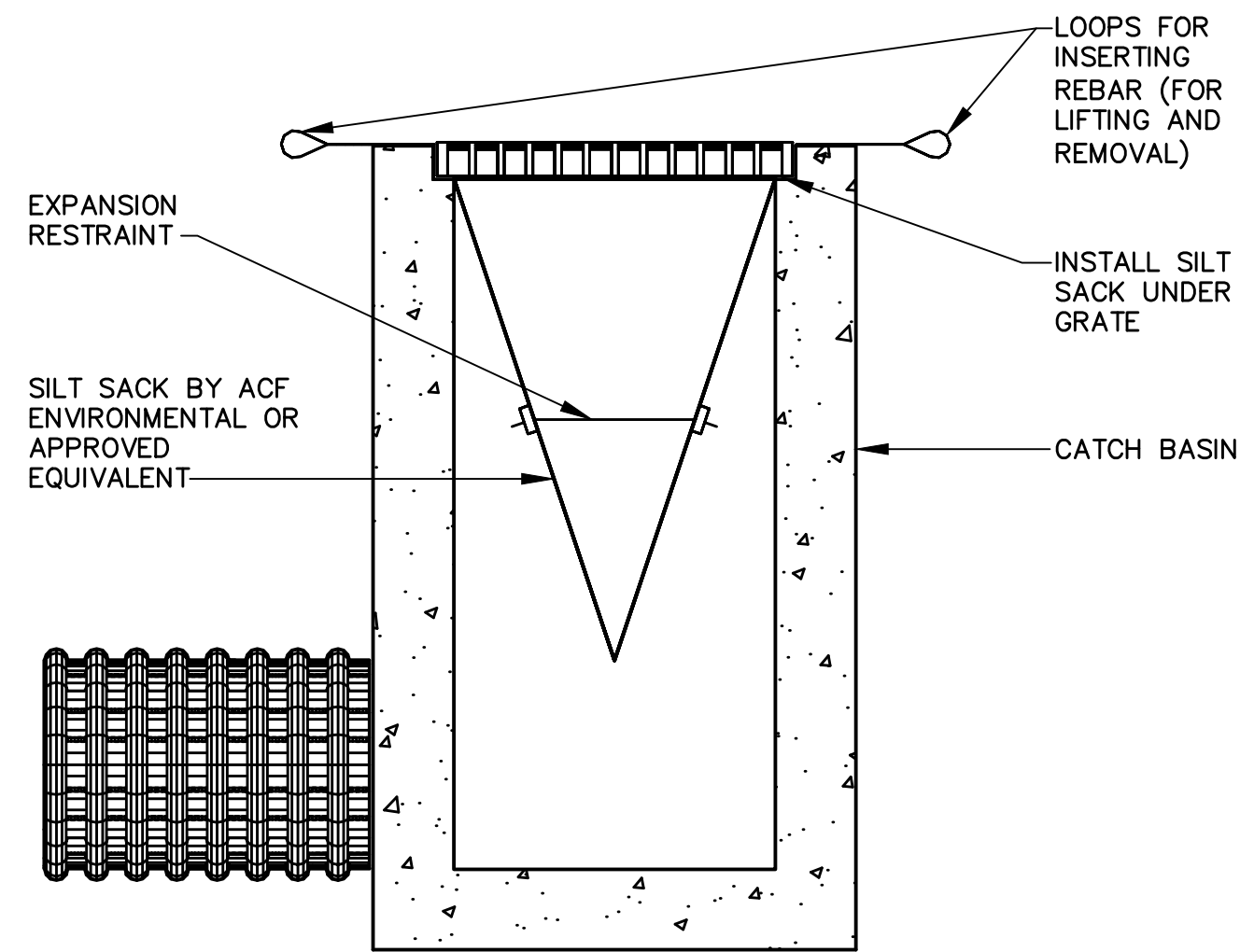
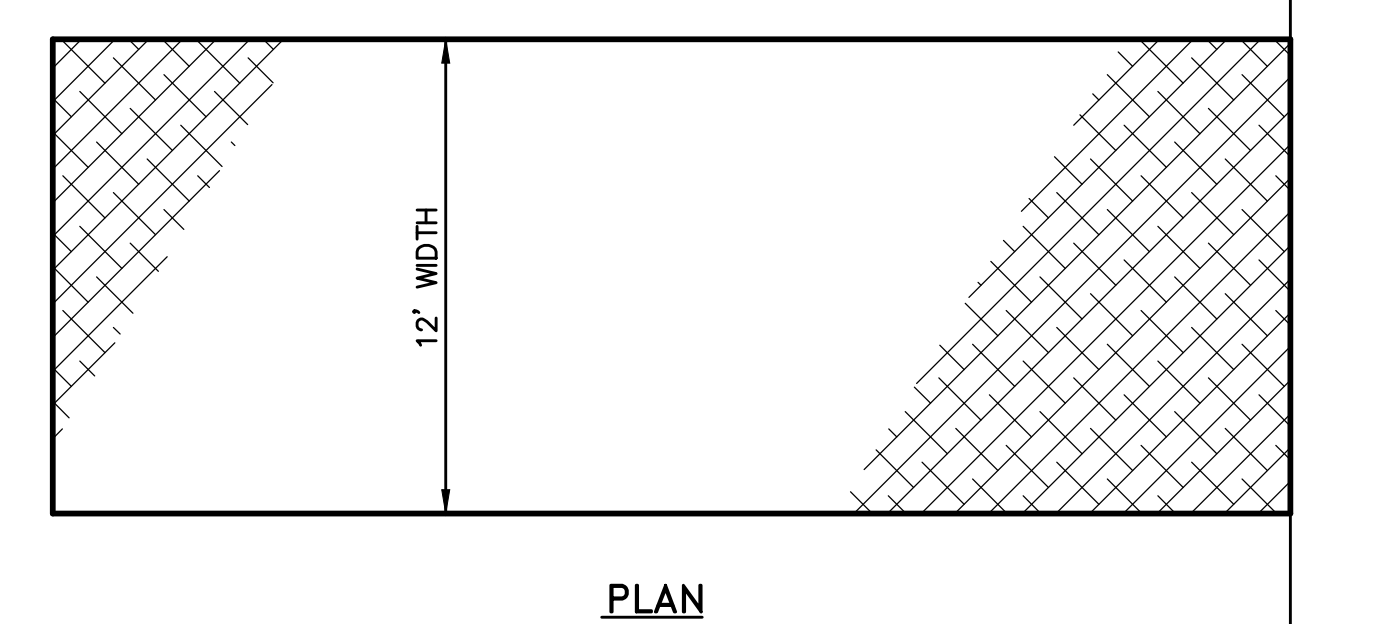
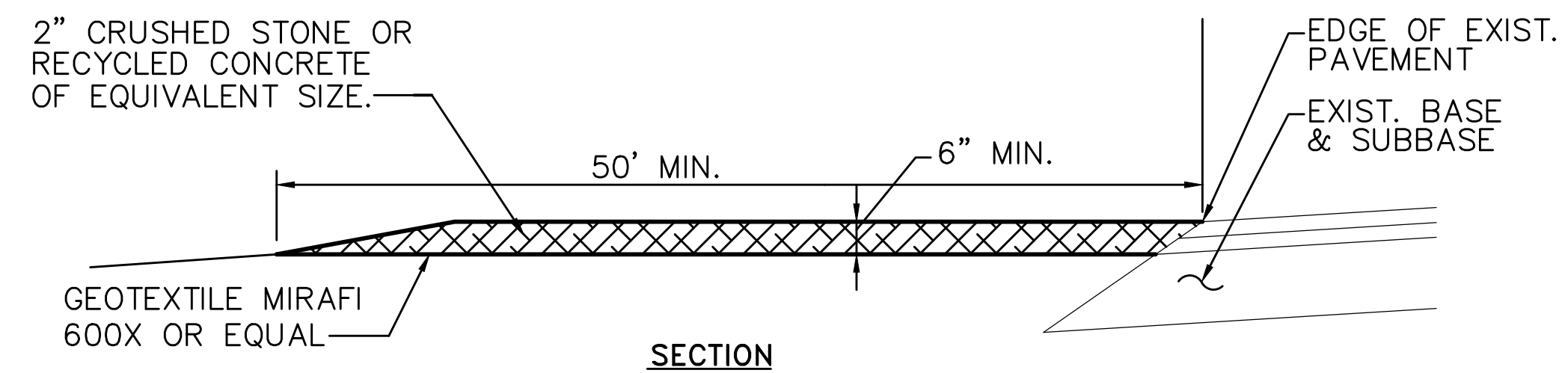


FOOTING DRAIN DETAIL
NOT TO SCALE



- NOTES:
1. INSTALL SILTSACK PER MANUFACTURER'S RECOMMENDATIONS.
 2. SILTSACKS SHALL BE CHECKED FOR SEDIMENT LEVEL AND OVERALL CONDITION IMMEDIATELY AFTER EVERY RAIN EVENT AND AT LEAST EVERY DAY DURING PROLONGED RAINFALL.
 3. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE SILTSACK. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT WILL NOT ERODE.
 4. SEDIMENT SHALL ONLY BE REMOVED BY REMOVING THE SILTSACKS FROM THE CATCH BASINS ACCORDING TO MANUFACTURER RECOMMENDATIONS.
 5. CARE SHALL BE TAKEN TO AVOID SPILLING SEDIMENT WHILE REMOVING THE SILTSACK.
 6. ANY DAMAGED SILTSACK SHALL BE REPLACED WITH A NEW SILTSACK.

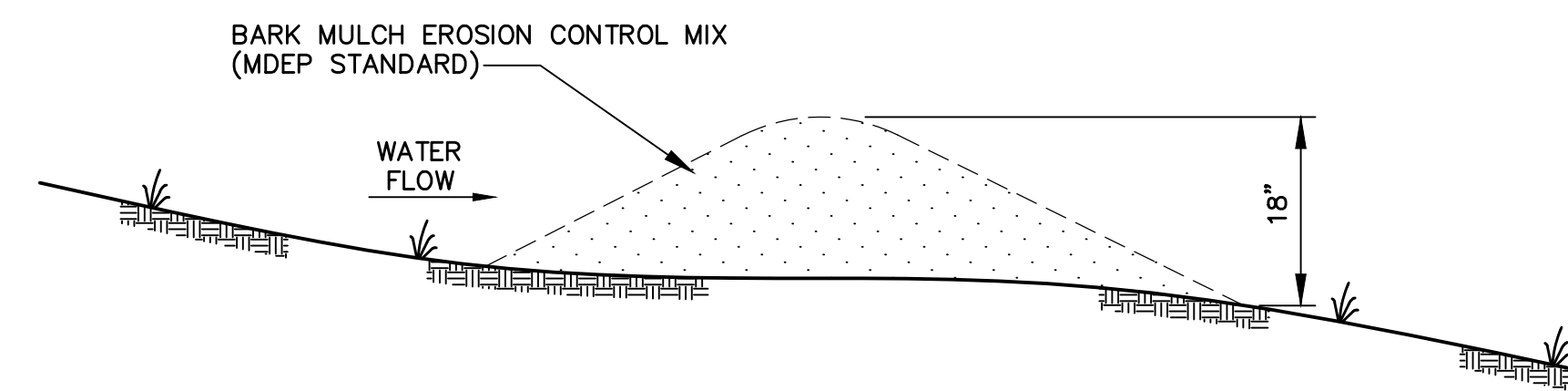
INLET PROTECTION - SILT SACK
NOT TO SCALE



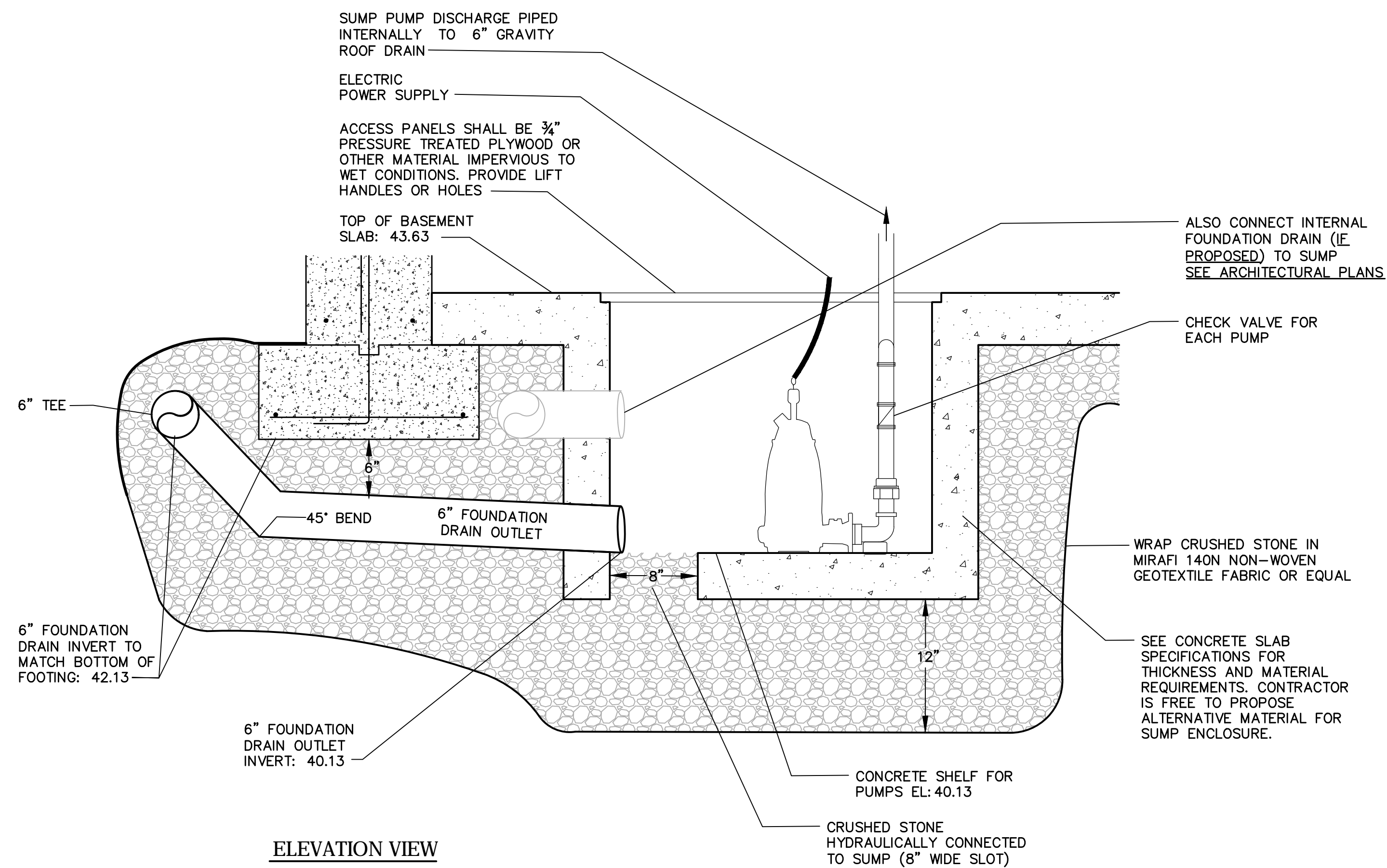
- NOTES:
1. MAINTAIN ENTRANCE IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. IF WASHING IS REQUIRED PREVENT SEDIMENT FROM ENTERING WATERWAYS, DITCHES OR STORM DRAINS.
 2. REMOVE STABILIZED CONSTRUCTION ENTRANCE TO FINISH ROAD CONSTRUCTION & PAVEMENT.

STABILIZED CONSTRUCTION ENTRANCE

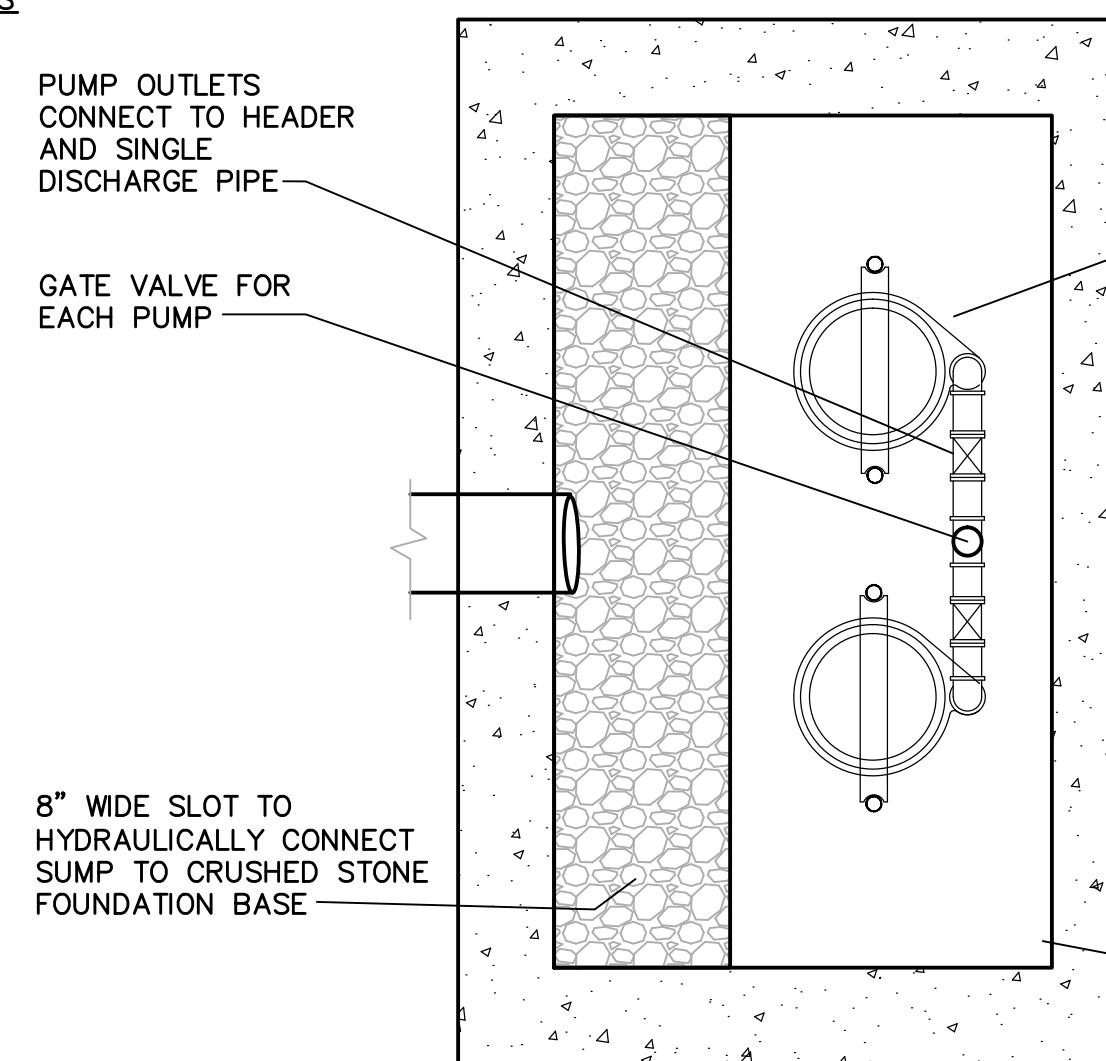
NOT TO SCALE



MULCH BERM DETAIL
NOT TO SCALE



ELEVATION VIEW



PLAN VIEW

- INSTALL 2 COMMERCIAL GRADE SUMP PUMPS. ONE WORKING PUMP AND ONE BACKUP PUMP
- EACH PUMP SHALL HAVE AN INDIVIDUALLY CAPACITY OF 40 GALLONS PER MINUTE WITH 15' OF HEAD.
 - EACH PUMP SHALL BE ACTIVATED BY A SEPARATE FLOAT SWITCH.
 - THE BACKUP PUMP SHALL BE ACTIVATED AT A WATER ELEVATION APPROXIMATELY 3" HIGHER THAN THE ELEVATION THAT THE WORKING PUMP IS ACTIVATED.
 - A HIGH WATER ALARM SHALL BE ACTIVATED WHEN THE BACKUP PUMP IS ACTIVATED - OR - WHEN THE WATER ELEVATION REACHES AN ELEVATION OF 41.63
 - THE BACKUP PUMP SHALL BE ACTIVATED ("EXERCISED") ON A MONTHLY BASIS.
 - THE BACK UP PUMP AND THE WORKING PUMP SHALL BE SWITCHED ANNUALLY TO ENSURE EVEN WEAR.

DIMENSIONS OF SUMP SHALL BE BASED ON SIZE OF SELECTED PUMP PLUS REQUIRED CLEARANCE (APPROXIMATELY 2' X 3.5' PLUMBING CONTRACTOR TO VERIFY)

FOUNDATION DRAIN SUMP DETAIL (SCHEMATIC DESIGN)
NOT TO SCALE

23 Ocean Avenue

23 OCEAN AVENUE, PORTLAND, MAINE

Owner / Developer:
Steven & Roberta Cope
172 Concord Street
Portland, Maine 04103

Consultants:



Architect
Kevin Moquin, Architect
Hammond Street
Portland, Maine 04104
207.615-6421



CARROLL ASSOCIATES
LANDSCAPE ARCHITECTS

Landscape Architect
Carroll Associates
217 Commercial Street
Portland, Maine 04101
207.772.1552



Civil Engineer
Ransom Consulting, Inc.
400 Commercial Street, Suite 404
Portland, Maine 04101
207-772-2891



CIVIL DETAILS

A	FOR PERMIT	12-14-16
---	------------	----------

No.	Revision/Issue	Date

Design by:	Checked by:
JIM	SJB
Drawn by:	Approved by:
JIM	SJB

Project:
161.06035

Sheet No:

C4