

58 BOYD STREET APARTMENTS PHASE I DEMOLITION AND SOIL REMOVAL

58 BOYD ST / 54 LANCASTER ST PORTLAND, ME

TAX MAP 22, BLOCK F, LOT 1

January 2019

Description

SHT. NO.	TITLE	
	COVER SHEET	
1	Demo and Site Prep Plan	L-1
2	Grading, Drainage, and ESC Plan	C-2
3	Civil Details	C-3
4	Civil Details	C-4

DESIGN BY:

RANSOM
Consulting, Inc.

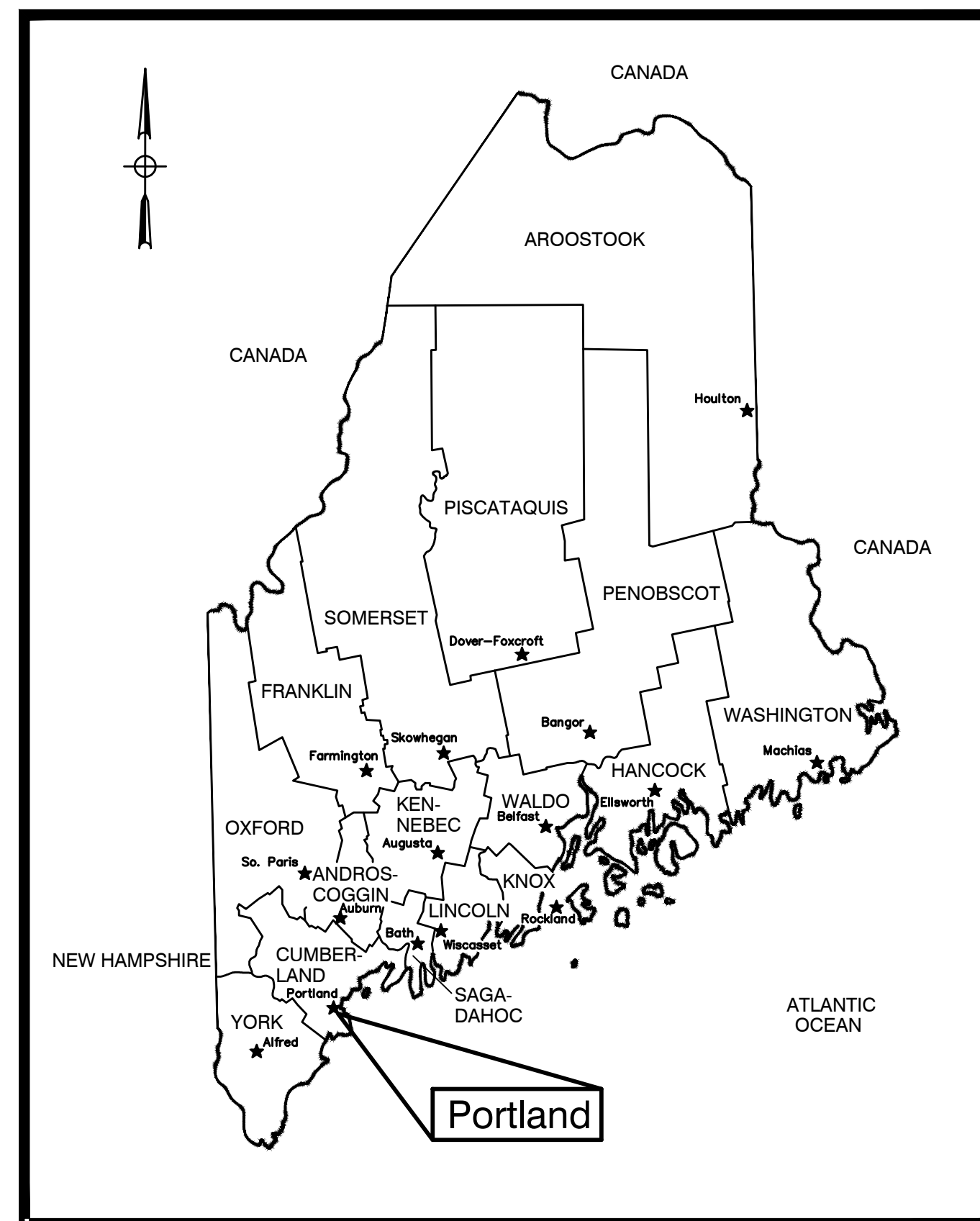
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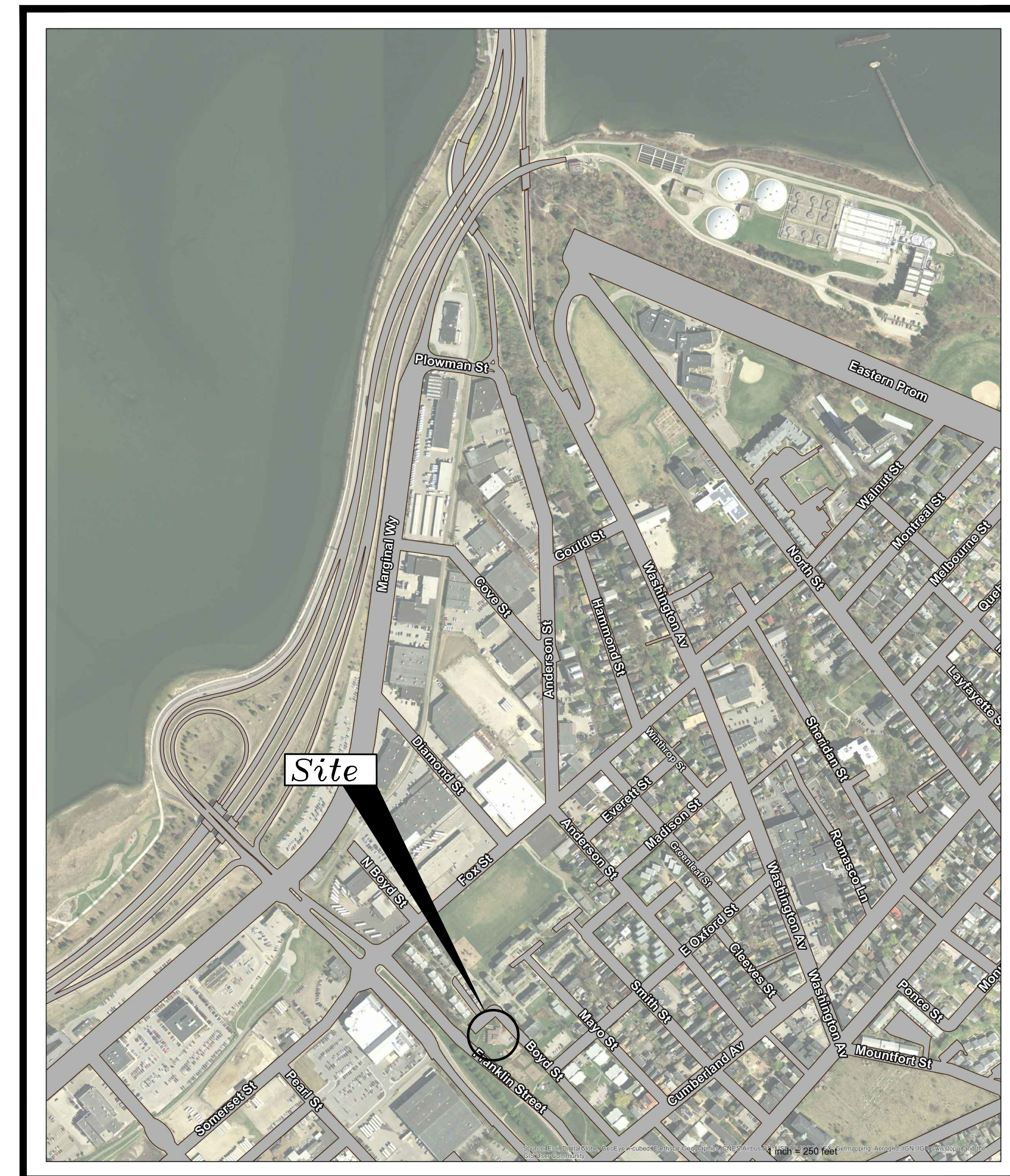
OWNER:



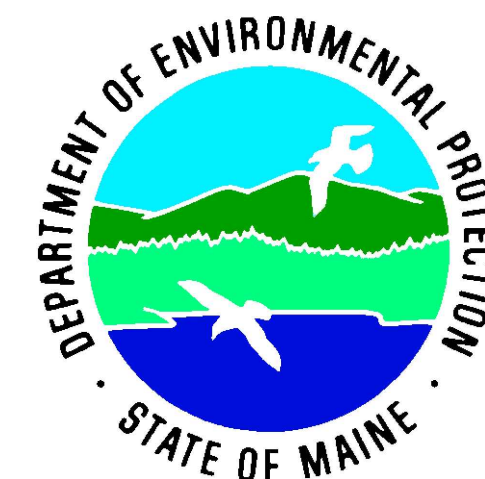
PORTLAND HOUSING AUTHORITY
14 BAXTER BLVD. PORTLAND, ME 04101



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



Project:
Demolition & Soil
Removal 58 Boyd Street
Apartments
Portland, Maine

Prepared for:
Portland Housing
Authority
14 Baxter Boulevard
Portland, ME 04101



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TITLE PLAN

No.	Revision/Issue	Date
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Design by:	Checked by:
JIM	SJB
Drawn by:	Approved by:
JIM	SJB

Project:	Date:
161.06034	APRIL 2015

Sheet No:
TITLE

GENERAL NOTES

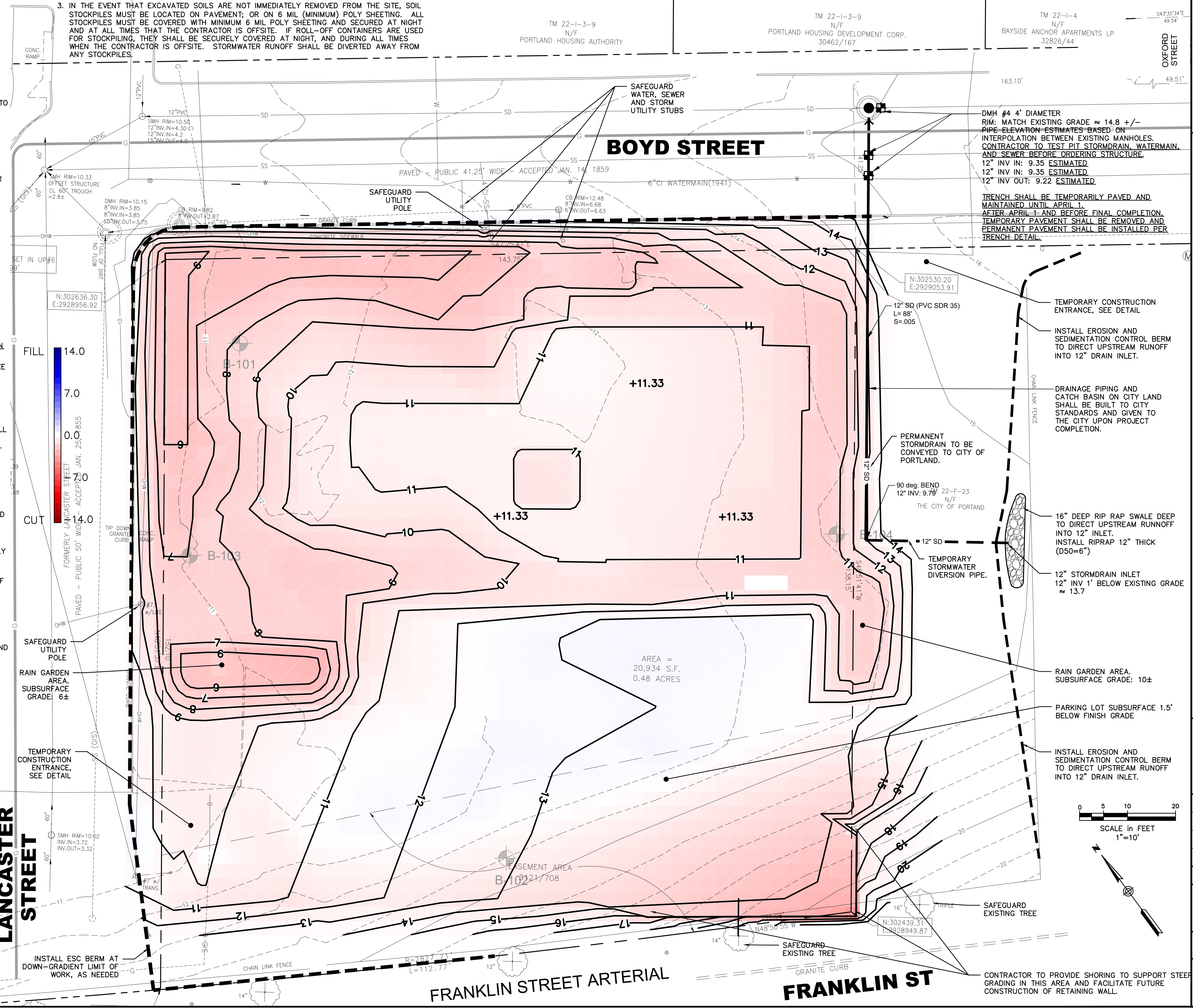
- THE CITY OF PORTLAND REQUIRES A PRE-CONSTRUCTION MEETING BEFORE SITE WORK CAN BEGIN.
 - BEFORE ANY DISCHARGE OF WATER FROM THE PROPOSED EXCAVATION TO THE CITY'S COMBINED DRAINAGE SYSTEM, CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE CITY OF PORTLAND. SEE DEWATERING SPECIFICATION AND ATTACHED ENVIRONMENTAL MEDIA MANAGEMENT PLAN.
- CONTACT:**
Benjamin Pearson, PE
Compliance Coordinator
bnp@portlandmaine.gov
207-874-8843
- BEFORE SOIL DISTURBANCE CONTRACTOR SHALL INSTALL EROSION & SEDIMENTATION CONTROL BMP AND AS WELL AS THE PROPOSED UPSTREAM STORMWATER DIVERSION, WHICH INCLUDES THE STORMDRAIN PIPING AND A RIPRAP INLET.
 - BEFORE BUILDING AND/OR SOIL SOIL EXCAVATION CONTRACTOR SHALL INSTALL SECURITY FENCING AROUND SITE PERIMETER (FENCING INCIDENTAL TO PROJECT)
 - AFTER DEMOLISHING EXISTING BUILDING AND SITE FEATURES, EXCAVATE EXISTING SOILS TO THE GRADES SHOW, SOILS SHALL BE EXCAVATED AND DISPOSED OF IN COMPLIANCE WITH ALL APPLICABLE STATE, FEDERAL, AND LOCAL REGULATIONS (SEE SOIL MANAGEMENT NOTES BELOW).
 - CERTAIN SLOPES MAY EXCEED OSHA TRENCHING REGULATIONS. CONTRACTOR TO PROVIDE SHORING AS NEEDED SAFEGUARD WORKERS AND THE PUBLIC RIGHTS OF WAY.
 - 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:
 - GRADE SITE TO DRAIN INTERNALLY
 - INSTALL LOCALIZED SEGMENTS OF MULCH BERM, SILT SOCK, HAY BALES AND/OR CRUSHED STONE CHECK DAMS TO FILTER RUNOFF BEFORE IT LEAVES THE SITE.
 - INSTALL SILT SACKS (OR APPROVED EQUAL) IN DOWNGRADE CATCH BASINS. CURB INLET CATCH BASINS WILL NEED ADDITIONAL PROTECTION
 - INSTALL TEMPORARY CONSTRUCTION ENTRANCE (SEE DETAIL) TO MINIMIZE TRACKING OF SOILS ONTO LANCASTER STREET & BOYD STREET.
 - SWEEP LANCASTER AND BOYD STREETS FREQUENTLY. WATER AND/OR VACUUMING SHALL BE USED TO CONTROL DUST WHEN SWEEPING.
 - 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.
 - ALL WORK IN THE RIGHT OF WAY SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS
 - ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 - UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR CONFLICTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER.
 - ALL STORMDRAIN UTILITY INSTALLATIONS SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTLAND.
 - SITE CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS.
 - UPON COMPLETION OF EXCAVATION, OWNER WILL PROVIDE A "AS-BUILT" SO THAT GRADES CAN BE VERIFIED. SEE SPECIFICATIONS FOR COORDINATION AND SCHEDULING REQUIREMENTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR AND MAINTAINING SITE EROSION AND SEDIMENTATION CONTROL UNTIL THE SITE IS ACCEPTED BY OWNERS.

DECONTAMINATION NOTES

- THE CONTRACTOR MUST TAKE PRECAUTIONS TO PREVENT IMPACTED SOILS FROM BEING TRANSPORTED FROM THE SITE. CARE SHALL BE TAKEN TO AVOID DUST WHICH MAY BE BLOWN OFFSITE; STORMWATER RUNOFF WHICH MAY CARRY IMPACTED SOILS OFFSITE; AND ACCIDENTAL TRANSPORT OF CONTAMINATED SOILS ON TRUCKS/EQUIPMENT/TOOLS/PERSONNEL/ETC. ADDITIONALLY, CARE SHALL BE TAKEN TO PREVENT SOILS FROM ACCUMULATING ON THE ROADWAY WHEN EQUIPMENT/TRUCKS/EQUIPMENT/TOOLS/PERSONNEL ARE MOVING FROM ONE SITE PARCEL TO ANOTHER.
- EQUIPMENT, TRUCKS, AND TOOLS WHICH WERE USED ONSITE AND CAME INTO CONTACT WITH IMPACTED SOILS SHALL BE DECONTAMINATED PRIOR TO LEAVING THE SITE. DECONTAMINATION PROCEDURES SHALL FOLLOW APPROPRIATE MAINE DEPARTMENT OF TRANSPORTATION AND DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES, AND SHALL BE OUTLINED IN THE CONTRACTOR'S HEALTH AND SAFETY PLAN.
- DECONTAMINATION PROCEDURES SHALL BE OVERSEEN BY THE ENGINEER, AND MAY INCLUDE BRUSHING LOOSE SOIL FROM THE IMPACTED ITEM, AND/OR USING PRESSURIZED WATER TO REMOVE SOIL. CARE SHALL BE TAKEN TO CLEAN TIRE TREADS PRIOR TO VEHICLES LEAVING THE SITE. EXTENT OF DECONTAMINATION WILL BE DETERMINED IN THE FIELD, ON AN AS-NEEDED BASIS.
- DISPOSAL OF DECONTAMINATION BYPRODUCTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COST FOR DECONTAMINATION AND DISPOSAL OF DECONTAMINATION BYPRODUCTS IS CONSIDERED INCIDENTAL TO THE PROJECT.

SOIL MANAGEMENT NOTES

- CONTRACTOR IS ADVISED THAT THE EXISTING SOILS ARE URBAN FILL CONTAINING LEAD, ARSENIC AND POLY AROMATIC HYDROCARBONS, AND REFERRED TO THE ENVIRONMENTAL MEDIA MANAGEMENT PLAN (EMMP) FOR APPROPRIATE SOIL AND GROUNDWATER HANDLING PROCEDURES.
- ONSITE SOILS ARE PROHIBITED FROM BEING TRANSPORTED OFFSITE WITHOUT PROPER PRE-CHARACTERIZATION.
- IN THE EVENT THAT EXCAVATED SOILS ARE NOT IMMEDIATELY REMOVED FROM THE SITE, SOIL STOCKPILES MUST BE LOCATED ON PAVEMENT; OR ON 6 MIL (MINIMUM) POLY SHEETING. ALL STOCKPILES MUST BE COVERED WITH MINIMUM 6 MIL POLY SHEETING AND SECURED AT NIGHT AND AT ALL TIMES THAT THE CONTRACTOR IS OFFSITE. IF ROLL-OFF CONTAINERS ARE USED FOR STOCKPILING, THEY SHALL BE SECURELY COVERED AT NIGHT, AND DURING ALL TIMES WHEN THE CONTRACTOR IS OFFSITE. STORMWATER RUNOFF SHALL BE DIVERTED AWAY FROM ANY STOCKPILES.



Project:
**58 Boyd Street
Apartments PHASE I:
Demolition & Soil
Removal**

Prepared for:
**Portland Housing
Authority
14 Baxter Boulevard
Portland, ME 04101**



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions
03/06/2019



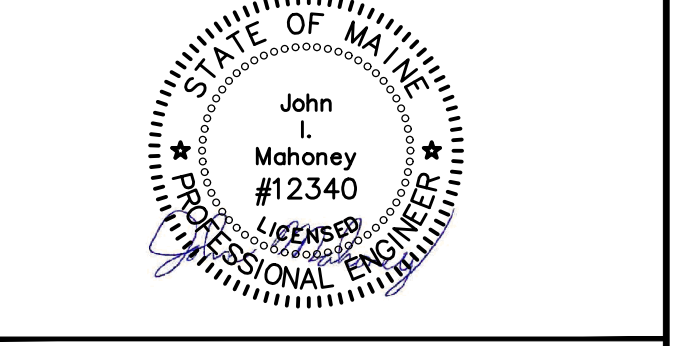
ARCHITECT:
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434 CUMBERLAND AVE
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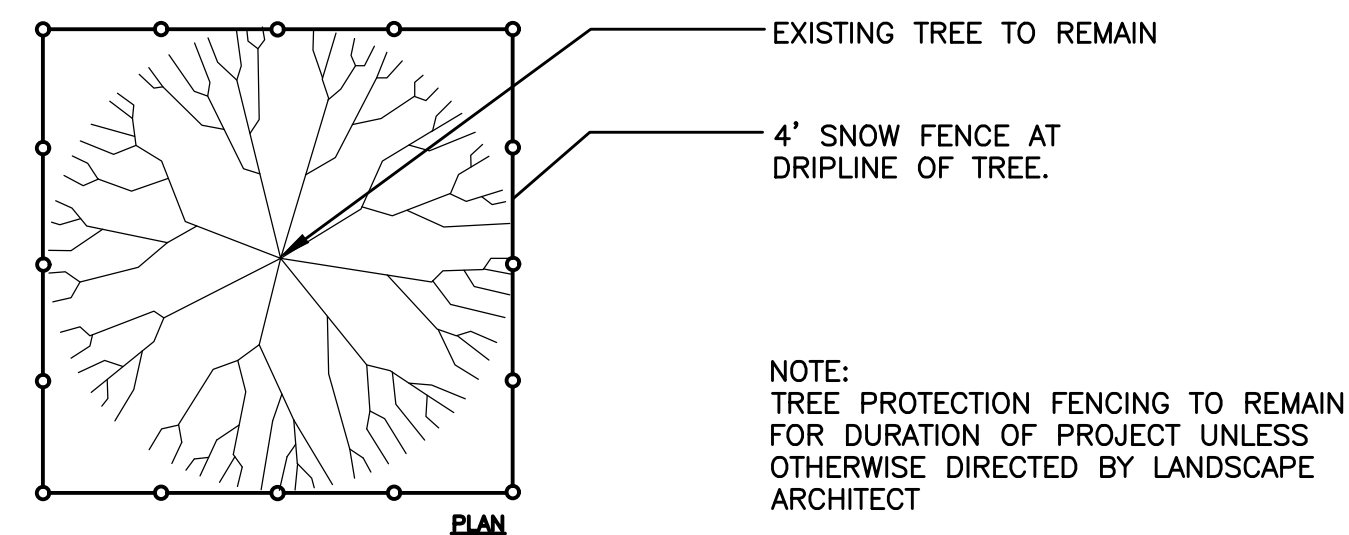
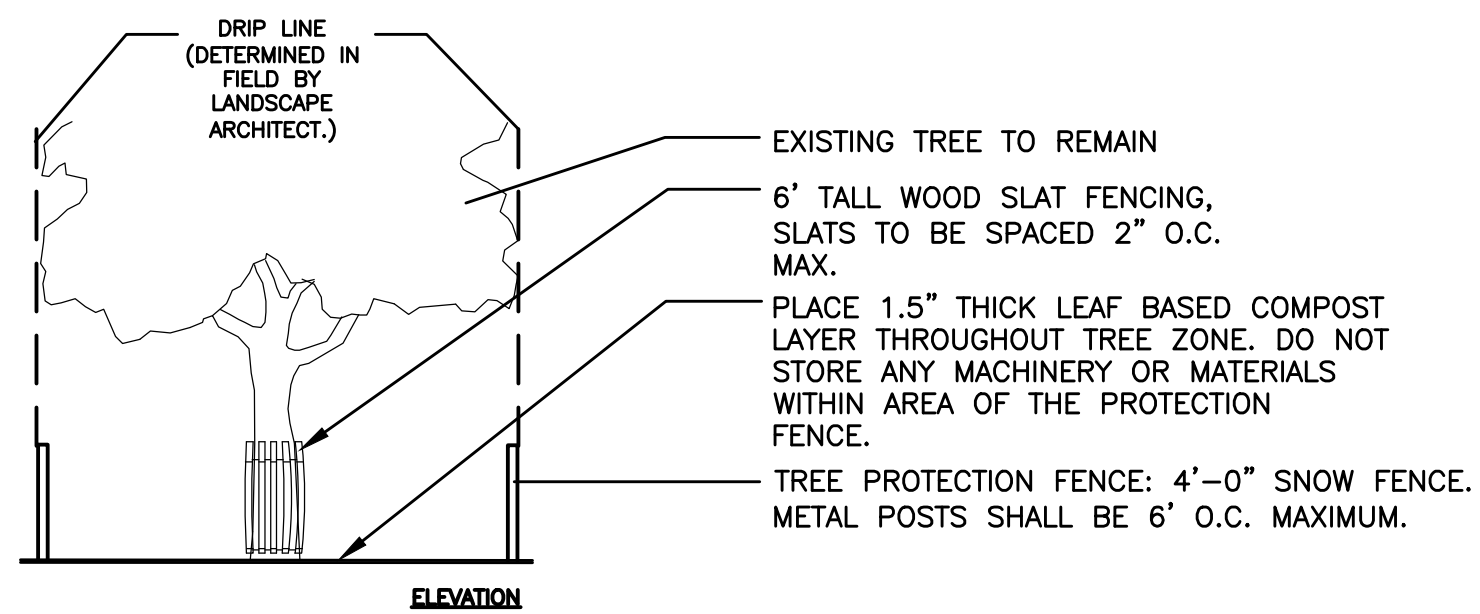
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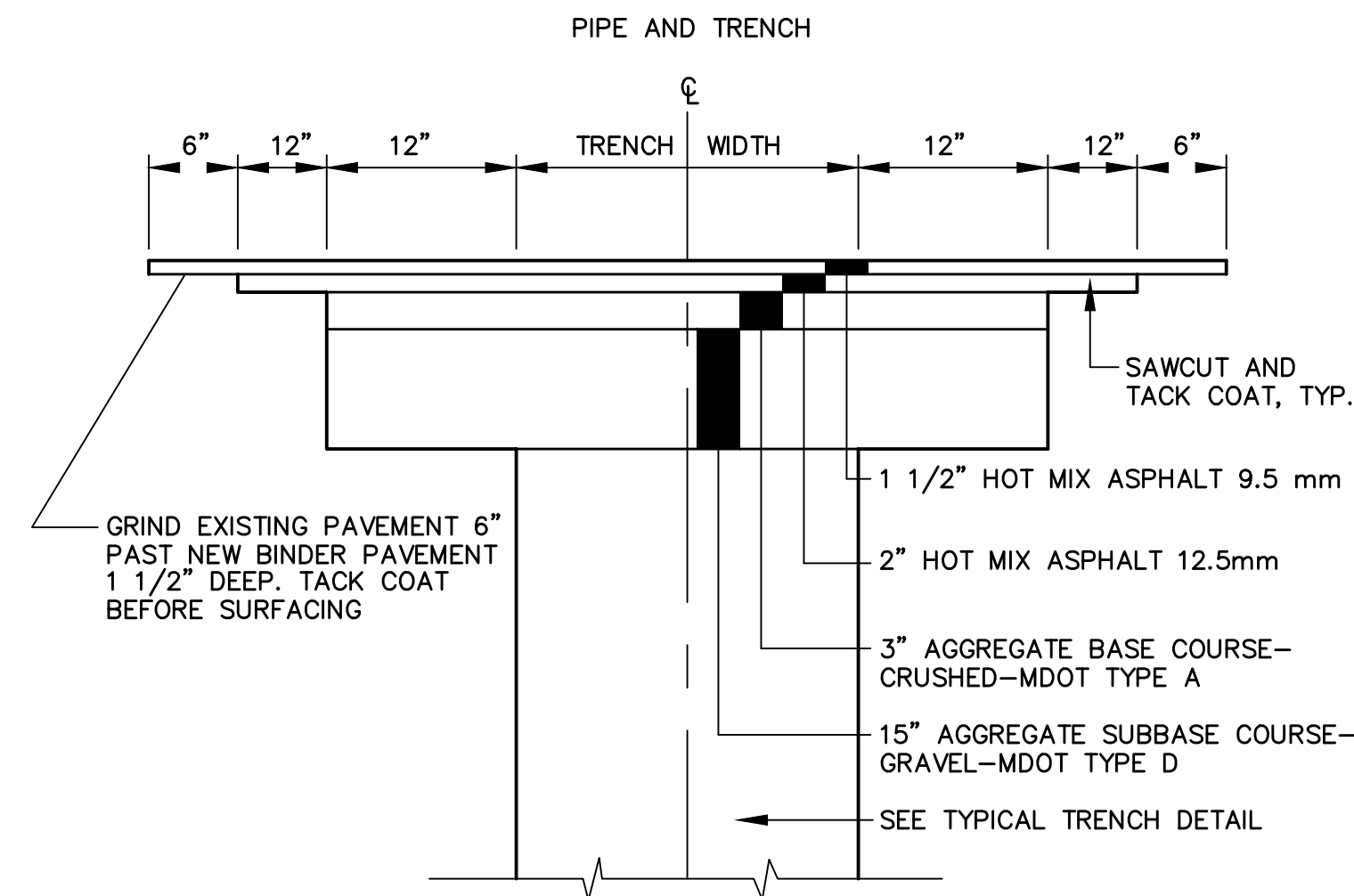
**PHASE I
Grading &
Stormdrain Plan**

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Drawn by:	JIM	Approved by: SJB
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Sheet No:		

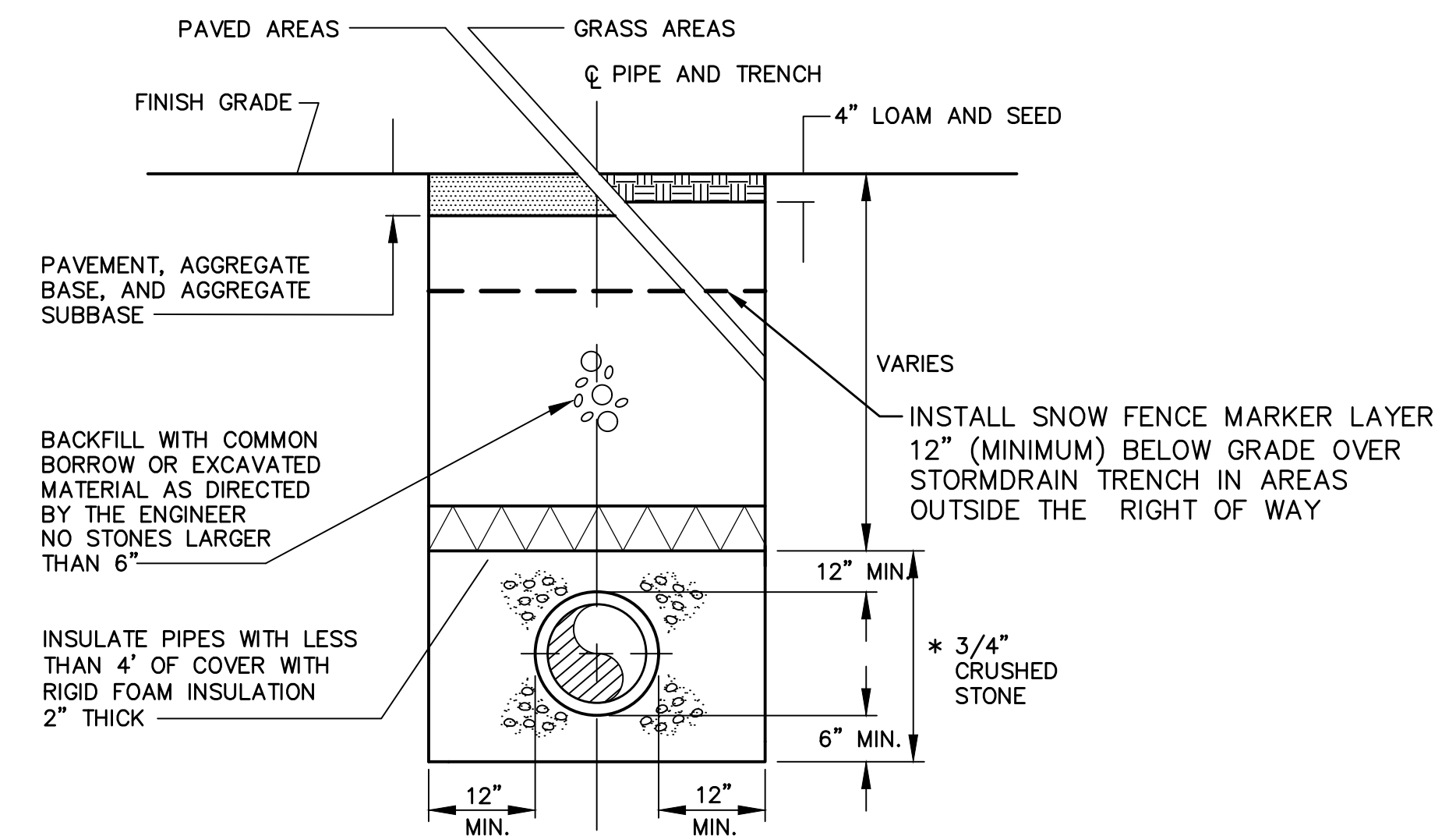
C-2.0



TYPICAL TREE PROTECTION DETAIL
NOT TO SCALE

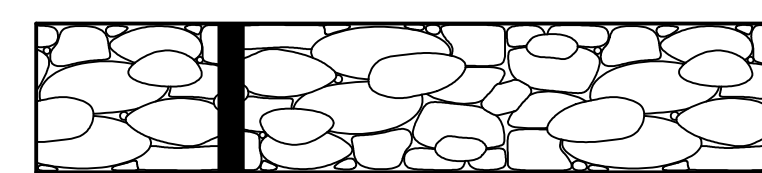


TYPICAL TRENCH PAVING DETAIL
NOT TO SCALE



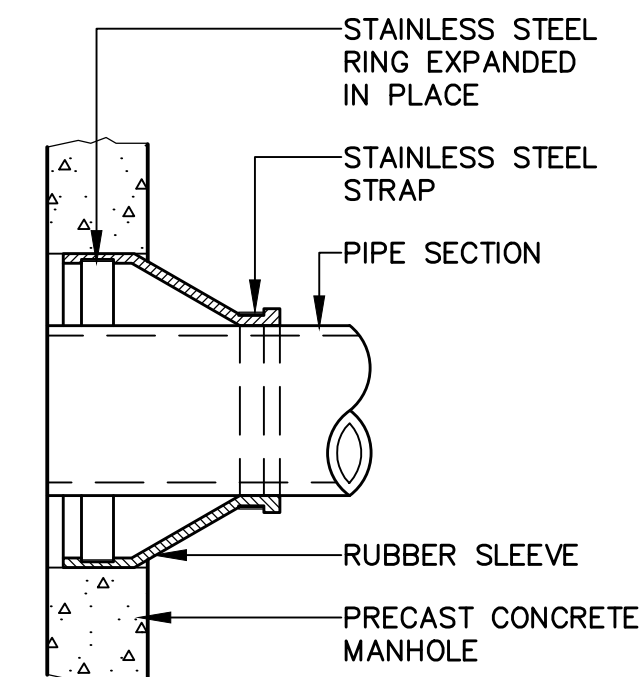
* USE SAND BEDDING FOR WATER INFRASTRUCTURE

TYPICAL TRENCH REPAIR DETAIL
NOT TO SCALE

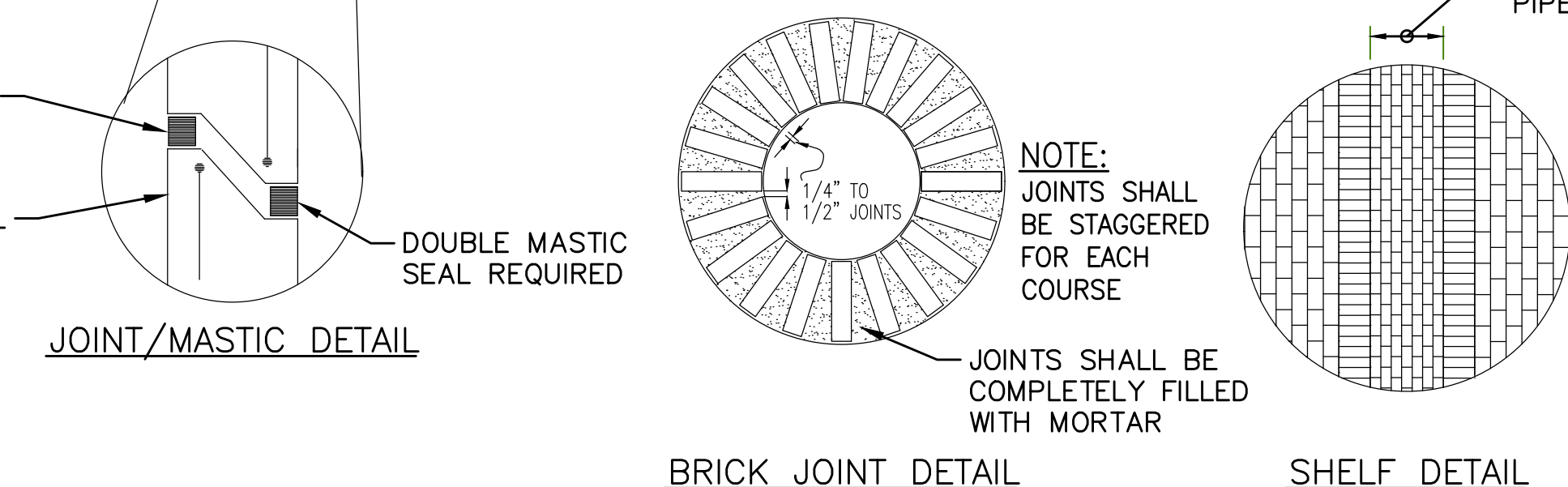
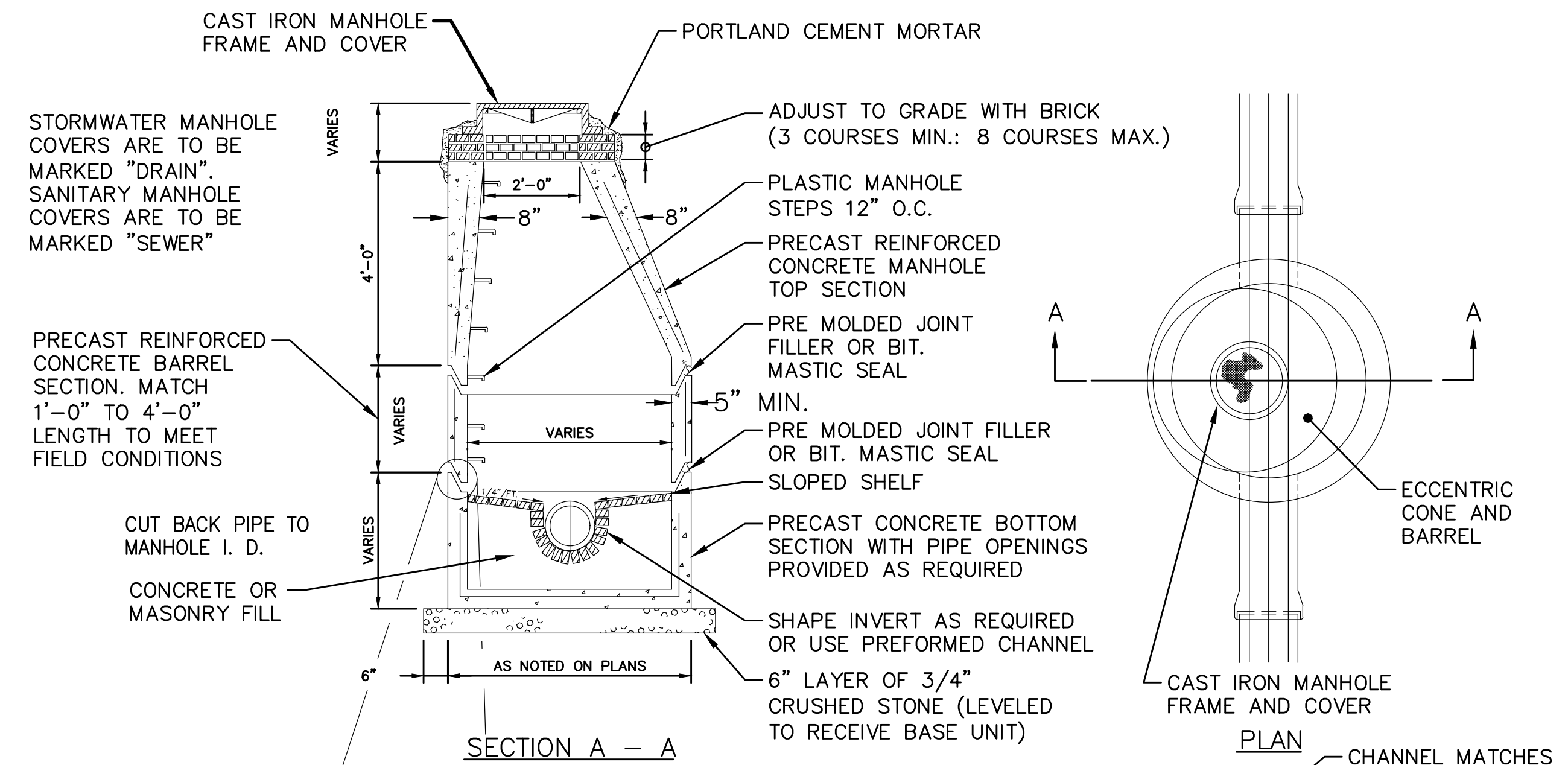


** SEE PLANS FOR SHAPE, SIZE & GRADING OF ENERGY DISSIPATORS/PLUNGE POOLS

RIP RAP SWALE-INLET AREA DETAIL
NOT TO SCALE

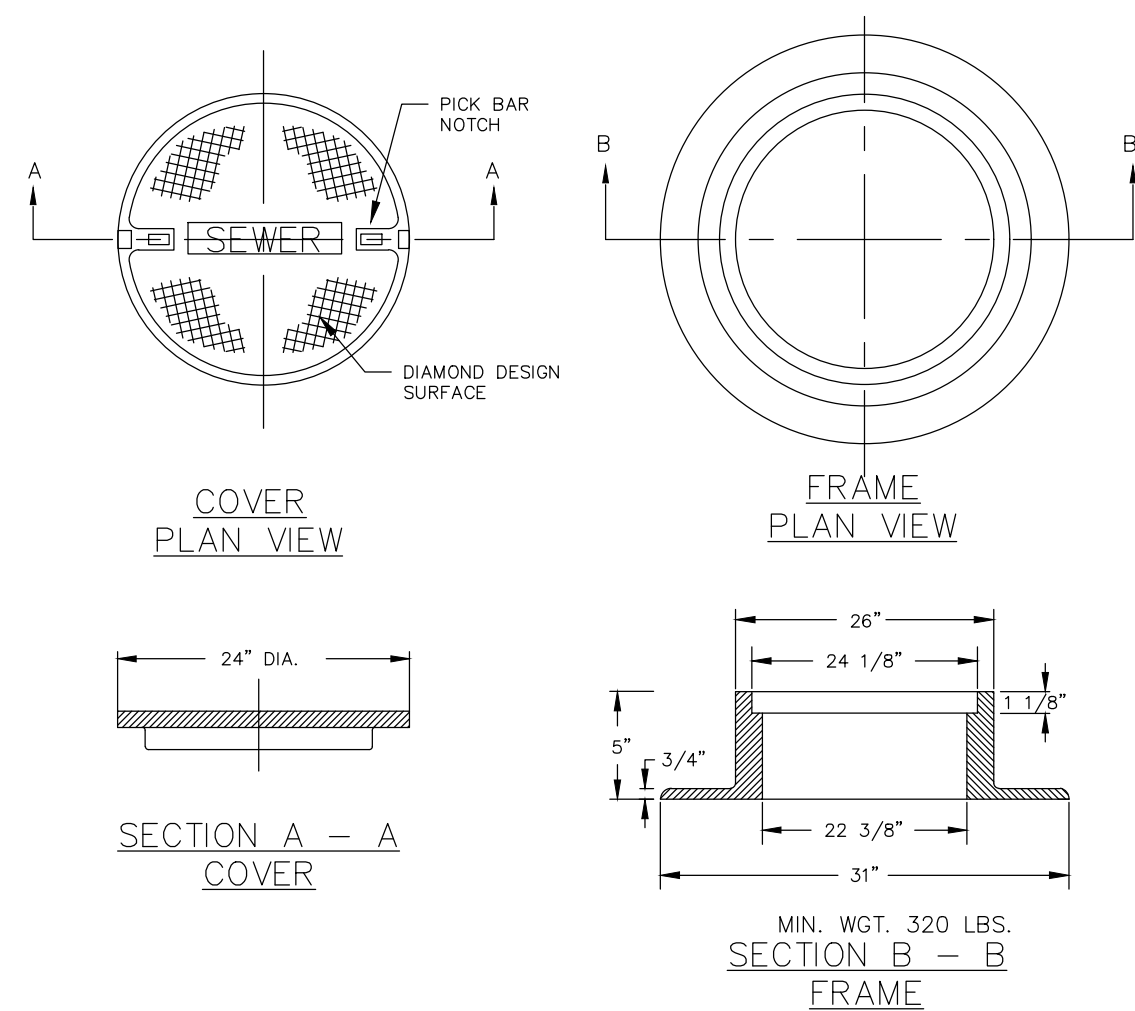


MANHOLE SEAL DETAILS
NOT TO SCALE



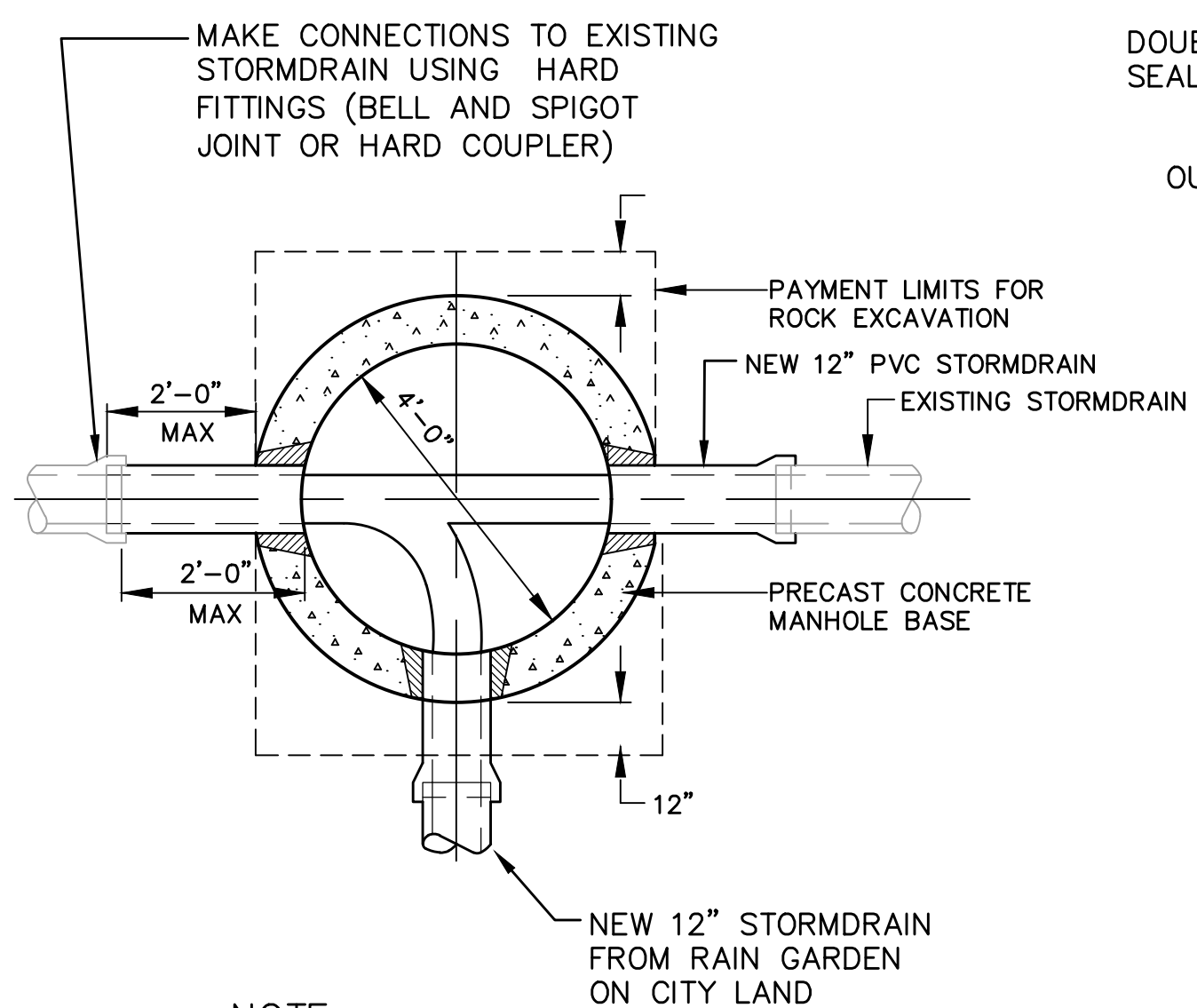
NOTES:
MANHOLE CHANNELS REQUIRING CHANGE OF ALIGNMENT, TO BE BUILT ON SMOOTH RADIUS. IF SIDE PIPES ENTER, CHANNEL TO BE SHAPED TO RECEIVE ADDED SIDE FLOW.

PRECAST CONCRETE MANHOLE
NOT TO SCALE



CAST IRON MANHOLE COVER AND FRAME
NOT TO SCALE

- ALL SANITARY AND STORMWATER/DRAIN MANHOLE COVERS SHALL BE 24" x 5".
- ALL SANITARY MANHOLE COVERS AND SHALL HAVE "SEWER" CAST INTO THE COVER.
- ALL STORMWATER/DRAIN MANHOLE COVERS SHALL HAVE "DRAIN" CAST INTO THE COVER.
- APPROVED MANHOLE FRAMES:
 - EAST JORDAN = 16902
 - NEENAH = R-1496
 - OR APPROVED EQUAL
- APPROVED MANHOLE COVERS
 - EAST JORDAN = 2160A
 - NEENAH = R-1496
 - OR APPROVED EQUAL



NOTE:
MANHOLE CHANNELS REQUIRING CHANGE OF ALIGNMENT, TO BE BUILT ON SMOOTH RADIUS. IF SIDE PIPES ENTER, CHANNEL TO BE SHAPED TO RECEIVE ADDED SIDE FLOW.

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**PHASE I
Civil Details**

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Project:	161.06034	
Sheet No:	C-3.0	

EROSION AND SEDIMENTATION CONTROL NOTES

Inspection Requirements

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.

Erosion Control Measures and Site Stabilization

The primary emphasis of the erosion & sediment control plan is as follows:

- Rapid vegetation of exposed areas to minimize the period of soil exposure.
- Rapid stabilization of drainage paths to avoid channel erosion.
- The use of on-site measures to capture sediment (erosion control berm, staked hay bales etc.)

The following temporary and permanent erosion and sediment control devices will be implemented as part of the site development. These devices shall be installed as indicated on the plans or as described within this report. For further reference, see the Maine Erosion and Sediment Control BMPs, (most recent revision).

Temporary Erosion Control Measures

The following measures are planned as temporary erosion & sedimentation control measures during construction. These temporary erosion control measures should be removed within 30 days after permanent stabilization has been established.

1. Crushed stone-stabilized construction entrances shall be placed at site entrances.
2. Wood waste compost berms (erosion control berm) shall be installed downstream of any disturbed areas to trap runoff borne sediments until the tributary areas are vegetated. The erosion control berms shall be installed per the details provided and inspected regularly, including before and after a storm event of 0.5 inches or greater. Repairs shall be made if there are any signs of erosion or sedimentation below the fence or berm line. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind fence or berm, the barrier shall be replaced with a stone check dam.
3. Straw, hay mulch and hydroseeding is intended to provide cover for bare or seeded areas until vegetation is established and should be applied within 7 days at a rate of 115 pounds per 1000 square feet. Mulch placed between April 15th and October 15th (on slopes of less than 15 percent) shall be anchored by fabric netting and mulch. Mulch placed on slopes of equal to or steeper than 15 percent shall be covered by fabric netting and anchored with staples in accordance with manufacturer's recommendation. Slopes steeper than 3:1 shall receive erosion control blankets or rip rap.
4. Use standard conservation seed mix of 100% annual rye grass or field bromegrass. Seed application rate shall be 40 lb/acre.
5. Temporary stockpiles of stumps, grubblings, or common excavation will be protected as follows:

Stockpiles shall be stabilized within seven days by either temporarily seeding the stockpile by a hydroseed method containing an emulsified mulch tackifier or by covering the stockpile with mulch, such as shredded hay, straw, or erosion control mix.
6. Stockpiles shall be surrounded by sedimentation barrier at the time of formation.
7. All disturbed areas that are within 75 Feet of an undisturbed wetland shall receive mulch or erosion control mesh fabric within 48 hours of initial disturbance of soil. All areas within 75 Feet of an undisturbed wetland shall be mulched prior to any predicted rain event regardless of the 48 hour window. In other areas, the time period may be extended to 7 days.
8. State and local roads shall be swept to control mud and dust as necessary. Additional stone shall be added to the stabilized construction entrance to minimize the tracking of material off the site and onto the surrounding roadways.
9. Stormdrain catch basin inlet protection shall be provided through the use of stone sediment barriers or approved sediment bags (such as Silt Sack). Installation details are provided in the plan set. The barriers shall be inspected after each rainfall and repairs made as necessary. Sediment shall be removed and the barrier restored to its original dimensions when the sediment has accumulated to half the design depth of the barrier. The barrier shall be removed when the tributary drainage area has been stabilized.
10. Water and/or calcium chloride shall be furnished and applied in accordance with MDOT specifications--Section 637-Dust Control.
11. Loam and seed is intended to serve as the primary permanent vegetative measure for all bare areas not provided with other erosion control measures, such as riprap.
12. Water from construction trench dewatering or temporary stream diversion shall pass first through a filter bag or secondary containment structure (e.g. hay bale lined pool) prior to discharge. The discharge site shall be selected to avoid flooding, icing, and sediment discharges to a protected resource. In no case shall the filter bag or containment structure be located within 75 feet of a protected natural resource.

Permanent Erosion Control Measures

The following permanent erosion control measures have been designed as part of the Erosion/Sedimentation Control Plan:

1. All areas disturbed during construction, but not subject to other restoration (paving, riprap, etc.) will be loamed, limed, fertilized, mulched, and seeded.
2. Please refer to the Turf and Grasses specification (Section 329200) for seed mix and application rate

Implementation Schedule

The following construction sequence shall be required to insure the effectiveness of the erosion and sedimentation control measures are optimized:

Note: For all grading activities, the contractor shall exercise extreme caution not to overexpose the site by limiting the disturbed area. The construction of BMPs should either be performed after the tributary area is stabilized or temporary erosion control measures need to be implemented to protect the BMPs from being clogged with construction sediment.

1. Install crushed stone to stabilized construction entrances.
2. Install perimeter erosion control berm.
3. Clear and grub site within the specified clearing limits.
4. Commence earthwork and grading to subgrade.
5. Commence construction of building foundation.
6. Continue earthwork and grading to subgrade as necessary for construction.
7. Complete remaining earthwork operations.
8. Complete installation of drainage infrastructure.
9. Install subbase and base gravel within proposed parking expansion.
10. Loam, lime, fertilize, seed and mulch disturbed areas.
11. Once the site is stabilized and a 90% catch of vegetation has been obtained, remove all temporary erosion control measures.
12. Touch up loam and seed.

Note: All bare areas not subject to final paving, riprap, or gravel; shall be vegetated.

Prior to construction of the project, the contractor shall submit to the owner a schedule for the completion of the work, which will satisfy the above construction sequence in the specified order, however, several separate items may be constructed simultaneously. Work must also be scheduled or phased to reduce the extent of the exposed areas as specified below. The intent of this sequence is to provide for erosion control and to have structural measures such as erosion control berm and construction entrances in place before large areas of land are stripped.

The work shall be conducted in sections which shall:

1. Limit the amount of exposed area to those areas in which work is expected to be undertaken during the preceding 30 days.
2. Vegetate the disturbed areas as rapidly as possible. All areas shall be permanently stabilized within seven days of final grading or before a storm event; or temporarily stabilized within 48 hours of initial disturbance of soil for areas within 75 feet of an undisturbed wetland and 7 days for all other areas.
3. Incorporate planned inlets and drainage system as early as possible into the construction phase.

Winter Stabilization Plan

The winter construction period is from November 1 through April 15. If the construction site is not stabilized with pavement, a road gravel base, 75% mature vegetation cover or riprap by November 15th, then the site shall be protected with over-winter stabilization.

Winter excavation and earthwork shall be completed such that any area left exposed can be controlled by the contractor. Exposed areas shall be limited to those areas in which work is expected to commence and complete in the next fifteen (15) days and that can be mulched within one day prior to any snow event.

All areas shall be considered to be bare until the subbase gravel is installed within pavement/building areas or the areas have been loamed, seeded and mulched. Hay and straw mulch rate shall be a minimum of 150 pounds per 1,000 square feet (3 tons/acre) and shall be properly anchored.

The contractor shall install any added measures, which may be necessary to control erosion/sedimentation from the site dependent upon the actual site and weather conditions. Continuation of earthwork operations on additional areas shall not begin until the exposed soil surface on the area being worked has been stabilized, in order to minimize areas without erosion control protection.

1. Soil Stockpiles

Stockpiles of soil or subsoil shall be mulched for over winter protection with hay or straw at twice the normal rate or at 150 lbs/1,000 SF. (3 tons per acre) or with a four-inch layer of woodwaste erosion control mix. This shall be done within 24 hours of stocking and re-established prior to any rainfall or snowfall. Any soil stockpile shall not be placed (even covered with hay or straw) within 100 feet from any natural resources.

1. Sediment Barriers

During frozen conditions, sediment barriers shall consist of woodwaste filter berms as frozen soil prevents the proper installation of hay bales and sediment silt fences.

2. Mulching

An area shall be considered bare until areas of future loam and seed have been loamed, seeded and mulched. Hay and straw mulch shall be applied at a rate of 150 lb. per 1,000 square feet or 3 tons/acre (twice the normal accepted rate of 75-lbs./1,000 SF, or 1.5 tons/acre) and shall be properly anchored. Mulch shall not be spread on top of snow. The snow shall be removed down to a one-inch depth or less prior to application. After each day of final grading, the area shall be properly stabilized with anchored hay or straw or erosion control matting. An area shall be considered to have been stabilized when exposed surfaces have been either mulched with straw or hay at a rate of 150 lb. per 1,000 square feet (3 tons/acre) and adequately anchored that ground surface is not visible through the mulch.

Between the dates of November 1st and April 15th all mulch shall be anchored by peg line, mulch netting, tracking, or wood cellulose fiber. When ground surface is not visible through the mulch then cover is sufficient. After November 1st, mulch and anchoring of all bare soil shall occur at the end of each final grading workday.

3. Mulching on Slopes and Ditches

Slopes shall not be left exposed for any extended time of work suspension unless fully mulched and anchored with peg and netting or with erosion control blankets. Mulching shall be applied at a rate of 230 lbs/1,000 s.f. on all slopes greater than 8%.

Mulch netting shall be used to anchor mulch in all drainage ways with a slope greater than 3% for slopes exposed to direct winds and for all other slopes greater than 8%. Erosion control blankets shall be used in lieu of mulch in all drainage ways with slopes greater than 8%. Erosion control mix can be used to substitute erosion control blankets on all slopes except ditches.

4. Seeding

Between the dates of October 15th and April 1st, loam or seed will not be required. During periods of above freezing temperatures, finished areas shall be fine graded and either protected with mulch or temporarily seeded and mulched until such time as the final treatment can be applied. If the date is after November 1st and if the exposed area has been loamed, final graded with a uniform surface, then the area may be dormant seeded at a rate of three times higher than specified for permanent seed and then mulched. Dormant seeding may be selected to be placed prior to the placement of mulch and fabric netting anchored with staples. If dormant seeding is used for the site, all disturbed areas shall receive 4" of loam and seed at an application rate of 5 lbs/1000 SF. All areas seeded during the winter shall be inspected in the spring for adequate catch. All areas insufficiently vegetated (less than 90% catch) shall be revegetated by replacing loam, seed and mulch. If dormant seeding is not used for the site, all disturbed areas shall be revegetated in the spring.

aljdf

5. Dewatering

Water from construction trench dewatering shall pass first through a filter bag or secondary containment structure (e.g. hay bale lined pool) prior to discharge. The discharge site shall be selected to avoid flooding, icing, and sediment discharges to a protected resource.

6. Inspection and Monitoring

Maintenance measures shall be applied as needed during the entire construction season. After each rainfall, snow storm or period of thawing and runoff, the site contractor shall perform a visual inspection of all installed erosion control measures and perform repairs as needed to insure their continuous function. Following the temporary and/or final seeding and mulching, the contractor shall in the spring inspect and repair any damages and/or unestablished spots. Established vegetative cover means a minimum of 85% to 90% of areas vegetated with vigorous growth.

Standards for Timely Stabilization of Construction Sites During Winter

1. Standard for the timely stabilization of disturbed soils

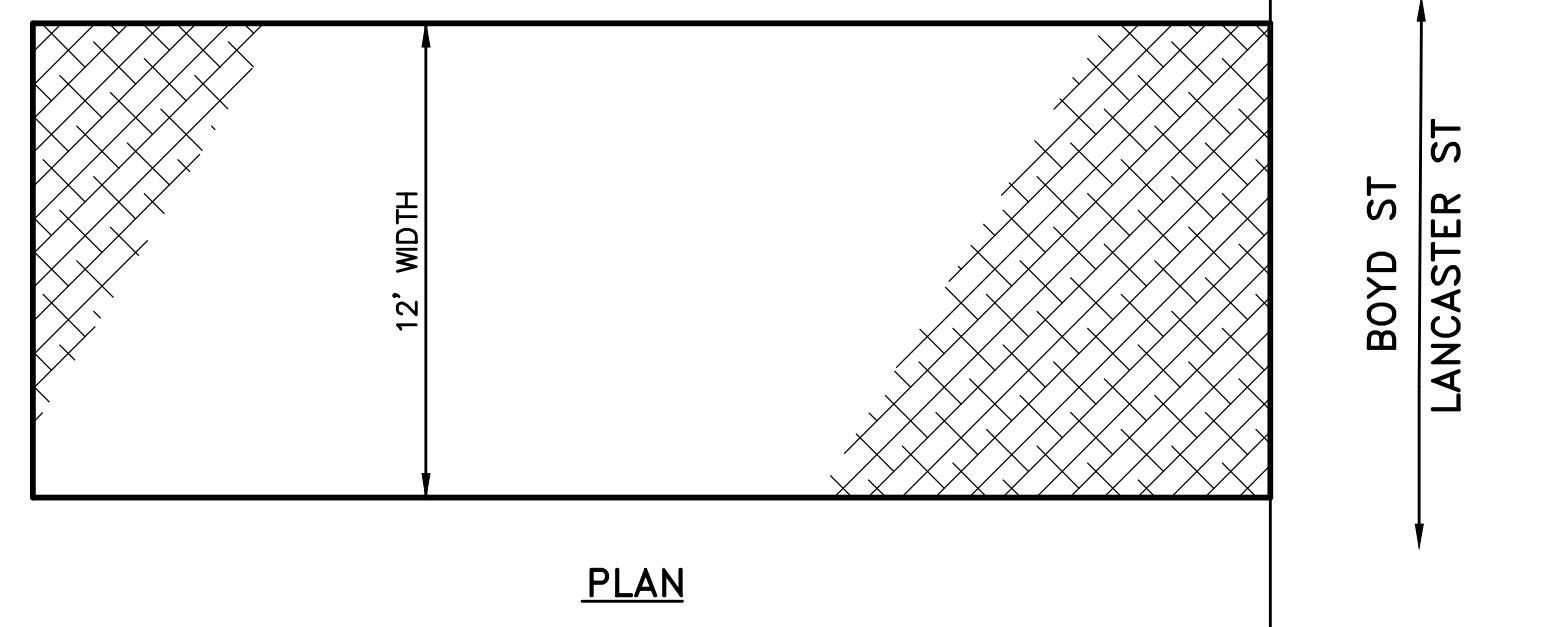
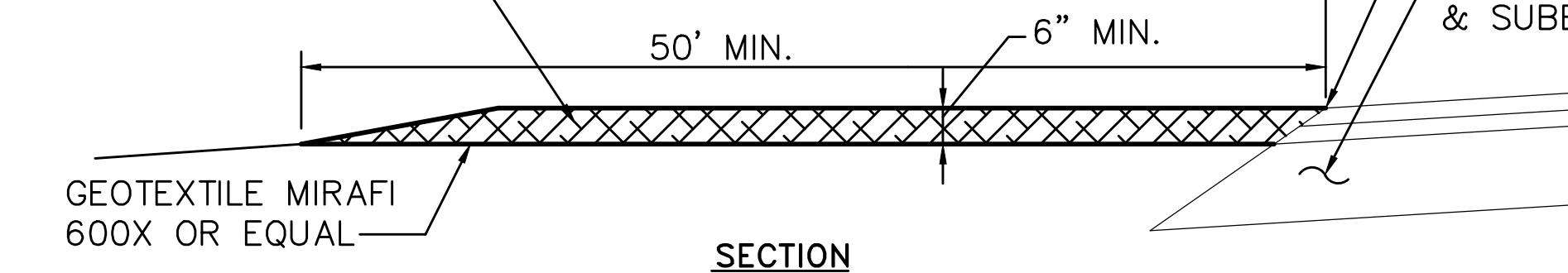
By September 15th the applicant shall seed and mulch all disturbed soils on areas having a slope less than 15%. If the applicant fails to stabilize these soils by this date, then the applicant shall take one of the following actions to stabilize the soil for late fall and winter.

Stabilize the soil with temporary vegetation--By October 1st the applicant shall seed the disturbed soil with winter rye at a seeding rate of three pounds per 1000 square feet, lightly mulch the seeded soil with hay or straw at 75 pounds per 1000 square feet, and anchor the mulch with plastic netting. The applicant shall monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or cover at least 75% of the disturbed soil before November 15th, then the applicant shall mulch the area for over-winter protection as described above.

Stabilize the soil with sod--The applicant shall stabilize the disturbed soil with properly installed sod by October 1st. Proper installation includes the applicant pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil.

Stabilize the soil with mulch--By November 15th the applicant shall mulch the disturbed soil by spreading hay or straw at a rate of at least 150 pounds per 1000 square feet on the area so that no soil is visible through the mulch. Prior to applying the mulch, the applicant shall remove any snow accumulation on the disturbed area. Immediately after applying the mulch, the applicant will anchor the mulch with plastic netting to prevent wind from moving the mulch off the disturbed soil.

2" CRUSHED STONE OR RECYCLED CONCRETE OF EQUIVALENT SIZE.

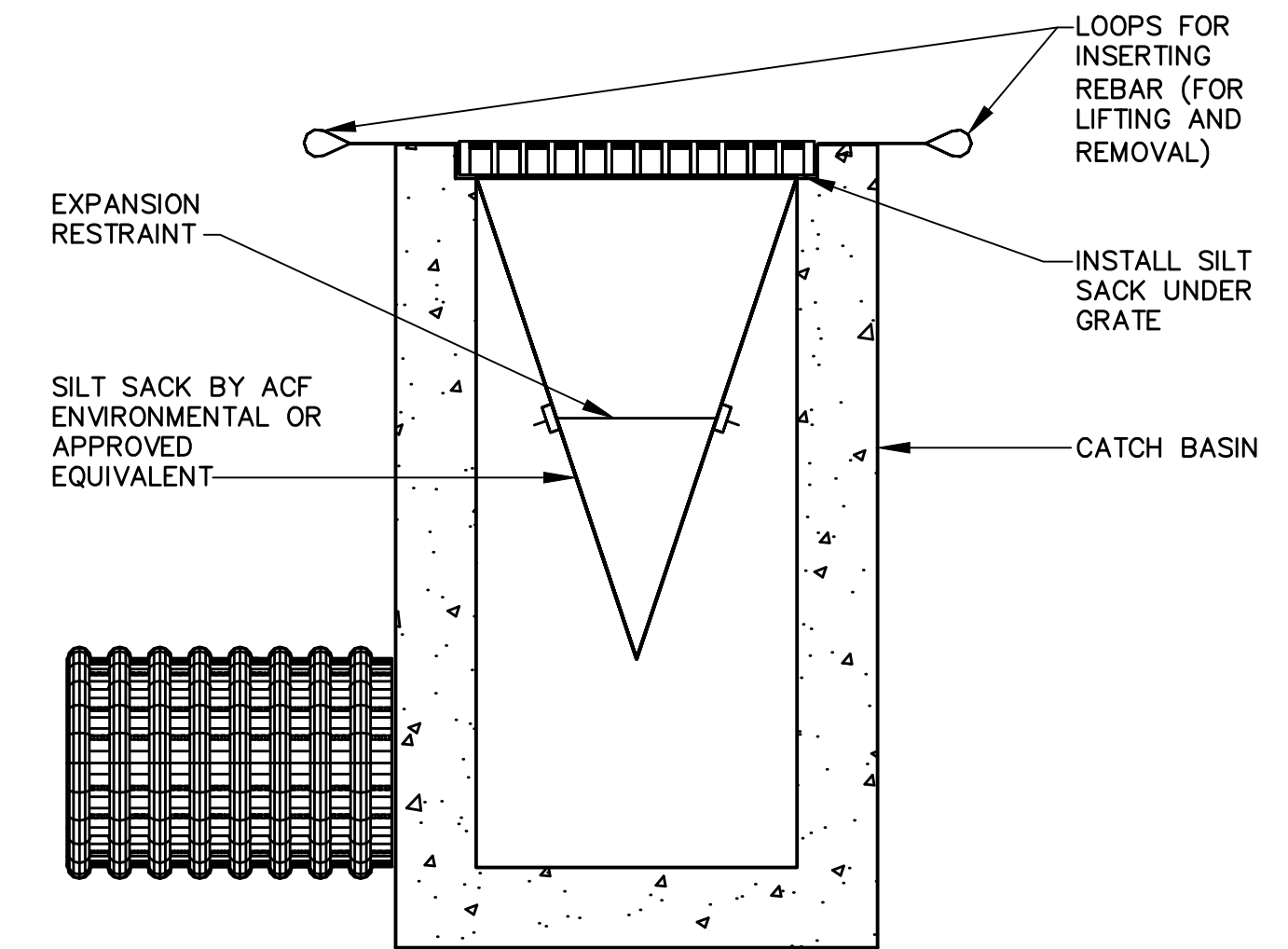


NOTES:

1. MAINTAIN ENTRANCE IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. IF WASHING IS REQUIRED PREVENT SEDIMENT FROM ENTERING WATERWAYS, DITCHES OR STORM DRAINS.
2. REMOVE STABILIZED CONSTRUCTION ENTRANCE TO FINISH ROAD CONSTRUCTION & PAVEMENT.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

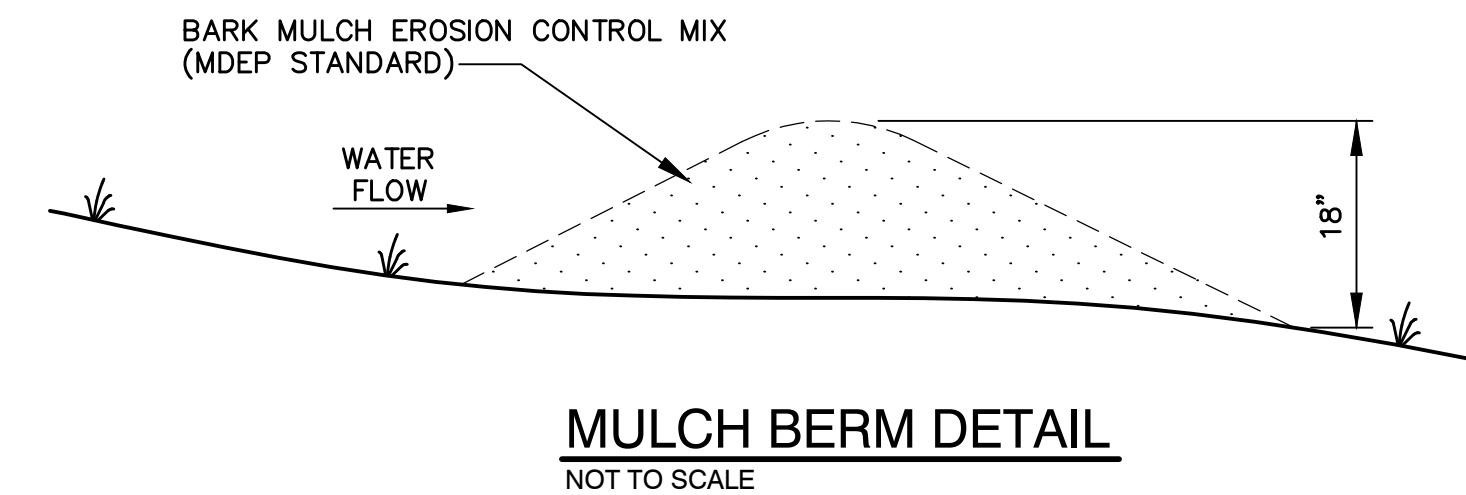


NOTES:

1. INSTALL SILTSACK PER MANUFACTURER'S RECOMMENDATIONS.
2. SILTSACKS SHALL BE CHECKED FOR SEDIMENT LEVEL AND OVERALL CONDITION IMMEDIATELY AFTER EVERY RAIN EVENT AND AT LEAST EVERY DAY DURING PROLONGED RAINFALL.
3. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE SILTSACK. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT WILL NOT ERODE.
4. SEDIMENT SHALL ONLY BE REMOVED BY REMOVING THE SILTSACKS FROM THE CATCH BASINS ACCORDING TO MANUFACTURER RECOMMENDATIONS.
5. CARE SHALL BE TAKEN TO AVOID SPILLING SEDIMENT WHILE REMOVING THE SILTSACK.
6. ANY DAMAGED SILTSACK SHALL BE REPLACED WITH A NEW SILTSACK.

INLET PROTECTION - SILT SACK

NOT TO SCALE



Project:
**58 Boyd Street
Apartments PHASE I:
Demolition & Soil
Removal**

Prepared for:
**Portland Housing
Authority
14 Baxter Boulevard
Portland, ME 04101**



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

Consultants:
03/06/2019



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**PHASE I
Civil Details**

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