



LEGEND

N/F	NOW OR FORMERLY OF	UC	UNDERGROUND COMMUNICATIONS LINE (SEE NOTE 2)
3048/279	BOOK 3048, PAGE 279 KENNEBEC COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY)	IA ZONE	BUSINESS AND INDUSTRIAL DISTRICT (SEE NOTE 6)
CB	CATCH BASIN	PD ZONE	PLANNED DEVELOPMENT DISTRICT (SEE NOTE 6)
PVC	POLYVINYL CHLORIDE	RR ZONE	RURAL RIVER DISTRICT (SEE NOTE 6)
HDPE	HIGH DENSITY POLYETHYLENE	SP 50 ZONE	STREAM PROTECTION OVERLAY DISTRICT (SEE NOTE 6)
RCP	REINFORCED CONCRETE PIPE	TM 79, LOT 5A	TAX MAP 79, LOT 5A (PER CITY OF AUGUSTA ASSESSOR'S RECORDS)
SD	STORM DRAIN	MDOT	MAINE DEPARTMENT OF TRANSPORTATION
S	SEWER	20+00	MDOT BASELINE STATION 20+00
LP	LENGTH OF PIPE	PT	POINT OF TANGENCY
SP	SLOPE OF PIPE	PC	POINT OF CURVATURE
INV.	INVERT	RD	ROOF DRAIN
NET 14	NEW ENGLAND TELEPHONE COMPANY UTILITY POLE NO. 14	BG	BELOW GRADE
UP 17	UTILITY POLE NO. 17	CL	CHAIN LINK FENCE
OU	OVERHEAD UTILITIES	IPF	IRON PIPE FOUND
←	GUY ANCHOR	GIPF	GALVANIZED IRON PIPE FOUND
⊠	ELECTRIC UTILITY BOX	IRF	IRON ROD FOUND
⊠	TELEPHONE UTILITY BOX	GMF	GRANITE MONUMENT FOUND
⊠	ELECTRIC TRANSFORMER ON PAD	XCX	FENCE POST WITH WIRE FENCE FOUND
⊠	WELL	R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET	Δ	CENTRAL ANGLE OF CURVE
±	MORE OR LESS	R	RADIUS OF CURVE
240	EXISTING CONTOUR, ELEVATION = 240' (SEE NOTE 1)	L	LENGTH OF CURVE
E/P	EDGE OF PAVEMENT	C	CHORD OF CURVE
E/G	EDGE OF GRAVEL	T/B	TOP OF BANK
LOT 10	LOT 10, PER PLAN REFERENCE 1	HFC	HARTLAND VERY FINE SANDY LOAM, 3 TO 8% SLOPES (SEE NOTE 5)
⊠	HYDRANT	ScA	SCANTIC SILT LOAM (SEE NOTE 5)
⊠	SEWER MANHOLE	SkB	SCIO VERY FINE SANDY LOAM, 3 TO 8% SLOPES (SEE NOTE 5)
⊠	LIGHT POLE	WmB	WINDSOR LOAMY SAND, 3 TO 8% SLOPES (SEE NOTE 5)
BIT.	BITUMINOUS	WmC	WINDSOR LOAMY SAND, 8 TO 15% SLOPES (SEE NOTE 5)
UE	UNDERGROUND ELECTRIC LINE (SEE NOTE 2)	***	WETLAND (SEE NOTE 3)
		NRPA	NATURAL RESOURCES PROTECTION ACT
		---	PROPOSED CONTOUR LINE, ELEV. 200 FEET (SEE NOTE 1)
		---	PROPOSED FILTER BARRIER
		LP	LENGTH OF PIPE
		SP	SLOPE OF PIPE

LOT AREAS:

LOT 10	10.3 ACRES±
LOT 11	3.24 ACRES±
PORTION OF LOT 13	1.5 ACRES±
589 LEIGHTON ROAD	1.5 ACRES±
607 LEIGHTON ROAD (INCLUDING POND)	1.30 ACRES±
TOTAL AREA	17.84 ACRES±

ZONING DISTRICTS:

(PER CITY OF AUGUSTA LAND USE ORDINANCE)

BUSINESS AND INDUSTRIAL DISTRICT (IA)
 RURAL RIVER DISTRICT (RR)
 PLANNED DEVELOPMENT DISTRICT (PD)
 STREAM PROTECTION OVERLAY DISTRICT (SP 50)

DIMENSIONAL REQUIREMENTS IA DISTRICT:

REQUIREMENT	REQUIRED
MINIMUM LOT AREA	60,000 S.F.
MINIMUM LOT FRONTAGE	150 FEET
MINIMUM LOT DEPTH	200 FEET
MINIMUM SIDE YARD SETBACK*	5 FEET
MINIMUM REAR YARD SETBACK*	5 FEET

* SETBACK OF ALL STRUCTURES FROM A RESIDENTIAL DISTRICT BOUNDARY OR RESIDENTIAL PROPERTY BOUNDARY SHALL BE AT LEAST 75 FEET, WHERE BUFFER/YARD REQUIREMENTS IMPOSE GREATER REQUIREMENTS, THE STRICTER REQUIREMENTS SHALL APPLY.

MINIMUM FRONT YARD SETBACK FROM LEIGHTON ROAD	25 FEET
MINIMUM FRONT YARD SETBACK FROM DARIN DRIVE UTILITY EASEMENT	10 FEET

- ### NOTES:
- ELEVATIONS SHOWN ARE BASED ON A USGS VERTICAL DATUM, NGVD 1929. ELEVATION REFERENCE MARK IS A STANDARD MAINE DEPARTMENT OF TRANSPORTATION BRASS DISK STAMPED "AUG-95-13 1979" LOCATED ON THE SOUTHEASTERLY CORNER PARAPET OF THE NORTH-BOUND I-95 BRIDGE OVER CIVIC CENTER DRIVE AT THE BELGRADE EXIT. ELEVATION = 250.592'.
 - UNDERGROUND ELECTRIC AND COMMUNICATIONS UTILITIES SHOWN ARE PER SURFACE MARKINGS BY OTHERS AND LOCATED BY THAYER ENGINEERING COMPANY. OTHER UNDERGROUND UTILITIES SHOWN ARE PER OBSERVED SURFACE FEATURES AND AVAILABLE PLAN DATA. OTHER UTILITIES MAY EXIST. PRIOR TO COMMENCING ANY SUBSURFACE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT "DIG-SAFE" AND THE APPROPRIATE UTILITY COMPANIES.
 - WETLAND LIMITS WERE DELINEATED BY OTHERS AND LOCATED BY THAYER ENGINEERING COMPANY, INC.
 - REFERENCE IS MADE TO RIGHTS OF STATE OF MAINE ALONG LEIGHTON ROAD AS SET FORTH IN 2179/171.
 - SOIL NAMES AND BOUNDARIES SHOWN ARE BASED ON "SOIL SURVEY OF KENNEBEC COUNTY, MAINE", PUBLISHED BY THE USDA SOIL CONSERVATION SERVICE.
 - ACCORDING TO THE CITY OF AUGUSTA LAND USE ORDINANCE, THE STREAM PROTECTION "SP 50" OVERLAY ZONING DISTRICT INCLUDES THE LAND AREAS WITHIN 25 FEET HORIZONTAL DISTANCE OF THE NORMAL HIGH WATER LINE OF THE POND AND OF THE BROOK RUNNING THROUGH THE SUBJECT PROJECT PROPERTIES. THE NORMAL HIGH WATER MARK OF THE POND AND THE BROOK WERE ASSUMED TO BE THE TOP OF THE BANK OF THE BROOK AND THE SHORELINE OF THE POND.

- ### PLAN REFERENCES:
- "PLAN OF THE AUGUSTA BUSINESS PARK, AUGUSTA, MAINE", DATED JULY 1977, REVISED 3-3-1978, RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1978, PAGE 63.
 - "SITE PLAN, J. S. MCCARTHY PRINTERS, 15 DARIN DRIVE, AUGUSTA, MAINE", DATED JANUARY 7, 2011, REVISED MARCH 25, 2011, BY THAYER ENGINEERING COMPANY, INC.
 - "STATE OF MAINE DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAYS, RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 9, AUGUSTA, KENNEBEC COUNTY, PROJECT NO. F02-09 (50)", DATED SEPTEMBER 1977, REVISED THROUGH 9-1-1978, D.O.T. FILE NO. S-6-264, RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1980, PAGE 128.
 - "SITE PLAN, NORTHPARK PROPERTIES, INC., CIVIC CENTER DRIVE, AUGUSTA, MAINE", DATED JULY 28, 1999, REVISED THROUGH NOVEMBER 11, 1999, BY THAYER ENGINEERING COMPANY, INC.



PRELIMINARY SITE PLAN

J. S. MCCARTHY PRINTERS

15 DARIN DRIVE
AUGUSTA, MAINE

Date: FEBRUARY 26, 2016	Drawn by: NM	Chkd. by:
Scale: 1" = 50'	Drawing # 1	Proj. # 001254

REWITS 11734/347
1.3 ACRES±
607 LEIGHTON ROAD
RESIDENTIAL
(TM 5A, LOT 32)

REWITS LLC
10946/37
1.5 ACRES±
RESIDENTIAL
589 LEIGHTON ROAD
(TM 5A, LOT 33)

REWITS LLC
11068/313
1.5 ACRES±
VACANT
PORTION OF LOT 13
(TM 5A, LOT 52)

HESCOCK STREET

REWITS LLC
11527/96
RESIDENTIAL
61 DARIN DRIVE
(TM 5A, LOT 51)

N/F
PLPROPERTIES LLC
1050/145
COMMERCIAL
(TM 5A, LOT 50)

