

PERMITTING DRAWINGS

FOR

TRAILER PARKING 10 TROIANO WAY GARDINER, MAINE

DECEMBER 2021

For Review Only
11-23-21

REV.	DATE	REVISION DESCRIPTION

DESIGNED BY: KSJ
DRAWN BY: KSJ
CHECKED BY: PJC
DATE: 11/21/2021
FILE NAME: 1172-0002 COV01.dwg

PROJECT NAME:

TRAILER PARKING
10 TROIANO WAY
GARDINER, MAINE

CLIENT:

GARDINER TRANSFER
COMPANY, LLC
PO BOX 3541
PORTLAND, MAINE

SHEET TITLE:

COVER
SHEET

SHEET NO:

C-001



BOUNDARY ENGINEERING SURVEY TECHNOLOGY



PROFESSIONAL CONTACTS:

APPLICANT :
GARDINER TRANSFER COMPANY, LLC
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PORTLAND, ME 04104
(207) 767-2070
CONTACT: TJ TROIANO

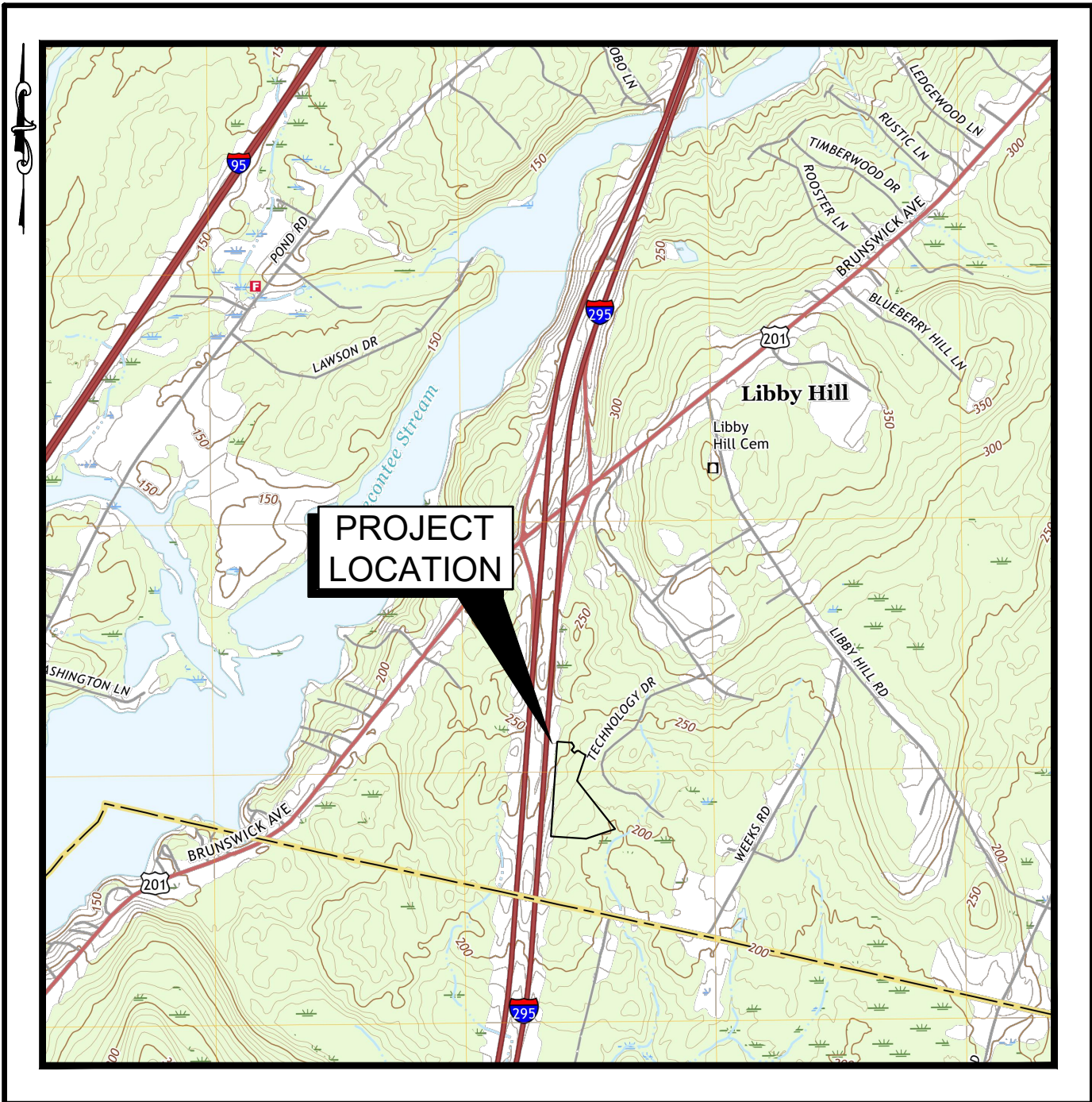
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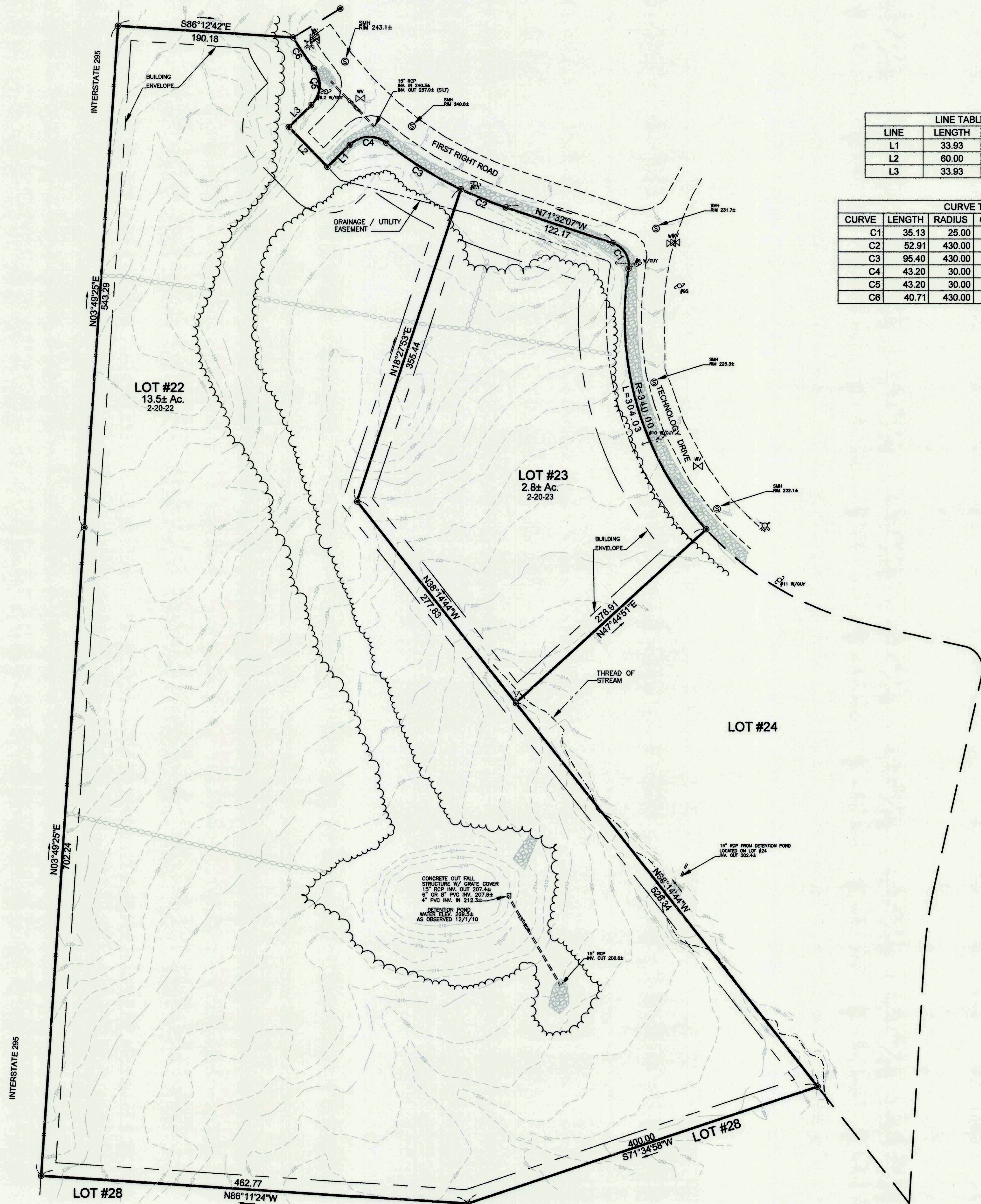
WETLAND SCIENTIST:
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CONTACT: TOM TETREAU, NHCWS#283, PWS

DRAWING LIST:

- C-001 COVER SHEET
- BOUNDARY SURVEY
- C-101 EXISTING CONDITIONS PLAN
- C-102 SITE AND GRADING PLAN
- C-501 EROSION & SEDIMENTATION CONTROL NOTES & DETAILS



SITE LOCATION MAP
SCALE: 1" = 2,000'±
SOURCE: USGS, GARDINER, MAINE, QUADRANGLE, DATED 2018



LINE TABLE		
LINE	LENGTH	BEARING
L1	33.93	S45°43'17\"W
L2	60.00	N44°16'43\"W
L3	33.93	N45°43'17\"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	35.13	25.00	32.31	N31°16'28\"W
C2	52.91	430.00	52.88	S68°00'37\"E
C3	95.40	430.00	95.20	S58°07'46\"E
C4	43.20	30.00	39.56	S86°58'25\"W
C5	43.20	30.00	39.56	N04°28'06\"E
C6	40.71	430.00	40.69	S34°04'20\"E

LEGEND

- FOUND REBAR W/ ALUMINUM CAP STAMPED MAINE COAST SURVEYING PLS #1191
- UTILITY POLE (NUMBERED AS INDICATED)
- ⊗ SEWER MANHOLE
- ⊗ WATER VALVE
- ⊗ HYDRANT
- x — x — STONE WALL
- x — x — WOVEN WIRE FENCE
- — — — — ABUTTER OR RIGHT-OF-WAY LINE
- — — — — BOUNDARY LINE
- — — — — EDGE OF PAVEMENT
- — — — — TREE LINE
- 45-6-78 RIP-RAP
- TAX MAP-BLOCK-LOT

NOTES

- DATUM:
HORIZONTAL- BASED UPON PLAN REFERENCED IN NOTE #2. MAINE STATE PLANE WEST (NAD83)
VERTICAL- BASED UPON TBM A FROM RECORD DRAWING- MANHOLE #69 RIM ELEVATION 264.80.
- PROPERTY LINES AS SHOWN ARE BASED UPON PLAN ENTITLED "LIBBY HILL BUSINESS PARK PHASE 2. WEEKS ROAD AND ENTERPRISE AVENUE, GARDINER MAINE. PREPARED BY MAINE COAST SURVEYING. RECORDED IN PLAN BOOK 2007, PAGE 137 & 138 AT THE KENNEBEC COUNTY REGISTRY OF DEEDS.
- OWNERSHIP OF THE PROPERTY SHOWN AS INDICATED BY THE CITY OF GARDINER TAX ASSESSOR'S OFFICE IS THE CITY OF GARDINER AS RECORDED IN DEED BOOK 9125, PAGE 310 KGRD.
- THE PROPERTY SHOWN IS IDENTIFIED ON THE CITY OF GARDINER TAX ASSESSOR'S MAP 2 PARCELS 20-22 & 20-23.
- THE PROPERTY SHOWN IS LOCATED WITHIN THE PLANNED INDUSTRIAL / COMMERCIAL ZONE AS DEFINED BY THE CITY OF GARDINER'S ZONING ORDINANCE.
- BULK AND SPACE REQUIREMENTS FOR THE PLANNED INDUSTRIAL / COMMERCIAL ZONE ARE AS FOLLOWS:
MINIMUM LOT SIZE W/ SEWER 40,000 SF
MINIMUM LOT SIZE W/O SEWER 80,000
MINIMUM ROAD FRONTAGE 200'
MAXIMUM HEIGHT 150'
SETBACKS:
FRONT 50'
SIDE 15'
REAR 15'
- WETLANDS WERE OBSERVED DURING THE COURSE OF PERFORMING THE FIELD SURVEY PER REQUEST OF THE CLIENT WERE NOT LOCATED.

EXISTING CONDITIONS LOTS 22 & 23

IN LIBBY HILL BUSINESS PARK KENNEBEC COUNTY MAINE

SCALE: 1"=100'

JANUARY 11, 2011

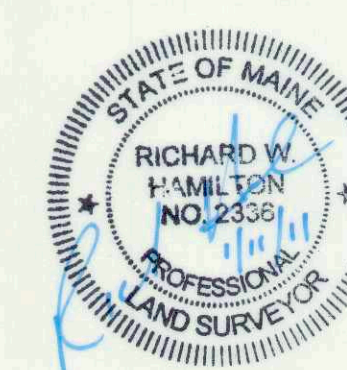
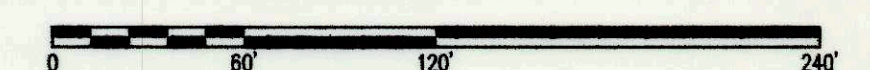
PREPARED FOR:
ST. GERMAIN COLLINS
846 MAIN ST, SUITE 3
WESTBROOK, MAINE 04092

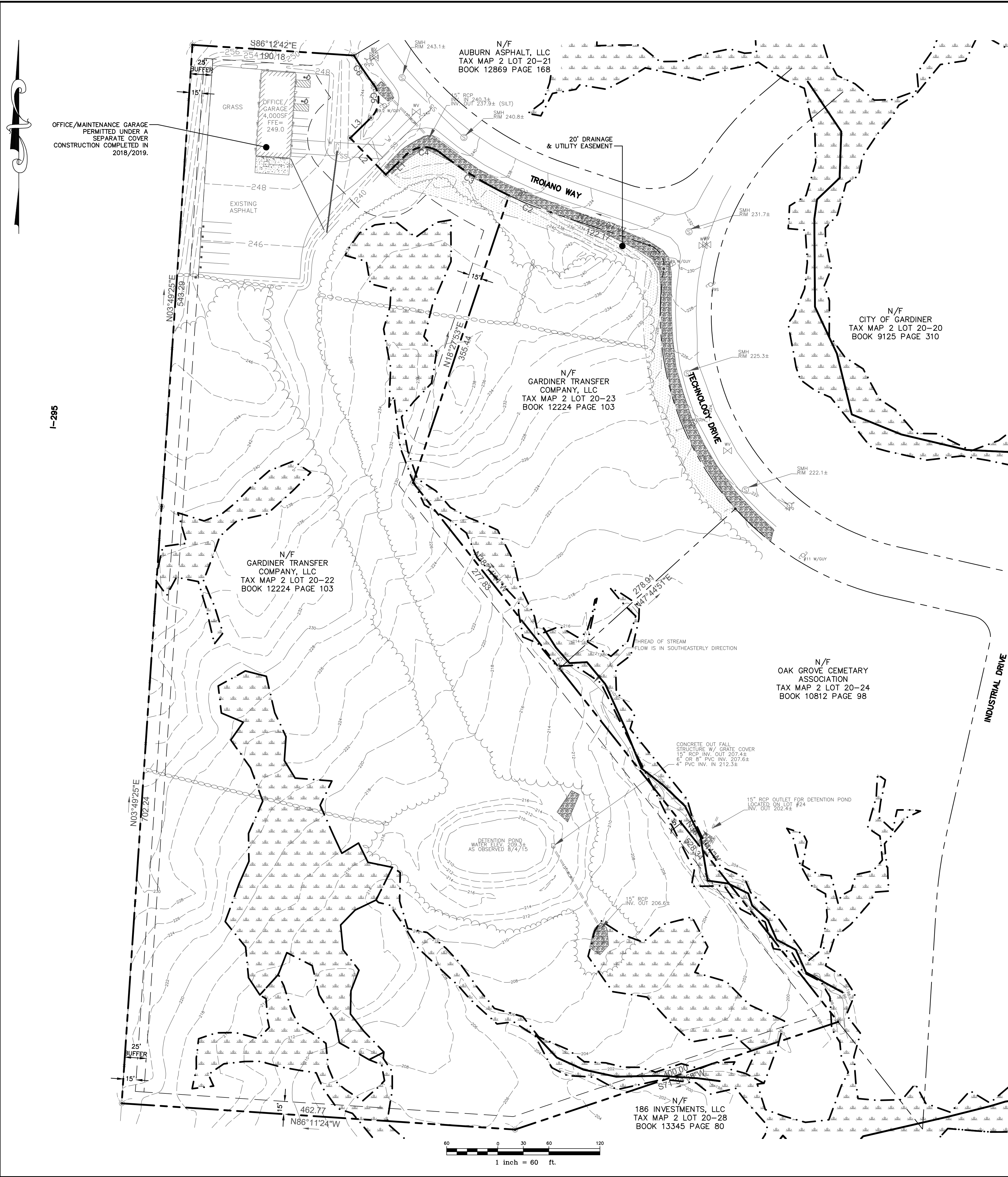
BOUNDARY ENGINEERING SURVEY TECHNOLOGY

25 TUBROS LANE
BUXTON, MAINE 04093
TELEPHONE: 929-8EST
FAX: 929-2379

JOB NUMBER: 010-040

DRAWING FILE: 001-040





NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR FOR TAX MAP 2 LOT 20-22 IN GARDINER, MAINE. THE TOTAL AREA OF THE SUBJECT PARCEL IS 13.49± ACRES.
2. THE OWNER OF RECORD IS GARDINER TRANSFER COMPANY, LLC, C/O TROIANO WASTE SERVICES, INC, PO BOX 3541, PORTLAND, MAINE 04104 RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS BOOK 12224 PAGE 103.
3. PROPERTY BOUNDARIES ARE BASED ON A PLAN ENTITLED "LIBBY HILL BUSINESS PARK PHASE 2, WEEKS ROAD AND ENTERPRISE AVENUE, GARDINER, MAINE" PREPARED BY MAINE COAST SURVEYING AND RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS PLAN BOOK 2007, PAGE 137 AND 138.
4. THE EXISTING SITE USE IS OFFICE/MAINTENANCE GARAGE AND TRUCK PARKING.
5. TOPOGRAPHIC INFORMATION IS BASED ON A PLAN ENTITLED "EXISTING CONDITIONS LOTS 22 & 23 LIBBY HILL BUSINESS PARK" BY BOUNDARY ENGINEERING SURVEY TECHNOLOGY, DATED AUGUST 7, 2015. TOPOGRAPHIC ELEVATIONS ARE BASED ON TEMPORARY BENCHMARK A FROM RECORD DRAWING - MANHOLE NO. 69 RIM ELEVATION 264.80. HORIZONTAL DATA BASED ON NAD83 MAINE STATE PLANE WEST DATUM.
6. WETLAND BOUNDARIES OBTAINED FROM A FIELD SURVEY PERFORMED BY MICHAEL JOHNSON OF WOODLOT ALTERNATIVES, INC ON AUGUST 6, 2004 AND FIELD VERIFIED BY TOM TETREAU, PWS OF STANTEC CONSULTING SERVICES, INC ON DECEMBER 20, 2019.
7. THE EXISTENCE AND/OR LOCATION OF UTILITIES SHOWN ON THIS PLAN IS APPROXIMATE. ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES PRIOR TO CONSTRUCTION.
8. CONTRACTOR TO CONTACT DIG SAFE A MINIMUM 72 HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO CONSTRUCTION.

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10 TROIANO WAY
GARDINER, MAINE

CLIENT:

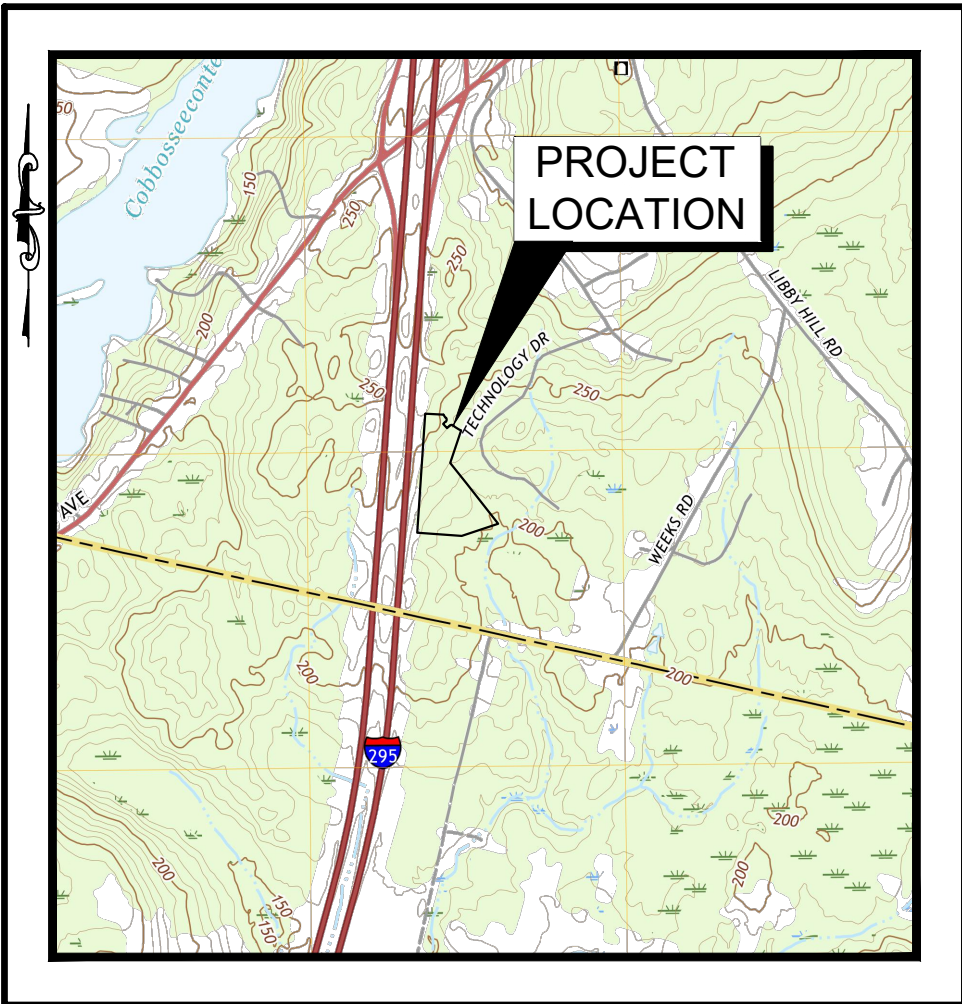
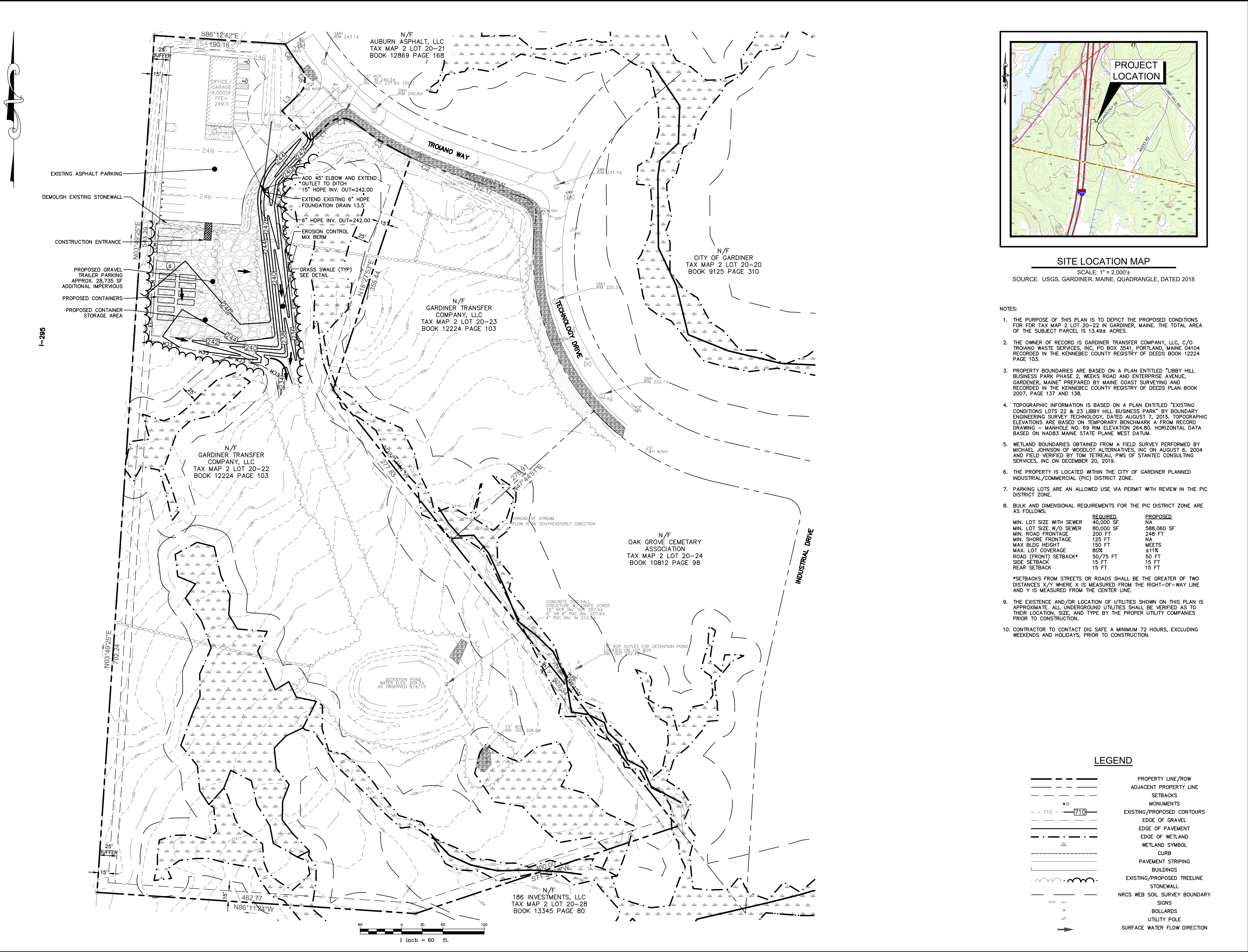
GARDINER TRANSFER
COMPANY, LLC
PO BOX 3541
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SHEET TITLE:

EXISTING
CONDITIONS
PLAN

SHEET NO:

C-101



SITE LOCATION MAP
SCALE: 1" = 2,000'
SOURCE: USGS, GARDINER, MAINE, QUADRANGLE, DATED 2018

- NOTES:
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 - THE OWNER OF RECORD IS GARDINER TRANSFER COMPANY, LLC, C/O TROIANO WASTE SERVICES, INC, PO BOX 3541, PORTLAND, MAINE 04104 RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS BOOK 12224 PAGE 103.
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 - THE PROPERTY IS LOCATED WITHIN THE CITY OF GARDINER PLANNED INDUSTRIAL/COMMERCIAL (PIC) DISTRICT ZONE.
 - PARKING LOTS ARE AN ALLOWED USE VIA PERMIT WITH REVIEW IN THE PIC DISTRICT ZONE.
 - BULK AND DIMENSIONAL REQUIREMENTS FOR THE PIC DISTRICT ZONE ARE AS FOLLOWS:

	REQUIRED	PROPOSED
MIN. LOT SIZE WITH SEWER	40,000 SF	NA
MIN. LOT SIZE W/O SEWER	80,000 SF	588,060 SF
MIN. ROAD FRONTAGE	200 FT	248 FT
MIN. SHORE FRONTAGE	125 FT	NA
MAX BLDG HEIGHT	150 FT	MEETS
MAX. LOT COVERAGE	80%	±11%
ROAD (FRONT) SETBACK*	50/75 FT	50 FT
SIDE SETBACK	15 FT	15 FT
REAR SETBACK	15 FT	15 FT
 - *SETBACKS FROM STREETS OR ROADS SHALL BE THE GREATER OF TWO DISTANCES X/Y WHERE X IS MEASURED FROM THE RIGHT-OF-WAY LINE AND Y IS MEASURED FROM THE CENTER LINE.
 - THE EXISTENCE AND/OR LOCATION OF UTILITIES SHOWN ON THIS PLAN IS APPROXIMATE. ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO CONTACT DIG SAFE A MINIMUM 72 HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO CONSTRUCTION.

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SHEET TITLE:

SITE AND
GRADING PLAN

SHEET NO:

C-102

\\Fs1\Cost Drawings\Cost Drawings - Design\Active Drawings\1172-0002 TWS Gardiner\2021 Trailer Parking\DWG\1172-0002 DET01.dwg 11/18/2021 10:28:46 PM

EROSION AND SEDIMENTATION CONTROL NOTES

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDE THE USE OF SEDIMENT BARRIER, EROSION CONTROL MIX, STONE CHECK DAMS, HAY BALE BARRIERS, CATCH BASIN INLET BARRIERS, CATCH BASIN SEDIMENT COLLECTION BAGS, EROSION CONTROL BLANKET, AND TEMPORARY SEEDING AND MULCHING AS REQUIRED. PERMANENT DEVICES INCLUDE THE USE OF RIP RAP AT EXPOSED STORM DRAIN AND CULVERT INLETS AND OUTLETS, RIP RAPPED SLOPES, AND PERMANENT VEGETATION.

A. GENERAL

- IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN IN THE SPRING OF 2022 FOLLOWING RECEIPT OF NECESSARY PERMITS.
- THE PROJECT SHALL CONFORM TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS PERFORMANCE FOR EXCAVATIONS FOR CLAY, TOPSOIL, OR SILT IN ACCORDANCE WITH STATE EROSION CONTROL LAW 38 MRSA 420-C.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES (BMP) PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MAY 2003, OR AS CURRENTLY REVISED.
- ANY CONTRACTOR EROSION AND SEDIMENTATION CONTROL DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERSONNEL AND/OR MUNICIPAL OFFICIALS SHALL BE INSTALLED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING DURING CONSTRUCTION FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT/MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE ABOVE PERSONNEL. DESCRIPTIONS OF ACCEPTABLE PERMANENT STABILIZATION FOR VARIOUS COVER TYPES FOLLOWS:
 - FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS 90% COVERAGE OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR KILLING OF THE TOPSOIL.
 - FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
 - FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH MULCH. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE BMP APPLICATION RATES AND LIMITATIONS.
 - FOR AREAS STABILIZED WITH RIP RAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIP RAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIP RAP. STONE MUST BE SIZED APPROPRIATELY.
 - FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.
 - FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIP RAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTING OF THE CHANNEL.

B. EROSION AND SEDIMENTATION CONTROL MEASURES

- REMOVAL OF SOD, TREES, BUSHES AND OTHER VEGETATION AND SOIL DISTURBANCE WILL BE KEPT TO A MINIMUM WHILE ALLOWING PROPER SITE DEVELOPMENT.
- GRUBBINGS AND ANY UNUSABLE TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN AN APPROVED MANNER.
- ANY SUITABLE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR REUSE IN FINAL GRADING. TOPSOIL WILL BE STOCKPILED IN A MANNER SUCH THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DRAINAGE WILL RESULT. IF A STOCKPILE IS NECESSARY, THE SIDE SLOPES OF THE TOPSOIL STOCKPILE WILL NOT EXCEED 2:1. TOPSOIL STOCKPILES WILL BE TEMPORARILY SEEDED WITH AROOSTOOK RYE, ANNUAL OR PERENNIAL RYE GRASS (DEPENDING ON DATE SEEDING) WITHIN 7 DAYS OF FORMATION, OR TEMPORARILY MULCHED IF SEEDING CANNOT BE DONE WITHIN THE RECOMMENDED SEEDING DATES.
- TEMPORARY DIVERSION BERMS AND DRAINAGE SWALES SHALL BE CONSTRUCTED AS NECESSARY.
- TEMPORARY STABILIZATION SHALL BE CONDUCTED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, PRIOR TO ANY RAIN EVENT, AND PRIOR TO ANY WORK SHUT DOWN LASTING MORE THAN ONE DAY. TEMPORARY STABILIZATION INCLUDES SEED, MULCH, OR OTHER NON-ERODIBLE COVER. AREAS WITHIN 75 FEET OF WETLANDS SHALL BE TEMPORARILY STABILIZED WITHIN 48 HOURS OR PRIOR TO RAIN EVENT.
- APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRE, AND ANCHOR AS NECESSARY.
- TEMPORARY SEEDING SPECIFICATIONS: WHERE THE SEED BED HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 4 INCHES BEFORE APPLYING SEED. UNIFORMLY APPLY SEED AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRE, AND ANCHOR AS NECESSARY.

RECOMMENDED TEMPORARY SEEDING DATES AND APPLICATION RATES ARE AS FOLLOWS:

- AROOSTOOK RYE: RECOMMENDED SEEDING DATES: 8/15 - 10/1
APPLICATION RATE: 112 LBS./ACRE
- ANNUAL RYE GRASS: RECOMMENDED SEEDING DATES: 4/1 - 7/1
APPLICATION RATE: 40 LBS./ACRE
- PERENNIAL RYE GRASS: RECOMMENDED SEEDING DATES: 8/15 - 9/15
APPLICATION RATE: 40 LBS./ACRE
- IF THE AREA WILL REMAIN UNWORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO STABILIZATION USING VEGETATION THROUGH PLANTING, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH OR RIP RAP. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS. AMEND AREAS OF DISTURBED SUBSOIL WITH TOP SOIL OR OTHER ORGANIC AMENDMENTS. PROTECT SEEDED AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL CONTROL BLANKETS, AND SCHEDULE SODDING, PLANTING, AND SEEDING SO TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDER OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE STABILIZATION IS NOT VISIBLE THROUGH THE MULCH. BETWEEN THE DATES OF RE-STABILIZED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT.
 - PERMANENT SEEDING SPECIFICATION: IF A LANDSCAPE PLAN HAS BEEN PREPARED FOR THE PROJECT, SOIL PREPARATION AND SEEDING SPECIFICATIONS OF THAT PLAN SHALL SUPERSEDE THESE GENERAL PERMANENT SEEDING SPECIFICATIONS. IT IS RECOMMENDED THAT PERMANENT SEEDING BE COMPLETED BETWEEN APRIL 1 AND AUGUST 15 OF EACH YEAR. LATE SEASON SEEDING MAY BE DONE BETWEEN AUGUST 15 AND SEPTEMBER 15. AREAS NOT SEEDER OR WHICH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 1 SHALL BE SEEDER WITH AROOSTOOK RYE OR MULCHED AT RATES PREVIOUSLY SPECIFIED. SEE WINTER CONDITIONS NOTES FOR SEEDING STABILIZATION AFTER NOVEMBER 1.
 - APPLY TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES. MIX TOPSOIL WITH THE SUBSOIL TO A MINIMUM DEPTH OF 6 INCHES.
 - UNIFORMLY APPLY SEED MIXTURE AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRE, AND ANCHOR AS NECESSARY.
 - THE SEED MIXTURE FOR LAWN AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:
 - 10 % CREEPING RED FESCUE
 - 30 % KENTUCKY BLUEGRASS
 - 60 % PERENNIAL RYE GRASS
 - THE SEED MIXTURE FOR WET AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:
 - 50 % REED CANARY GRASS
 - 25 % RED TOP
 - 15 % CREEPING RED FESCUE
 - 10 % PERENNIAL RYE GRASS
 - MULCH ALL AREAS SEEDER SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH.
 - DITCH LININGS, STONE CHECK DAMS, AND RIP RAP INLET AND OUTLET PROTECTION SHALL BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR INSTALLATION OF CULVERT.
 - RIP RAP REQUIRED AT CULVERTS AND STORM DRAIN INLETS AND OUTLETS SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE. STONES SHALL WEIGH FROM 10 LBS. TO 200 LBS. AND 50% OF THE STONES BY VOLUME SHALL EXCEED A UNIT WEIGHT OF APPROXIMATELY 50 LBS.
 - EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 3:1, IN THE BASE OF DITCHES NOT OTHERWISE PROTECTED, AND ANY DISTURBED AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE (E.G. WETLANDS AND WATER BODIES). EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - TEMPORARY CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

C. HOUSEKEEPING

- SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORM WATER, AND APPROPRIATE SILT PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
- GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS, ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
- FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL.
- DEBRIS AND OTHER MATERIAL, LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- TRENCH OR FOUNDATION DE-WATERING. TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, MUST BE FILTERED THROUGH A DIRT BAG, HAYBALE CORRAL OR OTHER SILTATION BASIN PRIOR TO DISCHARGE.

D. INSPECTION AND MAINTENANCE

- INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORMWATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE A WEEK AS WELL AS BEFORE AND AFTER STORM EVENTS, PRIOR TO COMPLETION OF PERMANENT STABILIZATION. A PERSON WITH KNOWLEDGE OF EROSION AND STORM WATER CONTROLS, INCLUDING THE STANDARDS IN THE MAINE CONSTRUCTION GENERAL PERMIT AND ANY DEP OR MUNICIPAL COMPANION DOCUMENTS, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
- AN INSPECTION AND MAINTENANCE LOG MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME AND QUALIFICATIONS OF THE PERSON PERFORMING THE INSPECTION, DATE, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE: BMPs THAT NEED TO BE MAINTAINED, LOCATION(S) OF BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED THAT DID NOT EXIST AT THE TIME OF THE INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.

E. WINTER CONSTRUCTION EROSION AND SEDIMENTATION CONTROL NOTES

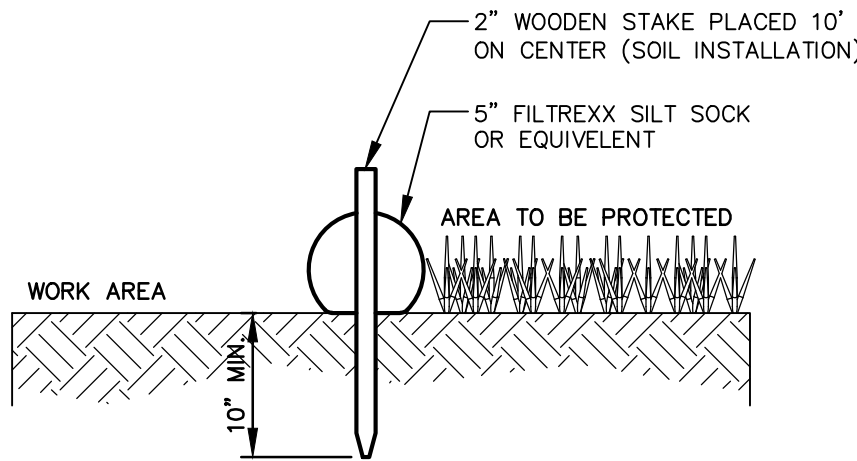
THE WINTER CONSTRUCTION PERIOD TYPICALLY BEGINS IN EARLY NOVEMBER AND ENDS IN MID APRIL. IF A CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER, OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS TO OCCUR DURING THE FOLLOWING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AN AREA SHALL BE CONSIDERED DENuded UNTIL THE SUBBASE GRAVEL IS INSTALLED IN THE ROADWAY AREAS OR THE AREAS OF THE LOAM AND SEED HAVE BEEN LOAMED, SEEDER, AND MULCHED. A COVER OF EROSION CONTROL MIX IS THE PREFERRED TEMPORARY MULCH DURING WINTER CONDITIONS.

- NATURAL RESOURCE PROTECTION: ANY AREAS WITHIN 75 FEET FROM ANY REGULATED NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH AN EROSION CONTROL COVER. DURING WINTER CONSTRUCTION, A DOUBLE ROW OF SEDIMENT BARRIERS (FOR EXAMPLE, SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY REGULATED NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE REGULATED NATURAL RESOURCE SHALL BE PROTECTED WITH A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.
- 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.
- MULCHING: ALL AREAS SHALL BE CONSIDERED TO BE DENuded UNTIL SEEDER AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 3 TONS PER ACRE (TWICE THE NORMAL ACCEPTED RATE) AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX MUST BE APPLIED WITH A MINIMUM 4 INCHES THICKNESS. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. SNOW MUST BE REMOVED DOWN TO A ONE-INCH DEPTH 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, ASPHALT EMULSION CHEMICAL, TRACKING 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.
- SOIL STOCKPILING: STOCKPILES OF SOIL OR SUBSOIL WILL 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 WILL BE DONE WITHIN 24 HOURS OF STACKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY TOBER STOCKPILE WILL NOT BE PLACED WITHIN 100 FEET FROM ANY REGULATED NATURAL RESOURCE.
- SEEDING: BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED MULCH OR TEMPORARILY SEEDER AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDER AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF DORMANT SEEDING IS USED, ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS PER 1,000 S.F. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75%) IN THE SPRING SHALL BE REVEGETATED.
- OVER-WINTER STABILIZATION OF DITCHES AND CHANNELS: ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED BY NOVEMBER 1. ALL GRASS-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A GRASS-LINED DITCH OR CHANNEL IS STABILIZED BY SEPTEMBER 1, THEN EITHER A SOD LINING SHALL BE INSTALLED PRIOR TO OCTOBER 1 OR THE DITCH MUST BE LINED WITH STONE RIPRAP BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE PRIOR TO NOVEMBER 1.
- OVER-WINTER STABILIZATION OF DISTURBED SLOPES: ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDER AND MULCHED BY SEPTEMBER 1. ALL SLOPES HAVING A GRADE STEEPER THAN 8% SHALL BE CONSIDERED A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN THE SLOPE SHALL EITHER BE STABILIZED WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS BY OCTOBER 1, SOD BY OCTOBER 1, OR MULCH BY NOVEMBER 15. SEE APPLICABLE SECTIONS UNDER EROSION AND SEDIMENTATION CONTROL NOTES FOR PROPER INSTALLATION METHODS.
- OVER-WINTER STABILIZATION OF DISTURBED SOILS: BY SEPTEMBER 15, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% MUST BE SEEDER AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN THE AREA SHALL EITHER BE STABILIZED WITH TEMPORARY VEGETATION BY OCTOBER 1, SOD BY OCTOBER 1, OR MULCH BY NOVEMBER 15. SEE APPLICABLE SECTIONS UNDER EROSION AND SEDIMENTATION CONTROL NOTES FOR PROPER INSTALLATION METHODS.
- MAINTENANCE: MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL, IN THE SPRING, INSPECT AND REPAIR ANY DAMAGES AND/OR EROSION SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

- NOTES:
- THE NON-ORGANIC ON-SITE SOILS MAY BE SUITABLE FOR REUSE AS COMMON BORROW IN GRAVEL STORAGE PAD AREA, PROVIDED THEY ARE AT A COMPACTABLE MOISTURE CONTENT AT THE TIME OF PLACEMENT.
 - ALL MATERIALS SHALL CONFORM TO MAINEDOT SPECIFICATIONS, LATEST REVISION. COMPACTION OF ALL MATERIALS TO BE IN ACCORDANCE WITH MAINEDOT SPECIFICATIONS.

GRAVEL BUILDUP

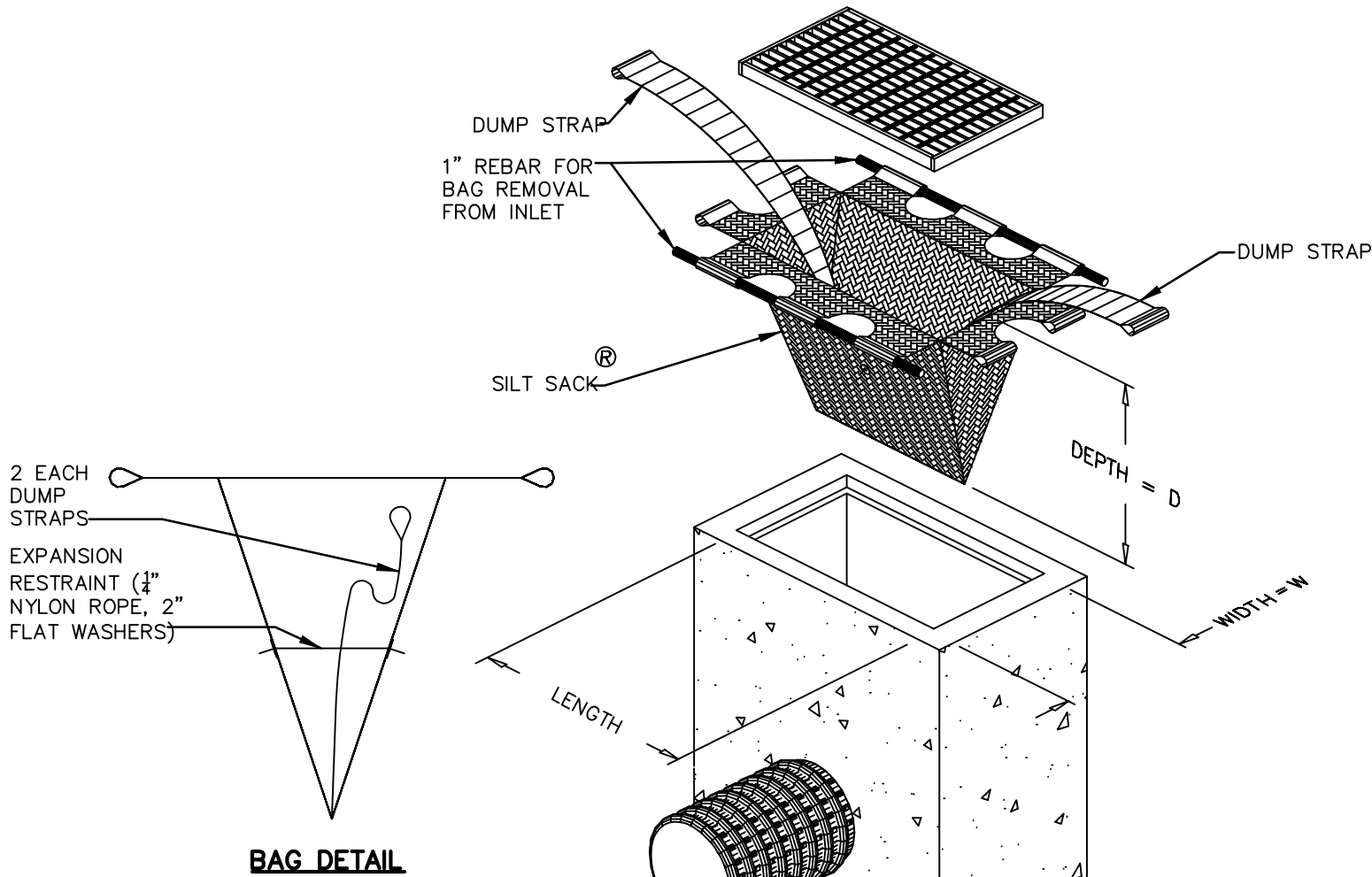
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SECTION VIEW

SEDIMENT BARRIER (SILT SOCK)

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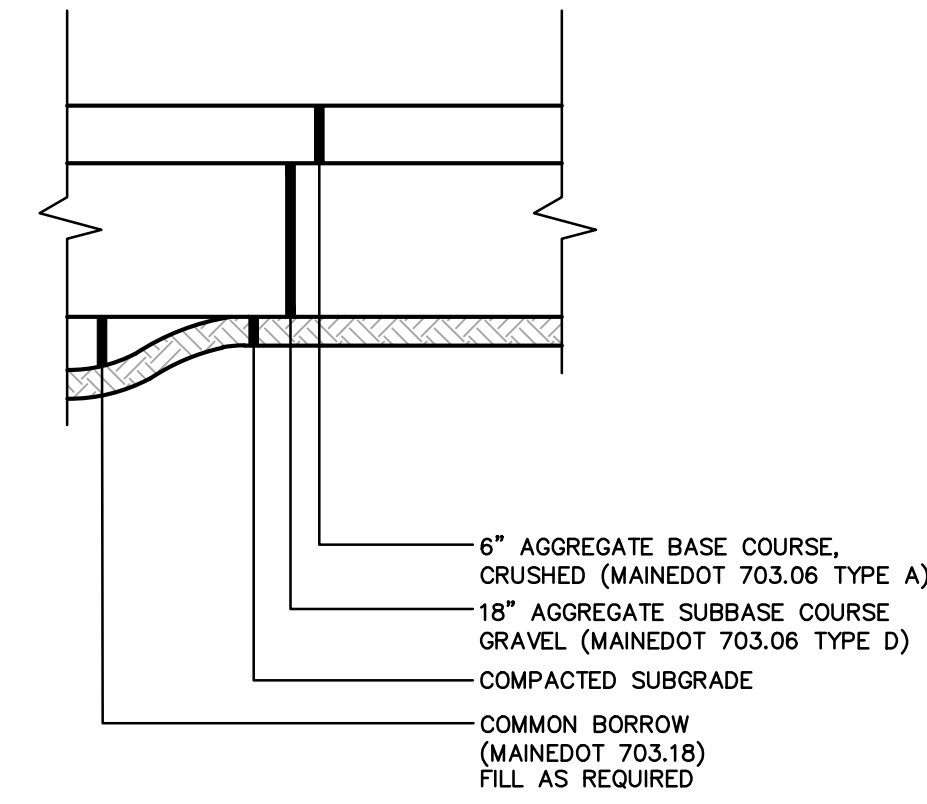
BAG DETAIL

MAINTENANCE SCHEDULE:

- EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT.
- IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACKS SHALL BE INSPECTED EVERY 2-3 WEEKS.
- THE YELLOW RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

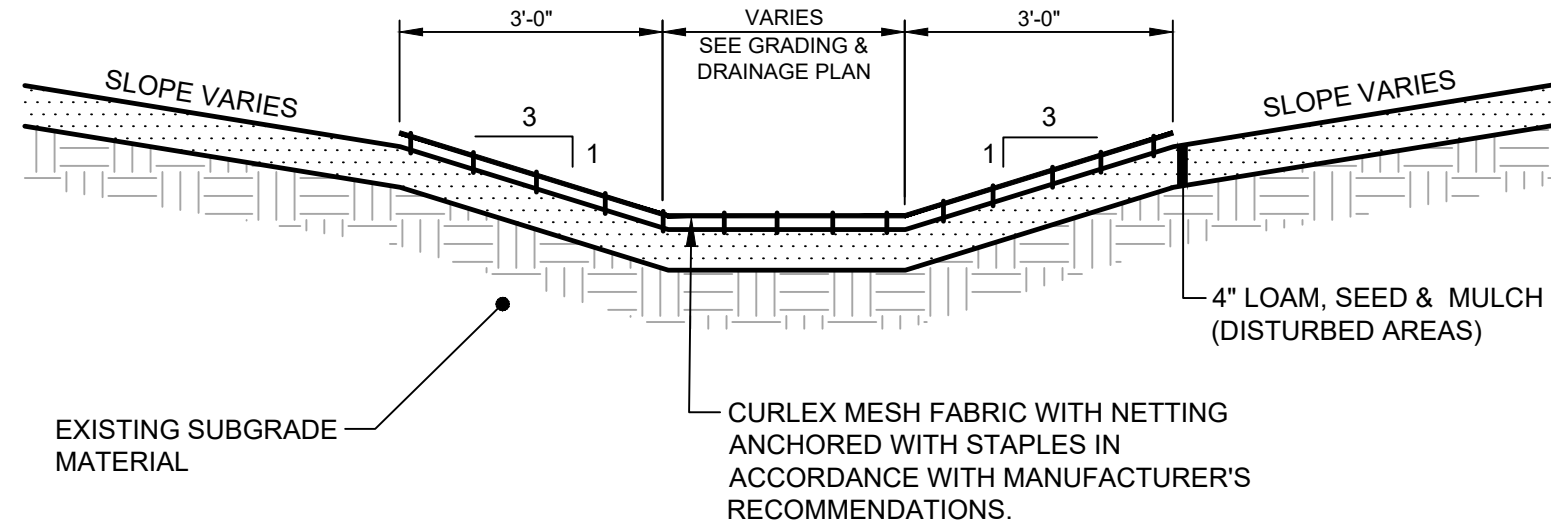
SILTSACK DETAIL

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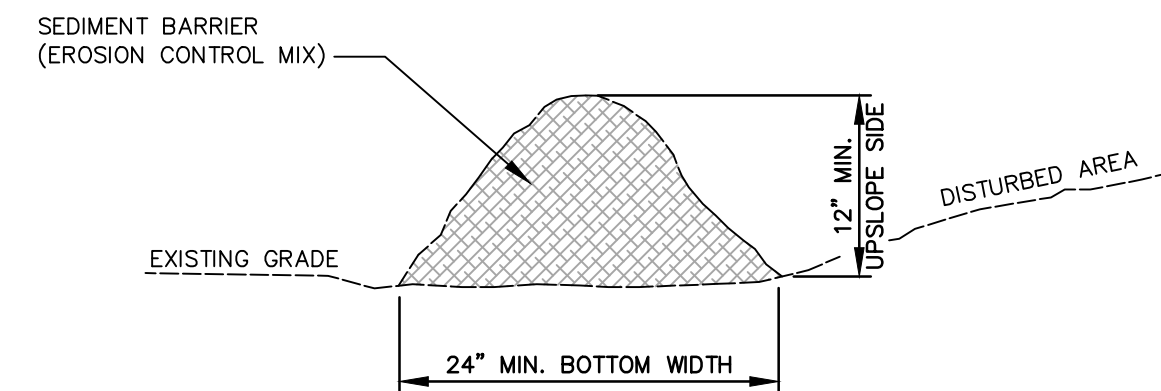
NOTES:

- ALL MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE MDOT STANDARD SPECIFICATIONS.
- SEE PLANS FOR LOCATION(S).



VEGETATED DRAINAGE SWALE

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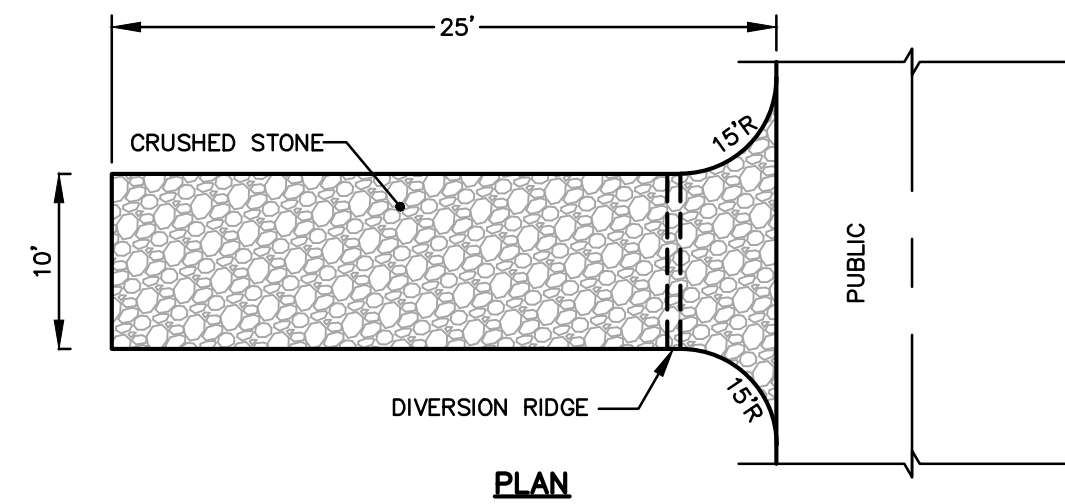


IN ORDER FOR EROSION CONTROL MIX TO BE USED IN LIEU OF SILT FENCE IT MUST MEET THE FOLLOWING STANDARDS:

- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 50 AND 100%, DRY WEIGHT BASIS.
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85%, PASSING A 0.75" SCREEN.
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE <4.0 mmhos/cm.
- THE pH SHOULD FALL BETWEEN 5.0 AND 8.0.
- THE EROSION CONTROL MIX SHALL CONTAIN A WELL GRADED MIXTURE OF PARTICLE SIZES AND BE CONTAIN ROCKS LESS THAN 1/4" DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
- PLACE BARRIER ALONG A RELATIVELY FLAT CONTOUR. CUT TALL GRASSES, OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES WHERE FINES CAN WASH UNDER THE BARRIER THROUGH GRASS BLADES AND BRANCHES.
- PLACEMENT OF BARRIER SHOULD BE:
 - AT TOE OF THE SLOPE.
 - ON FROZEN GROUND, BEDROCK OR ROOTED FORESTED AREAS.
 - AT THE EDGE OF GRAVEL AND AREAS UNDER CONSTRUCTION.
- BARRIER SHALL NOT BE USED ADJACENT TO WETLANDS
- REMOVE SEDIMENT DEPOSITS WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
- WHEN BARRIER IS DECOMPOSED, CLOGGED WITH SEDIMENT, ERODED OR INEFFECTIVE, IT MUST BE REPLACED OR REPAIRED. THE BARRIER SHOULD BE RESHAPED AS NECESSARY.

SEDIMENT BARRIER (EROSION CONTROL MIX)

NOT TO SCALE



PLAN

NOTES:

- USE CRUSHED STONE OR ACCEPTABLE ON-SITE MATERIAL. (STONE AGGREGATE SIZE - 2" TO 3").
- GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE. ACCEPTABLE MATERIALS ARE TREVIRA SPUNBOND 1135 MIRAFT 600X, OR EQUIVALENT.
- LENGTH - AS SHOWN.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY. INGRESS OR EGRESS.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC REPAIR AND TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN COMPLETE, CONTRACTOR TO REMOVE STONE AND GRADE SUBBASE TO MATCH EXISTING OR PROPOSED GRADES. COVER WITH MINIMUM 6-INCH LAYER OF LOAM. APPLY WETLAND SEED MIX WHEN IN FLOODPLAIN (ELEVATION 40 AND BELOW) AND CONSERVATION MIX ABOVE. COVER WITH BIODEGRADABLE DOUBLE NET STRAW MAT.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

For Review Only
11-23-21

REV.	DATE	REVISION DESCRIPTION

DESIGNED BY: KSJ
DRAWN BY: KSJ
CHECKED BY: PJC
DATE: 11/18/2021
FILE NAME: 1172-0002 DET01.dwg

PROJECT NAME:

TRAILER PARKING
10 TROIANO WAY
GARDINER, MAINE

CLIENT:

GARDINER TRANSFER
COMPANY, LLC
PO BOX 3541
PORTLAND, MAINE

SHEET TITLE:

EROSION &
SEDIMENTATION
CONTROL NOTES
& DETAILS

SHEET NO:

C-501