

-- Curve Table --

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.86	23.00	44°29'29"	S 04°54'53" E	17.41
C2	11.21	16.00	40°08'34"	N 88°08'38" W	10.98

Notes:

- 1) Bearings as shown based on Plan Reference #1.
- 2) All Book & Pages referenced - Androscoggin County Registry of Deeds.
- 3) Turner & Lillian Street right of ways based on Plan Reference #1.
- 4) Elevations based on USC&G Disc A - northwest corner of concrete headwall - State Route 4 bridge at outlet to Lake Auburn EL: = 265.67'.
- 5) Property lines as shown based on Plan Reference #1 & 2. Not verified by this surveyor. Purpose of this Site Plan to show existing conditions for review by the Auburn Planning Board proposed Used Car Sales and the maintenance thereof, as well as the general public, as allowed.
- 6) Property serviced by City of Auburn Water & Sewer.
- 7) Based on FIRM - City of Auburn, Maine -- 23001C0213E Dated July 8, 2013 none of the property falls within a Federally Designated Flood Hazard Zone.

~ Site Plan ~  
~ Existing Conditions ~

CORG, LLC  
1194 Center Street  
Auburn, Maine 04210  
TAX MAP 324 LOT 24

PARCEL AREA:  
9,532 sq. ft.  
0.2 acres

Zone: GB

Existing Impervious Area:  
Existing Pavement: 6,433 sq.ft.  
Existing Building: 1,310 sq.ft.

Proposed Impervious Area:  
Existing Pavement: 6,433 sq. ft.  
Existing Building: 1,310 sq. ft.

Existing Office Space: 255 sq. ft.

Parking:  
Existing -- 4 spaces  
Proposed -- 1 space

Lot Coverage/Density:  
Existing -- 81%

Setbacks: GB Zone	Existing
Front 25'	±36'
Side 5'	±7'
Rear 35'	±6'

BOOK 8501 PAGE 323 COUNTY Androscoggin

JOB NO. 15063 DATE 10-20-2015

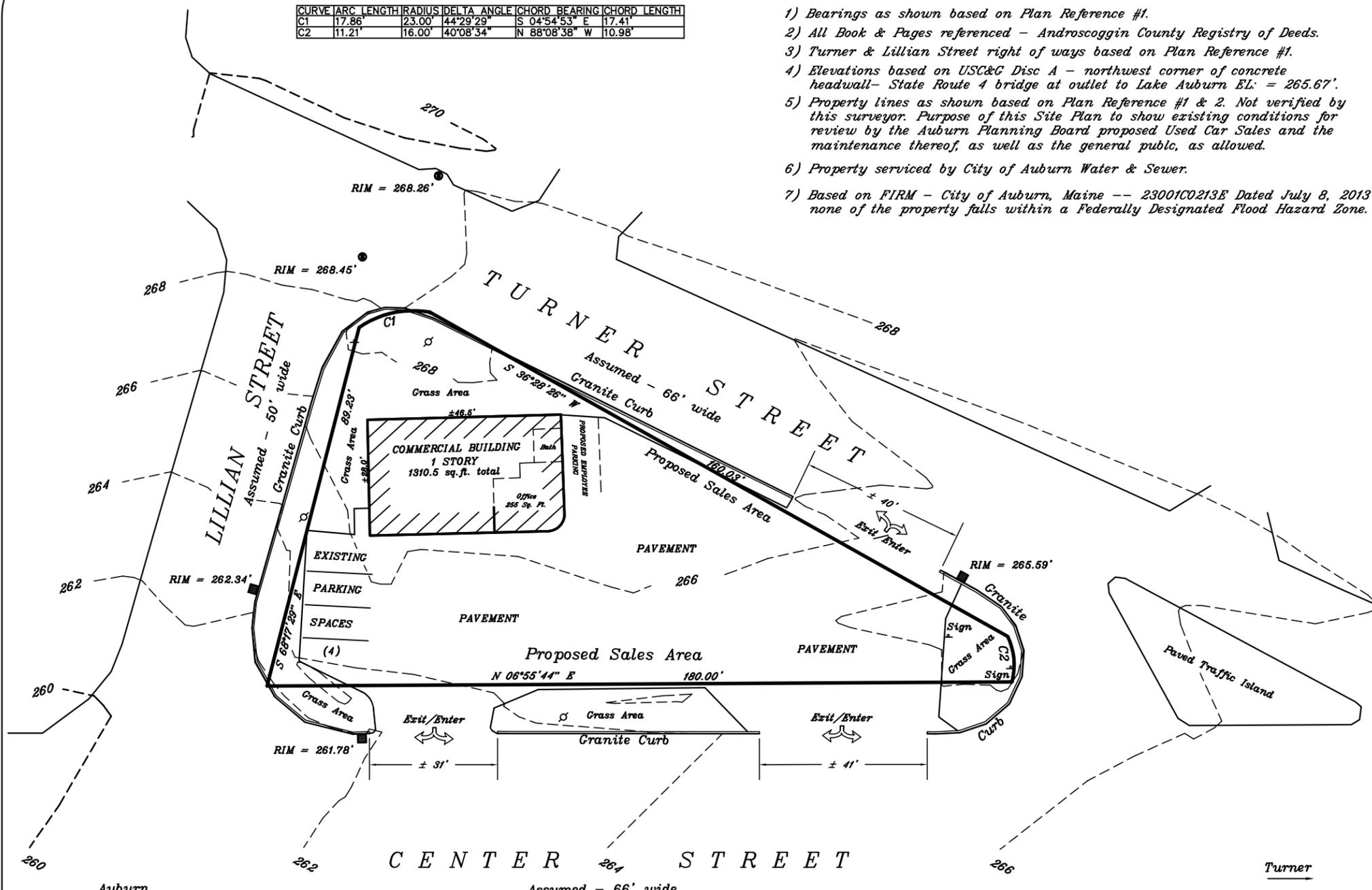
DAVIS LAND SURVEYING, LLC  
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EMAIL: stuart@davislandsurveying.net

SCALE: 1" = 30'

DRAWN BY J.D.L. & S.A.D.



LEGEND:

- Utility Pole
- Sewer Manhole
- Catch Basin
- + Sign



References:

- 1) Proposed Site Plan "Keenes Quik Stop" by Surveyworks Dated December 27, 1993.
- 2) Existing Conditions Plan for Bohler Engineering Co. by Owen Haskell, Inc. Dated April 26, 2001.
- 3) Maine State Highway Commission Right of Way Map S.H.C File NO. 1-69 Federal Aid Project F-021-1(5).

