Plant Species List

ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
ASE	3	Acer saccharum 'Endowment'	Endowment Sugar Maple	2.5" - 3" cal.	B&B
AML	8	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound Chokeberry	15" - 18"	cont., 2' o.c.
DCB	27	Deutzia x 'Yuki Cherry Blossom'	Yuki Cherry Blossom Deutzia	15" - 18"	cont., 2' o.c.
FIB	9	Fothergilla x intermedia 'Blue Shadow'	Blue Shadow Fothergilla	18" - 24"	cont
JSC	6	Juniperus sabina `Calgary Carpet`	Buffalo Juniper	15" - 18"	cont., 3' o.c.
PSP	5	Prunus sargentii 'Pink Flair'	Pink Flair Cherry	2" - 2.5" cal.	B&B
QBB	6	Quercus bicolor 'Bonnie and Mike'	Beacon Oak	2.5" - 3" cal.	B&B
QRO	4	Quercus rubra	Red Oak	2.5" - 3" cal.	B&B
RAS	8	Rhododendron 'April Snow'	April Snow Rhododendron	18" - 24"	cont, 4' o.c.
SMB	9	Spiraea x media 'Blue Kazoo'	Blue Kazoo Spirea	15" - 18"	cont., 30" o.c.
TME	18	Taxus x media 'Everlow'	Everlow Spreading Yew	18" - 24"	cont., 3' o.c.
TPG	13	Thuja x plicata 'Green Giant'	Green Giant Arborvitae	6' - 7'	B&B, 10' o.c.
TAA	5	Tilia americana 'American Sentry'	American Sentry American Linden	2.5" - 3" cal.	B&B
NLV	11	Viburnum lentago	Nannyberry Viburnum	3' - 4'	6' o.c.

Notes:

1. The centerline of all trees planted above retaining walls shall not be installed with 10' of the wall.
2. Allow Juniper to grow and cascade over the retaining wall on Building 2.

This plan shall not be modified without written permission from Barry J. Hosmer - Landscape Architect. Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to Barry J. Hosmer - Landscape Architect.
File Name: 405 Center Street 3/1/23.wwx

Barry J. Hosmer ASLA
Landscape Architecture Land Planning
196 Whitney Avenue
Portland, Maine 04102
207-874-0248

STATE OF MAINE JEFFREY D. AMOS No. 10167 LICENSED PROFESSIONAL ENGINEER

DATE: 02-10-2023
PE: JEFFREY D. AMOS, PE 10167

NO.	DATE	REVISIONS
2	02-10-2023	SUBMIT FOR SITE PLAN APPROVAL
1	01-06-2023	SITE PLAN SUBMISSION TO CITY

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC

PERMIT DRAWING NOT FOR CONSTRUCTION

PROJECT: 405 CENTER STREET APARTMENTS
405 CENTER STREET, AUBURN, MAINE

SHEET TITLE: GRADING AND UTILITY PLAN

CLIENT: JIM WU
279 CENTER STREET
AUBURN, MAINE 04210

DATE: 01-06-2023
SCALE: 1" = 10'
JOB NO: 22-106
SHEET: C-2.0

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PARKING NOTES

1. ALL PARKING SPACES ARE TO BE 9' x 18', EXCEPT THE (2) H.C. SPACES, WHICH ARE TO BE 11' x 18' (WITH 5' WIDE ACCESS AISLE).
2. TOTAL NUMBER OF PARKING SPACES (INCLUDING 2 H.C. SPACES) = 36.

GENERAL NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS CHUN WU BY A DEED DATED SEPT. 30, 2015 AND RECORDED IN BOOK 9235, PAGE 31.
2. THE SUBJECT PARCEL IS SHOWN ON THE CITY OF AUBURN TAX MAP 271 AS LOT 65 AND IS LOCATED IN THE GENERAL BUSINESS DISTRICT.
3. SPACE AND BULK STANDARDS FOR THE GENERAL BUSINESS DISTRICT AS OF THE DATE OF THIS PLAN ARE AS FOLLOWS:

MIN. LOT SIZE:	10,000 SQ FT
MIN. LOT WIDTH:	100 FT
MIN. LOT DEPTH:	100 FT
MIN. FRONT YARD:	25 FT
MIN. SIDE YARD:	25 FT
MIN. REAR SETBACK:	35 FT
MAX. BUILDING HEIGHT:	45 FT
MIN. GREEN SPACE:	50%

4. TOTAL AREA OF THE SUBJECT PARCEL IS 53,296 SQ FT (1.22 ACRES).
5. BOUNDARY INFORMATION IS BASED SOLEY UPON PLAN REF. 8.A. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ON THE GROUND SURVEY CONDUCTED BY TERRADYN CONSULTANTS, LLC JULY 2022.
6. PLAN REFERENCES:
   - A. "STANDARD BOUNDARY SURVEY" PREPARED FOR PAUL H. & GAIL M. SASSEVILLE BY A.R.C.C. LAND SURVEYORS INC. STAMPED BY ARTHUR W. MONTANA PLS 492. DATED 2000. RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS PLAN BOOK 41, PAGE 94.
   - B. "MAINE STATE HIGHWAY COMMISION RIGHT OF WAY MAP STATE HIGHWAY '21'" FEDERAL AID PROJECT U-021-1(6). DATED OCT 1962. S.H.C. FILE NO. 1-69. SHEET 2 OF 10.
   - C. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY '21'" FEDERAL AID PROJECT NO. R-015-1(34). DATED NOV. 1983. D.O.T. FILE NO. 1-166. SHEET 8 OF 9.
   - D. "THE HIGHLANDS 393 CENTER STREET - ALTA/ACSM LAND TITLE SURVEY" PREPARED FOR SASSEVILLE MANAGEMENT, LLC BY A.R.C.C. LAND SURVEYORS INC. DATED MAY 1996.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL-FREQUENCY GPS OBSERVATIONS.
8. THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF AUBURN, ANDROSCOGGIN COUNTY, COMMUNITY-PANEL NUMBER 23001C0326E, HAVING AN EFFECTIVE DATE OF JULY 8, 2013.
9. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ON-THE-GROUND MARKINGS FOUND AT THE TIME OF FIELD SURVEY AND PER PLAN REF. A,B,C, & D.
10. PARKING SUMMARY:

    REQUIRED: 1.5 SPACE PER DWELLING UNIT =
    1.5 x 21 UNITS = 33 SPACES
    PROVIDED: = 33 SPACES

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Stormwater Design | Land Planning | Environmental Permitting
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405 CENTER STREET, AUBURN, MAINE

SHEET TITLE: SITE PLAN

CLIENT: JIM WU
279 CENTER STREET
AUBURN, MAINE 04210

DATE:	01-06-2023
SCALE:	1" = 10'
JOB NO:	22-106
SHEET:	C-1.0

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SITE DEMOLITION NOTES

1. BUILDING AND ALL ASSOCIATED DECKS, SIDEWALKS, LANDINGS, WALKWAYS, AND LANDSCAPING TO BE REMOVED.
2. OVERHEAD UTILITY LINE TO BE REMOVED.
3. GAS METERS AND LINE TO BE REMOVED.
4. CATCH BASIN AND CONNECTED STORM DRAIN TO BE REMOVED.
5. LIGHT AND LIGHT POLE TO BE REMOVED.
6. TREE TO BE REMOVED.
7. SIGN TO BE REMOVED.
8. ALL PAVEMENT AND PAINT STRIPING WITHIN SHADED AREA TO BE REMOVED.
9. BEGIN CURB CUT.
10. SECTION OF CURB TO REMOVED TO ALLOW FOR IMPROVED SITE ACCESS.
11. PAVEMENT SAWCUT.
12. BEGIN/END OF EXISTING TREELINE REMOVAL.
13. REMOVE TREELINE.
14. DRAINAGE MANHOLE TO REMAIN.
15. STORM DRAIN TO BE REMOVED.
16. SECTION OF RETAINING WALL TO BE REMOVED.

STATE OF MAINE
JEFFREY D. AMOS
10167
LICENSED
PROFESSIONAL ENGINEER

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405 CENTER STREET, AUBURN, MAINE

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WATER MAIN CONSTRUCTION NOTES

1. CURB STOPS LOCATED WITHIN PAVED AREAS SHALL BE IN A VALVE BOX TO SECTION.
2. (2) LAYERS OF RIGID INSULATION BETWEEN SERVICE(S) AND CULVERT. TYP. ALL CROSSINGS.
3. 6 FEET OF COVER ON ALL WATER MAINS & SERVICES, TYP.
4. MINIMUM 12" SEPARATION BETWEEN STORM DRAIN AND WATER MAIN. INSTALL 2" RIGID FOAM INSULATION ABOVE WATER MAIN, TYP.
5. TESTABLE DCVA ON ALL FIRE SERVICES BEFORE RISER PIPE, TYP.
6. WATER MAIN LOCATION AND BENDS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL PLACE, BASED ON FIELD CONDITIONS.

UNDERDRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
UD-1	4"	58'	1.29%
UD-2	4"	11'	6.78%
UD-3	4"	19'	1.07%

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-1	12"	28'	1.80%
SD-2	15"	85'	3.86%
SD-3	12"	48'	0.52%
SD-4	12"	14'	1.43%
SD-5	15"	91'	3.67%
SD-6	12"	15'	1.32%
SD-7	15"	8'	2.62%

STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-1	219.10		216.00 (SD-1)	48"
CB-2	219.00	215.50 (SD-1)	215.25 (SD-2)	48"
CB-3	215.90	212.80 (UD-3)	212.40 (SD-4)	48"
CB-4	216.20	211.95 (SD-2) 212.20 (SD-4) 210.00 (SD-3)	209.75 (SD-5)	48"
CB-5	209.50		206.60 (SD-6)	48"
CB-6	209.50	206.40 (SD-5) 206.40 (SD-6)	206.40 (SD-7)	48"
EXIST. DMH	209.28	206.20 (SD-7) 206.50 (EXIST. 10") 206.80 (EXIST. 6")	206.20 (EXIST. 12")	48"
FI-1	217.90	210.25 (UD-2) 210.25 (UD-1)	210.25 (SD-3)	24"

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