



MAIN-LAND

DEVELOPMENT
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254
367 US ROUTE 1, S. BUILDING, FALMOUTH, ME 04105
TEL: (207) 897-6752/FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

March 31, 2023

Mr. John A. Blais
Planning, Permitting and Code Division
City of Auburn
60 Court Street
Auburn, ME 04210

RE: Response to Staff Comments: Taylor Brook House for John F. Murphy Homes, Inc.

Dear Mr. Blais,

Thank-you and your staff for completing preliminary review of the Site Plan Application for Taylor Brook House and John F. Murphy Homes, Inc. Revised plans showing updates in response to town comments are attached. Please see below for a summary of changes.

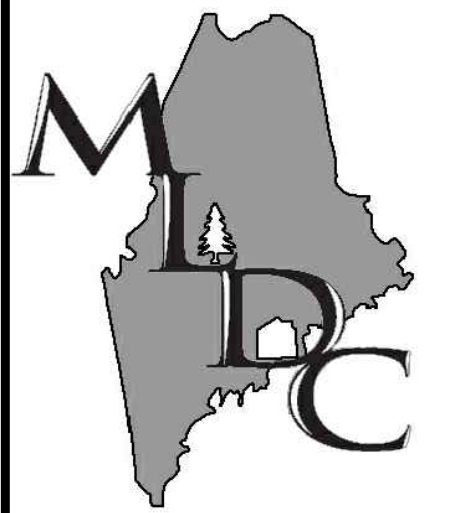
- A new fire hydrant was added along the entrance drive. The hydrant is located approximately 30 feet from the new building.
- Water and underground electric utilities were adjusted based on discussion with Client.
- The new sewer manhole was moved further east out of the CMP easement.

Overall, very few adjustments were made to the plans. Also, please note that the NRPA Permit-by-Rule was submitted on March 6, 2023 and no comments or questions were received from the Maine Department of Environmental Protection. As more than 14 days have passed, the PBR is now considered approved.

We are happy to answer any further questions and look forward to continuing review with the City.

Sincerely,

Esther K. Bizier, P.E.
Senior Engineer & Director of Main-Land Falmouth Office



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PROJECT

TAYLOR BROOK
HOUSE

HOTEL ROAD
AUBURN, MAINE 04210

OWNER OF RECORD

BETH C. BELL &
JOHN D. CRAFTS

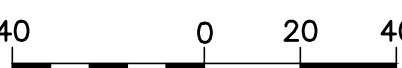
2 PASSING LANE,
LISBON FALLS, MAINE 04252

MADE FOR

JOHN F. MURPHY
HOMES, INC.

80 CENTER STREET
AUBURN, MAINE 04210

DRAWING SCALE:



(IN FEET)

1 INCH = 40 FT

SUBMISSION NOTES:

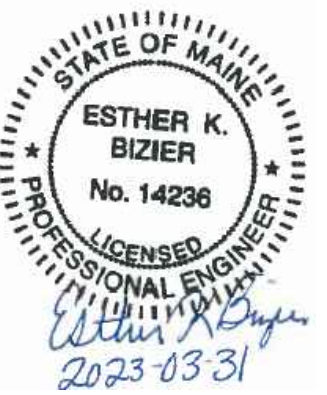
SUBMISSION 1: 2022-12-14 TLB FOR REVIEW.
SUBMISSION 2: 2023-01-20 TLB FOR REVIEW. UPDATED BUILDING FOOTPRINT AND PARKING LAYOUT.
SUBMISSION 3: 2023-02-07 TLB FOR REVIEW.
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SUBMISSION 5: 2023-02-21 TLB FOR REVIEW.
SUBMISSION 6: 2023-03-03 TLB ISSUED FOR PERMIT APPS.
SUBMISSION 7: 2023-03-31 TLB FOR REVIEW.

PROJ. MGR: EKB
DRAWN BY: TLB
CHECKED BY: EKB
SUBMISSION NO. 7
SURVEY DATE: 2022-11-10
SUBMISSION DATE: 2023-03-31
SUBMITTED FOR: REVIEW

NOT FOR CONSTRUCTION

SITE LAYOUT
PLAN

SEAL:



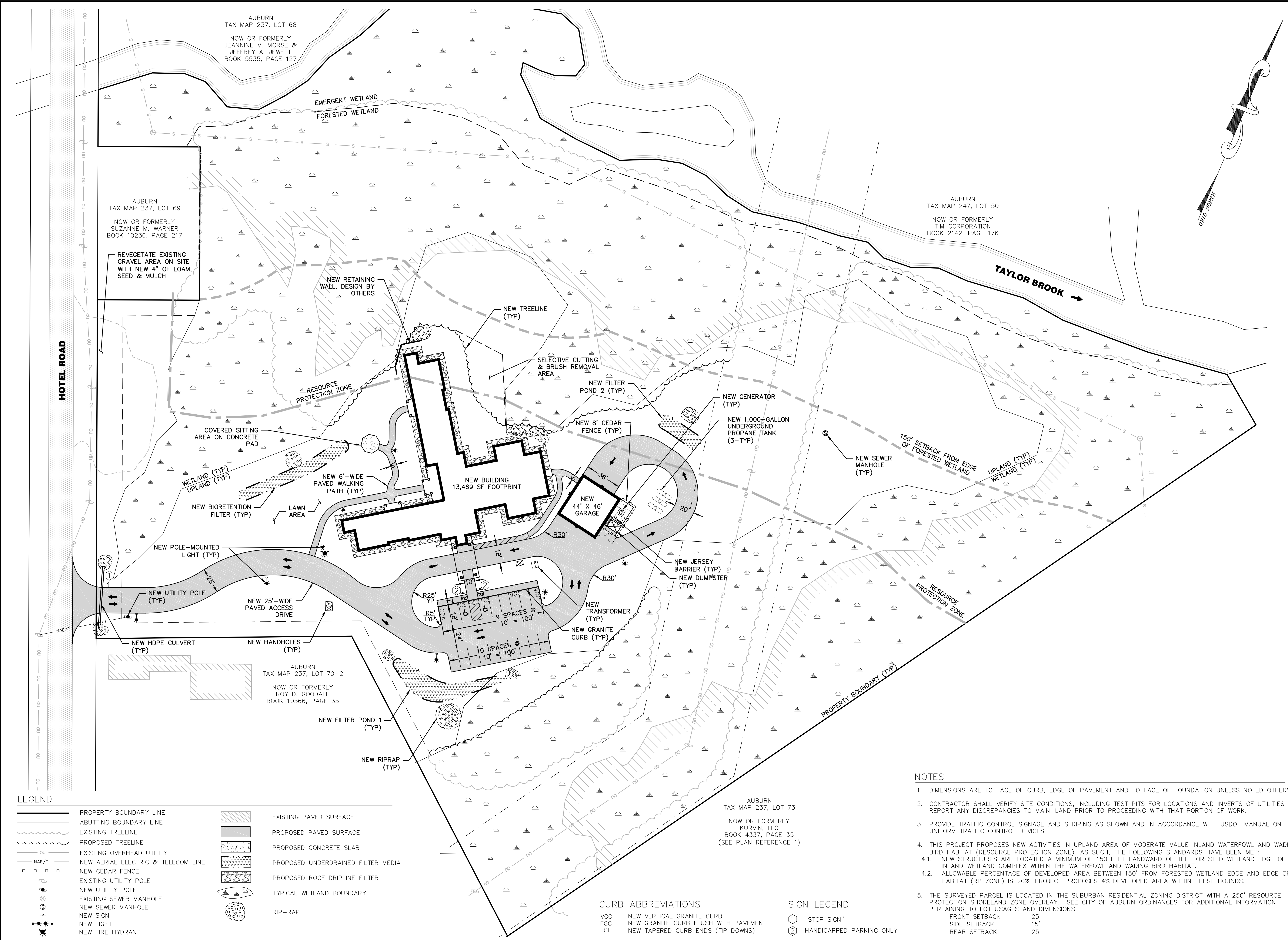
ESTHER K. BIZIER ME PE#14236

DRAWING NO.

C2.1

MLDC NO. 22-330

2 OF 12



LEGEND

	PROPERTY BOUNDARY LINE		EXISTING PAVED SURFACE
	ABUTTING BOUNDARY LINE		PROPOSED PAVED SURFACE
	EXISTING TREELINE		PROPOSED CONCRETE SLAB
	PROPOSED TREELINE		PROPOSED UNDERDRAINED FILTER MEDIA
	EXISTING OVERHEAD UTILITY		PROPOSED ROOF DRIPLINE FILTER
	NEW AERIAL ELECTRIC & TELECOM LINE		TYPICAL WETLAND BOUNDARY
	NEW CEDAR FENCE		RIP-RAP
	EXISTING UTILITY POLE		
	NEW UTILITY POLE		
	EXISTING SEWER MANHOLE		
	NEW SEWER MANHOLE		
	NEW SIGN		
	NEW LIGHT		
	NEW FIRE HYDRANT		

CURB ABBREVIATIONS

VGC NEW VERTICAL GRANITE CURB
FGC NEW GRANITE CURB FLUSH WITH PAVEMENT
TCE NEW TAPERED CURB ENDS (TIP DOWNS)

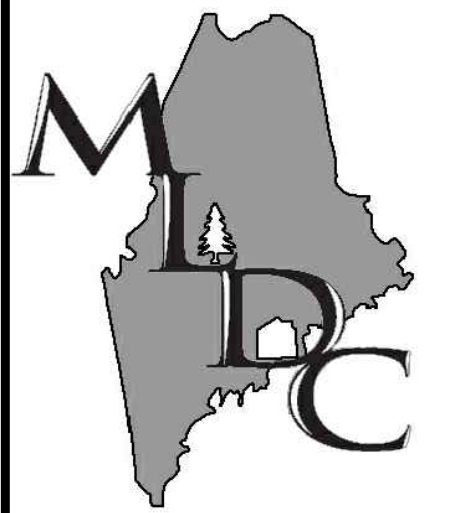
SIGN LEGEND

1 "STOP SIGN"
2 HANDICAPPED PARKING ONLY

NOTES

- DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT AND TO FACE OF FOUNDATION UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES AND REPORT ANY DISCREPANCIES TO MAIN-LAND PRIOR TO PROCEEDING WITH THAT PORTION OF WORK.
- PROVIDE TRAFFIC CONTROL SIGNAGE AND STRIPING AS SHOWN AND IN ACCORDANCE WITH USDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THIS PROJECT PROPOSES NEW ACTIVITIES IN UPLAND AREA OF MODERATE VALUE INLAND WATERFOWL AND WADING BIRD HABITAT (RESOURCE PROTECTION ZONE). AS SUCH, THE FOLLOWING STANDARDS HAVE BEEN MET:
 - NEW STRUCTURES ARE LOCATED A MINIMUM OF 150 FEET LANDWARD OF THE FORESTED WETLAND EDGE OF THE INLAND WETLAND COMPLEX WITHIN THE WATERFOWL AND WADING BIRD HABITAT.
 - ALLOWABLE PERCENTAGE OF DEVELOPED AREA BETWEEN 150' FROM FORESTED WETLAND EDGE AND EDGE OF HABITAT (RP ZONE) IS 20%. PROJECT PROPOSES 4% DEVELOPED AREA WITHIN THESE BOUNDS.
- THE SURVEYED PARCEL IS LOCATED IN THE SUBURBAN RESIDENTIAL ZONING DISTRICT WITH A 250' RESOURCE PROTECTION SHORELAND ZONE OVERLAY. SEE CITY OF AUBURN ORDINANCES FOR ADDITIONAL INFORMATION PERTAINING TO LOT USAGES AND DIMENSIONS.

FRONT SETBACK 25'
SIDE SETBACK 15'
REAR SETBACK 25'



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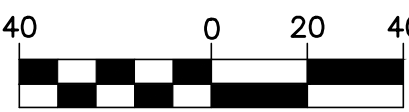
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(IN FEET)

1 INCH = 40 FT

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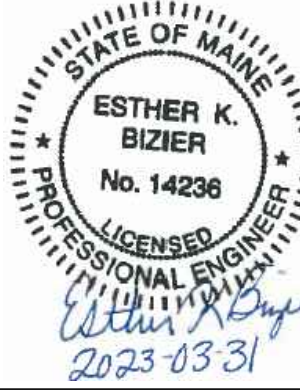
SUBMISSION 1: 2023-03-03 TLB
ISSUED FOR PERMIT APPS.
SUBMISSION 2: 2023-03-31 TLB
FOR REVIEW.

PROJ. MGR: EKB
DRAWN BY: TLB
CHECKED BY: EKB
SUBMISSION NO. 2
SURVEY DATE: 2022-11-10
SUBMISSION DATE: 2023-03-31
SUBMITTED FOR: PERMIT APPS

NOT FOR CONSTRUCTION

LANDSCAPING
PLAN

SEAL:



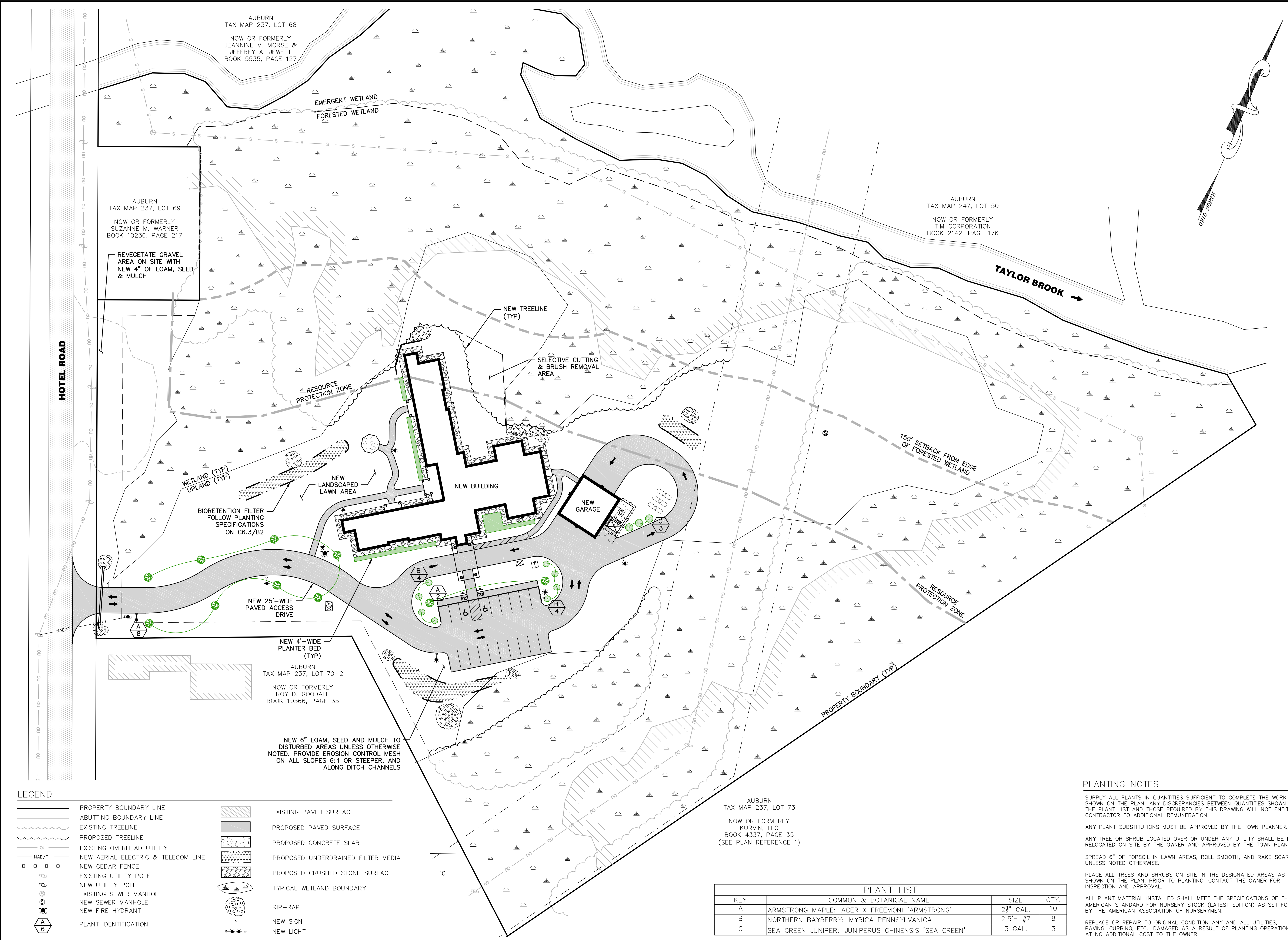
ESTHER K. BIZIER ME PE#14236

DRAWING NO.

C2.2

MLDC NO. 22-330

3 OF 12



LEGEND

	PROPERTY BOUNDARY LINE		EXISTING PAVED SURFACE
	ABUTTING BOUNDARY LINE		PROPOSED PAVED SURFACE
	EXISTING TREELINE		PROPOSED CONCRETE SLAB
	PROPOSED TREELINE		PROPOSED UNDERDRAINED FILTER MEDIA
	EXISTING OVERHEAD UTILITY		PROPOSED CRUSHED STONE SURFACE
	NEW AERIAL ELECTRIC & TELECOM LINE		TYPICAL WETLAND BOUNDARY
	NEW CEDAR FENCE		RIP-RAP
	EXISTING UTILITY POLE		NEW SIGN
	NEW UTILITY POLE		NEW LIGHT
	EXISTING SEWER MANHOLE		
	NEW SEWER MANHOLE		
	NEW FIRE HYDRANT		
	PLANT IDENTIFICATION		

PLANTING NOTES

SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE PLAN. ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND THOSE REQUIRED BY THIS DRAWING WILL NOT ENTITLE CONTRACTOR TO ADDITIONAL REMUNERATION.

ANY PLANT SUBSTITUTIONS MUST BE APPROVED BY THE TOWN PLANNER.

ANY TREE OR SHRUB LOCATED OVER OR UNDER ANY UTILITY SHALL BE RELOCATED ON SITE BY THE OWNER AND APPROVED BY THE TOWN PLANNER.

SPREAD 6" OF TOPSOIL IN LAWN AREAS, ROLL SMOOTH, AND RAKE SCARIFY UNLESS NOTED OTHERWISE.

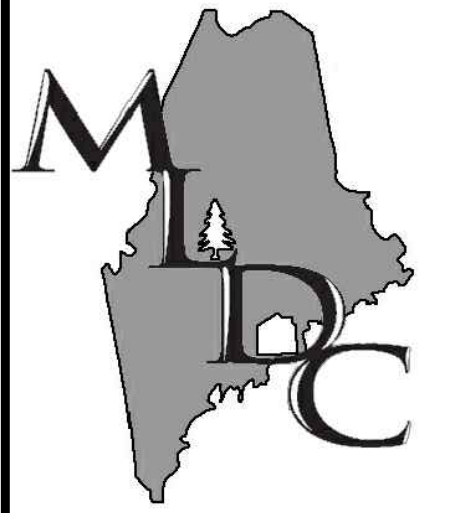
PLACE ALL TREES AND SHRUBS ON SITE IN THE DESIGNATED AREAS AS SHOWN ON THE PLAN, PRIOR TO PLANTING. CONTACT THE OWNER FOR INSPECTION AND APPROVAL.

ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

REPLACE OR REPAIR TO ORIGINAL CONDITION ANY AND ALL UTILITIES, PAVING, CURBING, ETC., DAMAGED AS A RESULT OF PLANTING OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.

PLANT LIST

KEY	COMMON & BOTANICAL NAME	SIZE	QTY.
A	ARMSTRONG MAPLE: ACER X FREEMONI 'ARMSTRONG'	2 1/2" CAL.	10
B	NORTHERN BAYBERRY: MYRICA PENNSYLVANICA	2.5'H #7	8
C	SEA GREEN JUNIPER: JUNIPERUS CHINENSIS 'SEA GREEN'	3 GAL.	3



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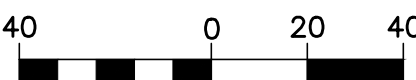
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DRAWING SCALE:



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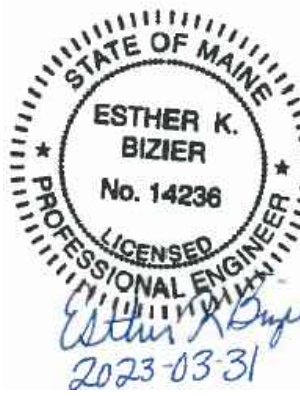
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LANDSCAPING
PLAN

SEAL:

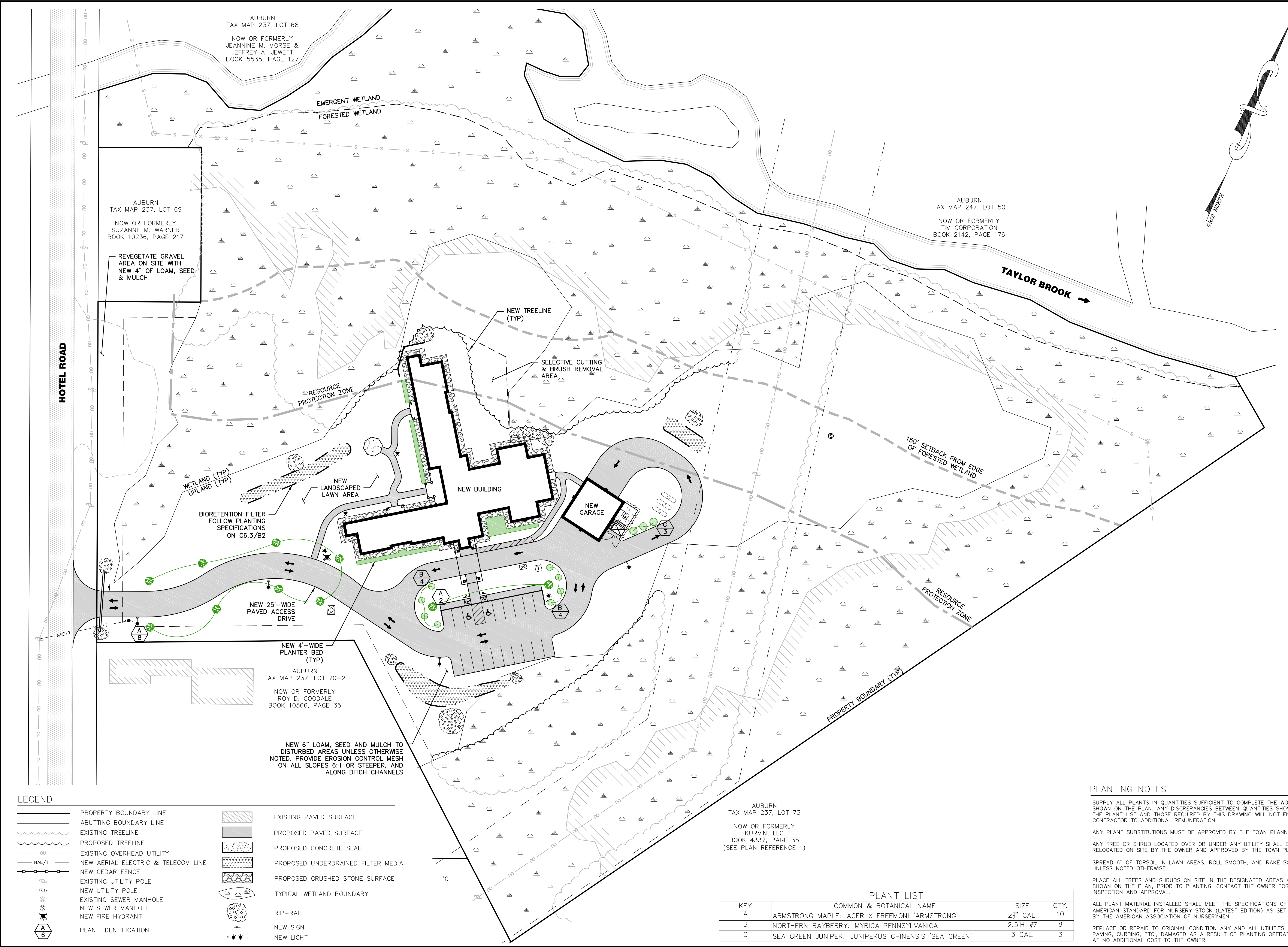


ESTHER K. BIZER ME PE#14236

DRAWING NO.

C2.2

MLDC NO. 22-330 3 OF 12



LEGEND

	PROPERTY BOUNDARY LINE		EXISTING PAVED SURFACE
	ABUTTING BOUNDARY LINE		PROPOSED PAVED SURFACE
	EXISTING TREELINE		PROPOSED CONCRETE SLAB
	PROPOSED TREELINE		PROPOSED UNDERDRAINED FILTER MEDIA
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	NEW CEDAR FENCE		RIP-RAP
	EXISTING UTILITY POLE		NEW SIGN
	NEW UTILITY POLE		NEW LIGHT
	EXISTING SEWER MANHOLE		
	NEW SEWER MANHOLE		
	NEW FIRE HYDRANT		
	PLANT IDENTIFICATION		

AUBURN
TAX MAP 237, LOT 73
NOW OR FORMERLY
KURVIN, LLC
BOOK 4337, PAGE 35
(SEE PLAN REFERENCE 1)

PLANT LIST

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C	SEA GREEN JUNIPER: JUNIPERUS CHINENSIS 'SEA GREEN'	3 GAL.	3

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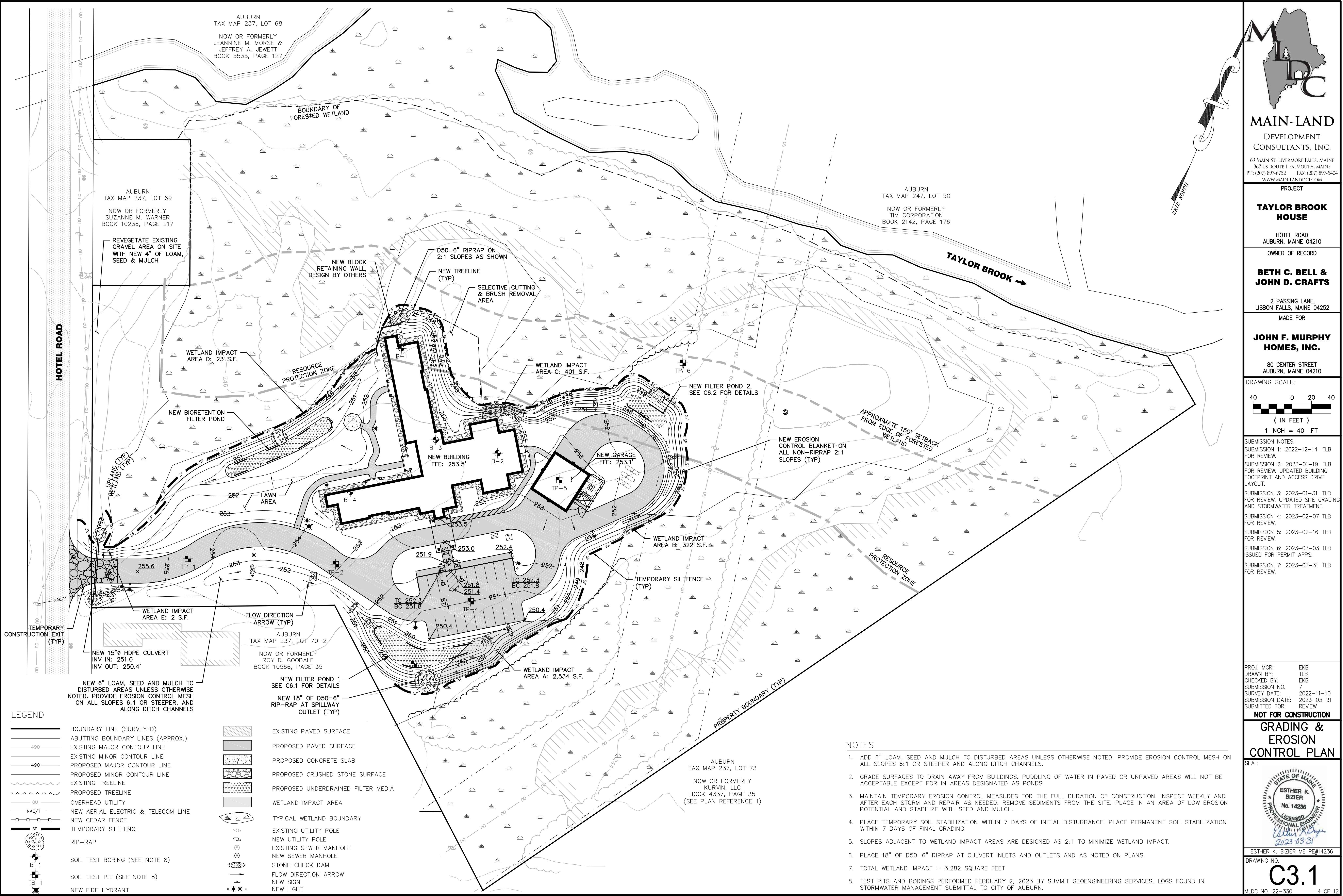
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PLACE ALL TREES AND SHRUBS ON SITE IN THE DESIGNATED AREAS AS SHOWN ON THE PLAN, PRIOR TO PLANTING. CONTACT THE OWNER FOR INSPECTION AND APPROVAL.

ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

REPLACE OR REPAIR TO ORIGINAL CONDITION ANY AND ALL UTILITIES, PAVING, CURBING, ETC., DAMAGED AS A RESULT OF PLANTING OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.



LEGEND

BOUNDARY LINE (SURVEYED)

ABUTTING BOUNDARY LINES (APPROX.)

EXISTING MAJOR CONTOUR LINE

EXISTING MINOR CONTOUR LINE

PROPOSED MAJOR CONTOUR LINE

PROPOSED MINOR CONTOUR LINE

EXISTING TREELINE

PROPOSED TREELINE

OVERHEAD UTILITY

NEW AERIAL ELECTRIC & TELECOM LINE

NEW CEDAR FENCE

TEMPORARY SILTFENCE

RIP-RAP

SOIL TEST BORING (SEE NOTE 8)

SOIL TEST PIT (SEE NOTE 8)

NEW FIRE HYDRANT

EXISTING PAVED SURFACE

PROPOSED PAVED SURFACE

PROPOSED CONCRETE SLAB

PROPOSED CRUSHED STONE SURFACE

PROPOSED UNDERDRAINED FILTER MEDIA

WETLAND IMPACT AREA

TYPICAL WETLAND BOUNDARY

EXISTING UTILITY POLE

NEW UTILITY POLE

EXISTING SEWER MANHOLE

NEW SEWER MANHOLE

STONE CHECK DAM

FLOW DIRECTION ARROW

NEW SIGN

NEW LIGHT

- NOTES
1. ADD 6" LOAM, SEED AND MULCH TO DISTURBED AREAS UNLESS OTHERWISE NOTED. PROVIDE EROSION CONTROL MESH ON ALL SLOPES 6:1 OR STEEPER AND ALONG DITCH CHANNELS.

2. GRADE SURFACES TO DRAIN AWAY FROM BUILDINGS. PUDDLING OF WATER IN PAVED OR UNPAVED AREAS WILL NOT BE ACCEPTABLE EXCEPT FOR IN AREAS DESIGNATED AS PONDS.

3. MAINTAIN TEMPORARY EROSION CONTROL MEASURES FOR THE FULL DURATION OF CONSTRUCTION. INSPECT WEEKLY AND AFTER EACH STORM AND REPAIR AS NEEDED. REMOVE SEDIMENTS FROM THE SITE. PLACE IN AN AREA OF LOW EROSION POTENTIAL AND STABILIZE WITH SEED AND MULCH.

4. PLACE TEMPORARY SOIL STABILIZATION WITHIN 7 DAYS OF INITIAL DISTURBANCE. PLACE PERMANENT SOIL STABILIZATION WITHIN 7 DAYS OF FINAL GRADING.

5. SLOPES ADJACENT TO WETLAND IMPACT AREAS ARE DESIGNED AS 2:1 TO MINIMIZE WETLAND IMPACT.

6. PLACE 18" OF D50=6" RIPRAP AT CULVERT INLETS AND OUTLETS AND AS NOTED ON PLANS.

7. TOTAL WETLAND IMPACT = 3,282 SQUARE FEET

8. TEST PITS AND BORINGS PERFORMED FEBRUARY 2, 2023 BY SUMMIT GEOENGINEERING SERVICES. LOGS FOUND IN STORMWATER MANAGEMENT SUBMITTAL TO CITY OF AUBURN.

MLDC

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DRAWING SCALE:

40 0 20 40

(IN FEET)

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SUBMISSION 2: 2023-01-19 TLB FOR REVIEW. UPDATED BUILDING FOOTPRINT AND ACCESS DRIVE LAYOUT.

SUBMISSION 3: 2023-01-31 TLB FOR REVIEW. UPDATED SITE GRADING AND STORMWATER TREATMENT.

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SUBMITTED FOR: REVIEW

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GRADING & EROSION CONTROL PLAN

SEAL:

STATE OF MAINE

ESTHER K. BIZIER

No. 14236

REGISTERED PROFESSIONAL ENGINEER

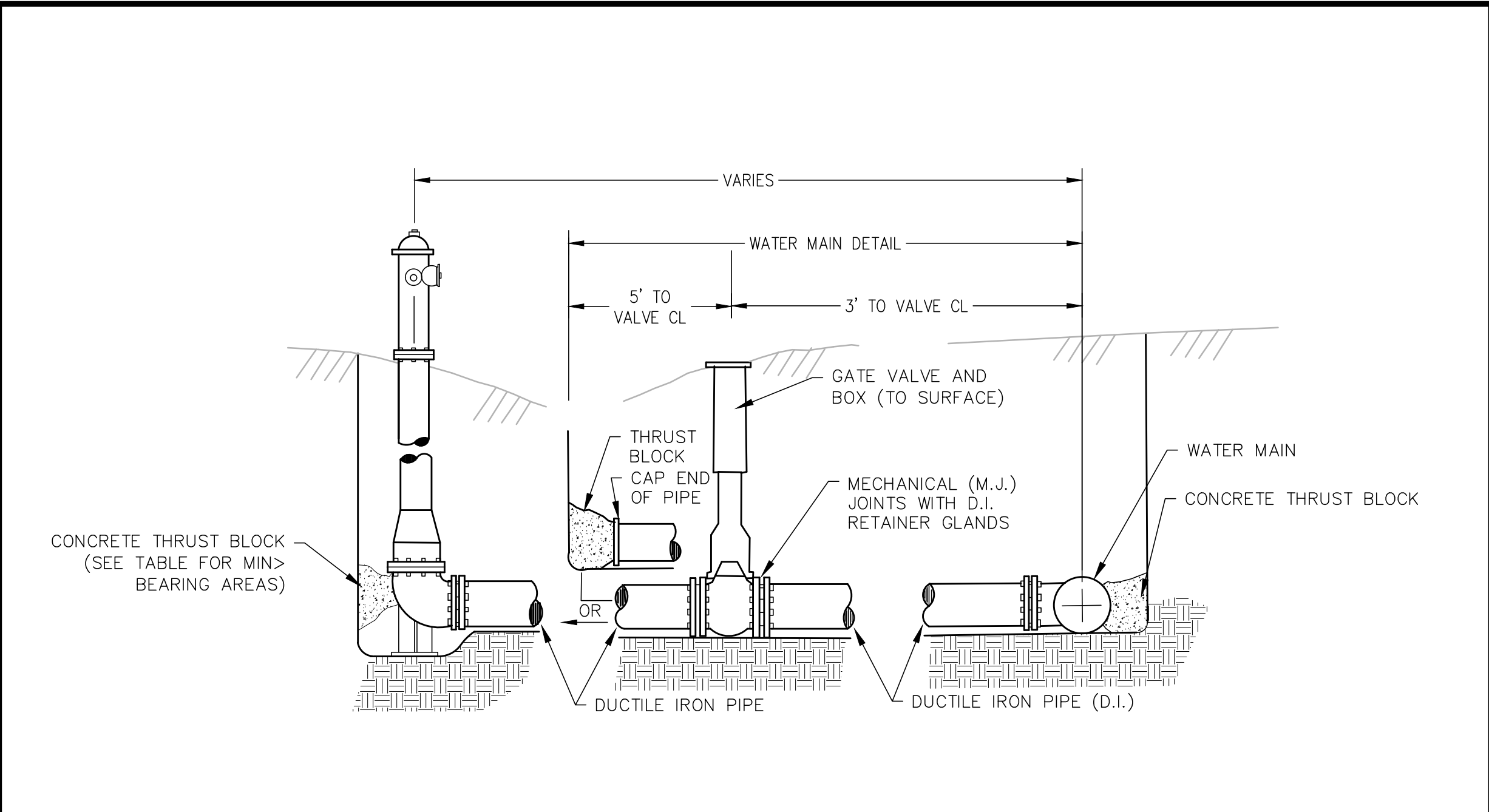
2023-03-31

ESTHER K. BIZIER ME PE#14236

DRAWING NO.

C3.1

MLDC NO. 22-330 4 OF 12



WATER MAIN/FIRE HYDRANT
NOT TO SCALE

UTILITY LOCATION REQUIREMENTS

PRIOR TO EXCAVATION, VERIFY THE UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND FACILITIES. PROVIDE THE FOLLOWING MINIMUM MEASURES.

A. PRE-MARK THE BOUNDARIES OF YOUR PLANNED EXCAVATION WITH WHITE PAINT, FLAGS, OR STAKES SO UTILITY CREWS KNOW WHERE TO MARK THEIR LINES.

B. CALL DIG SAFE, AT 1-888-DIGSAFE, AT LEAST THREE BUSINESS DAYS - BUT NO MORE THAN 30 CALENDAR DAYS - BEFORE STARTING WORK. DON'T ASSUME SOMEONE ELSE WILL MAKE THE CALL.

C. IF BLASTING, NOTIFY DIG SAFE AT LEAST ONE BUSINESS DAY IN ADVANCE.

D. WAIT THREE BUSINESS DAYS FOR LINES TO BE LOCATED AND MARKED WITH COLOR-CODED PAINT, FLAGS, OR STAKES. NOTE THE COLOR OF THE MARKS AND THE TYPE OF UTILITIES THEY INDICATE. TRANSFER THESE MARKS TO THE AS-BUILT DRAWINGS.

E. CONTACT THE LANDOWNER AND OTHER 'NON-MEMBER' UTILITIES (WATER, SEWER, GAS, ETC) FOR THEM TO MARK THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. TRANSFER THESE MARKS TO THE AS-BUILT DRAWINGS.

F. RE-NOTIFY DIG SAFE AND THE NON-MEMBER UTILITIES IF THE DIGGING, DRILLING, OR BLASTING DOES NOT OCCUR WITHIN 30 CALENDAR DAYS, OR IF THE MARKS ARE LOST DUE TO WEATHER CONDITIONS, SITE WORK ACTIVITY, OR ANY OTHER REASON.

G. HAND DIG WITHIN 18 INCHES IN ANY DIRECTION OF ANY UNDERGROUND LINE UNTIL THE LINE IS EXPOSED. MECHANICAL METHODS MAY BE USED FOR INITIAL SITE PENETRATION, SUCH AS REMOVAL OF PAVEMENT OR ROCK.

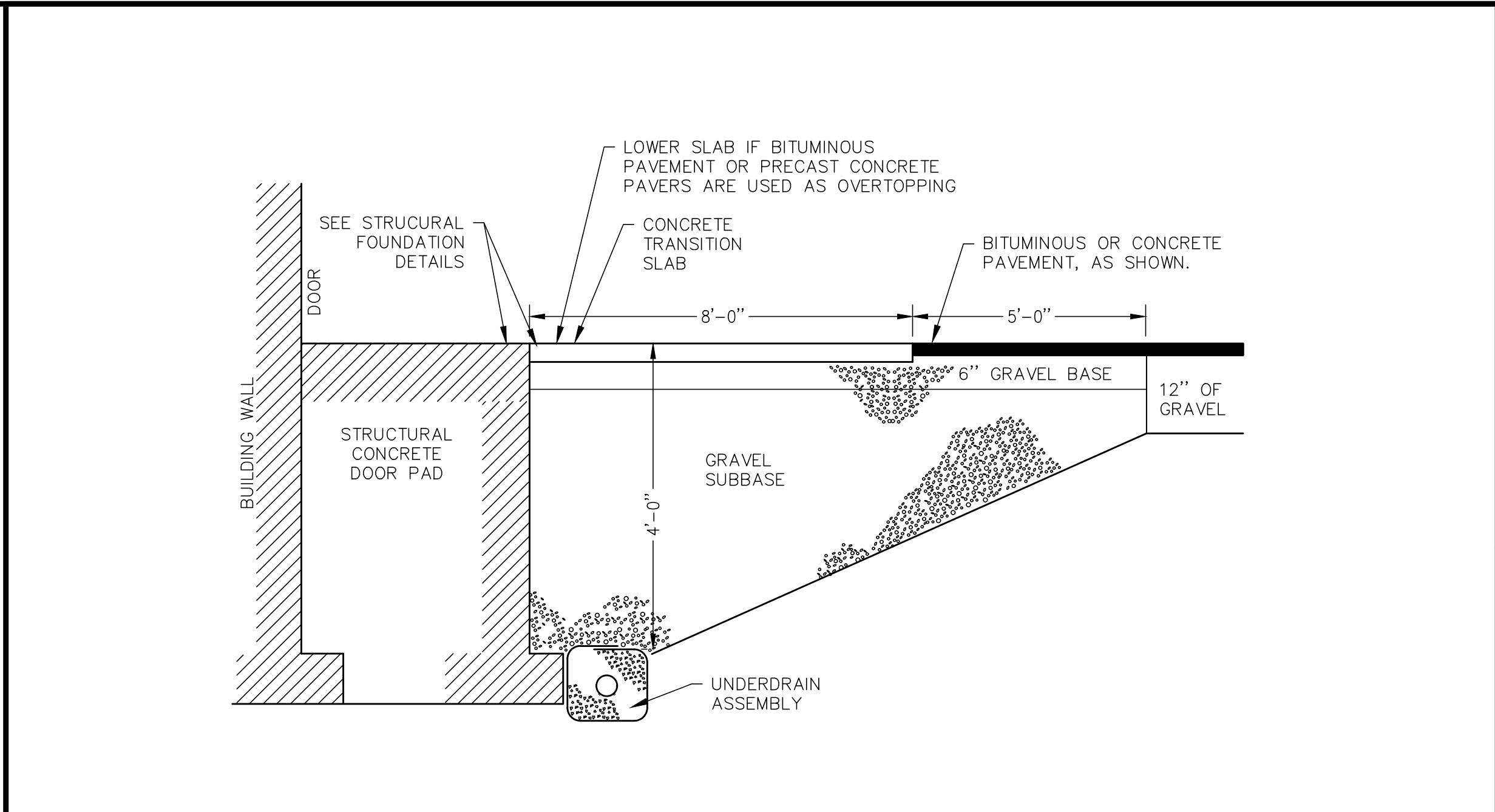
H. DIG SAFE REQUIREMENTS ARE IN ADDITION TO TOWN, CITY, AND/OR STATE D.O.T. STREET OPENING PERMIT REQUIREMENTS.

I. FOR COMPLETE DIG SAFE REQUIREMENTS, CALL THE P.U.C. OR VISIT THEIR WEBSITE.

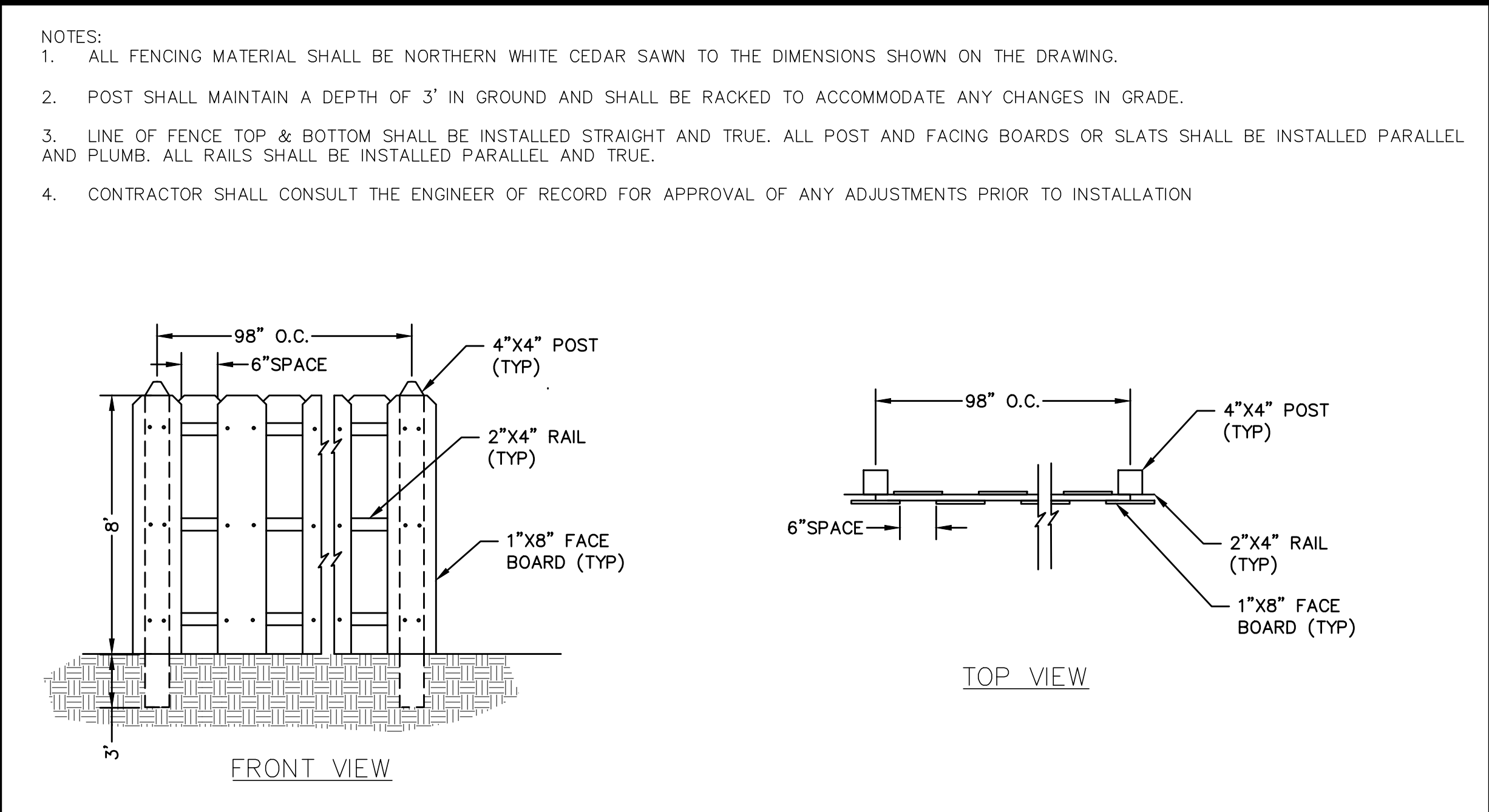
J. IF YOU DAMAGE, DISLOCATE, OR DISTURB ANY UNDERGROUND UTILITY LINE, IMMEDIATELY NOTIFY THE AFFECTED UTILITY. IF DAMAGE CREATES SAFETY CONCERNS, CALL THE FIRE DEPARTMENT AND TAKE IMMEDIATE STEPS TO SAFEGUARD HEALTH AND PROPERTY.

K. ANY TIME AN UNDERGROUND LINE IS DAMAGED OR DISTURBED, OR IF LINES ARE IMPROPERLY MARKED, YOU MUST FILE AND INCIDENT REPORT WITH THE P.U.C. FOR AN INCIDENT REPORT FORM VISIT WWW.STATE.ME.US/MPUC OR CALL THE P.U.C. AT 1-800-452-4699.

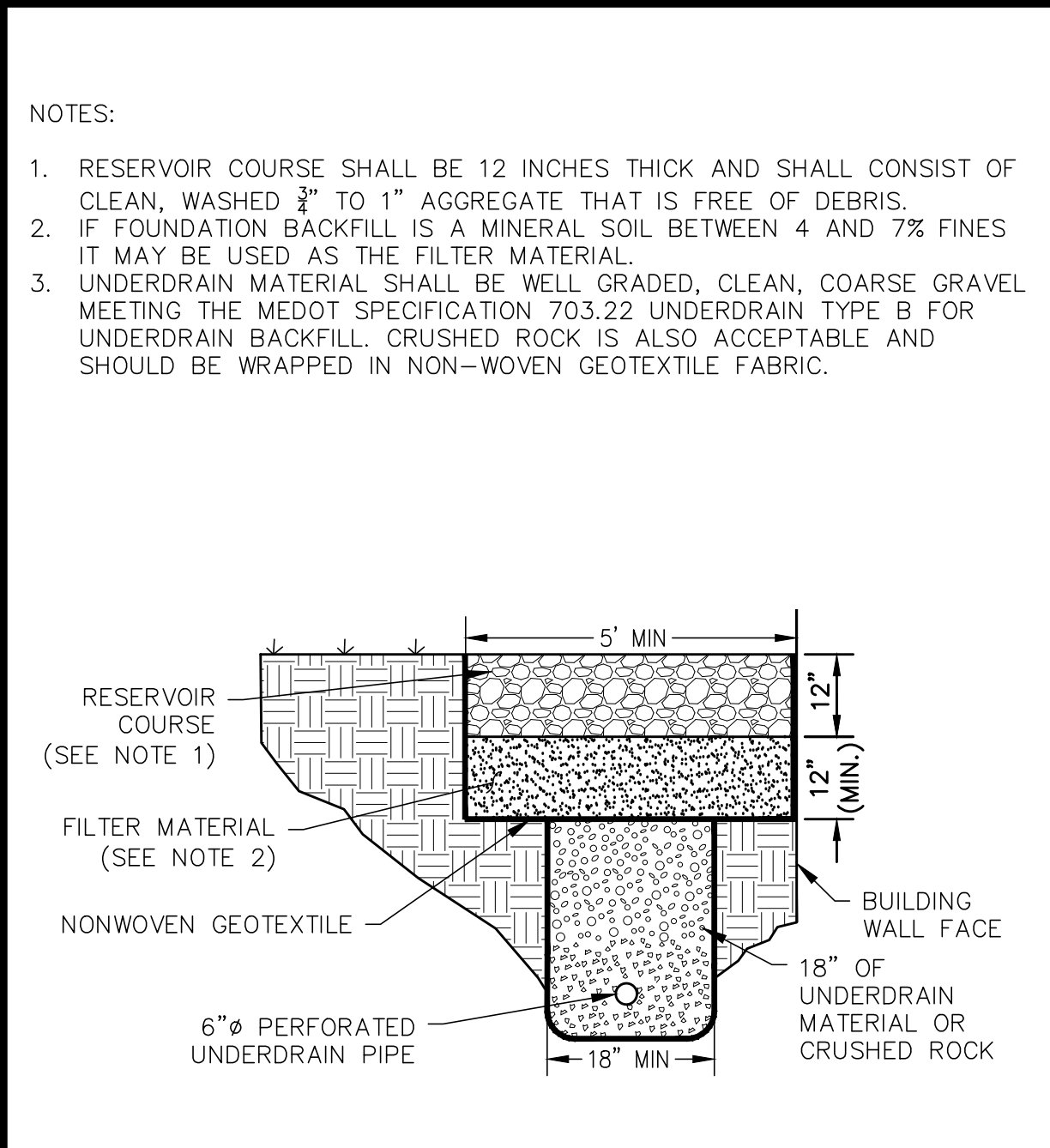
UTILITY LOCATION REQUIREMENTS
NOT TO SCALE



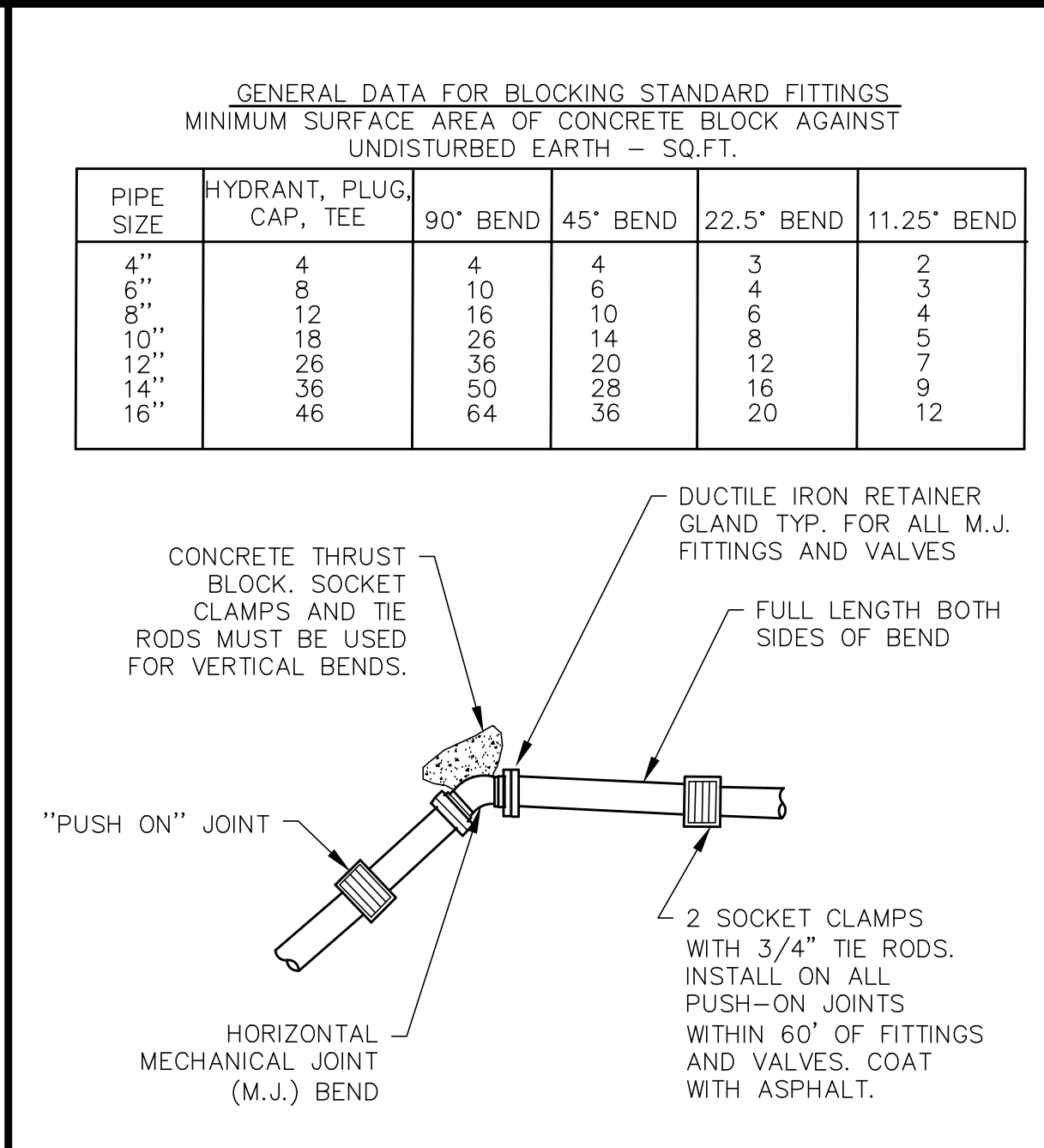
CONCRETE STRUCTURAL SLAB DOORWAY
NOT TO SCALE



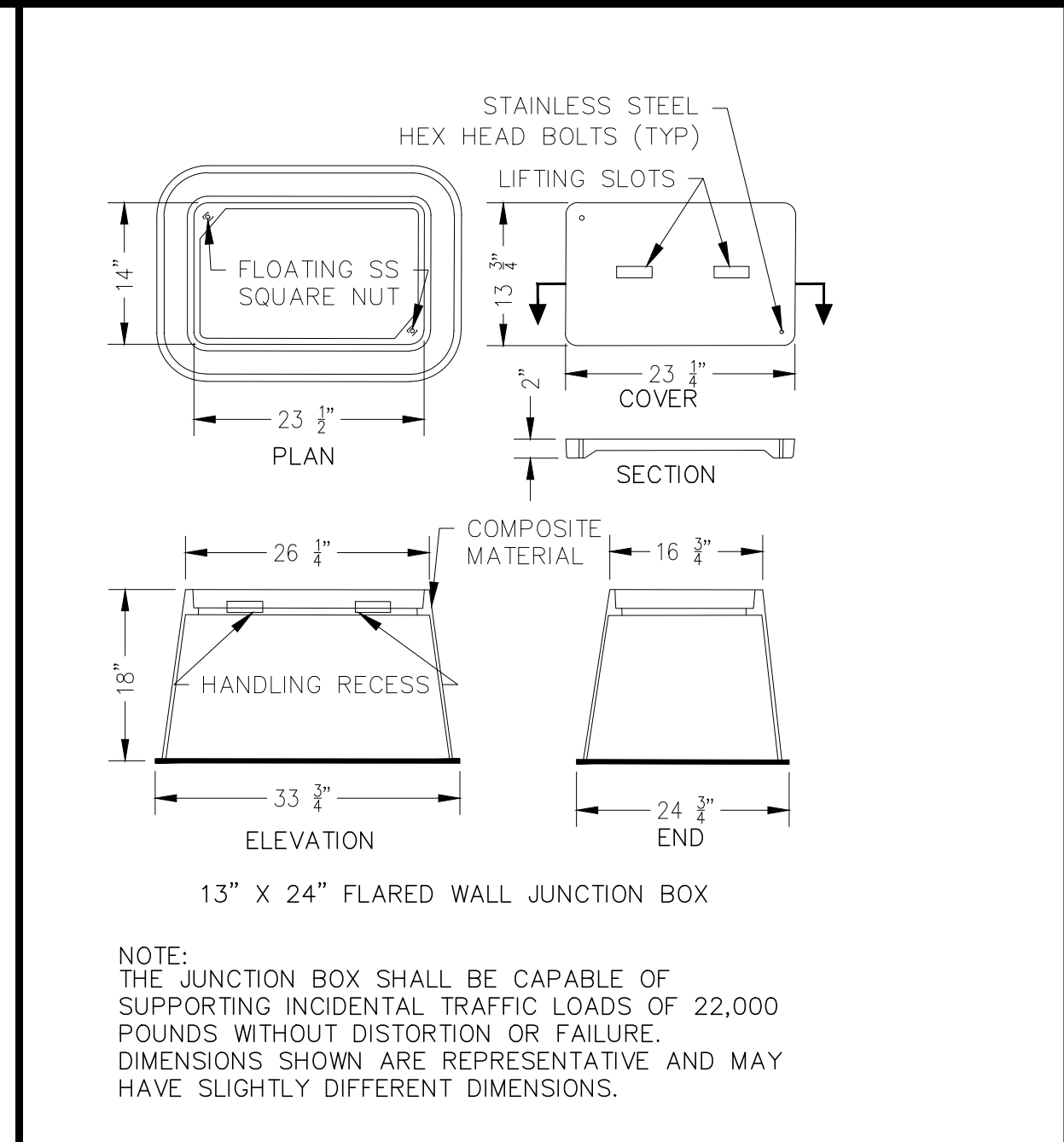
CEDAR PRIVACY FENCE
NOT TO SCALE



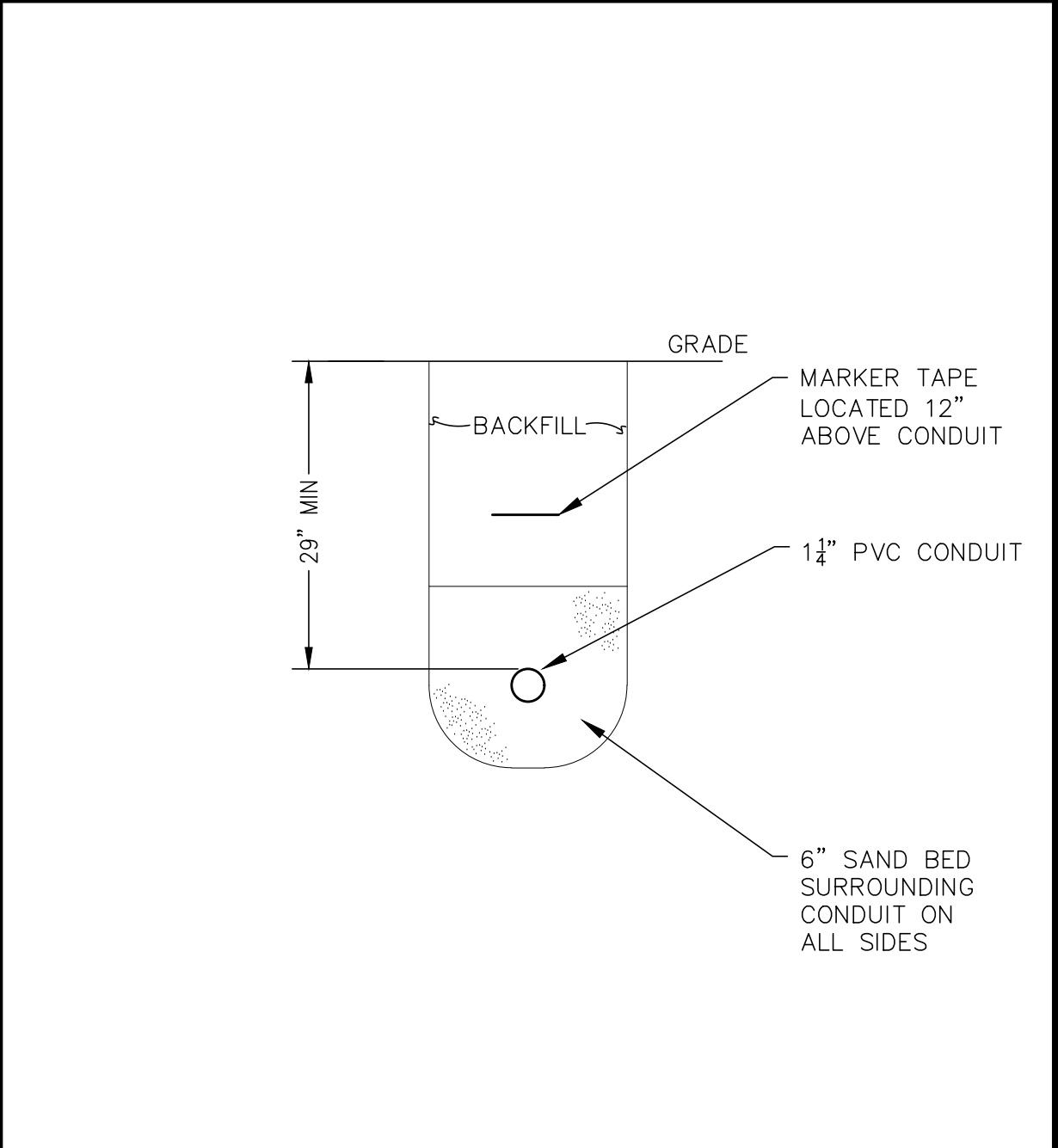
ROOF DRIPLINE FILTER
NOT TO SCALE



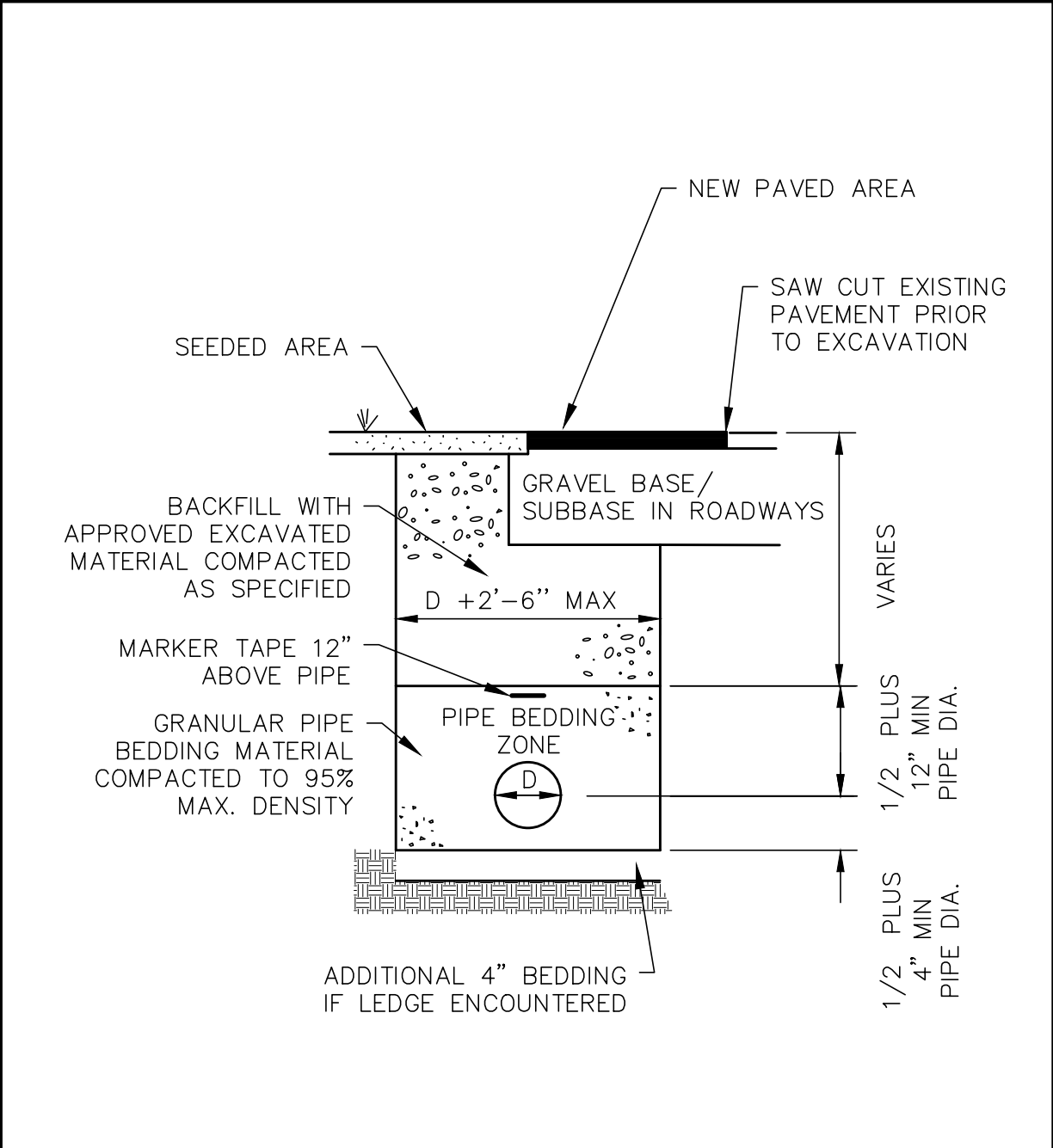
RESTRAINT AT WATER LINE FITTINGS
NOT TO SCALE



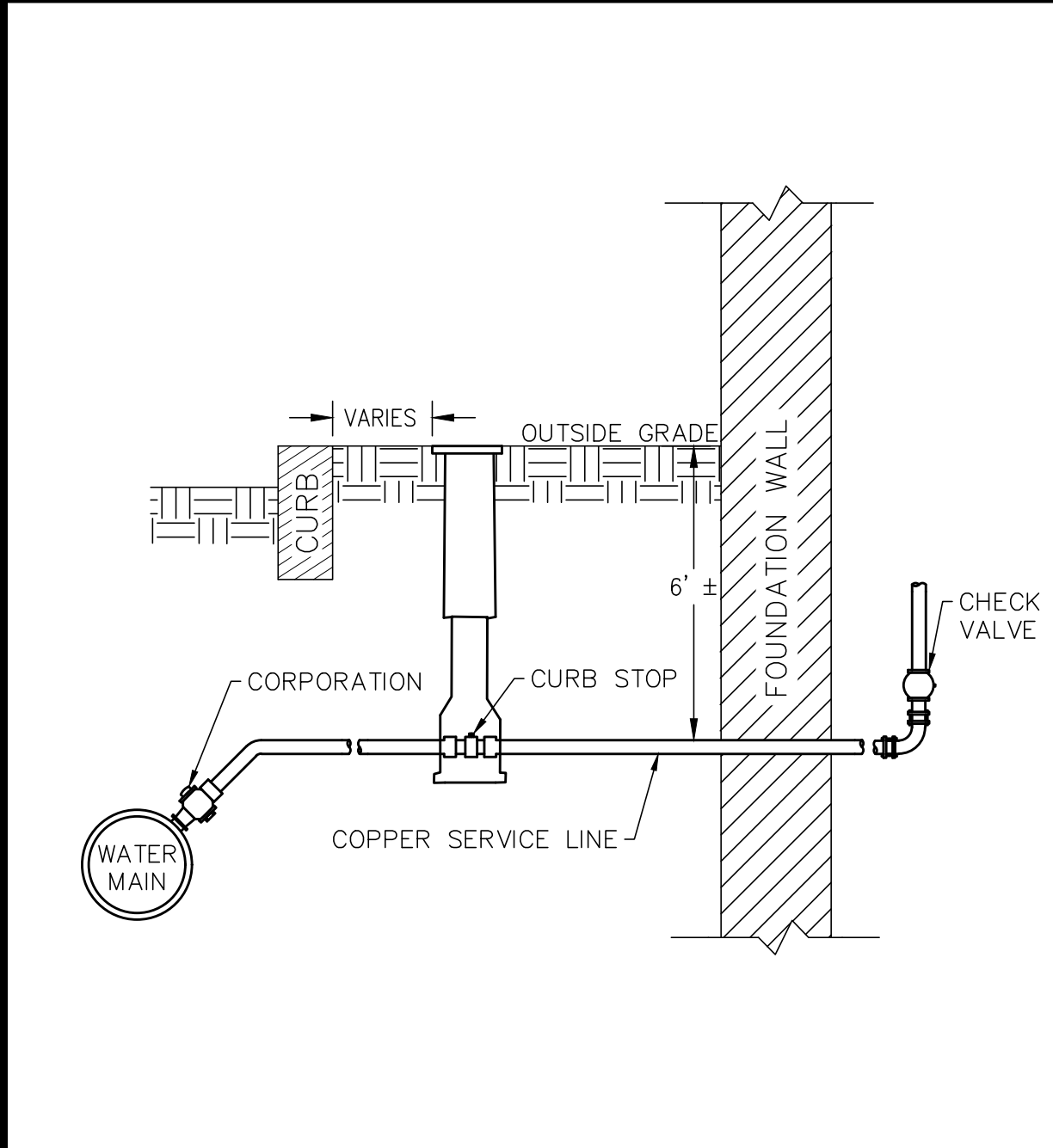
ELECTRICAL JUNCTION BOX
NOT TO SCALE



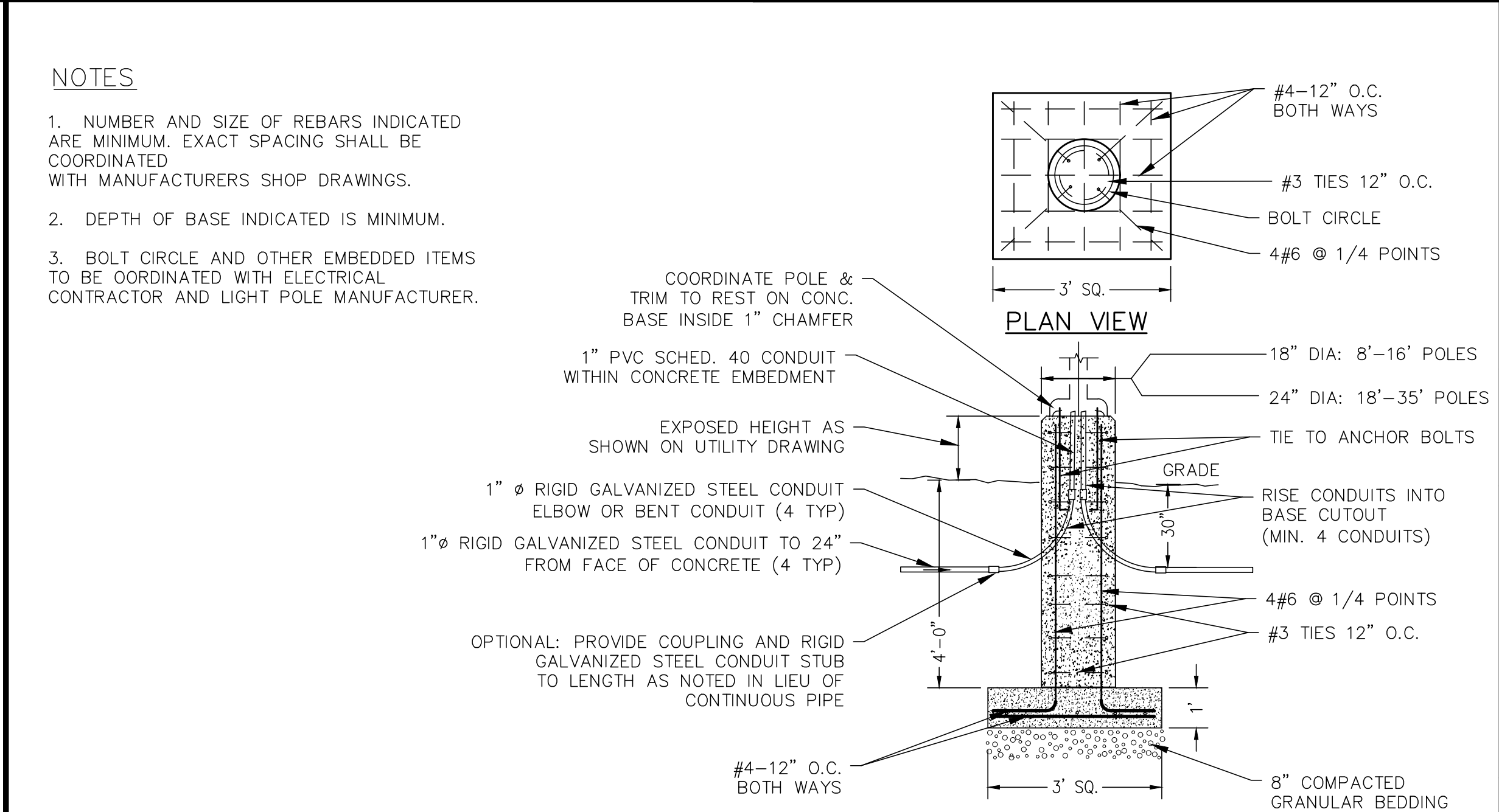
NEW UNDERGROUND LIGHTING CONDUIT
NOT TO SCALE



PIPE TRENCH
NOT TO SCALE



WATER SERVICE LINE CONNECTION
NOT TO SCALE



PC CONCRETE LIGHT POLE BASE
NOT TO SCALE

MLDC

MAIN-LAND

DEVELOPMENT
CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDC.COM

PROJECT

TAYLOR BROOK HOUSE

HOTEL ROAD
AUBURN, MAINE 04210

OWNER OF RECORD

BETH C. BELL & JOHN D. CRAFTS

2 PASSING LANE,
LISBON FALLS, MAINE 04252

MADE FOR

JOHN F. MURPHY HOMES, INC.

80 CENTER STREET
AUBURN, MAINE 04210

DRAWING SCALE:

NOT TO SCALE

SUBMISSION NOTES:

SUBMISSION 1: 2023-03-03 TLB
SUBMISSION FOR PERMIT APPS.
SUBMISSION 2: 2023-03-31 TLB
FOR REVIEW.

PROJ. MGR: EKB
DRAWN BY: TLB
CHECKED BY: EKB
SUBMISSION NO. 2
SURVEY DATE: 2022-11-10
SUBMISSION DATE: 2023-03-31
SUBMITTED FOR: REVIEW

NOT FOR CONSTRUCTION

SITE DETAILS

SEAL:

ESTHER K. BIZIER
No. 14236
LICENSED PROFESSIONAL ENGINEER
2023-03-31

ESTHER K. BIZIER ME PE#14236

DRAWING NO.

C9.2

MLDC NO. 22-330 11 OF 12