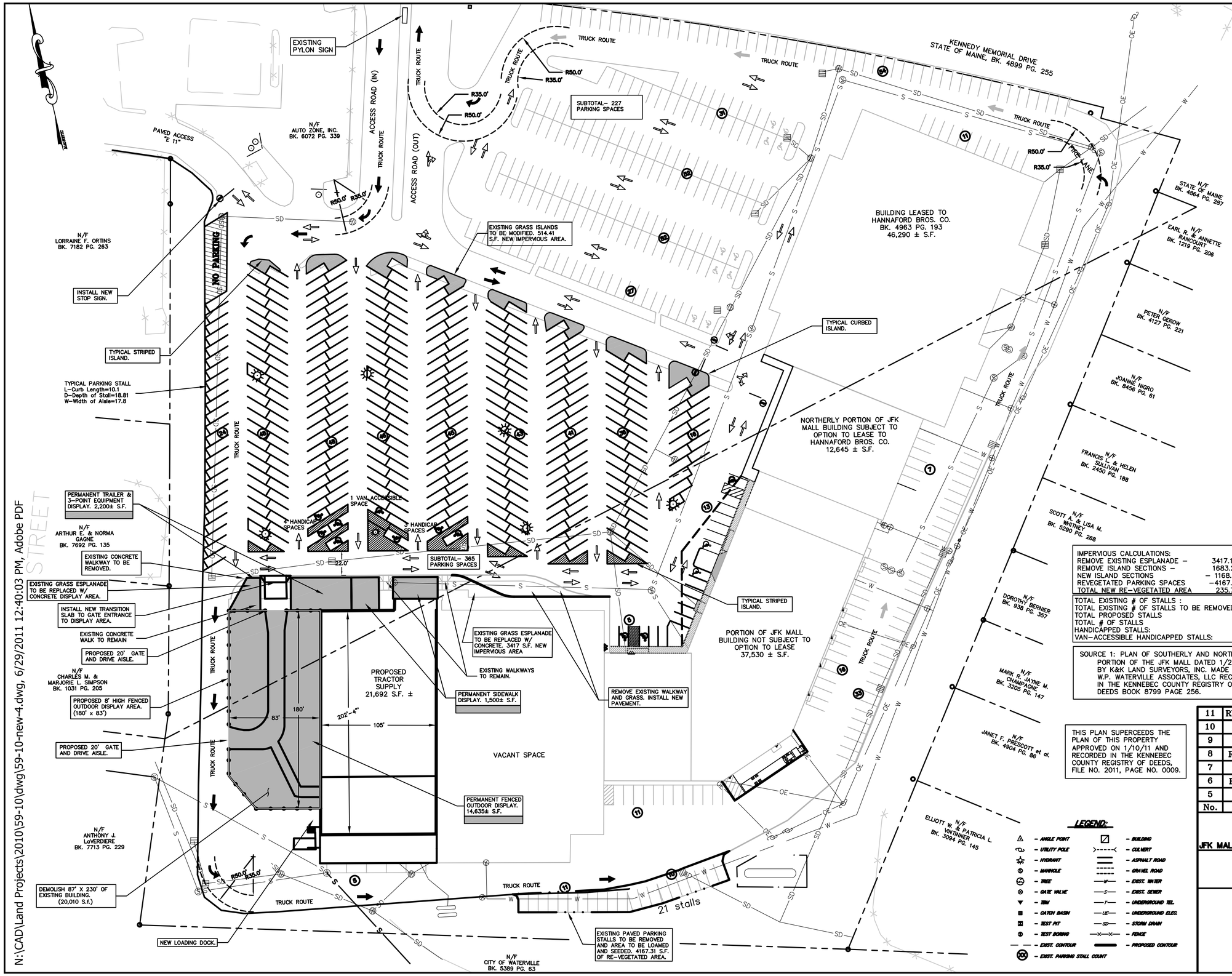

TBM NO.	DESCRIPTION	ELEV.
1	P-K In Pole No. 400/100	137.21
2	P-K In Pole No. 12	135.89

PLANNING BOARD

CHAIRMAN: _____

DATE: _____

CONDITIONS:
1) APPROVAL CONTINGENT ON MAINE DEP APPROVAL.
2) INSTALL A SEPARATE WATER SERVICE FOR TRACTOR SUPPLY.
3) INSTALL A PRZ TYPE BACKFLOW PREVENTER TO REPLACE THE EXISTING DOUBLE CHECK, IF THERE ARE ANY ALTERATIONS TO THE SPRINKLERS.

NOTES:
APPLICANT: WP REALTY, INC.
940 HAVERFORD ROAD
BRYN MAWR, PA 19010

1) EXISTING BOUNDARY AND PLANIMETRIC INFORMATION AS SHOWN WAS TAKEN FROM PLAN SOURCE #1.
2) 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.
3) 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.
4) 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.
5) 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.
6) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE PRIOR TO ANY EXCAVATION.
7) ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF WATERVILLE AND THE STATE OF MAINE.
8) ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY THE DEVELOPER.
9) A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION. SIGNAGE TO BE COORDINATED BY TRACTOR SUPPLY BY THE DEVELOPER.

IMPERVIOUS CALCULATIONS:	
REMOVE EXISTING ESPLANADE –	3417.10 S.F.
REMOVE ISLAND SECTIONS –	1683.25 S.F.
NEW ISLAND SECTIONS	– 1168.84 S.F.
REVEGETATED PARKING SPACES	–4167.31 S.F.
TOTAL NEW RE-VEGETATED AREA	235.79 S.F.

TOTAL EXISTING # OF STALLS :	665 STALLS
TOTAL EXISTING # OF STALLS TO BE REMOVED	326 STALLS
TOTAL PROPOSED STALLS	351 STALLS
TOTAL # OF STALLS	690 STALLS
HANDICAPPED STALLS:	18 STALLS
VAN-ACCESSIBLE HANDICAPPED STALLS:	4 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

THIS PLAN SUPERCEEDS THE PLAN OF THIS PROPERTY APPROVED ON 1/10/11 AND RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS, FILE NO. 2011, PAGE NO. 0009.

LEGEND:
- ANGLE POINT
- UTILITY POLE
- HYDRANT
- MANHOLE
- TREE
- GATE VALVE
- TBM
- CATCH BASIN
- TEST PIT
- TEST BORING
- EXIST. CONTOUR
- EXIST. PARKING STALL COUNT
- BUILDING
- CULVERT
- ASPHALT ROAD
- GRAVEL ROAD
- EXIST. WATER
- EXIST. SEWER
- UNDERGROUND TEL.
- UNDERGROUND ELEC.
- STORM DRAIN
- FENCE
- PROPOSED CONTOUR

No.	Revisions	Date	App'd.
11	REMOVE 21 PAVED PARKING SPACES IN BACK	6/27/11	MEM
10	REVISED PARKING COUNT & ISLANDS	6/2/11	MEM
9	REVISED PARKING & TRUCK ROUTE	5/20/11	MEM
8	REVISED PERMANENT DISPLAY & PARKING	5/6/11	MEM
7	REVISED DISPLAY AND TRAVELWAY	5/6/11	RSP
6	REVISED PARKING STALL LAYOUT/ COUNT	4/27/11	RSP
5	REVISED PERVIOUS/IMPERVIOUS AREAS	4/27/11	RSP

JFK MALL REVISIONS

JFK MALL — WATERVILLE, MAINE

REVISED SITE PLAN

© AEHodsdon CONSULTING ENGINEERS
10 Common St. Waterville, Me. 04901 (207) 873-5164

Drawn By: BB	Scale: 1" = 40'-0"
Checked By:	Date: 9/13/10
Approved By:	Date: 9/13/10
59-10-new-4.dwg	Project No. 59-10

Sheet No. 1 Of 2