PRELIMINARY FOR REVIEW ONLY

NOTE:
PLACE INLET PROTECTION OVER ALL CATCH BASINS DOWN SLOPE OF ANY UNSTABLIZED SURFACES PRIOR TO CONSTRUCTION. DO NOT REMOVE UNTIL ENTIRE TRIBUTARY LOCATIONS ARE STABILIZED.

Rainbow Mall Road

N/F Ledgewood Owners Association 4446/125

N/F JHA Services, Inc.

ASSISTED LIVING AND LONG-TERM CARE FACILITY
FFE=73.80
3 STORY BUILDING,
BUILDING FOOTPRINT=15,108 S.F.,
TOTAL BUILDING AREA=45,324 S.F

ASSISTED LIVING FACILITY
FFE=74.3

RECREATION AREA=3,200 SF

16' SIDE YARD SETBACK

R5 ZONE
R3 ZONE

ZONING LINE

Ocean Avenue

FLAT TOP DMH-1
RIM=83.25
15" INV IN=81.50
15" INV OUT=76.5

CB-2
RIM=76.75
15" INV IN=73.3
15" INV OUT=72.0

CB-14
RIM=76.00
12" SD, S=0.005', CONFIRM INVERT IN DOWN-SLOPE CB AND CONFIRM INVERT OUT PRIOR TO ORDERING MANHOLE

EXISTING CB "D"

CB-11
RIM=72.80
6" INV IN=70.35
12" INV IN=70.35
12" INV OUT=70.25

CB-12
RIM=73.20
6" INV IN=70.65
12" INV IN=70.65
12" INV OUT=70.55

CB-3
RIM=73.2
6" INV IN=70.0
15" INV IN=70.0
15" INV OUT=69.9

CB-7
RIM=73.25
12" INV OUT=69.0

CB-10
RIM=72.80
12" INV IN=69.9
12" INV OUT=69.8

CB-9
RIM=72.90
12" INV IN=69.5
12" INV OUT=69.4

CB-8
RIM=72.00
4" INV IN=68.08
12" INV IN=68.80
15" INV OUT=67.5

CB-5
RIM=72.4
12" INV IN=68.5
15" INV IN=68.5
18" INV OUT=68.5

CB-4
RIM=73.70
15" INV IN=69.2
15" INV OUT=69.1

CB-6
RIM=72.1
18" INV IN=68.1
18" INV OUT=68.2

CB-13
CONSTRUCT CURB INLET

EXISTING CB "C"
REPLACE WITH DMH COVER

EXISTING CB "B"
RESET RIM=77.0
CORE 4" INV IN=73.83

UNDERDRAIN SOIL FILTER BASIN (USF-A)

UNDERDRAIN SOIL FILTER BASIN (USF-B)

MODIFY EXISTING DMH "A", SEE DETAIL

TIPDOWNS

CURB CUTS

RIP RAP, TYP

STONE CHECK DAMS, TYP

SILT FENCE, TYP

2 ROWS OF SILT FENCE

MITIGATION PARCEL B-REVISED
EX. VEGETATION TO REMAIN UNDISTURBED

MITIGATION PARCEL A-REVISED
(see Easement Ref. 5)

(see Easement Ref. 5)

(SEE EASEMENT REF. 7)

L34 (external deed ref.)

MATCH LINE — THIS DWG

PLAN
SCALE: 1"=20'

PARTIAL PLAN
SCALE: 1"=20'

0 20 40

NO	SUBMISSIONS/REVISIONS	APP'D	DATE
1	ISSUED FOR PORTLAND SITE PLAN REVIEW	JBW	11/17

DESIGNED BY: MAG
CAD: MRL
CHECKED BY: MAG
DATE: 11-15-17
APPROVED BY: JBW
DATE: 11-15-17
PROJECT NO: 13682A

STATE OF MAINE — JAN B.S. WIEGMAN No. 5852 — REGISTERED PROFESSIONAL ENGINEER — 11-15-17

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THE CEDARS
ASSISTED LIVING AND
LONG-TERM CARE FACILITY
PORTLAND, ME

SITE GRADING AND EROSION CONTROL PLAN

DRAWING
C-6

LAST SAVED BY: MATT.LAPIERRE 11/14/2017 2:33 PM

G:\DWGS\ME\PORTLAND\13682A-CEDARSNURSINGFACILITY\CIV\13682AC06.DWG | 13682nC06 | 1:4.56 | ---- | 11/22/2017 10:02:19 AM | MATT.LAPIERRE