

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
— [SD]	NEW STORM DRAIN MANHOLE
— [S]	NEW SEWER LINE
— [W]	NEW WATER LINE
— [UE]	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**
- BOUNDARY INFORMATION IS BASED ON A PLAN ENTITLED "STANDARD BOUNDARY SURVEY, BRAGDON PROPERTY", DATED JUNE 12, 1998, PREPARED BY TECHNICAL SERVICES, INC.
 - TOPOGRAPHIC INFORMATION IS A COMPOSITE OF INFORMATION FROM THE FOLLOWING SOURCES:
 - "DRIVEWAY PLAN OF 1145 CENTER STREET FOR CENTER STREET INVESTMENTS", REVISION DATED NOVEMBER 3, 2008, PREPARED BY SEBAGO TECHNICS.
 - LIDAR CONTOURS DOWNLOADED FROM THE MAINE OFFICE OF G.I.S. WEBSITE.
 - ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
 - OWNER OF RECORD - BUSINESS REAL ESTATE LLC
DEED REFERENCE - BOOK 10325, PAGE 118
TAX MAP 325, LOT 48
 - THE PARCEL IS LOCATED IN THE GENERAL BUSINESS ZONING DISTRICT
 - 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.
 - 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 #2300C 0213E, DATED JULY 8, 2013.

SITE TABULATIONS

TOTAL PARCEL AREA = 2.1± ACRES

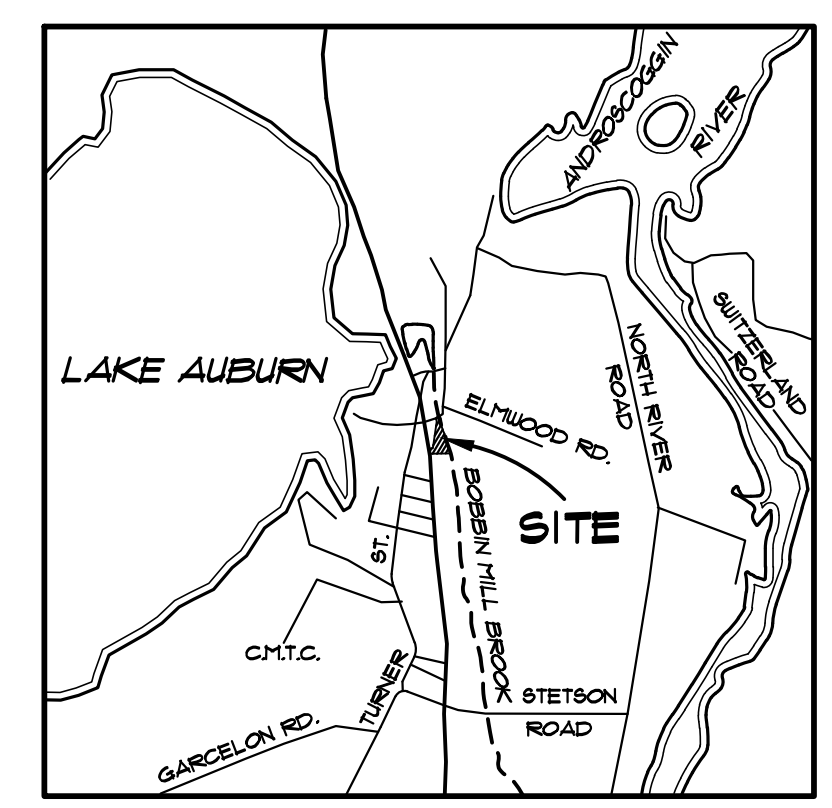
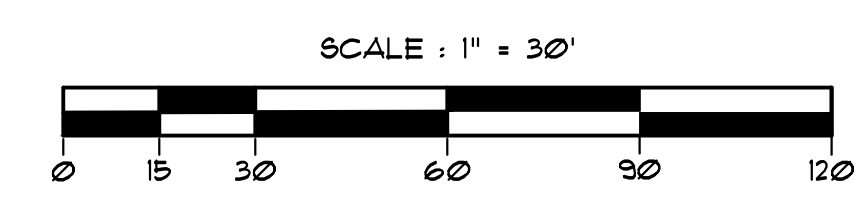
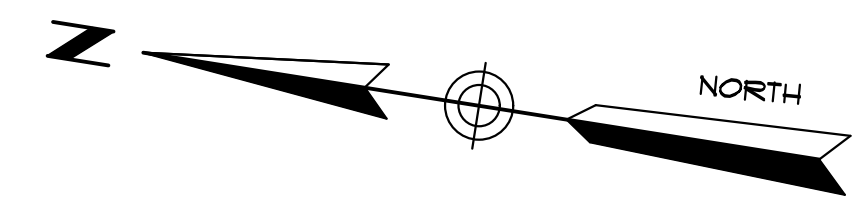
TOTAL DISTURBED AREA = 21,250± sf / 0.6± ACRES

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%)



TRUCK PATH - EXIT

SHEET TITLE:

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

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

SCALE: 1" = 30'

DATE: JULY 28, 2022

DRAIN BY: KRF

CHECKED BY: WMP

Stoneybrook
Land Use, Inc.

4846 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

JOB NO. - 22261

SHEET |