

344-E-40

320 Allen Ave.

10-996 00010

09-999 00003

Bank w/ Drive thru⁺ Amendment

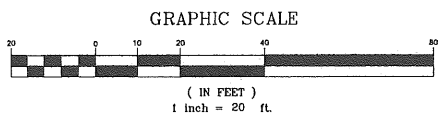
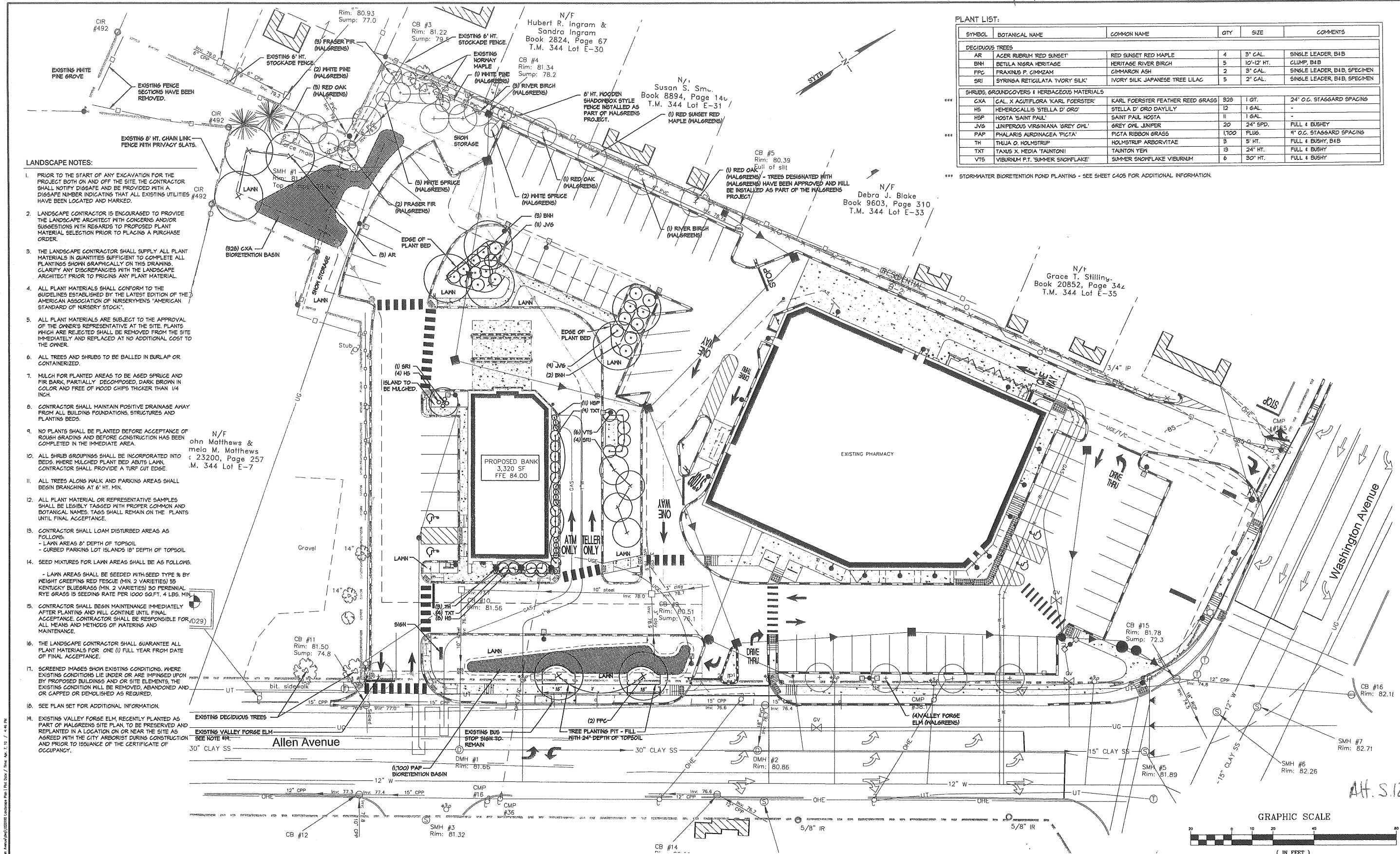
Bangor Savings Bank

PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
DECIDUOUS TREES					
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	4	3" CAL.	SINGLE LEADER, B+B
BH	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	5	10'-12' HT.	CLUMP, B+B
FPC	FRAXINUS P. 'CIMZAM'	CIMZAM ASH	2	3" CAL.	SINGLE LEADER, B+B, SPECIMEN
SRI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	3	2" CAL.	SINGLE LEADER, B+B, SPECIMEN
SHRUBS, GROUNDCOVERS & HERBACEOUS MATERIALS					
CXA	CAL. X AGUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	528	1 QT.	24" O.C. STAGGARD SPACING
HS	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	12	1 GAL.	-
HSP	HOSTA 'SAINT PAUL'	SAINT PAUL HOSTA	11	1 GAL.	-
JVP	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	20	24" SPD.	FULL 4 BUSHY
PAP	PHALARIS AULIDACEA 'PICTA'	PICTA RIBBON GRASS	1,700	PLUS.	4" O.C. STAGGARD SPACING
TH	THUJA O. 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	3	5' HT.	FULL 4 BUSHY, B+B
TXT	TAXUS X MEDIA 'TAUNTONII'	TAUNTON YEW	13	24" HT.	FULL 4 BUSHY
VTS	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	6	30" HT.	FULL 4 BUSHY

*** STORMWATER BIORETENTION POND PLANTINGS - SEE SHEET C405 FOR ADDITIONAL INFORMATION.

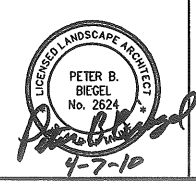
- LANDSCAPE NOTES:**
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
 - LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE LANDSCAPE ARCHITECT WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
 - THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PRICING ANY PLANT MATERIAL.
 - ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK".
 - ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 - ALL TREES AND SHRUBS TO BE BALLED IN BURLAP OR CONTAINERIZED.
 - MULCH FOR PLANTED AREAS TO BE ASER SPRUCE AND FIR BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
 - CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
 - NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 - ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS WHERE MULCHED PLANT BEDS ADJUTS LAWN. CONTRACTOR SHALL PROVIDE A TURF CUT EDGE.
 - ALL TREES ALONG WALK AND PARKING AREAS SHALL BEGIN BRANCHING AT 8' HT. MIN.
 - ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
 - CONTRACTOR SHALL LOAM DISTURBED AREAS AS FOLLOWS:
 - LAWN AREAS 6" DEPTH OF TOPSOIL
 - CURBED PARKING LOT ISLANDS 18" DEPTH OF TOPSOIL
 - SEED MIXTURES FOR LAWN AREAS SHALL BE AS FOLLOWS:
 - LAWN AREAS SHALL BE SEEDED WITH SEED TYPE & BY WEIGHT CREEPING RED FESCUE (MIN. 2 VARIETIES) 55 KENTUCKY BLUEGRASS (MIN. 2 VARIETIES) 30 PERENNIAL RYE GRASS 15 SEEDING RATE PER 1000 SQ.FT. 4 LBS. MIN.
 - CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
 - SCREENED IMAGES SHOW EXISTING CONDITIONS, WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND OR CAPPED OR DEMOLISHED AS REQUIRED.
 - SEE PLAN SET FOR ADDITIONAL INFORMATION.
 - EXISTING VALLEY FORGE ELM, RECENTLY PLANTED AS PART OF MALGREENS SITE PLAN, TO BE PRESERVED AND REPLANTED IN A LOCATION ON OR NEAR THE SITE AS AGREED WITH THE CITY ARBORIST DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.



THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SYTDdesign Consultants, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SYTDdesign Consultants.

REV.	DATE	STATUS	BY	CHKD	APPD.	REV.	DATE	STATUS	BY	CHKD	APPD.
D	4/7/10	REVISED AND ISSUED TO THE CITY OF PORTLAND FOR SITE PLAN REVIEW	PBB	PBB	PBB						
C	3/26/10	REVISED AND ISSUED TO THE CITY OF PORTLAND FOR SITE PLAN REVIEW	PBB	PBB	PBB						
B	3/23/10	REVISED AND ISSUED TO THE CITY OF PORTLAND FOR SITE PLAN REVIEW	PBB	PBB	PBB						
A	2/16/10	ISSUED TO THE CITY OF PORTLAND FOR SITE PLAN REVIEW	PBB	PBB	PBB						

NOT FOR CONSTRUCTION



SYTDdesign CONSULTANTS
 CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
 100 Longwoods Road
 Cumberland, Maine 04021
 tel: 207.828.6994 fax: 207.828.2231

RO, Box 86A
 DESIGN: PBB
 DRAWN: PBB
 CHKD: PBB

CLIENT:
BANGOR SAVINGS BANK
 99 FRANKLIN STREET, BANGOR, MAINE 04401

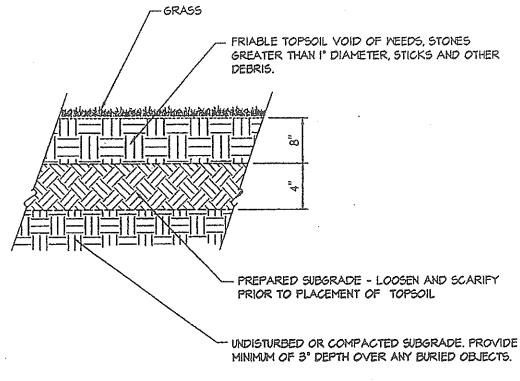
PROPOSED BANK
 314 ALLEN AVENUE, PORTLAND, MAINE

LANDSCAPE PLAN

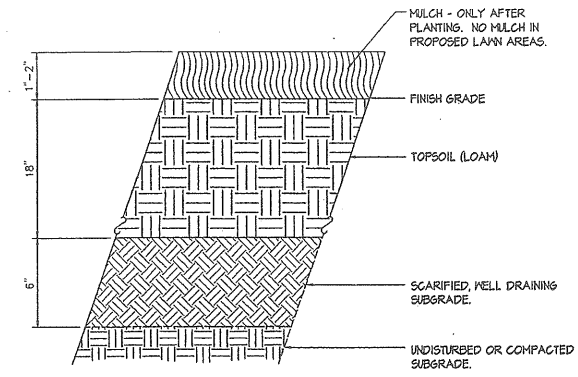
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PROJ. NO. 10-201-00
 DWG. NO. L-101

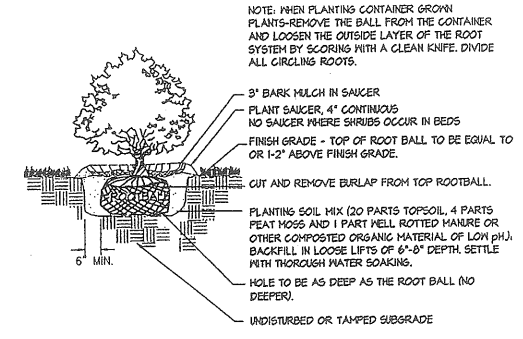
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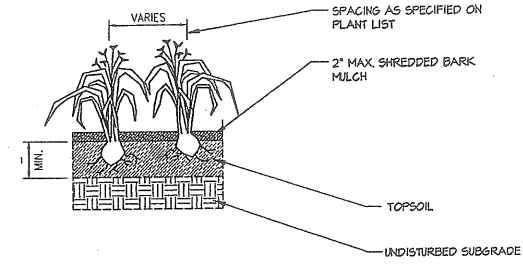
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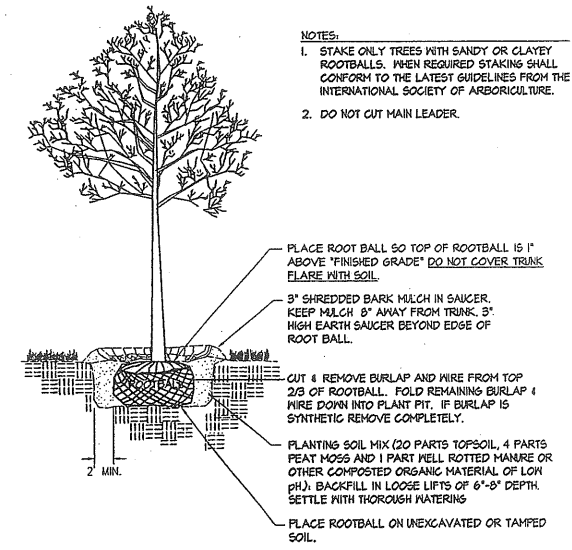
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SCALE: N.T.S.



3 SHRUB PLANTING DETAIL
SCALE: N.T.S.



4 PERENNIAL + ORNAMENTAL GRASS
SCALE: N.T.S.



5 TREE PLANTING - DECIDUOUS
SCALE: N.T.S.

Drawing Name: P:\2010 PROJECTS\10-2010 Bangor Savings Bank_Landscape\10-2010 Landscape Details\10-2010 Landscape Details.dwg / Date: 06.15.10 / 4:02 PM

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REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
A	2/16/10	ISSUED TO THE CITY OF PORTLAND FOR SITE PLAN REVIEW	PBB	PBB	PBB						

NOT FOR CONSTRUCTION



SYTDDesign CONSULTANTS
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
160 Longwoods Road
Cumberland, Maine 04021
tel: 207.829.6994 fax: 207.829.2231

CLIENT: **BANGOR SAVINGS BANK**
99 FRANKLIN STREET, BANGOR, MAINE 04401

DESIGN: PBB
DRAWN: PBB
CHKD: PBB

DATE: FEB 2010
SCALE: AS NOTED

PROPOSED BANK
314 ALLEN AVENUE, PORTLAND, MAINE

LANDSCAPE DETAILS

PROJ. NO. 10-201-00
DWG. NO. L-102
REV. A

Att. S.13

Rev.	Date	Revision
1	4/6/10	ADDED CITY SIDEWALK & GRANITE CURB DETAIL

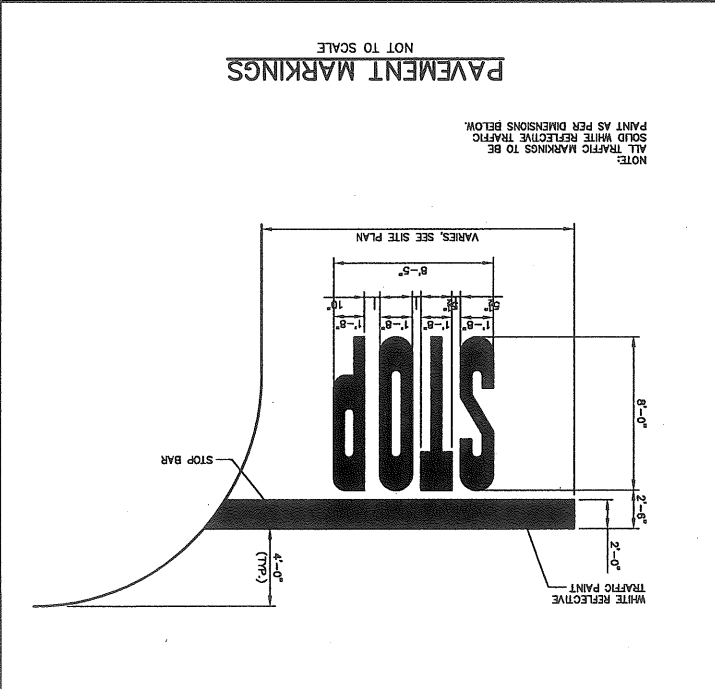
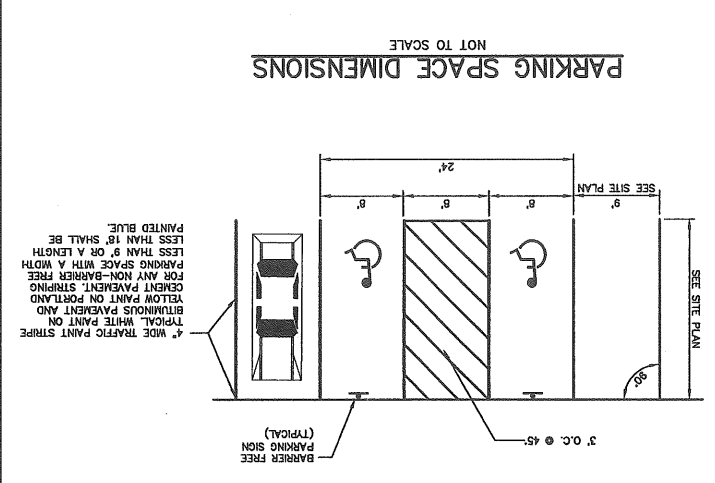
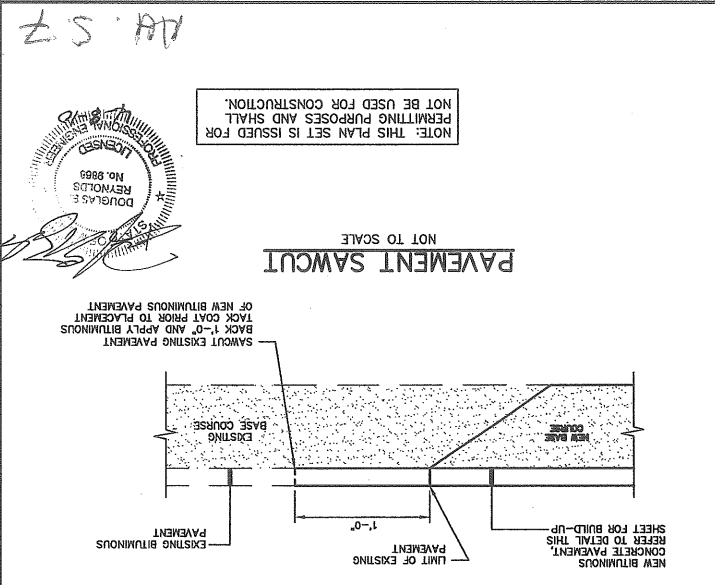
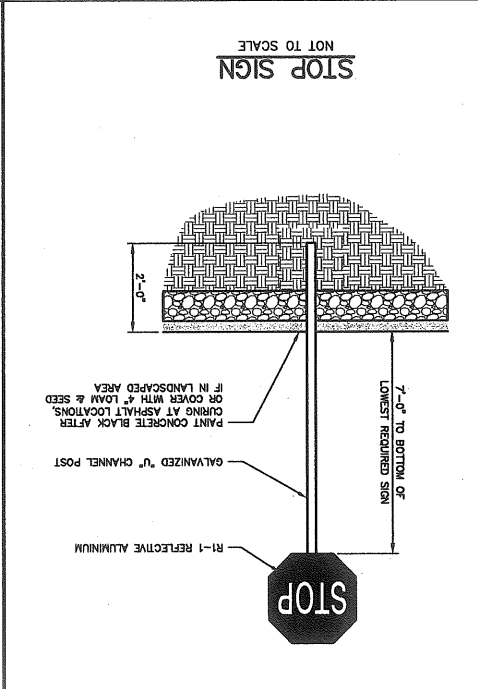
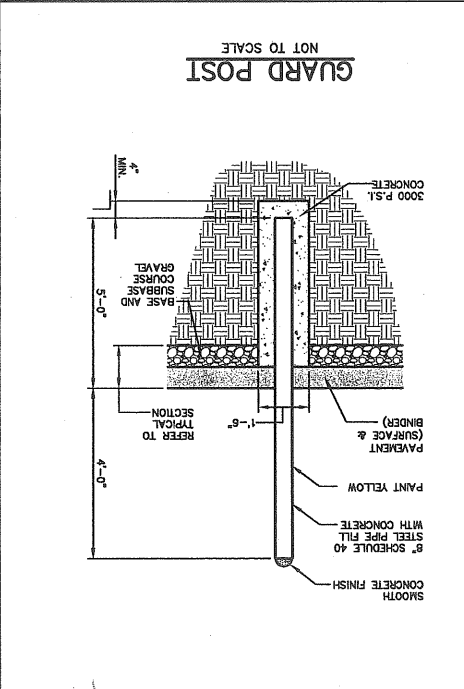
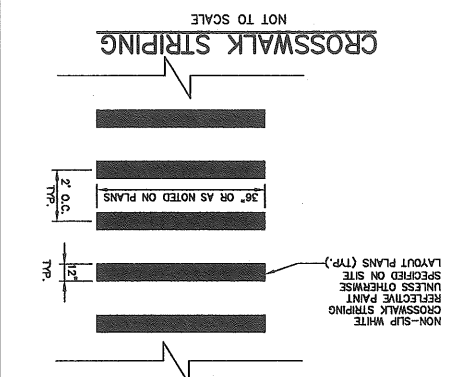
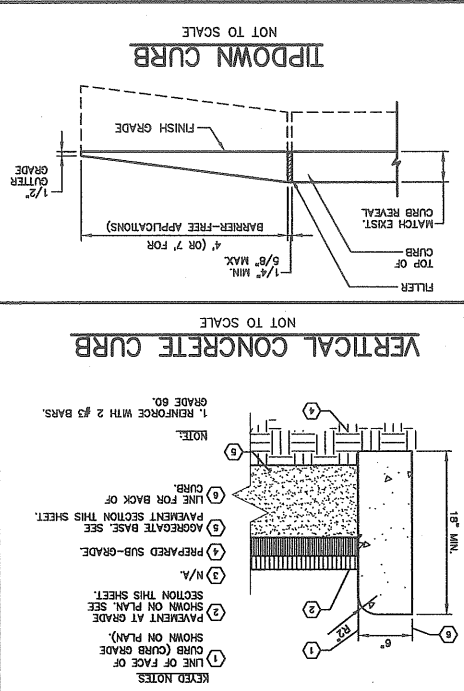
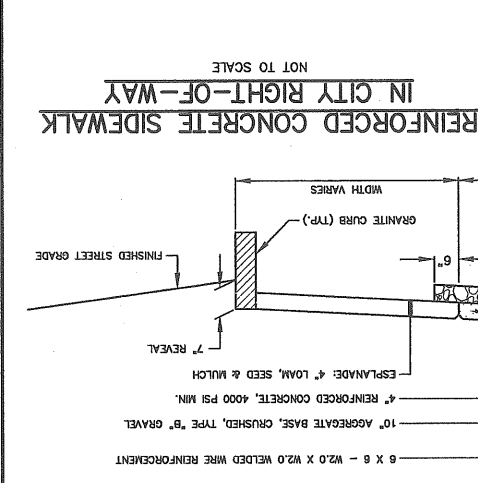
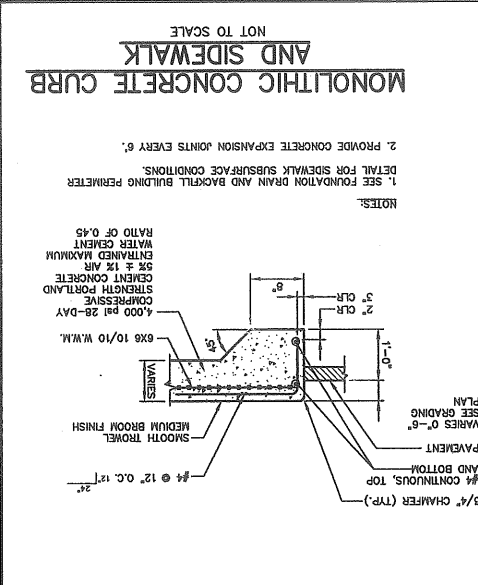
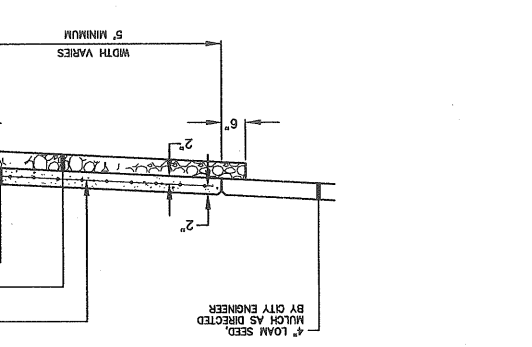
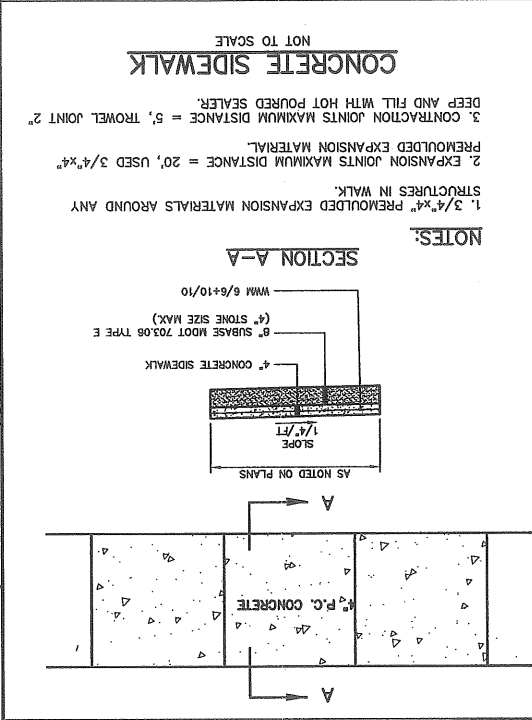
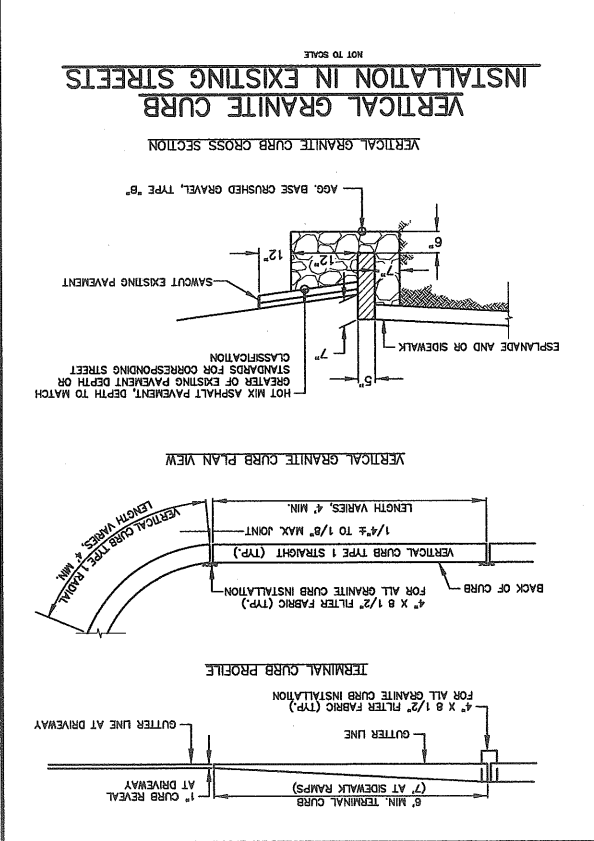
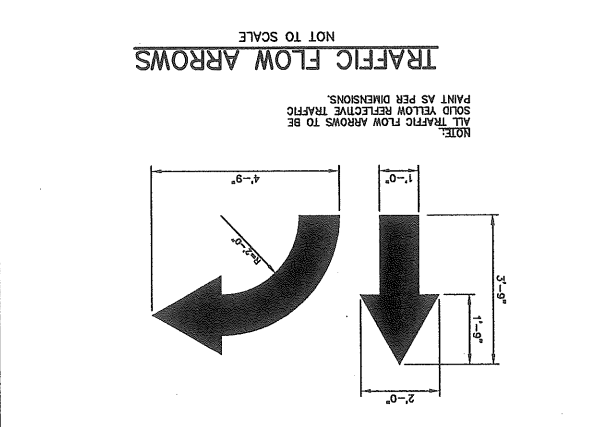
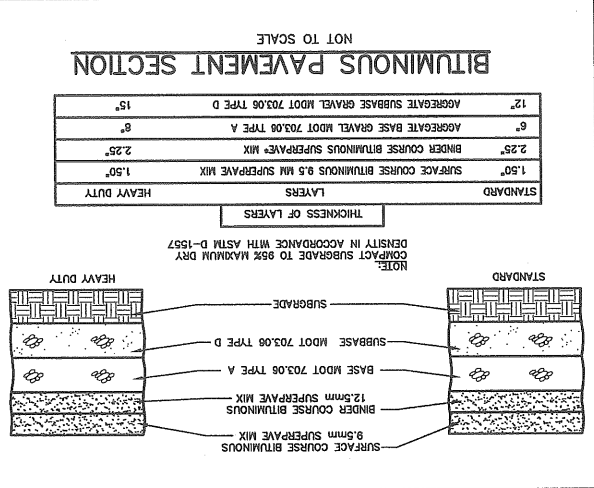
Issued For	Date	By
SITE PLAN REVIEW	2/16/10	DER
PUBLIC HEARING REVIEW	3/23/10	DER

Design: JIM	Draft: CS	Date: JAN 2010
Checked: DER	Scale: NTS	Job No: 2287
File Name: 2287-DETAILS.dwg		
This plan shall not be modified without written permission from Gorill-Palmer Consulting Engineers, Inc.(GPCI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCI.		

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 Engineering Excellence Since 1998
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 Gray, ME 04039
 E-Mail: mail@gorillpalmer.com
 207-657-6912
 FAX: 207-657-6912

Drawing Name: **Site Details - 1**
 Project: **Proposed Bank**
 314 Allen Avenue, Portland, Maine
 Client: **Bangor Savings Bank**
 99 Franklin Street, Bangor, Maine 04401

Drawing No. **C401**



Attachment 5.7
 Hearing 4.13.10

Rev.	Date	Revision
1	3/23/10	ADDED NOTE TO TRENCH SECTION AND SHADOW BOX DETAILS
2	4/6/10	ADDED NOTE TO TRENCH SECTION

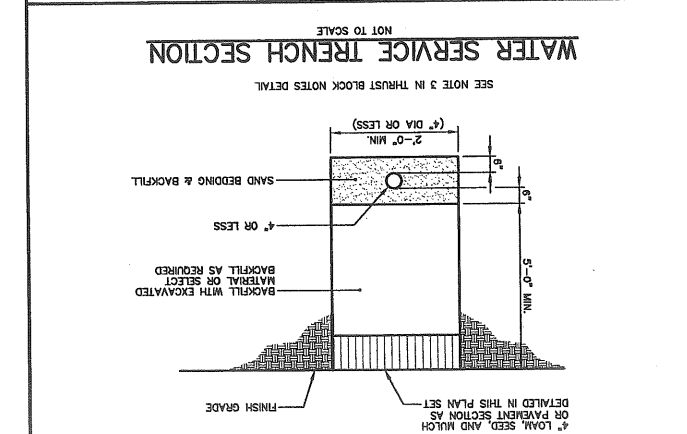
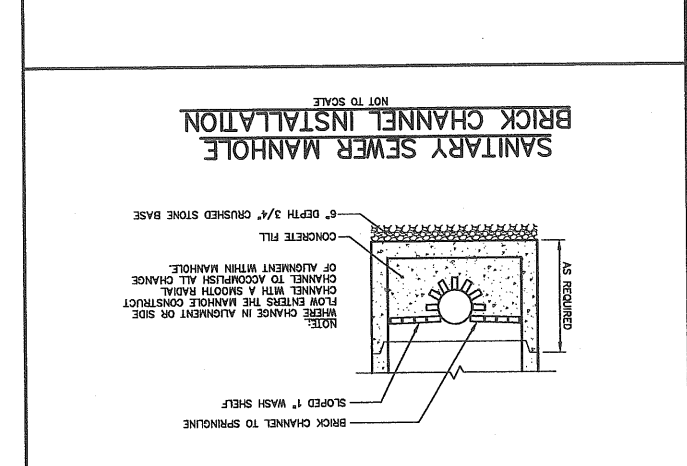
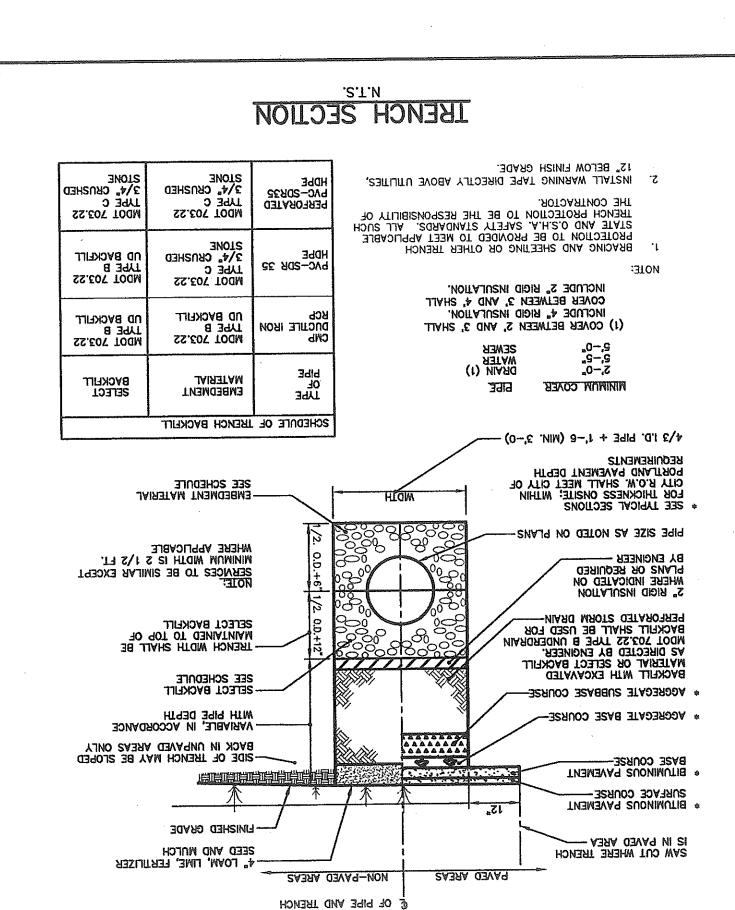
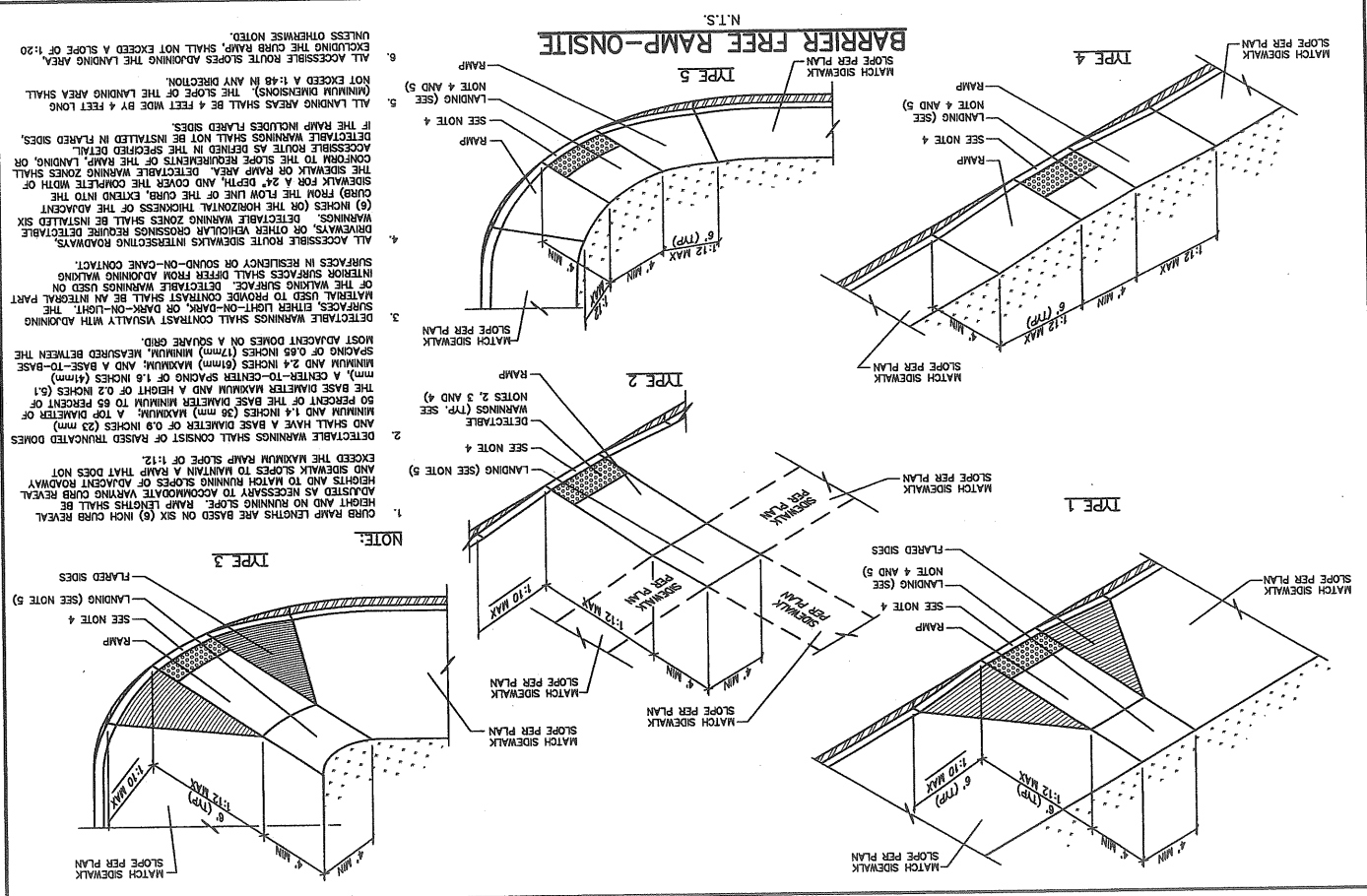
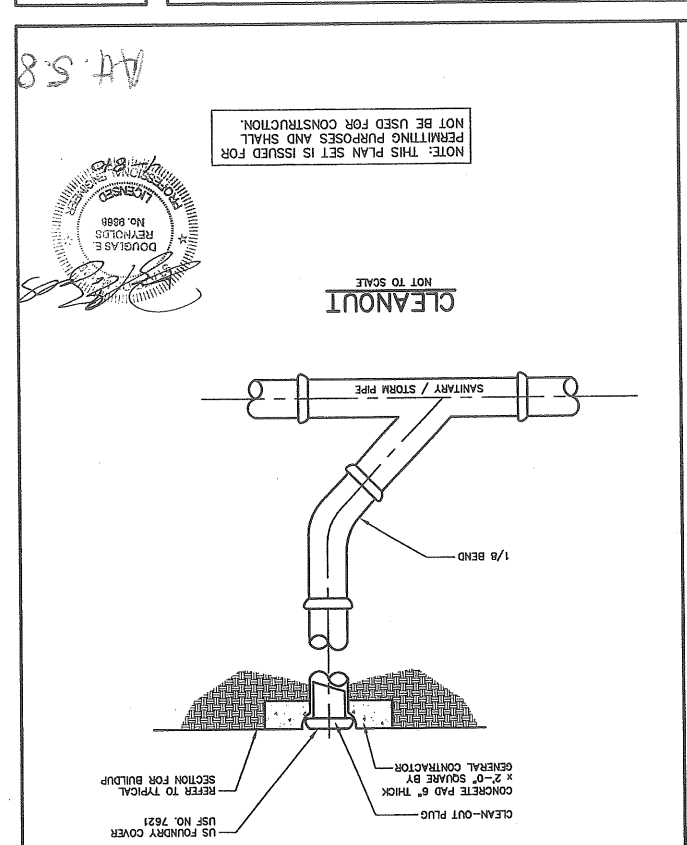
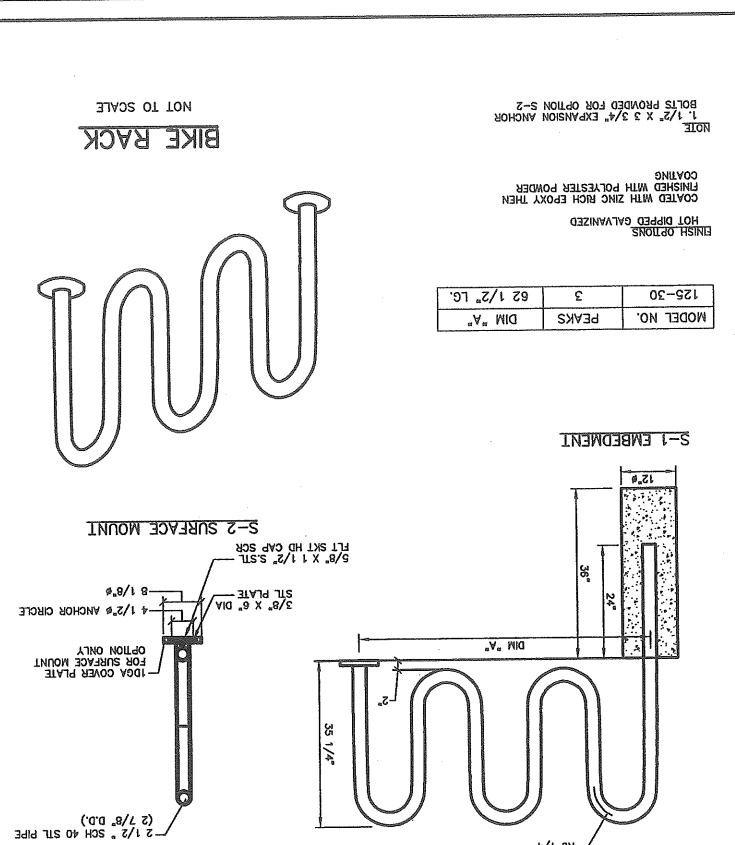
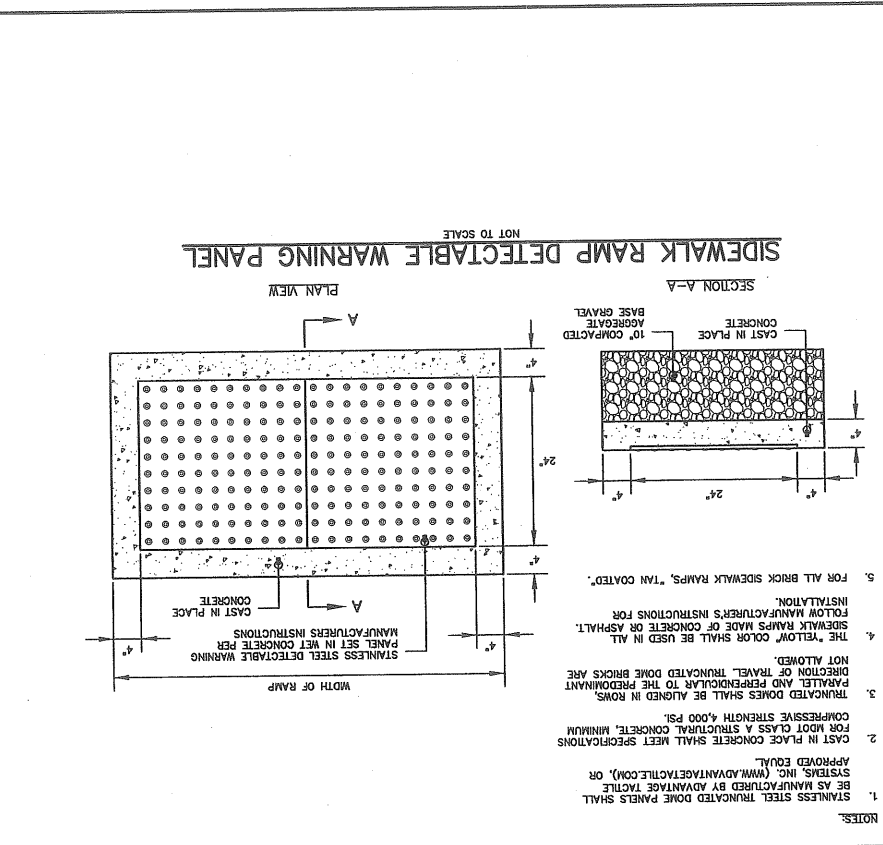
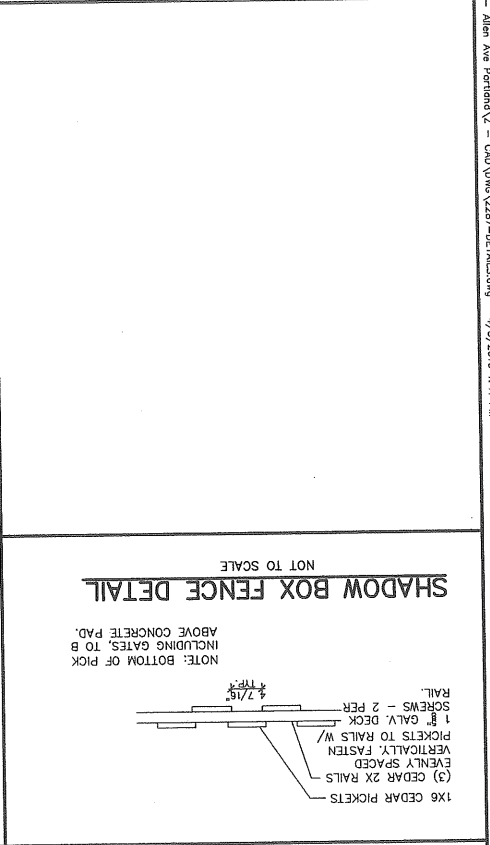
Issued For	Date	By
SITE PLAN REVIEW	2/16/10	DER
PUBLIC HEARING REVIEW	3/23/10	DER

Design	Drawn	Scale	Date
JLM	CG	NIS	JAN 2010

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 15 Shaker Road
 Ory, ME 04039
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 Engineering Excellence Since 1998
 Gorrill-Palmer Consulting Engineers, Inc.
 207-657-6910
 FAX: 207-657-6912
 E-Mail: molbok@gorrillpalmer.com

Drawing Name: Miscellaneous Details
 Project: Proposed Bangor Savings Bank
 314 Allen Avenue, Portland, Maine
 Client: Bangor Savings Bank
 99 Franklin Street, Bangor, Maine 04401

Drawing No. C402



Attachment 5-8 Hearing 4.13.10

Rev	Date	Revision
-	-	-
-	-	-
-	-	-

Date	By	Issued For
3/23/10	DER	PUBLIC HEARING REVIEW
2/16/10	DER	SITE PLAN REVIEW

Date	Drawn	Checked	Scale	Job No.
JAN 2010	JIM	DER	NIS	2287

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 E-Mail: mail@gorillpalmer.com
 207-657-6910
 FAX: 207-657-6912

Drawing Name: **Drainage and Erosion Control Details**
 Project: **Proposed Bank**
 Client: **Bangor Savings Bank**
 314 Allen Avenue, Portland, Maine
 99 Franklin Street, Bangor, Maine 04401

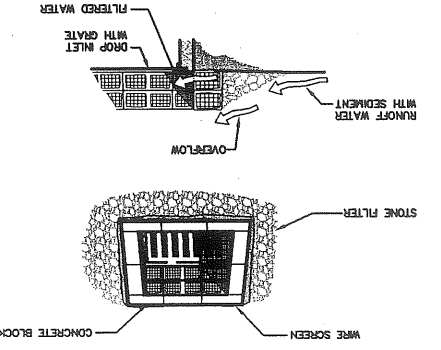
Drawing No. **C403**

STONE SEDIMENT BARRIER
 NOT TO SCALE

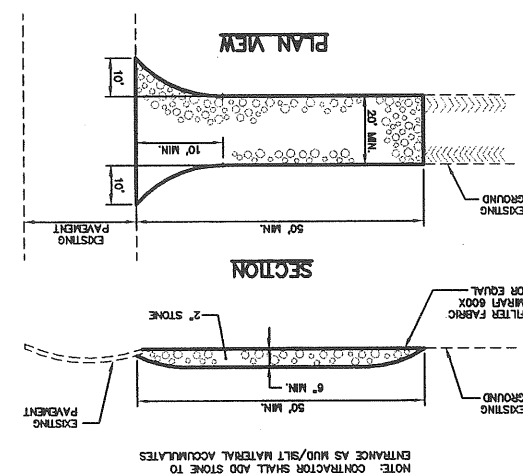
1. PLACE CONCRETE BLOCKS LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE MAT, WITH THE ENDS OF ADJACENT BLOCKS BUTTING. THE HEIGHT OF THE BARRIER CAN BE VARYING, DEPENDING ON DESIGN NEEDS. BY STAGGING CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE HOLES IN THE BLOCKS. HARDWARE CLOTH OR COMPATIBLE WIRE MESH WITH 1/2" OPENINGS SHALL BE USED.
2. STONE SHALL BE PLACED AGAINST THE WIRE TO THE TOP OF THE BLOCK BARRIER. AS SHOWN IN DETAIL. THE STONE FILTER SHALL BE 3/4" CRUSHED STONE.
3. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT, SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE BLOCKS, CLEANED AND REPLACED.

NOTES:
 THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.

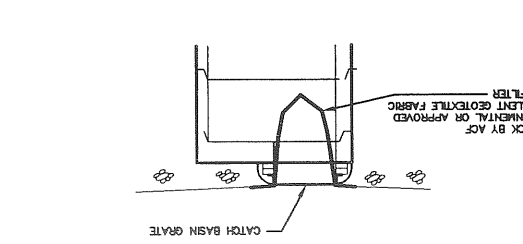
SPECIFIC APPLICATION



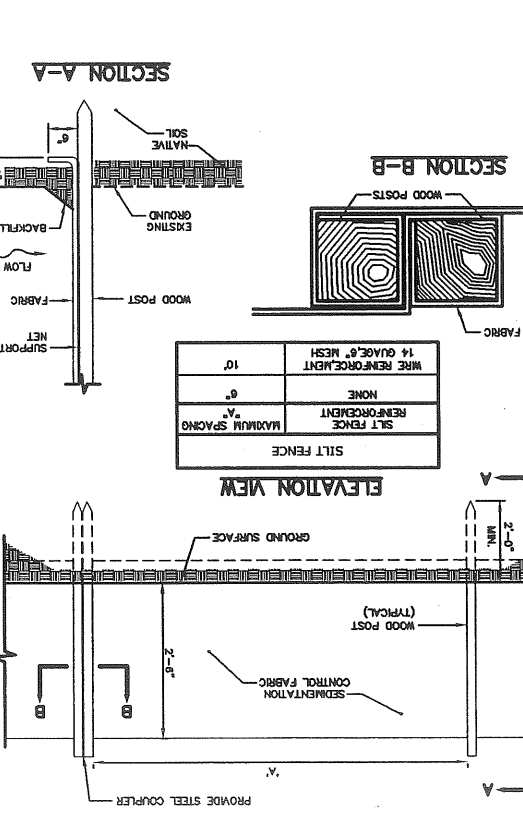
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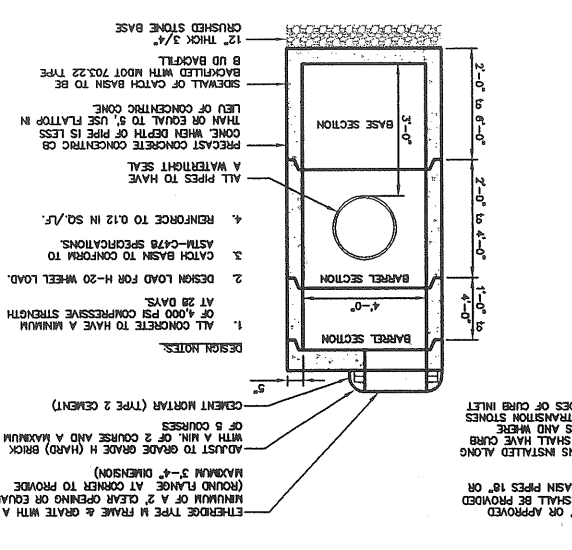
CATCH BASIN INLET FILTER
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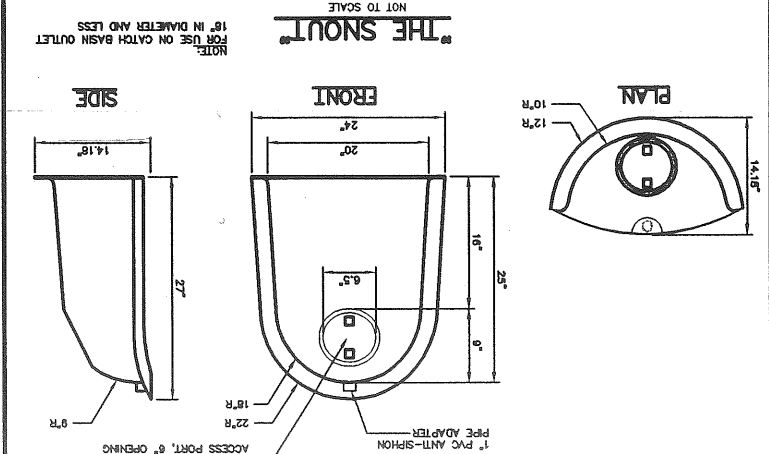
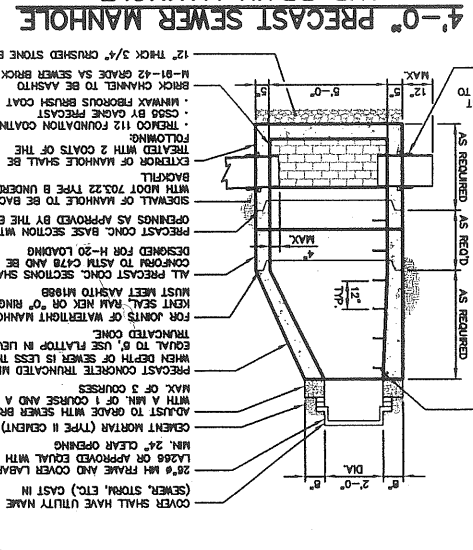
SILTATION FENCE DETAIL
 NOT TO SCALE



4'-0" PRECAST CATCH BASIN
 NOT TO SCALE



4'-0" PRECAST SEWER MANHOLE AND DRAIN MANHOLE
 NOT TO SCALE



NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

att 5.9

Attachment 5.9
 4.13.10

Rev.	Date	Revision
1	3/23/10	EXPANDED BIO CELL #2

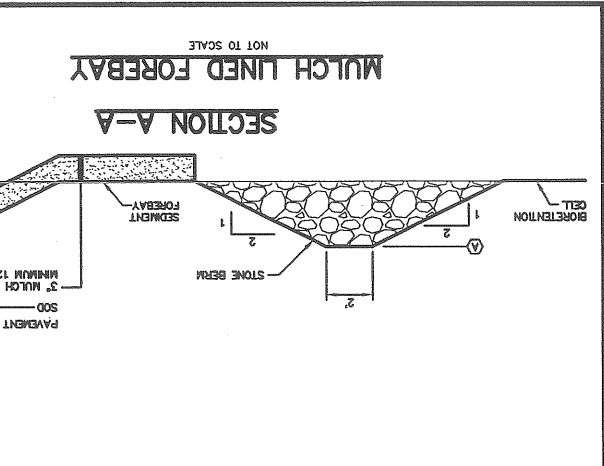
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Checked: DER	Scale: NTS
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Permitted: 3/23/10	DER
DER	2/16/10
By:	Date:

Design: JIM Date: JAN 2010
 Checked: DER Scale: NTS Job No.: 2287
 File Name: 2287-DET1.dwg
 Permitted: 3/23/10 DER
 DER 2/16/10
 By: Date:

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 207-657-6910

Drawing Name: Bioretention Plans and Details
 Project: Proposed Bangor Savings Bank
 314 Allen Avenue, Portland, Maine
 Client: Bangor Savings Bank
 99 Franklin Street, Bangor, Maine 04401

Drawing No. C405



BERM STONE SIZE

NO. 4	NO. 10	NO. 20	NO. 40	NO. 60	NO. 100
1 IN	1 1/2 IN	2 IN	3 IN	4 IN	6 IN
42-55	48-63	64-100	12 IN	100	
SIEVE DESIGNATION PERCENT BY WEIGHT PASSING (AS CUSTOMARY)					

SCHEDULE B

ITEM DESCRIPTION	BIORETENTION CELL DIMENSION/ELEVATION
A TOP OF BERM	81.40
B SEGMENT FOREBAY	80.90
CELL 2	80.25

SCHEDULE A

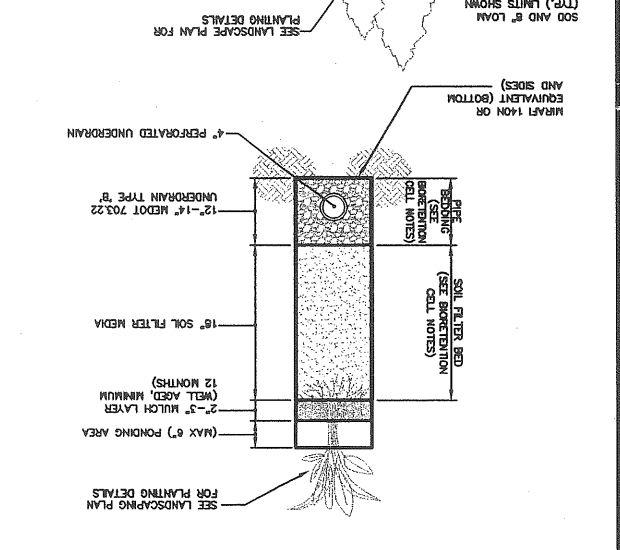
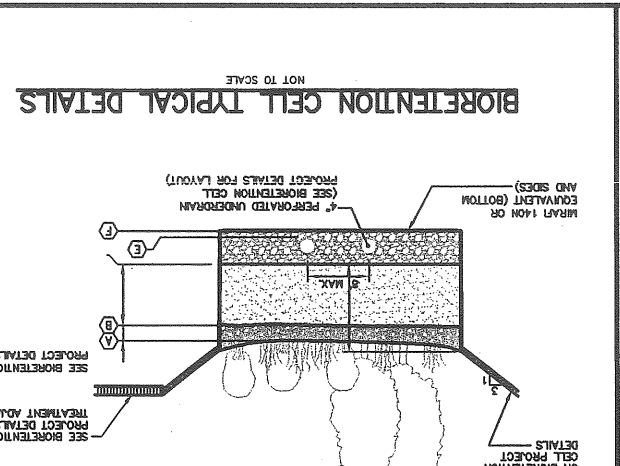
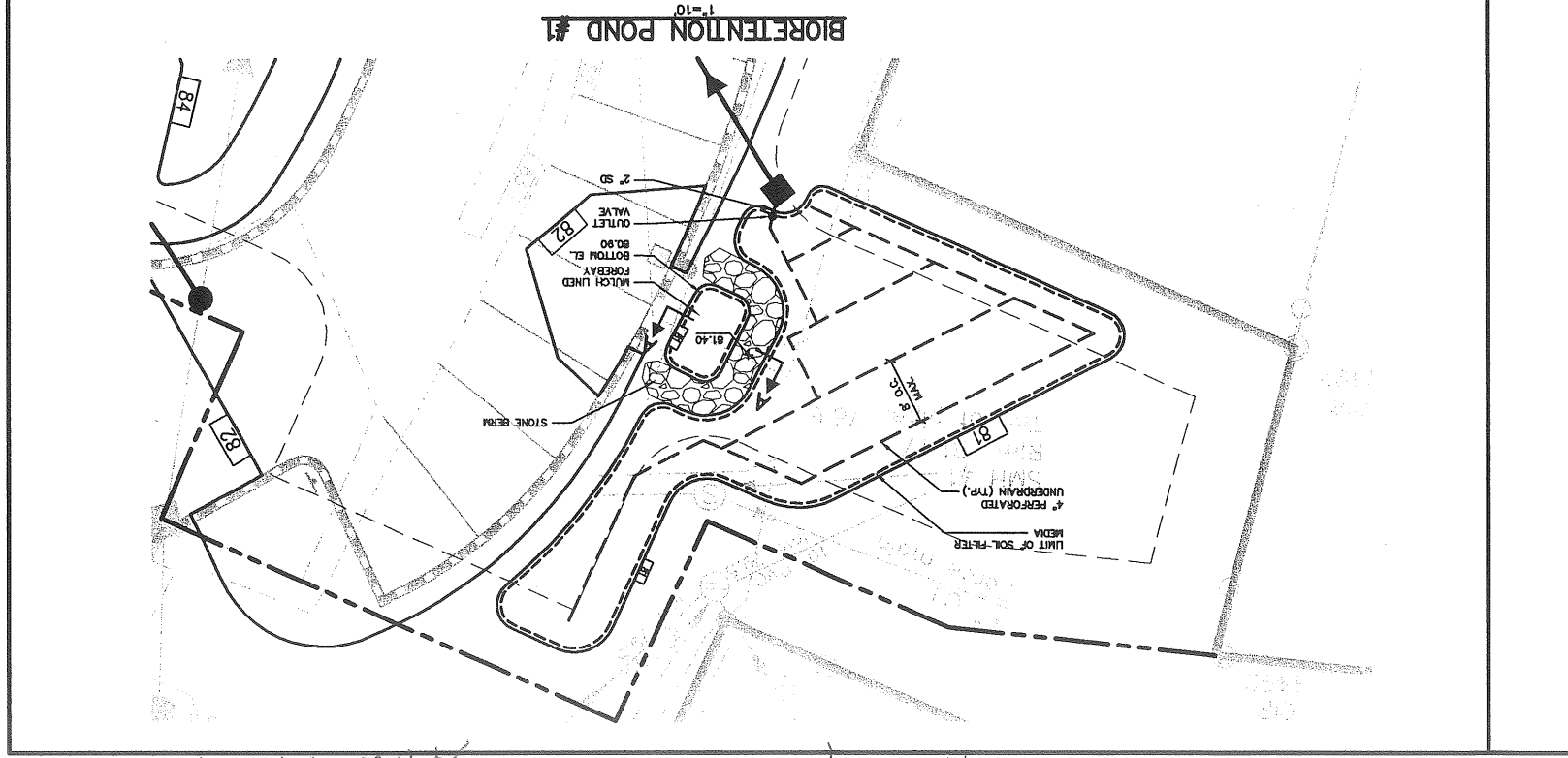
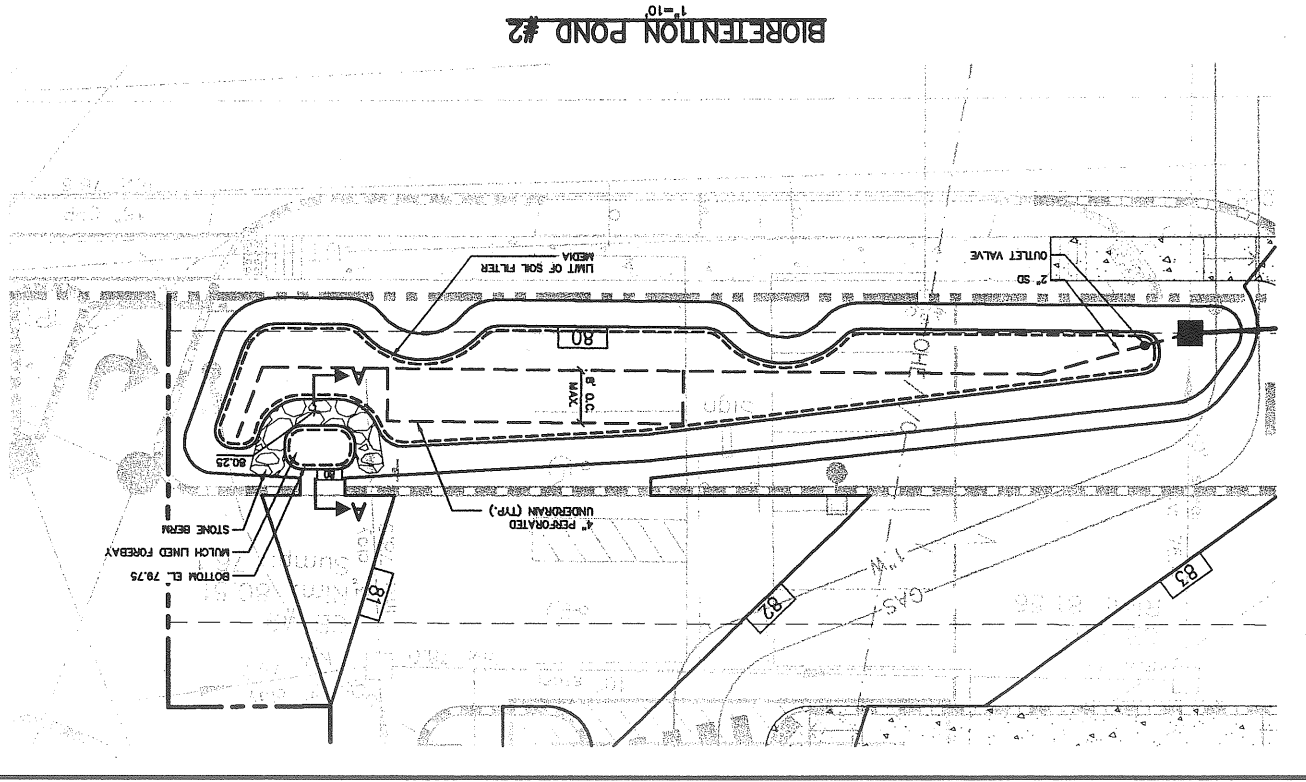
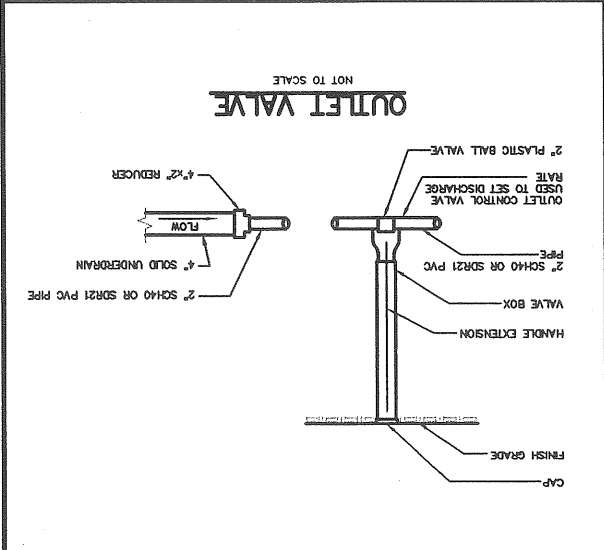
ITEM DESCRIPTION	BIORETENTION CELL DIMENSION/ELEVATION
A TOP MULCH	80.90
B TOP SOIL FILTER	80.75
C TOP UNDERDRAIN BEDDING STONE	78.23
D PIPE INVERT: 4" PERFOR. UD	78.56
E BOTTOM UNDERDRAIN BEDDING	78.23
	77.09

Table 2 MEDOT Specifications for Underdrain Type B (MEDOT #703.22)

SEIVE SIZE	% PASSING BY WEIGHT
3/8"	100
1/2"	85-100
3/4"	75-100
1"	60-100
1 1/2"	50-100
2"	40-100
3"	30-100
4"	20-100
6"	10-50
8"	5-30
12"	2-10
24"	0-5

Table 1 MEDOT Specifications for Aggregate (MEDOT #703.01)

SEIVE SIZE	% PASSING BY WEIGHT
3/8"	100
1/2"	85-100
3/4"	75-100
1"	60-100
1 1/2"	50-100
2"	40-100
3"	30-100
4"	20-100
6"	10-50
8"	5-30
12"	2-10
24"	0-5



BIORETENTION CELL NOTES:

SOIL SPECIFICATIONS:

1. THE SOIL FILTER MEDIA SHALL CONSIST OF A SANDY SOIL MIXED WITH 20% BY VOLUME OF A MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH.
2. SOIL FILTER MEDIA SAND SHALL MEET THE GRADATION LISTED IN TABLE 1 (MEDOT SPECIFICATION 703.01).
3. THE RESULTING SOIL FILTER MEDIA MIXTURE SHALL HAVE 85 TO 12% BY WEIGHT PASSING THE #200 SEVE.
4. THE UNDERDRAIN BEDDING MATERIAL SHALL MEET THE GRADATION LISTED IN TABLE 3 (MEDOT SPECIFICATION 703.22 UNDERDRAIN TYPE B).
5. SOIL FILTER MEDIA MIXTURE SHALL HAVE A PERMEABILITY OF 2.4 IN./HR. TO 4 IN./HR. TO 4 IN./HR UPON COMPACTION BETWEEN 80% AND 92% STANDARD PROCTOR (ASTM D698).

SUBMITTALS:

1. SUBMIT RESULTS OF FIELD AND LABORATORY TESTING TO PROJECT ENGINEER.
2. SUBMIT 75 B. SAMPLE OF EACH TYPE OF MATERIAL, SUBMIT IN AIR TIGHT CONTAINERS TO PROJECT ENGINEER.
3. THE FOLLOWING MATERIAL SHALL BE SUBMITTED:
 - A. SOIL FILTER MEDIA SAND.
 - B. SOIL FILTER MEDIA MIXTURE.
 - C. UNDERDRAIN BEDDING MATERIAL.
4. PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM D 222 - STANDARD TEST METHOD FOR SPEC. ANALYSIS OF FINE AND COARSE AGGREGATES; 1996 ON EACH TYPE OF THE SAMPLE MATERIAL AND SUBMIT RESULTS TO PROJECT ENGINEER.
5. PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90% TO 92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698. SUBMIT RESULTS TO THE PROJECT ENGINEER.
6. PERFORM ONE COMPACTION TEST ON THE IN PLACE SOIL FILTER FOR EVERY 2,000 SQUARE FEET OF FILTER SURFACE AREA. TEST SHALL CONFORM TO ASTM D 2922 - STANDARD TEST METHOD FOR DENSITY OF SOIL AND SOIL-AGGREGATE IN PLACE BY NUCLEAR METHODS (SHALLOW DEPTH); 1994. SUBMIT RESULTS TO THE PROJECT ENGINEER.

CONSTRUCTION:

1. SOIL FILTER MEDIA AND UNDERDRAIN BEDDING MATERIAL SHALL BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR.
2. PERFORATED UNDERDRAIN PIPE SHALL BE 4" SCHEDULE 40 OR SDR 25 PVC PIPE SPACED 8 FEET ON CENTER MAXIMUM.
3. TRIANGULAR AREAS SHALL BE STABILIZED PRIOR TO INSTALLATION OF THE SOIL FILTER MEDIA MIXTURE AND UNDERDRAIN. STABILIZED IS DEFINED AS PAVED IF IN A PARKWAY, AND 90% GRASS CATCH IF IN A VEGETATED AREA.
4. OUTFLOW OF THE BIORETENTION CELL SHALL BE CONTROLLED BY A 2" PLASTIC BALL VALVE WITH TYPE 615 BALL VALVE HANDLE EXTENSION (AVAILABLE FROM E.I. PRESICOTT OR EQUIVALENT), A THREE PIECE VALVE BOX (AVAILABLE FROM E.I. PRESICOTT OR EQUIVALENT) SHALL BE INSTALLED OVER THE VALVE.
5. ALL EQUIPMENT USED WITHIN THE LIMITS OF THE BIORETENTION CELL SHALL BE LOW GROUND PRESSURE VEHICLES (LESS THAN 2.0 PS) WHEN FULLY LOADED.
6. UPON COMPLETION OF THE INSTALLATION OF THE SOIL FILTER MEDIA AND PLANTING, THE CONTRACTOR SHALL FLOOD THE BIORETENTION CELL TO THE DESIGN ELEVATION WITH CLEAN WATER AND ADJUST THE VALVE TO OBTAIN A 24 HOUR TO 32 HOUR RELEASE TIME.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

ATT. S.11

Attachment S.11
 Hearing 4.13.10