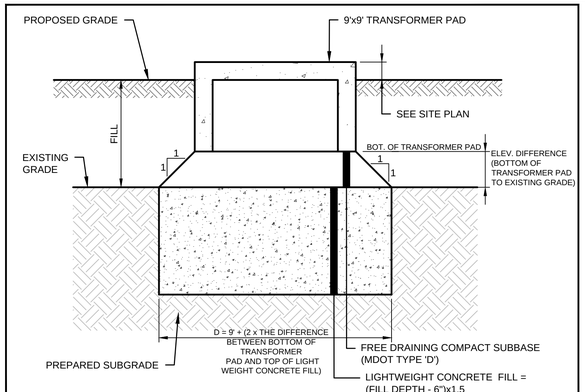

SUBGRADE REQUIREMENTS IN TRANSFORMER PAD AREAS

(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

PEARL ST. EXT.

PEARL ST.

SOMERSET STREET

COURTYARD

MEWS

midtownTwo
F.F.E. 12.0

midtownOne
F.F.E. 12.0

MATCHLINE SEE SHEET C-3.1

PROPOSED LAWN AREA ON NORTH SIDE OF WALL SHALL BE GRADED TO DRAIN TOWARDS THE QUESADA PARKING LOT. MAX. LAWN SLOPE SHALL BE 3%

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

6' Ø VORTEX BASED PRETREATMENT UNIT, RIM 10.44

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

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 SHALL RECEIVE THE CITY OF PORTLAND AND QUESADA CONCURRENCE

12" PARKING DECK SURFACE DRAIN 0.68 ACRES OF SURFACE

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 11.37

6' DIA. MH A1 RIM 10.40

REPLACE EXISTING CATCH BASIN WITH DMH RIM 10.45

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

RAISE TRAIL TO ALLOW ACCESSIBLE ACCESS FROM MIDTOWN

RIM 8.60

RIPRAP TO KEEP GRADING WITHIN PROPERTY

FOR PLANTER 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' RAISED CURB PLANTER (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

USE ECCENTRIC CONE TO AVOID 18" SD

CONNECT UD TO DOWNSTREAM SIDE OF STRUCTURE A13

SCUPPER (TYP. OF 4)

CONNECT SCUPPER WITH 6"SD TO F-3

BUILDING UNDERDRAIN IF REQUIRED (REFER TO GEOTECHNICAL REPORT)

CONNECT SCUPPER WITH 6"SD TO F-2

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

midtown HAS BEEN DESIGNED TO REFLECT THE PROPOSED RAISING OF SOMERSET STREET BASED ON CITY GUIDANCE. SOMERSET STREET DESIGN AND CONSTRUCTION SHALL BE COMPLETED BY OTHERS

STA 14+00 (END OF PROJECT)

STA 29+55 (END OF PROJECT)

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
2	01.21.15	REVISED PER SITE PLAN CHANGES; SUBMITTED TO CITY
1	11.14.14	FINAL LEVEL III SUBMISSION TO CITY OF PORTLAND

REVISIONS

STATE OF MAINE — STEPHEN R. BUSHEY — No. 7429 — LICENSED PROFESSIONAL ENGINEER

P.E. STEPHEN R. BUSHEY
LIC. # 7429

PROJECT
midtown
PORTLAND, MAINE

SHEET TITLE
GRADING & DRAINAGE PLAN
midtownOne and midtownTwo

CLIENT
FEDQ DV001, LLC

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		