

PLAN SET

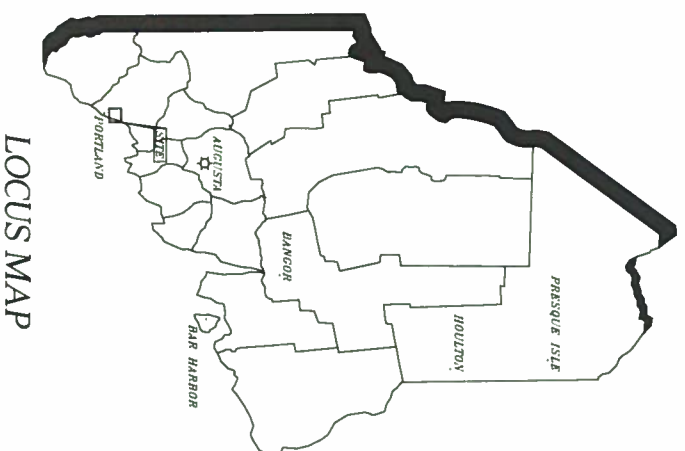
FALMOUTH PLAZA  
ROUTE ONE/VILLAGE COMMERCIAL DISTRICT  
HAT TRICK DRIVE

MAY 13, 2014

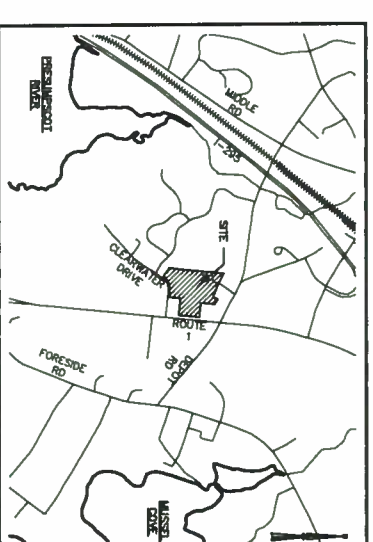
FALMOUTH, ME  
83892E

INDEX

SHEET NUMBER	DESCRIPTION
C-1	COVER
C-2	SITE/UTILITY PLAN
L-1	GRAADING/SEDIMENTATION AND EROSION CONTROL PLAN LANDSCAPING PLAN



LOCUS MAP



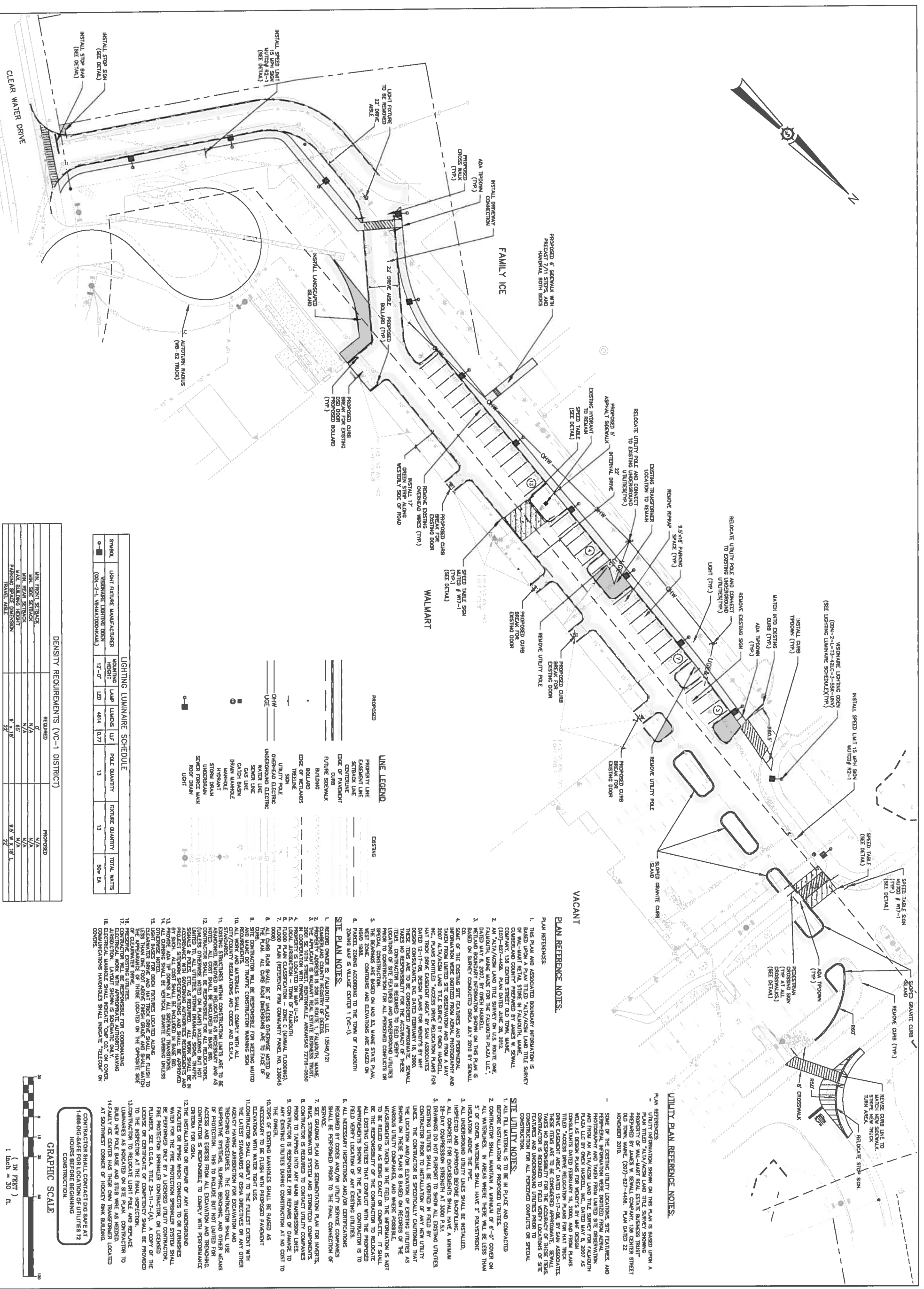
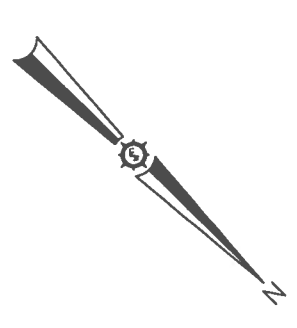
SITE LOCATION MAP

NOT TO SCALE

DESIGN TEAM:

 **SEWALL**  
JAMES W. SEWALL COMPANY / Since 1880  
SEWALL.COM 800 648 4202



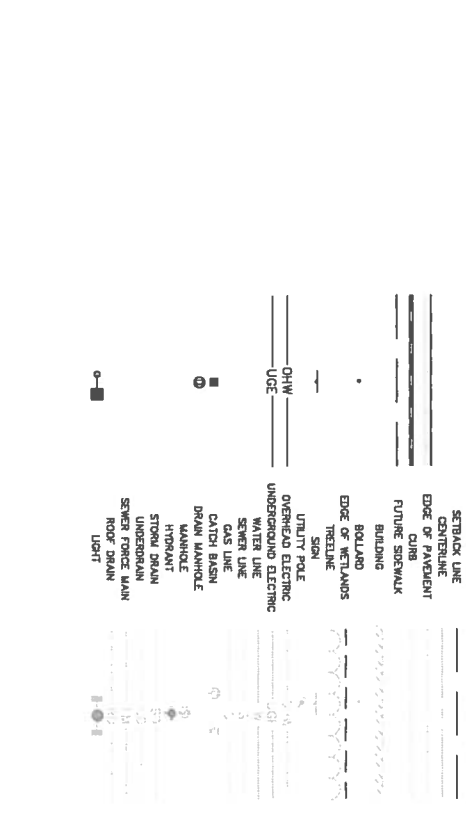


DENSITY REQUIREMENTS (VC-1 DISTRICT)

REQUIRED	PROPOSED
MIN. FRONT SETBACK	N/A
MIN. SIDE SETBACK	N/A
MIN. REAR SETBACK	N/A
MAX. BUILDING HEIGHT	65'
PARKING SPACE DIMENSION	9.5' W X 18' L
TRAVEL WAY	22'

LIGHTING LUMINAIRE SCHEDULE

SYMBOL	LIGHT FIXTURE MANUFACTURER	MANUFACTURER IDENTIFIER	MODEL	LED	LM	LF	POLE QUANTITY	FIXTURE QUANTITY	TOTAL WATTS
○	(CON-2-1-1484470004444)	12-4"	4614	0.77	13	13	13	506 EA	



- PLAN REFERENCE NOTES:
1. THIS PLAN AND ASSOCIATED BOUNDARY INFORMATION IS BASED UPON A PLAN TITLED "ALTA/ASBL LAND TITLE SURVEY OF WALK-ABOUT DRIVE, STRIKE IN FALMOUTH, MAINE (2007-827-4458), PLAN DATED JUNE 28, 2012.
  2. FALMOUTH, MAINE MADE FOR THE FALMOUTH PLAZA LLC.
  3. ALL UTILITIES SHOWN ON THIS SURVEY ON THE SURVEY ARE BASED ON SURVEY CONDUCTED ON JULY 10, 2010 BY SEWALL AND ASSOCIATES, INC. (DATED FEBRUARY 18, 2010).
  4. THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THIS SURVEY ARE BASED ON AERIAL PHOTOGRAPHY AND INFORMATION PROVIDED BY SEWALL AND ASSOCIATES, INC. (DATED FEBRUARY 18, 2010).
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- UTILITY PLAN REFERENCE NOTES:
- SOME OF THE EXISTING UTILITY LOCATIONS, SITE FEATURES AND PROPOSED INFORMATION WERE OBTAINED FROM AERIAL PHOTOGRAPHY AND TAKEN FROM LIMITED SITE OBSERVATION AND FROM AN ALTA/ASBL LAND TITLE SURVEY FOR FALMOUTH PLAZA, LLC DATED FEBRUARY 18, 2010, AND FROM PLANS TITLED "ACCESS DRIVE RELOCATION PLANS FOR HAT TRICK DRIVE EXISTING AREA" DATED 12-17-09, BY SEWALL AND ASSOCIATES, INC. (DATED FEBRUARY 18, 2010). SEWALL AND ASSOCIATES, INC. TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THESE UTILITY LOCATIONS AND UNDERGROUND UTILITIES FROM TO BE SHOWN ON THIS SURVEY FOR ALL PROPOSED CONSTRUCTION.

- SITE PLAN NOTES:
1. RECORD OWNER IS FALMOUTH PLAZA LLC, 13546/121.
  2. THE APPLICANT IS WALK-ABOUT REAL ESTATE BUSINESS TRUST, 2007-827-4458, PLAN DATED JUNE 28, 2012.
  3. LOCAL JURISDICTION IS TOWN OF FALMOUTH.
  4. THE PLAN SHALL BE 5' UNLESS OTHERWISE NOTED ON SHEET.
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GRAPHIC SCALE

1" = 30'

0 10 20 30 40 50

**83892E**

SEWALL

JAMES W. SEWALL COMPANY Since 1880

800-619-1302

**FALMOUTH PLAZA**

Project Location: FALMOUTH, MAINE

Drawing Description: HAT TRICK DRIVE SITE & UTILITY PLAN

Designed By: ATS

Date: 5/13/2014

Scale: 1"=30'

Drawn By: JCH

Approved: \_\_\_\_\_

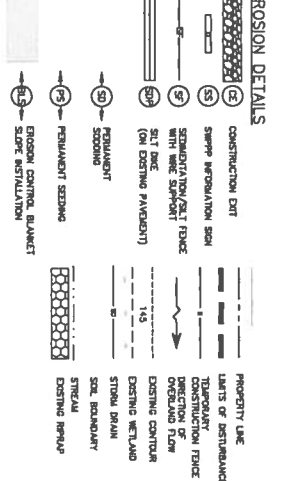
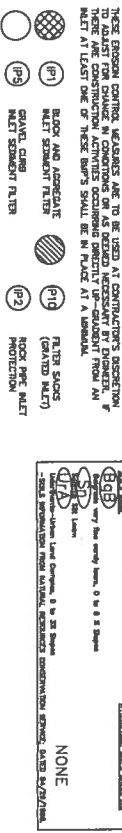
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Rev.	Drawn By	Description	Date

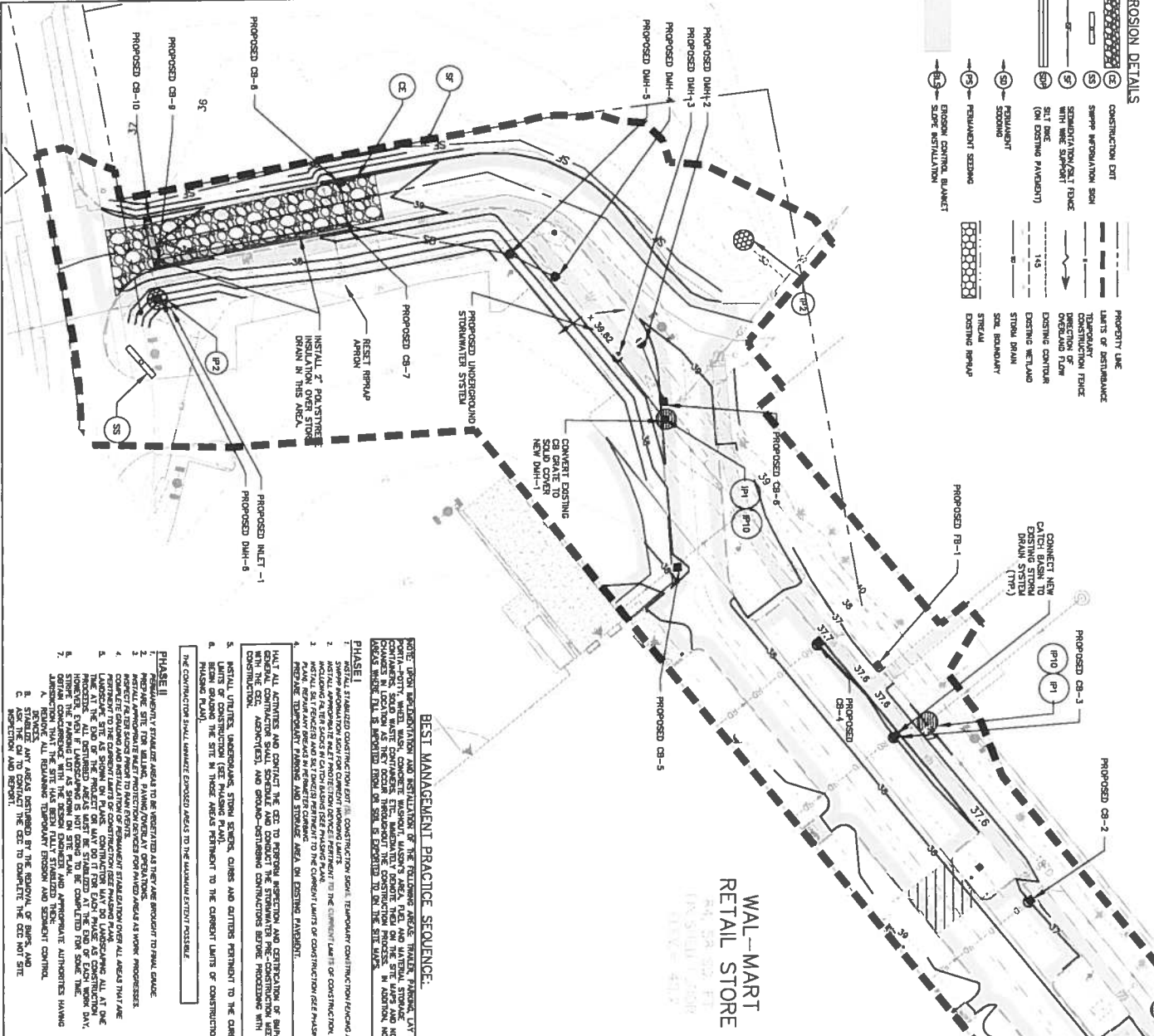
STRUCTURE SCHEDULE			
NAME	NO.	W/D	HTG. DATE
CR-1	36.82	3.2	4.6
CR-2	36.82	3.2	4.6
CR-3	36.82	3.2	4.6
CR-4	36.82	3.2	4.6
CR-5	36.82	3.2	4.6
CR-6	36.82	3.2	4.6
CR-7	36.82	3.2	4.6
CR-8	36.82	3.2	4.6
CR-9	36.82	3.2	4.6
CR-10	36.82	3.2	4.6
DH-1	30.72	31.00	31.00
DH-2	30.72	31.00	31.00
DH-3	30.72	31.00	31.00
DH-4	30.72	31.00	31.00
DH-5	30.72	31.00	31.00
DH-6	30.72	31.00	31.00
DH-7	30.72	31.00	31.00
DH-8	30.72	31.00	31.00
INLET-1	30.82	30.82	30.82
INLET-2	30.82	30.82	30.82

PIPE SCHEDULE			
FROM	TO	SIZE	LENGTH
DH-1	DH-2	15"	1.000
DH-2	DH-3	15"	1.000
DH-3	DH-4	15"	1.000
DH-4	DH-5	15"	1.000
DH-5	DH-6	15"	1.000
DH-6	DH-7	15"	1.000
DH-7	DH-8	15"	1.000
DH-8	INLET-1	15"	1.000
DH-8	INLET-2	15"	1.000
INLET-1	INLET-2	15"	1.000

**EROSION DETAIL ALTERNATIVES**



**SOILS LEGEND**



**WAL-MART RETAIL STORE**

**BEST MANAGEMENT PRACTICE SEQUENCE:**

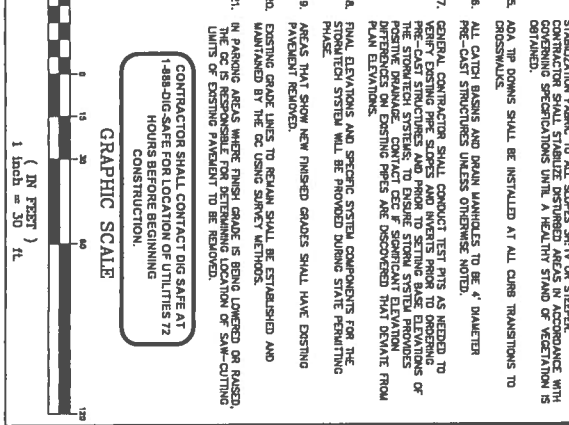
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**GENERAL EROSION AND SEDIMENT CONTROL NOTES:**

- ALL STRUCTURES AND SUBSTRUCTURES SHALL BE CONSTRUCTED WITH EROSION CONTROL MEASURES IN PLACE AT ALL TIMES.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PROCESS.
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**WATER CONSTRUCTION WILL ADHERE**

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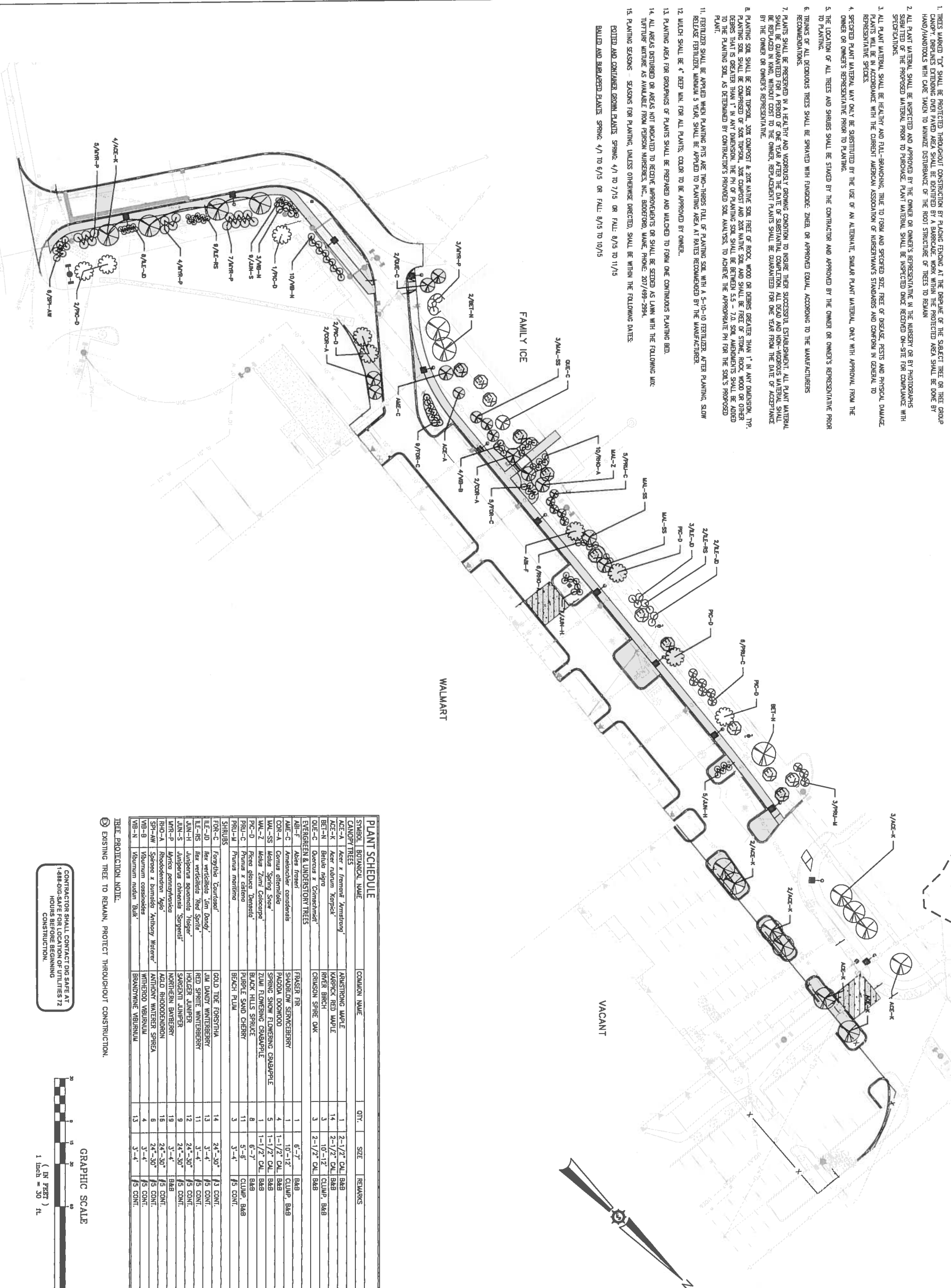
**BMP MAINTENANCE EROSION NOTES:**

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Rev. #	Desc.	Date

**LANDSCAPING NOTES:**

1. TREES UNBURNED TO BE PROTECTED THROUGHOUT CONSTRUCTION BY PLACING FENCING AT THE PERIMETER OF THE SUBJECT TREE OR TREE GROUP. OPERATIONS EXTENDING OVER PAVED AREA SHALL BE IDENTIFIED BY A BARRICADE. WORK WITHIN THE PROTECTED AREA SHALL BE DONE BY HAND/HANDTOOLS WITH CARE TAKEN TO MINIMIZE DISTURBANCE OF THE ROOT STRUCTURE OF TREES TO REMAIN.
2. 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.
3. ALL PLANT MATERIAL SHALL BE HEALTHY AND FULL-BRANCHING, TRUE TO FORM AND SPECIES, FREE OF DISEASE, PESTS AND PHYSICAL DAMAGE. PLANTS WILL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS AND CONFORM IN GENERAL TO REPRESENTATIVE SPECIES.
4. SPECIFIED PLANT MATERIAL MAY ONLY 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. TRUNKS OF ALL DECIDUOUS TREES SHALL BE SPRAYED WITH FUNGICIDE ZINCER, OR APPROVED EQUIV., ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
7. 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, AFTER THE DATE OF SUBSTANTIAL COMPLETION. FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.
8. PLANTING SOIL SHALL BE SOFT TOPSOIL, 30% COMPOST & 20% NATIVE SOIL. FREE OF ROCK, WOOD OR DEBRIS GREATER THAN 1" IN ANY DIMENSION. THE PLANTING SOIL SHALL BE COMPRISED OF SOFT TOPSOIL, 30% COMPOST & 20% NATIVE SOIL AND SHALL BE FREE OF STONE, ROCK, WOOD OR OTHER DEBRIS THAT IS GREATER THAN 1" IN ANY DIMENSION. THE PH OF PLANTING SOIL SHALL BE BETWEEN 5.5 - 7.0. SOIL AMENDMENTS SHALL BE ADDED TO THE PLANTING SOIL, AS DETERMINED BY CONTRACTOR'S PROVIDED SOIL ANALYSIS, TO ACHIEVE THE APPROPRIATE PH FOR THE SOIL'S PROPOSED PLANT.
11. 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, MAXIMUM 3 YEAR, SHALL BE APPLIED TO PLANTING AREA AS NOTED RECOMMENDED BY THE MANUFACTURER.
12. MULCH SHALL BE 4" DEEP W/IN. FOR ALL PLANTS. COLOR TO BE APPROVED BY OWNER.
13. PLANTING AREA FOR GROUPINGS OF PLANTS SHALL BE PREPARED AND MULCHED TO FORM ONE CONTINUOUS PLANTING BED.
14. ALL AREAS DISTURBED OR AREAS NOT INDICATED TO RECEIVE IMPROVEMENTS OR SHALL BE SEEDED AS LAWN WITH THE FOLLOWING MIX: TUFFTURF WINTERG RYE AS AVAILABLE FROM PERSIMMON NURSERY, INC., BOBROW, MAINE, PHONE: 207/899-2994.
15. PLANTING SEASONS - SEASONS FOR PLANTING, UNLESS OTHERWISE DIRECTED, SHALL BE WITHIN THE FOLLOWING DATES:  
 BALLED AND BURLAPPED PLANTS: SPRING: 4/1 TO 6/15 OR FALL: 8/15 TO 10/15

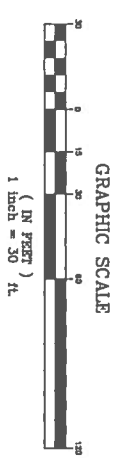


**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
CANOPY TREES					
ACE-N	Acer x Fremont 'Kermeling'	HARDSTONG MAPLE	1	2-1/2" O.D.	B&B
ACE-K	Acer rubrum 'Kopck'	KARICK RED MAPLE	14	2-1/2" O.D.	B&B
BEI-N	Betula nigra	RIVER BIRCH	3	10-12"	CLUMP, B&B
QUE-C	Quercus x Carmichael'	CRIMSON SPINE OAK	3	2-1/2" O.D.	B&B
EVERGREEN & UNDERSTORY TREES					
ABI-F	Abies fraseri	FRASER FIR	1	6-7'	B&B
AME-C	Amelanchier canadensis	SHADBLOW SERVICEBERRY	1	10-12"	CLUMP, B&B
COR-A	Cornus alternifolia	PAGODA DOGWOOD	4	1-1/2" O.D.	B&B
WAL-SS	Malus 'Spring Snow'	SPRING SNOW FLOWERING CRABAPPLE	5	1-1/2" O.D.	B&B
WAL-Z	Malus 'Zuni Cascade'	ZUNI FLOWERING CRABAPPLE	1	1-1/2" O.D.	B&B
PRU-D	Prunus alata 'Danzonia'	BLACK HILLS SPRUCE	8	6-7'	B&B
PRU-C	Prunus x cistena	PURPLE SAND CHERRY	11	5-6"	CLUMP, B&B
PRU-N	Prunus maritima	BEACH PLUM	3	3-4"	5' CONT.
SHRUBS					
FOR-C	Forsythia 'Fountain'	GOLD TEE FORTSYTHA	14	24"-30"	13' CONT.
LE-UD	Hex verticillata 'Sun Dandy'	JUN DANDY WHITEBERRY	13	3'-4"	15' CONT.
LE-NS	Hex verticillata 'Red Sprite'	RED SPRITE WHITEBERRY	11	3'-4"	15' CONT.
JUN-H	Juniperus squamata 'Hooper'	HOOPER JUNIPER	12	24"-30"	15' CONT.
JUN-S	Juniperus chinensis 'Sargentii'	SARGENT JUNIPER	9	24"-30"	15' CONT.
LYR-P	Liriodendron 'Lyle'	NORTHERN BAYBERRY	18	3'-4"	B&B
RHO-A	Rhododendron 'Agla'	AGLD RHODODENDRON	16	24"-30"	15' CONT.
SP-AN	Spiraea x bumalda 'Anthony Waterer'	ANTHONY WATERER SPIREA	6	24"-30"	15' CONT.
VB-B	Viburnum coccineoides	WINTERBUD VIBURNUM	4	3'-4"	15' CONT.
VB-N	Viburnum nudum 'Blair'	BRANDYWINE VIBURNUM	13	3'-4"	15' CONT.

TREE PROTECTION NOTE:  
 EXISTING TREE TO REMAIN, PROTECT THROUGHOUT CONSTRUCTION.

CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-DIG-SAFE FOR LOCATION OF UTILITIES 72 HOURS BEFORE BEGINNING CONSTRUCTION.



Project No. <b>83892E</b> Engineer AN INTEGRATED TEAM OF GEOSPATIAL, ENGINEERING, SURVEYING AND NATURAL RESOURCE CONSULTANTS. JAMES W. SEWALL COMPANY Since 1880 SEWALL.COM	Scale 	<b>FALMOUTH PLAZA</b>		Designed By JLD	Drawn By JLD	Rev. # Date 5/13/2014	Description	Date
		Project Location FALMOUTH, MAINE		Scale 1" = 30'	Drawing Description <b>HAT TRICK DRIVE LANDSCAPING PLAN</b>	Approved	Checked	