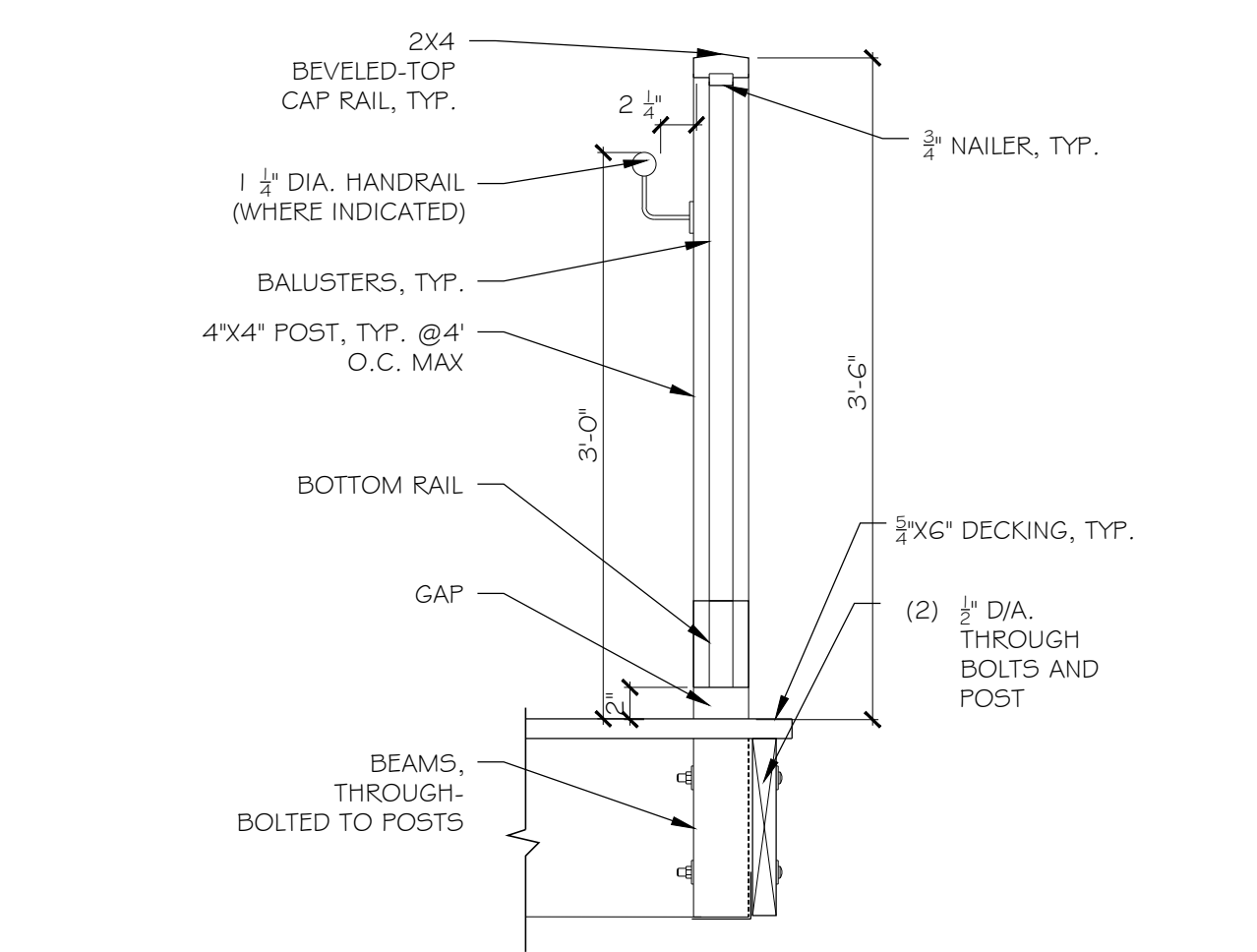
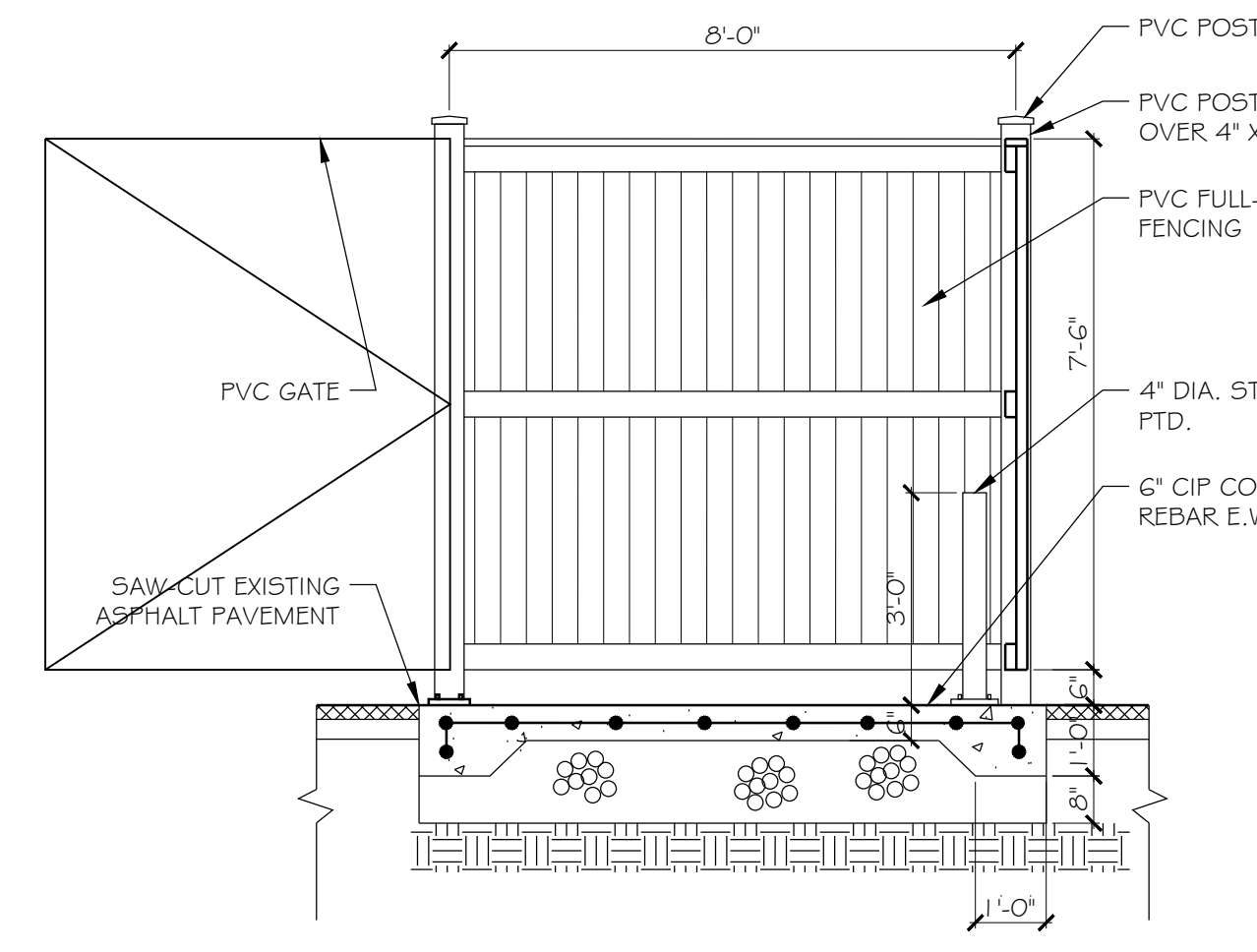


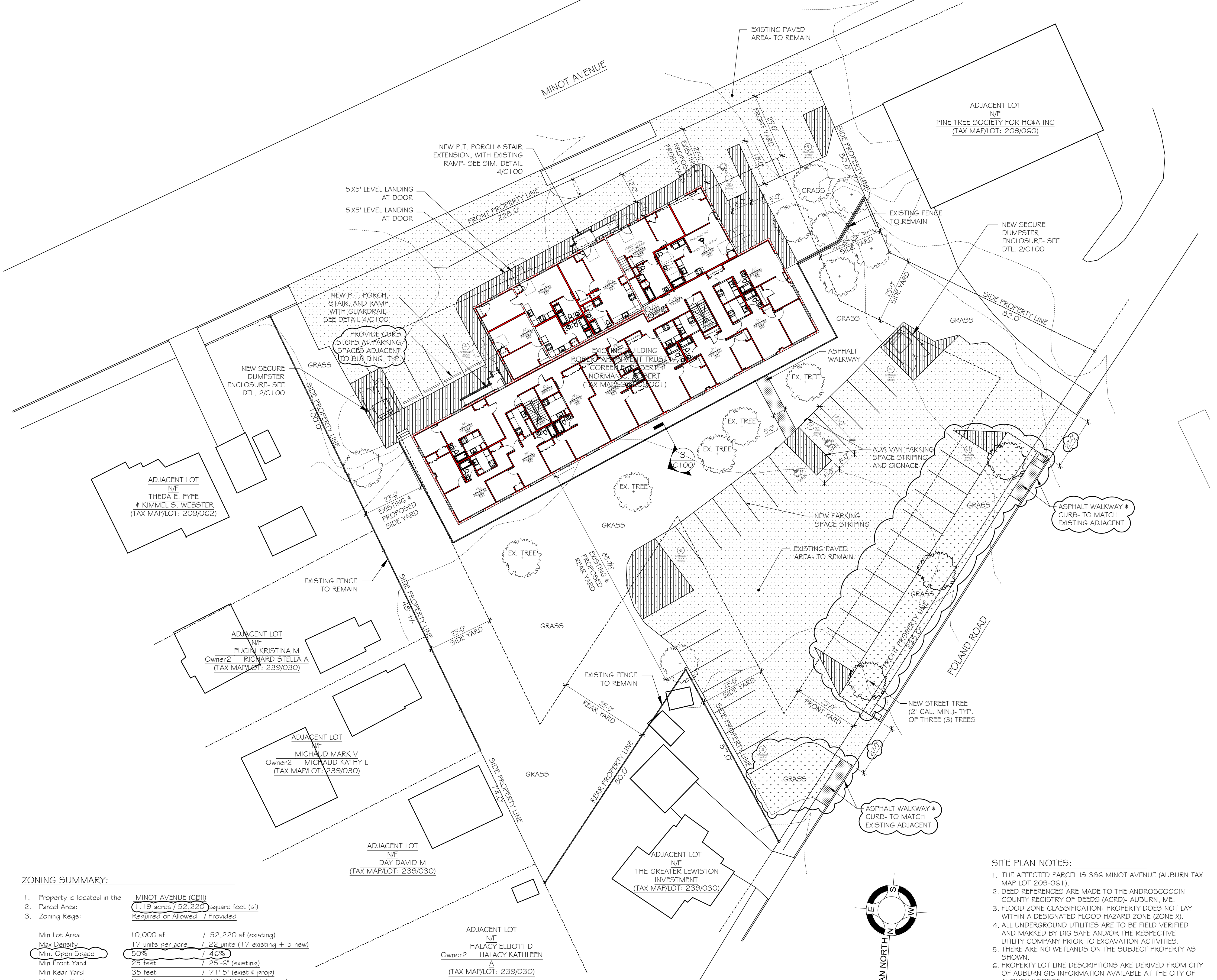
4 OUTDOOR PORCH DETAIL  
SCALE: 1/2" = 1'-0"



3 OUTDOOR GUARDRAIL DETAIL  
SCALE: 1/2" = 1'-0"



2 DUMPSTER ENCLOSURE DETAIL  
SCALE: 3/8" = 1'-0"



**ZONING SUMMARY:**

1. Property is located in the MINOT AVENUE (GBI)

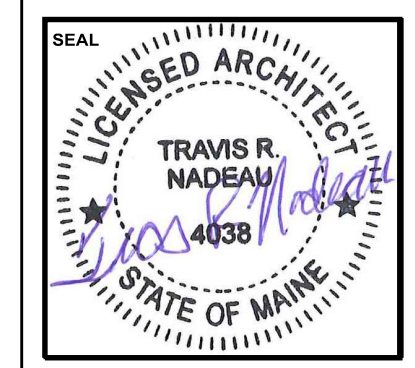
2. Parcel Area: 1.19 acres / 52,220 square feet (sf)

3. Zoning Reqs: Required or Allowed / Provided

Min Lot Area	10,000 sf	/	52,220 sf (existing)
Max Density	17 units per acre	/	22 units (17 existing + 5 new)
Min. Open Space	50%	/	46%
Min Front Yard	25 feet	/	25'-6" (existing)
Min Rear Yard	35 feet	/	71'-5" (exist & prop)
Min Side Yard	25 feet	/	12'-2 3/4" (exist & prop)
Max. Bldg Height	45 ft	/	35'-0" (2 story)
Use Designation		/	Multi-Family Residential (Residential)
Parking Req.	1.5 per unit (33 req)	/	39 spaces provided
Overlay zoning districts (if any):	N/A		

1 PROPOSED SITE PLAN- 386 MINOT AVENUE  
SCALE: 1" = 20'-0"

- SITE PLAN NOTES:**
1. THE AFFECTED PARCEL IS 386 MINOT AVENUE (AUBURN TAX MAP LOT 209-061).
  2. DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS (ACRD)- AUBURN, ME.
  3. FLOOD ZONE CLASSIFICATION: PROPERTY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD ZONE (ZONE X).
  4. ALL UNDERGROUND UTILITIES ARE TO BE FIELD VERIFIED AND MARKED BY DIG SAFE AND/OR THE RESPECTIVE UTILITY COMPANY PRIOR TO EXCAVATION ACTIVITIES.
  5. THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY AS SHOWN.
  6. PROPERTY LOT LINE DESCRIPTIONS ARE DERIVED FROM CITY OF AUBURN GIS INFORMATION AVAILABLE AT THE CITY OF AUBURN WEBSITE.
  7. ALL AREAS OF LANDSCAPE BUFFER (GRASS & FENCING) TO BE RETAINED AND MAINTAINED FREE OF PARKING AND STORAGE USES.



ORIGINAL DATE: 10/30/2020

No.	DESCRIPTION	DATE
1	PLANNING BRD.	03/05/2021

JOB NO. 202036

DRAWN BY: BMC	CHECKED BY: TRN
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SHEET TITLE: SITE PLAN & DETAILS

SHEET **C100**