



Cumberland Hall
41 Campus Drive, Suite 301
New Gloucester, ME 04260

December 30, 2022

Project # 22-123

Eric Cousens
Director of Planning
60 Court St.
Auburn, ME 04210

**SUBJECT: Proposed Minor Subdivision of 118 Gamage Avenue
Tax Map 250 Lot 60**

Mr. Cousens:

Please accept the following application and plan for Minor Subdivision review by the Planning Board and Staff. The applicant, Matthew Violette, is the owner of the property. Mr. Violette wishes to divide his parcel to create three residential building lots.

The parcel is currently zoned T-4.2B Traditional Downtown Neighborhood District and is located on the southerly corner of Gamage Ave. and Davis Ave. There currently exists a 2-unit dwelling in the middle of the greater parcel that will be entirely within Lot 2 of the subdivision. Lot 1 and Lot 3 are vacant, except for some trees and lawn area. All lots will be serviced by public utilities existing within the abutting public ways.

The lots will be accessed by way of the two existing curb cuts on Gamage Ave. Both existing curb cuts may need to be expanded slightly to accommodate the driveways. Lot 1 and Lot 2 will share a short "Common Driveway Access, Utility, Maintenance & Repair Easement" that will be written into their deeds. There is enough of a curb cut leading to Lot 3 for an easement to not be necessary.

Density calculations are provided on the plan.

Since no additional permitting is required and because the applicant is not proposing any improvements to the subdivision at this time the costs of this subdivision are minor and we believe that Mr. Violette has the financial capacity to complete the creation of these lots.

Terradyn Consultants, LLC has been retained by Mr. Violette to act as his agent and to provide all necessary information and documentation required for review and approval of this application by the Board. We look forward to the opportunity to present this application and supporting material to you at the next scheduled meeting.

Sincerely,

Jimmy C. Courbron, PLS
Director of Survey Operations

TABLE OF CONTENTS

1. DEVELOPMENT REVIEW APPLICATION
 - a. APPLICATION
 - b. DEVELOPMENT REVIEW CHECKLIST
 - c. SOURCE DEED
2. CITY OF AUBURN PARCEL MAP W/ ZONING
3. CITY OF AUBURN PARCEL MAP W/ WATER & SEWER
4. SUBDIVISION PLAN



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: _____

PROPOSED DEVELOPMENT ADDRESS: _____ A _____

PARCEL ID #: _____

REVIEW TYPE: Site Plan Site Plan Amendment
 Subdivision Subdivision Amendment

PROJECT DESCRIPTION: _____

CONTACT INFORMATION:

Applicant

Name: _____

Address: _____

City / State _____

Zip Code _____

Work #: _____

Cell #: _____

Fax #: _____

Home #: _____

Email: _____

Property Owner

Name: _____

Address: _____

City / State _____

Zip Code _____

Work #: _____

Cell #: _____

Fax #: _____

Home #: _____

Email: _____

Project Representative

Name: _____

Address: _____

City / State A _____

Zip Code _____

Work #: _____

Cell #: _____

Fax #: _____

Home #: _____

Email: _____

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

Name: _____

Address: _____

City / State _____

Zip Code _____

Work #: _____

Cell #: _____

Fax #: _____

Home #: _____

Email: _____

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	<u>2,185 sq ft</u>	sq. ft.
Proposed Total Paved Area	<u>N/A</u>	sq. ft.
Proposed Total Impervious Area	<u>N/A</u>	sq. ft.
Proposed Impervious Net Change	<u>N/A</u>	sq. ft.
Impervious surface ratio existing	<u>5</u>	% of lot area
Impervious surface ratio proposed	<u>N/A</u>	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	<u>271 sq ft</u>	sq. ft.
Proposed Building Footprint	<u>N/A</u>	sq. ft.
Proposed Building Footprint Net change	<u>N/A</u>	sq. ft.
Existing Total Building Floor Area	<u></u>	sq. ft.
Proposed Total Building Floor Area	<u>N/A</u>	sq. ft.
Proposed Building Floor Area Net Change	<u>N/A</u>	sq. ft.
New Building	<u>N</u>	(yes or no)
Building Area/Lot coverage existing	<u>9 %</u>	% of lot area
Building Area/Lot coverage proposed	<u>N/A</u>	% of lot area

ZONING

Existing	<u>N</u>
Proposed, if applicable	<u></u>

LAND USE

Existing	<u></u>
Proposed	<u></u>

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	<u>1- Two</u>	Unit
Proposed Number of Residential Units	<u>N/A</u>	
Subdivision, Proposed Number of Lots	<u></u>	

PARKING SPACES

Existing Number of Parking Spaces	<u>N/A</u>
Proposed Number of Parking Spaces	<u>N/A</u>
Number of Handicapped Parking Spaces	<u>N/A</u>
Proposed Total Parking Spaces	<u>N/A</u>

ESTIMATED COST OF PROJECT: N/A

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	<u>2,185 sq ft</u>	sq. ft.
Proposed Disturbed Area	<u>N/A</u>	sq. ft.
Proposed Impervious Area	<u>N/A</u>	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 crated 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 N/A passenger car equivalents (PCE)
(Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) N/A 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 Traditional Neighborhood Development zoning district.
2. Parcel Area: .31 acres / 13,700 square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	N/A	N/A
Street Frontage	N/A	N/A
Min Front Yard	5 ft min - 25 ft max	/
Min Rear Yard	10 ft	/
Min Side Yard	10 ft	/
Max. Building Height	3 Story	/
Use Designation	/	/
Parking Requirement	1 space/ per <u>DU</u> square feet of floor area	
Total Parking:	N/A	/
Overlay zoning districts (if any):	N/A	/
Urban impaired stream watershed?	YES/NO If yes, watershed name <u>No</u>	

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: <div style="font-size: 1.2em; margin-top: 5px;">1/3/2023</div>
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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: _____

PROPOSED DEVELOPMENT ADDRESS: _____ A _____

PARCEL #: _____

<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	✓		
	Names of Development	✓		
	Professionally Prepared Plan	✓		
	Tax Map or Street/Parcel Number	✓		
	Zoning of Property	✓		
	Distance to Property Lines	✓		
	Boundaries of Abutting land	✓		
	Show Setbacks, Yards and Buffers	✓		
	Airport Area of Influence	N/A		
	Parking Space Calcs	N/A		
	Drive Openings/Locations	✓		
	Subdivision Restrictions	✓		
	Proposed Use	✓		
	PB/BOA/Other Restrictions	✓		
	Fire Department Review	N/A		
	Open Space/Lot Coverage	✓		

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
		<i>Applicant</i>	<i>Staff</i>	
Landscape Plan				
	Greenspace Requirements	✓		
	Setbacks to Parking	✓		
	Buffer Requirements	N/A		
	Street Tree Requirements			
	Screened Dumpsters	N/A		
	Additional Design Guidelines			
	Planting Schedule	N/A		
Stormwater & Erosion Control Plan				
	Compliance w/ chapter 500	✓		
	Show Existing Surface Drainage	✓		
	Direction of Flow	✓		
	Location of Catch Basins, etc.	✓		
	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				
	Full cut-off fixtures	N/A		
	Meets Parking Lot Requirements	N/A		
Traffic Information				
	Access Management	N/A		
	Signage	N		
	PCE - Trips in Peak Hour	6		

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

<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	N/A		
State Subdivision Law		<i>Applicant</i>	<i>Staff</i>	
	Verify/Check	✓		
	Covenants/Deed Restrictions			
	Offers of Conveyance to City	N		
	Association Documents	N		
	Location of Proposed Streets & Sidewalks	N		
	Proposed Lot Lines, etc.	✓		
	Data to Determine Lots, etc.	✓		
	Subdivision Lots/Blocks	✓		
	Specified Dedication of Land	N		
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>	
		✓		
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				

Matthew M. Violette
43 Luke St portland, me 04103

Bk 10863 Pg328 #19950
09-02-2021 @ 01:09p

Locus Map 250 Lot 60

DLN:1002140160456

WARRANTY DEED

Stephen J. Adamson, Jr. and Rebecca M. Adamson, with a mailing address oof P.O.Box 212, Mechanic Falls, ME 04256, for consideration paid, grant to Matthew M. Violette, whose mailing address is 101 Gamage Avenue, Auburn, ME 04210, with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Stephen J. Adamson, Jr. to the grantors herein, dated October 31, 2018, recorded in the Androscoggin County Registry of Deeds, Book 9965, Page 317.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness our hands and seals this 1 day of September 1, 2021.

WITNESS:

Nikki Chabot

Stephen J. Adamson, Jr.
Stephen J. Adamson, Jr.

Nikki Chabot

Rebecca Adamson
Rebecca M. Adamson

STATE OF MAINE

Androscoggin, ss

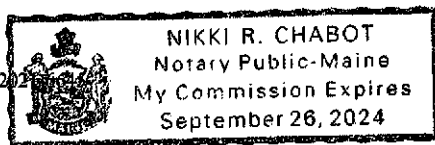
September 1, 2021

Then personally appeared the above-named Stephen J. Adamson, Jr. and Rebecca M. Adamson, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Nikki Chabot
Notary Public/Attorney-at-Law
Commission Expiration:

File No.: 2021



File No: 2021-6645

Exhibit A

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



Beginning at a drill hole at the corner of Gamage Avenue and Davis Avenue; thence in a southerly direction along the easterly line of Davis Avenue, sixty-six and four tenths (66.4) feet to an iron pipe set in the ground and to the land now or formerly of Edmund M. Bridges, et al; thence in a southeasterly direction along the line of land now or formerly of said Edmund M. Bridges, et al, one hundred fifty-nine and forty-two hundredths (159.42) feet to an iron pipe set in the ground; thence in a northeasterly direction one hundred five and eighty-three hundredths (105.83) feet to a drill hole on the line of said Gamage Avenue; thence from said drill hole, one hundred sixty-five and seventy-four hundredths (165.74) feet northwesterly along said Gamage Avenue to the point of beginning.

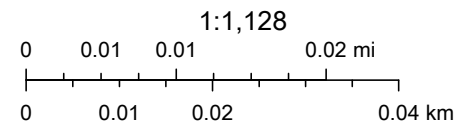
This conveyance is made subject to a certain sewer pipe easement given by Charles F. Curtis to the Auburn Sewerage District by deed dated February 28, 1924, recorded in Book 344, Page 113, but only insofar as the same may apply to or pertain to the hereinabove described and conveyed premises.

ArcGIS Web Map



12/22/2022, 12:03:29 PM

 Current Parcels _ Public Auburn Zoning
 T-4.2B

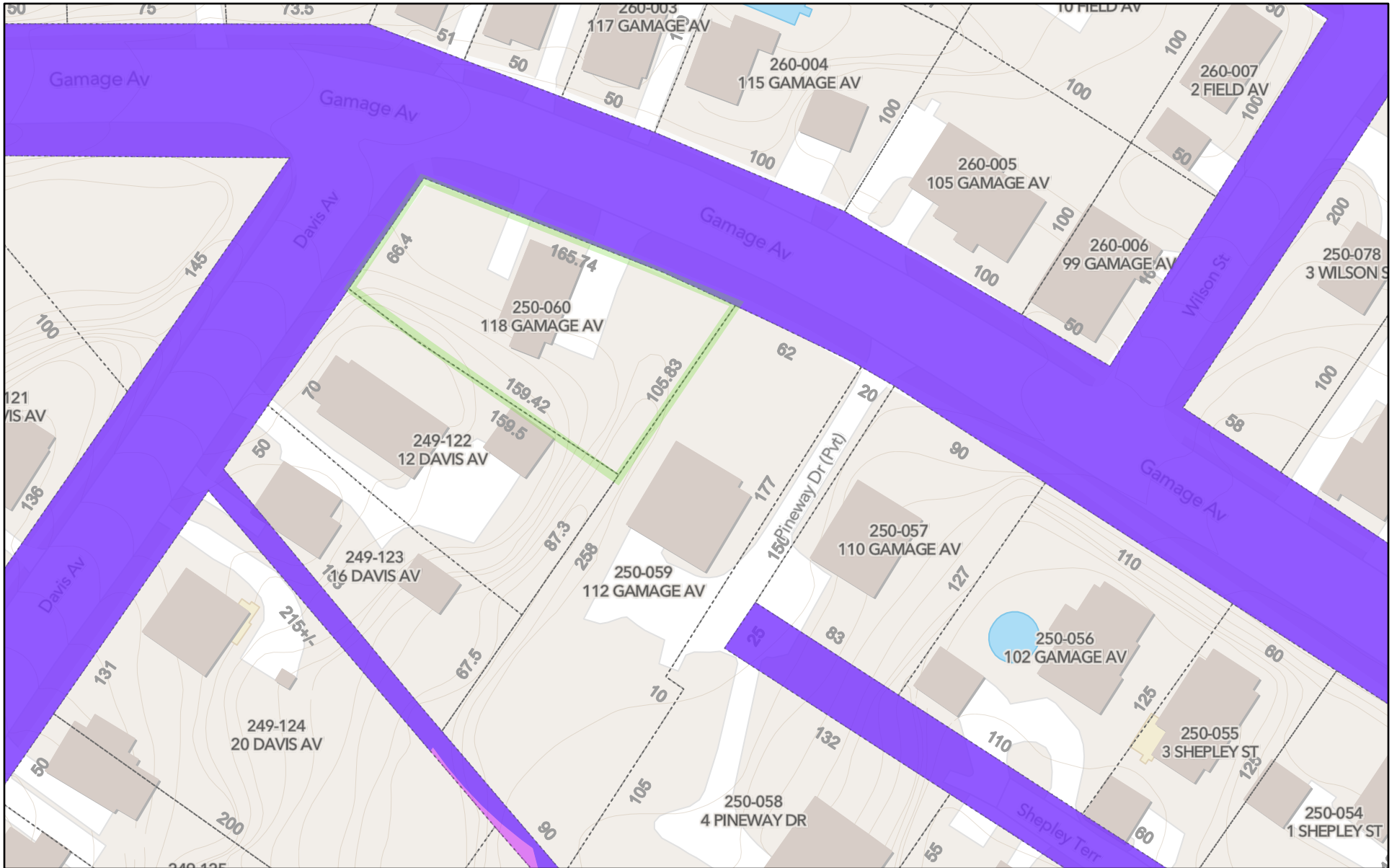


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Web AppBuilder for ArcGIS

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ArcGIS Web Map

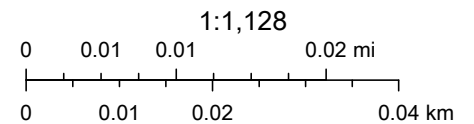


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Current Parcels _ Public

Water service - VERIFY WITH AWSD

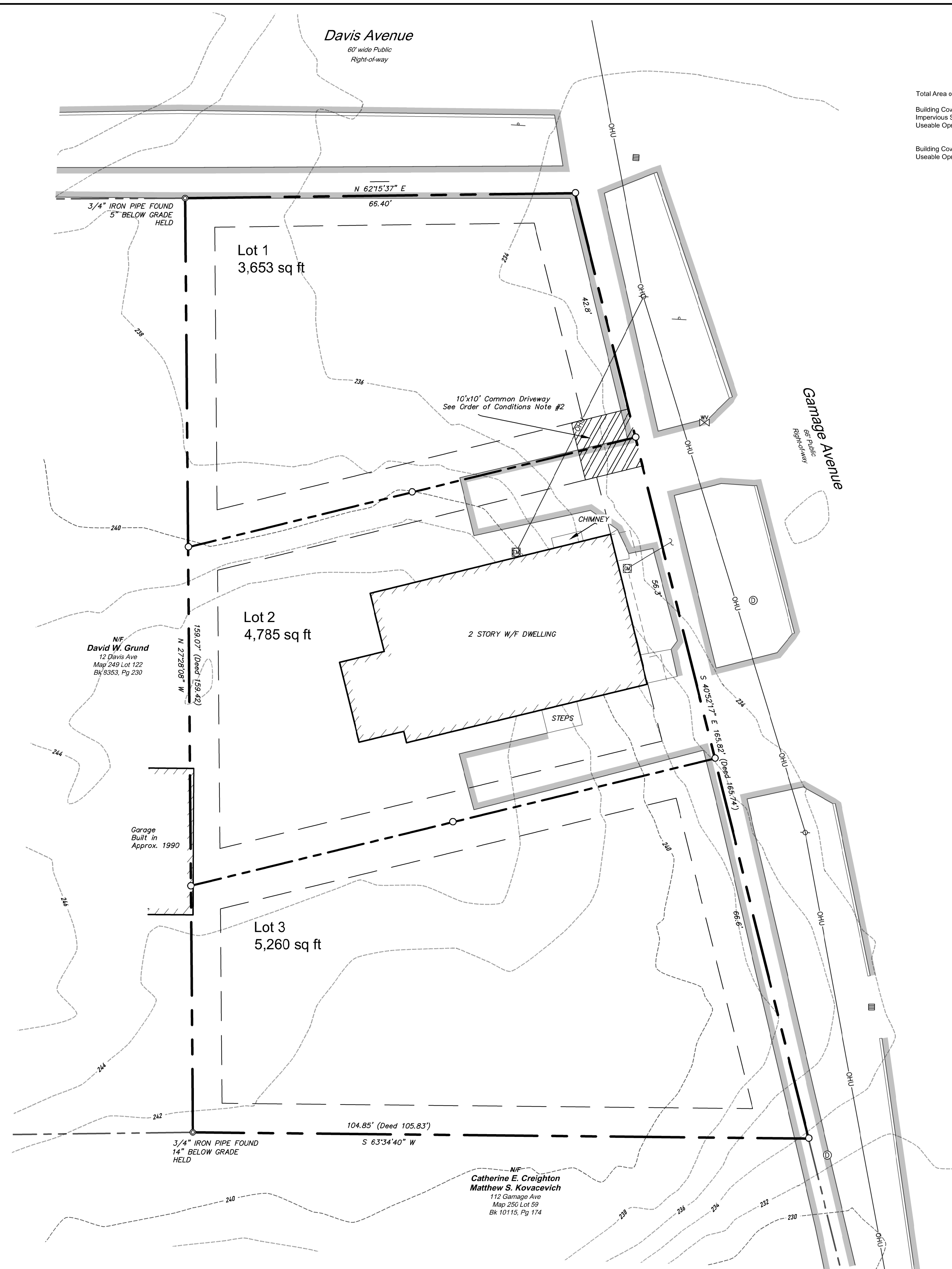
Sewer service - VERIFY WITH AWSD



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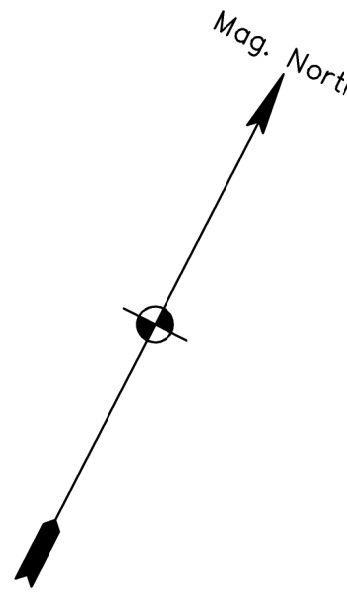
Web AppBuilder for ArcGIS

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Net Residential Calculations for Lot 2:

Total Area of Lot 2:	4,785	Sq Ft
Building Coverage:	1,271	Sq Ft
Impervious Surface:	2,185	Sq Ft
Useable Open Space:	2,652	Sq Ft
	Required	Proposed
Building Coverage:	70% Max	26%
Useable Open Space:	10% Min	54%



General Notes:

- The purpose of this plan is to depict the results of a Boundary Retracement Survey and proposed subdivision of the subject parcel based on the proposed T-4.2B Zoning district "Traditional Downtown Neighborhood."
- All Book and Page numbers refer to the Androscoggin County Registry of Deeds, unless otherwise noted.
- The record owner of the subject parcel is Matthew Violette by a deed dated Sept 1, 2021 and recorded in Book 10863, Page 328.
- The subject parcel is shown on the City of Auburn Tax Map 250 as Lot 60 and is located in the Traditional Neighborhood Development District.
- Space and bulk standards for the Proposed T-4.2B District:

Front Setback (Principal):	5 - 25 ft
Front Setback (Secondary):	5 - 15 ft
Min. Side Setback:	5 ft
Min. Rear Setback:	10 ft
Building Lot Coverage:	70% Max
Usable Open Space:	10% Min
Frontage Build-out:	60% Min
Lot Width:	24 - 120 ft
Building Height:	3 story
- Total area of the subject parcel is 13,700 sq ft (0.31 Acres).
- Boundary information shown hereon is based on an on-the-ground survey performed by Terradyn Consultants LLC on August 8, 2022.
- Plan orientation is Grid North, Maine State Plane Coordinate System, West Zone 1802-NAD83. Contours shown hereon are based solely upon Lidar Remote Sensing, collected in 2020 by the State Maine and distributed by the USGS as classified LAZ point cloud. Ground classifications interpolated at a 10 foot grid, shown at 2 foot contours.
- The subject parcel is located within Zone X, Areas of Minimal Flood Hazard, as delineated on the Flood Insurance Rate Map for the City of Auburn, Androscoggin County, Community-Panel Number 23001C0326E, having an Effective Date of July 8, 2013.
- 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.

Legend:

Existing	
	Record Property Line/R.O.W.
	Abutter Line/R.O.W.
	Building Setback Line
	Proposed Lot Line
	Building
	Deck/Steps
	Curb Line
	Gas Line
	Overhead Utilities
	Iron Pipe/Rod (as noted.)
	5/8" Rebar (to be set)
	Gas Gate Valve
	Water Gate Valve
	Sewer Manhole
	Drainage Manhole
	Catch Basin
	Electric Meter
	Utility Pole
	Gas Meter

Conditions of Approval:

- The developer or any owner of a lot within this subdivision shall obtain all applicable State and Local permits prior to the issuance of a building permit.
- A shared driveway maintenance and use agreement for lots 1 & 2 shall be recorded at the Androscoggin County Registry of Deeds prior to the issuance of a building permit. The deeds to the lots within this subdivision shall reference the driveway maintenance agreement.

Surveyor's Certification

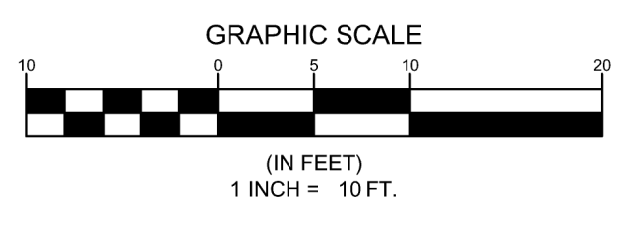
To the best of my knowledge, I have used ordinary and prudent conduct expected of Professional Land Surveyors and the results shown here represent the licensee's responsibility to the public as required under the Standards of Practice as defined by the Board of Licensure for Professional Land Surveyors (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: _____

Cassandra Quinlal PLS # 2579



Rev.	Date	Drawn	Checked	Note
9/20/22	CLQ	JCC	Released for client review	

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM TERRADYN CONSULTANTS, LLC. AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO TERRADYN CONSULTANTS, LLC.

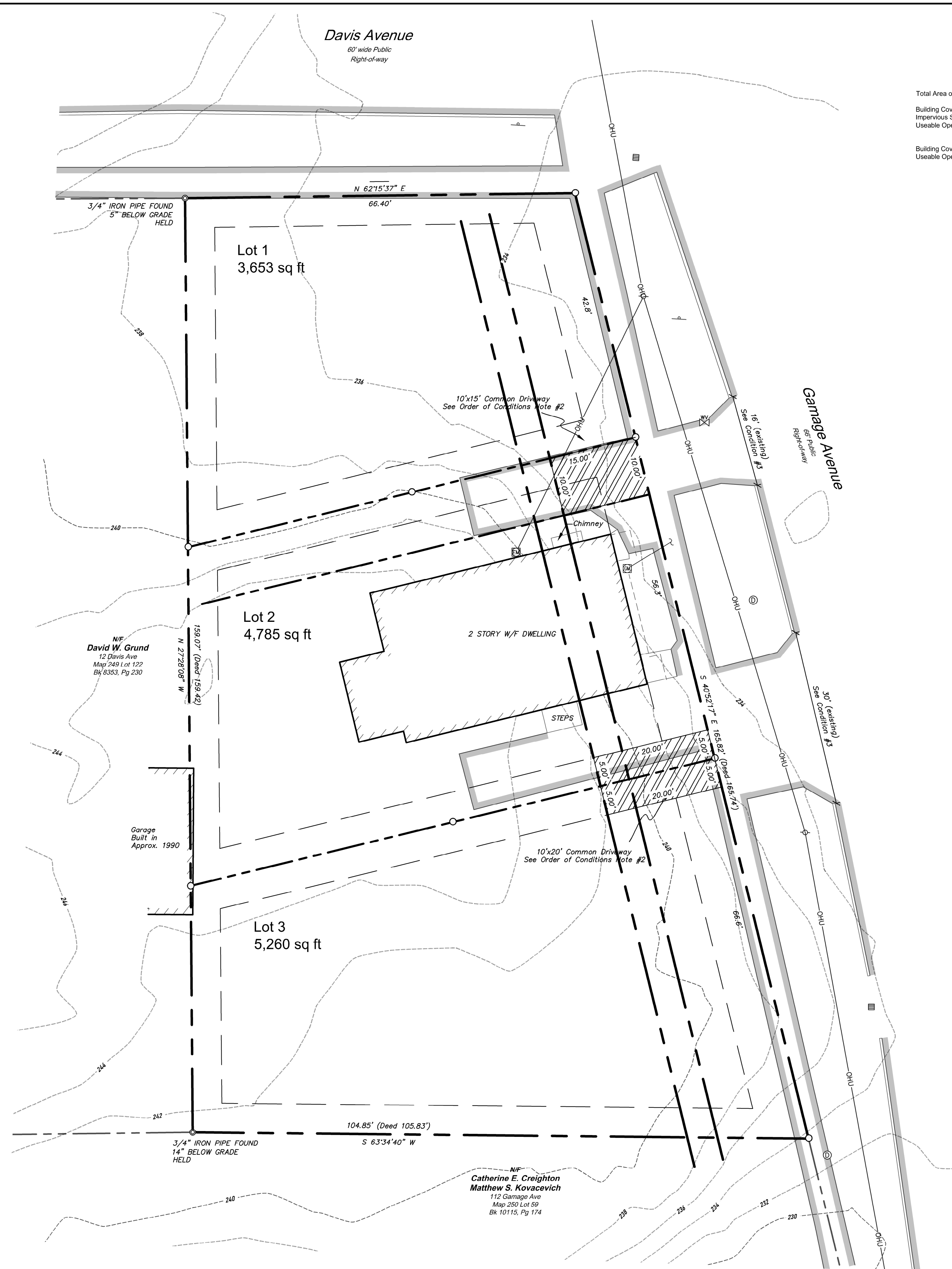
585 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102
OFFICE: (207) 926-5111 FAX: (207) 251-1317
www.terradyncad.com

41 CAMPUS DRIVE
SUITE 301
NEW GLOUCESTER, ME 04060
OFFICE: (207) 926-5111 FAX: (207) 251-1317
www.terradyncad.com

TERRADYN
CONSULTANTS, LLC

Subdivision Plan
of
Violette Parcel
118 Gamage Ave
Auburn, Maine
for Owner of Record:
Matthew Violette
43 Luke Street
Portland, ME 04103

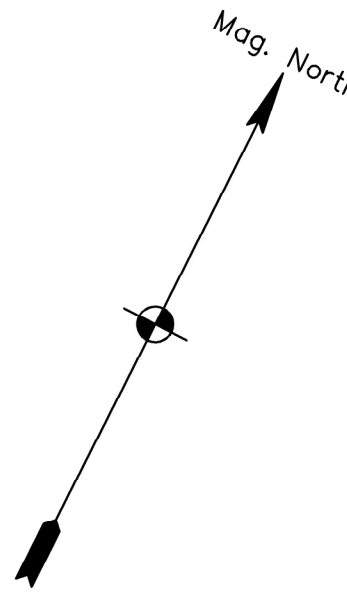
Project # 22-123
Date: 9/20/22
Scale: 1" = 10'
Sheet No. 1 OF 1



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Impervious Surface:	2,185	Sq Ft
Useable Open Space:	2,602	Sq Ft

Building Coverage:	Required	Proposed
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	Drainage Manhole
	Catch Basin
	Electric Meter
	Utility Pole
	Gas Meter

Conditions of Approval:

- The developer or any owner of a lot within this subdivision shall obtain all applicable State and Local permits prior to the issuance of a building permit.
- Shared driveway maintenance and use agreements between lots 1 & 2 and lots 2 & 3 shall be recorded at the Androscoggin County Registry of Deeds prior to the issuance of a building permit. The deeds to the lots within this subdivision shall reference the driveway maintenance agreement(s).
- The existing curb cuts shall not be widened beyond their existing widths as dimensioned hereon.

Surveyor's Certification

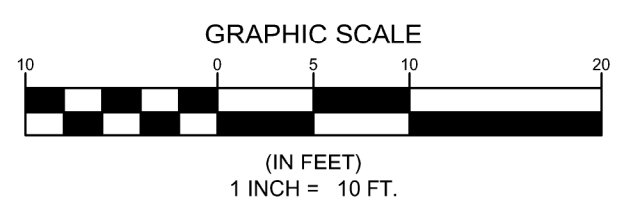
To the best of my knowledge, I have used ordinary and prudent conduct expected of Professional Land Surveyors and the results shown here represent the licensee's responsibility to the public as required under the Standards of Practice as defined by the Board of Licensure for Professional Land Surveyors (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: _____

Cassandra Quintal PLS # 2579



9/20/22	CLQ	JCC	Released for client review	Note	JCC
<p style="font-size: small;">THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM TERRADYN CONSULTANTS, LLC. ANY CHANGES AUTHORIZED OR OTHERWISE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO TERRADYN CONSULTANTS, LLC.</p> <p style="font-size: x-small;">866 CONGRESS STREET SUITE 201 PORTLAND, ME 04102 OFFICE: (207) 666-5111 FAX: (207) 221-1317 www.terradyne.com</p>					
<p>Subdivision Plan of Violette Parcel 118 Gamage Ave Auburn, Maine for Owner of Record: Matthew Violette 43 Luke Street Portland, ME 04103</p>					
<p>Project # 22-123 Date: 9/20/22 Scale: 1" = 10' Sheet No. 1 OF 1</p>					