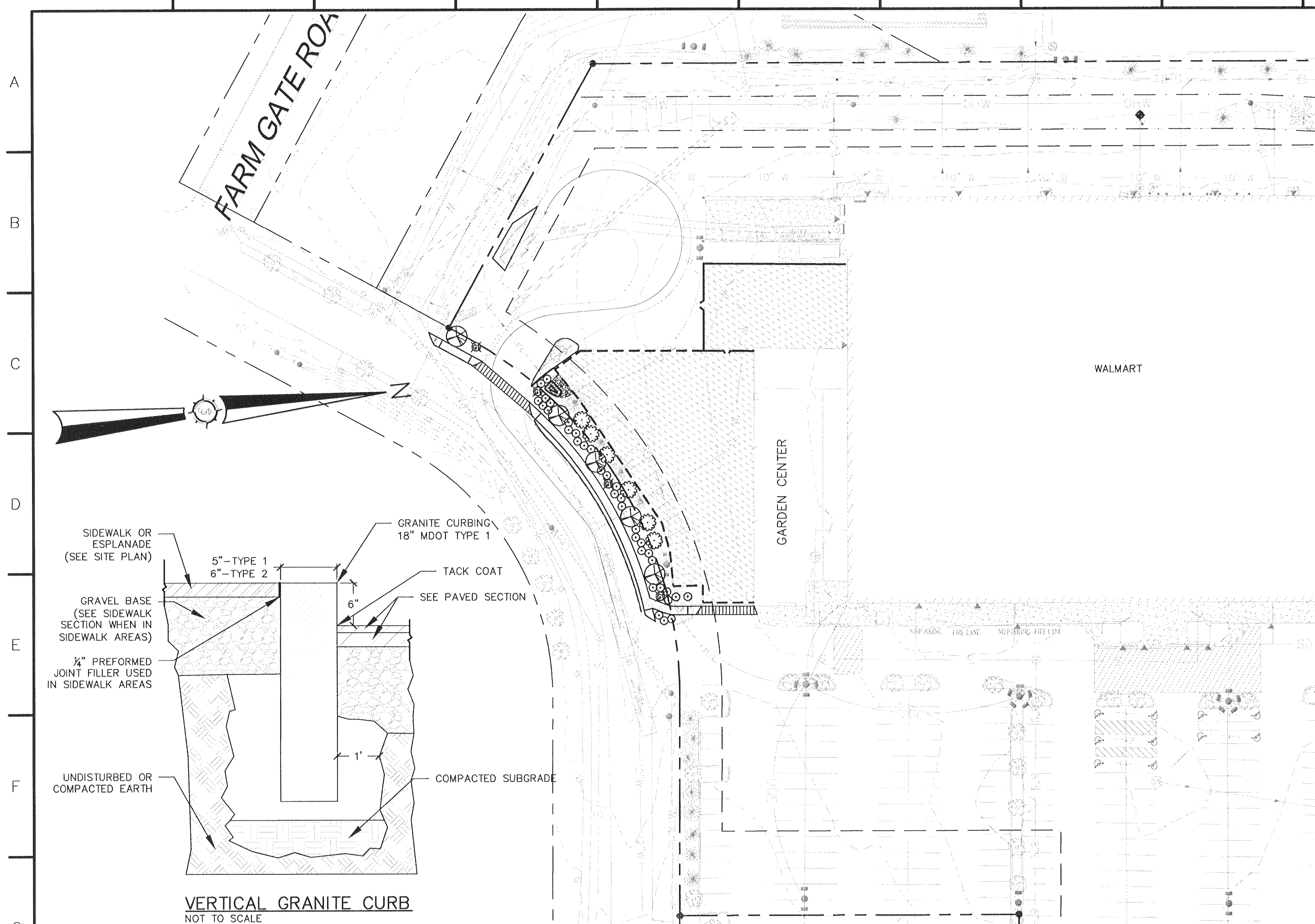
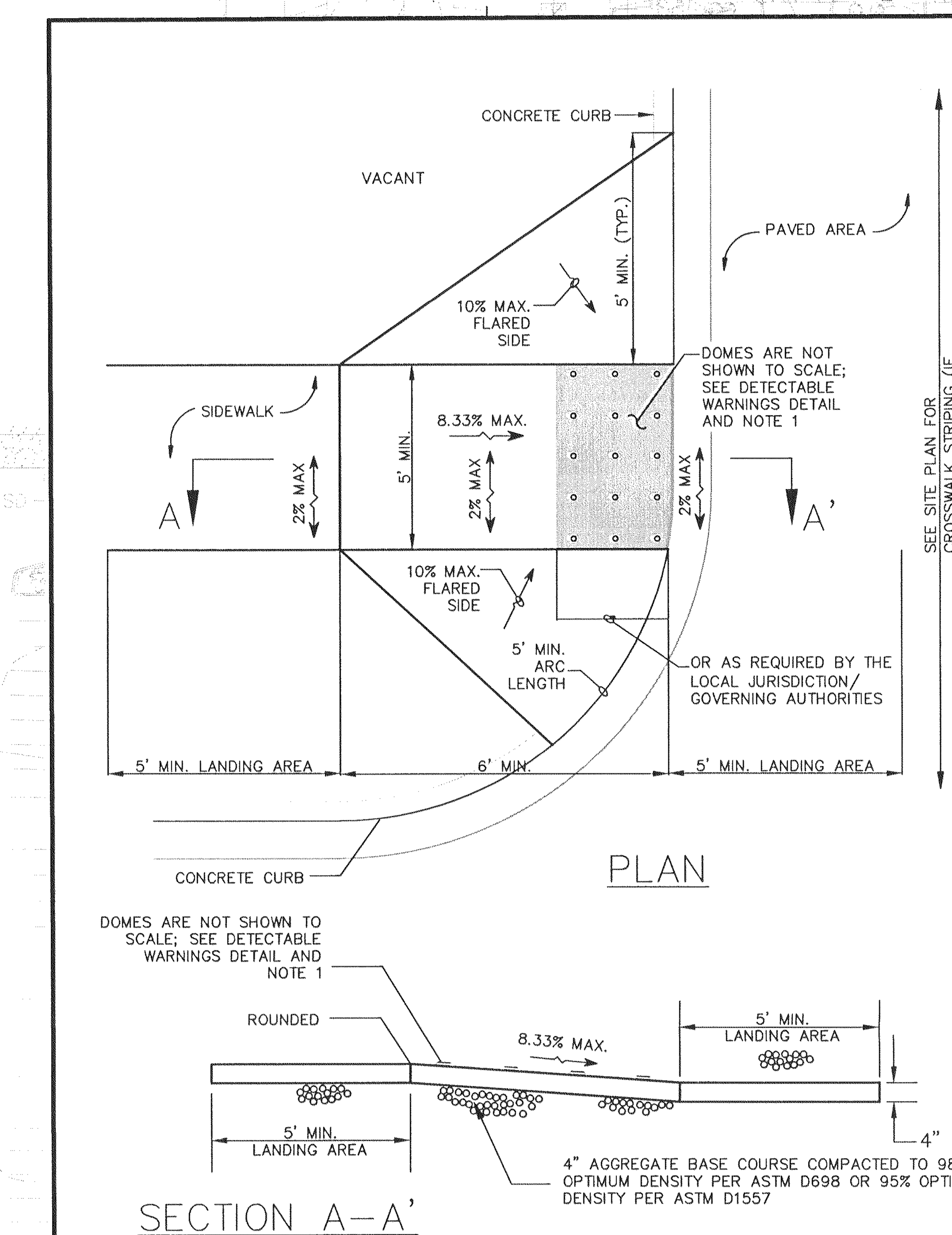


VERTICAL GRANITE CURB
NOT TO SCALE



NOTES:

1. THE SURFACE OF RAMP SHALL HAVE DETECTABLE WARNINGS AS SHOWN. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES. SEE DETECTABLE WARNINGS DETAIL.
2. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
3. CONSTRUCT PER A.D.A. STANDARDS.
4. REFER TO PLANS FOR ADJACENT SLOPES.
5. THE CROSS SLOPE OF THE RAMP SURFACE SHALL BE NO GREATER THAN 1:50.

0.9"
0.2"
ELEVATION
2.35" O.C.
PLAN

NOTE: PREFABRICATED PANELS PER A.D.A. ACCESSIBILITY GUIDELINES SECTION 4.29.2 & A4.29.2 SHALL BE USED.

DETECTABLE WARNINGS DETAIL

ADA RAMP IN SIDEWALK
NOT TO SCALE

PLAN REFERENCE NOTES:

PLAN REFERENCES:

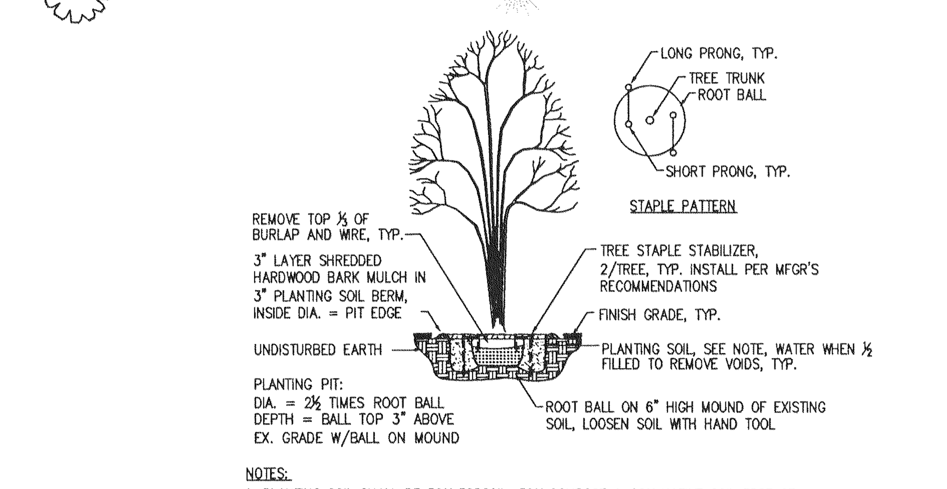
1. THIS PLAN AND ASSOCIATED BOUNDARY INFORMATION IS BASED UPON A PLAN TITLED "AS-BUILT OF WAL-MART REAL ESTATE BUSINESS TRUST IN FALMOUTH, MAINE, CUMBERLAND COUNTY" PREPARED BY JAMES W. SEWALL COMPANY, 136 CENTER STREET OLD TOWN, MAINE, (207)–827–4456. PLAN DATED NOVEMBER 11, 2010. A COMPLETE UPDATED ALTA SURVEY WILL BE ISSUED AT A LATER DATE BY SEWALL CO.
2. AN "ALTA/ACSM LAND TITLE SURVEY ON U.S. ROUTE ONE, FALMOUTH, MAINE MADE FOR THE FALMOUTH PLAZA LLC.", DATED MAY 8, 2007, BY OWEN HASKELL.
3. WETLAND BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED ON SURVEY CONDUCTED CIRCA JULY 2010 BY SEWALL CO.
4. SOME OF THE EXISTING SITE FEATURES AND PERIPHERAL INFORMATION WERE DIGITIZED FROM AERIAL PHOTOGRAPHY AND TAKEN FROM LIMITED SITE OBSERVATION AND FROM A MAY 2007 ALTA/ACSM LAND TITLE SURVEY BY OWEN HASKELL, INC., PLANS ENTITLED "ACCESS DRIVE RELOCATION PLANS FOR HAT TRICK DRIVE EASEMENT AREA" BY SAIN ASSOCIATES DATED 12–17–08, DESIGN PLANS FOR WENDY'S BY MHF DESIGN CONSULTANTS, INC. DATED FEBRUARY 16, 2000. THESE ITEMS ARE TO BE CONSIDERED APPROXIMATE. SEWALL TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THESE ITEMS. CONTRACTOR IS REQUIRED TO FIELD VERIFY LOCATIONS OF SITE FEATURES AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION FOR ALL PERCEIVED CONFLICTS OR SPECIAL CONSTRUCTION.
5. THE BEARINGS AND NORTH ORIENTATION ARE BASED ON A NAD 83, OF THE STATE OF MAINE, WEST ZONE. CONTOURS AND ELEVATIONS ARE BASED ON NGVD 1988.
6. PARCEL ZONING ACCORDING TO THE TOWN OF FALMOUTH ZONING MAP IS VILLAGE CENTER DISTRICT 1(VC–1). A SMALL PORTION OF THE PROPERTY LIES IN THE (RA) ZONE.

PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	CONDITION
EVERGREEN & CANOPY TREES					
ACE–R	*Acer rubrum 'Karpick'*	KARPICK MAPLE	5	2.5" CAL.	B&B
ABI–C	*Abies concolor*	WHITE FIR	6	6–8' HT.	B&B
SHRUBS					
SPI–AW	*Spiraea x bumalda*	ANTHONY WATERER SPIRAEA	10	18" HT.	CONT.
MYR–P	*Myrica pennsylvanica*	NORTHERN BAYBERRY	12	3'–4' HT.	CONT.
RHO–A	*Rhododendron 'Aglo'*	AGLO RHODODENDRON	12	24"–30" HT.	CONT.

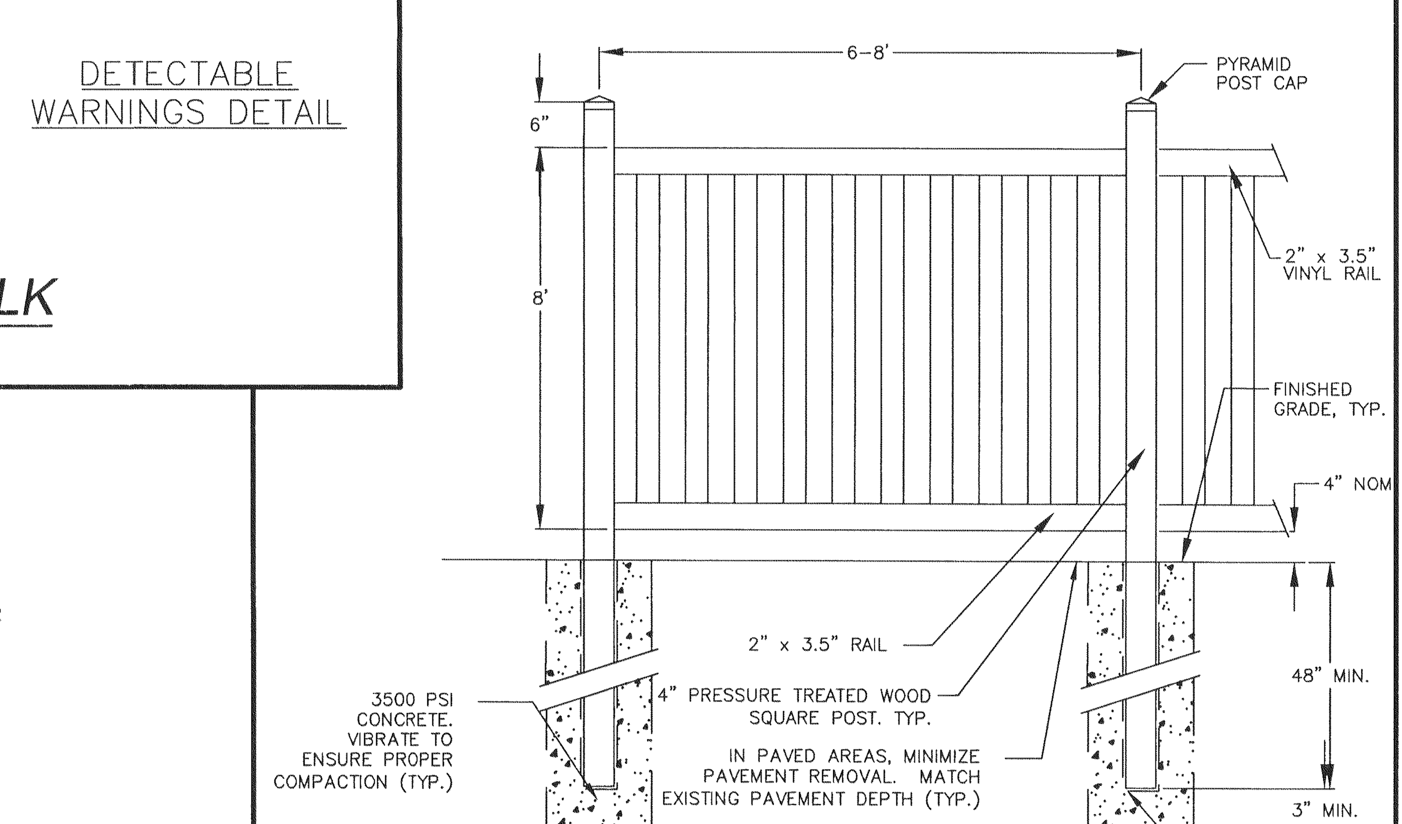
PLANT SYMBOL LEGEND

DECIDUOUS TREE
SHRUBS
EVERGREEN TREE
EXISTING TREE



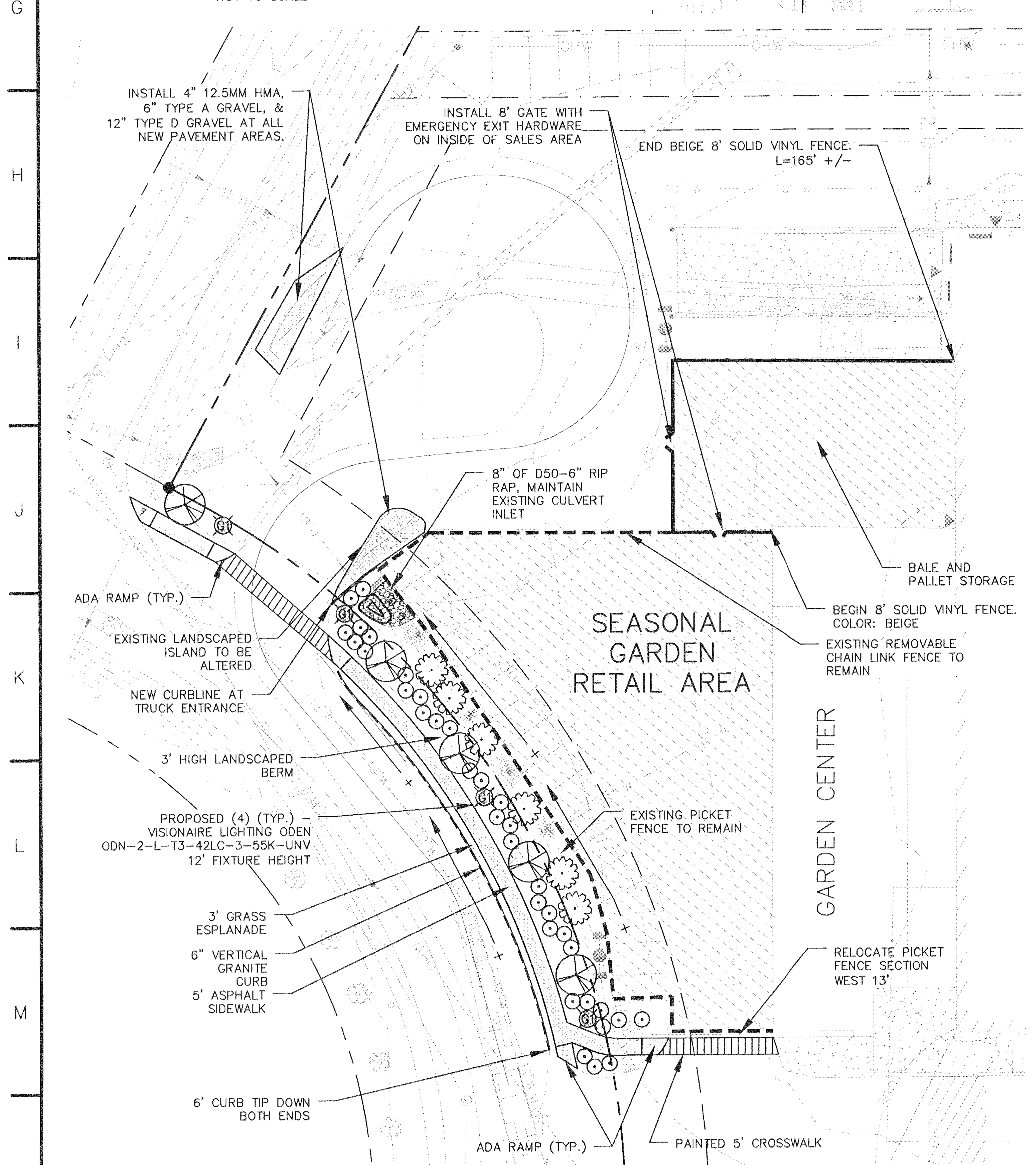
NOTES:
1. PLANTING SOIL SHALL BE 50% TOPSOIL, 30% COMPOST & 20% NATIVE SOIL FREE OF ROCK, WOOD OR DEBRIS GREATER THAN 1" IN ANY DIMENSION, TYP.
2. DO NOT COVER BASE OF TRUNK WITH MULCH.
3. REMOVE AND DISPOSE OF PLASTIC CONTAINERS/MATERIALS, TYP.

DECIDUOUS TREE PLANTING
NOT TO SCALE



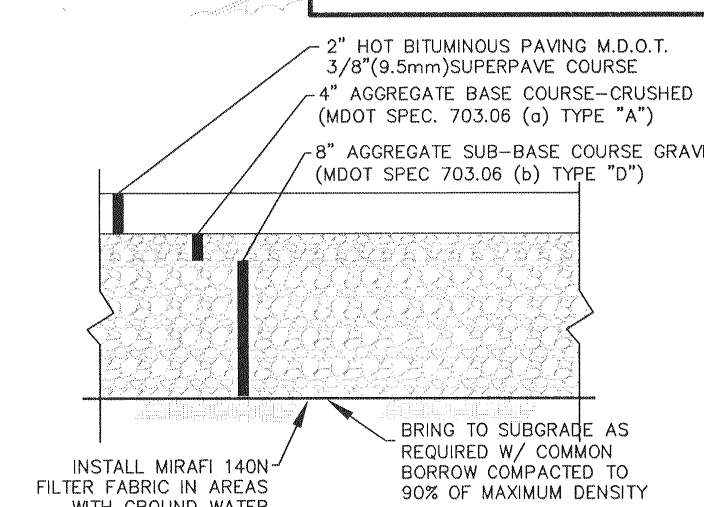
NOTES:
1. FENCE COMPONENT MATERIAL SHALL BE EXTRUDED POLYVINYL CHLORIDE (VINYL), COLOR: BEIGE. CONTRACTOR SHALL SUBMIT ACTUAL COLOR SAMPLES TO ENGINEER FOR SELECTION AND APPROVAL PRIOR TO PURCHASE AND/OR INSTALLATION OF MATERIALS.
2. FENCE PANEL RAILS SHALL BE SET LEVEL, VERTICAL OFFSET BETWEEN ADJACENT FENCE PANELS SHALL OCCUR IN 3" INCREMENTS.

SOLID VINYL PICKET FENCE DETAIL
N.T.S.



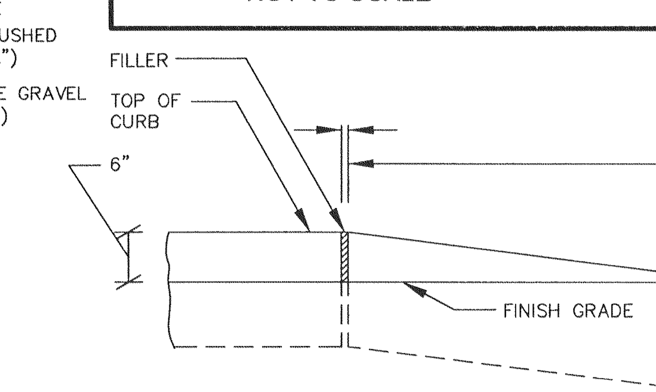
INSET
SCALE: 1"=30'

+ PROVIDE POSITIVE DRAINAGE ALONG CURB LINE OF ROAD AND ALONG INTERIOR EDGE OF NEW LANDSCAPE BERM.



NOTE:
1. COMPACT GRAVEL SUB-BASE, BASE COURSE TO 95% OF MAXIMUM DRY DENSITY SUING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUB-BASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.
3. WIDTH OF SIDEWALK AS NOTED ON PLANS.

TYPICAL PAVED SIDEWALK SECTION
NOT TO SCALE



TYPE I VERTICAL CURB TERMINAL SECTION
NOT TO SCALE

LANDSCAPING NOTES:

1. ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE IN THE NURSERY OR BY PHOTOGRAPHS SUBMITTED OF THE PROPOSED MATERIAL PRIOR TO PURCHASE. PLANT MATERIAL SHALL BE INSPECTED ONCE RECEIVED ON-SITE FOR COMPLIANCE WITH SPECIFICATIONS.
2. CONTRACTOR TO FOLLOW CUMBERLAND COUNTY SOIL & WATER CONSERVATION DISTRICT BEST MANAGEMENT PRACTICES (BMP'S) FOR EROSION CONTROL PRACTICES ON THE SITE TO AVOID RELEASE OF SEDIMENTS.
3. ALL PLANT MATERIAL SHALL BE HEALTHY AND FULL-BRANCHING, TRUE TO FORM AND SPECIFIED SIZE, FREE OF DISEASE, PESTS AND PHYSICAL DAMAGE. PLANTS WILL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S STANDARDS AND CONFORM TO THE REPRESENTATIVE SPECIES.
4. SPECIFIED PLANT MATERIAL MAY BE SUBSTITUTED BY THE USE OF AN ALTERNATE, SIMILAR PLANT MATERIAL, ONLY WITH APPROVAL FROM THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
5. THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
6. PLANTS SHALL BE PRESERVED IN A HEALTHY AND VIGOROUSLY GROWING CONDITION TO INSURE THEIR SUCCESSFUL ESTABLISHMENT. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION. ALL DEAD AND NON-VIGOROUS MATERIAL SHALL BE REPLACED IN KIND, WITHOUT COST TO THE OWNER, REPLACEMENT PLANTS SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.
7. PLANTING SOIL SHALL BE TWO-THIRDS TOPSOIL, FREE OF DEBRIS AND STONES OVER 1" IN DIAMETER, AND ONE-THIRD PEAT MOSS. THE PH SHALL BE BETWEEN 5.5 – 7.0. GROUND LIMESTONE SHALL BE ADDED TO THE PLANTING SOIL TO ACHIEVE THE APPROPRIATE PH FOR THE SOIL'S PROPOSED PLANT.
8. FERTILIZER SHALL BE APPLIED WHEN PLANTING PITS ARE TWO-THIRDS FULL OF PLANTING SOIL WITH A 5-10-10 FERTILIZER. AFTER PLANTING, SLOW RELEASE FERTILIZER, MINIMUM 5 YEAR, SHALL BE APPLIED TO PLANTING AREA AT RATES RECOMMENDED BY THE MANUFACTURER.
9. MULCH SHALL BE 100 PERCENT FINE SHREDDED HARDWOOD, 3" DEEP MIN. FOR ALL PLANTS; NATURAL COLOR.
10. PLANTING AREA FOR GROUPINGS OF PLANTS SHALL BE PREPARED AND MULCHED TO FORM ONE CONTINUOUS PLANTING BED.
11. ALL AREAS DISTURBED OR AREAS NOT INDICATED TO RECEIVE IMPROVEMENTS OR SHALL BE SEEDED AS LAWN WITH THE FOLLOWING MIX: TUFFTURF MIXTURE AS AVAILABLE FROM PIERSON NURSERIES, INC., BIDDEFORD, MAINE, PHONE: 207/499–2994.
12. TRUNKS OF ALL DECIDUOUS TREES SHALL BE SPRAYED WITH FUNGICIDE: ZINEB, OR APPROVED EQUAL, ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS.
13. PLANTING SEASONS – SEASONS FOR PLANTING, UNLESS OTHERWISE DIRECTED, SHALL BE WITHIN THE FOLLOWING DATES:

POTTED AND CONTAINER GROWN PLANTS SPRING: 4/15 TO 7/15 OR FALL: 8/15 TO 11/15

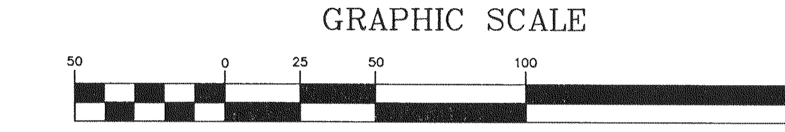
BALLED AND BURLAPPED PLANTS SPRING: 4/15 TO 6/15 OR FALL: 8/15 TO 10/15

Falmouth WalMart Lighting LUMINAIRE SCHEDULE

SYMBOL	LIGHT FIXTURE MANUFACTURER	MNTG HEIGHT	LAMP	LUMENS	LLF	POLE QTY	FIXTURE QTY	TOTAL WATTS
G1	VISIONAIRE LIGHTING ODEN ODL–2–L V84MA7004KAML	12'–0"	LED	4614	0.77	4	4	50w EA

Approved By
Town Council
~~Planning Board~~
Map ______ Lot ______
Date May. 20, 2014 (may 12, 2014)
Amanda L. Stearns

U52-002
RECEIVED
MAY 20 2014
By approved AG



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

Rev. #	Dwg. By	Description	Date

WALMART REAL ESTATE BUSINESS TRUST
BENTONVILLE, ARKANSAS
2001 SE10TH STREET
72716-0550
Project Location: FALMOUTH, MAINE
Drawing Description: **SITE / LANDSCAPING PLAN SEASONAL RETAIL SALES - 2014**

Designed By: ATS
Drawn By: JLD
Date: 05/13/2014
Scale: 1"=50'
Checked: ATS
Approved: ATS
May 15, 2014 11:08AM

Seal: STATE OF MAINE AARON T SHAW No. 5053 LICENSED PROFESSIONAL ENGINEER 5/13/14

Project No. 6221OE
Engineer: SEWALL
JAMES W. SEWALL COMPANY / Since 1880
SEWALL.COM 800 648 4202
AN INTEGRATED TEAM OF GEOSPATIAL, ENGINEERING, SURVEYING AND NATURAL RESOURCE CONSULTANTS

Phase:
Sheet No. 1