

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- ⊕ NEW CATCH BASIN
- ⊙ NEW SEWER MANHOLE
- ⊗ NEW HYDRANT
- ⊙ NEW WATER VALVE
- ⊙ NEW GAS VALVE
- EXISTING CURB
- NEW CURB
- ⊙ NEW LIGHT POLE
- ⊕ NEW TRANSFORMER PAD
- ▭ EXISTING BUILDING
- ▭ NEW BUILDING
- ▭ EXISTING PAVEMENT
- ▭ NEW PAVEMENT
- ▭ NEW CONCRETE PAD

NOTES

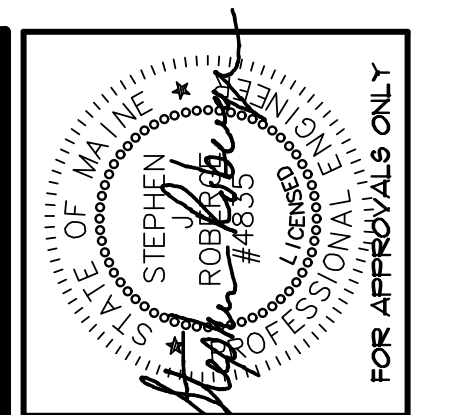
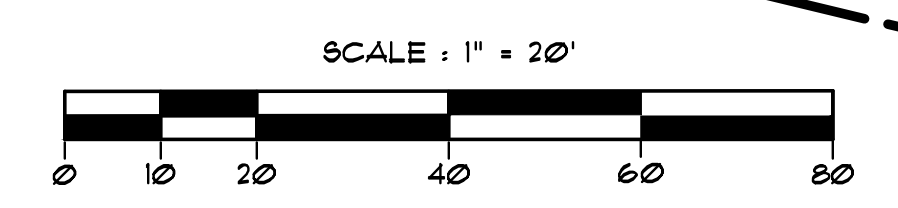
- 1) BOUNDARY AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A PLAN ENTITLED "BOUNDARY RETRACEMENT SURVEY PLAN OF BERRY PARCEL" FOR AMERICAN HOLDING INC. DATED FEBRUARY 1, 2022 AND REVISED FEBRUARY 8, 2022, PREPARED BY TERRADYN CONSULTANTS, LLC AND PLANS FOR STABLE RIDGE APARTMENTS REVISED THROUGH APRIL 5, 2022, PREPARED BY TERRADYN CONSULTANTS, LLC.
- 2) ADDITIONAL TOPOGRAPHIC DATA WAS TAKEN FROM LIDAR DATA DATED 2020 AVAILABLE ON THE NOAA WEBSITE.
- 3) OWNER OF RECORD - AMERICAN DEVELOPMENT GROUP, LLC DEED REFERENCE - 10944/201 TAX MAP 229, LOT 001
- 4) THE PARCEL IS LOCATED IN THE T-42B ZONING DISTRICT.
- 5) 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.
- 6) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL #230201C 0320E, DATED JULY 8, 2013.
- 7) WETLANDS WERE DELINEATED BY FLY CATCHER, LLC.
- 8) SEE LIGHTING PLAN BY OTHERS.

PHASE 2 PARKING COUNT

STANDARD SPACES	64
HANDICAP SPACES	10
GARAGE SPACES	16
TOTAL PROVIDED	90
REQUIRED (60X15)	90

SITE TABULATIONS

TOTAL PARCEL AREA	= 13.26 ACRES
PHASE 1	
BUILDING	= 21,895 sf
PAVEMENT/GRAVEL	= 59,254 sf
PHASE 1 TOTAL IMPERVIOUS AREA	= 81,149 sf
PROPOSED PHASE 2	
BUILDING	= 21,639 sf / 0.63 ACRES (4.8%)
PAVEMENT/GRAVEL	= 12,281 sf / 1.66 ACRES (12.5%)
PHASE 2 TOTAL IMPERVIOUS AREA	= 33,920 sf / 2.29 ACRES (11.3%)
TOTAL (PHASES 1 AND 2)	
BUILDING	= 43,534 sf / 1.14 ACRES (9.6%)
PAVEMENT/GRAVEL	= 71,535 sf / 3.04 ACRES (22.5%)
TOTAL IMPERVIOUS AREA	= 115,069 sf / 4.11 ACRES (31.5%)



NO.	DATE	DESCRIPTION
1	1/23/23	CITY COMMENTS, CHANGES TO LIGHTING
2	1/6/23	CITY SUBMITTAL
REV.	DATE	CHANGES

Stoneybrook
Land Use, Inc.
4846 Sun City Center Blvd., #300
Sun City Center, FL 33575-6281

SJR ENGINEERING, INC.
16 THURSTON DRIVE
MONMOUTH, MAINE 04259
(207) 242-6248 tel
steve@sjeing.com

SITE PLAN-BUILDINGS 8-10
STABLE RIDGE APARTMENTS-PHASE 2
555 COURT STREET - AUBURN, ME
PREPARED FOR
AMERICAN DEVELOPMENT GROUP
P.O. BOX 1495 - NAPLES, ME 04055

DATE	PROJECT
NOV. 2022	22-006
DRAWN BY	SCALE
BRJ	1" = 20'