

EROSION AND SEDIMENTATION CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION OF WATERVIEW APARTMENTS LOCATED AT 409 CUMBERLAND AVENUE IN PORTLAND. THIS PLAN IS BASED ON THE MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES, MARCH, 1991.

A. PROPOSED DEVELOPMENT

THE PROJECT CONSISTS OF THE DEVELOPMENT OF A 10,774 SQUARE FOOT, TWELVE STORY APARTMENT AND CONDOMINIUM BUILDING, WITH A TOTAL OF 94 UNITS. THE PRIMARY PEDESTRIAN ENTRANCE TO THE BUILDING WILL BE FROM CUMBERLAND AVENUE. ADDITIONAL ENTRANCES WILL BE FROM THE FRONT DRIVE AND A DROP-OFF AREA WILL BE ALONG THE FOREST AVENUE SIDE OF THE BUILDING. ALL VEHICLES WILL EXIT THE SITE ONTO MECHANIC STREET. DUE TO THE SLOPING SITE, HANDICAP ACCESSIBLE AND TEMPORARY PARKING WILL BE PROVIDED BENEATH THE NORTHERN HALF OF THE BUILDING. PARKING FOR THE PROJECT WILL BE PROVIDED AT THE THE AND TEMPERATURE BUILDING GARAGE.

B. EROSION CONTROL PRACTICES/TEMPORARY MEASURES

THE FOLLOWING TEMPORARY MEASURES TO CONTROL EROSION AND SEDIMENTATION SHALL BE UTILIZED. EACH GROUND AREA OPENED OR EXPOSED, WHETHER DIRECTLY OR INDIRECTLY DUE TO THE DEVELOPMENT, SHALL BE FENCED AND SHALL BE STABILIZED WITHIN 15 DAYS OF INITIAL DISTURBANCE. SOIL AND SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF THE COMPLETION OF THE PROJECT. EXPOSED AREAS SHALL BE STABILIZED PRIOR TO A RAIN EVENT. TEMPORARY SOIL STABILIZATION SHALL BE EITHER BY TEMPORARY MULCHING, TEMPORARY SEEDING, PERMANENT BASE GRAVEL, OR ASPHALT BINDER COURSE AS FOLLOWS:

- a) TEMPORARY SEEDING, SEED SHALL BE ARCOOSTOOK RYE APPLIED AT 2.60#/1000 SF. LIME SHALL BE AGRICULTURAL GROUND LIMESTONE APPLIED AT 13.8#/1000 SF. FERTILIZER SHALL BE 10-10-10 CLASSIFICATION APPLIED AT 13.8#/1000 SF. MULCH SHALL CONSIST OF HAY AND STRAW MULCH AND 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.
- b) TEMPORARY MULCHING: MULCH SHALL CONSIST OF CHOPPED HAY OR STRAW MULCH APPLIED AT A RATE OF 1000# PER ACRE. MULCH SHALL BE REMOVED PRIOR TO PERMANENT SOIL STABILIZATION. MULCH MUST NOT BE FLAGGED OVER SNOW. SNOW SHALL BE REMOVED PRIOR TO MULCHING.
- c) TEMPORARY 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) GRAVEL SHALL MEET THE SPECIFICATIONS FOR BASE OR SUBBASE GRAVEL FOR THE PROPOSED COMPLETED 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 UTILIZED.

- 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 BOTH LAWN AS WELL AS EMBANKMENTS. SEED, LOAM, LIME, FERTILIZER AND MULCH ARE TO BE AS FOLLOWS:

SEED: THE SEED MIXTURE SHALL CONSIST OF SEED PROPORTIONED BY WEIGHT. ALL SEED SHALL BE FRESH, CLEAN, "NEW GROW" SEED, HARMLESS, NERT 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 APPROVED CONTAINERS BEARING THE MANUFACTURER'S NAME AND ANALYSIS OF CONTENTS. THE FOLLOWING MATERIALS AND APPLICATION RATES SHALL BE REQUIRED FOR PERMANENT SEEDING:

CREeping RED RESCUE:	0.69#/1000 SF
KENTUCKY BLUEGRASS:	0.57#/1000 SF
PERENNIAL RYEGRASS:	0.46#/1000 SF
RETOP:	0.12#/1000 SF
TOTAL:	1.84#/1000 SF

LOAM SHALL BE FREE OF GRASSES, ROOTS, LARGE STONE AND INORGANIC DEBRIS. PLACE LOAM AT FOUR INCHES MINIMUM DEPTH OVER ALL DISTURBED AREAS. FINAL GRADING OF ALL LAWN AREAS TO BE APPROVED BY LANDSCAPE ARCHITECT BEFORE SEEDING.

LIME: LIME SHALL BE AGRICULTURAL GROUND LIMESTONE AND APPLIED AS PER RECOMMENDATION OF A STATE COMMERICAL SOIL TESTING LABORATORY. FERTILIZER: FERTILIZER SHALL BE 20-20-20 CLASSIFICATION AND APPLIED AS PER RECOMMENDATION OF A STATE COMMERICAL SOIL TESTING LABORATORY. MULCH: MULCH SHALL CONSIST OF HAY OR STRAW. MULCH SHALL BE SPREAD EVENLY AT A RATE OF TWO AND ONE HALF TONS PER ACRE OVER ALL SEEDING. AFTER APPLICATION, THE MULCH SHALL BE THOROUGHLY WETTED. IN STEEP AREAS, THE MULCH SHALL BE HELD IN PLACE BY THE USE OF JUTE EROSION CONTROL NETTING OR APPROVED ALTERNATIVE NETTING MATERIAL. NOTE: ALL EXPOSED SOIL MUST BE COVERED REGARDLESS OF MULCHING RATES SPECIFIED.

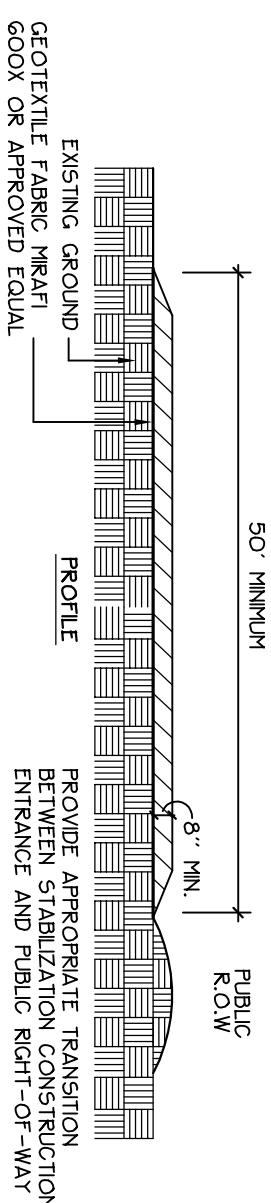
THE CONTRACTOR SHALL MAINTAIN THE SEEDED AND MULCHED AREAS UNTIL FINAL ACCEPTANCE OR THE WORK. MAINTENANCE SHALL CONSIST OF PROVIDING PROPER WATERING, PROTECTION AGAINST TRAFFIC AND REPAIRING ANY AREAS DAMAGED DUE TO WIND, WATER, EROSION, FIRE OR OTHER CAUSES. SUCH DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITION AND GRADE OF THE SOIL PRIOR TO SEEDING AND SHALL THEN BE REFERTILIZED, RESEDED AND REKULCHED.

D. CONSTRUCTION SEQUENCE

- THE GENERAL SEQUENCE OF WORK SHALL BE AS FOLLOWS:
1. INSTALL EROSION CONTROL DEVICES.
 2. GRADE SITE.
 3. TEMPORARILY STABILIZE DISTURBED AREAS BY MULCHING ALL EXPOSED SOIL WITHIN 15 DAYS OF INITIAL DISTURBANCE.
 4. INSTALL STORM WATER SYSTEM.
 5. COMPLETE SITE CONSTRUCTION WORK.
 6. CONSTRUCT PARKING AREA.
 7. INSTALL PERMANENT VEGETATION ON ALL EXPOSED AREAS WITHIN 15 DAYS OF FINAL GRADING.
 8. PERFORM CONTINUING MAINTENANCE ON ALL EROSION AND SEDIMENTATION CONTROL DEVICES AND MEASURES.

E. SITE INSPECTION & MAINTENANCE

WEEKLY INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING RAINFALLS OF 0.5" OVER A CONSECUTIVE 24-HOUR PERIOD, SHALL BE CONDUCTED BY THE SITE CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT. NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETEIORATION. FINAL ACCEPTANCE 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 AS REQUIRED. DISPOSAL OF ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR. FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL FACILITIES, AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF WATERVIEW DEVELOPMENT LLC. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND KEEPING STREET CLEAN DURING CONSTRUCTION. A MAINTENANCE PLAN SHALL BE PREPARED AND APPROVED BY THE OWNER'S REPRESENTATIVE.

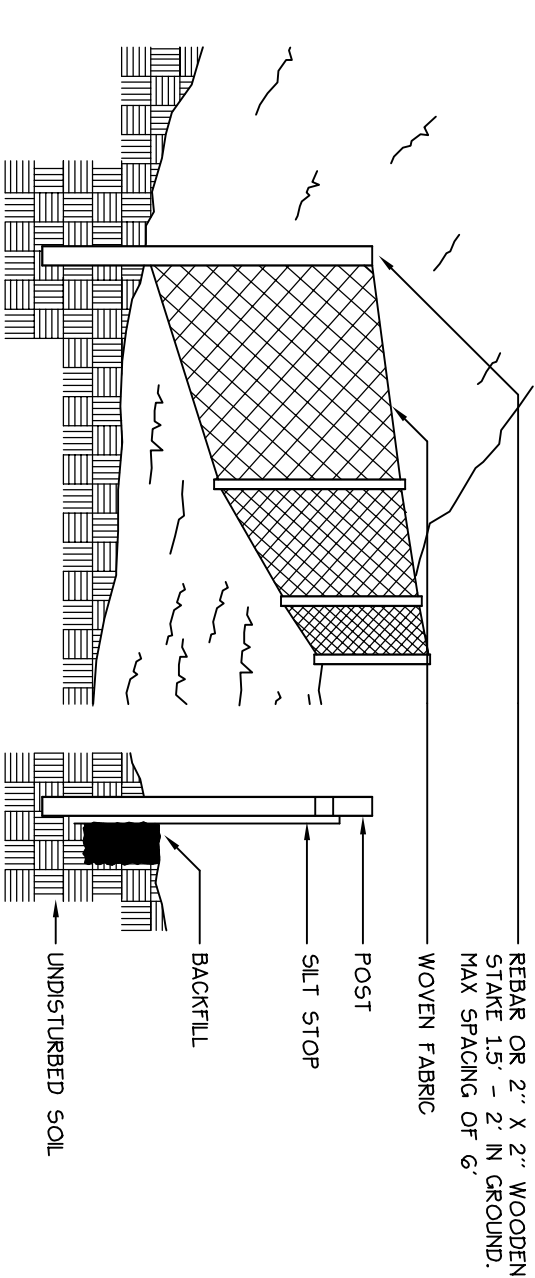


CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE: MASHED DESIGNATION H 43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 50 FEET.
3. WIDTH: NOT LESS THAN 1/2 WIDTH OF ALL POINT OF INTEREST OR EDGES.
4. WASHING: WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE AND EXIT. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE WITH CRUSHED STONE WHICH FALLS INTO AN APPROVED SEDIMENT TRAP OR WATERCOURSE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE.
5. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED OR CLEANED FROM PRODS.
6. REPAIRING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY: THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONES AS CONDITIONS PERMID AND REPAIR AND/OR CLEANING OF ANY STONES WHICH ARE DAMAGED OR DISPLACED. WHEELS SHOULD BE WASHED ON TRUCKS ON ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

11. STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



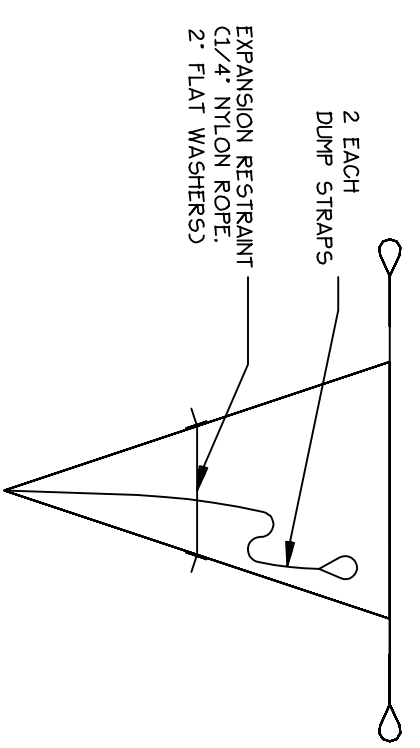
1. SILT FENCE TO BE INSTALLED PARALLEL TO EXISTING CONTOURS.
2. DOWN-SLOPE FROM AREAS OF SOIL DISTURBANCE.
3. SILT FENCE TO BE SECURELY ATTACHED TO THE UP-SLOPE SIDE OF THE SUPPORTING STAKES.
4. BOTTOM 4 TO 6 INCHES OF SILT FENCE TO BE BURIED IN SLOPE AND BACKFILL WITH COMPACTED SOIL.
5. INSPECTION SHALL BE MADE AFTER EVERY RAINFALL WITH FENCE ACCUMULATED SEDIMENT AND REPAIR OF THE FENCE AS ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS PERMANENT EROSION CONTROL MEASURES HAVE BEEN ESTABLISHED.

END POST OVERLAP DETAIL

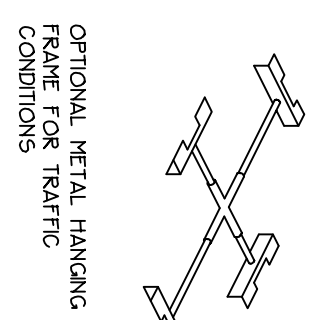
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12. SLIT FENCE

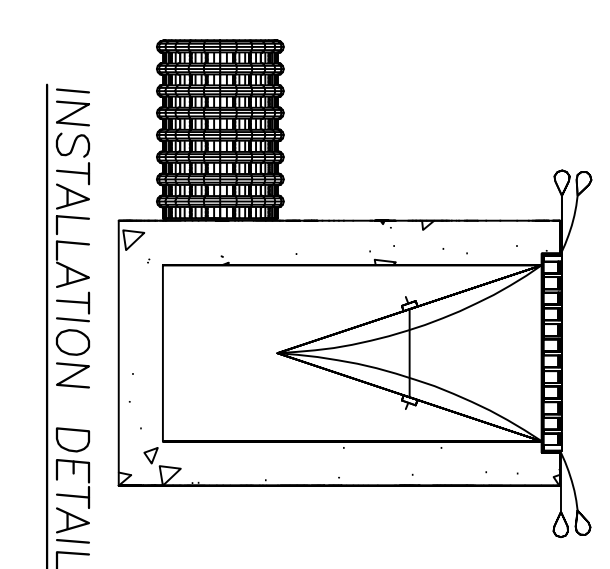
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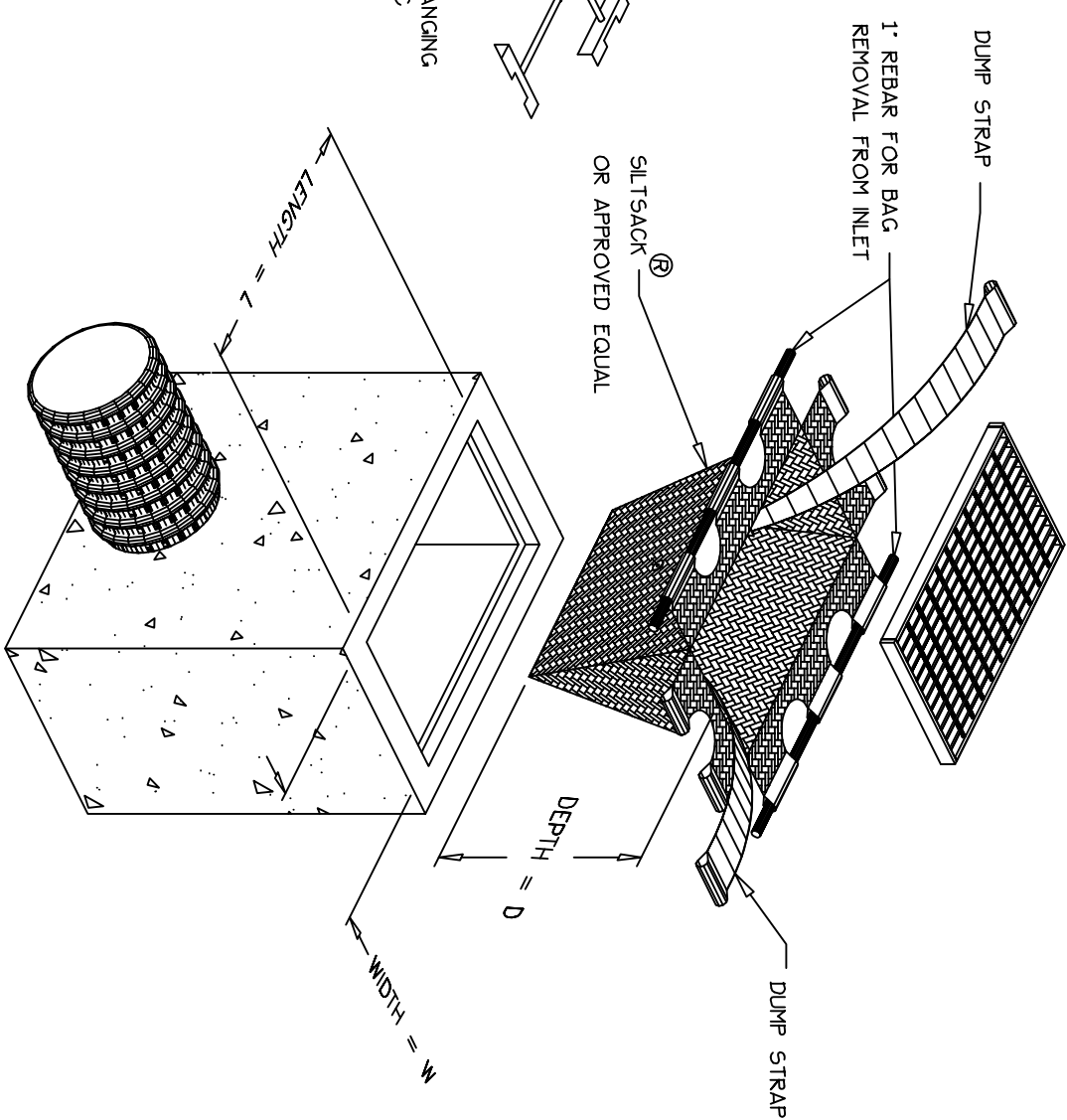
BAG DETAIL



OPTIONAL METAL HANGING FRAME FOR TRAFFIC CONDITIONS



INSTALLATION DETAIL



13. INLET SEDIMENT CONTROL DEVICE

NOT TO SCALE

Prepared For:
Owner/Applicant:
WATERVIEW DEVELOPMENT LLC
517 Congress Street, Suite 111
Portland, Maine 04101
Tel: (207) 773-9477

Prepared By:
MITCHELL & ASSOCIATES
The Staples School
70 Center Street
Portland, Maine 04101
Tel: (207) 774-4429

THE WATERVIEW AT BAYSIDE CONDOMINIUM

409 Cumberland Avenue Portland, Maine

Date:
APRIL 29, 2005

Revisions:

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EROSION & SEDIMENTATION CONTROL PLAN

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North:

Sheet No.:
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