NOTES

1. ALL WORK IN THE RIGHT OF WAY SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS, INCLUDING STORMDRAIN, SEWER, CURBING, PAVEMENT, SIDEWALK AND BASE MATERIALS
2. 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 THE CONTRACT DOCUMENTS.
3. THE CITY OF PORTLAND REQUIRES A PRE-CONSTRUCTION MEETING BEFORE SITE WORK CAN BEGIN.
4. 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:
   - 4.1. GRADE SITE TO DRAIN INTERNALLY
   - 4.2. INSTALL LOCALIZED SEGMENTS OF MULCH BERM, SILT SOCK, HAY BALES AND/OR CRUSHED STONE CHECK DAMS TO FILTER RUNOFF BEFORE IT LEAVES THE SITE.
   - 4.3. INSTALL SILT SACKS (OR APPROVED EQUAL) IN DOWNGRADE CATCH BASINS. CURB INLET CATCH BASINS WILL NEED ADDITIONAL PROTECTION
   - 4.4. INSTALL TEMPORARY CONSTRUCTION ENTRANCES (SEE DETAIL) AT ALL ACCESS POINTS TO MINIMIZE TRACKING OF SOILS ONTO CITY STREETS.
   - 4.5. SWEEP OCEAN AVENUE AND WASHINGTON AVENUE FREQUENTLY. WATER AND/OR VACUUMING SHALL BE USED TO CONTROL DUST WHEN SWEEPING.
   - 4.6. 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.
5. ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM.
6. SITE CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS IN ACCORDANCE WITH THE EROSION CONTROL NOTES AND DETAILS.
7. ALL AREAS DISTURBED BY CONSTRUCTION NOT TO BE PAVED OR OTHERWISE TREATED SHALL BE LOAMED AND SEEDED ACCORDING TO THE PROJECT SPECIFICATIONS.

FOR PERMITTING

P:\2018\181.06031_Monte's\Drawings\WorkingDrawings\181-06031_Montes_RansomPLANS.dwg C-1 Aug 07,2018- 4:51pm

Project:

MONTE'S FINE FOODS

788 WASHINTON AVENUE
PORTLAND, MAINE

Applicant:

Quattrucci & Rouda, LLC
109 Sheridan Street
Portland, Maine 04101
207-939-5616
stevequattrucci@gmail.com

Kaplan Thompson Architects

RANSOM Consulting, Inc.

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

STATE OF MAINE John L. Mahoney #12340 LICENSED PROFESSIONAL ENGINEER

SITE PLAN

No.	Revision/Issue	Date
F	BUILDING PERMIT	8-7-18
E	BUILDING PERMIT	7-17-18
D	PERMITTING	7-10-18
C	PERMITTING	6-8-18
B	PROGRESS PRINT	5-24-18
A	PROGRESS PRINT	5-14-18

Drawn by: JIM | Reviewed by: SJB
Approved by: JIM | Approved by: SJB
Project: 181.06031
Sheet No.: C1

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Conditions of Approval and Standard Conditions

DATE of APPROVAL 07/19/2018
PLANNER Matthew Grooms
PROJECT NO. PL-000149-2018