City of Auburn, Maine
Office of Planning and Permitting
60 Court Street | Auburn, Maine 04210
www.auburnmaine.gov | 207.333.6601

To: Auburn Planning Board
From: Natalie Thomsen, Planning Coordinator
Date: May 13, 2025
Re: Request for Extension of Site Plan Approval – West Shore Village

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Project Overview

The project known as West Shore Village at Adamian Drive was granted Site Plan approval by the Planning Board on July 19, 2024, for the development of two 24-unit multifamily buildings and a two-story, 12,600 SF storage facility on City Assessor's Parcels 109-003 and 109-004.

Request Summary

On May 2, 2025, the applicant (Stoneybrook Land Use, Inc. on behalf of West Shore Village, LLC) submitted a written request seeking a one-year extension of the original site plan approval. This request was made more than 30 days prior to the July 19, 2025 expiration, meeting the requirements set forth in Sec. 60-1308 of the Auburn Zoning Ordinance.

The applicant cites good cause for the extension:

- Finalization of building plans for both the apartment buildings and storage facility.
- Coordination with the adjacent Agren Warehouse project, which impacted shared grading and utility infrastructure.
- Intent to begin construction on the storage facility in Fall 2025, followed by the multifamily units.

Zoning Ordinance Reference

Sec. 60-1308 – Expiration of Approval:

"A single one-year extension may be given upon a showing of good cause in writing by the applicant to the planning board not less than 30 days before the expiration of approval... The planning board shall approve or disapprove the requested extension at its next regular meeting."

Staff Recommendation

Planning Staff finds that the applicant has demonstrated good cause and has complied with the procedural timeline under Sec. 60-1308. The approved plans remain consistent with current zoning and land use policies. There have been no significant changes to the ordinance or surrounding area that would warrant re-review of the application.

Staff recommends the Planning Board approve an one-year extension, revising the expiration date to July 19, 2026.

Suggested Motion

"I move to approve the request for a one-year extension of the Site Plan approval for West Shore Village at Adamian Drive, as originally approved on July 19, 2024. This extension is granted pursuant to Sec. 60-1308 of the Auburn Zoning Ordinance, and the revised expiration date shall be July 19, 2026."

Stoneybrook
Land Use, Inc.

9172 SW 52nd Place Road
Ocala, FL 34481
(207) 513-6123

May 2, 2025

Mr. David Hediger, Director of Planning
Planning, Permitting and Code Division
City of Auburn
60 Court Street
Auburn, ME 04210

RE: West Shore Village
at Adamian Drive

Dear Mr. Hediger:

On behalf of West Shore Village, LLC (WSV), I am submitting this letter to request the extension of the approvals for the West Shore Village at Adamian Drive project. The City Planning Board approved this project in July of 2024.

Since the project was approved, WSV has been working to prepare the building plans for the storage building and the 24 Unit apartment buildings. They have also been waiting for construction of the Agren Warehouse project on the abutting lot to be completed. Sewer service for the Agren Warehouse project crosses the WSV site and grading along the common lot lines was designed to support development on both lots.

The warehouse construction is now complete and occupied and WSV is now seeking pricing based upon final building plans. They plan to start construction of the storage building this fall and complete the two apartment buildings as soon as the storage building has been constructed. Please accept this letter as a formal request from WSV to extend the approvals for an additional year to give them time to secure building permits and start construction this Fall.

Please do not hesitate to call if you have any questions.

Respectfully yours,

STONEYBROOK LAND USE, INC.

Michael F. Gotto

cc: Jason Agren
Tim Millett
Michael Barnes

City of Auburn, Maine
Department of Planning & Permitting
Eric Cousens, Director
60 Court Street | Auburn, Maine 04210
www.auburnmaine.gov | 207.333.6601

July 19, 2024

Applicant/Property Owner:
West Shore Village, LLC
40 Minot Avenue
Auburn, ME 04210
Email: jagren@agrenappliance.com

Agent:

Stoneybrook Land Use, Inc.
C/O Michael F. Gotto
4846 Sun City Center Blvd., #300
Sun City Center, FL 33573-6281

Main-Land Development Consultants
C/O , Michael Barnes, PE
PO Box Q
Livermore Falls, ME 04254

Re: Approval Letter for Taylor Brook House Site Plan Review

Dear Mr. Barnes,

This letter is to notify you that City of Auburn, Planning Board has approved the proposed Site Plan approval off Adamian Drive, City Assessor's Parcel I.D 109-003 and 109-004. The proposed project consists of two (2) 9,153 S.F. 24 multi-family units and one (1) two story 12,600 S.F. Storage Facility with access on both elevations. This item is according to Chapter 60, Article IV Division 12- General Business District; Article XVI Division 2- Site Plan Review; and Division 3- Special Exception.

Referenced Approved Plans and Materials:

Application Set Dated June 5th, 2024

Revised Drawings Application: June 25, 2024

Findings: Planning Board approved the changes with the following findings:
The application meets the conditions of Sec. 60-1277 in that the development has made provisions for:

(1) Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust and vibration; and preservation of light and air;
(2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;
(3) Adequacy of the methods of disposal for wastes; and
(4) Protection of environment features on the site and in adjacent areas.

Further, the application meets the conditions of Sec. 60-1336 in that it:

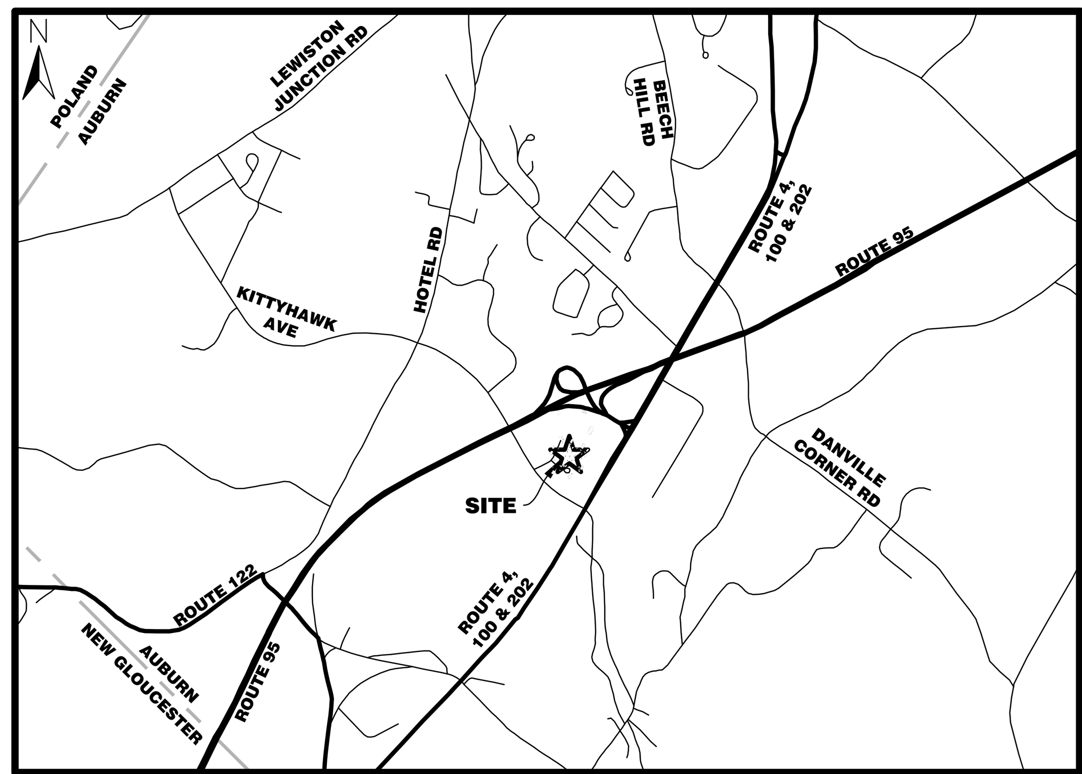
(1) Fulfills the specific requirements, if any, set forth in the zoning ordinance relative to such exception.
(2) Will neither create nor aggravate a traffic hazard, a fire hazard or any other safety hazard.
(3) Will not block or hamper the master development plan pattern of highway circulation or of planned major public or semipublic land acquisition.
(4) Will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of property adjoining and neighboring the property under application.
(5) Reasonable provisions have been made for adequate land space, lot width, lot area, stormwater management in accordance with section 60-1301(14), green space, driveway layout, road access, off-street parking, landscaping, building separation, sewage disposal, water supply, fire safety, and where applicable, a plan or contract for perpetual maintenance of all of the common green space and clustered off-street parking areas to ensure all such areas will be maintained in a satisfactory manner.
(6) The standards imposed are, in all cases, at least as stringent as those elsewhere imposed by the city building code and by the provisions of this chapter.
(7) Essential city services which will be required for the project are presently available or can be made available without disrupting the city's master development plan.

Conditions:

1. All required bonding/inspection fees shall be paid and a notice to proceed issued by the Engineering Department before the start of construction.
2. All appropriate permits are received prior to the start of construction.

Sincerely,

John Blais, Deputy Director of Planning, Permitting and Code
C: File



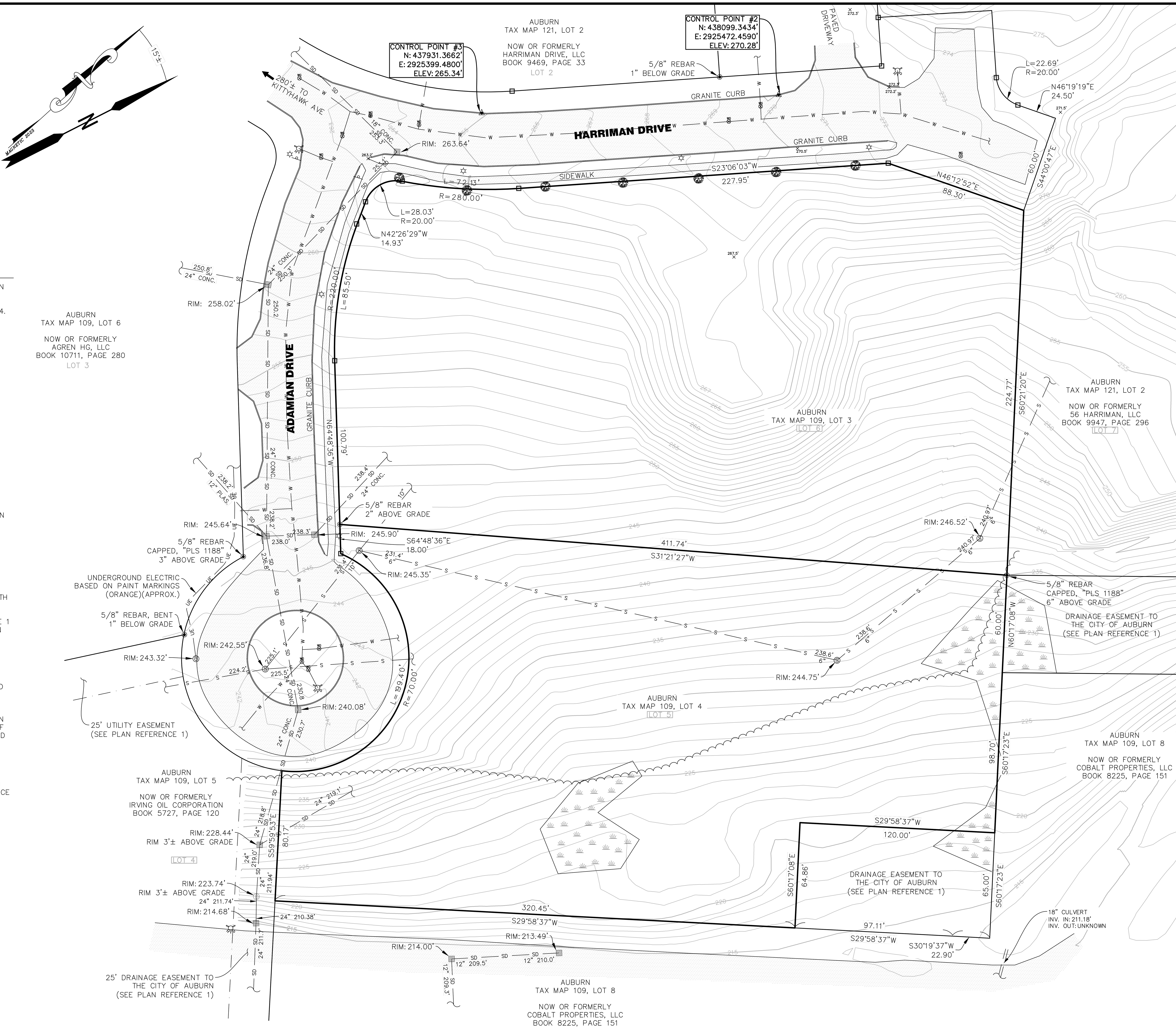
LOCATION MAP 1" = 1/2 MILE

NOTES

1. ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, WEST ZONE, NAD83 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
2. CITY OF AUBURN: TAX MAP 121, LOT 2, TAX MAP 109 LOT 3, & TAX MAP LOT 109 LOT 4.
3. SUMMARY – OWNER OF RECORD AT TIME OF SURVEY:
   LOT 3 12 ADAMIAN LLC: BOOK 9947, PAGE 291.
   LOT 4 24 ADAMIAN LLC: BOOK 9947, PAGE 294.
4. AREA SUMMARY:
   LOT 3 2.17 ACRES, MORE OR LESS.
   LOT 4 1.93 ACRES, MORE OR LESS.
   TOTAL AREA 4.10 ACRES, MORE OR LESS.
5. ALL BOOK AND PAGES REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
6. CONTOURS SHOWN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY MAIN–LAND DEVELOPMENT CONSULTANTS, INC. ON MAY 11, 2021 & NOVEMBER 29, 2022 AND SUPPLEMENTED WITH STATE OF MAINE LIDAR DATA DOWNLOADED FROM HTTP://COAST.NOAA.GO WITH A CONTOUR INTERVAL OF 1–FOOT. THE VERTICAL DATUM IS NAVD88 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
7. UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON ABOVE GROUND FEATURES ONLY, MAIN–LAND RECOMMENDS THE USE OF DIG SAFE OR OTHER ENTITIES TO MARK ANY UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
8. THERE WERE NO APPARENT ENCROACHMENTS OBSERVED AT TIME OF SURVEY.
9. THERE ARE TWO OLD JUNK CARS NEAR THE WESTERLY PORTION OF LOT 2. IT IS UNKNOWN WHEN THESE CARS WERE PARKED ON THE PROPERTY.
10. CONTROL POINTS ARE 5/8" REBAR WITH ALUMINUM CAP MARKED "MLDC CONTROL POINT" FLUSH WITH GRADE.
11. THE SURVEYED PARCEL IS LOCATED IN THE GENERAL BUSINESS DISTRICT. SEE CITY OF AUBURN ORDINANCES FOR ADDITION INFORMATION PERTAINING TO LOT USAGES AND DIMENSIONS.
12. WETLANDS DELINEATED BY MAIN–LAND DEVELOPMENT CONSULTANTS, INC. AND LOCATED WITH A TRIMBLE GEOX7X MAPPING GRADE GPS.
13. TOGETHER WITH A RIGHT TO USE THE STREETS AND WAYS AS SHOWN ON PLAN REFERENCE 1 FOR ALL PURPOSES FOR WHICH STREETS AND WAYS ARE USED IN THE CITY OF AUBURN IN COMMON WITH OTHERS. ASSUMED TO BE HARRIMAN DRIVE AND ADAMIAN DRIVE.
14. TOGETHER WITH TWO EASEMENT TO CENTRAL MAINE POWER COMPANY AS DESCRIBED IN BOOK 926, PAGE 134 AND BOOK 525, PAGE 471.
15. SUBJECT TO AND TOGETHER WITH A RIGHT–OF–WAY, AS IT MAY BE NECESSARY, FOR THE ERECTION, MAINTENANCE, AND OPERATION OF THE SIGN FACILITIES ON LOT 2 AS DESCRIBED IN BOOK 9947, PAGE 294.
16. SUBJECT TO AND TOGETHER WITH A DRAINAGE LICENSE AND ENTRANCE IMPROVEMENT AGREEMENT WITH THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION AS DESCRIBED IN BOOK 2462, PAGE 340 AND A LICENSE FOR INSTALLATIONS UPON MAIN TURNPIKE RIGHT OF WAY RECORDED IN BOOK 2454, PAGE 107, INSOFAR AS THE SAME ARE STILL IN FORCE AND APPLICABLE.
17. SUBJECT TO AND TOGETHER WITH RIGHTS AND COVENANTS IN A DECLARATION OF COVENANTS DESCRIBED IN BOOK 2393, PAGE 245 AND AMENDED IN BOOK 2503, PAGE 90.
18. SUBJECT TO AND TOGETHER WITH THE DRAINAGE EASEMENT SHOWN ON PLAN REFERENCE 1 AND WITH THE PROVISIONS OF NOTE 10 ON SAID PLAN, TO THE EXTENT THAT IT IS IN FORCE AND APPLICABLE.

LEGEND

⦿	EXISTING IRON PIPE, ROD, OR REBAR AS NOTED
□	6"X6" CONCRETE MONUMENT, CAPPED "PLS 1188"
▲	CONTROL POINT (SEE NOTE 10)
	FIRE HYDRANT
	WATER GATE
☼	LIGHT POLE
▦	CATCH BASIN
	DRAIN MANHOLE
LOT 7	LOT NUMBER (SEE PLAN REFERENCE 1)
	UTILITY POLE (CUT OFF AT GROUND)
	UTILITY POLE
—— OU ——	OVERHEAD UTILITY
	BOUNDARY LINE (SURVEYED)
	ABUTTING BOUNDARY LINES (APPROX.)
	EASEMENT LINE
—— SD ——	STORM DRAIN LINE (APPROX.)
	TREELINE (APPROX.)
—— 490 ——	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
× 495.3'	SPOT GRADE
	PAVEMENT
	WETLAND BOUNDARY (SEE NOTE 12)



PLAN REFERENCES

1. "AUBURN BUSINESS PARK", DATED SEPTEMBER 20, 1988, MADE FOR ADAMIAN REALTY TRUST, COMPILED BY HARRIMAN ASSOCIATES, AND RECORDED IN PLAN BOOK 34, PAGE 126 ON FEBRUARY 23, 1989.
2. "STANDARD BOUNDARY SURVEY", DATED MAY 1985, MADE FOR JOHN MARTIN ENTERPRISES MANOR INN, COMPILED BY SEBAGO TECHNICS, INC., AND RECORDED IN PLAN BOOK 31, PAGE 1128 ON OCTOBER 28, 1985.

MLDC

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

PLAN SHOWING A
STANDARD BOUNDARY &
EXISTING CONDITIONS SURVEY

LAND OF
12 ADAMIAN, LLC
24 ADAMIAN, LLC

HARRIMAN DR. & ADAMIAN DR.
CITY OF AUBURN,
COUNTY OF ANDROSCOGGIN,
STATE OF MAINE

OWNER OF RECORD

12 ADAMIAN, LLC
24 ADAMIAN, LLC

40 MINOT AVENUE,
AUBURN, MAINE 04210

MADE FOR

12 ADAMIAN, LLC
24 ADAMIAN, LLC

40 MINOT AVENUE,
AUBURN, MAINE 04210

DRAWING SCALE:

30 0 15 30

(IN FEET)
1 INCH = 30 FT

REVISION NOTES:

PROJ. MGR:	CLB
DRAWN BY:	CLB
CHECKED BY:	TJG
REVISION NO.	N/A
SURVEY DATE:	2021-05-11 2022-11-29 2023-06-14
SUBMISSION DATE:	2024-06-06
SUBMITTED FOR:	FINAL

BOUNDARY &
EXISTING
CONDITIONS

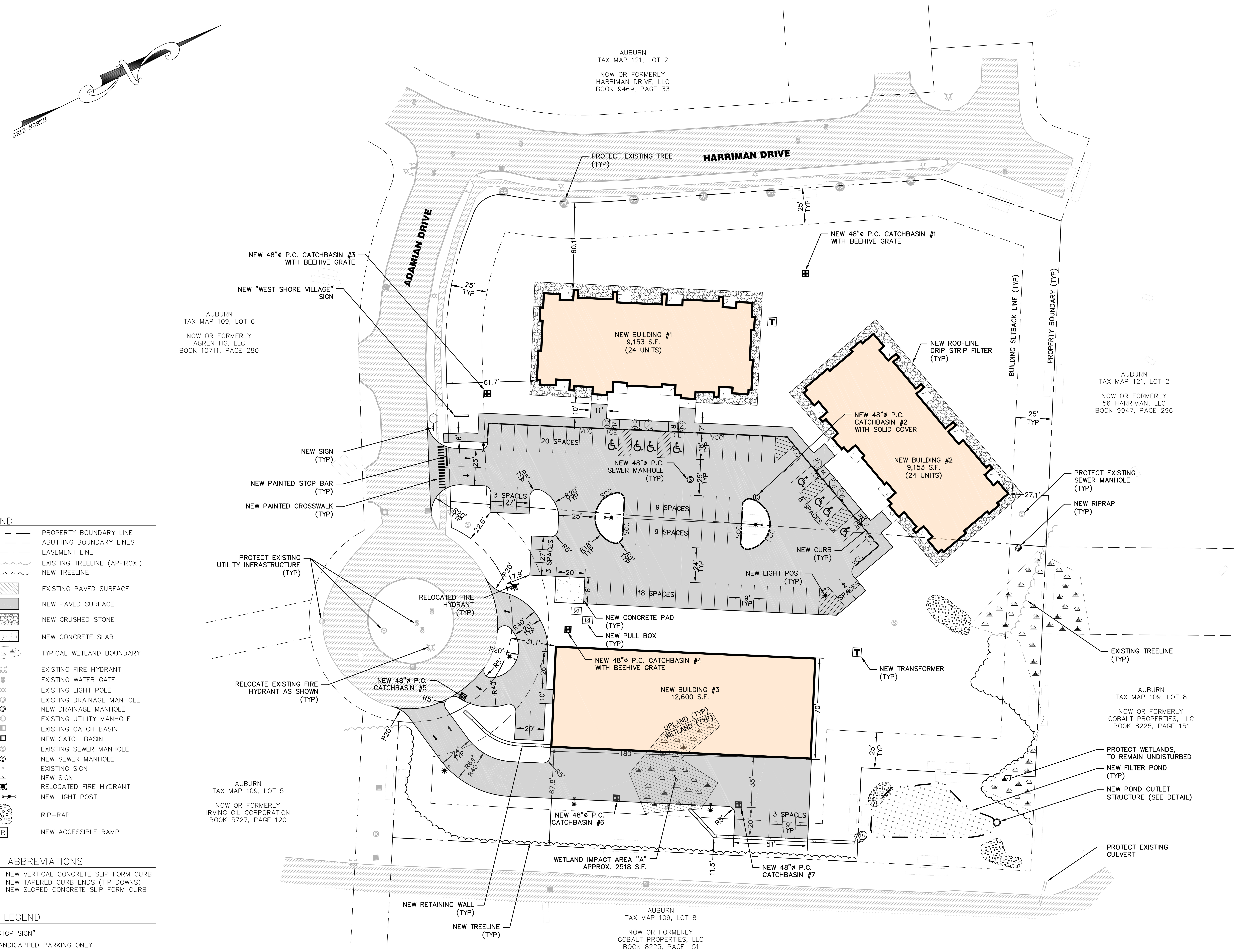
SEAL:

STATE OF MAINE
CHARLES L. BUKER
#2397
PROFESSIONAL LAND SURVEYOR

CHARLES L. BUKER PLS #2397

DRAWING NO.
S1.1

MLDC NO. 23-252 1 OF 9



LEGEND

- PROPERTY BOUNDARY LINE
- ABUTTING BOUNDARY LINES
- EASEMENT LINE
- EXISTING TREELINE (APPROX.)
- NEW TREELINE
- EXISTING PAVED SURFACE
- NEW PAVED SURFACE
- NEW CRUSHED STONE
- NEW CONCRETE SLAB
- TYPICAL WETLAND BOUNDARY
- EXISTING FIRE HYDRANT
- EXISTING WATER GATE
- EXISTING LIGHT POLE
- EXISTING DRAINAGE MANHOLE
- NEW DRAINAGE MANHOLE
- EXISTING UTILITY MANHOLE
- EXISTING CATCH BASIN
- NEW CATCH BASIN
- EXISTING SEWER MANHOLE
- NEW SEWER MANHOLE
- EXISTING SIGN
- NEW SIGN
- RELOCATED FIRE HYDRANT
- NEW LIGHT POST
- RIP-RAP
- R NEW ACCESSIBLE RAMP

CURB ABBREVIATIONS

VCC	NEW VERTICAL CONCRETE SLIP FORM CURB
TCE	NEW TAPERED CURB ENDS (TIP DOWNS)
SCC	NEW SLOPED CONCRETE SLIP FORM CURB

SIGN LEGEND

1. "STOP SIGN"
2. HANDICAPPED PARKING ONLY

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WWW.MAIN-LANDDCI.COM

PROJECT

WEST SHORE VILLAGE AT ADAMIAN DRIVE

12 ADAMIAN DRIVE
AUBURN, MAINE 04210

OWNER OF RECORD

WEST SHORE VILLAGE, LLC

40 MINOT AVENUE,
AUBURN, MAINE 04210

MADE FOR

WEST SHORE VILLAGE, LLC

40 MINOT AVENUE,
AUBURN, MAINE 04210

DRAWING SCALE:

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SUBMISSION NOTES:
SUBMISSION 1: 2024-04-12 TLB FOR REVIEW.
SUBMISSION 2: 2024-05-16 TLB FOR REVIEW.
SUBMISSION 3: 2024-06-07 TLB FOR REVIEW.
SUBMISSION 4: 2024-07-02 TLB REVISED PER CITY COMMENTS

PROJ. MGR:	MJB
DRAWN BY:	TLB
CHECKED BY:	RWD
SUBMISSION NO.	4
SURVEY DATE:	2023-06-20
SUBMISSION DATE:	2024-07-02
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

SITE LAYOUT PLAN

SEAL:

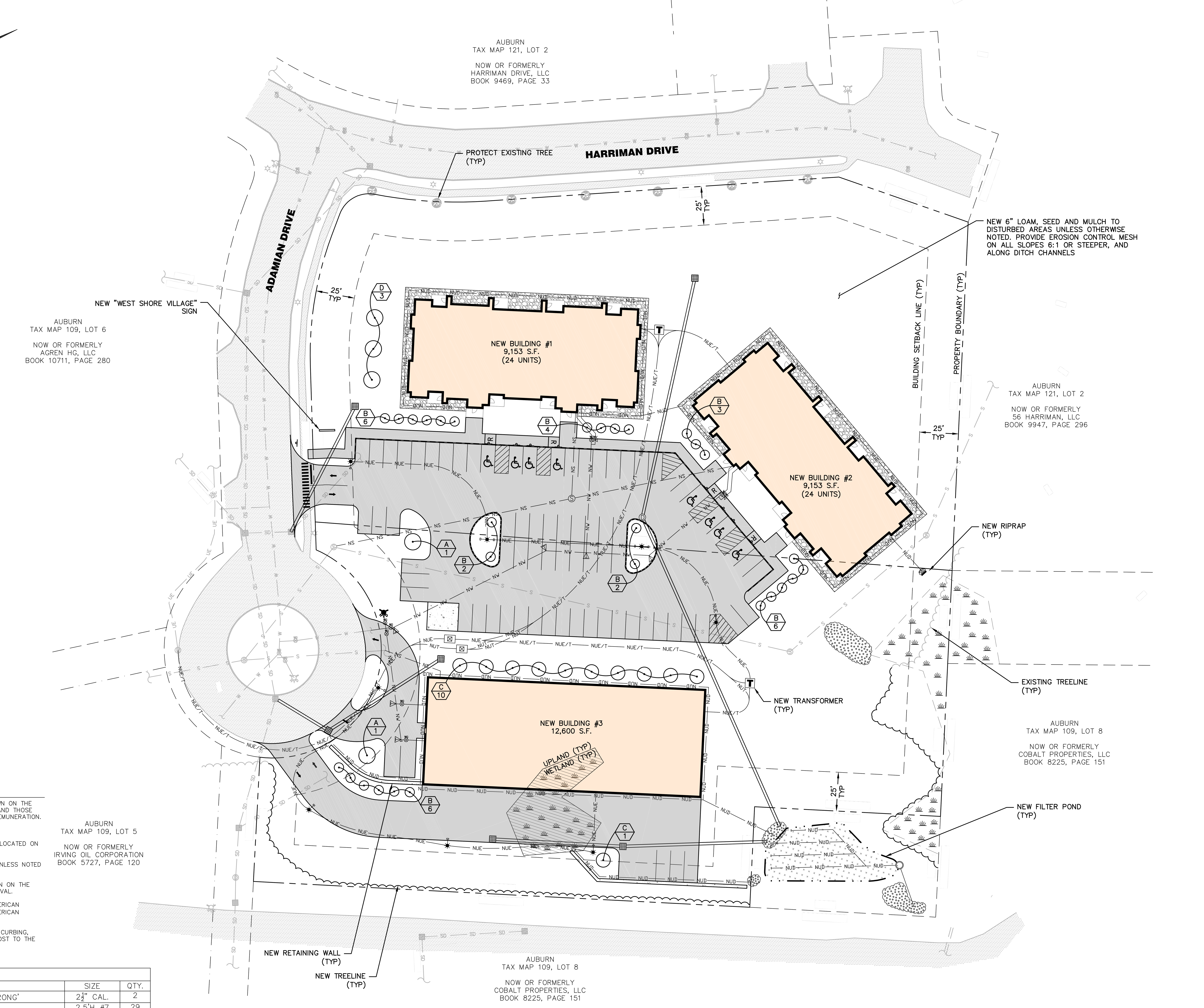
STATE OF MAINE
MICHAEL J. BARNES
NO. 18356
PROFESSIONAL LICENSED ENGINEER

MICHAEL J. BARNES ME PE#18356

DRAWING NO.

C2.1

MLDC NO. 23-252 2 OF 9



LEGEND

- PROPERTY BOUNDARY LINE
- ABUTTING BOUNDARY LINES
- EASEMENT LINE
- EXISTING TREELINE (APPROX.)
- NEW TREELINE
- SD — EXISTING STORM DRAIN LINE (APPROX.)
- S — EXISTING SEWER LINE (APPROX.)
- W — EXISTING WATER MAIN (APPROX.)
- NS — NEW SEWER MAIN
- NSD — NEW STORM DRAIN
- NUD — NEW UNDERDRAIN
- NW — NEW WATER MAIN
- NUE — NEW UNDERGROUND ELECTRIC LINE
- NUT — NEW UNDERGROUND TELECOM LINE
- NUE/T — NEW UNDERGROUND ELECTRIC & TELECOM LINE
- EXISTING PAVED SURFACE
- NEW PAVED SURFACE
- NEW CRUSHED STONE
- NEW CONCRETE SLAB
- TYPICAL WETLAND BOUNDARY
- EXISTING FIRE HYDRANT
- RELOCATED FIRE HYDRANT
- EXISTING WATER GATE
- NEW WATER GATE
- EXISTING LIGHT POLE
- NEW LIGHT POST
- EXISTING DRAINAGE MANHOLE
- NEW DRAINAGE MANHOLE
- EXISTING UTILITY MANHOLE
- EXISTING CATCH BASIN
- NEW CATCH BASIN
- EXISTING SEWER MANHOLE
- NEW SEWER MANHOLE
- NEW THRUSTBLOCK
- EXISTING SIGN
- NEW SIGN
- RIP-RAP
- R — NEW ACCESSIBLE RAMP

PLANTING NOTES

SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE PLAN. ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND THOSE REQUIRED BY THIS DRAWING WILL NOT ENTITLE CONTRACTOR TO ADDITIONAL REMUNERATION.

ANY PLANT SUBSTITUTIONS MUST BE APPROVED BY THE TOWN PLANNER.

ANY TREE OR SHRUB LOCATED OVER OR UNDER ANY UTILITY SHALL BE BE RELOCATED ON SITE BY THE OWNER AND APPROVED BY THE TOWN PLANNER.

SPREAD 6" OF TOPSOIL IN LAWN AREAS, ROLL SMOOTH, AND RAKE SCARIFY UNLESS NOTED OTHERWISE.

PLACE ALL TREES AND SHRUBS ON SITE IN THE DESIGNATED AREAS AS SHOWN ON THE PLAN, PRIOR TO PLANTING. CONTACT THE OWNER FOR INSPECTION AND APPROVAL.

ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

REPLACE OR REPAIR TO ORIGINAL CONDITION ANY AND ALL UTILITIES, PAVING, CURBING, ETC., DAMAGED AS A RESULT OF PLANTING OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.

PLANT LIST

KEY	COMMON & BOTANICAL NAME	SIZE	QTY.
A	ARMSTRONG MAPLE: ACER X FREEMONI 'ARMSTRONG'	$2\frac{1}{2}$" CAL.	2
B	NORTHERN BAYBERRY: MYRICA PENNSYLVANICA	2.5'H #7	29
C	SEA GREEN JUNIPER: JUNIPERUS CHINENSIS 'SEA GREEN'	3 GAL.	11
D	BALSAM FIR TREE	6' DIA.	3

MAIN-LAND
DEVELOPMENT CONSULTANTS, INC.
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PROJECT

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12 ADAMIAN DRIVE
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OWNER OF RECORD

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AUBURN, MAINE 04210

MADE FOR

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DRAWING SCALE:

30 0 15 30

(IN FEET)
1 INCH = 30 FT

SUBMISSION NOTES:
SUBMISSION 1: 2024-06-07 TLB FOR REVIEW
SUBMISSION 2: 2024-07-02 TLB REVISED PER CITY COMMENTS

PROJ. MGR:	MJB
DRAWN BY:	TLB
CHECKED BY:	RWD
SUBMISSION NO.	2
SURVEY DATE:	2023-06-20
SUBMISSION DATE:	2024-07-02
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

LANDSCAPING PLAN

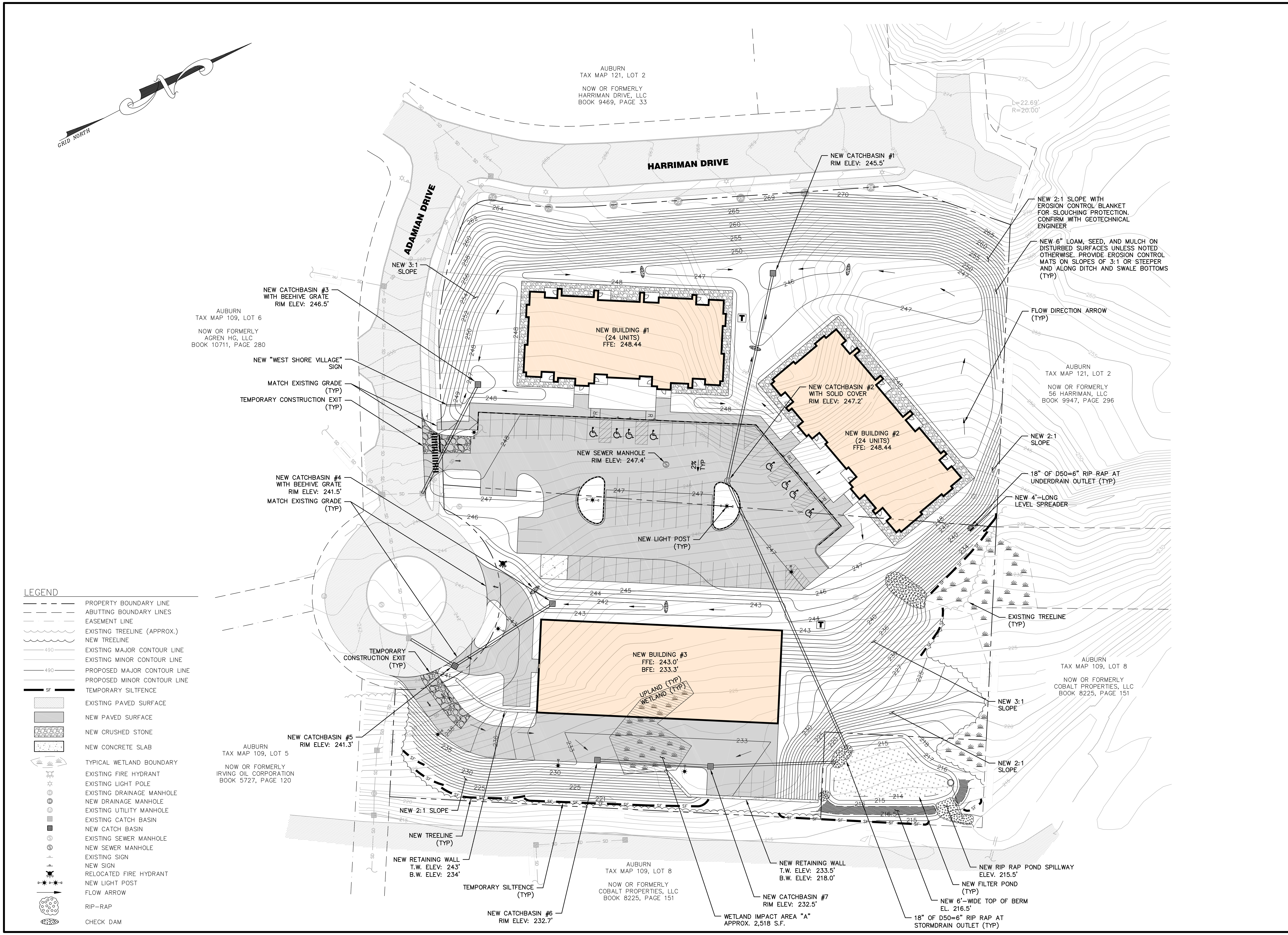
SEAL:

STATE OF MAINE
MICHAEL J. BARNES
NO. 18356
LICENSED PROFESSIONAL ENGINEER

MICHAEL J. BARNES ME PE#18356

DRAWING NO.
C2.2

MLDC NO. 23-252 3 OF 9



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PROJ. MGR:	MJB
DRAWN BY:	TLB
CHECKED BY:	RWD
SUBMISSION NO.	4
SURVEY DATE:	2023-06-20
SUBMISSION DATE:	2024-06-21
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

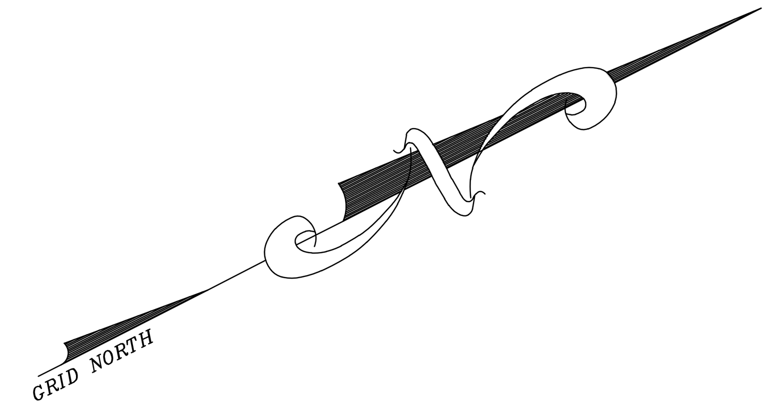
GRADING & EROSION CONTROL PLAN

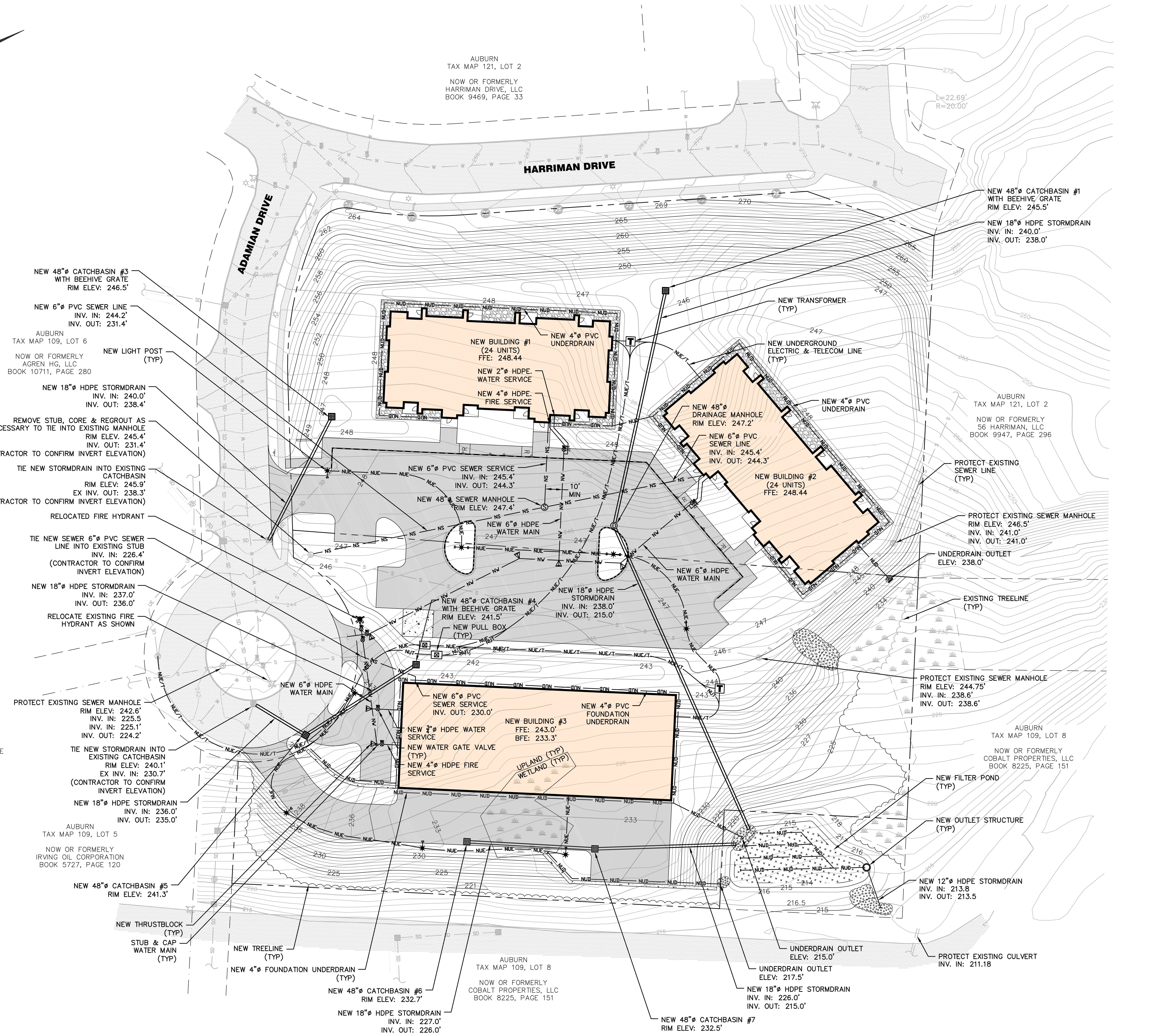
SEAL:
STATE OF MAINE
MICHAEL J. BARNES
NO. 18356
PROFESSIONAL ENGINEER

MICHAEL J. BARNES ME PE#18356

DRAWING NO.
C3.1

MLDC NO. 23-252 4 OF 9





NOTES

1. FINAL UTILITY CONNECTION LOCATIONS TO BE COORDINATED WITH ARCHITECTURAL PLANS

LEGEND

- PROPERTY BOUNDARY LINE
- ABUTTING BOUNDARY LINES
- EASEMENT LINE
- EXISTING TREELINE (APPROX.)
- NEW TREELINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED MAJOR CONTOUR LINE
- PROPOSED MINOR CONTOUR LINE
- EXISTING STORM DRAIN LINE (APPROX.)
- EXISTING SEWER LINE (APPROX.)
- EXISTING WATER MAIN (APPROX.)
- NEW SEWER MAIN
- NEW STORM DRAIN
- NEW UNDERDRAIN
- NEW WATER MAIN
- NEW UNDERGROUND ELECTRIC LINE
- NEW UNDERGROUND TELECOM LINE
- NEW UNDERGROUND ELECTRIC & TELECOM LINE
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- NEW WATER GATE
- EXISTING LIGHT POLE
- NEW LIGHT POST
- EXISTING DRAINAGE MANHOLE
- NEW DRAINAGE MANHOLE
- EXISTING UTILITY MANHOLE
- EXISTING CATCH BASIN
- NEW CATCH BASIN
- EXISTING SEWER MANHOLE
- NEW SEWER MANHOLE
- EXISTING SIGN
- NEW SIGN
- NEW THRUSTBLOCK
- RIP-RAP

MAIN-LAND
DEVELOPMENT
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SUBMISSION 3: 2024-06-07 TLB FOR REVIEW
SUBMISSION 4: 2024-06-21 TLB REVISED PER CITY COMMENTS

PROJ. MGR:	MJB
DRAWN BY:	TLB
CHECKED BY:	RWD
SUBMISSION NO.	4
SURVEY DATE:	2023-06-20
SUBMISSION DATE:	2024-06-21
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

UTILITY PLAN

SEAL:

STATE OF MAINE
MICHAEL J. BARNES
NO. 18356
LICENSED PROFESSIONAL ENGINEER

MICHAEL J. BARNES ME PE#18356

DRAWING NO.

C4.1

MLDC NO. 23-252 5 OF 9

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.

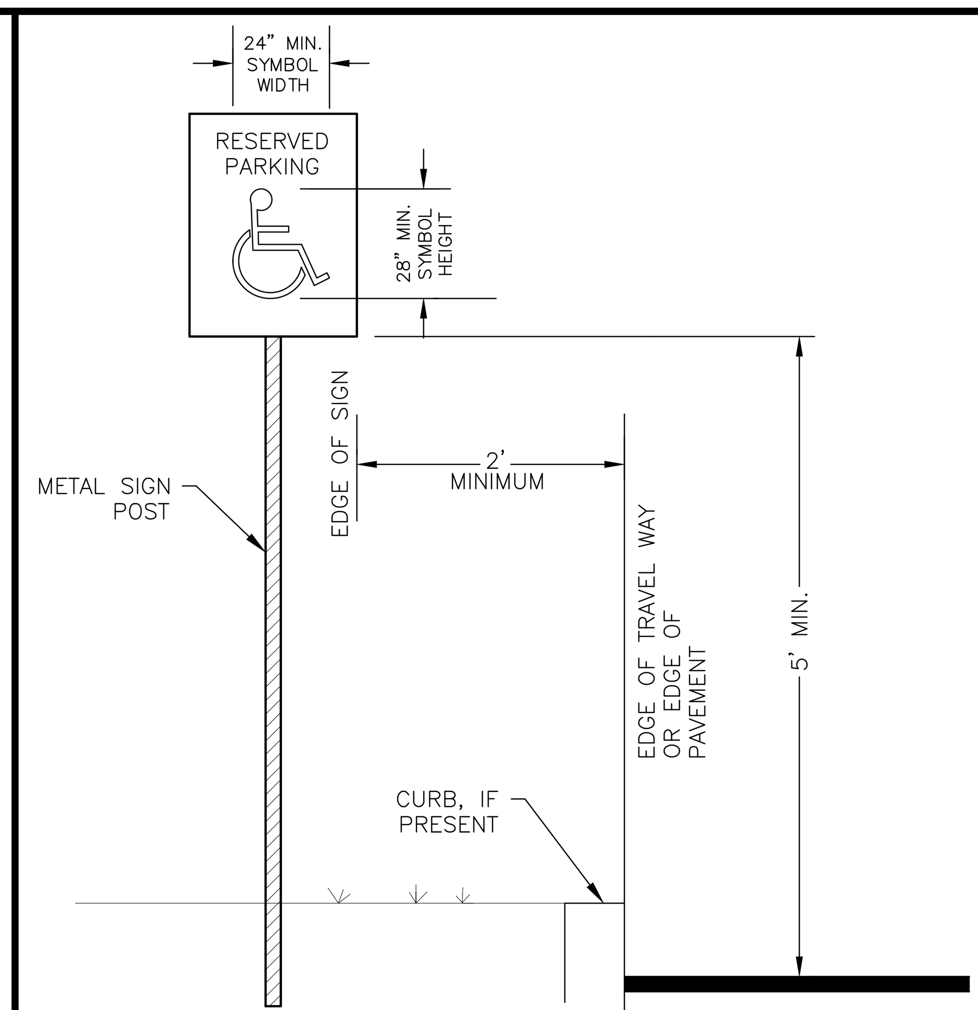
H. DIG SAFE REQUIREMENTS ARE IN ADDITION TO TOWN, CITY, AND/OR STATE D.O.T. STREET OPENING PERMIT REQUIREMENTS.

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.

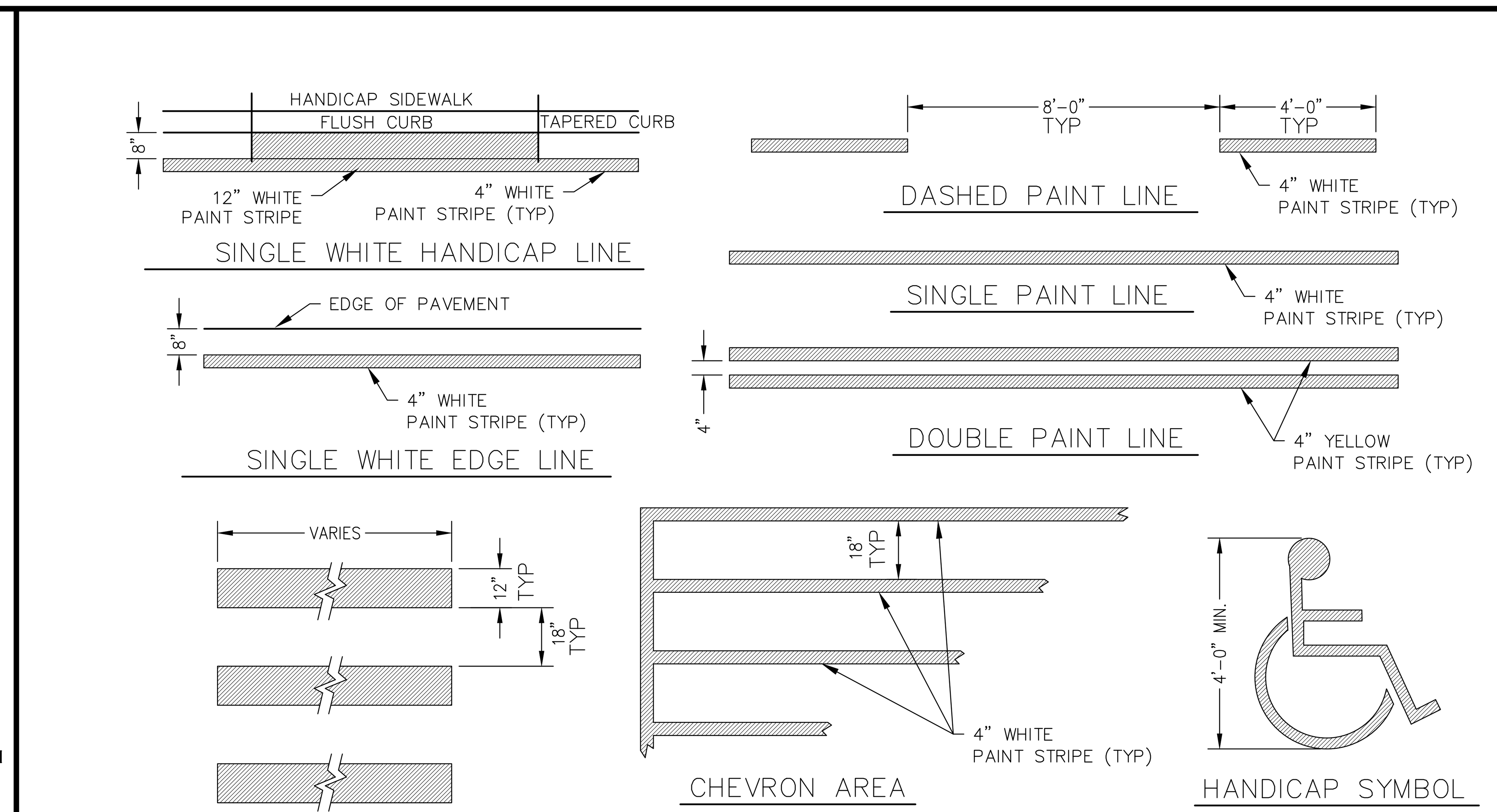
K. ANY TIME AN UNDERGROUND LINE IS DAMAGED OR DISTURBED, OR IF LINES ARE IMPROPERLY MARKED, YOU MUST FILE AND INCIDENT REPORT WITH THE P.U.C.. FOR AN INCIDENT REPORT FORM VISIT WWW.STATE.ME.US/MPUC OR CALL THE P.U.C. AT 1–800–452–4699.

UTILITY LOCATION REQUIREMENTS — C5
NOT TO SCALE

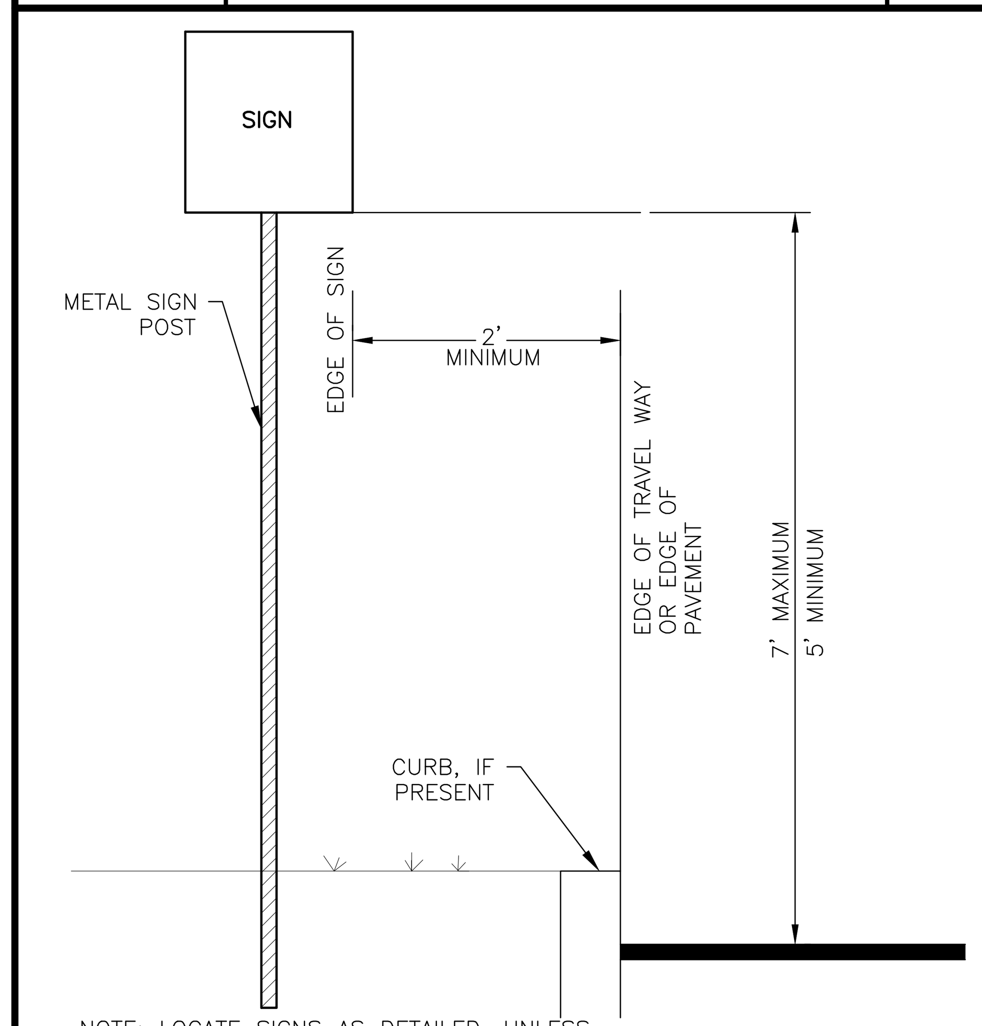


NOTE: LOCATE SIGNS AS DETAILED, UNLESS NOTED OTHERWISE ON PLAN.

ACCESSIBLE PARKING SIGN DETAIL — C4
NOT TO SCALE

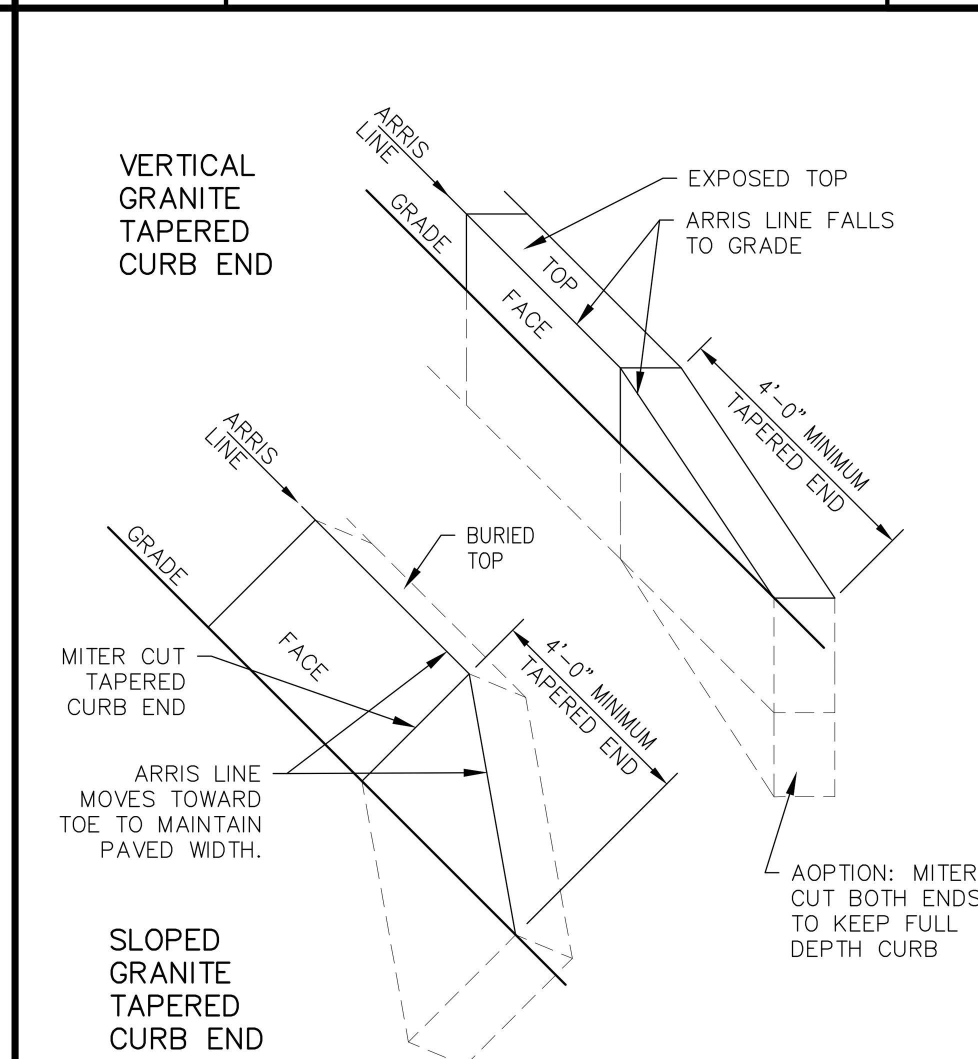


TYPICAL PAINT STRIPING — C2
NOT TO SCALE

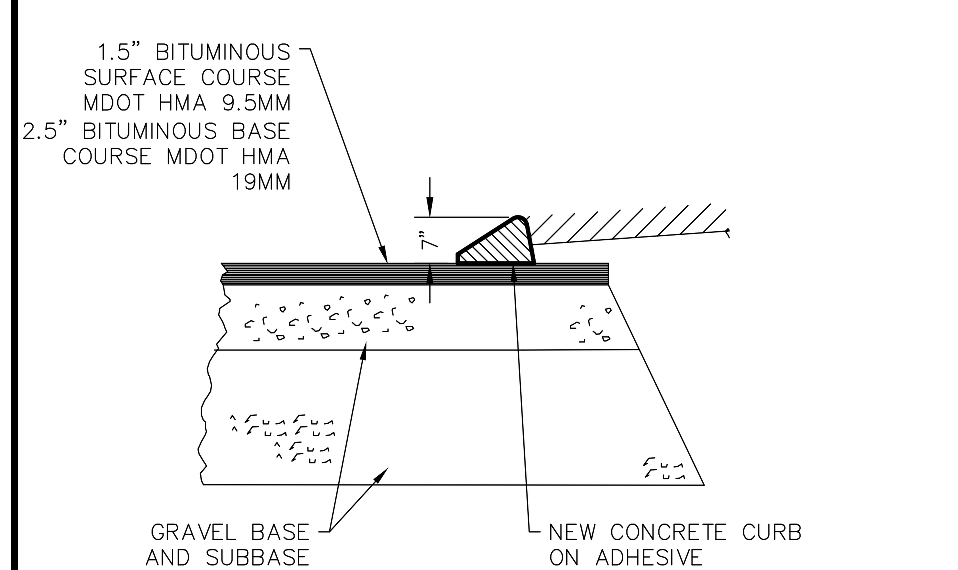


NOTE: LOCATE SIGNS AS DETAILED, UNLESS NOTED OTHERWISE ON PLAN.

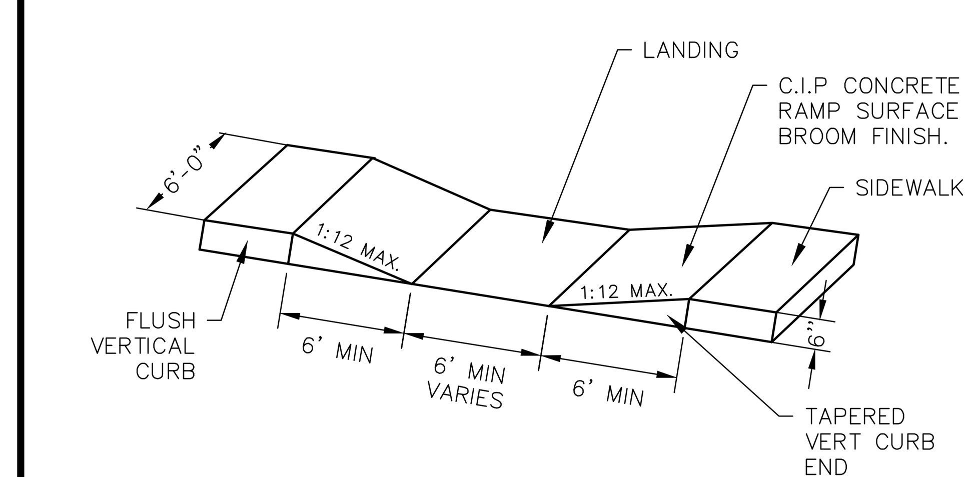
TRAFFIC SIGN DETAIL — B5
NOT TO SCALE



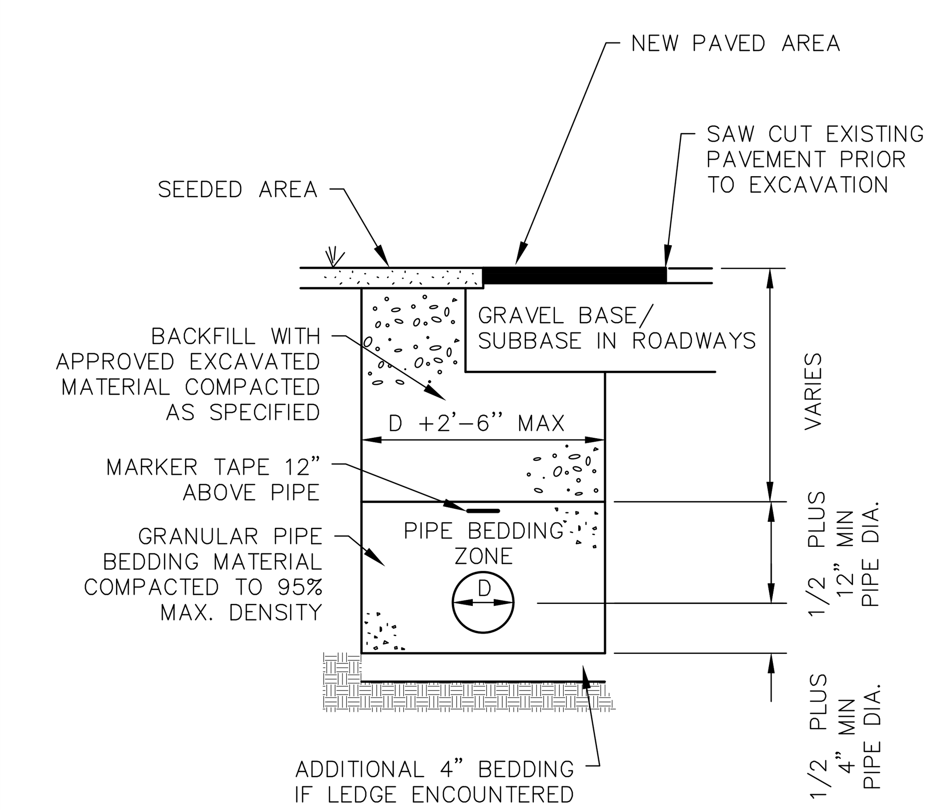
TAPERED CURB ENDS — B4
NOT TO SCALE



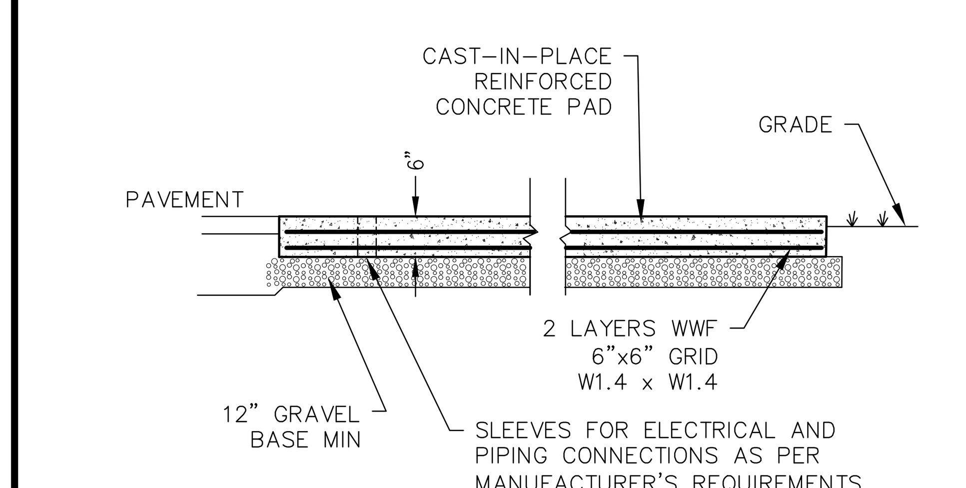
CONCRETE CURB — B3
NOT TO SCALE | MDOT TYPE 3: MOLD 2



HANDICAP RAMP — B2
NOT TO SCALE



PIPE TRENCH — A5
NOT TO SCALE



CONCRETE PAD — A5
NOT TO SCALE

MDOT GRAVEL SPECIFICATIONS SECTION 703.06					
SIEVE DESIGNATION	PERCENTAGE BY WEIGHT PASSING SQUARE MESH SIEVES				
	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E
4 INCH			100		
3 INCH			90–100		
2 INCH			75–100		
1 INCH			50–80		
1/2 INCH	45–70	35–75	30–60	35–80	
1/4 INCH	30–55	25–60		25–65	25–100
NO. 4			15–40		
NO. 40	0–20	0–25		0–30	0–50
NO. 200	0–6.0	0–6.0	0–6.0	0–7.0	0–7.0

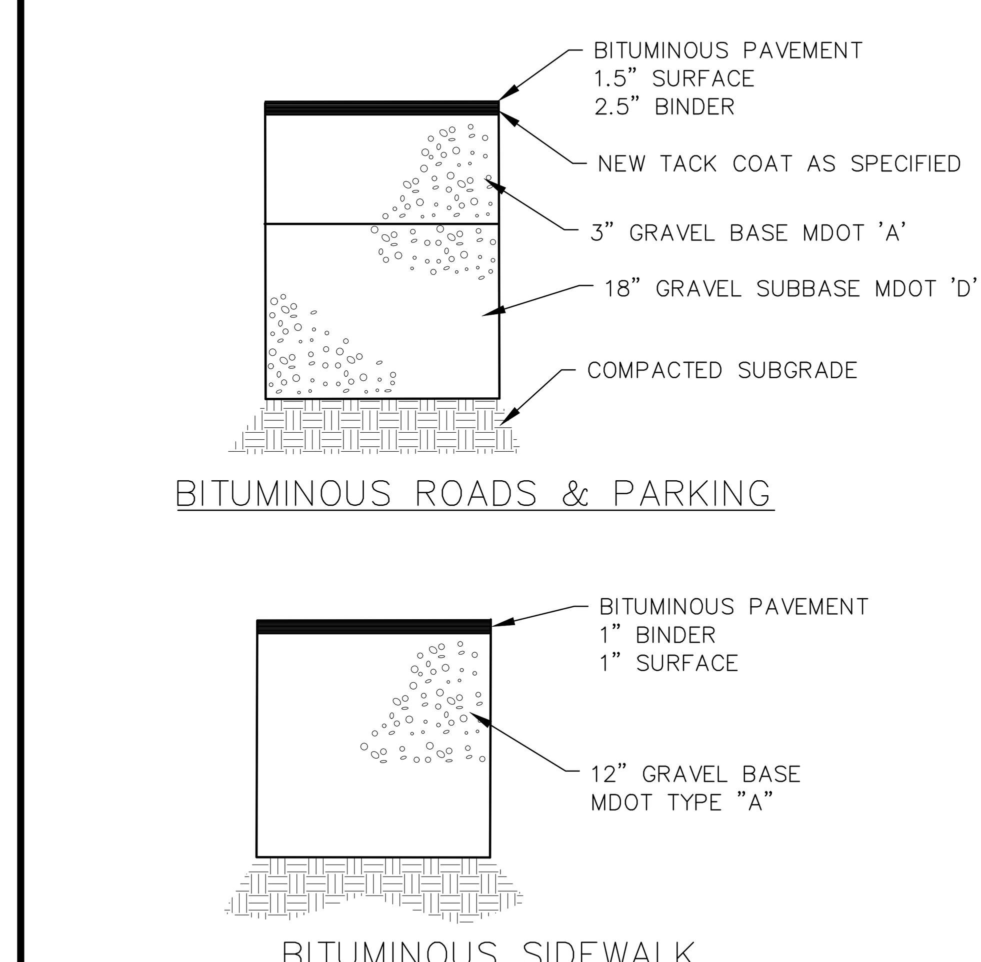
NOTE:
TYPE A SHALL BE CRUSHED LEDGE OR CRUSHED GRAVEL. TYPE A AGGREGATE FOR BASE SHALL ONLY CONTAIN PARTICLES OF ROCK WHICH PASS THE 2 INCH SIEVE. AT LEAST 50 PERCENT OF THE MATERIAL RETAINED ON THE NO. 4 SIEVE SHALL HAVE AT LEAST 1 FRACTURED FACE AS TESTED BY AASHTO T 335.

NOTE:
TYPE B SHALL BE CRUSHED LEDGE OR CRUSHED GRAVEL. TYPE B AGGREGATE FOR BASE SHALL ONLY CONTAIN PARTICLES OF ROCK WHICH PASS THE 4 INCH SIEVE.

NOTE:
TYPE C SHALL BE CRUSHED LEDGE OR CRUSHED GRAVEL AND AGGREGATE FOR BASE SHALL ONLY CONTAIN PARTICLES OF ROCK WHICH PASS THE 6 INCH SIEVE. AT LEAST 50 PERCENT OF THE MATERIAL RETAINED ON THE NO. 4 SIEVE SHALL HAVE AT LEAST 1 FRACTURED FACE AS TESTED BY AASHTO T 335.

NOTE:
AGGREGATE FOR SUB–BASE SHALL BE SAND OR GRAVEL OF HARD DURABLE PARTICLES FREE OF VEGETABLE MATTER, LUMPS OF CLAY, AND OTHER DELETERIOUS SUBSTANCES. AGGREGATE FOR SUB–BASE SHALL NOT CONTAIN PARTICLES THAT DO NOT PASS THE 6 INCH SIEVE.

TYPICAL MAINE DOT GRAVEL SPECS — A3
NOT TO SCALE



BITUMINOUS PAVEMENT DETAILS — A2
NOT TO SCALE

GENERAL NOTES

EXISTING CONDITIONS AND DEMOLITION

E1. TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION SHOWN ON THIS DRAWING PERFORMED AND SUPPLIED BY MAIN–LAND DEVELOPMENT CONSULTANTS, INC (MAIN–LAND).

E2. CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES, AND REPORT ANY DISCREPANCIES TO MAIN–LAND PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.

E3. PRIOR TO REMOVAL OF UTILITIES, VERIFY UTILITY FUNCTION, MATERIAL, USE, AND CURRENT ACTIVITY. REPORT DISCREPANCIES TO MAIN–LAND FOR DIRECTION PRIOR TO COMMENCING THE WORK ON THAT UTILITY.

E4. SOME EXISTING PIPES COULD BE ASBESTOS CEMENT PIPE. HANDLE AND DISPOSE OF ASBESTOS MATERIALS WITH CARE AND IN ACCORDANCE WITH APPLICABLE CODES AND SAFETY STANDARDS.

E5. EXCAVATE AND STOCKPILE TOPSOIL ON–SITE. TOPSOIL IS TO REMAIN THE PROPERTY OF THE OWNER FOR REUSE.

E6. RELOCATE EXISTING TBM INFORMATION ONTO NEW TBM OF CONTRACTORS CHOICE FOR CONSTRUCTION USE PRIOR TO REMOVAL OF EXISTING TBM.

E7. PRIOR TO BEGINNING DEMOLITION OR SITE WORK, THE GENERAL CONTRACTOR SHALL SCHEDULE A PRE–CONSTRUCTION MEETING WITH THE CITY OF AUBURN ENGINEERING DEPARTMENT TO DISCUSS THE INSPECTION PROCESS AND PROJECT SCHEDULE.

SITE LAYOUT AND MATERIALS

L1. DIMENSIONS ARE TO FACE OF CURB AND TO FACE OF FOUNDATION UNLESS NOTED OTHERWISE.

L2. CATCH BASIN GRATES SHALL BE SET SQUARE TO PAVEMENT EDGES.

L3. PAVEMENT EDGES SHALL BE TRUE TO LINE. SAWCUT EXISTING PAVEMENT IN SMOOTH STRAIGHT LINES WHERE NEW PAVEMENT JOINS. PROVIDE TACK COAT LAYER AS SPECIFIED.

L4. CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES, AND REPORT ANY DISCREPANCIES TO MAIN–LAND PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.

L5. PROVIDE TRAFFIC CONTROL SIGNAGE AND STRIPING AS SHOWN AND IN ACCORDANCE WITH U.S.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

GRADING AND EROSION CONTROL

G1. ADD 6" LOAM, SEED AND MULCH TO DISTURBED AREAS UNLESS OTHERWISE NOTED. PROVIDE EROSION CONTROL MESH ON ALL SLOPES 6:1 OR STEEPER, AND ALONG DITCH CHANNELS.

G2. GRADE SURFACES TO DRAIN AWAY FROM BUILDING. PUDDLING OF WATER IN PAVED OR UNPAVED AREAS WILL NOT BE ACCEPTABLE EXCEPT FOR AREAS DESIGNATED AS PONDS.

G3. MAINTAIN TEMPORARY EROSION CONTROL MEASURES FOR THE FULL DURATION OF CONSTRUCTION. INSPECT WEEKLY AND AFTER EACH STORM AND REPAIR AS NEEDED. REMOVE SEDIMENTS FROM THE SITE, PLACE IN AREA OF LOW EROSION POTENTIAL, AND STABILIZE WITH SEED AND MULCH.

G4. PLACE TEMPORARY SOIL STABILIZATION WITHIN 7 DAYS OF INITIAL DISTURBANCE. PLACE PERMANENT SOIL STABILIZATION WITHIN 7 DAYS OF FINAL GRADING.

UTILITIES

U1. CATCH BASIN GRATES SHALL BE SET SQUARE TO PAVEMENT EDGES.

U2. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION IS NOT GUARANTEED. VERIFY SITE CONDITIONS INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES AND REPORT ANY DISCREPANCIES TO MAIN–LAND PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.

U3. PROVIDE AT LEAST 5' OF SOIL COVER OVER WATER LINES AND SEWER FORCE MAIN. WHERE VERTICAL SEPARATION CANNOT BE OBTAINED, BETWEEN WATER AND SEWER, THE SEWER SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS–OF–CONSTRUCTION AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

U4. PROVIDE 4 FOOT WIDE LAYER OF 2–INCH THICK RIGID FOAM INSULATION ON BEDDING MATERIAL 6–INCHES ABOVE OR BELOW SEWER PIPE OR WATER PIPE, WHERE IT CROSSES A STORM DRAIN PIPE WITH LESS THAN 4 FEET OF SEPARATION.

U5. UNDERDRAINS, INCLUDING INTERIOR UNDERSLAB UNDERDRAINS, INTERIOR AND EXTERIOR FOUNDATION UNDERDRAINS, AND RETAINING WALL UNDERDRAINS, SHALL BE PROVIDED BY CONTRACTOR. SEE THE STRUCTURAL FOUNDATION PLAN DRAWINGS FOR ADDITIONAL UNDERDRAINS NOT SHOWN ON THE SITE UTILITIES PLAN DRAWINGS. PLACE TOP OF EXTERIOR UNDER DRAIN CLEANOUTS IN LAWN OR PLANT BEDS 2 INCHES BELOW GRADE, OR WITH CLEAN–OUT COVER AS SHOWN ON THE SITE DETAILS DRAWING.

U6. PROVIDE THRUST BLOCKING FOR WATER LINES ACCORDING TO THE TABLE ON THE DETAIL SHEET.

U7. CLEAN SEDIMENTS FROM NEW AND EXISTING STORM DRAIN PIPES AND CATCH BASINS.

U8. COORDINATE WORK ON UTILITY LINES OR WITHIN ROAD RIGHT–OF–WAY WITH THE UTILITY COMPANIES AND CITY ROAD DEPARTMENT.

U9. PROVIDE 20' LENGTH OF 4 INCH UNDERDRAIN PIPE IN CRUSHED STONE AND GEOTEXTILE WRAP WITH END CAP AT EACH CATCH BASIN WHERE SHOWN. PIPE INVERT 2 FEET BELOW FINISH GRADE.

U10. RESET RIMS OF EXISTING UTILITY STRUCTURES, MANHOLES, AND CATCH BASINS TO NEW GRADE.

U11. SLOPE CONDUITS AWAY FROM BUILDING TO HANDHOLE OR UTILITY POLE TO AVOID GROUNDWATER SEEPAGE INTO BUILDING.

GENERAL NOTES — A1
NOT TO SCALE

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PROJECT
WEST SHORE VILLAGE AT ADAMIAN DRIVE
12 ADAMIAN DRIVE
AUBURN, MAINE 04210

OWNER OF RECORD
WEST SHORE VILLAGE, LLC
40 MINOT AVENUE,
AUBURN, MAINE 04210

MADE FOR
WEST SHORE VILLAGE, LLC
40 MINOT AVENUE,
AUBURN, MAINE 04210

DRAWING SCALE:
NOT TO SCALE

SUBMISSION NOTES:
SUBMISSION 1: 2024–04–12 TLB FOR REVIEW
SUBMISSION 2: 2024–06–04 TLB FOR REVIEW
SUBMISSION 3: 2024–06–07 MJB FOR REVIEW
SUBMISSION 4: 2024–06–21 TLB REVISED PER CITY COMMENTS

PROJ. MGR:	MJB
DRAWN BY:	TLB
CHECKED BY:	RWD
SUBMISSION NO.	4
SURVEY DATE:	2023–06–20
SUBMISSION DATE:	2024–06–21
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

DETAILS SHEET

SEAL:
STATE OF MAINE
MICHAEL J. BARNES
NO. 18356
PROFESSIONAL LICENSED ENGINEER
MICHAEL J. BARNES ME PE #18356

DRAWING NO.
C9.1
MLDC NO. 23–252

1PLN–DETAILS.dwg – PLOTTED ON 6/21/2024 10:42 AM BY TANNER BINETTE

TABLE 1
SOIL FILTER MEDIA

Filter Media	Mixture by Volume	Specifications
Sandy loam/fine sandy loam & Course Loamy Sand	70%-80%	Required to meet the Sieve Analysis specified in Table 2, below.
Mulch	20%-25%	Moderatley fine, shredded bark or wood fiber mulch with less than 5% passing the #200 sieve
8% to 12% passing #200 sieve. Clay content less than 2%		

TABLE 2
LOAMY COARSE SAND SIEVE ANALYSIS SPEC.

Sieve Size	% by Weight
#10	85–100
#20	70–100
#60	15–40
#200	8–15

TABLE 3
SANDY LOAM TO FINE SANDY LOAM SPEC.

Sieve Size	% by Weight
#4	75–95
#10	60–90
#40	35–85
#200	20–70
200 (CLAY SIZE)	<2.0

TABLE 4
MEDOT Specifications for UNDERDRAINS

Sieve Size	% by Weight
	Underdrain Type B
1"	95–100
1/2"	75–100
#4	50–100
#20	15–80
#50	0–15
#200	0–5

FILTER BED NOTES

CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.

COMPACTION OF SOIL FILTER: THE BED SHOULD BE INSTALLED BY FLOODING THE MEDIA WITH WATER AND PLACING MATERIAL IN 6–9" LIFTS.

CONSTRUCTION OVERSIGHT: INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:

- AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
- AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA.
- AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDED. BIO-RETENTION CELLS MUST BE STABILIZED PER THE PROVIDED PLANTING SCHEME AND DENSITY FOR THE CANOPY COVERAGE OF 30 AND 50%.
- AFTER ONE YEAR INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS, AND
- ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.

TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:

- SELECT SAMPLES FOR SAMPLING OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
- PERFORM A SIEVE ANALYSIS CONFORMING TO STM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COURSE AGGREGATES 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE, A CLAY CONTENT OF LESS THAN 2% (DETERMINED HYDROMETER GRAIN SIZE ANALYSIS) AND HAVE 10% DRY WEIGHT OF ORGANIC MATTER.
- PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90–92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698.

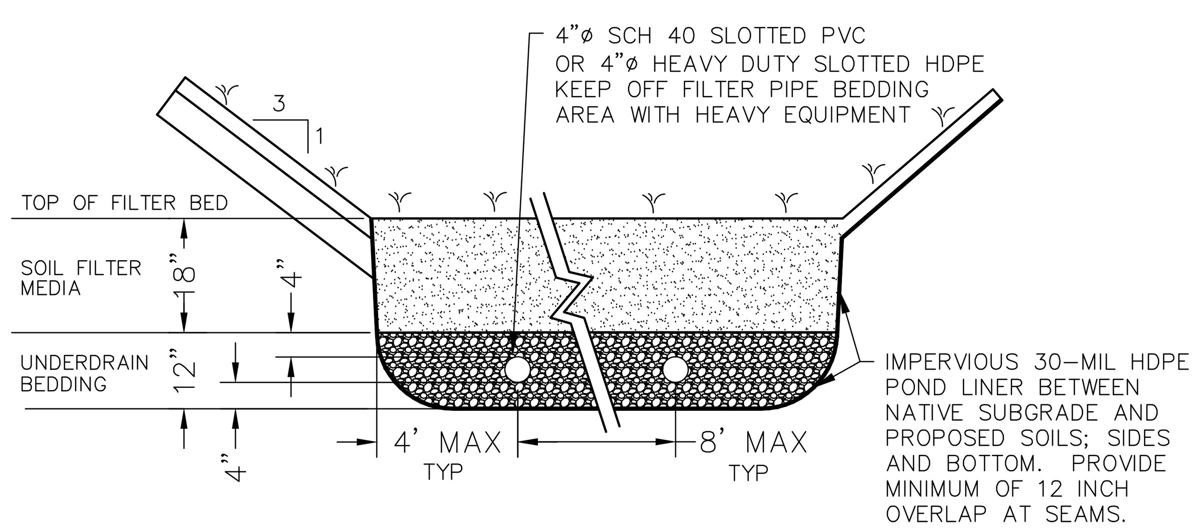
NOTE: MAINE DEP REQUIRES (PER CHAPTER 7.1 OF STORMWATER BMP DESIGN MANUAL), THE INSPECTION OF THE UNDERDRAINED FILTER BY THE DESIGN ENGINEER DURING CONSTRUCTION AT THE STAGES OF GENERAL SHAPE COMPLETED, UNDERDRAIN PIPE IN PLACE BUT NOT COVERED, DRAINAGE MEDIA IN PLACE, AND FINISHED WITH FILTER MEDIA AND SEED IN PLACE. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER 48 HOURS IN ADVANCE OF THE ESTIMATED TIME OF CONSTRUCTION INSPECTION TO ARRANGE AN INSPECTION.

GENERAL NOTES

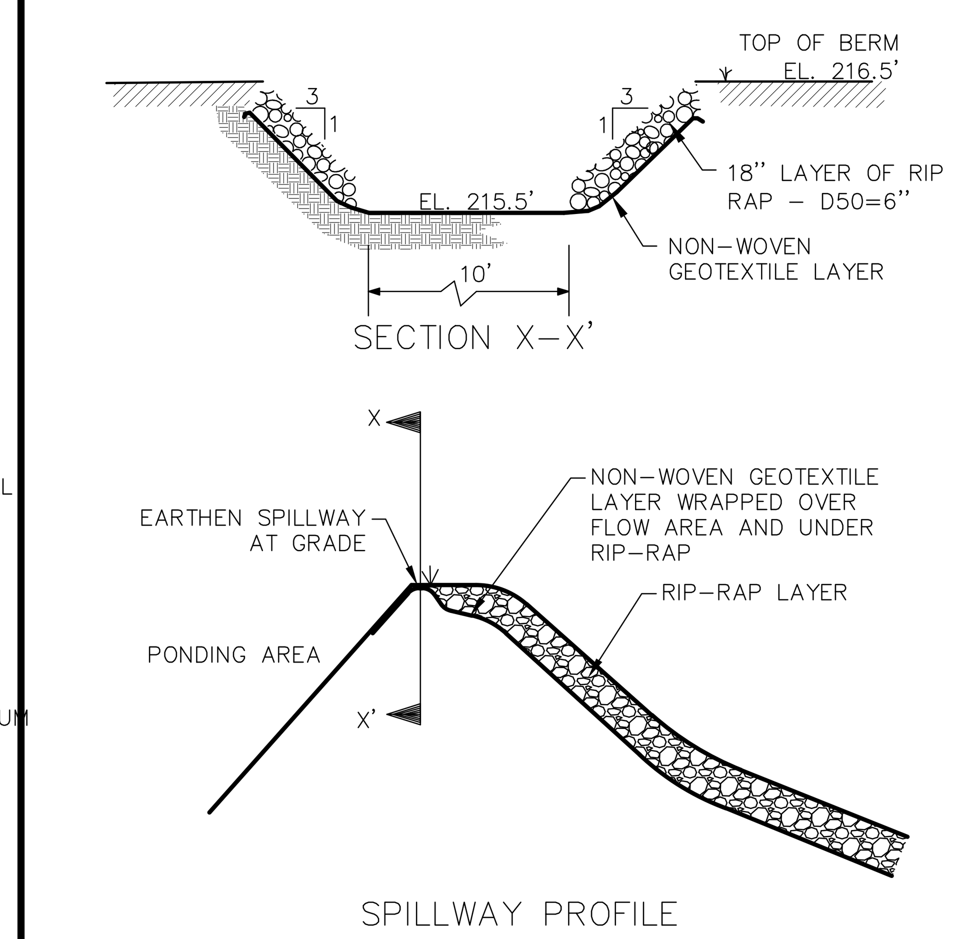
1. AVOID COMPACTING UNDERDRAIN BEDDING AND SOIL FILTER MEDIA DURING CONSTRUCTION. OVER-COMPACTED SOILS WILL NOT ALLOW PROPER WATER MIGRATION THROUGH THE SOIL SECTION; FILTER BEDS ARE INTENDED TO DRAIN DRY WITHIN 24 TO 48 HOURS.
2. SEED FILTER AREA WITH CONSERVATION TYPE SEED MIXTURE (A 48 LBS/ACRE MIXTURE CONTAINING 20 LBS/ACRE OF CREEPING RED FESCUE AND TALL FESCUE EACH PLUS 8 LBS/ACRE OF BIRDSFOOT TREFOIL)
3. DO NOT INSTALL AND STABILIZE THE SOIL FILTER MEDIA IN THE BASIN UNTIL AFTER CONTRIBUTING AREAS HAVE BEEN PERMANENTLY STABILIZED.

UNDERDRAIN BEDDING

1. UNDERDRAIN GRANULAR MATERIAL SHALL BE WELL GRADED, CLEAN, COARSE GRAVEL MEETING THE MEDOT SPECIFICATION 703.22 UNDERDRAIN TYP B FOR UNDERDRAIN BACKFILL (SEE TABLE 4).
2. UNDERDRAINS SHALL BE PLACED NO FURTHER THAN 8 FEET APART.
3. UNDERDRAINS SHALL MAINTAIN A MINIMUM OF 1% FOR POSITIVE DRAINAGE.



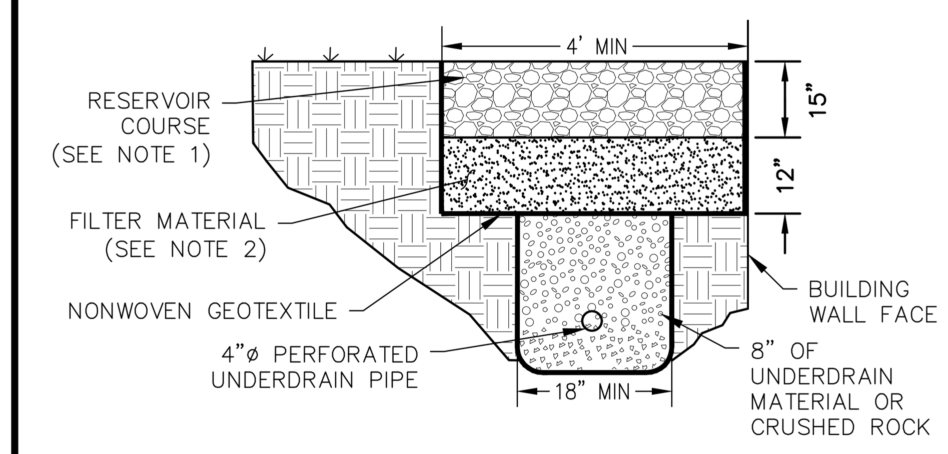
GRASSED FILTER BED DETAIL B4
NOT TO SCALE



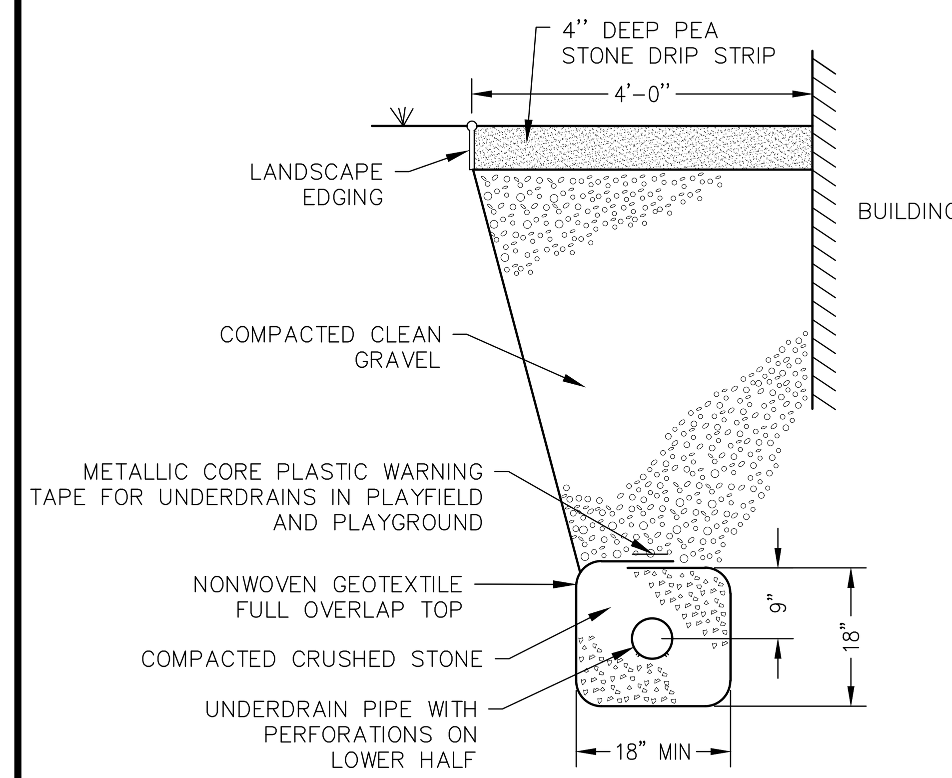
PONDING AREA SPILLWAY C3
NOT TO SCALE

NOTES:

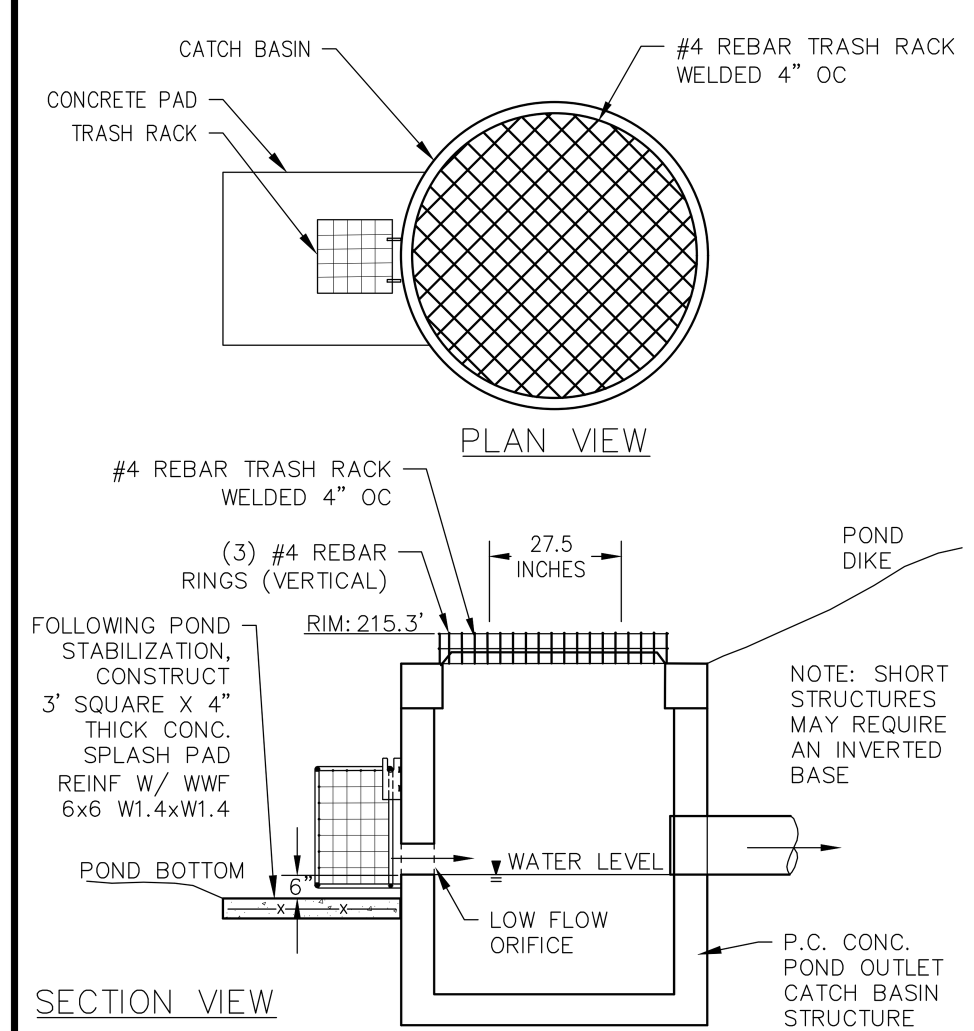
1. RESERVOIR COURSE SHALL BE 10 INCHES THICK AT MINIMUM AND SHALL CONSIST OF CLEAN, WASHED ¾" TO 1" AGGREGATE THAT IS FREE OF DEBRIS.
2. IF FOUNDATION BACKFILL IS A MINERAL SOIL BETWEEN 4 AND 7% FINES IT MAY BE USED AS THE FILTER MATERIAL.
3. UNDERDRAIN MATERIAL SHALL BE WELL GRADED, CLEAN, COARSE GRAVEL 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.



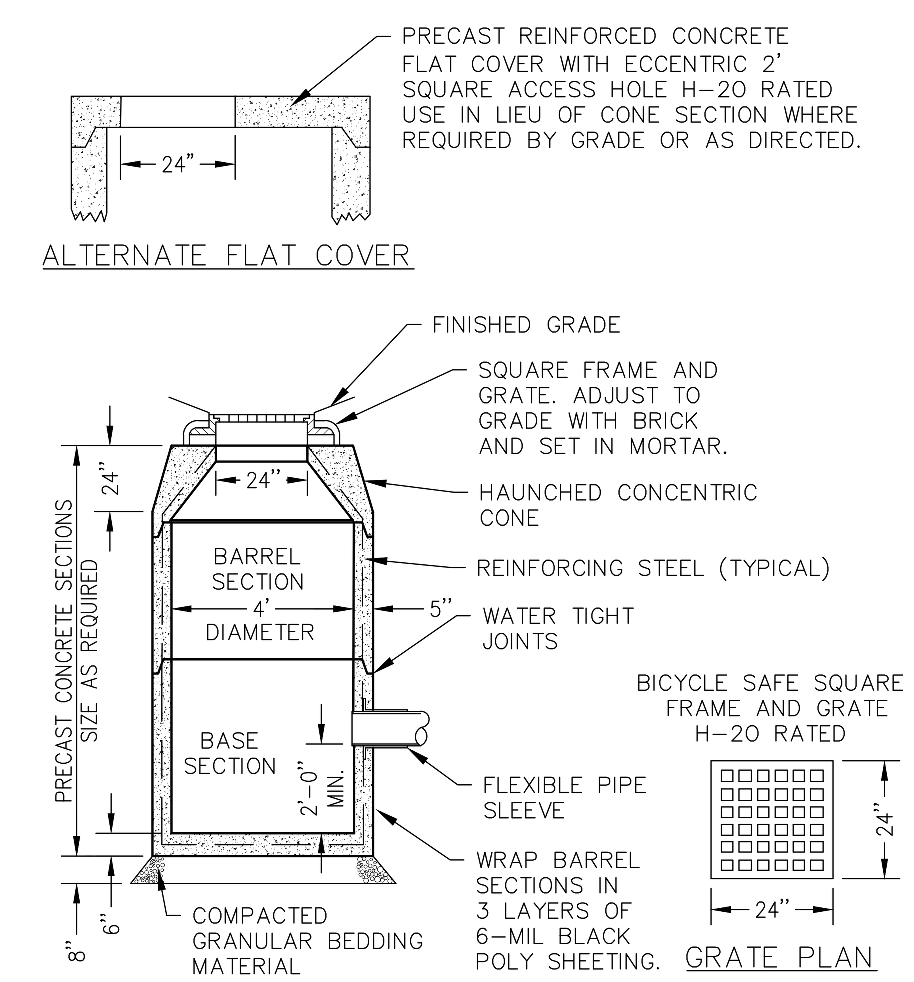
ROOF DRIPLINE FILTER C2
NOT TO SCALE



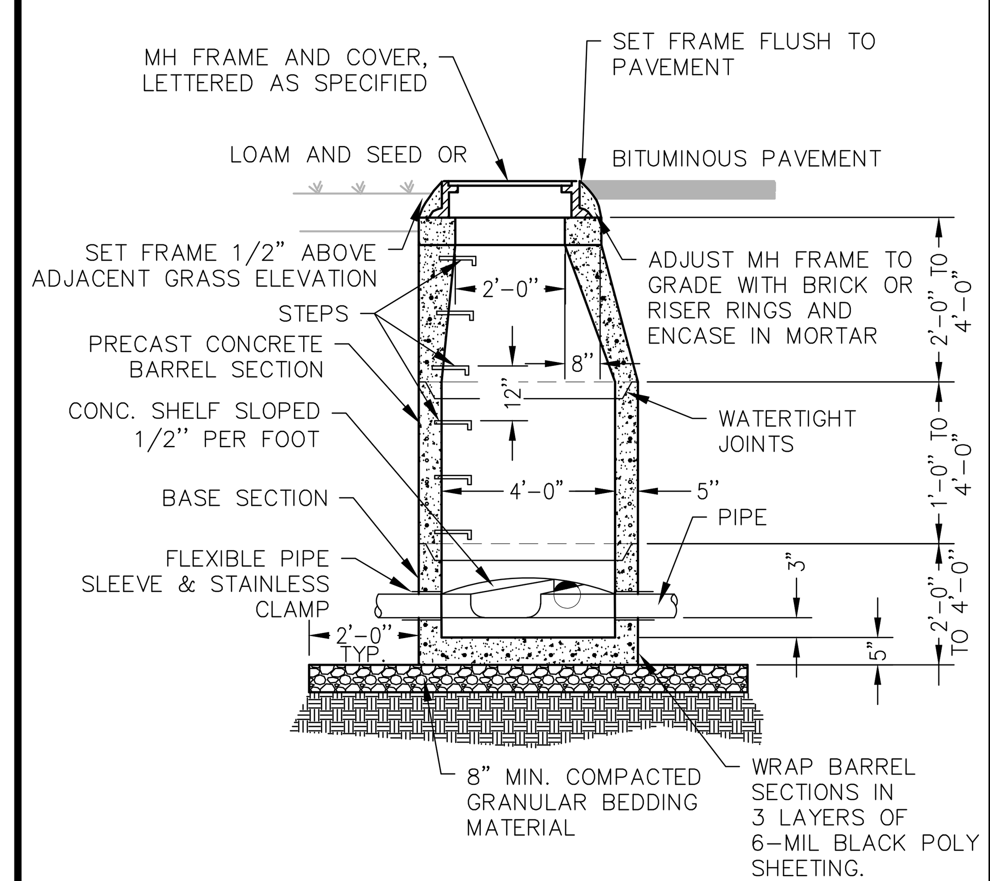
FOUNDATION UNDERDRAIN DETAIL C1
NOT TO SCALE



POND OUTLET STRUCTURE B3
NOT TO SCALE



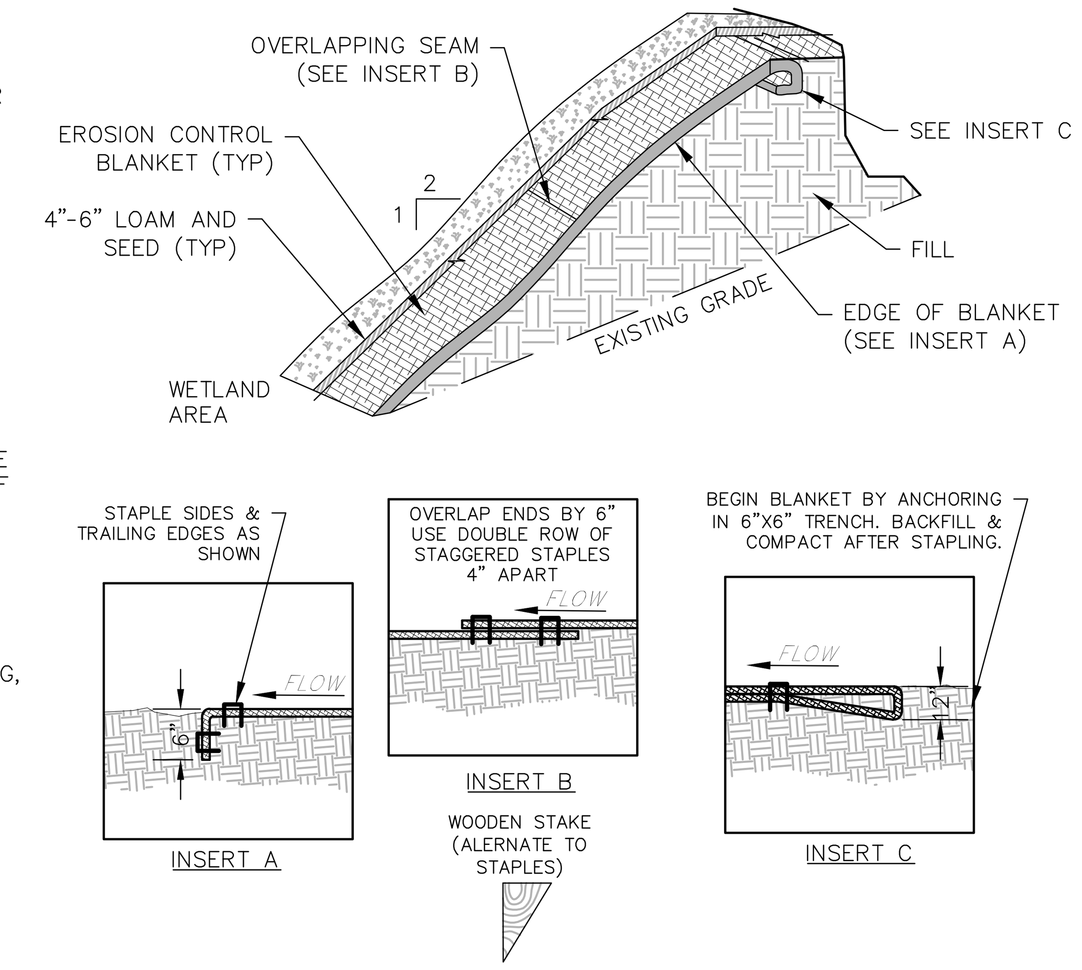
PRECAST CONCRETE CATCH BASIN B2
NOT TO SCALE



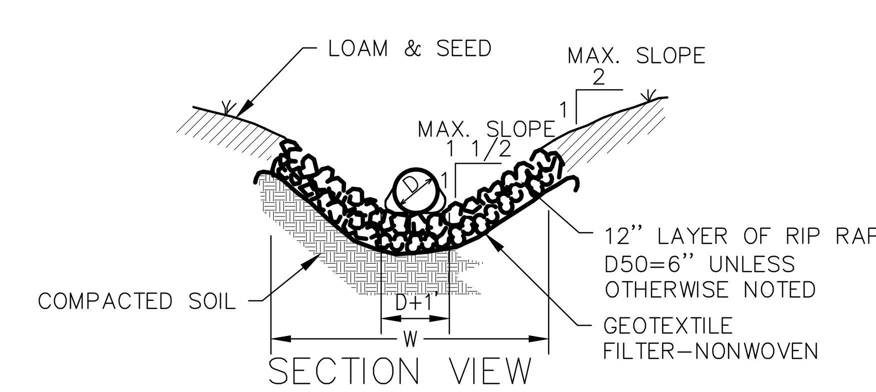
PRECAST CONCRETE MANHOLE B1
NOT TO SCALE

NOTES:

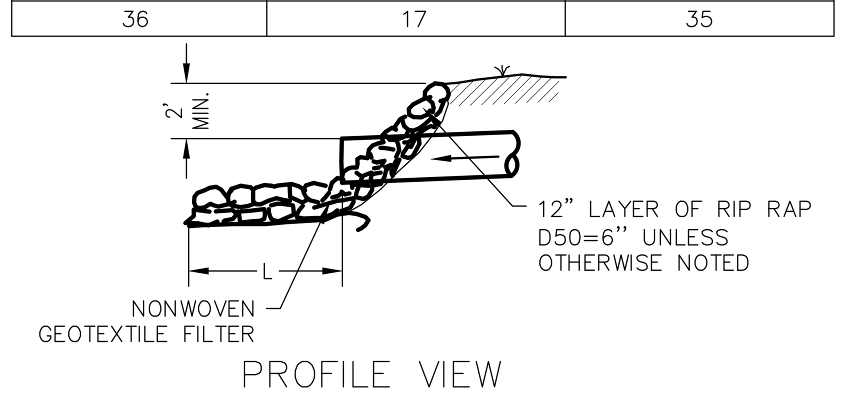
1. FILL SHALL BE COMPACTED IN 6" TO 12" LAYERS TO AVOID SETTLEMENT. COMPACT FILL UNDER PAVEMENTS AND GRAVEL AREAS TO 95% OF MAXIMUM DRY DENSITY; AND UNDER GRASS OR MULCH AREAS TO 90% OF MAXIMUM DRY DENSITY.
2. SOILS SHALL NOT CONTAIN COBBLES LARGER THAN 8" IN THE GREATEST DIMENSION, ICE, FROZEN SOIL, OR ROOTS/STUMPAGE.
3. DO NO WORK ON FROZEN OR MUDDY GROUND.
4. UNROLL MAT ONTO GROUND IN DIRECTION OF WATER FLOW.
5. MAT SHOULD LIE FLAT. DO NOT STRETCH MAT OVER GROUND. STRETCHING MAY CAUSE MAT TO BRIDGE DEPRESSIONS IN THE SURFACE AND ALLOW EROSION UNDERNEATH.
6. BURY TRANSVERSE TERMINAL ENDS OF MAT TO SECURE AND PREVENT EROSIVE FLOW UNDERNEATH.
7. SECURE MAT SNUGLY INTO ALL TRANSVERSE CHECK SLOTS.
8. BACKFILL AND COMPACT TRENCHES AND CHECK SLOTS AFTER STAKING THE MAT IN BOTTOM OF TRENCH.
9. OVERLAP ROLL ENDS BY THREE (3) FEET (MIN.) WITH UPSLOPE MAT ON TOP TO PREVENT UPLIFT OF MAT END BY WATER FLOW. IF INSTALLING IN THE DIRECTION OF A CONCENTRATED WATERFLOW, START NEW ROLLS IN A TRANSVERSE DITCH.
10. OVERLAP ADJACENT EDGES OF MAT BT THREE (3) INCHES (MIN.) AND STAKE.
11. WOOD STAKES ARE RECOMMENDED FOR PINNING MAT TO THE GROUND SURFACE. STAKES SHOULD BE 1" X 3" NOMINAL STOCK CUT IN A TRINGULAR SHAPE. STAKES SHOULD BE 12" TO 18" LONG, DEPENDING ON SOIL DENSITY.
12. DRIVE WOODEN STAKES TO WITHIN THREE (3) INCHES OF GROUND SURFACE. DO NOT DRIVE FLUSH TO SURFACE.
13. IN ALL TRANSVERSE TERMINAL TRENCHES AND CHECK SLOTS, STAKE EACH MAT AT ITS CENTER AND OVERLAP EDGES BEFORE BACKFILLING AND COMPACTING.
14. STAKE OVERLAPS LONGITUDINALLY AT THREE (3) TO FIVE (5) FOOT INTERVALS.
15. FOLLOW COLORED DOT PATTERNS BY MANUFACTURER.



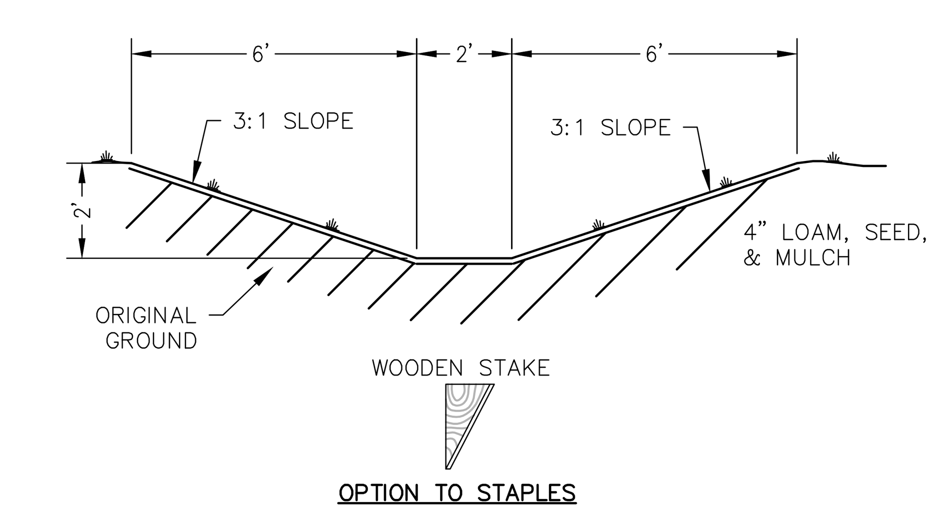
EMBANKMENT W/EROSION CONTROL BLANKET A4
NOT TO SCALE



PIPE DIAMETER (IN)	APRON WIDTH W (FT)	APRON LENGTH L (FT)
12	5	10
15	6	12
18	8	15
24	10	20
30	15	30
36	17	35



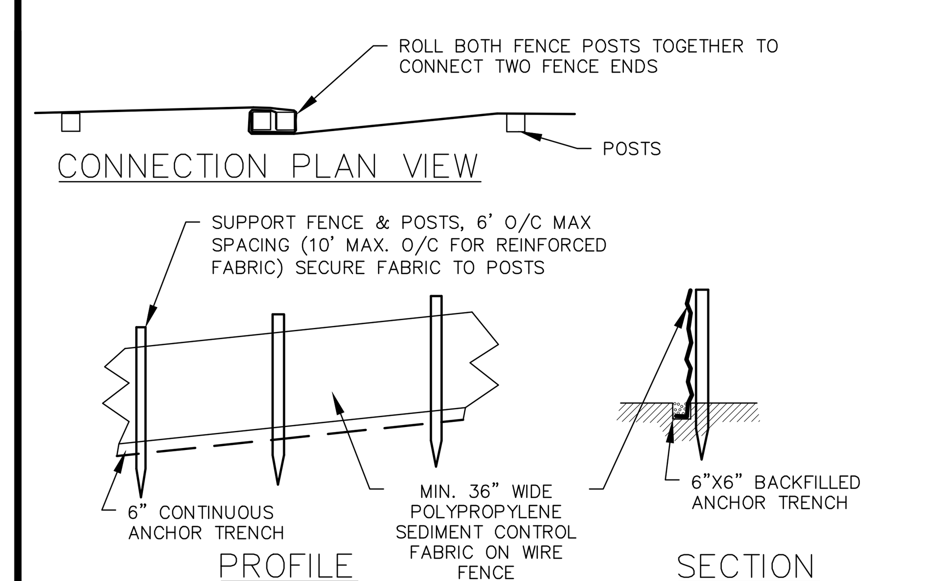
STORM DRAIN INLET/OUTET RIP-RAP A3
NOT TO SCALE



NOTES:

1. FLOW AREA OF GRASS DITCH TO BE LINED WITH AMERICAN EXCELSIOR CURLEX BANKMENT OR EQUAL, INSTALLED PER MANUFACTURER'S RECOMMENDATION WITHIN 48 HOURS OF FINAL DITCH GRADING.
2. BURY THE TOP OF THE NETTING IN A TRENCH 6" OR MORE DEEP.
3. TAM TRENCH FULL OF SOIL, SECURE WITH ROW OF STAPLES (OR WOOD STAKES), 12" SPACING, 4" DOWN FROM THE TRENCH.
4. OVERLAP-BURY UPPER END OF LOWER STRIP AS IN "A" & "B" OVERLAP END OF TOP STRIP 4" AND STAPLE OR WOOD STAKE.
5. CHECK SLOT-FOLD OF NETTING BURIED IN SLIT TRENCH TAMPED; DOUBLE ROW OF STAPLES (OR WOOD STAKES) AT 12" SPACING, USE CHECK SLOTS AT 15" SPACING IN DITCHES OR STEEP SLOPES.

TYPICAL GRASS DITCH A2
NOT TO SCALE



NOTES:

1. PLACE SILT FENCE OR FILTER BERMS ALONG UNIFORMLY SLOPED SURFACE.
2. EROSION CONTROL MIX FILTER BERM MAY BE SUBSTITUTED FOR A SILTFENCE. SEE THE SITE GRADING AND EROSION CONTROL PLAN.
3. EXCAVATE A 6"X6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
4. UNROLL ONE SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
5. DRIVE THE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM. JOIN SECTIONS AS SHOWN ABOVE.
6. 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 ACCOMPLISHED BY AN INTERCEPTION DITCH.
7. BARRIER SHALL BE MIRAFI SILT FENCE OR APPROVED EQUAL.

SILT FENCE A1
NOT TO SCALE

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PROJECT
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OWNER OF RECORD
WEST SHORE VILLAGE, LLC
40 MINOT AVENUE,
AUBURN, MAINE 04210

MADE FOR
WEST SHORE VILLAGE, LLC
40 MINOT AVENUE,
AUBURN, MAINE 04210

DRAWING SCALE:
NOT TO SCALE

SUBMISSION NOTES:
SUBMISSION 1: 2024-04-12 TLB FOR REVIEW
SUBMISSION 2: 2024-06-04 TLB FOR REVIEW
SUBMISSION 3: 2024-06-07 MJB FOR REVIEW
SUBMISSION 4: 2024-06-21 TLB REVISED PER CITY COMMENTS

PROJ. MGR:	MJB
DRAWN BY:	TLB
CHECKED BY:	RWD
SUBMISSION NO.	4
SURVEY DATE:	2023-06-20
SUBMISSION DATE:	2024-06-21
SUBMITTED FOR:	REVIEW

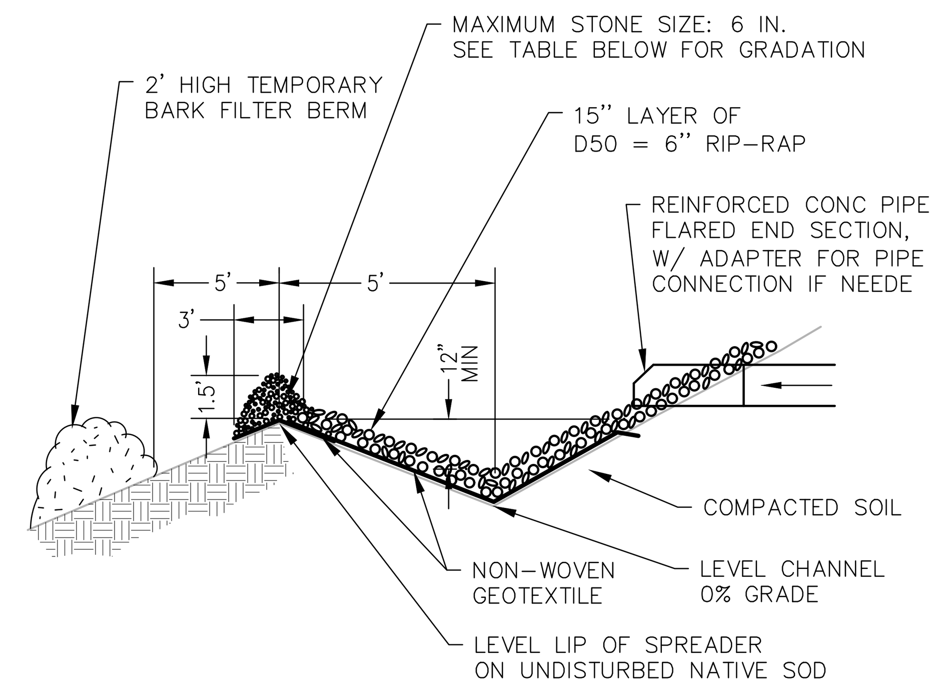
NOT FOR CONSTRUCTION

DETAILS SHEET

SEAL:
STATE OF MAINE
MICHAEL J. BARNES
NO. 18356
PROFESSIONAL ENGINEER
LICENSED

MICHAEL J. BARNES ME PE #18356

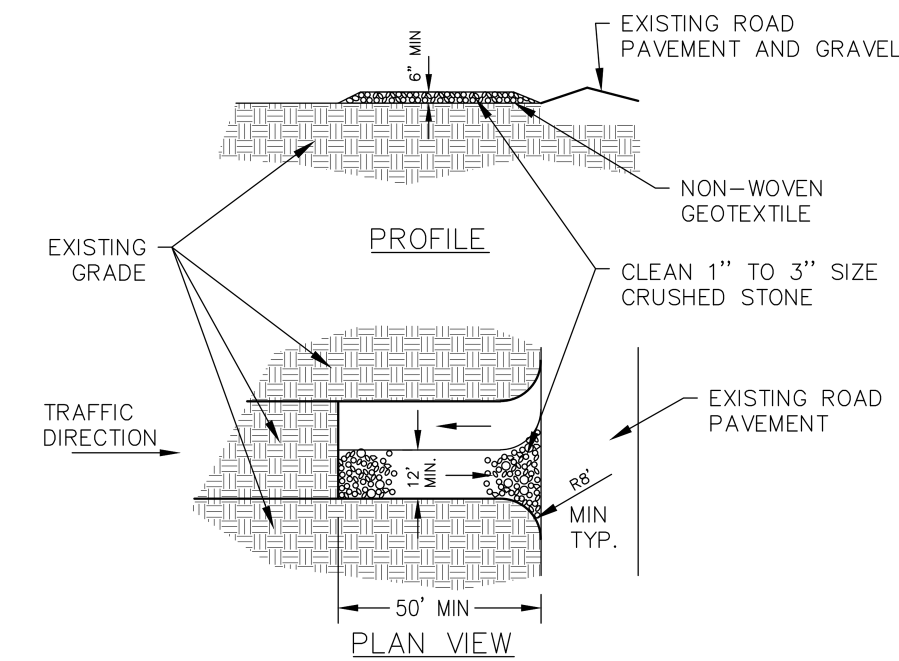
DRAWING NO.
C9.2
MLDC NO. 23-252



BERM STONE GRADATION

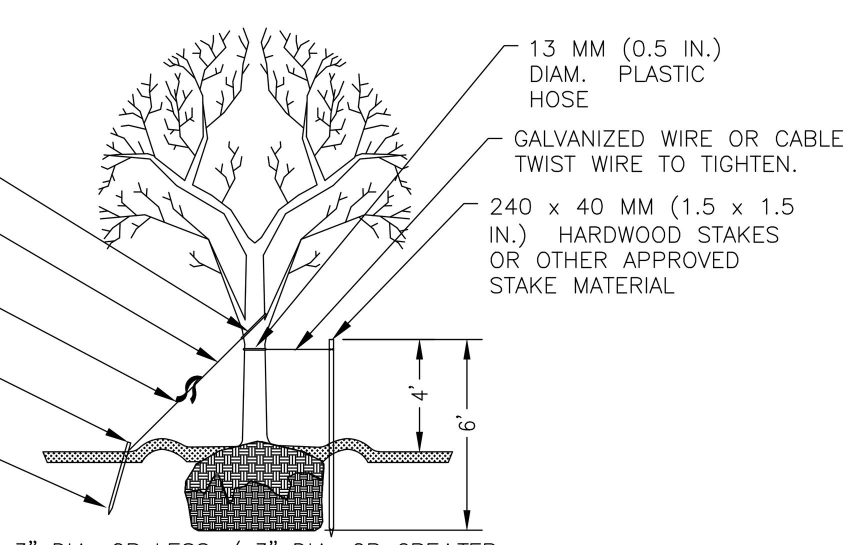
SIEVE SIZE	% PASSING
12 IN / 300 mm	100
6 IN / 150 mm	84–100
3 IN / 75 mm	63–83
1 IN / 25.4 mm	42–55
No. 4 / 4.75 mm	8–12

LEVEL–LIP SPREADER SECTION — B2
NOT TO SCALE



NOTES:
1. STONE SIZE: $2\frac{1}{2}$" TO $1\frac{1}{2}$" USE CRUSH STONE.
2. THICKNESS: MINIMUM OF 8".
3. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC TRAVELED WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE.

TEMP. STABILIZED CONSTRUCTION EXIT — B1
NOT TO SCALE



NOTES
ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.). REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING. TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF. THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT.
o TREES WITH POOR – QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.
o TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.
o PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.
o ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.
o ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOIL. STAKING ADVISABLE.
o TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.

1) WIRE OR CABLE SIZES SHALL BE AS FOLLOWS:
TREES UP TO 65 MM (2.5 IN.) CALIPER – 14 GAUGE TREES 65 MM (2.5 IN.) TO 75 MM (3 IN.) CALIPER – 12 GAUGE

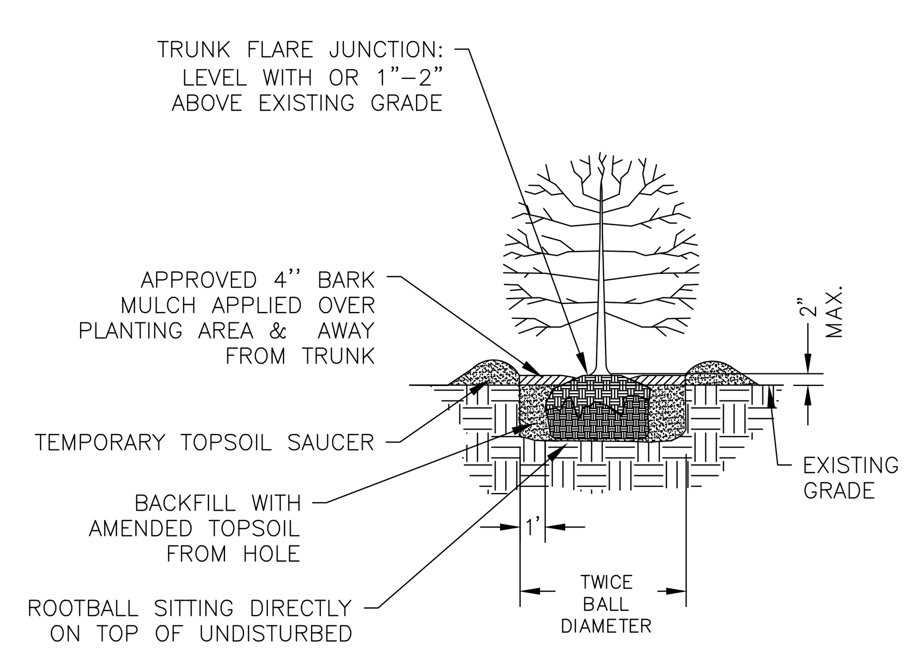
2) TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 35MM (1.5 IN.) OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.

3) TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

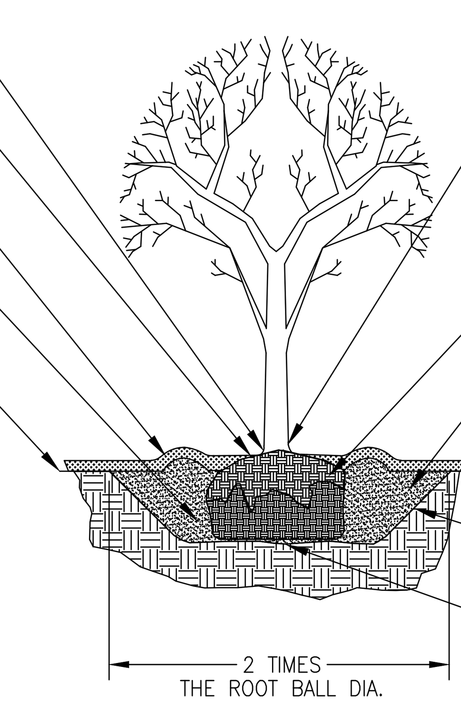
4) INSTALL THREE GUY WIRES PER TREE, SPACED EVENLY AROUND THE TRUNK.

TREE STAKING DETAIL — A4
NOT TO SCALE

NOTE: NEVER CUT A LEADER. THIN BRANCHES & FOLIAGE BY 1/3 RETAINING NORMAL TREE SHAPE. PAINT ALL CUTS OVER 1/2" WITH APPROVED TREE PAINT.



TYPICAL SHRUB PLANTING DETAIL — A3
NOT TO SCALE



NOTE:
- SELECTED TREES MUST HAVE TRUNK FLARES IN CENTER OF ROOTBALL. IF THE TREE'S ROOT FLARE IS OFF CENTER BY MORE THAN TWO THIRDS OF THE TOP SURFACE OF ROOTBALL IT WILL BE REJECTED.
- ROOTBALLS MUST BE FIRM AND INTACT. ROOTBALLS THAT DO NOT MEET THE AMERICAN STANDARD FOR NURSERY STOCK WILL BE REJECTED.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT SEE STAKING DETAIL.
- WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE WRAPPING DETAIL.

TREE PLANTING DETAIL — A1
NOT TO SCALE

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DRAWING SCALE:
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SUBMISSION NOTES:
SUBMISSION 1: 2024-06-04 TLB FOR REVIEW
SUBMISSION 2: 2024-06-07 MJB FOR REVIEW
SUBMISSION 3: 2024-06-21 TLB REVISED PER CITY COMMENTS

PROJ. MGR:	MJB
DRAWN BY:	TLB
CHECKED BY:	RWD
SUBMISSION NO.	3
SURVEY DATE:	2023-06-20
SUBMISSION DATE:	2024-06-21
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

DETAILS
SHEET

SEAL:
STATE OF MAINE
MICHAEL J. BARNES
NO. 18356
PROFESSIONAL LICENSED ENGINEER
MICHAEL J. BARNES ME PE #18356

DRAWING NO.
C9.3
MLDC NO. 23-252

1PLN-DETAILS.dwg – PLOTTED ON 6/21/2024 10:43 AM BY TANNER BINETTE

EROSION AND SEDIMENTATION CONTROL PLAN

West Shore Village
Adamian Drive, Auburn, Maine

Prepared By:

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
Livermore Falls, Maine
June 4, 2024

1. INTRODUCTION:

"A person who conducts, or causes to be conducted, an activity that involves filling, displacing or exposing soil or other earthen materials shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or into a protected natural resource as defined in 38 M.R.S.A. §480-B. Sediment control measures must be in place before the activity begins. Measures must remain in place and functional until the site is permanently stabilized. Adequate and timely temporary and permanent stabilization measures must be taken." - Maine DEP Chapter 500 Rules, Appendix A.

This Plan has been developed to ensure that construction activities on this project site utilize sound erosion and sedimentation control measures. These measures will prevent or reduce the potential for the deposition of sediments down stream of site. The methods of control consist of preventive measures and remedial measures. Preventive measures are aimed at keeping the soils in their present location through mulching and through the reestablishment of vegetation. Remedial measures deal with the trapping and/or filtering of sediment laden stormwater run-off. Both types of measures will be utilized on this project.

The Erosion and Sedimentation Control Plan is best broken down into Temporary Measures, Winter Stabilization, and Permanent Measures.

2. TEMPORARY EROSION CONTROL:

Temporary control measures may consist of a combination of measures where appropriate and/or as shown on the plans.

A. Sediment Filter Berms:

Sediment Filter Berms are the preferred filtering device, but may not be used in wetland areas. The berms shall be placed down slope of all earth moving activities, where water from these disturbed areas will run off. These berms will be placed along an even contour, be at least 24 inches tall, and 3 feet wide at the base. Turn the ends of the berm up-grade to avoid runoff flowing around the berm. In areas of high erosion potential, the berm will be backed by hay bales or silt fencing, as shown on the filter berm detail.

B. Silt Fencing:

Silt fencing may be used in place of, or together with, the sediment filter barriers. The silt fencing will also be anchored at least four inches into the ground and placed along an even contour. Turn the ends of the fence up-grade to avoid runoff flowing around the fence. During frozen conditions, furnish and install Sediment Filter Berms in lieu of silt fencing or hay bales if frozen soil prevents the proper installation of silt fences and hay bales.

C. Stone Check dams:

Stone check dams shall be placed in the center of ditches immediately following excavation to provide a means of trapping sediments. (If the ditch has been immediately armored with rip-rap, check dams are not necessary.) The dams shall consist of small stone placed across the ditch, with a depression at the top of the dam to allow water over the top of the dam, should it become clogged with sediment. See the specifications on the Typical Details Plan for construction details of this measure.

D. Temporary Mulch:

Temporary mulch shall be placed on all disturbed areas where seeding, construction or stabilization activities will not take place for over 7 consecutive days. Temporary mulch will also be placed on areas within 75 feet of a natural resource (wetland, stream, etc.) where seeding will not take place for over 48 hours, and on all bare soils outside the road base prior to any predicted significant rain event. A significant rain event is considered to be at least ½ inch of rain or more. Temporary mulch may be hay and shall be applied at a rate of two bales per 1,000 square feet. Soil must not be visible upon completion of application, regardless of rate of application.

E. Topsoil Stockpiles:

Topsoil, removed as part of the construction, will be stockpiled on site for use in areas to be re-vegetated. The location of topsoil stockpiles must not be within 75 feet of a defined natural resource (wetland, stream, etc.), or within 75 feet of a swale or ditch.

Stockpiles shall be mulched with hay at two bales per 1,000 square feet. The area down slope from any stockpile areas will be protected by a sediment filter berm or silt fence placed directly below or down gradient from the stockpile. If the stockpile must be left for more than 30 days, the pile will be seeded with rye grass at a rate of two pounds per 1,000 square feet and mulched in accordance with this paragraph.

F. Catch Basins.

Catch basin inlets must be protected with a sediment trap until contributing areas, including paved and grassed island areas, are fully stabilized with pavement or grass. Temporary sediment traps shall be Dandy Bags or approved equal, with appropriate overflow slots. Geotextile cut to fit under the catch basin grate shall not be acceptable.

G. Maintenance of Temporary Measures:

All temporary measures described above shall be inspected weekly and before/after every significant storm event (1/2 inch of rain or greater) throughout the construction of the project. Repairs or replacements of temporary measures will be made as necessary. Once the site is stable, all temporary devices such as hay bale barriers and silt fencing will be removed.

A log shall be kept summarizing the inspections and any corrective action taken. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of erosion and sedimentation controls, materials storage areas, and vehicles access points to the parcel. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and location(s) where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken.

The log must be made accessible to department staff and a copy must be provided upon request. The permittee shall retain a copy of the log for a period of at least three years from the completion of permanent stabilization.

3. WINTER STABILIZATION:

The winter construction period is from November 1 through April 15. If the construction site is not stabilized with a combination of pavement, a road gravel base, 90% mature vegetation cover or riprap by November 1 then the site needs to be protected with winter stabilization.

Winter excavation and earthwork shall be completed such that no more than 1 acre of the site is denuded at any one time. Limit the exposed area to those areas in which work is expected to be under taken during the following 15 days. Exposed area shall not be so large that it cannot be mulched in one day prior to any snow event.

Areas shall be considered to be denuded until the subbase gravel is installed in roadway areas or the areas of future loam and seed have been loamed and mulched. Hay and straw mulch rate shall be a minimum of 200 lbs./1,000 s.f. (3 tons/acre) and shall be properly anchored.

The contractor must install any added measures which may be necessary to control erosion/sedimentation from the site dependent upon the actual site and weather conditions.

Continuation of earthwork operations on additional areas shall not begin until the exposed soil surface on the area being worked has been stabilized, in order to minimize areas without erosion control protection.

1. Soil Stockpiles
Stockpiles of soil or subsoil will be mulched for over winter protection with hay or straw at twice the normal rate or at 200 lbs/1,000 s.f. (3 tons per acre) or with a four-inch layer of woodwaste erosion control mix. This will be done within 24 hours of stocking and re-established prior to any rainfall or snowfall.

Any new soil stockpile will not be placed (even covered with hay or straw) within 100 feet of any natural resources.

2. Natural Resource Protection
Any areas within 100 feet from any natural resources, if not stabilized with a minimum of 90 % mature vegetation catch, shall be mulched by December 1 and anchored with plastic netting or protected with erosion control mats.

During winter construction, a double line of sediment barriers (i.e. silt fence backed with hay bales or erosion control mix) will be placed between any natural resource and the disturbed area. Silt fencing may not be placed on frozen ground.

Projects crossing the natural resource shall be protected a minimum distance of 100 feet on either side from the resource. Existing projects not stabilized by December 1 shall be protected with the second line of sediment barrier to ensure functionality during the spring thaw and rains.

3. Mulching
Areas shall be considered denuded until loamed, seeded and mulched. Hay and straw mulch shall be applied at a rate of 200 lb. per 1.000 square feet or 3 tons/acre (twice the normal accepted rate) and shall be properly anchored. Mulch shall not be spread on top of snow. The snow will be removed down to a one-inch depth or less prior to application.

An area shall be considered stabilized when exposed surfaces have been either mulched with straw or hay at a rate of 200 lb. per 1,000 square feet and adequately anchored, such that the ground surface is not visible though the mulch.

Between the dates of November 1 and April 15, all mulch shall be anchored by either peg line, mulch netting, or wood cellulose fiber. The ground surface shall not be visible though the mulch.

After November 1th, mulch and anchoring of all bare soil shall occur at the end of each final grading work day.

4. Mulching on Slopes and Ditches
Slopes shall not be left exposed for more than 7 days unless fully mulched and anchored. Slopes within 75 feet of a natural resource shall not be left exposed for more than 48 hours. Mulching shall be applied at a rate of 300 lbs/1,000 sq ft on all slopes greater than 8%. Erosion Control mesh shall be used to anchor mulch in all drainage ways and ditches, for slopes exposed to direct winds, and for all other slopes greater that 8 %. Erosion control blanket and check dams (or permanent Rip-Rap) shall be used in lieu of mulch in all drainage ways with slopes of 8 % or more.

A six inch layer of erosion control mix can be used to substitute erosion control blankets on all slopes except ditches.

5. Seeding
Between the dates of October 15 and April 1st, loam or seed will not be required. During periods of above freezing temperatures, finished areas shall be fine graded and either protected with mulch or temporarily seeded (see table below) and mulched until such time as the final treatment can be applied. If after November 1st the exposed area has been final graded and loamed, then the area may be dormant seeded at a rate of 3 times higher than specified for permanent seed and then mulched.

TYPE	% BY WEIGHT	% PURITY	GERMINATION
Domestic Rye Grass	60	69.75	90
Perennial Rye Grass	20	28.00	85
Aroostook Rye Grass	20	28.00	85

Dormant seeding may be placed prior to the placement of mulch and fabric netting anchored with staples.

If dormant seeding is used for the site, all disturbed areas shall receive 4" of loam and seed at an application rate of 5lbs/1000 s.f. All areas seeded during the winter will be inspected in the spring for adequate catch. Areas not sufficiently vegetated (less than 90 % catch) shall be revegetated by replacing loam, seed and mulch.

If dormant seeding is not used, all disturbed areas shall be revegetated in the spring.

6. Trench Dewatering and Temporary Stream Diversion
Water from construction trench dewatering or temporary stream diversion will pass first through a filter bag or secondary containment structure (e.g. hay bale lined pool) prior to discharge. The discharge site shall be selected to avoid flooding, icing, and sediment discharges to a protected resource. In no case shall the filter bag or containment structure be located within 100 feet of a protected natural resource.

7. Inspection and Monitoring
Maintenance measures shall be applied as needed during the entire construction season. After each rainfall, snow storm or period of thawing and runoff, the site contractor shall perform a visual inspection of all installed erosion control measures and perform repairs as needed to insure their continuous function.

In the spring, following the temporary/final seeding and mulching, the contractor shall inspect and repair any damages and/ or un-established spots. Established vegetative cover means a minimum of 90 % of areas vegetated with vigorous growth.

8. Standard for the timely stabilization of ditches and channels

All stone-lined ditches and channels shall be constructed and stabilized by November 1. All grass-lined ditches and channels shall be constructed and stabilized by September 1. Failure to stabilize a ditch or channel to be grass-lined by September 1, will require one of the following actions to stabilize the ditch for late fall and winter.

Install a sod lining in the ditch - Sod lining shall be installed in ditches by October 1. Proper installation includes pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, watering the sod to promote root growth into the disturbed soil, and anchoring the sod with jute or plastic mesh to prevent the sod strips from sloughing during flow conditions.

Install a stone lining in the ditch -Ditches shall be lined with stone riprap by November 1, as presented below. If necessary, the applicant will regrade the ditch prior to placing the stone lining so to prevent the stone lining from reducing the ditch's cross-sectional area.

9. Standard for the timely stabilization of disturbed slopes

Construct and stabilize stone-covered slopes by November 1. The applicant will Seed and mulch all slopes to be vegetated by September 1. Slopes will be considered any area having a grade greater than 15% (6H:1V). If the applicant fails to stabilize any slope to be vegetated by September 1, then the applicant will take one of the following actions to stabilize the slope for late fall and winter.

Stabilize the soil with temporary vegetation and erosion control mats -- Seed the disturbed slope with winter rye at a seeding rate of 3 pounds per 1000 square feet and apply erosion control mats over the mulched slope October 1. The applicant will monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or cover at least 90% of the disturbed slope by November 1, cover the slope with a layer of wood waste compost or with stone riprap as described below.

Stabilize the slope with sod -- Stabilize the disturbed slope with properly installed sod by October 1. Proper installation includes pinning the sod onto the slope with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil. Sod stabilization shall not be used late-season to stabilize slopes having a grade greater than 33% (3H:1V).

Stabilize the slope with wood waste compost (erosion control mix) --Place a six-inch layer of wood waste compost on the slope by November 1. Prior to placing the wood waste compost, remove any snow accumulation on the disturbed slope. Wood waste compost will not be used to stabilize slopes having grades greater than 50% (2H:1V) or having groundwater seeps on the slope face.

Stabilize the slope with stone riprap -- Place a layer of stone riprap on the slope by November 1, similar to the Stone Lined Ditch the permanent erosion control section.

10. Standard for the timely stabilization of disturbed soils

Seed and mulch all disturbed soils on areas having a slope less than 15% by September 1. Failure to stabilize these soils by this date will require one of the following actions to stabilize the soil for late fall and winter.

Stabilize the soil with temporary vegetation -- Seed the disturbed soil with winter rye at a seeding rate of 3 pounds per 1000 square feet, lightly mulch the seeded soil with hay or straw at 75 pounds per 1000 square feet, and anchor the mulch with plastic netting by October 1. Growth of the rye will require monitoring over the following 30 days. If the rye fails to grow at least three inches or cover at least 75% of the disturbed soil before November 1, then mulch the area for over-winter protection as described below.

Stabilize the soil with sod -- Stabilize the disturbed soil with properly installed sod by October 1. Proper installation includes pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil.

Stabilize the soil with mulch -- Mulch the disturbed soil by spreading hay or straw at a rate of at least 150 pounds per 1000 square feet on the area so that no soil is visible through the mulch by November 1. Prior to applying the mulch, remove any snow accumulation on the disturbed area. Immediately after applying the mulch, anchor the mulch with plastic netting to prevent wind from moving the mulch off the disturbed soil.

4. PERMANENT EROSION CONTROL:

Permanent measures will consist of the placement of culverts; culvert inlet/outlet stabilization; the construction of grass/stone lined ditches; and the re-vegetation of all areas outside the traveled way of the road, and those areas designated as stone lined ditches.

A. Culverts:

All culverts have been sized to handle the peak flows generated by a 25-year, 24-hour rain storm. The locations and sizes of the culverts are shown on the Site Plans.

The inlets and outlets of the culverts will be armored with riprap to prevent scouring. This armoring will consist of placing stone possessing a D50 of 6 inches to a depth of 18 inches to the following dimensions: width equal to twice the diameter of the culvert; length equal to three times the diameter of the culvert, unless noted otherwise.

B. Ditches:

Ditches on the project have been designed based on expected flow rates and velocities for the 25-year, 24-hour storm event and the slope of the ditch. Where water velocities are expected to exceed 3.5 feet per second, the ditch has been designed to be stone lined. Ditches with water velocities of less than 3.5 feet per second have been designed to be grass lined.

Stone Lined Ditches:

Stone lined ditches will first be lined with a non-woven filter fabric, and then lined with riprap possessing a D50 of approximately 6 inches in diameter. This means that approximately half the stones by weight will be smaller than 6 inches and half will be larger. The minimum stone size should be 1 inch with the largest stone being 9 inches in diameter. The depth of stone in the ditch should average 15 inches.

The final shape of the ditch will consist of the following dimensions: a bottom width of two feet; side slopes possessing a 3:1 horizontal to vertical; and a total depth of 2 feet.

In lieu of stone rip-rap, the ditch may be lined with a permanent erosion control blanket, such as North American Green P300 or approved equal.

Grass Lined Ditches:

Grass lined ditches will possess the same final dimensions as the stone lined ditches. The flow area of the ditch will be armored by placing a biodegradable matting or netting (such as American Excelsior Curlex Blanket or equal) in the bottom of the ditch. Placement of this material must take place after seeding. Install according to the manufacturers' recommendations.

Seeding and mulching of grass lined ditches will follow the specifications stated below for re-vegetation.

C. Re-vegetation Measures:

All areas to be permanently re-vegetated with grass will first be covered with loam and then fertilized.

Loam will be placed on all areas to be re-vegetated. Loam will be placed to a minimum depth of 4 inches. Loam will be the stockpiled topsoil, if possible.

Test the loam samples for nutrients at a proficient testing laboratory (The University of Maine provides this service). The areas with loam will then be fertilized with the recommended application rate. Lime will also be applied at a rate of 50 pounds per 1,000 square feet. Both the lime and the fertilizer will be mixed thoroughly with the soil.

All areas to be re-vegetated with permanent grass are to be seeded with the seed mix shown on the table below. This mixture will be applied at a rate of 2 pounds per 1,000 square feet.

General Lawn Areas	Chewing Fescue "Dignity"	35%
	Pennlawn Creeping Red Fescue	35%
	Perennial Rye "Tourstar" (Nutrite)	30%

Mulch will then be spread on all seeded areas at a rate of two bales per 1,000 square feet. Regardless of application rate the soil shall not be visible through the mulch.

Seed and mulch will be placed within five days of final grading of topsoil.

Seeded areas will be inspected after 30 days to determine the success of the seeding. If the ground cover is less than 90%, the area will be reseeded.

D. Critical Areas:

Slopes in excess of 15% will require the placement of a biodegradable netting or matting over the mulch and seed (if the netting has no mulch in it). If stabilization is to take place after October 1, slopes over 8% will be treated with the matting.

E. Maintenance of Permanent Measures:

All measures will be inspected weekly and before and after every significant storm event during construction, and then at least once annually to insure proper function. Any damaged areas will be repaired or replaced as necessary. Any ditches or culverts not functioning as designed will be redesigned and reconstructed according to specifications prepared by a Professional Engineer.

In any event, seeding should take place either between May 1 and June 15, or August 15 and September 1.

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PROJECT

WEST SHORE VILLAGE AT ADAMIAN DRIVE

12 ADAMIAN DRIVE
AUBURN, MAINE 04210

OWNER OF RECORD

WEST SHORE VILLAGE, LLC

40 MINOT AVENUE,
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MADE FOR

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DRAWING SCALE:

NOT TO SCALE

SUBMISSION NOTES:
SUBMISSION 1: 2024-06-04 TLB FOR REVIEW
SUBMISSION 2: 2024-06-07 MJB FOR REVIEW
SUBMISSION 3: 2024-06-21 TLB REVISED PER CITY COMMENTS

PROJ. MGR:	MJB
DRAWN BY:	TLB
CHECKED BY:	RWD
SUBMISSION NO.	3
SURVEY DATE:	2023-06-20
SUBMISSION DATE:	2024-06-21
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

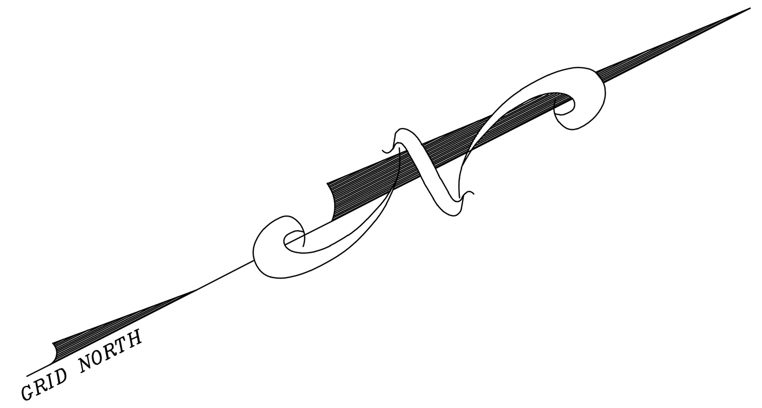
EROSION & SEDIMENTATION CONTROL PLAN

SEAL:

STATE OF MAINE
MICHAEL J. BARNES
NO. 18356
PROFESSIONAL LICENSED ENGINEER

MICHAEL J. BARNES ME PE #18356

DRAWING NO.
C9.4



LEGEND

PROPERTY BOUNDARY LINE
ABUTTING BOUNDARY LINES
EASEMENT LINE
EXISTING TREELINE (APPROX.)
EXISTING MAJOR CONTOUR LINE
EXISTING MINOR CONTOUR LINE
EXISTING STORM DRAIN LINE (APPROX.)
SUBCATCHMENT BOUNDARY
DRAINAGE FLOW PATH
SOIL BOUNDARY
SUBCATCH 1 — SUBCATCHMENT NUMBER
WATERSHED ANALYSIS POINT A — WATERSHED ANALYSIS POINT
EXISTING PAVED SURFACE
TYPICAL WETLAND BOUNDARY
EXISTING FIRE HYDRANT
EXISTING WATER GATE
EXISTING LIGHT POLE
EXISTING DRAINAGE MANHOLE
EXISTING UTILITY MANHOLE
EXISTING CATCH BASIN
EXISTING SEWER MANHOLE
EXISTING SIGN

SOILS LEGEND

AaC – ADAMS LOAMY SAND, 8 TO 15% SLOPES
AaD – ADAMS LOAMY SAND, 15 TO 30% SLOPES
ScA – SCANTIC SILT LOAM, 0 TO 3% SLOPES

PLAN REFERENCES

1. EXISTING CONDITIONS SHOWN BASED ON THE BOUNDARY SURVEY PLAN PREPARED BY MAIN–LAND DEVELOPMENT CONSULTANTS, INC. FOR 12 ADAMIAN, LLC & 24 ADAMIAN, LLC, PLAN TITLED "BOUNDARY & EXISTING CONDITIONS", DATED 2023–06–20.

NOTES

1. CITY OF AUBURN: TAX MAP 121, LOT 2, TAX MAP 109 LOT 3, & TAX MAP 109 LOT 4.
2. CONTOURS SHOWN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY MAIN–LAND DEVELOPMENT CONSULTANTS, INC. ON MAY 11, 2021 & NOVEMBER 29, 2022 AND SUPPLEMENTED WITH STATE OF MAINE LIDAR DATA DOWNLOADED FROM HTTP://COAST.NOAA.GO WITH A CONTOUR INTERVAL OF 1–FOOT. THE VERTICAL DATUM IS NAVD88 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
3. HYDROLOGIC SOIL GROUP BASED ON SOILS MAP DOWNLOADED FROM NATURAL RESOURCES CONSERVATION SERVICE AT HTTPS://WWW.NRCS.USDA.GO.
4. THE STORMWATER MANAGEMENT PLAN PACKAGE, INCLUDING CALCULATIONS AND NARRATIVE, ARE AN INTEGRAL PART OF THE STORMWATER DRAINAGE STUDY.

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DRAWING SCALE:
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(IN FEET)
1 INCH = 30 FT

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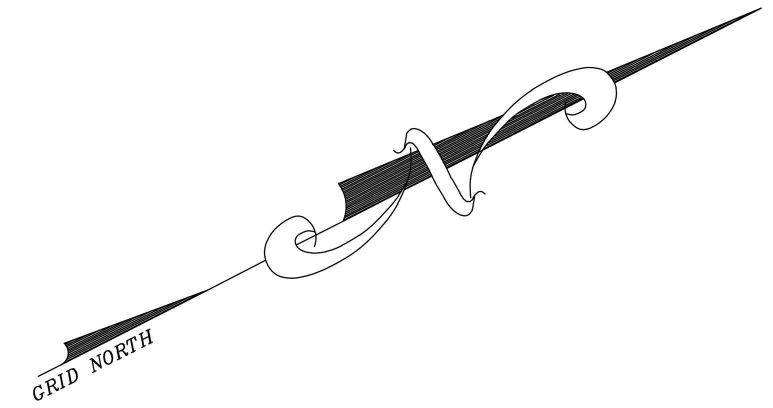
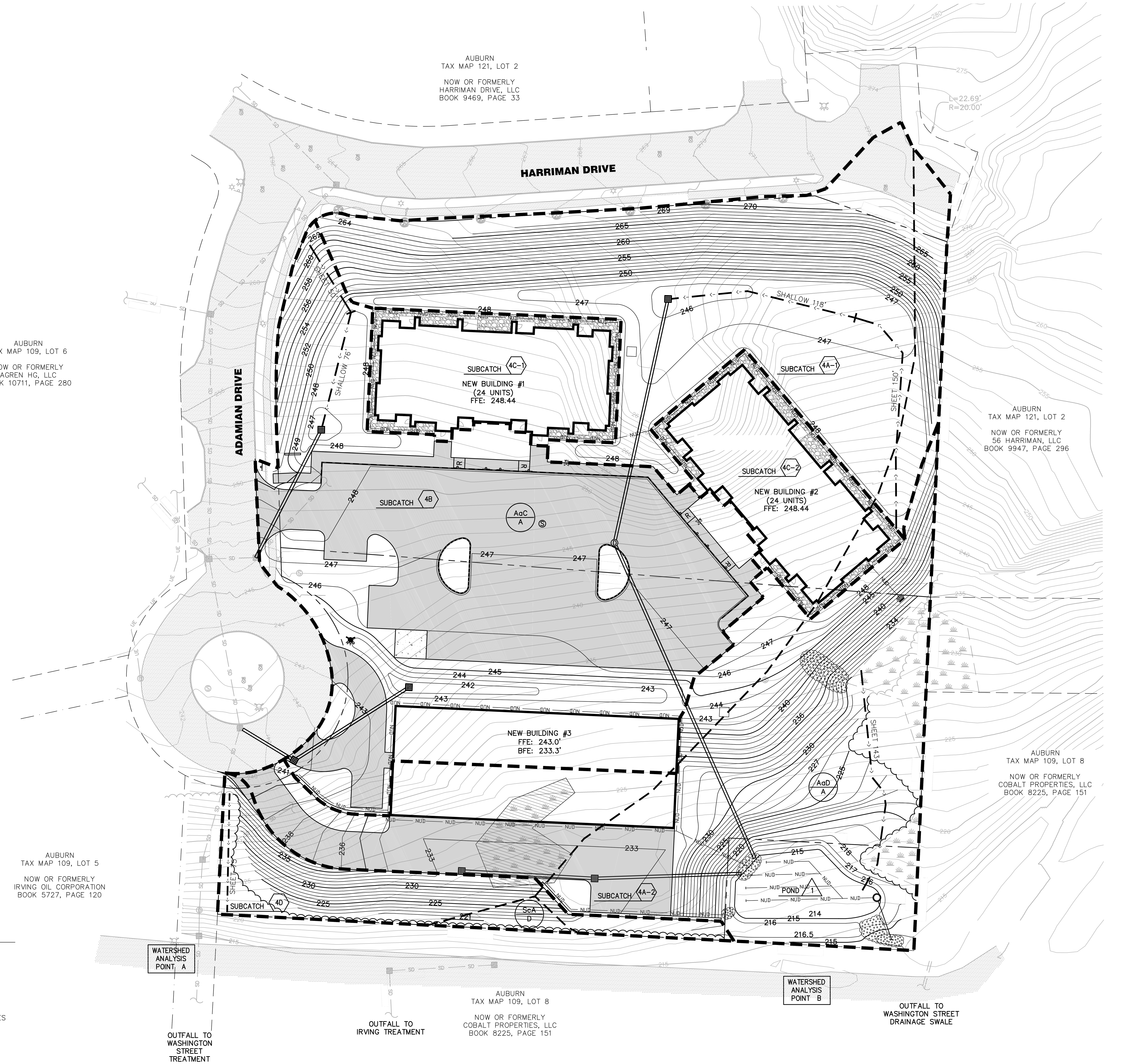
PRE–DEVELOPMENT DRAINAGE PLAN

SEAL:
STATE OF MAINE
MICHAEL J. BARNES
NO. 18356
PROFESSIONAL LICENSED ENGINEER
MICHAEL J. BARNES ME PE#18356

DRAWING NO.
D1.1
MLDC NO. 23–252 1 OF 2





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POST–DEVELOPMENT DRAINAGE PLAN

SEAL:

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LICENSED
PROFESSIONAL ENGINEER

MICHAEL J. BARNES ME PE#18356

DRAWING NO.

D2.1

MLDC NO. 23–252 2 OF 2