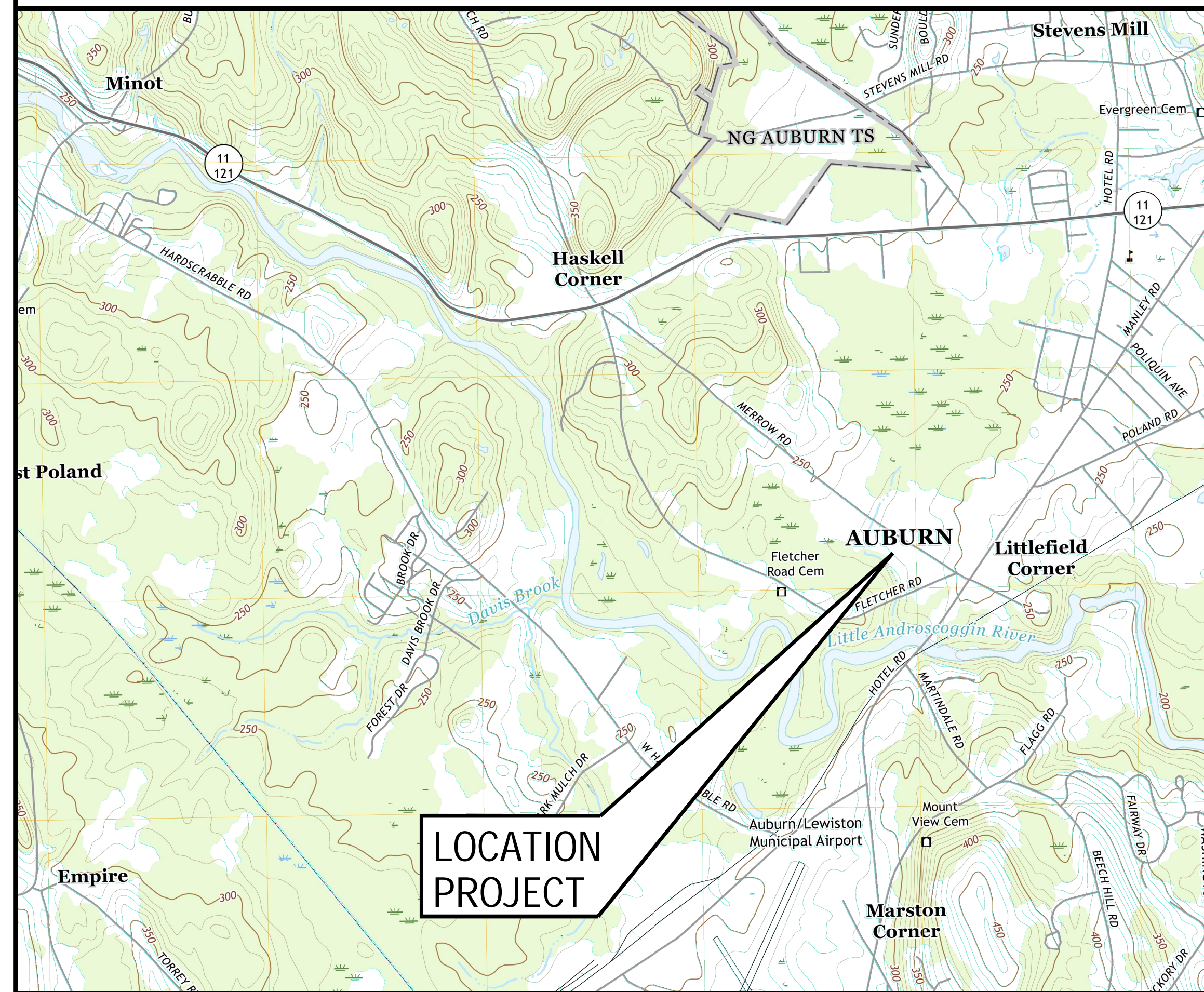
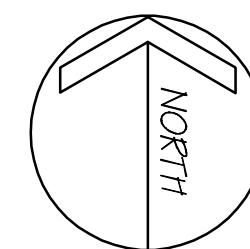


WESTERN MAINE TRANSPORTATION SERVICES MAINTENANCE GARAGE EXPANSION AUBURN, MAINE

WESTERN MAINE
 TRANSPORTATION
 SERVICES

PROJECT LOCATION MAP:

SCALE: 1" = 1,500'



Sheet List Table	
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G-002	GENERAL NOTES AND LEGEND
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C-002	DEMOLITION AND REMOVALS PLAN
C-101	LAYOUT PLAN
C-102	SITE MATERIALS, PAVEMENT, AND STRIPING PLAN
C-201	GRADING PLAN
C-202	DRAINAGE PLAN AND UTILITY PLAN
C-301	EROSION AND SEDIMENT CONTROL PLAN
C-500	SITE DETAILS
C-501	SITE DETAILS
C-502	SITE DETAILS
C-503	SITE DETAILS
A101	PROPOSED FIRST FLOOR PLAN
A202	PROPOSED ELEVATIONS

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

MAINTENANCE GARAGE
 EXPANSION

FOR PERMITTING ONLY
 NOT FOR CONSTRUCTION

No.	Submitted / Revision	App'd. By	Date
1	REVISED STORM WATER/CITY COMMENTS	SKB / JJE	02/09/21

TITLE SHEET

Designed By: JJE	Drawn By: JJE	Checked By: APS
Issue Date: 11/13/2020	Project No: 061158	Scale: AS SHOWN

Drawing No.:

G-001



III Winners Circle, PO Box 5269 · Albany, NY 12205-0269
 Main: (518) 453-4500 • www.chacompanies.com
 CHA Project NO. 061158

NOVEMBER 2020
 REVISED: FEBRUARY 9, 2021
 ISSUED FOR PLANNING BOARD APPROVAL

GENERAL NOTES:

- THE PLANS SHOW SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR UTILITIES FROM FIELD LOCATION AND RECORD MAPPING, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK, 48 HOURS BEFORE YOU DIG, DRILL, OR BLAST, CALL DIG SAFE 811 OR 888-DIG-SAFE TOLL FREE.
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.
- THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
- THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE BEING DISTURBED AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO COMMENCEMENT OF STORM AND/OR SANITARY SEWER CONSTRUCTION, CONTRACTOR IS TO VERIFY BOTH HORIZONTAL AND VERTICAL POSITION OF EXISTING SEWER AT CONNECTION POINT. CONTRACTOR IS TO CONSTRUCT GRAVITY LINES PROGRESSIVELY FROM DOWNSTREAM TO UPSTREAM, ANY EXCEPTIONS TO THIS MUST BE APPROVED BY THE ENGINEER. ANY GRADE DISCREPANCIES MUST BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC. AND SHALL COMPLY WITH ALL REQUIRED PERMITS.
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS.
- ALL PROPOSED UTILITIES AND APPURTENANCES TO BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL MUNICIPALITIES' CODES AND REGULATIONS GOVERNING THE INSTALLATION OF SUCH UTILITIES.
- THE ENGINEER RESERVES THE RIGHT TO EXAMINE ANY WORK DONE ON THIS PROJECT AT ANY TIME TO DETERMINE THE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OF THIS PROJECT, AS INTENDED AND INTERPRETED BY THE ENGINEER.
- MISCELLANEOUS WORK NOT SPECIFICALLY SHOWN ON THE CONTRACT DRAWINGS SUCH AS PATCHING, BLOCKING, TRIMMING, ETC., SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE.
- THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A MAINE STATE LICENSED LAND SURVEYOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND COORDINATE WORK WITH ALL OTHER CONTRACTS FOR THE SITE.
- THE CONTRACTOR SHALL:
 - VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - EXAMINE THE SITE AND INCLUDE IN HIS WORK THE EFFECT OF ALL EXISTING CONDITIONS ON THE WORK.
 - PROVIDE AND INSTALL ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICE.
 - HOLD THE OWNER HARMLESS AGAINST ANY AND ALL CLAIMS ARISING FROM WORK DONE BY THE CONTRACTOR ON THE SITE.
- ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH MAINE STATE REGULATIONS FOR CONSTRUCTION. SHEET PILING SHALL BE DESIGNED AND SEALED BY A MAINE STATE PROFESSIONAL ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK AND SHALL SUBMIT A DEWATERING PLAN DESIGNED AND SEALED BY A MAINE STATE PROFESSIONAL ENGINEER. CONTRACTOR SHALL MAINTAIN EXISTING SITE DRAINAGE PATTERNS THROUGHOUT CONSTRUCTION UNLESS OTHERWISE SHOWN ON THE PLANS.
- ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE ENGINEER AND THE UTILITY OWNER. NOTIFY THE ENGINEER AND THE UTILITY OWNER 72 HOURS BEFORE EACH AND EVERY CONNECTION TO EXISTING SYSTEMS IS MADE.
- CONSTRUCTION OF ALL PROPOSED UTILITIES MUST BEGIN AT ITS POINT OF CONNECTION TO THE EXISTING UTILITY OR AT THE LOWEST POINT IN THE SYSTEM. RIMS, GRATES, INVERTS, CLEARANCES, AND LOCATION AT CROSSINGS MUST BE VERIFIED PRIOR TO THE BEGINNING OF CONSTRUCTION.
- MAINTAIN FLOW FOR ALL EXISTING UTILITIES.
- ALL FRAMES/COVERS WITHIN PAVED AREAS SHALL HAVE THE TOPS SET FLUSH WITH THE EXISTING PAVEMENT GRADE. IN LANDSCAPED AREAS, ALL FRAMES SHALL BE 0.1' ABOVE GRADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES, AND INVERTS. AS-BUILT PLANS SHOWING ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES. THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADMISSIONS TO THE SATISFACTION OF THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
- TEMPORARY PAVEMENT SHALL BE PLACED WITHIN 48 HOURS OF COMPLETION OF EXCAVATION AND BACKFILL OPERATIONS WITHIN THE EXISTING PAVEMENT LIMITS.
- CONTRACTOR SHALL MAINTAIN ALL TRAFFIC IN ALL AREAS IN ACCORDANCE WITH THE MAINE DOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GRADE AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL TAKE CARE TO PREVENT DAMAGE TO EXISTING UTILITIES. DAMAGED UTILITIES SHALL BE IMMEDIATELY REPAIRED BY CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

LEGEND		
DESCRIPTION	EXISTING	PROPOSED
FENCE		
5' OR 10' CONTOUR LINE		
1' OR 2' CONTOUR LINE		
SPOT ELEVATION	120.5 OR x120.5	120.5 OR x120.5
DITCH OR SWALE		
EDGE OF STREAM OR RIVER		
LAKE OR POND		
PROPERTY LINE		
SILT FENCE		
GRADING LIMITS		
EDGE OF PAVEMENT		
CURB		
EDGE OF GRAVEL/DIRT ROAD		
EDGE OF WOODS		
BUILDING		
STORM SEWER	(TYPE) STORM SEWER	
SANITARY SEWER	(TYPE) SANITARY SEWER	
FORCE MAIN	(TYPE) FORCE MAIN	
WATER LINE	(TYPE) WATER LINE	
GAS LINE	(TYPE) GAS LINE	
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC	
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE	
OVERHEAD TELEPHONE	OVERHEAD WIRES	
OVERHEAD ELECTRIC	OVERHEAD WIRES	
UNDERDRAIN		
OBJECT FREE AREA (OFA)		
RUNWAY SAFETY AREA (RSA)		
BARRICADE		
GUIDE RAIL		
CLEANOUT		
END SECTION		
CATCH BASIN		
STORM MANHOLE		
HYDRANT		
WATER VALVE/CONTROL VALVE		
SPRINKLER HEAD		
SANITARY SEWER		
PULL BOX		
TELEPHONE PEDESTAL		
ELECTRIC BOX		
ELECTRIC MANHOLE		
LIGHT POLE, LAMP POST		
POWER POLE / UTILITY POLE		
RUNWAY/TAXIWAY EDGE LIGHT		

LEGEND (CONTINUED)		
DESCRIPTION	EXISTING	PROPOSED
RWY/TWY CENTERLINE LIGHT		
SIGN - SINGLE FACED		
SIGN - DOUBLE FACED		
RWY/TWY SIGN		
RWY/TWY SIGN BASE ONLY		
MARKER		
CONCRETE MONUMENT		
RIGHT-OF-WAY MONUMENT		
IRON ROD, PIN, OR PIPE		
BORING LOCATION		
CBR LOCATION		
WINDSOCK		
WETLAND/MARSH		
TREES, SHRUBS, BUSHES		
DETAIL CALLOUT		
DETAIL IDENTIFICATION NO.		

NOTE: SOME FEATURES IN THE LEGEND MAY NOT HAVE BEEN USED

WESTERN MAINE
 TRANSPORTATION
 SERVICES

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MAINTENANCE GARAGE
 EXPANSION

FOR PERMITTING ONLY
 NOT FOR CONSTRUCTION

No.	Submitted / Revision	App'd. By	Date
1	REVISED STORM WATER/CITY COMMENTS	SKB / JUE	02/09/21

GENERAL NOTES
 AND LEGEND

Designed By:	Drawn By:	Checked By:
JUE	JUE	MEH
Issue Date:	Project No:	Scale:
11/13/2020	061158	AS SHOWN

Drawing No.:
G-002

GENERAL NOTES:

1. THE EXISTING CONDITIONS INFORMATION SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY CHA CONSULTING, INC. IN JUNE OF 2020.
2. ALL DEED REFERENCES ARE TO ANDROSCOGGIN COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
3. LOCUS OWNER OF RECORD:
WESTERN MAINE TRANSPORTATION SERVICES, INC.
DEED BOOK 5121 PAGE 266
MAP 178 LOT 17

4. TOPOGRAPHY, CONTOURS AND BENCHMARKS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TEMPORARY BENCHMARKS, REFERENCED TO THE DATUM ARE INDICATED ON THE SURVEY.

IN THE EVENT THAT BENCHMARKS (TBM'S), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.

5. THE PROJECT AREA IS LOCATED IN FLOOD ZONE "X" AREAS OF MINIMAL FLOODING, ZONE "X" AREAS IN THE 2% CHANCE FLOOD AND ZONE AE (EL=220) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR ANDROSCOGGIN COUNTY, COMMUNITY PANEL NUMBER 2300100309E, EFFECTIVE DATE JULY 8, 2013.

6. THE LOCUS PARCEL IS LOCATED IN THE TOWN OF AUBURN INDUSTRIAL DISTRICT (ID) AS DEFINED BY THE TOWN OF AUBURN ZONING MAP.
MINIMUM SETBACK REQUIREMENTS ARE:

- FRONT SETBACK:.....35'
- SIDE SETBACK:.....35'
- REAR SETBACK:.....50'

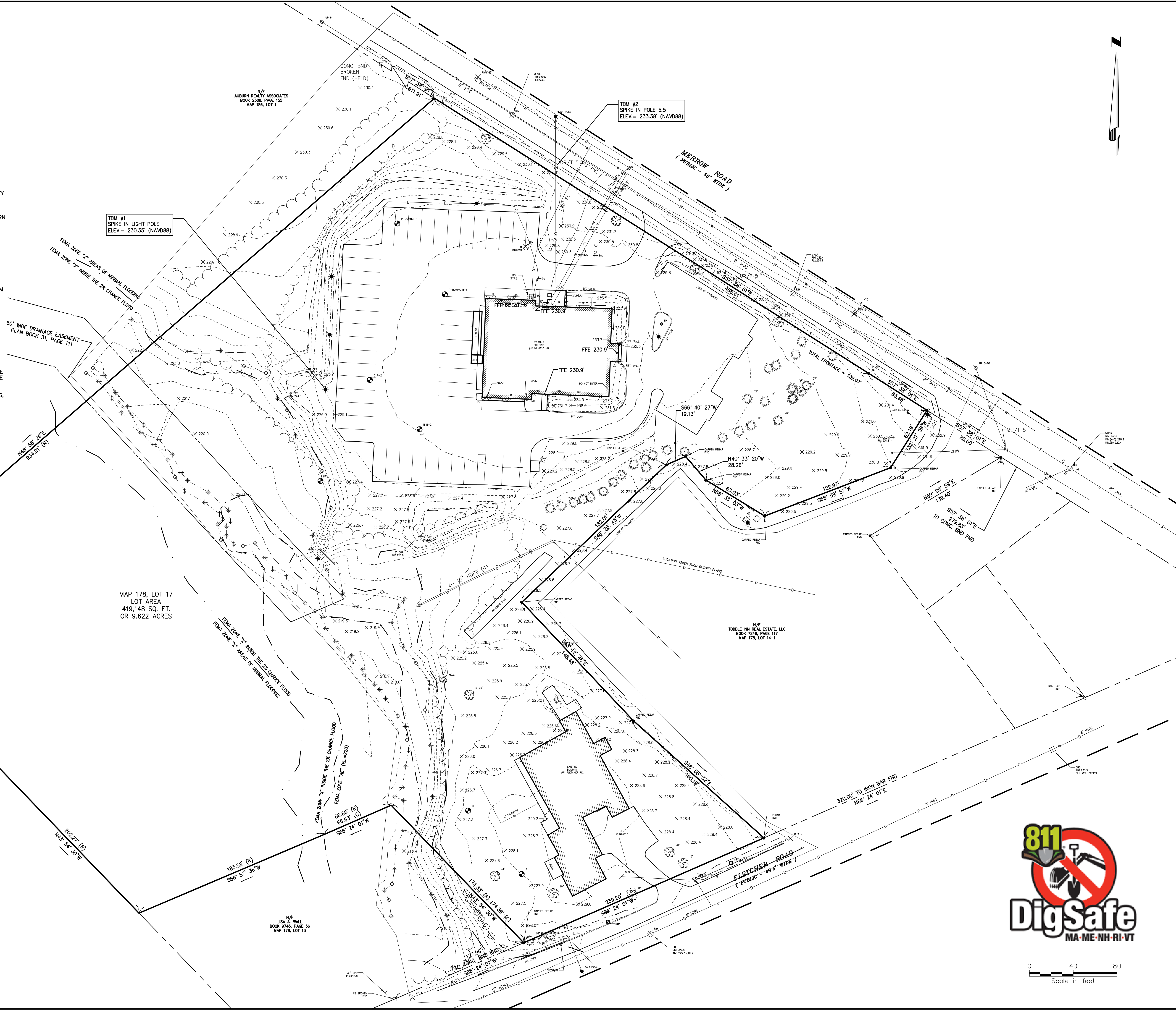
7. LOCATION OF SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE AND ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. LOCATIONS ARE COMPILED FROM UTILITY PLANS OF RECORD AND DIG-SAFE, FIELD MARKINGS, RIM AND INVERT INFORMATION HAS BEEN COMPILED AND FIELD VERIFIED WHERE POSSIBLE. THIS INFORMATION IS NOT TO BE USED FOR CONSTRUCTION PRIOR TO ANY CONSTRUCTION. CONTACT DIG-SAFE (1-800-344-7233) TO FIELD VERIFY LOCATION OF ALL UTILITIES.

8. PLAN REFERENCES:

- PLAN BOOK 31, PAGE 111
- PLAN BOOK 46, PAGE 128
- PLAN BOOK 51, PAGE 96
- 1923 MERROW ROAD LAYOUT C-49

9. WETLAND AND STREAM CHANNEL FLAGS SHOWN HEREON ARE BASED ON FIELD LOCATIONS BY CHA CONSULTING, INC. IN JUNE OF 2020.

RESOURCE AREA FLAGS WERE DELINEATED BY CHA CONSULTING, INC. SCIENTIST IN JUNE OF 2020.



TBM #1
SPIKE IN LIGHT POLE
ELEV.= 230.35' (NAVD88)

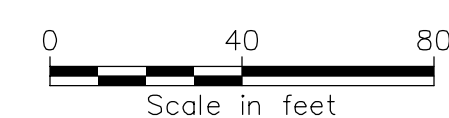
TBM #2
SPIKE IN POLE 5.5
ELEV.= 233.38' (NAVD88)

MAP 178, LOT 17
LOT AREA
419,148 SQ. FT.
OR 9.622 ACRES

N/F
RONALD M. BOONE JR.
BOOK 2664, PAGE 189
MAP 176, LOT 12

N/F
LISA A. WALL
BOOK 9742, PAGE 56
MAP 176, LOT 13

N/F
TODDLE WIN REAL ESTATE, LLC
BOOK 7249, PAGE 117
MAP 176, LOT 14-1



WESTERN MAINE
TRANSPORTATION
SERVICES

MAINTENANCE GARAGE
EXPANSION

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No.	Submitted / Revision	App'd. By	Date
1	REVISED STORM WATER/CITY COMMENTS	SKB / JUE	02/09/21

EXISTING
CONDITIONS PLAN

Designed By: JUE	Drawn By: JUE	Checked By: APS
Issue Date: 11/13/2020	Project No: 061158	Scale: AS SHOWN

Drawing No.:
C-001

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WESTERN MAINE
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SERVICES

MAINTENANCE GARAGE
EXPANSION

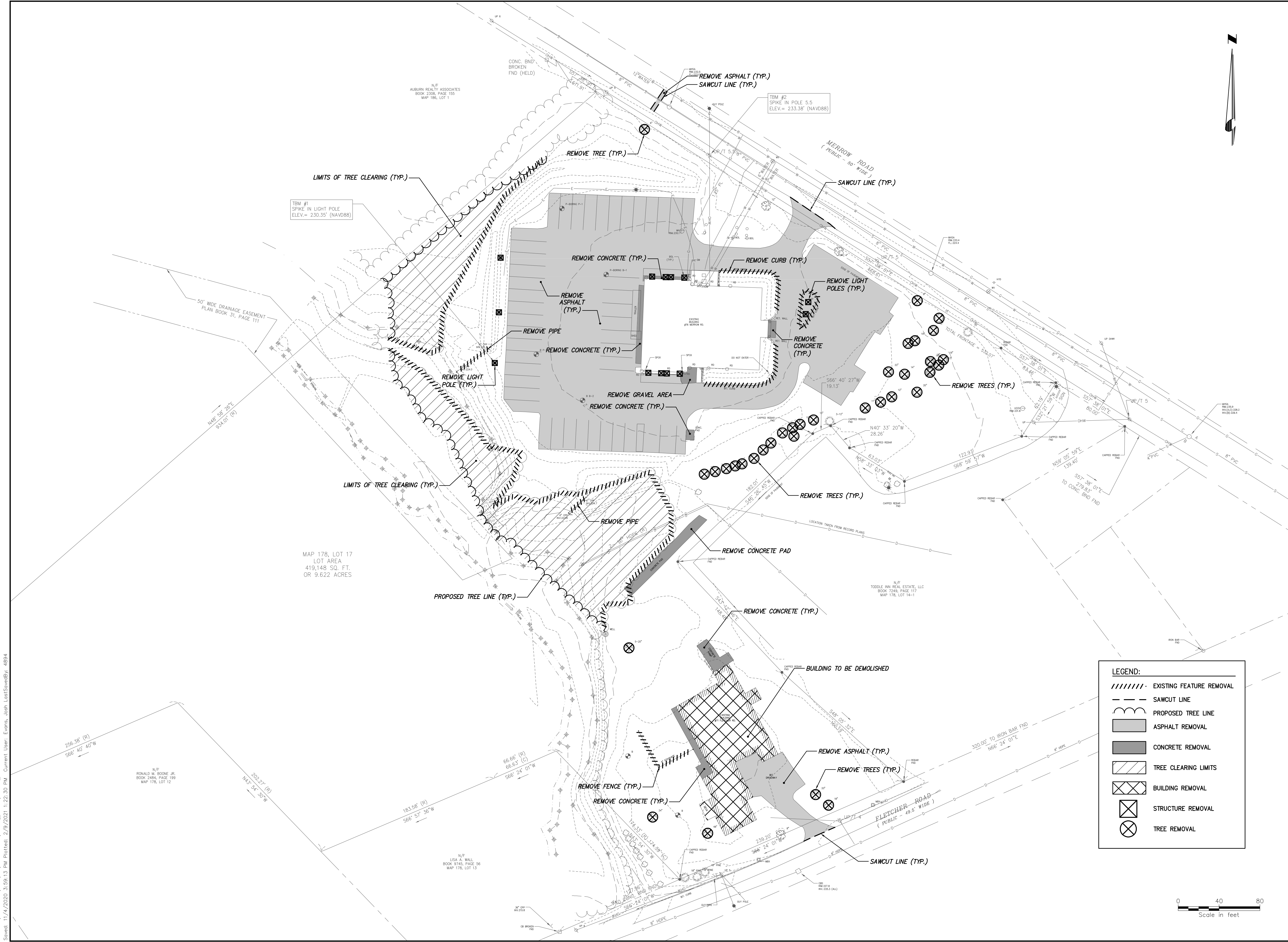
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No.	Submitted / Revision	App'd.	By	Date
1	REVISED STORM WATER/CITY COMMENTS	SKB	JJE	02/09/21

DEMOLITION AND
REMOVALS PLAN

Designed By: JJE	Drawn By: JJE	Checked By: APS
Issue Date: 11/13/2020	Project No: 061158	Scale: AS SHOWN

Drawing No.:
C-002



LEGEND:

- EXISTING FEATURE REMOVAL
- SAWCUT LINE
- PROPOSED TREE LINE
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- TREE CLEARING LIMITS
- BUILDING REMOVAL
- STRUCTURE REMOVAL
- TREE REMOVAL

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N/F
RONALD M. BOONE, JR.
BOOK 2484, PAGE 189
MAP 178, LOT 12

N/F
LISA A. WALL
BOOK 9745, PAGE 56
MAP 178, LOT 13

N/F
TODDLE WIN REAL ESTATE, LLC
BOOK 7249, PAGE 117
MAP 178, LOT 14-1

N/F
AUBURN REALTY ASSOCIATES
BOOK 2308, PAGE 155
MAP 186, LOT 1

50' WIDE DRAINAGE EASEMENT
PLAN BOOK 31, PAGE 111

TBM #1
SPIKE IN LIGHT POLE
ELEV.= 230.35' (NAVD88)

TBM #2
SPIKE IN POLE 5.5
ELEV.= 233.38' (NAVD88)

MAP 178, LOT 17
LOT AREA
419,148 SQ. FT.
OR 9.622 ACRES

WESTERN MAINE
 TRANSPORTATION
 SERVICES

MAINTENANCE GARAGE
 EXPANSION

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No.	Submitted / Revision	App'd.	By	Date
1	REVISED STORM WATER/CITY COMMENTS	SKB	JJE	02/09/21

LAYOUT PLAN

Designed By:	Drawn By:	Checked By:
RDT	JJE	APS
Issue Date:	Project No.:	Scale:
11/13/2020	061158	AS SHOWN

Drawing No.:
C-101



OWNER: WESTERN MAINE TRANSPORTATION SERVICES
 76 MERROW ROAD, AUBURN, ME. 04210

LOT LOCATION: 76 MERROW ROAD AND 71 FLETCHER ROAD
 AUBURN, ME. 04210

ZONING SUMMARY
 1. PROPERTY IS LOCATED IN THE INDUSTRIAL ZONING DISTRICT.
 2. PARCEL AREA: 9.62 ACRES / 419089.07 SQUARE FEET (SF)

REGULATIONS	REQUIRED/ALLOWED	PROVIDED
MIN LOT AREA	250' x 150' /	419,089.07 SF
STREET FRONTAGE	/	851.3 FT
MIN FRONT YARD	35 FT /	75.4 FT
MIN REAR YARD	50 FT /	508.2 FT
MIN SIDE YARD	35 FT /	81.3 FT
MAX. BUILDING HEIGHT	75 FT /	< 75 FT
USE DESIGNATION	AUTOMOBILE SERVICE STATION	
PARKING REQUIREMENT	1 SPACE/PER 200 SQUARE FEET OF FLOOR AREA	
TOTAL PARKING	5,742SF/200=28.71x29	54
OVERLAY ZONING DISTRICTS	RURAL RESIDENTIAL	
URBAN IMPAIRED STREAM WATERSHED	NO	

EXISTING LOT COVERAGE=4.18%
 PROPOSED LOT COVERAGE=3.72%
 EXISTING IMPERVIOUS COVERAGE=18.93%
 PROPOSED IMPERVIOUS COVERAGE=33.40%

NOTES:
 1. ELECTRONIC FILES WILL BE PROVIDED TO THE CONTRACTOR FOR FIELD STAKE OUT PRIOR TO CONSTRUCTION.



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WESTERN MAINE
TRANSPORTATION
SERVICES

MAINTENANCE GARAGE
EXPANSION

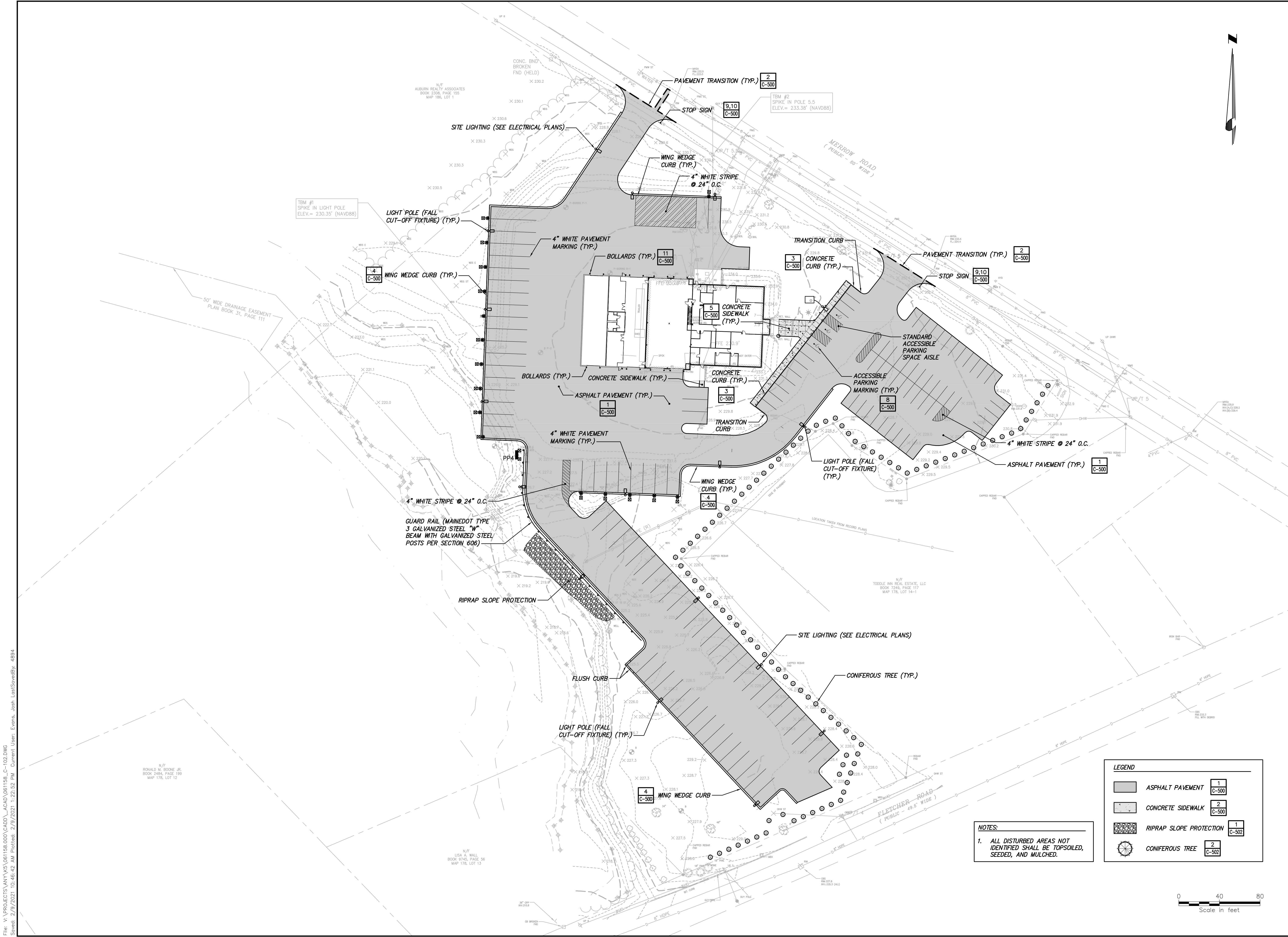
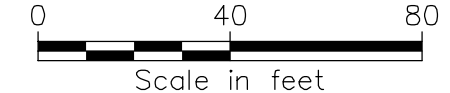
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No.	Submitted / Revision	App'd. By	Date
1	REVISED STORM WATER/CITY COMMENTS	SKB / JJE	02/09/21

SITE MATERIALS,
PAVEMENT, AND
STRIPING PLAN

Designed By: JJE	Drawn By: JJE	Checked By: APS
Issue Date: 11/13/2020	Project No: 061158	Scale: AS SHOWN

Drawing No.:
C-102



LEGEND

	ASPHALT PAVEMENT	1
	CONCRETE SIDEWALK	2
	RIPRAP SLOPE PROTECTION	1
	CONIFEROUS TREE	2

NOTES:

- ALL DISTURBED AREAS NOT IDENTIFIED SHALL BE TOPSOILED, SEEDED, AND MULCHED.

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WESTERN MAINE
TRANSPORTATION
SERVICES

MAINTENANCE GARAGE
EXPANSION

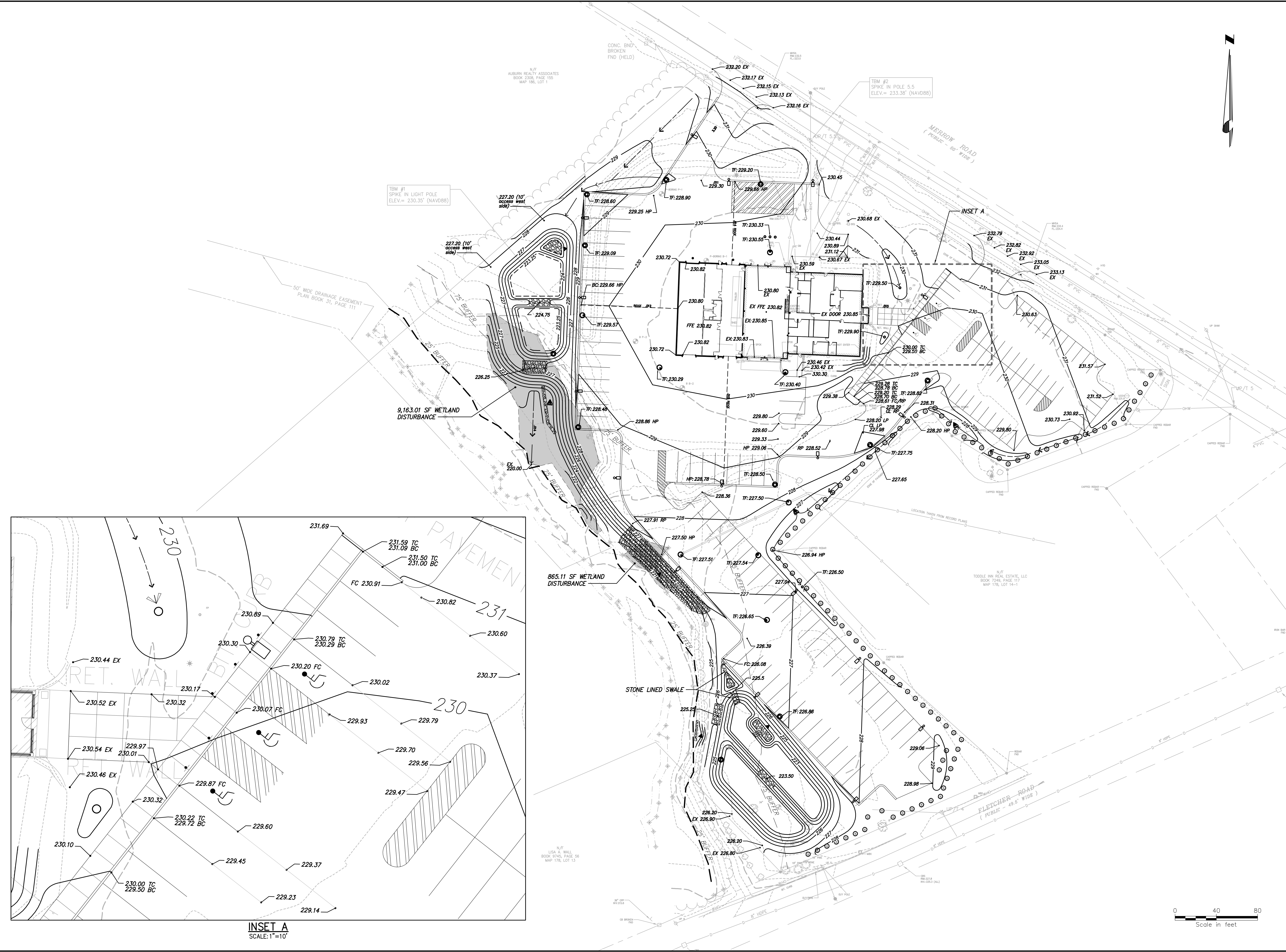
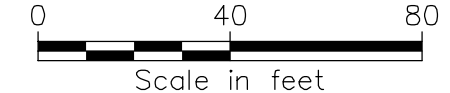
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No.	Submitted / Revision	App'd. By	Date
1	REVISED STORM WATER/CITY COMMENTS	SKB /JUE	02/09/21

GRADING PLAN

Designed By:	Drawn By:	Checked By:
RDT	RDT	APS
Issue Date:	Project No.:	Scale:
11/13/2020	061158	AS SHOWN

Drawing No.:
C-201



WESTERN MAINE
TRANSPORTATION
SERVICES

MAINTENANCE GARAGE
EXPANSION

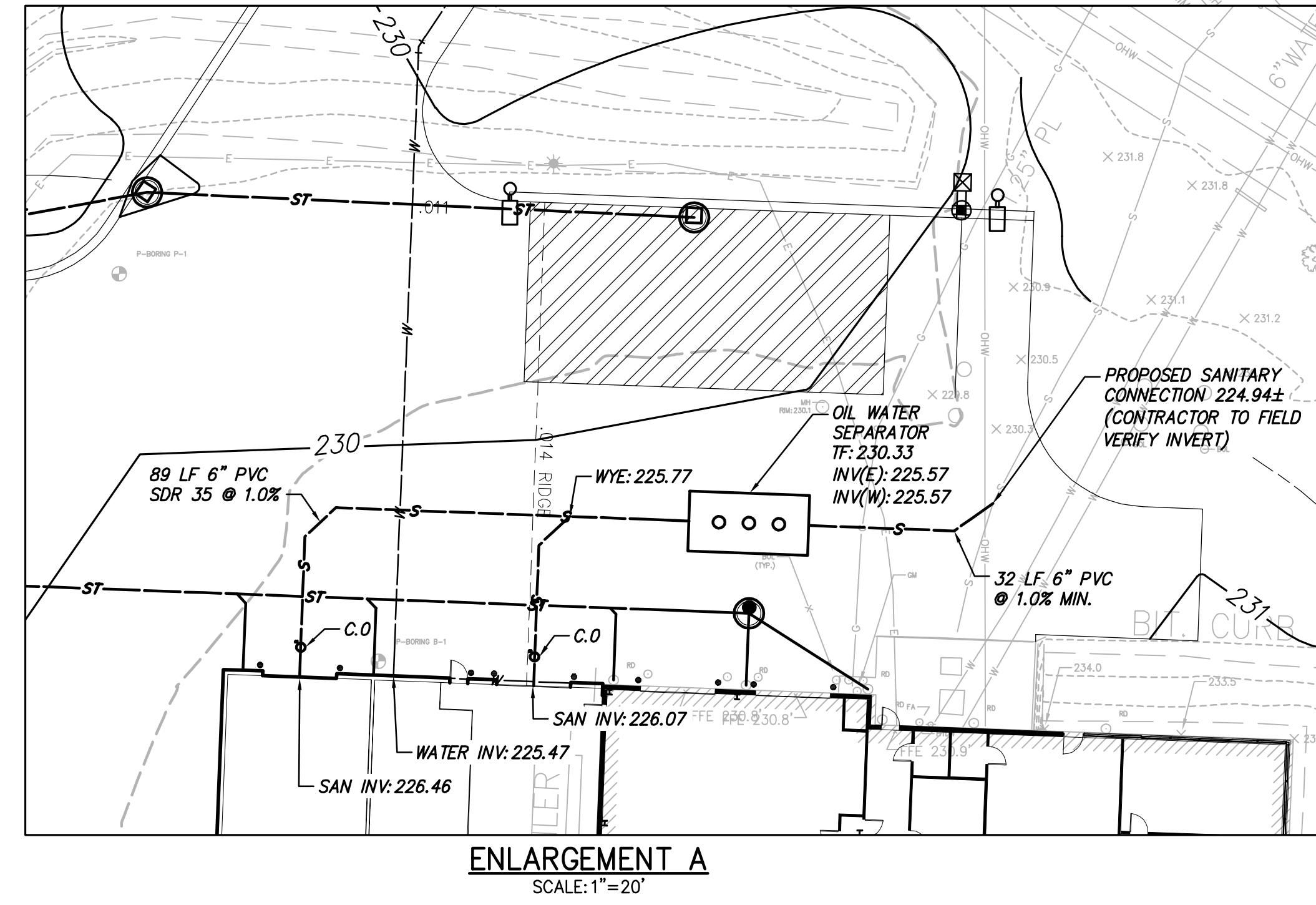
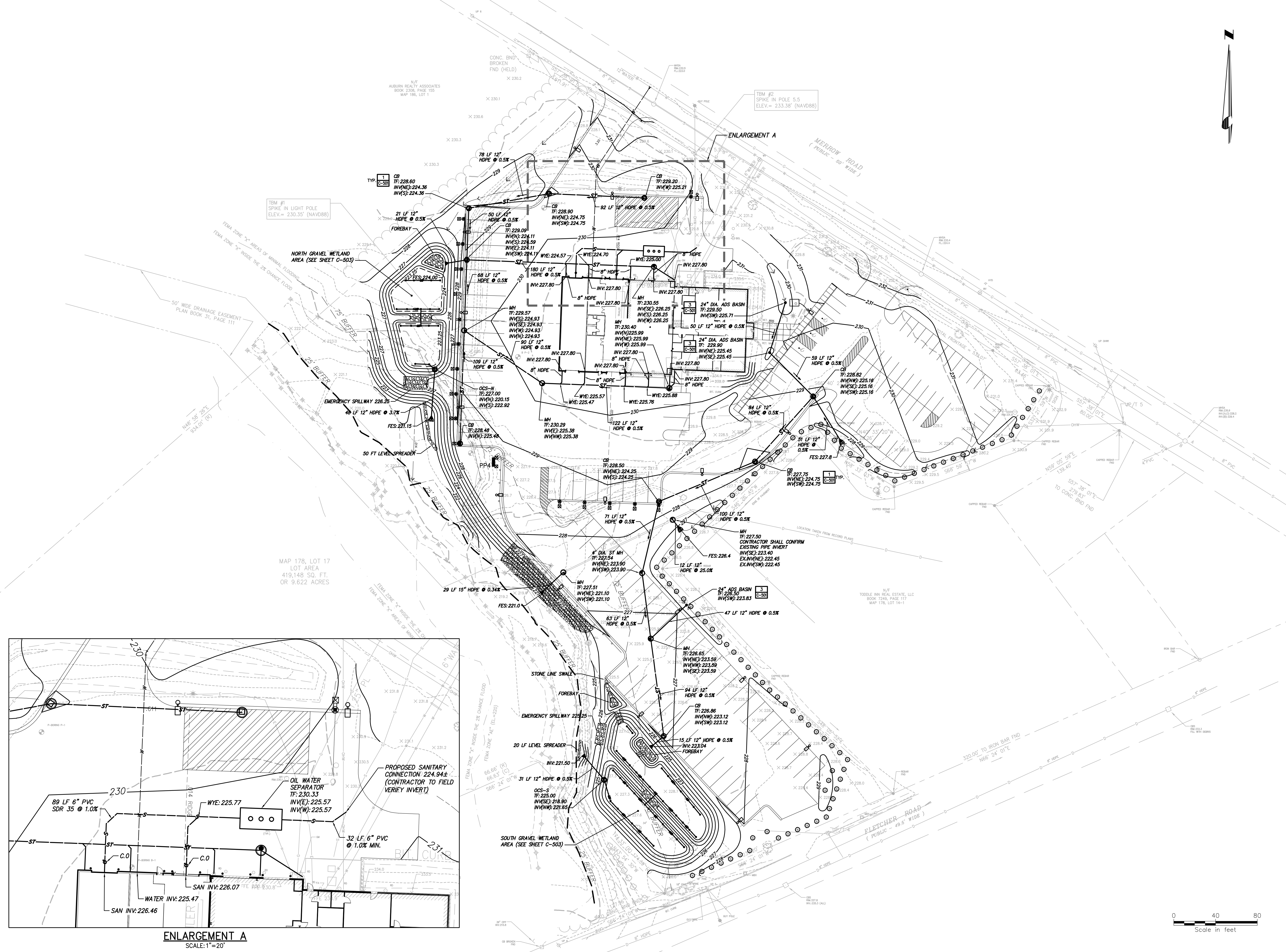
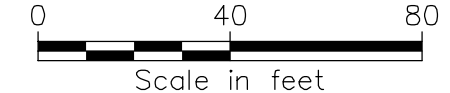
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No.	Submitted / Revision	App'd. By	Date	
1	REVISED STORM WATER/CITY COMMENTS	SKB	JJE	02/09/21

DRAINAGE PLAN
AND UTILITY PLAN

Designed By:	Drawn By:	Checked By:
SKB	JJE	APS
Issue Date:	Project No.:	Scale:
11/13/2020	061158	AS SHOWN

Drawing No.:
C-202



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WESTERN MAINE
TRANSPORTATION
SERVICES

MAINTENANCE GARAGE
EXPANSION

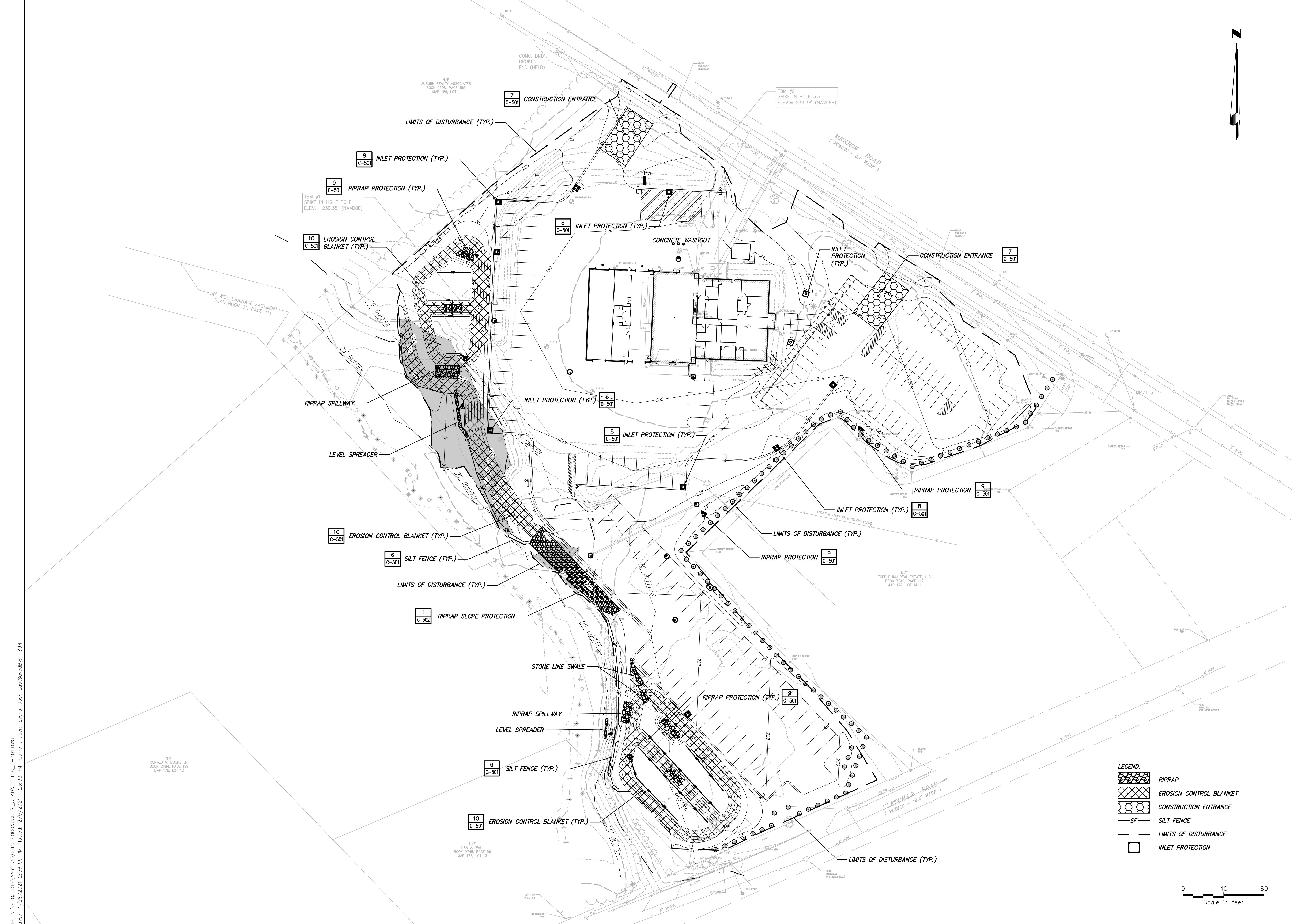
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No.	Submitted / Revision	App'd. By	Date
1	REVISED STORM WATER/CITY COMMENTS	SKB / JJE	02/09/21

EROSION AND
SEDIMENT
CONTROL PLAN

Designed By: JJE	Drawn By: JJE	Checked By: APS
Issue Date: 11/13/2020	Project No: 061158	Scale: AS SHOWN

Drawing No.:
C-301



- LEGEND:**
- RIPRAP
 - EROSION CONTROL BLANKET
 - CONSTRUCTION ENTRANCE
 - SILT FENCE
 - LIMITS OF DISTURBANCE
 - INLET PROTECTION

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WESTERN MAINE
TRANSPORTATION
SERVICES

MAINTENANCE GARAGE
EXPANSION

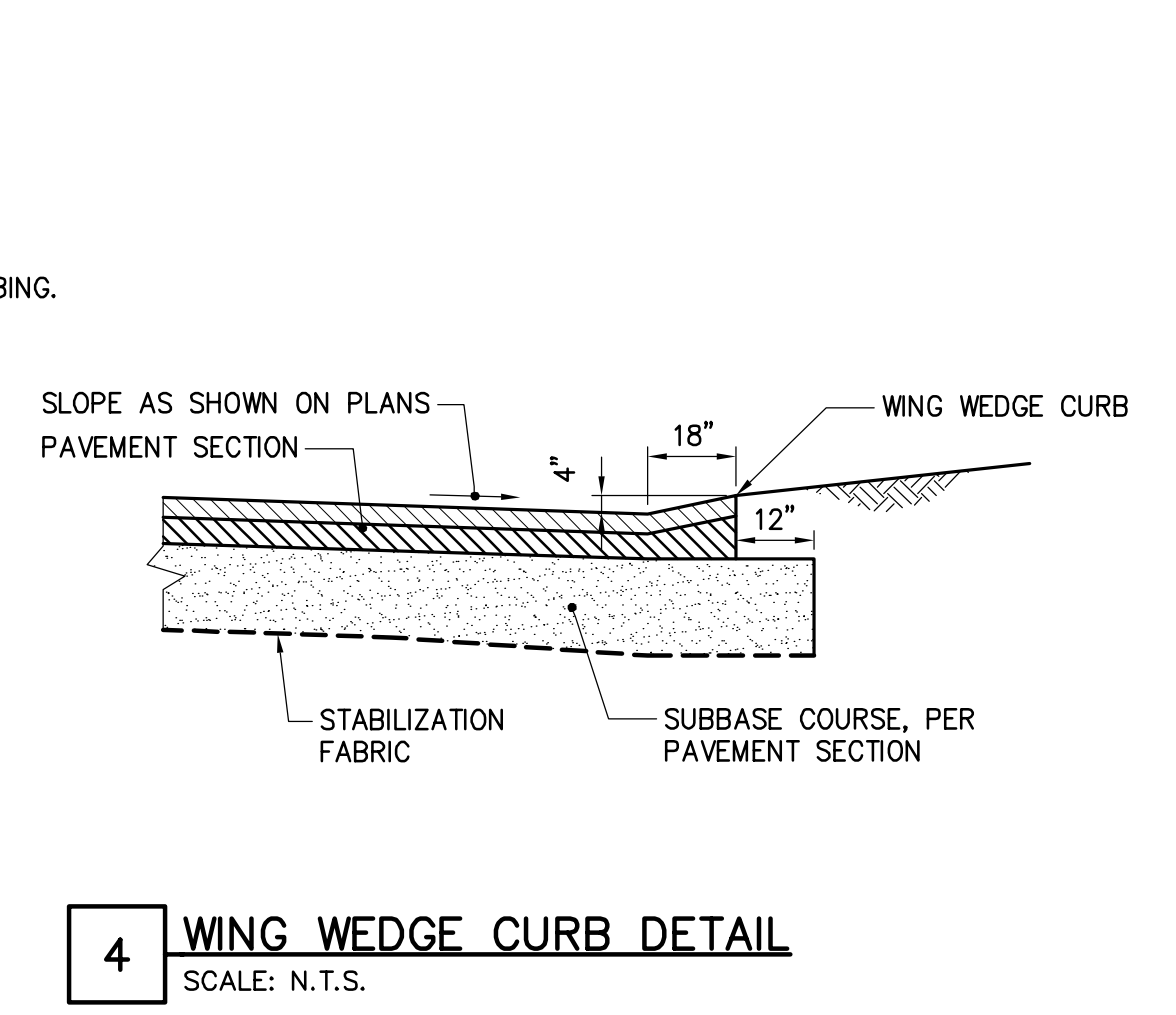
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No.	Submitted / Revision	App'd. By	Date
1	REVISED STORM WATER/CITY COMMENTS	SKB / JJE	02/09/21

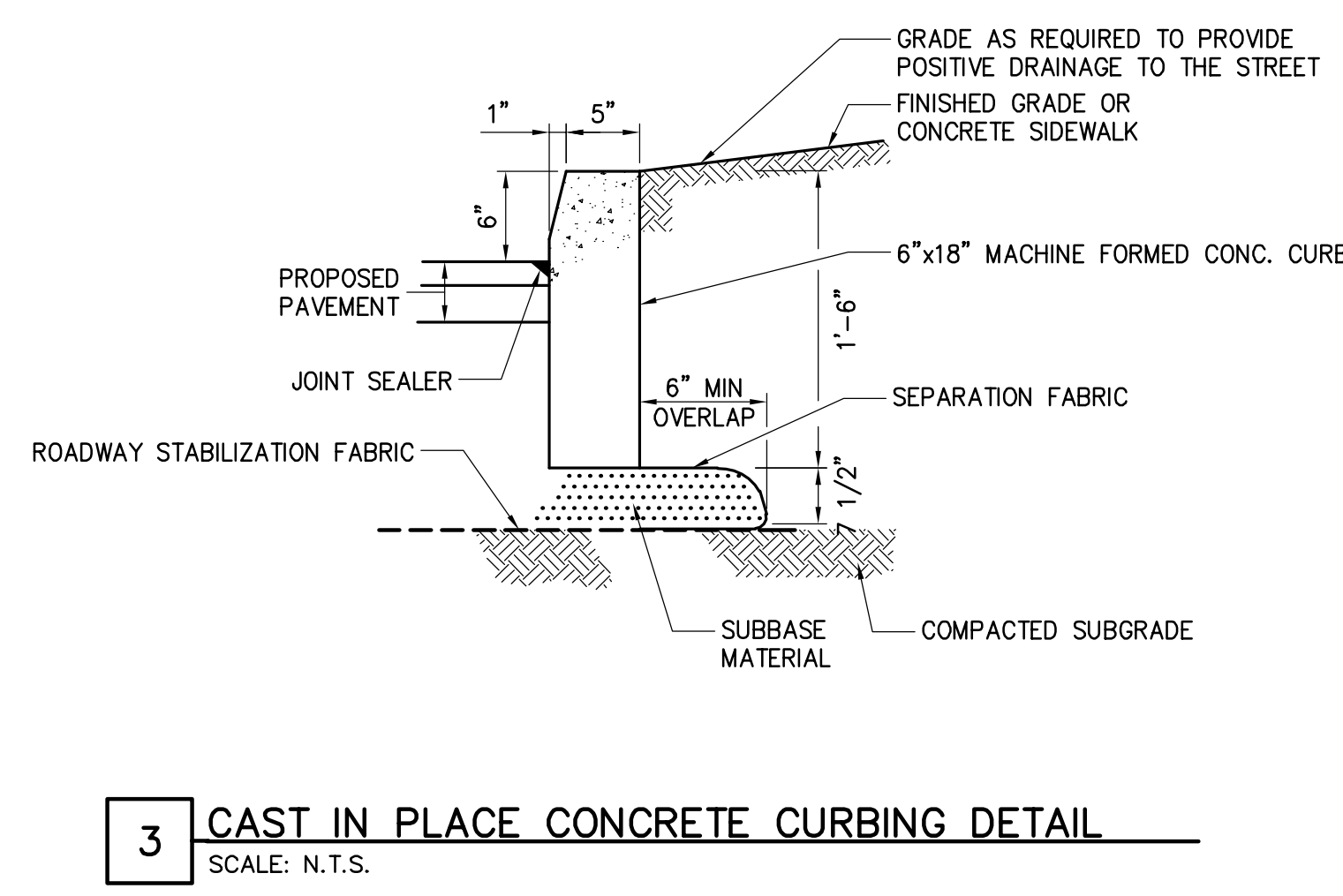
SITE DETAILS

Designed By:	Drawn By:	Checked By:
JJE	JJE	APS
Issue Date:	Project No.:	Scale:
11/13/2020	061158	AS SHOWN

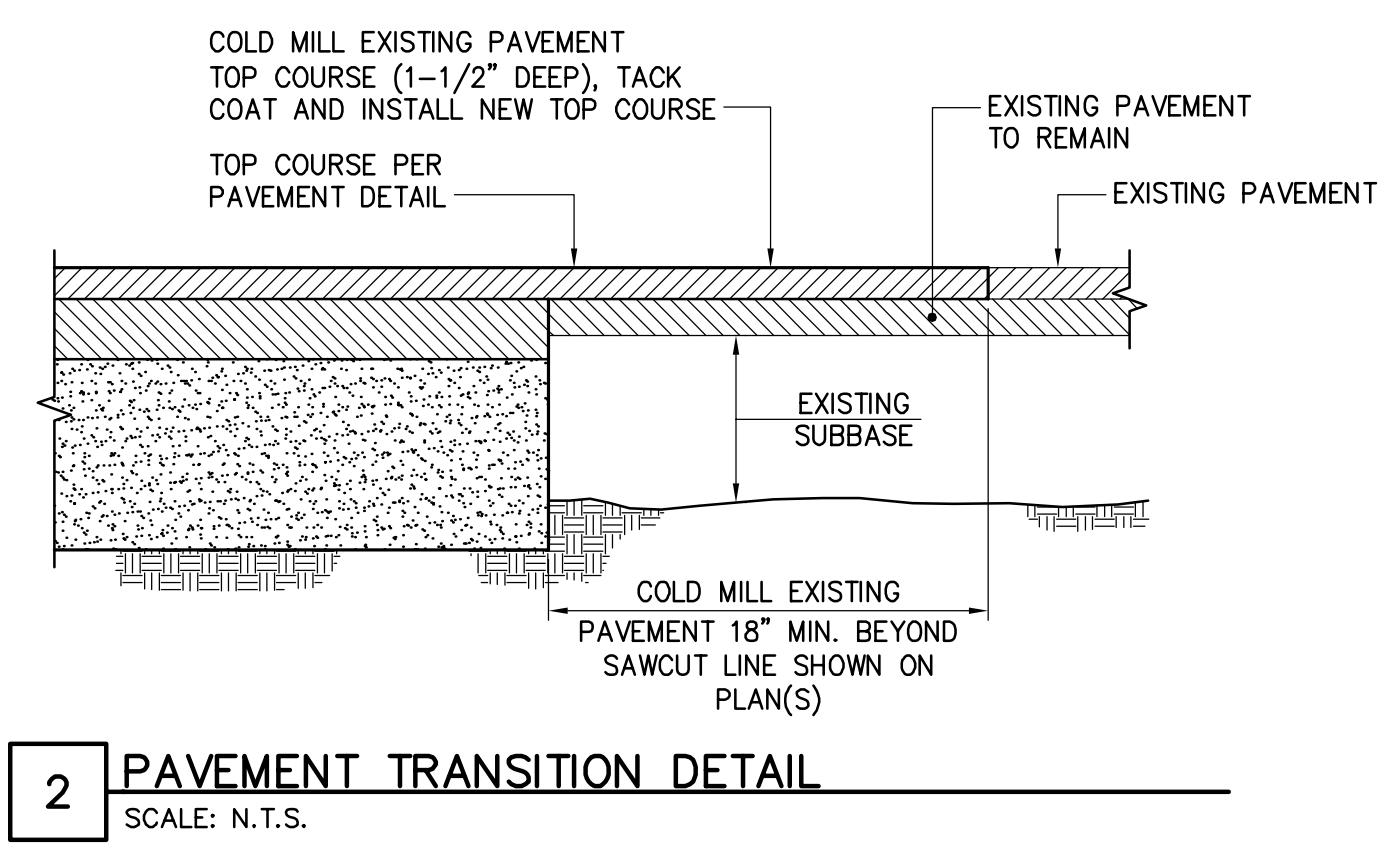
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C-500



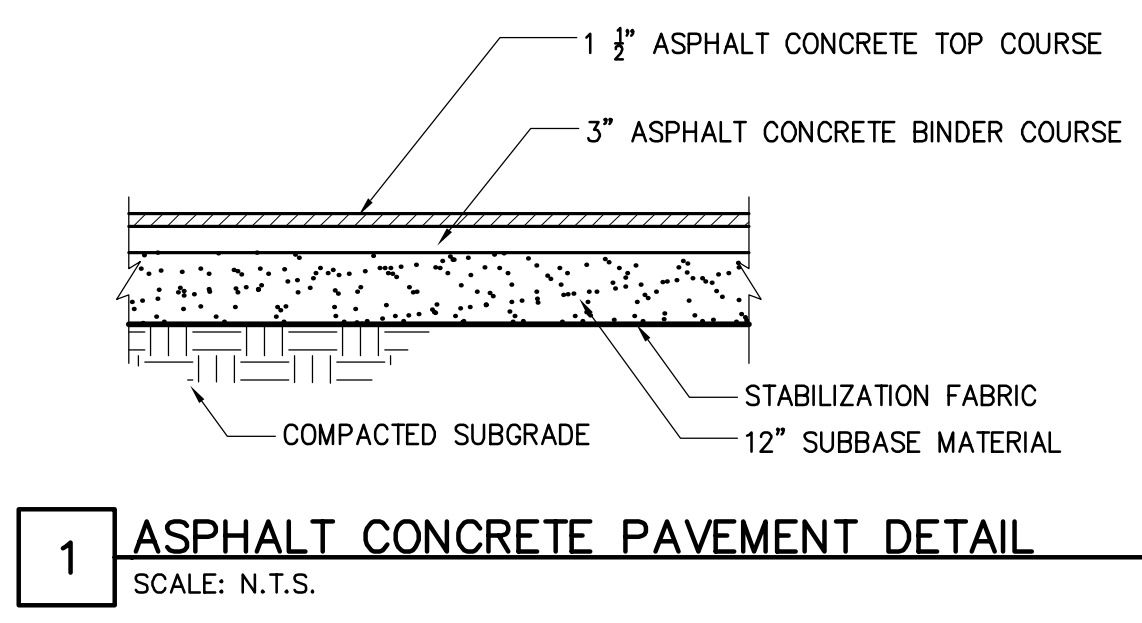
4 WING WEDGE CURB DETAIL
SCALE: N.T.S.



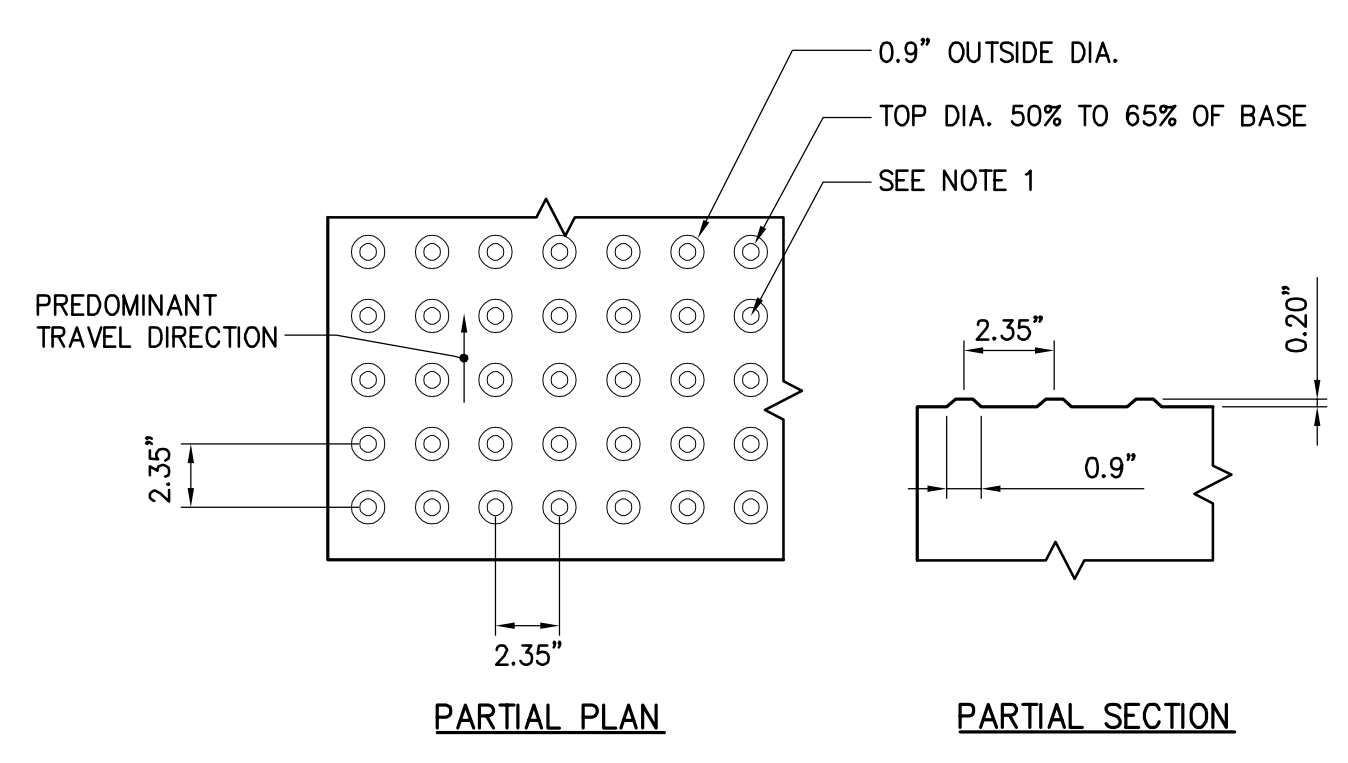
3 CAST IN PLACE CONCRETE CURBING DETAIL
SCALE: N.T.S.



2 PAVEMENT TRANSITION DETAIL
SCALE: N.T.S.

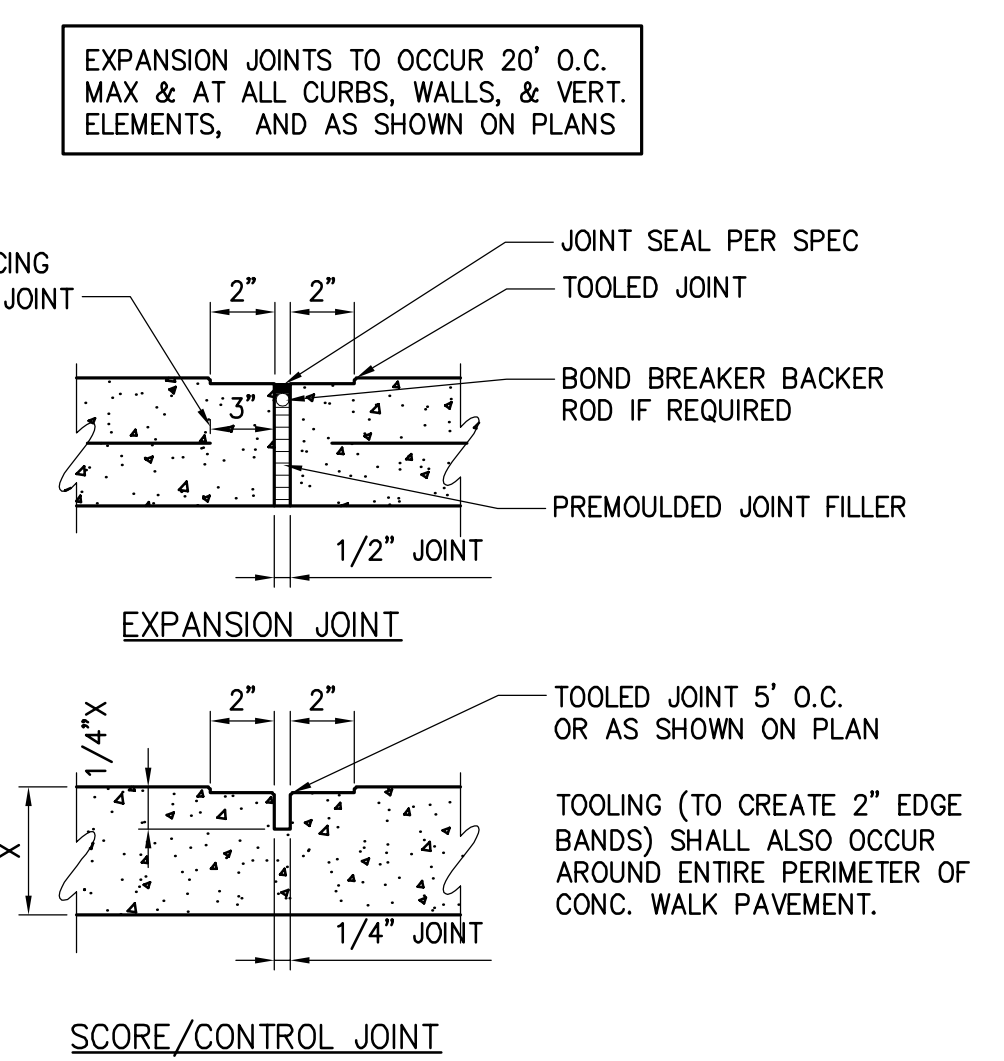


1 ASPHALT CONCRETE PAVEMENT DETAIL
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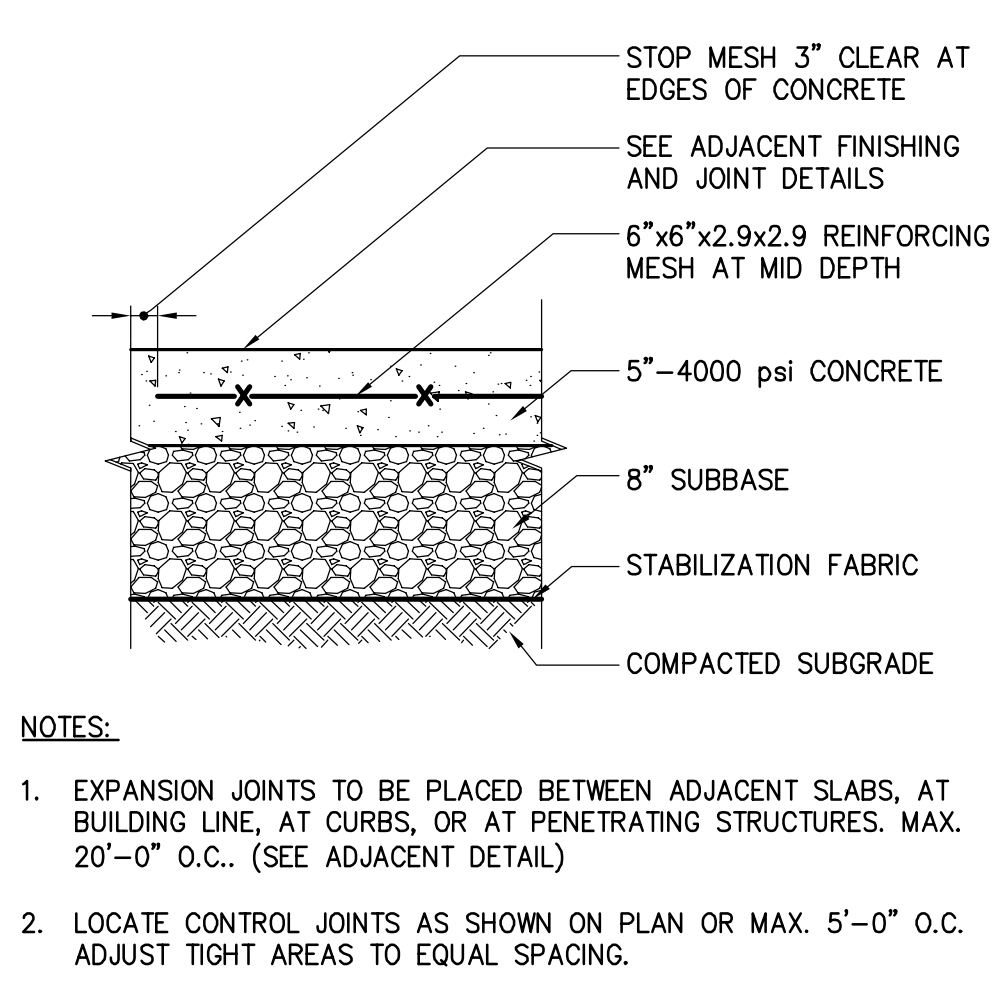


- NOTES:**
1. THE TRUNCATED DOME SURFACE SHALL CONTRAST VISUALLY WITH ADJOINING WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE TRUNCATED DOME SURFACE.
 2. THE DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
 3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL.

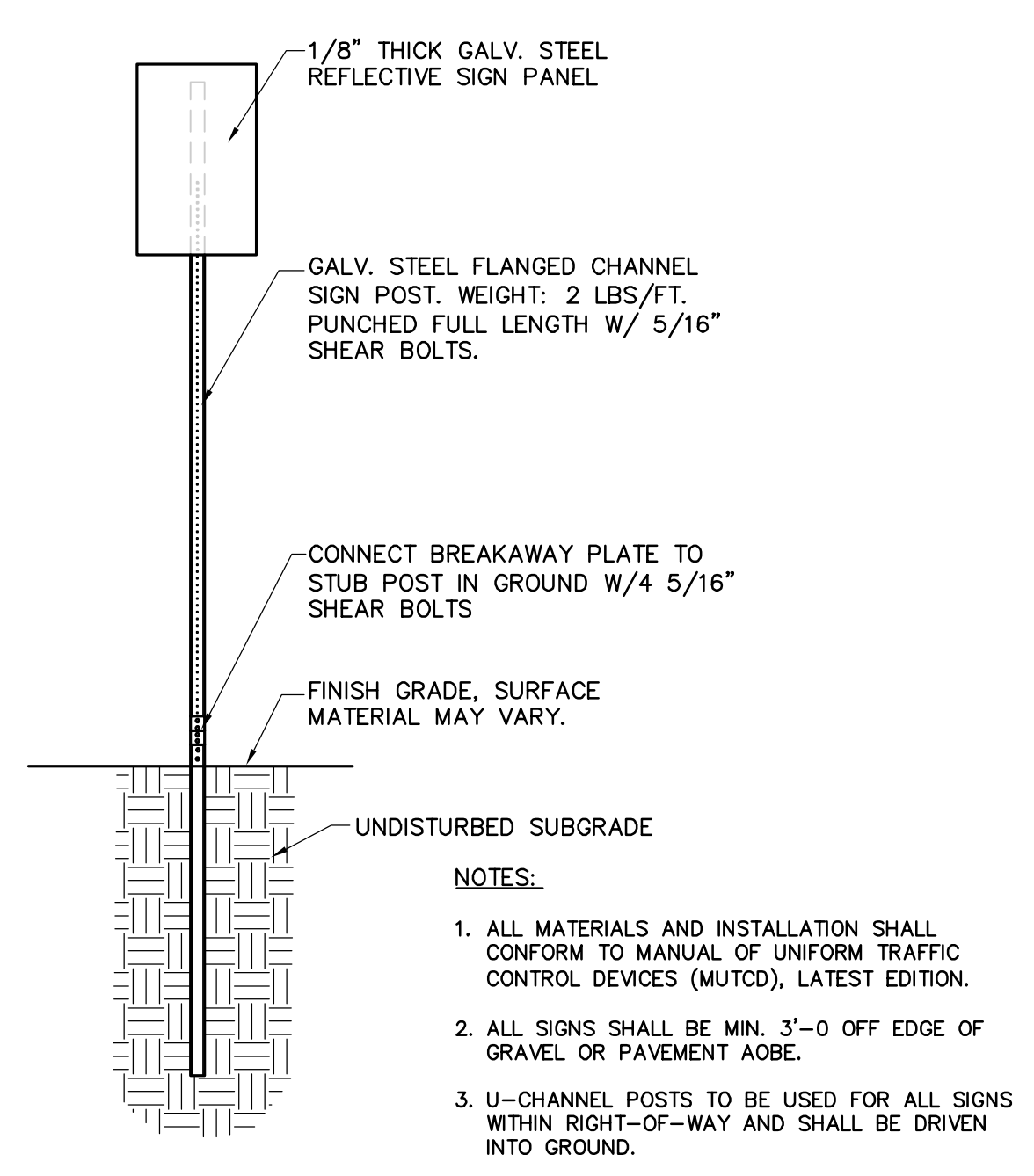
7 DETECTABLE WARNING FIELD
SCALE: N.T.S.



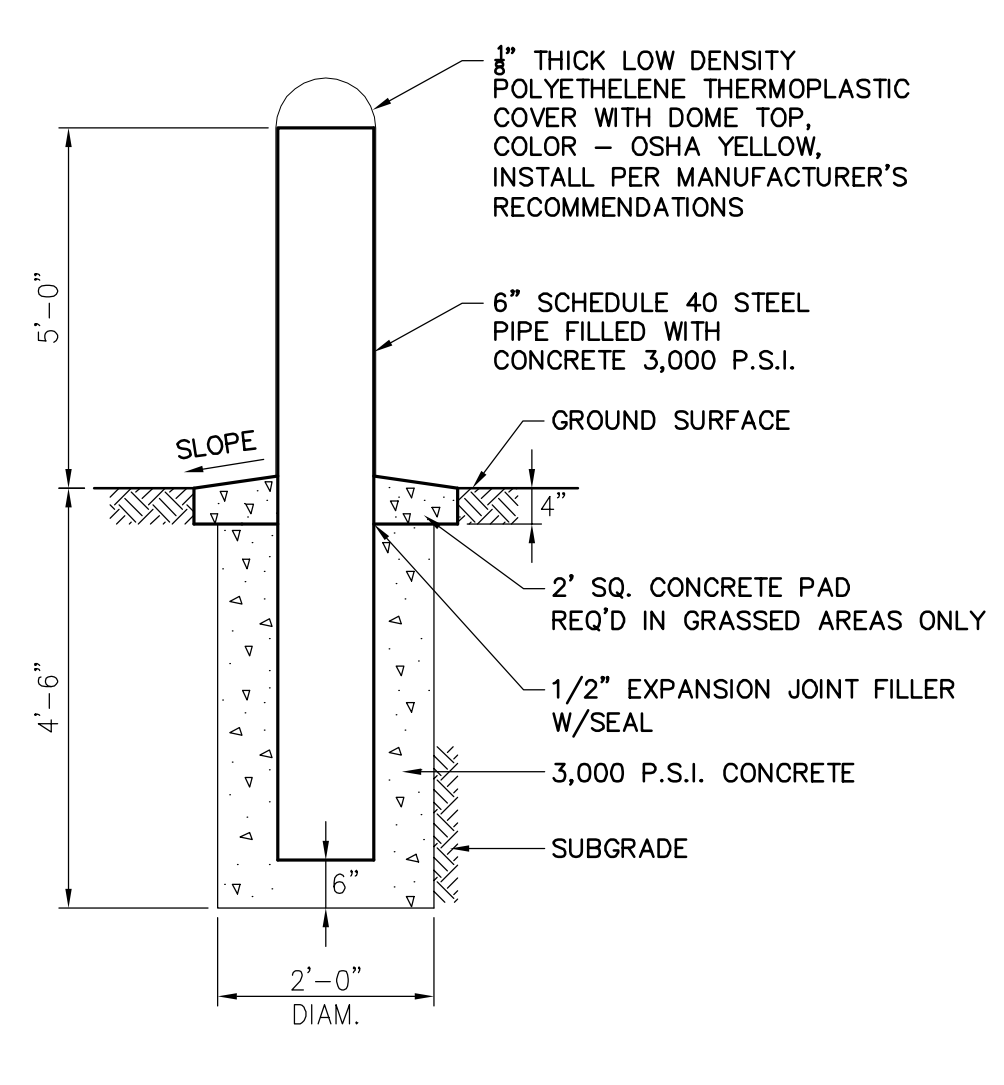
6 CONCRETE SIDEWALK FINISHING AND JOINTS
SCALE: N.T.S.



5 CONCRETE SIDEWALK
SCALE: N.T.S.



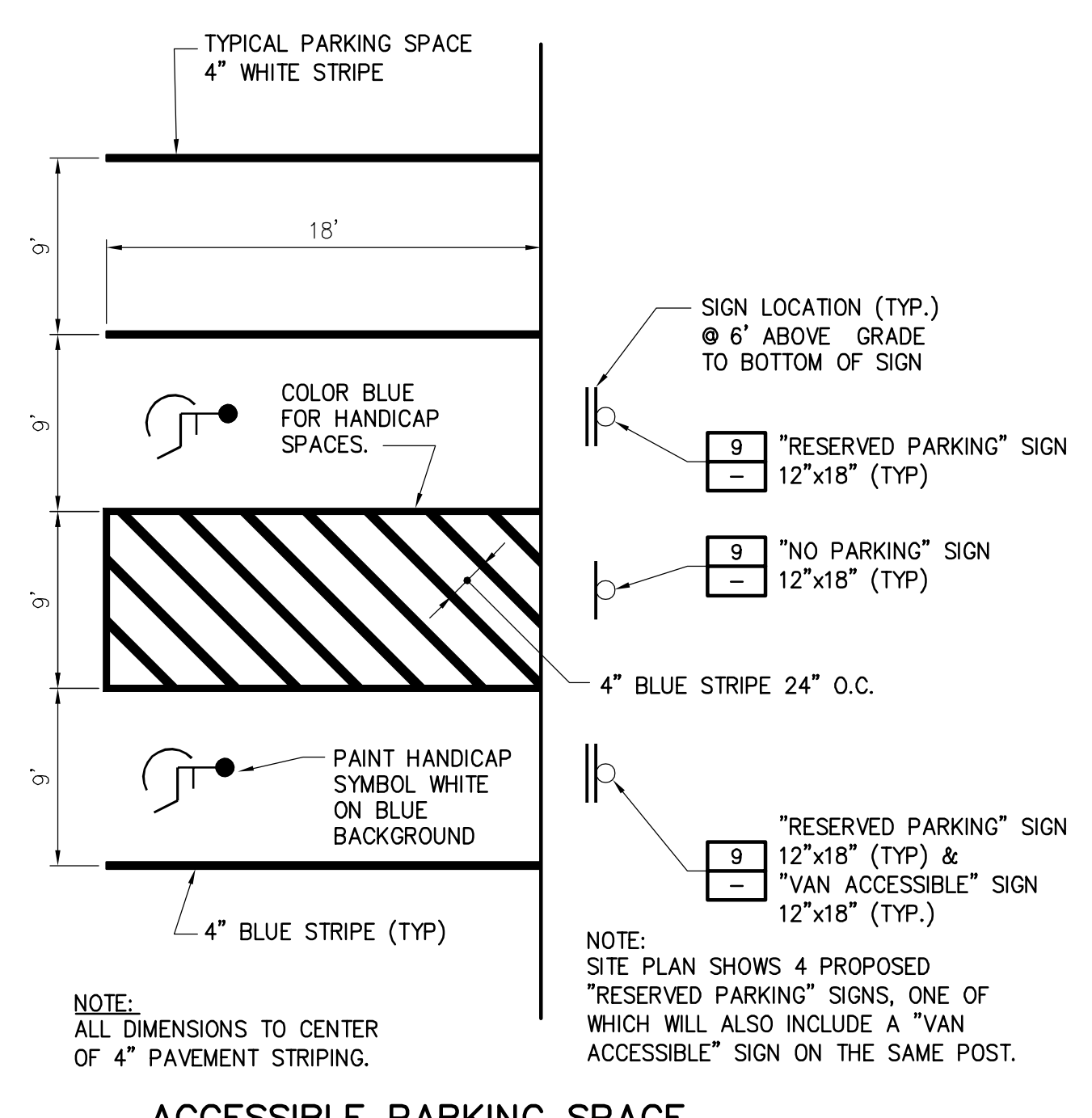
10 SIGN POST INSTALLATION DETAIL
SCALE: N.T.S.



11 PIPE BOLLARD DETAIL
SCALE: N.T.S.

SITE SIGN TABLE			
SIGN NO.	DESCRIPTION	M.U.T.C.D. NO./SIZE	QUANTITY
1		R1-1 30"x30"	x
2		R7-1 12"x18"	x
3		R7-8 (12"x18")	x
4		R7-1 12"x18"	x

9 SITE SIGN TABLE
SCALE: NO SCALE

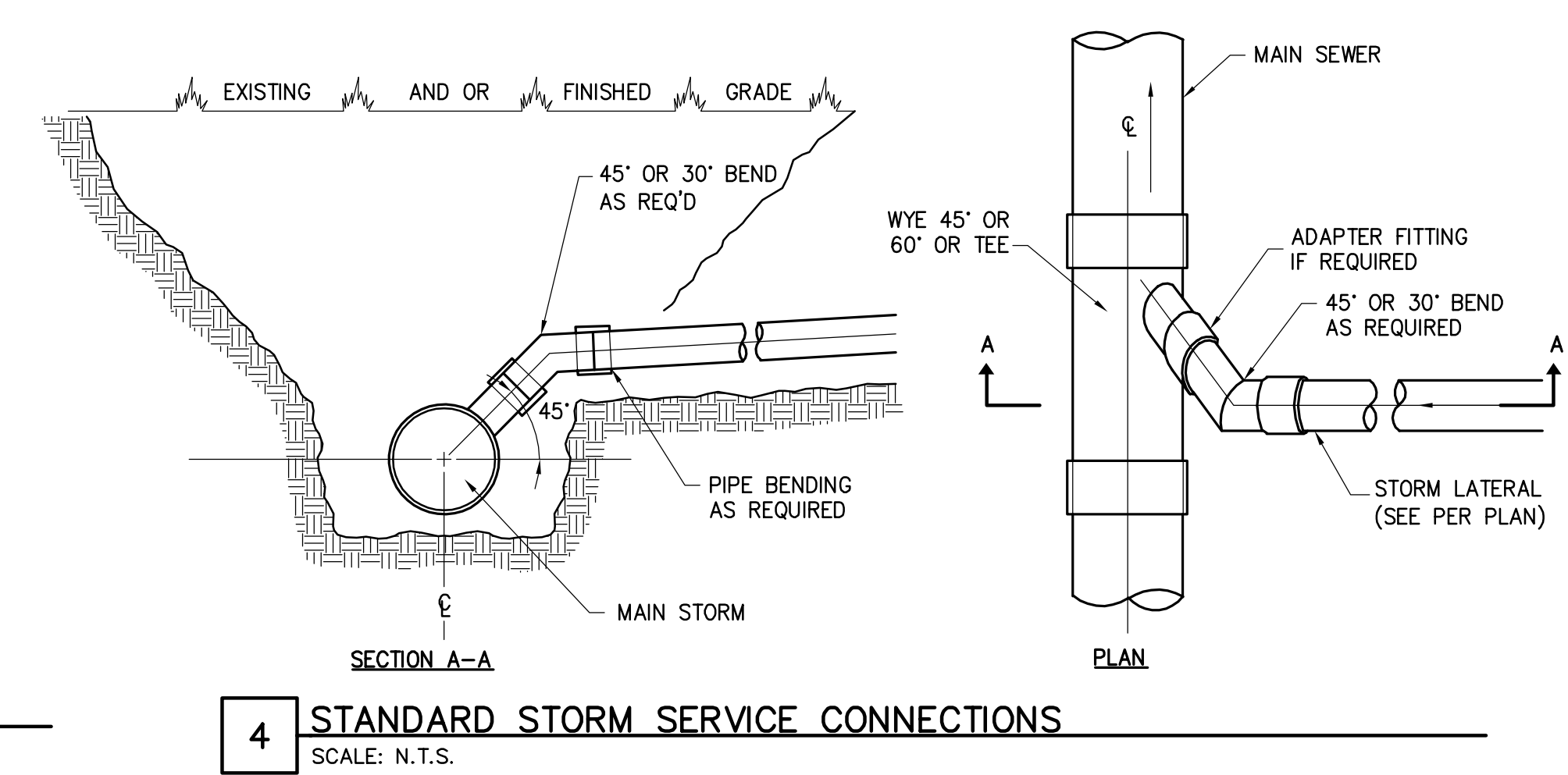


8 ACCESSIBLE PARKING SPACE & TYPICAL STRIPING DETAIL
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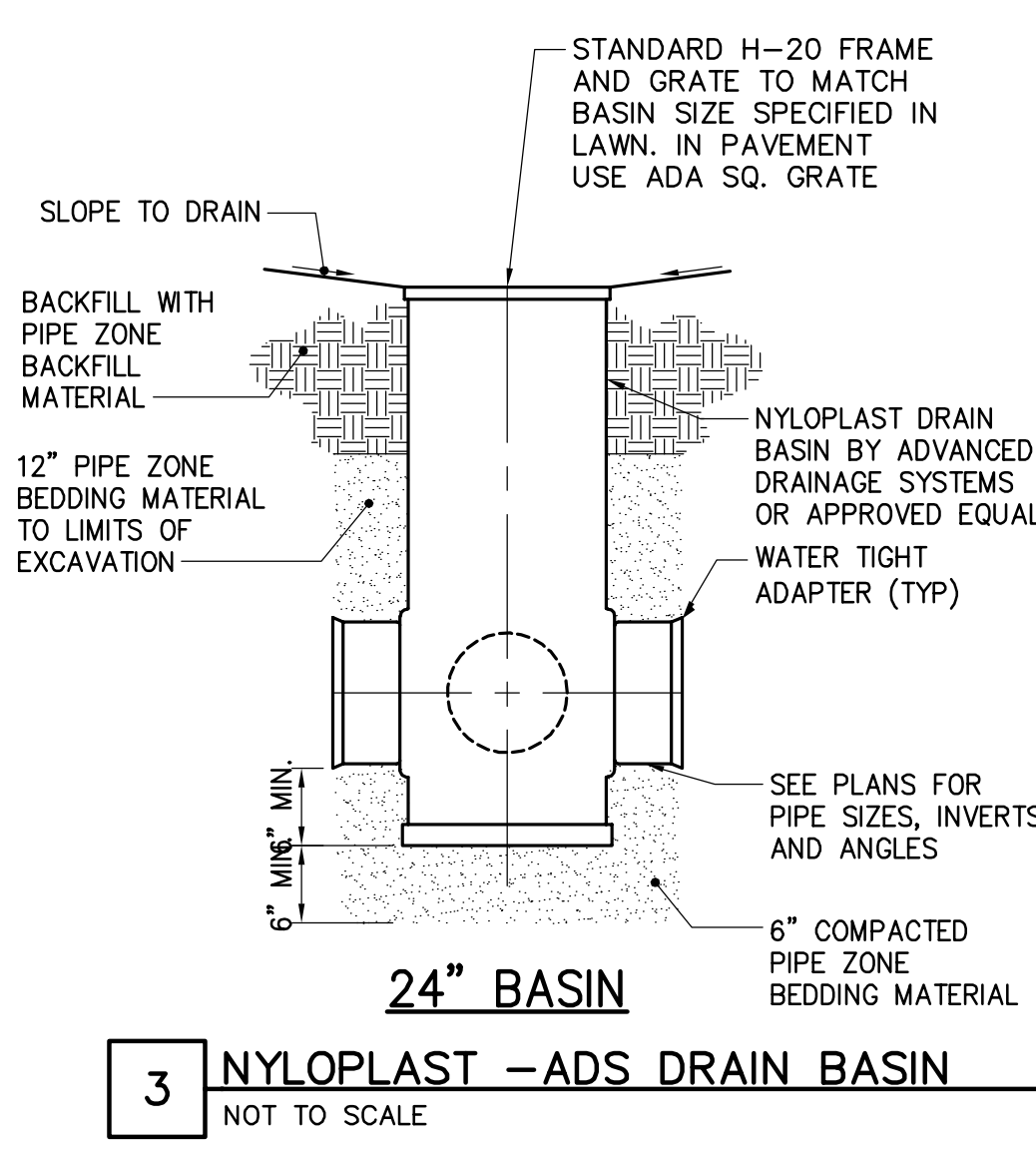
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No.	Submitted / Revision	App'd. By	Date
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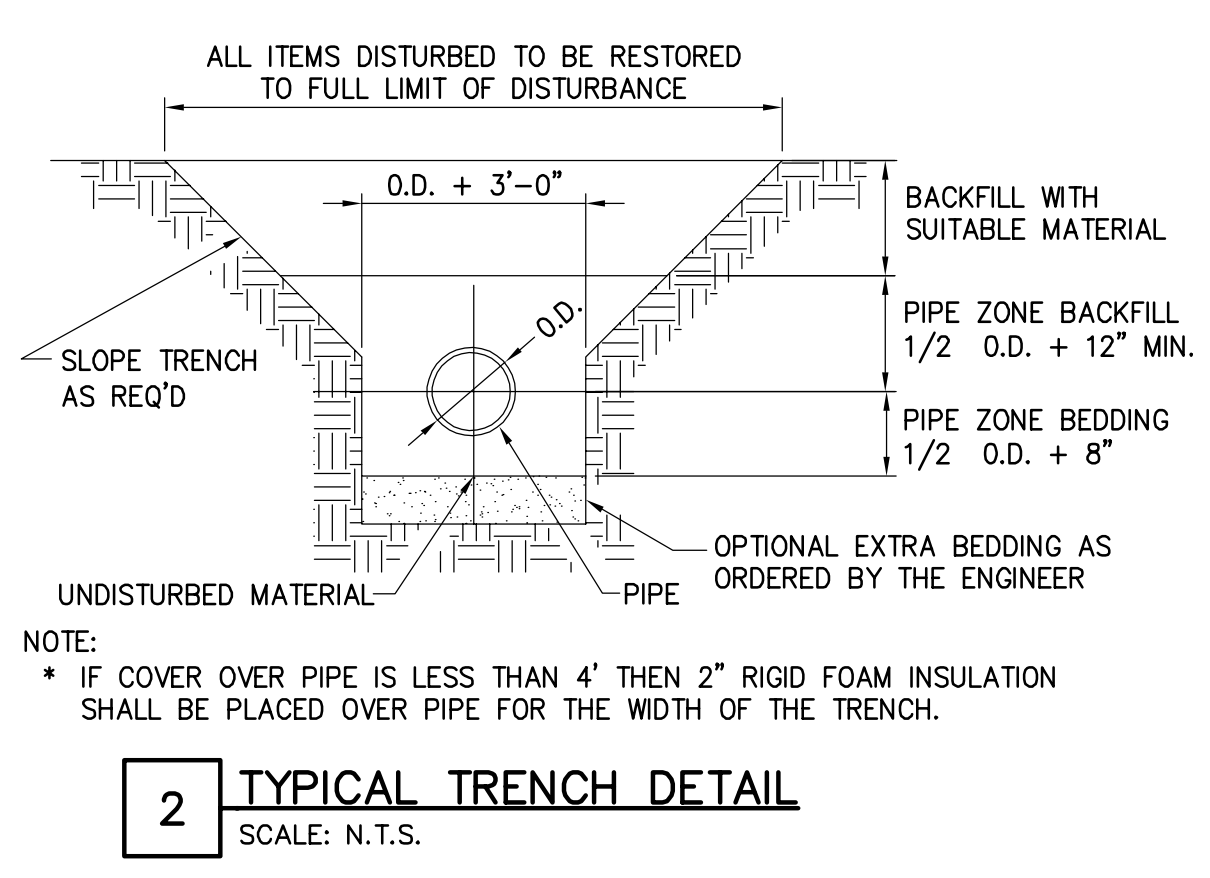
Designed By:	Drawn By:	Checked By:
JUE	JUE	APS
Issue Date:	Project No.:	Scale:
11/13/2020	061158	AS SHOWN



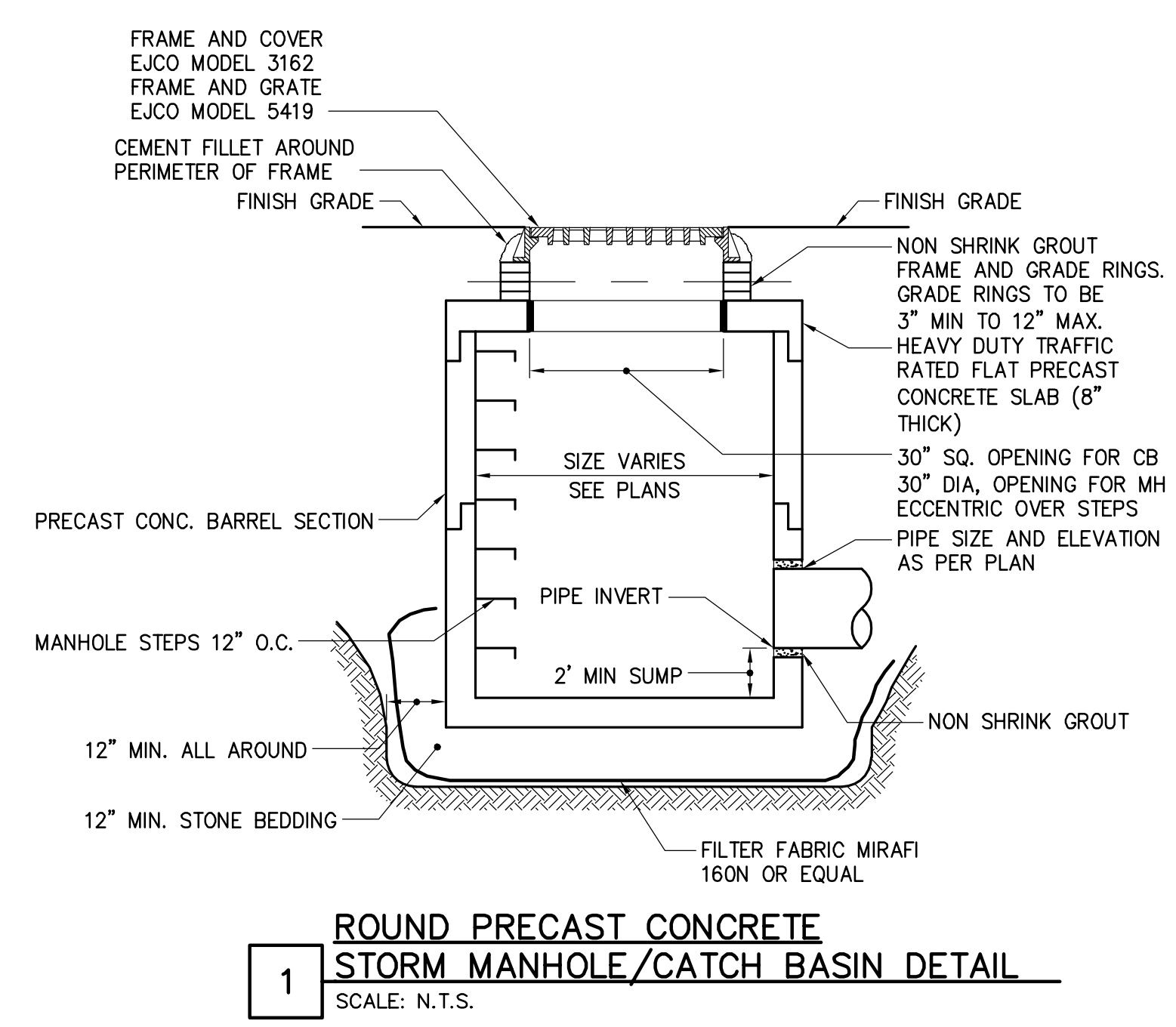
4 STANDARD STORM SERVICE CONNECTIONS
 SCALE: N.T.S.



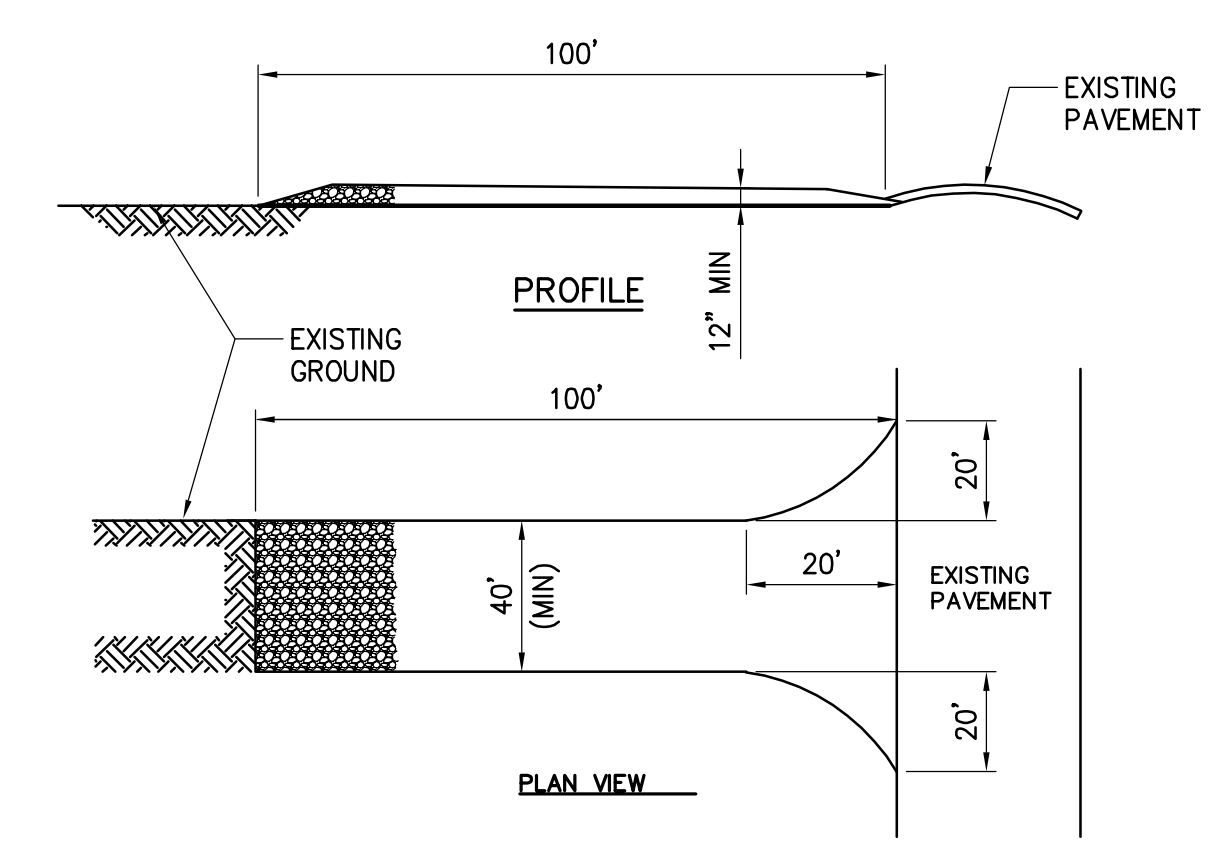
3 NYLOPLAST - ADS DRAIN BASIN
 NOT TO SCALE



2 TYPICAL TRENCH DETAIL
 SCALE: N.T.S.

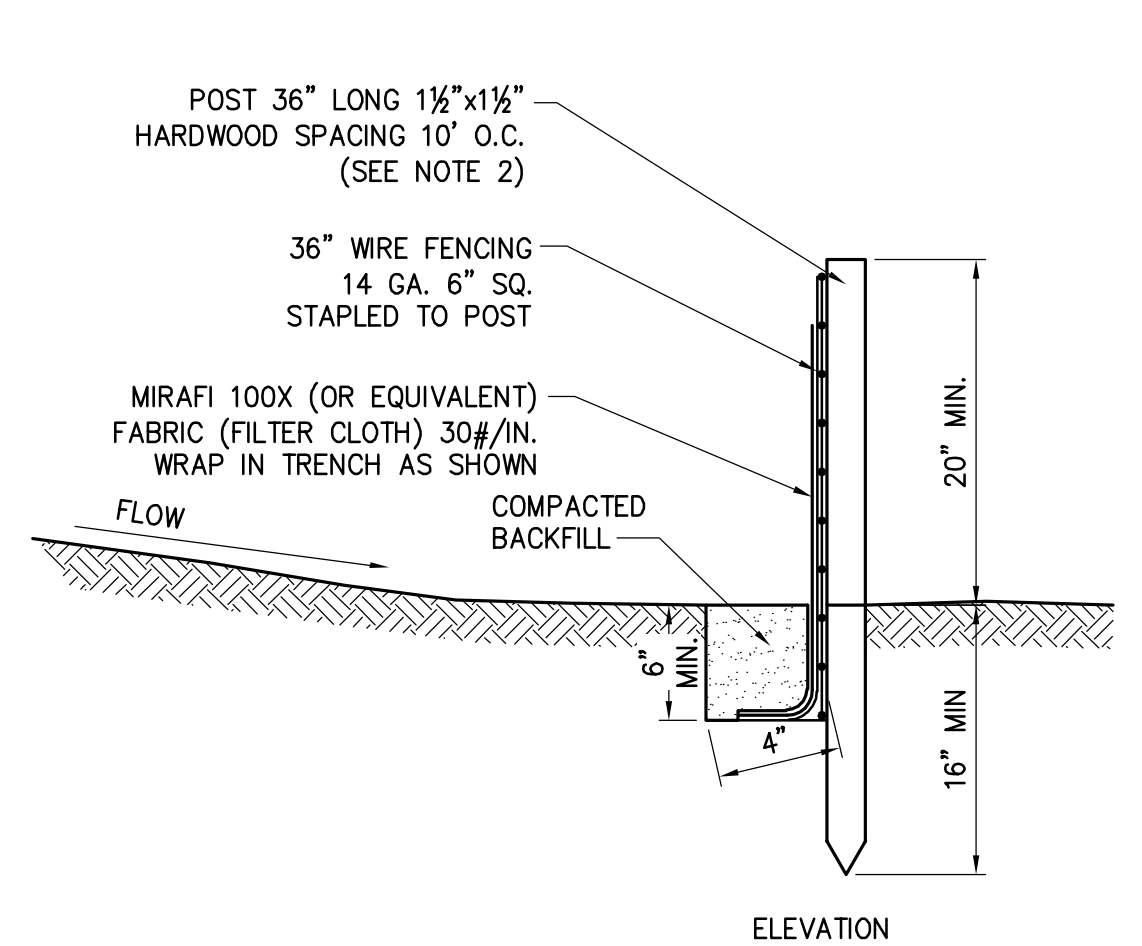


1 ROUND PRECAST CONCRETE STORM MANHOLE/CATCH BASIN DETAIL
 SCALE: N.T.S.

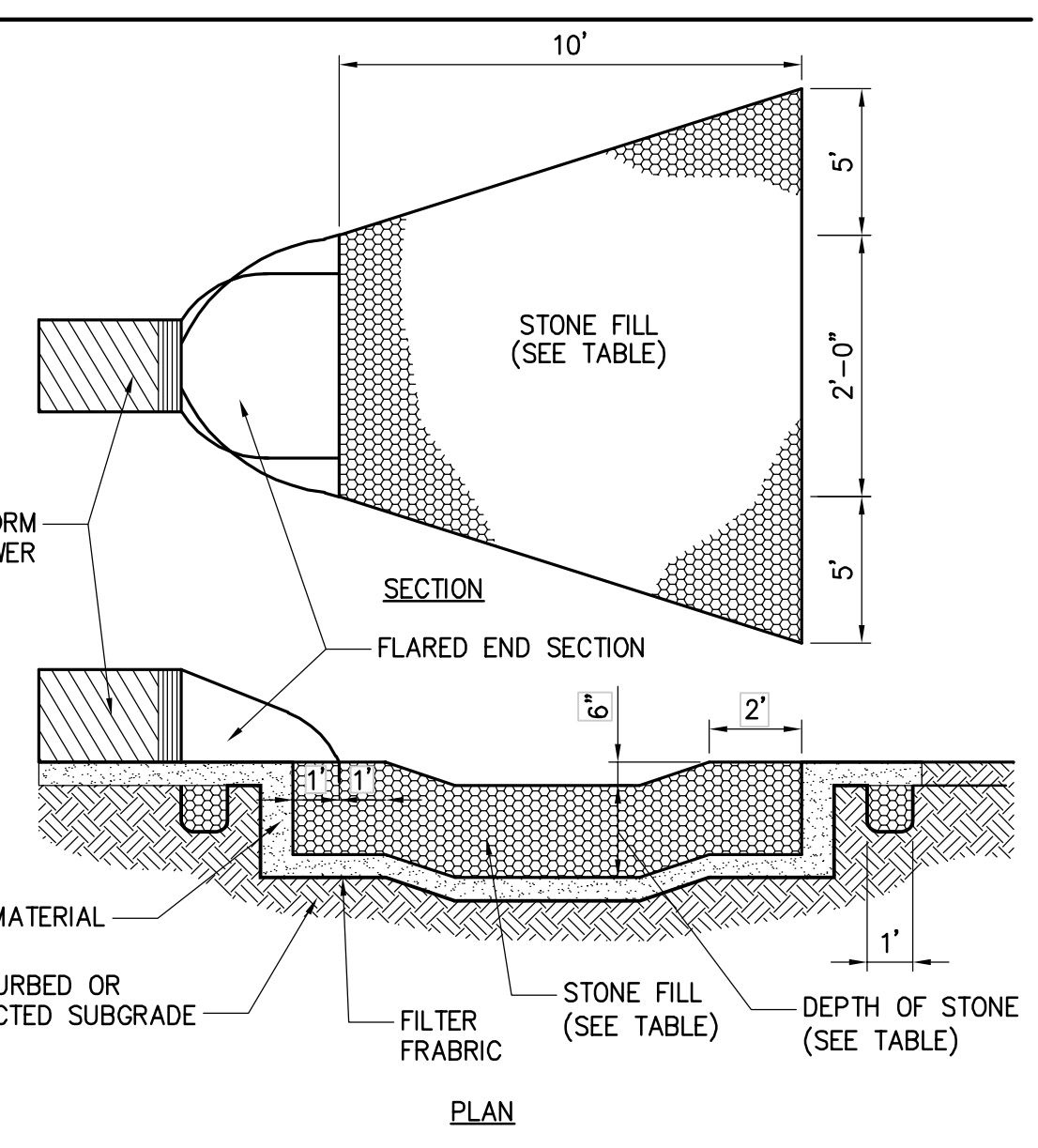


7 STABILIZED CONSTRUCTION ACCESS
 SCALE: N.T.S.

- NOTES:**
1. THE FABRIC TO WIRE FENCE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 2. IF EXTRA STRENGTH FABRIC (GREATER THAN 50#/INCH) IS USED, WIRE CAN BE DELETED IF POST SPACING IS REDUCED TO 6' O.C.
 3. AT THE ENDS OF THE FENCING THE FIRST 20' SHALL BE TURNED UP THE SLOPE 2'.
 4. POSTS SHOULD BE INCLINED TOWARD THE DIRECTION FLOW CAME FROM.
 5. OVERLAP FABRIC A MINIMUM OF 6" AND FOLDED AT JOINTS. ATTACH FILTER FABRIS TO STAKES ALLOWING EXTENSION INTO TRENCH AS SHOWN; SECURE TO STAKES AS NOTED.
 6. THE MAXIMUM AREA OF RUNOFF PER 100LF. OF FENCE SHALL NOT EXCEED 0.25 ACRES.
 7. MAINTENANCE SHALL BE PERFORMED AS NECESSARY. THE FENCING SHALL BE CHECKED AFTER EVERY STORM TO ENSURE THEIR PROPER FUNCTIONING.
 8. WHEN FENCE IS NO LONGER NEEDED, THE ACCUMULATED SILT, THE POSTS AND FABRIC SHALL BE REMOVED AND TRENCH BACK FILLED WITH TOPSOIL AND SEEDS.
 9. FENCING SHOULD BE PLACED AS SHOWN ON THE DRAWING OR IF NOT SHOWN, 10' BEYOND THE TOE OF THE OF THE SLOPE AND AT A SPACING IN ACCORDANCE WITH THE TABLE.
 10. EXCAVATE TRENCH AS PER DETAIL AND SET POSTS AT 10' O.C.
 11. BACKFILL WITH COMPACTED, EXCAVATED SOIL FROM TRENCH.



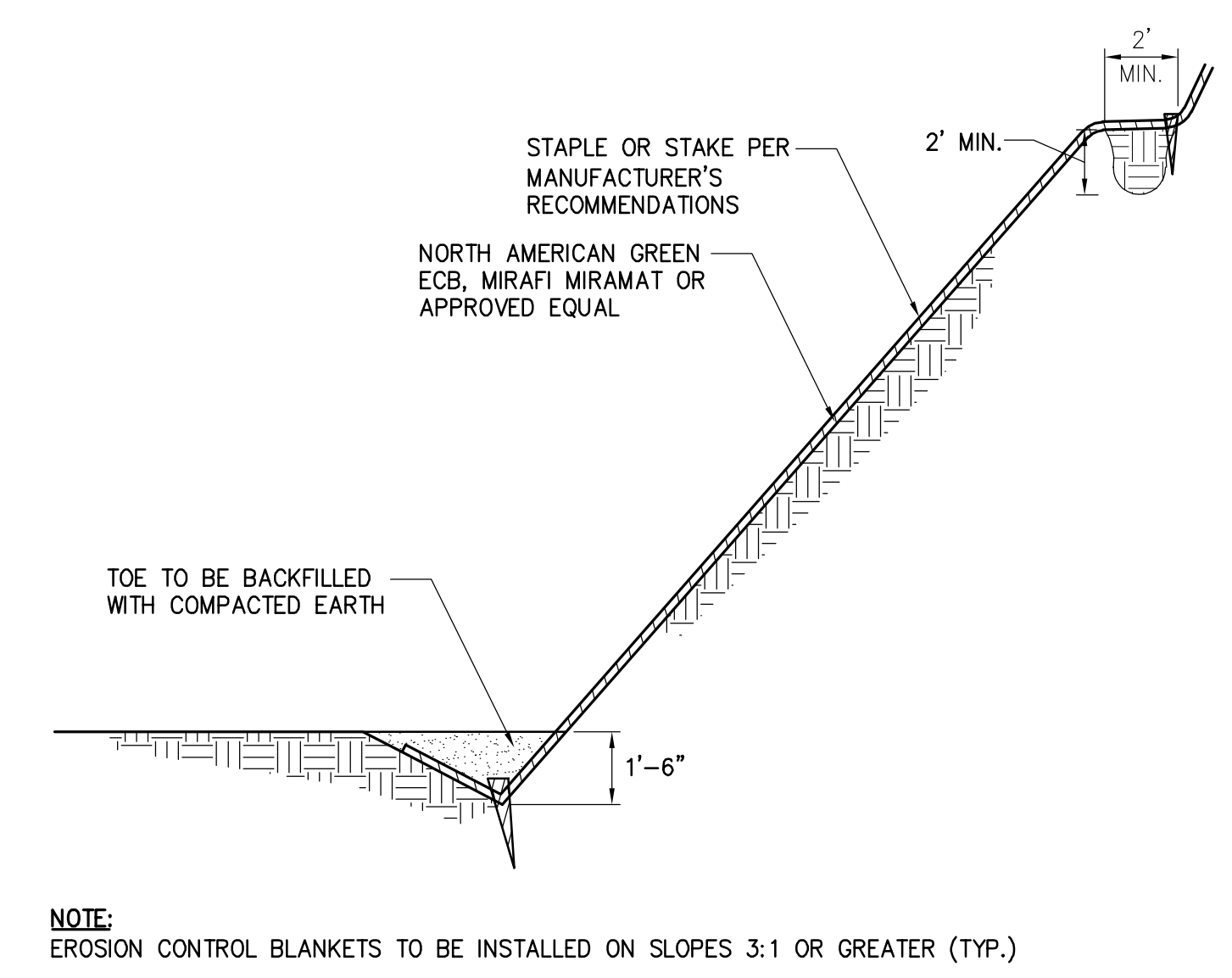
6 SILT FENCE
 SCALE: N.T.S.



STONE SPECIFICATIONS		
STONE TYPE	GRADATION DATA	DEPTH
LIGHT	LIGHTER THAN 110 LBS.	90-100%
	LARGER THAN 6"	50-100%
	SMALLER THAN 1/2"	0-10%

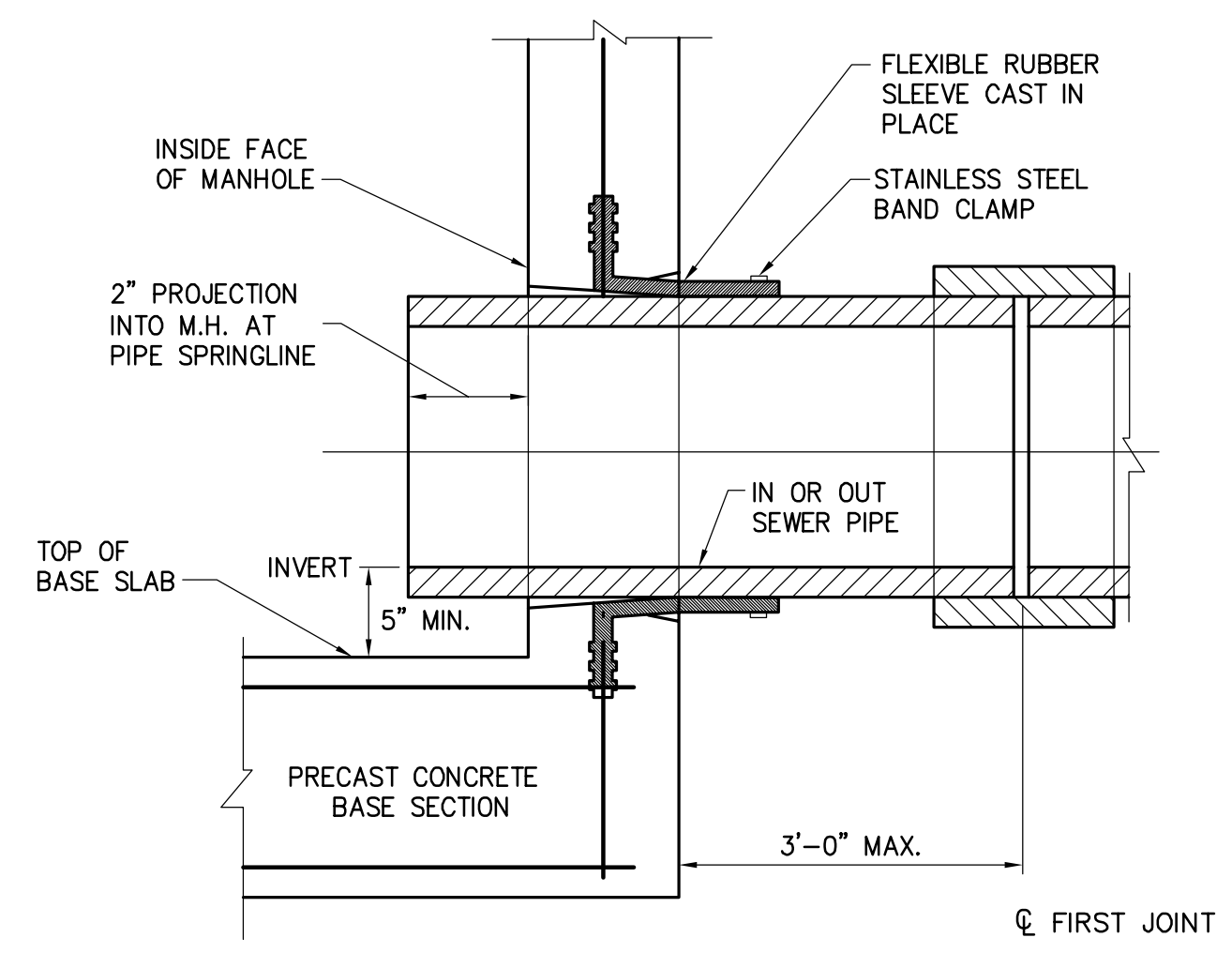
- NOTES:**
- FILTER FABRIC CAN BE WOVEN OR NON-WOVEN MONOFILAMENT YARNS, AND SHALL MEET THESE BASE REQUIREMENTS: THICKNESS 20-60 MILS, GRAB STRENGTH OF 90-120 LBS; AND SHALL CONFORM TO ASTM D-1777 AND ASTM D-1682.

9 ROCK OUTLET PROTECTION
 SCALE: N.T.S.

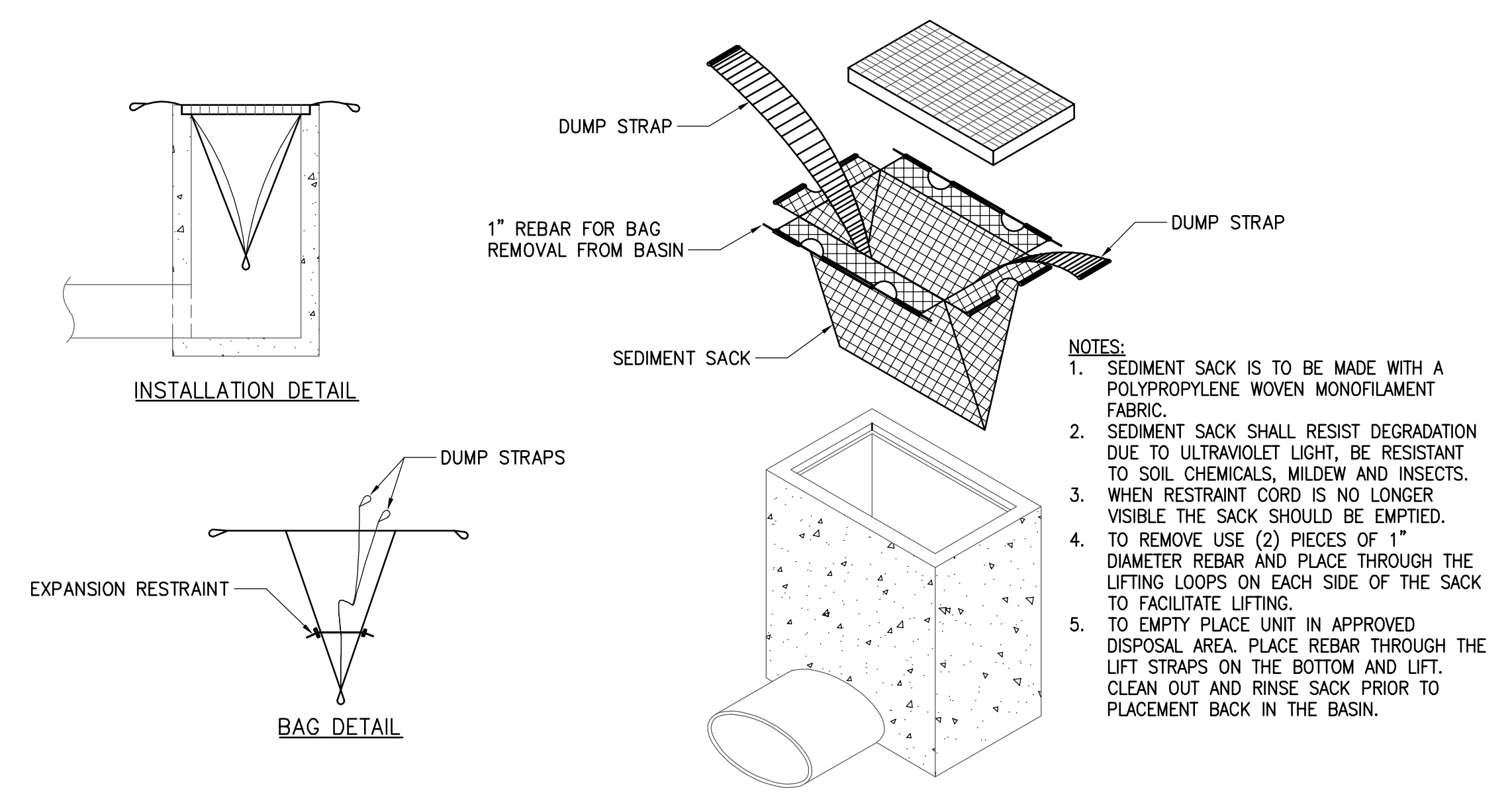


- NOTE:**
 EROSION CONTROL BLANKETS TO BE INSTALLED ON SLOPES 3:1 OR GREATER (TYP.)

11 EROSION CONTROL BANK STABILIZATION DETAIL
 SCALE: N.T.S.

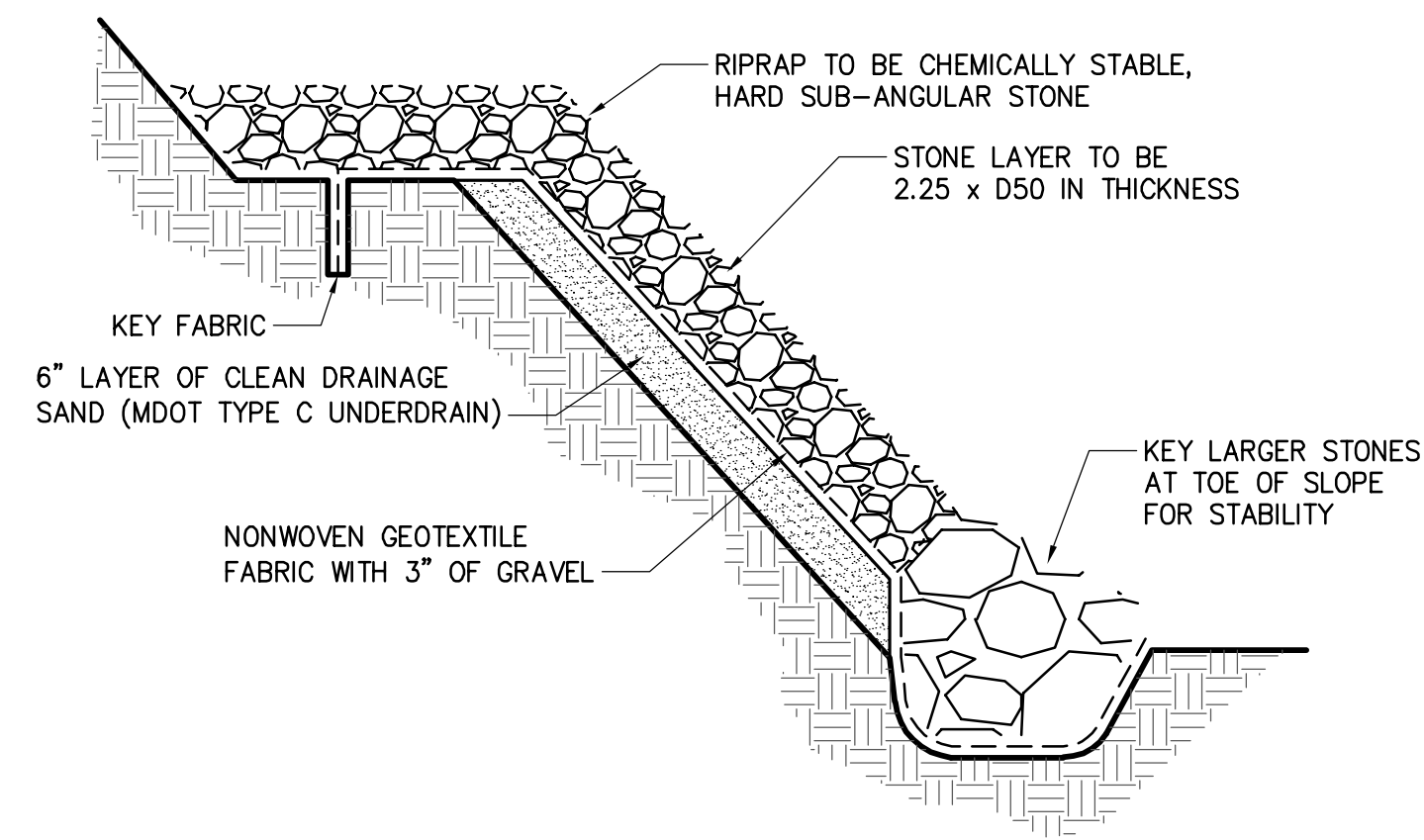


5 FLEXIBLE PIPE-TO-M.H. JOINT DETAIL
 SCALE: N.T.S.

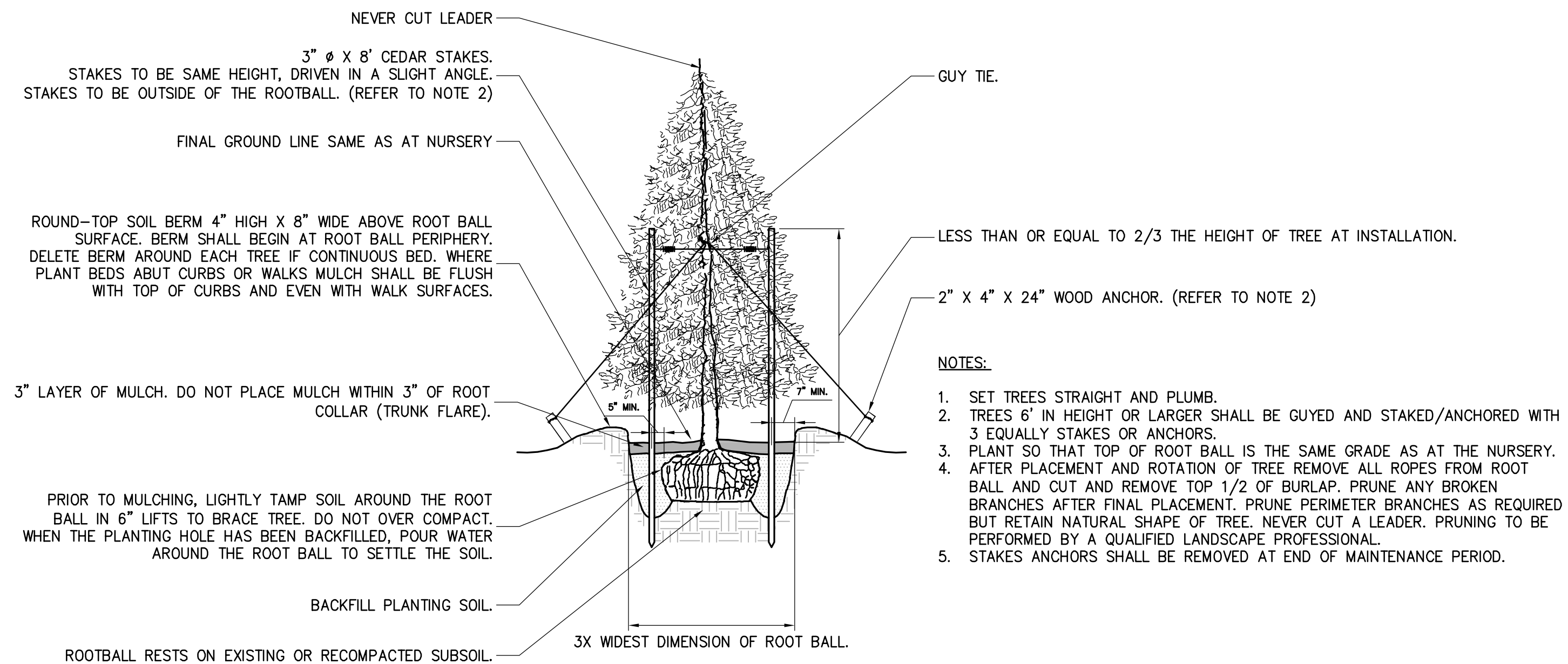


8 INLET PROTECTION
 SCALE: N.T.S.

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1 RIPRAP SLOPE PROTECTION
NOT TO SCALE



2 CONIFEROUS TREE PLANTING & STAKING DETAIL
SCALE: N.T.S.

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN SEAL OR ANY SEAL OF AN ITEM BEARING THE SEAL OR STAMP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

MAINTENANCE GARAGE
EXPANSION

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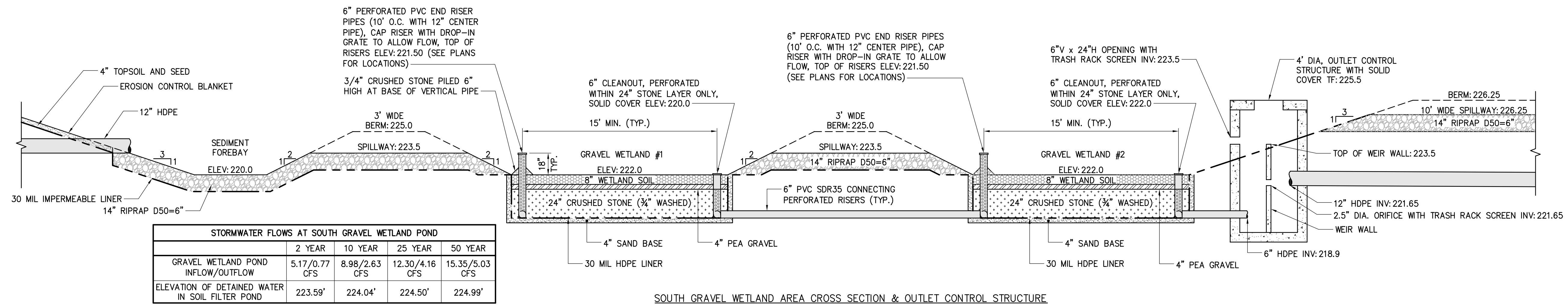
No.	Submittal / Revision	App'd. By	Date
1	REVISED STORM WATER/CITY COMMENTS	SKB JJE	02/09/21

SITE DETAILS

Designed By: JJE	Drawn By: JJE	Checked By: APS
Issue Date: 11/13/2020	Project No: 061158	Scale: AS SHOWN

Drawing No.:

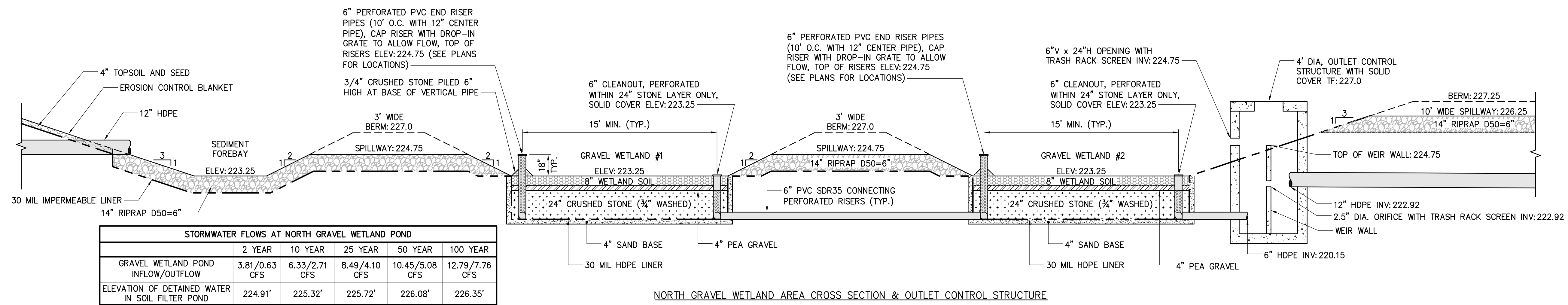
C-502



STORMWATER FLOWS AT SOUTH GRAVEL WETLAND POND

	2 YEAR	10 YEAR	25 YEAR	50 YEAR
GRAVEL WETLAND POND INFLOW/OUTFLOW	5.17/0.77 CFS	8.98/2.63 CFS	12.30/4.16 CFS	15.35/5.03 CFS
ELEVATION OF DETAINED WATER IN SOIL FILTER POND	223.59'	224.04'	224.50'	224.99'

SOUTH GRAVEL WETLAND AREA CROSS SECTION & OUTLET CONTROL STRUCTURE



STORMWATER FLOWS AT NORTH GRAVEL WETLAND POND

	2 YEAR	10 YEAR	25 YEAR	50 YEAR	100 YEAR
GRAVEL WETLAND POND INFLOW/OUTFLOW	3.81/0.63 CFS	6.33/2.71 CFS	8.49/4.10 CFS	10.45/5.08 CFS	12.79/7.76 CFS
ELEVATION OF DETAINED WATER IN SOIL FILTER POND	224.91'	225.32'	225.72'	226.08'	226.35'

NORTH GRAVEL WETLAND AREA CROSS SECTION & OUTLET CONTROL STRUCTURE

GRAVEL WETLAND AREA NOTES

- DETENTION BASIN EMBANKMENT CONSTRUCTION NOTES:**
- FILL MATERIAL MUST BE FREE OF FROZEN SOIL, ROCKS OVER 6", SOD, STUMPS, WOOD OR OTHER DECAYING MATERIALS. EMBANKMENT FILLS ME BE COMPACTED USING METHODS THAT WOULD REASONABLY GUARANTEE A FILL DENSITY IF AT LEAST 90% OF THE MAXIMUM DENSITY AS DETERMINED BY STANDARD PROCTOR (ASTM-698).
 - INSTALL RIPRAP AND EROSION CONTROL MESH WHERE SPECIFIED ON PLANS.
 - LOAM, SEED AND STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL STANDARDS.
- SUBSURFACE GRAVEL WETLAND CONSTRUCTION NOTES:**
- WETLAND SOIL TO BE 8" THICK AND HAVE A LOW HYDRAULIC CONDUCTIVITY (0.1-0.01 FT/DAY). IT CAN BE MANUFACTURED USING COMPOST, SAND AND FINE SOILS INTO A BLEND WITH MORE THAN 15% ORGANIC MATTER. IT SHOULD CONTAIN MORE THAN 15% SILT (PASSING #200 SIEVE), BUT A WITH A CLAY SIZE PORTION THAT IS LESS THAN 2%.
 - INTERMEDIATE LAYER IS 4" THICK OF PEA GRAVEL.
 - DRAINAGE LAYER IS A 24" THICK LAYER OF CLEAN 3/4" CRUSHED STONE.
 - IMPERMEABLE LAYER SHALL BE 30 MIL HDPE FABRIC.
 - SAND LAYER SHALL BE 4" THICK.
 - THE SITE WORK CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MATERIALS AND CONSTRUCTION PROCEDURES UTILIZED IN THE CONSTRUCTION OF THE GRAVEL WETLAND CELLS AND FOR THE MAINTENANCE AND PROTECTION OF THE CONSTRUCTED GRAVEL WETLAND CELLS UNTIL OWNERSHIP HAS BEEN TRANSFERRED.
 - CONSTRUCTION OVERSIGHT - THE DESIGN ENGINEER OR THIRD PARTY INSPECTOR HIRED BY THE APPLICANT AND APPROVED BY THE CITY SHOULD BE NOTIFIED DURING PHASES OF CONSTRUCTION FOR ON-SITE INSPECTION.
 - AFTER PRELIMINARY CONSTRUCTION OF THE WETLAND GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
 - AFTER THE CRUSHED STONE LAYER IS CONSTRUCTED AND PRIOR TO INSTALLATION OF THE WETLAND AREA.
 - AFTER THE WETLAND MEDIA HAS BEEN INSTALLED AND SEEDING/LANDSCAPED.
 - TESTING SUBMITTALS - THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF EACH COMPONENT OF THE WETLAND MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. ALL MATERIAL USED FOR THE CONSTRUCTION OF THE GRAVEL WETLAND WILL BE APPROVED BY THE DESIGN ENGINEER AFTER TESTS BY A CERTIFIED LABORATORY SHOW THAT THEY ARE PASSING MDEP SPECIFICATIONS. THE CONTRACTOR SHALL:
 - SUBMIT SAMPLES OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE WETLAND MEDIA AND SAMPLES OF THE PEA GRAVEL AND CRUSHED STONE MATERIAL. SAMPLES MUST BE COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCK PILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
 - PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TESTING METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES, 1996A) ON EACH TYPE OF SAMPLE MATERIAL. THE RESULTING WETLAND MEDIA MIXTURE MUST BE MANUFACTURED USING COMPOST, SAND AND SOME FINE SOILS TO BLEND TO A HIGH ORGANIC CONTENT (15% OR MORE ORGANIC MATTER) BUT A CLAY SIZE PORTION THAT IS LESS THAN 2%.

- MAINTENANCE: OPERATION AND MAINTENANCE REQUIREMENTS SIMILAR TO THOSE FOR UNDERDRAINED FILTER BASINS SHOULD BE EXPECTED. THE PLANT BIOMASS SHOULD BE HARVESTED ANNUALLY AND ACCUMULATED SEDIMENT REMOVED AT INTERVALS OF 5-10 YEARS. THESE ACTIVITIES MAY DISRUPT THE WETLANDS SYSTEM AND MAY REQUIRE SOME VEGETATION RE-ESTABLISHMENT. THE RISER PIPES MAY CLOG AND WILL REQUIRE ANNUAL CLEAN-OUT (IT SHOULD BE DONE IN WINTER TIME WHEN ONE CAN WALK ON THE WETLAND).
- FIRST YEAR POST CONSTRUCTION: INSPECTION FREQUENCY SHOULD OCCUR AFTER EVERY MAJOR STORM IN THE FIRST YEAR FOLLOWING CONSTRUCTION.
 - INSPECT THAT SYSTEM DRAINS WITHIN 24-48 HRS.
 - THE PLANTS MAY NEED WATERING IF NECESSARY DURING THE FIRST GROWING SEASON. REVEGETATE IF THE VEGETATION IS POORLY ESTABLISHING.
 - IDENTIFY AREAS OF EROSION AND MAKE TIMELY REPAIRS.
 - CHECK ALL INLETS, OUTLETS AND SUBDRAINS FOR PROPER FUNCTIONING. RISERS MAY NEED TO BE CLEANED.
- POST CONSTRUCTION: INSPECTION FREQUENCY SHOULD OCCUR AT LEAST EVERY 6 MONTHS AND AFTER EVERY MAJOR STORM. ACTIVITIES ARE EXPECTED TO INCLUDE:
 - CHECK THE BASIN FOR A DENSE ROOT MAT ESTABLISHMENT OF WETLAND VEGETATION.
 - CHECK AND CLEAN THE RISERS IF THERE IS EVIDENCE OF STANDING WATER, DISCOLORED WATER OR ACCUMULATED SEDIMENTS IN THE CELLS.
 - CHECK AND CLEAN THE FOREBAY FOR SEDIMENTS, TRASH AND DEBRIS. WHEN SEDIMENTS HAVE ACCUMULATED TO DEPTH OF 12", STANDING WATER IS PERSISTENT OR WETLAND VEGETATION BECOME ESTABLISHED, THE FOREBAY WILL NEED TO BE EXCAVATED AND REFORMED.
 - VERIFY THAT THE CELLS DRAIN WITHIN 24-48 HOURS. SEDIMENT WILL NEED 0 BE REMOVED WHEN AN ACCUMULATION OF 4" IS EVIDENT OVER THE WETLAND SURFACE.
 - CHECK AND CLEAN ALL OUTLETS AND OVERFLOW SPILLWAY IF BLOCKED OR THERE IS EVIDENCE OF STRUCTURAL DAMAGE OR EROSION.
 - REMOVE DECAYING VEGETATION, LITTER AND DEBRIS.
 - CHECK FOR FOREIGN SPECIES. PARTICULAR CARE MUST BE USED TO AVOID THE UNINTENDED INTRODUCTION OF INVASIVE SPECIES SUCH AS PURPLE LOOSESTRIFE (LYTHRUM SALICARIA) AND COMMON REED (PHRAGMITES AUSTRALIS). IT IS RECOMMENDED THAT A QUALIFIED WETLAND BIOLOGIST BE CONSULTED WHEN THESE ARE FOUND IN THE AREA OF THE GRAVEL WETLAND.

SUGGESTED PLANTINGS:

EMERGENT WETLAND PLANTS FOR GRAVEL WETLANDS	PLUGS
CAREX CRINITA	2" PLUGS
CAREX LURIDA	2" PLUGS
IRIS VERSICOLOR	2" PLUGS
SPRAGANUM AMERICUM	2" PLUGS
GLYCERIA CANADENSIS	2" PLUGS
JUNCUS CANADENSIS	2" PLUGS
SCRIPUS ATROVIRENS	2" PLUGS

WESTERN MAINE
TRANSPORTATION
SERVICES

MAINTENANCE GARAGE
EXPANSION

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SITE DETAILS

Designed By:	Drawn By:	Checked By:
JUE	JUE	APS
Issue Date:	Project No.:	Scale:
11/13/2020	061158	AS SHOWN

Drawing No.:
C-503

Revision Schedule		
No.	Date	Description

JOB NO.
061158

DRWN. CHK
Checker

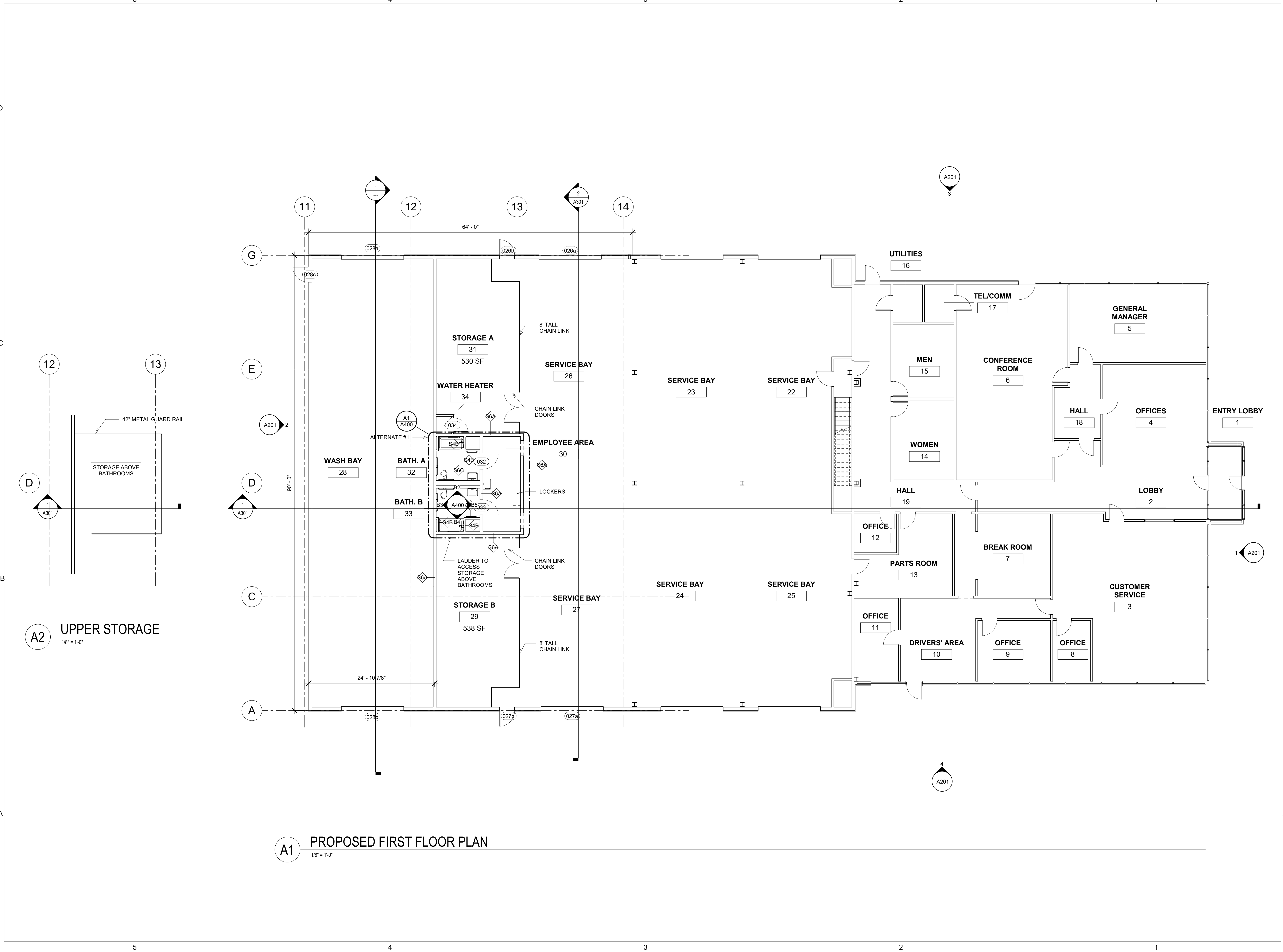
SCALE:

ISSUE
NOVEMBER 4,
2020

TITLE
PROPOSED FIRST
FLOOR PLAN

SHEET

A101



A1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

A2 UPPER STORAGE
1/8" = 1'-0"

Revision Schedule		
No.	Date	Description

JOB NO.
061158

DRWN. CHK
Checker

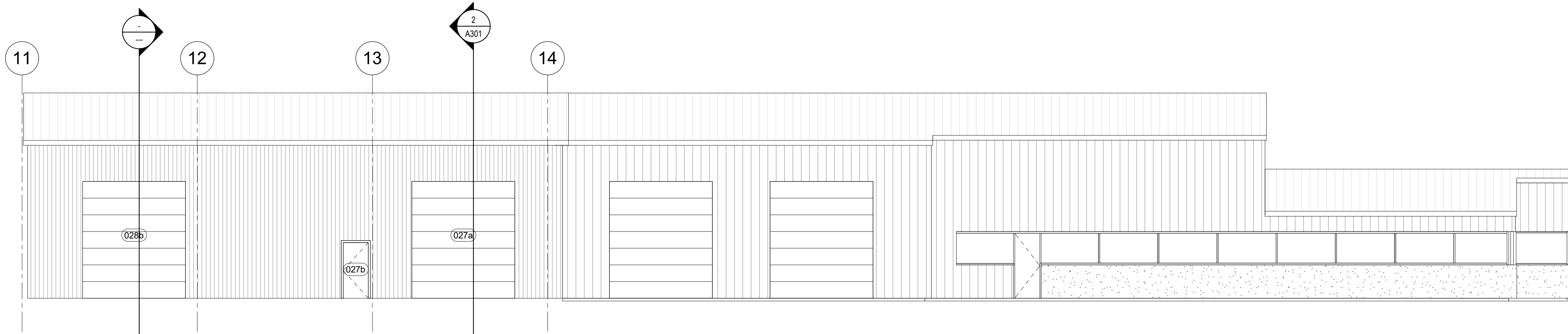
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NOVEMBER 4,
2020

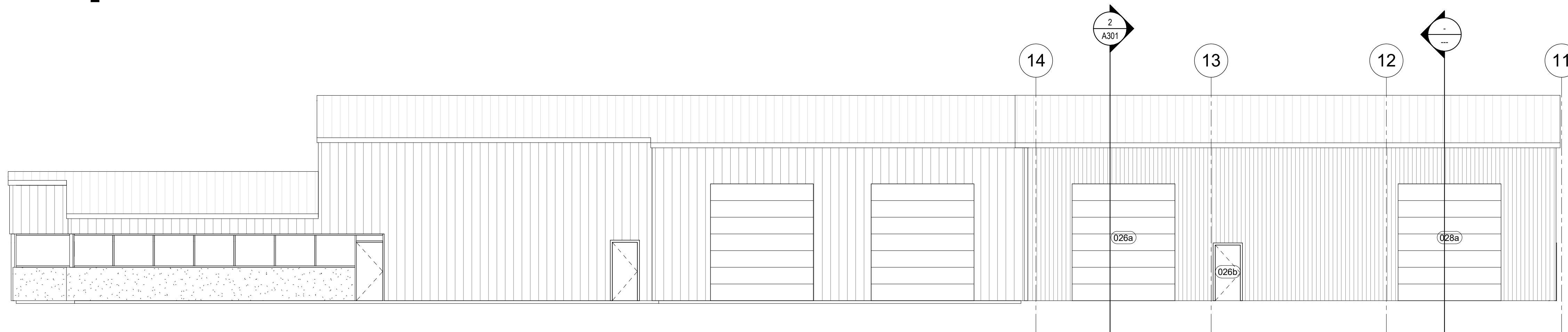
TITLE
PROPOSED
ELEVATIONS

SHEET

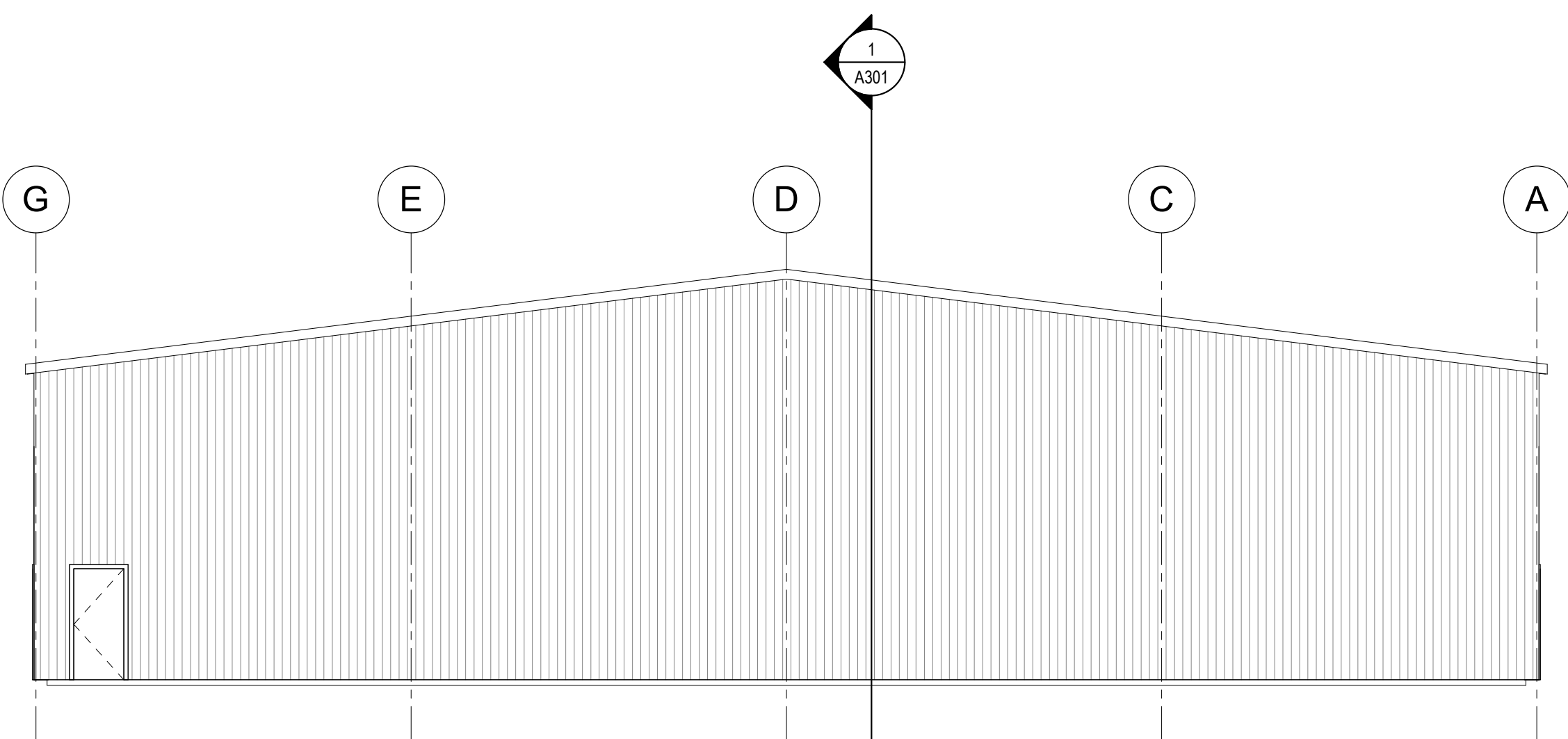
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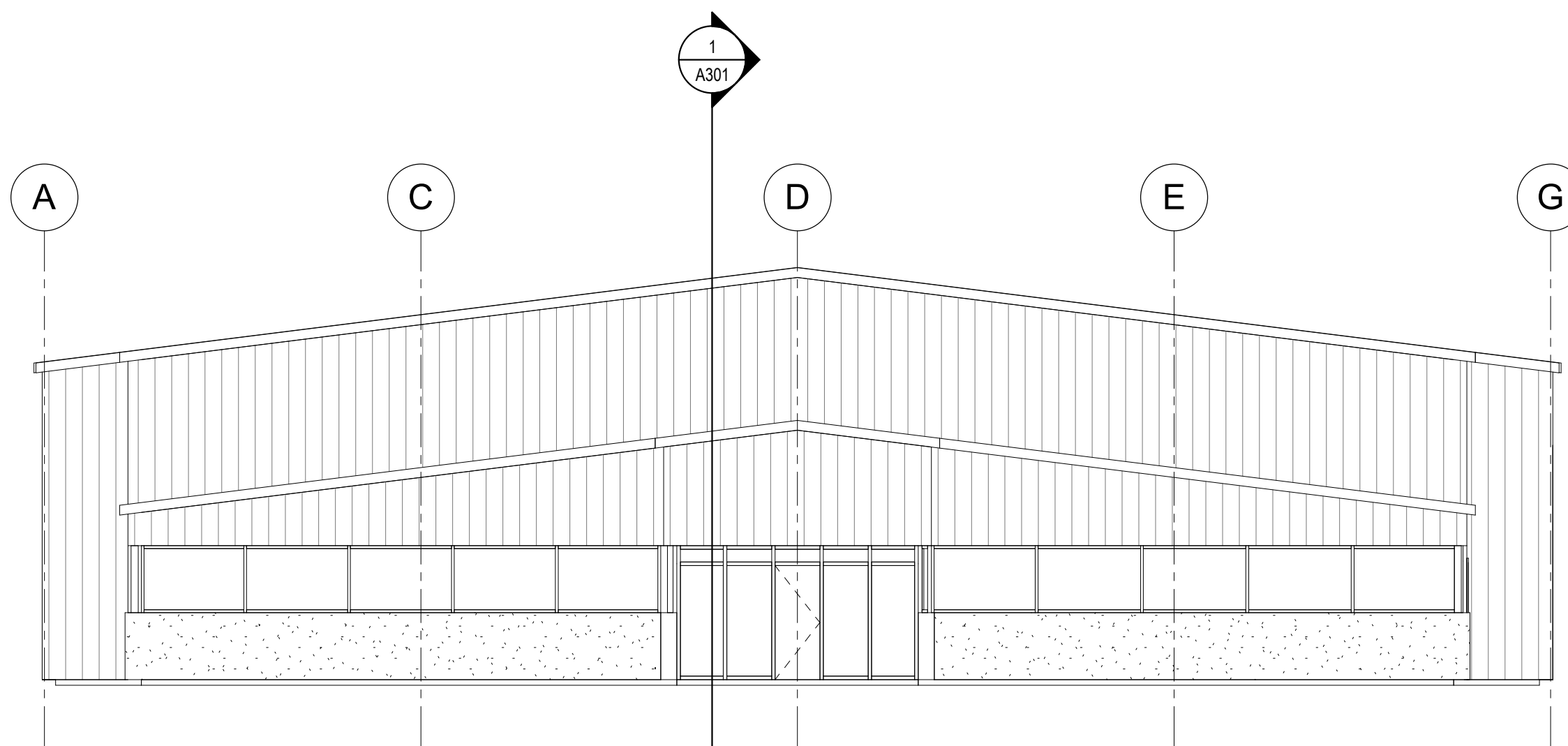
4 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



3 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



2 PROPOSED WEST ELEVATION
1/8" = 1'-0"



1 PROPOSED EAST ELEVATION
1/8" = 1'-0"