

EROSION CONTROL NOTES

GENERAL:

THE DRAWINGS DEPICT THE REQUIRED SOIL EROSION CONTROL MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SITE IN SUCH A MANNER THAT:

- SOIL EROSION IS KEPT TO A MINIMUM.
- NO SEDIMENT LEAVES THE CONSTRUCTION SITE PROPER.
- ALL POSSIBLE MEASURES ARE EMPLOYED TO PREVENT SEDIMENT FROM ENTERING DRAINAGE COURSES AND WETLANDS EVEN BEYOND THE DETAILS SHOWN ON THIS PLAN IF NECESSARY.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPs PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATERBODIES, OR WETLAND AS A RESULT OF THIS PROJECT.
- LOAM AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER DISTURBANCE, BUT NO LONGER THAN 7 DAYS. LOAM AND SEED ANY DISTURBED AREA WITHIN 7' OF WETLANDS OR WATERBODIES WITHIN 48 HOURS OR PRIOR TO AND STORM EVENT. USE WINTER SEED RATES AND SPECIFICATIONS IF APPROPRIATE.
- INSPECT SOIL EROSION MEASURES WEEKLY AND AFTER SIGNIFICANT STORM EVENTS. MAKE ALL NECESSARY REPAIRS TO FACILITIES AS SOON AS POSSIBLE, BUT NO LONGER THAN 2 DAYS. CLEAN AND RESET SILT FENCES AND STONE CHECK DAMS WHICH ACCUMULATE SEDIMENT AND DEBRIS.
- PROTECT AND STABILIZE ALL AREAS NOT SCHEDULED FOR EROSION PREVENTION OR STABILIZATION BUT THAT SHOW SIGNS OF EROSION. NOTIFY OWNER OF ANY SIGNIFICANT EROSION PROBLEM.
- APPLY MULCH TO BARE SOILS WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, WITHIN 48 HOURS IF WITHIN 75' OF WETLAND OR WATERBODY, PRIOR TO ANY RAIN EVENT, OR PRIOR TO ANY WORK SHUTDOWN LASTING MORE THAN ONE DAY.
- TEMPORARILY SEED WITHIN 7 DAYS ANY AREA WHICH WILL BE LEFT DISTURBED AND UNWORKED FOR MORE THAN 14 DAYS WITH THE TEMPORARY SEED MIX LISTED BELOW. IF AREA IS WITHIN 75' OF A WETLAND OR WATERBODY, SEED WITHIN 48 HOURS. PERMANENTLY SEED ANY AREA WHICH CAN BE LOAMED AS SOON AS POSSIBLE WITH THE PERMANENT SEED MIX LISTED BELOW. DO NOT USE PERMANENT SEED MIX AFTER SEPTEMBER 15.
- MULCH ALL AREAS SEEDED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE. DURING THE GROWING SEASON (APRIL 15 - SEPT. 30) USE EROSION CONTROL MESH (OR MULCH AND NETTING) ON:
 - THE BASE OF GRASSED WATERWAYS
 - SLOPES STEEPER THAN 15%
 - WITHIN 100 FT. OF STREAMS AND WETLANDS
 BETWEEN OCT. 1 AND APRIL 14 USE EROSION CONTROL MESH (OR MULCH AND NETTING) ON:
 - SIDE SLOPES OF GRASSED WATERWAYS
 - SLOPES STEEPER THAN 8%
- FOLLOW SILT FENCE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR INSTALLATION OF SILT FENCE. SECURE ENTIRE BOTTOM OF FENCE EITHER BY BURYING BOTTOM OF FENCE IN A TRENCH OR BERMING WITH SOIL OR CHIPPED GRUBBINGS. REFER TO SILT FENCE DETAILS.
- PLACE AND GRADE LOAM IN A REASONABLY UNIFORM MANNER. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM SEED BED IS PREPARED. REMOVE FROM SURFACE ALL STONES LARGER THAN 2" AND ALL OTHER UNSUITABLE MATERIAL. LIME AND FERTILIZER SHOULD BE MIXED INTO SOIL PRIOR TO ROLLING EXCEPT IF INCLUDED IN HYDROSEED MIXTURE. PERMANENT STABILIZATION OF REVEGETATED AREAS IS CONSIDERED AS 90% CATCH.
- ALL CATCH BASINS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED BY INSTALLING AND MAINTAINING SILT SACKS DURING CONSTRUCTION.

TOPSOIL:

- SUITABLE TOPSOIL SALVAGED FROM SITE OR SCREENED, LOOSE AND FRIABLE SANDY LOAM OR LOAM AS DEFINED BY THE USDA SOIL CONSERVATION SERVICE CLASSIFICATION SYSTEM, FREE FROM ADMIXTURE OF SUBSOIL, REFUSE, LARGE STONES, CLODS, ROOTS, WEEDS, RHIZOMES OR OTHER UNDESIRABLE FOREIGN MATTER AS DETERMINED BY THE INSPECTING AUTHORITY. CONTRACTOR SHALL SUBMIT REPORTS OF LOAM TEST RESULTS PERFORMED BY AN INDEPENDENT TESTING LABORATORY FOR TOPSOIL FROM DIFFERENT SOURCES PRIOR TO PLACING. THE COST OF TESTING SHALL BE INCIDENTAL TO THE COST OF TOPSOIL. TOPSOIL SHALL MEET THE FOLLOWING SPECIFICATIONS:

- MATERIAL
 - SAND - 0.002 IN. TO 0.0025 IN. DIAMETER (% BY VOLUME) 45 - 75
 - SILT - 0.0025 IN. TO 0.0075 IN. DIAMETER (% BY VOLUME) 20 - 40
 - CLAY - LESS THAN 0.0075 IN. DIAMETER (% BY VOLUME) 5 - 15
 - ORGANICS (SHALL MEET THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION 711.03 FEAT HUMUS) (% BY VOLUME) 10 - 20
 - NUTRIENTS:
 - CALCIUM (CA) (% SATURATION) 60 - 80
 - MAGNESIUM (MG) (% SATURATION) 10 - 25
 - POTASSIUM (K) (% SATURATION) 21 - 30
 - PHOSPHORUS (P) (POUNDS/ACRE) 10 - 40
 - PH 6.0 - 6.5
 - PERMEABILITY (INCHES PER HOUR) 3 - 10
 - MAXIMUM STONE SIZE (INCHES) 3/4

SEEDING:
 USE PERMANENT SEED MIXES AND RATES BETWEEN 5/15 AND 9/30.
 USE TEMPORARY SEED MIXES FOR PERIODS LESS THAN 12 MONTHS. IF USING TEMPORARY SEED MIXES AND RATES BETWEEN 10/1 AND 5/14, RE-SEED WITH PERMANENT SEED MIX AFTER 5/15.

PERMANENT SEED:
 MDOT 711.03(a) METHOD NUMBER 3

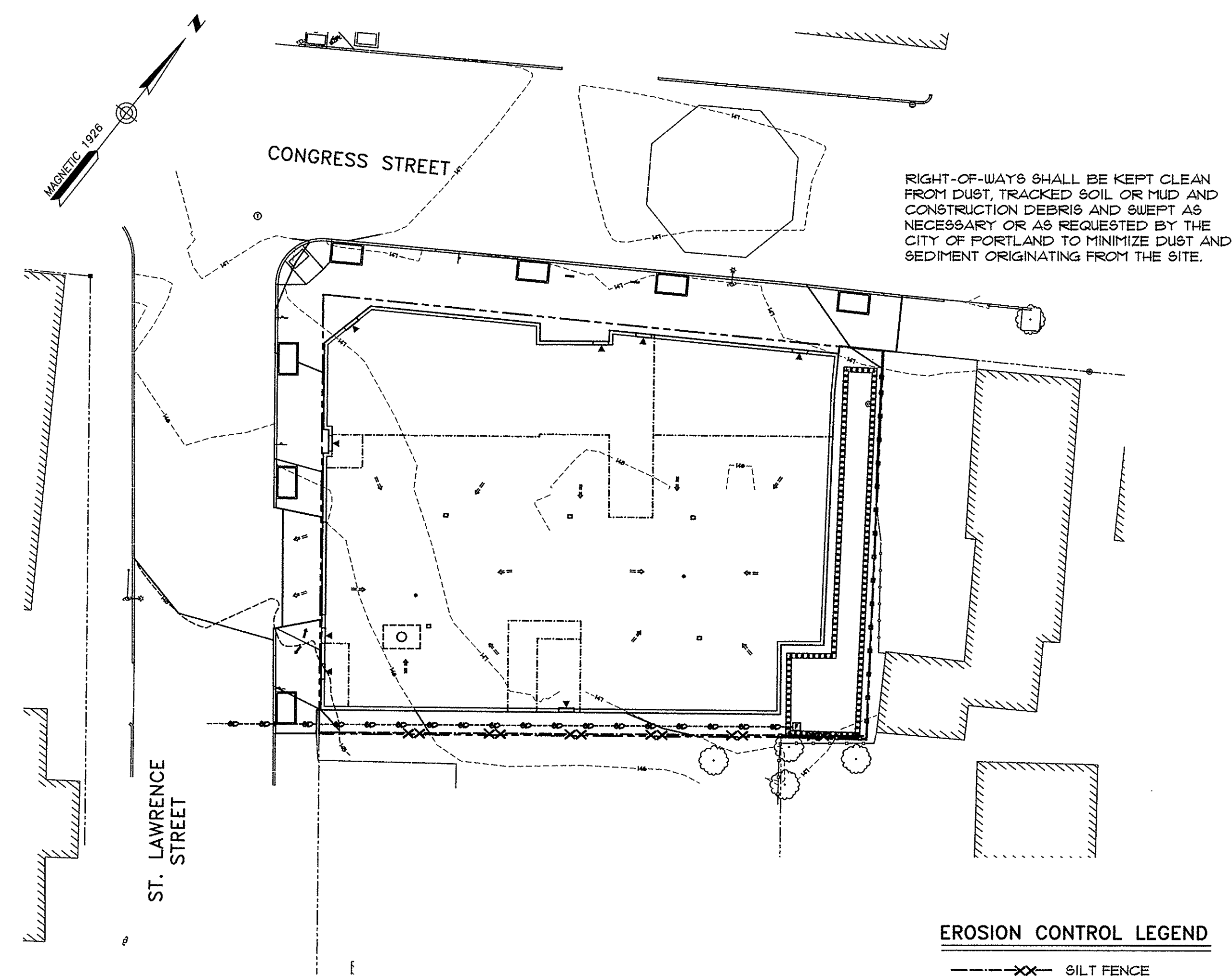
- TEMPORARY SEED:**
- OATS 80.00 LBS/ACRE 4/01 - 5/14
 - ANNUAL RYEGRASS 40.00 LBS/ACRE
 - SLIPGRASS 40.00 LBS/ACRE 5/15 - 8/14
 - ANNUAL RYEGRASS 80.00 LBS/ACRE 5/15 - 9/14
 - WINTER RYE 12.00 LBS/ACRE 9/15 - 9/30
 - WINTER RYE (W/ MULCH COVER) 12.00 LBS/ACRE 10/01 - 3/31

LIME AND FERTILIZER:
 APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (198 POUNDS PER 1000 SQUARE FEET). APPLY FERTILIZER (10-20-20) AT A RATE OF 800 POUNDS PER ACRE (18.4 POUNDS PER 1000 SQUARE FEET).

- MULCH:**
- STRAW OR HAY (ANCHORED) 70 - 90 LBS PROTECTED AREAS
 - STRAW OR HAY (ANCHORED) 105 - 275 LBS WINDY AREAS
 - SHREDDED OR CHOPPED 185 - 275 LBS
 - JUTE MESH AS REQUIRED MODERATE TO HIGH VELOCITY AREAS & STEEP SLOPES
- EXCELSIOR MAT AS REQUIRED

MULCH ANCHORING

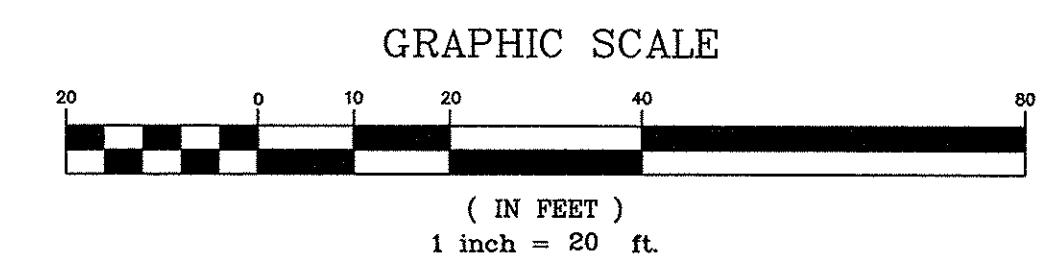
- PEG AND TUINE LIQUID ASPHALT
- MULCH NETTING WOOD CELLULOSE FIBER
- ASPHALT EMULSION CHEMICAL TACK



RIGHT-OF-WAYS SHALL BE KEPT CLEAN FROM DUST, TRACKED SOIL OR MUD AND CONSTRUCTION DEBRIS AND SWEEP AS NECESSARY OR AS REQUESTED BY THE CITY OF PORTLAND TO MINIMIZE DUST AND SEDIMENT ORIGINATING FROM THE SITE.

EROSION CONTROL LEGEND
 ---X--- SILT FENCE
 FOR PLAN LEGEND SEE SHEET C1.4

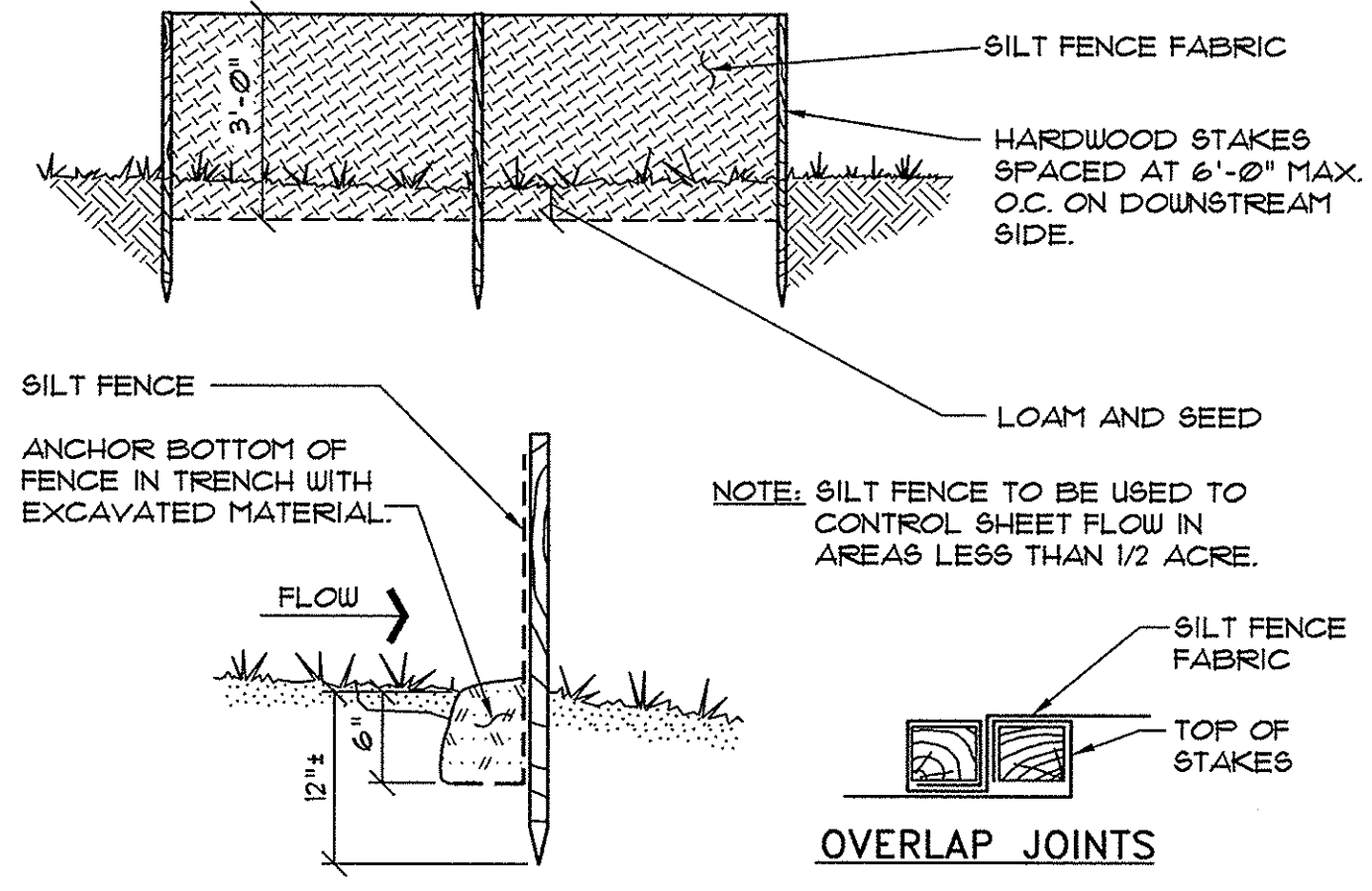
EROSION CONTROL PLAN



SUGGESTED SEQUENCE OF CONSTRUCTION TO CONTROL EROSION:

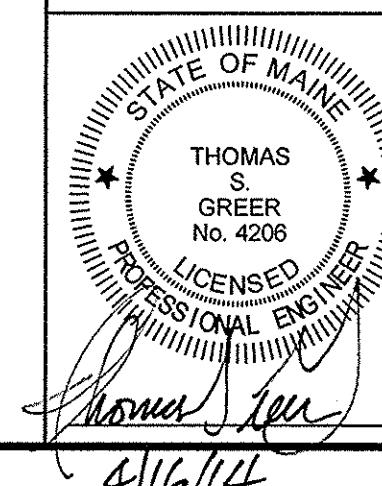
THIS SEQUENCE OF CONSTRUCTION IS A GENERAL GUIDE TO THE CONTRACTOR. ACTUAL CONSTRUCTION PRACTICES WILL DICTATE VARIATIONS IN THE ORDER OF MAJOR EVENTS.

- INSTALL PERIMETER SILT FENCE.
- DEMOLISH EXISTING BUILDING.
- CLEAR AND GRUB WORK AREAS. TEMPORARILY SEED AREAS NOT TO BE WORKED ON WITHIN 14 DAYS.
- BEGIN EARTHWORK FOR BUILDING FOUNDATION.
- STABILIZE AREAS DRAINING TO STORMDRAIN SYSTEM.
- CONNECT STORMDRAIN SYSTEM TO EXISTING SYSTEM.
- BEGIN BUILDING CONSTRUCTION.
- FINE GRADE SIDEWALKS AND ROUGH GRADE REMAINDER OF SITE.
- RESEED OR TEMPORARILY SEED ANY AREA WHICH WILL BE LEFT UNDISTURBED FOR MORE THAN 14 DAYS.
- COMPLETE FINE GRADING AND INSTALLATION OF SIDEWALKS AND STREET PAVEMENT.
- CLEAN STORM DRAIN SYSTEM OF CONSTRUCTION SEDIMENTATION.
- FINE GRADE, LOAM, SEED AND FERTILIZE REMAINDER OF SITE.
- REMOVE TEMPORARY SOIL EROSION MEASURES.



1 SILT FENCE DETAIL
 NOT TO SCALE

REV.	DATE	DESCRIPTION
6	4/17/14	SUBMITTED FOR FINAL APPROVAL
5	3/27/14	SUBMITTED FOR FINAL APPROVAL
4	2/26/14	100% CONSTRUCTION DOCUMENTS
3	1/27/14	50% PRICING SET
2	1/13/14	REV'D PER STAFF REVIEW
1	1/2/14	REVISED LAYOUT, ADDED GARDEN



118 CONDOMINIUMS, LLC
 118 CONGRESS STREET, PORTLAND ME

118 on MUNJOY HILL
 118 CONGRESS STREET, PORTLAND, ME

PINKHAM & GREER
 CONSULTING ENGINEERS
 28 VANNAH AVENUE
 PORTLAND, MAINE

**EROSION CONTROL PLAN,
 NOTES AND DETAILS**

SCALE: AS SHOWN	DRN BY: JDC
DATE: NOVEMBER 13, 2013	DESIGNED BY: TSG
PROJECT: 13143	CHK BY: TSG