



Stoneybrook
Land Use, Inc.

4846 Sun City Center Blvd., #300
Sun City Center, FL 33573-6281
(207) 513-6123

July 2, 2021

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

RE: F.W. Webb Company
Warehouse/Distribution Facility
Kittyhawk Avenue

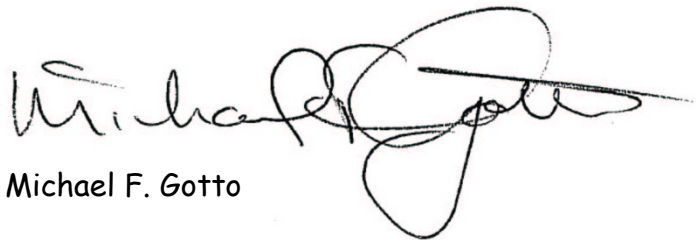
Dear Mr. Blais:

On behalf of F.W. Webb Company (Webb), I am pleased to submit the attached revised plans to address comments from the Fire Department. We have added a fire hydrant with bollards at the edge of the access drive as discussed with the fire department to serve this project. The hydrant will be attached with an 8" water line to the 12" fire service line coming into the site from Kittyhawk Avenue.

Please let me know if you have any questions about the information provided and please do not hesitate to call if you need additional information.

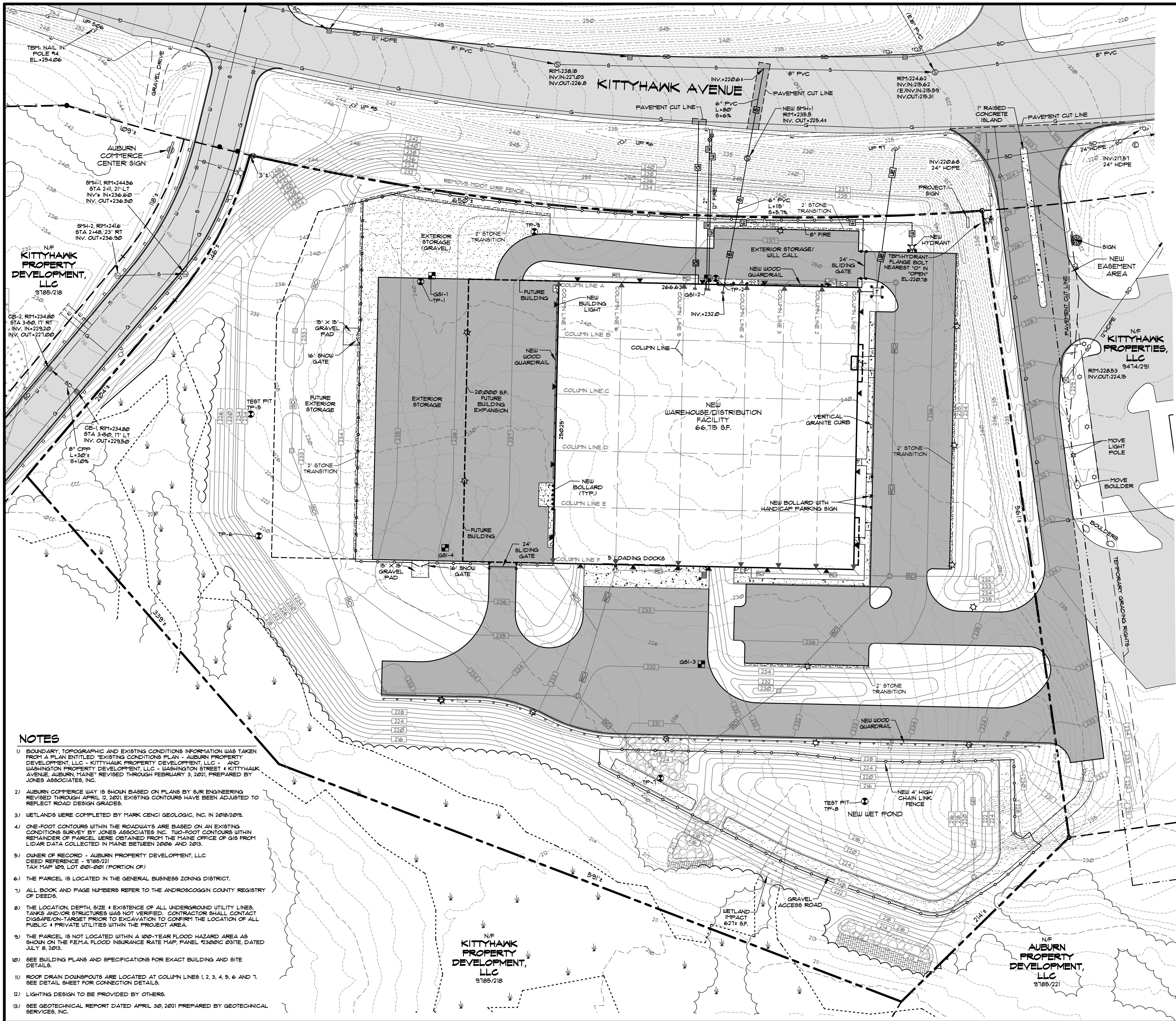
Respectfully yours,

STONEBROOK LAND USE, INC.



Michael F. Gotto

cc: Andy McBeth

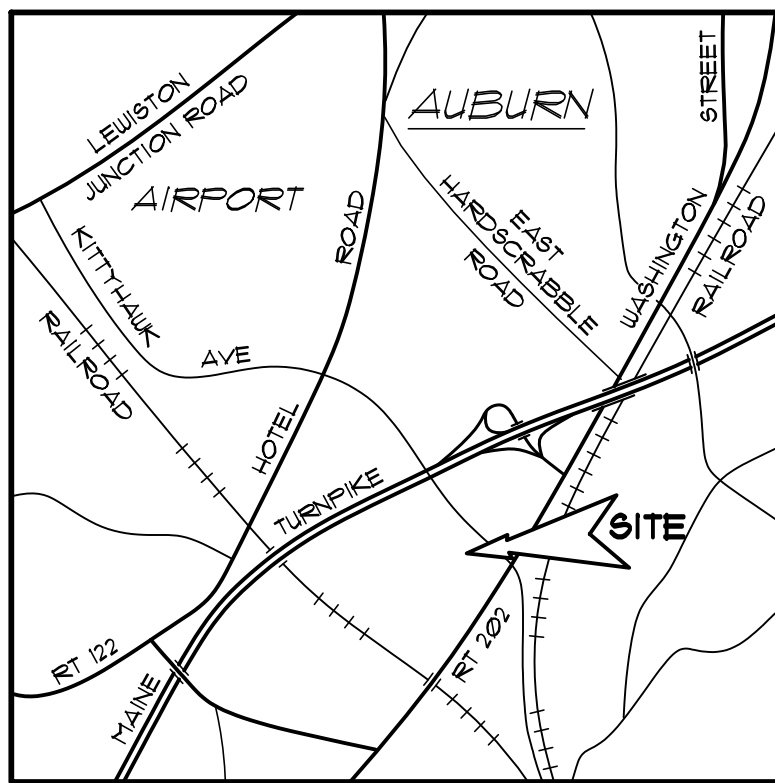


NOTES

- BOUNDARY, TOPOGRAPHIC AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS PLAN - AUBURN PROPERTY DEVELOPMENT, LLC - KITTYHAWK PROPERTY DEVELOPMENT, LLC - AND WASHINGTON STREET - KITTYHAWK AVENUE, AUBURN, MAINE" REVISED THROUGH FEBRUARY 3, 2021, PREPARED BY JONES ASSOCIATES, INC.
- AUBURN COMMERCE WAY IS SHOWN BASED ON PLANS BY SJR ENGINEERING REVISED THROUGH APRIL 12, 2021. EXISTING CONTOURS HAVE BEEN ADJUSTED TO REFLECT ROAD DESIGN GRADES.
- WETLANDS WERE COMPLETED BY MARK CENCI GEOLOGIC, INC. IN 2018/2019.
- ONE-FOOT CONTOURS WITHIN THE ROADWAYS ARE BASED ON AN EXISTING CONDITIONS SURVEY BY JONES ASSOCIATES INC. TWO-FOOT CONTOURS WITHIN REMAINDERS OF PARCEL WERE OBTAINED FROM THE MAINE OFFICE OF GIS FROM LIDAR DATA COLLECTED IN MAINE BETWEEN 2006 AND 2013.
- OWNER OF RECORD - AUBURN PROPERTY DEVELOPMENT, LLC DEED REFERENCE - 9185/221 TAX MAP 129, LOT 201-201 (PORTION OF)
- THE PARCEL IS LOCATED IN THE GENERAL BUSINESS ZONING DISTRICT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
- THE LOCATION, DEPTH, SIZE & EXISTENCE OF ALL UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT VERIFIED. CONTRACTOR SHALL CONTACT DIGSAFE/ON-TARGET PRIOR TO EXCAVATION TO CONFIRM THE LOCATION OF ALL PUBLIC & PRIVATE UTILITIES WITHIN THE PROJECT AREA.
- THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL 230001031E, DATED JULY 8, 2013.
- SEE BUILDING PLANS AND SPECIFICATIONS FOR EXACT BUILDING AND SITE DETAILS.
- ROOF DRAIN DOWNSPOUTS ARE LOCATED AT COLUMN LINES 1, 2, 3, 4, 5, 6 AND 7. SEE DETAIL SHEET FOR CONNECTION DETAILS.
- LIGHTING DESIGN TO BE PROVIDED BY OTHERS.
- SEE GEOTECHNICAL REPORT DATED APRIL 30, 2021 PREPARED BY GEOTECHNICAL SERVICES, INC.

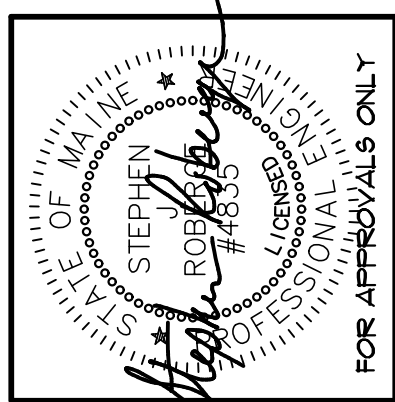
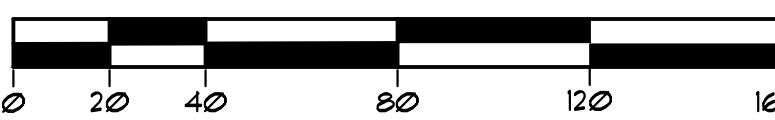
LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- IRON PIPE OR ROD FOUND
- N/F
- 2118/189
- NEW OR FORMERLY
- BOOK AND PAGE NUMBER
- EXISTING CATCH BASIN
- NEW CATCH BASIN
- NEW DRAINAGE MANHOLE
- EXISTING SEWER MANHOLE
- NEW SEWER MANHOLE
- NEW LIGHT POLE
- EXISTING CONTOUR
- ROAD DESIGN CONTOUR
- NEW CONTOUR
- EXISTING STORM DRAIN
- NEW STORM DRAIN
- EXISTING WATER LINE
- NEW WATER LINE
- EXISTING SEWER LINE
- NEW SEWER LINE
- EXISTING GAS LINE
- NEW GAS LINE
- NEW ROOF DRAIN
- EXISTING UTILITY POLE
- NEW UTILITY POLE
- NEW SILT FENCE
- EXISTING TREE LINE
- NEW TREE LINE
- SPOT GRADE
- NEW BUILDING
- EXISTING PAVEMENT
- NEW PAVEMENT
- WETLAND AREA
- NEW GRAVEL
- NEW CONCRETE PAD
- TEST BORING
- BORING



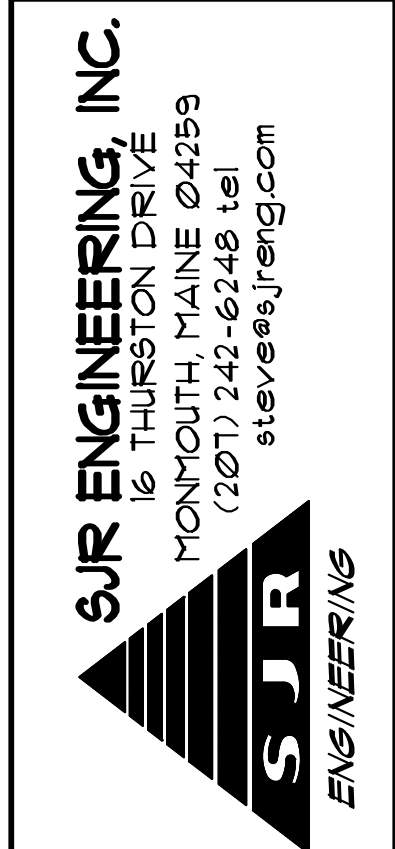
LOCATION MAP

SCALE : 1" = 40'



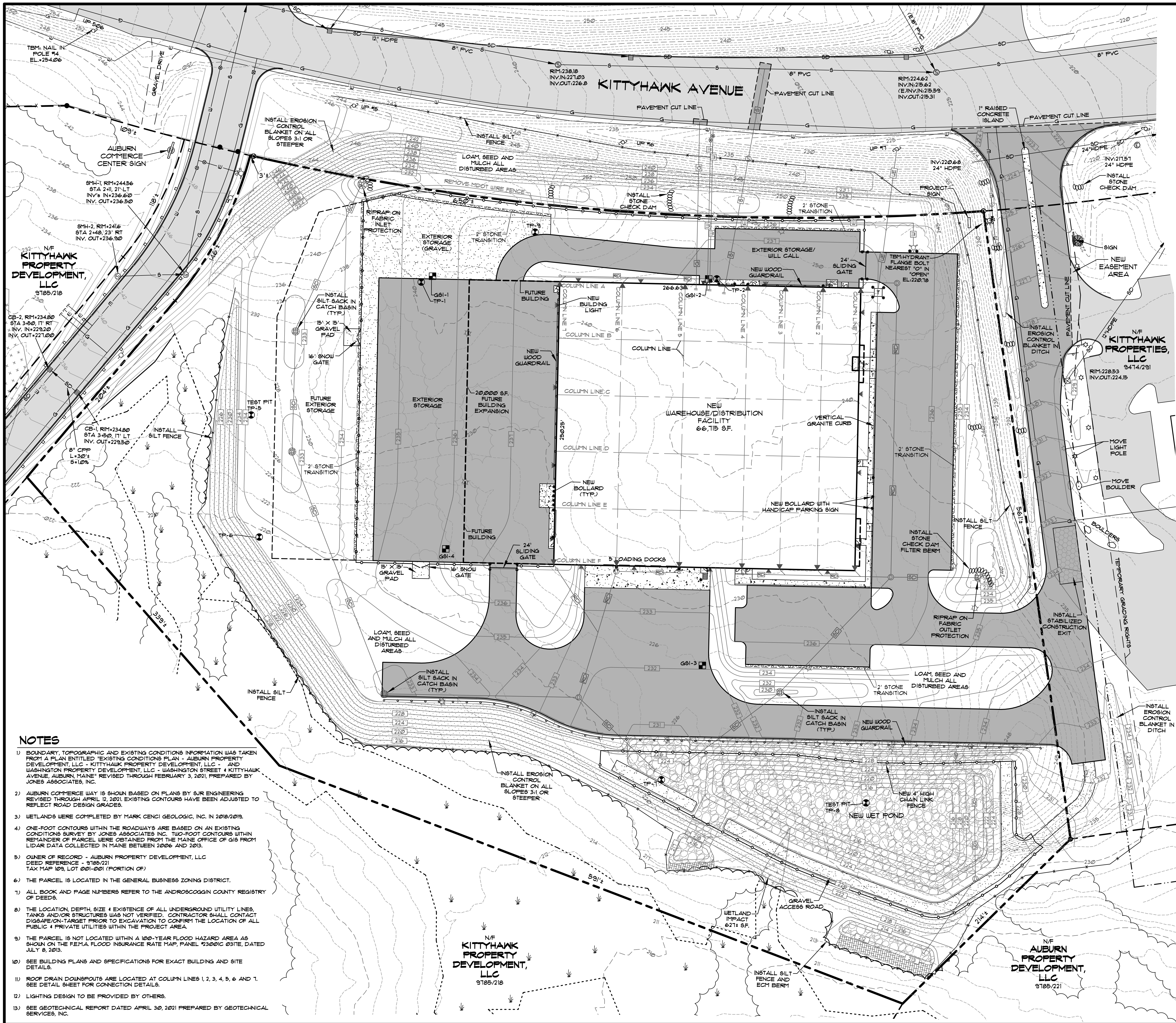
DATE	PROJECT
JUNE 11, 2021	21-001
DRAWN BY	SCALE
BRJ	1" = 40'

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Land Use, Inc.
4846 Sun City Center Blvd., #300
Sun City Center, FL 33573-6281



UTILITY PLAN
WAREHOUSE/DISTRIBUTION FACILITY
KITTYHAWK AVENUE - AUBURN, ME
PREPARED FOR
F.W. WEBB COMPANY
160 MIDDLESEX TURNPIKE - BEDFORD, MA 01130

DATE	PROJECT
JUNE 11, 2021	21-001
DRAWN BY	SCALE
BRJ	1" = 40'

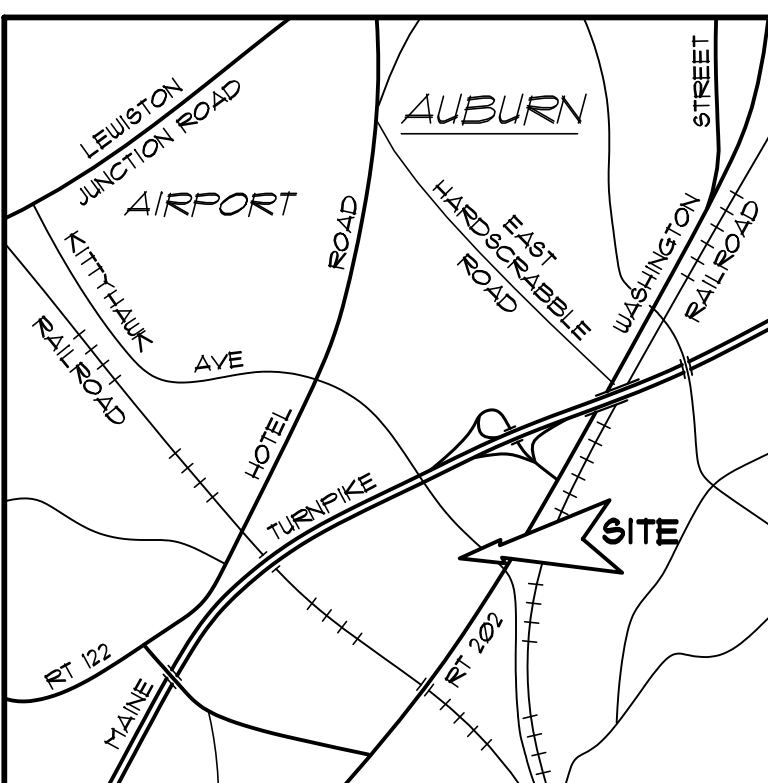


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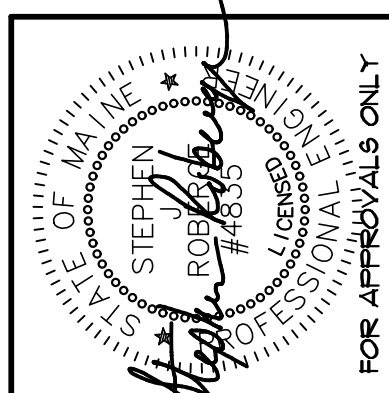
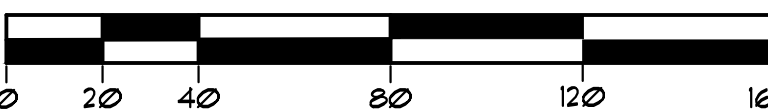
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- EROSION CONTROL BLANKET
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SJR ENGINEERING, INC.
16 THURSTON DRIVE
MONMOUTH, MAINE 04259
(207) 242-6248 tel
steves@sjeeng.com

SJR ENGINEERING

EROSION CONTROL PLAN
WAREHOUSE/DISTRIBUTION FACILITY
KITTYHAWK AVENUE - AUBURN, ME

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