

09/16/2016
Scale: 1" = 50'

LEGEND

- TREATED AREA 6.36 ACRES
- SURFACE FILTER UNIT
- SUBSURFACE TREATMENT UNIT
- STORMDRAIN MAIN SD
- STORMDRAIN MAIN (INTERIOR TO BLDG) SD
- STORMDRAIN MANHOLE SD

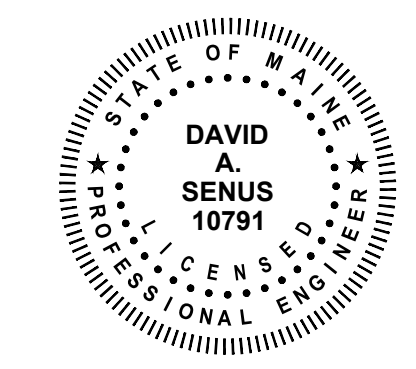
NOTE:

1. IN ACCORDANCE WITH SECTION 5 OF THE CITY OF PORTLAND TECHNICAL MANUAL, THE PROJECT SHALL BE REQUIRED TO COMPLY WITH THE MAINE DEP CHAPTER 500 STANDARDS, INCLUDING THE BASIC, GENERAL AND FLOODING STANDARDS, FOLLOWING THE APPLICABILITY REQUIREMENTS OUTLINED IN THE CITY OF PORTLAND'S TECHNICAL STANDARDS.
 - a. BASIC STANDARDS: SITE PLANS, DETAILS, AND EROSION AND SEDIMENT CONTROL NOTES DEMONSTRATING COMPLIANCE WITH THE BASIC STANDARDS WILL BE PROVIDED AS PART OF FUTURE SITE PLAN APPLICATIONS, WHEN ADDITIONAL DESIGN DETAIL WILL ALLOW FOR THE IDENTIFICATION OF THE NECESSARY CONTROLS
 - b. GENERAL STANDARDS: GENERAL STANDARDS REQUIRES THAT STORMWATER QUALITY TREATMENT BE PROVIDED FOR NO LESS THAN 95% OF NEW IMPERVIOUS AREA AND NO LESS THAN 90% OF NEW DEVELOPED AREA. IN ACCORDANCE WITH SECTION 5.II.D. OF THE CITY OF PORTLAND TECHNICAL MANUAL, ALL PROJECTS THAT INCLUDE REDEVELOPMENT OF NON-ROOF IMPERVIOUS AREA GREATER THAN 5,000 SQUARE-Feet AND SUBJECT TO CITY OF PORTLAND REVIEW SHALL PROVIDE STORMWATER QUALITY TREATMENT IN ACCORDANCE WITH THE GENERAL STANDARDS FOR NO LESS THAN 50% OF THE REDEVELOPED IMPERVIOUS AREA. THE CONCEPT STORMWATER TREATMENT PLAN IDENTIFIES AREAS ANTICIPATED TO RECEIVE STORMWATER QUALITY TREATMENT UTILIZING MAINE DEP APPROVED STORMWATER BEST MANAGEMENT PRACTICES (BMPs) IN COMPLIANCE WITH THESE STANDARDS.
 - c. FLOODING STANDARD: THE APPLICANT IS REQUESTING A WAIVER FROM PROVIDING ADDITIONAL STORAGE OF STORMWATER FOR THE FLOODING STANDARD DUE TO THE FACT THAT THE PROJECT WILL DISCHARGE DIRECTLY INTO THE OCEAN. STORMWATER RUNOFF FROM THE SITE WILL BE CONVEYED EXCLUSIVELY TO THE OCEAN VIA A DIRECT DISCHARGE PIPED SYSTEM LOCATED ON THE PROJECT PROPERTY, OR VIA SHEET FLOW FOR AREAS DIRECTLY ADJACENT TO THE SEA WALL.
2. THIS PLAN PRESENTS CONCEPTUAL AREAS TO RECEIVE TREATMENT UNDER THE GENERAL STANDARDS THAT HAVE BEEN DELINEATED BASED ON PRELIMINARY GRADING AND TOPOGRAPHY, IN ADDITION TO POSSIBLE LOCATIONS OF STORMWATER TREATMENT SYSTEMS. STORMWATER RUNOFF FROM THE SITE WILL BE COLLECTED AND TREATED IN COMPLIANCE WITH THE CITY'S REQUIREMENTS.
3. PROPOSED STORMWATER MANAGEMENT MEASURES FOR COMPLIANCE WITH THE GENERAL STANDARDS WILL CONSIST OF BEST MANAGEMENT PRACTICES (BMPs), SUCH AS TREE BOX FILTERS, SUBSURFACE PROPRIETARY TREATMENT SYSTEMS (I.E. STORMFILTER, JELLYFISH), RAIN GARDENS, OR SUBSURFACE FILTRATION SYSTEMS. THESE BMPs WILL BE DESIGNED ACCORDING TO THE MOST RECENT MAINE DEP STORMWATER BMP GUIDANCE; DESIGN CALCULATIONS WILL BE SUBMITTED AS PART OF FUTURE SITE PLAN SUBMISSIONS. ADDITIONAL LOW IMPACT DEVELOPMENT (LID) MEASURES, SUCH AS RAINWATER REUSE SYSTEMS, GREEN ROOFS, AND ROOF DRIPLINE FILTERS, MAY ALSO BE INCORPORATED FOR STORMWATER CREDITS AS PART OF THE DETAILED SITE PLAN SUBMISSION.

CONCEPTUAL STORMWATER TREATMENT PLAN

58 FORE STREET MASTER PLAN

SCOTT SIMONS ARCHITECTS MICHAEL BOUCHER LANDSCAPE ARCHITECTURE WOODARD & CURRAN THORNTON TOMASETTI THE BOULOS COMPANY MASON ARCHITECTS APPLIED TECHNOLOGY MANAGEMENT PERKINS+WILL



David A. Senus



C-105B
PERMITTING SET

