Planning Board Review	2/9/99
	Interim Draft Set	2/2/99
	Work Begins	12/15/98

No.	ISSUE	DATE
	Issue for Planning Board Review	4/26/99
	Interim Issue (90%)	3/22/99
	Interim Issue (75%)	3/11/99
	65% Issue for Planning Board Review	2/9/99
	Interim Draft Set	2/2/99
	Work Begins	12/15/98

BACK COVE PARK  
PORTLAND, MAINE

RICHARDSON & ASSOCIATES  
LANDSCAPE ARCHITECTS

P.O. BOX 428, SACO, MAINE 04072  
TEL (207) 288-9201 FAX (207) 288-9650



EXISTING COND./DEMO/EROSION  
CONTROL PLAN - AREA A

Project No.	Date
12-4B	12.15.98
CAD File No.	Scale
2002.dwg	1"=40'-0"
Drawing No.	

L-001

TOPOGRAPHIC PLAN OF  
A PORTION OF "BROWNFIELD"  
PORTLAND, MAINE  
BY  
RICHARDSON & ASSOCIATES SACO, MAINE  
DESIGNED BY: AERIAL SURVEY, INC. PORTLAND, ME.  
DATE: 11/17/96  
CHECKED BY: DES LAURIERS & ASSOCIATES, PORTLAND, ME.  
DATE: 12/12/97

SITE PLAN OF EXISTING CONDITIONS  
PREBLE STREET EXTENSION  
PORTLAND  
CLARENDON COUNTY  
MAINE  
SCALE: 1"=40'-0"  
DATE: 11/17/96  
DESIGNED BY: DES LAURIERS & ASSOCIATES, PORTLAND, ME.  
DATE: 12/12/97

Area A

Area A

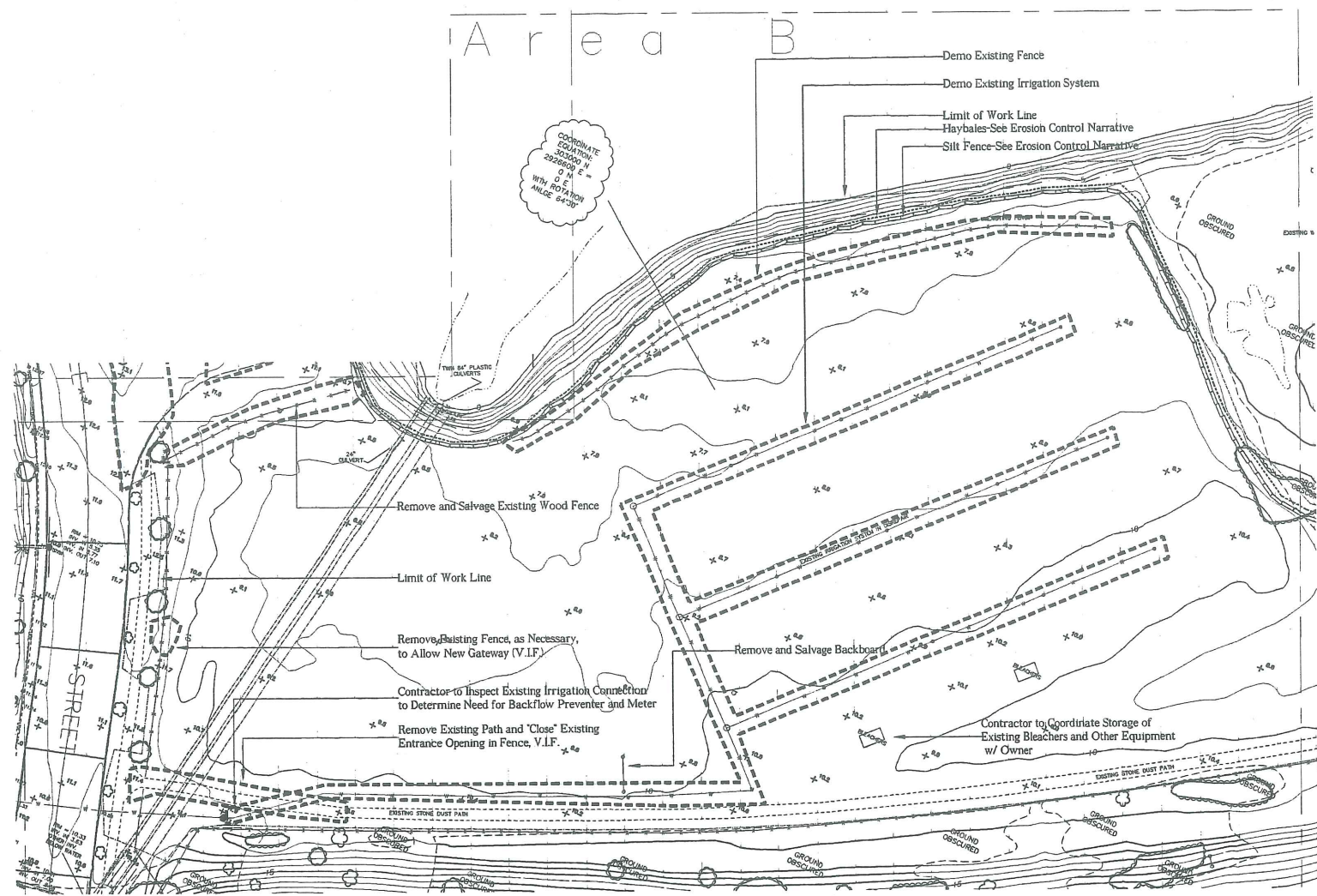
Area A

COORDINATE  
ELEVATION  
228605.11 N  
228605.11 E  
WITH 20% TYPICAL  
ANGLE 84.00°

A3

Notes:

1. All existing conditions information obtained from surveys performed by Aerial Survey Inc. (11/17/96) and Des Lauriers & Associates (12/12/97). Contours 1 through 5, inclusive, have been interpolated in the vicinity of the Baxter Boulevard/Preble Street Extension intersection. See survey included in this drawing set.
2. All tree removal to include full stump grinding.
3. All demolition work to be Verified in Field (V.I.F.)



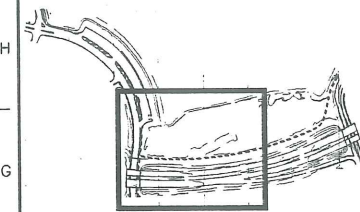
COORDINATE  
EQUATION  
282500 + N  
282500 + E  
D N  
WITH ROTATION  
ANGLE 64°30'

TOPOGRAPHIC PLAN OF  
A PORTION OF "BROWNFIELD"  
PORTLAND, MAINE  
PREPARED BY: AERIAL SURVEY & ASSOCIATES, SACO, MAINE  
RICHARDSON & ASSOCIATES, LANDSCAPE ARCHITECTS

SITE PLAN OF EXISTING CONDITIONS  
OF  
PREBLE STREET EXTENSION  
IN  
PORTLAND  
CAMDEN COUNTY  
MAINE  
DESIGNED BY: RICHARDSON & ASSOCIATES, LANDSCAPE ARCHITECTS  
DRAWN BY: RICHARDSON & ASSOCIATES, LANDSCAPE ARCHITECTS  
DATE: 12/15/98

LEGEND

KEY PLAN



No.	ISSUE	DATE
	Issue for Planning Board Review	4/28/99
	Interim Issue (90%)	3/22/99
	Interim Issue (75%)	3/11/99
	65% Issue for Planning Board Review	2/9/99
	Interim Draft Set	2/2/99
	Work Begins	12/15/98

BACK COVE PARK  
PORTLAND, MAINE

RICHARDSON & ASSOCIATES  
LANDSCAPE ARCHITECTS

P.O. BOX 428, SACO, MAINE 04072  
TEL (207) 288-9291 FAX (207) 288-9850



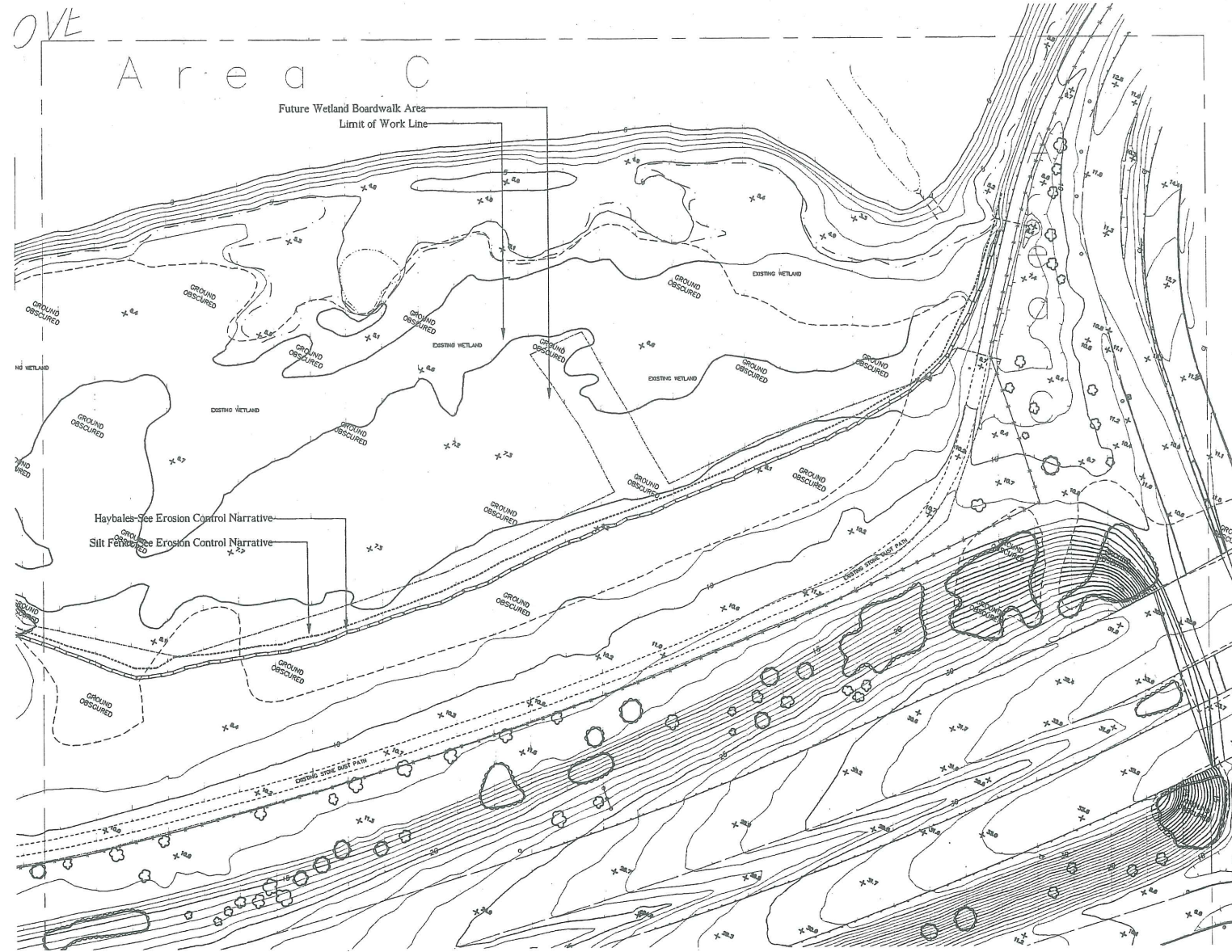
EXISTING COND./DEMO/EROSION  
CONTROL PLAN - AREA B

Project No. 12-98	Date 12/15/98
CAD File No. xcand.dwg	Scale 1"=40'-0"
Drawing No.	

L-002

A4

- Notes:
1. All existing conditions information obtained from surveys performed by Aerial Survey Inc. (11/17/96) and Des Lauriers & Associates (12/12/97). Contours 1 through 5, inclusive, have been interpolated in the vicinity of the Baxter Boulevard/Preble Street Extension intersection. See survey included in this drawing set.
  2. All tree removal to include full stump grinding.
  3. All demolition work to be Verified in Field (V.I.F.)

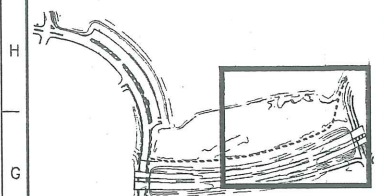


TOPOGRAPHIC PLAN OF  
A PORTION OF "BROWNFIELD"  
PORTLAND, MAINE  
BY  
RICHARDSON & ASSOCIATES SACO, MAINE  
PREPARED BY: AERIAL SURVEY, S. PASTEL, INC.  
REVISED: 12/12/97  
DATE: 12/12/97

SITE PLAN OF EXISTING CONDITIONS  
OF  
PREBLE STREET EXTENSION  
IN  
PORTLAND  
CLAKBORG COUNTY  
MAINE  
SCALE: 1"=40'-0"  
DATE: 12/12/97  
BY: DES LAURIERS & ASSOCIATES

LEGEND

KEY PLAN



No.	ISSUE	DATE
	Issue for Planning Board Review	4/28/99
	Interim Issue (80%)	3/22/99
	Interim Issue (75%)	3/11/99
	85% Issue for Planning Board Review	2/9/99
	Interim Draft Set	2/2/99
	Work Begins	12/15/98

**BACK COVE PARK**  
PORTLAND, MAINE

**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS

P.O. BOX 428, SACO, MAINE 04072  
TEL (207) 288-9291 FAX (207) 288-9850

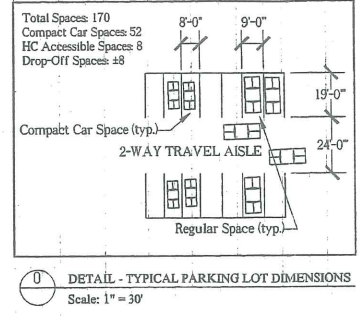
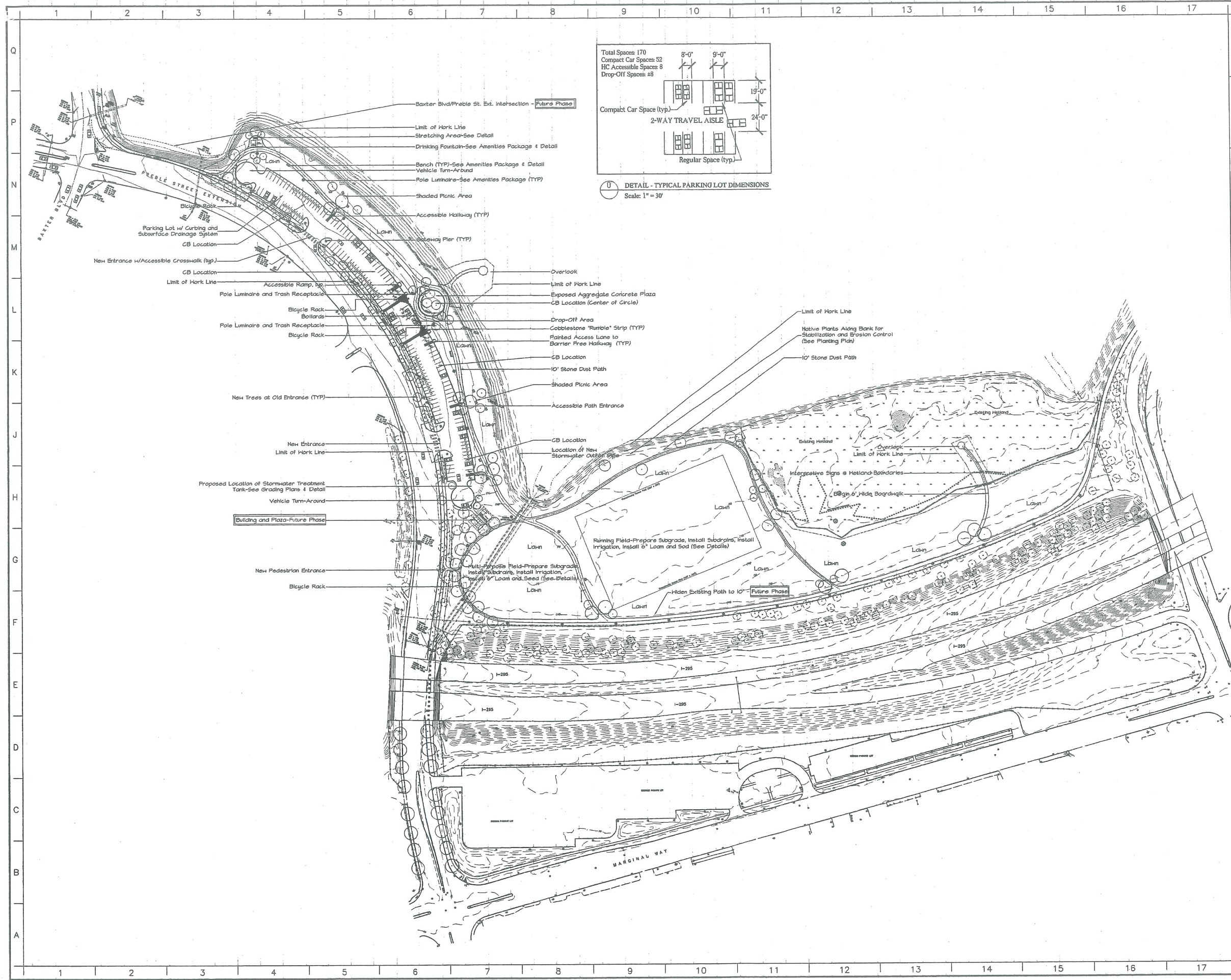


**EXISTNG COND/DEMO/EROSION  
CONTROL PLAN - AREA C**

Project No. 72-18	Date 12.15.98
CAD File No. 2000nd.dwg	Scale 1"=40'-0"
Drawing No.	

L-003

A5



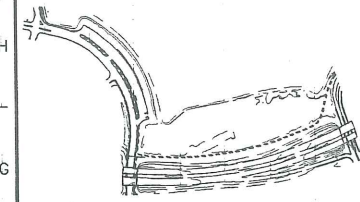
LEGEND

- EXISTING**
- (31) - Contour
  - Spot Elevation
  - Tree
  - Shrub
  - Underground Electric
  - Existing Utility Connection
- PROPOSED**
- Contour
  - Spot Elevation
  - Tree
  - Shrub
  - Pole Light (Pole Location)
  - Wetland Survey Test Location

**ABBREVIATIONS**

T.H.	TOP OF HALL
B.H.	BOTTOM OF HALL
B.S.	BOTTOM OF STAIR
T.S.	TOP OF STAIR
C.L.	CENTERLINE
R.O.W.	RIGHT OF WAY
F.G.	FINISH GRADE
P.F.	FINISH FLOOR
H.P.	HIGH POINT
L.P.	LOW POINT
E.L.	ELEVATION
D.I.	DRAIN INLET
TYP.	TYPICAL

KEY PLAN

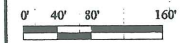


No.	ISSUE	DATE
	Interim Issue (90%)	3/22/99
	Interim Issue (75%)	3/11/99
	65% Issue for Planning Board Review	2/9/99
	Interim Draft Set	2/2/99
	Work Begins	12/15/98

BACK COVE PARK  
 PORTLAND, MAINE

RICHARDSON & ASSOCIATES  
 LANDSCAPE ARCHITECTS

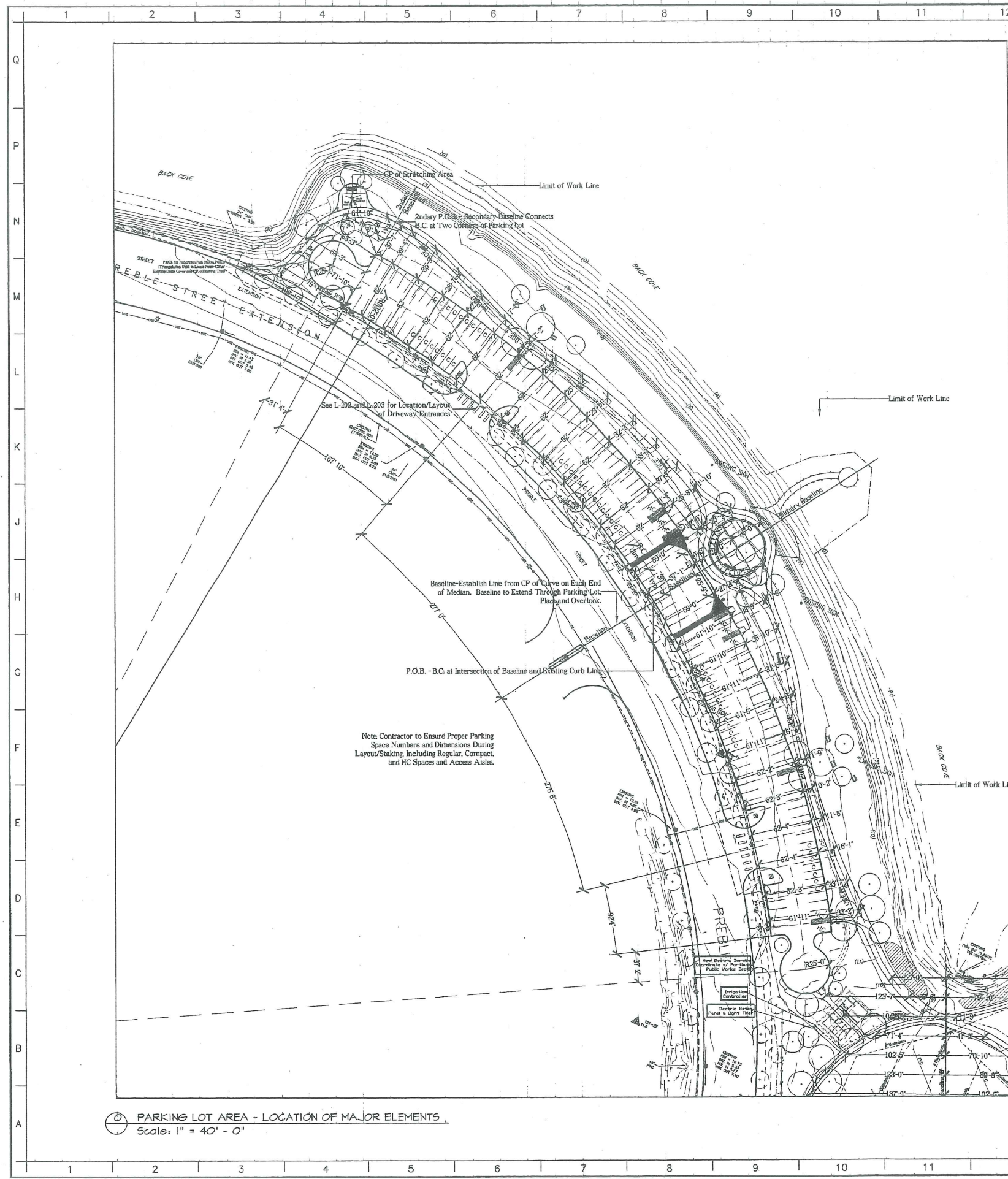
P.O. BOX 426, SACO, MAINE 04072  
 TEL (207) 286-9201 FAX (207) 286-9650



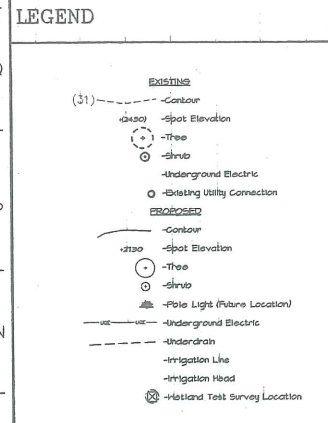
MASTER PLAN

Project No. T2-48	Date 12.15.98
CAD File No. p-1102.dwg	Scale 1"=80'-0"
Drawing No.	

L-101

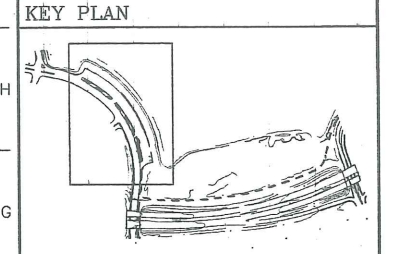


- LAYOUT/STAKING NOTES**
1. Point of Beginning (POB) for all construction layout is C.P. of Plaza, as found along a line established through the center of the Shop n' Save driveway median that accesses Preble Street Extension. (See Layout Plans)
  2. All topographic and existing base information provided by the City of Portland.
  3. Bench mark for elevation is stone bound at \*\*\*\*.
  4. All spot grades to preside over contours.
  5. Limit of work shall be at property lines unless otherwise noted.
  6. All written dimensions shall prevail; do not scale from drawings.
  7. Distances shown on site plans are horizontal distances.
  8. Layout staking to be approved by landscape architect.
  9. Contractor shall verify all dimensions and grades on the ground and field verify location of existing plants and utilities as necessary. Any discrepancies shall be reported immediately to the landscape architect.
  10. See construction details for dimensions of site elements.
  11. All dimensions 90° unless otherwise noted.



**ABBREVIATIONS**

T.H.	TOP OF HALL
B.H.	BOTTOM OF HALL
B.S.	BOTTOM OF STAIR
T.S.	TOP OF STAIR
C.L.	CENTERLINE
R.O.H.	RIGHT OF WAY
P.F.	FINISH GRADE
F.F.	FINISH FLOOR
H.P.	HIGH POINT
L.P.	LOW POINT
E.L.E.	ELEVATION
D.I.	DRAIN INLET
TYP.	TYPICAL



No.	ISSUE	DATE
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	Interim Issue	3/22/99
	Interim Issue (75%)	3/11/99
	65% Issue for Planning Board Review	2/9/99
	Interim Draft Set	2/2/99
	Work Begins	12/15/99

**BACK COVE PARK**  
PORTLAND, MAINE

**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS

P.O. BOX 426, SACO, MAINE 04072  
TEL (207) 286-9261 FAX (207) 286-9650

0' 20' 40' 80'

**LOCATION PLAN**  
PARKING LOT AREA

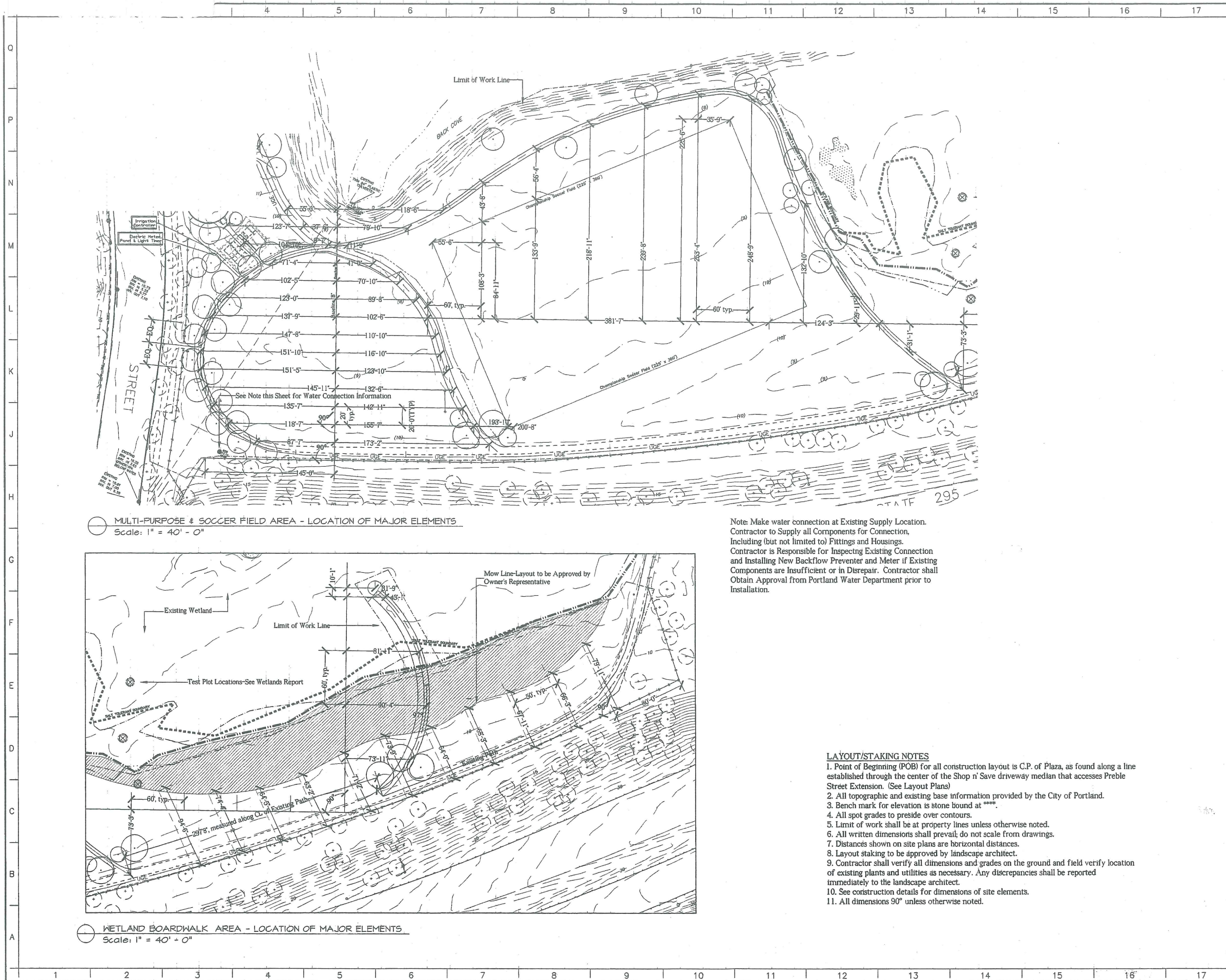
Project No. T2-49	Date 12.15.99
CAD File No. L-200-A.dwg	Scale 1"=40'-0"
Drawing No.	

**L-200-A**

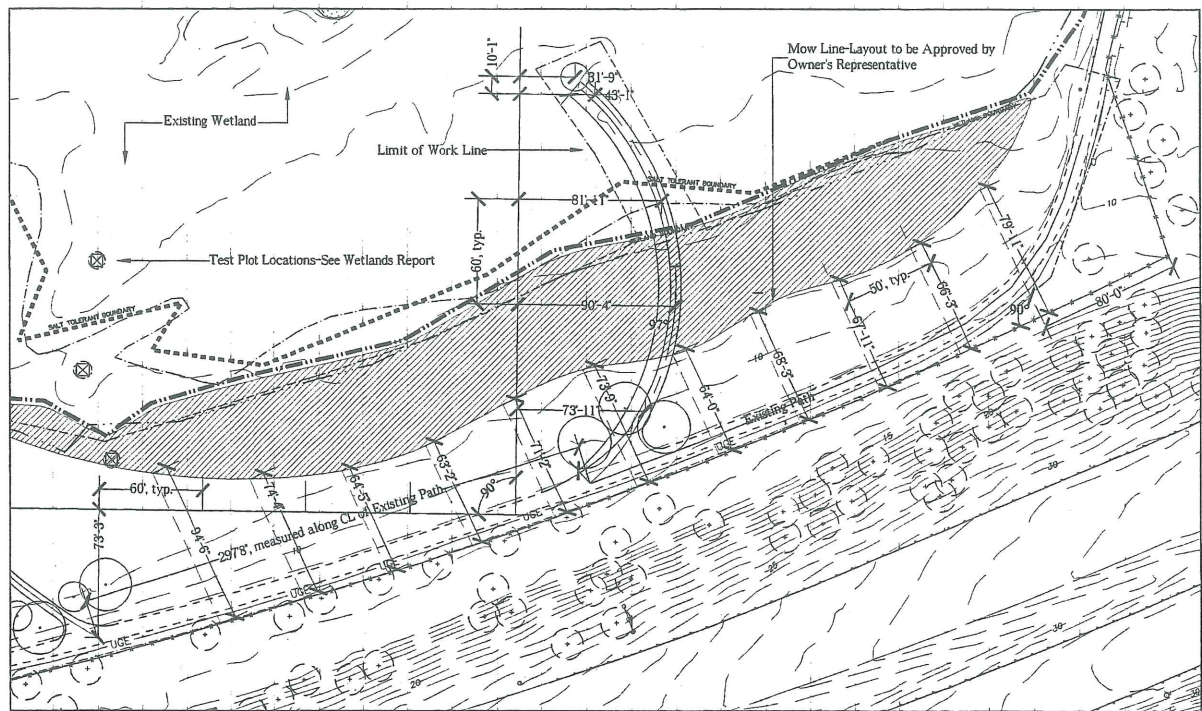
○ PARKING LOT AREA - LOCATION OF MAJOR ELEMENTS.  
Scale: 1" = 40' - 0"

ALO

A7



MULTI-PURPOSE & SOCCER FIELD AREA - LOCATION OF MAJOR ELEMENTS  
Scale: 1" = 40' - 0"



WETLAND BOARDWALK AREA - LOCATION OF MAJOR ELEMENTS  
Scale: 1" = 40' - 0"

Note: Make water connection at Existing Supply Location. Contractor to Supply all Components for Connection, Including (but not limited to) Fittings and Housings. Contractor is Responsible for Inspecting Existing Connection and Installing New Backflow Preventer and Meter if Existing Components are Insufficient or in Disrepair. Contractor shall Obtain Approval from Portland Water Department prior to Installation.

- LAYOUT/STAKING NOTES**
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  2. All topographic and existing base information provided by the City of Portland.
  3. Bench mark for elevation is stone bound at [redacted].
  4. All spot grades to preside over contours.
  5. Limit of work shall be at property lines unless otherwise noted.
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  11. All dimensions 90° unless otherwise noted.

**LEGEND**

**EXISTING**

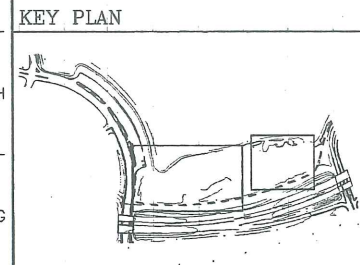
- (31) --- Contour
- Spot Elevation
- Tree
- Shrub
- Underground Electric
- Existing Utility Connection

**PROPOSED**

- Contour
- Spot Elevation
- Tree
- Shrub
- Pole Light (Plans Location)
- Underground Electric
- Undersdrain
- Irrigation Line
- Irrigation Head
- Wetland Test Survey Location

**ABBREVIATIONS**

- T.H. TOP OF HALL
- B.H. BOTTOM OF HALL
- B.S. BOTTOM OF STAIR
- T.S. TOP OF STAIR
- C.L. CENTERLINE
- R.O.W. RIGHT OF WAY
- F.G. FRESH GRADE
- F.F. FRESH FLOOR
- H.P. HIGH POINT
- L.P. LOW POINT
- E.L.E. ELEVATION
- D.I. DRAIN INLET
- TYP. TYPICAL



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	Interim Issue (75%)	3/11/99
	65% Issue for Planning Board Review	2/9/99
	Interim Draft Set	2/2/99
	Work Begins	12/15/99

**BACK COVE PARK**  
PORTLAND, MAINE

**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS

P.O. BOX 426, SACO, MAINE 04072  
TEL (207) 286-9291 FAX (207) 286-9550

0' 20' 40' 80'

**LOCATION PLAN**  
FIELD AREAS

Project No.	Date
12-49	12.15.98
CAD File No.	Scale
locplan-quadr.dwg	1"=40'-0"
Drawing No.	

**L-200-B**



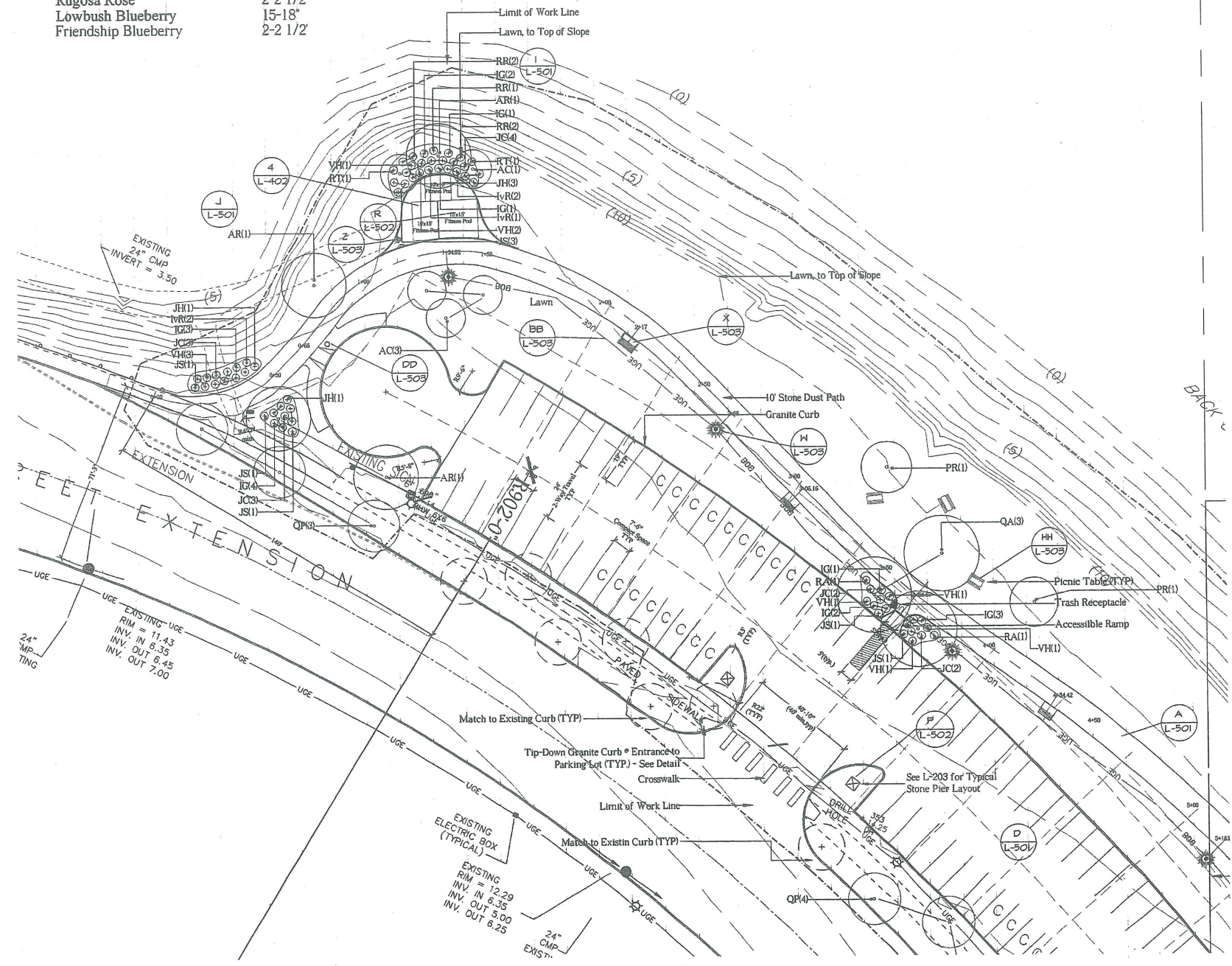
A8

MASTER PLANT LIST

Sym. No.	Botanical Name	Common Name	Size
<b>TREES</b>			
AR	25 Acer rubrum	Red Maple	2-2 1/2 cal.
AC	10 Amelanchier canadensis	Shadblow	10' (clump)
GT	11 Gleditsia triacanthos 'inermis'	Thornless Honey Locust	2-2 1/2 cal.
PR	13 Pinus rigida	Pitch Pine	2-2 1/2 cal.
QA	8 Quercus alba	White Oak	2-2 1/2 cal.
QP	11 Quercus palustris	Pin Oak	2-2 1/2 cal.
<b>SHRUBS</b>			
IG	85 Ilex glabra 'Compacta'	Compact Inkberry	2-2 1/2
IvR	35 Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	2-2 1/2
JC	91 Juniperus chinensis 'Sea Green'	Sea Green Juniper	2 1/2-3'
JH	32 Juniperus horizontalis 'Andorra Compacta'	Andorra Juniper	15-18"
JS	49 Juniperus sabinia 'Skandia'	Skandia Juniper	15-18"
MP	18 Myrica pennsylvannica	Northern Bayberry	2-2 1/2
PM	3 Prunus maritima	Beach Plum	3-4'
RA	6 Rhus aromatica 'Gro-Low'	Fragrant Sumac	15-18"
RT	5 Rhus typhina 'Laciniata'	Cutleaf Staghorn Sumac	3-4'
RR	44 Rosa rugosa	Rugosa Rose	2-2 1/2
VA	173 Vaccinium angustifolium	Lowbush Blueberry	15-18"
VH	69 Vaccinium hybrid 'Friendship'	Friendship Blueberry	2-2 1/2

LAYOUT/STAKING NOTES

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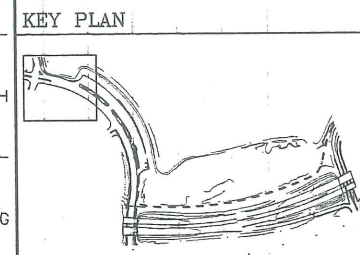


LEGEND

(31) ---	Existing Contour
○	Spot Elevation
○	Tree
○	Shrub
○	Underground Electric
○	Existing Utility Connection
---	Contour
○	Spot Elevation
○	Tree
○	Shrub
○	Pole Light (Future Location)
---	Underground Electric
---	Underdrain
---	Irrigation Line
---	Irrigation Head
○	Retard Test Survey Location

ABBREVIATIONS

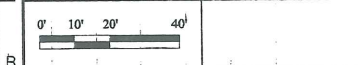
TH	TOP OF HALL
BL	BOTTOM OF HALL
BS	BOTTOM OF STAIR
TS	TOP OF STAIR
CL	CENTERLINE
R.O.M.	RIGHT OF WAY
FS	FINISH GRADE
FF	FRESH FLOOR
HP	HIGH POINT
LP	LOW POINT
ELE	ELEVATION
DL	DRAIN INLET
TYP.	TYPICAL



Issue for Planning Board Review	4/26/99
Interim Issue (90%)	3/22/99
Interim Issue (75%)	3/11/99
65% Issue for Planning Board Review	2/9/99
Interim Draft Set	2/2/99
Work Begins	12/15/98
No. ISSUE	DATE

BACK COVE PARK  
PORTLAND, MAINE

RICHARDSON & ASSOCIATES  
LANDSCAPE ARCHITECTS  
P.O. BOX 426, SACO, MAINE 04072  
TEL (207) 266-9261 FAX (207) 266-9650

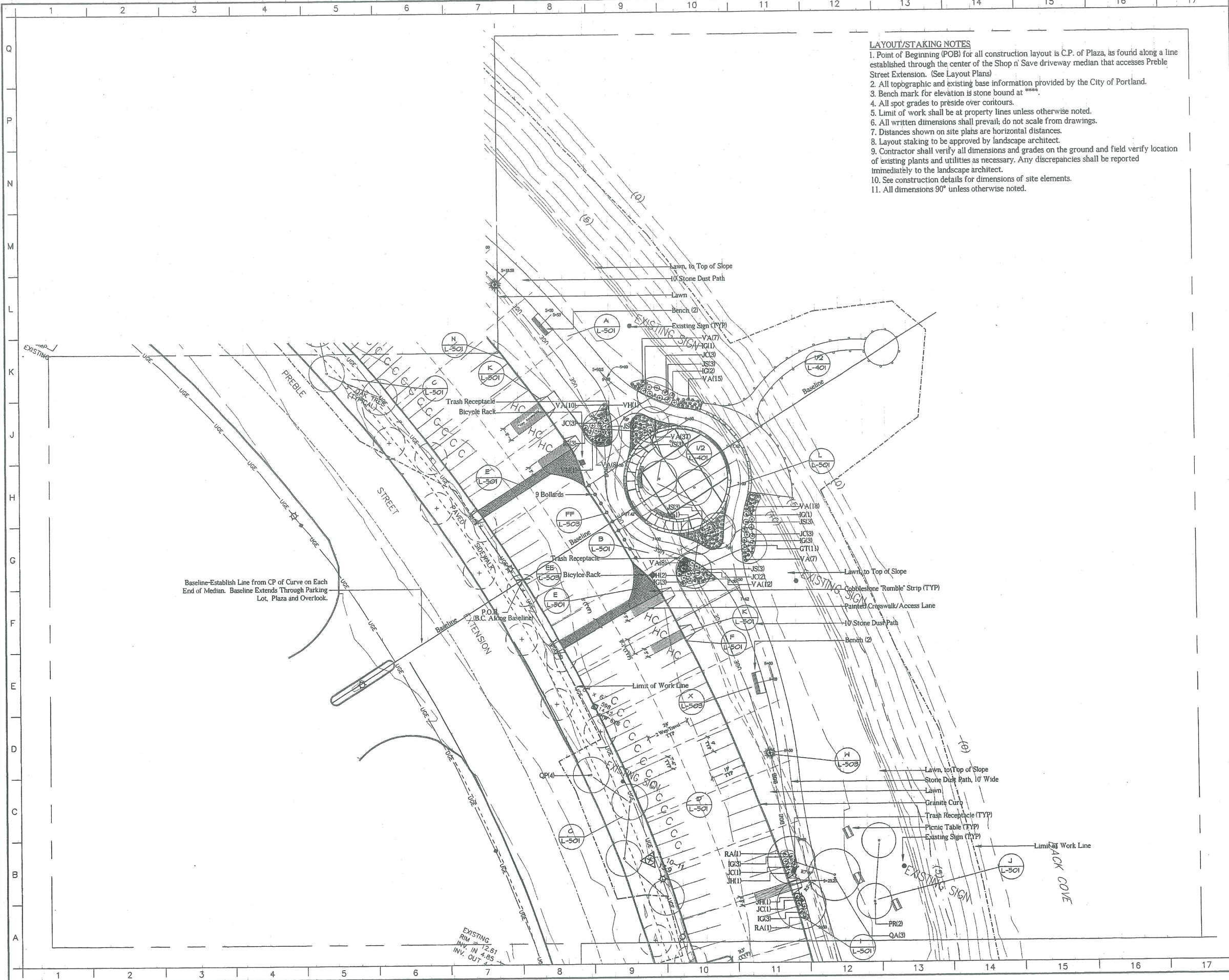


LAYOUT/LIGHTING & UTILITY/  
PLANTING PLAN - QUADRANT 1

Project No.	Date
T2-49	12.15.98
CAD File No.	Scale
layout-dss01.dwg	1"=20'-0"
Drawing No.	

L-201

A91



- LAYOUT/STAKING NOTES**
1. Point of Beginning (POB) for all construction layout is C.P. of Plaza, as found along a line established through the center of the Shop 'n' Save driveway median that accesses Preble Street Extension. (See Layout Plans)
  2. All topographic and existing base information provided by the City of Portland.
  3. Bench mark for elevation is stone bound at [unclear].
  4. All spot grades to preclude over contours.
  5. Limit of work shall be at property lines unless otherwise noted.
  6. All written dimensions shall prevail; do not scale from drawings.
  7. Distances shown on site plans are horizontal distances.
  8. Layout staking to be approved by landscape architect.
  9. Contractor shall verify all dimensions and grades on the ground and field verify location of existing plants and utilities as necessary. Any discrepancies shall be reported immediately to the landscape architect.
  10. See construction details for dimensions of site elements.
  11. All dimensions 90° unless otherwise noted.

Baseline—Establish Line from CP of Curve on Each End of Median. Baseline Extends Through Parking Lot, Plaza and Overlook.

EXISTING RIM = 12.61  
INV. IN = 4.85  
INV. OUT =

**LEGEND**

**EXISTING**

- (31) Contour
- Spot Elevation
- Tree
- Shrub
- Underground Electric
- Existing Utility Connection

**PROPOSED**

- Contour
- Spot Elevation
- Tree
- Shrub
- Pole Light (Pole's Location)
- Underground Electric
- Underdrain
- Irrigation Line
- Irrigation Head
- Handed Test Survey Location

**ABBREVIATIONS**

- T.H. TOP OF HALL
- B.H. BOTTOM OF HALL
- T.O.S. TOP OF STAIR
- C.L. CENTERLINE
- R.O.H. RIGHT OF WAY
- F.F. FINISH GRADE
- H.P. HIGH POINT
- H.P. HIGH POINT
- L.P. LOW POINT
- E.L. ELEVATION
- D.I. DRAIN INLET
- TYP. TYPICAL

**KEY PLAN**

Issue for Planning Board Review	4/28/99
Interim Issue (80%)	3/22/99
Interim Issue (75%)	3/11/99
65% Issue for Planning Board Review	2/9/99
Interim Draft Set	2/2/99
Work Begins	12/15/99
No. ISSUE	DATE

**BACK COVE PARK**  
PORTLAND, MAINE

**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS

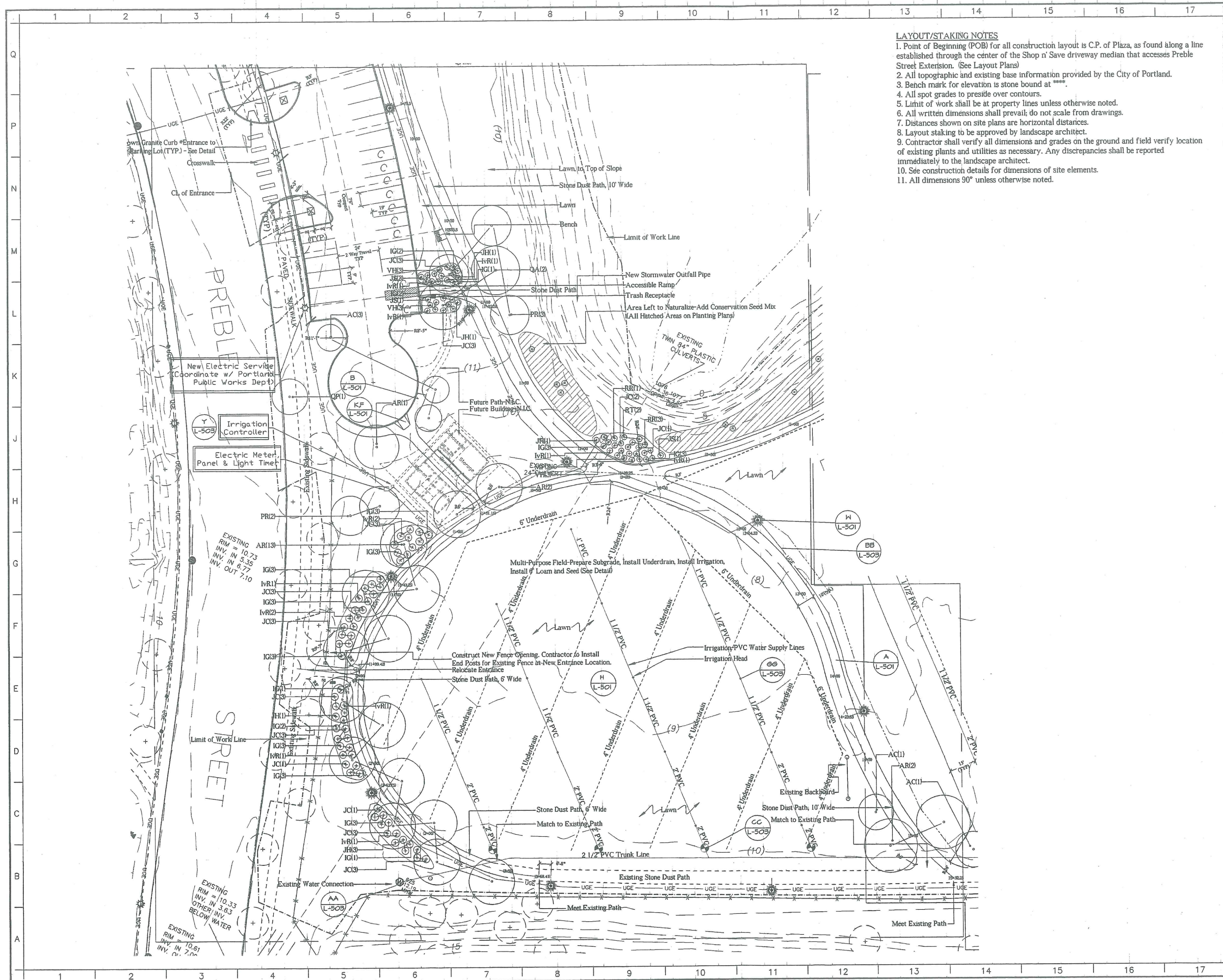
P.O. BOX 428, SACO, MAINE 04072  
TEL (207) 286-9291 FAX (207) 286-9850

0' 10' 20' 40'

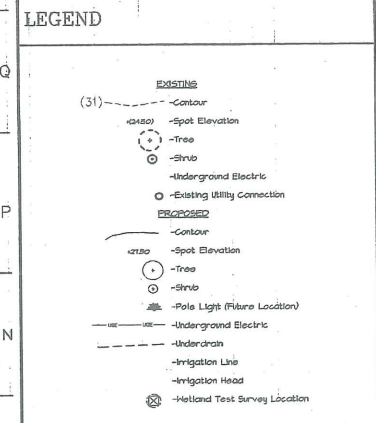
**LAYOUT/LIGHTING & UTILITY/  
PLANTING PLAN - QUADRANT 2**

Project No.	Date
12-99	12.15.98
CAD File No.	Scale
layout-quadrant2.dwg	1"=20'-0"
Drawing No.	

**L-202**

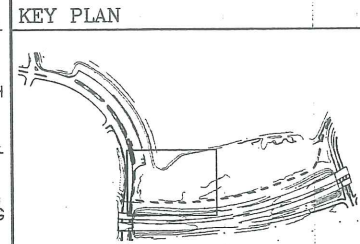


- LAYOUT/STAKING NOTES**
1. Point of Beginning (POB) for all construction layout is C.P. of Plaza, as found along a line established through the center of the Shop n' Save driveway median that accesses Preble Street Extension. (See Layout Plans)
  2. All topographic and existing base information provided by the City of Portland.
  3. Bench mark for elevation is stone bound at [unclear].
  4. All spot grades to preside over contours.
  5. Limit of work shall be at property lines unless otherwise noted.
  6. All written dimensions shall prevail; do not scale from drawings.
  7. Distances shown on site plans are horizontal distances.
  8. Layout staking to be approved by landscape architect.
  9. Contractor shall verify all dimensions and grades on the ground and field verify location of existing plants and utilities as necessary. Any discrepancies shall be reported immediately to the landscape architect.
  10. See construction details for dimensions of site elements.
  11. All dimensions 90° unless otherwise noted.



**ABBREVIATIONS**

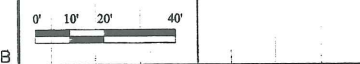
T.M.	TOP OF MALL
B.M.	BOTTOM OF MALL
B.S.	BOTTOM OF STAIR
T.S.	TOP OF STAIR
C.L.	CENTRELINE
R.O.M.	RIGHT OF WAY
F.F.	FINISH GRADE
F.F.	FINISH FLOOR
H.P.	HIGH POINT
L.P.	LOW POINT
E.L.E.	ELEVATION
D.I.	DRAIN INLET
TYP.	TYPICAL



Issue for Planning Board Review	4/28/99
Interim Issue (90%)	3/22/99
Interim Issue (75%)	3/11/99
65% Issue for Planning Board Review	2/9/99
Interim Draft Set	2/2/99
Work Begins	12/15/98
No. ISSUE	DATE

**BACK COVE PARK**  
PORTLAND, MAINE

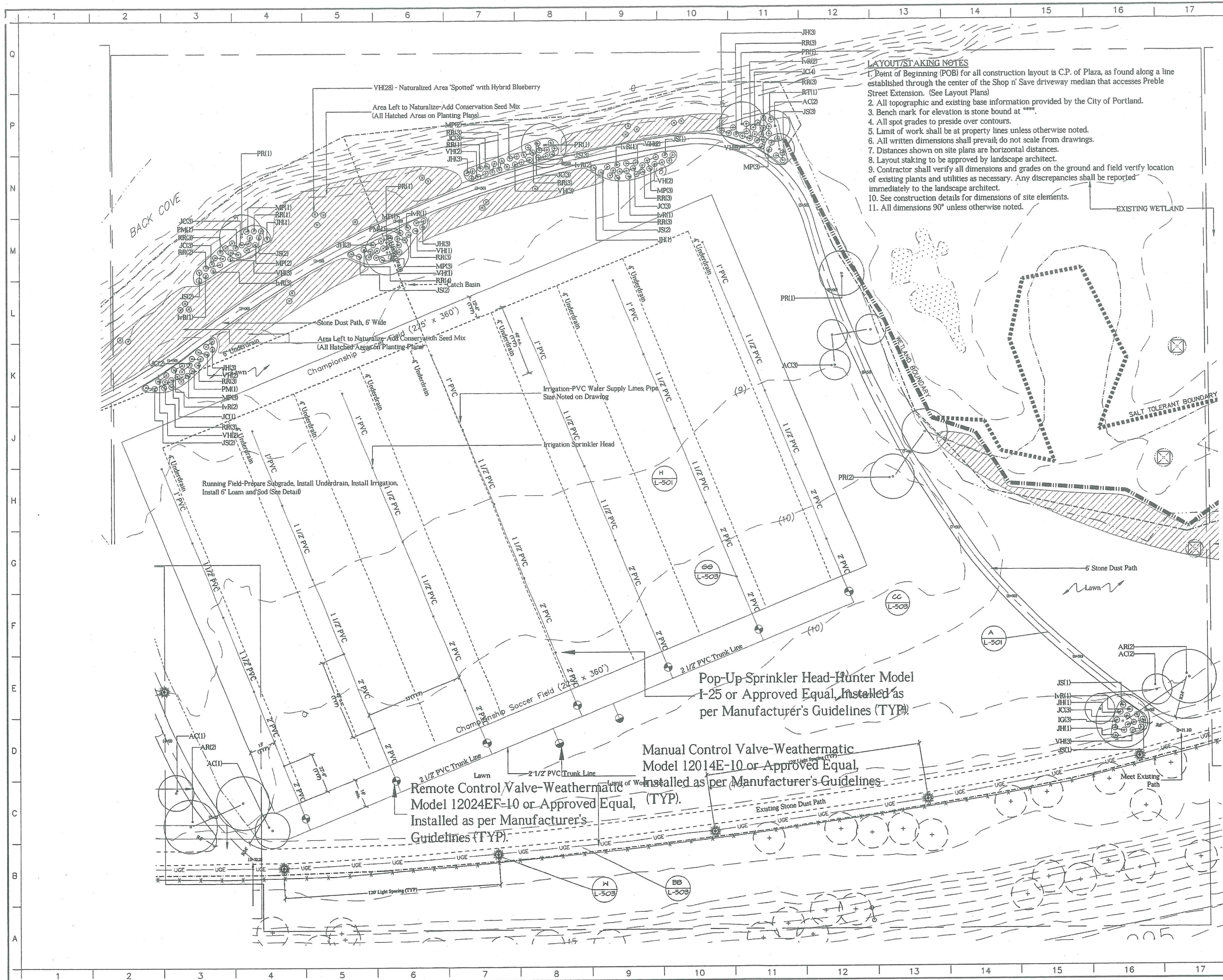
**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
P.O. BOX 428, SACO, MAINE 04072  
TEL (207) 288-9281 FAX (207) 288-9850



**LAYOUT/LIGHTING & UTILITY/  
PLANTING PLAN - QUADRANT 3**

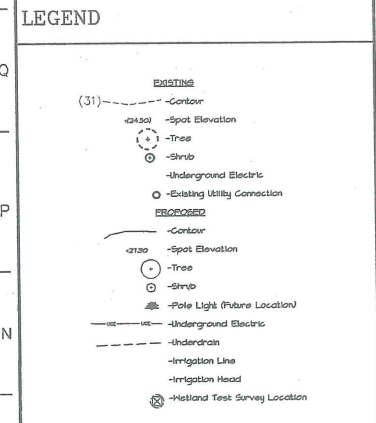
Project No.	Date
12-95	12.15.98
CAD File No.	Scale
Layout-quadrant3	1"=20'-0"
Drawing No.	
<b>L-203</b>	

A10



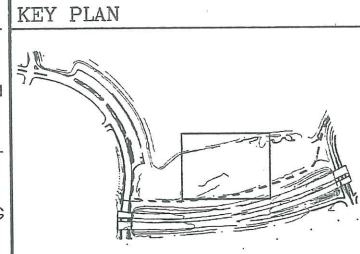
**LAYOUT/STAKING NOTES**

1. Point of Beginning (POB) for all construction layout is C.P. of Plaza, as found along a line established through the center of the Shop n' Save driveway median that accesses Preble Street Extension. (See Layout Plans)
2. All topographic and existing base information provided by the City of Portland.
3. Bench mark for elevation is stone bound at 1000.
4. All spot grades to preside over contours.
5. Limit of work shall be at property lines unless otherwise noted.
6. All written dimensions shall prevail; do not scale from drawings.
7. Distances shown on site plans are horizontal distances.
8. Layout staking to be approved by landscape architect.
9. Contractor shall verify all dimensions and grades on the ground and field verify location of existing plants and utilities as necessary. Any discrepancies shall be reported immediately to the landscape architect.
10. See construction details for dimensions of site elements.
11. All dimensions 90° unless otherwise noted.



**ABBREVIATIONS**

T.H.	TOP OF HALL
B.H.	BOTTOM OF HALL
T.S.	TOP OF STAIR
C.L.	CENTERLINE
R.O.M.	RIGHT OF WAY
F.F.	FRESH GRADE
F.P.	FRESH FLOOR
H.P.	HIGH POINT
L.P.	LOW POINT
E.L.E.	ELEVATION
D.I.	DRAIN INLET
TYP.	TYPICAL



No.	ISSUE	DATE
	Issue for Planning Board Review	4/28/99
	Interim Issue (90K)	3/22/99
	Interim Issue (75K)	3/11/99
	SSX Issue for Planning Board Review	2/9/99
	Interim Draft Set	2/2/99
	Work Begins	12/15/98

**BACK COVE PARK**  
PORTLAND, MAINE

**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS

P.O. BOX 428, SACO, MAINE 04072  
TEL (207) 288-9291 FAX (207) 288-9850

0' 10' 20' 40'

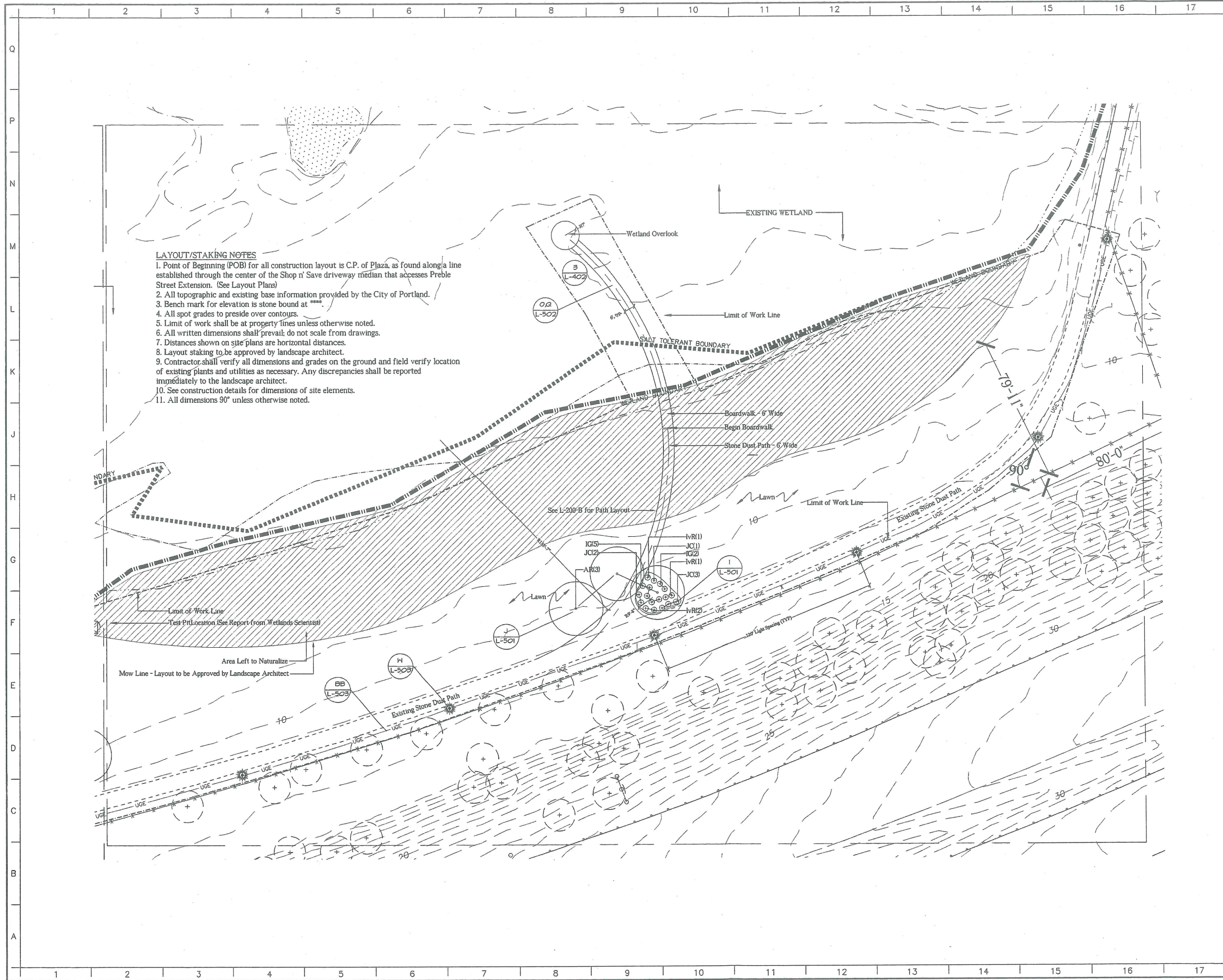
**LAYOUT/LIGHTING & UTILITY/  
PLANTING PLAN - QUADRANT 4**

Project No. 12-40	Date 12.15.98
CAD File No. layout-quadr4.dwg	Scale 1"=20'-0"
Drawing No.	

**L-204**

All

A12



**LAYOUT/STAKING NOTES**

1. Point of Beginning (POB) for all construction layout is C.P. of Plaza, as found along a line established through the center of the Shop n' Save driveway median that accesses Preble Street Extension. (See Layout Plans)
2. All topographic and existing base information provided by the City of Portland.
3. Bench mark for elevation is stone bound at \_\_\_\_\_
4. All spot grades to preside over contours.
5. Limit of work shall be at property lines unless otherwise noted.
6. All written dimensions shall prevail; do not scale from drawings.
7. Distances shown on site plans are horizontal distances.
8. Layout staking to be approved by landscape architect.
9. Contractor shall verify all dimensions and grades on the ground and field verify location of existing plants and utilities as necessary. Any discrepancies shall be reported immediately to the landscape architect.
10. See construction details for dimensions of site elements.
11. All dimensions 90° unless otherwise noted.

**LEGEND**

**EXISTING**

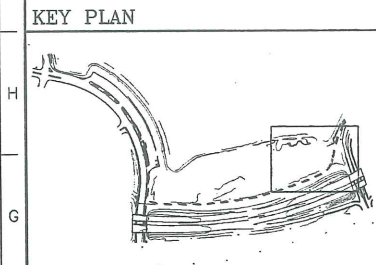
- (31) Contour
- Spot Elevation
- Tree
- Shrub
- Underground Electric
- Existing Utility Connection

**PROPOSED**

- Contour
- Spot Elevation
- Tree
- Shrub
- Pole Light (Pole Location)
- Underground Electric
- Irrigation Line
- Irrigation Head
- Wetland Test Survey Location

**ABBREVIATIONS**

- T.H. TOP OF HALL
- B.H. BOTTOM OF HALL
- B.S. BOTTOM OF STAIR
- T.S. TOP OF STAIR
- C.L. CENTERLINE
- R.H. RIGHT OF WAY
- F.G. FINISH GRADE
- P.F. FINISH FLOOR
- H.P. HIGH POINT
- L.P. LOW POINT
- E.L.E. ELEVATION
- D.I. DRAIN INLET
- TYP. TYPICAL

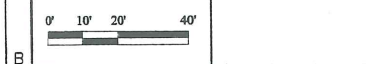


No.	ISSUE	DATE
	Issue for Planning Board Review	4/28/99
	Interim Issue (90%)	3/22/99
	Interim Issue (75%)	3/11/99
	65% Issue for Planning Board Review	2/9/99
	Interim Draft Set	2/2/99
	Work Begins	12/15/98

**BACK COVE PARK**  
PORTLAND, MAINE

**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS

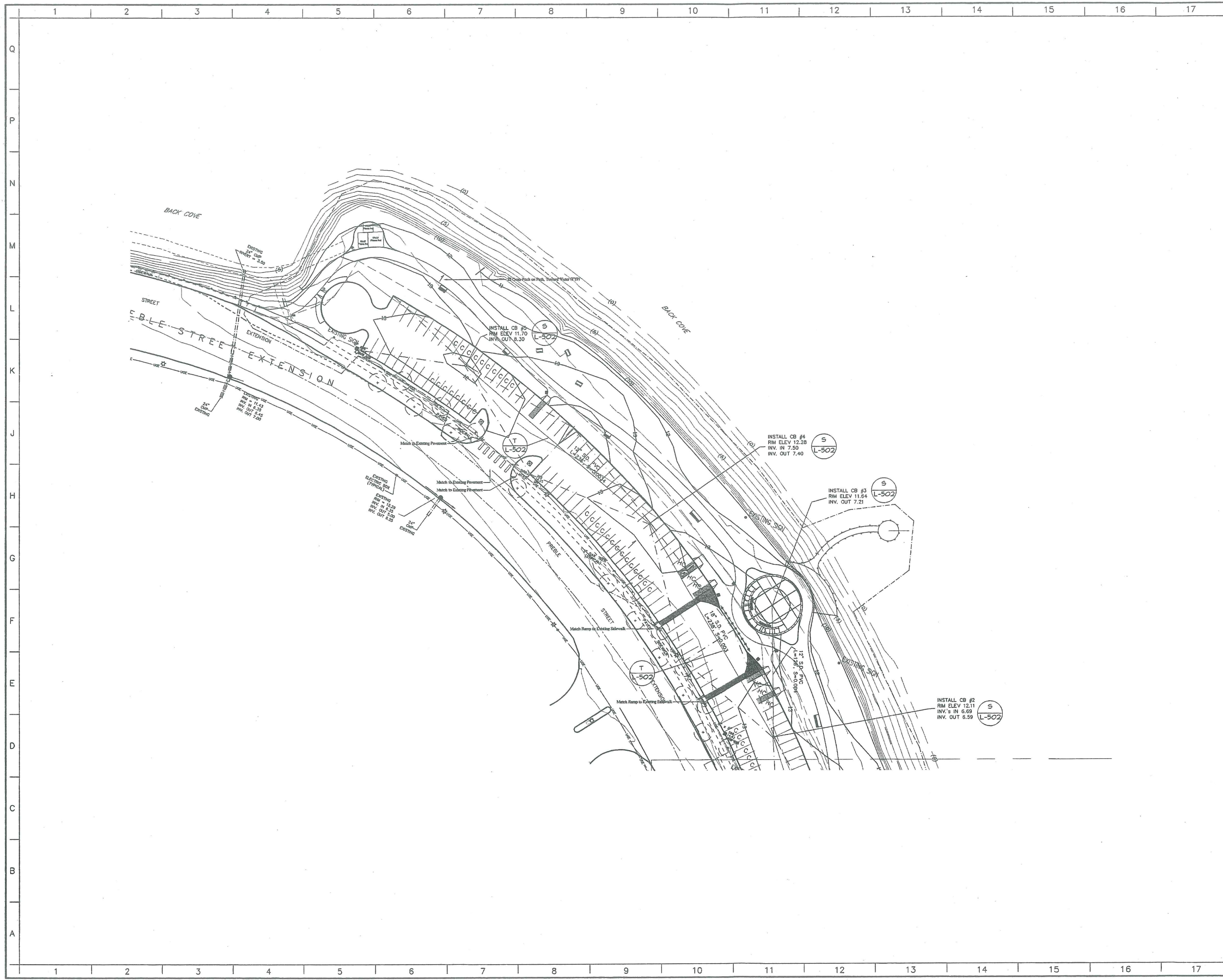
P.O. BOX 426, SACO, MAINE 04072  
TEL (207) 288-9291 FAX (207) 288-9550



**LAYOUT/LIGHTING & UTILITY/  
PLANTING PLAN - QUADRANT 5**

Project No.	Date
12-99	12/15/98
CAD File No.	Scale
layout-quadrant 5.dwg	1"=20'-0"
Drawing No.	
	<b>L-205</b>

A13



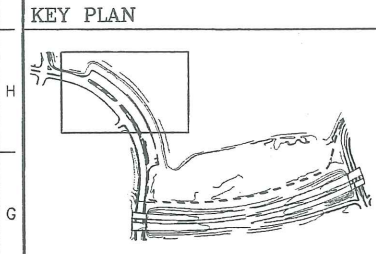
**LEGEND**

(31) --- Contour  
 - Spot Elevation  
 - Tree  
 - Shrub  
 - Underground Electric  
 - Existing Utility Connection

--- Contour  
 - Spot Elevation  
 - Tree  
 - Shrub  
 - Pole Light (Pole Location)  
 - Underground Electric  
 - Underdrain  
 - Irrigation Line  
 - Irrigation Head  
 - Wetland Test Survey Location

**ABBREVIATIONS**

T4	TOP OF HALL
B4	BOTTOM OF HALL
B.S.	BOTTOM OF STAIR
T.S.	TOP OF STAIR
C.L.	CENTERLINE
R.O.W.	RIGHT OF WAY
F.G.	FINISH GRADE
F.F.	FINISH FLOOR
H.P.	HIGH POINT
L.P.	LOW POINT
E.L.	ELEVATION
D.I.	DRAIN INLET
TYP.	TYPICAL



Issue for Planning Board Review	4/26/99
Interim Issue (90%)	3/22/99
Grading Plan Revisions	3/15/99
Interim Issue (75%)	3/11/99
65% Issue for Planning Board Review	2/9/99
Interim Draft Set	2/2/99
Work Begins	12/15/98
No. ISSUE	DATE

**BACK COVE PARK**  
 PORTLAND, MAINE

**RICHARDSON & ASSOCIATES**  
 LANDSCAPE ARCHITECTS  
 P.O. BOX 428, SACO, MAINE 04072  
 TEL (207) 288-9291 FAX (207) 288-9850

Squaw Bay Corp  
 P.O. Box 68A  
 Cumberland Center, ME 04021  
 (207) 829-6994

**GRADING CONCEPT/DRAINAGE**  
 PARKING LOT AREA

Project No.	Date
12-92	12.15.98
CAD File No.	Scale
grading-quad-2	1"=40'-0"
Drawing No.	

**L-300-A**

A14

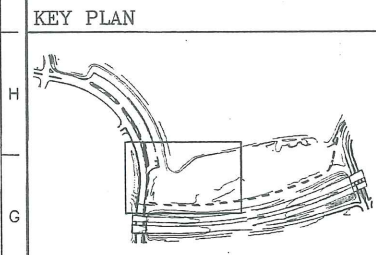


**LEGEND**

(31) ---	EXISTING Contour
○	Spot Elevation
○	Tree
○	Shrub
○	Underground Electric
○	Existing Utility Connection
---	PROPOSED Contour
○	Spot Elevation
○	Tree
○	Shrub
○	Pole Light (Future Location)
---	Underground Electric
---	Underdrain
---	Irrigation Line
○	Irrigation Head
○	National Test Survey Location

**ABBREVIATIONS**

T.H.	TOP OF HALL
B.H.	BOTTOM OF HALL
B.S.	BOTTOM OF STAIR
T.S.	TOP OF STAIR
C.L.	CENTERLINE
R.O.M.	RIGHT OF WAY
F.F.	FRESH GRADE
F.P.	FINISH FLOOR
H.P.	HIGH POINT
L.P.	LOW POINT
E.L.E.	ELEVATION
D.I.	DRAIN INLET
TYP.	TYPICAL



No.	ISSUE	DATE
	Interim Issue (90%)	3/22/99
	Grading Plan Revisions	3/15/99
	Interim Issue (75%)	3/11/99
	65% Issue for Planning Board Review	2/9/99
	Interim Draft Set	2/2/99
	Work Begins	12/15/98

**BACK COVE PARK**  
PORTLAND, MAINE

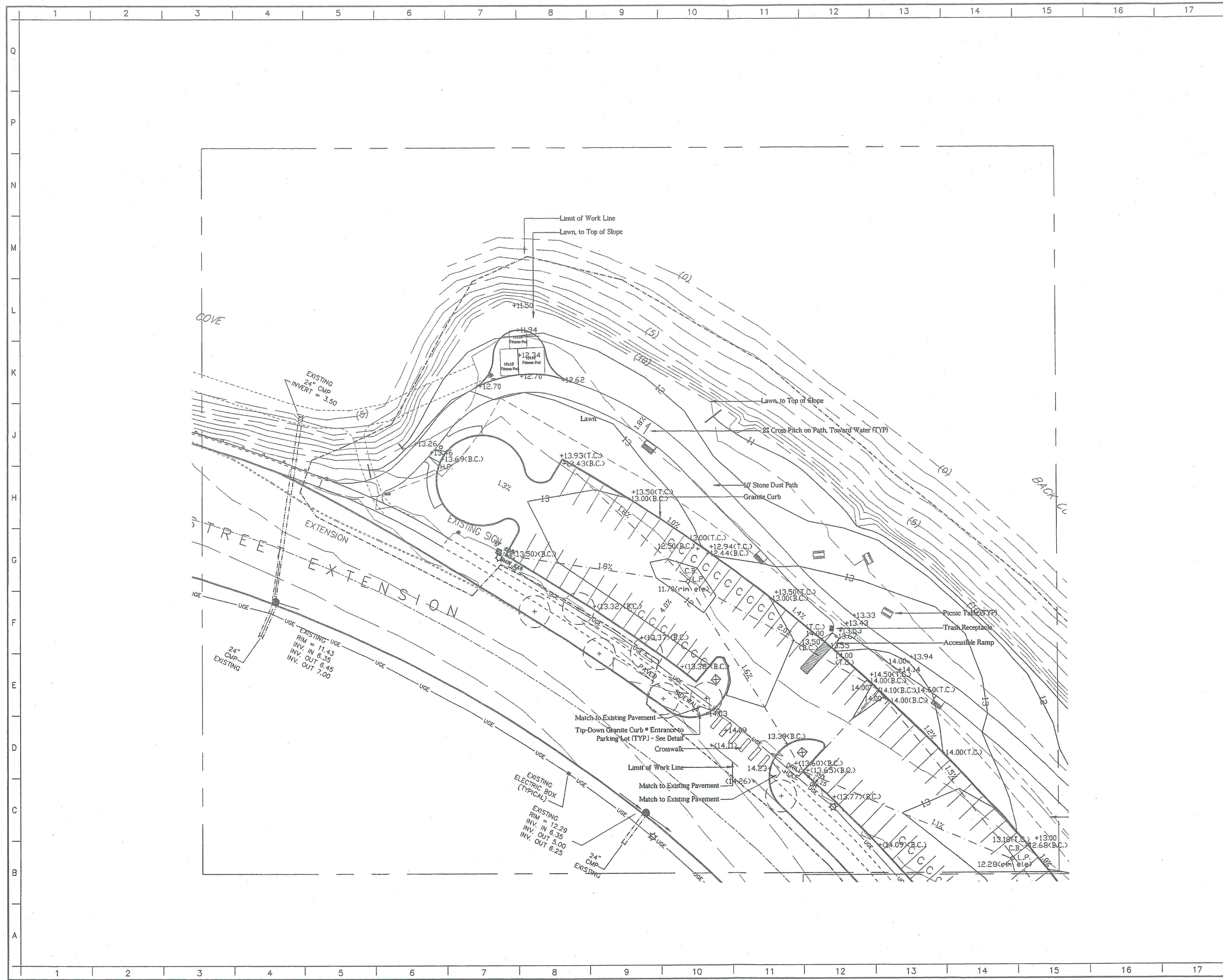
**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
P.O. BOX 426, SACO, MAINE 04072  
TEL (207) 286-6261 FAX (207) 286-9850

0' 20' 40' 80'  
Squaw Bay Corp  
P.O. Box 66A  
Cumberland Center, ME 04021  
(207) 623-0994

**GRADING CONCEPT/DRAINAGE**  
**MLT-PRPS/SOCCER FIELD AREA**

Project No.	Date
72-98	12.15.98
CAD File No.	Scale
grading-drainage	1"=40'-0"
Drawing No.	
<b>L-300-B</b>	

A15

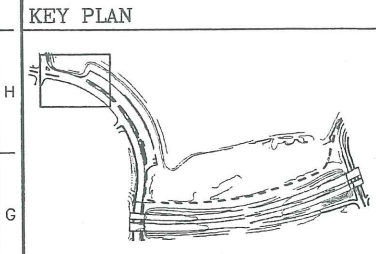


**LEGEND**

- (31) --- EXISTING Contour
- --- Spot Elevation
- --- Tree
- --- Shrub
- --- Underground Electric
- --- Existing Utility Connection
- PROPOSED Contour
- --- Spot Elevation
- --- Tree
- --- Shrub
- --- Pole Light (Pole Location)
- Underground Electric
- Underdrain
- Irrigation Line
- Irrigation Head
- --- Wetland Test Survey Location

**ABBREVIATIONS**

T.M.	TOP OF MALL
B.M.	BOTTOM OF MALL
B.S.	BOTTOM OF STAIR
T.S.	TOP OF STAIR
C.L.	CENTRELINE
R.C.H.	RIGHT OF WAY
F.A.	FINISH GRADE
F.P.	FRESH FLOOR
H.P.	HIGH POINT
L.P.	LOW POINT
E.L.E.	ELEVATION
D.L.	DRAIN RILET
TYP.	TYPICAL



Issue for Planning Board Review	4/26/99
Interim Issue (90%)	3/22/99
Interim Issue (75%)	3/11/99
65% Issue for Planning Board Review	2/9/99
Interim Draft Set	2/2/99
Work Begins	12/15/98
No. ISSUE	DATE

**BACK COVE PARK**  
PORTLAND, MAINE

**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
P.O. BOX 428, SACO, MAINE 04072  
TEL (207) 288-9291 FAX (207) 288-9650

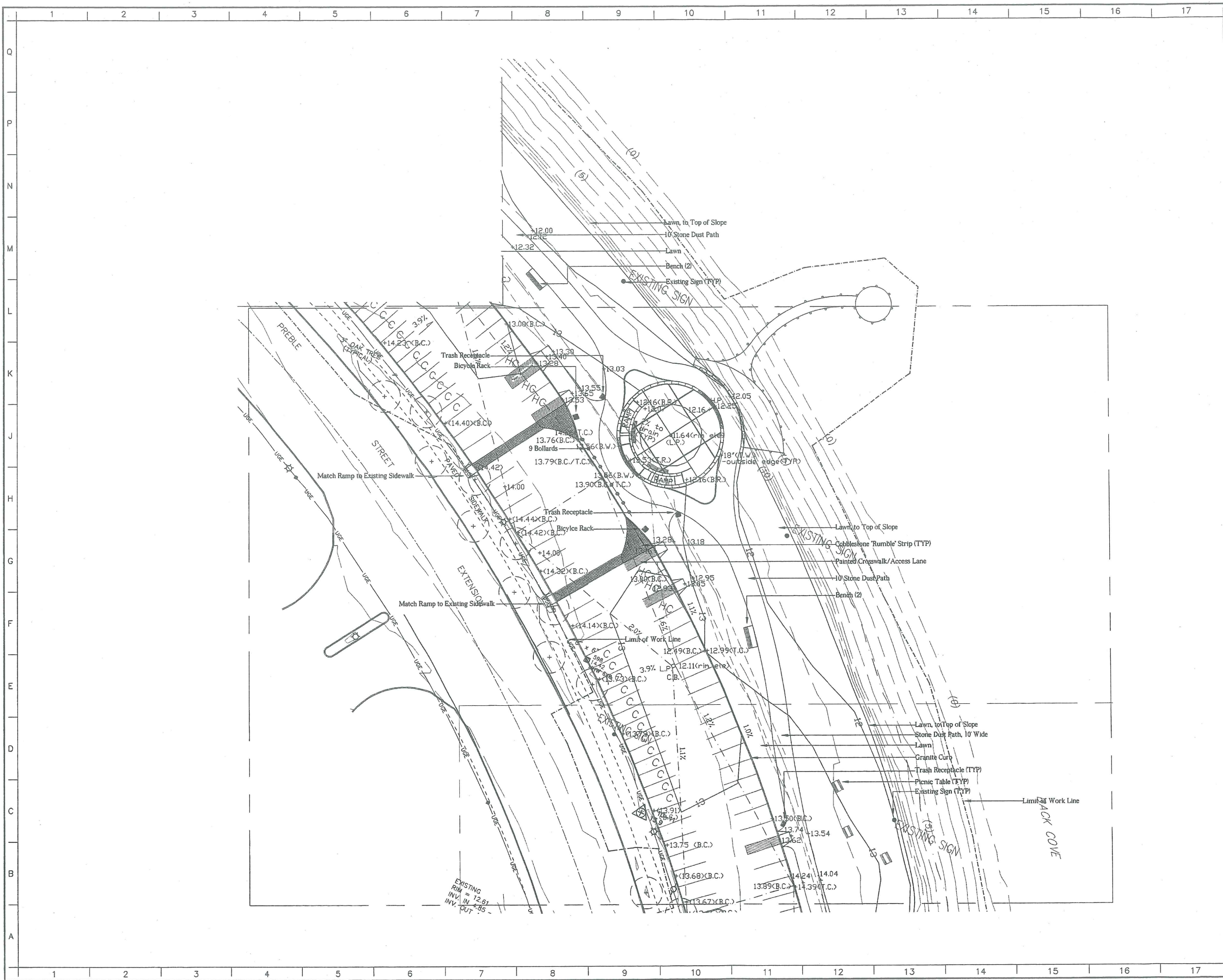
Squaw Bay Corp  
P.O. Box 684  
Cumberland Center, ME 04021  
(207) 828-8984

**GRADING/DRAINAGE PLAN**  
QUADRANT 1

Project No.	Date
12-98	12.15.98
CAD File No.	Scale
grading-quadrant-1	1"=20'-0"
Drawing No.	
<b>L-301</b>	



AIK



**LEGEND**

**EXISTING**

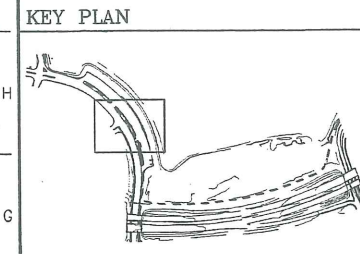
- (31) --- Contour
- o- Spot Elevation
- o Tree
- o Shrub
- o Underground Electric
- o Existing Utility Connection

**PROPOSED**

- o- Contour
- o- Spot Elevation
- o Tree
- o Shrub
- o Pole Light (Pole Location)
- o Underground Electric
- o Underdrain
- o Irrigation Line
- o Irrigation Head
- o Wetland Test Survey Location

**ABBREVIATIONS**

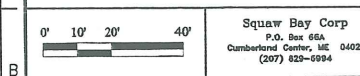
T.H.	TOP OF HALL
B.H.	BOTTOM OF HALL
B.S.	BOTTOM OF STAIR
T.S.	TOP OF STAIR
C.L.	CENTERLINE
R.O.H.	ROOF OF HAY
F.F.	FINISH GRADE
F.P.	FINISH FLOOR
H.P.	HIGH POINT
L.P.	LOW POINT
E.E.	ELEVATION
D.I.	DRAIN INLET
TYP.	TYPICAL



Issue for Planning Board Review	4/28/99
Interim Issue (90%)	3/22/99
Interim Issue (75%)	3/11/99
65% Issue for Planning Board Review	2/9/99
Interim Draft Set	2/2/99
Work Begins	12/15/98
No. ISSUE	DATE

**BACK COVE PARK**  
PORTLAND, MAINE

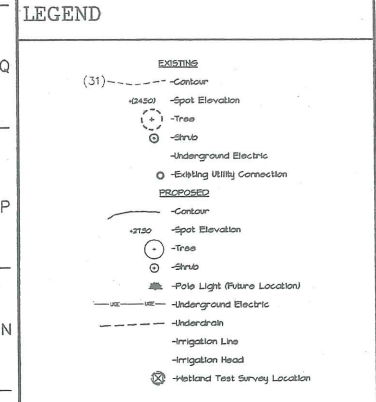
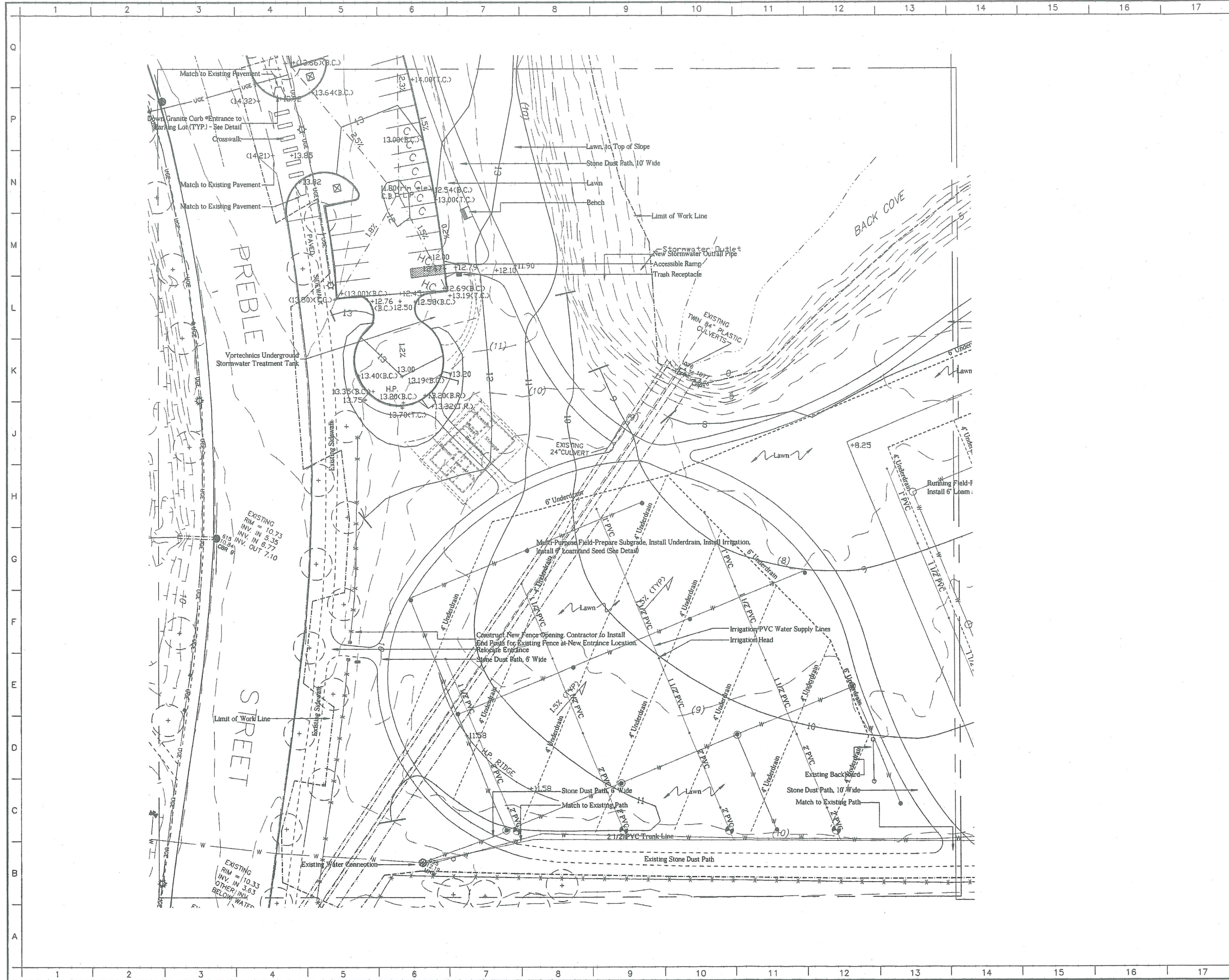
**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
P.O. BOX 426, SACO, MAINE 04072  
TEL (207) 288-9291 FAX (207) 288-9850



**GRADING/DRAINAGE PLAN**  
QUADRANT 2

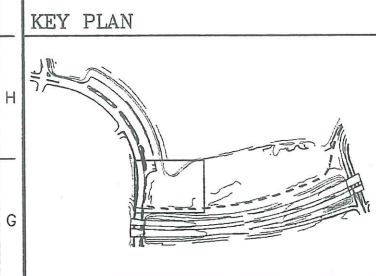
Project No.	Date
12-89	12.15.98
CAD File No.	Scale
grading-quadrant-2	1"=20'-0"
Drawing No.	
<b>L-302</b>	

A17



**ABBREVIATIONS**

T/A	TOP OF HALL
B/A	BOTTOM OF HALL
B/S	BOTTOM OF STAIR
T/S	TOP OF STAIR
C/L	CENTERLINE
R/O/H	RIGHT OF WAY
F.G.	FRESH GRADE
F.F.	FRESH FLOOR
H.P.	HIGH POINT
L.P.	LOW POINT
E.L.E.	ELEVATION
D.I.	DRAIN INLET
TYP.	TYPICAL



Issue for Planning Board Review	4/26/99
Interim Issue (90%)	3/22/99
Interim Issue (75%)	3/11/99
85% Issue for Planning Board Review	2/9/99
Interim Draft Set	2/2/99
Work Begins	12/15/98
No. ISSUE	DATE

**BACK COVE PARK**  
PORTLAND, MAINE

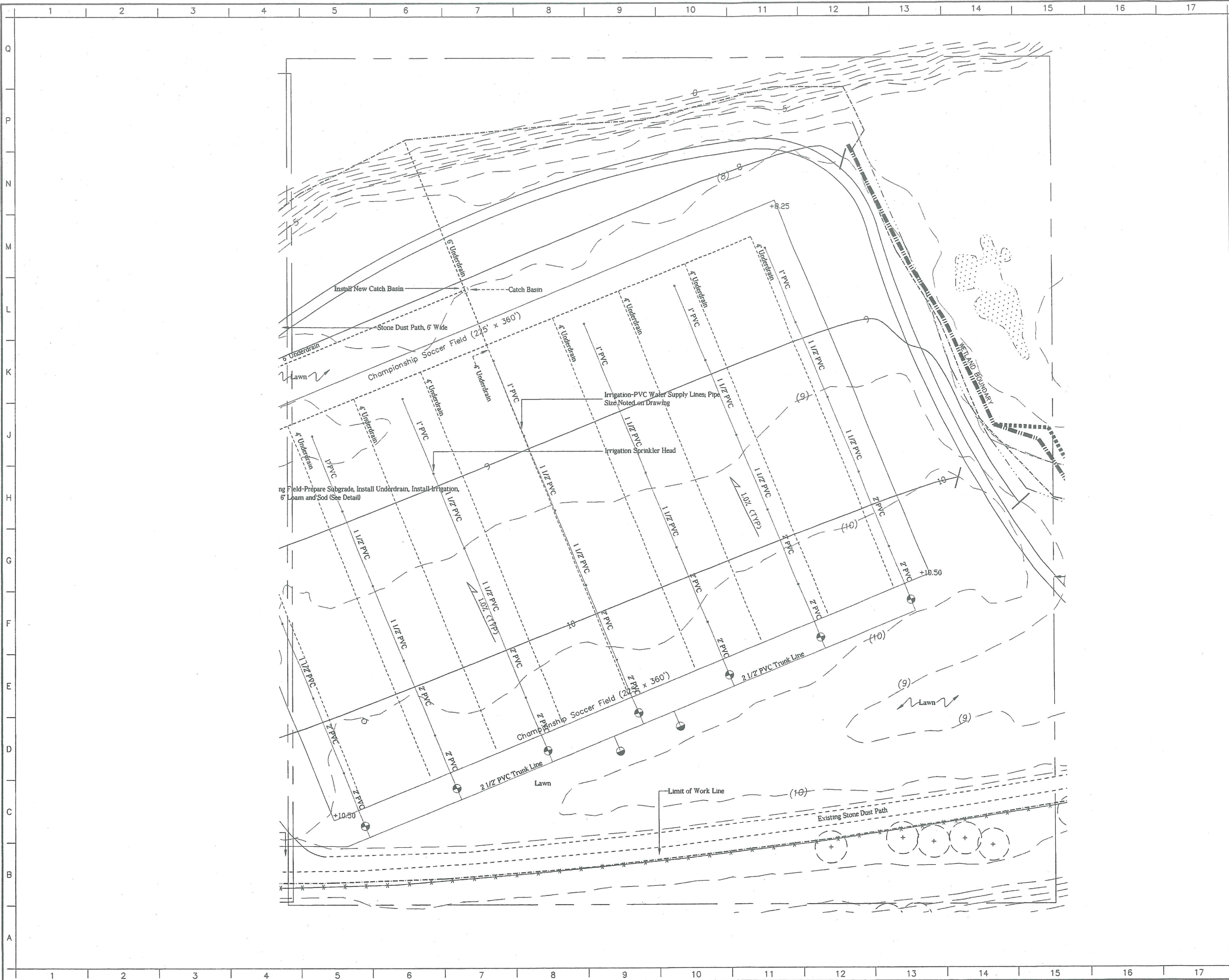
**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
P.O. BOX 426, SACO, MAINE 04072  
TEL (207) 286-9261 FAX (207) 286-9650

Squaw Bay Corp  
P.O. Box 66A  
Cumberland Center, ME 04021  
(207) 829-8884

**GRADING/DRAINAGE PLAN**  
QUADRANT 3

Project No. 12-10 Date 12.15.98  
CAD File No. Scale 1"=20'-0"  
Drawing No. L-303

A18



**LEGEND**

**EXISTING**

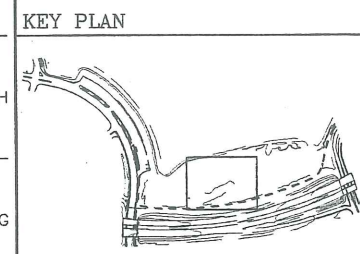
- (51) --- Contour
- Spot Elevation
- Tree
- Shrub
- Underground Electric
- Existing Utility Connection

**PROPOSED**

- Contour
- Spot Elevation
- Tree
- Shrub
- Pole Light (Future Location)
- Underground Electric
- Underdrain
- Irrigation Line
- Irrigation Head
- Wetland Test Survey Location

**ABBREVIATIONS**

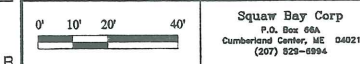
T.H.	TOP OF HALL
B.H.	BOTTOM OF HALL
B.S.	BOTTOM OF STAIR
T.S.	TOP OF STAIR
C.L.	CENTRELINE
R.O.H.	RIGHT OF WAY
F.G.	FINISH GRADE
F.F.	FINISH FLOOR
H.P.	HIGH POINT
L.P.	LOW POINT
E.L.E.	ELEVATION
D.I.	DRAIN INLET
TYP.	TYPICAL



Issue for Planning Board Review	4/26/99
Interim Issue (90%)	3/22/99
Interim Issue (75%)	3/11/99
85% Issue for Planning Board Review	2/9/99
Interim Draft Set	2/2/99
Work Begins	12/15/99
No. ISSUE	DATE

**BACK COVE PARK**  
PORTLAND, MAINE

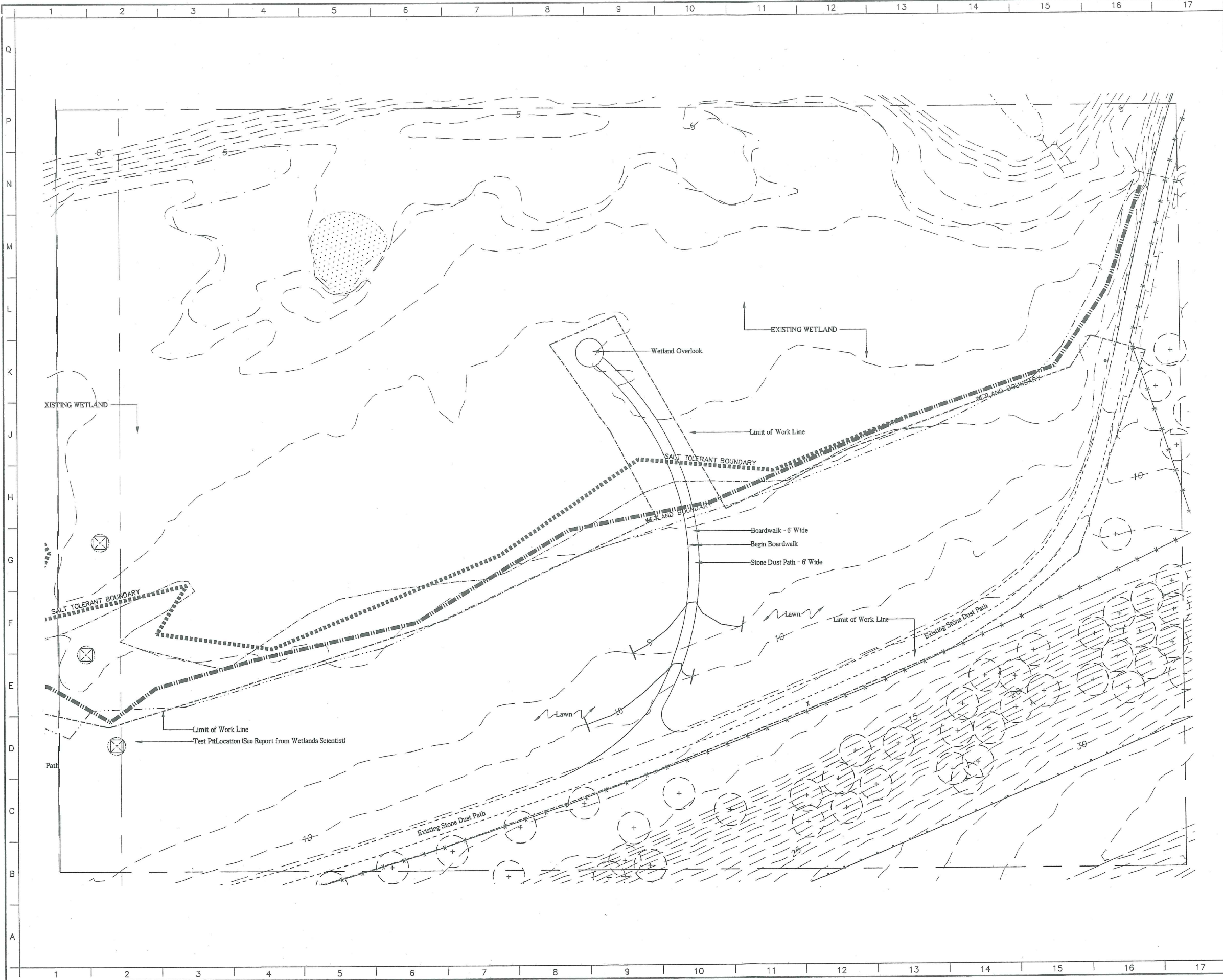
**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
P.O. BOX 428, SACO, MAINE 04072  
TEL (207) 286-9281 FAX (207) 286-8950



**GRADING/DRAINAGE PLAN**  
QUADRANT 4

Project No. 12-15	Date 12.15.98
CD File No. grading-quadr4.dwg	Scale 1"=20'-0"
Drawing No.	<b>L-304</b>

A19

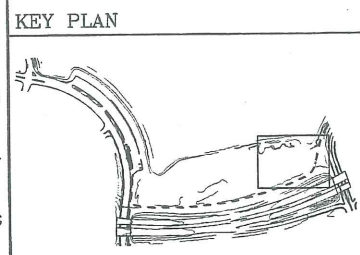


**LEGEND**

(31) ---	Contour
○	Spot Elevation
○	Tree
○	Shrub
○	Underground Electric
○	Existing Utility Connection
---	Contour
○	Spot Elevation
○	Tree
○	Shrub
○	Pole Light (Pole Location)
---	Underground Electric
---	Underdrain
---	Irrigation Line
○	Irrigation Head
○	Wetland Test Survey Location

**ABBREVIATIONS**

T.H.	TOP OF HALL
B.H.	BOTTOM OF HALL
B.S.	BOTTOM OF STAIR
T.S.	TOP OF STAIR
C.L.	CENTERLINE
R.C.M.	ROOF OF CHIMNEY
F.F.	FRESH GRADE
F.F.	FRESH FLOOR
H.P.	HIGH POINT
L.P.	LOW POINT
E.L.	ELEVATION
D.I.	DRAIN INLET
TYP.	TYPICAL



No.	ISSUE	DATE
	Issue for Planning Board Review	4/26/99
	Interim Issue (90%)	3/22/99
	Interim Issue (75%)	3/11/99
	65% Issue for Planning Board Review	2/9/99
	Interim Draft Set	2/2/99
	Work Begins	12/15/98

**BACK COVE PARK**  
PORTLAND, MAINE

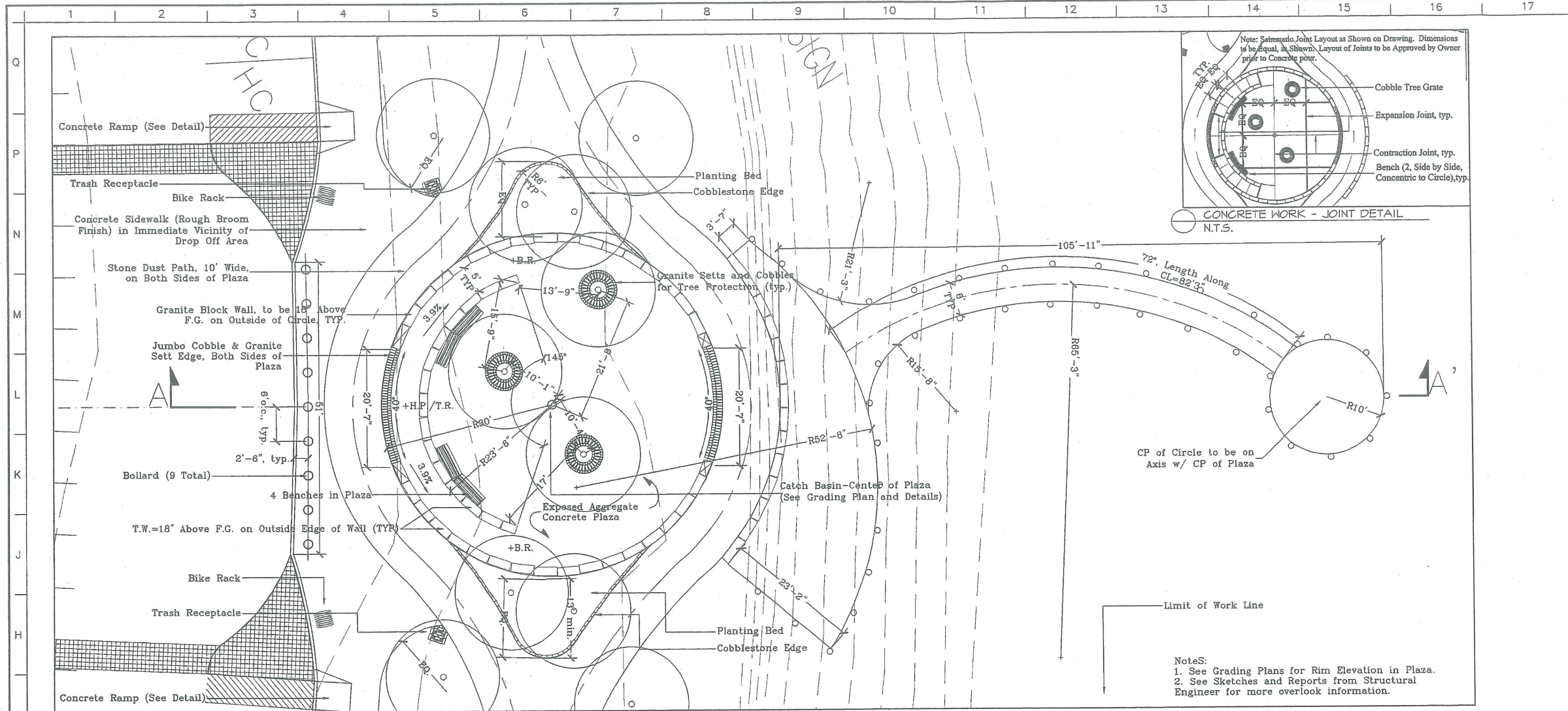
**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
P.O. BOX 426, SACO, MAINE 04072  
TEL (207) 286-9261 FAX (207) 286-9850

0' 10' 20' 40'  
Squaw Bay Corp  
P.O. Box 68A  
Cumberland Center, ME 04021  
(207) 622-6994

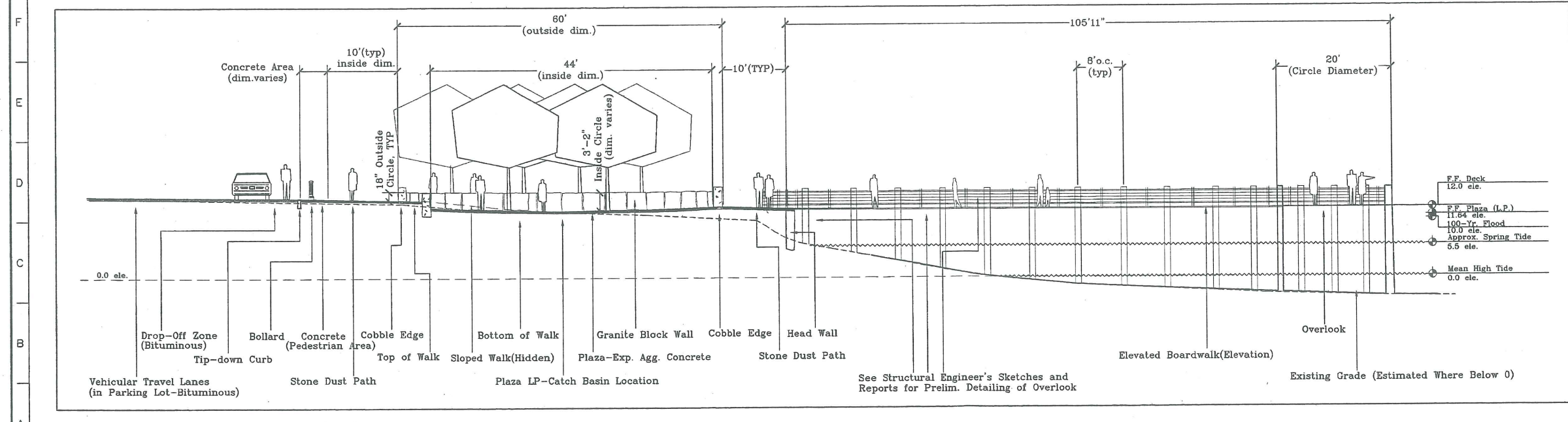
**GRADING/DRAINAGE PLAN**  
**QUADRANT 5**

Project No.	Date
72-46	12.15.98
CAD File No.	Scale
Grading-Back Cove	1"=20'-0"
Drawing No.	
<b>L-305</b>	

A20



5 PLAZA AND OVERLOOK - PLAN DETAIL  
SCALE: 1/8" = 1' - 0"



5 SECTION THROUGH PLAZA & OVERLOOK (A-A')  
SCALE: 1/8" = 1' - 0"

LEGEND

KEY PLAN

No.	ISSUE	DATE
	Issue for Planning Board Review	4/28/99
	Interim Issue (80%)	3/22/99
	Interim Issue (75%)	3/11/99
	65% Issue for Planning Board Review	2/9/99
	Interim Draft Set	2/2/99
	Work Begins	12/15/98

**BACK COVE PARK**  
PORTLAND, MAINE

**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS

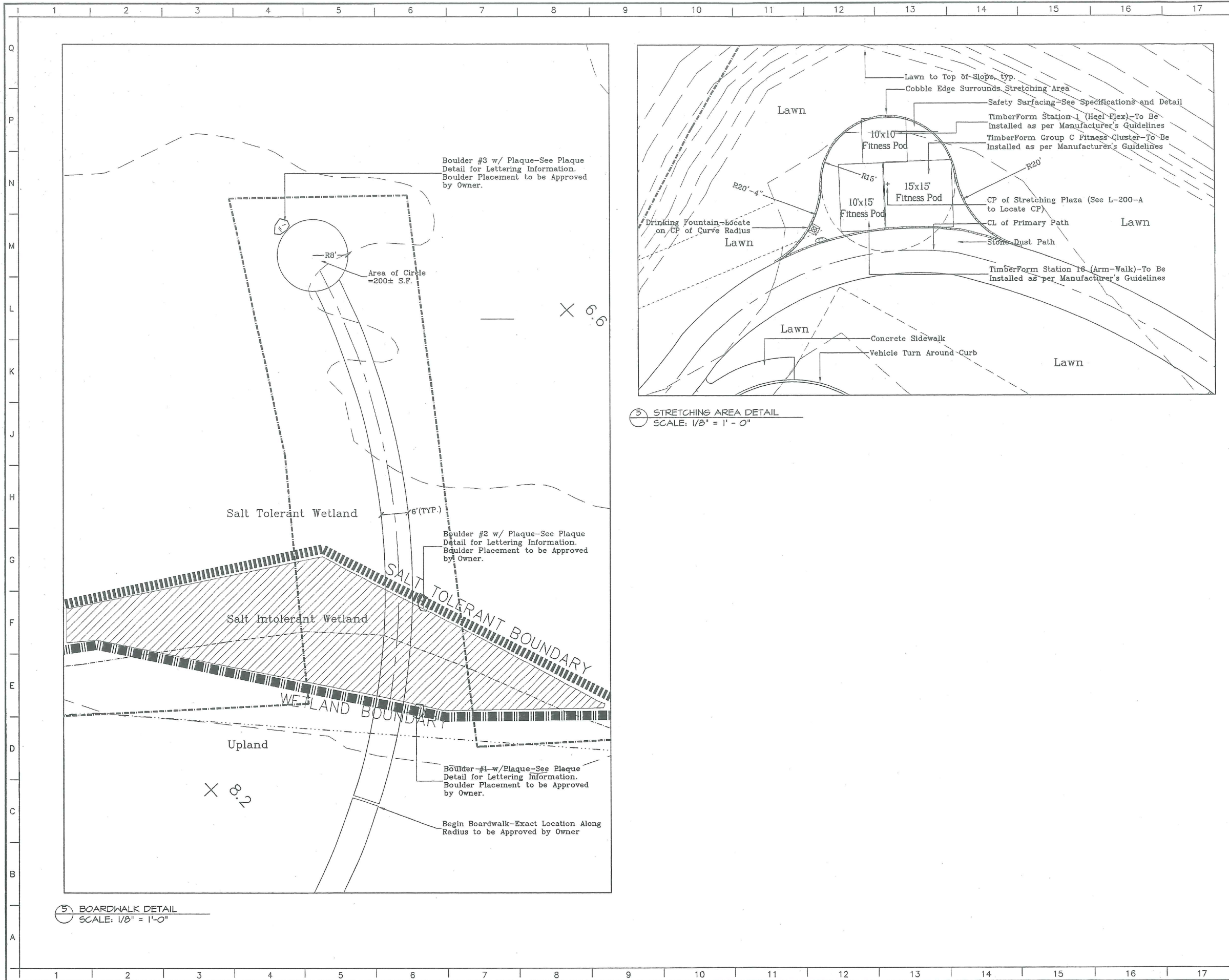
P.O. BOX 426, SACO, MAINE 04072  
TEL (207) 288-9501 FAX (207) 288-9550

Squaw Bay Corp P.O. Box 65A Cumberland Center, ME 04021 (207) 528-6984	Baker Design Consultants 11 Stony Brook Lane Yermouth, ME 04098 (207) 566-9724
---	---

**PLAN DETAILS**

Project No. 12-49	Date 12/15/98
CAD File No. plazadetails.dwg	Scale As Noted
Drawing No. <b>L-401</b>	

A21



LEGEND

KEY PLAN

No.	ISSUE	DATE
	Issue for Planning Board Review	4/26/99
	Interim Issue (90%)	3/22/99
	Interim Issue (75%)	3/11/99
	85% Issue for Planning Board Review	2/9/99
	Interim Draft Set	2/2/99
	Work Begins	12/15/98

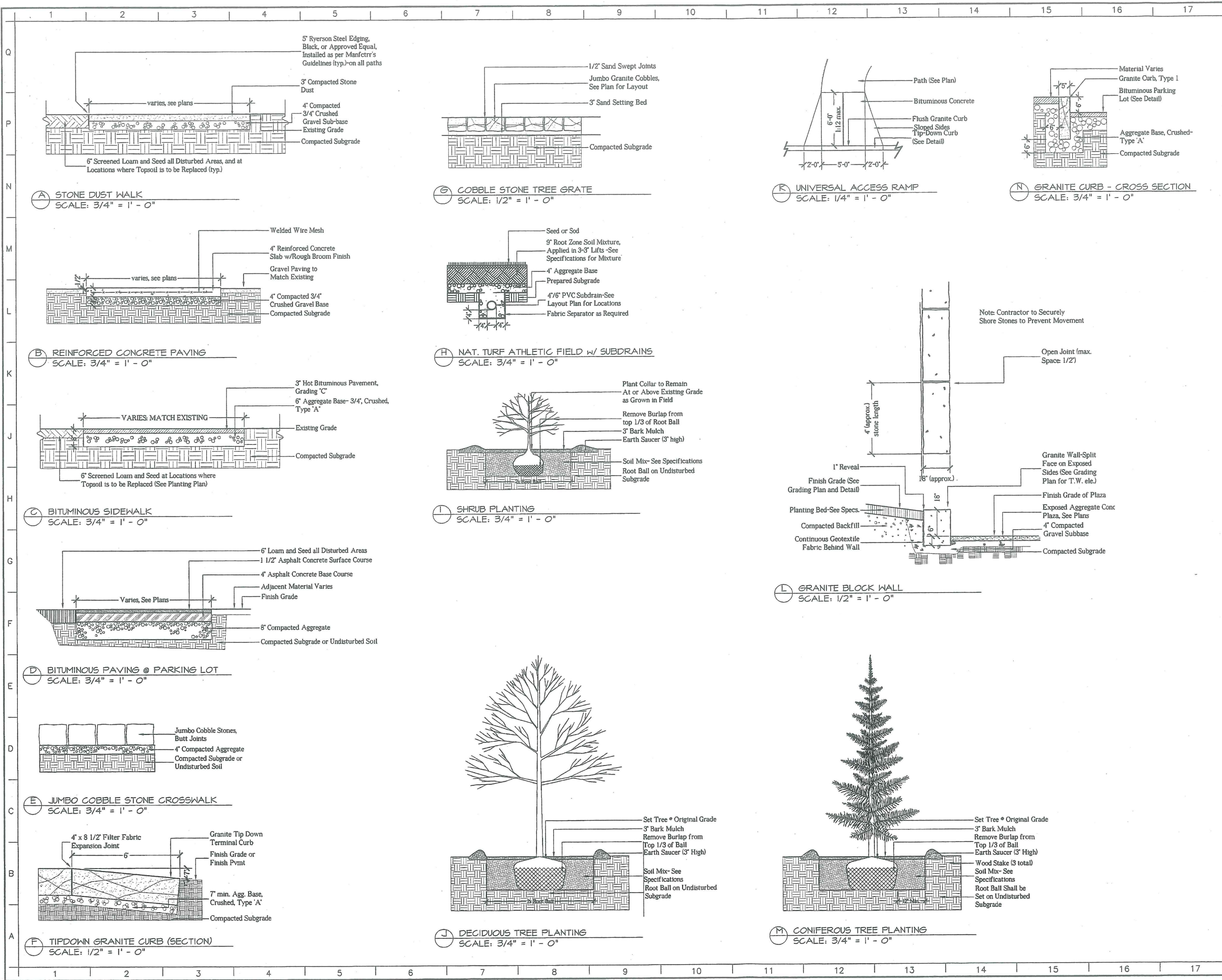
BACK COVE PARK  
PORTLAND, MAINE

RICHARDSON & ASSOCIATES  
LANDSCAPE ARCHITECTS  
P.O. BOX 428, SACO, MAINE 04072  
TEL (207) 288-9291 FAX (207) 288-9850

PLAN DETAILS

Project No. 12-49	Date 12.15.98
CAD File No. plandetails.dwg	Scale As Noted
Drawing No. <b>L-402</b>	

A22



**LEGEND**

**KEY PLAN**

Issue for Planning Board Review	4/28/99
Interim Issue (90%)	3/22/99
Interim Issue (75%)	3/11/99
65% Issue for Planning Board Review	2/9/99
Interim Draft Set	2/2/99
Work Begins	12/15/98
No. ISSUE	DATE

**BACK COVE PARK**  
PORTLAND, MAINE

**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS

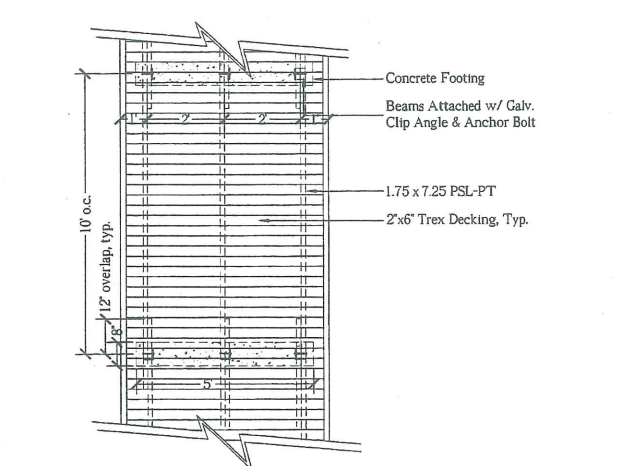
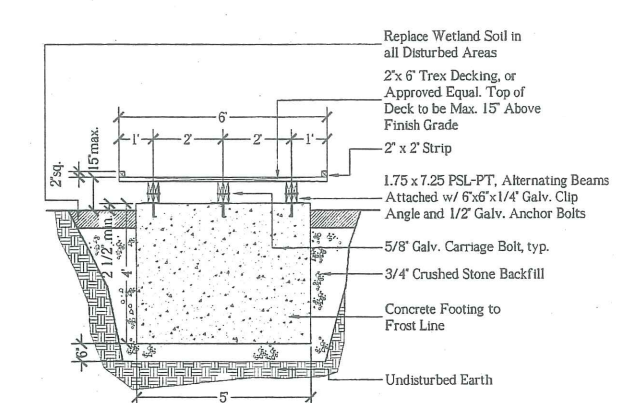
P.O. BOX 488, SACO, MAINE 04072  
TEL (207) 288-8201 FAX (207) 288-9850

**SITE DETAILS**

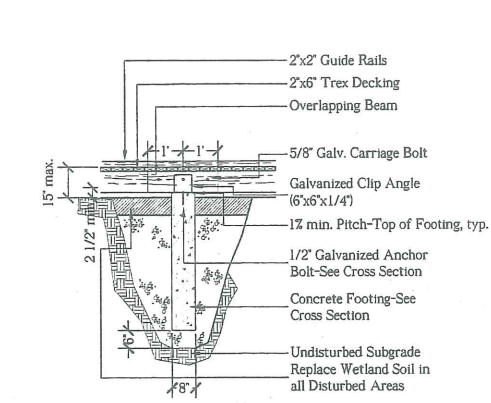
Project No.	Date
12-99	12.15.98
GD File No.	Scale
details.dwg	As Noted
Drawing No.	

**L-501**

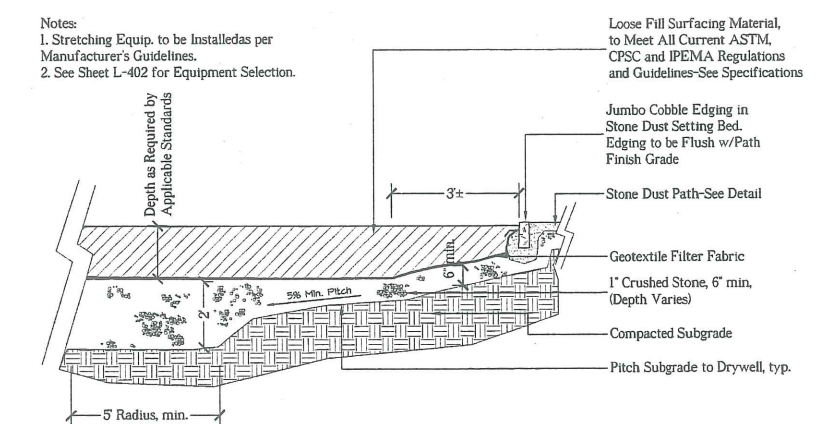
A23



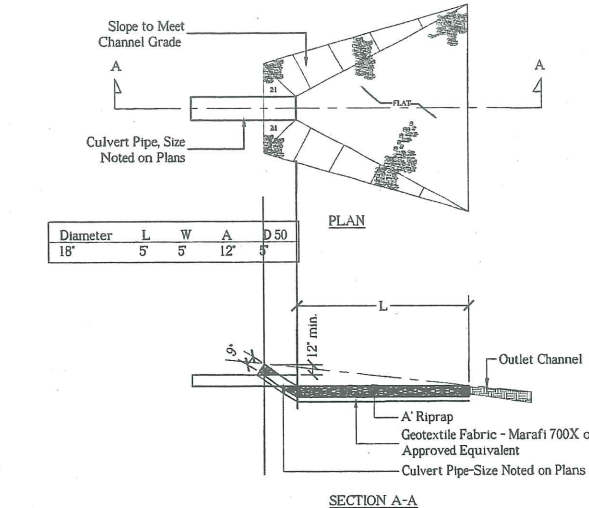
Q BOARDWALK (CROSS SECTION and PLAN)  
SCALE: 1/2" = 1' - 0"



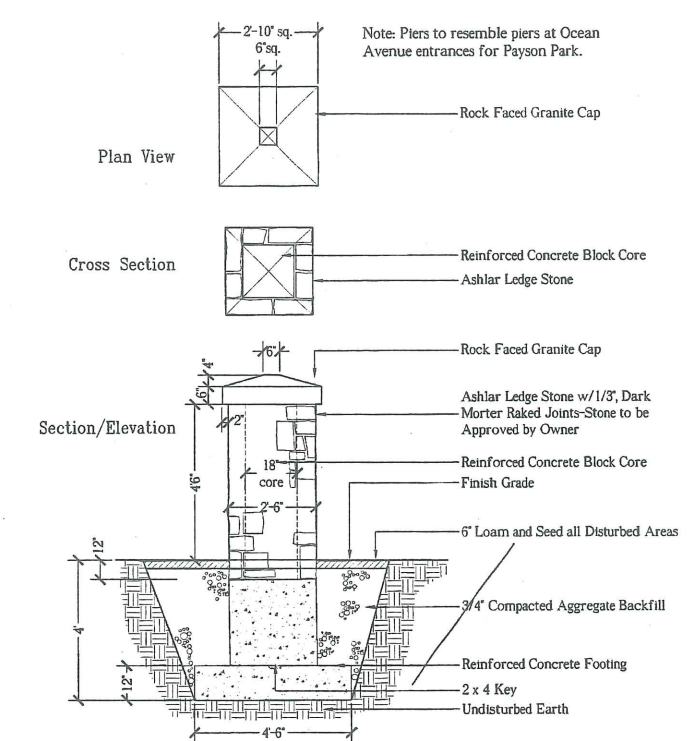
R BOARDWALK (LONGITUDINAL SECTION)  
SCALE: 1/2" = 1' - 0"



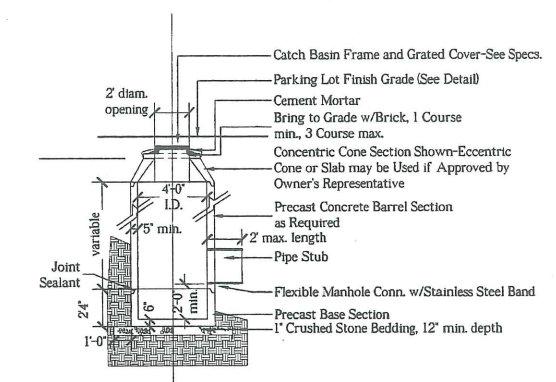
S STRETCHING AREA DETAIL  
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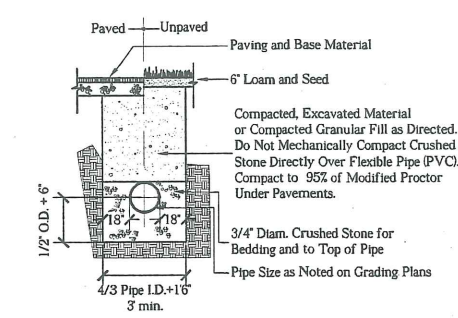
T RIP RAP INLET/OUTLET PROTECTION  
N.T.S.



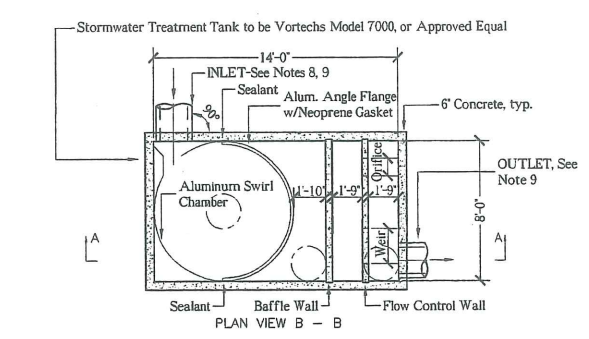
U STONE GATEWAY PIER  
SCALE: 1/2" = 1' - 0"



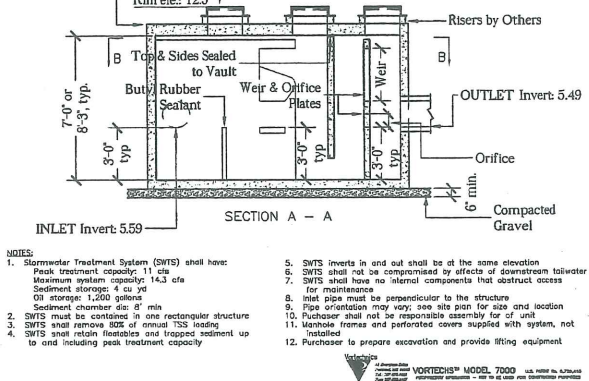
V CATCH BASIN  
N.T.S.



W SINGLE PIPE TRENCH  
N.T.S.



X TREATMENT TANK - PLAN & SECTION  
N.T.S.



Y TREATMENT TANK - PLAN & SECTION  
N.T.S.

LEGEND

KEY PLAN

Issue for Planning Board Review	4/28/99
Interim Issue (80%)	3/22/99
Interim Issue (75%)	3/11/99
65% Issue for Planning Board Review	2/9/99
Interim Draft Set	2/2/99
Work Begins	12/15/98
No. ISSUE	DATE

BACK COVE PARK  
PORTLAND, MAINE

RICHARDSON & ASSOCIATES  
LANDSCAPE ARCHITECTS  
P.O. BOX 498, SACO, MAINE 04072  
TEL (207) 288-9261 FAX (207) 288-9650

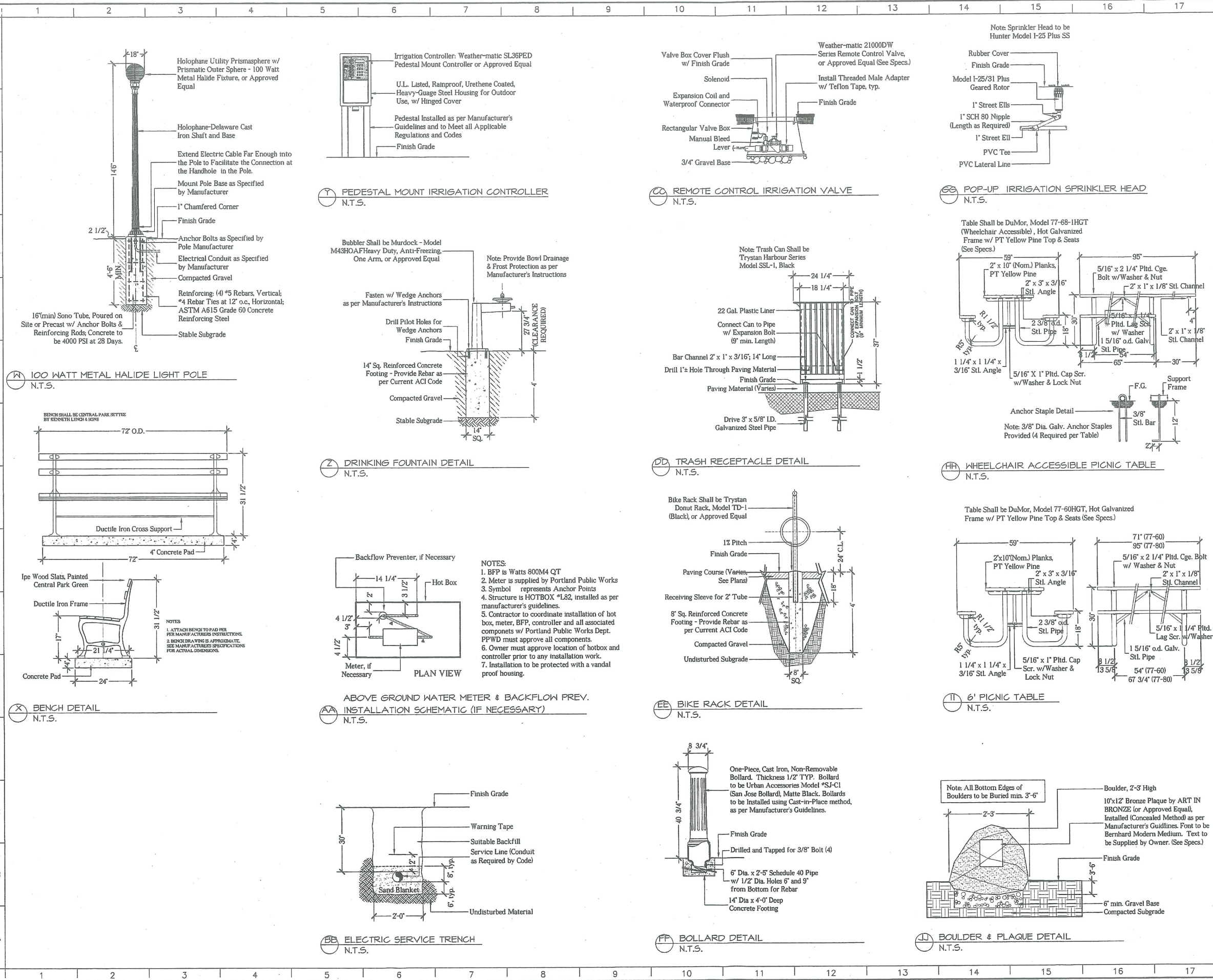
SITE DETAILS

Project No.	Date
12-99	12.15.98
CAD File No.	Scale
details.dwg	As Noted
Drawing No.	

L-502



A24



**LEGEND**

**KEY PLAN**

Issue for Planning Board Review	4/25/99
Interim Issue (90%)	3/22/99
Interim Issue (75%)	3/11/99
65% Issue for Planning Board Review	2/9/99
Interim Draft Set	2/2/99
Work Begins	12/15/98
No. ISSUE	DATE

**BACK COVE PARK**  
PORTLAND, MAINE

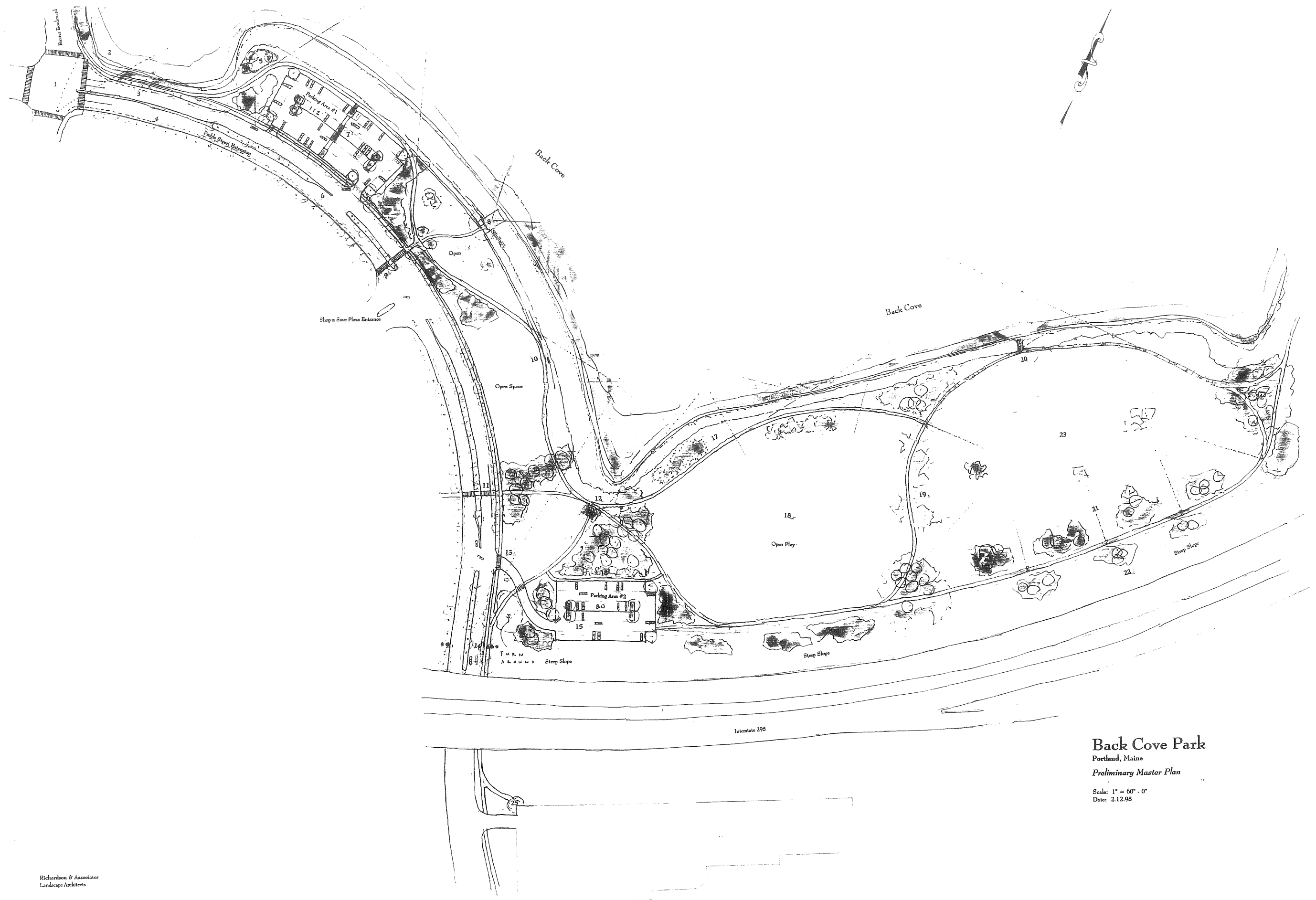
**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS

P.O. BOX 426, SACO, MAINE 04072  
TEL (207) 286-9991 FAX (207) 286-9950

**SITE DETAILS**

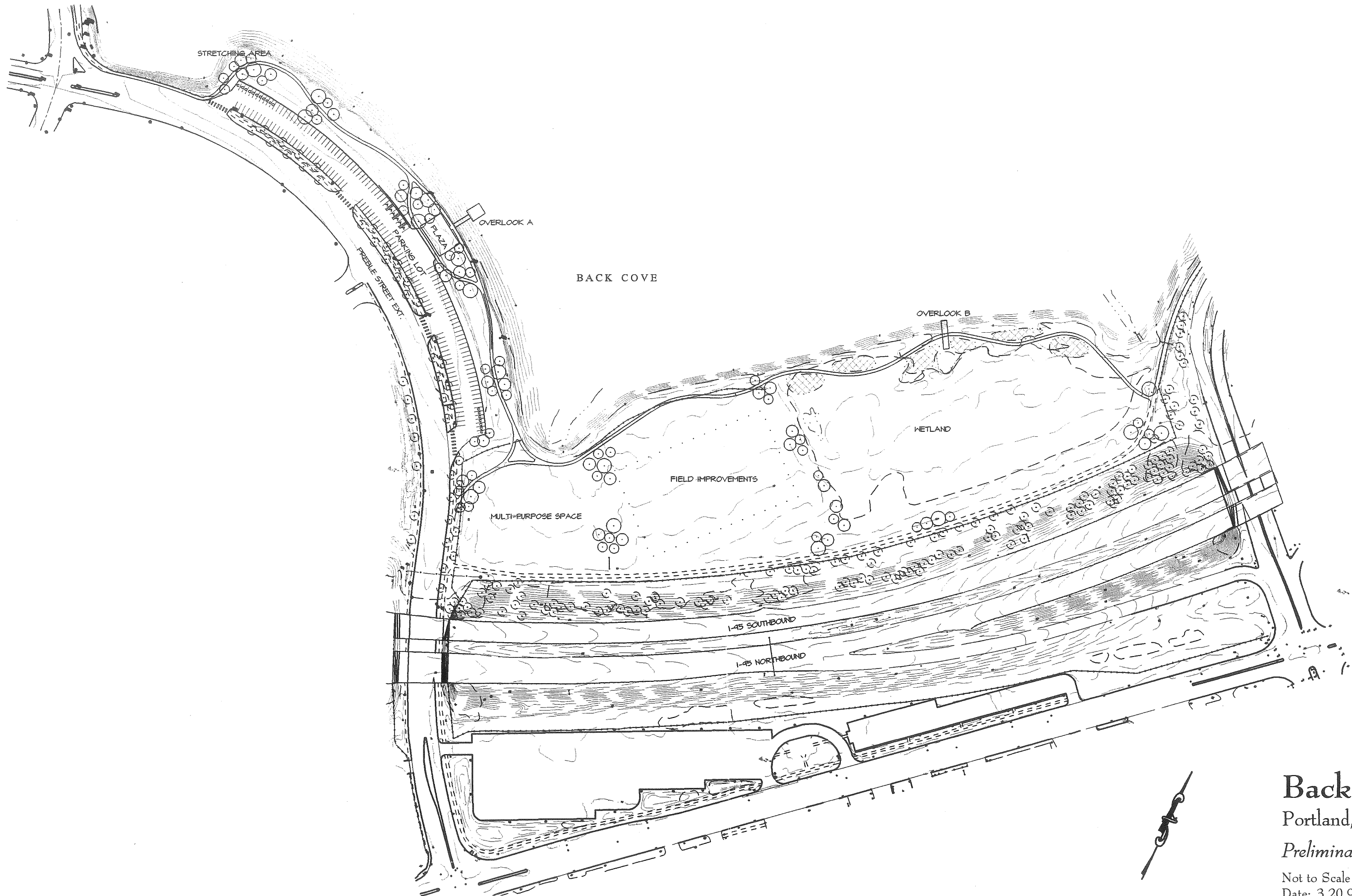
Project No.	Date
12-46	12/15/98
CAD File No.	Scale
det010.dwg	As Noted
Drawing No.	

**L-503**



**Back Cove Park**  
Portland, Maine  
*Preliminary Master Plan*

Scale: 1" = 60' - 0"  
Date: 2.12.98



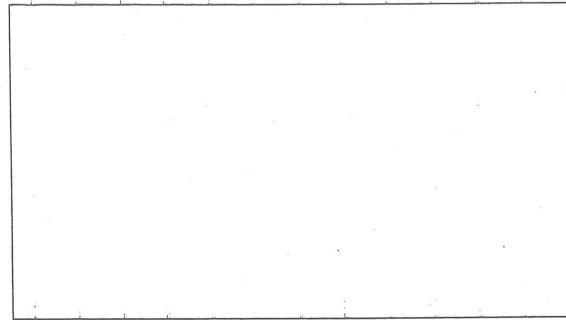
# Back Cove Park

Portland, Maine

*Preliminary Master Plan*

Not to Scale  
Date: 3.20.98

Richardson & Associates  
Landscape Architects



LANDSCAPE IMPROVEMENTS

# BACK COVE PARK

PORTLAND, MAINE

## PROJECT DIRECTORY

**OWNER:**

CITY OF PORTLAND  
CITY HALL  
PORTLAND, MAINE 04101

DANA SOUZA, DIRECTOR OF PARKS AND RECREATION 207-756-8383

**LANDSCAPE ARCHITECT:**

RICHARDSON & ASSOCIATES  
P.O. BOX 426  
SACO, MAINE 04072

TODD RICHARDSON, PRINCIPAL 207-286-9291

### GENERAL NOTES

1. Point of Beginning (POB) for all construction layout is CP of Plaza, as found along a line established through the center of the Shop n' Save entrance driveway median that accesses Preble Street Extension.
2. All topographic and existing base information provided by the City of Portland.
3. Bench mark for elevation is stone bound at ~~xxxx~~.
4. All spot grades to preside over contours.
5. Limit of work shall be at property lines unless otherwise noted.
6. All written dimensions shall prevail; do not scale from drawings.
7. Distances shown on site plans are horizontal distances.
8. Layout staking to be approved by landscape architect.
9. Contractor shall verify all dimensions and grades on the ground and field verify location of existing plants and utilities as necessary. Any discrepancies shall be reported immediately to the landscape architect.
10. See construction details for dimensions of site elements.
11. All dimensions 90° unless otherwise noted.
12. All disturbed areas not covered by pavement or structures shall receive a minimum of 6" of loam and seeded as specified.
13. All areas not requiring grading shall be left undisturbed and existing plantings shall be preserved.
14. Utility information shown is approximate only. Prior to excavation, appropriate utility companies shall be contacted and Dig-Safe Center shall be called at 1-800-225-4977, at least 72 hours (3 working days) in advance.

### LEGEND

- EXISTING**
- (31) --- Contour
  - Spot Elevation
  - Tree
  - Shrub
  - Underground Electric
  - Existing Utility Connection
- PROPOSED**
- Contour
  - Spot Elevation
  - Tree
  - Shrub
  - Pole Light (Where Location)
  - Underground Electric
  - Underdrain
  - Wetland Test Survey Location

### DATE / REVISIONS

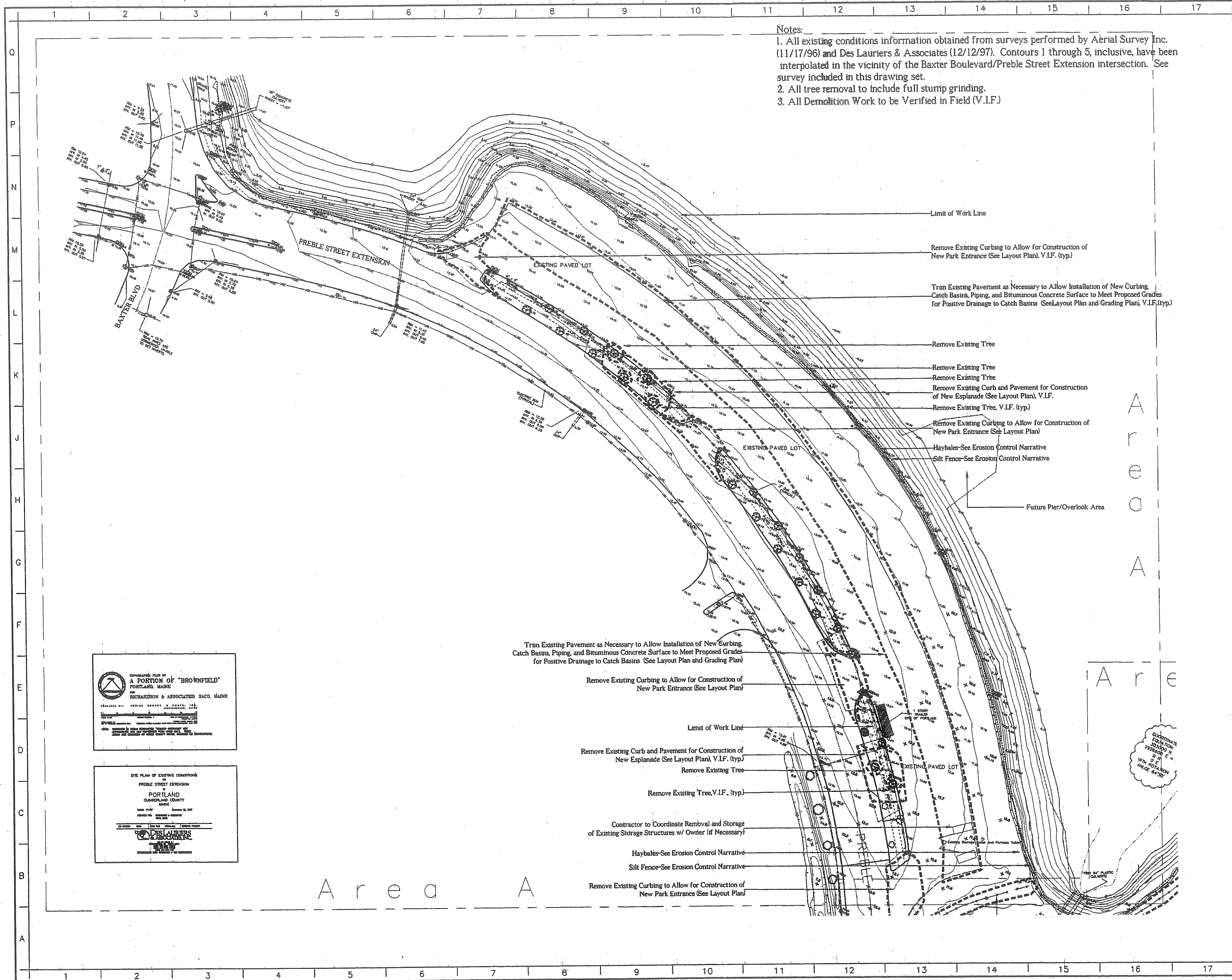
DATE	REVISIONS
12/15/98	WORK BEGINS
2/2/99	INTERIM DRAFT SET
2/9/99	65% ISSUE FOR PLANNING BOARD REVIEW
3/11/99	INTERIM ISSUE (75%)
3/22/99	INTERIM ISSUE (90%)
4/26/99	ISSUE FOR PLANNING BOARD REVIEW

### ABBREVIATIONS

T.N.	TOP OF NAIL
B.N.	BOTTOM OF NAIL
B.S.	BOTTOM OF STAIR
T.S.	TOP OF STAIR
C.L.	CENTRELINE
R.O.M.	RIGHT OF WAY
F.G.	FINISH GRADE
F.F.	FINISH FLOOR
H.P.	HIGH POINT
L.P.	LOW POINT
E.	ELEVATION
D.I.	DRAIN INLET
TYP.	TYPICAL
N.C.	NOT IN CONTRACT

### SCHEDULE OF DRAWINGS

DRAWING NUMBER	DRAWING TITLE
	<b>TITLE SHEET</b>
L-001	EXISTING CONDITIONS/DEMO/EROSION CONTROL PLAN: AREA A
L-002	EXISTING CONDITIONS/DEMO/EROSION CONTROL PLAN: AREA B
L-003	EXISTING CONDITIONS/DEMO/EROSION CONTROL PLAN: AREA C
L-101	SITE / MASTER PLAN
L-200-A	LOCATION PLAN-PARKING LOT AREA
L-200-B	LOCATION PLAN-FIELDS AREA
L-201	LAYOUT / LIGHTING / PLANTING PLAN: QUADRANT 1
L-202	LAYOUT / LIGHTING / PLANTING PLAN: QUADRANT 2
L-203	LAYOUT / LIGHTING / PLANTING PLAN: QUADRANT 3
L-204	LAYOUT / LIGHTING / PLANTING PLAN: QUADRANT 4
L-205	LAYOUT / LIGHTING / PLANTING PLAN: QUADRANT 5
L-300-A	GRADING CONCEPT PLAN-PARKING LOT AREA
L-300-B	GRADING CONCEPT PLAN-MLT-PURPOSE/SOCCER FIELD AREA
L-301	GRADING / DRAINAGE PLAN: QUADRANT 1
L-302	GRADING / DRAINAGE PLAN: QUADRANT 2
L-303	GRADING / DRAINAGE PLAN: QUADRANT 3
L-304	GRADING / DRAINAGE PLAN: QUADRANT 4
L-305	GRADING / DRAINAGE PLAN: QUADRANT 5
L-401	PLAN DETAILS
L-402	PLAN DETAILS
L-501	SITE DETAILS
L-502	SITE DETAILS
L-503	SITE DETAILS



**Notes:**  
 1. All existing conditions information obtained from surveys performed by Aerial Survey Inc. (11/17/96) and Des Lauriers & Associates (12/12/97). Contours 1 through 5, inclusive, have been interpolated in the vicinity of the Baxter Boulevard/Preble Street Extension intersection. See survey included in this drawing set.  
 2. All tree removal to include full stump grinding.  
 3. All Demolition Work to be Verified in Field (V.I.F.)

**PROPOSED PLAN OF A PORTION OF "BROWNFIELD" PORTLAND, MAINE**  
 PREPARED BY: RICHARDSON & ASSOCIATES, S.A.C.O., MAINE  
 DESIGNED BY: AERIAL SURVEY & PHOTO, INC.  
 SURVEYED BY: AERIAL SURVEY & PHOTO, INC.  
 DATED: 11/17/96

**SITE PLAN OF EXISTING CONDITIONS OF PREBLE STREET EXTENSION PORTLAND, CLATSOP COUNTY, MAINE**  
 PREPARED BY: DES LAURIERS & ASSOCIATES, S.A.C.O., MAINE  
 SURVEYED BY: DES LAURIERS & ASSOCIATES, S.A.C.O., MAINE  
 DATED: 12/12/97

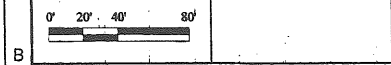
**LEGEND**

**KEY PLAN**

Issue for Planning Board Review	4/26/99
Interim Issue (90%)	3/22/99
Interim Issue (75%)	3/11/99
65% Issue for Planning Board Review	2/9/99
Interim Draft Set	2/2/99
Work Begins	12/15/98
No. ISSUE	DATE

**BACK COVE PARK PORTLAND, MAINE**

**RICHARDSON & ASSOCIATES LANDSCAPE ARCHITECTS**  
 P.O. BOX 426, SACO, MAINE 04072  
 TEL (207) 286-9361 FAX (207) 286-9650

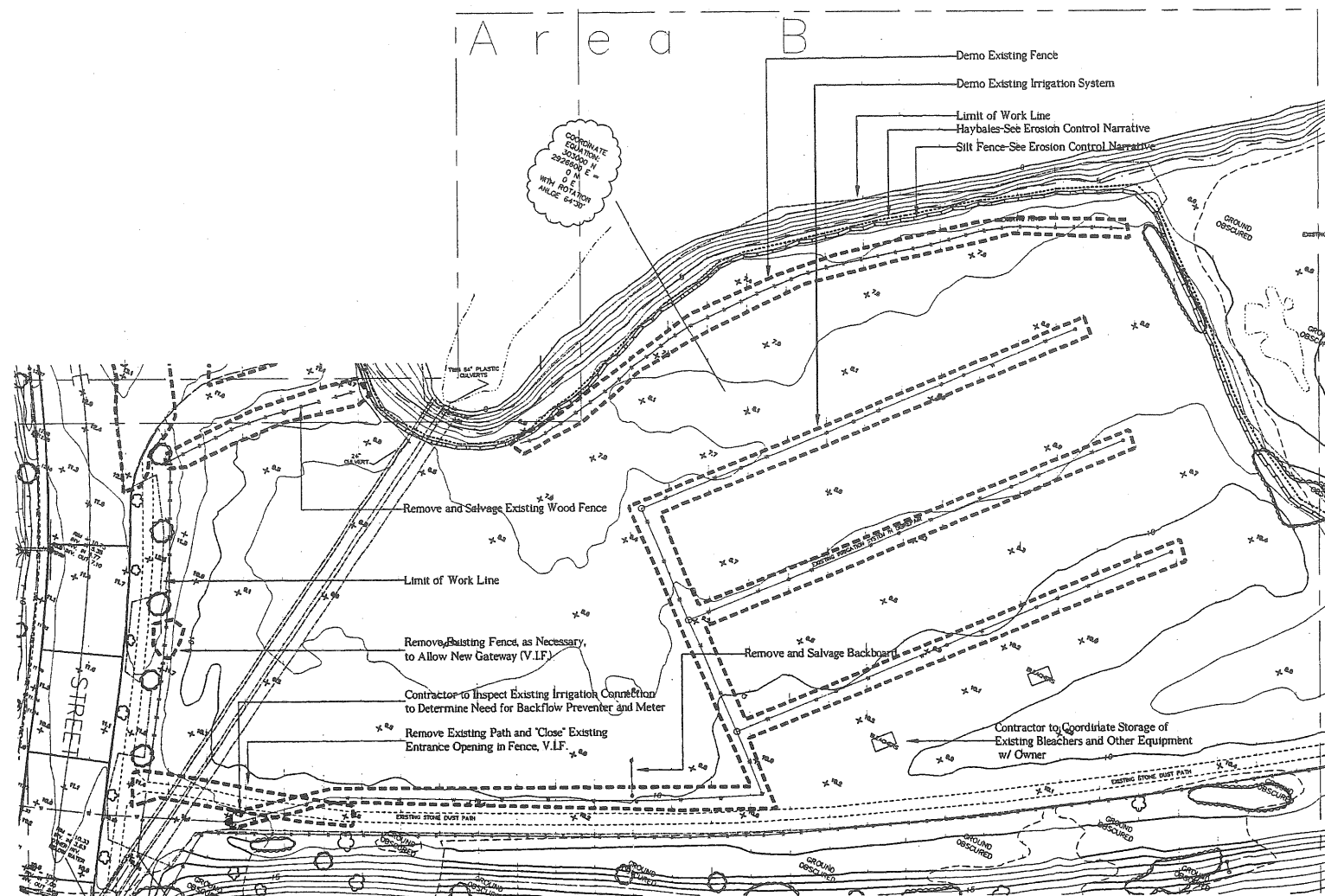


**EXISTING COND/DEMO/EROSION CONTROL PLAN - AREA A**

Project No.	Date
72-46	12.15.98
CAD File No.	Scale
122nd.28-93	1"=40'-0"
Drawing No.	
<b>L-001</b>	

Notes:

1. All existing conditions information obtained from surveys performed by Aerial Survey Inc. (11/17/96) and Des Lauriers & Associates (12/12/97). Contours 1 through 5, inclusive, have been interpolated in the vicinity of the Baxter Boulevard/Preble Street Extension intersection. See survey included in this drawing set.
2. All tree removal to include full stump grinding.
3. All demolition work to be Verified in Field (V.I.F.)

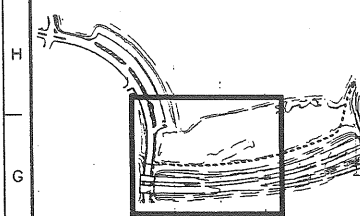


PRELIMINARY PLAN OF  
A PORTION OF "BROWNFIELD"  
PORTLAND, MAINE  
BY  
RICHARDSON & ASSOCIATES, SACO, MAINE  
PREPARED FOR: AERIAL SURVEY & PHOTO, INC.  
DATE: 12/15/98

SITE PLAN OF EXISTING CONDITIONS  
FOR  
PREBLE STREET EXTENSION  
PORTLAND  
CHAMPLAIN COUNTY  
MAINE  
DATE: 12/15/98  
DES LAURIERS & ASSOCIATES

LEGEND

KEY PLAN

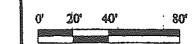


No.	ISSUE	DATE
	Issue for Planning Board Review	4/28/99
	Interim Issue (60%)	3/22/99
	Interim Issue (75%)	3/11/99
	65% Issue for Planning Board Review	2/9/99
	Interim Draft Set	2/2/99
	Work Begins	12/15/98

BACK COVE PARK  
PORTLAND, MAINE

RICHARDSON & ASSOCIATES  
LANDSCAPE ARCHITECTS

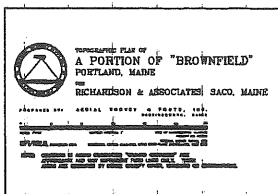
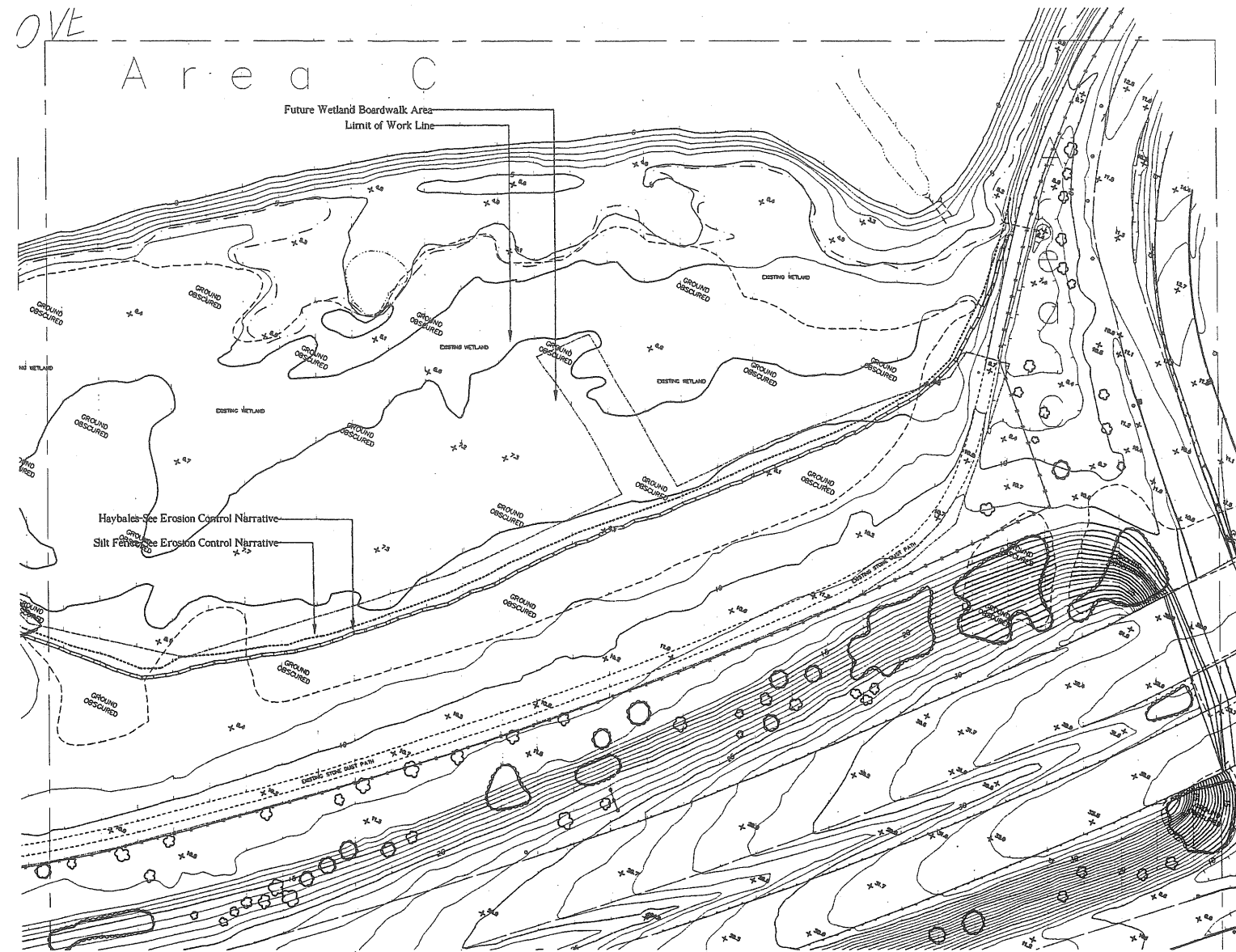
P.O. BOX 436, SACO, MAINE 04072  
TEL. (207) 286-9201 FAX (207) 286-9650



EXISTNG COND/DEMO/EROSION  
CONTROL PLAN - AREA B

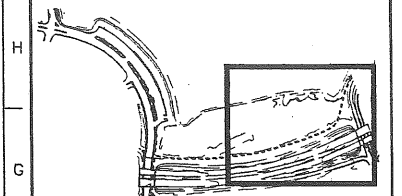
Project No. T2-48	Date 12/15/98
CAD File No. x20ndwg	Scale 1"=40'-0"
Drawing No.	L-002

- Notes:
1. All existing conditions information obtained from surveys performed by Aerial Survey Inc. (11/17/96) and Des Lauriers & Associates (12/12/97). Contours 1 through 5, inclusive, have been interpolated in the vicinity of the Baxter Boulevard/Preble Street Extension intersection. See survey included in this drawing set.
  2. All tree removal to include full stump grinding.
  3. All demolition work to be Verified in Field (V.I.F.)



LEGEND

KEY PLAN

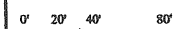


No.	ISSUE	DATE
	Issue for Planning Board Review	4/26/99
	Interim Issue (60%)	3/22/99
	Interim Issue (75%)	3/11/99
	65% Issue for Planning Board Review	2/9/99
	Interim Draft Set	2/2/99
	Work Begins	12/15/98

**BACK COVE PARK**  
PORTLAND, MAINE

**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS

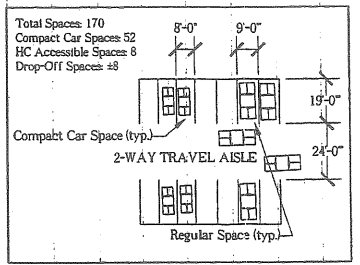
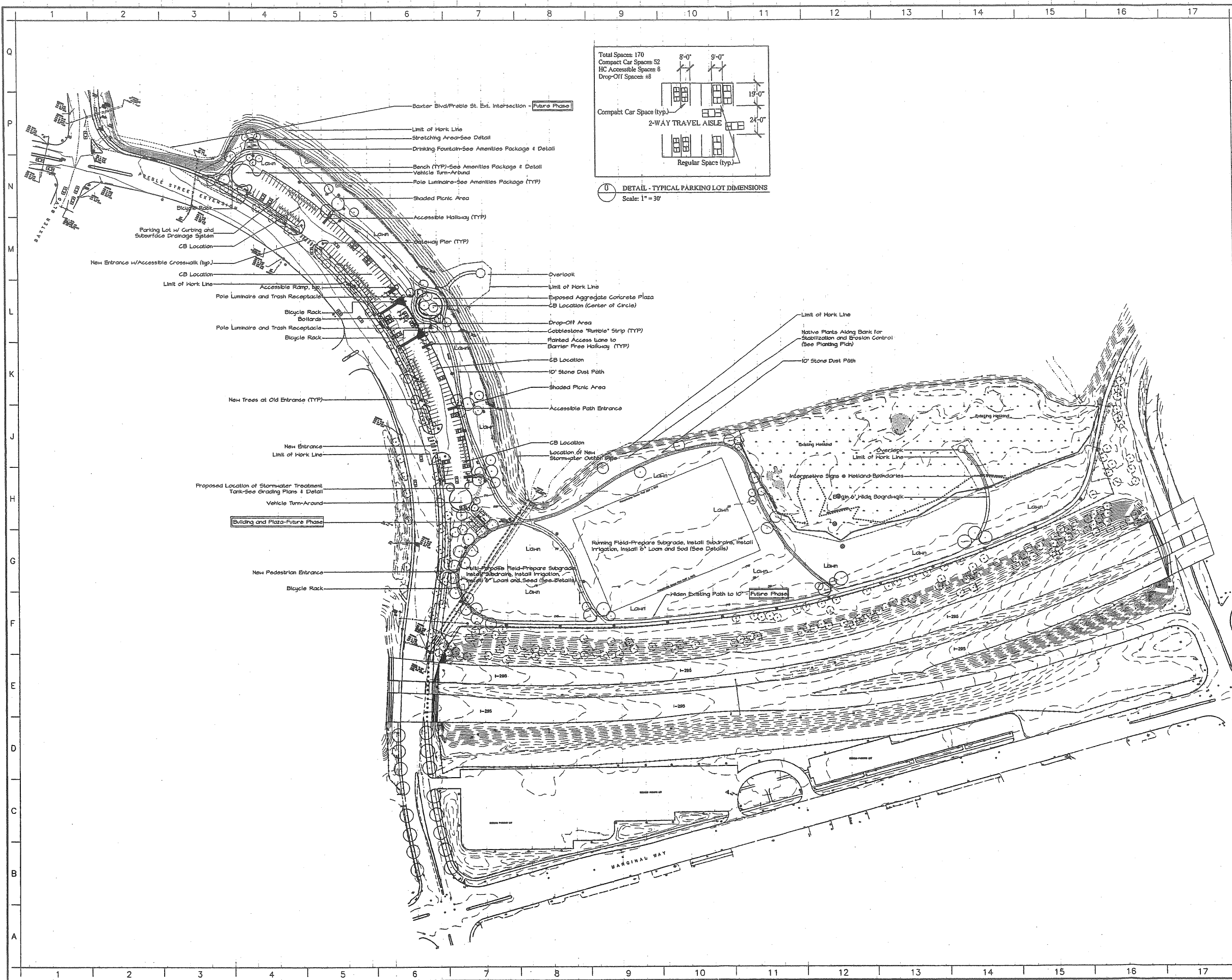
P.O. BOX 488, SACO, MAINE 04072  
TEL (207) 286-9261 FAX (207) 286-9650



**EXISTING COND/DEMO/EROSION CONTROL PLAN - AREA C**

Project No.	Date
72-89	12.15.98
CAD File No.	Scale
rsacd.dwg	1"=40'-0"
Drawing No.	

**L-003**



0 DETAIL - TYPICAL PARKING LOT DIMENSIONS  
Scale: 1" = 30'

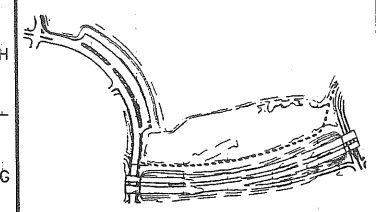
LEGEND

- EXISTING**
- (31) Contour
  - Spot Elevation
  - Tree
  - Shrub
  - Underground Electric
  - Existing Utility Connection
- PROPOSED**
- Contour
  - Spot Elevation
  - Tree
  - Shrub
  - Pole Light (Future Location)
  - Monitoring Survey Test Location

**ABBREVIATIONS**

TH	TOP OF HALL
BH	BOTTOM OF HALL
BS	BOTTOM OF STAIR
TS	TOP OF STAIR
C.L.	CENTERSLINE
R.O.H.	RIGHT OF WAY
F.F.	FINISH FLOOR
F.P.	FINISH GRADE
H.P.	HIGH POINT
L.P.	LOW POINT
E.L.E.	ELEVATION
D.I.	DRAIN INLET
TYP.	TYPICAL

KEY PLAN

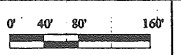


No.	ISSUE	DATE
	Interim Issue (90%)	3/22/99
	Interim Issue (75%)	3/11/99
	65% Issue for Planning Board Review	2/9/99
	Interim Draft Set	2/2/99
	Work Begins	12/15/98

BACK COVE PARK  
PORTLAND, MAINE

RICHARDSON & ASSOCIATES  
LANDSCAPE ARCHITECTS

P.O. BOX 488, SACO, MAINE 04072  
TEL (207) 285-9991 FAX (207) 285-9950

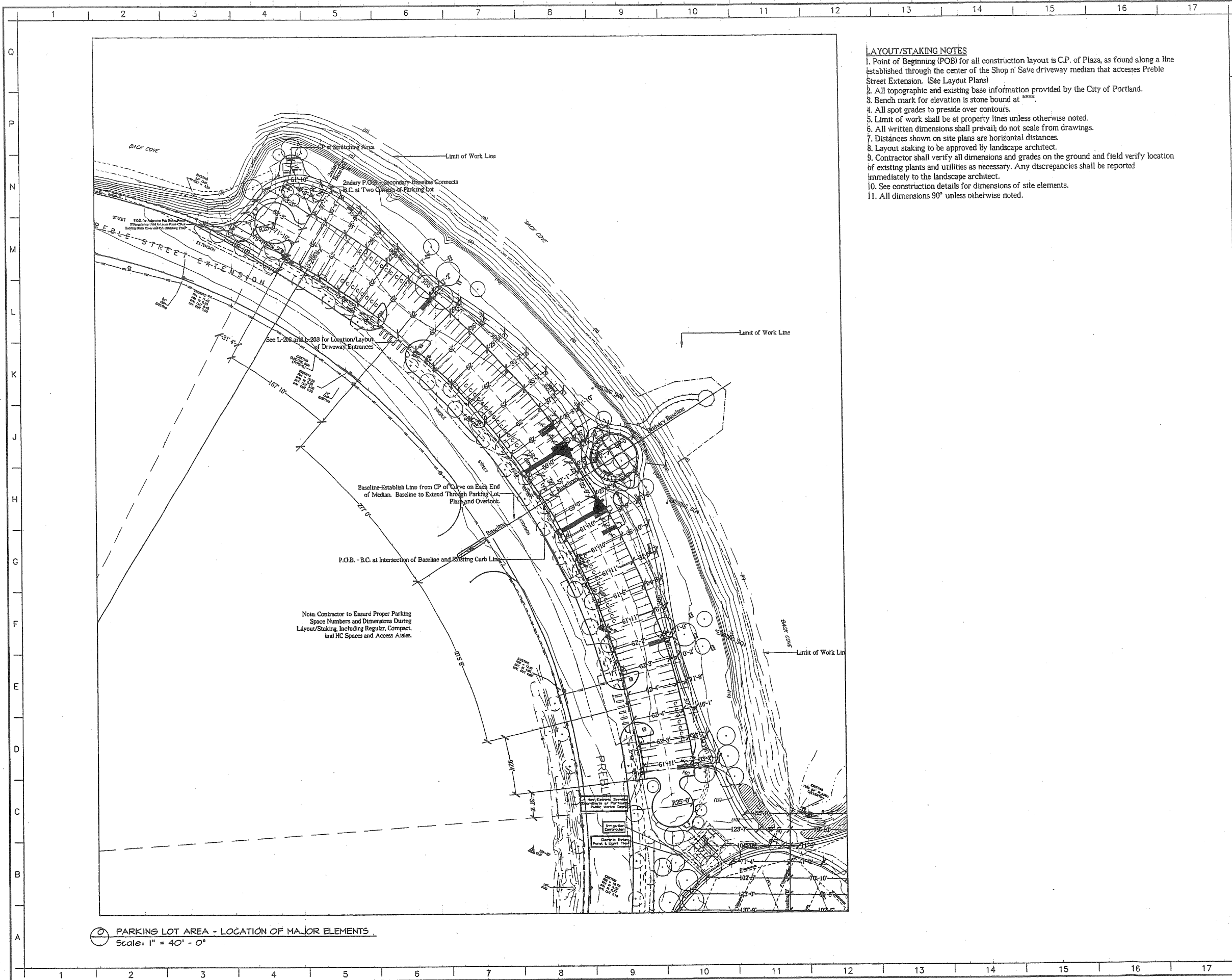


MASTER PLAN

Project No. 12-49	Date 12-15-98
CD File No. P-82-214	Scale 1"=80'-0"
Drawing No.	

L-101





- LAYOUT/STAKING NOTES**
1. Point of Beginning (POB) for all construction layout is C.P. of Plaza, as found along a line established through the center of the Shop n' Save driveway median that accesses Preble Street Extension. (See Layout Plans)
  2. All topographic and existing base information provided by the City of Portland.
  3. Bench mark for elevation is stone bound at 1988.
  4. All spot grades to preside over contours.
  5. Limit of work shall be at property lines unless otherwise noted.
  6. All written dimensions shall prevail; do not scale from drawings.
  7. Distances shown on site plans are horizontal distances.
  8. Layout staking to be approved by landscape architect.
  9. Contractor shall verify all dimensions and grades on the ground and field verify location of existing plants and utilities as necessary. Any discrepancies shall be reported immediately to the landscape architect.
  10. See construction details for dimensions of site elements.
  11. All dimensions 90° unless otherwise noted.

**LEGEND**

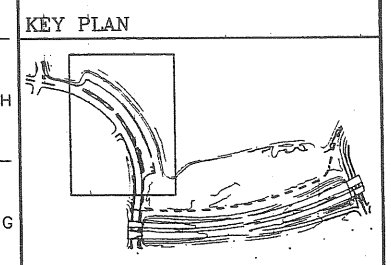
(31) --- Contour  
 - Spot Elevation  
 - Tree  
 - Shrub  
 - Underground Electric  
 - Existing Utility Connection

**PROPOSED**

--- Contour  
 - Spot Elevation  
 - Tree  
 - Shrub  
 - Pole Light (Future Location)  
 - Underground Electric  
 - Underdrain  
 - Irrigation Line  
 - Irrigation Head  
 - Island Test Survey Location

**ABBREVIATIONS**

TM TOP OF HALL  
 B.H. BOTTOM OF HALL  
 B.S. BOTTOM OF STAIR  
 T.S. TOP OF STAIR  
 C.L. CENTERLINE  
 R.O.H. RIGHT OF WAY  
 F.S. FINISH GRADE  
 F.F. FINISH FLOOR  
 H.P. HIGH POINT  
 L.P. LOW POINT  
 E.L.E. ELEVATION  
 D.I. DRAIN INLET  
 TYP. TYPICAL

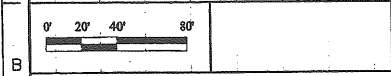


Issue for Planning Board Review	4/26/98
Interim Issue	3/22/98
Interim Issue (75%)	3/11/98
65% Issue for Planning Board Review	2/9/98
Interim Draft Set	2/2/98
Work Begins	12/15/98
ISSUE	DATE

**BACK COVE PARK**  
 PORTLAND, MAINE

**RICHARDSON & ASSOCIATES**  
 LANDSCAPE ARCHITECTS

P.O. BOX 426, SACO, MAINE 04072  
 TEL (207) 286-6591 FAX (207) 286-9850

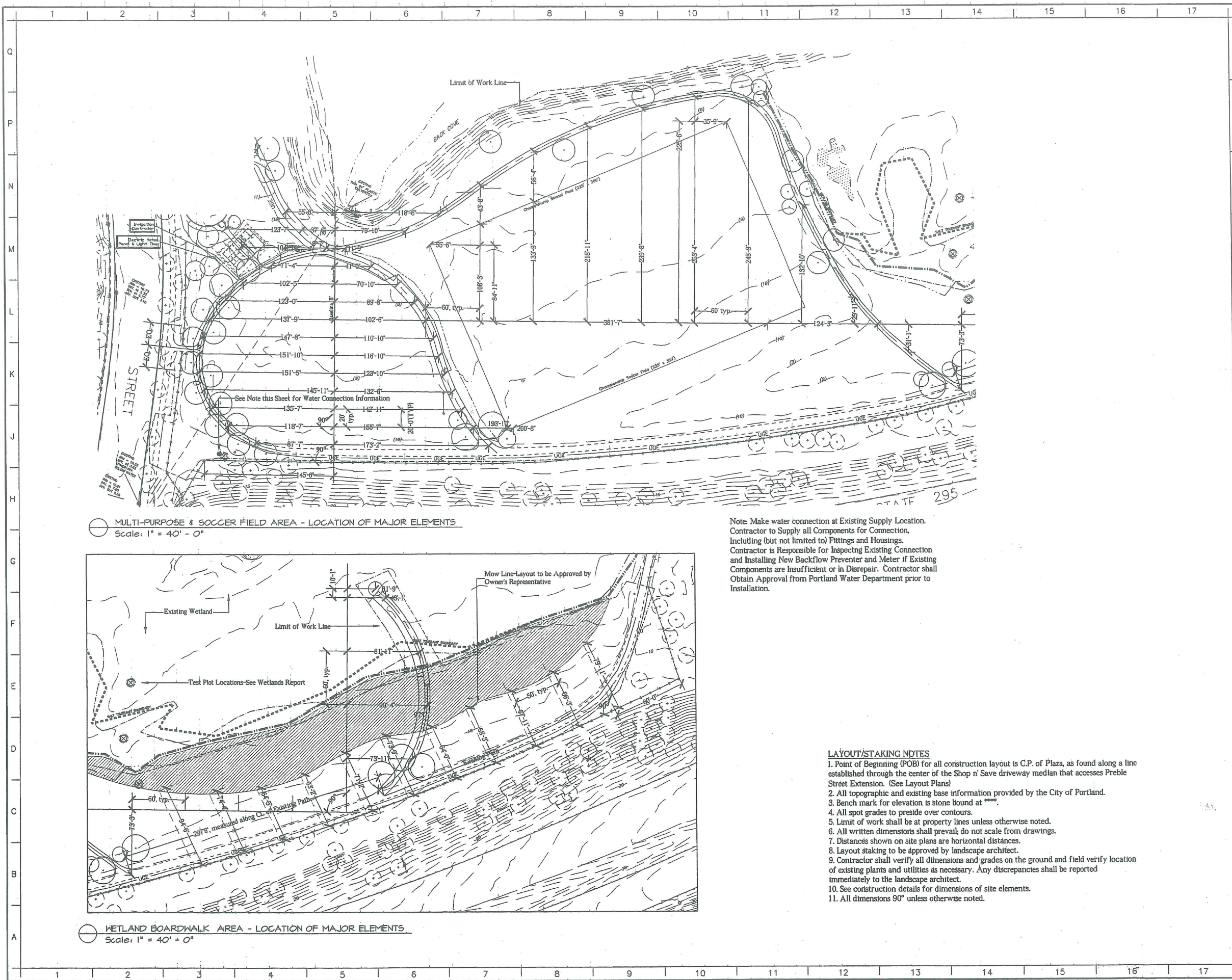


**LOCATION PLAN**  
**PARKING LOT AREA**

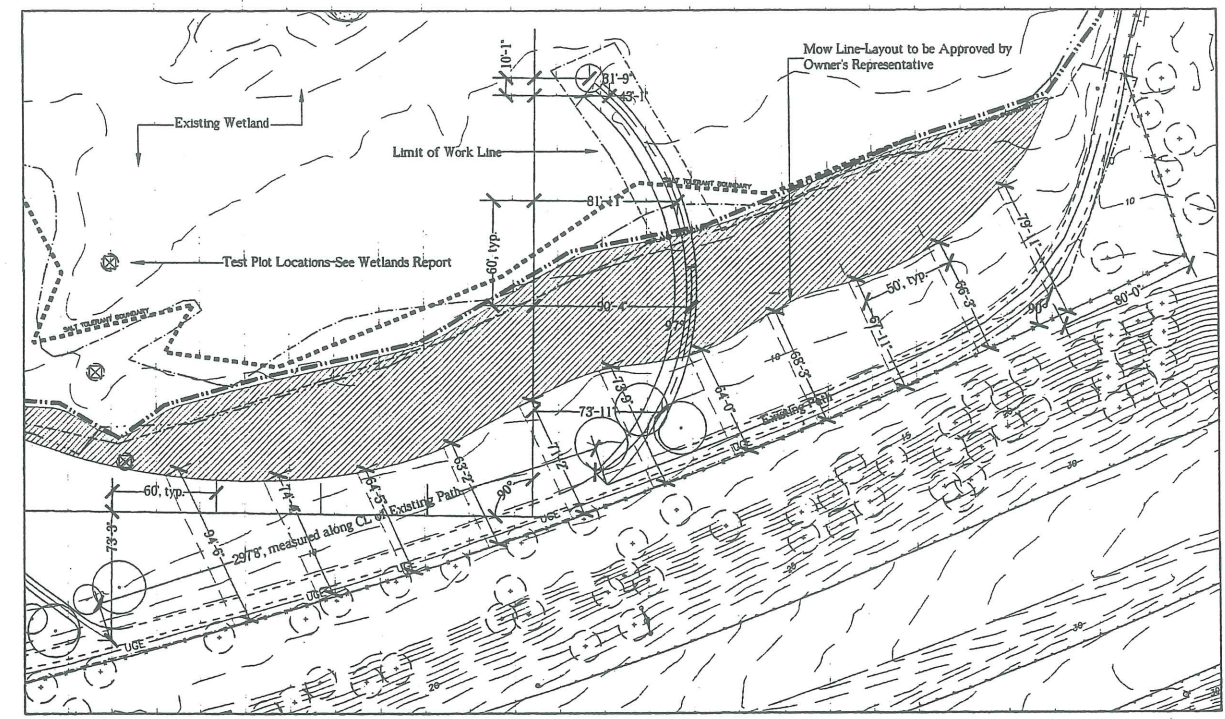
Project No. 12-49	Date 12.15.98
CAD File No. L-200-01.dwg	Scale 1"=40'-0"
Drawing No.	

**L-200-A**

**PARKING LOT AREA - LOCATION OF MAJOR ELEMENTS**  
 Scale: 1" = 40' - 0"



○ MULTI-PURPOSE & SOCCER FIELD AREA - LOCATION OF MAJOR ELEMENTS  
Scale: 1" = 40' - 0"



○ WETLAND BOARDWALK AREA - LOCATION OF MAJOR ELEMENTS  
Scale: 1" = 40' - 0"

Note: Make water connection at Existing Supply Location. Contractor to Supply all Components for Connection, Including (but not limited to) Fittings and Housings. Contractor is Responsible for Inspecting Existing Connection and Installing New Backflow Preventer and Meter if Existing Components are Insufficient or in Disrepair. Contractor shall Obtain Approval from Portland Water Department prior to Installation.

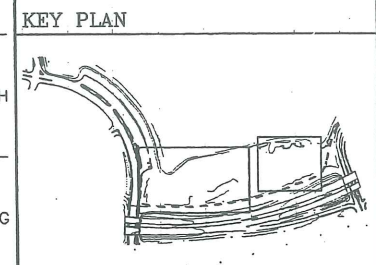
- LAYOUT/STAKING NOTES**
1. Point of Beginning (POB) for all construction layout is C.P. of Plaza, as found along a line established through the center of the Shop n' Save driveway median that accesses Preble Street Extension. (See Layout Plans)
  2. All topographic and existing base information provided by the City of Portland.
  3. Bench mark for elevation is stone bound at 4444.
  4. All spot grades to preside over contours.
  5. Limit of work shall be at property lines unless otherwise noted.
  6. All written dimensions shall prevail; do not scale from drawings.
  7. Distances shown on site plans are horizontal distances.
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  10. See construction details for dimensions of site elements.
  11. All dimensions 90° unless otherwise noted.

**LEGEND**

EXISTING	
(31) ---	Contour
4250	Spot Elevation
○	Tree
○	Shrub
○	Underground Electric
○	Existing Utility Connection
PROPOSED	
---	Contour
4250	Spot Elevation
○	Tree
○	Shrub
○	Pole Light (Future Location)
---	Underground Electric
---	Underdrain
---	Irrigation Line
---	Irrigation Head
○	Metland Test Survey Location

**ABBREVIATIONS**

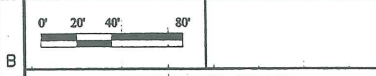
T.H.	TOP OF HALL
B.M.	BOTTOM OF HALL
B.S.	BOTTOM OF STAIR
T.S.	TOP OF STAIR
C.L.	CENTERLINE
R.O.H.	RIGHT OF WAY
F.F.	FINISH FLOOR
H.F.	HIGH POINT
L.P.	LOW POINT
E.L.	ELEVATION
D.I.	DRAIN INLET
TYP.	TYPICAL



Issue for Planning Board Review	4/26/99
Interim Issue (90%)	3/22/99
Interim Issue (75%)	3/11/99
65% Issue for Planning Board Review	2/9/99
Interim Draft Set	2/2/99
Work Begins	12/15/99
No. ISSUE	DATE

**BACK COVE PARK**  
PORTLAND, MAINE

**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
P.O. BOX 428, SACO, MAINE 04072  
TEL (207) 286-8291 FAX (207) 286-8860



**LOCATION PLAN**  
**FIELD AREAS**

Project No.	Date
12-49	12.15.99
CAD File No.	Scale
12-49-0001.dwg	1"=40'-0"
Drawing No.	
	<b>L-200-B</b>

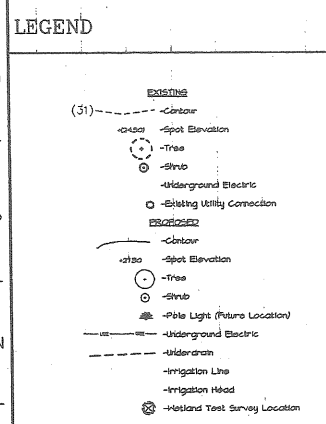
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

### MASTER PLANT LIST

Sym. No.	Botanical Name	Common Name	Size
<b>TREES</b>			
AR 25	<i>Acer rubrum</i>	Red Maple	2-2 1/2' cal.
AC 10	<i>Amelanchier canadensis</i>	Shadblow	10' (clump)
GT 11	<i>Gleditsia triacanthos 'inermis'</i>	Thornless Honey Locust	2-2 1/2' cal.
PR 13	<i>Pinus rigida</i>	Pitch Pine	2-2 1/2' cal.
QA 8	<i>Quercus alba</i>	White Oak	2-2 1/2' cal.
QP 11	<i>Quercus palustris</i>	Pin Oak	2-2 1/2' cal.
<b>SHRUBS</b>			
IG 85	<i>Ilex glabra 'Compacta'</i>	Compact Inkberry	2-2 1/2'
IvR 35	<i>Ilex verticillata 'Red Sprite'</i>	Red Sprite Winterberry	2-2 1/2'
JC 91	<i>Juniperus chinensis 'Sea Green'</i>	Sea Green Juniper	2 1/2-3'
JH 32	<i>Juniperus horizontalis 'Andorra Compacta'</i>	Andorra Juniper	15-18'
JS 49	<i>Juniperus sabina 'Skandia'</i>	Skandia Juniper	15-18'
MP 18	<i>Myrica pennsylvanica</i>	Northern Bayberry	2-2 1/2'
PM 3	<i>Prunus maritima</i>	Beach Plum	3-4'
RA 6	<i>Rhus aromatica 'Gro-Low'</i>	Fragrant Sumac	15-18'
RT 5	<i>Rhus typhina 'Laciniata'</i>	Cutleaf Staghorn Sumac	3-4'
RR 44	<i>Rosa rugosa</i>	Rugosa Rose	2-2 1/2'
VA 173	<i>Vaccinium angustifolium</i>	Lowbush Blueberry	15-18'
VH 69	<i>Vaccinium hybrid 'Friendship'</i>	Friendship Blueberry	2-2 1/2'

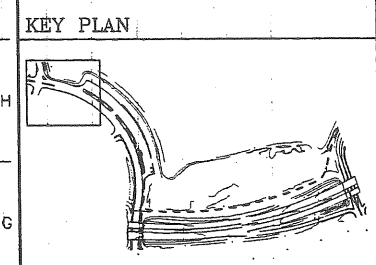
#### LAYOUT/STAKING NOTES

1. Point of Beginning (POB) for all construction layout is C.P. of Plaza, as found along a line established through the center of the Shop 'n' Save driveway median that accesses Preble Street Extension. (See Layout Plans)
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3. Bench mark for elevation is stone bound at \_\_\_\_\_
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10. See construction details for dimensions of site elements.
11. All dimensions 90° unless otherwise noted.



#### ABBREVIATIONS

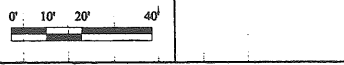
TH	TOP OF HALL
B.H.	BOTTOM OF HALL
B.S.	BOTTOM OF STAIR
T.S.	TOP OF STAIR
C.L.	CENTERLINE
R.O.W.	RIGHT OF WAY
F.S.	FRESH GRADE
F.F.	FRESH FLOOR
H.P.	HIGH POINT
L.P.	LOW POINT
E.L.E.	ELEVATION
D.I.	DRAIN INLET
TYP.	TYPICAL



Issue for Planning Board Review	4/28/99
Interim Issue (90%)	3/22/99
Interim Issue (75%)	3/11/99
65% Issue for Planning Board Review	2/9/99
Interim Draft Set	2/2/99
Work Begins	12/15/98
No. ISSUE	DATE

**BACK COVE PARK**  
PORTLAND, MAINE

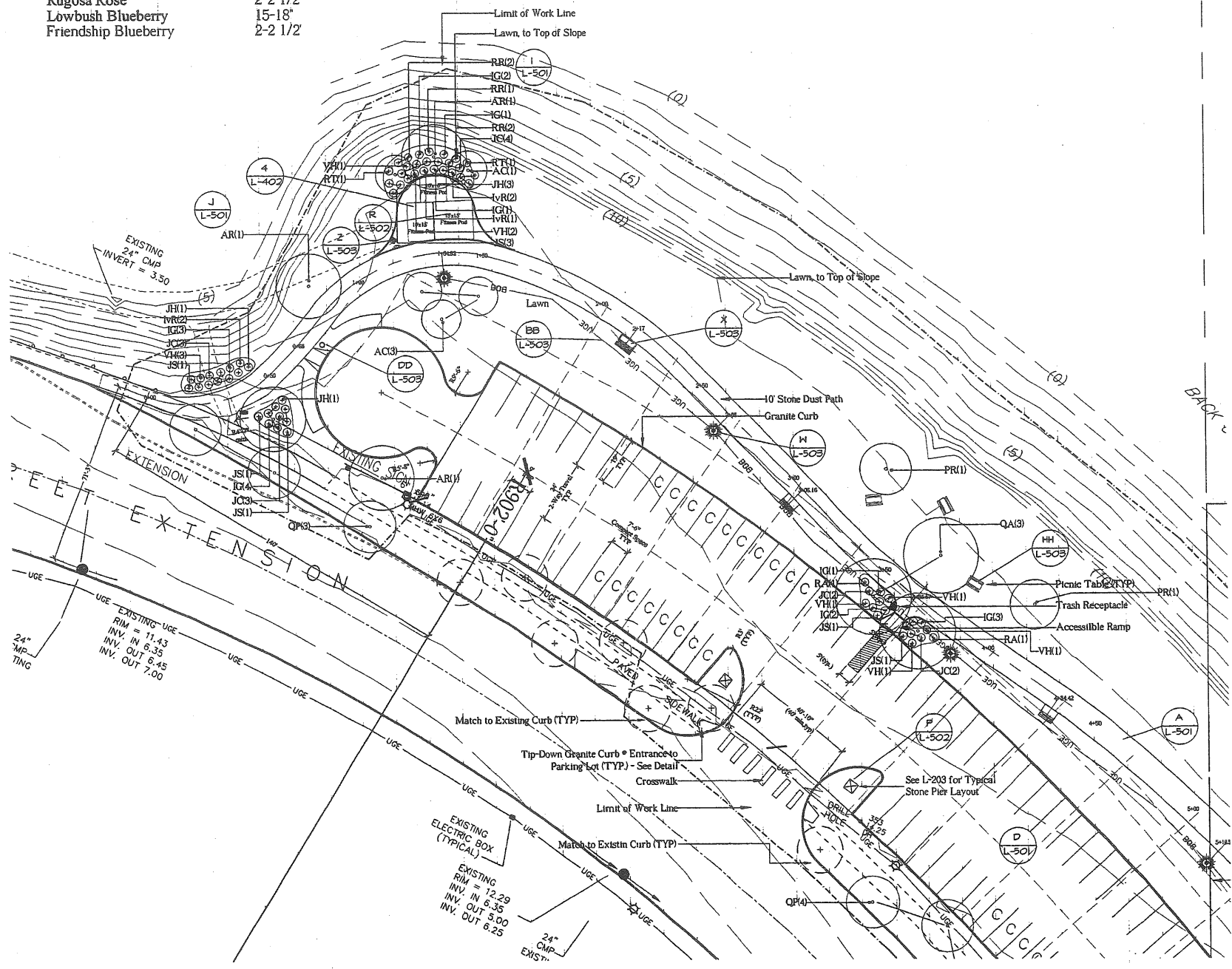
**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
P.O. BOX 428, SACO, MAINE 04078  
TEL (207) 286-9281 FAX (207) 286-9850



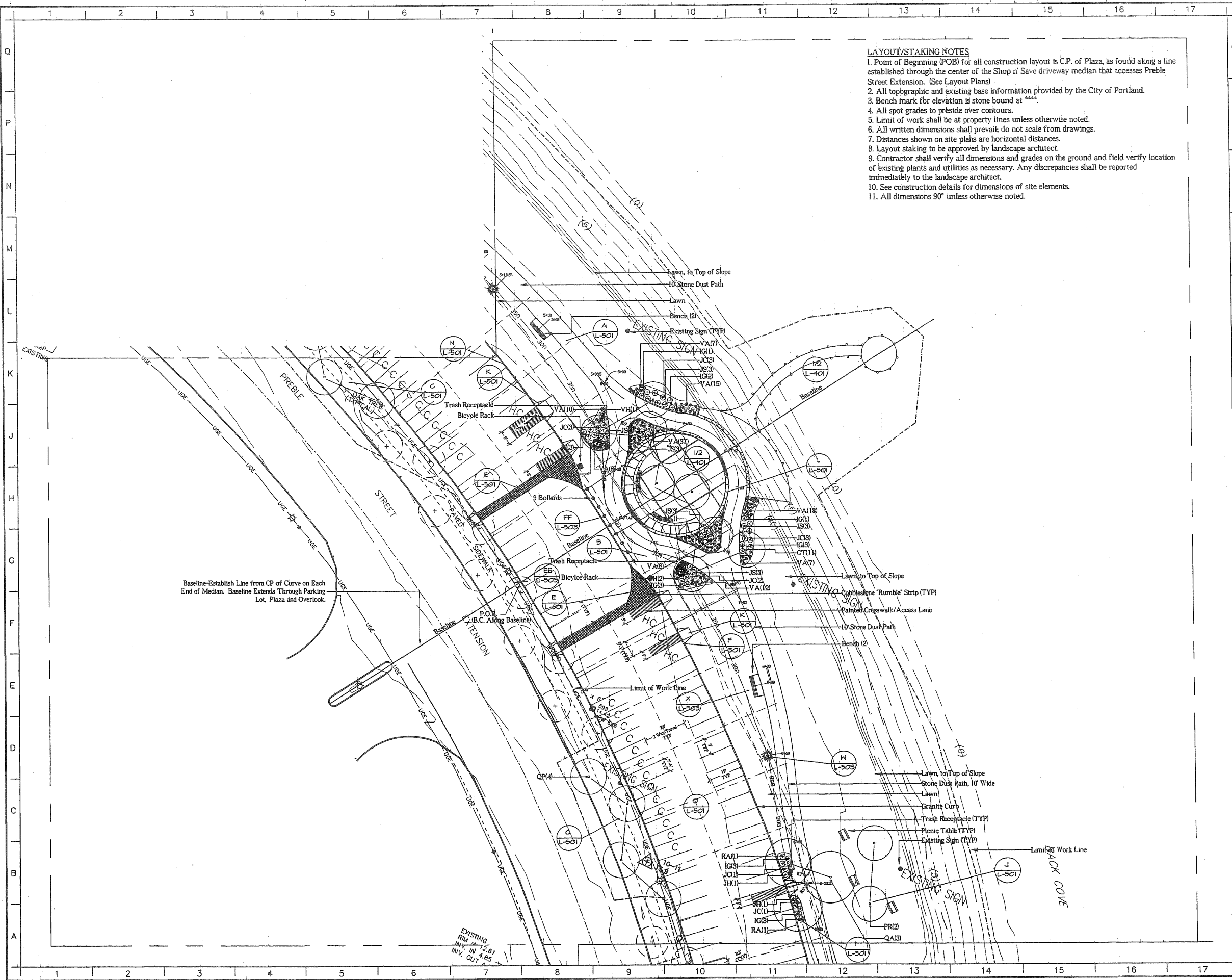
**LAYOUT/LIGHTING & UTILITY/  
PLANTING PLAN - QUADRANT 1**

Project No.	Date
T2-48	12.15.98
CAD File No.	Scale
L-201-01.dwg	1"=20'-0"
Drawing No.	

**L-201**



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17



- LAYOUT/STAKING NOTES**
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  2. All topographic and existing base information provided by the City of Portland.
  3. Bench mark for elevation is stone bound at 1000.
  4. All spot grades to provide over contours.
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  7. Distances shown on site plans are horizontal distances.
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  10. See construction details for dimensions of site elements.
  11. All dimensions 90° unless otherwise noted.

**LEGEND**

**EXISTING**

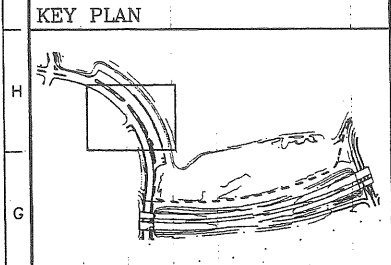
- (31) - Contour
- - Spot Elevation
- - Tree
- - Shrub
- - Underground Electric
- - Existing Utility Connection

**PROPOSED**

- - Contour
- - Spot Elevation
- - Tree
- - Shrub
- - Pole Light (Pole Location)
- - Underground Electric
- - Underdrain
- - Irrigation Line
- - Irrigation Head
- - Wetland Test Survey Location

**ABBREVIATIONS**

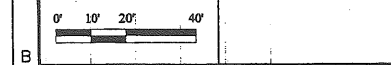
- T.H. TOP OF HALL
- B.H. BOTTOM OF HALL
- T.S. TOP OF STAIR
- C.L. CENTERLINE
- R.O.H. RIGHT OF WAY
- F.F. FINISH GRADE
- F.F. FINISH FLOOR
- H.P. HIGH POINT
- L.P. LOW POINT
- E.L.E. ELEVATION
- D.I. DRAIN INLET
- TYP. TYPICAL



Issue for Planning Board Review	4/28/99
Interim Issue (90%)	3/22/99
Interim Issue (75%)	3/11/99
65% Issue for Planning Board Review	2/9/99
Interim Draft Set	2/2/99
Work Begins	12/15/99
No. ISSUE	DATE

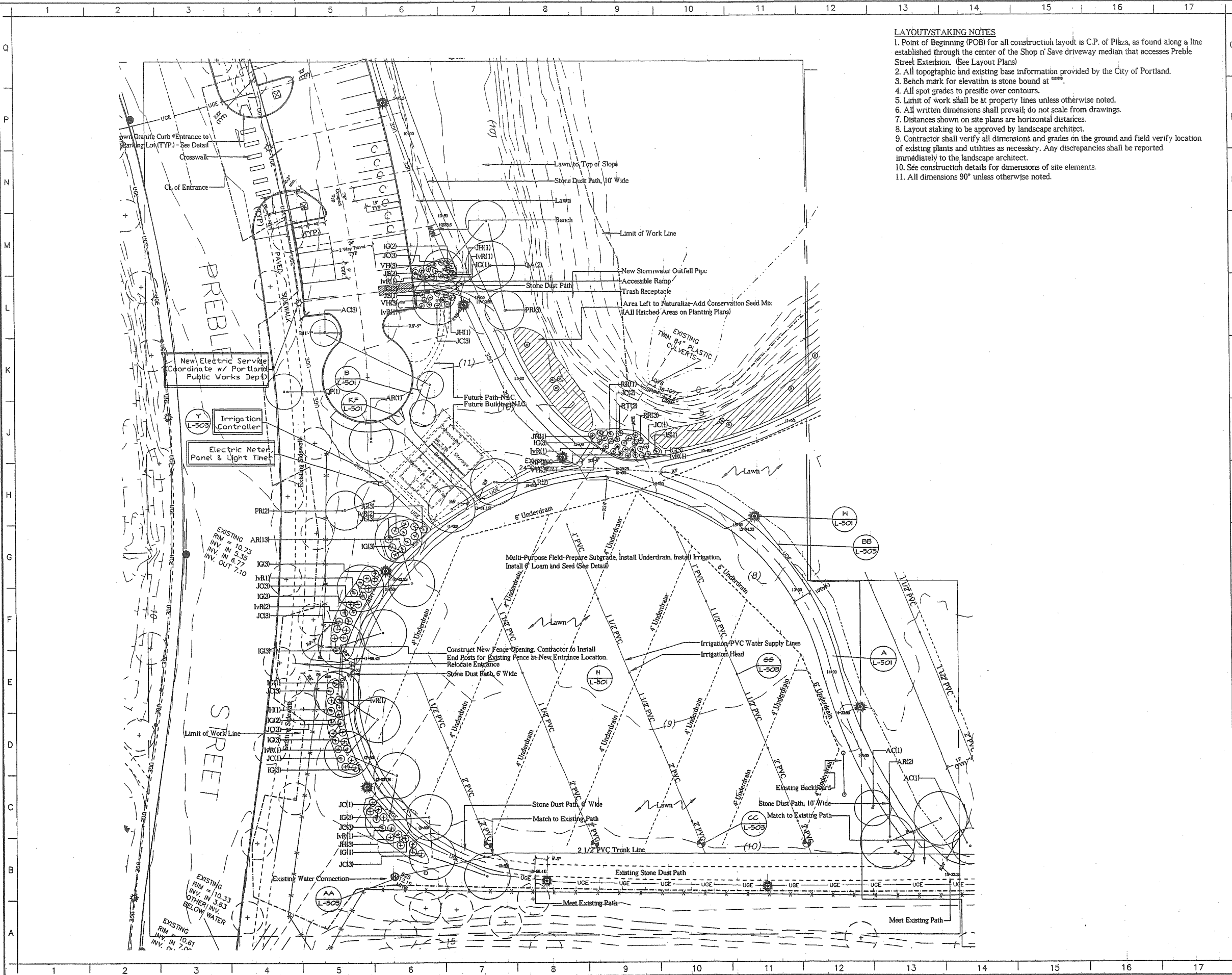
**BACK COVE PARK**  
PORTLAND, MAINE

**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
P.O. BOX 438, SACO, MAINE 04072  
TEL (207) 286-9201 FAX (207) 286-9650



**LAYOUT/LIGHTING & UTILITY/  
PLANTING PLAN - QUADRANT 2**

Project No. T2-4B	Date 12.15.99
CAD File No. layout-quadrant2.dwg	Scale 1"=20'-0"
Drawing No.	<b>L-202</b>



- LAYOUT/STAKING NOTES**
1. Point of Beginning (POB) for all construction layout is C.P. of Plaza, as found along a line established through the center of the Shop n' Save driveway median that accesses Preble Street Extension. (See Layout Plans)
  2. All topographic and existing base information provided by the City of Portland.
  3. Bench mark for elevation is stone bound at  $100.00$ .
  4. All spot grades to preside over contours.
  5. Limit of work shall be at property lines unless otherwise noted.
  6. All written dimensions shall prevail; do not scale from drawings.
  7. Distances shown on site plans are horizontal distances.
  8. Layout staking to be approved by landscape architect.
  9. Contractor shall verify all dimensions and grades on the ground and field verify location of existing plants and utilities as necessary. Any discrepancies shall be reported immediately to the landscape architect.
  10. See construction details for dimensions of site elements.
  11. All dimensions 90° unless otherwise noted.

**LEGEND**

**EXISTING**

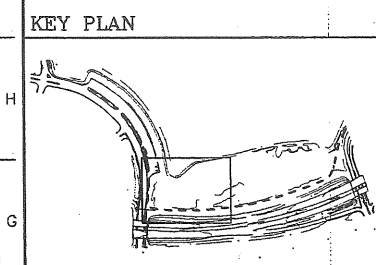
- (31) - Contour
- Spot Elevation
- Tree
- Shrub
- Underground Electric
- Existing Utility Connection

**PROPOSED**

- Contour
- Spot Elevation
- Tree
- Shrub
- Pole Light (Future Location)
- Underground Electric
- Underdrain
- Irrigation Line
- Irrigation Head
- Holland Test Survey Location

**ABBREVIATIONS**

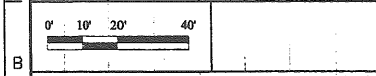
TH	TOP OF HALL
BA	BOTTOM OF HALL
BS	BOTTOM OF STAIR
TS	TOP OF STAIR
CL	CENTRLINE
R.D.M.	RIGHT OF WAY
F.G.	FINISH GRADE
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H.P.	HIGH POINT
L.P.	LOW POINT
E.L.E.	ELEVATION
D.I.	DRAIN INLET
TYP.	TYPICAL



Issue for Planning Board Review	4/28/99
Interim Issue (90%)	3/22/99
Interim Issue (75%)	3/11/99
65% Issue for Planning Board Review	2/9/99
Interim Draft Set	2/2/99
Work Begins	12/15/98
No. ISSUE	DATE

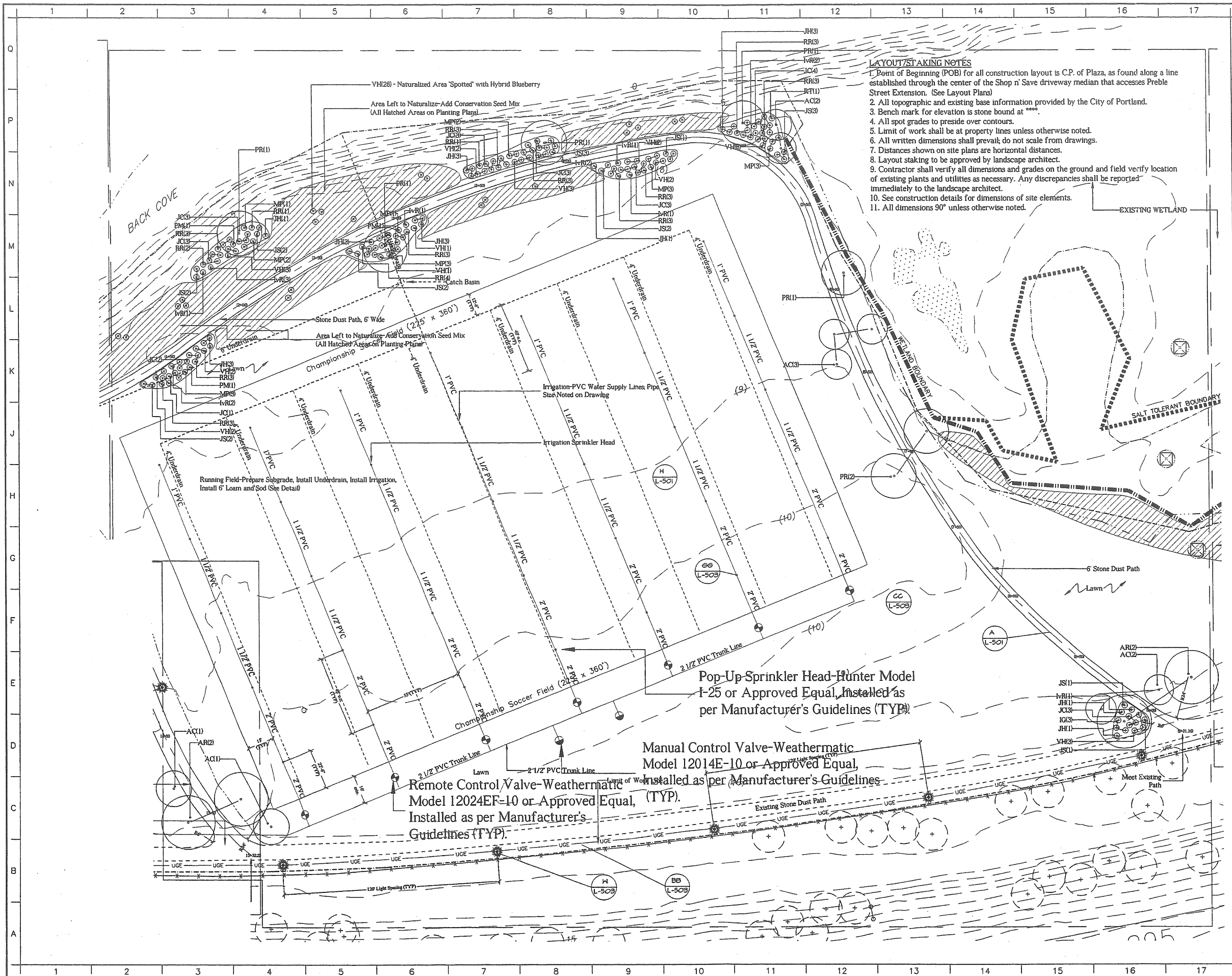
**BACK COVE PARK**  
PORTLAND, MAINE

**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
P.O. BOX 426, SACO, MAINE 04072  
TEL (207) 286-5591 FAX (207) 286-9550



**LAYOUT/LIGHTING & UTILITY/  
PLANTING PLAN - QUADRANT 3**

Project No.	Date
12-48	12.15.98
CAD File No.	Scale
12-48-03.dwg	1"=20'-0"
Drawing No.	
<b>L-203</b>	



- LAYOUT/STAKING NOTES**
1. Point of Beginning (POB) for all construction layout is C.P. of Plaza, as found along a line established through the center of the Shop n' Save driveway median that accesses Preble Street Extension. (See Layout Plans)
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  4. All spot grades to preside over contours.
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  10. See construction details for dimensions of site elements.
  11. All dimensions 90° unless otherwise noted.

**LEGEND**

**EXISTING**

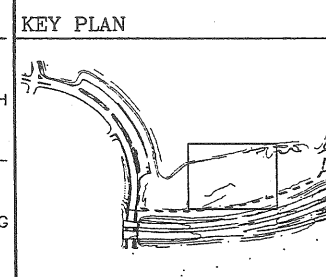
- (31) Contour
- Spot Elevation
- Tree
- Shrub
- Underground Electric
- Existing Utility Connection

**PROPOSED**

- Contour
- Spot Elevation
- Tree
- Shrub
- Pole Light (Future Location)
- Underground Electric
- Underdrain
- Irrigation Line
- Irrigation Head
- Retland Test Survey Location

**ABBREVIATIONS**

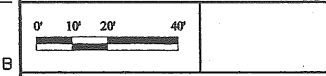
- T.H. TOP OF HALL
- B.H. BOTTOM OF HALL
- B.S. BOTTOM OF STAIR
- T.S. TOP OF STAIR
- C.L. CENTERLINE
- R.O.H. RIGHT OF WAY
- P.F. FINISH GRADE
- F.F. FINISH FLOOR
- H.P. HIGH POINT
- L.P. LOW POINT
- E.L.E. ELEVATION
- D.I. DRAIN INLET
- TYP. TYPICAL



No.	ISSUE	DATE
	Issue for Planning Board Review	4/26/99
	Interim Issue (90%)	3/22/99
	Interim Issue (75%)	3/11/99
	65% Issue for Planning Board Review	2/9/99
	Interim Draft Set	2/2/99
	Work Begins	12/15/98

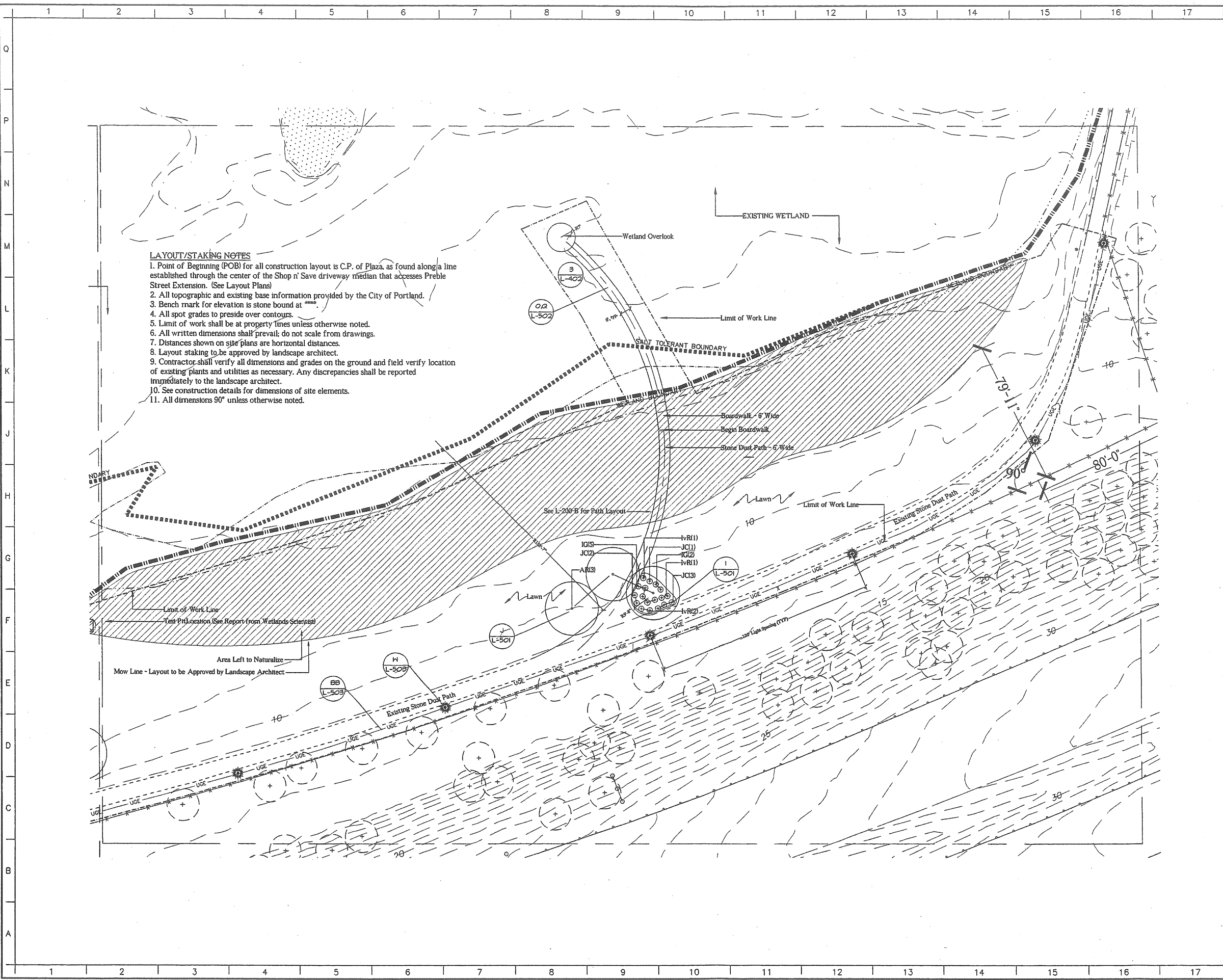
**BACK COVE PARK**  
PORTLAND, MAINE

**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
P.O. BOX 428, SACO, MAINE 04072  
TEL (207) 286-9281 FAX (207) 286-9250



**LAYOUT/LIGHTING & UTILITY/  
PLANTING PLAN - QUADRANT 4**

Project No. 12-49	Date 12/15/98
CAD File No. L-204.dwg	Scale 1"=20'-0"
Drawing No. <b>L-204</b>	



- LAYOUT/STAKING NOTES**
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  10. See construction details for dimensions of site elements.
  11. All dimensions 90° unless otherwise noted.

**LEGEND**

**EXISTING**

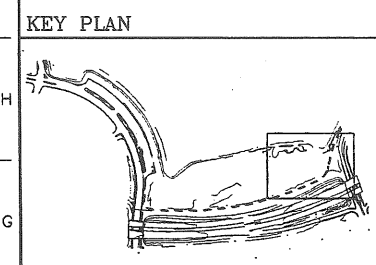
- (31) - Contour
- - Spot Elevation
- - Tree
- - Shrub
- - Underground Electric
- - Existing Utility Connection

**PROPOSED**

- Contour
- - Spot Elevation
- - Tree
- - Shrub
- - Pole Light (Future Location)
- Underground Electric
- Underdrain
- Irrigation Line
- Irrigation Head
- - Wetland Test Survey Location

**ABBREVIATIONS**

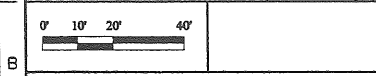
- T.M. TOP OF HALL
- B.H. BOTTOM OF HALL
- B.S. BOTTOM OF STAIR
- T.S. TOP OF STAIR
- C.L. CENTERLINE
- R.O.H. RIGHT OF WAY
- F.G. FINISH GRADE
- F.F. FINISH FLOOR
- H.P. HIGH POINT
- L.P. LOW POINT
- E.L. ELEVATION
- D.I. DRAIN INLET
- TYP. TYPICAL



Issue for Planning Board Review	4/28/99
Interim Issue (90%)	3/22/99
Interim Issue (75%)	3/11/99
65% Issue for Planning Board Review	2/9/99
Interim Draft Set	2/2/99
Work Begins	12/15/98
No. ISSUE	DATE

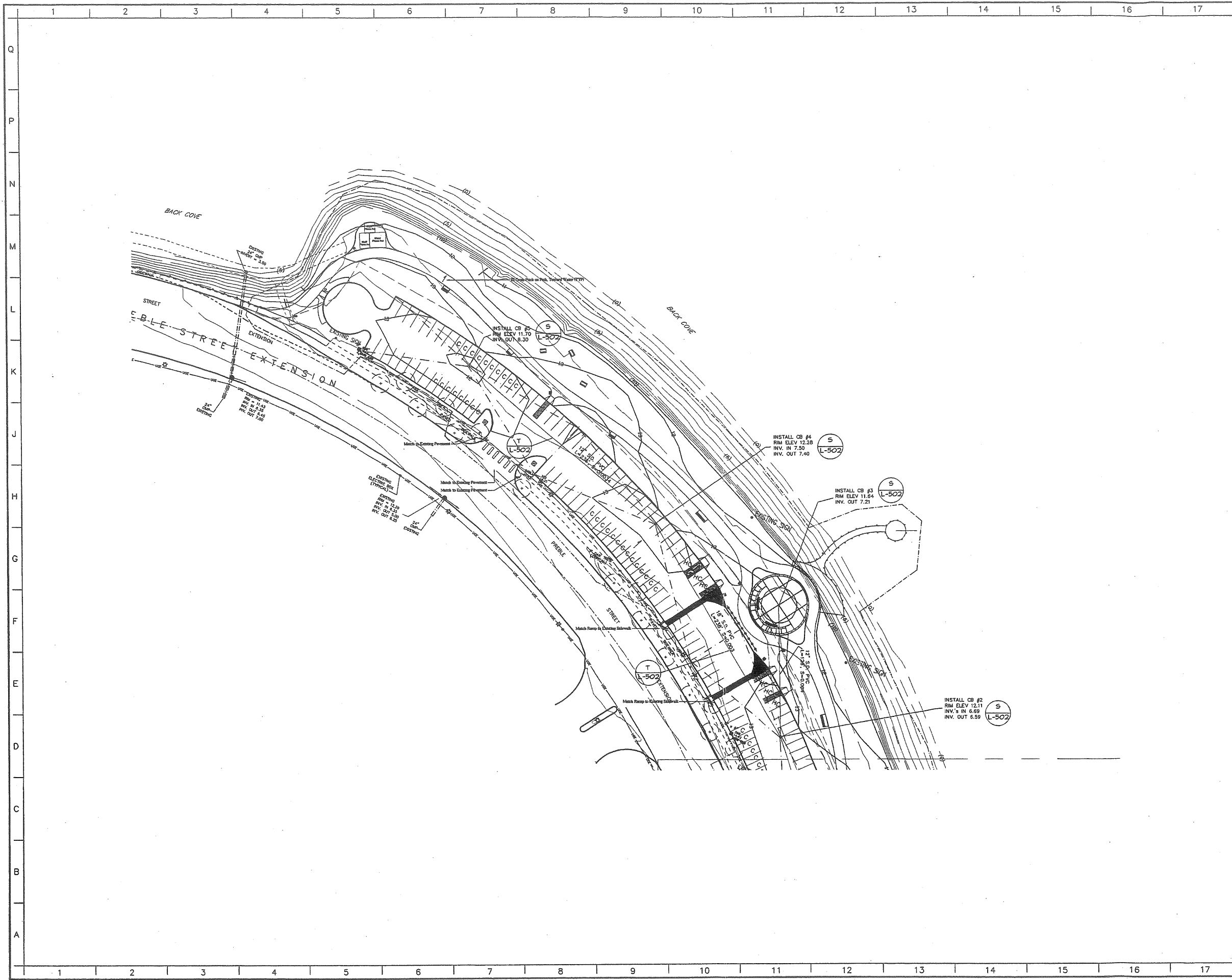
**BACK COVE PARK**  
PORTLAND, MAINE

**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
P.O. BOX 488, SACO, MAINE 04078  
TEL. (207) 286-0201 FAX (207) 286-9850



**LAYOUT/LIGHTING & UTILITY/  
PLANTING PLAN - QUADRANT 5**

Project No. 72-46	Date 12/15/98
CAD File No. L-205-05.dwg	Scale 1"=20'-0"
Drawing No.	<b>L-205</b>



**LEGEND**

**EXISTING**

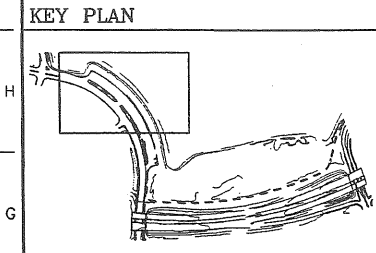
- (31) --- Contour
- Spot Elevation
- Tree
- Shrub
- Underground Electric
- Existing Utility Connection

**PROPOSED**

- Contour
- Spot Elevation
- Tree
- Shrub
- Pole Light (Where Location)
- Underground Electric
- Underdrain
- Irrigation Line
- Irrigation Head
- Wetland Test Survey Location

**ABBREVIATIONS**

TA	TOP OF HALL
BA	BOTTOM OF HALL
TS	TOP OF STAIR
CL	CENTERLINE
R.O.H.	RIGHT OF WAY
P.F.	FINISH GRADE
FF	FINISH FLOOR
HP	HIGH POINT
LP	LOW POINT
ELE	ELEVATION
DI	DRAIN INLET
TYP.	TYPICAL



Issue for Planning Board Review	4/28/99
Interim Issue (90%)	3/22/99
Grading Plan Revisions	3/15/99
Interim Issue (75%)	3/11/99
65% Issue for Planning Board Review	2/9/99
Interim Draft Set	2/2/99
Work Begins	12/15/98
No. ISSUE	DATE

**BACK COVE PARK**  
PORTLAND, MAINE

**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
P.O. BOX 488, SACO, MAINE 04072  
TEL (207) 286-9201 FAX (207) 286-9850

0' 20' 40' 80'

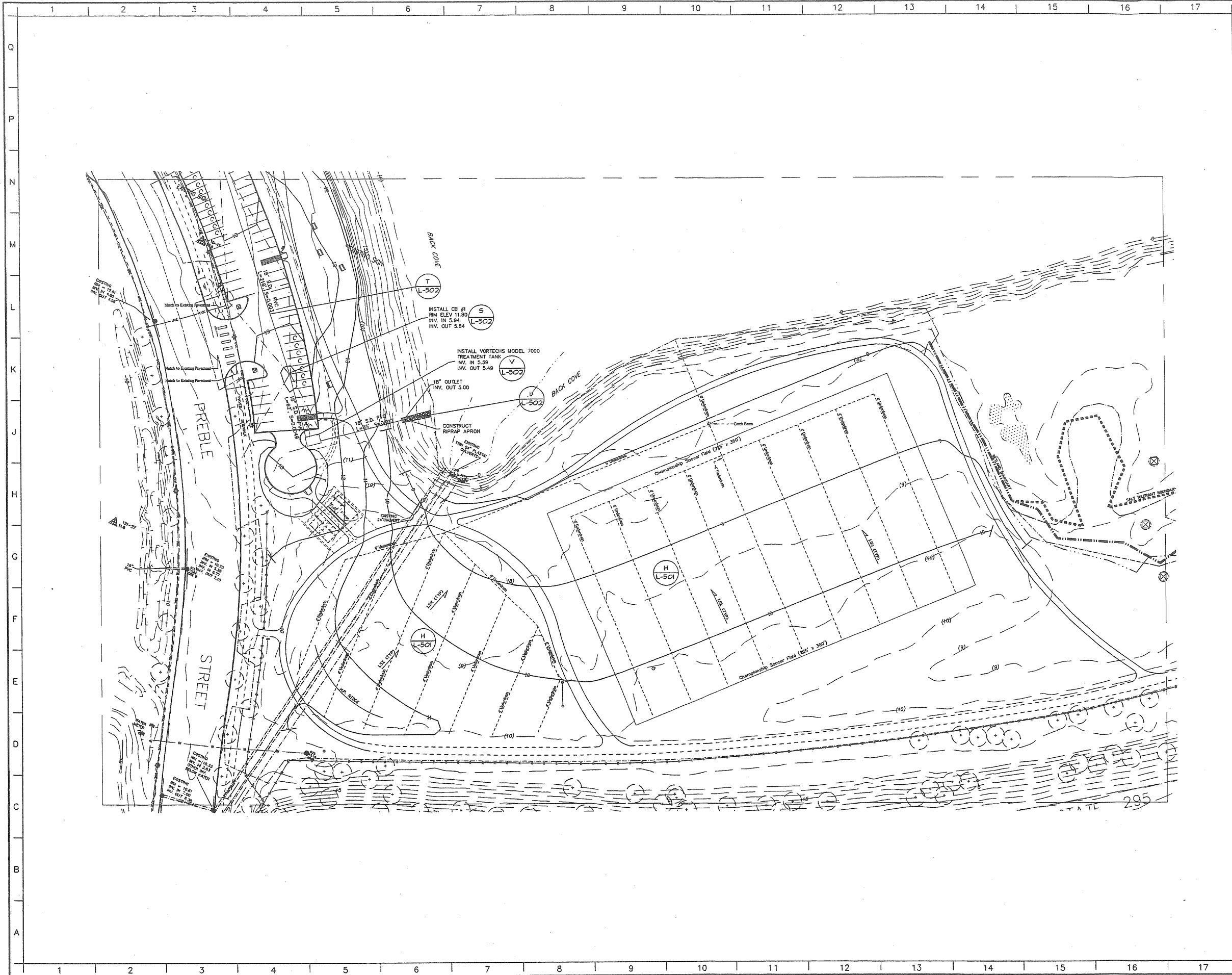
Squaw Bay Corp  
P.O. Box 68A  
Cumberland Center, ME 04021  
(207) 823-6994

**GRADING CONCEPT/DRAINAGE**  
PARKING LOT AREA

Project No.	Date
72-98	12.15.98
CAD File No.	Scale
grading-quadr	1"=40'-0"
Drawing No.	

**L-300-A**





**LEGEND**

**EXISTING**

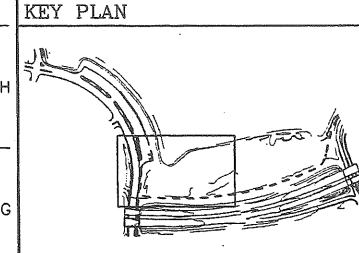
- Contour
- -Spot Elevation
- -Tree
- -Shrub
- -Underground Electric
- -Existing Utility Connection

**PROPOSED**

- Contour
- -Spot Elevation
- -Tree
- -Shrub
- -Pole Light (Pole Location)
- Underground Electric
- Underdrain
- Irrigation Line
- Irrigation Head
- -Metson Test Survey Location

**ABBREVIATIONS**

T.M.	TOP OF MALL
B.M.	BOTTOM OF MALL
B.S.	BOTTOM OF STAIR
T.S.	TOP OF STAIR
C.S.	CENTRELINE
R.O.M.	RIGHT OF WAY
F.F.	FINISH GRADE
F.P.	FINISH FLOOR
H.P.	HIGH POINT
L.P.	LOW POINT
E.L.E.	ELEVATION
D.I.	DRAIN INLET
TYP.	TYPICAL



No.	ISSUE	DATE
	Interim Issue (90%)	3/22/99
	Grading Plan Revisions	3/15/99
	Interim Issue (75%)	3/11/99
	65% Issue for Planning Board Review	2/9/99
	Interim Draft Set	2/2/99
	Work Begins	12/15/98

**BACK COVE PARK**  
PORTLAND, MAINE

**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS

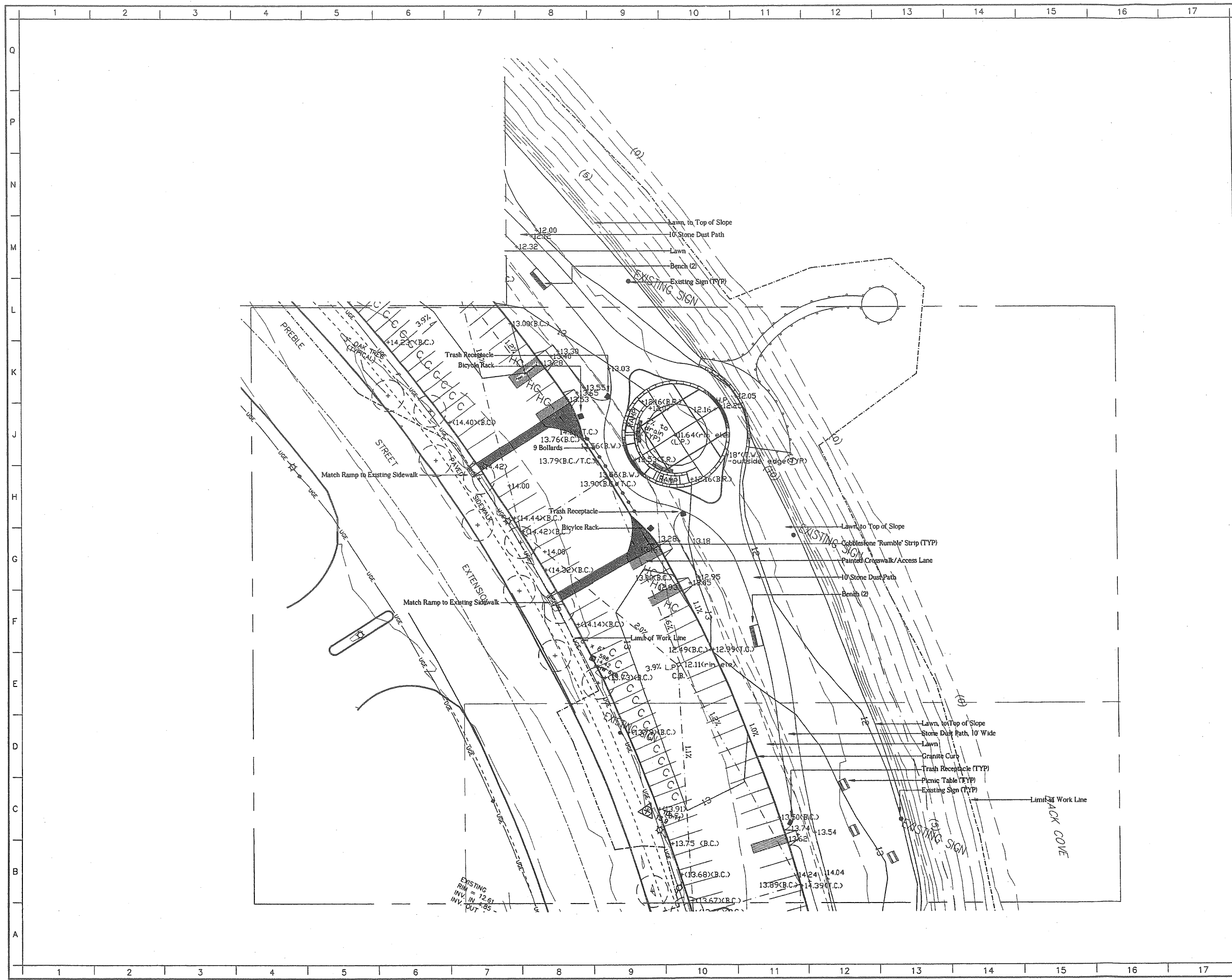
P.O. BOX 488, SACO, MAINE 04072  
TEL. (207) 286-0291 FAX (207) 286-0850

0' 20' 40' 80'

Squaw Bay Corp  
P.O. Box 66A  
Cumberland Center, ME 04021  
(207) 828-8884

**GRADING CONCEPT/DRAINAGE**  
MLT-PRPS/SOCCER FIELD AREA

Project No. T2-98	Date 12.15.98
CD File No. grading-concept.dwg	Scale 1"=40'-0"
Drawing No.	<b>L-300-B</b>

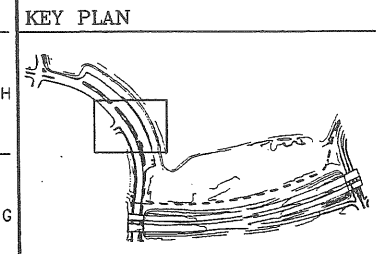


**LEGEND**

- EXISTING
  - (31) --- Contour
  - Spot Elevation
  - Tree
  - Sign
  - Underground Electric
  - Existing Utility Connection
- PROPOSED
  - Contour
  - Spot Elevation
  - Tree
  - Sign
  - Pole Light (Future Location)
  - Underground Electric
  - Underdrain
  - Irrigation Line
  - Irrigation Head
  - Island Test Survey Location

**ABBREVIATIONS**

T.H.	TOP OF HALL
B.H.	BOTTOM OF HALL
B.S.	BOTTOM OF STAIR
T.S.	TOP OF STAIR
C.L.	CENTERLINE
R.O.H.	RIGHT OF WAY
F.F.	FINISH GRADE
F.F.	FINISH FLOOR
H.P.	HIGH POINT
L.P.	LOW POINT
E.E.	ELEVATION
D.I.	DRAIN INLET
TYP.	TYPICAL



Issue for Planning Board Review	4/28/99
Interim Issue (50%)	3/22/99
Interim Issue (75%)	3/11/99
65% Issue for Planning Board Review	2/9/99
Interim Draft Set	2/2/99
Work Begins	12/15/98
No. ISSUE	DATE

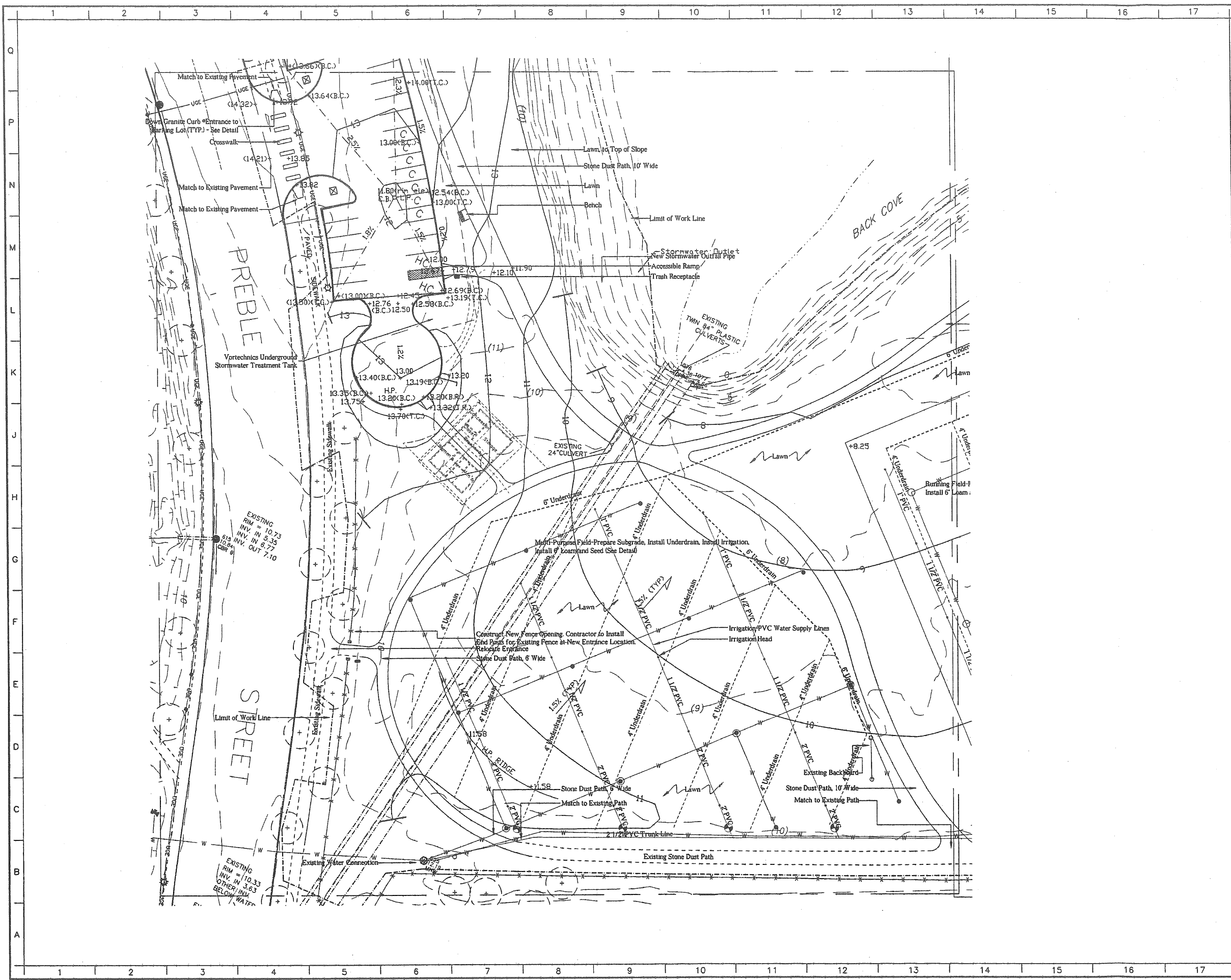
**BACK COVE PARK**  
PORTLAND, MAINE

**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
P.O. BOX 428, SACO, MAINE 04072  
TEL (207) 288-9281 FAX (207) 288-9850

0' 10' 20' 40'  
Squaw Bay Corp  
P.O. Box 656  
Camden Center, ME 04021  
(207) 832-0984

**GRADING/DRAINAGE PLAN**  
QUADRANT 2

Project No.	Date
12-98	12.15.98
CAD File No.	Scale
grading-quadrant-2	1"=20'-0"
Drawing No.	
<b>L-302</b>	



**LEGEND**

**EXISTING**

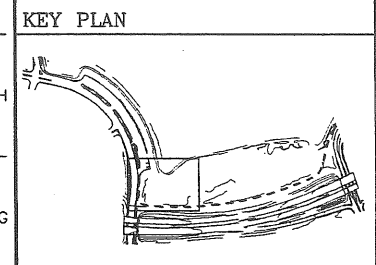
- (31) --- Contour
- Spot Elevation
- Tree
- Shrub
- Underground Electric
- Existing Utility Connection

**PROPOSED**

- Contour
- Spot Elevation
- Tree
- Shrub
- Pole Light (Vane Location)
- Underground Electric
- Underdrain
- Irrigation Line
- Irrigation Head
- Wetland Test Survey Location

**ABBREVIATIONS**

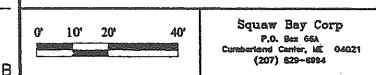
T.M.	TOP OF MALL
B.M.	BOTTOM OF MALL
B.S.	BOTTOM OF STAIR
T.S.	TOP OF STAIR
C.L.	CENTERLINE
R.O.A.	RIGHT OF WAY
F.F.	FINISH FLOOR
H.P.	HIGH POINT
L.P.	LOW POINT
E.L.E.	ELEVATION
D.I.	DRAIN INLET
TYP.	TYPICAL



No.	ISSUE	DATE
	Issue for Planning Board Review	4/26/99
	Interim Issue (80%)	3/22/99
	Interim Issue (75%)	3/11/99
	65% Issue for Planning Board Review	2/9/99
	Interim Draft Set	2/2/99
	Work Begins	12/15/98

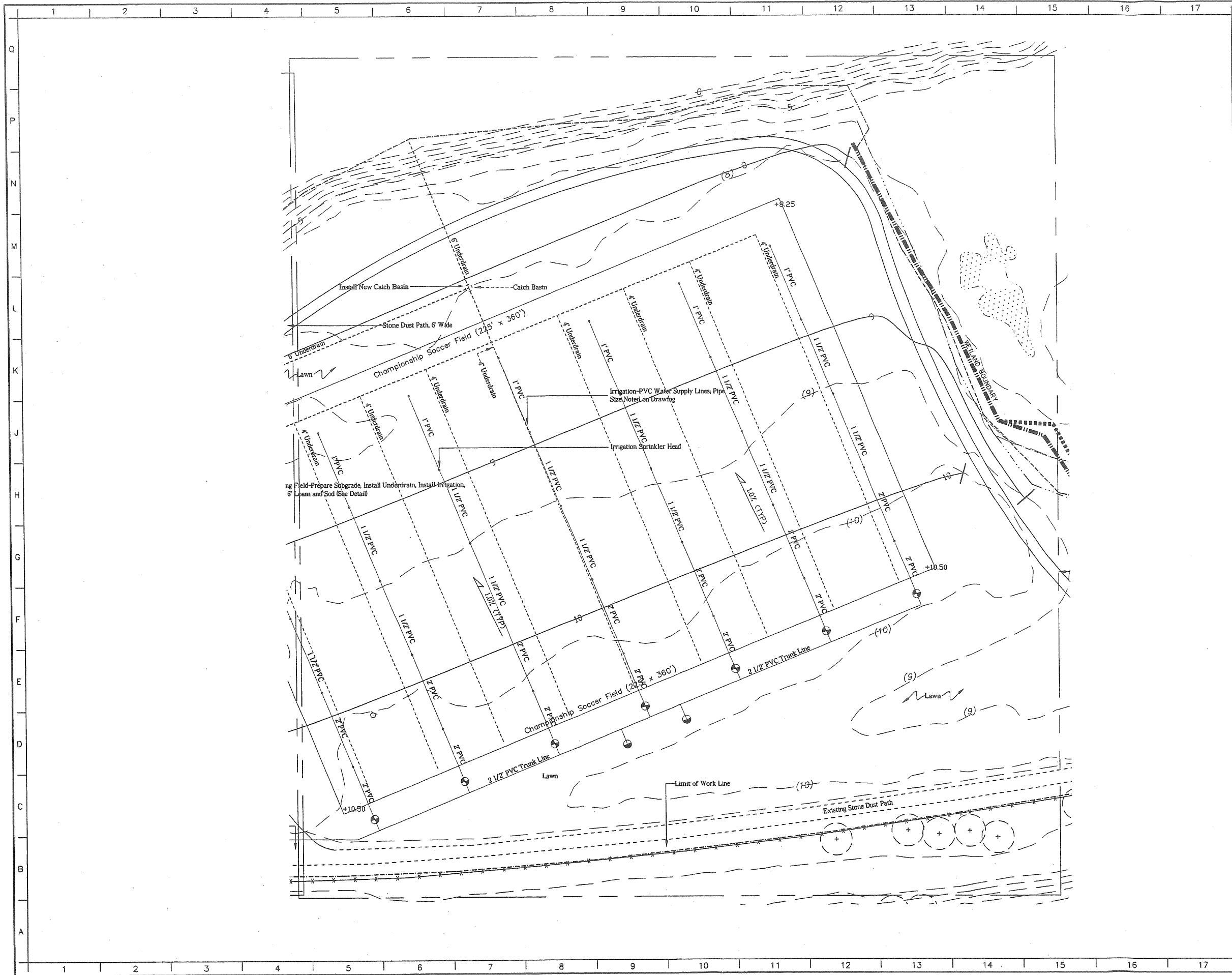
**BACK COVE PARK**  
PORTLAND, MAINE

**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
P.O. BOX 428, SACO, MAINE 04072  
TEL (207) 286-9261 FAX (207) 286-9260



**GRADING/DRAINAGE PLAN**  
**QUADRANT 3**

Project No. 12-49	Date 12.15.98
CAD File No. grading-quadrant-3	Scale 1"=20'-0"
Drawing No. <b>L-303</b>	



**LEGEND**

**EXISTING**

- (31) --- Contour
- Spot Elevation
- ⊙ Tree
- ⊙ Street
- ⊙ Underground Electric
- ⊙ Existing Utility Connection

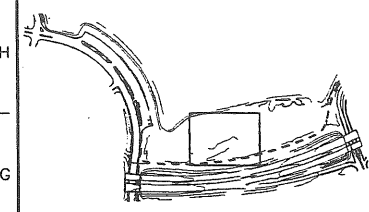
**PROPOSED**

- Contour
- Spot Elevation
- ⊙ Tree
- ⊙ Street
- ⊙ Pole Light (Future Location)
- Underground Electric
- Underdrain
- Irrigation Line
- Irrigation Head
- ⊙ Wetland Test Survey Location

**ABBREVIATIONS**

- T.H. TOP OF HALL
- B.H. BOTTOM OF HALL
- B.S. BOTTOM OF STAIR
- T.S. TOP OF STAIR
- C.L. CENTERLINE
- R.O.H. RIGHT OF WAY
- F.G.S. FINISH GRADE
- F.F. FINISH FLOOR
- H.P. HIGH POINT
- L.P. LOW POINT
- E.L.E. ELEVATION
- D.I. DRAIN INLET
- TYP. TYPICAL

**KEY PLAN**



No.	ISSUE	DATE
	Issue for Planning Board Review	4/26/99
	Interim Issue (90%)	3/22/99
	Interim Issue (75%)	3/11/99
	65% Issue for Planning Board Review	2/9/99
	Interim Draft Set	2/2/99
	Work Begins	12/15/99

**BACK COVE PARK**  
PORTLAND, MAINE

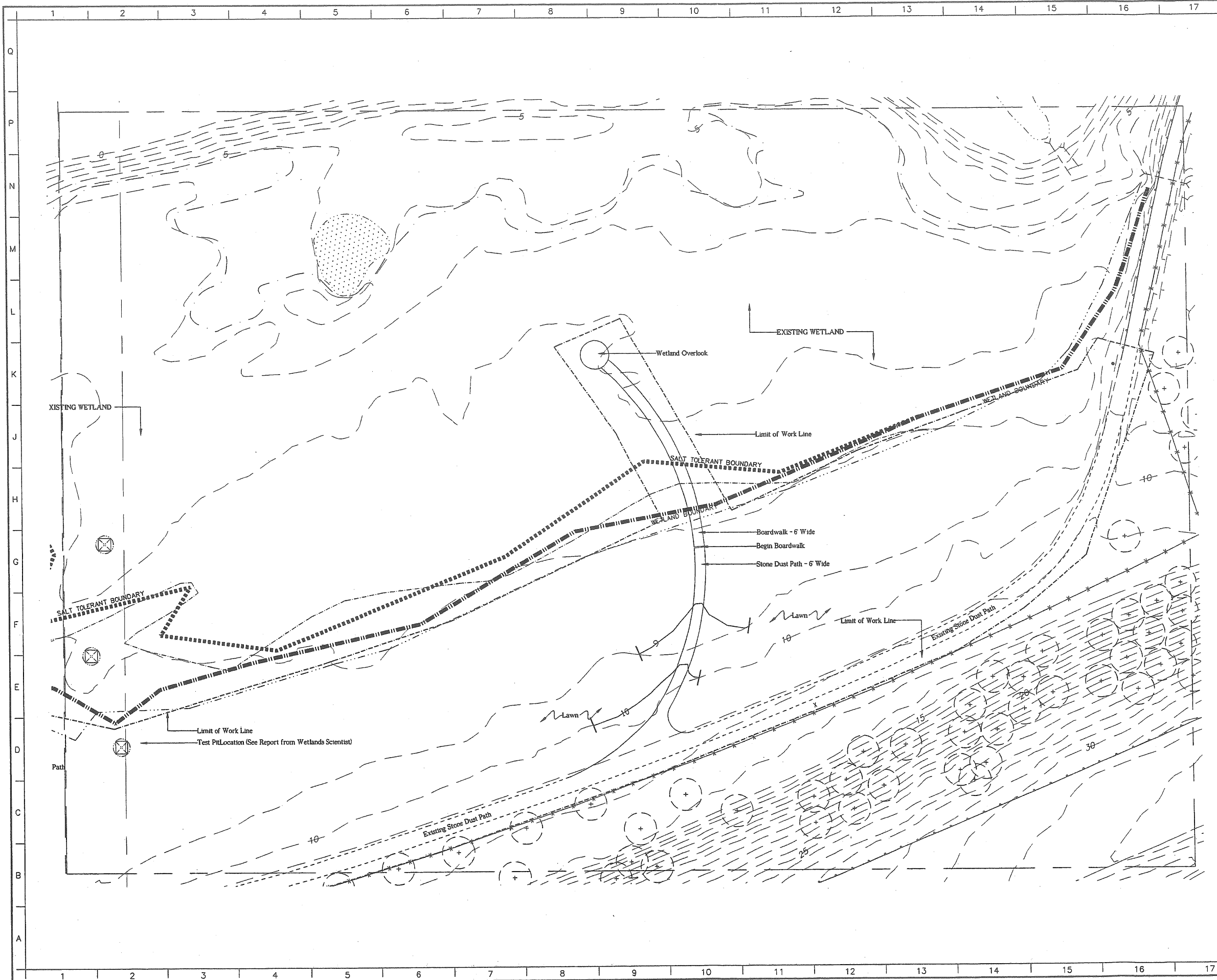
**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
P.O. BOX 428, SACO, MAINE 04072  
TEL. (207) 286-9291 FAX (207) 286-9850

0' 10' 20' 40'

Squaw Bay Corp  
P.O. Box 666,  
Cumberland Center, ME 04021  
(207) 829-8284

**GRADING/DRAINAGE PLAN**  
QUADRANT 4

Project No. 12-99  
Date 12-15-99  
CAD File No. 12-99-04  
Scale 1"=20'-0"  
Drawing No. **L-304**



**LEGEND**

**EXISTING**

- (31) --- Contour
- Spot Elevation
- Tree
- Shrub
- Underground Electric
- Existing Utility Connection

**PROPOSED**

- Contour
- Spot Elevation
- Tree
- Shrub
- Pole Light (Future Location)
- Underground Electric
- Underdrain
- Irrigation Line
- Irrigation Head
- Wetland Test Survey Location

**ABBREVIATIONS**

- T.M. TOP OF MALL
- B.M. BOTTOM OF MALL
- S.S. BOTTOM OF STAIR
- T.S. TOP OF STAIR
- C.L. CENTERLINE
- R.O.M. RIGHT OF WAY
- F.G. FINISH GRADE
- F.F. FINISH FLOOR
- H.P. HIGH POINT
- L.P. LOW POINT
- E.L. ELEVATION
- D.I. DRAIN INLET
- TYP. TYPICAL

**KEY PLAN**

No.	ISSUE	DATE
	Issue for Planning Board Review	4/26/99
	Interim Issue (90%)	3/22/99
	Interim Issue (75%)	3/11/99
	65% Issue for Planning Board Review	2/9/99
	Interim Draft Set	2/2/99
	Work Begins	12/15/98

**BACK COVE PARK**  
PORTLAND, MAINE

**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS

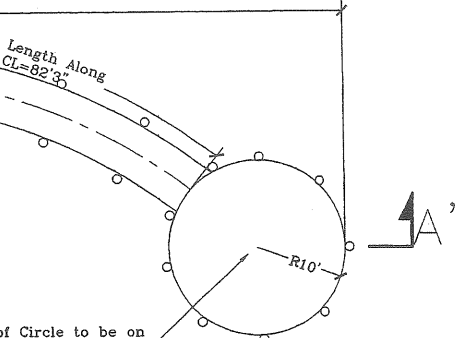
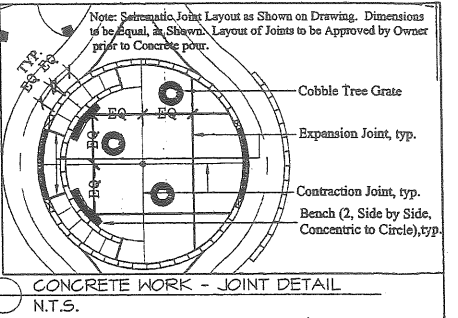
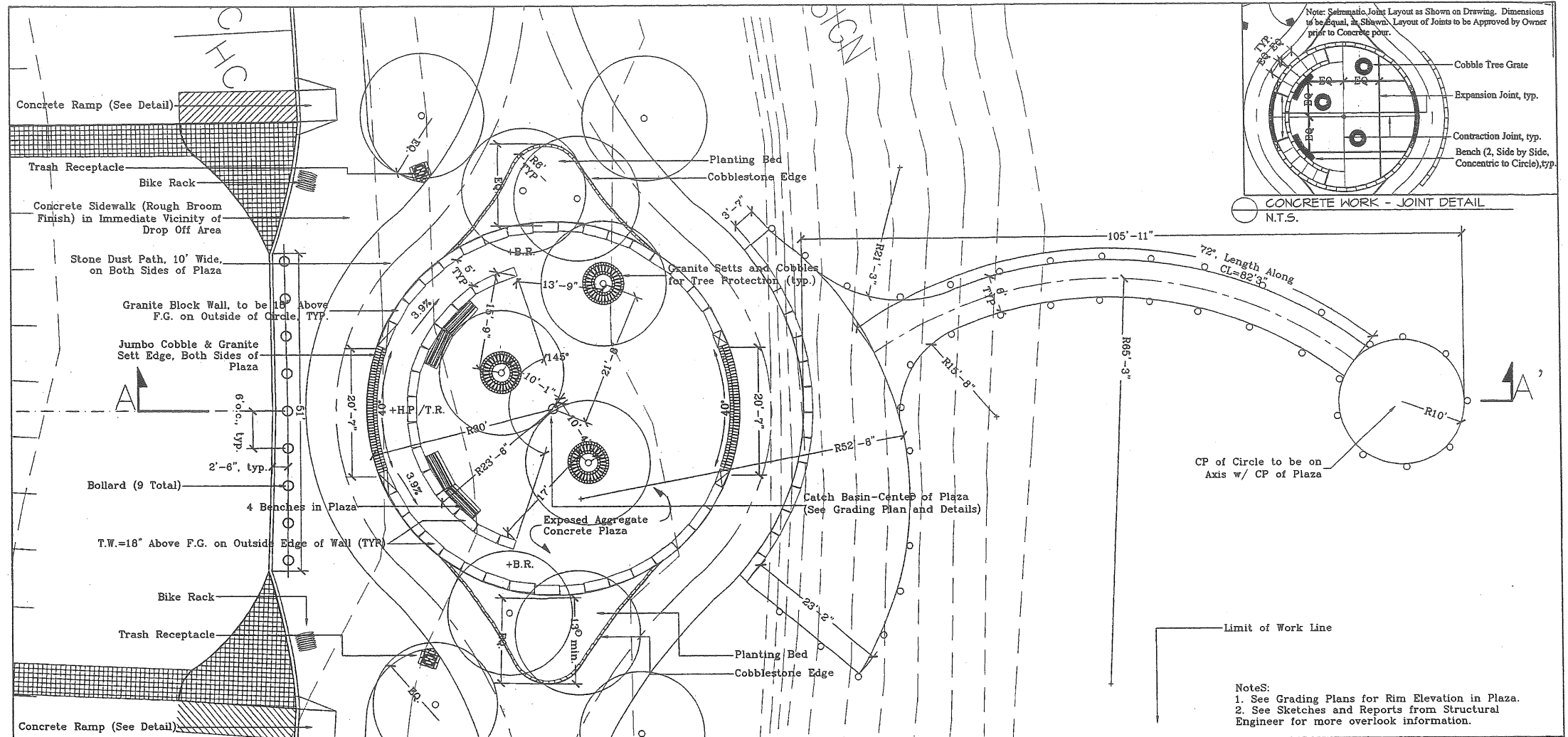
P.O. BOX 426, SACO, MAINE 04072  
TEL (207) 286-9261 FAX (207) 286-9680

Scale: 0' 10' 20' 40'

Squaw Bay Corp  
P.O. Box 666  
Cumberland Center, ME 04021  
(207) 828-9944

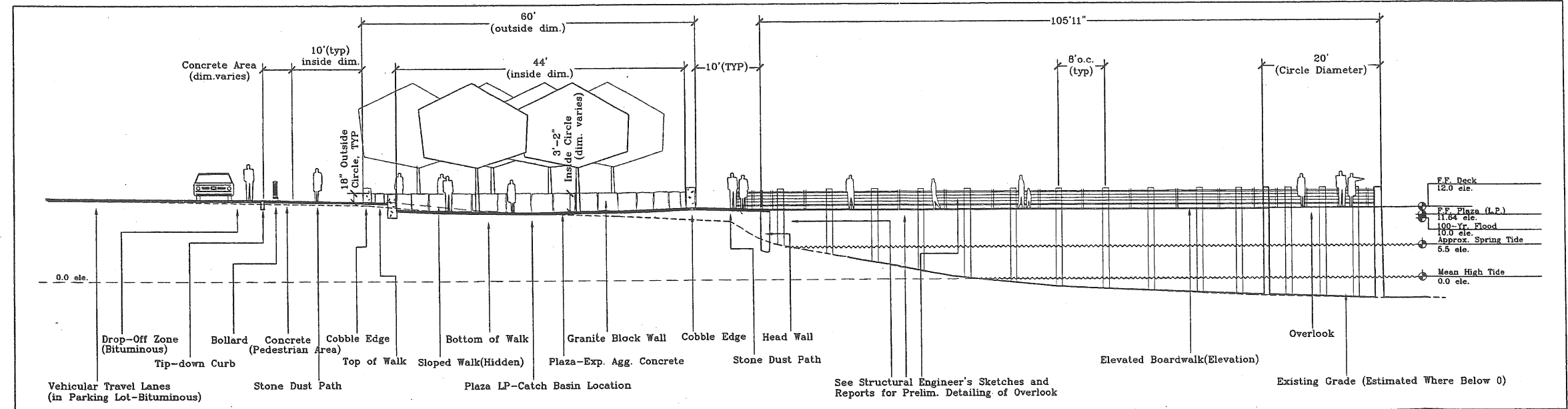
**GRADING/DRAINAGE PLAN**  
**QUADRANT 5**

Project No.	Date
12-89	12-15-98
CAD File No.	Scale
grading-quadrant 5	1"=20'-0"
Drawing No.	
	<b>L-305</b>



NoteS:  
 1. See Grading Plans for Rim Elevation in Plaza.  
 2. See Sketches and Reports from Structural Engineer for more overlook information.

5 PLAZA AND OVERLOOK - PLAN DETAIL  
 SCALE: 1/8" = 1' - 0"



5 SECTION THROUGH PLAZA & OVERLOOK (A-A)  
 SCALE: 1/8" = 1' - 0"

LEGEND

KEY PLAN

Issue for Planning Board Review	4/25/99
Interim Issue (90%)	3/22/99
Interim Issue (75%)	3/11/99
65% Issue for Planning Board Review	2/9/99
Interim Draft Set	2/2/99
Work Begins	12/15/98
No. ISSUE	DATE

BACK COVE PARK  
 PORTLAND, MAINE

RICHARDSON & ASSOCIATES  
 LANDSCAPE ARCHITECTS

P.O. BOX 426, SAUNDERSVILLE, MAINE 04072  
 TEL (207) 288-9991 FAX (207) 288-9650

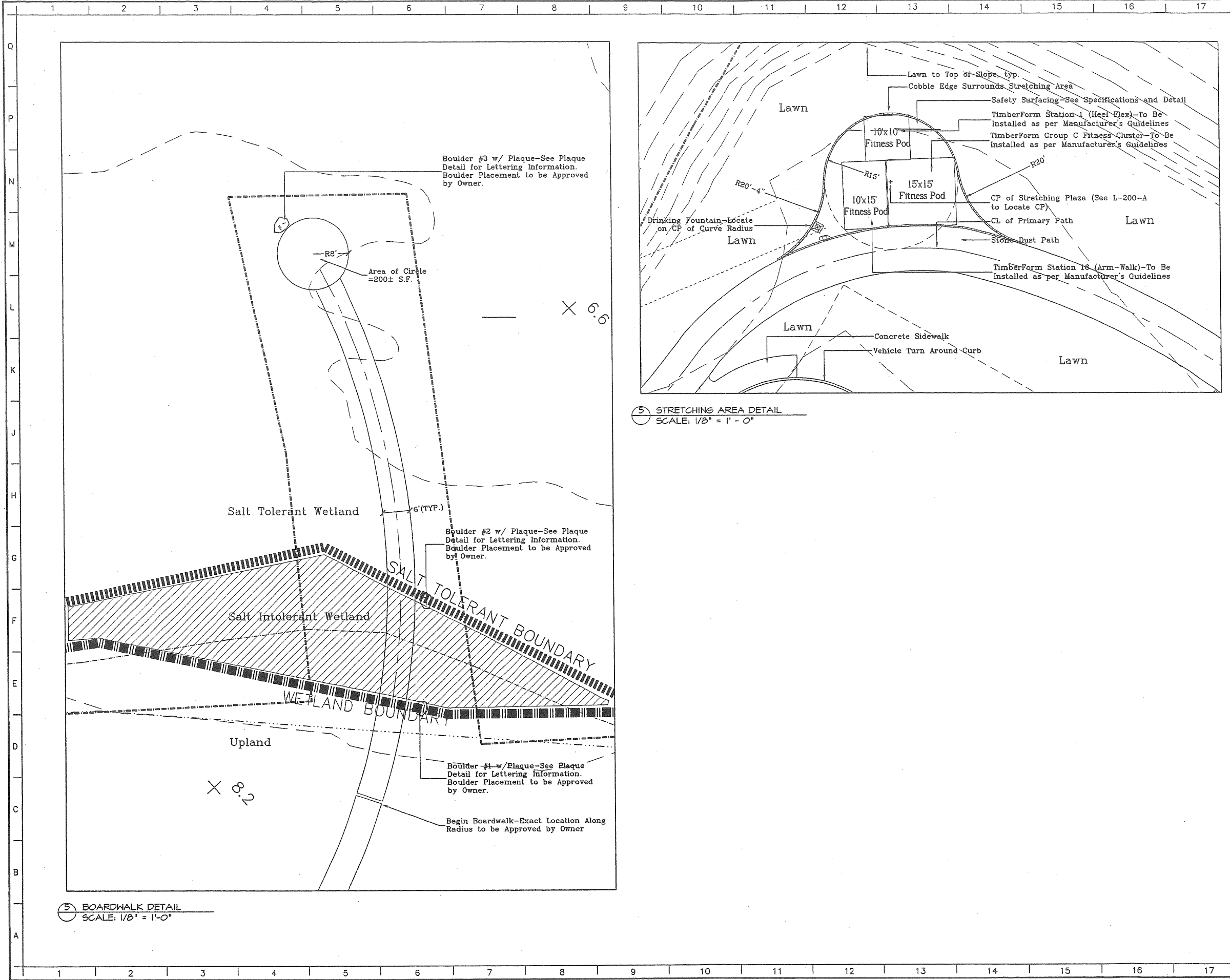
Squaw Bay Corp  
 P.O. Box 68A  
 Cumberland Center, ME 04021  
 (207) 829-6894

Baker Design Consultants  
 11 Shrew Brook Lane  
 Yarmouth, ME 04098  
 (207) 846-9724

PLAN DETAILS

Project No.	Date
22-99	2.15.98
CAD File No.	Scale
plan details.dwg	As Noted
Drawing No.	

L-401



LEGEND

KEY PLAN

No.	ISSUE	DATE
	Issue for Planning Board Review	4/28/99
	Interim Issue (90%)	3/22/99
	Interim Issue (75%)	3/11/99
	85% Issue for Planning Board Review	2/9/99
	Interim Draft Set	2/2/99
	Work Begins	12/15/98

BACK COVE PARK  
PORTLAND, MAINE

RICHARDSON & ASSOCIATES  
LANDSCAPE ARCHITECTS

P.O. BOX 426, SACO, MAINE 04073  
TEL (207) 286-9261 FAX (207) 286-9260

PLAN DETAILS

Project No.	Date
72-46	12.15.98
CAD File No.	Scale
plandetails.dwg	As Noted
Drawing No.	

L-402

LEGEND

KEY PLAN

Issue for Planning Board Review	4/28/99
Interim Issue (90%)	3/22/99
Interim Issue (75%)	3/11/99
65% Issue for Planning Board Review	2/9/99
Interim Draft Set	2/2/99
Work Begins	12/15/98
No. ISSUE	DATE

BACK COVE PARK  
PORTLAND, MAINE

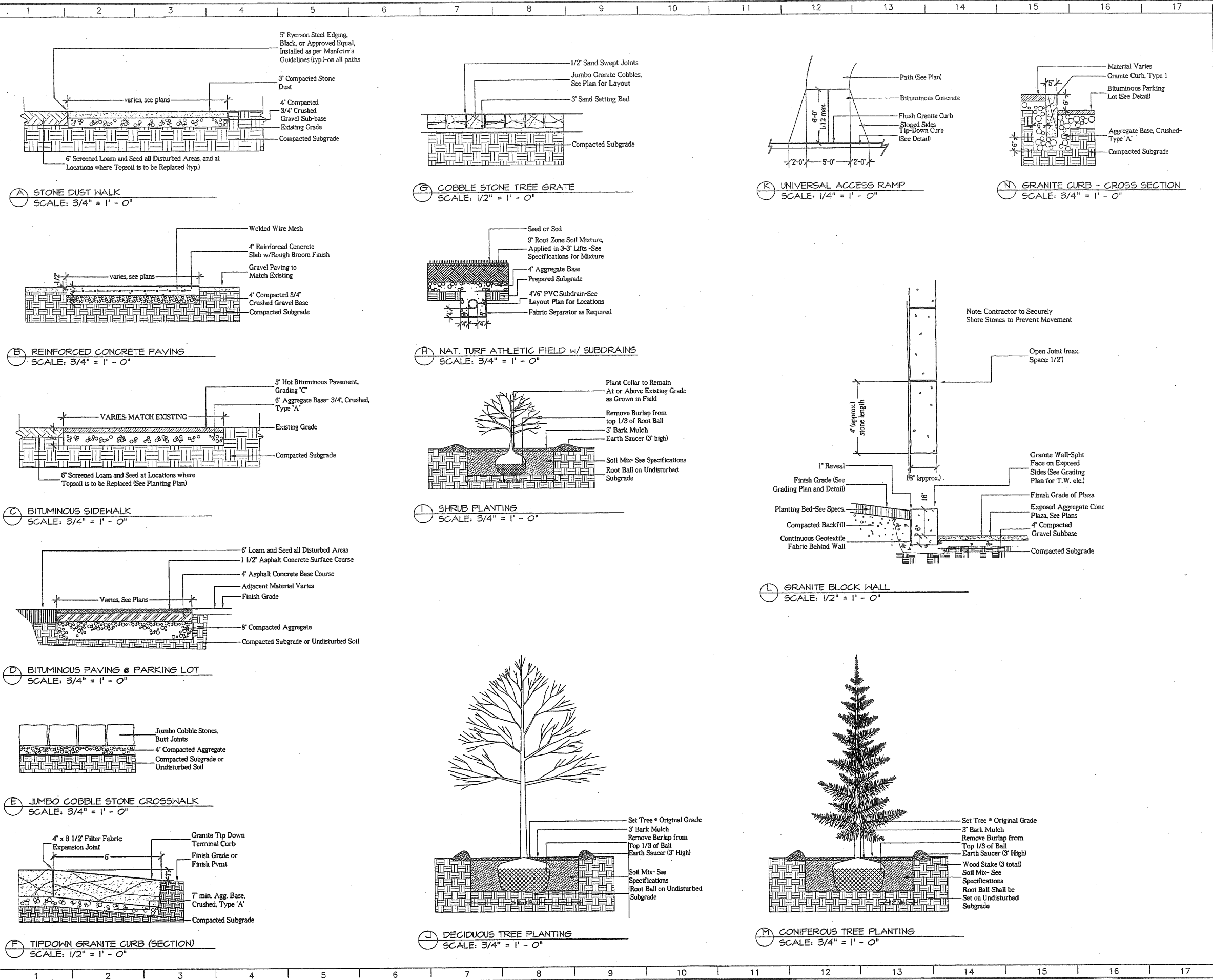
RICHARDSON & ASSOCIATES  
LANDSCAPE ARCHITECTS

P.O. BOX 428, SACO, MAINE 04072  
TEL (207) 288-0201 FAX (207) 288-9850

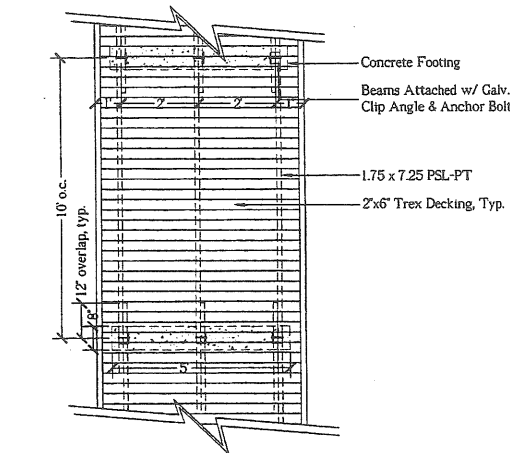
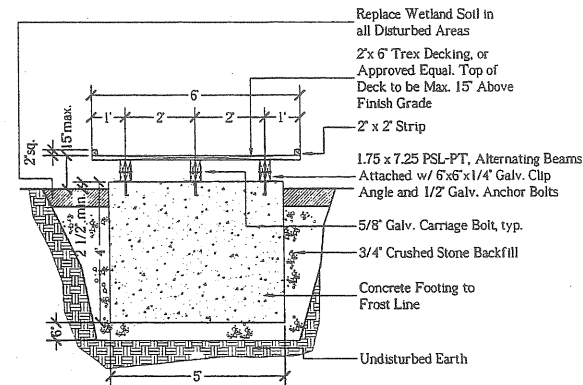
SITE DETAILS

Project No.	Date
12-49	12.15.98
CAD File No.	Scale
details.dwg	As Noted
Drawing No.	

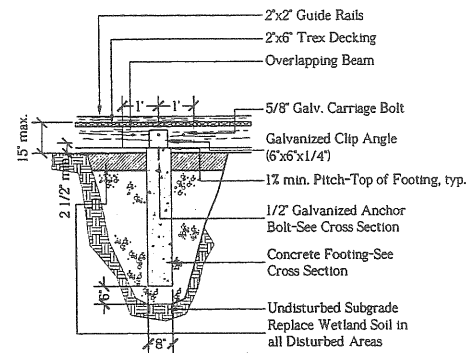
L-501



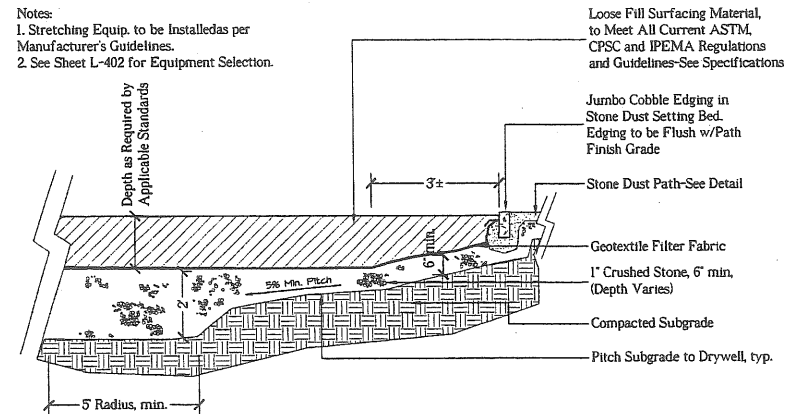




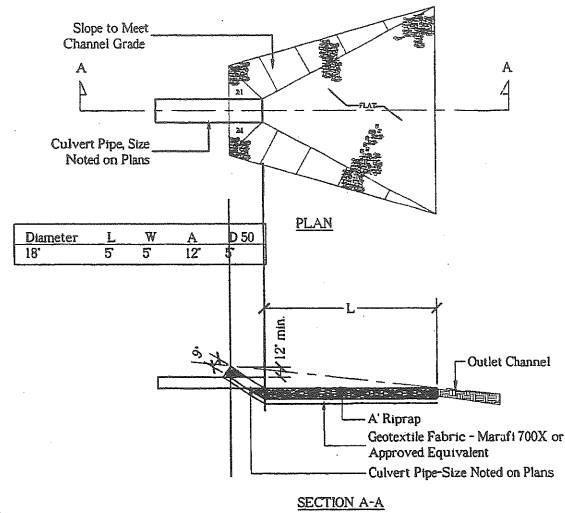
**Q BOARDWALK (CROSS SECTION and PLAN)**  
SCALE: 1/2" = 1' - 0"



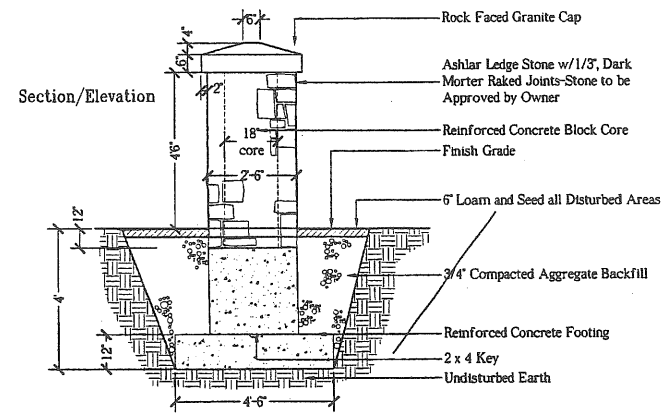
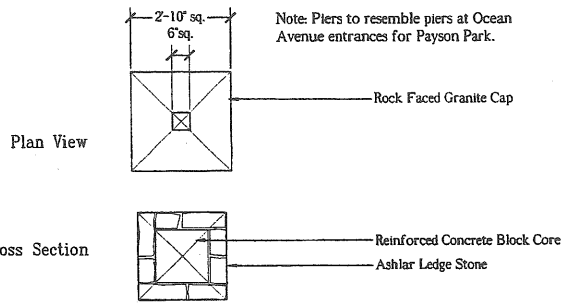
**Q BOARDWALK (LONGITUDINAL SECTION)**  
SCALE: 1/2" = 1' - 0"



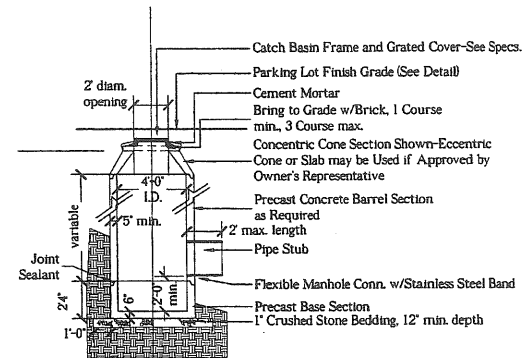
**R STRETCHING AREA DETAIL**  
SCALE: 1/2" = 1' - 0"



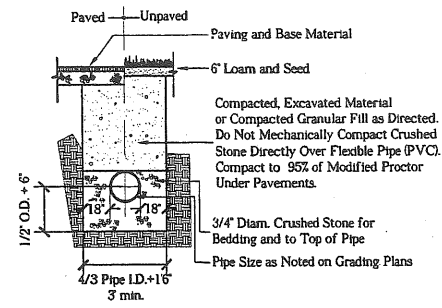
**U RIP RAP INLET/OUTLET PROTECTION**  
N.T.S.



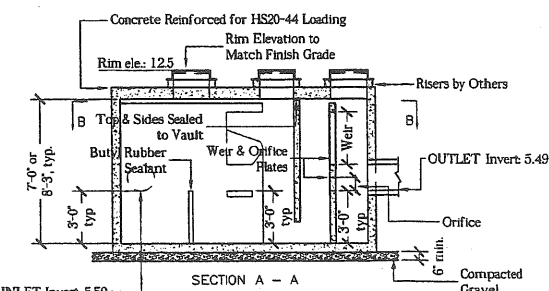
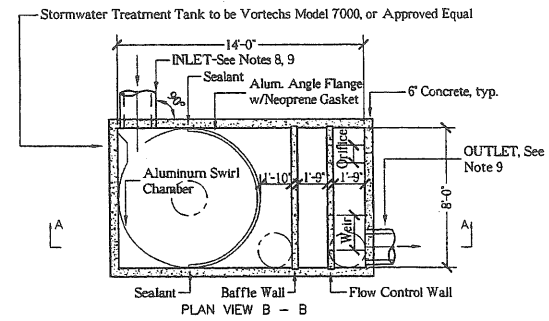
**P STONE GATEWAY PIER**  
SCALE: 1/2" = 1' - 0"



**S CATCH BASIN**  
N.T.S.



**T SINGLE PIPE TRENCH**  
N.T.S.



- NOTES:**
- Stormwater Treatment System (SWS) shall have:  
Peak treatment capacity: 11 cfs  
Maximum system capacity: 14.3 cfs  
Sediment storage: 4 cu yd  
Oil storage: 1,200 gallons  
Sediment chamber dia: 8' min.
  - SWS must be contained in one rectangular structure.
  - SWS shall remove 80% of annual TSS loading.
  - SWS shall retain floatables and trapped sediment up to and including peak treatment capacity.
  - SWS inlets in and out shall be of the same elevation.
  - SWS shall not be compromised by effects of downstream balowater.
  - SWS shall have no internal components that obstruct access for maintenance.
  - Well pipe must be perpendicular to the structure.
  - Pipe orientation may vary; see site plan for size and location.
  - Purchaser shall not be responsible assembly for of unit.
  - Manhole frames and perforated covers supplied with system, not included.
  - Purchaser to prepare excavation and provide fitting equipment.

**V TREATMENT TANK - PLAN & SECTION**  
N.T.S.

**LEGEND**

---

**KEY PLAN**

Issue for Planning Board Review	4/26/99
Interim Issue (80%)	3/22/99
Interim Issue (75%)	3/11/99
65% Issue for Planning Board Review	2/9/99
Interim Draft Set	2/2/99
Work Begins	12/15/98
No. ISSUE	DATE

**BACK COVE PARK**  
PORTLAND, MAINE

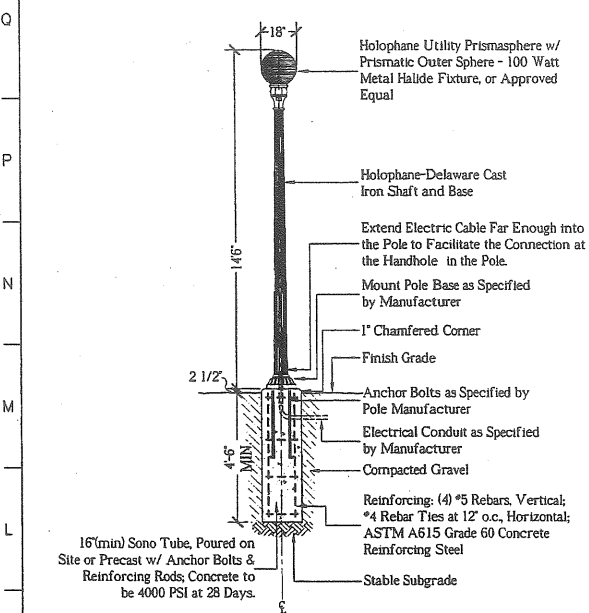
**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
P.O. BOX 428, SACO, MAINE 04072  
TEL (207) 288-9291 FAX (207) 288-9650

**SITE DETAILS**

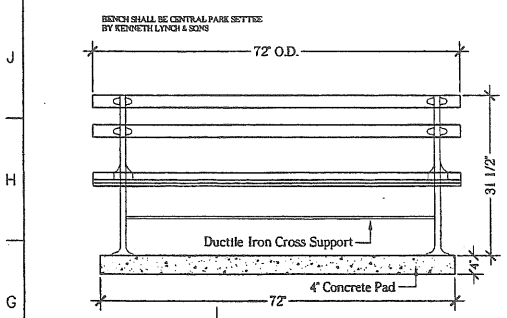
Project No.	Date
12-15-98	12-15-98
CAD File No.	Scale
details.dwg	As Noted
Drawing No.	

**L-502**

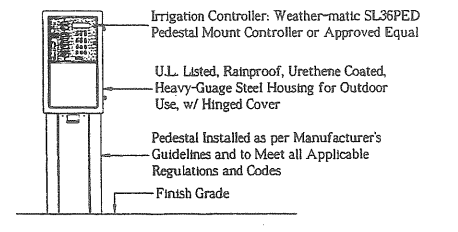
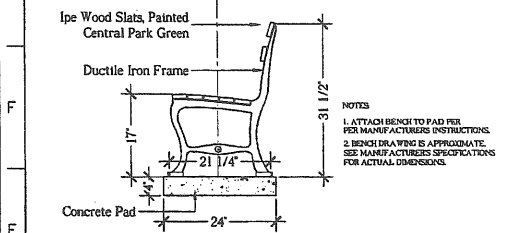
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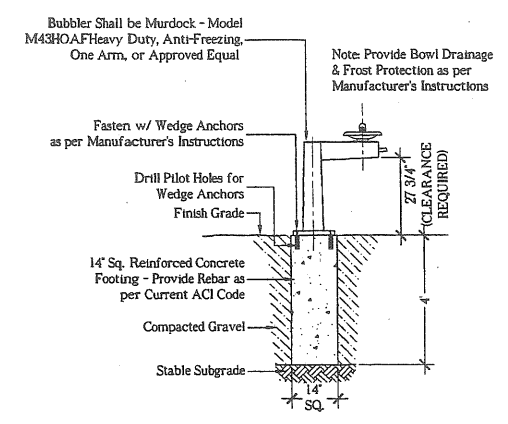
**100 WATT METAL HALIDE LIGHT POLE**  
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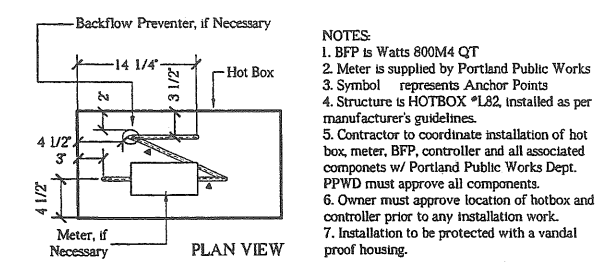
**BENCH DETAIL**  
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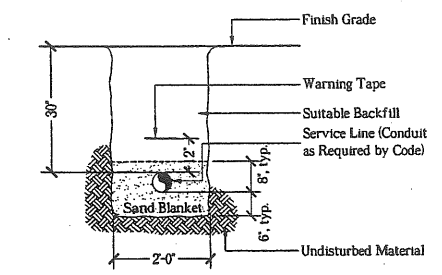
**PEDESTAL MOUNT IRRIGATION CONTROLLER**  
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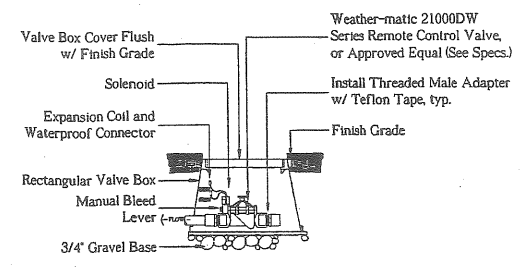
**DRINKING FOUNTAIN DETAIL**  
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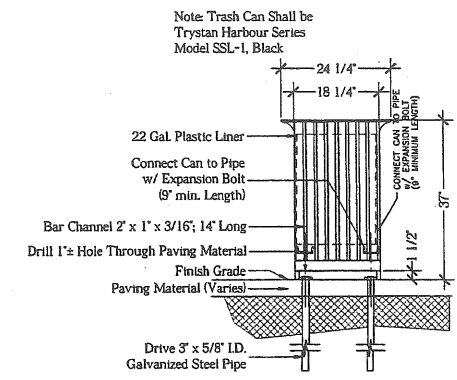
**ABOVE GROUND WATER METER & BACKFLOW PREV. INSTALLATION SCHEMATIC (IF NECESSARY)**  
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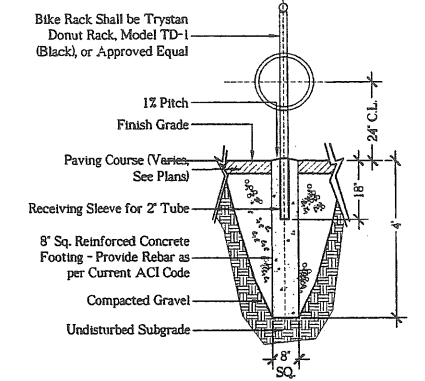
**ELECTRIC SERVICE TRENCH**  
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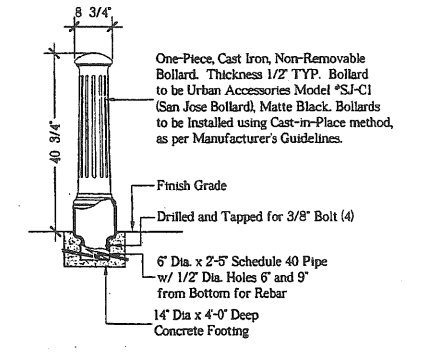
**REMOTE CONTROL IRRIGATION VALVE**  
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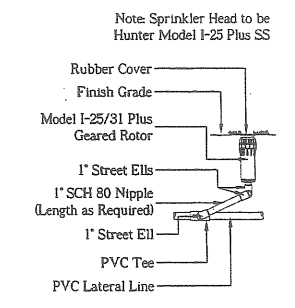
**TRASH RECEPTACLE DETAIL**  
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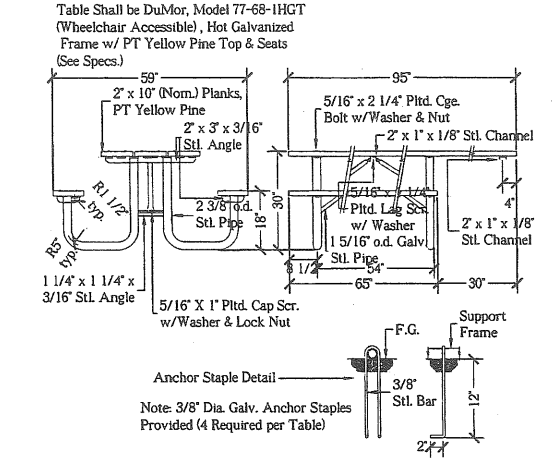
**BIKE RACK DETAIL**  
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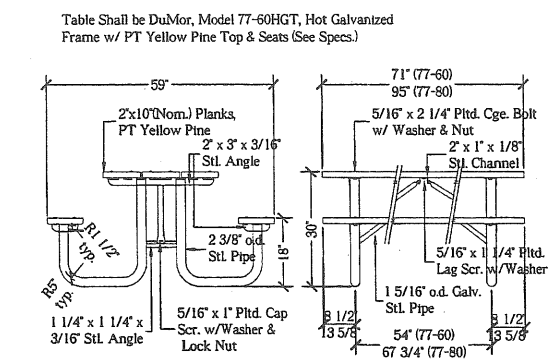
**BOLLARD DETAIL**  
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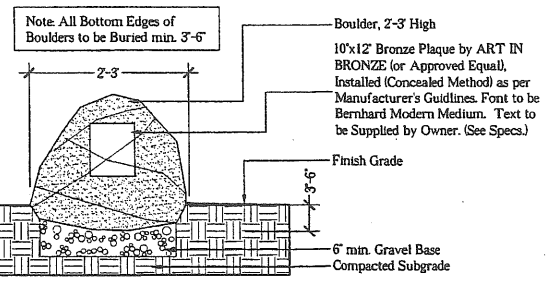
**POP-UP IRRIGATION SPRINKLER HEAD**  
N.T.S.



**WHEELCHAIR ACCESSIBLE PICNIC TABLE**  
N.T.S.



**6' PICNIC TABLE**  
N.T.S.



**BOULDER & PLAQUE DETAIL**  
N.T.S.

**LEGEND**

**KEY PLAN**

Issue for Planning Board Review	4/26/99
Interim Issue (90%)	3/22/99
Interim Issue (75%)	3/11/99
65% Issue for Planning Board Review	2/9/99
Interim Draft Set	2/2/99
Work Begins	12/15/98
No. ISSUE	DATE

**BACK COVE PARK**  
PORTLAND, MAINE

**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
P.O. BOX 428, SACO, MAINE 04072  
TEL. (607) 288-9201 FAX (607) 288-9650

**SITE DETAILS**

Project No.	Date
T2-49	12.15.98
CAD File No.	Scale
020101-2-91	As Noted
Drawing No.	

**L-503**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17



DESIGNED BY CDM  
DRAWN BY CDM  
CHECKED BY CDM

**BACK COVE  
PROPOSED IMPROVEMENTS**

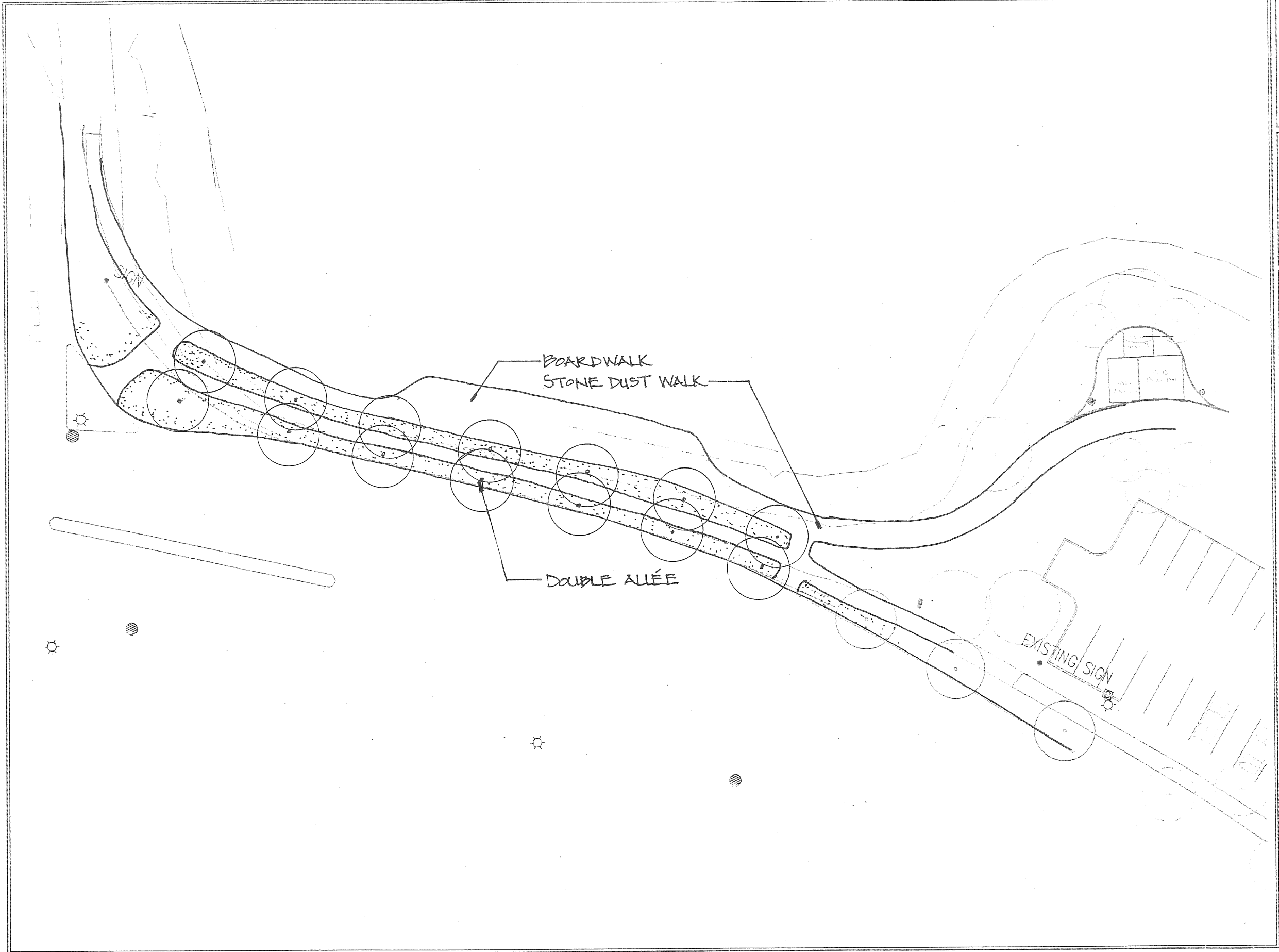
Portland Maine

DATE	REVISION

**PHASE II**

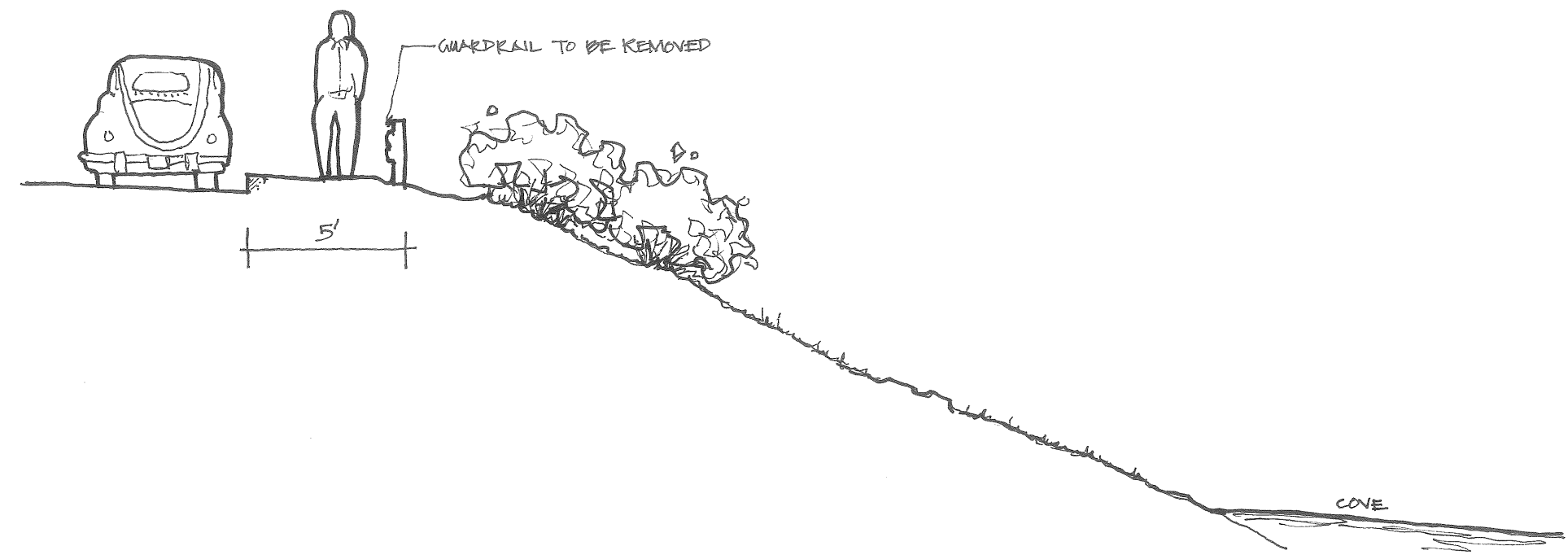
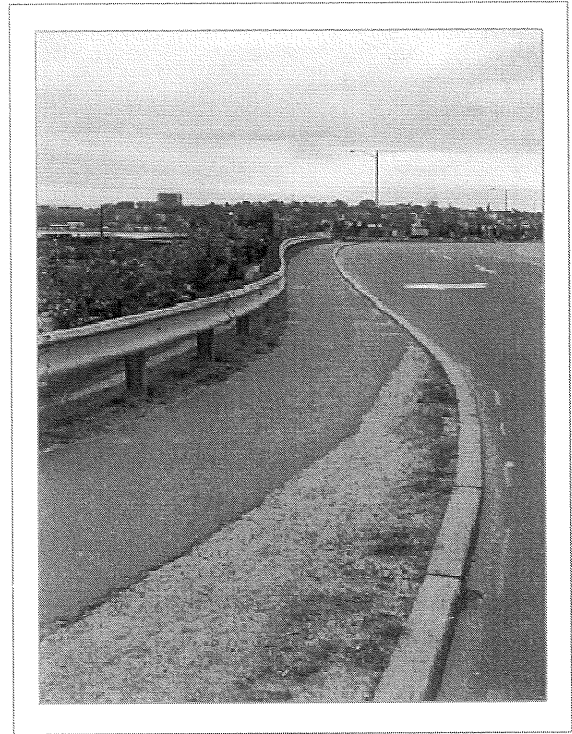
DATE	BY	APP'D
10/03/09		N.T.S.

PLAN VIEW  
SCHEMES  
B-D / Of



City Of Portland  
 Department of Parks  
 and Recreation

17 Ayler Street  
 Portland, Maine 04105  
 (207) 874-8793



**BACK COVE  
 PROPOSED IMPROVEMENTS**  
 Portland Maine

DATE	REVISION

**EXISTING**

DATE: 10/05/00 SCALE: N.T.S.

Of

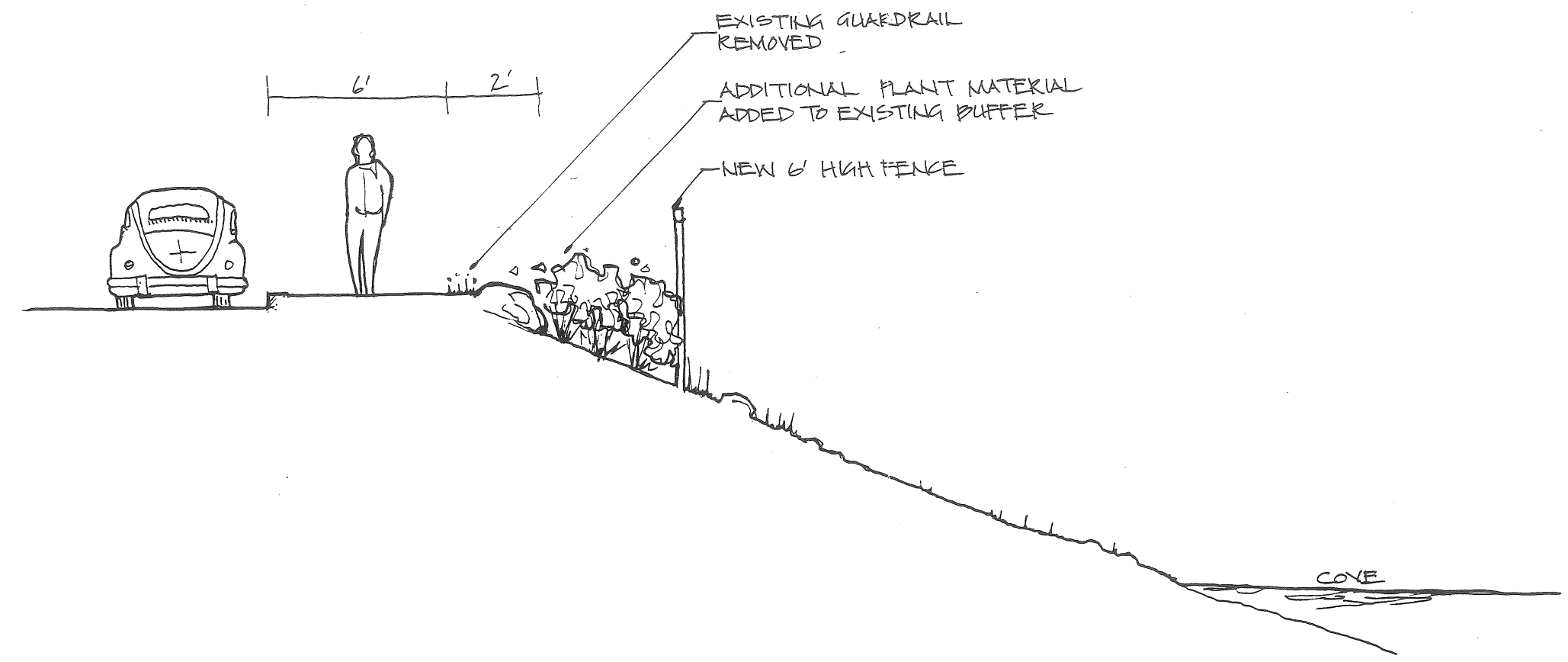
City Of Portland  
 Department of Parks  
 and Recreation



17 Arbor Street  
 Portland Maine 04105  
 (207) 874-8793

DESIGNED BY CDM PROJECT NO. 1000000000  
 DRAWN BY CDM DATE 10/20/10

**BACK COVE  
 PROPOSED IMPROVEMENTS**  
 Portland Maine



DATE	REVISION

**PHASE II**

DATE: 10/20/10  
 N.T.S.

A  
 OF

City Of Portland  
 Department of Parks  
 and Recreation

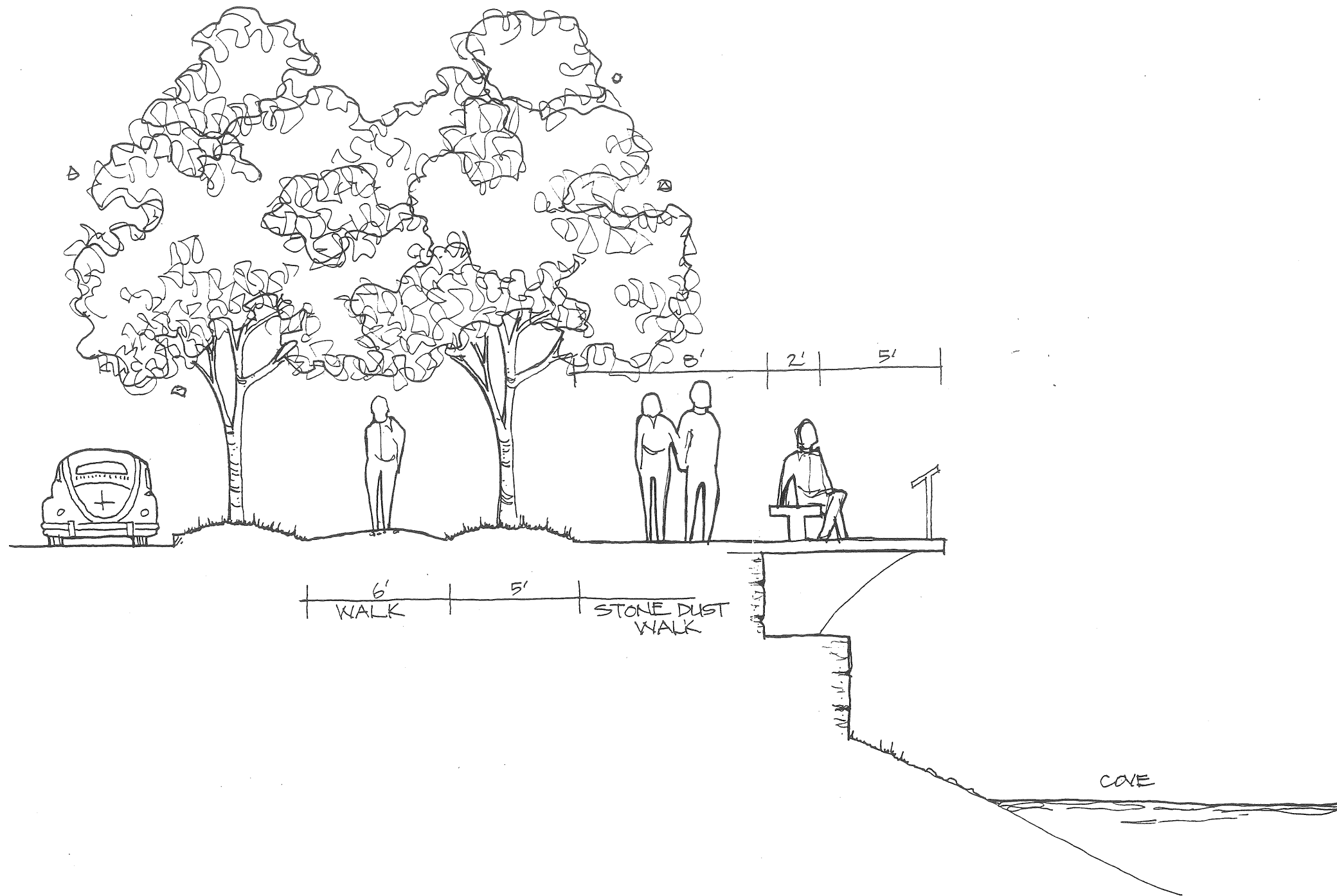


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 Portland Maine 04105  
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CDM GANNETT CDM

BACK COVE  
 PROPOSED IMPROVEMENTS

Portland Maine



DATE	REVISION

PHASE II

CONTRACT	NO.
DATE	10/03/08
BY	N.T.S.

B / Of

City Of Portland  
 Department of Parks  
 and Recreation

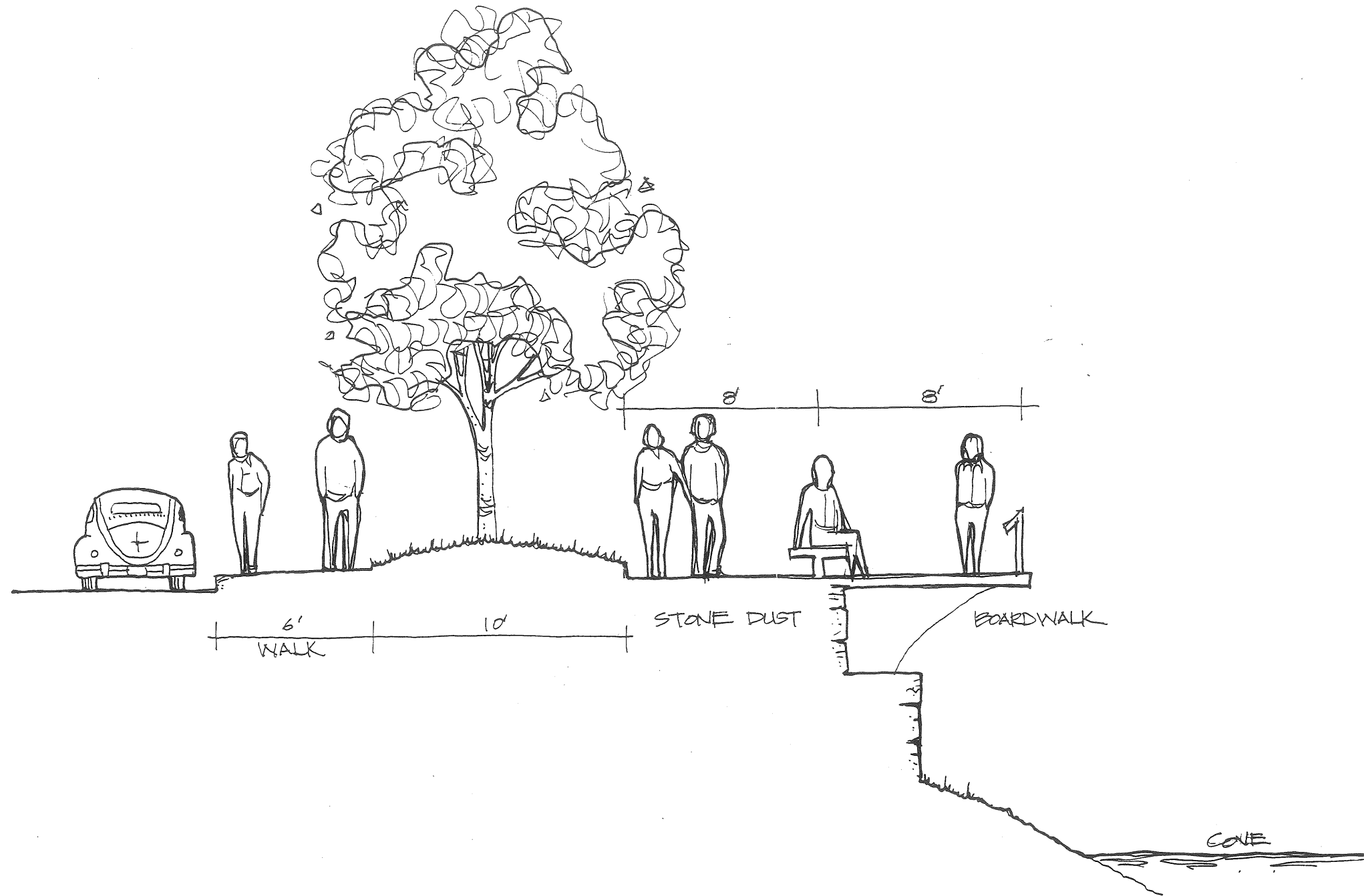


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 DRAWN BY CDM  
 CHECKED BY CDM

BACK COVE  
 PROPOSED IMPROVEMENTS

Portland Maine



DATE	REVISION

PHASE II

DATE	BY	CHKD	DATE
11/07/08			

C  
 Of

City Of Portland  
Department of Parks  
and Recreation

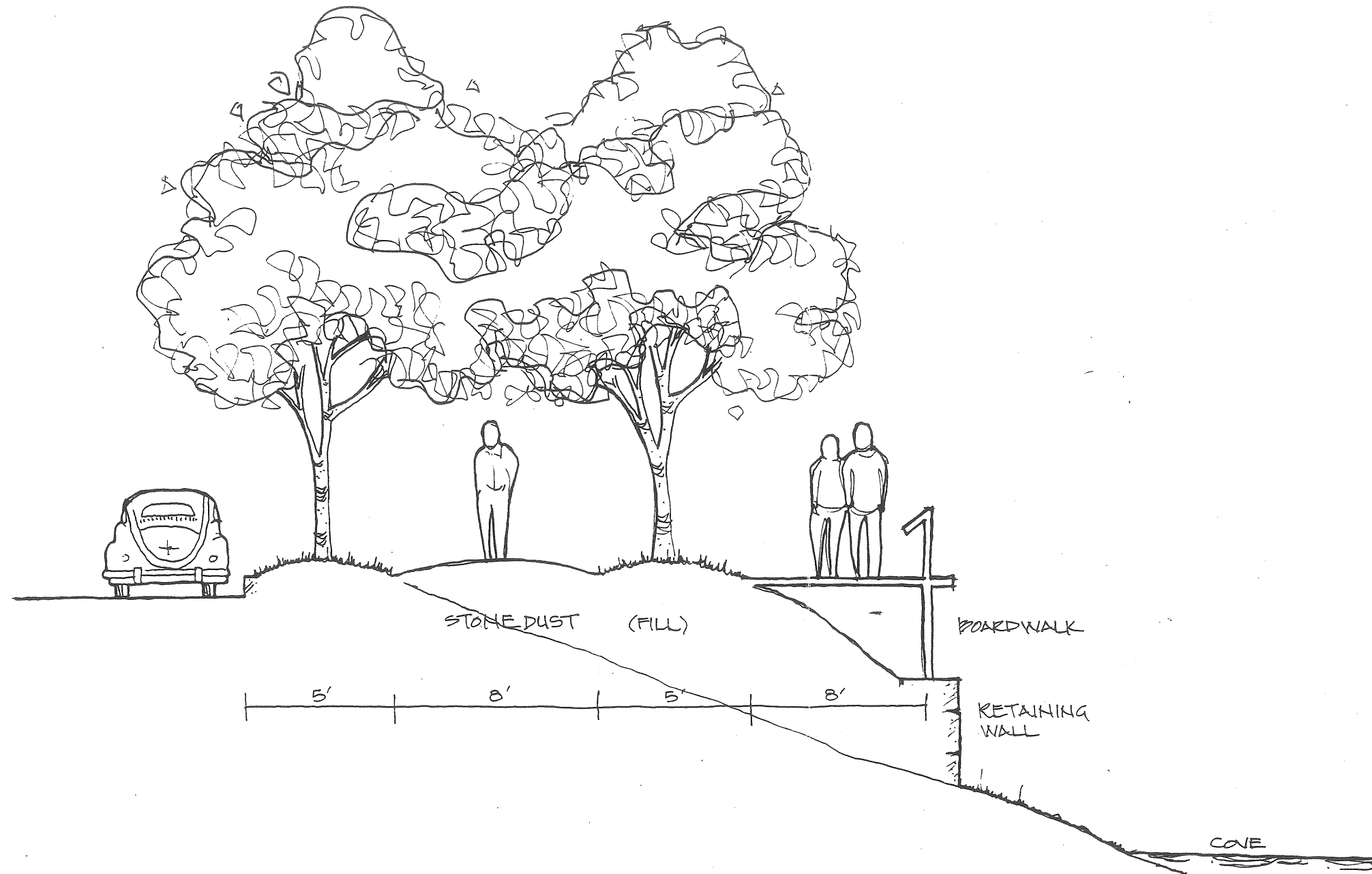


17 Arbor Street  
Portland Maine 04105  
(207) 874-8793

DESIGNED BY CDM DESIGN BY CDM DRAWN BY

**BACK COVE  
PROPOSED IMPROVEMENTS**

Portland Maine



DATE	REVISION

**PHASE II**

NO. TRAIL: 10/03/00  
DATE: 10/03/00  
REV: 01  
SCALE: N.T.S.

D / Of





DESIGNED BY CDM | DRAWN BY CDM | CHECKED BY CDM

BACK COVE  
PROPOSED IMPROVEMENTS

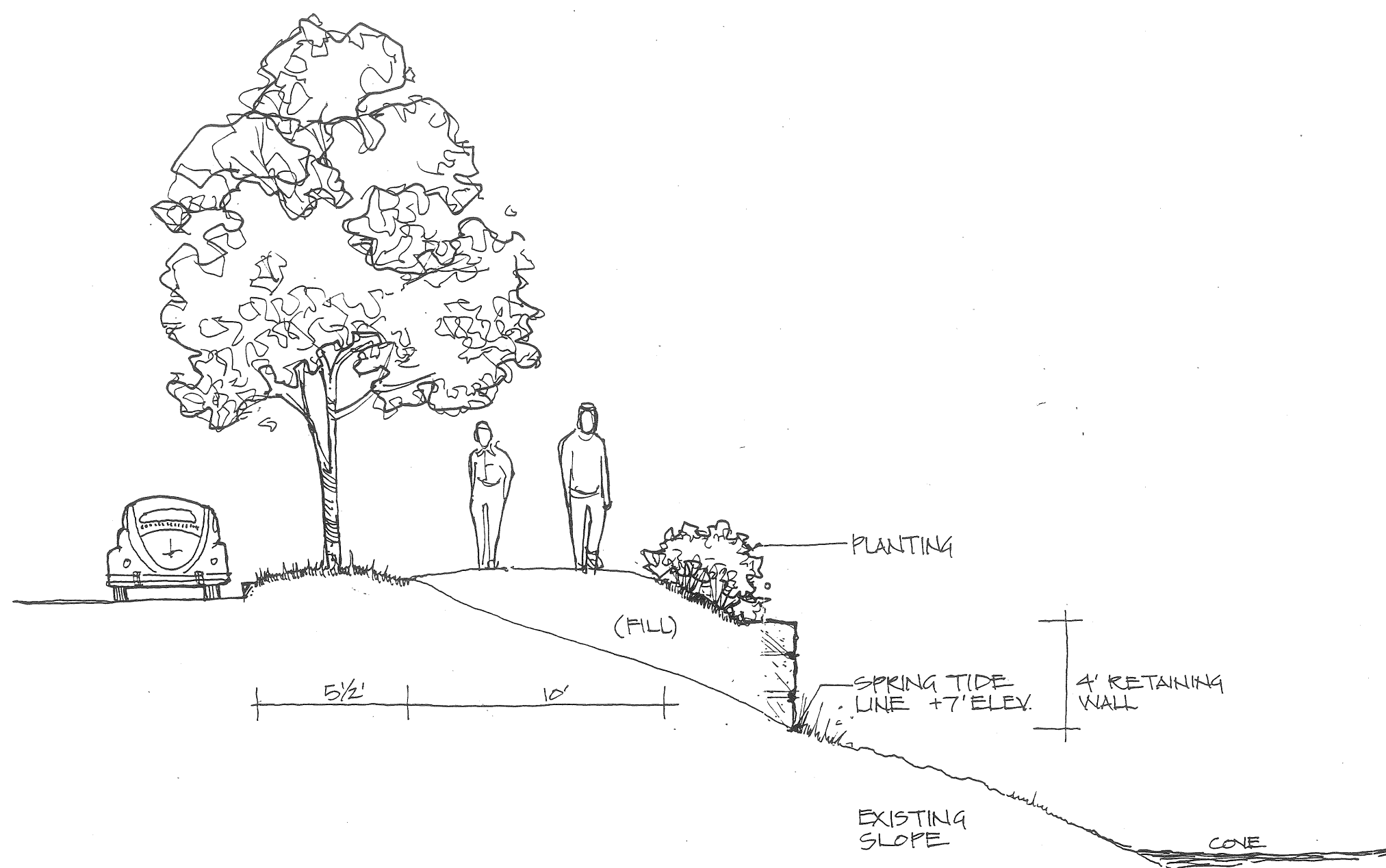
Portland Maine

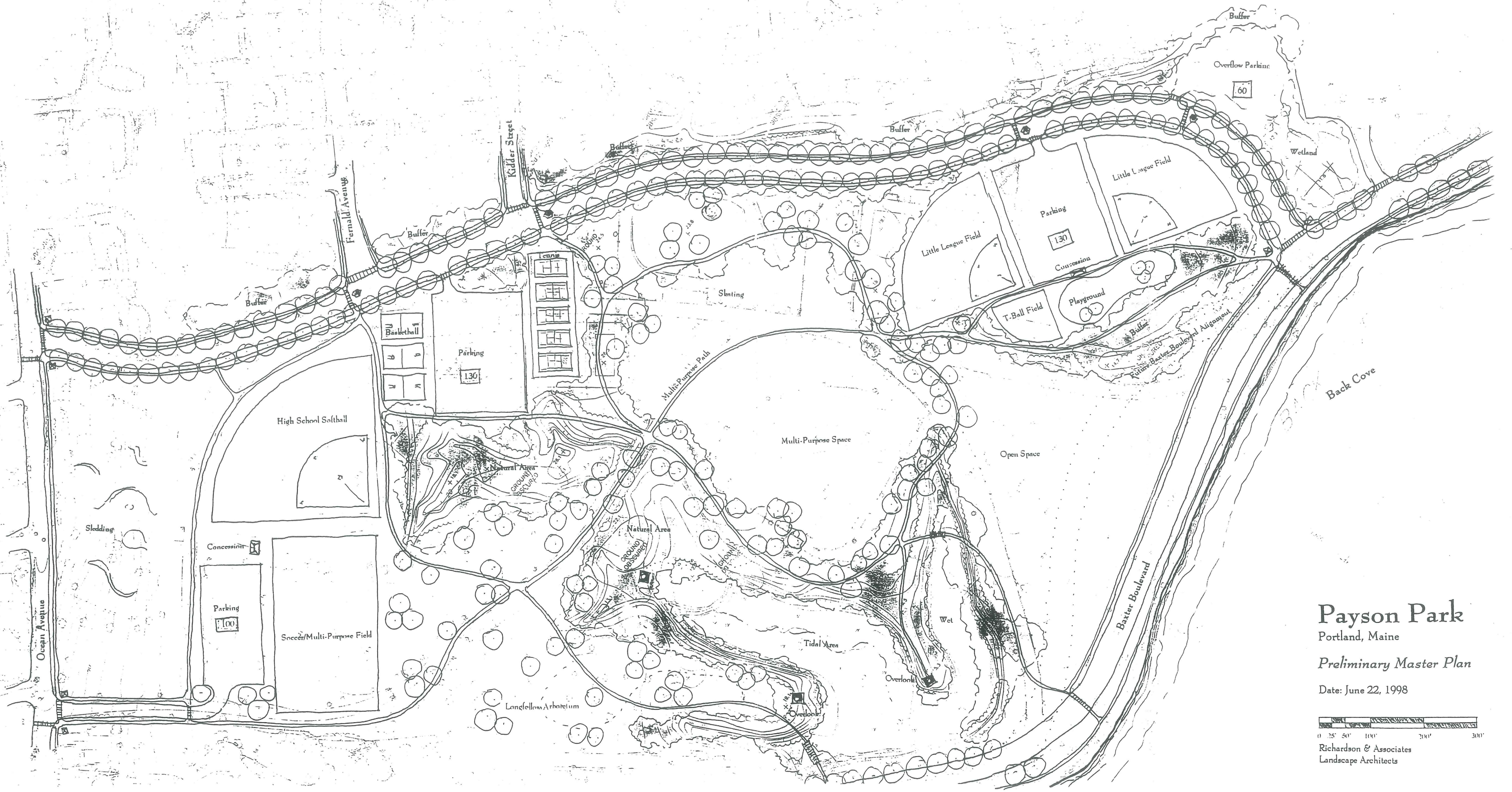
DATE	REVISION

PHASE II

NO. DRAWN	DATE	BY	SCALE
1	10/05/19		N.T.S.

2  
Of





# Payson Park

Portland, Maine

*Preliminary Master Plan*

Date: June 22, 1998



Richardson & Associates  
Landscape Architects

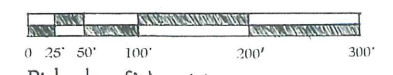


# Payson Park

Portland, Maine

*Preliminary Master Plan*

Date: June 22, 1998



Richardson & Associates  
Landscape Architects