

February 20, 2019

Alex Jaegerman, FAICP Director of Planning and Development Town of Yarmouth  
200 Main Street  
Yarmouth, ME 04096

**Re: Minor Site Planning Application, 28 Lafayette St**

Dear Mr. Jaegerman,

Please accept this summary letter and the included Exhibits as supplemental information to the Minor Site Plan Application Form which is attached.

The owner would like to open an Restaurant at 28 Lafayette St, which is in the CD-4/RP Zone. This Use is allowed by the Zoning Ordinance of the Town of Yarmouth. We feel that the proposed use will fit into the intended character of the neighborhood as described by the Zoning Ordinance.

**Project Description**

The property is a .149 Acre parcel in the CD-4 and RP (Village center and Resource Protection) Zone which includes a 3,525 SF Two Unit residence (3 Bedrooms total for both units), a small paved existing parking area, and a 400 sqft garage. The Owner hopes to open an Restaurant where the existing garage is located and leave the existing two units as they are. These two uses are to be completely separated with a 2-hour separation.

The property at 28 Lafayette Street is within walking distance to main street and the marina along with two parks next to the property. There is a public sidewalk across the street and the location is ideal for walking pedestrians to walk to the restaurant. The property is located next to a small park and Grist mill park.

The project does not change the character of the residential two unit house. The renovation of the garage keeps with the character of the two unit by copying the same roof pitch of the existing two unit house. Additionally, the changes to the garage into the Restaurant are in keeping with the design guidelines of the CD-4 architectural standards. The fire separation is being completed using. There is minimal impact to the residential/commercial character of this neighborhood. The project is also providing a needed service to the local family community.

Exhibit #1

Site Location Map - See attached cover sheet on set of attached plans

Exhibit #2

Construction Schedule is to be as follows:

April - June 2019: Demo of existing garage and re build into restaurant.

Exhibit #4

Applicant's deed - will be forwarded once received, before the planning board meeting.

Exhibit #8

Letter indicating that Owner is in good standing - See attached

Exhibit #9

Architectural Designer – Nick DeFries, 12 Romasco Ln, Portland, ME 04101 (207) 423-4335

Structural Engineer - Tim Shelly, 58 Mayberry Rd, Gray, ME 04039 (207) 657-8031

Exhibit #10

Letter from Sewer District – Will be forwarded when received

Exhibit #11

Letter from Water District – Will be forwarded when received

Exhibit #12

The traffic generation of the project is summarized as follows: 50-100 trips daily, from the hours of 11:00am to 9:00pm. This is an 10-hour day, with an average of 5-10 trips per hour. The majority of the traffic trips will be concentrated in the first two hours and in the last three hours of the operating day.

Exhibit #13

In the opinion of the Applicant, there are no problems on the site regarding drainage.

Exhibit #15

No earthwork or sediment displacement will be taking place during the construction.

Exhibit #16

Soils Report – see NCSS Soil Map attached

Exhibit #17

Exhibit #18

Dimensionally, the project complies with all requirements in the Zoning Ordinance. The existing two family unit building will remain and the improvements outside the restaurant will not change its character. The proposed parking spaces do not meet the requirements of a of the two unit and restaurant on the same property. The client is willing to lease out parking spaces in the park adjacent to the property or lease with other commercial properties.

Exhibit #21

The project does have the potential nuisance of noise from the restaurant. The property will follow the noise levels and requirements for this zoning area.

Sincerely,

Nick DeFries

# TOWN OF YARMOUTH

Department of Planning and Development  
200 Main Street Yarmouth, Maine 04096

(207)846-2401

WWW.YARMOUTH.ME.US

Fax: (207)846-2438

## SITE PLAN APPLICATION FORM

☒ Minor ☐ Major

Date: 2/18/19 Zoning District CD-4 Map 28 Lot 28 Ext

Site Location 28 LAFAYETTE  
Property Owner Shawn Tooley  
Mailing Address 31 Carriage Rd  
E-mail Address merchantcleaning@gmail.com  
Phone (707) 287-2050 Fax

Name of Project YARMOUTH TAKE OUT  
Existing Use Two-Family Unit  
Proposed Use Business/Restaurant and Two Family Unit

Amendment to a previously approved site plan? Yes  No X  
Special exception use? Yes  No X

**Fee: \$100.00/1000 sq. ft.; up to \$3000.00**

The Department of Planning and Development shall send notices to all property owners at a minimum of 500 feet including a description of the proposal. Letters will be at a cost of \$5/letter to the applicant.

The Town will correspond with only one contact person/agent for this project. Please provide the requested information regarding the contact person/agent.

Contact person/agent Shawn Tooley  
Mailing Address 31 carriage road  
E-mail Address merchantcleaning@gmail.com  
Phone (707) 287-2050 Fax

I certify that, to the best of my knowledge, all information provided in this application form and accompanying materials is true and accurate.

Shawn M. Tooley  
Signature of Owner  
(If signed by Owner's agent, provide written documentation of authority to act on behalf of applicant.)

"I authorize appropriate staff within the Yarmouth Planning Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to collect facts pertaining to my application."

SHAWN M. TOOLEY  
Print or type name and title of signer

## 1. PROJECT DESCRIPTION

- A. In a separate document please describe the overall project objectives and proposed uses of property, including quantity and type of residential units (if any).
- B. Project details
1. Name and approval date of subdivision this site is in (if applicable)  
n/a
- Subdivision lot numbers (if applicable) n/a
2. Assessor's Map number(s) 28 Lot number(s) 28
3. Existing zone(s) of the site
- Shoreland Overlay District ☒ Yes ☐ No  
Affordable Housing District ☐ Yes ☒ No  
Mobile Home Park Overlay ☐ Yes ☒ No
4. a. Total land area of site (all contiguous land in same ownership)  
8,608 SF ((8,495 sqft above high tide, 0.149 Ac)
- b. Total floor area of each proposed building in square feet  
2,868 SF - two family unit / 400 SF - garage
- c. Footprint of each proposed building in square feet  
996 SF - two family unit / 400 SF - restaurant
- d. Height of proposed building(s) 17 feet 1 stories
- e. Total number of proposed parking spaces
- f. Number of proposed handicap parking spaces 1
- C. Existing conditions
1. Existing land use two family unit
2. Total floor area of each existing building in square feet  
2,868 SF - two family unit / 400 SF - garage
3. Footprint of each existing building in square feet  
996 SF - two family unit / 400 SF - restaurant
- D. Attach as Exhibit #1 a map such as the Maine Atlas and Gazetteer map (clean photocopies are acceptable). Indicate the location of your project on map.
- E. Construction sequence
1. Estimated time of start of project april 1st, 2019  
Estimated time of completion of project june 30, 2019s
2. Is this to be a phased project? Yes ☐ No ☒
3. Attach as Exhibit #2 a construction schedule outlining the anticipated sequence of construction (beginning and completion) for the major aspects of the proposed project, including roads, erosion control and drainage measures, structures, sewer and water lines, other utilities, paving, landscaping.

## 2. RIGHT, TITLE, OR INTEREST

- A. Name and mailing address of record owner of the site

Shawn Tooley, 31 carriage rd, cumberland foreside, me 04110

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Phone (707) 287-2050

Fax

- B. Attach as Exhibit #3 evidence of corporate or partnership status, if applicant is not an individual.



- C. Attach as Exhibit #4 evidence of applicant's right, title, or interest in the site. A complete copy of the document must be provided; financial information may be deleted.
- D. Attach as Exhibit #5 a copy of the current owner's existing deed for the site.
- E. Attach as Exhibit #6 summary lists of all existing and all proposed easements or other burdens for this property. More detailed information may be required, depending on the particular circumstances of the site.
- F. If a condominium, homeowners, or property owners association will be established, attach as Exhibit #7 the articles of incorporation, the Declaration of Covenants and Responsibilities, and the proposed by-laws of the organization.

### 3. FINANCIAL CAPACITY

- A. Estimated cost of the project (including land purchase and development costs)  
\$75,000
- B. Attach as Exhibit #8 evidence of your financial capacity to complete the proposed development. Submit one or more of the following (please check as appropriate):
  - ☐ 1. A written statement from the applicant's bank or a certified public accountant who recently has audited the applicant's finances stating that the applicant has cash reserves in the amount of the estimated cost of the project and can devote those reserves to the project.
  - ☒ 2. When the applicant will personally finance the development, provide copies of bank statements or other evidence, which will indicate availability of funds, and evidence that the applicant can devote these funds to the project.
  - ☐ 3. The most recent corporate annual report showing availability of sufficient funds to finance the development, together with a statement from the applicant that the funds are available and will be used for the proposed project.
  - ☐ 4. A letter from a financial institution, governmental agency, or other funding agency, which indicates a timely commitment to provide a specified amount of funds and the uses for which the funds may be utilized.
  - ☐ 5. In cases where outside funding is required, but there can be no commitment of money until regulatory approvals are received, a formal letter of "intent to fund upon approval" from a funding institution indicating the amount of funds it is prepared to provide, their specified uses and the conditions on which funds will be made available.

### 4. TECHNICAL ABILITY

- A. List all projects undertaken by the applicant within the last five years, beginning with the most recent project:

28 lafayette st - renovation 12/18

- B. Have done no prior projects ☐

- C. Attach as Exhibit #9 a list of all consultants retained for this proposed project, such as engineers, architects, landscape architects, environmental consultants; and those firms or personnel who will be responsible for constructing, operating and maintaining the project.

### 5. SOLID WASTE

Attach as Exhibit #10 an explanation of the proposed method of collection, removal, and disposal for anticipated solid waste from this project.

### 6. WATER

Attach as Exhibit #11 written confirmation from the Yarmouth Water District that it can supply the proposed development and that the proposed plan has been approved by the District. If the



applicant proposes a private supply, provide evidence that a sufficient and healthful water supply is available for the proposed development.

**7. TRAFFIC**

Attach as Exhibit #12 a written evaluation and demonstration of the adequacy and availability of adjacent streets to serve the proposed project. If you must submit a full traffic study to DEP, provide two (2) copies with this application. (see Ch. 702 H.2.)

**8. SANITARY SEWERS AND STORM DRAINS**

- A. Estimated sewage gallons per day for the completed project  
556 gallons

Please note that the Town Manager must approve new sanitary sewer connections that are considered sewer extensions.

- B. Will this project generate industrial or non-sanitary waste that will enter the public sewer or drains? No ☒ Yes ☐  
If yes, please describe proposed types and amounts:
- 

- C. If a subsurface wastewater disposal system is proposed, provide evidence that it conforms to the requirements of the State Plumbing Code.

**9. SURFACE DRAINAGE AND-RUNOFF, STORMWATER MANAGEMENT**

- A. Attach as Exhibit #13 a description of any problems of drainage or topography, or a representation that, in the opinion of the applicant, there are none.  
B. Attach as Exhibit #14 a complete stormwater management plan, including drainage calculations for pre- and post-development for 2 yr. and 25 yr. storm events, a drainage plan, and an assessment of any pollutants in the stormwater runoff, that meets the requirements of Chapter 702, Review Criteria re Stormwater Management.

**10. EROSION AND SEDIMENTATION CONTROL**

- A. Attach as Exhibit #15 a written description of erosion and sedimentation control measures to be used during and after construction of the proposed project.  
B. Show on a plan the proposed location, type, and detail of erosion control devices, unless this information is included on a site plan drawing.

**11. SOILS**

- A. Attach as Exhibit #16 a medium intensity soils classification report, including description of soils and interpretation of engineering properties. Include geotechnical report, if applicable.  
B. Show on a plan the existing soil conditions on the site, unless this information is included on a site plan drawing. Include wetlands delineation and report, if applicable.

**12. SITE PLAN ORDINANCE REQUIREMENTS**

- A. Attach as Exhibit #17 list of approvals needed from other agencies, such as the General Board of Appeals, Army Corps of Engineers, and Maine Department of Environmental Protection.  
B. Attach as Exhibit #18 a written statement that explains how the project complies with the site plan review criteria and with specific performance standards required in the zoning district, if applicable. If applicable, please note how the proposal specifically complies with the separate components of the Route One Corridor Design Guidelines.  
C. Attach as Exhibit #19 a summary list and a written offer of cession to the Town of all proposed streets, utilities and open space proposed for dedication.  
D. Attach as Exhibit #20 all requests for waivers including an explanation of the undue hardship or special design requirements, which are the basis for the requests.  
E. Attach as Exhibit #21 a written explanation of all potential nuisances associated with this project and how they will be mitigated, or a representation that, in the opinion of the

applicant, there are none.

### **13. SITE PLAN DRAWINGS, MAPS**

- A. Site plan drawings
  - a. paper no larger than 24" x 36", with all drawings in a set the same size
  - b. bound and folded no larger than 9" x 12", with project name shown on front face of folded plan
  - c. number and date drawings, with space for revision dates
  - d. scale of the drawings shall be between 1"=20' and 1"=50'
  - e. show the entire parcel in single ownership, plus off-site easements
- B. Title block shall include:
  - a. identification of plan as "Site Plan"; "Amended" if applicable
  - b. name and address of project
  - c. name(s) and address(es) of site owner and of applicant
  - d. name and address of plan designer(s)
- C. Location map shall include:
  - a. abutting property within one thousand feet of project boundaries
  - b. outline of proposed project
  - c. zoning district(s) of abutting properties
  - d. at least one street intersection
- D. North arrow and scale.
- E. General plan notes shall include:
  - a. zoning district and list of applicable dimensional regulations comparing the required and proposed
  - b. proposed number of units
  - c. required and proposed number of parking spaces
  - d. total square footage of existing and proposed buildings
  - e. square footage of proposed building footprint
  - f. all requested waivers
  - g. indication if proposed structure is to be sprinklered
  - h. total square footage for each use, if applicable
- F. Name, location, width of existing and proposed streets.
- G. A Boundary Survey, Category 1, Condition 2, showing site boundaries.
- H. Setbacks as required by zoning ordinance; zone line if site is transected by a zone line or if zone line is within 30 feet of the boundaries of the site.
- I. Existing and proposed contours at 2' intervals. Show 1' contours and/or spot elevations if sufficient detail cannot be shown with 2' contours.
- J. Buildings, structures, and signs
  - a. location, dimensions, shape, facade elevations, entrances, materials, colors of exterior of proposed buildings, structures, and signs. (see Ch. 701, II, C, E, F)
  - b. description of all finish surface materials
  - c. location, dimensions, shape of existing buildings
  - d. building's setbacks from property line, if different from required yard setbacks
- K. Names of abutting property owners and locations of buildings and curb cuts on abutting properties.
- L. Locations and dimensions of parking areas, loading and unloading facilities, driveways, fire lanes, access points. Give typical parking space dimensions. (see Ch. 701, II H; Ch. 702, J.1, 2, 3)
- M. Location of all existing and proposed easements and rights-of-way, including identification of who has or will receive the easement.



- N. Location, dimensions, materials of existing and proposed pedestrian access ways.
- O. Location and size of existing and proposed utilities, both on-site and in adjoining public ways. Location of nearest existing hydrant. Include installation details for proposed utilities.
- P. Construction drawings showing plans, profiles, cross-sections, and details of appurtenances for sanitary sewer and storm drainage systems.
- Q. Location, height, wattage, bulb type of exterior and building-mounted lighting. Photometric plan consistent with requirements of site plan and zoning ordinances. (See Ch. 701, II X; Ch. 702, J. 4)
- R. Location and description of existing natural features, such as wetlands, watercourses, marshes, rock outcroppings, stands of trees. Natural features to be preserved must be identified on plan.
- S. Existing and proposed landscaping, fencing, screening. Include fence dimensions, location, material, and a table showing number of plants of each species, common and botanical names. Include planting and preservation details, if applicable. Indicate proposed snow storage area, if applicable. (see Ch. 701, II Y, and Ch. 702 J. 5)
- T. Grades, street profiles, typical cross-section, and specifications of proposed streets and sidewalks. These must meet the standards of Ch. 601, Article IV.
- U. A description of any right-of-way, street, sidewalk, open space, or other area the applicant proposes to designate as public.
- V. Name, registration number, seal, and signature of all registered professionals (engineer, land surveyor, architect, landscape architect, etc.) who prepared the plan.
- W. First floor finished floor elevation(s) for all proposed buildings.
- X. If project is within the RP district, extent of floodway and floodway fringe.
- Y. If project is within Shoreland Overlay District, show required setbacks.

Please be advised to keep in touch with the Director of Planning and Development throughout the process, 846-2401; fax 846-2403. Your responsiveness will help the process to run smoothly.

### **CONDITIONS OF APPROVAL**

The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant concerning the development and use of the property which appear in the record of the Planning Board proceedings are conditions of approval. No change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board.

**Surface Water and Groundwater:** No owner of a lot, his agents, or successors in interest shall alter the natural course of surface water on any lot in a way which would alter the natural flow of such water across any other parcel, unless such alteration is approved by the owners of all parcels affected. No owner of a lot, his agents, or successors in interest shall use blasting chemicals that generate perhlorates.



January 3, 2019

To the town of Yarmouth,

I authorize Nick DeFries architectural designer to act as my agent for the Minor Site Plan Application review, along with the planning board review, regarding the property at 28 Lafayette St, Yarmouth, ME.

Thank you,

Shawn Tooley

A handwritten signature in black ink that reads "Shawn Tooley". The signature is written in a cursive style with a large, sweeping initial 'S'.

## Nick DeFries, Architectural Designer

(207) 423-4335 [njdefries@hotmail.com](mailto:njdefries@hotmail.com) 12 Romasco Ln, Portland, ME 04101

February 19, 2019

Bob MacKinnon, Superintendent  
Yarmouth Water District  
PO Box 419  
181 Sligo Road  
Yarmouth, ME 04096

### **Re: Capacity to Serve, 28 Lafayette St**

Dear Mr. MacKinnon,

I am currently working on a project at 128 Lafayette St, Yarmouth. The property has an existing Two Unit Residence and the owner plans to separate the building into a Two Unit and a Carry Out Restaurant (Group: Business, Residential Group 3 per the IBC) on the first floor with one of the existing units on the first floor as well, and the other existing dwelling unit on the second floor. The property is served by the public sewer system and the Yarmouth Water District.

We are requesting a Capacity to Serve letter for the proposed change of Use to the property. The design flows, per the Maine State Wastewater Disposal Rules (MCR 241) Table 4A and 4C are estimated below:

Existing Use: 3 Bedroom Two Unit: **360 GPD**

Proposed Use: 3 Bedroom Two Unit and Carry Out Restaurant: (2) 2 or less bedroom dwelling units = 360 GPD + Eating place, 2 meals/day 8 seats @ 20 GPD = 160 GPD + 3 Employees @ 12 GPD + the 36 GPD Total = **556 GPD**

Increased Use = 196 GPD, which is a 55% increase

There will also be a small commercial sprinkler system with a max of 12 sprinkler heads in the restaurant which houses the cooking and seating of the restaurant. Please contact me with any questions or for further information.

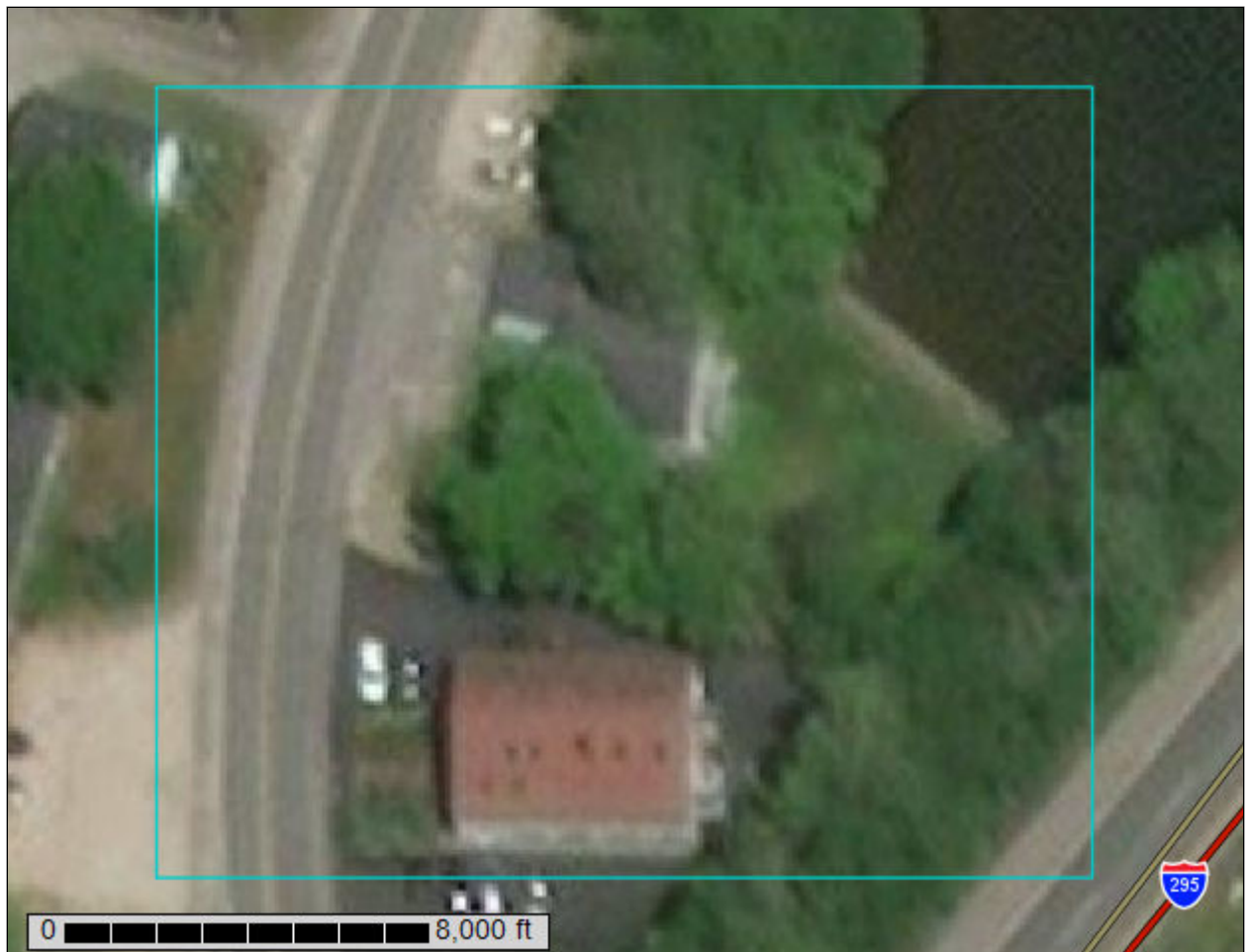
Sincerely,

Nick DeFries



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

# Custom Soil Resource Report for Cumberland County and Part of Oxford County, Maine





# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

## Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.



# Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map




## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)


### Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features

 Blowout

 Borrow Pit


 Clay Spot


 Closed Depression

 Gravel Pit

 Gravelly Spot


 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water


 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole


 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

### Water Features

 Streams and Canals

### Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine  
Survey Area Data: Version 15, Sep 6, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Oct 13, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

## MAP LEGEND

## MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



# YARMOUTH TAKE OUT



EXTERIOR RENDERING

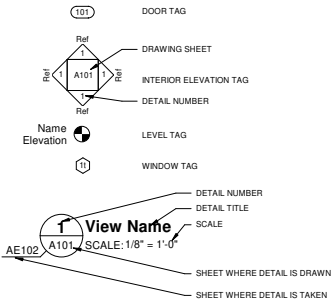
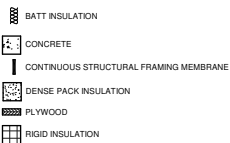


AREA MAP  
NOT TO SCALE



VICINITY MAP  
NOT TO SCALE

## DRAWING LEGEND



## LIST OF ABBREVIATIONS

AND	LSL	LAMINATED-STRAND LUMBER
@	LVL	LAMINATED-VENEER LUMBER
ALUM	MAX	MAXIMUM
ADJ	MECH	MECHANICAL
ADA	MIN	MINIMUM
APPROX	MTL	METAL
BD	N	NORTH
BLDG	NO	NUMBER
BLDG	O.C.	ON CENTER
CLG	PNT	PAINT
CMU	PLYWD	PLYWOOD
COL	#	PARALLEL
CONC	LB	POUNDS PER SQUARE FOOT
CONT	PSF	POUNDS PER SQUARE INCH
COORD	PSI	PRESSURE-TREATED
CPT	REBAR	REINFORCE STEEL
CWT	REQD	REQUIRED
DIA	SIM	SIMILAR
DN	STL	STEEL
DWG	STRUCT	STRUCTURAL
EA	SS	STAINLESS STEEL
ELEC	SYS	SYSTEM
ELEV	SOFT	SQUARE FOOT/FEET
EXIST	T&G	TONGUE AND GROOVE
EXT	TYP	TYPICAL
FDN	W	WIDTH
FT	WW	WELDED WIRE MESH
F.F.L.		
GYP BD		
H, HOT		
HORIZ		
IBC		
IN		
INSUL		
IPC		
LF		

## GENERAL CONSTRUCTION NOTES:

- WORK INCLUDED IN THIS CONTRACT SHALL CONFIRM TO STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT INCLUDING IBC AND NFPA 101, CURRENT EDITION.
- FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS AND REPORT DISCREPANCIES TO THE OWNER. PROCEED WITH THE WORK ONLY AFTER THE DISCREPANCIES HAVE BEEN RESOLVED BY THE OWNER.
- WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE DRAWINGS.
- CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT AREAS TO REMAIN.
- AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A SAFE, WEATHERTIGHT, SECURE, NEAT AND CLEAN MANNER.
- OBTAIN PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK.
- PROVIDE TEMPORARY PROTECTION FROM THE WEATHER FOR EXPOSED STRUCTURE.
- PROVIDE BARRICADES AND SIGNAGE AT WORK AREAS TO PREVENT THE PUBLIC FROM ENTERING AREAS OF WORK.
- COORDINATE THE TIMING AND SEQUENCE OF WORK WITH OWNER AND THE APPROPRIATE AUTHORITIES.
- DISRUPTIVE WORK: DISRUPTIVE/ NOISY WORK SHALL BE PERFORMED AS DIRECTED BY THE OWNER.
- IT IS UNKNOWN IF HAZARDOUS MATERIALS ARE PRESENT WITHIN THE SCOPE OR WORK AREA. IF SUSPECTED MATERIALS ARE ENCOUNTERED, NOTIFY THE OWNER PRIOR TO COMMENCING WORK.

NICK DEFRIES  
ARCHITECTURAL DESIGNER

12 Romanco Ln, Portland,  
Maine 04101 (7) 207-423-4335

YARMOUTH  
TAKE OUT

28 LAFAYETTE ST,  
YARMOUTH, ME, 04096

DESIGNED BY: NJD  
DRAWN BY: NJD

PROJECT: 2.1.18

CONSTRUCTION DRAWINGS

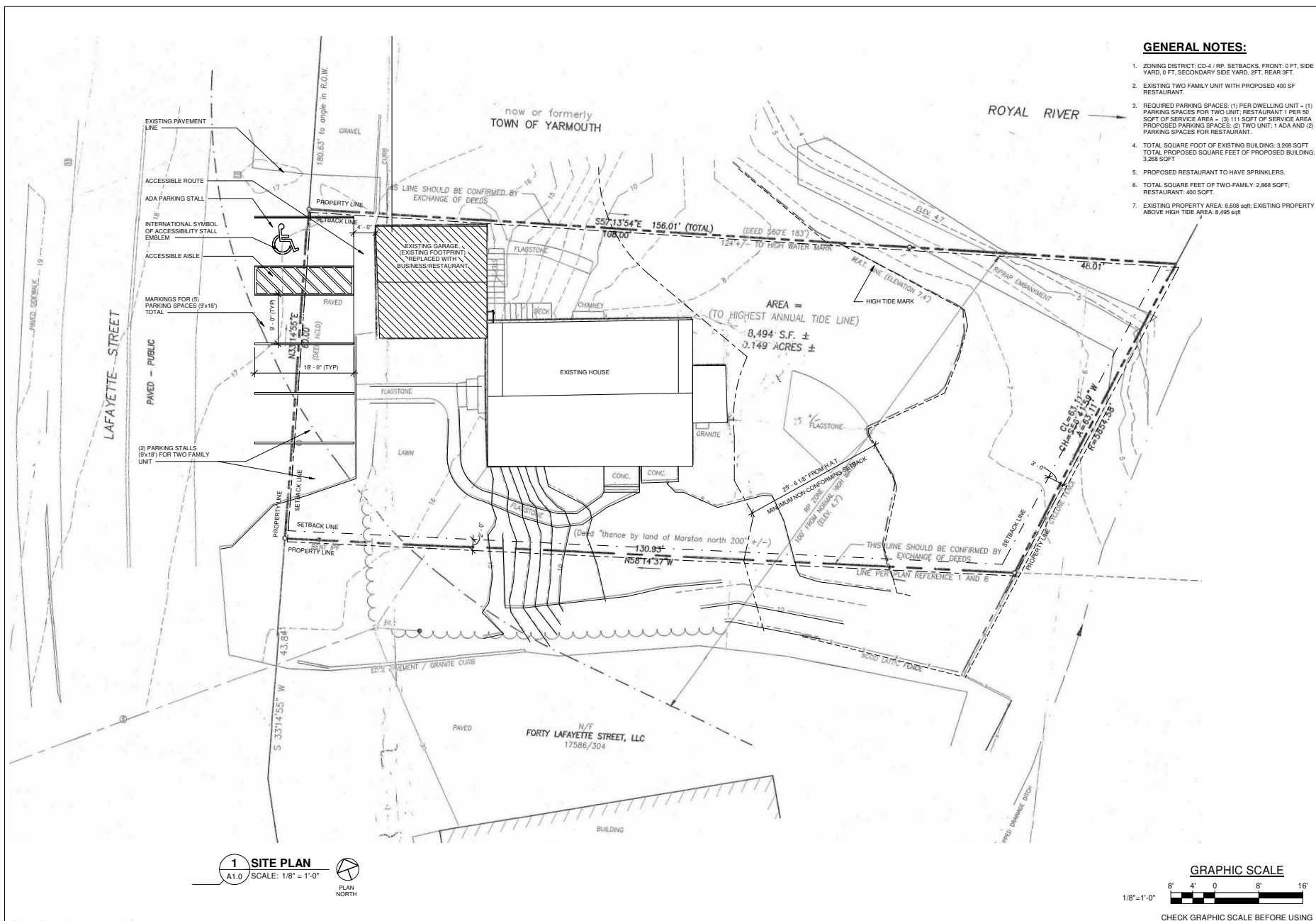
COVER SHEET

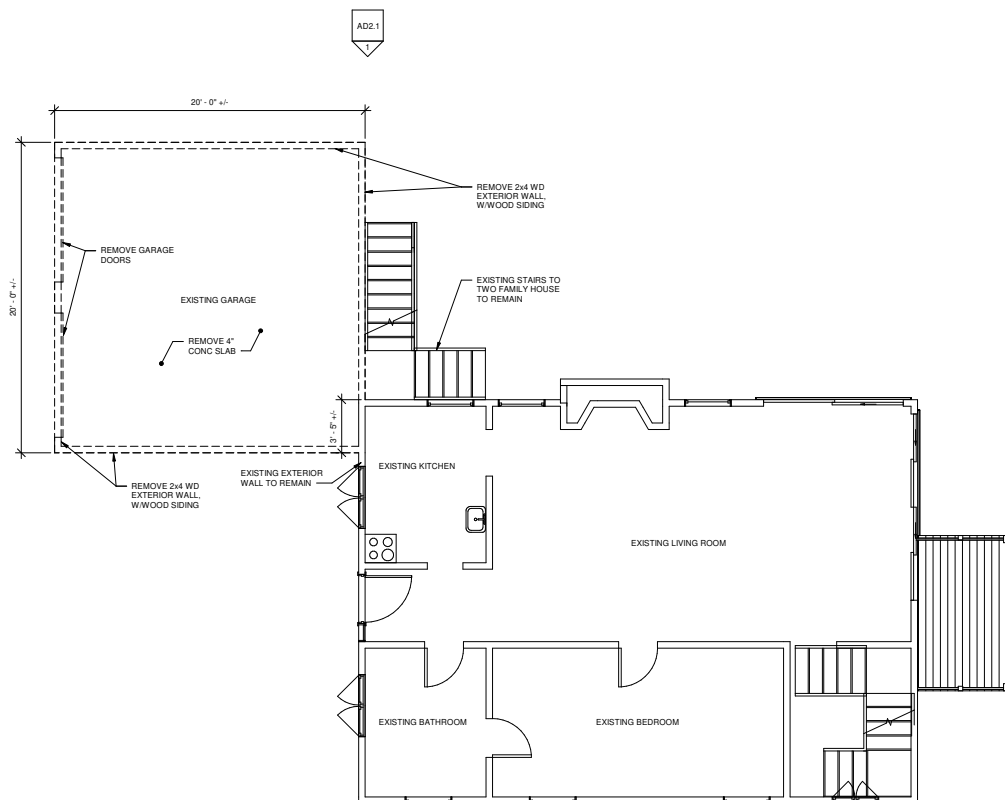
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DATE: 2/18/19

DWG: C001

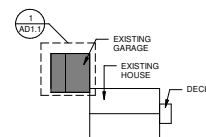
SHEET: 1 OF 7





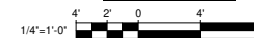
1 REMOVALS FIRST FLOOR

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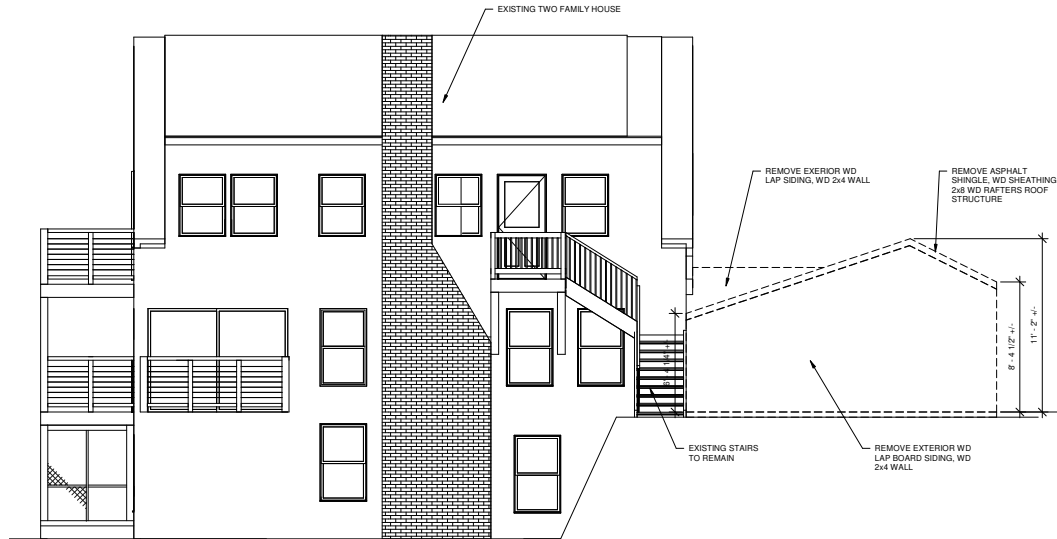


KEYPLAN

GRAPHIC SCALE

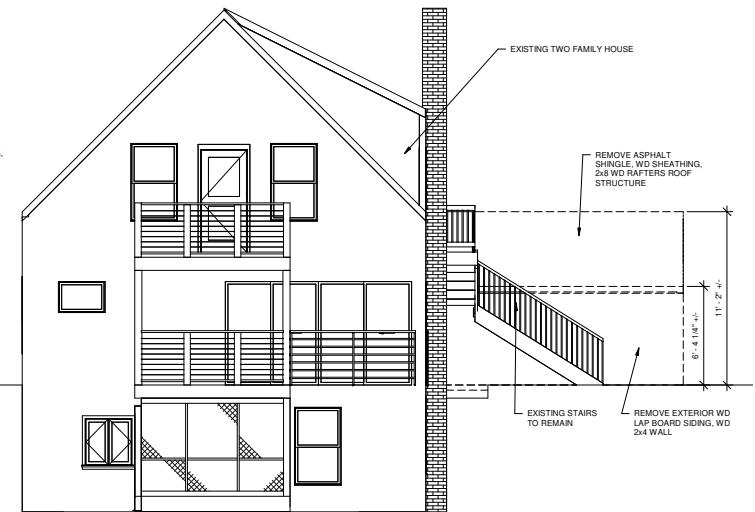


CHECK GRAPHIC SCALE BEFORE USING



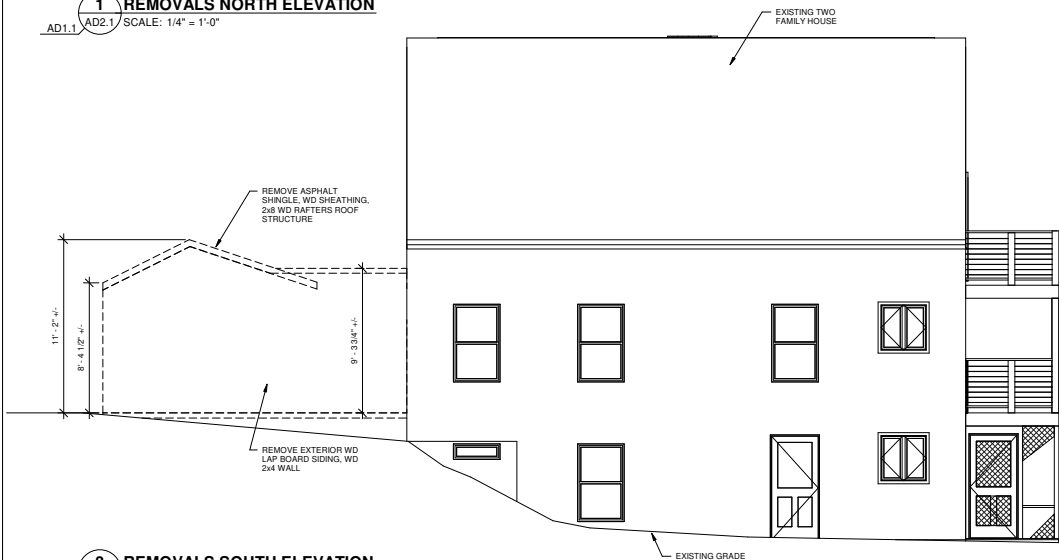
**1 REMOVALS NORTH ELEVATION**  
AD2.1 SCALE: 1/4" = 1'-0"

A1.1



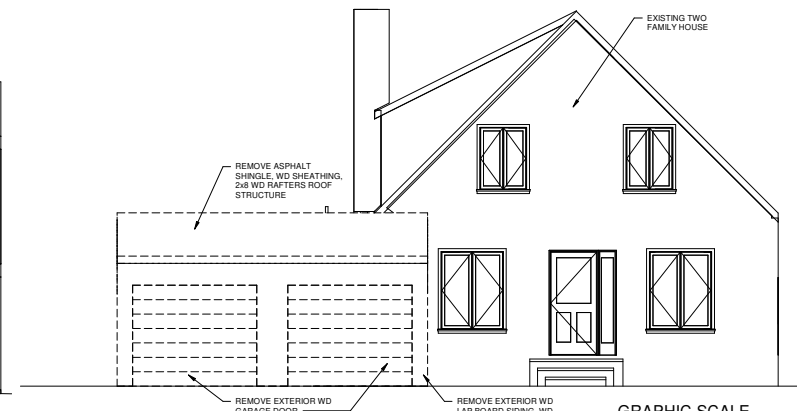
**2 REMOVALS EAST ELEVATION**  
AD2.1 SCALE: 1/4" = 1'-0"

A1.1



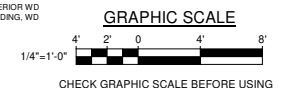
**3 REMOVALS SOUTH ELEVATION**  
AD2.1 SCALE: 1/4" = 1'-0"

A1.1

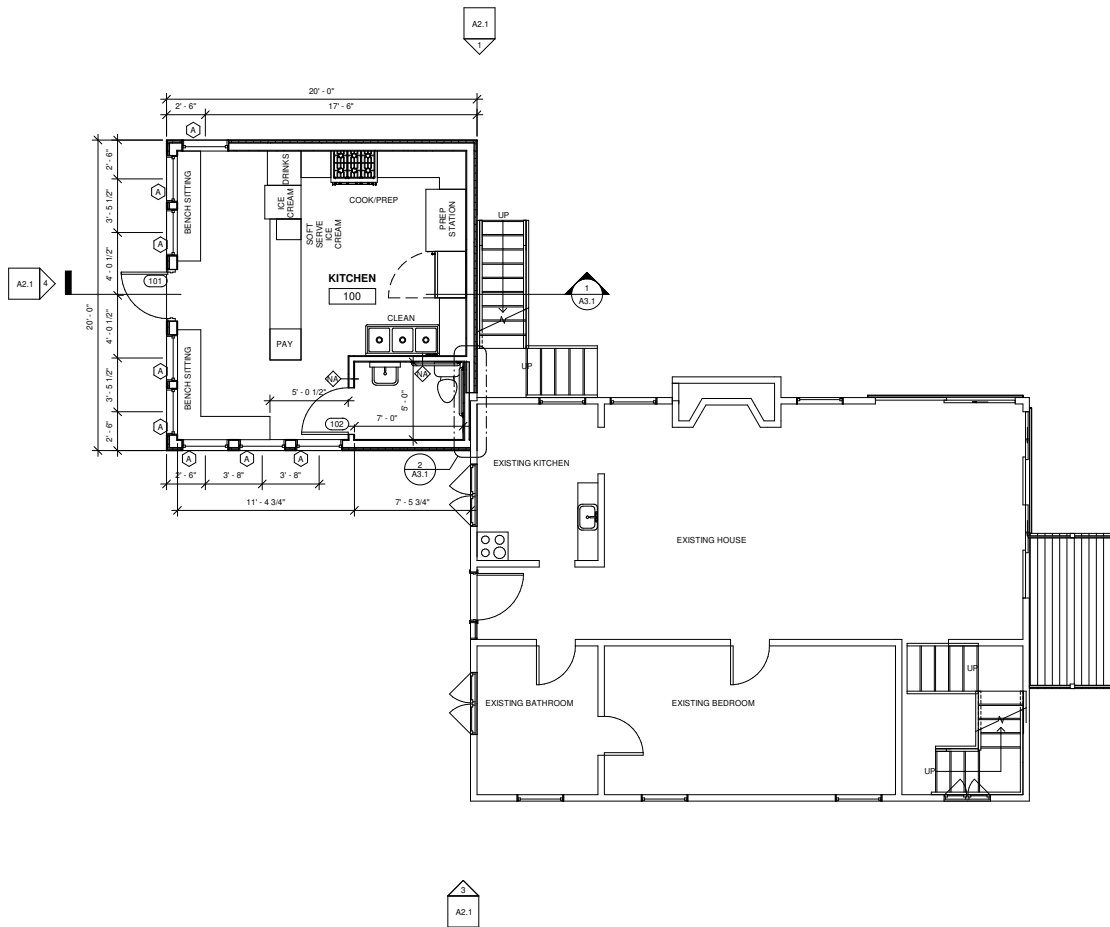


**4 REMOVALS WEST ELEVATION**  
AD2.1 SCALE: 1/4" = 1'-0"

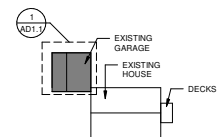
A1.1



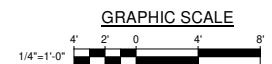




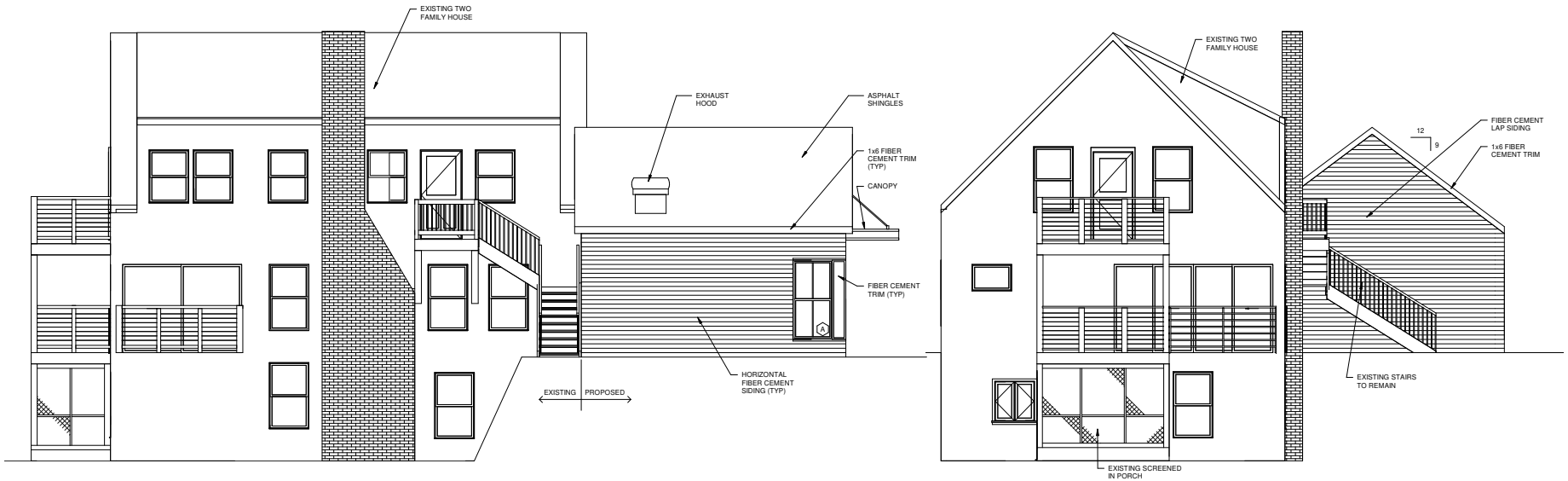
1 FIRST FLOOR PLAN  
A1.1 SCALE: 1/4" = 1'-0"



KEYPLAN



CHECK GRAPHIC SCALE BEFORE USING

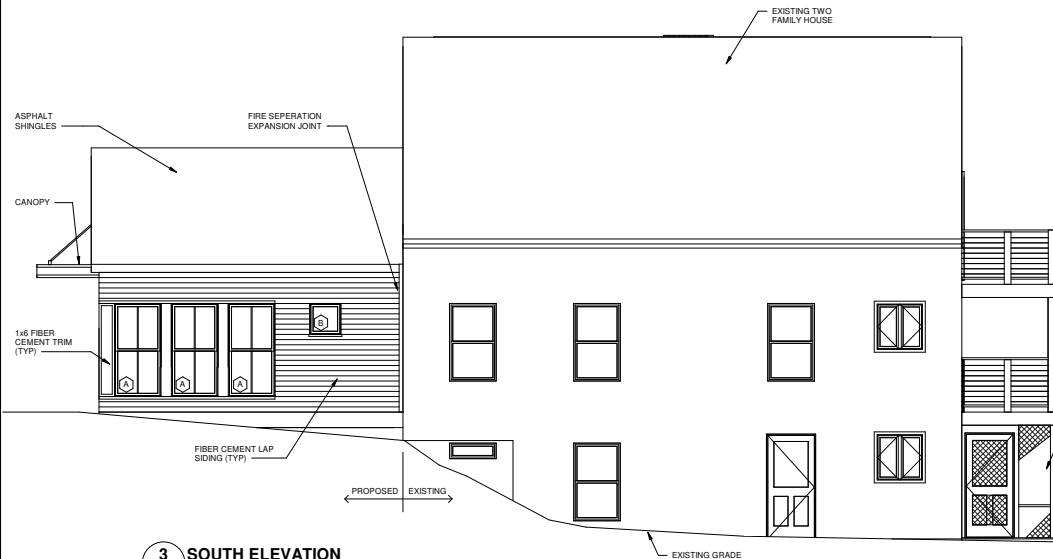


**1 NORTH ELEVATION**

A1.1 A2.1 SCALE: 1/4" = 1'-0"

**2 EAST ELEVATION**

A1.1 A2.1 SCALE: 1/4" = 1'-0"



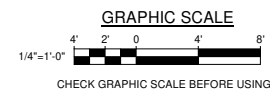
**3 SOUTH ELEVATION**

A1.1 A2.1 SCALE: 1/4" = 1'-0"

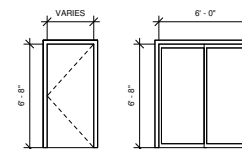


**4 WEST ELEVATION**

A1.1 A2.1 SCALE: 1/4" = 1'-0"

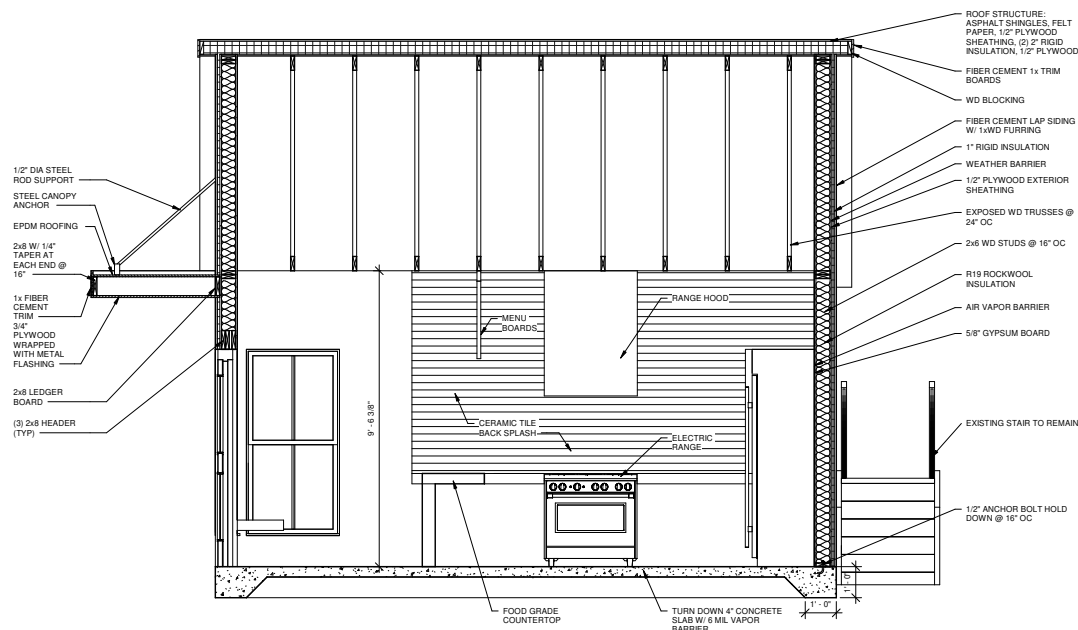


Door Schedule				
DOOR NUMBER	Height	Width	Thickness	Comments
101	6' - 8"	3' - 0"	1 3/4"	
102	6' - 8"	3' - 0"	1 3/4"	

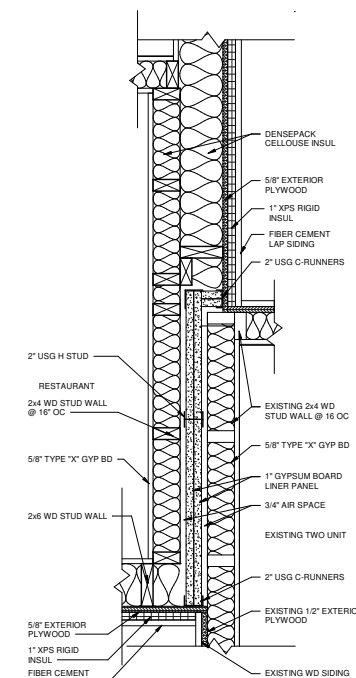


**DOOR LEGEND**  
SCALE: 1/4" = 1'-0"

Window Schedule				
Mark	Width	Height	Sill Height	Comments
A	3' - 0"	6' - 0"	1' - 0"	
B	2' - 0"	2' - 0"	5' - 0"	



**1 SECTION THRU TAKE OUT**  
A3.1 SCALE: 1/2" = 1'-0"



**2 FIRE SEPERATION PLAN DETAIL**  
A3.1 SCALE: 1 1/2" = 1'-0"



CHECK GRAPHIC SCALE BEFORE USING