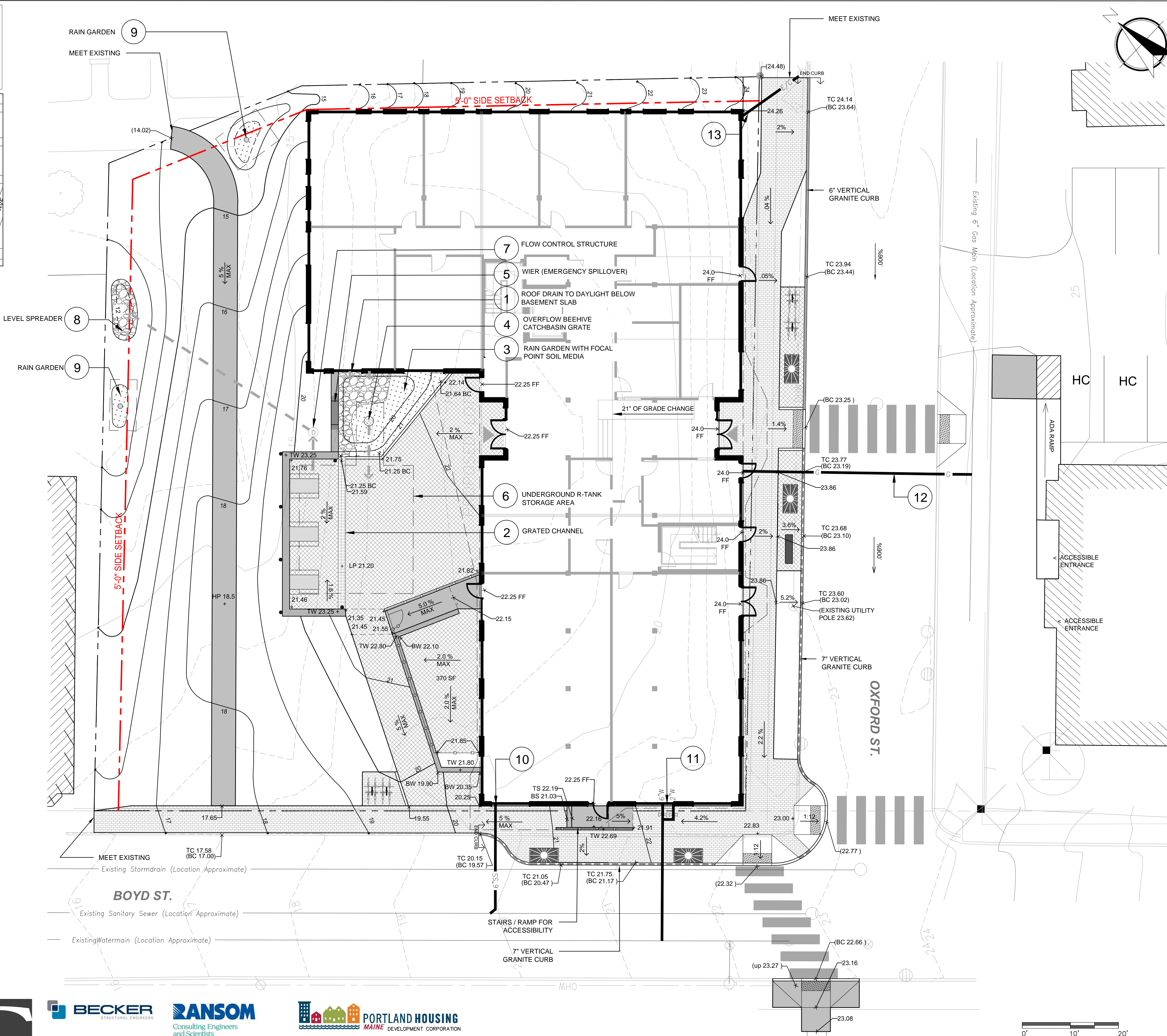


LOCUS
N.T.S.

LEGEND	
(EXISTING)	(PROPOSED)
●	IRON PIPE OR ROD FOUND
■	MONUMENT FOUND
⊗	WATER VALVE
⊕	HYDRANT
⊙	UTILITY POLE
○	MANHOLE
○	MANHOLE
⊞	SIGN
○	DECIDUOUS TREE
✕	FENCE
—	CURB
—	OVERHEAD WIRES
—	EXISTING CONTOURS
---	LIMIT OF WORK
—	PROPOSED CONTOURS
—	EDGE OF PAVING
—	7" VERTICAL GRANITE CURB
—	6" VERTICAL GRANITE CURB
—	FLUSH / TRANSITION GRANITE CURB
—	TREE GRATE
—	TREE
—	SHRUB
—	LAWN
—	RAIN GARDEN
—	BIT. CONC. PAVING
—	BRICK PAVING
—	SPECIAL PAVING
—	WALL
—	BENCH
—	BIKE RACK
—	CATCH BASIN



- STORMWATER NOTES**
- ROOF DRAINS DAYLIGHT (EL: 20.0) JUST BENEATH THE BUILDING SLAB AND DISCHARGE TO AN ENERGY DISSIPATION AREA CONSISTING OF LARGE STONES. STONES WILL BE INDIVIDUALLY PLACED TO DIRECT SPLASHING OR SPRAY AWAY FROM WALKING SURFACES.
 - THE MAJORITY OF THE PATIO AREA WILL DRAIN TO A GRATED CHANNEL THAT CONVEYS RUNOFF FROM A LOW POINT IN THE PATIO (EL: 21.2) TO THE SAME ENERGY DISSIPATION AREA. THIS CHANNEL IS NECESSARY BECAUSE, IN ORDER TO MAKE THE PATIO AND BUILDING DOORS ACCESSIBLE TO ALL, MUCH OF THE PATIO SURFACE NEEDED TO BE GRADED AWAY FROM THE RAIN GARDEN. THIS GRATED CHANNEL IS MODELED AFTER THE CHANNEL RECENTLY INSTALLED BENEATH THE SIDEWALK IN THE COMMERCIAL STREET RIGHT-OF-WAY AS PART OF THE MARRIOTT COURTYARD HOTEL CONSTRUCTION BUT WILL BE SMALLER IN SCALE. A FOREBAY/PRE-TREATMENT AREA WILL BE PROVIDED FOR THIS DISCHARGE IF NEEDED.
 - BOTH THE ROOF AND PATIO WATER WILL DRAIN INTO A RAIN GARDEN AND PERCOLATE THROUGH THE HIGH PERMEABILITY FOCAL POINT SOIL FILTER MEDIA (BOTTOM EL: 20.0).
 - DURING LARGER RAIN EVENTS WATER WILL OVERFLOW INTO BEE HIVE TYPE CATCH BASIN GRATE (EL: 20.5).
 - DURING EXTREME WEATHER EVENTS, OR IF THE CATCH BASIN GRATE WERE TO CLOG, WATER WILL FLOW OVER A WEIR (EL: 21.0) THAT IS FLUSH WITH THE ADJACENT GRASS AREA THEN FLOW OVER THE LOWLAND PORTION OF THE SITE AND EXIT THE PROPERTY IN THE LOCATION OF THE EXISTING SURFACE DISCHARGE.
 - AFTER FILTERING THROUGH THE FOCAL POINT MEDIA RUNOFF WILL FLOW INTO AN UNDERGROUND R-TANK STORAGE AREA (CONCEPTUAL LOCATION SHOWN AS DASHED LINE). WATER FROM THE CATCH BASIN WILL FLOW INTO THIS SAME R-TANK STORAGE AREA WHERE IT WILL BE DETAINED THEN RELEASED SLOWLY TO KEEP RUNOFF FLOW RATES FROM THE SITE BELOW PREDEVELOPMENT CONDITIONS.
 - WATER WILL DISCHARGE FROM THE R-TANKS INTO A FLOW CONTROL STRUCTURE THAT WILL BE CONFIGURED TO SLOWLY RELEASE THE STORMWATER RUNOFF.
 - DISCHARGE FROM THE FLOW CONTROL STRUCTURE WILL OUTLET INTO A LEVEL LIP SPREADER (EL: 12.5) THAT SLOWS AND DISPERSES THE SURFACE DISCHARGE.
 - RUNOFF FROM THE LAWN AREAS IN THE LOWLAND PORTION OF THE SITE WILL BE MANAGED USING 2 SMALLER RAIN GARDEN AREAS. DUE TO EXISTING GRADES, IT WILL NOT BE PRACTICAL TO DAYLIGHT UNDERDRAINS FROM THESE SMALLER, LOWER RAIN GARDENS TO THE SURFACE. THESE RAIN GARDENS WILL BE DESIGNED WITH A SHALLOW SECTION IN ORDER TO MAXIMIZE INFILTRATION, CONDITIONS OF SOIL FILTER MEDIA AND A 9" DEEP R-TANK AND A THIN LAYER OF SOIL FILTER MEDIA.
- GRADING NOTES:**
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
 - AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL AVOID THESE AREAS AND PRESERVE ALL EXISTING VEGETATION AS NOTED.
 - UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR CONFLICTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT.
 - ALL UTILITY INSTALLATIONS SHALL MEET THE REQUIREMENTS OF THE TOWN OF FREEPORT, AS WELL AS ANY OTHER LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 - SITE CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS.
 - 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.
 - 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.
 - 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.
- UTILITY NOTES**
- *PROPOSED UTILITY CONNECTIONS ARE SHOWN CONCEPTUALLY. LOCATIONS AND CONFIGURATIONS WILL LIKELY CHANGE DURING DESIGN DEVELOPMENT.
- PROPOSED 6" SANITARY SEWER SERVICE TO CONNECT TO SEPARATED SANITARY SEWER ON BOYD STREET.
 - THE PROPOSED WATER SERVICES ARE SHOWN CONNECTING TO THE BUILDING FROM BOYD STREET BASED ON AVAILABLE INFORMATION. NOTE THAT THE APPLICANT WOULD PREFER TO BRING THE WATER SERVICES INTO THE PROPOSED BUILDING FROM OXFORD STREET IF ADEQUATE CAPACITY IS AVAILABLE.
 - PROPOSED GAS SERVICE TO BE CONNECTED TO EXISTING 6" GAS MAIN ON OXFORD STREET.
 - PROPOSED ELECTRIC AND COMMUNICATIONS UTILITIES TO BE RUN UNDERGROUND FROM EXISTING UTILITY POLE ON OXFORD STREET INTO THE PROPOSED BUILDING.

KAPLAN THOMPSON ARCHITECTS
424 fore st., portland, me 04101
207-842-2888 fax: 842-2828

CARROLL ASSOCIATES LANDSCAPE ARCHITECTS
217 COMMERCIAL STREET, STE 200
PORTLAND, MAINE 04101
207.772.1582 V. F. 207.772.0712

BECKER STRUCTURAL ENGINEERS
75 YORK ST.
PORTLAND, ME 04101
P: 207.879.1838
F: 207.879.1822

RANSOM Consulting Engineers and Scientists
400 COMMERCIAL ST.
SUITE 404
PORTLAND, ME 04101
P: 207.772.2891
F: 207.772.3248

PORTLAND HOUSING MAINE DEVELOPMENT CORPORATION
14 BAXTER BLVD
PORTLAND, ME 04101
P: 207.773.4753
F: 207.774.6471

SITE PLAN APPLICATION

Project:
BAYSIDE ANCHOR
Portland Housing Development Corporation
81 East Oxford Street
Portland, ME

Drawing: **SITE GRADING AND STORMWATER PLAN**
Scale: 1"=10'
Date: Monday, May 12, 2014
Revised: **L2.0**