

DESIGNED
PDO

CHECKED
RAM

C RAM 1-22-16 MODIFY STORMTECH CLEANOUT / CITY CONDITIONS OF APPROVAL
 B RAM 11-20-15 RESPONSE TO CITY COMMENTS
 A RAM 9-18-15 PLAN SUBMISSION TO CITY OF PORTLAND
 REV: BY: DATE: STATUS:
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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GRADING AND DRAINAGE PLAN
 OF
 PORTLAND RETIREMENT RESIDENCE
 802 OCEAN AVENUE
 PORTLAND, ME
 FOR:
 HAWTHORN DEVELOPMENT GROUP, LLC
 9310 NE VANCOUVER MALL DR., STE200
 VANCOUVER, WA 98662-8210

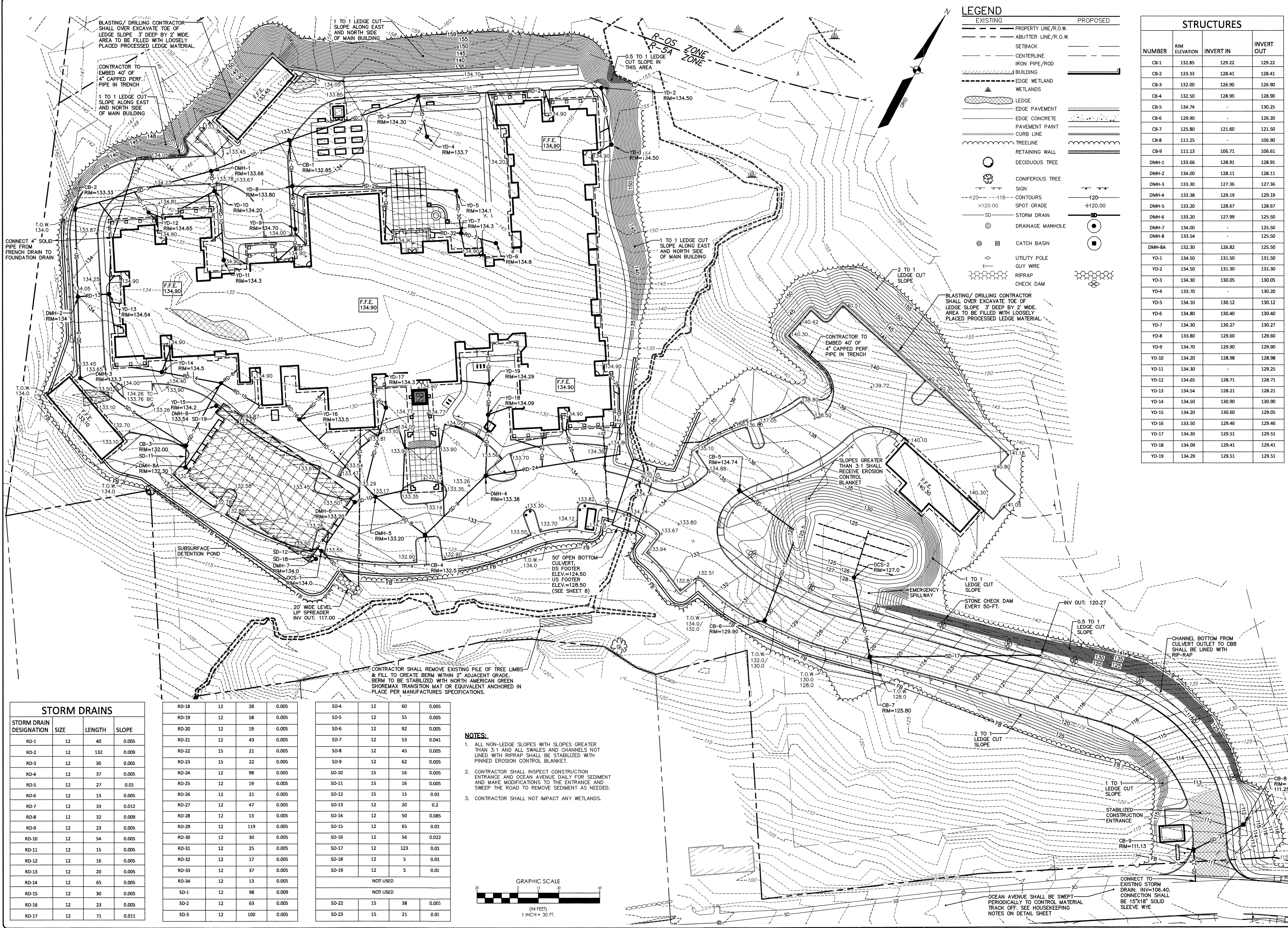
PROJECT NO. 14432
 SCALE 1" = 30'
 SHEET 6 OF 14

LEGEND

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	PROPERTY LINE/R.O.W.
ABUTTER LINE/R.O.W.	ABUTTER LINE/R.O.W.
SETBACK	SETBACK
CENTERLINE	CENTERLINE
IRON PIPE/ROD	IRON PIPE/ROD
BUILDING	BUILDING
EDGE WETLAND	EDGE WETLAND
WETLANDS	WETLANDS
LEDGE	LEDGE
EDGE PAVEMENT	EDGE PAVEMENT
EDGE CONCRETE	EDGE CONCRETE
PAVEMENT PAINT	PAVEMENT PAINT
CURB LINE	CURB LINE
TREELINE	TREELINE
RETAINING WALL	RETAINING WALL
DECIDUOUS TREE	DECIDUOUS TREE
CONIFEROUS TREE	CONIFEROUS TREE
SIGN	SIGN
CONTOURS	CONTOURS
SPOT GRADE	SPOT GRADE
STORM DRAIN	STORM DRAIN
DRAINAGE MANHOLE	DRAINAGE MANHOLE
CATCH BASIN	CATCH BASIN
UTILITY POLE	UTILITY POLE
GUY WIRE	GUY WIRE
RIPRAP	RIPRAP
CHECK DAM	CHECK DAM

STRUCTURES

NUMBER	RIM ELEVATION	INVERT IN	INVERT OUT
CB-1	132.85	129.22	129.22
CB-2	133.33	128.41	128.41
CB-3	132.00	126.90	126.90
CB-4	132.50	128.90	128.90
CB-5	134.74	-	130.25
CB-6	129.90	-	126.20
CB-7	125.80	121.60	121.50
CB-8	111.25	-	106.90
CB-9	111.13	106.71	106.61
DMH-1	133.66	128.91	128.91
DMH-2	134.00	128.11	128.11
DMH-3	133.30	127.36	127.36
DMH-4	133.38	129.19	129.19
DMH-5	133.20	128.67	128.67
DMH-6	133.20	127.99	125.50
DMH-7	134.00	-	125.50
DMH-8	133.54	-	125.50
DMH-8A	132.30	126.82	125.50
YD-1	134.50	131.50	131.50
YD-2	134.50	131.30	131.30
YD-3	134.30	130.05	130.05
YD-4	133.70	-	130.20
YD-5	134.10	130.12	130.12
YD-6	134.80	130.40	130.40
YD-7	134.30	130.27	130.27
YD-8	133.80	129.60	129.60
YD-9	134.70	129.90	129.90
YD-10	134.20	128.98	128.98
YD-11	134.30	-	129.25
YD-12	134.65	128.71	128.71
YD-13	134.54	128.21	128.21
YD-14	134.50	130.90	130.90
YD-15	134.20	130.60	129.05
YD-16	133.50	129.46	129.46
YD-17	134.30	129.51	129.51
YD-18	134.09	129.41	129.41
YD-19	134.29	129.51	129.51



STORM DRAINS

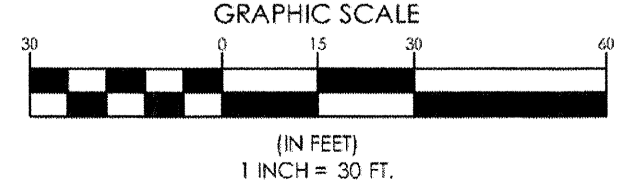
STORM DRAIN DESIGNATION	SIZE	LENGTH	SLOPE
RD-1	12	40	0.005
RD-2	12	132	0.009
RD-3	12	30	0.005
RD-4	12	37	0.005
RD-5	12	27	0.01
RD-6	12	13	0.005
RD-7	12	33	0.012
RD-8	12	32	0.009
RD-9	12	23	0.005
RD-10	12	54	0.005
RD-11	12	15	0.005
RD-12	12	16	0.005
RD-13	12	20	0.005
RD-14	12	65	0.005
RD-15	12	30	0.005
RD-16	12	23	0.005
RD-17	12	71	0.011

RD-18	12	28	0.005
RD-19	12	58	0.005
RD-20	12	19	0.005
RD-21	12	43	0.005
RD-22	15	21	0.005
RD-23	15	22	0.005
RD-24	12	98	0.005
RD-25	12	19	0.005
RD-26	12	21	0.005
RD-27	12	47	0.005
RD-28	12	13	0.005
RD-29	12	119	0.005
RD-30	12	30	0.005
RD-31	12	25	0.005
RD-32	12	17	0.005
RD-33	12	37	0.005
RD-34	12	13	0.005
SD-1	12	98	0.009
SD-2	12	63	0.005
SD-3	12	100	0.005

SD-4	12	60	0.005
SD-5	12	55	0.005
SD-6	12	92	0.005
SD-7	12	53	0.041
SD-8	12	45	0.005
SD-9	12	62	0.005
SD-10	15	16	0.005
SD-11	15	16	0.005
SD-12	15	15	0.01
SD-13	12	20	0.2
SD-14	12	50	0.085
SD-15	12	65	0.01
SD-16	12	56	0.022
SD-17	12	123	0.01
SD-18	12	5	0.01
SD-19	12	5	0.01
SD-22	15	38	0.005
SD-23	15	21	0.01

NOTES:

- ALL NON-LEDGE SLOPES WITH SLOPES GREATER THAN 3:1 AND ALL SWALES AND CHANNELS NOT LINED WITH RIPRAP SHALL BE STABILIZED WITH PINNED EROSION CONTROL BLANKET.
- CONTRACTOR SHALL INSPECT CONSTRUCTION ENTRANCE AND OCEAN AVENUE DAILY FOR SEDIMENT AND MAKE MODIFICATIONS TO THE ENTRANCE AND SWEEP THE ROAD TO REMOVE SEDIMENT AS NEEDED.
- CONTRACTOR SHALL NOT IMPACT ANY WETLANDS.



144326.dwg, TAB:6