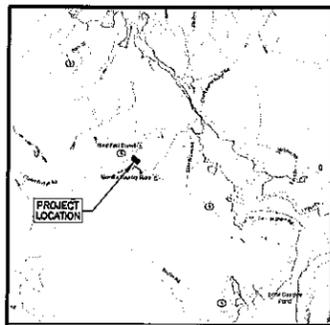


# PROPOSED RETAIL STORE SOKOKIS TRAIL (ROUTE 5), WATERBORO, MAINE



VICINITY MAP  
SCALE: 1" = 4,000'



N/F  
ERNEST A. ROBERGE, SR.  
& BRENDA ROBERGE  
1881/700  
13-67A

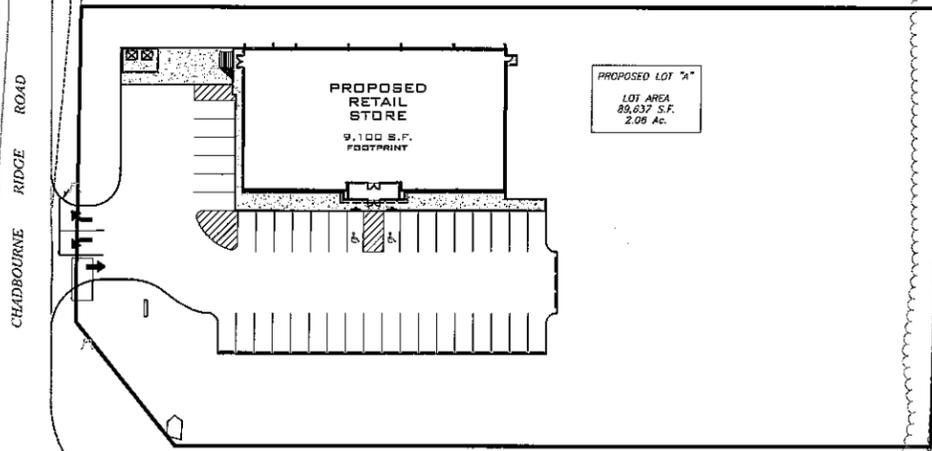
N/F  
MARK ANDREW ROUSSEAU, JEFFREY SCOTT  
ROUSSEAU & BRIAN PAUL ROUSSEAU  
11916/127  
13-71

N/F  
REMAINING LAND OF DONNA  
M. LIBBY & WARREN LIBBY  
14830/946  
13-68

N/F  
MARK ANDREW ROUSSEAU,  
JEFFREY SCOTT ROUSSEAU  
& BRIAN PAUL ROUSSEAU  
11916/127  
13-71

N/F  
DAVID A. CHASE &  
KATHLEEN M. CHASE  
3372/85  
13-70

N/F  
HEIDI V. MOSHER  
7858/187  
13-69



CHADBOURNE RIDGE ROAD

SOKOKIS TRAIL (ROUTE 5)

CLARKS BRIDGE ROAD

## INDEX

1. COVER/INDEX/VICINITY MAP
2. ALTA / ACSM LAND TITLE SURVEY
3. EXISTING CONDITIONS PLAN
4. GRADING & DRAINAGE PLAN
5. SITE, LAYOUT & UTILITY PLAN
6. EROSION & SEDIMENTATION CONTROL PLAN
7. EROSION & SEDIMENTATION CONTROL NOTES AND DETAILS
8. CONSTRUCTION DETAILS - SHEET 1
9. CONSTRUCTION DETAILS - SHEET 2
10. CONSTRUCTION DETAILS - SHEET 3
11. PRE-DEVELOPMENT DRAINAGE AREA PLAN
12. POST-DEVELOPMENT DRAINAGE AREA PLAN
13. LANDSCAPE PLAN

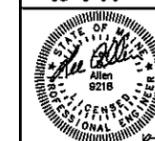
## ABUTTERS

ASSESSOR'S MAP	PARCEL NUMBER	OWNER'S NAME
13	67A	ERNEST A. ROBERGE SR. & BRENDA ROBERGE 4 CHADBOURNE RIDGE ROAD, WATERBORO, ME 04030 BOOK 1881, PAGE 700
13	68	DONNA M. & WARREN LIBBY 15 CHADBOURNE RIDGE ROAD, WATERBORO, ME 04030 BOOK 14830, PAGE 946
13	69	HEIDI V. MOSHER 843 SOKOKIS TRAIL, WATERBORO, ME 04030 BOOK 7858, PAGE 167
13	70	DAVID A. & KATHLEEN M. CHASE 843 SOKOKIS TRAIL, WATERBORO, ME 04030 BOOK 3372, PAGE 85
13	71	MARK A., JEFFREY S. & BRIAN ROUSSEAU REAR SOKOKIS TRAIL, WATERBORO, ME 04030 BOOK 11916, PAGE 127

THIS PLAN IS FOR REVIEW  
PURPOSES ONLY AND IS NOT  
INTENDED FOR CONSTRUCTION  
OR RECORDING

Revision	By	Date	Change

PROJECT NUMBER: 34386.2	ACAD FILE: 34386-COVER.DWG	SCALE: 1" = 40'	DATE: OCTOBER 1, 2014
DRAWING STATUS		Drawing Item:	
<input checked="" type="checkbox"/> SUBDIVISION PLAN <input type="checkbox"/> DEP REVIEW <input type="checkbox"/> PLANNING BOARD <input type="checkbox"/> CLIENT REVIEW <input type="checkbox"/> CONSTRUCTION <b>10-14</b>		COVER/INDEX/VICINITY MAP	
Project Name:		PROPOSED RETAIL SPACE	
SOKOKIS TRAIL (ROUTE 5), WATERBORO, MAINE		SOKOKIS TRAIL (ROUTE 5), WATERBORO, MAINE	
Owner/Client:		WATERBORO DMEP X, LLC	
9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027		9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027	

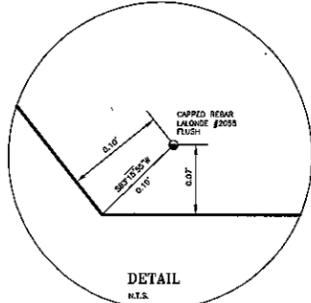
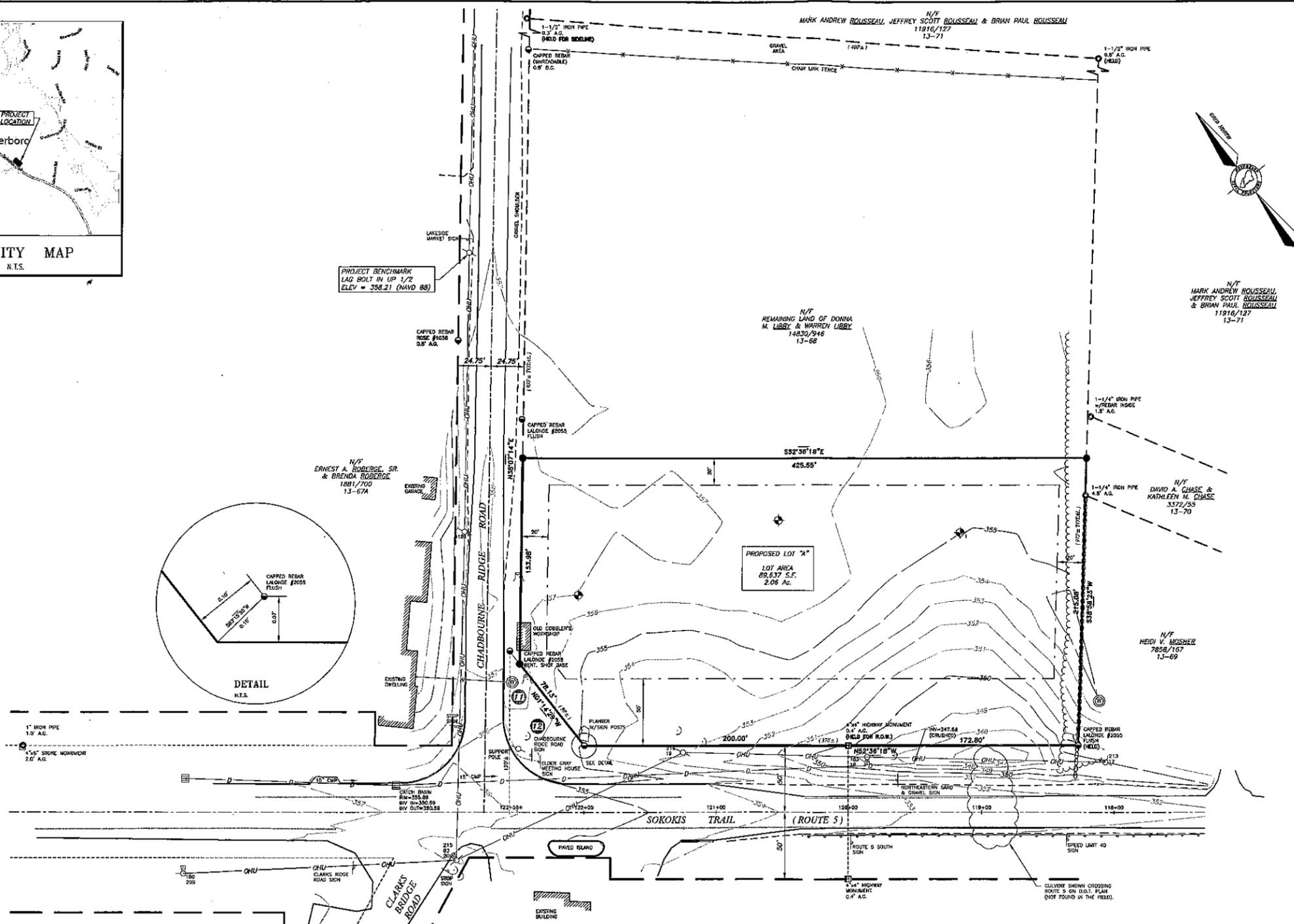
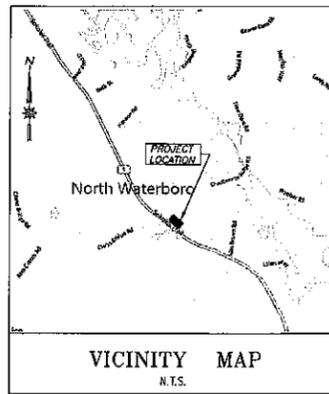


SURVEYING ENGINEERING LAND PLANNING  
**Northeast Civil Solutions**  
INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel: 207.883.1000    fax: 207.883.1001    e-mail: info@northeastcivilsolutions.com  
800.882.2227

E:\LAND PROJECTS\34386\34386.2 ACAD - COVER.DWG - 10/1/14 10:50 AM



### LEGEND

- #5 REBAR WITH PLASTIC CAP STAMPED "NCS, INC. PLS 2080" SET ON \_\_\_\_\_
- FOUND IRON PIPE (SIZE & TYPE AS NOTED)
- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- FOUND CAPPED IRON ROD (NUMBER AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- TEST PIT / BORING
- STUMP
- CATCH BASIN
- TREE LINE (APPROXIMATE)
- STONEWALL
- BOUNDARY LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE (CURRENT)
- RIGHT-OF-WAY LINE (OLD)
- ABUTTER LINE
- DRAIN LINE
- OVERHEAD UTILITY
- NOW OR FORMERLY OWNED BY
- 1234/567 DEED BOOK AND PAGE (YCRD)
- 12-34 TAX MAP-LOT
- (123.45) PARENTHESIS DENOTE RECORD DATA

- ### NOTES
- THE BASIS OF BEARING FOR THIS SURVEY IS THE MAINE STATE COORDINATE SYSTEM, WEST ZONE, GRID NORTH.
  - DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTY REGISTRY OF DEEDS.
  - RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM ALFRED N. LOUKOLA & ELAINE LOUKOLA TO DONNA M. LIBBY & WARREN LIBBY DATED MAY 5, 2006 AND RECORDED IN DEED BOOK 14830, PAGE 946.
  - REFERENCE IS MADE TO THE FOLLOWING PLANS:
    - "BOUNDARY SURVEY OF A PARCEL LOCATED ON CHADBOURNE RIDGE ROAD AND SOKOKIS TRAIL, WATERBORO, MAINE" BY LALONDE LAND SURVEYING, L.L.C., DATED JUNE 7, 2006, NON RECORDED.
    - RIGHT-OF-WAY MAP, STATE HIGHWAY "114", WATERBORO, MAINE, BY MAINE STATE HIGHWAY COMMISSION, DATED MAY, 1967, S.H.C. FILE NO. 16-174.
    - RIGHT-OF-WAY MAP "SOKOKIS TRAIL", WATERBORO, MAINE" BY MAINE STATE HIGHWAY COMMISSION, DATED JUNE, 1952, S.H.C. FILE NO. 16-87.
    - PLAN OF PROPOSED RELOCATION, THIRD CLASS HIGHWAY NO 8, WATERBORO, MAINE, BY MAINE STATE HIGHWAY COMMISSION, DATED FEBRUARY, 1939, S.H.C. FILE NO. 16-180.
    - FINAL PLAN - OSSIFEE WOODS, BY KASPRZAK, INC., DATED APRIL 10, 1985, RECORDED IN PLAN BOOK 135, PAGE 38.
  - THE PARCEL SURVEYED IS IDENTIFIED ON THE TOWN OF WATERBORO TAX ASSESSOR'S MAP 13, PARCEL 68.
  - AS OF THE DATE OF THIS SURVEY, THE PARCEL SURVEYED IS LOCATED IN THE VILLAGE ZONE/DISTRICT\*. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
    - MINIMUM LOT AREA = 40,000 S.F.
    - MINIMUM FRONTAGE = 100'
    - FRONT = 50' (FRONT FACE OF BUILDING DETERMINES FRONT SETBACK)
    - SIDE = 20' (INCLUDES ROAD SIDE FACING BUILDING NOT CONSIDERED FRONT)
    - REAR = 20'
  - \*OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. BEFORE PROCEEDING ON ANY PROJECT WE RECOMMEND VERIFYING CURRENT ZONING / SETBACKS / RESTRICTIONS WITH THE APPROPRIATE AGENCIES.
  - THE WIDTH OF ROUTE 5 IS VARIABLE AND THE WIDTH OF CHADBOURNE RIDGE ROAD IS 3 ROADS (48.0') BASED ON THE PLANS REFERENCED IN NOTES 4.b & 4.c. THE LAYOUT OF ROUTE 5 WAS TAKEN FROM SAID PLAN. THE LAYOUT OF CHADBOURNE RIDGE ROAD IS BASED ON 1-1/2 ROADS EACH SIDE OF THE CENTERLINE OF EXISTING PAVEMENT. THERE IS AN 1805 COUNTY LAYOUT FOR CHADBOURNE RIDGE BUT IT DOES NOT INCLUDE THIS SECTION OF THE ROAD AS IT NOW EXISTS.
  - REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
    - EASEMENT FROM LIBBY TO CENTRAL MAINE POWER COMPANY & PINE TREE TELEPHONE & TELEGRAPH COMPANY, DATED OCTOBER 20, 2006 AND RECORDED IN DEED BOOK 15024, PAGE 519. THIS EASEMENT AFFECTS THE PARENT PARCEL BUT NORTHEASTERLY OF THE PROPOSED LOT A.
  - ELEVATIONS AND CONTOURS ARE BASED ON NAVD 1888 DATUM OBTAINED BY STATIC GPS. SEE PLAN FOR TBM DESCRIPTION.
  - THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.

Project:	34386.1	Drawing Name:	34386-1.DWG
Date:	AUGUST 13, 2014	Scale:	1" = 40'
Fielded By:	MAC / SRM	Field Date:	8/04/2014
Drawn By:	JAP	FB #	257 E. FB YES

ALTA / ACSM LAND TITLE SURVEY  
SOKOKIS TRAIL (ROUTE 5), WATERBORO, MAINE

Owner:  
**DONNA M. LIBBY & WARREN LIBBY**  
15 CHADBOURNE RIDGE ROAD, WATERBORO, MAINE 04097

Present For:  
**NORTH WATERBORO DMEP X, LLC**  
9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027

SURVEYING ENGINEERING LAND PLANNING  
**Northeast Civil Solutions**  
INCORPORATED  
153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel: 207.883.1000 fax: 207.883.1001 e-mail: info@northeastcivilsolutions.com  
207.882.2227

**STAMP AND SIGNATURE**

*Preliminary*

TROY F. McDONALD  
MAINE P.L.S. No. 2080

DATE: AUGUST 13, 2014

### SCHEDULE B EXCEPTIONS

1-7 ITEMS ARE NOT SURVEY MATTERS.

8 RIGHTS AND EASEMENTS SET FORTH IN EASEMENT DEED, FROM WARREN LIBBY AND DONNA M. LIBBY TO CENTRAL MAINE POWER COMPANY AND PINE TREE TELEPHONE AND TELEGRAPH COMPANY DATED OCTOBER 20, 2006 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 15024, PAGE 519. THIS EASEMENT IS ON THE REMAINING LAND OF LIBBY AND DOES NOT AFFECT THE PROPOSED LOT.

9-10 ITEMS ARE NOT SURVEY MATTERS.

11 RIGHTS OF OTHERS IN AND TO A WELL AS SHOWN ON MAINE STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP, STATE HIGHWAY 114 BY THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION DATED MAY 1967 S.H.C. FILE NO. 16-174 SHEET 1 AND DATED JUNE, 1952, S.H.C. FILE NO. 16-87 SHEET 4. NOTE: THIS EXCEPTION MAY BE MODIFIED OR DELETED FROM THE OWNER'S AND LOAN POLICIES UPON CERTIFICATION BY THE SURVEYOR THAT SAID WELL RIGHTS DO NOT ENCUMBER THE LAND TO BE INSURED. THIS WELL FALLS WITHIN THE RIGHT-OF-WAY AND DOES NOT AFFECT THE PROPOSED LOT.

12 TITLE TO THAT PORTION OF THE PREMISES DESCRIBED IN A NOTICE OF LAYOUT AND TAKING BY THE MAINE DEPARTMENT OF TRANSPORTATION, DATED NOVEMBER 8, 1967 AND RECORDED IN BOOK 1793, PAGE 474. NOTE: THIS EXCEPTION MAY BE MODIFIED OR DELETED FROM THE OWNER'S AND LOAN POLICIES UPON SATISFACTION OF THE SURVEY REQUIREMENTS SET FORTH IN SCHEDULE B-1, HEREIN, CONFIRMING THAT THE SAID LAND IS NON-LOCUS. AS SHOWN ON THIS PLAN.

### SURVEY LEGAL DESCRIPTION

A CERTAIN LOT OR PARCEL OF LAND LOCATED ON THE NORTHEASTERLY SIDE OF SOKOKIS TRAIL (ROUTE 5) AND THE SOUTHEASTERLY SIDE OF CHADBOURNE RIDGE ROAD, IN THE TOWN OF NORTH WATERBORO, COUNTY OF YORK, STATE OF MAINE, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A #5 REBAR W/CAP STAMPED "LALONDE PLS 2055" ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOKOKIS TRAIL AT THE WESTERLY CORNER OF LAND N/F OF HEIDI V. MOSHER AS RECORDED IN DEED BOOK 7858, PAGE 167, YORK COUNTY REGISTRY OF DEEDS (YCRD);

THENCE N 52°36'18" W ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOKOKIS TRAIL 172.80' TO A 4" X 4" HIGHWAY MONUMENT;

THENCE CONTINUING N 52°36'18" W ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOKOKIS TRAIL 200.00' TO A POINT BEING S 83°15'55" W 0.10' FROM A #5 REBAR W/CAP STAMPED "LALONDE PLS 2055";

THENCE N 01°14'29" W ALONG THE EASTERLY RIGHT-OF-WAY LINE AT THE INTERSECTION OF SOKOKIS TRAIL AND CHADBOURNE RIDGE ROAD 79.13' TO A #5 REBAR W/CAP STAMPED "NCS, INC. PLS 2080";

THENCE N 39°07'14" E ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CHADBOURNE RIDGE ROAD 153.98' TO A #5 REBAR W/CAP STAMPED "NCS, INC. PLS 1314" AT THE WESTERLY CORNER OF THE REMAINING LAND N/F OF DONNA M. LIBBY & WARREN LIBBY AS DESCRIBED IN DEED BOOK 14830, PAGE 946;

THENCE S 52°36'18" E ALONG THE SOUTHWESTERLY LINE OF THE REMAINING LAND OF SAID LIBBY 425.55' TO A #5 REBAR W/CAP STAMPED "NCS, INC. PLS 2080" ON THE NORTHWESTERLY LINE OF LAND N/F OF DAVID A CHASE & KATHLEEN M. CHASE AS DESCRIBED IN DEED BOOK 3372, PAGE 55;

THENCE S 38°58'23" W ALONG THE NORTHWESTERLY LINES OF SAID CHASE AND SAID MOSHER A TOTAL DISTANCE OF 215.08' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 89,637 S.F. OR 2.06 ACRES MORE OR LESS.

### NOTES CONTINUED

11. TO THE BEST OF OUR KNOWLEDGE, BASED ON EXISTING MONUMENTATION FOUND, PLANS REFERENCED IN NOTE 4 AND RESEARCH CONDUCTED, THERE ARE NO GAPS OR GORES IN THE LOCUS PARCEL.

12. THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT FOR TITLE NO. 080814-02, EFFECTIVE DATE OF SEPTEMBER 17, 2014 IS THE SAME AS THE PROPERTY SHOWN HEREON.

### FLOOD ZONE CRITERIA

COUNTY: YORK  
COMMUNITY: WATERBORO  
CDM# NO: 230189  
EFFECTIVE DATE: 0007 c FEBRUARY 1, 1985  
FLOOD ZONE: C

### ALTA CERTIFICATION

NORTH AMERICAN TITLE INSURANCE COMPANY  
TITLE NO. 080814-02  
EFFECTIVE DATE: SEPTEMBER 17, 2014

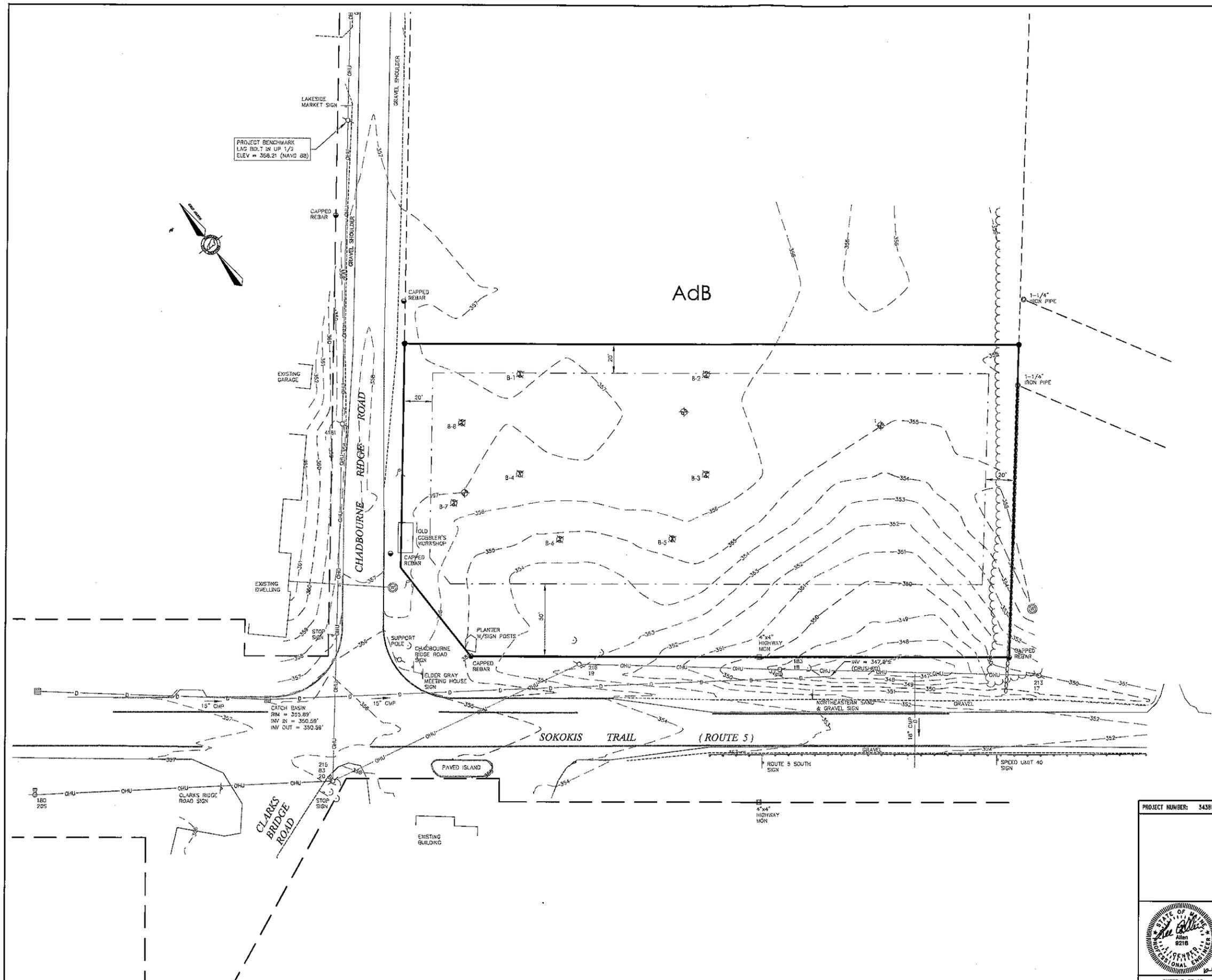
TO: FIRST TENNESSEE BANK NATIONAL ASSOCIATION, NORTH WATERBORO DMEP X, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY AND THE SUCCESSORS AND ASSIGNS OF EACH:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 7a & 8(c), 9, 11b, 13, 16, & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 4, 2014.

DATE OF PLAN OR MAP:  
AUGUST 13, 2014

*Preliminary*

TROY F. McDONALD  
MAINE PROFESSIONAL LAND SURVEYOR NO. 2080



**LEGEND**

- BOUNDARY LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER
- BUILDING SETBACK
- GRAVEL
- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING OVERHEAD UTILITY
- EXISTING WELL
- EXISTING WATER LINE
- EXISTING CATCH BASIN
- EXISTING DRAIN LINE
- EXISTING GUARDRAIL
- EXISTING TEST PIT

**SOILS LEGEND**

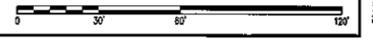
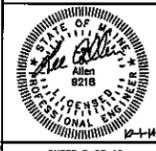
SYMBOL	SOIL TYPE	HSG
AdB	ADAMS LOAMY SAND, 0%-8% SLOPES	A

THE SOURCE OF THE SOIL TYPES AND BOUNDARIES IS THE NATIONAL COOPERATIVE SOIL SURVEY (NCSS).

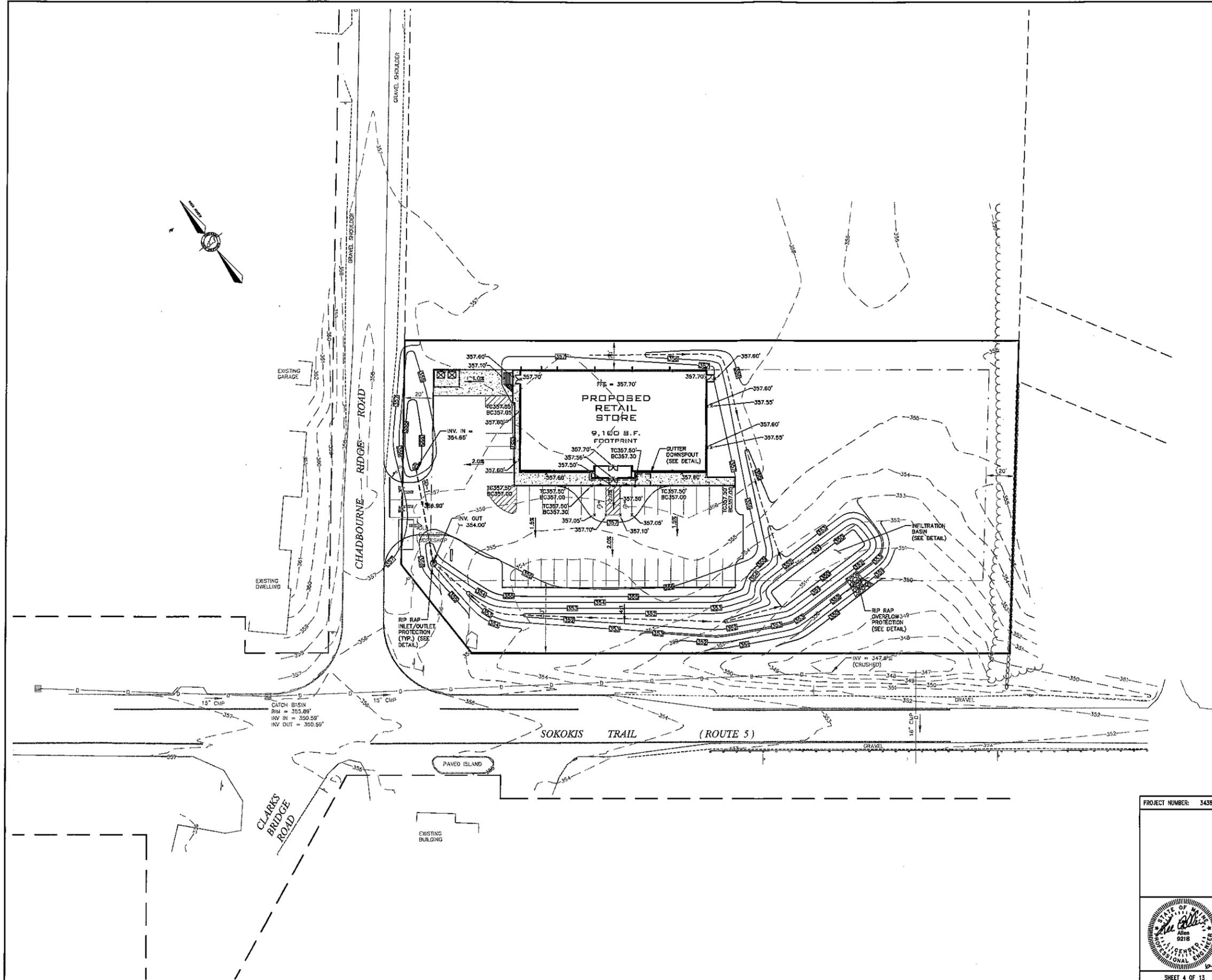
**THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING**

Revision	By	Date	Change

PROJECT NUMBER: 34385.2	ACAD FILE: 34385-EXCOND1.DWG	SCALE: 1" = 30'	DATE: OCTOBER 1, 2014
<b>EXISTING CONDITIONS PLAN</b>			
<b>PROPOSED RETAIL SPACE</b> SOKOKIS TRAIL (ROUTE 5), WATERBORO, MAINE			
<b>OWNER:</b> WATERBORO DMEP X, LLC 9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027			
SURVEYING ENGINEERING LAND PLANNING <b>Northeast Civil Solutions</b> INCORPORATED 153 US ROUTE 1, SCARBOROUGH, MAINE 04074 TEL: 207.683.1000 FAX: 207.683.1001 E-MAIL: info@northeastcivilsolutions.com 800.682.2227			



C:\LAND PROJECTS\34385\34385-2 AUGUST - 1 - ENGINEERING\PLANETS\34385-2-COND1.DWG



**LEGEND**

- BOUNDARY LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER
- BUILDING SETBACK
- GRAVEL
- EXISTING CONTOUR
- EXISTING TREE LINE
- ⊗ EXISTING UTILITY POLE
- ⊗ EXISTING LIGHT POLE
- EXISTING OVERHEAD UTILITY
- ⊗ EXISTING WELL
- EXISTING WATER LINE
- EXISTING CATCH BASIN
- EXISTING DRAIN LINE
- EXISTING GUARDRAIL
- PROPOSED CONTOUR
- PROPOSED DRAIN LINE

**NOTES**

PIPE SCHEDULE				
PIPE	PIPE DIAMETER	PIPE LENGTH	PIPE SLOPE (FT/FT)	TYPE
SD-1	12"	65'	0.0100	CORRUGATED HOPE (SMOOTH INTERIOR)

**THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING**

Revision	By	Date	Change

PROJECT NUMBER: 34385.2    ACAD FILE: 34386-GRADING.DWG    SCALE: 1" = 30'    DATE: OCTOBER 1, 2014

Grading Item: **GRADING & DRAINAGE PLAN**

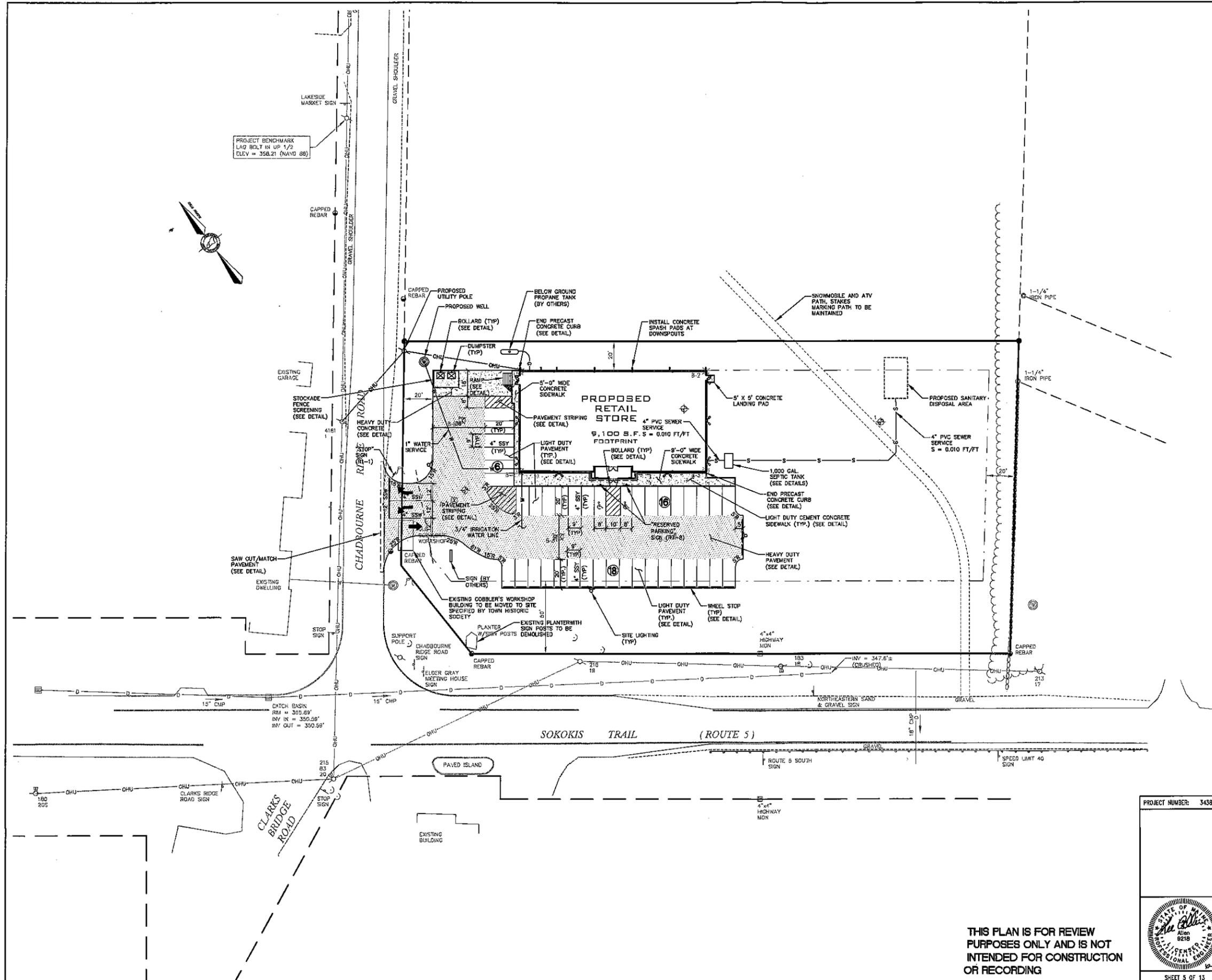
Project Name: **PROPOSED RETAIL SPACE**  
SOKOKIS TRAIL (ROUTE 5), WATERBORO, MAINE

Owner/Applicant: **WATERBORO DMEP X, LLC**  
9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027

**Northeast Civil Solutions**  
INCORPORATED  
153 US ROUTE 1, SCARBOROUGH, MAINE 04074  
tel: 207.883.1000    fax: 207.883.1001    e-mail: info@northeastcivilsolutions.com  
800.882.2227

SHEET 4 OF 13

E:\LAND PROJECTS\34385\34385-GRADING.DWG



PROJECT BENCHMARK  
LAG BOLT IN UP 1/2  
ELEV = 356.21 (NAYD 88)



**LEGEND**

- BOUNDARY LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER
- BUILDING SETBACK
- GRAVEL
- EXISTING TREE LINE
- ⊗ EXISTING UTILITY POLE
- ⊗ EXISTING LIGHT POLE
- OHU — EXISTING OVERHEAD UTILITY
- ⊗ EXISTING WELL
- W — W — EXISTING WATER LINE
- D — D — EXISTING DRAIN LINE
- G — G — EXISTING GUARDRAIL
- ⊗ EXISTING TEST PIT
- W — W — PROPOSED WATER LINE
- S — S — PROPOSED SEWER LINE
- OHU — PROPOSED OVERHEAD ELEC.
- ⊗ PROPOSED UTILITY POLE
- PROPOSED DRAIN LINE

**STRIPING KEY:**  
SSY = SINGLE SOLID YELLOW  
SSW = SINGLE SOLID WHITE  
\* SEE DETAILS FOR ADDITIONAL PAVEMENT MARKINGS

**NOTES**

Number	By	Date	Change

PROJECT NUMBER: 34396.2 ACAD FILE: 34396-SITE.DWG SCALE: 1" = 30' DATE: OCTOBER 1, 2014

Drawn by:  
**SITE, LAYOUT & UTILITY PLAN**

Project Name:  
**PROPOSED RETAIL SPACE**  
SOKOKIS TRAIL (ROUTE 5), WATERBORO, MAINE

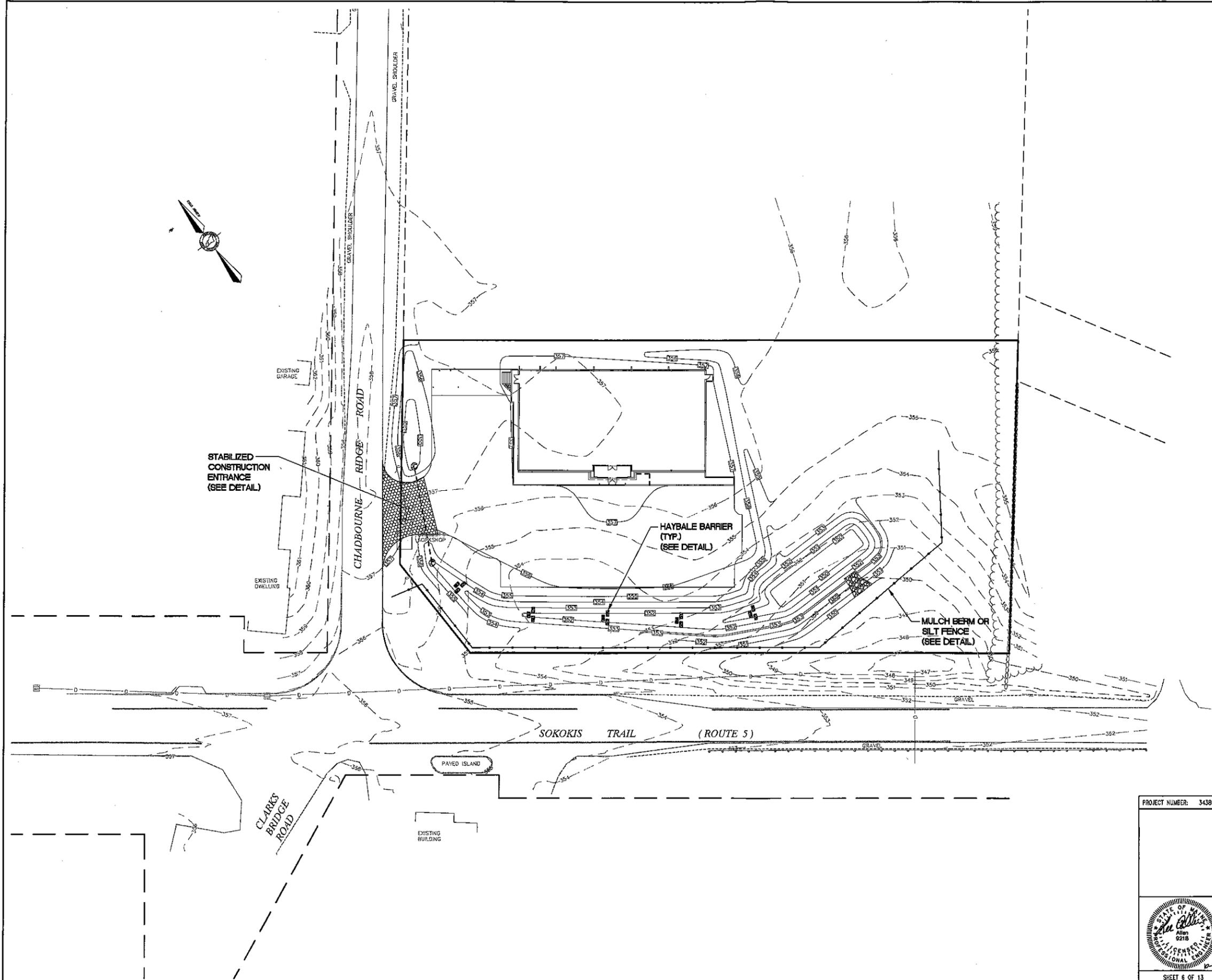
Owner/Applicant:  
**WATERBORO DMEP X, LLC**  
9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027

**Northeast Civil Solutions**  
INCORPORATED  
153 US ROUTE 1, SCARBOROUGH, MAINE 04074  
tel: 207.883.1000 fax: 207.883.1001 e-mail: info@northeastcivilsolutions.com  
800.882.2227

**THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING**

SHEET 5 OF 13

PLAND PROJECT 34396.2 SITE.DWG - ENGINEER/MAINE 34396-SITE.DWG



**LEGEND**

-  MULCH BERM/EROSION CONTROL MIX OR SILT FENCE
-  STABILIZED CONSTRUCTION ENTRANCE
-  HAYBALE BARRIER

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Revised	By	Date	Change

PROJECT NUMBER: 34386.2    ACAD FILE: 34386-EROSION.DWG    SCALE: 1" = 30'    DATE: OCTOBER 1, 2014

Drawing Name:  
**EROSION & SEDIMENTATION CONTROL PLAN**

Project Name:  
**PROPOSED RETAIL SPACE  
SOKOKIS TRAIL (ROUTE 5), WATERBORO, MAINE**

Owner/Client:  
**WATERBORO DMEP X, LLC  
9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027**



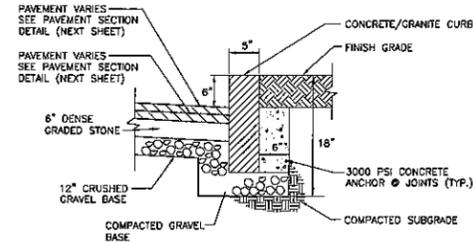


**Northeast Civil Solutions**  
INCORPORATED  
153 US ROUTE 1, SCARBOROUGH, MAINE 04074  
tel: 207.883.1000    fax: 207.883.1001    e-mail: info@northeastcivilsolutions.com  
800.882.2227

SHEET 6 OF 13

E:\LAND PROJECTS\34000\34386 - WATERBORO RETAIL SPACE - EROSION.DWG

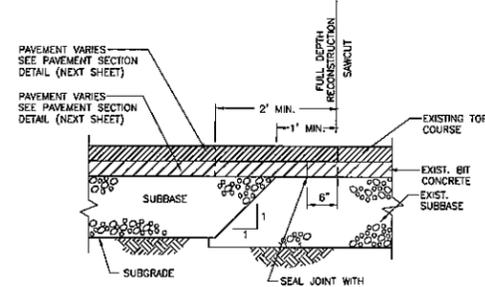




NOTE: PER MDOT ITEM 609

**PRECAST CONCRETE/GRANITE CURB DETAIL**

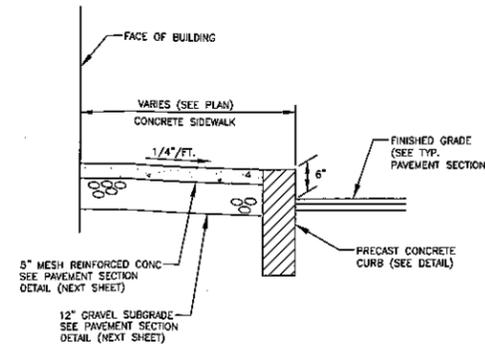
N.T.S.



NOTE: PER MDOT ITEM 403

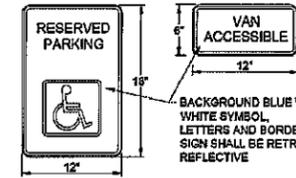
**SAWCUT & PAVEMENT MATCH DETAIL**

N.T.S.



**LIGHT DUTY CEMENT CONCRETE SIDEWALK DETAIL**

NOT TO SCALE

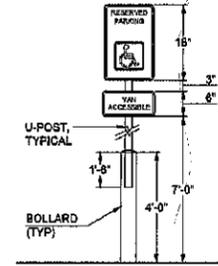


**ACCESSIBLE PARKING SIGN**

FASTEN SIGN TO U-POST WITH 3/8" GALVANIZED CARRIAGE BOLT AND LOCKING NUT; BOLT HEAD SHALL BE FLUSH WITH FACE OF SIGN, TYPICAL.

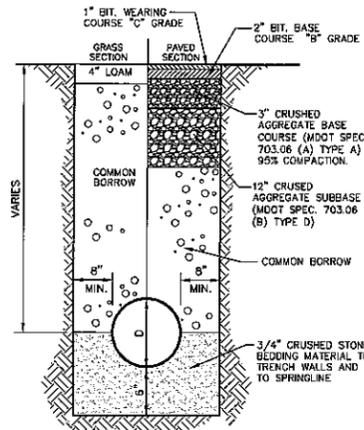


U-POST  
MEMBER DESIGNATION = U8  
MATERIAL: A.S.T.M. A-468  
Fy = 50,000 PSI MIN.  
GRADE = 50



**ACCESSIBLE PARKING SIGN**

N.T.S.

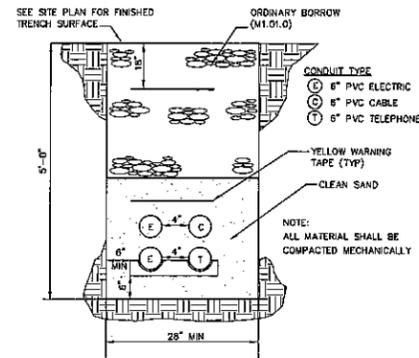


NOTE: ALL MATERIAL SHALL BE COMPACTED TO 95% OF THE MAXIMUM PROCTOR DENSITY (MODIFIED)

PER MDOT ITEM 603

**TYPICAL STORMWATER TRENCH SECTION**

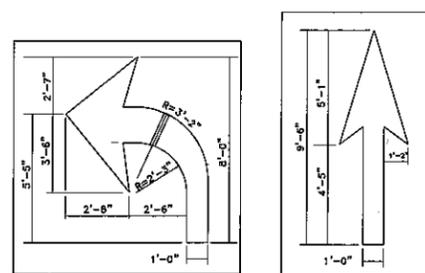
NOT TO SCALE



ALL TRENCH CONDUITS SHALL BE SCHEDULE 40 PVC, UNLESS OTHERWISE NOTED

**COMMON TRENCH DETAIL**

NOT TO SCALE



**TURN ARROW**

**THROUGH (STRAIGHT) ARROW**

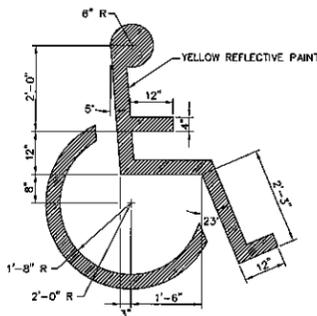
NOTE: PER MDOT ITEM 627

**STRIPING ARROWS**

N.T.S.

**PAVEMENT MARKING NOTES :**

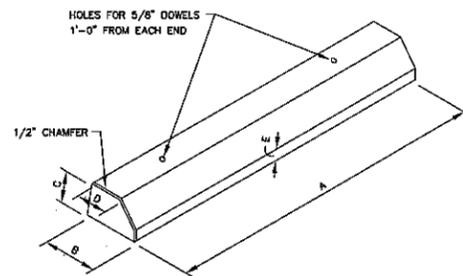
- ALL PAVEMENT MARKING WORDS AND SYMBOLS SHALL BE RETROREFLECTIVE WHITE AND SHALL CONFORM TO THE MUTCD AND MDOT ITEM 627.
- WORDS AND SYMBOLS SHALL BE CENTERED LATERALLY WITHIN THE LANE. THE LONGITUDINAL DIMENSION SHALL BE PARALLEL TO THE LANE.
- MULTI-WORD MESSAGES SHALL READ "UP"; THAT IS, THE FIRST WORD SHALL BE NEAREST THE APPROACHING DRIVER.
- THE WORD "ONLY" SHALL NOT BE USED WITH THROUGH OR COMBINATION ARROWS, AND SHALL NOT BE USED ADJACENT TO A BROKEN LANE LINE. A TURN ARROW SHALL PRECEED THE WORD "ONLY".
- COMBINATION ARROWS MAY BE COMPRISED OF 2 SINGLE ARROWS (e.g. TURN AND THROUGH ARROWS). HOWEVER, THE SHAFTS OF THE ARROWS SHALL COINCIDE.
- PREFORMED TAPE WORDS AND SYMBOLS SHALL BE PRE-CUT, EITHER BY THE MANUFACTURER OR THE CONTRACTOR.
- WRONG-WAY ARROWS SHALL NOT BE SUBSTITUTED FOR THROUGH ARROWS.
- LONGITUDINAL SPACING BETWEEN SUCCESSIVE WORDS AND/OR SYMBOLS SHOULD BE AT LEAST 4 TIMES THE HEIGHT OF THE LARGEST CHARACTER.



**HANDICAPPED PAINTING**

N.T.S.

NOTE: PER MDOT ITEM 627



ITEM NO.	A	B	C	D	E	WEIGHT PER FOOT	REINFORCING SCHEDULE
401	6'-0"	2	1/2	1/2	7"	2	1/2" #3 BARS

**NOTES:**

- SUPERIOR CONCRETE TYPE 5403 - RECOMMENDED TO BE PINNED ON TOP OF ASPHALT PAVEMENT.
- QUALITY CONTROLLED AIR ENTRAINED CONCRETE.
- TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

**PRECAST CONCRETE WHEELSTOP**

NOT TO SCALE

TRAFFIC SIGNS								
IDENTIFICATION NUMBER	SIGN HEIGHT	SIGN WIDTH	POST PER SIGN	TEXT	NUMBER OF SIGNS REQ'D.	SIGN AREA SQ. FT.		REMARKS
						NOM. AREA	TOTAL AREA	
R1-1	24"	24"	1	STOP	1	4.0	4.0	PER MUTCD
R7-8	18"	12"	1	RESERVED PARKING	2	1.5	3.0	PER MUTCD

NOTE: ALL SIGNS SHALL CONFORM TO MUTCD STANDARDS AND MDOT ITEM 645

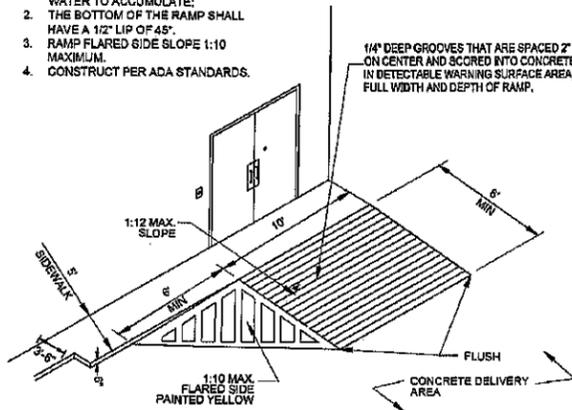
THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

PROJECT NUMBER: 34386.2	ACAD FILE: 34386-DETAILS.DWG	SCALE: AS NOTED	DATE: OCTOBER 1, 2014
<b>CONSTRUCTION DETAILS - SHEET 1</b>			
Project Name: <b>PROPOSED RETAIL SPACE</b> SOKOKIS TRAIL (ROUTE 5), WATERBORO, MAINE			
Owner/Client: <b>WATERBORO DMEP X, LLC</b> 9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027			
	SURVEYING ENGINEERING LAND PLANNING <b>Northeast Civil Solutions</b> INCORPORATED 153 US ROUTE 1, SCARBOROUGH, MAINE 04074 Tel: 207.883.1000 Fax: 207.883.1001 e-mail: info@northeastcivilsolutions.com 800.882.2227		

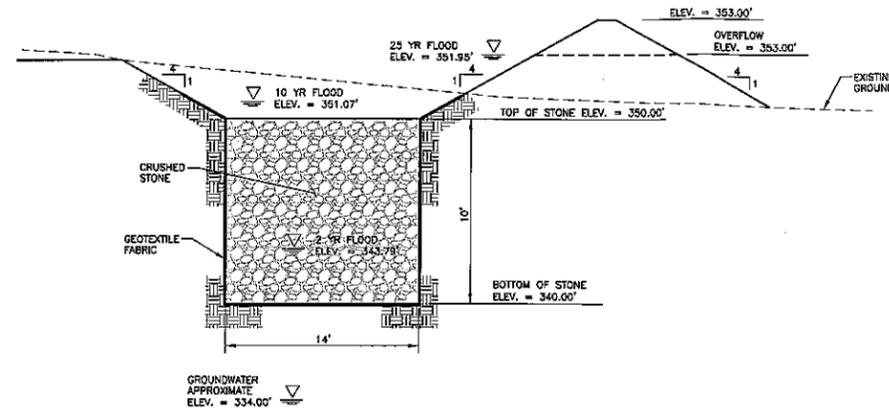
- NOTES:**
1. SURFACES OF RAMPS SHALL HAVE GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP IN A WAY THAT WILL NOT ALLOW WATER TO ACCUMULATE.
  2. THE BOTTOM OF THE RAMP SHALL HAVE A 1/2" LIP OF 45°.
  3. RAMP FLARED SIDE SLOPE 1:10 MAXIMUM.
  4. CONSTRUCT PER ADA STANDARDS.

SURFACES SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRAST WITH THE ADJOINING PEDESTRIAN ROUTES.

1/4" DEEP GROOVES THAT ARE SPACED 2" ON CENTER AND SCORED INTO CONCRETE IN DETECTABLE WARNING SURFACE AREA, FULL WIDTH AND DEPTH OF RAMP.



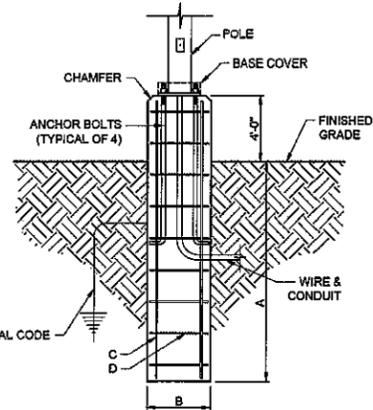
**RAMP AT STOCKROOM DOOR**  
N.T.S.



**INFILTRATION BASIN**  
NOT TO SCALE

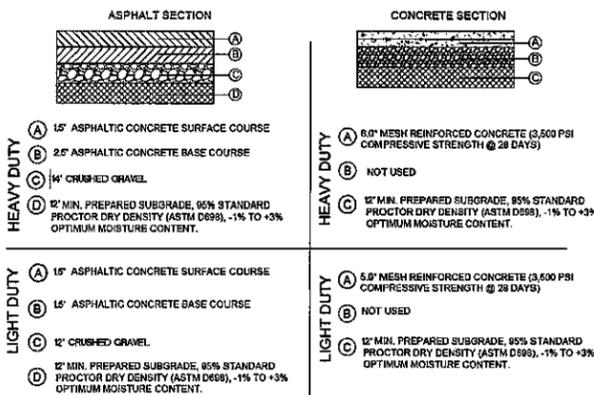
**NOTES:**

1. POLE BASE IS DESIGNED FOR SOIL BEARING PRESSURE OF 100 PSF/FT BASED ON SOIL TYPE. CONTACT STRUCTURAL ENGINEER IF LOWER ON-SITE SOIL BEARING PRESSURE IS ENCOUNTERED.
2. DESIGN WIND SPEED = 60 MPH. CONTACT STRUCTURAL ENGINEER IF LOCAL CODE OR ORDINANCE REQUIRES DESIGN FOR HIGHER WIND SPEED.
3. REBAR SPLICES ARE NOT PERMITTED.
4. FACTORY SUPPLIED TEMPLATE MUST BE USED WHEN SETTING ANCHOR BOLTS.



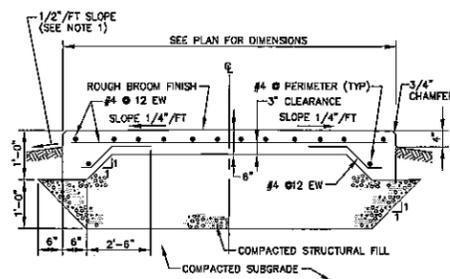
A	EMBEDMENT DEPTH (BELOW GRADE)	4'-6"
B	CONCRETE DIAMETER	30"
C	VERTICAL REINFORCEMENT	8 EA #8 SPACED EQUALLY
D	HORIZONTAL REINFORCEMENT	#3 AT 12" O.C.

**LIGHT POLE BASE**  
N.T.S.

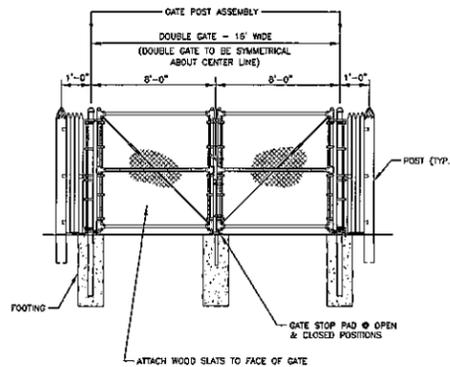


- NOTE:**
1. ALL PAVEMENT MATERIALS AND CONSTRUCTION PROCEDURES SHALL CONFORM TO MDOT STANDARDS.
  2. REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY JTC. DATED 07/06/2014 REPORT #14-15-058

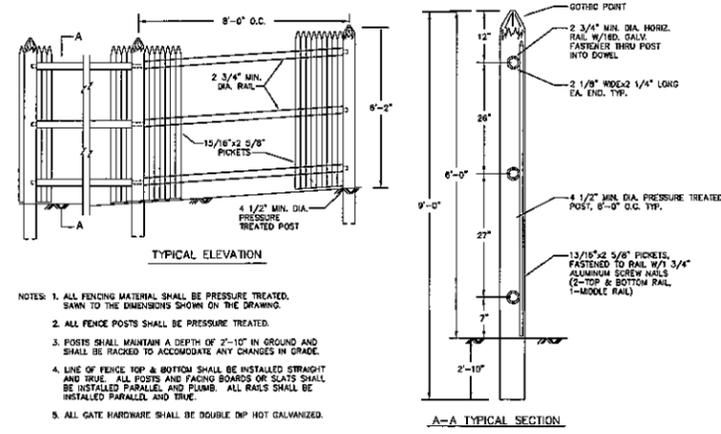
**PAVEMENT SECTIONS**  
N.T.S.



**DUMPSTER PAD DETAIL**  
NOT TO SCALE

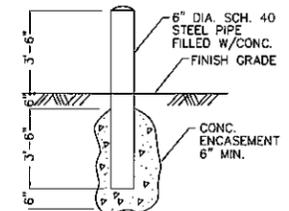


**GATE**  
N.T.S.



**STOCKADE FENCE DETAIL**  
N.T.S.

- NOTE:**
1. ALL FENCING MATERIAL SHALL BE PRESSURE TREATED. SAWN TO THE DIMENSIONS SHOWN ON THE DRAWING.
  2. ALL FENCE POSTS SHALL BE PRESSURE TREATED.
  3. POSTS SHALL MAINTAIN A DEPTH OF 2'-10" IN GROUND AND SHALL BE RACKED TO ACCOMMODATE ANY CHANGES IN GRADE.
  4. LINE OF FENCE TOP & BOTTOM SHALL BE INSTALLED STRAIGHT AND TRUE. ALL POSTS AND FACING BOARDS OR SLATS SHALL BE INSTALLED PARALLEL AND PLUMB. ALL RAILS SHALL BE INSTALLED PARALLEL AND TRUE.
  5. ALL GATE HARDWARE SHALL BE DOUBLE DIP HOT GALVANIZED.



**BOLLARD DETAIL**  
N.T.S.

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Revision	By	Date	Change

PROJECT NUMBER: 34386.2 ACAD FILE: 34386-DETAILS.DWG SCALE: AS NOTED DATE: OCTOBER 1, 2014

Drawing Name:  
**CONSTRUCTION DETAILS -- SHEET 2**

Project Name:  
**PROPOSED RETAIL SPACE**  
SOKOK'S TRAIL (ROUTE 5), WATERBORD, MAINE

Drawn/Checked:  
**WATERBORO DMFP X, LLC**  
9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027

**Northeast Civil Solutions**  
INCORPORATED  
153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel: 207.883.1000 fax: 207.883.1001 e-mail: info@northeastcivilsolutions.com  
800.882.2227

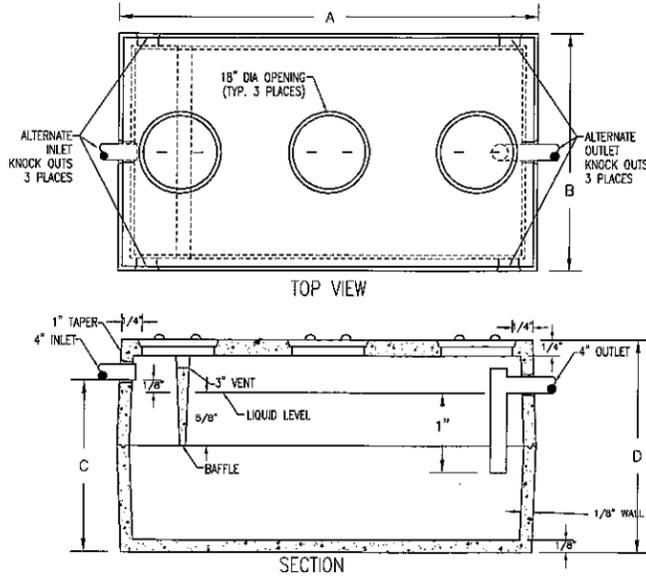
**Professional Engineer Seal:** State of Maine, License No. 9218, Alan J. Allen, Civil Engineer

**Professional Surveyor Seal:** State of Maine, License No. 12-1-14, Alan J. Allen, Surveyor

SHEET 9 OF 13

# RESIDENTIAL SEPTIC TANKS

ITEM #A-10  
WEIGHT - SEE CHART BELOW



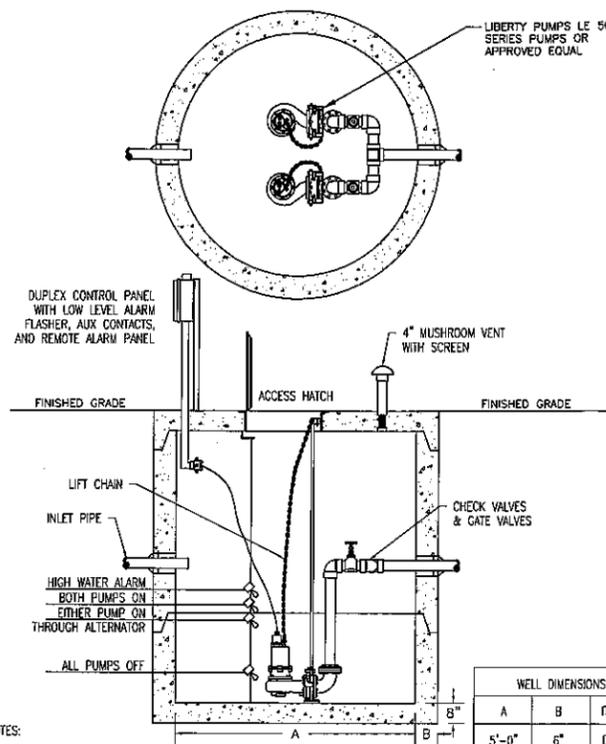
LIQUID CAPACITY (GALLONS)	A	B	C	D	WEIGHT (LBS)	REGULAR ITEM #	HEAVY DUTY ITEM #
750	8'-6"	4'-10"	10"	50"	7,400	A-1001	A-1001HD
1000 REG	8'-6"	4'-10"	5 1/2"	64"	8,100	A-1002	A-1002HD
1400 LB	10'-6"	6'-4"	7 1/2"	10"	10,500	A-1003	A-1003HD
1500	10'-6"	6'-4"	5 1/2"	64"	11,800	A-1004	A-1004HD
2000	10'-6"	6'-4"	6 1/2"	74"	12,900	A-1005	A-1005HD

- DESIGN NOTES:
- 1 - CONCRETE 4000 PSI AT 28 DAYS.
  - 2 - INLET BAFFLE IS PRECAST AS ONE UNIT WITH THE TOP SECTION OF THE SEPTIC TANK.
  - 3 - TANKS REINFORCED WITH 6X6X10 G.A. WIRE.
  - 4 - KEVED JOINTS SEALED WITH ASPHALT SEALANT.
  - 5 - HEAVY DUTY SEPTIC TANK TOPS REINFORCED WITH 1/2" REBAR ON 6" CENTERS EACH WAY.
  - 6 - OUTLET FILTERS AVAILABLE.

PRECAST CONCRETE PRODUCTS OF MAINE, INC. PHONE (207) 729-1628 FAX (207) 729-8710

# DUPLEX PUMP STATION

ITEM #D-2  
WEIGHT - VARIES BECAUSE OF SIZE AND HEIGHT

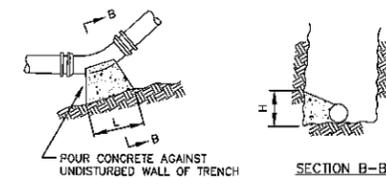


- DESIGN NOTES:
- 1 - FILLETS AND BALLAST CAN BE ADDED AS SPECIFIED.
  - 2 - STEPS CAN BE ADDED FOR EASY ACCESS.
  - 3 - ALL PUMP TANK AND VALVE PIT EQUIPMENT CAN BE PROVIDED AS SPECIFIED.
  - 4 - FLOAT HEIGHT VARIES.

PRECAST CONCRETE PRODUCTS OF MAINE, INC. PHONE (207) 729-1628 FAX (207) 729-8710

# SEWER PUMP STATION

N. T. S.

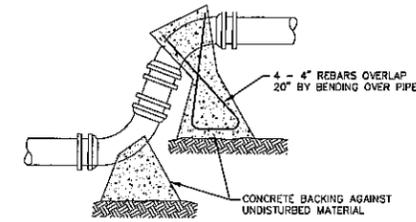


NOMINAL DIAMETER OF FITTING	BEARING AREAS - SQUARE FEET					
	DEAD END	BRANCH OF TEE	90° BEND	45° BEND	SMALLER THAN 45°	BEND GREATER THAN 10°
6"	2	2	3	2	2	2
8"	4	4	5	3	2	2
10"	6	6	8	4	2	2
12"	8	8	10	6	3	3
14"	12	12	16	9	4	4
16"	12	12	20	10	5	5

- NOTES:
1. ALL BENDS, TEE HYDRANTS AND DEAD ENDS SHALL BE BRACED WITH CONCRETE THRUST BLOCKS.
  2. BEARING AREA IS AREA OF CONCRETE IN CONTACT WITH WALL OF TRENCH=HxL.
  3. HEIGHT (H) AND LENGTH (L) AS REQUIRED TO OBTAIN BEARING AREA IN TABLE.

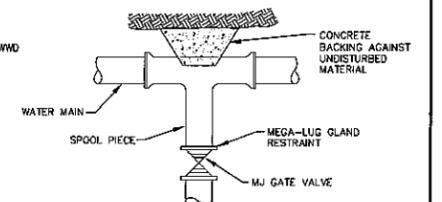
# THRUST BLOCK DETAILS

NOT TO SCALE



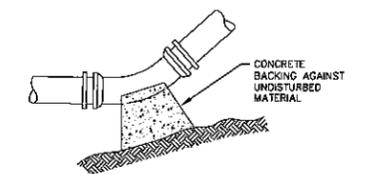
# TYPICAL OFF-SET

NOT TO SCALE



# TYPICAL VALVE CONNECTION RESTRAINED JOINT TEE

NOT TO SCALE

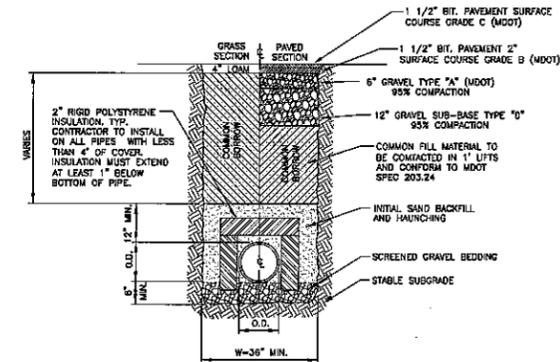


# TYPICAL BEND

NOT TO SCALE

DIAMETER OF PIPE 1/2\"/> <th colspan="2">TRENCH WIDTH W<sub>T</sub> OR W<sub>S</sub></th>	TRENCH WIDTH W <sub>T</sub> OR W <sub>S</sub>	
	UNSHIELDED	SHIELDED
12\"/> <td>3'-0"</td> <td>4'-0"</td>	3'-0"	4'-0"
15\"/> <td>3'-6"</td> <td>4'-6"</td>	3'-6"	4'-6"
18\"/> <td>4'-0"</td> <td>5'-0"</td>	4'-0"	5'-0"
24\"/> <td>4'-6"</td> <td>5'-6"</td>	4'-6"	5'-6"
30\"/> <td>5'-0"</td> <td>6'-0"</td>	5'-0"	6'-0"
36\"/> <td>5'-6"</td> <td>6'-6"</td>	5'-6"	6'-6"
42\"/> <td>6'-0"</td> <td>7'-0"</td>	6'-0"	7'-0"
48\"/> <td>6'-6"</td> <td>7'-6"</td>	6'-6"	7'-6"

# TRENCH WIDTH DATA



# SEWER TRENCH SECTION

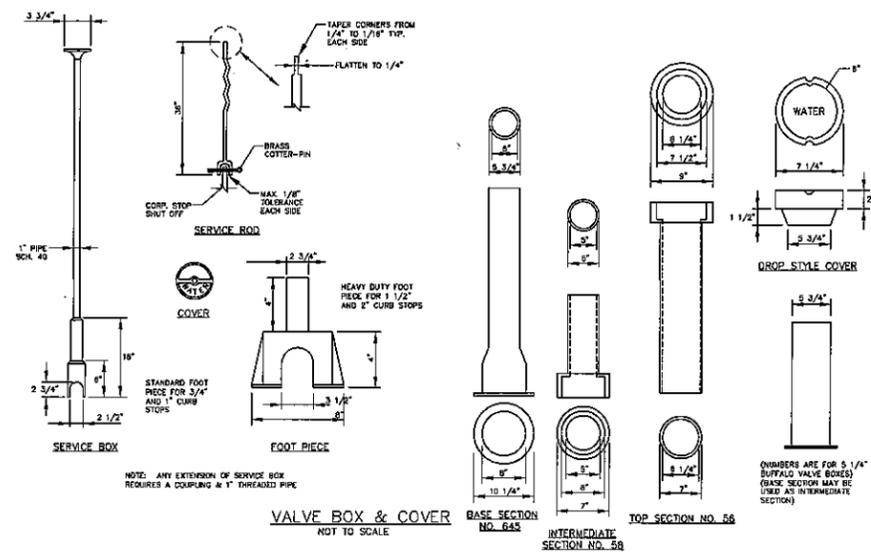
N. T. S.

## GENERAL NOTES

1. LOCATIONS OF UTILITIES ARE APPROXIMATE.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL THE UTILITIES LOCATE THEIR SERVICES PRIOR TO THE START OF CONSTRUCTION.
3. ALL EXISTING CATCH BASINS, MANHOLES, CONNECTIONS, AND OUTLET PIPING SHALL BE CLEANED AND LEFT IN SATISFACTORY OPERATING CONDITION AFTER CONSTRUCTION HAS BEEN COMPLETED. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
4. ALL MANHOLE FRAMES SHALL BE SUPPLIED WITH SOLID MANHOLE COVERS; SEE STANDARD DETAIL.
5. ALL GRANITE CATCH BASIN STONES, MANHOLE FRAMES AND COVERS TO BE REMOVED SHALL BE REUSED AS DIRECTED BY THE PROJECT ENGINEER. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
6. ALL TERMINAL MANHOLES SHALL HAVE CHANNELS CONSTRUCTED STRAIGHT THROUGH THE MANHOLE.

## GENERAL NOTES FOR SEWER PIPES, MANHOLES AND CATCH BASINS

1. ALL CONCRETE SHALL BE CLASS "A" AND HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 LBS. PER SQ. INCH AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.
2. PRECAST REINFORCED CONE BARREL MANUFACTURED PER ASTM SPEC. C-478-87
3. SEWER BRICK SHALL CONFORM TO ASTM SPEC. DESIGNATE ON C-32-63, GRADE MA AND SA.
4. ALL MANHOLES SHALL HAVE A BITUMINOUS WATERPROOFING APPLIED TO THE EXTERIOR SURFACE.
5. CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48-CLASS 35. ALL PARTS OF CASTINGS, EXCEPT FINISHED SURFACE, SHALL RECEIVE A COAT OF COAL TAR PITCH VARNISH OR ASPHALTUM PAINT WHICH SHALL BE SMOOTH AND TOUGH BUT NOT BRITTLE.
6. MANHOLES TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
7. ALL PRECAST MANHOLES AND CATCH BASINS SHALL BE IDENTIFIED BY LABEL, PAINTED ON THE SIDE OF THE STRUCTURE BY THE MANUFACTURER.
8. STORM AND SEWER MANHOLES SHALL HAVE CAST IRON COVERS WITH ONE DRILLED PICK HOLE. 28" ETHERIDGE M2675 COVER OR APPROVED EQUAL.
9. ALL SEWER PIPES USED SHALL BE SDR-35, MEETING THE REQUIREMENTS OF ASTM 3034. PIPES SHALL HAVE GASKETS AND BE INSTALLED WITH BELLS UP/HILL.
10. THE RUBBER BOOT FOR THE SEWER PIPE PENETRATIONS INTO THE MANHOLES SHALL HAVE AT LEAST 2 STAINLESS STEEL CLAMPS.



THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Revised	By	Date	Change

PROJECT NUMBER: 34386.2 ACAD FILE: 34386-DETAILS.DWG SCALE: AS NOTED DATE: OCTOBER 1, 2014

Drawing Name: CONSTRUCTION DETAILS - SHEET 3

Project Name: PROPOSED RETAIL SPACE  
SOKOKIS TRAIL (ROUTE 5), WATERBORO, MAINE

Client/Engineer: WATERBORO DMEP X, LLC  
9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027

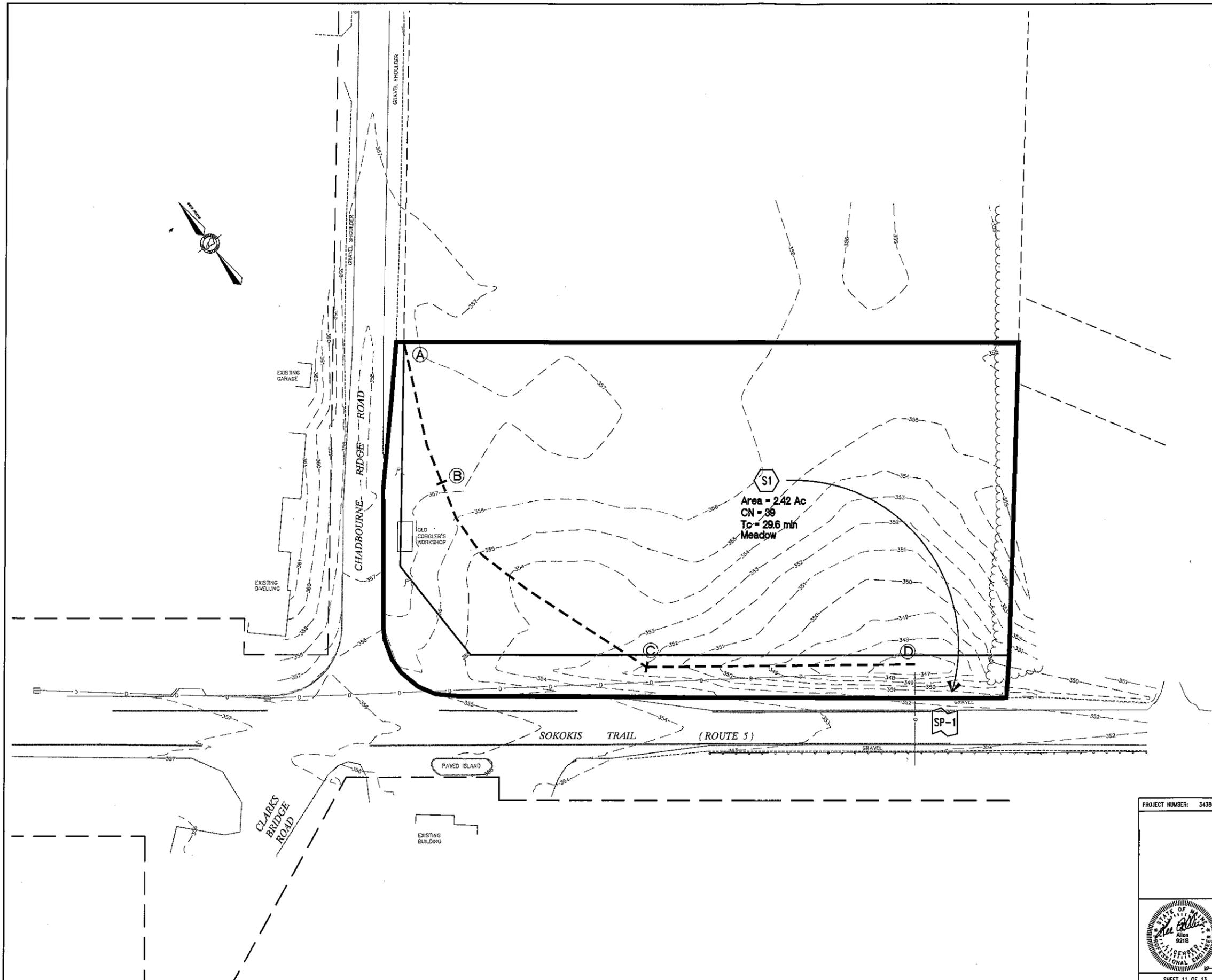
REGISTERED PROFESSIONAL ENGINEER  
Allen 8218  
Professional Seal

REGISTERED SURVEYING ENGINEERING AND LAND PLANNING  
**Northeast Civil Solutions**  
INCORPORATED  
153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel: 207.883.1000 fax: 207.883.1001 e-mail: info@northeastcivilsolutions.com  
800.882.2227

SHEET 10 OF 13

DRAWING PROJECT: 34386.2 ACAD FILE: 34386-DETAILS.DWG SCALE: AS NOTED DATE: OCTOBER 1, 2014



**LEGEND**

-  LINK
-  SUBCATCHMENT
-  POND
-  PRE-DEVELOPMENT DRAINAGE SUBCATCHMENT
-  TIME OF CONCENTRATION PATH

**NOTES**

**Tc PATH TABLE**

SUBCAT	Tc PATH	FLOW	LENGTH	SLOPE (FT/FT)
S1	A-B	SHEET	100'	0.0050
	B-C	SHALLOW CONC	193'	0.0260
	C-D	SHALLOW CONC	185'	0.0324

**SOILS LEGEND**

SYMBOL	SOIL TYPE	HSG
AdB	ADAMS LOAMY SAND, 0%-8% SLOPES	A

THE SOURCE OF THE SOIL TYPES AND BOUNDARIES IS THE NATIONAL COOPERATIVE SOIL SURVEY (NCS).

**THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING**

Revised	By	Date	Change

PROJECT NUMBER: 34386.2    ACAD FILE: 34386-DRAINAGE.DWG    SCALE: 1" = 30'    DATE: OCTOBER 1, 2014

Drawing Title:  
**PRE-DEVELOPMENT DRAINAGE AREA PLAN**

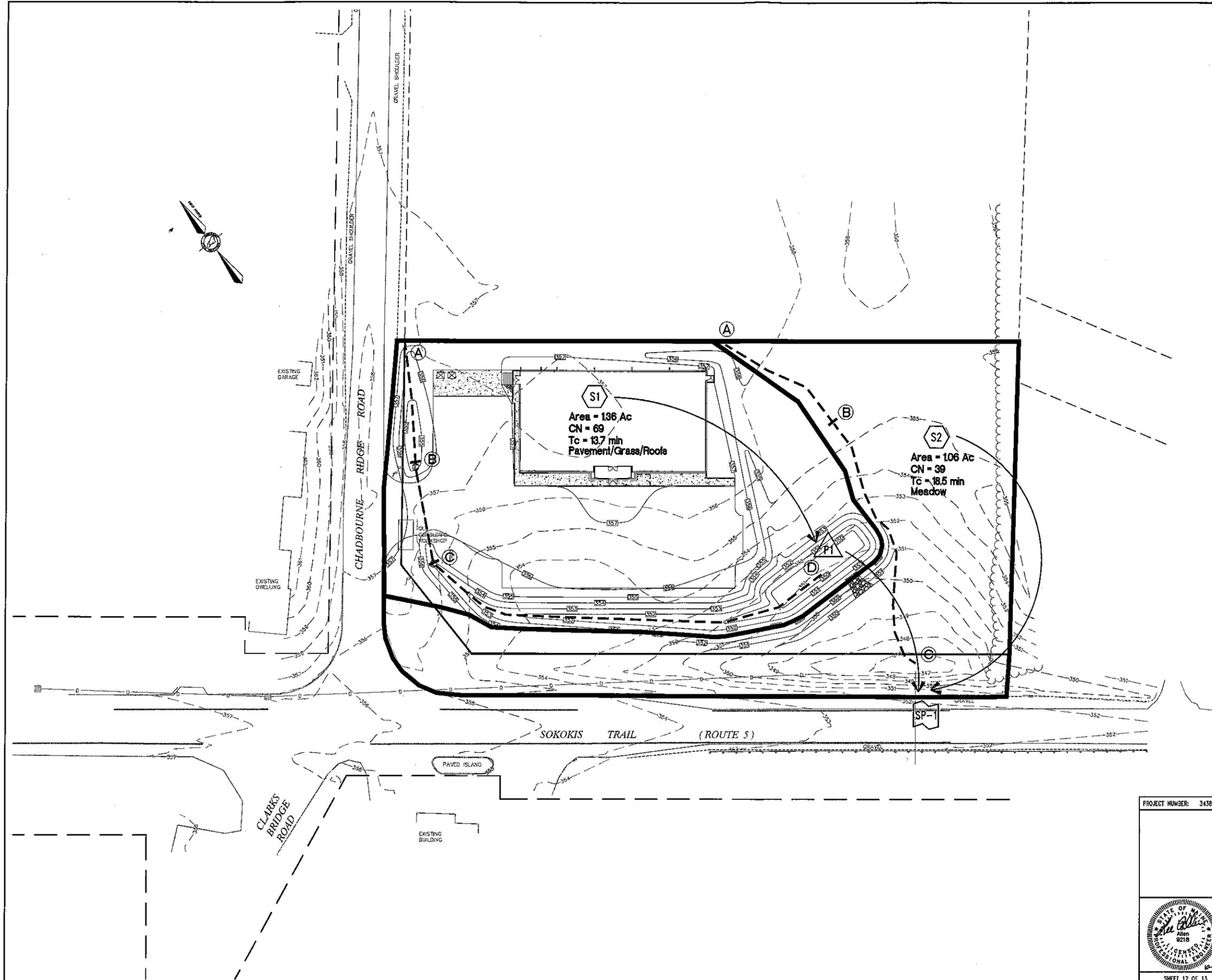
Project Title:  
**PROPOSED RETAIL SPACE**  
SOKOKIS TRAIL (ROUTE 5), WATERBORO, MAINE

Owner/Applicant:  
**WATERBORO DMEP X, LLC**  
9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027

**Northeast Civil Solutions**  
INCORPORATED  
153 US ROUTE 1, SCARBOROUGH, MAINE 04074  
tel: 207.883.1000    fax: 207.883.1001    e-mail: info@northeastcivilsolutions.com  
800.882.2227

SHEET 11 OF 13

E:\LAND PROJECTS\34386\34386-2.DWG - DRAINAGE - WATERBORO - MAINE - 10/1/2014 10:45:00 AM



**LEGEND**

-  LINK
-  SUBCATCHMENT
-  POND
-  POST-DEVELOPMENT DRAINAGE SUBCATCHMENT
-  TIME OF CONCENTRATION PATH

**NOTES**

**Tc PATH TABLE**

SUBCAT	Tc PATH	FLOW	LENGTH	SLOPE (FT/FT)
S1	A-B	SHEET	83'	0.0301
	B-C	PIPE CHANNEL	70'	0.0100
	C-D	SHALLOW CONC	268'	0.0139
S2	A-B	SHEET	100'	0.0150
	B-C	SHALLOW CONC	182'	0.0462

**SOILS LEGEND**

SYMBOL	SOIL TYPE	HSG
AdB	ADAMS LOAMY SAND, 0%-8% SLOPES	A

THE SOURCE OF THE SOIL TYPES AND BOUNDARIES IS THE NATIONAL COOPERATIVE SOIL SURVEY (NCSS).

**THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING**

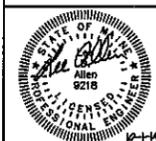
Revised	By	Date	Change

PROJECT NUMBER: 34386.2 ACAD FILE: 34386-DRAINAGE.DWG SCALE: 1" = 30' DATE: OCTOBER 1, 2014

Drawing Name: **POST-DEVELOPMENT DRAINAGE AREA PLAN**

Project Name: **PROPOSED RETAIL SPACE**  
SOKOKIS TRAIL (ROUTE 5), WATERBORO, MAINE

Client/Agency: **WATERBORO DMEP X, LLC**  
9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027



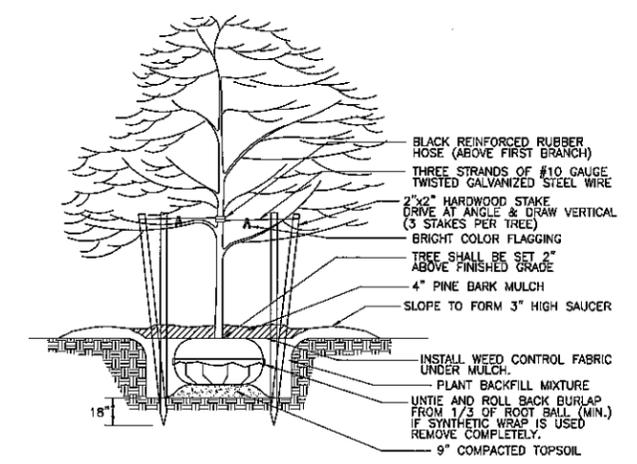
**Northeast Civil Solutions**  
INCORPORATED  
153 US ROUTE 1, SCARBOROUGH, MAINE 04074  
Tel: 207.883.1000 Fax: 207.883.1001 e-mail: info@northeastcivilsolutions.com  
800.682.2227



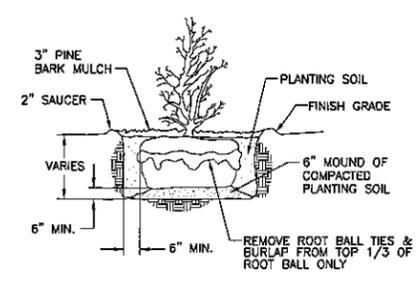
E:\LAND PROJECTS\34386\34386-1 AUGUSTA - DRAINAGE\34386-DRAINAGE.DWG

**NOTES**

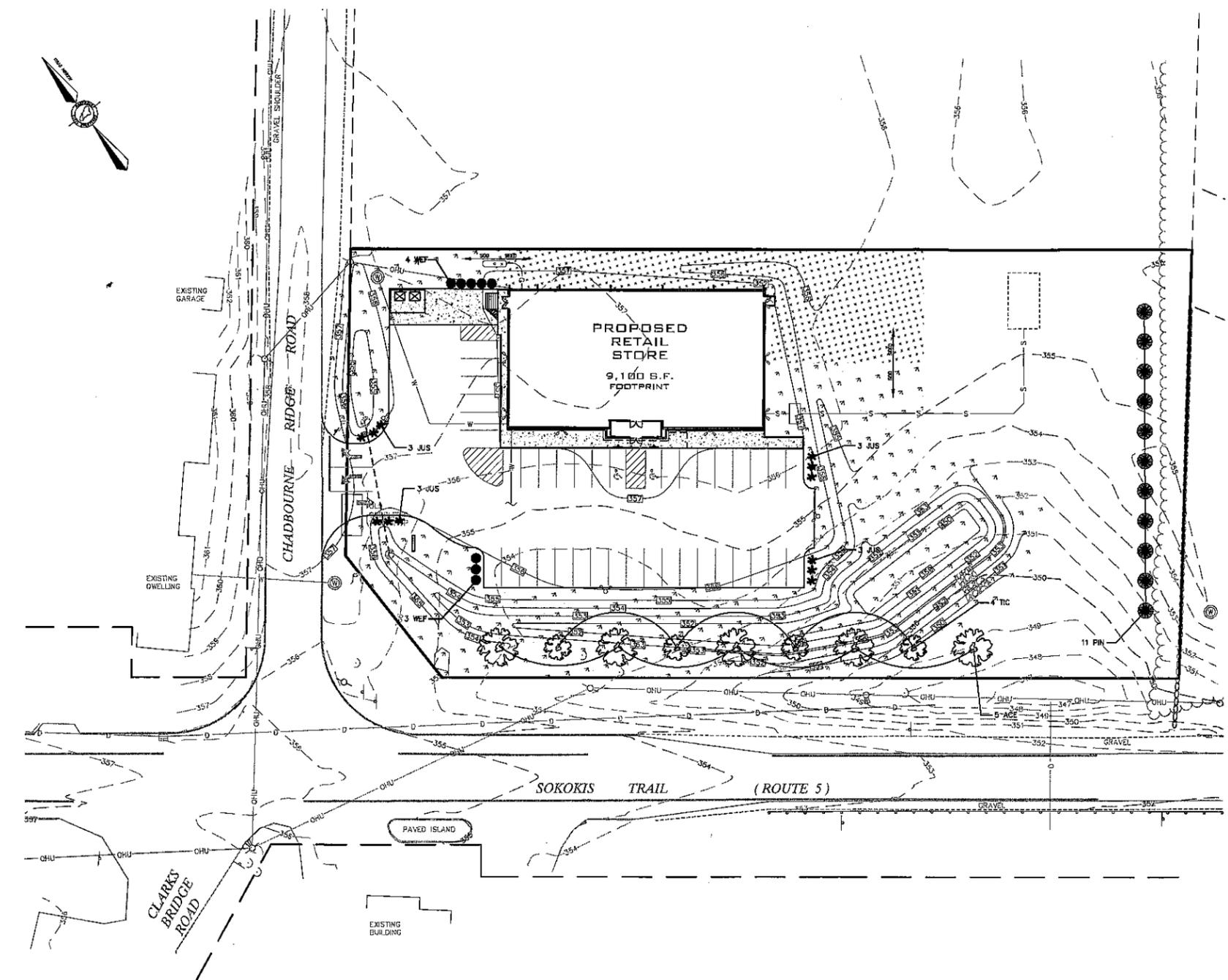
- A. GRADING NOTES:**
- ALL GRADED AREAS TO RECEIVE SEED OR SOD, TOP SOIL, STRAW AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
  - TOP SOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS, PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES DURING CONSTRUCTION.
  - TILL SOIL TO A DEPTH OF 4" MINIMUM.
  - REMOVE ALL ROCKS LARGER THAN 1" MEASURED IN LARGEST DIRECTION.
  - GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING.
- B. LAWN SEEDING AND SODDING NOTES:**
- ALL LAWNS FROM FACE OF THE BUILDING AND ON THE SIDE WHERE THERE IS PARKING OR A STREET ARE REQUIRED TO BE FULLY SODDED. ALL OTHER LANDSCAPE AREAS TO RECEIVE SEED.
  - AREAS TO RECEIVE SEED OR SOD SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
  - SEED MIX TO BE DROUGHT TOLERANCE FESCUE OR REGIONAL SPECIFIC BLEND, 1/4 TO 1/3 OF THE SEED MIXTURE TO BE ANNUAL RYE TO AID IN LIMITING EROSION OF PERENNIAL SEED DURING GERMINATION.
  - STRAW SHALL BE THRESHED STRAW OF HAY, OATS, WHEAT, BARLEY, OR RYE. SPREAD AT A RATE OF 2 1/2 TONS PER ACRE. STRAW, NETTING, AND OTHER ANTI-EROSION MATERIALS TO BE REMOVED AFTER ESTABLISHED LAWN.
  - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER SEEDING. WATER REGULARLY TO KEEP LAWN AREAS MOIST TO MAXIMIZE GERMINATION AND MAINTAIN OPTIMUM GROWTH AND SURVIVAL TO ACHIEVE AN ACCEPTABLE STAND OF ESTABLISHED LAWN PRIOR TO THE STORE POSSESSION DATE, FREE OF ERODED OR BARE AREAS.
- C. LANDSCAPE NOTES:**
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF MULCH, WITH EDGING AS REQUIRED.
  - ALL SOIL USED FOR PLANTING SHALL CONSIST OF REGIONALLY APPROPRIATE SOILS.
  - ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING.
  - ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.
  - PRIOR TO FINAL ACCEPTANCE OF STORE BY DOLLAR GENERAL, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH, AND MEET ALL REQUIREMENTS OUTLINED IN SECTIONS A-C ABOVE.
- D. IRRIGATION NOTES:**
- IRRIGATION TO BE PROVIDED AS A DESIGN BUILD BY THE CONTRACTOR.
  - ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
  - IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
  - A SEPARATE METER AND BACKFLOW PREVENTER WILL BE REQUIRED.
  - LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT / CURB.



**TYPICAL TREE PLANTING**  
NOT TO SCALE



**TYPICAL SHRUB PLANTING DETAIL**  
N.T.S.



**LEGEND**

- \* JUS AREA TO BE SODDED WITH TURF TYPE FESCUE (OR APPROVED EQUAL)
- WEF AREA TO BE SEEDDED WITH TURF TYPE FESCUE AT THE RATE OF 5 LBS. PER 1,000 S.F. MULCH SEEDDED AREA WITH STRAW AT THE RATE OF 1.5 BALES PER 1,000 S.F.
- PIN IRRIGATION COVERAGE AREA. CONTRACTOR TO PROVIDE AS DESIGN BUILD ITEM
- ☼ TIC
- ☼ ACE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COUNT	TREE
JUS	JUNIPERUS SOUAMATA 'HOLGER'	HOLGER JUNIPER	#3 - 2-2.5'	12	SHRUB
TIC	TILIA CORATA 'GREENSPIRE'	LITTLELEAF LINDEN	2.5-3.0' CAL.	4	TREE
WEF	WEIGLA FLORICA 'GHOST'	WEIGLA 'GHOST'	5-3'	7	SHRUB
ACE	ACER SACCHARUM	SUGGAR MAPLE	2.5-3.0' CAL.	5	TREE
PIN	PINUS SYLVESTRIS	SCOTS PINE	7-8'	11	TREE

**THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING**

PROJECT NUMBER: 34388.2	ACAD FILE: 34388-LANDSCAPE.DWG	SCALE: 1" = 30'	DATE: OCTOBER 1, 2014
<p>LANDSCAPE PLAN &amp; DETAILS</p> <p>PROPOSED RETAIL SPACE                  SOKOKIS TRAIL (ROUTE 5), WATERBORO, MAINE</p> <p>WATERBORO DMEP X, LLC                  9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027</p>			
		<p><b>Northeast Civil Solutions</b>                  SURVEYING ENGINEERING LAND PLANNING                  INCORPORATED                  153 US ROUTE 1, SCARBOROUGH, MAINE 04074                  Tel: 207.883.1000 Fax: 207.883.1001 E-mail: info@northeastcivilsolutions.com                  800.882.2227</p>	

E:\LAND PROJECTS\34388\34388-2\LANDSCAPE.DWG - ENGINEERING\PLANSET\LANDSCAPE.DWG