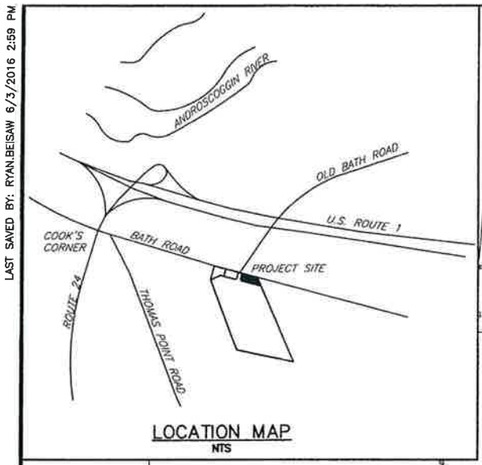
LAST SAVED BY: RYAN.BEISAW 6/3/2016 2:59 PM



LOCATION MAP
NTS

EXISTING SITE NOTES:

1. REFERENCE IS MADE TO "FINAL PLAN OF PROPOSED SUBDIVISION, AMES PLAZA, 250 BATH ROAD, BRUNSWICK, MAINE." MADE FOR KONOVER FAMILY LIMITED PARTNERSHIP BY TITCOMB ASSOCIATES, FALMOUTH, MAINE, DATED AUGUST 25, 1997, FOR PARCEL BOUNDARY AND NOTES 1, 7 & 8. ABOVE MENTIONED PLAN RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 197, PAGE 509.
2. BEARINGS ARE BASED ON GRID NORTH AS DEFINED BY THE MAINE STATE COORDINATE SYSTEM.
3. THE PROPERTY IS LOCATED IN THE COMMERCIAL/COOK'S CORNER ZONING DISTRICT.
4. NO NEW CURB CUTS TO BE ALLOWED ON THE BATH ROAD PER PRIOR BRUNSWICK PLANNING BOARD & DEP CONDITIONS.
5. VERTICAL DATUM IS REFERENCED TO NGVD 29.
6. REFERENCE IS MADE TO WRIGHT PIERCE PROJECT NUMBER 5755 PROPERTY SURVEY FOR BRUNSWICK COMMERCIAL ASSOCIATES BATH ROAD, BRUNSWICK, MAINE DATED JUNE 1985.
7. NEW TOPOGRAPHIC INFORMATION WAS OBTAINED FROM ON-GROUND SURVEY BY WRIGHT PIERCE IN MAY 2016.
8. EXISTING SITE LIGHTING TO REMAIN.

LOT STATISTICS:

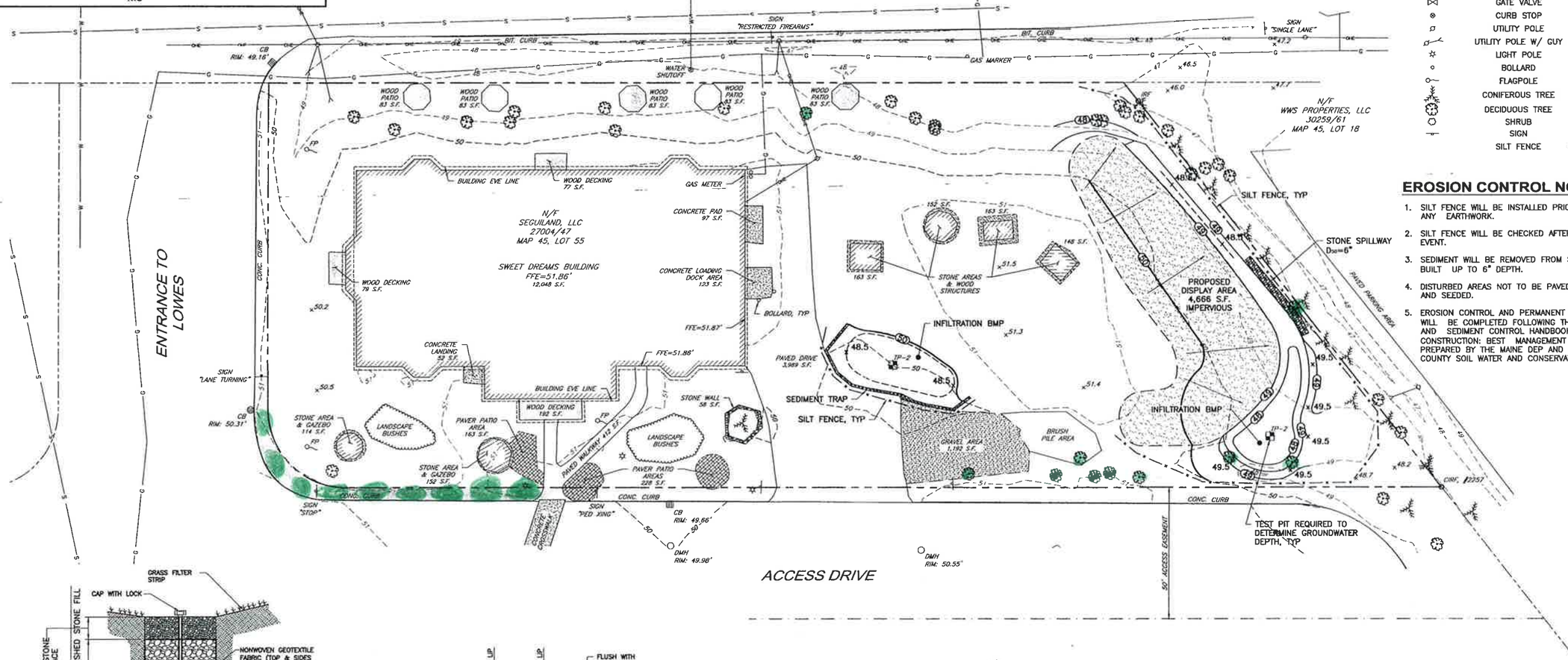
		ACTUAL
MINIMUM LOT AREA:	15,000 S.F.	59,855 S.F.
MAXIMUM IMPERVIOUS COVERAGE:	80%	PRE-33.4% POST-41.2%
MAXIMUM BUILDING HEIGHT:	40 FT.	
MAXIMUM BUILDING FOOTPRINT:	50,000 S.F.	12,048 S.F.

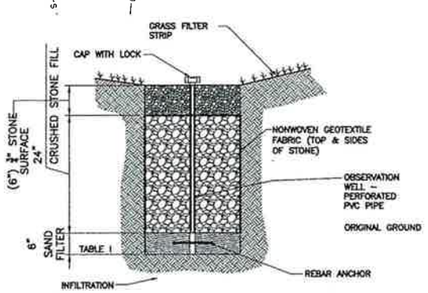
LEGEND

EXISTING		PROPOSED
	PROPERTY/ROW LINE	
	SETBACK LINE	
	EASEMENT LINE	
	EDGE OF PAVEMENT	
	CURBING	
	EDGE OF GRAVEL	
	EDGE OF CONCRETE	
122	CONTOUR	123
	BUILDING	
	STONEWALL	
	TREELINE	
S	SEWER	
G	GAS	
W	WATER	
SD	STORM DRAIN	
	CULVERT	
OHE	OVERHEAD ELECTRIC	
	IRON PIPE/REBAR	
124.6	SPOT ELEVATION	
SMH	SEWER MANHOLE	
DMH	DRAINAGE MANHOLE	
CB	CATCH BASIN	
	GATE VALVE	
	CURB STOP	
	UTILITY POLE	
	UTILITY POLE W/ GUY	
	LIGHT POLE	
	BOLLARD	
	FLAGPOLE	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	SHRUB	
	SIGN	
	SILT FENCE	

EROSION CONTROL NOTES:

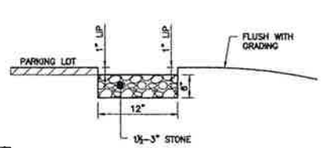
1. SILT FENCE WILL BE INSTALLED PRIOR TO BEGINNING ANY EARTHWORK.
2. SILT FENCE WILL BE CHECKED AFTER EVERY RAINFALL EVENT.
3. SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN BUILT UP TO 6" DEPTH.
4. DISTURBED AREAS NOT TO BE PAVED WILL BE LOAMED AND SEEDED.
5. EROSION CONTROL AND PERMANENT SITE STABILIZATION WILL BE COMPLETED FOLLOWING THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PREPARED BY THE MAINE DEP AND THE CUMBERLAND COUNTY SOIL WATER AND CONSERVATION DISTRICT.





NOTES:
1. STONE SHALL HAVE A POROSITY OF 0.4.
2. INFILTRATION THROUGH BMP MEDIA SHALL BE BETWEEN 0.5IN/HR AND 2.41IN/HR.
3. TEST PITS SHALL BE CONFIRMED WITH ENGINEER PRIOR TO CONSTRUCTION TO CONFIRM SEASONAL HIGH GROUNDWATER DEPTH, EXISTING SOILS AND BEDROCK LOCATION.
4. OWNER OR REPRESENTATIVE OF OWNER SHALL ADHERE TO MAINTENANCE REQUIREMENTS AND RECOMMENDATIONS AS INDICATE IN THE MAINE DEP'S MAINE STORMWATER BEST MANAGEMENT PRACTICES MANUAL.

INFILTRATION BMP DETAIL



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SEDIMENT TRAP DETAIL
SCALE: NTS

Ten new trees and multiple new shrubs since original construction date

FOR PERMITTING USE ONLY

NO	SUBMISSIONS/REVISIONS	APP'D	DATE
	ISSUED FOR PERMITTING	DAR	6/16

DESIGNED BY: DAR
CAD COORD: RPB
CAD: RPB
CHECKED BY: DAR
DATE: 6-3-16
APPROVED BY: DAR
DATE: 6-3-16
PROJECT NO: 13483A

STATE OF MAINE DOUGLAS A. ROBERTSON No. 6782 LICENSED PROFESSIONAL ENGINEER 3/15/13

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SWEET DREAMS
COOK'S CORNER
BRUNSWICK, MAINE

PROPOSED SITE PLAN

DRAWING
C-2

DWGS\ME\BRUNSWICK\13483-SWEETDREAMSSITEMOD\13483A-FD\CIV\13483A C-2.DWG | 13483A C-2 | 1:4.56 | ---- | 6/3/2016 3:01:27 PM | RYAN.BEISAW