

DATE	REVISIONS
4 - 15 - 2024	1

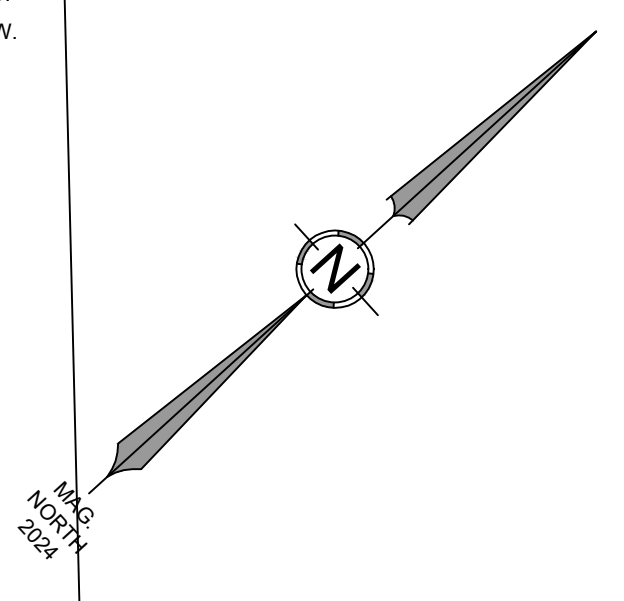
GENERAL NOTES

- The purpose of this plan is to depict a proposed Lot Division of the subject parcel.
- All Book and Page numbers refer to the Androscoggin County Registry of Deeds, unless otherwise noted.
- The record owner of the subject parcel is ALZIE 300-30, LLC by deed dated November 30, 2020 and recorded in Book 10566, Page 52.
- The subject parcel is shown on the Town of Auburn Parcel ID: 210-012 and is located in the Downtown Traditional Center District (T-5.1).
- Space and bulk standards for the (T-5.1) as of the date of this plan are as follows:

Building Coverage:	75% Max.
Min. Frontage:	24 ft. min - 160 ft. max
Min. Front Setback:	0 ft. min - 10 ft. max
Min. Side Setback:	5 ft.
Min. Rear Setback:	10 ft.
Max. Building Height:	4 Story Max.
- Total area of the subject parcel is 0.704 acres or 30,679 square feet.
- Boundary information shown hereon is based on an on-the-ground survey performed by Terradyn Consultants, LLC in April of 2024.
- Plan References:
 - "Proposed Industrial Subdivision for Edward & Berniece Hodgkin" prepared by Hodgkin, Inc. dated November 6, 1974 and recorded in the Androscoggin County Registry of Deeds in Book 27, Page 18.
 - "Maine State Highway Commission Right of Way Map" State Highway "15" Federal Aid Project U-015-1(11) dated January 1957 S.H.C. File No. 1-53.
- Plan orientation is Magnetic North, as observed in April of 2024.
- The subject parcel is located within Zone X, Areas of Minimal Flood Hazard. As delineated on the Flood Insurance Rate Map for the Town of Auburn, Androscoggin County, Community-Panel Number 23001C0328E, having an Effective Date of July 8, 2013.
- Parcel is subject to the right of Fortin Construction, Inc. to maintain a sign located in the southerly corner of Lot F2 near the intersection of Washington Street and Markarlynn Street, including its foundation, and SUBJECT TO an easement to maintain, repair and replace said sign in said location in compliance with all laws, regulations and ordinances governing the same, for the purpose of advertising the name of the business premises located on Lot F1. See deed, Book 10566, Page 52.
- The depth, size, location, existence or nonexistence of underground utilities and/or structures were not investigated as part of this survey. Utilities depicted hereon may not necessarily represent all existing utilities. Owners, contractors, and/or designers need to contact Dig-Safe Systems, Inc. (CALL 811) and field verify existing utilities prior to digging or breaking ground.
- "Together with a right-of-way, for the purpose of ingress and egress, fifty (50) feet in width and twenty-three (23) feet in length running from the southeasterly "hammerhead" of Markarlynn Street to the northwesterly line of Lot F2, the sidelines of said right-of-way, being a southeasterly extension of the sidelines of Markarlynn Street." See deed, Book 10566, Page 52.

LEGEND

EXISTING	DESCRIPTION
---	RECORD PROPERTY LINE/R.O.W.
- - -	ABUTTER PROPERTY LINE/R.O.W.
- - - -	DEED/PLAN LINE/R.O.W.
---	SETBACK LINE
□	MONUMENT (AS NOTED)
⊙	IRON PIPE (AS NOTED)
▨	BUILDING
---	EDGE OF PAVEMENT
OHU	OVERHEAD UTILITY
○	UTILITY POLE
⊗	WATER GATE VALVE
⊕	HYDRANT
⊙	SEWER MANHOLE
SD	STORM DRAIN
S	SANITARY SEWER
W	WATER LINE
---	TIE LINE
---	EASEMENT LINE



STATE OF MAINE
Androscoggin County Registry of Deeds

Received _____, 20____
At _____ h _____ m _____ M. and recorded in
Plan Book _____ Page _____
Attest _____
Registrar

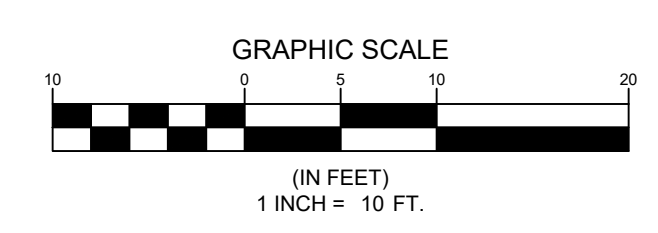
SURVEYOR'S CERTIFICATION

To the best of my knowledge, I have used ordinary and prudent conduct expected of Professional Land Surveyors and the results shown here represent the licensee's responsibility to the public as required under the Standards of Practice as defined by the Board of Licensure for Professional Land Surveyors (M.R.S.A Title 32, Chapter 141, Dated April 2001).

Except as Follows:

- Survey Report Limited to Notes on the Plan
- No Deed Description to Date

Plan Prepared by: *Jimmy C. Courbron* April 15, 2024
Jimmy C. Courbron PLS # 2532



TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

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WEB SITE: www.terradynconsultants.com

PROJECT: ALZIE 300-30, LLC PARCEL
213 WASHINGTON STREET, AUBURN ME
SHEET TITLE: PROPOSED LOT DIVISION
CLIENT: MARK LOVEJOY
24 RICHMOND ROAD
TURNER, ME 04266

DATE: 4 - 15 - 2024
SCALE: 1" = 10'
JOB NO.: 24 - 69
SHEET: 1 OF 1