

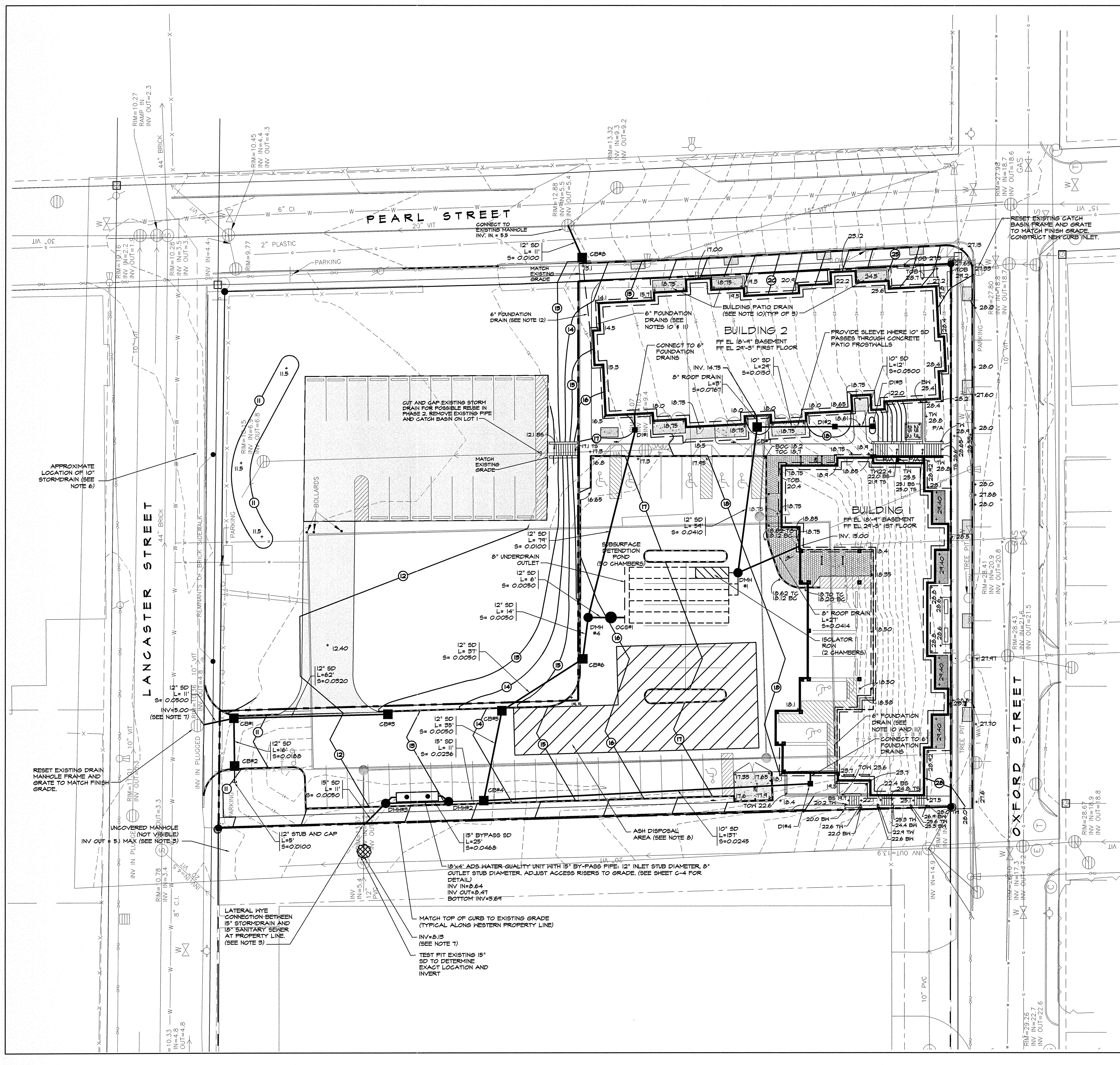
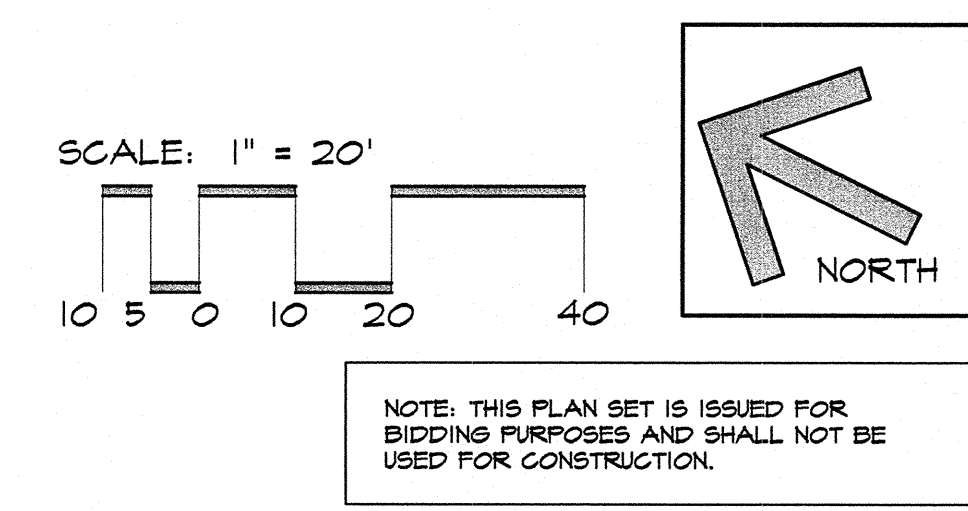
**LEGEND**

EXISTING GRADE	---
FINISH GRADE	---
BITUMINOUS PAVEMENT	[Pattern]
BRICK WALK	[Pattern]
BITUMINOUS SIDEWALK	[Pattern]
CROSSWALK	[Pattern]
PROPERTY LINE	---
EASEMENT	---
NEW CB, DI	[Symbol]
NEW TRANSFORMER	[Symbol]
NEW SEWER MANHOLE	[Symbol]
NEW STORM DRAIN	[Symbol]
NEW UNDERGROUND ELEC.	[Symbol]
NEW WATER	[Symbol]
NEW GAS	[Symbol]
NEW FOUNDATION DRAIN	[Symbol]
NEW SEWER	[Symbol]
EX. OVERHEAD ELEC.	---
EXISTING WATER	---
EXISTING GAS	---
EXISTING SEWER	---

- NOTES:**
- STORM DRAINAGE WORK WILL BE COMPLETED AND COORDINATED WITH CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
  - ALL DISTURBED AREAS NOT BEING PAVED OR COVERED BY NEW BUILDINGS SHALL RECEIVE A MINIMUM OF 4" LOAM AND SEED UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
  - ON-SITE STORM DRAIN SHALL BE WYED INTO 18" SANITARY SEWER AT PROPERTY LINE AS SHOWN. 8" SANITARY SHALL RUN AT MINIMUM SLOPE (0.0050 FT/FT) TO EXISTING SEWER STRUCTURE WITHIN FORMER MYRTLE STREET SEWER EASEMENT (LOCATION AND INVERT UNKNOWN, ANTICIPATED INVERT NO GREATER THAN 5.6' ADJACENT TO MYRTLE STREET SEWER STRUCTURE BASED ON FIELD MEASUREMENTS AND HISTORICAL PLANS).
  - DRAINAGE INLETS (DI) SHALL BE NYLOPLAST 24" DRAIN BASINS WITH 24" STANDARD GRATE FROM ADVANCED DRAINAGE SYSTEMS, INC. CATCH BASINS SHALL BE 4'-0" PRECAST AS DETAILED ON SHEET C-4.
  - A CASCO TRAP OR SNOT SHALL BE PROVIDED ON THE OUTLET PIPE FROM CB#1 AND CB#4.
  - APPROXIMATE LOCATION OF 10 INCH CLAY STORM DRAIN OBTAINED FROM PLAN TITLED, "CITY OF PORTLAND, ME, DEPARTMENT OF PUBLIC WORKS, PEARL STREET SEWER REBUILDING 1926" DATED MARCH 1, 1928. PUBLIC WORKS DRAWING ID 467/26.
  - THE FINAL CONNECTIONS TO MUNICIPAL STORM DRAIN AND SEWER MUST BE APPROVED BASED ON LATEST FIELD DATA BY THE CITY ENGINEER AND PUBLIC WORKS AUTHORITY. COORDINATE WITH OWNERS REPRESENTATIVE AND PUBLIC WORKS PRIOR TO MAKING CONNECTIONS.
  - ASH DISPOSAL AREA SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ASH DISPOSAL DETAIL (#12) ON DRAWING L-4, THE REPORT OF "PRELIMINARY GEOTECHNICAL INFORMATION" PREPARED BY SJA COLE ENGINEERS, INC. (DATED MAY 5, 2006), AND THE PROJECT SPECIFICATIONS. REFER TO ELECTRICAL PLANS FOR INFORMATION REGARDING THE INSTALLATION OF THE LIGHTING POLE WITHIN THE PARKING ISLAND AND REFER TO THE LANDSCAPING PLANS FOR INFORMATION REGARDING THE INSTALLATION OF PLANTINGS WITHIN THE PARKING ISLAND.
  - CONTRACTOR SHALL CONSTRUCT FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
  - CONTRACTOR SHALL COORDINATE FOUNDATION DRAIN INSTALLATION WITH BUILDING CONTRACTOR. INTERNAL FOUNDATION DRAIN SHALL CONNECT TO THE EXTERIOR FOUNDATION DRAIN AS NECESSARY TO PASS DRAINAGE ONTO THE EXTERIOR DRAINAGE SYSTEM. CONTRACTOR AND BUILDING CONTRACTOR SHALL COORDINATE INSTALLATION OF THREE (3) PATIO DRAINS ASSOCIATED WITH BUILDING 2 AND SHALL CONNECT PATIO DRAINS TO THE BUILDING FOUNDATION DRAINS.
  - CONTRACTOR SHALL CONSTRUCT INTERNAL FOUNDATION DRAINS ALONG ALL INTERNAL FOOTINGS AS SHOWN ON THE FOUNDATION PLAN DRAWINGS. REFER TO FOUNDATION PLANS AND COORDINATE LOCATIONS WITH BUILDING CONTRACTOR.
  - PORTIONS OF BUILDING 2 FOUNDATION DRAINS IN THE VICINITY OF THE NORTH END OF THE BUILDING SHALL CONNECT TO THE NEW CATCH BASIN (CB#8) TO BE CONSTRUCTED IN PEARL STREET. REFER TO FOUNDATION PLANS FOR FOOTING ELEVATIONS TO DETERMINE THE EXTENTS OF THE FOUNDATION DRAIN THAT SHALL CONNECT TO CB#8.
  - THIS PROJECT IS SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF A MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION STORMWATER PERMIT BY RULE (PBR) AND THE MAINE CONSTRUCTION GENERAL PERMIT (MCGP). REFER TO SPECIFICATION SECTION 22320 FOR ADDITIONAL INFORMATION.

**CATCH BASIN SCHEDULE**

STRUCTURE	SIZE	RIM	INV. IN/SIZE (FROM)	INV. OUT/SIZE (TO)	NORTHING	EASTING
CB#1	4'	10.75	5.65/12"(CB#2) 5.65/12"(CB#3)	5.55/12"(EX DMH)		
CB#2	4'	10.75		5.95/12"(CB#1)		
CB#3	4'	12.70		7.63/12"(CB#1)		
CB#4	4'	13.57	10.27/12"(CB#5) 10.15/10"(DI#4)	9.80/15" (DMH#2)		
CB#5	4'	14.26	10.55/12"(CB#6)	10.45/12"(CB4)		
CB#6	4'	15.30	10.83/10"(DMH#4)	10.73/12"(CB#5)		
CB#7	4'	17.20	14.52/8"(RO) 14.50/10"(DI#2)	14.42/12"(DMH#1)		
CB#8	4'	12.90	8.00/6"(FD)	5.61/12"(EX CB)		
DI#1	2'SQ	17.00	11.79/6"(FD)	11.79/12"(DMH#4)		
DI#2	2'SQ	17.20	15.04/10"(DI#3)	14.94/10"(CB#7)		
DI#3	2'SQ	18.00		15.10/10"(DI#2)		
DI#4	2'SQ	22.40	13.50/6"(FD)	13.50/10"(DI#4)		
DMH#1	4'	17.82	12.00/12"(CB#7) 13.88/8"(RO)	11.20/12"(SO) 11.56/12"(STORMTECH)		
DMH#2	4'	13.07	9.54/15"(CB#4)	8.54/12"(WQU) 9.54/15"(DMH#2)		
DMH#3	4'	12.24	8.37/15"(DMH#2) 8.37/8"(WQU)	8.37/15"(WYE)		
DMH#4	4'	12.75	11.00/15"(DI#1) 11.00/8"(OCS#1)	10.90/15"(CB8)		
OCS#1	4'	16.07	11.03/8" (STORMTECH)	11.03/12"(CB#6)		



# Pearl Place Building 1 & 2 Portland, Maine

- Developer  
Avesta Pearl Street One, L.P.
- Architect  
Winton Scott Architects
- Landscape Architect  
Carroll Associates
- Civil  
Gorill Palmer Consulting Engineers
- Structural  
Becker Structural
- Mechanical / Plumbing  
Mechanical Systems Engineers
- Electrical  
Bartlett Designs

**BUILDINGS 1 & 2**

**GRADING AND DRAINAGE PLAN**

**C-1**

Scale: 1"=20'

September 1, 2006

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