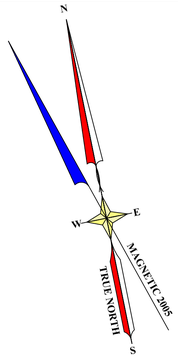


LEGEND

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

LEE FARM MALL CONDOMINIUM ASSOCIATION, INC.
Book 4729-Page 159
Tax Map 9-Lot 12C

3/4" IRON ROD 1.7' ABOVE GRADE SHOT AT BASE

18" PVC

NET4T 1359.5 UGE

PAVED

RIM ELEV=89.88'
INV=86.7' 3" PVC
RIM ELEV=90.04'
INV=87.3' 4" PVC

BUILDING

RIM ELEV=93.62'
INV=87.6' 8" PVC

RIM ELEV=94.03'
PUMP STATION

SHUMAN AVENUE

10' SETBACK

PROPOSED WALL PACK FULLY SHIELDED
INV OUT=94.00'
PROPOSED 8'x8' OVERHEAD DOOR
PROPOSED 6"ø ROOF DRAIN L=16.00'
PROPOSED BUILDING EXPANSION (1,224 SF)
TOP FLOOR ELEV=110.6'
BOTTOM FLOOR ELEV=95.4'
PROPOSED 5'x5' LANDING
EXISTING STRUCTURES TO BE REMOVED
BM NAIL IN POLE, ELEV=100.41'
PROPOSED 4' WIDE PAVED WALK
BM NAIL IN POLE, ELEV=102.73'

CHARLIE'S MOTOR MALL

FLOOR=95.4'
FLOOR=95.6'
FLOOR=98.9'
FLOOR=110.6'

4 SPACES
8 SPACES
3 SPACES
3 SPACES

N 33°31'22" E 413.33'

10' SETBACK

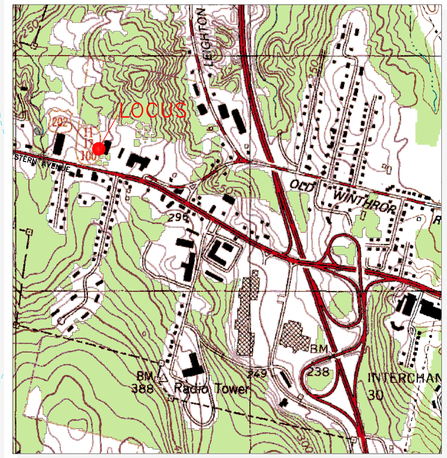
SHUMAN FAMILY SECOND LLC.
BOOK 9634-PAGE 263
TAX MAP 9 LOT 12B
9.99 ACRES
BUILDING=19,311 S.F.
PAVEMENT=171,367 S.F.

CHARLIE'S MITSUBISHI
BUILDING=5,353 S.F.
PAVEMENT=14,219 S.F.

FLOOR=111.2'

BOULDERS
LAMP
MULCH
LAWN
SIGN
BITUMINOUS CURB
GRAN. CURB
6" GRANITE CURB
35' SETBACK
APPROXIMATE PRESSURE LINE
S 61°09'03" E 322.75'
NYNEX
WESTERN AVENUE
FLOOD LIGHT
WILDE (TYP.)
ASH

Inv.=86.6' Rim=93.40' 12" PVC
Inv.=87.5' Rim=94.42' Inv.=87.6'
Rim=99.90'
Rim=101.29'
Inv.=90.4' Rim=94.01' Inv.=90.4'
Inv.=92.6' Rim=94.84'
Rim=99.50' 8" PVC Inv=93.5'
Inv=100.5' Rim=104.95'
Rim=107.71'
Rim=108.92'
RIM=109.22'
RIM=110.09'
RIM=109.60'
RIM=109.96'
Rim=118.14'
NET4T 1359/903/96
TBM=122.00'
50 PENNY NAIL 3' A.G.
Rim=120.41'
Rim=120.57'
Rim=119.13'
Rim=122.03'
Rim=121.63'
Inv.=111.6' (12" ADS)
Rim=117.51'
Rim=117.53'
Rim=117.41'
Inv.=111.6' (36" ADS)
36" ADS
Inv.=111.4'



LOCUS MAP
AUGUSTA
USGS QUAD SHEET
SCALE 1"=1000'

GENERAL SITE INFORMATION:

1. OWNER: SHUMAN FAMILY SECOND LLC.
   278 MEMORIAL DRIVE
   WINTHROP, ME 04364
2. KENNEBEC COUNTY REGISTRY OF DEEDS:
   BOOK 9634—PAGE 263
2. ZONE: REGIONAL BUSINESS DISTRICT (CC)
3. AUGUSTA TAX MAP #9—LOT #12B
4. LOT SIZE: 9.99 ACRES
5. IMPERVIOUS AREA:
   EXISTING: 171,367 SF
   NEW: 1,325 SF
   TOTAL: 172,692 SF
6. DISTURBED AREA: 2,735 SF

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

STATE OF MAINE
JAMES E. COFFIN
8500
REG. STERNO
PROFESSIONAL ENGINEER

ENGINEERING
E.S.COFFIN
SURVEYING
E.S. COFFIN ENGINEERING & SURVEYING, INC.
432 Cony Road P.O. Box 4687 Augusta, Maine 04330
Ph. (207) 623-9475 Fax (207) 623-8010 Toll Free 1-800-244-9475
© 2016

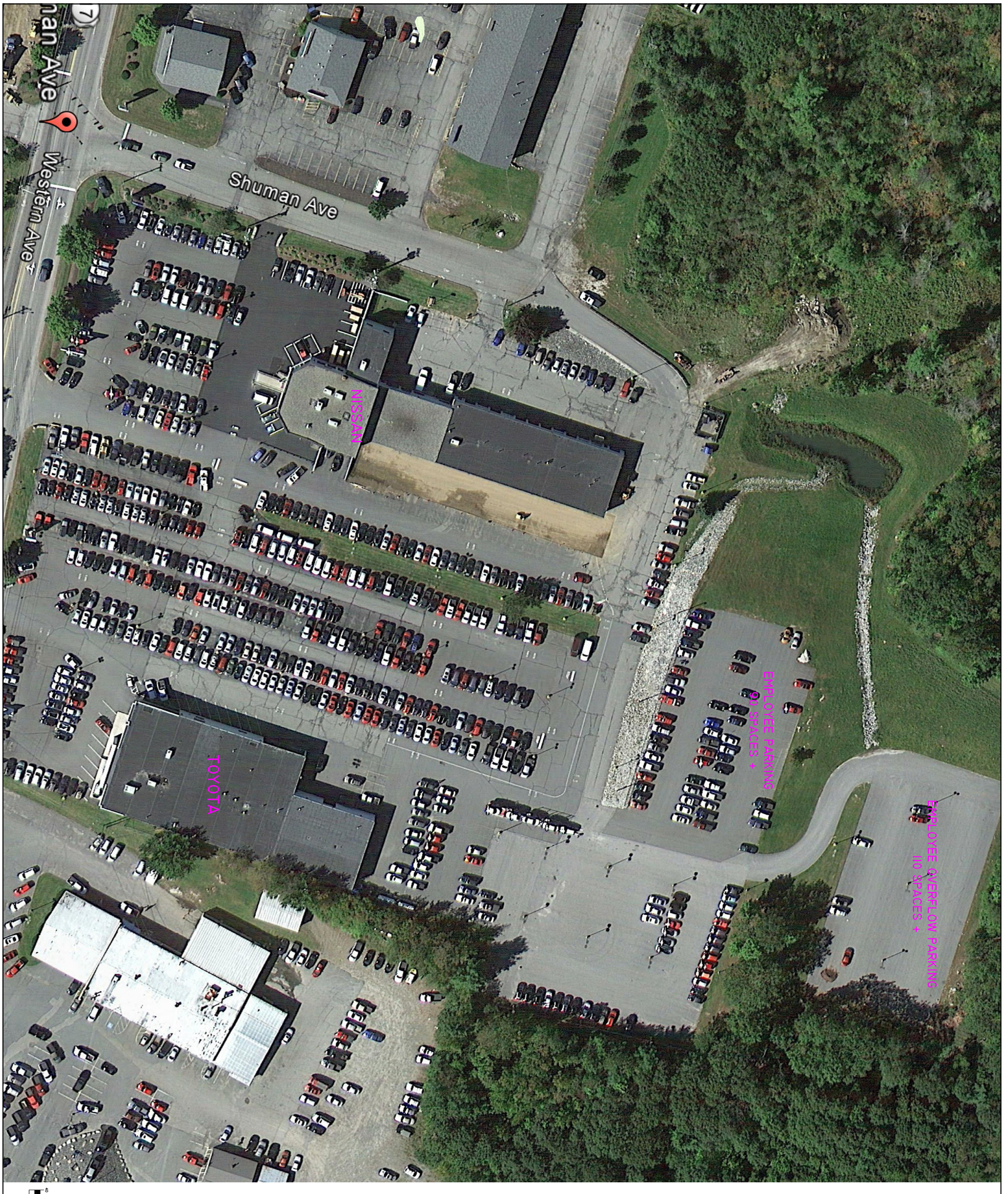
NO.	REVISIONS	DATE

SHEET TITLE: **PROPOSED SITE PLAN**
SCALE: 1"=30'
DRAWN BY: TGH
CHECKED BY: JEC
DATE: APRIL 8, 2016

CLIENT/PROJECT: **NISSAN BUILDING EXPANSION**
SHUMAN FAMILY SECOND LLC.
LOCATION: WESTERN AVENUE
TOWN: AUGUSTA
COUNTY: KENNEBEC
STATE: MAINE

PROJ. NO. 2016-057

C-1



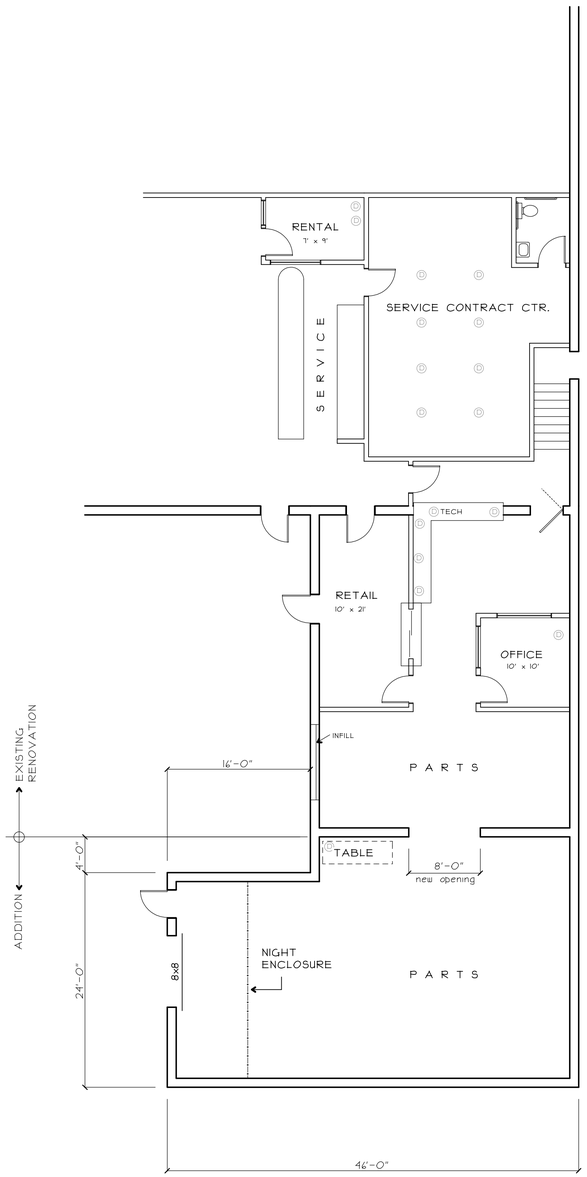
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
0 20 40 80 160

TRUE NORTH
MAGNETIC 2005

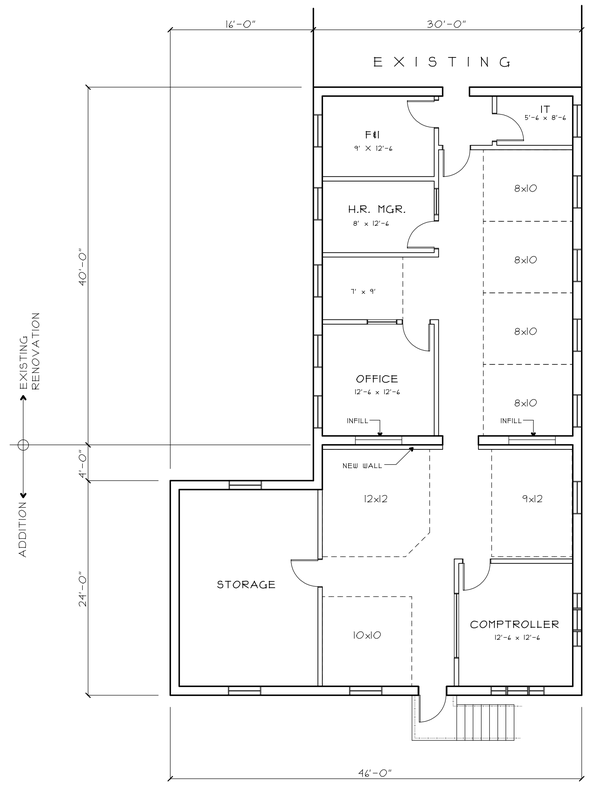
C-2	CLIENT/PROJECT: NISSAN BUILDING EXPANSION SHUMAN FAMILY, LLC.	SHEET TITLE: GOOGLE IMAGE	
PROJ. NO. 2016-057	LOCATION: WESTERN AVENUE	SCALE: 1"=40'	
	TOWN: AUGUSTA COUNTY: KENNEBEC STATE: MAINE	DATE: APRIL 8, 2016 DRAWN BY: TGH CHECKED BY: JEC	NO. REVISIONS DATE

ENGINEERING E.S.COFFIN SURVEYING © 2016
E.S. COFFIN ENGINEERING & SURVEYING, INC.
432 Cony Road P.O. Box 4687 Augusta, Maine 04330
Ph. (207) 623-9475 Fax (207) 623-0016 Toll Free 1-800-244-9475

JAMES COFFIN 8500 REGISTERED PROFESSIONAL ENGINEER STATE OF MAINE



GROUND FLOOR



MAIN FLOOR

PROGRESS - FOR REVIEW ONLY

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DATE	REVISION

EST. NO
SIZE
TYPE
DRAWN BY RSP
REVIEWED BY
SCALE 1/8"=1'2"
DATE 03-23-16

FILE NAME: G.T.V. NAME:

Engineering Designs For

CHARLIE'S NISSAN
AUGUSTA, MAINE

Title

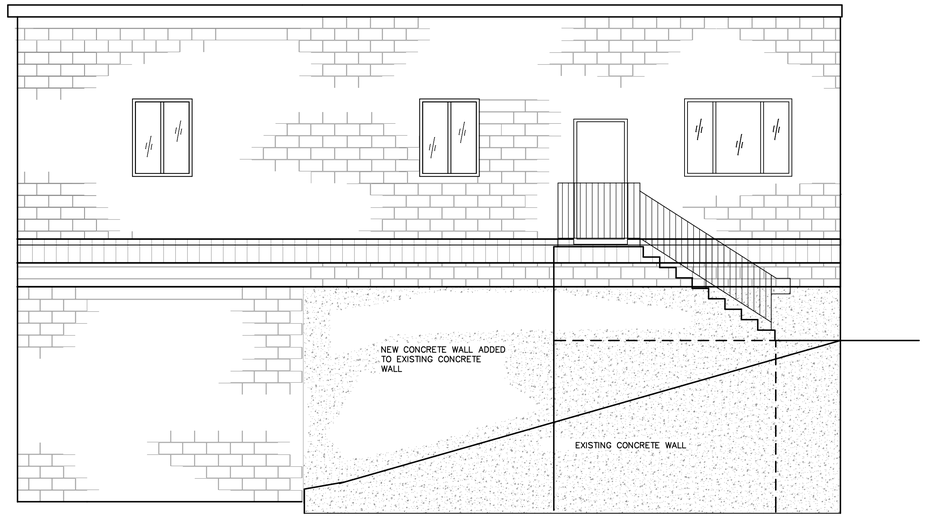
PROPOSED ADDITION
FLOOR PLANS

DESIGN BUILDER

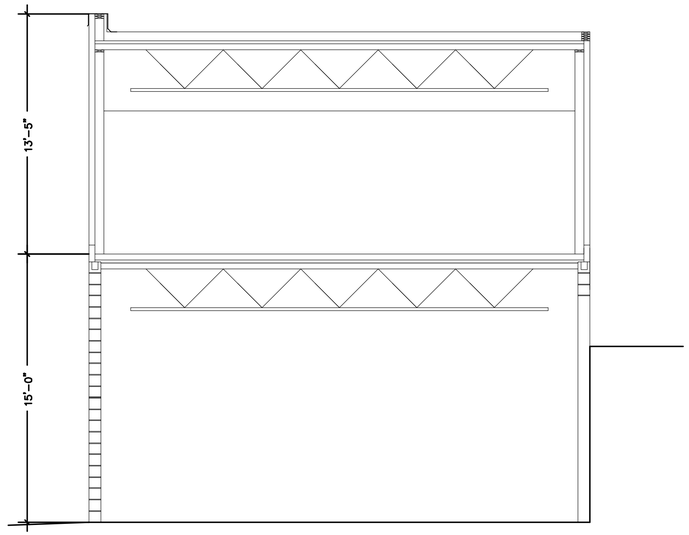
JOB NO.

ENGINEERING DWG. NO.
D1
OF

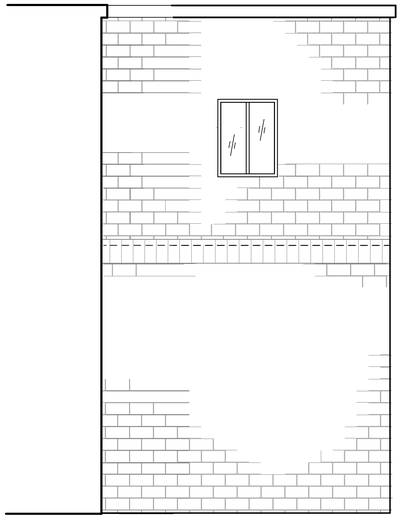
Sheridan
www.sheridanco.com
FAIRFIELD
PORTLAND
MAINE



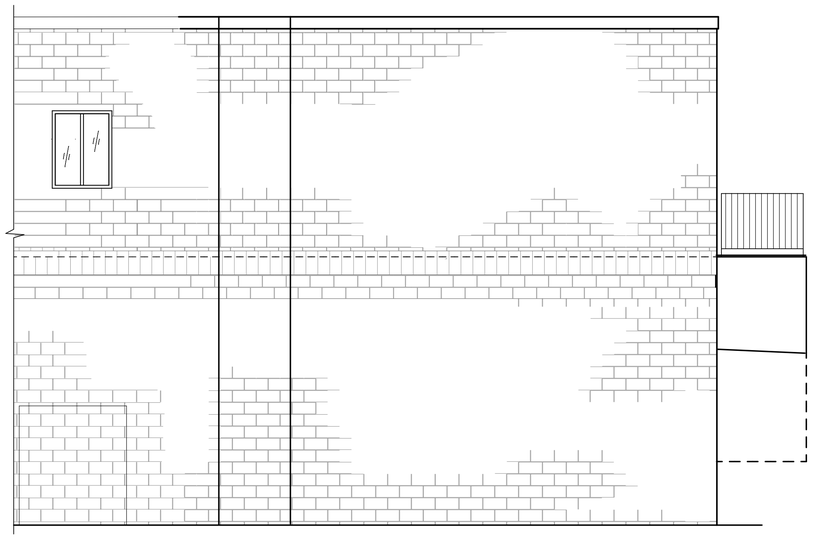
1 A1.1 WEST ELEVATION
SCALE ¼" = 1'



2 A1.1 SECTION CUT
SCALE ¼" = 1'



5 A1.1 EAST ELEVATION
SCALE ¼" = 1'



3 A1.1 NORTH ELEVATION
SCALE ¼" = 1'

4 A1.1 SOUTH ELEVATION
SCALE ¼" = 1'

PROGRESS - FOR REVIEW ONLY

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DATE	REVISION

EST. NO
SIZE
TYPE
DRAWN BY WP/RP
REVIEWED BY
SCALE 1/4"=1'2"
DATE 03-28-16

FILE NAME: G.T.V. NAME:

Engineering Designs For
CHARLIE'S NISSAN
AUGUSTA, MAINE

JOB NO.

ENGINEERING DWG. NO.
D2
OF

Title
E;EVATIONS

DESIGN BUILDER

Sheridan
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