

LEGEND

- N/F 9928/21 NOW OR FORMERLY BOOK AND PAGE NUMBER
- GRANITE MONUMENT FOUND
- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- EXISTING TREE LINE
- REMOVE EXISTING TREE LINE
- NEW TREE LINE
- 246 EXISTING CONTOUR
- [246] PROPOSED CONTOUR
- x-[245.38] PROPOSED SPOT GRADE
- ⊙ EXISTING STORM DRAIN MANHOLE
- ⊙ EXISTING SEWER MANHOLE
- ⊙ EXISTING CATCH BASIN
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- ⊕ NEW STORM DRAIN MANHOLE
- NEW SEWER LINE
- NEW WATER LINE
- NEW UNDERGROUND ELECTRIC LINE
- NEW CATCH BASIN
- ▨ EXISTING PAVEMENT
- ▨ NEW BUILDING
- ▨ NEW PAVEMENT
- ▨ NEW GRAVEL AREA
- ▨ REMOVE PAVEMENT
- ▨ REMOVE PAVEMENT

N/F THE BUCHANAN TRUST 9554/150

NOTES

- 1) BOUNDARY INFORMATION IS BASED ON A PLAN ENTITLED "STANDARD BOUNDARY SURVEY, BRAGDON PROPERTY", DATED JUNE 12, 1998, PREPARED BY TECHNICAL SERVICES, INC.
- 2) TOPOGRAPHIC INFORMATION IS A COMPOSITE OF INFORMATION FROM THE FOLLOWING SOURCES:
 - A) "DRIVEWAY PLAN OF 1145 CENTER STREET FOR CENTER STREET INVESTMENTS", REVISION DATED NOVEMBER 3, 2008, PREPARED BY SEBAGO TECHNICS.
 - B) LIDAR CONTOURS DOWNLOADED FROM THE MAINE OFFICE OF G.I.S. WEBSITE.
- 3) ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
- 4) OWNER OF RECORD - BUSINESS REAL ESTATE LLC DEED REFERENCE - BOOK 10325, PAGE 118 TAX MAP 325, LOT 48
- 5) THE PARCEL IS LOCATED IN THE GENERAL BUSINESS ZONING DISTRICT
- 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) A PORTION OF THE PARCEL, AS SHOWN ON THIS PLAN IS LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL #2300IC 0213E, DATED JULY 8, 2013.

SITE TABULATIONS

TOTAL PARCEL AREA = 2.1± ACRES

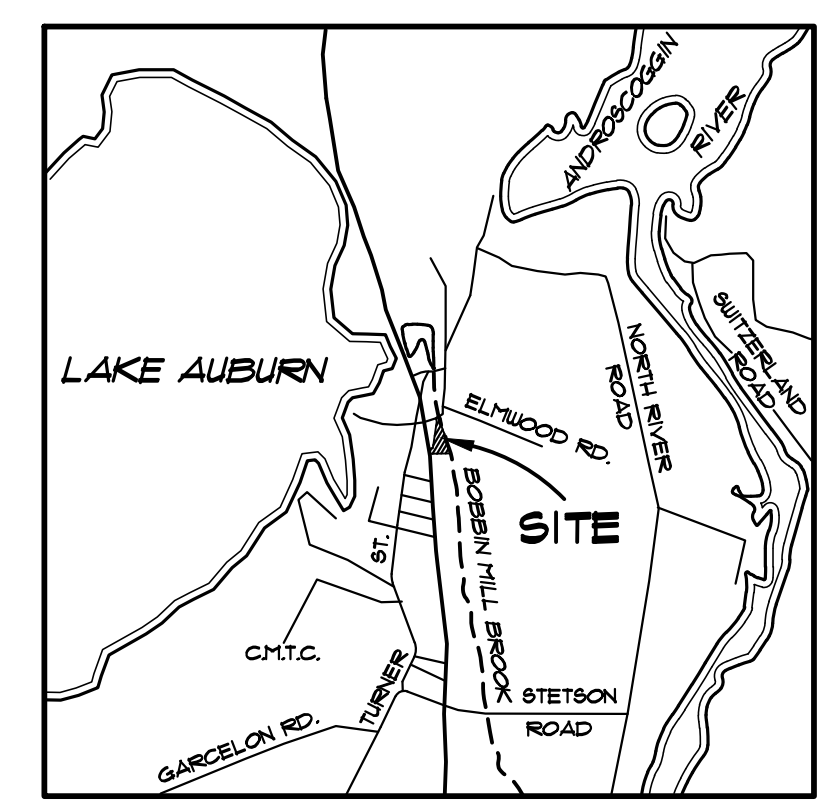
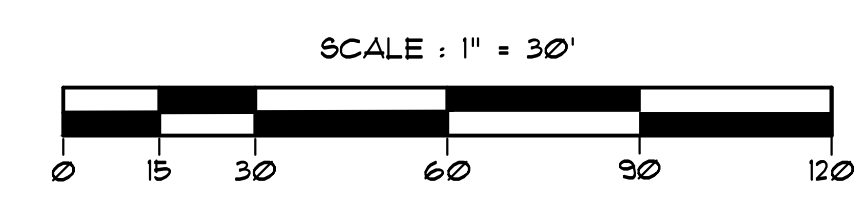
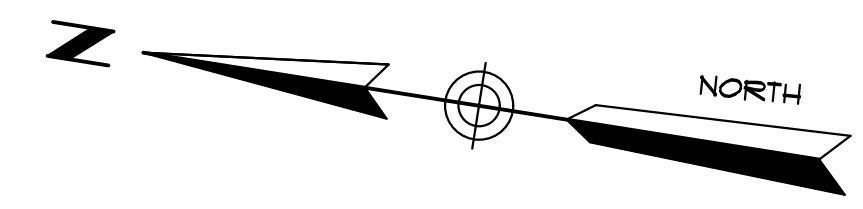
TOTAL DISTURBED AREA = 21,250± sf / 0.6± ACRES

EXISTING CONDITIONS -

- BUILDINGS - 1160 sf
- PAVEMENT / STEPS / GRAVEL AREAS - 52,530 sf
- IMPERVIOUS AREA - 53,630 sf (45.6%)
- GREEN SPACE - 63,922 sf (54.4%)

PROPOSED CONDITIONS -

- BUILDINGS - 8,459 sf
- PAVEMENT / GRAVEL AREAS - 41,110 sf
- IMPERVIOUS AREA - 50,229 sf (42.1%)
- GREEN SPACE - 61,383 sf (51.3%)



REVISED: JULY 1, 2022 - ADD BUILDING LIGHTS, TIE DISTANCES

SHEET TITLE: **GRADING & UTILITY PLAN**

PROJECT: **NEW WAREHOUSE**
1145 CENTER STREET
AUBURN, MAINE

CLIENT: **BUSINESS REAL ESTATE LLC**
1091 CENTER STREET - AUBURN, ME 04210

DRAIN BY: **KRF**

CHECKED BY: **WMP**

SCALE: 1" = 30'

DATE: **JUNE 30, 2022**

PROJECT: **Stoneybrook**
Land Use, Inc.

4876 Sun City Center Blvd., #300
Sun City Center, FL 33573-6281

MAIL: P.O. BOX 515
PARSONSVILLE, MAINE
Tel: (207) 588-1573

SUMMIT
ENGINEERING SERVICES

OFFICE: 210 MAINE AVENUE
PARSONSVILLE, MAINE
Tel: (207) 588-1573

STATE OF MAINE
WILLIAM M. PETERSON
LICENSED PROFESSIONAL ENGINEER
6-30-2022

JOB NO. - 22261

SHEET |