

REFECTIONS AUTO SALES

AUBURN TAX MAP 199 - LOT 73

PREPARED FOR:

**JENNIFER WINSHIP
512 WASHINGTON STREET N
AUBURN, MAINE 04210**

REGARDING PROPERTIES LOCATED AT:

**512 WASHINGTON STREET
AUBURN, MAINE**

PREPARED BY:

**DAVIS LAND SURVEYING
STUART A. DAVIS
PROFESSIONAL LAND SURVEYOR #2208
990 MINOT AVENUE
AUBURN, MAINE 04210**

JOB #23-031

Davis Land Surveying, LLC
990 Minot Avenue
Auburn, Maine 04210

(207)345-9991 office
(207) 782-3685 office
(207) 240-9949 cell
Email: stuart@davislandsurveying.net
www.davislandsurveying.net

July 7, 2023

City of Auburn
Planning Board
60 Court Street
Auburn, ME 04210

RE: Reflections Auto Sales

Dear Planning Board Chairperson and Members,

Enclosed please find a Site Plan Application and Checklist along with supporting documents on behalf of Jennifer Winship for property located at 512 Washington Street North and being shown on the City of Auburn Tax Map 199, Lot 73 containing 0.5 acres or 22,500 sq.ft.. The property is currently owned by Jennifer A. Winship as described in a deed dated October 17, 2000 and recorded at the Androscoggin County Registry of Deeds in Book 4528, Page 63. The property lies in the General Business Zone per the City of Auburn Land Use Code.

The purpose of this application is to show the existing conditions along with the proposed improvements for the proposed Auto Sales. The property currently has an existing structure with residence on the second level and garage underneath. Current lot coverage and impervious area consist of 9,596.3 sq.ft. or 43% coverage. Hatched area on Site Plan is an area of 431.0 sq.ft. that will be paved for additional sales area. Total lot coverage/impervious area to be increased to a total of 10,027.3 sq.ft. or 45%. There will be a need to remove a few trees to accommodate the paved area, however enough trees will remain to act as a buffer from abutting property to the south.

There are currently 2 existing curb cuts. They both are currently at 36 feet wide and will be closed down to 22 feet wide with curbing to be installed around each new entrance to block ingress and egress over areas to be closed off. Signs will be placed at each opening suggesting "Entrance Right Turn Only and Exit Right Turn Only."

There are a total of 7 new parking spaces: 6 + 1 handicap. 1 Employee parking space to be along the south side of existing building and currently used as a parking space.

There is currently a sign installed that protrudes into the road right of way limits and will be moved back behind right of way limits.

Washington Street North has a posted speed limit of 45 mph and requires a minimum sight distance of 450 feet. Sight distance was measured being 10 back of pavement at 4.5 feet high and found in excess of 450 feet in either direction with no obstructions.

The property does not fall within a Federally Designated Flood Hazard Zone as shown on the City of Auburn Flood Insurance Rate Map – 23001C0328E with an effective date of July 8, 2013.

According to the ITE Trip Generation Manual Land Use Code 841 – Automobile Sales (Used), for Peak hour, the unit of measure is based on 1,000 sq. ft. of Gross Floor Area (GFA) with trips being 3.75 trips per unit with a “pass-by” reduction of 60% if less than 50,000 sq. ft. resulting in 1.5 trips per unit. The existing building has a GFA of 2,409 sq. ft. An estimate of the amount and type of vehicular traffic to be generated at peak hours is 3.6 daily trips.

The estimated cost of project is to be determined. After initial Staff review, any other information requested will be submitted prior the next Planning Board Meeting.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Stuart Davis', with a stylized, cursive script.

Stuart Davis, ME PLS #2208

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City of Auburn, Maine

Planning & Permitting

Eric Cousens, Director

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

Development Review Application

PROJECT NAME: REFLECTIONS AUTO SALES

PROPOSED DEVELOPMENT ADDRESS: 512 WASHINGTON STREET NORTH

PARCEL ID #: TAX MAP 199 - LOT 73

REVIEW TYPE: Site Plan ☒ Site Plan Amendment ☐
 Subdivision ☐ Subdivision Amendment ☐

PROJECT DESCRIPTION: PROPOSED AUTO SALES

CONTACT INFORMATION:

Applicant

Name: JENNIFER WINSHIP

Address: 512 WASHINGTON ST. N

City / State AUBURN, MAINE

Zip Code 04210

Work #: 207 576-5389

Cell #:

Fax #:

Home #:

Email: catauto@yahoo.com

Property Owner

Name: SAME

Address:

City / State

Zip Code

Work #:

Cell #:

Fax #:

Home #:

Email:

Project Representative

Name:

Address:

City / State

Zip Code

Work #:

Cell #:

Fax #:

Home #:

Email:

Other professional representatives for the project (surveyors, engineers, etc.).

Name: Davis Land Surveying, LLC

Address: 990 Minot Avenue

City / State Auburn, Maine

Zip Code 04210

Work #: 207 345-9991 -- 207 782-3685

Cell #:

Fax #:

Home #:

Email: stuart@davislandsurveying.net

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	9,596.3	sq. ft.
Proposed Total Paved Area	431.0	sq. ft.
Proposed Total Impervious Area	431.0	sq. ft.
Proposed Impervious Net Change	431.0	sq. ft.
Impervious surface ratio existing	43	% of lot area
Impervious surface ratio proposed	45	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	2,409.8	sq. ft.
Proposed Building Footprint	n/a	sq. ft.
Proposed Building Footprint Net change	n/a	sq. ft.
Existing Total Building Floor Area	2,409.8	sq. ft.
Proposed Total Building Floor Area	n/a	sq. ft.
Proposed Building Floor Area Net Change	n/a	sq. ft.
New Building	n/a	(yes or no)
Building Area/Lot coverage existing	10.7	% of lot area
Building Area/Lot coverage proposed	n/a	% of lot area

ZONING

Existing	General Business
Proposed, if applicable	

LAND USE

Existing	Residential/Commercial
Proposed	Residential/Commercial

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	1
Proposed Number of Residential Units	n/a
Subdivision, Proposed Number of Lots	n/a

PARKING SPACES

Existing Number of Parking Spaces	none
Proposed Number of Parking Spaces	6
Number of Handicapped Parking Spaces	1
Proposed Total Parking Spaces	7

ESTIMATED COST OF PROJECT:

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	9,596.3	sq. ft.
Proposed Disturbed Area	431.0	sq. ft.
Proposed Impervious Area	10,027.3	sq. ft.

1. If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.
2. If the proposed impervious area is greater than one acre including any impervious area created since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.
3. If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.
4. If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing _____ passenger car equivalents (PCE)
(Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) _____ passenger car equivalents (PCE)
If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the General Business zoning district.
2. Parcel Area: 0.5 acres / 22,500 square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	10,000	/ 22,500
Street Frontage	100.0	/ 124.98'
Min Front Yard	25	/ ±52'
Min Rear Yard	35	/ ±86'
Min Side Yard	25	/ 25'
Max. Building Height	45	/
Use Designation	<u>Auto Sales</u>	/ <u>Auto Sales</u>
Parking Requirement	1 space/ per	square feet of floor area
Total Parking:		/ 7
Overlay zoning districts (if any):	<u>n/a</u>	/
Urban impaired stream watershed?	YES/ NO If yes, watershed name _____	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative.
(NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

Refer to the application checklist for a detailed list of submittal requirements.

To view the City of Auburn Zoning Ordinance, go to:

www.auburnmaine.gov under Government, select Departments of the City, then Planning, Permitting & Code. On the left menu, choose Subdivisions, Land Use, Zoning Ordinance. Or click [HERE](#).

For additional information on Site Plan Review, please click [HERE](#) or scan code:



For additional information on Special Exceptions, please click [HERE](#) or scan code:



I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant:

Date:

July 7, 2023



City of Auburn, Maine

Office of Planning & Permitting

Eric J. Cousens, Director

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

Development Review Checklist

The following information is required where applicable to be submitted for an application to be complete

PROJECT NAME: Reflection Auto Sales

PROPOSED DEVELOPMENT ADDRESS: 512 Washington Street N

PARCEL #: Tax Map 199 - Lot 73

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
		<i>Applicant</i>	<i>Staff</i>	
Site Plan				
	Owner's Names/Address	X		
	Names of Development	X		
	Professionally Prepared Plan	X		
	Tax Map or Street/Parcel Number	X		
	Zoning of Property	X		
	Distance to Property Lines	X		
	Boundaries of Abutting land	X		
	Show Setbacks, Yards and Buffers	X		
	Airport Area of Influence	N/A		
	Parking Space Calcs	X		
	Drive Openings/Locations	X		
	Subdivision Restrictions	N/A		
	Proposed Use	X		
	PB/BOA/Other Restrictions	N/A		
	Fire Department Review	N/A		
	Open Space/Lot Coverage	N/A		

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
Landscape Plan		<i>Applicant</i>	<i>Staff</i>	
	Greenspace Requirements	N/A		
	Setbacks to Parking	X		
	Buffer Requirements	N/A		
	Street Tree Requirements	N/A		
	Screened Dumpsters	N/A		
	Additional Design Guidelines	N/A		
	Planting Schedule	N/A		
Stormwater & Erosion Control Plan		<i>Applicant</i>	<i>Staff</i>	
	Compliance w/ chapter 500	N/A		
	Show Existing Surface Drainage	N/A		
	Direction of Flow	N/A		
	Location of Catch Basins, etc.	N/A		
	Drainage Calculations	N/A		
	Erosion Control Measures	N/A		
	Maine Construction General Permit	N/A		
	Bonding and Inspection Fees	N/A		
	Post-Construction Stormwater Plan	N/A		
	Inspection/monitoring requirements	N/A		
Lighting Plan		<i>Applicant</i>	<i>Staff</i>	
	Full cut-off fixtures	N/A		
	Meets Parking Lot Requirements	X		
Traffic Information		<i>Applicant</i>	<i>Staff</i>	
	Access Management	X		
	Signage	X		
	PCE - Trips in Peak Hour	X		

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
	Vehicular Movements	X		
	Safety Concerns	X		
	Pedestrian Circulation	N/A		
	Police Traffic	N/A		
	Engineering Traffic	N/A		
Utility Plan		<i>Applicant</i>	<i>Staff</i>	
	Water	X		
	Adequacy of Water Supply	X		
	Water main extension agreement	N/A		
	Sewer	Private Septic		
	Available city capacity	N/A		
	Electric	X		
	Natural Gas	N/A		
	Cable/Phone	N/A		
Natural Resources		<i>Applicant</i>	<i>Staff</i>	
	Shoreland Zone	N/A		
	Flood Plain	N/A		
	Wetlands or Streams	N/A		
	Urban Impaired Stream	N/A		
	Phosphorus Check	N/A		
	Aquifer/Groundwater Protection	N/A		
	Applicable State Permits	X		
	Lake Auburn Watershed	N/A		
	Taylor Pond Watershed	N/A		
Right, Title or Interest		<i>Applicant</i>	<i>Staff</i>	
	Verify	X		
	Document Existing Easements, Covenants, etc.	N/A		

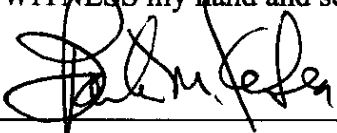
<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
Technical & Financial Capacity		<i>Applicant</i>	<i>Staff</i>	
	Cost Est./Financial Capacity			
	Performance Guarantee			
State Subdivision Law		<i>Applicant</i>	<i>Staff</i>	
	Verify/Check	N/A		
	Covenants/Deed Restrictions	N/A		
	Offers of Conveyance to City	N/A		
	Association Documents	N/A		
	Location of Proposed Streets & Sidewalks	N/A		
	Proposed Lot Lines, etc.	N/A		
	Data to Determine Lots, etc.	N/A		
	Subdivision Lots/Blocks	N/A		
	Specified Dedication of Land	N/A		
Additional Subdivision Standards		<i>Applicant</i>	<i>Staff</i>	
	Mobile Home Parks	N/A		
	PUD	N/A		
A JPEG or PDF of the proposed site plan		<i>Applicant</i>	<i>Staff</i>	
		X		
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving		X		

Maine Short Form Warranty Deed

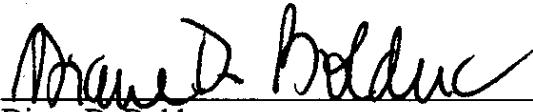
I, **DIANE D. BOLDUC**, formerly known as **DIANE D. ST. HILAIRE**, of Auburn, Maine, for consideration paid, grant to **JENNIFER A. WINSHIP**, whose mailing address is 47 Nichols Street, Lewiston, Maine, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in Auburn, County of Androscoggin, and State of Maine, being further described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS my hand and seal this 17th day of October, 2000.



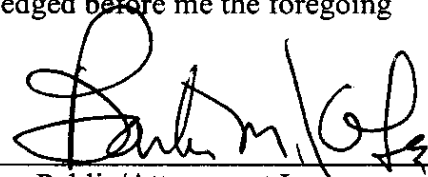
Witness



Diane D. Bolduc

STATE OF MAINE
ANDROSCOGGIN, SS.

Then personally appeared the above named Diane D. Bolduc, known to me, this 17th day of October, 2000 and acknowledged before me the foregoing instrument to be her free act and deed.



Notary Public/~~Attorney at Law~~xx
Name: Barton M. Kelsea
My commission expires: 8/28/2002

MAINE REAL ESTATE
TRANSFER TAX PAID

EXHIBIT A

A certain lot or parcel of land, with any buildings thereon, situated in Auburn, County of Androscoggin, State of Maine, bounded and described as follows:

Commencing at a point twelve (12) feet southwesterly of the northwest corner of Lot 22 on a Plan of Washington Park made by John W. Bartlett, Surveyor, and recorded in the Androscoggin County Registry of Deeds, Book of Plans, Volume 2, Book 5, Page 200; thence southeasterly at a right angle to the side line of Washington Street, one hundred eighty (180) feet to land conveyed by George S. Preston to Richard A. Belmore by deed dated December 30, 1983 and recorded in said Registry in Book 1696, Page 331; thence southwesterly at a right angle and parallel to Washington Street a distance of one hundred twenty-five (125) feet along said Bellmore land to a corner in said Bellmore land; thence northwesterly at a right angle along said Bellmore land a distance of one hundred eighty (180) feet to the southeasterly line of Washington Street; thence northeasterly along Washington Street a distance of one hundred twenty-five (125) feet to the point of beginning.

Being the same premises conveyed from Ronald Freve and Rhonda R. Freve by virtue of a Warranty Deed to Joseph F. Bolduc and Diane D. St. Hilaire recorded on October 24, 1988 in the Androscoggin County Registry of Deeds in Book 2330, Page 124. Reference is further made to a Warranty Deed from Joseph F. Bolduc to Diane D. Bolduc, formerly known as Diane D. St. Hilaire, dated June 16, 2000 recorded in said Registry of Deeds in Book 4470, Page 100.

N:\WPDOCS\MICHELLE\00-1500\00-1510.EXA

ANDROSCOGGIN COUNTY

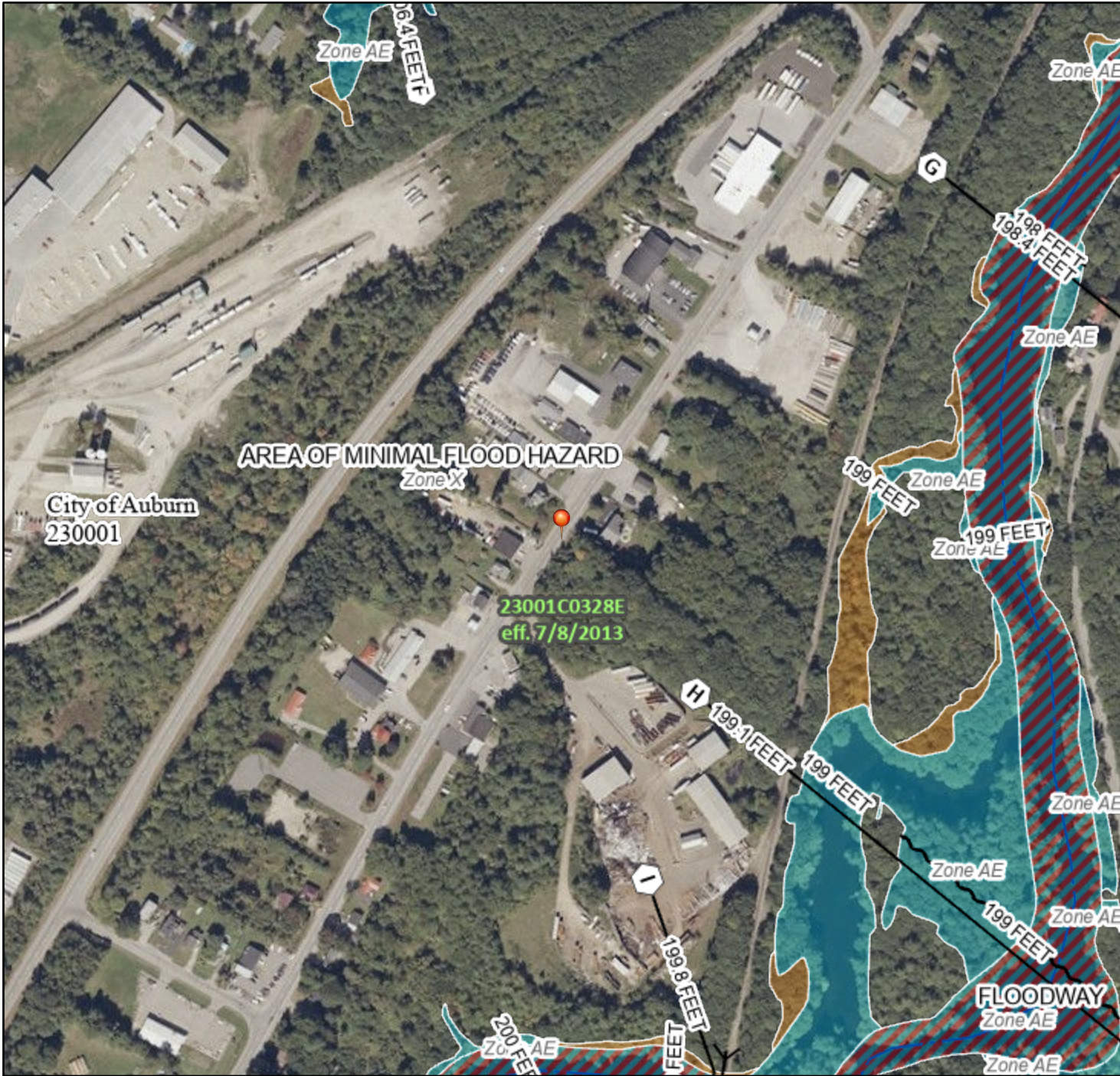
Jeannine D. Bergeron

REGISTER OF DEEDS

National Flood Hazard Layer FIRMMette



70°14'49"W 44°4'38"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

OTHER AREAS

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

OTHER FEATURES

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

MAP PANELS

Digital Data Available

No Digital Data Available

Unmapped

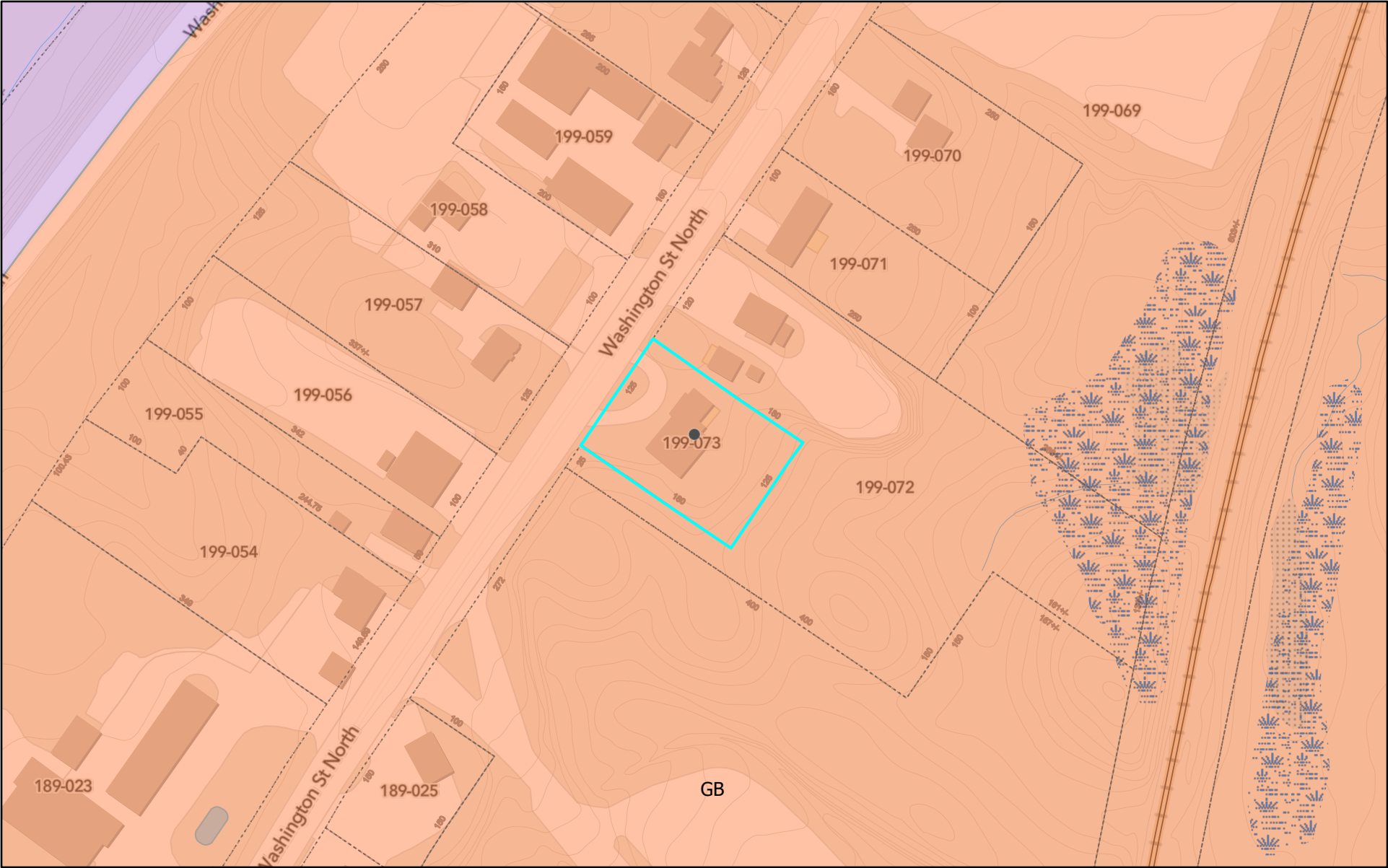
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/27/2023 at 9:34 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

512 WASHINGTON ST N, AUBURN TM 199-073



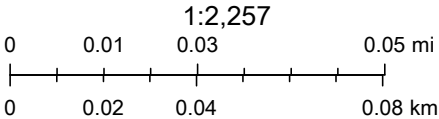
2/14/2023, 11:15:14 AM

Current Parcels _ Public Auburn Zoning

Wetlands

GB - General Business

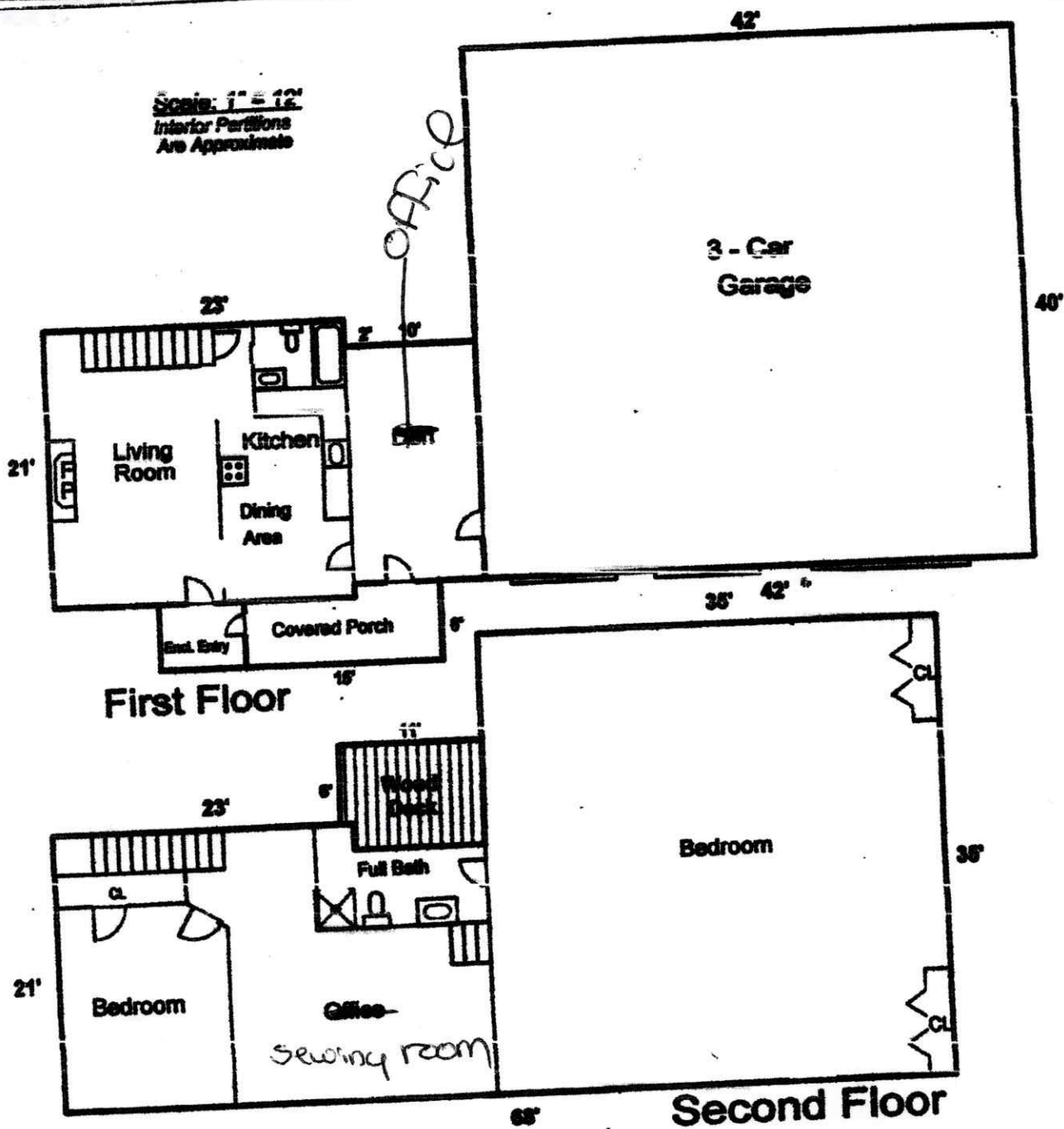
ID - Industrial



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Web AppBuilder for ArcGIS

Scale: 1" = 12"
Interior Partitions
Are Approximate



Living Area	33	23	Enclosed Entry	6.5 X 5.0 =	32.5
Enclosed Entry	663	108	First Floor	23.0 X 21.0 =	483.0
First Floor	1998	210	10.0 X 18.0 =	180.0	
Second Floor	2594	341	Total	663.0	
Total			Second Floor	35.0 X 35.0 =	1225.0
Porches/Patios	82	42	23.0 X 21.0 =	483.0	
Covered Porch	88	36	10.0 X 19.0 =	190.0	
Wood Deck			Total	1898.0	
Garage/Carport	1680	104			
Attached Garage					

(Lb) Units	1	Total	1
Foundation	2 - CONC BLOCK		
Frame	1 - WOOD		
Prime Wall	04 - VINYL		
Sec Wall			
Roof Structure	1 - GABLE		
Roof Cover	1 - ASPHALT SH		
Colors	GRAY		
View / Deck			

Rating	Rating	Rating	Rating	Rating	Rating	AVERAGE
340 Bch's						
A 300 Sh						
42 Bch's						
A Hbhc						
Other Pls	1					

OTHER FEATURES			
Kisc	1	Rating	AVERAGE
A Hb's		Rating	
Fp's	1	Rating	AVERAGE
WSP's		Rating	

CONDO INFORMATION			
Location			
Unit #			
Floor			
% Own			
Name			

GENERAL INFORMATION			
Grade	AV - AVERAGE		
Year Bld	1948	Est Yr Bld	
Alt LUC		Alt %	
Interest		Fact	
Const Mod			
Lump Sum Adj			

INTERIOR INFORMATION			
Aug HWFL	18		
Prim Int Wall	1	EX WALL	

DEPRECIATION			
Phys Cont	AV - Average	28. %	
Estimated			

RESIDENTIAL GRID			
1st Res Grid	1 Desc	Primary	# Units
Land	FY LR DR D K RR RR RR FB HB L D		
Water			
Utility			
Lot 2			
Lot 1			
Lower			
Totals	Plots 5	ERs 1	ERs 2 HB

REMODELING			
Exterior			
Interior			
Additions			
Kitchens			
Baths			

RES BREAKDOWN			
No Unit	Plots	RRS	FL
1	5	1	M

[illegible][illegible]

PROPERTY LOCATION

No	At No	Dist/Post Street/City
512		WASHINGTON ST N, AUBURN

OWNERSHIP

Owner 1: JENNIFER A TWINSHIP					
Owner 2:					
Owner 3:					
Street 1: 512 WASHINGTON ST N					
Street 2:					
Town/City: ALBURN					
SIP Prod:		ME		Country:	
Postal:		04210		Own Qty:	
				Type:	

PREVIOUS OWNER

Owner 1:		
Owner 2:		
Sleeper 1:		
Team City:		
Self-Proc:		Only
Postal:		

NARRATIVE DESCRIPTION	DATE	TIME	LOCATION	OCCASION	REMARKS
<p>1. [Empty]</p> <p>2. [Empty]</p> <p>3. [Empty]</p> <p>4. [Empty]</p> <p>5. [Empty]</p> <p>6. [Empty]</p> <p>7. [Empty]</p> <p>8. [Empty]</p> <p>9. [Empty]</p> <p>10. [Empty]</p> <p>11. [Empty]</p> <p>12. [Empty]</p> <p>13. [Empty]</p> <p>14. [Empty]</p> <p>15. [Empty]</p> <p>16. [Empty]</p> <p>17. [Empty]</p> <p>18. [Empty]</p> <p>19. [Empty]</p> <p>20. [Empty]</p> <p>21. [Empty]</p> <p>22. [Empty]</p> <p>23. [Empty]</p> <p>24. [Empty]</p> <p>25. [Empty]</p> <p>26. [Empty]</p> <p>27. [Empty]</p> <p>28. [Empty]</p> <p>29. [Empty]</p> <p>30. [Empty]</p> <p>31. [Empty]</p> <p>32. [Empty]</p> <p>33. [Empty]</p> <p>34. [Empty]</p> <p>35. [Empty]</p> <p>36. [Empty]</p> <p>37. [Empty]</p> <p>38. [Empty]</p> <p>39. [Empty]</p> <p>40. [Empty]</p> <p>41. [Empty]</p> <p>42. [Empty]</p> <p>43. [Empty]</p> <p>44. [Empty]</p> <p>45. [Empty]</p> <p>46. [Empty]</p> <p>47. [Empty]</p> <p>48. [Empty]</p> <p>49. [Empty]</p> <p>50. [Empty]</p> <p>51. [Empty]</p> <p>52. [Empty]</p> <p>53. [Empty]</p> <p>54. [Empty]</p> <p>55. [Empty]</p> <p>56. [Empty]</p> <p>57. [Empty]</p> <p>58. [Empty]</p> <p>59. [Empty]</p> <p>60. [Empty]</p> <p>61. [Empty]</p> <p>62. [Empty]</p> <p>63. [Empty]</p> <p>64. [Empty]</p> <p>65. [Empty]</p> <p>66. [Empty]</p> <p>67. [Empty]</p> <p>68. [Empty]</p> <p>69. [Empty]</p> <p>70. [Empty]</p> <p>71. [Empty]</p> <p>72. [Empty]</p> <p>73. [Empty]</p> <p>74. [Empty]</p> <p>75. [Empty]</p> <p>76. [Empty]</p> <p>77. [Empty]</p> <p>78. [Empty]</p> <p>79. [Empty]</p> <p>80. [Empty]</p> <p>81. [Empty]</p> <p>82. [Empty]</p> <p>83. [Empty]</p> <p>84. [Empty]</p> <p>85. [Empty]</p> <p>86. [Empty]</p> <p>87. [Empty]</p> <p>88. [Empty]</p> <p>89. [Empty]</p> <p>90. [Empty]</p> <p>91. [Empty]</p> <p>92. [Empty]</p> <p>93. [Empty]</p> <p>94. [Empty]</p> <p>95. [Empty]</p> <p>96. [Empty]</p> <p>97. [Empty]</p> <p>98. [Empty]</p> <p>99. [Empty]</p> <p>100. [Empty]</p>					

This Parcel contains .52 ACRES of land mainly classified as SINGLEFAMILY with a(n) CAPE Building Built about 1948, Having Primarily VINYL Exterior and ASPHALT SH Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 1 Bedroom.

OTHER ASSESSMENTS

[illegible]

BUILDING PERMITS

PROPERTY FACTORS				FLOOD HAZARD		FLOOD DAMAGE POTENTIAL	
Item	Code	Descp	%	Item	Code	Descp	
Z				U			
O				I			
R				I			
Consent:				Exempt 70			
Flood Hazard				Homestead			
D	2	2	100	T			
S				Street			
				Traffic			

(Also see 7-1512) NOT RECORDED

Tract	Description	Part	No of Units	Pop. 1980	Unit Type	Link
					ACRES	SITE
01	SINGLEFAMI		0.52			

IN PROCESS APPRAISAL SUMMARY

[illegible]

PREVIOUS ASSESSMENT

Year	Month	Est	Book Value	Yr Basis	Land Size	Land Value	Total Value	Asset Value	Notes	Date
2007	01	EX	132,700	0	.52	28,400	161,100	151,100	Year End Roll	11/20/2006
2007	01	FV	130,400	0	.52	43,100	174,300	174,300	Year end roll	7/30/2007
2008	01	FV	102,400	0	.52	24,300	128,600	128,600	Year End Roll	9/7/2008
2008	01	FV	72,100	0	.52	21,100	94,000	94,000	Year end roll	9/7/2008

SALES INFORMATION

[illegible]

BUILDING PERMITS

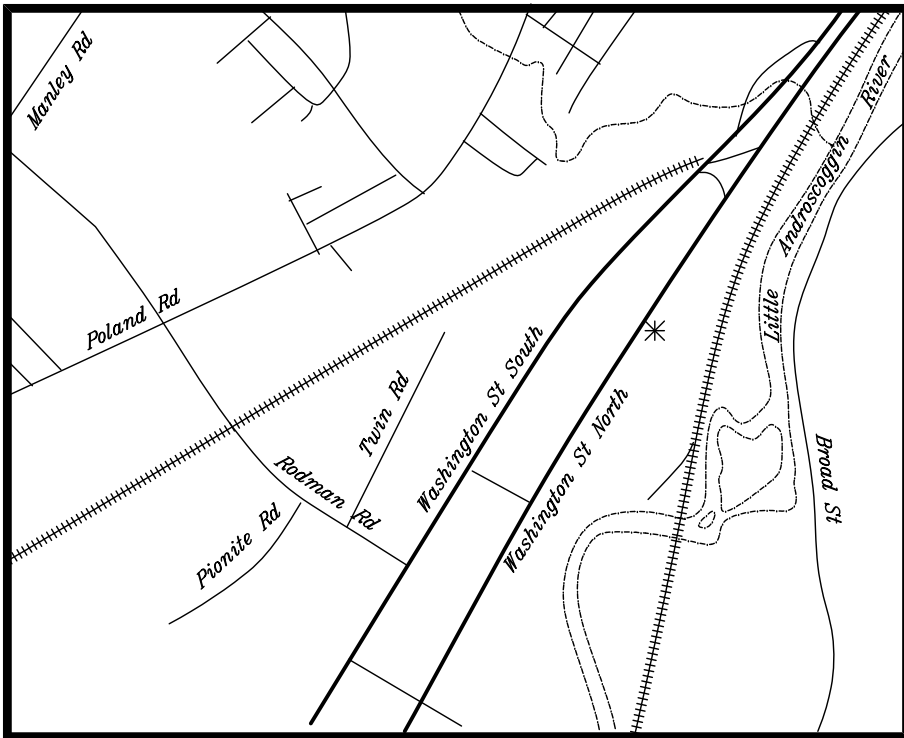
[illegible]

REPUBLICAN PARTY

J Type	L	P	Cash Value	Last Price	Adj.	High	Neigh	High Ind	Neigh Ind	Ind 1	%	Ind 2	%	Ind 3	%	Appraised Value	Air Class	%	Sys Land	J Code
			0	45,000.	1,877 GBK											43,920				

Peoples Choice	SINGLE-FAMILY	Phone No	Dead	MISC BUS
is subject to change and is not warranted				
Database: AssessPro				
Total:			43,920	Spl Credit
Total:				

ks:cammon



LOCATION MAP
NOT TO SCALE

NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83(2011).
- DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS - AUBURN, MAINE.
- THE PARCEL IS LOCATED IN THE GENERAL BUSINESS ZONING DISTRICT. MINIMUM FRONT SETBACK 25 FEET MINIMUM SIDE SETBACK 25 FEET MINIMUM REAR SETBACK 35 FEET
- THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL 23001C0328E, EFFECTIVE DATE 07/08/2013.
- ALL NATURAL RESOURCES SUCH AS WETLANDS AND STREAMS ARE NOT SHOWN ON THIS PLAN. A NATURAL RESOURCE ASSESSMENT MAY BE REQUIRED PRIOR TO DEVELOPMENT OF THIS PROPERTY.
- THE LOCATION, DEPTH, SIZE & EXISTENCE OF ALL UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT VERIFIED. CONTRACTOR SHALL CONTACT DIGSAFE/ON-TARGET PRIOR TO EXCAVATION TO CONFIRM THE LOCATION OF ALL PUBLIC & PRIVATE UTILITIES WITHIN THE PROJECT AREA.
- PURPOSE OF THIS SITE PLAN IS TO SHOW THE EXISTING CONDITIONS, LOT COVERAGE AND IMPERVIOUS AREAS AT 512 WASHINGTON STREET - NORTH.
- SIGHT DISTANCE: SPEED LIMIT WASHINGTON STREET NORTH IS 45 MPH. SITE DISTANCE DETERMINED BY BEING 10 FEET OFF ROAD PAVE AT 4.5' HIGH WITH SIGHT DISTANCE OF IN EXCESS OF 450 FEET IN EITHER DIRECTION WITH NO OBSTRUCTIONS, SUCH TREES, LIMBS OR ANY OTHER OBSTRUCTIONS OF LINE OF SIGHT.
- CURRENT CURB CUTS (2) ARE PRESENTLY 36 FEET WIDE AND WILL BE REDUCED DOWN TO 22 FOOT OPENINGS WITH CURBING TO BE INSTALLED WITH 20 FOOT RADIUS TO MAINTAIN 22 FEET AND PREVENT AREA BEHIND PROPOSED CURBING TO BE USED FOR INGRESS OR EGRESS.
- HATCHED AREA AS SHOWN TO BE PAVED AND MATCHED INTO EXISTING PAVEMENT FOR ADDITIONAL PARKING AS SALES AREA.
- CURRENT LOCATION OF EXISTING SIGN FALLS WITHIN ROAD RIGHT OF WAY AND TO BE MOVED BACK BEHIND ROAD RIGHT OF WAY LINE.

REFERENCES:

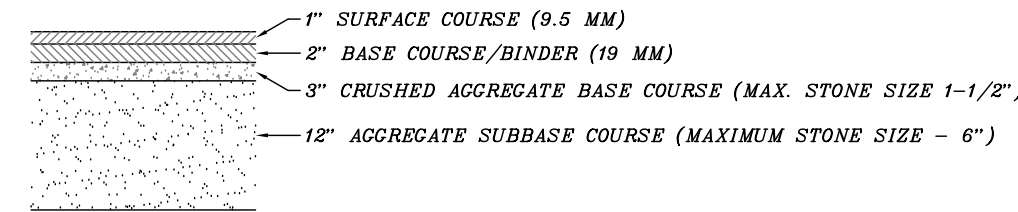
- PLAN OF WASHINGTON PARK, LAND OF MR. JOHN M. STURGIS PREPARED BY JOHN W. BARTLETT DATED JULY 10, 1925 RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 5, PAGE 200.
- PLAN OF PROPERTY 68 WASHINGTON STREET, AUBURN, MAINE MADE FOR DAVID LANCEVIN PREPARED BY CULLENBERG LAND SURVEYING DATED SEPTEMBER 27, 2013.

CONTOUR NOTES

CONTOURS BEYOND THE TOPOGRAPHIC SURVEY LIMITS ARE BASED ON LIDAR POINT CLOUD DATA EXTRACTED FROM A LARGER CLASSIFIED DATA SET AND ONLY INCIDED POINTS CLASSIFIED AS GROUND WITHIN THE REQUESTED GEOGRAPHIC BOUNDS. THE DATA WAS DOWNLOADED FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) DIGITAL COAST DATA ACCESS VIEWER. CUSTOM PROCESSING OF "2020 USGS LIDAR: SOUTH COASTAL MAINE (Q12)". CHARLESTON, SC. NOAA OFFICE FOR COASTAL MANAGEMENT. ACCESSSED MAY 31, 2023 AT <https://coast.noaa.gov/dataviewer>. VERTICAL DATUM IS NAVD88.

LEGEND

PROPERTY LINES	
RIGHT OF WAY / ABUTTING LOT LINES	
5/8" CAPPED REBAR SET	
IRON PIN FOUND (AS NOTED)	
UTILITY POLE	
W/OVERHEAD WIRES	
CONTOURS (LIDAR 2020)	
CRBR	CAPPED REBAR (AS NOTED)
AC	ABOVE GRADE
BC	BELOW GRADE
SAB	LOCATED AT BASE
SOT	LOCATED ON TOP
N/F	NOW OR FORMERLY
#	LOT PER PLAN REF. #1
	LOT LINES PER PLAN REF. #1
	SETBACKS - FRONT & SIDE 25'; REAR 35'



TYPICAL PAVEMENT SECTION
NOT TO SCALE

~ EXISTING IMPERVIOUS AREA - LOT COVERAGE ~

DESCRIPTION:	SQ. FT.
EXISTING PAVED AREA	5,559.5
FRONT GRANITE PAVERS AREA	332.4
MAIN STRUCTURE	2,409.8
SHED - CHICKEN COOP	21.0
BRICK CHIMNEY	12.0
POOL & GRAVEL PATIO AREA & CONCRETE AREA	899.6
BACK DECK & STEPS	362.0
TOTAL EXISTING IMPERVIOUS - LOT COVERAGE	9,596.3
IMPERVIOUS SURFACE RATIO (9,596.3 / 22,500) = 43 %	

~ PROPOSED IMPERVIOUS AREA - LOT COVERAGE ~

NEW PAVED AREA (cross hatch area)	431 sq. ft.
IMPERVIOUS SURFACE RATIO (10,027.3 / 22,500) = 45 %	

AREA:

22,500 SQ. FT.
0.51 ACRES

OWNER OF RECORD:

JENNIFER A. WINSHIP
512 WASHINGTON ST, NORTH
AUBURN, ME 04210

TAX MAP 199, LOT 73
BOOK 4528, PAGE 63
OCTOBER 17, 2000

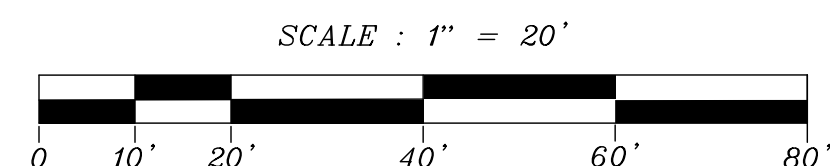
RECORDING INFORMATION:

STATE OF MAINE, ANDROSCOGGIN, ss
REGISTRY OF DEEDS

RECEIVED _____ 20____
AT ____HR ____MIN. ____M. AND RECORDED
IN PLAN BOOK _____, PAGE _____

ATTEST: _____
REGISTER

NO.	DESCRIPTION:	DATE:



CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, I HAVE USED ORDINARY AND PROPER SURVEYING METHODS AND THE CONDUCT OF THIS SURVEYING WAS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED UNDER THE STANDARDS OF PRACTICE AS REQUIRED BY THE BOARD OF LICENSING FOR PROFESSIONAL LAND SURVEYORS (M.A.S.A. TITLE 52, CHAPTER 24 DATED APRIL, 2000).

- EXCEPT AS FOLLOWS:
- NO PARTIAL REPORT TO DATE.
 - NO DEED DISCLOSURE TO DATE.
- PLAN PREPARED BY: D.E.H. & S.A.B.
PLAN CHECKED BY: S.A.B.

DAVIS LAND SURVEYING, LLC

990 MINOT AVENUE
AUBURN, MAINE 04210

OFFICE (207) 945-9991 ~ (207) 782-3685 ~ CELL (207) 240-9949
EMAIL: stuart@davislandsurveying.net
WEBSITE: www.davislandsurveying.net
JULY 7, 2023

--- SITE PLAN & EXISTING CONDITIONS --- REFLECTIONS AUTO SALES

512 WASHINGTON ST, NORTH
AUBURN, MAINE

JENNIFER WINSHIP
512 WASHINGTON ST, NORTH
AUBURN, MAINE 04210

JOB NO.: 23-031
FILE NO.: _____