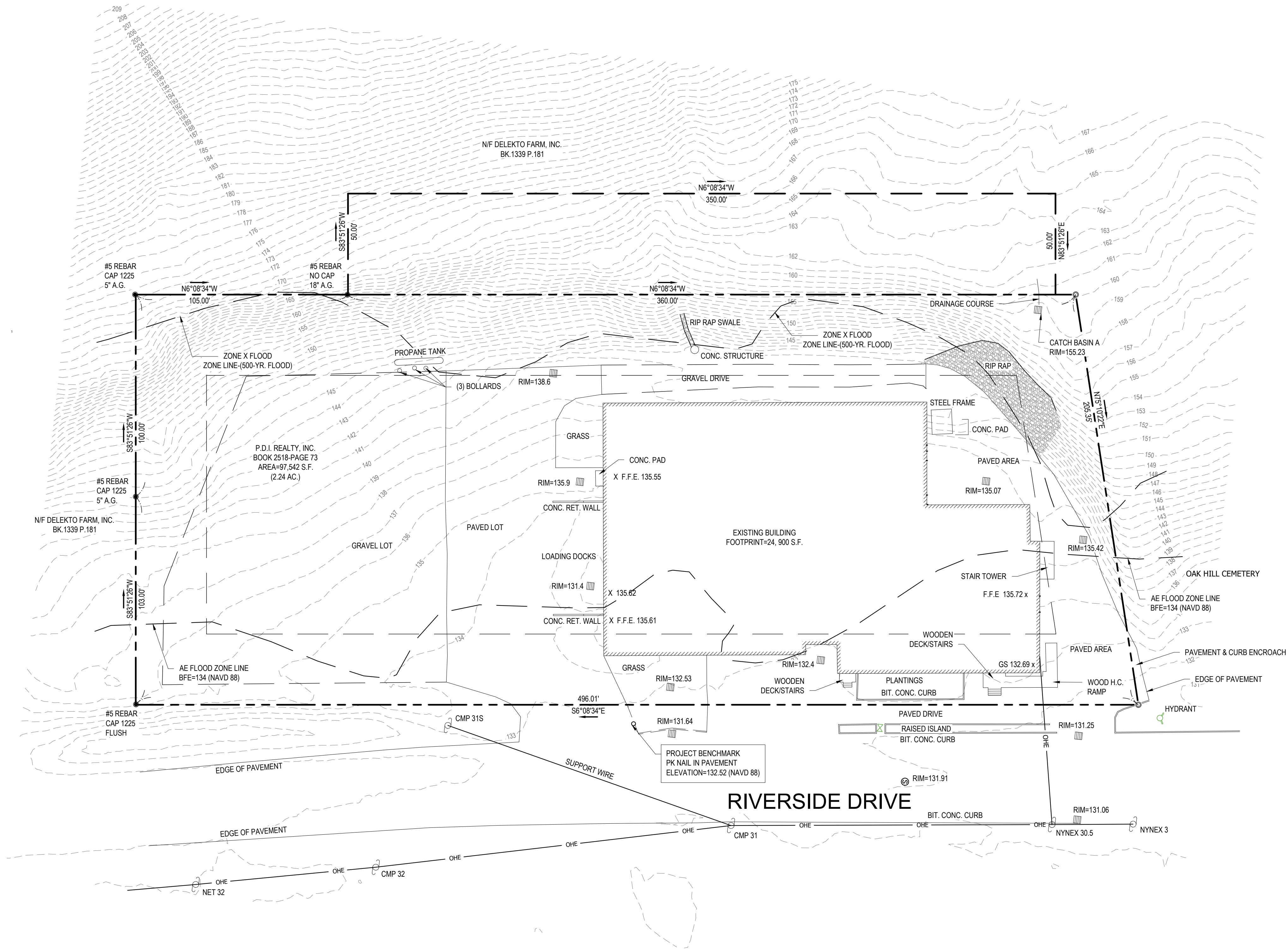


1 EXISTING CONDITIONS PLAN

1" = 30'

MBG MAINE
EXPANSION AND RENOVATION

353 RIVERSIDE DRIVE
AUBURN, MAINE

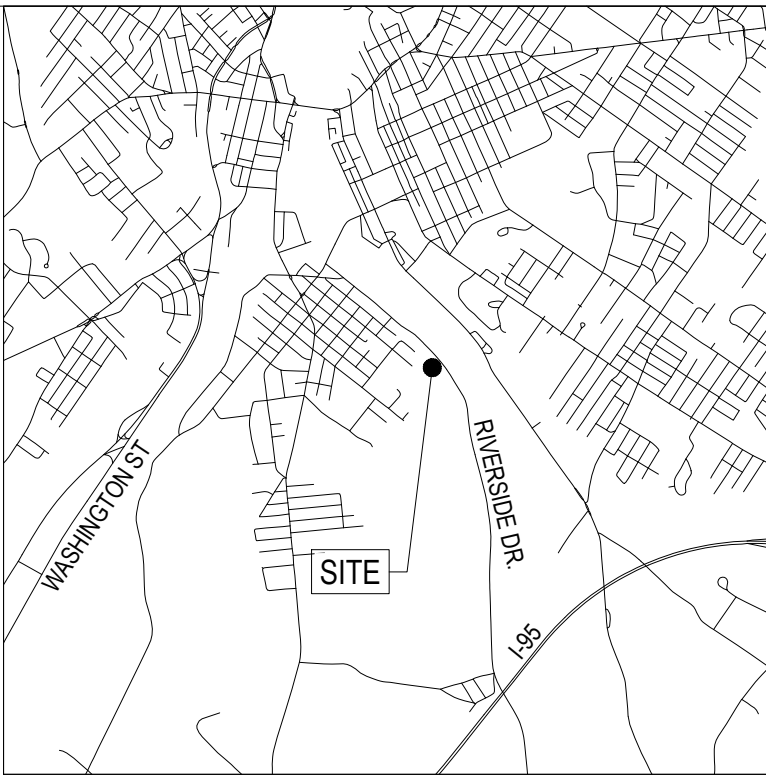
ISSUED		DESCRIPTION	BY	DATE
NUMBER	A	ISSUED FOR SITE PLAN REVIEW	ED	11/13/2023
	B	REVISED CURB CUTS	ED	12/5/2023

SHEET TITLE:

EXISTING
CONDITIONS AND
DEMOLITION PLAN

DESIGNED BY: ED
DRAWN BY: BVD
PROJECT NUMBER: 23-079

C100



N.T.S.

PARKING:
TOTAL EXISTING SPACES = 15
TOTAL PROPOSED STANDARD SPACES = 18
TOTAL PROPOSED ACCESSIBLE SPACES = 2
TOTAL PROPOSED SPACES = 20

IMPERVIOUS AREA TABLE		
TYPE OF COVER	EXISTING IMP. AREA (S.F.)	PROPOSED IMP. AREA (S.F.)
BUILDING	24,900 S.F.	41,850 S.F.
PAVEMENT	43,700 S.F.	34,250 S.F.
TOTAL	68,600 S.F.	76,900 S.F.
CHANGE FROM EXISTING (+/-)	-	7,400 S.F.
PERCENT CHANGE (+/-)	-	10.8%
IMPERVIOUS SURFACE RATIO	70.3%	77.9%

ZONING SUMMARY (INDUSTRIAL, LOT 202-005)		
	EXISTING	PROPOSED
MIN. LOT AREA		
STREET FRONTAGE	150'	496 ±
MIN. FRONT YARD	35'	45"
MIN. REAR YARD	40'	54' ±
MIN. SIDE YARD	35'	35' ±
MAX. BUILDING HEIGHT	75'	<75'
USE DESIGNATION	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	GRANITE MONUMENT - 3' OFFSET	■
	IRON PIN FOUND/SET	○ IPS
	IRON ROD FOUND	
	CAPPED IRON ROD FOUND	
	DRILL HOLE FOUND	
	GRANITE MONUMENT FOUND	
	STREET LINE	
	LOT SETBACKS	
	PROPERTY LINE	
	ABUTTER LINE	
	"NO CUT" BUFFER	
	WETLANDS	
	EDGE OF ROAD/TRAVELED WAY	
	SOIL TEST PIT	
	CONTOUR	420
	SPOT GRADE	
	GAS SHUT-OFF	
	UTILITY POLE	
	OVERHEAD UTILITIES	CHU
	UNDERGROUND ELECTRICAL	
	ELECTRICAL TRANSFORMER	T
	FIRE HYDRANT	
	WATER LINE	W
	WATER GATE	
	SEWER LINE	
	SEWER MANHOLE	SMH-1
	DRAINAGE MANHOLE	DMH-1
	CATCH BASIN	CB-1
	STORMDRAIN	
	UNDERDRAIN	
	SILT FENCE	
	TEMP. STONE CHECK DAM	
	GRADING AND FLOW DIRECTION	
	HAY BALES	
	EROSION CONTROL BLANKET	
	STORMWATER BOUNDARY	
	STORMWATER FLOW (Tc)	
	FACE OF LEDGE OUTCROP	
	BIRCH	
	MAPLE	
	TREE LINE	
	SITE LIGHTING (BAYSIDE FIXTURE)	
	STONE WALL	

TRILLIUM
ENGINEERING GROUP
189 MAIN STREET SUITE 200
YARMOUTH, ME 04096

CLIENT: MANGANARO NORTHEAST, LLC

2 CUMMINGS PARK DRIVE
WOBBURN, MA 01801

PRELIMINARY
NOT FOR CONSTRUCTION

MBG MAINE
EXPANSION AND RENOVATION

353 RIVERSIDE DRIVE
AUBURN, MAINE

NUMBER	DESCRIPTION	BY	DATE
A	ISSUED FOR SITE PLAN REVIEW	ED	11/13/2023
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SHEET TITLE

SITE AND LAYOUT PLAN

DESIGNED BY:	ED
DRAWN BY:	BVD
PROJECT NUMBER:	23-079

C101

$$1'' = 30$$

- ## GENERAL NOTES

2. LOCATIONS OF UTILITIES ARE APPROXIMATE
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE THEIR INDIVIDUAL SERVICES PRIOR TO THE START OF CONSTRUCTION.
4. PRIOR TO THE BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SECURE A STREET OPENING PERMIT FROM THE AUBURN PUBLIC WORKS DEPARTMENT. NO FEE WILL BE CHARGED FOR THIS PERMIT.
5. ALL THE UTILITY WORK SHALL BE DONE BY OTHERS.
6. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AND SHALL NOT BE DISTURBED. IF DISTURBED, THEY SHALL BE REPLACED BY A LICENSED SURVEYOR AT THE CONTRACTORS EXPENSE.
7. ALL EXISTING CATCH BASINS, MANHOLES, CONNECTIONS, AND OUTLET PIPING SHALL BE CLEANED AND LEFT IN SATISFACTORY OPERATING CONDITION AFTER CONSTRUCTION HAS BEEN COMPLETED. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
8. ALL LAWN AREAS, WALKWAYS, AND DRIVEWAYS OUTSIDE THE WORK AREA, DAMAGED BY THE CONTRACTOR, SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE CITY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL TREES AND SHRUBS ON THE PROJECT WHICH ARE NOT REMOVED.
10. EXISTING PAVEMENT SHALL BE SAW CUT AND BUTTED TO THE DISBURSED PAVEMENT. NO FEATHERING OF PAVEMENT WILL BE PERMITTED.
11. EXISTING DRAINAGE STRUCTURES SHALL NOT BE TO BE NEW UNLESS OTHERWISE NOTED.
12. ALL EXISTING DRAINAGE PIPES TO BE ABANDONED SHALL BE PLUGGED WITH CONCRETE OR AS DIRECTED BY THE PROJECT ENGINEER.

12. BEFORE CONNECTION NEW PIPES TO AN EXISTING SEWER LINE, THE CONTRACTOR SHALL NOTIFY THE SEWER
MAINTENANCE DIVISION OF THE ALBURN PUBLIC WORKS DEPARTMENT. NO WORK SHALL BE DONE WITHOUT THEIR
APPROVAL.
13. NO ADDITIONAL PAYMENT WILL BE MADE FOR GRADING SIDE SLOPES OF DRIVEWAYS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY TRENCH PAVEMENT THAT HAS EXPERIENCED EXCESSIVE
SETTLING, CRACKING, OR OPENING OF JOINTS, REPAIRS MAY INCLUDE OVERLAY, REMOVAL OF UNOBTAINABLE
MATERIALS, AND PATCHING WITH MATCHING MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS THAT
NECESSARY AFTER THE FINAL ACCEPTANCE OF WORK OR PRIOR TO THE END OF ONE YEAR GUARANTEE. THIS WORK
SHALL BE DONE AT THE CONTRACTORS EXPENSE.
15. ALL MANHOLE FRAMES SHALL BE SUPPLIED WITH SOLID MANHOLE COVERS, SEE STANDARD DETAIL.
16. NEW CATCH BASIN SHALL BE INSTALLED WITH A 12" DRAINAGE BAGN-SETTLE STONE.
17. NO ADDITIONAL PAYMENT WILL BE MADE FOR THE REMOVAL OF EXISTING PAVEMENT.
18. ALL GRANITE CATCH BASIN STONES, MANHOLE FRAMES AND COVERS TO BE REMOVED SHALL BE DELIVERED TO THE CITY
STOCK YARD AS DIRECTED. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK. THESE EXISTING MATERIALS MAY BE
REUSED AS DIRECTED BY THE PROJECT ENGINEER.
19. ALL TERMINAL MANHOLES SHALL HAVE CHANNELS CONNECTIONS STRAIGHT THROUGH THE MANHOLE.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND RECONNECTING EXISTING SEWER LATERALS TO NEW
SEWER. PAYMENT WILL BE UNDER THE RESPECTIVE UTI BID ITEM AS SPECIFIED IN THE CONTRACT DOCUMENT.

GRAPHIC SCALE

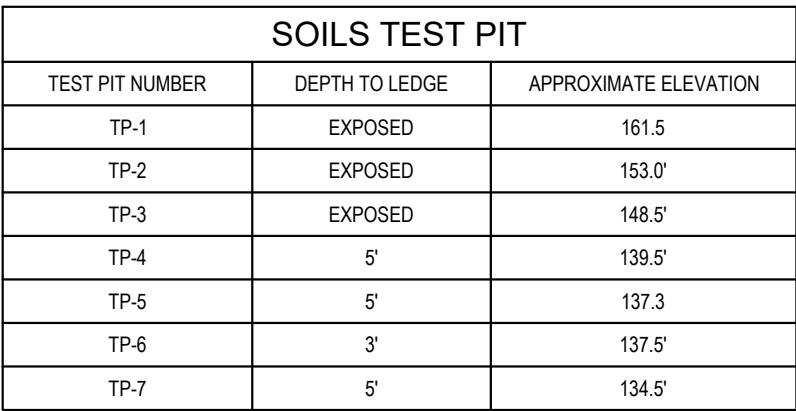
15

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CITY OF AUBURN
PLANNING BOARD APPROVAL:

CHAIR:

DATE:



TRILLIUM
ENGINEERING GROUP
189 MAIN STREET SUITE 200
YARMOUTH, ME 04096

CLIENT:
MANGANARO NORTHEAST, LLC

52 CUMMINGS PARK DRIVE
WOBURN, MA 01801

PRELIMINARY
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MBG MAINE
EXPANSION AND RENOVATION

353 RIVERSIDE DRIVE
AUBURN, MAINE

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SHEET TITLE

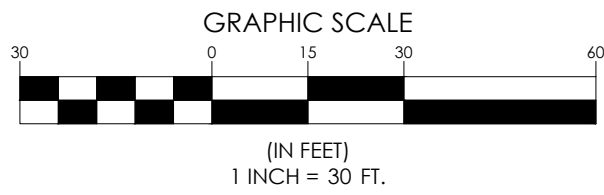
GRADING AND DRAINAGE PLAN

DESIGNED BY: ED

DRAWN BY: BVD

PROJECT NUMBER: 23-079

C102



1 GRADING AND DRAINAGE PLAN
1" = 30'

$$1'' = 30$$

MBG MAINE
EXPANSION AND RENOVATION

353 RIVERSIDE DRIVE
AUBURN, MAINE

ISSUED		DATE
NUMBER	DESCRIPTION	BY
A	ISSUED FOR SITE PLAN REVIEW	ED
B	REVISED CURB CUTS	ED

SHEET TITLE:

**VEHICLE
MOVEMENT PLANS**

DESIGNED BY: ED
DRAWN BY: BVD
PROJECT NUMBER: 23-079

C103

