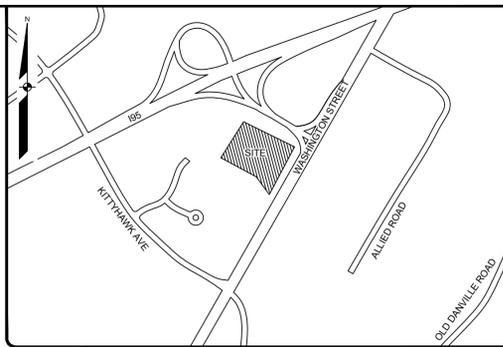


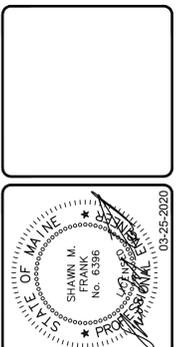
N/F  
COBALT PROPERTIES, LLC  
8225/151



LOCATION MAP N.T.S.

**GENERAL NOTES:**

- THE RECORD OWNER OF THE PARCEL IS CARDINAL 6 MAINE LLC BY DEED DATED FEBRUARY 26, 2018 AND RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS (ACRD) IN BOOK 9791, PAGE 103.
- THE PROPERTY IS SHOWN AS LOT 1 ON THE CITY OF AUBURN TAX MAP 121 AND IS LOCATED IN THE GENERAL BUSINESS DISTRICT.
- SPACE AND BULK CRITERIA FOR THE GENERAL BUSINESS DISTRICT ARE AS FOLLOWS:  
NET RESIDENTIAL DENSITY:  
MINIMUM LOT SIZE: 10,000 SQ. FT.  
MINIMUM STREET FRONTAGE: 100 FT.  
MINIMUM FRONT YARD: 25 FT.  
MINIMUM SIDE YARD: 25 FT.  
MINIMUM REAR YARD: 35 FT.  
MAXIMUM BUILDING HEIGHT: 45 FT.  
MAXIMUM BUILDING COVERAGE: 30%  
\*SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 5.18 ACRES.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN OCTOBER, 2019.
- PLAN REFERENCES:  
A. "JOHN MARTIN ENTERPRISES MANOR INN, ROUTE 202, AUBURN, MAINE", DATED MAY, 1985 AND RECORDED AT THE ACRD IN PLAN BOOK 31, PAGE 128.  
B. "ALTAACSM LAND TITLE SURVEY OF FIRESIDE INN - AUBURN, 1777 WASHINGTON ST SOUTH, AUBURN, MAINE 04210 FOR HARSH HOTEL, LLC, 41 TRUMBULL ST, NEW HAVEN, CT 06510 RECORD OWNER: LAFAYETTE AUBURN, INC., 151 LITTLEFIELD AVE., BANGOR, MAINE 04401" DATED MAY 20, 2015 AND REVISED THROUGH MAY 21, 2015 BY SEBAGO TECHNICS, INC., PROJECT NUMBER 15170.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83; ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- BENCHMARK:  
BM-1 "X" MARKED ON FLANGE BOLT OF FIRE HYDRANT - ELEVATION: 216.93' (NAVD88)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C1ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR AUBURN, MAINE, ANDROSCOGGIN COUNTY, COMMUNITY-PANEL NUMBER 23001C, HAVING AN EFFECTIVE DATE OF JULY 7, 2013. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS OF MINIMAL FLOODING.



REV.	BY	DATE	STATUS
C	SMF	03-25-2020	REVISED FOR STAFF REVIEW COMMENTS
B	SMF	03-06-2020	FOR CITY SUBMISSION
A	SMF	11-21-2019	FOR CLIENT REVIEW

THIS PLAN SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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Sullivan, IA  
South Portland, ME 04106  
Tel. 207-200-2100

**SITE PLAN**  
OF:  
**AUBURN MARKETPLACE**  
1777 WASHINGTON STREET  
AUBURN, MAINE  
FOR:  
**PYTHIA, LLC**  
215 COMMERCIAL STREET, 4TH FLOOR  
PORTLAND, MAINE 04101

DESIGNED	ACH
DRAWN	ACH
CHECKED	SMF
DATE	11/21/2019
SCALE	1" = 20'
PROJECT	19181

