

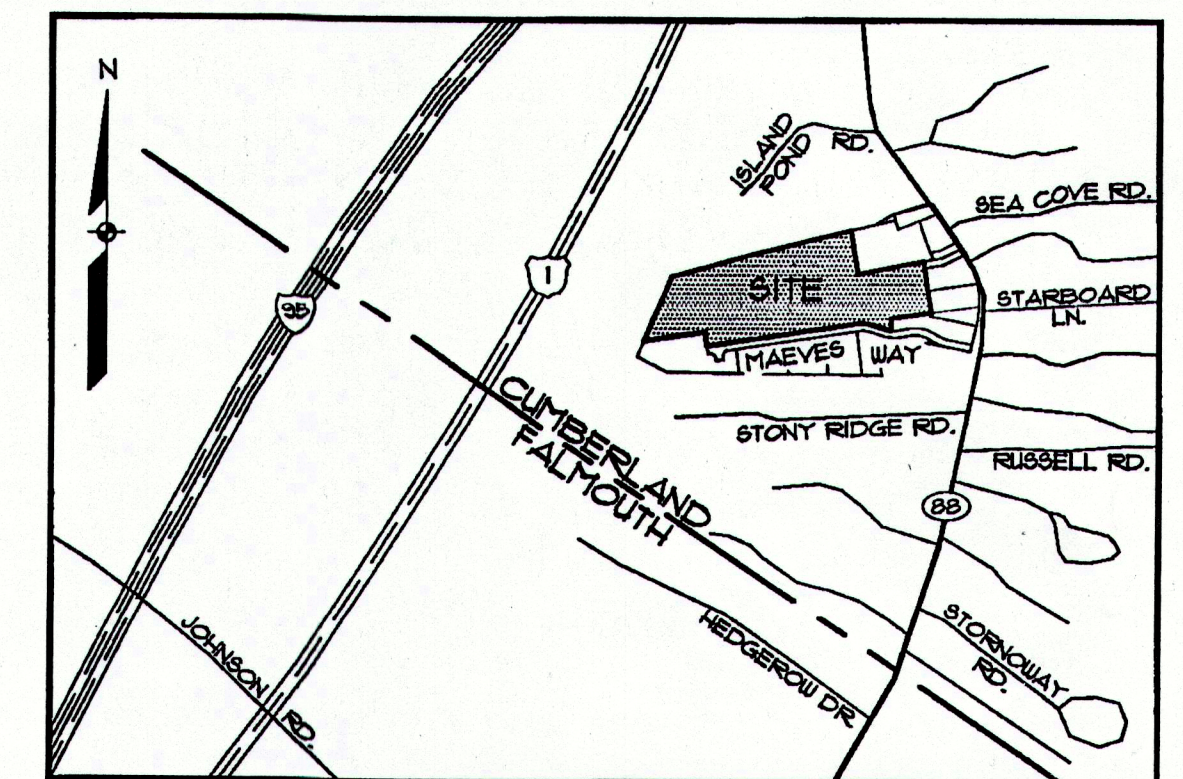
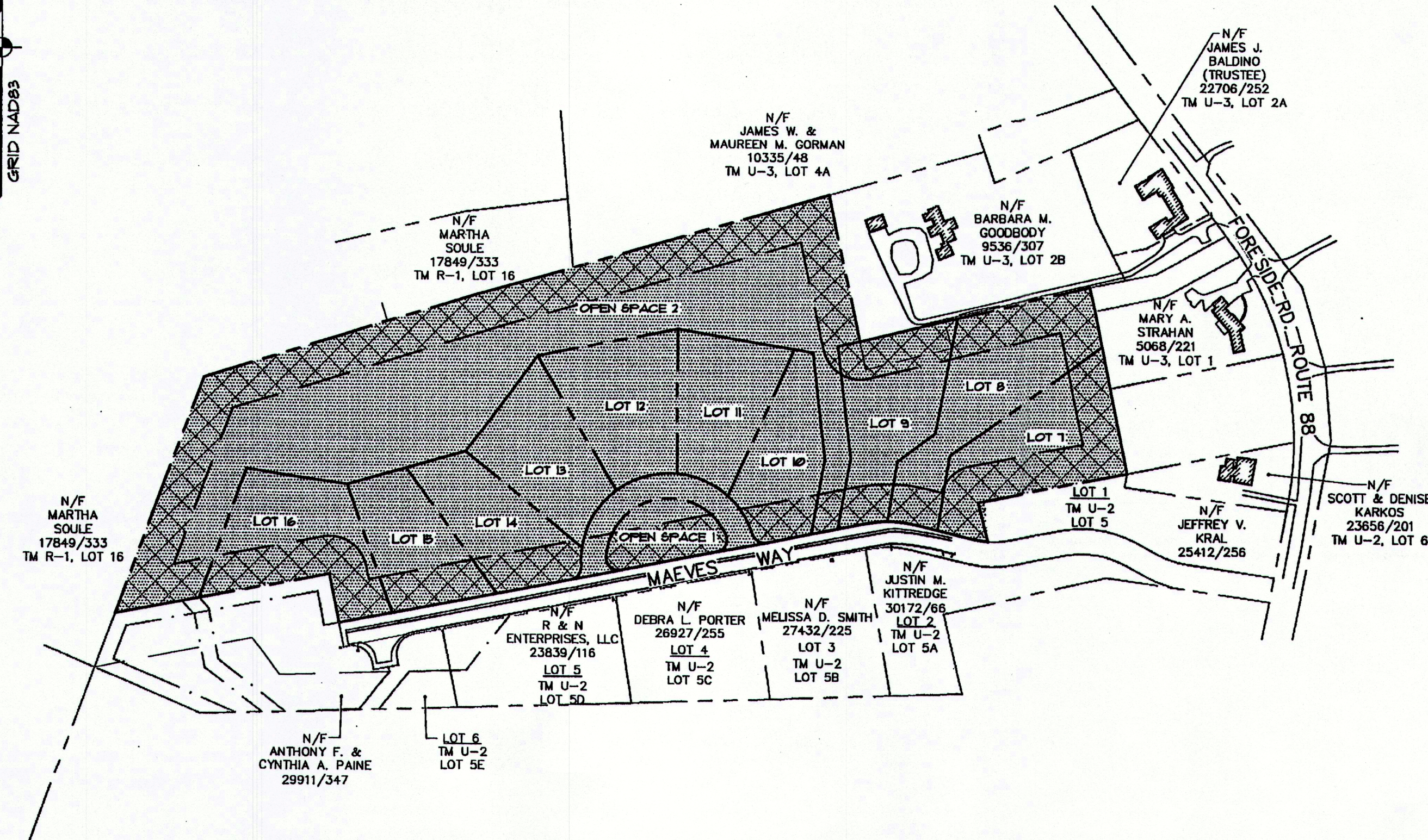
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	TIE LINE	---
---	SETBACK	---
---	EASEMENT	---
---	SUPPER	---
---	FORESTED STORMWATER TREATMENT BUFFER (WIDTH VARIES)	---
---	15' PERIMETER BUFFER	---
---	LIMITS OF VARIABLE SEDGE, TO REMAIN UNDISTURBED	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	SUPPER LIMIT PIN	---
---	CURVE LINE NO. BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	SIGN	---
---	STREAM	---
---	EDGE PAVEMENT	---
---	EDGE GRAVEL	---
---	CURBLINE	---
---	EDGE WATER	---
---	CONTOURS	---
---	CHAIN LINK FENCE	---
---	WIRE FENCE	---
---	STOCKADE FENCE	---
---	STONE WALL	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS MUNJOY HILL EPM, LLC BY DEED RECORDED IN BOOK 2960, PAGE 38 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
- THE PROPERTY IS SHOWN AS LOT 2C ON THE TOWN OF CUMBERLAND TAX MAP U-3 AND IS LOCATED IN THE LOW DENSITY RESIDENTIAL (LDRI) ZONE. THIS SUBDIVISION IS PROPOSED AS A CLUSTERED DEVELOPMENT WITH THE FOLLOWING SPACE AND BULK REQUIREMENTS:
MIN. LOT SIZE: 30,000 SF.
15 FT. MIN. STREET FRONTAGE.
MIN. FRONT YARD: 30 FT. MIN. AND 60' MIN. BETWEEN TWO RESIDENTIAL LOTS.
MIN. REAR YARD: 60 FT.
- TOTAL AREA OF PARCEL: 22.93 AC.
- PLAN REFERENCES:
a) BOUNDARY PLAN OF GYGER TRUST BY SEBAGO TECHNICS, INC. DATED 11-19-97.
b) THIRD AMENDED FINAL PLAN FILING PLAT OF IRON WOODS SUBDIVISION BY ASSOCIATED DESIGN PARTNERS, INC. DATED 03-09-04 AND RECORDED AT THE CCRD ON 07-19-10 IN PLAN BOOK 210, PAGE 230.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REF. 4.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY CONDUCTED BY SEBAGO TECHNICS, INC. IN SPRING, 2012.
- DISTURBANCE WITHIN THE 15 FT. PERIMETER BUFFER SHALL BE LIMITED TO THE DISTURBANCE REQUIRED FOR DRIVEWAY AND UTILITY INSTALLATION (LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 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1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 202

R & N WOODS SUBDIVISION - PHASE 2

CUMBERLAND, MAINE



LOCATION MAP

N.T.S.

APPLICANT:

MUNJOY HILL EPM, LLC
5 BRADLEY DRIVE
WESTBROOK, MAINE 04092

ENGINEER / SURVEYOR:

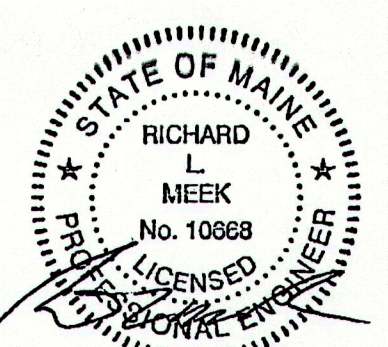
SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 1A South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. - Suite B Lewiston, ME 04240 Tel. 207-783-5656

SCALE: 1" = 200'

SHEET INDEX:

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SUBDIVISION PLAN
4	CLASS 'B' HIGH INTENSITY SOIL MAP
5	PLAN & PROFILE: NICOLA'S WAY
6	PLAN: MAEVES WAY
7	DETAILS
8	DETAILS



ISSUE FOR BID 02-21-13

07496C.dwg, TAB:07496C

LEGEND

EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	TIE LINE
---	SETBACK
---	EASEMENT
---	CENTERLINE
---	MONUMENT
---	IRON PIPE/ROD
---	DRILLHOLE
---	CURVE/LINE NO.
---	BENCHMARK
---	BUILDING
---	WETLANDS
---	EDGE WETLAND
---	STREAM
---	EDGE PAVEMENT
---	CURBLINE
---	EDGE WATER
---	TREELINE
---	CONTOURS
---	WIRE FENCE
---	STOCKADE FENCE
---	STONE WALL
---	RETAINING WALL
---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	WATER
---	WATER GATE VALVE
---	WATER SHUT OFF
---	HYDRANT
---	POTABLE WELL
---	SEWER MH
---	STORM DRAIN
---	CATCH BASIN
---	DRAINAGE MH
---	CULVERT
---	TRANSFORMER PAD
---	LIGHT POLE/WALL
---	UTILITY POLE
---	GUY
---	RIPRAP

GENERAL NOTES:

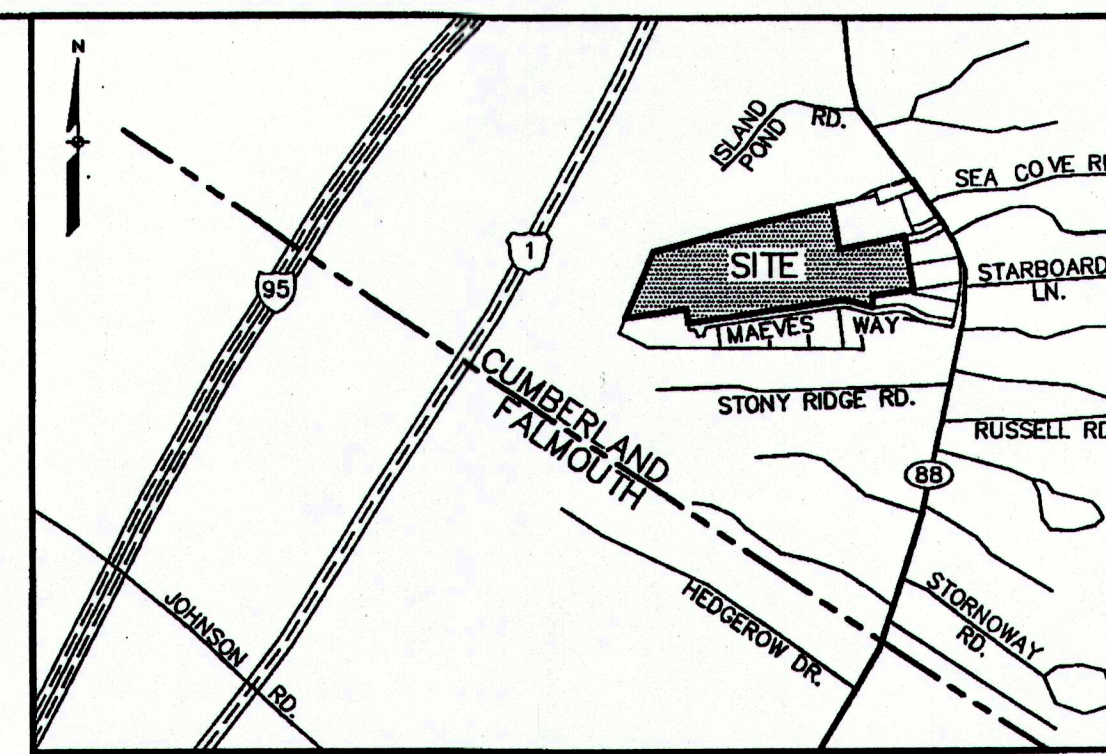
- THE RECORD OWNER OF THE PARCEL IS MUNJOY HILL EPM, LLC BY DEED RECORDED IN BOOK 29576, PAGE 128 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
- THE PROPERTY IS SHOWN AS LOT 2C ON THE TOWN OF CUMBERLAND TAX MAP U-3 AND IS LOCATED IN THE LOW DENSITY RESIDENTIAL (LDR) ZONE.
- TOTAL AREA OF PARCEL: 22.94 Ac.
- PLAN REFERENCES:
 - BOUNDARY PLAN OF CYGER TRUST BY SEBAGO TECHINCS, INC., DATED 11-13-07.
 - THIRD AMENDED FINAL PLAN FILING PLAT OF R&N WOODS SUBDIVISION BY ASSOCIATED DESIGN PARTNERS, INC., DATED 03-05-06 AND RECORDED AT THE CCRD ON 07-15-10 IN PLAN BOOK 210, PAGE 230.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REF. 4a.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY CONDUCTED BY SEBAGO TECHINCS IN SPRING, 2012.

EXISTING P DATA

LINE	BEARING	LENGTH
L1	N 04°35'02" W	80.00'
L2	N 12°32'48" W	48.89'

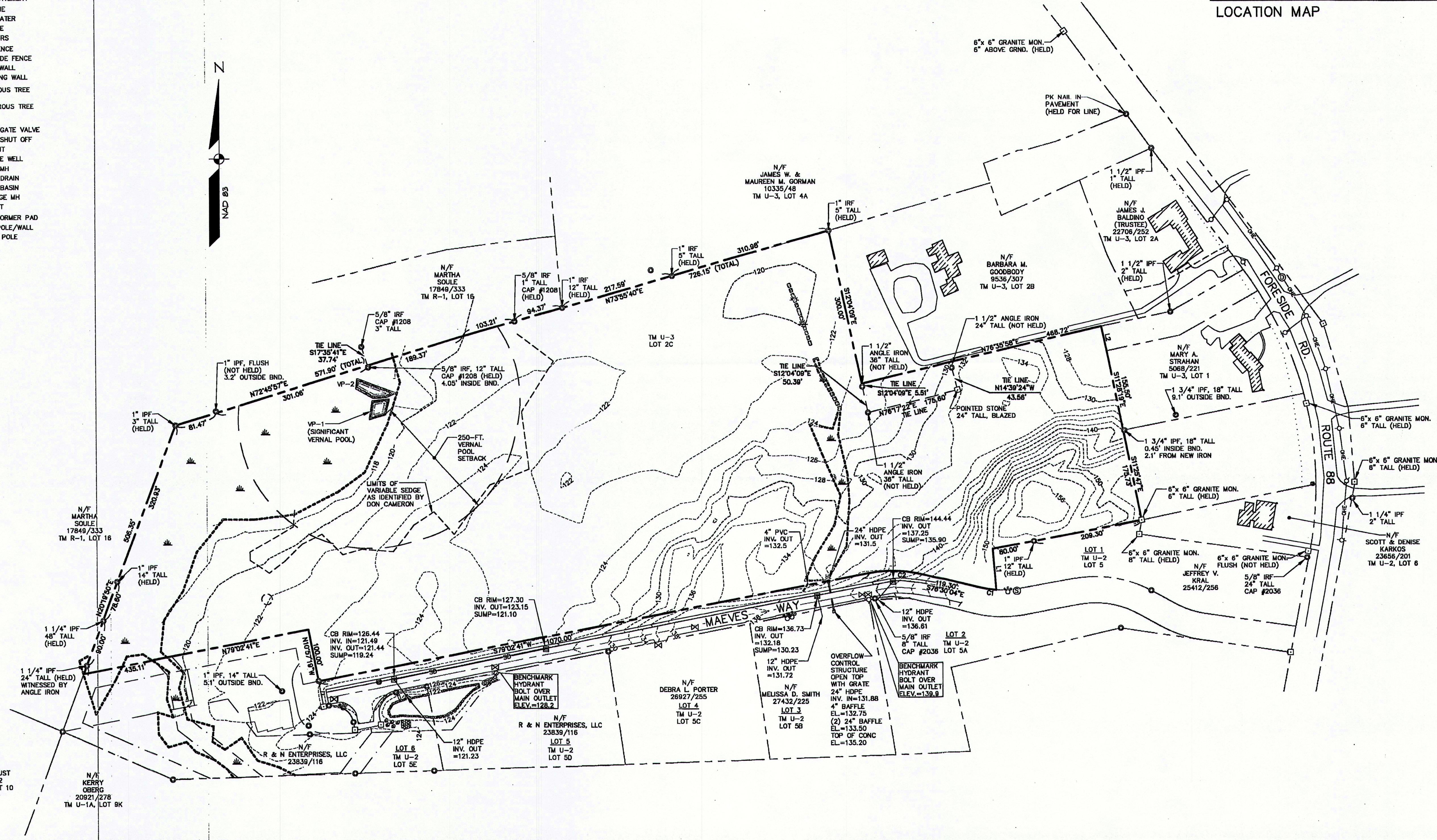
EXISTING P CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	29.85'	175.00'	S81°21'19"E	28.62'
C2	96.12'	225.00'	N88°44'24"W	95.39'

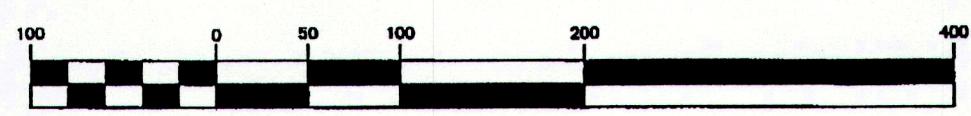


LOCATION MAP

N.T.S.



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

REV.	DATE	BY	REVISION
1	02-21-13	SMF	ISSUE FOR BID
2	12-16-12	SMF	REVISIONS FOR FINAL SUBDIVISION APPLICATION TO TOWN
3	11-15-12	SMF	REVISED PER DEP REVIEW COMMENTS - SUBMIT FOR FINAL
4	10-26-12	SMF	REVISED PER TOWN REVIEW COMMENTS - SUBMIT FOR FINAL
5	10-16-12	SMF	SUBMIT STORM WATER APPLICATION TO MDEP
6	08-28-12	SMF	SUBDIVISION APPLICATION SUBMISSION TO TOWN

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN	MAL
07496					

EXISTING CONDITIONS PLAN OF R & N WOODS SUBDIVISION - PHASE 2 FORSEDE ROAD/MAEVES WAY CUMBERLAND, MAINE FOR MUNJOY HILL EPM, LLC 5 BRADLEY DRIVE WESTBROOK, MAINE 04092	DATE 08-02-12	SCALE 1" = 100'
---	------------------	--------------------

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	TIE LINE	---
---	FORESTED STORMWATER TREATMENT BUFFER (WIDTH VARIES)	---
---	15' PERIMETER BUFFER	---
---	LIMITS OF VARIABLE SEDGE TO REMAIN UNDISTURBED	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	BUFFER LIMIT PIN	---
---	CURVE/LINE NO.	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	SKIN	---
---	STREAM	---
---	EDGE PAVEMENT	---
---	EDGE GRAVEL	---
---	CURBLINE	---
---	EDGE WATER	---
---	CONTOURS	---
---	CHAIN LINK FENCE	---
---	WIRE FENCE	---
---	STOCKADE FENCE	---
---	STONE WALL	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS HUNJOY HILL EPM, LLC BY DEED RECORDED IN BOOK 296-80, PAGE 39 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.).
- THE PROPERTY IS SHOWN AS LOT 3C ON THE TOWN OF CUMBERLAND TAX MAP U-3 AND IS LOCATED IN THE LOW DENSITY RESIDENTIAL (LDR) ZONE. THIS SUBDIVISION IS PROPOSED AS A CLUSTERED DEVELOPMENT WITH THE FOLLOWING 6' SPACE AND BULK REQUIREMENTS:
MIN. LOT SIZE: 30,000 SF.
MIN. STREET FRONTAGE: 75 FT.
MIN. FRONT YARD: 30 FT.
MIN. SIDE YARD: 30 FT. MIN. AND 6' MIN. BETWEEN TWO RESIDENTIAL LOTS
MIN. REAR YARD: 65 FT.
- TOTAL AREA OF PARCEL: 22.93 AC.
- PLAN REFERENCES:
a) BOUNDARY PLAN OF GYGER TRUST BY SEBAGO TECHNICS, INC. DATED 11-13-07.
b) THIRD ATTENDED FINAL PLAN FILING PLAN OF RIN WOODS SUBDIVISION BY ASSOCIATED DESIGN PARTNERS, INC. DATED 03-29-06 AND RECORDED AT THE C.C.R. ON 07-13-10 IN PLAN BOOK 210, PAGE 230.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REF. 4a.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY CONDUCTED BY SEBAGO TECHNICS, INC. IN SPRING, 2012.
- DISTURBANCE WITHIN THE 15' FT. PERIMETER BUFFER SHALL BE LIMITED TO THE DISTURBANCE REQUIRED FOR DRIVEWAY AND UTILITY INSTALLATION (LOTS 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 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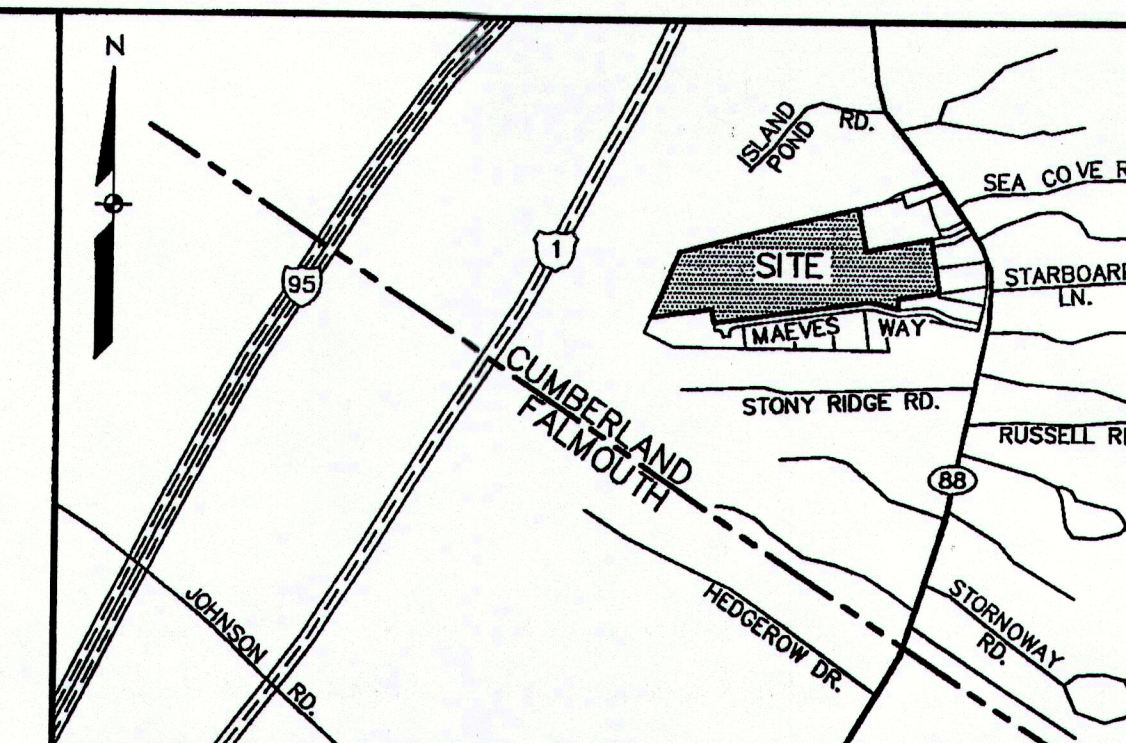


LEGEND

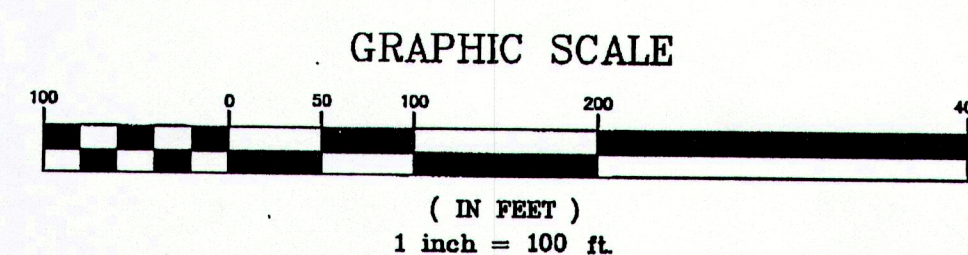
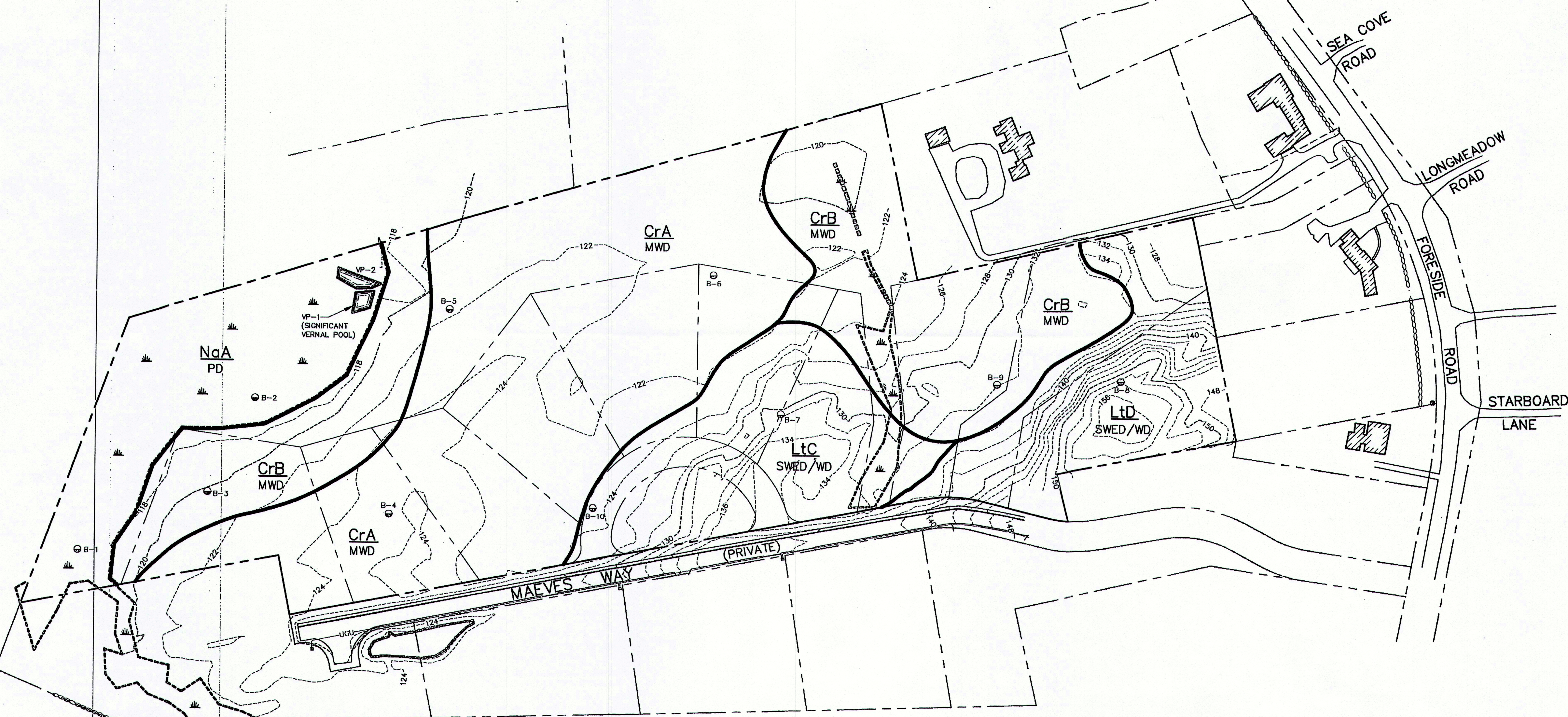
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
⊙ B-3	BORING	
---	CLASS 'B' SOILS	
---	BUILDING	
---	WETLANDS	
---	EDGE WETLAND	
---	STREAM	
---	EDGE PAVEMENT	
---	EDGE WATER	
---	CONTOURS	
⊙	DECIDUOUS TREE	
⊙	CONIFEROUS TREE	

SOIL TYPES

SYMBOL	SOIL SERIES	PHASE	SLOPE	HSG	DRAINAGE CLASS
CrA	CROGHAN	LOAMY FINE SAND	0-3%	B	MODERATELY WELL DRAINED (MWD)
CrB	CROGHAN	LOAMY FINE SAND	3-8%	B	MODERATELY WELL DRAINED (MWD)
LtC	LYMAN-TUNBRIDGE COMPLEX	FINE SANDY LOAM	8-15%	C/D	SOMEWHAT EXCESSIVELY DRAINED/WELL DRAINED (SWED/WD)
LtD	LYMAN-TUNBRIDGE COMPLEX	FINE SANDY LOAM	15-25%	C/D	SOMEWHAT EXCESSIVELY DRAINED/WELL DRAINED (SWED/WD)
NaA	NAUMBURG	LOAMY SAND	0-3%	C	POORLY DRAINED (PD)



LOCATION MAP N.T.S.



NOTE:
THIS CLASS 'B' HIGH INTENSITY SOIL MAP CONFORMS TO THE GUIDELINES FOR MAINE CERTIFIED SOIL SCIENTISTS FOR SOIL IDENTIFICATION AND MAPPING, DATED MARCH 2009 FOR CLASS 'B' HIGH INTENSITY SOIL SURVEYS. THE SOIL MAP UNITS AS DEPICTED WERE IN PART INFLUENCED BY THE INTENDED USE FOR A PROPOSED RESIDENTIAL SUBDIVISION AND THE SOILS WHICH WERE NON-LIMITING FOR ONE USE MAY BE CONSIDERED LIMITING FOR ANOTHER USE. THEREFORE, THIS CLASS 'B' HIGH INTENSITY SOIL MAP MAY NOT BE ADEQUATE FOR ANOTHER USE. (REFER TO SOIL NARRATIVE REPORT DATED 08-24-12 AND SOIL PROFILE DESCRIPTIONS.)

GARY M. FULLERTON
CERTIFIED SOIL SCIENTIST #482
DATE

SEBAGO
TECHNICALS
75 John Road
South Portland, ME 04106
Tel: 207-260-3100
Fax: 207-783-6968
WWW.SEBAGOTECHNICALS.COM

PROJECT NO. 07485
FIELD BOOK
DESIGN
CHD
DRAWN
MAL

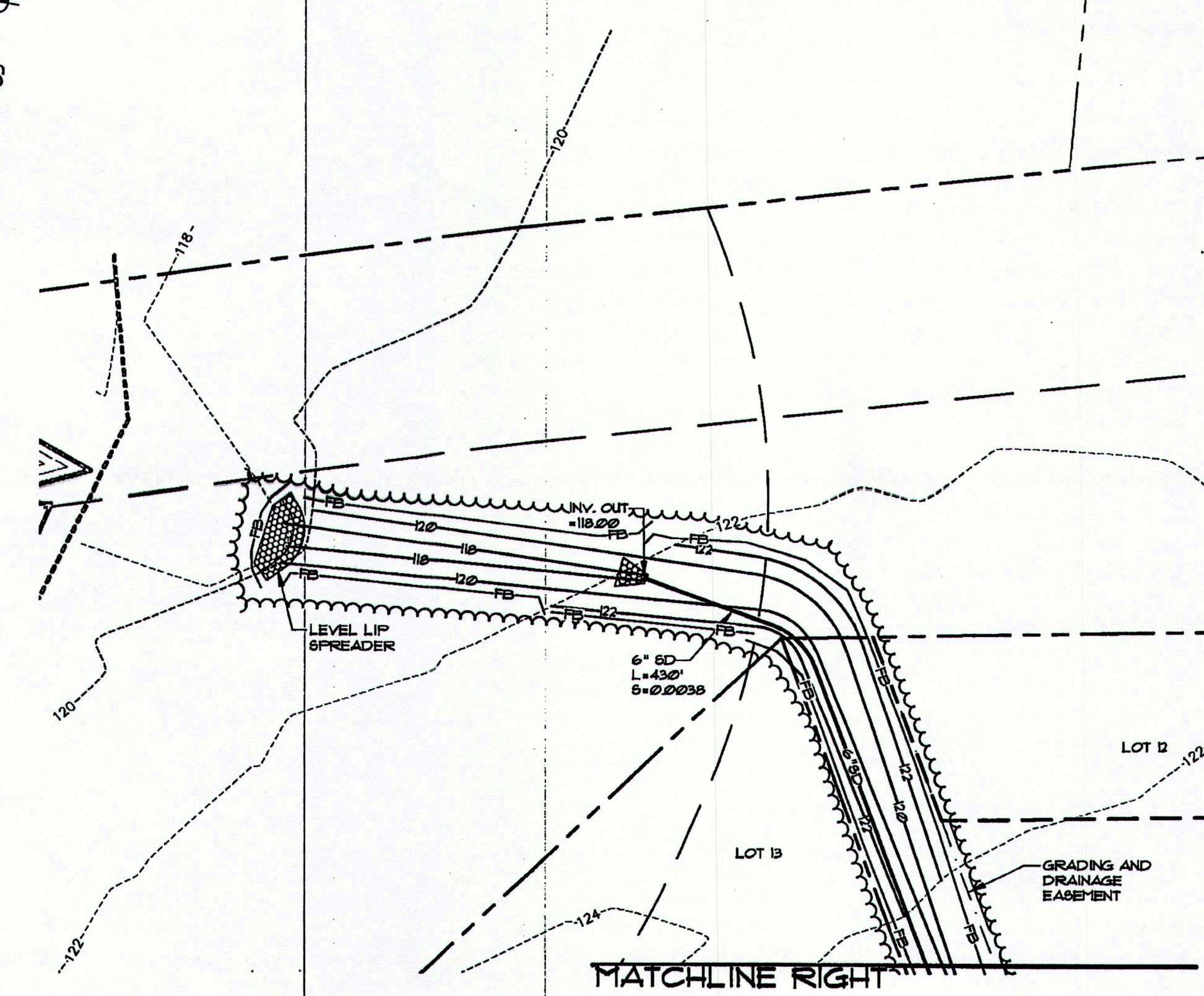
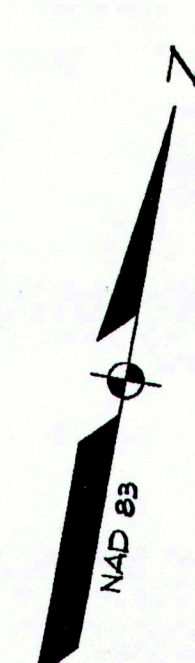
CLASS 'B' HIGH INTENSITY SOIL MAP
OF
R & N WOODS SUBDIVISION - PHASE 2
FORESIDE ROAD/MAEVES WAY
CUMBERLAND, MAINE
FOR:
MUNJOY HILL EPM, LLC
5 BRADLEY DRIVE
WESTBROOK, MAINE 04092
TAB-SI

DATE 08-02-12
SCALE 1" = 100'

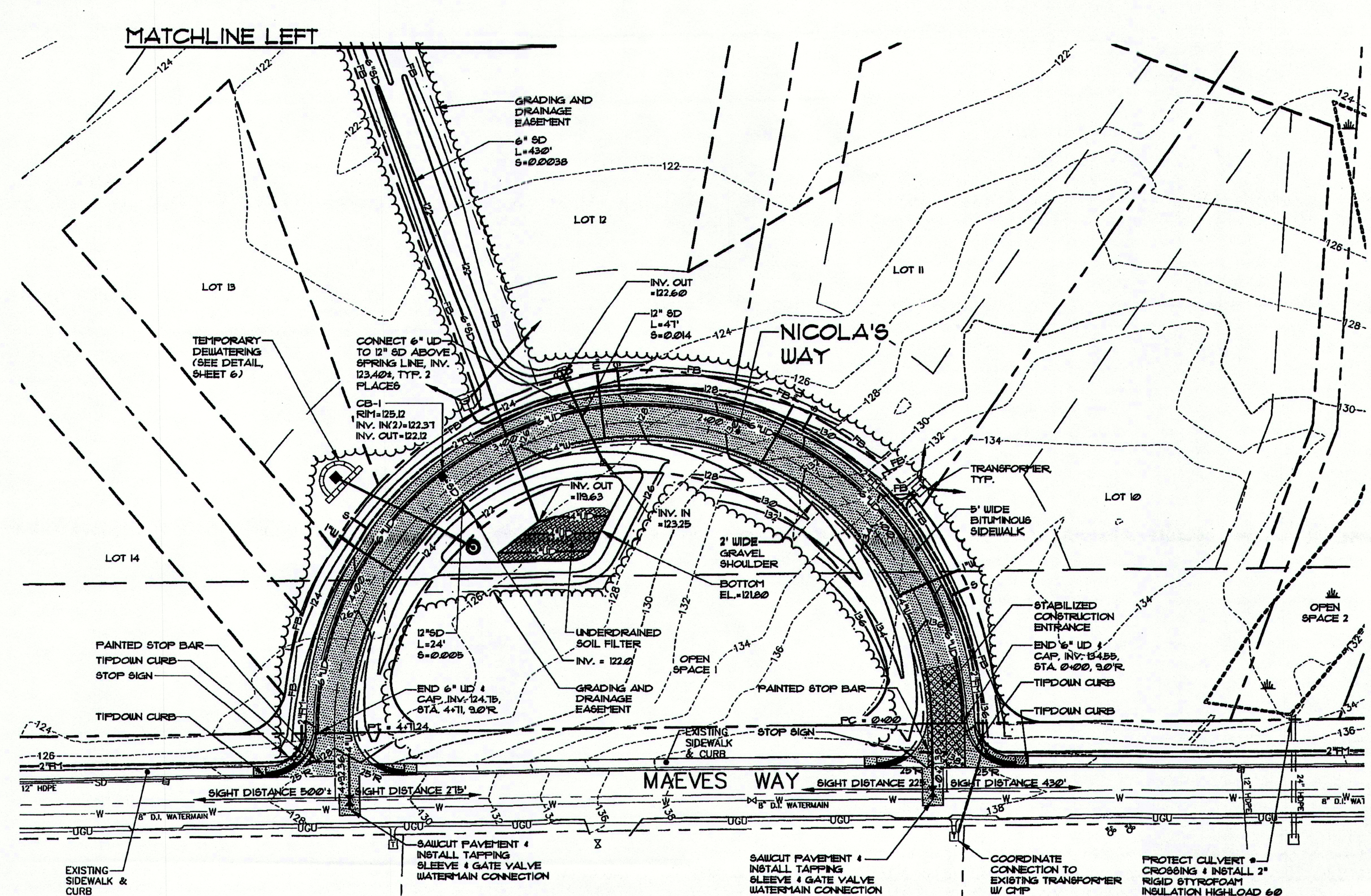
SHEET 4 OF 8

REV.	BY:	DATE:	STATUS:
E	SMF	02-21-13	ISSUE FOR BID
D	SMF	12-16-12	REVISIONS FOR FINAL SUBDIVISION APPLICATION TO TOWN
C	SMF	11-15-12	REVISED PER TOWN REVIEW COMMENTS
B	SMF	10-25-12	REVISED PER TOWN REVIEW COMMENTS - SUBMIT FOR FINAL
A	SMF	10-15-12	SUBMIT STORM WATER APPLICATION TO MDEP
	SMF	08-25-12	SUBDIVISION APPLICATION SUBMISSION TO TOWN

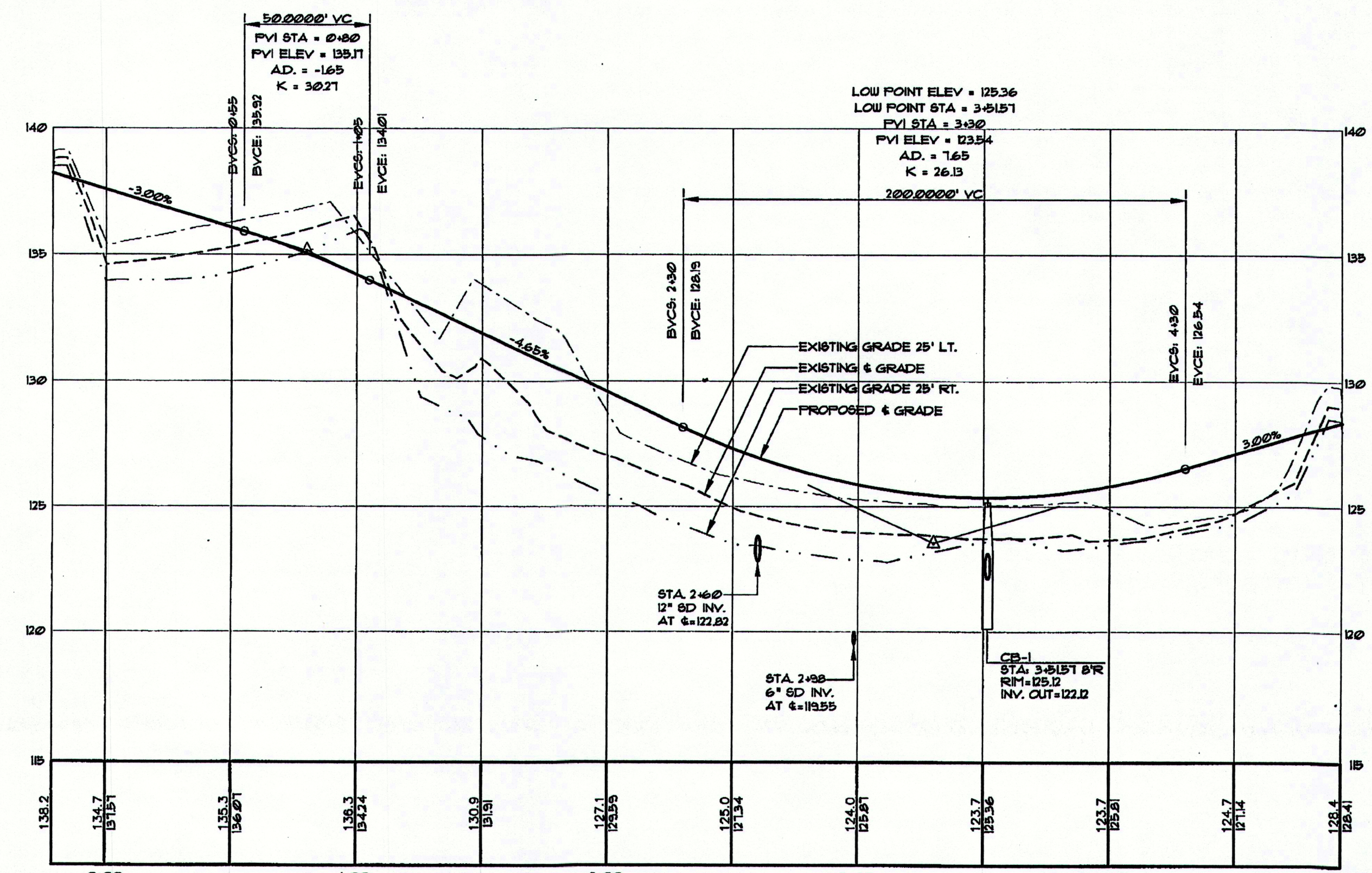
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICALS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICALS, INC.



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ADJUTER LINE/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	BUFFER	---
---	FORESTED	---
---	STORMWATER TREATMENT BUFFER	---
---	CENTERLINE	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	SGN	---
---	EDGE PAVEMENT	---
---	EDGE GRAVEL	---
---	CURBLINE	---
---	EDGE WATER	---
---	TRISLINE	---
---	CONTOURS	---
---	W	---
---	WATER GATE VALVE	---
---	WATER SHUT OFF	---
---	HYDRANT	---
---	SEWER	---
---	FORCE MAIN	---
---	SEWER MH	---
---	STORM DRAIN	---
---	UNDERDRAIN	---
---	CATCH BASIN	---
---	DRAINAGE MH	---
---	CULVERT	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	TRANSFORMER PAD	---
---	UTILITY POLE	---
---	GUY	---
---	FILTER BARRIER	---
---	RIPRAP	---



PLAN VIEW: NICOLA'S WAY
STA. -0+2138 TO STA. 4+2236
SCALE: 1"=40'



PROFILE: NICOLA'S WAY
STA. -0+2138 TO STA. 4+2236
SCALE: 1"=40' HORIZ.
1"=4' VERT.

SEBAGO
TECHNICAL
SERVICES
INC.

PLAN & PROFILE: NICOLA'S WAY
OF:
R & N WOODS SUBDIVISION - PHASE 2
FORESIDE ROAD/MAEV'S WAY

DATE
08-02-12

SHEET

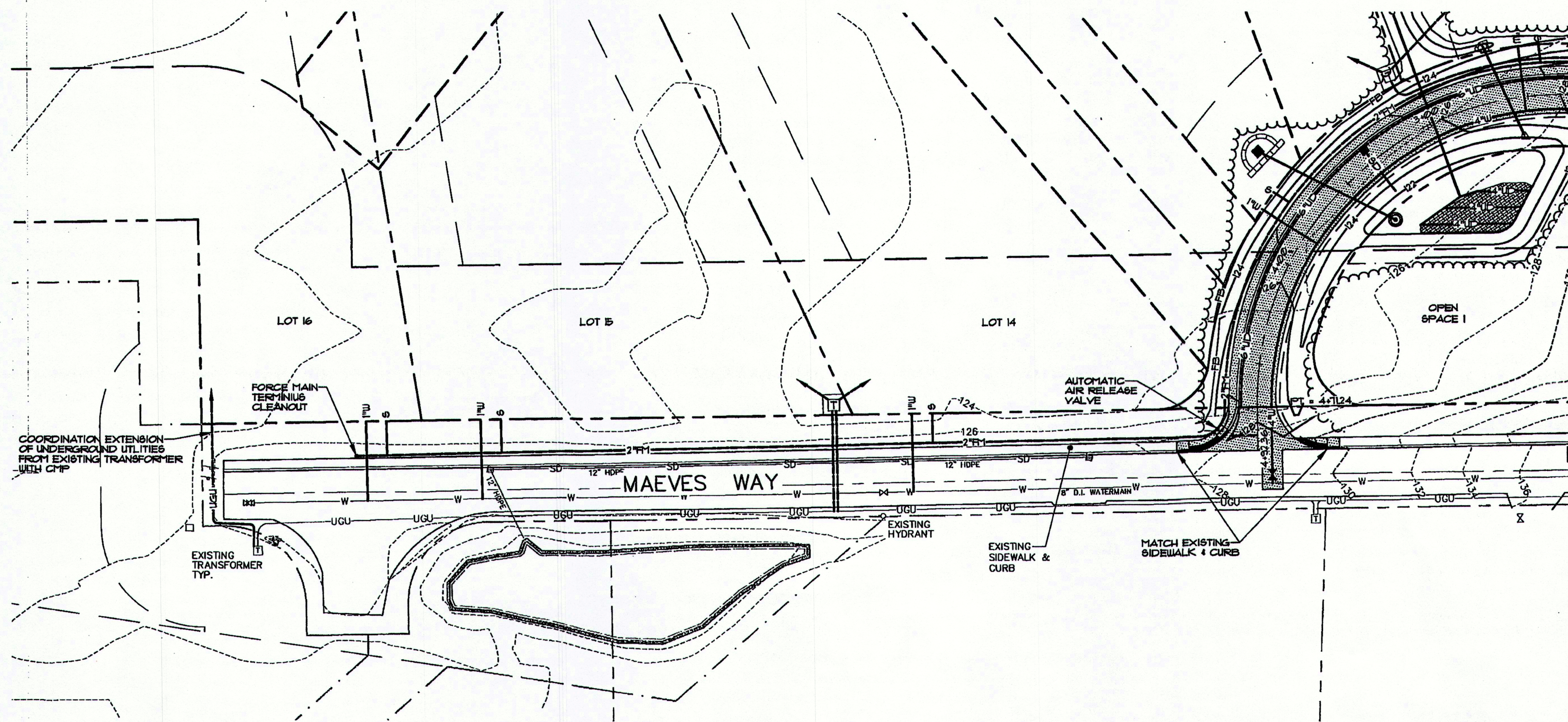
ISSUE FOR BID
02-21-13
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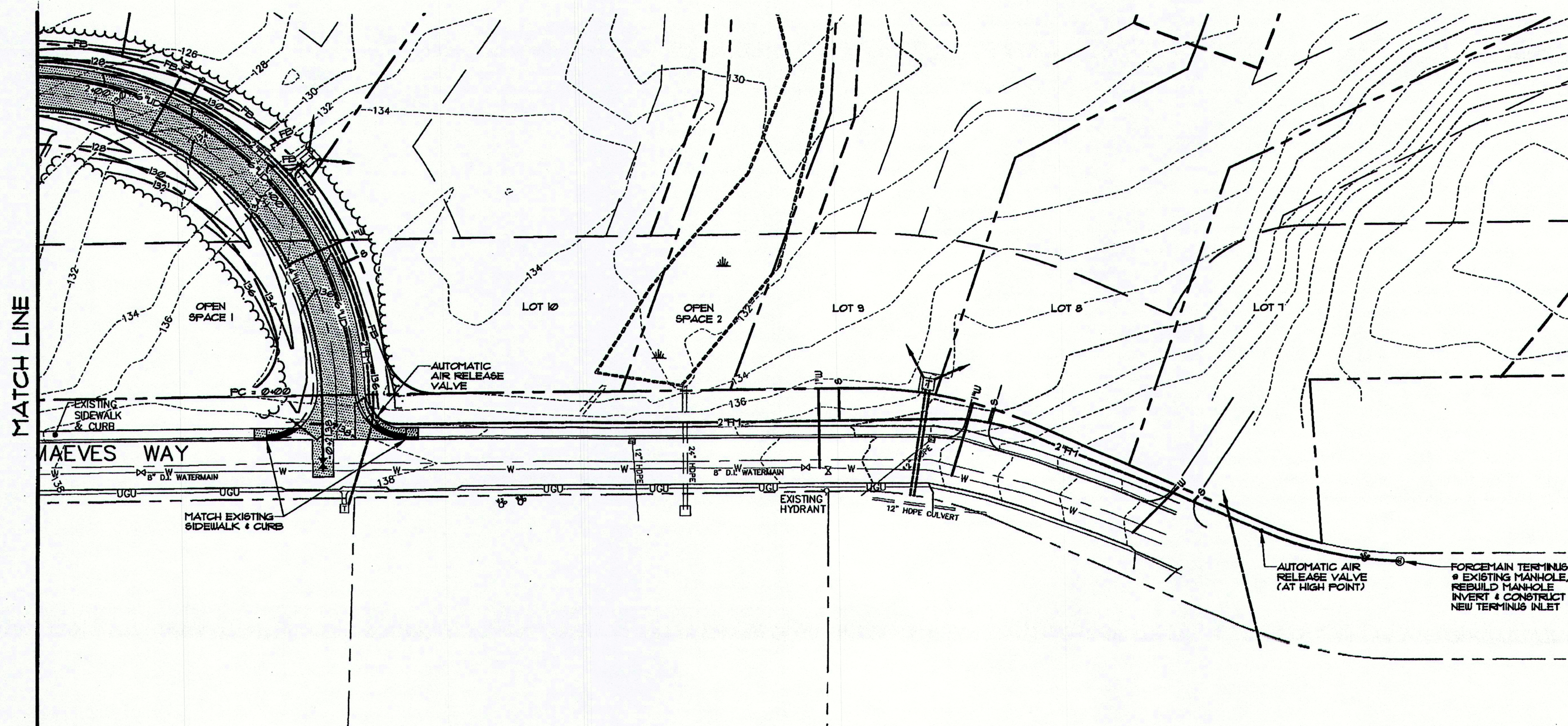
REVISED PER FINAL SUBDIVISION APPLICATION TO TOWN
12-18-12
SMF
E

REVISED PER DEF REVIEW COMMENTS
11-13-12
SMF
D

REVISED PER TOWN REVIEW COMMENTS - SUBMIT FOR FINAL
10-26-12
SMF
C



PLAN VIEW: MAEVES WAY
SCALE: 1"=40'



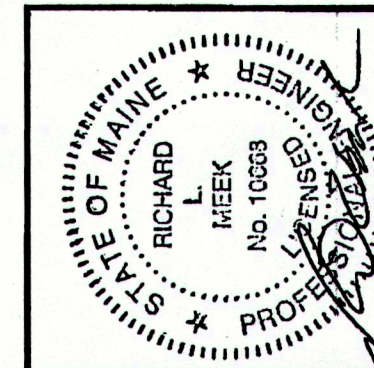
PLAN VIEW: MAEVES WAY
SCALE: 1"=40'

NOTES:

1. AN E-ONE PUMP STATION (REFER TO DETAIL ON SHEET 8 OF 8) SHALL BE INSTALLED ON EACH LOT (1-16) AND CONNECTED TO THE LOW PRESSURE FORCE MAIN.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	SUPPLEMENT	---
---	FORCED STORMWATER TREATMENT BUFFER	---
---	CENTERLINE	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	EDGE GRAVEL	---
---	CURB LINE	---
---	EDGE WATER	---
---	TREELINE	---
---	CONTOUR	---
---	WATER	---
---	WATER GATE VALVE	---
---	WATER SHUT OFF	---
---	HYDRANT	---
---	SEWER	---
---	FORCE MAIN	---
---	SEWER MH	---
---	STORM DRAIN	---
---	UNDERDRAIN	---
---	CATCH BASIN	---
---	DRAINAGE MH	---
---	CULVERT	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	TRANSFORMER PAD	---
---	UTILITY POLE	---
---	GUY	---
---	FILTER BARRIER	---
---	RIPRAP	---



REV.	DATE	BY	DESCRIPTION
F	02-21-13	SMF	ISSUE FOR BID
E	12-15-12	SMF	REVISIONS FOR FINAL SUBDIVISION APPLICATION TO TOWN
D	11-15-12	SMF	REVISED PER DEP REVIEW COMMENTS
C	10-25-12	SMF	REVISED PER TOWN REVIEW COMMENTS - SUBMIT FOR FINAL
B	10-15-12	SMF	SUBMIT STORM WATER APPLICATION TO MDEP
A	08-25-12	SMF	SUBDIVISION APPLICATION SUBMISSION TO TOWN
REV.	DATE	BY	STATUS

SEBAGO
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PROJECT NO. 07496
FIELD BOOK
DESIGN
CHD
SMF
DRAWN
JAR

PLAN: MAEVES WAY
OF:
R & N WOODS SUBDIVISION - PHASE 2
FORBESIDE ROAD/MAEVES WAY
CAMDEN, MAINE
MUNJOY HILL EPM, LLC
5 BRADLEY DRIVE
WESTBROOK, MAINE 04092

DATE	SCALE
08-02-12	AS SHOWN

SHEET 6 OF 8

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 OUTLINE AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR CATCH BASIN. 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 85%-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. ANY AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD. OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL, AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN 14-DAYS OF DISTURBANCE. AREAS NOT BEING UNTIL THE EXPOSED SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

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 OF THE SITE. THE CONTRACTOR SHALL MAINTAIN A LOG OF EROSION CONTROL MEASURES 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. 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 GRADED WATERWAYS AND ON SLOPES GREATER THAN 8%. MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 5% AFTER SEPTEMBER 15TH OF THE CONSTRUCTION YEAR. (SEE WINTER EROSION CONTROL NOTES).

HAIR OR STRAW SHALL BE APPLIED AT A RATE OF 15 LBS/1000 SF. (15 TONS PER ACRE). 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 3:1 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 15 LBS/1000 SF. (15 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 RE-ESTABLISHED PRIOR TO ANY RAINFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

3. NATURAL RESOURCES PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 15% MATURE VEGETATION CATCH, SHALL BE MULCHED USING TEMPORARY MULCHING (AS DESCRIBED IN PART I 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 OUTLINE 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 85%-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, 60 AS TO AVOID ADDITIONAL SOIL DISTURBANCE.

HAY BALES SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. BALES SHALL BE WIRE-BOUND OR STRUNG-TIED AND THESE BINDINGS MUST REMAIN PARALLEL WITH THE GROUND SURFACE DURING INSTALLATION TO PREVENT DETRIORATION 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 BE INSTALLED PER THE DETAIL ON THE PLANS. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND CONTAIN A WE-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.

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 PLANS. CHECK DAMS SHALL BE 2 FEET HIGH. CHECK DAMS SHALL BE REMOVED IMMEDIATELY AFTER PERMANENT VEGETATION IS ESTABLISHED. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER REMOVAL OF THE CHECK DAM.

STONE CHECK 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, WE DO NOT RECOMMEND THE USE OF HAY BALES AS CHECK DAMS.

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 FLOODING 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 AND ADJACENT AREAS, THE ENTRANCES AND ADJACENT ROADWAY AREAS SHALL BE PERIODICALLY SUPT OR WASHED TO FURTHER MINIMIZE THE TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. STABILIZED CONSTRUCTION EXITS SHALL BE CONSTRUCTED IN AREAS SPECIFIED ON THE PLANS AND AS DETAILED ON THE PLANS.

8. 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.

9. 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. SEEDED PREPARATION AND SEEDING SHALL BE CONDUCTED IMMEDIATELY AFTER THE PRELIMINARY VEGETATION SECTION OF THIS NARRATIVE. SPECIFIC SEEDS (FAST GROWING AND SHORT-LIVING) SHALL BE SELECTED FROM THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 3/2003 OR LATER. ALTERNATIVE EROSION CONTROL MEASURES SHOULD BE USED IF SEEDING CAN NOT BE DONE BEFORE SEPTEMBER 15TH OF THE CONSTRUCTION YEAR.

10. PERMANENT VEGETATION:

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OF AREAS TO BE LOANED 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. SOIL TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOIL TESTS SHALL BE TAKEN PROPERLY AS TO NOT CONTAMINATE THE SOIL. A 14-DAY LIMIT OF DISTURBANCE SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

ITEM	APPLICATION RATE
10-20-20 FERTILIZER (N-P2O5-K2O OR EQUAL)	104 LBS/1,000 SF.
GROUND LIMESTONE (80% CALCIUM 4 MAGNESIUM OXIDE)	150 LBS/1,000 SF.
C. WORK LINE 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)

SEED TYPE	APPLICATION RATE
CREeping RED PEGUe	0.46 LBS/1,000 SF. (20 LBS/ACRE)
TAI FESCUE	0.46 LBS/1,000 SF. (20 LBS/ACRE)
TOTAL:	0.92 LBS/1,000 SF. (42 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 3/2003 OR LATER.

B. HYDROSEEDING, SHALL BE CONDUCTED ON PREPARED AREAS WITH SLOPES LESS THAN 2:1. LINE 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.

SOEDING:

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 TAPPED 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.

TRENCH DEWATERING AND TEMPORARY STREAM DIVERSION:

WATER FROM CONSTRUCTION TRENCH DEWATERING OR TEMPORARY STREAM DIVERSION WILL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (E.G. HAY BALE, LINED POOL) PRIOR TO DISCHARGE. THE DISCHARGE SITE SHALL BE SELECTED TO AVOID FLOODING AND SEDIMENT DISCHARGES TO A PROTECTED RESOURCE. IN NO CASE SHALL THE FILTER BAG OR CONTAINMENT STRUCTURE BE LOCATED WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE.

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 8% (6.67H: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.

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SLOPE 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 SLOPE 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.
- STABILIZE THE SLOPE WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY NOVEMBER 15. 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).
- STABILIZE THE SLOPE 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% (5H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
- STABILIZE THE SLOPE 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 8%. 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.

- 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 SEEDS WITH HAY OR STRAW AT A RATE OF 15 LBS/1000 SF. 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 BY NOVEMBER 15, THEN THE APPLICANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM 3(C) OF THIS STANDARD.
- STABILIZE THE SOIL WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY NOVEMBER 15. 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.
- STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF 15 LBS/1000 SF. 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.

CONSTRUCTION SCHEDULE

SITE IMPROVEMENTS WILL MOST LIKELY BEGIN IN SPRING 2013 DEPENDING UPON FINAL PROJECT APPROVAL. THE FOLLOWING SCHEDULE IS ANTICIPATED FOR THE CONSTRUCTION OF THE ROADWAY IMPROVEMENTS.

SCHEDULE

1. ESTIMATED CONSTRUCTION TIME	2 MONTHS
2. EROSION CONTROL MEASURES PLACED	WEEK 1
3. SITE CLEARING AND GRUBBING	WEEK 1 - WEEK 2
4. CONSTRUCTION OF ROAD SUBBASE FOR ACCESS	WEEK 2 - WEEK 3
5. STORMWATER MANAGEMENT AREA CONSTRUCTION	WEEK 2 - WEEK 4
6. UTILITY IMPROVEMENTS AND ROADWAY CONSTRUCTION	WEEK 4 - WEEK 8
7. MULCH SPREAD FOR WINTER EROSION CONTROL	OCTOBER OF CONSTRUCTION YEAR
8. START FINAL SEEDING ON PREPARED AREAS, DURING GROUNDWATER SEASON	WEEK 4
9. WEEKLY MONITORING OF VEGETATIVE GROWTH	WEEK 6
10. RE-SEEDING OF AREAS, IF NEEDED	WEEK 6
11. REMOVAL OF EROSION CONTROL DEVICES	UPON FINAL PROJECT COMPLETION

1. HOME CONSTRUCTION ON INDIVIDUAL LOTS MAY BEGIN ONCE THE ROADWAY BASE HAS BEEN SUFFICIENTLY CONSTRUCTED TO ALLOW VEHICLE ACCESS TO THE LOTS. HOME CONSTRUCTION MAY CONTINUE BEYOND ESTIMATED COMPLETION DATE FOR ROADWAY CONSTRUCTION. DISTURBED AREAS ON INDIVIDUAL LOTS SHALL ALSO BE SUBJECT TO THE EROSION AND SEDIMENTATION CONTROL PROVISIONS CONTAINED HEREIN.

2. DATES ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE ENGINEER, DEPENDING ON CONSTRUCTION PROGRESS.

INSPECTIONS/MONITORING:

- MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STOP OR PERIOD OF THAWING AND ANCHOR, OR AT LEAST EVERY SEVEN (7) DAYS, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS AS NEEDED 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.
- FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING, THE CONTRACTOR SHALL INSPECT THE WORK AREA MONTHLY UNTIL THE SEEDS HAVE BEEN ESTABLISHED. THEREAFTER, THE CONTRACTOR SHALL CONDUCT INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

WINTER EROSION CONTROL MEASURES

THE WINTER CONSTRUCTION PERIOD IS FROM OCTOBER 1 THROUGH APRIL 15. IF THE DISTURBED SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15 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.

UNDER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 5 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.

ALL AREAS SHALL BE CONSIDERED TO BE DISTURBED UNLESS THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAN AND BEED HAVE BEEN LOADED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS/1000 SF. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED WITH PLASTIC NETTING. 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/1000 SF. (3 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 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 15% 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 (E.G. 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 BARS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

4. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENuded UNTIL AREAS OF FUTURE LOAN AND SEED HAVE BEEN LOADED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LBS/1000 SF. 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 SLOPE BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 3(C) OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM 3(D) OF THIS STANDARD.

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 1000 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, MULCH AND ANCHORS OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.

AFTER NOVEMBER 15TH, MULCH AND ANCHORS 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 PEGS AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1000 SF. ON ALL SLOPES GREATER THAN 8%.

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 8%.

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, LOAN 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 15TH AND IF THE EXPOSED AREA HAS BEEN LOANED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDS 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' OF LOAN AND BEED AT AN APPLICATION RATE OF 150 LBS/1000 SF. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED.

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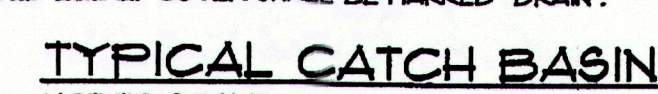
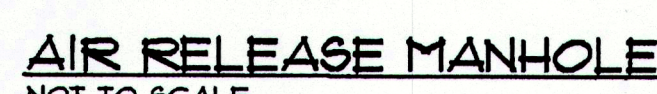
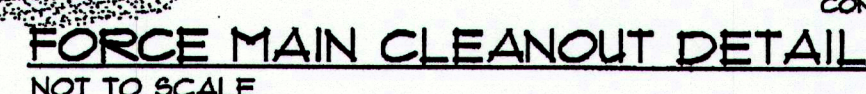
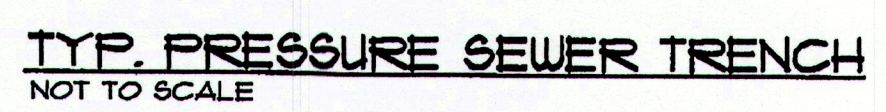
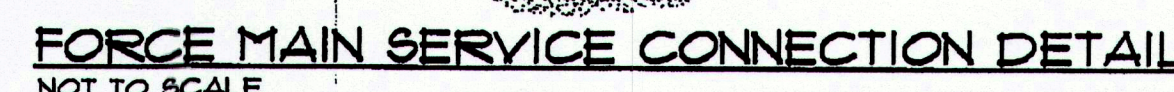
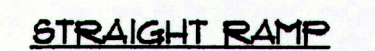
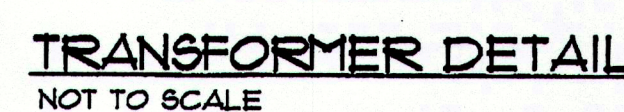
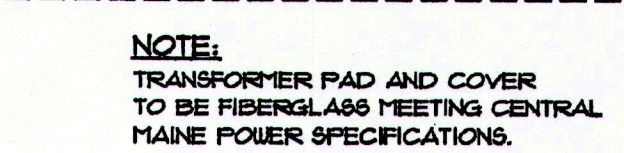
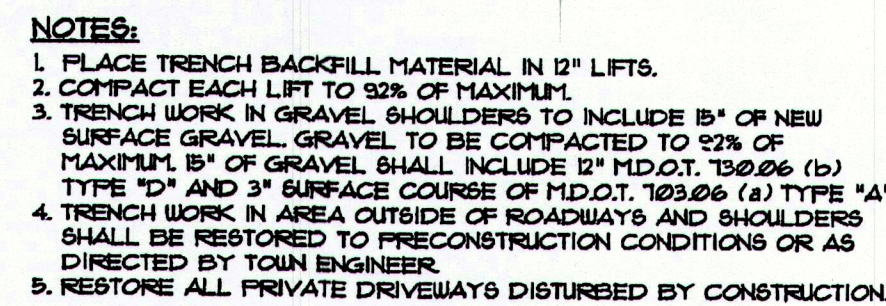
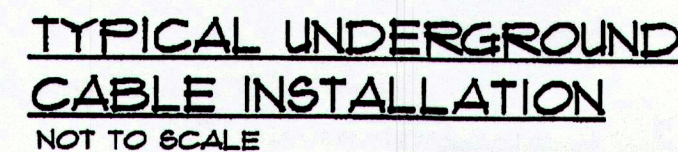
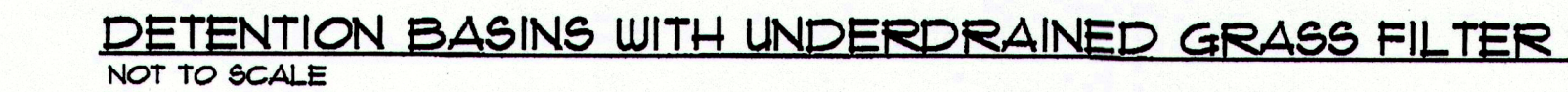
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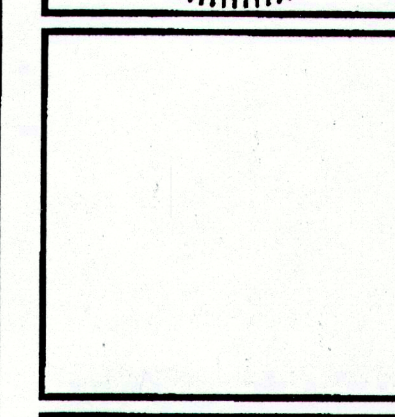
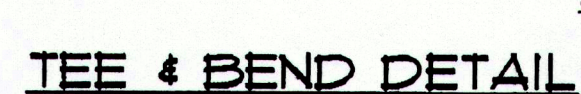
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CONCRETE THRUST BLOCK SIZE REQUIREMENTS				
		SQ. FT. OF BEARING ON UNDISTURBED SOIL		
FITTINGS		90° BENDS	45° BENDS	TEES AND PLUGS
PIPE SIZE	6"	4.0	2.0	3.0
	8"	8.0	4.0	6.0
	12"	15	10	10



F	SMF	02-21-18	ISSUE FOR BID
E	SMF	12-18-12	REVISIONS FOR FINAL SUBDIVISION APPLICATION TO TOWN
D	SMF	11-13-12	REVISED PER DEP REVIEW COMMENTS
C	SMF	10-28-12	REVISE FOR TOWN REVIEW COMMENTS - SUBMIT FOR FINAL
B	SMF	10-18-12	SUBMIT STORM WATER APPLICATION TO WDEP
A	SMF	10-18-12	SUBMIT SUBDIVISION APPLICATION SUBMISSION TO TOWN
REV:	BY:	DATE:	STATUS:

SEBAGO

T E C H N I C S

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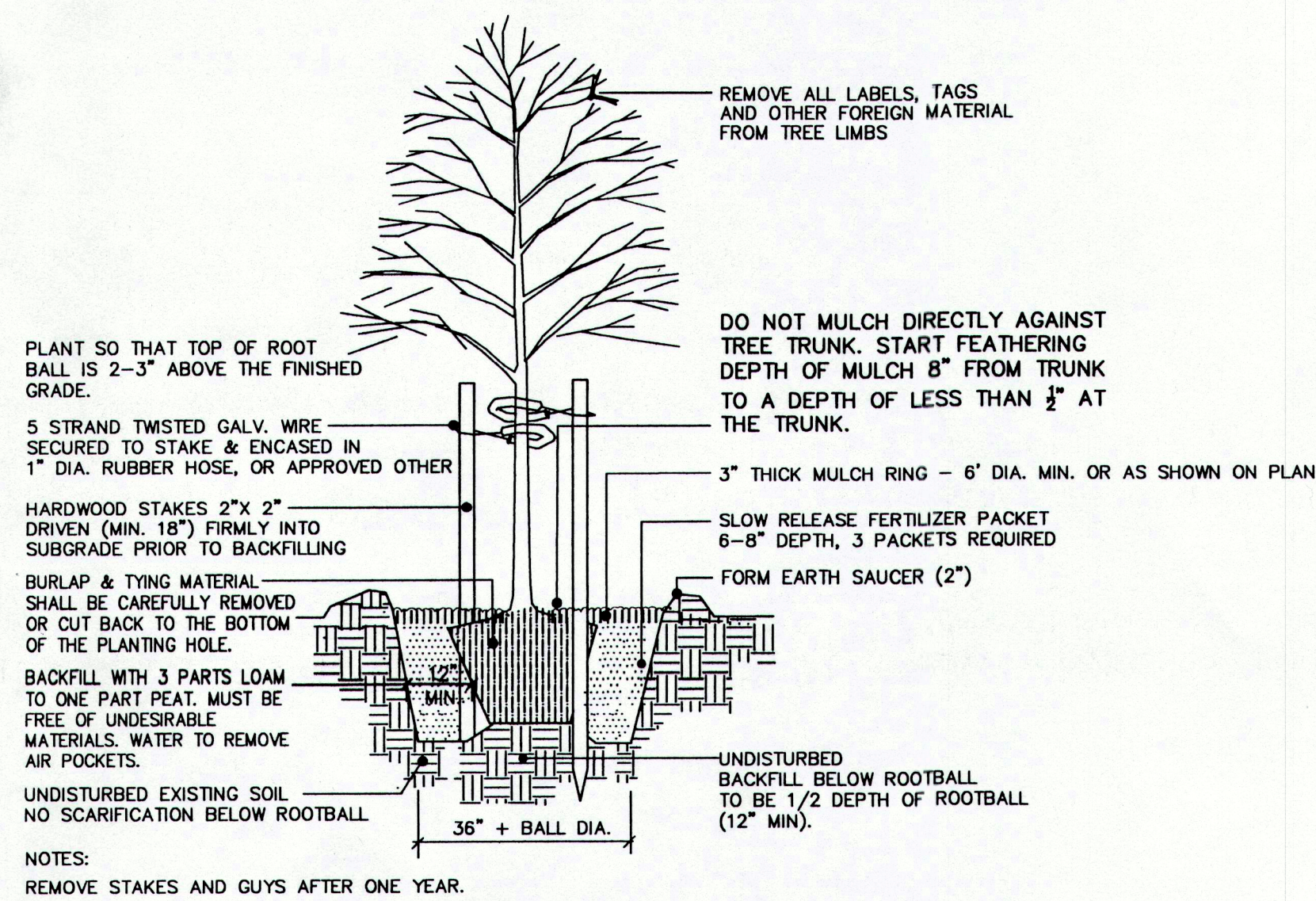
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 South Plainfield, NJ 07080
 Tel. 201-200-2100

250 Goodland Rd. - Suite B
 South Plainfield, NJ 07080
 Tel. 201-783-8686

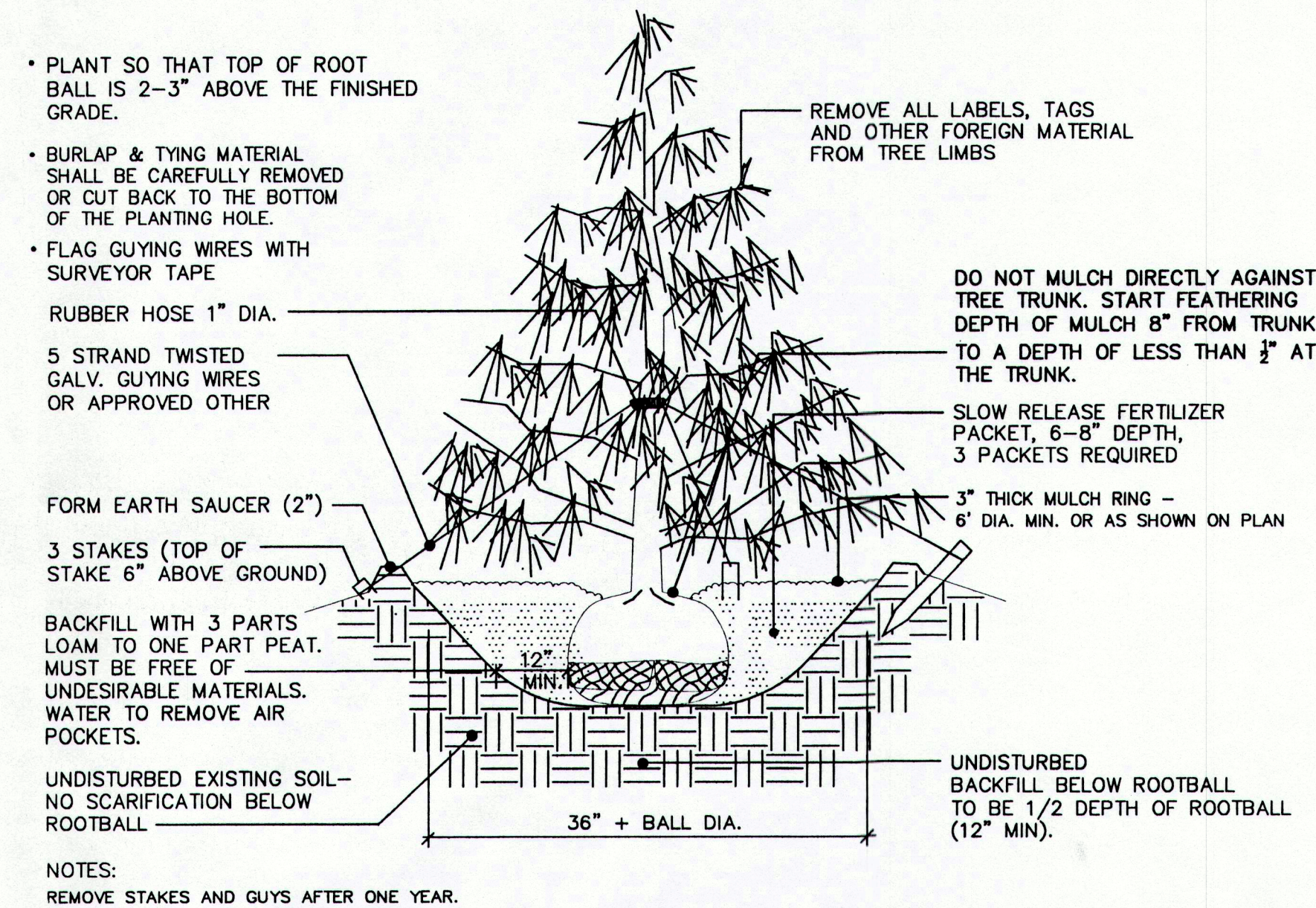
PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
07486	-	SMF	SMF	MAL

DETAILS
OF:
R & N WOODS SUBDIVISION - PHASE 2
LOPESIDE ROAD/MARVELS WAY

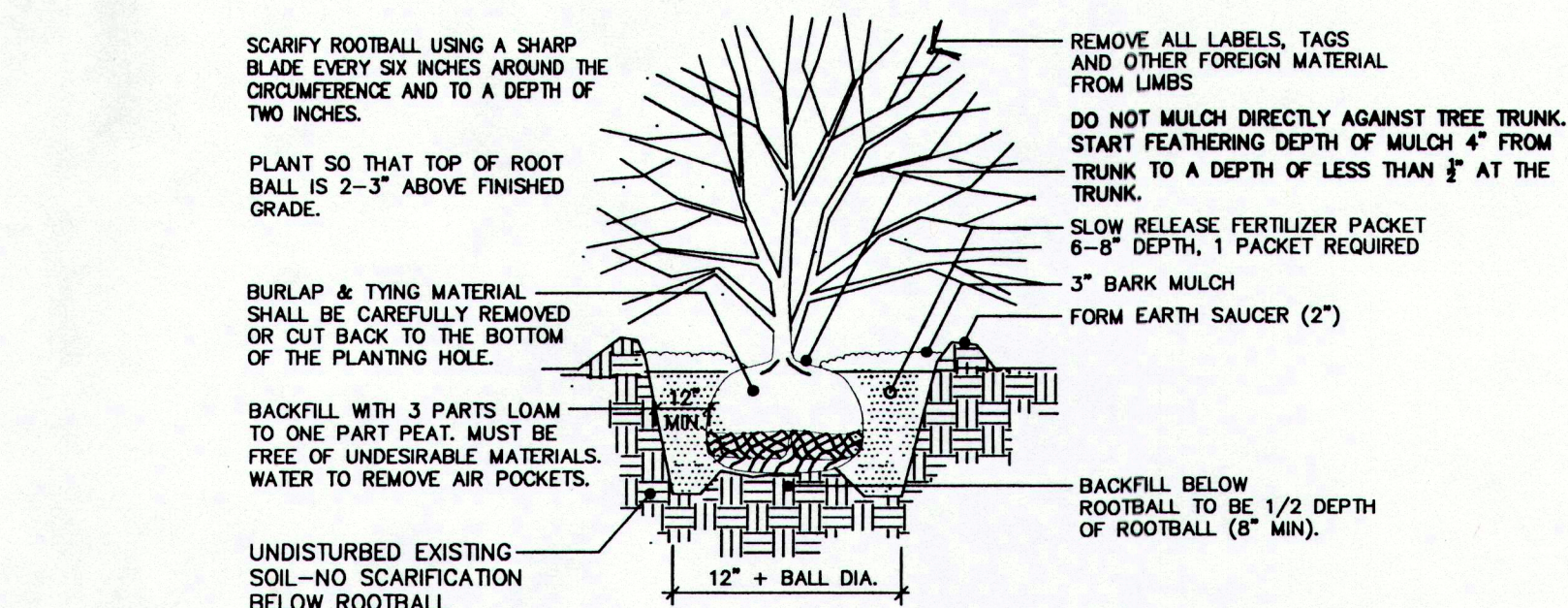
MUNJOY HILL EPM, LLC
5 BRADLEY DRIVE
WESTBROOK, MAINE 04092



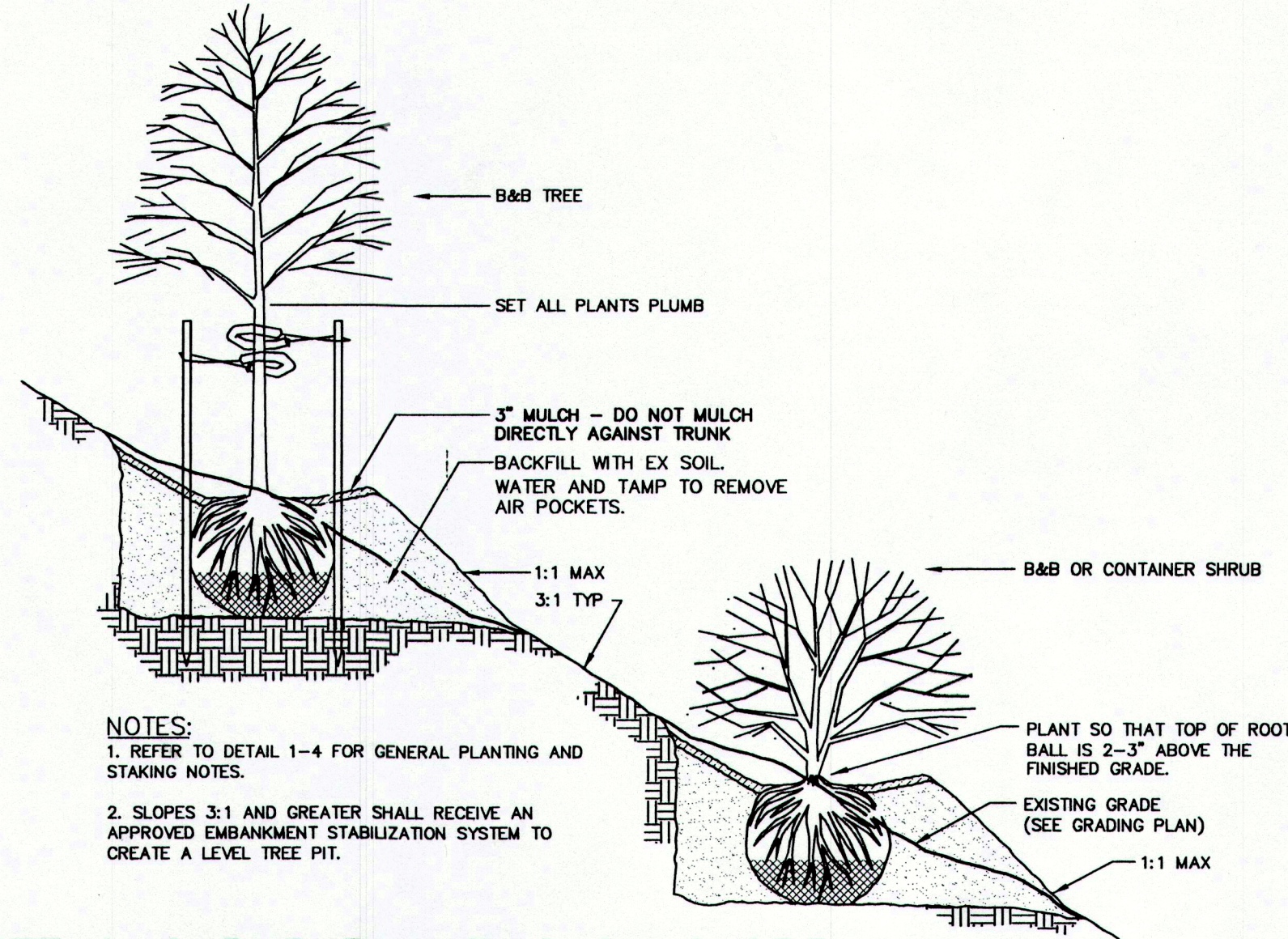
1 DECIDUOUS TREE PLANTING & STAKING
NOT TO SCALE



2 EVERGREEN TREE PLANTING & GUYING
NOT TO SCALE



3 SHRUB PLANTING
NOT TO SCALE



4 TREE & SHRUB PLANTING ON SLOPE
NOT TO SCALE

LANDSCAPE SPECIFICATIONS

1.0 DESCRIPTION

- All applicable portions of General Requirements are to be considered as included with this section.
- Work under this Section shall include all labor, materials, services, equipment and accessories necessary to furnish and install plant material in complete accordance with the specifications and applicable Drawings.

1.2 QUALITY ASSURANCE

- Installer's Personnel Qualifications: Reputable landscape contractor with a min. 5 years experience in landscape construction and licensed to perform work as described in this section.
- Comply with applicable federal, state, county and local regulations governing landscape materials and work.

1.3 WARRANTY

- Warranty that all plants: (Trees, Shrubs, Perennials, Ornamental Grasses, Groundcovers, Sod, etc.) planted under this Contract shall be healthy and in flourishing condition of active growth for one (1) year and all lawns shall be guaranteed for thirty (30) from date of Final Acceptance by Owner.
- If a replacement plant dies, the contractor shall assist in determining the specific plant issue and advise accordingly. Any damage due to replacement operations shall be repaired by the Contractor. At the end of the warranty period, inspections shall be made by Owner and Project Landscape Architect. All plants not in a healthy growing condition shall be removed and replaced with plants of a like kind and size before the close of the next planting season.

1.4 MATERIALS

- All plant stock shall be nursery grown and comply with ANSI Z60.1 (American Standard for Nursery Stock).
- All stock shall be balled and burlapped (B&B), container grown stock, or sod.
- Damaged plants and plants that do not meet requirements will be rejected.
- All groundcover sod shall be strongly rooted, free of weeds and undesirable native grasses. Provide only sod capable of vigorous growth and development when planted (viable, not dormant).
- Mulch: Shredded, dark brown/black bark mulch (no pieces larger than 3" in any direction) at least 6 months old, shall consist of soft wood bark fragments of such size and texture as to successfully resist washing or blowing under normal conditions, but capable of being easily and uniformly spread around the plants. The mulch shall contain no foreign material.
- Tree Stabilization: Stakes for tree support shall be hardwood free from knots, rot, cross grain or other defects that would impair strength. Chafing guards shall be all the same color on the project
- Fertilizer: Slow release packets containing the following composition: Nitrogen 16%, Phosphoric Acid 8%, and Potash 16 % (3 packets, spaced equidistant per tree and 1 per shrub at 6-8" depth).

1.6 INSTALLATION

- Site Preparation: Prior to beginning the work of this section, verify that site grading and planting bed preparation have been properly completed.
- Seasons for planting, unless otherwise directed by Project Landscape Architect, shall be within the following dates:
 - Potted and Container Grown Plants: Spring 4/1 to 7/15, and Fall 8/15 to 11/15
 - Balled and Burlapped: Spring 4/1 to 7/15, and Fall 8/15 to 10/15
- Inspection: The landscape contractor shall notify Project Landscape Architect a minimum of 48 hours prior to installation to coordinate inspection and location of plant material.
- Plant Placement: Plant material locations and bed outlines shall be as indicated on the Landscape Plan or as coordinated in the field by Project Landscape Architect. Turf shall be cut from planting beds by sod cutter or hand cutting. Plant material locations may be adjusted slightly to meet field conditions.
- Planting: All planting shall be done as shown on drawings and as specified herein and in strict accordance with standard horticultural practices. Dispose of subsoil removed from planting excavations off-site.
- Groundcover Sod: Do not install if sod is dormant or ground is frozen. Lay sod with tightly fitting joints, no overlaps with staggered strips to offset joints. Anchor sod on slopes to prevent slippage. Do not exceed 3:1 slope. Water thoroughly immediately after planting.
- Pruning: All dead or damaged branches shall be removed from trees and shrubs.
- Staking & Guying: Plants shall be staked and guyed within 24 hours of planting according to drawings provided.
- Mulching:
 - Trees and shrubs: rings around trees and entire shrub or entire planting areas as indicated on Landscape Plan.
 - Planting Areas: 3 inches average thickness of mulch over entire planting area. The edges shall be cut so that the mulch maintains its depth and does not spill onto adjacent surfaces. Edge trimmings shall be removed from the site.
- Watering: Water shall be tanked to the site by contractor unless other arrangements have been made with the Owner.
- Clean-up: The Contractor shall remove all debris, construction equipment, excess fill, rocks, and other excess material caused by this work, from the site upon completion of work.

END OF SECTION

DRAFTED BY: MAP

CHECKED BY: TSF

PLAN DATE: 2/27/2013

REVISION DATE:

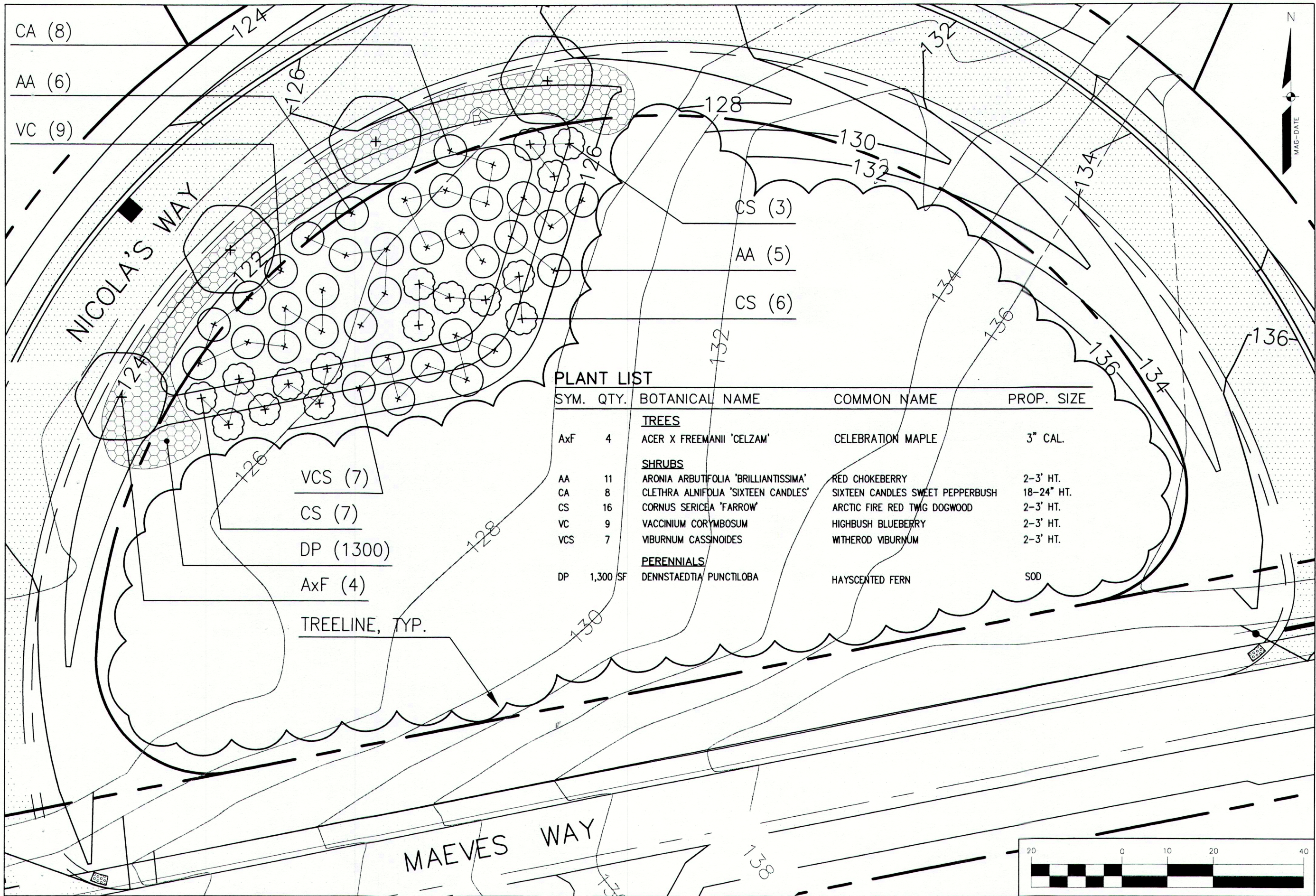
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Terrence J. DeWan & Associates
Landscape Architects & Planners

R&N WOODS
SUBDIVISION - PHASE II

Cumberland, Maine

Landscape Details



PLANT LIST

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	PROP. SIZE
TREES				
AxF	4	ACER X FREEMANII 'CELZAM'	CELEBRATION MAPLE	3" CAL.
SHRUBS				
AA	11	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	2-3' HT.
CA	8	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SWEET PEPPERBUSH	18-24" HT.
CS	16	CORNUS SERICEA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	2-3' HT.
VC	9	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2-3' HT.
VCS	7	VIBURNUM CASSINOIDES	WITHERED VIBURNUM	2-3' HT.
PERENNIALS				
DP	1,300 SF	DENNSTAEDTIA PUNCTILOBA	HAYSCENTED FERN	SOD

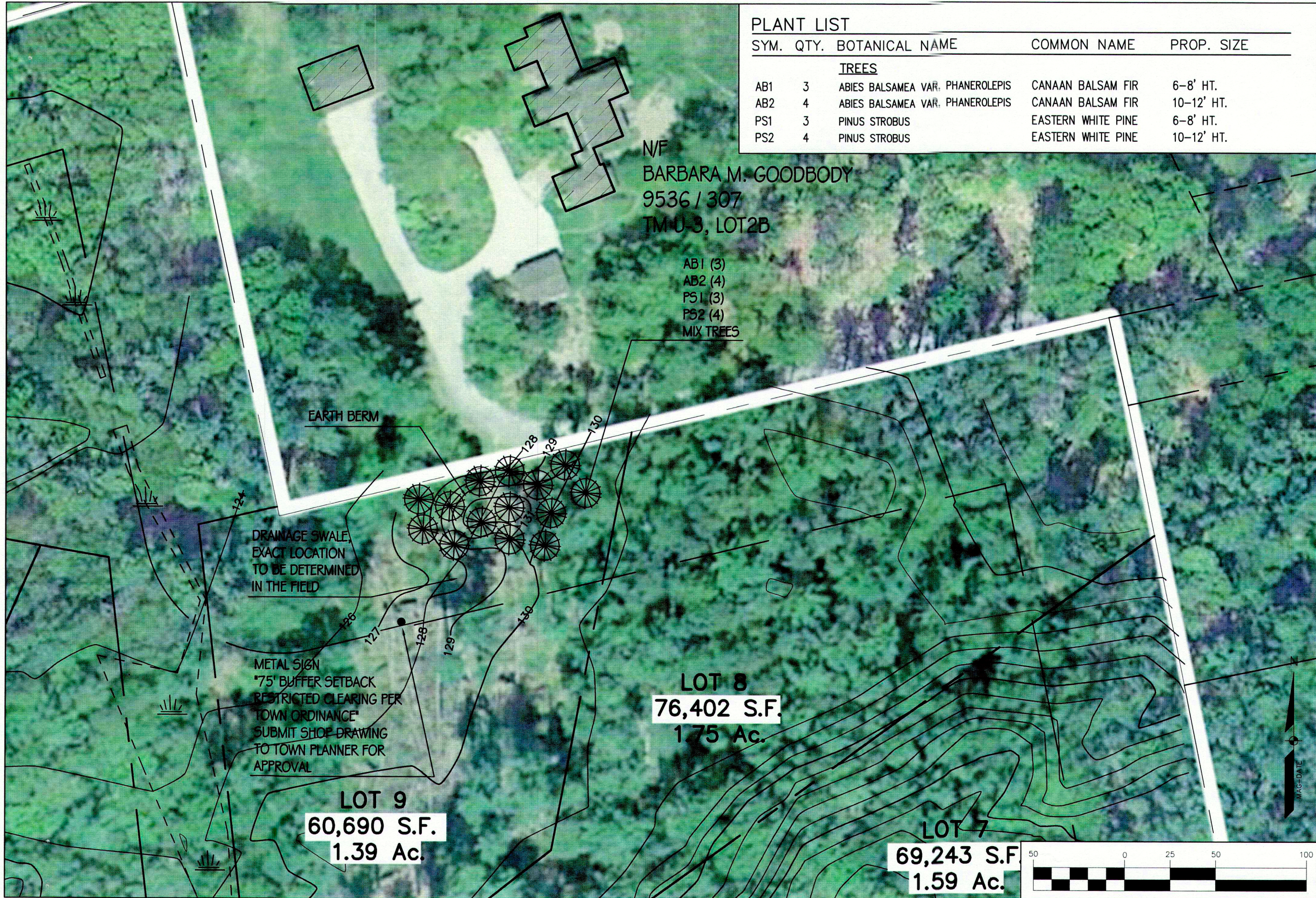
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121 West Main Street, Yarmouth, ME
04096
telephone: 207.846.0757 fax:
207.846.0675

tjd&a

R&N WOODS SUBDIVISION PH2
NICOLA'S WAY
LANDSCAPE PLAN

PLAN DATE:
10.24.2012

SHEET L1



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R&N WOODS SUBDIVISION PH2
GOODBODY
BUFFER PLAN