

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.

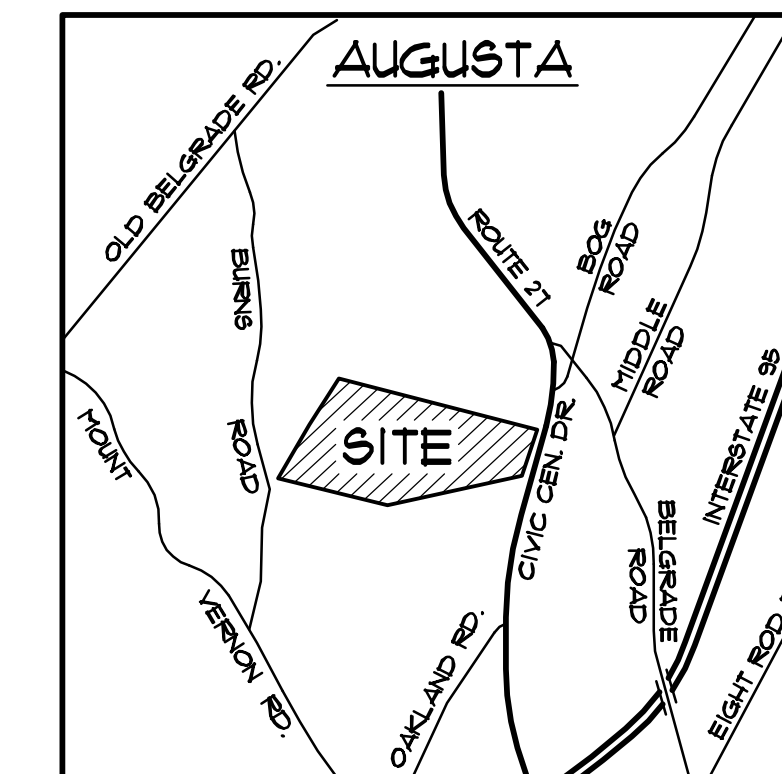
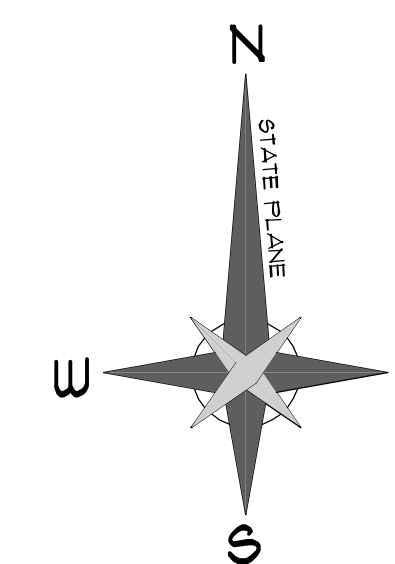
STREAM PROTECTION DISTRICT: THIS STREAM IS LABELED "SP-50" AND "SP-100" ON THE ZONING MAP WHICH HAS THE FOLLOWING DIMENSIONAL RESTRICTIONS: NO LESS THAN A 25' BUFFER SHALL BE MAINTAINED ADJACENT TO THE STREAM. NORMAL HIGH WATER LINE ON BOTH SIDES OF SAID STREAM. REFERENCE IS MADE TO THE ABOVE MENTIONED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

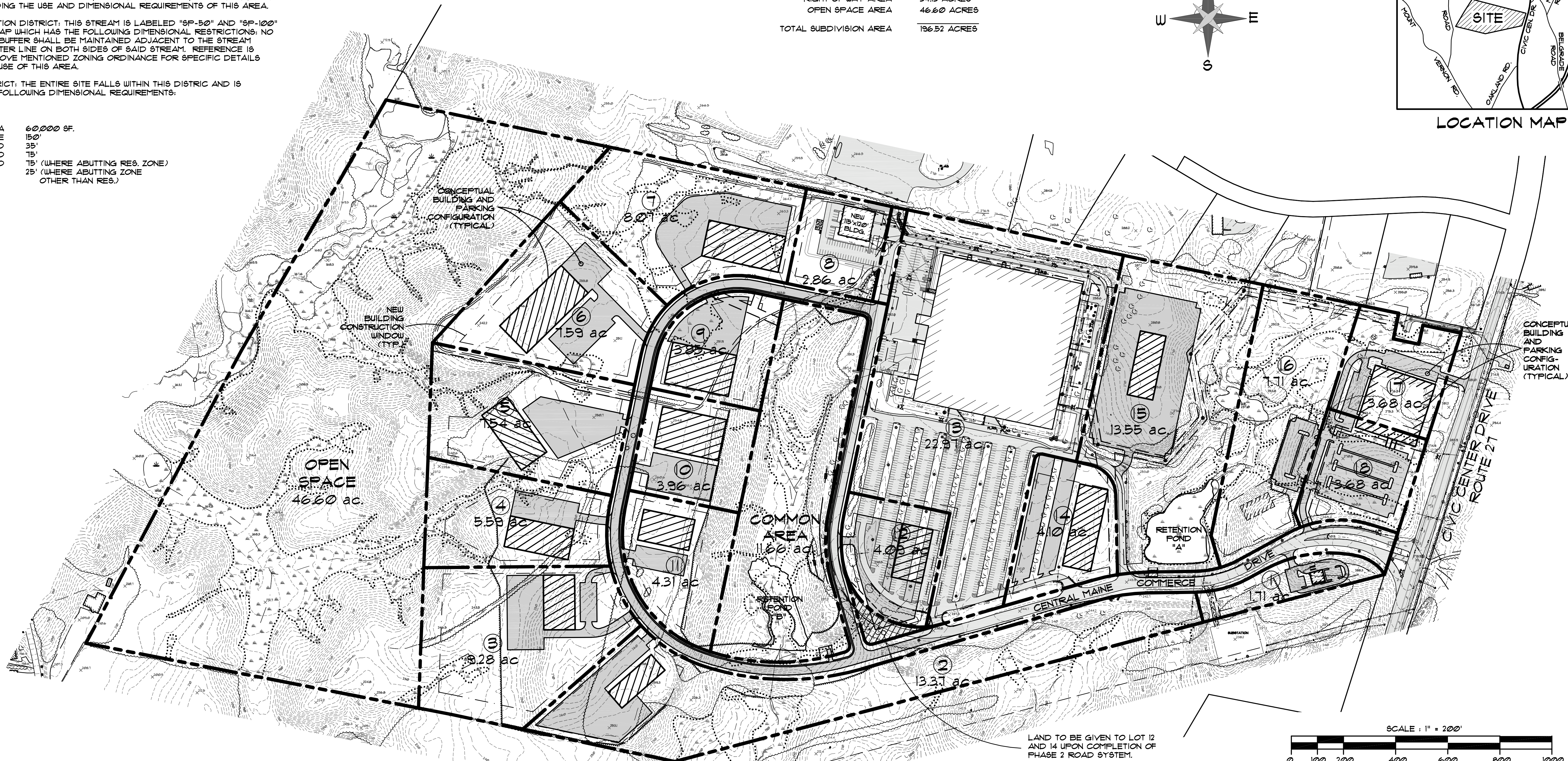
LOT AREA	60,000 SF.
FRONTAGE	150'
FRONT YARD	35'
REAR YARD	15'
SIDE YARD	15' (WHERE ABUTTING RES. ZONE) 25' (WHERE ABUTTING ZONE OTHER THAN RES.)

PROJECT AREA SUMMARY

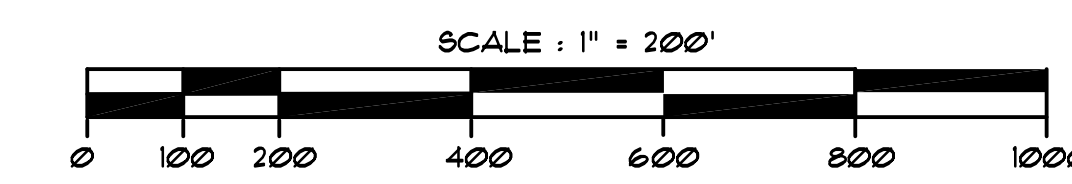
TOTAL NEW LOTS (18) AREA	104.13 ACRES
RIGHT OF WAY AREA	34.13 ACRES
OPEN SPACE AREA	46.60 ACRES
TOTAL SUBDIVISION AREA	186.52 ACRES



LOCATION MAP



LAND TO BE GIVEN TO LOT 12 AND 14 UPON COMPLETION OF PHASE 2 ROAD SYSTEM.



LEGEND

.....	EXISTING UTILITY POLE	---	NEW 4" FORCE MAIN
▨	EXISTING PAVEMENT	---	NEW STORM DRAIN
~	EXISTING TREE LINE	---	NEW 12" WATER MAIN
⊙	EXISTING TREE	---	NEW 4" UNDERDRAIN
N/F	NOW OR FORMERLY	---	NEW CONTOUR
3821/39	BOOK AND PAGE NUMBER	■	NEW CATCH BASIN
---	PROPERTY LINE	○	NEW DRAIN MANHOLE
---	EXISTING CONTOUR	○	NEW SEWER MANHOLE
▨	WETLAND AREA	▨	NEW PAVEMENT
■	EX. CATCH BASIN	~	NEW TREE LINE
---	EX. SEWER LINE	---	NEW GUARD RAIL
---	EX. WATER SERVICE		
---	EX. STORM DRAIN		

PHASES

- PHASE 1**
EXISTING ROAD & ALL NEW LOTS EXISTING ROAD SYSTEM (LOTS 1,2,12-18)
- PHASE 2**
NEW LOOP ROAD (LOTS 2-1 & 9-11)

NOTE:
THE PROJECT HAS BEEN DESIGNED SUCH THAT EACH LOT MAY CONSTRUCT UP TO 75% IMPERVIOUS WITHIN EACH CONSTRUCTION WINDOW. THE REMAINING 25% IS TO BE LAWN, LANDSCAPE OR WOODED.

PROGRESS PRINT
 03/10/06
 FOR APPROVALS ONLY

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

S.J.R. ENGINEERING
21 MAYFLOWER ROAD
AUGUSTA, MAINE
TEL: (207) 622-1676

OVERALL SITE PLAN

CENTRAL MAINE COMMERCE CENTER
CIVIC CENTER DRIVE - AUGUSTA, MAINE
KENNEBEC COUNTY

SCALE : AS SHOWN	DRAWN BY : BOMAC	PROJECT : CMCSP2
DATE : JUNE, 2005	CHECKED BY : SJR	DRAWING : # 3