

--- LOCATION MAP ---  
--- NOT TO SCALE ---

**REFERENCES:**

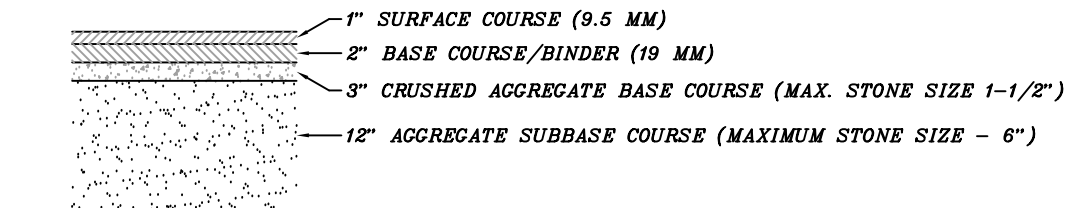
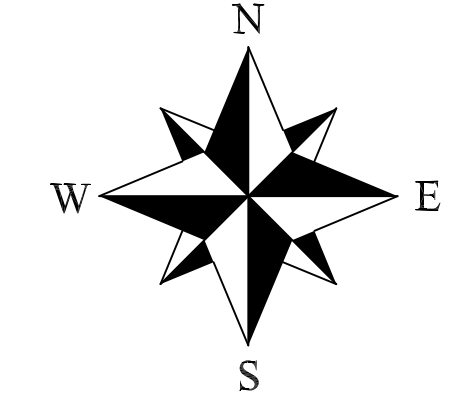
1. PLAN OF WASHINGTON PARK, LAND OF MR. JOHN M. STURGIS PREPARED BY JOHN W. BARTLETT DATED JULY 10, 1925 RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 5, PAGE 200.
2. PLAN OF PROPERTY 58 WASHINGTON STREET, AUBURN, MAINE MADE FOR DAVID LANCEVIN PREPARED BY CULLENBERG LAND SURVEYING 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 INCLUDED 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. ACCESSED MAY 31, 2023 AT [HTTPS://COAST.NOAA.GOV/DATAVIEWER](https://coast.noaa.gov/data/viewer). VERTICAL DATUM IS NAVD83.

**LEGEND**

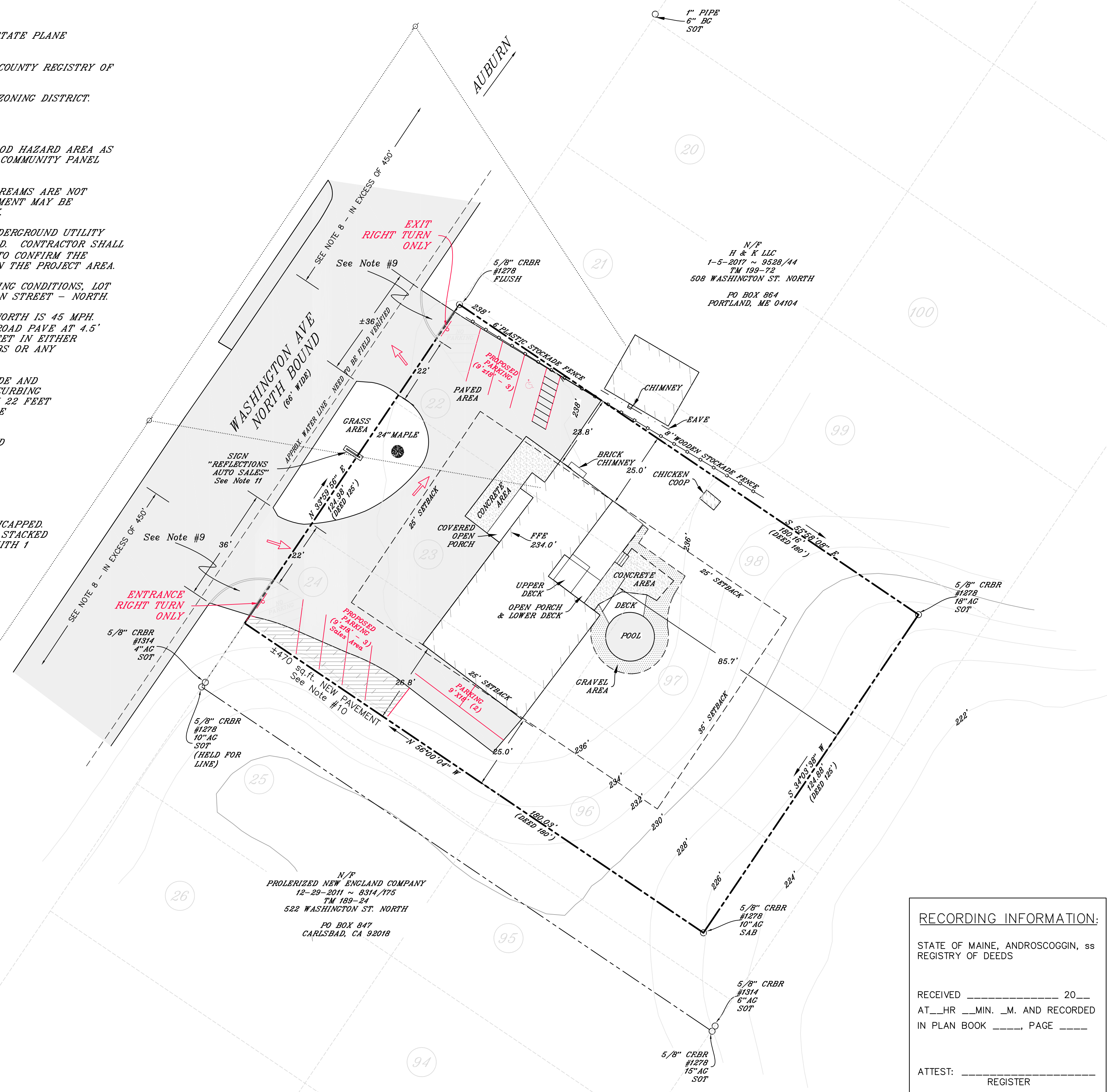
- PROPERTY LINES
- RIGHT OF WAY / ABUTTING LOT LINES
- 5/8" CAPPED REBAR SET
- IRON PIN FOUND (AS NOTED)
- UTILITY POLE
- W/OVERHEAD WIRES
- 5' Major Lidar
- 1' Minor Lidar
- CRBR CAPPED REBAR (AS NOTED)
- AC ABOVE GRADE
- BC BELOW GRADE
- SAB LOCATED AT BASE
- SOT LOCATED ON TOP
- N/F NOW OR FORMERLY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



TYPICAL PAVEMENT SECTION  
--- NOT TO SCALE ---

**NOTES:**

1. BEARINGS ARE REFERENCED TO CRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83(2011).
2. DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS - AUBURN, MAINE.
3. 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.
4. 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.
5. 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.
6. 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.
7. PURPOSE OF THIS SITE PLAN IS TO SHOW THE EXISTING CONDITIONS, LOT COVERAGE AND IMPERVIOUS AREAS AT 512 WASHINGTON STREET - NORTH.
8. 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.
9. 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.
10. HATCHED AREA AS SHOWN TO BE PAVED AND MATCHED INTO EXISTING PAVEMENT FOR ADDITIONAL PARKING AS SALES AREA.
11. CURRENT LOCATION OF EXISTING SIGN FALLS WITHIN ROAD RIGHT OF WAY AND TO BE MOVED BACK BEHIND ROAD RIGHT OF WAY LINE.
12. TOTAL PROPOSED PARKING AT 8 SPACES WITH 1 HANDICAPPED, 3 PROPOSED FOR SALES AREA, 2 ADDITIONAL SPACES STACKED ALONG EXISTING GARAGE AND 2 CUSTOMER PARKING WITH 1 HANDICAPPED SPACE.



~ 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)	470 sq. ft.
IMPERVIOUS SURFACE RATIO (10,066.3 / 22,500) =	45 %

**AREA:**  
22,500 SQ. FT.  
0.51 ACRES

**OWNER OF RECORD:**

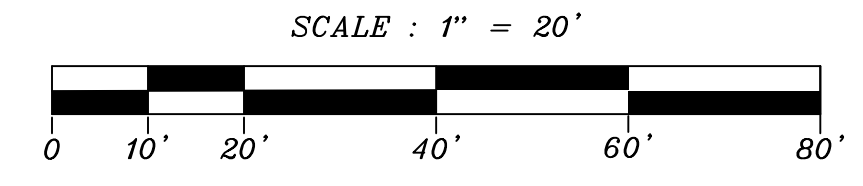
JENNIFER A. WINSHIP  
512 WASHINGTON ST, NORTH  
AUBURN, ME 04210  
  
TAX MAP 199, LOT 73  
BOOK 4528, PAGE 63  
OCTOBER 17, 2000

**RECORDING INFORMATION:**

STATE OF MAINE, ANDROSCOGGIN, ss  
REGISTRY OF DEEDS  
  
RECEIVED \_\_\_\_\_ 20\_\_  
AT \_\_\_HR \_\_\_MIN. \_\_\_M. AND RECORDED  
IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
  
ATTEST: \_\_\_\_\_  
REGISTER

REVISIONS:

NO.	DESCRIPTION:	DATE:



THIS PLAN IS NOT VALID UNLESS ENDORSED TO THE BEST OF MY KNOWLEDGE, I HAVE USED ORDINARY AND PROPER CARE IN THE PREPARATION OF THIS PLAN AND THE CONTENTS HEREOF. I AM NOT A PROFESSIONAL LAND SURVEYOR, AND THE CONTENTS HEREOF ARE NOT TO BE USED AS A SUBSTITUTE FOR THE SERVICES OF A PROFESSIONAL LAND SURVEYOR. I AM NOT A PROFESSIONAL LAND SURVEYOR, AND THE CONTENTS HEREOF ARE NOT TO BE USED AS A SUBSTITUTE FOR THE SERVICES OF A PROFESSIONAL LAND SURVEYOR. (M.A.S.A. TITLE 52, CHAPTER 241 DATED APRIL, 2000).  
 EXCEPT AS FOLLOWS:  
 1) NO PORTION APPLICABLE TO DATE  
 2) NO DEED ASSOCIATION TO DATE  
 PLAN PREPARED BY: DAVIS & S.A.B.  
 PLAN CHECKED BY: S.A.B.

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 WEBSITE: [www.davislandsurveying.net](http://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.: \_\_\_\_\_