



**LEGEND**

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

- NOTES**
- 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.
  - ADDITIONAL TOPOGRAPHIC DATA WAS TAKEN FROM LIDAR DATA DATED 2020 AVAILABLE ON THE NOAA WEBSITE.
  - OWNER OF RECORD - AMERICAN DEVELOPMENT GROUP, LLC  
DEED REFERENCE - 10944/201  
TAX MAP 229, LOT 001
  - THE PARCEL IS LOCATED IN THE T-42B ZONING DISTRICT.
  - 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.
  - THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL 230001C 0320E, DATED JULY 8, 2019.
  - WETLANDS WERE DELINEATED BY FLY CATCHER, LLC.
  - SEE LIGHTING PLANS BY OTHERS.

**SITE TABULATIONS**

TOTAL PARCEL AREA	• 1326 ACRES
<b>PHASE 1</b>	
BUILDING	• 21,995 sf
PAVEMENT/GRAVEL	• 59,954 sf
PHASE 1 TOTAL IMPERVIOUS AREA	• 81,949 sf
<b>PROPOSED PHASE 2</b>	
BUILDING	• 27,639 sf / 0.63 ACRES (4.8%)
PAVEMENT/GRAVEL	• 12,281 sf / 3.04 ACRES (22.5%)
PHASE 2 TOTAL IMPERVIOUS AREA	• 99,926 sf / 2.33 ACRES (11.3%)
<b>TOTAL (PHASES 1 AND 2)</b>	
BUILDING	• 49,634 sf / 1.14 ACRES (9.6%)
PAVEMENT/GRAVEL	• 12,241 sf / 3.04 ACRES (22.5%)
TOTAL IMPERVIOUS AREA	• 101,115 sf / 4.11 ACRES (31.5%)

**PHASE 2 PARKING COUNT**

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

FOR APPROVALS ONLY

2 1/23/23 CITY COMMENTS, CHANGES TO LIGHTING 1 1/6/23 CITY SUBMITTAL REV.   DATE:   CHANGES:	DO NOT MODIFY PLAN WITHOUT WRITTEN PERMISSION FROM SJR ENG. INC.
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4846 Sun City Center Blvd., #300  
Sun City Center, FL 33573-6281

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

**SITE PLAN-BUILDINGS 6 & 7**  
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'

SHEET 3