

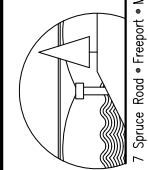


Reviewed for Code Compliance
 Permitting and Inspections Department
 Approved with Conditions
 11/19/2018

WATSON STREET SLOPE & STAIR

74 WATSON STREET, PORTLAND, MAINE
 PROJECT NO. 17-34

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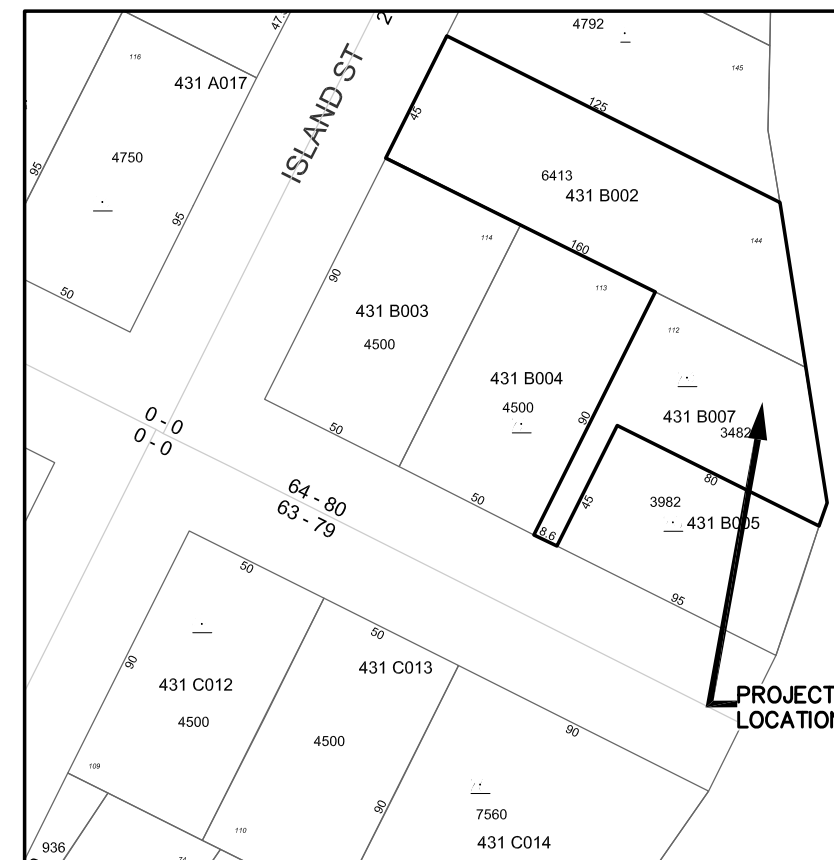


USGS LOCATION MAP



INDEX OF SHEETS

SHEET NO.	DESCRIPTION
G-1	COVERSHEET
G-2	NOTES, SCHEDULES AND DETAILS
C-1	EXISTING CONDITIONS PLAN
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S-1	SLOPE PROFILES

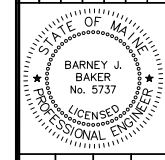


TAX MAP #431 LOTS B007 & B002



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NO.	DATE	DESCRIPTION	BY
1	07/17/18	PERMIT APPLICATION SET	BJB
2		SUBMISSION	INT.



DESIGNED BY:	CBP
DRAWN BY:	MMC
CHECKED BY:	BJB
SCALE:	AS SHOWN

COVERSHEET
 PROJECT: MARY FRANCES FOURNET & TAMAS PEREDY
WATSON STREET EMBANKMENT
 PORTLAND, ME

PROPERTY INFORMATION

OWNER: MARY FRANCES FOURNET & TAMAS PEREDY
 ADDRESS: 74 WALTON STREET, PORTLAND ME 04103
 MAP/LOT: 431-B007 & B002
 ZONING: R3 RESIDENTIAL, SHORELAND
 SETBACKS: NO CHANGE

SHEET TITLE:	COVERSHEET
DATE:	JULY 2018
CONTRACT NO.:	17-34
SHEET NO.:	G-1
REV.:	A

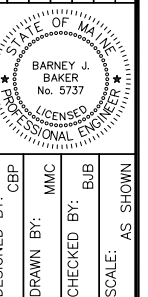
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PERMIT APPLICATION SET			
SUBMISSION			



DESIGNED BY:	CBP
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CHECKED BY:	BUB
SCALE:	AS SHOWN
SHEET TITLE:	NOTES, SCHEDULES, AND DETAILS
PROJECT:	MARY FRANCES FURNET & TAMAS PEREDY WATSON STREET EMBANKMENT PORTLAND, ME
DATE:	JULY 2018
CONTRACT NO.:	17-34
SHEET NO.:	G-2
REV.:	A

GENERAL NOTES

1. THE CONTRACTOR SHALL BE GOVERNED BY MAINE CONSTRUCTION SAFETY RULES AND SHALL BE SUBJECT TO THE SAFETY AND HEALTH REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AS PROMULGATED BY THE US DEPARTMENT OF LABOR.
2. ALL NON-PAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE REPLANTED AND/OR REINSTATED WITH NATIVE SPECIES.
3. THE CONTRACTOR SHALL COMPLY WITH FEDERAL, STATE AND LOCAL REGULATORY REQUIREMENTS.
4. TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED AT A LOCATION TO BE DESIGNATED BY THE OWNER. UNSUITABLE SOIL SHALL BE SEPARATED, REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION OFFSITE.

UTILITY NOTES

1. ENCOUNTERING EXISTING UTILITIES IN THE WORK AREA IS NOT ANTICIPATED FOR CONSTRUCTION OF THIS PROJECT. EXISTING UTILITIES WITHIN AND ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED AS NECESSARY TO PERFORM CONSTRUCTION ACTIVITIES.
2. ANY TEMPORARY ELECTRIC SERVICE, IF REQUIRED DURING THE DURATION OF CONSTRUCTION, MAY BE WORKED OUT WITH THE PROPERTY OWNER.

EROSION CONTROL NOTES

1. APPLICATION OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES FOR THE PROJECT SHALL BE IN ACCORDANCE WITH PROCEDURES AND SPECIFICATIONS OF THE CURRENT MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION; BEST MANAGEMENT PRACTICES, AVAILABLE ONLINE AT <http://www.maine.gov/depl/bwq/docstand/escbmps/>.
 - SILTATION FENCE SHALL BE INSTALLED BEFORE ANY EXCAVATION TAKES PLACE THAT COULD RESULT IN UNCONTROLLED SEDIMENT TRANSFER.
 - INSTALL EROSION CONTROL MESH ON ALL PROPOSED SLOPES 2:1 OR STEEPER, UNLESS SHOWN OR NOTED OTHERWISE.
 - ALL EROSION CONTROL MEASURES, SEEDING AND MULCHING SHALL BE INSPECTED WEEKLY, AFTER RAINSTORMS AND DURING RUNOFF EVENTS. ALL MEASURES SHALL BE REPAIRED OR REPLACED WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DAMAGE.
 - SEEDED AND MULCHED AREAS SHALL BE MAINTAINED UNTIL FINAL ACCEPTANCE OF THE WORK
 - TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF GRADING OPERATIONS AND ESTABLISHMENT OF ACCEPTABLE GROUND COVER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES DURING CONSTRUCTION.
2. EXCAVATION THAT EXTENDS BELOW HIGH WATER ELEVATION SHALL BE COMPLETED AT LOW TIDE.
 - NO EQUIPMENT WILL BE ALLOWED ON THE BEACH UNLESS AUTHORIZED BY THE ENGINEER.
3. SLOPE STABILIZATION AND RECONSTRUCTION SHALL PROCEED IN A LINEAR FASHION TO ENSURE THAT PROGRESSIVE SECTIONS CAN BE STABILIZED.
 - THE CONTRACTOR SHALL MONITOR WIND AND WAVE CONDITIONS AND SHALL TAKE APPROPRIATE ACTION TO PROTECT THE WORK FROM STORM DAMAGE DURING CONSTRUCTION.

STONE REVETMENT

STONE MATERIALS

1. LARGER STONES SHALL BE SELECTED AND PLACED AT THE REVETMENT TOE.
2. RIPRAP AND TOE STONE SHALL BE IMPORTED ANGULAR GRANITE THAT IS BLASTED OR CUT WITH MINIMUM SIZE INDICATED ON THE PLANS.
3. 'TRAP ROCK' PLACED BETWEEN LARGER STONES SHALL BE OF THE SAME MATERIAL TO ENSURE UNIFORM APPEARANCE OF EXPOSED SLOPE.
4. ALL STONE MATERIAL SHALL BE CONSISTANT IN COLOR AND TEXTURE FROM THE SAME SOURCE.

CONSTRUCTION

1. STONE DEPTH/REVETMENT THICKNESS SHALL BE THE MINIMUM SHOWN ON THE PLANS.
2. STONE SHALL BE PLACED SO THAT VERTICAL AND HORIZONTAL JOINTS ARE STAGGERED CREATING A STRONG INTERLOCKED FACE AT THE SLOPE INDICATED.
3. TOE STONES SHALL NOT EXTEND FURTHER THAN THE EXISTING TOE OF SLOPE UNLESS NOTED ON THE PLANS.
4. WHERE LEDGE IS EXPOSED AT THE BASE OF THE STONE REVETMENT THE TOE STONES SHALL BE SELECTED TO FIT THE GENERAL CONTOUR OF THE LEDGE SURFACE.
 - TOE STONES SHALL BE PINNED AT AN APPROXIMATE SPACING OF 4-FT TO EXISTING LEDGE WITH 1-1/4 INCH STEEL RODS SET IN EPOXY GROUT.
 - STEEL ROD EMBEDMENT IN LEDGE SURFACE SHALL BE A MINIMUM OF 18-INCHES.

PLANTING PLAN

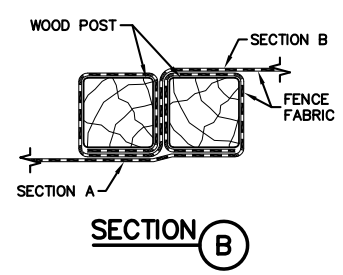
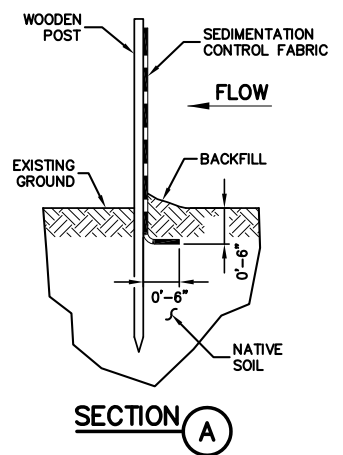
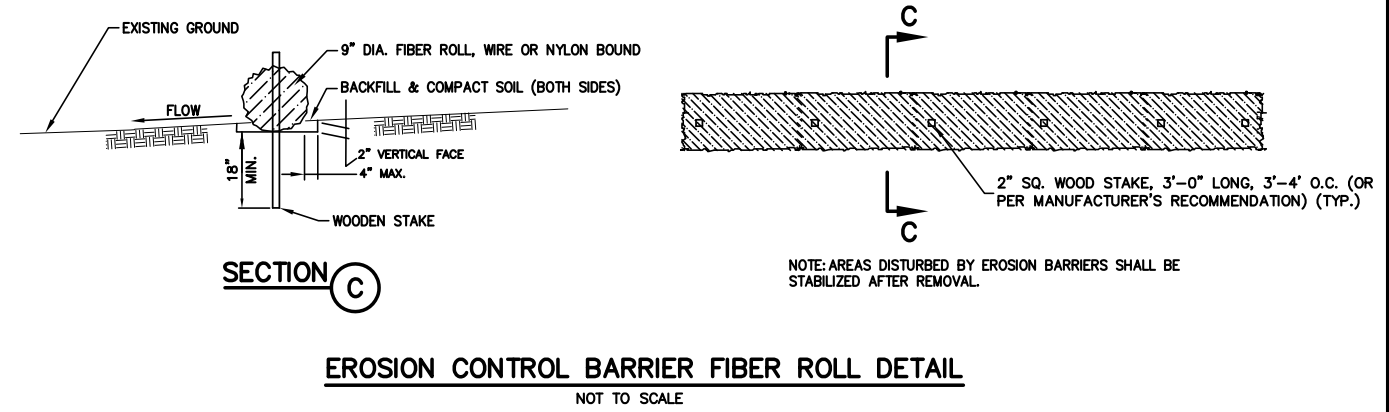
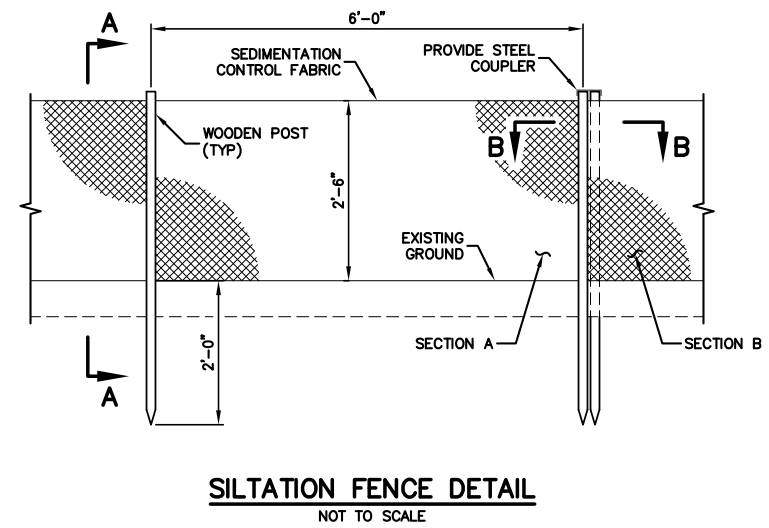
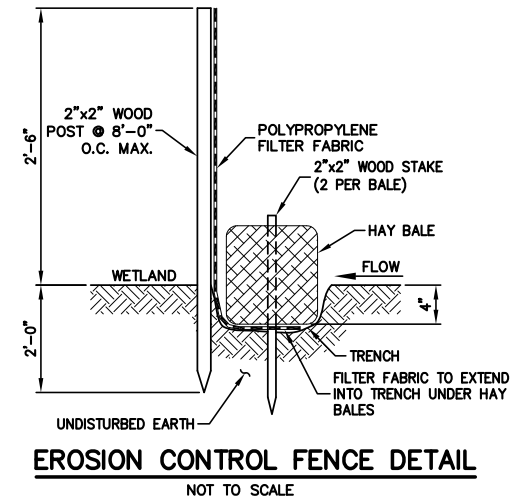
1. PLANTING TYPE SHALL BE SELECTED WITH INPUT FROM THE OWNER.
2. ALL NON-NATIVE AND INVASIVE VEGETATION SHALL BE REMOVED FROM THE SLOPE AS PART OF THE WORK AND REPLACED WITH NATIVE SALT TOLERANT PLANTINGS.
3. ALL PLANTINGS TO HAVE A ONE-YEAR WARRANTY.
4. PROVIDE PLANTINGS ON THE SLOPE AT 2 FOOT STAGGERED SPACING AS INDICATED ON THE EMBANKMENT SECTIONS AND IN ACCORDANCE WITH THE SCHEDULE BELOW.
5. SCHEDULE

NO.	DESCRIPTION
25%	BAYBERRY (12' TO 15')
75%	SELECTIONS FROM "MAINE AUDUBON NATIVE PLANTS FOR SOUTHERN MAINE COASTAL AREAS 2001" TO MATCH AND COMPLEMENT EXISTING SLOPE VEGETATION THAT ARE AVAILABLE IN LOCAL NURSURIES AT THE TIME OF CONSTRUCTION AND APPROVED BY THE PROPERTY OWNER.

SURVEY & DATUM NOTES

1. ALL ELEVATIONS ARE TO NAVD88 UNLESS OTHERWISE NOTED.
2. EXISTING TOPOGRAPHY SHOWN ON PLANS IS FROM TOPOGRAPHIC SURVEY PERFORMED BY LITTLE RIVER SURVEY REFERENCED TO NAVD88 DATUM.
3. PLAN NORTH AND ANY COORDINATES PROVIDED ARE BASED ON MAGNETIC NORTH PER LITTLE RIVER SURVEY PLAN.
4. BASE FLOOD/TIDAL INFORMATION WERE TAKEN FROM MEDEP, FEMA AND NOAA PUBLISHED DATA FOR PORTLAND MAINE.

PROJECT ELEVATIONS (BY DATUM)				
ELEVATION	CHART (ft)	NGVD29 (ft)	NAVD88 (ft)	Notes
FEMA Base Flood	24.26	18.32	19.00	Preliminary FEMA Zone VE
FEMA Base Flood	26.59	20.65	21.33	Effective FEMA Zone A2
Highest Annual Tide	11.95	6.01	6.69	2017 MEDEP Predictions
MHHW	9.91	3.97	4.65	BASED ON TIDAL BM 8418150 "PORTLAND"
MHW	9.47	3.53	4.21	
NAVD88	5.26	-0.68	0.00	
NGVD29	4.58	0.00	-0.68	
MLW	0.35	-4.23	-4.91	
MLLW	0.00	-4.58	-5.26	
1. BASE FLOOD INFORMATION TAKEN FROM FEMA FLOOD INSURANCE RATE MAP				
2. HIGHEST ANNUAL TIDE TAKEN FROM MAINE DEP PUBLISHED PREDICTIONS				
3. TIDAL INFORMATION TAKEN FROM NOAA PUBLISHED DATA				



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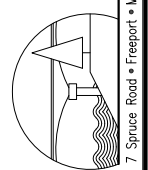
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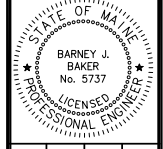
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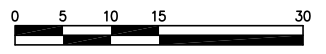
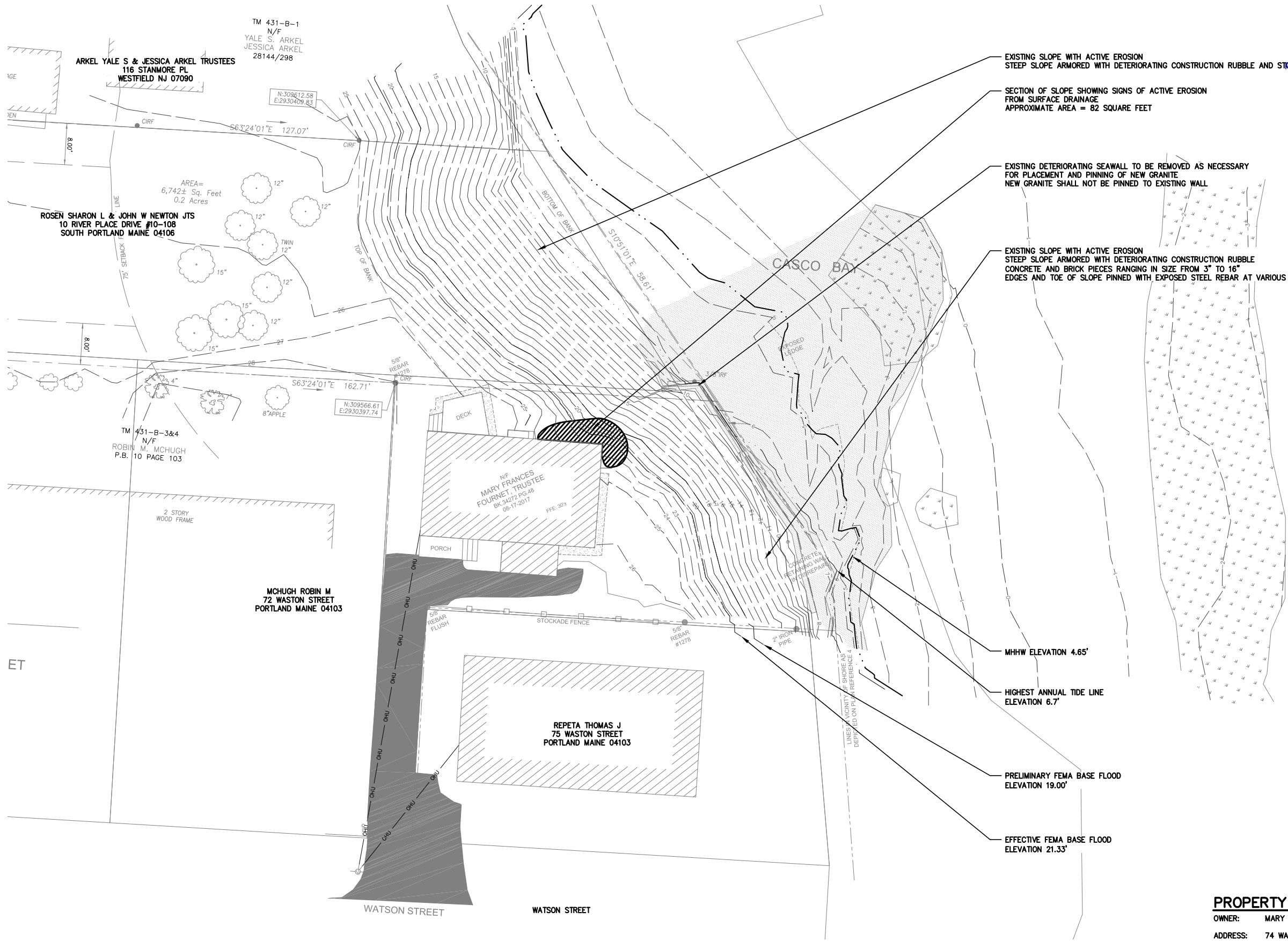
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SCALE:	AS SHOWN

SHEET TITLE: EXISTING CONDITIONS PLAN	
PROJECT: MARY FRANCES FOURNET & TAMAS PEREDY WATSON STREET EMBANKMENT PORTLAND, ME	
DATE:	JULY 2018
CONTRACT NO.:	17-34
SHEET NO.:	C-1
REV.:	A

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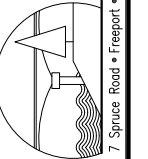
PROPERTY INFORMATION
OWNER: MARY FRANCES FOURNET & TAMAS PEREDY
ADDRESS: 74 WALTON STREET, PORTLAND ME 04103
MAP/LOT: 431-B007 & B002
ZONING: R3 RESIDENTIAL, SHORELAND
SETBACKS: NO CHANGE



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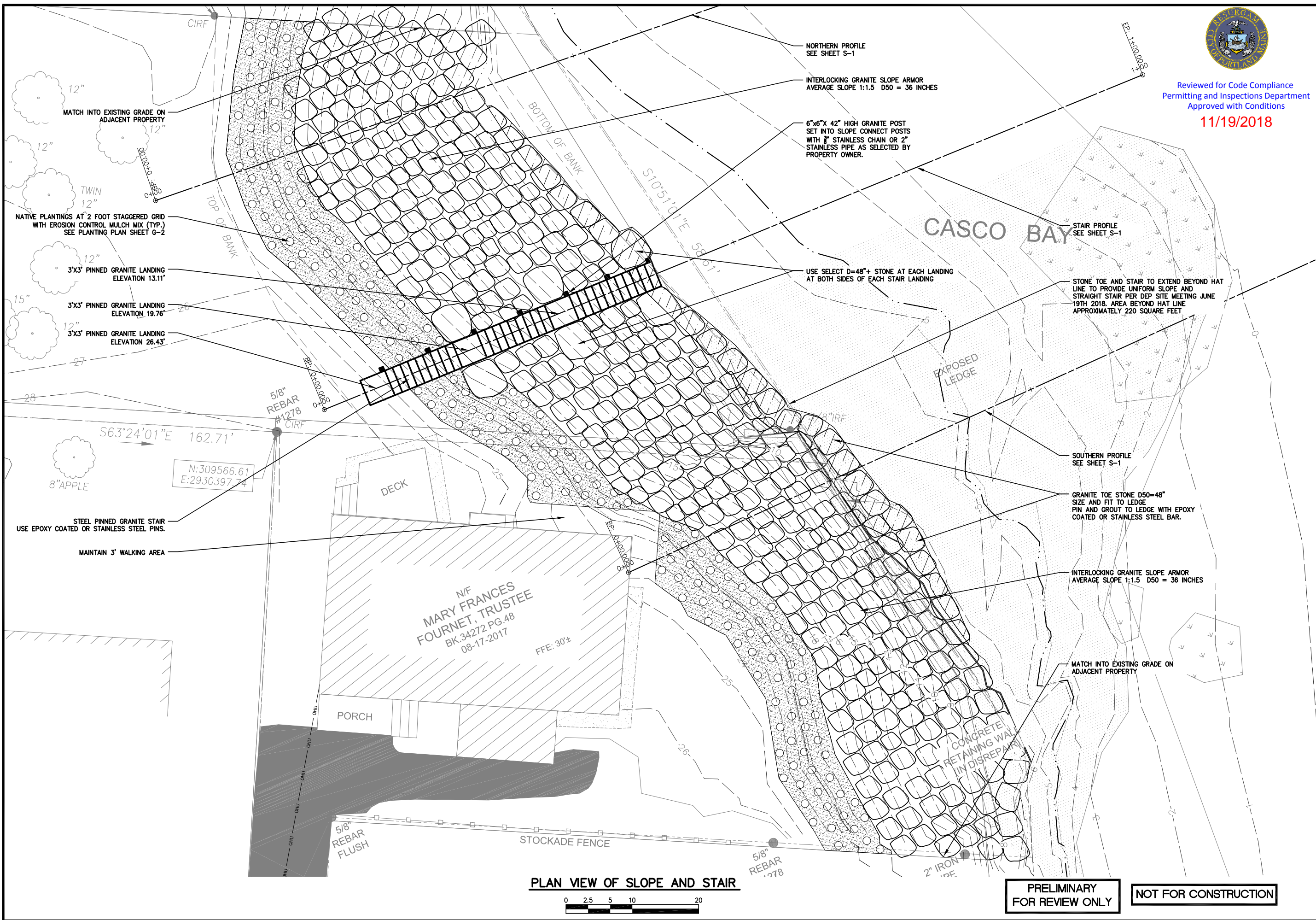
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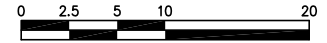
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SITE PLAN
PROJECT: MARY FRANCES FOURNET & TAMAS PEREDY
WATSON STREET EMBANKMENT
PORTLAND, ME

SHEET TITLE:	
DATE:	JULY 2018
CONTRACT NO.:	17-34
SHEET NO.:	C-2
REV.:	A



PLAN VIEW OF SLOPE AND STAIR

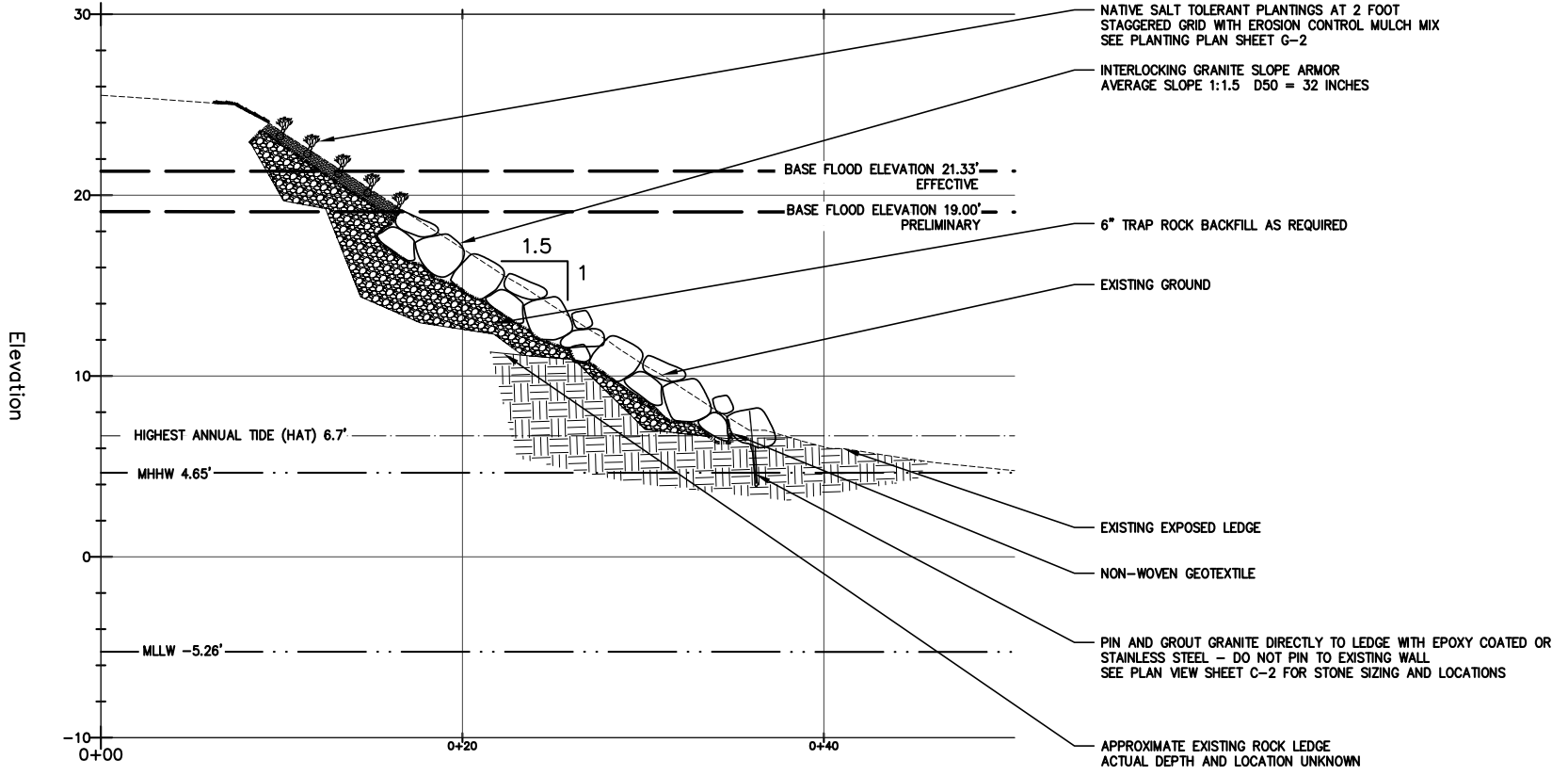


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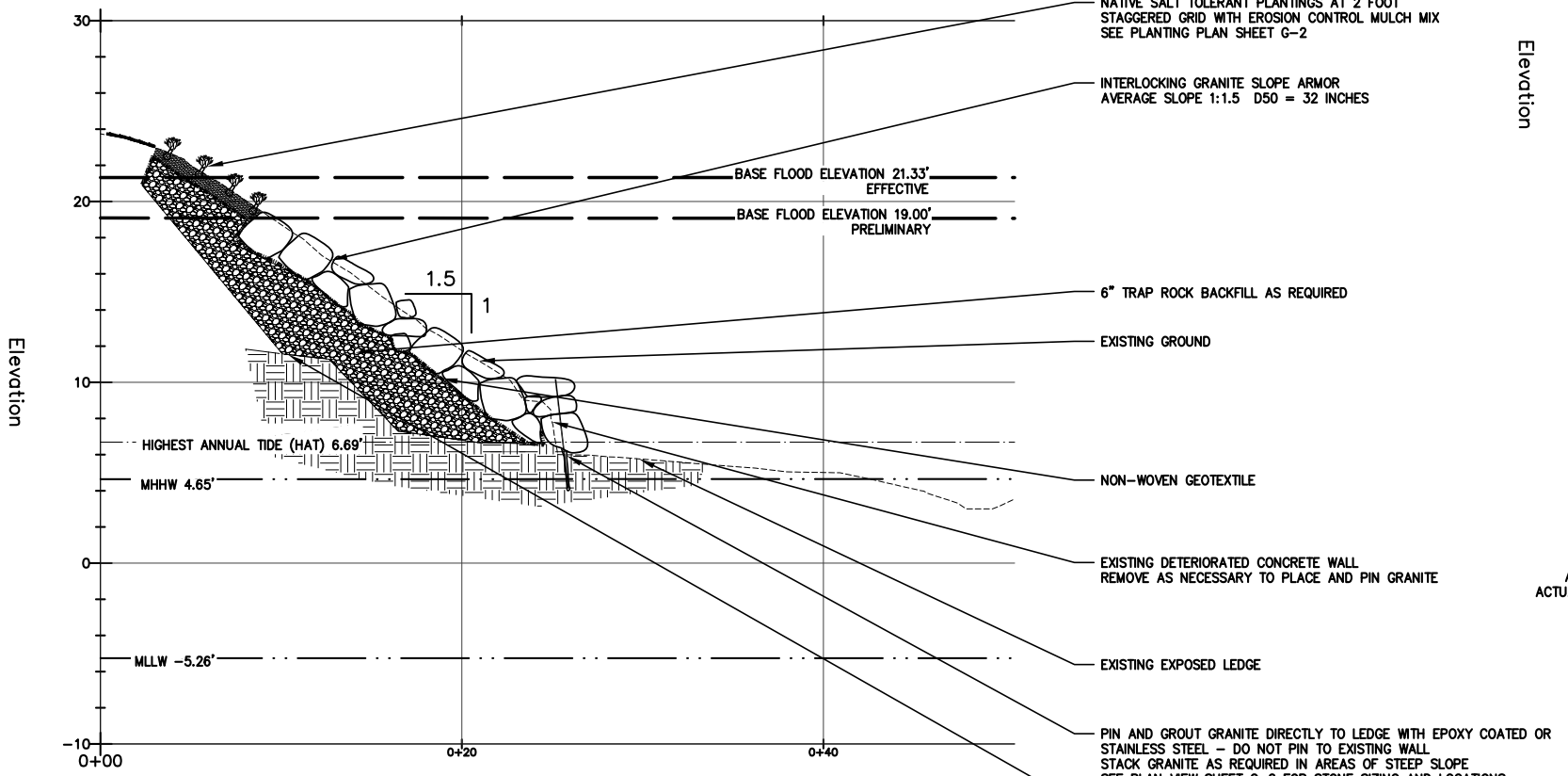
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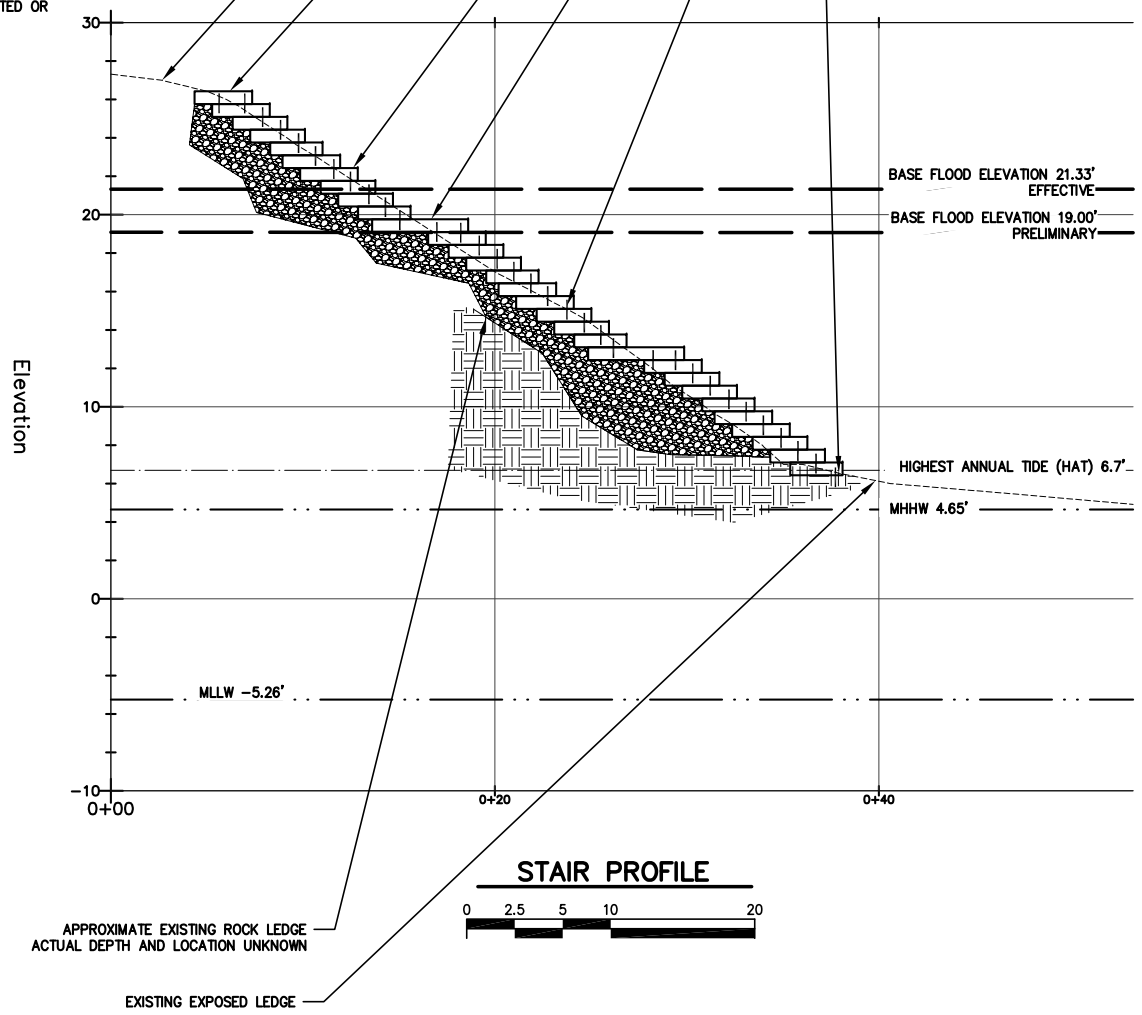
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NORTHERN PROFILE
0 2.5 5 10 20



SOUTHERN PROFILE
0 2.5 5 10 20

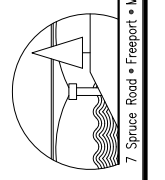


STAIR PROFILE
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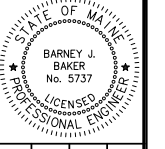


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SHEET TITLE: **SLOPE PROFILES**
PROJECT: MARY FRANCES FOURNET & TAMAS PEREDY
WATSON STREET EMBANKMENT
PORTLAND, ME

DATE: JULY 2018
CONTRACT NO.: 17-34

SHEET NO.: **S-1** REV.: **A**

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