

### LEGEND

#### EXISTING

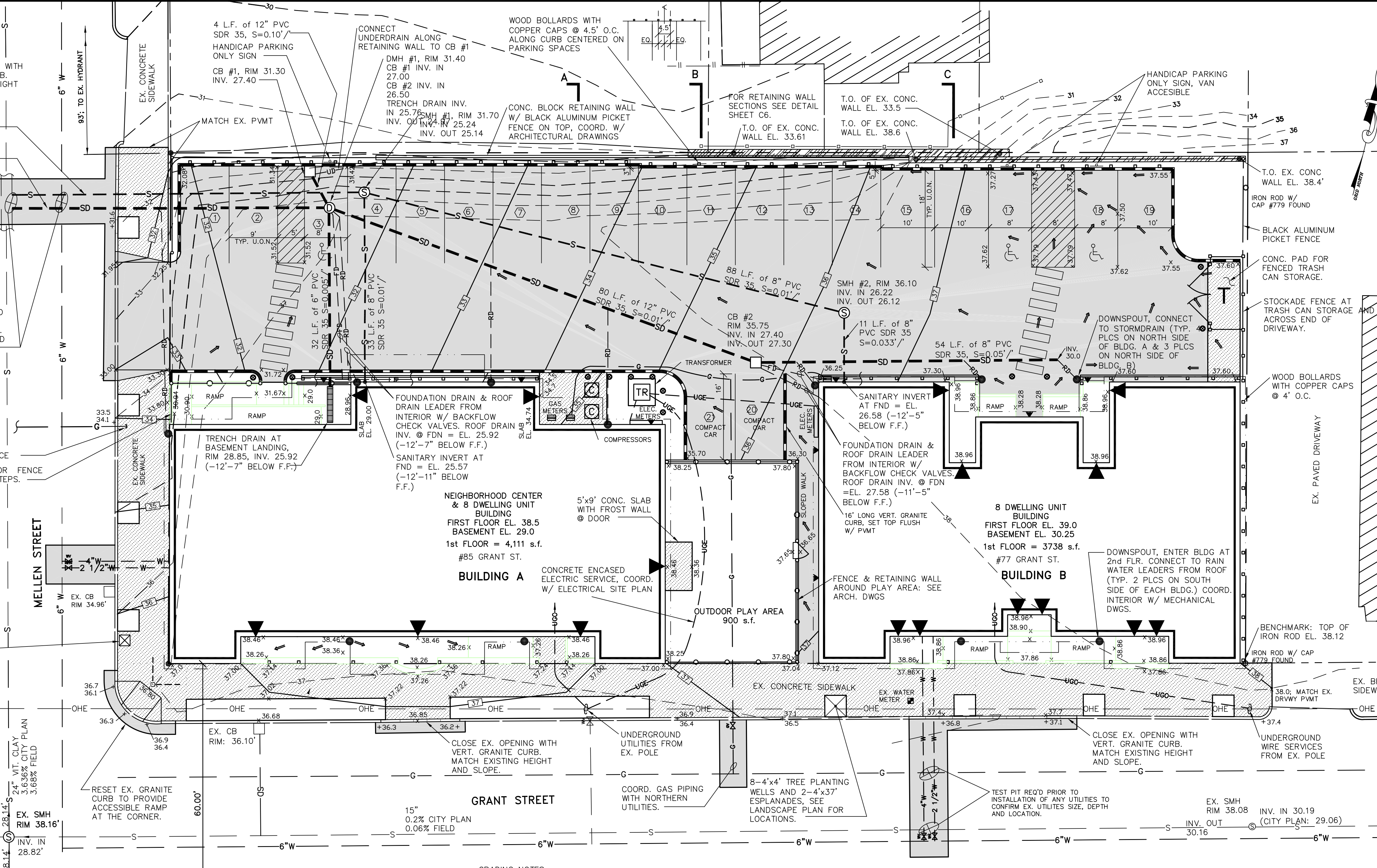
- PROPERTY LINE
- ABUTTERS PROPERTY
- EDGE OF PAVEMENT
- CONTOURS
- BUILDING CURB
- GAS LINE
- OHE OVERHEAD ELECTRIC
- SD SANITARY SEWER
- STORM DRAIN
- WATER LINE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- UTILITY POLE
- TREE
- WOOD FENCE
- PICKET FENCE
- CHAINLINK FENCE
- CONCRETE WALL
- HYDRANT
- GATE VALVE
- GAS VALVE
- WATER METER
- CITY MONUMENT
- IRON PIPE FOUND
- IRON PIN SET W/ PLASTIC CAP INSCRIBED PLS #1172

#### PROPOSED

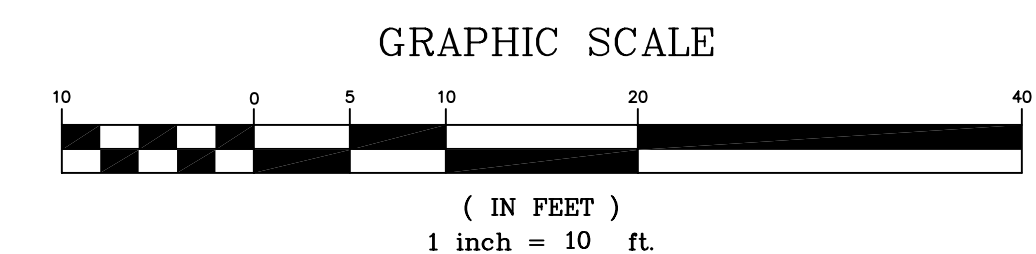
- BUILDING
- ROOF EAVESLINE
- PARKING SPACE DESIGNATION
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- SLOPED BITUMINOUS CURB
- CONTOURS
- GAS LINE
- UGE UNDERGROUND ELECTRIC
- UGC UNDERGROUND CABLE (CATV/TEL)
- WATER LINE
- SD SEWER
- FD FOUNDATION DRAIN
- RD ROOF DRAIN
- STORM DRAIN
- CATCH BASIN
- SEWER MANHOLE
- DRAIN MANHOLE
- SPOT GRADE
- SURFACE DRAINAGE
- GUARDRAIL & POSTS
- PICKET FENCE
- STOCKADE FENCE
- ARCHITECTURAL FENCE
- RETAINING WALL
- WOODEN BOLLARDS
- 4" STEEL BOLLARD
- WALL MOUNTED AREA LIGHT
- WATER SHUT OFF
- GAS SHUT OFF
- HANDICAP ACCESSIBLE SIGNAGE
- CONCRETE PAVEMENT OR PAD
- BITUMINOUS PAVEMENT
- GRASS PLAYAREA
- BARKMULCH BED

### SITE NOTES

- ELEVATIONS ARE BASED ON CITY DATUM. BENCHMARK: TOP OF IRON ROD AT THE SOUTHEAST CORNER OF THE SUBJECT PARCEL. EL. 38.12
- ALL BUILDINGS SHALL HAVE A NUMBER CLEARLY VISIBLE FROM GRANT STREET.
- CALL DIG-SAFE (1-800-225-4977) PRIOR TO BEGINNING WORK.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION. BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR THE LATEST EDITION (NOTE: THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL DEVICE TO BE EMPLOYED: SILT FENCE, HAY BALE, ETC. AS WELL AS THEIR LOCATION.)
- SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIPDOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- ALL UTILITY SERVICE CONNECTIONS PROPOSED WITHIN CITY STREETS ARE TO BE INSPECTED BY THE INDIVIDUAL UTILITY COMPANIES AND THE CITY OF PORTLAND WHERE APPLICABLE.
- SEWER SERVICE CONNECTIONS WITHIN THE STREET RIGHT-OF-WAY SHALL REQUIRE A STREET OPENING PERMIT FROM PUBLIC WORKS.
- FOUNDATIONS TO BE LOCATED BY A PROFESSIONAL LAND SURVEYOR.
- ANY CURBING TO BE REMOVED THAT IS NOT REUSED REMAINS THE PROPERTY OF THE CITY OF PORTLAND. CURBING THAT IS REMOVED AND NOT REUSED WILL BE TAKEN TO THE CITY'S OUTER CONGRESS STREET STOCKYARD.
- CONTRACTOR TO MATCH NEW PAVEMENT THICKNESS AND MATERIAL TO EXISTING PAVEMENT THICKNESS AND MATERIAL IN THE RIGHT-OF-WAY AREAS. THIS MAY INCLUDE COBBLESTONE.
- DUE TO THE EXTENT OF PROPOSED EXCAVATION A CONSTRUCTION FENCE WILL BE INSTALLED TO KEEP THE PUBLIC OFF THE SITE. LOCATION TO BE DETERMINED BY THE CONTRACTOR AS CONSTRUCTION PROGRESSES.
- GENERAL CONTRACTOR TO CLEAN ALL CATCHBASINS OR FIELD INLETS, INCLUDING SUMPS, ADJACENT TO THE DEVELOPMENT SITE ONCE THE BUILDING AND SITE WORK ARE BOTH COMPLETE.
- THE SUBSURFACE CONDITIONS ON THIS SITE INCLUDE AN ASH FILL. SPECIAL CONSTRUCTION TECHNIQUES ARE REQUIRED. SEE THE GEOTECHNICAL REPORT BY S.W. COLE FOR SUBSURFACE DATA.
- REMOVE ALL EXISTING PAVING INCLUDING EXISTING CONCRETE SIDEWALKS TO THE BACK OF THE GRANITE CURB. RESET ANY GRANITE CURB DISTURBED WHILE COMPLETING THIS PROJECT.
- SEE GEOTECHNICAL REPORT FOR SHORING DESIGN CRITERIA.
- DUE TO THE LOCATION OF THE GAS LINE EXTREME CAUTION SHOULD BE TAKEN IN THE OUTDOOR PLAY AREA DURING FENCE AND LANDSCAPE INSTALLATIONS AND IF ANY PLAY EQUIPMENT IS INSTALLED IN THE FUTURE.



**GRADING NOTES:**  
GRADING IN THE AREA OF THE ACCESSIBLE PARKING SPACES, ACCESS AISLE AND ACCESS ROUTE TO THE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.  
GRADING ALONG ALL OTHER ACCESSIBLE ROUTES SHALL NOT EXCEED 5% WITH A MAXIMUM OF 2% CROSS-SLOPE.



THESE DRAWINGS ARE NOT FOR CONSTRUCTION. THE OWNER IS TO OBTAIN EASEMENTS.

REV.	DATE	DESCRIPTION
4	1/30/04	REV'D PER FINAL REVIEW COMMENTS
3	1/8/04	REV'D UTILITIES AND PER FINAL REVIEW COMMENTS
2	11/3/03	REV'D BUILDING SIZES AND PARKING LAYOUT
1	12/4/02	REV'D PER CITY REVIEW COMMENTS

**PEOPLES REGIONAL OPPORTUNITY PROGRAM**  
510 CUMBERLAND AVE. PORTLAND ME  
**GRANT STREET**  
GRANT STREET, PORTLAND

**PINKHAM & GREER**  
CONSULTING ENGINEERS, INC.  
FALMOUTH, MAINE

**SITE PLAN**

SCALE: 1"=10' DRN BY: JDC  
DATE: SEPT. 16, 2002 DESG BY: TSG  
PROJECT: 01404 CHK BY: TSG