



Stoneybrook
Land Use, Inc.

4846 Sun City Center Blvd., #300
Sun City Center, FL 33573-6281
(207) 513-6123

July 8, 2022

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

RE: Site Plan Review Application
1145 Center Street

Dear Mr. Blais:

On behalf of Business Real Estate, LLC (BRE), I am pleased to submit this letter and attachments to secure approvals to construct a warehouse building on their property located at 1145 Center Street. The existing building onsite is occupied by Rowe Special Credit (Rowe). Rowe also has a vehicle display area for their car sales at this site. The parcel is located the General Business District (GB). The parcel is shown on the City GIS system with Parcel ID 325-048.

The property contains about 2.7 acres and has about 181' of frontage on Center Street and about 70' of frontage on Oak Hill Road. The existing conditions are shown on the attached Site Plan which was created from prior surveys and design plans for this parcel. That information was supported by review of aerial photos, lidar contours and site visits.

The proposed warehouse building will be 60' wide by 120' long, containing 7,200 square feet. There will be only one loading dock and three-man doors to access the building. Each door will have exterior lights with full cut-off luminaires mounted on the exterior wall of the building. No other new lights will be added to the site. Power and communication will be installed underground from an existing pole on Center Street. Water service will be extended from the existing Rowe building. Sewer will be connected to the sewer main running along the rear of the property. No new signage is proposed for this use.

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RE: 1145 Center Street
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The building will be occupied by Lamey Wellehan for warehousing products and distribution of those products to their area stores. They expect to see 1-2 tractor trailer deliveries per month and their box trucks will make local deliveries 3 or 4 times per week. They plan to have three employees onsite five days per week working normal business hours of 8 AM to 5 PM. Parking for these employees will be provided at the south end of the proposed building.

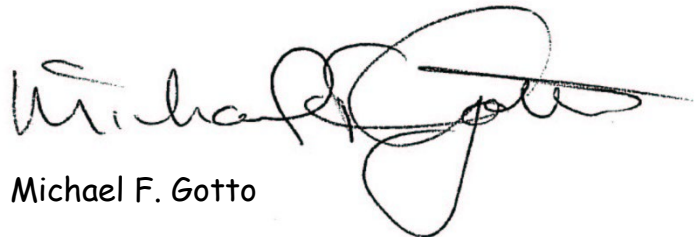
All proposed work will be done within existing impervious areas on this site. Total impervious area existing is 53,690 square feet or 45.6% of the total parcel area. In the proposed condition, this will be reduced to 50,229 square feet or 42.7% of the parcel area. Building coverage will increase from 1,160 square feet in the existing condition to 8,459 square feet proposed or 7% of the total parcel area.

Construction will disturb 27,250 square feet. Given the reduction of impervious area a stormwater permit or stormwater treatment will not be required for this project. Given the number of employees and or truck trips, this project will also not require a Traffic Movement Permit. No construction activities will be done closer to the stream and no wetland impacts are proposed.

Construction is expected to begin as soon as approvals are secured for occupancy by Spring of 2023. Total project costs are expected to be about \$500,000. Please do not hesitate to call if you have any questions about the information provided or need additional information to complete your review of this project.

Respectfully yours,

STONEYBROOK LAND USE, INC.

A handwritten signature in black ink, appearing to read "Michael F. Gotto", with a large, stylized loop at the end.

Michael F. Gotto

cc: Jim Pittman
Larry Moreau



City of Auburn, Maine

Economic & Community Development

Michael Chammings, Director

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

Development Review Application

PROJECT NAME: Warehouse

PROPOSED DEVELOPMENT ADDRESS: 1145 Center Street

PARCEL ID #: 325-048

REVIEW TYPE: Site Plan ☒ Site Plan Amendment ☐
 Subdivision ☐ Subdivision Amendment ☐

PROJECT DESCRIPTION: See Cover Letter

CONTACT INFORMATION:

Applicant

Name: Business Real Estate, LLC
Address: 1097 Center Street
City / State Auburn, ME
Zip Code 04210
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
Email: _____

Property Owner

Name: Same
Address: _____
City / State _____
Zip Code _____
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
Email: _____

Project Representative

Name: Mike Gotto - Stoneybrook Land Use, Inc.
Address: 4846 Sun City Center Blvd., #300
City / State Sun City Center, FL
Zip Code 33573
Work #: _____
Cell #: (207) 513-6123
Fax #: _____
Home #: _____
Email: mike@stoneybrookllc.com

Other professional representatives for the project (surveyors, engineers, etc.).

Name: Summit Geoengineering Services, Inc.
Address: P.O. Box 515
City / State Gardiner, ME
Zip Code 04345
Work #: (207) 588-7579
Cell #: _____
Fax #: _____
Home #: _____
Email: bpeterlein@summitgeoeng.com

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	53,690 sq. ft.
Proposed Total Paved Area	41,770 sq. ft.
Proposed Total Impervious Area	50,229 sq. ft.
Proposed Impervious Net Change	-3,461 sq. ft.
Impervious surface ratio existing	45.6 % of lot area
Impervious surface ratio proposed	42.7 % of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	1,160 sq. ft.
Proposed Building Footprint	8,459 sq. ft.
Proposed Building Footprint Net change	7,299 sq. ft.
Existing Total Building Floor Area	1,160 sq. ft.
Proposed Total Building Floor Area	8,459 sq. ft.
Proposed Building Floor Area Net Change	7,299 sq. ft.
New Building	Yes (yes or no)
Building Area/Lot coverage existing	1 % of lot area
Building Area/Lot coverage proposed	7 % of lot area

ZONING

Existing	General Business
Proposed, if applicable	N/A

LAND USE

Existing	Car Sales
Proposed	Car Sales/Warehouse

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	N/A
Proposed Number of Residential Units	N/A
Subdivision, Proposed Number of Lots	N/A

PARKING SPACES

Existing Number of Parking Spaces	0
Proposed Number of Parking Spaces	3
Number of Handicapped Parking Spaces	0
Proposed Total Parking Spaces	3

ESTIMATED COST OF PROJECT:	\$500,000
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DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	53,690 sq. ft.
Proposed Disturbed Area	27,250 sq. ft.
Proposed Impervious Area	50,229 sq. ft.

1. If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.
2. If the proposed impervious area is greater than one acre including any impervious area created since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.
3. If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.
4. If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing _____ passenger car equivalents (PCE)
(Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) _____ passenger car equivalents (PCE)
If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the General Business zoning district.
2. Parcel Area: 2.7 acres / _____ square feet(sf).

Regulations

Required / Allowed

Provided

Min Lot Area	<u>10,000</u>	/	<u>2.7 acres</u>
Street Frontage	<u>100'</u>	/	<u>250'</u>
Min Front Yard	<u>25'</u>	/	<u>40'</u>
Min Rear Yard	<u>35'</u>	/	<u>79'</u>
Min Side Yard	<u>25'</u>	/	<u>7' (existing)</u>
Max. Building Height	<u>45'</u>	/	<u>35'</u>
Use Designation	<u>Warehouse</u>	/	<u>Warehouse</u>
Parking Requirement	<u>1 space/ per</u>	<u>square feet of floor area</u>	
Total Parking:		/	
Overlay zoning districts (if any):	<u>General Development</u>	/	
Urban impaired stream watershed?	<u>YES/NO</u>	If yes, watershed name	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative.
(NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

Refer to the application checklist for a detailed list of submittal requirements.

To view the City of Auburn Zoning Ordinance, go to:


www.auburnmaine.gov under City Departments / Planning, Permitting & Code / Subdivisions / Land Use / [Zoning Ordinance](#)

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant:

Date:


AS AGENT

7/7/22



City of Auburn, Maine

Economic & Community Development

Michael Chammings, Director

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

Development Review Checklist

The following information is required where applicable to be submitted for an application to be complete

PROJECT NAME: Warehouse

PROPOSED DEVELOPMENT ADDRESS: 1145 Center Street

PARCEL #: 325-048

Required Information		Check when Submitted		Applicable Ordinance
		Applicant	Staff	
Site Plan				
	Owner's Names/Address	✓		
	Names of Development	✓		
	Professionally Prepared Plan	✓		
	Tax Map or Street/Parcel Number	✓		
	Zoning of Property	✓		
	Distance to Property Lines	✓		
	Boundaries of Abutting land	✓		
	Show Setbacks, Yards and Buffers	✓		
	Airport Area of Influence	N/A		
	Parking Space Calcs			
	Drive Openings/Locations	✓		
	Subdivision Restrictions	N/A		
	Proposed Use	✓		
	PB/BOA/Other Restrictions			
	Fire Department Review			
	Open Space/Lot Coverage	✓		

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
Landscape Plan		<i>Applicant</i>	<i>Staff</i>	
	Greenspace Requirements	✓		
	Setbacks to Parking	✓		
	Buffer Requirements	N/A		
	Street Tree Requirements	N/A		
	Screened Dumpsters	N/A		
	Additional Design Guidelines	N/A		
	Planting Schedule	N/A		
Stormwater & Erosion Control Plan		<i>Applicant</i>	<i>Staff</i>	
	Compliance w/ chapter 500	✓		
	Show Existing Surface Drainage	✓		
	Direction of Flow	✓		
	Location of Catch Basins, etc.	✓		
	Drainage Calculations	N/A		
	Erosion Control Measures	✓		
	Maine Construction General Permit			
	Bonding and Inspection Fees			
	Post-Construction Stormwater Plan			
	Inspection/monitoring requirements			
Lighting Plan		<i>Applicant</i>	<i>Staff</i>	
	Full cut-off fixtures	✓		
	Meets Parking Lot Requirements	✓		
Traffic Information		<i>Applicant</i>	<i>Staff</i>	
	Access Management			
	Signage	✓		
	PCE - Trips in Peak Hour			

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
	Vehicular Movements	✓		
	Safety Concerns			
	Pedestrian Circulation			
	Police Traffic			
	Engineering Traffic			
Utility Plan		<i>Applicant</i>	<i>Staff</i>	
	Water	✓		
	Adequacy of Water Supply			
	Water main extension agreement			
	Sewer	✓		
	Available city capacity			
	Electric	✓		
	Natural Gas			
	Cable/Phone	✓		
Natural Resources		<i>Applicant</i>	<i>Staff</i>	
	Shoreland Zone	✓		
	Flood Plain	✓		
	Wetlands or Streams	✓		
	Urban Impaired Stream	N/A		
	Phosphorus Check	N/A		
	Aquifer/Groundwater Protection	N/A		
	Applicable State Permits	N/A		
	Lake Auburn Watershed	N/A		
	Taylor Pond Watershed	N/A		
Right, Title or Interest		<i>Applicant</i>	<i>Staff</i>	
	Verify	✓		
	Document Existing Easements, Covenants, etc.	✓		

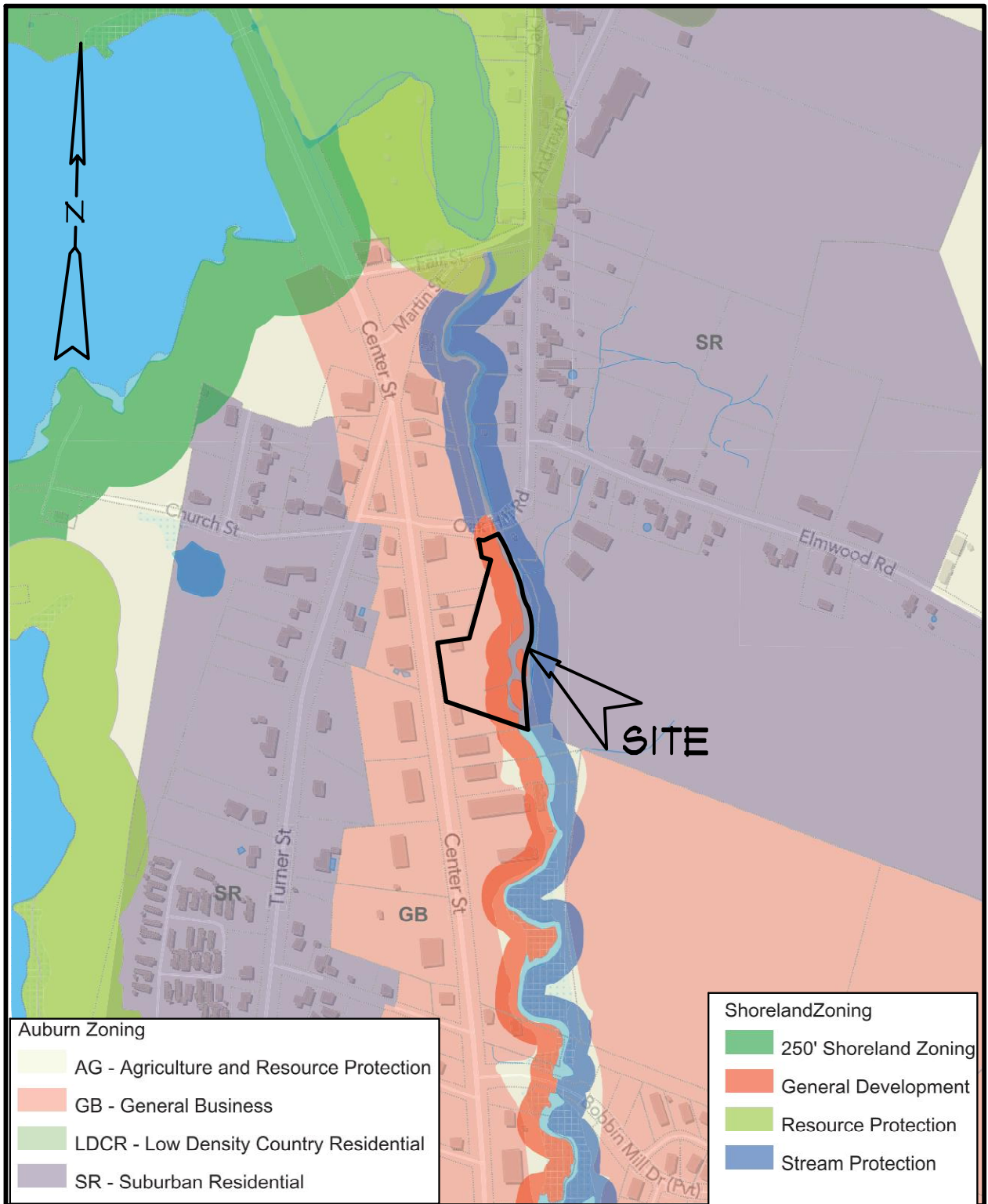
<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
Technical & Financial Capacity		<i>Applicant</i>	<i>Staff</i>	
	Cost Est./Financial Capacity	✓		
	Performance Guarantee			
State Subdivision Law		<i>Applicant</i>	<i>Staff</i>	
	Verify/Check	N/A		
	Covenants/Deed Restrictions	N/A		
	Offers of Conveyance to City	N/A		
	Association Documents	N/A		
	Location of Proposed Streets & Sidewalks	N/A		
	Proposed Lot Lines, etc.	N/A		
	Data to Determine Lots, etc.	✓		
	Subdivision Lots/Blocks	N/A		
	Specified Dedication of Land	N/A		
Additional Subdivision Standards		<i>Applicant</i>	<i>Staff</i>	
	Mobile Home Parks	N/A		
	PUD	N/A		
A JPEG or PDF of the proposed site plan		<i>Applicant</i>	<i>Staff</i>	
		✓		
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving		✓		



USGS LOCATION MAP

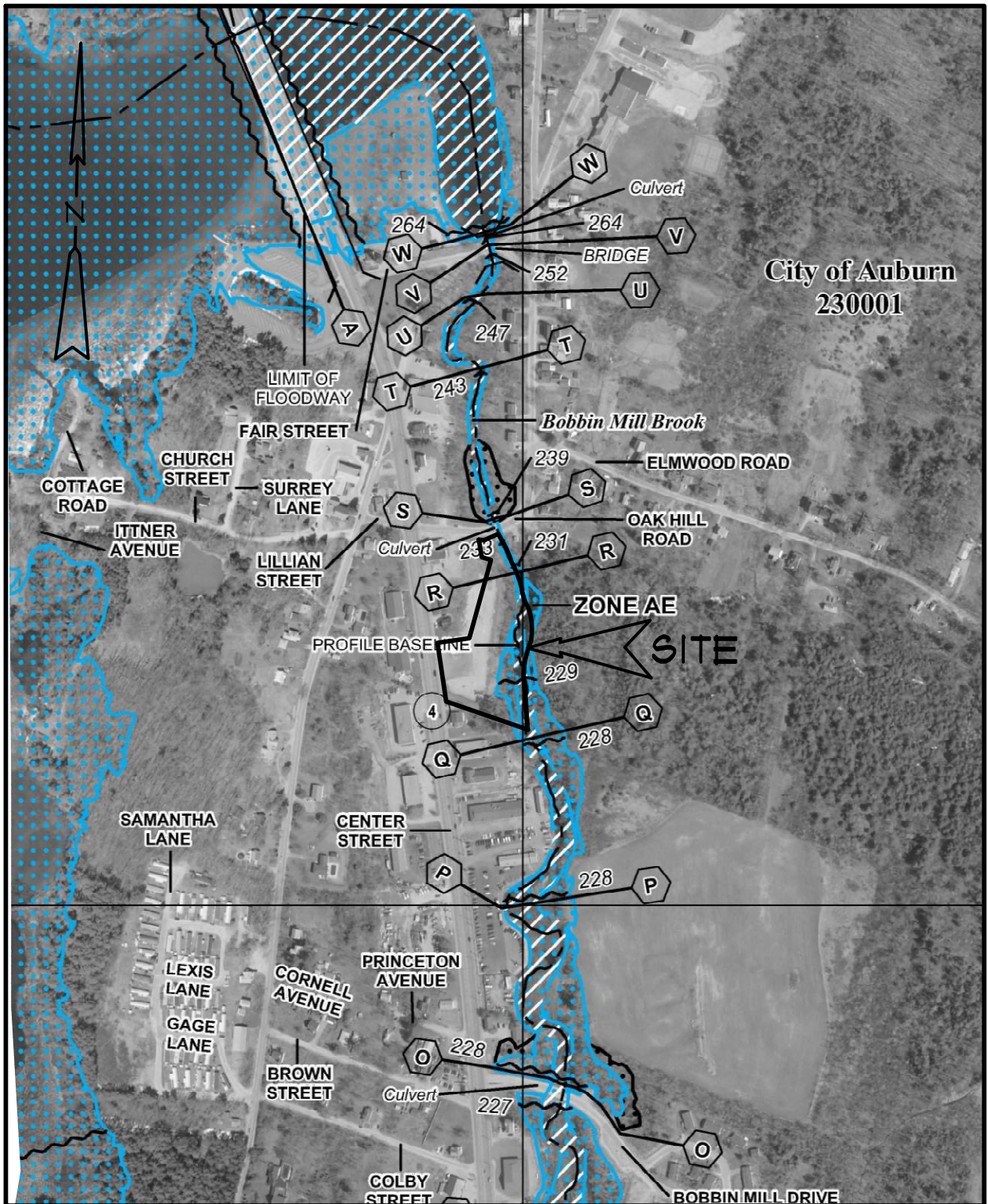
1145 CENTER STREET - AUBURN
 OWNER: BUSINESS REAL ESTATE, LLC
 SCALE: 1" = 2,000'
 DATE OF GRAPHIC: JULY 7, 2022
 SOURCE: MAINE OFFICE OF GIS
 ORIGINAL PUBLICATION DATE: 1967

Stoneybrook
 Land Use, Inc.



ZONING MAP

1145 CENTER STREET - AUBURN
 OWNER: BUSINESS REAL ESTATE, LLC
 SCALE: 1" = 500'±
 DATE OF GRAPHIC: JULY 7, 2022
 SOURCE: ACCESSAUBURN
 PUBLICATION DATE: 2022



FLOOD MAP

1145 CENTER STREET - AUBURN

OWNER: BUSINESS REAL ESTATE, LLC

SCALE: 1" = 500'±

DATE OF GRAPHIC: JULY 7, 2022

SOURCE: FEMA FLOOD INSURANCE RATE MAP

PUBLICATION DATE: JULY 8, 2013

Stoneybrook
Land Use, Inc.

DLN: 1001940077942

QUITCLAIM DEED WITH COVENANT

Center Street Investments, LLC, a Maine Limited Liability Company with a mailing address at 1097 Center Street, Auburn, Maine 04210, grants to **Business Real Estate, LLC**, a Maine Limited Liability Company with a mailing address at 1097 Center Street, Auburn, Maine 04210, with **Quitclaim Covenant**, certain lots or parcels of land, together with any buildings situated thereon, located in **Auburn**, County of **Androscoggin**, and State of **Maine**, as more fully described in Exhibit "A" attached hereto and made a part hereof.

In Witness Whereof, the undersigned has hereunto set its hand effective this 6 day of March, 2020.

Witness:

Maria Quil

Center Street Investments, LLC

By:

James A. Pittman, Manager

STATE OF FLORIDA

COUNTY OF Polk

The foregoing instrument was acknowledged before me this 6 day of March, 2020, by **James A. Pittman**, in his capacity as Manager of **Center Street Investments, LLC**, who is personally known to me or who has produced H. Dr. Lic (type of identification) as identification.



Notary Public State of Florida
Jorge L. Nazario
My Commission GG 246594
Expires 09/20/2022

Jorge L. Nazario
Notary Public/Attorney at Law
Print Name: _____
My Commission Expires: _____

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by the preparer. The preparer expresses no opinion as to the title the grantee will receive. The preparer of this Deed makes no representation as to the status of title, property use, zoning regulations, or any other matter.

EXHIBIT A**PARCEL ONE: 1049 Center Street, Auburn**

A certain lot or parcel of land, together with any buildings situated thereon, located in Auburn, County of Androscoggin, State of Maine, bounded and described as follows:

Commencing on the southeasterly line of Center Street at a stake set in the ground at the most northerly corner of land conveyed to C. Walter Guilmette and N. Irene Guilmette by Orrington F. Chadburn, Administrator of the Estate of Cora A. Keene, by deed dated August 31, 1953, recorded in the Androscoggin County Registry of Deeds in Book 647, Page 102;

Thence southeasterly and along the northerly line of said land conveyed to said Guilmettes by said Chadburn, as above mentioned, and along a certain brook, about two hundred sixty-five (265) feet;

Thence turning southwesterly along said brook, about one hundred thirty-five (135) feet;

Thence northwesterly and about one hundred thirty-five (135) feet southerly from the first above described line, about two hundred sixty-five (265) feet to a stake set in the ground on the southeasterly line of Center Street;

Thence in a northeasterly direction along said southeasterly line of Center Street one hundred thirty-five (135) feet to a stake set in the ground and the point of commencement.

Excepting and reserving, however, a certain portion of the above-described premises taken by the State Highway Commission on October 24, 1962, and recorded in the said Registry in Book 883, Page 64.

Parcel One being the same premises conveyed by Warranty Deed from K&KABBM, LLC to Center Street Investments, LLC dated August 25, 2005, recorded in the said Registry of Deeds at Book 6472, Page 152.

PARCEL TWO: 1145 Center Street, Auburn, Maine

A certain lot or parcel of land, together with any buildings thereon, situated in Auburn, County of Androscoggin, and State of Maine, and Being Lot No. 6 as delineated on a plan of land surveyed by W.H. Plummer, dated November 9, 1926 and recorded in the Androscoggin County Registry of Deeds in Volume 2, Book 5, Page 210.

Being the same premises conveyed to C.I. Limited Partnership by warranty deed of Stephen P. Pulsifer, dated August 19, 1998 and recorded in the said Registry in Book 4047, Page 224.

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by the preparer. The preparer expresses no opinion as to the title the grantee will receive. The preparer of this Deed makes no representation as to the status of title, property use, zoning regulations, or any other matter.

Also other certain lots or parcels of land situated in said Auburn and bounded and described as follows:

- (1) Beginning at an iron pipe on the easterly side of Center Street, between land now or formerly of Clinton D. Hall and Ethelyn D. Hall and land now or formerly owned by Elva Yates;

Thence easterly along said Yates southerly line of land now or formerly of Auburn Water District;

Thence southwesterly along land now or formerly of said District to other land owned now or formerly by the Auburn Water District;

Thence westerly along said District's land to the easterly line of Center Street;

Thence northerly along the easterly line of Center Street 79 feet, more or less, to the point of beginning.

- (2) That portion of the parcel of land located on the westerly side of Bobbin Mill Brook, which parcel of land is the same conveyed by R.P.J. Bradbury to J.B. Straw in 1866 by deed recorded in Book 44, Page 45, and thereafter by said Straw to the Franklin Company.
- (3) That portion of the parcel of land located on the westerly side of Bobbin Mill Brook and southerly side of Oak Hill Road only, which parcel of land is the same conveyed by D. Briggs to M. French and by French to one Lockwood in 1861, and thereafter by Lockwood to the Franklin Company in 1862.

Excepting that portion of the parcel which was conveyed to Clinton D. Hall and Ethelyn D. Hall by the Auburn Water District in a deed dated May 5, 1965, and recorded in the said Registry in Book 937, Page 149.

- (4) A certain lot or parcel of land on the easterly side of Center Street, bounded and described as follows:

Commencing on the easterly corner of Lot #8 as delineated on a plan of land made by W.H. Plummer, November 9, 1926, recorded in the Androscoggin County Registry of Deeds, Book of Plans, Vol. 2, Page 210;

Thence along the southerly line of said Lot #8, to the easterly line of Center Street;

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by the preparer. The preparer expresses no opinion as to the title the grantee will receive. The preparer of this Deed makes no representation as to the status of title, property use, zoning regulations, or any other matter.

Thence northerly along the easterly line of said Center Street 50 feet;

Thence easterly and parallel with the southerly line of said lot to land now or formerly of the said Auburn Water District.

Thence southerly by said Auburn Water District's land to the point of beginning.

Excepting and reserving flowage rights on both sides of Bobbin Mill Brook which were conveyed by G.F. Stetson to the Franklin Company in 1881 by deed recorded in Book 102, Page 276.

Subject to an easement for the existing 18" sanitary sewer line described on drawings title "Turner Street/Center Street Interceptor" dated November 1, 1971 prepared by the firm of Carroll E. Taylor Associates, 410 Summer Street, Auburn, Maine (Job #65-57), Pages 70-71, such easement being 25 feet in width and centered over the said existing sewer main.

Subject to an easement for the existing 8" sanitary sewer line which runs between manhole 180 + 42.44 as described on drawings titled "Turner Street/Center Street Interceptor" dated November 1, 1971, prepared by the firm of Carroll E. Taylor Associates, 410 Summer Street, Auburn, Maine (Job #65-57), Page 71, and an existing manhole on Oak Hill Road located westerly of Bobbin Mill Brook, such easement being 25 feet in width and centered over said existing sewer main.

Subject to a sewer service easement in favor of Stephen B. Pulsifer dated July 7, 1989 and recorded in Book 2461, Page 28.

In connection with the above-mentioned reserved easements, Auburn Water District shall have the right to enter upon the land of the grantee and to inspect, construct, repair, replace and maintain pipes with any appurtenances.

The grantee shall not construct or permit to be constructed any house, structure, or construction on or over any easement above described.

This conveyance is made subject to all outconveyances of record in the Androscoggin County Registry of Deeds.

Parcel Two being the same premises conveyed by Quitclaim Deed with Covenant from Suzanne J. Pittman to Center Street Investments, LLC dated January 26, 2004, recorded in the said Registry of Deeds at Book 5792, Page 183.

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by the preparer. The preparer expresses no opinion as to the title the grantee will receive. The preparer of this Deed makes no representation as to the status of title, property use, zoning regulations, or any other matter.

PARCEL THREE: 1151 Center Street, Auburn, Maine

A certain lot or parcel of land, together with any buildings situated thereon, situated in Auburn on the easterly side of Center Street, County of Androscoggin, State of Maine, bounded and described as follows:

Commencing at the southwesterly corner of the lot or parcel of land conveyed by Elmer L. Briggs et al. to Frank S. Howe et al. by deed dated December 1, 1948, and recorded in said Androscoggin County Registry of Deeds, Book 620, Page 594; thence easterly following the southerly line of said land now or formerly of said Howe to land now or formerly of the Auburn Water District; thence southerly by land now or formerly of said Auburn Water District to land now or formerly of Elva Yates; thence westerly following the northerly line of said land now or formerly of said Yates to the easterly line of Center Street; thence northerly by the easterly line of Center Street one hundred twelve (112) feet, more or less, to the point of beginning.

This conveyance is made subject to all outconveyances of record in the Androscoggin County Registry of Deeds.

Parcel Three being the same premises conveyed by Quitclaim Deed with Covenant from James A. Pittman and Suzanne J. Pittman to Center Street Investments, LLC dated January 26, 2004, recorded in the said Registry of Deeds at Book 5792, Page 186.

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by the preparer. The preparer expresses no opinion as to the title the grantee will receive. The preparer of this Deed makes no representation as to the status of title, property use, zoning regulations, or any other matter.

No Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

GENERAL NOTES

1) THE CONTRACTOR IS REFERRED TO THE SPECIFICATIONS REGARDING COORDINATION WITH OTHERS, INCLUDING RESPONSIBILITIES AND RELATED COSTS. ALL UTILITY CONSTRUCTION IS SUBJECT TO APPROVAL INSPECTION BY UTILITY COMPANY PERSONNEL PRIOR TO BACKFILL OF TRENCHES.

2) BELOW GRADE UTILITY INFORMATION IS BASED UPON FIELD SURVEY, MDOT PLANS, CITY OF AUBURN PLANS, CITY OF AUBURN GIS WEBSITE, AND INFORMATION PROVIDED BY INDIVIDUAL UTILITY COMPANIES. LOCATIONS AND ELEVATIONS OF PUBLIC UTILITIES SHOWN ARE ONLY APPROXIMATE AND MAY NOT BE COMPLETE. PRIVATE UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, SEWER LINES, WATER LINES AND BURIED ELECTRICAL SERVICE ENTRANCES ARE NOT SHOWN. THE CONTRACTOR SHALL ASCERTAIN THE LOCATION AND SIZE OF EXISTING UTILITIES WITH THE RESPECTIVE UTILITY REPRESENTATIVE PRIOR TO COMMENCING WORK. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES, SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE FOUND. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY FOR DIRECTION BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA. ADDITIONAL TEST FITS, BEYOND THOSE SHOWN, MAY BE REQUIRED. UTILITY CONTACTS ARE AS FOLLOWS:

DIG SAFE:
1-888-344-1233
ELECTRICAL:
CENTRAL MAINE POWER
83 EDISON DRIVE
AUGUSTA, ME 04336
TEL: (207) 719-918

GAS:
1075 FOREST AVENUE
PORTLAND, ME 04104
TEL: (207) 791-8002

TELECOMMUNICATIONS:
OXFORD NETWORKS
491 LIBBON STREET
LEWISTON, ME 04240
TEL: (207) 336-9911
SPECTRUM:
125 MT. AUBURN AVE.
AUBURN, ME 04210
TEL: 1-888-406-1063

FAIRPOINT COMMUNICATIONS:
501 E. MOREHEAD ST.
PORTLAND, ME 04101
TEL: 1-800-985-4466

WATER AND SEWER:
AUBURN WATER AND SEWERAGE DISTRICT
P.O. BOX 414
268 COURT STREET
AUBURN, ME 04212-0414
TEL: (207) 784-6493

3) THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.

4) CONTRACTOR SHALL BE AWARE THAT DIGSAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG WHEN NOTIFIED. DIGSAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.

5) CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRS.A 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER, THE CITY, AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.

6) ALL STRUCTURES AND PIPELINES LOCATED ADJACENT TO THE TRENCH EXCAVATION SHALL BE PROTECTED AND FIRMLY SUPPORTED BY THE CONTRACTOR UNTIL THE TRENCH IS BACKFILLED. INJURY TO ANY SUCH STRUCTURES CAUSED BY, OR RESULTING FROM, THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL UTILITIES REQUIRING REPAIR, RELOCATION OR ADJUSTMENT AS A RESULT OF THE PROJECT SHALL BE COORDINATED THROUGH THE RESPECTIVE UTILITY.

7) IN THOSE INSTANCES WHERE POWER OR TELEPHONE POLE SUPPORT IS REQUIRED, THE CONTRACTOR SHALL PROVIDE A MINIMUM 48-HOUR NOTIFICATION TO CHP OR FAIRPOINT, RESPECTIVELY. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR TEMPORARY BRACING OF UTILITIES.

8) IN THOSE INSTANCES THAT A UTILITY NEEDS TO BE RELOCATED, THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY DIVISION/COMPANY TO SCHEDULE THE WORK AFTER THE COMPLETION OF THE TEST FITS.

9) THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL PERMITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH THE APPLICABLE PROVISIONS OF EACH PERMIT AS THEY APPLY TO THE WORK PRIOR TO BIDDING AND ABIDE BY THOSE PROVISIONS DURING CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS AS REQUIRED, PAY ALL FEES & PROVIDE PROOF OF INSURANCE AS NECESSARY FOR THIS WORK.

10) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF ALL PROPOSED LINES AND GRADES AS SHOWN ON THE DRAWINGS. THE HORIZONTAL ALIGNMENT OF THE NEW STORM DRAIN CULVERTS AND STRUCTURES MAY BE ADJUSTED IN THE FIELD SUBJECT TO PRIOR APPROVAL BY THE ENGINEER.

11) THE OWNER SHALL PROVIDE THE NECESSARY HORIZONTAL AND VERTICAL CONTROL POINTS FOR THE CONTRACTOR FOR WORK OUTSIDE THE STREET RIGHT-OF-WAY AND CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THIS INFORMATION THROUGHOUT CONSTRUCTION. ELEVATIONS REFER TO THE 1988 NATIONAL GEODETIC DATUM UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL ELEVATION REFERENCE INFORMATION PRIOR TO USE IN CONSTRUCTION.

12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEDIMENT CONTROL AND THE PREVENTION OF EROSION. ALL DISTURBED EARTH SURFACES ARE TO BE STABILIZED IN THE SHORTEST PRACTICAL TIME AND TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES SHALL BE EMPLOYED UNTIL SUCH TIME AS ADEQUATE SOIL STABILIZATION HAS BEEN ACHIEVED. TEMPORARY STORAGE OF EXCAVATED MATERIAL IS TO BE IN A MANNER THAT WILL MINIMIZE EROSION. MATERIALS AND METHODS USED FOR TEMPORARY SEDIMENT AND EROSION CONTROL SHALL BE AS SPECIFIED BY THE LATEST EDITION OF THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PREPARED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

13) COMPACTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH MDOT SPECIFICATIONS WITH RESULTS OF TESTING SUBMITTED TO THE OWNER. ANY SETTLEMENT OCCURRING WITHIN ONE YEAR OF SUBSTANTIAL COMPLETION OF THE PROJECT WILL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

14) OPEN TRENCHES MAY BE LEFT OPEN IF THE CONTRACTOR PROVIDES SAFE BARRICADING AND LIGHTS.

15) PROPER IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE OF PARAMOUNT IMPORTANCE FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES MUST BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR STATE/LOCAL/FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER.

16) CONTRACTOR SHALL CONTROL DUST WITH APPROPRIATE DUST CONTROL MEASURES. CONTRACTOR SHALL NOT TRACK OR SPILL EARTH AND DEBRIS ON PUBLIC STREETS OUTSIDE THE PROJECT AREA. STREETS OPENED TO THE PUBLIC SHALL BE KEPT SWEPT AND FREE OF DEBRIS.

17) ALL ROAD SURFACES SHALL PITCH 1/4 INCH PER FOOT MINIMUM FROM CENTERLINE TO GUTTER UNLESS OTHERWISE NOTED. ALL VEGETATED AREAS THAT ARE EXCAVATED, FILLED OR OTHERWISE DISTURBED BY THE CONTRACTOR AND ARE NOT TO BE PAVED OR FILLED WITH RIP-RAP SHALL BE LOAMED, GRADED, LIMED, FERTILIZED, SEEDED AND MULCHED AT NO ADDITIONAL EXPENSE TO THE OWNER.

18) THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL RULES, REGULATIONS AND LAWS.

19) THE CONTRACTOR SHALL NOT HAVE ANY RIGHT OF PROPERTY IN ANY SUITABLE MATERIALS TAKEN FROM ANY EXCAVATION. SUITABLE EXCAVATED MATERIAL, AS APPROVED BY THE ENGINEER, MAY BE INCORPORATED IN THE PROJECT, WITH EXCESS MATERIAL DISPOSED OF AT A LOCATION APPROVED BY THE OWNER. THESE PROVISIONS SHALL, IN NO WAY RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO PROPERLY DISPOSE OF AND REPLACE ANY MATERIAL DETERMINED BY THE ENGINEER TO BE UNSUITABLE FOR BACKFILLING. THE CONTRACTOR SHALL DISPOSE OF UNSUITABLE AND EXCESS MATERIAL IN ACCORDANCE WITH THE APPLICABLE RULES AND REGULATIONS.

20) MINOR ADJUSTMENTS TO THE ALIGNMENT OF PROPOSED UTILITIES SHALL BE ALLOWED TO ACCOMMODATE EXISTING UTILITIES WHERE APPROPRIATE AS APPROVED BY THE ENGINEER.

21) A MINIMUM VERTICAL OR HORIZONTAL SEPARATION OF 6 INCHES BETWEEN THE WATER LINES (INCLUDING SERVICES) AND STORM DRAINAGE PIPES AND STRUCTURES, SHALL BE MAINTAINED. 2" RIGID INSULATION SHALL BE INSTALLED WHEN SEPARATION IS LESS THAN 18 INCHES.

22) CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGNING, FURNISHING, INSTALLING AND MONITORING ANY SHORING, BRACING OR OTHER EXCAVATION SUPPORT THAT MAY BE REQUIRED TO PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENT OR OTHER FACILITIES THAT COULD BE DAMAGED BY SETTLEMENT, LATERAL MOVEMENTS, UNDERMINING, WASHOUT OR OTHER HAZARDS THAT COULD DEVELOP DURING EXCAVATION SUPPORT AND PROTECTION OPERATIONS.

23) CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

24) INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

25) CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION DAILY.

26) THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ENGINEER AND/OR OWNER.

27) DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

28) BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION AS DETERMINED BY THE CITY, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.

29) THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FURNISHING ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, IMPLEMENTS, PARTS AND SUPPLIES NECESSARY FOR OR APPURTENANT TO THE INSTALLATION OF CONSTRUCTION IMPROVEMENTS IN ACCORDANCE WITH THESE DRAWINGS AND AS FURTHER ELABORATED IN ANY ACCOMPANYING SPECIFICATIONS.

30) THE WORK SHALL BE PERFORMED IN A THOROUGH WORKMANLIKE MANNER, ANY REFERENCE TO A SPECIFICATION OR DESIGNATION OF THE AMERICAN SOCIETY FOR TESTING MATERIALS, FEDERAL SPECIFICATIONS, OR OTHER STANDARDS, CODES OR ORDERS, REFERS TO THE MOST RECENT OR LATEST SPECIFICATION OR DESIGNATION.

31) THE CONTRACTOR SHALL GUARANTEE THE FAITHFUL REMEDY OF ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND GUARANTEES PAYMENT FOR ANY DAMAGE WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT.

32) THE CONTRACTOR SHALL NOT USE PRIVATE PROPERTY FOR STOCKPILING MATERIALS OR PARKING EQUIPMENT OR VEHICLES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY DAMAGE DONE TO PRIVATE PROPERTY RESULTING FROM THESE ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AT NO ADDITIONAL COST TO THE CITY/OWNER.

EROSION & SEDIMENTATION CONTROL NOTES

1) THE CONTRACTOR SHALL INSPECT EROSION & SEDIMENT CONTROL MEASURES WEEKLY AND AFTER HEAVY RAINFALLS THROUGHOUT THE DURATION OF THE PROJECT INCLUDING WEEKENDS AND HOLIDAYS. INSPECTION REPORTS MUST BE PROVIDED TO THE CITY AND OWNER WITHIN 48-HOURS OF INSPECTION. ALL EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED PER BEST MANAGEMENT PRACTICES.

2) THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING THE EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES", DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED MARCH 2018. (DEPLU 588) ADDITIONAL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY DURING ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES OR STATE/LOCAL/FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER.

3) PRIOR TO CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE DOWN GRADIENT EDGE OF THE DISTURBED AREA AND ADJACENT TO DRAINAGE CHANNELS WITHIN THIS AREA.

4) SILT FENCE AND BARK MULCH BERM LOCATIONS SHOWN ARE APPROXIMATE. INSTALL WHERE APPROPRIATE TO CONTROL SEDIMENTATION ON AND OFF SITE. SILT FENCE SHALL BE REMOVED AFTER THE SITE IS STABILIZED WITH AT LEAST 90% VEGETATED GROWTH.

5) NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2 TO 1).

6) AREAS DISTURBED DURING CONSTRUCTION SHALL BE MINIMIZED. AREAS SHALL BE TEMPORARILY STABILIZED WITH MULCH OR NON-ERODABLE COVER IF EXPOSED SOILS WILL NOT BE WORKED FOR MORE THAN 1 DAYS. PERMANENT SEEDING SHALL TAKE PLACE WITHIN 1 DAYS OF FINAL GRADING.

7) IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

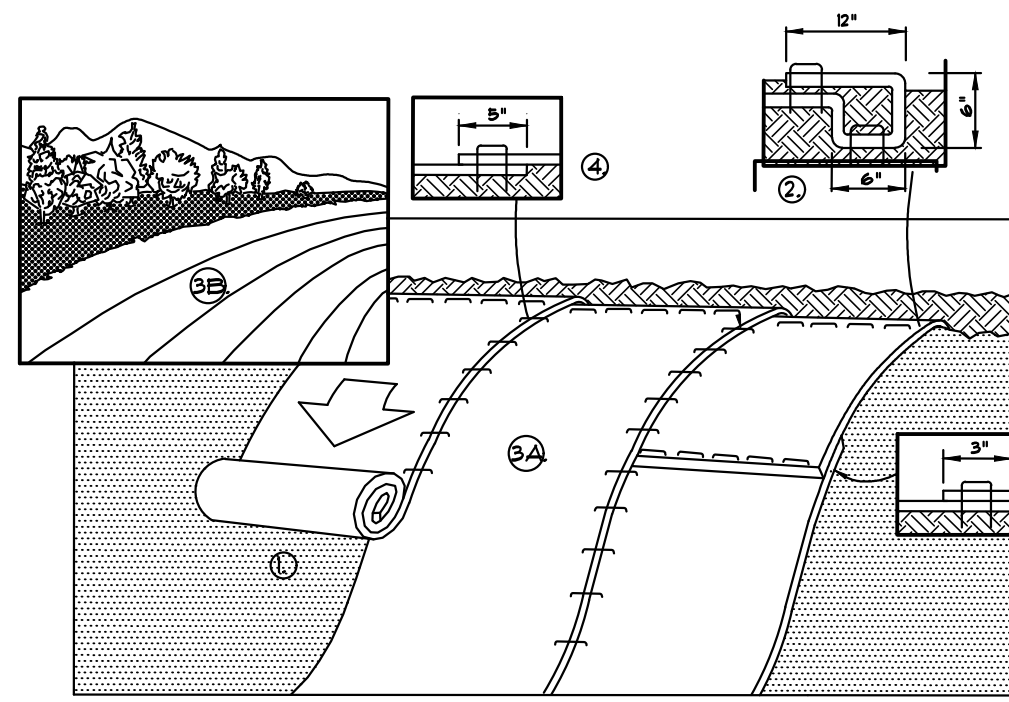
8) TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED BY AUGUST 15th OR 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCT. 1) TO PROTECT FROM SPRING RUNOFF PROBLEMS.

9) REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED AND PREPARED FOR FINAL SEEDING AS FOLLOWS:

A) 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
B) APPLY LITESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 200 POUNDS PER ACRE OR 15 POUNDS PER SQUARE FOOT USING 10-20-20 (N-P205-K20) OR EQUIVALENT. APPLY GROUND LITESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 33 TONS PER ACRE (150 lbs. PER 1000 s.f.)

C) FOLLOWING SEED BED PREPARATION, DITCHES AND BARK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 9% REDTOP AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS ONE POUND PER 1000 s.f. LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED. SEED MIX SHALL CONTAIN 10% ANNUAL RYEGRASS.

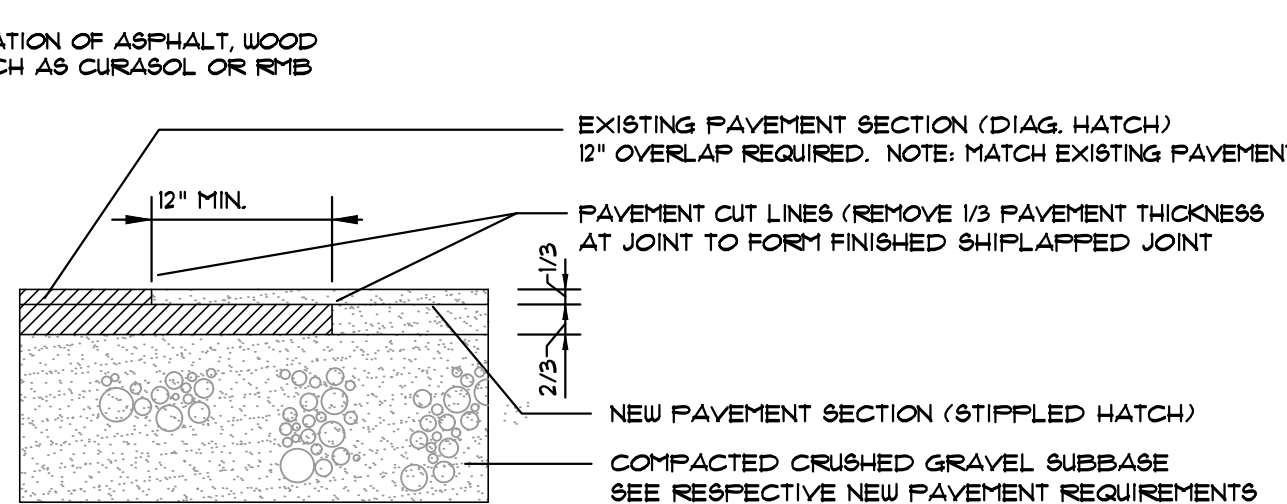
D) HAY MULCH AT THE RATE OF 10-20 lbs PER 1000 s.f. OR A HYDRO-APPLICATION OF ASPHALT, WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RIB PLUS WILL BE USED ON HAY MULCH FOR WIND CONTROL.



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. SECURE THE EDGE OF THE OVERLAPPING BLANKET BY PLACING STAPLES/STAKES OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-3" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROX. 3" OVERLAP. STAPLE THROUGH OVERLAPTED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

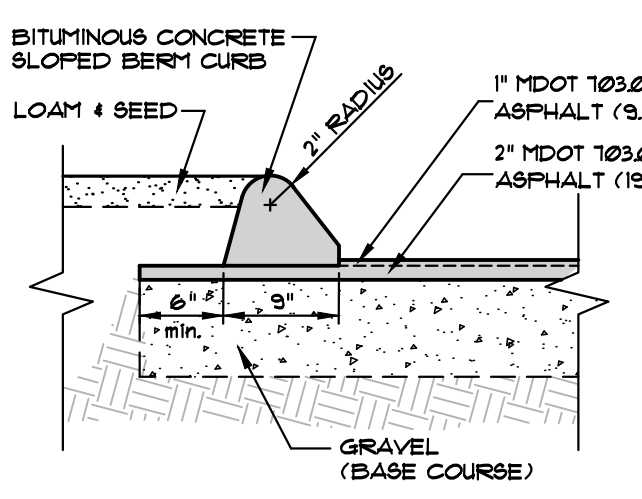
EROSION CONTROL BLANKET DETAIL

NOT TO SCALE



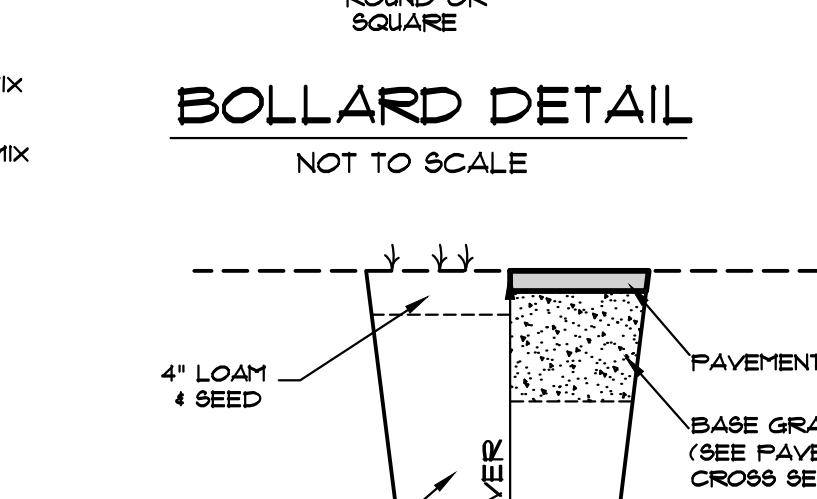
PAVEMENT SAWCUT JOINT DETAIL

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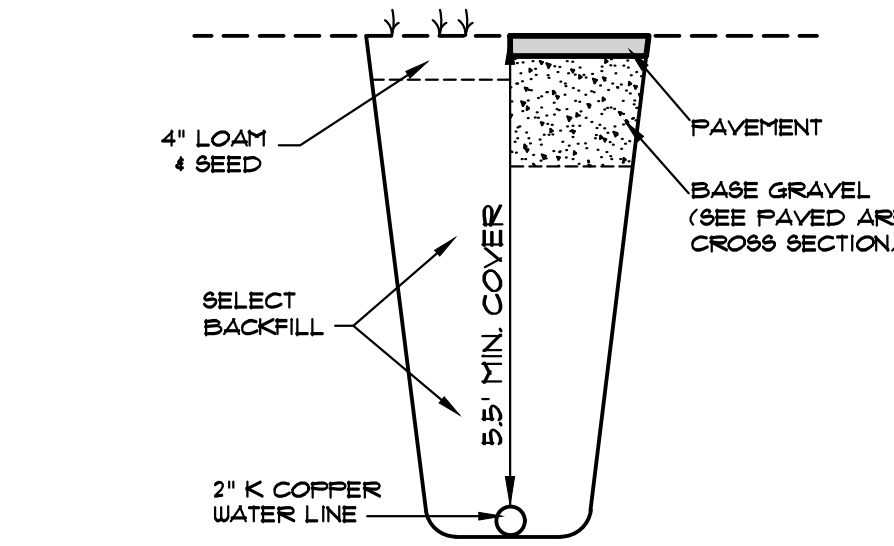
BITUMINOUS CURBING

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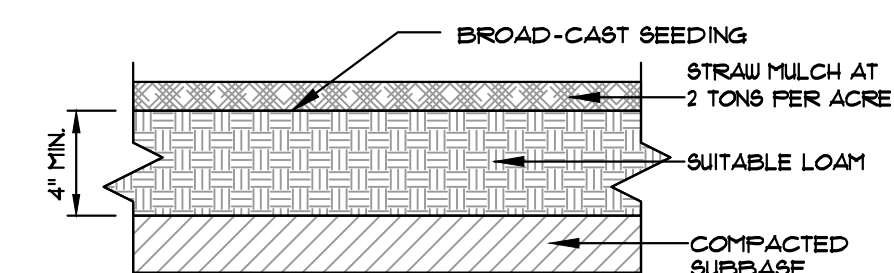
BOLLARD DETAIL

NOT TO SCALE



WATER SERVICE TRENCH DETAIL

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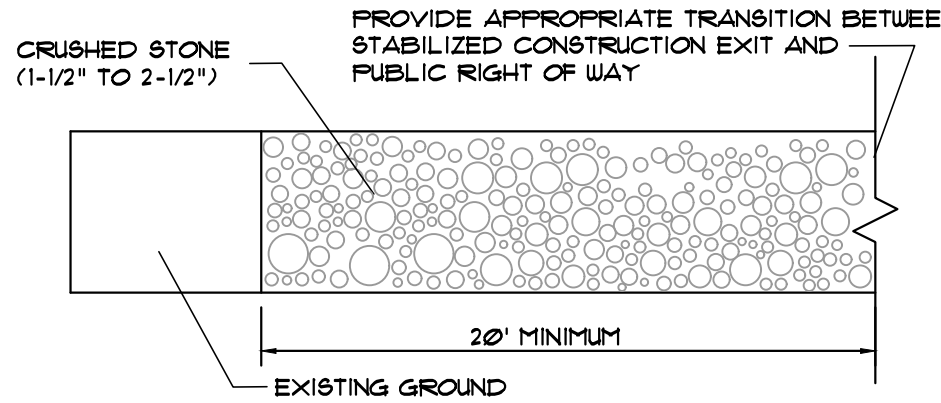


LOAM & SEED DETAIL

NOT TO SCALE

STORM DRAIN / SEWER TRENCH DETAIL

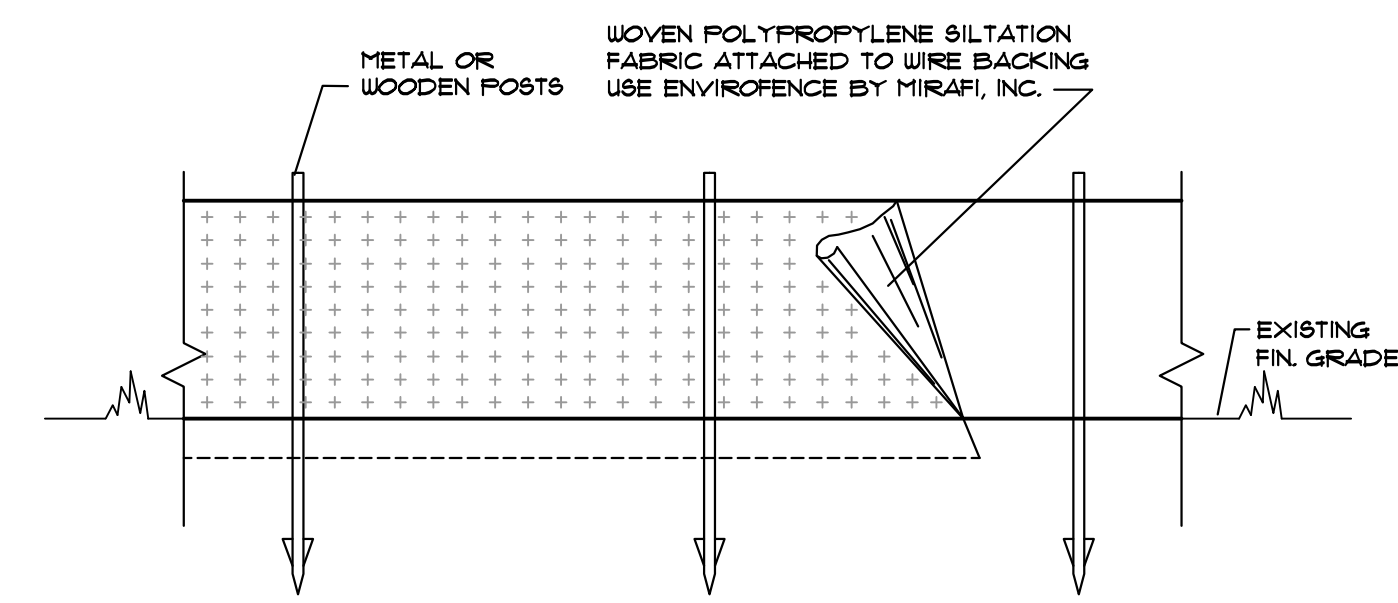
NOT TO SCALE



1. STONE SIZE - AASHTO DESIGNATION M 43, SIZE 2 (2 1/2" - 1 1/2") USE CRUSHED STONE
2. LENGTH - AS EFFECTIVE BUT NOT LESS THAN 50'
3. THICKNESS - NOT LESS THAN 6"
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT MUST BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
6. MAINTENANCE - THE STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURED USES TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION EXIT DETAIL

NOT TO SCALE



NOTES

REFERENCE IS MADE TO THE BEST MANAGEMENT PRACTICE FOR EROSION AND SEDIMENT CONTROL: B-1 SEDIMENT BARRIERS.

SILTATION FABRIC WITH INTEGRAL FISH AND POSTS MAY BE USED.

SILT FENCE DETAIL

NOT TO SCALE

CONSTRUCTION NOTES AND DETAILS

NEW WAREHOUSE
1145 CENTER STREET
AUBURN, MAINE

BUSINESS REAL ESTATE, LLC
1091 CENTER STREET - AUBURN, ME 04210

SHEET TITLE: **CONSTRUCTION NOTES AND DETAILS**

PROJECT: **NEW WAREHOUSE**

CLIENT: **BUSINESS REAL ESTATE, LLC**

SCALE: 1" = 30'

DATE: JUNE 30, 2022

DRAIN BY: KRF

CHECKED BY: WMP

Stoneybrook
Land Use, Inc.

4546 Sun City Center Blvd., #300
Sun City Center, FL 33573-6281

173 PLEASANT STREET
LEWISTON, ME 04240
Tel: (207) 318-1761

105 LIBBON ST. SUITE 101
LEWISTON, ME 04240
Tel: (207) 516-3313

SUMMIT
GEOENGINEERING SERVICES

WILLIAM M. PETERSON
LICENSED PROFESSIONAL ENGINEER
6-30-2022

JOB NO. - 22267

SHEET **2**