

# AUBURN MARKETPLACE

1777 WASHINGTON STREET  
AUBURN, MAINE

**APPLICANT:**

**PYTHIA, LLC**

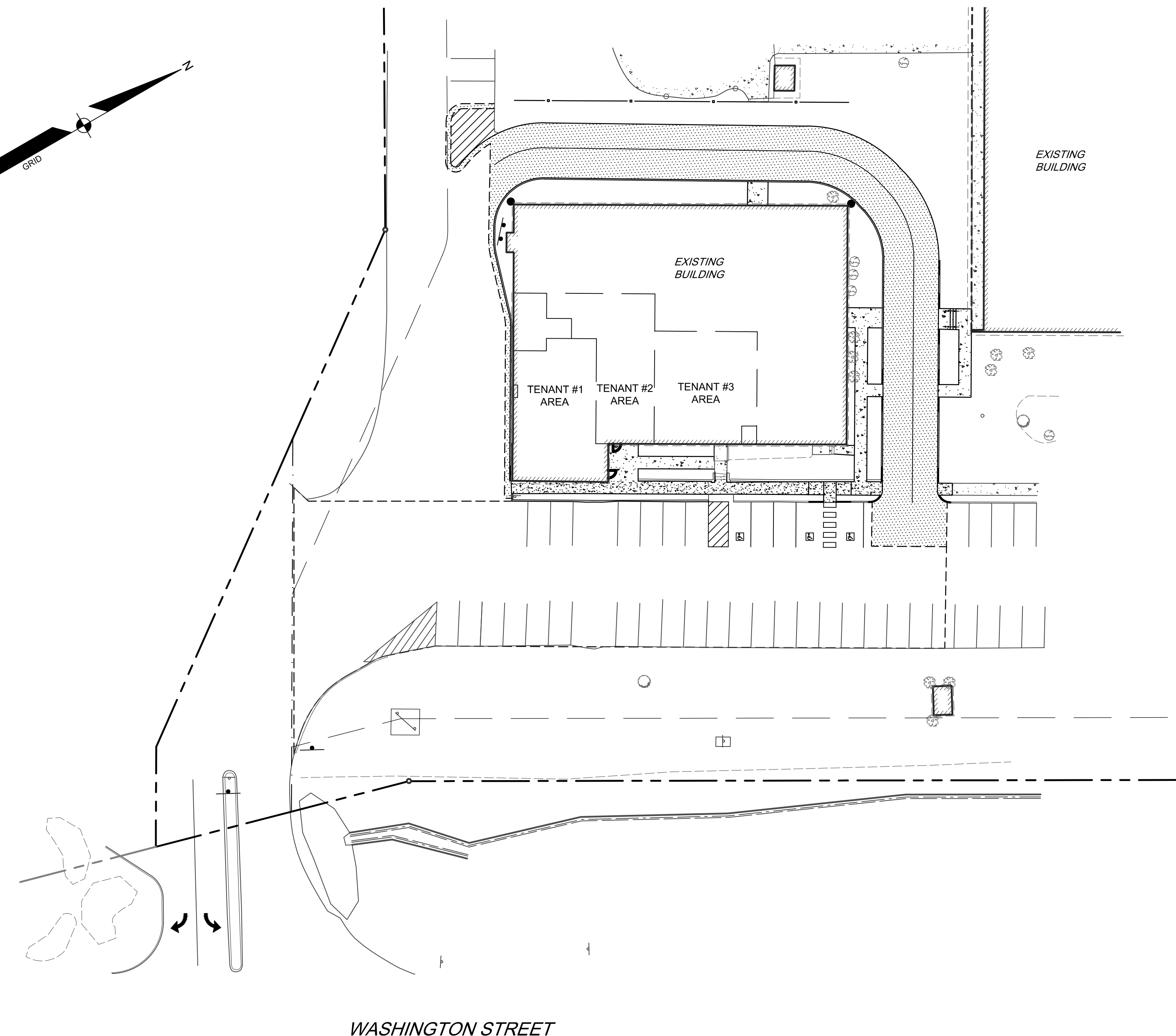
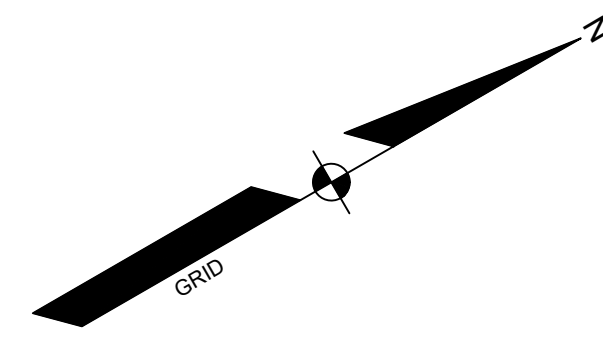
215 COMMERCIAL STREET, 4TH FLOOR  
PORTLAND, MAINE 04101

**ENGINEER/SURVEYOR/  
LANDSCAPE ARCHITECT:**

**SEBAGO**  
TECHNICS

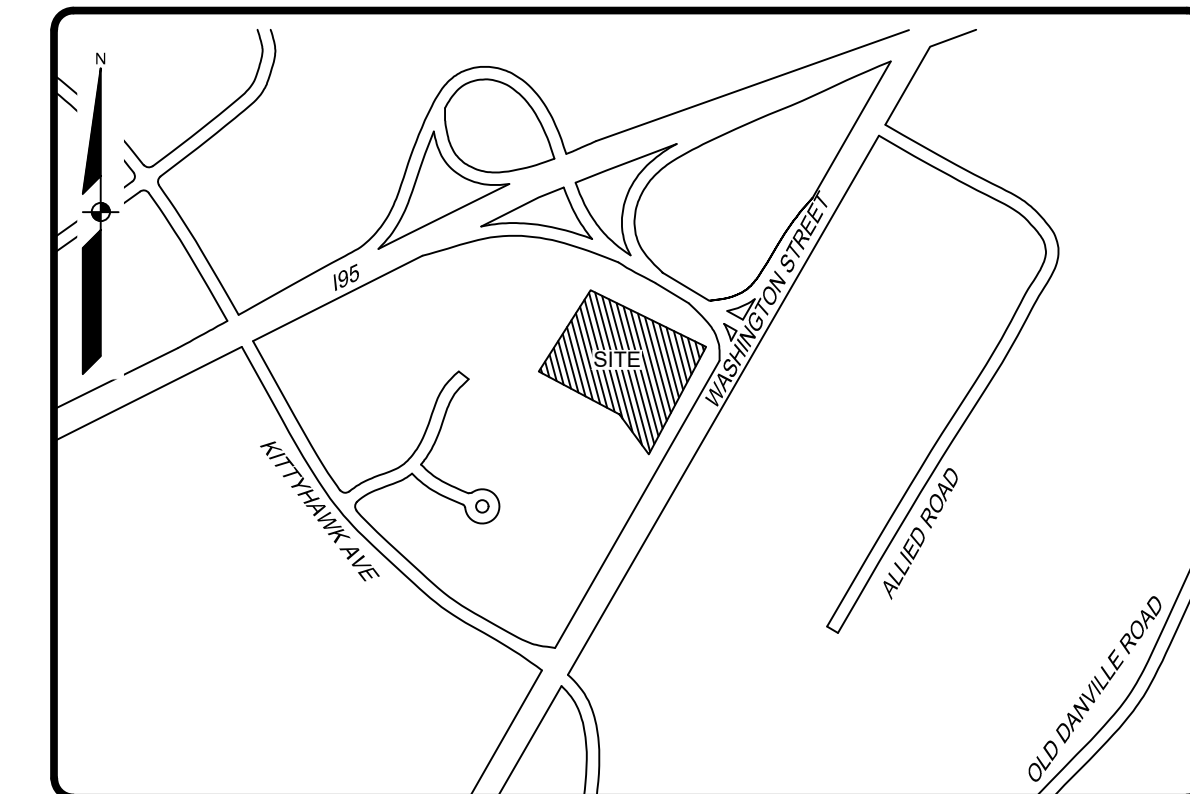
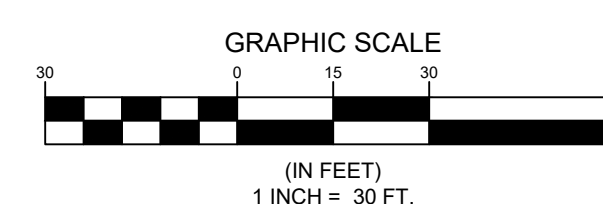
WWW.SEBAGOTECHNICS.COM

75 John Roberts Rd.  
Suite 4A  
South Portland, ME 04106  
Tel. 207-200-2100



WASHINGTON STREET

SCALE: 1" = 30'

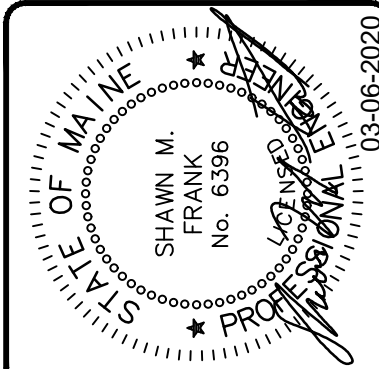


LOCATION MAP

N.T.S.

**SHEET LIST TABLE**

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REV.	BY	DATE	STATUS
B	SMF	03-06-2020	FOR CITY SUBMISSION
A	SMF	11-21-2019	FOR CLIENT REVIEW

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**SEBAGO**  
TECHNICS  
WWW.SEBAGOTECHNICS.COM  
75 John Roberts Rd.  
Suite 4A  
South Portland, ME 04106  
Tel. 207-200-2100

COVER SHEET  
OF:  
AUBURN MARKETPLACE  
1777 WASHINGTON STREET  
AUBURN, MAINE  
FOR:  
PYTHIA, LLC  
215 COMMERCIAL STREET, 4TH FLOOR  
PORTLAND, MAINE 04101

DESIGNED	ACH
DRAWN	ACH
CHECKED	SMF
DATE	11/21/2019
SCALE	AS NOTED
PROJECT	19181

19181C.dwg, Tab C

LEGEND

Table with 2 columns: EXISTING and PROPOSED. Lists various symbols and their corresponding descriptions, including property lines, setbacks, easements, utilities, and erosion control measures.

GENERAL NOTES

- 1. THE RECORD OWNER OF THE PARCEL IS CARDINAL 6 MAINE LLC BY DEED DATED FEBRUARY 26, 2018 AND RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS (ACRD) IN BOOK 9791, PAGE 103.
2. THE PROPERTY IS SHOWN AS LOT 1 ON THE CITY OF AUBURN TAX MAP 121 AND IS LOCATED IN THE GENERAL BUSINESS DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE GENERAL BUSINESS DISTRICT ARE AS FOLLOWS: NET RESIDENTIAL DENSITY: MINIMUM LOT SIZE: 10,000 SQ. FT. MINIMUM STREET FRONTAGE: 100 FT. MINIMUM FRONT YARD: 25 FT. MINIMUM SIDE YARD: 25 FT. MINIMUM REAR YARD: 35 FT. MAXIMUM BUILDING HEIGHT: 45 FT. MAXIMUM BUILDING COVERAGE: 30%. \*SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 5.18 ACRES.
5. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN OCTOBER, 2019.
6. PLAN REFERENCES: A. \*JOHN MARTIN ENTERPRISES MANOR INN, ROUTE 202, AUBURN, MAINE, DATED MAY, 1985 AND RECORDED AT THE ACRD IN PLAN BOOK 31, PAGE 128. B. \*ALTA/ACSM LAND TITLE SURVEY OF FIRESIDE INN - AUBURN, 1777 WASHINGTON ST SOUTH, AUBURN, MAINE 04210 FOR HARSH HOTEL, LLC, 41 TRUMBULL ST, NEW HAVEN, CT 06510 RECORD OWNER: LAFAYETTE AUBURN, INC., 151 LITTLEFIELD AVE., BANGOR, MAINE 04401 DATED MAY 20, 2015 AND REVISED THROUGH MAY 21, 2015 BY SEBAGO TECHNICS, INC., PROJECT NUMBER 15170.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. BENCHMARK: BM-1 \*X MARKED ON FLANGE BOLT OF FIRE HYDRANT - ELEVATION: 216.93' (NAVD88)
9. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASSE) STANDARD CHASCE 39-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
10. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR AUBURN, MAINE, ANDROSCOGGIN COUNTY, COMMUNITY-PANEL NUMBER 23001C, HAVING AN EFFECTIVE DATE OF JULY 7, 2013. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS OF MINIMAL FLOODING.
11. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
12. 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. 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.
13. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
14. PROVIDE ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND OWNERS REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
15. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
16. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
17. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
18. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
19. 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 (811) 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.
20. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE 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 TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
21. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 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 OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY LOCATION.
22. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
23. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
24. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
25. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
26. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
27. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
28. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF SEBAGO TECHNICS, INC.
29. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
30. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
31. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
32. 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.
33. 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, 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.
34. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FLOW THROUGH THE EXISTING CLOSED STORM DRAINAGE SYSTEM DURING CONSTRUCTION AND SHALL SUBMIT A WORK PLAN FOR APPROVAL BY THE DESIGN ENGINEER.

UTILITY DEMOLITION NOTES

- 1. PROTECT EXISTING BOUNDARY LINE MONUMENTATION. IF DISTURBED, EXISTING MONUMENTATION TO BE RESET BY A PROFESSIONAL LAND SURVEYOR.
2. DEMOLITION OF UTILITIES REQUIRING TREE REMOVAL SHALL BE COORDINATED WITH THE OWNER AND IN ACCORDANCE WITH PROJECT PLANS.
3. UTILITY DEMOLITION SHALL BE COMPLETED IN COORDINATION WITH NEW INFRASTRUCTURE. CONTRACTOR SHALL ENSURE EXISTING SURFACE DRAINAGE IS MAINTAINED DURING CONSTRUCTION.
4. EXISTING SEWER AND STORM DRAINAGE INFRASTRUCTURE TO REMAIN ACTIVE DURING CONSTRUCTION AND UPON COMPLETION OF PROJECT. DEMOLITION/CONSTRUCTION ACTIVITIES SHALL NOT INTERFERE OR IMPEDE EXISTING FLOWS. CONTRACTOR SHALL PROVIDE BYPASS PUMPING AS REQUIRED DURING SEWER AND STORM DEMOLITION AND NEW CONSTRUCTION. DAMAGE TO EXISTING SEWER INFRASTRUCTURE SHALL BE REPAIRED BY CONTRACTOR AT THEIR EXPENSE.
5. DEMOLITION SHOWN IS FOR MAJOR SITE ELEMENTS TO BE DEMOLISHED. OTHER MINOR DEMOLITION MAY BE REQUIRED AS PART OF CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. COORDINATE ALL DEMOLITION WORK WITH SITE AND BUILDING DRAWINGS.
6. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL SUBMIT A SEQUENCE OF DEMOLITION PLANS TO THE OWNER. THIS PLAN SHALL DEPICT LOCATIONS OF PROPOSED TERMINATIONS AND ANY TEMPORARY SERVICES THAT WILL BE NEEDED.
7. CONTRACTOR REQUIRED TO CONFIRM/MAINTAIN BENCHMARKS. IF IMPACTED CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION/RELOCATION AND COORDINATION WITH PROJECT TEAM.

GRADING & EROSION NOTES

- 1. SIDESLOPES SHALL NOT BE STEEPER THAN 3:1 (H:V) EXCEPT AS OTHERWISE IDENTIFIED ON THIS PLAN. ALL SIDESLOPES STEEPER THAN 3:1 (H:V) SHALL BE LINED WITH EROSION CONTROL BLANKET, OR ADDITIONAL MEASURES AS INDICATED.
2. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMP'S" MANUAL PUBLISHED BY BUREAU OF LAND AND WATER QUALITY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, OCTOBER 2016 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
3. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE LOAM AND SEED PER DETAIL.
4. SEE UTILITY DRAWINGS FOR PIPE AND STRUCTURE INFORMATION.

CONSTRUCTION PLAN

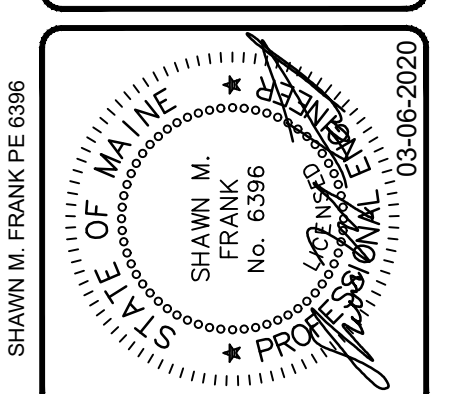
- 1. PROVIDE EROSION CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
2. WETLANDS, ASSOCIATED SETBACKS AND STREAM SETBACKS TO BE STAKED BY OWNER PRIOR TO SITE DISTURBANCE.
3. BEFORE TREE CLEARING, REFER TO PLANS FOR STREAM CONSERVATION BUFFER LOCATIONS. TREES SHALL NOT BE CLEARED WITHIN DESIGNATED STREAM CONSERVATION BUFFER AREAS.
4. GRADING AND CLEARING LIMITS SHALL NOT ENCROACH ON ADJACENT PROPERTIES UNLESS NOTED OTHERWISE ON THE PLANS.
5. OPEN AREAS SHALL BE LIMITED TO AREAS BEING WORKED IN. THE AREA STRIPPED OF EXISTING VEGETATION AT ANY GIVEN TIME SHALL BE MINIMIZED AND BE PHASED WHERE PRACTICAL SO THAT AREAS ARE REVEGETATED AND PERMANENTLY STABILIZED BEFORE ADDITIONAL AREAS ARE STRIPPED OF EXISTING VEGETATION. CONSTRUCTION BY USE OF RIPRAP, SEED, MULCH, OR OTHER GROUND COVER WITHIN ONE WEEK FROM THE TIME IT WAS ACTIVELY WORKED. SURFACES SHALL BE STABILIZED PRIOR TO DIRECTING STORMWATER RUNOFF TOWARD STORMWATER BMP'S. PLEASE REFER TO GRADING AND UTILITY PLANS.

UTILITY NOTES

- 1. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-800-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
2. ALL GRAVITY CONDUIT PIPES SHALL BE INSTALLED USING A PIPE LASER AND TARGET SYSTEM THROUGH THE PIPE. ON PIPE RUNS 50 FEET OR LESS, THE CONTRACTOR SHALL REQUEST ENGINEERS APPROVAL TO USE OR NOT USE A GROUND LASER.
3. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES. MAINTAIN MINIMUM 18 INCHES VERTICAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES.
4. LOWER OR RAISE WATER SERVICES AS REQUIRED TO MAINTAIN MINIMUM 12 INCH VERTICAL SEPARATION FROM OTHER UTILITIES. WATER SERVICES CROSSING SEWERS SHALL BE PROVIDE 12 INCH MINIMUM SEPARATION BETWEEN THE BOTTOM OF WATER LINE AND TOP OF SEWER UNLESS NOTED OTHERWISE ON THE PLANS.
5. PIPE:
- SEWER PIPE SHALL BE SDR 35 PVC OR APPROVED EQUAL.
- STORMDRAIN SHALL BE ADS N-12 DUAL WALL HDPE PIPE WITH SMOOTH-WALLED INTERIOR OR APPROVED EQUAL UNLESS NOTED OTHERWISE ON THE UTILITY PLANS.
- WATER PIPE AND FITTINGS SHALL CONFORM TO AUBURN WATER AND SEWER DISTRICT WATER PIPING SPECIFICATIONS. MAIN WATER SERVICE PIPE SHALL BE DUCTILE IRON, CLASS 52 PUSH-ON PIPE MEETING THE REQUIREMENTS OF AWWA/ANSI C-11/A21.11 (LATEST REVISION). PIPE SHALL BE CEMENT-LINED AWWA/ANSI C104/A21.4 WITH LINING TWICE THE THICKNESS SPECIFIED, AND COATED TWICE WITH A BITUMINOUS SEAL COATING. PROVIDE THRUST BLOCKS AT ALL WATER SERVICE BENDS.
6. COORDINATE FOUNDATION UNDERDRAIN LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
7. COORDINATE UTILITY INVERTS AT BUILDING WITH ARCHITECTURAL, STRUCTURAL AND PLUMBING DRAWINGS.
8. COORDINATE LOCATION OF SEWER, FOUNDATION DRAINS AND ROOF DRAIN INVERTS AT THE BUILDING WITH ARCHITECTURAL DRAWINGS.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY GRADE CHANGES THAT WILL IMPACT STORM DRAINAGE INFRASTRUCTURE OR OTHER UTILITIES.
10. UTILITIES WITHIN 5 FEET FROM FACE OF BUILDING ARE COORDINATED ON RELEVANT M.E.P. DRAWINGS. CONTRACTOR SHALL COORDINATE INVERTS, CONNECTIONS AND MATERIALS WITH ALL DRAWINGS.
11. CONTRACTOR SHALL FURNISH AND INSTALL TRENCHING, MATERIALS AND BACKFILL FOR ALL UTILITIES. ELECTRICAL AND TELECOM/DATA PROVIDERS WILL PULL PRIMARY SERVICE TO TRANSFORMER AND PANEL. CONTRACTOR RESPONSIBLE FOR TIMING AND COORDINATION WITH UTILITIES AND DRAWINGS. COORDINATE WITH ELECTRICAL DRAWINGS FOR CONDUIT SCHEDULE, TYPE AND SIZES.
12. UTILITY CONTACTS:
WATER AND SEWER:
AUBURN WATER AND SEWER DISTRICT
SID HAZELTON, SUPERINTENDENT
207-784-6469

LANDSCAPE NOTES

- 1. PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
5. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
6. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
7. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
9. ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
10. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
11. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.

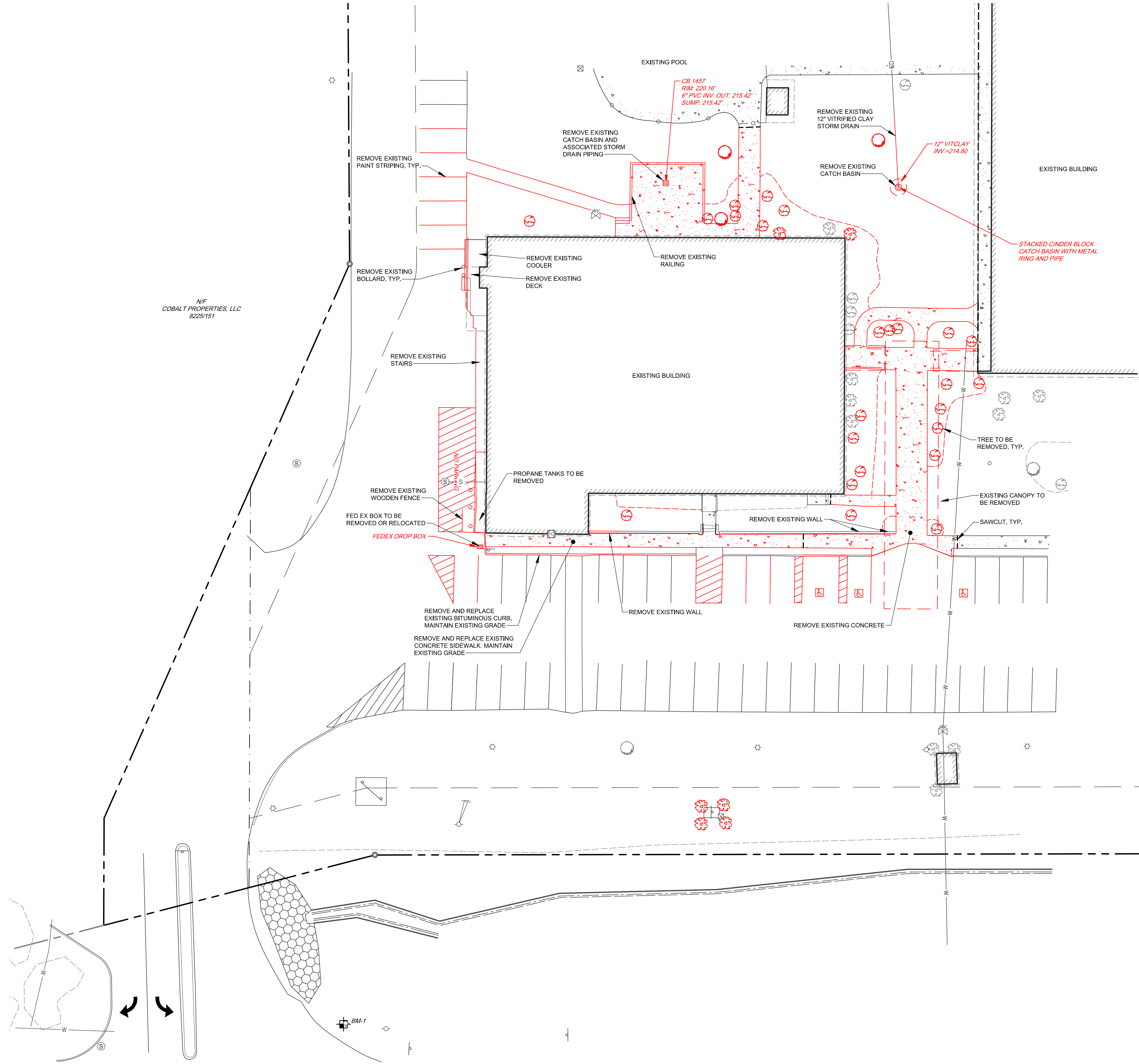
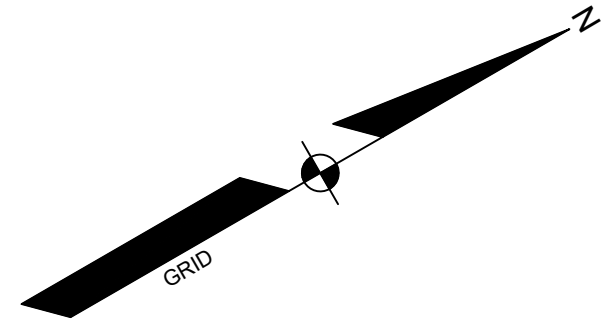


Revision table with columns: REV. NO., DATE, STATUS, DESCRIPTION. Includes entries for SMF 03-06-2020 FOR CITY SUBMISSION and SMF 11-21-2019 FOR CLIENT REVIEW.

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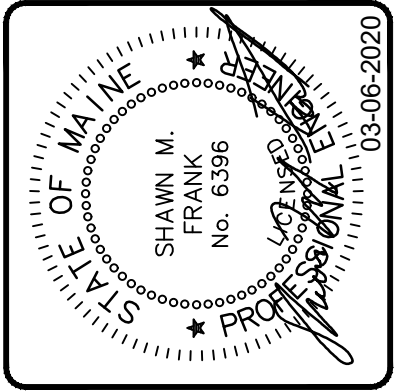
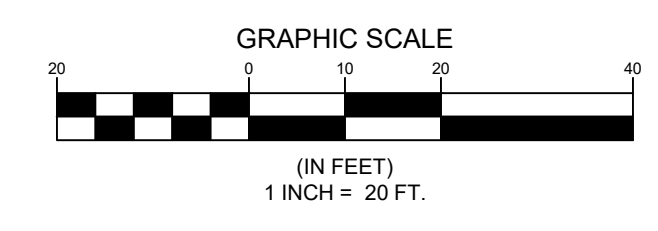
NOTES AND LEGEND PLAN OF: AUBURN MARKETPLACE, 1777 WASHINGTON STREET, AUBURN, MAINE. FOR: PYTHIA, LLC, 215 COMMERCIAL STREET, 4TH FLOOR, PORTLAND, MAINE 04101.

Designation table: DESIGNED: ACH, DRAWN: ACH, CHECKED: SMF, DATE: 11/21/2019, SCALE: AS NOTED, PROJECT: 19181.



NF  
COBALT PROPERTIES, LLC  
8225/151

**NOTE:**  
ALL SITE FEATURES COLORED RED  
ARE TO BE DEMOLISHED AND/OR  
REMOVED FROM THE SITE.



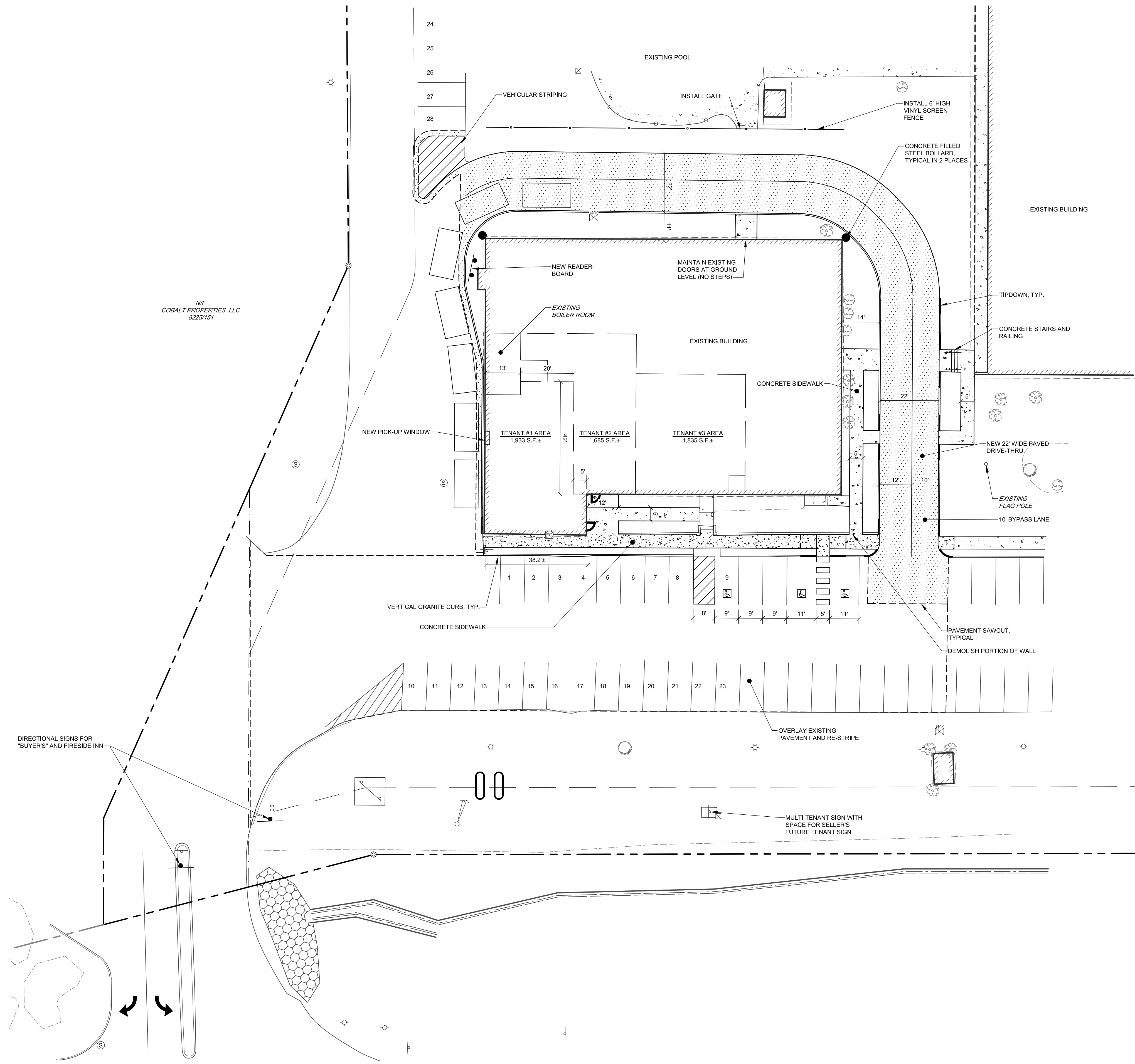
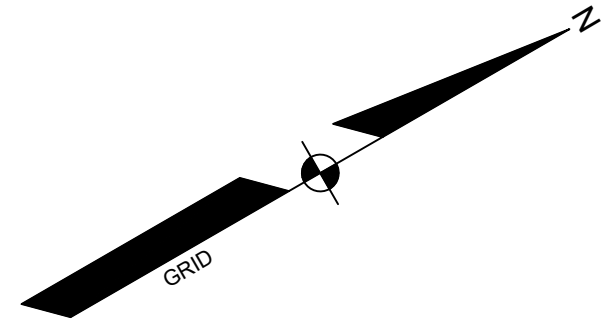
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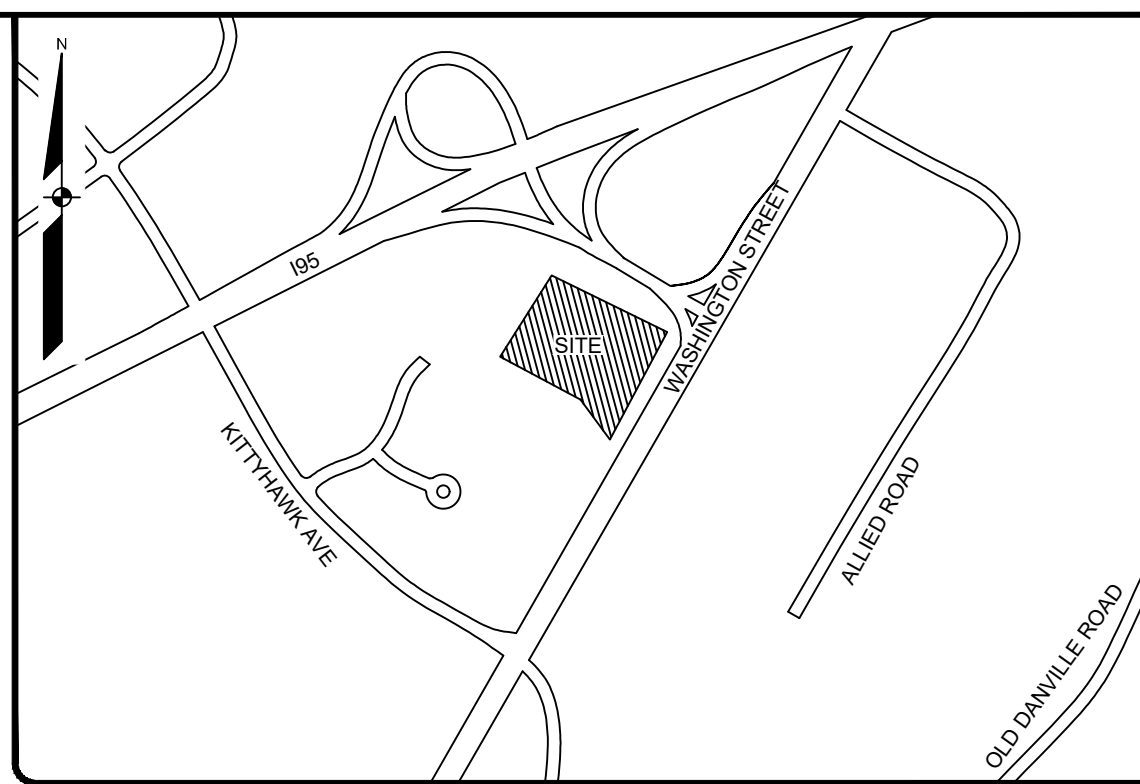
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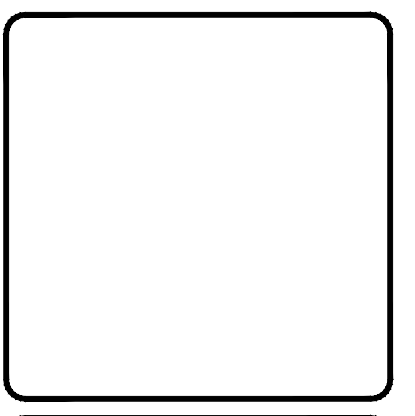
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LOCATION MAP N.T.S.

**GENERAL NOTES:**

- THE RECORD OWNER OF THE PARCEL IS CARDINAL 6 MAINE LLC BY DEED DATED FEBRUARY 26, 2018 AND RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS (ACRD) IN BOOK 9791, PAGE 103.
- THE PROPERTY IS SHOWN AS LOT 1 ON THE CITY OF AUBURN TAX MAP 121 AND IS LOCATED IN THE GENERAL BUSINESS DISTRICT.
- SPACE AND BULK CRITERIA FOR THE GENERAL BUSINESS DISTRICT ARE AS FOLLOWS:  
NET RESIDENTIAL DENSITY:  
MINIMUM LOT SIZE: 10,000 SQ. FT.  
MINIMUM STREET FRONTAGE: 100 FT.  
MINIMUM FRONT YARD: 25 FT.  
MINIMUM SIDE YARD: 25 FT.  
MINIMUM REAR YARD: 35 FT.  
MAXIMUM BUILDING HEIGHT: 45 FT.  
MAXIMUM BUILDING COVERAGE: 30%  
\*SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 5.18 ACRES.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN OCTOBER, 2019.
- PLAN REFERENCES:  
A. "JOHN MARTIN ENTERPRISES MANOR INN, ROUTE 202, AUBURN, MAINE", DATED MAY, 1985 AND RECORDED AT THE ACRD IN PLAN BOOK 31, PAGE 128.  
B. "ALTA/CASM LAND TITLE SURVEY OF FIRESIDE INN - AUBURN, 1777 WASHINGTON ST SOUTH, AUBURN, MAINE 04210 FOR HARSH HOTEL, LLC, 41 TRUMBULL ST, NEW HAVEN, CT 06510 RECORD OWNER: LAFAYETTE AUBURN, INC., 151 LITTLEFIELD AVE., BANGOR, MAINE 04401" DATED MAY 20, 2015 AND REVISED THROUGH MAY 21, 2015 BY SEBAGO TECHNICS, INC., PROJECT NUMBER 15170.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83; ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- BENCHMARK:  
BM-1 "X" MARKED ON FLANGE BOLT OF FIRE HYDRANT - ELEVATION: 216.93' (NAVD88)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR AUBURN, MAINE, ANDROSCOGGIN COUNTY, COMMUNITY-PANEL NUMBER 23001C, HAVING AN EFFECTIVE DATE OF JULY 7, 2013. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS OF MINIMAL FLOODING.



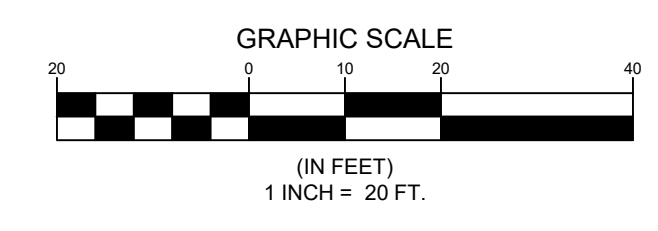
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B	SMF	03-06-2020	FOR CITY SUBMISSION
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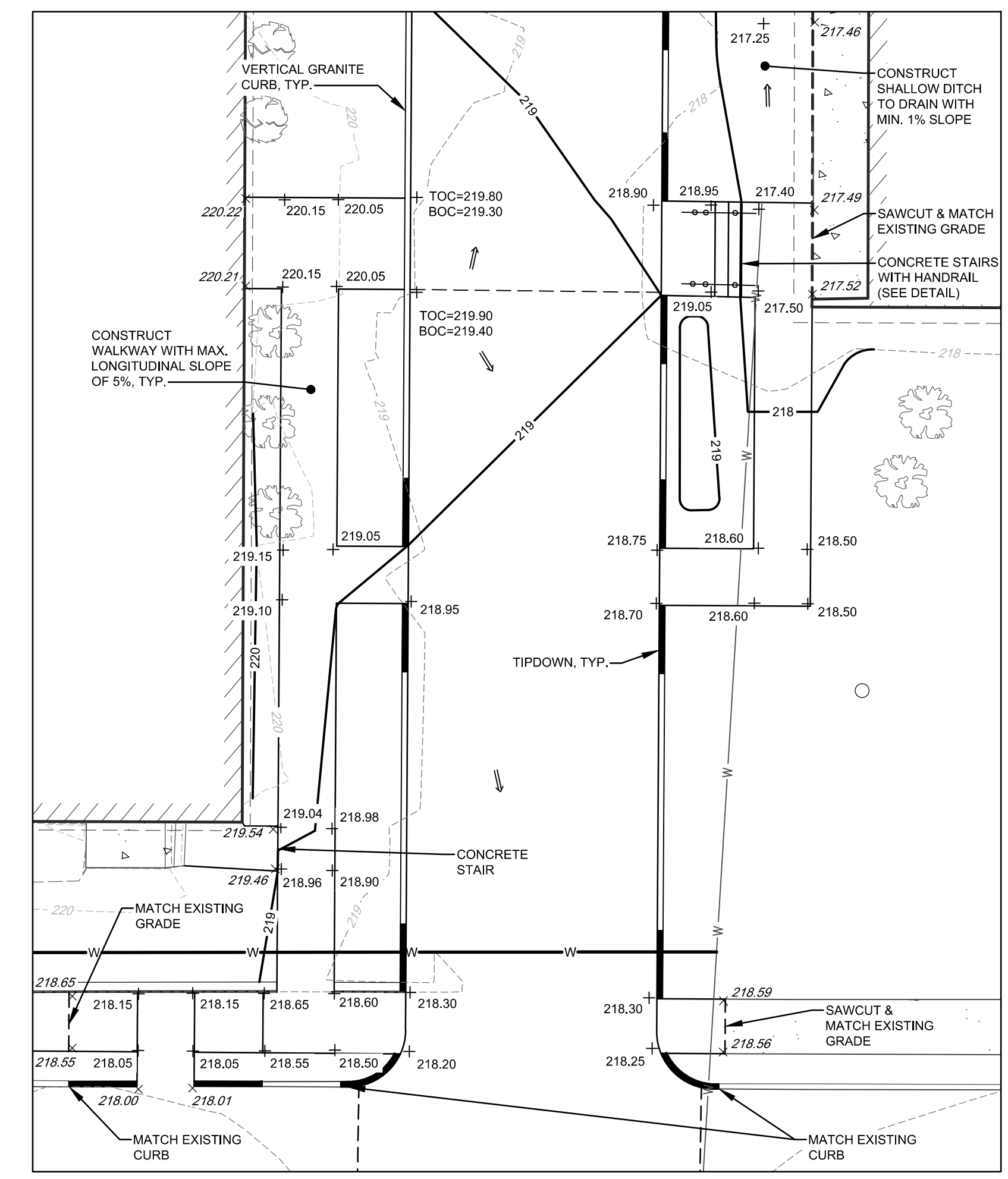
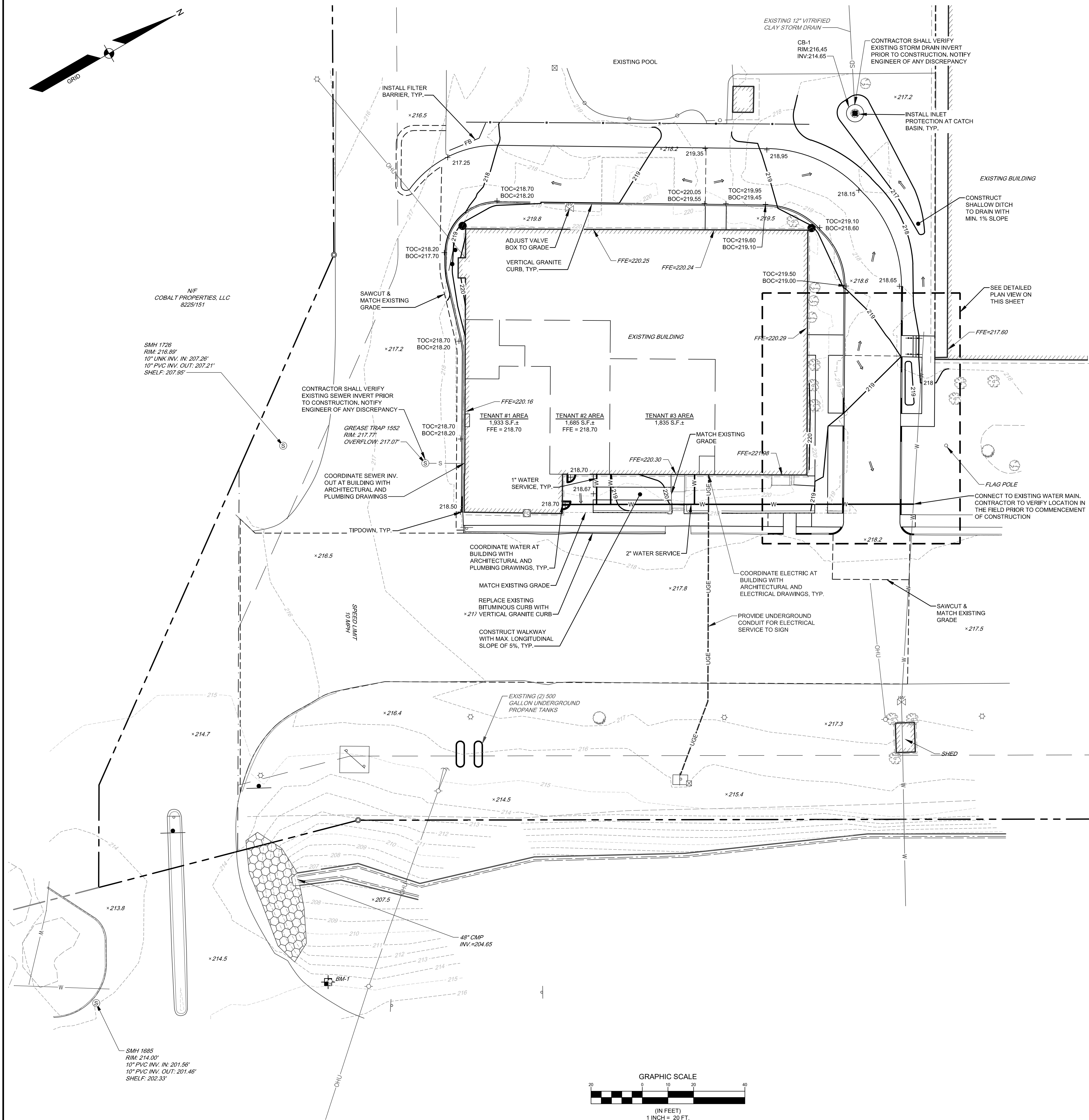
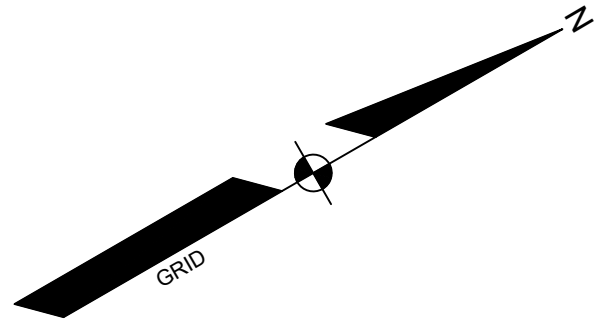
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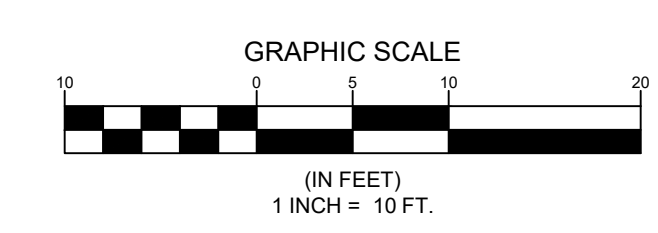
**SITE PLAN**  
OF:  
**AUBURN MARKETPLACE**  
1777 WASHINGTON STREET  
AUBURN, MAINE  
FOR:  
**PYTHIA, LLC**  
215 COMMERCIAL STREET, 4TH FLOOR  
PORTLAND, MAINE 04101

DESIGNED	ACH
DRAWN	ACH
CHECKED	SMF
DATE	11/21/2019
SCALE	1" = 20'
PROJECT	19181





**DETAILED PLAN VIEW**  
SCALE: 1" = 10'

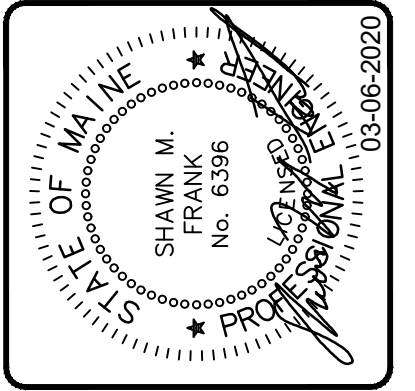
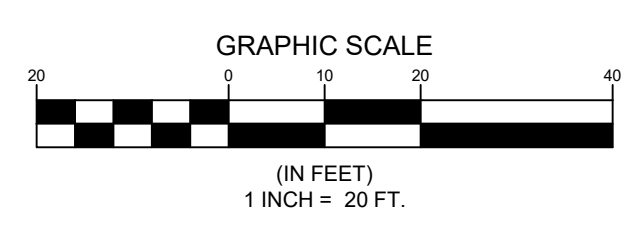


- NOTES:**
1. ACCESSIBLE PARKING SPACES AND ASSOCIATED ACCESS AISLES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
  2. MATCH EXISTING GRADES OF CURB AND SIDEWALK TO BE REPLACED THAT ARE NOT IMPACTED BY PROPOSED GRADING.

N/F  
COBALT PROPERTIES, LLC  
8225/151

SMH 1726  
RIM: 216.89'  
10" PVC INV. IN: 207.26'  
10" PVC INV. OUT: 207.21'  
SHELF: 207.95'

SMH 1685  
RIM: 214.00'  
10" PVC INV. IN: 201.56'  
10" PVC INV. OUT: 201.46'  
SHELF: 202.33'



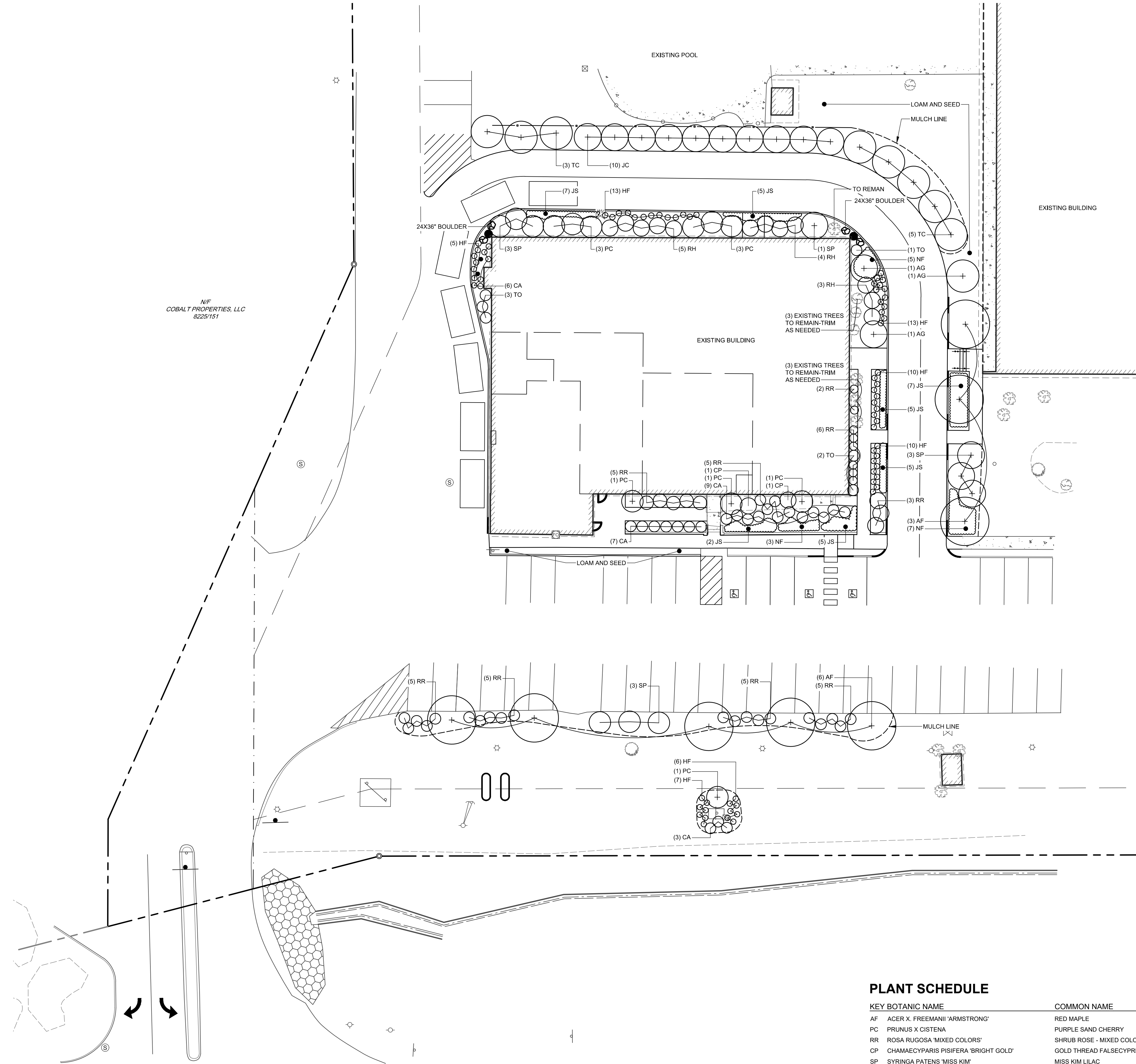
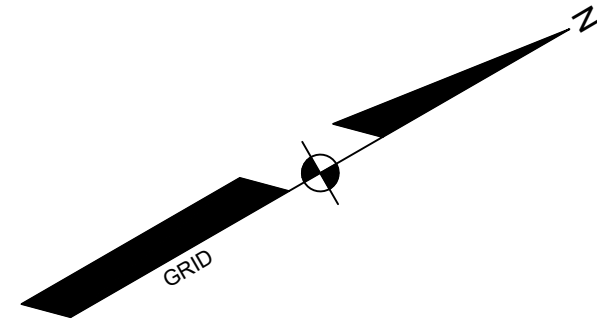
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**GRADING AND UTILITY PLAN**  
OF:  
**AUBURN MARKETPLACE**  
1777 WASHINGTON STREET  
AUBURN, MAINE  
FOR:  
**PYTHIA, LLC**  
215 COMMERCIAL STREET, 4TH FLOOR  
PORTLAND, MAINE 04101

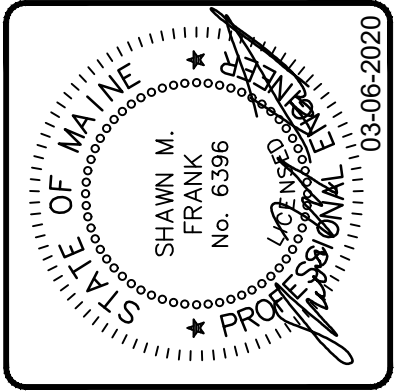
DESIGNED	ACH
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SCALE	AS NOTED
PROJECT	19181



NF  
COBALT PROPERTIES, LLC  
8225/151

**LANDSCAPE NOTES**

1. PLANT QUANTITIES SHOWN ON PLANS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC.
3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
5. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
6. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
7. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
9. ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
10. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
11. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.



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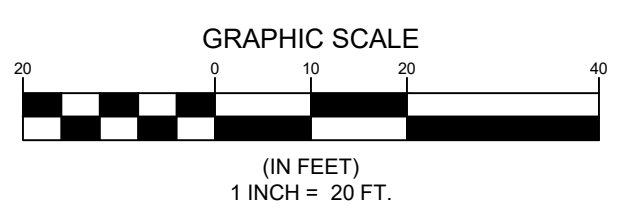
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LANDSCAPE PLAN  
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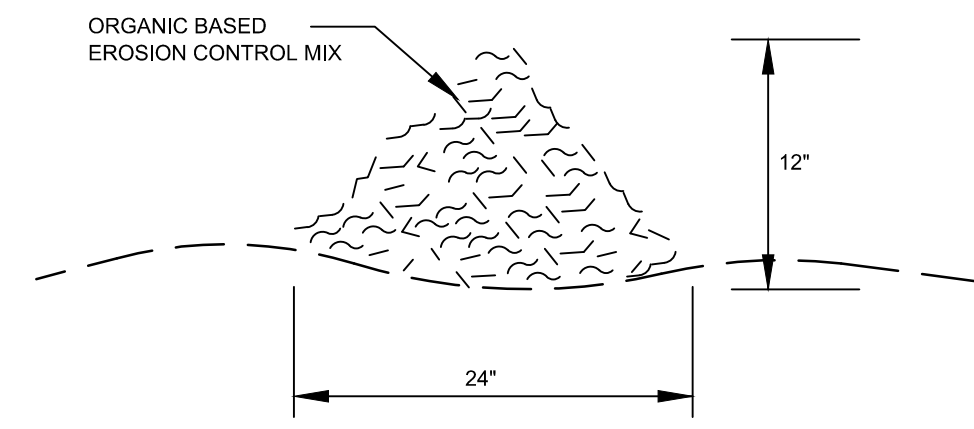
**PLANT SCHEDULE**

KEY BOTANIC NAME	COMMON NAME	SIZE/NOTES
AF ACER X FREEMANII 'ARMSTRONG'	RED MAPLE	3" CALIPER
PC PRUNUS X CISTENA	PURPLE SAND CHERRY	#5 CONT.
RR ROSA RUGOSA 'MIXED COLORS'	SHRUB ROSE - MIXED COLORS	#5 CONT.
CP CHAMAECYPARIS PISIFERA 'BRIGHT GOLD'	GOLD THREAD FALSECYPRESS	#5 CONT.
SP SYRINGA PATENS 'MISS KIM'	MISS KIM LILAC	#5 CONT.
AG AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY - MULTI-STEM	3-4' HGT
TO THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBORVITAE	8-10' HGT
TC THUJA CANADENSIS	HEMLOCK	8-10' HGT
RH RHODODENDRON 'PJM'	PJM RHODODENDRON	#5 CONT.
NF NEPETA FAASSENII 'JUNIOR WALKER'	JUNIOR WALKER CATMINT	#2 CONT.
HF HEMEROCALLIS FULVA 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#1 CONT.
JS JUNIPERIS SABINA 'GREEN CARPET'	GREEN CARPET CREEPING SABINA JUNIPER	#3 CONT.
JC JUNIPERIS CHINENSIS 'HETZII COLUMNARIS'	HETZII JUNIPER	5-6' HGT
CA CALAMAGROSTIS ACUTIFLORA 'OVERDAM'	DWARF FEATHER REED GRASS	#2 CONT.
SEED MIX A- MEDOT PARK MIX		



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**COMPOSITION**

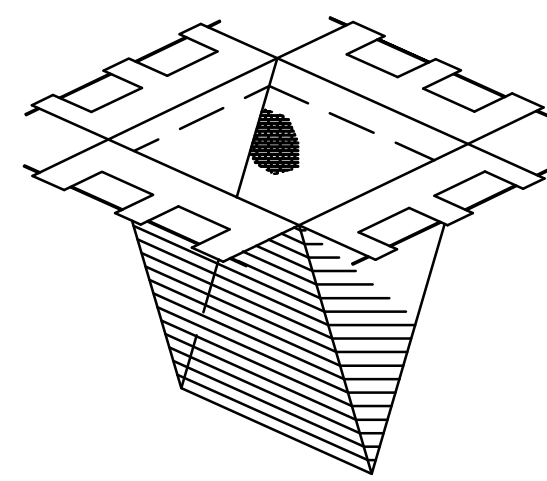
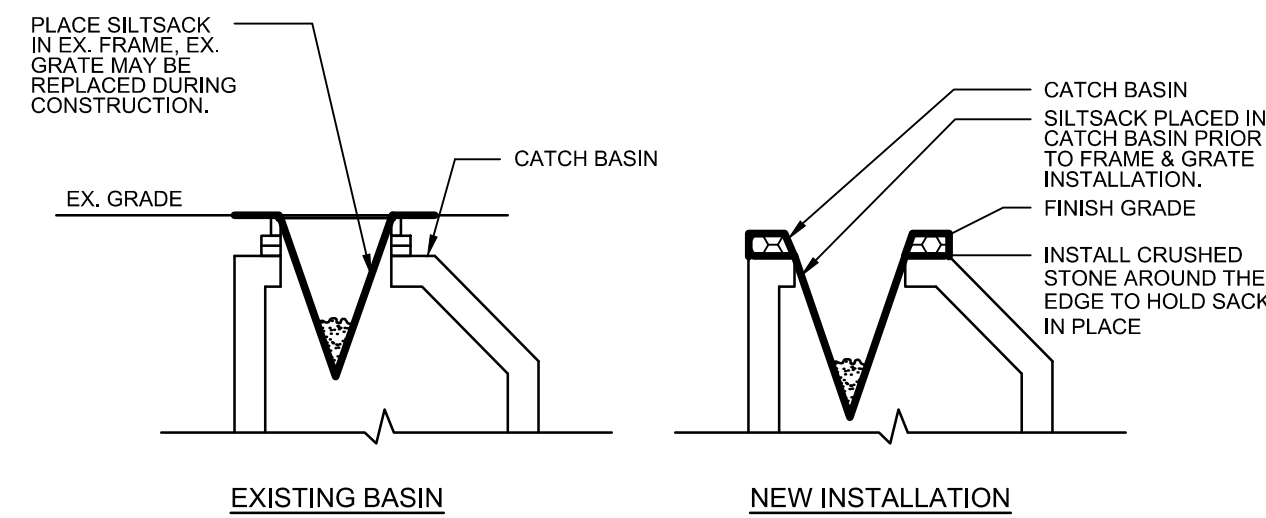
EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MDPF MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL, LAST REVISED 10/2016 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: 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.

**INSTALLATION:**

1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF FLOWS UNDER THE BARRIER.
3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

**EROSION CONTROL MIX BERM**

NOT TO SCALE



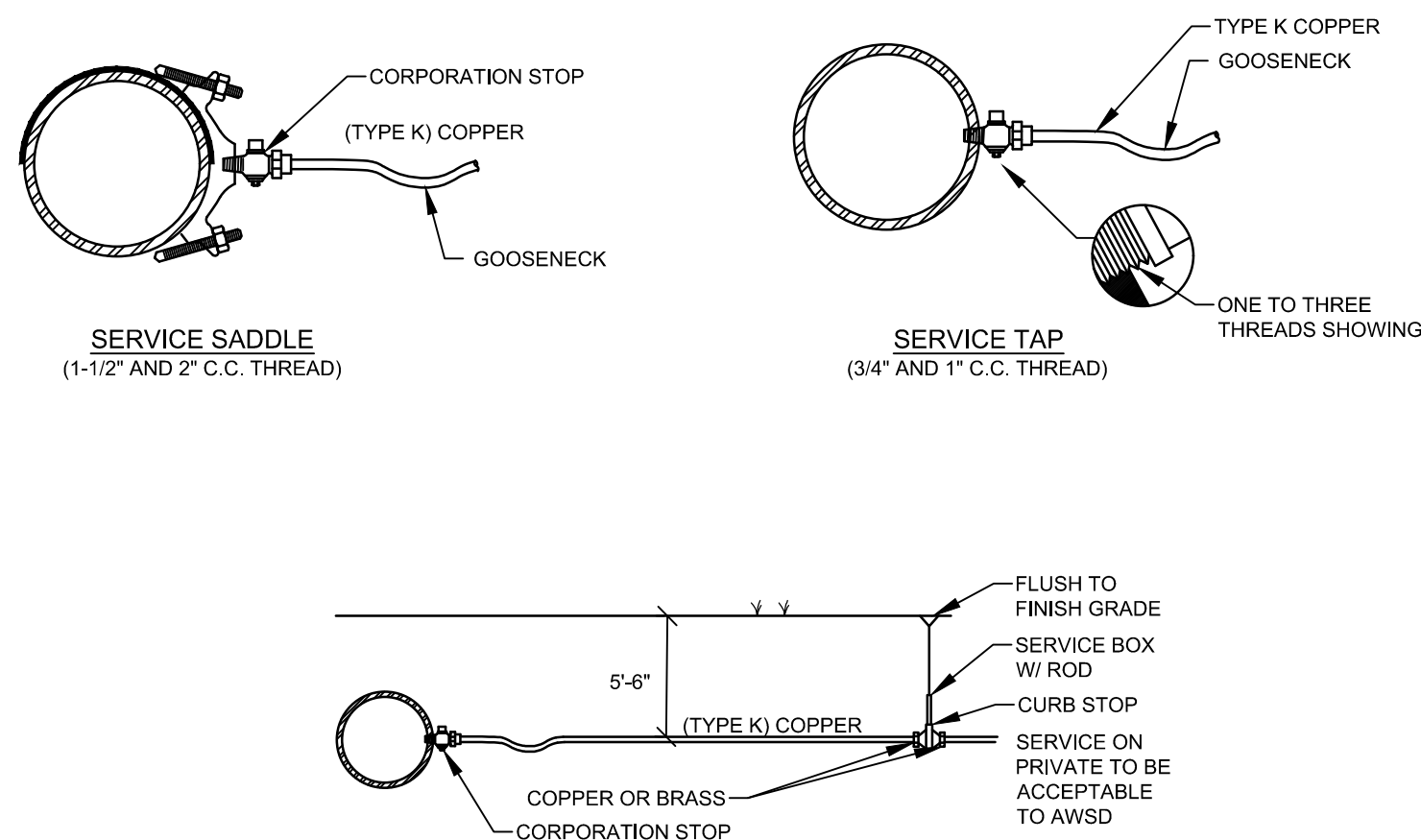
**SILT SACK PROTECTION**

**NOTES:**

1. PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK OR A DANDY BAG) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURER'S INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

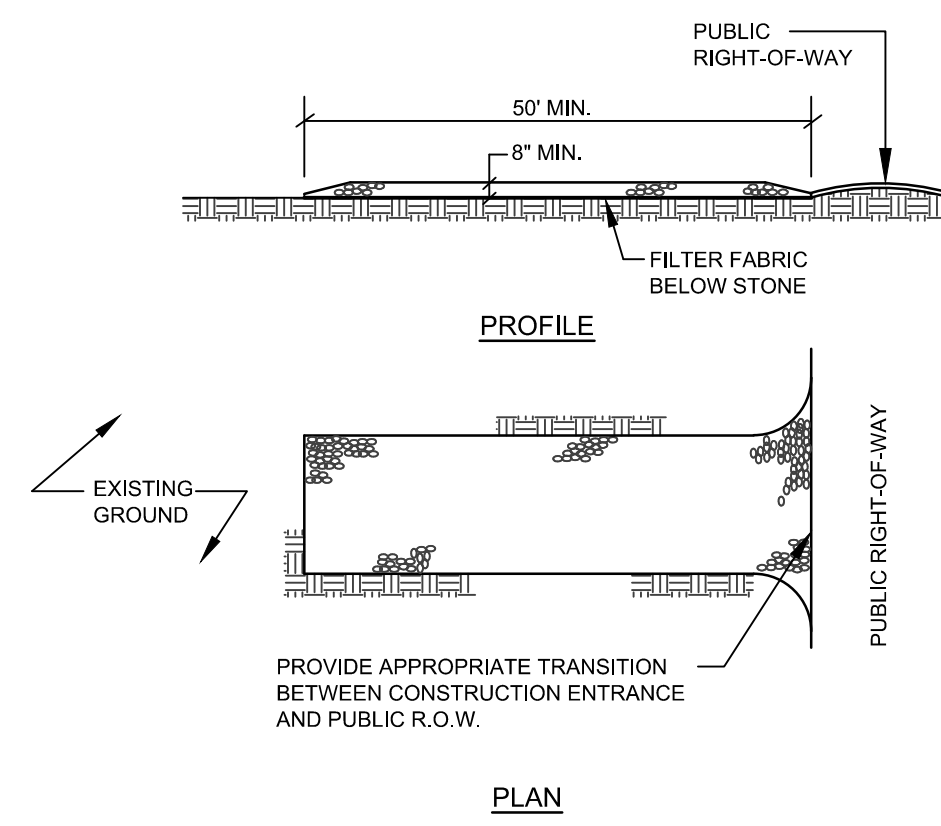
**CATCH BASIN PROTECTION DETAIL (FOR PAVED AREAS)**

NOT TO SCALE



**WATER SERVICE CONNECTION**

NOT TO SCALE



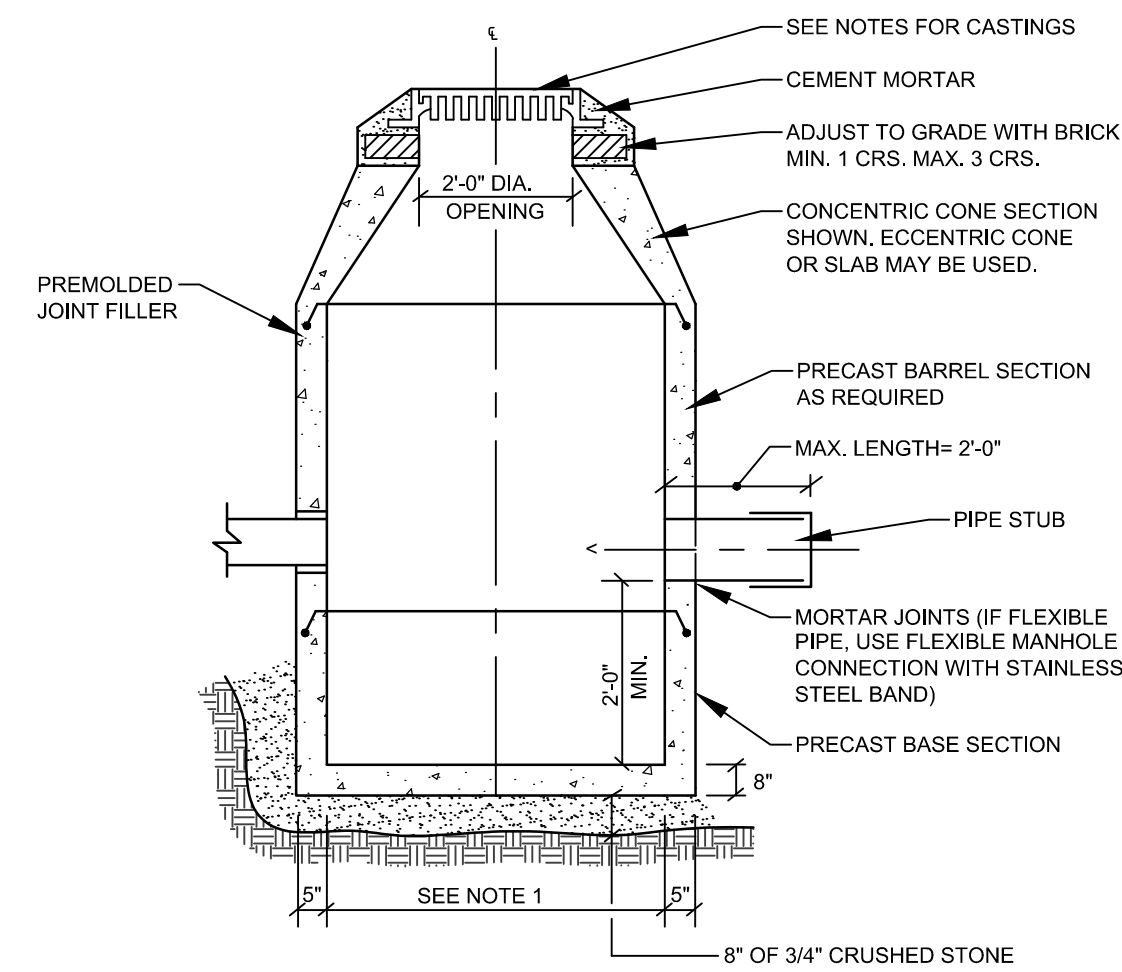
**PLAN**

**NOTES:**

1. STONE SIZE: AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"), USE CRUSHED STONE.
2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
5. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

**STABILIZED CONSTRUCTION EXIT**

NOT TO SCALE

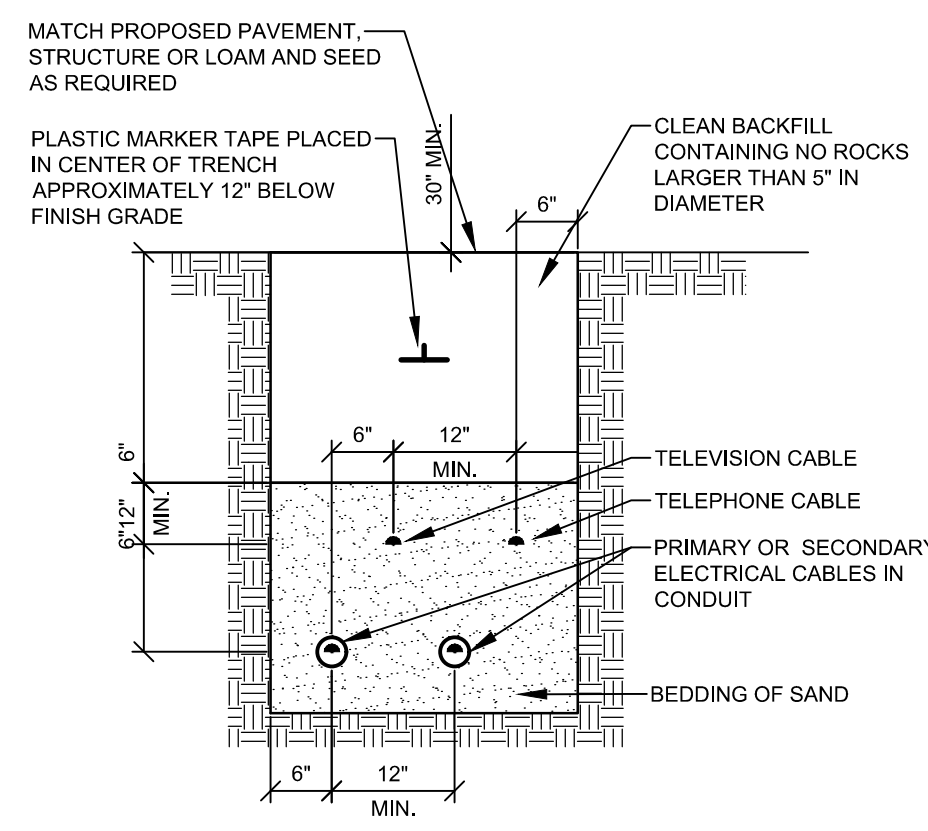


**NOTES:**

1. 4'-0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.
2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
3. PIPE SIZES AND INVERTS AS NOTED ON GRADING AND UTILITY PLANS.
4. CATCH BASIN FRAME AND GRATE SHALL BE EAST JORDAN FOUNDRY 5250, OR APPROVED EQUAL.

**TYPICAL CATCH BASIN**

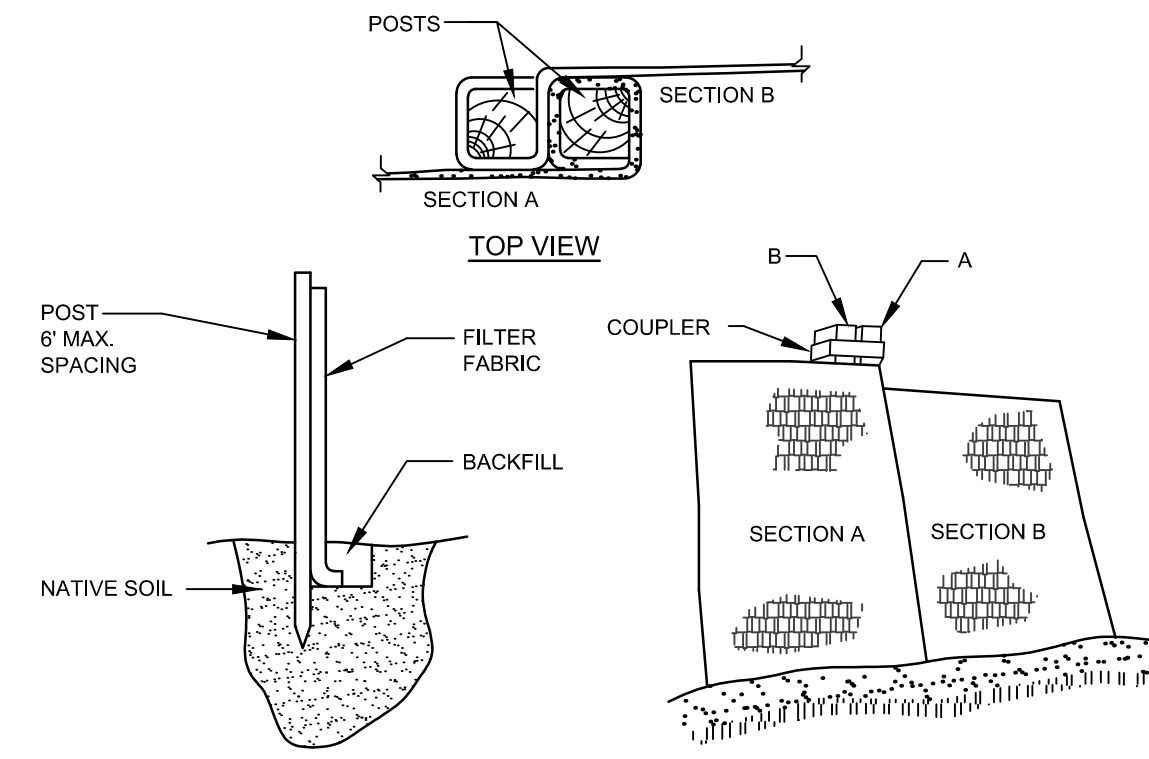
NOT TO SCALE



**NOTES:**  
CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT.

**UNDERGROUND CABLE INSTALLATION**

NOT TO SCALE

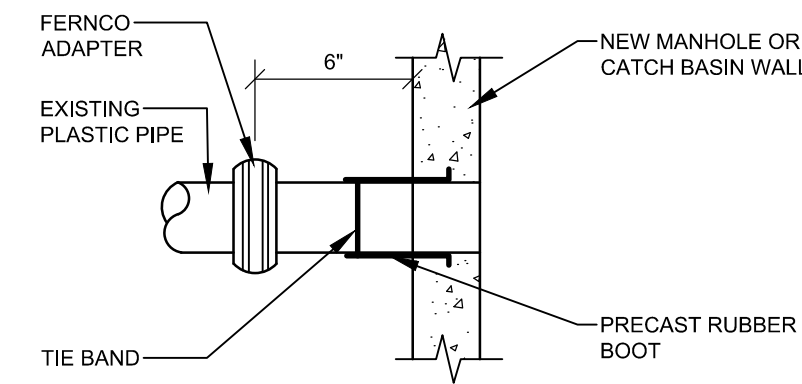


**INSTALLATION NOTES:**

1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION AS SHOWN ABOVE.
6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

**FILTER BARRIER**

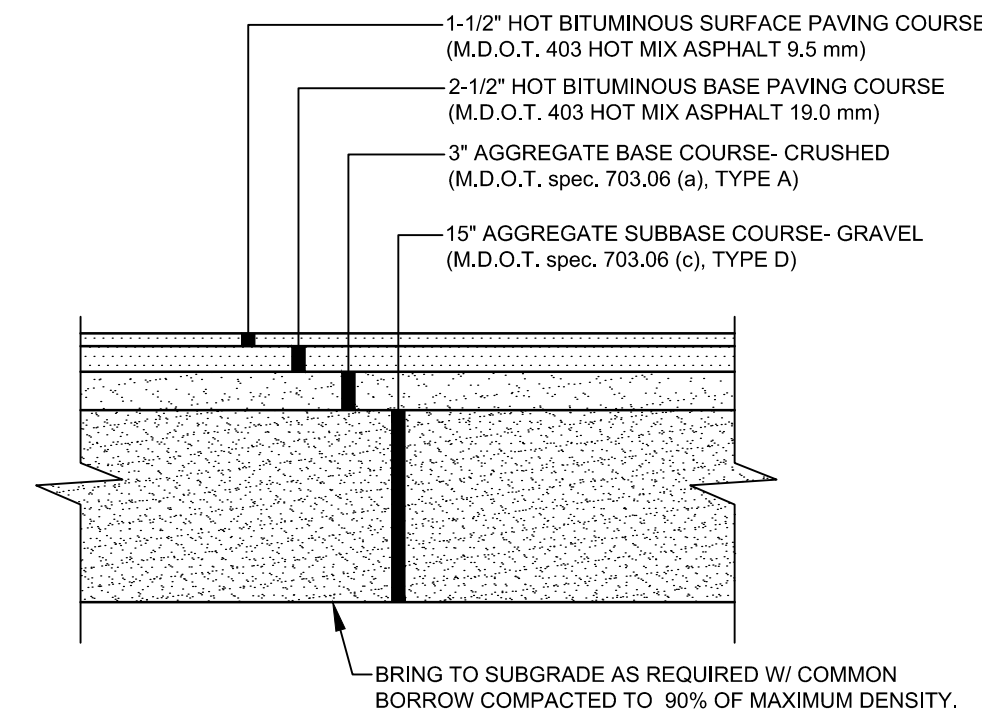
NOT TO SCALE



**EXISTING PIPE INTO NEW STRUCTURE**

**PLASTIC PIPE CONNECTION**

NOT TO SCALE

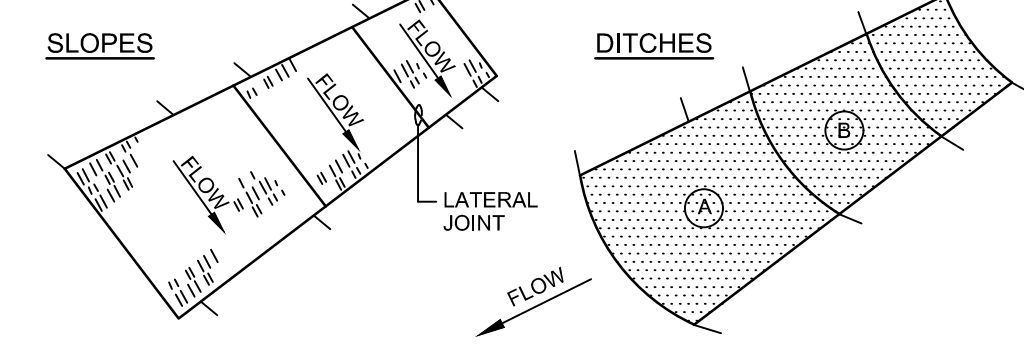


**NOTES:**

1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.
3. ALL MATERIALS AND PAVEMENT OPERATIONS SHALL MEET THE MINIMUM REQUIREMENTS OF M.D.O.T. STANDARD SPECIFICATIONS.

**TYPICAL PAVEMENT SECTION**

NOT TO SCALE

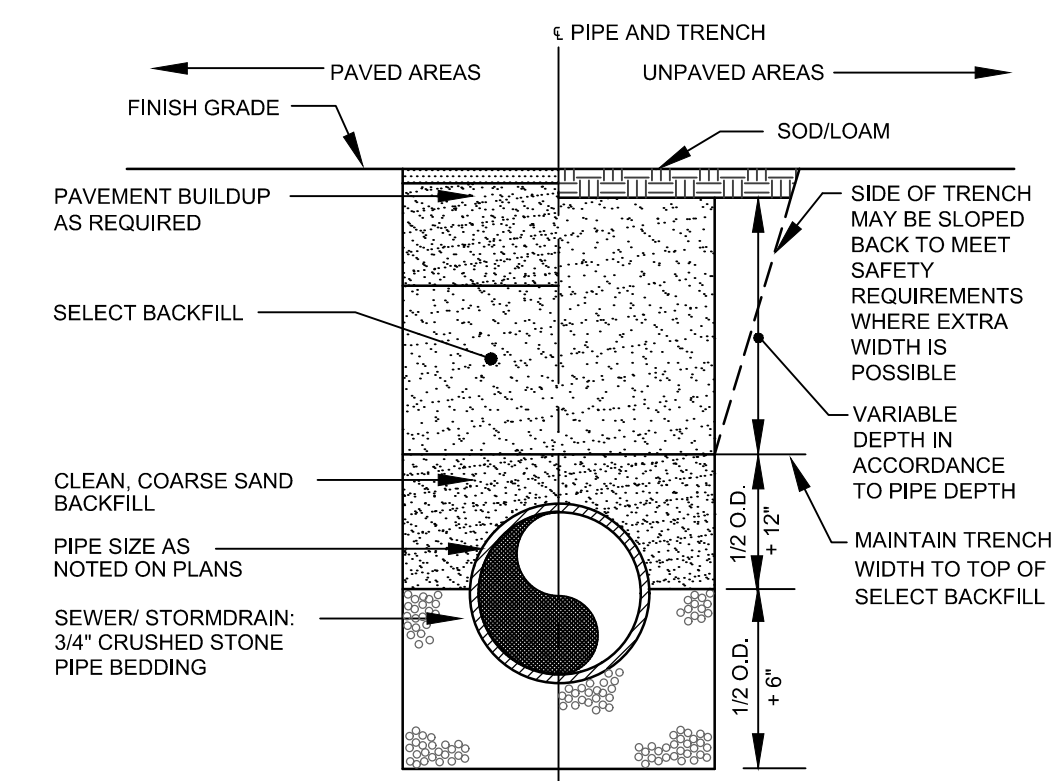


**NOTES:**

1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP. TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
4. STAPLE OUTSIDE LATERAL EDGE 2" ON CENTER.
5. WIRE STAPLES TO BE MIN. OF #11 WIRE 6" LONG AND 1-1/2" WIDE.
6. USE NORTH AMERICAN GREEN DS 150 OR APPROVED EQUAL.

**EROSION CONTROL BLANKET**

NOT TO SCALE

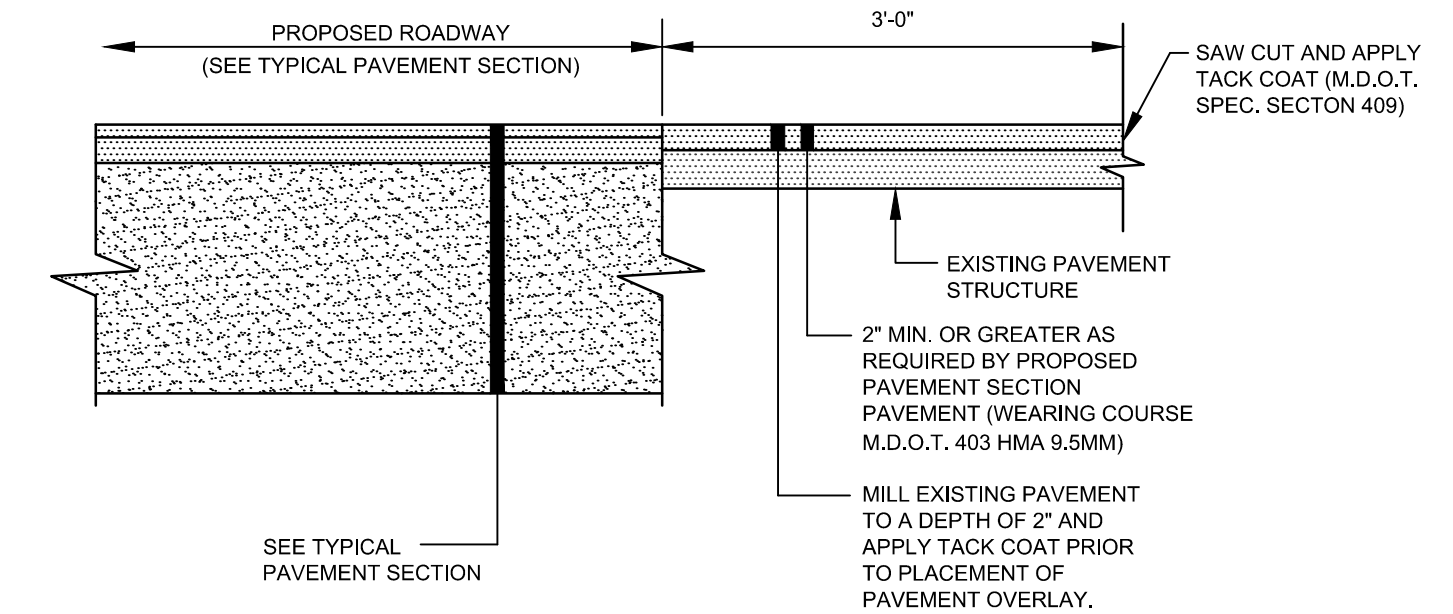


**NOTE:**

1. EXCAVATION TO FINAL GRADE SHALL BE MADE WITH SMOOTH BLADE EQUIPMENT.

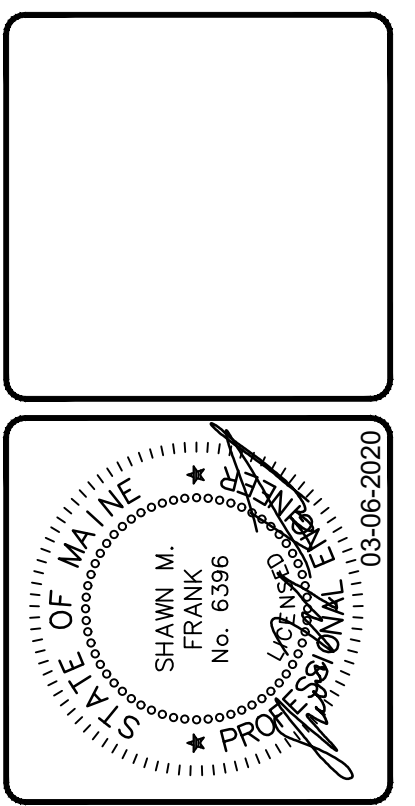
**TYPICAL TRENCH SECTION**

NOT TO SCALE



**TYPICAL PAVEMENT JOINT/ MILLING SECTION**

NOT TO SCALE



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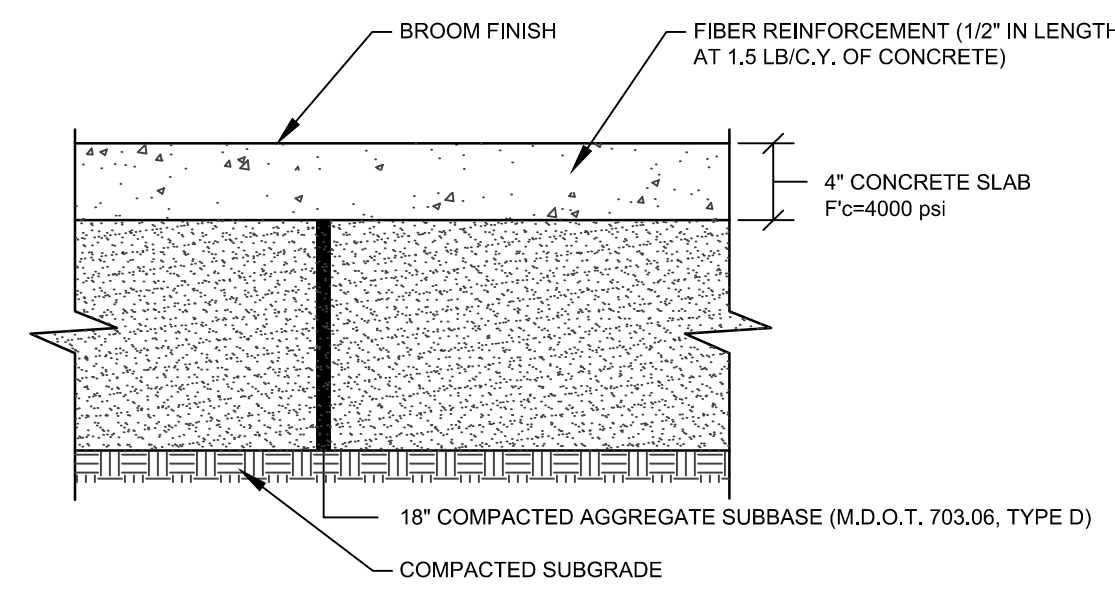
**SEBAGO TECHNICS**  
 WWW.SEAGOTECHNICS.COM  
 75 John Roberts Rd.  
 South Portland, ME 04106  
 Tel. 207-200-2100

**DETAILS**  
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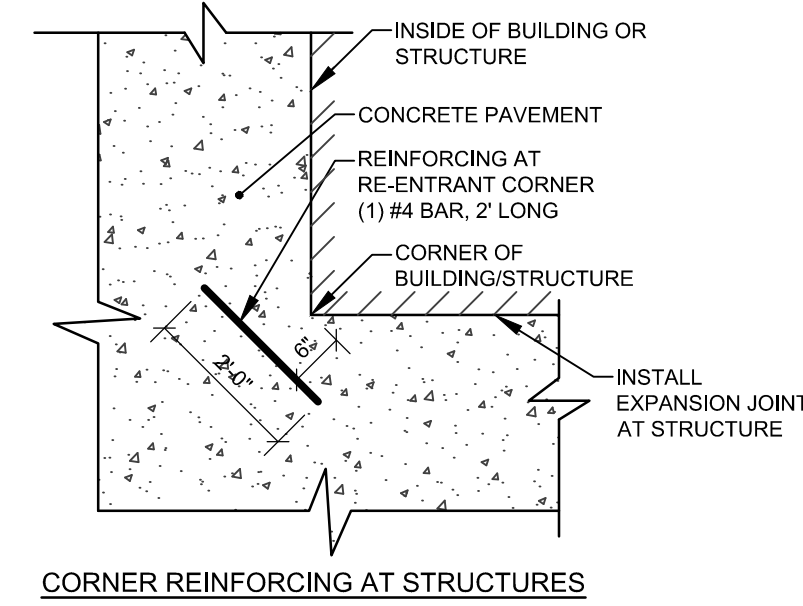
**SHEET 8 OF 9**



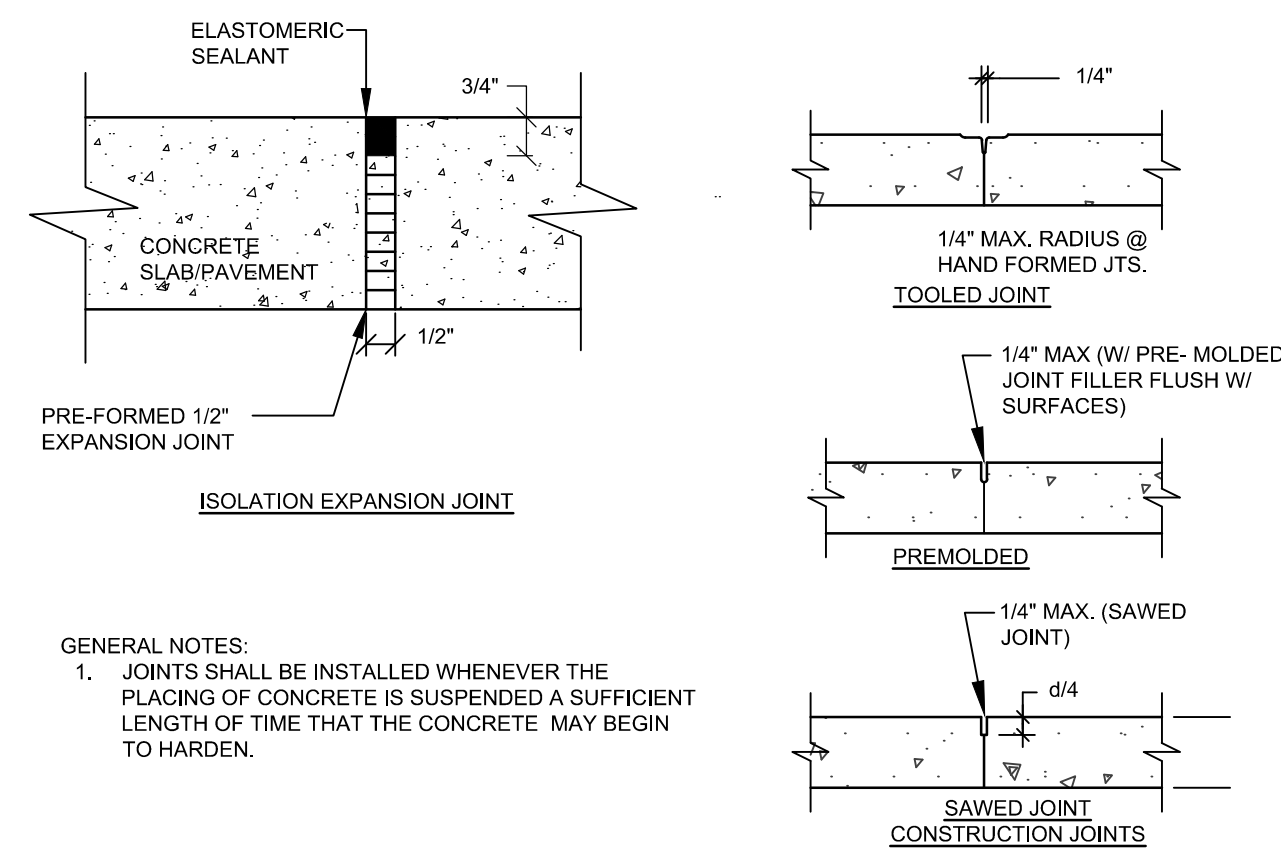


**NOTE:**  
 1. SAWCUT CONTROL JOINT TO 1/4 OF SLAB THICKNESS AT 5'-0" O.C. +/-  
 2. PLACE PRE-FORMED 1/2" EXPANSION JOINT AT 30' (MAX.) O.C. EXPANSION JOINTS SHALL BE INSTALLED AT ALL INTERSECTIONS OF BUILDINGS, WALKS, UTILITY PENETRATIONS AND ANY OTHER FIXED STRUCTURE.

**TYPICAL CONCRETE SIDEWALK**  
 NOT TO SCALE

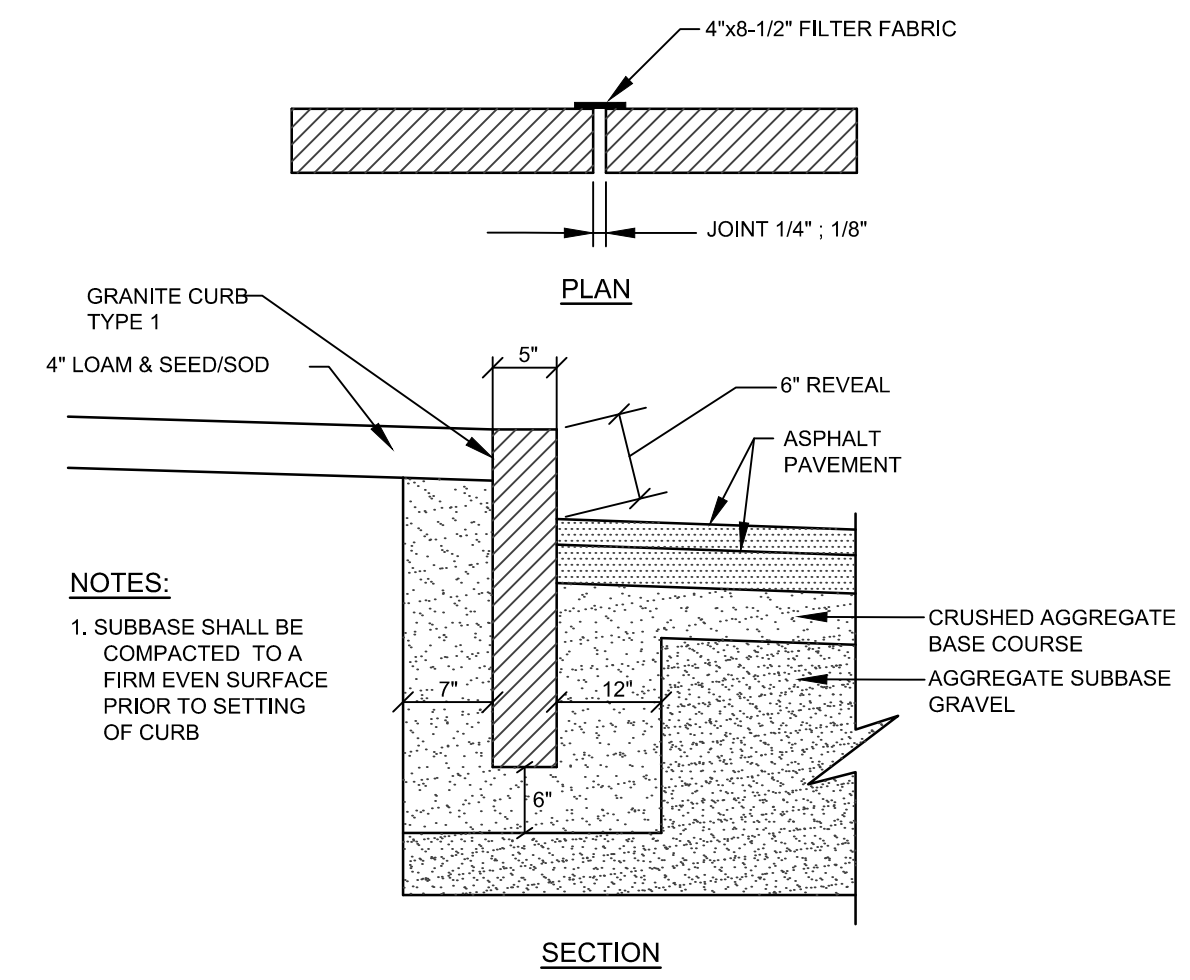


**CORNER REINFORCING AT STRUCTURES**



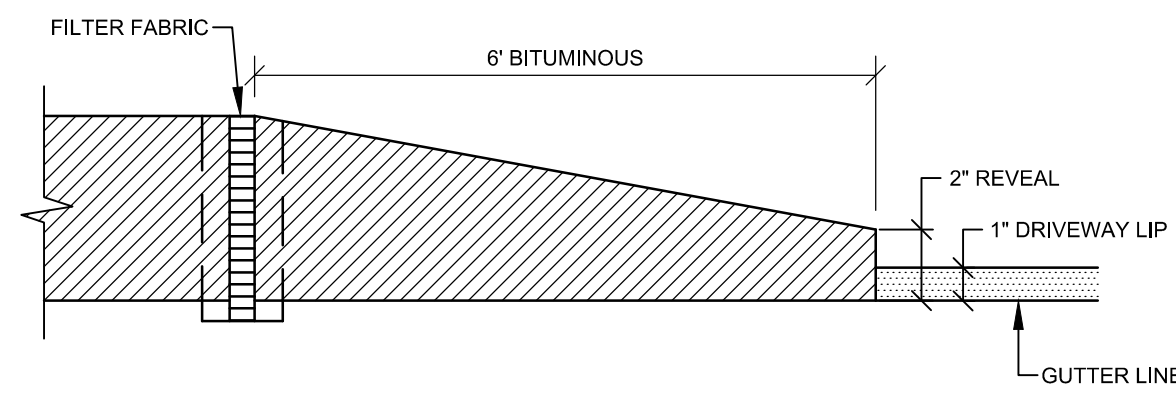
**GENERAL NOTES:**  
 1. JOINTS SHALL BE INSTALLED WHENEVER THE PLACING OF CONCRETE IS SUSPENDED A SUFFICIENT LENGTH OF TIME THAT THE CONCRETE MAY BEGIN TO HARDEN.

**CONTROL JOINTS & DETAILS**  
 NOT TO SCALE

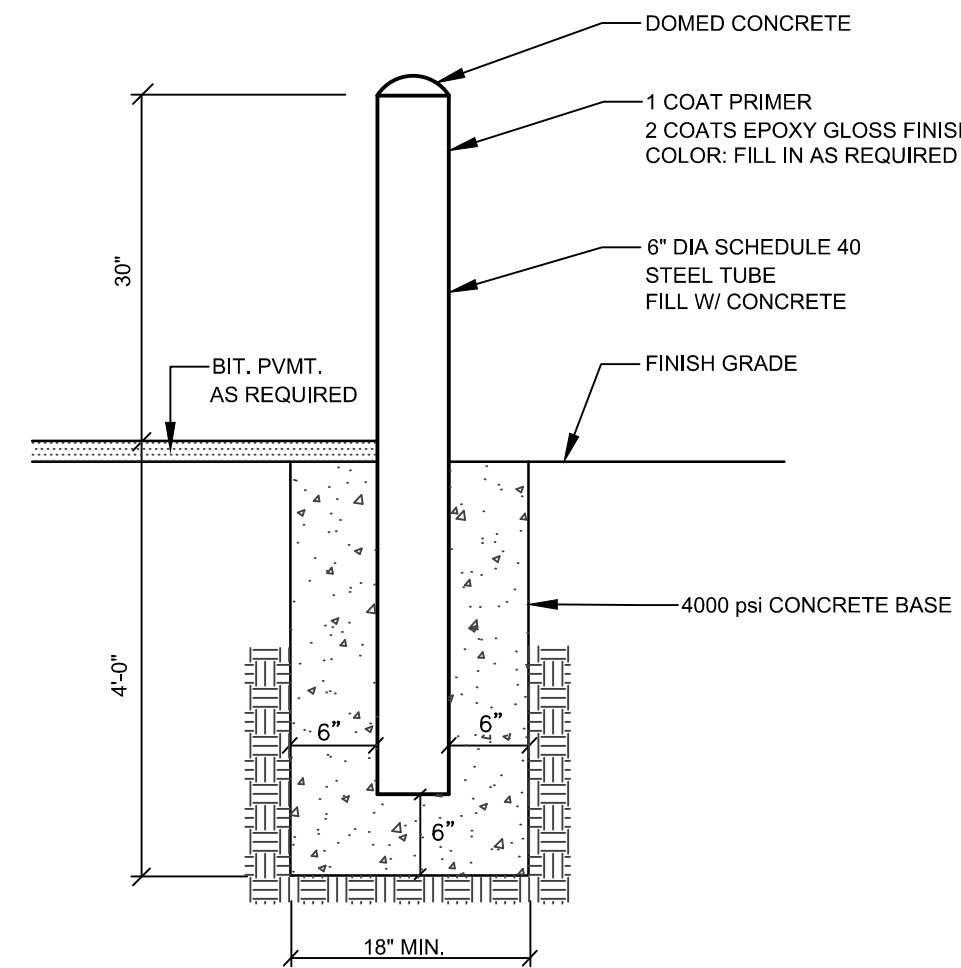


**NOTES:**  
 1. SUBBASE SHALL BE COMPACTED TO A FIRM EVEN SURFACE PRIOR TO SETTING OF CURB

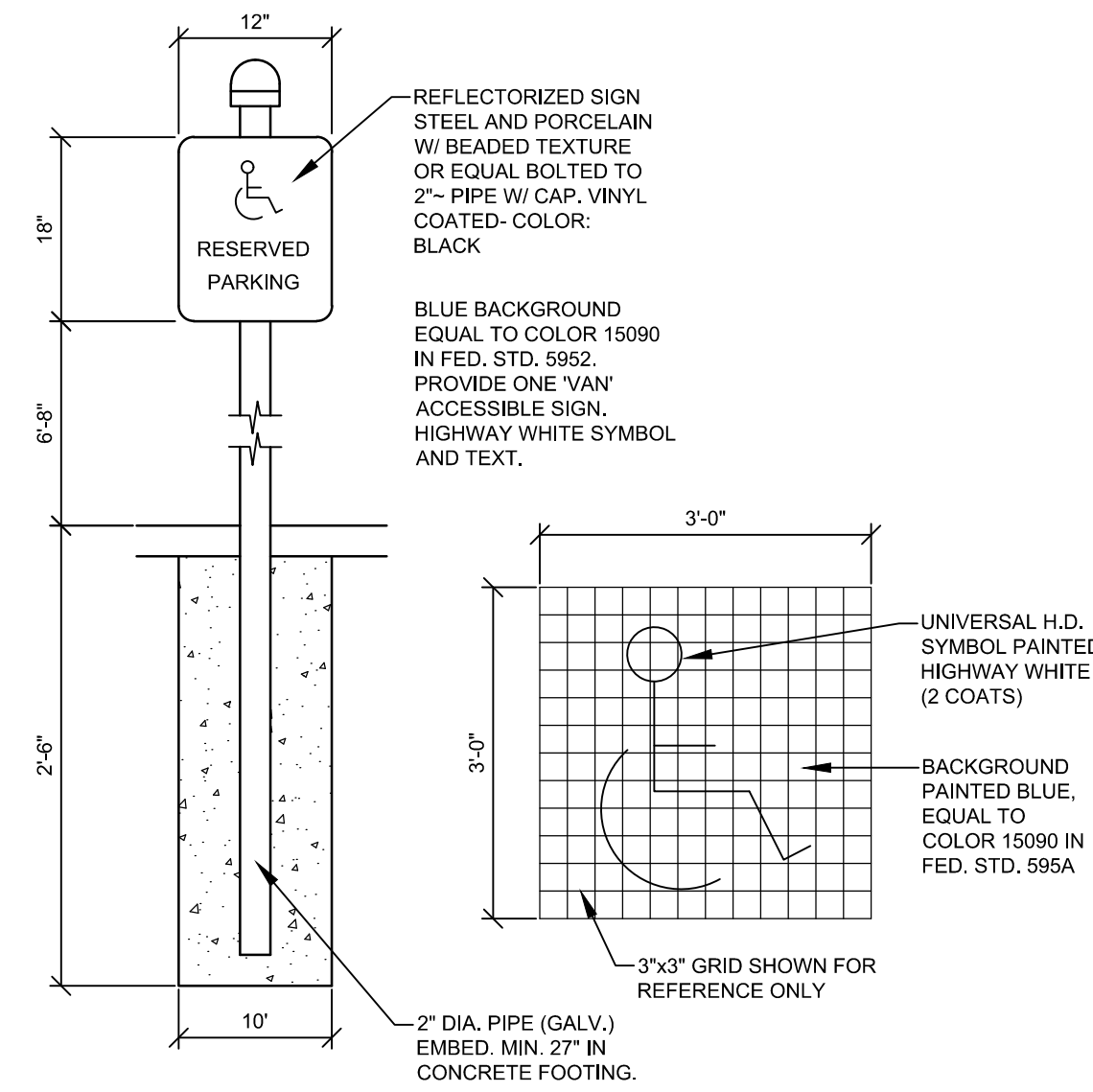
**VERTICAL GRANITE CURB**  
 NOT TO SCALE



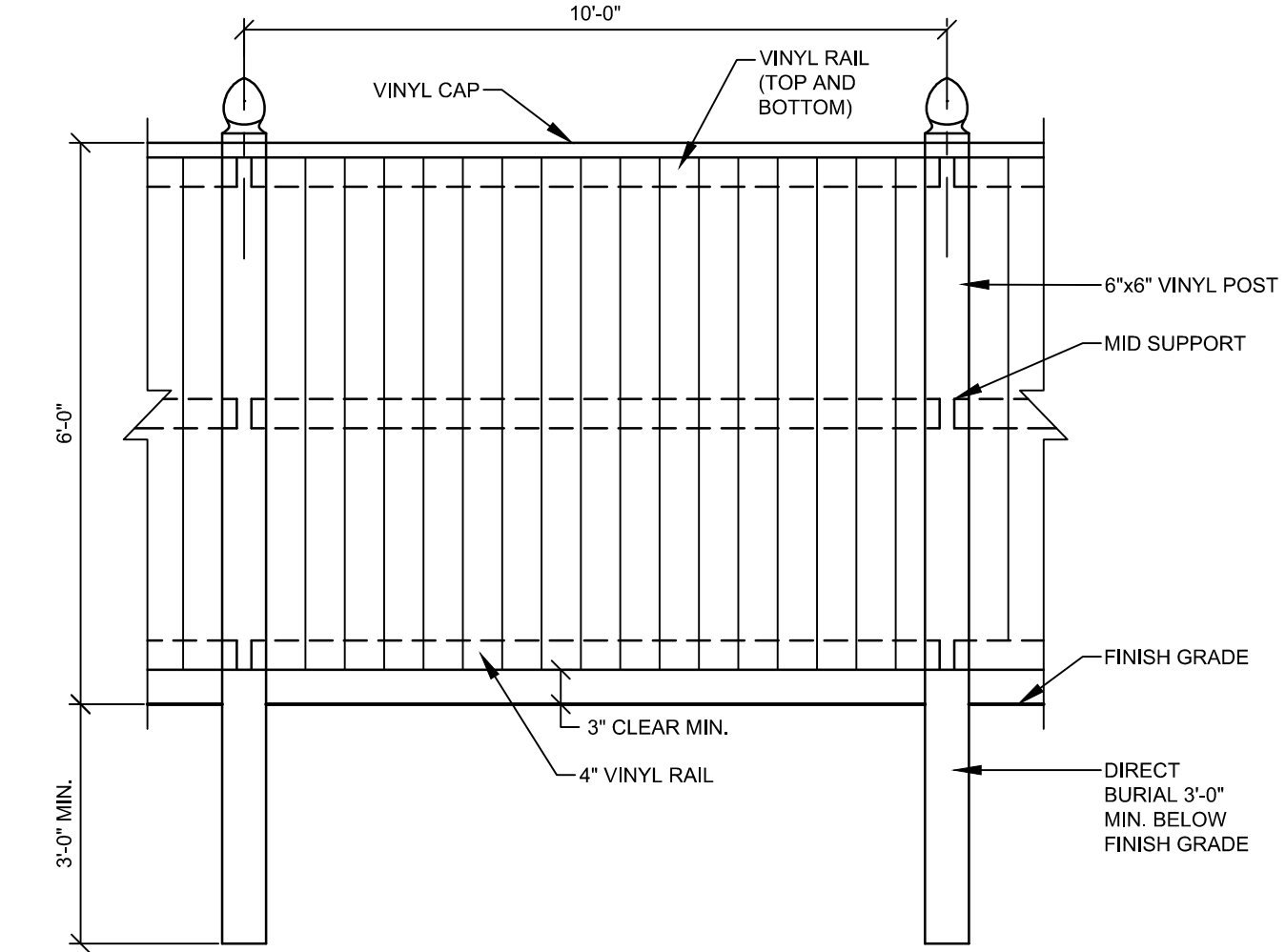
**TIPDOWN CURB INSTALLATION**  
 NOT TO SCALE



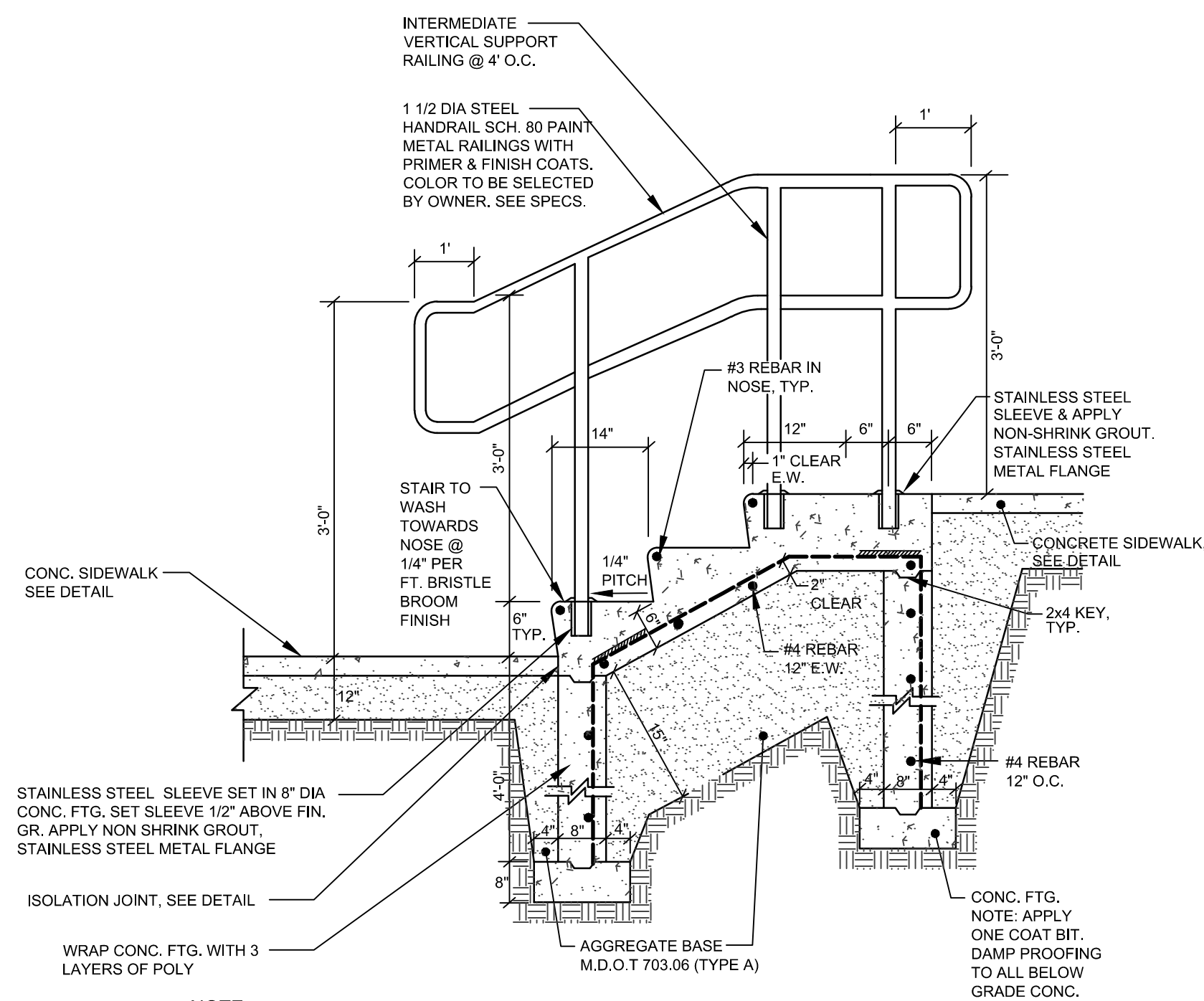
**METAL BOLLARD**  
 NOT TO SCALE



**ADA ACCESSIBLE SIGNS**  
 NOT TO SCALE

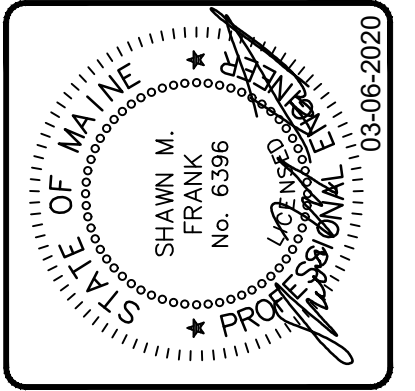


**VINYL SCREEN FENCE**  
 NOT TO SCALE



**NOTE:**  
 1. SUBMIT SHOP DRAWINGS TO EOR FOR APPROVAL PRIOR TO CONSTRUCTION.

**CONCRETE STAIR**  
 NOT TO SCALE



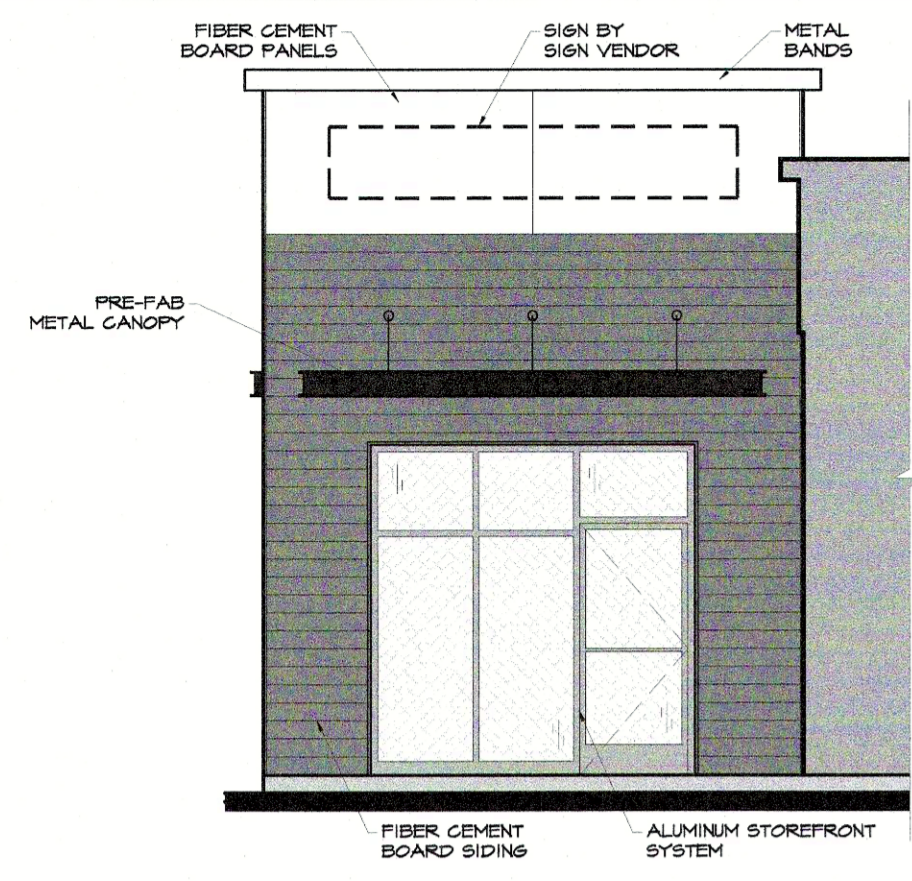
REV	BY	DATE	STATUS
B	SMF	03-06-2020	FOR CITY SUBMISSION
A	SMF	11-21-2019	FOR CLIENT REVIEW

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 WWW.SEBAGOTECHNICS.COM  
 75 John Roberts Rd.  
 South Portland, ME 04106  
 Tel. 207-200-2100

**DETAILS**  
 OF:  
**AUBURN MARKETPLACE**  
 1777 WASHINGTON STREET  
 AUBURN, MAINE  
 FOR:  
**PYTHIA, LLC**  
 215 COMMERCIAL STREET 4TH FLOOR  
 PORTLAND, MAINE 04101

DESIGNED	ACH
DRAWN	ACH
CHECKED	SMF
DATE	11/21/2019
SCALE	AS NOTED
PROJECT	19181



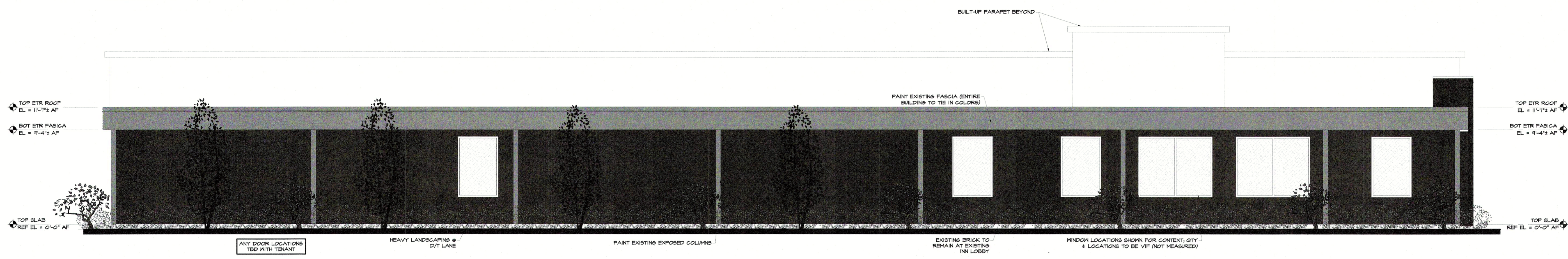
**PROPOSED PARTIAL NORTH ELEVATION**

SCALE: 3/16"=1'-0"



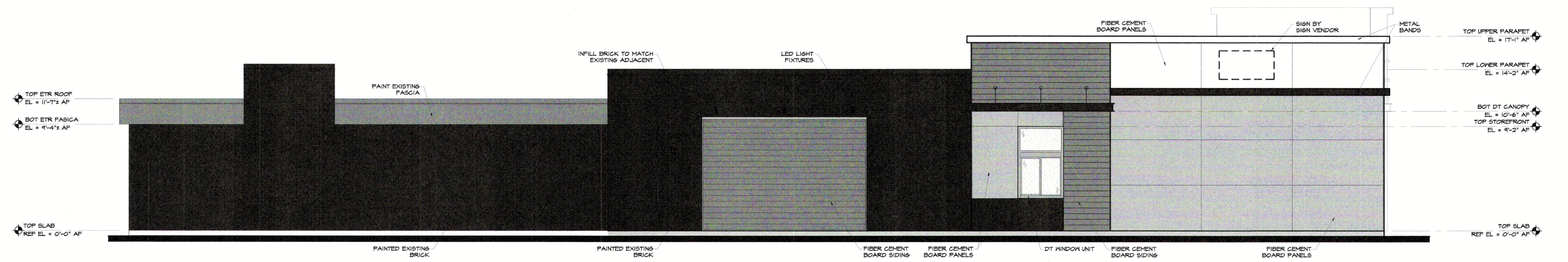
**PROPOSED NORTH ELEVATION**

SCALE: 3/16"=1'-0"



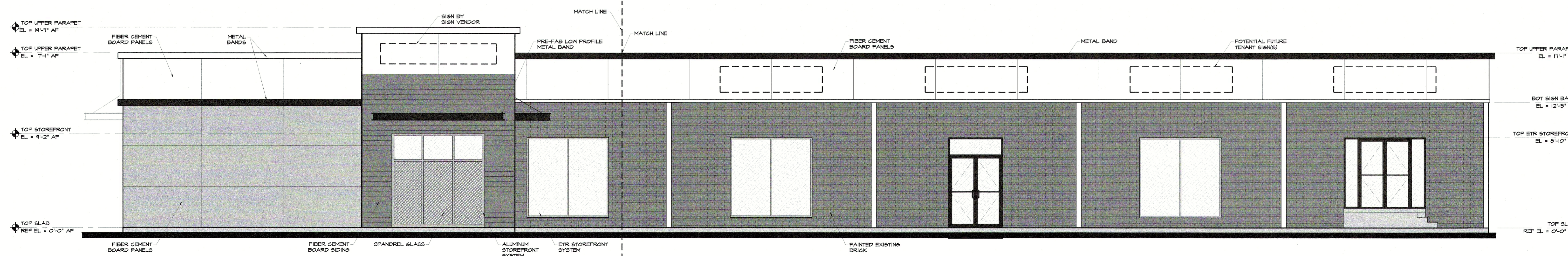
**PROPOSED WEST ELEVATION (REAR)**

SCALE: 3/16"=1'-0"



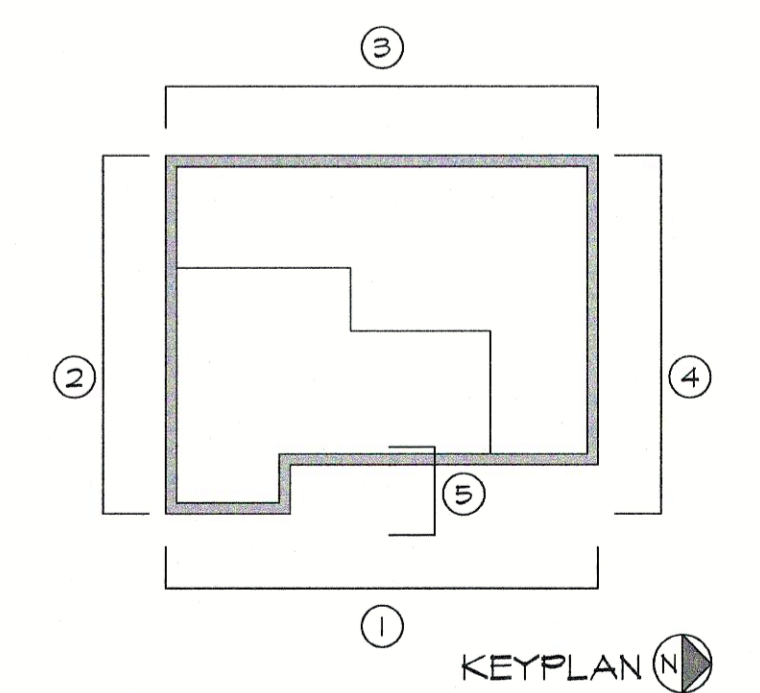
**PROPOSED SOUTH ELEVATION**

SCALE: 3/16"=1'-0"

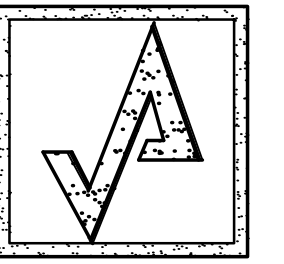


**PROPOSED EAST ELEVATION (FACING ROAD)**

SCALE: 3/16"=1'-0"



**1777 WASHINGTON AVE  
AUBURN, ME 04210**



**AHARONIAN & ASSOCIATES INC.**  
**ARCHITECTS**  
**MAINE LICENSED ARCHITECT**  
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**REVISIONS**

△ NUMBER	REMARKS	DATE

**AS-BUILT**

**PROJECT TITLE**

**MULTI-TENANT  
 RETAIL BUILDING  
 DEMISING PLANS**

**1777 WASHINGTON STREET  
 AUBURN, ME 04210  
 Androscoggin County**

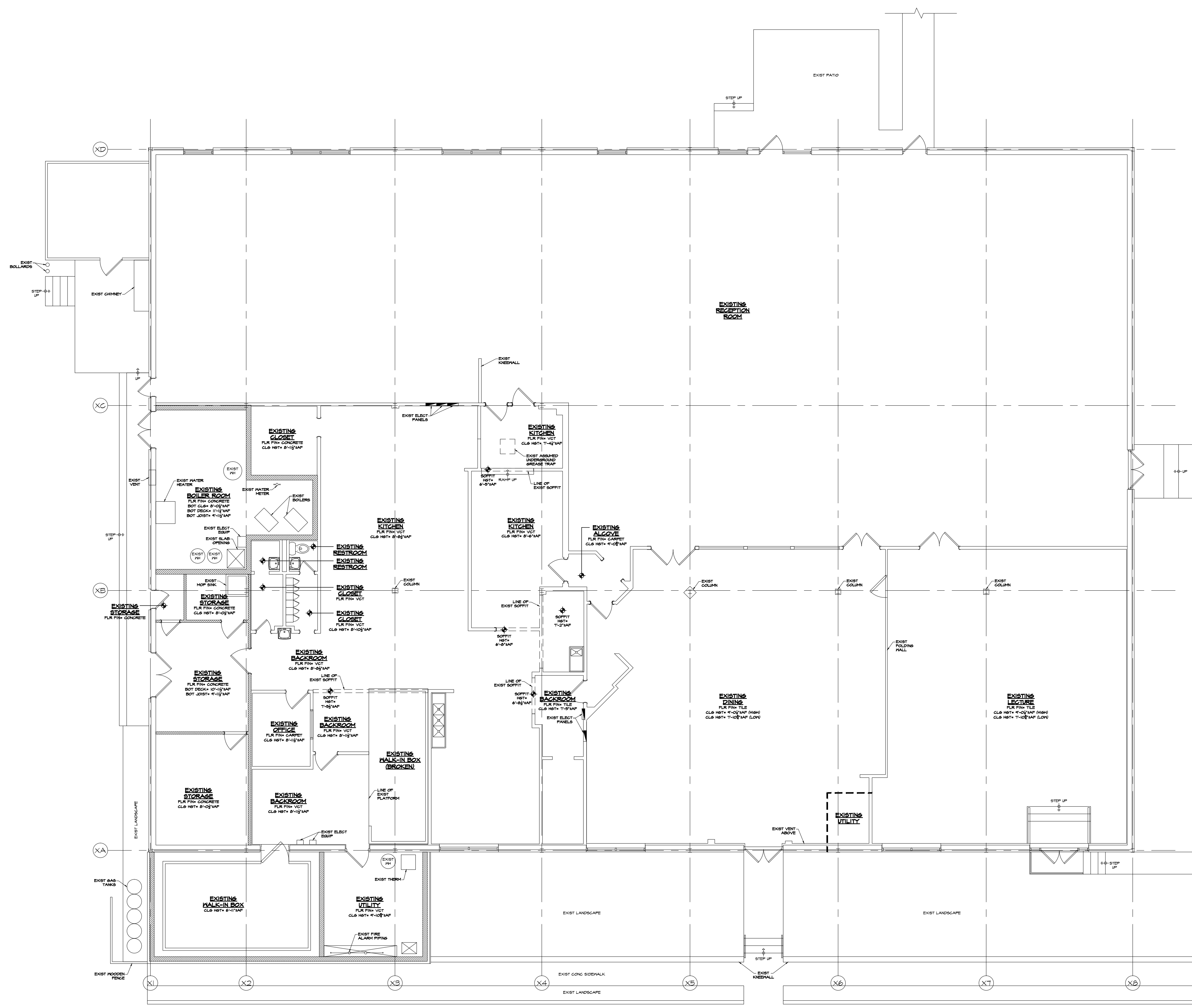
**DRAWING TITLE**

**EXISTING FLOOR  
 PLAN**

DATE DEC 19, 2019	PROJ NO 19097
DRAWN BY JB	CHECKED BY -

**DRAWING NUMBER**

**X1.1**



**EXISTING FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 PLAN