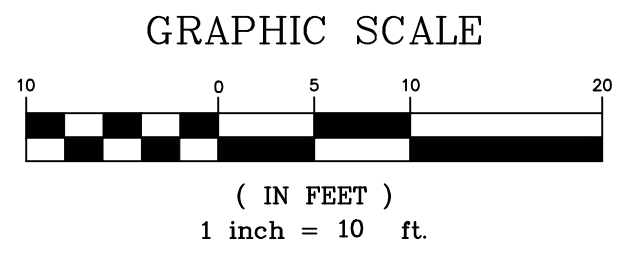


LEGEND	
	PROPOSED PROPERTY BOUNDARY
	FEDERATED BUILDINGS
	BRICK AREAS
	GREEN SPACE/PLANTERS (BY MITCHELL & ASSOCIATES)
	PROPOSED LANDING, PLANTER, RAMP AND STEPS
	VERTICAL GRANITE CURB
	FLUSH GRANITE CURB
	MOUNTABLE CURB (TYPE 5 GRANITE)
	TIPDOWN

- NOTES:**
1. THE GAS LINE WILL BE UPGRADED AND REPLACED BY UNITIL. CONTRACTOR RESPONSIBLE FOR COORDINATION OF THE WORK AND ALL TRENCHING, BACKFILL & SURFACE RESTORATION.
 2. THE FILTERRA TREE BOX FILTERS REQUIRE CONNECTIONS TO UNDERGROUND STORAGE AND CONNECTION TO STORM DRAIN IN SOMERSET STREET. REFER TO SCHEDULES ON SHEETS C-3.10 THROUGH C-3.13.
 3. EXISTING MANHOLES AND CATCH BASINS TO BE EXAMINED IN THE FIELD TO DETERMINE THE SCOPE OF WORK TO RAISE THEM TO PROPOSED GRADES AND/OR CONNECT TO NEW STORM DRAIN LINES.
 4. THE SURFACE TREATMENT AND LIGHTING FOR THE AREA TO THE NORTH OF THE CURB LINE ARE SHOWN ON PLANS PREPARED BY MITCHELL & ASSOCIATES.
 5. TEL, ELEC & COMM TO BE PLACED (UNDERGROUND AND TO BE LOCATED ON THE NORTHERLY SIDE OF SOMERSET STREET.
 6. ELEVATIONS AND INVERTS FOR WATER QUALITY SYSTEMS ARE PROVIDED IN THE DRAINAGE SCHEDULES OF SHEET C-3.10, C-3.11, C-3.12, AND C-3.13.
 7. UNDERGROUND STORAGE FOR 'ISOLATOR ROW' ARE BASED UPON THE BRENTWOOD STORAGE SYSTEM. STORMTECH® SC 740 CHAMBERS ARE AN ACCEPTABLE ALTERNATIVE. IF THE STORMTECH® SC 740 CHAMBERS ARE USED, THE WEIR IN THE OVERFLOW CONTROL MANHOLE SHALL BE RAISED 6" ABOVE THE ELEVATION LISTED IN THE DRAINAGE SCHEDULES ON SHEETS C-3.10 THROUGH C-3.13.
 8. ALL BUILDING FOUNDATION DRAINS (IF REQUIRED) SHALL BE PIPED TO THE WQ UNIT 'ISOLATOR' ROWS. (MAY NOT BE SHOWN ON PLAN VIEW.)
 9. ALL ADA RAMPS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:12, MEET CURRENT LOCAL, STATE AND FEDERAL ADA STANDARDS. SEE DETAILS ON SHEET C-7.1 FOR RAMP CONFIGURATIONS.



PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	REVISIONS
3	04.25.16	FINAL SITE PLANS WITH CONDITIONS OF APPROVAL	
2	02.17.16	FINAL SITE PLANS WITH CONDITIONS OF APPROVAL	
1	11.14.14	FINAL LEVEL III SUBMISSION TO CITY OF PORTLAND	

PROJECT	midtown PORTLAND, MAINE
SHEET TITLE	COURTYARD AND MEWS SPOT GRADES AND WATER QUALITY SYSTEM
CLIENT	FEDEQ DV001, LLC

	FAY, SPOFFORD & THORNDIKE ENGINEERS • PLANNERS • SCIENTISTS 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106 FORMERLY DELUCA-HOFFMAN ASSOCIATES
DRAWN: LA	DATE: OCTOBER 2014
DESIGNED: BEK	SCALE: 1" = 10'
CHECKED: SRB	JOB NO. 195350127
FILE NAME: 3062-GRADE	
SHEET	C-3.16