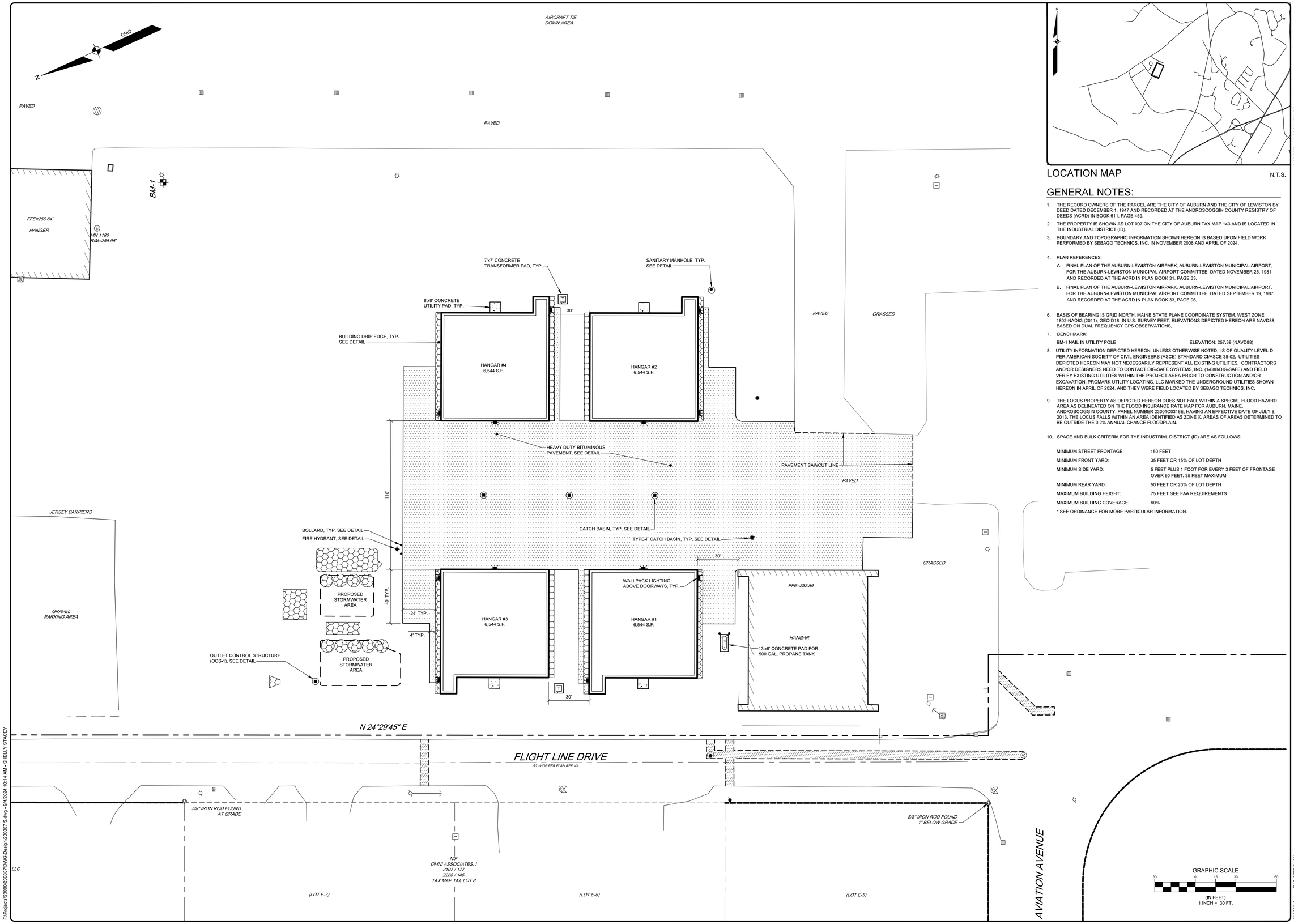

LOCATION MAP

N.T.S.

GENERAL NOTES:

1. THE RECORD OWNERS OF THE PARCEL ARE THE CITY OF AUBURN AND THE CITY OF LEWISTON BY DEED DATED DECEMBER 1, 1947 AND RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS (ACRD) IN BOOK 611, PAGE 459.
2. THE PROPERTY IS SHOWN AS LOT 007 ON THE CITY OF AUBURN TAX MAP 143 AND IS LOCATED IN THE INDUSTRIAL DISTRICT (ID).
3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN NOVEMBER 2008 AND APRIL OF 2024.
4. PLAN REFERENCES:
   A. FINAL PLAN OF THE AUBURN-LEWISTON AIRPARK, AUBURN-LEWISTON MUNICIPAL AIRPORT, FOR THE AUBURN-LEWISTON MUNICIPAL AIRPORT COMMITTEE, DATED NOVEMBER 25, 1981 AND RECORDED AT THE ACRD IN PLAN BOOK 31, PAGE 33.
   B. FINAL PLAN OF THE AUBURN-LEWISTON AIRPARK, AUBURN-LEWISTON MUNICIPAL AIRPORT, FOR THE AUBURN-LEWISTON MUNICIPAL AIRPORT COMMITTEE, DATED SEPTEMBER 19, 1987 AND RECORDED AT THE ACRD IN PLAN BOOK 33, PAGE 96.
6. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83 (2011). GEOID18 IN U.S. SURVEY FEET, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
7. BENCHMARK:
   BM-1 NAIL IN UTILITY POLE — ELEVATION: 257.39 (NAVD88)
8. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CI/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PROMARK UTILITY LOCATING, LLC MARKED THE UNDERGROUND UTILITIES SHOWN HEREON IN APRIL OF 2024, AND THEY WERE FIELD LOCATED BY SEBAGO TECHNICS, INC.
9. 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, PANEL NUMBER 2300103116E, HAVING AN EFFECTIVE DATE OF JULY 8, 2013. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS OF AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
10. SPACE AND BULK CRITERIA FOR THE INDUSTRIAL DISTRICT (ID) ARE AS FOLLOWS:

MINIMUM STREET FRONTAGE:	150 FEET
MINIMUM FRONT YARD:	35 FEET OR 15% OF LOT DEPTH
MINIMUM SIDE YARD:	5 FEET PLUS 1 FOOT FOR EVERY 3 FEET OF FRONTAGE OVER 60 FEET, 35 FEET MAXIMUM
MINIMUM REAR YARD:	50 FEET OR 20% OF LOT DEPTH
MAXIMUM BUILDING HEIGHT:	75 FEET SEE FAA REQUIREMENTS
MAXIMUM BUILDING COVERAGE:	60%

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

ROBERT A. MCSCORLEY, PE # 8588

STATE OF MAINE — ROBERT A. MCSCORLEY — 8588 — LICENSED PROFESSIONAL ENGINEER — 08/04/2024

REV	BY	DATE	STATUS
D	RAM	09/04/2024	REVISED PLANS ISSUED FOR LOCAL REVIEW
C	RAM	08/09/2024	PLANS ISSUED FOR LOCAL REVIEW
B	RAM	08/08/2024	PLANS ISSUED FOR INTERNAL REVIEW
A	JLG	07/02/2024	PRELIMINARY PLANS ISSUED TO CLIENT FOR REVIEW

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

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 JOHN ROBERTS ROAD, SUITE 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

SITE PLAN

OF:
AUBURN-LEWISTON MUNICIPAL AIRPORT HANGARS
80 WHITE HANGAR DRIVE
AUBURN, ME 04210

FOR:
FIELDING PROPERTIES, LLC
PO BOX 6951
SCARBOROUGH, ME 04074

DESIGNED	JSH
DRAWN	RGL
CHECKED	RAM
DATE	04-22-2024
SCALE	1" = 30'
PROJECT	230887

SHEET 4 OF10

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230887 S.dwg - TAB SITE PLAN