

TITLE:
 GRADING AND DRAINAGE PLAN
 SITE REDEVELOPMENT
 1080 FOREST AVE
 PORTLAND, ME

PREPARED FOR:
 MACLEOD STRUCTURAL ENGINEERS
 404 MAIN STREET
 GORHAM, ME

ST. GERMAIN & ASSOCIATES, INC.
 www.stgermain.com
 Telephone 207-591-7000
 Westbrook, Maine 04092
 846 Main St., Suite 3

DATE: 05/26/06
PROJECT: 2867.1
SCALE: 1"=10'

REFERENCES:
 1. THIS PLAN BASED ON A PLAN TITLED "SITE PLAN FOR NEW USE, 1080 FOREST AVE, PORTLAND, MAINE", DATED 08/03/2004 BY BACK BAY BOUNDARY, INC.



NOTES:
 1. THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED GRADING AND DRAINAGE DESIGN FOR THE PROPOSED SITE. THIS PLAN WAS PREPARED BASED ON SITE LAYOUT DESIGN UNDERTAKEN BY OTHERS. ST GERMAIN & ASSOCIATES, INC. HAS NOT DESIGNED NOR REVIEWED LAYOUT GEOMETRY, PARKING, UTILITY LOCATION, OR OTHER PROPOSED SITE FEATURES.
 2. EXISTING WATER SERVICE CONNECTION TO BE RE-USED. CONTRACTOR TO VERIFY LOCATION, SIZE, AND CONDITION.
 3. CITY OF PORTLAND ZONING REQUIREMENT: MAXIMUM IMPERVIOUS AREA = 80% OF PROPERTY AREA. TOTAL IMPERVIOUS AREA = 14,035 SF = 78% OF PROPERTY AREA.
 PROPERTY AREA = 17,994 SF
 CITY OF PORTLAND ZONING REQUIREMENT: MAXIMUM IMPERVIOUS AREA = 80% OF PROPERTY AREA.

LEGEND:

CRF	⊙	CAPPED 5/8" REBAR FOUND
IPF	⊙	IRON PIPE FOUND
	(50 007)	DISTANCE FROM REFERENCE PLAN OR DEED
	NF	NOW OR FORMERLY
	///	BUILDING
	120	EXISTING CONTOUR LINE
	119	PROPOSED CONTOUR LINE
	SS	STORM WATER PIPE
	PSS	PROPOSED STORM WATER PIPE
	---	ABUTTER LINE
	---	STREET LINE
	---	EDGE OF TRAVELLED WAY
	---	SETBACK LINE
	S	SEWER LINE
	PS	PROPOSED SEWER LINE
	UG	UNDERGROUND ELECTRIC
	X 117.7	PROPOSED SPOT GRADE

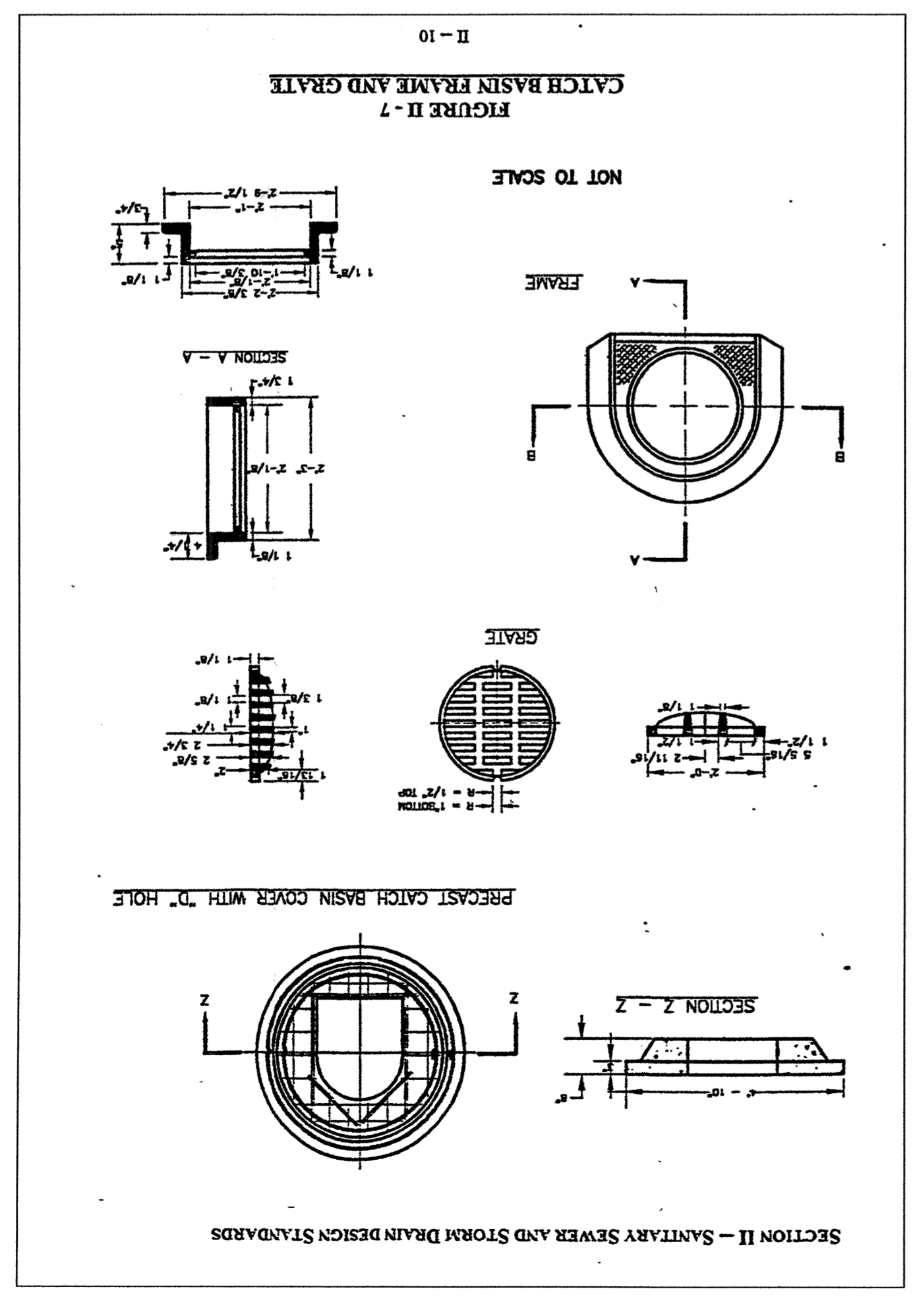
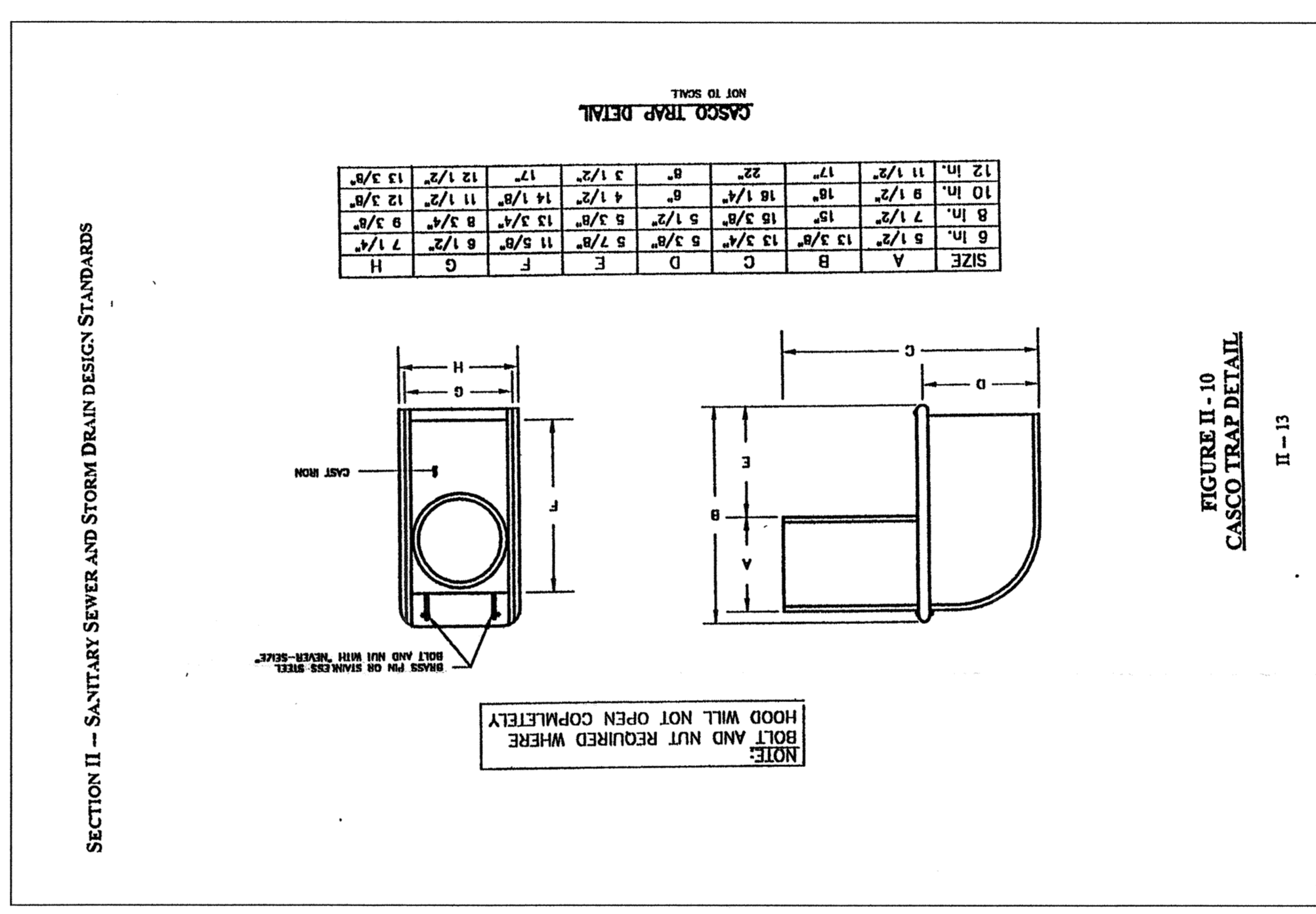
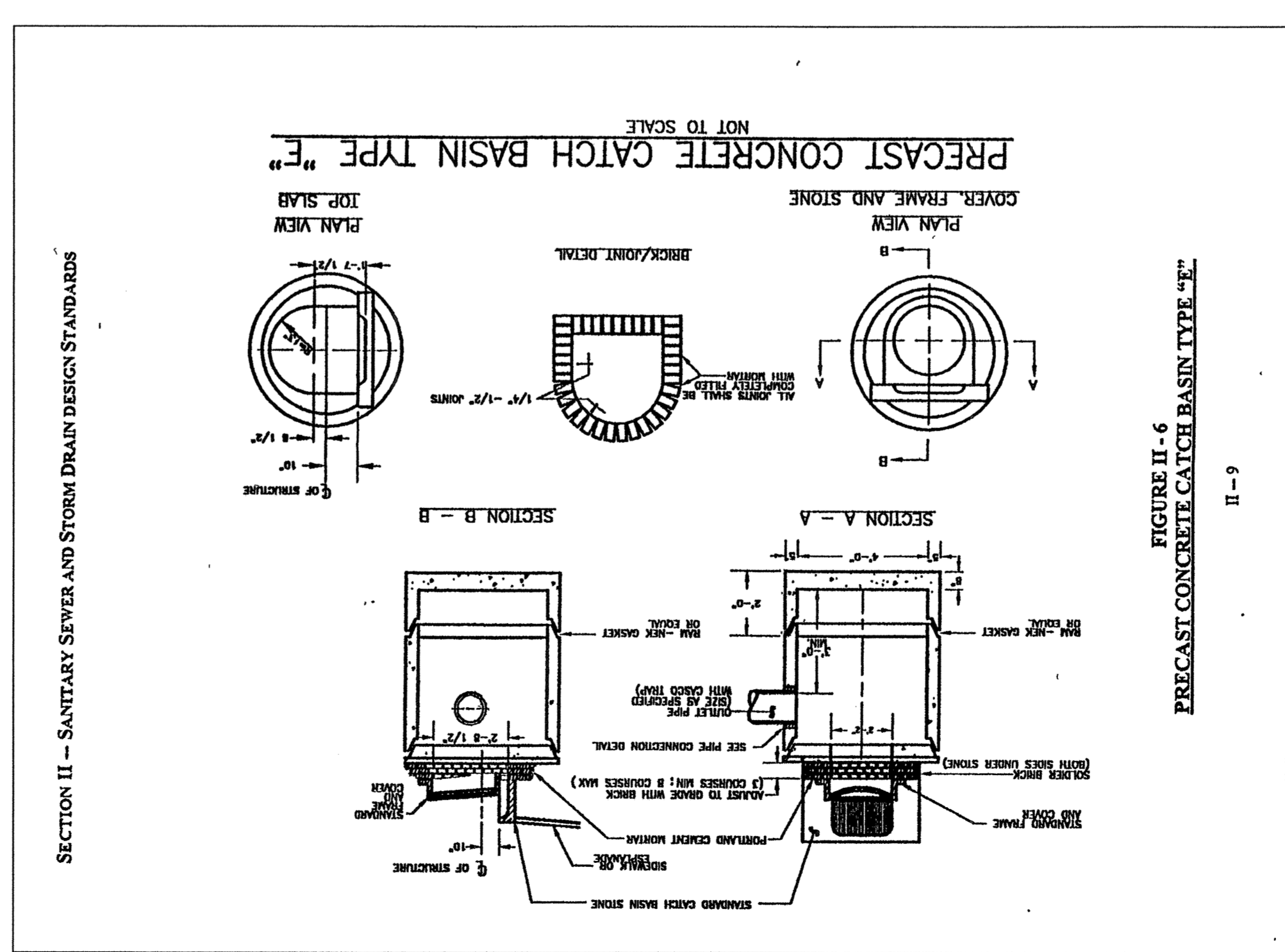
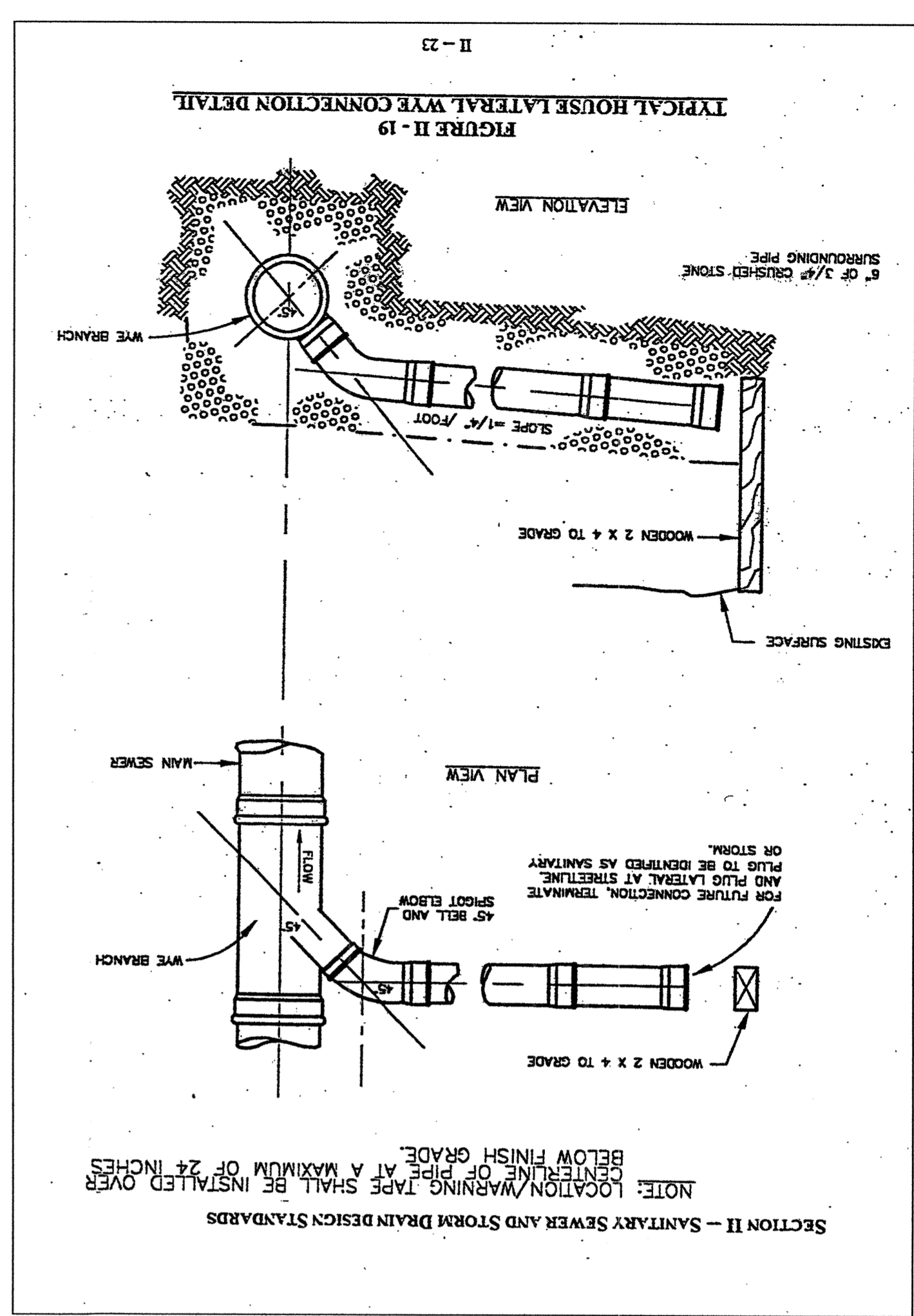
SECTION II - SANITARY SEWER AND STORM DRAIN DESIGN STANDARDS

MANHOLE AND CATCH BASIN

GENERAL NOTES

1. ALL CONCRETE SHALL BE A CLASS "A" AND HAVE A MINIMUM ULTIMATE STRENGTH OF 4000 lbs. PER SQ. INCH AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.
2. PRECAST REINFORCED CONE BARREL MANUFACTURE PER ASTM SPEC. C-478-67
3. SEWER BRICK TO CONFORM TO ASTM SPEC. DESIGNATE ON C-32-63, GRADE MA AND SA.
4. ALL MANHOLES SHALL HAVE A BITUMINOUS WATERPROOFING APPLIED TO THE EXTERIOR SURFACE. IF CONSTRUCTION OF BRICK MASONRY, THE SMOOTH MORTAR SURFACE SHALL BE PLASTERED WITH A SMOOTH MORTAR FINISH 3/8" THICK AFTER THE MORTAR HAS SET, THE SURFACE SHALL BE WATERPROOFED AS REQUIRED BY SUPPLEMENTAL SPECIFICATIONS SECTION 604.
5. CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48-CLASS 35. ALL PARTS OF CASTINGS, EXCEPT FINISHED SURFACE, SHALL RECEIVE A COAT OF COAL TAR PITCH VARNISH OR ASPHALTUM PAINT WHICH SHALL BE SMOOTH AND TOUGH BUT NOT BRITTLE.
6. MANHOLES MAY BE CONSTRUCTED OF BRICK MASONRY, PRECAST REINFORCED CONCRETE, OR CAST IN PLACE.
7. ALL PRECAST MANHOLES AND CATCH BASINS SHALL BE IDENTIFIED BY STATION AND OFFSET, PAINTED ON THE SIDE OF THE STRUCTURE BY THE MANUFACTURER.
8. STORM AND SEWER MANHOLES SHALL HAVE SOLID COVERS WITH ONE DRILLED HOLE.
9. EXISTING MANHOLE AND CATCH BASIN FRAMES AND COVERS SHALL BE SALVAGED BY THE CONTRACTOR, AND REMAIN THE PROPERTY OF THE CITY OF PORTLAND.

FIGURE II - 9
MANHOLE AND CATCH BASIN GENERAL NOTES



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**GRADING AND DRAINAGE
DETAILS II**

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NOTES:
1. DETAILS FROM THE CITY OF PORTLAND, MAINE, DESIGN STANDARDS AND GUIDELINES.

