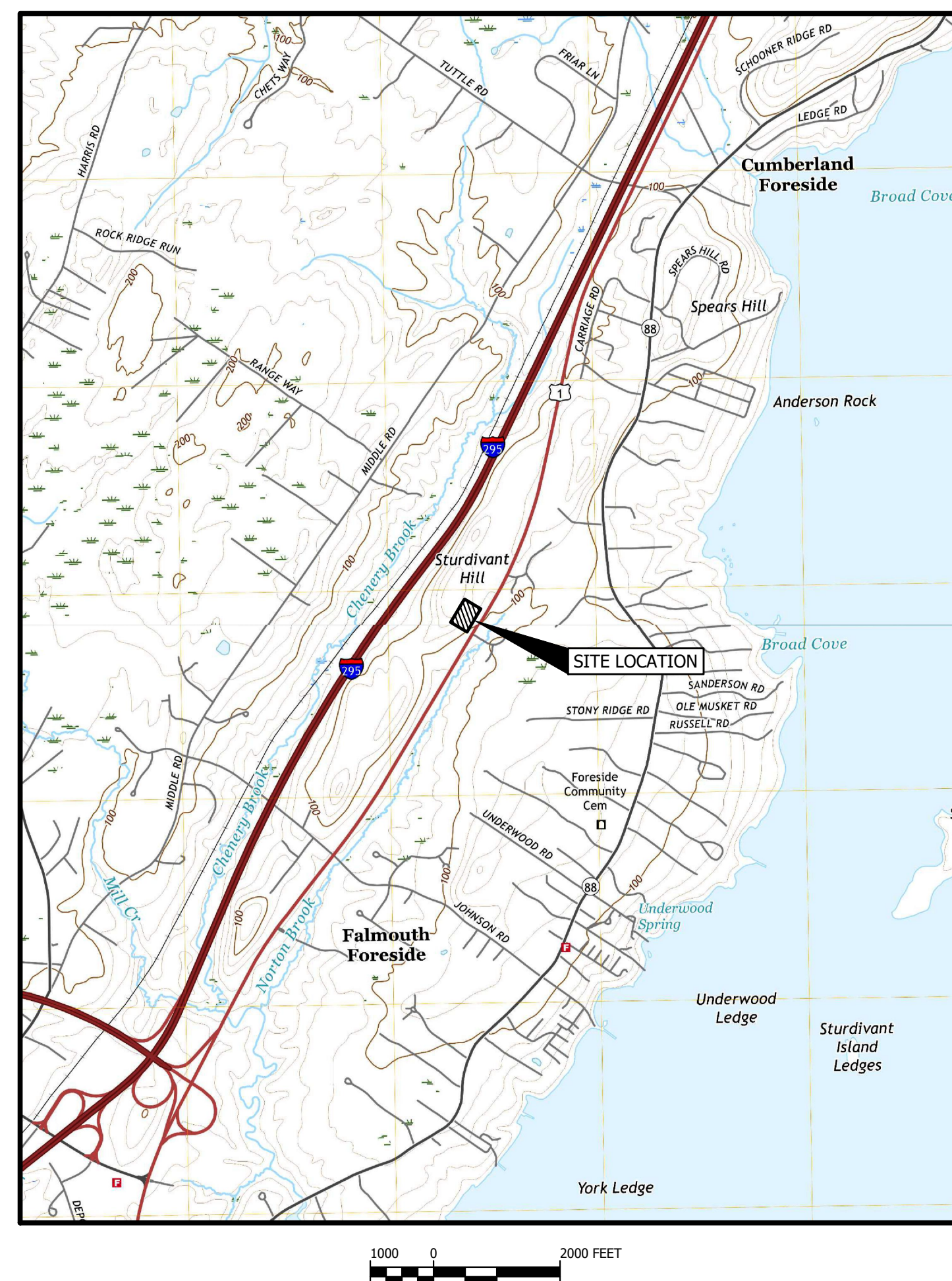


YOUTH VETERINARY CENTER
U.S. ROUTE 1
CUMBERLAND, MAINE

LOCATION MAP



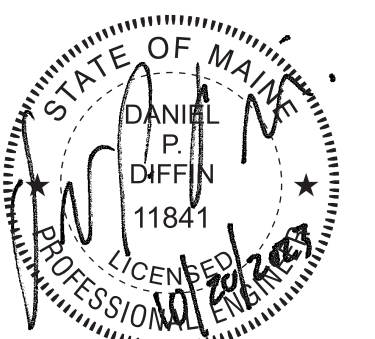
TITLE	DWG NO
COVER SHEET	
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EXISTING CONDITIONS AND CLEARING PLAN	C-101
SITE LAYOUT PLAN	C-102
SITE UTILITIES PLAN	C-103
SITE GRADING, DRAINAGE, AND EROSION CONTROL PLAN	C-104
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EROSION CONTROL NOTES AND DETAILS	C-300
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PLANTING PLAN	S1
PLANTING PLAN	S2
PHOTOMETRIC PLAN	1 OF 1

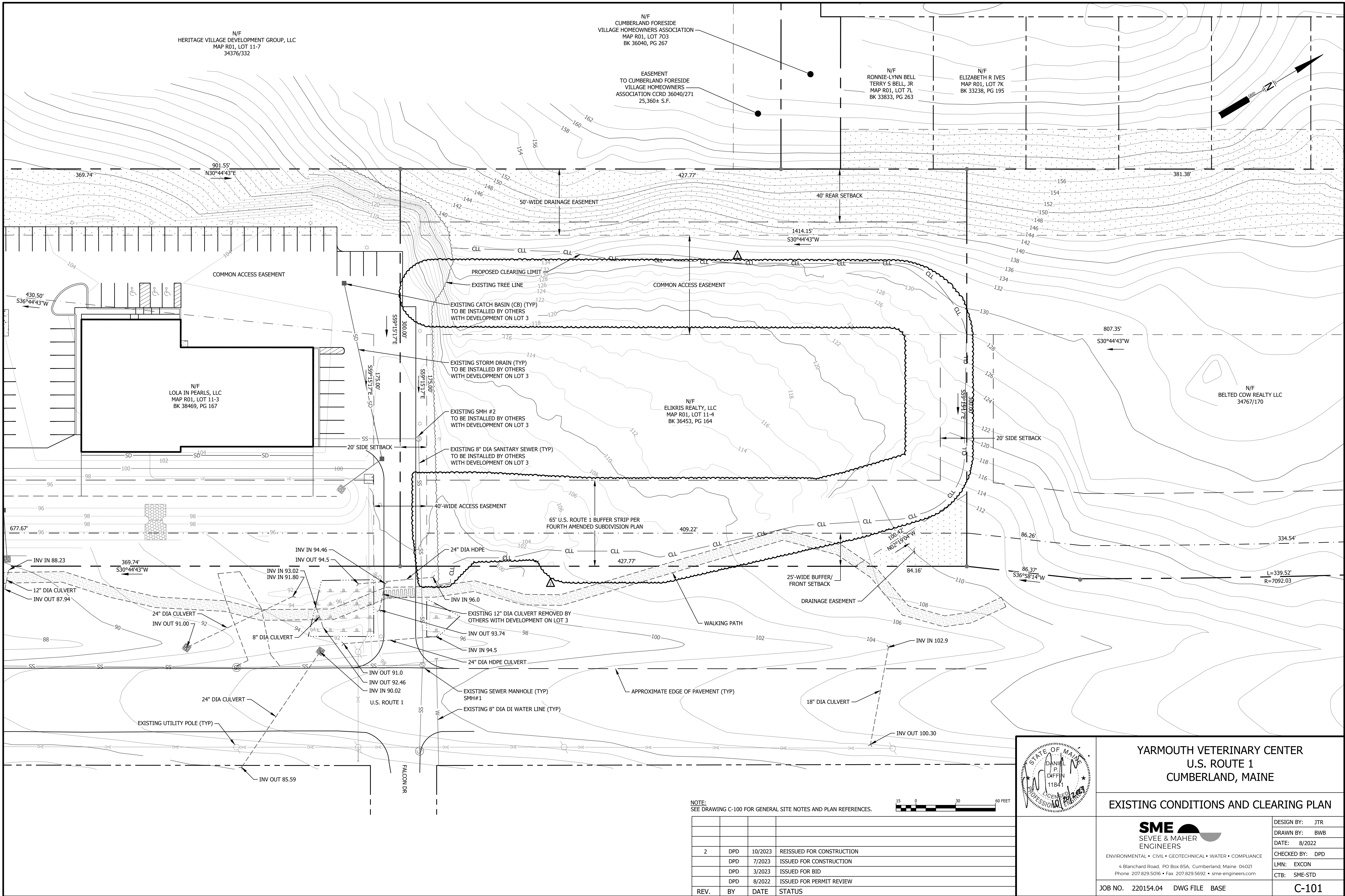
OCTOBER 2023
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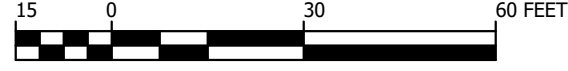
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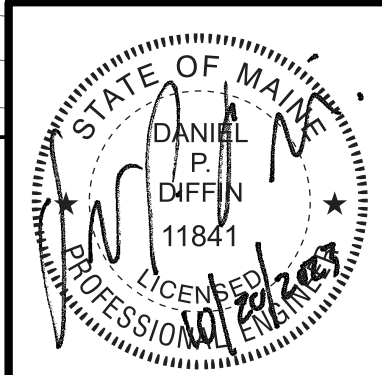




NOTE:
SEE DRAWING C-100 FOR GENERAL SITE NOTES AND PLAN REFERENCES.



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2	DPD	10/2023	REISSUED FOR CONSTRUCTION
	DPD	7/2023	ISSUED FOR CONSTRUCTION
	DPD	3/2023	ISSUED FOR BID
	DPD	8/2022	ISSUED FOR PERMIT REVIEW



YARMOUTH VETERINARY CENTER
U.S. ROUTE 1
CUMBERLAND, MAINE

EXISTING CONDITIONS AND CLEARING PLAN



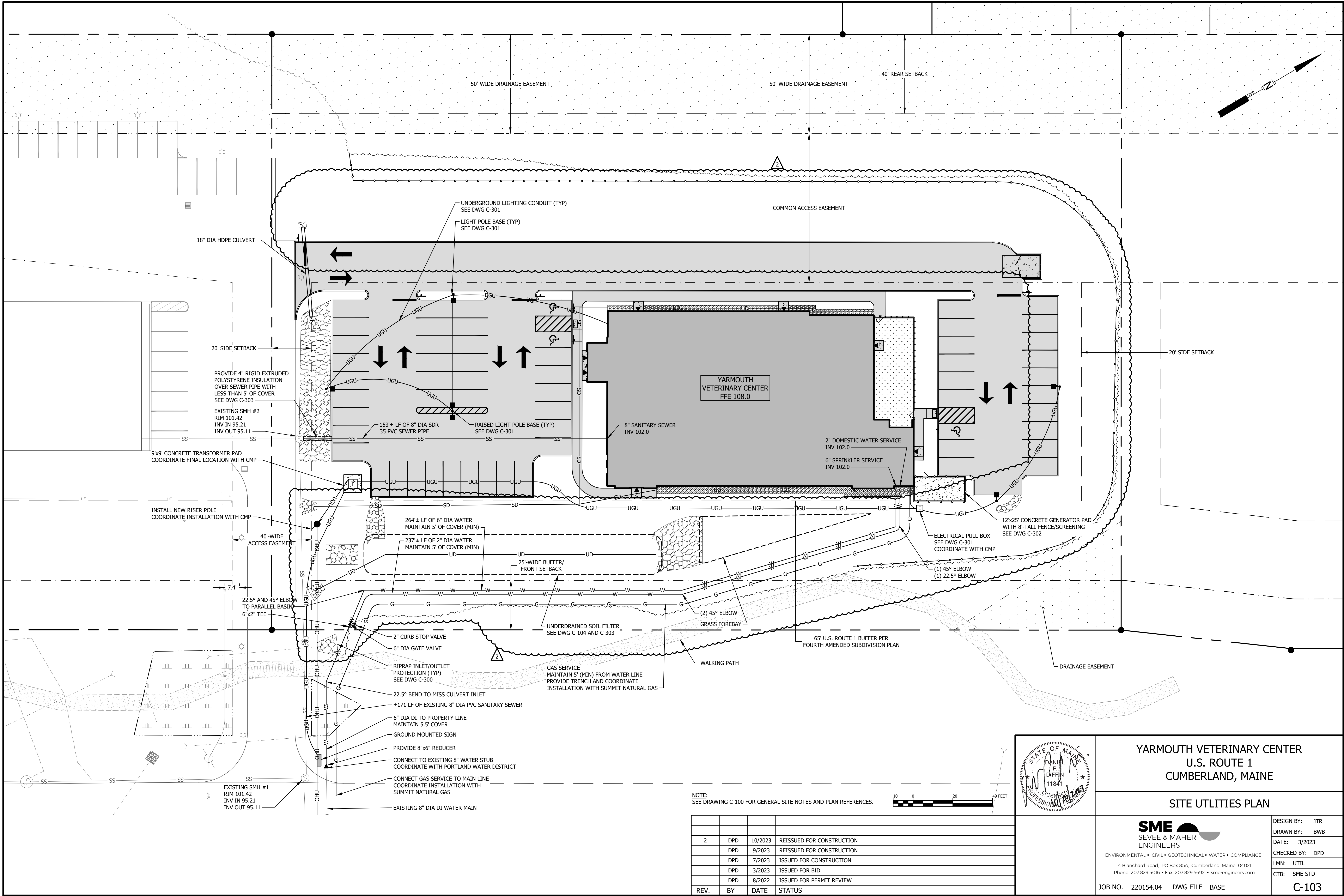
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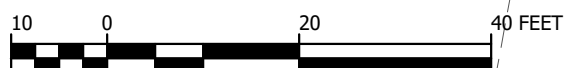
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CHECKED BY: DPD
LMN: EXCON
CTB: SME-STD

C-101





NOTE:
SEE DRAWING C-100 FOR GENERAL SITE NOTES AND PLAN REFERENCES.



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2	DPD	10/2023	REISSUED FOR CONSTRUCTION
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	DPD	3/2023	ISSUED FOR BID
	DPD	8/2022	ISSUED FOR PERMIT REVIEW

YARMOUTH VETERINARY CENTER
U.S. ROUTE 1
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SITE UTILITIES PLAN

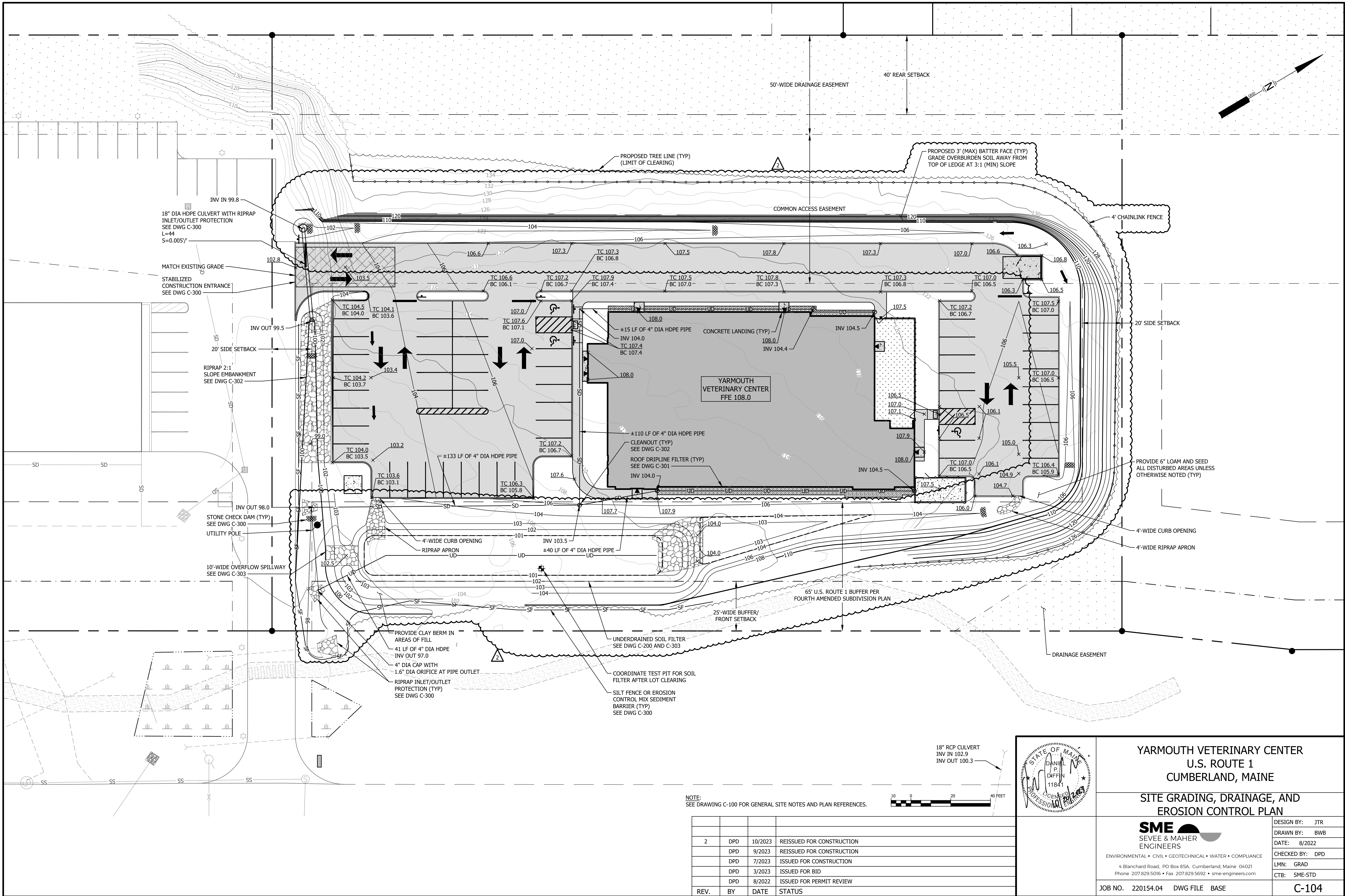
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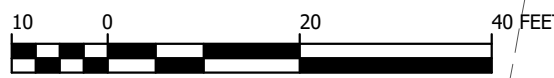
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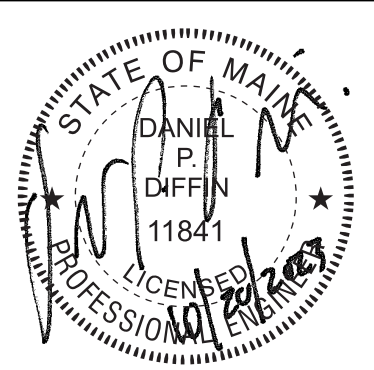
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C-103



NOTE:
SEE DRAWING C-100 FOR GENERAL SITE NOTES AND PLAN REFERENCES.



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	DPD	9/2023	REISSUED FOR CONSTRUCTION
	DPD	7/2023	ISSUED FOR CONSTRUCTION
	DPD	3/2023	ISSUED FOR BID
	DPD	8/2022	ISSUED FOR PERMIT REVIEW



YARMOUTH VETERINARY CENTER
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SITE GRADING, DRAINAGE, AND
EROSION CONTROL PLAN

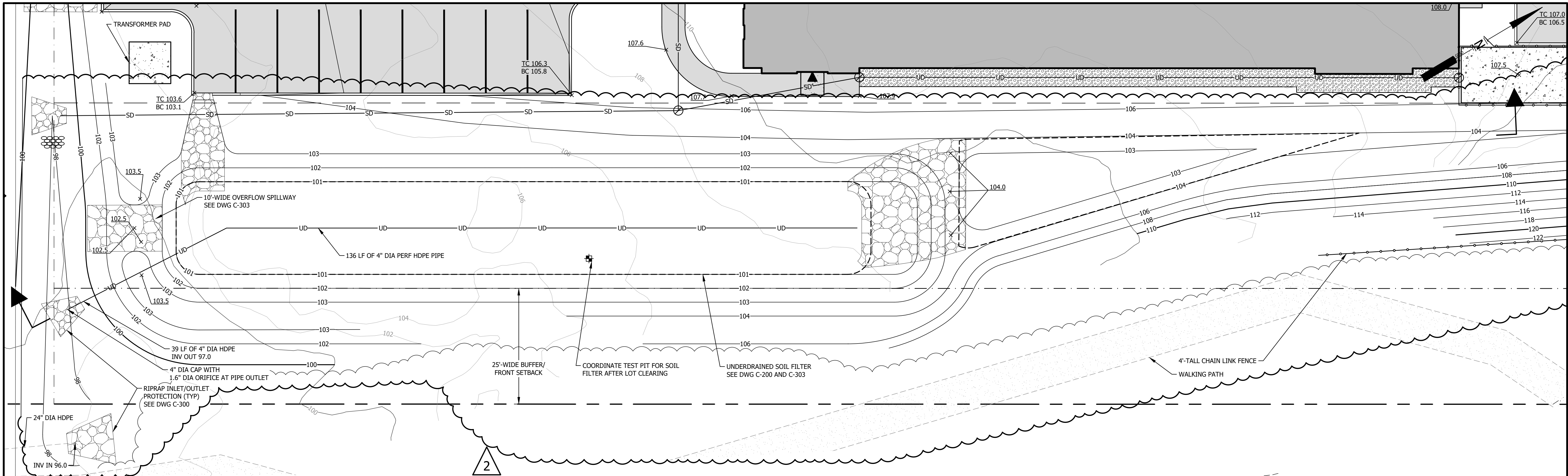


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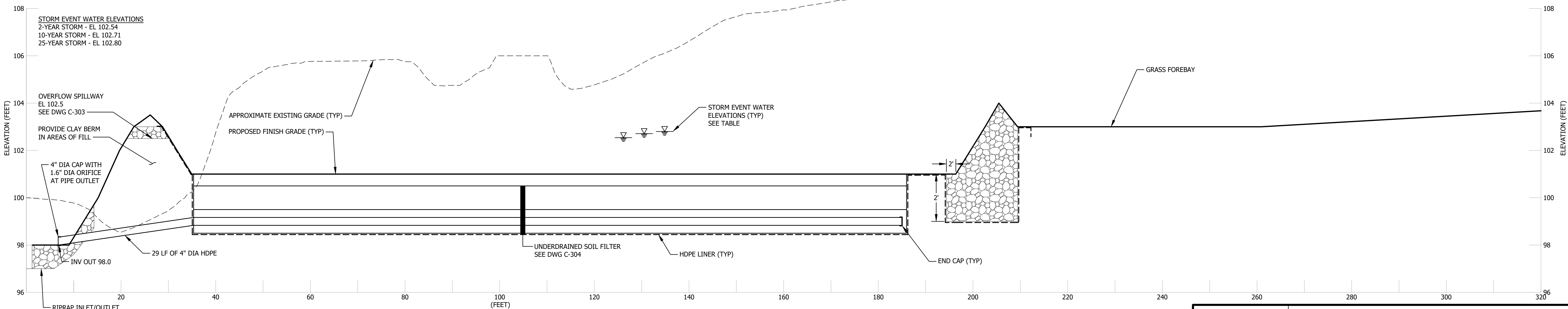
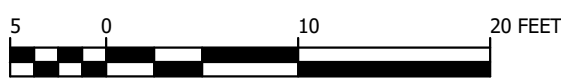
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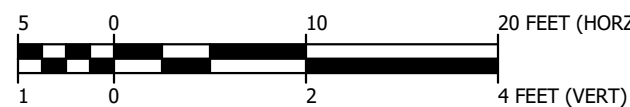
C-104



UNDERDRAINED SOIL FILTER PLAN



UNDERDRAINED SOIL FILTER SECTION



NOTE:
SEE DRAWING C-100 FOR GENERAL SITE NOTES AND PLAN REFERENCES.

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	DPD	3/2023	ISSUED FOR BID
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**UNDERDRAINED SOIL FILTER
PLAN AND SECTION**

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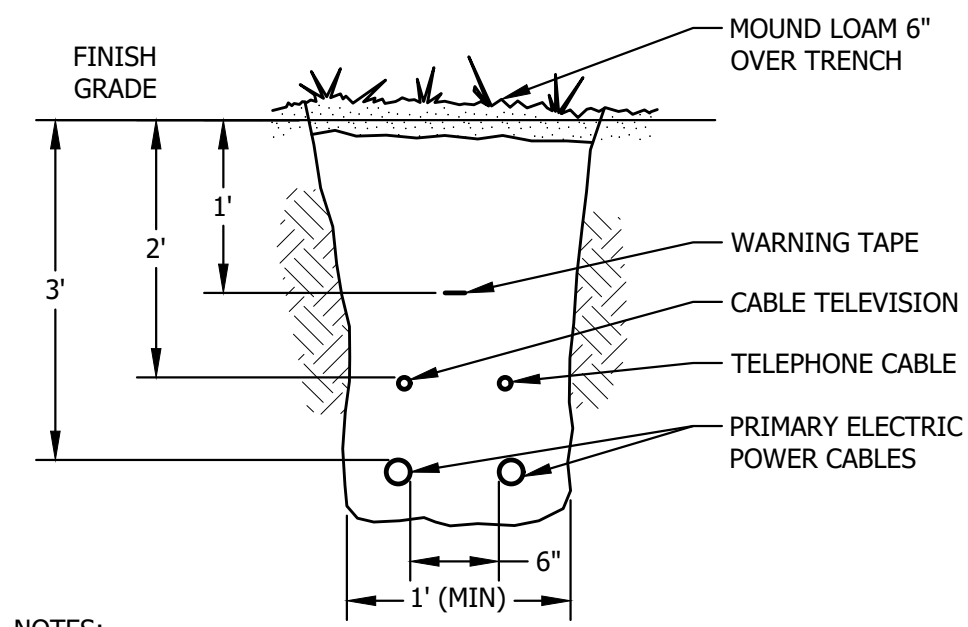
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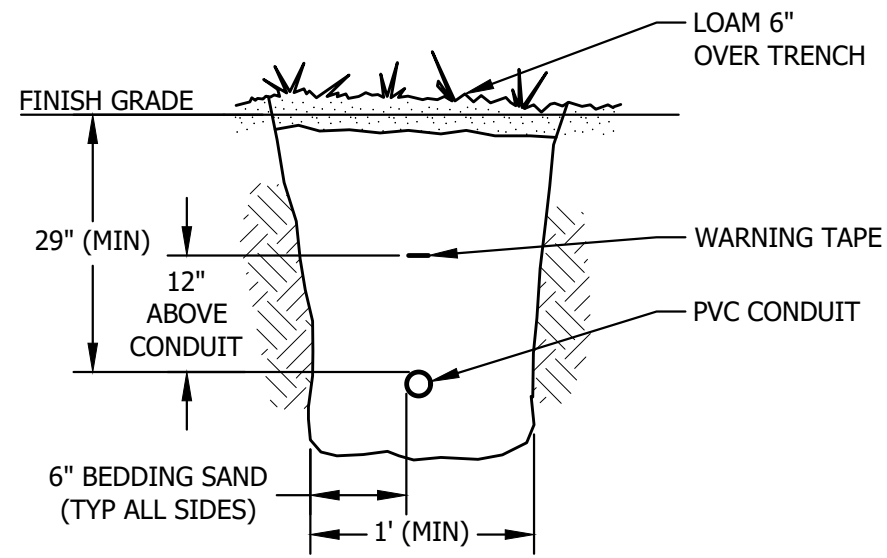
C-200



- NOTES:
- SEE CMP CO. STANDARD TRENCH FOR BACKFILL MATERIAL REQUIREMENTS.
 - DIRECT BURY CABLES EXCEPT UNDER PAVED AREAS. PROVIDE SCH. 40 PVC CONDUIT UNDER PAVED AREAS, EXTEND CONDUIT 5' BEYOND EDGE OF PAVEMENT.
 - COORDINATE FINAL CONDUIT SIZING AND QUANTITY WITH ELECTRICAL DRAWINGS.

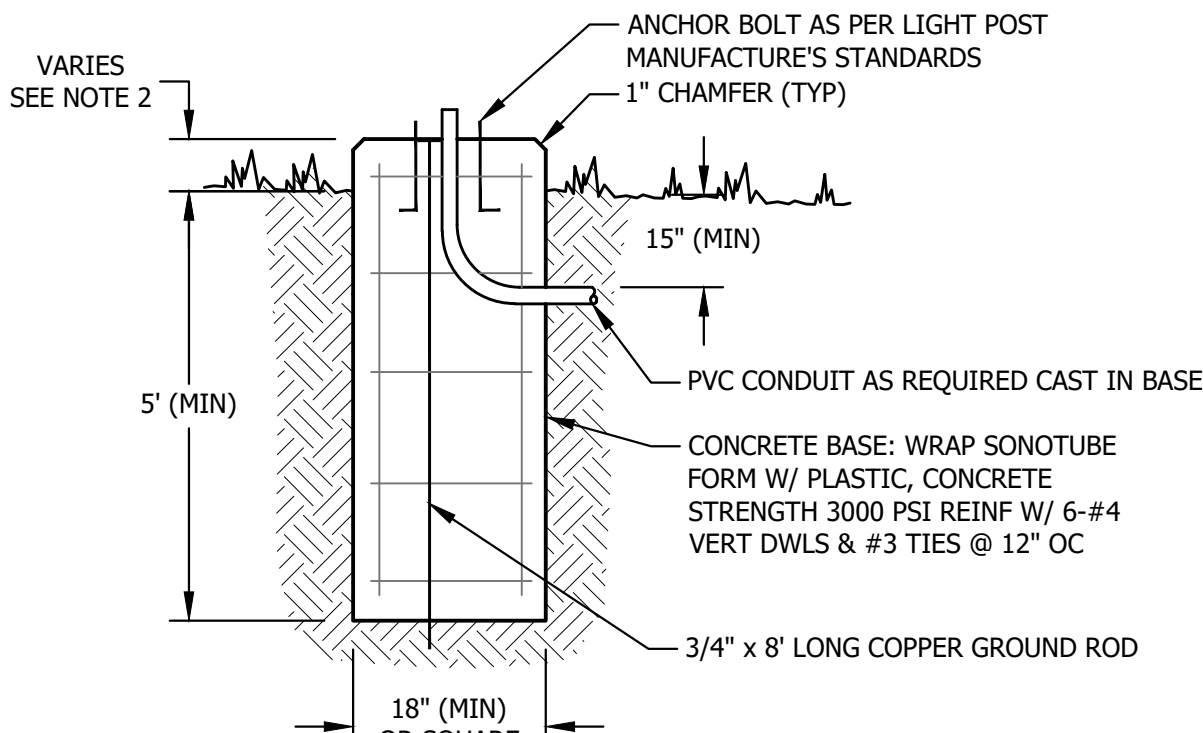
UNDERGROUND UTILITY TRENCH

NTS



UNDERGROUND LIGHTING CONDUIT

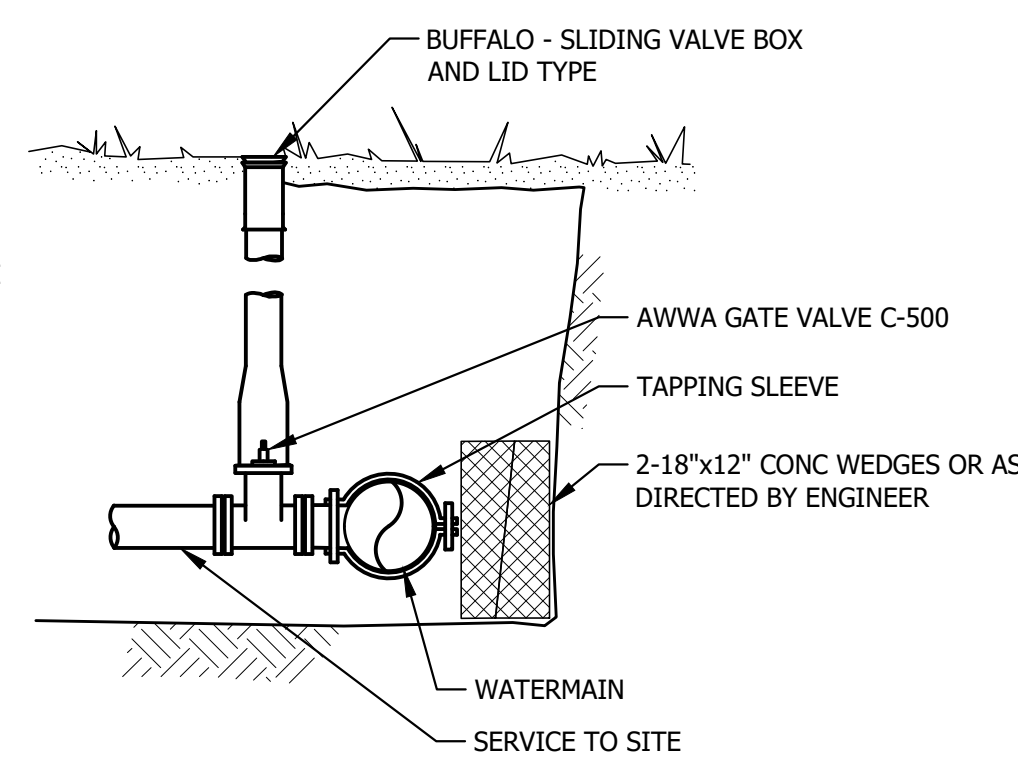
NTS



- NOTES:
- SEE ELECTRICAL SITE PLAN DETAIL DWG E-002.
 - REVEAL SHALL BE 6" FOR INSTALLATION IN LANDSCAPED AREAS OR RAISED ISLANDS. FOR INSTALLATION IN PAVED AREAS REVEAL SHALL BE 2'-6".

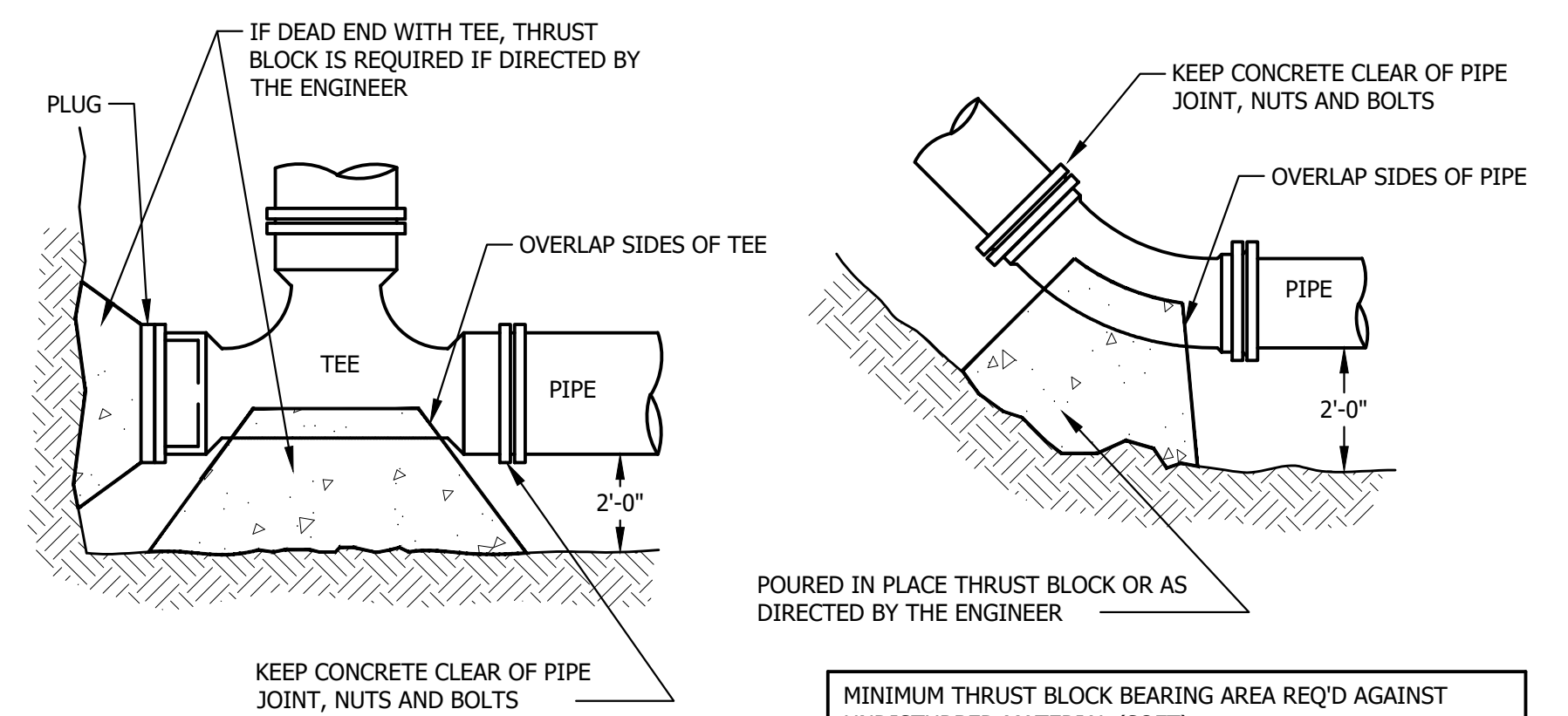
LIGHT POLE BASE

NTS



TYPICAL TAPPING SLEEVE AND GATE VALVE

NTS



THRUST AT FITTINGS IN Lbs. AT 100 Lbs PER SQUARE INCH WATER PRESSURE			
PIPE SIZE IN	90° ELBOW	45° ELBOW	VALVES, TEES AND DEAD ENDS
4"	2,600	1,420	1,850
6"	5,400	2,900	3,800
8"	9,300	5,000	6,500
10"	13,900	7,550	10,850
12"	19,700	10,800	13,900

MINIMUM THRUST BLOCK BEARING AREA REQ'D AGAINST UNDISTURBED MATERIAL (SQFT)					
PIPE SIZE	90° BEND	TEE	PLUG	45° BEND	22 1/2° AND SMALLER
16"	28	22	20	15	8
12"	16	14	11	9	4
8"	7	6	5	4	2
6"	5	4	3	2	2

1. SIZE OF THRUST BLOCK MAY BE INCREASED BY THE ENGINEER TO MEET SOIL CONDITIONS FOUND DURING CONSTRUCTION.
2. FOR PIPES 4" OR SMALLER USE THRUST BLOCK FOR 4" PIPE.

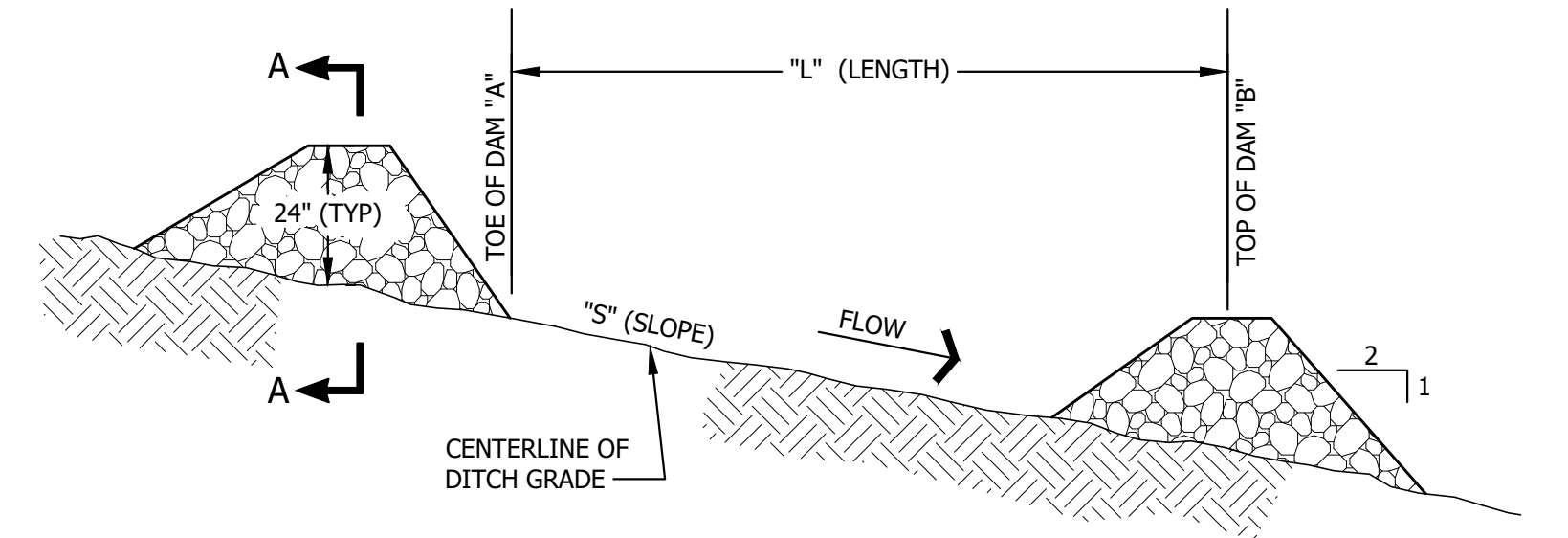
THRUST BLOCK DETAIL

NTS

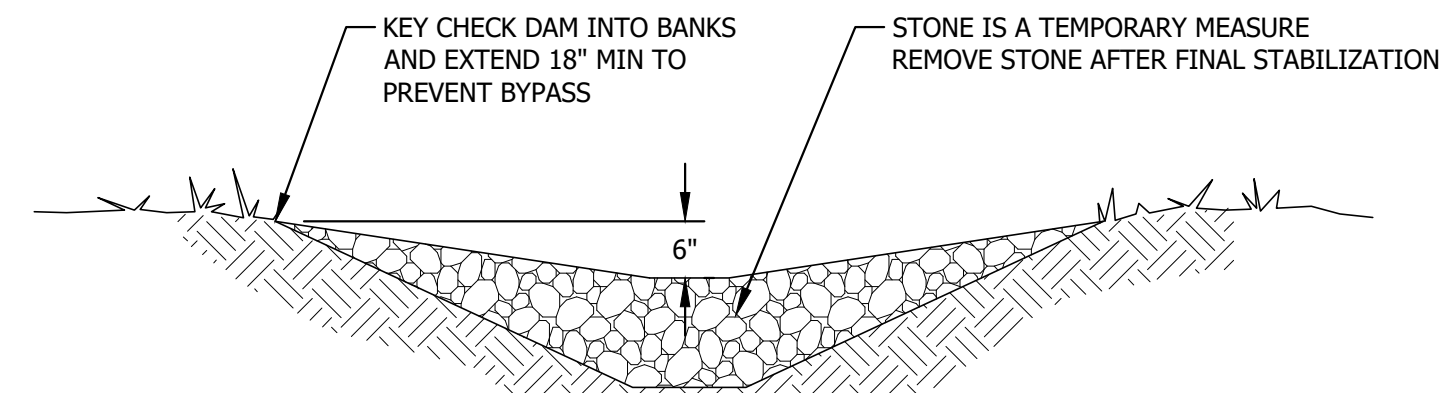
SLOPE & LENGTH TABLE		
"S" (SLOPE) FT/FT	"L" (LENGTH) FT	
0.020	100	
0.030	66	
0.040	50	
0.050	40	
0.080	25	
0.100	20	
0.120	17	
0.150	13	

- NOTES:
- WHILE THIS PRACTICE IS NOT INTENDED TO BE USED PRIMARILY FOR SEDIMENT TRAPPING, SOME SEDIMENT WILL ACCUMULATE BEHIND DAMS. SEDIMENT SHOULD BE REMOVED FROM BEHIND DAMS WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE DAM.
 - STONE: 1"-6" WELL GRADED CRUSHED STONE

L= THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION



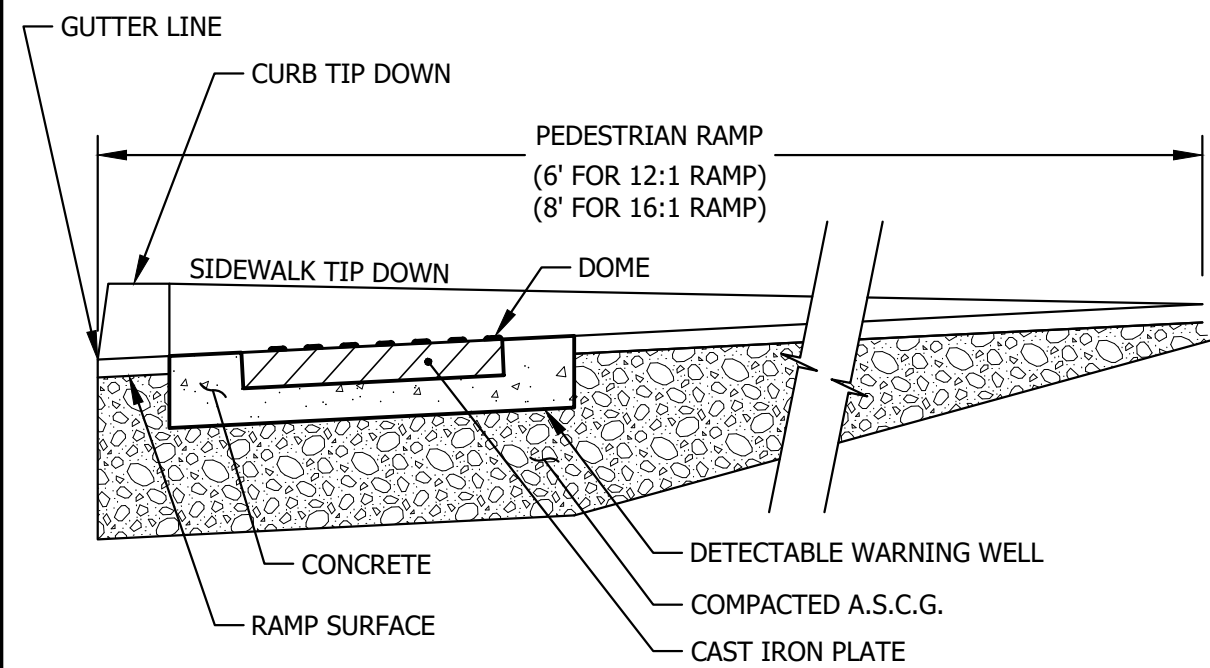
ELEVATION VIEW



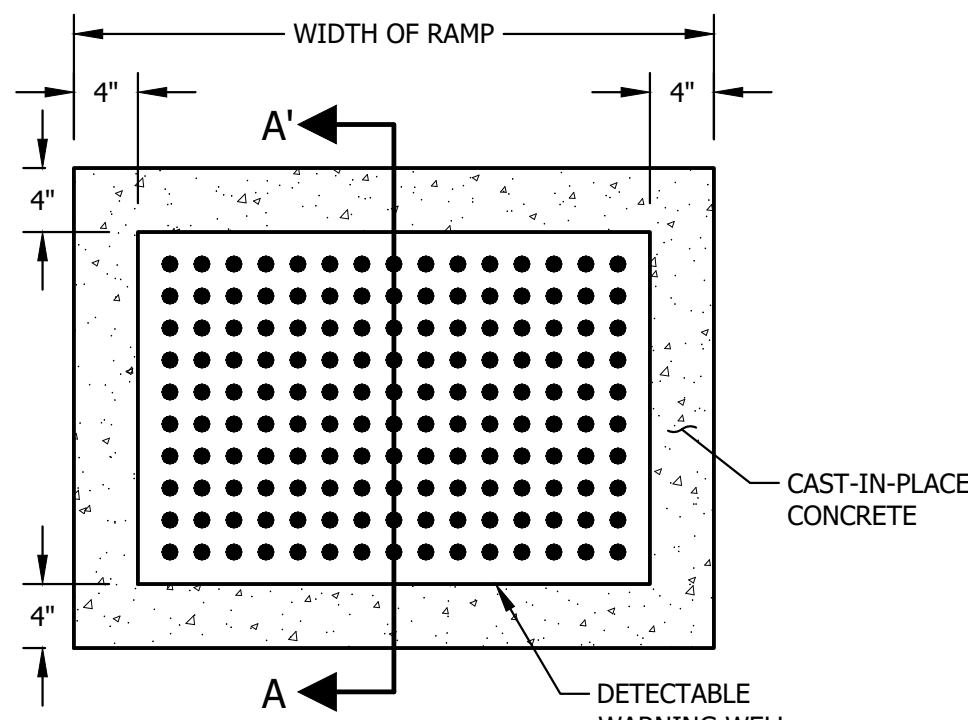
SECTION A-A

STONE CHECK DAM

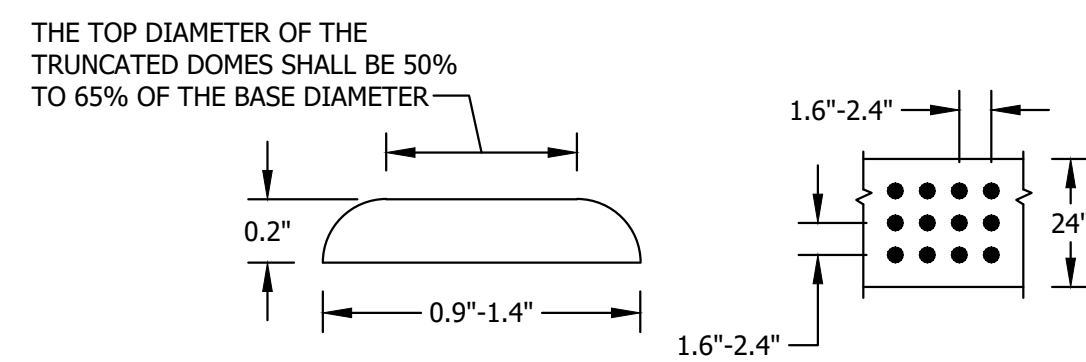
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SIDE SECTION VIEW OF DETECTABLE WARNING, WELL, CURB AND GUTTER



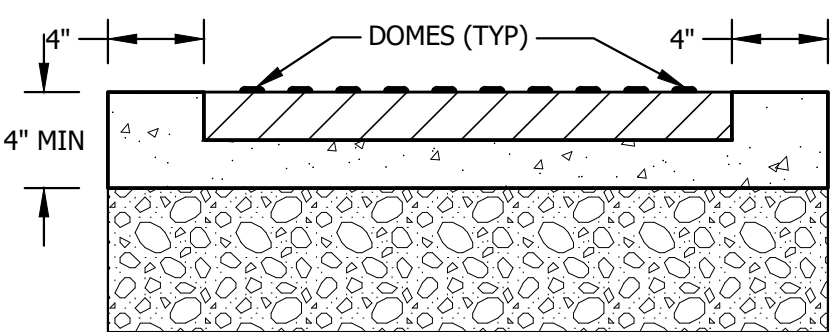
PLAN VIEW OF DETECTABLE WARNING AND WELL



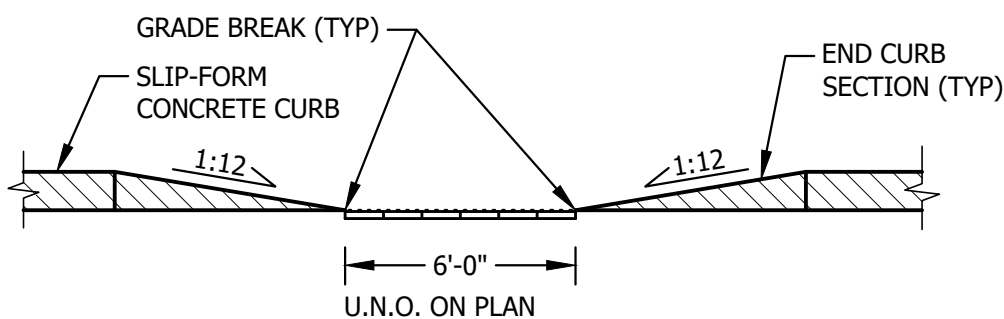
DOMES AND DETECTABLE WARNING DETAILS

DETECTABLE WARNING PAD

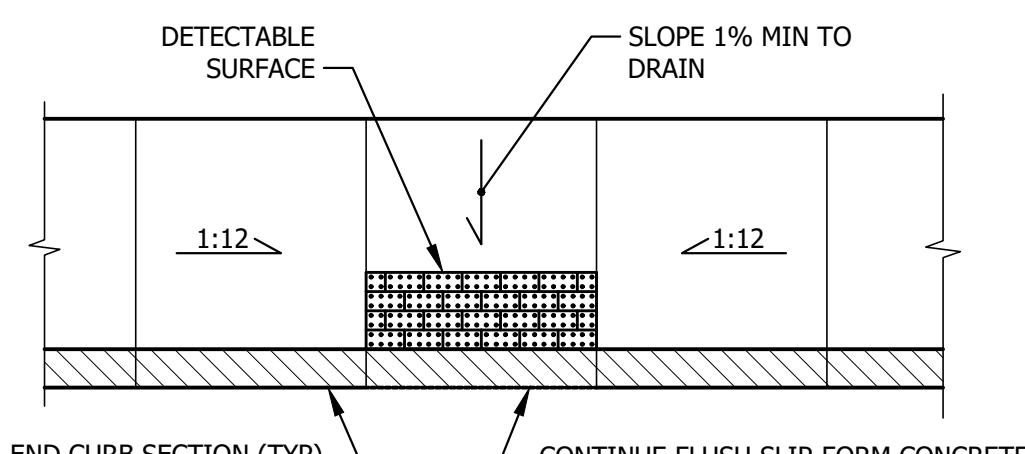
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SECTION A-A'



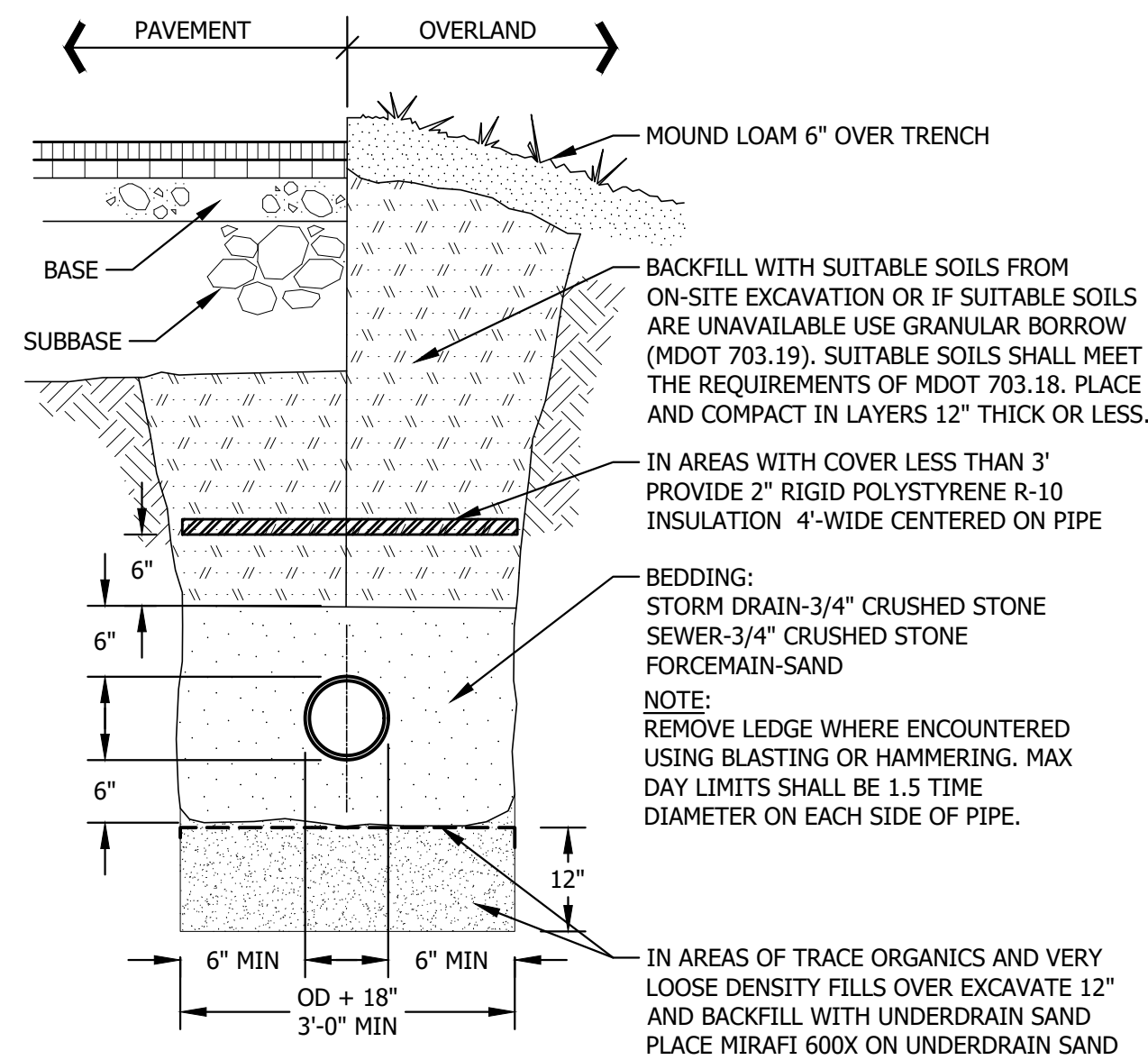
ELEVATION



PLAN

RAMP WITH CENTER LANDING

NTS



TYPICAL TRENCH SECTION

NTS

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	DPD	8/2022	ISSUED FOR PERMIT REVIEW

YARMOUTH VETERINARY CENTER
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SECTIONS AND DETAILS

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JOB NO. 220154.04 DWG FILE DETAILS
C-301

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THE SANDY LOAM TOPSOIL SHALL BE TESTED AT A SOIL TESTING LAB AND:

- MATCH THE USDA SANDY LOAM TOPSOIL CLASSIFICATION
- HAVE 5-8% HUMIFIED ORGANIC MATTER
- HAVE A CLAY CONTENT OF LESS THAN 2%
- BE FREE OF STONES, STUMPS, ROOTS OR OTHER OBJECTS GREATER THAN 2".

IF THE TOPSOIL DOES NOT CONTAIN SUFFICIENT NUTRIENT CONTENT TO SUPPORT GRASS GROWTH, SUPPLEMENT WITH SUPERHUMUS ORGANIC MATTER AND RETEST ORGANIC MATTER AND CLAY CONTENT.

SOIL FOR 12" LOAMY COARSE SAND LAYER (MEDOT #703.01)	
SIEVE SIZE	% BY WEIGHT
#10	85-100
#20	70-100
#60	15-40
#200	8-15
#200 (CLAY SIZE)	< 2.0

LINER INSTALLATION NOTES:

- PROVIDE WELDED SEAMS PER MANUFACTURER'S RECOMMENDATION WHEN INSTALLATION REQUIRES MORE THAN A SINGLE SHEET OF LINER.
- REPAIR ALL SCRATCHES >5% OF THE SHEET THICKNESS AND SMALL HOLES IN THE LINER SURFACE SHALL BE MADE WITH THE EXTRUSION HAND WELDER. CLEAN LINER MATERIAL OF ALL DIRT, DUST, AND OTHER FOREIGN MATERIAL, SMOOTH HDPE SURFACES ROUGHENED, AIR HEAT TO THE PRESCRIBED TEMPERATURE, AND EXTRUDE A STRIP OF HDPE RESIN OVER THE HOLE TO PRODUCE AN EXTRUDED WELDED REPAIR.

CONSTRUCTION OVERSIGHT:

CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETE.

COMPACTION OF SOIL FILTER: FILTER SOIL MEDIA AND UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR.

CONSTRUCTION OVERSIGHT: INSPECTION BY A PROFESSIONAL ENGINEER FAMILIAR WITH CONSTRUCTION REQUIREMENTS OF OF UNDERDRAINED SOIL FILTERS WILL OCCUR AT A MINIMUM:

- AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED,
- AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA,
- AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDDED.
- AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS, AND
- ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.

TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:

- SELECT SAMPLES OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
- PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL. A HYDROMETER TEST WILL BE REQUIRED TO CONFIRM CLAY CONTENT OF THE SANDY LOAM TOPSOIL.

TYPICAL UNDERDRAINED SOIL FILTER DETAIL

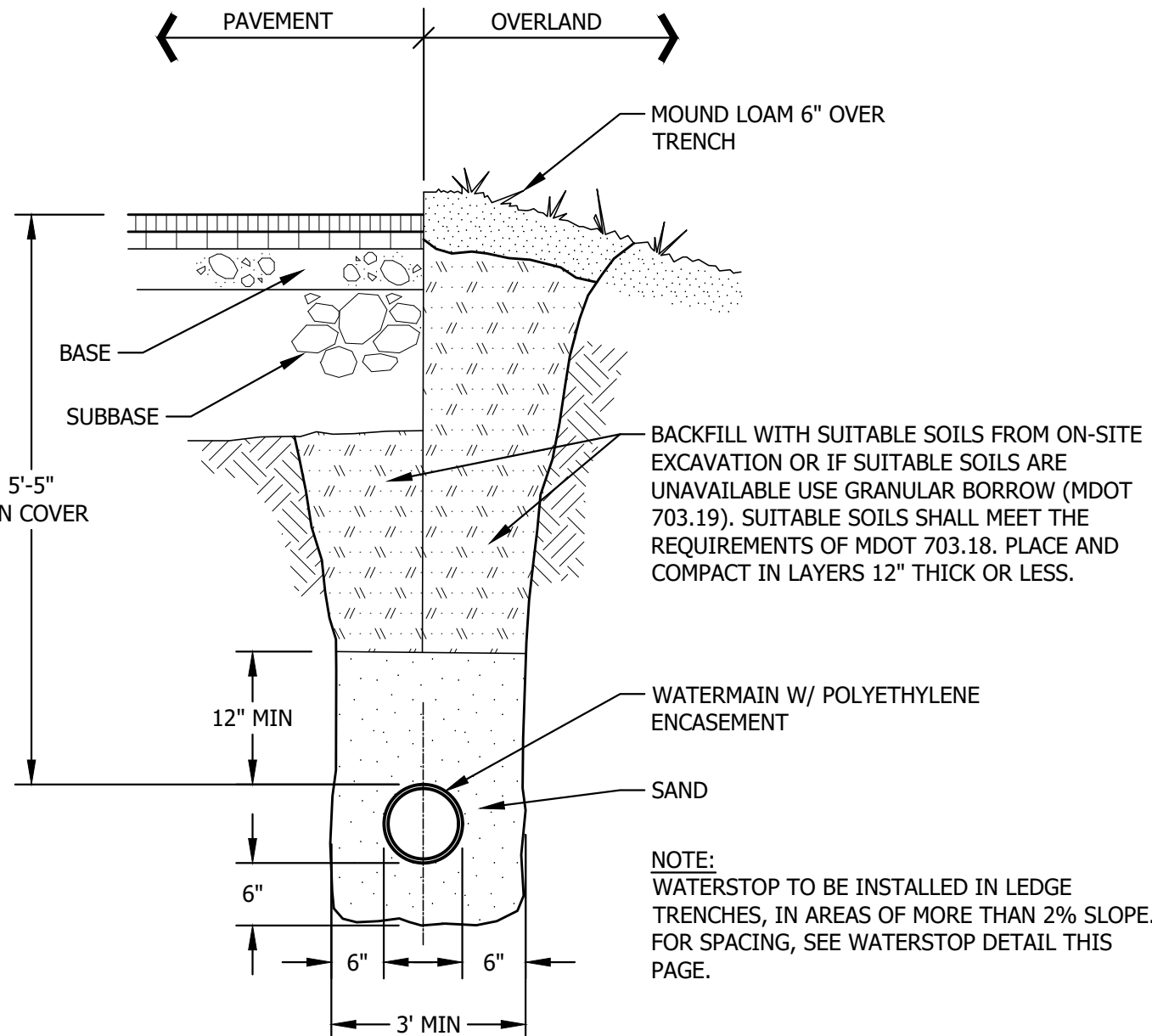
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POLYETHYLENE ENCASEMENT GENERAL SPECIFICATIONS:

- TUBE TYPE POLYETHYLENE ENCASEMENT SHALL BE INSTALLED ON ALL DUCTILE IRON PIPE AND FITTINGS IN ACCORDANCE WITH AWWA STANDARD C105 - LATEST REVISION, METHOD A.
- POLYETHYLENE ENCASEMENT SHALL BE EITHER LINEAR LOW-DENSITY POLYETHYLENE (LLDPE) FILM WITH A MINIMUM THICKNESS OF 8-MIL OR HIGH-DENSITY, CROSS-LAMINATED POLYETHYLENE (HDCLPE) FILM WITH A MINIMUM THICKNESS OF 4-MIL.
- CIRCUMFERENTIAL WRAPS OF TAPE OR PLASTIC TIE STRAPS SHALL BE PLACED AT 2-FT. INTERVALS ALONG THE BARREL OF THE PIPE.
- THE POLYETHYLENE ENCASEMENT SHALL PREVENT CONTACT BETWEEN THE PIPE AND THE SURROUNDING BACKFILL AND BEDDING MATERIAL BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT OR WATERTIGHT ENCLOSURE. ALL LUMPS OF CLAY, MUD, CINDERS, AND SO FORTH, ON THE PIPE SURFACE SHALL BE REMOVED PRIOR TO INSTALLATION OF THE POLYETHYLENE ENCASEMENT. DURING INSTALLATION, CARE SHALL BE EXERCISED TO PREVENT SOIL OR EMBANKMENT MATERIAL FROM BECOMING TRAPPED BETWEEN THE PIPE AND THE POLYETHYLENE.
- THE POLYETHYLENE FILM SHALL BE FITTED TO THE CONTOUR OF THE PIPE TO EFFECT A SHUG, BUT NOT TIGHT, ENCASEMENT WITH MINIMUM SPACE BETWEEN THE POLYETHYLENE AND THE PIPE. SUFFICIENT SLACK SHALL BE PROVIDED IN CONTOURING TO PREVENT STRETCHING THE POLYETHYLENE WHERE IT BRIDGES IRREGULAR SURFACES, SUCH AS BELL-SPIGOT INTERFACES, BOLTED JOINTS, OR FITTINGS, AND TO PREVENT DAMAGE TO THE POLYETHYLENE DUE TO BACKFILLING OPERATIONS. OVERLAPS AND ENDS SHALL BE SECURED WITH ADHESIVE TAPE, STRING, PLASTIC TIE STRAPS, OR ANY OTHER MATERIAL CAPABLE OF HOLDING THE POLYETHYLENE ENCASEMENT IN PLACE UNTIL BACKFILLING OPERATIONS ARE COMPLETE.
- THREE LAYERS OF POLYETHYLENE ADHESIVE TAPE SHALL BE WRAPPED AROUND ANY POLYWRAPPED PIPE WHERE A TAPPING MACHINE WILL BE PLACED. ALL COPPER SERVICES CONNECTED TO A PIPE WRAPPED IN POLYETHYLENE ENCASEMENT SHALL BE WRAPPED WITHIN THREE FEET OF THE PIPE.

TYPICAL WATER MAIN SECTION

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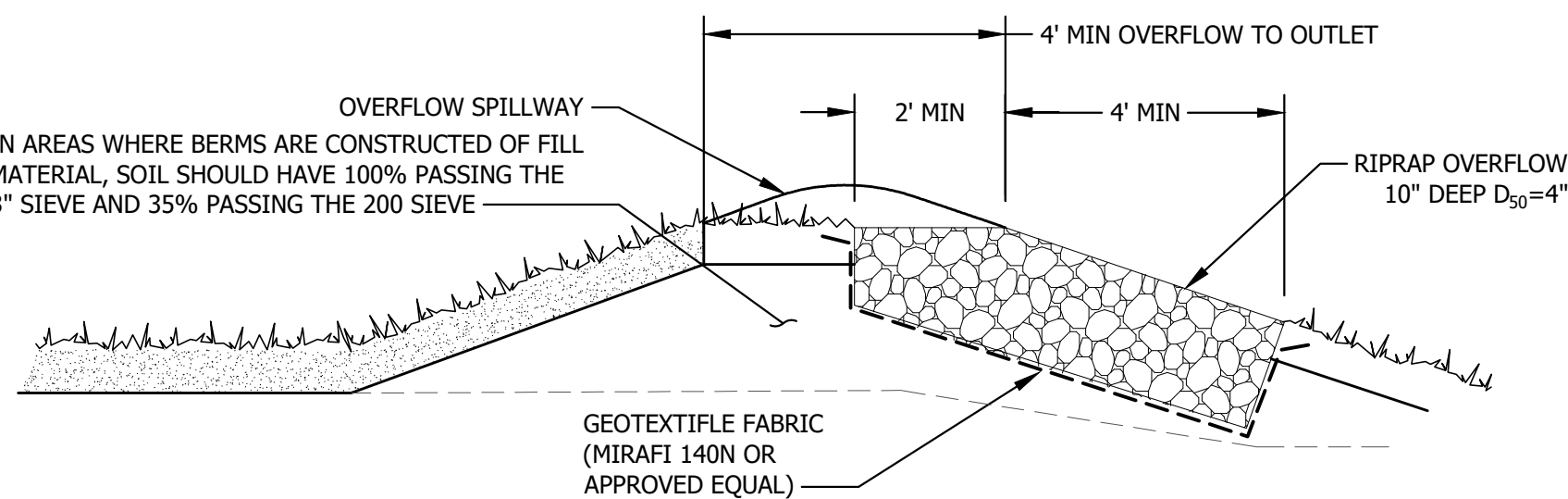
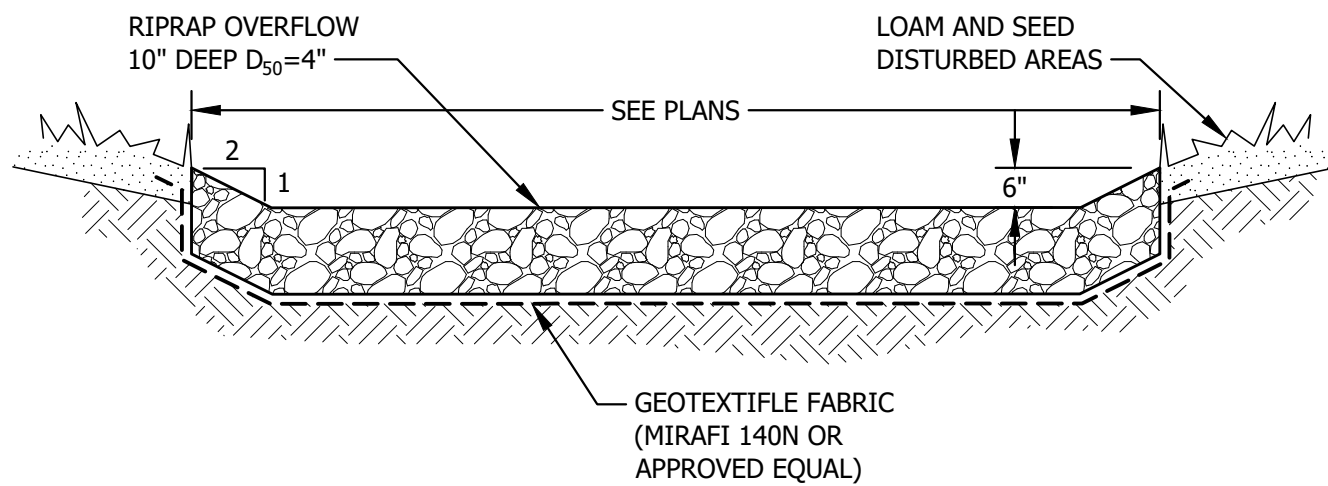


INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:

- AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED,
- AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA,
- AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDDED.
- AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS, AND ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY LABORATORY APPROVED BY THE ENGINEER TO SHOW THAT THEY ARE PASSING SPECIFICATIONS.

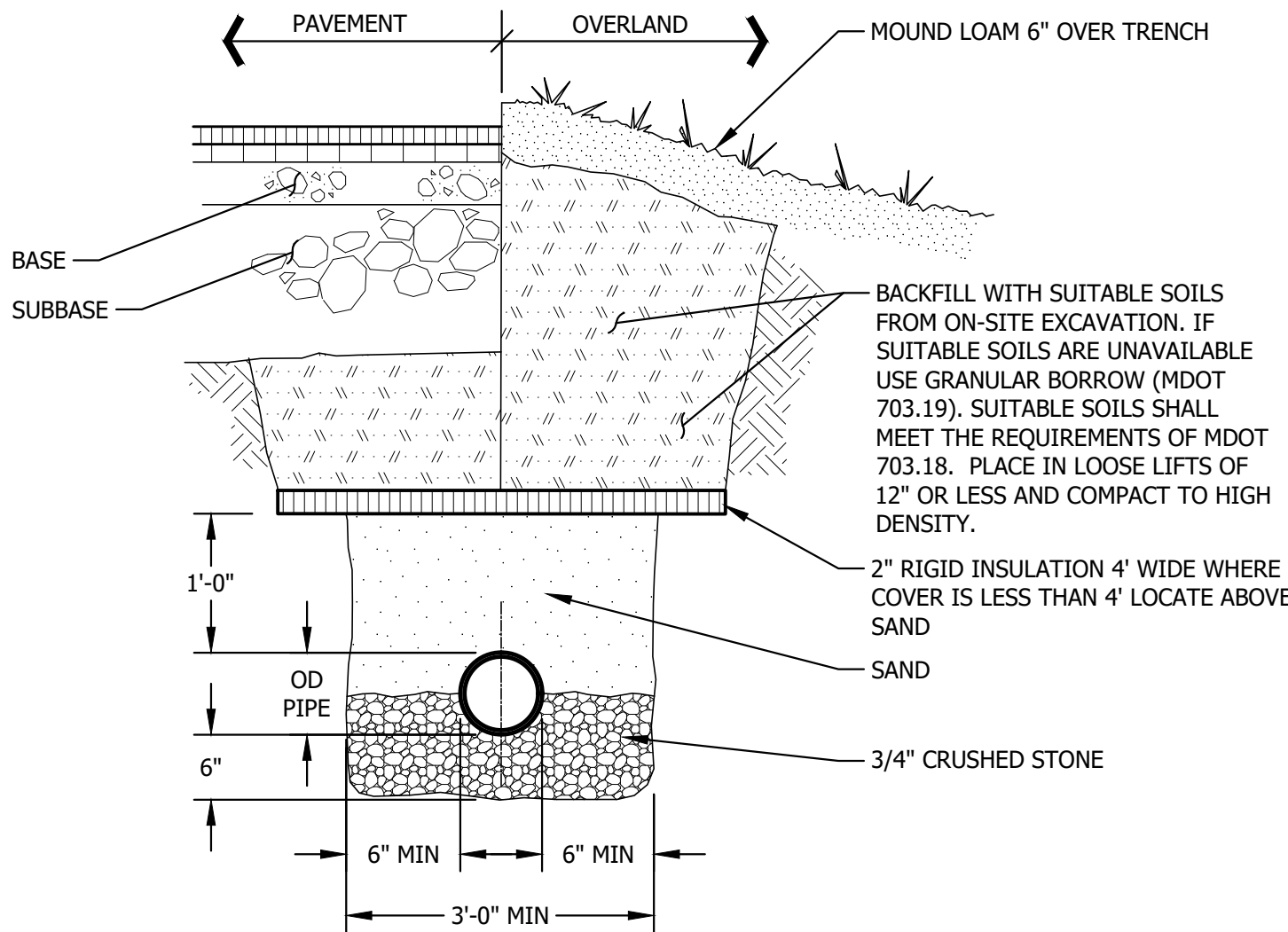
CONSTRUCTION OVERSIGHT NOTES: ALL BMPS

NTS



OVERFLOW SPILLWAY SECTIONS

NTS



SEWER PIPE W/ INSULATION

NTS

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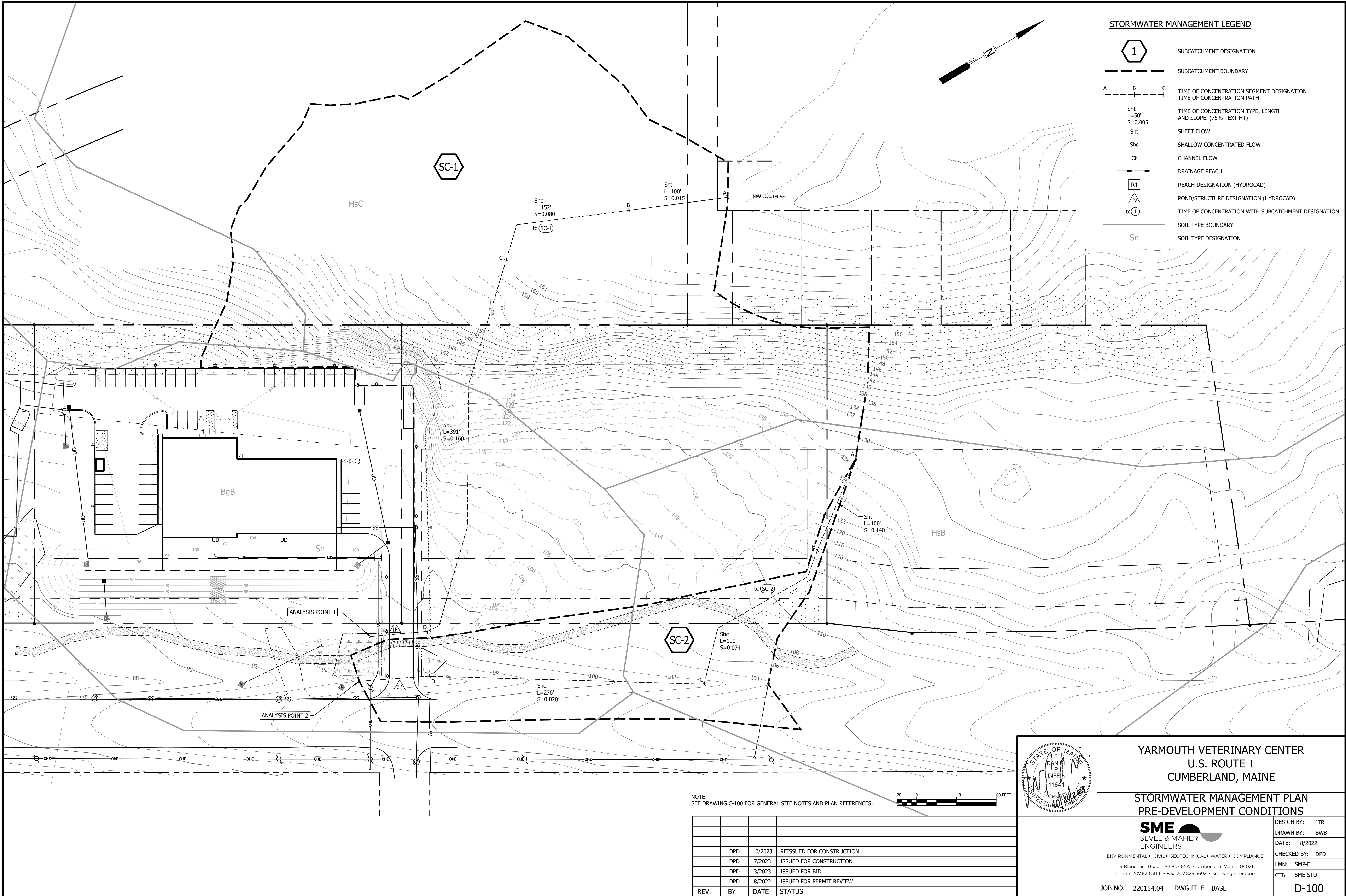
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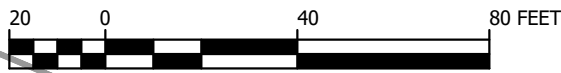
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STORMWATER MANAGEMENT LEGEND

- 1 SUBCATCHMENT DESIGNATION
- SUBCATCHMENT BOUNDARY
- A---B---C TIME OF CONCENTRATION SEGMENT DESIGNATION
TIME OF CONCENTRATION PATH
- Sht
L=50'
S=0.005 TIME OF CONCENTRATION TYPE, LENGTH
AND SLOPE. (75% TEXT HT)
- Sht SHEET FLOW
- Shc SHALLOW CONCENTRATED FLOW
- Cf CHANNEL FLOW
- DRAINAGE REACH
- R4 REACH DESIGNATION (HYDROCAD)
- Pg POND/STRUCTURE DESIGNATION (HYDROCAD)
- tc 1 TIME OF CONCENTRATION WITH SUBCATCHMENT DESIGNATION
- SOIL TYPE BOUNDARY
- Sn SOIL TYPE DESIGNATION

NOTE:
SEE DRAWING C-100 FOR GENERAL SITE NOTES AND PLAN REFERENCES.



REV.	BY	DATE	STATUS
	DPD	10/2023	REISSUED FOR CONSTRUCTION
	DPD	7/2023	ISSUED FOR CONSTRUCTION
	DPD	3/2023	ISSUED FOR BID
	DPD	8/2022	ISSUED FOR PERMIT REVIEW

YARMOUTH VETERINARY CENTER
U.S. ROUTE 1
CUMBERLAND, MAINE

STORMWATER MANAGEMENT PLAN
PRE-DEVELOPMENT CONDITIONS

SME

SEVEE & MAHER

ENGINEERS

ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE

4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • sme-engineers.com

DESIGN BY: JTR

DRAWN BY: BWB

DATE: 8/2022

CHECKED BY: DPD

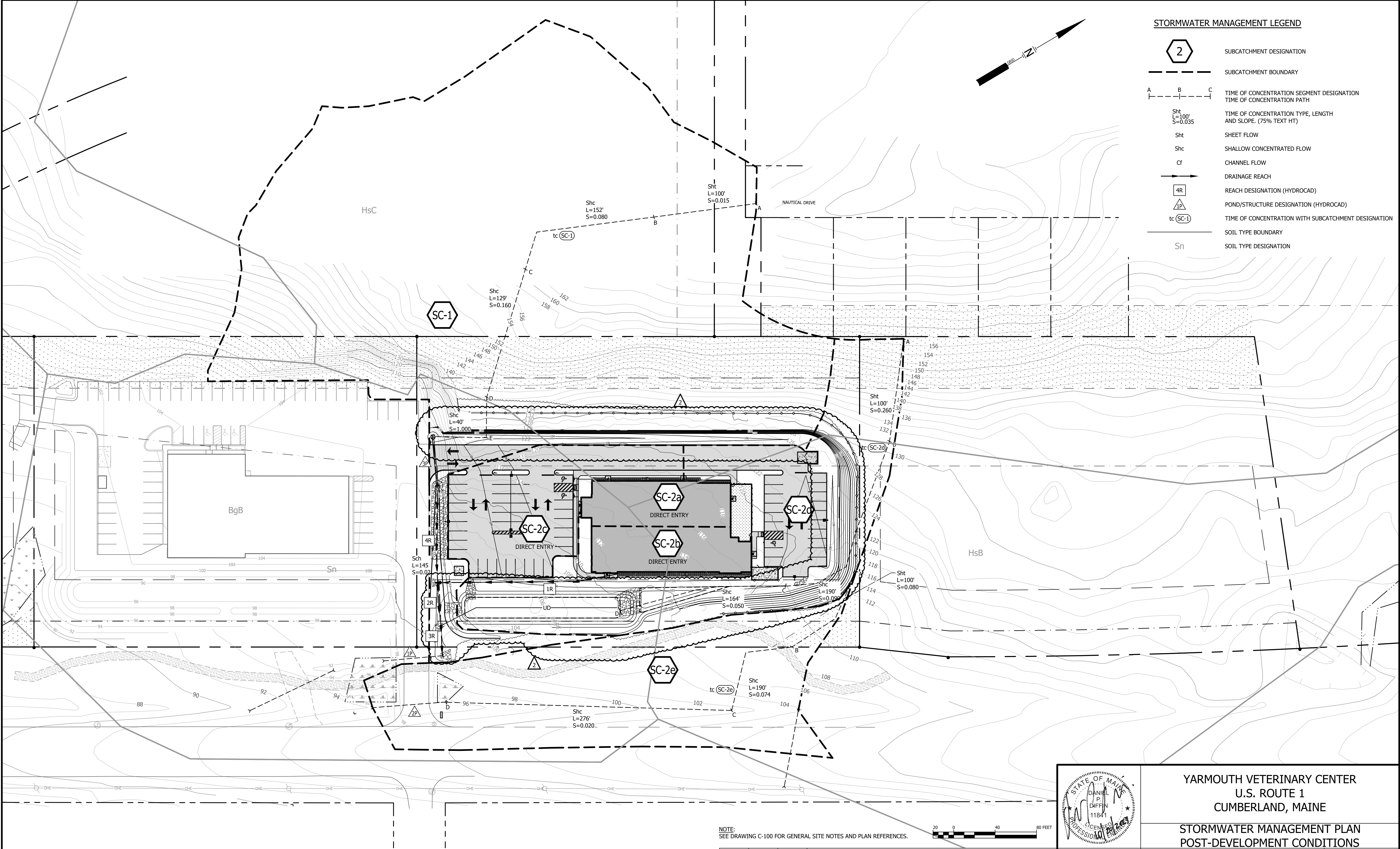
LMN: SMP-E

CTB: SME-STD

JOB NO. 220154.04

DWG FILE BASE

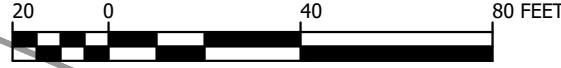
D-100



STORMWATER MANAGEMENT LEGEND

- SUBCATCHMENT DESIGNATION
- SUBCATCHMENT BOUNDARY
- TIME OF CONCENTRATION SEGMENT DESIGNATION
TIME OF CONCENTRATION PATH
- TIME OF CONCENTRATION TYPE, LENGTH AND SLOPE. (75% TEXT HT)
- SHEET FLOW
- SHALLOW CONCENTRATED FLOW
- CHANNEL FLOW
- DRAINAGE REACH
- REACH DESIGNATION (HYDROCAD)
- POND/STRUCTURE DESIGNATION (HYDROCAD)
- TIME OF CONCENTRATION WITH SUBCATCHMENT DESIGNATION
- SOIL TYPE BOUNDARY
- SOIL TYPE DESIGNATION

NOTE:
SEE DRAWING C-100 FOR GENERAL SITE NOTES AND PLAN REFERENCES.



REV.	BY	DATE	STATUS
2	DPD	10/2023	REISSUED FOR CONSTRUCTION
	DPD	7/2023	ISSUED FOR CONSTRUCTION
	DPD	3/2023	ISSUED FOR BID
	DPD	8/2022	ISSUED FOR PERMIT REVIEW

YARMOUTH VETERINARY CENTER
U.S. ROUTE 1
CUMBERLAND, MAINE

STORMWATER MANAGEMENT PLAN
POST-DEVELOPMENT CONDITIONS

SME
SEVEE & MAHER
ENGINEERS

ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE

4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
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DESIGN BY:	JTR
DRAWN BY:	BWB
DATE:	8/2022
CHECKED BY:	DPD
LMN:	SMP-P
CTB:	SME-STD

JOB NO.	220154.04
DWG FILE	BASE

D-101

EASEMENT TABLE

LINE	LENGTH	BEARING
E-1	49.98	N84°10'10"E
E-2	27.06	S59°15'17"E
E-3	50.00	S30°44'43"W
E-4	37.57	S84°10'10"W
E-5	33.91	S84°10'10"W
E-6	32.03	S30°44'43"W
E-7	60.00	N31°42'16"W
E-8	60.00	S80°06'31"W
E-9	60.00	N58°40'48"W
E-10	40.00	N48°11'29"W
E-11	32.00	N08°03'52"W
E-12	30.00	N48°15'26"E
E-13	37.86	N44°53'07"E

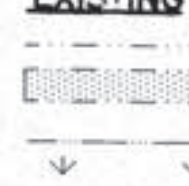
CURVE	LENGTH	RADIUS
E-C1	89.81	1501.00
E-C2	44.89	166.00
E-C3	99.95	166.00
E-C4	120.04	356.00
E-C5	39.62	1691.00

LOT LINE TABLE

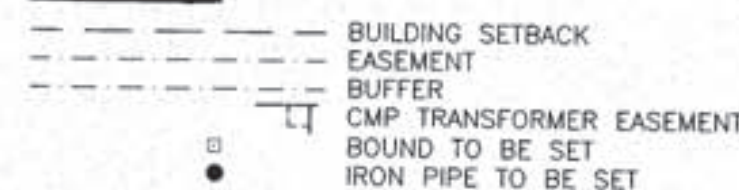
LINE	LENGTH	BEARING
L2	50.00	N65°14'51"E
L3	27.06	S59°15'17"E
L4	27.06	N59°15'17"E

LEGEND

EXISTING



PROPOSED



INTERSTATE 295 NORTH

LOT DETAILS
SCALE 1"=60'

LOCATION PLAN

N.T.S.

U.S. ROUTE 1

PLAN REFERENCE

BOUNDARY INFORMATION TAKEN FROM "BOUNDARY PLAN, CUMBERLAND FORESIDE VILLAGE, U.S. ROUTE ONE, CUMBERLAND MAINE, MADE FOR CUMBERLAND FORESIDE VILLAGE, LLC 50 GRAY ROAD, FALMOUTH, MAINE" BY OWEN HASKELL, INC., 16 CASCO STREET, PORTLAND, ME 04101, JUNE 07, 2006, REV. 3 01-08-07.

ZONE INFORMATION

CUMBERLAND: CONTRACT ZONE

SPACE STANDARDS:	CONTRACT ZONE RESIDENTIAL	CONTRACT ZONE COMMERCIAL	CONTRACT ZONE ASSISTED LIVING	CONTRACT ZONE WAREHOUSE	CONTRACT ZONE MULTI FAMILY
MINIMUM LOT SIZE:	5,000 S.F.				
MINIMUM FRONTAGE:	50 FEET	150 FEET	150 FEET	150 FEET	50 FEET
MINIMUM FRONT SETBACK:	15 FEET	25 FEET	50 FEET	25 FEET	50 FEET
MINIMUM SIDE SETBACK:	9 FEET	20 FEET	30 FEET	25 FEET	30 FEET
MINIMUM REAR SETBACK:	15 FEET	40 FEET	50 FEET	25 FEET	50 FEET
DRIVEWAY SETBACK:	5 FEET	10 FEET			5 FEET

NOTE:

REFER TO AMENDED AND RESTATED CONTRACT ZONING AGREEMENT BY AND BETWEEN THE TOWN OF CUMBERLAND AND CUMBERLAND FORESIDE VILLAGE, LLC TO BE RECORDED FOR FURTHER INFORMATION.

IF AN ASSISTED LIVING FACILITY, DUPLEX OR MULTIPLEX DWELLING IS ADJACENT TO A COMMERCIAL LOT, THERE SHALL BE A 25 FOOT BUFFER OF UNDISTURBED OR REPLANTED VEGETATION, THE DEVELOPER SHALL PROVIDE FOR ADDITIONAL PLANTINGS, AS APPROVED BY THE PLANNING BOARD, WITHIN THE 25 FOOT UNDISTURBED BUFFER WHERE EXISTING CONDITIONS DO NOT PROVIDE ADEQUATE SCREENING BETWEEN THE PROPERTIES.

ANY BUILDING THAT IS CONSTRUCTED FOR THE SOLE PURPOSE OF AND USED EXCLUSIVELY IN CONNECTION WITH THE DEVELOPMENT OF MULTIPLEX DWELLINGS AND LOCATED ON THE SAME LOT AS THE MULTIPLEX DWELLINGS, SUCH AS A COMMUNITY CENTER OR RENTAL OFFICE, SHALL BE SUBJECT TO THE SETBACK REQUIREMENTS OF THIS SECTION; PROVIDED, HOWEVER, THAT THE REAR SETBACK FOR SUCH BUILDING SHALL BE NOT LESS THAN 25 FEET.

4TH AMENDED SUBDIVISION
CONDITIONS OF APPROVAL

- BETTER DEMARCATION OF DRAINAGE EASEMENTS INCLUDING THE 30' EASEMENT BEHIND LOTS 33-41, THE 15' EASEMENT BETWEEN THE DOUBLE ROW OF HOUSES AND THE ORIGINAL EASEMENT NEAR ROUTE 1 ARE NEEDED ON THE PLAN.
- IDENTIFICATION OF THE FENCING IS NEEDED ON THE PLAN.

WAIVERS GRANTED

- SCALE OF SUBDIVISION PLAN

NOTES

- OWNERS OF RECORD:
CUMBERLAND FORESIDE VILLAGE, LLC, 50 GRAY ROAD, FALMOUTH, MAINE
BOOK 23549, PAGE 231
BOOK 23628, PAGE 23
BOOK 29433, PAGE 72
BOOK 31615, PAGE 105
BOOK 32477, PAGE 266
BOOK 32827, PAGE 24
- MARKERS TO BE SET AT ALL CORNERS.
- THE APPROVAL OF THIS PLAN BY THE PLANNING BOARD DOES NOT CONSTITUTE ACCEPTANCE BY THE TOWN OF ANY STREET, EASEMENT, OPEN SPACE AREA, PARK, PLAYGROUND, OR OTHER RECREATION AREA THEREON.
- PROJECT HAS AN APPROVED DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT. PERMIT NO. L-21578-39-L-A.
- PROJECT HAS AN APPROVED MAINE DEPARTMENT OF TRANSPORTATION PERMIT. PERMIT ID NO. 01-00070-A-M.

CERTIFICATION

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

JAN. 26, 2017
DATE

JOHN W. SWAN, PLS. NO. 1038



State of Maine, Cumberland SS.
Registry of Deeds
Received March 23, 2017
at 10 m P M and recorded in
Plan Book 217 Page 85
Attest: Handwritten Signature Register

THIS PLAN AMENDS THE PREVIOUSLY APPROVED THIRD AMENDED FINAL SUBDIVISION PLAN RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 216, PAGE 335, AUGUST 18, 2016

**FOURTH AMENDED
SUBDIVISION PLAN
CUMBERLAND FORESIDE VILLAGE**
U.S. ROUTE ONE, CUMBERLAND, MAINE
MADE FOR OWNER OF RECORD
CUMBERLAND FORESIDE VILLAGE, LLC
50 GRAY ROAD, FALMOUTH, MAINE

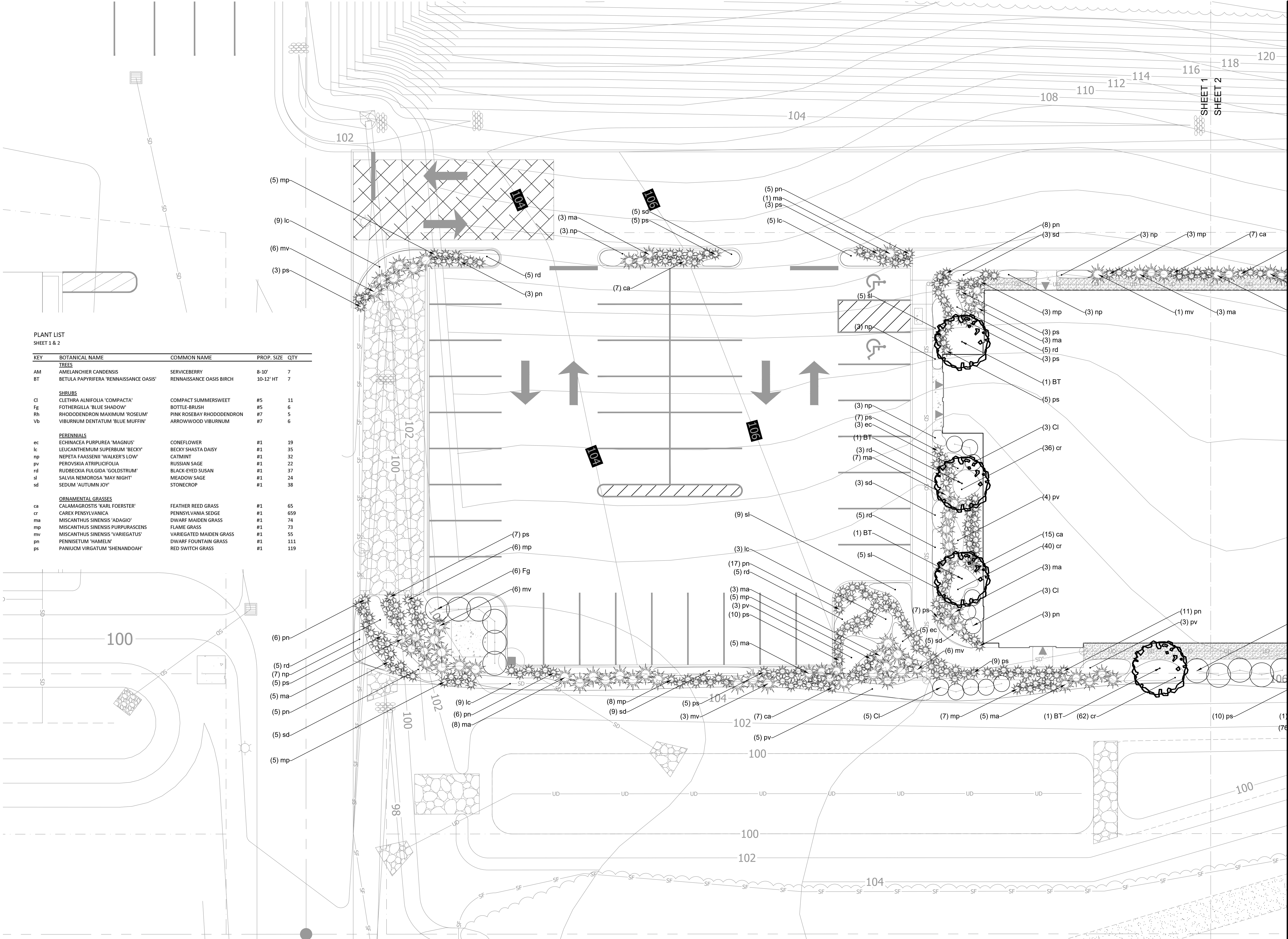
OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	RWC	Date	JANUARY 26, 2017	Job No.	2001-219 C
Trace By	RWC	Scale	1" = 120'	Drwg. No.	1-SD
Check By	JWS				
Book No.	FILE				

AMENDED SUBDIVISION PLAN, APPROVED BY
THE TOWN OF CUMBERLAND PLANNING BOARD

Handwritten signatures and dates:
3/21/17
DATE

SCALE: 1" = 120'
0' 60' 120' 240'



PLANT LIST
SHEET 1 & 2

KEY	BOTANICAL NAME	COMMON NAME	PROP. SIZE	QTY
TREES				
AM	AMELANCHIER CANDENSIS	SERVICEBERRY	8-10'	7
BT	BETULA PAPIRIFERA 'RENNAISSANCE OASIS'	RENNAISSANCE OASIS BIRCH	10-12' HT	7
SHRUBS				
Cl	CLETHRA ALNIFOLIA 'COMPACTA'	COMPACT SUMMERSWEET	#5	11
Fg	FOTHERGILLA 'BLUE SHADOW'	BOTTLE-BRUSH	#5	6
Rh	RHODODENDRON MAXIMUM 'ROSEUM'	PINK ROSEBAY RHODODENDRON	#7	5
Vb	VIBURNUM DENTATUM 'BLUE MUFFIN'	ARROWWOOD VIBURNUM	#7	6
PERENNIALS				
ec	ECHINACEA PURPUREA 'MAGNUS'	CONEFLOWER	#1	19
lc	LEUCANTHEMUM SUPERBUM 'BECKY'	BECKY SHASTA DAISY	#1	35
np	NEPETA FAASSENII 'WALKER'S LOW'	CATMINT	#1	32
pv	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1	22
rd	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK-EYED SUSAN	#1	37
sl	SALVIA NEMOROSA 'MAY NIGHT'	MEADOW SAGE	#1	24
sd	SEDUM 'AUTUMN JOY'	STONECROP	#1	38
ORNAMENTAL GRASSES				
ca	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	#1	65
cr	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	#1	659
ma	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	#1	74
mp	MISCANTHUS SINENSIS PURPURASCENS	FLAME GRASS	#1	73
mv	MISCANTHUS SINENSIS 'VARIEGATUS'	VARIEGATED MAIDEN GRASS	#1	55
pn	PENNISETUM 'HADELN'	DWARF FOUNTAIN GRASS	#1	111
ps	PANIUCM VIRGATUM 'SHENANDOAH'	RED SWITCH GRASS	#1	119



Landscape Architects + Planners
121 West Main Street
Yarmouth ME, 04096
207-846-0757



YARMOUTH VETERINARY CENTER

Revisions

PLANTING PLAN

0' 5' 10' 20'

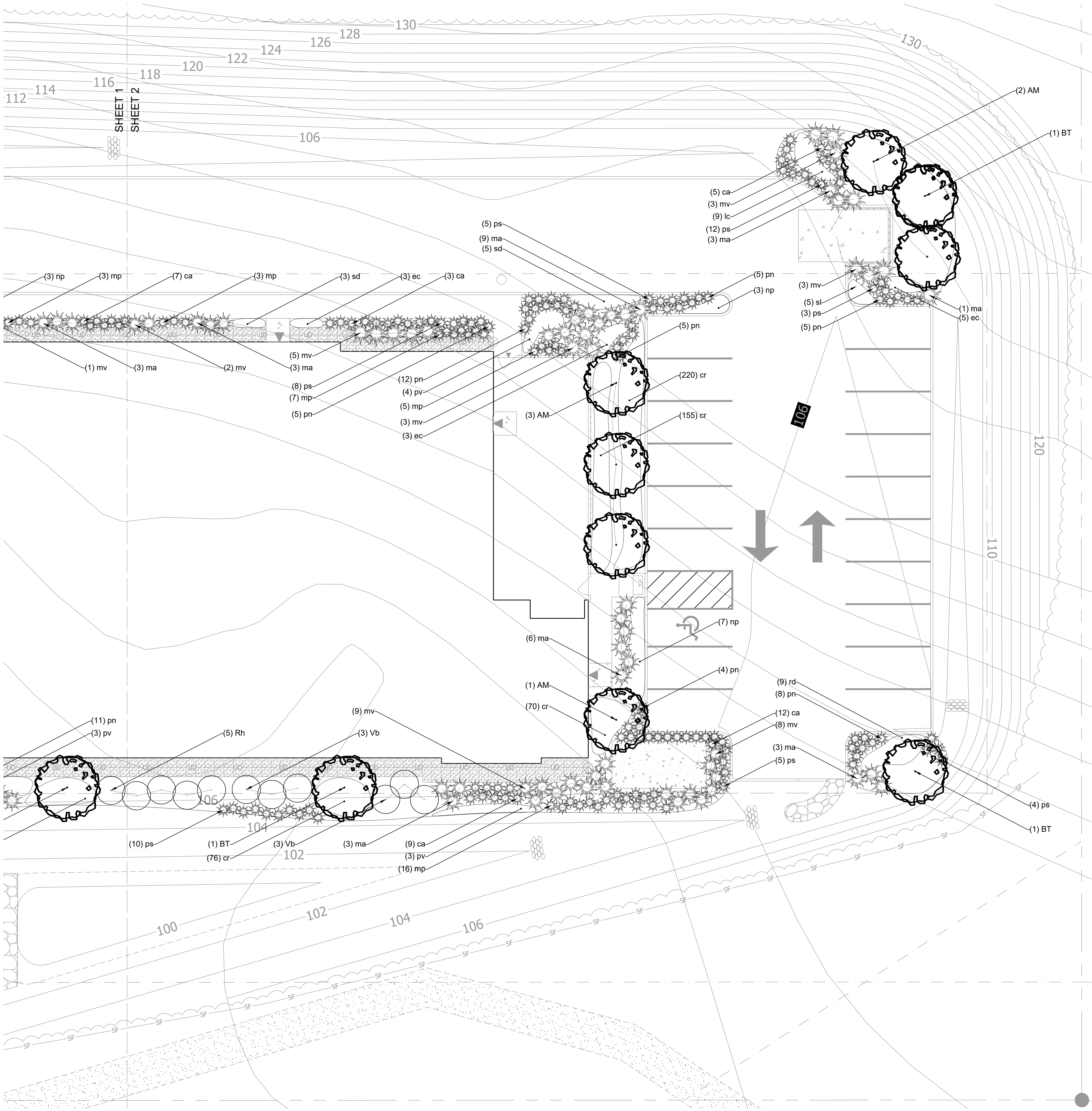
1"=10'-0"

DRAWN
CHECKED
DATE

SLP
SPT
2022.08.29

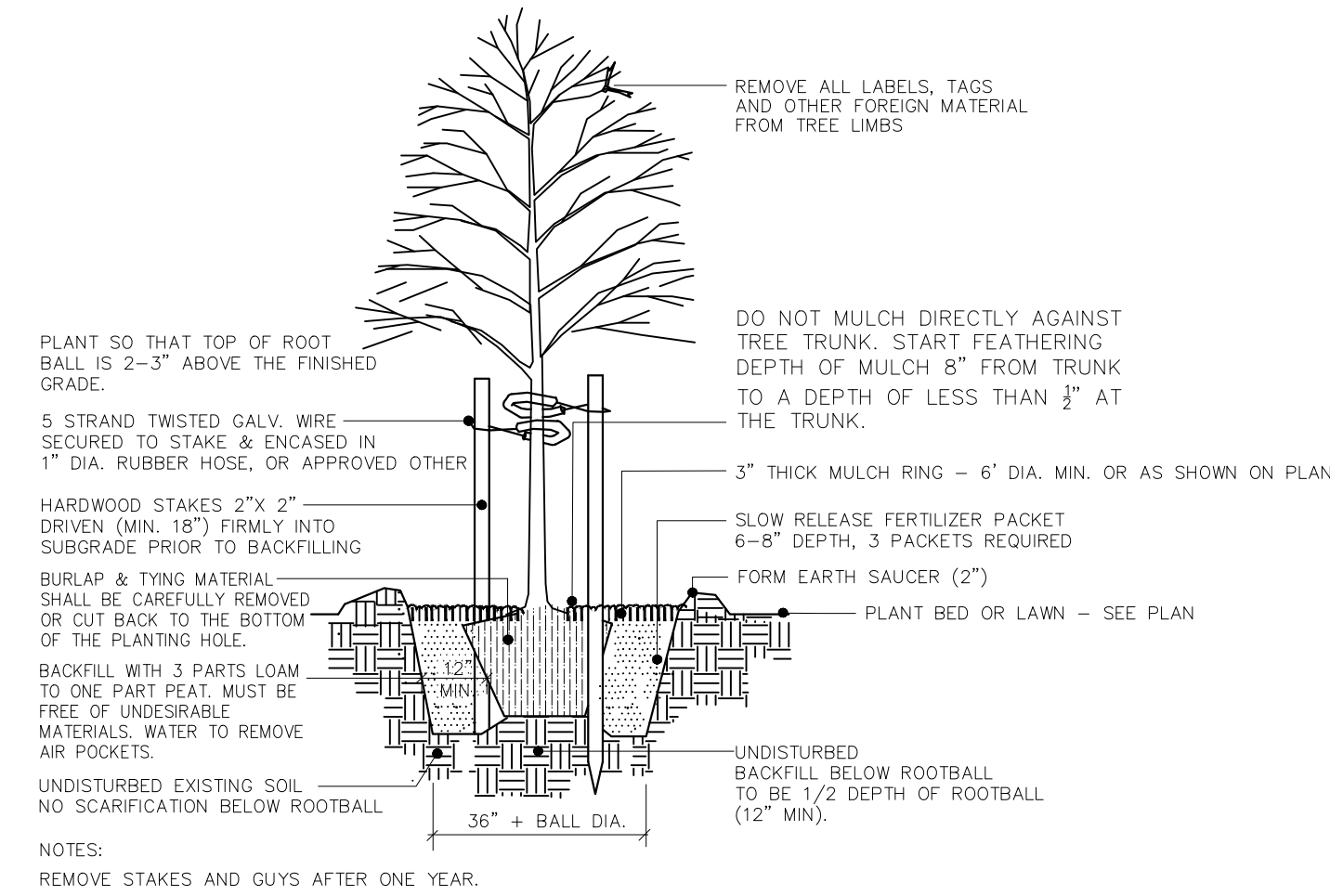
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S1

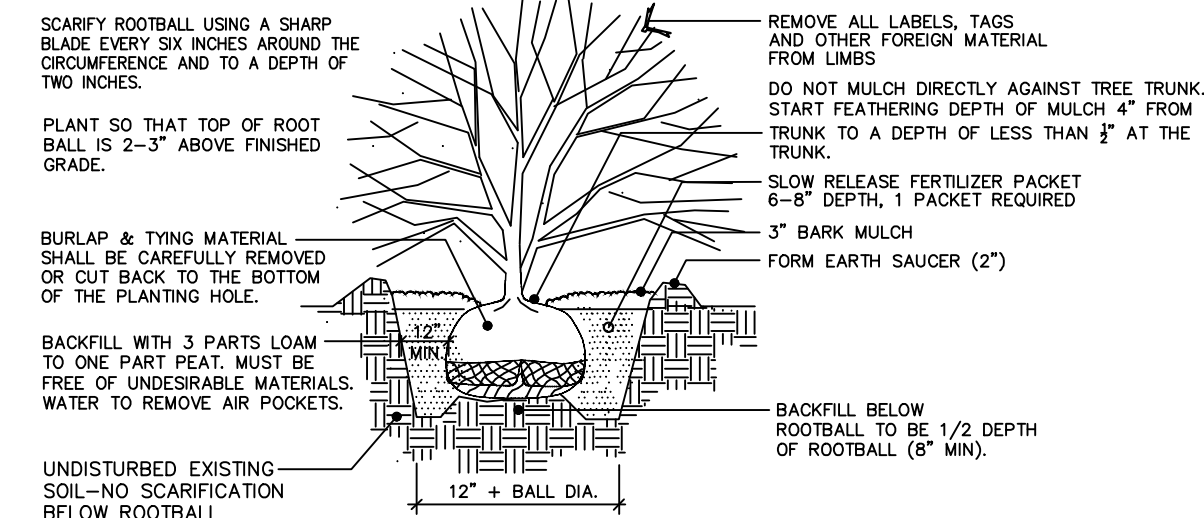


PLANT LIST
SHEET 1 & 2

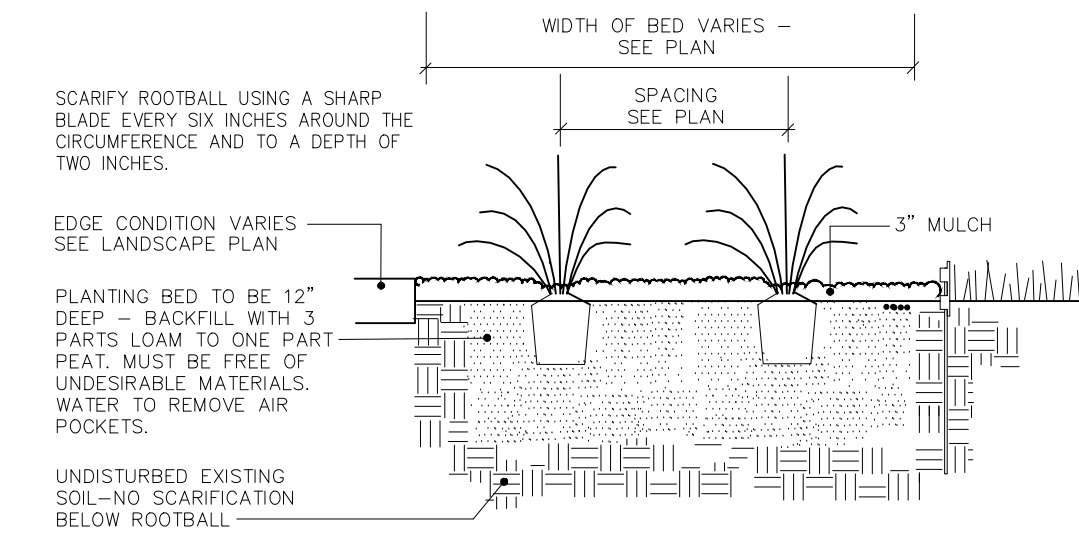
KEY	BOTANICAL NAME	COMMON NAME	PROP. SIZE	QTY
TREES				
AM	AMELANCHIER CANDENSIS	SERVICEBERRY	8-10'	7
BT	BETULA Papyrifera 'RENAISSANCE OASIS'	RENAISSANCE OASIS BIRCH	10-12' HT	7
SHRUBS				
CI	CLETHRA ALNIFOLIA 'COMPACTA'	COMPACT SUMMERSWEET	#5	11
Fg	FOTHERGILLA 'BLUE SHADOW'	BOTTLE-BRUSH	#5	6
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Vb	VIBURNUM DENTATUM 'BLUE MUFFIN'	ARROWWOOD VIBURNUM	#7	6
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lc	LEUCANTHEMUM SUPERBUM 'BECKY'	BECKY SHASTA DAISY	#1	35
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pn	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	#1	111
ps	PANIUCM VIRGATUM 'SHENANDOAH'	RED SWITCH GRASS	#1	119



1 DECIDUOUS TREE PLANTING & STAKING
NOT TO SCALE



2 SHRUB PLANTING
NOT TO SCALE



3 PERENNIAL OR GROUND COVER PLANTING
NOT TO SCALE

tjd&a

Landscape Architects + Planners
121 West Main Street
Yarmouth ME, 04096
207-846-0757

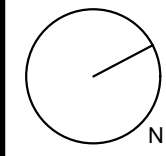


2022.08.29

YARMOUTH VETERINARY CENTER

Revisions

PLANTING PLAN



0' 5' 10' 20'

1"=10'-0"

DRAWN

SLP

CHECKED

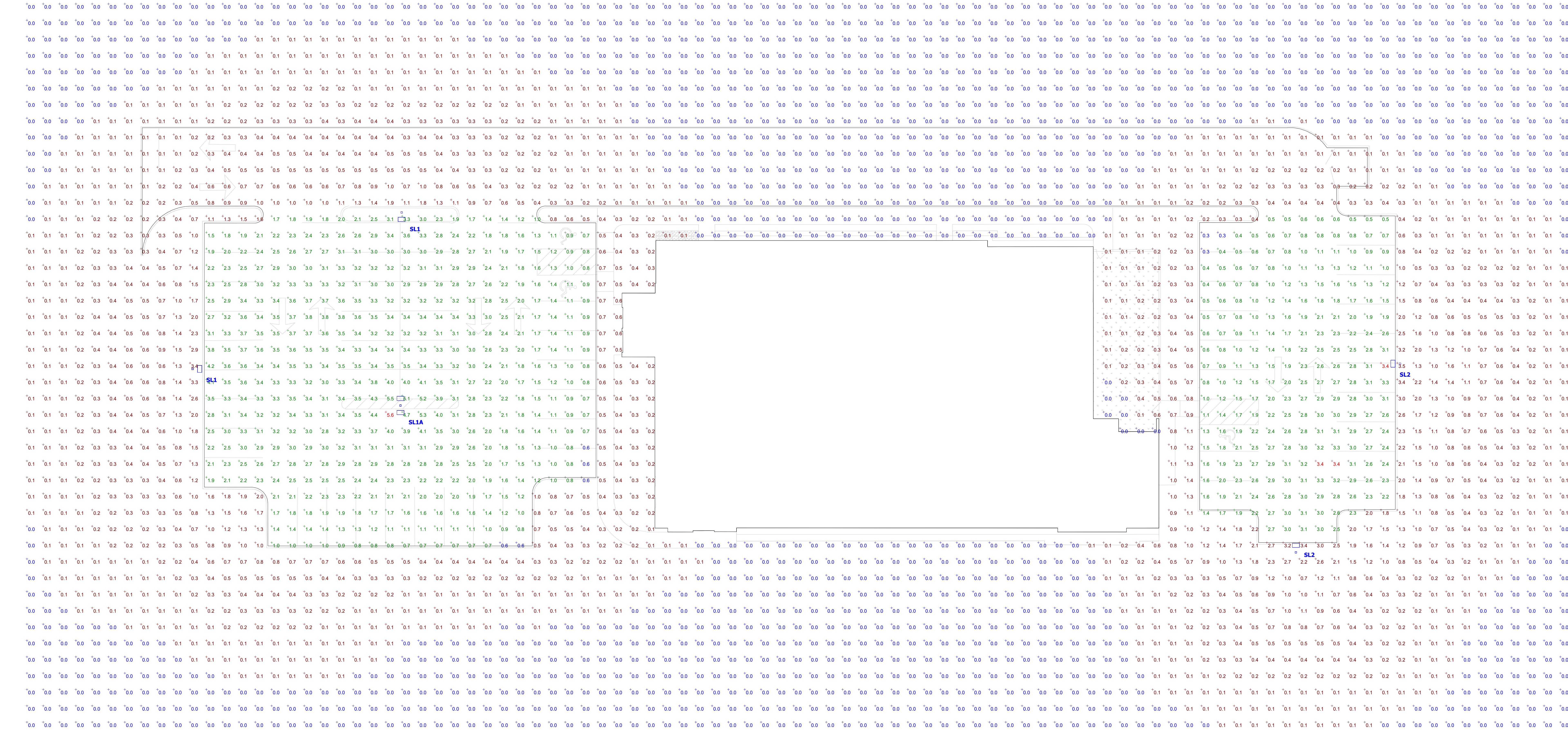
SPT

DATE

2022.08.29

SHEET

S2



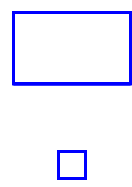
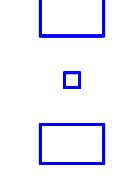
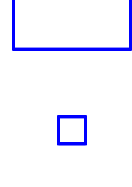
Plan View
Scale - 1" = 12ft

NOTES:

- REFLECTANCES ASSUMED:
GROUND: 20
- MOUNTING HEIGHTS: 20'-0" AFG
- TASK HEIGHT: AFG
- CALCULATION POINT SPACING: 5'X5' OC

DISCLAIMER:

-THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY
AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES
REPRESENTED ARE AN APPROXIMATION GENERATED
FROM MANUFACTURERS PHOTOMETRIC IN-HOUSE OR
INDEPENDANT LAB TEST WITH DATA SUPPLIED BY LAMP
MANUFACTURERS.

SCHEDULE							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Light Loss Factor	Wattage
	SL1	2	Lithonia Lighting	DSXO LED P5 30K T3M VOLTAGE MOUNTING XX XX FINISH *Single Head Pole Mounted @ 25'*	DSXO LED P5 30K T3M VOLTAGE MOUNTING XX XX FINISH *Single Head Pole Mounted @ 25'*	0.9	89
	SL1A	1	Lithonia Lighting	DSXO LED P5 30K T3M VOLTAGE MOUNTING XX XX FINISH *Twin Head Pole Mounted @ 25'*	DSXO LED P5 30K T3M VOLTAGE MOUNTING XX XX FINISH *Twin Head Pole Mounted @ 25'*	0.9	178
	SL2	2	Lithonia Lighting	DSXO LED P5 30K T3M VOLTAGE MOUNTING XX XX FINISH *Single Head Pole Mounted @ 25'*	DSXO LED P5 30K T3M VOLTAGE MOUNTING XX XX FINISH *Single Head Pole Mounted @ 25'*	0.9	89

STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX	MIN.	MAX/MIN	AVG/MIN
Calc Zone #1	+	0.6 fc	5.6 fc	0.0 fc	N/A	N/A
Left Parking Area	+	2.5 fc	5.6 fc	0.6 fc	9.3:1	4.2:1
Right Parking Area	+	1.8 fc	3.4 fc	0.3 fc	11.3:1	6.0:1