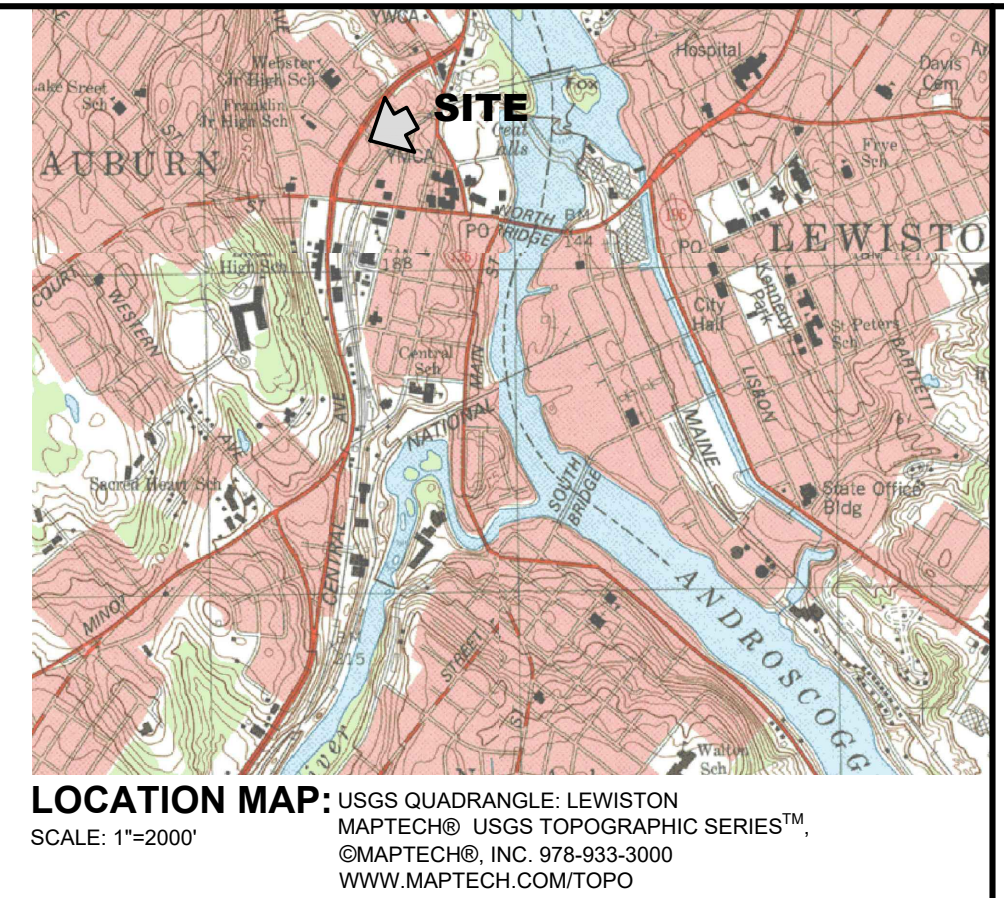


- NOTES:**
- SOURCE DOCUMENTS:
 - DEED FROM THE FRANKLIN COMPANY TO THE INHABITANTS OF THE CITY OF AUBURN, DATED AUGUST 18, 1874 AND RECORDED IN BOOK 75, PAGE 103 OF THE ANDROSCOGG COUNTY REGISTRY OF DEEDS.
 - DEED FROM THE FRANKLIN COMPANY TO THE INHABITANTS OF THE CITY OF AUBURN, DATED AUGUST 5, 1875 AND RECORDED IN BOOK 75, PAGE 109 OF THE ANDROSCOGG COUNTY REGISTRY OF DEEDS.
 - DEED FROM JONATHAN R. GROVES TO THE CITY OF AUBURN, DATED OCTOBER 26, 1899 AND RECORDED IN BOOK 4337, PAGE 097 OF THE ANDROSCOGG COUNTY REGISTRY OF DEEDS.
 - DUBAR PROPERTY —
 - GRANT OF LAND LEASE BY MAINE CENTRAL RAILROAD COMPANY TO CITY OF AUBURN, DATED APRIL 30, 1980 AND FOUND ON FILE WITH THE CITY OF AUBURN.
 - BEARINGS REFER TO GRID NORTH, MAINE WEST ZONE (1802) - REFERENCE FRAME: NAD 83 (2011) (EPOCH: 2010.0000)
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 NAVD88.
 - THIS PLAN DEPICTS TOPOGRAPHY AS FOUND AND SURVEYED BY CES, INC. ON SEPTEMBER 11, 2017.
 - ALL BOOK AND PAGE NUMBERS SHOWN REFER TO THE ANDROSCOGG COUNTY REGISTRY OF DEEDS.
 - THE SIDELINES OF UNION STREET, HAMPSHIRE STREET, TROY STREET, AND LIBRARY AVENUE WERE RETRACED BASED ON SIDELINE EVIDENCE FOUND (MONUMENTS, PINS, PIPES, ETC) AND INFORMATION DEPICTED ON THE ABOVE REFERENCED PLANS.
 - THERE MAY BE ADDITIONAL UNDERGROUND WIRES, CABLES, UTILITIES, AND/OR STRUCTURES NOT SHOWN ON THIS PLAN. THE LOCATIONS SHOWN HEREON ARE BASED UPON SURFACE FEATURES VISIBLE AT THE TIME OF THE SURVEY AND PAINT MARKINGS BY DIG-SAFE. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO VERIFY AND/OR LOCATE ANY UNDERGROUND STRUCTURES. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO EXCAVATION BY CONTACTING THE APPROPRIATE UTILITY COMPANY OR BY CALLING DIG-SAFE AT 1-888-344-7233.

- PLAN REFERENCES:**
- "THE CITY OF AUBURN - RELOCATION OF RIGHT OF WAY - HAMPSHIRE & TROY STREET - AUBURN, MAINE" PREPARED BY ALBERTI, LAROCHELLE & HODSON ENGINEERS CORP INC., DATED SEPTEMBER 30, 1980 AND FOUND ON FILE WITH THE CITY OF AUBURN.
 - "MAINE STATE HIGHWAY COMMISSION - RIGHT OF WAY MAP - STATE HIGHWAY 217 - AUBURN - ANDROSCOGG COUNTY - SHEET NO. 4 OF 10 - S.H.C. FILE NO. 1-101", DATED JUNE, 1971 AND FOUND ON FILE AT THE MAINE DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY OFFICE.
 - "CITY OF AUBURN - HAMPSHIRE STREET IMPROVEMENTS - AUBURN, MAINE - ANDROSCOGG COUNTY - PROJECT LENGTH: 0.44 MILES - BID NUMBER: 2017-019" PREPARED BY GORRILL PALMER, DATED JANUARY 26, 2017 AND FOUND ON FILE WITH THE CITY OF AUBURN.
 - "RIGHT OF WAY AND TRACK MAP - MAINE CENTRAL R.R. - OPERATED BY THE MAINE CENTRAL RAILROAD COMPANY - STATION 1161+60 TO STATION 1214+40", BEING SHEET V.223, DATED JUNE 30, 1916, AND FOUND ON FILE WITH THE CITY OF AUBURN.
 - "RIGHT OF WAY AND TRACK MAP - MAINE CENTRAL R.R. - OPERATED BY THE MAINE CENTRAL RAILROAD COMPANY - STATION 1214+40 TO STATION 1267+20", BEING SHEET V.224, DATED JUNE 30, 1916, AND FOUND ON FILE WITH THE CITY OF AUBURN.

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
FIRE HYDRANT		N/A
CATCH BASIN		N/A
SANITARY MANHOLE		N/A
WATER VALVE		
WATER SHUT OFF		
UTILITY POLE		
SIGN	NA	
BUILDING MOUNTED LUMINAIRE	NA	
SITE LIGHT	NA	
LIGHT BOLLARD	NA	
PROPERTY LINE		
EDGE OF PAVEMENT		
EDGE OF GRAVEL		NA
CURBING	NA	



LEGEND:

DESCRIPTION	EXISTING	PROPOSED
MAJOR FOOT CONTOUR		
MINOR FOOT CONTOUR		
WATER LINE		
SANITARY SEWER LINE		
STORM DRAIN		
OVERHEAD UTILITY		
UNDERGROUND UTILITY		
STOCKADE FENCE	NA	
SILT FENCE	NA	
GRAVEL SURFACE		NA
PAVED SURFACE		
TREE		

SITE DATA:

CITY OF AUBURN TAX MAP 240, LOT 212
 LOT SIZE APPROX. 0.50 ACRES
 ZONING DISTRICT: T5.1

PARKING TABULATION:

6	ADA ACCESSIBLE PASSENGER CAR SPACES
2	ADA ACCESSIBLE VAN SPACES
27	PASSENGER CAR SPACES
32	PROPOSED PARKING LOT NORTH OF HAMPSHIRE ST.
67	TOTAL SPACES PROVIDED / 67 TOTAL SPACES REQUIRED

IMPERVIOUS AREA TABLE:

EXISTING SITE CONDITIONS:	IMPERVIOUS:	PERVIOUS:
	31,248 SF / 0.72 AC	5,420 SF / 0.12 AC

PROPOSED IMPROVEMENTS:

PAVEMENT:	PERVIOUS:	BUILDING:	TOTAL IMPERVIOUS:	TOTAL PERVIOUS:
16,173 SF / 0.37 AC	6,058 SF / 0.14 AC	14,473 SF / 0.33 AC	30,646 SF / 0.70 AC	6,058 SF / 0.14 AC

PROPOSED NET DECREASE IN IMPERVIOUS AREA: 602 SF / 0.014 AC

PROPOSED NEW INCREASE IN IMPERVIOUS AREA FOR PARKING LOT NORTH OF HAMPSHIRE STREET: 7358 SF / 0.17 AC

SUMMARY OF UNIT & ACCESSIBILITY FEATURES:

UNIT TYPE:	# UNIT TYPES:	STANDARDS REFERENCED:
ACCESSIBLE - TYPE A	1-BED: #101, #103, #104, #104-4 UNITS 2-BED: #104, #207 2 UNITS 3-BED: #104-1 1 UNIT	FEDERAL FAIR HOUSING ACT - SECTION 504 (SATISFIED BY 2004 ADAAG W/ EXCEPTIONS) TITLE II AND III OF THE AMERICANS WITH DISABILITIES ACT (1990) MAINE HUMAN RIGHTS ACT/ STATE FAIR HOUSING ACT MAINE HUMAN RIGHTS ACT/ PUBLICLY FUNDED PROJECTS INTERNATIONAL BUILDING CODE 2009 I.C.C. ANS A117-2009
ACCESSIBLE - TYPE A HEARING & VISION IMPAIRED	1-BED: #101-1 1 UNIT 2-BED: #104-1 1 UNIT	FEDERAL FAIR HOUSING ACT - SECTION 504 (SATISFIED BY 2004 ADAAG W/ EXCEPTIONS) TITLE II AND III OF THE AMERICANS WITH DISABILITIES ACT (1990) MAINE HUMAN RIGHTS ACT/ STATE FAIR HOUSING ACT MAINE HUMAN RIGHTS ACT/ PUBLICLY FUNDED PROJECTS INTERNATIONAL BUILDING CODE 2009 I.C.C. ANS A117-2009
ACCESSIBLE - TYPE B	1-BED: #101, #102, #103, #204, #205, #207, #208, #210, #213, #215, #216, #217, #218, #219, #220, #221, #222, #223, #224 UNITS 2-BED: #202, #203, #211, #212, #212-206, #213, #215, #216, #218, #219, #221, #222, #223, #224 UNITS 3-BED: #101, #103, #214, #215, #216, #218, #219, #221, #222, #223, #224 UNITS	FEDERAL FAIR HOUSING ACT - SECTION 504 (SATISFIED BY 2004 ADAAG W/ EXCEPTIONS) TITLE II AND III OF THE AMERICANS WITH DISABILITIES ACT (1990) INTERNATIONAL BUILDING CODE 2009 I.C.C. ANS A117-2009
ACCESSIBLE - PARKING	8	1 SPACE PER ACCESSIBLE (TYPE A) UNIT = 8 SPACES TOTAL

PROPOSED SITE PLAN FOR HAMPSHIRE STREET HOUSING PROJECT
 AUBURN, MAINE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

CES INC
 Environmental Scientists • Surveyors

HAMPSHIRE STREET HOUSING PROJECT
 HAMPSHIRE STREET, AUBURN, MAINE

PROPOSED SITE PLAN

DATE	2017-11-13
DRAWN BY	BLO
CHECKED BY	JD
DESIGNED BY	BLO
APPROVED BY	SMT
JOB NUMBER	12299 001
DRAWING NUMBER	

NOT FOR CONSTRUCTION

C101