

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 DP3, OF THE CITY, NOTING THE SYSTEM'S CONDITION AND ANY MAINTENANCE OR CORRECTIVE ACTION THAT HAS BEEN TAKEN.

RAIN GARDEN:

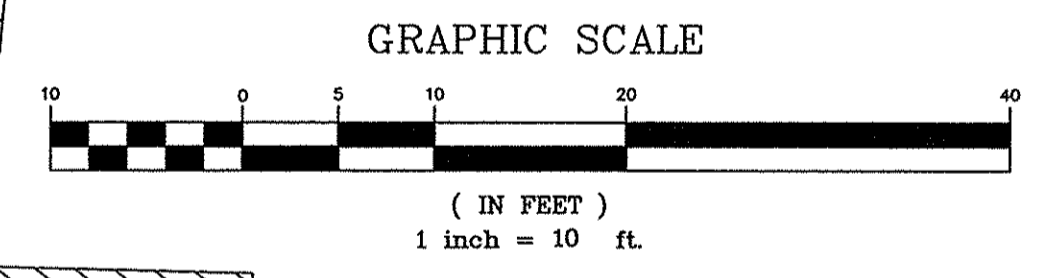
INFILTRATION IMPOUNDMENTS ARE DESIGNED TO TEMPORARILY STORE RUNOFF AND RELEASE IT AT A CONTROLLED RATE. THE RAIN GARDEN FOR 18 CONGRESS IS DESIGNED TO INFILTRATE STORMWATER AND ATTENUATE PEAK FLOW FROM THE PROJECT.

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.

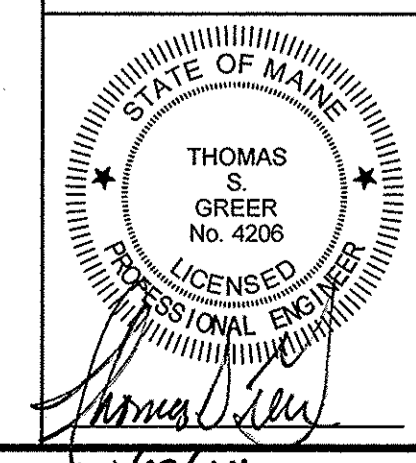
INSPECTION AND MAINTENANCE OF THE GARDEN IS CRITICAL TO THE LONG-TERM PERFORMANCE OF THE RAIN GARDEN. IN ADDITION TO THE INSPECTIONS AND MAINTENANCE MEASURES DESCRIBED ABOVE, THE DEPTH OF WATER IN THE GARDEN SHOULD BE MONITORED CLOSELY TO VERIFY THE PERFORMANCE CHARACTERISTICS OF THE SYSTEM. THIS IS 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.



LEGEND

EXISTING	PROPOSED
--- PROPERTY LINE	--- EDGE OF PAVEMENT
--- BUILDING SETBACK	--- VERTICAL GRANITE CURB
--- ABUTTERS PROPERTY	--- GRADE BREAKS IN SIDEWALKS
--- EDGE OF PAVEMENT	--- GRANITE BLOCK EDGING
--- CONTOURS	--- CONTOURS
--- BUILDING	--- BUILDING ENTRY/EGRESS
--- CURB	--- GAS LINE
--- GAS LINE	--- SANITARY SEWER
--- SANITARY SEWER	--- OVERHEAD UTILITY
--- OVERHEAD UTILITY	--- STORMDRAIN
--- UNDERGROUND UTILITY	--- UNDERGROUND UTILITY
--- WATER LINE	--- WATER LINE
--- SPOT GRADE	--- FOUNDATION DRAIN
--- CATCH BASIN	--- ROOF DRAIN
--- DRAIN MANHOLE	--- FENCE
--- TELEPHONE / ELECTRICAL MANHOLE	--- SURFACE DRAINAGE DIRECTION
--- SEWER MANHOLE	--- SPOT GRADE
--- WATER VALVE PIT	--- TOP OF CURB/BOTTOM OF CURB SPOT GRADE
--- UTILITY POLE	--- FIELD INLET
--- UTILITY POLE W/ GUY WIRE	--- SANITARY MANHOLE
--- SIGN	--- WATER SHUT OFF
--- TREE TO BE REMOVED	--- THRUST BLOCK
--- STOCKADE FENCE	--- BACKFLOW PREVENTOR
--- CHAINLINK FENCE	--- SIGN
--- BENCHMARK	--- EXCAVATION FOR UTILITY TRENCHES
--- MONUMENT FOUND	--- FULL DEPTH BITUMINOUS PAVEMENT
--- IRON PIPE FOUND	--- BITUMINOUS OVERLAY
--- IRON ROD FOUND OR SET	--- BRICK SIDEWALK
--- PK NAIL SET	--- GRANITE PAVERS
--- HYDRANT	--- CONCRETE PAVERS OR SLAB
--- GATE VALVE	--- DETECTABLE SURFACE
--- GAS VALVE	--- AT RAMP
--- TREE TO REMAIN	



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
REV.	DATE	DESCRIPTION
<p>118 CONDOMINIUMS, LLC 118 CONGRESS STREET, PORTLAND ME</p> <p>118 on MUNJOY HILL 118 CONGRESS STREET, PORTLAND, ME</p> <p>PINKHAM & GREER</p> <p>CONSULTING ENGINEERS 28 WANNAH AVENUE PORTLAND, MAINE</p> <p>GRADING AND UTILITIES PLAN</p>		
SCALE: AS SHOWN	DRN BY: JDC	C1.4
DATE: NOVEMBER 13, 2013	DESG BY: TSG	
PROJECT: 13143	CHK BY: TSG	

