



BRIDGE STREET ELEVATION
SCALE 3/16" = 1'-0"



BACK ELEVATION
SCALE 3/16" = 1'-0"

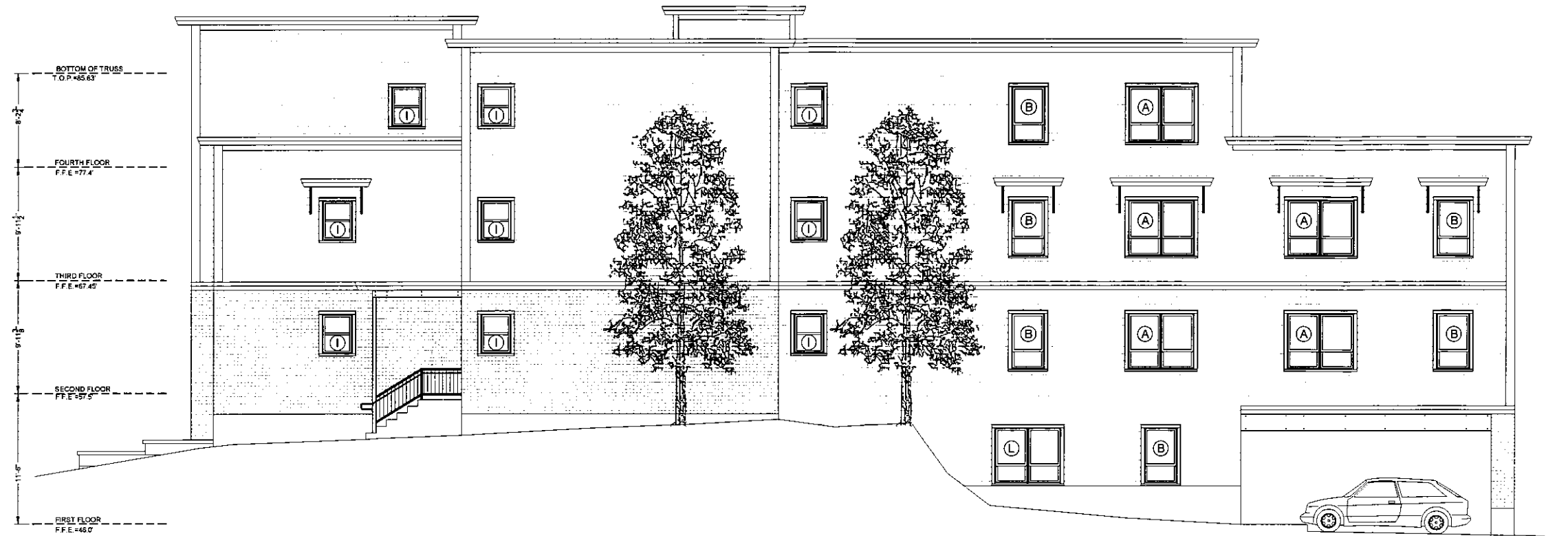
1	J.L.A.	01-15-2024	DATE	1	01-15-2024	DATE	1	01-15-2024	DATE	1	01-15-2024	DATE
REV.	APP'D	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
THE PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM A.E. HODSDON CONSULTING ENGINEERS. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO A.E. HODSDON CONSULTING ENGINEERS.												

PRELIMINARY
NOT FOR
CONSTRUCTION

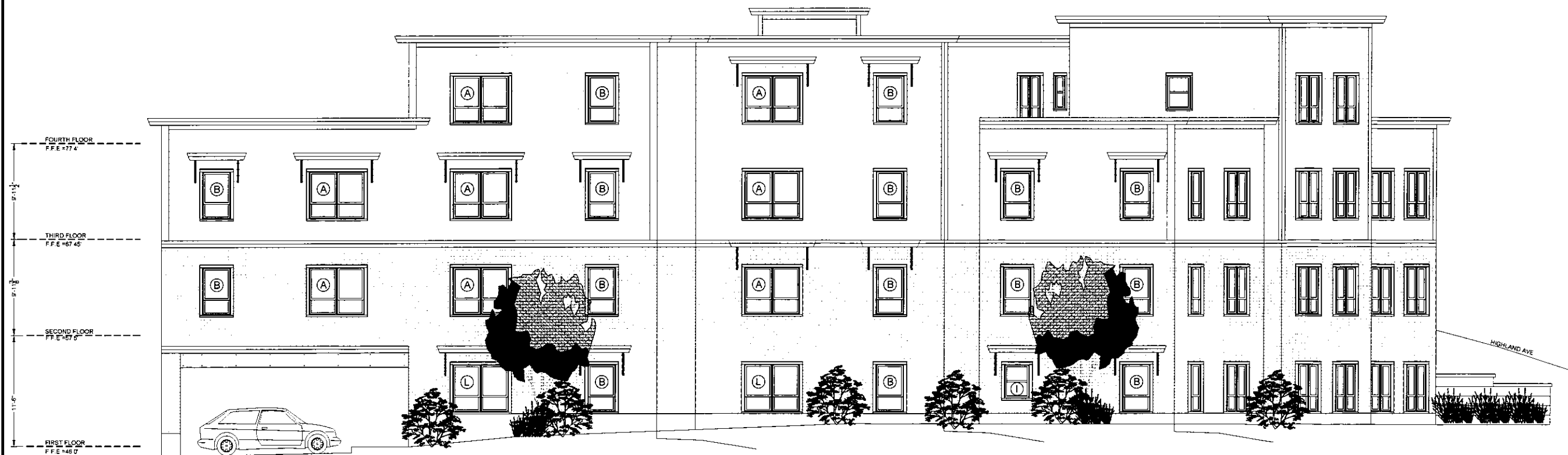
ELEVATIONS
OF:
IRON HEIGHTS APARTMENTS
SUMNER STREET
GARDNER, MAINE
FOR:
MASTWAY DEVELOPMENT LLC
2 BEECH STREET, SUITE 118
HALLOWELL, MAINE

DRAWN	CHECKED
MG	BEM
SCALE	DATE
AS NOTED	01-10-2024

A1.1
PROJECT#: 12-24



HIGHLAND AVENUE ELEVATION
SCALE 3/16" = 1'-0"



SUMMER STREET ELEVATION
SCALE 3/16" = 1'-0"

REV	DATE	STATUS	DESCRIPTION
T	01-15-2024	DATE	SUBMIT TO CITY
JLA	DATE	STATUS	
APPD	DATE	STATUS	

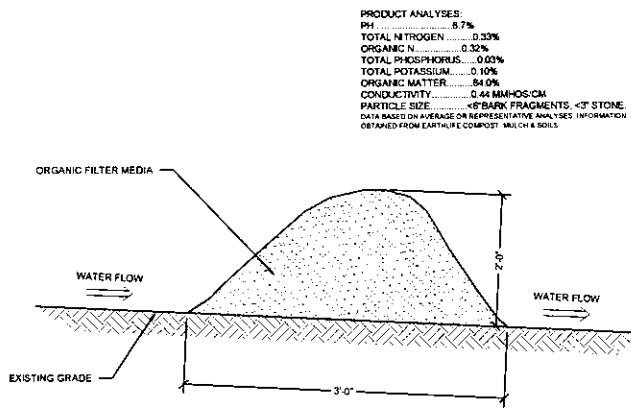
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**PRELIMINARY
NOT FOR
CONSTRUCTION**

ELEVATIONS
OF:
IRON HEIGHTS APARTMENTS
SUMMER STREET
GARDNER, MAINE
FOR:
MASTWAY DEVELOPMENT LLC
2 BEECH STREET, SUITE 10
HALLOWELL, MAINE

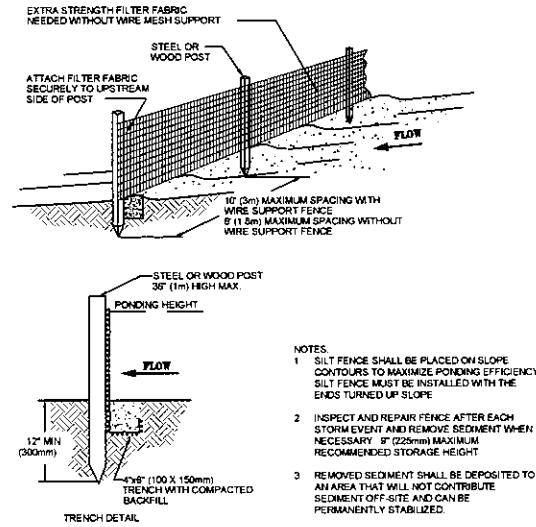
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MG	BEM
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A1.0
PROJECT# 12-24



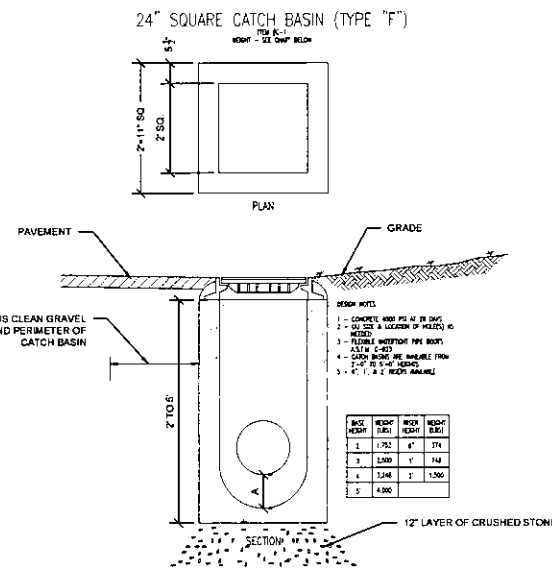
EROSION CONTROL BERM
Not To Scale

PRODUCT ANALYSES:
 PH 8.7%
 TOTAL NITROGEN 0.33%
 ORGANIC N 0.32%
 TOTAL PHOSPHORUS 0.021%
 TOTAL POTASSIUM 0.10%
 ORGANIC MATTER 84.0%
 CONDUCTIVITY 0.44 MH-CM
 PARTICLE SIZE: $\le 4\phi$ BARK FRAGMENTS, $\le 2\phi$ STONE
 DATA BASED ON AVERAGE OR REPRESENTATIVE SAMPLES. INFORMATION OBTAINED FROM EARTH & COMPOST, MULCH & SOILS.



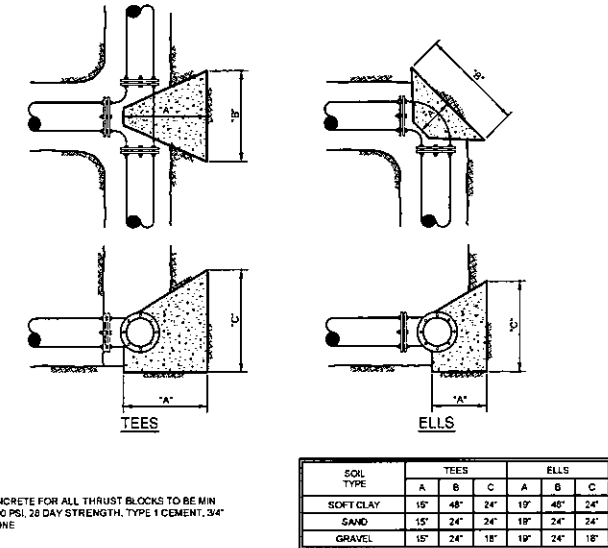
SILT FENCE
Not To Scale

- NOTES:
- SILT FENCE SHALL BE PLACED ON SLOPE TO FOLLOW CONTOURS TO MAXIMIZE PONDED EFFICIENCY. SILT FENCE MUST BE INSTALLED WITH THE ENDS TURNED UP-SLOPE.
 - INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 12" MINIMUM MAXIMUM RECOMMENDED STORAGE HEIGHT.
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



PRECAST "F" CATCH BASIN DETAIL
Not To Scale

REV	DATE	BY	CHKD	DESCRIPTION
1	1/21	AK	JK	ADDED TRENCH DETAIL
2	1/24	AK	JK	ADDED NOTES
3	1/24	AK	JK	ADDED MATERIALS
4	1/24	AK	JK	ADDED DIMENSIONS
5	1/24	AK	JK	ADDED FINISH



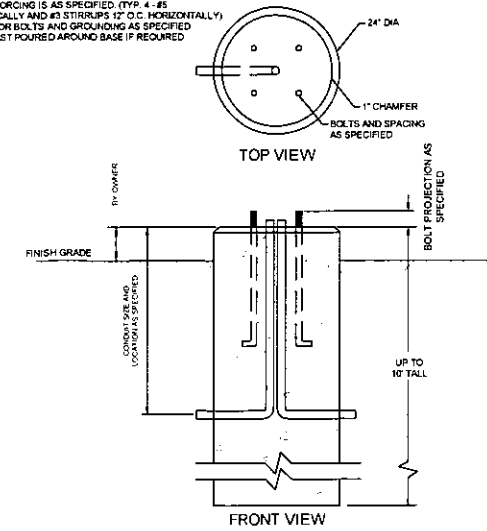
TYP THRUST BLOCKS
NOT TO SCALE

SOIL TYPE	TEES			ELLS		
	A	B	C	A	B	C
SOFT CLAY	15"	48"	24"	19"	48"	24"
SAND	15"	24"	24"	19"	24"	24"
GRAVEL	15"	24"	18"	19"	24"	18"

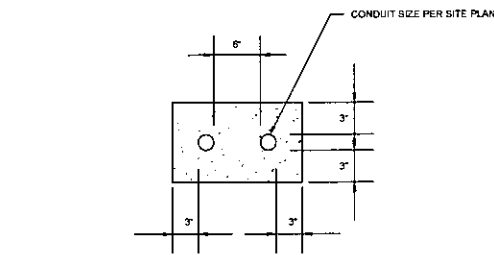
NOTE: CONCRETE FOR ALL THRUST BLOCKS TO BE MIN 3,000 PSI, 28 DAY STRENGTH, TYPE 1 CEMENT, 3/4" STONE

DESIGN NOTES:

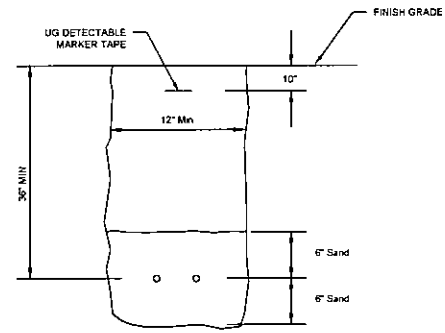
- CONCRETE 4000 PSI AT 28 DAYS.
- REINFORCING IS AS SPECIFIED (TYP: 4-#5 VERTICALLY AND #3 STRIPS 12" O.C. HORIZONTALLY).
- ANCHOR BOLTS AND GROUNDING AS SPECIFIED.
- BALLAST POURED AROUND BASE IF REQUIRED.



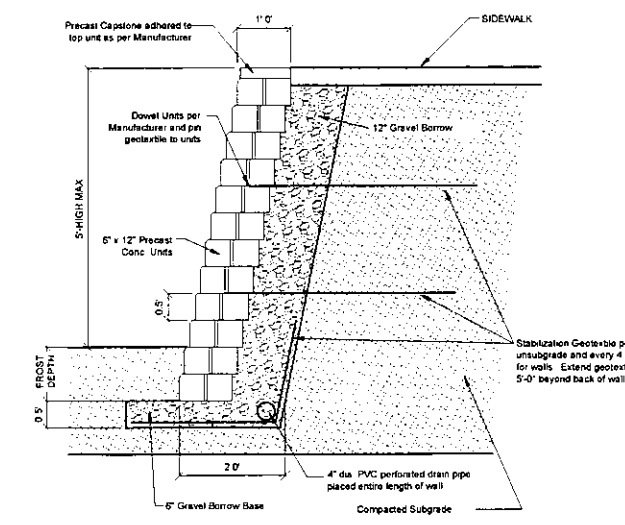
LIGHT POST BASE DETAIL
NOT TO SCALE



CONCRETE ENCASED CONDUIT DETAIL
NOT TO SCALE



ELECTRICAL/ LIGHTING TRENCH DETAIL
NOT TO SCALE



TYPICAL BLOCK RETAINING WALL DETAIL
NOT TO SCALE

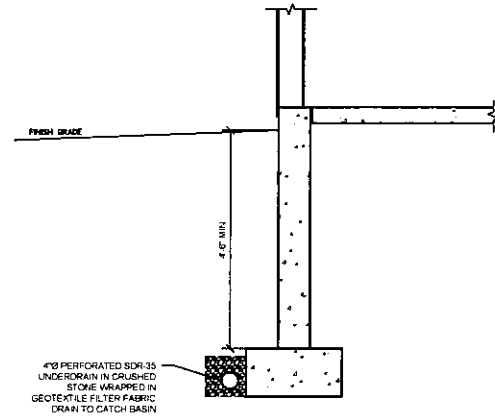
REV	APPD	DATE	STATUS
1	JLA	01-15-2024	SUBMIT TO CITY



SITE DETAILS
 OF: **IRON HEIGHTS APARTMENTS**
 2 SUMNER STREET
 GARDNER, MAINE
 FOR: **MASTWAY DEVELOPMENT LLC**
 2 BEECH STREET, SUITE 18
 HALLOWELL, MAINE

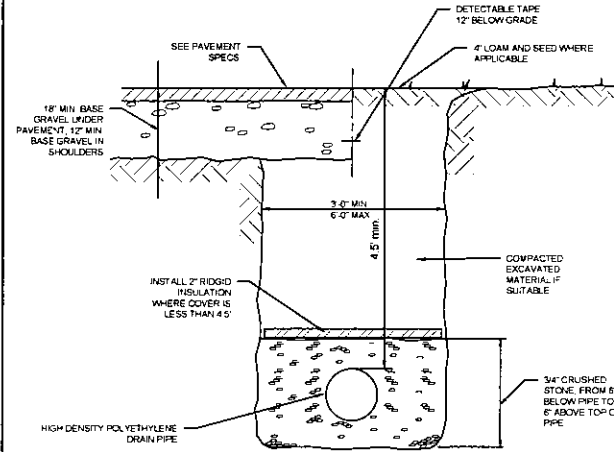
DRAWN	CHECKED
PLS	JLA
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C5.1
PROJECT#: 12-24



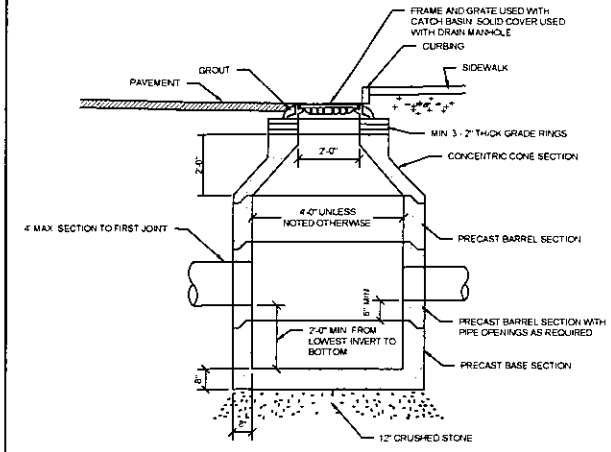
TYP FOUNDATION UNDERDRAIN DETAIL

NOT TO SCALE



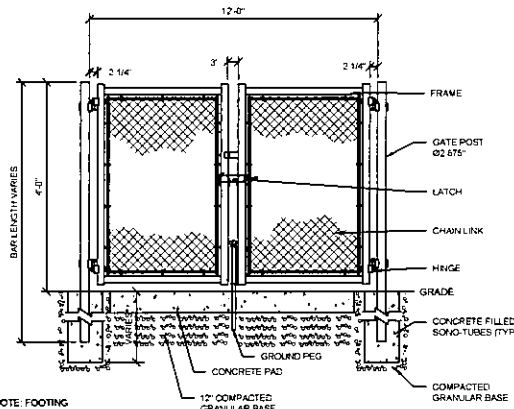
TYPICAL PIPE TRENCH

NOT TO SCALE



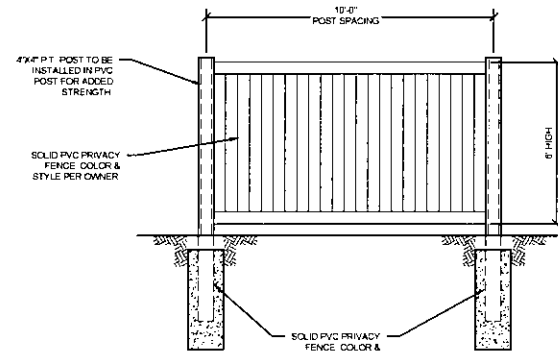
TYP PRECAST CATCH BASIN DETAIL

NOT TO SCALE



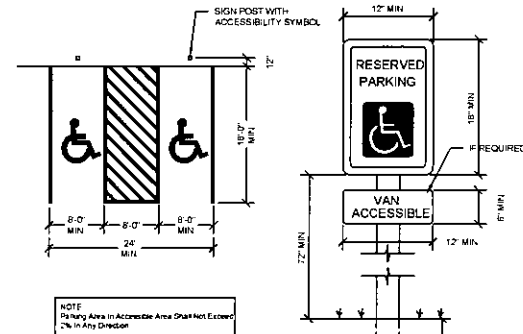
TYPICAL DUMPSTER GATE

NOT TO SCALE



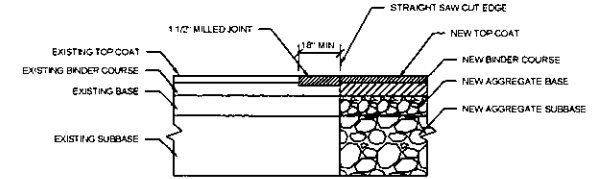
TYPICAL FENCE DETAIL

NOT TO SCALE



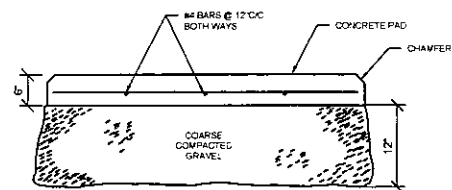
ADA PARKING DETAIL

NOT TO SCALE



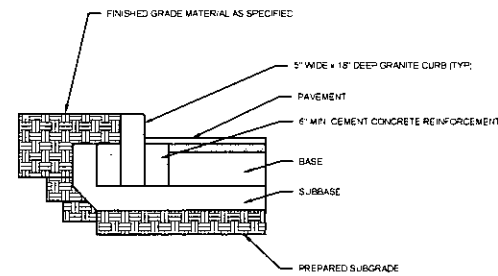
TYPICAL PAVEMENT SAW CUT

NOT TO SCALE



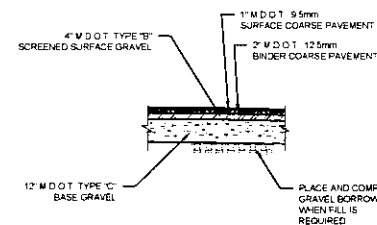
TYPICAL DUMPSTER PAD

NOT TO SCALE



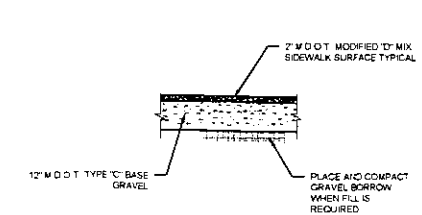
VERTICAL GRANITE CURB

NOT TO SCALE



TYPICAL PAVED PARKING LOT SECTION

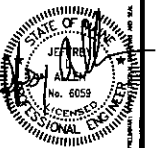
NOT TO SCALE



TYPICAL PAVED WALK SECTION

NOT TO SCALE

DATE:	01-10-2024	STATUS:	SUBMIT TO CITY
REV. APP'D:	JLA	DATE:	01-15-2024
THIS PLAN SHALL BE RELEASED WITHOUT WRITTEN PERMISSION FROM A/E/H/C/O. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. A/E/H/C/O SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS PLAN.			



SITE DETAILS
OF:
IRON HEIGHTS APARTMENTS
SUMNER STREET
GARDNER, MAINE
FOR:
MASTWAY DEVELOPMENT LLC
2 BEECH STREET, SUITE 10
HALLOWELL, MAINE

DRAWN	CHECKED
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PROJECT# 12-24

Erosion and Sediment Control Notes

- CONTRACTOR SHALL FOLLOW AND INSTALL EROSION CONTROL MEASURES PER MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) MANUAL (DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION).
- SEDIMENT BARRIERS PRIOR TO CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE DOWN-GRADIENT EDGE OF ANY AREA TO BE DISTURBED AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE DISTURBED AREA.
- WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCE. IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 30 FEET AND 50 FEET OF ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED. IF DISTURBANCE ACTIVITIES TAKE PLACE LESS THAN 30 FEET FROM ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED AND DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.
- ALL DISTURBED AREAS SHALL BE STABILIZED OR PROVIDED WITH TEMPORARY EROSION CONTROL WITHIN 14-DAYS OF DISTURBANCE.
- ALL DISTURBED AREAS THAT DO NOT RECEIVE FINAL SEEDING BY SEPTEMBER 15TH SHALL RECEIVE A WINTER RYE SEEDING AT THE RATE OF 3 LBS. PER 1,000 SQ. FT. AND A HEAVY LAYER (4") OF HAY OR STRAW MULCH. ALL DISTURBED AREAS SHALL BE STABILIZED WITH 7-DAYS OF DISTURBANCE.
- INSTALL SILT FENCE AND OTHER EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS AND AT THE LIMIT OF CLEARING FOR ALL SITE WORK AND ABOVE ALL WATER COURSES TO PROTECT AGAINST EROSION AND SEDIMENTATION FROM CONSTRUCTION. INSTALL ALONG CONTOUR WITH GUIDELINES PROVIDED IN LATEST EDITION OF MDEP BMP MANUAL AND IN ACCORDANCE WITH DETAILS. MAINTAIN MEASURES UNTIL DISTURBED AREAS HAVE BEEN STABILIZED WITH VEGETATION OR PAVEMENT.
- TEMPORARY EROSION CONTROL SHALL INCLUDE EROSION CONTROL BLANKETS OR MULCH. APPLY HAY OR STRAW MULCH AT A RATE OF 2 SQUARE BALES PER 1,000 SQ. FT. TO FORM A CONTINUOUS COVER OVER BARE SOIL. MAINTAIN MULCH COVER BY WETTING OR PLACING NETTING OVER MULCH. THE AREAS MAY ALSO BE HYDROSEEDED.
- PERMANENT STABILIZATION, IF THE AREA WILL NOT BE WORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, THEN PERMANENTLY STABILIZE THE AREA WITHIN 7 DAYS BY HYDROSEEDING OR PLANTING VEGETATION, SEEDING, SO, OR THROUGH THE USE OF PERMANENT MULCH, OR RIPRAP, OR ROAD SUB-BASE. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS, AMEND AREAS OF DISTURBED SUBSOILS WITH TOPSOIL, COMPOST, OR FERTILIZERS, PROTECT SEEDING AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL BLANKETS AND SCHEDULE PLANTING AND SEEDING SO TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDING AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL-ESTABLISHED WITH 90% COVER BY HEALTHY VEGETATION. IF NECESSARY, AREAS MUST BE REWORKED AND RESTABILIZED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT.
 - (A) SEEDING AREAS. FOR SEEDING AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.
 - (B) PERMANENT MULCH. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.
 - (C) RIPRAP. FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP. STONE MUST BE SIZED APPROPRIATELY. IT IS RECOMMENDED THAT ANGULAR STONE BE USED.
 - (D) DITCHES, CHANNELS, AND SWALES. FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH A 90% COVER OF HEALTHY VEGETATION, WITH A WELL-GRADED RIPRAP LINING, TURF REINFORCEMENT MAT, OR WITH ANOTHER NON-EROSIVE LINING SUCH AS CONCRETE OR ASPHALT PAVEMENT. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE CHANNEL LINING, UNDERCUTTING OF THE CHANNEL BANKS, OR DOWN-CUTTING OF THE CHANNEL.
- WINTER CONSTRUCTION IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1 THROUGH APRIL 15. IF DISTURBED AREAS ARE NOT STABILIZED WITH PERMANENT MEASURES BY NOVEMBER 1 OR NEW SOIL DISTURBANCE OCCURS AFTER NOVEMBER 1, BUT BEFORE APRIL 15, THEN THESE AREAS MUST BE PROTECTED AND RUNOFF FROM THEM MUST BE CONTROLLED BY ADDITIONAL MEASURES AND RESTRICTIONS.
 - (A) SITE STABILIZATION. FOR WINTER STABILIZATION, HAY MULCH IS APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.
- ALL DISTURBED AREAS TO BE RE-VEGETATED SHALL RECEIVE 4" OF LOAM. THE LOAM SHALL BE SEEDED, FERTILIZED, AND MULCHED AT THE RATES SHOWN IN THE NOTES.
- ALL EROSION CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL GRASS HAS BECOME 90% ESTABLISHED.
- EROSION CONTROL BLANKET SHALL BE USED IN ALL DITCHES AND ON DISTURBED SLOPES IN EXCESS OF 15% GRADE.
- ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE MUNICIPALITY AND/OR THE MAINE DEP TO STOP SEDIMENT FROM LEAVING THE SITE. ANY ADDITIONAL EROSION CONTROL REQUIRED WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- INSPECT THESE AREAS AT LEAST ONCE A WEEK AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT (RAINFALL), AND PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES. IF BEST MANAGEMENT PRACTICES (BMP'S) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. IF ADDITIONAL BMP'S OR SIGNIFICANT REPAIR OF BMP'S 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.
- THE CONTRACTOR SHALL REPAIR AND RE-SEED ALL ERODED AREAS WITHIN 1-YEAR OF THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK. REPAIR WORK SHALL BE COMPLETED WITHIN 14-DAYS OF NOTIFICATION.
- REMOVAL OF TEMPORARY MEASURES. REMOVE ANY TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.

ALL DISTURBED AREAS TO BE REVEGETATED AS FOLLOWS:

HAY MULCH	2 BALES/1000 SQ. FT.
GROUND LIMESTONE	138 LB./1000 SQ. FT.
FERTILIZER 10-20-20	16.4 LB./1000 SQ. FT.
SEED MIX	
CREEPING RED FESCUE	0.46 LB./1000 SQ. FT.
RED TOP	0.05 LB./1000 SQ. FT.
TALL FESCUE	0.46 LB./1000 SQ. FT.

SEED MUST BE PACKAGED LABELED FOR USE IN THE CURRENT YEAR
PROVIDE COPY OF LABEL TO OWNER AND/OR ENGINEER

EMBANKMENT SEEDING MIXTURE		
SPECIES	VARIETIES	LB. PER ACRE
FLATPEA	LATHCO	10.0
PERENNIAL PEA	LANCER	2.0
CROWN VETCH	PENNGIFT, CHEMUG	10.0
TALL FESCUE	KY-31, REBEL, KEN-HI	10.0

INSPECTION AND MAINTENANCE PLAN FOR STORMWATER MANAGEMENT STRUCTURES (BMP'S)		
	INSPECTION SCHEDULE	CORRECTIVE ACTIONS
VEGETATED AREAS	ANNUALLY EARLY SPRING AND AFTER HEAVY RAINS.	INSPECT ALL SLOPES AND EMBANKMENTS AND REPLANT AREAS OF BARE SOIL OR WITH SPARSE GROWTH. ARMOR RILL EROSION AREAS WITH RIPRAP OR DIVERT THE RUNOFF TO A STABLE AREA. INSPECT AND REPAIR DOWN-SLOPE OF ALL SPREADERS AND TURN-OUTS FOR EROSION. MOW VEGETATION AS SPECIFIED FOR THE AREA.
DITCHES, SWALES AND OPEN STORMWATER CHANNELS	ANNUALLY SPRING AND LATE FALL AND AFTER HEAVY RAINS.	REMOVE OBSTRUCTIONS, SEDIMENTS OR DEBRIS FROM DITCHES, SWALES AND OTHER OPEN CHANNELS. REPAIR ANY EROSION OF THE DITCH LINING. MOW VEGETATED DITCHES. REMOVE WOODY VEGETATION GROWING THROUGH RIPRAP. REPAIR ANY SLUMPING SIDE SLOPES. REPAIR RIPRAP WHERE UNDERLYING FILTER FABRIC OR GRAVEL IS SHOWING OR IF STONES HAVE DISLODGED.
CULVERTS	SPRING AND LATE FALL AND AFTER HEAVY RAINS.	REMOVE ACCUMULATED SEDIMENTS AND DEBRIS AT THE INLET, OUTLET, OR WITHIN THE CONDUIT. REMOVE ANY OBSTRUCTION TO FLOW. REPAIR ANY EROSION DAMAGE AT THE CULVERT'S INLET AND OUTLET.
CATCH BASINS	ANNUALLY IN THE SPRING.	REMOVE SEDIMENTS AND DEBRIS FROM THE BOTTOM OF THE BASIN AND INLET GRATES. REMOVE FLOATING DEBRIS AND OILS (USING OIL ABSORPTIVE PADS) FROM ANY TRAP.
ROADWAYS AND PARKING AREAS	ANNUALLY IN THE SPRING OR AS NEEDED.	CLEAR AND REMOVE ACCUMULATED WINTER SAND IN PARKING LOTS AND ALONG ROADWAYS. SWEEP PAVEMENT TO REMOVE SEDIMENT. GRADE ROAD SHOULDERS AND REMOVE ACCUMULATED WINTER SAND. GRADE GRAVEL ROADS AND GRAVEL SHOULDERS. CLEAN OUT THE SEDIMENT WITHIN WATER BARS OR OPEN-TOP CULVERTS. ENSURE THAT STORMWATER RUNOFF IS NOT IMPEDED BY FALSE DITCHES OF SEDIMENT IN THE SHOULDER.

General Site Notes

- EXISTING UTILITIES. EXISTING UTILITIES HAVE BEEN IDENTIFIED FROM FIELD SURVEYS AND EXISTING RECORDS. THE ENGINEER AND OWNER MAKE NO GUARANTEE OF THE ACCURACY OF THE LOCATIONS AS SHOWN ON THE PLANS. IN ADDITION, UTILITIES THAT EXIST MAY NOT BE SHOWN ON THE PLANS. INDIVIDUAL WATER OR SEWER SERVICES ARE GENERALLY NOT SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR THE INTEGRITY OF ALL EXISTING UTILITIES INCLUDING INDIVIDUAL SERVICES WHETHER OR NOT THEY ARE SHOWN CORRECTLY OR SHOWN AT ALL ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL DIG-SAFE PROCEDURES AND CONTACTING NON-DIG-SAFE UTILITIES TO MARK THEIR UNDERGROUND UTILITIES BEFORE CONSTRUCTION BEGINS. REPAIR OF DAMAGED UTILITIES SHALL BE AT THE CONTRACTOR'S EXPENSE. NO DAMAGED UTILITIES SHALL BE BACKFILLED UNTIL THE OWNER'S REPRESENTATIVE INSPECTS AND APPROVES THE REPAIR.
- TEMPORARY EROSION CONTROL SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS.
- NO TRENCH SHALL BE LEFT OPEN OVERNIGHT. IF TRENCH IS NOT BACKFILLED, SECURE WITH CONCRETE BARRIERS AND STEEL PLATE OVER TRENCH.
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL UTILITY FOR HOLDING UTILITY POLES AS NEEDED. COST FOR THIS WORK WILL BE PAID BY THE CONTRACTOR.
- CONTRACTOR SHALL KEEP DAILY FIELD NOTES AND ACCURATE SWING TIES TO ALL EXISTING AND NEW UTILITIES INCLUDING APPARENTLY ABANDONED UTILITIES. THIS INFORMATION SHALL BE FURNISHED TO THE OWNER/ENGINEER ON A WEEKLY BASIS AND PRIOR TO PROJECT COMPLETION.
- THE CONTRACTOR SHALL FOLLOW OSHA SAFETY REQUIREMENTS AT ALL TIMES WHILE COMPLETING CONSTRUCTION WORK.
- TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD RECOMMENDATIONS, LATEST REVISION AND STATE AND LOCAL LAWS.

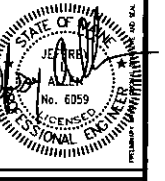
Housekeeping Notes

- SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.
 - ANY SPILL OR RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR OIL SPILLS, CALL 1-800-482-0777 WHICH IS AVAILABLE 24 HOURS A DAY. FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL, CALL 1-800-452-4664 WHICH IS AVAILABLE 24 HOURS A DAY. FOR MORE INFORMATION, VISIT THE DEP'S WEBSITE AT [HTTP://WWW.MAINE.GOV/DEP/SPILLS/EMERGSPILLSRESP/](http://www.maine.gov/dep/spills/emergspillsresp/)
- 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. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.
- 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, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.
- DEBRIS AND OTHER MATERIALS. MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF.
- EXCAVATION DE-WATERING. EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. THE COLLECTED WATER REMOVED FROM THE PONDED AREA MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE.
 - (A) DISCHARGES FROM FIREFIGHTING ACTIVITY,
 - (B) FIRE HYDRANT FLUSHINGS,
 - (C) VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES,
 - (D) DUST CONTROL RUNOFF,
 - (E) ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS,
 - (F) PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED,
 - (G) UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE,
 - (H) UNCONTAMINATED GROUNDWATER OR SPRING WATER,
 - (I) FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED,
 - (J) UNCONTAMINATED EXCAVATION DEWATERING, AND
 - (K) POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS
- UNAUTHORIZED NON-STORMWATER DISCHARGES. THE CONTRACTOR MAY NOT ALLOW DISCHARGES OF THE FOLLOWING:
 - (A) WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS,
 - (B) FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE,
 - (C) SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING, AND
 - (D) TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

AEHodsdon
CONSULTING ENGINEERS
10 Common Street Waterville, Maine 04901
(207) 872-5164
(207) 872-0845

1	JLA	01-10-2024	DATE	STATUS	SUBMIT TO CITY
REV	APPD				

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EROSION CONTROL & GENERAL NOTES PLAN
OF
IRON HEIGHTS APARTMENTS
SUNNYSIDE DRIVE
CAMDEN, MAINE
FOR
MASTWAY DEVELOPMENT LLC
2 BEECH STREET, SUITE 13
HALLOWELL, MAINE

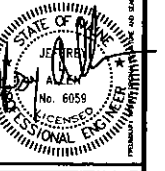
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FLS	JLA
SCALE	DATE
AS NOTED	01-10-2024

C0.2
PROJECT# 12-24



REV	J.A.	DATE	STATUS
1	JLA	01-15-2024	SUBMIT TO CITY

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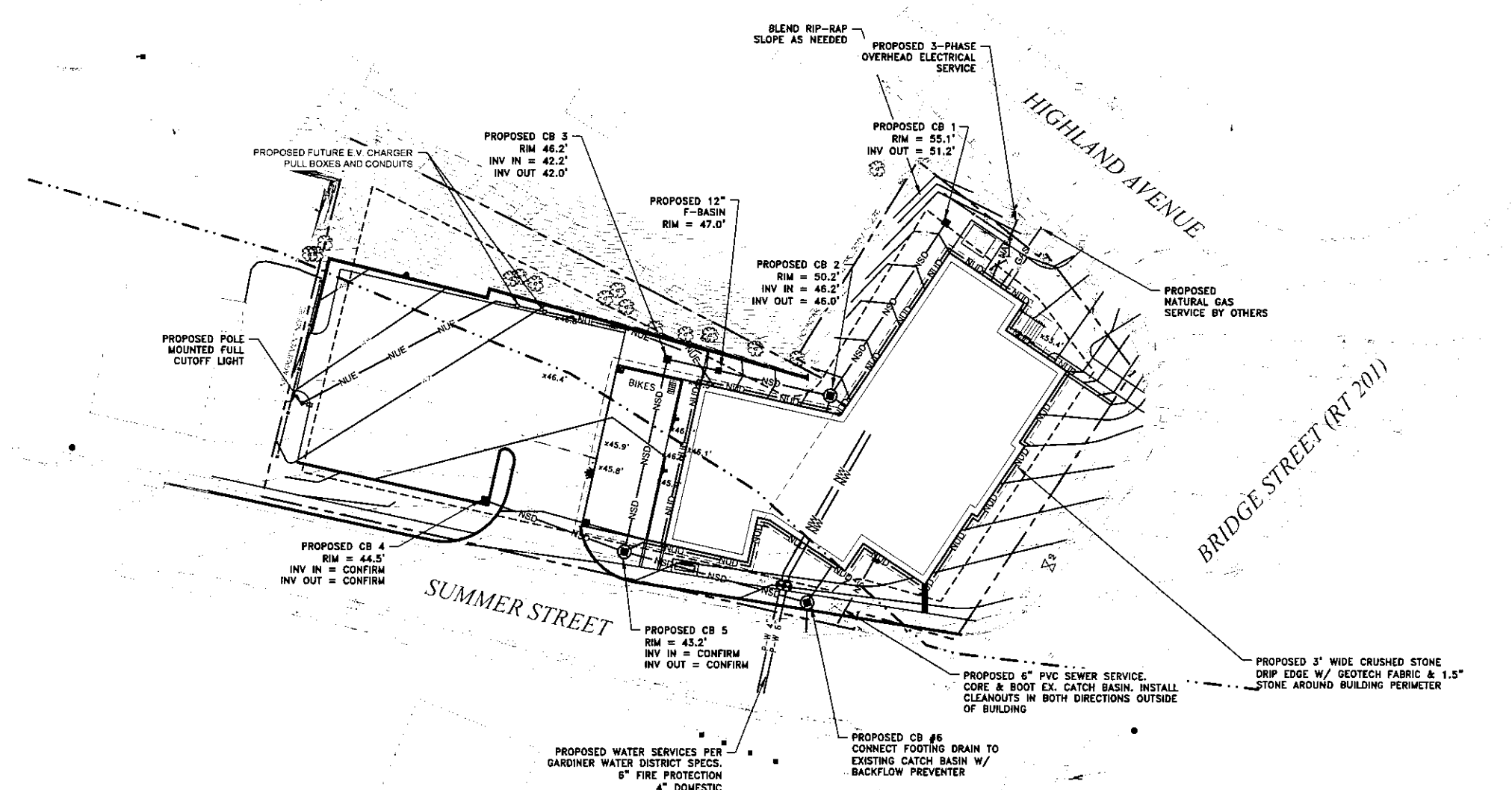


SITE GRADING AND UTILITY PLAN
OF
IRON HEIGHTS APARTMENTS
SUMMER STREET
GARDINER, MAINE
FOR
MASTWAY DEVELOPMENT LLC
2 BEECH STREET, SUITE 1B
HALLOWELL, MAINE

DRAWN	CHECKED
PLS	JLA
SCALE	DATE
AS NOTED	01-10-2024

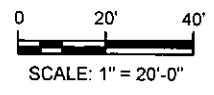
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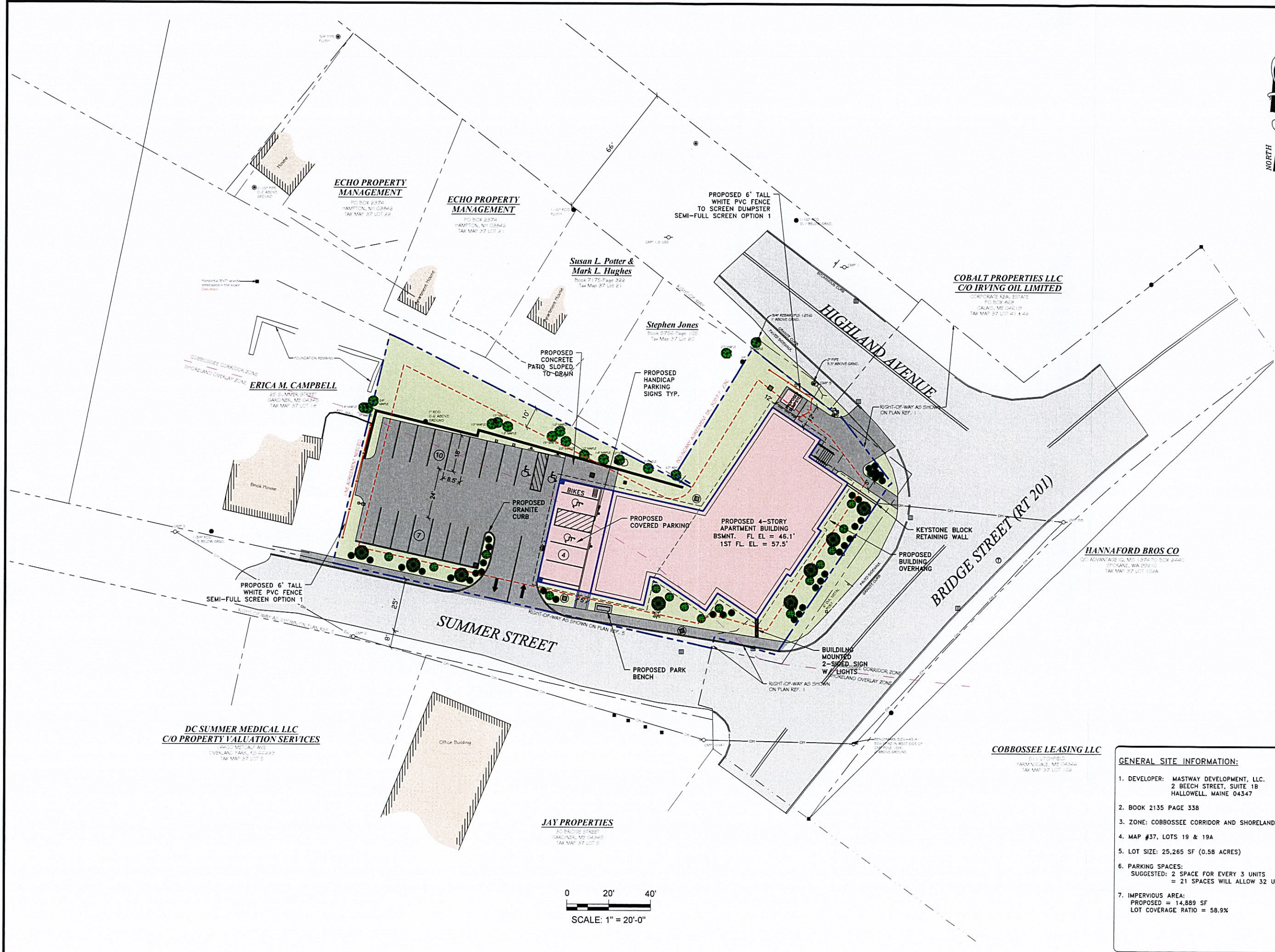
PROJECT# 12-24



LEGEND

EXISTING	PROPOSED	
•	•	IRON ROD
○	○	IRON PIPE
□	□	GRANITE MONUMENT
○	○	UTILITY POLE
○	○	GUY ANCHOR
—	—	OVERHEAD UTILITY LINE
—	—	BELOW GROUND ELECTRIC
	○	LIGHT
	○	HYDRANT
	○	WATER VALVE
	—	WATER LINE
	—	SIGN
100	100	CONTOUR
	x 100.0	SPOT GRADE
---	---	PROPERTY LINE
---	---	STOCKADE FENCE
●	●	CATCH BASIN
—	—	STORM DRAIN
—	—	UNDERDRAIN
—	—	SANITARY MANHOLE
○	○	TREESHURUB
—	—	TREESHURUB LINE
—	—	EDGE OF PAVEMENT
—	—	CURB LINE
—	—	EDGE OF GRAVEL
—	—	BUILDING
—	—	SILT FENCE / FILTER BERM





**DC SUMMER MEDICAL LLC
C/O PROPERTY VALUATION SERVICES**
4401 METCAL AVENUE
OVERLAND PARK, KS 66223
TAX MAP 27 LOT E

ERICA M. CAMPBELL
20 SUMMER STREET
GARDNER, ME 04347
TAX MAP 27 LOT 14

**ECHO PROPERTY
MANAGEMENT**
PO BOX 2374
HAMPTON, NH 03842
TAX MAP 27 LOT 22

**ECHO PROPERTY
MANAGEMENT**
PO BOX 2374
HAMPTON, NH 03842
TAX MAP 27 LOT 21

**Susan L. Potter &
Mark L. Hughes**
Book 7175 Page 322
Tax Map 27 Lot 21

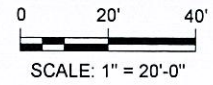
Stephen Jones
Book 2750 Page 102
Tax Map 27 Lot 20

**COBALT PROPERTIES LLC
C/O IRVING OIL LIMITED**
CORPORATE REAL ESTATE
PO BOX 400
CALAIS, ME 04819
TAX MAP 27 LOT 41 & 42

HANNAFORD BROS CO
OFF ADVANTAGE RD, MS 1274 PO BOX 2440
SPOKANE, WA 99210
TAX MAP 27 LOT 106A

COBBOSEE LEASING LLC
211 LITTLEFIELD
FARMYVILLE, ME 04842
TAX MAP 27 LOT 106

JAY PROPERTIES
30 HADDS STREET
GARDNER, ME 04345
TAX MAP 27 LOT E



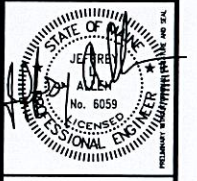
GENERAL SITE INFORMATION:

1. DEVELOPER: MASTWAY DEVELOPMENT, LLC.
2 BEECH STREET, SUITE 1B
HALLOWELL, MAINE 04347
2. BOOK 2135 PAGE 338
3. ZONE: COBBOSEE CORRIDOR AND SHORELAND OVERLAY
4. MAP #37, LOTS 19 & 19A
5. LOT SIZE: 25,265 SF (0.58 ACRES)
6. PARKING SPACES:
SUGGESTED: 2 SPACE FOR EVERY 3 UNITS
= 21 SPACES WILL ALLOW 32 UNITS
7. IMPERVIOUS AREA:
PROPOSED = 14,889 SF
LOT COVERAGE RATIO = 58.9%

AEHodsdon
CONSULTING ENGINEERS

10 Common Street Waterville, Maine 04901
(207) 873-5164
(207) 872-0645

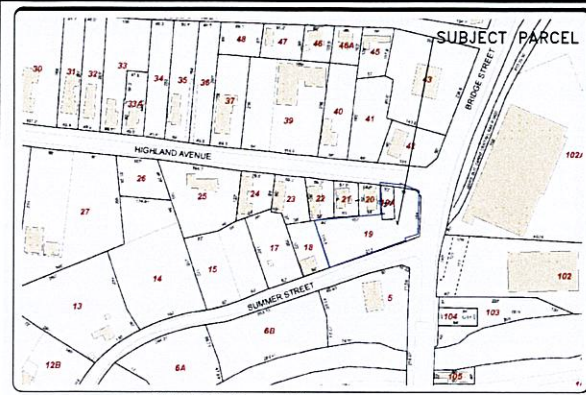
REV / APPD	1 / JLA	DATE	01-15-2024	STATUS	SUBMIT TO CITY
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OVERALL SITE PLAN
OF:
IRON HEIGHTS APARTMENTS
SUMMER STREET
GARDNER, MAINE
FOR:
MASTWAY DEVELOPMENT LLC
2 BEECH STREET, SUITE 1B
HALLOWELL, MAINE

DRAWN	CHECKED
PLS	JLA
SCALE	DATE
AS NOTED	01-10-2024

C0.1
PROJECT# 12-24



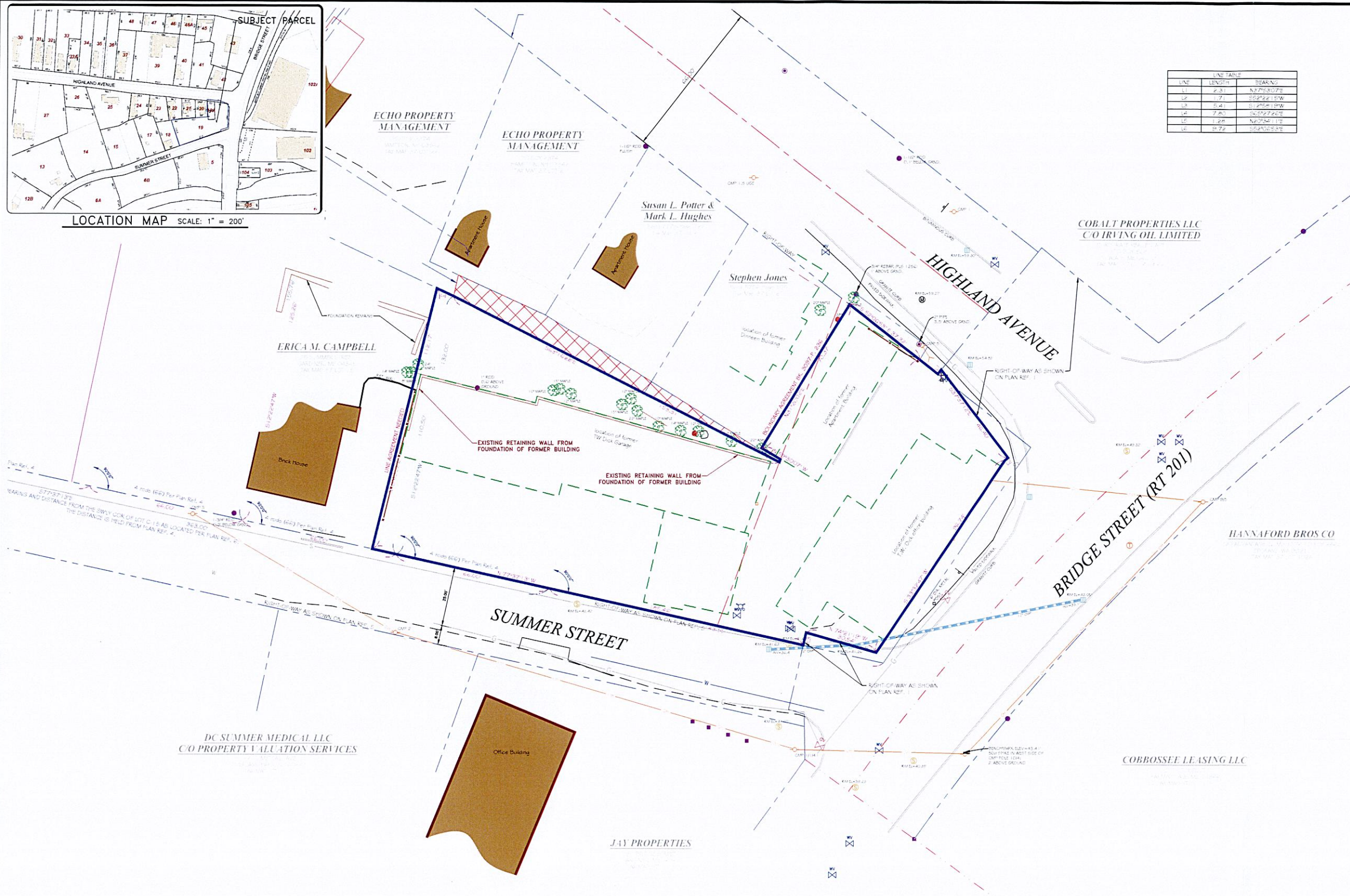
LOCATION MAP SCALE: 1" = 200'

LINE	LENGTH	BEARING
L1	6.81	N27°30'07"E
L2	1.71	S52°22'15"W
L3	3.41	S12°58'11"W
L4	7.85	S55°57'24"E
L5	1.24	N20°54'12"E
L6	8.72	S82°02'54"E

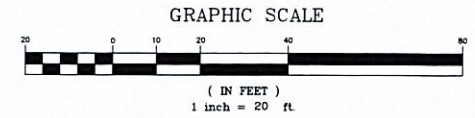


LEGEND:

- EXISTING TRANSFORMER
- UNDERGROUND UTILITY LINE
- EXISTING SITE LIGHT
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING DECIDUOUS TREE
- PROPOSED SUGAR MAPLE TREE
- PROPOSED SHRUBS
- BORING
- EXISTING STONE WALL
- EXISTING CONTOUR
- EXISTING WATER LINE
-
-
- EXISTING STORMDRAIN
- EXISTING NATURAL GAS LINE
- EXISTING CITY R.O.W.
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- PROPOSED NATURAL GAS
- PROPOSED WATER LINE(SIZE)
- PROPOSED WATER VALVE
-
-
- PROPOSED UNDERGROUND PRIMARY UTILITY TRENCH (ELECTRIC, PHONE, CABLE)
- PROPOSED UNDERGROUND SECONDARY UTILITY TRENCH (ELECTRIC, PHONE, CABLE)
- PROPOSED TRANSFORMER
- PROPOSED STORMDRAIN
- PROPOSED CATCHBASINS



PLAN REFERENCES:
 1) This plan was produced from the "Boundary Survey/Topographic Survey", created by E.S. Coffin Engineering on November 15, 2006.



RECORD OWNER:
CITY OF GARDINER - MAP 37, LOTS 19 & 19A
APPLICANT: MASTWAY DEVELOPMENT LLC
 2 Beech Street, Suite 1B
 Hallowell, ME 04347

GENERAL SITE INFORMATION:

- DEVELOPER: MASTWAY DEVELOPMENT, LLC, 2 BEECH STREET, SUITE 1B HALLOWELL, MAINE 04347
- BOOK 2135 PAGE 338
- ZONE: COBBOSSEE CORRIDOR, SHORELAND OVERLAY
- MAP #37, LOTS 19 & 19A
- LOT SIZE: 25,265 SF (0.58 ACRES)

IRON HEIGHTS APARTMENTS
 EXISTING CONDITIONS PLAN
GARDINER, MAINE
 KENNEBEC COUNTY