

- ### CONDITIONS OF APPROVAL
1. THAT THE PLANS BE REVISED TO ADDRESS THE CONCERNS OF THE TOWN ENGINEER IN HIS LETTER DATED 7-14-2020; TOWN ENGINEER CONFIRMED CONDITION HAS BEEN MET IN A LETTER DATED AUGUST 10, 2020
 2. THAT UNDER NOTES, NOTE 2 ON THE SITE AND LAYOUT PLAN AND ON SHEET AE100, NOTE REGARDING THE CUTTING ROOM, BOTH NOTES BE REPLACED WITH THE FOLLOWING NOTE:
REVISED NOTE ON SHEET 3 OF 5

THE CUTTING ROOM SHALL BE LIMITED TO OCCASIONAL CUTTING OF WOOD AND WOOD PRODUCTS BY RETAIL STORE EMPLOYEES FOR RETAIL STORE CUSTOMERS AT TIME OF PURCHASE, WHICH SHALL OCCUR DURING THE HOURS THE RETAIL STORE IS OPEN TO THE PUBLIC. RETAIL HOURS OF OPERATION ARE SPECIFIED ON THE SITE AND LAYOUT PLAN AS MONDAY – SATURDAY, 7:00 A.M. TO 6 P.M. AND SUNDAY 8:00 A.M. – 2:00 P.M.
 3. THAT THE APPLICANT OBTAIN DEP VRAP PHASE II ENVIRONMENTAL SITE ASSESSMENT (ESA) APPROVAL FOR ALL PROPOSED IMPROVEMENTS TO THE SITE. NOTHING SHALL BE PERMITTED TO PENETRATE, OR REMOVE, THE EXISTING ASPHALT THAT IS NOT INCLUDED IN THE VRAP APPROVAL;
SEE CONSTRUCTION NOTE 11 ON SHEET 3 OF 5
 4. THAT THE APPLICANT INSTALL 1 TOWN CENTER COMPATIBLE PEDESTRIAN LIGHT IN WORKING ORDER, IN THE GRASSY ESPLANADE AT THE JUNCTION OF THE WALKWAY AND THE PUBLIC SIDEWALK. THIS LIGHT SHALL BE SHOWN ON THE SITE PLAN.
SEE LIGHT POLE LOCATION NOTE ON SHEET 3 OF 5
 5. THAT A PRESERVATION PLAN FOR THE EXISTING VEGETATION TO BE PRESERVED BE ADDED TO THE PLANS. THE PRESERVATION PLAN SHALL RESTRICT DISTURBANCE OF ROOTS WITHIN THE DRIPLINE OF TREES AND NO STORAGE OF MATERIALS SHALL BE ALLOWED WITHIN THE DRIPLINE OF TREES;
SEE PLAN CALL OUT ON SHEET 3 OF 5
 6. THAT THE NOTE ON THE EROSION AND SEDIMENTATION CONTROL NOTES/DETAILS SHEET UNDER THE PLANT SCHEDULE BE REMOVED OR REPLACED WITH NOTE 4 ON THE SITE AND LAYOUT PLAN;
SEE REVISED PLANTING SCHEDULE ON SHEET 4 OF 5
 7. THAT THERE BE NO DISPLAY OF MATERIALS ON THE LAWN AREA, INCLUDING THE PATH INSTALLED IN THE LAWN AREA. NO ACTIVITIES SHALL BE SCHEDULED OR PROGRAMMED FOR THE LAWN WITHOUT FIRST OBTAINING APPROVAL FROM THE PLANNING BOARD AS A SITE PLAN AMENDMENT;
SEE NOTE 3 ON SHEET 3 OF 5
 8. THAT THERE MAY BE OUTSIDE STORAGE OF THE MATERIALS WITHIN THE GATED STORAGE AREA AND BEHIND THE BUILDING. OUTSIDE DISPLAY OF MATERIALS MAY BE ALLOWED ON THE CONCRETE WALKWAY IN FRONT OF THE BUILDING WHICH INCLUDES SAND, MULCH AND SEASONAL ITEMS. DISPLAY OF MATERIALS MAY BE PLACED TO PRESERVE APPROPRIATE ACCESSIBILITY INTO THE BUILDING AND MAY REMAIN DURING ALL HOURS.
SEE PLAN CALL OUT ON SHEET 3 OF 5
 9. THAT THERE BE NO INTERIOR USE OR OCCUPANCY OF THE BUILDING WITHOUT COMPLIANCE WITH ALL BUILDING AND FIRE CODES AS DETERMINED BY THE CODE ENFORCEMENT OFFICER AND THE FIRE CHIEF;
SEE PLAN CALL OUT ON SHEET 3 OF 5
 10. THAT THERE BE NO ALTERATIONS TO THE SITE, NOR BUILDING OR ANY OTHER LOCAL PERMIT ISSUED UNTIL THE PLANS AND MATERIALS HAVE BEEN REVISED TO ADDRESS THE ABOVE CONDITIONS AND A COMPLETE SET OF PROJECT PLANS ARE SUBMITTED TO THE TOWN PLANNER. THE APPLICANT MUST ALSO PROVIDE A PERFORMANCE GUARANTEE IN ACCORDANCE WITH SEC. 19-9-4(B)(4).
 11. THAT THERE MAY BE OUTSIDE STORAGE OF ANY POTTED PLANTS ALLOWED ON THE CONCRETE STORAGE PAD AS DELINEATED ON THE SITE PLAN DATED MARCH 1, 2021. THESE POTTED PLANTS MAY REMAIN DURING ALL HOURS.

- ### CONSTRUCTION NOTES
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND HAVE BEEN DETERMINED BY SURFACE EVIDENCE AND/OR PREVIOUSLY GENERATED PLANS. NO GUARANTEE IS MADE THAT ALL UTILITIES ARE SHOWN OR WILL BE FOUND IN LOCATIONS INDICATED. THIS INFORMATION IS PROVIDED FOR REFERENCE AND THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND POINTS OF CONNECTION IN THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND RESTORATION OF ALL UTILITIES DISTURBED DURING CONSTRUCTION AT NO EXTRA EXPENSE TO THE OWNER.
 2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFORMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
 3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
 4. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND/OR DEVIATIONS OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
 5. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSIONS AND CONDITIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
 6. ALL SUBSURFACE UTILITY LINES, SHOWN HEREON, ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, SM'S, CB'S, HYDRANTS, ETC. IN CONJUNCTION WITH DESIGN AND OR AS-BUILT PLANS SUPPLIED TO NORTHEAST CIVIL SOLUTIONS BY OTHERS. PRIOR TO ANY CONSTRUCTION, EXCAVATION, TEST BORINGS, DRILLING ETC. DIG SAFE MUST BE NOTIFIED AND A SITE IDENTIFICATION NUMBER, ALONG WITH A SAFE TO DIG DATE OBTAINED. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON, AND ON ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA. CONTACT DIG-SAFE (888) DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
 7. COORDINATE ALL ELECTRICAL WORK WITH CENTRAL MAINE POWER (CMP) PRIOR TO CONSTRUCTION.
 8. ALL PAVEMENT MARKINGS AND PAINT STRIPING TO MEET THE STANDARDS OF THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 9. ALL SEWER LINE WORK SHALL MEET CAPE ELIZABETH STANDARDS. COORDINATE ALL WORK WITH THE TOWN PRIOR TO CONSTRUCTION.
 10. ALL WATER LINE WORK SHALL MEET PORTLAND WATER DISTRICT STANDARDS.
 11. THE APPLICANT SHALL OBTAIN DEP VRAP PHASE II ENVIRONMENTAL SITE ASSESSMENT (ESA) APPROVAL FOR ALL PROPOSED IMPROVEMENTS TO THE SITE. NOTHING SHALL BE PERMITTED TO PENETRATE OR REMOVE THE EXISTING ASPHALT THAT IS NOT INCLUDED IN THE VRAP APPROVAL.

LEGEND

	BOUNDARY LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	RIGHT-OF-WAY LINE
	ABUTTER
	BUILDING SETBACK
	EXISTING UTILITY POLE
	EXISTING OVERHEAD UTILITY
	EXISTING WATER LINE
	EXISTING WATER SHUT OFF
	EXISTING GATE VALVE
	EXISTING BLOW OFF VALVE
	EXISTING AIR VALVE
	EXISTING SEWER MANHOLE
	EXISTING SEWER LINE
	EXISTING CATCH BASIN ROUND
	EXISTING DRAIN LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	MULCH BERM/EROSION CONTROL MIX OR SILT FENCE

STRIPING KEY:
SSY = SINGLE SOLID YELLOW
SSW = SINGLE SOLID WHITE
* SEE DETAILS FOR ADDITIONAL PAVEMENT MARKINGS

HOURS OF OPERATION

RETAIL SALES/OFFICE:	MON.-SAT. SUNDAY	7:00 AM – 6:00 PM 8:00 AM – 2:00 PM
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- ### PLAN NOTES
1. SUBJECT PARCEL IS LOCATED IN THE TOWN CENTER DISTRICT (TC).

SPACE AND BULK:
TC ZONE

MIN. LOT AREA = NONE SF.....40,696 SF PROVIDED
MIN. LOT FRONTAGE = 50 FT.....264 FT SCOTT DYER ROAD
MIN. FRONT YARD = 25 FT.....751 FT OCEAN HOUSE ROAD
MIN. SIDE/REAR YARD = 15 FT.....80+ FT PROVIDED

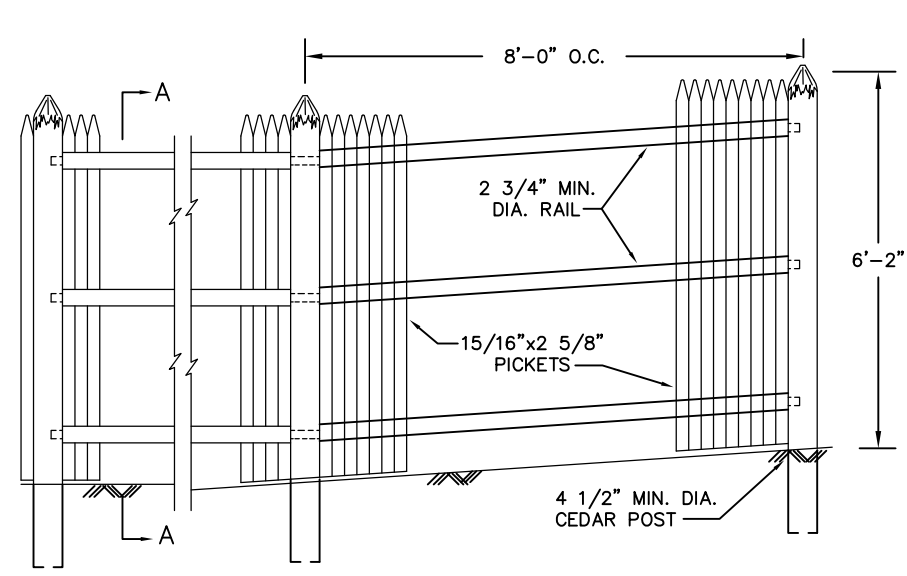
MAXIMUM BUILDING COVERAGE, LOT COVERAGE, AND BUILDING HEIGHT:

MAXIMUM LOT COVER (BLDG AND OTHER IMPERVIOUS) = 70%
PROPOSED = 39.9%
MAXIMUM BUILDING HEIGHT = 35.0'
EXISTING = 15'±
MAXIMUM BUILDING FOOTPRINT = 5,000 S.F.
EXISTING = 1,975 S.F.
MAXIMUM BUILDING DIMENSION = 100 FT.
EXISTING = 66'
 2. THE CUTTING ROOM SHALL BE LIMITED TO OCCASIONAL CUTTING OF WOOD AND WOOD PRODUCTS BY RETAIL STORE EMPLOYEES FOR RETAIL STORE CUSTOMERS AT TIME OF PURCHASE, WHICH SHALL OCCUR DURING THE HOURS THE RETAIL STORE IS OPEN TO THE PUBLIC. RETAIL HOURS OF OPERATION ARE SPECIFIED ON THE SITE AND LAYOUT PLAN AS MONDAY – SATURDAY, 7:00 A.M. TO 6 P.M. AND SUNDAY 8:00 A.M. – 2:00 P.M.
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 4. THERE SHALL BE NO INTERIOR USE OR OCCUPANCY OF THE BUILDING WITHOUT COMPLIANCE WITH ALL BUILDING AND FIRE CODES AS DETERMINED BY THE CODE ENFORCEMENT OFFICER AND THE FIRE CHIEF.
 5. DEMINIMUS CHANGES APPROVED BY JOSEF CHALAT, PLANNING BOARD CHAIR, IN A LETTER DATED OCTOBER 5, 2020.

Revision:	By:	Date:	Change:
8	BAB	6/7/21	REVISED PER TOWN COMMENTS
7	SMA	5/28/21	SITE PLAN AMENDMENT
6	SMA	8/11/20	ADDRESS CONDITIONS OF APPROVAL
5	SMA	7/2/20	REVISED PER TOWN COMMENTS
4	SMA	5/29/20	REVISED PER TOWN COMMENTS
3	SMA	5/1/20	REVISED PER TOWN COMMENTS
2	SMA	4/1/20	REVISED PER TOWN COMMENTS
1	SMA	1/31/20	SUBMITTED FOR TOWN REVIEW

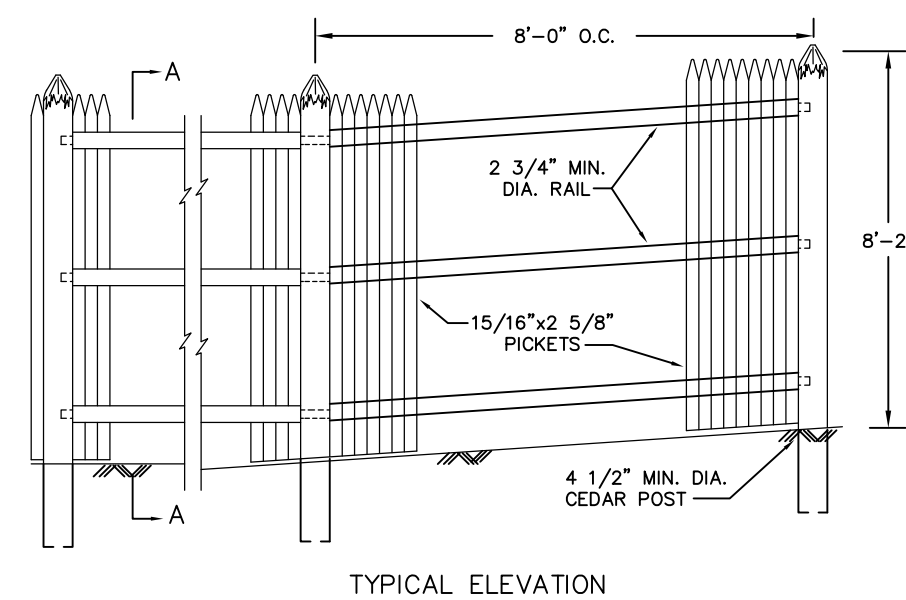
THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

PROJECT NUMBER: 40399.02	ACAD FILE: 40399.02-SITE.DWG	SCALE: 1" = 20'	DATE: JANUARY 31, 2020
Drawing Name: SITE & LAYOUT PLAN			
Project Name: 287 OCEAN HOUSE ROAD 287 OCEAN HOUSE ROAD, CAPE ELIZABETH, MAINE 04107			
Owner/Applicant: MICHAEL FRIEDLAND			
	 Northeast Civil Solutions INCORPORATED 381 PAYNE ROAD, SCARBOROUGH, MAINE 04074 tel 207.883.1000 fax 207.883.1001 e-mail / website info@northeastcivilsolutions.com www.northeastcivilsolutions.com		
SHEET 3 OF 5			



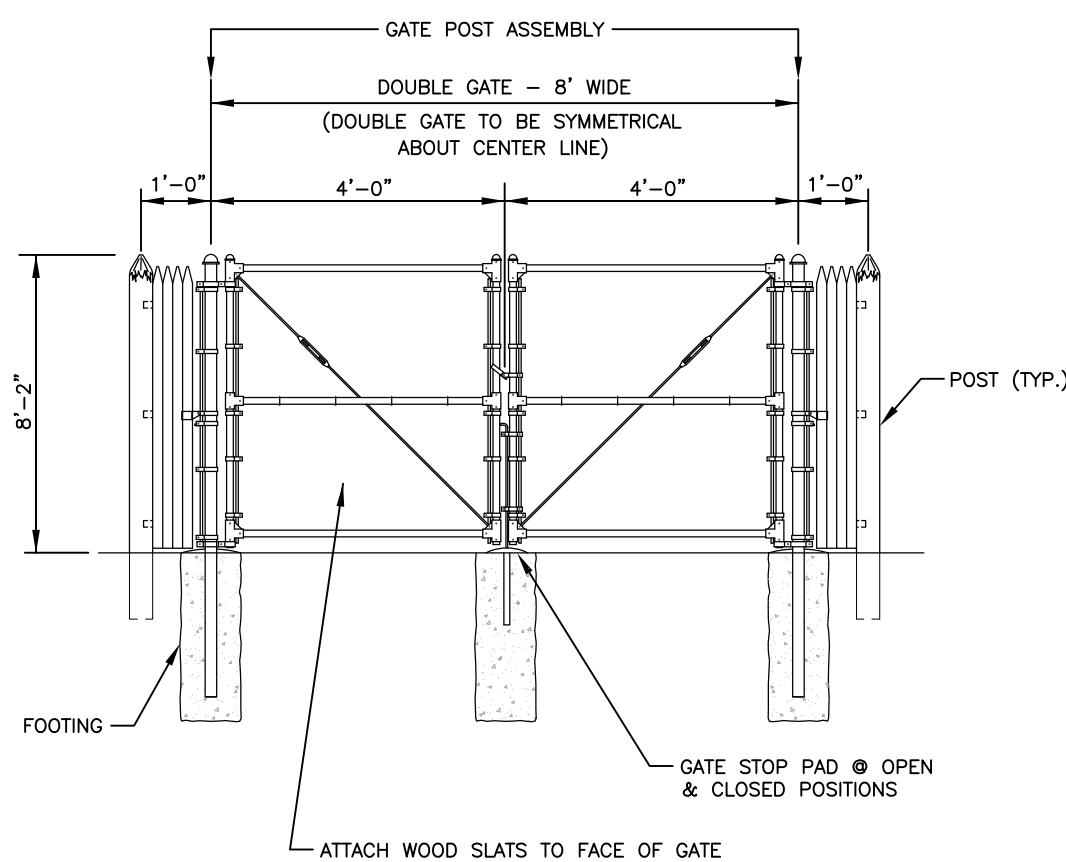
- NOTES: 1. ALL FENCING MATERIAL SHALL BE NORTHERN WHITE CEDAR, SAWN TO THE DIMENSIONS SHOWN ON THE DRAWING.
2. ALL FENCE POSTS SHALL BE TREATED WITH "CREOSOTE", ALL SIDES FOR A DIMENSION OF 3'-0" FROM BUTT OF POST.
3. POSTS SHALL MAINTAIN A DEPTH OF 2'-10" IN GROUND AND SHALL BE RACKED TO ACCOMMODATE ANY CHANGES IN GRADE.
4. LINE OF FENCE TOP & BOTTOM SHALL BE INSTALLED STRAIGHT AND TRUE. ALL POSTS AND FACING BOARDS OR SLATS SHALL BE INSTALLED PARALLEL AND PLUMB. ALL RAILS SHALL BE INSTALLED PARALLEL AND TRUE.
5. ALL GATE HARDWARE SHALL BE DOUBLE DIP HOT GALVANIZED.

6' HIGH STOCKADE FENCE DETAIL
N.T.S.

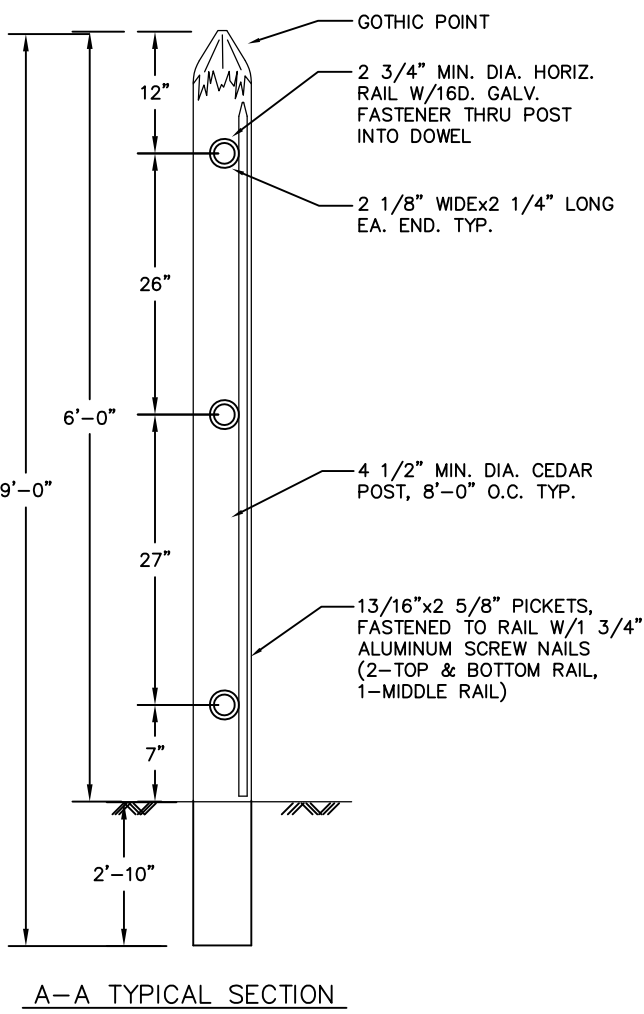


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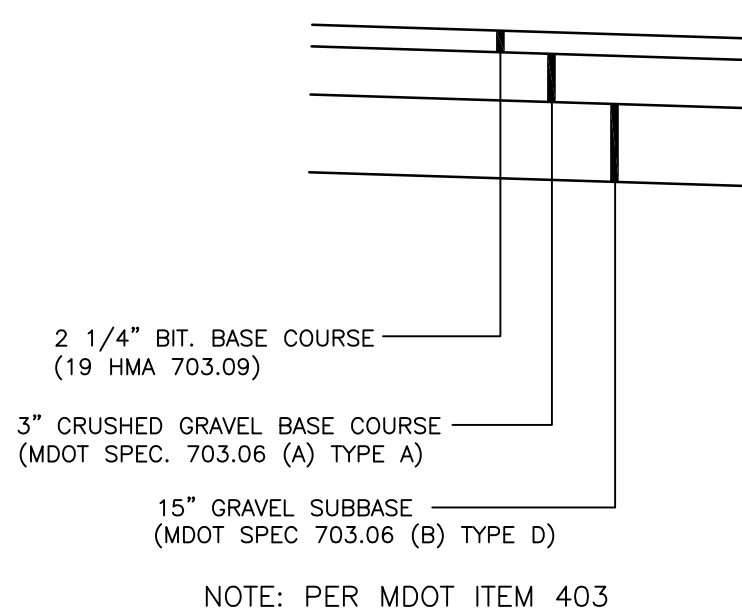
8' HIGH STOCKADE FENCE DETAIL
N.T.S.



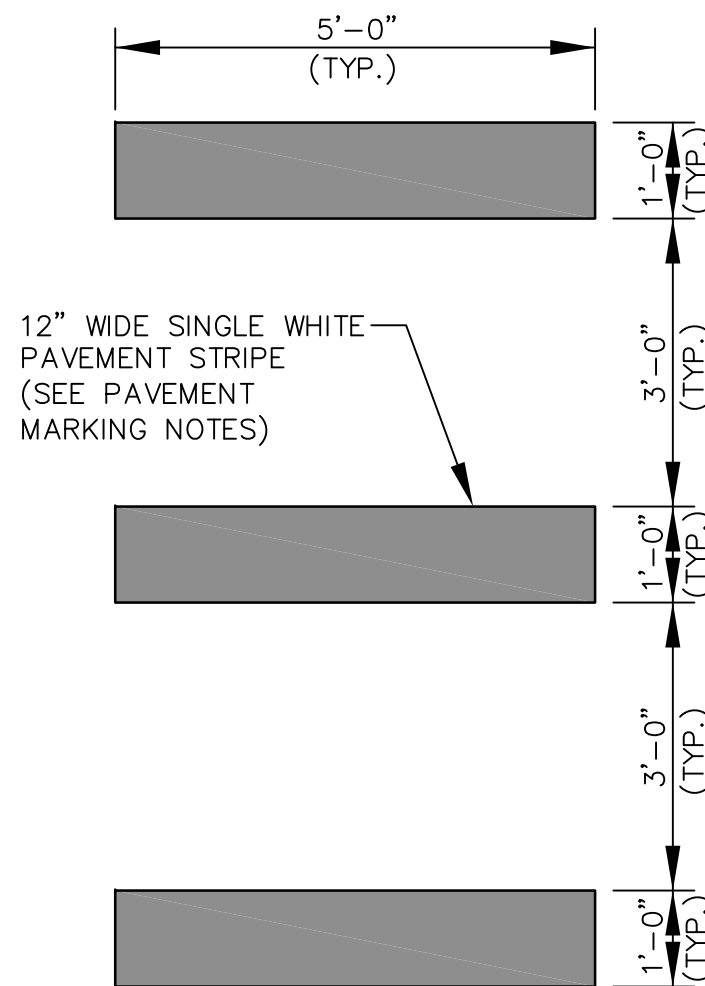
8' HIGH STOCKADE FENCE GATE DETAIL
N.T.S.



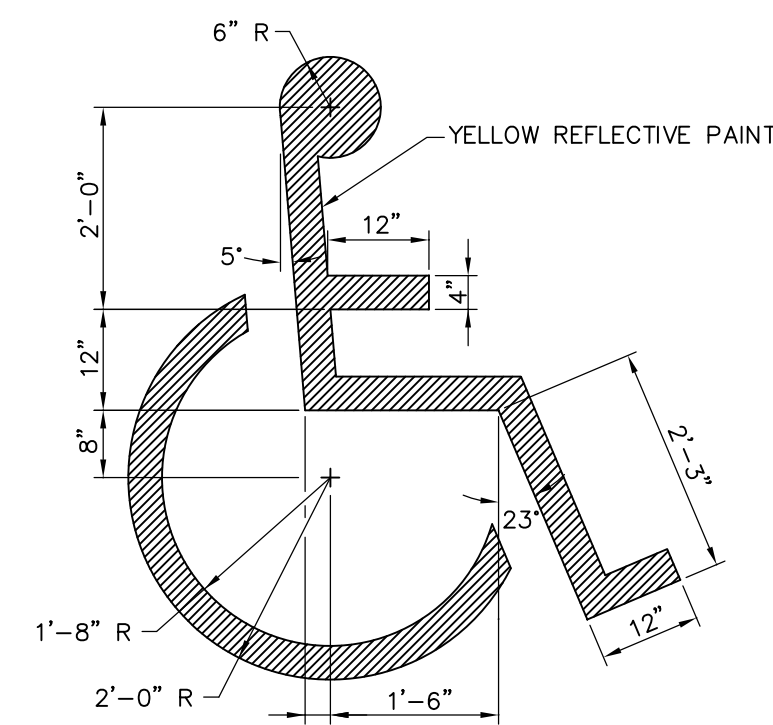
TYP. PAVEMENT SECTION
(FULL DEPTH CONSTRUCTION)
NOT TO SCALE



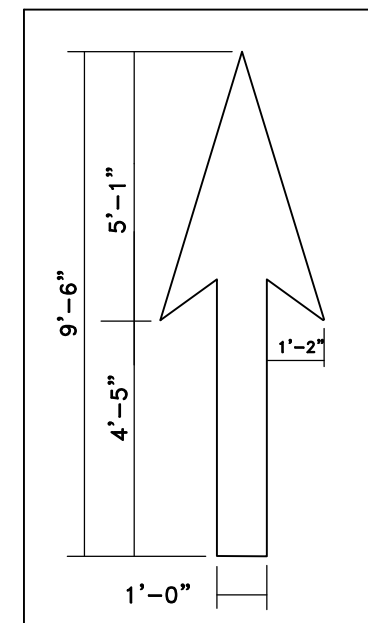
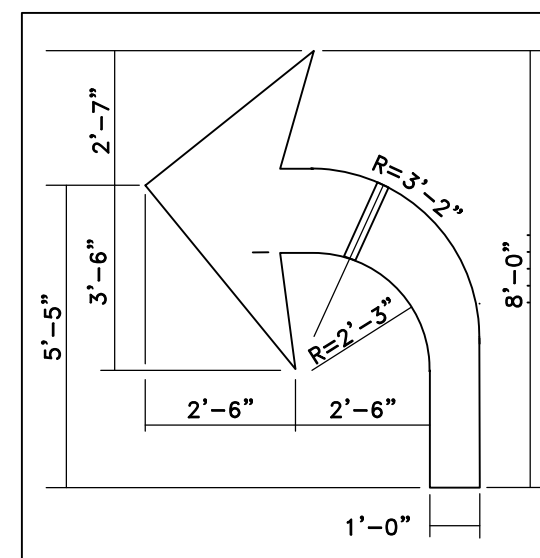
NOTE: PER MDOT ITEM 403



STRIPED CROSS WALK DETAIL
N.T.S.



HANDICAPPED PAINTING
N.T.S.
NOTE: PER MDOT ITEM 627



NOTE: PER MDOT ITEM 627

STRIPING ARROWS
N.T.S.

PAVEMENT MARKING NOTES :

- ALL PAVEMENT MARKING WORDS AND SYMBOLS SHALL BE RETROREFLECTIVE WHITE AND SHALL CONFORM TO THE MUTCD AND MDOT ITEM 627.
- WORDS AND SYMBOLS SHALL BE CENTERED LATERALLY WITHIN THE LANE. THE LONGITUDINAL DIMENSION SHALL BE PARALLEL TO THE LANE.
- MULTI-WORD MESSAGES SHALL READ "UP"; THAT IS, THE FIRST WORD SHALL BE NEAREST THE APPROACHING DRIVER.
- THE WORD "ONLY" SHALL NOT BE USED WITH THROUGH OR COMBINATION ARROWS, AND SHALL NOT BE USED ADJACENT TO A BROKEN LANE LINE. A TURN ARROW SHALL PRECEED THE WORD "ONLY".
- COMBINATION ARROWS MAY BE COMPRISED OF 2 SINGLE ARROWS (e.g. TURN AND THROUGH ARROWS). HOWEVER, THE SHAFTS OF THE ARROWS SHALL COINCIDE.
- PREFORMED TAPE WORDS AND SYMBOLS SHALL BE PRE-CUT, EITHER BY THE MANUFACTURER OR THE CONTRACTOR.
- WRONG-WAY ARROWS SHALL NOT BE SUBSTITUTED FOR THROUGH ARROWS.
- LONGITUDINAL SPACING BETWEEN SUCCESSIVE WORDS AND/OR SYMBOLS SHOULD BE AT LEAST 4 TIMES THE HEIGHT OF THE LARGEST CHARACTER.

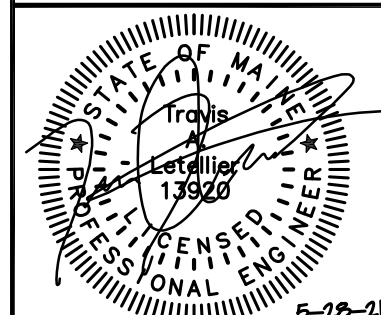
TRAFFIC SIGNS								
IDENTIFICATION NUMBER	SIGN HEIGHT	SIGN WIDTH	POST PER SIGN	TEXT	NUMBER OF SIGNS REQ'D.	SIGN AREA SQ. FT.		REMARKS
						NOM.	TOTAL	
R1-1	30"	30"	1	STOP	2	6.25	12.5	PER MUTCD
R7-8	18"	12"	1	PERMITTED PARKING	1	1.5	1.5	PER MUTCD

NOTE: ALL SIGNS SHALL CONFORM TO MUTCD STANDARDS AND MDOT ITEM 645

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PROJECT NUMBER: 40399.02	ACAD FILE: 40399.02-DETAILS.DWG	SCALE: AS NOTED	DATE: JANUARY 31, 2020
Drawing Name: CONSTRUCTION DETAILS			
Project Name and Location: 287 OCEAN HOUSE ROAD 287 OCEAN HOUSE ROAD, CAPE ELIZABETH, MAINE 04107			
Prepared For: MICHAEL FRIEDLAND			



SURVEYING • ENGINEERING • LAND PLANNING
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