



CITY OF AUBURN  
DEVELOPMENT REVIEW APPLICATION

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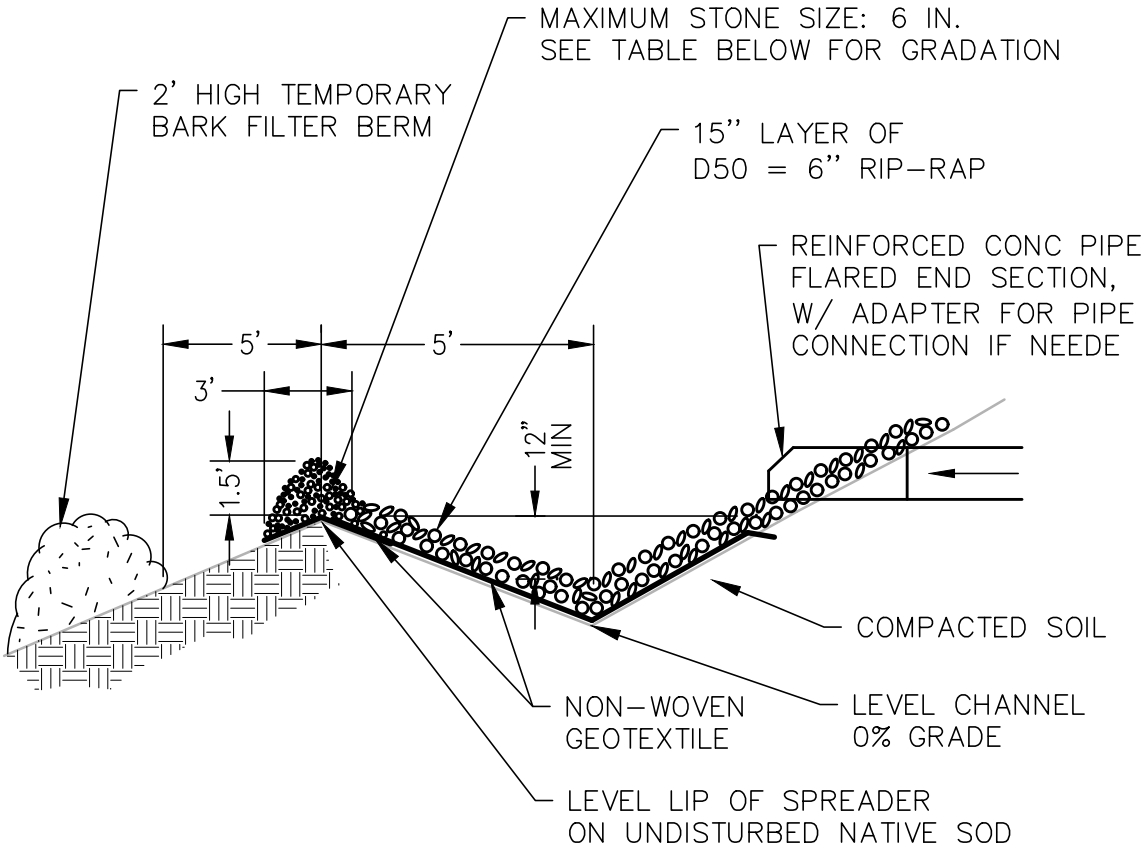
WEST SHORE VILLAGE  
AT ADAMIAN DRIVE  
ADAMIAN DRIVE, AUBURN, MAINE

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PREPARED FOR: WEST SHORE VILLAGE, LLC

JUNE 25, 2024

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.  
PO BOX Q | 69 MAIN ST  
LIVERMORE FALLS, MAINE 04254  
367 ROUTE 1  
FALMOUTH, MAINE 04105  
(207) 897-6752



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

LEVEL-LIP SPREADER SECTION

NOT TO SCALE

B2

TEMP. S

NOT TO SCALE

50 MM (4 IN.) MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN SLOWLY DRAINING SOILS.



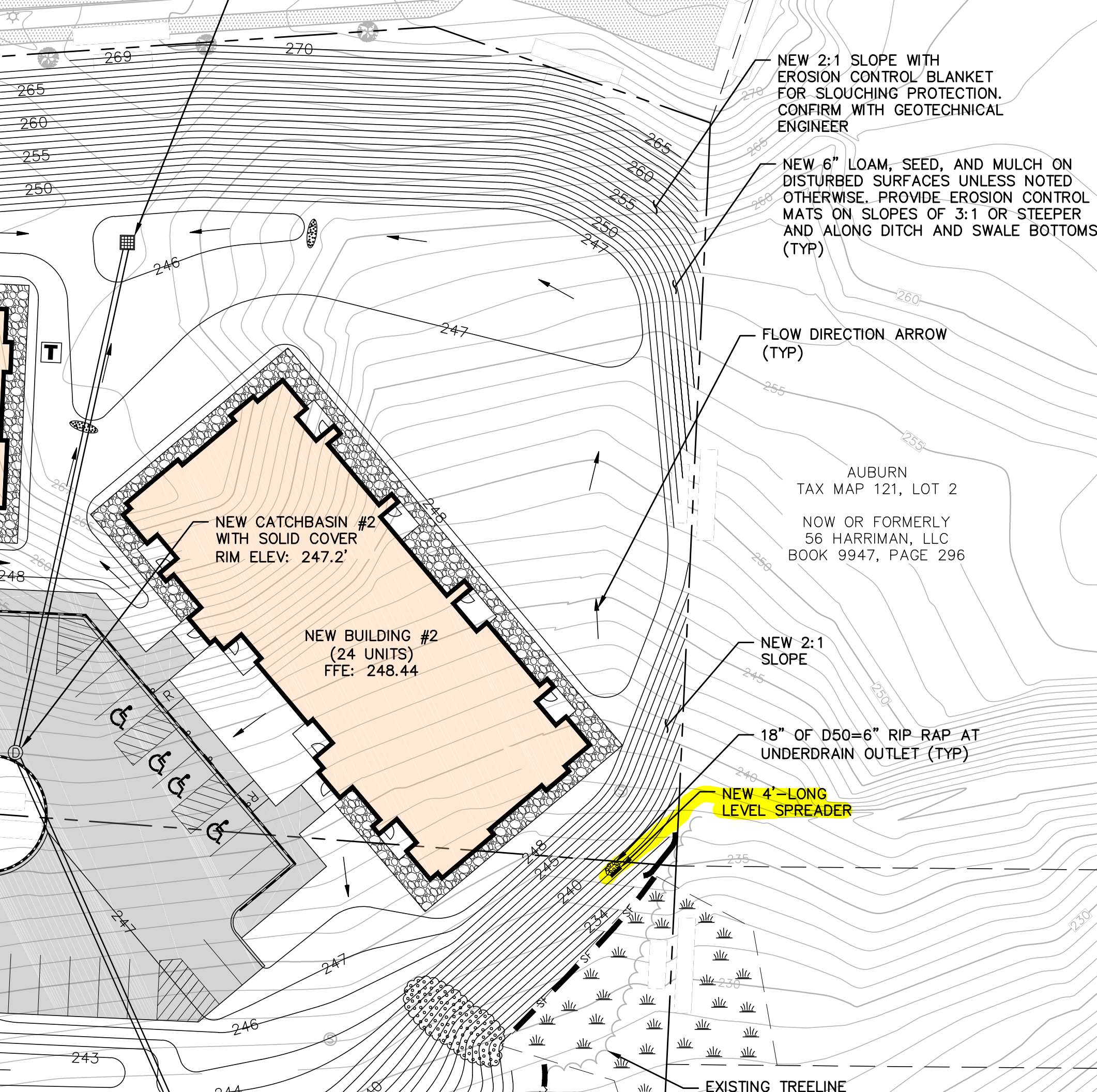
EXISTING GRAD

TRAFFIC DIRECTION

NOT

- 1.
- 2.
- 3.

MAI  
TRA  
TRA  
DRE



PROJECT

**WEST SHORE VILLAGE  
AT ADAMIAN DRIVE**

12 ADAMIAN DRIVE  
AUBURN, MAINE 04210

OWNER OF RECORD

**WEST SHORE VILLAGE,  
LLC**

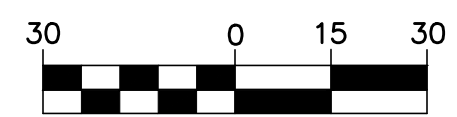
40 MINOT AVENUE,  
AUBURN, MAINE 04210

MADE FOR

**WEST SHORE VILLAGE,  
LLC**

40 MINOT AVENUE,  
AUBURN, MAINE 04210

DRAWING SCALE:



( IN FEET )

1 INCH = 30 FT

SUBMISSION NOTES:

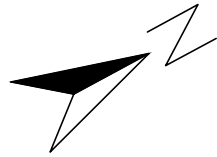
SUBMISSION 1: 2024-04-12 TLB  
FOR REVIEW

SUBMISSION 2: 2024-05-16 TLB  
FOR REVIEW

SUBMISSION 3: 2024-06-07 TLB  
FOR REVIEW

SUBMISSION 4: 2024-06-21 TLB  
REVISED PER CITY COMMENTS





NOTES

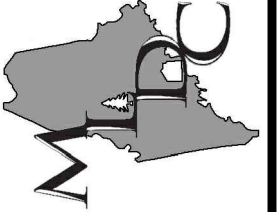
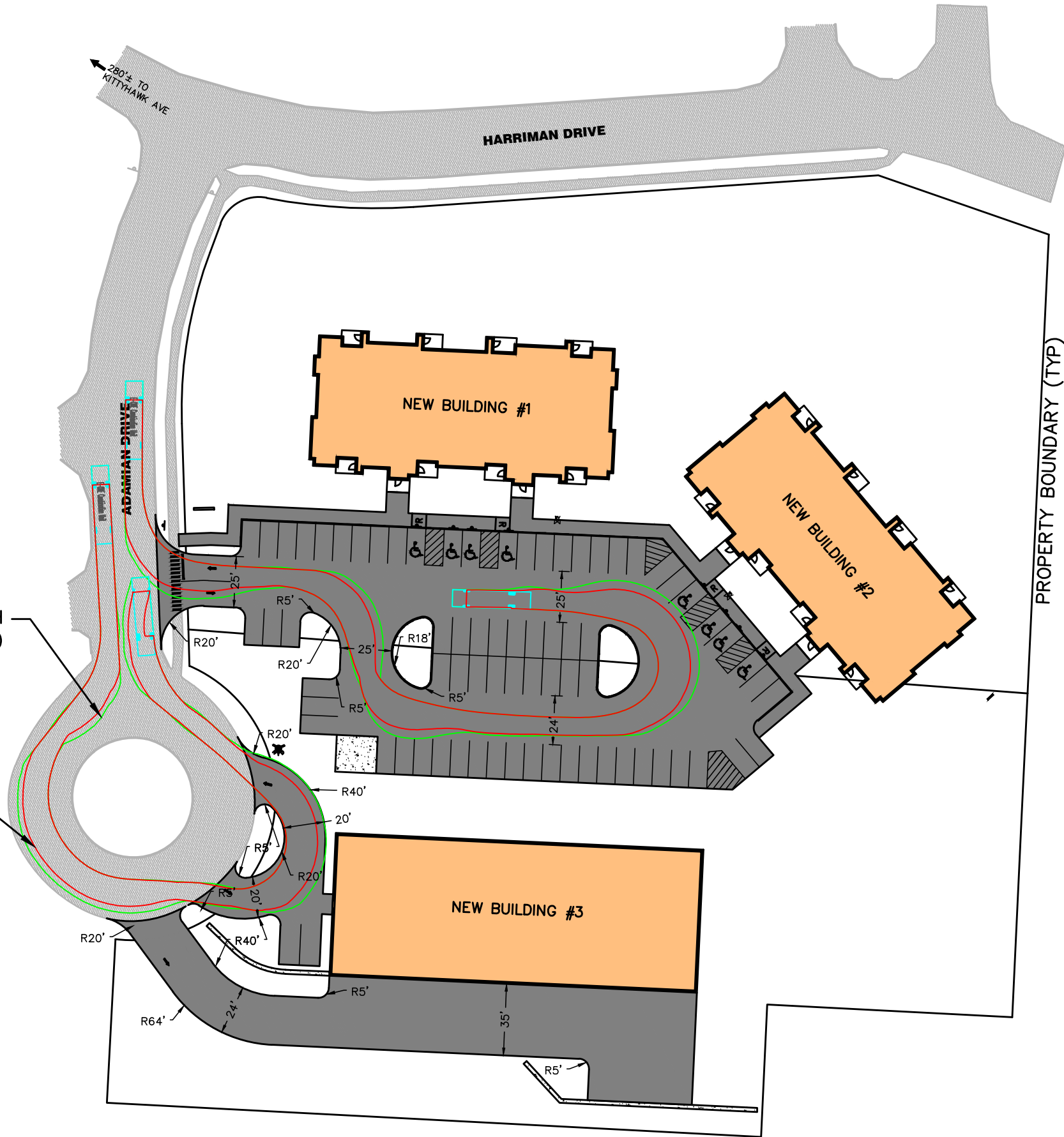
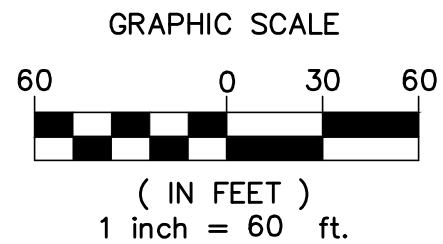
- 1. VEHICLE PATH SHOWN MODELED WITH E-ONE COMBINATION UNIT

LEGEND

- VEHICLE WHEEL PATH EXTENTS
- VEHICLE BODY PATH EXTENTS

VEHICLE BODY PATH (TYP)

VEHICLE WHEEL PATH (TYP)



**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

MLDC NO.	23-252
PROJ. MGR:	MJB
DRAWN BY:	ERL/LMB
CHECKED BY:	MJB
REVISION NO.	N/A
SURVEY DATE:	2023-06-20
ISSUE DATE:	2024-06-21
ISSUED FOR:	REVIEW

**NOT FOR CONSTRUCTION**

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

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

DRAWING NO.  
**C2.3**



AUBURN  
MAP 109, LOT 6  
OR FORMERLY  
GREEN HG, LLC  
10711, PAGE 280

NEW 48"Ø CATCHBASIN #3  
WITH BEEHIVE GRATE  
RIM ELEV: 246.5'

NEW 6"Ø PVC  
SEWER LINE  
INV. IN: 244.2'  
INV. OUT: 231.4'

NEW 18"Ø HDPE STORMDRAIN  
INV. IN: 240.0'  
INV. OUT: 238.4'

REMOVE STUB, CORE & REGROUT AS  
NECESSARY TO TIE INTO EXISTING MANHOLE  
RIM ELEV. 245.4'  
INV. OUT: 231.4'  
(CONTRACTOR TO CONFIRM INVERT ELEVATION)

NEW STORMDRAIN INTO EXISTING  
CATCHBASIN  
RIM ELEV: 245.9'  
EX INV. OUT: 238.3'  
(CONTRACTOR TO CONFIRM INVERT ELEVATION)

RELOCATED FIRE HYDRANT

TIE NEW SEWER 6"Ø PVC SEWER  
LINE INTO EXISTING STUB  
INV. IN: 226.4'  
(CONTRACTOR TO CONFIRM  
INVERT ELEVATION)

NEW 18"Ø HDPE STORMDRAIN  
INV. IN: 237.0'  
INV. OUT: 236.0'

RELOCATE EXISTING FIRE  
HYDRANT AS SHOWN

PROTECT EXISTING SEWER MANHOLE  
RIM ELEV: 242.6'  
INV. IN: 225.5'  
INV. IN: 225.1'  
INV. OUT: 224.2'

TIE NEW STORMDRAIN INTO  
EXISTING CATCHBASIN  
RIM ELEV: 240.1'  
EX INV. IN: 230.7'  
(CONTRACTOR TO CONFIRM  
INVERT ELEVATION)

NEW BUILDING #1  
(24 UNITS)  
FFE: 248.44

NEW 4"Ø PVC UNDERDRAIN

NEW 2"Ø HDPE WATER SERVICE

NEW 4"Ø HDPE FIRE SERVICE

NEW 48"Ø DRAINAGE MANHOLE  
RIM ELEV: 247.2'

NEW 6"Ø PVC SEWER LINE  
INV. IN: 245.4'  
INV. OUT: 244.3'

NEW BUILDING #2  
(24 UNITS)  
FFE: 248.44

NEW 6"Ø PVC SEWER SERVICE  
INV. IN: 245.4'  
INV. OUT: 244.3'

NEW 48"Ø SEWER MANHOLE  
RIM ELEV: 247.4'

NEW 6"Ø HDPE WATER MAIN

NEW 6"Ø HDPE WATER MAIN

NEW 48"Ø CATCHBASIN #4  
WITH BEEHIVE GRATE  
RIM ELEV: 241.5'

NEW PULL BOX  
(TYP)

NEW 18"Ø HDPE STORMDRAIN  
INV. IN: 238.0'  
INV. OUT: 215.0'

NEW 6"Ø HDPE WATER MAIN

NEW 6"Ø PVC SEWER SERVICE  
INV. OUT: 230.0'

NEW BUILDING #3  
FFE: 243.0'  
BFE: 233.3'

NEW 4"Ø PVC FOUNDATION UNDERDRAIN

NEW 3/4"Ø HDPE WATER SERVICE

NEW WATER GATE VALVE (TYP)

NEW 4"Ø HDPE FIRE SERVICE

UPLAND (TYP)  
WETLAND (TYP)

