

**NOTES**

1. THE CITY OF PORTLAND REQUIRES A PRE-CONSTRUCTION MEETING BEFORE SITE WORK CAN BEGIN.
2. INSTALL EROSION AND SEDIMENTATION CONTROL IN COMPLIANCE WITH THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING PRACTICES IN ACCORDANCE WITH APPENDICES A, B AND C OF MAINE DEP CHAPTER 500. CONTRACTOR SHALL UTILIZE VARYING BMPs TO MINIMIZE THE MIGRATION OF EXPOSED SOILS FROM THE SITE. THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
  - 2.1. GRADE SITE TO DRAIN INTERNALLY
  - 2.2. INSTALL LOCALIZED SEGMENTS OF MULCH BERM, SILT SOCK, HAY BALES AND/OR CRUSHED STONE CHECK DAMS TO FILTER RUNOFF BEFORE IT LEAVES THE SITE.
  - 2.3. INSTALL SILT SACKS (OR APPROVED EQUAL) IN DOWNGRADE CATCH BASINS INCLUDING:
    - 2.3.1. CB ON NORTH CORNER OF MUNJOY AND WILSON
    - 2.3.2. CB ON SOUTH CORNER OF MOODY AND VESPER
    - 2.3.3. FIELD INLET NORTHWEST OF PLAYGROUND AND ADJACENT TO MULTI-USE TRAIL.
  - 2.4. INSTALL TEMPORARY CONSTRUCTION ENTRANCE TO MINIMIZE TRACKING OF SOILS ONTO MUNJOY STREET.
  - 2.5. SWEEP MUNJOY STREET FREQUENTLY. WATER AND/OR VACUUMING SHALL BE USED TO CONTROL DUST WHEN SWEEPING.
3. CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENTATION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER RAIN/STORM EVENTS AND SHALL KEEP A LOG OF THESE INSPECTIONS. ANY ISSUES IDENTIFIED SHALL BE ADDRESSED AS SOON AS POSSIBLE AND BEFORE ADDITIONAL PRECIPITATION.
4. ALL WORK IN THE RIGHT OF WAY SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS
5. ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
7. UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR CONFLICTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER.
8. ALL UTILITY INSTALLATIONS SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTLAND, AS WELL AS ANY OTHER LOCAL, STATE, UTILITY OWNER, AND FEDERAL REQUIREMENTS.
9. SITE CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS.
10. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE GUIDELINES ESTABLISHED IN THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES (LATEST ADDITION) AND MAINTAINED THROUGHOUT CONSTRUCTION OF THIS PROJECT.
11. ALL AREAS DISTURBED BY CONSTRUCTION NOT TO BE PAVED OR OTHERWISE TREATED SHALL BE LOAMED AND SEEDED ACCORDING TO THE PROJECT SPECIFICATIONS.

INSTALL MULCH BERM AT DOWN GRADIENT LIMIT OF WORK. SPECIFIC ALIGNMENT TO BE FLAGGED AND APPROVED BY THE CITY OF PORTLAND BEFORE INSTALLATION.

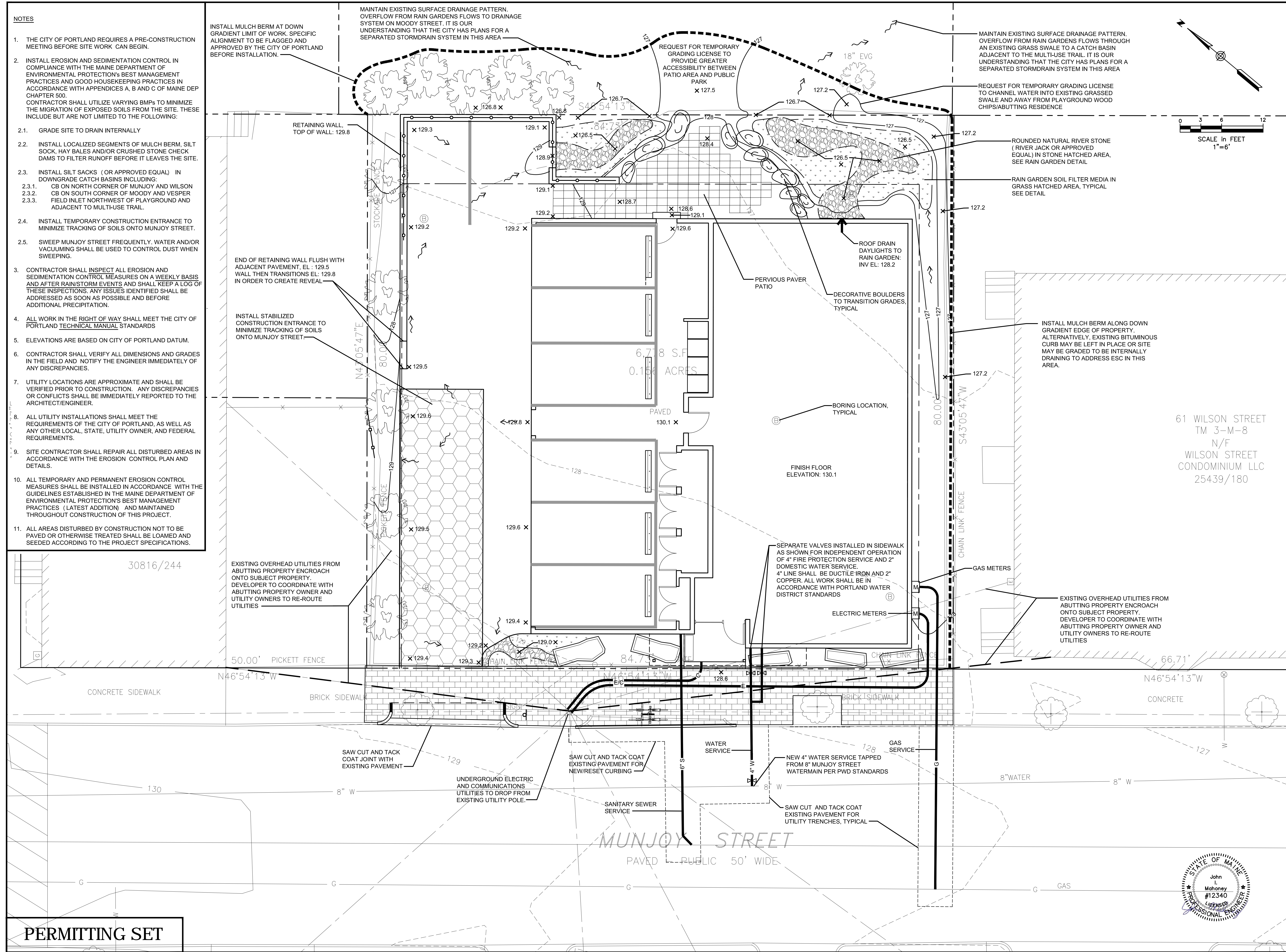
MAINTAIN EXISTING SURFACE DRAINAGE PATTERN. OVERFLOW FROM RAIN GARDENS FLOWS TO DRAINAGE SYSTEM ON MOODY STREET. IT IS OUR UNDERSTANDING THAT THE CITY HAS PLANS FOR A SEPARATED STORMDRAIN SYSTEM IN THIS AREA

REQUEST FOR TEMPORARY GRADING LICENSE TO PROVIDE GREATER ACCESSIBILITY BETWEEN PATIO AREA AND PUBLIC PARK

MAINTAIN EXISTING SURFACE DRAINAGE PATTERN. OVERFLOW FROM RAIN GARDENS FLOWS THROUGH AN EXISTING GRASS SWALE TO A CATCH BASIN ADJACENT TO THE MULTI-USE TRAIL. IT IS OUR UNDERSTANDING THAT THE CITY HAS PLANS FOR A SEPARATED STORMDRAIN SYSTEM IN THIS AREA

REQUEST FOR TEMPORARY GRADING LICENSE TO CHANNEL WATER INTO EXISTING GRASS SWALE AND AWAY FROM PLAYGROUND WOOD CHIPS/ABUTTING RESIDENCE

SCALE IN FEET  
1" = 6'



**65 Munjoy Street**

65 MUNJOY STREET  
PORTLAND, MAINE

**Owner / Developer:**  
Adams Apple, LLC  
30 Danforth Street, Suite 213  
Portland, Maine 04101  
207-272-8550

**Random Orbit, Inc.**  
30 Danforth Street, Suite 213  
Portland, Maine 04101  
207-712-0954

**Consultants:**

**bild**  
ARCHITECTURE

Architect  
Bild Architecture  
30 Danforth Street, Suite 213  
Portland, Maine 04101  
207-408-0168

**RANSOM**  
Consulting, Inc.

Civil Engineer  
Ransom Consulting, Inc.  
400 Commercial Street, Suite 404  
Portland, Maine 04101  
207-772-2891

**pbla**  
peter burke landscape architecture

Landscape Architect  
Peter Burke Landscape Architecture  
34 Brown Street  
Westbrook, Maine 04092  
207-632-7372

**SEI**  
Shelley Engineering, Inc.  
Structural Consultants  
P.O. Box 1333  
Gay, Maine 04939  
Phone (207) 657-8031  
www.ShelleyEngineering.com

**Summit**  
GEOENGINEERING SERVICES  
www.summitgeoeng.com

Geotechnical Engineer  
140 LEBRON ST. - SUITE 609 173 PLEASANT STREET  
LEBENSTON, ME 04240 ROCKLAND, ME 04841  
Tel: (207) 936-3330 Tel: (207) 936-1161

**WR**  
Wright-Ryan

Surveyor  
Owen Haskell, Inc.  
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Falmouth, Maine 04105  
207-774-0424

**Construction Manager**  
Wright-Ryan Construction  
10 Danforth Street  
Portland, Maine 04101  
207-773-3625

**GRADING, DRAINAGE AND UTILITIES PLAN**

No.	Revision/Issue	Date
C	CITY COMMENT RESPONSE	1/27/16
B	SITE PLAN PERMITTING	12/11/15
A	PRE-APPLICATION MEETING	11/18/15

Design by:	JIM	Checked by:	SJB
Drawn by:	JIM	Approved by:	SJB

Project:	141.06157
Sheet No.:	C2



**PERMITTING SET**