

N:\CAD\Land Projects\2010\59-10-newdesign.dwg, 4/14/2011 3:24:38 PM, 1:1.82496

TBM NO.	DESCRIPTION	ELEV.
1	P-K in Pole No. 400/100	137.21
2	P-K in Pole No. 12	135.89

**PLANNING BOARD**

CHAIRMAN: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DATE: \_\_\_\_\_

CONDITIONS: \_\_\_\_\_

\_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- NOTES:
- APPLICANT: WP REALTY, INC.  
 940 HAVERFORD ROAD  
 BRYN MAWR, PA 19010
- EXISTING BOUNDARY AND PLANIMETRIC INFORMATION AS SHOWN WAS TAKEN FROM PLAN SOURCE #1.
  - PLAN PURPOSE: THE INTENT OF THIS PLAN IS TO REMODEL A PORTION OF THE FORMER L.L. BEAN CALL CENTER SPACE FOR A NEW TRACTOR SUPPLY CO. STORE.
  - ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS PUBLISHED IN THE FEDERAL REGISTER, VOL. 56, NO. 144, DATED JULY 26, 1991, REVISED JULY 1, 1994.
  - THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
  - WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
  - THE CONTRACTOR SHALL CALL AND COORDINATE WITH DISSAFE PRIOR TO ANY EXCAVATION.
  - ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF WATERVILLE AND THE STATE OF MAINE.
  - ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY THE DEVELOPER.
  - A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION. SIGNAGE TO BE COORDINATE BY TRACTOR SUPPLIED BY THE DEVELOPER.

IMPERVIOUS CALCULATIONS:  
 ELIMINATE EXISTING ISLANDS - 400 S.F.  
 ELIMINATE EXISTING ESPLANADE - 1375 S.F.  
 NEW ISLAND + REVEGETATED AREAS - 1875 S.F.  
 NET NEW IMPERVIOUS - -100 S.F.

EXISTING # OF STALLS: 680 STALLS  
 # OF STALLS TO BE REMOVED: 73 STALLS  
 PROPOSED # OF STALLS: 607 STALLS  
 HANDICAPPED STALLS: 22 STALLS  
 VAN-ACCESSIBLE HANDICAPPED STALLS: 18 STALLS

SOURCE 1: PLAN OF SOUTHERLY AND NORTHERLY PORTION OF THE JFK MALL DATED 1/24/06 BY K&K LAND SURVEYORS, INC. MADE FOR W.P. WATERVILLE ASSOCIATES, LLC RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS BOOK 8799 PAGE 256.

Kennebec, ss. Registry of Deeds  
 Recorded: .....  
 at .....H.....M.....M  
 File No: .....  
 Attest: .....  
 .....Register

No.	Revisions	Date	App'd.
4	REVISED PARKING STALL COUNT	10/18/10	
3	REVISED PERVIOUS/IMPERVIOUS AREAS	10/12/10	
2	REVISED PARKING LAYOUT AND GATES	10/1/10	
1	ISSUED FOR PERMITTING	9/13/10	

**JFK MALL REVISIONS**

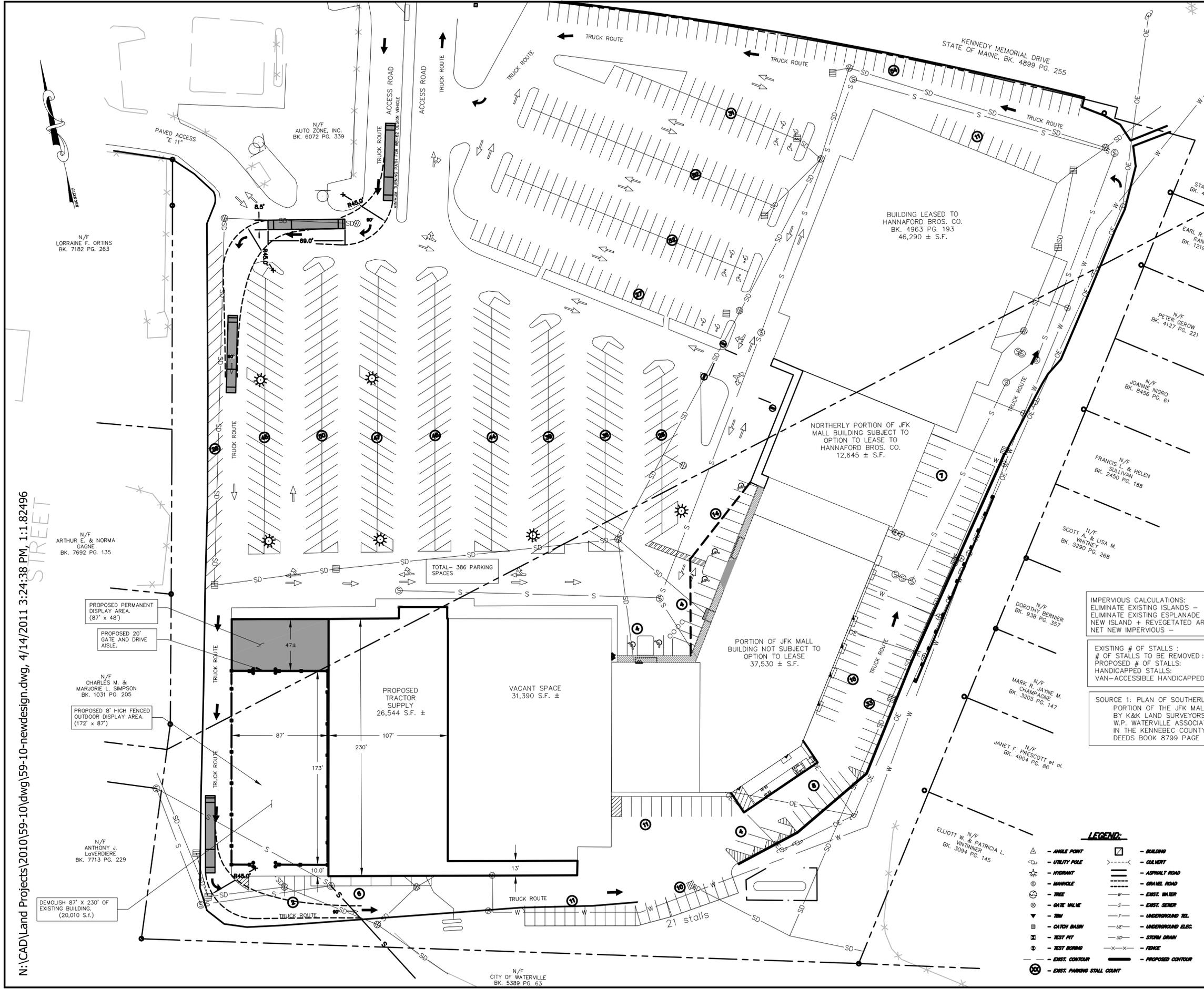
JFK MALL WATERVILLE, MAINE

**REVISED SITE PLAN**

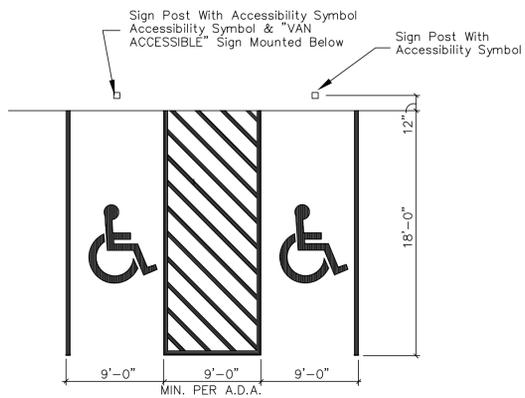


Drawn By: BB Scale: 1" = 40'-0"  
 Checked By: Date: 9/13/10  
 Approved By: Date: 9/13/10  
 59-10-newdesign.dwg Project No. 59-10 of 2

Sheet No. **1**



- LEGEND:**
- ▲ - ANGLE POINT
  - - UTILITY POLE
  - ⊙ - HYDRANT
  - ⊖ - MANHOLE
  - ⊕ - TREE
  - ⊗ - GATE MARK
  - ▽ - TBM
  - ⊞ - CATCH BASIN
  - ⊠ - TEST PIT
  - ⊚ - TEST BORING
  - ⊛ - EXIST. CONTROL
  - ⊜ - EXIST. PARKING STALL COUNT
  - ▣ - BUILDING
  - ⊘ - CULTURE
  - - ASPHALT ROAD
  - - GRAVEL ROAD
  - - - - - EXIST. WATER
  - - - - - EXIST. SEWER
  - - - - - UNDERGROUND TEL.
  - - - - - UNDERGROUND ELEC.
  - - - - - STORM DRAIN
  - - - - - FENCE
  - - - - - PROPOSED CONTOUR

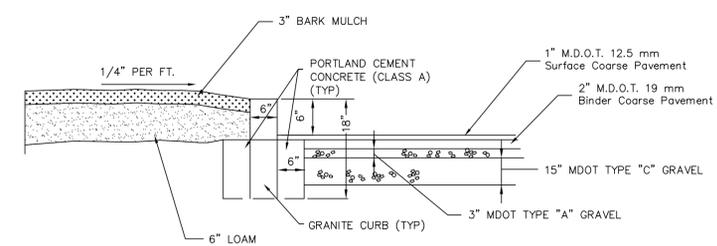


**Handicap Parking Detail**  
Not To Scale

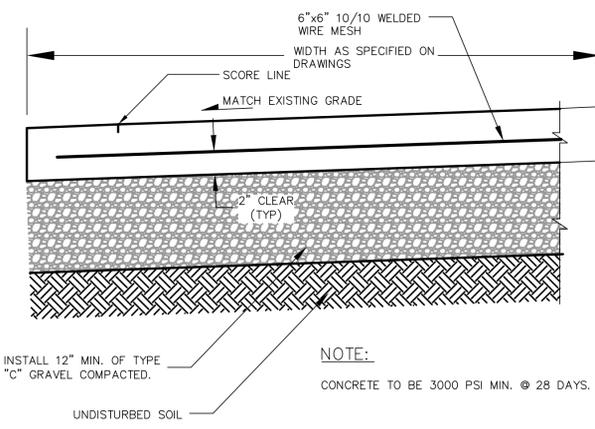


**Typical Parabolic Channel Cross Section**  
WITH CHANNEL LINER

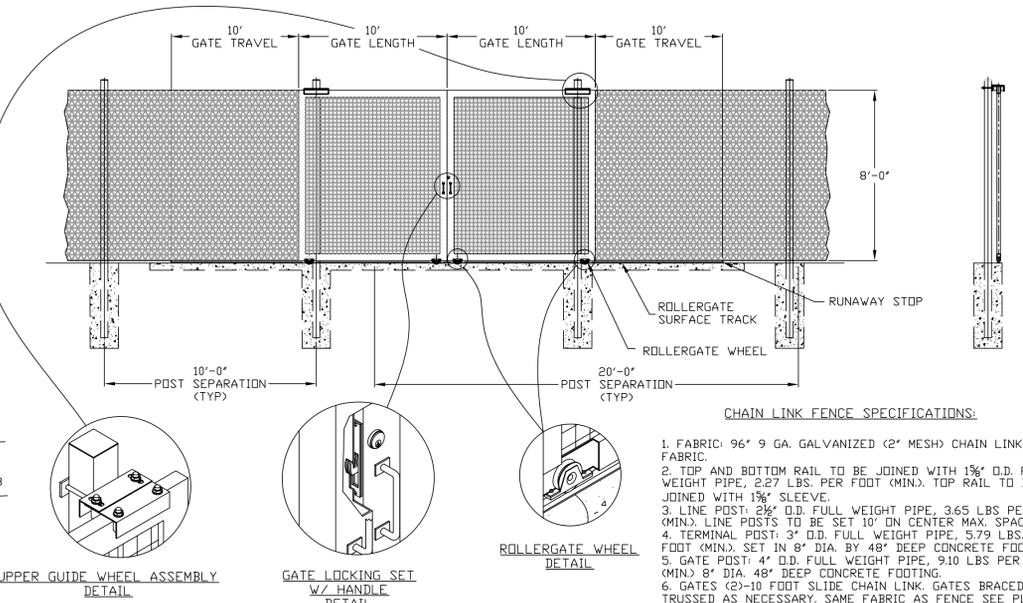
**Grass-Lined Channel**



**Typical Traffic Island/Curb Detail**  
Not To Scale

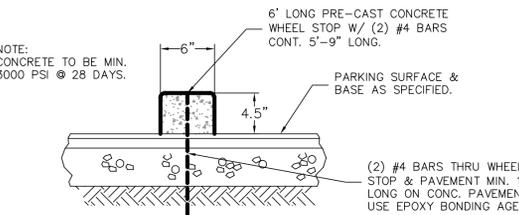


**CONCRETE SIDEWALK**  
Not To Scale

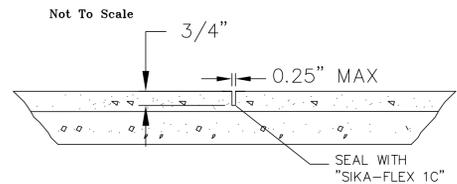


**Chain Link Fence/Gate Detail**  
Not To Scale

- CHAIN LINK FENCE SPECIFICATIONS:**
- FABRIC: 96' 9 GA. GALVANIZED (2" MESH) CHAIN LINK FABRIC.
  - TOP AND BOTTOM RAIL TO BE JOINED WITH 1 1/2" O.D. FULL WEIGHT PIPE, 2.27 LBS. PER FOOT (MIN). TOP RAIL TO BE JOINED WITH 1 1/2" SLEEVE.
  - LINE POSTS: 2 1/2" O.D. FULL WEIGHT PIPE, 3.65 LBS PER FOOT (MIN). LINE POSTS TO BE SET 10' ON CENTER MAX. SPACING.
  - TERMINAL POSTS: 3" O.D. FULL WEIGHT PIPE, 5.79 LBS PER FOOT (MIN). SET IN 8" DIA. BY 48" DEEP CONCRETE FOOTING.
  - GATE POST: 4" O.D. FULL WEIGHT PIPE, 9.10 LBS PER FOOT (MIN) 8" DIA. 48" DEEP CONCRETE FOOTING.
  - GATES (2)-10 FOOT SLIDE CHAIN LINK. GATES BRACED AND TRUSSED AS NECESSARY. SAME FABRIC AS FENCE SEE PLAN FOR WIDTH.
  - SLIDING GATES: DESIGN AS PER THE MANUFACTURERS DESIGN STANDARDS. GATES SHALL BE MANUALLY OPERATED ROLLING W/ WHEEL AT FRONT OF GATE, AND BUMPER STOPS AT GATE ENDS. (PROVIDE ROLLERS)
  - TENSION WIRE: 7 GA. COIL SPRING GALVANIZED TENSION WIRE ATTACHED TO BOTTOM OF FENCE FABRIC WITH 9 GA. ALUM. HDG RING SPACED 24" O.C.
  - FITTINGS: HEAVY BRACED BAND AND CARRIAGE BOLT, PRESSED STEEL RAIL-END, PRESSED STEEL LOOP CAP, PRESSED STEEL CAP, 1/4" X 3/4" TENSION BAR, HEAVY TENSION BAND AND CARRIAGE BOLT.
  - TIE WIRE: 8 1/4" 12 GA. STEEL TIE WIRE AND 6 1/2" 12 GA. STEEL WIRE SPACED 15" O.C. FOR LINE POST AND 24" O.C. FOR RAILS.
  - POST FOOTINGS: TRUCK POURED CONCRETE.



**Concrete Wheel Stop**  
Not To Scale



**Typical Saw Cut Joint**  
NOT TO SCALE

**Dandy Bag Plan Insert**

The patented Dandy Bag® is designed for use with flat grates (including round) and mountable curbs to detain sediment-laden storm water. The suspended solids are allowed to settle out of the slowed flow prior to entering the Dandy Bag®.

**Installation**

- Stand the grate on end
- Place the Dandy Bag® over the grate
- Roll the grate over so that the open end is up
- Pull up the slack
- Tuck the flap in
- Press the velcro strips together
- Be sure that the end of the grate is completely covered by the flap or the Dandy Bag® will not work properly
- Holding the handles, carefully place the Dandy Bag® with the grate inserted into the catch basin frame

**Maintenance**

To insure proper operation remove silt, sediment, and debris from the surface and the vicinity of the unit with a square point shovel or stiff bristle broom away from environmentally sensitive areas and waterways in manner satisfactory to the engineer/inspector. Remove fine material from inside Dandy Bag® as needed. Dispose of Dandy Bag® no longer in use at an appropriate recycling or solid waste facility.

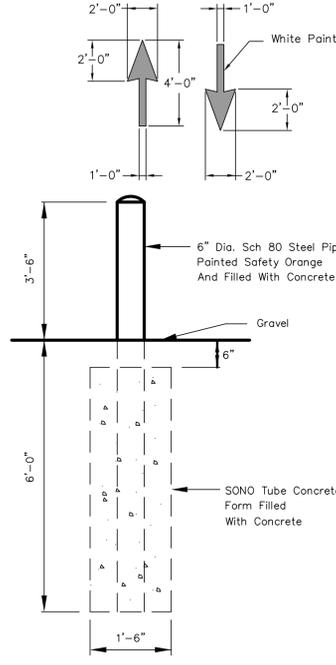
**Inlet Inspection**

To inspect inlet, remove Dandy Bag® with grate inside, inspect catch basin and replace Dandy Bag® back into grate frame.

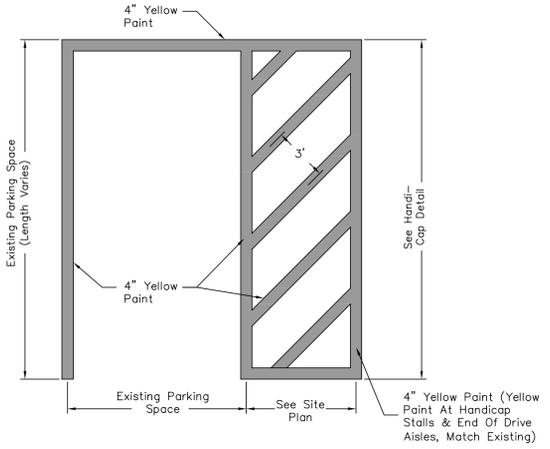
Ponding is likely if sediment is not removed regularly. The Dandy Bag® must never be used where overflow may endanger an exposed slope. The Dandy Bag® is not intended for any other use and should not be used for any other purpose.

**DANDY PRODUCTS, INC.**  
2011 Harrisburg Pike, Suite R  
Grove City, Ohio 43123

1-800-591-2284  
(local) 614-875-2284  
FAX: 614-875-6305  
E-MAIL: dandy@dandyproducts.com  
www.dandyproducts.com



**Bollard Detail**  
Not To Scale



**Pavement Marking Details**  
Not To Scale

- Erosion Control Notes**
- Install silt fence as shown on the drawings and at the limit of clearing for all site work and above all water courses to protect against erosion from construction. Install along contour with guidelines provided in latest edition of MDEP BMP manual and in accordance with details. Maintain silt fence until disturbed areas have established vegetative cover.
  - Prior to construction the contractor shall prepare and submit a schedule and marked up plan indicating the progress of the work and the timing for stabilizing disturbed areas. Special attention shall be given to the 14-day limit between disturbance and stabilization.
  - All disturbed areas shall be stabilized or provided with temporary erosion control within 14-days of disturbance. During winter conditions, all disturbed areas shall be stabilized with 7-days of disturbance.
  - All disturbed areas within 100 feet of any protected water course shall be stabilized or provided with temporary erosion control within 48-hours of disturbance.
  - Temporary erosion control shall include erosion control blankets or mulch. Apply hay or straw mulch at a rate of 2 square bales per 1,000 sq. ft. to form a continuous cover over bare soil. Maintain mulch cover by wetting or placing netting over mulch.
  - Erosion control blanket shall be used in all ditches and on disturbed slopes in excess of 15% grade.
  - All disturbed areas that do not receive final seeding by September 15th of the construction year shall receive a winter rye seeding at the rate of 3 lbs. per 1,000 sq. ft. A heavy layer (4") of hay or straw mulch shall also be applied.
  - All disturbed areas shall receive 4" of loam. The loam shall be seeded, fertilized and mulched at the rates shown in the notes.
  - All erosion control devices, check dams, silt fence, etc. shall remain in place and be maintained until grass has become 85% established.
  - Additional erosion control may be required by the municipality and/or the Maine DEP to stop soil from leaving the site. Any additional erosion control required will be the responsibility of the contractor.
  - The contractor shall inspect and repair all erosion control measures after each rainfall and shall keep a log of these events.
  - The contractor shall repair and re-seed all eroded areas within 1-year of the date of substantial completion of the work. Repair work shall be completed within 14-days of notification.

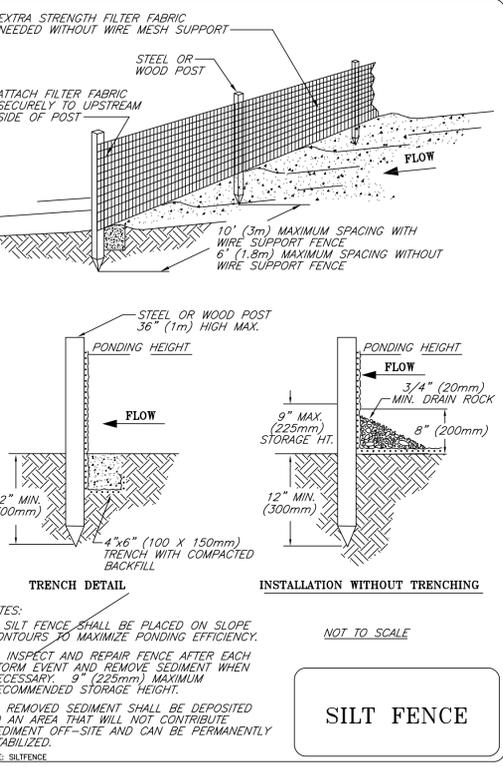
**All Disturbed Areas To Be Revegetated As Follows:**

<b>Hay Mulch</b>	<b>2 Bales/1000 sq. ft.</b>
<b>Ground Limestone</b>	<b>138 lb./1000 sq. ft.</b>
<b>Fertilizer 10-20-20</b>	<b>18.4 lb./1000 sq. ft.</b>
<b>SEED MIX</b>	
<b>Creeping Red Fescue</b>	<b>0.46 lb./1000 sq. ft.</b>
<b>Red Top</b>	<b>0.05 lb./1000 sq. ft.</b>
<b>Tall Fescue</b>	<b>0.46 lb./1000 sq. ft.</b>

**EMBANKMENT SEEDING MIXTURE**

Species	Varieties	Lb. Per Acre
Fatoupa	Lathco	10.0
Perennial Pea	Lancor	2.0
Crownvetch	Pennigft, Chemurg	10.0
Tall Fescue	Ky-31, Rebel, Ken-Hil	10.0

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**SILT FENCE**  
NOT TO SCALE

No.	Revisions	Date	App'd.
2	ADDED DETAILS	10/12/10	
1	ISSUED FOR PERMITTING	9/13/10	

**JFK MALL PLAN REVISIONS**  
JFK MALL WATERVILLE, MAINE

**EROSION CONTROL & SITE DETAILS**

Drawn By: BB	Scale: AS NOTED ON PLAN
Checked By:	Date: 9/13/10
Approved By:	Date: 9/13/10
59-10-newdesign.dwg	Project No. 59-10

Sheet No. **2** of **2**