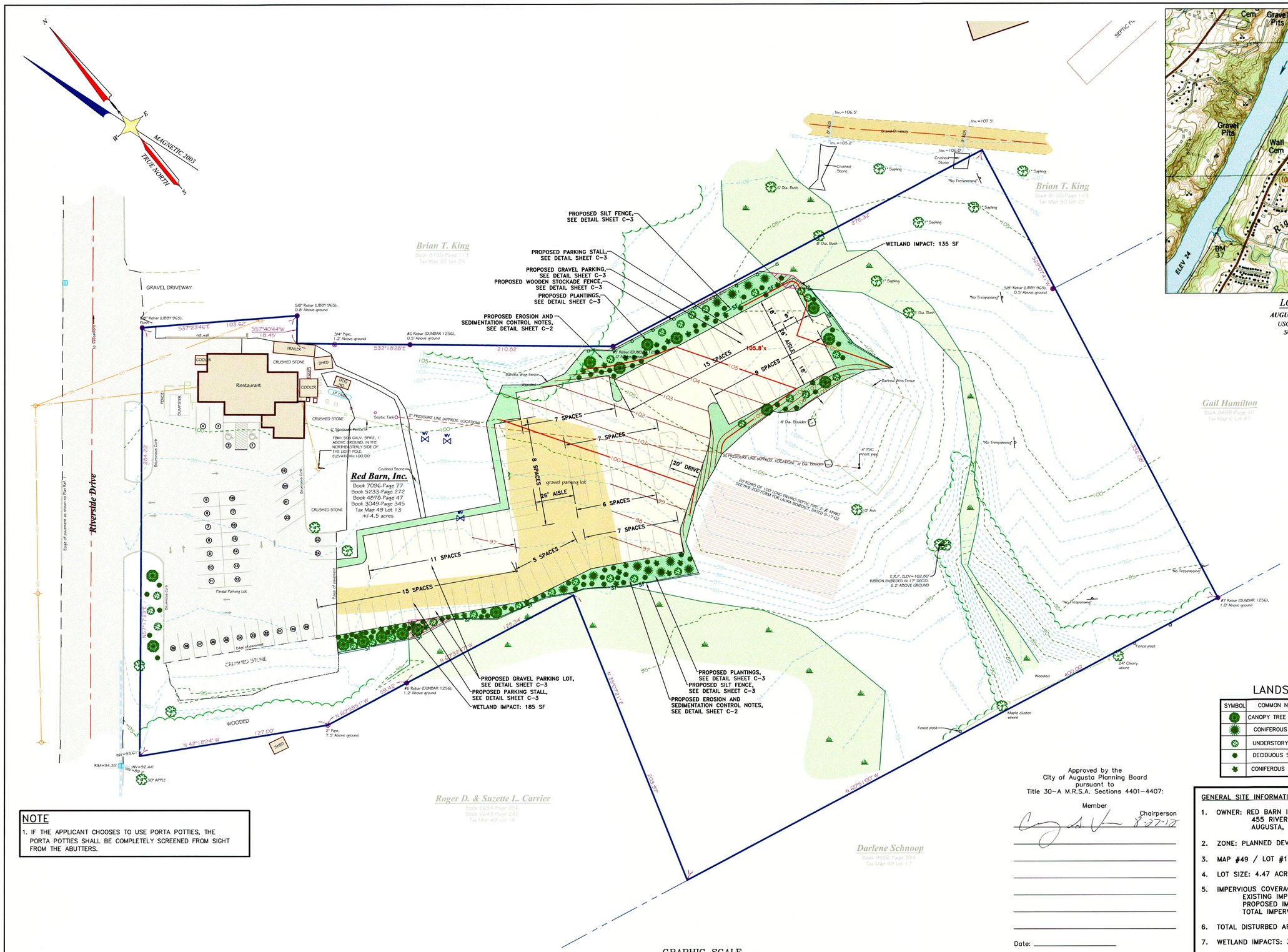

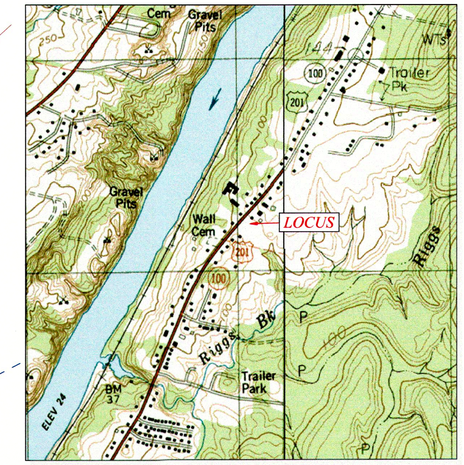

LOCUS MAP

AUGUSTA/TOGUS POND
USGS QUAD SHEET
SCALE 1"=1000'

LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY LINE
- WATER VALVE
- SIGN
- EXISTING CONTOUR
- APPARENT PROPERTY LINE
- STOCKADE FENCE
- WIRE FENCE
- DECIDUOUS TREE
- VEGETATION
- APPROXIMATE WETLANDS

LANDSCAPING NOTES

Plantings per 100'
Buffer Yard "A" 15' Wide (10' w/ Fence)

Canopy	2
Understory	4
Decid. Shrub	6

RECEIVED
AUG 23 2012
By

LANDSCAPE LEGEND

SYMBOL	COMMON NAME	SIZE	QT'Y.
	CANOPY TREE (DECID)	2 – 2½" dbH CAL.	16
	CONIFEROUS TREE	4' – 5 1/2' IN HEIGHT	11
	UNDERSTORY TREE	1¾ – 2" dbH CAL.	27
	DECIDUOUS SHRUB	18"/24"	75
	CONIFEROUS SHRUB	18"/24"	24

NOTE

1. IF THE APPLICANT CHOOSES TO USE PORTA POTTIES, THE PORTA POTTIES SHALL BE COMPLETELY SCREENED FROM SIGHT FROM THE ABUTTERS.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

Member — Chairperson 8-27-12

Date: _____

Conditions of approval: _____

GENERAL SITE INFORMATION:

1. OWNER: RED BARN INC.
   455 RIVERSIDE DRIVE
   AUGUSTA, MAINE 04330
2. ZONE: PLANNED DEVELOPMENT (PD)
3. MAP #49 / LOT #13
4. LOT SIZE: 4.47 ACRES
5. IMPERVIOUS COVERAGE:
   EXISTING IMPERVIOUS: 32,340 SF
   PROPOSED IMPERVIOUS: 19,665 SF
   TOTAL IMPERVIOUS: 52,005 SF
6. TOTAL DISTURBED AREA: 38,175 SF
7. WETLAND IMPACTS: 320 SF
8. PARKING SPACES REQUIRED:
   12 SPACES PER 1,000 SF OF GFA
   PARKING SPACES REQ'D (2,590 SF) = 33 SPACES

   EXISTING PARKING SPACES: 35 SPACES
   PROPOSED PARKING SPACES: 90 SPACES
   TOTAL PARKING SPACES: 125 SPACES

STATE OF MAINE
JAMES E. COFFIN
8500
LICENSED
PROFESSIONAL ENGINEER

E.S. COFFIN ENGINEERING & SURVEYING
ENGINEERING SURVEYING
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E.S. COFFIN ENGINEERING & SURVEYING, INC.
432 Cony Road P.O. Box 4687 Augusta, Maine 04330
Ph. (207) 623-9475 Fax (207) 623-0116 Toll Free 1-800-244-9475

NO.	REVISIONS	DATE
5.	REVISE LANDSCAPING NOTE ON CONF. TREE HEIGHT	8/23/12
4.	50% REDUCTION OF CANOPY TREES (DECID) IN BUFFERYARD "C" EXCHANGED TO CONIFEROUS TREES	7/12/12
3.	ADD BUFFERYARD "A", NEW LAWN AREA, NOTES	05/16/12
2.	ADDED 2 CANOPY, 3 UNDERSTORY & 4 SHRUBS	04/10/12
1.	REM. PARK SPACES 25-28 & ADD PL. BRD BLOCK	04/10/12

SHEET TITLE: **PROPOSED SITE PLAN**

SCALE: 1 INCH=30 FEET
DATE: MARCH 12, 2012
DRAWN BY: TGH
CHECKED BY: JEC

CLIENT/PROJECT: **RED BARN, INC. PROPOSED IMPROVEMENTS**

LOCATION: RIVERSIDE DRIVE
TOWN: AUGUSTA COUNTY: KENNEBEC STATE: MAINE

PROJ. NO. 2012-037

C-1

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