





**FAMILY DOLLAR**

850 MINOT AVENUE  
AUBURN, MAINE

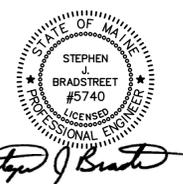
**SPACE AND BULK STANDARDS**

	REQUIRED	PROPOSED
MINIMUM LOT SIZE	10,000 S.F.	38,046 S.F.
LOT WIDTH	100'	>200'
LOT DEPTH	100'	>200'
BUILDING SETBACKS		
FRONT	25'	>70'
SIDE	25'	>25'/71'
REAR	35'	>30'
BUILDING HEIGHT	4 STORIES MAX.	1 STORY
FRONT BUFFER	10'	>12'
LOT COVERAGE		
BUILDING	30%	22%
OTHER IMPERVIOUS	N/A	18,631 S.F.
LANDSCAPE/GREEN	N/A	11,095 S.F.
PARKING	28	28
LOADING	1020'x25'	1021'x34'

ZONE: GENERAL BUSINESS II (MINOT AVE.)  
\* WAIVER REQUESTED

Prepared for:

HUNT REAL ESTATE SERVICES  
5100 W. KENNEDY BLVD.  
SUITE 100  
TAMPA, FLORIDA 33609



CIVIL ENGINEER:  
STEPHEN J. BRADSTREET, PE #5740  
400 COMMERCIAL STREET, SUITE 404  
PORTLAND, ME 04101  
207-772-2891

APPLICANT:  
DOUG MURRAY  
HRES MINOT, LLC  
HUNT REAL ESTATE SERVICES  
5100 W. KENNEDY BOULEVARD  
TAMPA, FLORIDA 33609  
617-650-9119

OWNER:  
WESTFIELD INC.  
26 RIVER'S EDGE DRIVE  
KENNEBUNK, MAINE 04043



400 Commercial Street, Suite 404  
Portland, ME 04101  
Tel. (207) 772-2891  
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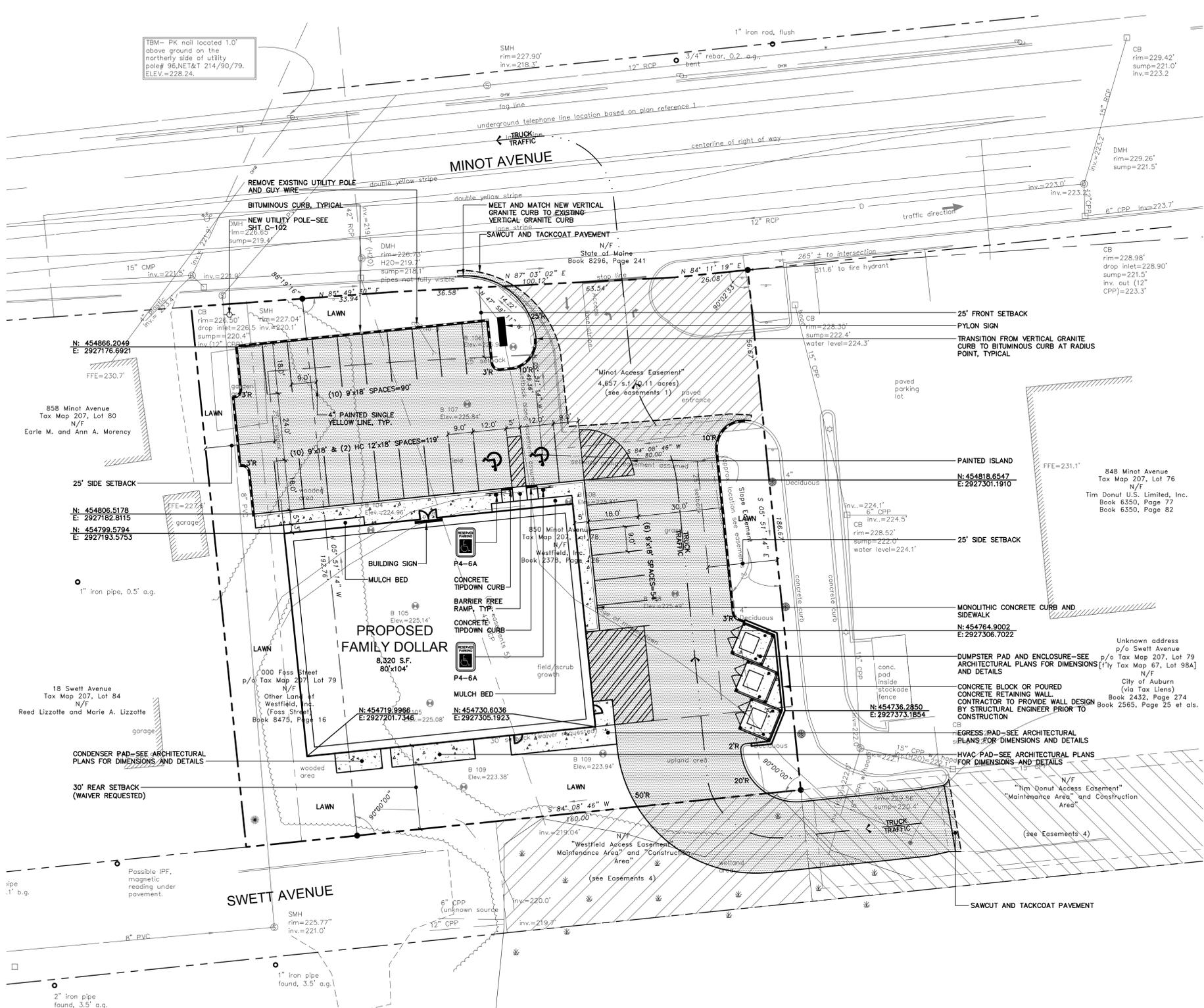
**DEMOLITION AND SITE PLAN**

A	ISSUED FOR CITY REVIEW	02/07/14

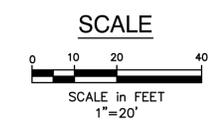
No.	Revision/Issue	Date
Design by:	MPM	Checked by: SUB
Drawn by:	JAR	Approved by: SUB

Project:	131.06141	Date:	FEBRUARY 7, 2014
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Sheet 3 of 8



**DEMOLITION AND SITE PLAN**  
SCALE: 1" = 20'



APPROVED: CITY OF AUBURN  
PLANNING BOARD

MEMBER	DATE

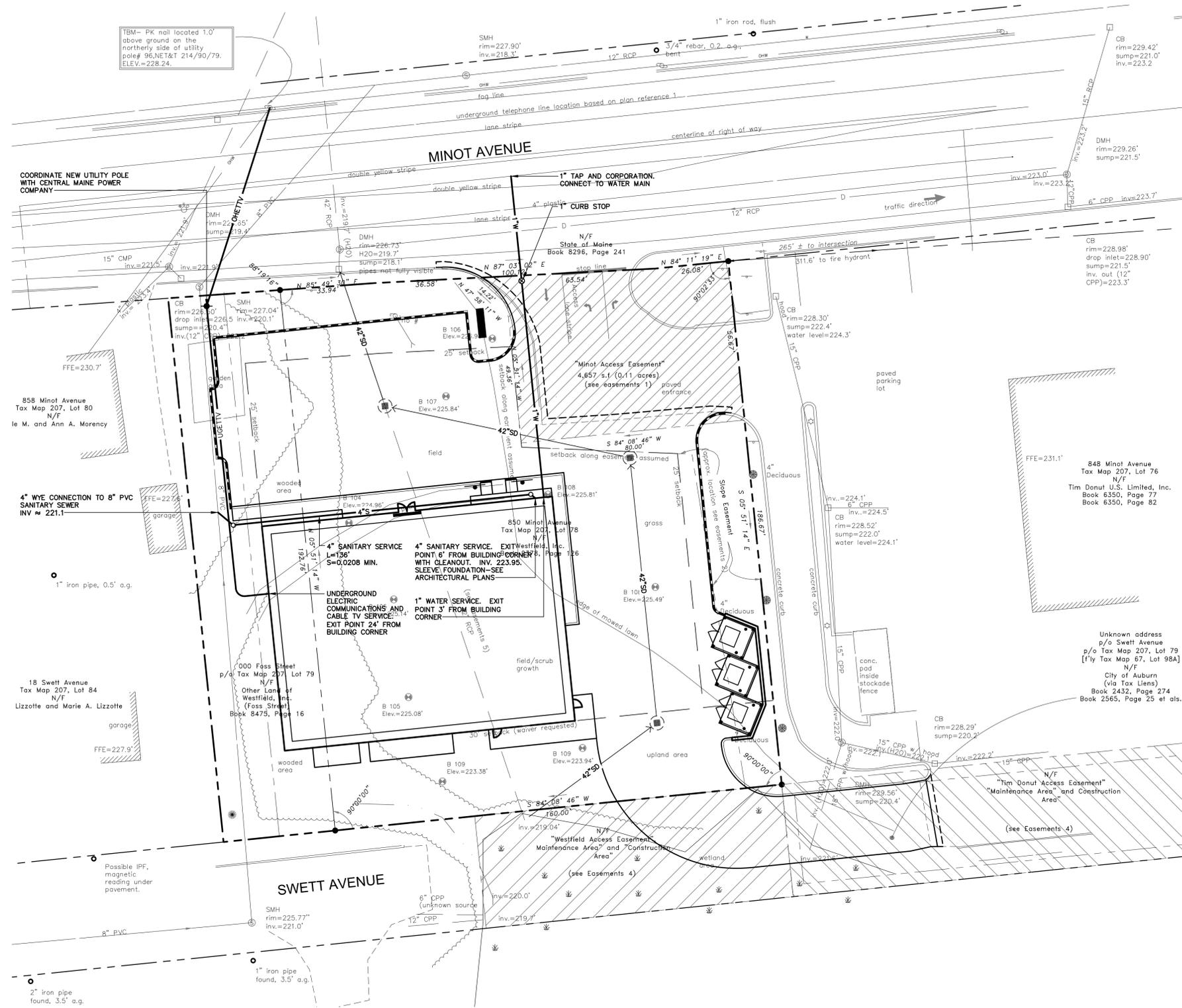
APPROVED: CITY OF AUBURN  
FIRE DEPARTMENT

CHIEF	DATE

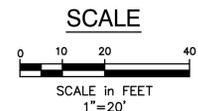


### UTILITY NOTES

1. THE CONTRACTOR TO COORDINATE WITH RICHMOND UTILITIES DISTRICT FOR CONNECTION TO WATER AND SEWER MAINS AND SHALL BE RESPONSIBLE TO PROVIDE ALL CONNECTIONS, VALVES, FITTINGS, ETC. IN ACCORDANCE WITH THEIR REQUIREMENTS.
2. THE CONTRACTOR TO PROVIDE 2" RIGID INSULATION OVER SEWER AND WATER FOR ENTIRE WIDTH OF TRENCH IF COVER IS LESS THAN 4'.
3. THE CONTRACTOR TO TEST PIT WATER MAIN PRIOR TO INSTALLATION OF SEWER SERVICE TO DETERMINE IF THERE ARE ANY CONFLICTS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO SEWER INSTALLATION.
4. THE CONTRACTOR TO COORDINATE WITH CENTRAL MAINE POWER FOR OVERHEAD, RISER AND UNDERGROUND SERVICE.
5. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR UTILITY CONNECTION LOCATIONS, SIZES AND MATERIAL.



**UTILITY PLAN**  
SCALE: 1" = 20'



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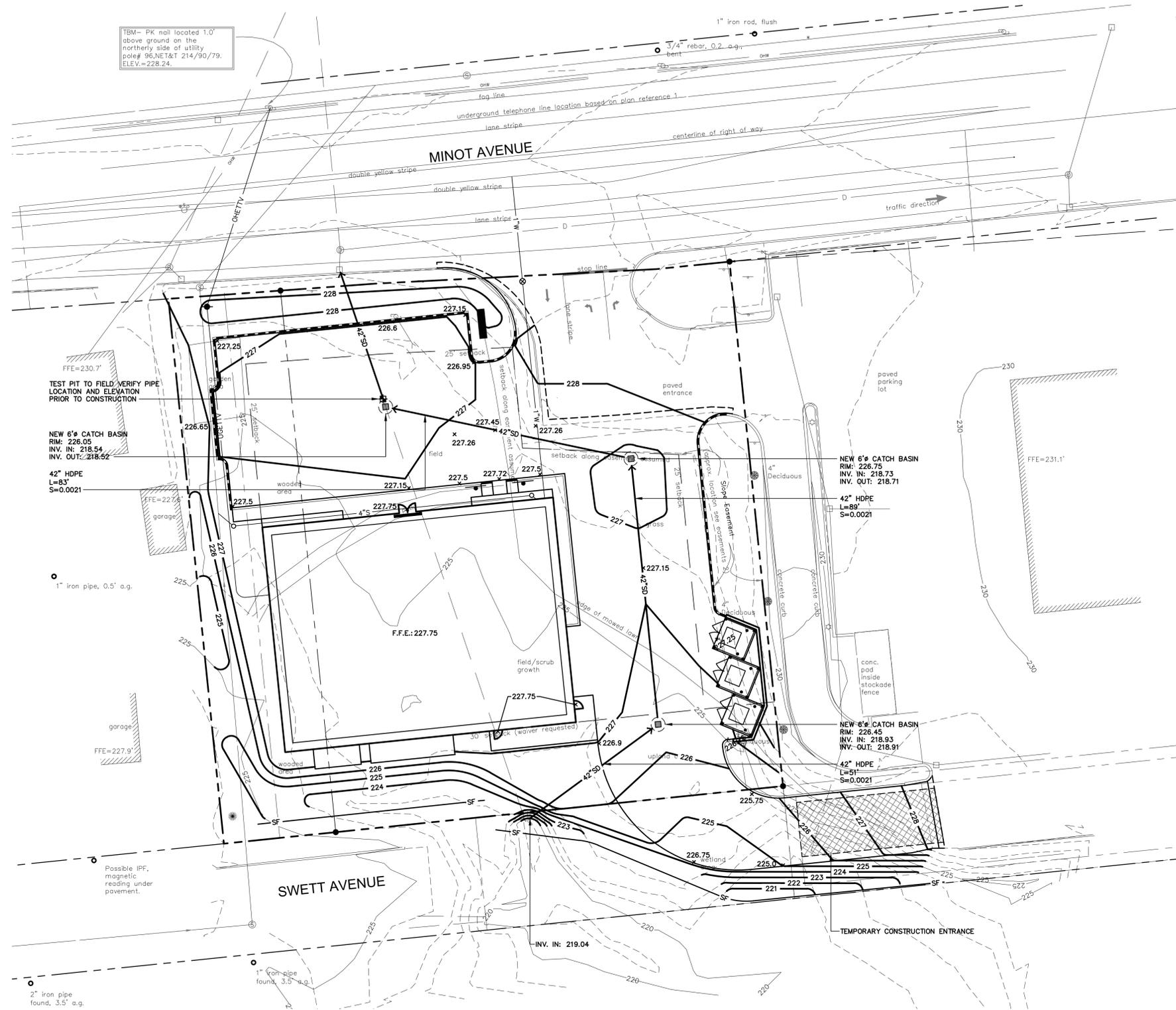
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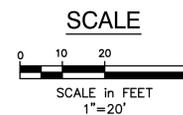
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Sheet No:  
**C-102**  
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**GRADING, DRAINAGE AND EROSION CONTROL PLAN**  
SCALE: 1" = 20'



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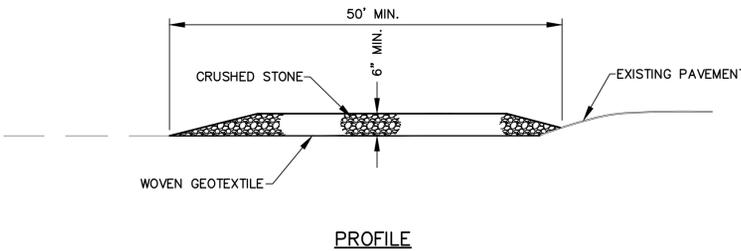
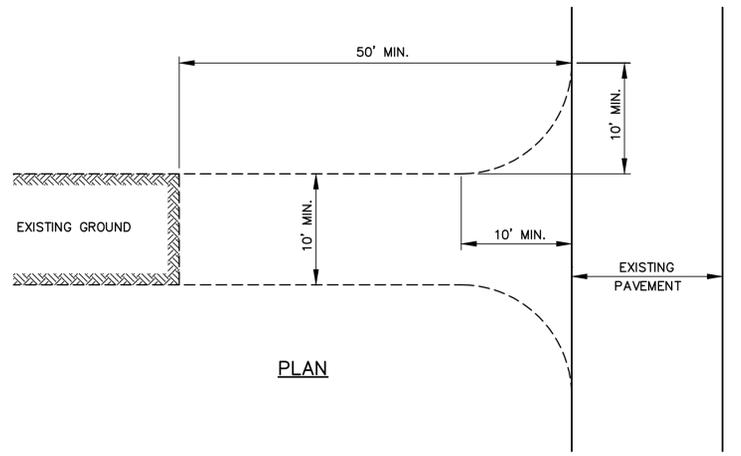
**GRADING, DRAINAGE  
AND EROSION  
CONTROL PLAN**


A ISSUED FOR CITY REVIEW 02/07/14

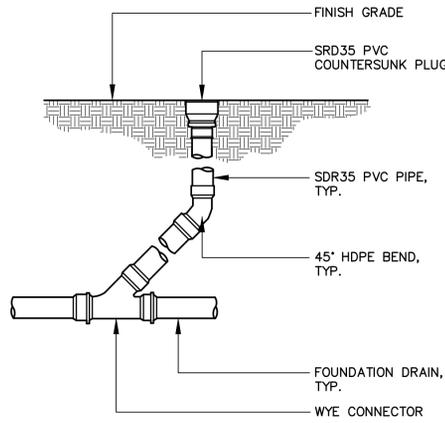
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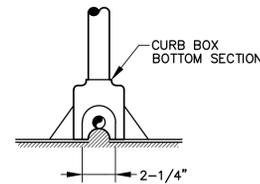
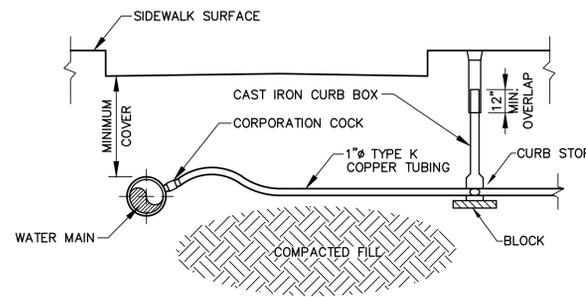
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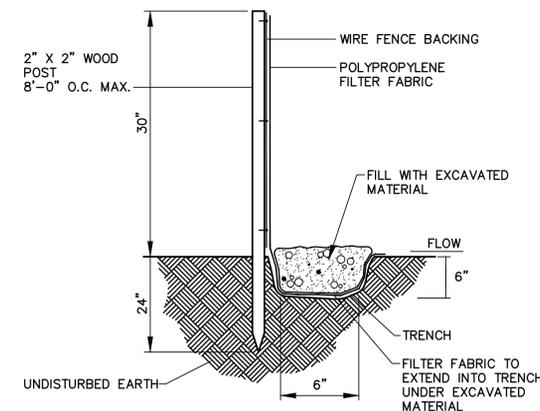
**1 STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE



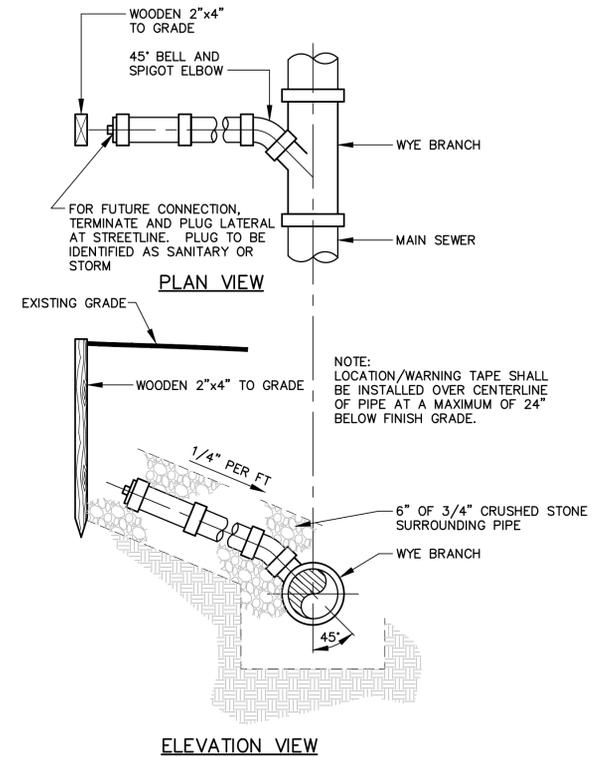
**2 CLEANOUT DETAIL**  
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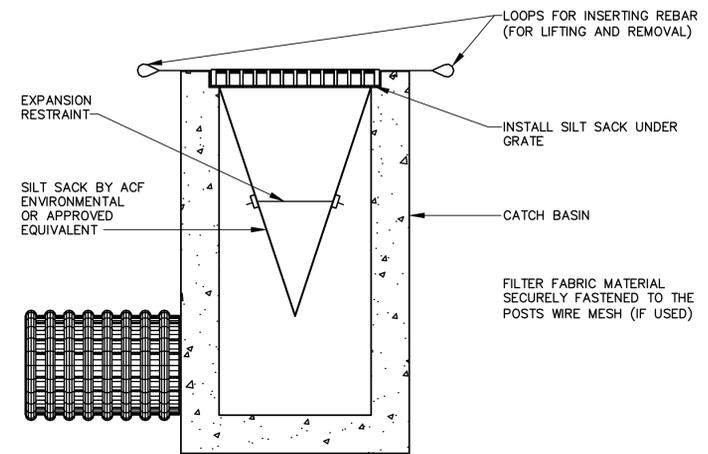
**5 TYPICAL COPPER HOUSE SERVICE DETAIL**  
NOT TO SCALE



**6 EROSION CONTROL FENCE DETAIL**  
NOT TO SCALE



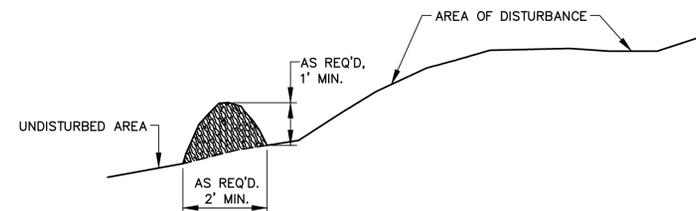
**3 TYPICAL HOUSE LATERAL WYE CONNECTION DETAIL**  
NOT TO SCALE



- NOTES:
1. INSTALL SILTSACK PER MANUFACTURER'S RECOMMENDATIONS.
  2. SILTSACKS SHALL BE CHECKED FOR SEDIMENT LEVEL AND OVERALL CONDITION IMMEDIATELY AFTER EVERY RAIN EVENT AND AT LEAST EVERY DAY DURING PROLONGED RAINFALL.
  3. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE SILTSACK. REMOVED SEDIMENT SHALL BE DISPOSED IN A SUITABLE AREA AND IN SUCH A MANNER THAT WILL NOT ERODE.
  4. SEDIMENT SHALL ONLY BE REMOVED BY REMOVING THE SILTSACKS FROM THE CATCH BASINS ACCORDING TO MANUFACTURER RECOMMENDATIONS.
  5. CARE SHALL BE TAKEN TO AVOID SPILLING SEDIMENT WHILE REMOVING THE SILTSACK.
  6. ANY DAMAGED SILTSACK SHALL BE REPLACED WITH A NEW SILTSACK.

**7 INLET PROTECTION - SILT SACK**  
NOT TO SCALE

- NOTES:
1. EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF THE PROJECT SITE. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS, WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS--WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.
  2. EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
    - 2.1. PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70% MAXIMUM OF 85% PASSING A 0.75" SCREEN.
    - 2.2. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
    - 2.3. LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
    - 2.4. SOLUBLE SALTS CONTENT SHALL BE < 4.0 MMHOS/CM.
    - 2.5. THE PH SHOULD FALL BETWEEN 5.0 AND 8.0.
  3. THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
  4. ON SLOPES LESS THAN 5% OR AT THE BOTTOM OF STEEPER SLOPES (<2:1) UP TO 20 FEET LONG, THE BARRIER MUST BE A MINIMUM OF 12" HIGH, AS MEASURED ON THE UPHILL SIDE OF THE BARRIER, AND A MINIMUM OF TWO FEET WIDE. ON LONGER OR STEEPER SLOPES, THE BARRIER SHOULD BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
  5. OTHER BUMPS SHOULD BE USED AT LOW POINTS OF CONCENTRATED RUNOFF, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM (I.E., A LARGE UP GRADIENT CONTRIBUTING WATERSHED).
  6. BERMS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPONDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.
  7. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
  8. FILTER BERMS SHOULD BE RESHAPED AS NEEDED.
  9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BERM IS NO LONGER REQUIRED SHOULD BE GRADED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEED.



**4 SEDIMENT BARRIER DETAIL - EROSION CONTROL MIX BERM OPTION**  
NOT TO SCALE

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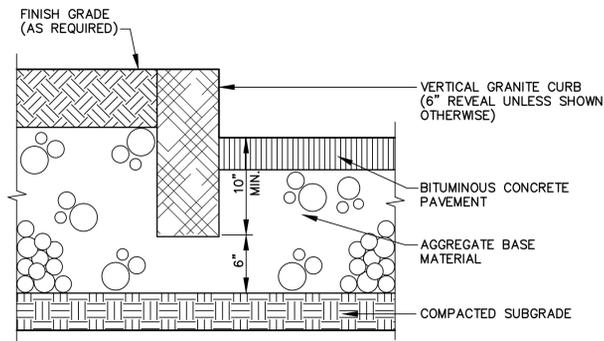
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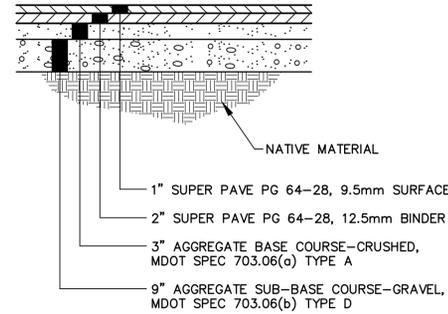
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**CONSTRUCTION DETAILS**

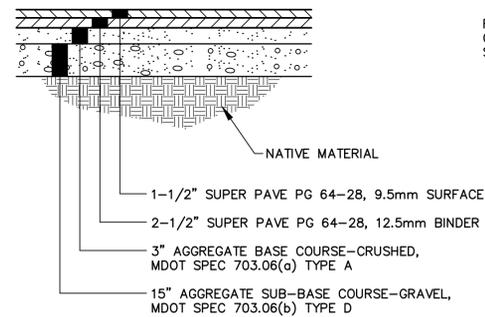
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Sheet No:	<b>C-104</b>	
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**1 VERTICAL GRANITE CURBING**  
NOT TO SCALE



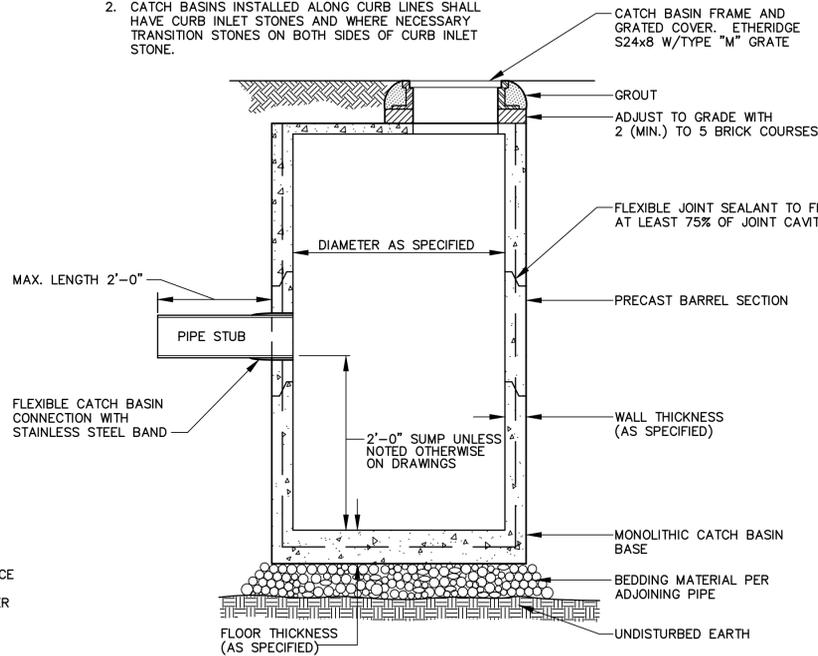
**STANDARD PAVING SECTION**



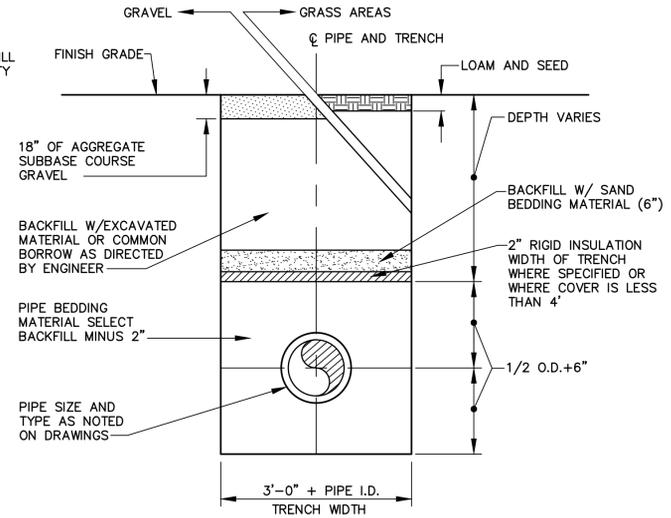
**HEAVY DUTY PAVING SECTION**

**NOTES:**

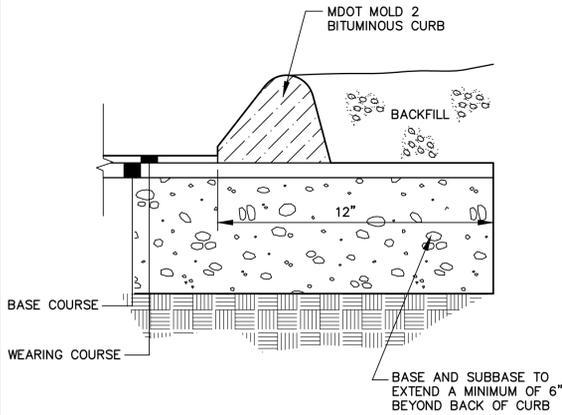
- "THE SNOT" OR APPROVED EQUIVALENT SHALL BE PROVIDED ON CATCH BASIN PIPES 18" OR LESS
- CATCH BASINS INSTALLED ALONG CURB LINES SHALL HAVE CURB INLET STONES AND WHERE NECESSARY TRANSITION STONES ON BOTH SIDES OF CURB INLET STONE.



**4 PRECAST CONCRETE CATCH BASIN/MANHOLE**  
NOT TO SCALE



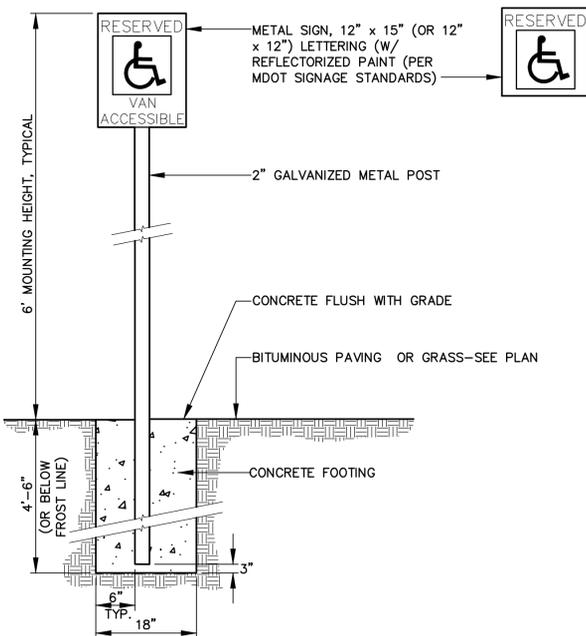
**5 TYPICAL TRENCH DETAIL**  
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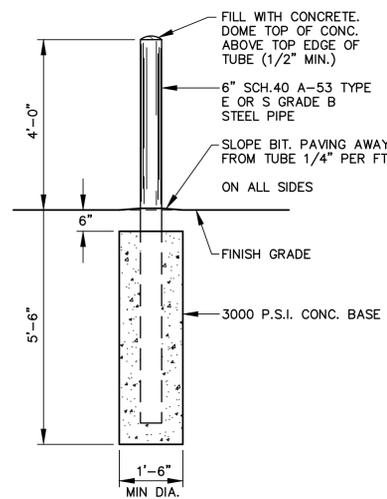
**2 BITUMINOUS CURB-MOLD 2**  
NOT TO SCALE

**3 TYPICAL PAVEMENT SECTIONS**  
NOT TO SCALE

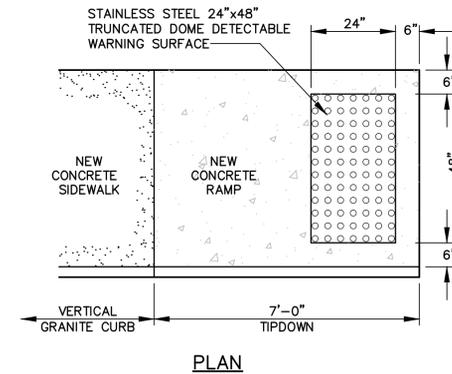
- NOTES:**
- SIGNS SHALL BE FABRICATED & INSTALLED IN ACCORDANCE WITH MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, HIGHWAYS AND BRIDGES REVISION OF DECEMBER 2002, SECTION 645.
  - ALL PERMANENT SIGNS ON THIS PROJECT ARE CLASSIFIED UNDER SECTION 645.03(b) TYPE 1 REGULATORY WARNING AND ROUTE MARKER ASSEMBLY SIGNS.
  - SIGN MATERIAL SHALL BE AS SPECIFIED IN SECTION 719 OF THE MDOT STANDARD SPECIFICATIONS.
  - POSTS MAY BE 2" METAL UNLESS IN THE PUBLIC RIGHT OF WAY. SIGNS IN THE PUBLIC RIGHT OF WAY TO BE ON BREAKAWAY POSTS.



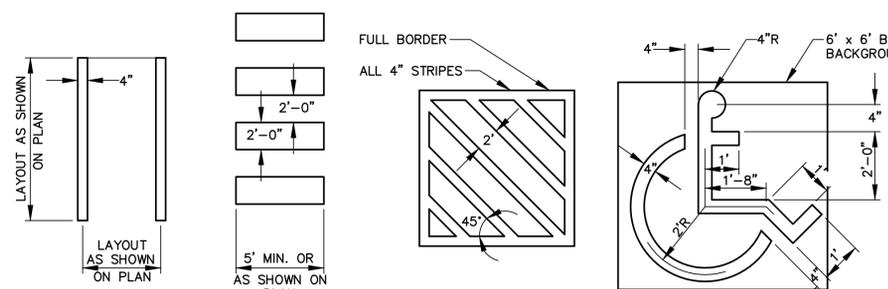
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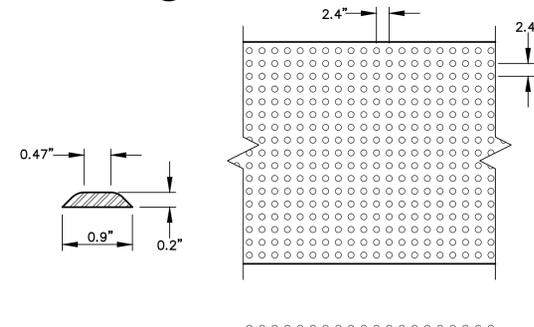
**7 BOLLARD DETAIL**  
NOT TO SCALE



**9 SIDEWALK RAMP DETAIL**  
NOT TO SCALE



**8 STRIPING DETAILS**  
NOT TO SCALE



**10 TRUNCATED DOMES DETAIL**  
NOT TO SCALE

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