

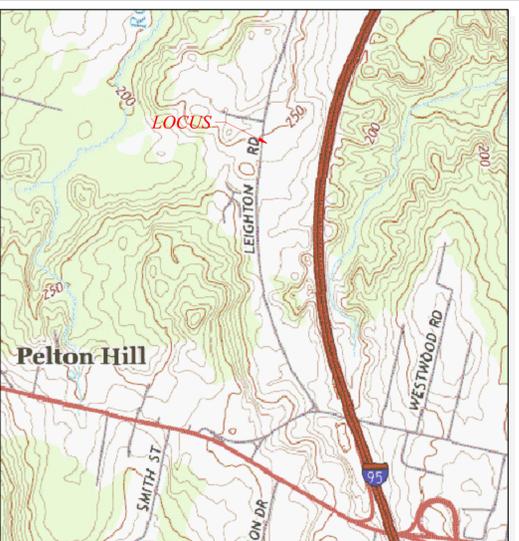
SURVEYOR'S NOTES:

The purpose of this plan is to show the existing topographical features of land of Winthrop Area Federal Credit Union (Book 12024-Page 41). This is not a boundary survey. Property lines are taken from Plan Reference 1.

Elevations are shown to the nearest one-foot contour interval, derived from assumed datum. Directions are Magnetic North 1990, derived from Plan Reference 1.

PLAN REFERENCES:

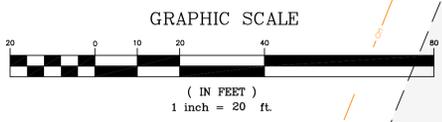
- 1) "Standard Boundary Survey for a portion of the property of Hamet & Behzad Fakhry, Augusta, Kennebec County, Maine" by James D. Jolicœur, PLS 4119, dated 11/10/90, recorded at the Kennebec County Registry of Deeds in Plan File No. C-91007.



LOCUS MAP
 AUGUSTA
 USGS QUAD SHEET
 SCALE 1"=1000'

LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- DRILL HOLE IN LEDGE
- GRANITE MONUMENT FOUND
- 5/8" REBAR PROPOSED
- 4"x4" GRANITE MONUMENT PROPOSED
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY LINE
- BELOW GROUND ELECTRIC
- LIGHT
- HYDRANT
- WATER VALVE
- WELL
- MONITORING WELL
- UNDERGROUND WATER LINE
- SIGN
- EXISTING CONTOUR
- SURVEYED LINE
- STOCKADE FENCE
- WIRE FENCE
- GUARDRAIL
- STONE WALL
- CATCH BASIN
- STORM PIPE
- SANITARY MANHOLE
- SANITARY PUMP STATION
- SANITARY LINE
- SETBACK
- FLAG
- TEST PIT
- CONIFEROUS TREE
- DECIDUOUS TREE
- VEGETATION
- APPROXIMATE WETLANDS
- P. JAMES BROWN
- PRIOR OWNER



E.S. COFFIN
 ENGINEERING & SURVEYING, INC.
 432 Camp Road, P.O. Box 4087, Augusta, Maine 04330-4075
 Ph: (207) 625-9473 Fax: (207) 625-9002 Toll Free: 1-800-244-9473

NO.	DATE	REVISIONS

TOPOGRAPHIC SURVEY
 SCALE: 1 INCH=20 FEET
 DRAWN BY: MJC
 CHECKED BY: KFC

CLIENT PROJECT: WINTHROP AREA FEDERAL CREDIT UNION
LOCATION: LEIGHTON ROAD
TOWN: AUGUSTA COUNTY: KENNEBEC STATE: MAINE
PROJ. NO. 2016-244



Kane P. Coffin, PLS 1292
 an agent of E.S. Coffin Engineering & Surveying, Inc.
 No warranty is made to others utilizing this plan for the purpose of further divisions, title certifications, deed descriptions, construction, etc.

GENERAL SITE INFORMATION:

- OWNER: WINTHROP AREA FEDERAL CREDIT UNION
P.O. BOX 55
WINTHROP, ME 04364
- AUGUSTA TAX MAP 9—LOT 25
- KENNEBEC COUNTY REGISTRY OF DEEDS:
BOOK 12024—PAGE 41
- ZONE: PLANNED DEVELOPMENT DISTRICT (PD)
- IMPERVIOUS AREA:
EXISTING IMPERVIOUS= 5,910 SF
NEW IMPERVIOUS= 5,220 SF
NET NEW IMPERVIOUS= 690 SF
- DISTURBED AREA: 11,640 SF
- WETLAND IMPACTS: 0 SF

LANDSCAPING NOTES

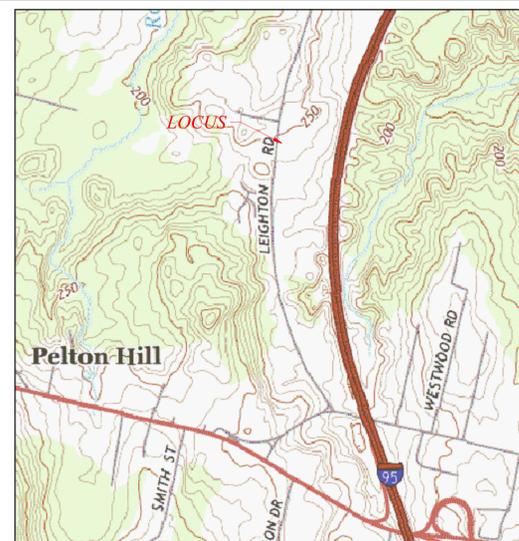
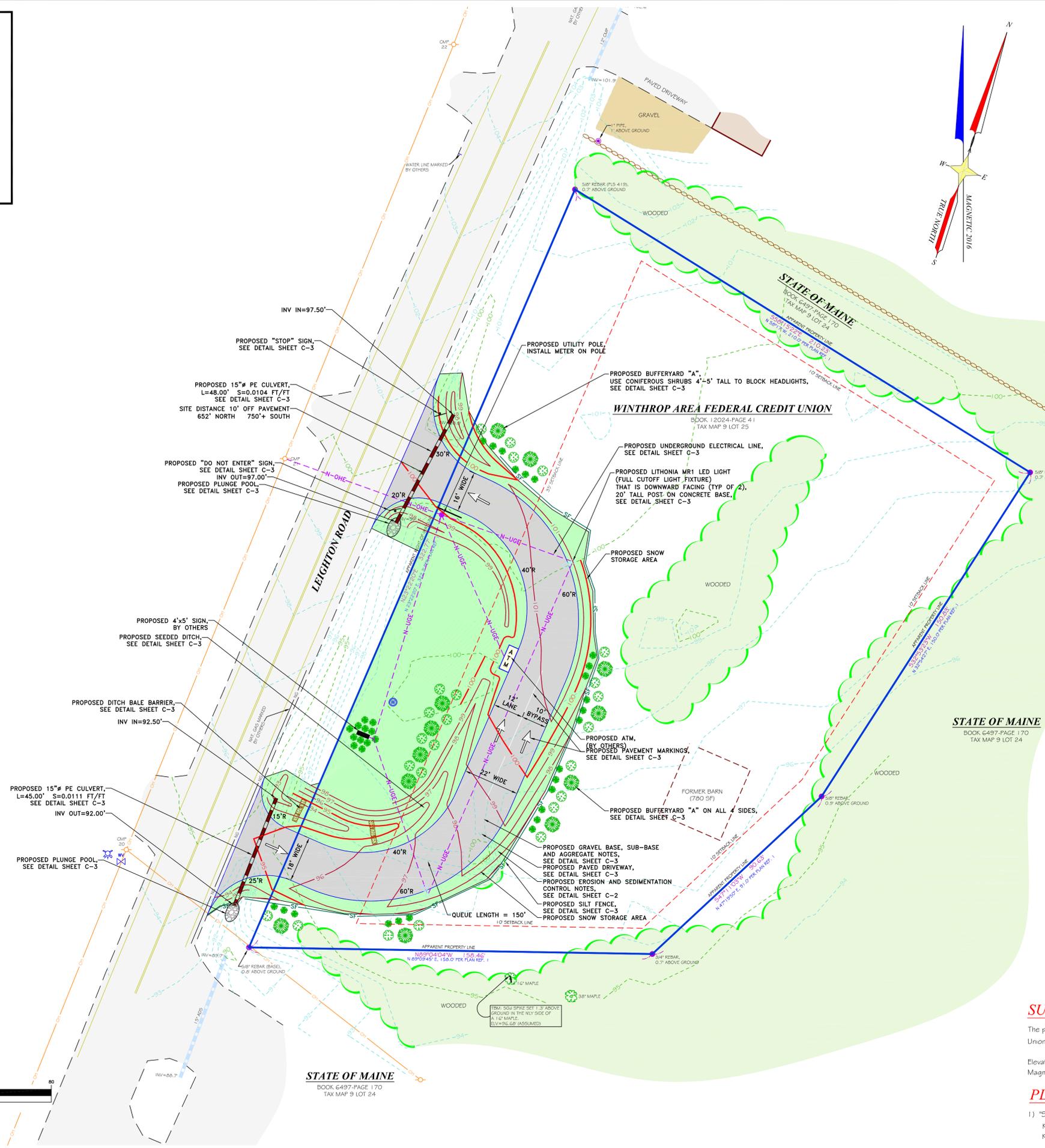
Plantings per 100' (Total 600 lf)

Buffer Yard "A" 15' Wide (10' w/ Fence)

Canopy	2
Understory	4
Shrub	6

LANDSCAPE LEGEND

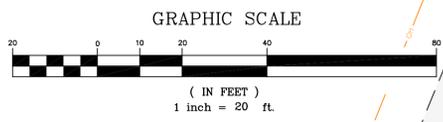
SYMBOL	COMMON NAME	SIZE	QTY.
	CANOPY TREE	2 - 2 1/2" dbH CAL.	12
	UNDERSTORY TREE	1 1/2 - 2" dbH CAL.	24
	SHRUB	18"/24"	36



LOCUS MAP
AUGUSTA
USGS QUAD SHEET
SCALE 1"=1000'

LEGEND

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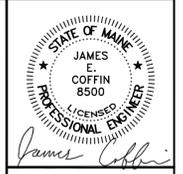
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NO.	DATE	DESCRIPTION
1	12/12/16	MODIFIED LIGHT FIXTURE

PROPOSED SITE PLAN

SCALE: 1 INCH=20 FEET

DATE: DECEMBER 2016

DRAWN BY: TCH
CHECKED BY: JEC

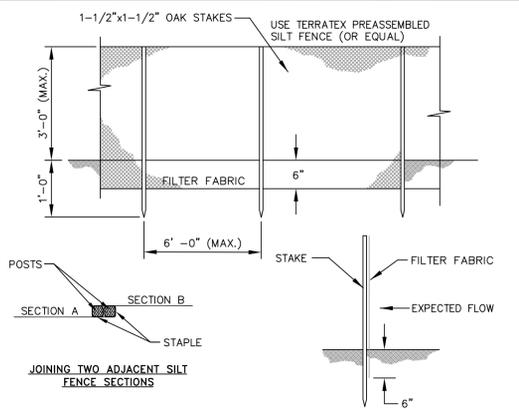
CLIENT PROJECT: WINTHROP AREA FEDERAL CREDIT UNION

LOCATION: LEIGHTON ROAD

TOWN: AUGUSTA COUNTY: KENNEBEC STATE: MAINE

PROJ. NO. 2016-244

C-1



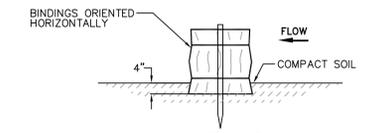
NOTES:
SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

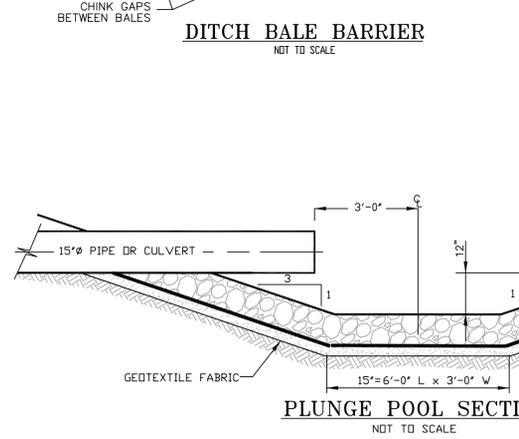
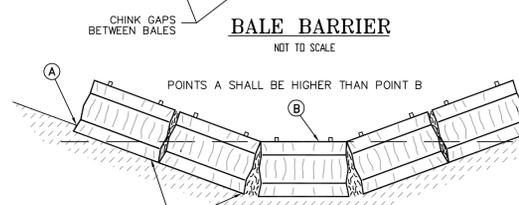
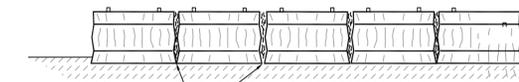
THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

SILT FENCE DETAIL
NOT TO SCALE



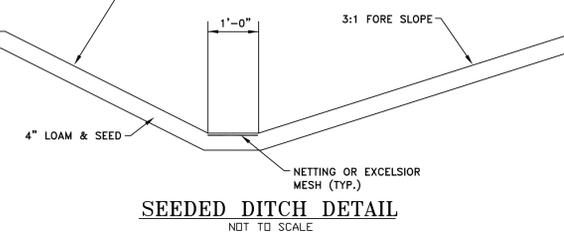
- THE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
- NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT SHALL BE ACCOMPLISHED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. THEY MUST BE REMOVED WHEN THE BARRIER IS REMOVED.

- NOTES:**
- BALES ARE HAY OR STRAW, DIMENSIONS: 14" x 18" x 30", WIRE OR NYLON, PLACED IN DRAINAGE AREAS, UPON THE CONTOUR OF THE GROUND. BALES ARE TO BE PLACED IN A ROW, WITH ENDS TIGHTLY SET AGAINST THE ADJACENT BALE.
 - EACH BALE IS TO BE EMBEDDED IN THE SOIL A MINIMUM OF 4" AND ANCHORED IN PLACE BY STAKES DRIVEN THRU THE BALES INTO THE GROUND AT LEAST 18". THE STAKES ARE TO BE DRIVEN IN SUCH A MANNER AS TO FORCE THE ENDS OF THE BALES TOGETHER. STAKES MAY BE REBAR STEEL PICKETS, 2" x 2" SOFTWOOD, OR 1" x 1" HARDWOOD.



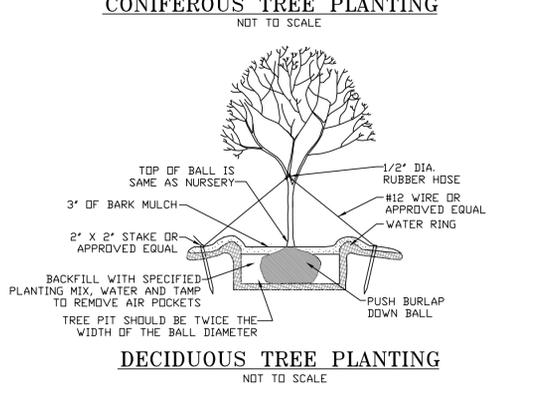
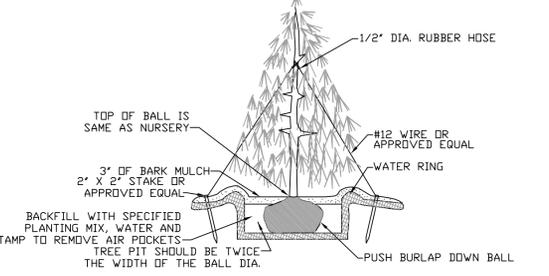
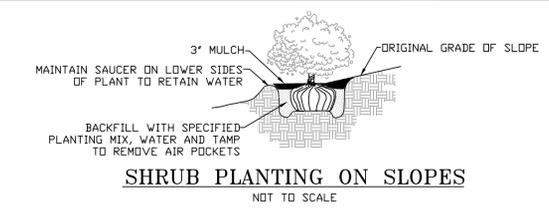
SPECIFICATIONS
UPON FINAL GRADING, THE DISTURBED AREAS SHALL BE IMMEDIATELY SEEDED TO PERMANENT VEGETATION AND MULCHED. THE DITCH WILL NOT BE UTILIZED AS AN OUTLET UNTIL A DENSE, VIGOROUS VEGETATIVE COVER HAS BEEN OBTAINED. NETTING OR EXCELSIOR MESH SHALL BE INSTALLED AT THE BASE OF THE VEGETATIVE CHANNEL.

MAINTENANCE
MOW WATERWAY AT LEAST ONCE ANNUALLY. WHEN PRACTICAL, DELAY MOWING UNTIL AFTER JULY 15TH TO ACCOMMODATE GROUND NESTING WILDLIFE. MOW TO A HEIGHT OF 4 TO 6 INCHES TO HELP MAINTAIN GOOD SURFACE PROTECTION. EXCESSIVE GROWTH SHALL BE REMOVED. DO NOT MOW LATER THAN 30 DAYS PRIOR TO THE FIRST KILLING FROST.



SPECIFICATIONS
PAVEMENT MARKING PAINT FOR FINAL AND TEMPORARY PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF AASHTO M248. EITHER TYPE N (REGULAR TRAFFIC PAINT) OR TYPE F (FAST DRY TRAFFIC PAINT) MAY BE USED. ALL PAVEMENT LINES AND MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. IMMEDIATELY BEFORE APPLYING THE PAVEMENT PAINT TO THE PAVEMENT OR CURB, THE SURFACE SHALL BE DRY AND ENTIRELY FREE FROM DIRT, GREASE, OIL OR OTHER FOREIGN MATTER. ALL PAVEMENT MARKING LINES SHALL BE 4" SOLID WHITE.

PAVEMENT MARKING DETAIL & SPECIFICATION
NOT TO SCALE



GENERAL NOTES

1. AGGREGATE FOR GRAVEL BASE
AGGREGATE FOR GRAVEL BASE SHALL BE SCREENED OR CRUSHED GRAVEL OF HARD DURABLE PARTICLES FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES. THE GRADATION OF THE PART THAT PASSES A 3 INCH SIEVE SHALL MEET THE GRADING REQUIREMENTS OF THE FOLLOWING TABLE:

SIEVE DESIGNATION	PERCENTAGE BY WEIGHT PASSING SQUARE MESH SIEVES	
	TYPE A AGGREGATE	TYPE D AGGREGATE
1/2 INCH	45-70	---
3/4 INCH	30-55	25-70
No. 40	0-20	0-30
No. 200	0-5	0-5

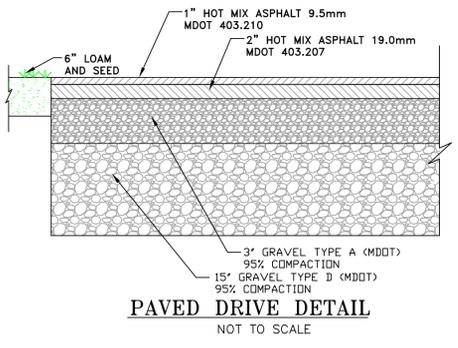
TYPE "A" AGGREGATE SHALL NOT CONTAIN PARTICLES WHICH WILL NOT PASS THE 2 INCH SQUARE MESH SIEVE.
TYPE "D" AGGREGATE SHALL NOT CONTAIN PARTICLES WHICH WILL NOT PASS THE 6 INCH SQUARE MESH SIEVE.

EACH LAYER AS APPLIED SHALL BE ROLLED WITH A 20 TON ROLLER. THE MATERIAL AS SPREAD SHALL BE WELL MIXED WITH NO POCKETS OF EITHER FINE OR COARSE MATERIAL. OVER SIZED STONES SHALL BE REMOVED FROM THE AGGREGATE.
EACH LAYER OF AGGREGATE SHALL BE PLACED OVER THE FULL WIDTH OF THE SECTION. AGGREGATE BASE AND SUB-BASE COURSES MAY BE PLACED UPON FROZEN SURFACES WHEN SUCH SURFACES HAVE BEEN PREVIOUSLY CONSTRUCTED.

THE SURFACE OF EACH LAYER SHALL BE MAINTAINED DURING COMPACTION OPERATIONS IN SUCH A MANNER THAT A UNIFORM TEXTURE IS PRODUCED AND THE AGGREGATE IS FIRMLY KEVED. THE MOISTURE CONTENT OF THE MATERIAL SHALL BE MAINTAINED AT THE PROPER PERCENT TO ATTAIN THE REQUIRED COMPACTION AND STABILITY. COMPACTION OF EACH LAYER SHALL BE CONTINUED UNTIL DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY" HAS BEEN ACHIEVED FOR THE FULL WIDTH AND DEPTH OF EACH LAYER AS APPLIED.
THE SURFACE TOLERANCE OF EACH BASE COURSE AS APPLIED SHALL BE 3/8 INCHES ABOVE OR BELOW THE REQUIRED TEMPLATE LINES.

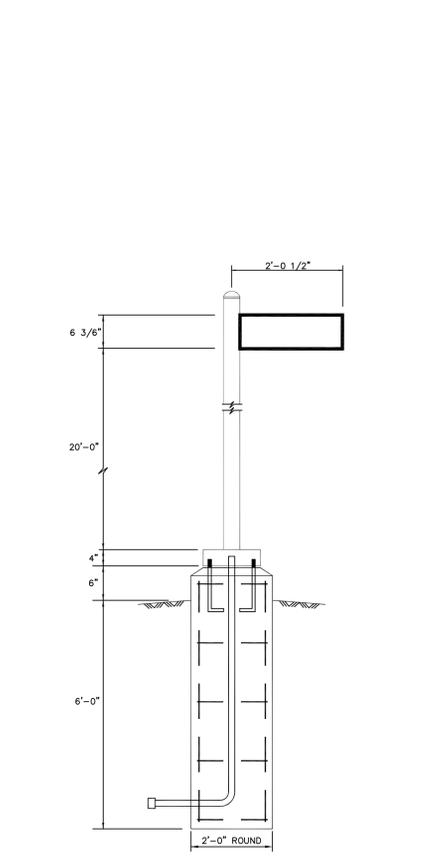
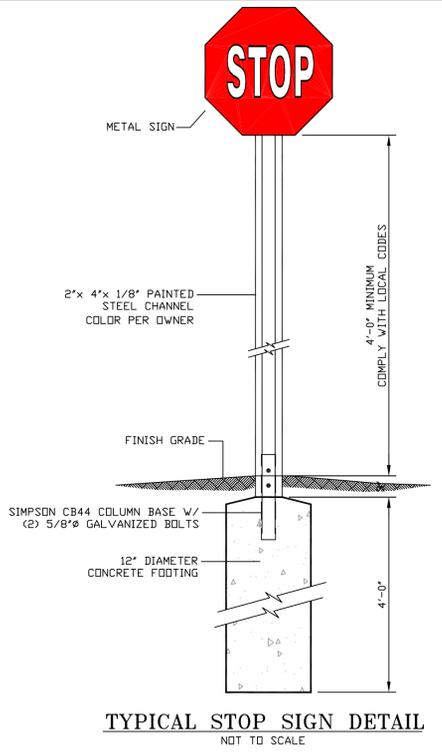
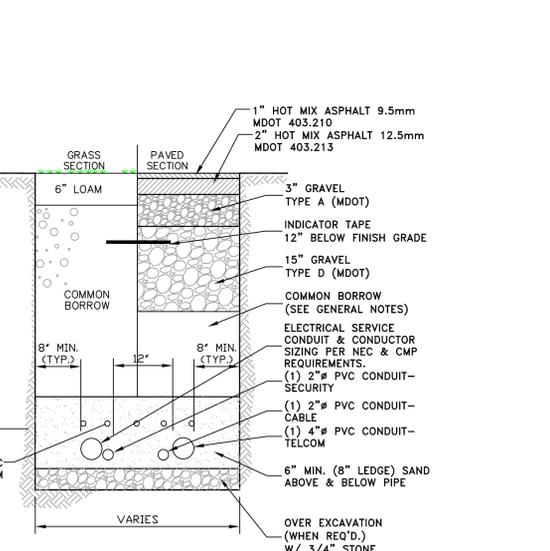
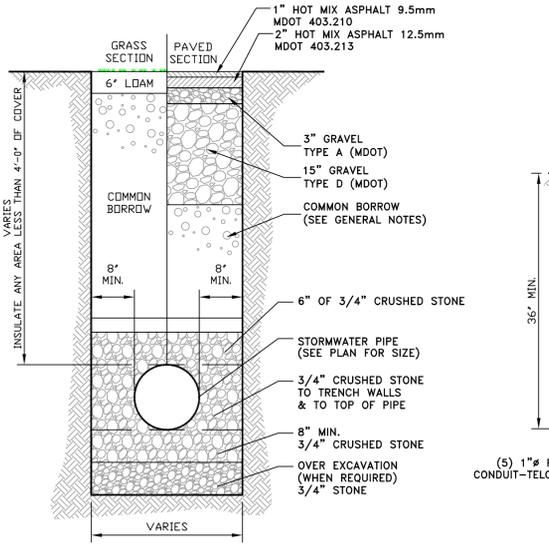
2. AGGREGATE FOR SUB-BASE
AGGREGATE FOR SUB-BASE SHALL BE TYPE "D" (MDOOT). IT SHALL BE FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES.

3. COMMON BORROW
COMMON BORROW SHALL CONSIST OF EARTH, SUITABLE FOR EMBANKMENT CONSTRUCTION. IT SHALL BE FREE FROM FROZEN MATERIAL, PERISHABLE RUBBISH, FEAT AND OTHER UNSUITABLE MATERIAL. THE MOISTURE CONTENT SHALL BE SUFFICIENT TO PROVIDE THE REQUIRED COMPACTION AND STABLE EMBANKMENT. IN NO CASE SHALL THE MOISTURE CONTENT EXCEED 4 PERCENT ABOVE OPTIMUM.
ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 95% OF ITS MAX. DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY". PLACE IN 9" TO 12" LIFTS.



TRENCH NOTES:

- CONTRACTOR SHALL COMPLY WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION REGULATIONS PERTAINING TO THE EXCAVATION OF ALL TRENCHES. CONTRACTOR SHALL ALLOW FOR PAYMENT OF ADDITIONAL EXCAVATION, TRENCH BOXES AND BACKFILL WITH REGARD TO COMPLYING WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION STANDARDS.
- ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY". PLACE IN 9" TO 12" LIFTS.



STATE OF MAINE
JAMES E. COFFIN
8500
LICENSED PROFESSIONAL ENGINEER
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E.S. COFFIN
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Ph: (207) 625-9473 Fax: (207) 625-9012 Toll Free: 1-800-444-9473

NO.	REVISIONS	DATE
1	MODIFIED LIGHT FIXTURE	12/12/16

SHEET TITLE: **SITE DETAILS II**
SCALE: AS SHOWN
DRAWN BY: TCH
CHECKED BY: JEC
DATE: DECEMBER 7, 2016
CLIENT PROJECT: **WINTHROP AREA FEDERAL CREDIT UNION**
LOCATION: LEIGHTON ROAD
TOWN: AUGUSTA COUNTY: KENNEBEC STATE: MAINE
PROJ. NO. 2016-244

C-3