

LEGEND	
EXISTING	PROPOSED
ROAD	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ABUTTERS PROPERTY LINE
	PROPERTY SETBACK
○	IRON ROD OR PIN FOUND
⊙	STORM DRAIN MANHOLE
⊙	STORM DRAIN CATCH BASIN
⊙	SANITARY SEWER MANHOLE
SS	SANITARY SEWER LINE
W	WATERLINE
SD	STORM DRAIN LINE
FD	FOUNDATION DRAIN LINE
RD	ROOF DRAIN LINE
ohu	CULVERT
	OVERHEAD UTILITIES
	UNDERGROUND UTILITIES
UGU	UTILITY POLE
	LIGHT POLE
	LIGHT FIXTURE
	GUARD RAIL
	METAL FENCE
	BUILDING
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	SLIPFORM CURB
	GRANITE CURB
	EDGE OF CONCRETE
	TREELINE
	TREES & SHRUBS
	TEST PIT
	RIPRAP

- GENERAL NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
 - ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
 - ALL WORK SHALL BE IN CONFORMANCE ALL UTILITY COMPANIES STANDARDS.
 - THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
 - ALL PAVEMENT/CONCRETE CUTS SHALL BE SAW CUT TO RESULT IN CLEAN EDGES. PAVEMENT SHIPLAP JOINTS SHALL BE INSTALLED PER DETAIL 8 ON SHEET C-401.
 - ALL WORK SHALL COMPLY WITH THE TOWN OF NAPLES AND MAINE DOT STREET OPENING PERMIT REQUIREMENTS.
 - ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING. REFER TO THE EROSION CONTROL PLAN NOTICE AND DRAWINGS FOR FURTHER EROSION CONTROL GUIDELINES.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
 - CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO MDOT SPECIFICATIONS, LATEST EDITION.

IMPERVIOUS AREA CALCULATIONS

EXISTING IMPERVIOUS AREA	= 67,972 SQUARE FEET
PROPOSED IMPERVIOUS AREA	= 80,657 SQUARE FEET
NET INCREASE OF IMPERVIOUS AREA	= 12,730 SQUARE FEET

ZONING INFORMATION

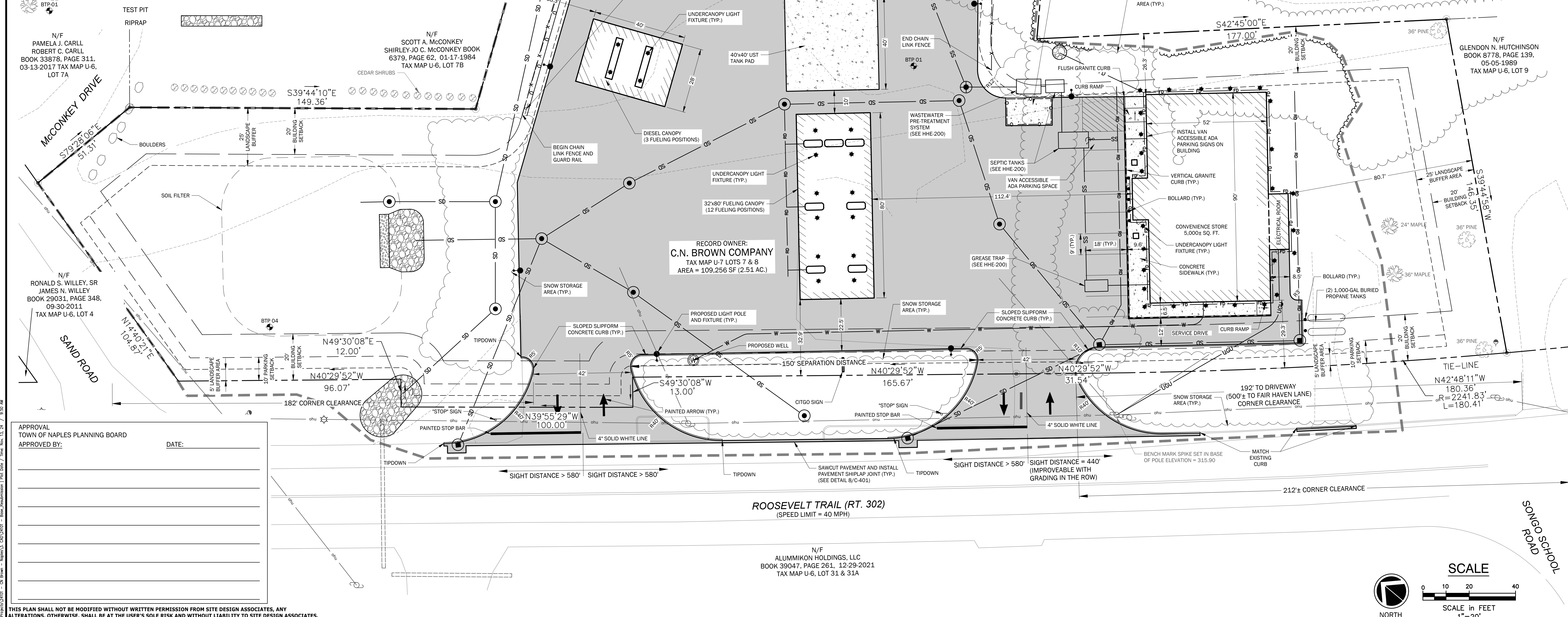
1. CLASSIFICATION:	COMMERCIAL
2. PERMITTED USES:	RETAIL
COMMERCIAL ZONE STANDARDS	
1. MIN. LOT SIZE:	40,000 SQUARE FEET
EXISTING	= 109,256 SQUARE FEET
PROPOSED	= NO CHANGE
2. MIN. STREET FRONTAGE:	100 FEET
EXISTING	= 598 FEET
PROPOSED	= NO CHANGE
3. MIN. FRONT SETBACK:	20 FEET
PROPOSED	= 29.3 FEET
4. MIN. SIDE SETBACK:	20 FEET
PROPOSED	= 36.3 FEET
5. MIN. REAR SETBACK:	20 FEET
PROPOSED	= 26.3 FEET
6. MAX. BUILDING HEIGHT:	55 FEET
PROPOSED	= 21.97 (STORE)
	= 20.85 (FUEL CANOPY)
	= 22.20 (DIESEL CANOPY)

PARCEL INFORMATION:

- OWNER OF RECORD: C.N. BROWN COMPANY
P.O. BOX 200
SOUTH PARIS, ME 04281
- STREET ADDRESS: 85-99 ROOSEVELT TRAIL, NAPLES, MAINE
- PARCELS: TOWN OF NAPLES TAX MAPS
MAP U-7 LOTS 7 & 8.
- TOTAL AREA OF PARCEL: 109,256 SF (2.51 AC.)
- SITE BENCHMARK: SPIKE SET IN UTILITY POLE AT EASTERLY ENTRANCE
ELEV. = 315.90 (NAVD88)

PLAN REFERENCES

- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED ON A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, 85 & 99 ROOSEVELT TRAIL, NAPLES, ME" REV. 2 DATED JUNE 26, 2023, PREPARED BY DIRIGO SURVEYING OF WINTHROP, MAINE.
- ELEVATIONS SHOWN ON THIS PLAN ARE ON THE NAVD88 VERTICAL DATUM.
- HORIZONTAL DATUM IS BASED ON NAD83 STATE PLANE GRID WEST ZONE IN FEET.
- UNDERGROUND UTILITIES WERE OBTAINED FROM SURFACE OBSERVATIONS AND TAKEN FROM PLANS OF SEVERAL SOURCES. SEE SURVEY PLAN REFERENCES.
- THERE ARE NO PROTECTED NATURAL RESOURCES WITHIN THE PROJECT SITE, PER BROADWATER ENVIRONMENTAL, LLC WETLAND SURVEY REPORT DATED DECEMBER 7, 2022.

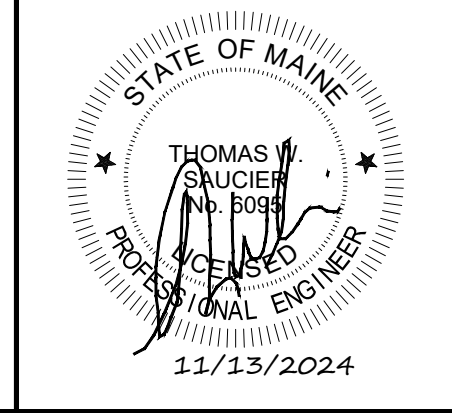


APPROVAL
TOWN OF NAPLES PLANNING BOARD

APPROVED BY: _____ DATE: _____

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	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
E	11/13/2024	UPDATED PER CONDITIONS OF APPROVAL									
D	8/27/2024	REVISED PER TOWN REVIEW COMMENTS									
C	8/8/2024	ISSUED FOR MDOT TMP									
B	8/5/2024	ISSUED FOR TOWN OF NAPLES SITE PLAN REVIEW									
A	7/17/2024	ISSUED FOR MDOT TMP									



Site Design Associates
Consulting Engineering & Land Planning
23 Whitney Way Topsham, Maine 04086 Tel: (207) 449-4275
CLIENT/OWNER: **C.N. BROWN COMPANY**
1 C.N. BROWN WAY, PARIS, MAINE 04281

DESIGN: DEPT.	PROJECT: CONVENIENCE STORE RECONSTRUCTION
DRAWN: DEPT.	85-99 ROOSEVELT TRAIL NAPLES, MAINE
CHKD: TWS	SITE PLAN
DATE: JULY 2024	PROJ. NO. 20-208-01
SCALE: 1" = 20'	DWG. NO. C-200

