



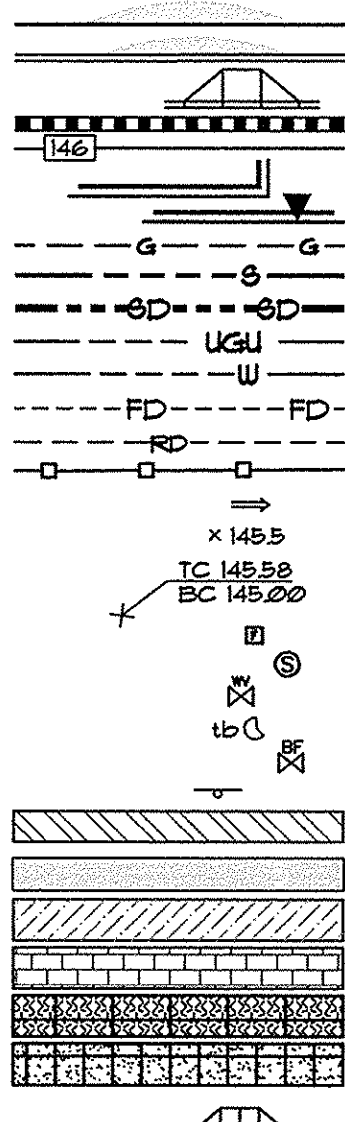
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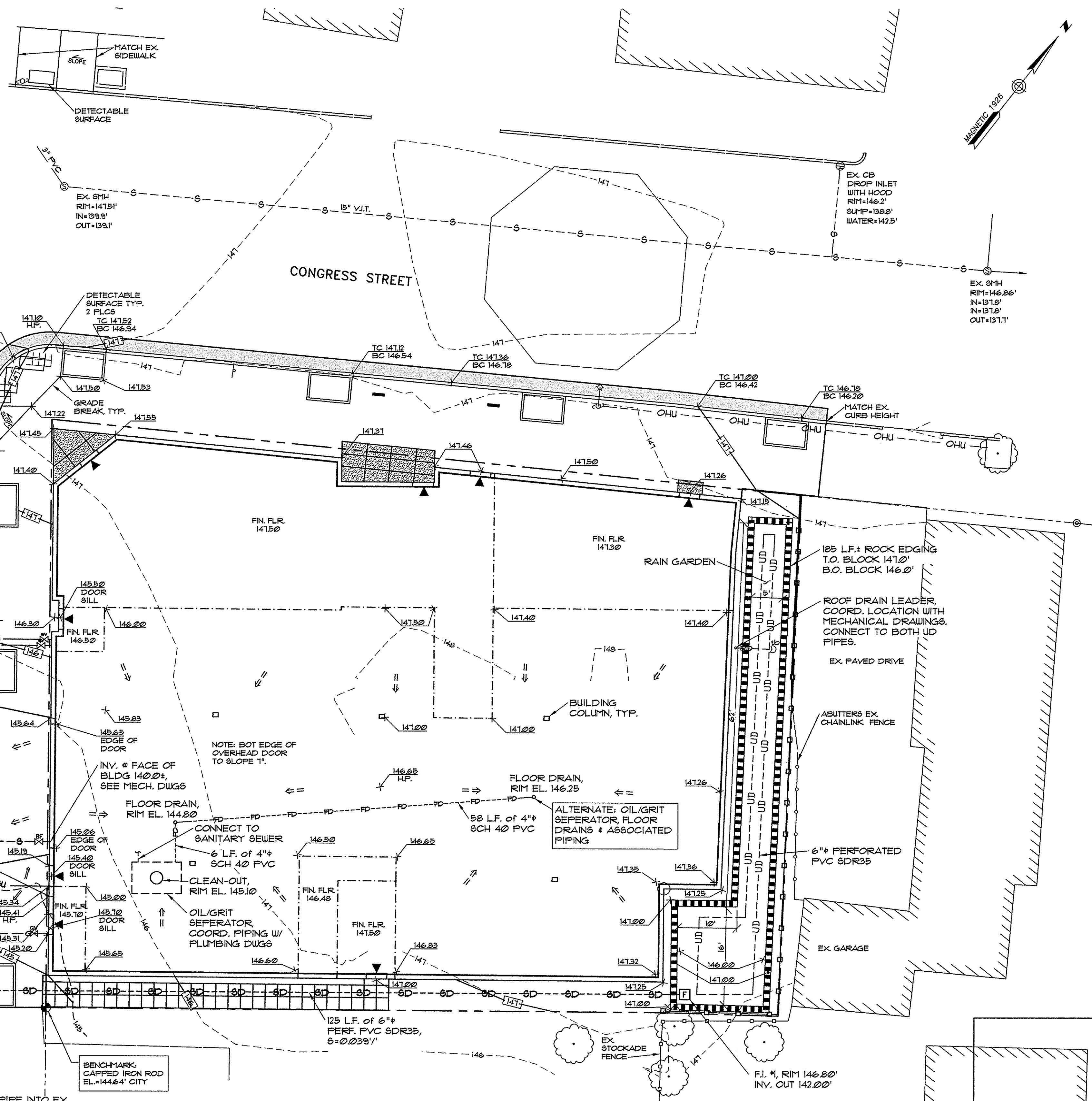
Date: 05/16/14

PROPOSED

PROPERTY LINE
BUILDING SETBACK
ABUTTERS PROPERTY
EDGE OF PAVEMENT
CONTOURS
BUILDING
CURB
GAS LINE
SANITARY SEWER
OVERHEAD UTILITY
UNDERGROUND UTILITY
WATER LINE
SPOT GRADE
CATCH BASIN
DRAIN MANHOLE
TELEPHONE OR
ELECTRICAL MANHOLE
SEWER MANHOLE
WATER VALVE PIT
UTILITY POLE W/ GUY WIRE
SIGN
TREE TO BE REMOVED
STOCKADE FENCE
CHAINLINK FENCE
BENCHMARK
MONUMENT FOUND
IRON PIPE FOUND
IRON ROD FOUND OR SET
PK NAIL SET
HYDRANT
GATE VALVE
GAS VALVE
TREE TO REMAIN



EDGE OF PAVEMENT
VERTICAL GRANITE CURB
GRADE BREAKS IN SIDEWALKS
GRANITE BLOCK EDGING
CONTOURS
BUILDING
BUILDING ENTRY/EGRESS
GAS LINE
SANITARY SEWER
STORM DRAIN
UNDERGROUND UTILITY
WATER LINE
FLOOR DRAIN
ROOF DRAIN
FENCE
SURFACE DRAINAGE DIRECTION
SPOT GRADE
TOP OF CURB/BOTTOM
OF CURB SPOT GRADE
FIELD INLET
SANITARY MANHOLE
WATER SHUT OFF
THRUST BLOCK
BACKFLOW PREVENTOR
SIGN
EXCAVATION FOR UTILITY TRENCHES
FULL DEPTH BITUMINOUS PAVEMENT
BITUMINOUS OVERLAY
BRICK SIDEWALK
GRANITE PAVERS
CONCRETE PAVERS OR SLAB
DETECTABLE SURFACE AT RAMP



INSPECTION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES

POST CONSTRUCTION MONITORING:

THE CONDOMINIUM ASSOCIATION IS REQUIRED TO HIRE A QUALIFIED POST CONSTRUCTION STORMWATER INSPECTOR TO INSPECT THE STORMWATER SYSTEM ON AN ANNUAL BASIS. THIS INCLUDES THE INSPECTION OF THE GARDEN, FIELD INLET, AND ROOF DRAINS, IN ACCORDANCE WITH SECTION 32-38 OF THE CITY'S ORDINANCE.

BASED ON THE INSPECTION, THE OWNERS SHALL TAKE CORRECTIVE ACTION ON ANY SYSTEMS REQUIRING MAINTENANCE. A RECORD OF ALL INSPECTIONS AND CORRECTIVE ACTION MUST BE KEPT.

REPORTING: ON OR BEFORE JUNE 30TH OF EVERY YEAR THE QUALIFIED INSPECTOR SHALL FILE A REPORT WITH DPB, OF THE CITY, NOTING THE SYSTEM'S CONDITION AND ANY MAINTENANCE OR CORRECTIVE ACTION THAT HAS BEEN TAKEN.

RAIN GARDEN:

INFILTRATION IMPOUNDMENTS ARE DESIGNED TO TEMPORARILY STORE RUNOFF AND RELEASE IT AT A CONTROLLED RATE. THE RAIN GARDEN FOR 118 CONGRESS IS DESIGNED TO INFILTRATE STORMWATER AND ATTENUATE PEAK FLOW FROM THE PROJECT.

THE INLET TO THE GARDEN IS THE ROOF DRAIN AND SHOULD BE INSPECTED ANNUALLY ON THE ROOF.

THE GARDEN SHOULD BE INSPECTED SEMI ANNUALLY FOR EROSION, DESTABILIZATION OF THE BOTTOM, SETTLING AND OTHER SIGNS OF STRUCTURAL FAILURE, AND LOSS OF STORAGE VOLUME. CORRECTIVE ACTION SHOULD BE TAKEN IMMEDIATELY UPON IDENTIFICATION OF PROBLEMS.

INSPECTION AND MAINTENANCE OF THE GARDEN IS CRITICAL TO THE LONG-TERM PERFORMANCE OF THE RAIN GARDEN. IN ADDITION TO THE INSPECTIONS AND MAINTENANCE MEASURES DESCRIBED ABOVE, THE DEPTH OF WATER IN THE GARDEN SHOULD BE MONITORED CLOSELY TO VERIFY THE PERFORMANCE CHARACTERISTICS OF THE SYSTEM. THIS IS DONE BY MEASURING HOW QUICKLY THE BASIN DE-WATERS FOLLOWING STORMS. THE RATE AT WHICH THE GARDEN DE-WATERS IS DETERMINED BY PERIODICALLY MEASURING AND RECORDING THE WATER LEVEL FOLLOWING SIGNIFICANT RAINFALL EVENTS AND THE TIME OF THE MEASUREMENTS. IT SHOULD DRAIN IN ABOUT 4 HOURS AFTER IT STOPS RAINING.

INSPECTIONS SHOULD BE DOCUMENTED ON FORMS SIMILAR TO THOSE PROVIDED IN THE STORMWATER MANAGEMENT REPORT. THE DATE AND INITIALS OF THE INSPECTOR SHOULD BE RECORDED AS WELL AS A DESCRIPTION OF CONDITIONS AND ANY REPAIR EFFORT. FOLLOWING SIGNIFICANT RAINFALL EVENTS THE WATER DEPTH AND TIMES OF THE MEASUREMENTS SHOULD ALSO BE RECORDED. THE OVERFLOW FIELD INLET SHOULD BE CHECKED FOR SEDIMENT AND CLEARED IF NECESSARY TO KEEP IT FREE DRAINING.

REV.	DATE	DESCRIPTION
5	2/26/14	100% CONSTRUCTION DOCUMENTS
4	1/27/14	50% PRICING SET
3	1/13/14	REV'D PER STAFF REVIEW
2	1/2/14	REVISED LAYOUT, ADDED GARDEN
1	11/19/13	REV'D GRADING FOR SIDEWALK & OVERHEAD DOOR

118 CONDOMINIUMS, LLC 118 CONGRESS STREET, PORTLAND ME	
118 on MUNJOY HILL 118 CONGRESS STREET, PORTLAND, ME	
PINKHAM & GREER	
CONSULTING ENGINEERS 28 VANDYKE AVENUE PORTLAND, MAINE	
GRADING AND UTILITIES PLAN	
SCALE: AS SHOWN	DRN BY: JDC
DATE: NOVEMBER 13, 2013	DESG BY: TSG
PROJECT: 13143	CHK BY: <i>[Signature]</i>

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