STORMWATER NOTES

1. ROOF DRAINS DAYLIGHT (EL: 19.76) BENEATH THE BUILDING SLAB AND DISCHARGE TO AN ENERGY DISSIPATION AREA CONSISTING OF NATURAL ROUNDED STONE

2. THE MAJORITY OF THE PATIO AREA WILL DRAIN TO A GRATED CHANNEL THAT CONVEYS RUNOFF FROM A LOW POINT IN THE PATIO (EL: 20.95) TO THE RAIN GARDEN AREA. .
CHANNEL INVERT AT LOW POINT IN PATIO: 20.45
CHANNEL INVERT AT DISCHARGE POINT: 20.37
MAINTAIN .6% (MINIMUM) SLOPE ALONG CHANNEL

3. BOTH THE ROOF AND PATIO WATER WILL DRAIN INTO A RAIN GARDEN AND PERCOLATE THROUGH THE FocalPoint HIGH RATE BOIFILTER MEDIA (SURFACE EL: 19.34) .

4. DURING LARGER RAIN EVENTS WATER WILL OVERFLOW INTO AN OVERFLOW CATCH BASIN (18" FABCO BEEHIVE OVERFLOW FILTER HARCO RISER) THIS CATCH BASIN WILL HAVE AN INSERT DESIGNED TO REMOVE TRASH AND FLOATABLES BEFORE THESE MATERIALS GET INTO THE R-TANKS (SEE DETAIL) .
RIM ELEVATION: EL: 19.84
12" INV OUT: 16.29

5. DURING EXTREME WEATHER EVENTS, OR IF THE CATCH BASIN GRATE WERE TO CLOG, WATER WILL FLOW OVER A WEIR (EL: 20.34) . THE WEIR WILL BE A 6' GRANITE CURB STONE SET LEVEL - FLUSH WITH ADJACENT GRASS ON ONE SIDE AND FLUSH WITH RAIN GARDEN AREA ON THE OTHER SIDE

CONTRACTOR SHALL SET TWO 6' GRANITE CURB STONES ADJACENT TO (AND IN LINE WITH) THE WEIR CURB STONE PER GRADES SHOWN. NOTE THAT THERE WILL BE AN 7" GRADE CHANGE BETWEEN THE FLUSH STONE AND THE TWO ADJACENT STONES TO FROM A "NOTCH".

6. AFTER FILTERING THROUGH THE FOCAL POINT MEDIA RUNOFF WILL FLOW INTO AN UNDERGROUND R-TANK STORAGE AREA. WATER FROM THE CATCH BASIN WILL FLOW INTO THIS SAME R-TANK STORAGE AREA WHERE IT WILL BE DETAINED. NOTE THAT THE BOTTOM ELEVATION OF THE R-TANKS IS 7" BELOW THE INVERT ELEVATION OF THE OUTLET PIPE TO ENCOURAGE INFILTRATION.

THE R-TANKS ARE 1.313' WIDE BY 2.246' LONG AND THE CONFIGURATION SHOWN IS BASED ON THESE DIMENSIONS. THE NUMBER OF R-TANK UNITS IS LABELED ON EACH SIDE OF THE STORMWATER STORAGE AREA. IS ASSUMED THAT THE 2.246' DIMENSION IS PARALLEL WITH OXFORD ST AND THE 1.313' DIMENSION IS PARALLEL WITH BOYD STREET.

7. WATER WILL DISCHARGE FROM THE R-TANKS INTO A FLOW CONTROL STRUCTURE WITH A SERIES OF ORIFICES TO SLOWLY RELEASE THE STORMWATER RUNOFF, SEE DETAIL.
RIM: 20.25
12" INV IN: 16.24
12" INV OUT:15.04

8. DISCHARGE FROM THE FLOW CONTROL STRUCTURE WILL OUTLET INTO A LEVEL LIP SPREADER (EL: 12.4) THAT SLOWS AND DISPERSES THE RUNOFF BEFORE IT LEAVES THE SITE IN THE SAME LOCATION AS THE EXISTING SURFACE DISCHARGE.

9. INSTALL EROSION AND SEDIMENTATION CONTROL MULCH BERM ALONG ALL DOWN GRADIENT BOUNDARIES OF THE SITE. BEFORE ANY SOIL DISTURBANCE, CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER (JOHN MAHONEY: 831-6155 john.mahoney@ransomenv.com) TO INSPECT THE ESC MEASURES. IT IS RECOGNIZED THAT THE SPECIFIC GEOMETRY OF THE BERM WILL BE ADJUSTED TO MINIMIZE SOIL DISTURBANCE BASED ON SITE CONDITIONS AND CONSTRUCTION SEQUENCING. THE MULCH BERM IS DESIGNED TO HANDLE DISBURSED SURFACE WATER FLOW ONLY AND NOT CONCENTRATED FLOWS. THESE TOPICS CAN BE DISCUSSED DURING THE INSPECTION.

GENERAL NOTES:

1. SEE ELECTRICAL PLANS FOR COMMUNICATIONS CONDUIT ALIGNMENT AND DETAILS

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

3. AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL AVOID THESE AREAS AND PRESERVE ALL EXISTING VEGETATION AS NOTED.

4. UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR CONFLICTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT.

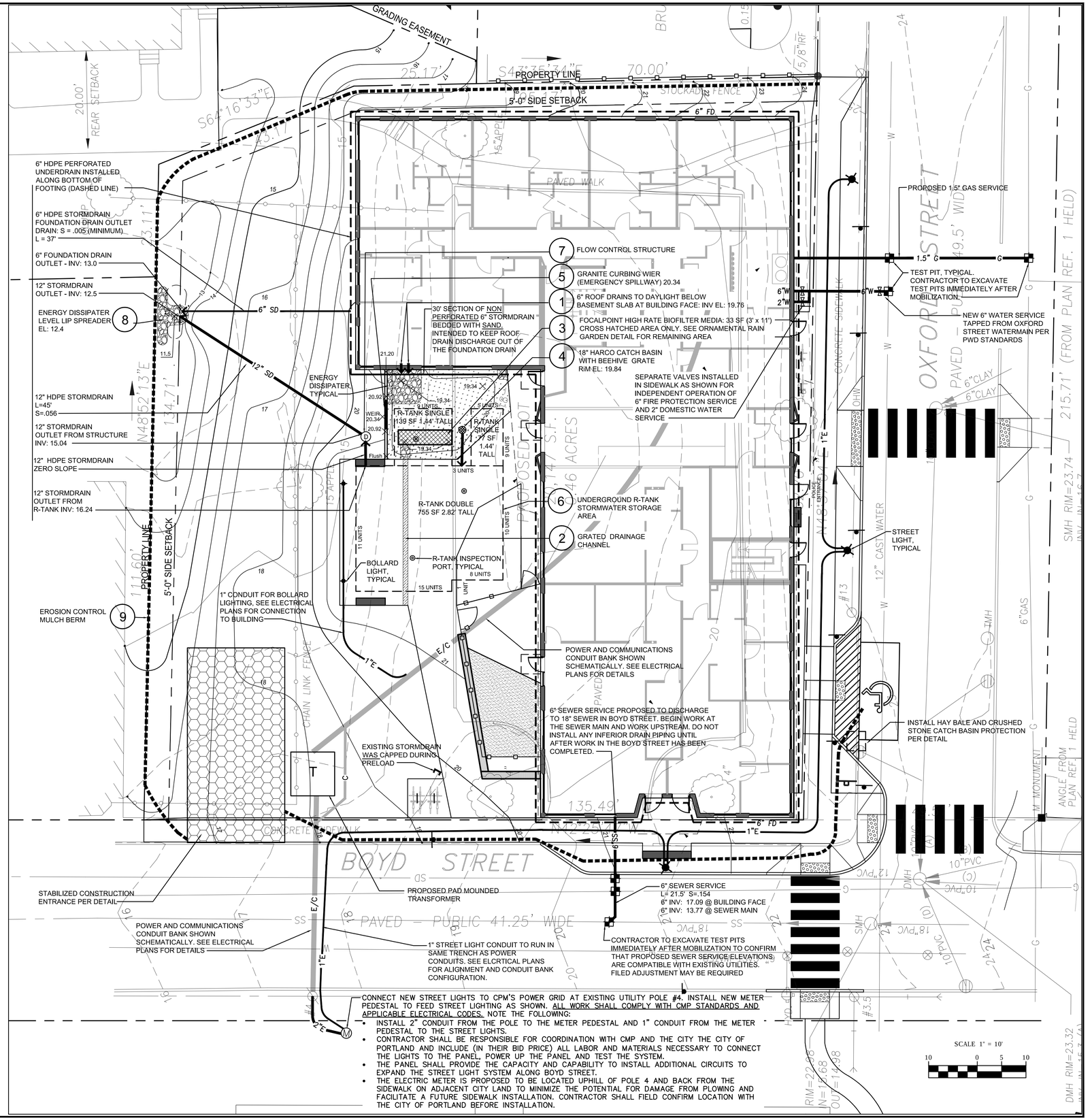
5. ALL UTILITY INSTALLATIONS SHALL MEET THE REQUIREMENTS OF THE TOWN OF FREEPORT, AS WELL AS ANY OTHER LOCAL, STATE, AND FEDERAL REQUIREMENTS.

6. SITE CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS.

7. ALL PROPOSED SLOPES GREATER THAN 3:1 SHALL HAVE AN EROSION MAT INSTALLED OVER FINISH GRADES TO PROTECT SEEDED SLOPES FROM EROSION. AT CONTRACTOR'S OPTION, SLOPES MAY BE SODDED AS AN APPROPRIATE SUBSTITUTION TO SEED, AND MAT.

8. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE GUIDELINES ESTABLISHED IN THE BEST MANAGEMENT PRACTICES, AND MAINTAINED THROUGHOUT CONSTRUCTION OF THIS PROJECT.

9. ALL AREAS DISTURBED BY CONSTRUCTION NOT TO BE PAVED OR OTHERWISE TREATED SHALL BE LOAMED AND SEEDED ACCORDING TO THE PROJECT SPECIFICATIONS. EXISTING LAWN AREAS WHICH ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.



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Drainage & Utility Plan

No.	Revision/Issue	Date
C	Pricing Documents	8–31–15
B	90% Design Review	6–22–15
A	City Permitting	7–1–14

Design by: JIM	Checked by: SJB
Drawn by: JIM	Approved by: SJB
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