



MAIN-LAND

DEVELOPMENT
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254
367 US ROUTE 1, S. BUILDING, FALMOUTH, ME 04105
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WWW.MAIN-LANDDCI.COM

March 31, 2023

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

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

Dear Mr. Blais,

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

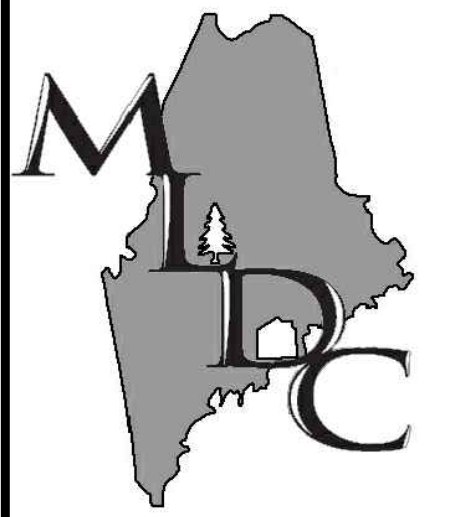
- A new fire hydrant was added along the entrance drive. The hydrant is located approximately 30 feet from the new building.
- Water and underground electric utilities were adjusted based on discussion with Client.
- The new sewer manhole was moved further east out of the CMP easement.

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

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

Sincerely,

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



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PROJECT

OWNER OF RECORD

MADE FOR

DRAWING SCALE:



SUBMISSION NOTES:
SUBMISSION 1: 2023-03-03 TLB
ISSUED FOR PERMIT APPS.

PROJ. MGR: EKB
DRAWN BY: TLB
CHECKED BY: EKB
SUBMISSION NO. 3
SURVEY DATE: 2022-11-10
SUBMISSION DATE: 2023-03-31
SUBMITTED FOR: REVIEW

NOT FOR CONSTRUCTION

**SITE UTILITY
PLAN**

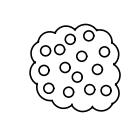
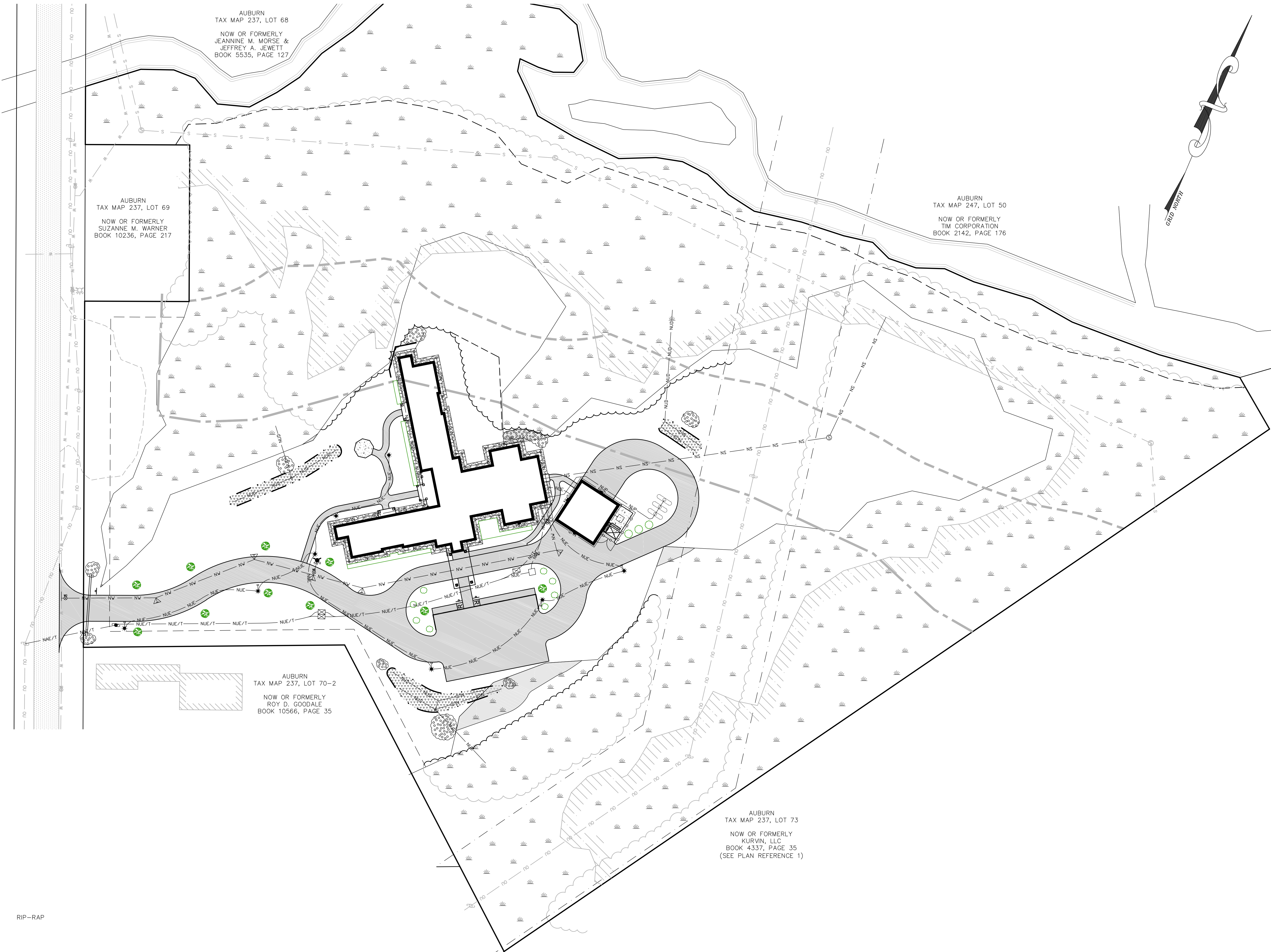
SEAL:

ESTHER K. BIZIER ME PE#14236

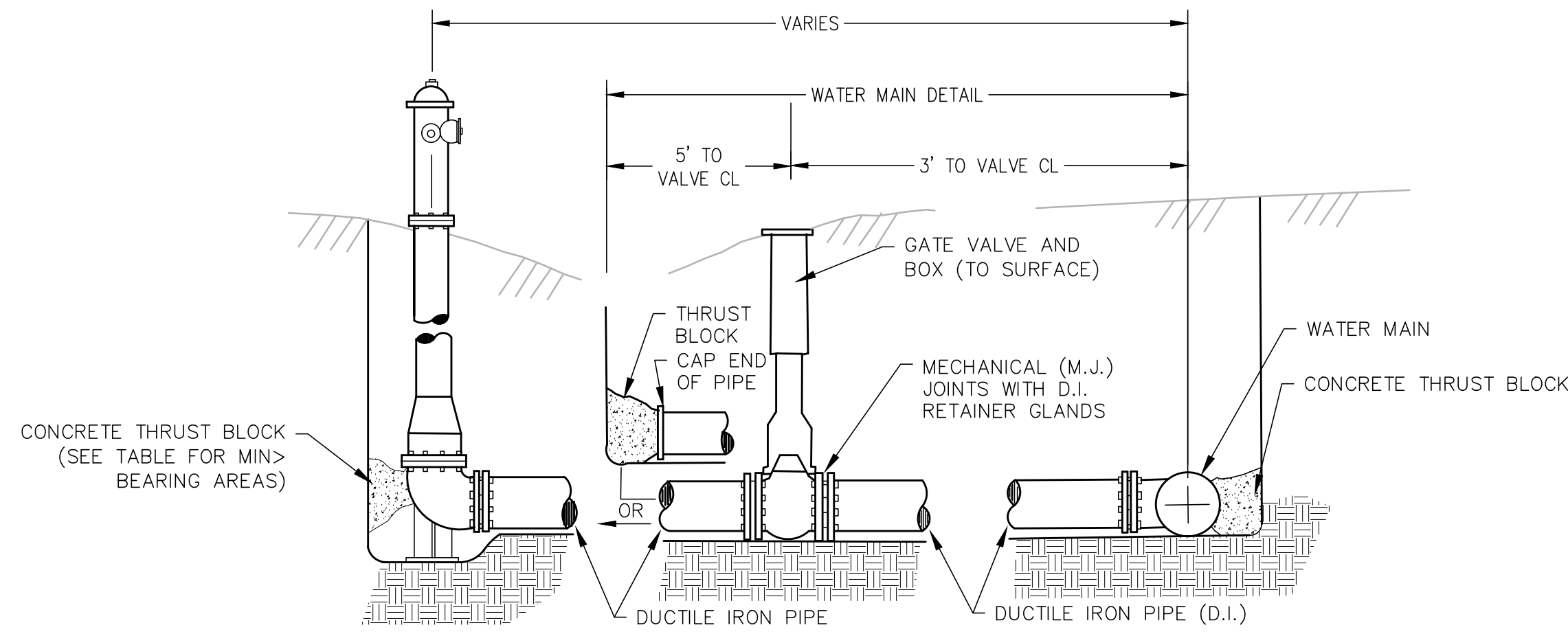
DRAWING NO.

C4.1

MLDC NO. 22-330 5 OF 12



RIP-RAP



WATER MAIN/FIRE HYDRANT

NOT TO SCALE

C4

UTILITY LOCATION REQUIREMENTS

NOT TO SCALE

C3

UTILITY LOCATION REQUIREMENTS

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

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

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

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

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

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

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

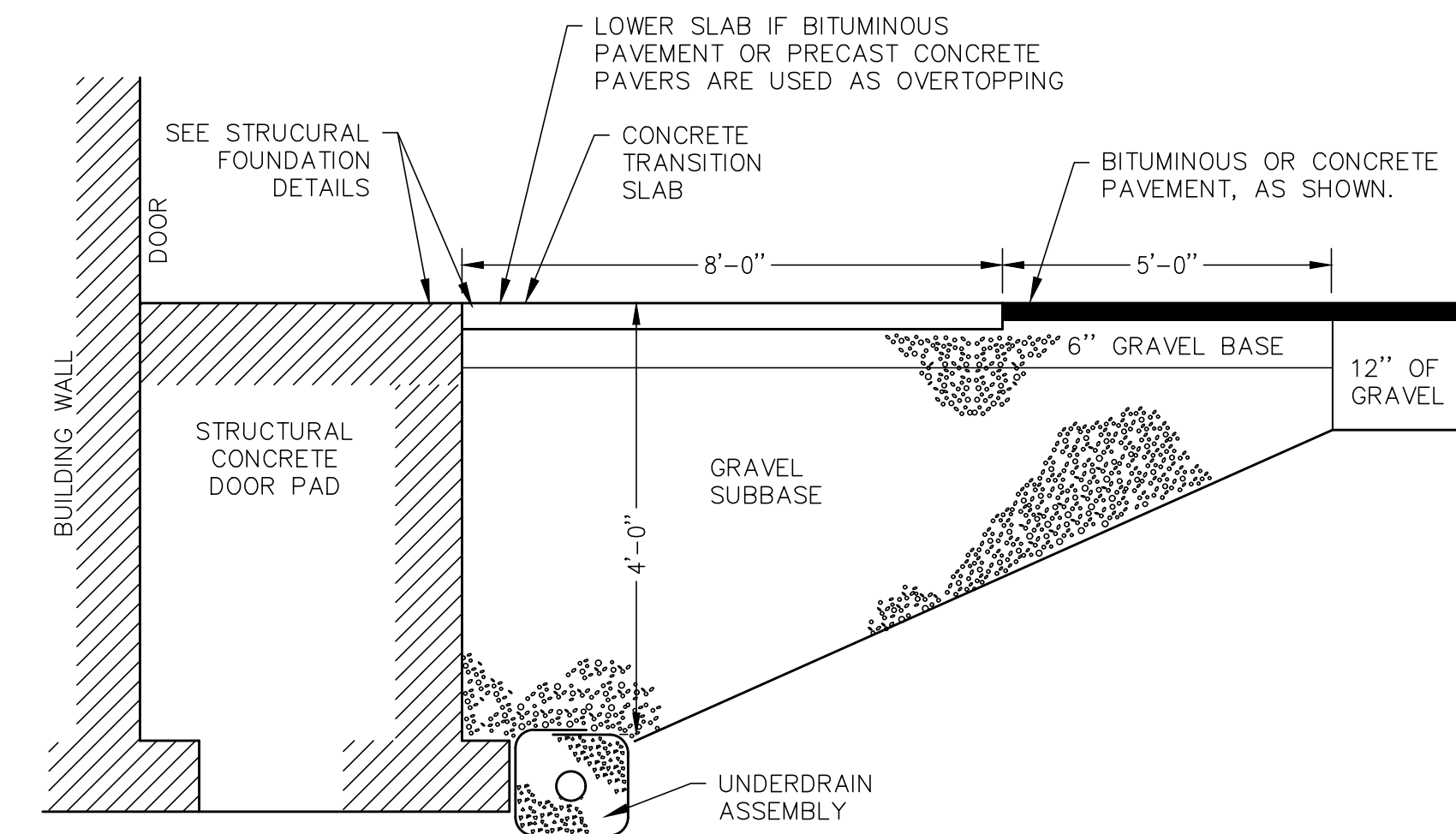
G. HAND DIG WITHIN 18 INCHES IN ANY DIRECTION OF ANY UNDERGROUND LINE UNTIL THE LINE IS EXPOSED. MECHANICAL METHODS MAY BE USED FOR INITIAL SITE PENETRATION, SUCH AS REMOVAL OF PAVEMENT OR ROCK.

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

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

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

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

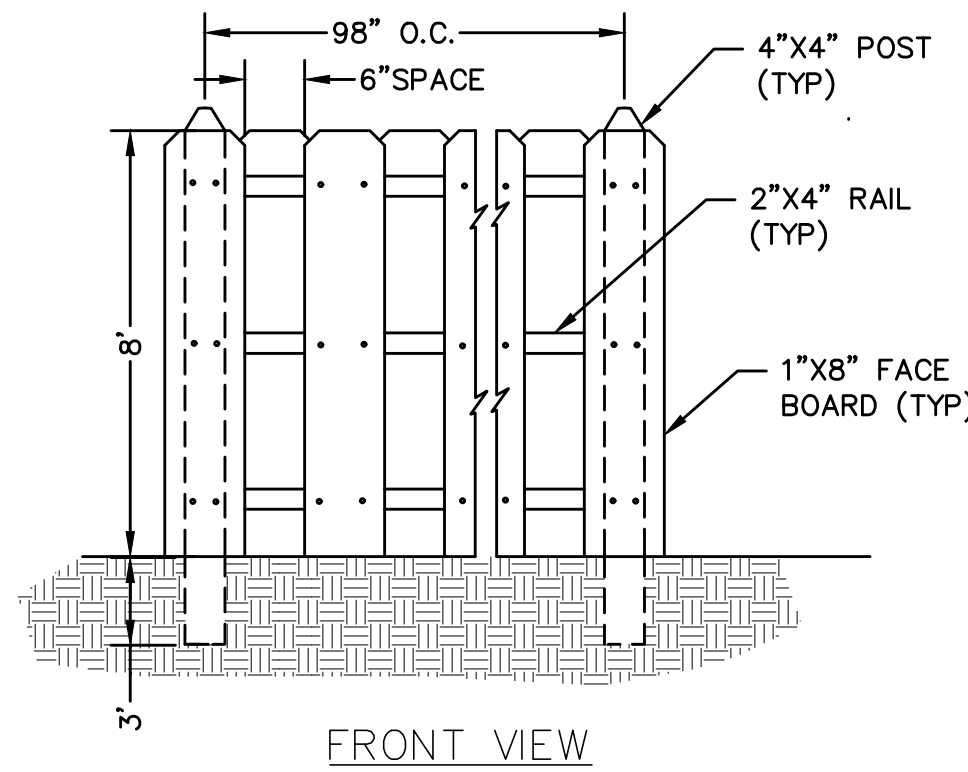


CONCRETE STRUCTURAL SLAB DOORWAY

NOT TO SCALE

C1

- NOTES:
- ALL FENCING MATERIAL SHALL BE NORTHERN WHITE CEDAR SAWN TO THE DIMENSIONS SHOWN ON THE DRAWING.
 - POST SHALL MAINTAIN A DEPTH OF 3' IN GROUND AND SHALL BE RACKED TO ACCOMMODATE ANY CHANGES IN GRADE.
 - LINE OF FENCE TOP & BOTTOM SHALL BE INSTALLED STRAIGHT AND TRUE. ALL POST AND FACING BOARDS OR SLATS SHALL BE INSTALLED PARALLEL AND PLUMB. ALL RAILS SHALL BE INSTALLED PARALLEL AND TRUE.
 - CONTRACTOR SHALL CONSULT THE ENGINEER OF RECORD FOR APPROVAL OF ANY ADJUSTMENTS PRIOR TO INSTALLATION



CEDAR PRIVACY FENCE

NOT TO SCALE

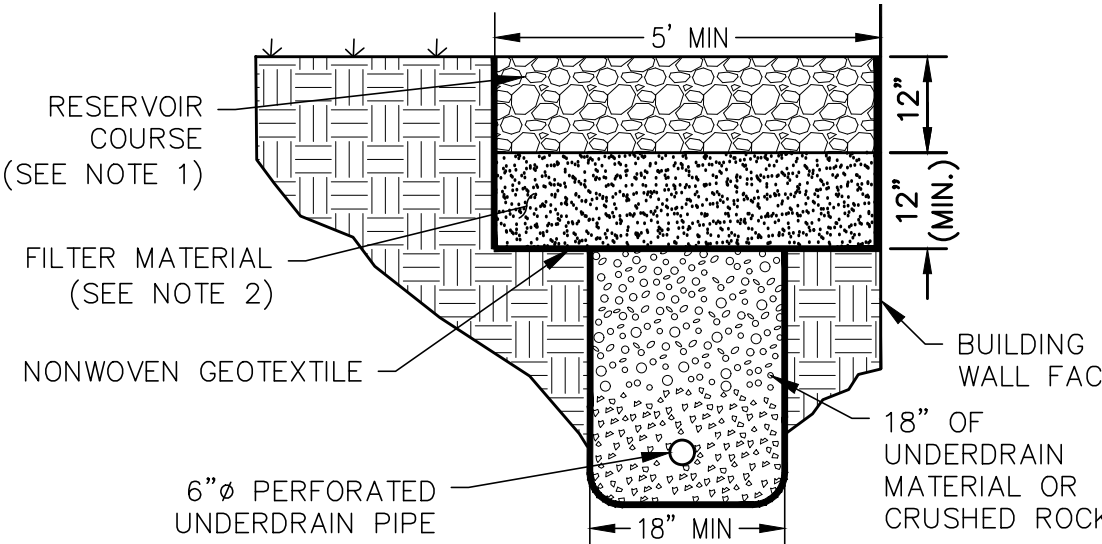
B4

ROOF DRIPLINE FILTER

NOT TO SCALE

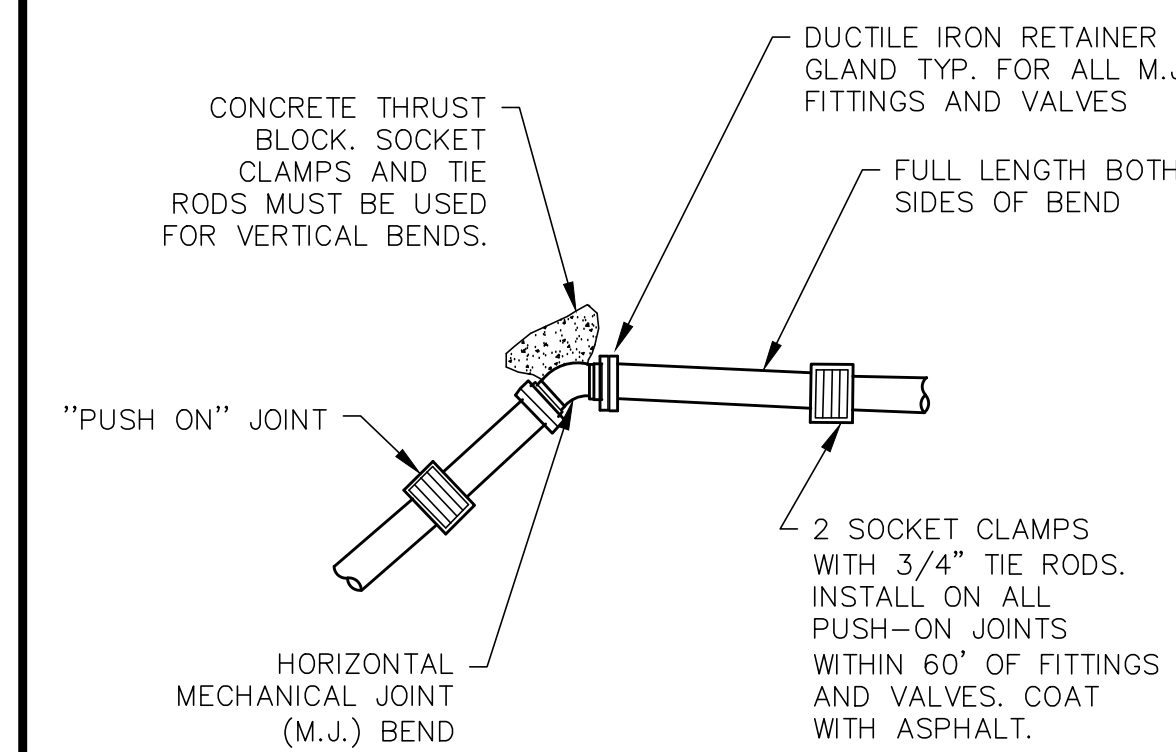
B3

- NOTES:
- RESERVOIR COURSE SHALL BE 12 INCHES THICK AND SHALL CONSIST OF CLEAN, WASHED 3/4" TO 1" AGGREGATE THAT IS FREE OF DEBRIS.
 - IF FOUNDATION BACKFILL IS A MINERAL SOIL BETWEEN 4 AND 7% FINES IT MAY BE USED AS THE FILTER MATERIAL.
 - UNDERDRAIN MATERIAL SHALL BE WELL GRADED, CLEAN, COARSE GRAVEL MEETING THE MEDOT SPECIFICATION 703.22 UNDERDRAIN TYPE B FOR UNDERDRAIN BACKFILL. CRUSHED ROCK IS ALSO ACCEPTABLE AND SHOULD BE WRAPPED IN NON-WOVEN GEOTEXTILE FABRIC.



GENERAL DATA FOR BLOCKING STANDARD FITTINGS
MINIMUM SURFACE AREA OF CONCRETE BLOCK AGAINST UNDISTURBED EARTH - SQ.FT.

PIPE SIZE	HYDRANT, PLUG, CAP, TEE	90° BEND	45° BEND	22.5° BEND	11.25° BEND
4"	4	4	4	3	2
6"	8	10	6	4	3
8"	12	16	10	6	4
10"	18	26	14	8	5
12"	26	36	20	12	7
14"	36	50	28	16	9
16"	46	64	36	20	12

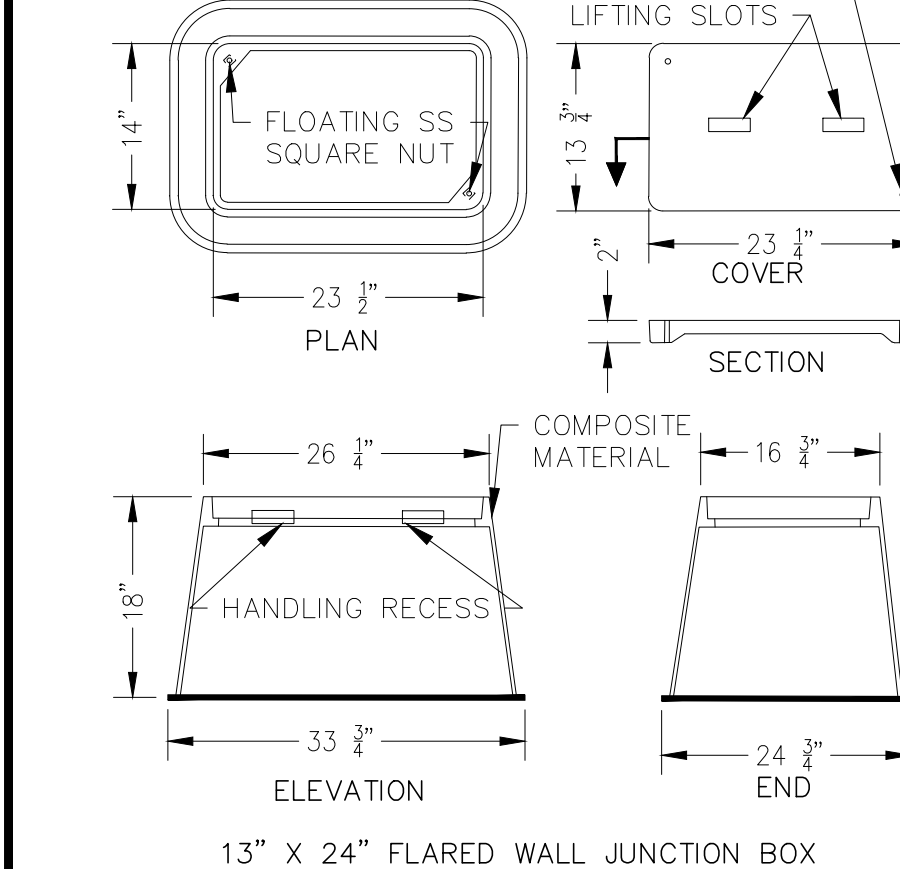


RESTRAINT AT WATER LINE FITTINGS

NOT TO SCALE

B2

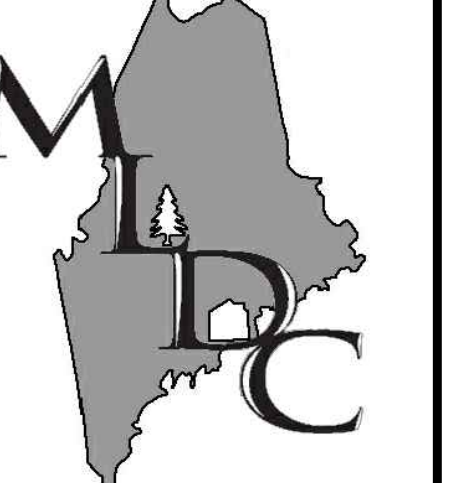
13" X 24" FLARED WALL JUNCTION BOX



ELECTRICAL JUNCTION BOX

NOT TO SCALE

B1



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PROJECT

TAYLOR BROOK HOUSE

HOTEL ROAD
AUBURN, MAINE 04210

OWNER OF RECORD

BETH C. BELL & JOHN D. CRAFTS

2 PASSING LANE,
LISBON FALLS, MAINE 04252

MADE FOR

JOHN F. MURPHY HOMES, INC.

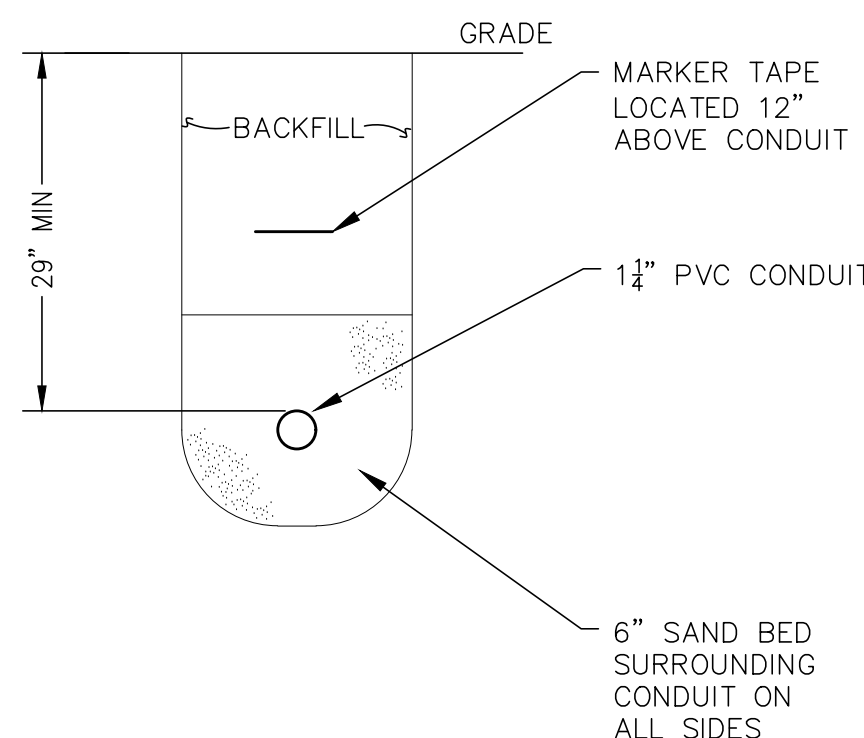
80 CENTER STREET
AUBURN, MAINE 04210

DRAWING SCALE:

NOT TO SCALE

SUBMISSION NOTES:

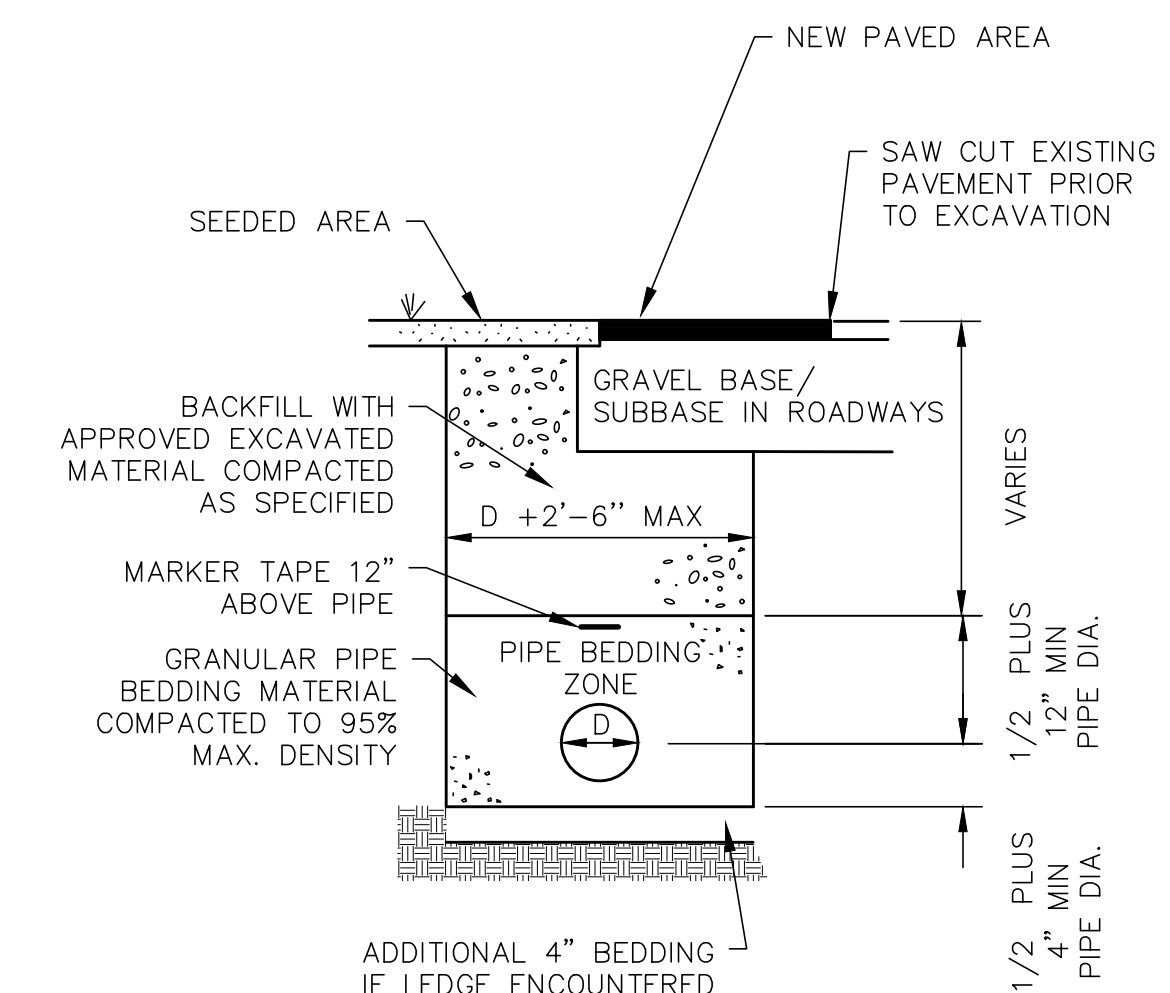
SUBMISSION 1: 2023-03-03 TLB
SUBMISSION FOR PERMIT APPS.
SUBMISSION 2: 2023-03-31 TLB
FOR REVIEW.



NEW UNDERGROUND LIGHTING CONDUIT

NOT TO SCALE

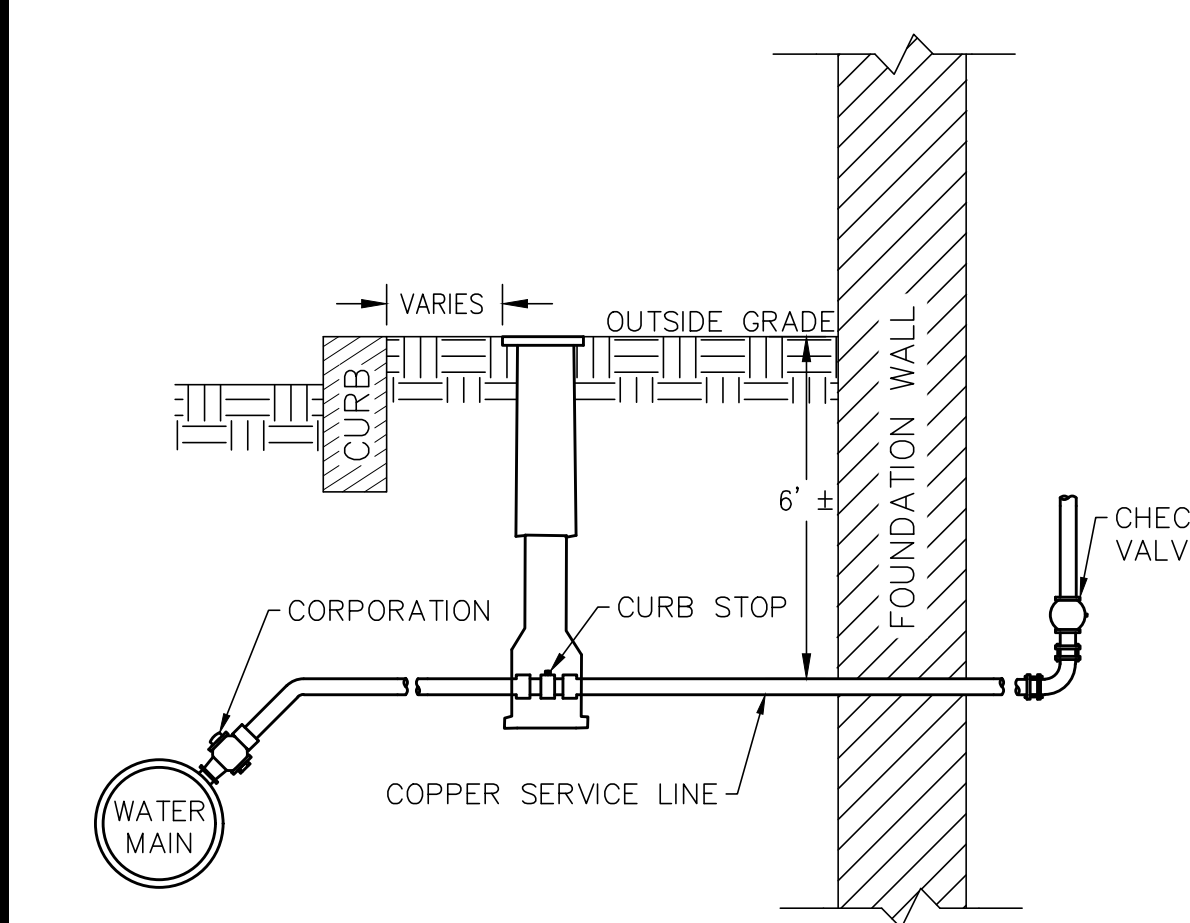
A5



PIPE TRENCH

NOT TO SCALE

A4

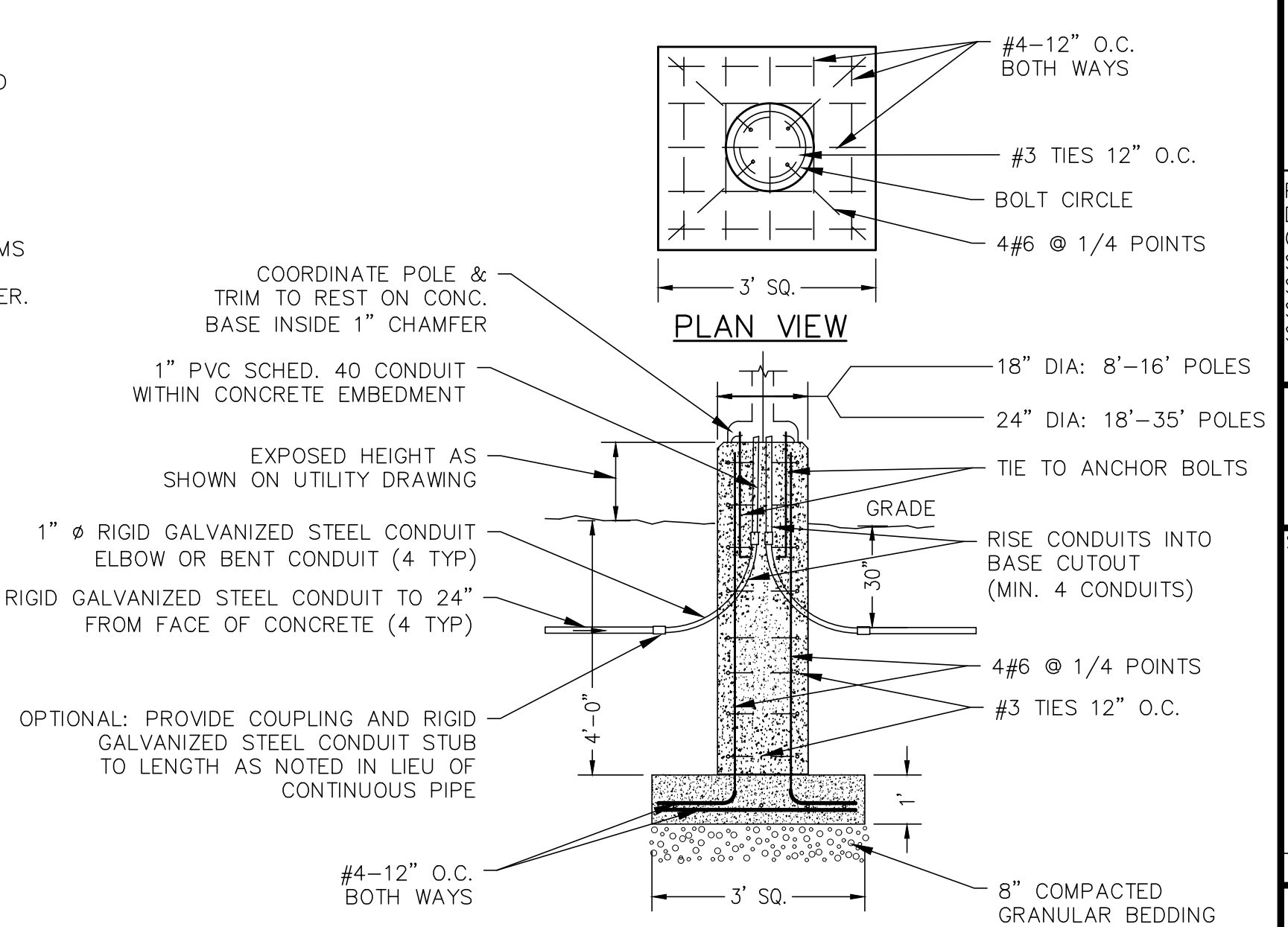


WATER SERVICE LINE CONNECTION

NOT TO SCALE

A3

- NOTES
- NUMBER AND SIZE OF REBARS INDICATED ARE MINIMUM. EXACT SPACING SHALL BE COORDINATED WITH MANUFACTURERS SHOP DRAWINGS.
 - DEPTH OF BASE INDICATED IS MINIMUM.
 - BOLT CIRCLE AND OTHER EMBEDDED ITEMS TO BE COORDINATED WITH ELECTRICAL CONTRACTOR AND LIGHT POLE MANUFACTURER.



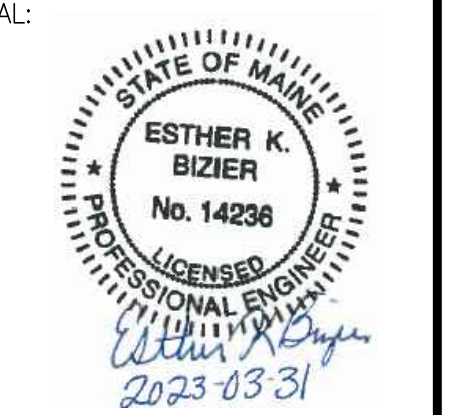
PC CONCRETE LIGHT POLE BASE

NOT TO SCALE

A1

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

SITE DETAILS



ESTHER K. BIZIER ME PE#14236

DRAWING NO. **C9.2**

MLDC NO. 22-330 11 OF 12