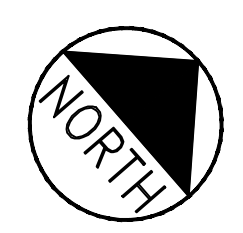


NOTE: THE MEWS AND THE COURTYARD REQUIRE MITIGATION OF FILL USING LIGHTWEIGHT CONCRETE.

NOTE: PORTIONS OF PEARL STREET EXTENSION REQUIRE MITIGATION OF FILL USING LIGHTWEIGHT CONCRETE.



TYPE 'D' CATCH BASIN TO HAVE INLETS FROM NORTHERLY SIDE OF PROPERTY LINE. SEE SHEET C-7.12

FENCE ALONG NORTHERLY SIDE OF TRAIL TO BE REPLACED IN KIND. THREE 4'-0" OPENINGS MAYBE PROVIDED AS DIRECTED BY FEDERATED AT SUCH TIME AS ONE OR MORE OF THESE OPENINGS IS REQUIRED BY QUESADA (THE NORTHERLY ADJUTTER). THE LOCATIONS RECEIVE THE CITY OF PORTLAND AND QUESADA CONCURRENCE

TWO 24" WIDE x 6" HIGH (OR FOUR 4" DIA. OPENINGS 6" o.c.) OPENINGS IN WALL FOR RUNOFF TO ENTER LANDSCAPED PLANTER, BOTTOM OF OPENING ELEV. 11.30

SUBGRADE PREPARATION IN TRANSFORMER PAD AREA WITH LIGHTWEIGHT CONCRETE. SEE DETAIL ON THIS SHEET

PROPOSED ACCESS, UTILITY AND GENERAL USE ACCESS EASEMENT TO BENEFIT midtown One AND midtown Two

6" UD 2'-0" BEHIND WALL, INV = 9.00

PROPOSED 30' ACCESS, DRAINAGE, & UTILITY EASEMENT TO BENEFIT midtown One AND midtown Two

24" HIGH CURB WITH 0" TO 12" REVEAL

4'-0" CB-A14 RIM 9.90

REPLACE EXISTING CB WITH CB A0 RIM 11.19

6" DIA. MH AT RIM 10.40

REMOVE PAVEMENT, SHIM, FINE GRADE AND REPLACE PAVEMENT ALONG THIS PORTION OF THE TRAIL

RAISE TRAIL TO ALLOW ACCESSIBLE ACCESS FROM MIDTOWN

RIPRAP TO KEEP GRADING WITHIN PROPERTY

PLAZA EXTENDS UNDER BUILDING. SEE MITCHELL ASSOCIATES DRAWINGS

UNDERDRAIN BEHIND RETAINING WALL

PROPOSED 24' ACCESS, DRAINAGE, & UTILITY EASEMENT BENEFITING midtown One and midtown Two.

ROOF DRAIN FOR PORTION OF PARKING DECK RECEIVING WATER QUALITY TREATMENT

4'-0" CB-A7 RIM 10.94

3' X 18' X 3' UNDERGROUND STORM RESERVOIR ST-A2

OVERFLOW CB RIM 11.25

6" UD FROM A3

FLOW STORAGE DIST. MH A4, RIM 11.52

6'-0" CB-A13 AND OVERFLOW MANHOLE

18" HIGH FLOW DRAINAGE

PROPOSED 30' ACCESS EASEMENT BENEFITING THE CITY OF PORTLAND

FOR PLANTER GRADES AND WALL ELEV.'S - SEE MITCHELL ASSOCIATES DRAWINGS

OPEN AREA - SEE MITCHELL ASSOCIATES DRAWINGS

1" Ø ORIFICE PLATES TO REGULATE DISCHARGE FROM STORMCEPTRES

OVERFLOW CB RIM 11.25

6" DIA. MH RIM 11.90

15' x 18' x 3' UNDERGROUND STORAGE TANK ST-A2

CONNECT UD TO DOWNSTREAM SIDE OF STRUCTURE A13

SCUPPER (TYP. OF 4)

BUILDING UNDERDRAIN IF REQUIRED (REFER TO GEOTECHNICAL REPORT)

ROOF DRAINS

USE ECCENTRIC CONE TO AVOID 18" SD

CONNECT SCUPPER WITH 6" SD TO F-3

CONNECT SCUPPER WITH 6" SD TO F-2

UNDERGROUND STORAGE SYSTEM (TYP.)

4' x 6' TREEBOX FILTER (TYP.)

INSPECTION AND OUTLET CONTROL MANHOLE (TYP.)

FIRST 7 FEET OF DRIVEWAY RAMP UP AT 1 INCH PER FOOT TO POINT OF FLUSH CURB

SOMERSET STREET

PEARL ST.

AREA OF FILL MITIGATION APPLIES TO ALL AREAS OUTSIDE OF BUILDING WHERE DEPTH OF FILL EXCEEDS 6" OVER EXISTING ELEVATIONS EXCEPT WITHIN THE BAYSIDE TRAIL AREA.
PLACE LIGHT WEIGHT FILL BASED UPON:

- DEPTH OF FILL = D
- LIGHT WEIGHT CONCRETE THICKNESS = (D-6") x 1.5
- LIGHT WEIGHT FILL TO BE PLACED AT OR BELOW EXISTING GRADE
- AFTER EXCAVATION TO REQUIRED CONCRETE THICKNESS DEPTH
- ROOF DRAINS FOR midtownOne ARE TO CONNECT TO DOWNSTREAM SIDE OF H-5

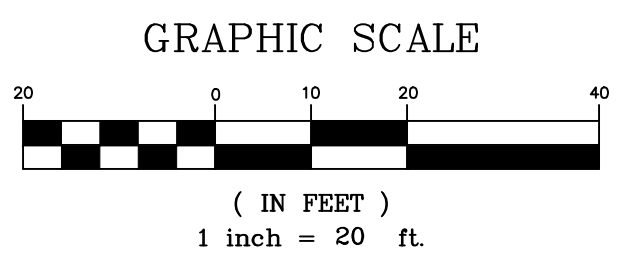
LOCALIZE CUT, FILL AND GRADING TO AVOID PONDING OF SURFACE WATER AND TO DIRECT RUNOFF TO CB G-4

LOCALIZED CUT, FILL AND GRADING TO AVOID PONDING OF SURFACE WATER AND TO DIRECT RUNOFF TO CB G-5

2' SQ. CONCRETE TYPE 'D' INLET

2' SQ. CONCRETE TYPE 'D' INLET

2' SQ. CONCRETE TYPE 'D' INLET



PROJECT		midtown PORTLAND, MAINE			FST FAY, SPOFFORD & THORNDIKE, INC. ENGINEERS • PLANNERS • SCIENTISTS 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106 FORMERLY DELUCA-HOFFMAN ASSOCIATES, INC.
SHEET TITLE		GRADING & DRAINAGE PLAN midtownOne and midtownTwo			
1	10.17.14	PRELIMINARY LEVEL III SUBMISSION		DRAWN: KEW DESIGNED: WGH CHECKED: WGH FILE NAME: 3062-GRADE SHEET C-3.0	DATE: NOV. 2012 SCALE: 1" = 20' JOB NO. 3062
REV		DATE DESCRIPTION		THE FEDERATED COMPANIES	
		REVISIONS		P.E. WILLIAM G. HOFFMAN LIC. #4105	