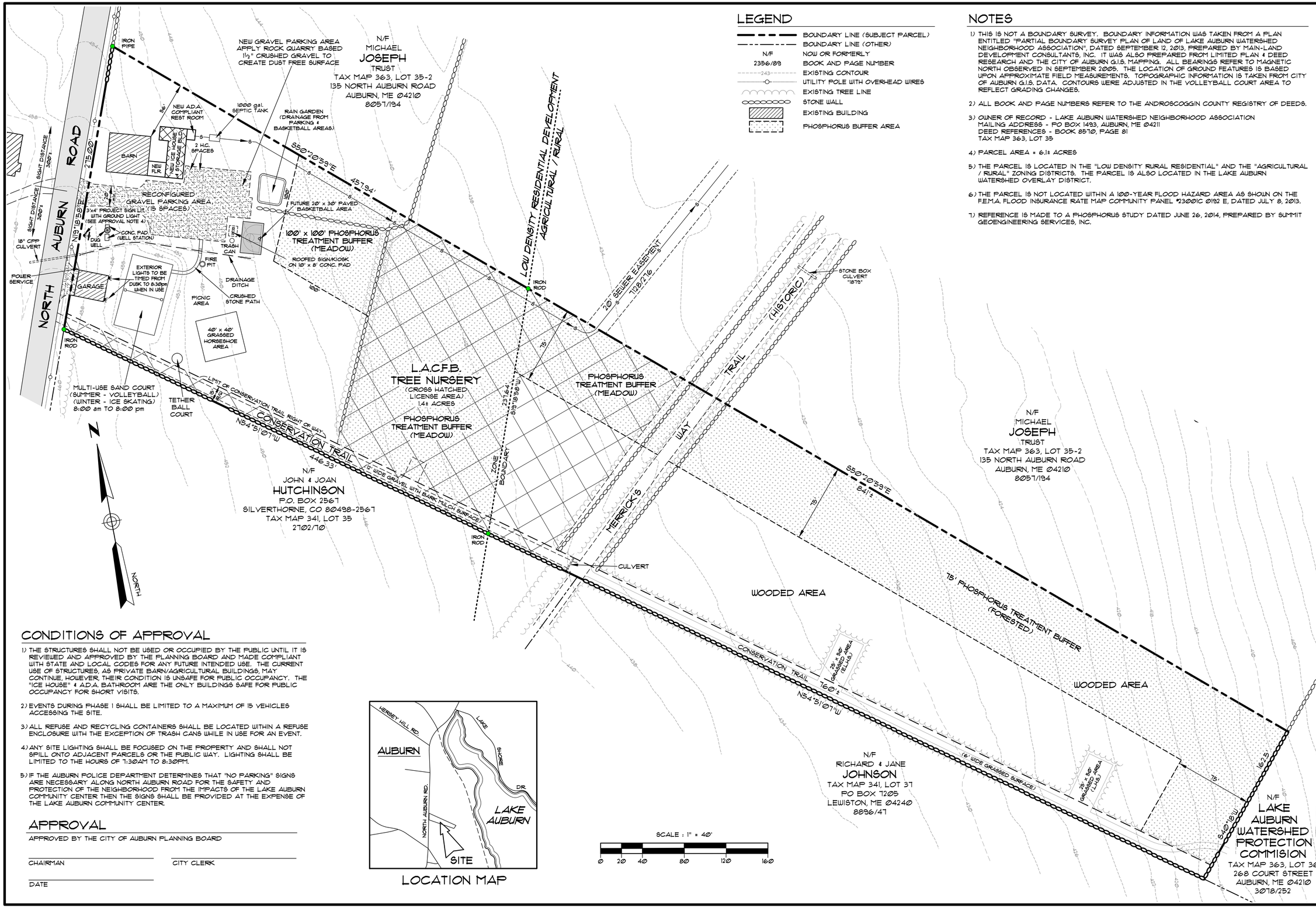

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- N/F — NOW OR FORMERLY
- 2356/89 — BOOK AND PAGE NUMBER
- 243 — EXISTING CONTOUR
- UTILITY POLE WITH OVERHEAD WIRES
- EXISTING TREE LINE
- STONE WALL
- EXISTING BUILDING
- PHOSPHORUS BUFFER AREA

NOTES

1) THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION WAS TAKEN FROM A PLAN ENTITLED "PARTIAL BOUNDARY SURVEY PLAN OF LAND OF LAKE AUBURN WATERSHED NEIGHBORHOOD ASSOCIATION", DATED SEPTEMBER 12, 2013, PREPARED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC. IT WAS ALSO PREPARED FROM LIMITED PLAN & DEED RESEARCH AND THE CITY OF AUBURN G.I.S. MAPPING. ALL BEARINGS REFER TO MAGNETIC NORTH OBSERVED IN SEPTEMBER 2005. THE LOCATION OF GROUND FEATURES IS BASED UPON APPROXIMATE FIELD MEASUREMENTS. TOPOGRAPHIC INFORMATION IS TAKEN FROM CITY OF AUBURN G.I.S. DATA. CONTOURS WERE ADJUSTED IN THE VOLLEYBALL COURT AREA TO REFLECT GRADING CHANGES.

2) ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.

3) OWNER OF RECORD - LAKE AUBURN WATERSHED NEIGHBORHOOD ASSOCIATION
MAILING ADDRESS - PO BOX 1493, AUBURN, ME 04211
DEED REFERENCES - BOOK 8570, PAGE 81
TAX MAP 363, LOT 35

4) PARCEL AREA = 6.1± ACRES

5) THE PARCEL IS LOCATED IN THE "LOW DENSITY RURAL RESIDENTIAL" AND THE "AGRICULTURAL / RURAL" ZONING DISTRICTS. THE PARCEL IS ALSO LOCATED IN THE LAKE AUBURN WATERSHED OVERLAY DISTRICT.

6) 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 #23001C 0192 E, DATED JULY 8, 2013.

7) REFERENCE IS MADE TO A PHOSPHORUS STUDY DATED JUNE 26, 2014, PREPARED BY SUMMIT GEOENGINEERING SERVICES, INC.

CONDITIONS OF APPROVAL

1) THE STRUCTURES SHALL NOT BE USED OR OCCUPIED BY THE PUBLIC UNTIL IT IS REVIEWED AND APPROVED BY THE PLANNING BOARD AND MADE COMPLIANT WITH STATE AND LOCAL CODES FOR ANY FUTURE INTENDED USE. THE CURRENT USE OF STRUCTURES, AS PRIVATE BARN/AGRICULTURAL BUILDINGS, MAY CONTINUE, HOWEVER, THEIR CONDITION IS UNSAFE FOR PUBLIC OCCUPANCY. THE "ICE HOUSE" & A.D.A. BATHROOM ARE THE ONLY BUILDINGS SAFE FOR PUBLIC OCCUPANCY FOR SHORT VISITS.

2) EVENTS DURING PHASE 1 SHALL BE LIMITED TO A MAXIMUM OF 15 VEHICLES ACCESSING THE SITE.

3) ALL REFUSE AND RECYCLING CONTAINERS SHALL BE LOCATED WITHIN A REFUSE ENCLOSURE WITH THE EXCEPTION OF TRASH CANS WHILE IN USE FOR AN EVENT.

4) ANY SITE LIGHTING SHALL BE FOCUSED ON THE PROPERTY AND SHALL NOT SPILL ONTO ADJACENT PARCELS OR THE PUBLIC WAY. LIGHTING SHALL BE LIMITED TO THE HOURS OF 7:30AM TO 8:30PM.

5) IF THE AUBURN POLICE DEPARTMENT DETERMINES THAT "NO PARKING" SIGNS ARE NECESSARY ALONG NORTH AUBURN ROAD FOR THE SAFETY AND PROTECTION OF THE NEIGHBORHOOD FROM THE IMPACTS OF THE LAKE AUBURN COMMUNITY CENTER THEN THE SIGNS SHALL BE PROVIDED AT THE EXPENSE OF THE LAKE AUBURN COMMUNITY CENTER.

APPROVAL

APPROVED BY THE CITY OF AUBURN PLANNING BOARD

CHAIRMAN

CITY CLERK

DATE

LOCATION MAP

NO.	REVISION	DATE

SHEET TITLE: L.A.C.C. PHASE II PHOSPHORUS CONTROL SITE PLAN

SCALE: 1" = 40' | DRAWN BY: KRF

DATE: JULY 7, 2015 | CHECKED BY: WMP

PROJECT: LAKE AUBURN COMMUNITY CENTER
115 NORTH AUBURN ROAD - AUBURN, MAINE

CLIENT: LAKE AUBURN WATERSHED NEIGHBORHOOD ASSOCIATION
P.O. BOX 1493 - AUBURN, MAINE 04211-1493

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STATE OF MAINE KEVIN R. CARRAR 2250 LICENSED PROFESSIONAL SURVEYOR

JOB NO. - 13149

SHEET 1