

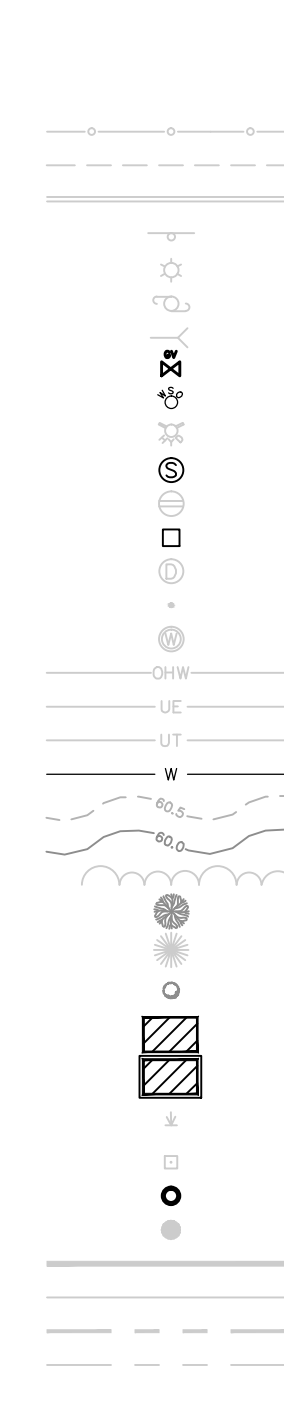
ELDREDGE LUMBER & HARDWARE, INC.

165 PRESUMPCOT STREET PORTLAND, MAINE

LEGEND:

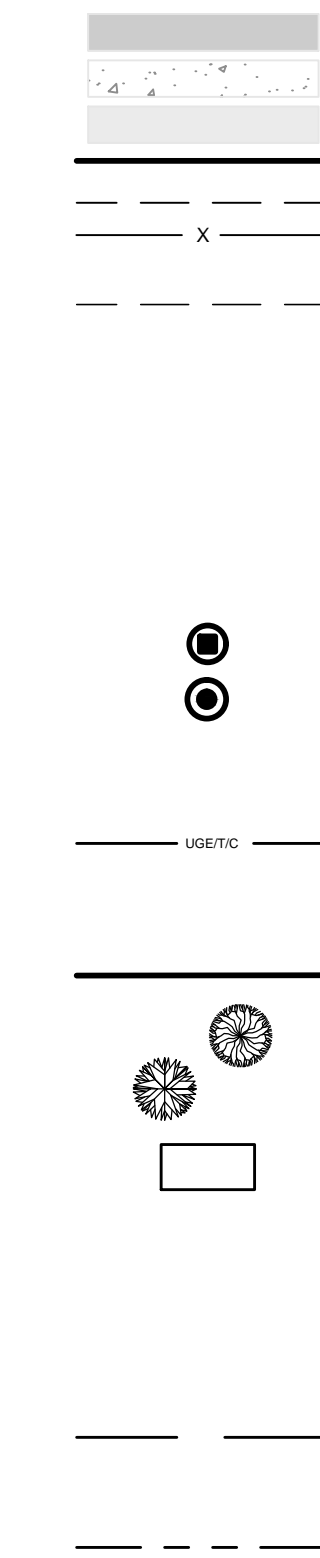
EXISTING

REFER TO THE EXISTING CONDITIONS PLAN FOR ADDITIONAL INFORMATION



- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- STORM DRAIN UNDERDRAIN
- SEDIMENTATION BARRIER
- CHAIN LINK FENCE
- EDGE OF PAVEMENT
- CURB
- SIGN
- LAMP OR LIGHT POLE
- UTILITY POLE
- GUY WIRE
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- CATCH BASIN (ROUND)
- CATCH BASIN (SQUARE)
- DRAIN MANHOLE
- BOLLARD
- WELL
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE
- CONTOURS (0.5FT)
- CONTOURS (1FT)
- TREE LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB/BUSH
- EXISTING BUILDING
- EXISTING BUILDING WITH ROOF OVERHANG
- WETLAND
- MONUMENT WITH DRILL HOLE UNLESS OTHERWISE NOTED
- IRON MARKER WITH CAP PLS 2009 UNLESS OTHERWISE NOTED
- IRON MARKER SET WITH CAP "TITCOMB&ASSOC. PLS 1273"
- PROPERTY LINE (LOCUS)
- PROPERTY LINE (ABUTTER)
- RIGHT OF WAY LINE
- EASEMENT LINE
- PAVING SETBACK

PROPOSED



ABBREVIATIONS:

PARTIAL LIST OF ABBREVIATIONS AND THERE CORRESPONDING MEANING. PLEASE CONTACT THE ENGINEER FOR ANY CLARIFICATION:

- EX = EXISTING
- PROP = PROPOSED
- PVC = POLYVINYL CHLORIDE
- SDR = STANDARD DIMENSION RATIO
- PE = PROFESSIONAL ENGINEER
- PLS = PROFESSIONAL LAND SURVEYOR
- TYP = TYPICAL
- ELEV. = ELEVATION
- INV. = INVERT
- H.P. = HORSEPOWER
- BOT. = BOTTOM
- MAX. = MAXIMUM
- CB = CATCH BASIN
- MH = MANHOLE
- S = SLOPE
- L = LENGTH
- ID = INNER DIMENSION
- DIA. = DIAMETER
- IN. = INCH
- FT. = FEET
- PSI = POUNDS PER SQUARE INCH
- OHE/T/C = OVERHEAD ELECTRIC/TELEPHONE/CABLE
- RD= ROOF DRAIN
- UD = UNDERDRAIN
- PERF. SD = PERFORATED STORMDRAIN

UTILITIES

SEWER:

PUBLIC SERVICES ENGINEERING DEPARTMENT
55 PORTLAND STREET
PORTLAND, MAINE 04101
CONTACT: DAVID MARGOLIS-PINEO, P.E.
(207) 874-8850

WATER:

PORTLAND WATER DISTRICT
225 DOUGLAS STREET
PO BOX 3553
PORTLAND, MAINE 04104
ATTN: RICO SPUGNARDI, PE
(207) 761-8310

ELECTRIC:

CENTRAL MAINE POWER COMPANY (CMP)
162 CANCO ROAD
PORTLAND, MAINE 04103
CONTACT: JAMIE COUGH
(207) 842-2367

TELEPHONE:

FAIRPOINT COMMUNICATIONS
45 FOREST AVE
PORTLAND MAINE 04101
SUE SERRETTE
(207) 797-1842

CABLE:

TIME WARNER CABLE
118 JOHNSON ROAD
PORTLAND, MAINE 04102
(877)546-0962

NATURAL GAS:

UNIL SERVICE CORP
PO BOX 3586
PORTLAND, MAINE 04104
CONTACT: BRIDGET MATHERS
(207) 541-2536

CALL BEFORE YOU DIG
1-888-DIG-SAFE
1-888-344-7233

PERMIT DRAWINGS

INDEX:

- C-01 COVER SHEET, GENERAL NOTES & LEGEND
- EXISTING CONDITIONS PLAN - TITCOMB ASSOCIATES
- C-10 SITE PLAN
- C-20 GRADING, DRAINAGE & EROSION CONTROL PLAN
- C-30 SITE DETAILS
- C-31 DRAINAGE DETAILS
- C-32 UTILITY, LANDSCAPING, EROSION CONTROL DETAILS
- C-33 EROSION CONTROL DETAILS & NOTES

GENERAL NOTES:

- THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 4 DAYS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO LOCATE THE UNDERGROUND ELECTRICAL CONNECTION TO THE ABOVE GROUND L.P. TANK ADJACENT TO BUILDING 1. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE ANY POTENTIAL CONFLICTS WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN. IF DEEMED NECESSARY BY THE OWNER OR OWNER'S REPRESENTATIVE, ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL PREPARE THEIR OWN MATERIAL SCHEDULE BASED ON THE PLANS AND FIELD VERIFICATION BY THE CONTRACTOR. ALL MATERIAL SCHEDULES SHOWN WITHIN THE PLAN SET ARE FOR GENERAL INFORMATION ONLY.
- ALL CONSTRUCTION METHODS, TESTING AND MATERIALS SHALL CONFORM TO THE MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE CITY OF PORTLAND AND SERVICING UTILITY REQUIREMENTS, IF ANY. IN CASES WHERE THESE CONFLICT THE MOST STRINGENT SPECIFICATION SHALL APPLY AT NO ADDITIONAL COST TO THE OWNER.
- THE SITE CONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS WHICH SHALL RECORD THE ACTUAL LOCATION, DIMENSIONS, ELEVATIONS, MATERIALS OF THEIR WORK, INDICATING THEREON ALL VARIATIONS FROM THE CONTRACT DRAWINGS. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ONE COMPLETE SET OF REPRODUCIBLE RECORD DRAWINGS STAMPED "AS-BUILT".
- THE CONTRACTOR IS RESPONSIBLE FOR PERFORMANCE OF WORK IN ACCORDANCE WITH THE FEDERAL RAILROAD ADMINISTRATION SAFETY STANDARDS, STATE OF MAINE, AND ST. LAWRENCE AND ATLANTIC RAILROAD COMPANY.
- CONSTANT COORDINATION WILL BE NECESSARY BETWEEN THE CONTRACTOR AND OWNER DURING CONSTRUCTION. SITE FEATURES THAT WILL BE RELOCATED DURING CONSTRUCTION ACTIVITIES WILL INCLUDE BUT NOT LIMITED TO EXISTING SHEDS, TRAILERS, SOLID WASTE RECEPTACLES, AND LUMBER SUPPLIES. FOLLOWING CONSTRUCTION ITEMS THAT WERE RELOCATED SHALL BE PUT BACK IN PLACE.
- THE CONTRACTOR WILL REMAIN SOLELY AND COMPLETELY RESPONSIBLE FOR ENFORCEMENT OF AND COMPLIANCE WITH 1) ALL CONTRACT PLANS AND SPECIFICATIONS AND 2) ALL SITE WORKING CONDITIONS AND SAFETY REQUIREMENTS, DAY AND NIGHT, FOR BOTH PERSONS AND PROPERTY, IN EACH CASE BOTH BY THE CONTRACTOR AND ITS SUBCONTRACTORS. THESE INCLUDE ALL OSHA, NIOSH, U.S. EPA AND ANY OTHER APPLICABLE GOVERNMENTAL REGULATIONS.

LAYOUT NOTES:

- MONUMENTS DELINEATING PROPERTY LINES OR RIGHT OF WAYS SHALL NOT BE DISTURBED DURING CONSTRUCTION OPERATIONS. IN THE CASE A MONUMENT IS DISTURBED, AT THE CONTRACTOR'S EXPENSE, THE MONUMENT SHALL BE RESET TO THEIR ORIGINAL LOCATION BY A REGISTERED LAND SURVEYOR.
 - ALL DIMENSIONS ON THE FOLLOWING SHEETS TAKE PRECEDENT OVER SCALED DIMENSIONS. EACH DRAWING WITH A BAR SCALE MEANS THAT THE DRAWING/DETAIL HAS BEEN SCALED AS ACCURATELY AS POSSIBLE, AND THE BAR SCALE IS FOR GENERAL REFERENCE ONLY. IF NO BAR SCALE IS PRESENT, THEN THERE IS NO SCALE TO THAT DRAWING/DETAIL. AT NO TIME SHOULD DRAWINGS BE SCALED FROM.
 - SIGNAGE, STRIPING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PERMITTING NOTES
- THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF SITE PLAN - LEVEL II PERMIT FROM THE CITY OF PORTLAND.
 - THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF A MAINE CONSTRUCTION GENERAL PERMIT FROM THE MAINE DEP.
 - THE CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED PERMITS PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.

GRADING AND DRAINAGE NOTES:

- TOPSOIL STRIPPED FROM THE SITE THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED WITHIN THE PROPOSED LIMIT OF WORK AREA. THE CONTRACTOR SHALL NOT ASSUME THAT ANY LOAM WILL BE ACCEPTABLE FOR REUSE WITH THEIR ESTIMATE.
- THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY; NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY EASEMENT OR TEMPORARY CONSTRUCTION RIGHTS AS NECESSARY BY ADJACENT LAND OWNERS. THE CONTRACTOR SHALL NOT DISTURB ANY SOIL BEYOND THE PROPERTY LINE WITHOUT NOTIFYING AND OBTAINING SUCH EASEMENT OR TEMPORARY CONSTRUCTION RIGHT FROM THE OWNER.

- THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. THE MINIMUM SLOPE SHALL MEET OR EXCEED 0.5% IN ALL CASES. ALL SLOPES SHALL BE AWAY FROM BUILDINGS AND TOP OF PAVEMENT SHALL BE AT OR BELOW EXISTING FINISH FLOOR ELEVATIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT BY SOIL METRICS, LLC.
- IF THE CONTRACTOR DURING GRADING ACTIVITIES UNCOVERS AN ARCHEOLOGICAL RESOURCE THE CONTRACTOR SHALL STOP EXCAVATION ADJACENT TO THE RESOURCE AND CONTACT THE OWNER IMMEDIATELY. THE OWNER SHALL CONTACT THE CITY HISTORIC PRESERVATION PROGRAM AND MAINE HISTORIC PRESERVATION COMMISSION. THE OWNER SHALL THEN CONTACT THE ENGINEER TO MODIFY THE LAYOUT OF THE AFFECTED INFRASTRUCTURE.

EROSION CONTROL NOTES:

- ALL ROUTINE MAINTENANCE ACTIVITIES SHALL BE CONDUCTED IN SUCH A WAY TO LIMIT THE AMOUNT OF DISTURBED AREA AT ONE TIME TO THE EXTENT PRACTICABLE.
- PRIOR TO THE START OF ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL APPLICABLE EROSION CONTROL DEVICES SUCH AS PERIMETER SILT FENCE, AND OTHER APPLICABLE MEASURES. IN THE EVENT THE CONTRACTOR IS NOT SURE A EROSION CONTROL MEASURE SHOULD BE IMPLEMENTED, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD TO CONFIRM IMPLEMENTATION OF ANY EROSION CONTROL DEVICES.
- ALL GROUND AREAS GRADED FOR CONSTRUCTION SHALL BE GRADED, LOAMED, SEEDED AND MULCH SHALL BE APPLIED AS SOON AS POSSIBLE WITHIN 7 DAYS FOLLOWING THE COMPLETION OF ANY SOIL DISTURBANCE, AND PRIOR TO ANY STORM EVENT.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY. THE CONTRACTOR SHALL REFERENCE THE APPROVED EROSION AND SEDIMENTATION CONTROL REPORT FOR TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL DEVICES IN ADDITION TO THE PLAN SET. THE CONTRACTOR SHALL ALSO REFER TO THE MAINE D.E.P.'S PERMIT CONDITIONS, FINDINGS OF FACT AND ORDER (IF ANY), AND THE CURRENT MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.

UTILITY NOTES:

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED UPON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO TEST PIT TO DETERMINE THE EXACT LOCATION AND ELEVATION OF UTILITIES TO COORDINATE WITH THE PROPOSED CONNECTIONS OR CROSSING. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE CIVIL ENGINEER FOR FURTHER DIRECTIONS BEFORE ANY ADDITIONAL WORK PROCEEDS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- DO NOT SCALE THESE DRAWINGS. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, SPECIFICATIONS, AND THE FIELD CONDITION SHALL BE IMMEDIATELY REPORTED TO THE CIVIL ENGINEER FOR FURTHER DIRECTIONS BEFORE ANY ADDITIONAL WORK PROCEEDS.

DEMOLITION NOTES:

- THE EXISTING ASPHALT SHOULD BE STRIPPED AND EITHER PROCESSED ONSITE, REMOVED FROM THE SITE OR DISPOSED OF ONSITE.
- TWO LAYERS OF PAVEMENT MAY BE PRESENT BENEATH THE EXISTING PAVED AREAS. THE CONTRACTOR SHALL REMOVE BOTH LAYERS AT NO ADDITIONAL COST TO THE OWNER. THE PAVEMENT MAY BE RECLAIMED AND USED FOR THE PROPOSED PAVEMENT BASE MATERIAL. RECLAIMED MATERIAL SHALL MEET MAINE DOT SECTION 306.
- REFER TO THE GEOTECHNICAL INVESTIGATION REPORT BY SOIL METRICS, LLC FOR BORING LOG INFORMATION.
- ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTORS SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" DEMONSTRATING PROPER DISPOSAL OF ALL MATERIALS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FINAL MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION VOLUNTARY RESPONSE ACTION PROGRAM DEVELOPED BY ACADIA ENVIRONMENTAL TECHNOLOGY. PRESENTLY THE PROJECT DOES NOT PROPOSE TO REMOVE ANY MATERIAL OFFSITE.

| | |
|------------------|-----------|
| ISSUED FOR | BY |
| CITY SUBMISSION | WHS |
| COMMENT RESPONSE | WHS |
| MAINE DEP-MCGP | WHS |
| DATE | DATE |
| 9/24/12 | |
| 10/23/12 | |
| 11/2/12 | |
| REVISION | REV. DATE |

DRAWING NAME: COVER SHEET
 PROJECT NAME: 165 PRESUMPCOT STREET
 CLIENT: ELDREDGE LUMBER & HARDWARE, INC.
 165 PRESUMPCOT STREET, PORTLAND, MAINE 04103

ACORN ENGINEERING, INC.
 3372 PORTLAND, MAINE 04104
 (207) 775-2655
 P.O. BOX 3372 PORTLAND, MAINE 04104
 (207) 775-2655
 ENGINEERING, INC.

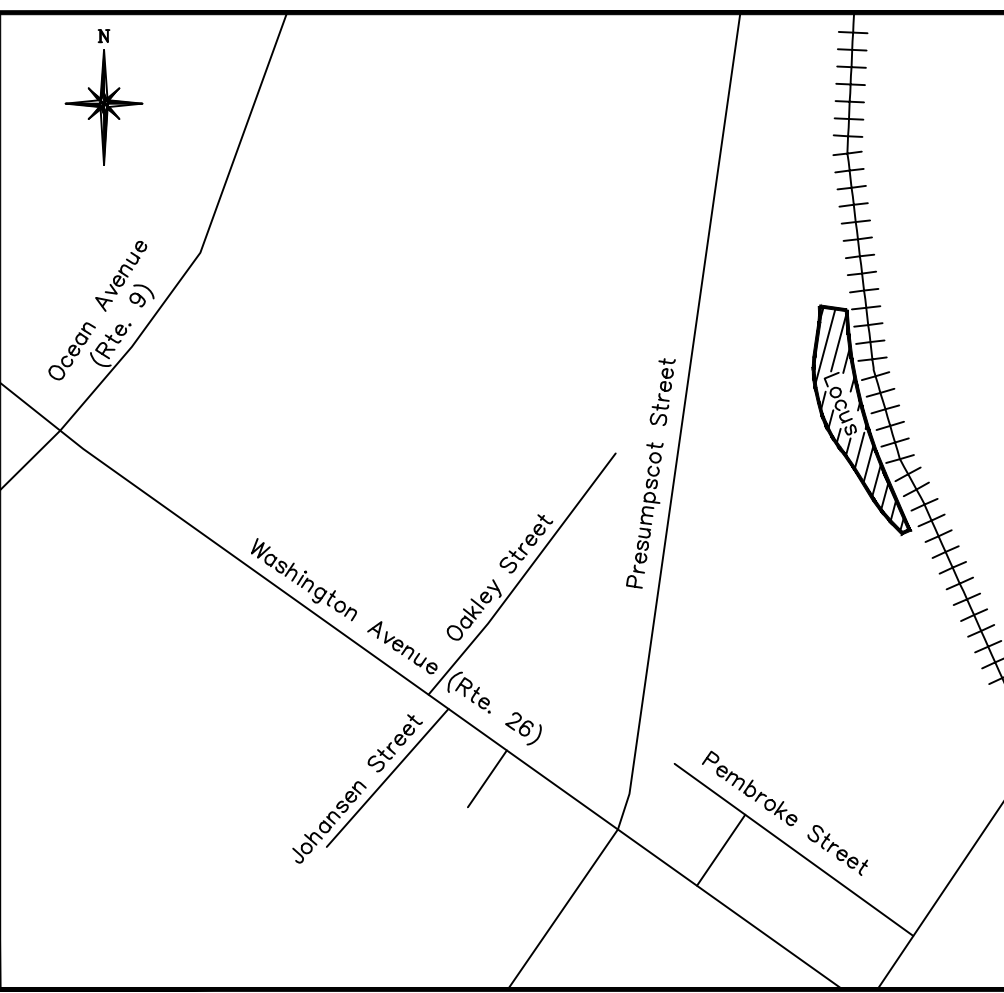
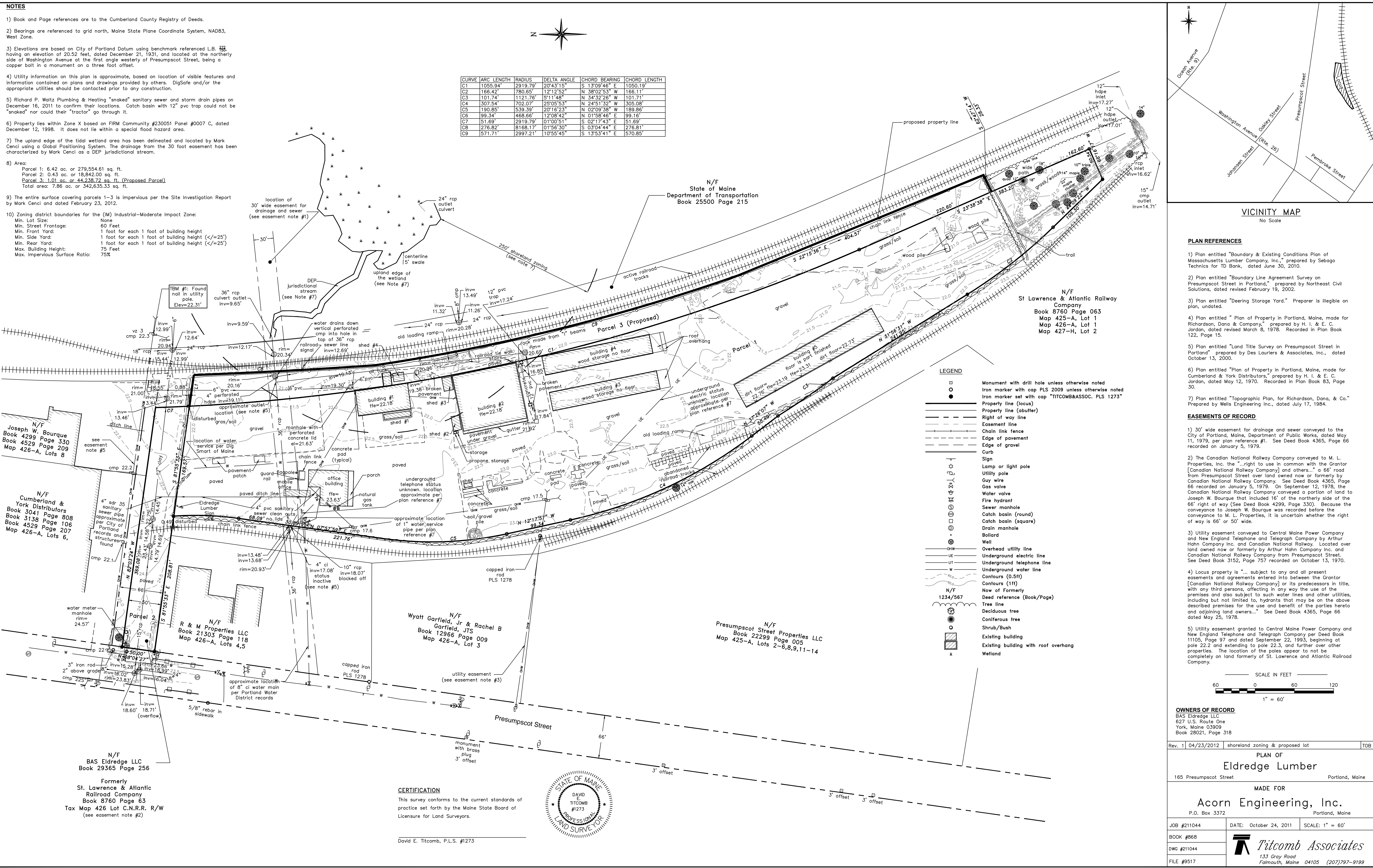
FILE: CIVIL DRAWINGS
DATE: 8/8/12
JN: 1038
SCALE: NTS
DESIGN BY: WHS
DRAWN BY: WHS
CHECKED BY: HPS

DRAWING NO.
C-01

NOTES

- 1) Book and Page references are to the Cumberland County Registry of Deeds.
- 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
- 3) Elevations are based on City of Portland Datum using benchmark referenced L.B. 122, having an elevation of 20.52 feet, dated December 21, 1931, and located at the northerly side of Washington Avenue at the first angle westerly of Presumpscot Street, being a copper bolt in a monument on a three foot offset.
- 4) Utility information on this plan is approximate, based on location of visible features and information contained on plans and drawings provided by others. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
- 5) Richard P. Waltz Plumbing & Heating "snaked" sanitary sewer and storm drain pipes on December 16, 2011 to confirm their locations. Catch basin with 12" pvc trap could not be "snaked" nor could their "tractor" go through it.
- 6) Property lies within Zone X based on FIRM Community #230051 Panel #0007 C, dated December 12, 1998. It does not lie within a special flood hazard area.
- 7) The upland edge of the tidal wetland area has been delineated and located by Mark Cenci using a Global Positioning System. The drainage from the 30 foot easement has been characterized by Mark Cenci as a DEP Jurisdictional stream.
- 8) Area:
 Parcel 1: 6.42 ac. or 279,554.61 sq. ft.
 Parcel 2: 0.43 ac. or 18,842.00 sq. ft.
 Parcel 3: 1.01 ac. or 44,238.72 sq. ft. (Proposed Parcel)
 Total area: 7.86 ac. or 342,635.33 sq. ft.
- 9) The entire surface covering parcels 1-3 is impervious per the Site Investigation Report by Mark Cenci and dated February 23, 2012.
- 10) Zoning district boundaries for the (M) Industrial-Moderate Impact Zone:
 Min. Lot Size: None
 Min. Street Frontage: 60 Feet
 Min. Front Yard: 1 foot for each 1 foot of building height
 Min. Side Yard: 1 foot for each 1 foot of building height (<=25')
 Min. Rear Yard: 1 foot for each 1 foot of building height (<=25')
 Max. Building Height: 75 Feet
 Max. Impervious Surface Ratio: 75%

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|----------|-------------|---------------|--------------|
| C1 | 1055.94' | 2919.79' | 20°43'15" | S 13°09'46" E | 1050.19' |
| C2 | 166.42' | 780.65' | 12°12'52" | N 38°02'53" W | 166.11' |
| C3 | 101.74' | 1121.76' | 5°11'48" | N 34°32'26" W | 101.71' |
| C4 | 307.54' | 702.07' | 25°05'53" | N 24°51'32" W | 305.08' |
| C5 | 190.85' | 539.39' | 20°18'23" | N 02°09'58" W | 189.86' |
| C6 | 99.34' | 468.66' | 12°08'42" | N 01°58'46" E | 99.16' |
| C7 | 51.69' | 2919.79' | 01°00'51" | S 02°17'43" E | 51.69' |
| C8 | 276.82' | 8168.17' | 01°56'30" | S 03°04'44" E | 276.81' |
| C9 | 571.71' | 2997.21' | 10°55'45" | S 13°53'41" E | 570.85' |



VICINITY MAP
No Scale

PLAN REFERENCES

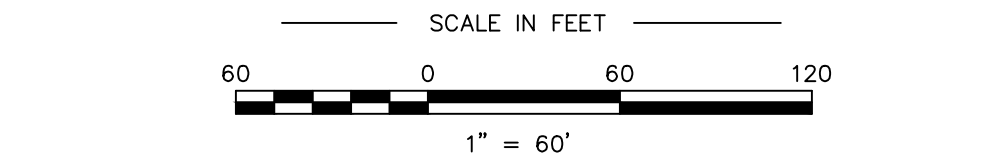
- 1) Plan entitled "Boundary & Existing Conditions Plan of Massachusetts Lumber Company, Inc.," prepared by Sebago Technics for TD Bank, dated June 30, 2010.
- 2) Plan entitled "Boundary Line Agreement Survey on Presumpscot Street in Portland," prepared by Northeast Civil Solutions, dated revised February 19, 2002.
- 3) Plan entitled "Deering Storage Yard." Preparer is illegible on plan, undated.
- 4) Plan entitled "Plan of Property in Portland, Maine, made for Richardson, Dana & Company," prepared by H. L. & E. C. Jordan, dated revised March 8, 1978. Recorded in Plan Book 122, Page 15.
- 5) Plan entitled "Land Title Survey on Presumpscot Street in Portland," prepared by Des Lauriers & Associates, Inc., dated October 13, 2000.
- 6) Plan entitled "Plan of Property in Portland, Maine, made for Cumberland & York Distributors," prepared by H. L. & E. C. Jordan, dated May 12, 1970. Recorded in Plan Book 83, Page 30.
- 7) Plan entitled "Topographic Plan, for Richardson, Dana, & Co.," prepared by Wells Engineering Inc., dated July 17, 1984.

EASEMENTS OF RECORD

- 1) 30' wide easement for drainage and sewer conveyed to the City of Portland, Maine, Department of Public Works, dated May 11, 1978, per plan reference #1. See Deed Book 4365, Page 66 recorded on January 5, 1979.
- 2) The Canadian National Railway Company conveyed to M. L. Properties, Inc. the "... right to use in common with the Grantor [Canadian National Railway Company] and others..." a 66' road from Presumpscot Street over land owned now or formerly by Canadian National Railway Company. See Deed Book 4365, Page 66 recorded on January 5, 1979. On September 12, 1978, the Canadian National Railway Company conveyed a portion of land to Joseph W. Bourque that included 16' of the northerly side of the 66' right of way (See Deed Book 4299, Page 330). Because the conveyance to Joseph W. Bourque was recorded before the conveyance to M. L. Properties, it is uncertain whether the right of way is 66' or 50' wide.
- 3) Utility easement conveyed to Central Maine Power Company and New England Telephone and Telegraph Company by Arthur Hahn Company Inc. and Canadian National Railway. Located over land owned now or formerly by Arthur Hahn Company Inc. and Canadian National Railway Company from Presumpscot Street. See Deed Book 3152, Page 757 recorded on October 13, 1970.
- 4) Locus property is "... subject to any and all present easements and agreements entered into between the Grantor [Canadian National Railway Company] or its predecessors in title, with any third persons, affecting in any way the use of the premises and also subject to such water lines and other utilities, including but not limited to, hydrants that may be on the above described premises for the use and benefit of the parties hereto and adjoining land owners..." See Deed Book 4365, Page 66 dated May 25, 1978.
- 5) Utility easement granted to Central Maine Power Company and New England Telephone and Telegraph Company per Deed Book 1105, Page 97 and dated September 22, 1993, beginning at pole 22.2 and extending to pole 22.3, and further over other properties. The location of the poles appear to not be completely on land formerly of St. Lawrence and Atlantic Railroad Company.

LEGEND

- Monument with drill hole unless otherwise noted
- Iron marker with cap PLS 2009 unless otherwise noted
- Iron marker set with cap "TITCOMB&ASSOC. PLS 1273"
- Property line (locus)
- Property line (adbuter)
- Right of way line
- Easement line
- Chain link fence
- Edge of pavement
- Edge of gravel
- Curb
- Sign
- Lamp or light pole
- Utility pole
- Guy wire
- Gas valve
- Water valve
- Fire hydrant
- Sewar manhole
- Catch basin (round)
- Catch basin (square)
- Drain manhole
- Bollard
- Well
- Overhead utility line
- Underground electric line
- Underground telephone line
- Underground water line
- Contours (0.5ft)
- Contours (1ft)
- Now of Formerly
- Deed reference (Book/Page)
- Tree line
- Deciduous tree
- Coniferous tree
- Shrub/Bush
- Existing building
- Existing building with roof overhang
- Wetland



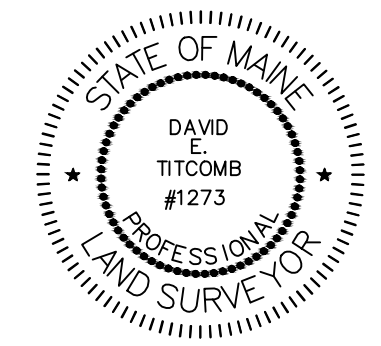
OWNERS OF RECORD
 BAS Eldredge LLC
 627 U.S. Route One
 York, Maine 03909
 Book 28021, Page 318

Rev. 1 04/23/2012 shoreland zoning & proposed lot TOB
PLAN OF
Eldredge Lumber
 165 Presumpscot Street Portland, Maine
 MADE FOR
Acorn Engineering, Inc.
 P.O. Box 3372 Portland, Maine

JOB #211044 DATE: October 24, 2011 SCALE: 1" = 60'
 BOOK #868
 DWG #211044
 FILE #9517

Titcomb Associates
 133 Gray Road
 Falmouth, Maine 04105 (207)797-9199

CERTIFICATION
 This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.



David E. Titcomb, P.L.S. #1273

N/F Joseph W. Bourque
 Book 4299 Page 330
 Book 4529 Page 209
 Map 426-A, Lots 8

N/F Cumberland & York Distributors
 Book 3041 Page 808
 Book 3138 Page 106
 Book 4529 Page 207
 Map 426-A, Lots 6,

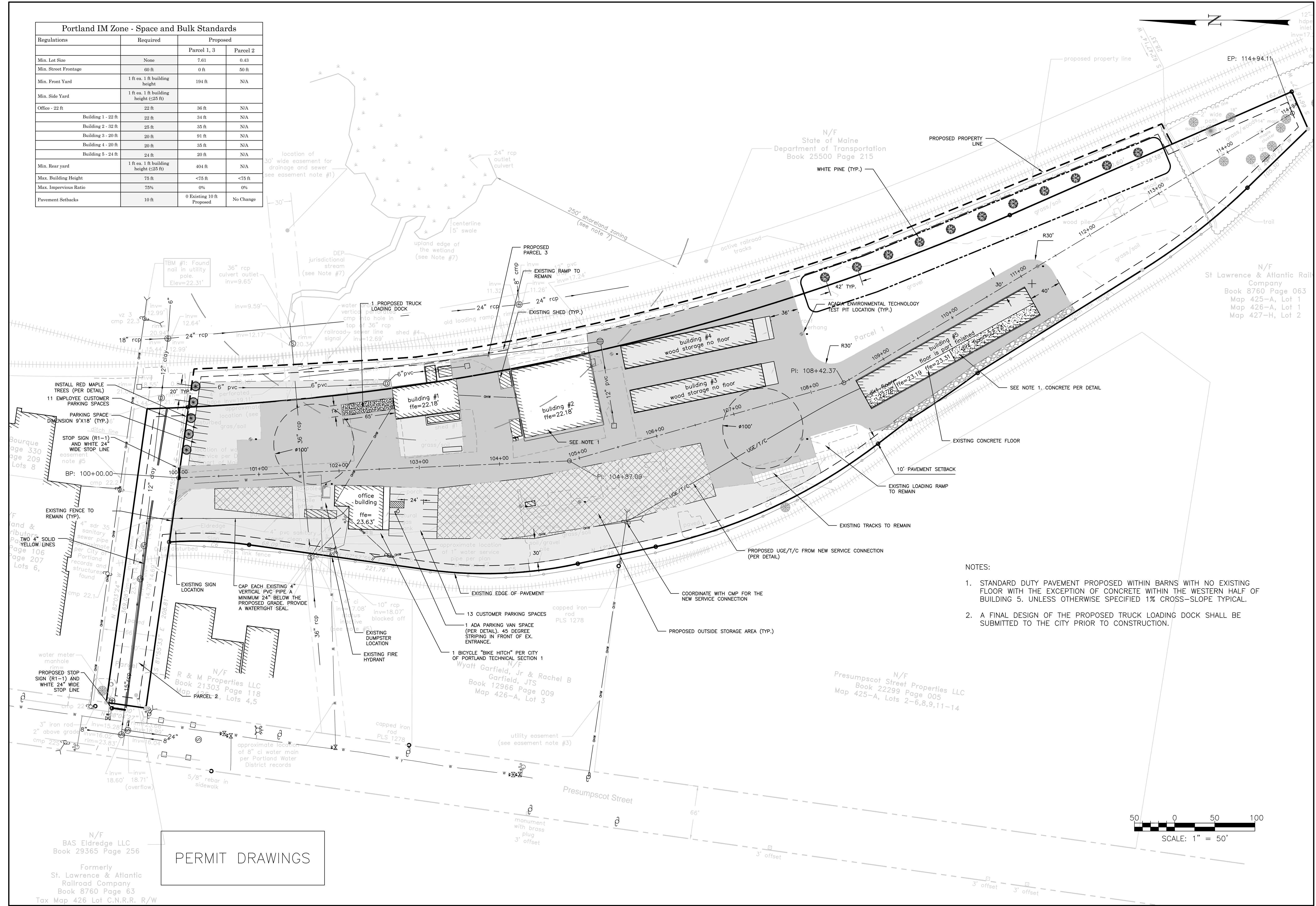
N/F R & M Properties LLC
 Book 21303 Page 118
 Map 426-A, Lots 4,5

N/F Wyatt Garfield, Jr & Rachel B Garfield, JTS
 Book 12966 Page 009
 Map 426-A, Lot 3

N/F Presumpscot Street Properties LLC
 Book 22299 Page 005
 Map 425-A, Lots 2-6,8,9,11-14

N/F BAS Eldredge LLC
 Book 29365 Page 256
 Formerly St. Lawrence & Atlantic Railroad Company
 Book 8760 Page 63
 Tax Map 426 Lot C.N.R.R. R/W
 (see easement note #2)

| Portland IM Zone - Space and Bulk Standards | | | |
|---|--|---------------------------|-----------|
| Regulations | Required | Proposed | |
| | | Parcel 1, 3 | Parcel 2 |
| Min. Lot Size | None | 7.61 | 0.43 |
| Min. Street Frontage | 60 ft | 0 ft | 50 ft |
| Min. Front Yard | 1 ft ea. 1 ft building height | 194 ft | N/A |
| Min. Side Yard | 1 ft ea. 1 ft building height (<25 ft) | | |
| Office - 22 ft | 22 ft | 36 ft | N/A |
| Building 1 - 22 ft | 22 ft | 34 ft | N/A |
| Building 2 - 32 ft | 25 ft | 35 ft | N/A |
| Building 3 - 20 ft | 20 ft | 91 ft | N/A |
| Building 4 - 20 ft | 20 ft | 35 ft | N/A |
| Building 5 - 24 ft | 24 ft | 20 ft | N/A |
| Min. Rear yard | 1 ft ea. 1 ft building height (<25 ft) | 404 ft | N/A |
| Max. Building Height | 75 ft | <75 ft | <75 ft |
| Max. Impervious Ratio | 75% | 0% | 0% |
| Pavement Setbacks | 10 ft | 0 Existing 10 ft Proposed | No Change |



- NOTES:
- STANDARD DUTY PAVEMENT PROPOSED WITHIN BARNs WITH NO EXISTING FLOOR WITH THE EXCEPTION OF CONCRETE WITHIN THE WESTERN HALF OF BUILDING 5. UNLESS OTHERWISE SPECIFIED 1% CROSS-SLOPE TYPICAL.
 - A FINAL DESIGN OF THE PROPOSED TRUCK LOADING DOCK SHALL BE SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION.

| ISSUED FOR | BY |
|------------------|-----|
| CITY SUBMISSION | WHS |
| COMMENT RESPONSE | WHS |
| MAINE DEP-MCGP | WHS |

| REVISION | REV. DATE |
|----------|-----------|
| | |
| | |
| | |

DRAWING NAME: **SITE PLAN**

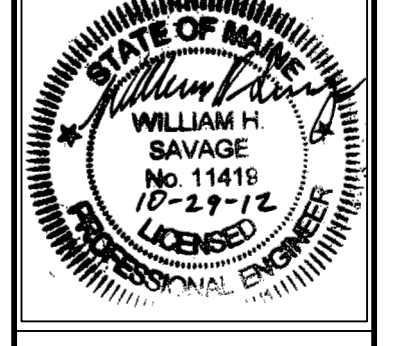
PROJECT NAME: **165 PRESUMPCOT STREET**

CLIENT: **ELDRIDGE LUMBER & HARDWARE, INC.**

165 PRESUMPCOT STREET, PORTLAND, MAINE 04103

ACORN ENGINEERING, INC.
 1000 BROADWAY, PORTLAND, MAINE 04104
 P.O. BOX 3372 PORTLAND, MAINE 04104
 (207) 779-2655

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| FILE: CIVIL DRAWINGS |
| DATE: 8/8/12 |
| JN: 1038 |
| SCALE: 1"=50' |
| DESIGN BY: WHS |
| DRAWN BY: WHS |
| CHECKED BY: HPS |



DRAWING NO. **C-10**

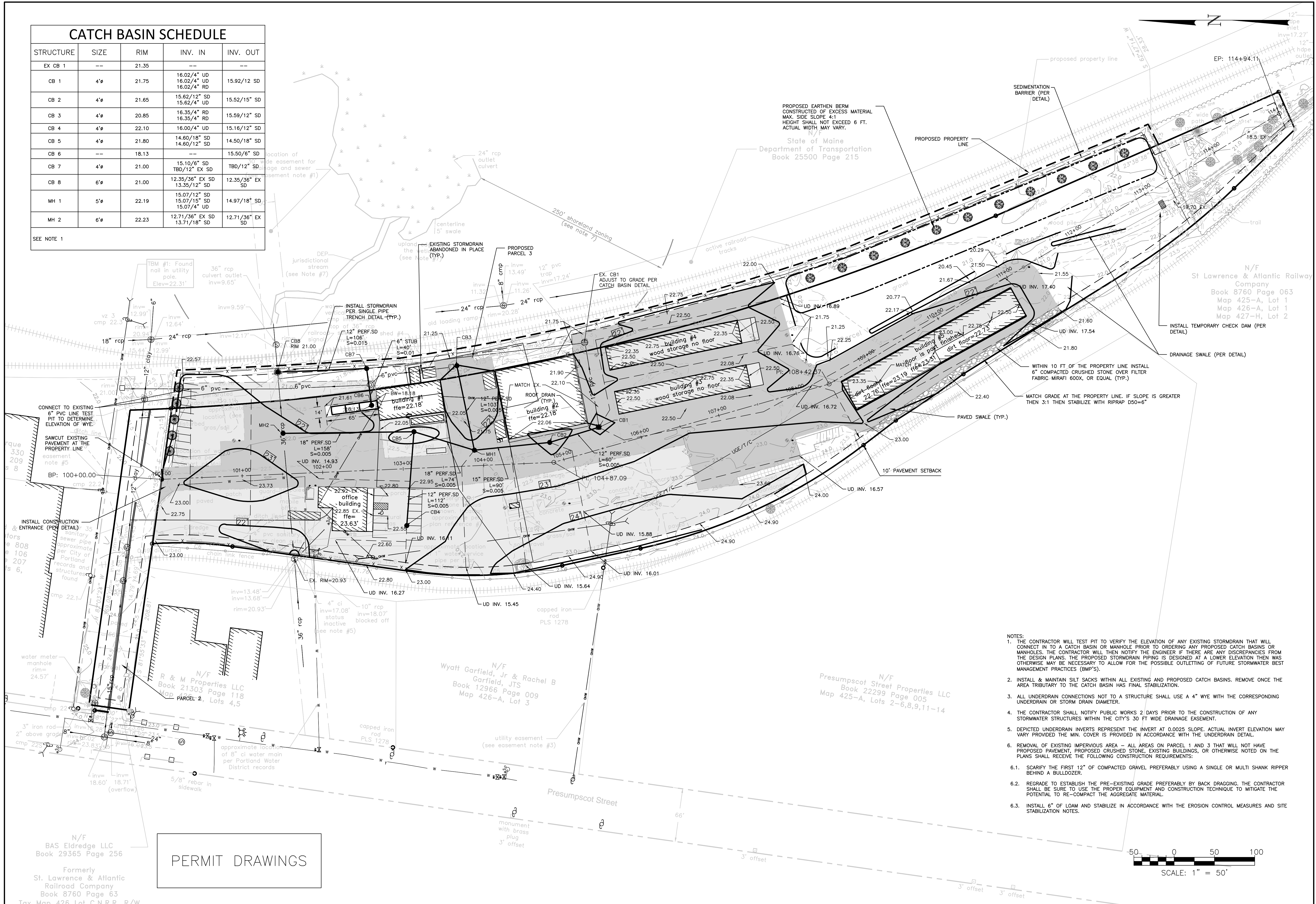
PERMIT DRAWINGS

N/F
 BAS Eldredge LLC
 Book 29365 Page 256

Formerly
 St. Lawrence & Atlantic
 Railroad Company
 Book 8760 Page 63
 Tax Map 426 Lot C.N.R.R. R/W

| CATCH BASIN SCHEDULE | | | | |
|----------------------|------|-------|---|-----------------|
| STRUCTURE | SIZE | RIM | INV. IN | INV. OUT |
| EX CB 1 | -- | 21.35 | -- | -- |
| CB 1 | 4' | 21.75 | 16.02/4" UD 16.02/4" UD 16.02/4" RD | 15.92/12 SD |
| CB 2 | 4' | 21.65 | 15.62/12" SD 15.62/4" UD | 15.52/15" SD |
| CB 3 | 4' | 20.85 | 16.35/4" RD 16.35/4" RD | 15.59/12" SD |
| CB 4 | 4' | 22.10 | 16.00/4" UD | 15.16/12" SD |
| CB 5 | 4' | 21.80 | 14.60/18" SD 14.60/12" SD | 14.50/18" SD |
| CB 6 | -- | 18.13 | -- | 15.50/6" SD |
| CB 7 | 4' | 21.00 | 15.10/6" SD TBD/12" EX SD | TBD/12" SD |
| CB 8 | 6' | 21.00 | 12.35/36" EX SD 13.35/12" SD | 12.35/36" EX SD |
| MH 1 | 5' | 22.19 | 15.07/12" SD 15.07/15" SD 15.07/4" UD | 14.97/18" SD |
| MH 2 | 6' | 22.23 | 12.71/36" EX SD 13.71/18" SD | 12.71/36" EX SD |

SEE NOTE 1



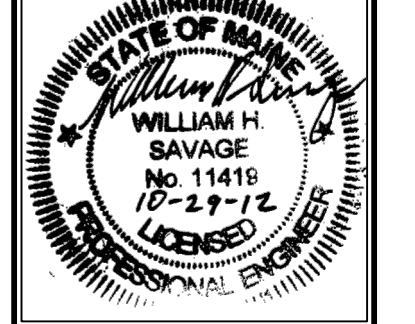
| ISSUED FOR | BY |
|------------------|-----|
| CITY SUBMISSION | WHS |
| COMMENT RESPONSE | WHS |
| MAINE DEP-MCGP | WHS |

| REVISION | REV. DATE |
|----------|-----------|
| | |

DRAWING NAME: **GRADING, DRAINAGE & EROSION CONTROL PLAN**
 PROJECT NAME: **165 PRESUMPCOT STREET**
 CLIENT: **ELDRIDGE LUMBER & HARDWARE, INC.**
 165 PRESUMPCOT STREET, PORTLAND, MAINE 04103

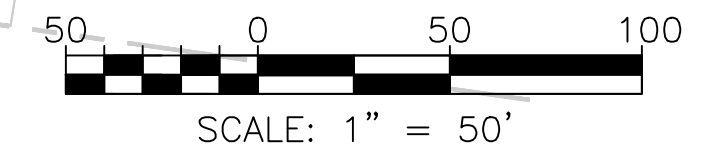
A C O R N
ENGINEERING, INC.
 3372 PORTLAND, MAINE 04104
 (207) 779-2655

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| FILE: CIVIL DRAWINGS |
| DATE: 8/8/12 |
| JN: 1038 |
| SCALE: 1"=50' |
| DESIGN BY: WHS |
| DRAWN BY: WHS |
| CHECKED BY: HPS |



DRAWING NO. **C-20**

- NOTES:
- THE CONTRACTOR WILL TEST PIT TO VERIFY THE ELEVATION OF ANY EXISTING STORMDRAIN THAT WILL CONNECT IN TO A CATCH BASIN OR MANHOLE PRIOR TO ORDERING ANY PROPOSED CATCH BASINS OR MANHOLES. THE CONTRACTOR WILL THEN NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES FROM THE DESIGN PLANS. THE PROPOSED STORMDRAIN PIPING IS DESIGNED AT A LOWER ELEVATION THEN WAS OTHERWISE MAY BE NECESSARY TO ALLOW FOR THE POSSIBLE OUTLETING OF FUTURE STORMWATER BEST MANAGEMENT PRACTICES (BMP'S).
 - INSTALL & MAINTAIN SILT SACKS WITHIN ALL EXISTING AND PROPOSED CATCH BASINS. REMOVE ONCE THE AREA TRIBUTARY TO THE CATCH BASIN HAS FINAL STABILIZATION.
 - ALL UNDERDRAIN CONNECTIONS NOT TO A STRUCTURE SHALL USE A 4" WYE WITH THE CORRESPONDING UNDERDRAIN OR STORM DRAIN DIAMETER.
 - THE CONTRACTOR SHALL NOTIFY PUBLIC WORKS 2 DAYS PRIOR TO THE CONSTRUCTION OF ANY STORMWATER STRUCTURES WITHIN THE CITY'S 30 FT WIDE DRAINAGE EASEMENT.
 - DEPICTED UNDERDRAIN INVERTS REPRESENT THE INVERT AT 0.0025 SLOPE. ACTUAL INVERT ELEVATION MAY VARY PROVIDED THE MIN. COVER IS PROVIDED IN ACCORDANCE WITH THE UNDERDRAIN DETAIL.
 - REMOVAL OF EXISTING IMPERVIOUS AREA - ALL AREAS ON PARCEL 1 AND 3 THAT WILL NOT HAVE PROPOSED PAVEMENT, PROPOSED CRUSHED STONE, EXISTING BUILDINGS, OR OTHERWISE NOTED ON THE PLANS SHALL RECEIVE THE FOLLOWING CONSTRUCTION REQUIREMENTS:
 - SCARIFY THE FIRST 12" OF COMPACTED GRAVEL PREFERABLY USING A SINGLE OR MULTI SHANK RIPPER BEHIND A BULLDOZER.
 - REGRADE TO ESTABLISH THE PRE-EXISTING GRADE PREFERABLY BY BACK DRAGGING. THE CONTRACTOR SHALL BE SURE TO USE THE PROPER EQUIPMENT AND CONSTRUCTION TECHNIQUE TO MITIGATE THE POTENTIAL TO RE-COMPACT THE AGGREGATE MATERIAL.
 - INSTALL 6" OF LOAM AND STABILIZE IN ACCORDANCE WITH THE EROSION CONTROL MEASURES AND SITE STABILIZATION NOTES.



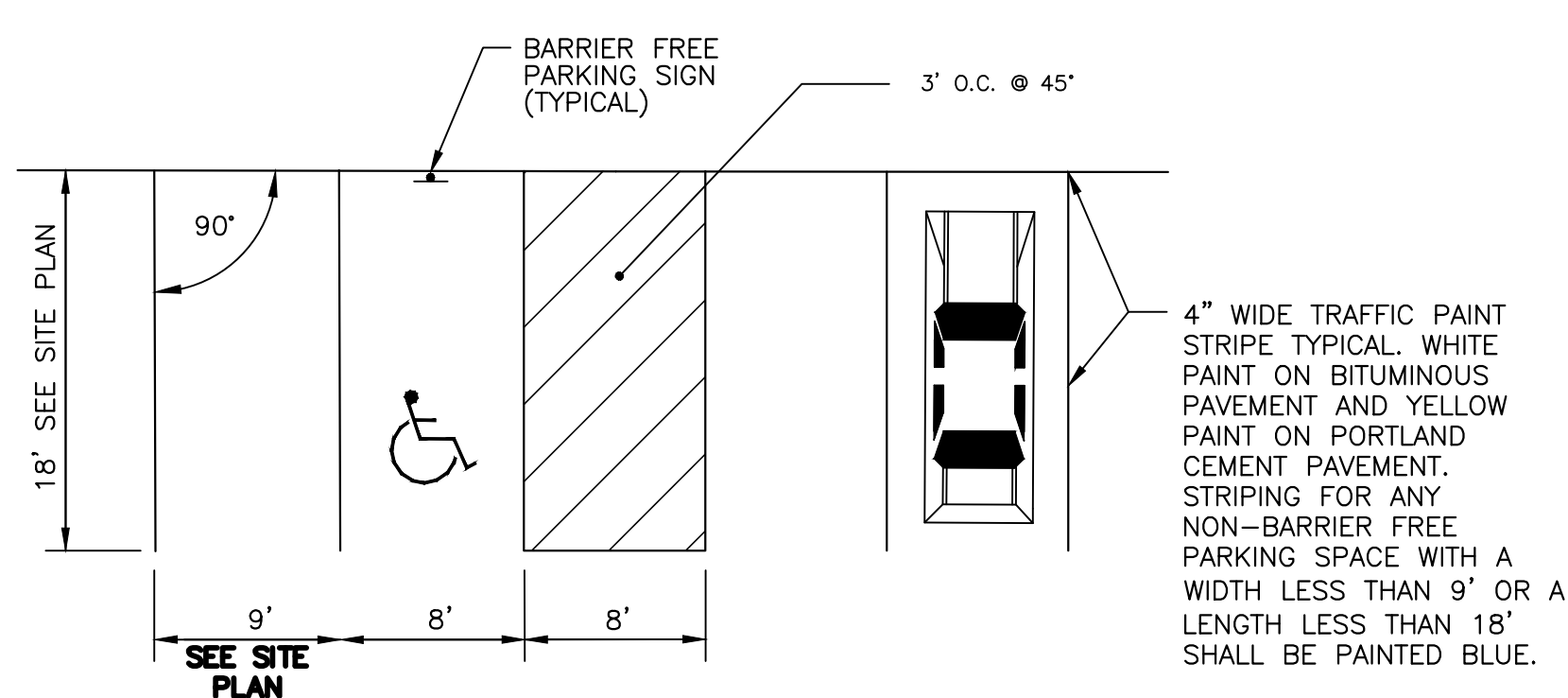
PERMIT DRAWINGS

N/F
 BAS Eldredge LLC
 Book 29365 Page 256
 Formerly
 St. Lawrence & Atlantic
 Railroad Company
 Book 8760 Page 63
 Tax Map 426 Lot C.N.R.R. R/W

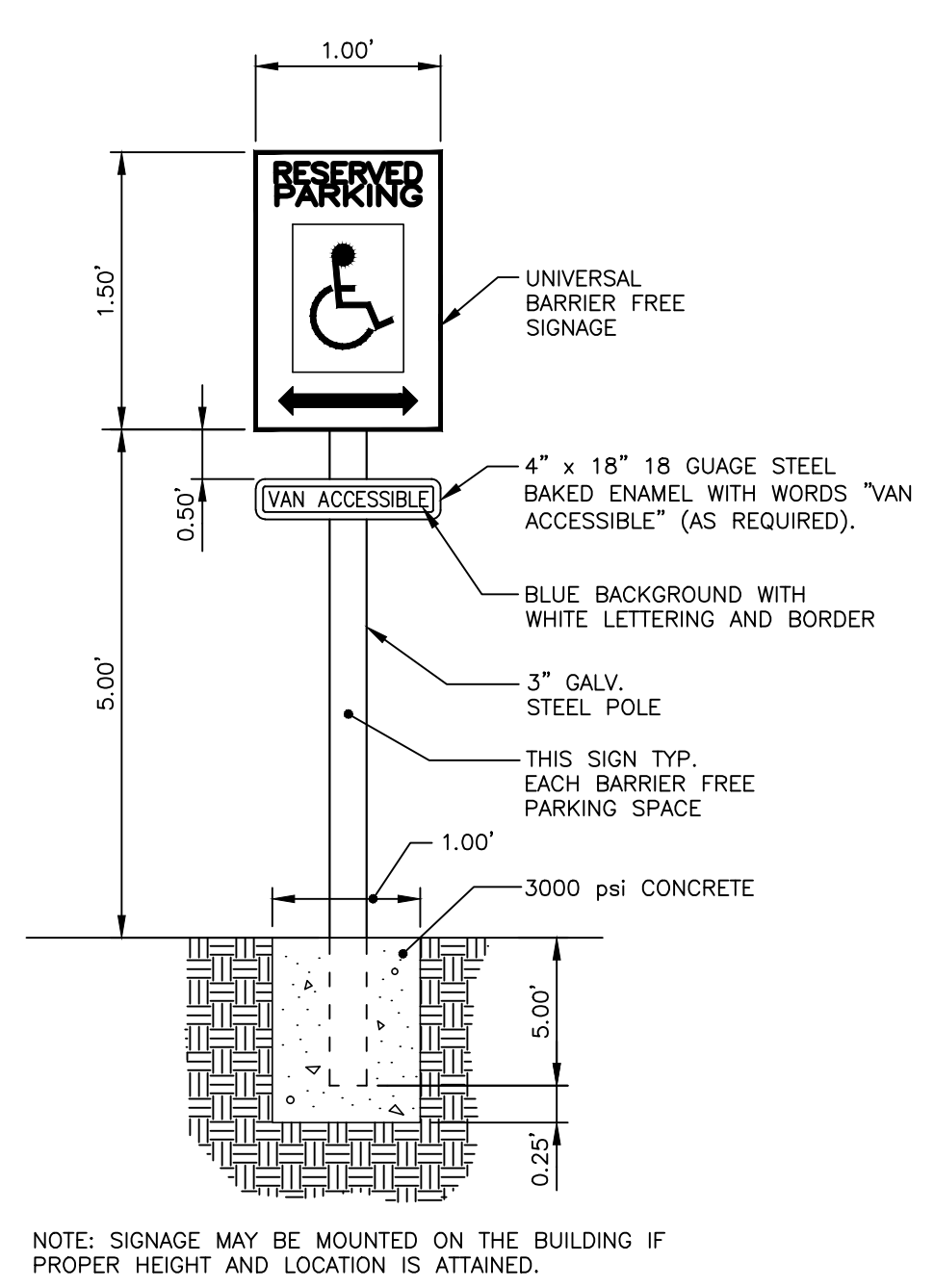
N/F
 Wyatt Garfield, Jr & Rachel B
 Garfield, JTS
 Book 12966 Page 009
 Map 426-A, Lot 3

N/F
 Presumpscot Street Properties LLC
 Book 22299 Page 005
 Map 425-A, Lots 2-6,8,9,11-14

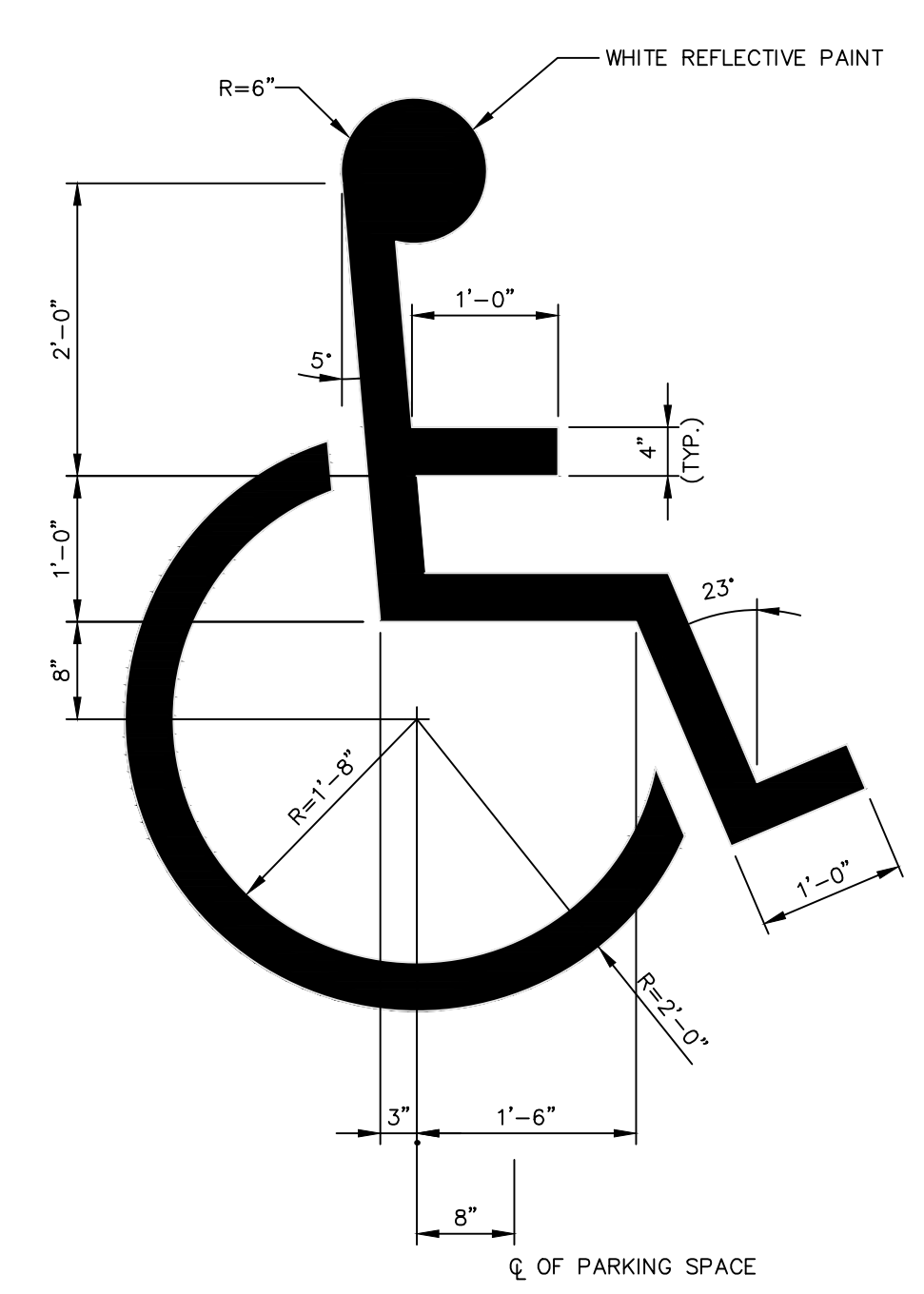
| | |
|------------------|-----------|
| ISSUED FOR | BY |
| CITY SUBMISSION | WHS |
| COMMENT RESPONSE | 10/29/12 |
| MAINE DEP-MCGP | WHS |
| | 11/27/12 |
| REVISION | REV. DATE |



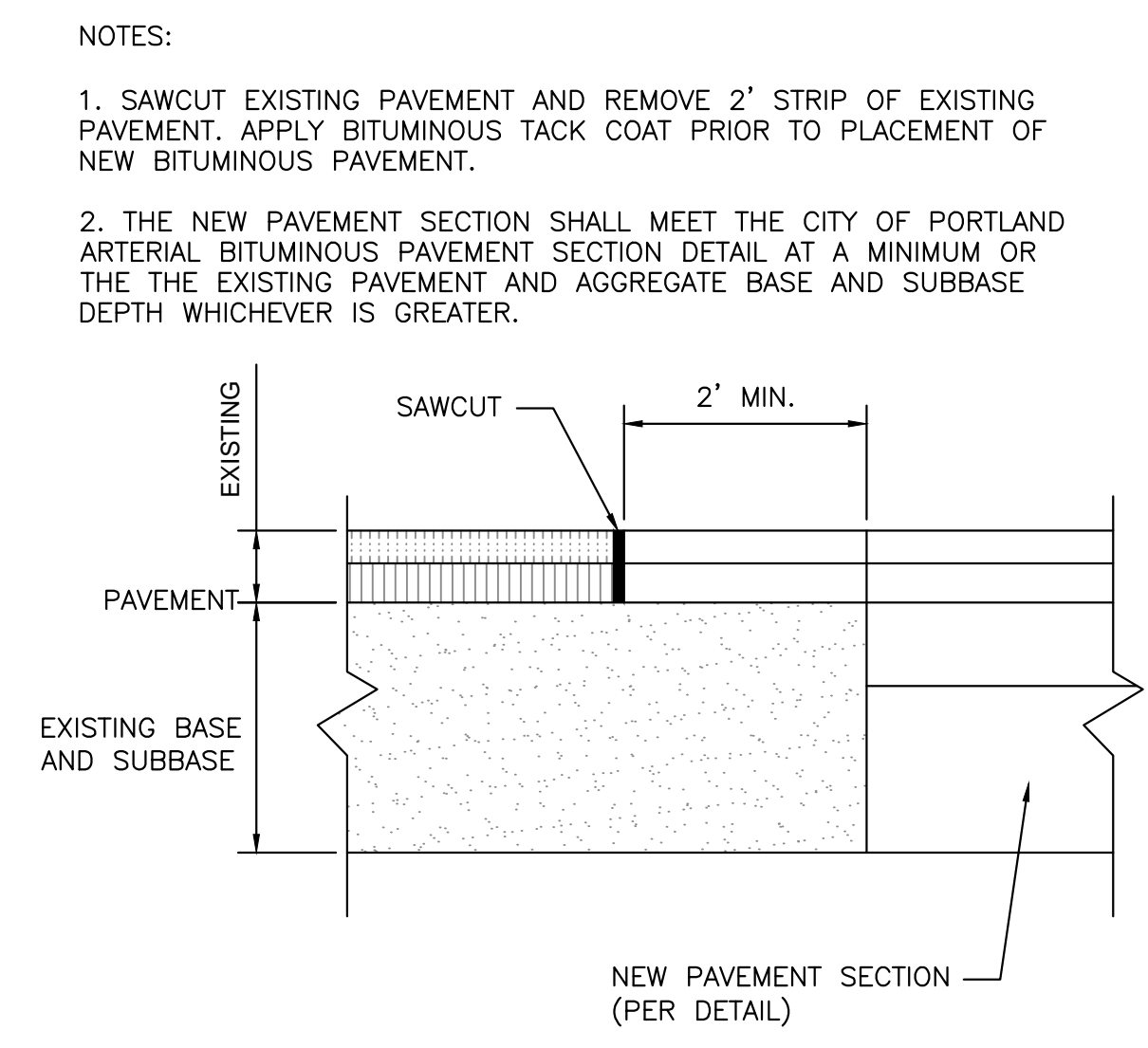
PARKING SPACE DIMENSIONS
NOT TO SCALE



BARRIER FREE PARKING SIGN
NOT TO SCALE

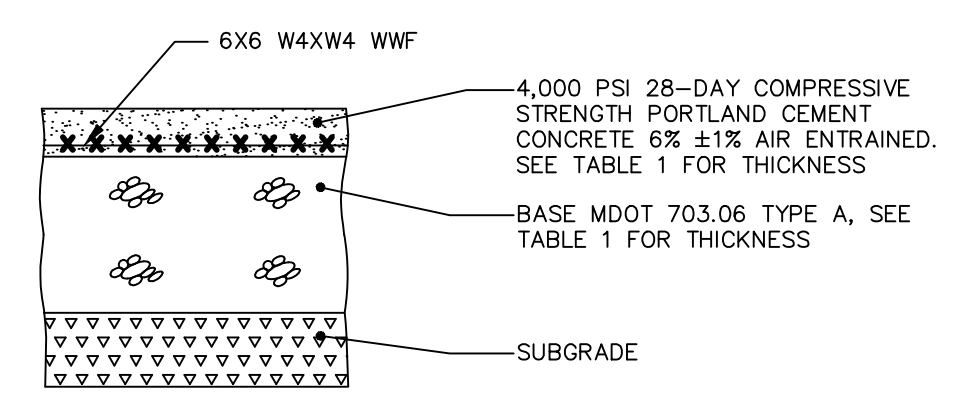


INTERNATIONAL BARRIER FREE SYMBOL
NOT TO SCALE



PAVEMENT SAWCUT DETAIL
NOT TO SCALE

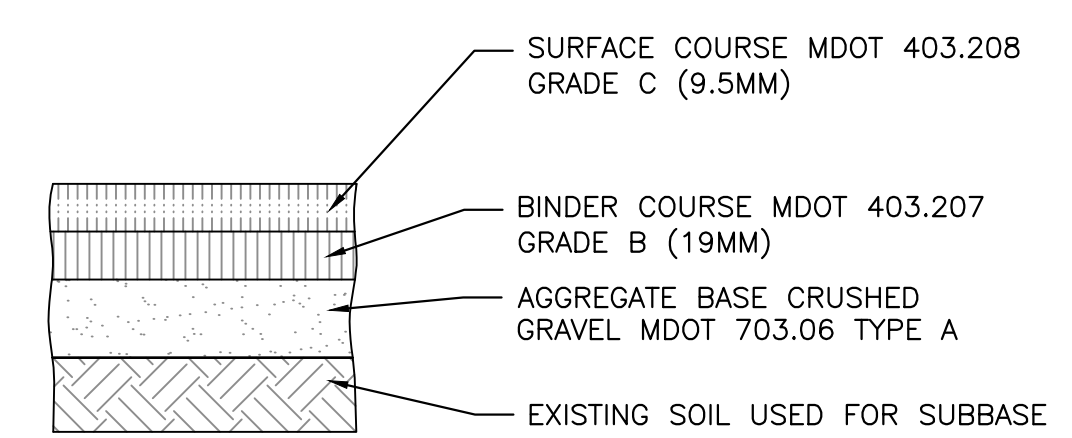
NOTES:
1. SAWCUT EXISTING PAVEMENT AND REMOVE 2' STRIP OF EXISTING PAVEMENT. APPLY BITUMINOUS TACK COAT PRIOR TO PLACEMENT OF NEW BITUMINOUS PAVEMENT.
2. THE NEW PAVEMENT SECTION SHALL MEET THE CITY OF PORTLAND ARTERIAL BITUMINOUS PAVEMENT SECTION DETAIL AT A MINIMUM OR THE THE EXISTING PAVEMENT AND AGGREGATE BASE AND SUBBASE DEPTH WHICHEVER IS GREATER.



| TABLE 1 | | |
|-------------|------|------------------------------|
| DESCRIPTION | SLAB | MDOT 703.06 AGGREGATE TYPE A |
| STANDARD | 5" | 8" |

NOTE:
1. COMPACT SUBGRADE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557.
2. CONCRETE PAVEMENT SHALL BE UNDERLAIN WITH 12 INCHES OF SUBBASE (MDOT 703.06 TYPE D).
3. CONCRETE CONTROL JOINTS SHALL BE CONSTRUCTED WITH A ZIP STRIP PLACED AT 10' (MAX.) ON-CENTER.
4. FINISH WITH A STIFF, COARSE, FIBER BROOM.

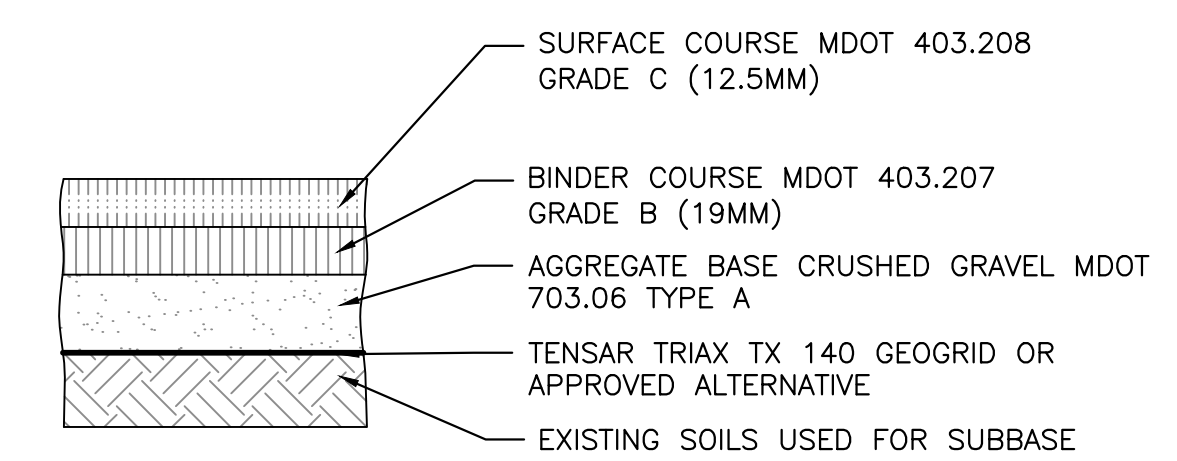
CONCRETE PAVEMENT SECTION
NOT TO SCALE



NOTE:
1. THE EXISTING LAYER(S) OF PAVEMENT SHALL BE REMOVED OR RECLAIMED. THE EXISTING SOILS SHALL BE USED AS THE SUBBASE.
2. PROOF ROLL AND COMPACT THE SUBBASE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557 AFTER THE PAVEMENT DRAINS HAVE BEEN INSTALLED AND ARE FULLY FUNCTIONING. IF PROOF ROLLING IS NOT SUCCESSFUL THEN GEGRID SHALL BE INSTALLED DIRECTLY ON THE SUBBASE SURFACE. THE DECISION TO PLACE GEGRID SHALL BE MADE WITH THE CONCURRENCE OF THE OWNER AND OWNER'S ENGINEER BASED UPON FIELD OBSERVATIONS. GEGRID SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS WITH A MIN. 1 FT OVERLAP. THE CONTRACTOR SHALL SUBMIT A SEPARATE UNIT COST FOR GEGRID.
3. COMPACT THE AGGREGATE BASE 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557. MINIMUM 2 MODIFIED LABORATORY PROCTOR TEST AND FIELD DENSITY TESTING AT APPROXIMATELY MINIMUM SPACING OF 50 FEET ON CENTER PER LIFT.
4. PAVING OPERATIONS SHALL BE SUBJECT TO THE MINIMUM REQUIREMENTS OF THE MAINE DOT SECTION 401.19 QUALITY CONTROL METHOD D, UNLESS WAIVED BY THE OWNER.

| THICKNESS OF LAYERS | |
|---------------------|--|
| STANDARD | LAYERS |
| 1-1/4" | SURFACE COURSE MDOT 403.208 GRADE C (12.5mm) |
| 2" | BINDER COURSE MDOT 403.207 GRADE B (19mm) |
| 4" | AGGREGATE BASE CRUSHED GRAVEL MDOT 703.06 TYPE A |

STANDARD DUTY BITUMINOUS PAVEMENT PROFILE
NOT TO SCALE



NOTE:
1. THE EXISTING LAYER(S) OF PAVEMENT SHALL BE REMOVED. THE EXISTING SOILS SHALL BE USED AS THE SUBBASE.
2. PROOF ROLL THE SUBBASE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557 AFTER THE PAVEMENT DRAINS HAVE BEEN INSTALLED AND ARE FULLY FUNCTIONING. MINIMUM OF 5 MODIFIED PROCTOR TESTS ON EXISTING SUBGRADE MATERIALS, BASED UPON FIELD OBSERVATIONS OF MATERIAL GRADATION. FIELD DENSITY TESTING AT A MINIMUM OF 50 FOOT SPACING.
3. COMPACT THE AGGREGATE BASE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557.
4. PLACE GEGRID DIRECTLY ON THE SUBBASE SURFACE, IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS WITH A MINIMUM 1 FT OVERLAP. MINIMUM 2 MODIFIED LABORATORY PROCTOR TEST AND FIELD DENSITY TESTING AT APPROXIMATELY MINIMUM SPACING OF 50 FEET ON CENTER PER LIFT.
5. PAVING OPERATIONS SHALL BE SUBJECT TO THE MINIMUM REQUIREMENTS OF THE MAINE DOT SECTION 401.19 QUALITY CONTROL METHOD D, UNLESS WAIVED BY THE OWNER.

| THICKNESS OF LAYERS | |
|---------------------|--|
| STANDARD | LAYERS |
| 1-1/2" | SURFACE COURSE MDOT 403.208 GRADE C (12.5mm) |
| 2-1/2" | BINDER COURSE MDOT 403.207 GRADE B (19mm) |
| 6" | AGGREGATE BASE CRUSHED GRAVEL MDOT 703.06 TYPE A |

HEAVY DUTY BITUMINOUS PAVEMENT PROFILE
NOT TO SCALE

PERMIT DRAWINGS

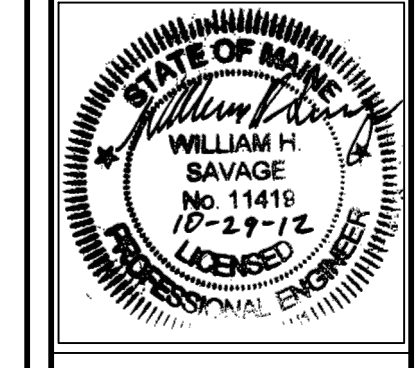
DRAWING NAME: **SITE DETAILS**
PROJECT NAME: **165 PRESUMPCOT STREET**
CLIENT: **ELDRIDGE LUMBER & HARDWARE, INC.**
165 PRESUMPCOT STREET, PORTLAND, MAINE 04103

A C O R N
ENGINEERING, INC.

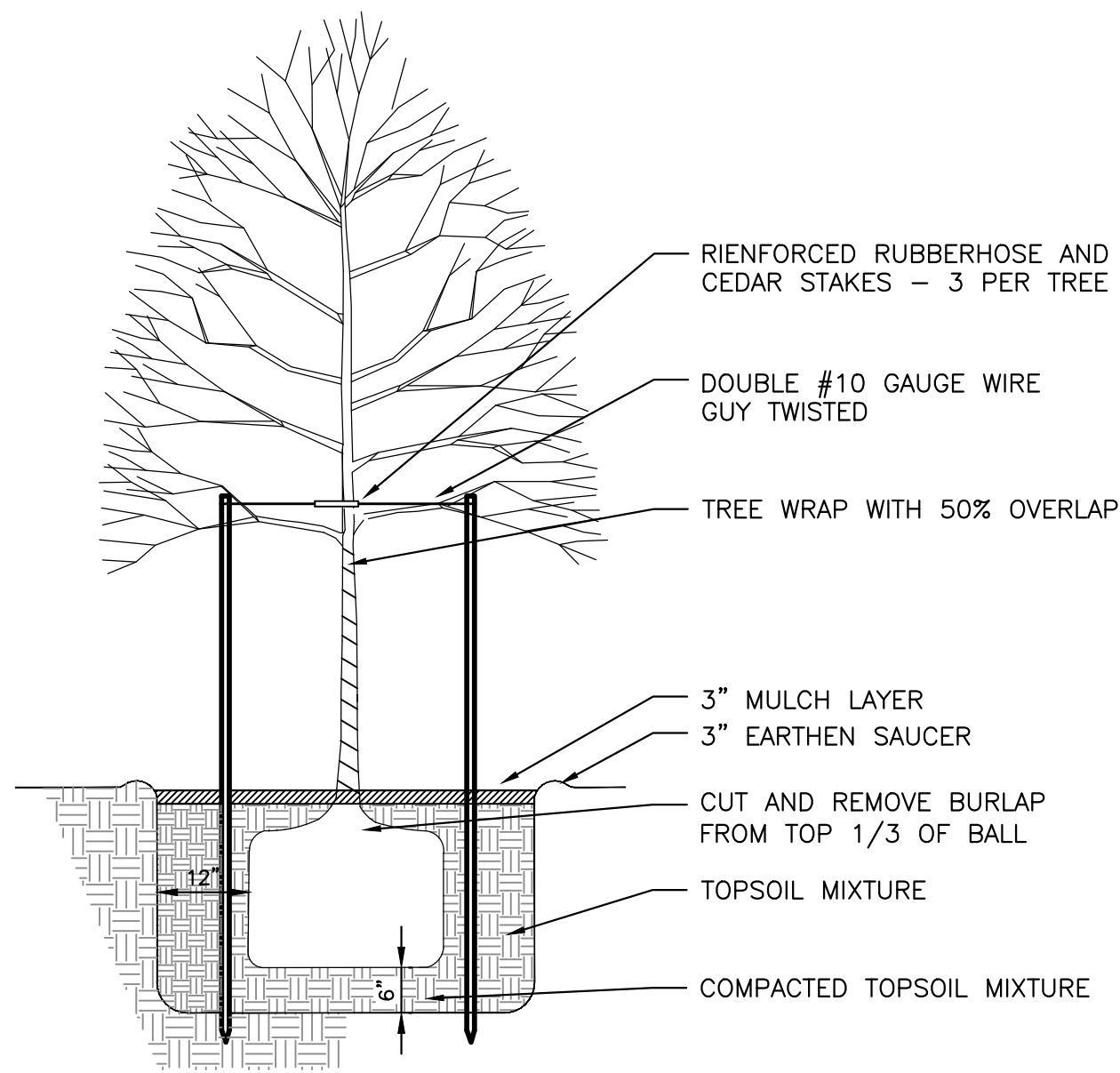
165 PRESUMPCOT STREET, PORTLAND, MAINE 04104
P.O. BOX 3372 PORTLAND, MAINE 04104
(207) 775-8655

STATE OF MAINE
WILLIAM H. SAVAGE
No. 11416
10-29-12
Professional Engineer

FILE: CIVIL DRAWINGS
DATE: 8/8/12
JN: 1038
SCALE: NTS
DESIGN BY: WHS
DRAWN BY: WHS
CHECKED BY: HPS



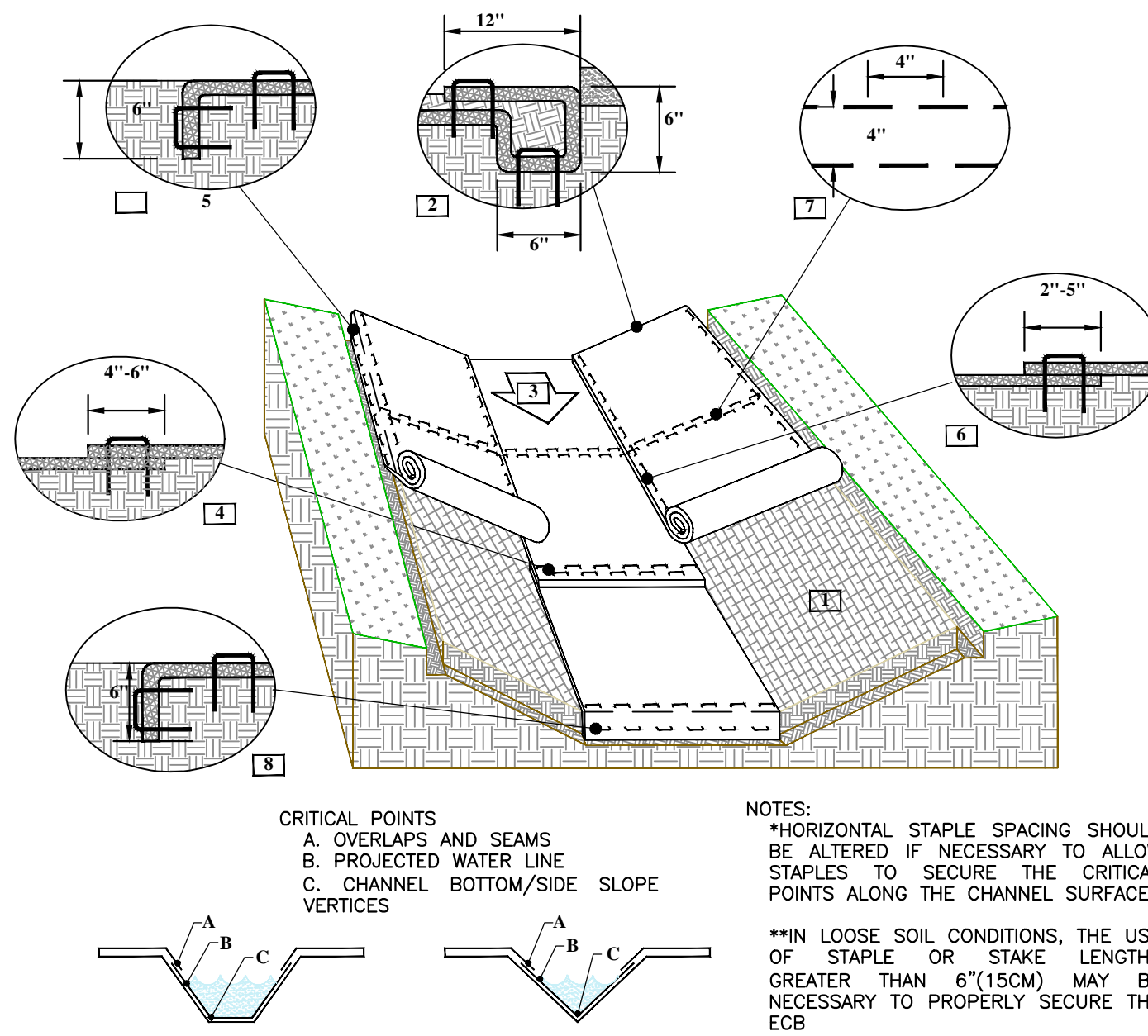
DRAWING NO.
C-30



TREE PLANTING DETAIL
NOT TO SCALE

PLANTING NOTES

- ALL PLANT SELECTION AND INSTALLATION WILL BE IN COMPLIANCE WITH THE CITY OF PORTLAND TECHNICAL MANUAL (SECTION 4).
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN IMMEDIATE AREA.
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMAN.
- CONTRACTOR SHALL GUARANTEE NEW TREE MATERIAL THROUGH ONE CALENDAR YEAR FROM TIME OF PROVISIONAL ACCEPTANCE.
- ALL PROPOSED TREES SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND THE PLACEMENTS SHALL BE APPROVED BY ENGINEER BEFORE THE PLANTS ARE INSTALLED.
- FOR TREE PLANTING IN LAWN AREAS, ANY DISTURBED LAWN SHALL BE LOAMED AND SEEDED AS NECESSARY.
- ALL TREES GREATER THEN 10" DIA. TO BE PROTECTED ON SITE.
- TREE INSTALLATION:
 - DIG HOLE AT LEAST 2 TIMES THE DIA. OF THE ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED, WITH THE TOP AT GROUND LEVEL CORRECT HOLE DEPTH AS REQUIRED.
 - TOPSOIL BACKFILL SHALL BE NATURAL FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING THE CHARACTERISTICS OF TOPSOILS IN THE VICINITY WHICH PRODUCE A HEAVY GROWTH. TOPSOIL SHALL CONTAIN NOT LESS THAN 6% NOR MORE THAN 20% ORGANIC MATTER. TOP SOIL SHALL HAVE A pH VALUE OF NOT LESS THAN 5.5 NOR MORE THAN 7.0.
 - BACKFILL THE HOLE WITH TOPSOIL TO A DEPTH NOT TO EXCEED 8" THEN WATER SUFFICIENTLY TO SETTLE TOPSOIL. REPEAT SOIL BACKFILL, WATER, DRAIN, TOPSOIL SHALL BE TAMPED UNDER EDGES OF THE BALLED PLANTS, BACKFILL TO FINISH GRADE AND CREATE AN EARTHEN SAUCER. SOAK PLANTS WITH WATER TWICE WITHIN THE FIRST TWENTY-FOUR HOURS OF PLANTING.



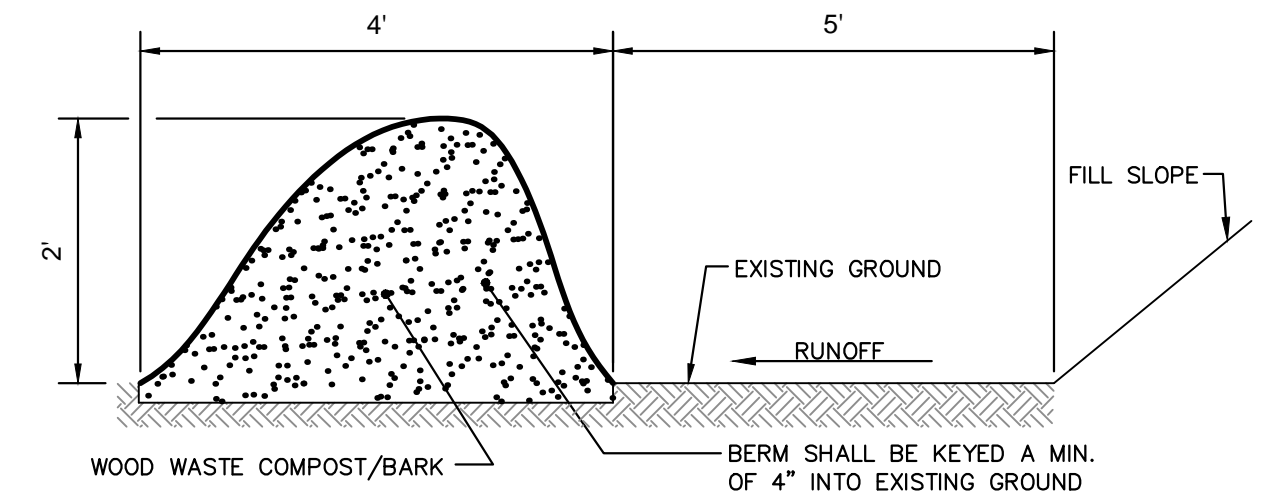
EROSION CONTROL BLANKET CHANNEL INSTALLATION
NOT TO SCALE

CHANNEL INSTALLATION DETAIL

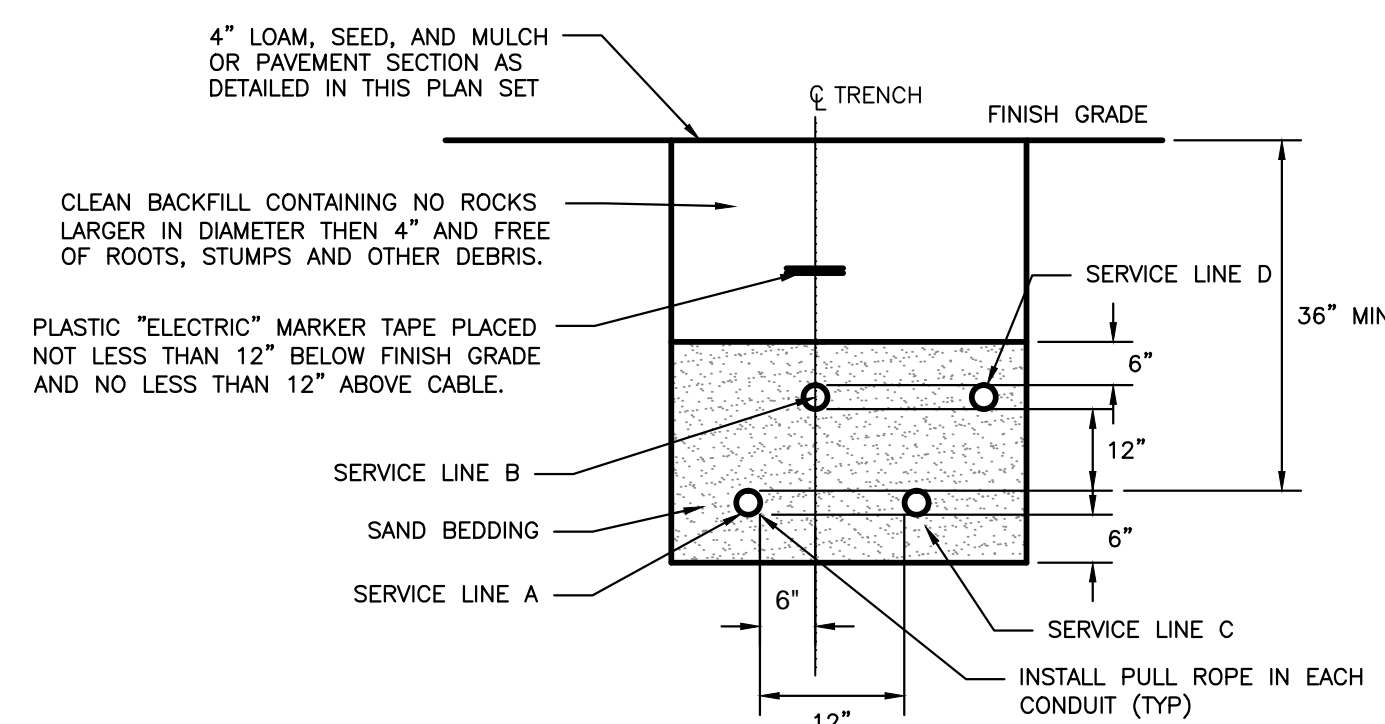
- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL BLANKET (ECB), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
- BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE ECB IN A 6"(15CM) DEEP X 6"(15CM) WIDE TRENCH WITH APPROXIMATELY 12"(30CM) OF ECB EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. USE SHOREMAX MAT AT THE CHANNEL/CULVERT OUTLET AS SUPPLEMENTAL SCOUR PROTECTION AS NEEDED. ANCHOR THE ECB WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12"(30CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12"(30CM) PORTION OF ECB BACK OVER THE SEED AND COMPACTED SOIL. SECURE ECB OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE ECB.
- ROLL CENTER ECB IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. ECB WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL ECB MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
- PLACE CONSECUTIVE ECB END-OVER-END (SHINGLE STYLE) WITH A 4"-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE ECB. THE TOP LAYER SHALL GO OVER THE DOWNSLOPE LAYER.
- FULL LENGTH EDGE OF ECB AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12"(30CM) APART IN A 6"(15CM) DEEP X 6"(15CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ADJACENT ECB MUST BE OVERLAPPED APPROXIMATELY 2"-5" (5-12.5CM) (DEPENDING ON ECB TYPE) AND STAPLED.
- IN HIGH FLOW CHANNEL APPLICATIONS A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9-12M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4"(10CM) APART AND 4"(10CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
- THE TERMINAL END OF THE ECB MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12"(30CM) APART IN A 6"(15CM) DEEP X 6"(15CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTES:

- THE EROSION CONTROL MIX SHALL CONFORM TO THE FOLLOWING STANDARDS AND IN ACCORDANCE WITH THE MAINE DEP'S EROSION AND SEDIMENT CONTROL BMPs SECTION B-1:
 - THE ORGANIC PORTIONS SHALL BE FIBROUS AND ELONGATED TO ALLOW FOR THE INTERLOCKING OF MATERIAL
 - pH = 5.0 - 6.0.
 - PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70% TO A MAXIMUM 85% PASSING A 0.75" (3/4") SCREEN.
 - THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80 AND 100% DRY WEIGHT BASIS
 - NO STONES LARGER THAN 4" IN DIAMETER
 - LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- THE BERM SHOULD BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR. WHEN NECESSARY THE BERM MAY BE PLACED PERPENDICULAR TO THE SLOPE ALONG THE PROPERTY LINE TO CONTAIN THE SEDIMENT PROVIDED A BERM IS LOCATED AT THE BASE OF THE SLOPE.
- THE BERM MAY BE USED IN LIEU OF SILTATION FENCE, AT THE TOE OF SHALLOW SLOPES, ON FROZEN GROUND, LEDGE OUT CROPS, VERY ROOTED FORESTED AREA OR AT THE EDGE OF GRAVEL PARKING AREAS.
- BERMS SHALL REMAIN IN PLACE UNTIL UPSTREAM AREA IS STABILIZED OR 90% CATCH OF VEGETATION IS ATTAINED. BERMS SHALL BE REMOVED OFFSITE OR BY SPREADING SUCH THAT NATIVE EARTH CAN BE SEEN BELOW.



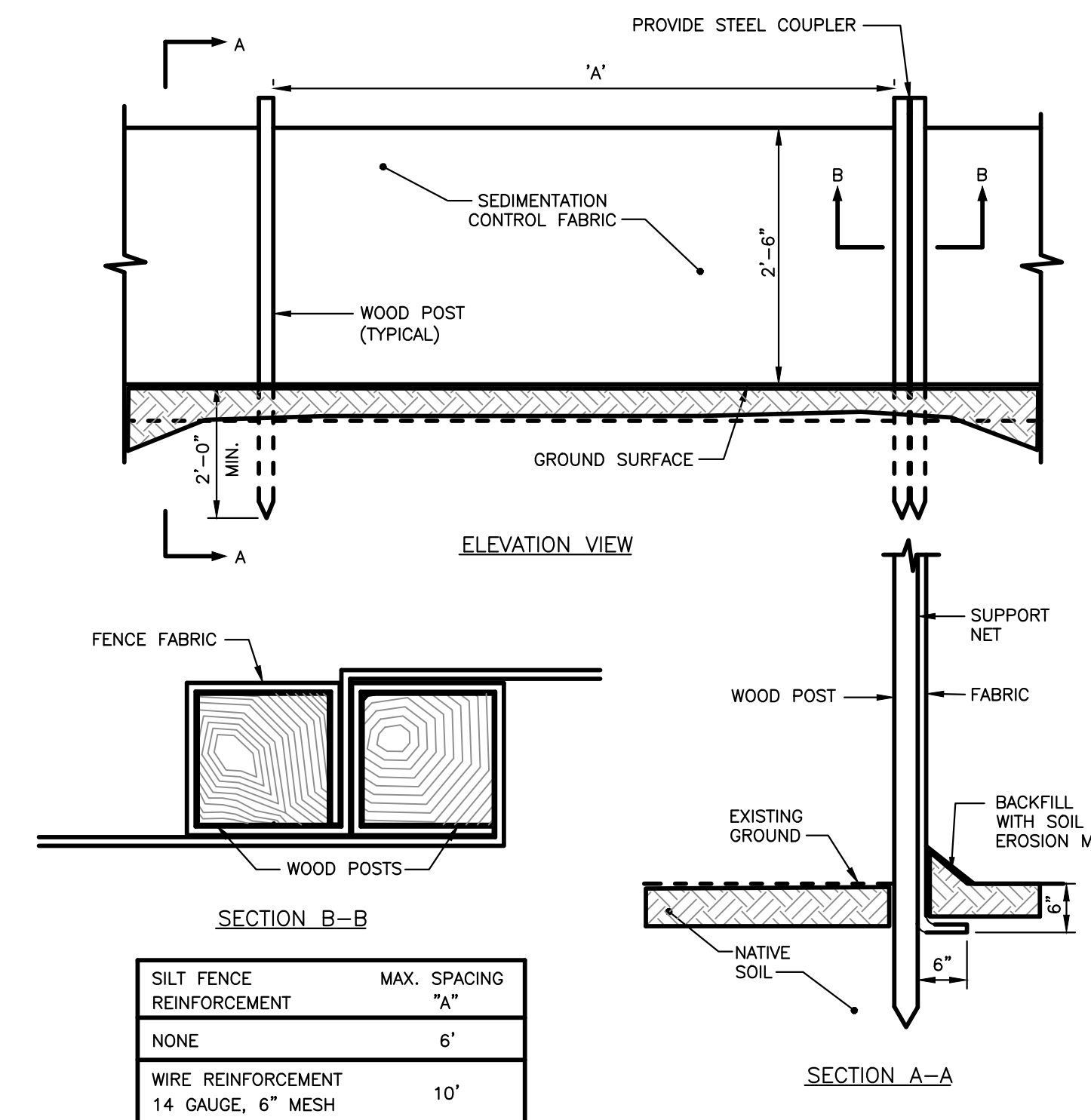
EROSION CONTROL MIX BERM DETAIL
NOT TO SCALE



| CONDUIT TYPE | | | | |
|--------------|--------------|----------------------------------|---------------|-------------|
| SERVICE | CONDUIT SIZE | GRASS AND PAVED AREAS | UTILITY | REMARKS |
| A | 2-5" | SCHEDULE 40 PVC ELECTRICAL GRADE | PRIMARY POWER | SEE NOTE 1 |
| B | 2-4" | SCHEDULE 40 PVC | COMMUNICATION | - |
| C | 2-4" | SCHEDULE 40 PVC ELECTRICAL GRADE | SPARE | IF REQUIRED |
| D | 2-4" | SCHEDULE 40 PVC | CABLE | - |

- NOTE:
- ONE CONDUIT CAPPED FOR SPARE, PROVIDE GALVANIZED STEEL LONG SWEEP AT RISER POLE AND EXTEND GALVANIZED CONDUIT TO 10" ABOVE GRADE AT POLE WITH STAND-OFF BRACKETS.
 - MINIMUM SEPARATION OF 24 INCHES BETWEEN PRIMARY CABLE/CONDUIT AND GAS LINES SHALL BE MAINTAINED.

UTILITY TRENCH - PRIMARY AND SECONDARY POWER, TELEPHONE, AND CABLE
NOT TO SCALE



| | |
|--------------------------|--------------|
| SILT FENCE REINFORCEMENT | MAX. SPACING |
| NONE | 6" |
| WIRE REINFORCEMENT | 10" |

SILTATION FENCE DETAIL
NOT TO SCALE

PERMIT DRAWINGS

| ISSUED FOR | BY |
|------------------|-----|
| CITY SUBMISSION | WHS |
| COMMENT RESPONSE | WHS |
| MAINE DEP-MCGP | WHS |

| REVISION | REV. DATE |
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| | |

DRAWING NAME: UTILITY, LANDSCAPING, EROSION CONTROL DETAILS
PROJECT NAME: 165 PRESUMPCOT STREET
CLIENT: ELDRIDGE LUMBER & HARDWARE, INC.
165 PRESUMPCOT STREET, PORTLAND, MAINE 04103

FILE: CIVIL DRAWINGS
DATE: 8/8/12
JN: 1038
SCALE: NTS
DESIGN BY: WHS
DRAWN BY: WHS
CHECKED BY: HPS

DRAWING NO. C-32

1.0 EROSION CONTROL MEASURES AND SITE STABILIZATION

AS PART OF THE SITE DEVELOPMENT, THE FOLLOWING TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE IMPLEMENTED. DEVICES SHALL BE INSTALLED AS DESCRIBED IN THIS REPORT OR WITHIN THE PLAN SET. SEE THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES FOR FURTHER REFERENCE.

1.1 TEMPORARY EROSION CONTROL MEASURES

THE FOLLOWING TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE PLANNED FOR THE PROJECT'S CONSTRUCTION PERIOD.

- 1.1.1 CRUSHED STONE STABILIZED CONSTRUCTION ENTRANCES SHALL BE PLACED AT ALL ACCESS POINTS TO THE PROJECT SITE WHERE THERE ARE DISTURBED AREAS. THE FOLLOWING SPECIFICATIONS SHALL BE FOLLOWED AT A MINIMUM:
 - STONE SIZE SHALL BE 2-3 INCHES, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - THE THICKNESS OF THE ENTRANCE SHALL BE NO LESS THAN 6 INCHES.
 - THE ENTRANCE SHALL BE 10 FEET WIDE, HOWEVER NOT LESS THAN THE FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS. THE LENGTH SHALL NOT BE LESS THAN 50 FEET IN LENGTH.
 - GEOTEXTILE FABRIC (WOVEN OR NON WOVEN) SHALL BE PLACED OVER THE ENTIRE ENTRANCE AREA. PIPING FOR SURFACE WATER DRAINAGE SHALL BE PROVIDED UNDER THE ENTRANCE; HOWEVER A MOUNTABLE BERM WITH 5:1 SLOPES SHALL BE PERMITTED.
 - THE ENTRANCE/EXIT SHALL BE MAINTAINED TO THE EXTENT THAT IT WILL PREVENT THE TRACKING OF SEDIMENT ONTO PUBLIC ROADWAYS.
- 1.1.2 SILTATION FENCE OR EROSION CONTROL BERM SHALL BE INSTALLED DOWNSTREAM OF ANY DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL PERMANENT STABILIZATION IS ACHIEVED. THE SILT FENCE OR EROSION CONTROL BERM SHALL BE INSTALLED PER THE DETAILS PROVIDED IN THE PLAN SET AND INSPECTED BEFORE AND IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. REPAIRS SHALL BE MADE IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE LINE OR BERM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THE FENCE OR BERM, THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM.
- 1.1.3 HAY MULCH INCLUDING HYDRO SEEDING IS INTENDED TO PROVIDE COVER FOR DENUDED OR SEEDED AREAS UNTIL REVEGETATION IS ESTABLISHED. MULCH PLACED BETWEEN APRIL 15TH AND NOVEMBER 1ST ON SLOPES OF LESS THAN 15 PERCENT SHALL BE COVERED BY FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. MULCH PLACED BETWEEN NOVEMBER 1ST AND APRIL 15TH ON SLOPES EQUAL TO OR STEEPER THAN 8 PERCENT AND FLATTER THAN 2:1 SHALL USE MATS OR FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
- 1.1.4 ALL SLOPES 3:1 OR GREATER SHALL BE STABILIZED WITH DOUBLE NET EROSION CONTROL BLANKET BIONET SC150BN BY NORTH AMERICAN GREEN OR APPROVED EQUAL, OR EROSION CONTROL MIX SLOPE PROTECTION AS DETAILED WITHIN THE PLANS.
- 1.1.5 PRESUMPTIVE STREET SHALL BE SWEEPED TO CONTROL MUD AND DUST AS NECESSARY. ADD ADDITIONAL STONE TO THE STABILIZED CONSTRUCTION ENTRANCE TO MINIMIZE THE TRACKING OF MATERIAL OFF THE SITE AND ONTO THE SURROUNDING ROADWAYS.
- 1.1.6 DURING CLEARING AND GRUBBING OPERATIONS STONE CHECK DAMS SHALL BE INSTALLED AT ANY AREAS OF CONCENTRATED FLOW. THE TRIBUTARY AREA TO A DITCH OR SWALE SHALL NOT EXCEED 10 ACRES IN SIZE. THE MAXIMUM HEIGHT OF THE CHECK DAM SHALL NOT EXCEED 2 FEET. THE CENTER OF THE CHECK DAM SHALL BE 6 INCHES BELOW THE OUTER EDGES OF THE DAM. THE CONTRACTOR SHALL MULCH THE SIDE SLOPES AND INSTALL STONE CHECK DAMS FOR ALL NEWLY EXCAVATED DITCH LINES WITHIN 24 HOURS OF THEIR CREATION.
- 1.1.7 SILT FENCE STAKE SPACING SHALL NOT EXCEED 6 FEET UNLESS THE FENCE IS SUPPORTED WITH 14 GAUGE WIRE IN WHICH CASE THE MAXIMUM SPACING SHALL NOT EXCEED 10 FEET. THE SILT FENCE SHALL BE "TOED" INTO THE GROUND.
- 1.1.8 STORMDRAIN INLET PROTECTION SHALL BE PROVIDED THROUGH THE USE OF ANY OF THE FOLLOWING: HAY BALE DROP INLET STRUCTURES, SILT FENCE DROP INLET SEDIMENT FILTER, GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER, OR CURB INLET SEDIMENT FILTER. BARRIERS SHALL BE INSPECTED AFTER EVERY RAINFALL EVENT AND REPAIRED AS NECESSARY. SEDIMENTS SHALL BE REMOVED WHEN ACCUMULATION HAS REACHED 1/2 THE DESIGN HEIGHT.
- 1.1.9 DUST CONTROL SHALL BE ACCOMPLISHED BY THE USE OF ANY OF THE FOLLOWING: WATER, CALCIUM CHLORIDE, STONE, OR AN APPROVED MDEP PRODUCT. DUST CONTROL SHALL BE APPLIED AS NEEDED TO ACCOMPLISH DUST CONTROL.
- 1.1.10 TEMPORARY LOAM, SEED, AND MULCHING SHALL BE USED IN AREAS WHERE NO OTHER EROSION CONTROL MEASURE IS USED. APPLICATION RATES FOR SEEDING ARE PROVIDED AT THE END OF THIS REPORT.
- 1.1.11 STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS OF FORMATION UNLESS A SCHEDULED RAIN EVENT OCCURS PRIOR TO THE 7 DAY WINDOW, IN WHICH CASE THE STOCKPILE SHALL BE STABILIZED PRIOR TO THE RAIN EVENT. METHODS OF STABILIZATION SHALL BE MULCH, EROSION CONTROL MIX, OR EROSION CONTROL BLANKETS/MATS. SILT FENCE OR A WOOD WASTE COMPOST FILTER BERM SHALL BE PLACED DOWNHILL OF ANY SOIL STOCKPILE LOCATION.
- 1.1.12 FOR DISTURBANCE BETWEEN NOVEMBER 1 AND APRIL 15, PLEASE REFER TO WINTER STABILIZATION PLAN IN THIS REPORT AND THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR FURTHER INFORMATION.
- 1.1.13 IT IS OF THE UTMOST IMPORTANCE THAT STORMWATER RUNOFF AND POTENTIAL SEDIMENT FROM THE CONSTRUCTION SITE BE DIVERTED AROUND THE PROPOSED UNDERDRAINS UNTIL THE TRENCH IS BACKFILLED.

1.2 PERMANENT EROSION CONTROL MEASURES

THE FOLLOWING PERMANENT EROSION CONTROL MEASURES ARE INTENDED FOR POST DISTURBANCE AREAS OF THE PROJECT.

- 1.2.1 ALL DISTURBED AREAS DURING CONSTRUCTION, NOT SUBJECT TO OTHER PROPOSED CONDITIONS, SHALL RECEIVE A MINIMUM 6" OF LOAM, LIMED, FERTILIZED, SEED, AND MULCHED EROSION CONTROL BLANKETS OR MATS SHALL BE PLACED OVER THE MULCH IN AREAS NOTED IN PARAGRAPH 4.1 OF THIS REPORT.
- 1.2.2 ALL STORMDRAIN OUTLETS SHALL HAVE RIPRAP APRONS OR STABILIZED SWALES AS DEPICTED ON THE PLANS. THE RIPRAP APRONS OR STABILIZED APRONS SHALL BE CONSTRUCTED WITHIN 48 HOURS OF THE CONSTRUCTION OF THE STORMDRAIN OUTLET.
- 1.2.3 ALL STORMWATER DEVICES SHALL BE INSTALLED AND STABILIZED PRIOR RECEIVING STORMWATER.
- 1.2.4 REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.

2.0 EROSION AND SEDIMENTATION CONTROL PLAN

2.1 THE EROSION AND SEDIMENTATION CONTROL PLAN IS INCLUDED WITHIN THE PLAN SET.

3.0 DETAILS AND SPECIFICATIONS

3.1 EROSION CONTROL DETAILS AND SPECIFICATION ARE INCLUDED IN THE PLAN SET.

4.0 STABILIZATION PLAN FOR WINTER CONSTRUCTION

WINTER CONSTRUCTION CONSISTS OF EARTHWORK DISTURBANCE BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15. IF A CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15, THEN THE SITE SHALL BE PROTECTED WITH OVER-WINTER STABILIZATION. ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MIX, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD SHALL BE CONSIDERED OPEN.

THE CONTRACTOR SHALL LIMIT THE WORK AREA TO AREAS THAT WORK WILL OCCUR IN DURING THE SUBSEQUENT 15 DAYS AND SO THAT IT CAN BE MULCHED ONE DAY PRIOR TO A SNOW EVENT. THE CONTRACTOR SHALL STABILIZE WORK AREAS PRIOR TO OPENING ADDITIONAL WORK AREAS TO MINIMIZE AREAS WITHOUT EROSION CONTROL MEASURES.

THE FOLLOWING MEASURES SHALL BE IMPLEMENTED DURING WINTER CONSTRUCTION PERIODS:

4.1 SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS MAY CONSIST OF EROSION CONTROL MIX BERMS OR ANY OTHER RECOGNIZED SEDIMENT BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES OR SILT FENCES.

4.2 MULCHING

ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL 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 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX SHALL BE APPLIED WITH A MINIMUM 4 INCH THICKNESS. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL 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 OR ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER MULCH NETTING OR WOOD CELLULOSE FIBER. THE COVER WILL BE CONSIDERED SUFFICIENT WHEN THE GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL EXPOSED SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

4.3 SOIL STOCKPILING

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. THIS SHALL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL.

4.4 SEEDING

BETWEEN THE DATES OF OCTOBER 15TH AND APRIL 1ST, LOAM OR SEED SHALL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE GRADED AND 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 NOT BEEN LOAMED, FINAL GRADING WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED.

DORMANT SEEDING MAY BE PLACED PRIOR TO THE PLACEMENT OF MULCH OR EROSION CONTROL BLANKETS. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 6" OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS./1,000 S.F. ALL AREAS SEEDED DURING THE WINTER SHALL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75% 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.

4.5 OVER WINTER STABILIZATION OF DISTURBED SOILS

BY SEPTEMBER 15TH, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% SHALL BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS SHALL BE TAKEN TO STABILIZE THE SOIL FOR LATE FALL AND WINTER:

STABILIZE THE SOIL WITH TEMPORARY VEGETATION - BY OCTOBER 1ST, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3LBS PER 1,000 S.F., LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 LBS PER 1,000 S.F., AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1ST, THEN MULCH THE AREA FOR OVER-WINTER PROTECTION.

STABILIZE THE SOIL WITH SOD - STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES 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, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 LBS PER 1,000 S.F. ON THE AREA. THE MULCH IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

4.6 OVER WINTER STABILIZATION OF DISTURBED SLOPES

ALL STONE-COVERED SLOPES SHALL BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15TH. ALL SLOPES TO BE VEGETATED SHALL BE SEEDED AND MULCHED BY SEPTEMBER 1ST. A SLOPE IS CONSIDERED A GRADE GREATER THAN 15%. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1ST, THEN ONE OF THE FOLLOWING ACTION SHALL BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER:

STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS - BY OCTOBER 1ST THE DISTURBED SLOPE SHALL BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 LBS PER 1,000 S.F. AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% F THE SLOPE BY NOVEMBER 1ST, THEN THE CONTRACTOR SHALL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIPRAP.

STABILIZE THE SOIL WITH SOD - THE DISTURBED SLOPE SHALL BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE 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. THE CONTRACTOR SHALL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 3H:1V OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

STABILIZE THE SOIL WITH EROSION CONTROL MIX - EROSION CONTROL MIX SHALL BE PROPERLY INSTALLED BY NOVEMBER 15TH. THE CONTRACTOR SHALL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GRADES GREATER THAN 2H:1V OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

STABILIZE THE SOIL WITH STONE RIPRAP - PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15TH. A REGISTERED PROFESSIONAL ENGINEER SHALL BE HIRED TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

5.0 INSPECTION AND MAINTENANCE

A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT PERIODIC VISUAL INSPECTIONS OF INSTALLED EROSION CONTROL MEASURES. THE FREQUENCY OF INSPECTION SHALL OCCUR AT LEAST ONCE EVERY TWO WEEKS, PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES, AS WELL AS AFTER A "STORM EVENT". A "STORM EVENT" SHALL CONSIST 0.5 INCHES OF RAIN WITHIN A 24 HOUR PERIOD. THE FOLLOWING EROSION AND SEDIMENT CONTROL - BEST MANAGEMENT PRACTICES (BMP'S) SHALL INSPECTED IN THE MANNER AS DESCRIBED.

SEDIMENT BARRIERS: HAY BALE BARRIERS, SILT FENCES AND FILTER BERMS SHALL BE INSPECTED AND REPAIRED FOR THE FOLLOWING IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. FILTER BERMS SHOULD BE RESHAPED AS NEEDED. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHOULD BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

STABILIZED STONE CONSTRUCTION ENTRANCES THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. WHEN THE CONTROL PAD BECOMES INEFFECTIVE, THE STONE SHALL BE REMOVED ALONG WITH THE COLLECTED SOIL MATERIAL AND REDISTRIBUTED ON SITE IN A STABLE MANNER. THE ENTRANCE SHOULD THEN BE RECONSTRUCTED. THE CONTRACTOR SHALL SWEEP OR WASH PAVEMENT AT EXITS, WHICH HAVE EXPERIENCED MUD-TRACKING ON TO THE PAVEMENT OR TRAVELED WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

MULCHED AREAS ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED. NETS MUST BE INSPECTED AFTER RAIN EVENTS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, RE-INSTALL THE NETS AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE. INSPECTIONS SHALL TAKE PLACE UNTIL GRASSES ARE FIRMLY ESTABLISHED (95% SOIL SURFACE COVERED WITH GRASS). WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE. REPAIR AS NEEDED.

DUST CONTROL WHEN TEMPORARY DUST CONTROL MEASURES ARE USED, REPETITIVE TREATMENT SHALL BE APPLIED AS NEEDED TO ACCOMPLISH CONTROL.

STORMWATER APPURTENANCES INCLUDING THE UNDERDRAINS, STORM DRAINS, AND CATCH BASINS.

EROSION AND SEDIMENTATION CONTROL INSPECTIONS:

ACORN ENGINEERING HAS PERSONNEL QUALIFIED TO CONDUCT EROSION AND SEDIMENTATION CONTROL INSPECTIONS. FOR FURTHER INFORMATION CONTACT:

CONTACT: WILL SAVAGE, PE
TELEPHONE: (207) 775-2655

QUALIFICATIONS:

- MAINE PROFESSIONAL ENGINEERING LICENSE #11419
- MAINE DEP - CERTIFIED IN MAINTENANCE & INSPECTION OF STORMWATER BMP'S CERT #14
- CERTIFIED EROSION, SEDIMENT AND STORM WATER INSPECTOR (CESSWI) CERT #0293
- CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) CERT. #4620

THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR COMPLYING WITH THE EROSION AND SEDIMENTATION REPORT/PLAN, INCLUDING CONTROL OF FUGITIVE DUST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONETARY PENALTIES RESULTING FROM FAILURE TO COMPLY WITH THESE STANDARDS.

6.0 IMPLEMENTATION SCHEDULE

THE FOLLOWING IMPLEMENTATION SEQUENCE IS INTENDED TO MAXIMIZE THE EFFECTIVENESS OF THE ABOVE DESCRIBED EROSION CONTROL MEASURES. CONTRACTORS SHOULD AVOID OVER EXPOSING DISTURBED AREAS AND LIMIT THE AMOUNT OF STABILIZATION AREA.

1. INSTALL A STABILIZED CONSTRUCTION ENTRANCE IN ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC WILL ENTER AND EXIT THE SITE.
2. INSTALL PERIMETER SILT FENCE OR WOOD WASTE BERM.
3. INSTALL ALL OTHER EROSION CONTROL DEVICES AS NECESSARY THROUGHOUT THE REMAINDER OF THIS SCHEDULE
4. COMMENCE EARTHWORK OPERATIONS
5. COMMENCE INSTALLATION OF DRAINAGE INFRASTRUCTURE
6. CONTINUE EARTHWORK AND GRADING TO SUBGRADE AS NECESSARY FOR CONSTRUCTION
7. COMPLETE INSTALLATION OF DRAINAGE INFRASTRUCTURE
8. COMPLETE REMAINING EARTHWORK OPERATIONS
9. INSTALL SUB-BASE (IF NECESSARY) AND BASE GRAVELS IN PAVED AREAS.
10. INSTALL BASE COURSE PAVING
11. LOAM, LIME, FERTILIZE, SEED AND MULCH DISTURBED AREAS AND COMPLETE ALL LANDSCAPING.
12. INSTALL SURFACE COURSE PAVING
13. ONCE THE SITE AND 90% CATCH OF VEGETATION HAS BEEN OBTAINED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
14. TOUCH UP LOAM AND SEED.

THE ABOVE IMPLEMENTATION SEQUENCE SHOULD BE GENERALLY FOLLOWED BY THE SITE CONTRACTOR. HOWEVER, THE CONTRACTOR MAY CONSTRUCT SEVERAL ITEMS SIMULTANEOUSLY. THE CONTRACTOR SHALL SUBMIT TO THE OWNER A SCHEDULE OF THE COMPLETION OF THE WORK. IF THE CONTRACTOR IS TO COMMENCE THE CONSTRUCTION OF MORE THAN ONE ITEM ABOVE, THEY SHALL LIMIT THE AMOUNT OF EXPOSED ARE TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE FOLLOWING 30 DAYS.

THE CONTRACTOR SHALL REVEGETATE DISTURBED AREAS AS RAPIDLY AS POSSIBLE. ALL AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR BEFORE A STORM EVENT. THE CONTRACTOR SHALL INCORPORATE PLANNED INLETS AND DRAINAGE SYSTEMS AS EARLY AS POSSIBLE INTO THE CONSTRUCTION PHASE.

7.0 CONCLUSION

THE ABOVE EROSION CONTROL NARRATIVE IS INTENDED TO MINIMIZE THE DEVELOPMENT IMPACT BY IMPLEMENTING TEMPORARY AND PERMANENT EROSION CONTROL MEASURES. THE CONTRACTOR SHALL ALSO REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.

TEMPORARY SEEDING PLAN

SITE PREPARATION

THE SEEDED AREAS SHALL BE FEASIBLY GRADED OUT TO PROVIDE THE USE OF EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. IF NECESSARY, THE SITE MAY REQUIRE ADDITIONAL TEMPORARY EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL REPORT.

SEEDBED PREPARATION

FERTILIZER SHALL BE APPLIED TO THE SITE AT A RATE OF 13.8 POUNDS PER 1,000 SQUARE FEET. THE COMPOSITION OF THE FERTILIZER SHALL BE 10-10-10 (N-P205-K20) OR EQUIVALENT.

LIMESTONE SHALL BE APPLIED TO THE SITE AT A RATE OF 138 POUNDS PER 1,000 SQUARE FEET.

SEEDING

REFER TO THE TEMPORARY SEED APPLICATION RATES TABLE.

MULCHING

MULCH SHALL BE APPLIED AT A RATE OF 70 LBS - 90 LBS PER 1,000 SQUARE FEET. THE MULCH SHALL BE INSTALLED AT A DEPTH OF 4 INCHES. THE SEEDED AREA SHALL BE MULCHED IMMEDIATELY AFTER SEED IS APPLIED. MULCHING DURING THE WINTER SEASON SHALL BE DOUBLE THE NORMAL AMOUNT.

CONCLUSION

PLEASE REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION PERTAINING TO TEMPORARY SEEDING AND MULCHING.

PERMANENT SEEDING PLAN

SITE PREPARATION

THE SEEDED AREAS SHALL BE FEASIBLY GRADED OUT TO PROVIDE THE USE OF EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. IF NECESSARY, THE SITE MAY REQUIRE ADDITIONAL TEMPORARY EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL REPORT.

SEEDBED PREPARATION

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MULCH SHALL BE APPLIED AT A RATE OF 70 LBS - 90 LBS PER 1,000 SQUARE FEET. THE MULCH SHALL BE INSTALLED AT A DEPTH OF 4 INCHES. THE SEEDED AREA SHALL BE MULCHED IMMEDIATELY AFTER SEED IS APPLIED. MULCHING DURING THE WINTER SEASON SHALL BE DOUBLE THE NORMAL AMOUNT.

RECOMMENDATIONS

PERMANENT SEEDING IS RECOMMENDED TO BE COMPLETED IN THE SPRING. LATER SUMMER SEEDING IS ALLOWED IF COMPLETED PRIOR TO SEPTEMBER 1ST. IF SEEDING CANNOT BE ACCOMPLISHED DURING THE PERIODS RECOMMENDED FOR PERMANENT SEEDING, THEN THE CONTRACTOR SHALL PERFORM TEMPORARY SEEDING PER THE TEMPORARY SEEDING PLAN.

CONCLUSION

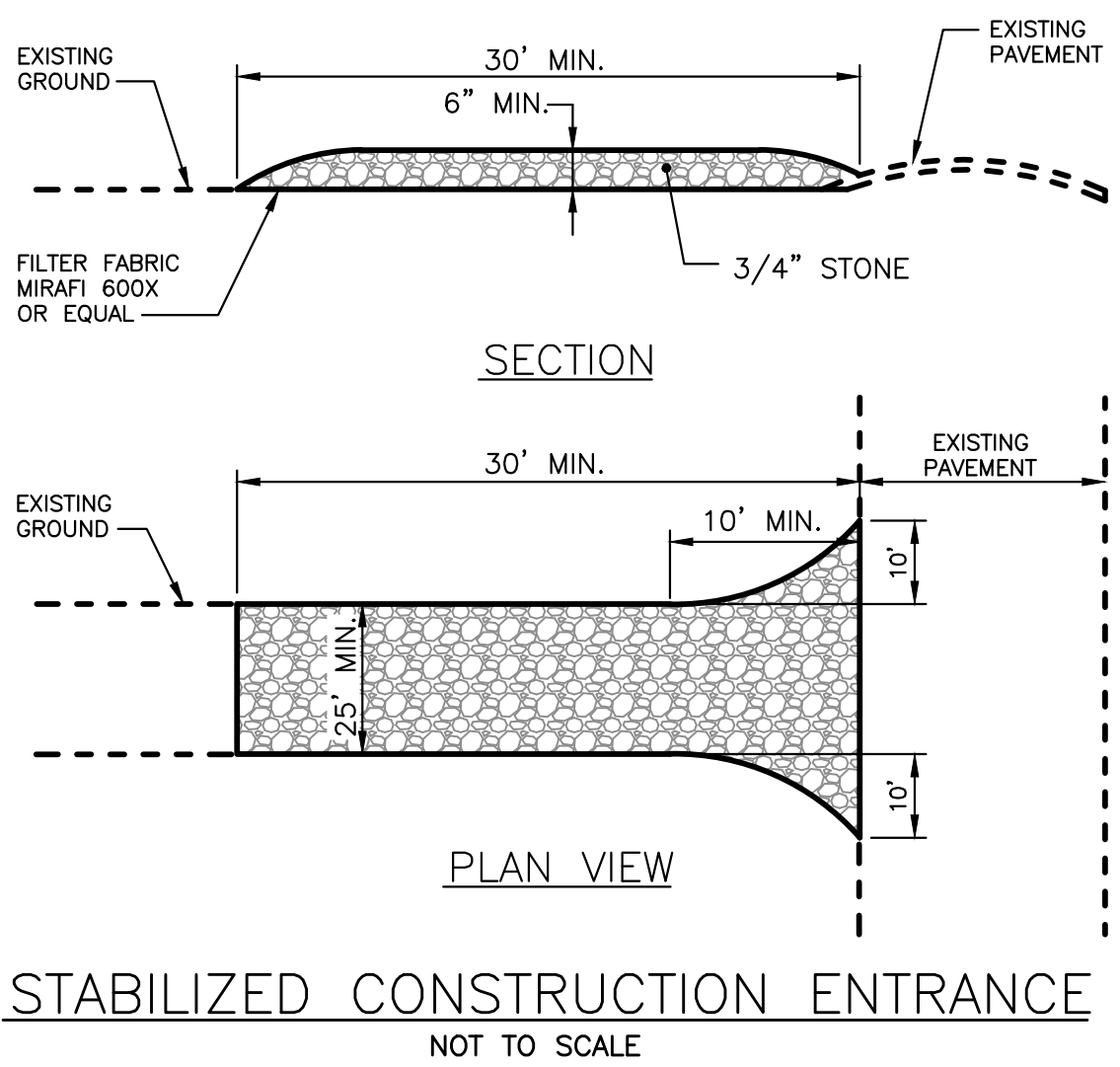
PLEASE REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION PERTAINING TO PERMANENT SEEDING AND MULCHING.

| PERMANENT SEED APPLICATION RATE - CONSERVATION SEED MIX | |
|---|-------------|
| SEED | LBS / ACRE |
| TALL FESCUE | 20.00 |
| CREeping RED FESCUE | 20.00 |
| BIRDSFOOT TREFOIL | 8.00 |
| TOTAL | 48 LBS/ACRE |

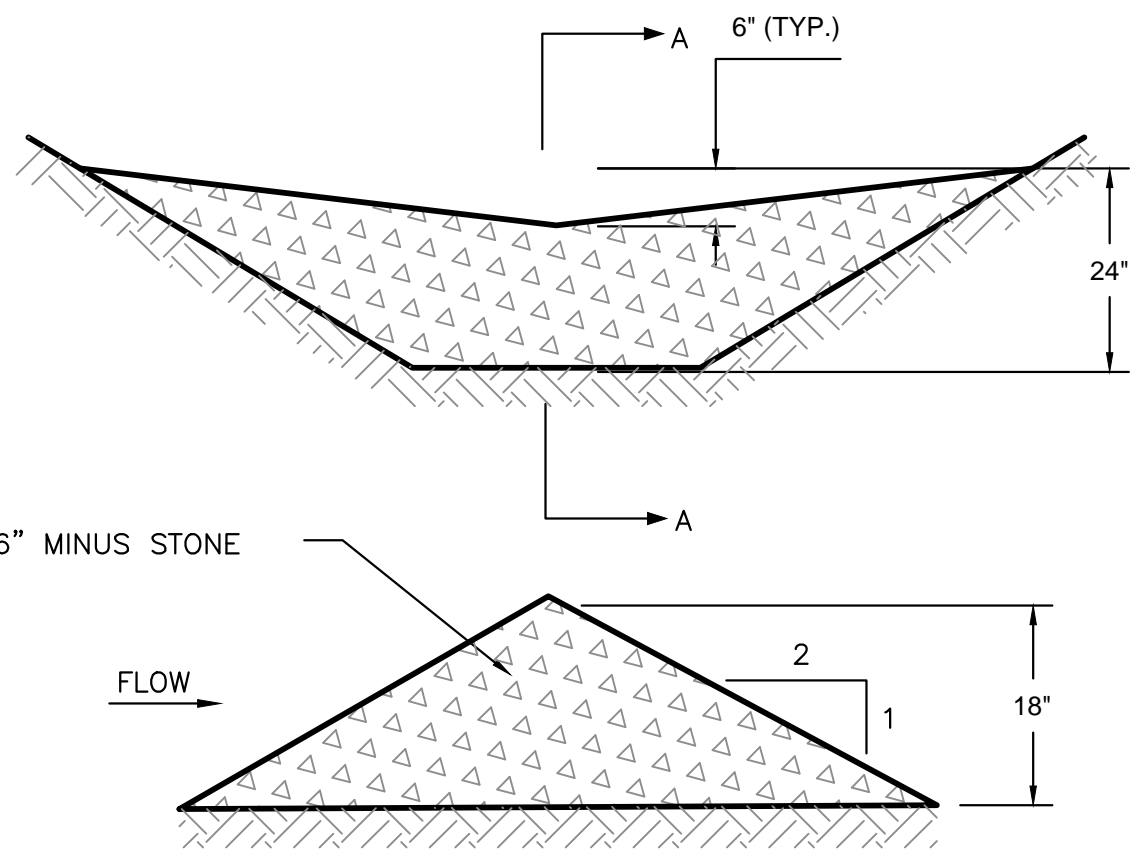
| TEMPORARY SEED APPLICATION RATES | | |
|----------------------------------|---------------|---------------------------|
| SEED | LBS / ACRE | RECOMMENDED SEEDING DATES |
| WINTER RYE | 2.57 | 8/15 TO 10/1 |
| OATS | 1.84 | 4/1 TO 7/1 8/15 TO 9/15 |
| ANNUAL RYGRASS | 0.92 | 4/1 TO 7/1 |
| SUDANGRASS | 0.92 | 5/15 TO 8/15 |
| PERENNIAL | 0.92 | 8/15 TO 9/15 |
| TOTAL | 7.17 LBS/ACRE | |

NOTE:

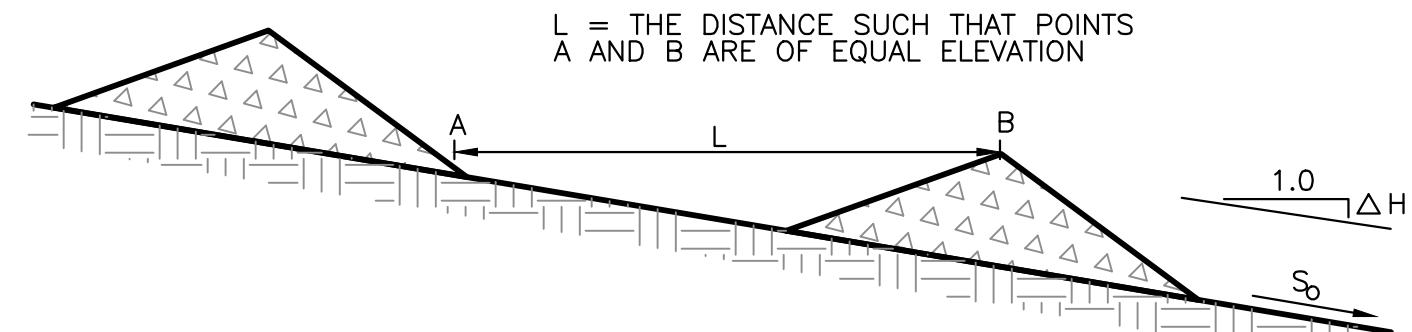
CONTRACTOR SHALL ADD STONE TO ENTRANCE AS MUD/SILT MATERIAL ACCUMULATES



STABILIZED CONSTRUCTION ENTRANCE NOT TO SCALE



SECTION A-A



SPACING BETWEEN CHECK DAMS

| S ₀ (FT./FT.) | L (FT.) |
|--------------------------|---------|
| 0.020 | 75 |
| 0.030 | 50 |
| 0.040 | 40 |
| 0.050 | 30 |
| 0.080 | 20 |
| 0.100 | 10 |

STONE CHECK DAM

NOT TO SCALE

PERMIT DRAWINGS

| ISSUED FOR | BY |
|------------------|--------------|
| CITY SUBMISSION | WHS 9/24/12 |
| COMMENT RESPONSE | WHS 10/29/12 |
| MAINE DEP-MCGP | WHS 11/22/12 |

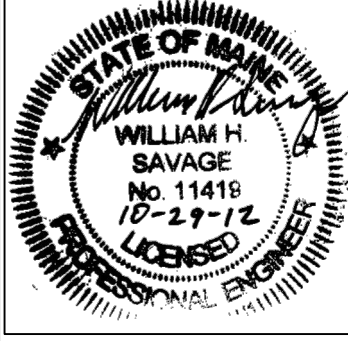
| REVISION | REV. DATE |
|----------|-----------|
| | |

DRAWING NAME: **EROSION CONTROL DETAILS & NOTES**
PROJECT NAME: **165 PRESUMPCOT STREET**
CLIENT: **ELDRIDGE LUMBER & HARDWARE, INC.**
165 PRESUMPCOT STREET, PORTLAND, MAINE 04103

ACORN ENGINEERING, INC.
P.O. BOX 3372 PORTLAND, MAINE 04104
(207) 775-2655

WILLIAM SAVAGE
No. 11419
10-29-12
Professional Engineer

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| FILE: CIVIL DRAWINGS |
| DATE: 8/8/12 |
| JN: 1038 |
| SCALE: NTS |
| DESIGN BY: WHS |
| DRAWN BY: WHS |
| CHECKED BY: HPS |



DRAWING NO. **C-33**