

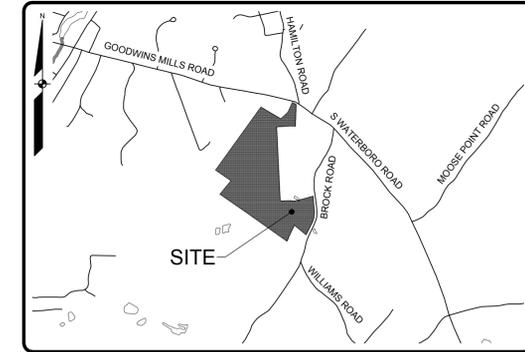
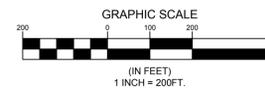
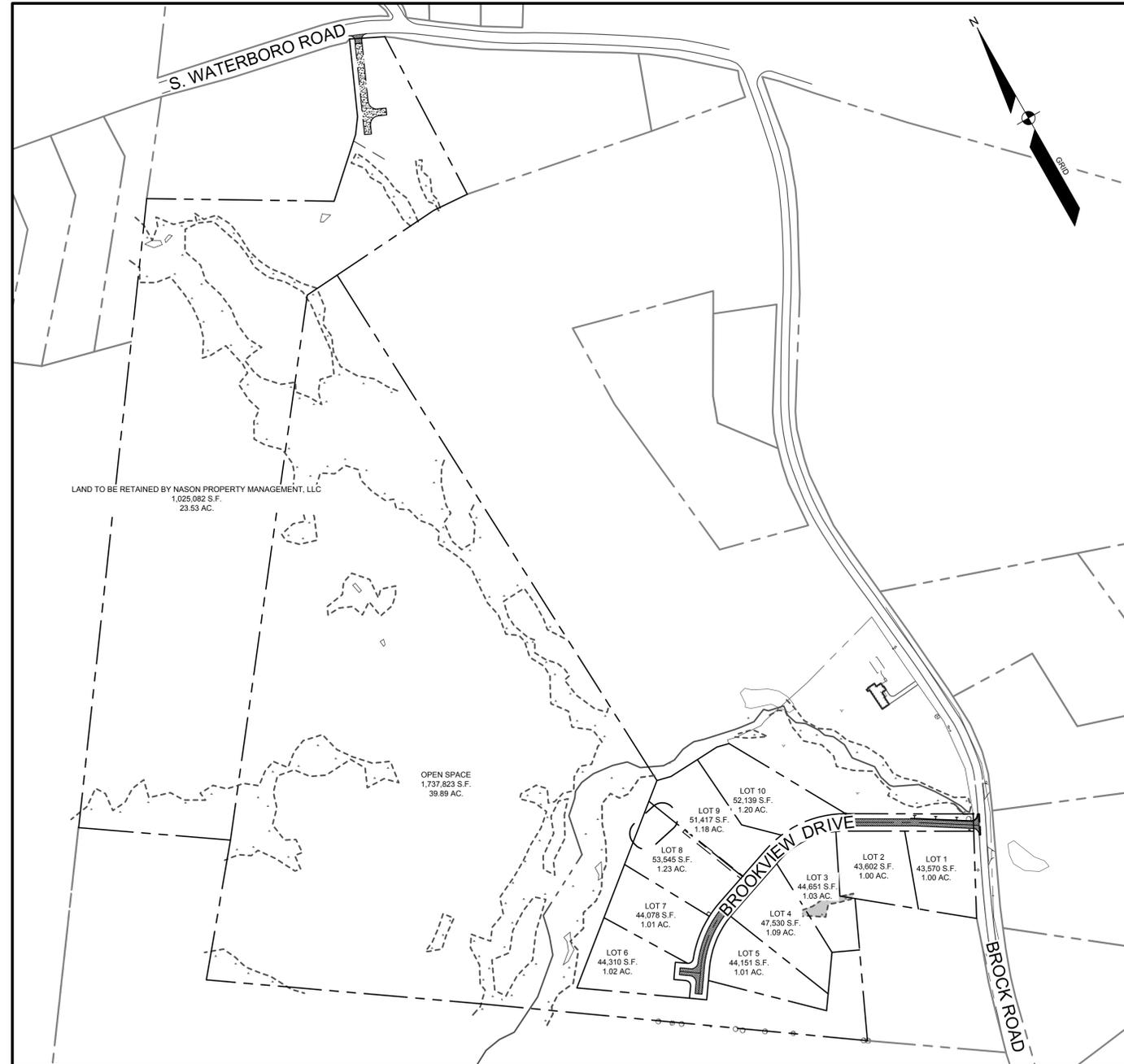
# BROOKVIEW ESTATES

BROCK ROAD  
LYMAN, MAINE

**APPLICANT:**  
**NASON PROPERTY  
 MANAGEMENT LLC**  
 P.O. BOX 384  
 KENNEBUNK, MAINE 04043

**ENGINEER/SURVEYOR/  
 LANDSCAPE ARCHITECT:**

**SEBAGO  
 TECHNICS**  
 WWW.SEAGOTECHNICS.COM  
 75 John Roberts Rd.  
 Suite 4A  
 South Portland, ME 04106  
 Tel. 207-200-2100



## SHEET INDEX

SHEET NUMBER SHEET TABLE

- |        |                                |
|--------|--------------------------------|
| 1      | COVER SHEET                    |
| 2      | NOTES & LEGEND                 |
| 3      | OVERALL SUBDIVISION PLAN       |
| 4      | SUBDIVISION PLAN 1             |
| 5      | OVERALL GRADING & UTILITY PLAN |
| 6      | PLAN & PROFILE 1               |
| 7      | PLAN & PROFILE 2               |
| 8      | PLAN & PROFILE 3               |
| 9      | EROSION CONTROL NOTES          |
| 10     | DETAILS 1                      |
| 11     | DETAILS 2                      |
| 12     | DETAILS 3                      |
| 13     | BMP CONSTRUCTION PLAN          |
| 1 OF 1 | EXISTING CONDITIONS PLAN       |

PAUL D. OSTROWSKI, PE 1175  
 STATE OF MAINE  
 PROFESSIONAL ENGINEER  
 NO. 1175  
 05/15/2023

C	PDO	05-15-2023	SUBMITTED TO TOWN OF LYMAN FOR FINAL APPROVAL
B	PDO	04-17-2023	PRELIMINARY SUBDIVISION APPLICATION TO TOWN OF LYMAN
A	PDO	03-06-2023	SUBMISSION TO MAINE DEP
REV	BY	DATE	STATUS

THIS PLAN SHALL NOT BE COPIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**SEBAGO  
 TECHNICS**  
 WWW.SEAGOTECHNICS.COM  
 75 John Roberts Rd.  
 Suite 4A  
 South Portland, ME 04106  
 Tel. 207-200-2100

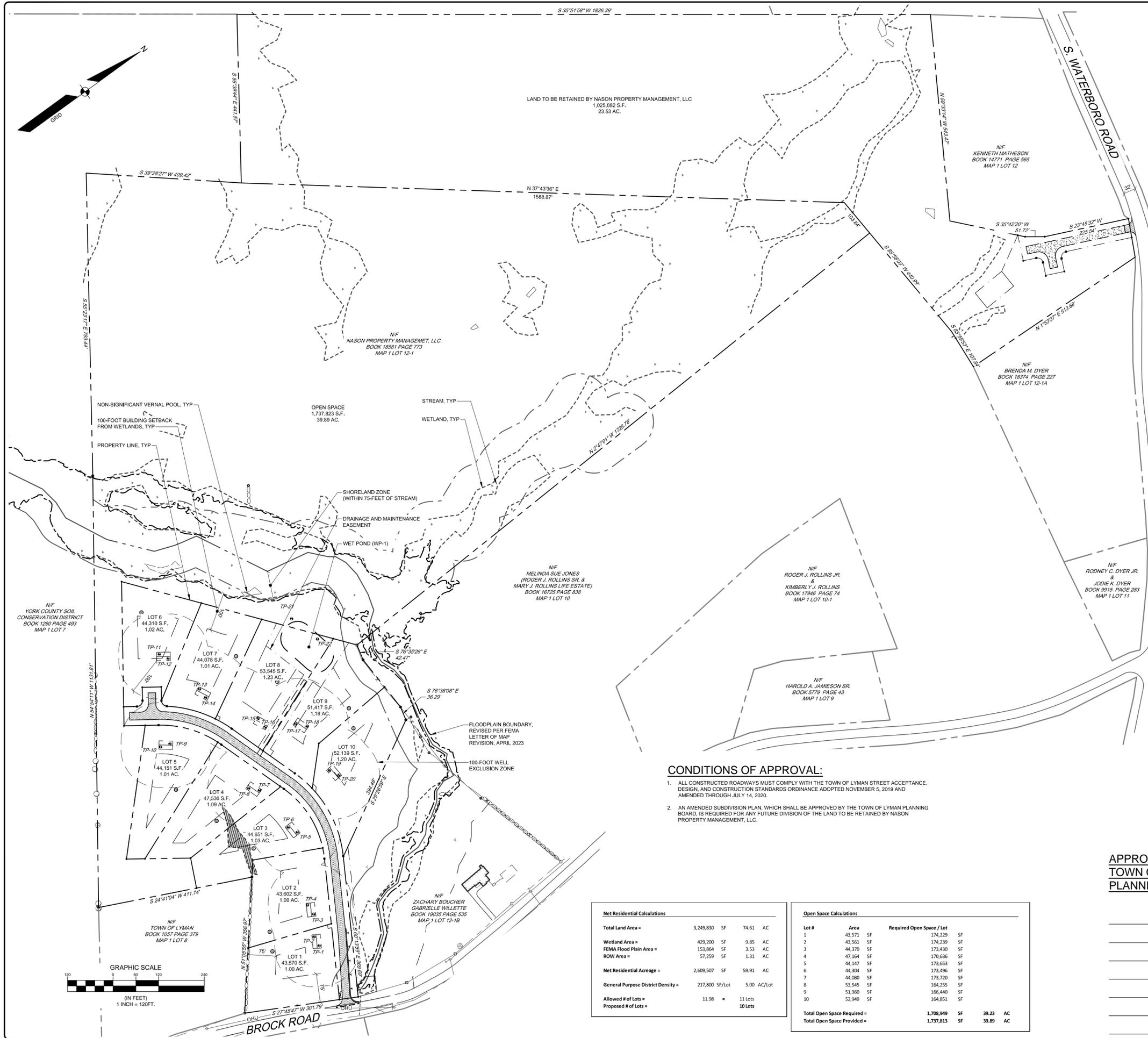
COVER SHEET  
 OF:  
**BROOKVIEW ESTATES**  
 BROCK ROAD  
 LYMAN, MAINE  
 FOR:  
**NASON PROPERTY MANAGEMENT LLC**  
 P.O. BOX 384  
 KENNEBUNK, MAINE 04043

DESIGNED	KJR
DRAWN	KJR
CHECKED	PDO
DATE	08/04/2022
SCALE	1" = 200'
PROJECT	21092

SHEET 1 OF 13

21092 C.dwg, TAB C





LOCATION MAP N.T.S.

**GENERAL NOTES:**

- THE RECORD OWNER OF THE PARCEL IS NASON PROPERTY MANAGEMENT LLC BY DEED DATED MARCH 5, 2021 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEED (YCRD) IN BOOK 18581, PAGE 773.
- THE PROPERTY IS SHOWN AS LOT 12-1 ON THE TOWN OF LYMAN TAX MAP 1 AND IS LOCATED IN THE GENERAL PURPOSE DISTRICT.
- SPACE AND BULK CRITERIA FOR THE GENERAL PURPOSE DISTRICT ARE AS FOLLOWS:
 

	REQUIRED	REQUIRED (CLUSTER)
MINIMUM LOT SIZE:	5 ACRES	1 ACRE
MAXIMUM LOT SIZE:		55,000 SQUARE FEET
MINIMUM STREET FRONTAGE:	375 FEET	150 FEET
MAXIMUM STREET FRONTAGE:		200 FEET
MINIMUM FRONT YARD:	75 FEET	75 FEET
MINIMUM INTERIOR SIDE YARD:	40 FEET	40 FEET
MINIMUM EXTERIOR SIDE YARD:		75 FEET
MINIMUM INTERIOR REAR YARD:	40 FEET	40 FEET
MINIMUM EXTERIOR REAR YARD:		75 FEET
MAXIMUM BUILDING COVERAGE:	20%	20%

 \*SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- THE AREA OF THE SUBJECT PARCEL ONE IS APPROXIMATELY 74.53 ACRES.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON FIELD LOCATION OF EXISTING MONUMENTATION BY SEBAGO TECHNICS, INC. IN OCTOBER OF 2021 AND PLAN REFERENCE 6A. HEREON: TOPOGRAPHIC INFORMATION SHOWN HEREON IS A COMBINATION OF DATA COLLECTED BY TRADITIONAL SURVEY METHODOLOGY (GROUND BASED) AND LIDAR (LIGHT DETECTION AND RANGING) DATA FROM NOAA AS FLOWN IN 2018.
- PLAN REFERENCES:
  - BOUNDARY SURVEY MAP FOR THE ESTATE OF EDWARD H. ROSS, MAILING ADDRESS: ESTATE OF EDWARD H. ROSS, C/O BARBARA TREMBLAY, P.O. BOX 839, WATERBORO, ME 04087, LOCATED ALONG BROCK ROAD AND SOUTH WATERBORO ROAD IN THE TOWN OF LYMAN, COUNTY OF YORK, STATE OF MAINE BY MAINE BOUNDARY CONSULTANTS DATED JUNE 16, 2015 AND REVISED THROUGH JULY 23, 2020. THE ORIGINAL PLAN DATED JUNE 16, 2015 IS RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 383, PAGE 24.
  - THIS IS A PARTIAL BOUNDARY SURVEY OF THE SOUTHEAST PORTION OF LOT 12-1 ON THE TOWN OF LYMAN TAX MAP 1. THE BOUNDARY MONUMENTS SHOWN HEREON ARE SOLELY FROM PLAN REFERENCE 6A. A TRAVERSE USING A 3" TOTAL STATION WAS RUN ON THE GROUND TO MONUMENTS FROM THE AFOREMENTIONED PLAN. THE RESULTING MEASUREMENTS ARE SHOWN HEREON.
  - THE ASSUMED SIDELINE OF BROCK ROAD IS AS SHOWN ON PLAN REFERENCE 6A.
  - ALL WETLAND SETBACKS SHOWN ARE 100 FEET FROM THE EDGE OF THE WETLANDS AS DELINEATED AND LOCATED IN NOTE 12 HEREON.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- BENCHMARK:
  - BM-1 SPIKE AT BASE OF 18" PINE ELEVATION: 317.73'
  - BM-2 SPIKE AT BASE OF 15" MAPLE ELEVATION: 305.84'
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C146-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR LYMAN, MAINE, YORK COUNTY, COMMUNITY-PANEL NUMBER 230195 0005 A, HAVING AN EFFECTIVE DATE OF MAY 15, 1991. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE A, AREAS OF SPECIAL FLOOD HAZARD INUNDED BY 100-YEAR FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN MARCH AND APRIL OF 2021 BY GARY M. FULLERTON, LICENSED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF SUBMETER ACCURACY.
- OPEN SPACE SHALL NOT BE DIVIDED OR USED FOR FUTURE BUILDING DEVELOPMENT.
- THE BROOKVIEW ESTATES HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN THE OPEN SPACE.

**CONDITIONS OF APPROVAL:**

- ALL CONSTRUCTED ROADWAYS MUST COMPLY WITH THE TOWN OF LYMAN STREET ACCEPTANCE, DESIGN, AND CONSTRUCTION STANDARDS ORDINANCE ADOPTED NOVEMBER 5, 2019 AND AMENDED THROUGH JULY 14, 2020.
- AN AMENDED SUBDIVISION PLAN, WHICH SHALL BE APPROVED BY THE TOWN OF LYMAN PLANNING BOARD, IS REQUIRED FOR ANY FUTURE DIVISION OF THE LAND TO BE RETAINED BY NASON PROPERTY MANAGEMENT, LLC.

**Net Residential Calculations**

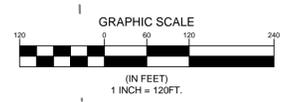
Total Land Area =	3,249,830 SF	74.61 AC
Wetland Area =	429,200 SF	9.85 AC
FEMA Flood Plain Area =	153,864 SF	3.53 AC
ROW Area =	57,259 SF	1.31 AC
Net Residential Acreage =	2,609,507 SF	59.91 AC
General Purpose District Density =	217,800 SF/Lot	5.00 AC/Lot
Allowed # of Lots =	11.98	= 11 Lots
Proposed # of Lots =		10 Lots

**Open Space Calculations**

Lot #	Area	Required Open Space / Lot
1	43,571 SF	174,229 SF
2	43,561 SF	174,239 SF
3	44,370 SF	173,430 SF
4	47,164 SF	170,636 SF
5	44,147 SF	173,653 SF
6	44,304 SF	173,496 SF
7	44,080 SF	173,720 SF
8	53,545 SF	164,255 SF
9	51,360 SF	166,440 SF
10	52,949 SF	164,851 SF
Total Open Space Required =	1,708,949 SF	39.23 AC
Total Open Space Provided =	1,737,813 SF	39.89 AC

APPROVAL-  
TOWN OF LYMAN  
PLANNING BOARD

SEE SHEET 4



DATE \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_

STATE OF MAINE, YORK COUNTY SS,  
REGISTRY OF DEEDS

RECEIVED \_\_\_\_\_ 20\_\_\_\_  
AT \_\_\_\_\_ H \_\_\_\_\_ M AND \_\_\_\_\_

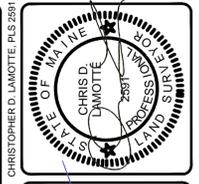
RECORDED IN \_\_\_\_\_

PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

ATTEST: \_\_\_\_\_ REGISTER

DESIGNED	KJR
DRAWN	KJR
CHECKED	PDO
DATE	08/04/2022
SCALE	1" = 120'
PROJECT	21092

SHEET 3 OF 13

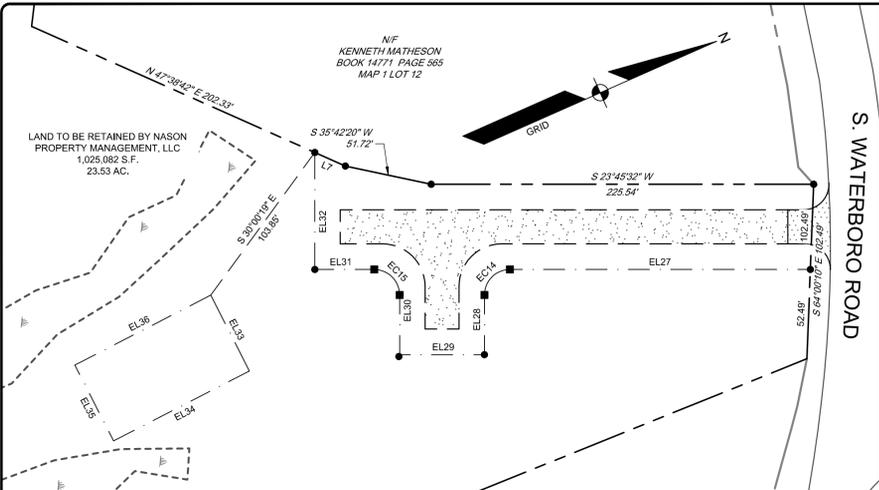


NO.	DATE	STATUS
C	PDO 05-15-2023	PRELIMINARY SUBMISSION FOR FINAL APPROVAL
B	PDO 04-17-2023	PRELIMINARY SUBMISSION TO TOWN OF LYMAN
A	PDO 03-06-2023	SUBMISSION TO MAINE DEP

REV. BY: \_\_\_\_\_ DATE: \_\_\_\_\_ STATUS: \_\_\_\_\_  
 AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.



OVERALL SUBDIVISION PLAN  
OF:  
BROOKVIEW ESTATES  
BROCK ROAD  
LYMAN, MAINE  
FOR:  
NASON PROPERTY MANAGEMENT LLC  
P.O. BOX 384  
KENNEBUNK, MAINE 04043



**CENTERLINE CURVE TABLE**

CURVE	RADIUS	LENGTH	CRD. BEARING	CRD. DIST.
CL11	300.00'	12.10'	N 59°04'50" W	12.10'
CL12	280.00'	238.15'	N 84°36'07" W	231.03'
CL13	300.00'	190.35'	S 52°51'17" W	187.18'

**PROPERTY LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	N 71°01'55" E	10.12'
L2	N 60°13'59" W	1.53'
L3	S 34°40'38" W	34.90'
L4	S 55°19'22" E	34.83'
L5	S 34°40'38" W	50.00'
L6	N 55°19'22" W	35.86'
L7	N 47°38'42" E	19.69'

**EASEMENT CURVE TABLE**

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
EC14	23.56'	15.00'	S 21°14'28" E	21.21'
EC15	23.56'	15.00'	S 68°45'32" W	21.21'

**PROPERTY CURVE TABLE**

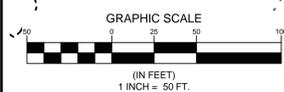
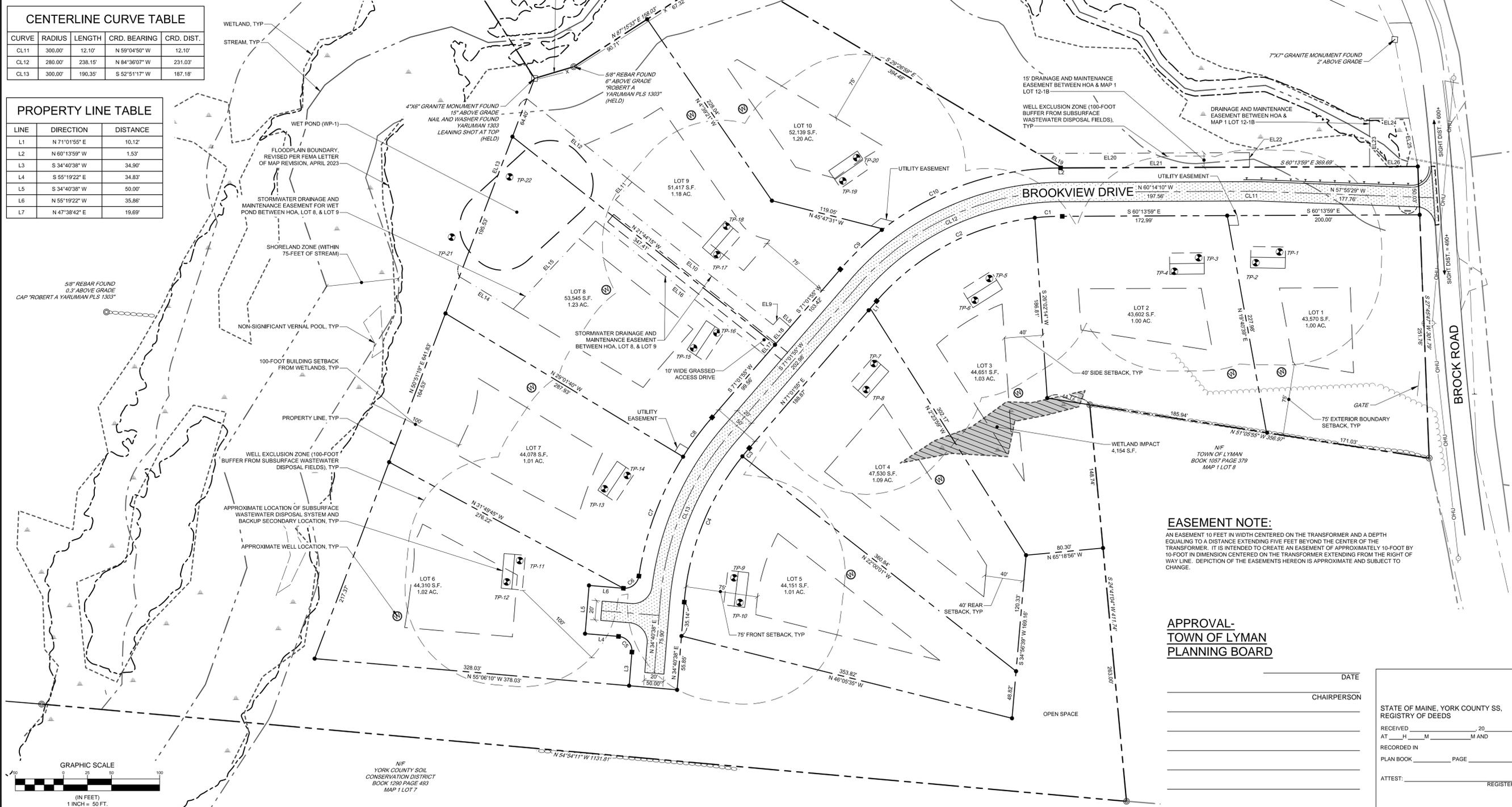
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	27.01'	255.00'	S 63°16'14" E	27.00'
C2	189.88'	255.00'	S 87°38'11" E	185.52'
C3	11.13'	275.00'	N 70°10'57" E	11.12'
C4	164.86'	275.00'	N 51°50'59" E	162.40'
C5	23.74'	15.00'	S 10°39'16" E	21.34'
C6	22.50'	15.00'	S 81°42'35" W	20.45'
C7	132.49'	325.00'	S 50°25'16" W	131.58'
C8	50.66'	325.00'	S 66°33'58" W	50.61'
C9	59.43'	305.00'	N 76°36'50" E	59.33'
C10	198.47'	305.00'	S 78°52'30" E	194.99'

**EASEMENT LINE TABLE**

LINE	DIRECTION	DISTANCE
EL8	S 18°58'05" E	15.00'
EL9	N 70°56'18" E	10.00'
EL10	S 21°44'15" E	208.73'
EL11	S 73°11'43" W	25.09'
EL12	S 21°44'15" E	139.11'
EL13	N 50°51'19" E	196.82'
EL14	N 29°01'40" W	65.26'
EL15	S 73°11'43" W	124.99'
EL16	N 21°44'15" W	224.87'
EL17	S 71°01'55" W	15.02'
EL18	S 71°01'55" W	24.29'
EL19	S 29°26'59" E	29.31'
EL20	S 60°13'59" E	220.02'
EL21	N 60°13'59" W	194.84'
EL22	S 29°46'01" W	15.00'

**EASEMENT LINE TABLE**

LINE	DIRECTION	DISTANCE
EL23	N 29°46'01" E	50.00'
EL24	S 60°13'59" E	41.07'
EL25	N 19°38'28" E	50.79'
EL26	S 60°13'59" E	50.00'
EL27	N 23°44'48" E	177.18'
EL28	N 66°14'28" W	35.00'
EL29	N 23°45'32" E	50.00'
EL30	S 66°14'28" E	35.00'
EL31	N 23°45'32" E	35.00'
EL32	S 66°14'28" E	68.68'
EL33	N 66°13'74" E	50.00'
EL34	S 3°22'12" E	90.00'
EL35	S 86°37'48" W	50.00'
EL36	N 3°22'12" W	90.00'



**EASEMENT NOTE:**  
 AN EASEMENT 10 FEET IN WIDTH CENTERED ON THE TRANSFORMER AND A DEPTH EQUALING TO A DISTANCE EXTENDING FIVE FEET BEYOND THE CENTER OF THE TRANSFORMER. IT IS INTENDED TO CREATE AN EASEMENT OF APPROXIMATELY 10-FOOT BY 10-FOOT IN DIMENSION CENTERED ON THE TRANSFORMER EXTENDING FROM THE RIGHT OF WAY LINE. DEPICTION OF THE EASEMENTS HEREON IS APPROXIMATE AND SUBJECT TO CHANGE.

**APPROVAL-  
 TOWN OF LYMAN  
 PLANNING BOARD**

DATE \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_

STATE OF MAINE, YORK COUNTY SS,  
 REGISTRY OF DEEDS

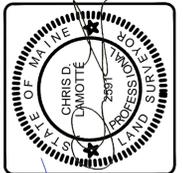
RECEIVED \_\_\_\_\_ 20\_\_\_\_

AT \_\_\_\_\_ M \_\_\_\_\_ M AND \_\_\_\_\_

RECORDED IN \_\_\_\_\_

PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

ATTST: \_\_\_\_\_ REGISTER \_\_\_\_\_



CHRISTOPHER D. LAMOTTE, P.E. 11175  
 PAUL D. OSTROWSKI, P.E. 11175

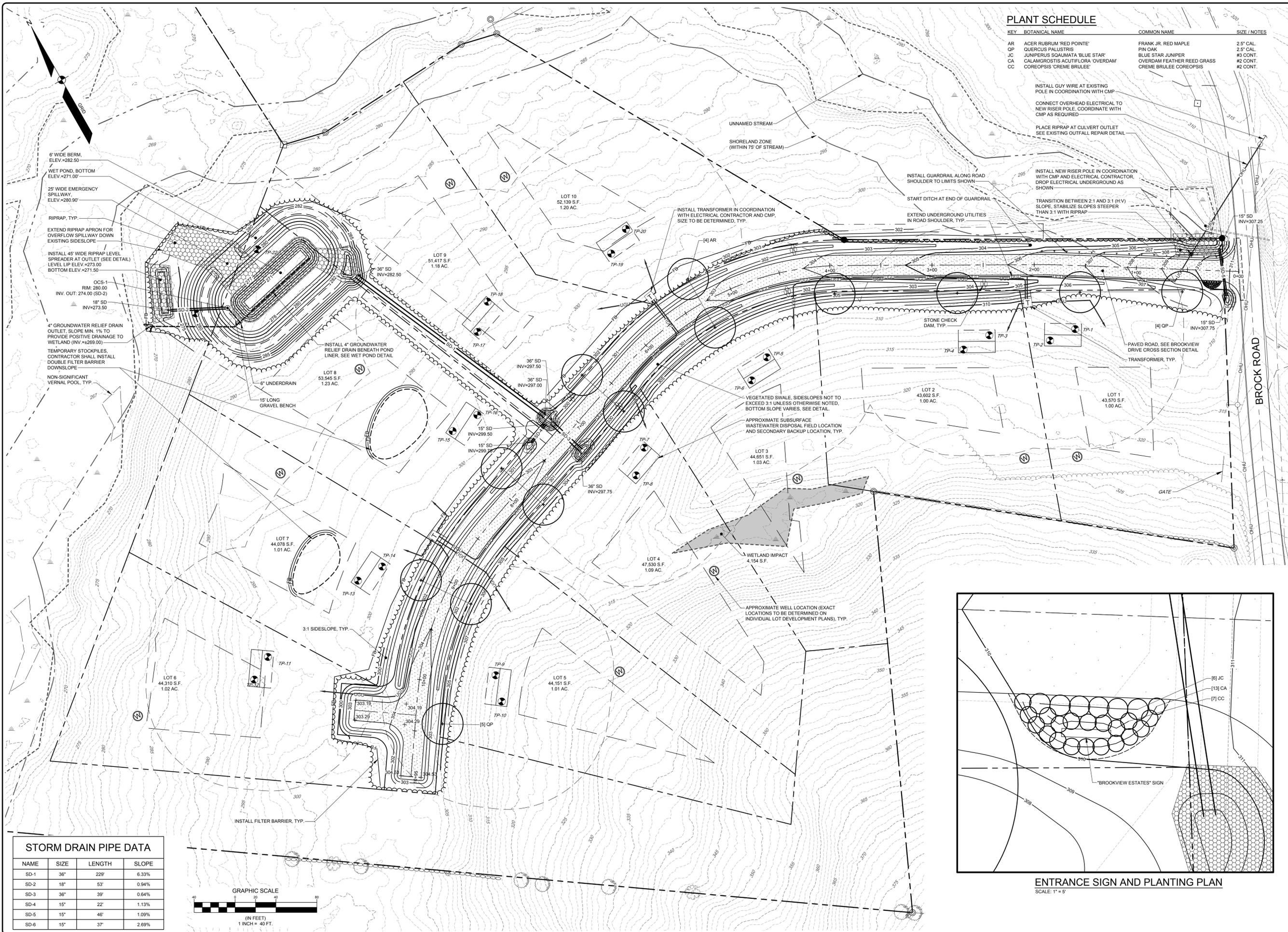
DATE: 05/15/2023  
 STATUS: PRELIMINARY SUBDIVISION APPLICATION TO TOWN OF LYMAN  
 PROJECT: BROOKVIEW ESTATES



**SUBDIVISION PLAN 1  
 OF:  
 BROOKVIEW ESTATES**  
 BROOK ROAD  
 LYMAN, MAINE

**FOR:  
 NASON PROPERTY MANAGEMENT LLC**  
 P.O. BOX 384  
 KENNEBUNK, MAINE 04043

DESIGNED	KJR
DRAWN	KJR
CHECKED	PDO
DATE	08/04/2022
SCALE	1" = 50'
PROJECT	21092



### PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE / NOTES
AR	ACER RUBRUM 'RED POINTE'	FRANK JR. RED MAPLE	2.5' CAL.
QP	QUERCUS PALUSTRIS	PIN OAK	2.5' CAL.
JC	JUNIPERUS SOJUMATA 'BLUE STAR'	BLUE STAR JUNIPER	#3 CONT.
CA	CALAMAGROSTIS ACUTIFLORA 'OVERDAM'	OVERDAM FEATHER REED GRASS	#2 CONT.
CC	COREOPSIS 'CREME BRULEE'	CREME BRULEE COREOPSIS	#2 CONT.

INSTALL GUY WIRE AT EXISTING POLE IN COORDINATION WITH CMP

CONNECT OVERHEAD ELECTRICAL TO NEW RISER POLE. COORDINATE WITH CMP AS REQUIRED

PLACE RIPRAP AT CULVERT OUTLET SEE EXISTING OUTFALL REPAIR DETAIL

INSTALL QUARDRAIL ALONG ROAD SHOULDER TO LIMITS SHOWN

START DITCH AT END OF QUARDRAIL

EXTEND UNDERGROUND UTILITIES IN ROAD SHOULDER, TYP.

INSTALL NEW RISER POLE IN COORDINATION WITH CMP AND ELECTRICAL CONTRACTOR. DROP ELECTRICAL UNDERGROUND AS SHOWN

TRANSITION BETWEEN 2:1 AND 3:1 (H:V) SLOPE. STABILISE SLOPES STEEPER THAN 3:1 WITH RIPRAP

6' WIDE BERM, ELEV.=282.50

WET POND, BOTTOM ELEV.=271.00

25' WIDE EMERGENCY SPILLWAY, ELEV.=280.90

RIPRAP, TYP.

EXTEND RIPRAP APRON FOR OVERFLOW SPILLWAY DOWN EXISTING SIDESLOPE

INSTALL 15' WIDE RIPRAP LEVEL SPREADER AT OUTLET (SEE DETAIL) LEVEL UP ELEV.=273.00 BOTTOM ELEV.=271.50

OCS-1 RIM: 280.00 INV. OUT: 274.00 (SD-2)

18" SD INV.=273.50

4" GROUNDWATER RELIEF DRAIN OUTLET. SLOPE MIN. 1% TO PROVIDE POSITIVE DRAINAGE TO WETLAND (INV.=+289.00)

TEMPORARY STOCKPILES, CONTRACTOR SHALL INSTALL DOUBLE FILTER BARRIER DOWNSLOPE

NON-SIGNIFICANT VERNAL POOL, TYP.

INSTALL 4" GROUNDWATER RELIEF DRAIN BENEATH POND LINER, SEE WET POND DETAIL

6" UNDERDRAIN

15' LONG GRAVEL BENCH

INSTALL TRANSFORMER IN COORDINATION WITH ELECTRICAL CONTRACTOR AND CMP. SIZE TO BE DETERMINED. TYP.

VEGETATED SWALE, SIDESLOPES NOT TO EXCEED 3:1 UNLESS OTHERWISE NOTED. BOTTOM SLOPE VARIES. SEE DETAIL.

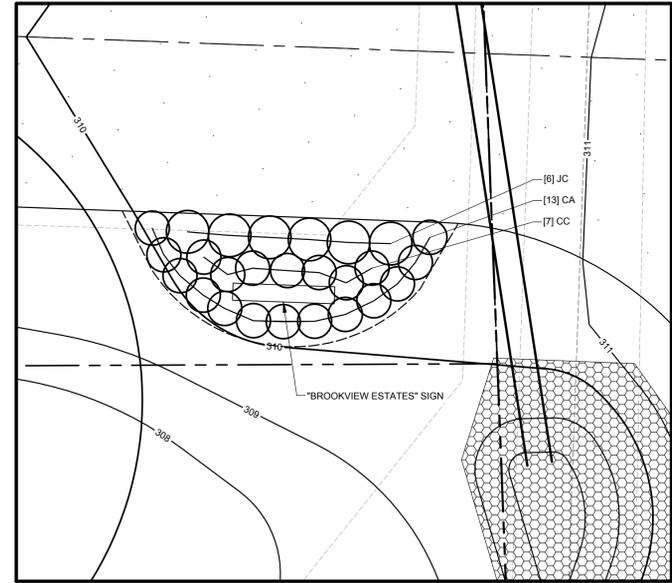
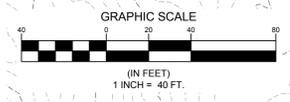
APPROXIMATE SUBSURFACE WASTEWATER DISPOSAL FIELD LOCATION AND SECONDARY BACKUP LOCATION, TYP.

WETLAND IMPACT 4,154 S.F.

APPROXIMATE WELL LOCATION (EXACT LOCATIONS TO BE DETERMINED ON INDIVIDUAL LOT DEVELOPMENT PLANS), TYP.

### STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-1	36"	229'	6.33%
SD-2	18"	53'	0.94%
SD-3	36"	39'	0.64%
SD-4	15"	22'	1.13%
SD-5	15"	46'	1.09%
SD-6	15"	37'	2.89%



ENTRANCE SIGN AND PLANTING PLAN  
SCALE: 1" = 5'



DATE	DESCRIPTION
05/15/2023	PRELIMINARY SUBDIVISION APPLICATION TO TOWN OF LYMAN
04/17/2023	PRELIMINARY SUBDIVISION APPLICATION TO TOWN OF LYMAN
03/06/2023	STATUS: SUBMISSION TO MAINE DEP

REV. BY: DATE: STATUS: SUBMISSION TO MAINE DEP

THIS PLAN SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

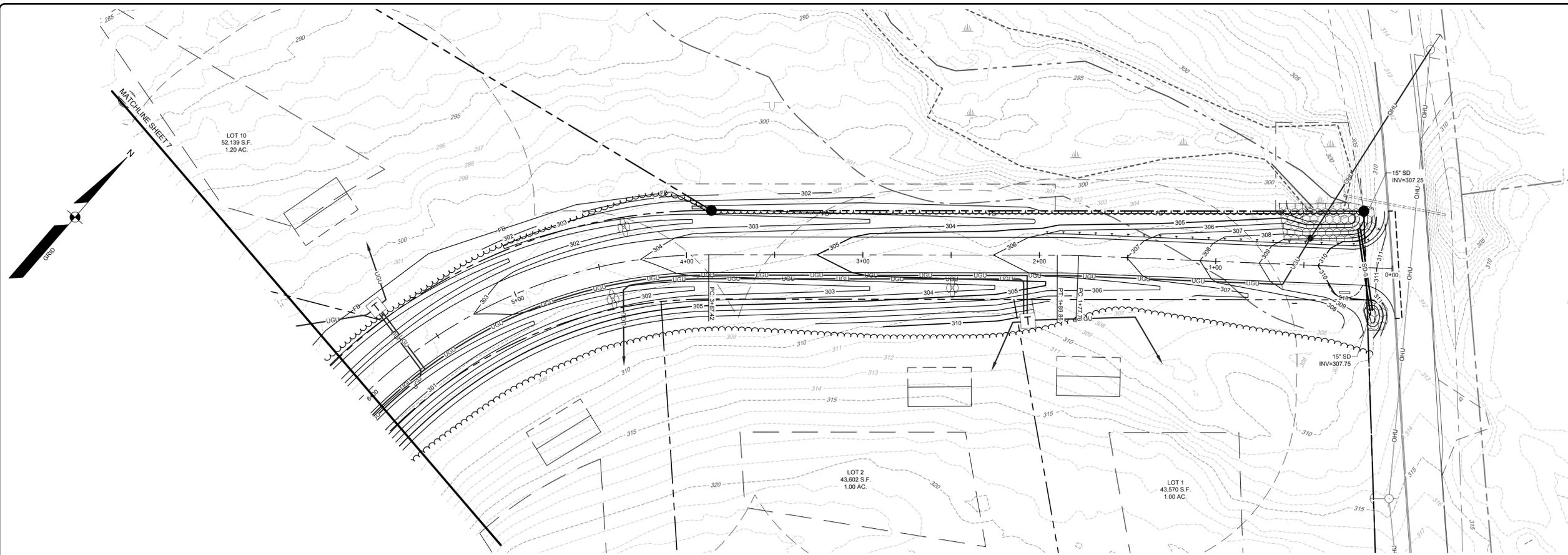
**SEBAGO**  
TECHNICS  
75 John Roberts Rd.  
Sullivan, ME 04106  
South Portland, ME 04106  
Tel. 207-500-2100

OVERALL GRADING & UTILITY PLAN  
OF:  
**BROOKVIEW ESTATES**  
BROOK ROAD  
LYMAN, MAINE

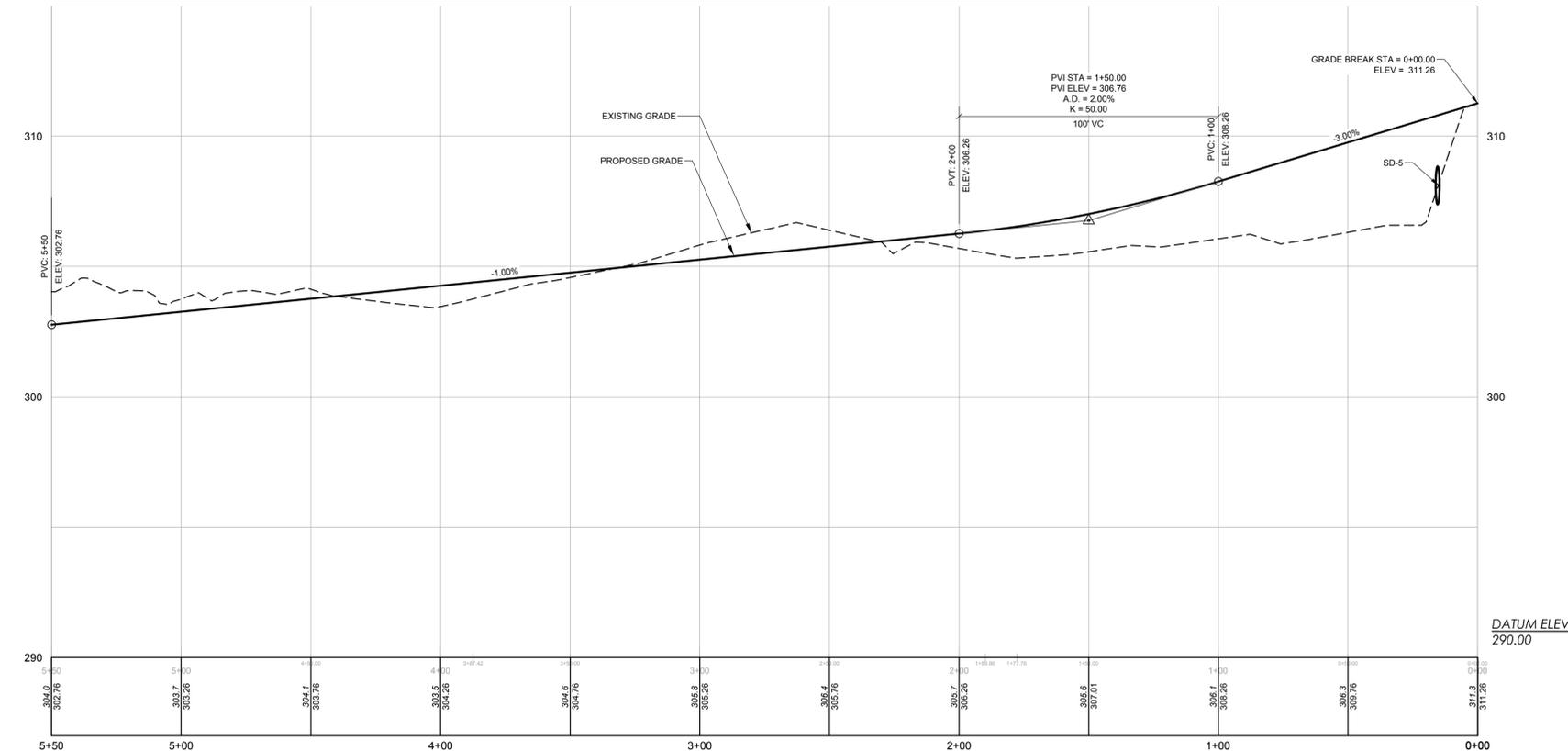
FOR:  
**NASON PROPERTY MANAGEMENT LLC**  
P.O. BOX 384  
KENNEBUNK, MAINE 04043

DESIGNED	KJR
DRAWN	KJR
CHECKED	PDO
DATE	08/04/2022
SCALE	1" = 40'
PROJECT	21092

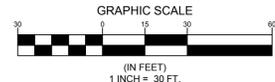
SHEET 5 OF 13



**PLAN**  
SCALE: 1" = 30'



**PROFILE**  
SCALE: HORZ. 1" = 30'  
SCALE: VERT. 1" = 3'



PAUL D. OSTROWSKI PE 11175



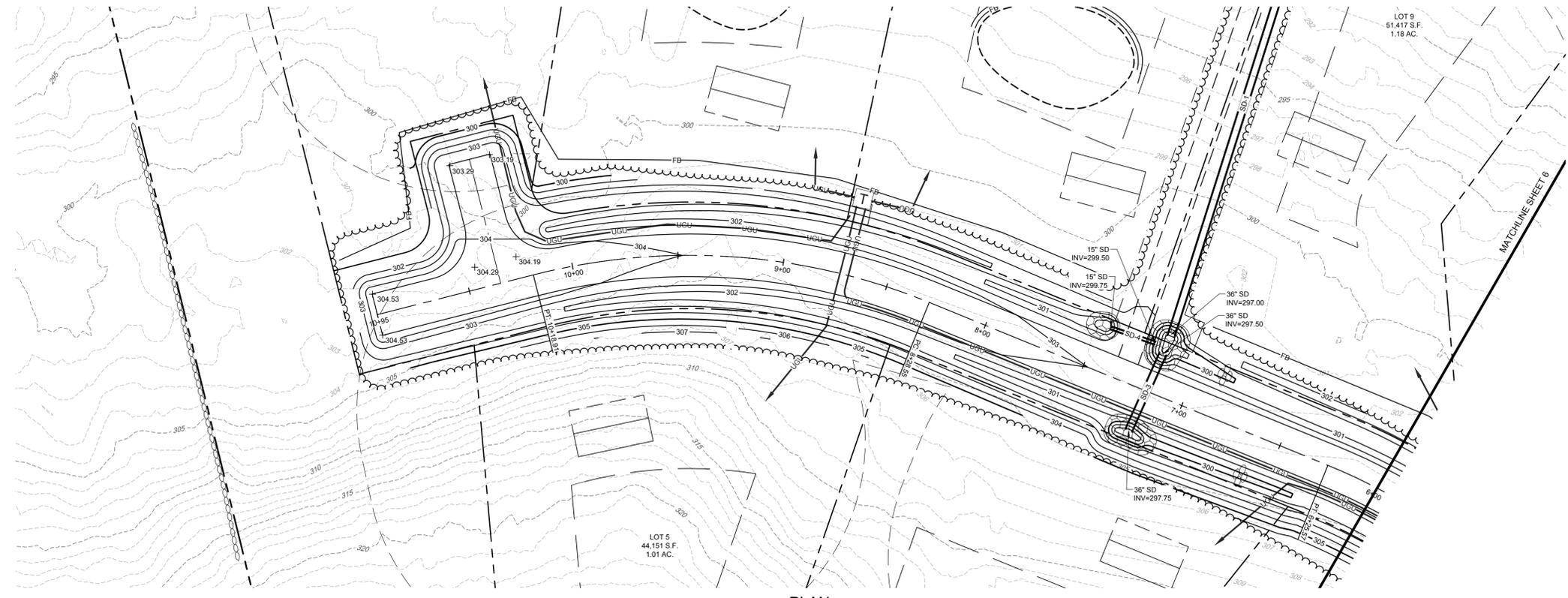
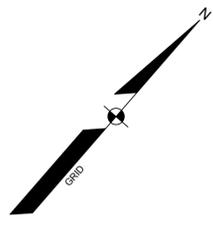
C	PDO 05-15-2023	SUBMITTED TO TOWN OF LYMAN FOR FINAL APPROVAL	
B	PDO 04-17-2023	PRELIMINARY SUBDIVISION APPLICATION TO TOWN OF LYMAN	
A	PDO 03-06-2023	SUBMISSION TO MAINE DEP	
REV.	BY:	DATE:	STATUS:

THIS PLAN SHALL NOT BE COPIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

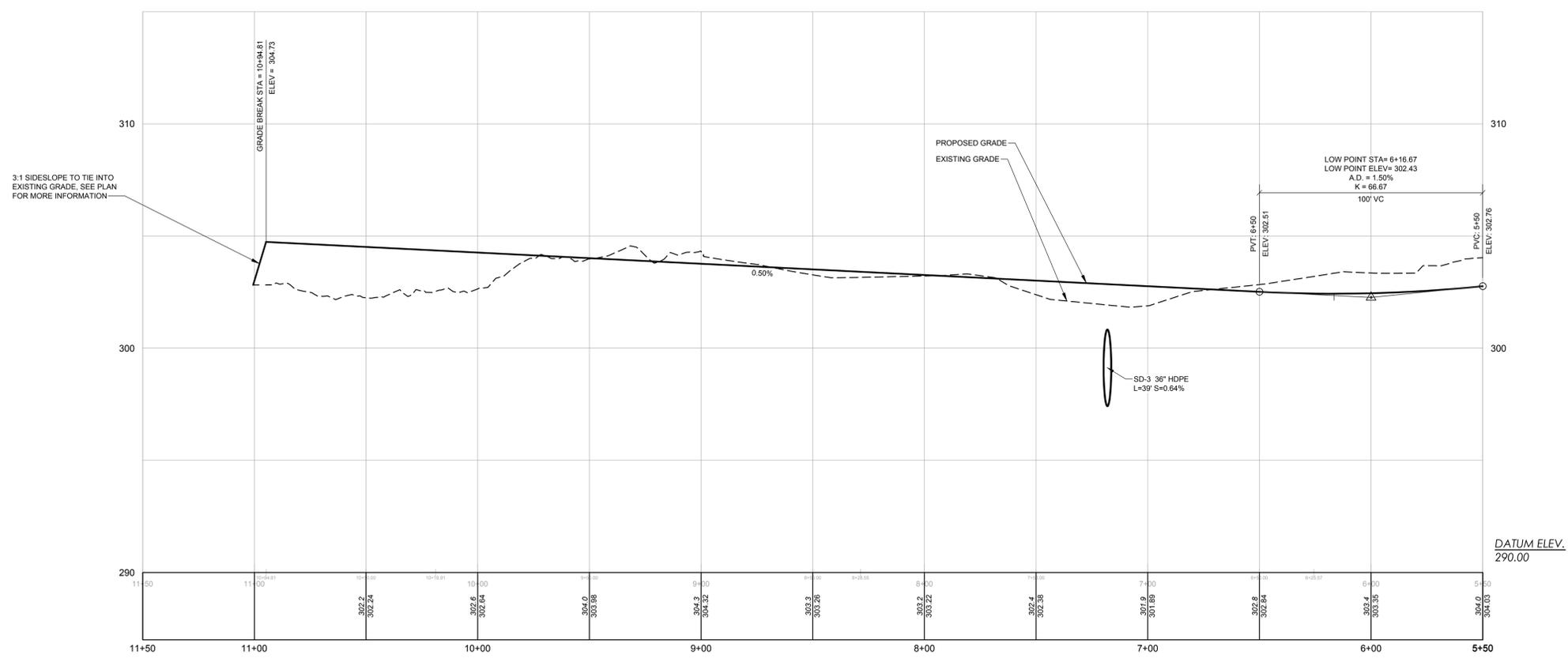
**SEBAGO**  
TECHNICS  
www.sebagotechnics.com  
75 John Roberts Rd.  
Sullivan, ME 04196  
South Portland, ME 04106  
Tel. 207-200-2100

**PLAN & PROFILE 1**  
OF:  
**BROOKVIEW ESTATES**  
BROOK ROAD  
LYMAN, MAINE  
FOR:  
**NASON PROPERTY MANAGEMENT LLC**  
P.O. BOX 384  
KENNEBUNK, MAINE 04043

DESIGNED	KJR
DRAWN	KJR
CHECKED	PDO
DATE	08/04/2022
SCALE	AS NOTED
PROJECT	21092



**PLAN**  
SCALE: HORZ. 1" = 30'



**PROFILE**  
SCALE: HORZ. 1" = 30'  
SCALE: VERT. 1" = 3'

PAUL D. OSTROWSKI, PE 1175  
STATE OF MAINE  
PROFESSIONAL ENGINEER  
NO. 1175  
05/15/2023

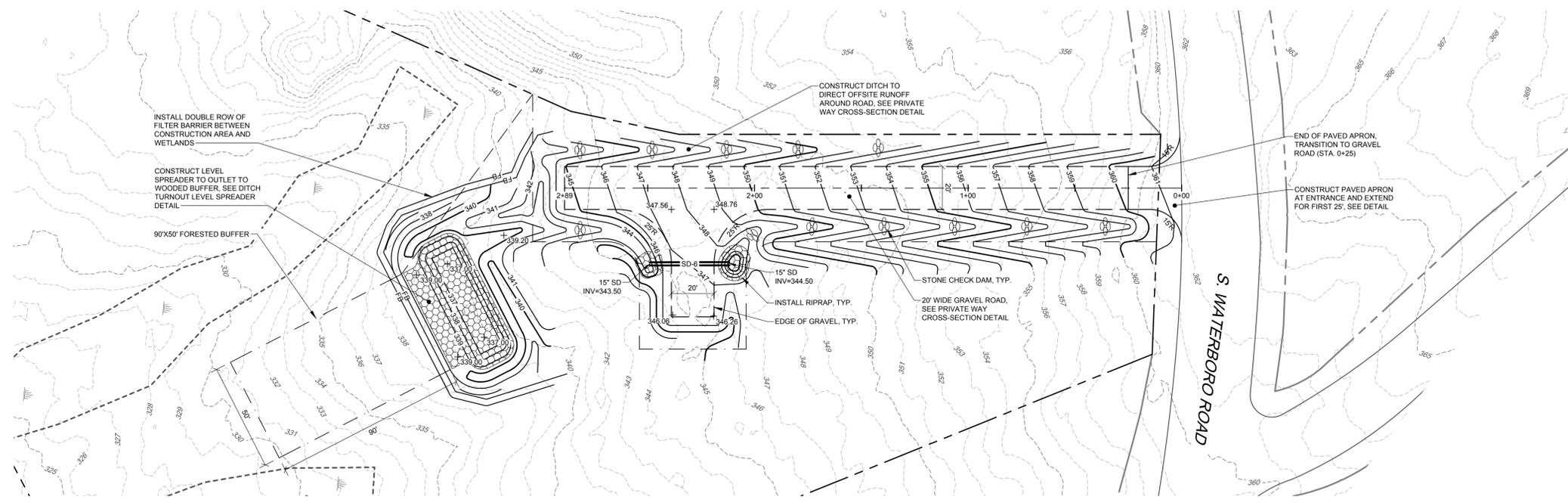
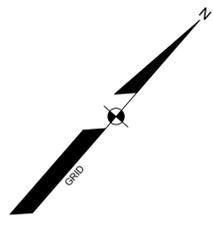
PAUL D. OSTROWSKI, PE 1175  
STATE OF MAINE  
PROFESSIONAL ENGINEER  
NO. 1175  
05/15/2023

C	PDO 05-15-2023	SUBMITTED TO TOWN OF LYMAN FOR FINAL APPROVAL
B	PDO 04-17-2023	PRELIMINARY SUBDIVISION APPLICATION TO TOWN OF LYMAN
A	PDO 03-06-2023	SUBMISSION TO MAINE DEP
REV.	BY:	DATE:
THIS PLAN SHALL NOT BE COPIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.		

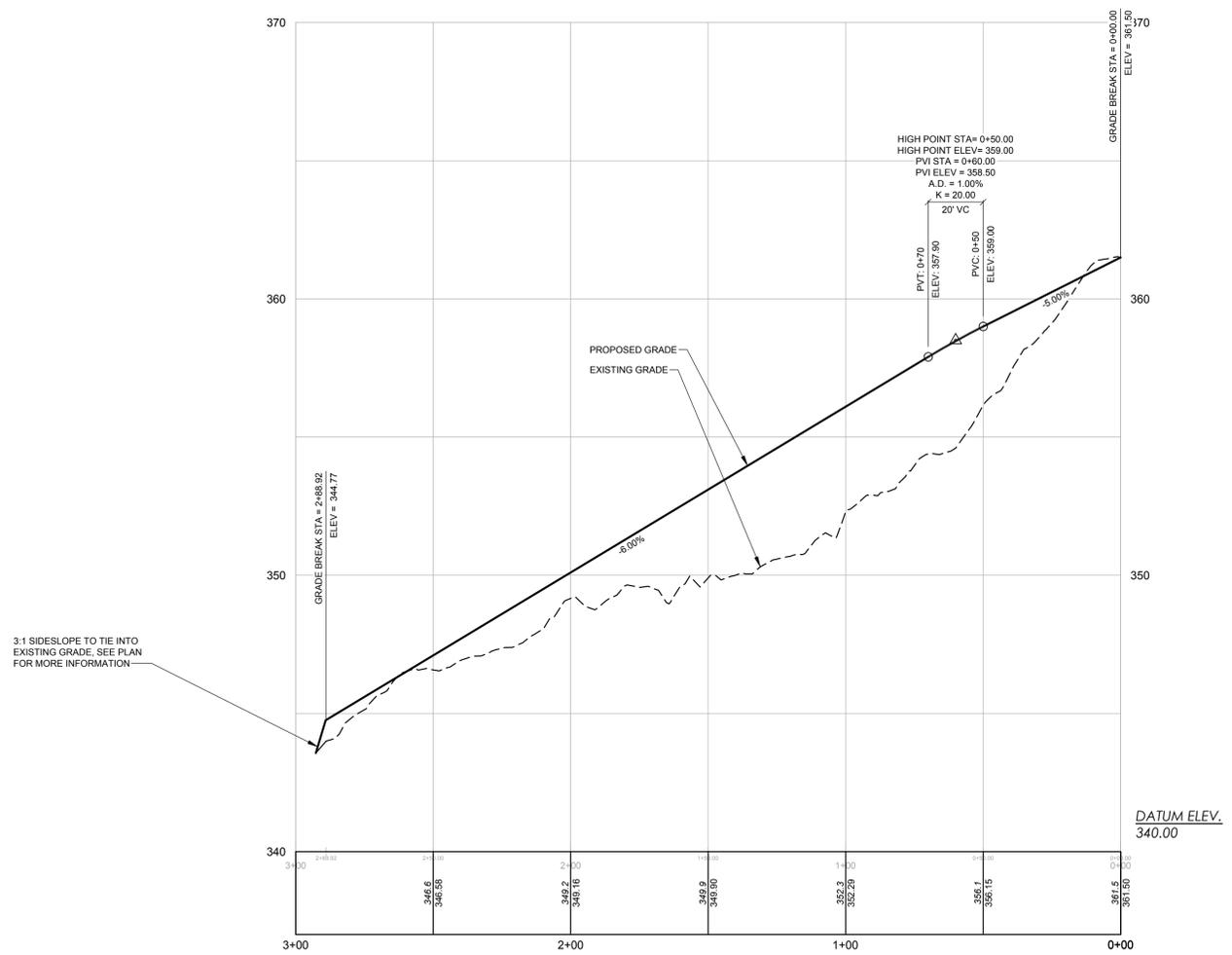
**SEBAGO**  
TECHNIQS  
WWW.SEAGOTECHNIQS.COM  
75 John Roberts Rd.  
Sullivan, MA  
South Portland, ME 04106  
Tel. 207-200-2100

**PLAN & PROFILE 2**  
OF:  
**BROOKVIEW ESTATES**  
BROCK ROAD  
LYMAN, MAINE  
FOR:  
**NASON PROPERTY MANAGEMENT LLC**  
P.O. BOX 384  
KENNEBUNK, MAINE 04043

DESIGNED	KJR
DRAWN	KJR
CHECKED	PDO
DATE	08/04/2022
SCALE	AS NOTED
PROJECT	21092



**PLAN**  
SCALE: HORZ. 1" = 30'



**PROFILE**  
SCALE: HORZ. 1" = 30'  
SCALE: VERT. 1" = 3'

PAUL D. OSTROWSKI, PE 11175  
STATE OF MAINE  
PROFESSIONAL ENGINEER  
NO. 11175  
05/15/2023

REV.	BY	DATE	STATUS
A	PDO	03-06-2023	SUBMISSION TO MAINE DEP
B	PDO	04-17-2023	PRELIMINARY SUBDIVISION APPLICATION TO TOWN OF LYMAN
C	PDO	05-15-2023	SUBMITTED TO TOWN OF LYMAN FOR FINAL APPROVAL

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.

**SEBAGO**  
TECHNIQS  
www.sebagotechniqs.com  
75 John Roberts Rd.  
Sullivan, IA  
South Portland, ME 04106  
Tel. 207-200-2100

**PLAN & PROFILE 3**  
OF:  
**BROOKVIEW ESTATES**  
BROCK ROAD  
LYMAN, MAINE  
FOR:  
**NASON PROPERTY MANAGEMENT LLC**  
P.O. BOX 394  
KENNEBUNK, MAINE 04043

DESIGNED	KJR
DRAWN	KJR
CHECKED	PDO
DATE	08/04/2022
SCALE	AS NOTED
PROJECT	21092

# EROSION CONTROL MEASURES

## PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCE) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THIS EROSION CONTROL PLAN AND DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED ENTRANCES AND EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

## CONSTRUCTION AND POST-CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION. AN AREA EXCAVATED OR OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD, SUCH AS ACTIVE EXCAVATION AND ACTIVE GRADING. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS ACTIVELY OCCURRING OR CAN BE MULCHED IN THE SAME DAY. OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN SEVEN (7) DAYS OF DISTURBANCE. AREAS LOCATED WITHIN 100 FEET OF STREAMS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL WITHIN SEVEN (7) DAYS. REFER TO WINTER EROSION CONTROL NOTES FOR THE TREATMENT OF OPEN AREAS AFTER OCTOBER 1ST OF THE CONSTRUCTION YEAR.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

## EROSION CONTROL APPLICATIONS & MEASURES

THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

### 1. TEMPORARY MULCHING:

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 14 DAYS SHALL BE MULCHED. DISTURBED AREAS ADJACENT TO NATURAL RESOURCES THAT ARE NOT GRADED WITHIN SEVEN (7) DAYS SHALL BE MULCHED. ALSO, AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED, SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. EROSION CONTROL BLANKETS ARE RECOMMENDED TO BE USED AT THE BASE OF GRASSED WATERWAYS AND ON SLOPES GREATER THAN 33%. MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 5% AFTER SEPTEMBER 15TH OF THE CONSTRUCTION YEAR (SEE WINTER EROSION CONTROL NOTES).

HAY OR STRAW: SHALL BE APPLIED AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE).

EROSION CONTROL MIX: SHALL BE PLACED EVENLY AND MUST PROVIDE 100% SOIL COVERAGE. EROSION CONTROL MIX SHALL BE APPLIED SUCH THAT THE THICKNESS ON SLOPES 3:1 OR LESS IS 2 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THE THICKNESS ON SLOPES BETWEEN 1:1 AND 2:1 SHALL BE 4 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THIS SHALL NOT BE USED ON SLOPES GREATER THAN 2:1.

EROSION CONTROL BLANKET: SHALL BE INSTALLED SUCH THAT CONTINUOUS CONTACT BETWEEN THE MAT AND THE SOIL IS OBTAINED. INSTALL BLANKETS AND STAPLE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

### 2. SOIL STOCKPILES:

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND UP TO ANY RAINFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNGRADIENT OF STOCKPILES, AND STORMWATER SHALL BE PREVENTED FROM RUNNING INTO THE STOCKPILE.

### 3. NATURAL RESOURCES PROTECTION:

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES SHALL BE MULCHED USING TEMPORARY MULCHING (AS DESCRIBED IN PART 1 OF THIS SECTION) WITHIN 7 DAYS OF EXPOSURE OR PRIOR TO ANY STORM EVENT. SEDIMENT BARRIERS (AS DESCRIBED IN PART 4 OF THIS SECTION) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE.

### 4. SEDIMENT BARRIERS:

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS SHALL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. SEDIMENT BARRIERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

SILT FENCE: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL SO AS TO AVOID ADDITIONAL SOIL DISTURBANCE.

HAY BALES: SHALL NOT BE INSTALLED ADJACENT TO WETLAND. INSTALL PER THE DETAIL ON THE PLANS. BALES SHALL BE WIRE-BOUND OR STRING-TIED AND THESE BINDINGS MUST REMAIN PARALLEL WITH THE GROUND SURFACE DURING INSTALLATION TO PREVENT DETERIORATION OF THE BINDINGS. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY BUTTING ONE ANOTHER.

EROSION CONTROL MIX: SHALL NOT BE USED ADJACENT TO WETLANDS. INSTALL PER THE DETAIL ON THE PLANS. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. THE MIX COMPOSITION SHALL MEET THE STANDARDS DESCRIBED WITHIN THE MDEP BEST MANAGEMENT PRACTICES. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER. EROSION CONTROL MIX BERMS SHALL BE USED AT THE BOTTOM OF STEEP SLOPES (>8% OR SLOPES WITH FLOWING WATER).

CONTINUOUS CONTAINED BERM: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THIS SEDIMENT BARRIER IS EROSION CONTROL MIX PLACED WITHIN A SYNTHETIC TUBULAR NETTING AND PERFORMS AS A STURDY SEDIMENT BARRIER THAT WORKS WELL ON HARD GROUND SUCH AS FROZEN CONDITIONS, TRAVELED AREAS OR PAVEMENT. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

### 5. TEMPORARY CHECK DAMS:

SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. CHECK DAMS ARE TO BE PLACED WITHIN DITCHES/ SWALES AS SPECIFIED ON THE DESIGN PLANS IMMEDIATELY AFTER FINAL GRADING. CHECK DAMS SHALL BE 2 FEET HIGH. TEMPORARY CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SWALE ARE ESTABLISHED WITH AT LEAST 90% OF VIGOROUS PERENNIAL GROWTH. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER REMOVAL OF THE CHECK DAM.

STONE CHECK DAMS: STONE DAMS SHOULD BE CONSTRUCTED OF 2 TO 3 INCH STONE AND PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAN THE OUTER EDGES.

HAY BALE CHECK DAMS: BALES SHALL BE WIRE-BOUND OR STRING-TIED. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY BUTTING ONE ANOTHER. HAY BALES SHALL BE PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAN THE OUTER EDGES.

MANUFACTURED CHECK DAMS: MANUFACTURED CHECK DAMS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF AUTHORIZED BY THE PROPER LOCAL, STATE OR FEDERAL REGULATING AGENCIES. THESE UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

### 6. STORMDRAIN INLET PROTECTION:

INLET PROTECTION SHALL BE PLACED AROUND A STORMDRAIN DROP INLET OR CURB INLET PRIOR TO PERMANENT STABILIZATION OF THE IMMEDIATE AND UPSTREAM DISTURBED AREAS. THEY SHALL BE CONSTRUCTED IN A MANNER THAT WILL FACILITATE CLEAN-OUT AND DISPOSAL OF TRAPPED SEDIMENTS AND MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES. ANY RESULTANT PONDING OF WATER FROM THE PROTECTION METHOD MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.

HAY BALE DROP INLET PROTECTION: WE DO NOT RECOMMEND THE USE OF HAY BALES AS INLET PROTECTION.

CONCRETE BLOCK AND STONE INLET SEDIMENT FILTER (DROP OR CURB INLET): SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE HEIGHT OF THE CONCRETE BLOCK BARRIER CAN VARY BUT MUST BE BETWEEN 12 AND 24 INCHES TALL. A MINIMUM OF 1 INCH CRUSHED STONE SHALL BE USED.

MANUFACTURED SEDIMENT BARRIERS AND FILTER (DROP OR CURB INLET): MANUFACTURED FILTERS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

### 7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

PRIOR TO CLEARING AND/OR GRUBBING THE SITE A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED WHEREVER TRAFFIC WILL EXIT THE CONSTRUCTION SITE ONTO A PAVED ROADWAY IN ORDER TO MINIMIZE THE TRACKING OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE ONTO PUBLIC ROADWAYS. THE ENTRANCES AND ADJACENT ROADWAY AREAS SHALL BE PERIODICALLY SWEEP TO FURTHER MINIMIZE THE TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. THE TERM "SWEEP" IS UNDERSTOOD TO MEAN REMOVAL AND RECOVERY OF TRACKED SEDIMENT WITH A STREET SWEEPER, NOT BRUSHING THE MATERIAL INTO SWALES OR THROUGH STRUCTURES. STABILIZED CONSTRUCTION EXITS SHALL BE CONSTRUCTED IN AREAS SPECIFIED ON THE PLANS AND AS DETAILED ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.

### DUST CONTROL:

DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS. APPLYING OTHER DUST CONTROL PRODUCTS SUCH AS CALCIUM CHLORIDE OR OTHER MANUFACTURED PRODUCTS ARE ALLOWED IF AUTHORIZED BY THE PROPER LOCAL, STATE AND/OR FEDERAL REGULATING AGENCIES. HOWEVER, IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO MITIGATE DUST AND SOIL LOSS FROM THE SITE. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NOT LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS.

### TEMPORARY VEGETATION:

TEMPORARY VEGETATION SHALL BE APPLIED TO DISTURBED AREAS THAT WILL NOT RECEIVE FINAL GRADING FOR PERIODS UP TO 12 MONTHS. THIS PROCEDURE SHOULD BE USED EXTENSIVELY IN AREAS ADJACENT TO NATURAL RESOURCES. SEEDBED PREPARATION AND APPLICATION OF SEED SHALL BE CONDUCTED AS INDICATED IN THE PERMANENT VEGETATION SECTION OF THIS NARRATIVE. SPECIFIC SEEDS (IF GROWING AND SHORT LIVING) SHALL BE SELECTED FROM THE EROSION CONTROL AND SEDIMENT CONTROL BMP MANUALS FOR CONTRACTORS AND ENGINEERS. LATEST REVISION. ALTERNATIVE EROSION CONTROL MEASURES SHOULD BE USED IF SEEDING CAN NOT BE DONE BEFORE SEPTEMBER 15TH OF THE CONSTRUCTION YEAR.

### PERMANENT VEGETATION:

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OF AREAS TO BE LOAMED AND SEEDED. THE APPLICATION OF SEED SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. PLEASE REFER TO THE WINTER EROSION CONTROL NOTES FOR MORE DETAIL. REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

### SEEDBED PREPARATION:

- A. FOUR (4) INCHES OF LOAM SHALL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 2 INCHES OR LARGER IN ANY DIMENSION, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
B. SOILS TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TESTS SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14-DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

Table with 2 columns: ITEM and APPLICATION RATE. Items include 10-20-20 FERTILIZER (N-P205-K20 OR EQUAL) at 18.4 LBS/1,000 S.F., and GROUND LIMESTONE (50% CALCIUM & MAGNESIUM OXIDE) at 138 LBS/1,000 S.F.

- C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH PROPER EQUIPMENT. ROLL THE AREA TO FIRM THE SEEDBED EXCEPT ON CLAY OR SILTY SOILS OR COARSE SAND.

### APPLICATION OF SEED:

- A. SEEDING: SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. GENERALLY A SEED MIXTURE MAY BE APPLIED AS FOLLOWS: (MDEP SEED MIX 2 IS DISPLAYED)

Table with 2 columns: SEED TYPE and APPLICATION RATE. Items include CREeping RED FESCUE (0.46 LBS/1,000 S.F. (20 LBS/ACRE)), REDTOP (0.05 LBS/1,000 S.F. (2 LBS/ACRE)), and TALL FESCUE (0.46 LBS/1,000 S.F. (20 LBS/ACRE)).

NOTE: A SPECIFIC SEED MIXTURE SHOULD BE CHOSEN TO MATCH THE SOILS CONDITION OF THE SITE. VARIOUS AGENCIES CAN RECOMMEND SEED MIXTURES. MDEP RECOMMENDED SEED MIXTURES ARE IN THE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 2016 OR LATEST REVISION.

- B. HYDROSEEDING: SHALL BE CONDUCTED ON PREPARED AREAS WITH SLOPES LESS THAN 2:1. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. RECOMMENDED SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.

- C. MULCHING: SHALL COMMENCE IMMEDIATELY AFTER SEED IS APPLIED. REFER TO THE TEMPORARY MULCHING SECTION OF THIS NARRATIVE FOR DETAILS.

### SODDING:

FOLLOWING SEEDBED PREPARATION, SOD CAN BE APPLIED IN LIEU OF SEEDING IN AREAS WHERE IMMEDIATE VEGETATION IS MOST BENEFICIAL SUCH AS DITCHES, AROUND STORMWATER DROP INLETS AND AREAS OF AESTHETIC VALUE. SOD SHOULD BE LAID AT RIGHT ANGLES TO THE DIRECTION OF FLOW, STARTING AT THE LOWEST ELEVATION. SOD SHOULD BE ROLLED OR TAMPED DOWN TO EVEN OUT THE JOINTS ONCE LAID DOWN. WHERE FLOW IS PREVALENT THE SOD MUST BE PROPERLY ANCHORED DOWN. IRRIGATE THE SOD IMMEDIATELY AFTER INSTALLATION. IN MOST CASES, SOD CAN BE ESTABLISHED BETWEEN APRIL 1ST AND NOVEMBER 15TH OF THE CONSTRUCTION YEAR, HOWEVER, REFER TO THE WINTER EROSION CONTROL NOTES FOR ANY ACTIVITIES AFTER OCTOBER 1ST.

### STANDARDS FOR TIMELY STABILIZATION:

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE MDEP WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

- A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 2(C) OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM 2(D) OF THIS STANDARD.
B. STABILIZE THE SOIL WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT 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 APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).
C. STABILIZE THE SOIL WITH WOOD WASTE COMPOST -- THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
D. STABILIZE THE SOIL WITH STONE RIPRAP -- THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

- A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET. LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET. AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM 2(C) OF THIS STANDARD.
B. STABILIZE THE SOIL WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT 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.
C. STABILIZE THE SOIL WITH MULCH -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SOIL WITH SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

- 1. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, AND AT LEAST EVERY SEVEN (7) DAYS, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS NO LATER THAN THE END OF THE NEXT WORKDAY, TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE NECESSARY REGULATING AGENCIES WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN WITHIN SEVEN (7) DAYS.
2. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

### HOUSEKEEPING:

- 1. 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.
2. 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 OTHERWISE ACCUMULATES RUNOFF AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF INTO THE SOIL, DICES, BERMS, 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.
3. 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.
4. 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. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
5. EXCAVATION DE-WATERING: EXCAVATION 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. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODDED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A CONFORMER SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
6. AUTHORIZED NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
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 (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
D. DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS;
E. ROUTINE EXTERIOR 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 MATERIALS HAVE 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;
K. PORTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS, AND
L. LANDSCAPE IRRIGATION.
7. UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
A. WASTEWATER FROM THE WASHOUT OR CLEAN OUT 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.

# WINTER EROSION CONTROL MEASURES

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 1 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ALL AREAS SHALL BE CONSIDERED TO BE DENUDE UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS./1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

### 1. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (3 TONS PER ACRE) AND WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

### 2. NATURAL RESOURCES PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY 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 EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA.

PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED 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.

### 3. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

### 4. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENUDE UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, 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. 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 WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3 TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH.

BETWEEN THE DATES OF SEPTEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRUCK OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH THEN SEED IS SUFFICIENT. AFTER NOVEMBER 15TH, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.

### 5. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL MATS. MULCHING SHALL BE APPLIED AT A RATE OF 150 LBS./1,000 S.F. ON ALL SLOPES GREATER THAN 5%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 5%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

### 6. SEEDING

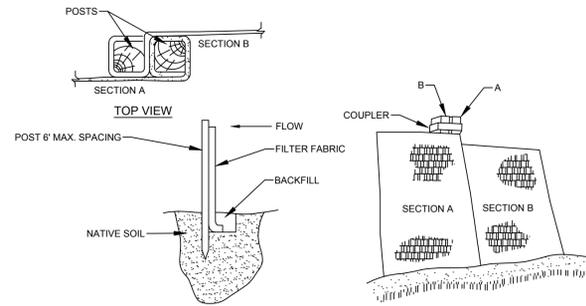
BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15TH, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED 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 SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4 O OF LOAM AND SEED AT AN APPLICATION RATE OF 5LBS/1000 S.F. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY 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. SEED TYPE SHALL BE WINTER RYE.

### 7. INSPECTION AND MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AT A MINIMUM, 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 UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

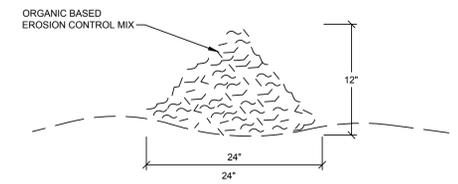
### STANDARDS FOR TIMELY STABILIZATION OF CONSTRUCTION SITES DURING WINTER

1. STANDARD FOR THE TIMELY STABILIZATION OF DITCHES AND CHANNELS -- THE AP



- INSTALLATION:**
- EXCAVATE A 6" x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
  - UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
  - DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
  - LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
  - JOIN SECTION AS SHOWN ABOVE.
  - BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

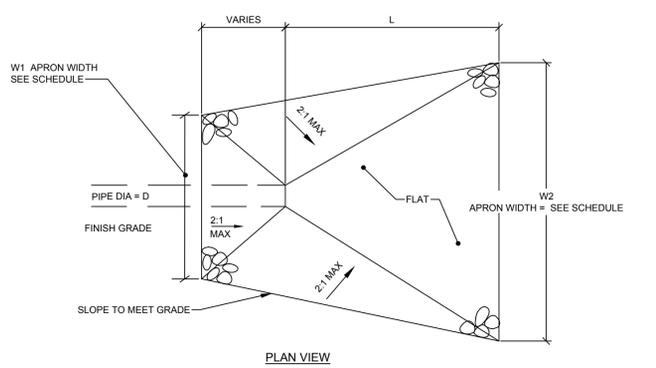
**FILTER BARRIER**  
NOT TO SCALE



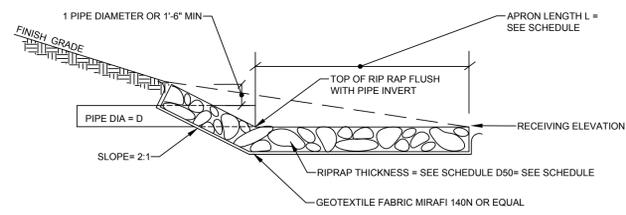
**COMPOSITION:**  
EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL, LAST REVISED 3/2003 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

- INSTALLATION:**
- THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
  - EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER.
  - THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
  - EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

**EROSION CONTROL MIX BERM**  
NOT TO SCALE



PLAN VIEW



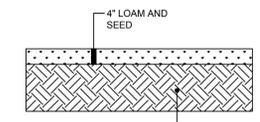
SECTION VIEW

**TYPICAL RIPRAP APRON SCHEDULE**

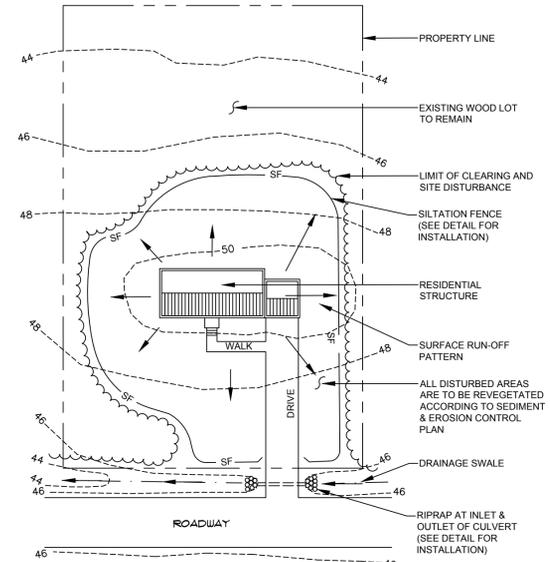
CULVERT DIAMETER - D (IN.)	APRON LENGTH - L (FT.)	WIDTH -W1 (FT)	WIDTH -W2 (FT)	RIPRAP D50 (IN.)	RIPRAP THICKNESS (IN.)
12	8	3	9	6	14
15	10	4	12	6	14
18	13	5	15	7	16
24	18	6	20	8	18
36	29	9	32	11	25
42	33	11	37	12	27
48	39	12	43	16	36

- NOTES:**
- RIPRAP TO BE PROCESSED ANGULAR ROCK.
  - RIPRAP GRADATION SHALL BE A WELL GRADED MIX FROM ABOUT 1.5 TIMES D SIZE TO 25 PERCENT OF THE D SIZE.
  - THE RIPRAP STONES SHALL BE CAREFULLY PLACED FROM THE TOE OF THE SLOPE UPWARD.
  - STONES SHALL BE LOWERED TO THE SLOPE AND NOT BE ALLOWED TO DROP MORE THAN 12' ONTO THE GEOTEXTILE.
  - THE FINISHED SURFACE SHALL BE A RELATIVELY SMOOTH, UNIFORMLY SLOPED SURFACE.

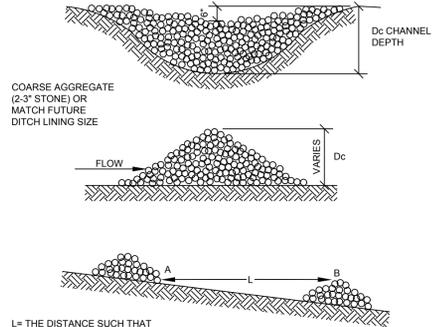
**RIPRAP APRON**  
NOT TO SCALE



**LOAM & SEED SECTION**  
NOT TO SCALE

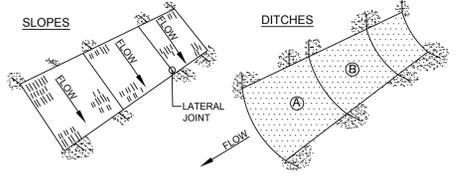


**EROSION CONTROL MEASURES FOR RESIDENTIAL LOTS**  
NOT TO SCALE



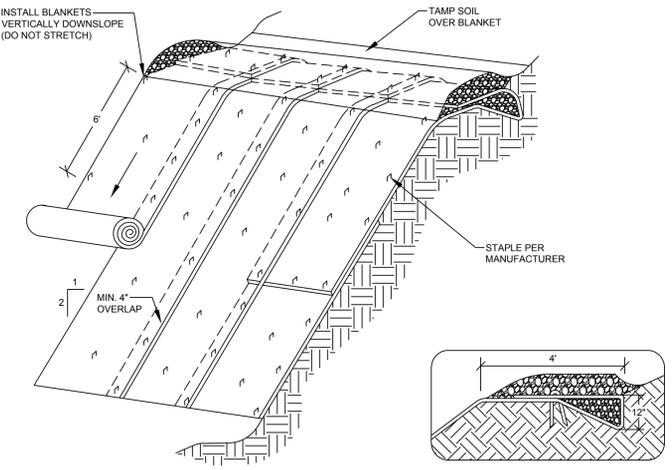
**STONE CHECK DAM**  
NOT TO SCALE

- NOTES:**
- CHECK DAMS ARE INTENDED FOR THE SETTLEMENT OF SEDIMENTS AND FLOW VELOCITY REDUCTION. A DITCH LINING THAT IS ADAPTED TO THE SLOPE WILL BE NECESSARY FOR EROSION CONTROL (I.E. ONE ROW OF EROSION CONTROL BLANKET AT A MINIMUM).
  - CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE.
  - THE AREA AROUND EACH CHECK DAM SHOULD BE FREE OF DEBRIS.
  - A STONE CHECK DAM SHOULD BE COMPRISED OF WELL-GRADED CRUSHED ROCK WITH A MAXIMUM SIZE OF 6 INCHES AND A MINIMUM STONE SIZE OF 2 INCHES. LARGER STONES MAY BE USED ON STEEP SLOPES.
  - THE MAXIMUM HEIGHT OF A STONE CHECK DAM SHOULD BE 2 FEET WITH A 6-INCH DEPRESSION AT ITS CENTER FOR OVERFLOW. THE EDGES OF THE DAM SHOULD BE KEVED INTO THE EMANKMENTS TO PREVENT SIDE EROSION.
  - MECHANICAL PLACEMENT FOLLOWED BY HAND PLACEMENT WILL BE NECESSARY TO ACHIEVE A TIGHT MASS WITHIN THE CHANNEL AND TO ENSURE THAT THE CENTER OF THE DAM IS LOWER THAN THE EDGES.
  - ANY EROSION DOWNGRADIENT OR AROUND THE EDGES OF STONE CHECK DAMS SHOULD BE CORRECTED IMMEDIATELY.
  - TEMPORARY CHECK DAMS MAY BE REMOVED WHEN THE SWALE IS STABILIZED WITH WITH VEGETATION (90% COVERAGE).



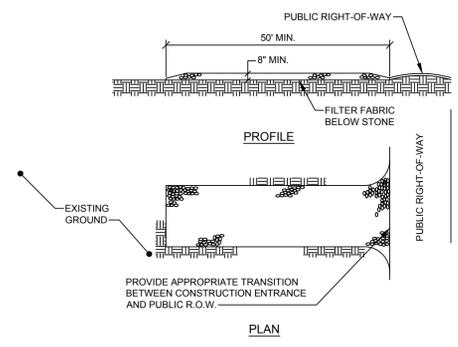
- NOTES:**
- BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP. TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
  - FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
  - LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
  - STAPLE OUTSIDE LATERAL EDGE 2" ON CENTER.
  - WIRE STAPLES TO BE MIN OF #11 WIRE 6" LONG AND 1-1/2" WIDE.
  - USE NORTH AMERICAN GREEN DS 150 OR APPROVED EQUAL.

**EROSION CONTROL BLANKET**  
NOT TO SCALE



- CONSTRUCTION SPECIFICATIONS**
- THE SOIL SURFACE SHOULD BE FINELY GRADED AND SMOOTH FOR THE BLANKET TO HAVE DIRECT CONTACT WITH THE SOIL AND TO PREVENT UNDERMINING. EROSION CONTROL BLANKETS PERFORM BEST ON LOAMY SOILS AND SHOULD NOT BE USED ON ROCKY SITES OR SHALLOW SOILS.
  - SEED SHOULD BE SOWN BEFORE INSTALLING THE EROSION CONTROL BLANKET.
  - ALWAYS UNROLL THE BLANKET DOWNHILL, WITHOUT STRETCHING AND ANCHOR THE UPSLOPE EDGE IN A 12 INCH DEEP TRENCH THAT IS BACKFILLED AND TAMPED.
  - OVERLAP SINGLE STYLE A MINIMUM OF 12 INCHES AT THE TOP OF EACH ROW AND 4 INCHES AT THE EDGES OF PARALLEL ROWS. ANCHOR ALONG THE OVERLAP WITH A MAXIMUM SPACING OF 3 FEET OR AS REQUIRED BY THE MANUFACTURER.

**MATERIAL STOCKPILE EROSION PREVENTION DETAIL**  
NOT TO SCALE



- NOTES:**
- STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
  - LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
  - THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
  - WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
  - MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

**STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE



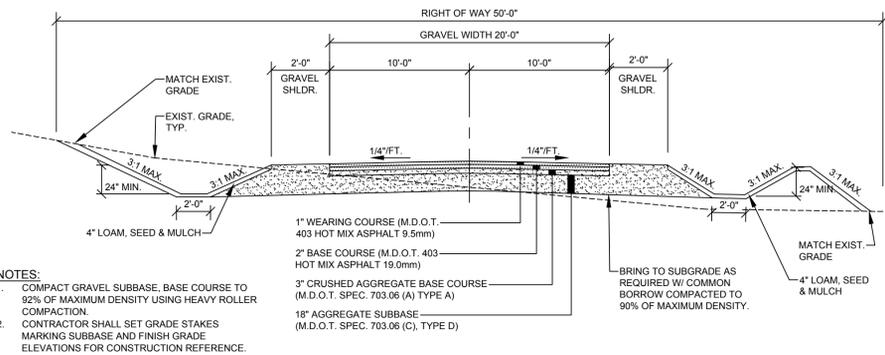
DATE	DESCRIPTION
05-15-2023	PRELIMINARY SUBDIVISION APPLICATION TO TOWN OF LYMAN
04-17-2023	PRELIMINARY SUBDIVISION APPLICATION TO TOWN OF LYMAN
03-06-2023	SUBMISSION TO MAINE DEP

REV: BY: DATE: STATUS:   
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

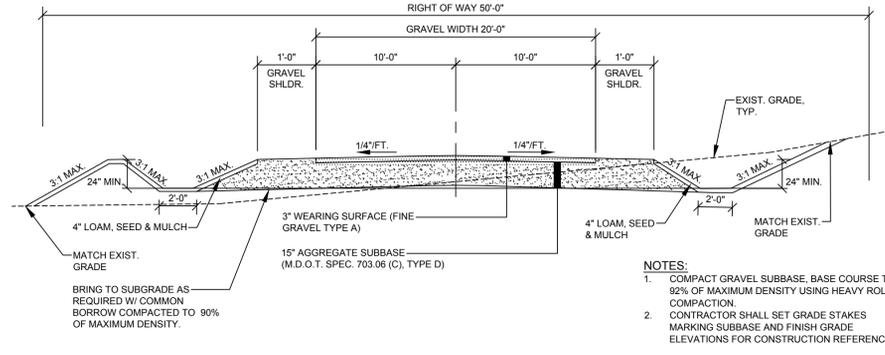


**DETAILS 1**  
 OF: **BROOKVIEW ESTATES**  
 BROOK ROAD  
 LYMAN, MAINE  
 FOR: **NASON PROPERTY MANAGEMENT LLC**  
 P.O. BOX 384  
 KENNEBUNK, MAINE 04043

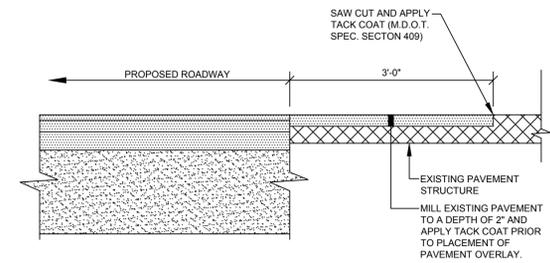
DESIGNED	KJR
DRAWN	KJR
CHECKED	PDO
DATE	08/04/2022
SCALE	NTS
PROJECT	21092



**BROOKVIEW DRIVE CROSS-SECTION**  
NOT TO SCALE



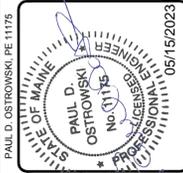
**PRIVATE WAY CROSS-SECTION**  
NOT TO SCALE



**PAVEMENT JOINT**  
NOT TO SCALE

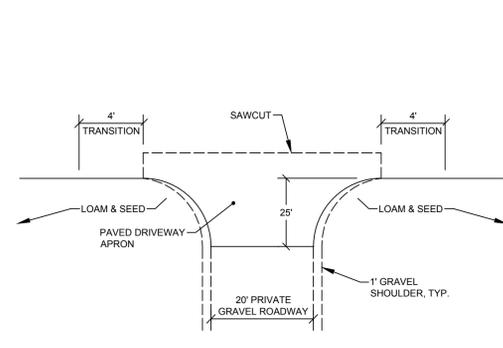
**NOTES:**  
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.  
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

**NOTES:**  
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.  
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

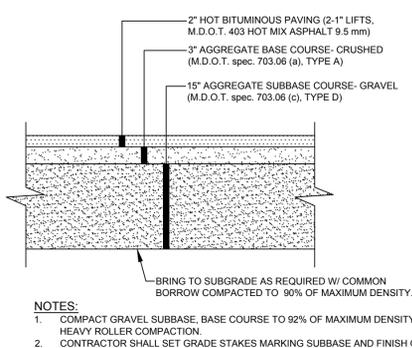


DATE	05/15/2023
STATUS	PRELIMINARY SUBDIVISION APPLICATION TO TOWN OF LYMAN
BY	PAUL D. OSTROWSKI
DATE	03/06/2023
BY	PAUL D. OSTROWSKI

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

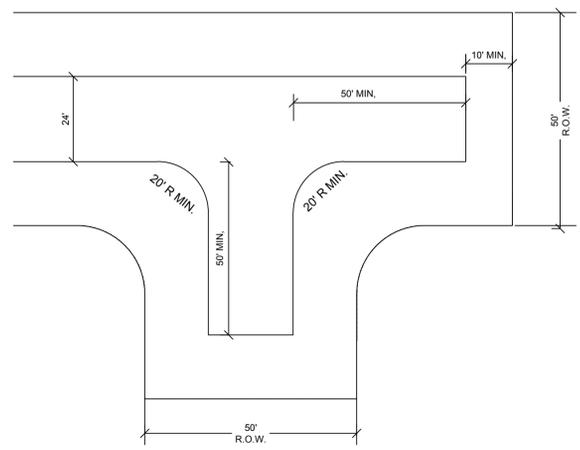


**PRIVATE WAY PAVED APRON**  
NOT TO SCALE

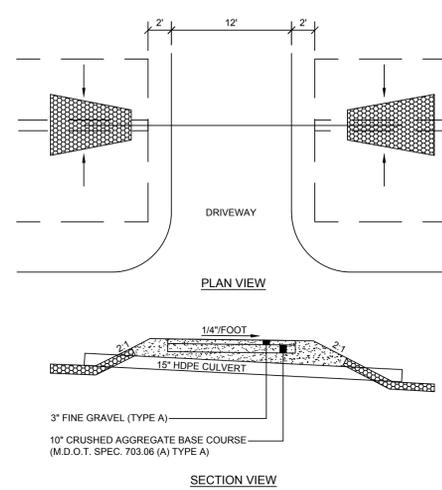


**PAVEMENT SECTION**

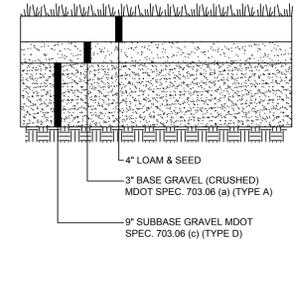
**NOTES:**  
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.  
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.



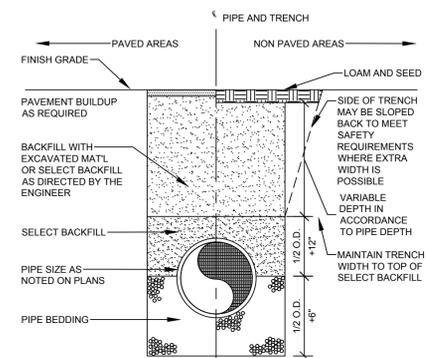
**TYPICAL TURNAROUND DETAIL**  
NOT TO SCALE



**TYPICAL DRIVEWAY CULVERT DETAIL**  
NOT TO SCALE



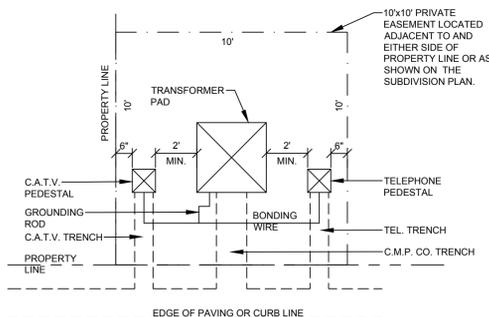
**WET POND ACCESS DRIVE CROSS-SECTION**  
NOT TO SCALE



PIPE TYPE	PIPE BEDDING MATERIAL	SELECT BACKFILL
CORRUGATED METAL DUCTILE IRON REINFORCED CONCRETE	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL
PVC-SDR 35 HDPE	MDOT 703.13 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL OR MDOT 703.13 3/4" CRUSHED STONE
PERFORATED PVC-SDR 35 HDPE	MDOT 703.13 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL OR MDOT 703.13 3/4" CRUSHED STONE

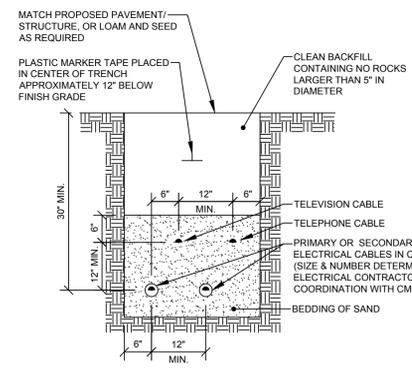
**TRENCH SECTION**  
NOT TO SCALE

**NOTE:**  
ALL BRACING AND SHEETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL MEET ALL STATE AND O.S.H.A. SAFETY STANDARDS.



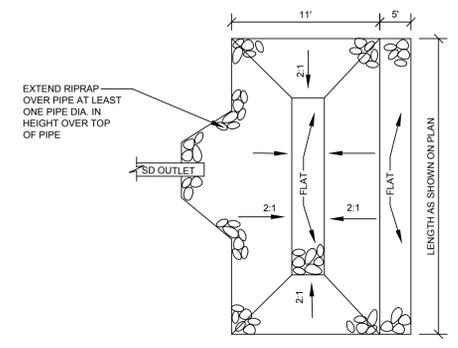
**TRANSFORMER DETAIL**  
NOT TO SCALE

**NOTE:**  
TRANSFORMER PAD AND COVER TO BE FIBERGLASS MEETING CENTRAL MAINE POWER SPECIFICATIONS.

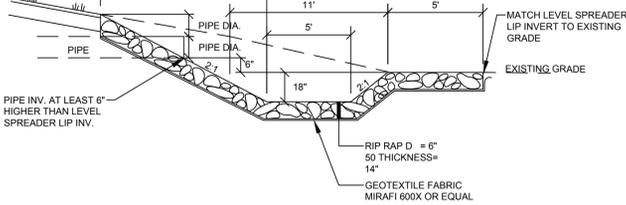


**UNDERGROUND CABLE INSTALLATION**  
NOT TO SCALE

**NOTES:**  
CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT.

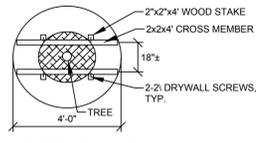


**RIPRAP LEVEL SPREADER OUTLET**  
NOT TO SCALE

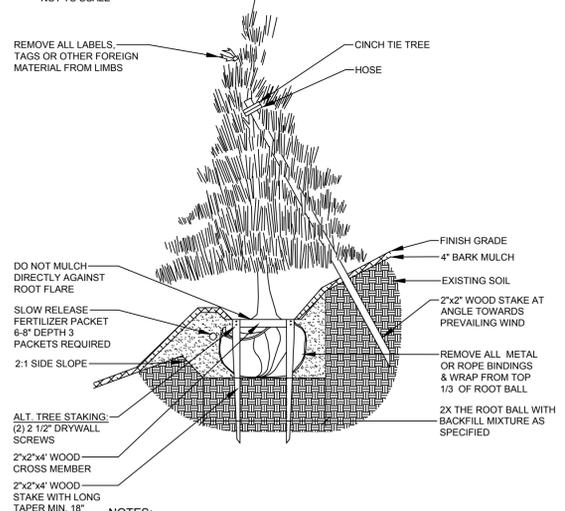


**DETAILS 2**  
OF:  
**BROOKVIEW ESTATES**  
BROOK ROAD  
LYMAN, MAINE  
FOR:  
**NASON PROPERTY MANAGEMENT LLC**  
P.O. BOX 384  
KENNEBUNK, MAINE 04043

DESIGNED	KJR
DRAWN	KJR
CHECKED	PDO
DATE	08/04/2022
SCALE	NTS
PROJECT	21092

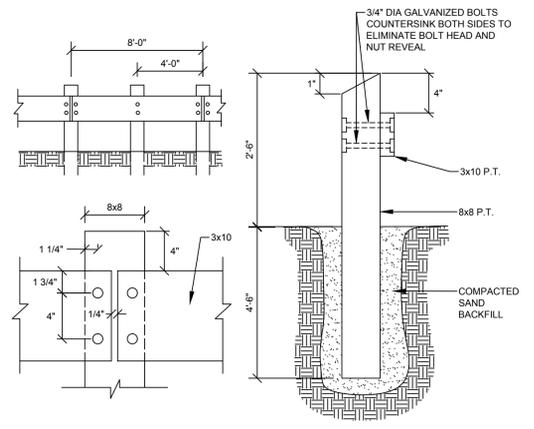


ALT. TREE STAKING PLAN  
NOT TO SCALE

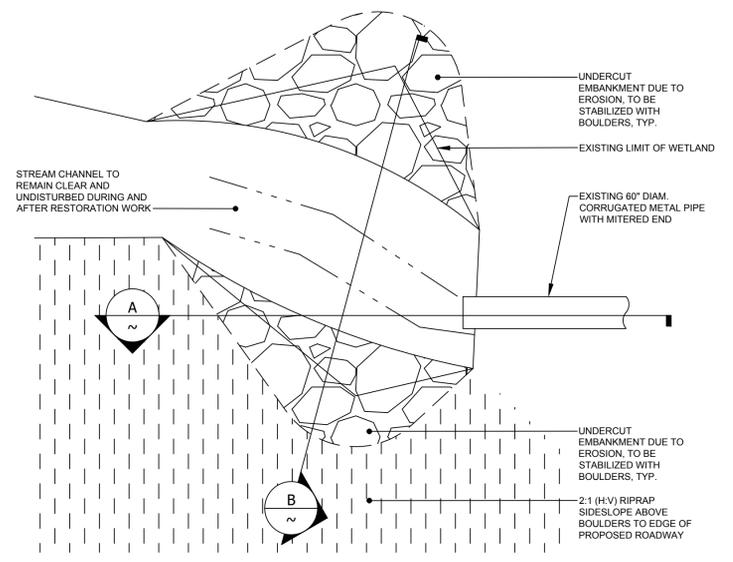


- NOTES:  
INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
1. THE TREE IS OF SUBSTANTIAL SIZE.
  2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
  3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
  4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

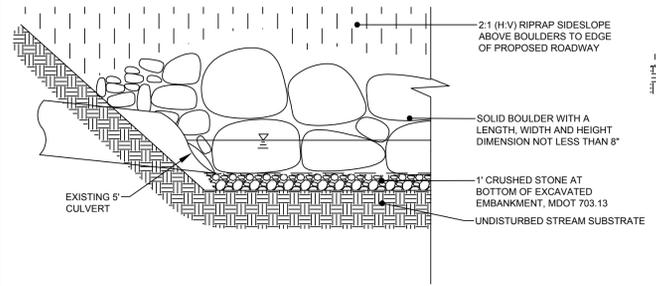
PLANTING ON SLOPE  
DECIDUOUS AND EVERGREEN TREES  
NOT TO SCALE



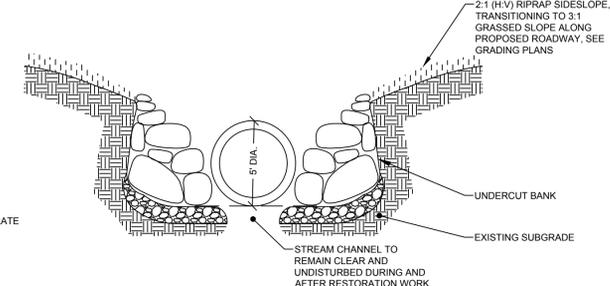
PRESSURE TREATED WOOD GUARDRAIL  
NOT TO SCALE



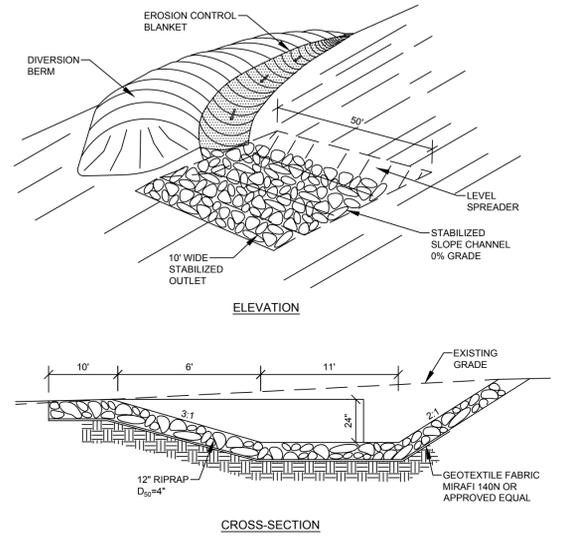
EXISTING OUTFALL REPAIR PLAN VIEW  
NOT TO SCALE



OUTFALL REPAIR SECTION A  
NOT TO SCALE



OUTFALL REPAIR SECTION B  
NOT TO SCALE

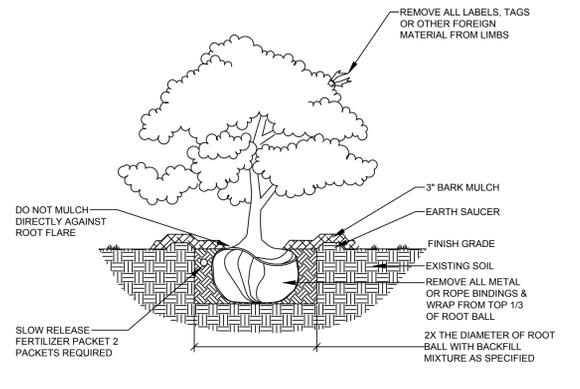


- CONSTRUCTION SPECIFICATIONS:
1. CONSTRUCT THE LEVEL SPREADER LIP ON A ZERO PERCENT GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
  2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
  3. DIVERSION BERM SHALL BE CONSTRUCTED OF COMMON BORROW MATERIAL MEETING M.D.O.T. SPEC. 703.18. MATERIAL SHALL BE PLACED IN 12" LIFTS AND COMPACTED TO 90% MAX. DRY DENSITY.
  4. THE ENTRANCE CHANNEL TO THE LEVEL SPREADER SHALL NOT EXCEED A ONE PERCENT GRADE AT LEAST 20 FEET BEFORE ENTERING INTO THE SPREADER.
  5. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RECONCENTRATE IMMEDIATELY BELOW THE SPREADER.
  6. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PERFORMED.

DITCH TURNOUT/ LEVEL SPREADER  
NOT TO SCALE

LANDSCAPE NOTES

1. PLANT QUANTITIES SHOWN ON PLANS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
4. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
5. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
6. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
7. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
8. ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
9. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
10. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
11. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
12. DURING CLEANING OF SITE AND PRIOR TO TREE AND SHRUB INSTALLATION, CONTRACTOR SHALL REMOVE INVASIVE PLANTS. AREAS WHERE INVASIVE PLANTS ARE REMOVED AND NOT OTHER PLANTING IS PROPOSED, AREA SHALL BE LOAM AND SEEDED.



DECIDUOUS & EVERGREEN SHRUB  
NOT TO SCALE



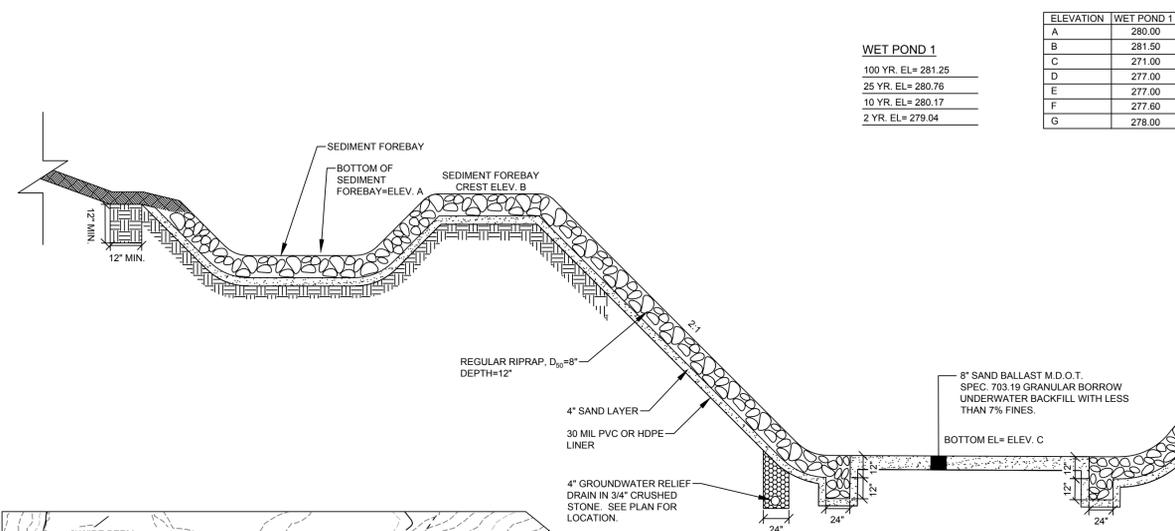
C	PDO	05-15-2023	SUBMITTED TO TOWN OF LYMAN FOR FINAL APPROVAL
B	PDO	04-17-2023	PRELIMINARY SUBDIVISION APPLICATION TO TOWN OF LYMAN
A	PDO	03-06-2023	SUBMISSION TO MAINE DEP
REV	BY	DATE	STATUS

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

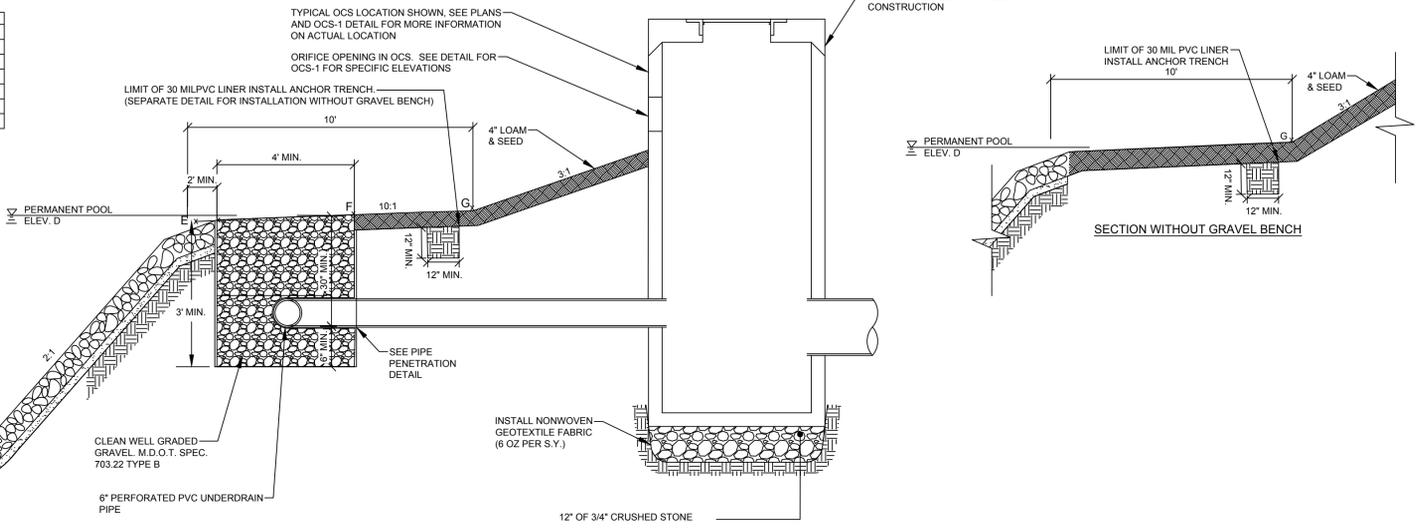


DETAILS 3  
OF:  
BROOKVIEW ESTATES  
BROOK ROAD  
LYMAN, MAINE  
FOR:  
NASON PROPERTY MANAGEMENT LLC  
P.O. BOX 384  
KENNEBUNK, MAINE 04043

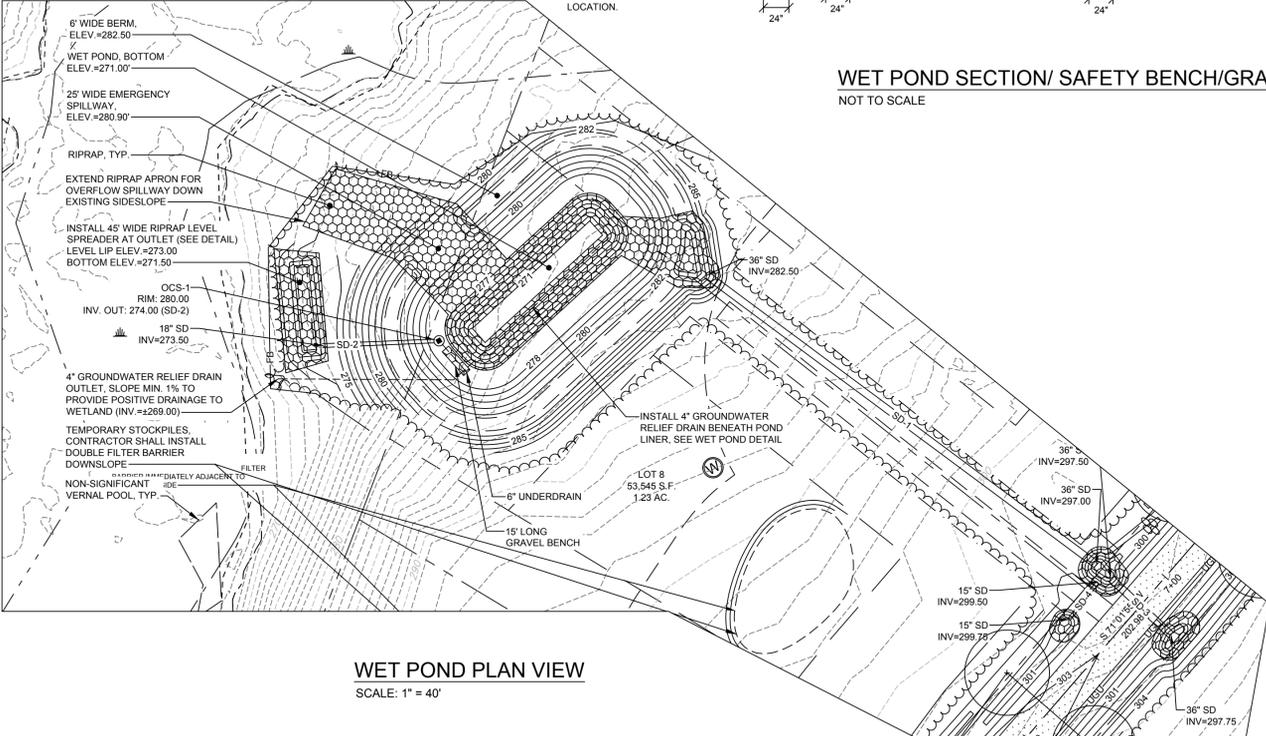
DESIGNED	KJR
DRAWN	KJR
CHECKED	PDO
DATE	08/04/2022
SCALE	NTS
PROJECT	21092



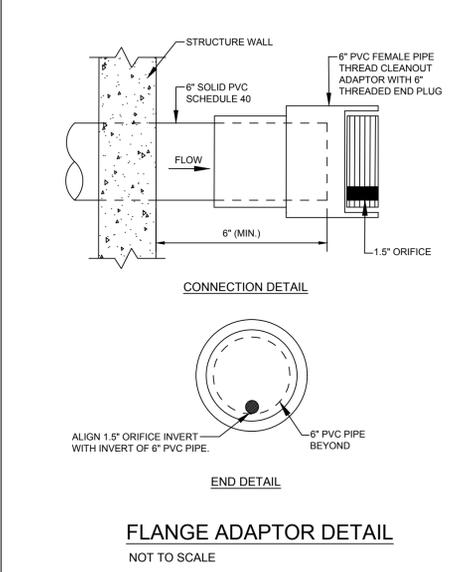
ELEVATION	WET POND 1
A	280.00
B	281.50
C	271.00
D	277.00
E	277.00
F	277.80
G	278.00



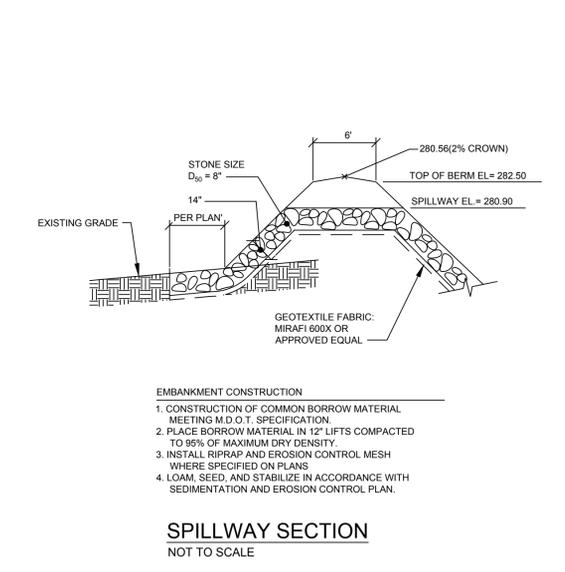
**WET POND SECTION/ SAFETY BENCH/ GRAVEL FILTER & OUTLET DETAIL**  
NOT TO SCALE



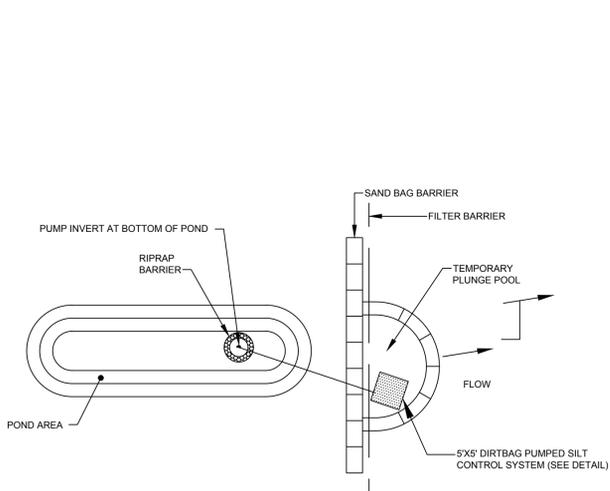
**WET POND PLAN VIEW**  
SCALE: 1" = 40'



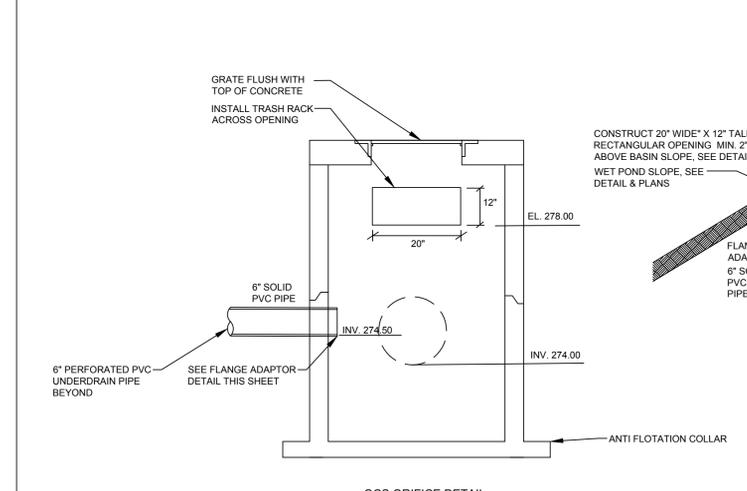
**FLANGE ADAPTOR DETAIL**  
NOT TO SCALE



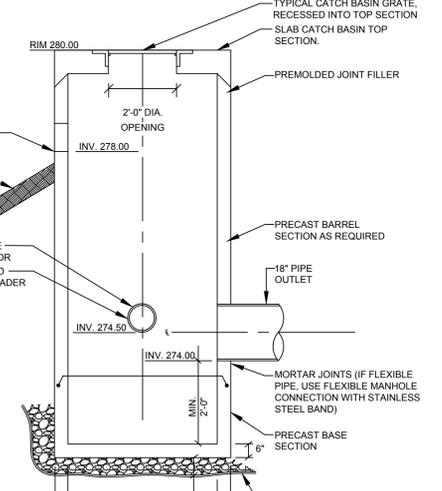
**SPILLWAY SECTION**  
NOT TO SCALE



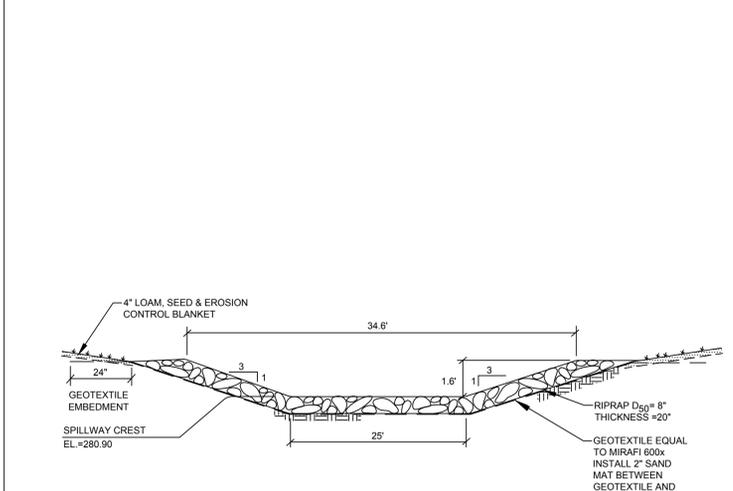
**TEMPORARY POND DEWATERING DETAIL**  
NOT TO SCALE



**OCS ORIFICE DETAIL**  
NOT TO SCALE



**OUTLET CONTROL STRUCTURE (OCS-1) DETAIL**  
NOT TO SCALE



**EMERGENCY SPILLWAY CROSS-SECTION**  
NOT TO SCALE



PAUL D. OSTROWSKI, P.E. 11175  
 STATE OF MAINE  
 PROFESSIONAL ENGINEER  
 NO. 11175  
 EXPIRES 05/15/2023

REVISIONS

NO.	DATE	DESCRIPTION
C	05-15-2023	SUBMITTED TO TOWN OF LYMAN FOR FINAL APPROVAL
B	04-17-2023	PRELIMINARY SUBDIVISION APPLICATION TO TOWN OF LYMAN
A	03-06-2023	SUBMISSION TO MAINE DEP

REV. BY: DATE: STATUS: THIS PLAN SHALL NOT BE COPIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.



**BMP CONSTRUCTION PLAN**  
 OF:  
**BROOKVIEW ESTATES**  
 BROOK ROAD  
 LYMAN, MAINE

FOR:  
**NASON PROPERTY MANAGEMENT LLC**  
 P.O. BOX 394  
 KENNEBUNK, MAINE 04043

DESIGNED	KJR
DRAWN	KJR
CHECKED	PDO
DATE	08/04/2022
SCALE	NTS
PROJECT	21092

21092.dwg, TAB 13 BMP CONSTRUCTION PLAN

**SHEET 13 OF 13**

