LEGEND

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

N / W E / S — TRUE NORTH — MAGNETIC 2001

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:

State of Maine
KENNEBEC. ss. Registry of Deeds
Received
at__H__M__M. and recorded in
File #
ATTEST
REGISTRAR

ROUTE 17 — ROUTE 202 — PUDDLE-DOCK RD — KERNS HILL ROAD — POND ROAD — VIOLETTE WAY — PERKINS DRIVE

former Parcel "C"
VIOLETTE PROPERTIES, LLC.
BK 6655-P.339
TAX MAP U-18, LOT 12
FORMERLY 0.72 ACRES

PARCEL "C"
REVISED AREA-2.36 ACRES

PROPOSED 20,000 GALLON UNDERGROUND FUEL TANK

FUEL DISPENSING AREA WITH CONCRETE PAD & CANOPY

PROPOSED C-STORE & DUNKIN DONUTS
ONE STORY 5,677.5 SF
PARKING REQUIRED:
32.4 SPACES
TOTAL PARKING SPACES = 38 SPACES

DECK
20' BY 120'

PROPOSED BUILDING
ONE STORY 5,000 SF
FFE=211.50'
PARKING REQUIRED:
USE UNKNOWN AT THIS TIME
ACTUAL = 20 SPACES

former Parcel "A"
GARY P. VIOLETTE
BK 6259-P.35
TAX MAP U-1, LOT 1
FORMER AREA-4.75 ACRES

PARCEL "A"
REVISED AREA-3.40 ACRES

former Parcel "B"
ZOE TRUST
BK 6655-P.337
FORMER AREA-LOTS 4&5 2.96 ACRES

PARCEL "B"
REVISED AREA-PARCEL B-3.30 ACRES

former Parcel "D"
GARY P. VIOLETTE
BK 6259-P.33
TAX MAP U-18, LOT 11
FORMER AREA-2.06 ACRES

PARCEL "D"
REVISED LOT AREA-0.67 ACRES
29,374 square feet

PARCEL "E"
REVISED AREA-0.77 ACRES
33,571 square feet

former Parcel "E"
GARY P. VIOLETTE
BK 6259-P.33
TAX MAP U-18, LOT 11
FORMER AREA-1.75 ACRES

ZOE TRUST
BK 6655-P.337
LOT 4-PLAN REF. 4
FORMER AREA-1.93 ACRES

ZOE TRUST
BK 6655-P.337
LOT 5
FORMER AREA-1.05 ACRES
PARCEL 5
PLAN REF. 4

PARCEL 4
PLAN REF. 4

PARCEL 9
PLAN REF. G

OFFICE BUILDING
ONE STORY 5,000 SF FFE=211.45'
BASEMENT 5,000 SF FFE-201.43'
PARKING REQUIRED:
4 SPACES/1,000 SF = 20 SPACES
ACTUAL = 23 SPACES

JD'S GROOMING BOUTIQUE
ABOVE AND BEYOND WELLNESS

LIGHT HOUSE
1,600 SF
PARKING REQUIRED:
1 SPACE/150 SF = 11 SPACES
ACTUAL = 17 SPACES

WILLIAM E. CALLAHAN
BK. 6031-P.14
TAX MAP U-18A, LOT 2
PARCEL 2
PLAN REF. 4

WENDALL A. BRANN
BK. 1 / 630-P.317
TAX MAP U-18A, LOT 1
PARCEL 1
PLAN REF. 4

RELEASE OF RESTRICTIVE COVENANTS
Book 8294-Page 297
dated January 19, 2005
runs until December 31, 2023
allows single building limited to professional office use on Lots 4 & 5-Plan Ref. 4

PARCEL "C" HAS A RIGHT-OF-WAY OVER PERKINS DRIVE OVER PARCEL "B"

PARCELS "A", "B", & "E" HAVE A RIGHT-OF-WAY OVER VIOLETTE WAY FOR ALL RIGHTS NORMAL TO THAT OF A ROAD, INCLUDING UTILITY RIGHTS (ELEC., SEWER, WATER, ETC.)

PARCEL "A" HAS A SEWER EASEMENT OVER PARCEL C

PARCEL "B" HAS A SEWER EASEMENT OVER PARCEL C

PARCEL "C" HAS A STORMWATER EASEMENT OVER PARCEL "C"

PARCEL "A", "C", & "D" HAVE STORMWATER EASEMENTS OVER PARCEL "D" TO USE THE EXISTING FILTER POND

PARCEL "B" HAS A STORMWATER EASEMENT OVER PARCEL "A"

PARCEL "E" HAS AN UTILITY EASEMENT OVER PARCEL C

GRASS UNDERDRAIN SOIL FILTER

WESTON BROOK

WOODED

CURVE TABLE

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	113.67'	1218.00'	S82°40'52"W	113.63'
C2	60.01'	1218.00'	S84°45'58"W	60.00'
C3	73.69'	1217.94'	S87°54'39"W	73.68'
C4	229.28'	135.00'	S74°07'39"E	202.70'
C5	127.38'	75.00'	S74°07'39"E	112.61'
C6	23.75'	35.00'	S59°22'58"W	23.29'
C7	28.73'	390.00'	N44°55'36"E	28.72'
C8	153.34'	390.00'	N58°18'02"E	152.35'

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

ACCOUNT #1068

U18B

Kane P. Coffin PLS 1292
an agent of E.S. Coffin Engineering & Surveying, Inc.
No warranty is made to others utilizing this plan for the purpose of further divisions, title certifications, deed descriptions, construction, etc.

APRIL 1,2020

THIS PLAN PRELIMINARY WITHOUT SIGNATURE

STATE OF MAINE — KANE P. COFFIN #1292 — PROFESSIONAL LAND SURVEYOR

ENGINEERING E.S.COFFIN SURVEYING ©2014
E.S. COFFIN ENGINEERING & SURVEYING, INC.
432 Cony Road P.O. Box 4687 Augusta, Maine 04330
Ph. (207) 623-5475 Fax (207) 623-0016 Toll Free 1-800-244-9475

NO.	REVISIONS	DATE
2	CHANGED LINE BETWEEN LOTS C & D FOR SIGN	05/01/18
1	CHANGED VIOLETTE WAY, RECONFIGURED LOTS	04/25/18

GENERAL SITE INFORMATION:

1. OWNER: GARY P. VIOLETTE
PARCELS "A" "D" & "E"
ZOE TRUST
PARCEL "B"
VIOLETTE PROPERTIES, INC.
PARCEL "C"
ADDRESS: 1036 WESTERN AV, MANCHESTER, ME
2. ZONES: MANCHESTER VILLAGE (MV)
AND SHORELAND ZONE (SL)
3. MAP #U-11 / LOT #1 (PARCELS "A" & "E")
#U-18A / LOTS #4 & 5 (PARCEL "B")
#U-18 / LOT #12 (PARCEL "C")
#U-18 / LOT #11 (PARCEL "D")
4.

LOT SIZE:	% IMPERVIOUS:
3.40 ACRES (PARCEL "A")	6.40%
3.30 ACRES (PARCEL "B")	16.73%
2.36 ACRES (PARCEL "C")	67.44%
0.67 ACRES (PARCEL "D")	43.89%
0.77 ACRES (PARCEL "E")	56.98%

5. EXISTING IMPERVIOUS COVERAGE = 68,125 SF
6. PROPOSED IMPERVIOUS COVERAGE = 123,415 SF
7. PROPOSED DISTURBED AREA = 4.1 ACRES
8. WETLAND IMPACTS = 3,555 SF

SURVEYOR'S REPORT:

The purpose of this plan is to amend the subdivision plan entitled "Recording Plat, Amended Subdivision Plan, Gary Violette, Route 202, Manchester, Kennebec County, Maine" by E.S. Coffin Engineering & Surveying, dated November 1, 2005, recorded at Kennebec County Registry of Deeds (K.C.R.D.) in Plan Book 2005-Page 169.

Plan Reference 4 has left a gore (shown on this plan as shaded) with the land deeded from Sara E. Harriman & James A. Wood to Allen Perkins (Book 5618-Page 228, dated May 15, 1998). A deed needs to be obtained from Allen Perkins or his heirs for the title of the gore.

All iron pins set are 5/8" rebar, marked with a red plastic surveyor's cap (COFFIN ENG 1292).
All directions are Magnetic North 2001, derived from the above-descnbed subdivision plan.

PLAN REFERENCES:

1. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE HIGHWAY 15, MANCHESTER, KENNEBEC COUNTY, FEDERAL AID PROJECT NO. F-0150(59), D.O.T. FILE NO. 6-303", DATED MAY 1990
2. "EASEMENT PLAN OF LAND IN MANCHESTER, MAINE FOR THE SANITARY DISTRICT" BY WHITMAN & HOWARD, INC., DATED FEBRUARY 5, 1980, RECORDED AT THE KENNEBEC COUNTY REGISTRY OF DEEDS (K.C.R.D.) IN PLAN BOOK 1980-PAGE 29.
3. "PROPOSED NEW DAGGETT'S MARKET, ROUTE 202, MANCHESTER, MAINE, SITE PLAN" BY BUNKER & SAVAGE AND THAYER ENGINEERING CO., DATED MAY 8, 1988, AVAILABLE AT THE MANCHESTER TOWN OFFICE.
4. "FINAL SUBDIVISION PLAN OF WENDY ACRES AT KERNS HILL ROAD, MANCHESTER, MAINE" BY MALCOLM E. HARRIMAN, DATED AUGUST 3, 1998, RECORDED AT K.C.R.D. IN PLAN BOOK 1998-PAGE 123.
5. "PROPOSED BUILDING FOR OAKES & PARKHURST GLASS, POND ROAD, MANCHESTER, MAINE" BY BUNKER & SAVAGE AND THAYER ENGINEERING COMPANY, UNDATED.
6. "JEAN & THOMAS A. GOODWIN SUBDIVISION, POND ROAD, MANCHESTER, MAINE" BY C. E. BEAL ASSOC. INC., DATED FEBRUARY 1986, RECORDED AT K.C.R.D. IN PLAN BOOK 1986-PAGE 30.

PROPERTY MAP
TOWN OF MANCHESTER MAINE

CLIENT/PROJECT: AMENDED SUBDIVISION PLAN VIOLETTE PROPERTIES, LLC
LOCATION: ROUTE 202
TOWN: MANCHESTER COUNTY: KENNEBEC STATE: MAINE
PROJ. NO. 2015-062
SHEET TITLE: RECORDING PLAT
SCALE: 1 INCH=40 FEET
DATE: APRIL 10, 2018
DRAWN BY: KPC
CHECKED BY: JEC
REC