



**WBRC ARCHITECTS & ENGINEERS**  
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**OCEAN AVENUE  
 ELEMENTARY SCHOOL**  
 PORTLAND, MAINE

**GRADING, DRAINAGE &  
 EROSION CONTROL PLAN**

PROJECT NO. 331810-05-102  
 SHEET NO. CG101

REV.	DESCRIPTION	DATE
	PERMIT APPLICATION SUBMISSION	3/18/09
	CURRENT ISSUE STATUS:	
	CIVIL ENGINEERING DESIGN BY:	
	<b>SUSTAINABLE</b>	
	DESIGN P.O. BOX 0466 Portland, Maine 04104-0466	
	STUDIO TEL: (207) 218-8843	

**BIO-RETENTION BED TABLE:**

△	RIM ELEVATION: 59.0 (1508a.f.)
△	BASE ELEVATION: 56.2 (1072a.f.)
△	RIM ELEVATION: 61.3 (5698a.f.)
△	BASE ELEVATION: 58.5 (4924a.f.)
△	RIM ELEVATION: 55.0 (6843a.f.)
△	BASE ELEVATION: 54.0 (5724a.f.)
△	RIM ELEVATION: 55.6 (3002a.f.)
△	BASE ELEVATION: 54.6 (2463a.f.)
△	RIM ELEVATION: 54.9 (899a.f.)
△	BASE ELEVATION: 54.4 (702a.f.)
△	RIM ELEVATION: 55.0 (6028a.f.)
△	BASE ELEVATION: 53.5 (4708a.f.)

**GRADING AND EROSION CONTROL NOTES:**

- IN ALL CASES THE ERM (EROSION CONTROL) LINE IS THE LIMIT OF CONSTRUCTION. THIS SHOULD NOT EXCEED TWO FEET BEYOND THE TOE OF SLOPE OF THE PROJECT AREA.
- STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL DWG C500) SHALL BE INSTALLED AT EACH ENTRANCE USED DURING CONSTRUCTION.
- THE UNDERPAVEMENT OUTLETS FOR THE SIX FILTRATION BEDS SHALL BE CONNECTED TO THE PROPOSED STORM DRAIN SYSTEM.
- RETAINING WALL SEE DWG L-2 FOR MORE INFORMATION. THE CONSTRUCTION OF THIS WALL SHALL NOT DISTURB THE ADJACENT PARCEL.
- IF THE TWO FOOT GRASS SHOULDER ALONG THE TOP OF SLOPE INTO THE BIO-RETENTION BEDS BECOMES BROOD, THE SHOULDER SHALL BE REGRADED, EROSION CONTROL BLANKET SHALL BE ADDED AND THE AREA RESEED.
- GRASSES ADJACENT TO BUILDINGS SHALL BE 6" BELOW FINISH FLOORS UNLESS OTHERWISE NOTED. A 6" WIDE CONCRETE PAD AT EACH BUILDING ENTRANCE IS PART OF THE BUILDING STRUCTURAL WORK.
- GRADES OF WALKS AT BUILDING ENTRANCES SHALL BE FLUSH WITH FINISH FLOOR UNLESS OTHERWISE NOTED.
- ALL EXISTING AND PROPOSED CATCH BASINS AND MANHOLES SHALL HAVE INLET PROTECTION INSTALLED PRIOR TO CONSTRUCTION (EXISTING) OR IMMEDIATELY UPON CONSTRUCTION (NEW). THE PROTECTION SHALL BE INSTALLED AS SHOWN ON THIS PLAN AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENT. FINAL MANUAL SEE DRAWING C500 FOR MORE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THIS BLOCK AS WITH ALL OTHERS, WITH THE FINAL SURFACE IS DRAINING C500 FOR MORE INFORMATION.
- ALL DISTURBED AREAS NOT RECEIVING PAVEMENT, BUILDING, ETC. SHALL RECEIVE 6" OF LOAM AND SEED PER CONTRACT DOCUMENTS, UNLESS OTHERWISE NOTED.
- FOR CATCH BASIN AND MANHOLE INVERT INFORMATION SEE DWG C101.
- FOR CATCH BASIN AND MANHOLE INVERT INFORMATION SEE DWG C101.
- EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 3:1. IN THE BASE OF OTHER SLOPES PROTECTED, AND ANY DISTURBED AREAS WITHIN TWO FEET OF A PROTECTED NATURAL RESOURCE (E.G. WETLANDS AND WATER BODIES), EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

**THIS PROJECT IS REGISTERED WITH THE U.S. GREEN BUILDING COUNCIL AS A LEED FOR SCHOOL PROJECT. ALL CONSTRUCTION PROCEDURES SHALL MEET THE REQUIREMENTS OUTLINED IN THIS PROGRAM. FOR MORE INFORMATION SEE SUSTAINABLE DESIGN REQUIREMENTS' SECTION 018113 OF THE PROJECT SPECIFICATIONS. SITE DISTURBANCE SHALL BE LIMITED TO TWO FEET BEYOND THE TOE OF SLOPE AS INDICATED ON THE GRADING AND DRAINAGE PLAN.**

**LEGEND EXISTING:**

☉	TREELINE
☎	TREE
—	FENCE LINE METAL
—	FENCE LINE WOODEN
—	UTILITY POLE
—	TELEPHONE MANHOLE
—	TELEPHONE POLE
—	BUILDING
—	EDGE OF PAVEMENT
—	EDGE OF CONCRETE
—	EDGE OF GRANITE CURB
—	STONE
—	PROPERTY LINE
—	EASEMENT LINE
—	RIGHT OF WAY LINE
—	CONSTRUCTION SETBACK
—	EROSION CONTROL MIX
—	TEMPORARY SECURITY FENCE
—	WOODEN GUARD RAIL

**LEGEND PROPOSED:**

☉	STORM DRAIN MANHOLE
☉	STORM DRAIN CATCH BASIN
☉	STORM DRAIN LINE
☉	STORM DRAIN CULVERT
☉	SANITARY SEWER MANHOLE
☉	SANITARY SEWER LINE
☉	SANITARY FORCE MAIN
☉	WATERLINE
☉	GAS MAIN
☉	HYDRANT
☉	WATER METER PIT
☉	WATER LINE GATE VALVE
☉	WATER LINE SHUT-OFF VALVE
☉	WATER LINE MANHOLE
☉	OVERHEAD UTILITY LINES
☉	TRANSFORMER PAD
☉	ELECTRIC MANHOLE
☉	ELECTRIC POLE
☉	5/8" REBAR WITH CAP
☉	EXISTING MONUMENT FOUND
☉	INDEX CONTOUR
☉	INTERMEDIATE CONTOUR
☉	SURVEY BENCHMARK

**LEGEND EXISTING:**

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—	FENCE LINE WOODEN
—	UTILITY POLE
—	TELEPHONE MANHOLE
—	TELEPHONE POLE
—	BUILDING
—	EDGE OF PAVEMENT
—	EDGE OF CONCRETE
—	EDGE OF GRANITE CURB
—	STONE
—	PROPERTY LINE
—	EASEMENT LINE
—	RIGHT OF WAY LINE
—	CONSTRUCTION SETBACK
—	TEST PIT / BORING
—	WETLANDS BOUNDARY @ 5'9"
—	STREAM

**LEGEND PROPOSED:**

☉	STORM DRAIN MANHOLE
☉	STORM DRAIN CATCH BASIN
☉	STORM DRAIN LINE
☉	STORM DRAIN CULVERT
☉	SANITARY SEWER MANHOLE
☉	SANITARY SEWER LINE
☉	SANITARY FORCE MAIN
☉	WATERLINE
☉	GAS MAIN
☉	HYDRANT
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