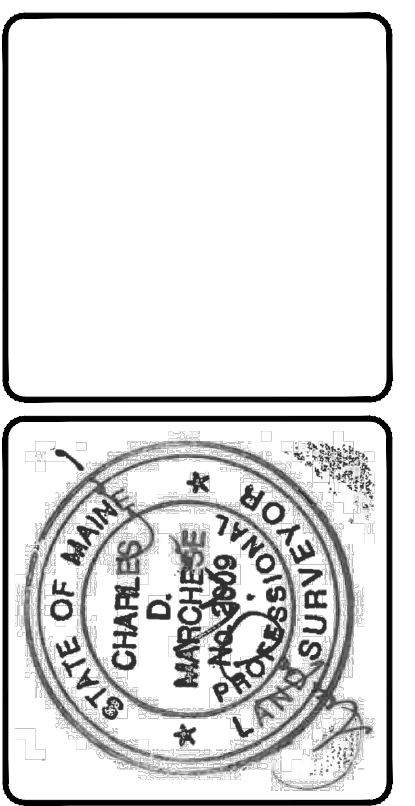
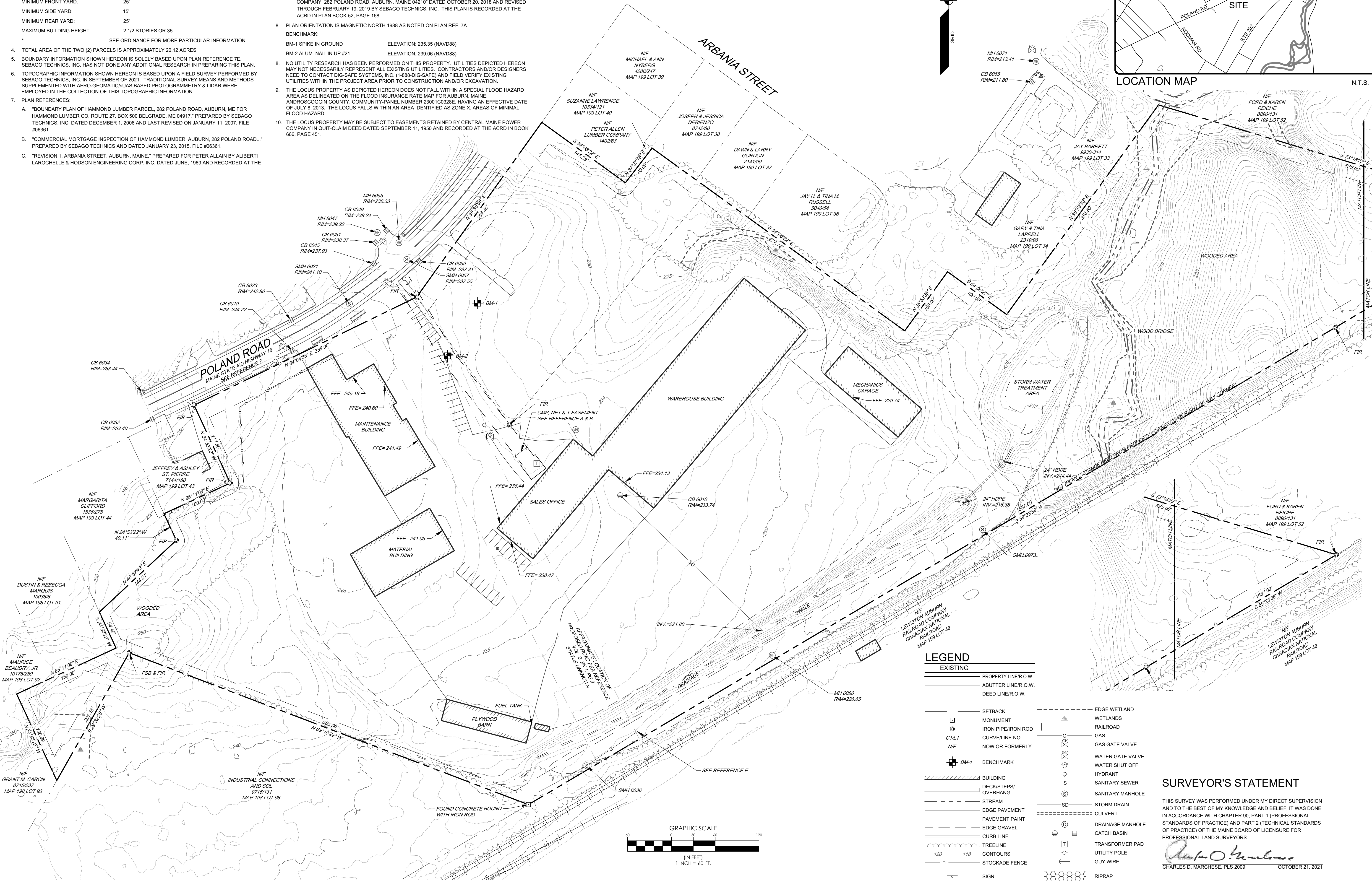
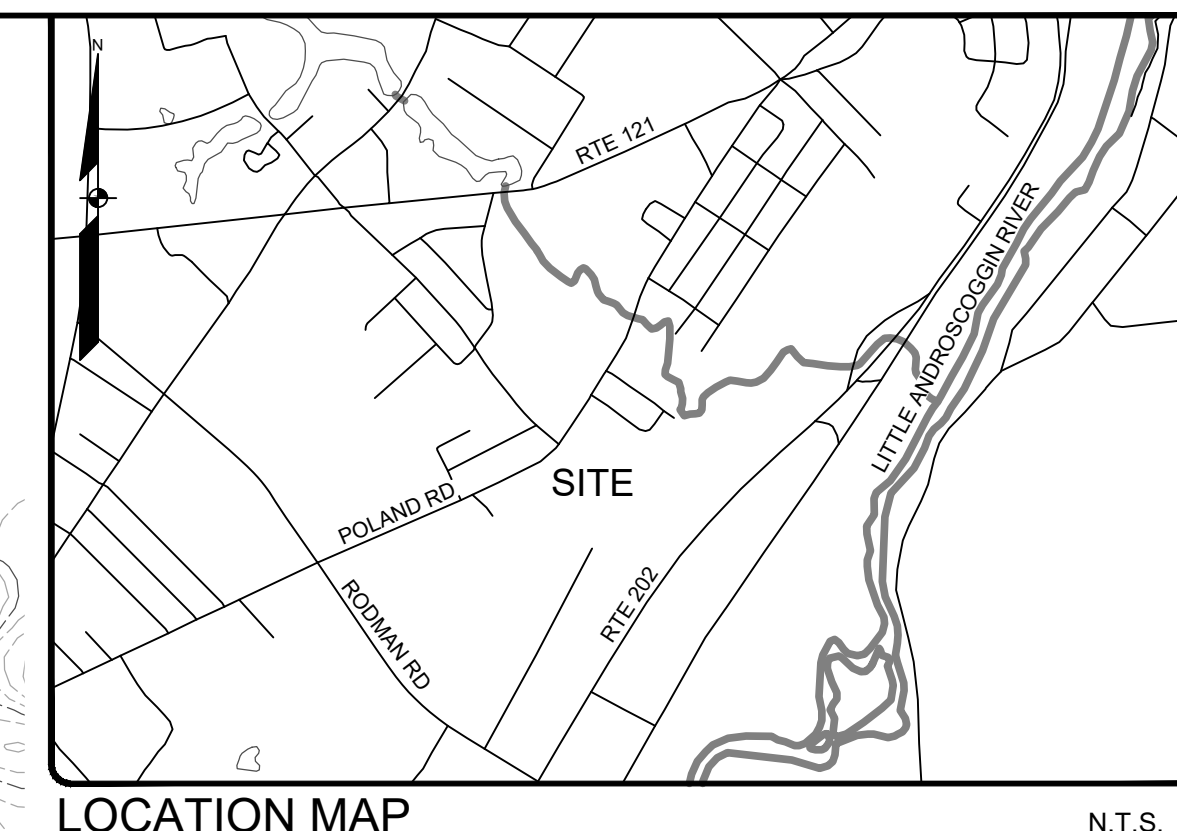


GENERAL NOTES:

- THE RECORD OWNER OF THE PARCELS IS MUH-AUB LLC BY DEED DATED DECEMBER 15, 2003 AND RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS (ACRD) IN BOOK 5750, PAGE 333 AND BY DEED DATED JANUARY 9, 2019 AND RECORDED AT THE ACRD IN BOOK 10009, PAGE 120.
- THE PROPERTY IS SHOWN AS LOT 41 AND LOT 42 ON THE CITY OF AUBURN TAX MAP 199. THE PROPERTIES ARE RECORDED IN THE SUBURBAN RESIDENCE (SR) DISTRICT AND ABUTS THE INDUSTRIAL (ID) DISTRICT.
- SPACE AND BULK CRITERIA FOR THE SR DISTRICT ARE AS FOLLOWS:
 NET RESIDENTIAL DENSITY: TWO DWELLINGS PER ACRE
 MINIMUM LOT SIZE: 21,780 S.F.
 MINIMUM LOT WIDTH: 150'
 MINIMUM FRONT YARD: 25'
 MINIMUM SIDE YARD: 15'
 MINIMUM REAR YARD: 25'
 MAXIMUM BUILDING HEIGHT: 2 1/2 STORIES OR 35'
 * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF THE TWO (2) PARCELS IS APPROXIMATELY 20.12 ACRES.
- BOUNDARY INFORMATION SHOWN HEREON IS SOLELY BASED UPON PLAN REFERENCE TO SEBAGO TECHNICS, INC. HAS NOT DONE ANY ADDITIONAL RESEARCH IN PREPARING THIS PLAN.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY SEBAGO TECHNICS, INC. IN SEPTEMBER OF 2021. TRADITIONAL SURVEY MEANS AND METHODS SUPPLEMENTED WITH AERO-GEOMATIC/LAS BASED PHOTOGRAMMETRY & LIDAR WERE EMPLOYED IN THE COLLECTION OF THIS TOPOGRAPHIC INFORMATION.
- PLAN REFERENCES:
 A. "BOUNDARY PLAN OF HAMMOND LUMBER PARCEL, 282 POLAND ROAD, AUBURN, ME FOR HAMMOND LUMBER CO. ROUTE 27, BOX 500 BELGRADE, ME 04917," PREPARED BY SEBAGO TECHNICS, INC. DATED DECEMBER 1, 2006 AND LAST REVISED ON JANUARY 11, 2007. FILE #06361.
 B. "COMMERCIAL MORTGAGE INSPECTION OF HAMMOND LUMBER, AUBURN, 282 POLAND ROAD..." PREPARED BY SEBAGO TECHNICS AND DATED JANUARY 23, 2015. FILE #06361.
 C. "REVISION 1, ARBANIA STREET, AUBURN, MAINE," PREPARED FOR PETER ALLAIN BY ALBERTI LAROUCHELLE & HODSON ENGINEERING CORP. INC. DATED JUNE, 1969 AND RECORDED AT THE ACRD IN PLAN BOOK 21, PAGE 3.
 D. "PLAN OF PROPERTY OWNED BY GENERAL ELECTRIC CO. RODMAN ROAD, AUBURN, MAINE," PREPARED BY ALBERTI, LAROUCHELLE & HODSON ENGINEERING CORP. INC. DATED JUNE 22, 1979 AND RECORDED AT THE ACRD IN PLAN BOOK 28, PAGE 152.
 E. STATE AID HIGHWAY NO. 15 RIGHT OF WAY MAP, PREPARED BY STATE OF MAINE DEPARTMENT OF TRANSPORTATION, FEDERAL AID PROJECT M-0218(2), D.O.T. FILE NO. 1-132, DATED JULY 1979, SHEETS 2 AND 3 OF 8, AND RECORDED AT THE ACRD IN PLAN BOOK 30, PAGE 26 & 27.
 F. "PLAN OF LOTS OWNED BY MR. J.R. LEARNED, AUBURN, ME," DATED APRIL 1897 AND RECORDED AT THE ACRD IN PLAN VOLUME 2, BOOK 1, PAGE 9.
 G. "BOUNDARY SURVEY PLAN OF 278 POLAND ROAD, AUBURN, MAINE FOR HAMMOND LUMBER COMPANY, 282 POLAND ROAD, AUBURN, MAINE 04210" DATED OCTOBER 20, 2018 AND REVISED THROUGH FEBRUARY 19, 2019 BY SEBAGO TECHNICS, INC. THIS PLAN IS RECORDED AT THE ACRD IN PLAN BOOK 52, PAGE 168.
- PLAN ORIENTATION IS MAGNETIC NORTH 1988 AS NOTED ON PLAN REF. 7A.
 BENCHMARK:
 BM-1 SPIKE IN GROUND ELEVATION: 235.35 (NAVD88)
 BM-2 ALUM. NAIL IN UP #21 ELEVATION: 239.06 (NAVD88)
- NO UTILITY RESEARCH HAS BEEN PERFORMED ON THIS PROPERTY. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-910-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 23001C0328E, HAVING AN EFFECTIVE DATE OF JULY 8, 2013. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS OF MINIMAL FLOOD HAZARD.
- THE LOCUS PROPERTY MAY BE SUBJECT TO EASEMENTS RETAINED BY CENTRAL MAINE POWER COMPANY IN QUIT-CLAIM DEED DATED SEPTEMBER 11, 1950 AND RECORDED AT THE ACRD IN BOOK 666, PAGE 451.



REV. / BY:	DATE:	STATUS:	ISSUED FOR CLIENT REVIEW
A	10-21-2021	DATE:	STATUS:

THIS PLAN SHALL NOT BE MODIFIED 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.

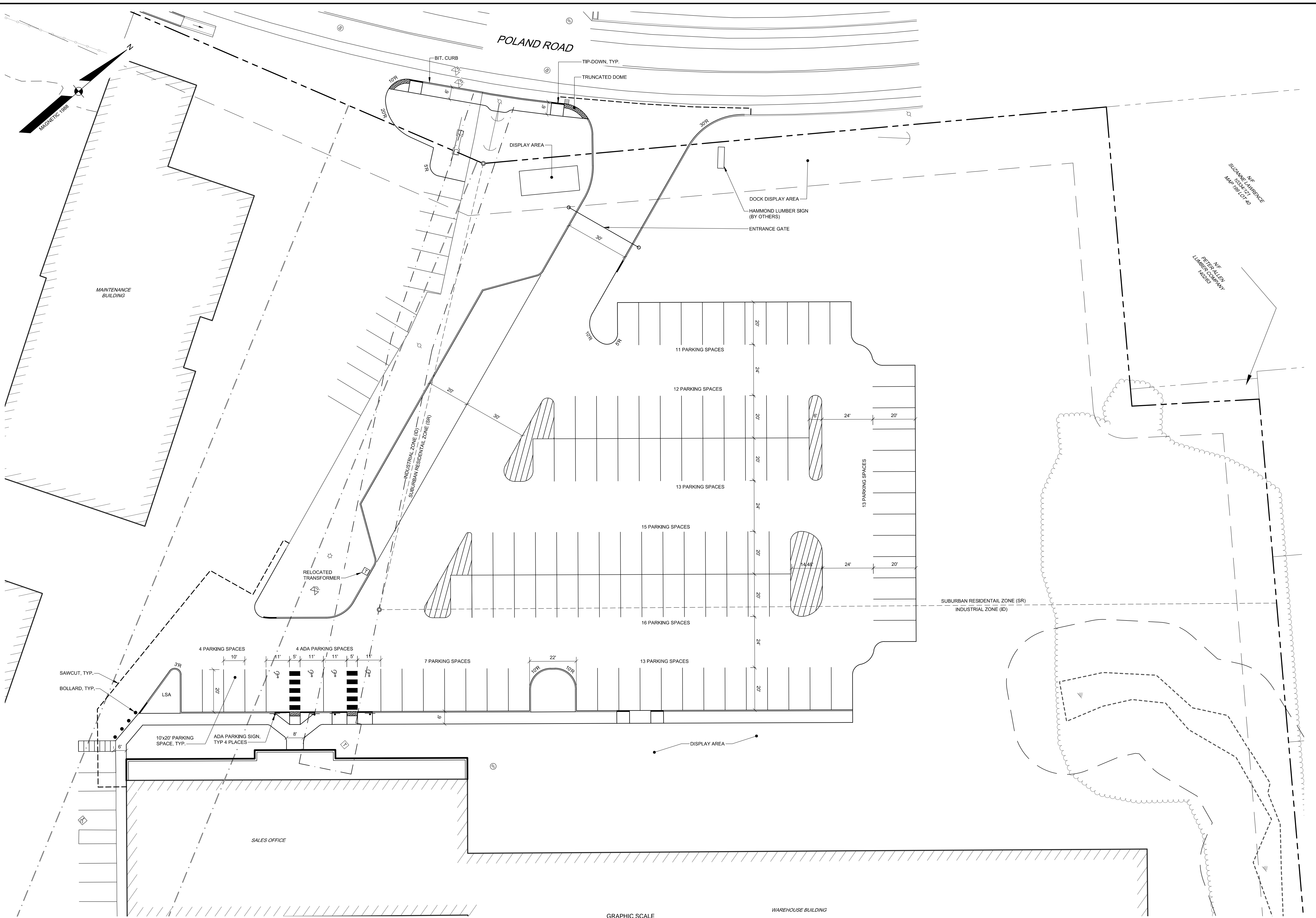
SEBAGO TECHNICS
 WWW.SEBAGOTECHNICS.COM
 75 John Roberts Rd.
 South Portland, ME 04106
 Tel. 207-200-2100

EXISTING CONDITIONS PLAN
 OF:
HAMMOND LUMBER COMPANY
 278 & 282 POLAND ROAD
 AUBURN, ME
 FOR RECORD OWNER:
MJH-AUB LLC
 2 HAMMOND DRIVE, P.O. BOX 500
 BELGRADE, ME 04917

DESIGNED	-
DRAWN	KAH/STL
CHECKED	CDM/STL
DATE	10/15/2021
SCALE	1" = 60'
PROJECT	06361

SURVEYOR'S STATEMENT
 THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.
 Charles D. Marchese
 CHARLES D. MARCHESE, PLS 2009 OCTOBER 21, 2021

06361EC.dwg - TABEC



PLS OR PE
PROGRESS PRINT

PLS OR PE
NOT FOR CONSTRUCTION

REV	BY	DATE	STATUS

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

SEBAGO
 T E C H N I Q S
 75 John Roberts Rd.
 South Portland, ME 04106
 Tel: 207-200-2100
WWW.SEAGOTECHNIQS.COM

SITE PLAN
 OF:
HAMMOND LUMBER - AUBURN
 282 POLAND ROAD
 AUBURN, MAINE
 FOR:
HAMMOND LUMBER COMPANY
 P.O. BOX 500
 BELGRADE, ME 04917

DESIGNED	HAH
DRAWN	DAB
CHECKED	HAH
DATE	01/21/21
SCALE	1" = 20'
PROJECT	06361

06361_Schmpt_Tabs