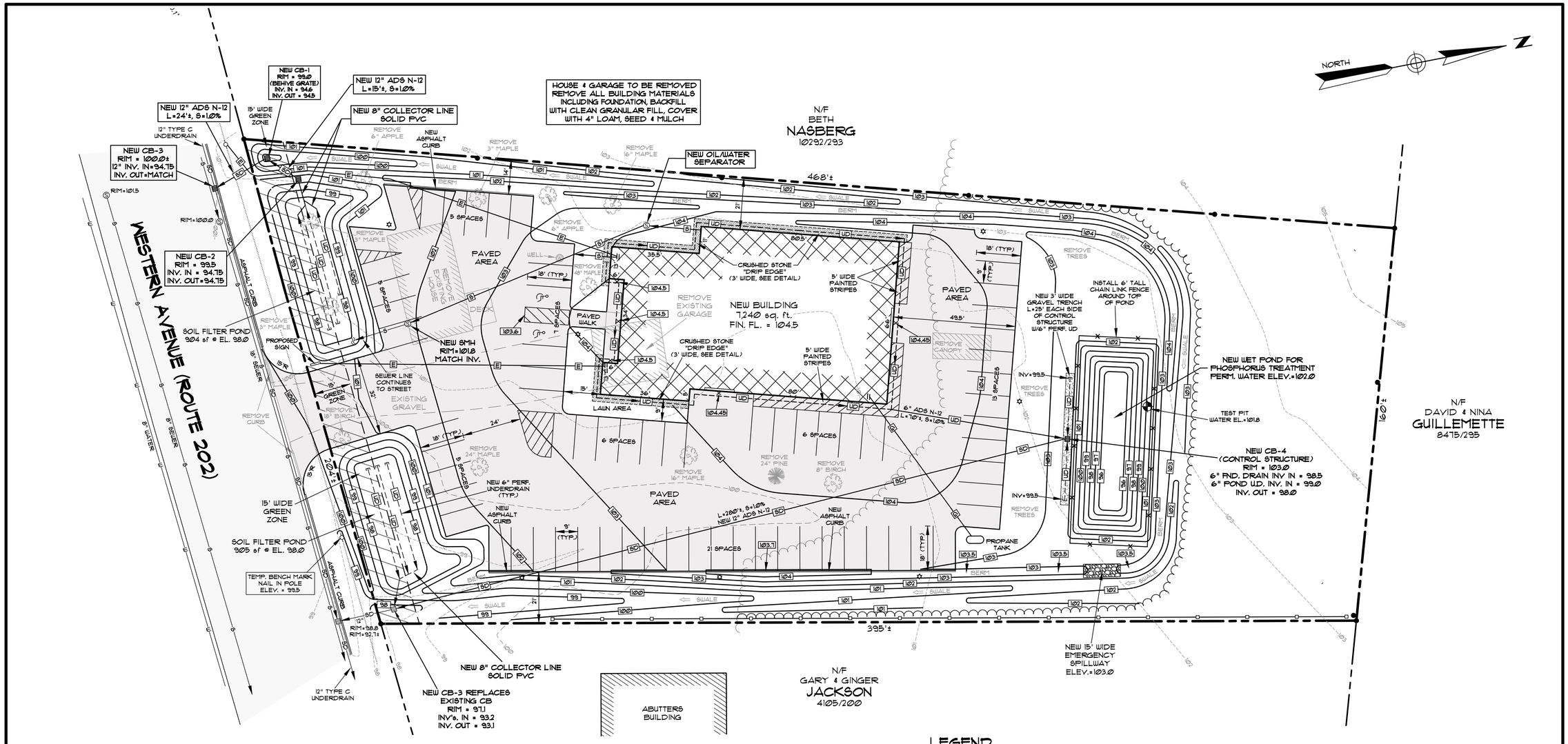

SITE TABULATIONS

TOTAL PARCEL AREA = 76,308 sf / 1.75 ACRES

EXISTING CONDITIONS -

BUILDINGS - 2,065 sf
GRAVEL DRIVEWAY - 3,010 sf
IMPERVIOUS AREA - 5,075 sf (6.6%)

LAWN AND WOODED AREAS - 71,233 sf (93.4%)

PROPOSED CONDITIONS -

BUILDING - 7,240 sf
PAVED AREA - 26,402 sf
IMPERVIOUS AREA - 33,642 sf (44.1%)

SOIL FILTERS & WET POND - 4,487 sf (5.9%)

LAWN AND WOODED AREAS - 38,179 sf (50.0%)

SCALE : 1" = 20'

0 10 20 40 60 80

NOTES

1) BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON A PLAN ENTITLED "STANDARD BOUNDARY SURVEY WITH LIMITED TOPOGRAPHIC SURVEY", DATED JULY 1, 2015, PREPARED BY CAPITAL SURVEYING SERVICES, INC.

2) BUILDING DESIGN AND WETLAND DELINEATION BY OTHERS.

3) ALL BOOK AND PAGE NUMBERS REFER TO THE KENNEBEC COUNTY REGISTRY OF DEEDS.

4) OWNER OF RECORD - MICHAEL SAUCIER
DEED REFERENCE - BOOK 11,958, PAGE 134
TAX MAP U-15, LOTS 1 & 1A

5) PARCEL AREA = 1.75 ACRES

6) THE LOCATION, DEPTH SIZE & EXISTENCE OF ALL UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT DETERMINED. CONTRACTOR SHALL CONTACT DIGSAFE(ON-TARGET PRIOR TO EXCAVATION TO CONFIRM THE LOCATION OF ALL PUBLIC & PRIVATE UTILITIES WITHIN THE PROJECT AREA.

7) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL #23011C 0503D, DATED JUNE 16, 2011.

8) THE PARCEL IS LOCATED IN THE GENERAL DEVELOPMENT ZONING DISTRICT.
MINIMUM LOT AREA = 20,000 sq. ft.
MINIMUM FRONTAGE = 100'
MINIMUM LOT DEPTH = 150'
MINIMUM BUILDING SETBACKS
FRONT (FROM STREET CENTERLINE) = 100'
SIDE AND REAR (PRINCIPAL STRUCTURE) = 20'
SIDE AND REAR (ACCESSORY STRUCTURE) = 15'

9) SJR ENGINEERING DID NOT PERFORM THE SITE DESIGN (LOCATION OF BUILDINGS, UTILITIES, PARKING AREAS AND SITE GRADING). SJR ENGINEERING IS RESPONSIBLE FOR THE STORMWATER/PHOSPHORUS TREATMENT DESIGN.

10) REFERENCE IS MADE TO A WATERSHED PLAN (SHEET 5), DATED OCTOBER 2015 PREPARED BY SJR ENGINEERING.

LEGEND

	BOUNDARY LINE (SUBJECT PARCEL)
	BOUNDARY LINE (OTHER)
N/F	NOW OR FORMERLY
2178/189	BOOK AND PAGE NUMBER
	UTILITY POLE WITH OVERHEAD WIRES
	EXISTING CATCH BASIN
292	EXISTING CONTOUR
292	NEW CONTOUR
292.45	NEW SPOT GRADE
	NEW CHAIN LINK FENCE
	NEW STOCKADE FENCE
S	NEW SEWER LINE
E	NEW UNDERGROUND ELECTRIC LINE
G	NEW GAS LINE
SD	NEW STORM DRAIN LINE
UD	NEW UNDERDRAIN LINE
W	NEW WATER LINE
SD	EXISTING STORM DRAIN LINE
S	EXISTING SEWER LINE
	NEW LIGHT POLE
	EXISTING TREE LINE
	NEW TREE LINE DRAIN LINE
	EXISTING BUILDING TO BE REMOVED
	EXISTING PAVEMENT
	NEW PAVEMENT
	NEW BUILDING

LOCATION MAP

STATE OF MAINE
STEPHEN J. ROBERGE
#4830
PROFESSIONAL ENGINEER
(SEE NOTE 8)

REV:	BY:	DATE:	CHANGES:
4	SJR	MAR 3, 2016	ADD OIL/WATER SEPARATOR
3	SJR	MAR 1, 2016	FINAL PLAN TO DEP
2	SJR	FEB 26, 2016	ADD DEMOLITION NOTE
1	SJR	FEB 5, 2016	RAISE SITE 2', REMOVE WATER LINE

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SJR ENGINEERING, INC.

SJR ENGINEERING, INC.
21 MAYFLOWER ROAD
AUGUSTA, MAINE 04330
(207) 622-1616 tel & fax
steve@sjreng.com
SJR ENGINEERING

TOPOGRAPHIC SITE PLAN
MANCHESTER MOTORS
1031 WESTERN AVENUE - MANCHESTER, MAINE
PREPARED FOR
MICHAEL SAUCIER
22 STONE HILL DRIVE - WINTHROP, ME 04364

DATE	PROJECT
JAN. 2016	SJR #
DRAWN BY	SCALE
SJR	1" = 20'

SHEET 1