Approved by the
Town of Manchester Planning Board
pursuant to
Title 30-A M.R.S.A. Sections 4401-4407:

Member

Chairperson

Date: _____

Conditions of approval: _____

N
W
E
S
TRUE NORTH
MAGNETIC 2015

PROPOSED STRAW BALE INLET PROTECTION, SEE DETAIL SHEET C-4
PROPOSED WOODEN STOCKADE FENCE, SEE DETAIL SHEET C-6
PROPOSED BOLLARD, SEE DETAIL SHEET C-6
PROPOSED DUMPSTER SLAB, SEE DETAIL SHEET C-6
PROPOSED SIGN "DO NOT ENTER"
PROPOSED HANDICAP PARKING SIGN, SEE DETAIL SHEET C-4
PROPOSED "YIELD" SIGN, SEE DETAIL SHEET C-4
PROPOSED HANDICAP PARKING SIGN, SEE DETAIL SHEET C-4
PROPOSED STONE DRIP EDGE, SEE DETAIL SHEET C-4

PROPOSED DITCH BALE BARRIER (TYP) SEE DETAIL SHEET C-4
PROPOSED SEEDED DITCH, SEE DETAIL SHEET C-4
PROPOSED STRAW BALE INLET PROTECTION, SEE DETAIL SHEET C-4
EROSION AND SEDIMENTATION CONTROL NOTES, SEE DETAIL SHEET C-3
PROPOSED PAVED SIDEWALK, SEE DETAIL SHEET C-5

PROPOSED STRAW BALE INLET PROTECTION, SEE DETAIL SHEET C-4
PROPOSED PAVEMENT MARKINGS, SEE DETAIL SHEET C-5
PROPOSED AGGREGATE FOR GRAVEL, SUB-BASE AND COMMON BORROW NOTES, SEE DETAIL SHEET C-5

PROPOSED STRAW BALE INLET PROTECTION, SEE DETAIL SHEET C-4
PROPOSED STABILIZED CONSTRUCTION ENTRANCE, SEE DETAIL SHEET C-4

PROPOSED SEDIMENT FOREBAY, SEE DETAIL SHEET C-4
PROPOSED SILT FENCE/ BALE BARRIER, SEE DETAIL SHEET C-4

PROPOSED FILTER POND, SEE DETAIL SHEET C-7
PROPOSED PROTECTIVE LINING AT POND FILL SLOPES, SEE DETAIL SHEET C-6
PROPOSED 10' WIDE BERM FOR PROPOSED FILTER POND
PROPOSED 6' WIDE EMERGENCY SPILLWAY, SEE DETAIL SHEET C-6
PROPOSED ANTI-SEEP COLLAR, SEE DETAIL SHEET C-6
PROPOSED PLUNGE POOL, SEE DETAIL SHEET C-4
WETLAND IMPACT=3,445 SF

PROPOSED PAVED PARKING, SEE DETAIL SHEET C-5
PROPOSED PLANTINGS, SEE DETAIL SHEET C-4
PROPOSED WOODEN LANDING
PROPOSED RETAINING WALL
PROPOSED STEPS

PROPOSED STRAW BALE INLET PROTECTION, SEE DETAIL SHEET C-4
PROPOSED SILT FENCE/ BALE BARRIER, SEE DETAIL SHEET C-4
PROPOSED STRAW BALE INLET PROTECTION, SEE DETAIL SHEET C-4
PROPOSED PAVED SIDEWALK, SEE DETAIL SHEET C-5
PROPOSED SEDIMENT FOREBAY, SEE DETAIL SHEET C-4
PROPOSED FILTER POND, SEE DETAIL SHEET C-7
PROPOSED 10' WIDE BERM FOR PROPOSED FILTER POND
PROPOSED ANTI-SEEP COLLAR, SEE DETAIL SHEET C-6
PROPOSED PLUNGE POOL, SEE DETAIL SHEET C-4
WETLAND IMPACT=80 SF

PROPOSED BITUMINOUS CAPE COD CURB, SEE DETAIL SHEET C-5
PROPOSED SIGN
PROPOSED BITUMINOUS CAPE COD CURB, SEE DETAIL SHEET C-5
PROPOSED SIGN
PROPOSED BITUMINOUS CAPE COD CURB, SEE DETAIL SHEET C-5

PROPOSED STRAW BALE INLET PROTECTION, SEE DETAIL SHEET C-4
PROPOSED HANDICAP PARKING, SEE DETAIL SHEET C-5
PROPOSED TOOLED EDGE, SEE DETAIL SHEET C-5
PROPOSED CONCRETE SIDEWALK AND CONCRETE APRON, SEE DETAIL SHEET C-5
PROPOSED HANDICAP TIP-DOWN RAMP, SEE DETAIL SHEET C-5
PROPOSED CONCRETE JOINT SECTION, SEE DETAIL SHEET C-5
PROPOSED STONE DRIP EDGE, SEE DETAIL SHEET C-4
PROPOSED STRAW BALE INLET PROTECTION, SEE DETAIL SHEET C-4
PROPOSED AGGREGATE FOR GRAVEL, SUB-BASE AND COMMON BORROW NOTES, SEE DETAIL SHEET C-5
PROPOSED PAVED PARKING, SEE DETAIL SHEET C-5
PROPOSED WOODEN STOCKADE FENCE, SEE DETAIL SHEET C-6
PROPOSED DUMPSTER SLAB, SEE DETAIL SHEET C-6
PROPOSED BOLLARDS, SEE DETAIL SHEET C-6
PROPOSED STRAW BALE INLET PROTECTION, SEE DETAIL SHEET C-4
PROPOSED RIPRAP ON SLOPE 2:1 OR STEEPER, SEE DETAIL SHEET C-4
PROPOSED RIPRAP ON SLOPE 2:1 OR STEEPER, SEE DETAIL SHEET C-4
PROPOSED WOODEN STOCKADE FENCE, SEE DETAIL SHEET C-6
PROPOSED BOLLARDS, SEE DETAIL SHEET C-6
PROPOSED DUMPSTER SLAB, SEE DETAIL SHEET C-6
PROPOSED AGGREGATE FOR GRAVEL, SUB-BASE & COMMON BORROW NOTES, SEE DETAIL SHEET C-5
PROPOSED PAVED PARKING, SEE DETAIL SHEET C-5
PROPOSED STRAW BALE INLET PROTECTION, SEE DETAIL SHEET C-4
PROPOSED HANDICAP PARKING, SEE DETAIL SHEET C-5
PROPOSED HANDICAP PARKING SIGN, (2), SEE DETAIL SHEET C-4
PROPOSED DETECTABLE WARNING SURFACE, SEE DETAIL SHEET C-5
PROPOSED HANDICAP TIP-DOWN RAMP, SEE DETAIL SHEET C-5
PROPOSED STONE DRIP EDGE, SEE DETAIL SHEET C-4
PROPOSED SEDIMENT FOREBAY, SEE DETAIL SHEET C-4
PROPOSED PLUNGE POOL, SEE DETAIL SHEET C-4
PROPOSED SILT FENCE/BALE BARRIER, SEE DETAIL SHEET C-4
EROSION AND SEDIMENTATION CONTROL NOTES, SEE DETAIL SHEET C-3
PROPOSED PROTECTIVE LINING AT POND FILL SLOPES, SEE DETAIL SHEET C-6
PROPOSED 6' WIDE EMERGENCY SPILLWAY, SEE DETAIL SHEET C-6

ROUTE 202
RT 17
POND ROAD
PARCEL "A"
GARY P. VIOLETTE
BK 6259-P.36
TAX MAP U-11, LOT 1
4.75 ACRES
PARCEL "C"
VIOLETTE PROPERTIES, INC.
BK 6255-P.339
TAX MAP U-18, LOT 12
0.72 ACRES
PARCEL "B"
ZOE TRUST
BK 6655-P.337
LOTS 445 2.98 ACRES
PARCEL "D"
GARY P. VIOLETTE
BK 6259-P.33
TAX MAP U-18, LOT 11
2.06 ACRES
PROPOSED OFFICE BUILDING
ONE STORY 5,000 SF FFE=211.00
PROPOSED CSTORE & DUNKIN DONUTS
ONE STORY 4,735 SF FFE=217.00
PROPOSED OFFICE BUILDING
ONE STORY 5,000 SF FFE=211.20'
BASEMENT 5,000 SF FFE=202.20'
JD'S GROOMING BOUTIQUE
1,680 SF
EX. BUILDING
910 SF
131.00' CONCRETE PAD
120.00' CANOPY
6 SPACES
5 SPACES
9 SPACES
13 SPACES
7 SPACES
8 SPACES
LIGHT HOUSE
FLOOR EL=216.66'
79' STREAM SETBACK
25' STREAM SETBACK
75' STREAM SETBACK
WESTON BROOK
WESTON DITCH
20' WIDE SEWER EASEMENT
GRAVEL ROAD
PAVED ROAD
WOODED
MULCH
PAVED
SF
SF/BB
WOODS IMPACTS=5,840 SF
WOODS IMPACTS=285 SF

GENERAL SITE INFORMATION:

1. OWNER: GARY P. VIOLETTE
   PARCEL "A" & PARCEL "D"
   ZOE TRUST
   PARCEL "B"
   VIOLETTE PROPERTIES, INC.
   PARCEL "C"
2. ZONES: MANCHESTER VILLAGE (MV) AND SHORELAND ZONE (SL)
3. MAP #U-11 / LOT #1 (PARCEL "A")
   #U-18A / LOTS #4 & 5 (PARCEL "B")
   #U-18 / LOT #12 (PARCEL "C")
   #U-18 / LOT #11 (PARCEL "D")
4. LOT SIZE: 4.75 ACRES (PARCEL "A")
   2.98 ACRES (PARCEL "B")
   0.72 ACRES (PARCEL "C")
   2.06 ACRES (PARCEL "D")
5. EXISTING IMPERVIOUS COVERAGE = 68,125 SF
6. PROPOSED IMPERVIOUS COVERAGE = 123,415 SF
7. PROPOSED DISTURBED AREA = 4.1 ACRES
8. WETLAND IMPACTS = 3,525 SF

NOTE:
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

LEGEND
- IRON ROD FOUND
- IRON PIPE FOUND
- DRILL HOLE IN LEDGE
- GRANITE MONUMENT FOUND
- 5/8" REBAR PROPOSED
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY LINE
- BELOW GROUND ELECTRIC
- LIGHT
- HYDRANT
- WATER VALVE
- WELL
- UNDERGROUND WATER LINE
- SIGN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SURVEYED LINE
- STOCKADE FENCE
- WIRE FENCE
- GUARDRAIL
- STONE WALL
- CATCH BASIN
- STORM PIPE
- SANITARY MANHOLE
- SANITARY LINE
- SETBACK
- TEST PIT
- CONIFEROUS TREE
- DECIDUOUS TREE
- VEGETATION
- APPROXIMATE WETLANDS

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

STATE OF MAINE
JAMES E. COFFIN
8500
LICENSED PROFESSIONAL ENGINEER

ENGINEERING E.S.COFFIN SURVEYING © 2014
E.S. COFFIN ENGINEERING & SURVEYING, INC.
433 Cony Road P.O. Box 4687 Augusta, Maine 04330
Ph. (207) 623-9475 Fax (207) 623-0019 Toll Free 1-800-244-9475

NO.	REVISIONS	DATE
4	CHANGE TRAFFIC ARROWS, ADD SEWER & WATER LINE	09/13/16
3	ADD 2 STABILIZED CONSTRUCTION ENTRANCES	09/06/16
2	ADD SILT FENCE/BALE BARR. W/IN 50' OF WETLAND	09/06/16
1	ADD WOODS DISTURBANCES	08/23/16

SHEET TITLE: SITE PLAN
SCALE: 1 INCH=30 FEET
DATE: AUGUST 17, 2016
DRAWN BY: TGH
CHECKED BY: JEC

CLIENT/PROJECT: GARY VIOLETTE PROPERTIES
LOCATION: ROUTE 202
TOWN: MANCHESTER
COUNTY: KENNEBEC
STATE: MAINE

PROJ. NO. 2015-062

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