

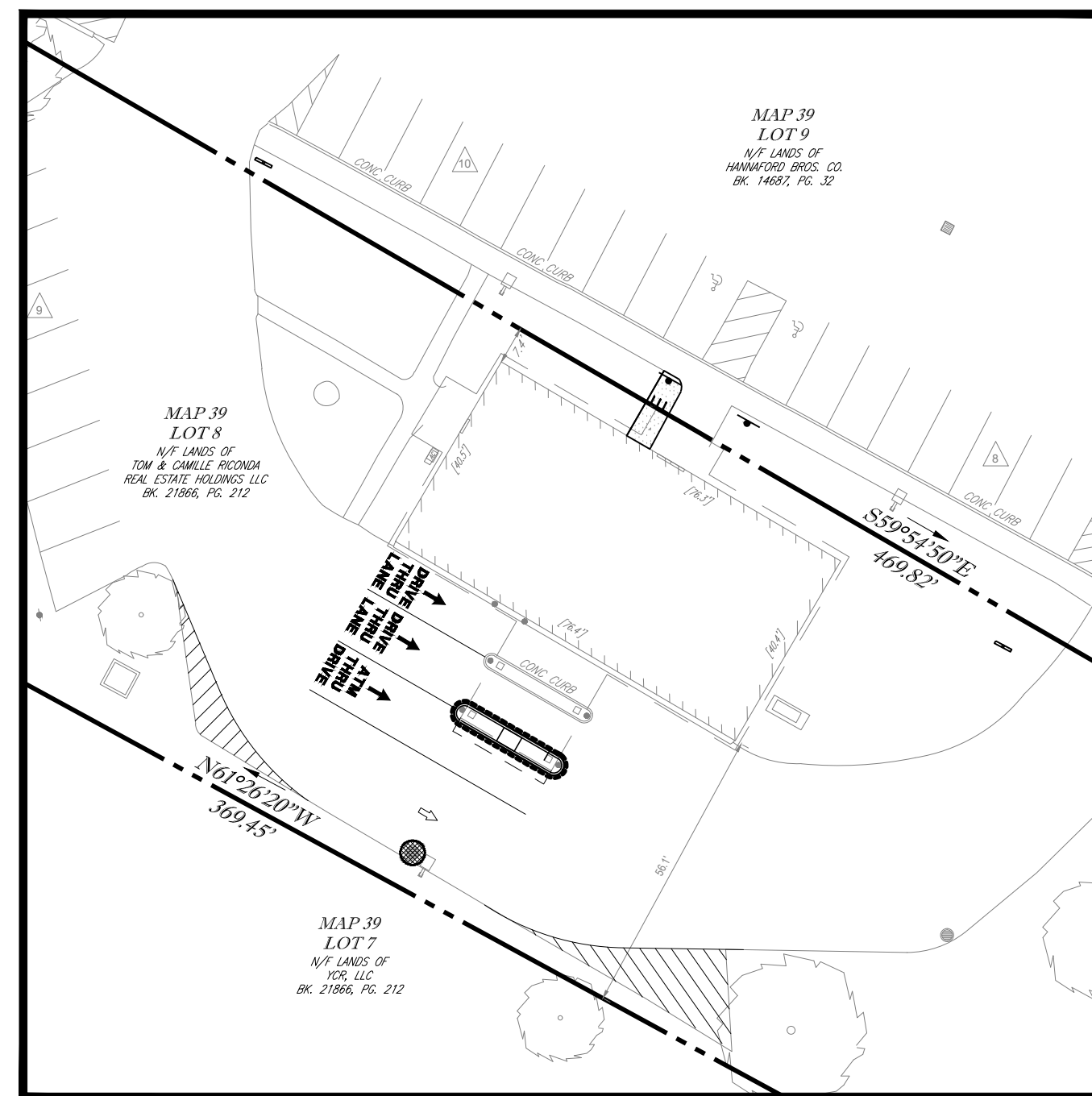
SITE DEVELOPMENT PLANS

FOR



PROPOSED DRIVE-THRU ATM

LOCATION OF SITE
730 US ROUTE 1, TOWN OF YARMOUTH
CUMBERLAND COUNTY, MAINE
MAP 39, LOT 8



LOCATION MAP
SCALE: 1" = 30'



AERIAL MAP
SCALE: 1" = 100'
SOURCE: GOOGLE AERIAL

OWNER
TOM & CAMILLE RICOONDA
REAL ESTATE HOLDINGS LLC
46 INDIAN WELLS
BREWSTER, NY 10599

PREPARED BY



SHEET INDEX	
SHEET TITLE	NUMBER
COVER SHEET	C-101
GENERAL NOTES AND LEGEND	C-102
EXISTING CONDITIONS/ DEMOLITION PLAN	C-201
SITE PLAN	C-301
GRADING & UTILITY PLAN	C-401
CONSTRUCTION DETAILS	C-901
LANDSCAPE PLAN	L-101
LANDSCAPE NOTES AND DETAILS	L-102
LIGHTING PLAN	L-201
ALTA SURVEY	1 OF 1

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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REVISIONS

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PROJECT No.: MAA230319-00-0A
DRAWN BY: CD/JJ
CHECKED BY: NDR/DM
DATE: 02/19/24
CAD ID: P-CIVL-PROP

PROJECT:
SITE DEVELOPMENT PLANS
FOR

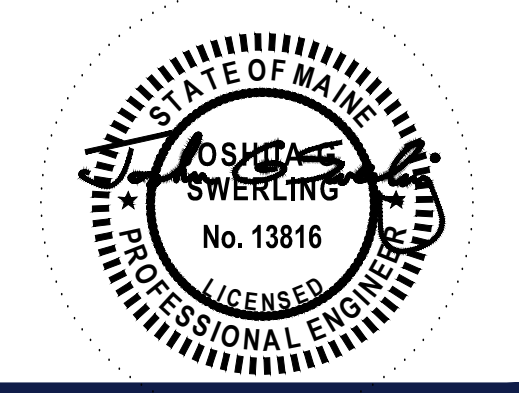


PROPOSED
DRIVE-THRU ATM
MAP: 39 | LOT: 8
730 US-1
CUMBERLAND COUNTY
YARMOUTH, ME

BOHLER

352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com



SHEET TITLE:

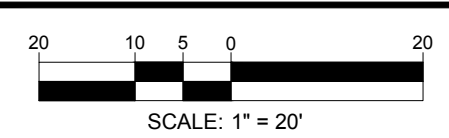
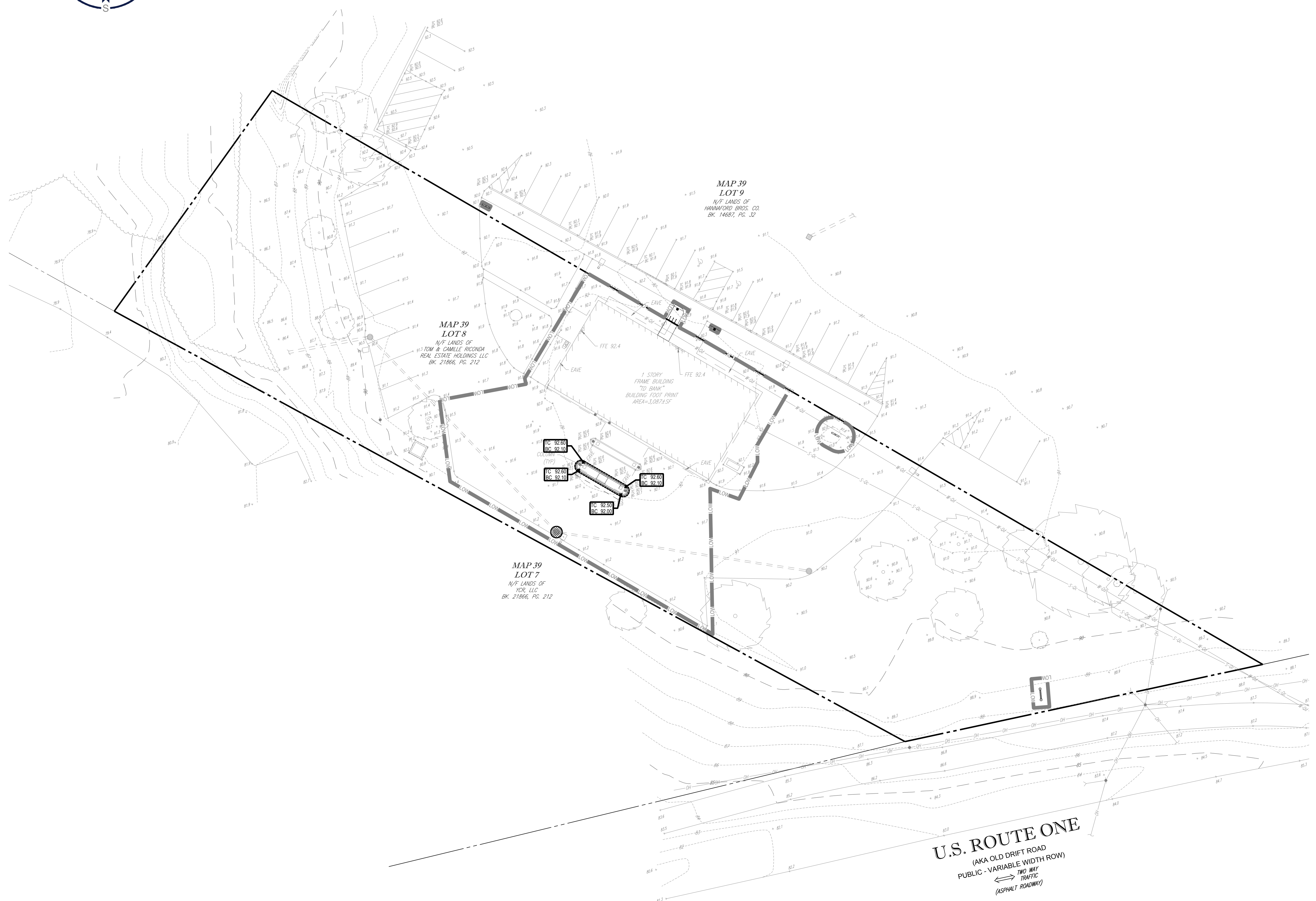
COVER SHEET

SHEET NUMBER:

C-101

ORG. DATE - 02/19/24

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL, STATE AND FEDERAL CODES.



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PROJECT No.: MAA230319-00-0A
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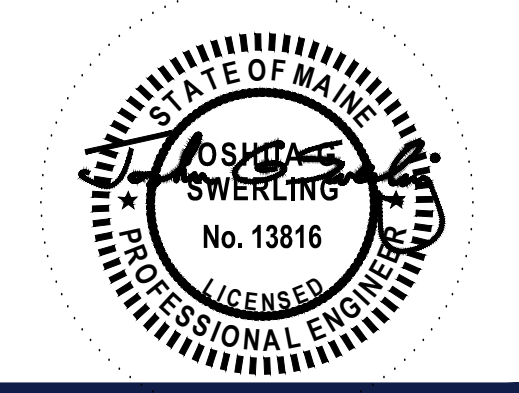
PROJECT:

SITE DEVELOPMENT PLANS
 FOR

TD Bank

PROPOSED DRIVE-THRU ATM
 MAP: 39 | LOT: 8
 730 US-1
 CUMBERLAND COUNTY
 YARMOUTH, ME

BOHLER
 352 TURNPIKE ROAD, 3rd FLOOR
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
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SHEET TITLE:
GRADING & UTILITY PLAN

SHEET NUMBER:
C-401

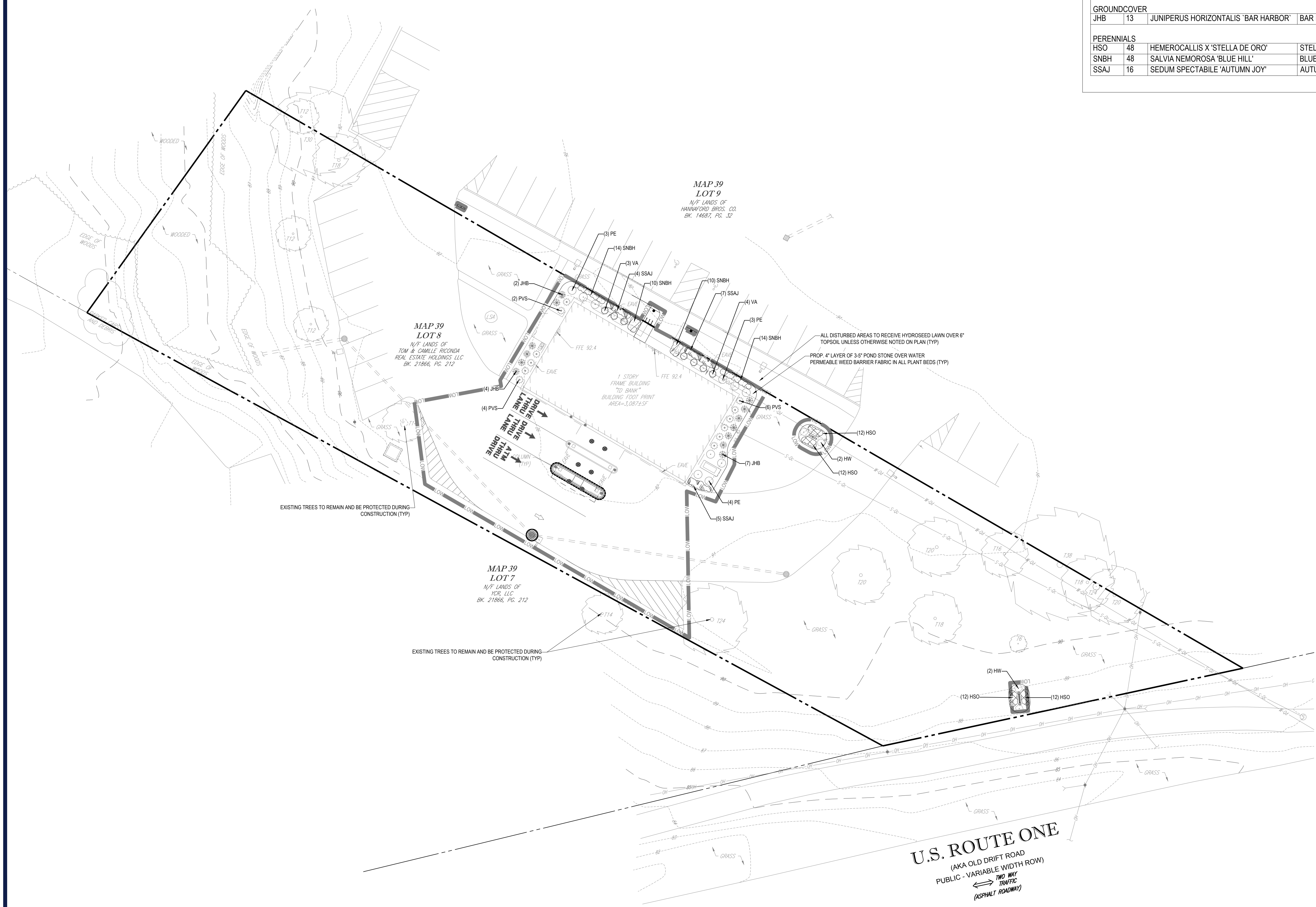
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PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
HW	4	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA	2-3'	CONTAINER
PE	10	PINUS STROBUS 'NANA'	DWARF WHITE PINE	2-3'	CONTAINER
VA	7	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	15-18"	CONTAINER
GRASSES					
PVS	12	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.	CONTAINER
GROUNDCOVER					
JHB	13	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD	CONTAINER
PERENNIALS					
HSD	48	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL.	CONTAINER
SNBH	48	SALVIA NEMOROSA 'BLUE HILL'	BLUE HILL MEADOW SAGE	1 GAL.	CONTAINER
SSAJ	16	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	1 GAL.	CONTAINER



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PROJECT: SITE DEVELOPMENT PLANS FOR



PROPOSED DRIVE-THRU ATM
MAP: 39 | LOT: 8
730 US-1
CUMBERLAND COUNTY
YARMOUTH, ME

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352 TURNPIKE ROAD, 3rd FLOOR
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SHEET TITLE:
LANDSCAPE PLAN

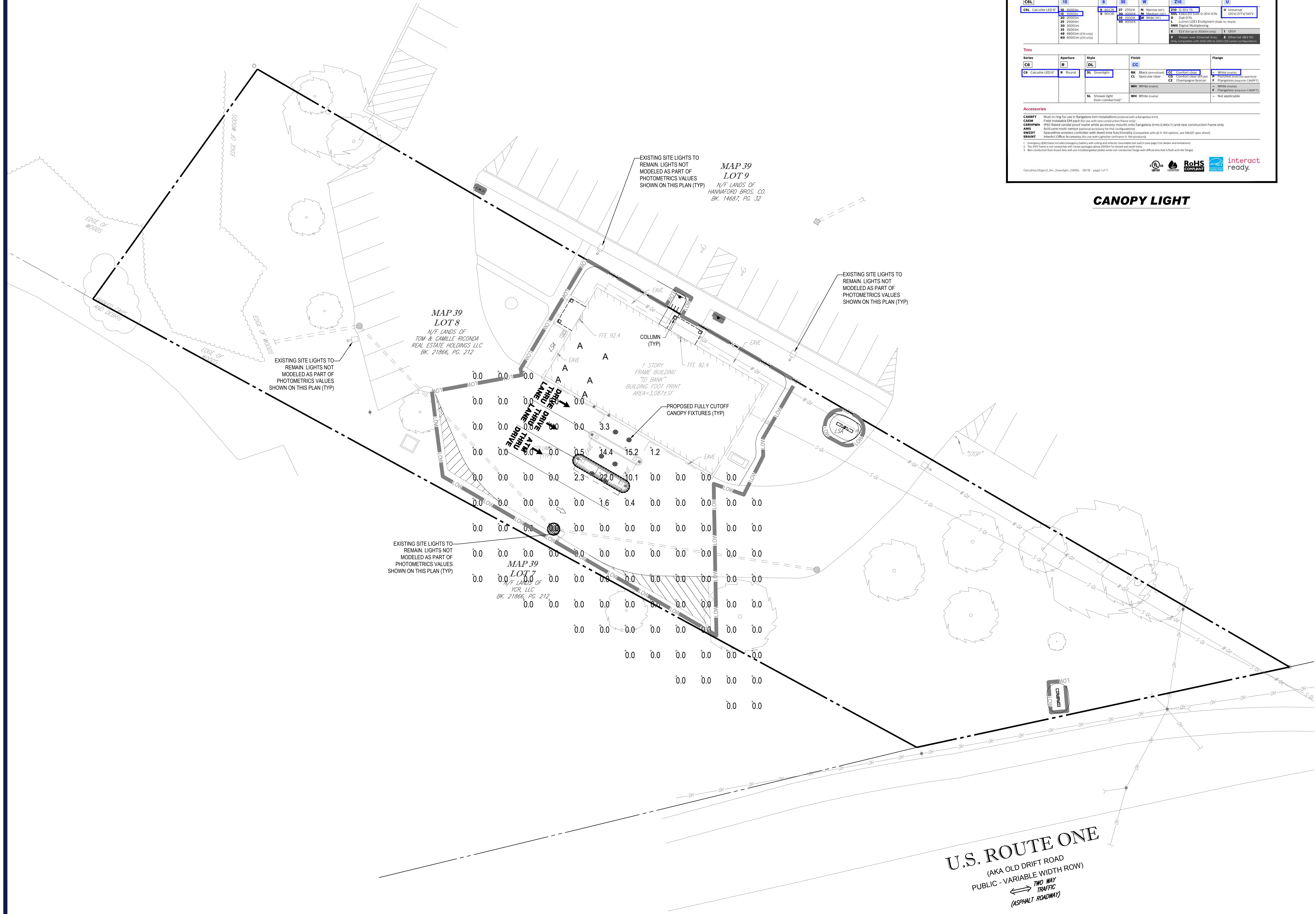
SHEET NUMBER:
L-101

ORG. DATE - 02/19/24

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

SCALE: 1" = 20'

P:\2023\MAA230319\00\DRAWINGS\PLAN SET\SP-01RLLSCP-MAA230319-00-0A-1-1-1\LAYOUT-L-101.LSP



LIGHTOLIER
by @lightify

Downlighting
Calculte LED 6" gen 3
C6RDL Round Downlight

Calculte LED 6" generation 3 features industry leading visual comfort, excellent uniform illumination over time, and patented installation flexibility.

Considerations: Frame - Rigid; Trim - Accessible (optional)

Frame	Installation	Voltage/Options
GR	R	120V/277V (specify for Power Over Ethernet) 30V (not compatible with LED dimming)
GR	R	120V/277V (specify for Power Over Ethernet) 30V (not compatible with LED dimming)

Engine	Lenses	GR	DCR	Beam	Downlight	Voltage
CEL	15	E	35	W	210	120
CEL	15	E	35	W	210	120

Trim	Aperture	Style	Finish	Flange
CR	R	DL	CC	W
CR	R	DL	CC	W

Accessories:

- CANET** - Made in Hong Kong for use in applications from residential to commercial.
- CANET** - Field installable DMX jack for use with non construction frame only.
- CONFORM** - RFI Shielded conductive gasket and/or epoxy resin used for gaskets, bolts, screws, nuts, washers, and other construction frame only.
- ANS** - Adjustable multi-sensor sensor assembly for this application.
- DMZT** - DMZT sensor controller with DMZT frame (DMZT sensor is sold separately with all 0-10V dimming, see DMZT spec sheet).
- DMZT** - DMZT sensor controller with DMZT frame (DMZT sensor is sold separately with all 0-10V dimming, see DMZT spec sheet).

© 2019 Lightolier Inc. All rights reserved. See www.lightolier.com for more information.
1. The DMZT sensor controller is not compatible with 200V or 277V dimming.
2. Non-conductive fasteners like stainless steel screws and nuts are not recommended with this fixture. Use stainless steel screws and nuts.

Download: Lightolier.com/Downlighting_C6RDL_0670_page1of7

CANOPY LIGHT

- GENERAL LIGHTING NOTES** (REV. 6/2023)
- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS SPECIFIC NOTES.
 - THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRE MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRE AND OTHER RELATED VARIABLE FIELD CONDITIONS.
 - THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-08 TESTING. THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
 - THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOT-CANDELES (FC).
 - THE LUMINAIRE, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING (IF NECESSARY) ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNER'S.
 - WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC. ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
 - THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRE, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES. CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
 - IT IS THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING ANY AND ALL POWER SOURCES, AND TRIMMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS.
 - THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND/OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
 - THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
 - THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRING PER STATE REGULATIONS.
 - WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
 - UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

LUMINAIRE SCHEDULE

SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
● A 6	6	CANOPY	1500	0.90	LIGHTOLIER CALCULTE LED 6" GEN 3 CANOPY LIGHT MOUNTED @ EXISTING HEIGHT: C6L15_MZ10U

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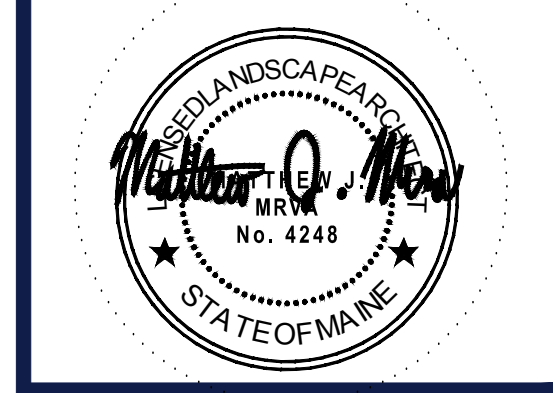
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PROJECT No.: MAA230319-00-0A
DRAWN BY: CD/JJ
CHECKED BY: NDR/M
DATE: 02/19/24
CAD ID: P-GNRL-LSCP

SITE DEVELOPMENT PLANS
FOR
TD Bank

PROPOSED DRIVE-THRU ATM
MAP: 39 | LOT: 8
730 US-1
CUMBERLAND COUNTY
YARMOUTH, ME

BOHLER
352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com



SHEET TITLE:
LIGHTING PLAN

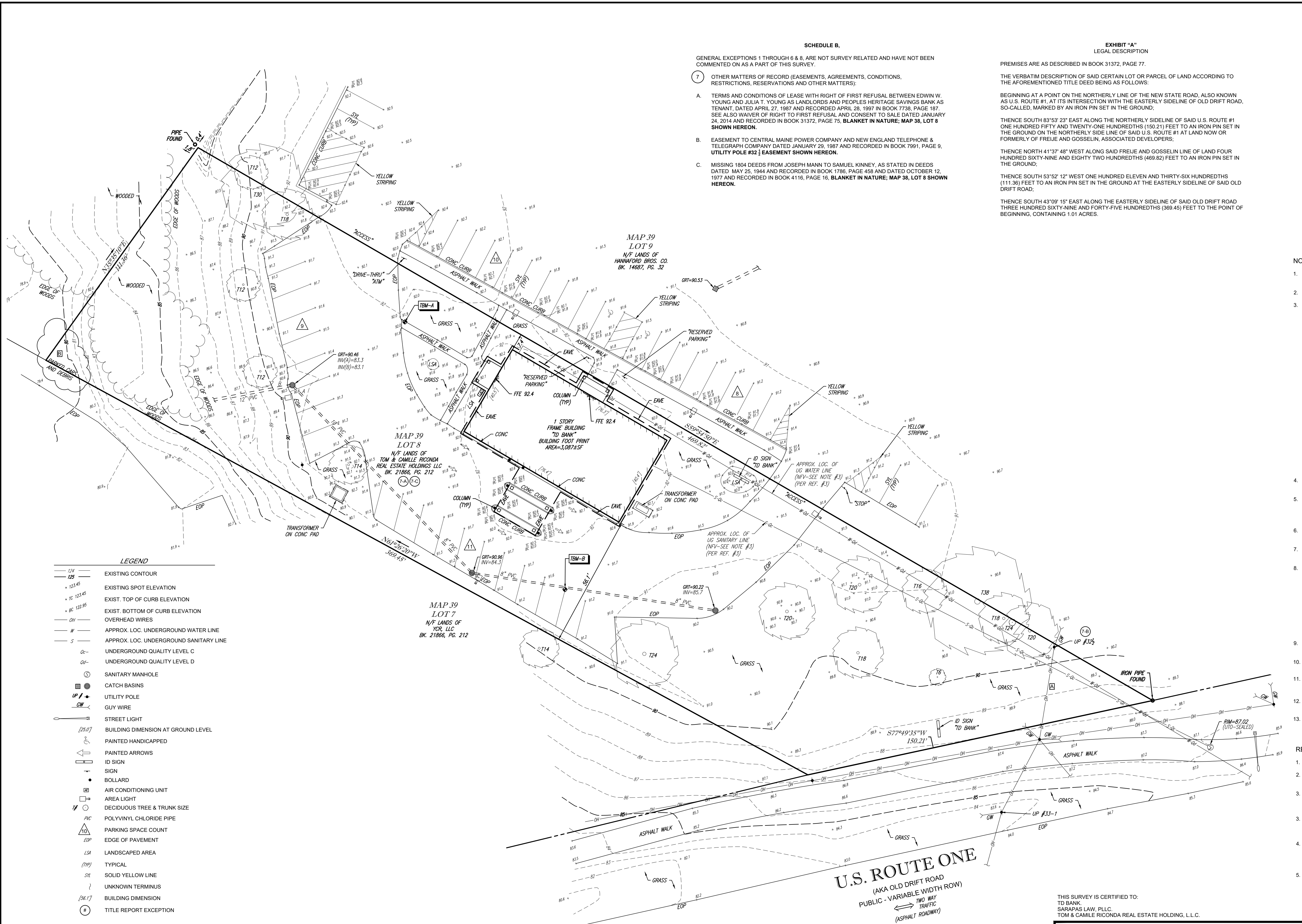
SHEET NUMBER:
L-202

ORG. DATE - 02/19/24

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

SCALE: 1" = 20'

P:\2023\MAA230319-00-0A\DRAWINGS\PLAN SET\SP-01RLLSCP-MAA230319-00-0A-1-JAY\OUT-L-202.LGT



SCHEDULE B,
GENERAL EXCEPTIONS 1 THROUGH 6 & 8, ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.

7 OTHER MATTERS OF RECORD (EASEMENTS, AGREEMENTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS):

A. TERMS AND CONDITIONS OF LEASE WITH RIGHT OF FIRST REFUSAL BETWEEN EDWIN W. YOUNG AND JULIA T. YOUNG AS LANDLORDS AND PEOPLES HERITAGE SAVINGS BANK AS TENANT, DATED APRIL 27, 1987 AND RECORDED APRIL 28, 1987 IN BOOK 7738, PAGE 187. SEE ALSO WAIVER OF RIGHT TO FIRST REFUSAL AND CONSENT TO SALE DATED JANUARY 24, 2014 AND RECORDED IN BOOK 31372, PAGE 75, **BLANKET IN NATURE; MAP 38, LOT 8 SHOWN HEREON.**

B. EASEMENT TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY DATED JANUARY 29, 1987 AND RECORDED IN BOOK 7991, PAGE 9, **UTILITY POLE #32 | EASEMENT SHOWN HEREON.**

C. MISSING 1804 DEEDS FROM JOSEPH MANN TO SAMUEL KINNEY, AS STATED IN DEEDS DATED MAY 25, 1944 AND RECORDED IN BOOK 1786, PAGE 458 AND DATED OCTOBER 12, 1977 AND RECORDED IN BOOK 4116, PAGE 16, **BLANKET IN NATURE; MAP 38, LOT 8 SHOWN HEREON.**

EXHIBIT "A"
LEGAL DESCRIPTION

PREMISES ARE AS DESCRIBED IN BOOK 31372, PAGE 77.

THE VERBATIM DESCRIPTION OF SAID CERTAIN LOT OR PARCEL OF LAND ACCORDING TO THE AFOREMENTIONED TITLE DEED BEING AS FOLLOWS:

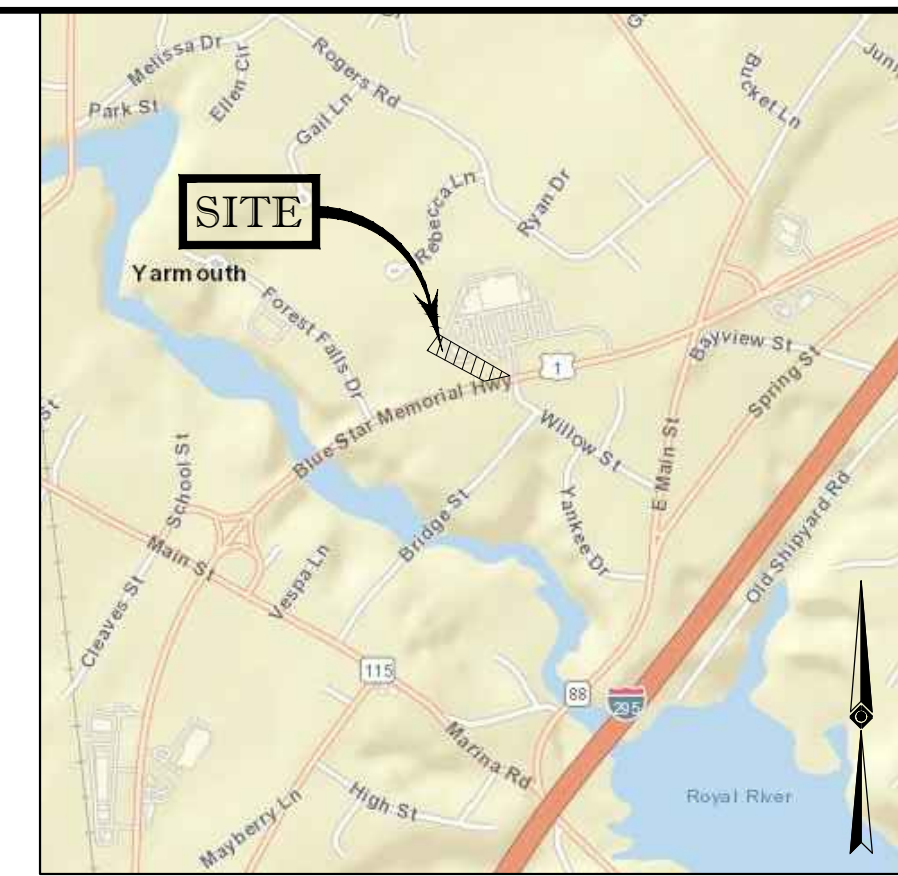
BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE NEW STATE ROAD, ALSO KNOWN AS U.S. ROUTE #1, AT ITS INTERSECTION WITH THE EASTERLY SIDELINE OF OLD DRIFT ROAD, SO-CALLED, MARKED BY AN IRON PIN SET IN THE GROUND;

THENCE SOUTH 83°53'23" EAST ALONG THE NORTHERLY SIDELINE OF SAID U.S. ROUTE #1 ONE HUNDRED FIFTY AND TWENTY-ONE HUNDREDTHS (150.21) FEET TO AN IRON PIN SET IN THE GROUND ON THE NORTHERLY SIDE LINE OF SAID U.S. ROUTE #1 AT LAND NOW OR FORMERLY OF FREJIE AND GOSSELIN, ASSOCIATED DEVELOPERS;

THENCE NORTH 41°37'48" WEST ALONG SAID FREJIE AND GOSSELIN LINE OF LAND FOUR HUNDRED SIXTY-NINE AND EIGHTY TWO HUNDREDTHS (469.82) FEET TO AN IRON PIN SET IN THE GROUND;

THENCE SOUTH 53°52'12" WEST ONE HUNDRED ELEVEN AND THIRTY-SIX HUNDREDTHS (111.36) FEET TO AN IRON PIN SET IN THE GROUND AT THE EASTERLY SIDELINE OF SAID OLD DRIFT ROAD;

THENCE SOUTH 43°09'15" EAST ALONG THE EASTERLY SIDELINE OF SAID OLD DRIFT ROAD THREE HUNDRED SIXTY-NINE AND FORTY-FIVE HUNDREDTHS (369.45) FEET TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES.



- NOTES:**
- PROPERTY KNOWN AS LOT 8 AS SHOWN ON THE TOWN OF YARMOUTH, CUMBERLAND COUNTY, STATE OF MAINE, MAP NO. 39.
 - AREA = 44,147 SQUARE FEET OR 1.013 ACRES.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:
- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
 - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
 - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
 - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
- ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF OWNER'S POLICY OF TITLE INSURANCE PREPARED BY SARAPAS LAW, PLLC. POLICY FILE NUMBER: SLO-2023-10089, WITH AN EFFECTIVE DATE OF AUGUST 9, 2023 AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN, WHERE THE FOLLOWING DOCUMENTS APPEAR IN SCHEDULE B, SECTION 2.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE C (AREAS OF MINIMAL FLOODING), PER REF. #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS). TEMPORARY BENCH MARKS SET:
TBM-A: MAG NAIL SET IN ASPHALT PAVEMENT, ELEVATION= 92.07'
TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT, ELEVATION= 91.39'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - PROPERTY HAS DIRECT ACCESS TO MAP 39, LOT 9 N/F LANDS OF HANNAFORD BROS. CO.
 - PARKING COUNT: REGULAR = 20 SPACES
RESERVED = 0 SPACES
TOTAL = 20 SPACES
 - THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 - NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.

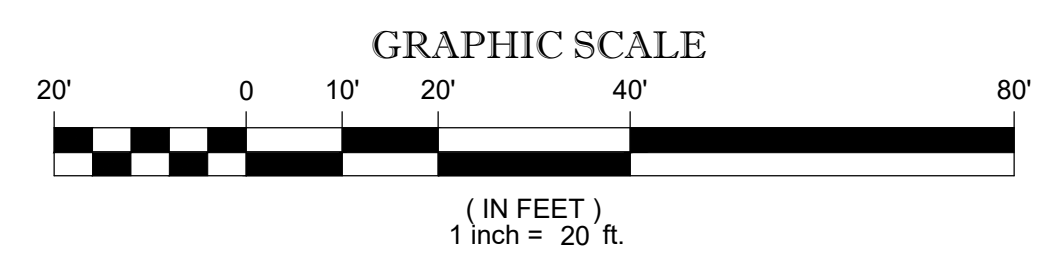
LEGEND

124	EXISTING CONTOUR
125	EXISTING SPOT ELEVATION
+ TC 123.45	EXIST. TOP OF CURB ELEVATION
+ BC 123.95	EXIST. BOTTOM OF CURB ELEVATION
OH	OVERHEAD WIRES
W	APPROX. LOC. UNDERGROUND WATER LINE
S	APPROX. LOC. UNDERGROUND SANITARY LINE
Q-	UNDERGROUND QUALITY LEVEL C
Q-	UNDERGROUND QUALITY LEVEL D
SM	SANITARY MANHOLE
CB	CATCH BASINS
UP /	UTILITY POLE
GW	GUY WIRE
SL	STREET LIGHT
[25.0']	BUILDING DIMENSION AT GROUND LEVEL
[Handicapped Symbol]	PAINTED HANDICAPPED
[Arrow]	PAINTED ARROWS
[ID Sign]	ID SIGN
[Sign]	SIGN
[Bollard]	BOLLARD
[AC Unit]	AIR CONDITIONING UNIT
[Area Light]	AREA LIGHT
[Tree]	DECIDUOUS TREE & TRUNK SIZE
[PVC]	POLYVINYL CHLORIDE PIPE
[10]	PARKING SPACE COUNT
[EOP]	EDGE OF PAVEMENT
[LSA]	LANDSCAPED AREA
[Typical]	TYPICAL
[Solid Yellow Line]	SOLID YELLOW LINE
[Unknown Terminus]	UNKNOWN TERMINUS
[66.1']	BUILDING DIMENSION
[Exception]	TITLE REPORT EXCEPTION

TABLE OF APPARENT ENCROACHMENTS

[Aerial Encroachment]	AERIAL ENCROACHMENT OF OVERHEAD WIRES CROSSING PROPERTY.
[Parked Cars]	PARKED CARS AND MISCELLANEOUS DEBRIS IN THIS CORNER OF THE PROPERTY.

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.



THIS SURVEY IS CERTIFIED TO:
TD BANK
SARAPAS LAW, PLLC.
TOM & CAMILLE RICORDA REAL ESTATE HOLDING, L.L.C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17 & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 29, 2023.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.



CHRISTOPHER R. MICHAUD, PLS
MAINE PROFESSIONAL LAND SURVEYOR #2385

FIELD DATE 8-25-2023 8-29-2023	ALTA/NSPS LAND TITLE SURVEY TD BANK 730 US ROUTE 1 LOT 8, MAP 39 TOWN OF YARMOUTH, CUMBERLAND COUNTY STATE OF MAINE
FIELD BOOK NO. -	
FIELD BOOK PG. 72-73 76-77	CONTROL POINT ASSOCIATES, INC. ALBANY, NY 518-217-5010 CHALFONT, PA 215-712-9800 HAUPPAUGE, NY 631-892-2645 MANHATTAN, NY 646-780-0411 MILWAUKEE, WI 414-778-0000 WARREN, NJ 908-682-2999
FIELD CREW S.C. CHRISTOPHER R. MICHAUD 2385 PROFESSIONAL LAND SURVEYOR	
DATE 9-28-2023	DATE 9-28-2023
APPROVED: C.R.M.	DATE 9-22-2023
SCALE 1"=20'	FILE NO. 03-230419-00
DWG. NO. 1 OF 1	

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THE STATE OF MAINE REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.