

**NOTES**

1) EXISTING CONDITIONS SHOWN FROM BASED ON AERIAL MAPPING BY KAPPA MAPPING, INC. DATED 4/12/04 SUPPLEMENTED WITH FIELD SURVEY AND EXPECTED AS-BUILT CONDITIONS FROM CONSTRUCTION ONGOING AND MAY NOT BE ACCURATE IN ALL LOCATIONS. ALL DATA SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

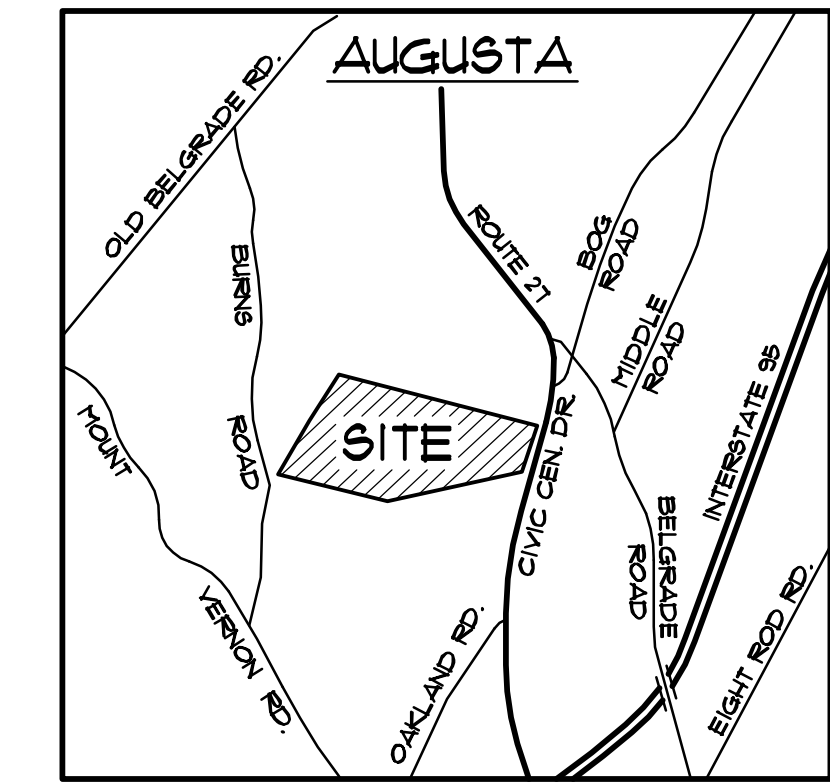
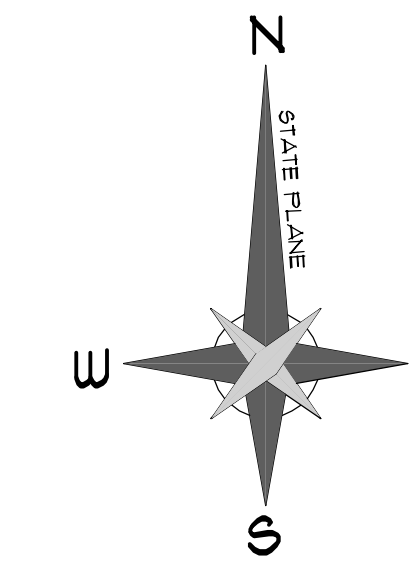
**DIMENSIONAL ZONING:**

2) RESOURCE PROTECTION DISTRICT: REFERENCE IS MADE TO THE "LAND USE ORDINANCE FOR THE CITY OF AUGUSTA, MAINE DATED JULY 3, 1991" FOR SPECIFIC DETAILS REGARDING THE USE AND DIMENSIONAL REQUIREMENTS OF THIS AREA.

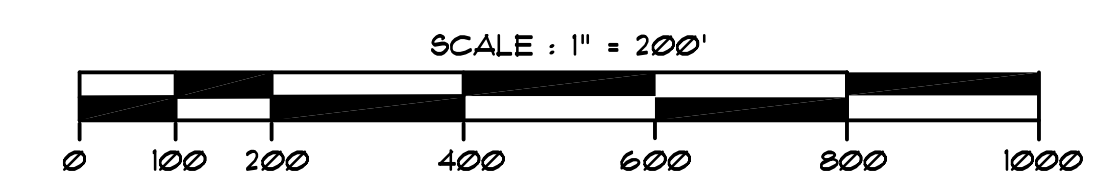
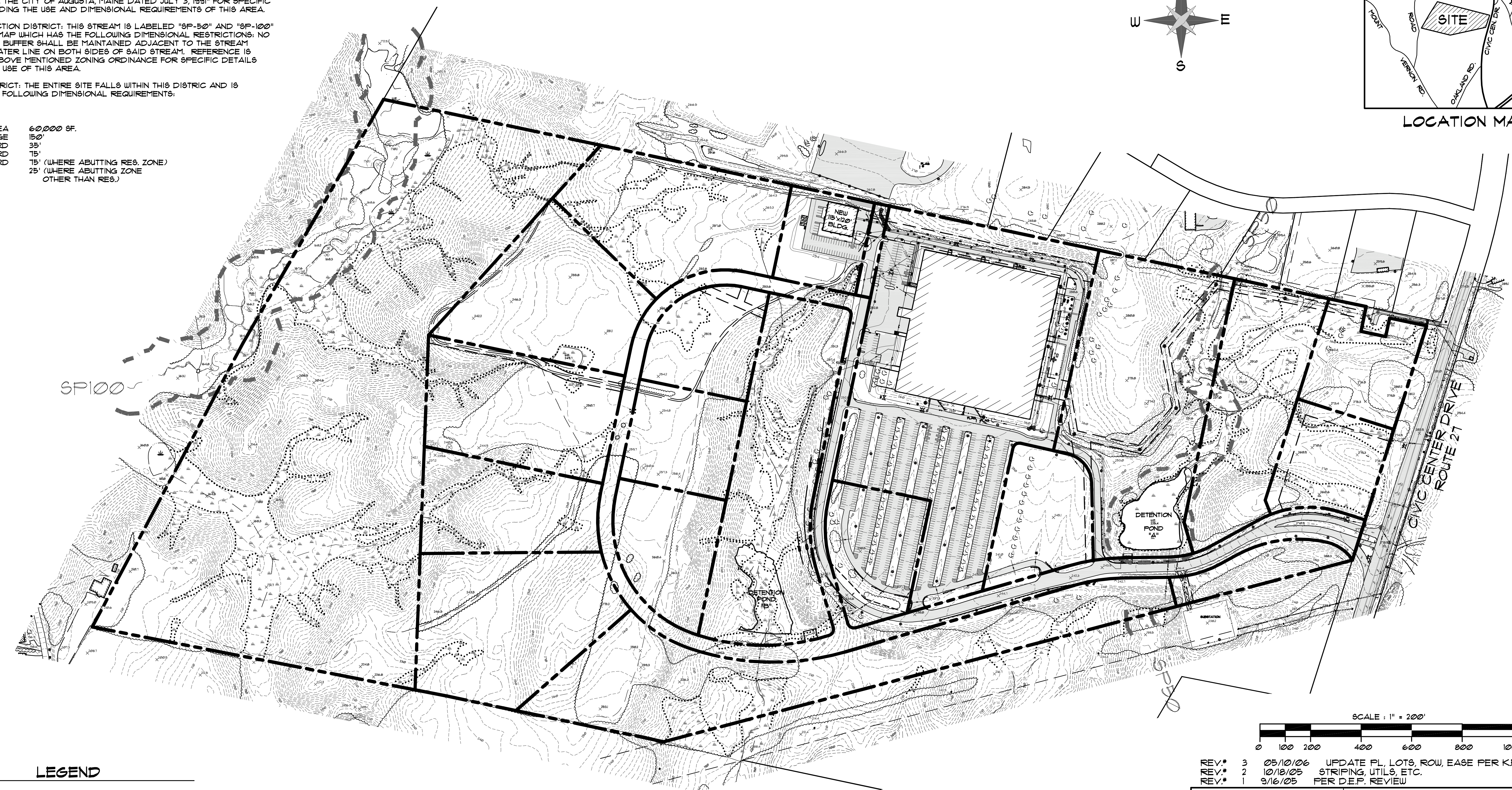
STREAM PROTECTION DISTRICT: THIS STREAM IS LABELED "SP-50" AND "SP-100" ON THE ZONING MAP WHICH HAS THE FOLLOWING DIMENSIONAL RESTRICTIONS: NO LESS THAN A 25' BUFFER SHALL BE MAINTAINED ADJACENT TO THE STREAM NORMAL HIGH WATER LINE ON BOTH SIDES OF SAID STREAM. REFERENCE IS MADE TO THE ABOVE MENTIONED ZONING ORDINANCE FOR SPECIFIC DETAILS REGARDING THE USE OF THIS AREA.

INDUSTRIAL DISTRICT: THE ENTIRE SITE FALLS WITHIN THIS DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

LOT AREA	60,000 SF.
FRONTAGE	150'
FRONT YARD	25'
REAR YARD	15'
SIDE YARD	15' (WHERE ABUTTING RES. ZONE) 25' (WHERE ABUTTING ZONE OTHER THAN RES.)



**LOCATION MAP**



REV.#	3	05/10/06	UPDATE PL, LOTS, ROW, EASE PER KF. 9/13/05
REV.#	2	10/18/05	STRIPING, UTILS, ETC.
REV.#	1	9/16/05	PER D.E.P. REVIEW

**LEGEND**

	EXISTING UTILITY POLE
	EXISTING PAVEMENT
	EXISTING TREE LINE
	EXISTING TREE
	NOW OR FORMERLY
	BOOK AND PAGE NUMBER
	PROPERTY LINE
	EXISTING CONTOUR
	NEW PAVEMENT
	NEW TREE LINE
	WETLAND AREA

**PROGRESS PRINT**  
05/10/06  
FOR APPROVALS ONLY

	<b>S.J.R. ENGINEERING</b> 21 MAYFLOWER ROAD AUGUSTA, MAINE TEL: (207) 622-1676
	EXISTING CONDITIONS PLAN
<b>CENTRAL MAINE COMMERCE CENTER</b> CIVIC CENTER DRIVE - AUGUSTA, MAINE KENNEBEC COUNTY	
SCALE : AS SHOWN DATE : JUNE, 2005	DRAWN BY : BOMAC CHECKED BY : SJR
PROJECT : CMC9F2 DRAWING # 2	