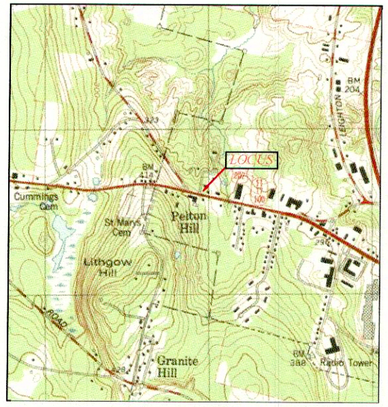
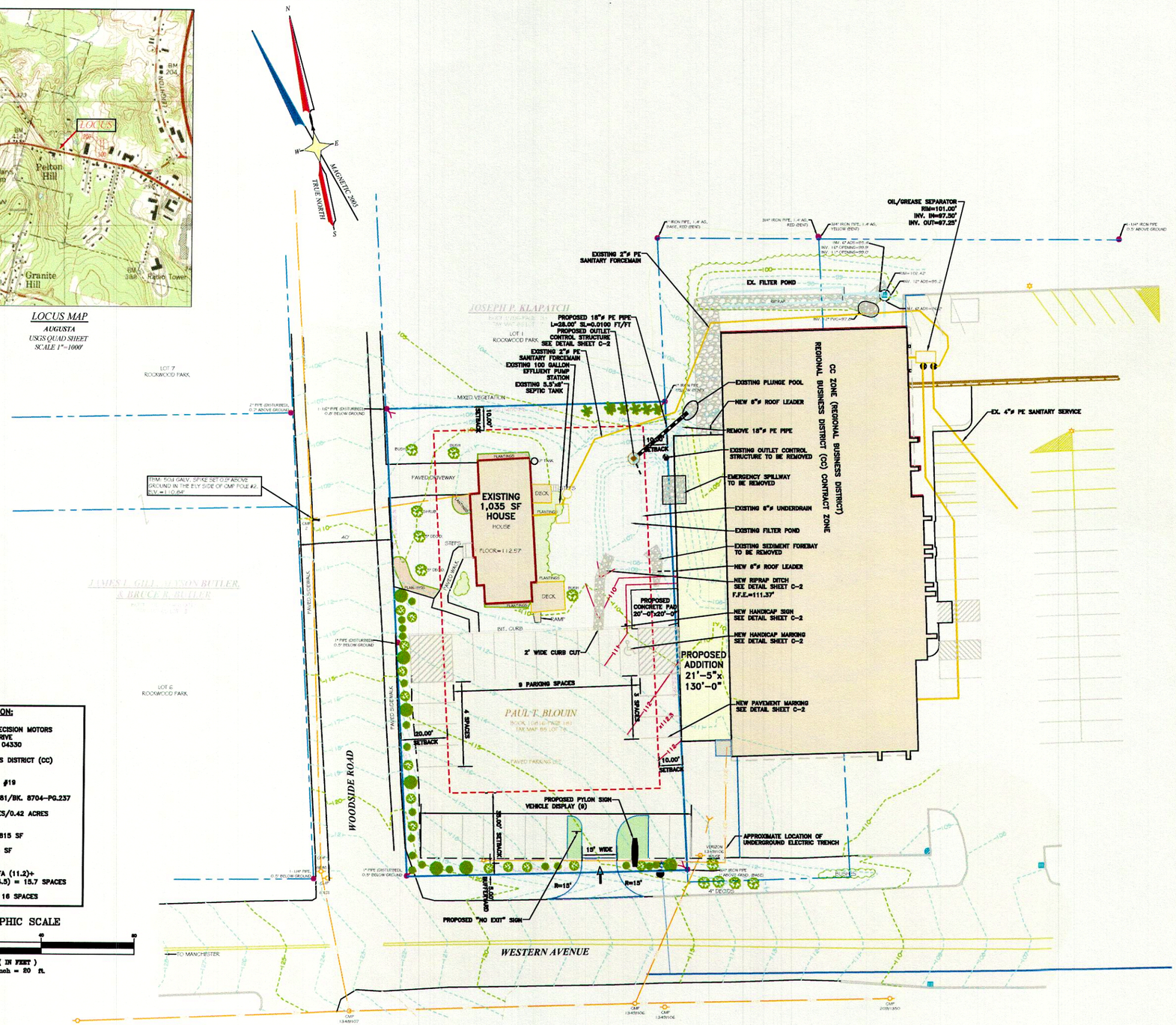


LOCUS MAP
AUGUSTA
USGS QUAD SHEET
SCALE 1"=1000'



GENERAL SITE INFORMATION:

1. OWNER: PAUL BLOUIN/PRECISION MOTORS
   87 PARKWOOD DRIVE
   AUGUSTA, MAINE 04330
2. ZONE: REGIONAL BUSINESS DISTRICT (CC)
   CONTRACT ZONE
3. MAP #85 – LOTS #18 & #19
4. TITLE: BK. 10816–PG. 181/BK. 8704–PG.237
5. PARCEL SIZE: 0.55 ACRES/0.42 ACRES
6. IMPERVIOUS AREA:
   TOTAL IMPERV. INCR. = 815 SF
7. DISTURBED AREA = 7,005 SF
8. PARKING REQUIREMENTS:
   INDIAN MOTORCYCLE: 4/GFA (11.2)+
   0.5 VEHICLE DISPLAYED (4.5) = 15.7 SPACES

   ACTUAL PARKING SPACES: 16 SPACES

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- IRON PIPE FOUND
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY LINE
- BELOW GROUND ELECTRIC
- LIGHT
- WATER VALVE
- WELL
- UNDERGROUND WATER LINE
- SIGN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SURVEYED LINE
- STONE WALL
- CATCH BASIN
- STORM PIPE
- SANITARY MANHOLE
- SANITARY PUMP STATION
- SANITARY LINE
- SETBACK
- CONIFEROUS TREE
- DECIDUOUS TREE
- VEGETATION
- PROPOSED CONIFEROUS TREE
- PROPOSED CANOPY TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED SHRUB PLANTING

Approved by the
City of Augusta Planning Board

Member Chairperson

Date: _____

Conditions of approval: _____

STATE OF MAINE
JAMES E. COFFIN
8500
LICENSED
PROFESSIONAL ENGINEER

ENGINEERING
E.S. COFFIN
SURVEYING
E.S. COFFIN ENGINEERING & SURVEYING, INC.
453 Cross Road P.O. Box 1607 Augusta, Maine 04330
Ph. (207) 623-8474 Fax (207) 623-8810 Toll Free 1-800-244-8475

RECEIVED
JUN 06 2014

NO.	REVISIONS	BY	DATE
1	ADD "NO EXIT" SIGN & CHANGE "PD" TO "CC" ZONE		06-05-14

SHEET TITLE: SITE PLAN

SCALE: 1 INCH=20 FEET

DATE: APRIL 15, 2014

DRAWN BY: TGH
CHECKED BY: JEC

CLIENT/PROJECT: PAUL BLOUIN
INDIAN MOTORCYCLE ADDITION

LOCATION: WESTERN AVENUE

TOWN: AUGUSTA COUNTY: KENNEBEC STATE: MAINE

PROJ. NO. 2013-270

C-1