

OCEAN GATE GARAGE

CUMBERLAND AVENUE AT BROWN STREET
PORTLAND, MAINE

Owner:
Ocean Gate, LLC
151 Newbury Street
Portland, Maine 04101

Developer:
Anew Development, LLC
30 Danforth Street, Suite 213
Portland, Maine 04101
207-272-8550

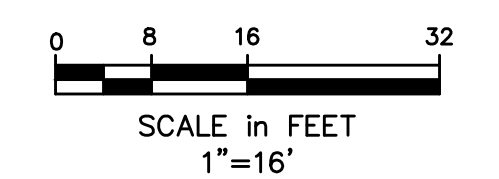
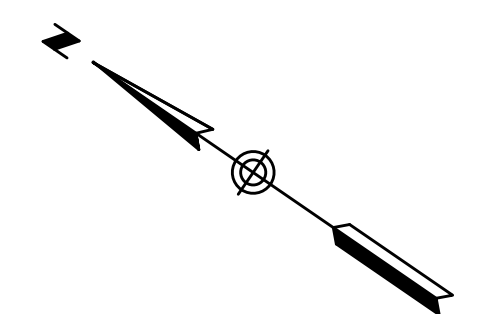
Consultants:



Architect
Travis Nadeau, Architect
Two Great Falls Plaza
Auburn, Maine 04210
207.784-2941



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

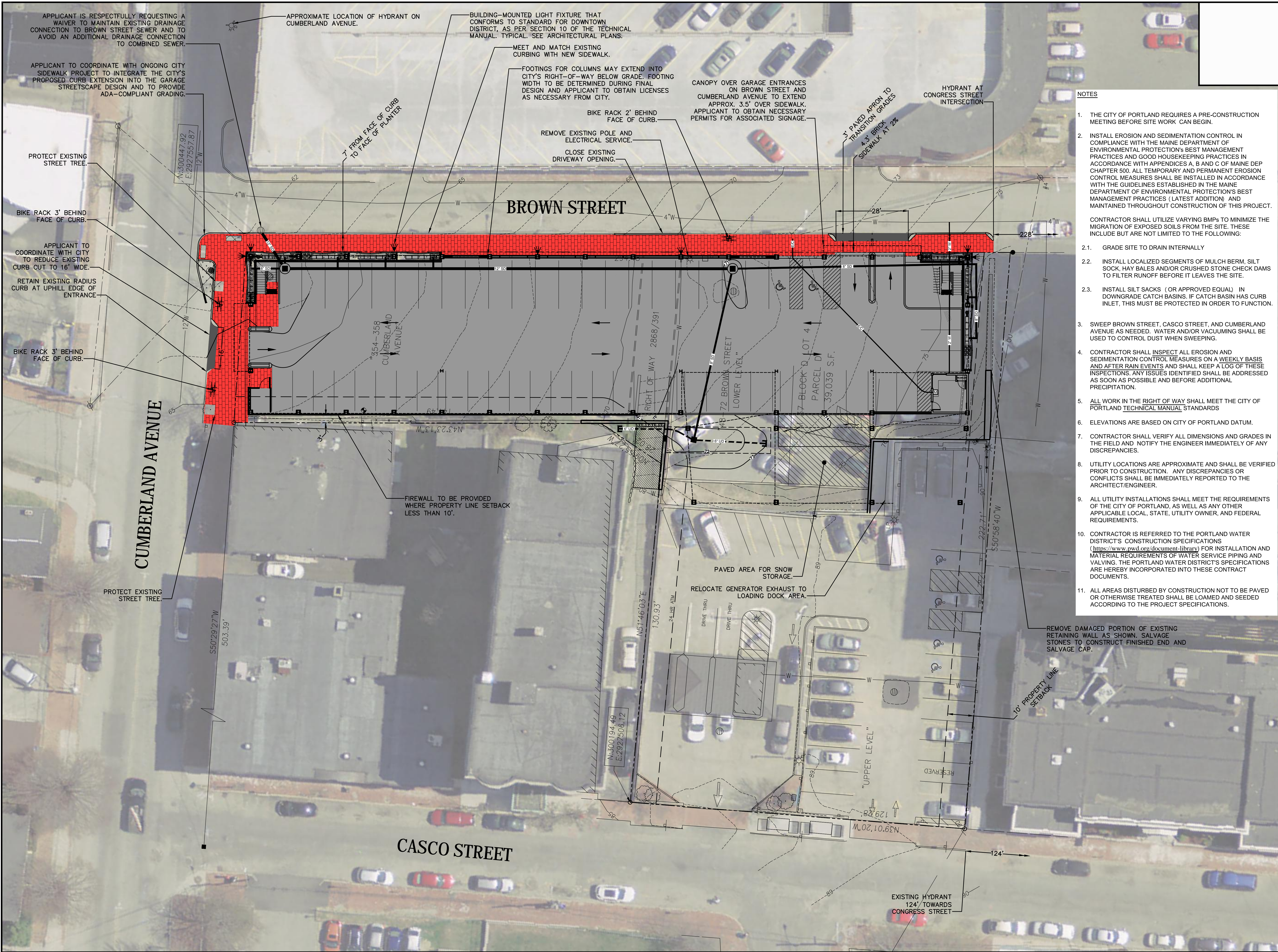


SITE PLAN

No.	Revision/Issue	Date
B	SITE PLAN SUBMISSION	6-20-17
A	PRELIMINARY REVIEW	4-21-17

Design by:	TGN	Checked by:	SJB
Drawn by:	TGN	Approved by:	SJB
Project:	151.06037		
			06-20-2017

Sheet No: **C1**



- 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. 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.
 3. SWEEP BROWN STREET, CASCO STREET, AND CUMBERLAND AVENUE AS NEEDED. WATER AND/OR VACUUMING SHALL BE USED TO CONTROL DUST WHEN SWEEPING.
 4. CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENTATION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER RAIN EVENTS AND SHALL KEEP A LOG OF THESE INSPECTIONS. ANY ISSUES IDENTIFIED SHALL BE ADDRESSED AS SOON AS POSSIBLE AND BEFORE ADDITIONAL PRECIPITATION.
 5. ALL WORK IN THE RIGHT OF WAY SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS
 6. ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM.
 7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 8. UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR CONFLICTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER.
 9. ALL UTILITY INSTALLATIONS SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTLAND, AS WELL AS ANY OTHER APPLICABLE LOCAL, STATE, UTILITY OWNER, AND FEDERAL REQUIREMENTS.
 10. CONTRACTOR IS REFERRED TO THE PORTLAND WATER DISTRICT'S CONSTRUCTION SPECIFICATIONS (<https://www.pwd.org/document-library/>) FOR INSTALLATION AND MATERIAL REQUIREMENTS OF WATER SERVICE PIPING AND VALVING. THE PORTLAND WATER DISTRICT'S SPECIFICATIONS ARE HEREBY INCORPORATED INTO THESE CONTRACT DOCUMENTS.
 11. ALL AREAS DISTURBED BY CONSTRUCTION NOT TO BE PAVED OR OTHERWISE TREATED SHALL BE LOAMED AND SEEDED ACCORDING TO THE PROJECT SPECIFICATIONS.