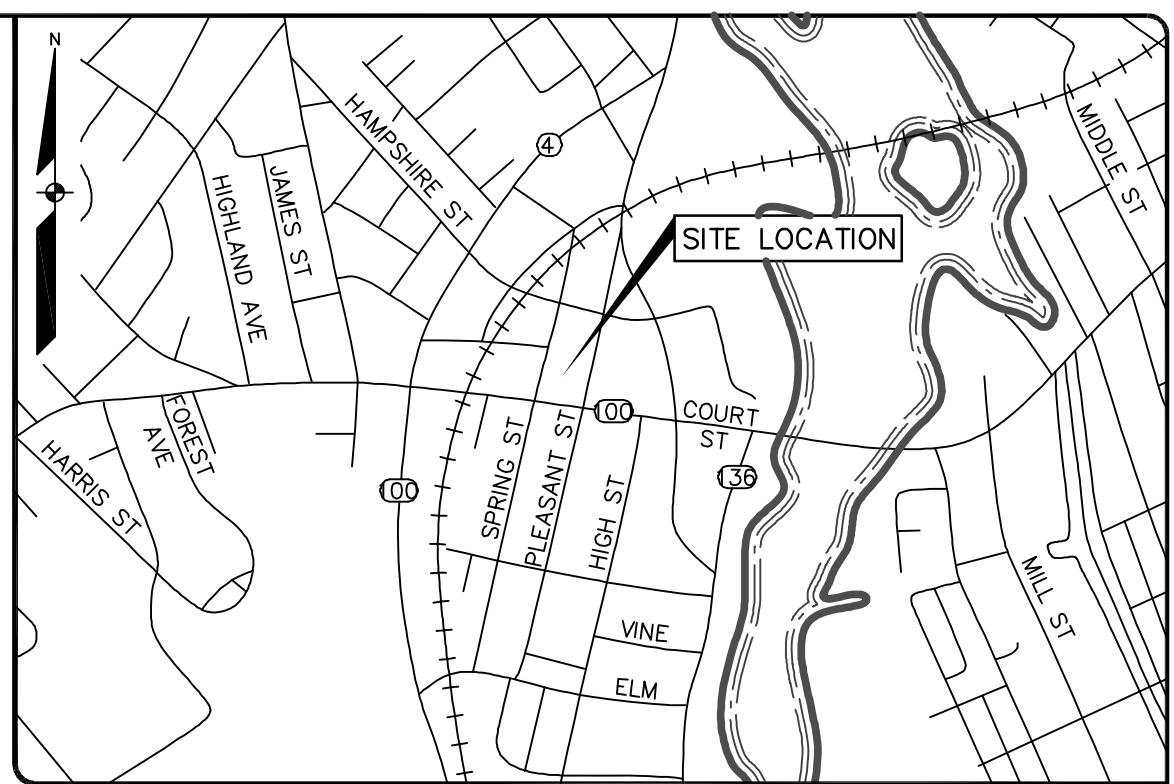


**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	BUILDING	---
---	PAVEMENT SAWCUT	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	CURB LINE	---
---	RETAINING WALL	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---
---	SIGN	---
---	LIGHT POLE	---
---	UTILITY POLE	---

- GENERAL NOTES**
- PLAN IS BASED UPON A PLAN EXISTING "PROPERTY PLAN & TOPOGRAPHICAL PLAN OF EXISTING CONDITIONS, AUBURN HOUSING AUTHORITY DEVELOPMENT CORPORATION, 62 SPRING STREET, ANDROSCOGGIN COUNTY, AUBURN, MAINE," PREPARED BY A.R.C.C. LAND SURVEYORS, DATED JUNE 24, 2014.
  - AREA OF PROPERTY IS 33,120 SQUARE FEET OR 0.76 ACRES.
  - PROPERTY IS LOCATED IN THE FORM BASED CODE DOWNTOWN TRADITIONAL CENTER (T-S.1).
  - DIMENSIONAL REQUIREMENTS:**
    - FRONT SETBACK, PRINCIPAL: 0 FT. MIN, 10 FT. MAX.
    - (CORNER LOT) FRONT SETBACK, SECONDARY: 0 FT. MIN, 10 FT. MAX.
    - SIDE SETBACK: 5 FT. MIN.
    - REAR SETBACK: 5 FT. MIN.
    - BUILDING LOT COVERAGE: 75% MAX.
    - USEABLE OPEN SPACE: 5% MIN.
    - FRONTAGE BUILD-OUT: 75% MIN (ALONG FRONT SETBACK, PRIMARY) 24 FT. MIN., 160 FT. MAX.
    - LOT WIDTH: 14 FT. MIN., 160 FT. MAX.
    - BUILDING WIDTH: 24 FT. MIN., 150 FT. MAX.
    - BUILDING HEIGHT MINIMUM: 2 STORY MIN.
    - BUILDING HEIGHT MAXIMUM: 4 STORY MAX.
  - BUILDING SUMMARY:**
    - FOUR STORIES
    - (9) TWO BEDROOM RESIDENTIAL UNITS
    - (31) ONE BEDROOM RESIDENTIAL UNITS
    - 2,400 SQUARE FEET OF RETAIL SPACE
  - PARKING SUMMARY:**
    - A. REQUIRED PARKING:**
      - (40) RESIDENTIAL MULTI-FAMILY UNITS @ 1.5 SPACES EA. = 60 SPACES
      - 2,400 S.F. RETAIL @ 1 SPACE PER 300 S.F. = 8 SPACES
      - TOTAL REQUIRED PARKING = 68 SPACES
    - B. PARKING PROVIDED ON SITE = 36 SPACES**
    - PARKING PROVIDED OFF STREET = 32 SPACES**
    - TOTAL SPACES PROVIDED = 68 SPACES
  - LIGHT FIXTURES TO BE SPAULDING CIMMARON LED FULL CUTOFF ON 20-FT. POLES, COLOR BLACK.
  - BIKE RACKS SHALL BE LANDSCAPE FORMS "KEY" RACK, COLOR BLACK, EMBEDDED INSTALLATION.



LOCATION MAP N.T.S.

**SIGN SCHEDULE**

WTC	CHECKED
S-1	STOP SIGN
S-2	HANDICAPPED PARKING
S-3	HANDICAPPED PARKING/VAN ACCESSIBLE
S-4	NO PARKING ANYTIME (ON PLEASANT ST.)
S-5	TWO HOUR PARKING
S-6	NO PARKING HERE, TO CORNER
S-7	DO NOT ENTER

DESIGNED BY: WTC

CHECKED BY: WTC

B WTC 08-03-16 RESUBMIT TO CITY

A WTC 07-07-16 SITE PLAN APPLICATION TO CITY

REV. BY: DATE: STATUS:

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

**SEBAGO**  
TECHNICS

WWW.SEBAGOTECHNICS.COM

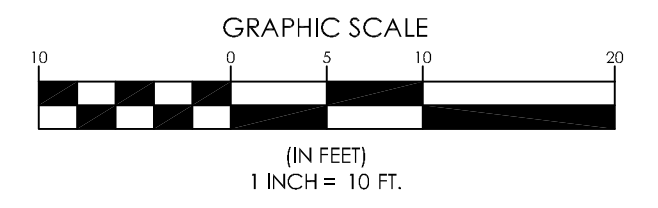
79 John Roberts Rd., Suite B  
South Portland, ME 04106  
Tel. 207-200-2100 Tel. 207-783-5656

SITE PLAN OF: SPRING STREET SITE  
62 SPRING STREET  
AUBURN, MAINE

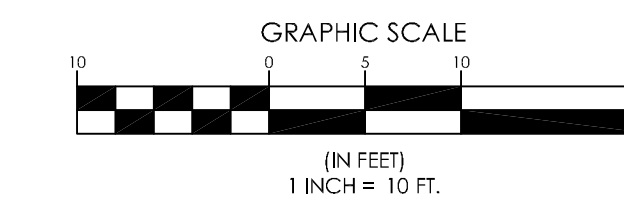
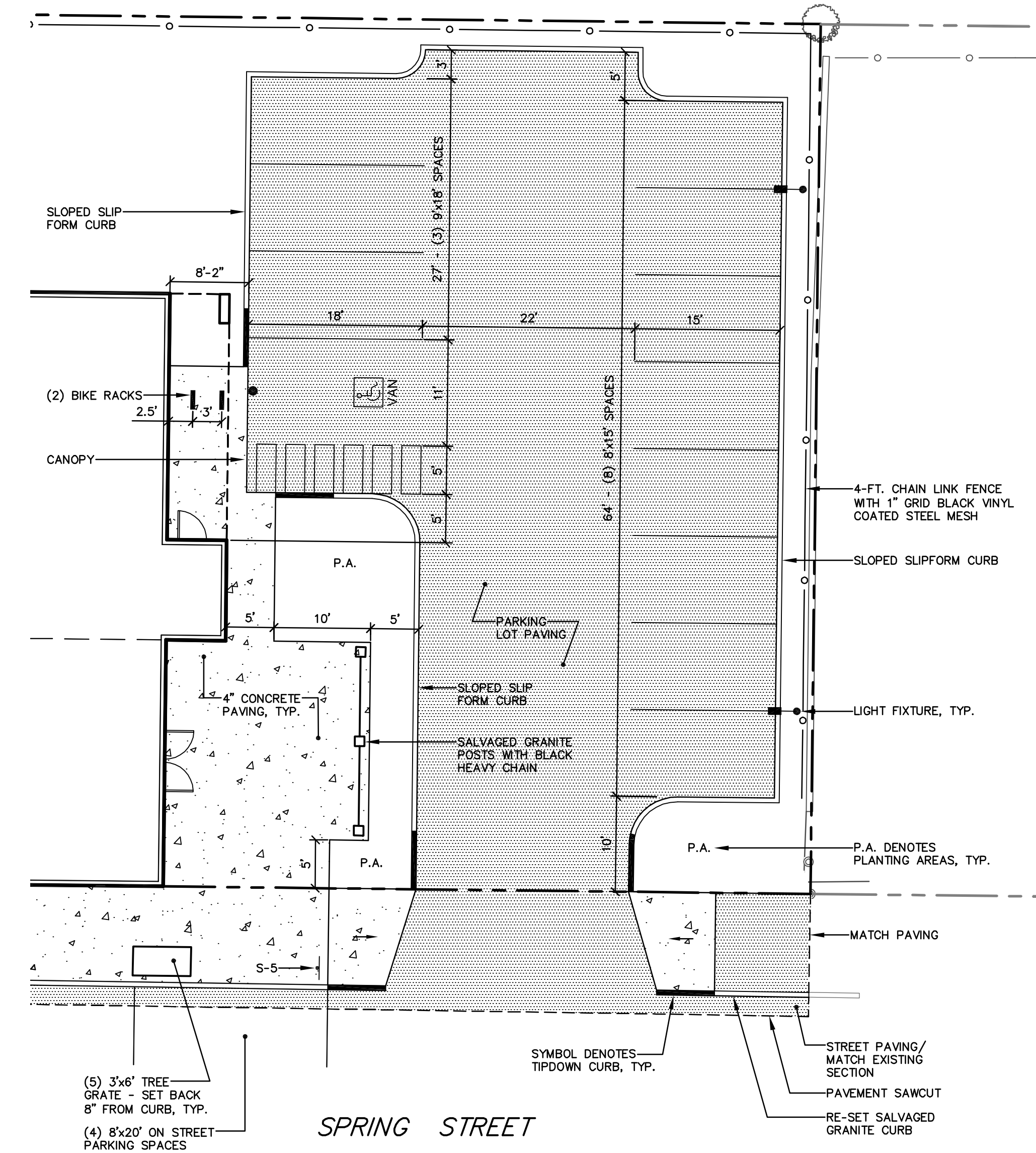
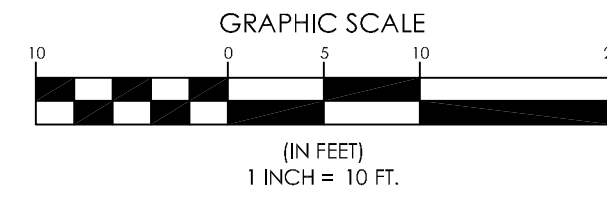
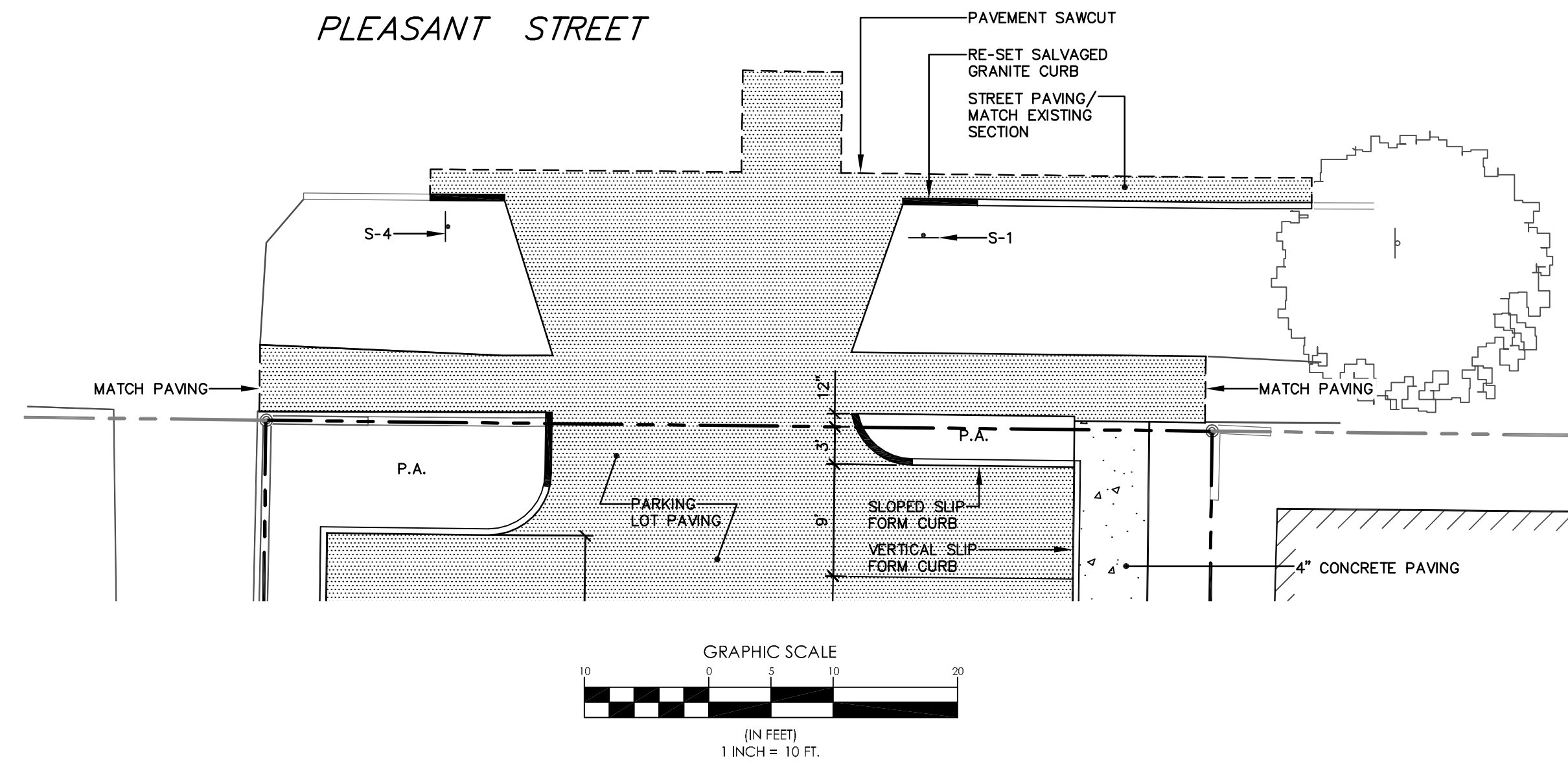
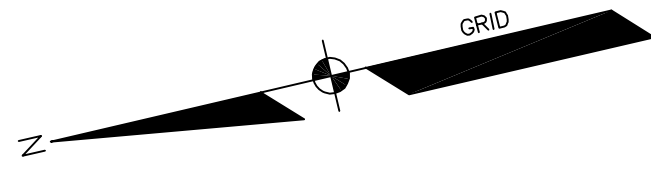
FOR: ANEW DEVELOPMENT, LLC  
30 DANFORTH STREET, SUITE 213  
PORTLAND, MAINE 04112

PROJECT NO. 14127 SCALE 1"=10'

SHEET 3 OF 10



SEE SHEET 4 FOR CONTINUATION

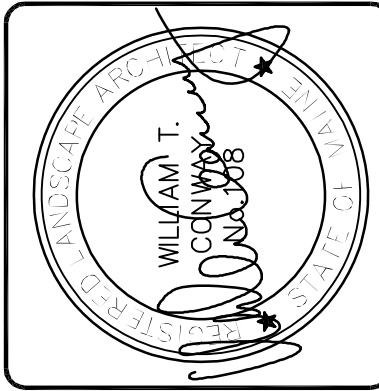


**SIGN SCHEDULE**

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- S-3 HANDICAPPED PARKING/VAN ACCESSIBLE
- S-4 NO PARKING ANYTIME (ON PLEASANT ST.)
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---	RETAINING WALL	---
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○
+	SIGN	+
*	LIGHT POLE	*
○	UTILITY POLE	○



DESIGNED	CHECKED
WTC	WTC
B WTC 08-03-16 RESUBMIT TO CITY A WTC 07-07-16 SITE PLAN APPLICATION TO CITY REV. BY: DATE: STATUS: THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.	

**SEBAGO TECHNICS**  
 WWW.SEBAGOTECHNICS.COM  
 75 John Roberts Rd., Suite B 04240  
 South Portland, ME 04106  
 Tel. 207-200-2100 Tel. 207-783-5656

**SITE PLAN**  
 OF:  
**SPRING STREET SITE**  
 62 SPRING STREET  
 AUBURN, MAINE  
 FOR:  
**ANEW DEVELOPMENT, LLC**  
 30 DANFORTH STREET, SUITE 213  
 PORTLAND, MAINE 04112

PROJECT NO.	SCALE
14127	1" = 10'

1412752.dwg, TAB: S2

