

55 Weston Avenue Plan Amendment Request



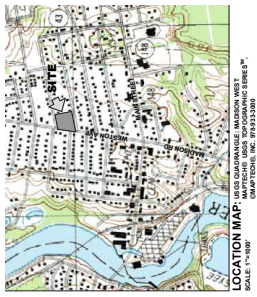
August 23, 2022

Submitted to:
the Town of Madison Planning Board

By:
55 Weston Avenue LLC

SITE PLAN AMENDMENT REQUEST

Attached please find a site plan amendment request that shows the elimination of one building, which has been replaced with an area reserved for a public open space, pursuant to public feedback and engagement with the Town on the details of the construction and management of a future park.



LOCATION MAP
 WILDS CHANGEMAKE MADISON WEST
 MAP SCALE: 1"=100'
 WWW.MADISONCTOWN.COM

LEGEND:

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
MANHOLE	MANHOLE
UTILITY POLE	UTILITY POLE
WATER VALVE	WATER VALVE
CATCH BASIN	CATCH BASIN
HYDRANT	HYDRANT
EDGE OF DRIVEWAY	EDGE OF DRIVEWAY
MAJOR FOOT COURSE	MAJOR FOOT COURSE
MINOR FOOT COURSE	MINOR FOOT COURSE
WATER LINE	WATER LINE
SEWER LINE	SEWER LINE
SANITARY SEWER	SANITARY SEWER
UNDERGROUND UTILITIES	UNDERGROUND UTILITIES
STONE SURFACE	STONE SURFACE
PAVED SURFACE	PAVED SURFACE
GRAVEL / VIBRATED SAND	GRAVEL / VIBRATED SAND
PERVIOUS PAVEMENT	PERVIOUS PAVEMENT
TREE	TREE

PLAN REFERENCE:

1. EXISTING PHOTOGRAPHS COURTESY OF PINKA, MANN AND HANSCHEITZ
2. EXISTING SURVEY PREPARED FOR THE INHABITANTS OF THE TOWN OF MADISON, MAINE, DATED JAN. 23, 2012, AND PREPARED BY BOB BISHOP, REGISTERED PROFESSIONAL SURVEYOR, 100 WESTON AVENUE, MADISON, MAINE 04950.
3. EXISTING SITE CONDITIONS OBTAINED FROM AERIAL PHOTOGRAPHY DATED 2012.
4. PROPOSED DEVELOPMENT IS BASED ON THE 2012 AERIAL PHOTOGRAPHY.
5. THE EXISTING LOT LINES ARE 10 FEET WIDER THAN THE 2012 AERIAL PHOTOGRAPHY.
6. FLOOD PLAIN, PER COMMUNITY PLAN NUMBER 2011-01-01-C.

DEVELOPMENT NOTES:

1. PROPOSED DEVELOPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH THE 2012 AERIAL PHOTOGRAPHY.
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4. CONSTRUCTION OPERATIONS SHALL BE CONDUCTED SUCH THAT THE EXISTING LOT LINES ARE NOT DISTURBED.
5. EROSION CONTROL BEST PRACTICES SEE DETAIL SHEET FOR NOBEL.

**FOR PLANNING BOARD REVIEW
 NOT FOR CONSTRUCTION**



**55 WESTON AVENUE LLC,
 MADISON, MAINE**

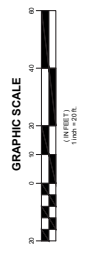
PROPOSED SITE PLAN
 Amended 8/19/22

DATE: 2022.08.13
 DRAWN BY: BLO
 CHECKED BY: JFW
 PROJECT NO.: 13-07-010

C101

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- EROSION CONTROL NOTES**
1. ALL SEEDING AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE EROSION CONTROL MANUAL, 2013 EDITION, PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF RECREATION AND OUTDOOR RECREATION.
 2. SLOPE SHALL BE MAINTAINED AS MUCH AS POSSIBLE. EROSION CONTROL MEASURES SHALL BE INSTALLED IMMEDIATELY FOLLOWING CONSTRUCTION OF A WALL OR TRENCH. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 3. SEEDING SHALL BE CONDUCTED IMMEDIATELY FOLLOWING CONSTRUCTION OF A WALL OR TRENCH. SEEDING SHALL BE CONDUCTED AT A RATE OF 100 LBS PER ACRE OF SEED. SEEDING SHALL BE CONDUCTED AT A RATE OF 100 LBS PER ACRE OF SEED. SEEDING SHALL BE CONDUCTED AT A RATE OF 100 LBS PER ACRE OF SEED.
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**APPROVED: TOWN OF MADISON, MAINE
 PLANNING BOARD ON**