



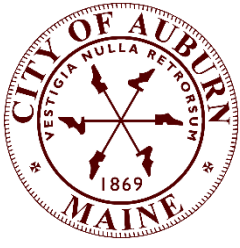
City Council Special Workshop
Agenda
March 24, 2025
Auburn Hall, Council Chambers

5:30 PM

1. FY26 Budget Workshop

Link to view FY26 Proposed Budget: <https://www.auburnmaine.gov/pages/government/budget-fy25>

2. Adjournment



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: March 24, 2025

Author: Robert Chase, Fire Chief & Dan Goyette – Engineering Director

Subject: Update on Engine 2 Fire Station Build Project

Information:

The Detailed Design (DD) phase of the project is complete. Following this design phase a third project estimate was developed. Inflation continues to be a challenge to the project budget. Continued value engineering has reduced construction cost by an additional \$300,000.

A review and summary of the building design as well as a review of the project budget will be presented to Council.

City Budgetary Impacts: None at this time.

Staff Recommended Action: No action required.

Previous Meetings and History: None

City Manager Comments:

Attachments:

Architectural Floor Plans
Revised Civil Drawings
Architectural Elevations
Post DD Total project cost-VE

CITY OF AUBURN

180 SOUTH MAIN STREET

AUBURN, MAINE 04210

AUBURN ENGINE 2

SITE PLAN REVIEW NOT FOR CONSTRUCTION

JANUARY 2025



PROJECT LOCATION MAP

SHEET INDEX		
GENERAL		LAST ISSUE
G-0-001	COVER SHEET	1/29/2025
CIVIL		
C-0-001	GENERAL NOTES, LEGEND, AND ABBREVIATIONS	12/20/2024
C-0-101	EXISTING CONDITIONS PLAN	12/20/2024
C-0-102	SITE PREPARATION AND DEMOLITION PLAN	12/20/2024
C-0-103	LAYOUT AND MATERIALS PLANS	1/29/2025
C-0-104	GRADING AND DRAINAGE PLAN	1/29/2025
C-0-105	UTILITY PLAN	1/29/2025
C-0-106	PLANTING PLAN	1/29/2025
C-0-201	APPARATUS DRIVE AISLES AND PARKING ENTRANCE PROFILES	12/20/2024
C-0-202	STORM DRAIN PROFILE	1/29/2025
C-99-901	DETAILS - 1	12/20/2024
C-99-902	DETAILS - 2	12/20/2024
C-99-903	DETAILS - 3	12/20/2024
C-99-904	DETAILS - 4	1/29/2025
C-99-905	DETAILS - 5	1/29/2025
C-99-906	DETAILS - 6	1/29/2025
C-99-907	DETAILS - 7	1/29/2025
ARCHITECTURAL		
A2.1	FIRST FLOOR PLAN	12/20/2024
A2.2	MEZZANINE FLOOR PLAN	12/20/2024
A2.3	ROOF PLAN	12/20/2024
A3.1	BUILDING ELEVATIONS	12/20/2024
SITE LIGHTING		
CHARRON INC.	SITE LIGHTING PLAN	1/21/2025

Surveyor
Main-Land Development Consultants, Inc.
69 Main St.
Livermore Falls, ME 04254

Geotechnical Engineering
S.W. Cole Engineering, Inc.
286 Portland Road
Gray, ME 04039

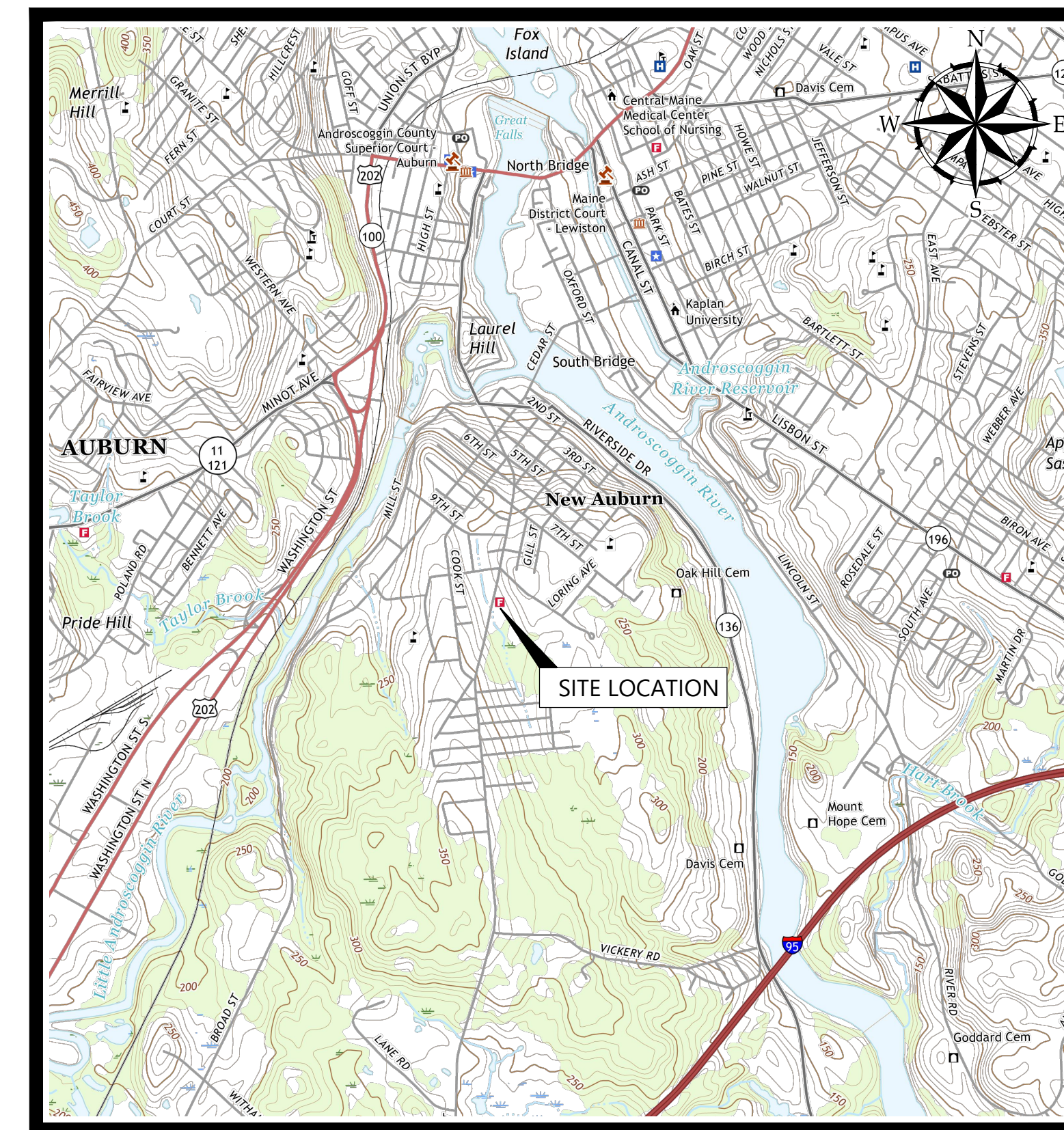
Civil
Woodard & Curran, Inc.
12 Mountfort Street
Portland, ME 04101

Architect
Simons Architects
75 York Street
Portland, ME 04101

Architect
Context Architecture
65 Franklin Street
Boston, MA 02110

Structural
Thornton Tomasetti
14 York Street, Suite 201
Portland, ME 04101

MEP
Allied Engineering
A Salas O'Brien Company
160 Veranda Street
Portland, ME 04103



SITE LOCATION MAP

SOURCE: USGS TOPO QUADRANGLE

Woodard & Curran
12 Mountfort Street
Portland, Maine 04101
800.426.4262 | www.woodardcurran.com

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simons architects
designed for human potential

Allied Engineering
A Salas O'Brien Company

160 Veranda Street
Portland, Maine 04103
P: 207.221.2260
F: 207.221.2266

context
ARCHITECTURE

Thornton Tomasetti

PE SEAL:

SITE PLAN REVIEW NOT FOR CONSTRUCTION

CLIENT INFO:
CITY OF AUBURN
180 SOUTH MAIN STREET
AUBURN, MAINE 04210
AUBURN ENGINE 2

REV	MM/DD/YY	DESCRIPTION
1	1/29/2025	RESPONSE TO CITY COMMENTS

JOB NO: 233981.13
DATE: JANUARY 2025
SCALE: AS NOTED
DESIGNED BY: RA
DRAWN BY: JBC
CHECKED BY: CGS
FILENAME: 233981.13 G-0-001.dwg

DRAWING TITLE:
GENERAL COVER SHEET

DRAWING NO:
G-0-001

WoodardCurran.net\\shared\\Projects\\0233981-13_auburn_me_engine_2-15.dwg, 2: design\\wp\\Drawings\\Cv\\0233981-13-C-01.dwg, Dec 04, 2024, 12:58pm, ICD\\D\\D\\E

GENERAL NOTES

- 1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE CONDITIONS RELATING TO THE CONSTRUCTION AND PERFORMANCE OF THE WORK AS SHOWN ON THE DRAWINGS. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR THE MATERIALS AND LABOR NECESSARY TO CARRY OUT THE PROVISIONS OF THE CONTRACT.
2. IN SO FAR AS POSSIBLE, THE CONTRACTOR SHALL PERFORM ALL THE WORK OF THIS PROJECT IN A MANNER THAT DOES NOT INTERFERE WITH THE ACCESSIBILITY OF PROPERTY, MAINTENANCE OF TRAFFIC, PUBLIC ACCESSIBLE ROUTES, AND SAFETY OF THE PUBLIC. COORDINATE WITH THE OWNER TO ENSURE THAT WORK OF THIS PROJECT DOES NOT INCUR UNANTICIPATED INTERFERENCES.
3. SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
4. THE CONTRACTOR SHALL SUPERVISE AND INSPECT THE WORK OF THIS PROJECT IN AN EFFICIENT AND COMPETENT MANNER. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES USED TO COMPLETE THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE WORK IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. A REPRESENTATIVE OF THE GENERAL CONTRACTOR SHALL BE PRESENT DURING ALL PHASES OF THE WORK.
5. THE CONTRACTOR SHALL DISPOSE OF ALL ITEMS SCHEDULED FOR REMOVAL THAT WILL NOT BE RETAINED BY THE OWNER. ALL ITEMS SHALL BE DISPOSED OF IN A LEGAL MANNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF ALL PROPOSED WORK AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ENGINEER OF RECORD IN WRITING OF ANY DISCREPANCIES OR INCONSISTENCIES. ANY ON-SITE MODIFICATIONS REQUIRED DUE TO LACK OF DIMENSIONAL VERIFICATIONS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
7. ANY WALL, PARTITION OR SURFACE DISTURBED BECAUSE OF NEW WORK OR DEMOLITION SHALL BE PATCHED AND FINISHED CONTINUOUSLY TO THE NEAREST CORNER UNLESS NOTED OTHERWISE. MATCH EXISTING ADJACENT CONSTRUCTION FINISHES, CONTINUITY AND FIRE RATINGS UNLESS NOTED OTHERWISE.
8. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR AS REQUIRED TO PERFORM THE WORK AS INDICATED ON THE DRAWINGS AND IN THE SPECIFICATIONS. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL LAWS.
9. RESTORE ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS TO ORIGINAL CONDITION UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT EQUIPMENT FLUIDS FROM REACHING WATER COURSES. ANY INADEQUATE FLUID FILTRATION SYSTEMS, BERM, SEEDING, MULCHING, OR OTHER SPECIAL SURFACE TREATMENTS AS REQUIRED TO PREVENT SILING AND MIDDYING OF STREAMS, RIVERS, IMPOUNDMENTS, LAKES, ETC. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE IN AN AREA PRIOR TO ANY CONSTRUCTION ACTIVITY IN THAT AREA.
11. BRACING OF UTILITY POLES, WHERE REQUIRED, SHALL BE INCIDENTAL TO THE INSTALLATION OF THE WORK, NO SEPARATE PAYMENT SHALL BE MADE.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY UTILITY DAMAGED BY THE CONTRACTOR OR THEIR SUB-CONTRACTOR DURING CONSTRUCTION. THE REPAIR EXPENSE WILL BE INCIDENTAL TO THE CONTRACT.
13. RECORD DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PROVIDED TO THE OWNER UPON COMPLETION OF THE PROJECT. RECORD DRAWINGS SHALL BE PREPARED AND STAMPED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN MAINE AND INCLUDE UNDERGROUND AND ABOVEGROUND UTILITIES, PIPE BENDS, TEES, VALVES, UNDERGROUND STRUCTURES, PULL BOXES, DEPTH OF COVER AND INVERT ELEVATIONS. AS-BUILTS SHALL INCLUDE LOCATIONS OF EXISTING UTILITIES WHICH ARE EXPOSED DURING CONSTRUCTION.
14. ALL ITEMS ON THE PLANS WITH LIGHT DESIGNATION INDICATE EXISTING ITEMS. ALL ITEMS WITH BOLD DESIGNATION INDICATE NEW WORK AS PART OF THIS CONTRACT.
15. ALL TRENCHES SHALL BE SAWCUT PRIOR TO EXCAVATION. ANY DISTURBED PAVEMENT AREAS OUTSIDE OF TRENCH SHALL BE SAWCUT PRIOR TO PERMANENT PAVEMENT PATCH.
16. PROPERLY PROTECT AND DO NOT DISTURB PROPERTY IRONS AND MONUMENTS. IF DISTURBED, THE PROPERTY MONUMENT SHALL BE REST AT THE CONTRACTOR'S EXPENSE BY A LICENSED LAND SURVEYOR ACCEPTABLE TO THE CITY OF AUBURN.
17. THE CONTRACTOR SHALL SUBMIT A PROPOSED TRAFFIC CONTROL PLAN TO THE CITY ENGINEER AT LEAST 7 DAYS BEFORE BEGINNING CONSTRUCTION ACTIVITIES. THE PROPOSED TRAFFIC CONTROL PLAN SHALL PROVIDE FOR SAFE MOVEMENT OF BOTH VEHICLES AND PEDESTRIANS DURING CONSTRUCTION ACTIVITIES. THE PROPOSED TRAFFIC CONTROL PLAN SHALL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER, WHO MAY ATTACH SPECIAL CONDITIONS TO, OR REQUIRE MODIFICATIONS OF, THE TRAFFIC CONTROL PLAN. WORK SHALL NOT BEGIN UNTIL THE PLAN IS APPROVED BY THE CITY ENGINEER.
18. DO NOT PARK, IMPEDE ACCESS TO, OR STORE EQUIPMENT BEYOND LIMIT OF WORK, UNLESS PERMISSION HAS BEEN GRANTED IN WRITING BY CITY AND/OR LAND OWNER.
19. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS FROM THE CITY. PERMIT APPLICATIONS SHALL BE SUBMITTED WITH ADEQUATE TIME AS NOT TO DELAY CONSTRUCTION.
20. ALL WORK ASSOCIATED WITH THE PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF AUBURN BYLAW AND LOCAL REGULATIONS.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING STREETS FREE OF SEDIMENT. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT ALL ACCESS POINTS OF MATERIAL STAGING AREAS AND STREETS WILL BE SWEEP ON A DAILY BASIS OR AT A MORE FREQUENT RATE AS NECESSARY OR AS REQUESTED BY THE CITY OF AUBURN.
22. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION MEETING HELD AT THE PROJECT SITE WITH THE CONTRACTOR, ENGINEER, AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE, AND CRITICAL ASPECTS OF THE PROJECT.
23. CONTRACTOR TO PROVIDE A DETAILED CONSTRUCTION SCHEDULE TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO BEGINNING WORK.

SURVEY NOTES

- 24. EXISTING CONDITIONS ARE BASED ON A MARCH 2023 SURVEY PERFORMED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC., 69 MAIN ST., LIVERMORE FALLS, MAINE, AND SUPPLEMENTED WITH ON-SITE OBSERVATIONS PERFORMED BY WOODARD AND CURRAN IN 2024. GIS INFORMATION, LIDAR TOPOGRAPHY, AND OTHER RECORD DOCUMENTS.
25. ALL COORDINATES ARE REFERENCED TO MAINE STATE GRID, WEST ZONE, NAD83 AND BASED ON GPS OBSERVATIONS NEAR SURVEYED PARCEL.
26. CITY OF AUBURN: TAX MAP 211, LOT 288 & 289.
27. OWNER OF RECORD AT TIME OF SURVEY LOT 288 & 289 - CITY OF AUBURN, BOOK 669, PAGE 170 (APRIL 1, 1952); BOOK 1045, PAGE 363 (DECEMBER 13, 1971).
28. ALL BOOK AND PAGES REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS. ALL BOOK AND PAGES REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
29. PROPERTY BOUNDARY IS BASED ON JUNE 14, 2023 DRAWING TITLED "BOUNDARY SURVEY & ABUTTER CONVEYANCE," PREPARED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC. AND STAMPED BY CHARLES L. BUKER, PLS#2397.
30. CONTOURS SHOWN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC. ON MARCH 16, 2023 WITH A CONTOUR INTERVAL OF 1-FOOT AND SUPPLEMENTED WITH LIDAR DATA. THE VERTICAL DATUM IS NAVD88 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL. THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER THE FEMA NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 23001C0328E, EFFECTIVE ON 7/8/2015.

SEDIMENTATION AND EROSION CONTROL NOTES

- 1. PROVIDE EROSION CONTROL MEASURES AS SHOWN ON DRAWINGS OR AS DIRECTED BY ENGINEER.
2. ALL SOIL AND EROSION CONTROLS SHALL BE PLACED PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTRACTOR TO NOTIFY THE ENGINEER AND THE OWNER AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL EROSION CONTROL MEASURES NECESSARY TO PREVENT OFF-SITE TRACKING OF EARTH, SEDIMENT AND DEBRIS.
4. ALL SITE SOILS TO BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE SURROUNDED BY EROSION CONTROL BARRIERS AND TEMPORARILY SEEDED AND MULCHED OR COVERED.
5. EROSION CONTROL MEASURES SHALL BE INSPECTED AT A MINIMUM FREQUENCY OF ONCE EVERY WEEK, AND DURING AND AFTER EVERY RAIN EVENT GREATER THAN 0.5". ANY NECESSARY REPLACEMENT OR REPAIR SHALL BE PERFORMED PROMPTLY BY THE CONTRACTOR.
6. DUST SHALL BE CONTROLLED AS NECESSARY. THE USE OF CALCIUM CHLORIDE FOR DUST CONTROL IS NOT ALLOWED.
7. PERIMETER EROSION CONTROLS MUST BE DOUBLED WITHIN PROTECTED NATURAL RESOURCE AREA AND DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.

INITIATING STABILIZATION PROCEDURES

- 1. UPON COMPLETION AND ACCEPTANCE OF SITE PREPARATION AND INITIAL INSTALLATION OF EROSION AND SEDIMENT CONTROLS THE CONTRACTOR SHALL INITIATE APPROPRIATE STABILIZATION PRACTICES DURING CONSTRUCTION ON ALL DISTURBED AREAS AS SOON AS POSSIBLE BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.
2. CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT
3. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED AS DEPICTED ON THE DRAWINGS HEREIN SET AND IN ACCORDANCE WITH THE CURRENT MAINE DEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs); THE MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS; AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.

- 4. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES SUCH AS DIVERSION CHANNELS, SEDIMENTATION OR FILTRATION SYSTEMS, BERMS, SEEDING, MULCHING, OR OTHER SPECIAL SURFACE TREATMENTS AS REQUIRED TO PREVENT SILTING AND MIDDYING OF STREAMS, RIVERS, IMPOUNDMENTS, LAKES, ETC. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE IN AN AREA PRIOR TO ANY CONSTRUCTION ACTIVITY IN THAT AREA.
5. WHEN VEGETATIVE COVER IS TO BE ESTABLISHED AS A TEMPORARY OR PERMANENT EROSION CONTROL MEASURE:
a. PLANT SPECIES AND SEEDING RATES MUST TAKE INTO ACCOUNT SOIL, SLOPE, CLIMATE, DURATION AND USE OF THE VEGETATIVE COVER;
b. MULCH MUST BE PROVIDED AT RATES APPROPRIATE TO ENSURE A MINIMUM OF SOIL AND SEED LOSS UNTIL VEGETATIVE COVER IS ESTABLISHED, AND RESEEDING MUST BE DONE WITHIN A REASONABLE PERIOD OF TIME IF PERMANENT VEGETATION IS NOT ESTABLISHED; AND ALL DEBRIS OR HAZARDOUS MATERIAL MUST UTILIZE EXISTING TOPOGRAPHY AND NATURAL SURROUNDINGS TO THE FULLEST EXTENT POSSIBLE.

DEMOLITION NOTES

- 1. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE, AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
2. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES, AND STATUTES.
3. THE DEMOLITION LIMITS DEPICTED IN THE PLANS ARE INTENDED TO ADD THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS, AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXCAVATION OF THE WORK.

UTILITIES

- 1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR DEPTH OF THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO THE EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITINGS TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT. CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
6. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL SUBCONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEMARK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASUREMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (1" MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5' FEET.
11. NOTIFY UTILITY OWNERS PRIOR TO COMMENCING WORK TO ALLOW SUFFICIENT TIME TO LOCATE AND MARK THE LOCATION OF BURIED UTILITIES. CONTRACTOR SHALL CONTACT "DIG SAFE", TELEPHONE 888-344-7233, AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR SHALL COORDINATE SHUTOFFS WITH AUBURN WATER AND SEWERAGE DISTRICT AND NOT OPERATE VALVES DIRECTLY. THE AUBURN WATER & SEWERAGE DISTRICT WILL OPERATE EXISTING VALVES AND HYDRANTS TO ISOLATE SECTIONS OF THE WORK. CONTRACTOR TO PROVIDE A MINIMUM 72-HOUR ADVANCE NOTICE TO OWNER WHEN REQUESTING OPERATION OF EXISTING VALVES AND HYDRANTS.

UTILITIES CONTINUED

- 13. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE WRITTEN NOTIFICATION TO ANY PROPERTY THAT WILL BE WITHOUT WATER DUE TO THE SHUTDOWN, INCLUDING SHUTDOWN FOR BYPASS CONTRACTORS. CONTRACTOR SHALL DELIVER WRITTEN NOTIFICATION TO EACH PROPERTY AT LEAST 48 HOURS IN ADVANCE OF SCHEDULED SHUTDOWN. PROVIDE DRAFT NOTIFICATION TO OWNER FOR REVIEW AND APPROVAL PRIOR TO DISTRIBUTING NOTIFICATION TO PROPERTIES.
14. WHERE NEW WATER MAINS OR APPURTENANCES ARE TO BE CONNECTED TO EXISTING PIPE, CONTRACTOR SHALL CUT AND REMOVE THE EXISTING PIPE AS NECESSARY TO INSTALL THE NEW WORK. TEST PIT LOCATIONS WHERE NEW MAINS CONNECT TO EXISTING MAINS TO VERIFY PIPE DIAMETER AND MATERIAL TYPE.
15. ALL NEW BURIED WATER PIPE SHALL HAVE A MINIMUM 5 FEET OF COVER UNLESS OTHERWISE NOTED OR APPROVED BY THE ENGINEER. BURIED PIPE WITH LESS THAN 4 FEET OF COVER SHALL HAVE A MINIMUM OF 4 INCHES OF RIGID INSULATION WITH AN R-VALUE OF R-20 INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

LAYOUT

- 1. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND MAY NOT BE SCALED TO ACTUAL DIMENSIONS OR EXACT LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO DETAIL DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS, AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF DRAWINGS, SPECIFICATIONS, AND DATA FILES OBTAINED FROM THE ENGINEER AND SHALL FIELD VERIFY THE LOCATION OF PROJECT FEATURES.
3. THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE DEPICTED EXISTING SITE CONDITIONS AND VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND MATERIAL SPECIFICATIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE COMMENCING OR PROCEEDING WITH WORK. CONTRACTOR SHALL ESTABLISH AND MAINTAIN TEMPORARY BENCHMARKS FOR CONSTRUCTION CONTROL. CONTRACTOR SHALL ALSO VERIFY ALL LAYOUT LOCATIONS AND ELEVATIONS THROUGHOUT CONSTRUCTION.
4. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.

CONSTRUCTION ACTIVITY

- 1. INSTALLATION OF ALL EROSION AND SEDIMENT CONTROLS IS REQUIRED TO BE IN PLACE AND FUNCTIONAL BEFORE ANY EARTHWORK BEGINS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT MAINE DEP EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES. UPON ACCEPTABLE COMPLETION OF SITE PREPARATION AND INSTALLATION OF EROSION AND SEDIMENT CONTROLS, SITE CONSTRUCTION ACTIVITIES MAY COMMENCE. ROUTINE INSPECTION AND MAINTENANCE AND/OR MODIFICATION OF EROSION AND SEDIMENT CONTROLS WHILE EARTHWORK IS BEING DONE IS REQUIRED.
2. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL AND FEDERAL NOISE REGULATIONS.
3. ANY SPILL OR RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE DEPARTMENT. FOR OIL SPILLS, CALL 1-800-482-0777 WHICH IS AVAILABLE 24 HOURS A DAY. FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL, CALL 1-800-452-4664 WHICH IS AVAILABLE 24 HOURS A DAY.
4. LACK OF APPROPRIATE POLLUTANT REMOVAL BEST MANAGEMENT PRACTICES (BMPs) MAY RESULT IN VIOLATIONS OF THE GROUNDWATER QUALITY STANDARD ESTABLISHED BY 38 M.R.S.A. §465-C(1).
5. DEWATERING A STREAM WITHOUT A PERMIT FROM THE DEPARTMENT MAY VIOLATE STATE WATER QUALITY STANDARDS AND THE NATURAL RESOURCES PROTECTION ACT.
6. TO PREVENT THESE MATERIALS FROM BECOMING A SOURCE OF POLLUTANTS, CONSTRUCTION AND POST-CONSTRUCTION ACTIVITIES RELATED TO A PROJECT MAY BE REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF RULES RELATED TO SOLID, UNIVERSAL, AND HAZARDOUS WASTE, INCLUDING, BUT NOT LIMITED TO, THE MAINE SOLID WASTE AND HAZARDOUS WASTE MANAGEMENT RULES, MAINE OIL CONVEYANCE AND STORAGE RULES, AND MAINE PESTICIDE REQUIREMENTS.
7. DEWATERING CONTROLS ARE DISCUSSED IN THE "MAINE EROSION AND SEDIMENT CONTROL BMPs, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION."

STABILIZE SOILS

- 1. THE LAYERS OF SOFTER GRAY SILTY CLAY UNDERLYING THE SITE ARE COMPRESSIBLE UNDER NEW LOADING FROM GRADE-RAISE FILLS, BUILDING FOUNDATIONS, AND FLOOR SLAB LOADS; HOWEVER, THE LAYERS ARE RELATIVELY THIN AND APPEARS OVER-CONSOLIDATED. WE RECOMMEND THAT GRADE-RAISE FILLS BENEATH THE BUILDING BE PLACED A MINIMUM OF 30 DAYS PRIOR TO EXCAVATING FOR FOUNDATIONS TO HELP REDUCE POST-CONSTRUCTION SETTLEMENT.
2. DISTURBED AREAS THAT WILL NOT HAVE ACTIVE CONSTRUCTION ACTIVITY OCCURRING WITHIN FOURTEEN (14) DAYS MUST BE STABILIZED USING THE BMPs DEPICTED ON THE DRAWINGS AND IN ACCORDANCE WITH THE CURRENT MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
3. THE CONTRACTOR SHALL STABILIZE THE DISTURBED SOILS THROUGH SEEDING, HYDROSEEDING, MULCHING, AND DUST CONTROL THROUGH THE USE OF WATER, FOR TURFS AND GRASSES. STABILIZE FINAL GRADED AREAS WITHIN SEVEN DAYS OF GRADE PREPARATION BY PREPARING TOPSOIL AND THEN APPLYING SEED AND MULCH. FOR DUST CONTROL, STABILIZE EXPOSED SOILS DURING DRY WEATHER BY APPLYING WATER SITE-WIDE.
4. AFTER SEPTEMBER 15, OR IF CONSTRUCTION ACTIVITIES ARE TO BE SUSPENDED FOR MORE THAN 30 DAYS, ADDITIONAL STABILIZATION MEASURES MUST BE INSTALLED WHICH INCLUDE SEEDING, MULCHING (INCLUDING SECURING OF MULCH), AND WATER DIVERSIONS NECESSARY TO MINIMIZE ON-SITE DRAINAGE CONTRIBUTION TO EROSION.

PROTECT SLOPES

- 1. SLOPES THAT WILL HAVE CONCENTRATED STORMWATER FLOW MUST BE PROTECTED USING THE BMPs DEPICTED ON THE DRAWINGS HEREIN AND IN ACCORDANCE WITH THE MAINE DEP EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS.
2. IF THE SLOPE STABILIZATION BMPs FAIL AND EROSION OCCURS, THEN ALTERNATIVE CONTROL MEASURES MAY BE USED UPON APPROVAL OF THE SITE OWNER, WHICH MAY INCLUDE COMPOST FILTER SOCKS, FIBER ROLLS, GRAVEL BAG BERMS, EROSION CONTROL MATS/BLANKETS, AND TEMPORARY VEGETATIVE COVER.

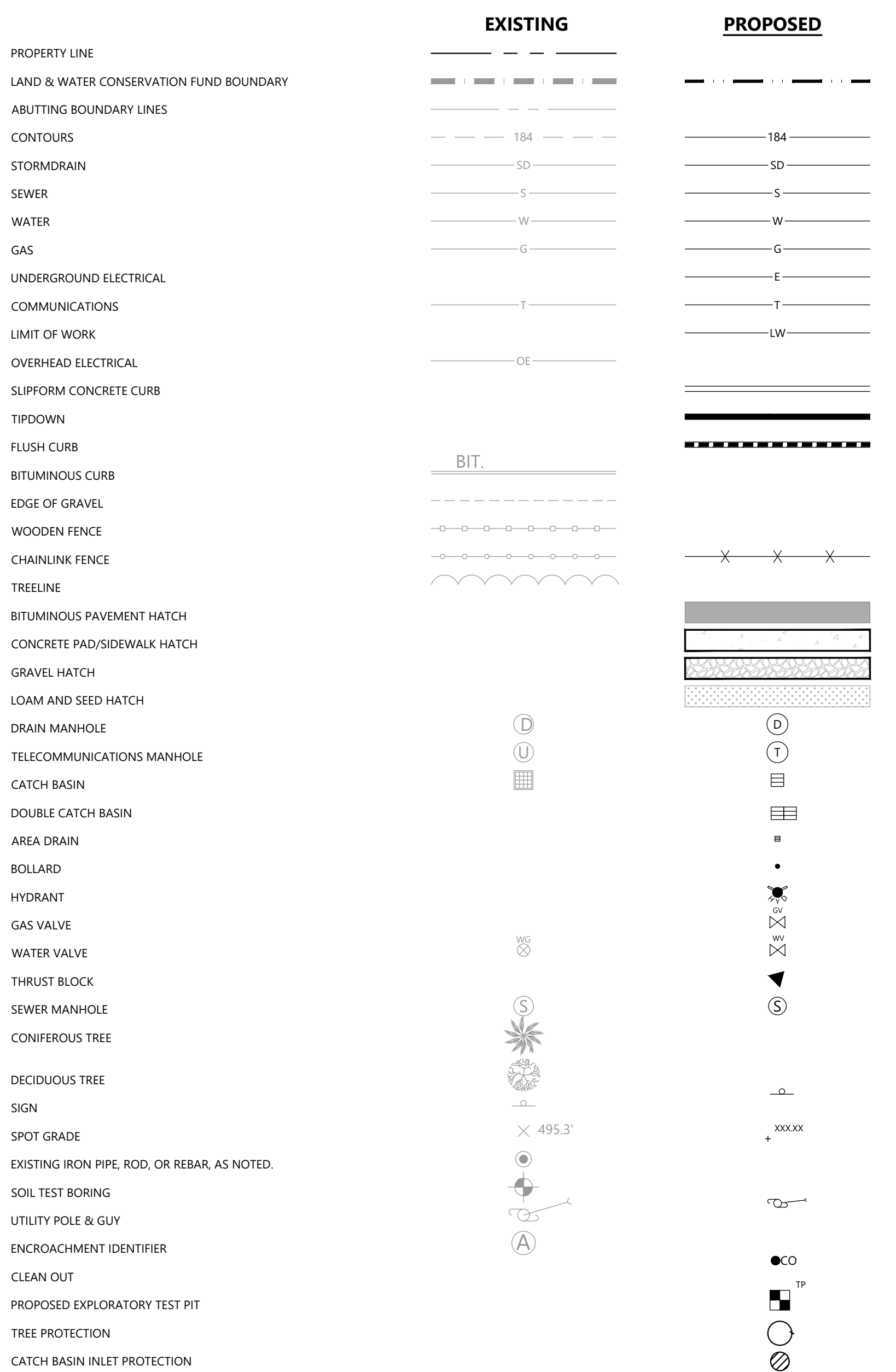
ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS

- 1. PERIMETER CONTROLS SHALL BE INSTALLED AND MAINTAINED AS DEPICTED ON THE DRAWINGS AND IN ACCORDANCE WITH THE CURRENT MAINE DEP EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
2. IF THE COMPOST FILTER TUBES FAIL TO CONTAIN THE SEDIMENT ON-SITE, THEN ALTERNATIVE CONTROL MEASURES MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SUCH MEASURES MAY INCLUDE (BUT ARE NOT LIMITED TO) STRAW WATTLES (FIBER ROLLS).
3. THE CONTRACTOR SHALL ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS AT LEAST 48 HOURS BEFORE SITE CLEARING AND SOIL DISTURBANCE. THE SEDIMENT CONTROLS SHALL BE DOWNHILL OF DISTURBED AREAS IN ACCORDANCE WITH THE DETAILS DEPICTED IN THE DRAWINGS. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE IN AN AREA PRIOR TO ANY CONSTRUCTION ACTIVITY IN THAT AREA.

ABBREVIATIONS

Table with 5 columns: Abbreviation, Description, Abbreviation, Description, Abbreviation, Description. Includes entries like & ACR AND ACCESSIBLE CURB RAMP, FIN FIRM FINISH FLOOD INSURANCE RATE MAP, BIT. BITUMINOUS, HDPE HIGH DENSITY POLYETHYLENE, etc.

LEGEND



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Table for client information with columns for REV, MM/DD/YY, and DESCRIPTION. Includes a row for 'CITY OF AUBURN 180 SOUTH MAIN STREET AUBURN, MAINE 04210'.

PERMIT DESIGN NOT FOR CONSTRUCTION

CITY OF AUBURN 180 SOUTH MAIN STREET AUBURN, MAINE 04210

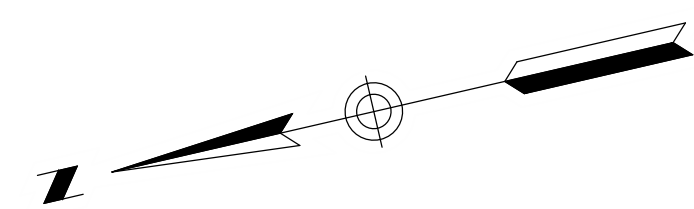
AUBURN ENGINE 2

Table with 4 columns for revision tracking: REV, MM/DD/YY, DESCRIPTION, and a blank column.

JOB NO: 233981.13
DATE: DECEMBER 2024
SCALE: AS NOTED
DESIGNED BY: RA
DRAWN BY: JBC
CHECKED BY: CGS
FILENAME: 233981.13 C-0-001.dwg

CIVIL GENERAL NOTES, LEGEND, AND ABBREVIATIONS

DRAWING NO: C-0-001



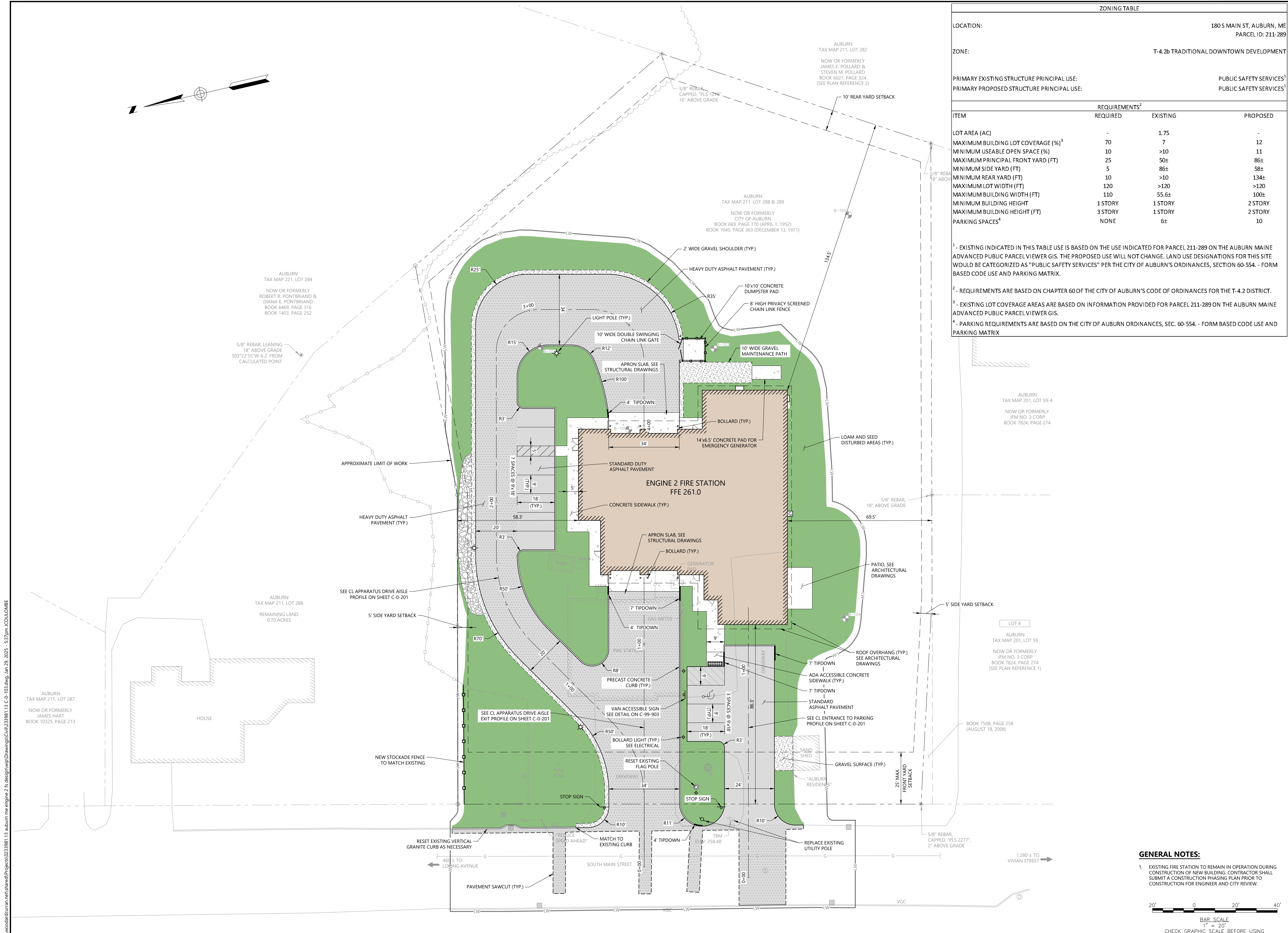
ZONING TABLE				
LOCATION:	180 S MAIN ST, AUBURN, ME PARCEL ID: 211-289			
ZONE:	T-4.2b TRADITIONAL DOWNTOWN DEVELOPMENT			
PRIMARY EXISTING STRUCTURE PRINCIPAL USE:	PUBLIC SAFETY SERVICES ¹			
PRIMARY PROPOSED STRUCTURE PRINCIPAL USE:	PUBLIC SAFETY SERVICES ¹			
ITEM	REQUIREMENTS ²	REQUIRED	EXISTING	PROPOSED
LOT AREA (AC)	-	-	1.75	-
MAXIMUM BUILDING LOT COVERAGE (%) ³	70	70	7	12
MINIMUM USEABLE OPEN SPACE (%)	10	10	>10	11
MAXIMUM PRINCIPAL FRONT YARD (FT)	25	25	50±	86±
MINIMUM SIDE YARD (FT)	5	5	86±	58±
MINIMUM REAR YARD (FT)	10	10	>10	134±
MAXIMUM LOT WIDTH (FT)	120	120	>120	>120
MAXIMUM BUILDING WIDTH (FT)	110	110	55.6±	100±
MINIMUM BUILDING HEIGHT	1 STORY	1 STORY	1 STORY	2 STORY
MAXIMUM BUILDING HEIGHT (FT)	3 STORY	3 STORY	1 STORY	2 STORY
PARKING SPACES ⁴	NONE	NONE	6±	10

¹ - EXISTING INDICATED IN THIS TABLE USE IS BASED ON THE USE INDICATED FOR PARCEL 211-289 ON THE AUBURN MAINE ADVANCED PUBLIC PARCEL VIEWER GIS. THE PROPOSED USE WILL NOT CHANGE. LAND USE DESIGNATIONS FOR THIS SITE WOULD BE CATEGORIZED AS "PUBLIC SAFETY SERVICES" PER THE CITY OF AUBURN'S ORDINANCES, SECTION 60-554. - FORM BASED CODE USE AND PARKING MATRIX.

² - REQUIREMENTS ARE BASED ON CHAPTER 60 OF THE CITY OF AUBURN'S CODE OF ORDINANCES FOR THE T-4.2 DISTRICT.

³ - EXISTING LOT COVERAGE AREAS ARE BASED ON INFORMATION PROVIDED FOR PARCEL 211-289 ON THE AUBURN MAINE ADVANCED PUBLIC PARCEL VIEWER GIS.

⁴ - PARKING REQUIREMENTS ARE BASED ON THE CITY OF AUBURN ORDINANCES, SEC. 60-554. - FORM BASED CODE USE AND PARKING MATRIX.



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PE SEAL:

**SITE PLAN REVIEW
 NOT FOR CONSTRUCTION**

CLIENT INFO:
 CITY OF AUBURN
 180 SOUTH MAIN STREET
 AUBURN, MAINE 04210
 AUBURN ENGINE 2

REV.	MM/DD/YY	DESCRIPTION
1	1/29/2025	RESPONSE TO CITY COMMENTS

JOB NO: 233981.13
 DATE: JANUARY 2025
 SCALE: AS NOTED
 DESIGNED BY: RA
 DRAWN BY: JBC
 CHECKED BY: CGS
 FILENAME: 233981.13 C-0-103.dwg

DRAWING TITLE:
**CIVIL
 LAYOUT AND
 MATERIALS PLANS**

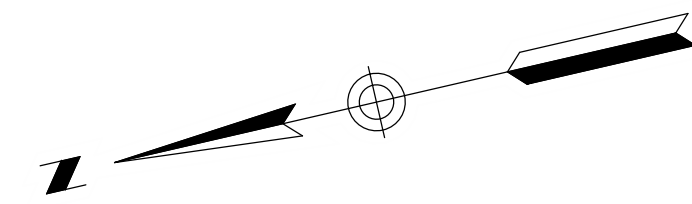
DRAWING NO:
C-0-103

GENERAL NOTES:

- EXISTING FIRE STATION TO REMAIN IN OPERATION DURING CONSTRUCTION OF NEW BUILDING. CONTRACTOR SHALL SUBMIT A CONSTRUCTION PHASING PLAN PRIOR TO CONSTRUCTION FOR ENGINEER AND CITY REVIEW.

20' 0 20' 40'
 BAR SCALE
 1" = 20'
 CHECK GRAPHIC SCALE BEFORE USING

WoodardCurran.net\shared\Projects\0233981.13 auburn me engine 2 is design\wp\Drawings\Civil\233981.13 C-0-103.dwg, Jan 29, 2025, 5:37pm, COLLOMBE



PLAN GENERAL NOTES

1. SIZE AND LOCATION OF PROPOSED UTILITIES SUBJECT TO CHANGE BASED ON FURTHER DESIGN AND COORDINATION WITH MEP ENGINEER.
2. REFER TO DRAWING C-0-104 FOR INFORMATION ON PROPOSED STORMWATER SYSTEM.
3. SIZE AND LOCATION OF TRANSFORMER AND GENERATOR PAD ARE SCHEMATIC AND SUBJECT TO CHANGE BASED ON FURTHER COORDINATION WITH MEP ENGINEER AND CMP.
4. ALLOWANCE SHALL BE CARRIED FOR SITE LIGHTING.
5. INSTALL NEW POLE MOUNTED TRANSFORMER AND SECONDARY RISER ON CMP POLE #28 AS DESCRIBED IN ELECTRICAL ENGINEERING SCHEMATIC DESIGN NARRATIVE.
6. EMERGENCY GENERATOR SHALL BE DIESEL WITH A SELF-CONTAINED BELLY-TANK, NO GAS. REFER TO MECHANICAL DRAWINGS.
7. THE EXISTING FIRE STATION SANITARY SEWER SERVICE AND TIE-IN LOCATION ARE UNKNOWN. THE CONTRACTOR SHALL CARRY AN ALLOWANCE FOR CONSTRUCTING A TEMPORARY 6" PVC SANITARY SEWER SERVICE AND CONNECTION AT THE EXISTING SEWER MAIN IN S MAIN STREET. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING SEWER AND CONFIRM THERE ARE NO CONFLICTS WITH PROPOSED WORK PRIOR TO CONSTRUCTION OR THE PROCUREMENT OF CONSTRUCTION MATERIALS.



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PE SEAL:

**SITE PLAN REVIEW
NOT FOR CONSTRUCTION**

CLIENT INFO:

CITY OF AUBURN
180 SOUTH MAIN STREET
AUBURN, MAINE 04210

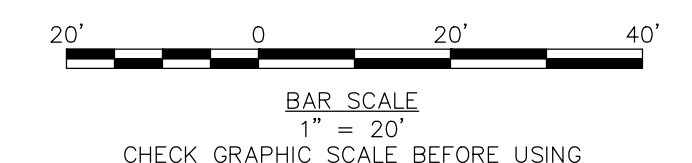
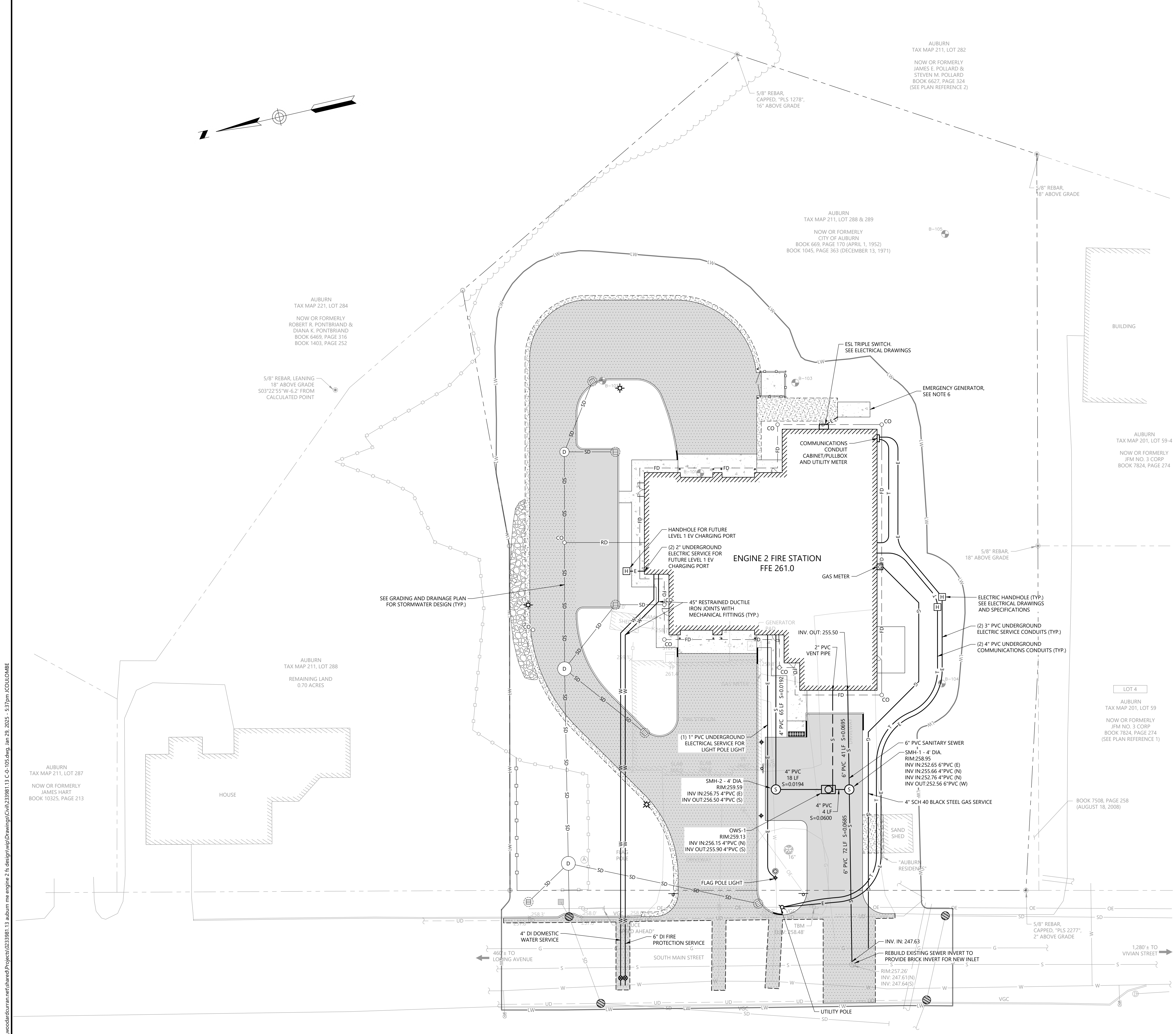
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REV	MM/DD/YY	DESCRIPTION
1	1/29/2025	RESPONSE TO CITY COMMENTS

JOB NO:	233981.13
DATE:	JANUARY 2025
SCALE:	AS NOTED
DESIGNED BY:	RA
DRAWN BY:	JBC
CHECKED BY:	CGS
FILENAME:	233981.13 C-0-105.dwg

DRAWING TITLE:
**CIVIL
UTILITY PLAN**

DRAWING NO:
C-0-105



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AUBURN ENGINE 2

PLANT SCHEDULE			
CODE	COMMON / BOTANICAL NAME	SIZE	QTY
SHRUBS			
IV	WINTERBERRY / ILEX VERTICILLATA	3 GAL.	15
KA	SHEEP LAUREL / KALMIA ANGUSTIFOLIA	1 GAL.	29
TC	CANADA YEW / TAXUS CANADENSIS	5 GAL.	25
VA	MAPLELEAF VIBURNUM / VIBURNUM ACERIFOLIUM	3 GAL.	13
VD	ARROWWOOD VIBURNUM / VIBURNUM DENTATUM	3 GAL.	6

PLANTING NOTES:

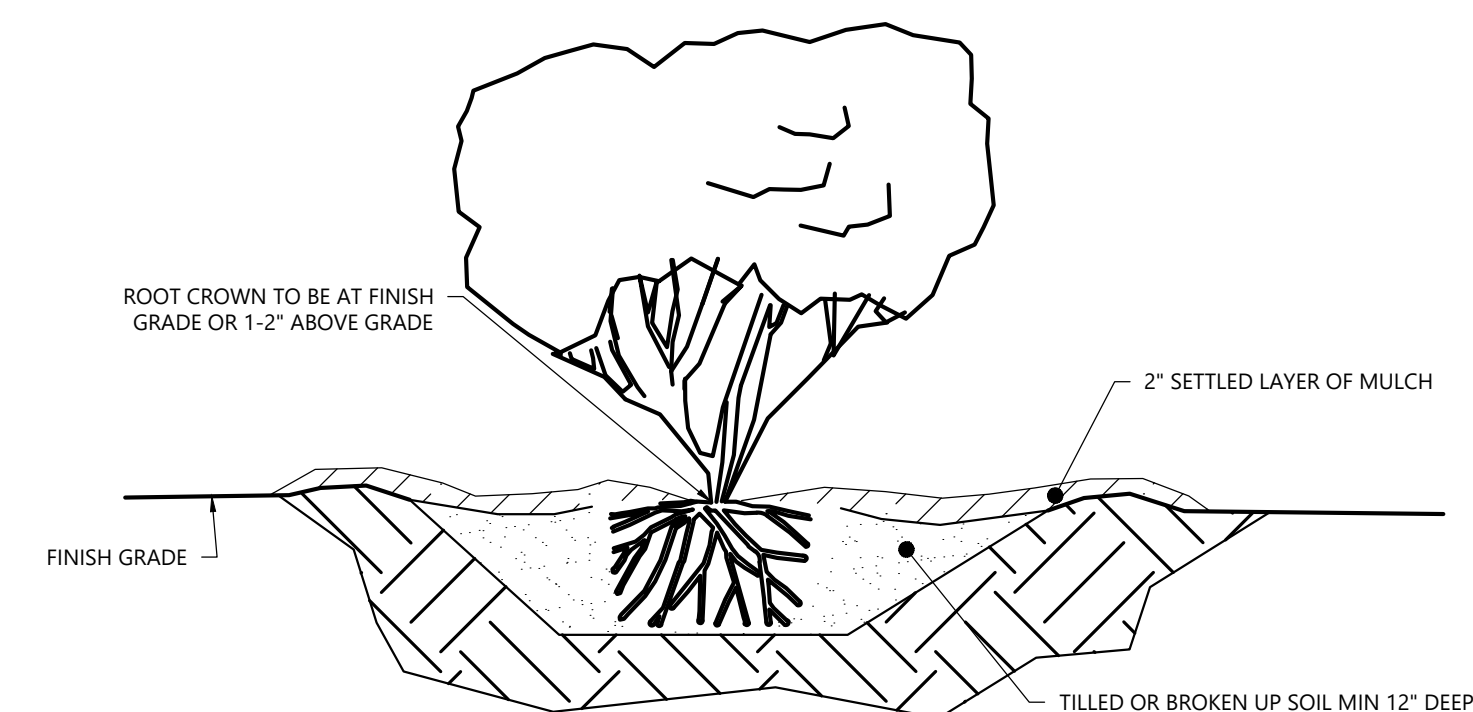
1. THE PLANTING INSTALLATION SHALL BE OVERSEEN BY OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY AMERICANHORT (WWW.AMERICANHORT.ORG).
3. SUBSTITUTIONS OF PLANT SPECIES SHALL BE A PLANT OF EQUIVALENT OVERALL FORM, HEIGHT AND BRANCHING HABIT, FLOWER, LEAF AND FRUIT, COLOR AND TIME OF BLOOM, AS APPROVED OF BY OWNER'S REPRESENTATIVE.
4. PLANTING DEMOLITION DEBRIS, GARBAGE, LUMPS OF CONCRETE, STEEL AND OTHER MATERIALS DELETERIOUS TO PLANT'S HEALTH AS DETERMINED BY PROJECT ENGINEER SHALL BE REMOVED FROM ALL PLANTING AREAS.
5. NO PLANTING TO BE INSTALLED BEFORE ACCEPTANCE OF ROUGH GRADING.
6. TOTAL QUANTITY OF PLANTS FOR EACH AREA TO BE AVAILABLE ON SITE AT THE TIME OF PLANTING FOR FIELD LAYOUT BY OWNER'S REPRESENTATIVE. NO PARTIAL LAYOUT AND PLANTING OF AREAS WILL BE ACCEPTABLE.
7. LOOSE OR CRACKED ROOT BALLS SHALL BE REJECTED AND REPLACED.
8. FOR CONTAINER PLANTS, REMOVE CONTAINER AND SCARIFY EDGES OF ROOT BALL 1/2" DEEP IN A MINIMUM OF FOUR LOCATIONS.
9. WATER PLANTS THOROUGHLY AFTER INSTALLATION, A MINIMUM OF TWICE WITHIN THE FIRST 24 HOURS.

PLANTING INSTALLATION:

1. PLANT SPACING SHALL BE FOLLOWED AS NOTED IN THE PROJECT PLANT SCHEDULE.
2. PLANTING DEPTH SHALL BE DONE IN ACCORDANCE WITH DETAIL HEREON.
3. QUICK RELEASE FERTILIZER SHOULD BE MIXED WITH BACKFILL SOIL AND PLACED IN HOLE PRIOR TO PLANTING.
4. PLANTING SOILS FOR NATIVE PLANTS TO CONSIST OF SITE SOILS MIXED WITH NEW TOP SOIL.
5. 2" LAYER OF BARK MULCH SHOULD BE PLACED AROUND BASE OF PLANTS FOLLOWING PLANTING AND BACKFILLING. MULCH SHOULD NOT BE PLACED DIRECTLY UP AGAINST THE TRUNK, STEMS OR FOLIAGE. TO AVOID DAMAGING AND/OR SUFFOCATING THE PLANTINGS.

PLANTING MAINTENANCE:

1. SHRUB ESTABLISHMENT IN ZONE 5 WILL REQUIRE REGULAR IRRIGATION THROUGH THE FIRST GROWING SEASON FOR UP TO 6 MONTHS.
2. SHRUBS NEED TO BE REGULARLY IRRIGATED UNDER A LANDSCAPE MAINTENANCE PROGRAM THROUGH THE ENTIRE ESTABLISHMENT PERIOD, ESPECIALLY IN PERIODS OF DROUGHT FOR PROPER ROOT ESTABLISHMENT.
3. 6 MONTH ESTABLISHMENT IRRIGATION: SHRUB SHALL BE IRRIGATED DAILY FOR THE FIRST 2 WEEKS FOLLOWING INSTALLATION, EVERY OTHER DAY FOR 2 MONTHS; WEEKLY FOR A PERIOD OF 6 MONTHS UNDER LANDSCAPE WARRANTY.
4. ESTABLISHMENT IRRIGATION AMOUNT: 2-3 GALLONS PER PLANT PER 1" OF STEM OR TRUNK DIAMETER. IRRIGATE BY HAND OR WITH TEMPORARY DRIP IRRIGATION DURING ESTABLISHMENT PERIOD.
5. REGULAR MAINTENANCE & IRRIGATION FOLLOWING ESTABLISHMENT PERIOD: NATIVE SHRUBS DO NOT REQUIRE ADDITIONAL FERTILIZATION, MECHANICAL IRRIGATION OR OTHER SPECIALIZED CARE IF REGULAR IRRIGATION AND MAINTENANCE WAS FOLLOWED FOR 6 MONTH ESTABLISHMENT.
6. SHRUBS TO BE IMMEDIATELY IRRIGATED. APPLY A VOLUME OF WATER THAT IS 1/3 THE VOLUME OF THE CONTAINER SIZE AT PLANTING.

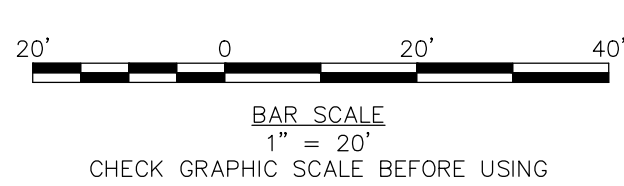
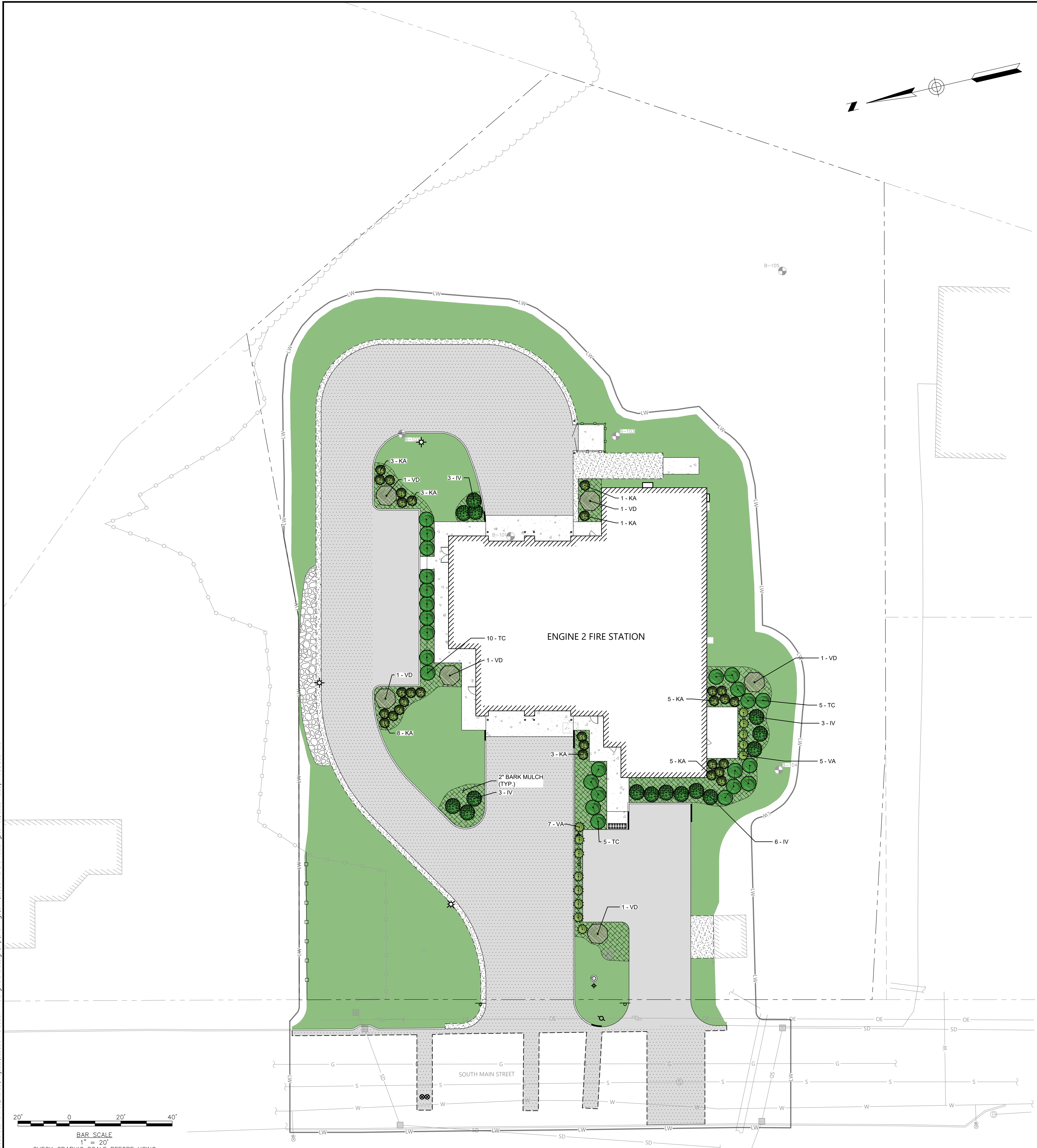
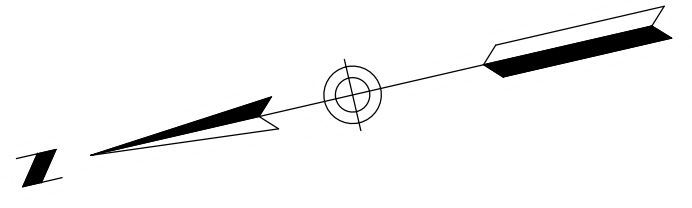


NOTES:

1. DIG PLANTING HOLE 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
3. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
4. IF B&B PLANT, REMOVE BURLAP FROM THE TOP 12 INCHES OF THE ROOTBALL WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
5. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
6. PLACE BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 2 INCHES.

SHRUB PLANTING:

NOT TO SCALE



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PE SEAL:

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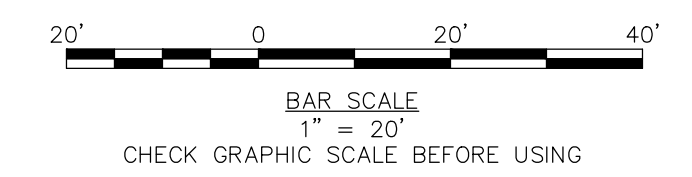
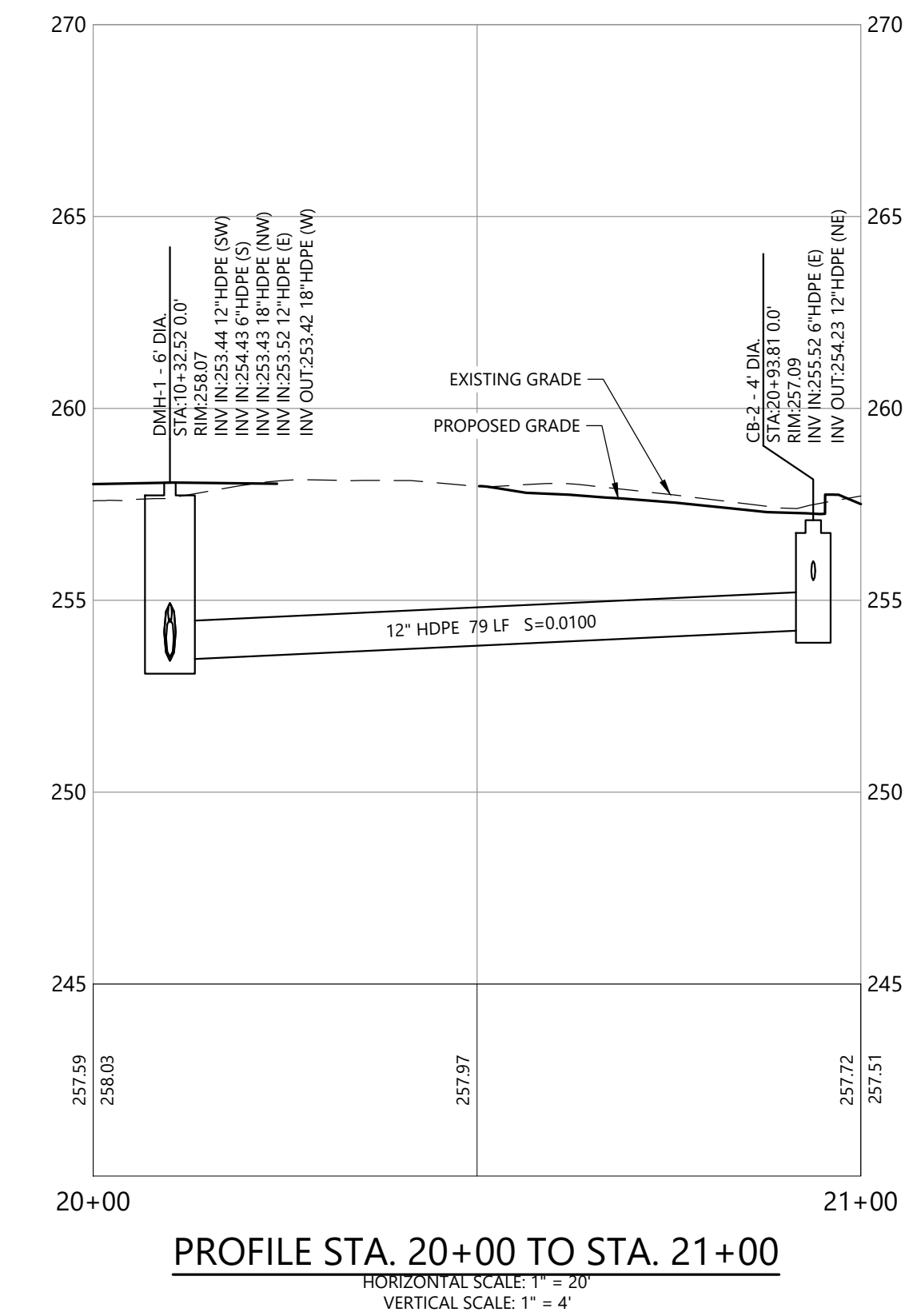
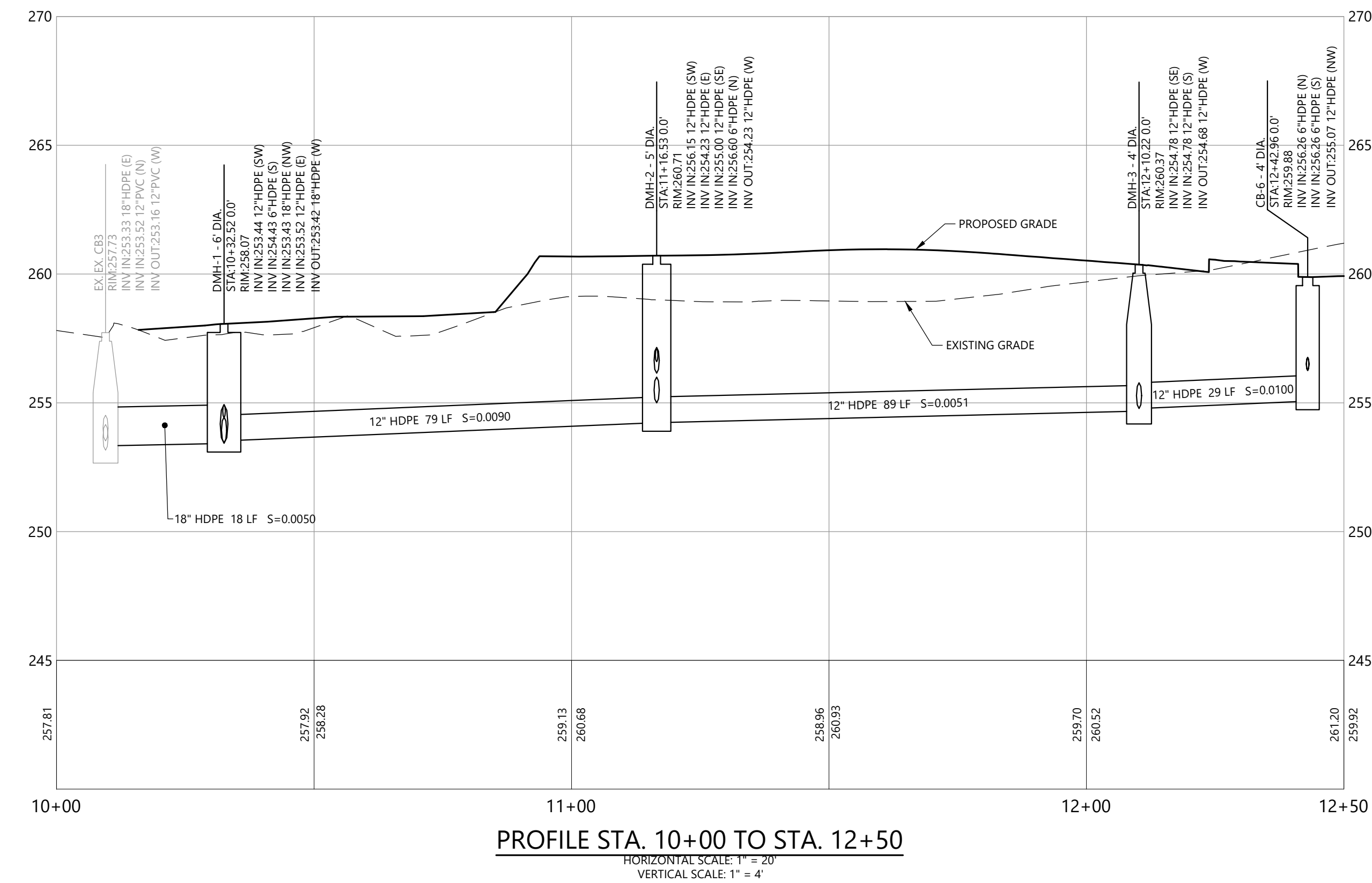
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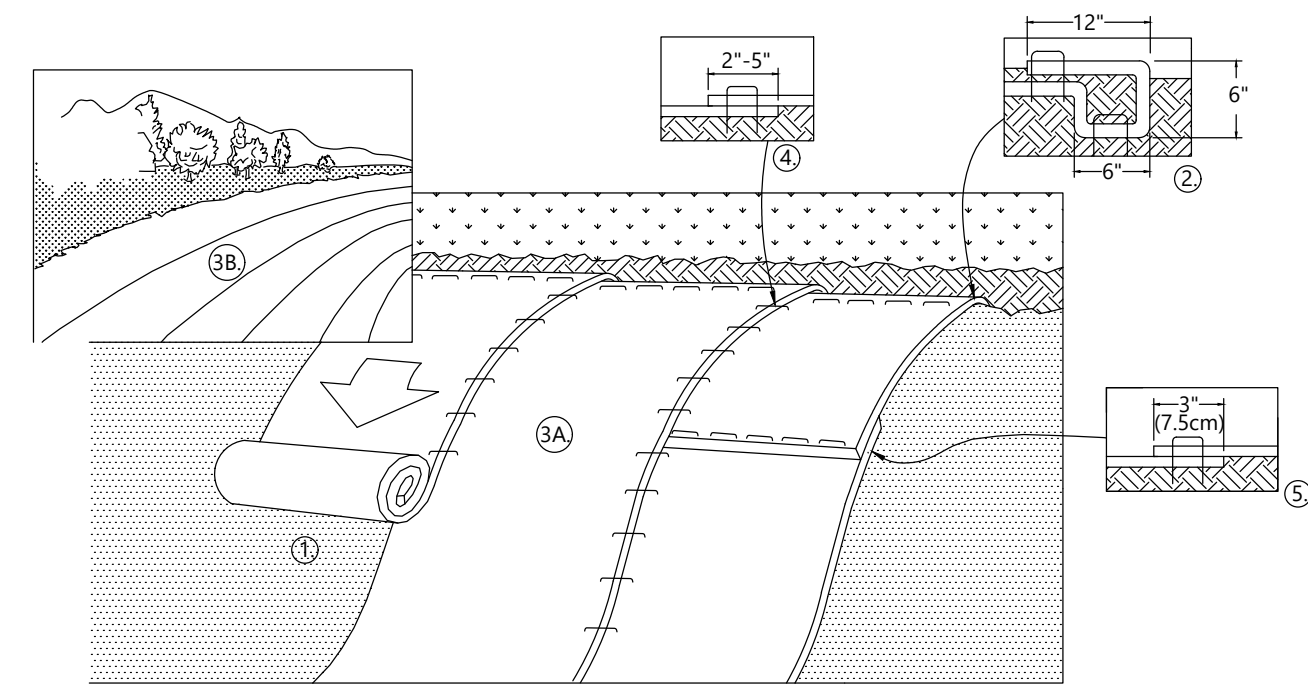
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DATE:	JANUARY 2025
SCALE:	AS NOTED
DESIGNED BY:	RA
DRAWN BY:	JBC
CHECKED BY:	CGS
FILENAME:	233981.13 C-0-104.dwg

DRAWING TITLE:
**CIVIL
STORM DRAIN PROFILE**

DRAWING NO.

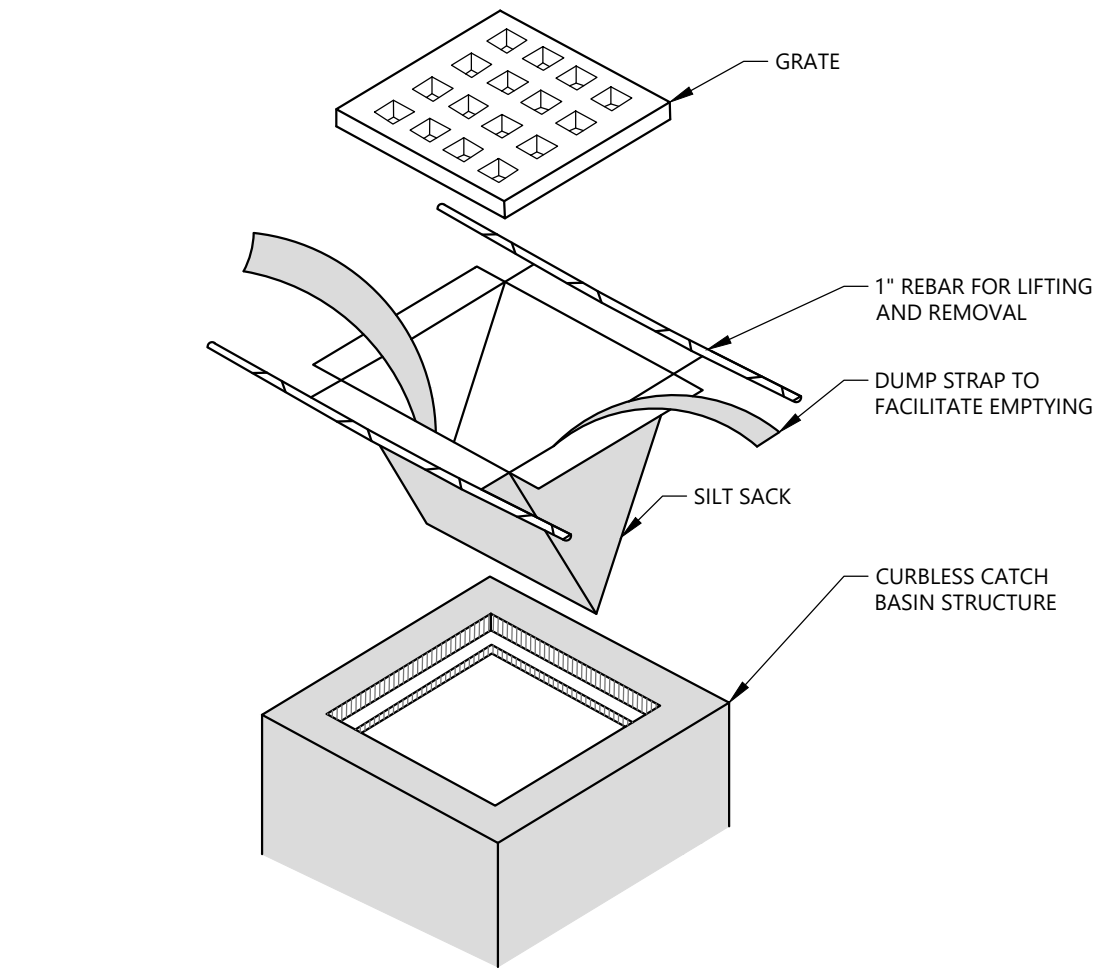
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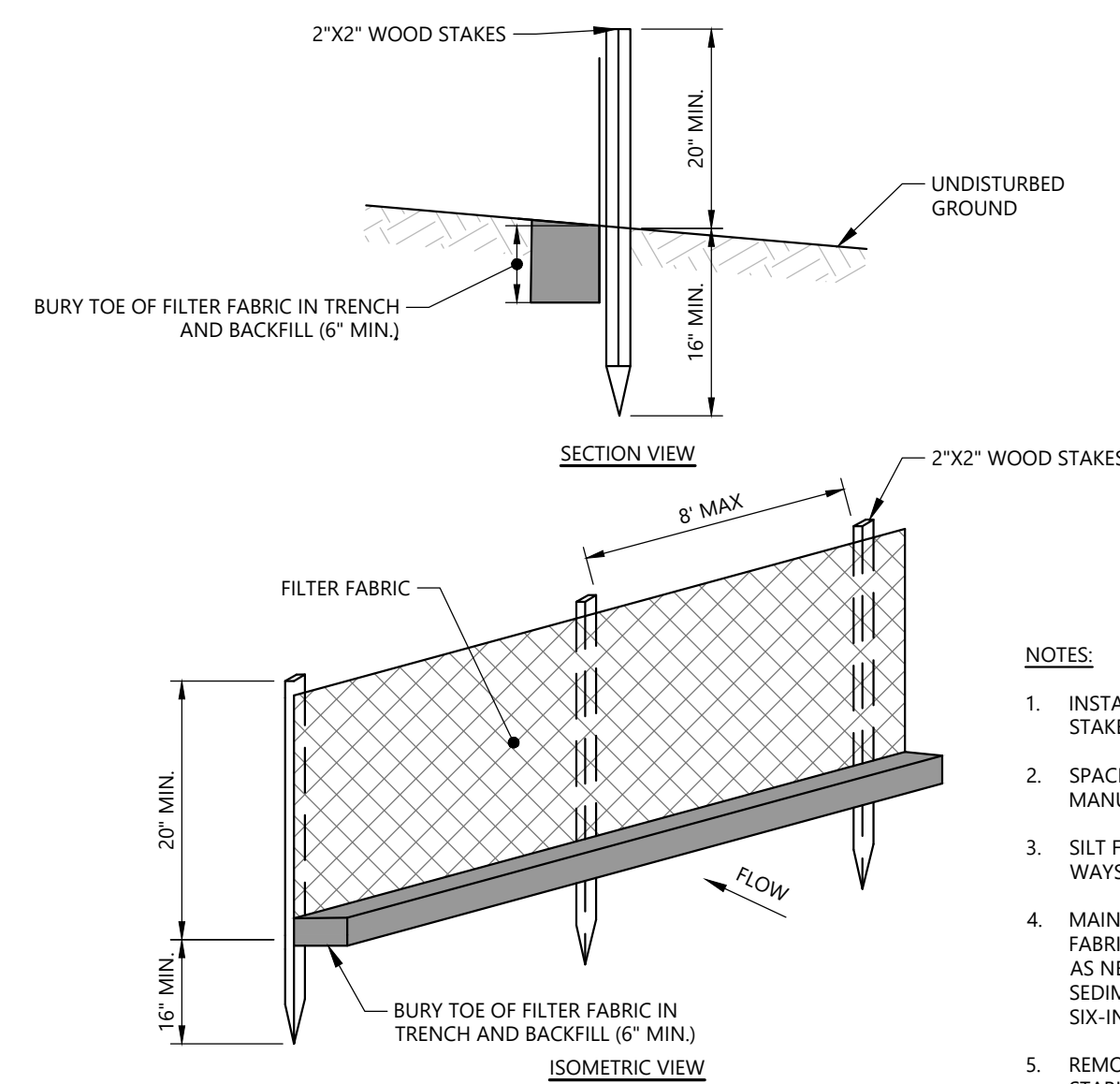
- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED AS WELL AS REMOVING ANY PROTRUDING ROCKS, STUMPS OR ROOTS. DURING THE GROWING SEASON (APRIL 15- SEPTEMBER 15) USE RECP'S ON THE BASE OF GRASSED WATERWAYS. SOIL SLOPES HAVING A GRADE GREATER THAN 15%, OR ANYWHERE WHERE HAY MULCH HAS PROVEN TO BE INEFFECTIVE AT CONTROLLING SHEET EROSION. RECP'S ARE A MANUFACTURED COMBINATION OF MULCH AND NETTING DESIGNED TO PREVENT EROSION AND RETAIN SOIL MOISTURE. FOR OVER WINTER PROTECTION, APPLY RECP'S ON THE BASE AND SIDE SLOPES OF GRASSED WATERWAYS AND ON SLOPES STEEPER THAN AN 8% GRADE.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
- ROLL THE RECP'S (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" - 5" OVERLAP DEPENDING ON RECP'S TYPE.
- CONSECUTIVE RECP'S SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP'S WIDTH. NOTE: "IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.
- UNTIL GRASS IS ABUNDANT, INSPECT PERIODICALLY AND AFTER EACH RAINSTORM TO CHECK FOR EROSION. IMMEDIATELY REPAIR AND ADD MORE MULCH UNTIL GRASSES ARE FIRMLY ESTABLISHED. DO NOT MOW THE FIRST YEAR.

1 ROLLED EROSION CONTROL MATTING
SCALE: NOT TO SCALE



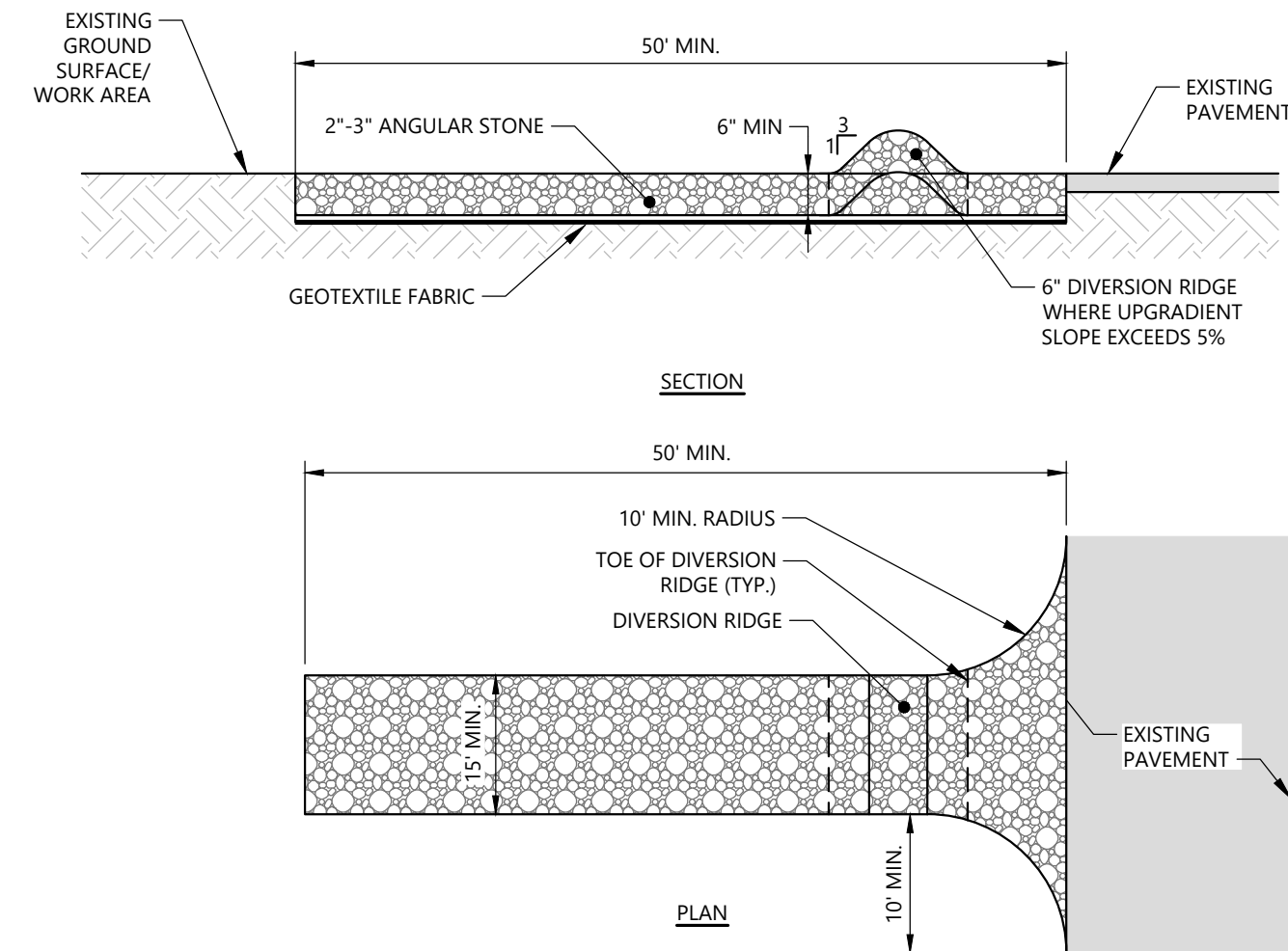
- NOTES:**
- INSTALL SILTSACK PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
 - EMPTY OR REMOVE SEDIMENT FROM SILTSACK WHEN RESTRAINT CORD IS NO LONGER VISIBLE. CLEAN, RINSE, AND REPLACE AS NEEDED.
 - SILT SACKS TO BE INSTALLED WHEN THE POTENTIAL FOR SEDIMENT TO ENTER EXISTING & PROPOSED BASINS EXISTS.

4 INLET PROTECTION
SCALE: NOT TO SCALE



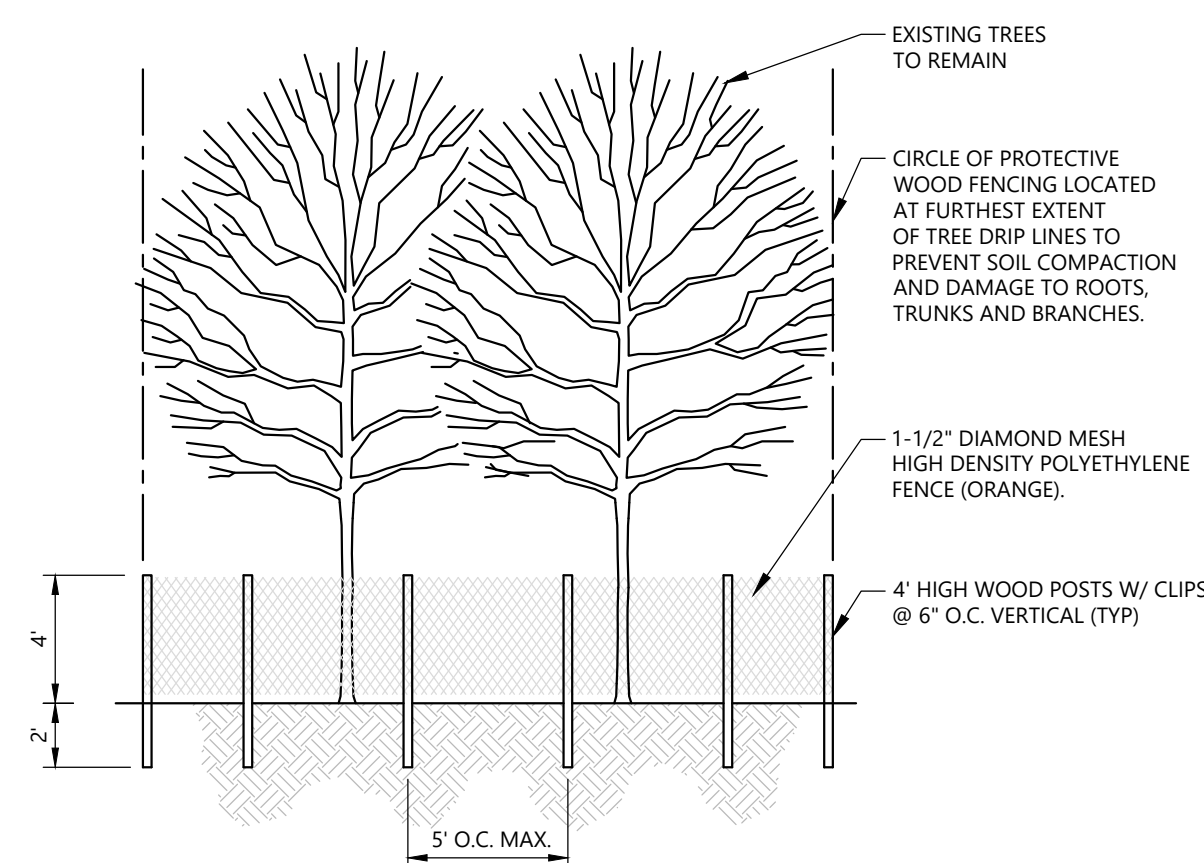
- NOTES:**
- INSTALL FABRIC ON UPHILL SIDE OF WOOD STAKES.
 - SPACING BETWEEN WOOD STAKES PER MANUFACTURER'S RECOMMENDATION.
 - SILT FENCE WILL NOT BE USED IN DRAINAGE WAYS.
 - MAINTENANCE: INSPECT FOR TEARS IN THE FABRIC OR DAMAGE TO SUPPORTS. REPAIR AS NECESSARY. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES A DEPTH OF SIX-INCHES OR MORE.
 - REMOVAL: WHEN UPSLOPE AREAS ARE STABILIZED, THE STRUCTURE AND ANY ACCUMULATED SEDIMENT WILL BE REMOVED.

7 SILT FENCE
SCALE: NOT TO SCALE



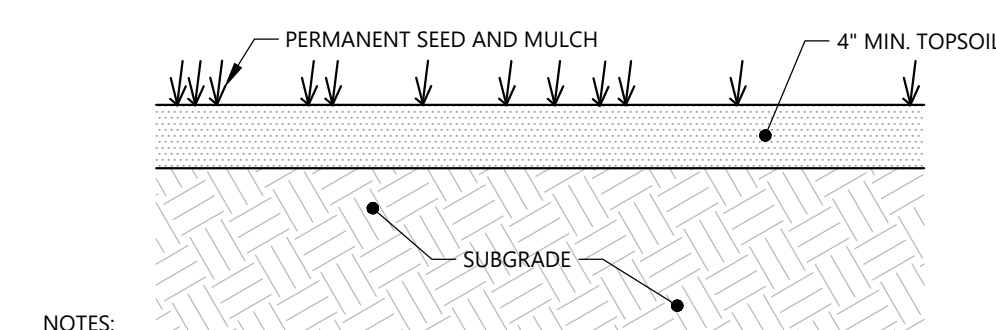
- NOTES:**
- GRADE TOWARDS SEDIMENT BARRIER WHEN NECESSARY TO MANAGE FLOW.
 - INCREASE MINIMUM LENGTH TO 100' WHERE TRACKED SEDIMENTS CONTAIN LESS THAN 80% SAND OR AS NECESSARY FOR HEAVY CONSTRUCTION.

2 STABILIZED CONSTRUCTION ENTRANCE
SCALE: NOT TO SCALE



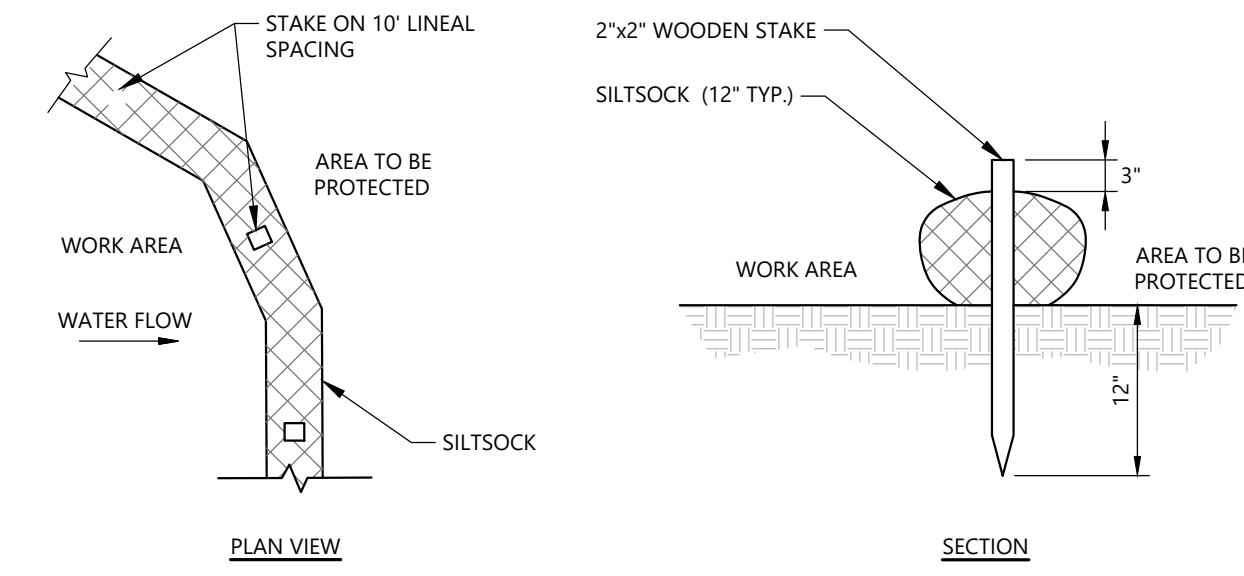
- NOTES:**
- LOCATE FENCING AS SHOWN ON PLANS.
 - NO MATERIAL OR EQUIPMENT SHALL BE STORED OR STOCKPILED WITHIN THE AREA SURROUNDED BY TREE PROTECTION FENCING.
 - FENCE MUST REMAIN AND BE MAINTAINED THROUGHOUT CONSTRUCTION OR ANY OTHER ACTIVITY THAT MAY AFFECT TREES.

5 TREE PROTECTION
SCALE: NOT TO SCALE



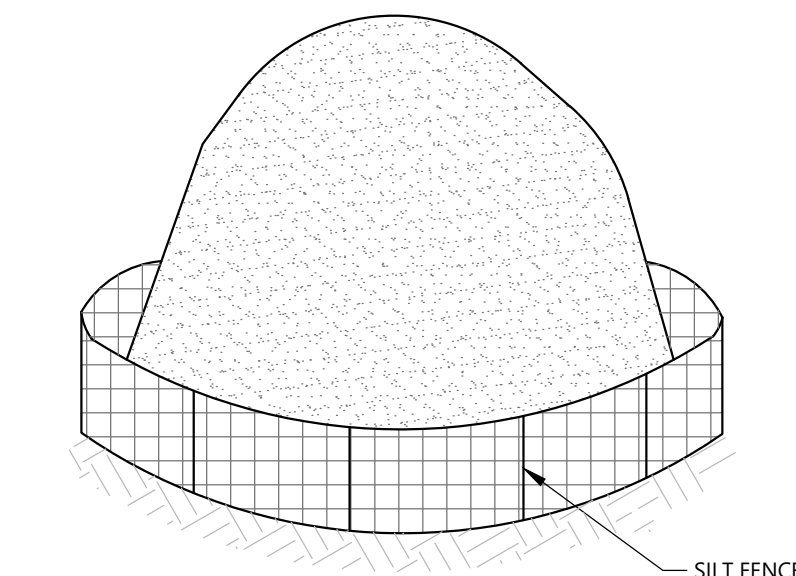
- NOTES:**
- AVOID COMPACTION, UNLESS OTHERWISE NOTED ON PLANS.
 - TOPSOIL SHALL BE FERTILE, FRIABLE, TYPICAL OF PRODUCT SOILS IN THE SURROUNDING AREA AND SHALL CONTAIN BETWEEN 5% AND 20% ORGANIC MATTER.
 - TOPSOIL SHALL HAVE A MAXIMUM STONE SIZE OF 1" AND SHALL CONFORM TO THE FOLLOWING GRADATION:
- | SIEVE | % PASSING |
|---------|-----------|
| NO. 4 | 100 |
| NO. 40 | 85-100 |
| NO. 100 | 60-85 |
| NO. 200 | 38-60 |
| | 28-40 |
- TOPSOIL SHALL NOT BE DISTRIBUTED OVER PARTLY OR FULLY FROZEN, MUDDY, SNOWY, ICY OR EXCESSIVELY WET SURFACES.
 - SOD AND SEED MIXTURE(S) SHALL BE APPROPRIATE FOR GROWING SEASON, CLIMATE AND SOIL CONDITIONS, AND SURFACE USAGE. REFER TO STATE GUIDELINES.
 - SEED SHALL BE APPLIED AT RATES RECOMMENDED BY STATE GUIDELINES.
 - APPLY MULCH OVER SEEDED AREAS IN ACCORDANCE WITH STATE GUIDELINES.
 - SODDING SHALL BE INSTALLED IN ACCORDANCE WITH SUPPLIER'S GUIDELINES. AT A MINIMUM, LAY SOD IN STAGGERED ROWS OVER DAMPENED AND LOOSENED/SCARIFIED TOPSOIL. PLACE STRIPS PERPENDICULAR TO THE DIRECTION OF FLOW. ON SLOPES, ANCHOR SOD TO HOLD IN PLACE UNTIL SECURED BY PLANT GROWTH.
 - INSTALL AND/OR REPAIR EROSION AND SEDIMENT CONTROL MEASURES BEFORE LAYING TOPSOIL. MAINTAIN EROSION CONTROL MEASURES DURING TOPSOILING.
 - MAXIMUM SLOPE TOPSOIL CAN BE USED IS 2:1.

8 TOPSOIL RESTORATION
SCALE: NOT TO SCALE



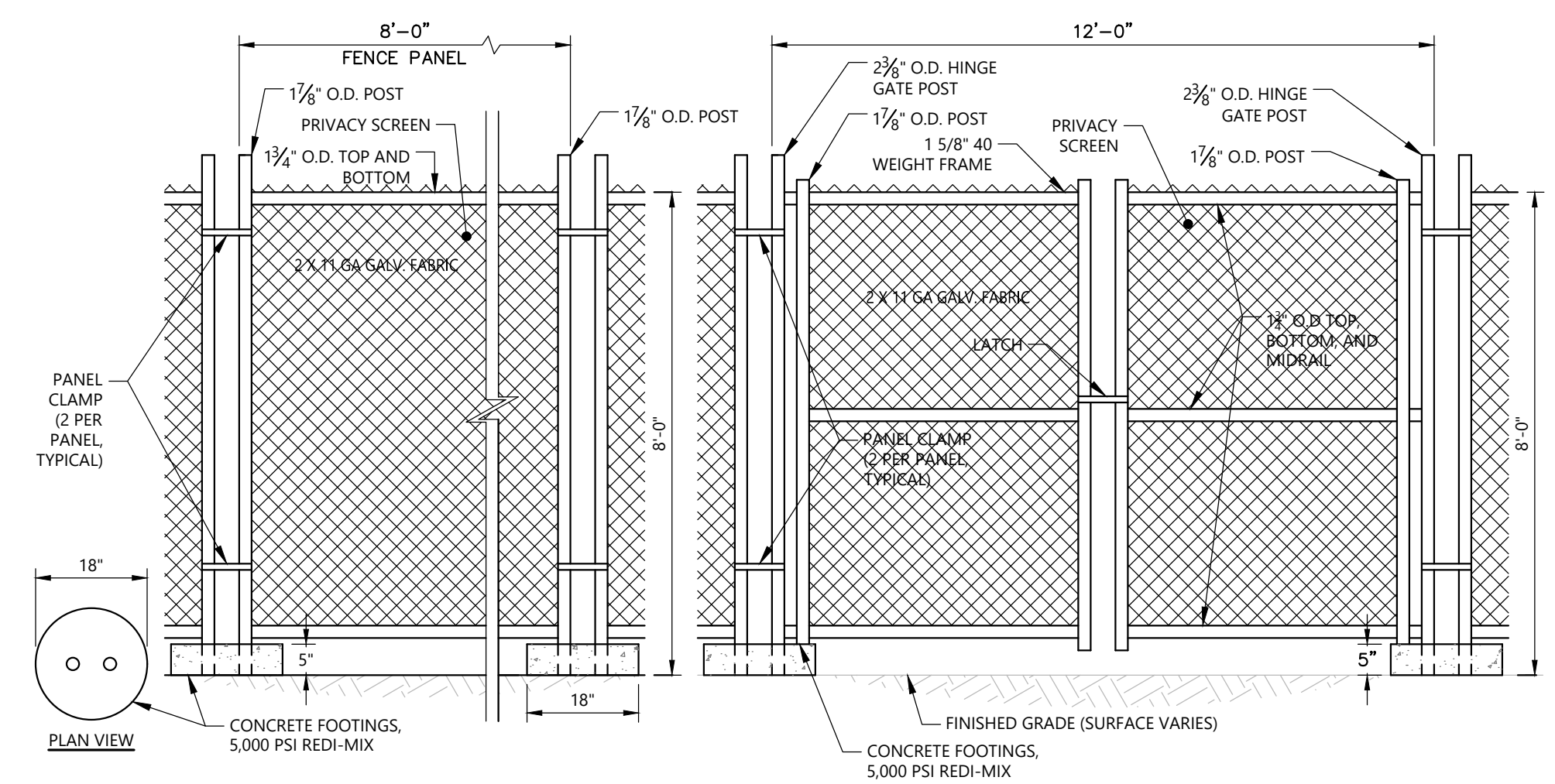
- NOTE:**
- WHEN STAKING IS NOT POSSIBLE, HEAVY CONCRETE BLOCKS SHALL BE USED BEHIND THE SEDIMENT CONTROL TO HELP STABILIZE DURING RAINFALL/RUNOFF EVENTS.

3 SEDIMENT FILTER TUBE
SCALE: NOT TO SCALE



- NOTES:**
- STOCKPILES SHALL BE SURROUNDED BY SILT FENCE.
 - STOCKPILES SHALL HAVE A MAXIMUM 2:1 (H:V) SIDE SLOPE.
 - REPAIR OR REPLACE DAMAGED SILT FENCE DUE TO CONSTRUCTION ACTIVITIES OR STOCKPILE MITIGATION.
 - THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION MANAGEMENT PLAN DETAILING THEIR LAYDOWN STAGING, SITE ACCESS PLAN, AND SITE SECURITY FOR REVIEW AND APPROVAL OF THE ENGINEER AND CITY OF AUBURN PRIOR TO MOBILIZING ON SITE.
 - HANDLING OF SOIL SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL MATERIALS MANAGEMENT PLAN PREPARED BY WOODARD & CURRAN, INC. DATED FEBRUARY 9, 2024.

6 TEMPORARY SOIL STOCKPILE
SCALE: NOT TO SCALE



- NOTES:**
- CONTRACTOR SHALL PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
 - CONTRACTOR SHALL INSTALL GREEN PRIVACY SCREENING FABRIC OR APPROVED EQUAL AROUND THE PERIMETER OF THE TEMPORARY CONSTRUCTION FENCING.
 - PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SAMPLES OF THE PRIVACY SCREENING TO THE ENGINEER FOR REVIEW AND APPROVAL.

9 TEMPORARY CHAIN LINK CONSTRUCTION FENCE
SCALE: NOT TO SCALE

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REV: MM/DD/YY DESCRIPTION

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CLIENT INFO:
CITY OF AUBURN
180 SOUTH MAIN STREET
AUBURN, MAINE 04210
AUBURN ENGINE 2

REV	MM/DD/YY	DESCRIPTION

JOB NO: 233981.13
DATE: DECEMBER 2024
SCALE: AS NOTED
DESIGNED BY: RA
DRAWN BY: MB
CHECKED BY: CGS
FILENAME: 233981.13 C-99-90X.dwg

DRAWING TITLE:
**CIVIL
DETAILS - 1**

DRAWING NO:
C-99-901



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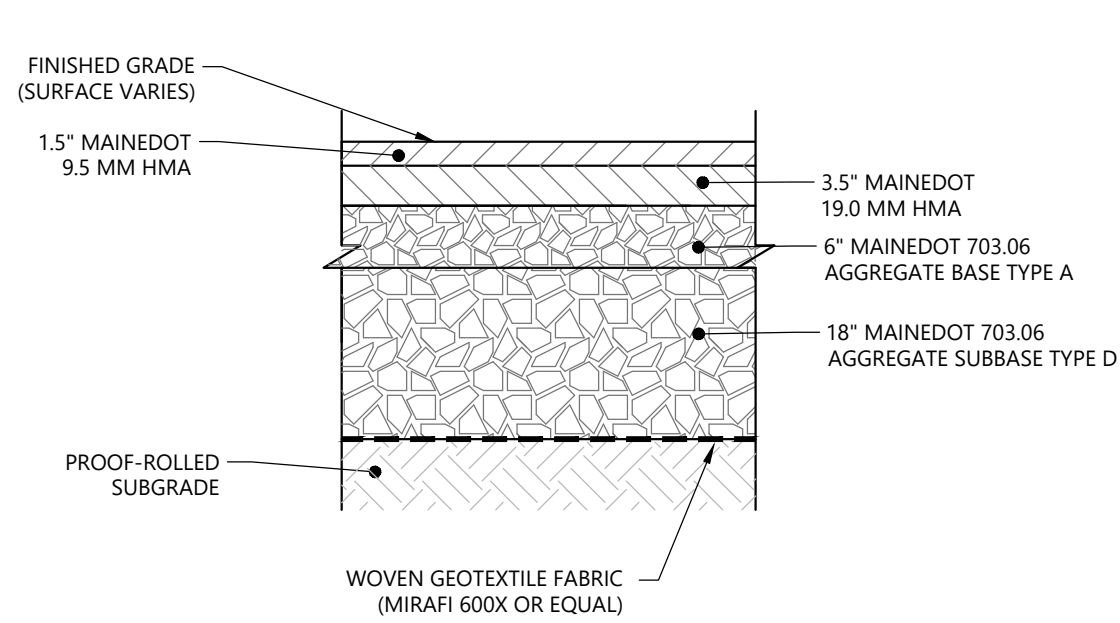
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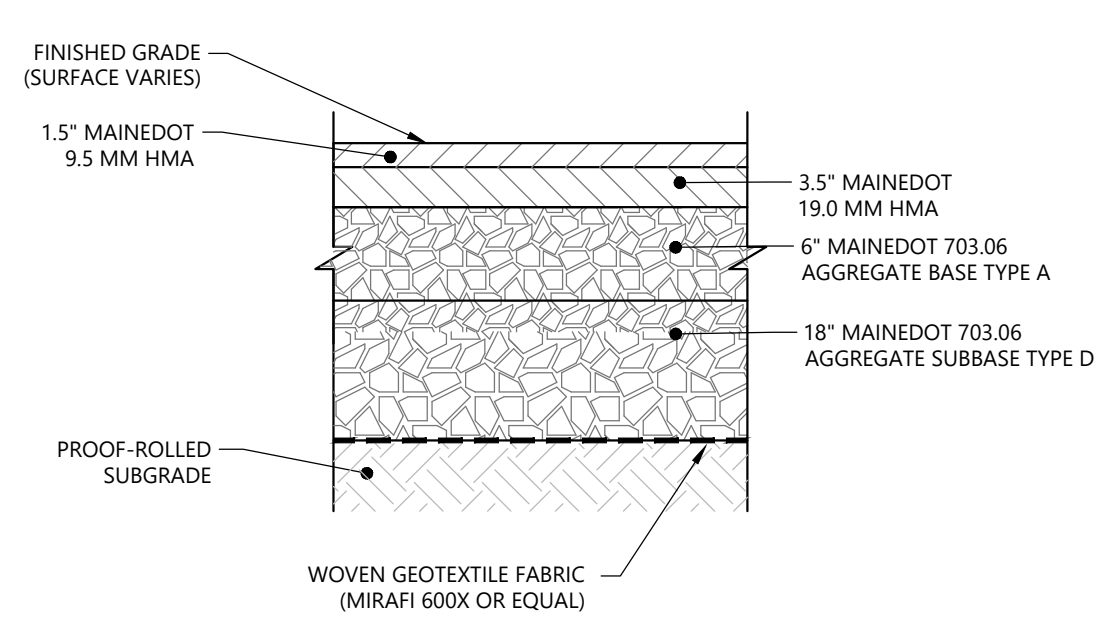
Salas O'Brien

context
ARCHITECTURE

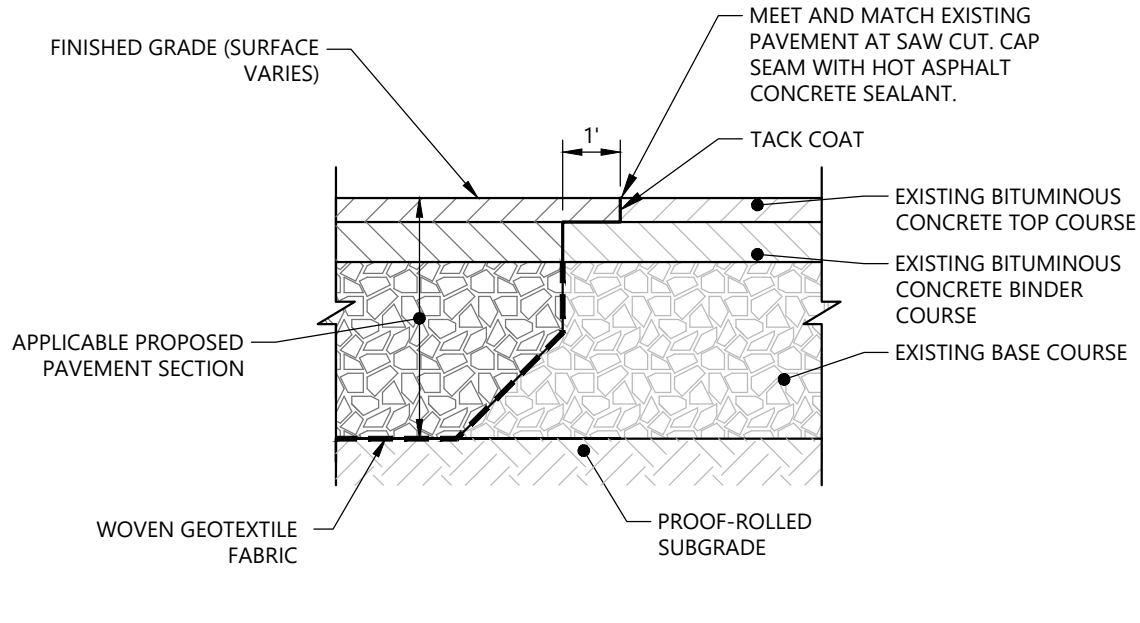
Thornton Tomasetti



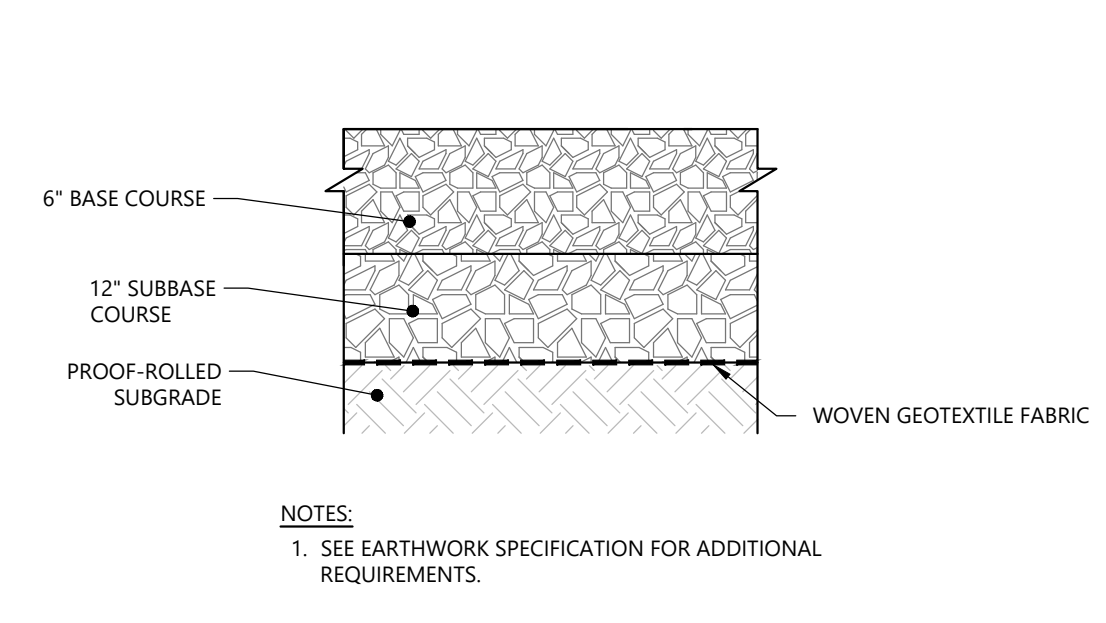
10 HEAVY DUTY ASPHALT
SCALE: NOT TO SCALE



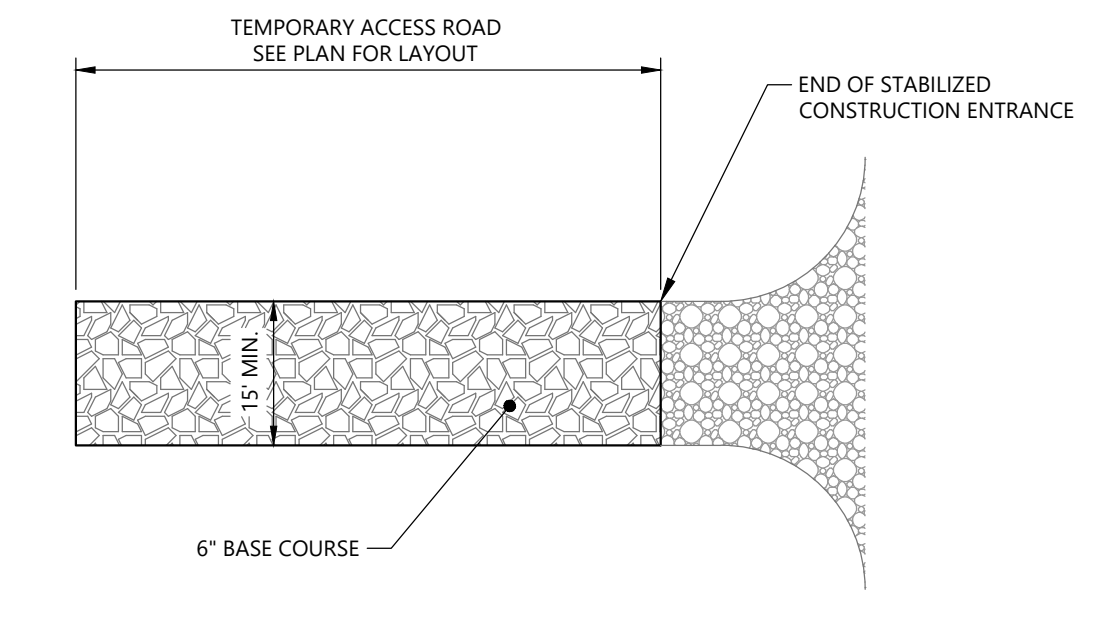
11 STANDARD DUTY ASPHALT
SCALE: NOT TO SCALE



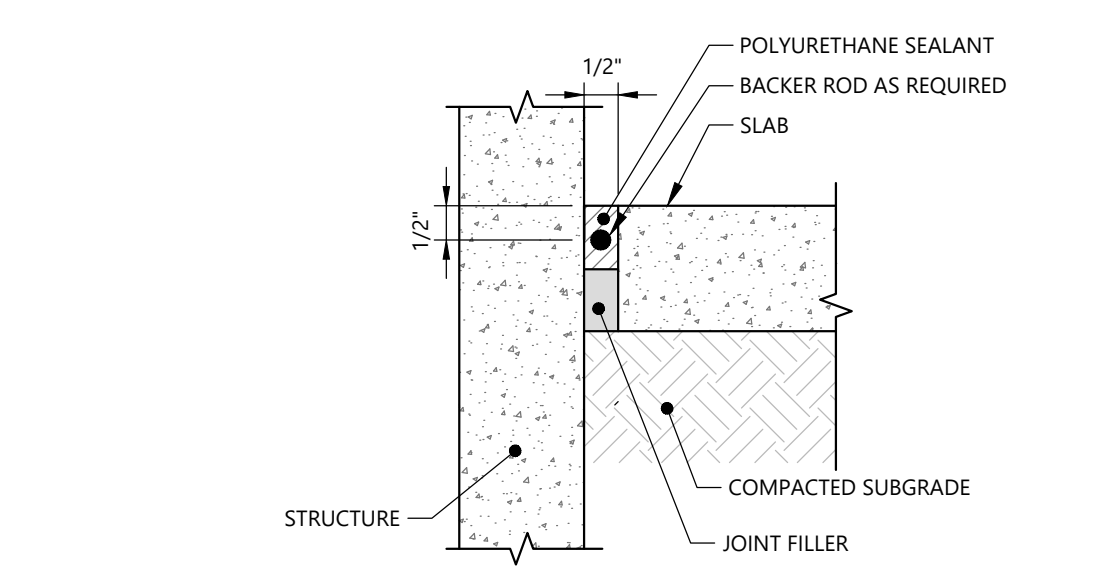
12 PAVEMENT REPLACEMENT AT SAWCUT LINE
SCALE: NOT TO SCALE



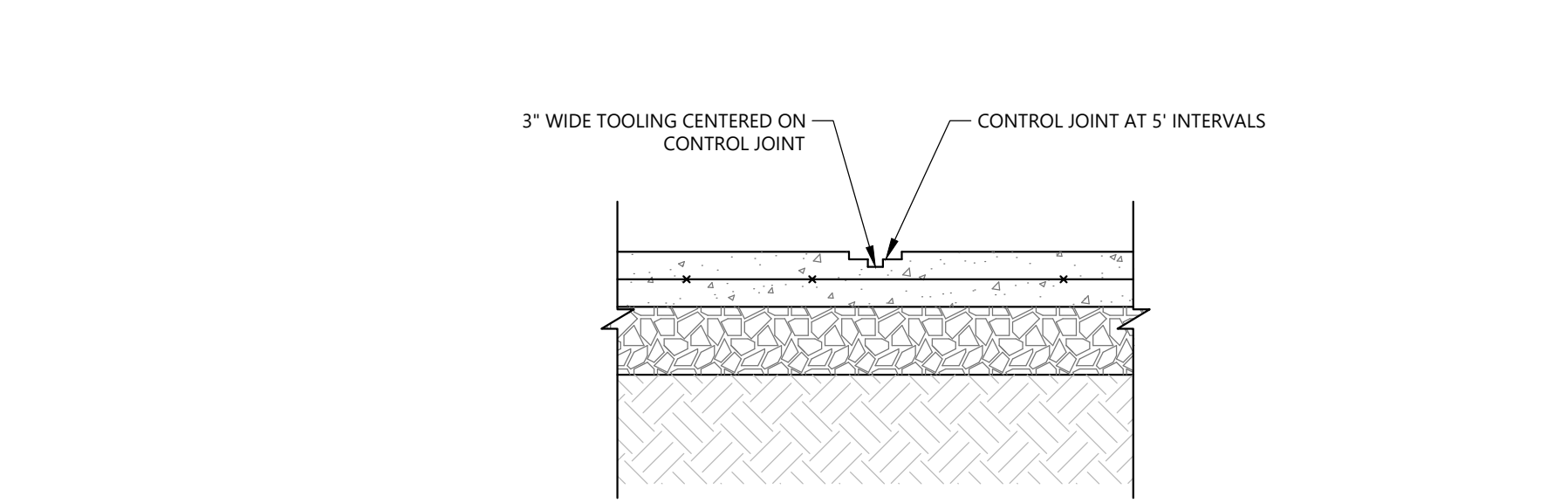
13 GRAVEL SURFACING
SCALE: NOT TO SCALE



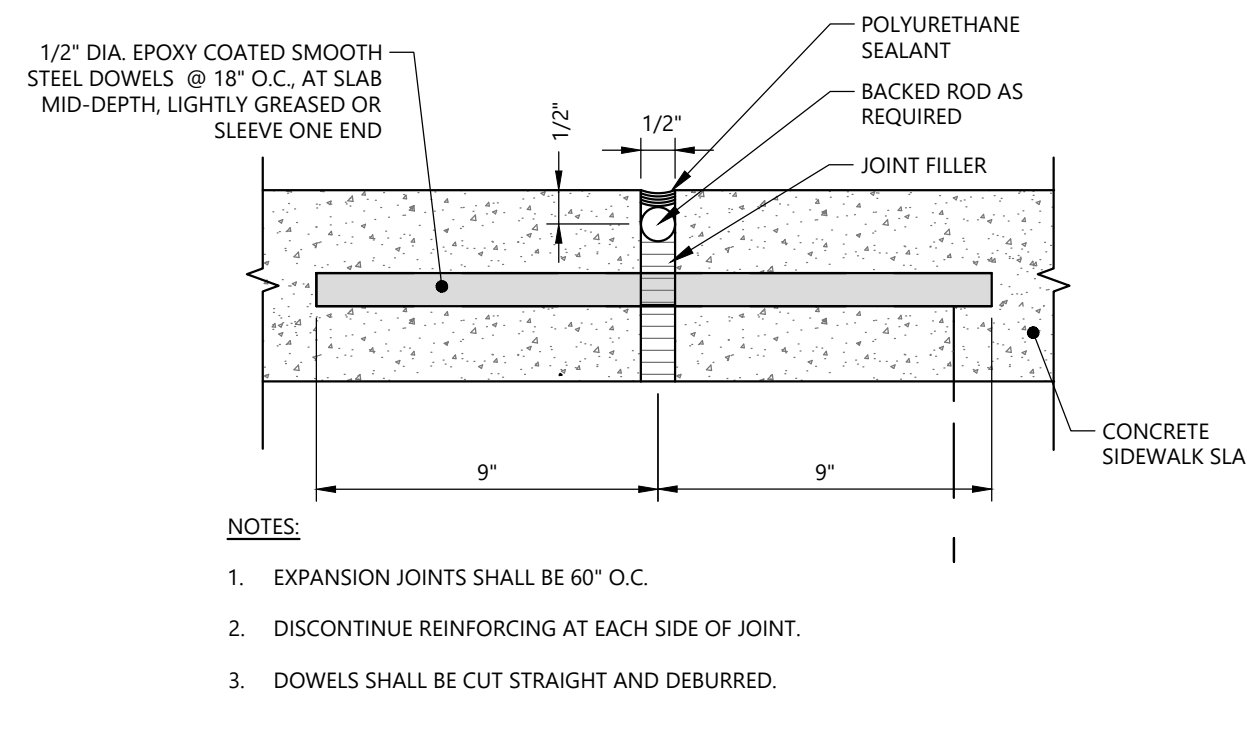
14 TEMPORARY ACCESS ROAD
SCALE: NOT TO SCALE



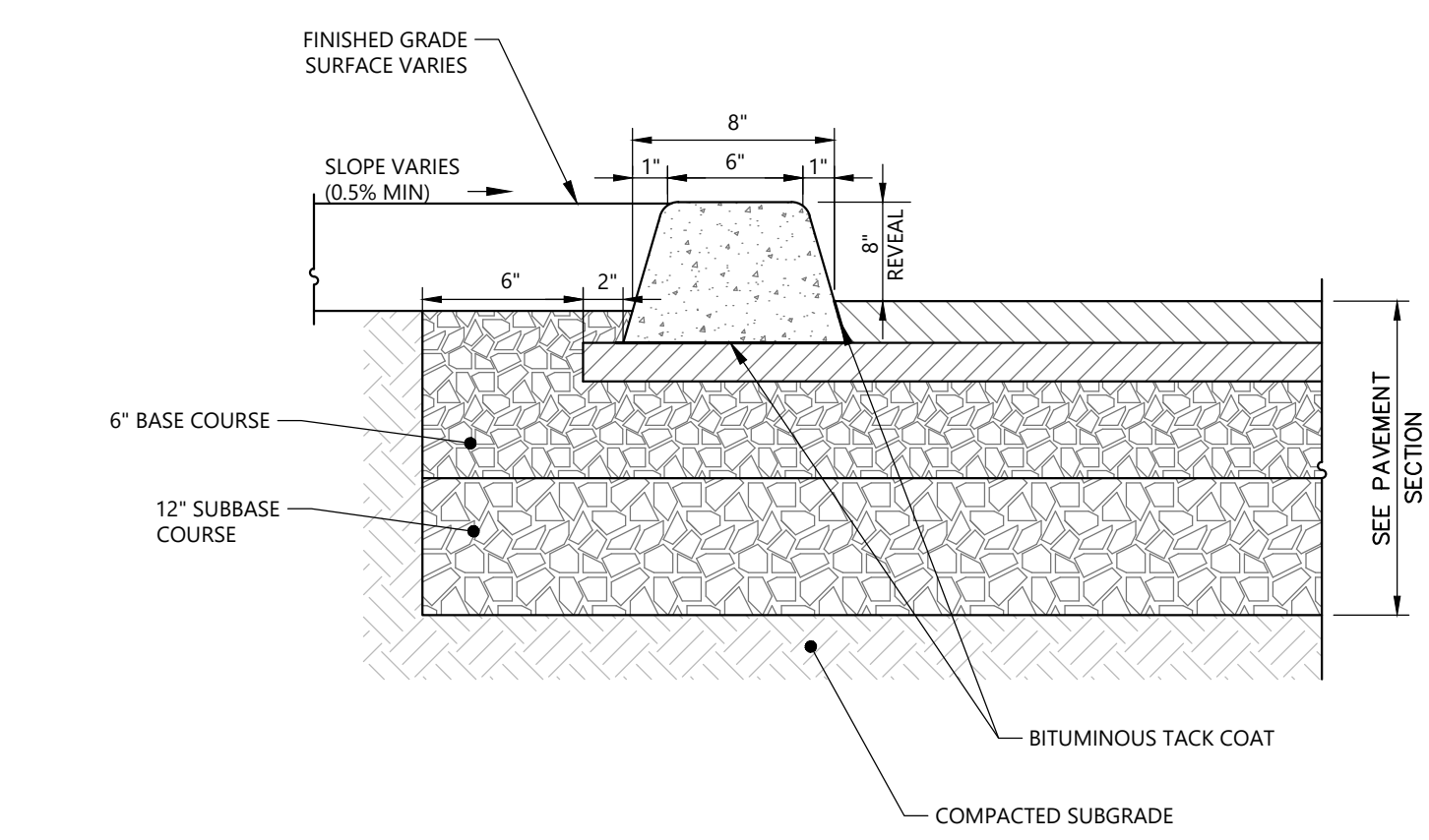
15 SLAB ISOLATION JOINT
SCALE: NOT TO SCALE



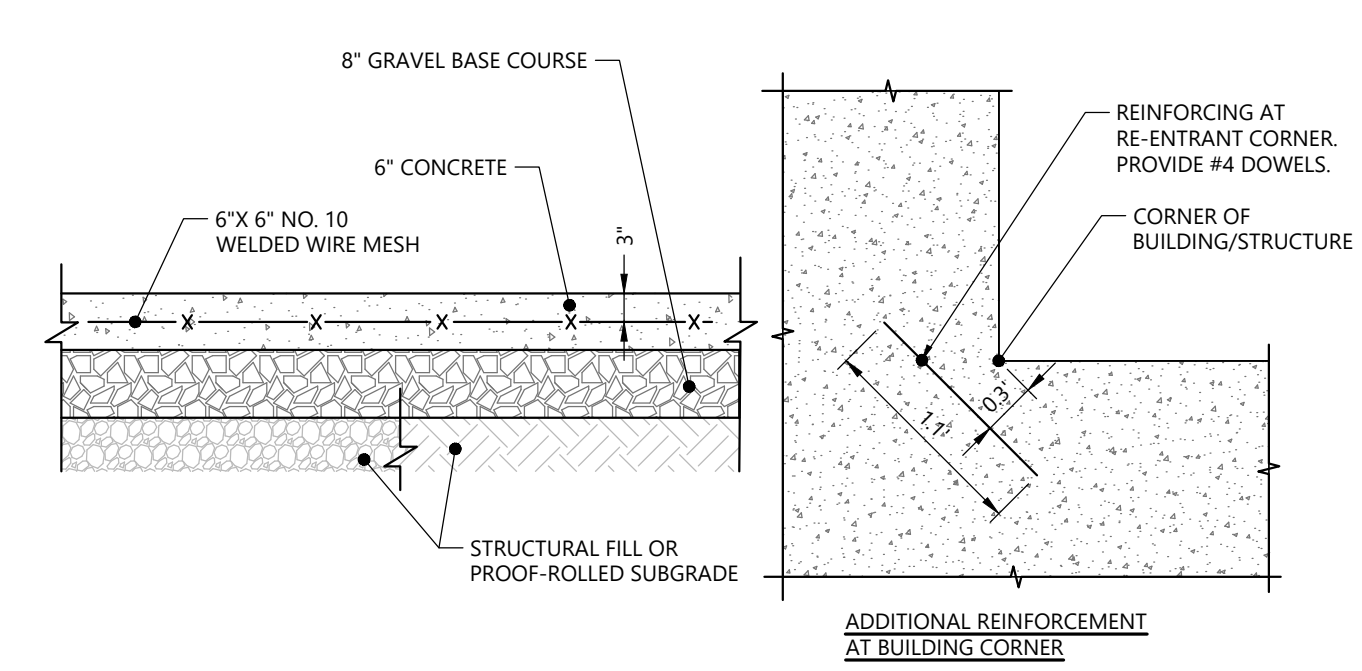
16 SIDEWALK CONTROL JOINT
SCALE: NOT TO SCALE



17 CONCRETE SIDEWALK EXPANSION JOINT
SCALE: NOT TO SCALE

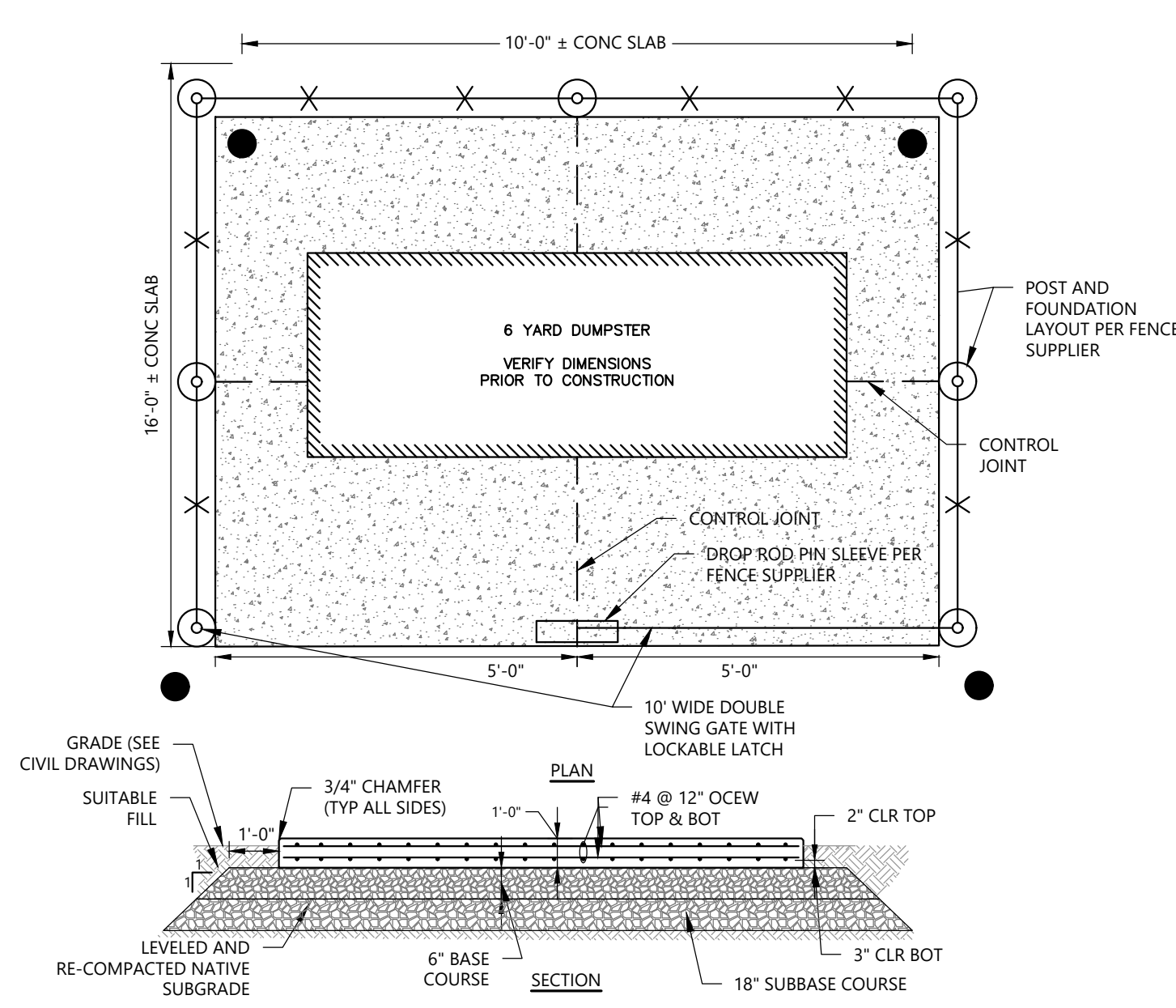


18 SLIPFORM CONCRETE CURB
SCALE: NOT TO SCALE

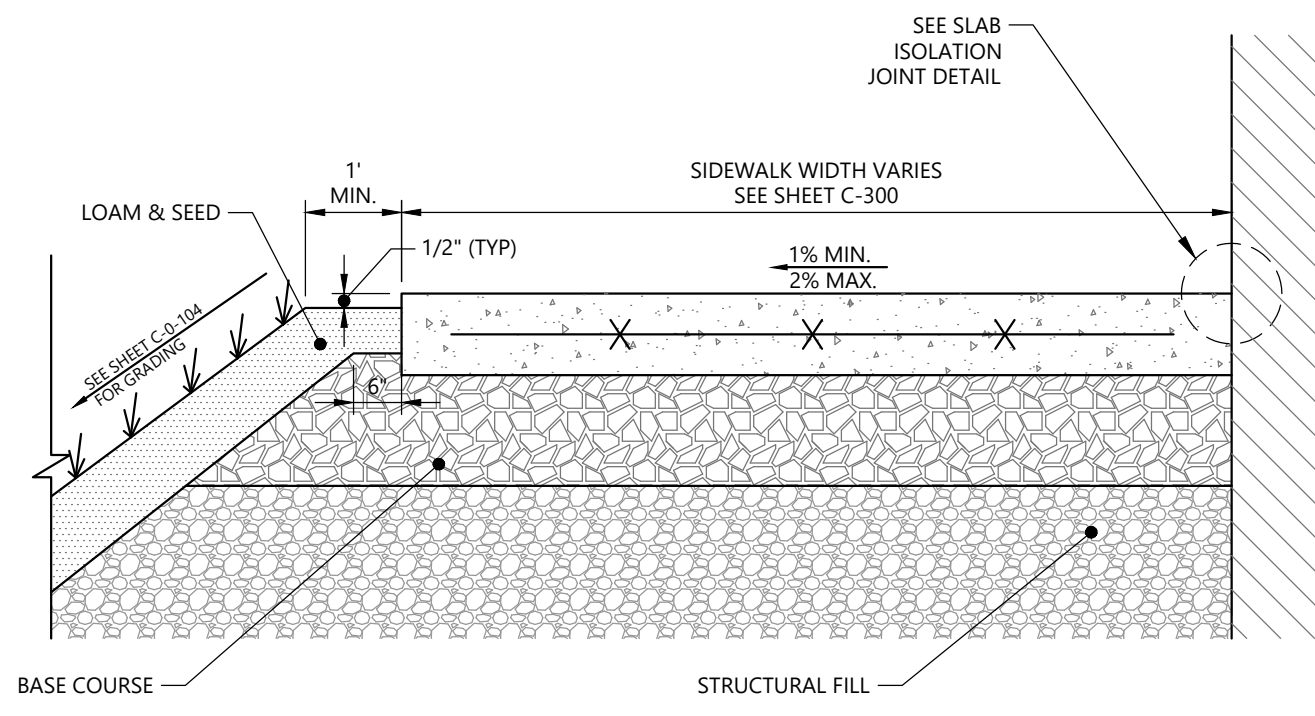


- NOTES:**
- SEE PLANS FOR PROPOSED CONCRETE SIDEWALK LIMITS.
 - SEE GENERAL NOTES FOR MATERIAL REQUIREMENTS.
 - SAWCUT CONTROL JOINTS TO 1/4 OF SLAB THICKNESS AT 5'-0" ± O.C. OR AS INDICATED ON PLANS.
 - PLACE PRE-FORMED 1/2" EXPANSION JOINT AT 30' O.C. SPACING AND WHERE INDICATED ON PLANS.
 - 1/2" PRE-FORMED EXPANSION JOINT SHALL BE INSTALLED AT ALL INTERSECTIONS OF BUILDING, WALKS, UTILITY PENETRATIONS, AND ANY OTHER FIXED STRUCTURE.
 - LOCATE CONTROL JOINTS AS NOTED ON PLAN. MAKE ADJUSTMENTS AS NECESSARY PER APPROVAL OF EOR.

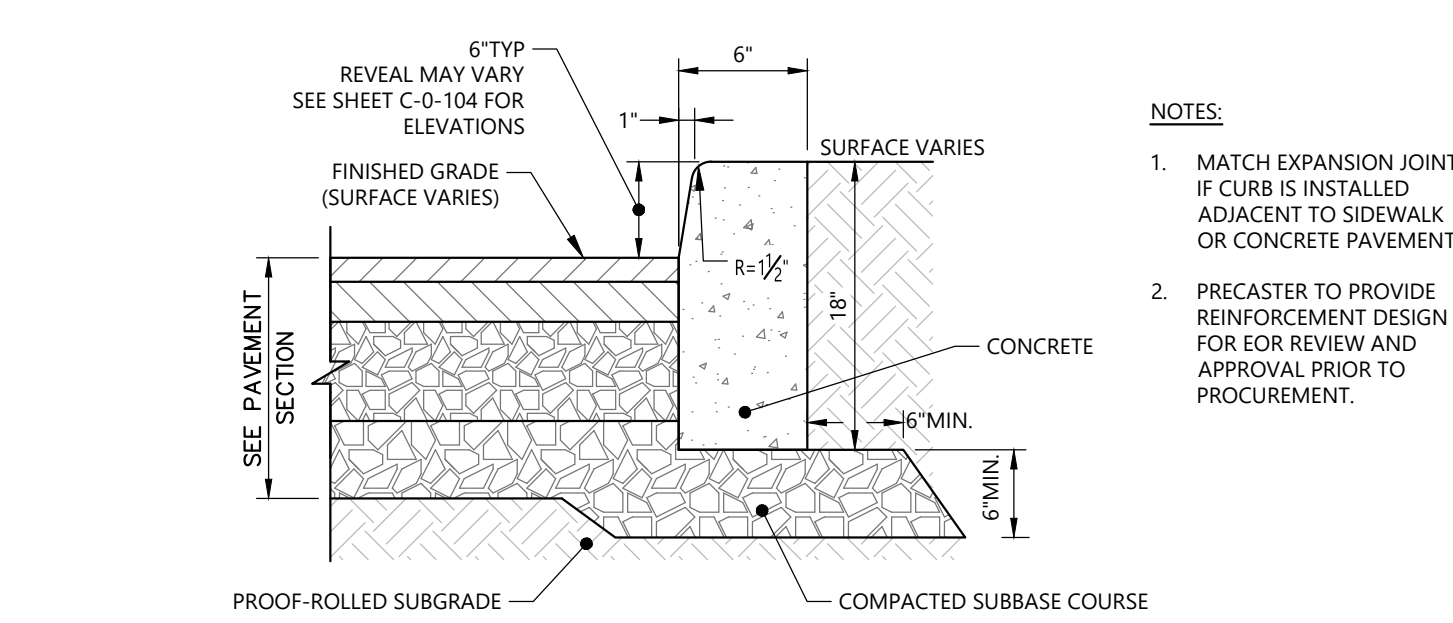
19 CONCRETE SIDEWALK
SCALE: NOT TO SCALE



20 CONCRETE DUMPSTER PAD
SCALE: NOT TO SCALE



21 TYPICAL CONCRETE WALKWAY ADJACENT BUILDING DETAIL
SCALE: NOT TO SCALE



22 PRECAST CONCRETE CURB
SCALE: NOT TO SCALE

PER SEAL:

PERMIT DESIGN NOT FOR CONSTRUCTION

CLIENT INFO:

CITY OF AUBURN
180 SOUTH MAIN STREET
AUBURN, MAINE 04210

AUBURN ENGINE 2

REV	MM/DD/YY	DESCRIPTION

JOB NO: 233981.13
DATE: DECEMBER 2024
SCALE: AS NOTED
DESIGNED BY: RA
DRAWN BY: MB
CHECKED BY: CGS
FILENAME: 233981.13 C-99-90X.dwg

DRAWING TITLE:
CIVIL DETAILS - 2

DRAWING NO:
C-99-902

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PE SEAL:

**SITE PLAN REVIEW
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CLIENT INFO:

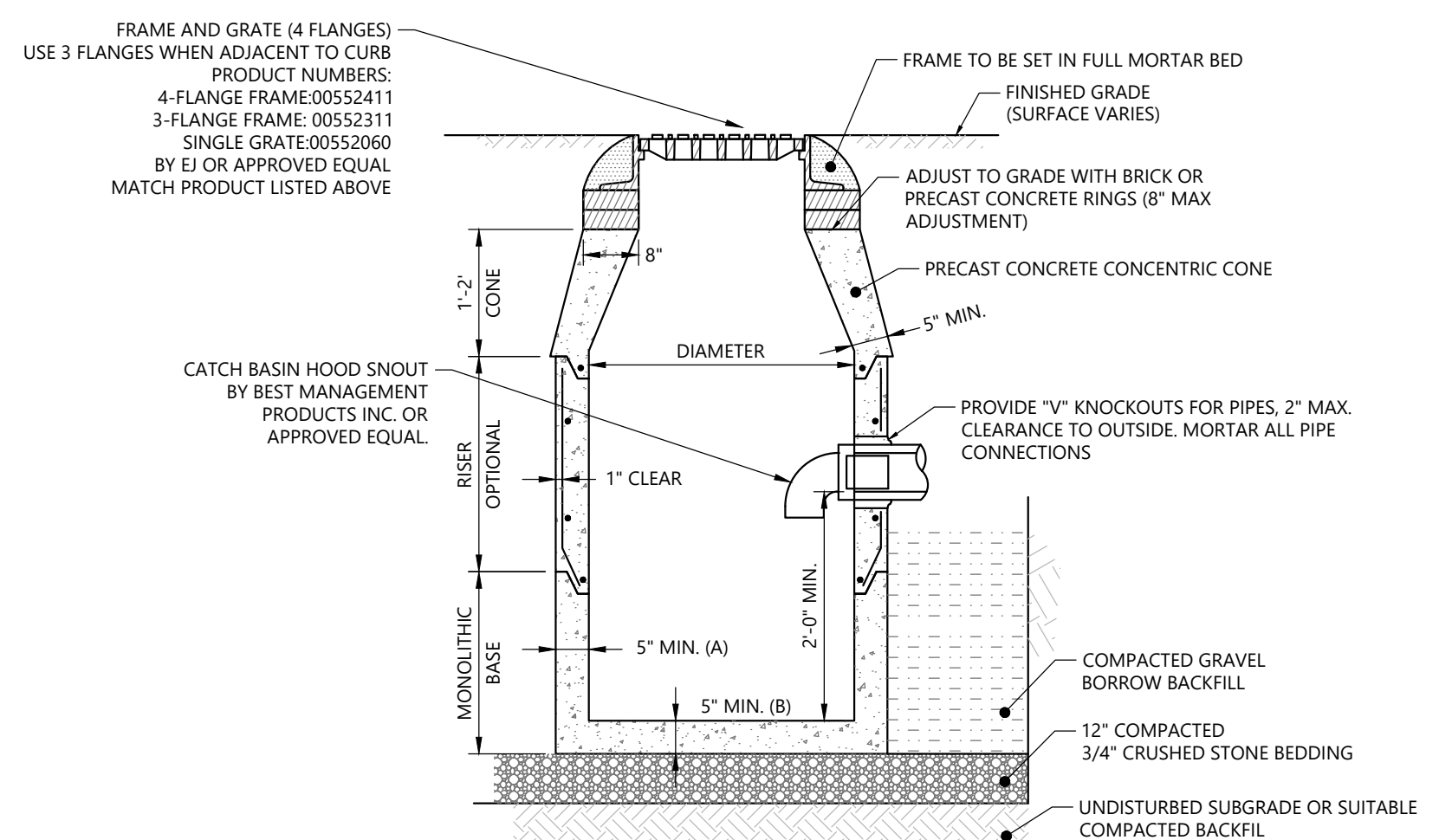
CITY OF AUBURN
180 SOUTH MAIN STREET
AUBURN, MAINE 04210
AUBURN ENGINE 2

REV	MM/DD/YY	DESCRIPTION
1	1/29/2025	RESPONSE TO CITY COMMENTS

JOB NO:	233981.13
DATE:	JANUARY 2025
SCALE:	AS NOTED
DESIGNED BY:	RA
DRAWN BY:	MB
CHECKED BY:	CGS
FILENAME:	233981.13 C-99-90X.dwg

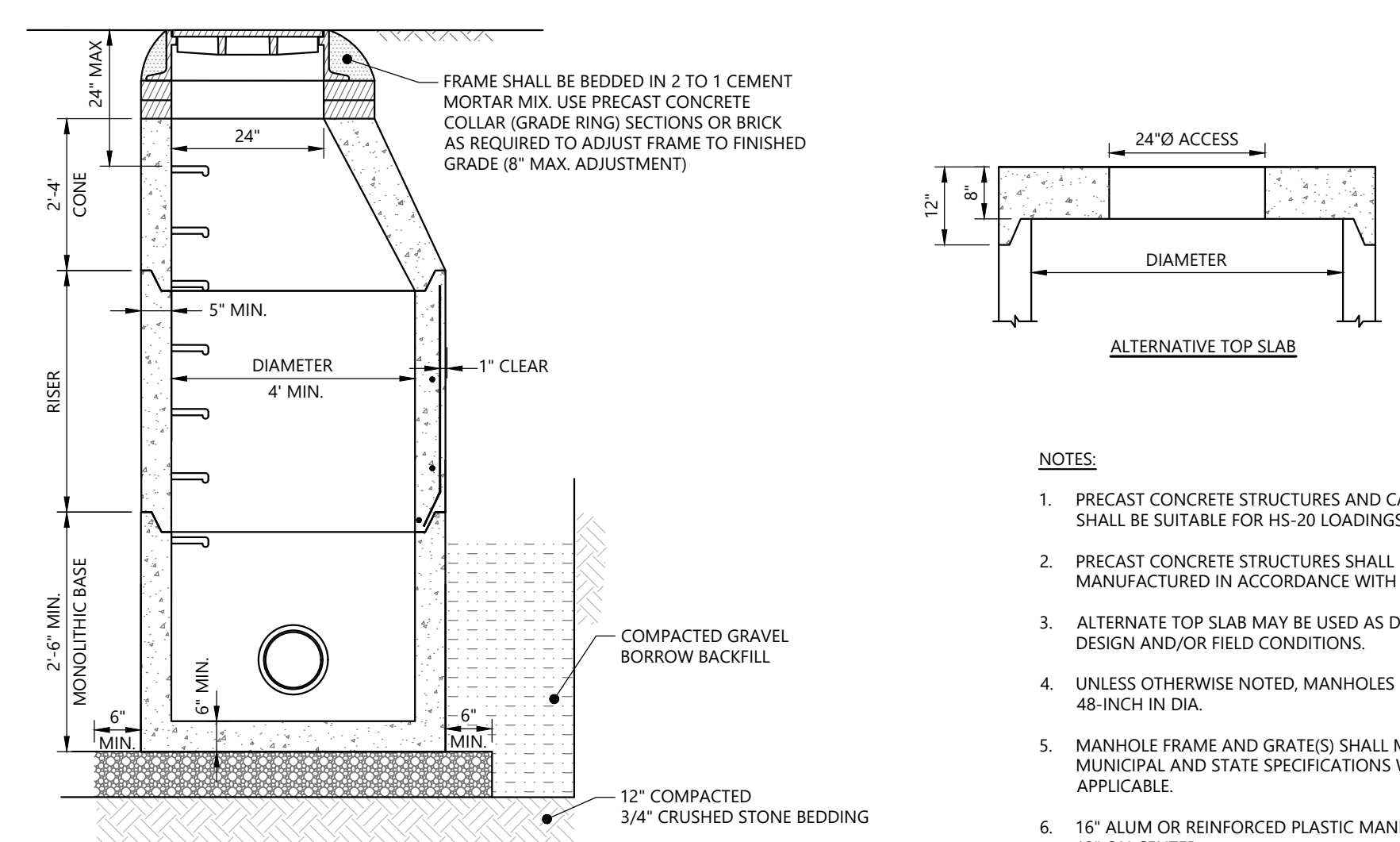
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**CIVIL
DETAILS - 4**

DRAWING NO:
C-99-904



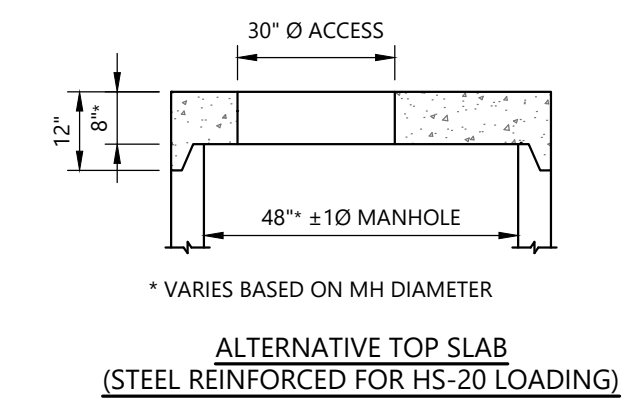
- NOTES:**
1. PRECAST CONCRETE STRUCTURES AND CASTINGS SHALL BE SUITABLE FOR HS-20 LOADINGS.
 2. PRECAST CONCRETE STRUCTURES SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C-478.
 3. ALTERNATE TOP SLAB MAY BE USED AS DICTATED BY DESIGN AND/OR FIELD CONDITIONS.
 4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
 5. CATCH BASIN FRAME AND GRATE(S) SHALL MEET MUNICIPAL AND STATE SPECIFICATIONS WHEN APPLICABLE.

2 PRECAST CONCRETE CATCH BASIN
SCALE: NOT TO SCALE

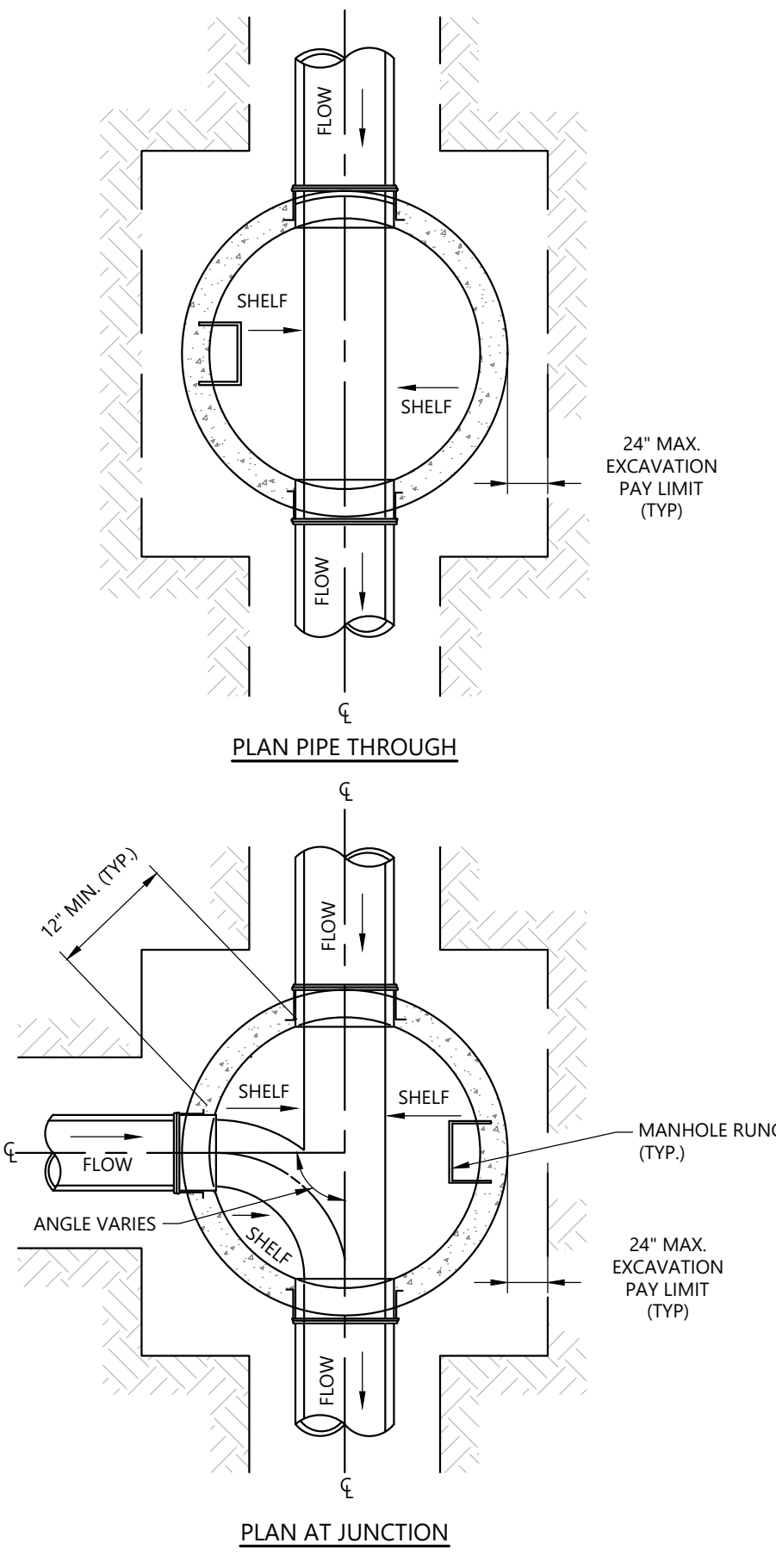


- NOTES:**
1. PRECAST CONCRETE STRUCTURES AND CASTINGS SHALL BE SUITABLE FOR HS-20 LOADINGS.
 2. PRECAST CONCRETE STRUCTURES SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C-478.
 3. ALTERNATE TOP SLAB MAY BE USED AS DICTATED BY DESIGN AND/OR FIELD CONDITIONS.
 4. UNLESS OTHERWISE NOTED, MANHOLES SHALL BE 48-INCH IN DIA.
 5. MANHOLE FRAME AND GRATE(S) SHALL MEET MUNICIPAL AND STATE SPECIFICATIONS WHEN APPLICABLE.
 6. 16\"/>

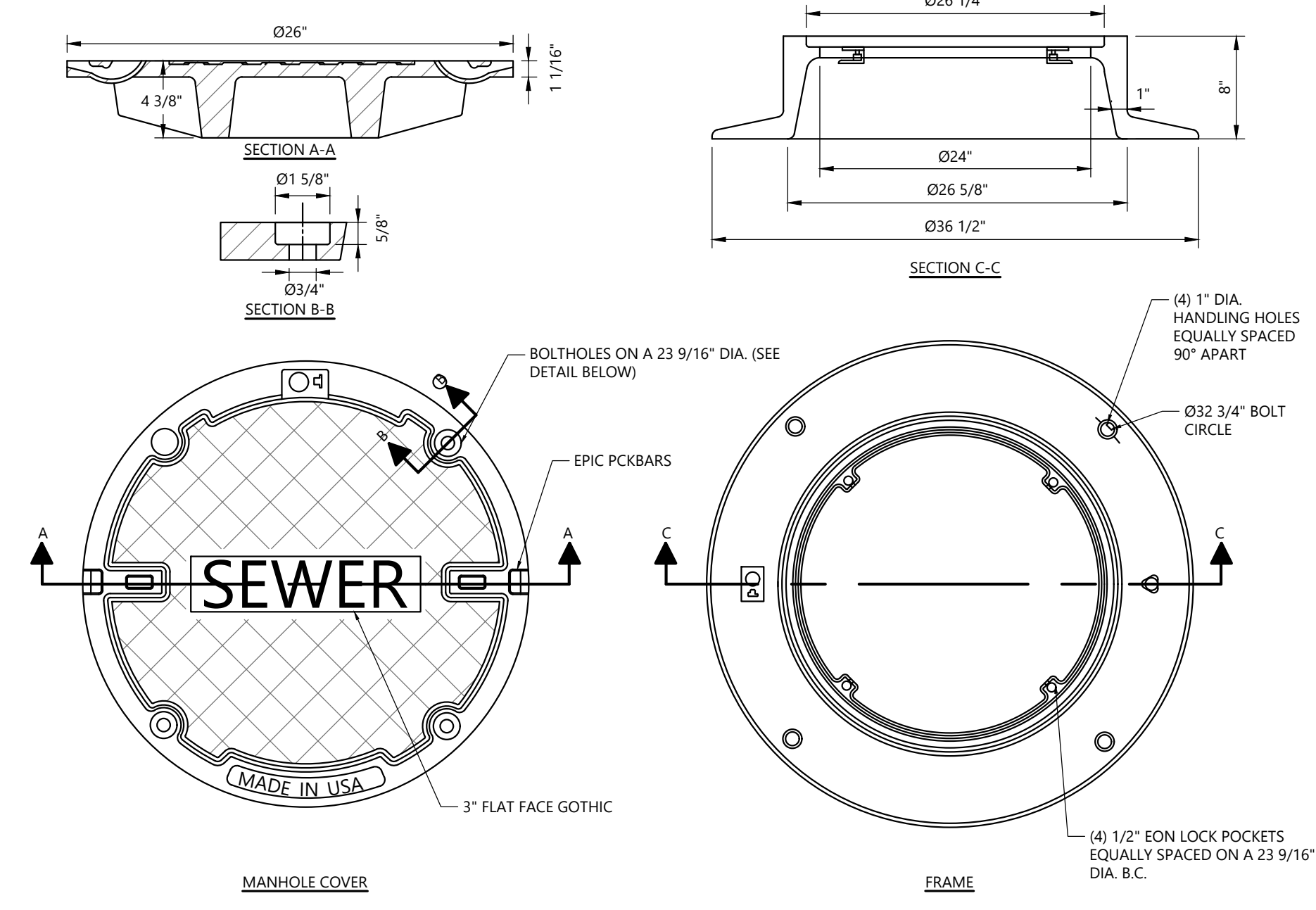
3 PRECAST DRAINAGE MANHOLE
SCALE: NOT TO SCALE



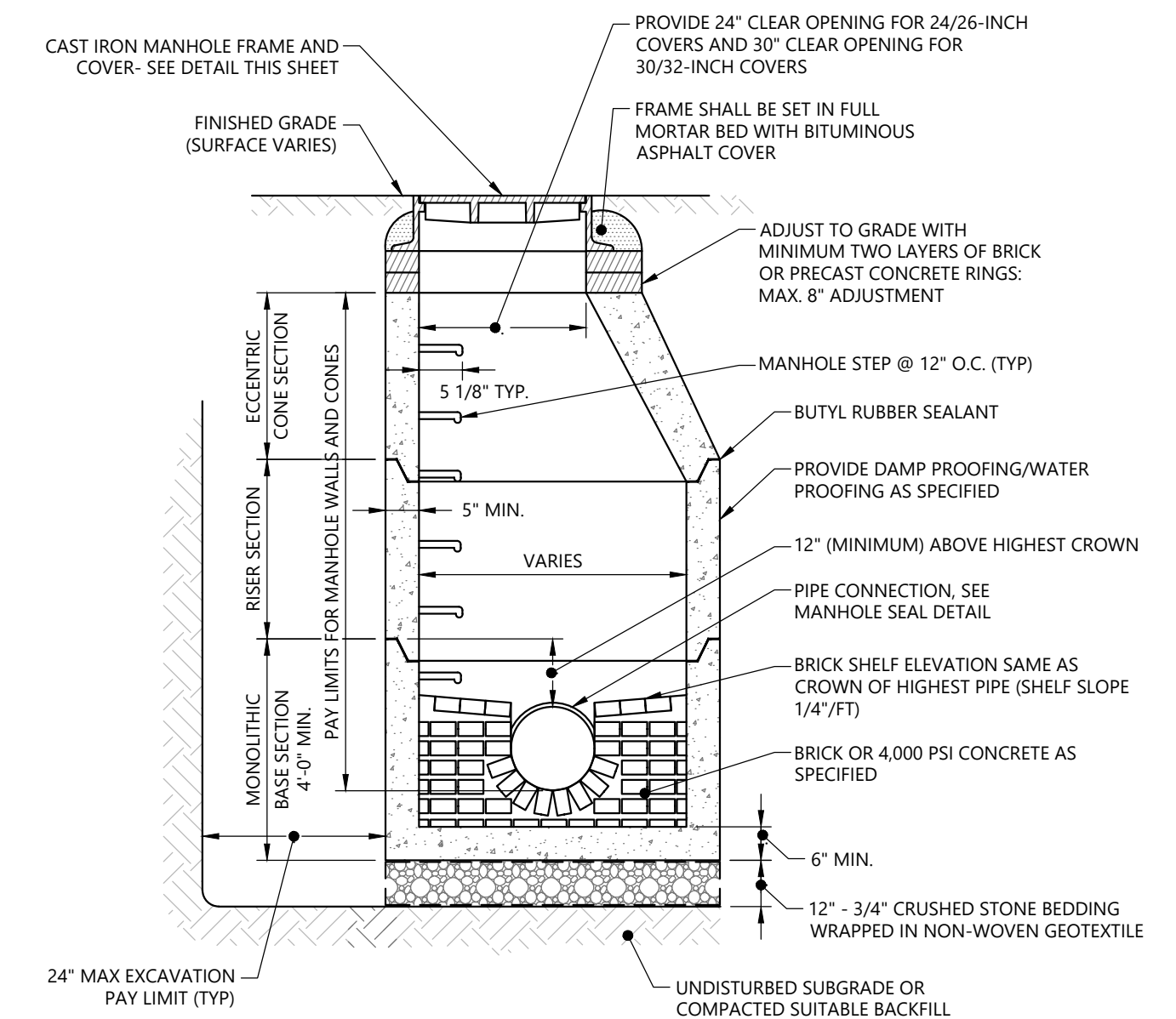
4 SEWER MANHOLE
SCALE: NOT TO SCALE



5 STANDARD FRAME FASTENING
SCALE: NOT TO SCALE



6 STANDARD SEWER MANHOLE FRAME AND COVER
SCALE: NOT TO SCALE



7 ANTI-FLOATING SLAB
SCALE: NOT TO SCALE

WoodardCurran.net\shared\Projects\0233981.13 auburn me engine 2 is design\wp\Drawings\Civil\233981.13 C-99-90X.dwg, Jan 29, 2025 - 6:38pm, JCOULDMBE



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PE SEAL:

**SITE PLAN REVIEW
 NOT FOR CONSTRUCTION**

CLIENT INFO:
 CITY OF AUBURN
 180 SOUTH MAIN STREET
 AUBURN, MAINE 04210
 AUBURN ENGINE 2

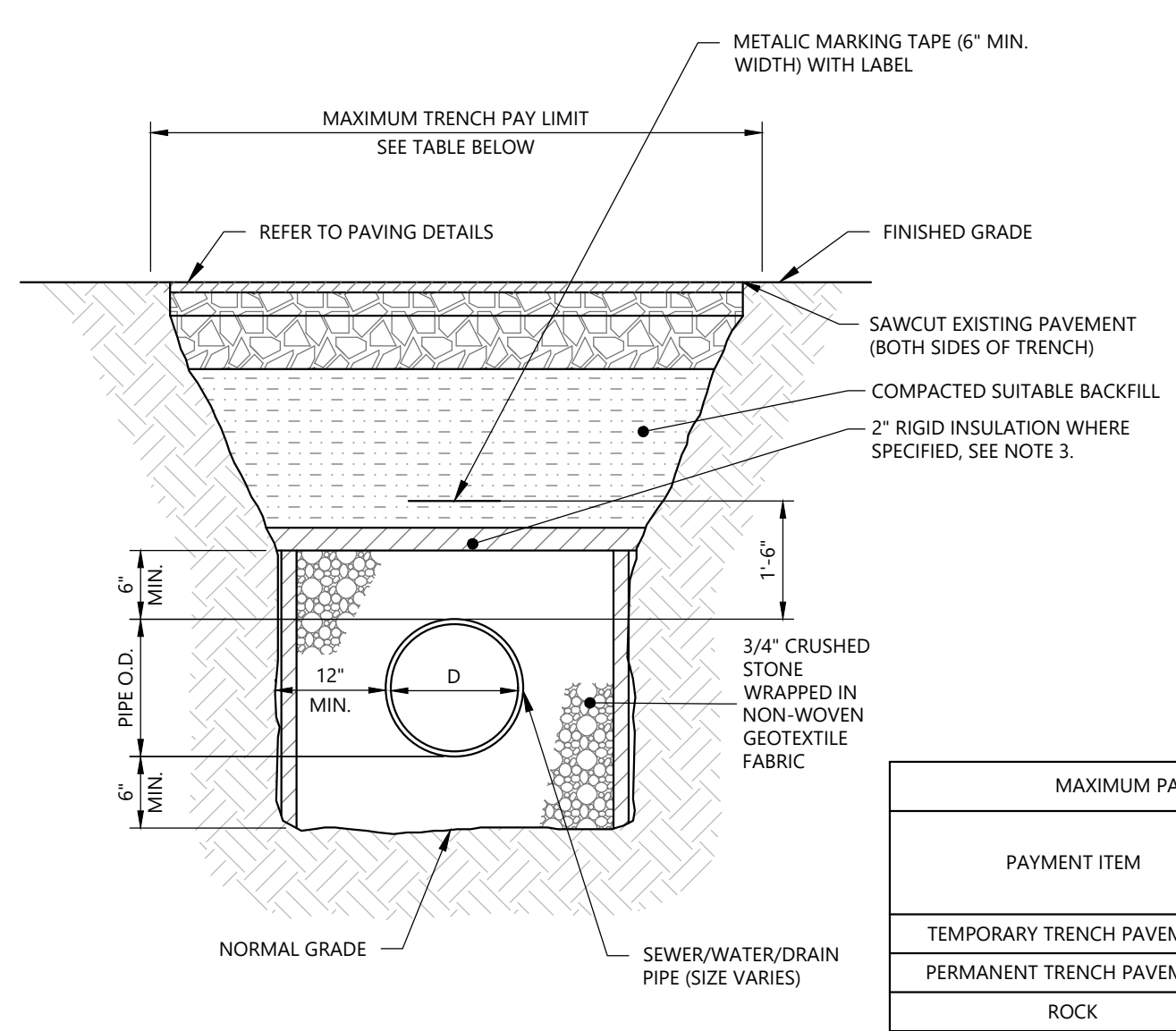
REV	MM/DD/YY	DESCRIPTION
1	1/29/2025	RESPONSE TO CITY COMMENTS

JOB NO:	233981.13
DATE:	JANUARY 2025
SCALE:	AS NOTED
DESIGNED BY:	RA
DRAWN BY:	MB
CHECKED BY:	CGS
FILENAME:	233981.13 C-99-90X.dwg

DRAWING TITLE:
**CIVIL
 DETAILS - 5**

DRAWING NO:
C-99-905

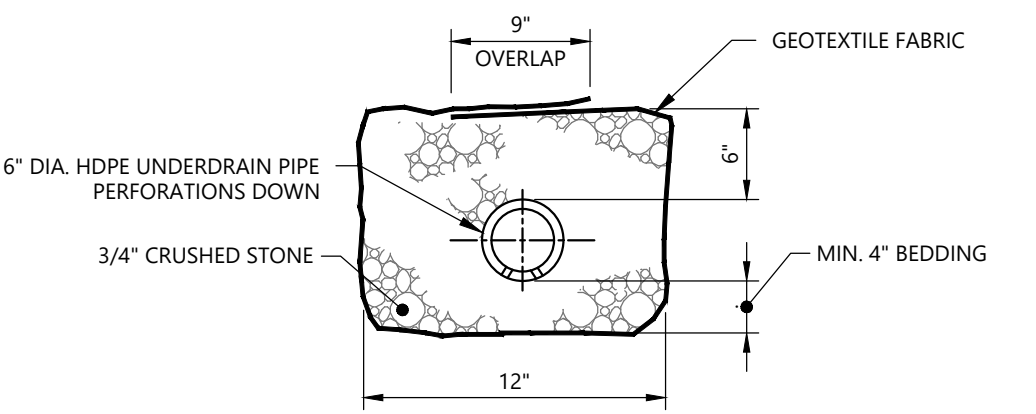
- NOTES:**
1. MAINTAIN UNIFORM TRENCH WIDTH TO 12" OVER PIPE.
 2. SEE PAVEMENT DETAILS FOR PAVING AND PATCHING REQUIREMENTS.
 3. MAINTAIN MINIMUM OF 5'-0" FT. OF COVER OVER PIPE. A 2" RIGID INSULATION WILL BE REQUIRED FOR WATER AND SEWER PIPES IN AREAS WITH INSUFFICIENT COVER WHEN DIRECTED BY ENGINEER.
 4. IF EXCAVATION BELOW NORMAL GRADE IS REQUIRED, PROVIDE SHORING 2' BELOW TRENCH BOTTOM. BACKFILL TRENCH FROM TRENCH BOTTOM TO NORMAL GRADE WITH COMPACTED GRAVEL (6" COMPACTED LIFTS).
 5. NO PAYMENT WILL BE MADE FOR SHEETING LEFT IN PLACE UNLESS DIRECTED BY ENGINEER.
 6. PROVIDE 12" OF COMPACTED CRUSHED STONE BEDDING IF EXCAVATING IN ROCK.



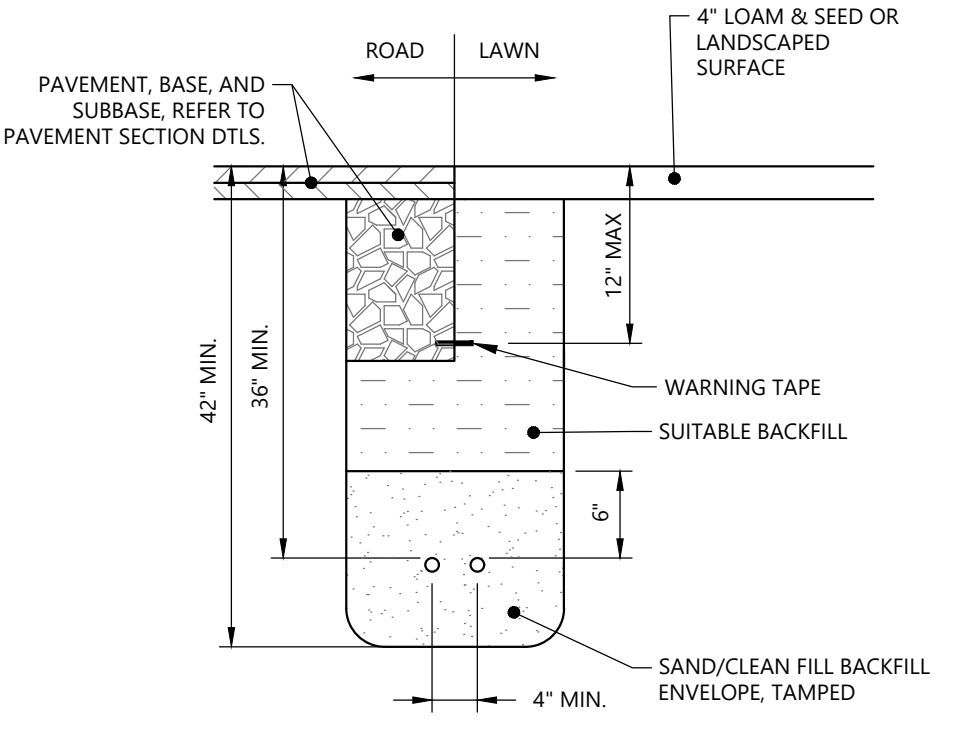
MAXIMUM PAYMENT WIDTHS - TRENCH (SEWER/RAIN)

PAYMENT ITEM	DEPTH OF PIPE (GROUND SURFACE TO PIPE INVERTS)		
	0' TO 12"	12' TO 20"	OVER 20"
TEMPORARY TRENCH PAVEMENT	D + 4'-0"	D + 7'-0"	D + 8'-0"
PERMANENT TRENCH PAVEMENT	D + 6'-0"	D + 9'-0"	D + 10'-0"
ROCK	D + 3'-0"	D + 5'-0"	D + 5'-0"

3 TRENCH DETAIL
 SCALE: NOT TO SCALE

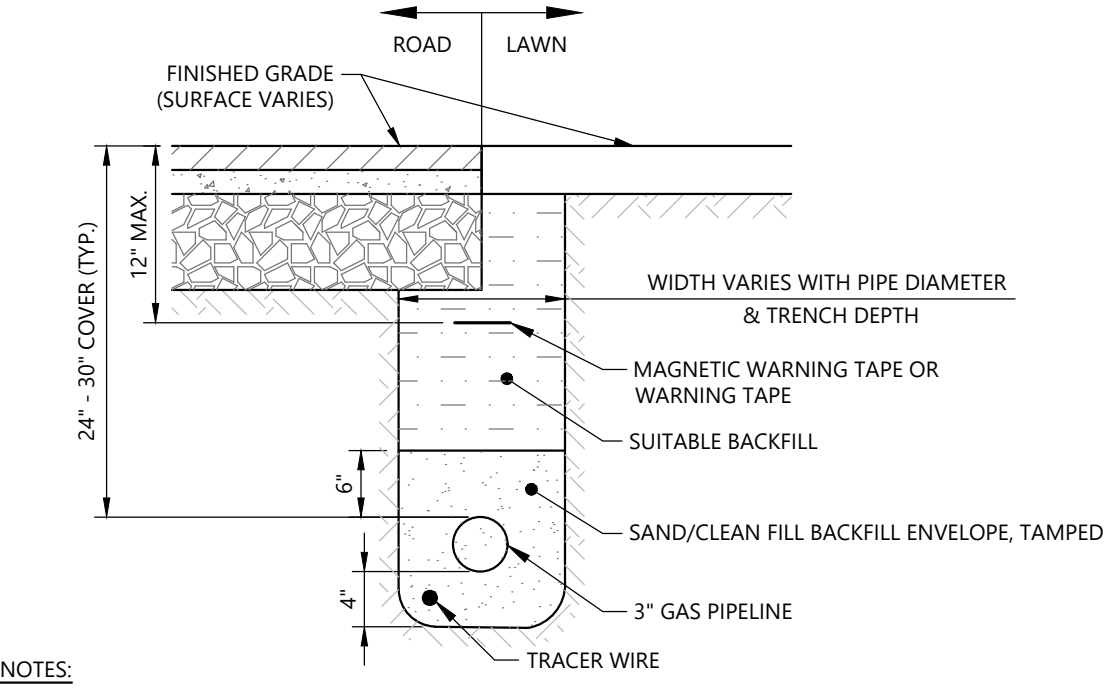


2 UNDERDRAIN
 SCALE: NOT TO SCALE



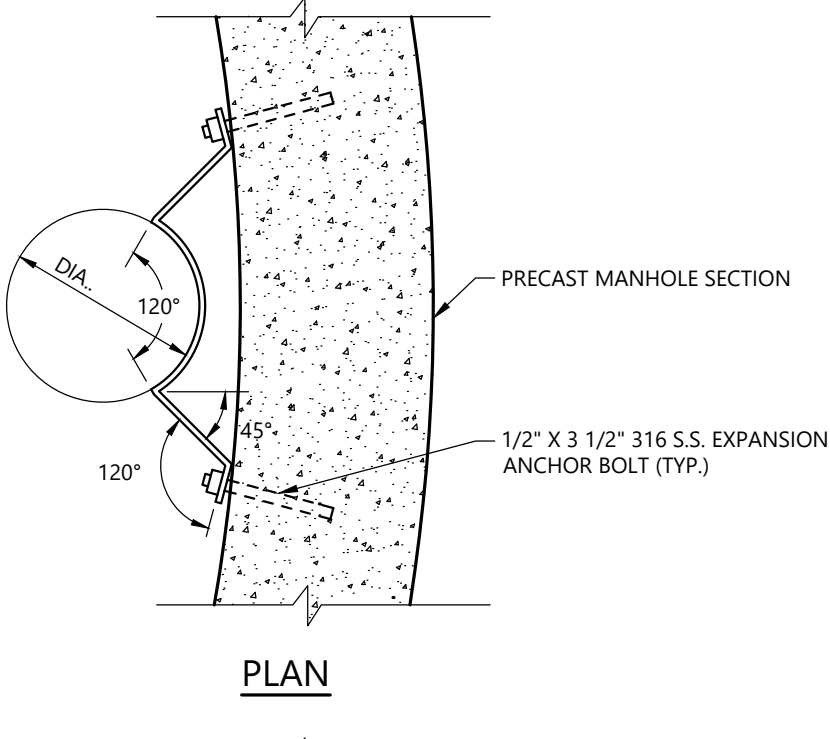
- NOTE:**
1. ELECTRICAL SERVICE TRENCH SHOWN FOR TRENCH WORK SCOPE ONLY. REFER TO THE ELECTRICAL DRAWINGS FOR SERVICE CONDUIT TYPES AND DETAILS.

5 ELECTRICAL SERVICE TRENCH
 SCALE: NOT TO SCALE

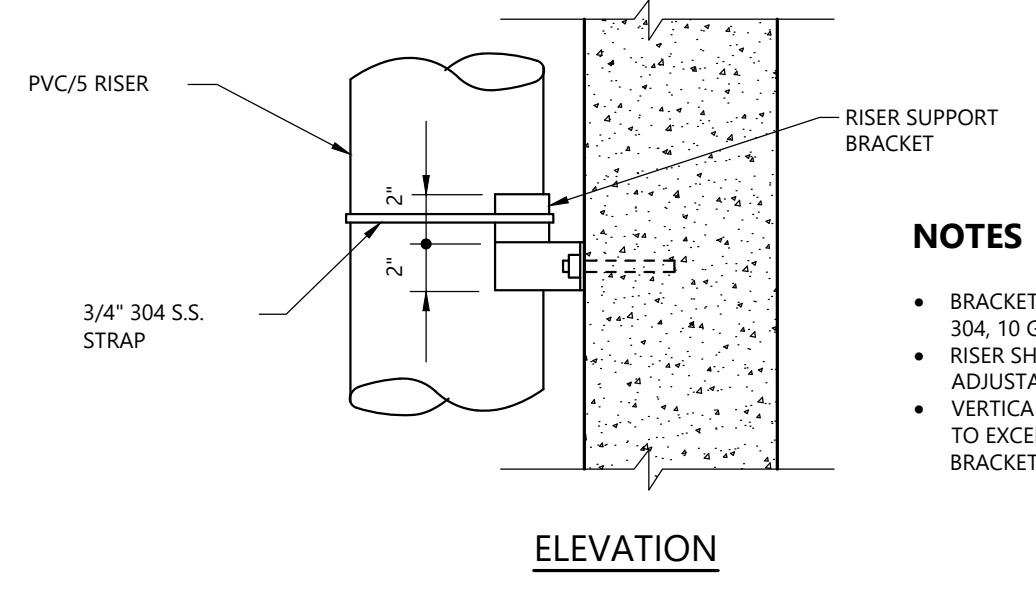


- NOTES:**
1. INSTALL IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.

6 GAS PIPE TRENCH
 SCALE: NOT TO SCALE



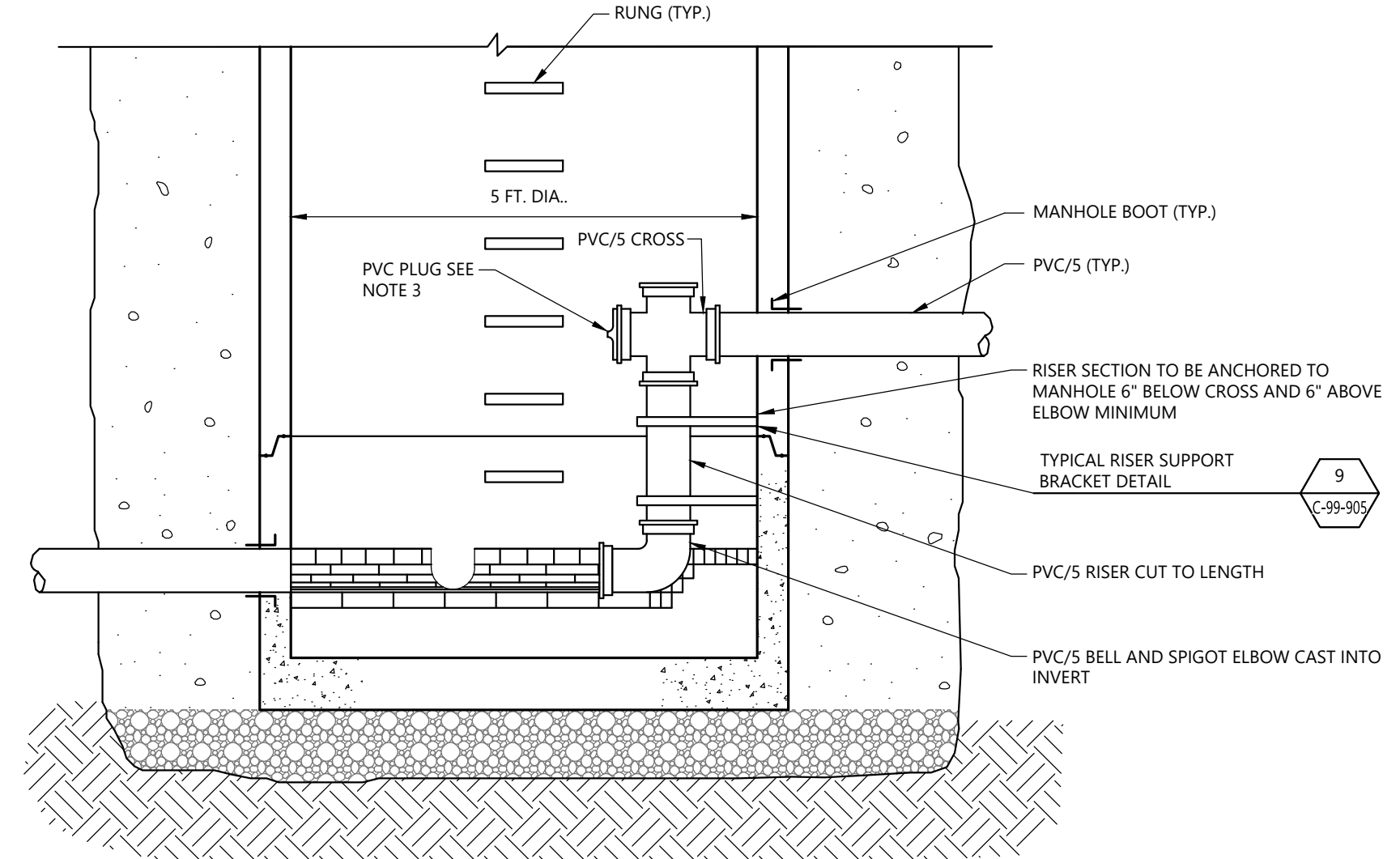
PLAN



ELEVATION

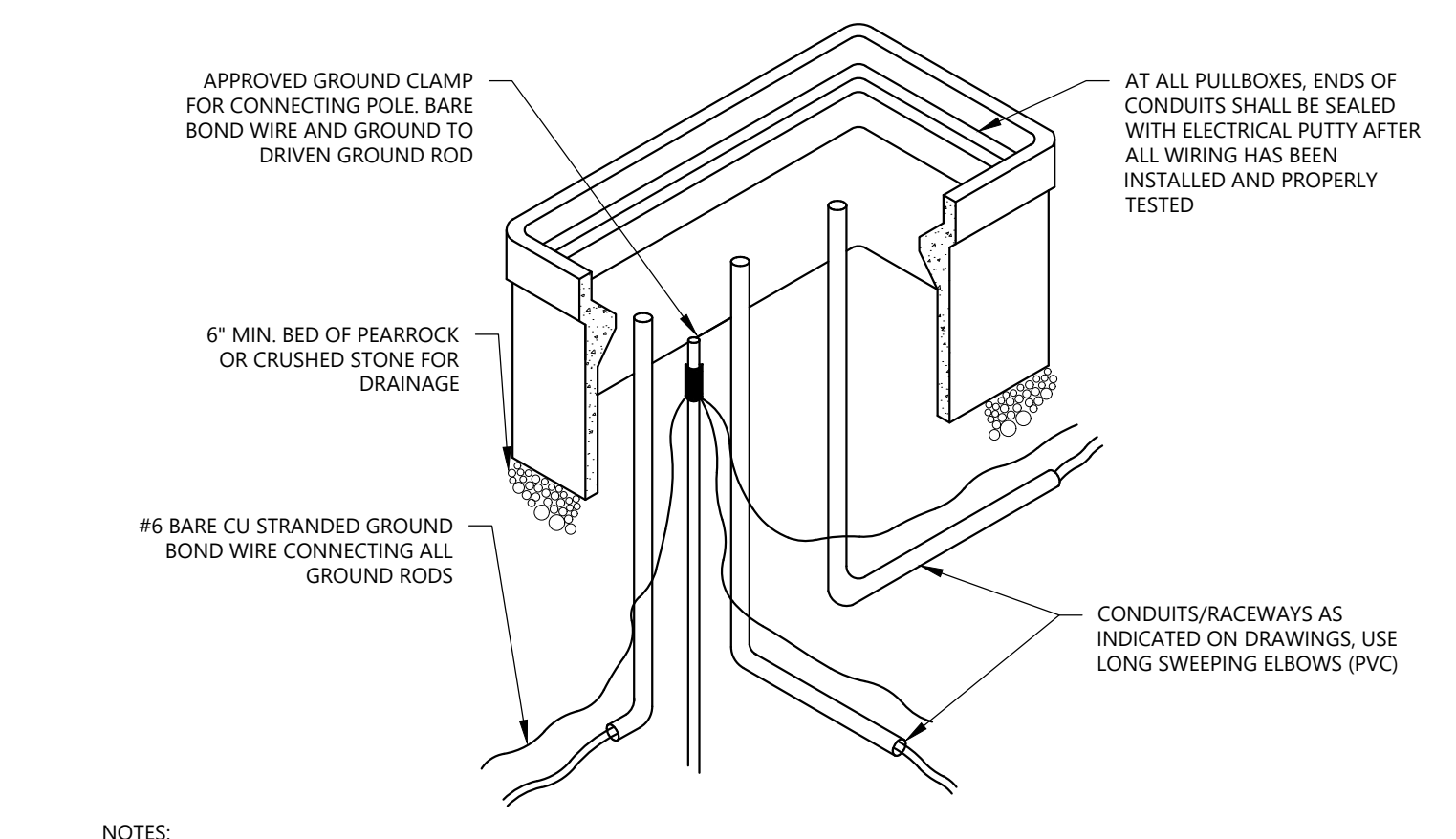
- NOTES:**
- BRACKET SHALL BE FABRICATED FROM TYPE 304, 10 GAUGE STAINLESS STEEL SHEET.
 - RISER SHALL BE FASTENED TO BRACKET WITH ADJUSTABLE S.S. STRAPS.
 - VERTICAL SPACING OF RISER SUPPORTS NOT TO EXCEED 36" WITH A MINIMUM OF TWO BRACKETS & STRAPS PER DROP.

9 TYPICAL RISER SUPPORT BRACKET DETAIL
 SCALE: NOT TO SCALE



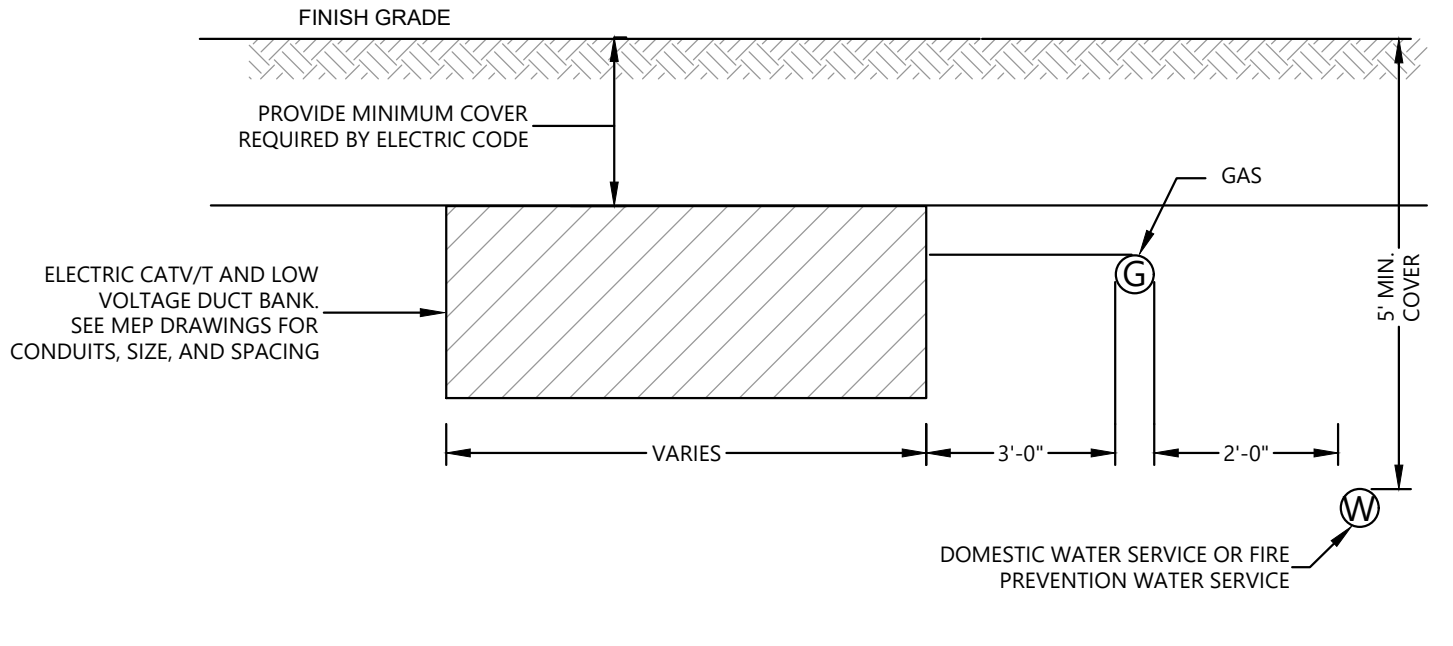
- NOTES:**
1. SEE PRECAST MANHOLE SECTION FOR TYPICAL MANHOLE INFORMATION, INCLUDING NOTES.
 2. PROVIDE DROP PIPE FOR ALL INVERT DIFFERENTIALS OF 2' OR GREATER OR AS APPROVED BY THE ENGINEER.
 3. SECURE PLUG WITH STAINLESS STEEL SCREWS. CUT OFF TOP 1/3 OF PIPE PLUG.

8 TYPICAL PRECAST MANHOLE WITH INSIDE DROP DETAIL
 SCALE: NOT TO SCALE

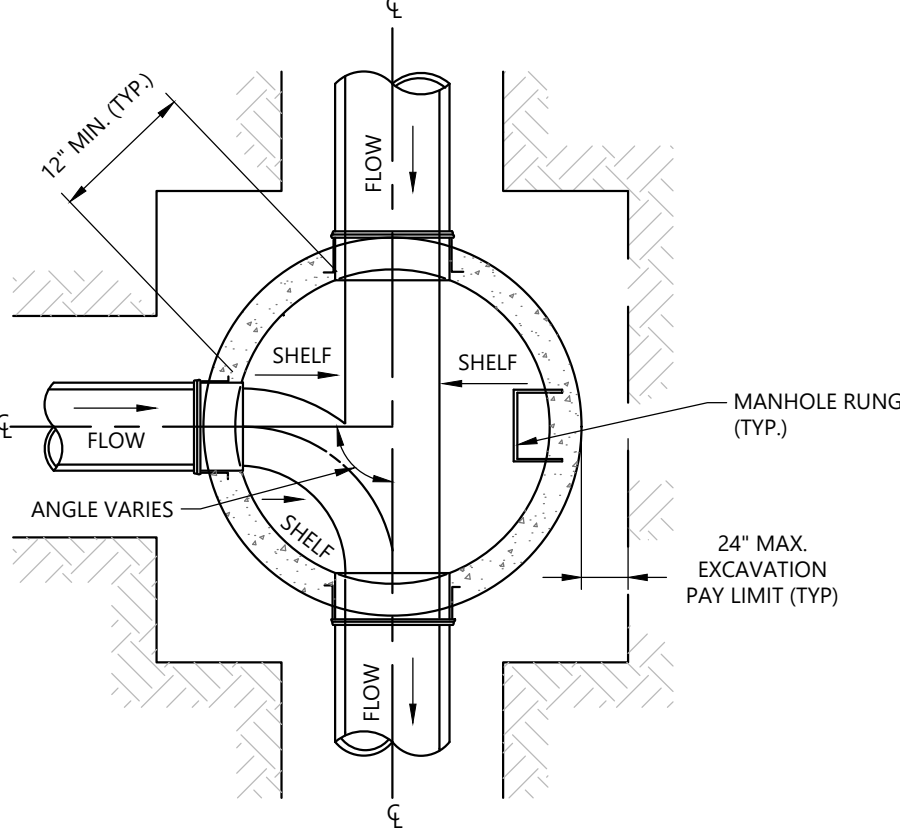


- NOTES:**
1. REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR CONDUIT SIZES, NUMBER OF CONDUITS, AND ADDITIONAL INFORMATION.
 2. ELECTRIC PULL BOXES/HANDHOLES AND THEIR COVER SHALL BE SUITABLE FOR HS-20 LOADINGS.
 3. FINAL DIMENSIONS OF PULL BOXES SHALL BE AS VERIFIED IN THE FIELD AND SHALL BE IN ACCORDANCE WITH NEC.
 4. PULLBOX COVERS SHALL BE CAST IRON. PROVIDE EXTENSION AS REQUIRED.
 5. PULLBOXES SHALL BE PRECAST EQUAL TO: GEORGE ROBERTS, BROOKS, OR A.C. MILLER.
 6. REFER TO SPECIFICATIONS FOR FURTHER REQUIREMENTS.

1 PULL BOX
 SCALE: NOT TO SCALE

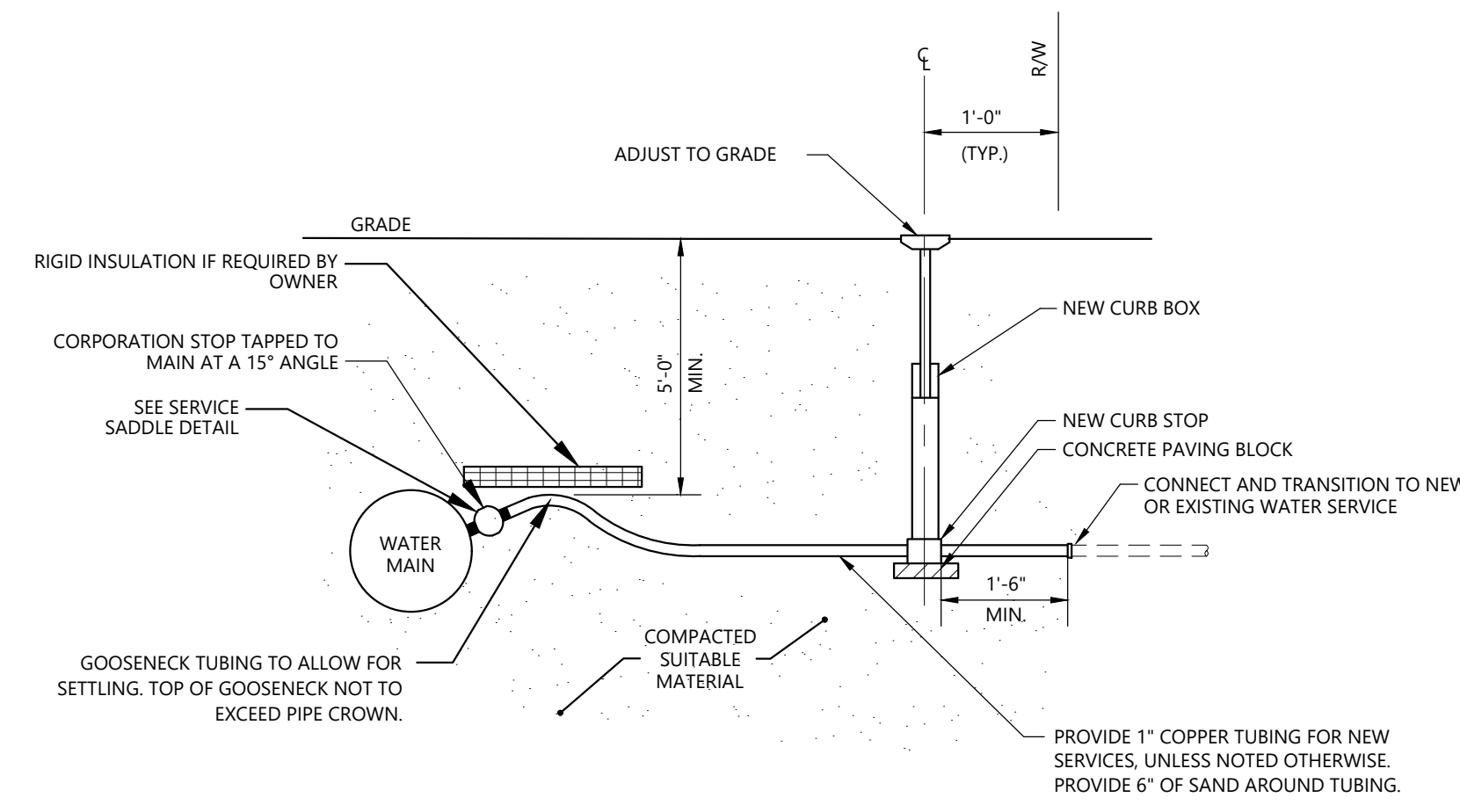


4 TYPICAL MINIMUM REQUIRED UTILITY SEPARATION
 SCALE: NOT TO SCALE

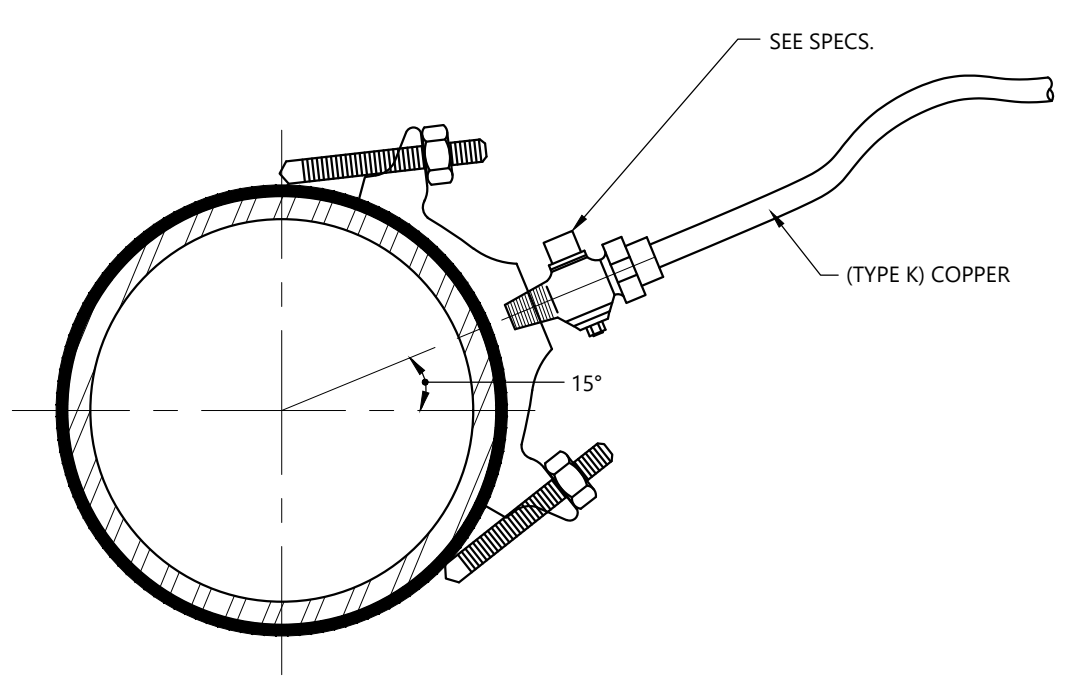


- NOTES:**
1. SEE SPECIFICATIONS FOR REQUIREMENTS.

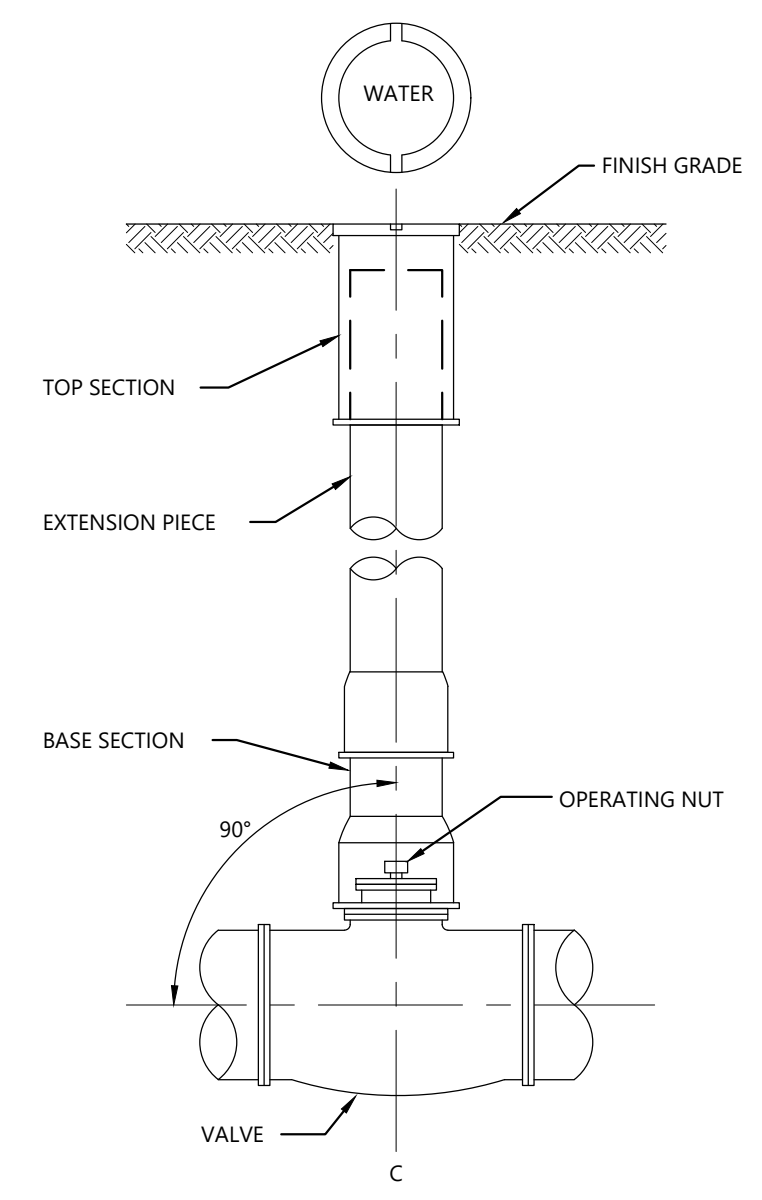
7 SEWER MANHOLE INVERT DETAIL
 SCALE: NOT TO SCALE



1 TYPICAL WATER SERVICE DETAIL
SCALE: NOT TO SCALE

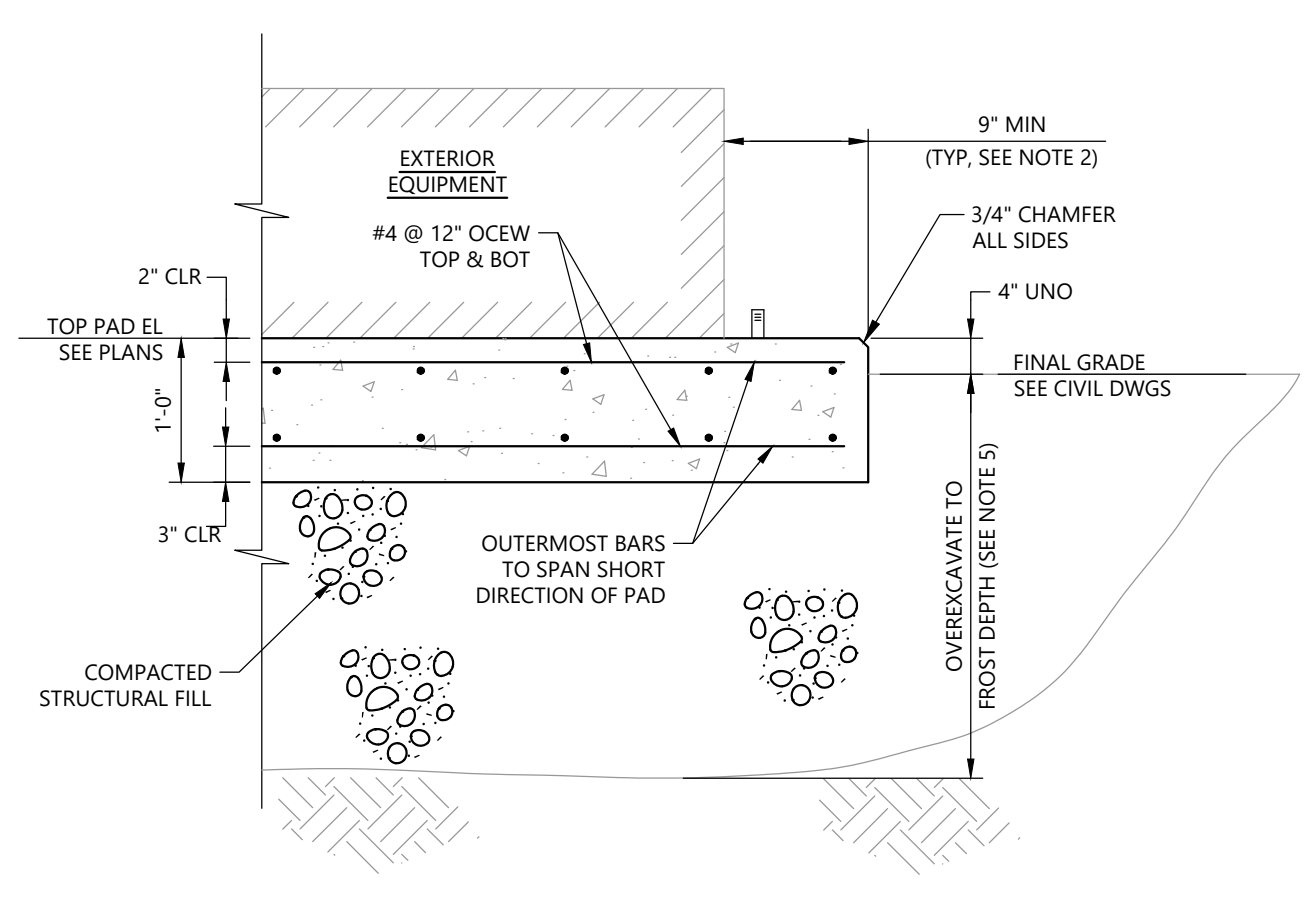


2 SERVICE CONNECTION DETAILS
SCALE: NOT TO SCALE



3 VALVE WITH VALVE BOX
SCALE: NOT TO SCALE

NOTES:
1. SERVICE CONNECTIONS (DIRECT TAPS AND SERVICE SADDLES) WILL BE INSTALLED SO THAT THE OUTLET IS AT AN ANGLE OF NOT MORE THAN 15° ABOVE THE HORIZONTAL. ALWAYS PUT A BEND OR "GOOSENECK" IN THE SERVICE LINE PRIOR TO CONNECTING TO PROVIDE FLEXIBILITY AND "GIVE" TO COUNTER THE EFFECTS OF A LOAD DUE TO SETTLEMENT OR EXPANSION AND/OR CONTRACTION (SEE DETAILS).



4 GENERATOR PAD
SCALE: NOT TO SCALE

NOTES:
1. SEE MECHANICAL, PLUMBING, ELECTRICAL, CIVIL AND STRUCTURAL DRAWINGS FOR EQUIPMENT LOCATIONS, QUANTITIES, AND LAYOUT.
2. PAD SHALL PROJECT A MINIMUM OF 9-INCH BEYOND MECHANICAL EQUIPMENT FOOTPRINT, UNLESS NOTED OTHERWISE. FOR ANCHOR RODS 5/8" DIA. OR LESS, PAD PROJECTIONS MAY BE REDUCED FROM 9-INCH TO 6-INCH.
3. TOP OF PAD SHALL BE LEVEL WITHIN 1/8-INCH.
4. PROVIDE SACK-RUBBED FINISH TO ALL EXPOSED SIDES OF EQUIPMENT PAD AND A TROWEL FINISH TO THE TOP SURFACE.
5. PROVIDE COMPACTED STRUCTURAL FILL UNDER PAD FOOTPRINT TO FROST DEPTH TO PREVENT FROST HEAVE. IF OVER-EXCAVATION IS NOT FEASIBLE, EXCAVATE 15.5'; PROVIDE 3.5-INCH MINIMUM RIGID INSULATION UNDER ENTIRE PAD AND EXTENDING A MINIMUM OF 4.5-FT BEYOND ALL SIDES OF THE EQUIPMENT PAD, AND PROVIDE 12" COMPACTED STRUCTURAL FILL.
6. PROVIDE SAWED JOINT (S) IN EQUIPMENT PADS, IF SHOWN AND NOTED ON PLANS.
7. ANCHOR RODS SHALL BE 316 AISI STAINLESS STEEL UNLESS NOTED OTHERWISE.
8. PRIOR TO EQUIPMENT INSTALLATION, APPLY CURE AND SEAL COMPOUND OR WATERPROOFING TO EQUIPMENT PAD SURFACES.

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Allied Engineering
A Salas O'Brien Company
160 Veranda Street
Portland, Maine 04103
P: 207.221.2260
F: 207.221.2266



PE SEAL:

**SITE PLAN REVIEW
NOT FOR CONSTRUCTION**

CLIENT INFO:

CITY OF AUBURN
180 SOUTH MAIN STREET
AUBURN, MAINE 04210

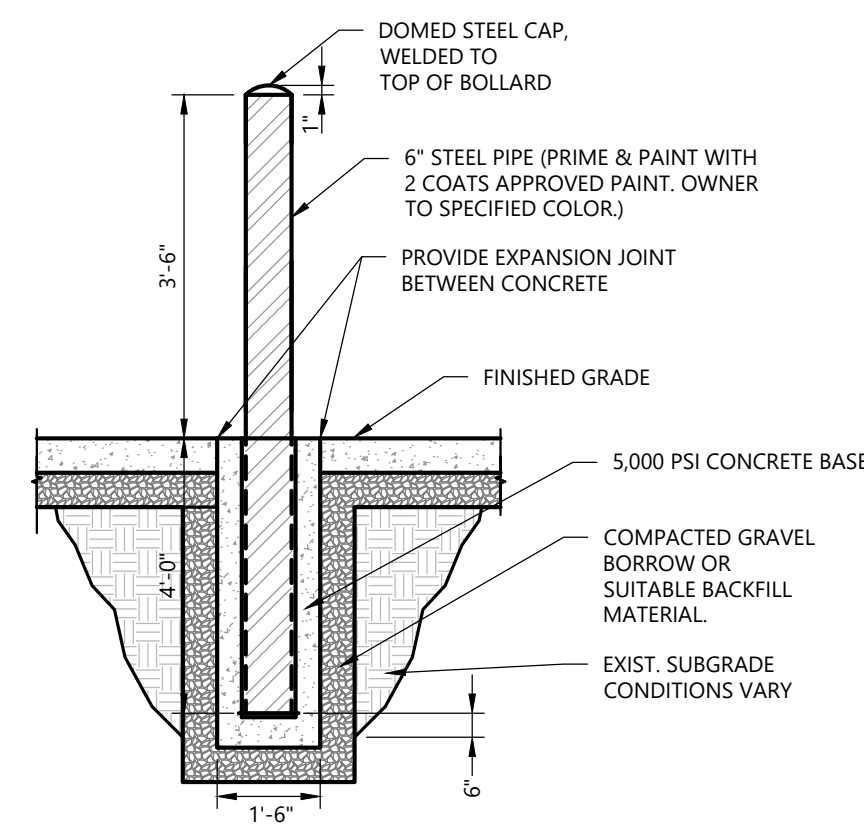
AUBURN ENGINE 2

1	1/29/2025	RESPONSE TO CITY COMMENTS
REV	MM/DD/YY	DESCRIPTION

JOB NO:	233981.13
DATE:	JANUARY 2025
SCALE:	AS NOTED
DESIGNED BY:	RA
DRAWN BY:	MB
CHECKED BY:	CGS
FILENAME:	233981.13 C-99-90X.dwg

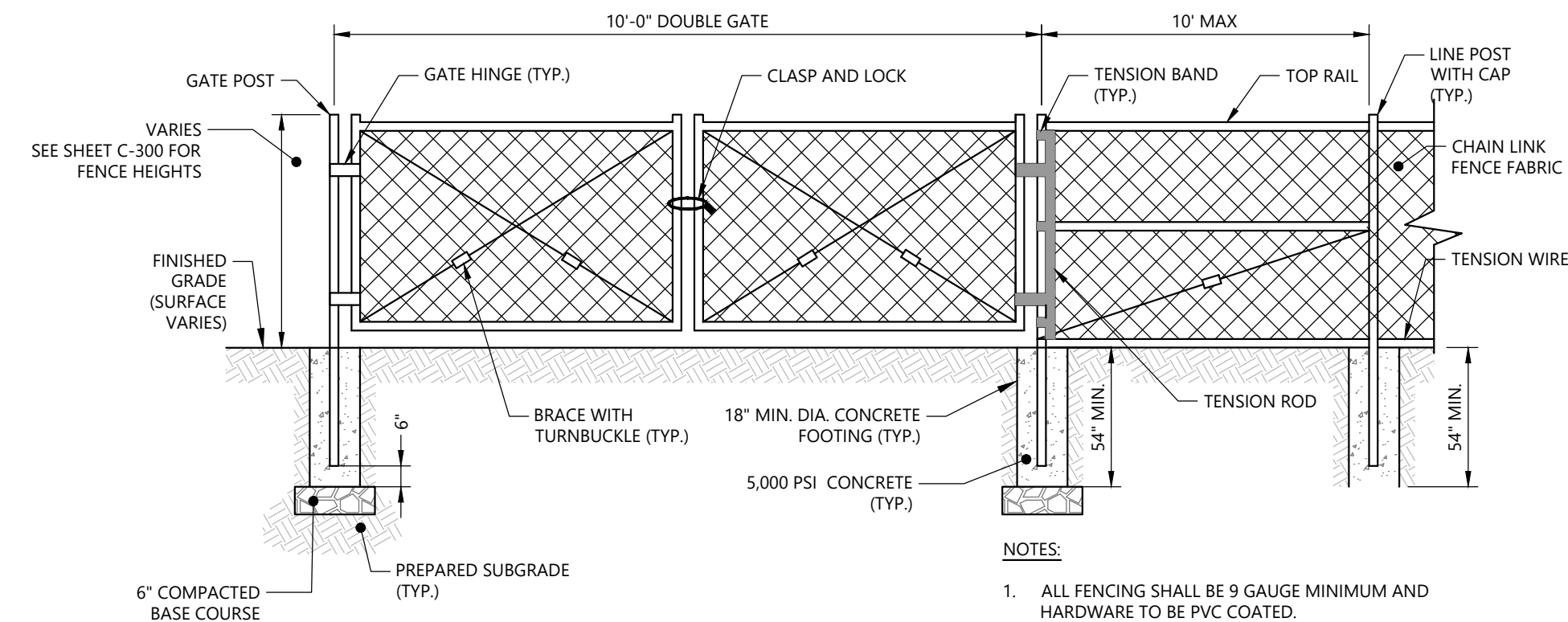
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**CIVIL
DETAILS - 6**

DRAWING NO:
C-99-906



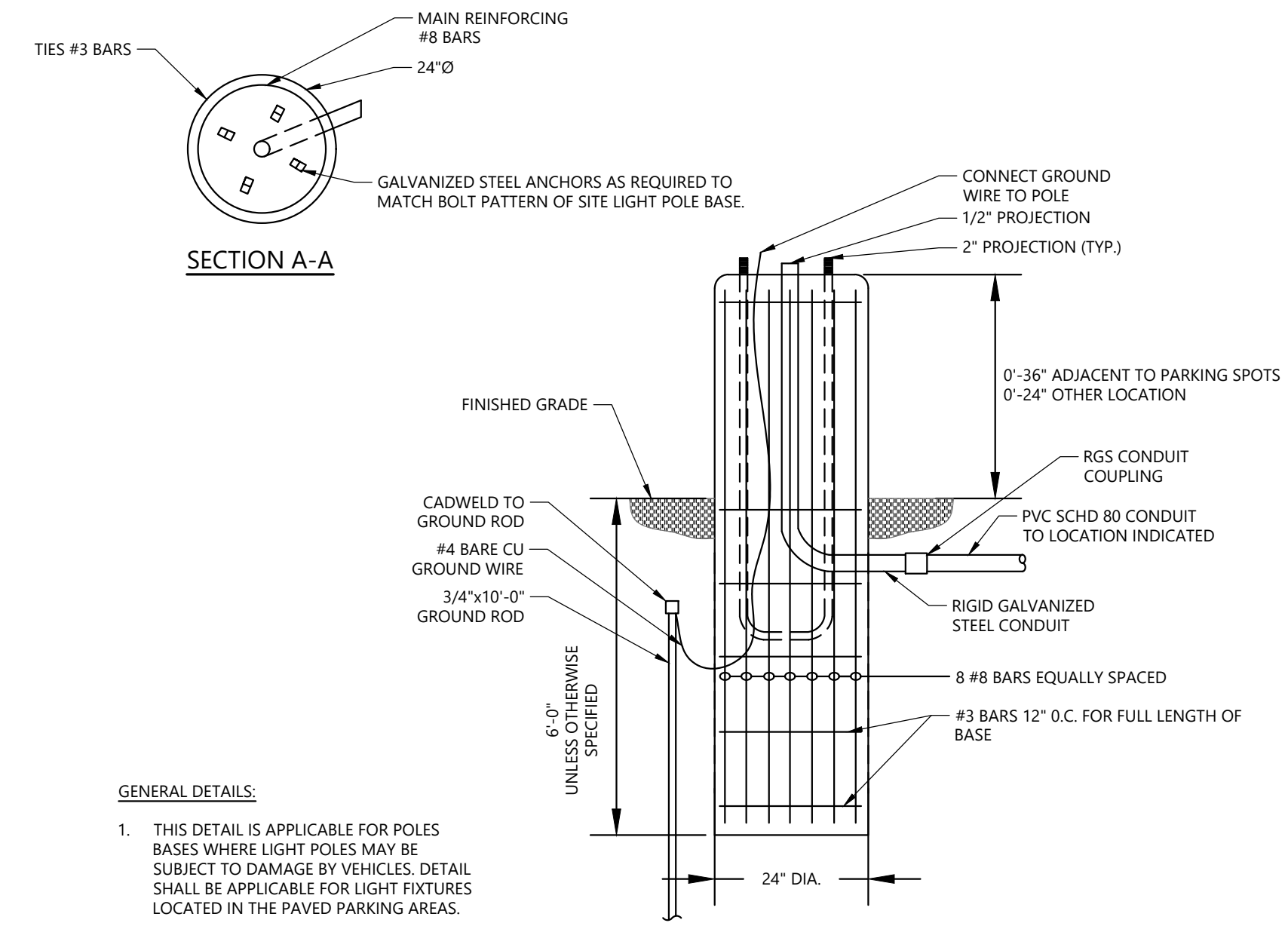
- NOTES:**
1. BOLLARD SPECIFICATIONS PER MANUFACTURER TO BE SUBMITTED TO EOR FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
 2. PROVIDE A MINIMUM 2-FT SPACING FROM UNDERGROUND UTILITIES.

49 BOLLARDS
SCALE: NOT TO SCALE



- NOTES:**
1. ALL FENCING SHALL BE 9 GAUGE MINIMUM AND HARDWARE TO BE PVC COATED.
 2. INSTALL ALL FENCING AND HARDWARE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

50 CHAIN LINK FENCE AND GATE
SCALE: NOT TO SCALE



- GENERAL DETAILS:**
1. THIS DETAIL IS APPLICABLE FOR POLES BASES WHERE LIGHT POLES MAY BE SUBJECT TO DAMAGE BY VEHICLES. DETAIL SHALL BE APPLICABLE FOR LIGHT FIXTURES LOCATED IN THE PAVED PARKING AREAS.

51 LIGHT POLE
SCALE: NOT TO SCALE

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**SITE PLAN REVIEW
NOT FOR CONSTRUCTION**

CLIENT INFO:

CITY OF AUBURN
180 SOUTH MAIN STREET
AUBURN, MAINE 04210

AUBURN ENGINE 2

REV	MM/DD/YY	DESCRIPTION
1	1/29/2025	RESPONSE TO CITY COMMENTS

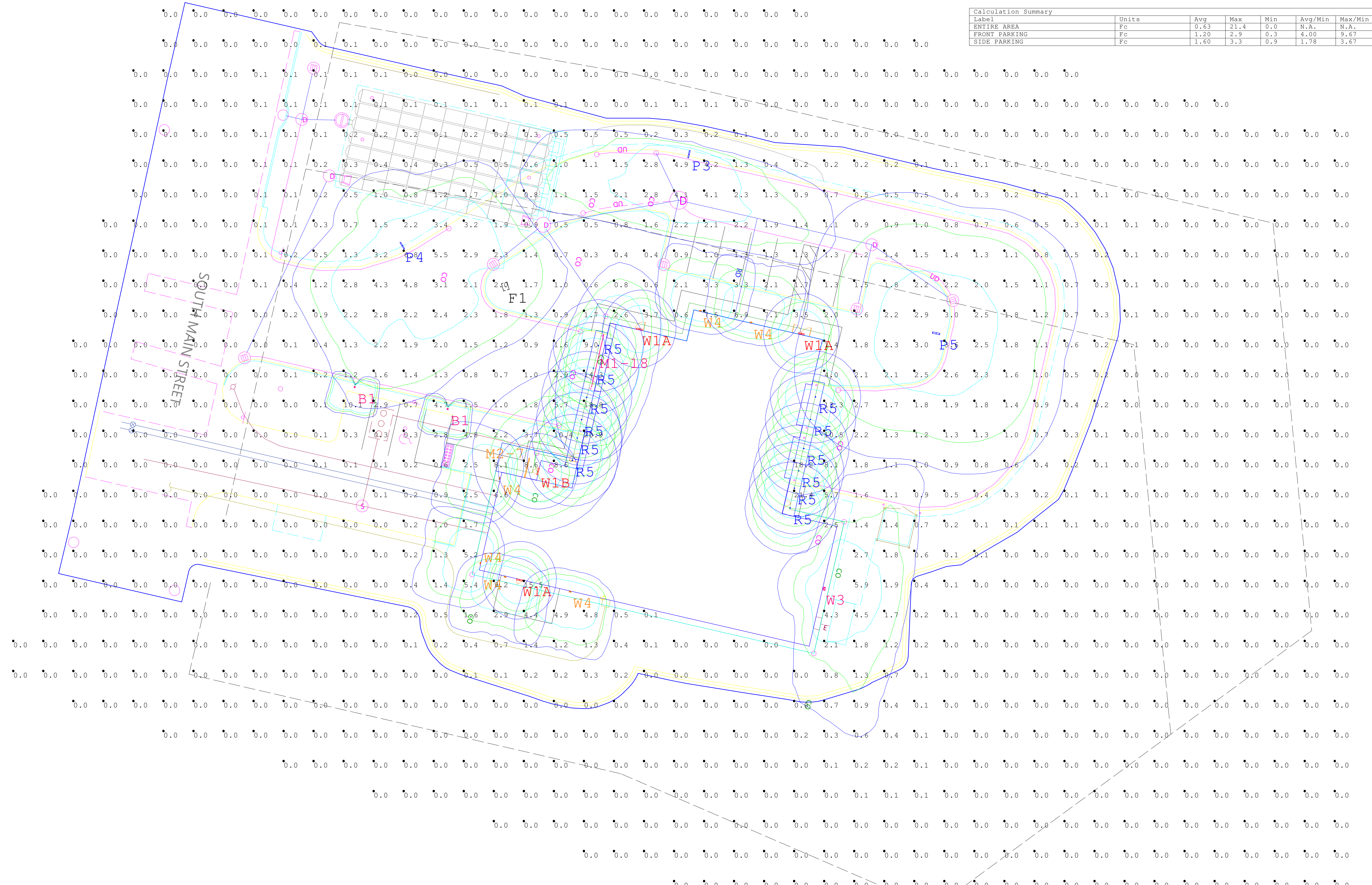
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DATE:	JANUARY 2025
SCALE:	AS NOTED
DESIGNED BY:	RA
DRAWN BY:	MB
CHECKED BY:	CGS
FILENAME:	233981.13 C-99-90X.dwg

DRAWING TITLE:
**CIVIL
DETAILS - 7**

DRAWING NO:
C-99-907

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens
	2	B1	Single	NLS: TBL-42-T4-16L-40-40K7-UNV-AB-CXX		0.750	2206
	1	F1	Single	MAGNIFLOOD: BAYVILLE L4-LED-49 // POLE TOP ADAPTER MF-2764-DIAMXX-CXX	ADVISE 3 INCH OR 4 INCH DIAM FLAGPOLE TOP	0.900	4460
	1	M1-18	GROUP	SPI: SIW12139-6FT-L24W-120-277V-4000K-DF-80-DF_DIM1-DF_MCS-RUN GAL 18'-DF_FT-OAP18IN	CONFIRM LENGTH REQUIRED TO SPAN SIGN	0.900	N.A.
	1	M2-7	Single	NULITE: RKT-F-D--AS3M-07L40-UNV-D-11-CXX-7		1.570	2869
	1	P3	Single	NLS: TRC-T4-32L-1-40K7-UNV-SGL-CXX-HS-16	MTD 18' AFG ON 16' POLE AND 2' CONCRETE BASE // POLE INCLUDED IN FIXTURE CAT#	0.900	6552
	1	P4	Single	NLS: TRC-T4-32L-1-40K7-UNV-SGL-CXX-16	MTD 18' AFG ON 16' POLE AND 2' CONCRETE BASE // POLE INCLUDED IN FIXTURE CAT#	0.900	12453
	1	P5	Single	NLS: TRC-T5-32L-1-40K7-UNV-SGL-CXX-16	MTD 18' AFG ON 16' POLE AND 2' CONCRETE BASE // POLE INCLUDED IN FIXTURE CAT#	0.900	12699
	12	R5	Single	ALPHABET: NU4-RD-SW-25LM-30K-80-50D-DL-CXX-CXX-NC-UNV-DIM10		0.900	2329
	3	W1A	Single	STARTER: HYDROD-2-750-SD-35K-80-PB-WM-U-EC-MOD	WALL MTD 8' AFG, OVER DOORS	0.375	4002
	1	W1B	Single	STARTER: HYDROD-2-750-SD-35K-80-PB-WM-U-EC-MOD	MULLION MOUNT // WALL MTD 8' AFG, OVER DOORS	0.375	4002
	1	W3	Single	NLS: MV-W-T3-16L-1-40K7-UNV-WM-CXX	WALL MTD 14' AFG	1.900	6390
	6	W4	Single	PERFORMANCE IN LIGHTING: M20-M-26-T4-CXX-70-4K-UNV-0-10V	WALL MTD 8' AFG	0.900	2183

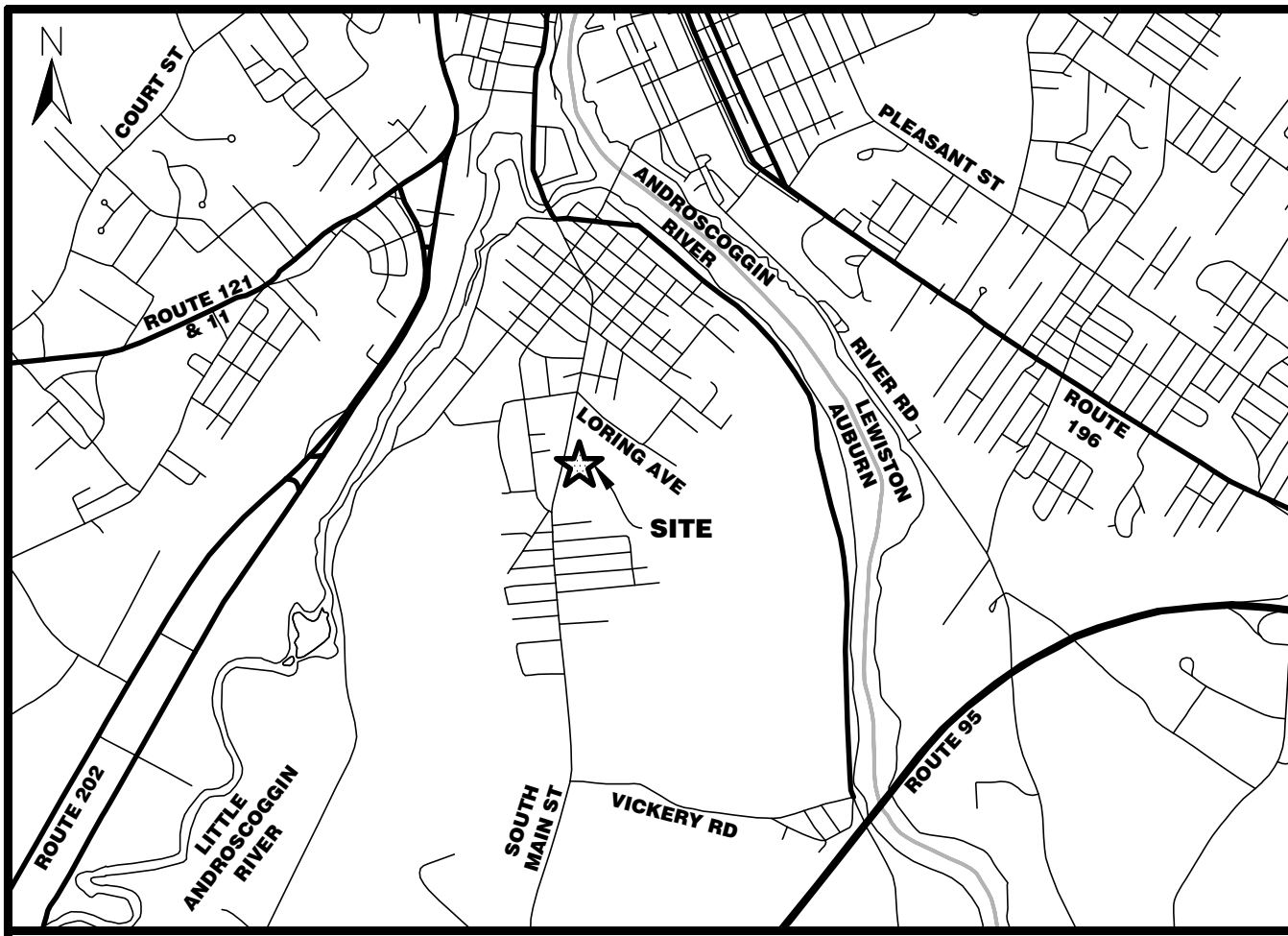
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
ENTIRE AREA	Fc	0.63	21.4	0.0	N.A.	N.A.
FRONT PARKING	Fc	1.20	2.9	0.3	4.00	9.67
SIDE PARKING	Fc	1.60	3.3	0.9	1.78	3.67



#	Date	Comments

Drawn By: Michael O'Brien
 Checked By:
 Date: 1/21/2025
 Contact: mobrien@charroninc.com
 Scale: NTS

**AUBURN FIRE ENGINE 2
 SITE LIGHTING**
AUBURN, ME



LOCATION MAP 1" = 1/2 MILE

NOTES

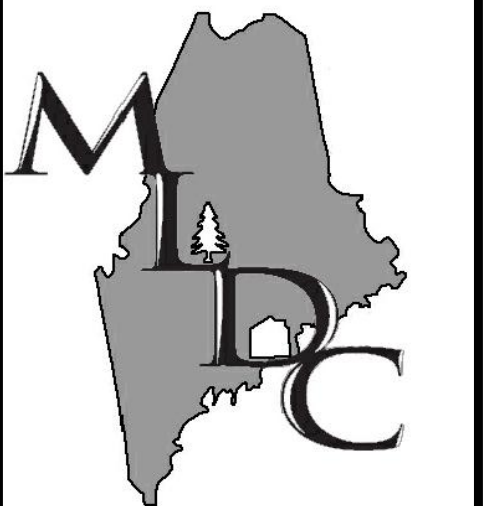
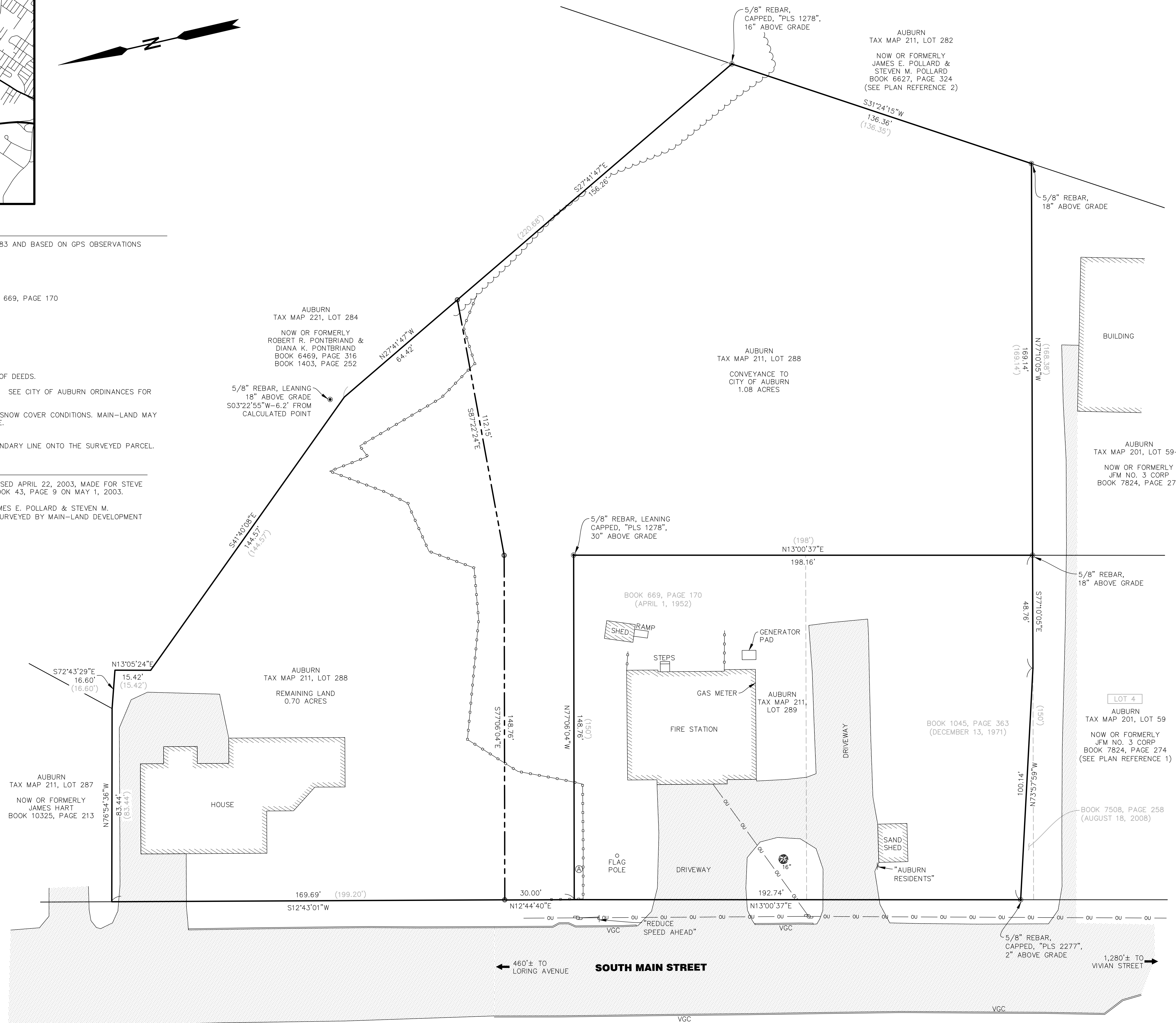
- ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, WEST ZONE, NAD83 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
- CITY OF AUBURN: TAX MAP 211, LOT 288 & LOT 289.
- OWNER OF RECORD AT TIME OF SURVEY:
 LOT 288 - JAMES & DIANE LABONTE: BOOK 6123, PAGE 131.
 LOT 289 - CITY OF AUBURN: BOOK 1045, PAGE 363 & BOOK 669, PAGE 170
- AREA SUMMARY:
 LOT 288 1.78 ACRES, MORE OR LESS
 LOT 289 0.67 ACRES, MORE OR LESS.
 NEW LOT 288 0.70 ACRES, MORE OR LESS.
 ABUTTER CONVEYANCE 1.08 ACRES, MORE OR LESS.
 LOT 289 (NEW TOTAL) 1.75 ACRES, MORE OR LESS.
- ALL BOOK AND PAGES REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
- THE SURVEYED PARCEL IS LOCATED IN THE URBAN RESIDENTIAL DISTRICT. SEE CITY OF AUBURN ORDINANCES FOR ADDITION INFORMATION PERTAINING TO LOT USAGES AND DIMENSIONS.
- BOUNDARY SURVEY FIELD WORK WAS PERFORMED BY MAIN-LAND UNDER SNOW COVER CONDITIONS. MAIN-LAND MAY ADJUST PLAN AND FINDINGS IF ADDITIONAL EVIDENCE BECOMES AVAILABLE.
- SUMMARY OF APPARENT ENCROACHMENTS:
 A. PORTION OF A WOODEN FENCE OWNED BY LOT 288 IS OVER THE BOUNDARY LINE ONTO THE SURVEYED PARCEL.

PLAN REFERENCES

- "S.D. HERRIN ENTERPRISES SUBDIVISION", DATED FEBRUARY 3, 2003, REVISED APRIL 22, 2003, MADE FOR STEVE HERRIN, SURVEYED BY SURVEY WORKS, INC. AND RECORDED IN PLAN BOOK 43, PAGE 9 ON MAY 1, 2003.
- "BOUNDARY SURVEY & EXISTING CONDITIONS PLAN SHOWING LAND OF JAMES E. POLLARD & STEVEN M. POLLARD", DATED JULY 12, 2016, MADE FOR MANX DEVELOPMENT, LLC, SURVEYED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC. AND BEING UNRECORDED.

LEGEND

- EXISTING IRON PIPE, ROD, OR REBAR, AS NOTED
- 5/8" REBAR CAPPED, "BUKER 2397", TO BE SET
- Ⓐ APPARENT ENCROACHMENT IDENTIFIER
- LOT 4 LOT NUMBER (SEE PLAN REFERENCE 1)
- ⊙ DECIDUOUS TREE, AS NOTED
- UTILITY POLE
- OVERHEAD UTILITY
- BOUNDARY LINE (SURVEYED)
- - - PROPOSED DIVISION LINE (SURVEYED)
- - - ABUTTING BOUNDARY LINES (APPROX.)
- - - DEED LINES (APPROX.)
- (150') DEED DISTANCES (APPROX.)
- ~ TREELINE (APPROX.)
- WOODEN FENCE
- ▭ PAVEMENT



MAIN-LAND
 DEVELOPMENT
 CONSULTANTS, INC.

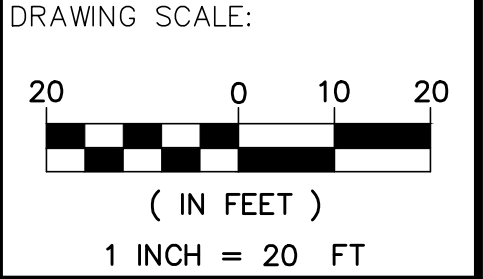
69 MAIN ST. LIVERMORE FALLS, MAINE
 367 US ROUTE 1 FALMOUTH, MAINE
 PH: (207) 897-6752 FAX: (207) 897-5404
 WWW.MAIN-LANDDC.COM

PLAN SHOWING A STANDARD
 BOUNDARY SURVEY &
 ABUTTER CONVEYANCE
ENGINE 2
FIRE STATION
CITY OF AUBURN
 SOUTH MAIN STREET,
 CITY OF AUBURN, COUNTY OF
 ANDROSCOGGIN, STATE OF MAINE

OWNER OF RECORD
JAMES & DIANE
LABONTE
 160 SOUTH MAIN STREET,
 AUBURN, MAINE 04210

OWNER OF RECORD
CITY OF AUBURN
 60 COURT STREET,
 AUBURN, MAINE 04210

MADE FOR
CITY OF AUBURN
 C/O WOODARD & CURRAN
 41 HUTCHINSON DRIVE,
 PORTLAND, MAINE 04102



REVISION NOTES:

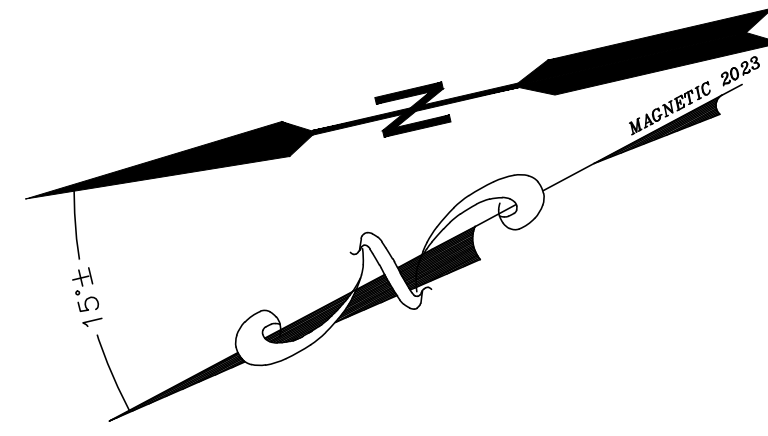
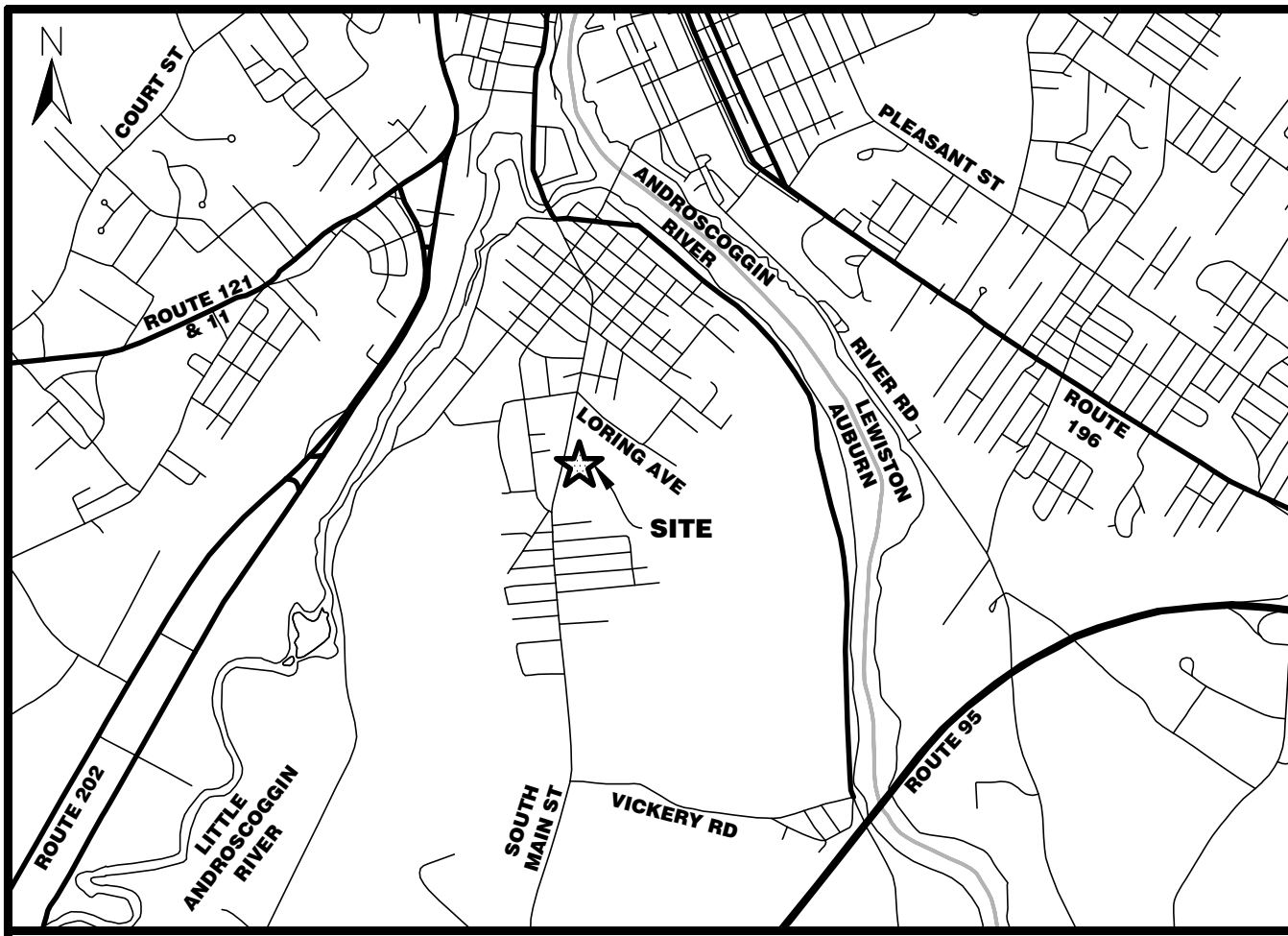
PROJ. MGR: CLB
 DRAWN BY: CLB
 CHECKED BY: TJC
 REVISION NO. N/A
 SURVEY DATE: 2023-03-16
 SUBMISSION DATE: 2023-06-14
 SUBMITTED FOR: REVIEW

**BOUNDARY SURVEY
 & ABUTTER
 CONVEYANCE**

SEAL:

 CHARLES L. BUKER PLS #2397
 DRAWING NO.

S1.1
 MLDC NO. 23-031 1 OF 1



LOCATION MAP 1" = 1/2 MILE

NOTES

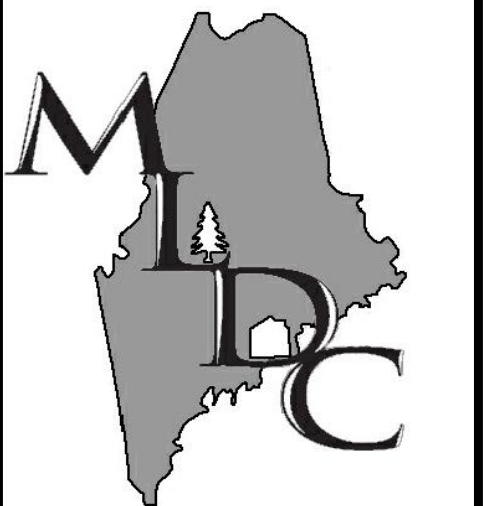
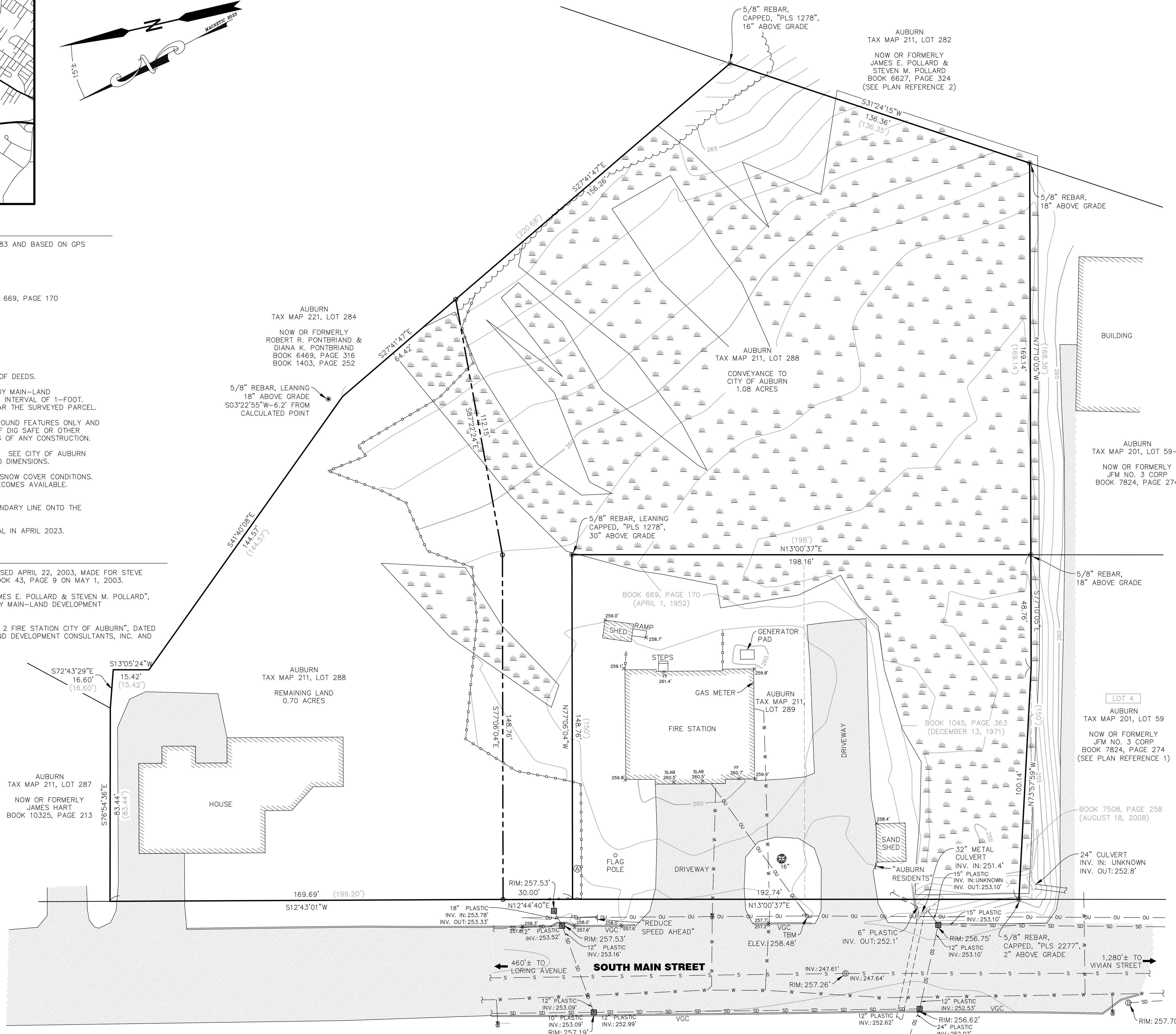
- ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, WEST ZONE, NAD83 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
- CITY OF AUBURN: TAX MAP 211, LOT 288 & LOT 289.
- OWNER OF RECORD AT TIME OF SURVEY:
LOT 288 - JAMES & DIANE LABONTE: BOOK 6123, PAGE 131
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- AREA SUMMARY:
LOT 288 1.78 ACRES, MORE OR LESS
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NEW LOT 288 0.70 ACRES, MORE OR LESS.
ABUTTER CONVEYANCE 1.08 ACRES, MORE OR LESS.
LOT 289 (NEW TOTAL) 1.75 ACRES, MORE OR LESS.
- ALL BOOK AND PAGES REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
- CONTOURS SHOWN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC. ON MARCH, 16, 2023 WITH A CONTOUR INTERVAL OF 1-FOOT. THE VERTICAL DATUM IS NAVD88 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
- UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON ABOVE GROUND FEATURES ONLY AND CITY OF AUBURN GIS INFORMATION. MAIN-LAND RECOMMENDS THE USE OF DIG SAFE OR OTHER ENTITIES TO MARK ANY UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
- THE SURVEYED PARCEL IS LOCATED IN THE URBAN RESIDENTIAL DISTRICT. SEE CITY OF AUBURN ORDINANCES FOR ADDITION INFORMATION PERTAINING TO LOT USAGES AND DIMENSIONS.
- BOUNDARY SURVEY FIELD WORK WAS PERFORMED BY MAIN-LAND UNDER SNOW COVER CONDITIONS. MAIN-LAND MAY ADJUST PLAN AND FINDINGS IF ADDITIONAL EVIDENCE BECOMES AVAILABLE.
- SUMMARY OF APPARENT ENCROACHMENTS:
A. PORTION OF A WOODEN FENCE OWNED BY LOT 288 IS OVER THE BOUNDARY LINE ONTO THE SURVEYED PARCEL.
- WETLANDS SHOWN WERE DELINEATED AND SUPPLIED BY FB ENVIRONMENTAL IN APRIL 2023.

PLAN REFERENCES

- "S.D. HERRIN ENTERPRISES SUBDIVISION", DATED FEBRUARY 3, 2003, REVISED APRIL 22, 2003, MADE FOR STEVE HERRIN, SURVEYED BY SURVEY WORKS, INC. AND RECORDED IN PLAN BOOK 43, PAGE 9 ON MAY 1, 2003.
- "BOUNDARY SURVEY & EXISTING CONDITIONS PLAN SHOWING LAND OF JAMES E. POLLARD & STEVEN M. POLLARD", DATED JULY 12, 2016, MADE FOR MANX DEVELOPMENT, LLC, SURVEYED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC. AND BEING UNRECORDED.
- "PLAN SHOWING A STANDARD BOUNDARY SURVEY & LOT DIVISION ENGINE 2 FIRE STATION CITY OF AUBURN", DATED JUNE 9, 2023, MADE FOR THE CITY OF AUBURN, SURVEYED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC. AND BEING UNRECORDED.

LEGEND

- EXISTING IRON PIPE, ROD, OR REBAR, AS NOTED
- 5/8 REBAR CAPPED, "BUKER 2397", TO BE SET
- ⓐ APPARENT ENCROACHMENT IDENTIFIER
- LOT 4 LOT NUMBER (SEE PLAN REFERENCE 1)
- ☐ DECIDUOUS TREE
- ☐ CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ WATER GATE
- ⊙ SIGN, AS NOTED
- ⊙ UTILITY POLE
- OVERHEAD UTILITY
- BOUNDARY LINE (SURVEYED)
- ABUTTING BOUNDARY LINES (APPROX.)
- - - DEED LINES (APPROX.)
- (150') DEED DISTANCES (APPROX.)
- TREELINE (APPROX.)
- WOODEN FENCE
- DRAINAGE CULVERT
- STORM DRAIN LINE (APPROX.)
- SEWER LINE (APPROX.)
- WATER LINE (APPROX.)
- 490 MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- X 495.3' SPOT GRADE
- ☐ PAVEMENT
- ☐ WETLAND AREA (APPROX.)



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 AN
EXISTING CONDITIONS SITE SURVEY

**ENGINE 2
FIRE STATION
CITY OF AUBURN**

SOUTH MAIN STREET,
CITY OF AUBURN, COUNTY OF
ANDROSCOGGIN,
STATE OF MAINE

OWNER OF RECORD

CITY OF AUBURN

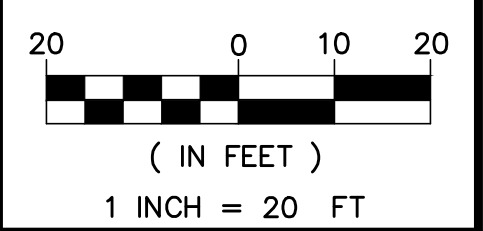
60 COURT STREET,
AUBURN, MAINE 04210

MADE FOR

CITY OF AUBURN

C/O WOODARD & CURRAN
41 HUTCHINSON DRIVE,
PORTLAND, MAINE 04102

DRAWING SCALE:

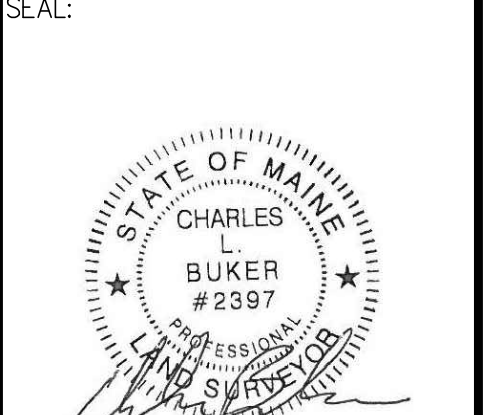


REVISION NOTES:

PROJ. MGR:	CLB
DRAWN BY:	CLB
CHECKED BY:	TJC
REVISION NO.	N/A
SURVEY DATE:	2023-03-16
SUBMISSION DATE:	2023-06-14
SUBMITTED FOR:	FINAL

**EXISTING
CONDITIONS
SURVEY**

SEAL:



CHARLES L. BUKER PLS #2397
DRAWING NO.

S2.1
MLDC NO. 23-031 1 OF 1



Woodard & Curran

12 Mountfort Street
Portland, Maine 04101
800.426.4262 | www.woodardcurran.com

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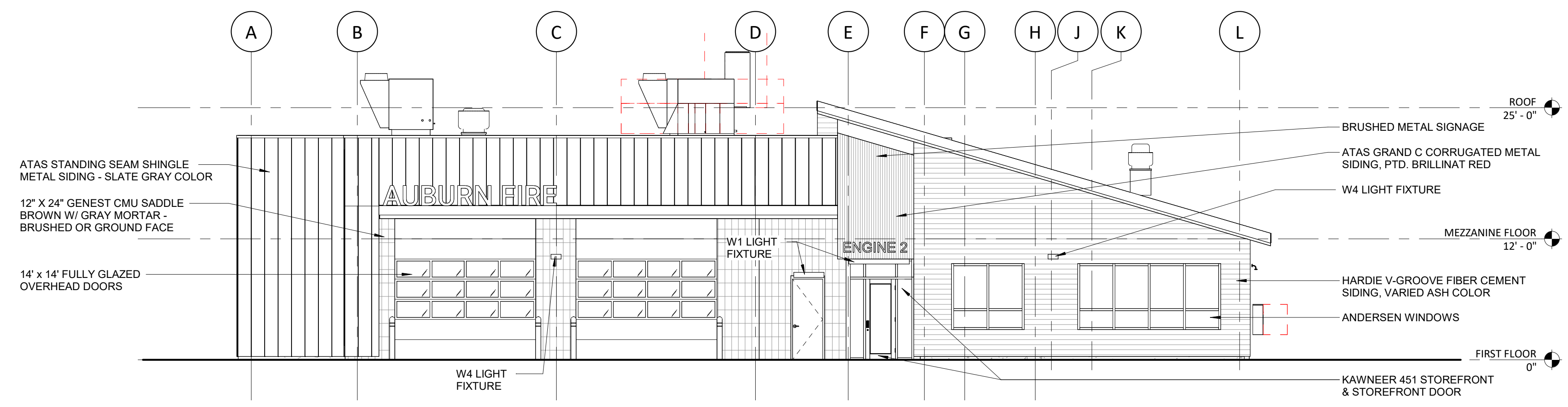


Allied Engineering
A Salas O'Brien Company

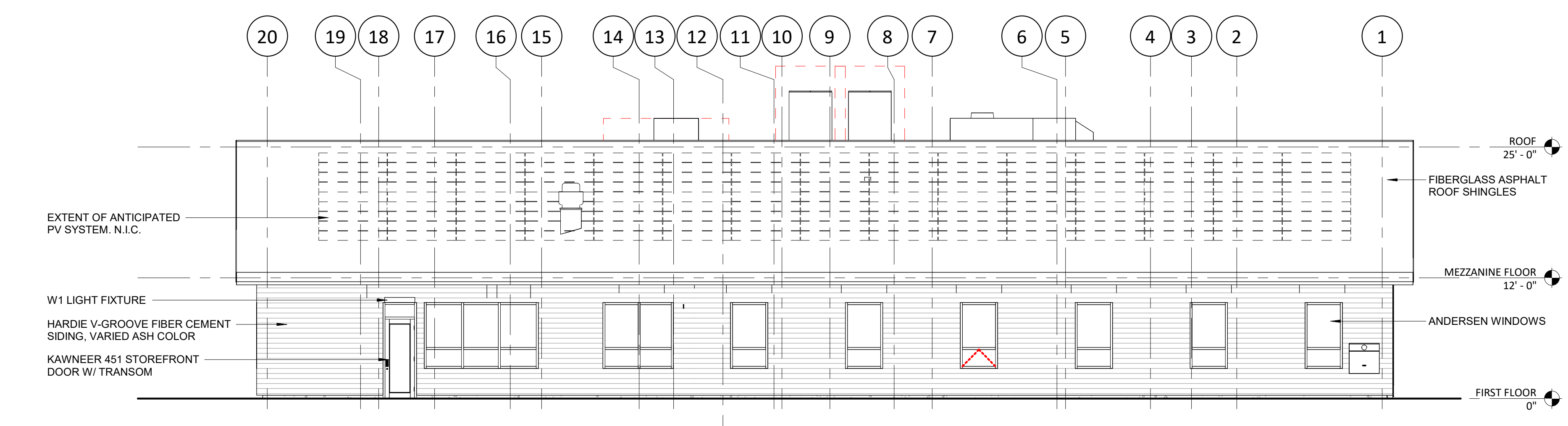
160 Veranda Street
Portland, Maine 04103
P: 207.221.2260
F: 207.221.2266

contex:t
ARCHITECTURE

Thornton Tomasetti

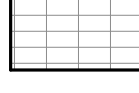
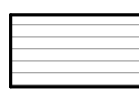

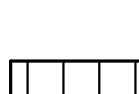


1 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND:

-  12" X 24" GENEST CMU SADDLE BROWN W/ GRAY MORTAR - BRUSHED OR GROUND FACE
-  HARDIE V-GROOVE FIBER CEMENT SIDING - VARIED ASH COLOR
-  ATAS GRAND C CORRUGATED METAL SIDING - PTD. BRILLIANT RED W/ EXPOSED FASTENERS
-  ATAS STANDING SEAM SHINGLE METAL SIDING - SLATE GRAY COLOR W/ CONCEALED FASTENERS

PE SEAL:

**100% DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION**

CLIENT INFO:

CITY OF AUBURN
180 SOUTH MAIN STREET
AUBURN, MAINE 04210

AUBURN ENGINE 2

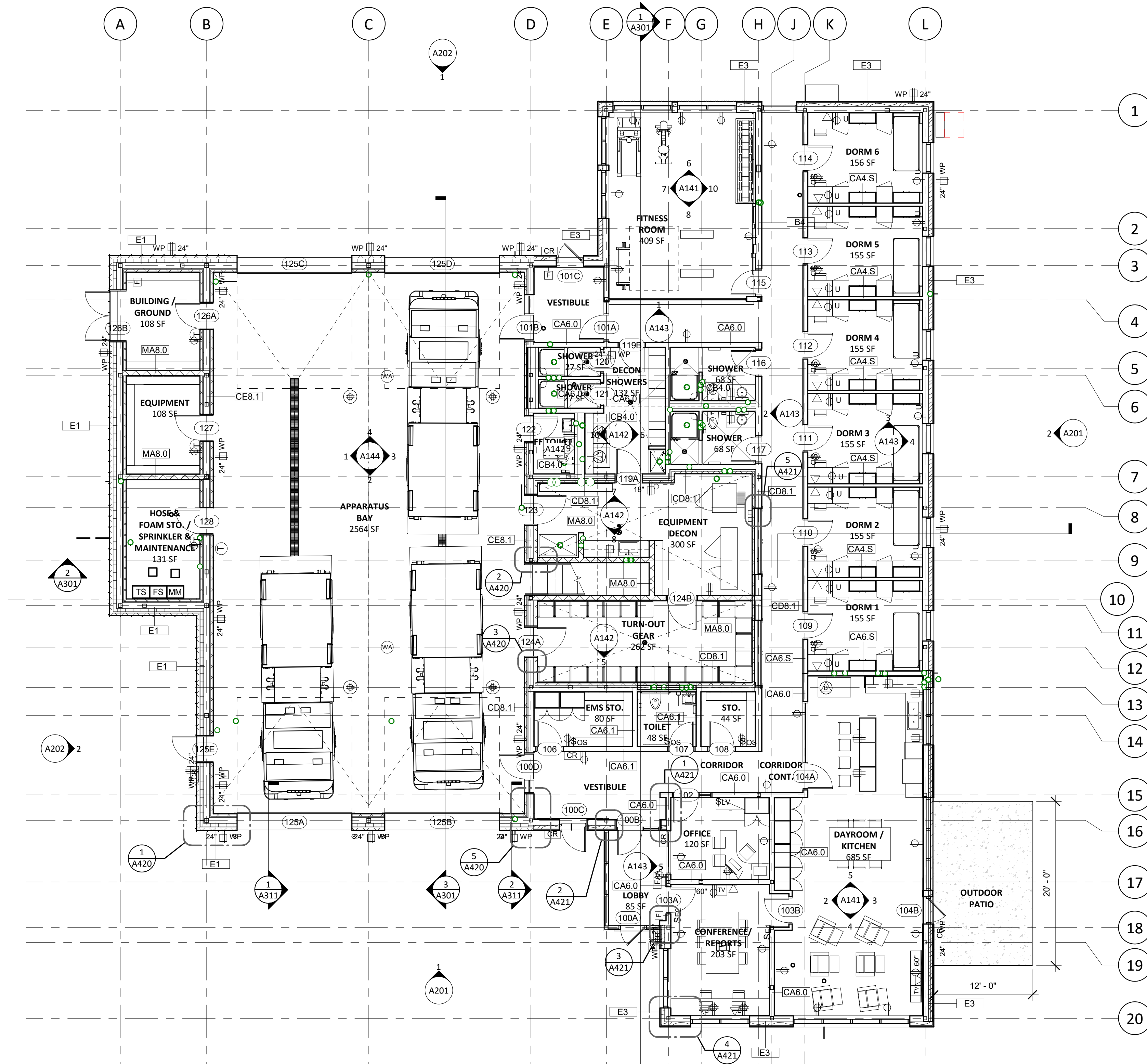
REV	MM/DD/YY	DESCRIPTION

JOB NO:	233981.13
DATE:	12.20.2024
SCALE:	AS NOTED
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
FILENAME:	

DRAWING TITLE:

**BUILDING
ELEVATIONS**

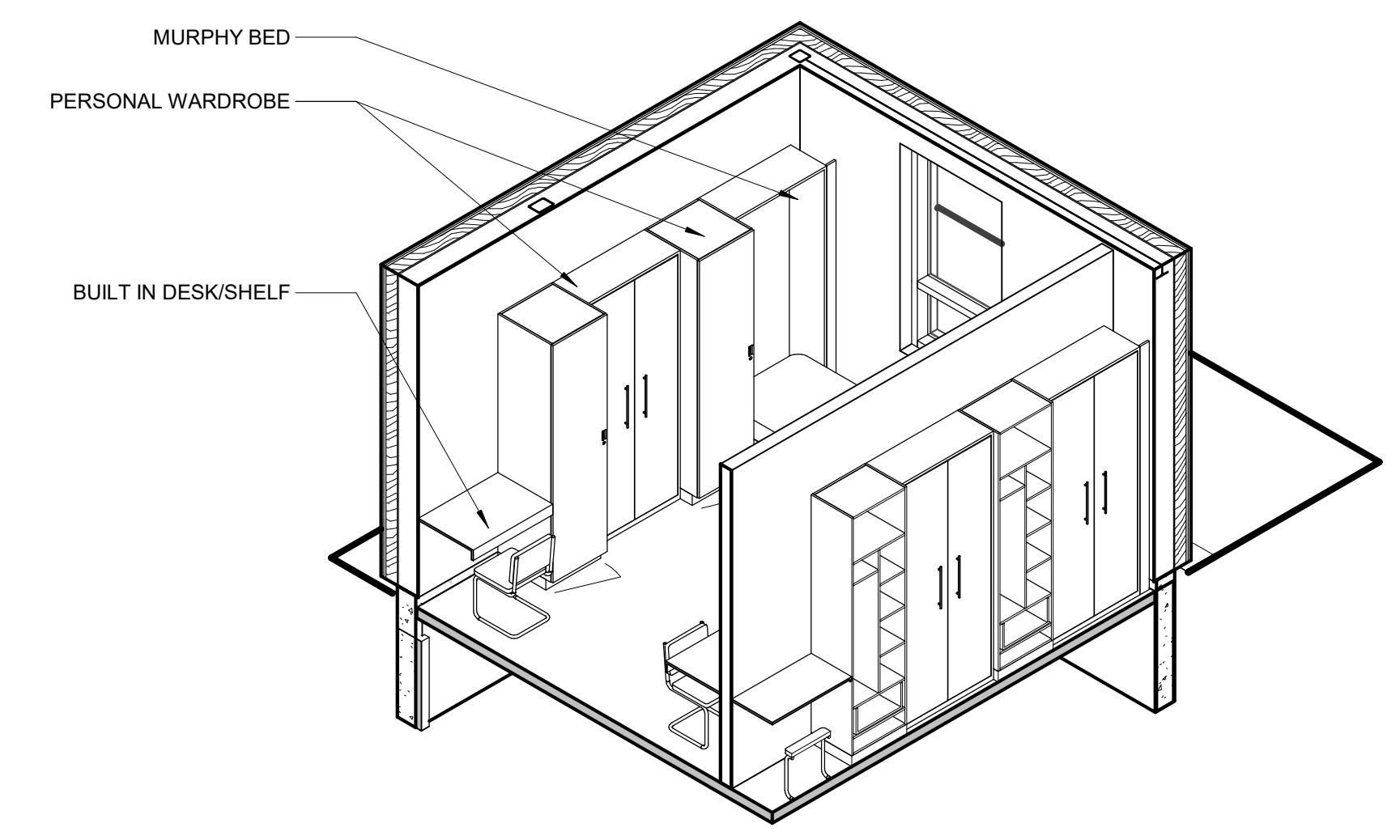
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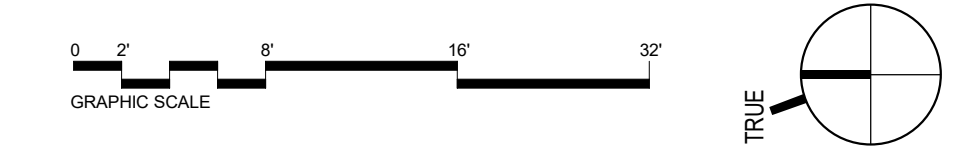
1 FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES:

1. DIMENSIONS ARE TO FACE OF STUDS AND CENTERLINES OF WINDOWS AND DOORS U.N.O.
2. SEE STRUCTURAL DRAWINGS FOR DIMENSIONED GRID LOCATIONS.
3. WHERE GRIDLINES ALIGN WITH CENTER OF WALLS, GRID IS TO CENTERLINE OF STRUCTURAL CORE.
4. MAINTAIN 4" CLEARANCE BETWEEN EDGE OF DOOR FRAME & INTERSECTING PARTITION, TYP. U.N.O.
5. VERIFY DIMENSIONS NOTED 'CLEAR', 'HOLD', 'MIN' OR 'V.I.F.' DURING LAYOUT OF WORK; NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING.
6. SEE ENLARGED FLOOR PLANS FOR ADDITIONAL DIMENSIONS. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING BRACING AND BLOCKING OF ALL PARTITIONS RECEIVING MILLWORK, SHELVING, PLUMBING FIXTURES, WALL MOUNTED EQUIPMENT.
7. GWB WALLS IN WET LOCATIONS TO HAVE 5/8" MOISTURE RESISTANT (MR) GWB AND/OR TILE BACKER BOARD.
8. REFER TO FINISH FLOOR PLANS AND FINISH SCHEDULE FOR FLOOR FINISHES, GC TO COORDINATE SLAB FINISH PREP FOR PRODUCT.
9. WORK POINT SHALL BE DETERMINED AT A CONSISTENT ELEV. FROM EXISTING FINISHED GRADE.



TYPICAL DORM ISOMETRIC



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Allied Engineering
A Salas O'Brien Company
160 Veranda Street
Portland, Maine 04103
P: 207.221.2260
F: 207.221.2266

context ARCHITECTURE
Thornton Tomasetti

PE SEAL:

100% DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

CLIENT INFO:

CITY OF AUBURN
180 SOUTH MAIN STREET
AUBURN, MAINE 04210
AUBURN ENGINE 2

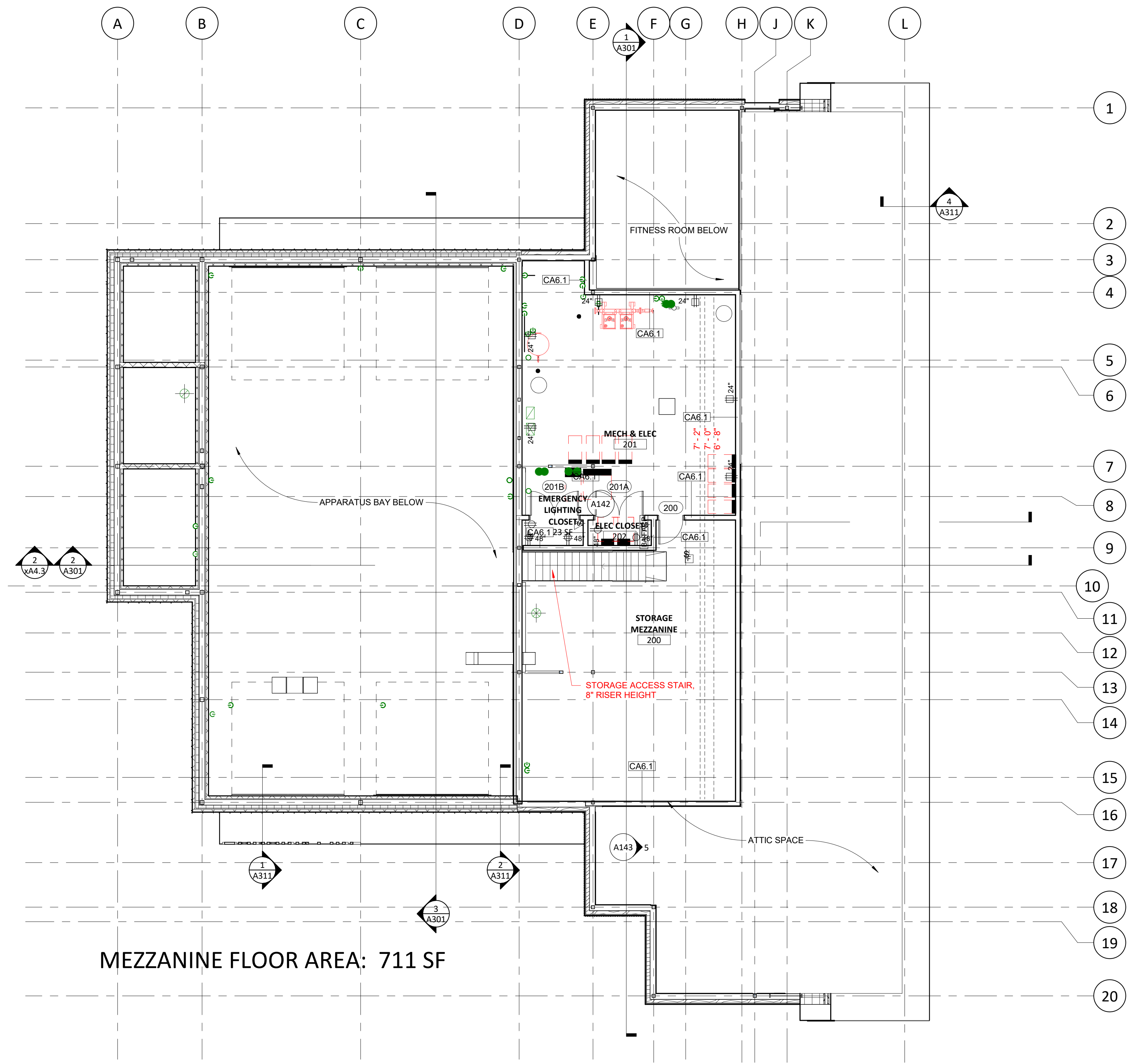
REV	MM/DD/YY	DESCRIPTION
JOB NO:	233981.13	
DATE:	12.20.2024	
SCALE:	AS NOTED	
DESIGNED BY:	Designer	
DRAWN BY:	EAJ	
CHECKED BY:	Checker	
FILENAME:		

DRAWING TITLE:

FIRST FLOOR PLAN

DRAWING NO:

A101



MEZZANINE FLOOR AREA: 711 SF

1 MEZZANINE FLOOR
1/8" = 1'-0"

GENERAL NOTES:

1. DIMENSIONS ARE TO FACE OF STUDS AND CENTERLINES OF WINDOWS AND DOORS U.N.O.
2. SEE STRUCTURAL DRAWINGS FOR DIMENSIONED GRID LOCATIONS.
3. WHERE GRIDLINES ALIGN WITH CENTER OF WALLS, GRID IS TO CENTERLINE OF STRUCTURAL CORE.
4. MAINTAIN 4" CLEARANCE BETWEEN EDGE OF DOOR FRAME & INTERSECTING PARTITION, TYP. U.O.N.
5. VERIFY DIMENSIONS NOTED 'CLEAR', 'HOLD', 'MIN' OR 'V.I.F.' DURING LAYOUT OF WORK; NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING.
6. SEE ENLARGED FLOOR PLANS FOR ADDITIONAL DIMENSIONS. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING BRACING AND BLOCKING OF ALL PARTITIONS RECEIVING MILLWORK, SHELVING, PLUMBING FIXTURES, WALL MOUNTED EQUIPMENT.
7. GWB WALLS IN WET LOCATIONS TO HAVE 5/8" MOISTURE RESISTANT (MR) GWB AND/OR TILE BACKER BOARD.
8. REFER TO FINISH FLOOR PLANS AND FINISH SCHEDULE FOR FLOOR FINISHES, GC TO COORDINATE SLAB FINISH PREP FOR PRODUCT.
9. WORK POINT SHALL BE DETERMINED AT A CONSISTENT ELEV. FROM EXISTING FINISHED GRADE.



Woodard & Curran

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Portland, Maine 04101
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context
ARCHITECTURE
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PE SEAL:

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CLIENT INFO:

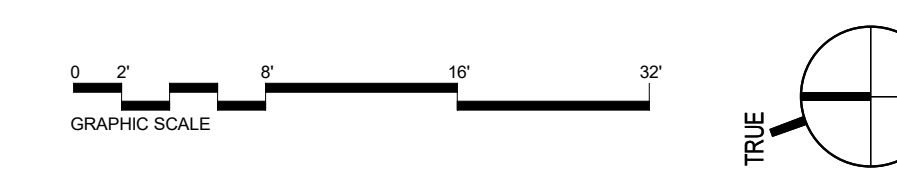
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DRAWING TITLE:

**MEZZANINE
FLOOR PLAN**

DRAWING NO:
A102





CONSTRUCTION COSTS		Notes
BUILDING + SITEWORK		
Building (8430 GSF 1st Floor + 1890 GSF Mezz)	\$ 3,914,180.00	Jan 31 2025 Ledgewood DD Estimate excl Site Work based on Dec 20 2024 DD Documents, less owner-accepted VE items per discussion on March 18 2025
Site Work - Div 2	\$ 945,000.00	March 11 2025 Grover Sitework Estimate
Subtotal: building + sitework	\$ 4,859,180.00	
OTHER DIRECT COSTS		
General Condition (and General Requirements)	\$ 505,757.00	Jan 31 2025 Ledgewood DD Estimate
Signage	\$ -	\$10,000 included in Jan 30 2025 Ledgewood DD Estimate
Seismic Site Class Related Building Improvements	\$ -	Eliminated need based on results of SW Cole Seismic Class Testing
Soils Improvements	\$ -	Assumed none based on Preliminary Geotech Report by SW Cole dated June 8, 2023
Weather Conditions	\$ -	Included in Jan 20 2025 Ledgewood DD Estimate under Gen'l Conditions
Environmental Soils Remediation	\$ -	Assumed none given native mat'l-Preliminary Geotech Report by SW Cole dated June 8, 2023
Landscaping	\$ 30,000.00	Allowance; cost to be confirmed by Grover
Bi-directional Amplifier	\$ 50,000.00	Allowance; testing required to confirm if needed
Subtotal: allowances	\$ 585,757.00	
INDIRECT COSTS		
OSHA & Safety	\$ -	Based on Ledgewood RFP Cost Proposal, included in Ledgewood as Cost of Work Div 2-17
General Liability Insurance (0.9%)	\$ 64,065.00	Jan 31 2025 Ledgewood DD Estimate
Design & Estimating Contingency (5%)	\$ 291,363.00	Jan 31 2025 Ledgewood DD Estimate
Construction Contingency (2%)	\$ -	Included in Jan 31 2025 Ledgewood DD Estimate as Estimating Contingency
Construction Software	\$ -	Included in Jan 31 2025 Ledgewood DD Estimate under Gen'l Conditions
Performance & Payment Bond	\$ 37,171.00	Jan 31 2025 Ledgewood DD Estimate
CM Fee (3%)	\$ 186,596.00	Jan 31 2025 Ledgewood DD Estimate
Subtotal: indirect costs	\$ 579,195.00	
SUBTOTAL: CONSTRUCTION COSTS	\$ 6,024,132.00	versus LF Mar 22 Concept \$5.5MM and May 24 SD \$6.2MM, v Ledgewood Jul 31 SD \$5.85MM
FEES & SERVICES		
Architecture/Engineering Fees		
Fieldwork	\$ 32,000.00	2023.02.02 W&C Work Order 11
Design and Permitting	\$ 660,000.00	2023.06.09 W&C Work Order 13
Geotech Design and CA	\$ 23,000.00	2024.05.13 W&C Work Order 13 Amendment 1
Additional Environmental Permitting	\$ 29,000.00	2024.05.13 W&C Work Order 13 Amendment 1
Additional Geotechnical Engineering-Seismic Class	\$ 8,700.00	2024.08.09 W&C Work Order 13 Amendment 2
Approvals and Permitting	\$ 10,000.00	Allowance-State Fire Marshall; City permit fees waived; DEP NRPA Permit Fee (\$810)
Clerk of the Works	\$ 125,000.00	Assumed 12 month construction duration at a rate of \$60/hour at 40 hours/week
MEP Commissioning	\$ 30,000.00	Commissioning estimated, PAL was ~\$60k
Special Inspections and Construction Testing	\$ 50,000.00	Allowance, based on PAL
SUBTOTAL: FEES & SERVICES	\$ 967,700.00	
OTHER OWNER COSTS		
Owner's Contingency @ 5%	\$ 301,210.00	Allowance for Owner directed changes
Builder's Risk Insurance	\$ 10,000.00	City to get proposal from Maine Municipal Assoc
FF&E		
Furn, equip, appl, kitchen, and decon.	\$ 154,800.00	Estimated allowance (Context recommendation of total FFE \$15/SF)
Computers, phones, network equipment	\$ 40,000.00	Estimated allowance
Zetron, radio and station alerting system	\$ 100,000.00	Estimated allowance
Security, card access, and camera systems	\$ 30,860.00	Quote from Everon dated Jan 10 2025 (does not include monthly recurring service charges)
Moving costs	\$ 5,000.00	Estimated allowance
Utility backcharges	\$ 100,000.00	Estimated allowance
Wetland Impact In Lieu Fee Compensation	\$ 97,152.00	Estimated based upon 18,400SF Impact non-WOSS per Dec 2024 NRPA Application
SUBTOTAL: OTHER OWNER COSTS	\$ 839,022.00	
TOTAL PROJECT COSTS	\$ 7,830,900.00	

Project Budget \$ 8,700,000.00 \$3M local bond, \$2M local bond and \$3.7M potential (future FY26 bond)
Cost Differential \$ 869,100.00

Note: This budget is prepared by W&C as a planning tool for reference only and should not take the place of a comprehensive project budget by the Owner. This budget may not reflect all associated project costs. The estimates of probable construction cost are based on most current data.