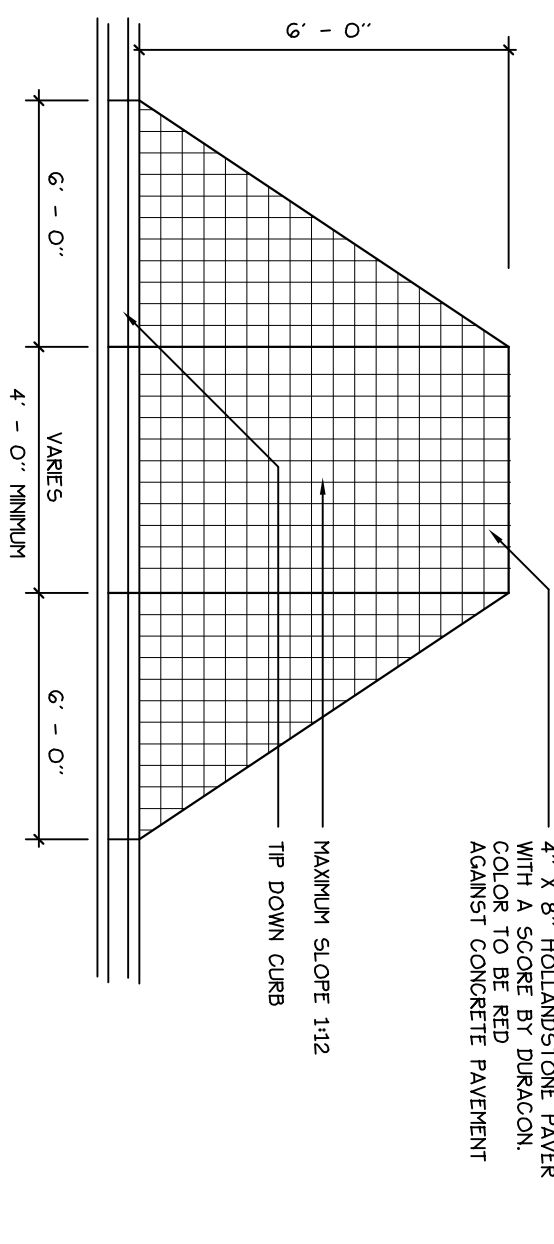
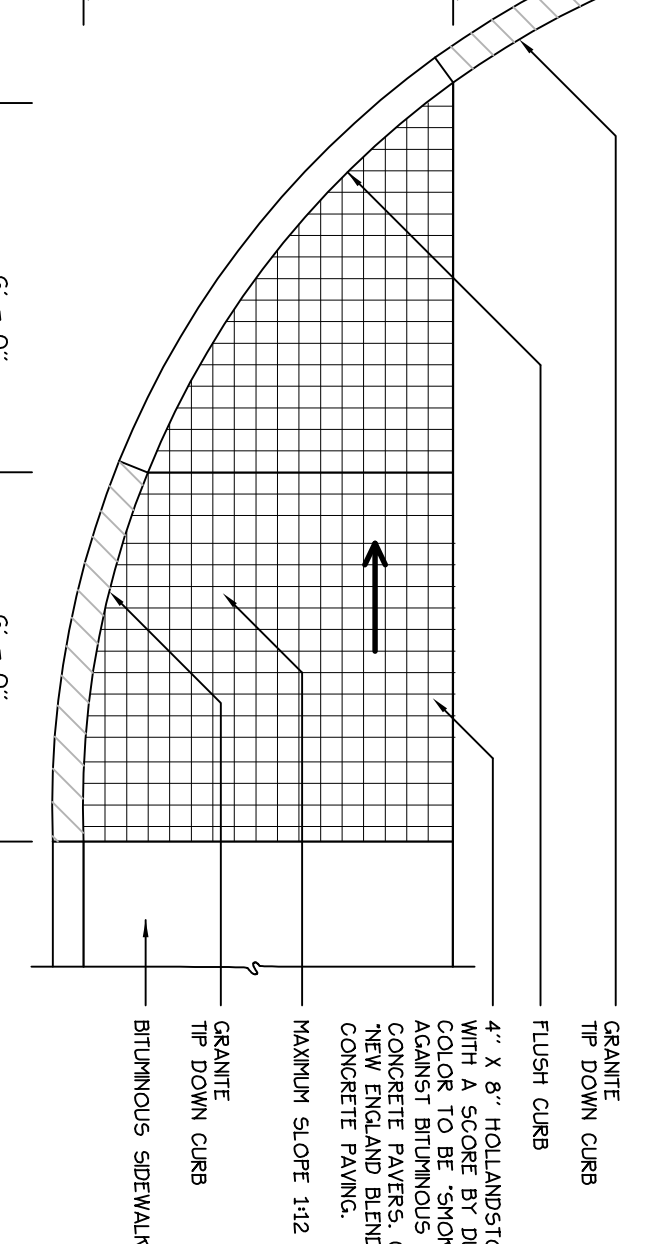


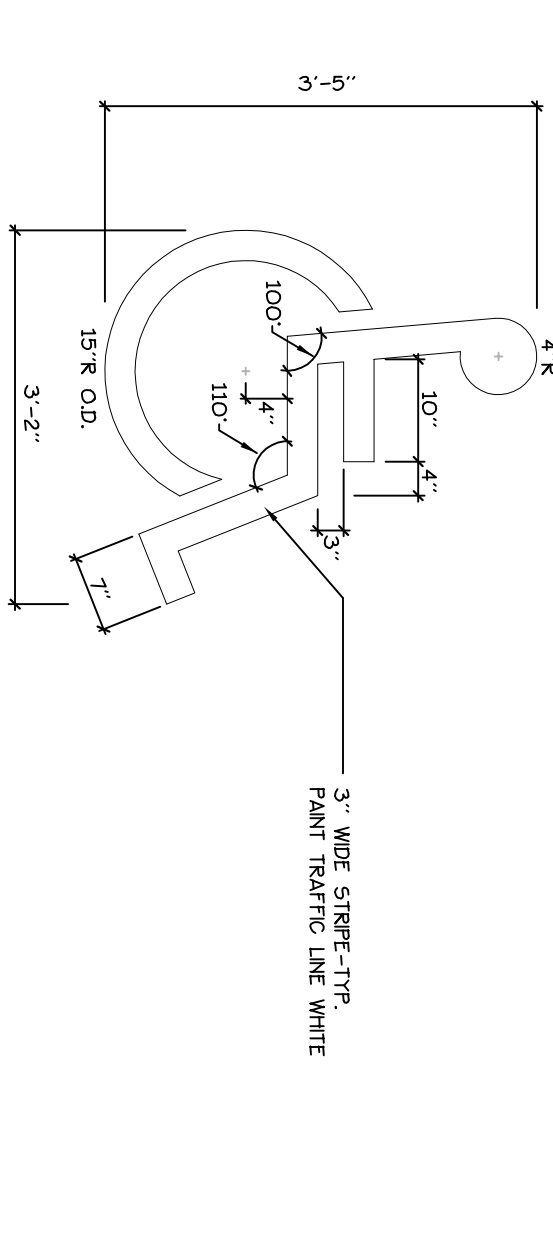
1 TYPICAL LATERAL SEWER CONNECTION DETAIL
NOT TO SCALE



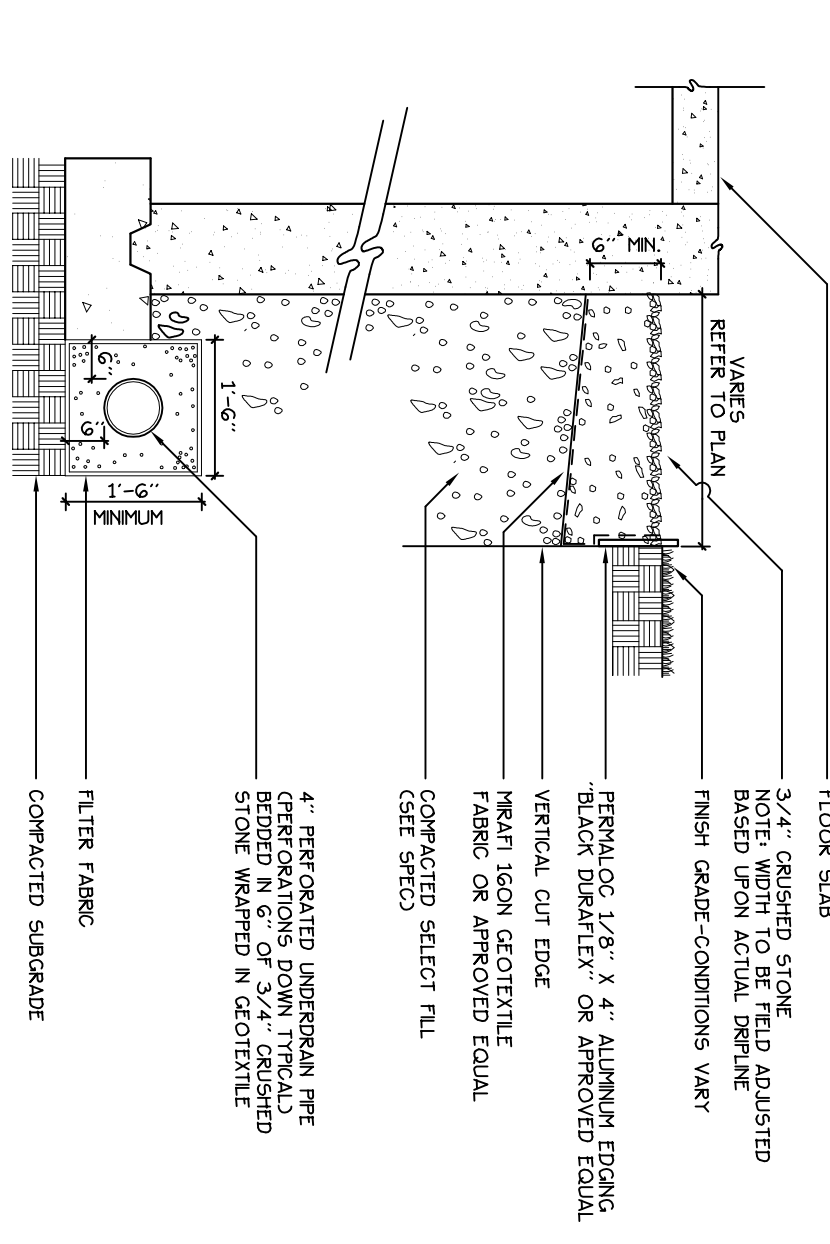
2 HANDICAP RAMP
NOT TO SCALE



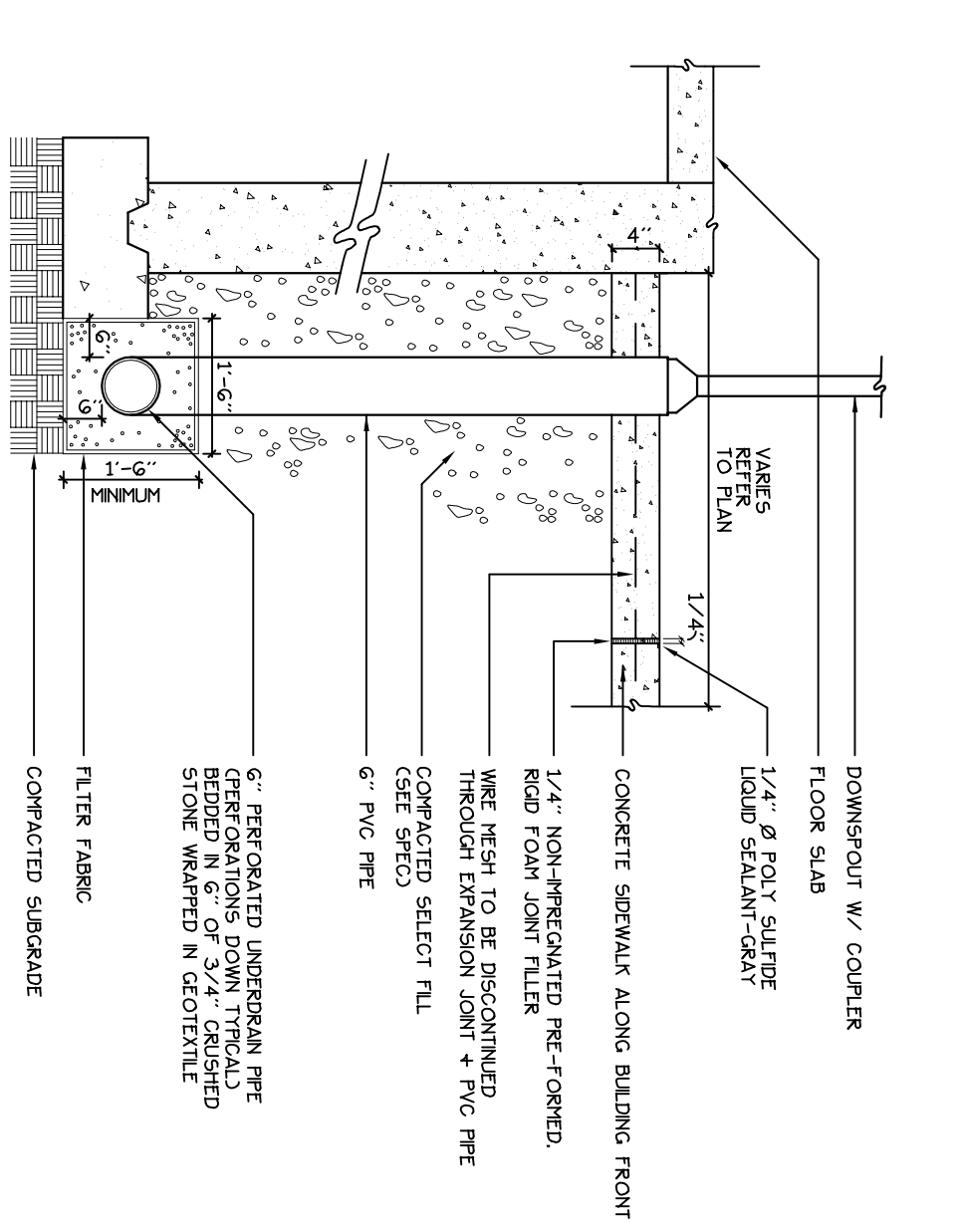
3 HANDICAP RAMP
NOT TO SCALE



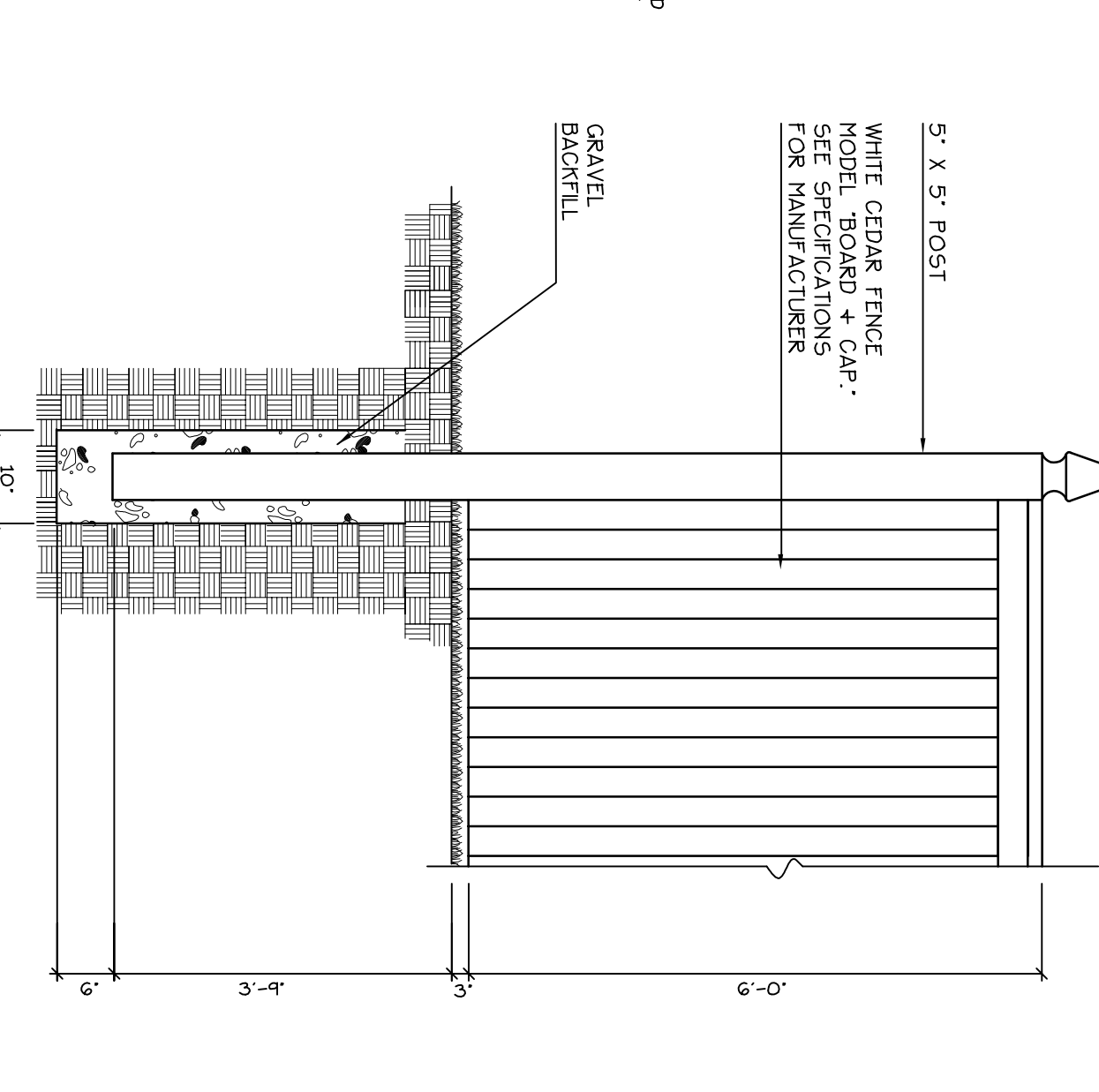
4 HANDICAP SPACE MARKINGS
NOT TO SCALE



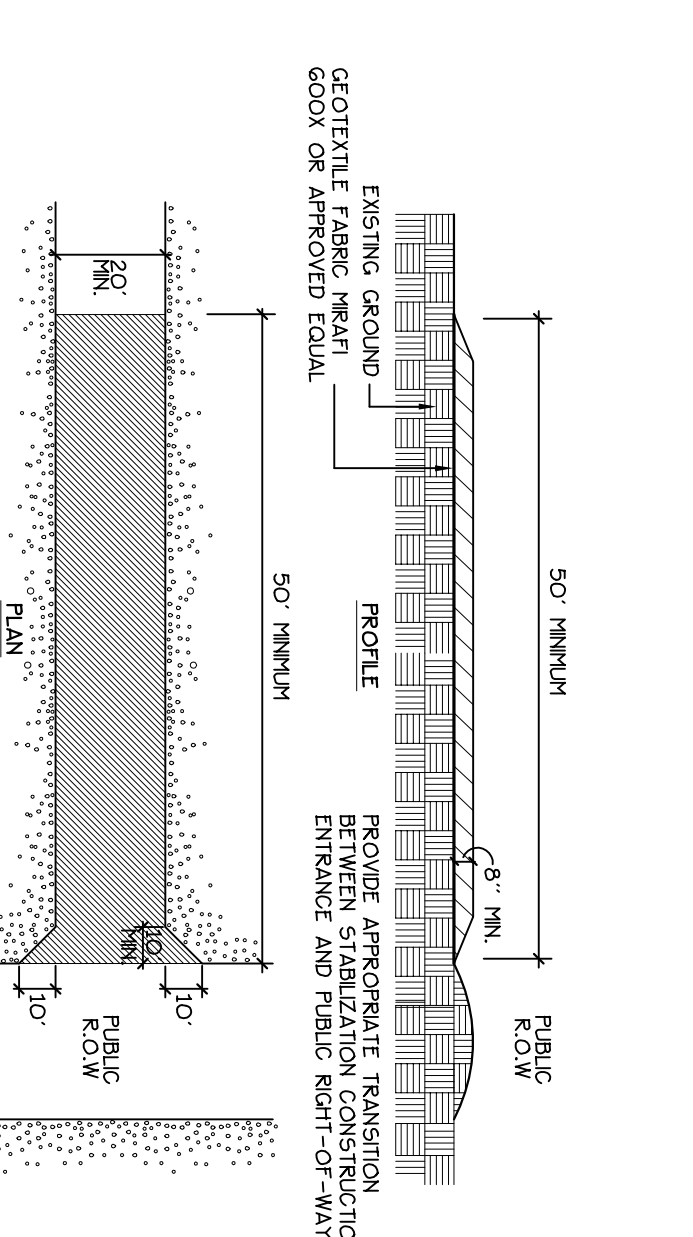
5 DRP STRIP AND FOUNDATION UNDERDRAIN
NOT TO SCALE



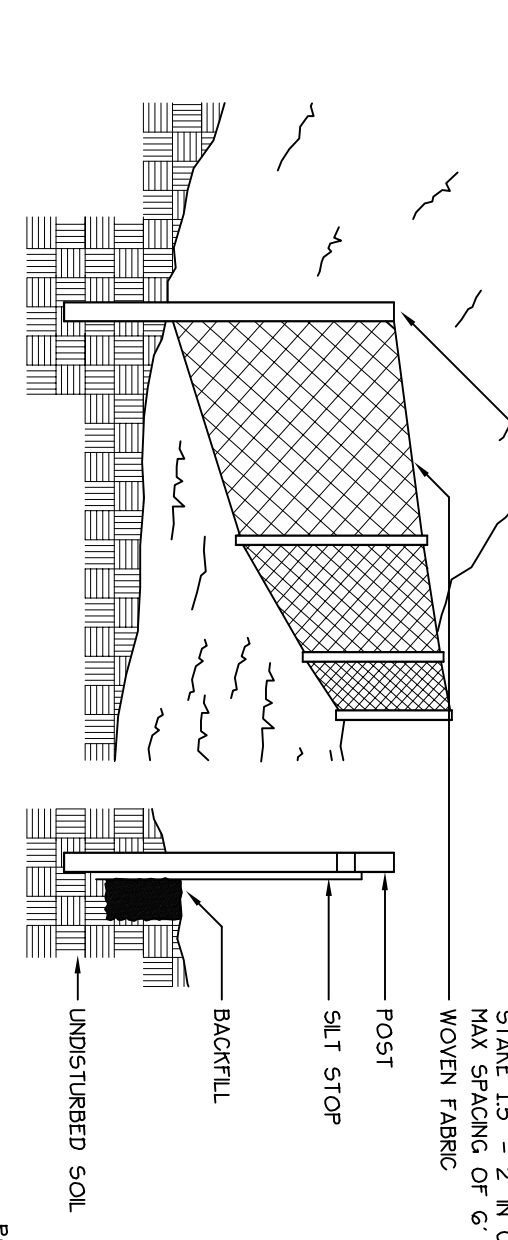
6 DOWN SPOUT CONNECTION TO CRAWL SPACE UNDERDRAIN
NOT TO SCALE



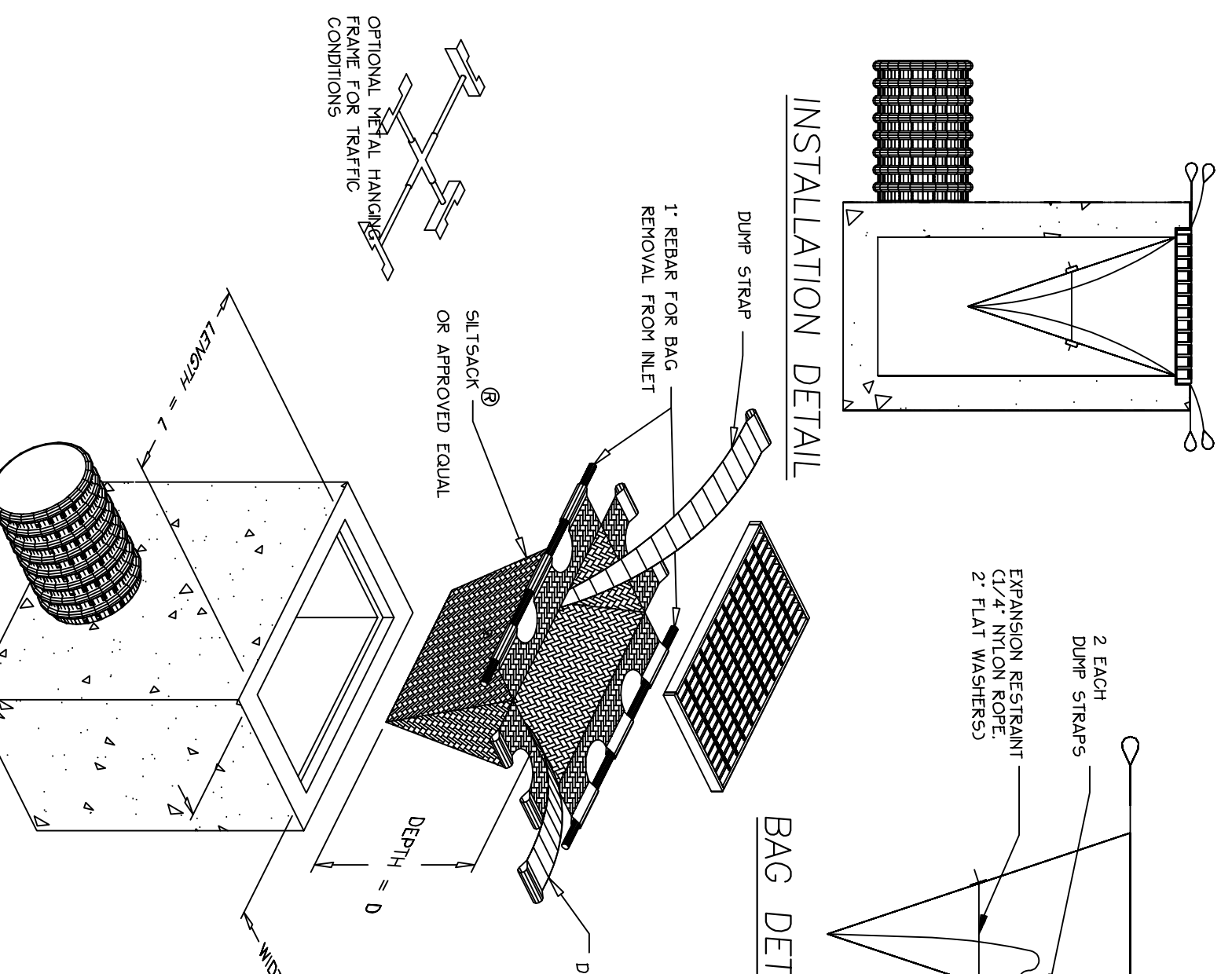
7 SOLID WOOD FENCE
NOT TO SCALE



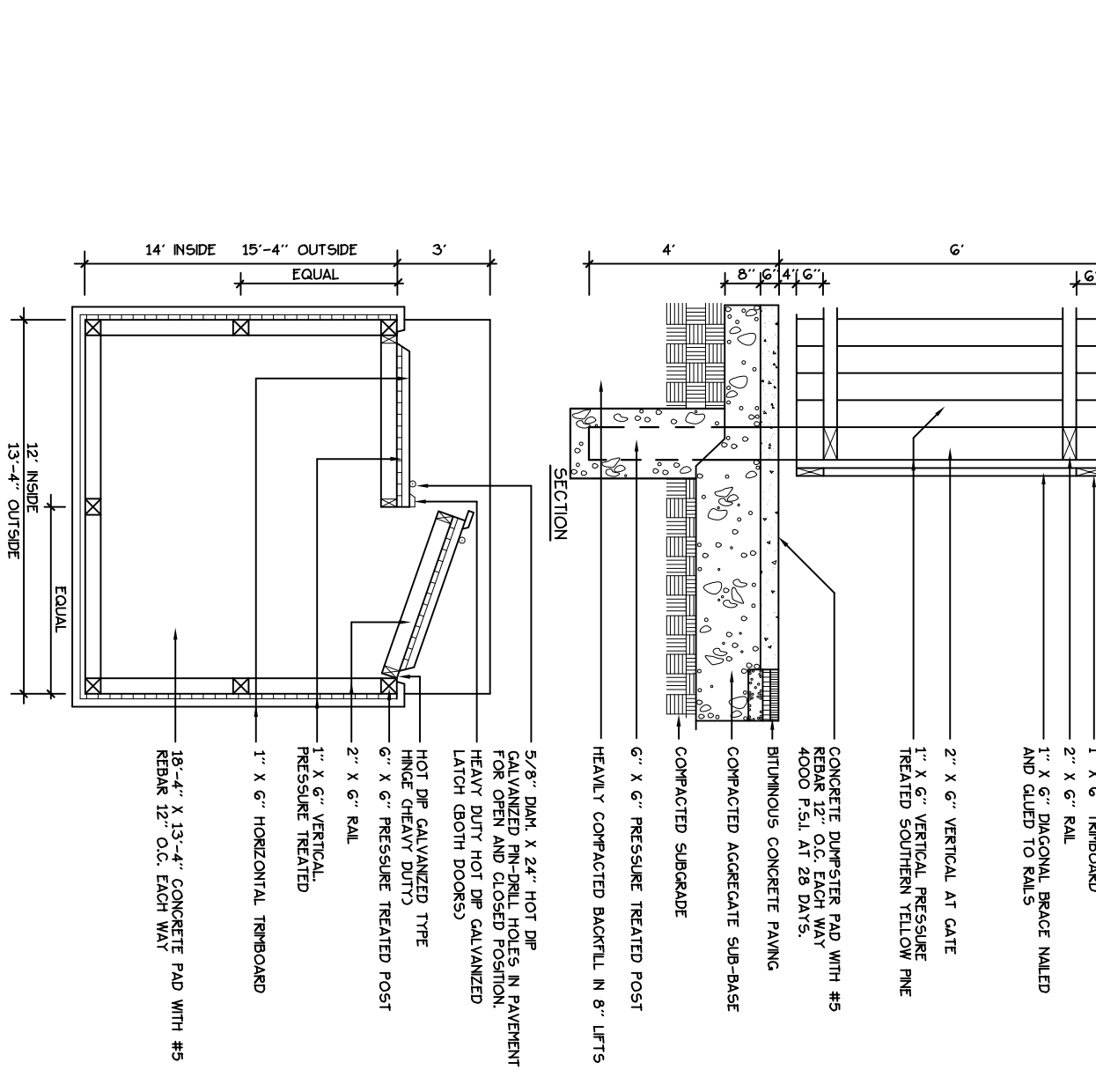
8 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



9 SILT FENCE
NOT TO SCALE



10 INLET SEDIMENT CONTROL DEVICE
NOT TO SCALE



11 DUMPSTER ENCLOSURE
NOT TO SCALE

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 FORE RIVER APARTMENTS LOCATED AT 63 FREDERIC STREET, PORTLAND, MAINE. 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 CONSTRUCTION OF A PROPOSED 20 UNIT APARTMENT 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 HAVE BEEN DETERMINED TO MINIMIZE THE CONSTRUCTION OPPORTUNITIES AVAILABLE.

B. EROSION CONTROL PRACTICES/TEMPORARY MEASURES
THE FOLLOWING EROSION CONTROL MEASURES TO CONTROL EROSION AND SEDIMENTATION SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD:
EACH GROUND AREA OPENED OR EXPOSED WHETHER DIRECTLY OR INDIRECTLY DUE TO THE DEVELOPMENT, SHALL BE 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 TEMPORARILY STABILIZED BY EITHER BY TEMPORARY MULCHING, TEMPORARY SEEDING, PERMANENT BASE GRAVEL, OR ASPHALT BINDER COURSE AS FOLLOWS:
2.60#/1000 SF OF LINE SHALL BE AEROSOLIZED RYE APPLIED AT 13.00#/1000 SF. FERTILIZER SHALL BE 10-20-20 AT 1.00#/1000 SF. STRAW MULCH SHALL BE APPLIED AT A RATE OF 70-80#/1000 SF. TEMPORARY SEEDING SHALL ONLY BE MADE BETWEEN APRIL 15 AND OCTOBER 1 AND SHALL NOT BE PLACED OVER SNOW.
TEMPORARY MULCHING: MULCH SHALL CONSIST OF CHOPPED HAY OR STRAW MULCH AND SPREAD BY MECHANICAL BLOWER EITHER AT A RATE OF 1500#/1000 SF OR 150#/1000 SF. FERTILIZER SHALL BE 10-20-20 AT 1.00#/1000 SF. STRAW MULCH SHALL BE APPLIED AT A RATE OF 70-80#/1000 SF. TEMPORARY SEEDING SHALL ONLY BE MADE BETWEEN APRIL 15 AND OCTOBER 1 AND SHALL NOT BE PLACED OVER SNOW.
PERMANENT SOIL STABILIZATION: MULCH MUST NOT BE PLACED OVER SNOW. SNOW SHALL BE REMOVED PRIOR TO MULCHING.
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) SLOPES SHALL BE LESS THAN FIVE PERCENT ON BASE OR SUBBASE GRAVEL.
c) FOR THE PROPOSED 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
SEEDING 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 RAINING PERIOD. DORMANT SEEDING AND MULCH SHALL BE USED AT TWO TIMES THE RATE OF TEMPORARY SEEDING AND MULCH SHALL BE APPLIED AT THE SAME RATE AS WELL AS FERTILIZERS. SEED, 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 CROP" SEED, HARNESS NEXT MATTER AND WEED SEEDS SHALL BE PERMITTED UP TO ONE PERCENT OF THE GROSS WEIGHT OF THE SEED MIXTURE. SEED SHALL BE APPLIED TO THE DISTURBED AREAS APPROVED CONTAINERS BEARING THE MANUFACTURER'S NAME AND ANALYSIS OF CONTENTS. THE FOLLOWING MATERIALS AND APPLICATION RATES SHALL BE REQUIRED FOR PERMANENT SEEDING:
LAWN:
CERBERG RED RESOLVE: 0.62#/1000 SF
PERMANENT BUCKGRASS: 0.24#/1000 SF
PERMANENT FETIDGRASS: 0.12#/1000 SF
TOTAL: 1.04#/1000 SF

LOAM SHALL BE FREE OF GRASSES, ROOTS, LARGE STONE AND INORGANIC DEBRIS. PLACE LOAM AT SIX INCHES MINIMUM DEPTH OVER ALL DISTURBED AREAS. FINAL GRADING OF ALL LAWN AREAS TO BE APPROVED BY LANDSCAPE ARCHITECT BEFORE SEEDING.
FERTILIZER SHALL BE AGRICULTURAL GROUND LIMESTONE AND APPLIED AS PER RECOMMENDATION OF A STATE COMMERCIAL SOIL TESTING LABORATORY.
FERTILIZER: FERTILIZER SHALL BE 10-20-20 CLASSIFICATION AND APPLIED AS PER RECOMMENDATION OF A STATE COMMERCIAL SOIL TESTING LABORATORY.
MULCH: MULCH SHALL CONSIST OF HAY OR STRAW MULCH. MULCH SHALL BE SPREAD EVENLY AT A RATE OF TWO AND ONE HALF TONS PER ACRE OVER ALL SEEDING AREAS. MULCH SHALL BE APPLIED AT THE FOLLOWING RATES:
a) SLOPES SHALL BE LESS THAN FIVE PERCENT. MULCH SHALL BE APPLIED AT THE RATE OF 1000#/1000 SF.
b) SLOPES SHALL BE LESS THAN EIGHT PERCENT. MULCH SHALL BE APPLIED AT THE RATE OF 1500#/1000 SF.
c) SLOPES SHALL BE LESS THAN FIVE PERCENT. MULCH SHALL BE APPLIED AT THE RATE OF 1000#/1000 SF.
NOTE: ALL EXPOSED SOIL MUST BE COVERED REGARDLESS OF MULCHING RATES. SPECIFIED NOTE: AN EROSION CONTROL BLANKET SHALL BE PLACED IN ALL NEWLY CREATED OR DISTURBED DITCHES.

D. WINTER CONSTRUCTION
THE CONTRACTOR SHALL MAINTAIN THE SEEDING AND MULCHED AREAS UNTIL FINAL GRADING IS COMPLETED. PROPER WATERING PROTECTION AGAINST TRAFFIC AND REPAIRS, SUCH AS DAMAGED AREAS SHALL BE REPAIRED TO RE-ESTABLISH THE CONDITION AND GRADE OF THE SOIL PRIOR TO SEEDING AND SHALL THEN BE RE-FERTILIZED, RESEEDED AND MULCHED.
E. CONSTRUCTION SEQUENCE
THE GENERAL SEQUENCE OF WORK SHALL BE AS FOLLOWS:
1. INSTALL EROSION CONTROL DEVICES, (SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE AND/OR SEDIMENT BARRIERS)
2. TEMPORARILY STABILIZE DISTURBED AREAS BY MULCHING ALL EXPOSED SOIL
3. INSTALL SITE CONSTRUCTION WORK
4. COMPLETE SITE CONSTRUCTION WORK
5. COMPLETE PERMANENT VEGETATION ON ALL EXPOSED AREAS
6. WITHIN 15 DAYS OF FINAL GRADING, ON ALL EROSION AND SEDIMENTATION CONTROL DEVICES AND REPAIRS.
7. CONTROL DEVICES AND REPAIRS.

F. SITE INSPECTION & MAINTENANCE
SITE INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING RAINFALLS OF 1/2" OR A CONSECUTIVE 24-HOUR PERIOD SHALL BE CONDUCTED BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN THE SEEDING AND MULCHED AREAS UNTIL FINAL GRADING IS COMPLETED. PROPER WATERING PROTECTION AGAINST TRAFFIC AND REPAIRS, SUCH AS DAMAGED AREAS SHALL BE REPAIRED TO RE-ESTABLISH THE CONDITION AND GRADE OF THE SOIL PRIOR TO SEEDING AND SHALL THEN BE RE-FERTILIZED, RESEEDED AND MULCHED.
G. PERMANENT MAINTENANCE AND LONG TERM PROVISIONS FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL FACILITIES AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF AVESTA FORE RIVER HOUSING, LP.

Prepared For:
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FORE RIVER APARTMENTS
63 Frederic Street
Portland, Maine

Date: **FEBRUARY 21, 2005**

Revisions:

Scale:

The: **SITE DETAILS AND EROSION & SEDIMENTATION CONTROL PLAN**

North:

Sheet No: **5**