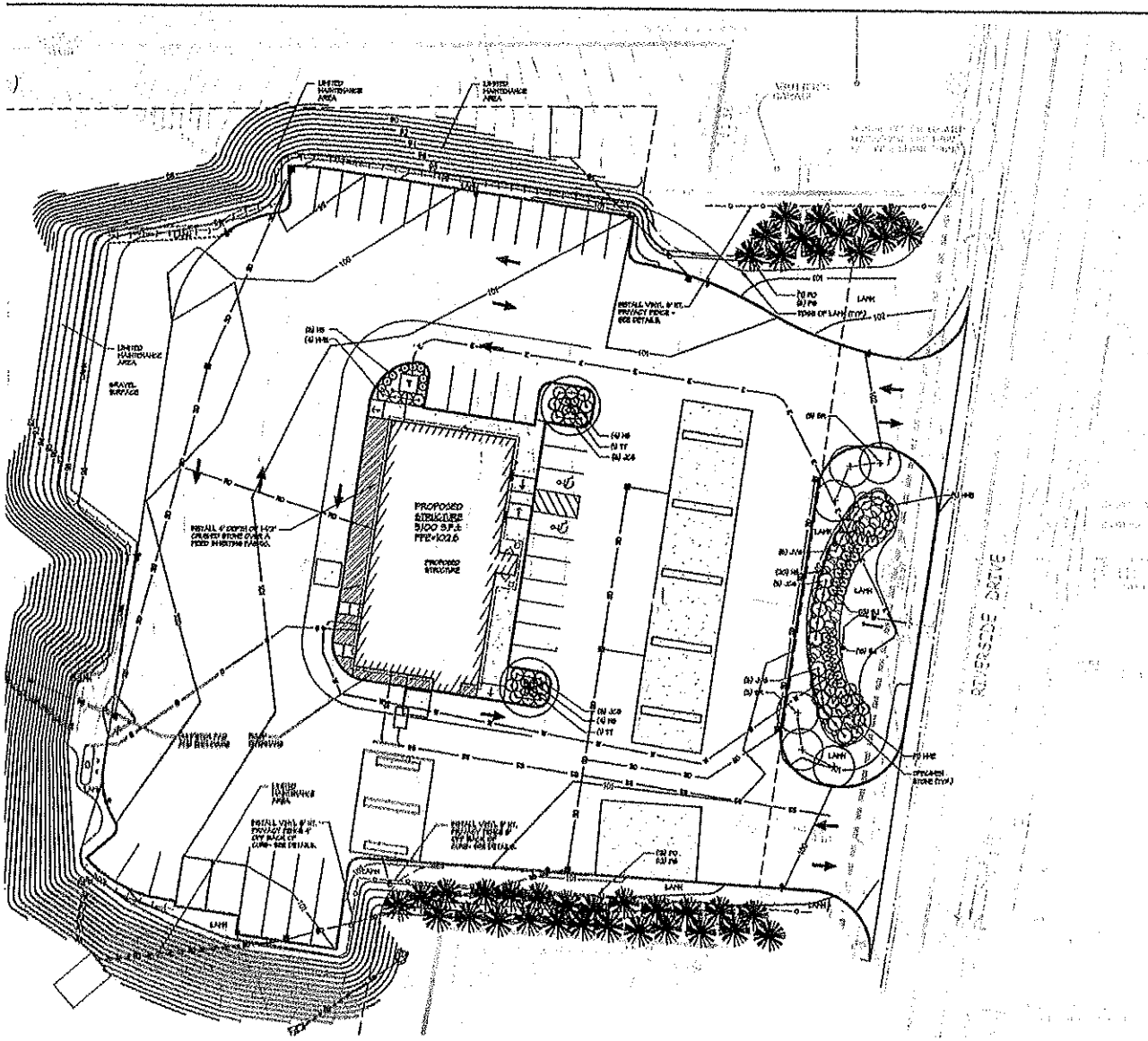


LANDSCAPE NOTES:

1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
2. LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE LANDSCAPE ARCHITECT WITH COMMENTS AND/OR SUGGESTIONS WITH REMARKS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
3. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PRICING ANY PLANT MATERIAL.
4. ALL PLANT MATERIALS SHALL CONFORM TO THE SPECIFIES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARD OF NURSERY STOCK".
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
6. ALL TREES AND SHRUBS TO BE BALLED IN BURLAP OR CONTAINERIZED.
7. MULCH FOR PLANTED AREAS TO BE AGED SPRUCE AND FIR BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
8. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
9. NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
10. ALL SEED MIXTURES SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ABUTS LAWN, CONTRACTOR SHALL PROVIDE A TURF CUT EDGE.
11. ALL TREES ALONG WALK AND PARKING AREAS SHALL BEGIN BRANCHING AT 6' HT. MIN.
12. ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LIBERALLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
13. CONTRACTOR SHALL LOCATE DISTURBED AREAS AS FOLLOWS:
    - NATURAL REGROWTH AREAS 4" DEPTH OF TOPSOIL.
    - LAWN AREAS 6" DEPTH OF TOPSOIL.
    - CURBED PARKING LOT ISLANDS 18" DEPTH OF TOPSOIL
14. SEED MIXTURES FOR AREAS TO BE SEEDED SHALL BE AS FOLLOWS:

    - UNMANICURED NATURAL AREAS AND LIMITED MAINTENANCE NATURAL AREAS ARE TO BE SEEDED WITH NEW ENGLAND CONSERVATION/WILDLIFE MIX AS DISTRIBUTED BY NEW ENGLAND WETLAND PLANTS, INC. 820 MAIN STREET, AMHERST, MA 01003 (413) 256-1822. APPLY AT A RATE OF 8.0 PER 1000 SQ. OR APPROVED EQUAL.

    - LAWN AREAS SHALL BE SEEDED WITH SEED TYPE B BY NEWHAT CROPPING RED FESCUE (VAL. 2 VARIETIES) 35 KENTUCKY BLUEGRASS (VAL. 2 VARIETIES) 30 PERENNIAL RYE GRASS IS SEEDING RATE PER 1000 SQ.FT. 8 LBS. MIX.
15. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
16. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
17. SCREENED WARES SHOW EXISTING CONDITIONS WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND OR SITE ELEMENTS. THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND OR CAPPED OR DEMOLISHED AS REQUIRED.
18. SEE DRAWINGS C-100 THRU C-104, AND C-500 THRU C-503 FOR ADDITIONAL INFORMATION.

PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
DECIDUOUS TREES					
SK	SYRINGA RETICULATA	JAPANESE TREE LILAC	6	2" CAL.	SINGLE LEADER, B&B
TT	TILIA TOMENTOSA 'STERCHI'	STERCHI LINDEN	3	2 1/2" CAL.	SINGLE LEADER, B&B
EVERGREEN TREES					
PG	PICEA GLAUCA	WHITE SPRUCE	19	6' HT.	FULL & BUSHY, B&B
PO	PICEA OMORIKA	SERBIAN SPRUCE	33	6' HT.	FULL & BUSHY, B&B
SHRUBS, GROUNDCOVERS & HERBACEOUS MATERIALS					
BHK	BERBERIS X THUNBERGII 'KOBOLD'	DWARF KOBOLD BARBERRY	33	3 GAL.	FULL & BUSHY
FB	HYPERICUM X 'TRIELLA D'ORO'	TRIELLA D'ORO BATTLEY	24	1 GAL.	-
JCB	JUNIPERUS CHINENSIS 'BLUEPOINT'	BLUEPOINT JUNIPER	6	30" SPRD.	FULL & BUSHY
JCP	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5	24" HT.	FULL & BUSHY
JDG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	0	30" SPRD.	FULL & BUSHY
SJ	SPIREA JAPONICA 'GOLD CARPET'	GOLD CARPET SPIREA	38	24" HT.	FULL & BUSHY

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

REV	STATUS	BY	CHKD	APPD	REV	DATE	STATUS	BY	CHKD	APPD
3	ADDED PRIVACY FENCE	DEPT	FBB	TWS						
2	ISSUED FOR DEVELOPMENT REVIEW	DEPT	TWS	TWS						
1	REVISED PER CLIENT COMMENTS	DEPT	TWS	TWS						

THIS DRAWING IS NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES, INC. OF CONCORD, NEW HAMPSHIRE AND MAY NOT BE USED FOR OTHER WORK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES.

Site Design Associates
Consulting Engineering & Land Planning

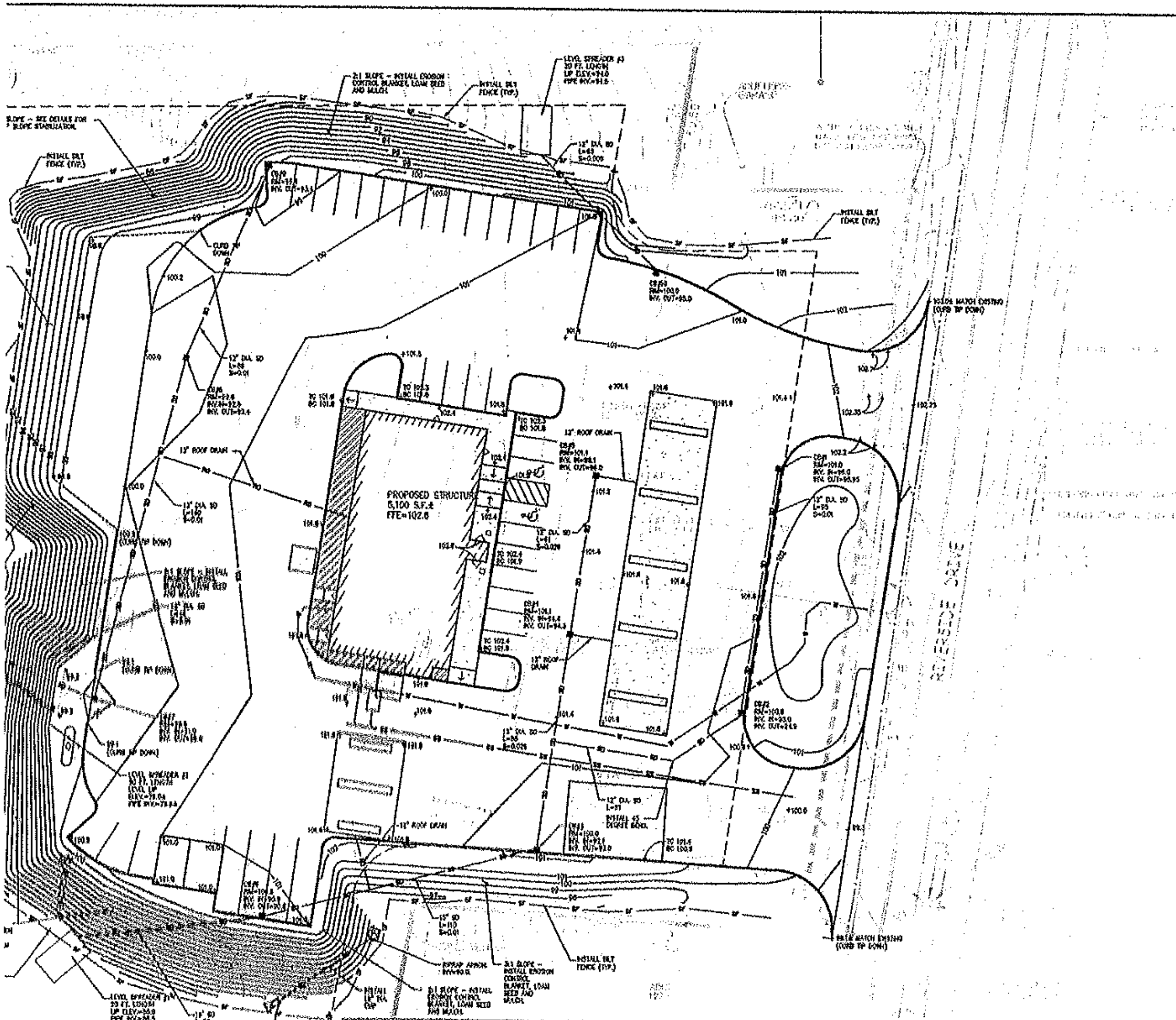
CLIENT: O.H. BROWN COMPANY
P.O. BOX 200, SOUTH PARIS, MAINE 04281

DESIGN: TWS
DRAWN: DEPT.
CHKD: TWS
DATE: NOV 2011
SCALE: 1"=20'

PROJECT: PROPOSED CONVENIENCE STORE
342 RIVERSIDE DRIVE, AUGUSTA, MAINE

LANDSCAPE PLAN

PROJ NO. --
DWG NO. C-104
REV. C



GRADING & DRAINAGE NOTES:

1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
2. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND PLANTING BEDS.
4. CONTRACTOR TO ADJUST EXISTING AND PROPOSED UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, PARTS, ETC) THAT ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
5. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
6. CONTRACTOR SHALL PROVIDE A FINISHED PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS.
7. ALL WALKS SHALL HAVE A 2% CROSS SLOPE.
8. WHERE SLOPES IN DISTURBED AREAS EXCEED 3:1 AND IN SWALES THE CONTRACTOR SHALL INSTALL CURLEX II EROSION CONTROL BLANKET FROM AMERICAN EXCELSIOR, OR APPROVED EQUIVALENT. NO SLOPE SHALL EXCEED 1.5:1.
9. OWNER'S REPRESENTATIVE SHALL APPROVE LAYOUT OF ALL DRAINAGE STRUCTURES PRIOR TO INSTALLATION.
10. ALL DRAINAGE PIPE NOT CALLED OUT ON THE DRAWINGS SHALL BE SMOOTH INTERIOR, CORRUGATED EXTERIOR, HDPE, N-12 AS MANUFACTURED BY ADS.
11. THE CONTRACTOR SHALL INSTALL CATCH BASIN INLET PROTECTION AT ALL CATCH BASIN INLETS WITHIN THE DISTURBED AREA AND BE RESPONSIBLE FOR TAKING ALL NECESSARY EROSION CONTROL MEASURES. SEE SHEET C-300.
12. ALL UNSUITABLE AND UNUSED MATERIALS WHICH CAN NOT BE DISPOSED OF ON SITE SHALL BE REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
13. SEE SHEET C-300 FOR EROSION CONTROL NOTES, SEQUENCE AND DETAILS.
14. REFER TO DRAWINGS C-100 THRU C-104, C-300-302 AND THE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

PROPOSED LEGEND

EXISTING CONDITIONS LEGEND

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

ADDED PRIVACY FENCE	DEPT	TWS	TWS						
ISSUED FOR DEVELOPMENT REVIEW	DEPT	TWS	TWS						
REVISED PER CLIENT COMMENTS	DEPT	TWS	TWS						
STATUS	BY	CHKD	APPD	REV	DATE	STATUS	BY	CHKD	APPD

Site Design Associates
Consulting Engineering & Land Planning

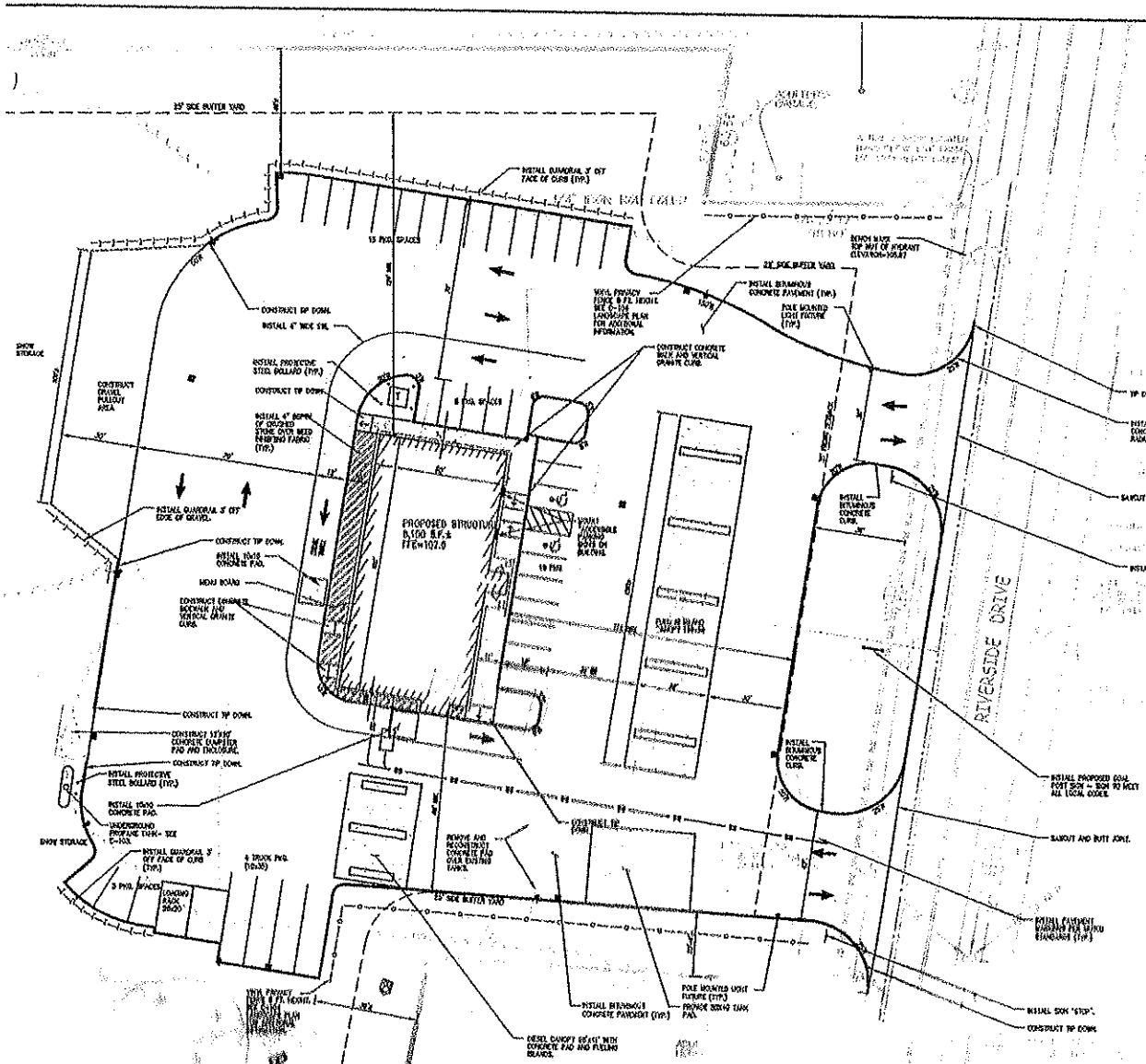
CLIENT: O.H. BROWN COMPANY
P.O. BOX 200, SOUTH PARIS, MAINE 04281

DESIGN:	TWS
DRAWN:	DEPT.
CHKD:	TWS
DATE:	NOV. 2011
SCALE:	1"=20'

PROJECT: PROPOSED CONVENIENCE STORE
362 RIVERSIDE DRIVE, AUGUSTA, MAINE

GRADING, DRAINAGE AND EROSION CONTROL PLAN

PROJ. NO. –
DWG. NO. C-102
REV. C



ZONING SUMMARY:

ZONE: PLANNED DEVELOPMENT DISTRICT (PD) & SHORELAND ZONE
USE: CONVENIENCE STORE WITH FUEL PUMPS – CONDITIONAL
RESTAURANT, LIMITED SERVICE DRIVE THROUGH – CONDITIONAL

1. DIMENSIONAL REQUIREMENTS	REQUIRED	PROPOSED
LOT SIZE	NA	8.9 ACRES (387,634 SF.)
MAXIMUM NONPOROUS SURFACE RATIO (NONPOROUS AREA/ TOTAL LOT AREA)	.80	77,053/387,634=.20
MAXIMUM FLOOR AREA FACTOR (F.A.F)	.65	0.017
MINIMUM FRONT YARD (ARTERIAL STREET)	35 FT.	36 FT.
MINIMUM SIDE & REAR BUFFER YARD (RESIDENTIAL)	0 (25 FT.)	25 FT. MIN.
MINIMUM STREET FRONTAGE	NA	300.57 FT.

2. PARKING REQUIREMENTS	REQUIRED	PROPOSED
RETAIL – CONVENIENCE STORE (5.0 SPACES PER 1000 SF GFA)	3950 SF/1000=3.95(5)=19.75 SPACES	20 SPACES
RETAIL – RESTAURANT (LIMITED SERVICE DRIVE THROUGH (11 SPACES PER 1000 SF GFA)	750 SF/1000=0.75(11)=10.5 SPACES	11 SPACES
RETAIL – (ALL OTHER – RETAIL OR OFFICE) (4.0 SPACES PER 1000 SF GFA)	400 SF/1000=0.4(4)=1.6 SPACES	2 SPACES
TOTAL SPACES	33 SPACES	33 CAR SPACES / 6 TRUCK

SITE PLAN NOTES:

1. ALL DIMENSIONS ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
2. DO NOT SCALE DRAWINGS. ANY DIMENSIONS IN DISCREPANCY SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
3. SIDEWALKS AND CURBING SHALL BE DEPRESSED AND BUILT WITH TIP DOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH ADA DESIGN GUIDELINES AND THE CITY OF AUGUSTA STANDARDS.
4. CITY OF AUGUSTA STANDARD DETAILS SHALL BE USED FOR ALL WORK PERFORMED IN THE TOWN/CITY RIGHT OF WAY.
5. ALL SIGNAGE AND PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH THE MUTCD STANDARDS AND THE CITY OF AUGUSTA ORDINANCE.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL STAKE THE LAYOUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR'S LICENSED SURVEYOR SHALL HAVE INTERIM CERTIFICATIONS TO THE OWNER'S REPRESENTATIVE THAT THE SITE IMPROVEMENTS ARE LAID OUT ACCORDING TO THE PLANS. THE CERTIFICATION BOUNDARY SHALL BE AS FOLLOWS:
   A. INITIAL BUILDING LAYOUT.
   B. PAVEMENT CURB, PRIOR TO PAVING.
   C. RECORD PLANS OF BUILDING, PAVEMENT & UNDERGROUND UTILITIES.
8. A DIGITAL AUTOCAD FILE WILL BE SUPPLIED TO THE CONTRACTOR FOR LAYOUT PURPOSES UPON REQUEST.
9. THE CONTRACTOR SHALL REFER TO C-100 THRU C-104, C-300 THRU C-302 FOR ADDITIONAL INFORMATION.

PROPOSED LEGEND

- GUARDRAIL
- STEEL BOLLARD
- CATCH BASIN
- GRAVEL
- CONCRETE
- CRUSHED STONE
- CURB
- FLOW MARKING
- BITUMINOUS CONCRETE PAVEMENT
- POLE MOUNTED LIGHT FIXTURE

EXISTING CONDITIONS LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- CONCRETE
- 5/8" IRON REBAR WITH ID CAP FOUND
- 5/8" IRON REBAR WITH ID CAP NOT FOUND
- 5/8" IRON REBAR WITH ID CAP SET
- 5/8" IRON PIPE WITH ID CAP FOUND
- 5/8" IRON PIPE WITH ID CAP SET
- CONCRETE MONUMENT
- TREE LINE
- UTILITY POLE WITH NUMBER
- OVERHEAD UTILITIES
- BOUNDARY LINE BEARINGS AND DISTANCES
- APPROXIMATE LOCATION OF WET AREA
- FIRE HYDRANT
- WELL
- REMOVE VEGETATION
- CATCH BASIN
- GAS LINE
- TEST PIT
- WATER VALVE
- FLARED END

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

DATE	REV	STATUS	BY	CHKD	APPD

Site Design Associates
Consulting Engineering & Land Planning
21 Western Ave. Topsham, Maine 04086 Tel: (207) 729-4731

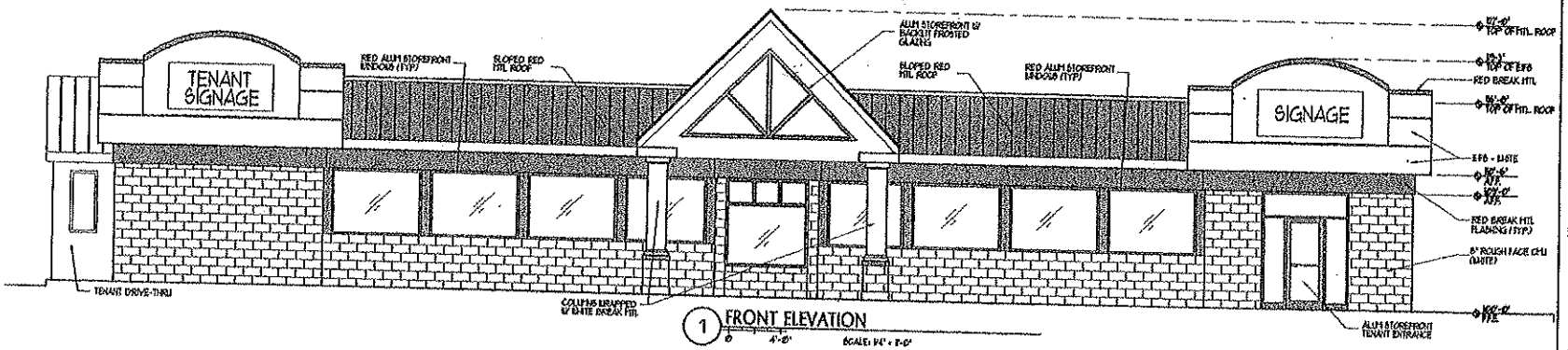
CLIENT:
G.N. BROWN COMPANY
P.O. BOX 200, SOUTH PARIS, MAINE 04281

DESIGN: TWS
DRAWN: DEPT.
CHKD: TWS
DATE: NOV. 2011
SCALE: 1"=20'

PROJECT: PROPOSED CONVENIENCE STORE
382 RIVERSIDE DRIVE, AUGUSTA, MAINE

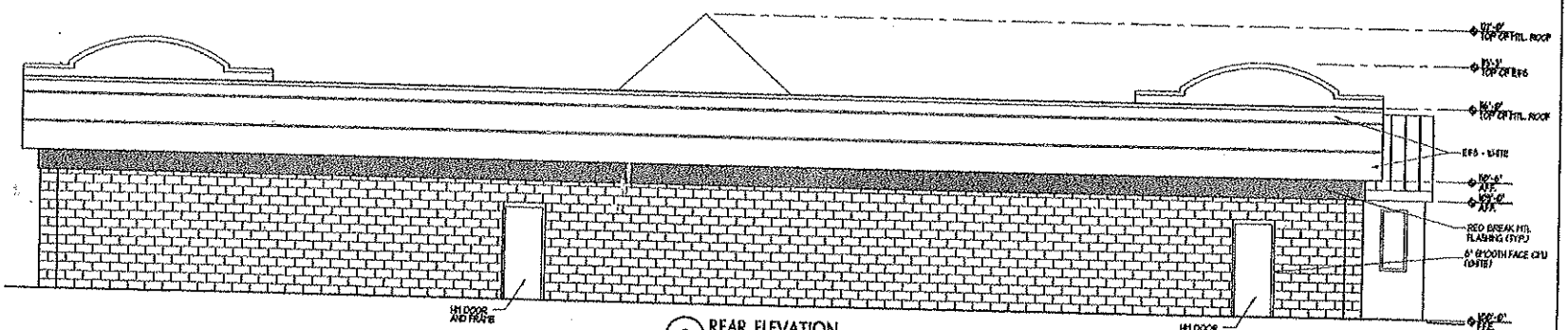
SITE PLAN

PROJ. NO.
DWG. NO. C-101
REV. C



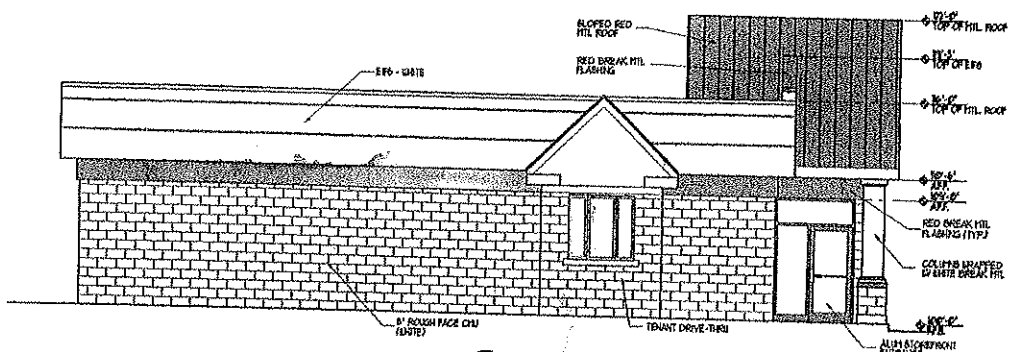
1 FRONT ELEVATION

0 4'-0" SCALE: 1/4" = 1'-0"



2 REAR ELEVATION

0 4'-0" SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION

0 4'-0" SCALE: 1/4" = 1'-0"

PORT CITY ARCHITECTURE
65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
fax: 207.761.2010
info@portcityarch.com

OWNER:

C.N. Brown Company
P.O. Box 200
South Paris, Maine
04281

C.N. Brown Company
362 Riverside Drive
Augusta, Maine

REVISIONS

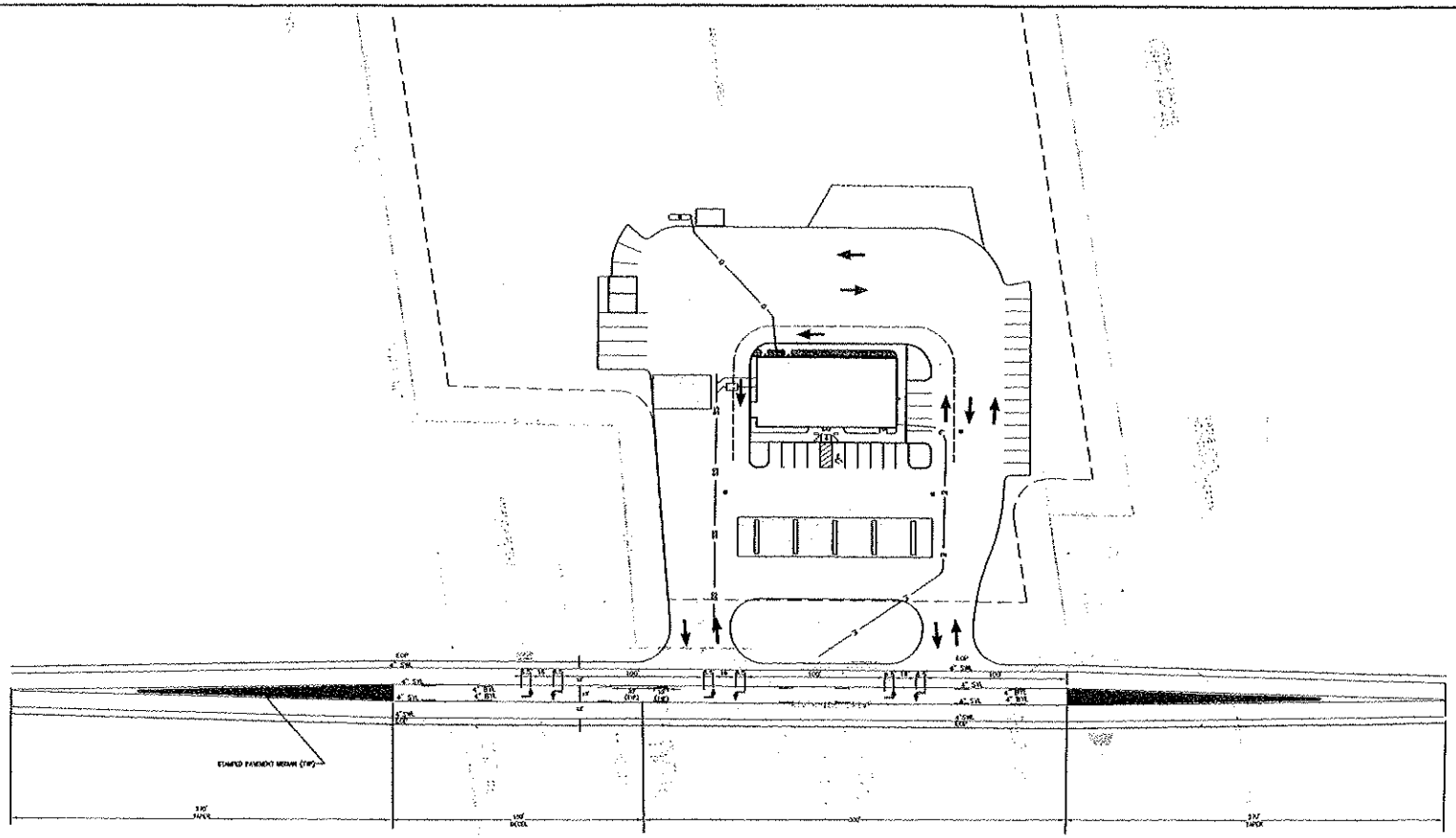
#	DATE	DESCRIPTION
01	10.31.12	Preliminary Elevations

Date Issued: Nov. 31, 2012
Project Number: 12205
Drawing Scale: 1/4"=1'-0"

DRAWING NAME
ELEVATIONS

Drawn By: MAC
Checked By: LAB

A-2.0



NOTES:

1) SHOULDERS TO BE 4 FT WIDE WITHOUT CURB, 5 FOOT WIDE WITH CURB.

2) ALL CTWTL SIGNAGE TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH MUTCD STANDARDS, AND WILL BE SHOWN ONE THE FINAL DESIGN PLANS.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES. ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES.

REV.	DATE	STATUS	BY	CHK'D	APPD.	REV.	DATE	STATUS	BY	CHK'D	APPD.
A	09/24/12	TO MDOT FOR TMP	DEPT	TWS	TWS						

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15 Whitney Way Topsham, Maine 04086 Tel: (207) 444-4333

CLIENT:
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DESIGN: TWS
DRAWN: DEPT.
CHKD: TWS
DATE: NOV. 2011
SCALE: 1"=60'

PROJECT:
FACILITY RENOVATION
382 RIVERSIDE DRIVE, AUGUSTA, MAINE

CONCEPT PLAN
CTWTL

PROJ. NO. —
DWG. NO. C-101
REV. A