

AMATO'S

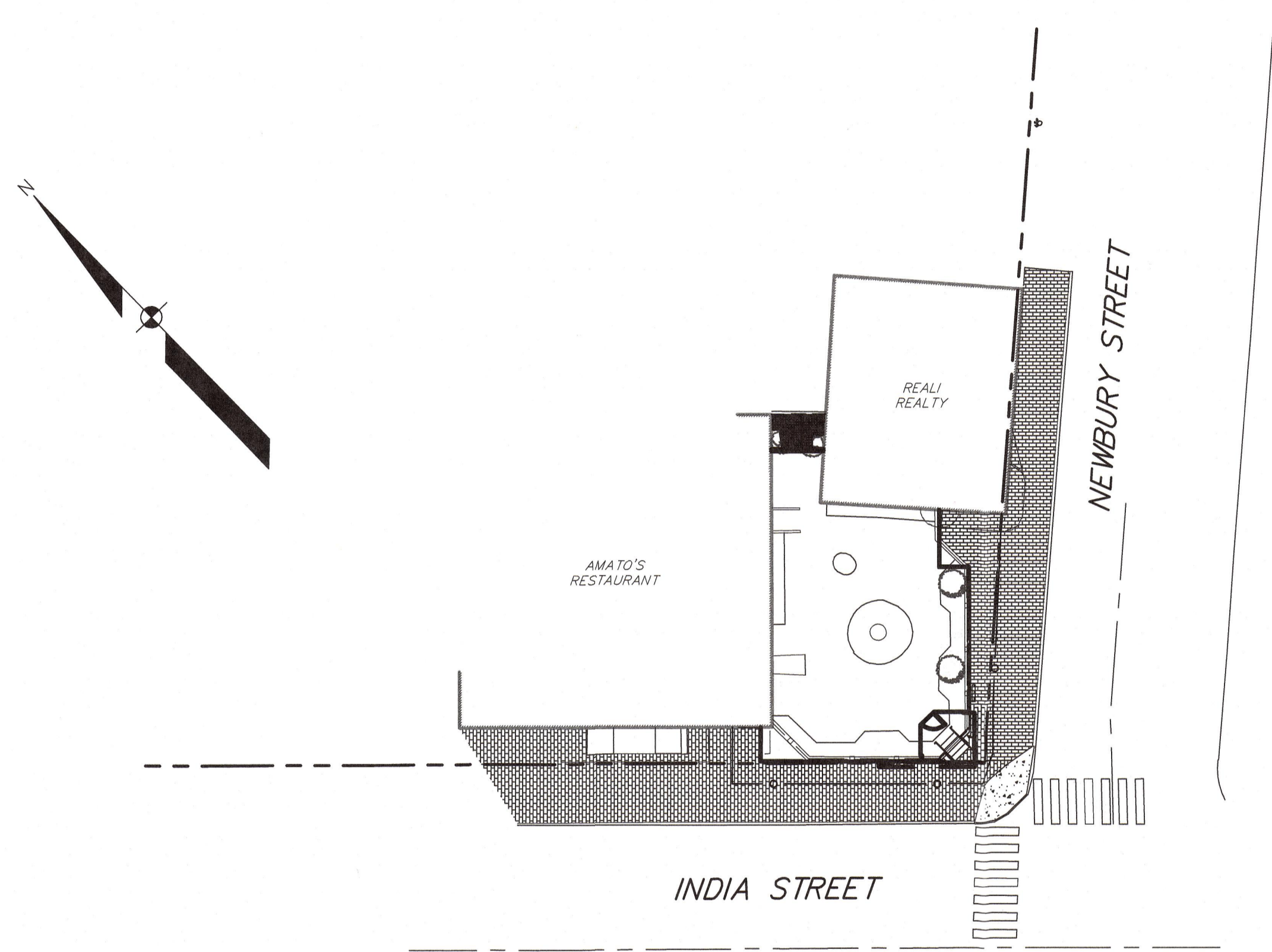
71 INDIA STREET
PORTLAND, MAINE

APPLICANT:
DOMINIC REALI
REALTY, LLC
312 ST. JOHN STREET, 2ND FLOOR
PORTLAND, MAINE 04102

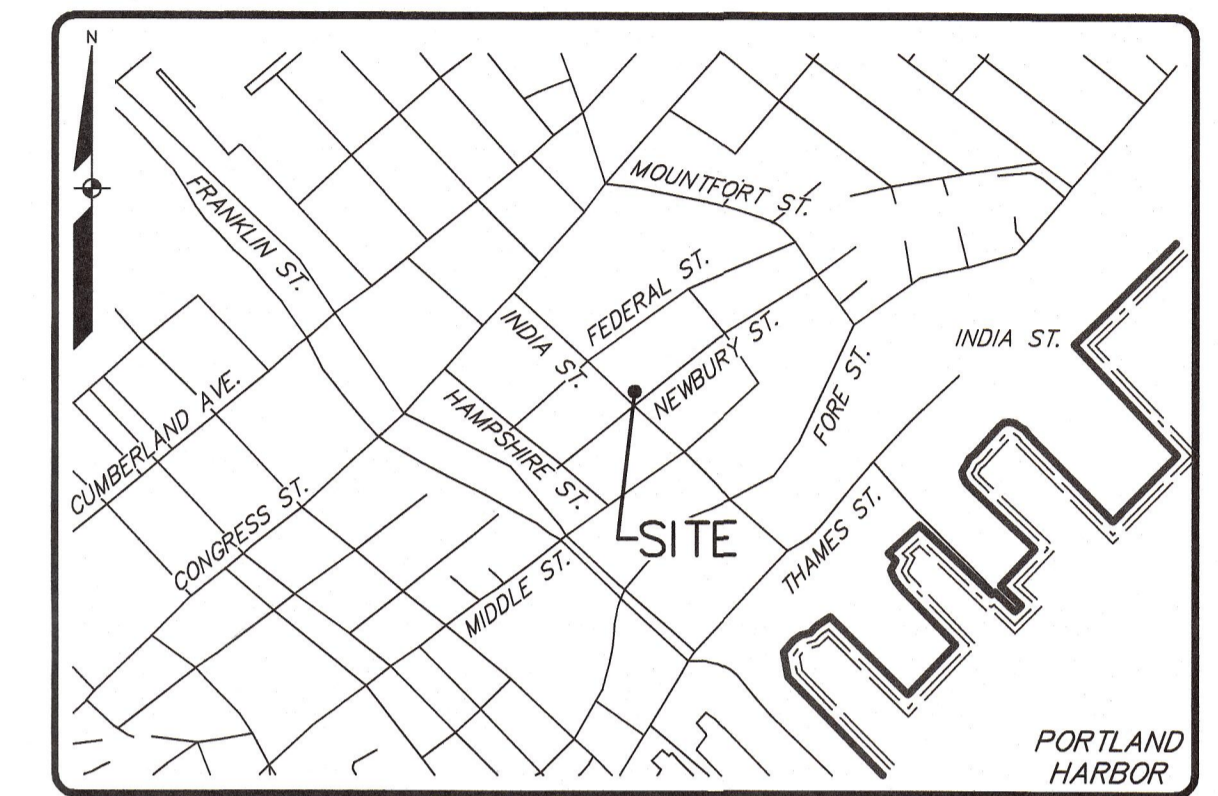
ENGINEER/SURVEYOR:

SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel. 207-783-5656



SCALE: 1"=20'



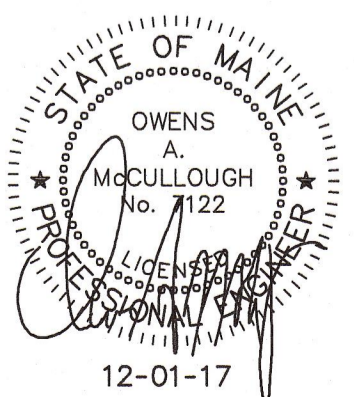
LOCATION MAP

NTS

SHEET INDEX:

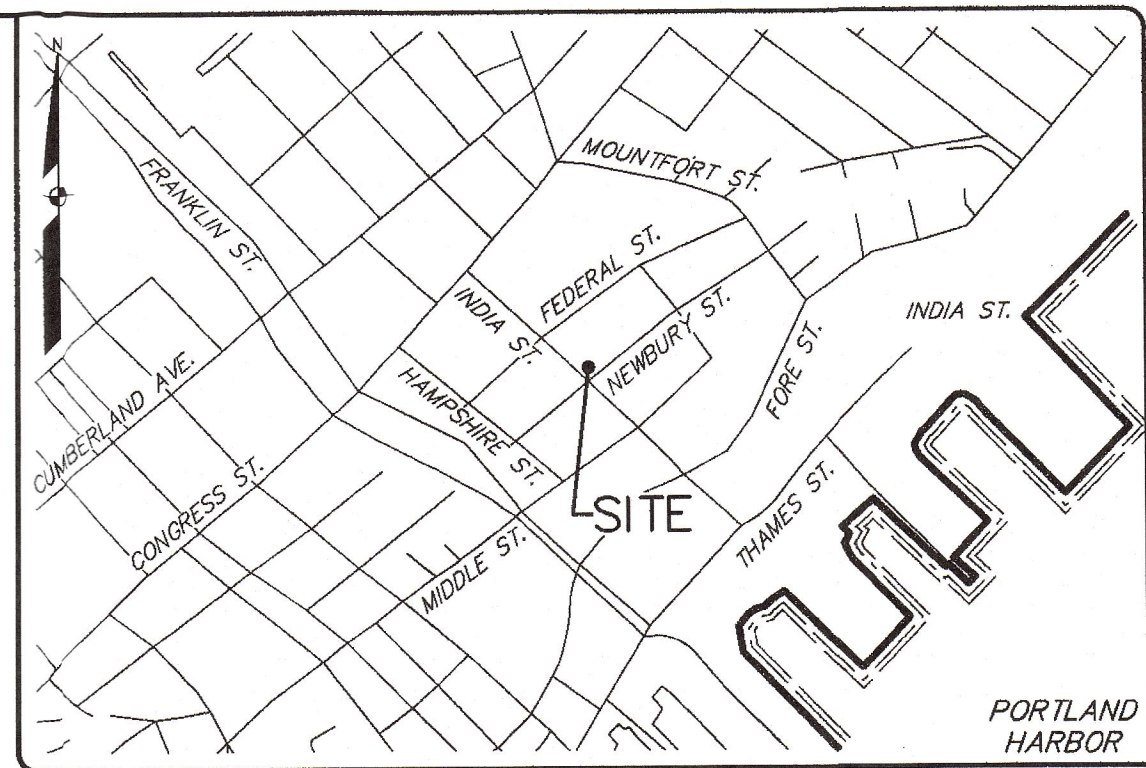
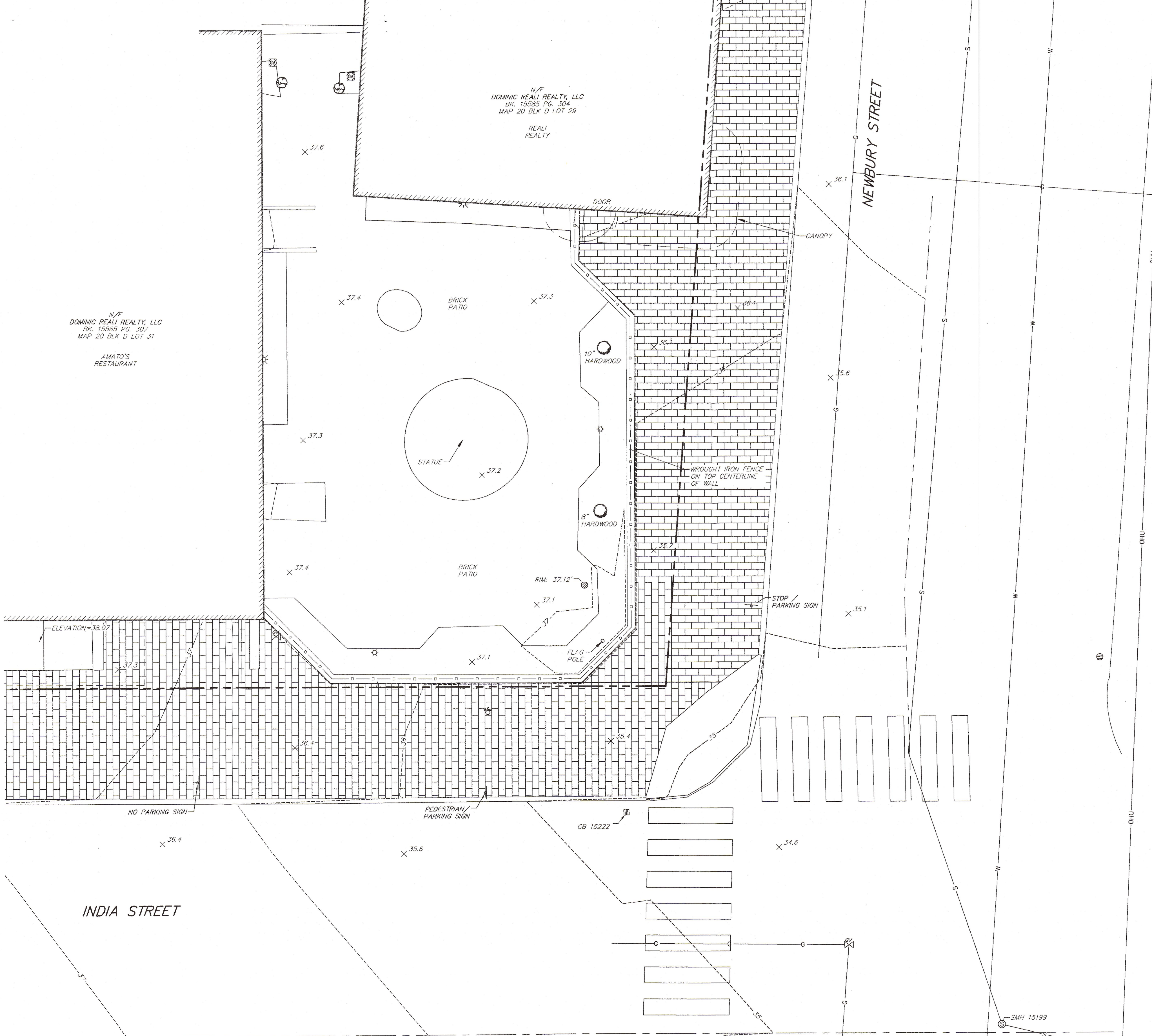
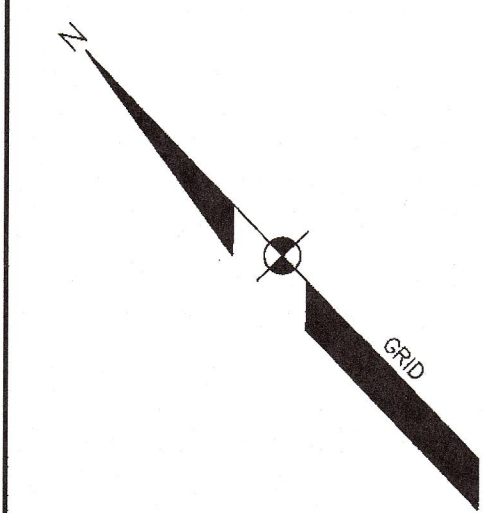
SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SITE PLAN
4	GRADING AND UTILITY PLAN
5	DETAILS

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 12/11/2017



12-01-17

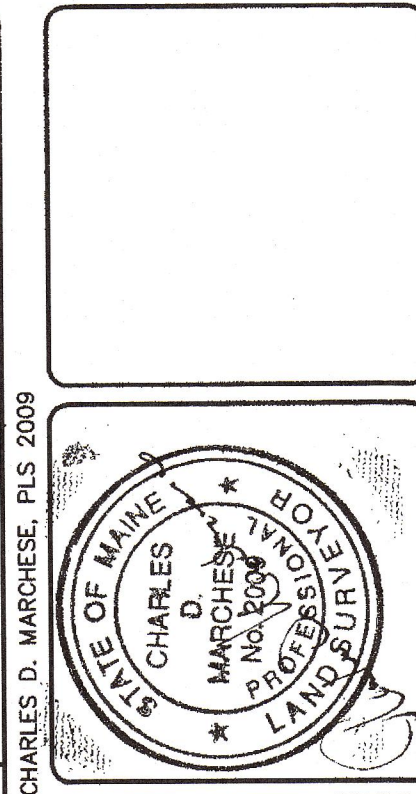
REVISED THROUGH 12-01-2017



LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS DOMINIC REALTY, LLC BY DEED DATED DECEMBER 31, 1998 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 14437, PAGE 268.
2. THE PROPERTY IS SHOWN AS LOT 24, BLOCK D ON THE CITY OF PORTLAND TAX MAP 20 AND IS LOCATED IN THE IS-FSB ZONING DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE IS-FSB ZONING DISTRICT CAN BE FOUND IN CHAPTER 14: LANDUSE OF THE CITY OF PORTLAND CODE OF ORDINANCE IN SECTION 14-257.7 UNDER SUBSECTIONS (a) URBAN NEIGHBORHOOD SUBDISTRICT, AND (c) URBAN ACTIVE SUBDISTRICT.
4. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN JANUARY 2017.
5. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NGVD29, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
6. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
7. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230051.0014.B, HAVING AN EFFECTIVE DATE OF JULY 17, 1998. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE G, AREAS OF MINIMAL FLOODING. (NO SHADING)
8. REFER TO ARCHITECTURAL PLANS FOR LIGHTING.
9. PARKING SUMMARY:
 EXISTING PARKING: 40 SPACES
 REQUIRED:
 AMATOS REQUIREMENT: 1 SP/ 150 S.F. PUBLIC AREA (1,575 S.F.) = 11 SPACES
 REALTY REAL ESTATE: 1 SP/ 400 S.F. OFFICE AREA (2,640 S.F.) = 7 SPACES
 TOTAL REQUIRED: 18 SPACES (40 EXISTING)



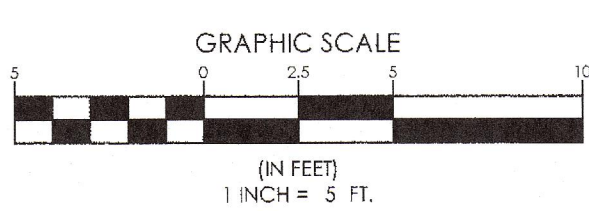
DESIGNED	CHECKED
CDM	OAM

REV.	BY	DATE	STATION	DESCRIPTION
B	OAM	08-10-17		ISSUED FOR CITY SITE PLAN REVIEW
A	CDM	01-23-17		ISSUED TO CLIENT FOR REVIEW

SEBAGO
 TECHNICS
 WWW.SEVERTECHNICS.COM
 75 John Roberts Rd., South Portland, ME 04106
 250 Olden Rd., South Portland, ME 04106
 Tel.: 207-200-2100, 207-783-5658

LEGEND

EXISTING	
(---)	PROPERTY LINE/R.O.W. CENTERLINE
(X)	BENCHMARK DESCRIPTION WITH ELEVATION
(---)	BENCHMARK ACROSS INDIA STREET OPPOSITE AMATOS PATIO
(---)	BUILDING
(---)	DECK/STEPS/
(---)	EDGE PAVEMENT
(---)	PAVEMENT PAINT
(---)	CURB LINE
(---)	CONTOURS
(---)	SPOT GRADE
(---)	WROUGHT IRON FENCE
(---)	DECIDUOUS TREE
(---)	SHRUB
(---)	SIGN
(---)	GAS
(---)	GAS GATE VALVE
(---)	GAS METER
(---)	WATER
(---)	WATER SHUT OFF
(---)	HYDRANT
(---)	SANITARY SEWER
(---)	SANITARY MANHOLE
(---)	CATCH BASIN
(---)	OVERHEAD UTILITY
(---)	LIGHT POLE
(---)	UTILITY POLE
(---)	BUILDING LIGHT



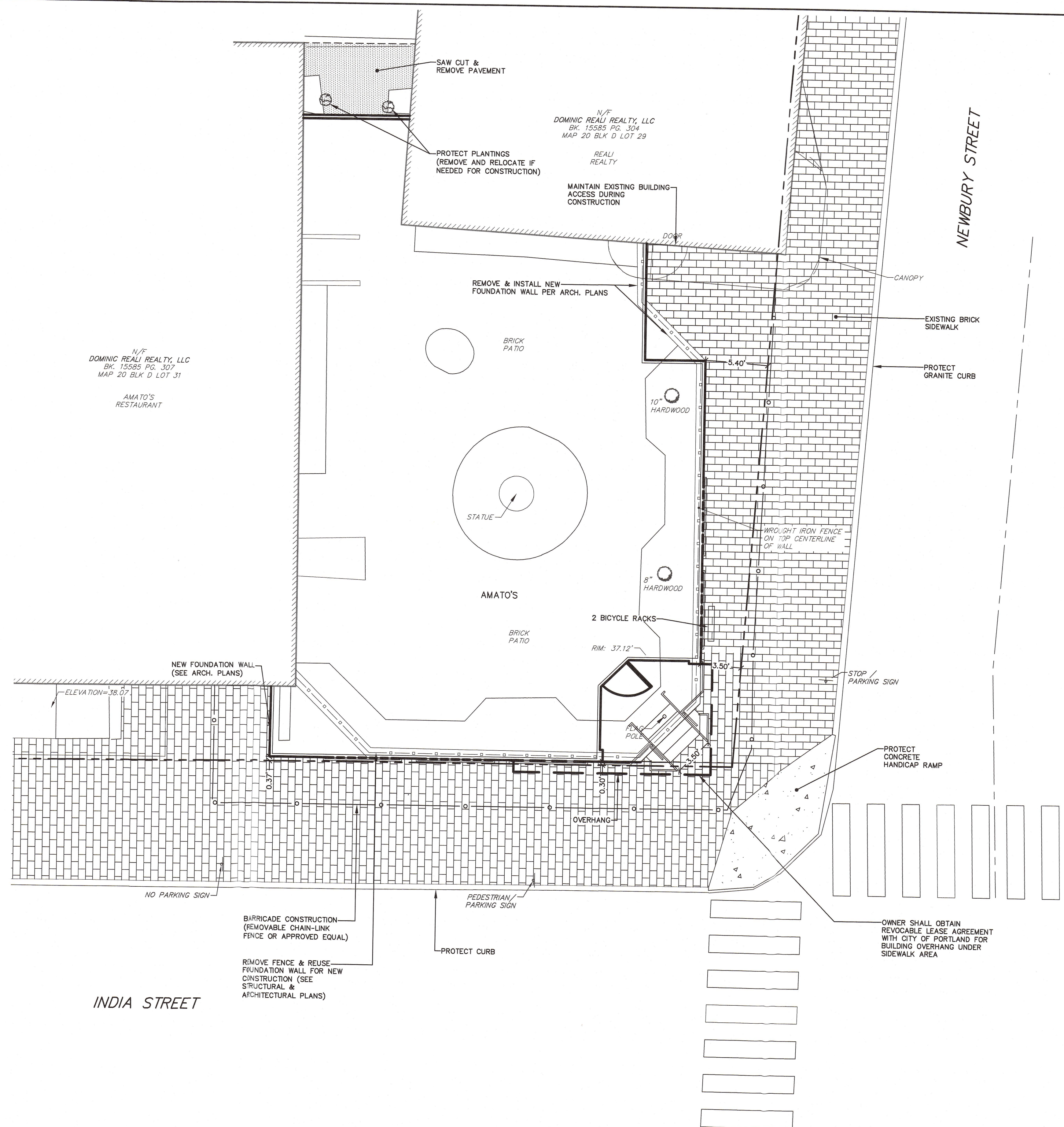
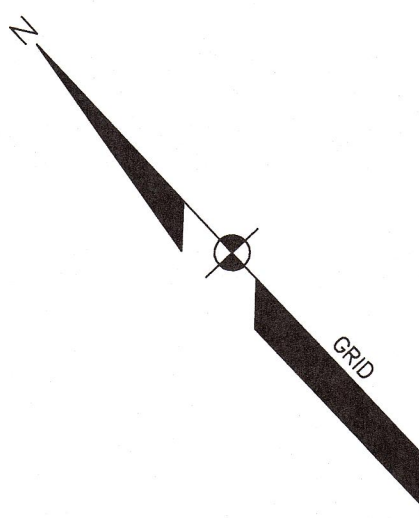
BENCHMARK "X" ON FLANGE BOLT LEFT OF "R" ELEV.=37.27

EXISTING CONDITIONS PLAN
 71 INDIA STREET
 PORTLAND, MAINE
 FOR:
 DOMINIC REALTY, LLC
 312 ST. JOHN STREET, 2ND FLOOR
 PORTLAND, MAINE 04102

PROJECT NO.	SCALE
16539	1" = 5'

SHEET 2 OF 5

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 12/11/2017
 U8



N/F
DOMINIC REALTY, LLC
BK. 15585 PG. 307
MAP 20 BLK D LOT 31
AMATO'S RESTAURANT

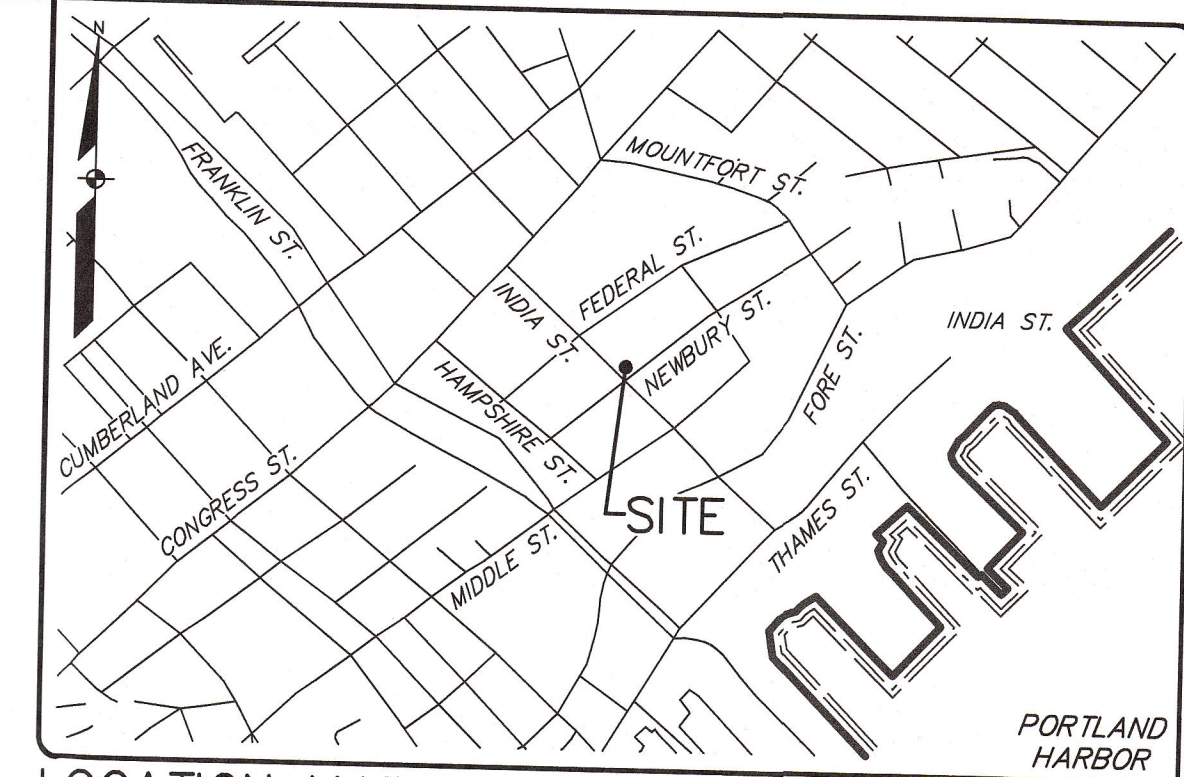
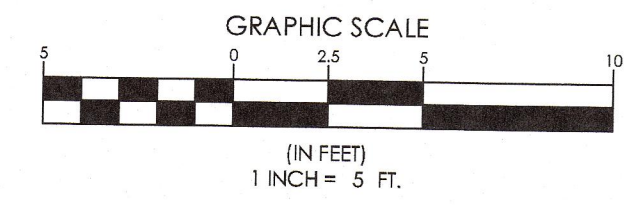
N/F
DOMINIC REALTY, LLC
BK. 15585 PG. 304
MAP 20 BLK D LOT 29
REALTY

INDIA STREET

NEWBURY STREET

LEGEND

EXISTING	PROPOSED
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LOCATION MAP

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- REFER TO STRUCTURAL AND ARCHITECTURAL PLANS FOR BUILDING INTERFACE AND DIMENSIONS AT EXISTING FOUNDATION AND ADJACENT BUILDINGS.

DESIGNED BY: BRF

CHECKED BY: OAM

DATE: 12-11-2017

STATUS: FOR REVIEW

REV#	DATE	STATUS
B	OAM 12-01-17	REVISED PER CITY REVIEW
A	CDM 08-10-17	ISSUED FOR CITY SITE PLAN REVIEW

SEBAGO TECHNICS

WWW.SEAGOTECHNICS.COM

75 John Roberts Rd., Suite B 02940
South Portland, ME 04106
Tel. 207-200-2100 Tel. 207-783-5659

SITE PLAN

OF: AMATO'S
71 INDIA STREET
PORTLAND, MAINE

FOR: DOMINIC REALTY, LLC
312 ST. JOHN STREET, 2ND FLOOR
PORTLAND, MAINE 04102

PROJECT NO: 16539

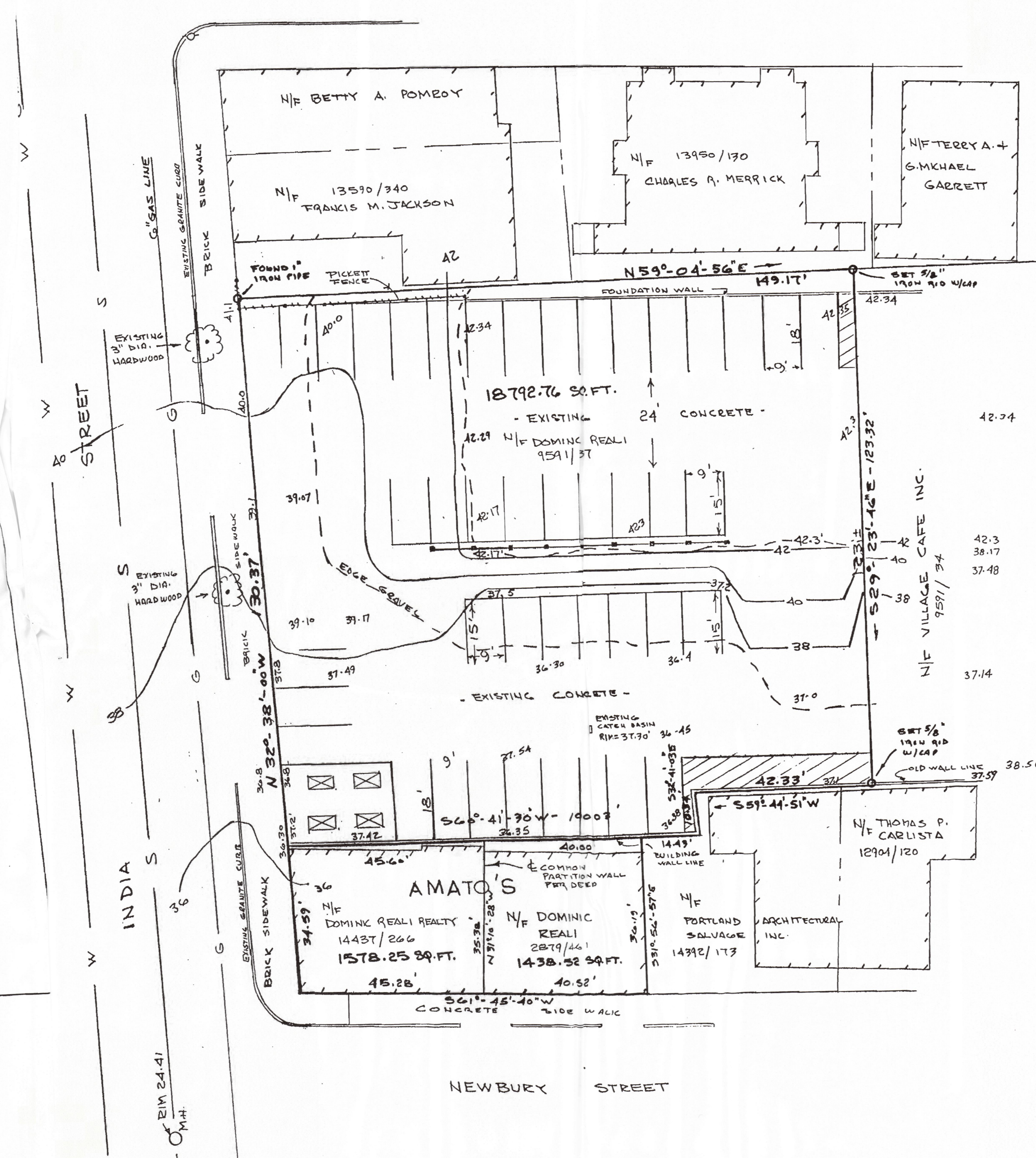
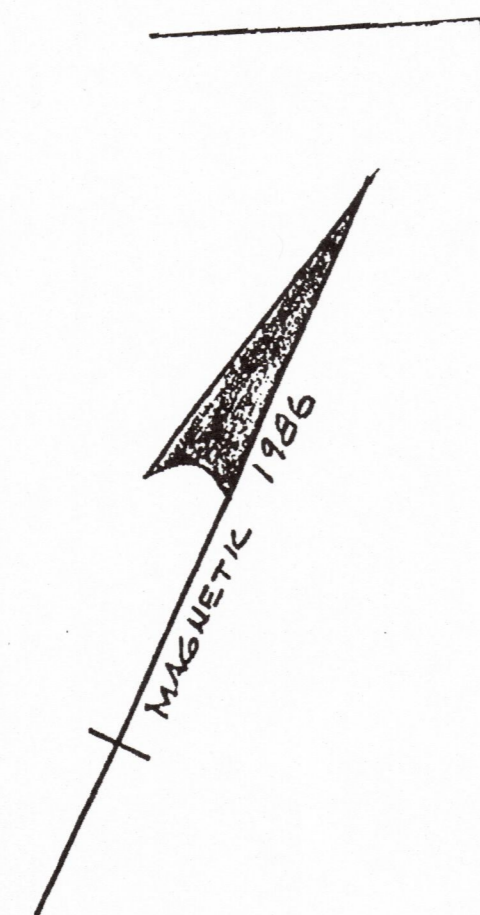
SCALE: 1" = 5'

SHEET 3 OF 5

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Properties
Date of Approval: 12/11/2017

16539 s.dwg TAB-5
WJ

FEDERAL STREET

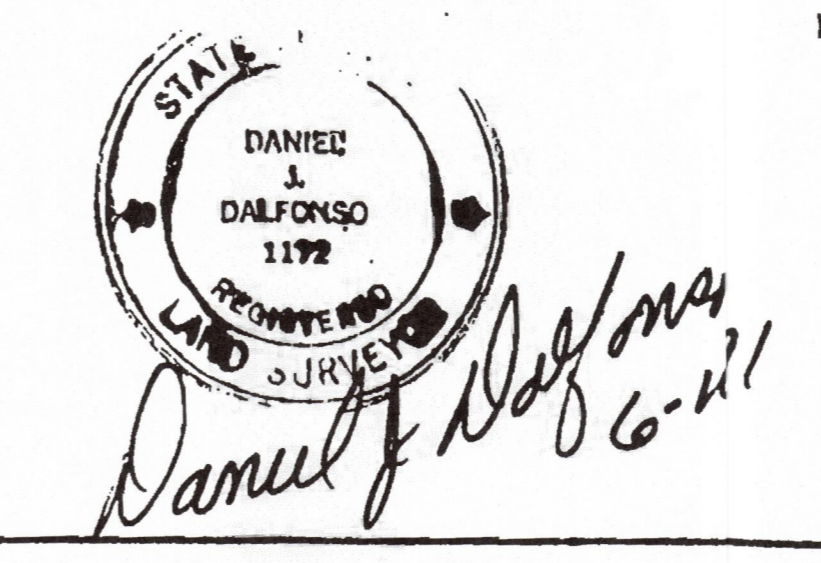


- NOTES:**
- TOTAL AREA = 18,793 SQ. FT.
 - SPOT ELEVATIONS PROVIDED BY SEBAGO TECHNIKS INC
 - UTILITY LOCATIONS ARE APPROXIMATE ONLY AND ARE BASED ON INFORMATION AS SHOWN ON A PLAN ENTITLED "TITLE SURVEY WARWICK CORP. PROP." MADE BY SEBAGO TECHNIKS INC. REVISED 9-24-87
 - TOTAL PROPOSED PARKING SPACES = 42
 - ZONED B-2 BUSINESS
 - EXISTING CONCRETE FLOORING TO REMAIN; GRAVEL AREAS TO BE PAVED (BINDED)
 - PROPOSED PARKING TO BE A TEMPORARY IMPROVEMENT TO THE SITE. TO BE REVISED AFTER THREE (3) YEARS.
 - DRAINAGE TO FOLLOW EXISTING PATTERN
 - REVISED 10-28-91 TO SHOW NEW SIDEWALK ON INDIA ST., PRESENT ADJACENT'S NAMES, AND RECORDED BOUNDARY INFORMATION.
 - NO ON-SIGHT UNDERGROUND UTILITIES, FUEL TANKS, FILLER PIPES LOCATED AS A RESULT OF THIS SURVEY. SAID UTILITIES MAY OR MAY NOT EXIST.

- LEGEND:**
- PROPERTY PIN
 - M.H. SEWER MANHOLE
 - CATCH BASIN
 - 42.3 SPOT ELEVATION
 - S- SEWER LINE
 - W- WATER LINE
 - G- GAS LINE
 - ⊠ PROPOSED PICNIC TABLE
 - ▬ PROPOSED GUARD RAIL
 - - - EDGE GRAVEL AREA TO BE PAVED
 - ⊙ 1" DIAMETER HARDWOOD TREE (PROPOSED)
 - * LOW EVERGREEN SHRUB
 - - - EXISTING CONTOUR

MINOR SITE PLAN FOR
 PROPOSED PARKING LOT LOCATED AT
 73 INDIA ST. PORTLAND, MAINE
 DEVELOPED BY: DOMINIC REALTY SCALE: 1" = 20'
 857 ALLEN AVENUE JUNE 3, 1991
 PORTLAND, MAINE

DANIEL J. DALFONSO - REG. LAND SURVEYOR
 12 NONE SUCH COVE ROAD
 SCARBOROUGH, MAINE 04074.



CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Code
 Date of Approval: 12/11/2017

EROSION CONTROL MEASURES

PRE-CONSTRUCTION PHASE

PRIOR TO CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE DOWNGRADIENT EDGE OF ANY AREA TO BE DISTURBED AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE DISTURBED AREA. SEDIMENT BARRIERS SHOULD BE INSTALLED DOWNGRADIENT OF SOIL OR SEDIMENT STOCKPILES AND STORMWATER PREVENTED FROM RUNNING ONTO THE STOCKPILE. MAINTAIN THE SEDIMENT BARRIERS BY REMOVING ACCUMULATED SEDIMENT, OR REMOVING AND REPLACING THE BARRIER, UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. WHERE A DISCHARGE TO A STORM DRAIN INLET OCCURS, IF THE STORM DRAIN CARRIES WATER DIRECTLY TO A SURFACE WATER AND YOU HAVE AUTHORITY TO ACCESS THE STORM DRAIN INLET, YOU MUST INSTALL AND MAINTAIN PROTECTION MEASURES THAT REMOVE SEDIMENT FROM THE DISCHARGE.

CONSTRUCTION AND POST-CONSTRUCTION PHASE

DURING CONSTRUCTION

- INSPECTION AND CORRECTIVE ACTION: INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES, MATERIALS STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT (RAINFALL), AND PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS.
- MAINTENANCE: IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. IF ADDITIONAL BMPs OR SIGNIFICANT REPAIR OF BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.

EROSION CONTROL APPLICATIONS & MEASURES

THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED WITHIN THE CURRENT MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION CHAPTER 500 RULES, THE DEPARTMENTS BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET. EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE THE ACTIVITY BEGINS. MEASURES MUST REMAIN IN PLACE AND FUNCTIONAL UNTIL THE SITE IS PERMANENTLY STABILIZED. ADEQUATE AND TIMELY TEMPORARY AND PERMANENT STABILIZATION MEASURES MUST BE TAKEN.

- SEDIMENT BARRIERS: PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS SHALL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. SEDIMENT BARRIERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

SILT FENCE: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL SO AS TO AVOID ADDITIONAL SOIL DISTURBANCE.

HAY BALES: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. BALES SHALL BE WIRE-BOUND OR STRING-TIED AND THESE BINDINGS MUST REMAIN PARALLEL WITH THE GROUND SURFACE DURING INSTALLATION TO PREVENT DETERIORATION OF THE BINDINGS. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

EROSION CONTROL MIX: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. THE MIX COMPOSITION SHALL MEET THE STANDARDS DESCRIBED WITHIN THE MDEP BEST MANAGEMENT PRACTICES. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

CONTINUOUS CONTAINED BERM: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THIS SEDIMENT BARRIER IS EROSION CONTROL MIX PLACED WITHIN A SYNTHETIC TUBULAR NETTING AND PERFORMS AS A STURDY SEDIMENT BARRIER THAT WORKS WELL ON HARD GROUND SUCH AS FROZEN CONDITIONS, TRAVELED AREAS OR PAVEMENT. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

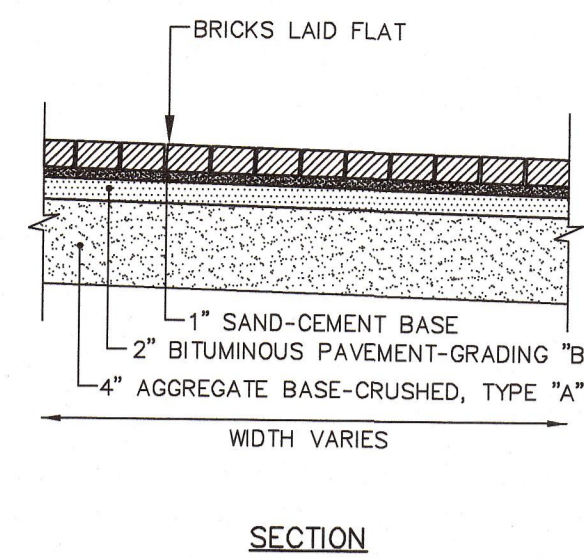
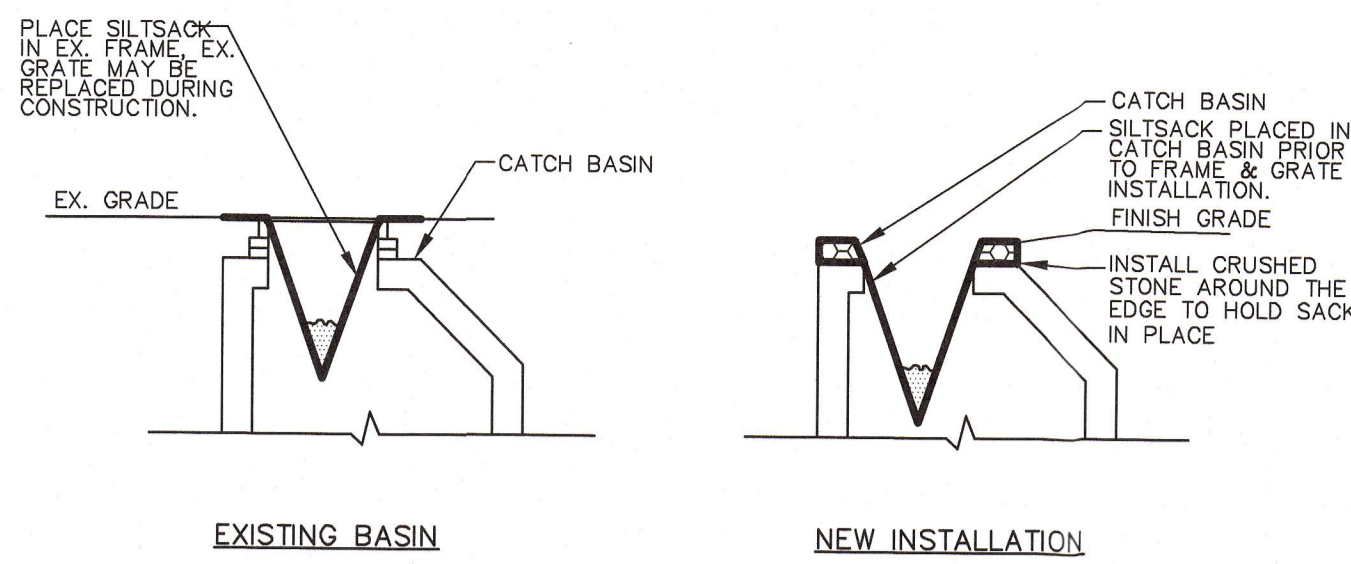
MANUFACTURED SEDIMENT BARRIERS AND FILTER (DROP OR CURB INLET): MANUFACTURED FILTERS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

- DUST CONTROL: DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS OR NECESSARY TO REDUCE DUST DURING THE DRY MONTHS. APPLYING OTHER DUST CONTROL PRODUCTS SUCH AS CALCIUM CHLORIDE OR OTHER MANUFACTURED PRODUCTS ARE ALLOWED IF AUTHORIZED BY THE PROPER LOCAL, STATE AND/OR FEDERAL REGULATING AGENCIES. HOWEVER, IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO MITIGATE DUST AND SOIL LOSS FROM THE SITE.

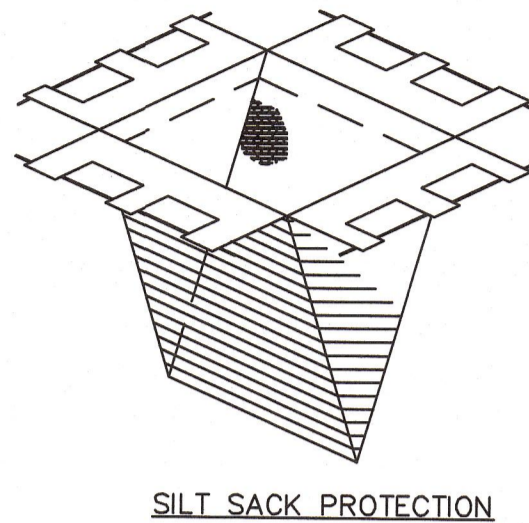
HOUSEKEEPING:

THE FOLLOWING GENERAL PERFORMANCE STANDARDS APPLY TO THE PROPOSED PROJECT.

- SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.
- GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.
- FUGITIVE SEDIMENT AND DUST: ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.
- DEBRIS AND OTHER MATERIALS: MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- EXCAVATION DE-WATERING: EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE. LIKE A COFFERDAM SEDIMENTATION BASIN, AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
- AUTHORIZED NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE: DISCHARGES FROM FIREFIGHTING ACTIVITY; FIRE HYDRANT FLUSHINGS; VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED); DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS; ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS; PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED; UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE; UNCONTAMINATED GROUNDWATER OR SPRING WATER; FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED; UNCONTAMINATED EXCAVATION DEWATERING; POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; LANDSCAPE IRRIGATION;
- UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEP DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER. SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING: WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS; FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

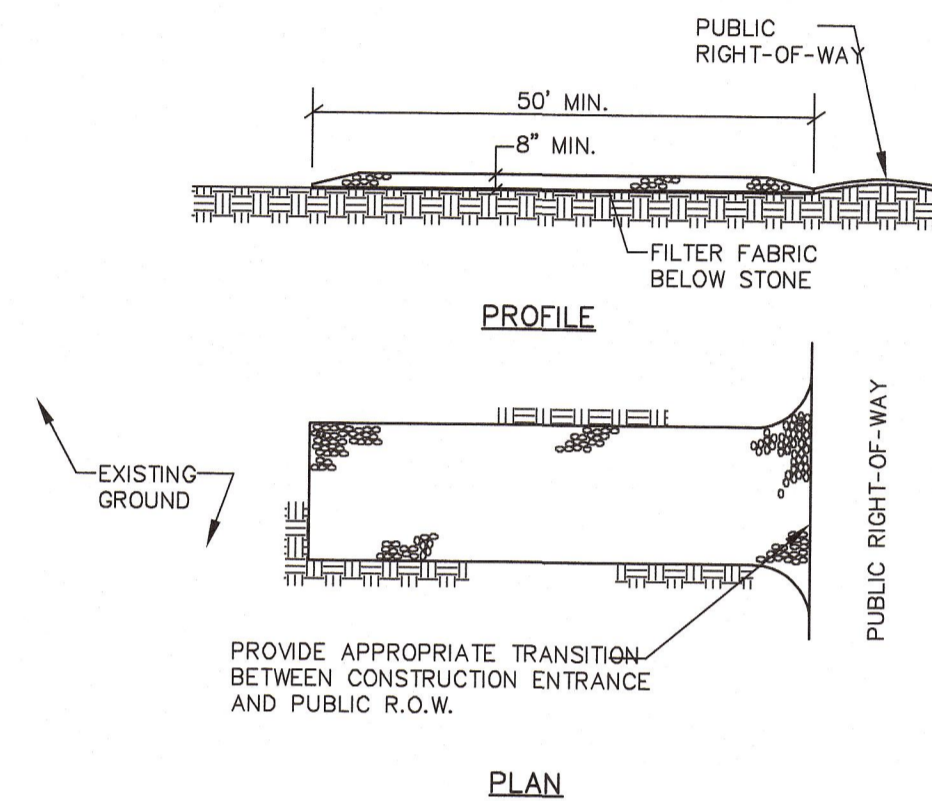


BRICK SIDEWALK DETAIL
NOT TO SCALE



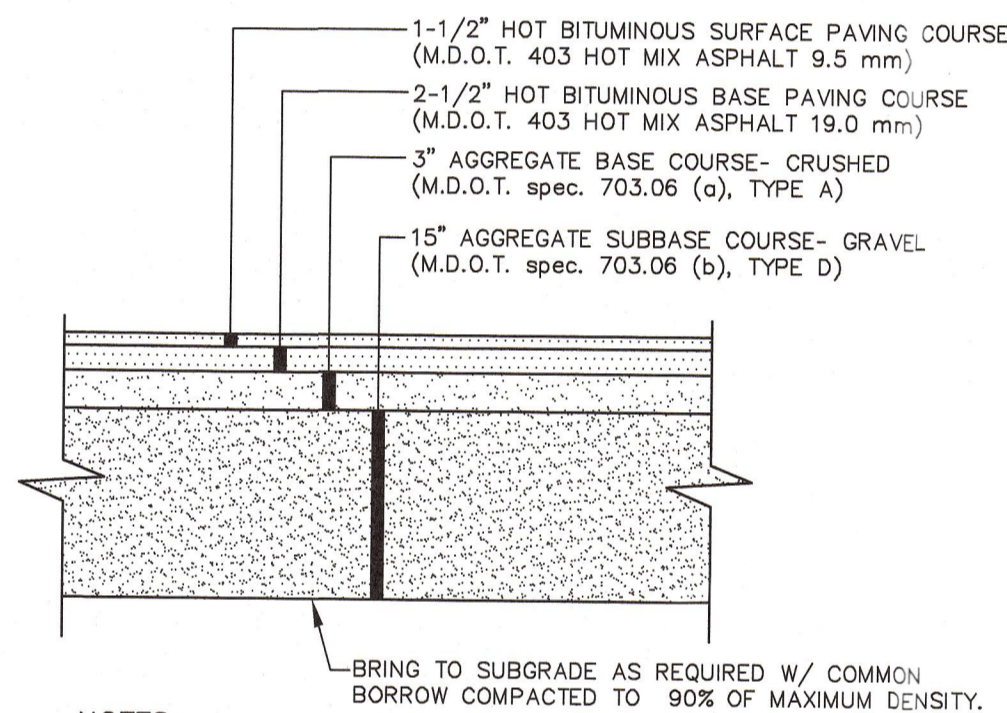
NOTES:
PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK OR A DANDY BAG IT) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURER'S INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

CATCH BASIN PROTECTION DETAIL (FOR PAVED AREAS)
NOT TO SCALE



- NOTES:
- STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
 - LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
 - THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
 - WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
 - MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



- NOTES:
- COMPACT GRAVEL SUBBASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
 - CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.
 - CONTRACTOR MAY REPLACE BITUMINOUS PAVING SECTION WITH TWO (2) 1-1/2" LIFTS OF 12.5mm SUPERPAVE MIX. SUBMIT PAVEMENT MIX DESIGN PRIOR TO CONSTRUCTION.

TYP. PAVEMENT SECTION
NOT TO SCALE

DESIGNED BY: BRF
CHECKED BY: OAM

REVISIONS:

NO.	DATE	DESCRIPTION
1	12-01-17	ISSUED PER CITY REVIEW
2	08-10-17	REVISED PER CITY REVIEW

REVISED BY: BRF
DATE: 12-01-17
STATUS: ISSUED PER CITY REVIEW

THIS PLAN SHALL NOT BE USED 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.

DESIGNED BY	BRF	CHECKED BY	OAM
DATE	12-01-17	DATE	08-10-17
STATUS	ISSUED PER CITY REVIEW	STATUS	REVISED PER CITY REVIEW
REVISED BY	BRF	REVISED BY	BRF

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM

75 John Roberts Rd. 250 Giddard Rd.
South Portland, ME 04106 Lewiston, ME 04240
Tel: 207-200-2100 Tel: 207-753-5656

DETAILS OF: AMATO'S 71 ANDA STREET PORTLAND, MAINE

FOR: DOMINIC REALTY, LLC 312 ST. JOHN STREET, 2ND FLOOR PORTLAND, MAINE 04102

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Regulations
Date of Approval: 12/11/2017

