

**EROSION AND SEDIMENTATION CONTROL PLAN**

THIS PLAN HAS BEEN PREPARED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER THE CONSTRUCTION OF 134 WASHINGTON AVENUE EFFICIENCIES LOCATED ON WASHINGTON AVENUE IN PORTLAND, MAINE. THIS PLAN IS BASED ON THE MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES, MARCH, 2003.

**A. PROPOSED DEVELOPMENT**

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A 4 STORY, 13,964.5 SQUARE FOOT BUILDING, THE BUILDING WILL INCLUDE 18 APARTMENT UNITS AND A SECOND FLOOR MECHANICAL ROOM, THE PARCEL IS 10,094 SQUARE FEET WITH 27% OF THE SITE MEADOWS, THE PROPOSED IMPROVISED COVER IS 5,113 SQUARE FEET.

**B. EROSION CONTROL PRACTICES/TEMPORARY MEASURES**

THE FOLLOWING TEMPORARY MEASURES TO CONTROL EROSION AND SEDIMENTATION SHALL BE UTILIZED:

1. EACH EXPOSED AREA OF EXPOSED EARTH SHALL BE STABILIZED WITHIN 15 DAYS OF INITIAL DISTURBANCE OF SOIL AND SHALL BE PERMANENTLY STABILIZED WITHIN SEVEN DAYS OF FINAL GRADING. THIS STATEMENT APPLIES TO DISTURBED AREAS BEYOND THE LIMITS OF THE PROPOSED BUILDING. EXPOSED AREAS SHALL BE STABILIZED PRIOR TO A RAIN EVENT.
2. TEMPORARY SOIL STABILIZATION SHALL BE EITHER BY TEMPORARY MULCHING, TEMPORARY SEEDING, PERMANENT BASE GRAVEL, OR ASPHALT BINDER COURSE AS FOLLOWS:

TEMPORARY SEEDING: SEED SHALL BE AEROSOYUM RYE APPLIED AT 2.00#/1000 SF. FERTILIZER SHALL BE 10-10-10 CLASSIFICATION APPLIED AT 1.00#/1000 SF. FERTILIZER SHALL BE 10-10-10 CLASSIFICATION APPLIED AT 1.00#/1000 SF. MULCH SHALL BE 3.00" DEEP. TEMPORARY SEEDING SHALL BE APPLIED AT A RATE OF 70-100#/1000 SF. TEMPORARY SEEDING SHALL ONLY BE MADE BETWEEN APRIL 15 AND OCTOBER 1 AND SHALL NOT BE PLACED OVER SNOW.

TEMPORARY MULCHING: MULCH SHALL CONSIST OF CHOPPED HAY OR STRAW MULCH AND SPREAD BY MECHANICAL BLOWER EVENT AT A RATE OF 2.00 TONS PER 1000 SQUARE FEET. TEMPORARY MULCH SHALL NOT BE PLACED OVER SNOW. SNOW SHALL BE REMOVED PRIOR TO MULCHING.

PERMANENT BASE GRAVEL: BASE GRAVEL UNDER PAVEMENT SHALL BE SUITABLE AS TEMPORARY SOIL STABILIZATION UNDER THE FOLLOWING CONDITIONS:

a) SOILS SHALL BE LESS THAN EIGHT PERCENT OR BASE OR SUBBASE GRAVEL FOR THE PROPOSED COMPLETED PAVEMENT.

b) FOR THE PROPOSED ASPHALT BINDER COURSE THE SPECIFICATIONS FOR ASPHALT BINDER COURSE SHALL MEET THE SPECIFICATIONS FOR THE PROPOSED COMPLETED PAVEMENT.

**C. EROSION CONTROL PRACTICES/PERMANENT MEASURES**

THE FOLLOWING PERMANENT MEASURES TO CONTROL EROSION AND SEDIMENTATION SHALL BE UTILIZED DURING CONSTRUCTION:

1. PERMANENT SEEDING SHALL BE PERFORMED DURING CONSTRUCTION OPERATIONS AS EACH DISTURBED AREA HAS BEEN BROUGHT TO FINISH GRADE. PERMANENT SEEDING SHALL BE MADE AS DORMANT SEEDING AFTER THE FIRST FALLING FROST DORMANT SEEDING AND MULCH SHALL BE USED AT TWO TIMES THE PERMANENT SEEDING AND MULCHING RATE SHOWN BELOW FOR BOTH LAWN AS WELL AS TURFMAINTENANCE. SEED, LIME, FERTILIZER AND MULCH ARE TO BE AS FOLLOWS:

SEED: THE SEED MIXTURE SHALL CONSIST OF SEED PROPORTIONED BY WEIGHT. ALL SEED SHALL BE FRESH, CLEAN, "NEW CROP" SEED, HARDESS NEXT MATTER AND WEED SEEDS SHALL BE PERMITTED UP TO ONE PERCENT OF THE GROSS WEIGHT OF EACH VARIETY OF SEED. ALL SEED SHALL BE PLACED IN CONTAINERS. THE FOLLOWING MATERIALS AND APPLICATION RATES SHALL BE REQUIRED FOR PERMANENT SEEDING:

LAWN:  
 GREENING RED RESCUE: 0.68#/1000 SF  
 FERTILIZER BLEND: 0.57#/1000 SF  
 RETILIN: 0.12#/1000 SF  
 TOTAL: 1.84#/1000 SF

TURF:  
 LOAM SHALL BE FREE OF GRASSES, ROOTS, LARGE STONE AND ORGANIC DEBRIS. FLAKE LOAM AT SIX INCHES MINIMUM DEPTH OVER ALL DISTURBED AREAS. FINAL GRADING OF ALL LAWN AREAS TO BE APPROVED BY LANDSCAPE ARCHITECT BEFORE SEEDING.

THE LINE SHALL BE AGRICULTURAL, GRAVEL, LIMESTONE AND APPLIED AS PER RECOMMENDATION OF A STATE COMMERCIAL SOIL TESTING LABORATORY. FERTILIZER: FERTILIZER SHALL BE 10-20-20 CLASSIFICATION AND APPLIED AS PER RECOMMENDATION OF A STATE COMMERCIAL SOIL TESTING LABORATORY. MULCH: MULCH SHALL CONSIST OF HAY OR STRAW. MULCH SHALL BE SPREAD EVENLY AT A RATE OF TWO AND ONE HALF TONS PER ACRE OVER ALL EXPOSED AREAS. MULCH SHALL BE THOROUGHLY WETTED IN USE OF LIME FERTILIZER CONTROL. NETTING OR APPROVED ALTERNATIVE NETTING MATERIAL. NOTE: ALL EXPOSED SOIL MUST BE COVERED REGARDLESS OF MULCHING RATES. SPECIFIED NOTE: AN EROSION CONTROL BLANKET SHALL BE PLACED IN ALL NEWLY CREATED OR DISTURBED DITCHES.

THE CONTRACTOR SHALL MAINTAIN THE SEEDED AND MULCHED AREAS UNTIL FINAL ACCEPTANCE OF THE WORK. MAINTENANCE SHALL CONSIST OF PROVIDING PROPER WATERING, PROTECTION AGAINST TRAFFIC AND REPAIRING ANY AREAS DAMAGED DUE TO WIND, WATER, EROSION, ICE OR OTHER CAUSES SUCH AS DISPLACEMENT OF MULCH OR OTHER MATERIALS. THE CONTRACTOR SHALL MAINTAIN THE SOIL PRIORITY TO SEEDING AND SHALL THEN BE RESEEDING, RESEEDING AND RE-MULCHED.

**D. WINTER CONSTRUCTION**

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. WINTER EVALUATION AND DETERMINER SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. HAY AND STRAW MULCH RATE SHALL BE ANCHORED TO THE CONTRACTOR SHALL MAINTAIN ANCHORED MULCH RATES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE. DEFERRED OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE AREAS WITHOUT EROSION CONTROL. PREVENTION:

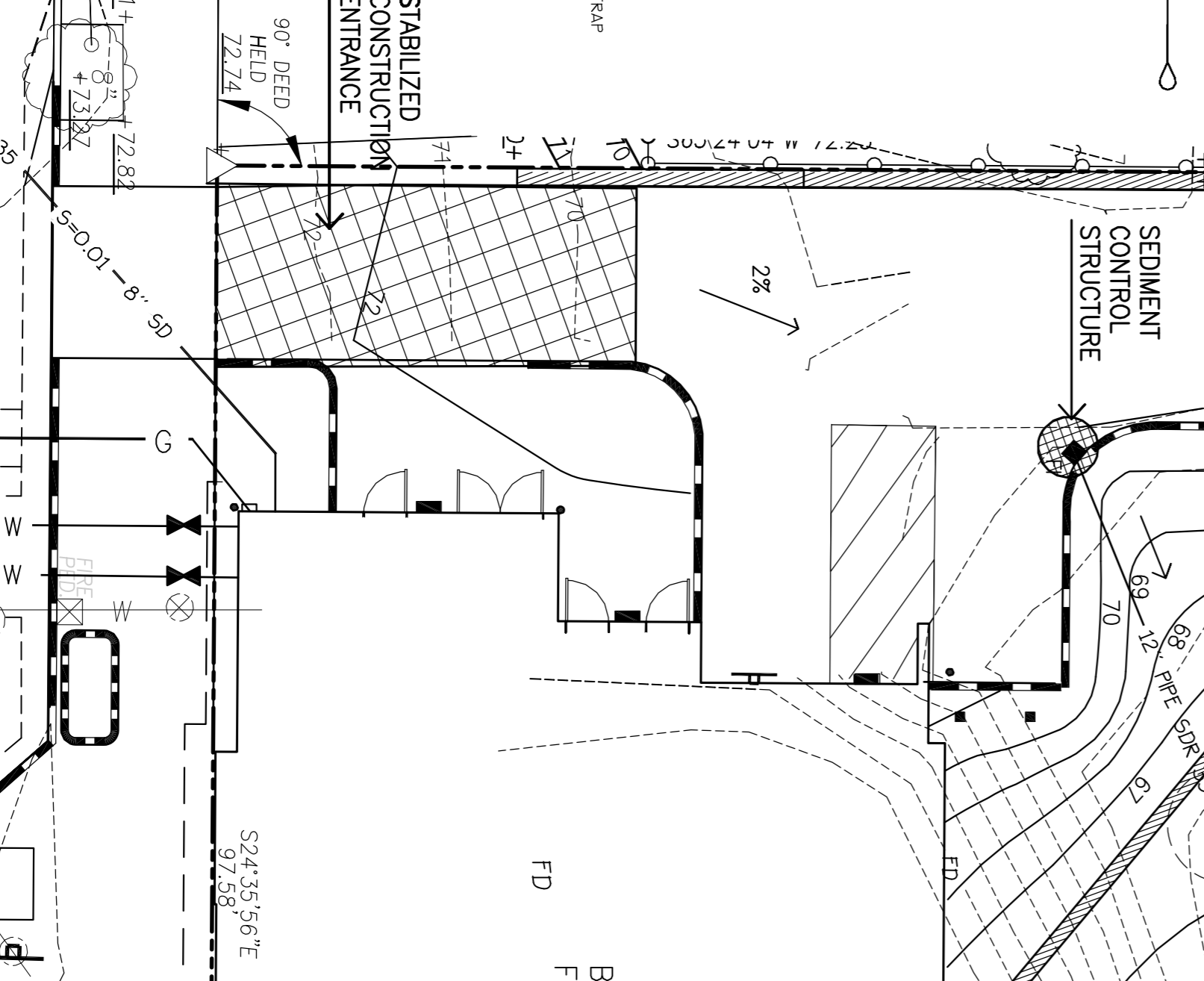
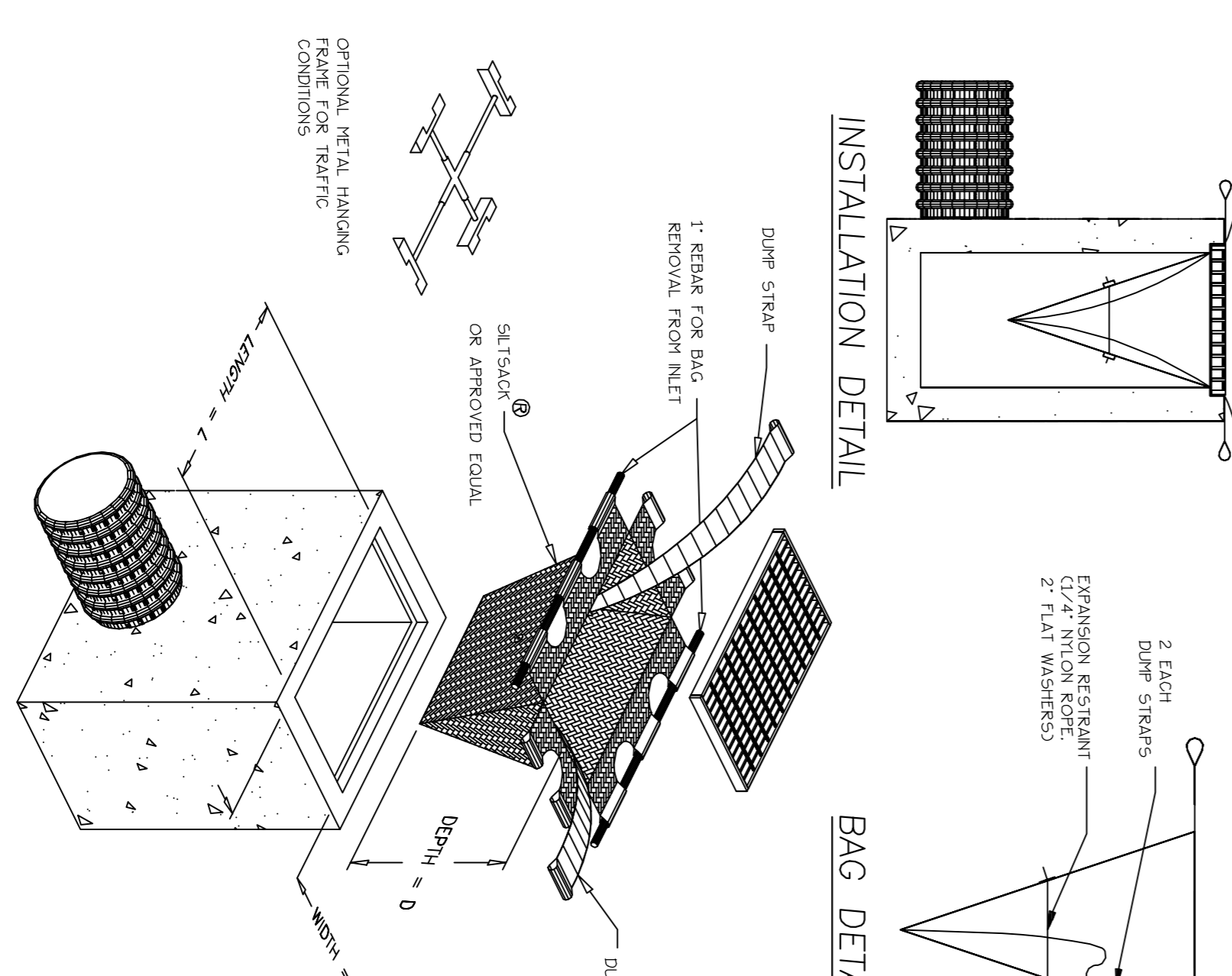
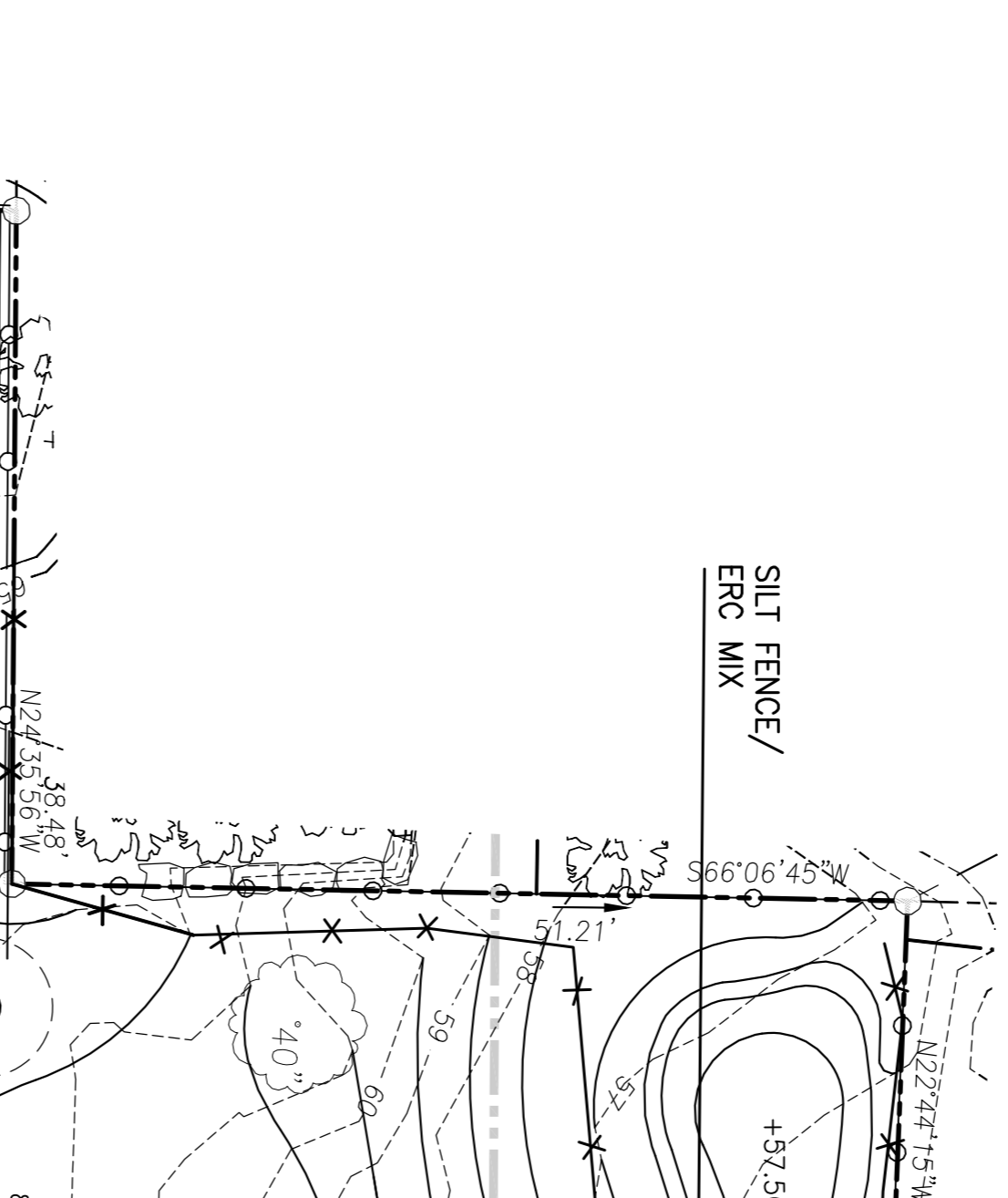
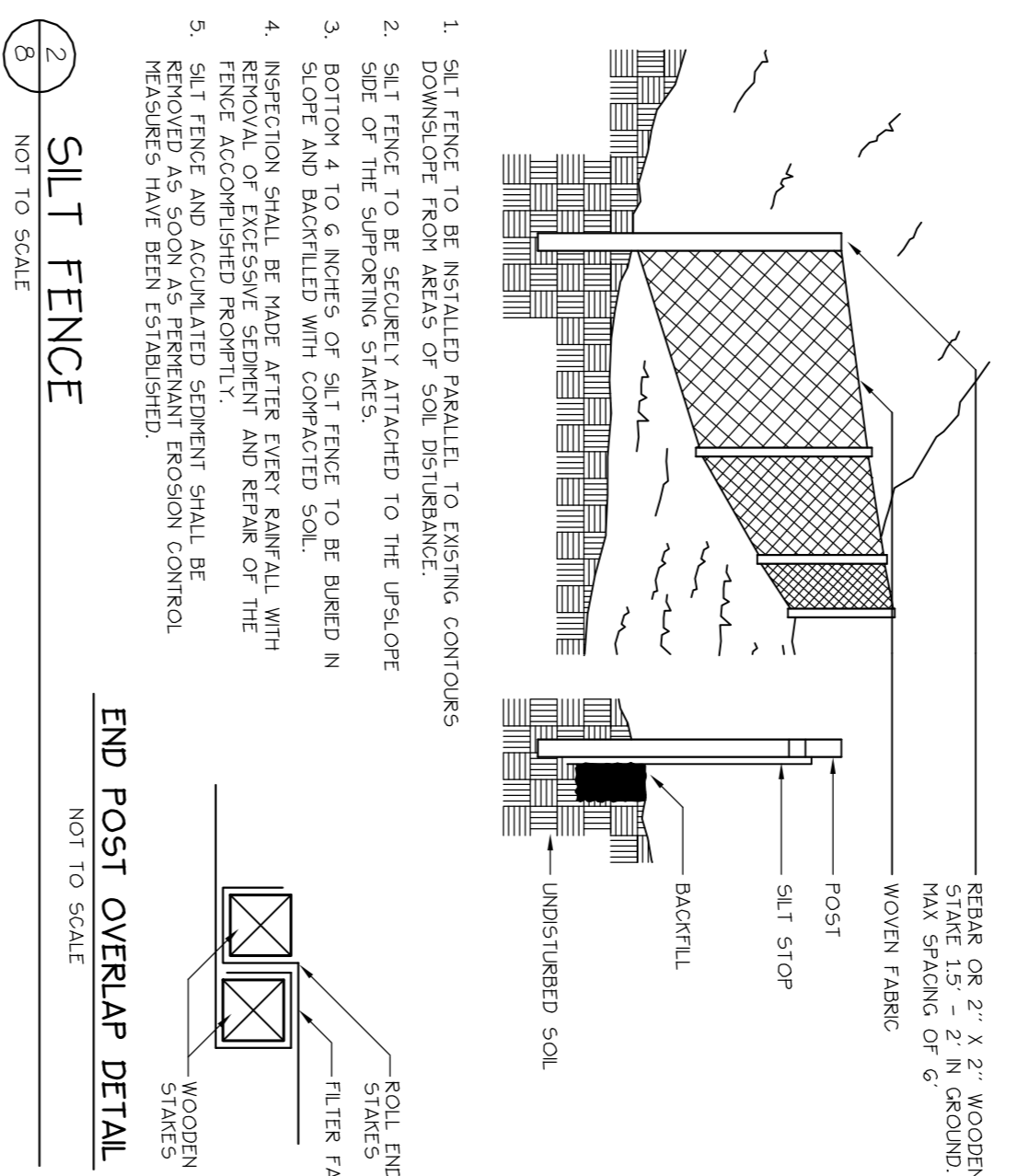
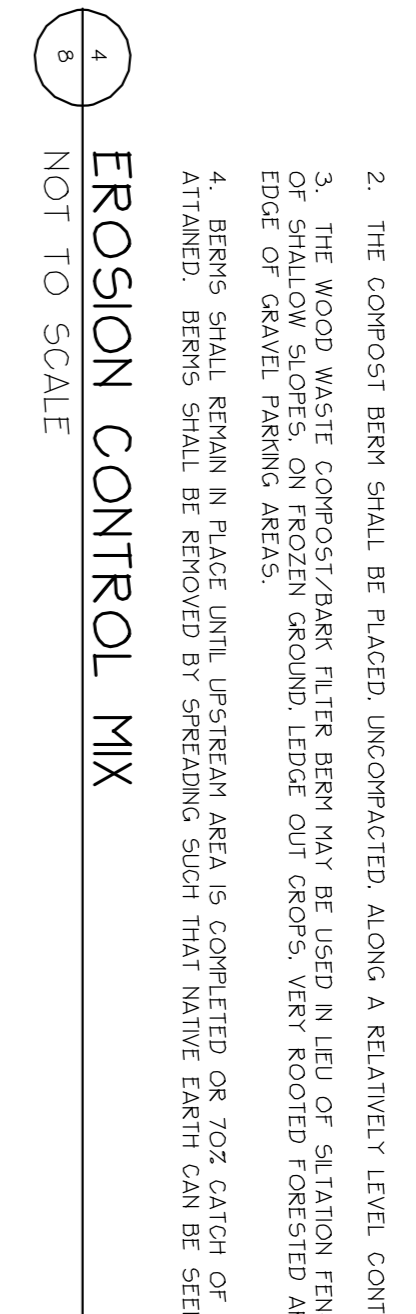
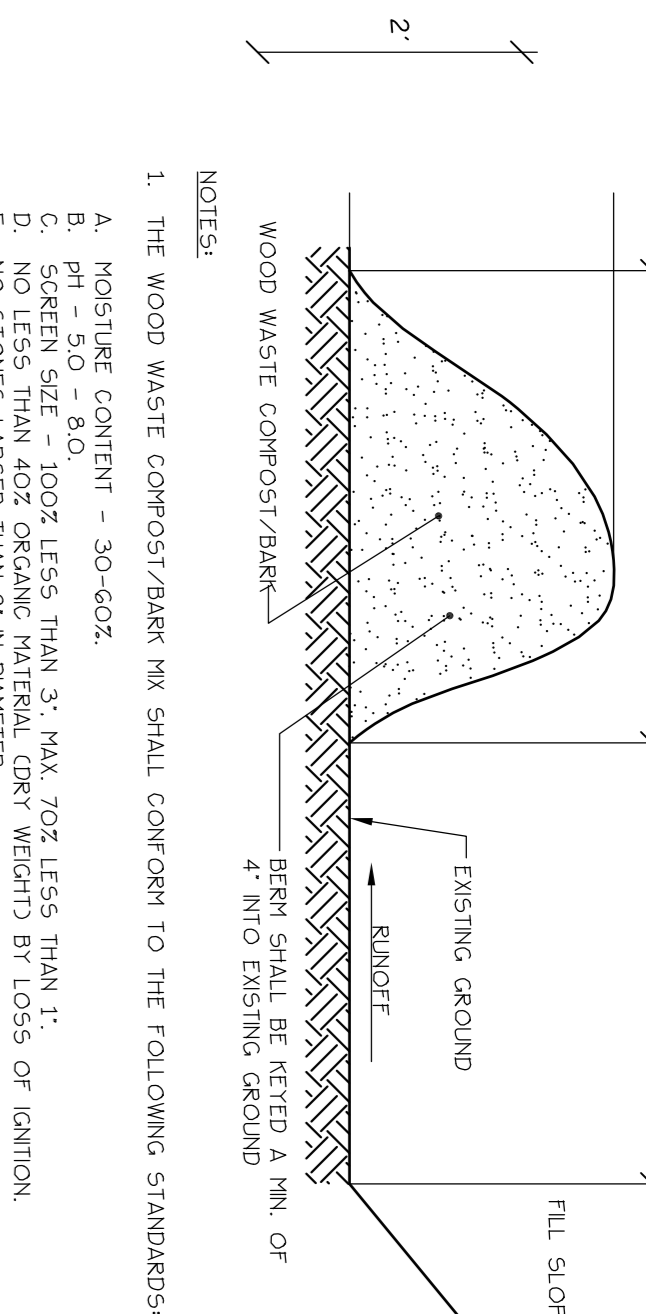
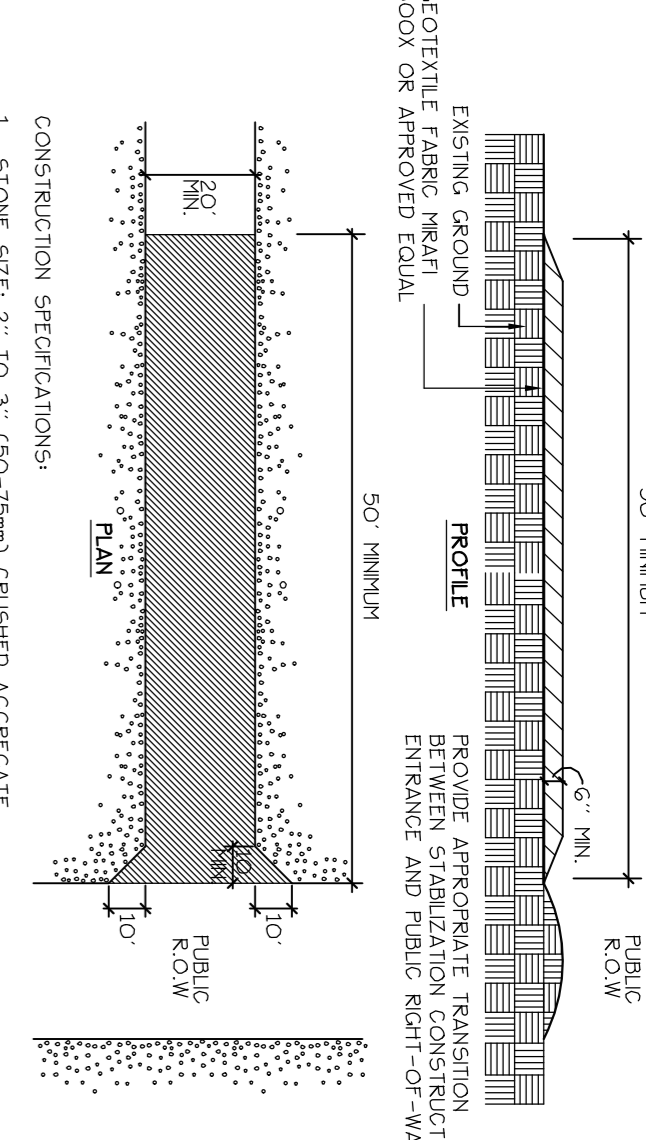
**E. CONSTRUCTION SEQUENCE**

THE GENERAL SEQUENCE OF WORK SHALL BE AS FOLLOWS:

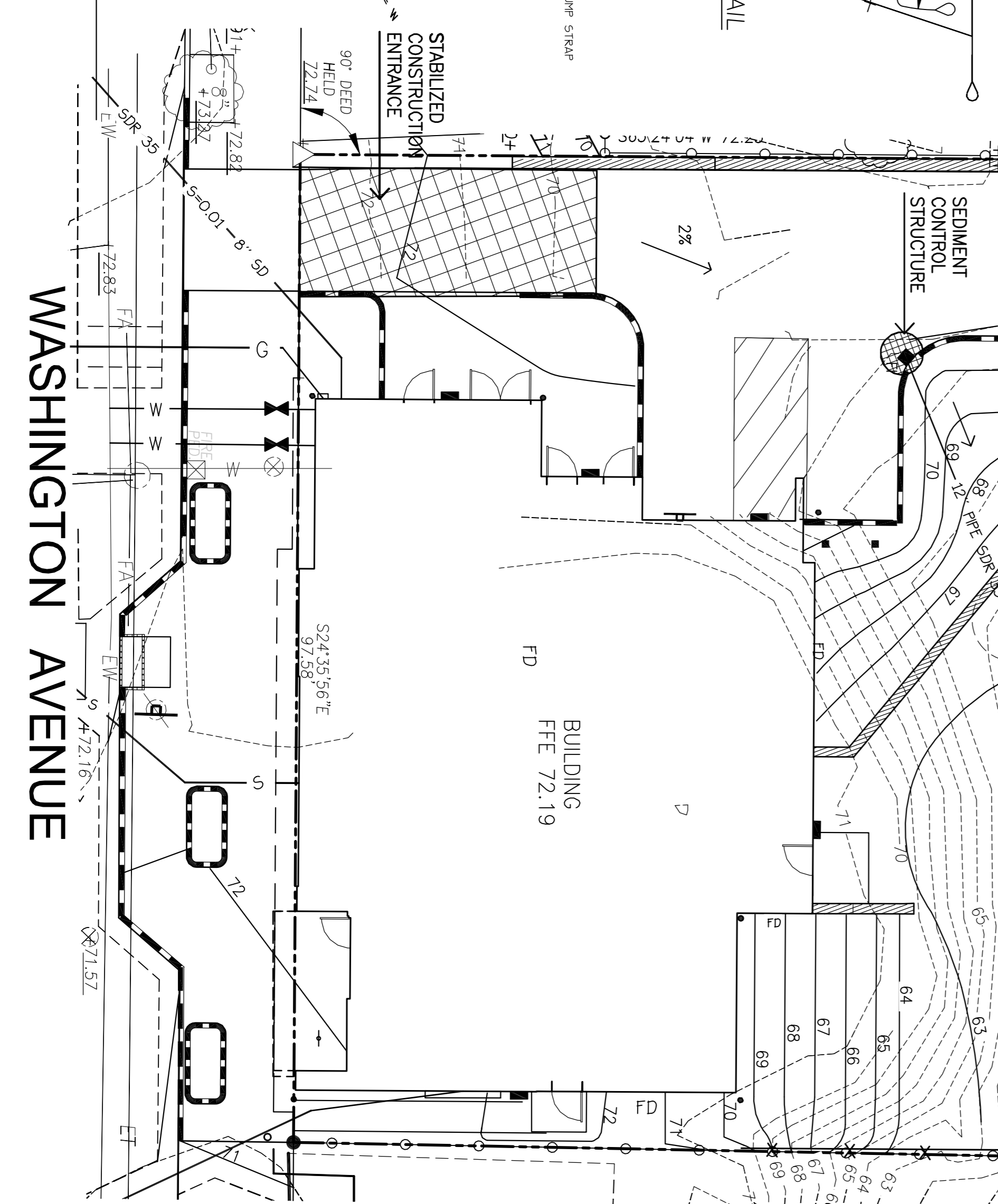
1. INSTALL EROSION CONTROL DEVICES, SALT FENCE, STABILIZED CONSTRUCTION ENTRANCE AND OR SEDIMENT BARRIERS.
2. TEMPORARILY STABILIZED AREAS BY MULCHING ALL EXPOSED SOIL.
3. INSTALL STORMWATER SYSTEM.
4. COMPLETE SITE CONSTRUCTION WORK.
5. CONSTRUCT PAVED ACCESS AND PARKING AREA.
6. INSTALL PERMANENT VEGETATION ON ALL EXPOSED AREAS.
7. CONTROL DEVICES AND MEASURES ON ALL EROSION AND SEDIMENTATION CONTROL DEVICES AND MEASURES.

**F. SITE INSPECTION & MAINTENANCE**

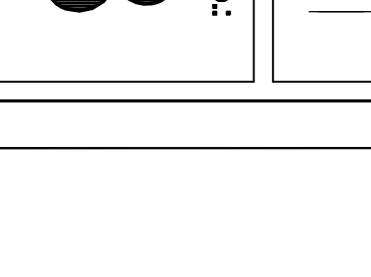
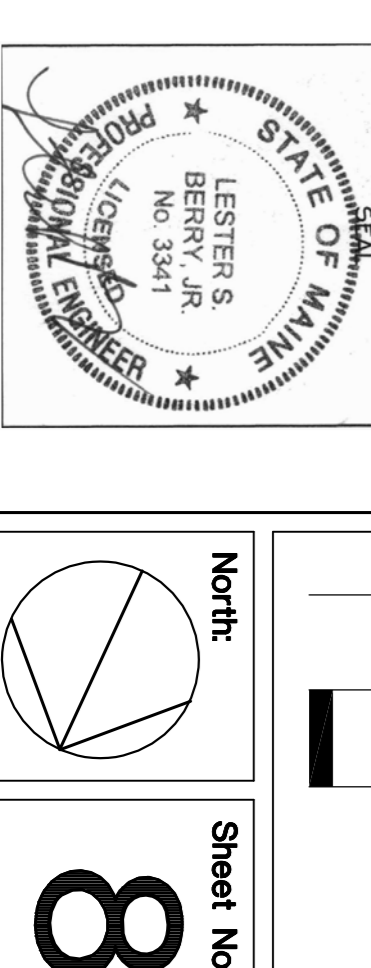
WEED INSPECTIONS AS WELL AS ROUTINE INSPECTIONS FOLLOWING RAINFALLS OF ANY SIGNIFICANT AMOUNT SHALL BE CONDUCTED BY THE CONTRACTOR. THE SITE CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT. NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETROGATION. FINAL ACCEPTANCE SHALL INCLUDE A SITE INSPECTION TO VERIFY THE STABILITY OF ALL DISTURBED AREAS AND SLOPES. UNTIL FINAL INSPECTION ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE MAINTAINED AND REPAIRED AS NECESSARY. THE CONTRACTOR AFTER STORE EVENTS, DISPOSAL OF ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR. CONTINUED MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR THE AVENUE WASHINGTON AVENUE, L.P. OR ASSOCI.



**WASHINGTON AVENUE EFFICIENCIES**



LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	IRON PIPE/MAC NAIL
GRANITE MONUMENT	CATCHBASIN
MANHOLE	HYDRANT
UTILITY POLE	UTILITY POLE
CONTOUR	CONTOUR
FENCE	FENCE
DEC. TREE	EVERGREEN TREE
EVERGREEN TREE	EVERGREEN TREE
LIGHT POLE	LIGHT POLE
CURB	CURB
OVERHEAD WIRE	OVERHEAD WIRE
WALL MOUNTED LIGHT	WALL MOUNTED LIGHT
SOIL BORINGS	SOIL BORINGS
WATER VALVE	WATER VALVE
GAS VALVE	GAS VALVE
SAINTARY SEWER	SAINTARY SEWER
STORM DRAIN	STORM DRAIN
WATER	WATER
GAS	GAS
FIRE ALARM	FIRE ALARM
TELEPHONE LINE	TELEPHONE LINE
SIGN	SIGN



**WASHINGTON AVENUE EFFICIENCIES**  
 134 Washington Avenue  
 Portland, Maine

**Prepared For:** AVESTA Washington Ave, 907 Cumberland Avenue, Portland, Maine  
**Prepared By:** MITCHELL & ASSOCIATES, Landscape Architects, 70 Center Street, Portland, Maine 04101, (207) 774-4427  
**DATE OF APPROVAL:** June 10, 2014  
**PLANNER:** Christine Grimando  
**PROJECT NO.:** 2014-053

