

EROSION CONTROL NOTES

GENERAL:

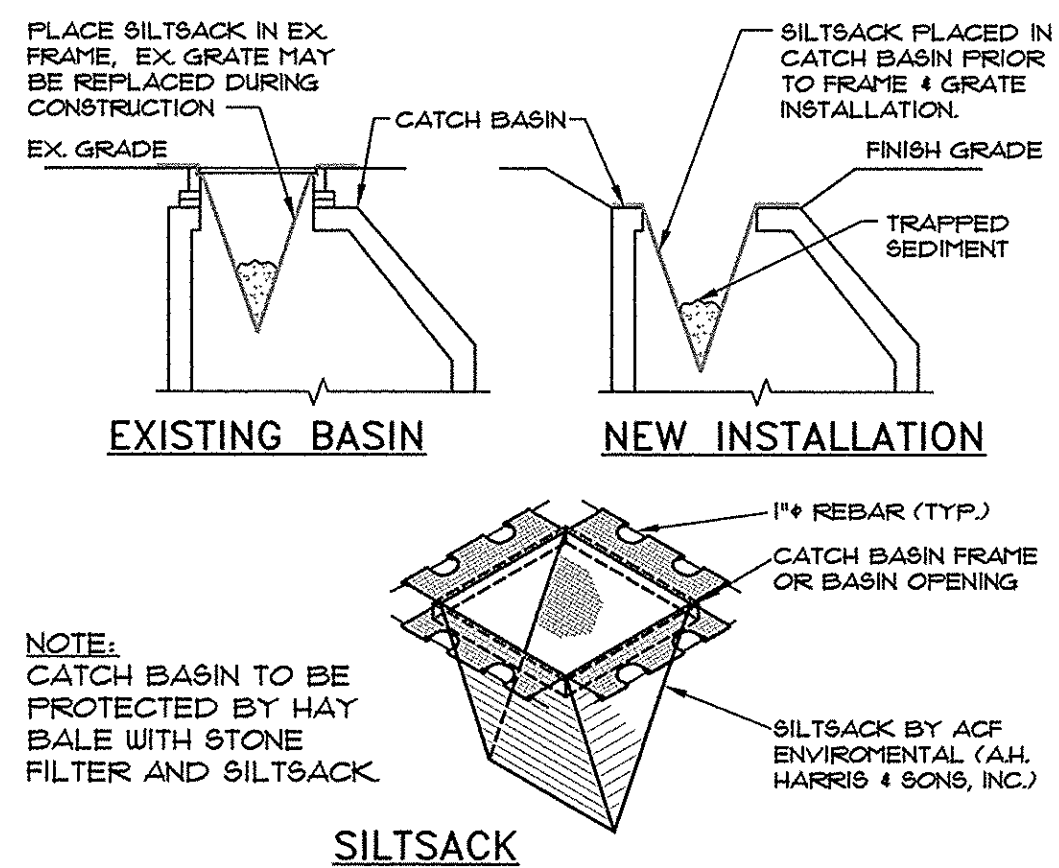
THE DRAWINGS DEPICT THE REQUIRED SOIL EROSION CONTROL MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SITE IN SUCH A MANNER THAT:

- 1. SOIL EROSION IS KEPT TO A MINIMUM.
2. NO SEDIMENT LEAVES THE CONSTRUCTION SITE PROPER.
3. ALL POSSIBLE MEASURES ARE EMPLOYED TO PREVENT SEDIMENT FROM ENTERING DRAINAGE COURSES AND WETLANDS EVEN BEYOND THE DETAILS SHOWN ON THIS PLAN IF NECESSARY.
...
11. ALL CATCH BASINS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED BY INSTALLING AND MAINTAINING SILT SACKS DURING CONSTRUCTION.

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.

- 1. INSTALL PERIMETER SILT FENCE.
2. CLEAR AND GRUB WORK AREAS. TEMPORARILY SEED AREAS NOT TO BE WORKED ON WITHIN 14 DAYS.
3. BEGIN EARTHWORK FOR BUILDING FOUNDATION.
4. STABILIZE AREAS DRAINING TO STORMDRAIN SYSTEM.
...
12. REMOVE TEMPORARY SOIL EROSION MEASURES.



3 CATCH BASIN PROTECTION

TOPSOIL:

- 1. SUITABLE TOPSOIL SALVAGED FROM SITE OR SCREENED, LOOSE AND FRIABLE SANDY LOAM OR LOAM AS DEFINED BY THE USDA SOIL CONSERVATION SERVICE CLASSIFICATION SYSTEM...
2. MATERIAL
SAND - 0.08 IN. TO 0.002 IN. DIAMETER (% BY VOLUME) ... 45 - 75
SILT - 0.002 IN. TO 0.00008 IN. DIAMETER (% BY VOLUME) ... 20 - 40
CLAY - LESS THAN 0.00008 IN. DIAMETER (% BY VOLUME) ... 5 - 15
...
PERMEABILITY (INCHES PER HOUR) ... 3 - 10

SEEDING:

USE PERMANENT SEED MIXES AND RATES BETWEEN 5/15 AND 9/30. USE TEMPORARY SEED MIXES AND RATES BETWEEN 10/1 AND 5/14, RE-SEED WITH PERMANENT SEED MIX AFTER 5/15.

PERMANENT SEED:

Table listing seed types and rates: OATS (8000 LBS/ACRE), ANNUAL RYEGRASS (4000 LBS/ACRE), SUDANGRASS (4000 LBS/ACRE), etc.

TEMPORARY SEED:

Table listing temporary seed types and rates: OATS (8000 LBS/ACRE), ANNUAL RYEGRASS (4000 LBS/ACRE), etc.

LIME AND FERTILIZER:

APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 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) ... 10 - 30 LBS
STRAW OR HAY (ANCHORED) ... 135 - 215 LBS
SHREDDED OR CHOPPED ... 135 - 215 LBS
JUTE MESH ... AS REQUIRED
...
MULCH ANCHORING
PEG AND TWINE ... LIQUID ASPHALT
MULCH NETTING ... CELLULOSE FIBER
ASPHALT EMULSION ... CHEMICAL TACK

WINTER CONSTRUCTION:

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 15% MATURE VEGETATION COVER OR RIP RAP BY NOVEMBER 1 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION...

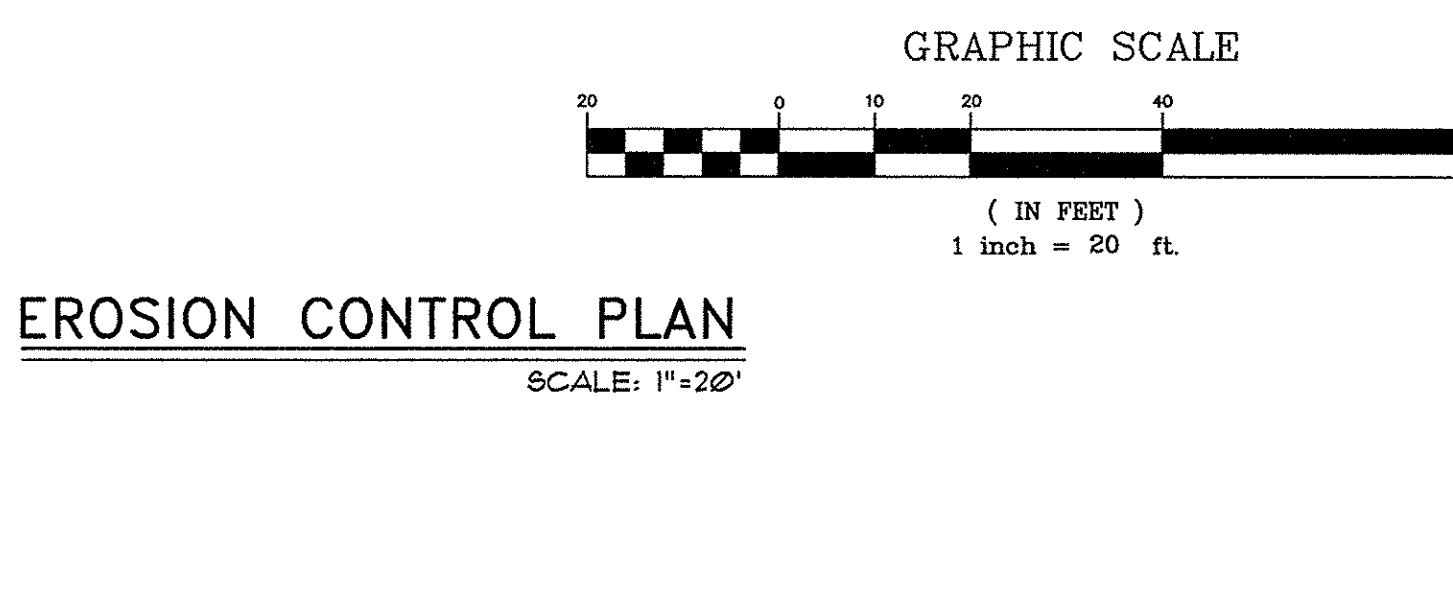
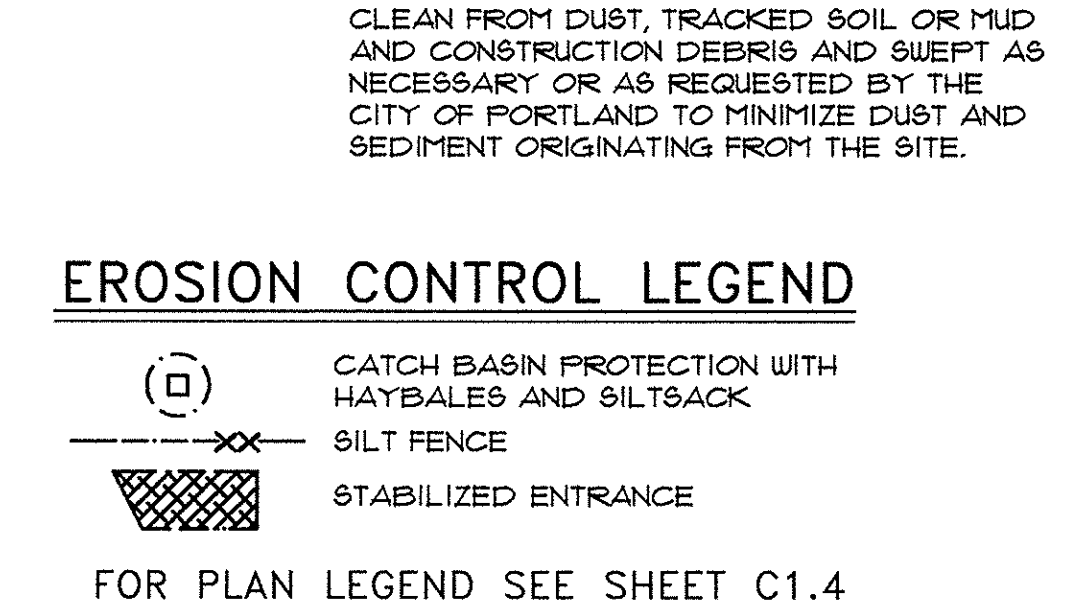
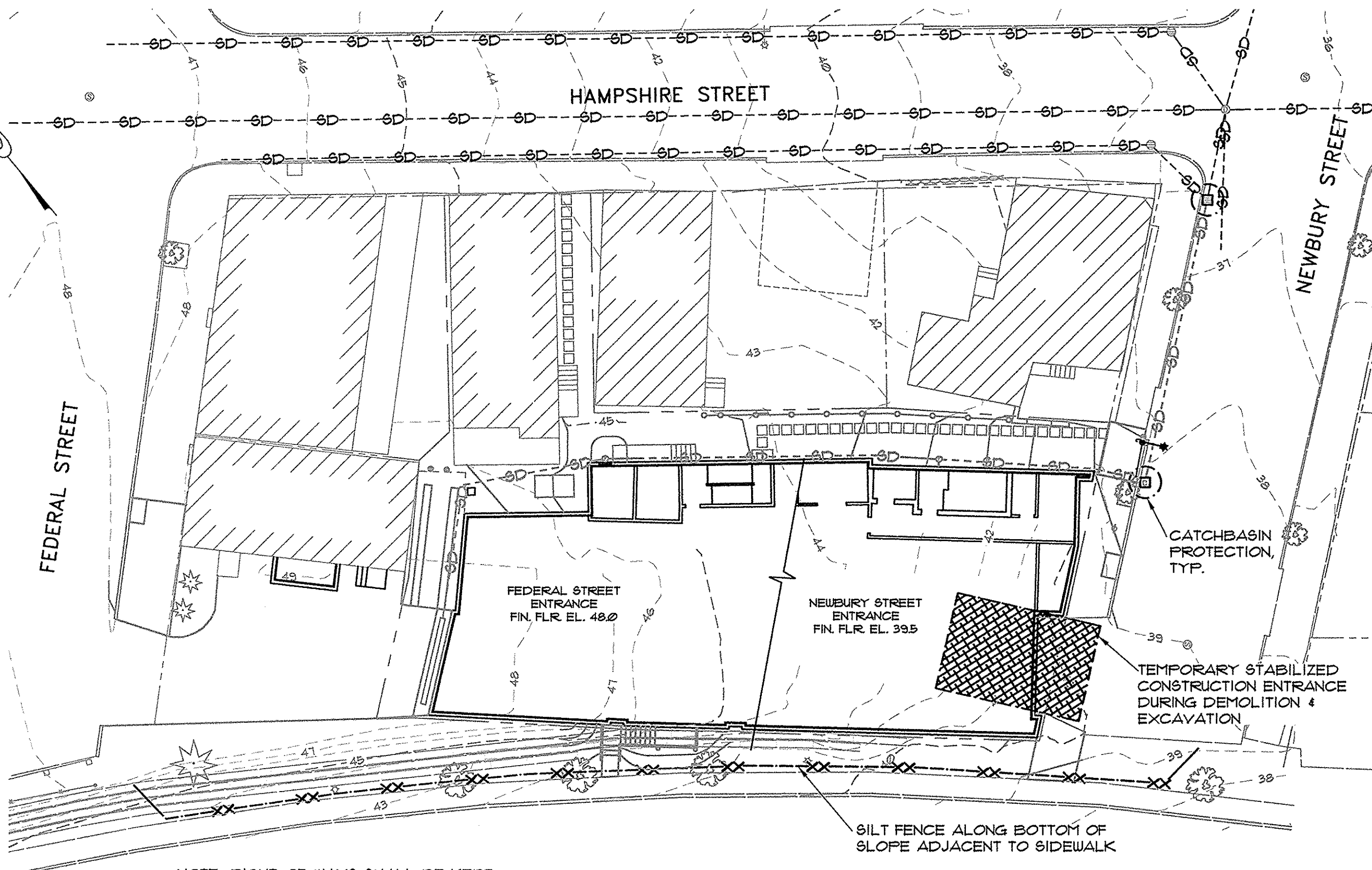
- 1. SOIL STOCKPILES
STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER-WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE...
2. SEDIMENT BARRIERS
DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF EROSION CONTROL MIX SEDIMENT BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT FENCE.

- 3. MULCHING
ALL AREA SHALL BE CONSIDERED TO BE DENuded UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOADED, SEEDING AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LBS/1000 SF. OR 3 TONS/ACRE...

BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL TACK, OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH THEN COVER IS SUFFICIENT. AFTER NOVEMBER 1, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.

- 4. 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.
...
5. SEEDING
BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, 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 SEEDING...

- 6. TRENCH DEWATERING AND TEMPORARY STREAM DIVERSION
WATER FROM CONSTRUCTION TRENCH DEWATERING OR TEMPORARY STREAM DIVERSION WILL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (EG. HAY BALE OR EROSION CONTROL MIX LINED POOL) PRIOR TO DISCHARGE.
...
7. 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...



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Table with 4 columns: REV. DATE, DESCRIPTION, REVD PER STAFF COMMENTS FOR SITE PLAN APPROVAL, REVD PER STAFF COMMENTS FOR COMMENTS. Rows 1-4.

LUMINATO CONDOMINIUM, LLC
118 CONGRESS STREET, UNIT 401
PORTLAND, MAINE
SCALE: AS SHOWN
DATE: JANUARY 22, 2016
PROJECT: 15178

LUMINATO CONDOMINIUMS
167 NEWBURY STREET, PORTLAND, MAINE
EROSION CONTROL PLAN, NOTES AND DETAILS
SCALE: 1" = 20'

CITY OF PORTLAND
DATE OF APPROVAL: March 31, 2016
PLANNER: Caitlin Cameron
PROJECT NO.: 2016-021