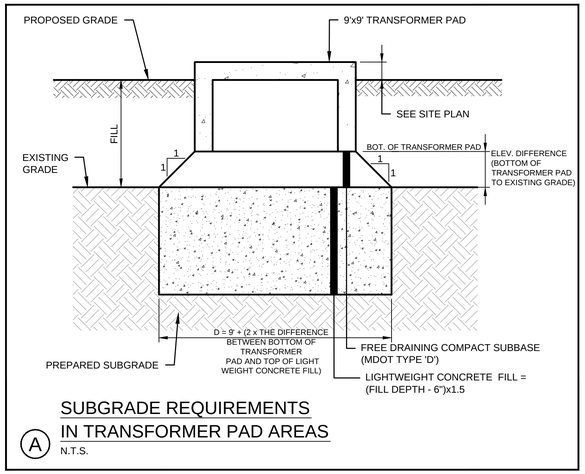

SUBGRADE REQUIREMENTS IN TRANSFORMER PAD AREAS

(A) N.T.S.

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.

NORTH

CHESTNUT ST.

BAYSIDE TRAIL

SOMERSET STREET

PEARL ST. EXT.

PEARL ST.

COURTYARD

MEWS

midtownTwo
F.F.E. 12.0

midtownOne
F.F.E. 12.0

6' Ø VORTEX BASED PRETREATMENT UNIT, RIM 10.44

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 ABUTTER). THE LOCATIONS RECEIVE THE CITY OF PORTLAND AND QUESADA CONCURRENCE

12" PARKING DECK SURFACE DRAIN 0.68 ACRES OF SURFACE

GAPS BREAKING CURB WITH 7'-0" LONG STONE SPREADER

12" MANIFOLD, 14' LONG WITH CAPS AT EACH END AND 6" TEES AT 90 DEGREES TO STORM RESERVOIRS (TYPICAL OF 2)

SUBGRADE PREPARATION IN TRANSFORMER PAD AREA WITH LIGHT WEIGHT CONCRETE, SEE DETAIL ON THIS SHEET

PROPOSED ACCESS, UTILITY AND GENERAL USE ACCESS EASEMENT TO BENEFIT midtownOne AND midtownTwo

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

PROPOSED 15' ACCESS, DRAINAGE, & UTILITY EASEMENT TO BENEFIT midtownOne AND midtownTwo

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 A1 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

RIM 8.60

FOR PEANTER GRADES AND WALL ELEV,'S - SEE MITCHELL & ASSOCIATES DRAWINGS

OPEN AREA- SEE MITCHELL & ASSOCIATES DRAWINGS

PLAZA EXTENDS UNDER BUILDING- SEE MITCHELL & ASSOCIATES DRAWINGS

4' X 6' TREEBOX FILTER (TYP.)

PROPOSED 24' ACCESS, DRAINAGE, & UTILITY EASEMENT BENEFITING ALL PARCELS OF midtownOne AND midtownTwo

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-A9

OVERFLOW CB RIM 11.25

6" UD FROM A3

FLOW STORAGE DIST. MH A6, RIM 11.52

6'-0" CB-A13 AND OVERFLOW MANHOLE

18" HIGH FLOW DRAINAGE

OVERFLOW CB RIM 11.25.

ROOF DRAIN

6' DIA. MH RIM 11.90

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

CONNECT UD TO DOWNSTREAM SIDE OF STRUCTURE A13

USE ECCENTRIC CONE TO AVOID 18" SD

CONNECT SCUPPER WITH 6"SD TO F-3

SCUPPER (TYP. OF 4)

CONNECT SCUPPER WITH 6"SD TO F-2

BUILDING UNDERDRAIN IF REQUIRED (REFER TO GEOTECHNICAL REPORT)

ROOF DRAINS

UNDERDRAIN BEHIND RETAINING WALL

UNDERGROUND STORAGE SYSTEM (TYP.)

4' x 6' TREEBOX FILTER (TYP.)

INSPECTION AND OUTLET CONTROL MANHOLE (TYP.)

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

INSPECTION PORT, TYP.

2' SQ. CONCRETE TYPE 'D' INLET

2' SQ. CONCRETE TYPE 'D' INLET

2' SQ. CONCRETE TYPE 'D' INLET

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

STA 14+00 (END OF PROJECT)

STA 29+55 (END OF PROJECT)

MATCHLINE SEE SHEET C-3.1

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

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

SEE PLANS C-3.3, C-3.4, C-3.5, C-3.6, C-3.7 AND C-3.15 FOR DETAILED GRADING AND DRAINAGE OF SOMERSET STREET, CHESTNUT STREET, PEARL STREET EXTENTION, MEWS AND COURTYARD

REV	DATE	DESCRIPTION
1	11.14.14	FINAL LEVEL III SUBMISSION TO CITY OF PORTLAND

REVISIONS

STATE OF MAINE · WILLIAM R. MOORE · 13547 · LICENSED PROFESSIONAL ENGINEER · 11/14/14

P.E. WILLIAM R. MOORE

LIC. # 13547

PROJECT: midtown, PORTLAND, MAINE

SHEET TITLE: GRADING & DRAINAGE PLAN midtownOne and midtownTwo

CLIENT: THE FEDERATED COMPANIES

FAY, SPOFFORD & THORNDIKE
ENGINEERS · PLANNERS · SCIENTISTS
778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106
FORMERLY DELUCA-HOFFMAN ASSOCIATES

DRAWN:	KEW/LA	DATE:	OCTOBER 2014
DESIGNED:	WGH/BEK	SCALE:	1" = 20'
CHECKED:	WGH/SRB	JOB NO.	SP-M037B
FILE NAME:	3062-GRADE		
SHEET	C-3.0		