

EROSION AND SEDIMENTATION CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER THE CONSTRUCTION OF MULTI-TENANT OFFICE BUILDING LOCATED AT MARGINAL WAY, 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 PROPOSED 3 STORY OFFICE BUILDING, THE BUILDING AND PARKING WITH THEIR ASSOCIATED GRADING DEFINE THE LIMITS OF PROPOSED EARTH MOVEMENT FOR THE DEVELOPMENT. THE HORIZONTAL AND VERTICAL PLACEMENT OF THE PROPOSED BUILDING AND PARKING SHALL BE DESIGNED TO MINIMIZE THE TOPOGRAPHIC OPPORTUNITIES AVAILABLE.

B. EROSION CONTROL PRACTICES/TEMPORARY MEASURES

THE FOLLOWING TEMPORARY MEASURES TO CONTROL EROSION AND SEDIMENTATION SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION OF EACH GROUND AREA EXPOSED, WHETHER DIRECTLY OR INDIRECTLY DUE TO THE DEVELOPMENT. MULCH SHALL BE PERMANENTLY 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 FOR STABILIZATION. MULCH SHALL BE EITHER BY TEMPORARY MULCHING, TEMPORARY SEEDING, PERMANENT BASE GRAVEL, OR ASPHALT BINDER COURSE AS FOLLOWS:

- 1. TEMPORARY SEEDING: SEED SHALL BE ARBORESCENT RYE APPLIED AT 2.60#/1000 SF. FERTILIZER SHALL BE 10-10-10 CLASSIFICATION APPLIED AT 1.5#/1000 SF. MULCH SHALL BE 10-20-30 CLASSIFICATION APPLIED SPREAD EVENLY AT A RATE OF 70-90#/1000 SF. TEMPORARY SEEDING SHALL ONLY BE MADE BETWEEN APRIL 15 AND OCTOBER 1, AND SHALL NOT BE PLACED OVER SNOW.
- 2. TEMPORARY MULCHING: MULCH SHALL CONSIST OF CHOPPED HAY OR STRAW MULCH AND SPREAD BY MECHANICAL BLOWER EVENLY AT A RATE OF 1.5 TONS PER 1000 SF. PERMANENT SOIL STABILIZATION MULCH MUST NOT BE PLACED OVER SNOW. SNOW SHALL BE REMOVED PRIOR TO MULCHING.
- 3. PERMANENT BASE GRAVEL: BASE GRAVEL UNDER PAVEMENT SHALL BE SUITABLE AS TEMPORARY SOIL STABILIZATION UNDER THE FOLLOWING CONDITIONS:
 - a) SLOPES SHALL BE LESS THAN EIGHT PERCENT;
 - b) FOR THE PROPOSED COMPLETION PAVEMENT;
 - c) ASPHALT BINDER COURSE: ASPHALT BINDER SHALL MEET THE SPECIFICATIONS FOR THE ASPHALT BINDER COURSE FOR THE PROPOSED COMPLETED PAVEMENT.

C. EROSION CONTROL PRACTICES/PERMANENT MEASURES

THE FOLLOWING PERMANENT MEASURES TO CONTROL EROSION AND SEDIMENTATION SHALL BE INSTALLED:

- 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 KILLING FROST. DORMANT SEEDING AND MULCH SHALL BE USED AT TWO TIMES THE PERMANENT SEEDING AND MULCHING RATE SHOWN BELOW FOR EACH LAWN AS FOLLOWS:
 - a) SEED: THE SEED MIXTURE SHALL CONSIST OF SEED PROPORTIONED BY WEIGHT. ALL SEED SHALL BE FRESH, CLEAN, "NEW CROP" SEED, HARMLESS INERT MATTER AND WEED SEEDS SHALL BE PERMITTED UP TO ONE PERCENT OF THE GROSS WEIGHT OF EACH VARIETY OF SEED. ALL SEED SUPPLIED SHALL BE PACKED IN 50 LB. BAGS.
 - b) FOR THE PROPOSED COMPLETION PAVEMENT.
- 2. PERMANENT MULCHING: MULCH SHALL BE COVERED REGARDLESS OF MULCHING RATES SPECIFIED. NOTE: AN EROSION CONTROL BLANKET SHALL BE PLACED IN ALL NEWLY CREATED OR DISTURBED DITCHES.
- 3. THE CONTRACTOR SHALL MAINTAIN THE SEEDED AND MULCHED AREAS UNTIL FINAL ACCEPTANCE OF THE WORK. MAINTENANCE SHALL CONSIST OF PROVIDING WATER TO THE SEED AND MULCH TO PREVENT DRYING. MULCHING SHALL BE REAPPLIED TO WINDY WINTER EROSION FREE OF OTHER CHANGES SUCH AS GRADE DAMAGED AREAS SHALL BE REPAIRED TO RE-ESTABLISH THE CONDITION AND GRADE OF THE SOIL PRIOR TO SEEDING AND SHALL THEN BE REFERTILIZED, RESEEDED AND REMULCHED.

D. WINTER CONSTRUCTION

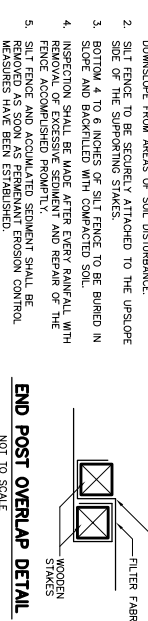
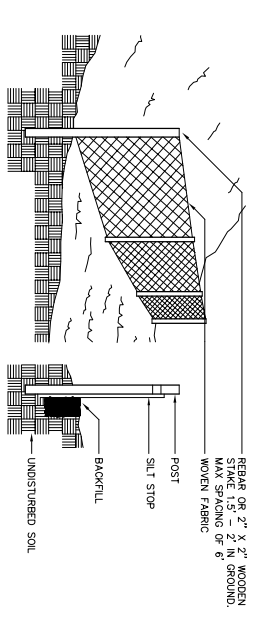
THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. MULCH SHALL BE APPLIED TO EXPOSED AREAS IN WHICH WORK IS EXPECTED TO BE UNDERWAY. MULCH SHALL BE APPLIED TO EXPOSED AREAS IN WHICH WORK IS NOT EXPECTED TO BE UNDERWAY PRIOR TO ANY SNOW EVENT. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS./1,000 S.F. (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. DEFERRED OPERATIONS SHALL BE SCHEDULED TO OCCUR DURING THE WINTER CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN THE SEEDING AND MULCHING RATES SPECIFIED. NOTE: AN EROSION CONTROL BLANKET SHALL BE PLACED IN ALL NEWLY CREATED OR DISTURBED DITCHES.

E. CONSTRUCTION SEQUENCE

- 1. INSTALL EROSION CONTROL DEVICES. (SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE AND/OR SEDIMENT BARRIER.)
- 2. TEMPORARILY STABILIZE DISTURBED AREAS BY MULCHING ALL EXPOSED SOIL WITHIN 15 DAYS OF INITIAL DISTURBANCE.
- 3. WITHIN 15 DAYS OF INITIAL DISTURBANCE.
- 4. COMPLETE SITE CONSTRUCTION WORK.
- 5. CONSTRUCT PAVED ACCESS AND PARKING AREA.
- 6. INSTALL PERMANENT VEGETATION ON ALL EXPOSED AREAS WITHIN 15 DAYS OF FINAL GRADING.
- 7. PERFORM CONTINUING MAINTENANCE ON ALL EROSION AND SEDIMENTATION CONTROL DEVICES AND MEASURES.

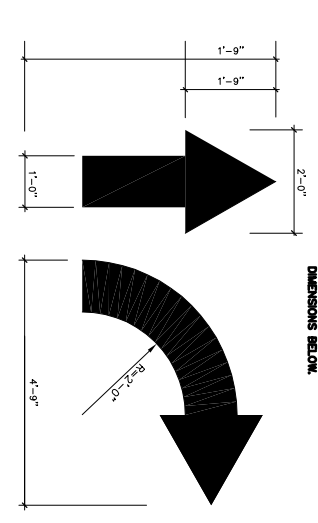
F. SITE INSPECTION & MAINTENANCE

WEEKLY INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING RAINFALLS OF 1/2" OVER A CONSECUTIVE 24-HOUR PERIOD, SHALL BE CONDUCTED BY THE SITE CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. NECESSARY CORRECTIONS SHALL INCLUDE A SITE INSPECTION TO VERIFY THE STABILITY OF ALL DISTURBED AREAS AND SLOPES. UNTIL FINAL INSPECTION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL IMMEDIATELY BE CLEANED, AND REPAIRED BY THE SITE CONTRACTOR AFTER STORM EVENTS. DISPOSAL OF ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR. PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL FACILITIES AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF BAYSIDE VENTURES, LLC, OR ASSIGNS.



10 SILT FENCE

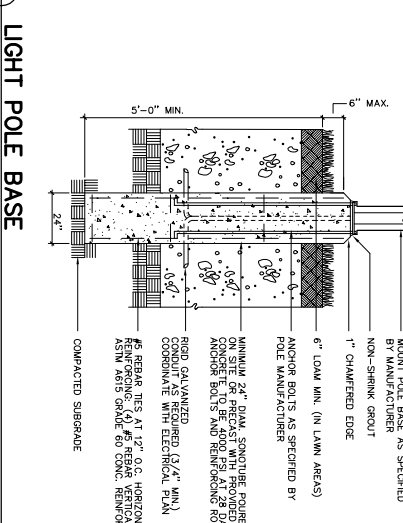
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7 PAINTED TRAFFIC ARROW

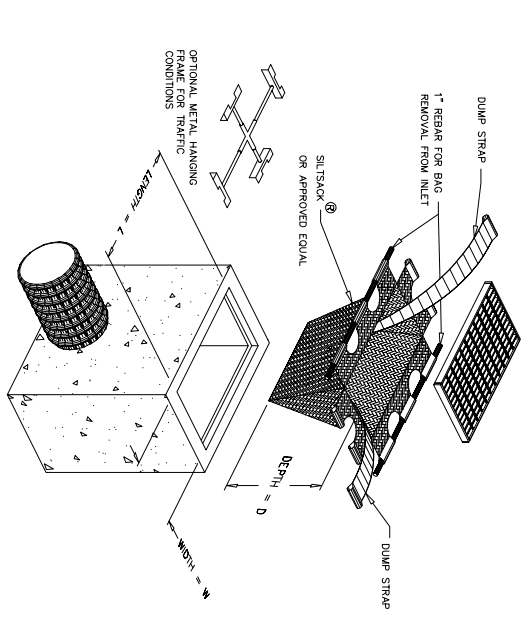
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- 1. PAINTED TRAFFIC ARROWS SHALL BE PAINTED ON THE SURFACE OF THE PAVEMENT OR ON UNPAVED AREAS.
- 2. PAINTS MUST BE WHITE AND THE ARROWS SHALL BE PAINTED ON THE SURFACE OF THE PAVEMENT OR ON UNPAVED AREAS.



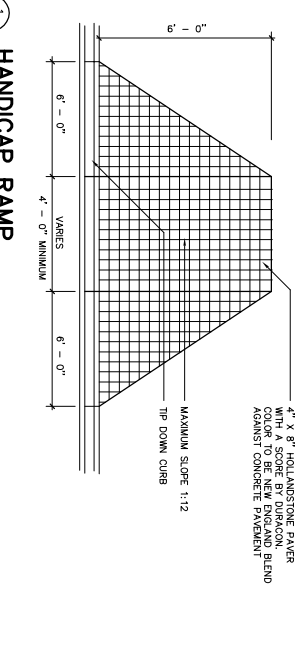
8 LIGHT POLE BASE

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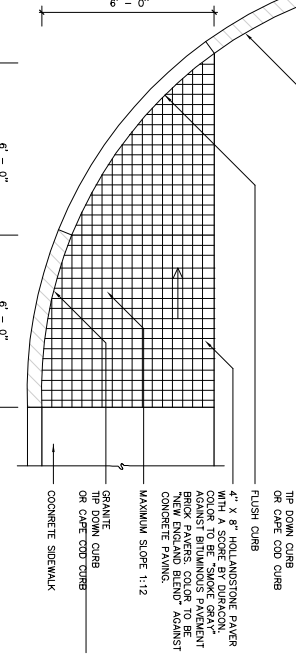
11 INLET SEDIMENT CONTROL DEVICE

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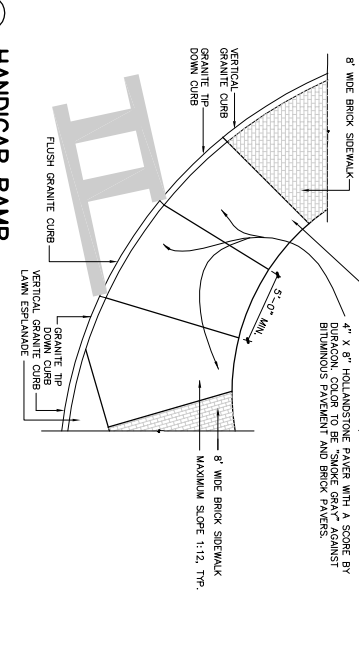
1 HANDICAP RAMP

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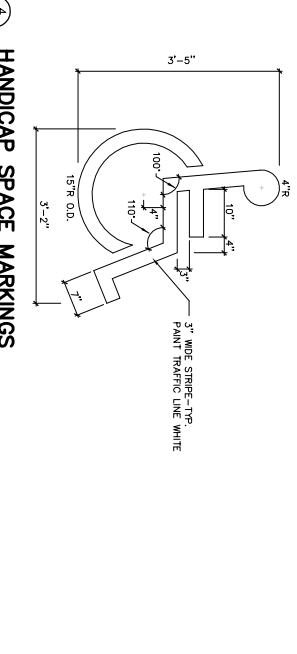
2 HANDICAP RAMP

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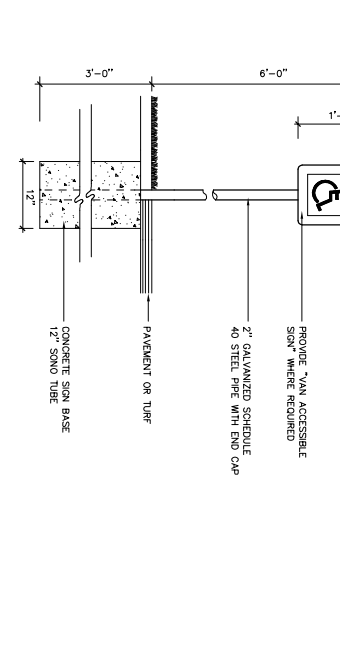
3 HANDICAP RAMP

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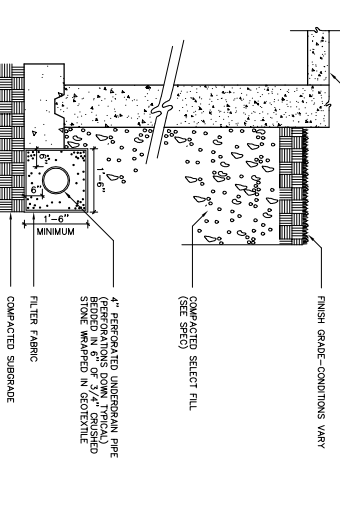
4 HANDICAP SPACE MARKINGS

NOT TO SCALE



5 HANDICAP PARKING SIGNAGE AND DIRECTIONAL SIGNAGE

NOT TO SCALE



9 FOUNDATION UNDERDRAIN

NOT TO SCALE

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MULTI-TENANT OFFICE BUILDING

63 Marginal Way Portland, Maine

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Revisions:
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AVG. 30, 2005: STAFF REVIEW
NO APPROVAL: CONDITIONS OF APPROVAL

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Title: SITE DETAILS AND SEDIMENTATION CONTROL PLAN

Scale:

North:

Sheet No.: **6**

ISSUED FOR PERMITTING
11/11/2005