DEVELOPMENT REVIEW COORDINATOR POST APPROVAL PROJECT CHECKLIST

Date: 11 21 15

Project Name: LOFT Condos	
Project Address: 30 Werrill St	Υ,
Site Plan ID Number:	#2016-172
Planning Board Authority Approval Date:	10/25/16
Site Plan Approval Date:	18/25/16
Performance Guarantee Accepted:	11/28/10 Gorlin Sury Bul \$43,890
Inspection Fee Paid:	12/5/10 \$877.80
Infrastructure Contributions Paid:	
Amount of Disturbed Area in SF or Acres:	Z Acre
MCGP/Chapter 500 Stormwater PBR:	Redevelopment
Plans/CADD Drawings Submitted:	
Pre-Construction Meeting:	1/17/17
Conditions of Approval Met:	
As-Builts Submitted:	
Public Services Sign Off:	
Certificate of Occupancy Memo Processed: (Temporary or Permanent)	
Performance Guarantee to Defect Guarantee:	
Defect Guarantee Released:	^

CITY OF PORTLAND, MAINE

PLANNING BOARD

Elizabeth Boepple, Chair Sean Dundon, Vice Chair Carol Morrissette David Eaton Kristien Nichols Lisa Whited Maggie Stanley

October 28, 2016

Banner Properties, LLC 126 Underwood Road Falmouth, ME 04105

Bild Architecture PO Box 8235 Portland, Maine 04104

2016-172

014 C014001

Project ID:

CBL:

Project Name: Loft Condos

Address:

30 Merrill Street

Applicant:

Banner Properties, LLC

Planner:

Nell Donaldson

Dear Mr. Boissonneau:

On October 25, 2016, the Planning Board considered your proposed 7-unit loft condominium development at 30 Merrill Street. The Planning Board reviewed the proposal for conformance with the standards of the subdivision and site plan ordinances. The Planning Board voted to approve the application with the waivers and condition(s) as presented below.

WAIVERS

The Planning Board voted 6-0 (Boepple absent), on the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board report and addendum for the public hearings on October 12 and 25, 2016 for application 2016-172 relevant to Portland's technical and design standards and other regulations; and the testimony presented at the Planning Board hearing:

- 1. The Planning Board finds, based upon the consulting transportation engineer's review, that extraordinary conditions exist or undue hardship may result from strict compliance with the Technical Manual standard (Section 1.14) which requires that aisle width for right-angle parking be 24 feet per Figure I-27, that substantial justice and the public interest are secured with the proposed variation in this standard, and that the variation is consistent with the intent of the ordinance. The Planning Board waives the Technical Manual standard (Section 1.14) to allow the aisle as depicted in the proposed site plan;
- 2. The Planning Board finds, based upon the consulting transportation engineer's review, that extraordinary conditions exist or undue hardship may result from strict compliance with the Technical Manual standard (Section 1.14) which requires that a standard parking space be 9' x 18', that substantial justice and the public interest are secured with the proposed variation in this standard, and that the variation is consistent with the intent of the ordinance. The

Planning Board waives the *Technical Manual* standard (Section 1.14) to allow five 8' x 15' spaces;

3. The Planning Board finds, based upon the consulting transportation engineer's review, that extraordinary conditions exist or undue hardship may result from strict compliance with the *Technical Manual* standard (*Section 1.14*) which requires a minimum separation between driveways of 20 feet *Figure I-27*, that substantial justice and the public interest are secured with the proposed variation in this standard, and that the variation is consistent with the intent of the ordinance. The Planning Board waives the *Technical Manual* standard (*Section 1.14*) to allow 11 feet of separation between the site driveway and the adjacent driveway to the east;

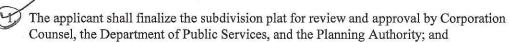


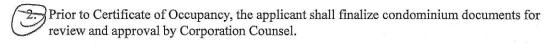
The Planning Board finds that the applicant has demonstrated that site constraints prevent the planting of all required street trees in the right-of-way. The Planning Board waives the site plan standard (Section 14-526 (b) (iii)) to allow for a contribution of \$1,000 to Portland's tree fund to be substituted for the provision of additional trees on site.

SUBDIVISION REVIEW

The Planning Board voted 6-0 (Boepple absent), based on the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board report for the public hearings on October 12 and 25, 2016 for application 2016-172 relevant to the subdivision regulations; and the testimony presented at the Planning Board hearing, that the plan is in conformance with the subdivision standards of the land use code, subject to the following conditions of approval, which must be met prior to the signing of the plat:







SITE PLAN REVIEW

The Planning Board voted 6-0 (Boepple absent), based on the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board report for the public hearings on October 12 and 25, 2016 for application 2016-172 relevant to the subdivision regulations; and the testimony presented at the Planning Board hearing, that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions of approval that must be met prior to the issuance of a building permit, unless otherwise stated:

- 1. The applicant shall submit revised plans which:
 - a. Show the extent of sidewalk replacement on Merrill Street and include all relevant *Technical Manual* details;
 - b. Show a modified fence height at the front of the property to ensure safe sight distance; and
 - c. Show proposed steps and benches at the front entry as depicted in the architect's elevations for review and approval by the Department of Public Works;

d.



dow

The applicant shall submit a final driveway apron detail meeting *Technical Manual* standards for review and approval by the Department of Public Works;

12/13/16 June

3. The applicant shall submit cut sheets and an updated photometric plan reflecting the final site lighting, including the front entry lights, for review and approval by the Planning Authority; and

4. The applicant shall submit revised plans which:

a. indicate the species and size for the proposed street tree on Merrill Street and indicate the species and size for proposed plantings on the south side of the building adjacent to the green screen for review and approval by the City Arborist.

The approval is based on the submitted plans and the findings related to site plan and subdivision review standards as contained in Planning Report for application 2016-172, which is attached.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

- 1. Storm Water Management The developer/contractor/subcontractor must comply with conditions of the construction stormwater management plan and sediment and erosion control plan based on City standards and state guidelines. The owner/operator of the approved stormwater management system and all assigns shall comply with the conditions of Chapter 32 Stormwater including Article III, Post Construction Stormwater Management, which specifies the annual inspections and reporting requirements. A maintenance agreement for the stormwater drainage system, as attached, or in substantially the same form with any changes to be approved by Corporation Counsel, shall be submitted and signed prior to the issuance of a building permit with a copy to the Department of Public Services.
- 1. <u>Subdivision Recording Plat</u> A revised recording plat listing all conditions of subdivision approval must be submitted for review and signature prior to the issuance of a performance guarantee. The performance guarantee must be issued prior to the release of the recording plat for recording at the Cumberland County Registry of Deeds.
- 2. <u>Subdivision Waivers</u> Pursuant to 30-A MRSA section 4406(B)(1), any waiver must be specified on the subdivision plan or outlined in a notice and the plan or notice must be recorded in the Cumberland County Registry of Deeds within 90 days of the final subdivision approval).
- 3. <u>Develop Site According to Plan</u> The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
- 4. <u>Separate Building Permits Are Required</u> This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.



- 5. <u>Site Plan Expiration</u> The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
- 6. <u>Subdivision Plan Expiration</u> The subdivision approval is valid for up to three years from the date of Planning Board approval.
- 7. Performance Guarantee and Inspection Fees A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a subdivision plat for recording at the Cumberland County of Deeds, and prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
- 8. <u>Defect Guarantee</u> A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
- 9. Preconstruction Meeting Prior to the release of a building permit or site construction, a preconstruction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
- 10. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 11. <u>As-Built Final Plans</u> Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*,dwg), release AutoCAD 2005 or greater.
- 12. <u>Mylar Copies</u> Mylar copies of the as-built drawings for the public streets and other public infrastructure in the subdivision must be submitted to the Public Services Dept. prior to the issuance of a certificate of occupancy.

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. <u>Please</u> schedule any property closing with these requirements in mind.

If there are any questions, please contact Nell Donaldson at 874-8723.

Sincerely,

Elizabeth Boepple, Chair Portland Planning Board

Attachments:

- 1 Planning Board Report
- 2. City Code, Chapter 32
- 3. Sample Stormwater Maintenance Agreement
- 4. Performance Guarantee Packet

Electronic Distribution:

cc:

Jeff Levine, AICP, Director of Planning and Urban Development Barbara Barhydt, Development Review Services Manager Nell Donaldson, Planner/Senior Planner Philip DiPierro, Development Review Coordinator, Planning Mike Russell, Director of Permitting and Inspections Ann Machado, Zoning Administrator, Inspections Division Jonathan Rioux, Inspections Division Deputy Director Jeanie Bourke, Plan Reviewer/CEO, Inspections Division Chris Branch, Director of Public Works Katherine Earley, Engineering Services Manager, Public Works Bill Clark, Project Engineer, Public Works Doug Roncarati, Stormwater Coordinator, Public Works Greg Vining, Associate Engineer, Public Works Michelle Sweeney, Associate Engineer, Public Works John Low, Associate Engineer, Public Works Rhonda Zazzara, Field Inspection Coordinator, Public Works Jeff Tarling, City Arborist, Public Works Jeremiah Bartlett, Public Works Keith Gautreau, Fire Department Danielle West-Chuhta, Corporation Counsel Thomas Errico, P.E., TY Lin Associates Lauren Swett, P.E., Woodard and Curran Rick Blackburn, Assessor's Department Approval Letter File

SUBDIVISION/SITE DEVELOPMENT Cost Estimate of Improvements to be covered by Performance Guarantee

					Da	ite: 11/16/	16		
Name of Project: Address/Location: Application ID #: Developer: Banner Properties LLC Form of Performance Guarantee: Utler of credit w/ private financial institution									
0.530	Type of Development: Subdivision Turn Condo Site Plan (Level I, II or III) TO BE FILLED OUT BY THE APPLICANT:								
			PUBLIC			PRIVATE			
Iten	STREET/SIDEWALK	Quantity	Unit Cost	Subtotal	Quantity Z1905F		Subtotal Z4,090		
	Road/Parking Areas Curbing Sidewalks Esplanades Monuments Street Lighting Street Opening Repairs Other	40 	400 50	7,000	226	49:46 	20,000		
2.	EARTH WORK Cut Fill					5,000	3,000		
3.	SANITARY SEWER Manholes Piping Connections Main Line Piping House Sewer Service Piping Pump Stations Other					<u>660</u> <u>400</u>	400		
4.	WATER MAINS		3,000	3,000					
5.	STORM DRAINAGE Manholes Catchbasins Piping Detention Basin Stormwater Quality Units Other					<u></u>			

6,600

			į.					
6.	SITE LIGHTING							
7.	EROSION CONTROL Silt Fence Check Dams Pipe Inlet/Outlet Protection Level Lip Spreader Slope Stabilization Geotextile Hay Bale Barriers Catch Basin Inlet Protection		200					
8.	RECREATION AND OPEN SPACE AMENITIES							
9.	LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	_ l read	1,000	(ornamental grasses & mulch)				
10.	. MISCELLANEOUS							
	TOTAL:	7,800		3000 44, 5 36,090				
	GRAND TOTAL:	7,800		1000 41, E 36,090				
INSPECTION FEE (to be filled out by the City) Total \$ 143,890 516 11(28/16)								
	PUBI	LIC	PRIVATE	TOTAL				
	A: 2.0% of totals: <u>\$1</u>	56	\$721.80	\$877.80				
	<u>or</u>							
	B: Alternative Assessment:							
	Assessed by: (name	in hw	(name)	41/28/11				
				1				



Philip DiPierro <pd@portlandmaine.gov>

Fwd: follow up on stormwater & ADA spaces - 30 Merrill

1 message

Helen Donaldson < hcd@portlandmaine.gov>

Thu, Nov 2, 2017 at 12:10 PM

To: Matthew Grooms <mgrooms@portlandmaine.gov>, Philip DiPierro <pd@portlandmaine.gov>

----- Forwarded message -----

From: Eric Wittman <eric@bildarchitecture.com>

Date: Wed, Nov 1, 2017 at 11:51 AM

Subject: Re: follow up on stormwater & ADA spaces - 30 Merrill

To: Helen Donaldson https://documents.com/ Levan Ashley Carroll evan@bildarchitecture.com/

Nell,

This helps A LOT. Thank you.

I will get in contact with our Civil Engineer and discuss the plats and Maintenance Agreements for both projects. I will also take a look at the Condo docs for 30 Merrill and make sure they align with what we have stated at 5-7 Cumberland, I will have him confirm the open space percentage, and get the easement shown on the plat with metes and bounds.

Thanks,

Eric

On Wed, Nov 1, 2017 at 11:43 AM, Helen Donaldson https://documents.com/hcd@portlandmaine.gov> wrote: Eric.

Matt and I have been in touch with the civil engineer who reviews stormwater for us, and she has confirmed that the system proposed on 5-7 Cumberland is sufficient to treat runoff from both sites. That said, you will need to do a maintenance agreement for the drywell (making sure that it addresses both condo associations) and make sure that the plats for both projects refer to both the stormwater system and the maintenance agreements. In addition, the condo docs should refer to the stormwater system. The purpose here is to make sure that all future owners are aware of the obligation to maintain that system.

Re the ADA parking, it is okay to make that change, given that our reviewers have signed off on this approach for 5-7 Cumberland. That said, I don't believe the condo docs you've submitted for 30 Merrill address the guestion of accessibility in a manner parallel to that for 5-7 Cumberland? Doublecheck and let me know if I'm wrong. As I mentioned before, the changes in the parking arrangement should be represented on the revised plat (and we need to confirm the landscaped open space requirement is still being met).

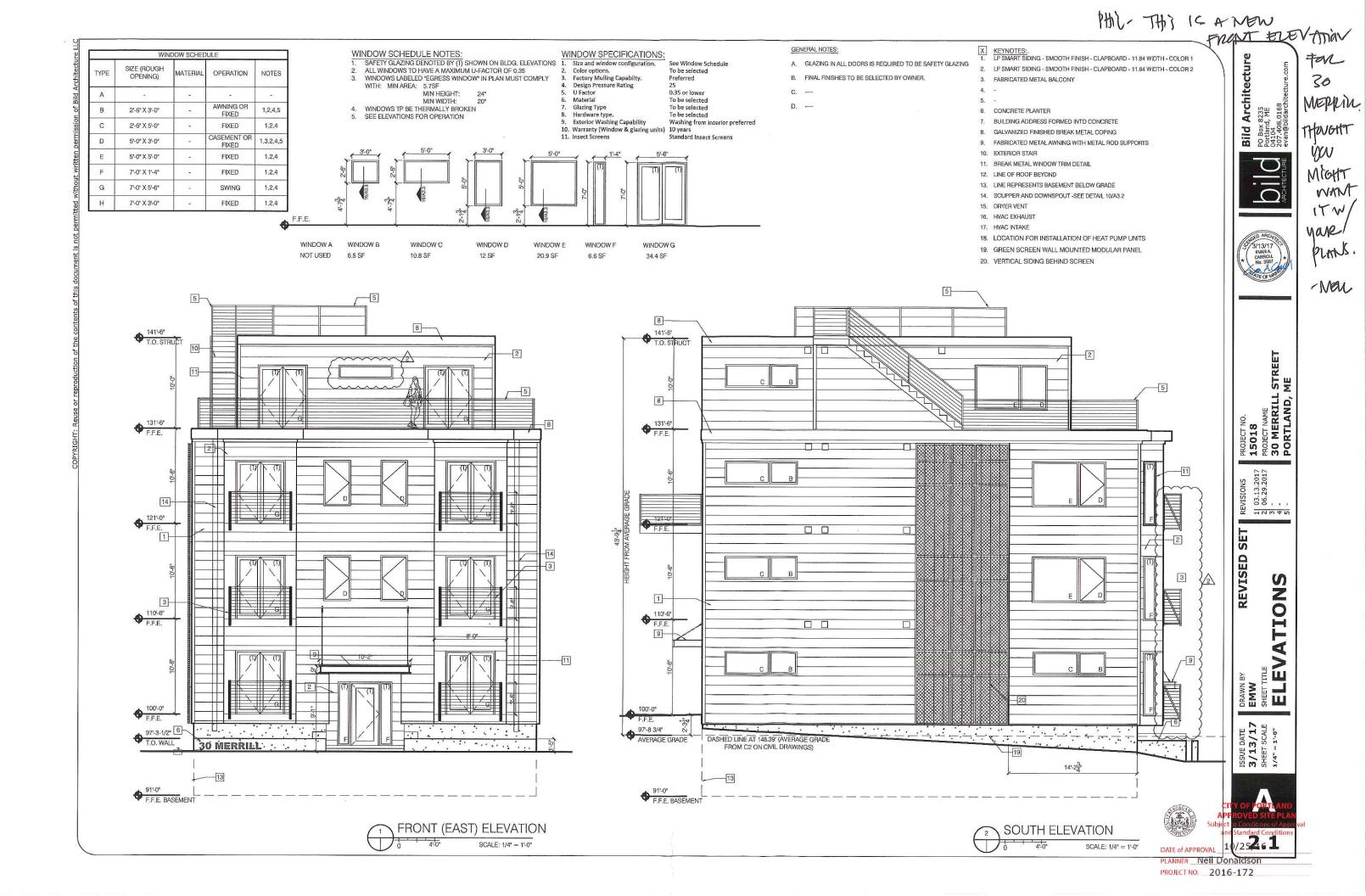
The other item is making sure the easement is shown on the plat (both in terms of location on the ground and in the notes, with a space for recording details).

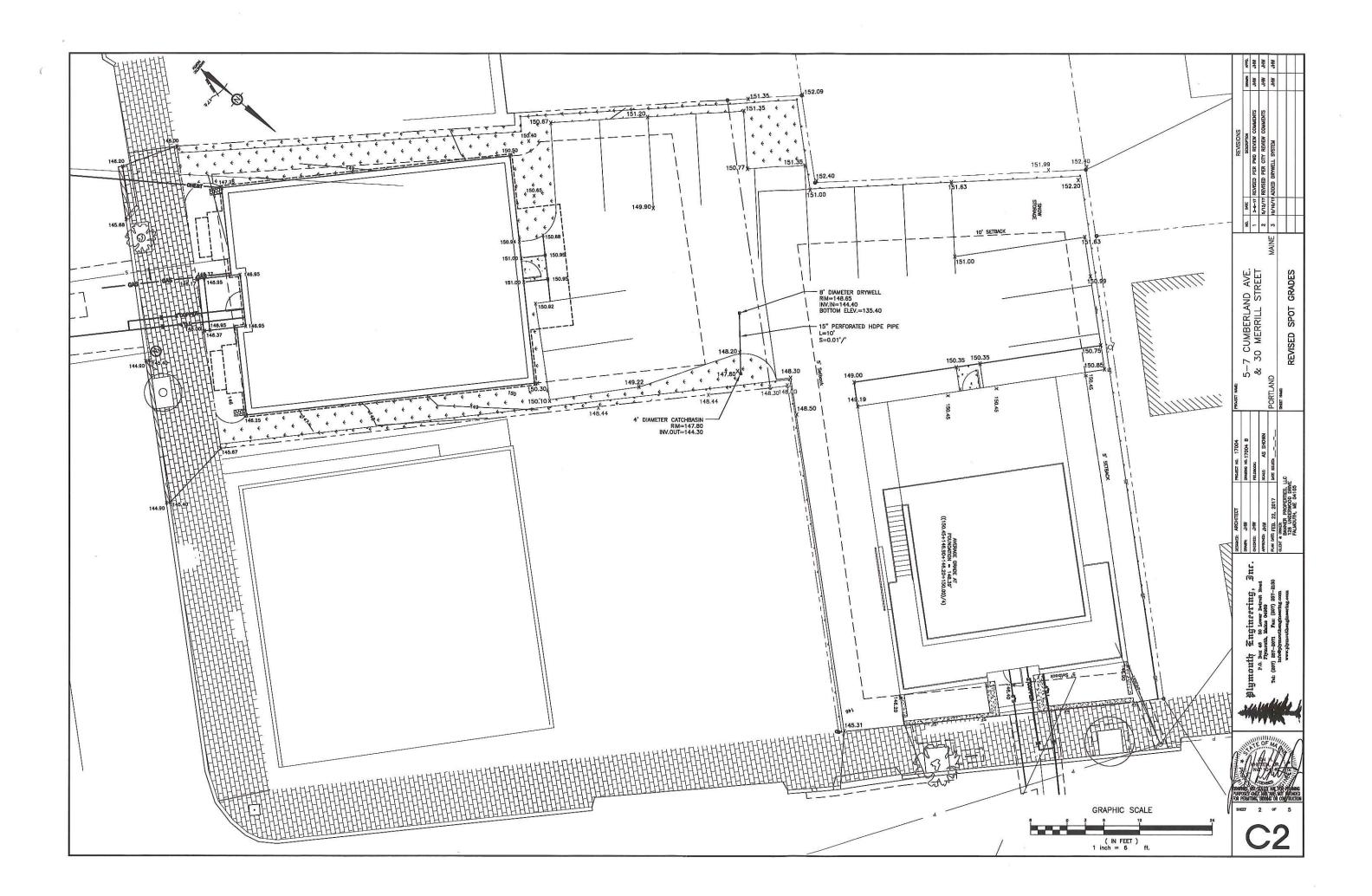
I'll let you know if anything else arises.

Nell

Nell Donaldson City of Portland Planning Division 874-8723 hcd@portlandmaine.gov

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.





EROSION AND SEDIMENT CONTROL PLAN

Pre-Construction Phasa
A person who conducts, or causes to be conducted, an activity that involves filling, displacing or exposing soil or other corthen materials shall take measures to prevent unreasonable erosino of soil or sediment beyond the project site or into a protected natural resource as defined in 38 MRS4 § 460-8. Evalent control measures must be in place before the activity begins. Measures must remain in place and functional until the site is permanently stabilized, Meaguage and timely temporary and permanent stabilization measures must be described. All control to the state is protect natural downgradient buffer areas to the sotation protections. Minimize disturbed areas and protect natural downgradient buffer areas to the sotation protections.

MP Construction Phasa A Sediment borriers. Prior to the beginning of any construction, properly install sediment borriers at the edge of any downgradient disturbed area and adjacent to any drainage channels within the proposed disturbed area. Maintain the sediment barriers until the disturbed area is permonently stabilized.

Riprop: Since riprop is used where erosion potential is high, construction must be sequenced so that the prop is put in place with the minimum delay. Disturbance of areas where riprop is to be placed should be ndertaken only when final preparation and placement of the riprop can follow immediately behind the inicial isturbance. Where riprop is used for outlet protection, the riprop should be placed before or in conjunction he construction of the pipe or channel so that it is in place when the pipe or channel begins to operation control of the pipe or channel so that it is in place when the pipe or channel begins to operation control the property riprop, such as temporary check dome until the disturbed area is permanently stabilized.

wanton temporary inprop, such as temporary screen dome until the disturbed one is permonently stockingle.

J. Temporary stolkinglen. Stolkingle with temporary secding, mulch, or other non-erotochile cover any exposed solis that will remain unworked for more than 14 days except, stabilize areas within 100 feet of a wetland or extended within 7 days or prior to a profiled at storm event, whichever comes first. In hore streamach is used, the application rate must be 2 bales (70-90 pounds) per 1000 of or 1.5 to 2 tons (90-100 bales) per scree to cover 15 to 60% of the ground surface. Hey mulch must be legal more or anchorated to present wind playing. An erosion control blanket or mot shall be used at the base of greased wateragys, steep slopes (15% or greater) and on any disturbed sail within 100 feet of lakes, attended and without and. Ordain shall be planned so as to minimize the length of time between initial soil exposure and final grading. On large projects this should be accomplished by phasing the operation and complaining the first phase up to final grading and seeding seriors starting the second phase, and so on.

E. Vegetated waterway. Upon final grading, the disturbed areas shall be immediately seeded to permanent vegetation and mulched and will not be used as outlets until a dense, vigorous vegetative cover has been obtained. Once sall is exposed for waterway construction, it should be immediately shaped, graded and stabilized. Vegetated waterways need to be stabilized early during the growing season (prior to September 15). Interesting the growing season of the property of the provisions such as soot or riprap may be required to stabilize the channel. Waterways should be fully stabilized prior to directing runoff to them.

Sodded areas. For sodded areas, permanent stabilization means the complete binding of the sod roots into e underlying soil with no slumping of the sod or dis-off.

. Riprop. For orsas stabilized with riprop, permanent stabilization means that slapes stabilized with riprop have n appropriate backing of a well—graded gravel or approved geoteklie to prevent soil movement from behind the prop. Stone must be sized appropriately. It is recommended that anguler stone be used.

Agricultural use. For construction projects on land used for agricultural purposes (E.G., pipelines ac nd), permanent stabilization may be accomplished by returning the disturbed land to agricultural use

Paved areas. For paved areas, permanent stabilization means the placement of the compacted gravel base is completed.

. Ditches, channels, and swales. For open channels, permanent stabilization means the channel is stabilized with sature vegetation at least three inches in height, with well-graded riprop, or with another non-erasive lining appable of withstanding the anticipated flow velocities and flow depths without reliance on check dams to slow ow. There must be no evidence of slumping of the lining, undercutting of the banks, or down-cutting of the

<u>General Construction Phase</u> The following erosion control measures shall be followed by the contractor throughout construction of this project:

A. All topsell shall be collected, stockpiled, seeded with rise at 3 pounds/1,000 af and mulched, and reused or required. Slit fencing shall be placed down gradient from the stockpiled loam. Stockpile to be located by designation of the owner and inspecting engineer.

3. The inspecting engineer at his/her discretion, may require additional erosion control measures and/or supplemental vegetative provisions to maintain stability of continents and finish graded areas. The contractor shall be responsible for providing and installing any supplemental measures as directed by the inspecting angineer. Failure to comply with the engineer's directions will result in discontinuation of construction activities.

. Erosion control mesh shall be applied in accordance with the plans over all finish seeded areas as specified n the design plans.

D. All graded or disturbed areas including slopes shall be protected during clearing and construction in accordance with the approved erosion and sediment control plan until they are adequately stabilized.

. All erosion, and sediment control practices and measures shall be constructed, applied and maintained in occordance with the approved erosion and sediment control plan.

. Areas to be filled shall be cleared, grubbed and stripped of topsoil to remove trees, vegetation, roots or oth bjectionable materials.

. Frozen material or soft, mucky or highly compressible materials shall not be incorporated into fill slopes of nuclural fills.

M. Seeps or springs encountered during construction shall be handled appropriately

. All graded areas shall be permanently stabilized immediately following finished grading.

). Remove any temporary control measures, such as slit fence, within 30 days after permanent stabilization i ttained. Remove any accumulated sediments and stabilize.

Permanent <u>Vegetation</u>

Permanent vegetative cover should be established on disturbed areas where permanent, long lived vegetative cover is needed to stabilize the soil, to reduce damages from sediment and runoff, and to enhance the environment.

Seedbed Preparation
A Grade as feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance.

B. Apply limestone and fertilizer according to soil tests such as those offered by the University of Moine soil testing loboratory. Soil sample mailers are available from the local cooperative extension service office. If soil testing is not feesible on service office, if soil testing is not feesible on service at several extensions are from the properties of the service of the

. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, spring tooth arrow or other suitable equipment. The final harrowing operation should be on the general contour. Continue liage until a reasonably uniform, fine seedbed is prepared. All but clay or silly soils and coarse sands should a rolled to firm the seedbed wherever feasible.0. Remove from the surface all stones 2 inches or larger in arrown of the control of the co

. Inspect seedbed just before seeding, if traffic has left the soil compacted; the area must be tilled and files above.

F. Permanent seeding should be made 45 days prior to the first killing frost or as a dormant seeding with much ofter the first killing frost and before snowfall. When crown vetch is seeded in later summer, at least 35% of the seed should be hard seed (unscarified). If seeding cannot be one within the seeding date, mulch according to the temporary mulching BMP and overwinter stabilization and construction to protect the site and delay seeding until the next recommended seeding period.

G. Following seed bed preparation, swale areas, fill areas and back slopes shall be seeded at a rate of 3 lbs/1,000 s.F. With a mixture of 33% creeping red h. Feacus, 6% red top, 24% Kentucky bluegrass, 10% personal ryegrass and 5% white Dutch clover.

I. Areas which have been temporarily or permanently seeded shall be mulched immediately following seeding. J. Areas which cannot be seeded within the growing season shall be mulched for over-winter protection and the area should be seeded at the beginning of the growing season.

<u>Winter Construction Phase</u>
If an area is not stabilized with temporary or permanent measures by November 15, then the site must be protected with additional stabilization measures.

A. Permanent stabilization consists of at least 90% vegetation, pavement/gravel base or riprap.

B. Do not expose slopes or leave slopes exposed over the winter or for any other extended time of work suspension unless fully protected with mulch.

C. Apply hay mulch at twice the standard rate (150 lbs. Per 1,000 sf). The mulch must be thick enough suct that the ground surface will not be visible and must be anchored.

D. Use mulch and mulch natting or an erosion control mulch blanket or all slopes greater than 8~% or other areas exposed to direct wind.

G. Winter excavation and earthwork shall be completed so that no more than 1 acre of the site is without stabilization at any one time.

H. An area within 100 feet of a protected natural resource must be protected with a double row of sediment barrier.

Temperary mulch must be applied within 7 days of soil exposure or prior to any storm event, but after every workday in greas within 100 feet from a protected natural resource.

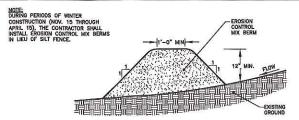
J. Areas that have been brought to final grade must be permanently mulched that same day

K. If snowfall is greater than 1 inch (fresh or cumulative), the snow shall be removed from the areas due to be seeded and mulched.

M. All vegetated ditch lines that have not been stabilized by November 1, or will be worked during the winter construction period, must be stabilized with an appropriate stane lining backed by an appropriate gravel bed or geotextile unless specifically released from this standard by the department.

Mointananae and Inspection Phase
A. Contractor shall inspect disturbed and impervious areas, and erasion and starmwater control measures, area
used for storage that are exposed to precipitation, and locations where vehicles enter or exit the parcel at
least once a week and before and ofter a storm event, prior to completion of permanent stabilization. A persa
with knowledge of erasion and starmwater must conduct the inspection. This person must be identified in the
inspection log. If best management practices (BMPs) need to be modified or if additional BMPs are necessary,
implementation must be completed within 7 celendar days and prior to any storm event (rainfail). All measure:
must be maintained in effective operating condition until areas are permanently stabilized.

B. A log (report) must be kept summarizing the scope of the inspection, name(s) and qualifications of the personnal making the inspection, the date(s) of the inspection, and major observations relating to operation of erasion and sedimentation controls and pollution prevention measures. Major observations must include: BMPs that need to be maintained; location(s) of BMPs that failed to operate as designed or proved indequate for conflictions; and location(s) where additional BMPs are needed that did not exist at the time of inspection. Follow-up to correct deficiencies or enhance controls must also be indicated in the log and dated, including what action was taken and when.



EROSION CONTROL MIX:
FANA 4" NO DUMETER. EROSION CONTROL MIX MUST BE FREE OF REPUSE, PHYSICAL CONTAMINANT
TOKIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:

— THE OFFICIANCE MATTER CONTROL SHALL BE BETWER 80% — 100% ON WEDERIT BASIS

— THE OFFICIANCE MATTER CONTROL SHALL BE TOWN PASSING A 6" SORCEM AND A MINIMUM OF 701

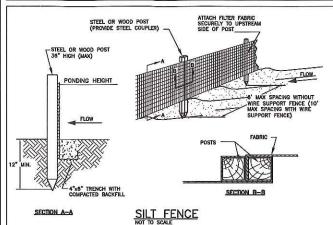
MAXIMUM OF 83% RASSING PROFITS OF PASSING A 6" SORCEM AND A MINIMUM OF 701

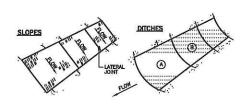
— THE OFFICIANCE OF THE OFFICIANCE OF THE OFFICIAN BE CONTROL

— THE OFFICIANCE OF STANDARD OF SITS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.

— ph SHALL FALL BETWEEN 5.0 — 8.0.

EROSION CONTROL MIX BERM





NOTES:

1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.

2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP 8 OVER A.

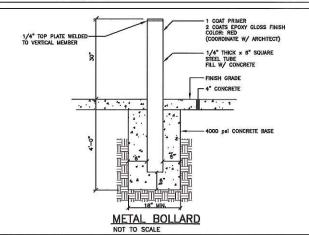
3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS, STAPLE 18" ON CENTER,

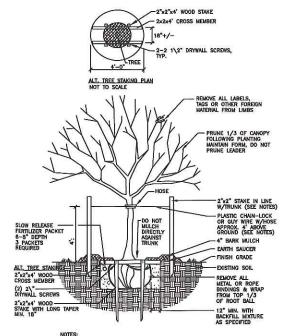
4. STAPLE OUTSIDE LATERAL EDGE 2' ON CENTER.

5. WIRE STAPLES TO BE MIN. OF #11 WIRE, 6" LONG & 1-1/2" WIDE.

6. USE NORTH AMERICAN GREEN DS 150 (OR APPROVED EQUAL) ON SLOPES BETWEEN 4:1-2:1. USE NORTH AMERICAN GREEN VMAX SC250 PERMANENT TURF REINFORCEMENT MAT (OR APPROVED EQUAL) ON SLOPES 2:1 AND STEPPER.

EROSION CONTROL BLANKET NOT TO SCALE





INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:

1. THE TREE IS OF SUBSTANTIAL SIZE.

2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.

ONDEVELOPED SILES.

3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.

4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

DECIDUOUS TREES 2" TO 4" CALIPER

CONSTRUCTION NOTES:

1. All work shall conform to the applicable codes and ordinances

2. Contractor shall visit the site and familiarize him or herself with all conditions affecting the proposed work and shall make provisions as to the cost thereof. Contractor shall be responsible for familiarizing him or herself will contract decuments, field conditions and dimensions and confirming that the work may be accomplished as shown prior to proceeding with construction. Any discrepancies shall be brought to the addition of the angineer prior to the commencement of work.

3. Contractor shall notify engineer of all products or items noted as "existing" which are not found in the

. Install all equipment and materials in accordance with manufacturer's recommendation equirements unless specifically otherwise indicated or where local codes or regulations

 Contractor shall verify all dimensions and conditions in the field prior to fabrication and erection of any naterial. Any unusual conditions shall be reported to the attention of the engineer. Contractor shall clean and remove debris and sediment deposited on public streets, sidewalks, adjacent areas, or other public ways due to construction.

Contractor shall incorporate provisions as necessary in construction to protect existing structures, physical features, and maintain site stability during construction. Contractor shall restore all areas to original condition and as directed by design drawings.

8. Site contractor shall obtain all required permits prior to construction.

9. All erceion and sediment control measures shall be installed in accordance with "Mains Erceion and Sedimentation Control Hondbook for Construction: Best Management Practices" published by the Cumberiand County Soil and Water Conservation District and Mains Department of Environmental Protection, March 2004 or latest edition. It shall be the responsibility of the contractor to possess a copy of the erosion control plan at all times.

10. The contractor is hereby couldoned that all site features shown hereon are based on field observations by the surveyor and by information provided by utility companies. The information is not to be relied on as being exact or complete. The contractor shall contact Dig Safe (1-888-digsed) at least three (3) but not more than thirty (30) days prior to commencement of excavation or demolition to verify horizontal and vertical location of all utilities.

11. Contractor shall be aware that Dig Safe only notifies its "member" utilities about the dig. When notifies Dig Safe will advise contractor of member utilities in the area. Contractor is responsible for identifying and contacting non-member utilities directly. Non-member utilities are given utilities are given utilities are given utilities are contacting non-member utilities directly. Non-member utilities are include town or city water and sewer districts and small local utilities, as well as USG public works systems.

12. Contractors shall be responsible for compliance with the requirements of 23 MRSA 3380-A. It shall be the responsibility of the contractor to coordinate with the appropriate utilities to obtain authorization prior to relocation of any existing utilities which conflict with the proposed improvements shave on these plans. If a utility conflict orises, the contractor shall immediately notify the awner, the municipality and appropriate utility company prior to proceeding with any relocation.

All pavement markings and directional signage shown on the plan shall conform to the Manual of Uniform Traffic Control Devices (MUTCD) standards.

15. No holes, trenches or structures shall be left open overnight in any excavation accessible to the public or in public rights—of—way.

16. All work within the public right-of-way shall require a M.D.O.T. Permit as well as permits from the town as applicable.

17. The proposed limits of clearing shown hereon are approximate based upon the proposed limits of site grading. The applicant reserves the right to perform normal forest management activities outside of the clearing limit as shown. The removal outside of the limits of clearing may be necessary to remove dead or dying trees or tree limbs. This removal is due to potential safety hozards and to promote proper forest growth.

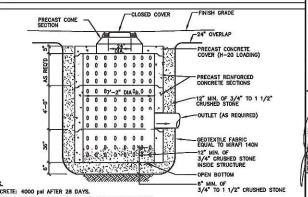
 Immediately upon completion of cuts/fills, the contractor shall stabilize disturbed areas in accordance with erosion control notes and as specified on plans. 19. The contractor shall be fully and solely responsible for the removal, replacement and rectification of all damaged and defective material and workmanship in connection with the contract work. The contractor shall replace or repair as directed by the owner all such damaged or defective materials which appear within a period of one year from the date of substantial completion.

20. All work performed by the general contractor and/or trade subcontractor shall conform to the requirement of local, state or federal laws, as well as any other governing requirements, whether or not specified on the drawlings.

21. Where the terms "approved equal", "other approved", "equal to", "occeptable" or other general qualifying terms are used in these notes, it shall be understood that reference is made to the ruling and judgment of Pymouth Englinering, Inc. 22. The general contractor shall provide all necessary protection for the work until turned over to the owner.

23. The general contractor shall maintain a current and complete set of construction drawings on site during all phases of construction for use of all trades. 24. The contractor shall take full responsibility for any changes and deviation of approved plans not authorized by the architect/engineer and/or client/owner.

25. Details are intended to show end result of design. Any modification to suit field dimension and condition shall be submitted to the engineer for review and approval prior to any work.



. CONCRETE: 4000 pai AFTER 28 DAYS.

CATCH BASIN FRAME AND GRATE TO BE ETHERIDGE FOUNDRY M248G AND DMH TO BE M248S.

3. EACH 4' VERTICAL DRYWELL SECTION TO HAVE AT LEAST 238 OPENINGS

4. PIPE SIZES, LOCATIONS, AND INVERTS AS NOTED ON PLAN.

DRY WELL

EROSION & SEDIMENTATION CONTROL DETAILS

UMBERLAND AVE. MERRILL STREET

J-HW IND.

DE J-HW IND.

DE J-HW IND.

DE J-HW IND.

SECONDER

A CONNER PROPERTIES, LLC

126 UNDERFOOD BRIVE

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