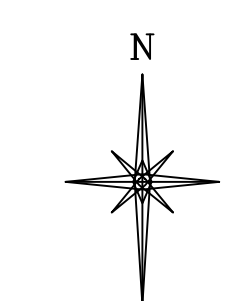


LOCATION MAP SCALE: 1" = 200'

LINE	LENGTH	BEARING
L1	2.31	N37°53'07"E
L2	1.71	S52°22'15"W
L3	5.41	S12°50'19"W
L4	7.80	S65°27'26"E
L5	1.28	N20°34'11"E
L6	9.72	S52°06'53"E



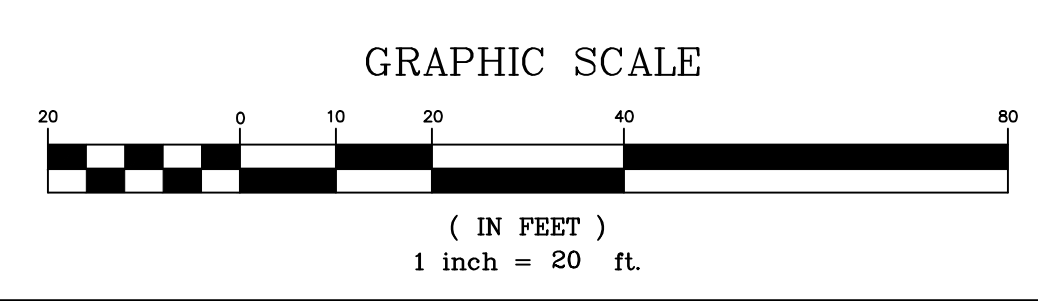
LEGEND:

- EXISTING TRANSFORMER
- UNDERGROUND UTILITY LINE
- EXISTING SITE LIGHT
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING DECIDUOUS TREE
- PROPOSED SUGAR MAPLE TREE
- PROPOSED SHRUBS
- BORING
- EXISTING STONE WALL
- EXISTING CONTOUR
- EXISTING WATER LINE
-
-
- EXISTING STORMDRAIN
- EXISTING NATURAL GAS LINE
- EXISTING CITY R.O.W.
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- PROPOSED NATURAL GAS
- PROPOSED WATER LINE (SIZE)
- PROPOSED WATER VALVE
-
-
- PROPOSED UNDERGROUND PRIMARY UTILITY TRENCH (ELECTRIC, PHONE, CABLE)
- PROPOSED UNDERGROUND SECONDARY UTILITY TRENCH (ELECTRIC, PHONE, CABLE)
- PROPOSED TRANSFORMER
- PROPOSED STORMDRAIN
- PROPOSED CATCHBASIN

- SITE NOTES:**
- THIS PLAN FOR PERMITTING USE, IT IS NOT TO BE USED FOR CONSTRUCTION.
 - SITE CONTRACTOR TO CONFIRM EX. UTILITY LOCATIONS.
 - SITE CONTRACTOR TO ADHERE TO GARDINER UTILITY DISTRICT SPECIFICATIONS AND DETAILS FOR CONSTRUCTION OF THE WATER & SEWER CONNECTIONS. WORK WILL BE SUBJECT TO INSPECTION.
 - ALL UNDERGROUND ELECTRIC AND UTILITIES SHALL BE UNDER THE DIRECTION OF A LICENSED ELECTRICIAN AND IN ACCORDANCE WITH THE ELECTRICAL ENGINEER'S DESIGN, SIZE, NUMBER, AND ALIGNMENTS OF ALL UNDERGROUND CONDUITS SHALL BE VERIFIED WITH THE ELECTRICIAN OR ENGINEER PRIOR TO TRENCHING.
 - GAS SERVICE WILL BE INSTALLED BY SUMMIT NATURAL GAS.
 - PROPOSED STORMDRAIN SHALL BE ADS N12 HDPE OR SDR35 PVC (SEE PLAN FOR DETAIL).
 - SITE CONTRACTOR TO MACHINE GRADE & APPLY HAY MULCH ALL DISTURBED AREAS DURING CONSTRUCTION AND MAINTAIN EROSION CONTROL UNTIL FINISH LAWNS AND RIPRAP IS ESTABLISHED.

- GENERAL SITE INFORMATION:**
- DEVELOPER: MASTWAY DEVELOPMENT, LLC.
2 BEECH STREET, SUITE 1B
HALLOWELL, MAINE 04347
 - BOOK 2135 PAGE 338
 - ZONE: COBBOSSEE CORRIDOR
 - MAP #37, LOTS 19 & 19A
 - LOT SIZE: 25,265 SF (0.58 ACRES)
 - PARKING SPACES:
SUGGESTED: 2 SPACE FOR EVERY 3 UNITS
= 21 SPACES WILL ALLOW 32 UNITS
 - IMPERVIOUS AREA:
PROPOSED = 14,889 SF
LOT COVERAGE RATIO = 58.9%

RECORD OWNER:
CITY OF GARDINER - MAP 37, LOTS 19 & 19A
APPLICANT: MASTWAY DEVELOPMENT LLC
2 Beech Street, Suite 1B
Hallowell, ME 04347



PLAN REFERENCES:
1) This plan was produced from the "Boundary Survey/Topographic Survey", created by E.S. Coffin Engineering on November 15, 2006

IRON HEIGHTS APARTMENTS
SITE PLAN
GARDINER, MAINE
KENNEBEC COUNTY

