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

PLANNING BOARD AGENDA
November 10, 2025 – 6:00 p.m.
City Council Chambers, 60 Court Street

1. **ROLL CALL**

2. **MINUTES:** Acceptance of the October 14, 2025 meeting minutes.

3. **PUBLIC HEARING:**

A. PUBLIC HEARING/ SITE PLAN: 61 North River Road (PID 261-056) – Application by Chelsea Lewis for a retail pet store and grooming service (Maine Bark & Lounge) with an accessory dog day care service for grooming customers. The property is located in the General Business district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review.

B. PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: 7-9 Fern Street (PID 239-113 and 239-112): Application by Dirigo Architectural Engineering, LLC on behalf of Jim Wu/Wu Lake Street Property LLC for the construction of a 5-unit townhome development with access from the shared driveway to the former Lake Street school. This property is located in the Traditional Neighborhood (T-4.2B) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.

C. PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: 530 and 538 Poland Road (PID 188-025, 188-026, and 188-027) – Application by Terradyn Consultants, LLC on behalf of Jonah Chappell and Kyle Romick for the construction of three multifamily structures with four units each. The property is located in the Traditional Neighborhood (T-4.2B) and Industrial (I) districts and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.

D. PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: Danville Corner Road (PID 122-004 and 122-005) – Application by Terradyn Consultants, LLC on behalf of Timothy Millett for a housing development with 69 single family homes and 3 multi-family buildings with 8 apartments each. The property is located in the General Business (GB) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.

E. PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: 15 Academy Street (PID 230-132): Application by Gorrill Palmer on behalf of Auburn Town Center Apartments, LLC for the construction of a 53-unit residential development. This property is located in the Traditional Downtown Neighborhood (T-4.2) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.

F. PUBLIC HEARING/ SITE PLAN REVIEW: 95 Main Street: (PID 241-026). An application has been submitted by the City of Auburn for the temporary use of existing office space to accommodate the Police Department's Criminal Investigations Division**.** This property is located in the T-5.2 Downtown City Center Form Based Code District and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 3 – Special Exception.

G. PUBLIC COMMENT

H. MISCELLANEOUS

I. ADJOURNMENT

Auburn Planning Board meetings can be viewed live on the City of Auburn YouTube channel (https://www.youtube.com/c/CityofAuburnMaine), and on Great Falls Television (Spectrum Cable Channel 11). Following live broadcasts, Planning Board meetings are rebroadcast at 7:00AM, noon, and 7:00PM on Tuesdays on GFTV and are available anytime on our YouTube channel.

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PLANNING BOARD MINUTES - DRAFT
October 14, 2025

1. **ROLL CALL:** Stacey LeBlanc (Chair), Riley Bergeron, Tim DeRoche, Bob Hayes, Maureen Hopkins, Bilal Hussein (Associate Member), and Paul Jacques

   Absent: Ed Bearor (Associate Member), Darren Finnegan, and Ngengele Adlophe (Student Representative)

   Staff members present: David Hediger (Planning Director), Lauren Caffe (Long Range Planner), and John Cleveland (Comprehensive Plan Committee Chair)

   Stacey LeBlanc elevated Bilal Hussein to full voting member.

2. **MINUTES:** Acceptance of the September 9, 2025 meeting minutes.

   Motion made by Paul Jacques and seconded by Bob Hayes to approve the September 9, 2025 minutes: Vote 7-0 Motion Carries

3. **PUBLIC HEARING: None**

4. **PUBLIC COMMENT:**

   Stephen Beal of 575 Johnson Road – asked the Planning Board which of the three methods (City Council, Planning Board, or petition) initiated the proposed Chapter 60 zoning amendment (Item C). Stacey LeBlanc suggested addressing his concerns during the discussion of Item C.

5. **MISCELLANEOUS**
   a) **Update: 65 Mount Auburn Avenue: Chick-fil-A Restaurant. Pedestrian access and site improvements.** A project update on Chick-fil-A restaurant was presentedby Joey Fonseca of Bohler Engineering. He confirmed the applicant has successfully met the conditions of approval by establishing an additional sidewalk connection to Turner Street. The revised plan includes minor changes, such as a slightly larger building, better vehicle stacking, and a parking layout that will slow traffic down.

   b) **Comprehensive Plan Update.** A presentation about Comprehensive Plan Update was given by Lauren Caffe, the City's Long-Range Planner, and John Cleveland, the

Comprehensive Plan Committee's Chair. They reviewed community engagement events, timeline, structure/vision statement, and next steps with an estimated completion of July 2026.

c) **Initiate an amendment to Chapter 60 of Auburn's Zoning Ordinance to allow for the development of lots under 20,000 square feet in specific instances**. Staff have requested the Planning Board initiate an amendment to Chapter 60 of Auburn's Zoning Ordinance to allow for the development of lots under 20,000 square feet in specific instances. Under the current language, any unsewered lot under 20,000 square feet is not developable, even if it is a lawfully created lot of record predating zoning. If public sewer were available, such lots could be developed under Sec. 60-39, but because of Sec. 60-42, they are effectively prohibited from development. Bilal Hussein said he was struck by the contradictory nature between the two existing ordinances.

Motion made by Bilal Hussein and seconded by Riley Bergeron that pursuant to Sec. 60-1445, that staff be directed to prepare an amendment to Sec. 60-39, Sec. 60-42, and other applicable sections as deemed necessary to align Auburn's ordinance with the Maine Plumbing Code; enable reasonable infill development on legally nonconforming lots; and protect critical watershed areas.
Motion 7-0 Motion Carried

d) **November 11th meeting/holiday conflict.** The November 11th regularly scheduled meeting conflicts with Veterans' Day. The Planning Board will meet on Monday, November 10th instead.

6. ADJOURNMENT

Motion made by Tim DeRoche and seconded by Riley Bergeron moved to adjourn at 6:40 p.m.
Vote: 7-0 Motion Carries

DRAFT

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

To: Auburn Planning Board
From: David Hediger, Director of Planning
Re: PUBLIC HEARING/ SITE PLAN and SPECIAL EXCEPTION: 61 North River Road (PID 261-056) – Application by Chelsea Lewis for a retail pet store and grooming service (Maine Bark & Lounge) with an accessory dog day care service for grooming customers. The property is located in the General Business district and will be reviewed under Chapter 60, Article XVI, Division 2-Site Plan Review and Division 3-Special Exception
Date: November 5, 2025

PROPOSAL

Chelsea Lewis has submitted an application for the proposed reuse of an existing 8,750 sf commercial building for a pet retail store and grooming service in the General Business (GB) District at 61 North River Road. Accessory to this use will be a dog daycare service for grooming customers. The property consists of 1.68 acres, with portions located in the 100-year flood zone and shoreland zone of the Androscoggin River.



ZONING CONSIDERATIONS

The site is located in the GB District. Any existing building proposing a use permitted under Sec. 60-499(a) (e.g., retail) that occupies 5,000 sf or more is allowed as a special exception and therefore requires Planning Board approval. The property is also within the shoreland zone; however, no site improvements are proposed within the 25-foot river setback. Portions of the property are within the 100-year flood zone. The applicant has provided evidence that the building in question is located outside the flood zone and therefore is not subject to the additional provisions of Article XII, Division 2, Floodplain Overlay District.

SITE PLAN REVIEW AND SPECIAL EXCEPTION STANDARDS

The applicant has addressed the applicable criteria in Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 3 – Special Exception, including but not limited to:

- The project consists of the reuse of an existing building; no new structures are proposed.
- Interior space will include pet retail, grooming areas, and a soundproofed exercise area.
- Exterior improvements include a fenced outdoor exercise area, dumpster enclosure, and minor driveway adjustments.
- Existing parking will be retained, providing 31 spaces.
- The driveway will be narrowed and improved for two-way traffic.
- Stormwater management will be improved through a reduction of impervious surfaces by 3,648 sf.
- Peak staffing is anticipated to be up to six employees, with grooming capacity for up to 20 pets per day.
- Hours of operation will be 7 am – 7 pm.
- Outdoor exercise area (40' x 60') is screened and located away from neighboring properties.
- A deed has been provided of the property showing Higgins Point, LLC as the owner. Staff recommends the applicant demonstrate right, title, or interest by providing a lease agreement or documentation from the owner acknowledging the applicant's interest in the space.
- Dog daycare services will be accessory to the grooming business, utilizing both indoor and outdoor exercise areas. Staff will recommend a condition that the total number of pets using the exercise areas at any given time shall not exceed 20.

DEPARTMENT REVIEW

The application and revisions provided have addressed concerns raised by staff. There are no remaining concerns at this time.

ADDITIONAL ITEMS

Staff believe the proposed dog daycare can be considered an accessory use to the primary grooming and retail business, provided it meets Special Exception requirements and remains secondary to the main use. Kennels, defined as facilities for the boarding, breeding, or care of animals, are not permitted as a stand-alone use in the GB District. As an accessory use, the daycare is acceptable if the number of dogs remains consistent with the scale of the grooming operation. Previous approvals at 314 Center Street and 65 Washington Street establish a precedent. Staff is of the opinion that the accessory kennel aligns with the GB District's intent to allow commercial uses with compatible secondary uses, provided it does not create additional impacts beyond those of the existing retail and grooming business. To ensure no additional impacts, staff recommends a condition that the total number of pets using the exercise areas at any given time shall not exceed 20.

PLANNING BOARD ACTION

The proposed project requires review and findings for approval under Sections 60-1277 and 60-1359:

Site Plan Review – Section 60-1277

In considering a site plan, the planning board shall make findings that the development has made provisions for:

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

Special Exception - Sec. 60-1336.
(a)As conditions prerequisite to the granting of any special exceptions, the board shall require evidence of the following:

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

Any denial of a project must include reference to the criteria found in Section 60-1304(2) and Section 60-1336

STAFF RECOMMENDATIONS
Staff recommend that the Planning Board find that the application for the proposed development meets the requirements of Sec, 60-1277and Sec. 60-1336 and APPROVE the project application with the following conditions:

1. The dog daycare is an accessory use to the primary grooming and retail business, with the total number of pets using the exercise areas (indoor and outdoor) at any given time shall not exceed 20.
2. The applicant demonstrates right, title, or interest prior to the issuance of any permits by providing a lease agreement or documentation from the owner acknowledging the applicant's interest in the space.

Suggested Motion:
I make a motion that the proposal meets the requirements of Sec. 60-1277 and Sec. 60-1336 and approve the application and site plan submitted by Chelsea Lewis for a retail pet store and grooming service with an accessory dog daycare service for grooming customers at 61 North River Road. The proposed project meets the standards pursuant to Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 3 – Special Exception.

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Development Review Application

PROJECT NAME: Maine Bark & Lounge

PROPOSED DEVELOPMENT ADDRESS: 61 North River Road

PARCEL ID #: 261-056

REVIEW TYPE: **Site Plan** X **Site Plan Amendment** □
Subdivision □ **Subdivision Amendment** □

PROJECT DESCRIPTION: Interior renovation of an existing vacant commercial building into a retail pet store and grooming service with an accessory day care service for grooming customers. Exterior work includes a fenced exercise yard, screened dumpster enclosure, and signage for the ADA parking spaces

CONTACT INFORMATION:

Applicant	
Name:	Chelsea Lewis
Address:	
City / State	Auburn/ ME
Zip Code	04210
Work #:	
Cell #:	(207) 330-9540
Fax #:	
Home #:	
Email:	mainebarkandlounge@gmail.com

Property Owner	
Name:	HIGGINS POINT LLC
Address:	155 CENTER STREET, BLG G
City / State	AUBURN/ ME
Zip Code	04210
Work #:	
Cell #:	(207)754-6332
Fax #:	
Home #:	
Email:	tamillett@gmail.com

Project Representative	
Name:	Travis R. Nadeau c/o Platz Assoc.
Address:	Two Great Falls Plaza
City / State	Auburn/ ME
Zip Code	04210
Work #:	(207) 784-2941
Cell #:	(207) 740-7603
Fax #:	
Home #:	
Email:	tnadeau@platzassociates.com

Other professional representatives for the project (surveyors, engineers, etc.),	
Name:	
Address:	
City / State	
Zip Code	
Work #:	
Cell #:	
Fax #:	
Home #:	
Email:	

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	39,690	sq. ft.
Proposed Total Paved Area	23,594	sq. ft.
Proposed Total Impervious Area	36,042	sq. ft.
Proposed Impervious Net Change	- 3,648	sq. ft.
Impervious surface ratio existing	54	% of lot area
Impervious surface ratio proposed	50.7	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	15, 918 (,753sf + 7,165 sf)	sq. ft.
Proposed Building Footprint	15,918	sq. ft.
Proposed Building Footprint Net change	0	sq. ft.
Existing Total Building Floor Area	15,918	sq. ft.
Proposed Total Building Floor Area	15,918	sq. ft.
Proposed Building Floor Area Net Change	0	sq. ft
New Building	No	(yes or no)
Building Area/Lot coverage existing	21.8	% of lot area
Building Area/Lot coverage proposed	21.8	% of lot area

ZONING

Existing	General Business (GB)
Proposed, if applicable	General Business (GB)

LAND USE

Existing	Commercial
Proposed	Retail Pet supply and grooming*

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	n/a
Proposed Number of Residential Units	n/a
Subdivision, Proposed Number of Lots	n/a

* day kennel accessory use with grooming session

PARKING SPACES

Existing Number of Parking Spaces	29
Proposed Number of Parking Spaces	29
Number of Handicapped Parking Spaces	2
Proposed Total Parking Spaces	31

ESTIMATED COST OF PROJECT: $90,000

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	39,690	sq. ft.
Proposed Disturbed Area	6,048	sq. ft.
Proposed Impervious Area	36,042	sq. ft.

1. ***If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.***
2. ***If the proposed impervious area is greater than one acre including any impervious area crated since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.***
3. ***If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.***
4. ***If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.***

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing (Since July 1, 1997) 0 passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 31 passenger car equivalents (PCE)

If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the General Business (GB) zoning district.
2. Parcel Area: 1.68 acres / 73,180.80 square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	10,000 sf	73,180 sf
Street Frontage	100'-0"	515'-0"
Min Front Yard	25'-0"	8" (existing)
Min Rear Yard	35'-0"	55'-0" (existing)
Min Side Yard	25'-0"	99'-0" (existing)
Max. Building Height	45'-0"	20'-0" (existing)
Use Designation	pet shop	pet shop w/ accessory daycare
Parking Requirement	1 space/ per N/A square feet of floor area	
Total Parking:	33+	33+
Overlay zoning districts (if any):	Shoreland Overlay	/
Urban impaired stream watershed?	YES/NO If yes, watershed name No	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative. (NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

Refer to the application checklist for a detailed list of submittal requirements.

To view the City of Auburn Zoning Ordinance, go to:
www.auburnmaine.gov under City Departments / Planning, Permitting & Code / Subdivisions / Land Use /Zoning Ordinance

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant	**Date:**
Traci R Noddeau	10/10/2025

City of Auburn, Maine
Economic & Community Development
Eric Cousens, Director
60 Court Street | Auburn, Maine 04210
www.auburnmaine.gov | 207.333.6601

Development Review Checklist

The following information is required where applicable to be submitted for an application to be complete

PROJECT NAME: Maine Bark & Lounge
PROPOSED DEVELOPMENT ADDRESS: 61 North River Road
PARCEL #: 261-056

Required Information		*Check when Submitted*		*Applicable Ordinance*
Site Plan		*Applicant*	*Staff*	
	Owner's Names/Address	X		
	Names of Development	X		
	Professionally Prepared Plan	X		
	Tax Map or Street/Parcel Number	X		
	Zoning of Property	X		
	Distance to Property Lines	X		
	Boundaries of Abutting land	X		
	Show Setbacks, Yards and Buffers	X		
	Airport Area of Influence	n/a		
	Parking Space Calcs	X		
	Drive Openings/Locations	X		
	Subdivision Restrictions	n/a		
	Proposed Use	X		
	PB/BOA/Other Restrictions	X		
	Fire Department Review	n/a		
	Open Space/Lot Coverage	X		

Required Information		*Check when Submitted*		*Applicable Ordinance*
Landscape Plan		***Applicant***	***Staff***	
	Greenspace Requirements	n/a		
	Setbacks to Parking	X		
	Buffer Requirements	X		
	Street Tree Requirements	n/a		
	Screened Dumpsters	X		
	Additional Design Guidelines	X		
	Planting Schedule	X		
Stormwater & Erosion Control Plan		***Applicant***	***Staff***	
	Compliance w/ chapter 500	n/a		
	Show Existing Surface Drainage	n/a		
	Direction of Flow	n/a		
	Location of Catch Basins, etc.	n/a		
	Drainage Calculations	n/a		
	Erosion Control Measures	n/a		
	Maine Construction General Permit	n/a		
	Bonding and Inspection Fees	n/a		
	Post-Construction Stormwater Plan	n/a		
	Inspection/monitoring requirements	n/a		
Lighting Plan		***Applicant***	***Staff***	
	Full cut-off fixtures	X		
	Meets Parking Lot Requirements	X		
Traffic Information		***Applicant***	***Staff***	
	Access Management	n/a		
	Signage	n/a		
	PCE - Trips in Peak Hour	X		

Required Information		*Check when Submitted*		*Applicable Ordinance*
	Vehicular Movements	n/a		
	Safety Concerns	n/a		
	Pedestrian Circulation	n/a		
	Police Traffic	n/a		
	Engineering Traffic	n/a		
Utility Plan		***Applicant***	***Staff***	
	Water	X		
	Adequacy of Water Supply	n/a		
	Water main extension agreement	n/a		
	Sewer	X		
	Available city capacity	n/a		
	Electric	X		
	Natural Gas	n/a		
	Cable/Phone	n/a		
Natural Resources		***Applicant***	***Staff***	
	Shoreland Zone	X		
	Flood Plain	X		
	Wetlands or Streams	n/a		
	Urban Impaired Stream	n/a		
	Phosphorus Check	n/a		
	Aquifer/Groundwater Protection	n/a		
	Applicable State Permits	n/a		
	Lake Auburn Watershed	n/a		
	Taylor Pond Watershed	n/a		
Right, Title or Interest		***Applicant***	***Staff***	
	Verify	X		
	Document Existing Easements, Covenants, etc.	n/a		

Required Information		*Check when Submitted*		*Applicable Ordinance*
Technical & Financial Capacity		***Applicant***	***Staff***	
	Cost Est./Financial Capacity	X		
	Performance Guarantee	n/a		
State Subdivision Law		***Applicant***	***Staff***	
	Verify/Check	n/a		
	Covenants/Deed Restrictions	n/a		
	Offers of Conveyance to City	n/a		
	Association Documents	n/a		
	Location of Proposed Streets & Sidewalks	n/a		
	Proposed Lot Lines, etc.	n/a		
	Data to Determine Lots, etc.	n/a		
	Subdivision Lots/Blocks	n/a		
	Specified Dedication of Land	n/a		
Additional Subdivision Standards		***Applicant***	***Staff***	
	Mobile Home Parks	n/a		
	PUD	n/a		
A JPEG or PDF of the proposed site plan		***Applicant***	***Staff***	
		X		
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving		X		

PLATZ ASSOCIATES
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James A. Platz, P.E.
Thomas H. Platz, AIA

October 30, 2025

David Hediger
Director of Planning
City of Auburn
60 Court Street
Auburn, ME 04210

RE: Site Permit Application- Maine Bark & Lounge, 61 N. River Rd., Auburn, Maine

Dear David,

The general goal of this memorandum is to provide enough of a scope to demonstrate compliance with applicable site plan review standards of the General Business (GB) District and Shoreland Overlay District (SLO) for Planning Board approval, and to support a future building permit and occupancy permit applications for the pet retail store and grooming service with the City of Auburn.

The Project is a proposed reuse of an existing 8,750 sf building, one of two existing buildings on the site. The business will include a pet supplies and retail storefront section, with grooming services provided in a separate area. Exterior improvements include a fenced exercise area, a dumpster enclosure, and parking area markings. The sitework also includes re-working of the driveway entrance and other areas disturbed by the recent lay-down activities supporting the City's street utility work.

Pursuant to the criteria established in Article XII Division 5 Section 60-897 of the Zoning Ordinance, the applicant offers the following information:

(a) All development shall:

(1) Be designed or modified and adequately anchored to prevent flotation (excluding piers and docks), collapse or lateral movement of the development resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

(2) Use construction materials that are resistant to flood damage;

(3) Use construction methods and practices that will minimize flood damage; and

(4) Use electrical, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during flooding conditions.

The Project does not propose any new structures, only fencing and a dumpster enclosure, where the fence posts are provided concrete footings and the dumpster is

secured within the gated and solid fenced enclosure that is provided concrete footings and a reinforced slab. All the exterior mechanical equipment (condensers) are elevated well above grade level and will not have water accumulating within them during flood conditions.

(b) Water supply. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems.

The existing water supply to the building is proposed to remain as-is, with no increase in service size.

(c) Sanitary sewage systems. All new and replacement sanitary sewage systems shall be designed and located to minimize or eliminate infiltration of flood waters into the system and discharges from the system into flood waters.

The existing sewer line from the building is proposed to remain as-is, with no increase in service size.

(d) On site waste disposal systems. On site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during floods.

A 12-yard dumpster is located at the rear of the site and is screened by a fenced enclosure. The dumpster will have weekly trash pickup and will be secured within the enclosure with a locking gate.

(e) Watercourse carrying capacity. All development associated with altered or relocated portions of a watercourse shall be constructed and maintained in such a manner that no reduction occurs in the flood carrying capacity of the watercourse.

Not applicable.

(f) Residential. New construction or substantial improvement of any residential structure located within:

Not applicable.

(g) Non-residential. New construction or substantial improvement of any non-residential structure located within:

(1) Zones AE shall have the lowest floor (including basement) elevated to at least one foot above the base flood elevation, or together with attendant utility and sanitary facilities shall:

a. Be floodproofed to at least one foot above the base flood elevation so that below that elevation the structure is watertight with walls substantially impermeable to the passage of water;

b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and

c. Be certified by a registered professional engineer or architect that the floodproofing design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section. Such certification shall be provided with the application for a flood hazard development permit, as required by section 60-894(k) and shall include a record of the elevation above mean sea level to which the structure is floodproofed.

(2) Zone A shall have the lowest floor (including basement) elevated to at least one foot above the base flood elevation utilizing information obtained pursuant to section 60-894(h)(1)b., section 60-896(b) or section 60-899(d); or

a. Together with attendant utility and sanitary facilities meet the floodproofing standards of section 60-897(g)(1).

See the attached Letter of Map Amendment and Elevation Certificate prepared by Jimmy Courbon of Terradyn Consultants, LLC.

(h) Manufactured homes. New or substantially improved manufactured homes located within:

Not applicable.

(i) Recreational vehicles. Recreational vehicles located within:

(1)Zones A and AE shall either:

a. Be on the site for fewer than 180 consecutive days,

b. Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or

c. Be permitted in accordance with the elevation and anchoring requirements for "manufactured homes" in section 60-897(h)(1).

Recreational vehicle storage and/or parking are not proposed as part of this project~ not applicable.

(j) Accessory structures. Accessory structures, as defined in section 60-904, located within Zones A and AE, shall be exempt from the elevation criteria required in section 60-897(f) and (g) above, if all other requirements of Section 60-897 and all the following requirements are met. Accessory structures shall:

(1) Be 500 square feet or less and have a value less than $3,000.00;

(2) Have unfinished interiors and not be used for human habitation;

(3) Have hydraulic openings, as specified in section 60-897(l)(2), in at least two different walls of the accessory structure;

(4) Be located outside the floodway;

(5) When possible be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters and be placed further from the source of flooding than is the primary structure;

(6) Have only ground fault interrupt electrical outlets. The electric service disconnect shall be located above the base flood elevation and when possible outside the special flood hazard area.

There are no accessory structures proposed as part of this project~ not applicable.

(k) Floodways.

Not applicable.

(l) Enclosed areas below the lowest floor. New construction or substantial improvement of any structure in Zones A and AE that meets the development standards of section 60-897, including the elevation requirements of section 60-897, paragraphs (f), (g), or (h) and is elevated on posts, columns, piers, piles, "stilts," or crawlspaces may be enclosed below the base flood elevation requirements provided:

Not applicable.

(m) Bridges - New construction or substantial improvement of any bridge in Zones A and AE shall be designed such that:

Not applicable.

(n) Containment walls. New construction or substantial improvement of any containment wall located within:

Not applicable.

(o) Wharves, piers and docks.

Not applicable.

Pursuant to the criteria established in Article XVI Division 2 Section 60-1277 of the Zoning Ordinance, the applicant offers the following information:

(1) Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust and vibration; and preservation of light and air;

The Project does not propose any adjustments to the existing surface drainage patterns and improved the storm water management conditions by reducing the amount of impervious area. The existing building lighting, consisting of wall-mounted, full-cutoff led wall packs is proposed to remain as-is, with no additional lighting fixtures proposed. The outdoor exercise is enclosed with solid 7'-0" tall cedar fencing that will screen the space from the right-of-way and adjacent properties. There are no proposed exterior mechanical equipment that will cause any nuisance noises, exhaust, dust, or vibrations. The outdoor exercise area is positioned at the rear of the building and is effectively screened by the existing building and is 178'-9" from the nearest property line and 186'-8" from the nearest neighboring structure. There are no residential uses abutting the property or within 200'-0" of the outdoor exercise area. Strategies to control noises from the outdoor exercise area include; supervised exercise sessions with limited numbers of animals to control any noise occurrences, separated outdoor break-out areas so that an individual exercise space is provided for any rowdy grooming subjects, and an indoor space with sound-controlled walls to provide an exercise space that is not outdoors.

(2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;

The Project proposes to retain the existing off-street parking field as-is. The driveway entrance to the parking area will be improved by reducing the curb cut opening and driveway width to 24'-0" for two-way traffic. The sight lines for traffic entering and existing the site are in excess of 300'-0" in both directions, providing for safe vehicular travel to and from the site. There is no public sidewalk system along North River Road so there are not any sidewalk connections proposed to the right-of-way. An entrance walkway is provided separate from the parking area for safe pedestrian access to the building.

(3) Adequacy of the methods of disposal for wastes; and

A 12-yard dumpster is proposed for the project and will provide ample capacity for the low-volume of waste disposal forecasted for the business. Located at the rear of the site and screened by a 7'-0" tall solid fence enclosure with gates, the dumpster will have weekly trash pickup that may be increased to twice weekly should waste removal needs warrant. The site offers a generous access drive width and turn-around area so in-town

box truck deliveries and garbage trucks can reverse direction in the lot and not back into the right-of-way.

(4) Protection of environment features on the site and in adjacent areas.

The Project does not propose any adjustments to the existing topography or environmental site features.

Pursuant to the criteria established in Article XVI Division 2 Section 60-1301 of the Zoning Ordinance, the applicant offers the following information:

(1) Name and address of owner and developer and interest of the applicant if other than the owner or developer.

The Project is being developed by the Owner, Higgins Point LLC c/o Tim Millett, with an address of 155 Center Street, Building G, Auburn, ME 04210. Travis R. Nadeau, AIA, LEED AP BD+C of Platz Associates has been hired for architectural design services and to prepare the Site Plan Review materials as the Applicant on behalf of Higgins Point LLC and the tenant, Maine Bark & Lounge.

(2) Name of development, scale and meridian arrow, with specific definition of representation, date of plan and legend.

The attached Site Plan, prepared at 1"=30' scale and revision dated 10/30/25, indicates the name of the Project (Maine Bark & Lounge) and provides a meridian arrow and symbols legend.

(3) Names and addresses of all owners of record of all adjacent property as appear on assessor's records.

The abutters to the subject property include:

1. 45 North River Rd. (Map & Lot: 261-057)
   Heirs of Joseph Constantino, c/o sherry D. McLafferty
   230 Fish Street, Turner, ME 04282
2. 119 Center Street (Map & Lot: 261-055)
   CFI Propco 2 LLC
   165 Flanders Rd., Westborough, MA 01581
3. 133 Center Street (Map & Lot: 261-054)
   Legacy Capital Partners
   126 Western Avenue #1055, Augusta, ME 04330
4. 85 North River Rd. (Map & Lot: 261-056-001)
   City of Auburn
   60 Court Street, Auburn, ME 04210
5. Center Street (Map & Lot: 261-053)
   Plaza Associates
   Center Street, Auburn, ME 04210

6. 155 Center Street- Building A (Map & Lot: 261-053-000-001)
   Perryville Realty LLC
   155 Center Street- Building A, Auburn, ME 04210
7. 155 Center Street- Building B (Map & Lot: 261-053-000-002)
   Center Street Investments LLC
   1097 Center Street, Auburn, ME 04210
8. 155 Center Street- Building C (Map & Lot: 261-053-000-003)
   JHL Realty LLC
   25 Windsor Drive, Merrimack, NH 03054
9. 155 Center Street- Building D (Map & Lot: 261-053-000-004)
   DEC Enterprises LLC
   68 Armory Road, Waterville, ME 04901
10. 155 Center Street- Building E (Map & Lot: 261-053-000-005)
    Connection for Kids
    100 Gannett Drive, Suite A, South Portland, ME 04106
11. 155 Center Street- Building F (Map & Lot: 261-053-000-006)
    Seawatch 308 LLC
    30 Taywood Road, Auburn, ME 04210
12. 155 Center Street- Building G (Map & Lot: 261-053-000-007)
    Brann Properties LLC
    155 Center Street- Building G, Auburn, ME 04210

(4) Current zoning boundaries and 100-year floodplain boundaries including surrounding areas to a distance of 300 feet from the perimeter of the site.

The Project site is within the General Business (GB) District and the Shoreland Overlay (SLO) District, and is within the 100-year floodplain of the adjacent Androscoggin River, as indicated on the Site Plan.

(5) Easements; rights-of-way, existing, planned or proposed; or other reservations adjacent to or intersecting the property.

Other than the attached easement extended to CMP, there are no known easements or rights-of-way adjacent to or intersecting the property.

(6) Topographic map of the site, containing the following:

a. Existing contours, where the slope of existing ground surface is generally two percent or more, the topographic map shall show contours at intervals of five feet of elevation (or lesser intervals as the planning board or engineering department may prescribe). Where the slope of the existing ground surface is generally less than two percent, contour intervals of one foot shall be shown. These contours shall not be copied from the city topographic maps and shall be determined from an on-site survey certified by a registered land surveyor.

b. Proposed contours shall be shown at intervals to be determined by the city engineer.

The existing site grading and spot elevations are indicated on the attached topography sketch by Jimmy Courbon of Terradyn Consultants.

(7) Location of watercourses, wetlands, marshes, surface water, rock outcroppings, wooded areas, single trees with a diameter of ten inches measured three feet from the base of the trunk.

The waterline of the Androscoggin River and the existing large-caliber trees have been located on the site plan.

(8) Location of buildings existing on the tract to be developed and on adjacent tracts within a distance of 100 feet from the property line, indicating whether existing buildings on the tract are to be retained, modified or removed.

The Project is a proposed reuse of an existing 8,750 sf building along North River Road, one of two existing buildings on the site.

(9) Locations of water mains, sewer mains, wells, fire hydrants, culverts, drains, pipe sizes, grades and direction of flow, existing within 200 feet of the subject property.

The existing site utilities are shown on the site plan, with the existing lines to be retained and no adjustments or extensions of services or structures proposed. The site grading is indicated on the attached topography sketch by Jimmy Courbon of Terradyn Consultants.

(10) Existing soil conditions and soil suitability test results.

There are no new proposed structures~ not applicable.

(11) Locations of proposed buildings and uses thereof.

There are no proposed new buildings~ not applicable.

(12) Proposed traffic circulation system including streets, parking lots, driveways and other access and egress facilities, curblines, sidewalk lines and existing streets, including the projected traffic flow patterns into and upon the site for both vehicles and pedestrians and an estimate of the projected number of motor vehicle trips to and from the site for an average day and for peak hours.

The Project proposes to retain the existing off-street parking field as-is. The driveway entrance to the parking area will be improved by reducing the curb cut opening and driveway width to 24'-0" for two-way traffic. The sight lines for traffic entering and existing the site are in excess of 300'-0" in both directions, providing for safe vehicular travel to and from the site. There is no public sidewalk system along North River Road so there is no sidewalk connections proposed to the right-of-way.

As identified on the Site Plan (Sheet C100), the anticipated peak hour traffic volume is expected to be 31 trips according to the Institute of Transportation Engineers common trip generation rates (pm peak hour) (Trip Generation Manual, 10th edition). The parking requirements shown on Sheet C100 are derived from the Institute of Transportation Engineers (Parking Generation Manual, 5th edition) with the use factor for pet supply superstore (section 866) is 1.17 parking spaces per 1,000 sf of occupied space, for a total of 11 spaces. The proposed parking field of 31 spaces provides adequate parking to accommodate the pet retail use, with additional capacity for peak staffing periods and special events.

(13) Location of existing and proposed public utility lines, indicating whether proposed lines will be placed underground.

The existing site utilities have been shown on the site plan, with the existing lines to be retained and no adjustments to service size of any utility proposed.

(14) Site developments requiring stormwater permits pursuant to 38 M.R.S.A. § 420-D shall include the required plan and to the extent permitted under 38 M.R.S.A. § 489-A, be reviewed under the procedures of article XVI of this chapter; and they shall meet and comply with 38 M.R.S.A. § 484(4-A) and those Rules promulgated by the Maine Department of Environmental Protection pursuant to the Site Law and section 420-D, specifically Rules 500, 501 and 502, as last amended August 12, 2015. If a project proposes infiltration and the standards in Rule 500, appendix D are not met, then a waste discharge license may be required from the Maine Department of Environmental Protection. An infiltration system serving a development regulated under the Site Location of Development Act may be required to meet standards in addition to those in appendix D.

The Project does not alter any existing storm water runoff conditions and reduces impervious surface area by 3,648 sf. The existing impervious area is 39,690 SF and the post-construction impervious area: 36,042 sf.

(15) Location and design of proposed off-street parking and loading areas indicating number and size of stalls.

Parking for the project will be in the existing parking area, which will be reduced in area to accommodate the setback requirement from North River Road. As indicated on the Site Plan, the standard parking stalls are 9'-0" wide by 18'-0" deep and the ADA parking stalls are 8'-0" wide by 18'-0" deep with an adjacent 8'-0" access area.

(16) Proposed location and direction of and time of use of outdoor lighting.

The project will retain the existing exterior lighting as-is, with no additional fixtures proposed. The lighting will be reduced after business hours to security-level lighting at the building entrance.

(17) Existing and proposed planting, fences and walls, including all landscaping and screening and indicating existing trees to be retained and areas to be left undisturbed, including design features intended to integrate the proposed new development into the existing landscape to enhance aesthetic assets and to screen objectionable features from neighbors.

The existing trees have been identified on the Site Plan and will remain as-is. The new landscaping bushes are identified on the planting schedule and installation details provided for the bushes and the solid privacy fencing proposed for the outdoor exercise area and dumpster enclosure.

(18) Location, size, design and manner of illumination of signs.

No pylon sign is proposed for the Project. The signage package will consist of a 5'x5' building-mounted sign along North River Road and a 3'x10' building-mounted sign adjacent to the main entrance facing the parking area. Both signs will be submitted for permit approval once the graphics have been prepared by the Tenant.

(19) Disposal of sewage, trash, solid waste, oil waste, hazardous waste or radioactive waste showing disposal facilities, receptacles or areas.

A 12-yard dumpster is proposed for the project and will provide ample capacity for the low-volume of waste disposal forecasted for the business. Located at the rear of the site and screened by a 7'-0" tall solid fence enclosure with gates, the dumpster will have weekly trash pickup that may be increased to twice weekly should waste removal needs warrant. There is no hazardous materials storage proposed as part of the Project.

(20) Perimeter boundaries of the site giving complete descriptive lot data by bearings, distances and radii of curves including the name and seal of the registered land surveyor who prepared the plan.

The property line descriptions have been provided on the Site Plan, and were established per the City of Auburn GIS website and survey information provided by Jimmy Courbon of Terradyn Consultants LLC.

(21) Description and plan of capacity and location of means of sewage disposal together with approval of sewer district engineer or evidence of soil suitability for such disposal (test pit locations shall be shown on the plans) similarly approved by the city engineer department.

The existing sewer line from the building is proposed to remain as-is, with no increase in service size.

(22) A statement of the amount of area of land involved in the site, the percentage of the site proposed to be covered by buildings, the total number of dwelling units proposed per acre, the area proposed to be devoted to open space, the area proposed to be paved for parking, driveways, loading space and sidewalks, the total number of parking spaces required by the zoning chapter for the uses proposed, the number of employees expected per shift and the total floor area of proposed commercial or industrial uses.

The site area is 1.68 acres (73,180 sf) with the existing building coverage at 15,918 sf for a percentage of 21.8%. The proposed paved area is 23,594 sf which represents a reduction of 3,648 sf from predevelopment paved area. The open space totals 33,668 sf at 46% of the total site area. The parking requirements shown on Sheet C100 are derived from the Institute of Transportation Engineers (Parking Generation Manual, 5th edition) with the use factor for pet supply superstore (section 866) is 1.17 parking spaces per 1,000 sf of occupied space, for a total of 11 spaces. The Tenant will have a fluctuating number of employees depending on business demand, but a peak shift could include up to 6 employees. Hours of operation are proposed to be between 7am – 7pm and the grooming capacity is expected to be up to 20 pets a day.

(23) Description and plan of a phase development concept detailing the areas and sequence of phasing.

The Project does not anticipate any phased development.

(24) A statement by the developer assuring that he has the financial capabilities to fully carry out the project and to comply with the conditions imposed by the planning board.

The Developer, Tim Millett, has a long track-record of successful development projects throughout the City, including five projects currently in the City of Auburn development review and building permitting process. Additional financial statements from the Owner will be submitted upon request.

Pursuant to the criteria established in Article XVI Division 3 Section 60-1336 of the Zoning

(1) That the special exception sought fulfills the specific requirements, if any, set forth in the zoning ordinance relative to such exception.

The Special Exception is for an approved use within the district that is over 5,000 sf in size, and is unrelated to any specific special exception requirements set forth in the zoning ordinance.

(2) That the special exception sought will neither create nor aggravate a traffic hazard, a fire hazard or any other safety hazard.

The Project does not propose any adjustments to the existing site access or utilization of the existing parking area. The interior renovations are relatively low-impact in nature and the space will contain ordinary hazard materials.

(3) That the special exception sought will not block or hamper the master development plan pattern of highway circulation or of planned major public or semipublic land acquisition.

To the knowledge of the Owner and Applicant, the Project does not impact any master development plans or any planned land acquisitions.

(4) That the exception sought will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of property adjoining and neighboring the property under application.

Since the project is a renovation of an existing commercial building into a different commercial use, the impact is minor to the neighborhood context, but aligns with the purpose of the General Business District, which is intended to include commercial uses serving both the city and the region, together with normal accessory uses compatible with a cohesive and attractive shopping and office area.

(5) That reasonable provisions have been made for adequate land space, lot width, lot area, stormwater management in accordance with section 60-1301(14), green space, driveway layout, road access, off-street parking, landscaping, building separation, sewage disposal, water supply, fire safety, and where applicable, a plan or contract for perpetual maintenance of all the common green space and clustered off-street parking areas to ensure all such areas will be maintained in a satisfactory manner.

The Project proposes to retain the existing site features, with only the added fencing and dumpster enclosure as exterior improvements.

(6) That the standards imposed are, in all cases, at least as stringent as those elsewhere imposed by the city building code and by the provisions of this chapter.

The Project is respecting all of the underlying General Business (GB) District and Shoreland Overlay (SLO) District requirements for the renovation of this existing building.

(7) That essential city services which will be required for the project are presently available or can be made available without disrupting the city's master development plan.

(b) As part of the granting or the denial of any such petition for a special exception, the board shall show by written statements filed in its records of such application and by a statement in the minutes of the board

how the special exception sought fulfills the foregoing conditions. An applicant may request the board to make a statement as to how the special exception may be granted without danger to health and safety and without substantially derogating from the essential intents and purposes of the zoning ordinance or of the city master development plan.

(c) Approval of a special exception may be made subject to such conditions, modifications and restrictions on the proposed land use as the planning board may deem necessary to carry out the foregoing objectives and conditions. Any development of the land uses allowed by special exception shall be carried out only in conformity to such conditions, modifications and restrictions in addition to those that may be called for by an approved site plan for the same site and shall be enforced by the municipal officer charged with enforcement in the same manner as specified for approved site plans. Any change, addition or enlargement of a use allowed by special exception shall require approval of the planning board in the same manner as specified for the original special exception.

The Project does not anticipate any required adjustments or expansions of any City services and would not disrupt the City's master development plan.

I hope this is helpful information and I am happy to answer questions about it. Please don't hesitate to call with any questions or comments.

Sincerely,



Travis Nadeau, LEED AP BD+C
Maine Licensed Architect

Enclosures:
Site Plan Sheet C100
Deed
CMP Easement
Survey FEC Worksheet
Elevation Certificate
LOMA Approval

Bk 10013 Pg107 #843
01-16-2019 @ 02:01p

N O T A N O F F I C I A L C O P Y
N O T A N O F F I C I A L C O P Y

N O T DLN 1001840046544 O T
A MAINE SHORT FORM WARRANTY DEED
O F F I C I A L O F F I C I A L
C O P Y C O P Y

CENTRAL MAINE LANDVEST, LLC, a Maine limited liability company with a place of business in Turner, County of Androscoggin, State of Maine, for consideration paid, grant to **HIGGINS POINT LLC,** a Maine limited liability company, with a mailing address 155 Center Street, Building G, Auburn, Maine 04210, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in Auburn, County of Androscoggin, and State of Maine, being further described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

MAINE REAL ESTATE TRANSFER TAX PAID

IN WITNESS WHEREOF, Central Maine Landvest, LLC has caused this instrument to be executed in on its behalf by Clay T. McLafferty, in his capacity as Sole Member thereunto duly authorized, this 3rd day of January, 2019.

CENTRAL MAINE LANDVEST, LLC

By: _____
Printed Name: Clay T. McLafferty
Capacity: Sole Member

_____
Witness

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, SS.

Then personally appeared the above-named Clay T. McLafferty in his capacity as Sole Member, known to me, this 3rd day of January, 2019 and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity and the free act and deed.

_____
Notary Public/Attorney at Law
Name: _____
My commission expires: _____

DANIEL S. CARROLL
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES
NOVEMBER 2, 2023

\\ANDROSBS1\Shareold\Androtc\WPDOCS\KERRY\2018\18-1600\18-1609 - Warranty Deed.doc

NOT AN OFFICIAL COPY

EXHIBIT A

61 North River Road, Auburn, Maine

Certain lots or parcels of land situated in the City of Auburn, County of Androscoggin and State of Maine, bounded and described as follows:

A certain lot or parcel of land situated in Auburn, bounded and described as follows:

Commencing at a point in the southeasterly line of the North River Road, said point being in a continuation southeasterly of the northeasterly line of a lot of land conveyed by the Franklin Company to Auburn Motor Sales, Inc. by deed Number 1813 dated June 7, 1945 and recorded in the Androscoggin County Registry of Deeds, Book 342, Page 169; thence in a southwesterly direction by the said southeasterly line of the North River Road six hundred (600) feet more or less to land conveyed by Gerhard A. Peterson to Horace M. and Eleanor F. Plummer dated November 3, 1953 and recorded in said Registry in Book 728, Page 401; thence southeasterly by the line of land of said Plummers to the northwesterly shore of the Androscoggin River; thence in a northeasterly direction by the northwesterly shore of the Androscoggin River to a point in the said projection of the northeasterly line of land conveyed to said Auburn Motor Sales, Inc. aforesaid; thence in a northwesterly direction to the point of beginning.

Excepting from these premises a parcel of land as described in a Warranty Deed from Kathryn L. Higgins to FPL Energy Maine Hydro LLC dated July 23, 1999 and recorded in the Androscoggin County Registry of Deeds in Book 4284, Page 19.

Further, this conveyance is made subject to the easement contained in the above deed to FPL Energy Maine Hydro LLC.

FOR SOURCE OF TITLE reference is made to a Quitclaim Deed with Covenant from Get ER Done, LLC to Central Maine Landvest, LLC dated October 28, 2015 and recorded in the Androscoggin County Registry of Deeds in Book 9257, Page 1.

This conveyance is done as part of the voluntary dissolution and the winding up of the business of Central Maine Landvest, LLC, pursuant to 31 M.R.S.A. §§1595-1597, et seq.

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

N O T
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WO# 10301141864
Form 1199, Rev. 02/20

Easement

Higgins Point, LLC, a with a mailing address of 155 Center Street Unit G, Auburn, ME, 04210 (Grantor(s)), for consideration given, grants to CENTRAL MAINE POWER COMPANY, a Maine Corporation with an office at 83 Edison Drive, Augusta, Maine 04336, and Northern New England Telephone Operations LLC, a limited liability company organized under the laws of the State of Delaware, (d/b/a Consolidated Communications-NNE). with a place of business at 5 Davis Farm, Portland, Maine, and their respective successors and assigns (collectively Grantees), with warranty covenants, the right and easement to erect, bury, maintain, rebuild, respace, patrol, operate, and remove and do all other actions involving electric and communication distribution equipment and facilities, consisting of poles, wires and cables, anchors, guywires or pushbraces, together with all necessary fixtures and appurtenances over, across and under a portion of the surface of the land of the Grantor(s) in the City/Town of Auburn, Androscoggin County, Maine. The said equipment and facilities are attached to a line commencing at Pole/Pad 8, North River Road, Auburn and extending to include Pole(s)/Pad(s) 8.1, North River Road, Auburn. This easement affects land conveyed to the Grantor(s) in a deed from Central Maine Landvest, LLC, dated January 16, 2019, and recorded in the Androscoggin County Registry of Deeds in Book 10013 Page 107. This easement is an easement in gross and is not for the sole purpose of serving the Grantor(s) or Grantor's land. The rights granted herein include the right and easement, at any time or times, to cut and remove all trees and to clear and keep clear said easement area of all trees, timber, and bushes growing on said easement area by such means as the Grantee may select. CMP shall also have the right to remove all woody vegetation located on land of Grantor capable of growing into or falling into the minimum conductor safety zone around its transmission conductors. CMP intends this easement to allow for the removal of danger trees or hazard trees as defined herein that are within the right-of-way or outside of the right-of-way. For the purposes of this easement, the following definitions apply: A "danger tree" is defined as a tree that if it failed could contact the conductors. A "hazard tree" means any tree that is structurally unsound that could strike a conductor upon failure; examples include dead trees, unsightly trees after pruning, unhealthy trees, trees with weakened crotches, trees leaning over or towards the wires, or species known to have a high failure rate; and the right to restrict the construction of buildings, structures and improvements within 15 feet of its equipment and facilities; and the right to keep the surface of ground above its underground cables and other electrical equipment free from structures, improvements and growth which, in the judgment of the Grantees, may interfere with the proper operation or maintenance of said underground cables; and the right to enter upon the land of the Grantor(s) for any and all of the foregoing purposes.

WITNESS the hand(s) and seal(s) of Grantor(s) duly authorized representatives on ~~February 7, 2025~~ February 7, 2025
Signed, Sealed and Delivered in the presence of:

Higgins Point, LLC

Tim Millett, Owner

State Of
Maine
County Of
Androscoggin

The above-named Timothy Millett, personally appeared before me this 7th day of February, ~~2025~~ 2025 and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Higgins Point, LLC.

Notary Public/Attorney
Printed Name: Suzanne M. Mitchell
My Commission Expires: 8/29/2025

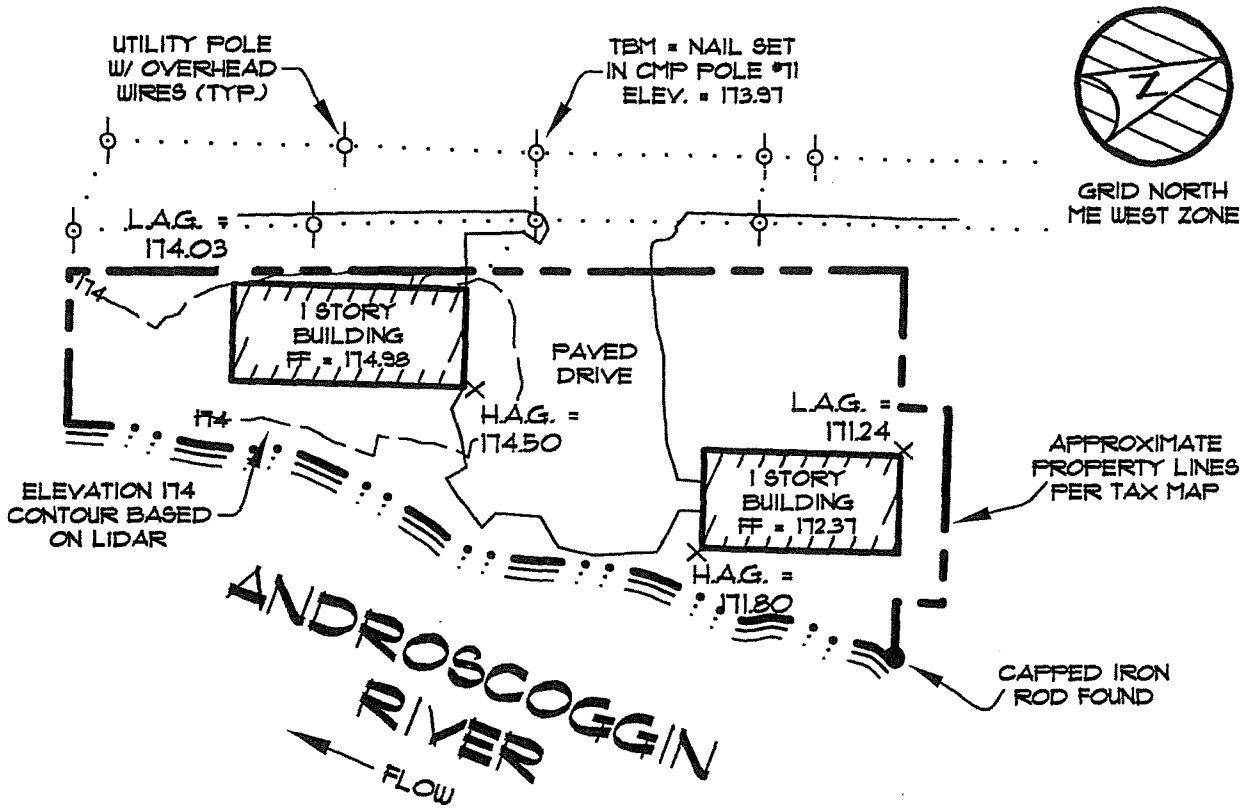
SUZANNE M. MITCHELL
Notary Public, State of Maine
My Commission Expires 8/29/2025

TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

F.E.C. Worksheet

Worksheet Notes:

1.) All elevations are referenced to NAVD88.
2.) The 100 Year Base Flood Elevation for this property is 174.0.
3.)"L.A.G." and"H.A.G." stands for"Lowest Adjacent Grade" and"Highest Adjacent Grade", respectively.
4.) Due to significant snow cover, edges of paved or gravel driveways, walkways, roads and other ground level improvements are approximate and may or may not be shown.



NOTES:

1) THIS IS NOT A BOUNDARY SURVEY.
THE SOLE PURPOSE OF THIS SKETCH PLAN IS TO SERVE AS A VISUAL AID IN THE REVIEW OF THE ACCOMPANYING FLOOD ELEVATION CERTIFICATE.

2) AT THE REQUEST OF THE CLIENT NO INDEPENDENT INVESTIGATION WAS MADE TO DETERMINE COMPLIANCE WITH LOCAL AND/OR STATE LAND USE REGULATIONS BY THIS SURVEYOR.

STATE OF MAINE
GEORGE A. COURBRON, JR.
#1126
PROFESSIONAL LAND SURVEYOR

Site: 65 North River Road - Auburn, Maine 04350
Prepared For: Timothy Millett
155 Center Street - Box 6
Auburn, Maine 04210
Date: December 21, 2018
Scale: 1" = 100'
File #: 18-4034

Prepared By:

SurveyWorks, Inc.
Land Use Consultants
528 RIVER ROAD
Greene, Maine 04236
Tel. (207) 946-4480
Fax (207) 946-4483

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name
Timothy Millett

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
61 North River Road

Company NAIC Number:

City	State	ZIP Code
Auburn	Maine	04210

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
City of Auburn Tax Map 261 Lot 56 - Androscoggin County Registry of Deeds Book 10013 Page 107

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Non-residential

A5. Latitude/Longitude: Lat. 44.1073169 N Long. 70.224394 W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1B

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) N/A sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A8.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage N/A sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A9.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
Auburn, City of - 230001	Androscoggin	Maine

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
C0326	E	07-08-2013	07-08-2013	AE	174.00

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: N/A ☐ CBRS ☐ OPA

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 61 North River Road			Policy Number:
City Auburn	State Maine	ZIP Code 04210	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS Observation Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	174.98	☒ feet	☐ meters
b) Top of the next higher floor	N/A	☐ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☐ feet	☐ meters
d) Attached garage (top of slab)	N/A	☐ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	N/A	☐ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	174.03	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	174.50	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	☐ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name George A. Courbron, Jr.	License Number PLS 1126	
Title President		
Company Name SurveyWorks, Inc.		
Address 528 River Road		
City Greene	State Maine	ZIP Code 04236



Signature: George A Courbron Date: 1/24/19 Telephone: (207) 946-4480 Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 61 North River Road			Policy Number:
City Auburn	State Maine	ZIP Code 04210	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 61 North River Road			Policy Number:
City Auburn	State Maine	ZIP Code 04210	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 61 North River Road			Policy Number:
City Auburn	State Maine	ZIP Code 04210	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption	North Side View and Road Side View	Clear Photo One



Photo Two

Photo Two Caption	Road Side View and South Side View	Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 61 North River Road			Policy Number:
City Auburn	State Maine	ZIP Code 04210	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption: South Side View and Water Side View — Clear Photo Three

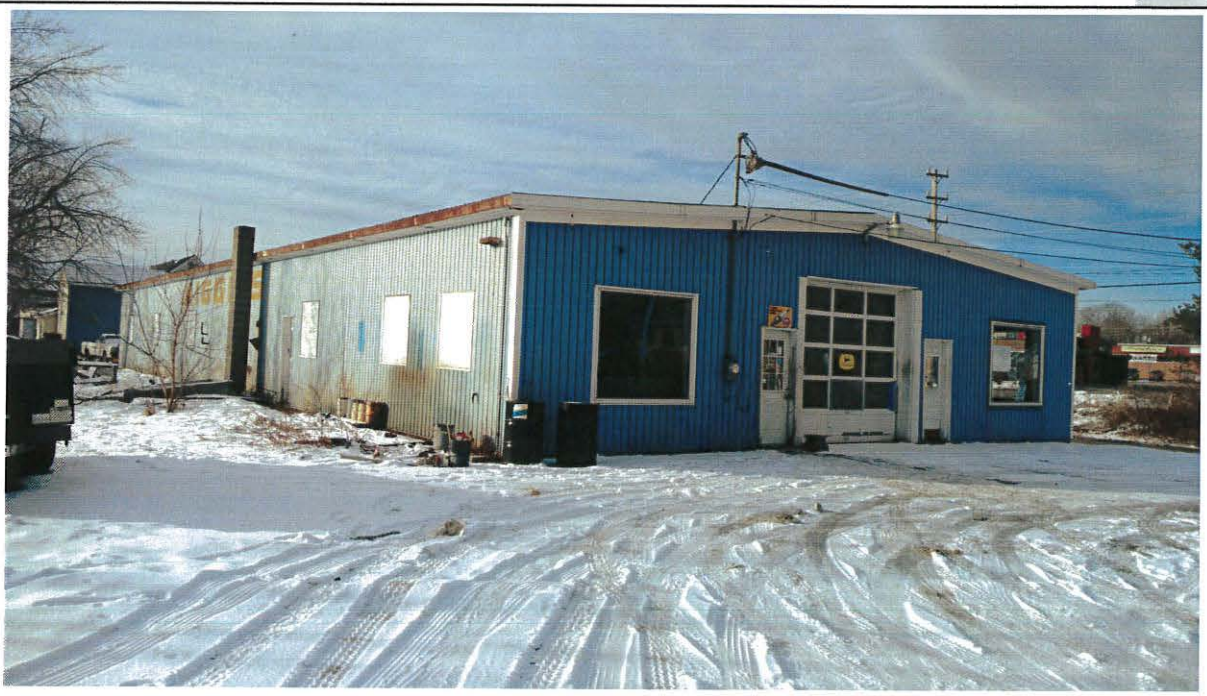


Photo Four

Photo Four Caption: Water Side View and North Side View — Clear Photo Four

Federal Emergency Management Agency
Washington, D.C. 20472

MR. GEORGE COURBRON
SURVEYWORKS, INC.
528 RIVER ROAD
GREENE, ME 04236

CASE NO.: 19-01-0715A
COMMUNITY: CITY OF AUBURN,
ANDROSCOGGIN COUNTY,
MAINE
COMMUNITY NO.: 230001

DEAR MR. COURBRON:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415.

Sincerely,

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:
LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF AUBURN, ANDROSCOGGIN COUNTY, MAINE	A parcel of land, as described in the Warranty Deed recorded in Book 10013, Pages 107 and 108, in the Office of the Register of Deeds, Androscoggin County, Maine
	COMMUNITY NO: 230001	
AFFECTED MAP PANEL	NUMBER: 23001C0326E	
	DATE: 7/8/2013	
FLOODING SOURCE: ANDROSCOGGIN RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 44.107317, -70.224394 SOURCE OF LAT & LONG: GPS DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	61 North River Road	Structure	X (shaded)	--	174.0 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA/FLOODWAY
eLOMA DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. If there are any errors on this eLOMA Determination Letter that cause FEMA to rescind and/or nullify the determination the property owner should consult the Licensed Professional that submitted this eLOMA. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, 3601 Eisenhower Avenue, Alexandria, VA 22304-4605, Fax: 703-751-7415.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

Structure Removal:

The following considerations may or may not apply to the determination for your Structure:

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA and/or FLOODWAY - Portions of this property, but not the subject of the Determination document, may remain in the Special Flood Hazard Area (SFHA) and/or the regulatory floodway for the flooding source indicated on the Determination Document. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at https://www.fema.gov/regional-contact-information

STUDY UNDERWAY - This determination is based on the flood data presently available. However, the Federal Emergency Management Agency may be currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. If a new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

EXTRATERRITORIAL JURISDICTION - The subject of the determination is shown on the National Flood Insurance Program map and may be located in an Extraterritorial Jurisdiction area for the community indicated on the Determination Document.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

GREAT LAKES - The Federal Emergency Management Agency (FEMA) has based this determination on elevation data which is published in the current Flood Insurance Study for the community. However, the elevations established in the U.S. Army Corps of Engineers (USACE) reports on the Great Lakes are the best available data known to us. If in the future there are any subsequent map revisions to the National Flood Insurance Program map and the USACE reports remain the best available data known, FEMA will use those elevations for any such revisions. Further, be advised that the elevations on the Flood Insurance Rate Map (FIRM) may only reflect the Stillwater elevation for the lake and may not account for the effects of wind driven waves or wave run-up. On-site conditions such as wind speed, wind direction, fetch distance, water depth and the slope of the beach or bluff may result in significant increases to the base flood elevation. Therefore, it is strongly recommended that the requestor be aware of these circumstances and, if warranted, evaluate the effects of wind driven waves along the shoreline of the property.

STATE AND LOCAL CONSIDERATIONS - Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

COASTAL BARRIER RESOURCE SYSTEM - Based upon information provided to FEMA by the U.S. Fish and Wildlife Service (USFWS), the subject property may be within a System Unit or an Otherwise Protected Area (OPA) of the John H. Chafee Coastal Barrier Resource System (CBRS). Federal flood insurance is generally not available within the CBRS for new construction or substantial improvements occurring after the flood insurance prohibition date (which is generally tied to the date that the area was first established as either a System Unit or OPA, but may differ in some cases). Other federal expenditures and financial assistance (including certain types of disaster assistance) are also restricted within System Units of the CBRS. The USFWS is the authoritative source for information regarding the CBRS. Additional information, including the CBRS Mapper, can be found on the USFWS website at: https://www.fws.gov/cbra.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency

Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy*. The lender may determine, on its own as a business decision that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

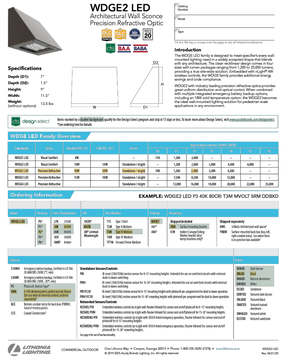
The NFIP offers two types of flood insurance policies to property owners: the low-cost Preferred Risk Policy (PRP) and the Standard Flood Insurance Policy (SFIP). The PRP is available for 1- to 4-family residential structures located outside the SFHA with little or no loss history. The PRP is available for townhouse/rowhouse-type structures, but is not available for other types of condominium units. The SFIP is available for all other structures. Additional information on the PRP and how a property owner can quality for this type of policy may be obtained by calling the Flood Insurance Information Hotline, toll free, at 1-800-427-4661. Before making a final decision about flood insurance coverage, FEMA strongly encourages property owners to discuss their individual flood risk situations and insurance needs with an insurance agent or company.

FEMA has established "Grandfather" rules to benefit flood insurance policyholders who have maintained continuous coverage. Property owners may wish to note also that, if they live outside but on the fringe of the SFHA shown on an effective NFIP map and the map is revised to expand the SFHA to include their structure(s), their flood insurance policy rates will not increase as long as the coverage for the affected structure(s) has been continuous. Property owners would continue to receive the lower insurance policy rates.

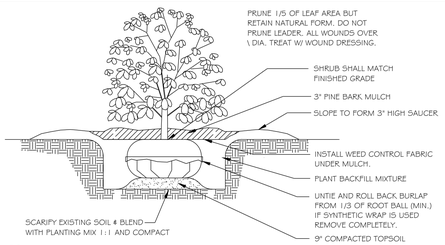
LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.



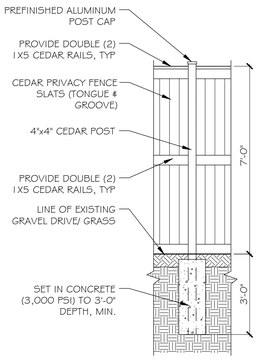
6 EXTERIOR LIGHTING FIXTURE TYPE A DETAIL
C100 SCALE: N.T.S.



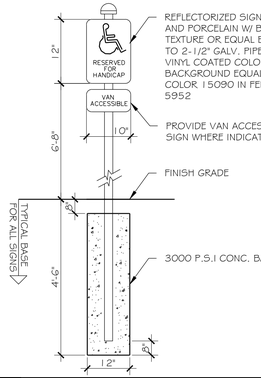
1. SHRUBS :

KEY	BOTANICAL NAME	COMMON NAME	SIZE	#	NOTES
BL	VACCINIUM	BLUEBERRY	24" TALL	5	
SN	SAMBUCUS NIGRA	ELDERBERRY	24" TALL	11	

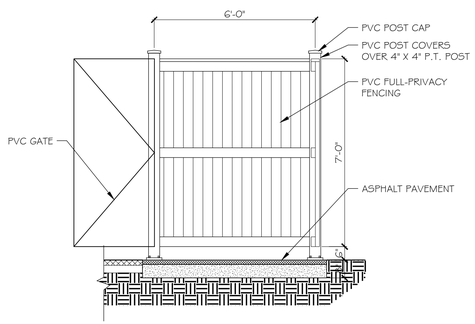
5 LANDSCAPE SCHEDULE & BUSH PLANTING DETAIL
C100 SCALE: N.T.S.



3 PRIVACY FENCING DETAIL
C100 SCALE: N.T.S.



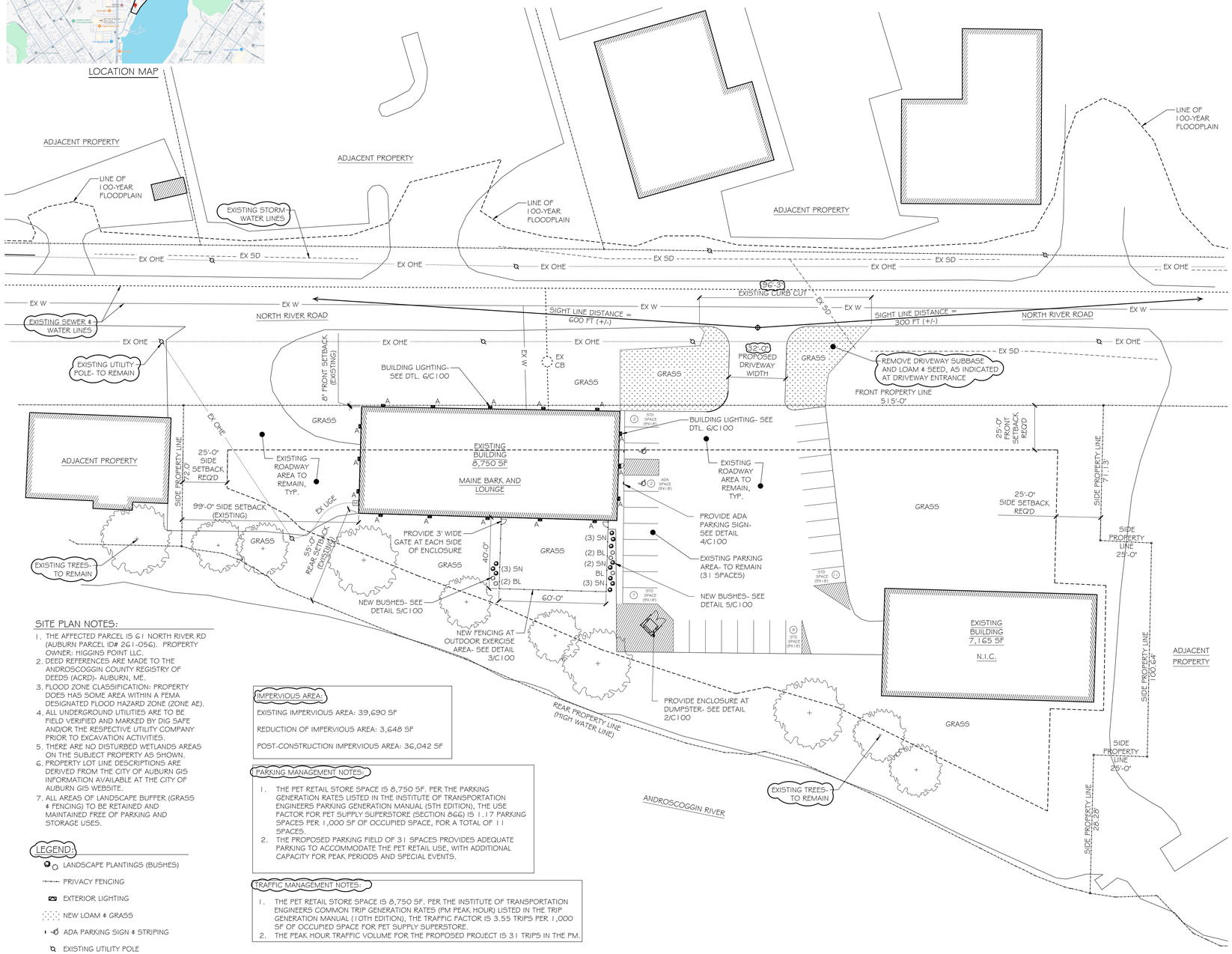
4 ADA PARKING SIGN DETAIL
C100 SCALE: N.T.S.



NOTE: PROVIDE A PVC GATE ON DUMPSTER ENCLOSURE. GATES TO BE INSTALLED WITH GALV. HINGES & LOCKING HARDWARE. GATE TO BE 8'-0" HIGH x 10'-0" WIDE. PROVIDE PVC GATES TO MATCH FENCE STYLE. FENCE SUPPLIER TO SUBMIT SHOP DRAWINGS REVIEW AND APPROVAL. INCLUDE DESIGN DETAILS AND DRAWINGS SHOWING ALL HARDWARE, FASTENERS AND INSTALLATION REQUIREMENTS.

2 DUMPSTER ENCLOSURE
C100 SCALE: N.T.S.





SITE PLAN NOTES:

1. THE AFFECTED PARCEL IS 61 NORTH RIVER RD (AUBURN PARCEL ID# 261-056). PROPERTY OWNER: HIGGINS POINT LLC.
2. DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS (ACRD)- AUBURN, ME.
3. FLOOD ZONE CLASSIFICATION: PROPERTY DOES HAS SOME AREA WITHIN A FEMA DESIGNATED FLOOD HAZARD ZONE (ZONE AE).
4. ALL UNDERGROUND UTILITIES ARE TO BE FIELD VERIFIED AND MARKED BY DIG SAFE AND/OR THE RESPECTIVE UTILITY COMPANY PRIOR TO EXCAVATION ACTIVITIES.
5. THERE ARE NO DISTURBED WETLANDS AREAS ON THE SUBJECT PROPERTY AS SHOWN.
6. PROPERTY LOT LINE DESCRIPTIONS ARE DERIVED FROM THE CITY OF AUBURN GIS INFORMATION AVAILABLE AT THE CITY OF AUBURN GIS WEBSITE.
7. ALL AREAS OF LANDSCAPE BUFFER (GRASS & FENCING) TO BE RETAINED AND MAINTAINED FREE OF PARKING AND STORAGE USES.

LEGEND:

- LANDSCAPE PLANTINGS (BUSHES)
- PRIVACY FENCING
- EXTERIOR LIGHTING
- NEW LOAM & GRASS
- ADA PARKING SIGN & STRIPING
- EXISTING UTILITY POLE

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA: 39,690 SF

REDUCTION OF IMPERVIOUS AREA: 3,648 SF

POST-CONSTRUCTION IMPERVIOUS AREA: 36,042 SF

PARKING MANAGEMENT NOTES:

1. THE PET RETAIL STORE SPACE IS 8,750 SF. PER THE PARKING GENERATION RATES LISTED IN THE INSTITUTE OF TRANSPORTATION ENGINEERS PARKING GENERATION MANUAL (5TH EDITION), THE USE FACTOR FOR PET SUPPLY SUPERSTORE (SECTION 866) IS 1.17 PARKING SPACES PER 1,000 SF OF OCCUPIED SPACE, FOR A TOTAL OF 11 SPACES.
2. THE PROPOSED PARKING FIELD OF 31 SPACES PROVIDES ADEQUATE PARKING TO ACCOMMODATE THE PET RETAIL USE, WITH ADDITIONAL CAPACITY FOR PEAK PERIODS AND SPECIAL EVENTS.

TRAFFIC MANAGEMENT NOTES:

1. THE PET RETAIL STORE SPACE IS 8,750 SF. PER THE INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM PEAK HOUR) LISTED IN THE TRIP GENERATION MANUAL (10TH EDITION), THE TRAFFIC FACTOR IS 3.55 TRIPS PER 1,000 SF OF OCCUPIED SPACE FOR PET SUPPLY SUPERSTORE.
2. THE PEAK HOUR TRAFFIC VOLUME FOR THE PROPOSED PROJECT IS 31 TRIPS IN THE PM.



GRAPHIC SCALE

0' 5' 10' 20' 40'

ZONING SUMMARY:

1. Property is located in the	GENERAL business (GB)	
2. Parcel Area:	1.68 acres / 73,180 square feet (sf)	
3. Zoning Regs:	Required or Allowed / Provided	
Min Lot Area (NET)	10,000 sf	/ 73,180 sf (existing)
Min Frontage	100 feet	/ 515 feet
Min Front Setback	25 feet	/ 8" (existing)
Min Side Setback	25 feet	/ 99'-0"
Min Rear Setback	35 feet	/ 55'-0"
Min Setback from wetland	75 feet	/ 55'-0" (EXISTING)
Max Bldg Height	45 feet	/ 20'-0" (1-story existing)

OWNER OF RECORD

HIGGINS POINT LLC
155 CENTER STREET, UNIT 6,
AUBURN, MAINE 04210

APPLICANT / AGENT

PLATZ ASSOCIATES
2 GREAT FALLS PLAZA, AUBURN, MAINE
04210

APPROVAL- CITY OF AUBURN PLANNING BOARD:

DATE

CHAIRPERSON

1 SITE PLAN
~ SCALE: 1" = 30'-0"

PLATZ ASSOCIATES
Architects - Engineers
Construction Managers
Two Great Falls Plaza, Auburn, Maine 04210
Tel 207-784-2941
Fax 207-784-3856

Proposed Renovation of:
MAINE BARK AND LOUNGE
PET RETAIL AND GROOMING
61 NORTH RIVER ROAD
AUBURN, MAINE 04210

SEAL
LICENSED ARCHITECT
TRAVIS R. NADEAU
4038
STATE OF MAINE

ORIGINAL DATE: 10/10/2025

DRAWING ISSUE

No.	DESCRIPTION	DATE

JOB NO. 2025XX

DRAWN BY TRN | CHECKED BY TRN

SHEET TITLE: SITE PLAN & DETAILS

SHEET C100

I:\2025XX-MAINEBARKLOUNGE\A100.DWG

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

To: Auburn Planning Board
From: David Hediger, Director of Planning
Re: PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: 7-9 Fern Street (PID 239-113 and 239-112): Application by Dirigo Architectural Engineering, LLC on behalf of Jim Wu/Wu Lake Street Property LLC for the construction of a 5-unit townhouse apartment development with access from the shared driveway to the former Lake Street school. This property is located in the Traditional Neighborhood (T-4.2B) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.
Date: November 5, 2025

PROPOSAL
Dirigo Architectural Engineering LLC, on behalf of Wu Lake Street Property LLC, has submitted an application to develop two previously vacant parcels at 7 and 9 Fern Street into a five-unit townhouse apartment project. The properties are adjacent to the former Lake Street School property and will share its existing driveway for access. The property at 80 Lake Street will be merged with 7 and 9 Fern Street for a total of 2.23 acres.



The project includes two-story townhouse-style units with frontage along Fern Street, private garages, guest parking, underground utilities, stormwater improvements, and landscaping.

The Board may recall that this item was withdrawn from the September 9, 2025, meeting due to "negative public/neighborhood sentiment toward the project that we (i.e., the applicant) wanted to further consider so that the project can ultimately be considered a positive development for the City and all stakeholders involved."

ZONING CONSIDERATIONS
The site is located in the T-4.2B Traditional Neighborhood District, which allows townhouse residential uses by right. The intent and purpose of this district are characterized by small- to medium-sized buildings with smaller front yards and stoops in a more compact urban environment. The smaller minimum and maximum building setbacks form a moderately dense

street-wall pattern, support diverse architectural styles, and promote pedestrian-friendly streets and sidewalks. The applicant has met the building placement and configuration, building frontages, and external elements of the T-4.2B district.

SITE PLAN REVIEW AND SUBDIVISION STANDARDS

The division of a new structure on a tract or parcel of land into 3 or more dwelling units within a 5-year period is considered a subdivision pursuant to 30-A M.R.S.A. § 4401. Therefore, this project is subject to Chapter 60, Article XVI, Division 2-Site Plan Review and Division 4-Subdivision. The applicant has addressed the criteria of both ordinance sections, including but not limited to:

- Proposed site lighting ss full cutoff (≤12 feet, 3000K)
- Stormwater is managed by infiltration basin.
- A retaining wall of approximately 1' to 5' in height will be constructed parallel to the abutting residential properties on Fern and Holly Street. Along the top of the wall there will be a 6' high privacy fence and landscaping.
- Each unit has single space parking garage, plus a guest space.
- There are no wetlands, vernal pools, or floodplains on site; no historic or archaeological resources identified.
- The applicant has indicated that upon approval, the owner will issue a financing commitment letter, and the proposed development will be fully self-financed with sufficient funds already set aside for the project. The owner has recently completed several projects within the city, demonstrating both financial capacity and commitment.

DEPARTMENT REVIEW

The application and revisions provided have addressed concerns raised by Planning and Auburn Water & Sewer. There are no remaining concerns at this time.

ADDITIONAL ITEMS

A requirement of the Purchase and Sale Agreement between the City and Jim Wu (i.e., the applicant and purchaser of 7 and 9 Fern Street) was that: "The Purchaser (Wu) proposes to develop the 7 Fern Street Lot and the 9 Fern Street Lot. The development of the 7 Fern Street Lot and the 9 Fern Street Lot will be in a form to benefit the local community, such as a day care center, a recreational space, a green space/park, or such other development as the Seller and Purchaser shall determine as a part of the Planning Board approval."

Since the project withdrawal from the September Planning Board meeting, the applicant has given the proposal additional thought. They note that they have worked with City staff **over** the past year to explore development options for this lot. While they initially proposed a day care center that they felt was well-suited to the site, neighborhood feedback showed strong opposition to that use and a preference for housing that fits the character of the area. In response, they developed a five-unit townhome proposal that provides needed homeownership opportunities and complements the scale and character of the Fern Street neighborhood.

PLANNING BOARD ACTION

The proposed project requires review and findings for approval under Sections 60-1277 and 60-1359:

Site Plan Review – Section 60-1277
In considering a site plan, the planning board shall make findings that the development has made provisions for:
(1) Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust and vibration; and preservation of light and air;
(2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;
(3)Adequacy of the methods of disposal for wastes; and
(4)Protection of environment features on the site and in adjacent areas.

Sec. 60-1359. Guidelines.
When reviewing any subdivision for approval, the planning board shall consider the following criteria, and before granting either approval or denial, shall determine that the proposed subdivision:
(1) Will not result in undue water, air or noise pollution. In making this determination it shall at least consider:
    a. The elevation of land above sea level and its relation to the floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal;
    b. The slope of the land and its effect on effluents;
    c. The availability of streams for disposal of effluents; and
    d. The applicable state and local health and water resources regulations, including stormwater management requirements in accordance with section 60-1301(14);
(2) Has sufficient water available for the reasonably foreseeable needs of the subdivision;
(3) Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;
(4) Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
(5) Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;
(6) Will provide for adequate sewage waste disposal;
(7) Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized;
(8) Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas;
(9) Is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;
(10) Is funded by a subdivider has adequate financial and technical capacity to meet the standards of this section;
(11) Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;
(12) Has provisions for on-site landscaping that are adequate to screen neighboring properties from unsightly features of the development;
(13) Will not create a fire hazard and has provided adequate access to the site for emergency vehicles;

(14) Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;
(15) Does not have long-term cumulative effects of the proposed subdivision will that unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.

Any denial of a project must include reference to the criteria found in Section 60-1304.(2) and Section 60-1365

STAFF RECOMMENDATIONS
Staff recommend that the Planning Board find that the Site Plan for the proposed development meets the requirements of Sec. 60-1277 and the Subdivision Guidelines, Sec. 60-1359, and APPROVE the project application with the following conditions:

1. Prior to recording and issuance of building permits, the final subdivision plan shall be recorded at the Androscoggin County Registry of Deeds.

Suggested Motion:
"I make a motion that the proposal meets the requirements of Sections 60-1277 and 60-1359 and approve the application and site plan submitted by Dirigo Architectural Engineering, LLC on behalf of Wu Lake Street Property LLC for a five-unit townhouse apartment development at 7 and 9 Fern Street. The proposed project has met the standards pursuant to Chapter 60. Article IV, Division 14 – Form Based Code, Article XVI, Division 2 – Site Plan Review, and Division 4 – Subdivision."

October 30, 2025

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

SUBJECT: **UPDATED SUBMISSION DOCUMENTS**
Planning Board Project Submission for Subdivision, Site Plan Approval, and Compliance with the Form-Based Code
PROJECT: **7&9 Fern Street Townhomes**

Dear Mr. Hediger,

Please find enclosed our updated submission documents for the development at the address above. Comments received to date are addressed per the attached table.

Also enclosed are:

- 2 Full-size sets of drawings (24x36)
- 13 Half-size sets of drawings (12x18)
- 13 Narrative Packets
- 1 Compiled PDF of the above (electronically transmitted via email)

Thank you again for your assistance in this application, and we look forward to the discussion on November 10th.

Kind regards,

Dirigo Architectural Engineering, LLC

Thomas W. Perkins, PE, LEED AP
President

CC: C. Ladd, Dirigo
J. Wu, Owner

175 Innovation Way
Scarborough, Maine
04074

207.225.3040
207.433.1075
www.dirigoae.com
tperkins@dirigoae.com

Response to Staff Comments

Fern Street Townhomes

Comment	Response
AWSD: Plans show the sewer as a shared service, which would make it private. The water is shown with separate shut-off valves for each unit. However, there is very little separation between the electric and storm utilities, and there is not enough property to provide the District with an easement for maintenance. Additionally, the patios and retaining wall would prevent access for maintenance. To keep this configuration, the applicant must install a meter pit and valve at the property line. See attached.	Meter pit and valve added to C1.2. Detail added to C2.2.
The cover letter refers to the project as townhomes instead of condominiums. Throughout the documents, *condominium* is still referenced. This needs to be updated for consistency.	This project is presented as a multi-family townhome development. No condominium-related approvals are sought at this time. Revised documents remove any condo/condominium reference.
Page 4 of the application: The financial capacity section needs to be updated based on the new information you have provided	Section has been updated
City Development Review Application: The application references both 10 and 12 units, which is confusing regarding what is being referenced as 80 Lake, 7 & 9 Fern, and what is combined data for the lots. Please clarify and update.	Application has been updated to soley reflect the proposed 5 units for 7&9 Fern Street.
The traffic estimate in the Development Review Application needs to be updated.	The traffic estimate has been updated
Address compliance with Article X: Access Management Standards.	Compliance has been added to our narrative
Address compliance with Division 4: Traffic Impact Analysis Standards. Note: This differs from a TMP. The City Engineer may waive or modify requirements if supported by a certified traffic or civil engineer.	Traffic Impact Analysis has been added to our narrative
Plan titled Fern Lot Merger, 1 of 1: If this is intended to serve as the subdivision plan, it should note why this is considered a subdivision (i.e., number of units existing, proposed). Recording block needed.	This plan is intended to serve as the subdivision plan, and the purpose is explained under General Note 1. The Recording Block is shown in the lower left hand corner. Unit quantities existing/proposed have been added.

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Project Narrative

The information provided below is presented for the City of Auburn Planning Board consideration of this project.

Authority: Dirigo Architectural Engineering, LLC has been retained by Jim Wu/Wu Lake Street Property LLC to act as its Authorized Agent for this project.

Project Premise: As part of the 80 Lake Street property acquisition, there are two adjacent lots that were previously undeveloped and are now presented for the City's consideration for development with this application. These plans call for a 5-unit townhome development with access from the shared driveway to the former school and with frontage on Fern Street. This package includes documents that outline our request for:

- Subdivision Amendment Purpose: Merge these two lots into the 80 Lake Street lot
- Site Plan Approval documents to show the proposed development
- Form-based code criteria compliance, for **Code Section T-4.2B**

Reference documents included for additional information:

- City of Auburn Development Review Application
- Architectural Drawings
    - A1.0 First Floor Plan
    - A1.1 Second Floor Plan
    - A1.3 Roof Plan
    - A2.0 Exterior Elevations, including calculations demonstrating compliance with fenestration requirements
    - A9.0 3D architectural renderings
- Site/Civil Drawings
    - Terradyne Subdivision Plan – "Fern St. Lot Merger, 1 of 1"
    - C1.0 Existing Conditions Plan
    - C1.1 Proposed Site Plan
    - C1.2 Site Grading and Utility Plan, including storm water treatment
    - C2.0 Erosion Control Measure Details
    - C2.1 Storm Drain Details
    - C2.2 Site Details
    - L1.0 Landscaping Plan, including "street trees" along Fern St.
- Stormwater calculations
- Legal description
- Development Review Application
- Letter of financial capacity

What follows are narratives for the respective sections of the ordinance where we speak to the applicability of those requirements to our application.

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I. Division 2 — Site Plan Review Required Findings (§ 60-1277)

1. **Protection of Adjacent Areas (Light, Air, Drainage, Dust, Noise)**
   The project limits site disturbance to roughly 0.3 acres while preserving the mature pine buffer along the rear lot line. Full cutoff 3000K LED fixtures, mounted no higher than 12 feet, prevent light spillover and protect neighboring properties. Mechanical equipment is housed indoors or located at the rear, while new street trees, hedgerows, and fencing provide privacy and screening. A closed-pipe stormwater network directs runoff to an on-site infiltration basin designed for the 25-year storm, eliminating off-site drainage impacts and controlling dust. In addition, construction-phase erosion and sedimentation control measures—including phased clearing limits, silt fencing, stabilized entrances, inlet protection, and prompt temporary seeding—follow Maine Erosion & Sedimentation Control BMPs.

2. **Convenience and Safety of Vehicular and Pedestrian Movement**
   Access is provided via the shared driveway from the former Lake Street School, which offers adequate space for emergency response vehicles, as previously approved. Parking includes five guest spaces located in front of garage bays, with walkways and driveways connecting to the shared Lake Street School drive. Paved unit entry walks are included to allow for safe pedestrian movement within the parking areas. A trip generation memorandum projects 28 peak-hour vehicle trips—significantly below Maine DOT Traffic Movement Permit thresholds—and confirms traffic operations at Level of Service B or better. Fire access is incorporated into the driveway and circulation layout to ensure resident and emergency responder safety.

3. **Adequacy of Waste Disposal Methods**
   Stormwater from roofs, driveways, and walks is collected by gutters and deep sump catch basins, then routed to a grassed infiltration basin that fully attenuates the 2-, 10-, and 25-year storms in compliance with Maine DEP Chapter 500 standards. An Operations & Maintenance manual will commit the property owner to annual basin inspection. Domestic and fire water supply will be provided by the Auburn Water and Sewer District with confirmed capacity, and each unit will be individually metered. Sewage disposal will connect via gravity laterals to the public sewer system, with capacity confirmed by the District. Solid waste disposal will be managed through a fully screened enclosure sized for an 8-yard dumpster and a 4-yard recycling container, located for safe curbside pickup. Electric, gas, and telecom services will be placed underground from Fern Street, with natural gas available if selected for the units.

4. **Protection of Environmental Features and Adjacent Areas**
   No wetlands, vernal pools, or floodplains are located within 250 feet of the parcel, and all activity will occur outside the 100-year floodplain. Treated on-site runoff drains to the City's stormwater system with no expected impact to great ponds. Tree preservation at the rear lot

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maintains existing avian habitat, while the 35-foot gabled building design complements surrounding residential character, preserving scenic quality. A Maine Historic Preservation Commission review confirmed no archaeological, historic, or cultural resources on or adjacent to the site. Overall, the project complies with zoning for the T 4.2B Traditional Neighborhood District, and supports the Comprehensive Plan goal of increasing housing diversity within growth areas.

5. Article X – Access Management Standards

The five-dwelling townhome development will generate an additional three PM, peak-hour trips per *Institute of Transportation Engineers (ITE) Trip Generation Manual (0.56 trips x 5 units).* This added traffic flow will have little to no impact on the current Fern Street/Lake Street roadways and can be considered low-volume.

a. Sec. 60-799 Safe Site Distance. Site distance from the common driveway exceeds the 250 minimum in both directions.
b. Sec. 60-800 Curb Cut and Driveway Spacing. No new curb cuts are proposed and the existing common driveway exceeds the 105 minimum spacing from adjacent driveways.
c. Sec. 60-802 Access to Planned Developments. The proposed development involves only one use (multi-family residential housing), including the improvements at 80 Lake Street and no other additional uses are planned. The existing common driveway complies with the requirements of (3)b.
d. Sec. 60-804 Shared Driveways. The proposed development utilizes a shared driveway but is not seeking any "bonus" lot sizing and frontages.
e. Sec. 60-805 Interconnections. Both vehicle and pedestrian current and future uses are preserved and enhanced by this development, and existing traffic intensity is expected to continue at this location after occupancy.
f. Sec. 60-806 Access Management Standards. No modifications or relief from these standards are sought as part of this application.

6. Division 4: Traffic Impact Analysis

As published and maintained the *Maine Department of Transportation*, traffic counts for Fern St. is as follows:

Count Book

TOWN	STA	ROAD	PN	LOCATION	GROUP	AADT19	AADT20	AADT21	AADT22	AADT23	AADT24
AUBURN	12403	10018	6	E BATES ST E/O SR 4 (CENTER ST)	I	-	370	-	-	390	-
AUBURN	15008	10167	6	E HARDSCRABBLE RD NW/O SR 4/100/US 202	I	-	2,680	-	-	2,860	-
AUBURN	02503	10459	6	EAST WATERMAN RD E/O SR 4 (TURNER RD)	I	-	-	-	-	121	-
AUBURN	20108	10292	6	EASTMAN LN NW/O SR 4/100/US 202	I	-	-	-	-	530	-
AUBURN	04003	10115	2	ELM ST E/O SPRING ST	I	-	3,370	-	-	3,580	-
AUBURN	00402	10115	2	ELM ST NE/O SR 4/11/100/US202(MINOT AVE)	I	-	5,560	-	-	4,580	-
AUBURN	12007	10115	2	ELM ST W/O SR 136 (MAIN ST)	I	-	3,680	-	-	3,260	-
AUBURN	22803	10118	6	FAIR ST E/O MARTIN ST @ BR# 0070	I	-	-	-	-	620	-
AUBURN	22807	10118	6	FAIR ST W/O MARTIN ST	I	-	-	-	-	374	-
AUBURN	01804	10119	6	FAIRMOUNT AVE SE/O COURT ST	I	-	-	-	-	261	-
AUBURN	07008	10120	6	FAIRVIEW AVE NW/O SR 11/121 (MINOT AVE)	I	-	810	-	-	884	-
AUBURN	09204	10120	6	FAIRVIEW AVE SE/O COURT ST	I	-	-	-	-	1,445	-
AUBURN	11906	10122	6	FERN ST SW/O LAKE ST	I	-	-	-	-	588	-
AUBURN	02803	10142	4	GAMAGE AVE E/O GILLANDER AVE	I	-	2,400	-	-	2,243	-

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This shows actual Average Annual Daily Traffic of 588 vehicles per the last count in 2023. This project's addition of three more vehicles travelling Fern Street at the peak hour will have a negligible impact on an already light traffic count.

II. Division 4 — Subdivision Review Criteria (§ 60-1359)

1. **Pollution Control.**
   The townhomes are served by public water and sewer, eliminating on-site discharge. Stormwater BMPs treat runoff, and no regulated air emissions are produced, ensuring no undue water, air, or soil pollution.

2. **Sufficient Potable Water.**
   Domestic and fire services will be provided by the Auburn Water and Sewer District main on Lake / Fern Street; a capacity and pressure confirmation has been verbally confirmed and a letter has been requested. Each unit will be metered individually.

3. **Municipal Water Supply Burden.**
   Based on discussions with AWSD, they have sufficient capacity such that this proposed project will not burden water supply capacity.

4. **Soil Erosion.**
   Erosion controls described on drawings prevent soil loss during and after construction.

5. **Traffic and Road Safety.**
   Per ITE Trip Generation Table, 10th edition, a low-rise multi-family residential development such as this is expected to produce 0.56 trips per unit at the PM Peak Hour. Based on the current capacity and usage of Fern and Lake Streets, this project will not cause unreasonable public highway congestion or unsafe conditions. Further, the site distance leaving the driveway onto Fern Street exceeds the 250' recommended minimum in both directions.

1. **Sewage Disposal.**
   Gravity service laterals tie to the public sewer on Lake / Fern St. The District has verbally confirmed capacity exists for this development and a letter of confirmation as been requested.

6. **Solid-Waste Disposal.**
   Solid waste will be handled via a screened dumpster enclosure with weekly pickup under contract, ensuring no unreasonable burden on municipal disposal services.

7. **Impact on Natural Beauty, Aesthetics, Historic Sites.**
   Building massing mirrors neighborhood scale; new trees along frontage to maintain consistent streetscape. Maine historic preservation commission screening found no historic resources. No mapped significant habitats occur on-site; preservation of pine buffer at rear

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of lot maintains urban wildlife corridor. A landscape planting plan has been provided that utilizes many of the same species of plants previously approved with the 80 Lake Street Building project so that the two sites compliment each other.

8. **Conformance with Local Ordinances and Plans.**
   The proposed subdivision complies with Chapter 60 and all applicable provisions of the Auburn Comprehensive Plan, including the Future Land Use Map designation for mixed-residential infill. Dimensional, density, and use standards are met, and the project advances the City's goal of increasing housing diversity in appropriate growth areas.

9. **Financial and Technical Capacity.**
   The owner's certified public accounts has issued a letter (attached) affirming the owner's financial capacity to construct the project, and the proposed development will be fully self-funded. The Owner has recently completed several projects within the city, demonstrating both financial capacity and commitment, while the plans have been prepared by Thomas W. Perkins, a Maine licensed Professional Engineer (PE #11710), ensuring technical competence.

10. **Neighborhood Compatibility and Property Value Impact**

    The proposed five-unit townhomes are scaled, sited, and detailed to match the existing neighborhood context—its height, massing, materials, and setbacks reflect adjacent homes, and existing vegetation plus new evergreen screening buffer activity from view. It is likely the development will not depress nearby property values and is likely to stabilize or modestly enhance them.

11. **Landscaping and Screening**
    The site will feature new street trees and foundation plantings to screen parking, refuse areas, and mechanical equipment from neighboring views. Existing mature trees will be preserved where possible, and all landscaping will be maintained by the development owner to ensure long-term effectiveness. In addition, the plan will incorporate enhanced landscape buffering along the top of the wall to provide further visual screening and separation from adjacent properties.

12. **Fire Safety and Emergency Access**
    The design includes a 24-foot-wide drive, ensuring emergency vehicles have unobstructed access. A hydrant positioned within 400 feet of all building points and an NFPA-13R sprinkler system further mitigate fire risk, so the development will not create a fire hazard.

13. **Groundwater Protection**

    Impervious coverage is limited and stormwater is managed with an infiltration basin that returns treated runoff at pre-development recharge rates, preventing adverse impacts to groundwater quantity. No hazardous materials will be stored on-site, and the design avoids contamination pathways, ensuring groundwater quality is maintained.

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14. **Phosphorus Loading / Great Pond Protection**
    The site drains to the Androscoggin River, not to a great pond, and stormwater is treated to exceed Maine DEP's 1.2-inch standard, minimizing phosphorus export. With these treatment measures and no direct connection to a great pond, there will be no unreasonable long-term cumulative increase in phosphorus concentration.

III. Additional Project & Submission Requirements

- **Plan Set Copies & Mylar.** One Mylar and fifteen paper copies will be delivered at least 30 days before the public hearing, per § 60-1300.
- **Public Notice.** The applicant will deposit funds for abutter notices and newspaper advertisement.
- **Maintenance Responsibility.** The property owner will assume perpetual maintenance of private drives, utilities, landscaping, and stormwater facilities, as documented in the submitted draft Declaration.
- **Performance Guarantee.** Upon approval and prior to the commencement of construction, an irrevocable letter of credit or other approved funding guarantee totaling 125% of the engineer's cost to complete estimate will be provided, consistent with § 60 1311.
- **Expiration, Phasing, and Construction Schedule.** Construction is expected to commence within twelve months of approval and be completed in a single phase within an additional year, satisfying § 60 1308.

IV. Architectural Design Intent and Form-Base Code Compliance

1 | District Intent

T-4.2B is intended to foster **small- to medium-scale buildings with modest front yards and stoops that form a moderately dense street wall and walkable, pedestrian-friendly sidewalks** .
Our design responds with:

- Two-story townhome massing that anchors the street edge.
- Unit entry porches with paved paths and parking leading down to Fern Street and the adjacent Lake Street lot and playground area.
- Side entrance parking screened from Fern Street, preserving a continuous streetscape.

---

2 | Compliance Summary

2.1 Building Placement & Configuration (§60-549.1B)

Front setback (principal)	≥5 ft (≤25 ft context match)	8 ft
Side setback	≥ 5 ft	14 ft
Rear setback	≥ 10 ft	21 ft

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Lot coverage	≤ 70 %	<70 %
Useable open space	≥ 10 %	>15 %
Frontage build-out	≥ 60 %	N/A
Building width	14 – 110 ft	40 ft
Building height	1 – 3 stories (excl. attic)	2 stories

2.2 Building Frontages (§60-549.2-3B)

- **Ground-story glazing:** 25 – 60 % required; proposed 27 % .
- **Upper-story glazing:** 20 – 40 % required; proposed 27 % .
- **Ground-story finished floor elevation:** The ordinance requires the ground-story finished floor elevation to be a minimum of 2 feet and a maximum of 6 feet above the front yard grade. The proposed design meets this requirement. The treatment of grade transitions, landscaping, and façade articulation collectively maintain the aesthetic quality and human-scale relationship between buildings and the street envisioned by the T-4.2B district standards.
- **Blank façade length:** ≤ 10 ft max; proposed max <10 ft.

2.3 External Elements (§60-549.3B)

- **Front yard fence**: 2 ft. Min. – 4 ft. Max. Encouraged. Not required or provided.
- **Street wall/ wall opening**: 20 ft. Max. (Residential) Pedestrian 6 ft. Max. Not required or provided.
- **Building projections:** No part of the building shall encroach beyond the minimum front setback line. 8 ft. setback provided.
- **Porch & stoop encroachments:** Front Setback, Principal Frontage 5 ft. maximum. Front Setback, Secondary Frontage 5 ft. maximum. 5' min. front and 10 ft. side setback provided to porch and patio areas.
- **Driveways:** Driveways for the proposed project will be paved, meet the ordinance minimum dimensions, minimize curb cuts along the public road and consolidates access through a shared drive, maintaining an orderly, setback-consistent streetscape. All driveways have less than 15% slope, which is recommended practice.
- **Parking:** located entirely behind the building line and screened from the street. One garage bay and one parking spot in front shall be provided at each unit.
- **Accessory structures** (trash enclosure) set ≥20 ft from ROW and ≥5 ft from side/rear lines

---

2.4 Parking & Use Matrix (§60-549, Table)

- **Use:** Townhouse – Permitted ("P").
- **Ratio:** 1 space per dwelling unit – five garage spaces + five on-site guest spaces provided (2/DU).

---

3 | Process Steps Satisfied

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1. **Transect identification:** T-4.2B confirmed with staff on July 24 (email correspondence).
2. **Standards review:** This letter and plan set illustrate conformance with §§60-548 – 60-552.
3. **Pre-development consultation:** Completed with Planning Office on 7.29.25.
4. **Submission materials:** Development Review application, Form-Based Code checklist, narrative, plans, reports, fees, and number of copies provided as required.
5. **Waivers/variances:** None

Other Items

1. With regards to the following clause associated with the conveyance of this property from the City to Mr. Wu: *"…the Purchaser proposes to develop the 7 Fern Street Lot and the 9 Fern Street Lot. The development of the 7 Fern Street Lot and the 9 Fern Street Lot will be in a form to benefit the local community, such as a day care center, a recreational space, a green space/park, or such other development as the Seller and Purchaser shall determine as part of the Planning Board approval."*

   Through our discussions with various entities at the City over the past year strategizing a mutually agreeable development plan for this lot, we initially proposed the named day care center which we believe to be a great solution and setting given the proximity to the playground, neighborhood, and overall need of the community. However, upon engagement of the neighborhood stakeholders by the City, they firmly expressed their disapproval of that concept and instead wanted a development that would align with the homes in the surrounding areas.

   Further, the current proposed townhome development meets the housing shortfall need of the community, providing single family home ownership opportunity of five units on much less land area than separate single family homes would otherwise occupy, creating an efficient use of space while maintaining the rhythm and flow of the Fern Street neighborhood and serving as a benefit to the local community.

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IV. Recommendations

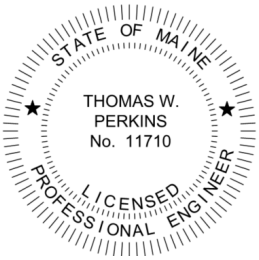
Each finding required by **Chapter 60, Article XVI, Division 2 and Division 4** is individually satisfied as detailed above. Additionally, the Fern Street Townhomes embody the **Traditional Downtown Neighborhood character** envisioned for T-4.2B by:

- Strengthening and complimenting the existing street wall with compatible two-story townhomes.
- Offering pedestrian-oriented sidewalks and landscaping.
- Exceeding open-space, parking, and glazing requirements without waivers

Given all of the above, we respectfully request placement on the **November 2025 Planning Board agenda** for Discretionary Plan review.

Pre and Post Stormwater Design -Calculations

Calculation by Jeff Hobbs



Stormwater Design - Rational Method - Pre-Developement

Equation: Q=CIA/96.23

Q= Storm Water Runoff (in cubic feet per secon
C=Coefficient of Runoff
I=Rainfall Intensity (in inches per hour)
A=Area of Drainage Zone (in acres)
96.23

Total Area

	Pervious (sf)
Site	12873

Drainage Zone	C		I (in./hr) 100 yr interval	A (sf)		Q (gpm)	Total Runoff (per zone) (gpm)	First flush Time (mins)	Stored Volumn (gals)
A	Bare Site - gravel, low vegetation	0.50	2.36	Bare Site - gravel, low vegetation	12873	157.85	157.85	15	2367.79

Note:
Stormwater Design calculation are based on Chpt 500 Me. Stormwater Management

Stormwater Design - Rational Method - Post Developement

Equation: Q=CIA/96.23

Q= Storm Water Runoff (in cubic feet per second)
C=Coefficient of Runoff (Chpt 500 Stormwater Management
I=Rainfall Intensity (in inches per hour)(NOAA Prec Freq Est)
A=Area of Drainage Zone (in acres)

96.23

Total Area

	Impervious (sf)
Roof	5030
Walkway/Patios	485
Lawn	6820
Total Driveway area	1676

Drainage Zone		C	I (in./hr) 100 yr interval	A (sf)		Q (gpm)	First flush Time (mins)	Stored Volumn (gals)	Total Impervious Area	Total Impervious Treated
1	Roof	0.95	2.36	Roof	2515	59	15	879	2515	2515
	Driveway	0.95	2.36	1/2 Driveway	838	20	15	293	1676	838
	Lawn	0.20	2.36	Lawn	2953	14	15	217	2515	2515
				Total Zone 1	6306	93	15	1389	485	485
2	Roof	0.95	2.36	Roof	2515	59	15	879	7191	6353
	Patio	0.95	2.36	Patio	485	11	15	169		
	Lawn	0.20	2.36	Lawn	2197	11	15	162		
				Total Zone 2	5197	81	15	1210		
Total Treated					6353					
3	Lawn	0.20	2.36	Lawn	1370	6.72	15	101		
				Totals (all zones)	12873	173	15	2599		

Bioretention filter	Total volumn Imperv Area	Target Depth (ft)	Filter Volumn (cuft)	Filter Media Depth (ft)	Filter Media Void Ration	Equiv Storage Depth (ft)	Bioretention Filter Storage Volumn (gals)
	5898	0.0833	491	3	0.5	1.5	3675

1 cubic ft = 7.48052 US liquid gallon

Note:
Stormwater Design calculation are based on Chpt 500 Me. Stormwater Management

NOAA Atlas 14, Volume 10, Version 3
Location name: Auburn, Maine, USA*
Latitude: 44.0998°, Longitude: -70.2398°
Elevation: 302 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	3.49 (2.87-4.24)	4.25 (3.49-5.16)	5.48 (4.49-6.68)	6.50 (5.28-7.98)	7.91 (6.17-10.2)	8.96 (6.82-11.7)	10.1 (7.39-13.7)	11.4 (7.76-15.8)	13.3 (8.64-19.0)	14.8 (9.38-21.7)
10-min	2.47 (2.03-3.00)	3.01 (2.47-3.65)	3.88 (3.17-4.73)	4.61 (3.74-5.65)	5.60 (4.37-7.19)	6.35 (4.83-8.33)	7.15 (5.23-9.73)	8.06 (5.51-11.2)	9.40 (6.12-13.5)	10.5 (6.65-15.4)
15-min	1.94 (1.60-2.36)	2.36 (1.94-2.87)	3.04 (2.49-3.71)	3.61 (2.94-4.43)	4.40 (3.43-5.64)	4.98 (3.79-6.53)	5.60 (4.10-7.63)	6.32 (4.32-8.76)	7.37 (4.80-10.6)	8.24 (5.22-12.0)
30-min	1.30 (1.07-1.58)	1.58 (1.30-1.92)	2.04 (1.67-2.49)	2.42 (1.97-2.97)	2.95 (2.30-3.78)	3.34 (2.54-4.38)	3.76 (2.75-5.12)	4.24 (2.90-5.87)	4.94 (3.22-7.08)	5.53 (3.50-8.08)
60-min	0.815 (0.670-0.989)	0.991 (0.814-1.20)	1.28 (1.05-1.56)	1.52 (1.23-1.86)	1.85 (1.44-2.37)	2.10 (1.59-2.75)	2.36 (1.73-3.21)	2.66 (1.82-3.68)	3.10 (2.02-4.45)	3.47 (2.20-5.07)
2-hr	0.545 (0.451-0.657)	0.655 (0.541-0.791)	0.835 (0.687-1.01)	0.984 (0.804-1.20)	1.19 (0.935-1.52)	1.34 (1.03-1.75)	1.51 (1.11-2.04)	1.70 (1.17-2.33)	1.98 (1.30-2.81)	2.21 (1.41-3.20)
3-hr	0.427 (0.355-0.513)	0.511 (0.424-0.615)	0.648 (0.535-0.782)	0.762 (0.625-0.925)	0.918 (0.724-1.16)	1.04 (0.796-1.34)	1.16 (0.861-1.56)	1.30 (0.904-1.79)	1.52 (1.00-2.15)	1.70 (1.09-2.45)
6-hr	0.278 (0.232-0.332)	0.331 (0.277-0.396)	0.419 (0.348-0.502)	0.491 (0.406-0.593)	0.591 (0.470-0.745)	0.666 (0.516-0.857)	0.745 (0.558-0.996)	0.838 (0.586-1.14)	0.973 (0.649-1.37)	1.09 (0.705-1.56)
12-hr	0.174 (0.147-0.207)	0.208 (0.175-0.247)	0.264 (0.221-0.314)	0.310 (0.257-0.371)	0.373 (0.298-0.467)	0.420 (0.328-0.537)	0.471 (0.355-0.624)	0.529 (0.373-0.714)	0.615 (0.414-0.857)	0.686 (0.450-0.976)
24-hr	0.105 (0.089-0.124)	0.126 (0.107-0.149)	0.161 (0.135-0.190)	0.189 (0.158-0.225)	0.229 (0.184-0.284)	0.258 (0.203-0.328)	0.289 (0.220-0.381)	0.326 (0.232-0.436)	0.380 (0.258-0.525)	0.425 (0.281-0.599)
2-day	0.061 (0.052-0.071)	0.073 (0.062-0.086)	0.094 (0.079-0.110)	0.110 (0.093-0.130)	0.133 (0.108-0.165)	0.151 (0.120-0.190)	0.169 (0.130-0.222)	0.191 (0.137-0.254)	0.223 (0.153-0.306)	0.250 (0.167-0.350)
3-day	0.044 (0.038-0.052)	0.053 (0.046-0.062)	0.068 (0.058-0.079)	0.080 (0.067-0.094)	0.096 (0.079-0.119)	0.109 (0.087-0.137)	0.122 (0.094-0.159)	0.137 (0.099-0.182)	0.160 (0.111-0.219)	0.180 (0.121-0.250)
4-day	0.036 (0.031-0.042)	0.043 (0.037-0.050)	0.054 (0.046-0.063)	0.064 (0.054-0.075)	0.076 (0.062-0.094)	0.086 (0.069-0.108)	0.097 (0.075-0.125)	0.108 (0.079-0.143)	0.126 (0.087-0.172)	0.141 (0.095-0.196)
7-day	0.024 (0.021-0.028)	0.028 (0.024-0.033)	0.035 (0.030-0.041)	0.041 (0.035-0.048)	0.049 (0.040-0.060)	0.055 (0.044-0.069)	0.062 (0.048-0.079)	0.069 (0.050-0.090)	0.079 (0.055-0.107)	0.088 (0.059-0.121)
10-day	0.019 (0.017-0.022)	0.022 (0.019-0.026)	0.028 (0.024-0.032)	0.032 (0.027-0.037)	0.038 (0.031-0.046)	0.042 (0.034-0.052)	0.047 (0.036-0.060)	0.052 (0.038-0.068)	0.059 (0.041-0.080)	0.065 (0.044-0.089)
20-day	0.013 (0.012-0.015)	0.015 (0.013-0.017)	0.018 (0.016-0.021)	0.020 (0.018-0.024)	0.024 (0.020-0.028)	0.026 (0.021-0.032)	0.029 (0.022-0.036)	0.032 (0.023-0.041)	0.035 (0.025-0.047)	0.038 (0.026-0.052)
30-day	0.011 (0.010-0.013)	0.012 (0.011-0.014)	0.014 (0.012-0.017)	0.016 (0.014-0.019)	0.019 (0.015-0.022)	0.020 (0.017-0.025)	0.022 (0.017-0.028)	0.024 (0.018-0.031)	0.027 (0.019-0.035)	0.028 (0.020-0.038)
45-day	0.009 (0.008-0.010)	0.010 (0.009-0.011)	0.012 (0.010-0.013)	0.013 (0.011-0.015)	0.015 (0.012-0.017)	0.016 (0.013-0.019)	0.018 (0.014-0.022)	0.019 (0.014-0.024)	0.020 (0.015-0.027)	0.022 (0.015-0.029)
60-day	0.008 (0.007-0.009)	0.009 (0.008-0.010)	0.010 (0.009-0.011)	0.011 (0.010-0.013)	0.013 (0.010-0.015)	0.014 (0.011-0.016)	0.015 (0.012-0.018)	0.016 (0.012-0.020)	0.017 (0.012-0.023)	0.018 (0.013-0.024)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

TERRADYN CONSULTANTS, LLC

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

Suggested Legal Description
Use of this description requires legal review

Exhibit A
(85,337 sq ft (1.959 Acres))

A certain Lot or parcel of land with the buildings thereon, situated on the northwesterly corner of Lake Street and Fern Street, in the City of Auburn, County of Androscoggin, State of Maine, being more particularly bounded and described as follows:

Beginning at a Mag Nail found in a paved driveway at the northeasterly corner of land now or formerly of Rachel E. Feeley & Amey-Louise G. Feeley by a deed dated August 31, 2018 and recorded as Book 9926 Page 8, and the westerly sideline of Lake Street;

1. Thence S 39°40'02" E, along the westerly sideline of Lake Street, a distance of 314.39 feet to the northwesterly side of Fern Street;

2. Thence S 46°01'14" W, along the northwesterly sideline of Fern Street, a distance of 260.25 feet;

3. Thence N 43°58'46" W, along land now or formerly of the Inhabitants of the City of Auburn School Department by a deed dated August 10, 2001 and recorded as Book 4744 Page 248, a distance of 148.50 feet;

4. Thence S 46°01'14" W, along land of the Inhabitants of the City of Auburn School District, a distance of 0.32 feet;

5. Thence N 43°58'46" W, along the northeasterly line of land now or formerly of Justin J. Kennie in a deed dated Marth 9, 2018 and recorded in the Androscoggin County Registry of Deeds as Book 9799 Page 194, a distance of 165.00 feet to a rebar with surveyor's identification cap stamped "Terradyn PLS #2621";

6. Thence N 46°01'14" E, along the easterly sideline of the aforesaid Feeley, a distance of 284.21 feet to the Point of Beginning.

Reserving an easement for the purposes of public egress and for the maintenance, repair and replacement of a sidewalk along the southwesterly sideline of Lake Street and the westerly sideline of Fern Street, being bounded and described as follows:

Beginning at the northwesterly intersection of Lake Street and Fern Street;

Thence S 46°01'14" W, along the northwesterly sideline of Fern Street, a distance of 231.88;

Thence N 43°58'46" W a distance of 2.00 feet;

Thence N 46°01'14" E, running parallel with said Fern Street, a distance of 220.00 feet;

Thence N 39°40'02" W, running parallel with said Lake Street, a distance of 312.38 feet;

Thence N 46°01'14" E, along the land now or formerly of Rachel E. & Amey-Louise G. Feeley by a deed dated August 31, 2018 and recorded as Book 9926 Page 8, a distance of 12.03 feet;

Thence S 39°40'02" E, along the westerly sideline of Lake Street, a distance of 314.39 feet to the Point of Beginning.

The above-described parcel contains 1.959 acres (85,337 sq ft). The bearings referred to above are referenced to a plan entitled “Boundary Retracement Survey & Existing Conditions/Topographic Survey” performed by Terradyn Consultants, LLC. Dated December 5, 2023.

All Book and Page Numbers refer to the Androscoggin County Registry.

Meaning and intending to describe the same premises conveyed to the City of Auburn by Ellis A. & Mary A. Giles and recorded as Book 332 Page 582, and a deed from J. Edwin Ames and recorded as Book 305 Page 340, and a deed by Merritt L. Hackett and recorded as Book 303 Page 381.

Development Review Application

City of Auburn Planning and Permitting Department
City of Lewiston Department of Planning and Code Enforcement

PROJECT NAME: Fern Street Townhouses

PROPOSED DEVELOPMENT ADDRESS: 7 & 9 Fern St

PARCEL ID#: Parcel 4 Map 239 Lot 113 & Parcel 5 Map 239 Lot 112

REVIEW TYPE:

Site Plan ☑	Site Plan Amendment ☐	Special Exception ☐
Subdivision ☑	Subdivision Amendment ☐	Form Based Code Plan ☑

PROJECT DESCRIPTION:

Two story 8,980 sf five unit townhouses. It will be a two story building, with units side by side. Each will have a one car garage, two bedrooms, one and a half bathroom, and open kitchen living area. Each unit will have a back patio area with privacy walls and landscaping. A vegetative buffer will be provided at parking area.

CONTACT INFORMATION:

Applicant	
Name:	Thomas Perkins
Address:	175 Innovation Way, Scarborough
Zip Code	04074
Work #:	207.225.3040
Cell #:	207.475.4958
Fax #:	
Home #:	
Email:	tperkins@dirigoae.com

Property Owner	
Name:	Jim Wu
Address:	279 Center St, Auburn
Zip Code	04210
Work #:	
Cell #:	207.754.8474
Fax #:	
Home #:	
Email:	jim.w009@yahoo.com

Project Representative	
Name:	
Address:	
Zip Code	
Work #:	
Cell #:	
Fax #:	
Home #:	
Email:	

Other professional representatives for the project (surveyors, engineers, etc.),	
Name:	
Address:	
Zip Code	
Work #:	
Cell #:	
Fax #:	
Home #:	
Email:	

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	21861	sq. ft.
Proposed Total Paved Area	15986	sq. ft.
Proposed Total Impervious Area Proposed	28994	sq. ft.
Impervious Net Change	7133	sq. ft.
Impervious surface ratio existing	22.5	% of lot area
Impervious surface ratio proposed	29.9	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	7394	sq. ft.
Proposed Building Footprint	11883.5	sq. ft.
Proposed Building Footprint Net change	4489.5	sq. ft.
Existing Total Building Floor Area	13901.5	sq. ft.
Proposed Total Building Floor Area	22880.5	sq. ft.
Proposed Building Floor Area Net Change	8979	sq. ft
New Building ?	YES	(yes or no)
Building Area/Lot coverage existing	7.6	% of lot area
Building Area/Lot coverage proposed	14.3	% of lot area

ZONING or FORM BASED CODE DISTRICT

Existing	FBC T.4.2.B
Proposed, if applicable	

LAND USE

Existing	Undeveloped
Proposed	Multifamily + Townhomes

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	0
Proposed Number of Residential Units	5
Subdivision Proposed Number of Lots	1 (from 3)

PARKING SPACES

Existing Number of Parking Spaces	0
Proposed Number of Parking Spaces	5 plus 5 garaged
Number of Handicapped Parking Spaces	n/a
Proposed Total Parking Spaces	5 plus 5 garaged

ESTIMATED COST OF PROJECT

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	21861	sq. ft.
Proposed Disturbed Area	7133	sq. ft.
Proposed Impervious Area	28994	sq. ft.

1. *If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.*
2. *If the proposed impervious area is greater than one acre including any impervious area crated since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.*
3. *If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.*
4. *If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.*

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing (Since July 1, 1997) 0 passenger car equivalents (PCE)

per ITE, 0.56 PM Peak Trips/Unit = 3 PCE

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) _____ passenger car equivalents (PCE)

If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the T.4.2.B zoning/form based code district.
2. Parcel Area: 2.223 acres / 96847 square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	N/A	
Street Frontage	24 ft Min.	76 ft
Min Front Yard	5 ft Min.	8 ft
Min Rear Yard	5 ft Min.	21 ft
Min Side Yard	10 ft Min.	14 ft
Max. Building Height	3 Stories	2 Stories
Use Designation	Townhomes	
Parking Requirement	1 space/ per square feet of floor area or dwelling unit	
Total Parking:	10 additional	10
Overlay zoning districts (if any):	N/A	
Urban impaired stream watershed?	YES/NO If yes, watershed name No	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative. (NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
6. Any additional materials as required by the Form Based Code (Chapter 60-546).

Refer to the application checklist for a detailed list of submittal requirements.

L/A's development review process and requirements have been made similar for convenience and to encourage development. Each Citys ordinances are available online at their prospective websites:
Auburn: www.auburnmaine.org under City Departments/ Planning and Permitting/Land Use Division/Zoning Ordinance
Lewiston: http://www.ci.lewiston.me.us/clerk/ordinances.htm Refer to Appendix A of the Code of Ordiances

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant:	**Date:** October 10, 2025

CITY OF AUBURN

Form Based Code Compliance Checklist

Property Location:	7 & 9 Fern St	PID #: (List)	Parcel 4 Map 239 Lot 113 & Parcel 5 Map 239 Lot 112
Transect District:	T.4.2.B		
Owner:	Jim Wu	Contact Info:	207.754.8474
Plan Type: (Circle)	Site Plan Review, Special Exception, Subdivision, Staff Review)		
Reviewed By:	Staff, Plan Review Group, Planning Board		

Complies With:		**Required**	**Complies**	**Not Comply**	**N/A**
	Intent and Purpose	X	✓		
Plan Requirements:					
	Surrounding Info (Photos, Mapping, Sketches)	X	✓		
	Topographic Info (FP, Steep Slopes)	X			✓
	Elevations	X	✓		
	Materials		✓		
	Fencing		✓		
	Signage				✓
Building Placement:					
	Front Set-Back (Principal Street)	X	✓		
	Front Set-Back (Secondary Street)	X	✓		
	Side Yard Set-Back	X	✓		
	Rear Yard Set-Back	X	✓		
	Building Coverage	X	✓		
	Useable Open Space	X	✓		
	Frontage Build-Out	X	✓		
	Lot Width (Min./Max)	X	✓		
	Building Width	X	✓		
	Building Height	X	✓		
	Frontage Type	X	✓		
	Primary Entrance on Front	X	✓		
	Ground Story Windows and Doors	X	✓		
	Upper Story Windows	X	✓		
	Ground Story Elevation (1st fl.)	X	✓		
	Front Facade Wall	X	✓		
External Elements:					
	Front Yard Fence	Optional			✓
	Projections	Optional	✓		
	Driveway Location	X	✓		
	Parking Location	X	✓		
	Accessory Building(s)	Optional			✓
	Landscaping	Optional	✓		
	Sidewalk	X	✓		
Proposed Use:					
	Residential, Commercial ,Mixed-Use	X	✓		
	Parking Requirement-	X	✓		

Bertrand G. LaBonte, CPA, MBA, MST
185 Webster Street
Lewiston, Maine 04240
(207)782-9500
Fax (207)333-5107
e-mail bglcpa@aol.com

October 15, 2025

City of Auburn
60 Court Street
Auburn, Maine 04210

Dear City of Auburn:

I am pleased to in form you that Wu Rentals Inc owned by Chun Wu enjoys a great reputation in the LA Metro area. Chun Wu brings many years' experience in both residential and commercial real estate development. Not only does he have the expertise and knowledge base, he also has the financial capacity to complete the project on 7 – 9 Fern Street in Auburn.

I would be more than happy to provide more validation and specifics on similar projects that he completed recently and others over the many years in real estate development.

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

Sincerely,

Bertrand G. LaBonte
Certified Public Accountant

FERN STREET TOWNHOMES

7 & 9 FERN STREET
AUBURN, ME, 04210

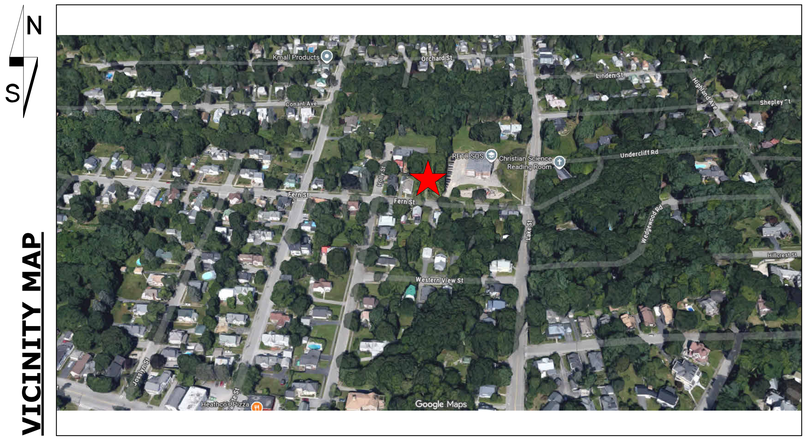
FOR

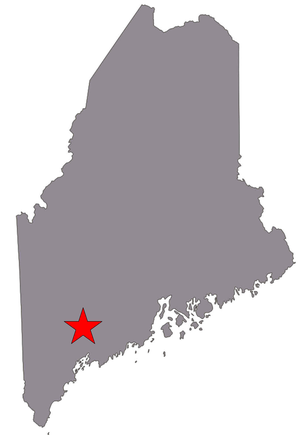
JIM WU

25-047

ISSUED FOR PLANNING BOARD REVIEW

VICINITY MAP





SCOPE OF WORK

FIVE TWO STORY TOWN HOME UNITS.

INCLUDING, BUT NOT LIMITED TO:
-CONCRETE FOUNDATIONS
-EXTERIOR MASONRY WALLS
-PREFABRICATED WOOD ROOF TRUSSES
-ASPHALT SHINGLE ROOFS
-RAISED FLOOR SYSTEM
-INTERIOR PARTITION WALLS
-INTERIOR FINISHES
-DOORS AND FRAMES
-VINYL WINDOWS
-PLUMBING FIXTURES
-SITE WORK, DRIVEWAYS, CURBING AND PARKING EXTERIOR SIGNAGE
-LANDSCAPING, SEEDING AND IRRIGATION SYSTEMS
-GRADING AND STORM WATER DETENTION
-UTILITY SERVICES
-COVERED ENTRANCES AND PORCHES

STATEMENT AND NOTICE OF COOPERATION

RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS/HER CONTRACTOR AND THE ARCHITECT/ENGINEER. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT/ENGINEER AND HIS/HER CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS NEED TO BE REPORTED IMMEDIATELY TO THE ARCHITECT/ENGINEER. FAILURE TO NOTIFY THE ENGINEER COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT/ENGINEER RELIEVES THE ARCHITECT/ENGINEER FROM RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT CONSENT OF THE ARCHITECT/ENGINEER ARE UNAUTHORIZED AND RELIEVE THE ARCHITECT/ENGINEER OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES. IN MANY CASES SUCH RELIEF OF RESPONSIBILITY INCLUDES RELIEF OF OWNER RESPONSIBILITY. THE CONTRACTOR AND HIS SUBCONTRACTORS NEED TO BE DILIGENT IN THESE MATTERS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION. REFER TO CONTRACT GENERAL AND SUPPLEMENTAL CONDITION AND SPECIFICATIONS (PROJECT MANUAL) FOR ADDITIONAL DETAILS AND CONDITIONS.

DIRECTORY

OWNER:
Jim Wu
297 Center Street
Auburn, ME 04210

ARCHITECTURAL ENGINEER:
Thomas W. Perkins, PE
President
207.204.4200
Arch. Engineer License No. 11710
Dirigo Architectural Engineering
175 Innovation Way
Scarborough, ME 04074

CONTRACTOR:
TBD

GENERAL CONDITIONS

GENERAL CONDITIONS
ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL CLOSELY COORDINATE HIS/HER WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURERS REQUIREMENTS, WORK REQUIRED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, ETC. NECESSARY TO COMPLETE THIS PROJECT. ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS SPECIFICALLY NOTED, AND BE OF A QUALITY ACCEPTABLE BY INDUSTRY STANDARDS.

CONTRACTORS PRESENCE: CONTRACTOR SHALL PERSONALLY SUPERVISE AND DIRECT THE WORK OR SHALL KEEP A COMPETENT EMPLOYEE, AUTHORIZED TO RECEIVE INSTRUCTIONS AND ACT ON THE CONTRACTOR'S BEHALF, CONTINUOUSLY ON SITE DURING WORKING HOURS.

CONTRACTOR REVIEW
CONTRACTOR(S) ACKNOWLEDGES THAT HE HAS THOROUGHLY FAMILIARIZED HIM/HER SELF WITH THE BUILDING SITE CONDITIONS, GRADES, ETC. WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE WORK AND ASSUMES ALL RISKS THEREFROM.

CONTRACTOR(S) SHALL VERIFY DIMENSIONS, UTILITY LOCATIONS AND CONDITIONS PRIOR TO, AND DURING CONSTRUCTION.

CONTRACT DOCUMENTS / DRAWINGS
THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. THE CONTRACTOR, IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS WITH THE LETTER IN WHICH THEY WERE DRAWN.

ERRORS / OMISSIONS / CONFLICTS
ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.

ANY CONFLICTS OR DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.

CHANGES
ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS, OR SPECIFICATIONS UNLESS APPROVED IN ADVANCE OF CONSTRUCTION.

OWNER COORDINATION
CONTRACTOR MUST COORDINATE CONSTRUCTION WITH BUILDING OWNER'S REPRESENTATIVE.

CONTRACTOR(S) TO PROVIDE OWNER 14 DAYS NOTICE AND MEET WITH OWNER'S REPRESENTATIVE FOR A PRECONSTRUCTION MEETING PRIOR TO THE START OF CONSTRUCTION.

JOB SITE / SAFETY
BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR(S) AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR(S) SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ARCHITECT/ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, TENANT, OR THE ARCHITECT/ENGINEER.

CONSTRUCTION DEBRIS: THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.

MATERIALS AND EQUIPMENT
ALL MATERIALS USED IN THE CONSTRUCTION OF THIS SPACE MUST BE FREE OF HAZARDOUS OR REGULATED MATERIALS UNLESS EXPRESSLY REQUIRED IN THE CONTRACT DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S), WHEN PREPARING FOR AND PROCEEDING WITH CONSTRUCTION ON THE PREMISES, TO COMPLY WITH ALL REQUIREMENTS OF ALL APPLICABLE LAWS CONCERNING HAZARDOUS SUBSTANCES. THE CONTRACTOR SHALL NOT PERMIT THE INSTALLATION OR USE OF ANY HAZARDOUS SUBSTANCES ON ANY COMPONENT OF THE PREMISES. THE OWNER SHALL NOT PERMIT THE INSTALLATION OR USE OF ANY HAZARDOUS SUBSTANCES IN ANY COMPONENT ON THE PREMISES DURING ITS TENANCY UNLESS PROVIDED FOR UNDER SEPARATE PERMITTING PROCESS ADMINISTERED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES AND CUT SHEETS TO OWNER FOR APPROVAL.

ALL MATERIALS FOR USE ON A PROJECT SHALL BE STORED WITHIN THE PROJECT SITE, UNLESS OTHERWISE APPROVED BY OWNER.

CONTRACTOR SHALL PROTECT NEW MATERIALS AND FINISHED FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC. AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT THE PUBLIC AS REQUIRED DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED.

INSTALL ALL MATERIALS AND EQUIPMENT PER MANUFACTURER'S WRITTEN RECOMMENDATIONS

DRAWING INDEX

02 ARCHITECTURAL
A1.0 FIRST FLOOR PLAN
A1.1 SECOND FLOOR PLAN
A1.3 ROOF PLAN
A2.0 EXTERIOR ELEVATIONS
A9.0 3D RENDERINGS

DRAWING INDEX

04 CIVIL
C1.0 EXISTING SITE PLAN
C1.1 PROPOSED SITE PLAN
C1.2 SITE GRADING & UTILITIES PLAN
C2.0 EROSION CONTROL NOTES
C2.1 STORM DRAIN DETAILS
C2.2 SITE DETAILS
L1.0 LANDSCAPING PLAN

3D RENDERING



DIRIGO ARCHITECTURAL
ENGINEERING • CONSTRUCTION MANAGEMENT

175 INNOVATION WAY
SCARBOROUGH, MAINE 04074
PH: (207) 225-3040 WS: DIRIGOAE.COM

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PROJECT PHASE

ISSUED FOR PLANNING BOARD REVIEW

SIGNED COPY OF DRAWING ON FILE AT DIRIGO A/E OFFICE

STATE OF MAINE
THOMAS W. PERKINS
No. 11710
LICENSED PROFESSIONAL ENGINEER

10/31/2025 10:06:36 AM
SHEETS: ...

REVISIONS

#	DATE	DESCRIPTION
0	10.10.25	ISSUED FOR CITY REVIEW

DRAWN BY:	...
CHECKED BY:	TWP
SCALE:	AS NOTED
DATE:	10/31/2025 10:06:36 AM
PROJECT NO.	25-047

PROJECT TITLE

FERN STREET TOWNHOMES

7 & 9 FERN STREET
AUBURN, ME, 04210

FOR

JIM WU

279 CENTER STREET
AUBURN, ME, 04210

DRAWING TITLE

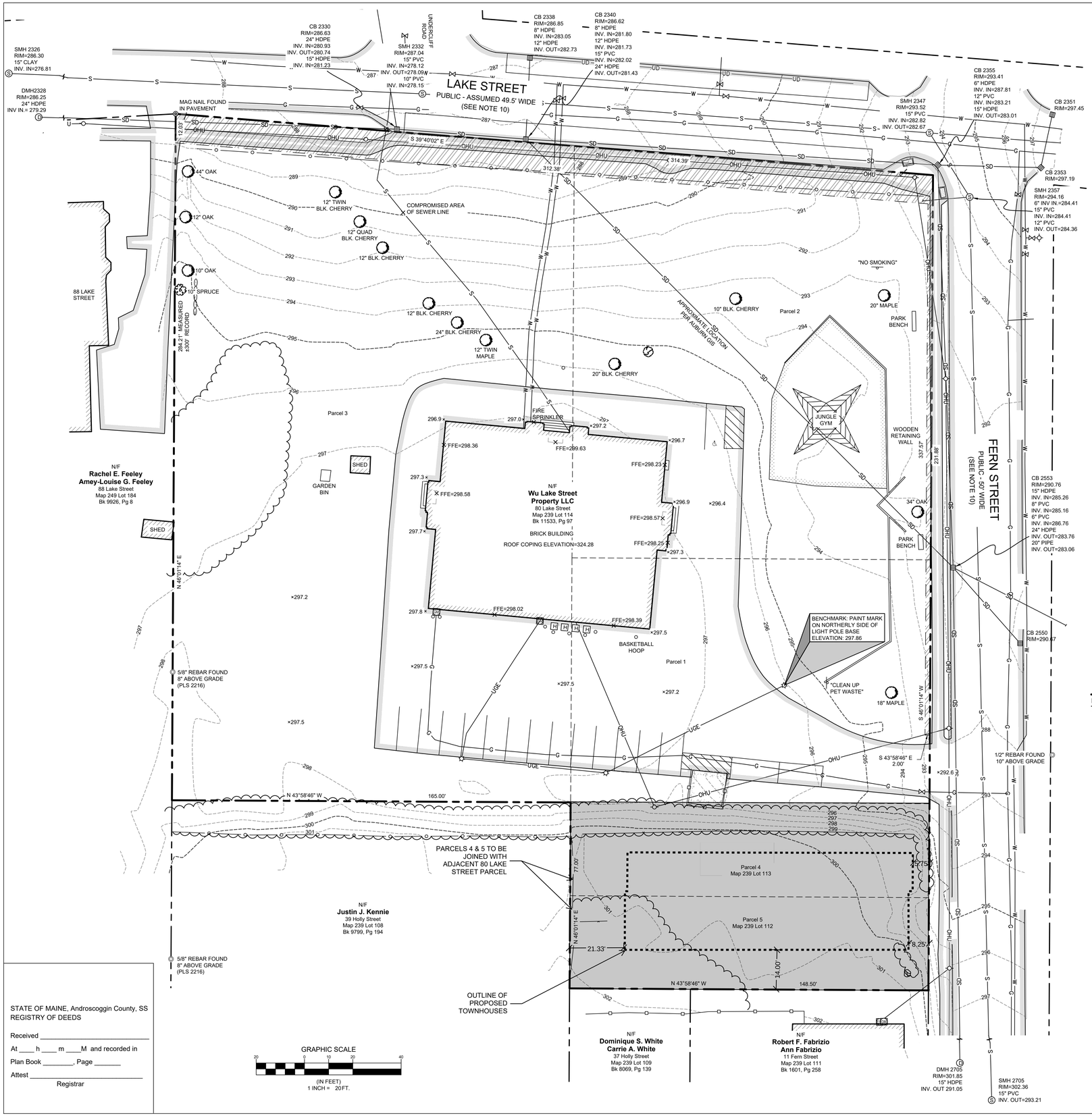
COVER SHEET

DRAWING NO.

COVER

SHEET SIZE: ARCH FULL BLEED D: (36.00 X 24.00 INCHES)

10/31/2025 10:06:36 AM
Autodesk Docs://25-047 Fern Street Townhomes/25-047 Fern Street Townhomes - 10-6.25.rvt



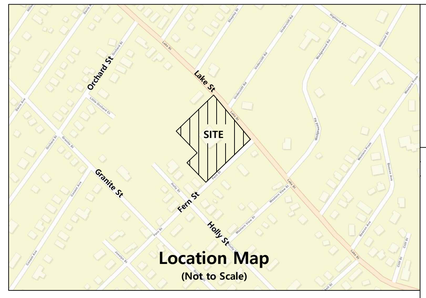
STATE OF MAINE, Androscoggin County, SS
REGISTRY OF DEEDS

Received _____

At ____ h ____ m ____M and recorded in

Plan Book _____, Page _____

Attest _____
Registrar



General Notes:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE RESULTS OF A BOUNDARY RETRACEMENT SURVEY AND AN EXISTING CONDITIONS/TOPOGRAPHIC SURVEY OF THE SUBJECT PARCELS. ADDITIONALLY, THS PLAN SERVES TO JOIN THE FERN STREET PARCELS DESCRIBED AS PARCEL 4, MAP 239, LOT 113 AND THE PARCEL DESCRIBED AS PARCEL 5, MAP 239, LOT 112 TO THE ADJOINING PARCEL AT 80 LAKE STREET DESCRIBED AS MAP 239 LOT 114 UNDER COMMON OWNERSHIP. THIS PLAN IS ALSO SHOWING THE PROPOSED TOWNHOUSE DEVELOPMENT ON PARCELS 4 AND 5.
   NUMBER OF EXISTING UNITS: 0
   NUMBER OF PROPOSED UNITS: 5
2. All Book and Page numbers refer to the Androscoggin County Registry of Deeds, unless otherwise noted.
3. The record owner of the subject parcel is Wu Lake Street Properties LLC by a deed dated February 20, 2024 and recorded as Book 11533, Page 97.
4. The subject parcel is shown on the City of Auburn Tax Map 239 as Lots 112, 113, and 114 and is located in the Traditional Neighborhood District (T-4.2B).
5. Space and bulk standards for the T-4.2B District as of the date of this plan are as follows:

Lot Width:	24 ft. min./120 ft. max.
Frontage Build-Out:	60% min (along front setback, primary)
Front Setback:	5 ft. min./25 ft. max.
Side Setback:	5 ft. min.
Rear Setback:	10 ft. min.
Building Height:	1 story min./3 story max.
Building Coverage:	70% max.

6. Total area of the subject parcel is 2.223 acres.
7. Boundary and topographic information shown hereon is based on an on-the-ground survey performed by Terradyn Consultants, LLC in November and December of 2023.
8. Plan References:
   A. "Plan of the Homestead of Isaiah Haskell" dated May 16, 1863, prepared by Rufus Prince, and recorded in Volume 1, Book 1, Page 10.
9. Plan orientation is Grid North, Maine State Plane Coordinate System, West Zone 1802-NAD83. Elevations depicted hereon are NAVD88, based on dual-frequency GPS observations.
10. Lake Street is assumed to be 3 rods (49.5') wide and the location is based on monumention found. Fern Street is 50' wide as defined by the City of Auburn Street Records.
11. The subject parcel is located within Zone X, Areas of Minimal Flood Hazard, as delineated on the Flood Insurance Rate Map for the City of Auburn, Androscoggin County, Community-Panel Number 23001C0326E, having an Effective Date of July 8, 2013.
12. Underground utilities depicted hereon were marked by ProMark Utility Locating, Inc. on November 28, 2023 may not necessarily represent all existing utilities on the subject parce Owners, contractors, and/or designers need to contact Dig-Safe Systems, Inc. (call 811) and field verify existing utilities prior to digging or breaking ground.
13. Tax Map 239, Lot 12 & 13 are subject to the use of a driveway running in a northerly direction to the northwest corner of the cottage house. No driveway found and no cottage exists on the premises. Rights may be extinguished.

LEGEND

EXISTING	DESCRIPTION
	RECORD PROPERTY LINE/R.O.W
	ABUTTER PROPERTY LINE/R.O.W
	DEED/PLAN LINE/R.O.W
	SETBACKS
	EASEMENTS
	IRON PIPE/REBAR (AS NOTED)
	MAG NAIL (AS NOTED)
	SIGN
	BUILDING
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	CURB
	EDGE OF CONCRETE
	CHAINLINK FENCE
	WOVEN WIRE FENCE
	STOCKADE FENCE
	STONEWALL
	TREELINE
120	MAJOR CONTOUR
122	MINOR CONTOUR
X 121.3	SPOT ELEVATION
SD	STORM DRAIN
UD	UNDER DRAIN
	CATCH BASIN
D	DRAIN MANHOLE
S	SEWER LINE
S	SEWER MANHOLE
W	WATER LINE
	WATER VALVE
	HYDRANT
OHU	OVERHEAD UTILITY
UGE	UNDERGROUND ELECTRIC
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
E	ELECTRIC METER
H	HVAC UNIT
G	GAS LINE
G	GAS VALVE
	GAS METER

PLANNING BOARD SIGNATURES	
NAME	DATE

Surveyor's Certification

To the best of my knowledge, I have used ordinary and prudent conduct expected of Professional Land Surveyors and the results shown here represent the licensee's responsibility to the public as required under the Standards of Practice as defined by the Board of Licensure for Professional Land Surveyors (M.R.S.A Title 32, Chapter 141, Dated April 2001).

Except as Follows:

1. Survey Report Limited to Notes on the Plan
2. No Deed Description to Date
3. Survey monuments not set

Plan Prepared by: _____
Nicholas Racioppi PLS # 2621

STATE OF MAINE
NICHOLAS RACIOPPI
No. 2621
PROFESSIONAL LAND SURVEYOR

DIRIGO A/E (TOWNHOUSE LAYOUT ON LOTS)

STATE OF MAINE
THOMAS W. PERKINS
No. 11719
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REVISIONS
2	10/10/2025	7&9 FERN ST/80 LAKE LOT MERGER
1	12/05/2023	ISSUE TO CLIENT FOR REVIEW

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PROJECT: FERN ST LOT MERGER
80 LAKE STREET, AUBURN, MAINE
SHEET TITLE: BOUNDARY RETRACEMENT SURVEY & EXISTING CONDITIONS/TOPOGRAPHIC SURVEY
PREPARED FOR RECORD OWNER: WU LAKE STREET PROPERTY LLC
279 CENTER STREET
AUBURN, MAINE 04210

DATE:	10/10/2025
SCALE:	1" = 20'
JOB NO:	23-75
SHEET:	1 OF 1

Sheet Size: 24" X 36"

C:\OD\Terradyn Consultants\Project Folders - Documents\2023 Jobs\23-75 Wu 80 Lake Street School Auburn\CAD\Survey\23-75.dwg

LEGEND

EXISTING	DESCRIPTION
	RECORD PROPERTY LINE/R.O.W
	ABUTTER PROPERTY LINE/R.O.W
	DEED/PLAN LINE/R.O.W
	EASEMENTS
	IRON PIPE/REBAR (AS NOTED)
	MAG NAIL (AS NOTED)
	SIGN
	BUILDING
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	CURB
	EDGE OF CONCRETE
	CHAINLINK FENCE
	WOVEN WIRE FENCE
	STOCKADE FENCE
	STONEWALL
	TREELINE
120	MAJOR CONTOUR
122	MINOR CONTOUR
121.3	SPOT ELEVATION
SD	STORM DRAIN
UD	UNDER DRAIN
	CATCH BASIN
	DRAIN MANHOLE
S	SEWER LINE
	SEWER MANHOLE
W	WATER LINE
	WATER VALVE
	HYDRANT
OHU	OVERHEAD UTILITY
UGE	UNDERGROUND ELECTRIC
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
	ELECTRIC METER
H	HVAC UNIT
G	GAS LINE
	GAS VALVE
	GAS METER

SCALE BAR

0 7.5' 15' 30'

1" = 15'-0"

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

GRID NORTH

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE RESULTS OF A BOUNDARY RETRACEMENT SURVEY AND AN EXISTING CONDITIONS/TOPOGRAPHIC SURVEY OF THE SUBJECT PARCELS .
2. ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS, UNLESS OTHERWISE NOTED.
3. THE RECORD OWNER OF THE SUBJECT PARCEL IS WU LAKE STREET PROPERTIES LLC BY A DEED DATED FEBRUARY 20, 2024 AND RECORDED AS BOOK 11533, PAGE 97.
4. THE SUBJECT PARCEL IS SHOWN ON THE CITY OF AUBURN TAX MAP 239 AS LOTS 112, 113, AND 114 AND IS LOCATED IN THE TRADITIONAL NEIGHBORHOOD DISTRICT (T-4.2B).
5. SPACE AND BULK STANDARDS FOR THE T-4.2B DISTRICT AS OF THE DATE OF THIS PLAN ARE AS FOLLOWS:
   - LOT WIDTH: 24 FT. MIN./120 FT. MAX.
   - FRONTAGE BUILD-OUT: 60% MIN (ALONG FRONT SETBACK, PRIMARY)
   - FRONT SETBACK: 5 FT. MIN./25 FT. MAX.
   - SIDE SETBACK: 5 FT. MIN.
   - REAR SETBACK: 10 FT. MIN.
   - BUILDING HEIGHT: 1 STORY MIN./3 STORY MAX.
   - BUILDING COVERAGE: 70% MAX.
6. TOTAL AREA OF THE SUBJECT PARCEL IS 2.223 ACRES.
7. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY TERRADYN CONSULTANTS, LLC IN NOVEMBER AND DECEMBER OF 2023.
8. PLAN REFERENCES:
   - A. "PLAN OF THE HOMESTEAD OF ISAIAH HASKELL" DATED MAY 16, 1863, PREPARED BY RUFUS PRINCE, AND RECORDED IN VOLUME 1, BOOK 1, PAGE 10.
9. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL-FREQUENCY GPS OBSERVATIONS.
10. LAKE STREET IS ASSUMED TO BE 3 RODS (49.5') WIDE AND THE LOCATION IS BASED ON MONUMENTION FOUND. FERN STREET IS 50' WIDE AS DEFINED BY THE CITY OF AUBURN STREET RECORDS.
11. THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF AUBURN, ANDROSCOGGIN COUNTY, COMMUNITY-PANEL NUMBER 23001C0326E, HAVING AN EFFECTIVE DATE OF JULY 8, 2013.
12. UNDERGROUND UTILITIES DEPICTED HEREON WERE MARKED BY PROMARK UTILITY LOCATING, INC. ON NOVEMBER 28, 2023 MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES ON THE SUBJECT PARCEL. OWNERS, CONTRACTORS, AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (CALL 811) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO DIGGING OR BREAKING GROUND.
13. TAX MAP 239, LOT 12 & 13 ARE SUBJECT TO THE USE OF A DRIVEWAY RUNNING IN A NORTHERLY DIRECTION TO THE NORTHWEST CORNER OF THE COTTAGE HOUSE. NO DRIVEWAY FOUND AND NO COTTAGE EXISTS ON THE PREMISES. RIGHTS MAY BE EXTINGUISHED.

N/F
Wu Lake Street Property LLC
80 Lake Street
Map 239 Lot 114
Bk 11533, Pg 97

BRICK BUILDING

ROOF COPING ELEVATION=324.28

CD - 2
RIM EL.=296.90
INV. IN=287.75
INV. OUT=287.75

CD - 3
RIM EL.=295.85
INV. OUT=289.75

CD - 1
RIM EL.=292.40
INV. IN=286.32
INV. OUT=286.32

CB 2553
RIM=290.76
15" HDPE
INV. IN=285.26
8" PVC
INV. IN=285.16
6" PVC
INV. IN=286.76
24" HDPE
INV.
OUT=283.76
20" PIPE
INV.
OUT=283.06

CB 2550
RIM=290.67

DMH - 1
RIM EL.=292.05
INV. IN =286.16
INV. OUT=289.16

PLAYGROUND

FERN STREET

N/F
Wu Lake Street Property LLC
7 Fern Street
Parcel 4 Map 239 Lot 113

N/F
Wu Lake Street Property LLC
9 Fern Street
Parcel 5 Map 239 Lot 112

N/F
Justin J. Kennie
39 Holly Street
Map 239 Lot 108
Bk 9799, Pg 194

N/F
Dominique S. White
Carrie A. White
37 Holly Street
Map 239 Lot 109
Bk 8069, Pg 139

N/F
Robert F. Fabrizio
Ann Fabrizio
11 Fern Street
Map 239 Lot 111
Bk 1601, Pg 258

DIRIGO
ARCHITECTURAL
ENGINEERING ▲ CONSTRUCTION MANAGEMENT

175 INNOVATION WAY
SCARBOROUGH, MAINE 04074
PH: (207) 225-3040 WS: DIRIGOAE.COM

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PROJECT PHASE

ISSUED FOR REVIEW

SIGNED COPY OF DRAWING ON FILE AT DIRIGO A/E OFFICE

STATE OF MAINE
THOMAS W. PERKINS
No. 11110
LICENSED PROFESSIONAL ENGINEER

10/6/2025 10:51:55 AM

SCALE BAR

0 1' 2' 4'

1/2" = 1'-0"

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

REVISIONS

#	DATE	DESCRIPTION
0	10.10.25	ISSUED FOR CITY REVIEW

DRAWN BY:	...
CHECKED BY:	TWP
SCALE:	AS NOTED
DATE:	10/6/2025 10:51:55 AM
PROJECT NO.	25-047

PROJECT TITLE

FERN STREET TOWNHOMES

7 & 9 FERN STREET
AUBURN, ME, 04210

FOR

JIM WU

279 CENTER STREET
AUBURN, ME, 04210

DRAWING TITLE

EXISTING SITE PLAN

DRAWING NO.

C1.0

SHEET SIZE: ARCH FULL BLEED D: (36.00 X 24.00 INCHES)
10/6/2025 10:51:55 AM
Autodesk Docs://25-047 Fern Street Townhomes/25-047 Fern Street Townhomes - 10-6-25.rvt

LEGEND

EXISTING	DESCRIPTION
	RECORD PROPERTY LINE/R.O.W
	ABUTTER PROPERTY LINE/R.O.W
	DEED/PLAN LINE/R.O.W
	SETBACKS
	EASEMENTS
	IRON PIPE/REBAR (AS NOTED)
	MAG NAIL (AS NOTED)
	SIGN
	BUILDING
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	CURB
	EDGE OF CONCRETE
	CHAINLINK FENCE
	WOVEN WIRE FENCE
	STOCKADE FENCE
	STONEWALL
	TREELINE
120	MAJOR CONTOUR
122	MINOR CONTOUR
×121.3	SPOT ELEVATION
SD	STORM DRAIN
UD	UNDER DRAIN
	CATCH BASIN
	DRAIN MANHOLE
S	SEWER LINE
	SEWER MANHOLE
W	WATER LINE
	WATER VALVE
	HYDRANT
OHU	OVERHEAD UTILITY
UGE	UNDERGROUND ELECTRIC
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
E	ELECTRIC METER
H	HVAC UNIT
G	GAS LINE
G	GAS VALVE
	GAS METER

PROPOSED	DESCRIPTION
	TREE LINE
×121.3	SPOT ELEVATION
	EDGE OF PAVEMENT
	GREEN SPACE
	BUILDING
	RECORD PROPERTY LINE/R.O.W
	EDGE OF CONCRETE
	CURB

SCALE BAR

0 7.5' 15' 30'

1" = 15'-0"

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

GRID NORTH

N/F
Wu Lake Street Property LLC
80 Lake Street
Map 239 Lot 114
Bk 11533, Pg 97

BRICK BUILDING

ROOF COPING ELEVATION=324.28

PLAYGROUND

FERN STREET
PUBLIC - 50' WIDE
(SEE NOTE 10)

2 PARKING SPACES

24 PARKING SPACES

12' TYP.

1 PARKING SPACE + 1 CAR GARAGE

1 PARKING SPACE + 1 CAR GARAGE

1 PARKING SPACE + 1 CAR GARAGE

1 PARKING SPACE + 1 CAR GARAGE

1 PARKING SPACE + 1 CAR GARAGE

STABILIZED CONSTRUCTION ENTRANCE

LOTS TO BE MERGED - SEE SUBDIVISION PLAN

SILT FENCE

N/F
Wu Lake Street Property LLC
9 Fern Street
Parcel 5 Map 239 Lot 112
BUILDING 4,490 SF

PROPOSED OVERHANG -TYP.

5'-9"

8'-3"

5'

5'

21'-4"

117'

PROPOSED RETAINING WALL

PROPOSED CONCRETE PATIO -TYP.

N/F
Justin J. Kennie
39 Holly Street
Map 239 Lot 108
Bk 9799, Pg 194

N/F
Dominique S. White
Carrie A. White
37 Holly Street
Map 239 Lot 109
Bk 8069, Pg 139

N/F
Robert F. Fabrizio
Ann Fabrizio
11 Fern Street
Map 239 Lot 111
Bk 1601, Pg 258

PLANNING BOARD SIGNATURES	
NAME	DATE

APPROVAL-
TOWN OF AUBURN PROJECT REVIEW BOARD _____ DATE: _____

STATE OF MAINE
_____ COUNTY SS REGISTRY OF DEEDS
RECEIVED _____, 20__
AT___h____m_____M. AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTRAR

SHEET SIZE: ARCH FULL BLEED D: (36.00 X 24.00 INCHES)

10/6/2025 10:51:56 AM
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DIRIGO
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STATE OF MAINE
THOMAS W. PERKINS
No. 11110
LICENSED PROFESSIONAL ENGINEER

10/6/2025 10:51:56 AM

SCALE BAR

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7 & 9 FERN STREET
AUBURN, ME, 04210

FOR

JIM WU

279 CENTER STREET
AUBURN, ME, 04210

DRAWING TITLE

PROPOSED SITE PLAN

DRAWING NO.

C1.1

LEGEND

EXISTING	DESCRIPTION
	RECORD PROPERTY LINE/R.O.W
	ABUTTER PROPERTY LINE/R.O.W
	DEED/PLAN LINE/R.O.W
	SETBACKS
	EASEMENTS
	IRON PIPE/REBAR (AS NOTED)
	MAG NAIL (AS NOTED)
	SIGN
	BUILDING
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	CURB
	EDGE OF CONCRETE
	CHAINLINK FENCE
	WOVEN WIRE FENCE
	STOCKADE FENCE
	STONEWALL
	TREELINE
120	MAJOR CONTOUR
122	MINOR CONTOUR
×121.3	SPOT ELEVATION
SD	STORM DRAIN
UD	UNDER DRAIN
	CATCH BASIN
	DRAIN MANHOLE
S	SEWER LINE
	SEWER MANHOLE
W	WATER LINE
	WATER VALVE
	HYDRANT
OHU	OVERHEAD UTILITY
UGE	UNDERGROUND ELECTRIC
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
EM	ELECTRIC METER
H	HVAC UNIT
G	GAS LINE
	GAS VALVE
	GAS METER

PROPOSED	DESCRIPTION
	TREE LINE
×121.3	SPOT ELEVATION
	EDGE OF PAVEMENT
	GREEN SPACE
	BUILDING
	RECORD PROPERTY LINE/R.O.W
	EDGE OF CONCRETE
	CURB

SCALE BAR

0 7.5' 15' 30'

1" = 15'-0"

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

GRID NORTH

N/F
Wu Lake Street Property LLC
80 Lake Street
Map 239 Lot 114
Bk 11533, Pg 97

BRICK BUILDING

ROOF COPING ELEVATION=324.28

FFE=298.36 | FFE=299.63 | FFE=298.23
FFE=298.58 | FFE=298.57 | FFE=298.25
FFE=298.02 | FFE=298.39

PLAYGROUND

FERN STREET
PUBLIC - 50' WIDE
(SEE NOTE 10)

CB 2553
RIM=290.76
15" HDPE
INV. IN=285.26
8" PVC
INV. IN=285.16
6" PVC
INV. IN=286.76
24" HDPE
INV. OUT=283.76
20" PIPE
INV. OUT=283.06

CB 2550
RIM=290.67

CONTRACTOR TO SAW CUT PAVEMENT AND EXCAVATE A TEST PIT TO LOCATE EXISTING STORM DRAIN PIPE. PROVIDE MEASUREMENTS TO ENGINEER ON INVERT ELEVATION, DIAMETER, AND LOCATION

CONTRACTOR TO FIELD VERIFY EXISTING STRUCTURES FOR REUSE AND ADVISE ENGINEER IF INSUFFICIENT AND A NEW STRUCTURE WILL BE REQUIRED

TC 296.78
BC 296.28

CB - 3
RIM EL.=295.85
INV. OUT=289.75

TC 297.32
BC 296.82

296.64

SD - 3

1.2%

1.0%

297.32

18" SD

TC 297.75
BC 297.25

CB - 2
RIM EL.=296.90
INV. IN=287.75
INV. OUT=287.75

SD - 2

2 PARKING SPACES

12" SD
L=9'
S=0.005

CB-1

OMH-1

10" SD
L=23'
S=0.005

292.60

CB-4

293.00

10" SD
L=134'
S=0.005

2.0%

TC 297.27
BC 296.77

TC 297.75
BC 297.25

TC 297.88
BC 297.38

4" GUTTER DOWNSPOUT RISE TYP.

6" UNDERDRAIN

FOCAL POINT SOIL FILTER - SEE DETAIL

INV. 289.4

8" SD
L=13'
S=0.005

CB-6

CB-5

SMH-1

6" SANITARY

NEW PWR RISER

CONNECT TO EXISTING WATER MAIN IN FERN STRE. WITH ISO GATE VALVES. COORD WITH AWSD

WATER METER PIT

6" UNDERDRAIN

PROPOSED CONCRETE PATIO -TYP.

PROPOSED RETAINING WALL

1" WATER SERVICE

4" UNDER GROUND ELECTRIC

8" SD
L=122'
S=0.005

4" FIRE SERVICE

2" DOM WATER MAIN

4" GUTTER DOWNSPOUT RISER TYP.

FFE= 297.5

N/F
Justin J. Kennie
39 Holly Street
Map 239 Lot 108
Bk 9799, Pg 194

N/F
Dominique S. White
Carrie A. White
37 Holly Street
Map 239 Lot 109
Bk 8069, Pg 139

N/F
Robert F. Fabrizio
Ann Fabrizio
11 Fern Street
Map 239 Lot 111
Bk 1601, Pg 258

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PROJECT PHASE

ISSUED FOR REVIEW

SIGNED COPY OF DRAWING ON FILE AT DIRIGO A/E OFFICE

STATE OF MAINE
THOMAS W. PERKINS
No. 11719
LICENSED PROFESSIONAL ENGINEER

10/6/2025 10:51:57 AM

REVISIONS

#	DATE	DESCRIPTION

DRAWN BY:	...
CHECKED BY:	TWP
SCALE:	AS NOTED
DATE:	7/28/2025 12:43:39 PM
PROJECT NO.	25-047

PROJECT TITLE

FERN STREET CONDOS

7 & 9 FERN STREET
AUBURN, ME, 04210

FOR

JIM WU

279 CENTER STREET
AUBURN, ME, 04210

DRAWING TITLE

SITE GRADING & UTILITIES PLAN

DRAWING NO.

C1.2

SHEET SIZE: ARCH FULL BLEED D: (36.00 X 24.00 INCHES)

7/28/2025 12:43:39 PM
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EROSION AND SEDIMENT CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE LATEST REVISION OF TO THE 2016 MAINE EROSION AND SEDIMENT CONTROL BMP'S MANUAL FOR DESIGNERS AND ENGINEERS, AND THE LATEST REVISION TO THE 2014 MAINE EROSION AND SEDIMENT CONTROL FIELD GUIDE FOR CONTRACTORS. SEE MANUALS FOR ADDITIONAL INFORMATION AND DETAILS.

THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL STRUCTURES ARE SHOWN ON THE SITE PLAN.

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S", DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST REVISION.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 75 FEET OF A WETLAND OR WATERBODY, THE AREA SHALL BE STABILIZED WITHIN 2 DAYS OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.
3. EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRES OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
4. EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY.
5. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO MORE THAN ONE ACRE OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION.
6. SEDIMENT BARRIERS (EROSION CONTROL MIX, STONE CHACK DAMS, STABILIZED CONSTRUCTION ENTRANCE, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.
7. INSTALL EROSION CONTROL MIX AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE E.C. MIX DETAIL FOR PROPER INSTALLATION. EROSION CONTROL MIX WILL REMAIN IN PLACE PER NOTE #5. THE USE OF AN EROSION CONTROL MIX BERM IS PROHIBITED AT THE BASE OF SLOPES STEEPER THAN 8% OR WHERE THERE IS FLOWING WATER.
8. ALL EROSION CONTROL STRUCTURERES WILL BE INSPECTED, REPLACED, AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY BEFORE AND DURING ANY SIGNIFICANT RAINFALL (ONE INCH OR MORE IN A 24-HOUR PERIOD) OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSURE. IF AN INSPECTION DETERMINES THAT A CORRECTIVE ACTION IS REQUIRED, THE ACTION OR REPAIR SHALL BE STARTED BY THE END OF THE NEXT WORKDAY AND COMPLETED WITHIN SEVEN DAYS OR BEFORE THE NEXT STORM EVENT. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF. EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION. PERMANENT STABILIZATION IS 90% GRASS CATCH IN VEGETATED AREAS.
   a. ALL CONSTRUCTION INSPECTIONS SHALL BE CONDUCTED BY SOMEONE WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS THE PERMIT.
   b. CONSTRUCTION INSPECTIONS SHOULD INCLUDE ALL DISTURBED AND IMPERVIOUS AREAS, VEHICLE ACCESS POINTS IN ADDITION TO ESC MEASURES..
   c. ALL INSPECTION FORMS AND DOCUMENTATION OF CORRECTIVE ACTIONS DURING CONSTRUCTION SHALL BE MAINTAINED FOR AT LEAST 3 YEARS.
9. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN ONE TO ONE (1 TO 1).
   a. FOR SLOPES OF UP TO THREE TO ONE (3 TO 1) STABILIZE WITH TEMPORARY VEGETATION.
   b. FOR SLOPES OF UP TO TWO TO ONE (2 TO 1) STABILIZE WITH EROSION CONTROL MIX OR EROSION CONTROL BLANKET.
   c. FOR SLOPES OF UP TO ONE TO ONE (1 TO 1) STABILIZE WITH RIP-RAP AS SHOWN IN DETAILS.
10. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
11. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED BY AUG. 15 OR 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCT. 1) TO PROTECT FROM SPRING RUNOFF PROBLEMS.
12. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
13. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
   a. FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
   b. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 (N-P2O5-K2O) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SQ. FT.).
   c. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS: SEEDING RATE IS 1.03 LBS PER 1000 SQ. FT. LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED. SEED MIX SHALL CONTAIN 10% ANNUAL RYE GRASS.
   d. HAY MULCH AT THE RATE OF 70-90 LBS PER 1000 SQUARE FEET OR A HYDRO-APPLICATION OF ASPHALT, WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON HAY MULCH FOR WIND CONTROL.
14. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS ONCE THE SITE IS STABILIZED WITH 90% GRASS CATCH IN VEGETATED AREAS. TEMPORARY EROSION AND SEDIMENT CONTROL BLANKET SHALL BE USED IN ALL DITCHES AND SWALES AS SHOWN IN DETAILS.
15. WETLANDS WILL BE PROTECTED WITH EROSION CONTROL MIX OR SILT FENCE INSTALLED AT THE EDGE FOR THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE. ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS DURING WINTER CONSTRUCTION.
16. ALL STORMWATER WILL BE PREVENTED FROM RUNNING ONTO STOCKPILES. SADIMENT BARRIERS WILL BE INSTALLED DOWNGRADIENT OF ALL STOCKPILES.
17. PERMANENT POST-CONSTRUCTION BMP'S (VEGETATED SWALES, WET PONDS, ETC.) WILL NOT BE USED TO MANAGE FLOWS DURING CONSTRUCTION WITHOUT SPECIAL PROTECTION AND/OR RESTORATION.

MULCH AND MULCH ANCHORING

MULCH

LOCATION	MULCH	RATE (1000 S.F.)
PROTECTED AREA	STRAW OR HAY *	100 POUNDS
WINDY AREAS	SHREDDED OR CHOPPED CORNSTALKS	185-275 POUNDS
	STRAW OR HAY (ANCHORED) *	100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES (GREATER THAN OR EQUAL TO 3:1)	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED AS REQUIRED

(GREATER THAN OR EQUAL TO 3:1)

* A HYDRO-APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON HAY MULCH FOR WIND CONTROL.

MULCH ANCHORING

ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD./BLOCK); MULCH NETTING (AS PER MANUFACTURED; WOOD CELLULOSE FIBER (750 LBS/ACRE); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

Additional temporary seed mixture (for periods less than 12 months).

Season	Seed	Rate
Summer (5/15 – 8/15)	Sudangrass Oats	40 lbs/acre 80 lbs/acre
Late Summer/Early Fall (8/15 – 9/15)	Prennial Ryegrass	40 lbs/acre
Fall (9/15 – 11/1) Winter (11/1 – 4/1)	Winter Rye Mulch w/ Dormant Seed	112 lbs/acre 80 lbs/acre*
Spring (4/1 – 7/1)	Oats Annual Ryegrass	80 lbs/acre 40 lbs/acre

*Seed Rate Only

18. MAINTENANCE:
IF AN INSPECTION DETERMINES THAT A CORRECTIVE ACTION IS REQUIRED, THE ACTION OR REPAIR SHALL BE STARTED BY THE END OF THE NEXT WORKDAY AND COMPLETED WITHIN SEVEN DAYS OR BEFORE THE NEXT STORM EVENT. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. ONCE A WEEK AND BEFORE AND AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL, IN THE SPRING, INSPECT AND REPAIR ANY DAMAGES AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

STABILIZATION SCHEDULE BEFORE WINTER:

SEPTEMBER 15	ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED. ALL SLOPES MUST BE STABILIZED, SEEDED AND MULCHED. ALL GRASS LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR AN EROSION CONTROL BLANKET
OCTOBER 1	IF THE SLOPE IS STABILIZED WITH AN EROSION CONTROL BLANKET AND SEEDED. ALL DISTURBED AREAS TO BE PROTECTED WITH AN ANNUAL GRASS MUST BE SEEDED AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND MULCHED.
NOVEMBER 15	ALL STONE LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED. SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THAT DATE.

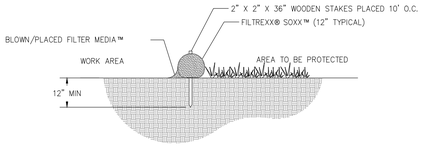
EROSION CONTROL DURING CONSTRUCTION

WINTER CONSTRUCTION

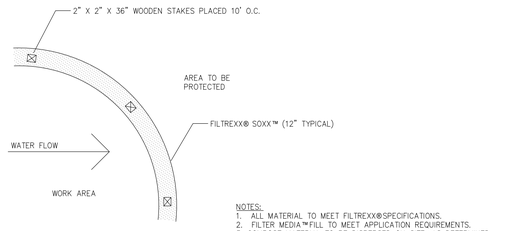
1. WINTER CONSTRUCTION PERIOD: OCTOBER 1 THROUGH APRIL 15
2. OVERWINTER STABILIZATION OF DITCHES AND CHANNELS:
ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL GRASS LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A DITCH OR CHANNEL IS NOT GRASS-LINED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.
   A. INSTALL A SOD LINING IN THE DITCH:
   A DITCH MUST BE LINED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES: PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING SOD AT THE BASE OF THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD FROM SLOUGHING DURING FLOW CONDITIONS. SEE THE PERMANENT VEGETATION BMP SECTION.
   B. INSTALL A STONE LINING IN THE DITCH:
   A DITCH MUST BE LINED WITH STONE RIPRAP BY NOVEMBER 15. A REGISTERED PROFESSIONAL ENGINEER MUST BE HIRED TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.
3. OVERWINTER STABILIZATION OF DISTURBED SLOPES:
ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS. BY OCTOBER 1 THE DISTURBED SLOPE MUST BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIPRAP AS DESCRIBED IN THE FOLLOWING STANDARDS.
   A. STABILIZE THE SOIL WITH SOD:
   THE DISTURBED SLOPE MUST BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
   B. STABILIZE THE SOIL WITH EROSION CONTROL MIX:
   EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE. SEE THE TEMPORARY MULCHING BMP SECTION.
   C. STABILIZE THE SOIL WITH STONE RIPRAP:
   PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP. SEE THE RIPRAP SLOPE STABILIZATION BMP SECTION.
4. OVERWINTER STABILIZATION OF DISTURBED SOILS:
BY SEPTEMBER 15, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% MUST BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
   A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION:
   BY OCTOBER 1, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOILD BEFORE NOVEMBER 1, THEN MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED BELOW.
   B. STABILIZE THE SOIL WITH SOD:
   STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
   C. STABILIZE THE SOIL WITH MULCH:
   BY NOVEMBER 15, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.
5. DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
6. AREAS WITHIN 100 FEET OF STREAMS THAT ARE NOT STABILIZED WITH VEGETATION BY DEC. 1 SHALL BE MULCHED AND ANCHORED WITH NETTING. IF WORK CONTINUES IN THIS AREA DURING THE WINTER, A DOUBLE LINE OF SEDIMENT BARRIERS MUST BE USED.

HOUSEKEEPING:

1. SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
2. GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY, AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MY NOT BE USED FOR DUST CONTROL. ANY OFFSITE TRACKING OF MUD OR SEDIMENT SHALL BE VACUUMED IMMEDIATELY AND PRIOR TO THE NEXT SIGNIFICANT STORM EVENT.
4. DEBRIS AND OTHER MATERIALS. LITTER, CONSTRUCTION DEBRIS, AND CHEMICALS EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
5. TRENCH OR FOUNDATION DE-WATERING. TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER MUST BE REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, AND MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE. LIKE A COFFERDAM SEDIMENTATION BASIN AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
6. NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE;
   - DISCHARGES FROM FIREFIGHTING ACTIVITY;
   - FIRE HYDRANT FLUSHINGS;
   - VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
   - DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
   - ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
   - PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
   - UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
   - UNCONTAMINATED GROUNDWATER OR SPRING WATER;
   - FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
   - UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
   - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
   - LANDSCAPE IRRIGATION.
7. UNAUTHORIZED NON-STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENTS APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
   - WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
   - FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
   - SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
   - TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.
8. ADDITIONAL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.



SECTION NTS

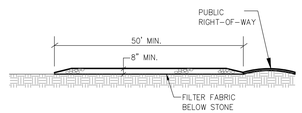


PLAN NTS

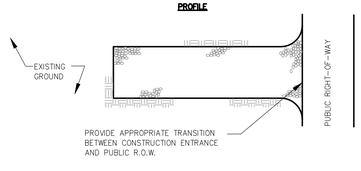
NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

COMPOST SOCK FOR SEDIMENT CONTROL

NOT TO SCALE



PROFILE

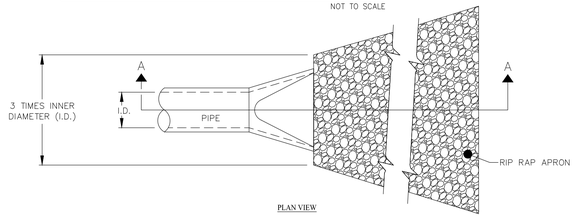


PLAN

NOTES:
1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

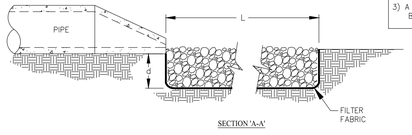
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



PLAN VIEW

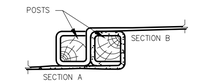
NOTES:
1) L = THE LENGTH OF THE RIPRAP APRON.
2) d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6" (inches).
3) A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.



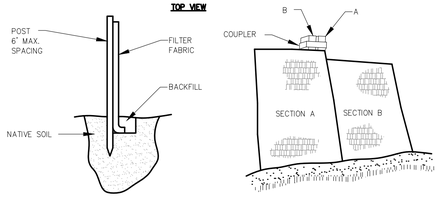
SECTION 'A-A'

PIPE OUTLET PROTECTION

NOT TO SCALE



TOP VIEW

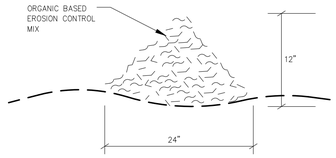


INSTALLATION:

1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION AS SHOWN ABOVE.
6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

SILTATION FENCE

NOT TO SCALE



COMPOSITION

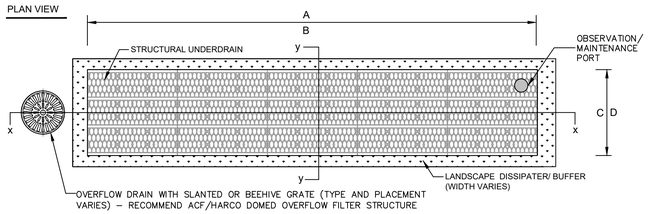
EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL, LAST REVISED 3/2003 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

INSTALLATION:

1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER.
3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO; THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

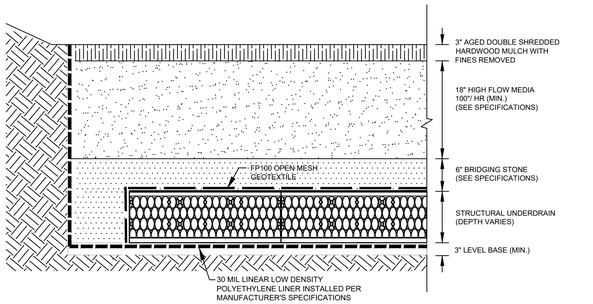
EROSION CONTROL MIX BERM

NOT TO SCALE



FOCAL POINT CONSTRUCTION GUIDE

N.T.S.



FOCALPOINT HP PERFORMANCE SPECIFICATION:

HIGH PERFORMANCE MEDIA

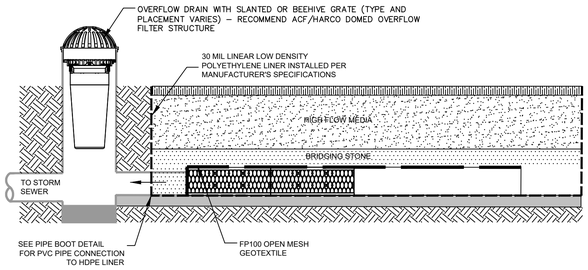
HIGH PERFORMANCE MEDIA MUST MEET A MINIMUM OF 100"PER HOUR INFILTRATION RATE.

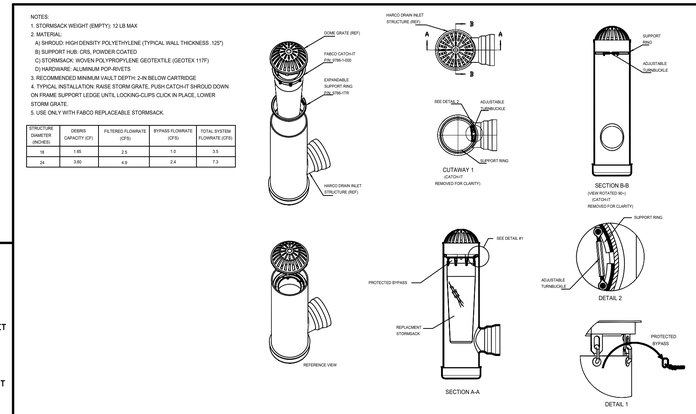
HIGH PERFORMANCE STRUCTURAL UNDERDRAIN

MUST HAVE A MINIMUM OF 19 SQUARE INCHES OF ORIFICE OPENING PER SQUARE FOOT.
MUST MEET H20 LOADING REQUIREMENTS.
MUST BE MODULAR IN NATURE AND ASSEMBLED ON SITE.
MUST HAVE MINIMUM 90% INTERIOR VOID SPACE.

FOCAL POINT CROSS SECTION (LENGTH)

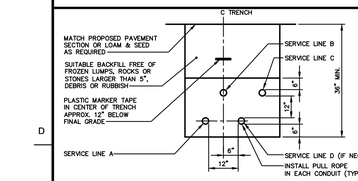
N.T.S.





NYLOPLAST OVERFLOW STRUCTURE DETAIL

N.T.S.



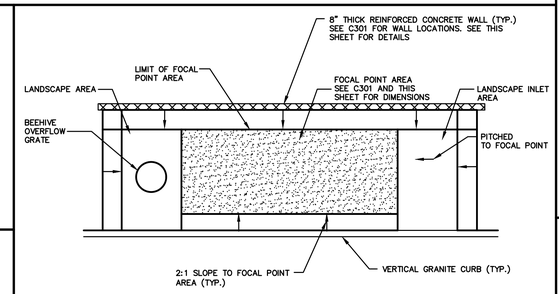
UTILITY TRENCH – PRIMARY AND SECONDARY POWER, TELEPHONE, AND CABLE

CONDUIT TYPE SCHEDULE

SERVICE	CONDUIT SIZE	GRASS & PAVED AREAS	UTILITY	REMARKS
A	2–5"	SCHEDULE 40 PVC ELECTRICAL GRADE	PRIMARY POWER	SEE NOTE
B	2–4"	SCHEDULE 40	COMMUNICATION	SEE NOTE
C	2–4"	SCHEDULE 40	COMMUNICATION	SEE NOTE

NOTES:
1) ONE CONDUIT CAPPED FOR SPARE, PROVIDE GALVANIZED STEEL LONG SWEEP AT RISER POLE AND EXTEND GALVANIZED CONDUIT TO 10" ABOVE GRADE AT POLE WITH STAND-OFF BRACKETS.

2) CONTRACTOR TO CONFIRM CONDUIT SCHEDULE AND SIZE WITH OWNER PRIOR TO CONSTRUCTION AND ORDERING MATERIALS



OBSERVATION/ MAINTENANCE PORT CONNECTION DETAIL

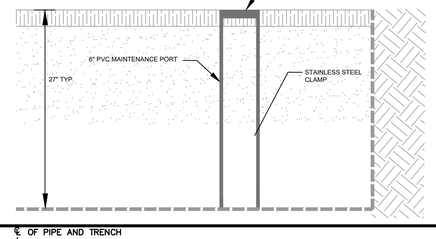
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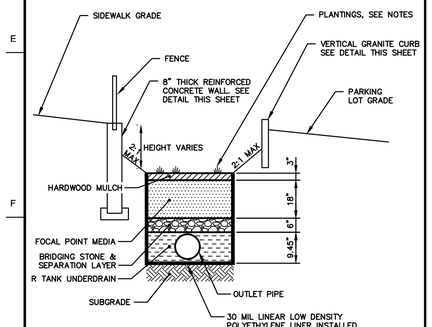
PIPE BOOT DETAIL

N.T.S.

INSPECTION PORT DETAIL

PORT USED FOR INSPECTION PURPOSES AND FOR SYSTEM MAINTENANCE AS REQUIRED. WATER SHALL BE PUMPED INTO THE SYSTEM AND RESUSPEND ACCUMULATED SEDIMENT. MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION FOR THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER FLUSH AS NEEDED.



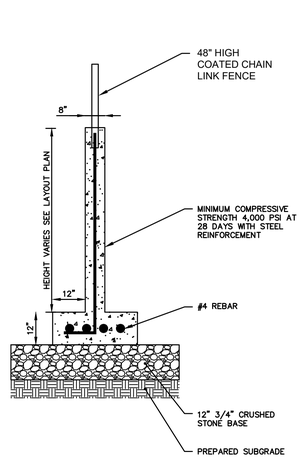


NOTES:

1. FOCAL POINT SHALL BE PLANTED WITH APPROVED PLANTINGS SPACED 24" ON CENTER.
2. LANDSCAPING SUBSTITUTIONS SHALL BE APPROVED BY THE ENGINEER.
3. ALL FOCAL POINT MATERIAL SHALL BE PROVIDED BY THE MANUFACTURER. PLANT MATERIAL IS SUPPLIED BY GENERAL CONTRACTOR.
4. INSTALL SYSTEM PER MANUFACTURERS SPECIFICATIONS.
5. MANUFACTURERS REPRESENTATIVE SHALL SUPERVISE INSTALLATION.
6. FOCAL POINT REPRESENTATIVE:
   LOREN JOYCE, PE
   FERGUSON
   (207) 272-9743
7. PROVIDE SHOP DRAWING OF 8" CONCRETE WALL TO ENGINEER PRIOR TO CONSTRUCTION.

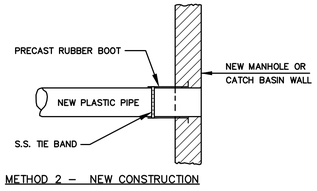
FOCAL POINT SECTION (WIDTH)

N.T.S.



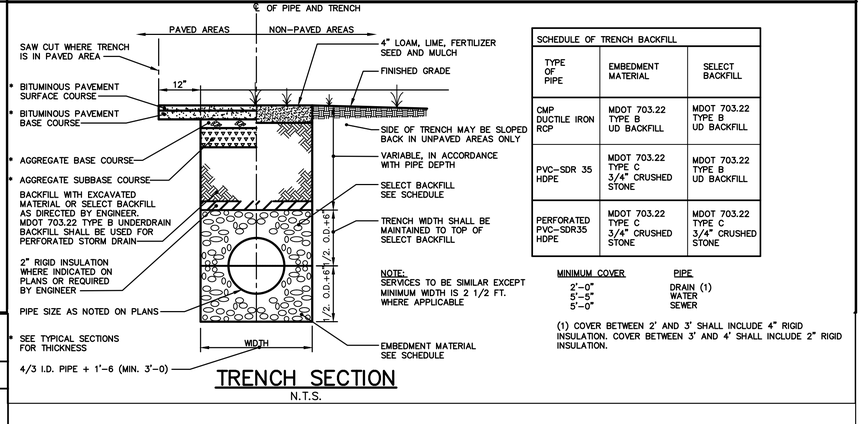
REINFORCED CONCRETE WALL DETAIL

N.T.S.



METHOD 2 – NEW CONSTRUCTION

PLASTIC PIPE CONNECTIONS



SCHEDULE OF TRENCH BACKFILL

TYPE OF PIPE	EMBEDMENT MATERIAL	SELECT BACKFILL
CMP DUCTILE IRON RCP	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL
PVC–SDR 35 HDPE	MDOT 703.22 TYPE C 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL
PERFORATED PVC–SDR35 HDPE	MDOT 703.22 TYPE C 3/4" CRUSHED STONE	MDOT 703.22 TYPE C 3/4" CRUSHED STONE

NOTE:
SERVICES TO BE SIMILAR EXCEPT MINIMUM WIDTH IS 2 1/2 FT. WHERE APPLICABLE

MINIMUM COVER	PIPE
2'–0"	DRAIN (1)
5'–5"	WATER
5'–0"	SEWER

(1) COVER BETWEEN 2' AND 3' SHALL INCLUDE 4" RIGID INSULATION. COVER BETWEEN 3' AND 4' SHALL INCLUDE 2" RIGID INSULATION.

TRENCH SECTION

N.T.S.

STORMDRAIN STRUCTURE SCHEDULE

STRUCTURE	SIZE	RIM ELEV (FT)	INV IN (FT)	PIPE SIZE	LENGTH (FT)	FROM	INV OUT (FT)	PIPE SIZE	TO	FRAME/GRATE
DMH-1	5' DIA	293.95	285.95 TBD (FERN ST SD)	12"	9	CB-1	285.91	TBD	FERN	CASCADE
CB-1	4' DIA	292.95	286.09 TBD (80 LAKE ST)	10"	23	CB-4	285.99	12"	DMH-1	CASCADE
CB-4	4' DIA	292.84	286.3	10"	134	OCS-1	286.20	10"	CB-1	CONVEX
OCS-1	5' DIA	289.97*	-	-	-	-	286.97	10"	CB-4	BEEHIVE
CB-5	4' DIA	294.70	-	-	-	-	291.15	8"	CB-6	CONVEX
CB-6	4' DIA	298.51	290.54	8"	122	CB-5	290.44	8"	FOCAL PT.	CONVEX

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STATE OF MAINE
THOMAS W. PERKINS
No. 11719
LICENSED PROFESSIONAL ENGINEER

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SCALE BAR

0 1' 2' 4'

1/2" = 1'-0"

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PROJECT TITLE

FERN STREET TOWNHOMES

7 & 9 FERN STREET
AUBURN, ME, 04210

FOR

JIM WU

279 CENTER STREET
AUBURN, ME, 04210

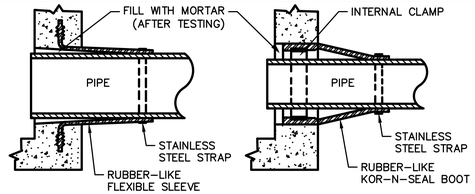
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STORM DRAIN DETAILS

DRAWING NO.

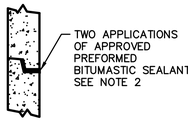
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SHEET SIZE: ARCH FULL BLEED D: (36.00 X 24.00 INCHES)
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FLEXIBLE JOINT SLEEVE

KOR–N–SEAL JOINT SLEEVE (OR EQUAL)

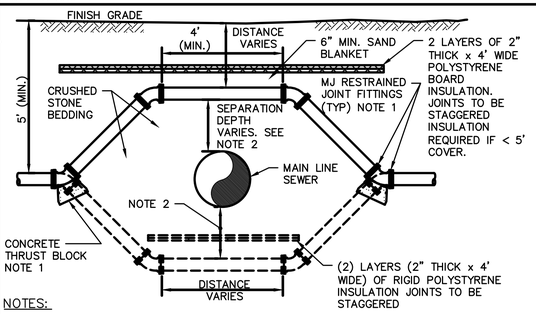


PRECAST CONCRETE BARREL SEALANT – BITUMASTIC

JOINTING AND SEALANT NOTES:

1. PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND IN GENERAL, WILL DEPEND UPON AN ELASTOMERIC SEALANT FOR WATERTIGHTNESS.
2. FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY. APPROVED BITUMASTIC SEALANTS:
   RAM–NEK
   E Z
   KENT SEAL NO.2
3. ALL GASKETS, SEALANTS, MORTAR, ETC., SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

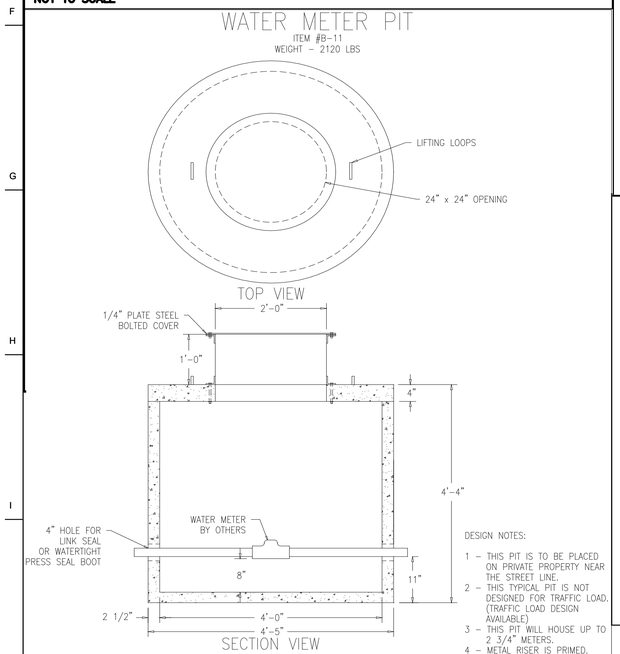
JOINTING DETAILS
NOT TO SCALE



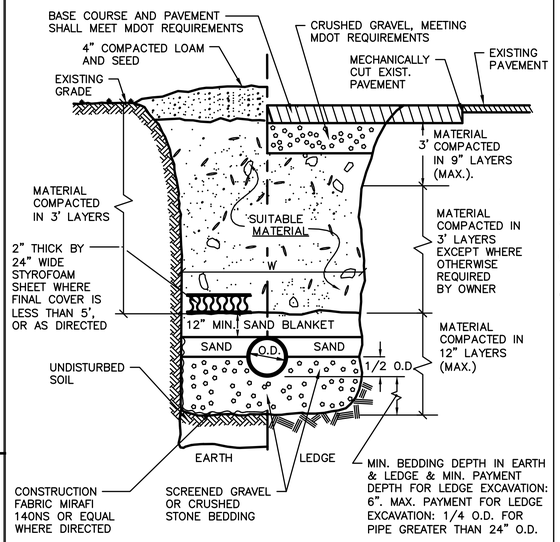
NOTES:

1. AVOID ABRUPT CHANGES IN DEPTH. INSTALL (4) FOUR 45° MJ BENDS WITH RESTRAINED JOINT FITTINGS OR THRUST RESTRAINT WHERE ABRUPT CHANGES IN DEPTH ARE NECESSARY.
2. SEPARATION DEPTH BETWEEN WATER AND SEWER SHALL BE 18" (MIN.). WHERE SEPARATION DEPTH IS LESS THAN 18" IN ORDER TO HAVE 4'–0" (MIN.) COVER OVER WATER MAIN, THEN SEWER SHALL BE PRESSURE PIPE, WHERE INDICATED ON DRAWINGS. PROVIDE 12" SEPARATION AT ALL DRAIN/WATER CROSSINGS UNLESS DIRECTED OTHERWISE.

WATER MAIN CROSSING DETAIL (SEWER MAIN LINE CROSSING)
NOT TO SCALE



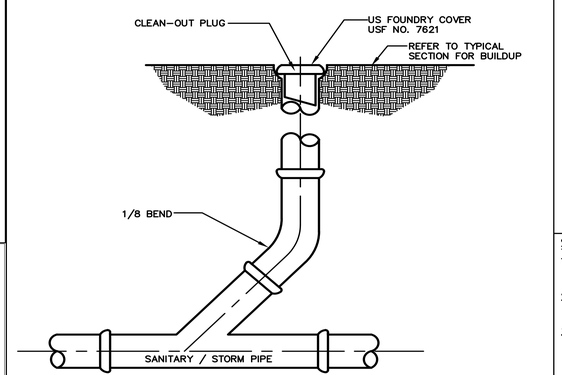
PRECAST CONCRETE PRODUCTS OF MAINE, INC. PHONE (207) 729–1628 FAX (207) 729–8710



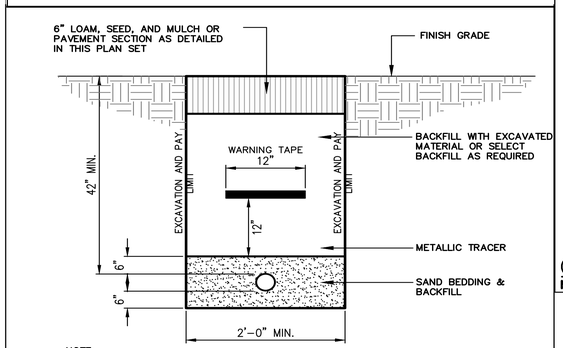
NOTES:

1. ALL GRAVITY SEWERS SHALL HAVE DETECTABLE UNDERGROUND UTILITY MARKING TAPE AND TRACER WIRE IN ACCORDANCE WITH DISTRICT STANDARDS.
2. ALL HDPE SEWER PIPE SHALL BE MARKED WITH A GREEN STRIPE.

STANDARD TRENCH SECTION FOR UTILITY PIPES
NOT TO SCALE



CLEANOUT
NOT TO SCALE



NOTE:
GAS LINE TO BE INSTALLED BY OTHERS. SITE CONTRACTOR IS RESPONSIBLE FOR EXCAVATION AND BACKFILL OF THE GAS LINE AND PLACEMENT OF THE WARNING TAPES AND TRACER.

GAS SERVICE TRENCH SECTION
N.T.S.

STANDARD MANHOLE NOTES:

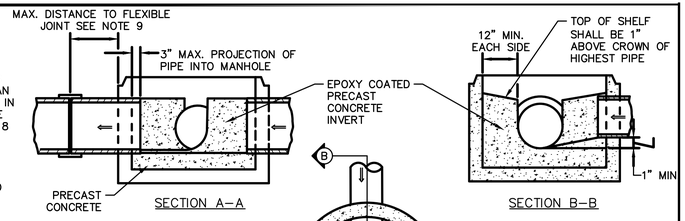
1. IT IS THE INTENTION; THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH, AND LEAKPROOF QUALITIES CONSIDERED NECESSARY BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MDEP) FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT, IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H–20 LOADING) WITHOUT FAILURE, AND TO PROVIDE A WATER TIGHT SEAL CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE.
2. BARRELS AND CONE SECTIONS; SHALL BE PRECAST REINFORCED CONCRETE.
3. PRECAST CONCRETE; BARREL SECTIONS, CONES, GRADE ADJUSTMENT RING AND BASES SHALL CONFORM TO ASTM C478.
4. VACUUM TEST; SHALL BE PERFORMED IN ACCORDANCE WITH DISTRICT REQUIREMENTS.
5. INVERTS AND SHELVES; SHALL BE EPOXY COATED PRECAST CONCRETE INVERTS.
6. FRAMES AND COVERS; MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN, AND PROVIDE A 24–INCH CLEAR OPENING. 3–INCH LETTERING
7. BEDDING; SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33. STONE SIZE NO. 67.

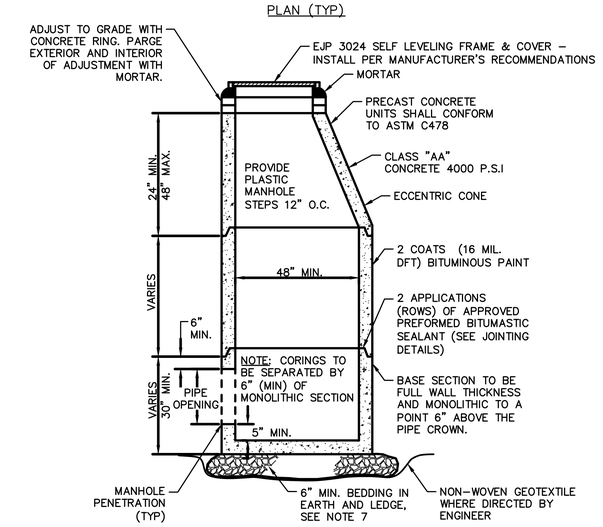
PERCENT PASSING	SCREEN SIZE
100%	1 INCH
90 –100%	3/4 INCH
20 – 55%	3/8 INCH
0 – 10%	#4 SIEVE
0 – 5%	#8 SIEVE

WHERE ORDERED BY THE ENGINEER, FOR STRUCTURES UNDER 6' OR TO STABILIZE THE BASE, SCREENED GRAVEL OR 1–1/2 INCH CRUSHED STONE MAY BE USED.

8. SHALLOW MANHOLE; IN LIEU OF A CONE SECTION, WHEN MANHOLE IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER HAVING AN ECCENTRIC ENTRANCE AND CAPABLE OF SUPPORTING H–20 LOADS MAY BE USED.
9. FLEXIBLE JOINT; A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES:

   DI PIPE – NONE REQUIRED
   PVC (ASTM 3034) – UP THROUGH 15" DIA. – NONE REQUIRED
   PVC (ASTM F679) – LARGER THAN 15" DIA. – 48" TO 60"
   RCP PIPE – 48"
   HDPE – SAME AS PVC

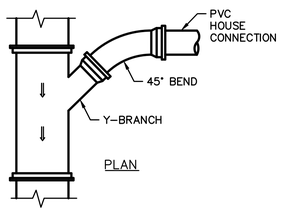


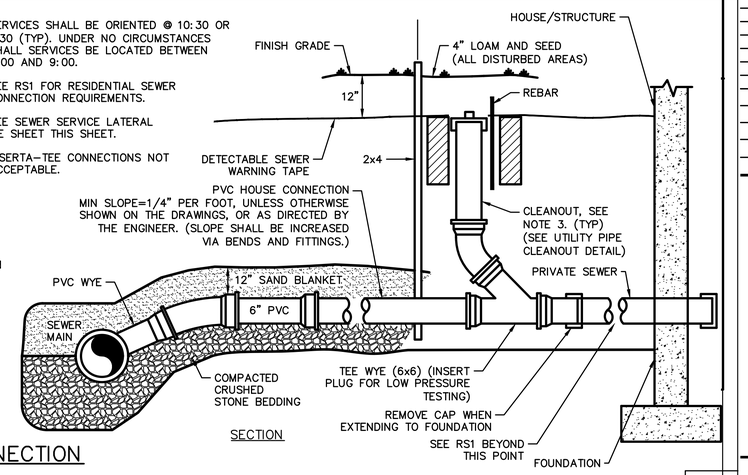


STANDARD MANHOLE DETAILS
NOT TO SCALE

SERVICE CONNECTION NOTES:

1. SEE DETAILS FOR SERVICE CONNECTION REQUIREMENTS.
2. SERVICE CONNECTION SHALL BE INSTALLED BELOW WATER MAIN WHERE POSSIBLE.
3. CLEANOUTS SHALL BE INSTALLED AT EACH SERVICE CONNECTION OR WHEN RECONNECTING TO EXISTING SERVICE.
4. REBAR OR 2X4 SHALL BE PLACED AT SIDE OF CLEANOUT.
5. CLEANOUT SHALL BE USED TO PLUG AND TEST EXISTING LATERALS WITH MINIMAL INTERRUPTION TO OPERATION OF HOMEOWNER SANITARY SYSTEM.
6. SERVICES SHALL BE ORIENTED @ 10:30 OR 1:30 (TYP). UNDER NO CIRCUMSTANCES SHALL SERVICES BE LOCATED BETWEEN 3:00 AND 9:00.
7. SEE RS1 FOR RESIDENTIAL SEWER CONNECTION REQUIREMENTS.
8. SEE SEWER SERVICE LATERAL TIE SHEET THIS SHEET.
9. INSERTA–TEE CONNECTIONS NOT ACCEPTABLE.





GRAVITY SEWER SERVICE CONNECTION
NOT TO SCALE

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SCALE BAR

0 1' 2' 4'

1/2" = 1'-0"

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7 & 9 FERN STREET
AUBURN, ME, 04210

FOR

JIM WU

279 CENTER STREET
AUBURN, ME, 04210

DRAWING TITLE

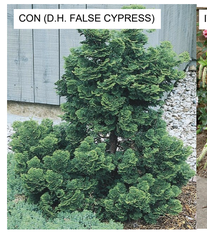
SITE DETAILS

DRAWING NO.

C2.2

SHEET SIZE: ARCH FULL BLEED D: (36.00 X 24.00 INCHES)
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PLANT LIST					
MARK	BOTANICAL NAME	COMMON NAME	QUANTITY (EA)	SIZE	SPACING
AR	ACER RUBRUM	RED MAPLE	3	2.5" CAL MIN	PER PLAN
CON	CHAMEAECYPARIS OBTUSA "Nana Gracilis"	DWARF HINOKCI FALSE CYPRESS	7	4'-5'	PER PLAN
ITS	ITEA VIRGINIA "Sprich"	LITTLE HENRY DWARF VIRIGINIA SWEETSPIRE	18	15"-18"	PER PLAN


CON (D.H. FALSE CYPRESS)


ITS (L.H.D. VA SWEETSPIRE)


AR (RED MAPLE)

LEGEND

PROPOSED	DESCRIPTION
	TREE LINE
×121.3	SPOT ELEVATION
	PAVEMENT
	LAWN AREA
	BUILDING
	RECORD PROPERTY LINE/R.O.W
	EDGE OF CONCRETE
	CURB
	BARK MULCH

5' 10' 2

1" = 10'-0"

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GRID NORTH

ARKING SPACES

2 PARKING SPACES

AR STREET TREE (TYP)

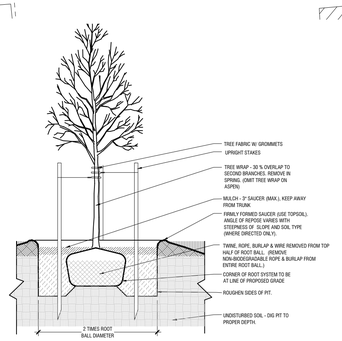
N/F
Wu Lake Street Property LLC
9 Fern Street
Parcel 5 Map 239 Lot 112

6' TALL PRIVACY FENCE

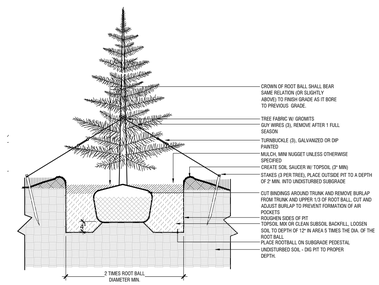
BARK MULCH WITH WEED BARRIER

ITS (TYP)

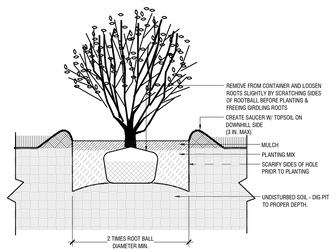
CON (TYP)



1 DECIDUOUS TREE PLANTING



2 CONIFER TREE PLANTING



3 SHRUB PLANTING

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FOR

JIM WU

279 CENTER STREET
AUBURN, ME, 04210

DRAWING TITLE

LANDSCAPING PLAN

DRAWING NO.

L1.0



1 A1.0 PROPOSED FIRST FLOOR PLAN
3/16" = 1'-0"

SHEET SIZE: ARCH FULL BLEED D: (36.00 X 24.00 INCHES)

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FOR

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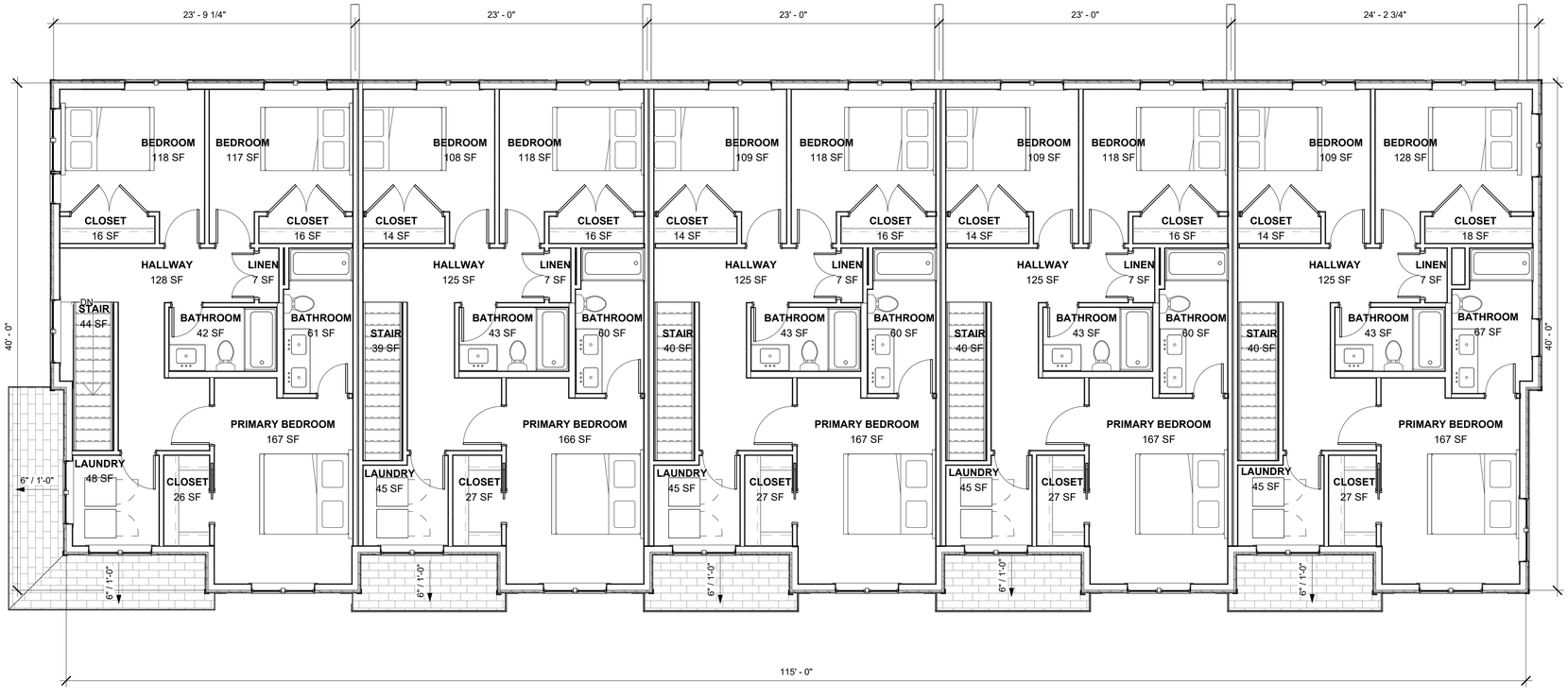
279 CENTER STREET
AUBURN, ME, 04210

DRAWING TITLE

FIRST FLOOR PLAN

DRAWING NO.

A1.0



1 A1.1 PROPOSED SECOND FLOOR PLAN
3/16" = 1'-0"

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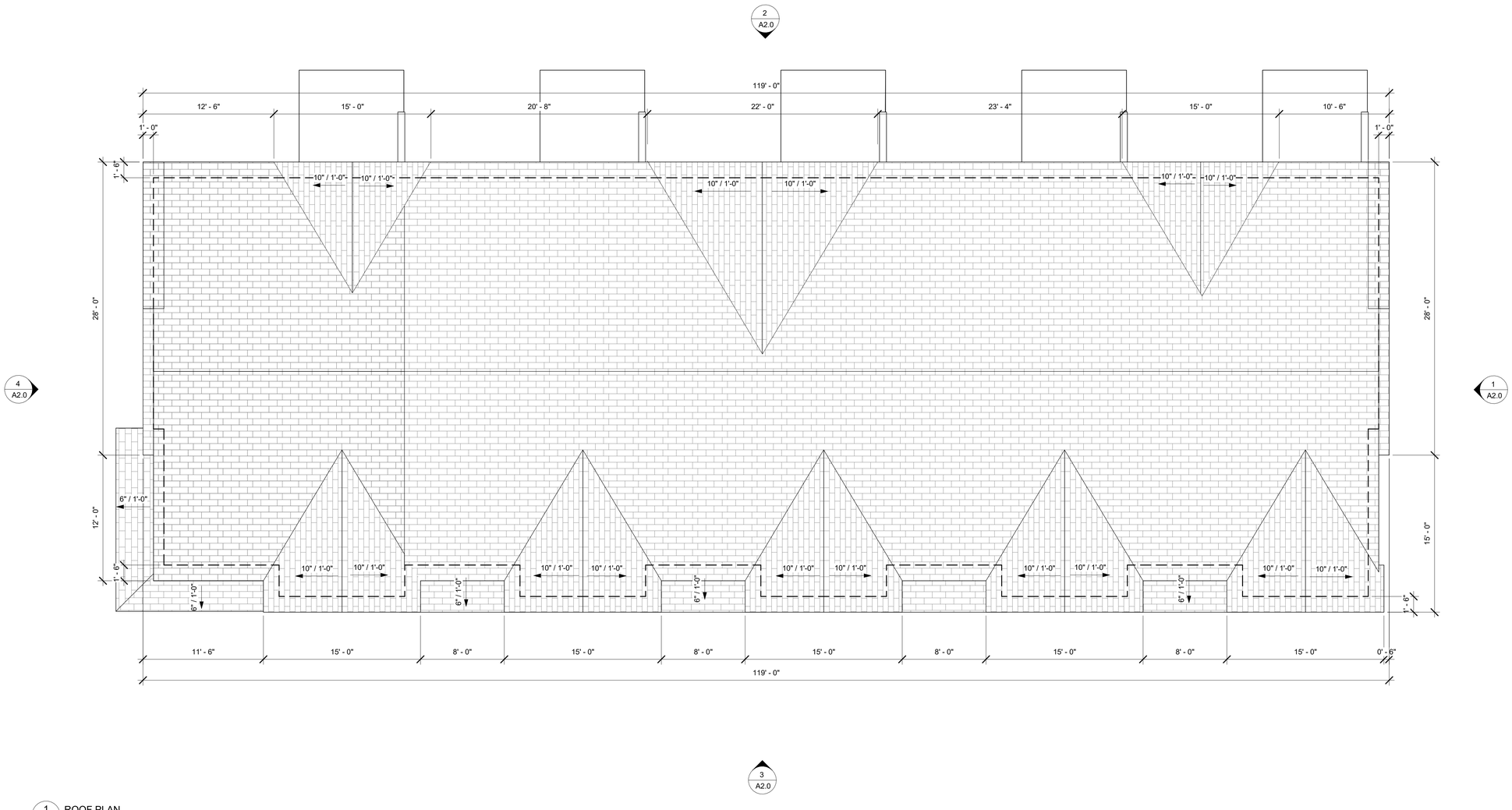
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SECOND FLOOR PLAN

DRAWING NO.

A1.1

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1 A1.3 ROOF PLAN
3/16" = 1'-0"

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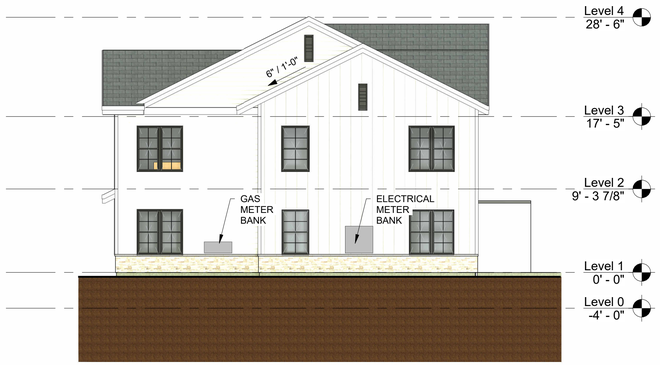
279 CENTER STREET
AUBURN, ME, 04210

DRAWING TITLE

ROOF PLAN

DRAWING NO.

A1.3



1 A2.0 EAST ELEVATION
1/8" = 1'-0"



2 A2.0 NORTH ELEVATION
1/8" = 1'-0"



3 A2.0 SOUTH ELEVATION
1/8" = 1'-0"



4 A2.0 WEST ELEVATION
1/8" = 1'-0"

SHEET SIZE: ARCH FULL BLEED D: (36.00 X 24.00 INCHES)

10/6/2025 10:51:55 AM
Autodesk Docs://25-047 Fern Street Townhomes/25-047 Fern Street Townhomes - 10-6-25.rvt

DIRIGO
ARCHITECTURAL
ENGINEERING • CONSTRUCTION MANAGEMENT

175 INNOVATION WAY
SCARBOROUGH, MAINE 04074
PH: (207) 225-3040 WS: DIRIGOAE.COM

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PROJECT PHASE

ISSUED FOR REVIEW

DRAFT

NOT FOR CONSTRUCTION

SCALE BAR

0 1' 2' 4'

1/2" = 1'-0"

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

REVISIONS

#	DATE	DESCRIPTION
0	10.10.25	ISSUED FOR CITY REVIEW

DRAWN BY:	...
CHECKED BY:	TWP
SCALE:	AS NOTED
DATE:	10/6/2025 10:51:55 AM
PROJECT NO.	25-047

PROJECT TITLE

FERN STREET TOWNHOMES

7 & 9 FERN STREET
AUBURN, ME, 04210

FOR

JIM WU

279 CENTER STREET
AUBURN, ME, 04210

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING NO.

A2.0







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PROJECT PHASE

ISSUED FOR REVIEW

DRAFT

NOT FOR CONSTRUCTION

REVISIONS

#	DATE	DESCRIPTION
0	10.10.25	ISSUED FOR CITY REVIEW

DRAWN BY:	...
CHECKED BY:	TWP
SCALE:	AS NOTED
DATE:	10/6/2025 10:51:55 AM
PROJECT NO.	25-047

PROJECT TITLE

FERN STREET TOWNHOMES

7 & 9 FERN STREET
AUBURN, ME, 04210

FOR

JIM WU

279 CENTER STREET
AUBURN, ME, 04210

DRAWING TITLE

3D RENDERINGS

DRAWING NO.

A9.0

SHEET SIZE: ARCH FULL BLEED D: (36.00 X 24.00 INCHES)
10/6/2025 10:51:55 AM
Autodesk Docs://25-047 Fern Street Townhomes/25-047 Fern Street Townhomes - 10-6-25.rvt

From: David Hediger
To: Julie DiPietrantonio
Subject: RE: [External]7-9 Fern Street
Date: Thursday, October 30, 2025 8:47:00 AM

Julie and Joan,

Thank you for the email. I will make sure that the Planning Board gets your comments.

David Hediger, Director of Planning
City of Auburn
60 Court Street, Auburn, ME 04210
207.333.6601 X1154

The City of Auburn is subject to statutes relating to public records. E-mail sent or received by City employees are subject to these laws.
Senders and receivers of City e-mail should presume that messages are subject to release

-----Original Message-----
From: Julie DiPietrantonio <jdipiet07@gmail.com>
Sent: Thursday, October 30, 2025 8:38 AM
To: David Hediger <dhediger@auburnmaine.gov>
Subject: [External]7-9 Fern Street

[You don't often get email from jdipiet07@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Good morning. My wife and I live at 4 Western View Street, within a short walk from the Fern Street property owned by Jim Wu/Wu Lake Street Property LLC. We can see the former Lake Street School from our home.
We are glad to see the old school being developed by Mr. Wu, into apartments. It will revitalize our neighborhood.
As for the two lots at 7-9 Fern Street, we would be happy to see that developed into the five unit townhouse development. We don't foresee any negative impact to our neighborhood. We are in favor of the development and hope other neighbors will be in favor of it also.
We will be away on vacation when you hold the public hearing and review on November 10. But, we want our feedback about this development to go on the record.
Thank you for pursuing this development project approval.

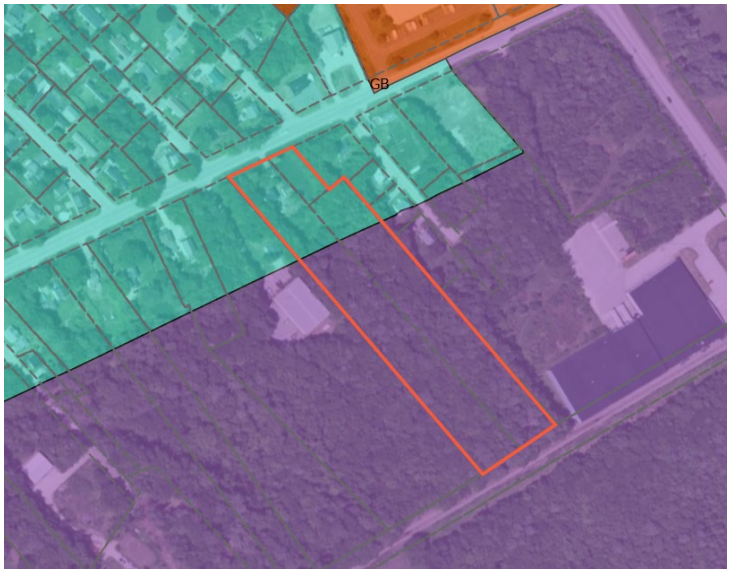
Julie DiPietrantonio 207-955-0855
Joan Finch 941-457-3450
4 Western View Street
Auburn Maine

Sent from Julie's iPad

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

To: Auburn Planning Board
From: David Hediger, Director of Planning
Re: PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: 530 and 538 Poland Road (PID 188-025, 188-026, and 188-027) – Application by Terradyn Consultants, LLC on behalf of Jonah Chappell and Kyle Romick for the construction of three multifamily structures with four units each. The property is located in the Traditional Neighborhood (T-4.2B) and Industrial (I) districts and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.
Date: November 5, 2025

PROPOSAL
Terradyn Consultants, LLC, on behalf of Jonah Chappell and Kyle Romick, has submitted an application for three townhouse-style multi-family buildings, with four units each (12 units total), consisting of two-bedroom apartments, at 530 and 538 Poland Road (PID 188-025, 188-026, and 188-027). The property is located in the Traditional Neighborhood (T-4.2B) and Industrial (I) districts. Access to the structures will be provided via a shared access driveway.



This is the same site that was initially proposed for a four-lot subdivision and the construction of two multifamily structures with four units, which was postponed at the September 9, 2025, meeting.

ZONING CONSIDERATIONS
The site is located in the T-4.2B Traditional Neighborhood District, which allows multifamily residential uses by right. The intent and purpose of this district are characterized by small- to medium-sized buildings with smaller front yards and stoops, creating a compact urban

environment. The smaller minimum and maximum building setbacks form a moderately dense street-wall pattern, promote diverse architectural styles, and support pedestrian-friendly streets.

The applicant has met the building placement and configuration, building frontages, and external element requirements of the T-4.2B district. This includes utilizing the provisions of a private shared access drive serving more than one structure (minimizing access points on any public road), where the front setback may be measured from the private access drive, pedestrian accessway, or parking area.

SITE PLAN REVIEW AND SUBDIVISION STANDARDS

The division of a tract or parcel of land into three or more dwelling units within a five-year period is considered a subdivision pursuant to 30-A M.R.S.A. § 4401. Therefore, this project will be subject to Chapter 60, Article XVI, Division 2 – Site Plan Review, and Division 4 – Subdivision. The applicant has addressed the criteria of both ordinance sections, including but not limited to:

- A total of 25 parking spaces are provided, exceeding the requirement of two spaces per unit.
- The private access drive will be 24’ wide and 350’ long, with a hammerhead turnaround.
- Stormwater management has been designed to meet City and MaineDEP requirements, including a stone level spreader and forested buffer.
- 1,900 SF of wetland alterations are proposed. The filling of this area, in addition to a filter strip with a perforated underdrain along the northerly property line, is intended to keep drainage from impacting abutters and may improve existing conditions on abutting properties.
- Cut-off lighting is proposed.
- Peak hour trips are expected to be 5–7 trips per period, with total daily trips of 47–81. City engineering has agreed that no additional traffic analysis is required due to the low trip generation.
- An 8’ high stockade fence is proposed along the northerly property line to provide additional buffering for abutting residential uses.

DEPARTMENT REVIEW

- The application and revisions provided have addressed concerns raised by staff . There are no remaining concerns at this time.

PLANNING BOARD ACTION

The proposed project requires review and findings for approval under Sections 60-1277 and 60-1359:

Site Plan Review – Section 60-1277

In considering a site plan, the planning board shall make findings that the development has made provisions for:

(1) Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust and vibration; and preservation of light and air;

(2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;
(3)Adequacy of the methods of disposal for wastes; and
(4)Protection of environment features on the site and in adjacent areas.

Sec. 60-1359. Guidelines.
When reviewing any subdivision for approval, the planning board shall consider the following criteria, and before granting either approval or denial, shall determine that the proposed subdivision:
(1) Will not result in undue water, air or noise pollution. In making this determination it shall at least consider:

a. The elevation of land above sea level and its relation to the floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal;
b. The slope of the land and its effect on effluents;
c. The availability of streams for disposal of effluents; and
d. The applicable state and local health and water resources regulations, including stormwater management requirements in accordance with section 60-1301(14);

(2) Has sufficient water available for the reasonably foreseeable needs of the subdivision;
(3) Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;
(4) Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
(5) Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;
(6) Will provide for adequate sewage waste disposal;
(7) Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized;
(8) Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas;
(9) Is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;
(10) Is funded by a subdivider has adequate financial and technical capacity to meet the standards of this section;
(11) Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;
(12) Has provisions for on-site landscaping that are adequate to screen neighboring properties from unsightly features of the development;
(13) Will not create a fire hazard and has provided adequate access to the site for emergency vehicles;
(14) Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;
(15) Does not have long-term cumulative effects of the proposed subdivision will that unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.

Any denial of a project must include reference to the criteria found in Section 60-1304.(2) and Section 60-1365.

STAFF RECOMMENDATIONS

Staff recommend that the Planning Board find that the Site Plan for the proposed development meets the requirements of Sec. 60-1277 and the Subdivision Guidelines, Sec. 60-1359, and APPROVE the project application with the following conditions:

1. Prior to recording and issuance of building permits, the final subdivision plan shall be recorded at the Androscoggin County Registry of Deeds.

Suggested Motion:

I make a motion that the proposal meets the requirements of Sections 60-1277 and 60-1359 and approve the application and site plan submitted by Terradyn Consultants, LLC on behalf of Jonah Chappell and Kyle Romick for the construction of three multifamily structures with four units each at 530 and 538 Poland Road. The proposed project has met the standards pursuant to Chapter 60. Article IV, Division 14 – Form Based Code, Article XVI, Division 2 – Site Plan Review, and Division 4 – Subdivision.

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

October 30, 2025 25-23

David Hediger
Director of Planning & Permitting
City of Auburn
60 Court Street
Auburn, ME 04210

Subject: Poland Road Development
Response to Comment Letter

Dear David,

On Behalf of Jonah Chappell and Kyle Romick, Terradyn Consultants, LLC, is pleased to submit the following supporting information on staff comments on the site plan application for the Poland Road Development Project.

Comment Responses

The following responses to comments are from the information provided. The original comments are in *Italics*:

Comments from City of Auburn Planning, Dated October 24, 2025:

1. *C-1.0: Add a note explaining the purpose of the plan (i.e., subdivision resulting in the creation of three 4-unit structures). The structures should be shown. Dividing the lot into two lots is not considered a subdivision under the statute; it's the number of units.*

   Comment Response: Note has been added C-1.0.

2. *AWSD: Utility easements must be shown on the plans, and those easements must be granted to the District prior to activation of the mains.*

   Comment Response: Easements for water and sewer are shown on the attached subdivision plan.

3. *Address complains with Article X: Access Management Standards.*

   Comment Response: The speed limit along Poland Road is 35 mph which requires a minimum sight distance of 350'. Sight distance was measured from the proposed

location of the entrance, and is 2,550' to the right and 2,000 to the left. The proposed entrance is located greater than 150' from any adjacent entrance.

4. *Address compliance with Division 4: Traffic Impact Analysis Standards. Note: This differs from a TMP. The City Engineer may waive or modify requirements if supported by a certified traffic or civil engineer.*

   Comment Response: Our office has been in discussion with the City Engineer regarding the traffic generated from the proposed project. We are formally requesting that this be waived due to the limited traffic generated from the proposed project, with a 7 trip peak hour generator it is not felt that this will cause any impacts to traffic in the area.

5. *Sheet C-1.1: Show building setbacks relative to the requirements of T-4.2B district.*

   Comment Response: Building setbacks have been shown on sheet C-1.1 relative to the private shared access drive.

6. *Attachment 3, page 5: the application addresses how the project does not meet the FBC requirements, in part because the development fronts a shared access drive. Staff agrees with this interpretation that many of the provisions are not acceptable. However, it is suggested that you expand upon how the development meets the intent of those requirements facing the access drive, specifically the requirements of Sec. 60-548B.2 and 3.*

   Comment Response: Additional information has been added to this section, an updated rendering of the proposed structure is also attached to this letter.

7. *Page 5: references foundation plantings. These should be shown on the plan with specifications.*

   Comment Response: Additional information has been provided on the site plan.

8. *Provide specifications for street trees.*

   Comment Response: Additional information has been provided on the Site Plan.

9. *Show limits of site disturbance on the applicable plan sheets.*

   Comment Response: Limit of disturbance has been added to the plans.

10. *Attachment 1: please complete the City Development review application form (*

not included as referenced)

Comment Response: The application form is attached to this letter.

11. *A financial capacity statement should be provided for both applicants.*

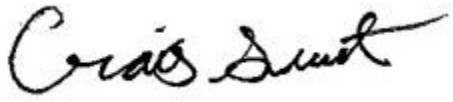
    Comment Response: Client will provide under a separate cover.

12. *While not required, consider any recreational opportunities on site, such as playground equipment, walking trails, or an outdoor picnic area.*

    Comment Response: Comment acknowledged, the green space near building 1 can be utilized by residents for outdoor area, as well as the remainder of the site will be open to residents to walk.

We trust that the above responses and attached materials address the comments. Please contact me directly with any additional questions or concerns.

Sincerely,
TERRADYN CONSULTANTS, LLC



Craig Sweet, P.E.

Attachment 1

Application Form

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

Development Review Application

PROJECT NAME: Poland Road Multi-Family Development

PROPOSED DEVELOPMENT ADDRESS: 530 & 538 Poland Road

PARCEL ID #: Map 188, Lot 25,26,27

REVIEW TYPE:
Site Plan ■ Site Plan Amendment □
Subdivision ■ Subdivision Amendment □

PROJECT DESCRIPTION: Creation of approximately 400 lf access road and two 4-unit multifamily buildings. please see cover letter

CONTACT INFORMATION:

Applicant	
Name:	Jonah Chappell & Kyle Romick
Address:	
City / State	
Zip Code	
Work #:	
Cell #:	207-280-4007
Fax #:	
Home #:	
Email:	kromick@connecttheoffice.com

Property Owner	
Name:	Jonah Chappell
Address:	7 Cardiff Way
City / State	South Portland
Zip Code	04106
Work #:	
Cell #:	207-272-7958
Fax #:	
Home #:	
Email:	chappellj7@gmail.com

Project Representative	
Name:	Craig Sweet, PE Terradyn
Address:	41 Campus Drive Suite 304
City / State	New Gloucester
Zip Code	04260
Work #:	207-926-5111
Cell #:	
Fax #:	
Home #:	
Email:	Craig@terradynconsultants.com

Other professional representatives for the project (surveyors, engineers, etc.),	
Name:	Nick Racioppi, PLS
Address:	95 Maine St
City / State	Auburn
Zip Code	04210
Work #:	207-946-4480
Cell #:	
Fax #:	
Home #:	
Email:	Nick@terradynconsultants.com

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	3,216	sq. ft.
Proposed Total Paved Area	19,234	sq. ft.
Proposed Total Impervious Area	31,250	sq. ft.
Proposed Impervious Net Change	28,766	sq. ft.
Impervious surface ratio existing	1.57%	% of lot area
Impervious surface ratio proposed	15.59%	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	1,341	sq. ft.
Proposed Building Footprint	7,522	sq. ft.
Proposed Building Footprint Net change	6,181	sq. ft.
Existing Total Building Floor Area	2,682	sq. ft.
Proposed Total Building Floor Area	12,362	sq. ft.
Proposed Building Floor Area Net Change	9,680	sq. ft
New Building	yes	(yes or no)
Building Area/Lot coverage existing	0.65%	% of lot area
Building Area/Lot coverage proposed	3.66%	% of lot area

ZONING

Existing	T4.2b & Industrial
Proposed, if applicable	

LAND USE

Existing	Single Family & Vacant Land
Proposed	Single Family & Multi Family

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	1
Proposed Number of Residential Units	122
Subdivision, Proposed Number of Lots	

PARKING SPACES

Existing Number of Parking Spaces	2 for existing home
Proposed Number of Parking Spaces	23
Number of Handicapped Parking Spaces	2
Proposed Total Parking Spaces	27

ESTIMATED COST OF PROJECT: $188,145

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	3,216	sq. ft.
Proposed Disturbed Area	1.20	sq. ft.
Proposed Impervious Area	0.65	sq. ft.

1. ***If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.***
2. ***If the proposed impervious area is greater than one acre including any impervious area crated since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.***
3. ***If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.***
4. ***If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.***

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing (Since July 1, 1997): 1 passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Spassenger 7 car equivalents (PCE)

If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the T4.2b & Industrial zoning district.
2. Parcel Area: 4.71 acres / _____ square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	n/a	
Street Frontage	n/a	
Min Front Yard	5'-25'	5'
Min Rear Yard	10'	10'
Min Side Yard	5'	5'
Max. Building Height	1-3 story	2 story
Use Designation		
Parking Requirement	1 space/ per square feet of floor area	
Total Parking:	9	27
Overlay zoning districts (if any):		
Urban impaired stream watershed?	YES/NO If yes, watershed name NO	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

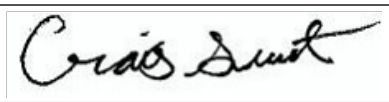
1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative. (NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

Refer to the application checklist for a detailed list of submittal requirements.

To view the City of Auburn Zoning Ordinance, go to:
www.auburnmaine.gov under City Departments / Planning, Permitting & Code / Subdivisions / Land Use /Zoning Ordinance

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant:	**Date:**
	10/10/2025

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

Development Review Checklist

The following information is required where applicable to be submitted for an application to be complete

PROJECT NAME: Poland Road Multi-Family Development
PROPOSED DEVELOPMENT ADDRESS: 538 & 530 Poland Road
PARCEL #:

Required Information		*Check when Submitted*		*Applicable Ordinance*
Site Plan		*Applicant*	*Staff*	
	Owner's Names/Address	X		
	Names of Development	X		
	Professionally Prepared Plan	X		
	Tax Map or Street/Parcel Number	X		
	Zoning of Property	X		
	Distance to Property Lines	X		
	Boundaries of Abutting land	X		
	Show Setbacks, Yards and Buffers	X		
	Airport Area of Influence	X		
	Parking Space Calcs	X		
	Drive Openings/Locations	X		
	Subdivision Restrictions	X		
	Proposed Use	X		
	PB/BOA/Other Restrictions	X		
	Fire Department Review	X		
	Open Space/Lot Coverage	X		

Required Information		*Check when Submitted*		*Applicable Ordinance*
Landscape Plan		*Applicant*	*Staff*	
	Greenspace Requirements	X		
	Setbacks to Parking	X		
	Buffer Requirements	X		
	Street Tree Requirements	X		
	Screened Dumpsters	X		
	Additional Design Guidelines			
	Planting Schedule	X		
Stormwater & Erosion Control Plan		*Applicant*	*Staff*	
	Compliance w/ chapter 500	X		
	Show Existing Surface Drainage	X		
	Direction of Flow	X		
	Location of Catch Basins, etc.	X		
	Drainage Calculations	X		
	Erosion Control Measures	X		
	Maine Construction General Permit	X		
	Bonding and Inspection Fees	X		
	Post-Construction Stormwater Plan	X		
	Inspection/monitoring requirements	X		
Lighting Plan		*Applicant*	*Staff*	
	Full cut-off fixtures	X		
	Meets Parking Lot Requirements	X		
Traffic Information		*Applicant*	*Staff*	
	Access Management	X		
	Signage	X		
	PCE - Trips in Peak Hour	X		

Required Information		*Check when Submitted*		*Applicable Ordinance*
	Vehicular Movements	x		
	Safety Concerns	x		
	Pedestrian Circulation	x		
	Police Traffic			
	Engineering Traffic			
Utility Plan		*Applicant*	*Staff*	
	Water	x		
	Adequacy of Water Supply	x		
	Water main extension agreement	x		
	Sewer	x		
	Available city capacity	x		
	Electric	x		
	Natural Gas	x		
	Cable/Phone	x		
Natural Resources		*Applicant*	*Staff*	
	Shoreland Zone	n/a		
	Flood Plain	x		
	Wetlands or Streams	x		
	Urban Impaired Stream	n/a		
	Phosphorus Check	n/a		
	Aquifer/Groundwater Protection	x		
	Applicable State Permits	x		
	Lake Auburn Watershed	n/a		
	Taylor Pond Watershed	n/a		
Right, Title or Interest		*Applicant*	*Staff*	
	Verify	x		
	Document Existing Easements, Covenants, etc.	x		

Required Information		*Check when Submitted*		*Applicable Ordinance*
Technical & Financial Capacity		***Applicant***	***Staff***	
	Cost Est./Financial Capacity	X		
	Performance Guarantee			
State Subdivision Law		***Applicant***	***Staff***	
	Verify/Check	X		
	Covenants/Deed Restrictions	X		
	Offers of Conveyance to City			
	Association Documents			
	Location of Proposed Streets & Sidewalks			
	Proposed Lot Lines, etc.	X		
	Data to Determine Lots, etc.			
	Subdivision Lots/Blocks	X		
	Specified Dedication of Land			
Additional Subdivision Standards		***Applicant***	***Staff***	
	Mobile Home Parks			
	PUD			
A JPEG or PDF of the proposed site plan		***Applicant***	***Staff***	
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving				

Attachment 2

Financial Capacity

Skowhegan SAVINGS

November 4, 2025

Planning Board
City of Auburn
Auburn, Maine 04210

Dear Members of the Auburn Planning Board,

This letter confirms that Jonah Chappell has a business banking relationship with Skowhegan Savings Bank that is in good standing.

Regards,



Susan
Susan Desgrosseilliers
VP, Commercial Loan Officer
287 Marginal Way
Portland, ME 0410
207-885-

Attachment 3

Updated Standards Compliance Narrative

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

October 10, 2025 Project# 25-23

COMPLIANCE WITH CITY OF AUBURN ZONING AND LAND USE CODE

Poland Road Development, Auburn, Maine

The following information describes how the proposed project complies with Chapter 60 of the City of Auburn Zoning Ordinance section 60-1359:

1. *Will not result in undue water, air or noise pollution*

   The proposed project is a residential development and is not expected to result in any undue water, air or noise pollution.

2. *Has sufficient water available for the reasonably foreseeable needs of the subdivision;*

   The project is proposed to connect to the Auburn Water & Sewer District (AWSD).

3. *Will not cause an unreasonable burden on the existing water supply, if one is to be utilized;*

   The proposed project will not cause an unreasonable burden to the existing water supply. The project is proposed to connect to the Auburn Water & Sewer District (AWSD).

4. *Will not cause unreasonable soil erosion or reduction in capacity of the land to hold water so that a dangerous or unhealthy condition may result;*

   The proposed project will not cause unreasonable soil erosion or a reduction in the of the land to hold water. Erosion and sediment controls are shown on the attached plans.

5. *Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed;*

The project will not cause unreasonable highway or public congestion or unsafe conditions.

6. *Will provide for adequate sewage waste disposal;*

   The project is proposed to connect to the Auburn Water & Sewer District (AWSD).

7. *Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized*

   The proposed development is not anticipated to cause any unreasonable burden on the ability of a municipality to dispose of solid waste.

8. *Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or areas and irreplaceable natural areas;*

   The proposed development will not have an adverse effect on the scenic or natural beauty of the area. The proposed development is located within a largely developed portion of the city, the development will be a residential in nature.

9. *In conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;*

   The proposed development has been designed in conformance with all applicable regulations.

10. *Is funded by a [developer] that has adequate financial and technical capacity to meet the standards;*

    The applicant will be utilizing Key Bank for the project please see the attached letter from Key Bank.

    The Applicant has assembled a highly qualified team of professionals to plan, permit and develop construction documents for the project. The team services will be provided by the following companies:

CONSULTANT TEAM

Civil Engineer	Craig Sweet, P.E. Terradyn Consultants, LLC 41 Campus Drive, Suite 301 New Gloucester, ME 04260 (207) 370-2776
Surveyor	Nicholas Racioppi, P.L.S. Terradyn Consultants, LLC 41 Campus Drive, Suite 301 New Gloucester, ME 04260 (207) 926-5111

The team of consultants retained by the Developer has expertise and experience in the design of similar projects. Resumes of key personnel for the development team can be provided upon request.

11. *Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;*

The proposed project will not adversely impact the surrounding area.

12. *Has provisions for on-site landscaping that are adequate to screen neighboring properties from unsightly features of the development;*

The proposed dumpster areas will be screened from view. There is not intended to be any outdoor storage on the property. The proposed development location is located approximately 200’ back into the property and will be screened from public view.

13. *Will not create a fire hazard and has provided adequate access to the site for emergency vehicles:*

Adequate access has been provided for emergency vehicles.

14. *Will not, alone or in conjunction with existing activities adversely affect the quality or quantity of groundwater;*

The proposed project will not adversely impact the quality or quantity of groundwater.

15. *Does not have long-term cumulative effects on the proposed subdivision that will unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.*

The proposed project is not located within a great pond watershed.

The following statements are provided to address the Discretionary Criteria of Section 60-558 as it relates to 60-548B – Traditional Neighborhood T-4.2B:

Sec. 60-548B. Intent and Purpose: The existing single-family house fronting Poland Road will remain. The front yard will remain unchanged and there is not currently a stoop facing Poland Road. The three new buildings each have a footprint of approximately 2,000 square feet. There are no existing sidewalks on Poland Road. However, sidewalks are proposed on-site.

Sec. 60-548B.1. Building Placement and configuration: The internal road is proposed to be private. However, the principal building placement criteria are as follows:

PRINCIPAL BUILDING PLACEMENT	Required	Proposed Lot 2
Front Setback	5’ min./25’ max.	20-24’
Corner Lot front setback	5’ min./15’ max.	N/A
Side Setback	5’ min.	10.0’
Rear Setback	10’ min.	18’
Building lot coverage	70% max.	3%
Useable open space	10% min.	>10%
Frontage buildout	60% for multi-family	N/A
Lot width	24’ min./120’ max.	113’
PRINCIPAL BUILDING CONFIGURATION		
Building width	14’ min./110’max	32’
Building height minimum	1 story	2 story
Building height maximum	3 story	2 story

Sec. 60-548B.2. Building Frontages:

Building frontage type: The existing single-family house fronting Poland Road will remain. Proposed buildings have been designed facing the access drive to meet the intent of the ordinance.

Building Entries: building entrances are facing the proposed access drive. The porches and stoops face the access drive with proposed sidewalks located off of the access drive as well.

Ground Story Building Frontage façade: Features 36% coverage between windows and doors.

Upper Story Building Frontage Façade: 20% window coverage.

Ground Story Finished Floor Elevation: The buildings are proposed to be approximately 0.5-1' above the access drive. Buildings were designed to minimize grading due to drainage concerns.

Frontage Façade all: There will be no blank spaces exceeding 10 linear feet.

Sec. 60-548B.3. External elements:

A front yard fence is not proposed. As such, a front yard fence opening is not proposed.

No portion of the buildings or front porches will encroach beyond the minimum setback from the proposed access drive. Garages and driveways are not proposed as part of the project. There will be two designated parking areas located off of the access drive which will not encroach upon any street or access drive.

No accessory structures are proposed.

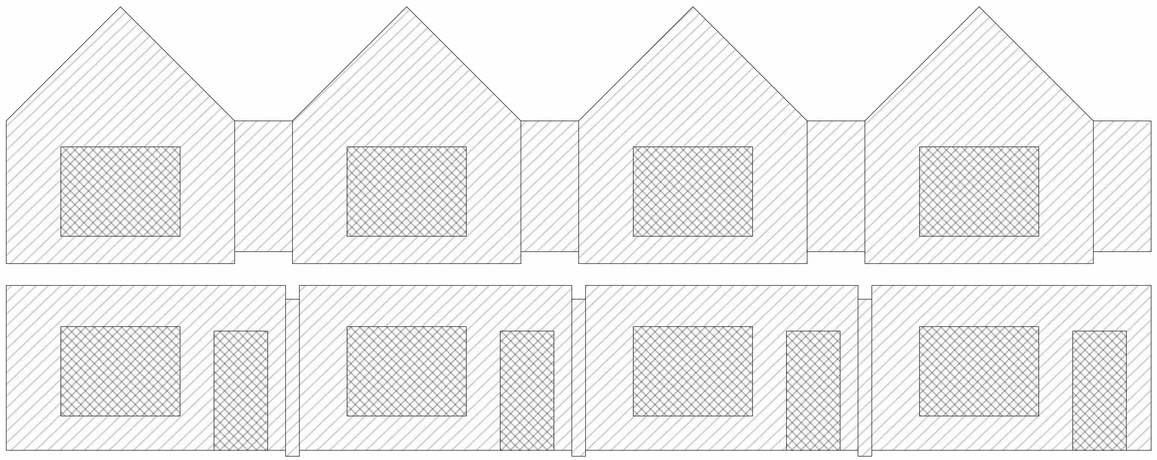
Street trees are proposed along the access drive, and the buildings feature foundation plantings to meet the intent of the ordinance.

Attachment 4

Updated Building Renderings



1 Front Elevation
Scale: 3/8" = 1'0"



Upper Story Facade

- Windows and Doors = 133 sf (20%)
- Total SF = 665 sf

Lower Story Facade

- Windows and Doors = 213 sf (36%)
- Total SF = 589 sf

AR DRAFTING AND DESIGN HEREBY STATES AND AFFIRMS THAT ADAM ROY IS NOT A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER. ALL DRAWINGS, DESIGNS, PLANS, AND RELATED MATERIALS PROVIDED BY AR DRAFTING AND DESIGN ARE INTENDED SOLELY FOR CONCEPTUAL OR GENERAL INFORMATIONAL PURPOSES. THESE MATERIALS ARE NOT TO BE CONSTRUED AS, AND DO NOT CONSTITUTE, WORK REQUIRING LICENSURE AS AN ARCHITECT OR ENGINEER. THEY SHOULD NOT BE CONSTRUED AS, PROFESSIONAL ARCHITECTURAL OR ENGINEERING SERVICES. ANY USE OF THE DRAWINGS, DESIGNS, PLANS, OR RELATED MATERIALS FOR CONSTRUCTION PURPOSES IS AT THE USER'S UNDERTAKEN AT THE USER'S OWN RISK, AND AR DRAFTING AND DESIGN ASSUMES NO LIABILITY FOR SUCH USE.

CLIENT
Jonah Chappell

PROJECT

PROJECT NO.
1

ISSUE
MM.DD.YY

DRAWN BY
ADR

Front Elevation

Attachment 5

Revised Plan Set

POLAND ROAD MULTI-FAMILY

POLAND ROAD
AUBURN, MAINE

APPLICANT / OWNER
JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

PROJECT PARCEL SITE
CITY / TOWN OF TAX ASSESSOR'S MAP & LOT NUMBERS

MAP	LOTS
188	25, 26, 27

PREPARED BY

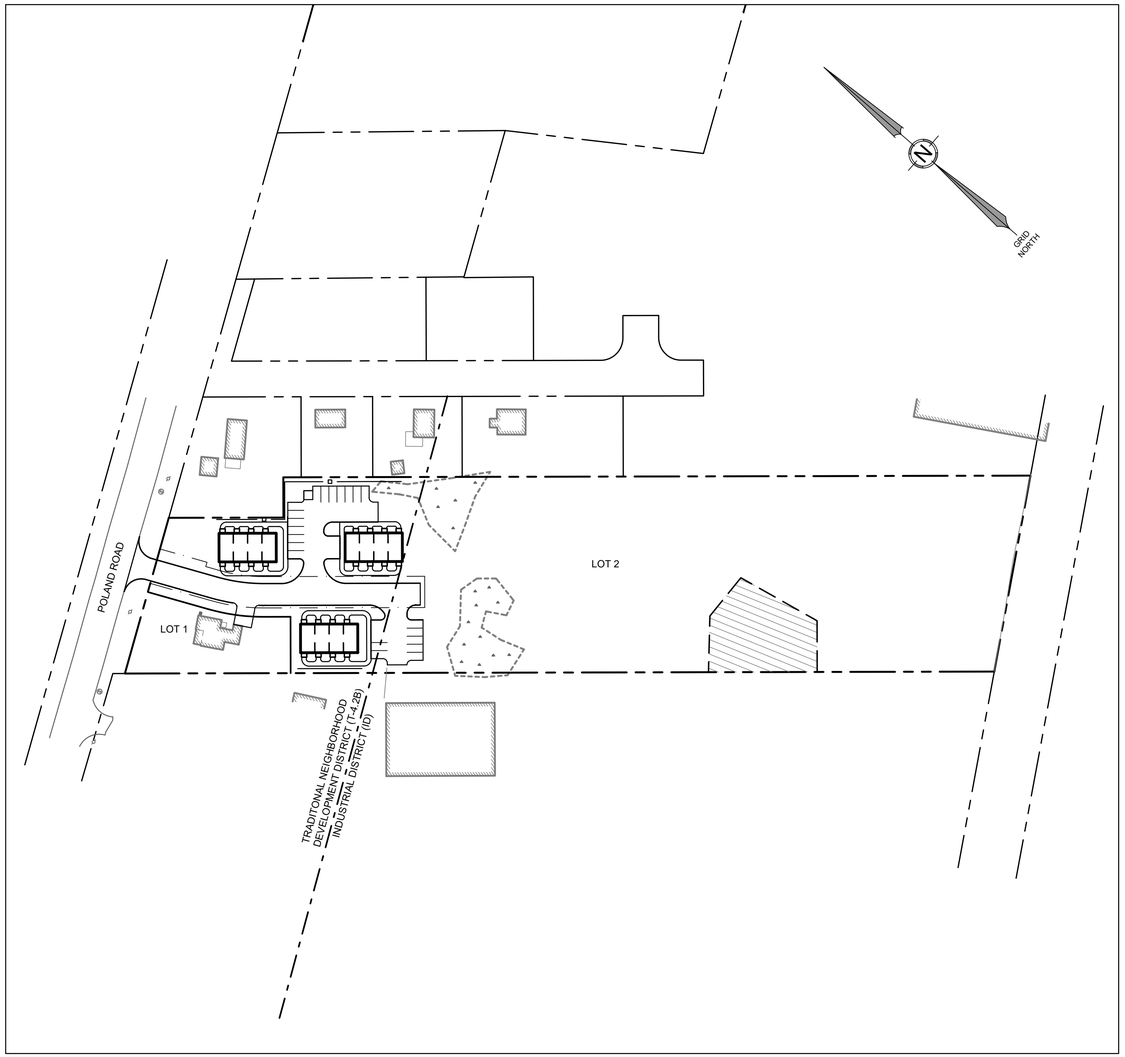
CIVIL ENGINEER:
TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, MAINE 04260
(207) 926-5111

SURVEYOR:
TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, MAINE 04260
(207) 926-5111

WETLAND DELINEATION:
TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, MAINE 04260
(207) 926-5111

SHEET INDEX

SHT. NO.	SHEET NAME
C-0.0	COVER SHEET / LOCATION MAP
1 of 1	BOUNDARY RETRACEMENT SURVEY AND LOT DIVISION PLAN
C-1.0	SUBDIVISION PLAN
C-1.1	SITE PLAN
C-2.0	GRADING PLAN
C-3.0	UTILITY PLAN
C-4.0	ENTRANCE ROAD PROFILE
C-5.0	DETAILS
C-5.1	DETAILS
C-5.2	DETAILS



LOCATION MAP
SCALE: 1" = 80'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	LOCUS PROPERTY LINE	
	PROPERTY LINE	
	INTERIOR PROPERTY LINE	
	DEED LINE	
	TIE LINE	
	BUFFER LINE	
	SETBACK LINE	
	EASEMENT LINE	
	CENTER LINE	
	FLOOD ZONE	
	FLOODWAY	
	SURVEY CONTROL POINT	
	SOIL BOUNDARY	
	ZONE LINE	
	MONUMENT	
	IRON PIPE	
	DRILLHOLE	
	STREET / SITE SIGN	
	BUILDING	
	BUILDING OVERHANG	
	BITUMINOUS PAVEMENT	
	CURBING	
	GRAVEL	
	CONCRETE PAVEMENT	
	CHAIN LINK FENCE	
X	BARB WIRE FENCE	X
	STOCKADE FENCE	
	STONE WALL	
	METAL GUARD RAIL	
	WOOD GUARD RAIL	
	RAILROAD TRACKS	
	EDGE OF WATER	
	TREE LINE	
	STREAM	
	WETLAND AREA	
	UPLAND AREA	
	ROCK OUTCROP	
TP-A	TEST PIT	TP-A
MW-8	MONITORING WELL	MW-8
B-9	BORING	B-9
W	WELL	W
124	MINOR CONTOUR LINE	124
130	MAJOR CONTOUR LINE	130
+ 30.20	SPOT GRADE	x 30.20
SD	STORM DRAIN	SD
UD	UNDER DRAIN	UD
	CATCH BASIN	
D	DRAINAGE MANHOLE	
S	SANITARY SEWER	S
FM	FORCE MAIN	FM
S	SANITARY MANHOLE	
W	WATER LINE	W
	WATER VALVE	
	HYDRANT	
	CURB STOP	
W	WATER MANHOLE	W
OHU	OVERHEAD UTILITY	OHU
	OVERHEAD ELECTRIC	OHE
	OVERHEAD TELEPHONE	OHT
UGU	UNDERGROUND UTILITY	UGU
UGE	UNDERGROUND ELECT.	UGE
UGT	UNDERGROUND TEL.	UGT
T	TRANSFORMER	T
	LIGHT POLE	
	UTILITY POLE	
	GUY WIRE	
EM	ELECTRIC METER	
H	HVAC UNIT	
E	ELECTRICAL MANHOLE	
T	TELEPHONE MANHOLE	
G	GAS LINE	G
GM	GAS METER	
	GAS VALVE	
G	GAS MANHOLE	
	SILT FENCE	SF
	FILTER BARRIER	FB
	MULCH BERM	MB
	SILT BARRIER	SB
	RIPRAP	
	TURF REINFORCEMENT BLANKET	
	FORESTED BUFFER	

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 10-30-2025

NO.	DATE	REVISIONS
1	08-08-2025	SUBMIT TO CITY
2	09-02-2025	REVISE AND RESUBMIT PER PLANNING STAFF COMMENTS
3	10-10-2025	REVISED BUILDING LAYOUT
4	10-30-2025	RESPONSE TO DEVELOPMENT REVIEW COMMENTS

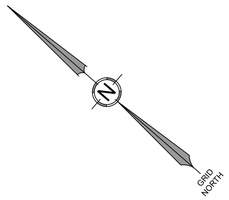
ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE
SHEET TITLE: COVER SHEET / LOCATION MAP
CLIENT: JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

DATE: 08-08-2025
SCALE: 1" = 80'
JOB NO: 25-23
SHEET: C-0.0

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PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	62.63'	225.00'	S 33°09'19" E	62.42'

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C11	50.10'	180.00'	S 33°09'19" E	49.94'
C12	59.84'	215.00'	S 33°09'19" E	59.65'

PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 25°10'53" E	70.68'
L2	N 41°07'44" W	29.63'
L3	S 48°52'16" W	63.00'

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
L11	S 25°10'53" E	54.63'
L12	S 64°49'07" W	5.00'
L13	S 25°10'53" E	16.12'
L14	N 41°07'44" W	179.75'
L15	N 48°52'16" E	35.00'
L16	N 41°07'44" W	179.75'
L17	S 25°10'53" E	70.69'

BUFFER LINE TABLE

LINE	DIRECTION	DISTANCE
L21	N 50°28'00" E	62.86'
L22	N 88°01'14" E	55.00'
L23	S 11°34'41" E	97.77'
L24	S 48°52'16" W	57.26'

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CREATION OF THREE, FOUR-UNIT STRUCTURES.
2. THE RECORD OWNER OF THE SUBJECT PARCEL IS JONAH CHAPPELL BY DEED DATED DECEMBER 20, 2024 AND RECORDED IN BOOK 11745, PAGE 82.
3. THE SUBJECT PARCEL IS SHOWN ON THE CITY OF AUBURN TAX MAP 188 AS LOTS 25, 26, 27 AND IS IN THE TRADITIONAL NEIGHBORHOOD DISTRICT (T-4.2B), THE INDUSTRIAL DISTRICT (ID), AND MANUFACTURED HOUSING DISTRICT.
4. SPACE AND BULK STANDARDS AS OF THE DATE OF THIS PLAN ARE AS FOLLOWS:

T-4.2B DISTRICT:

LOT WIDTH:	24 FT. MIN./120 FT. MAX.
FRONTAGE BUILD-OUT:	60% MIN (ALONG FRONT SETBACK, PRIMARY)
FRONT SETBACK:	5 FT. MIN./25 FT. MAX.
SIDE SETBACK:	5 FT. MIN.
REAR SETBACK:	10 FT. MIN.
BUILDING HEIGHT:	1 STORY MIN./3 STORY MAX.
BUILDING COVERAGE:	70% MAX:

INDUSTRIAL DISTRICT:

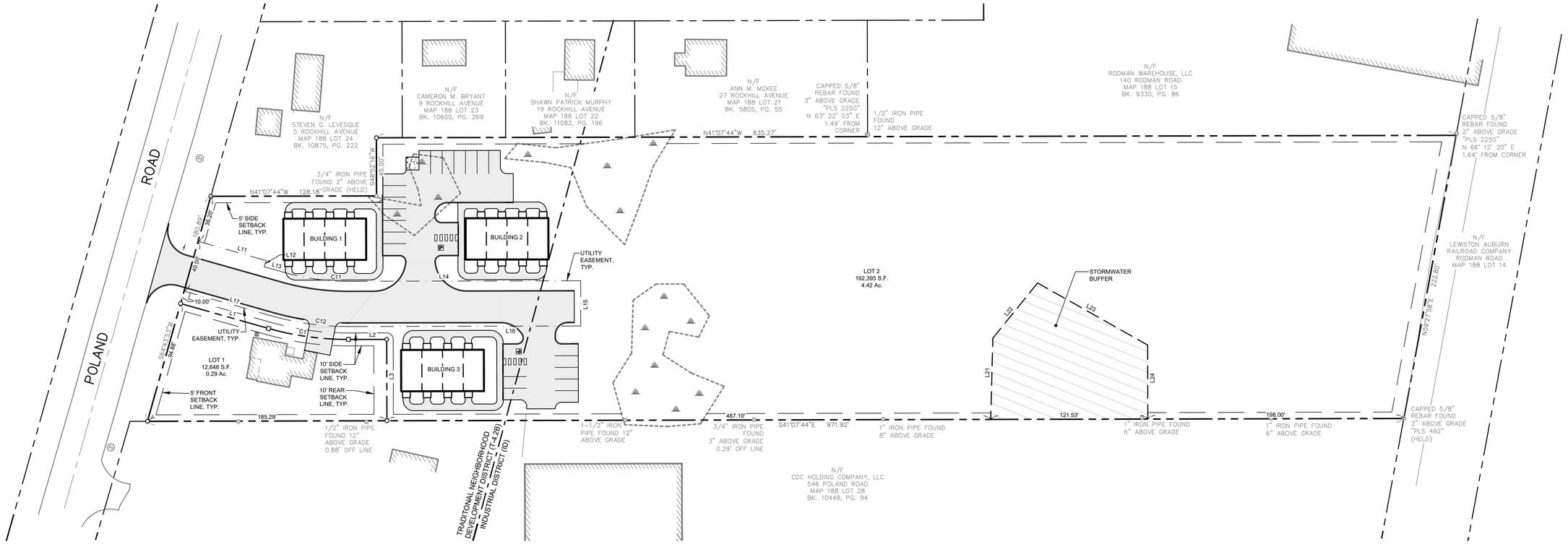
LOT WIDTH:	150 FT.
LOT DEPTH:	250 FT.
FRONT SETBACK:	35 FT.
SIDE SETBACK:	35 FT.
REAR SETBACK:	50 FT.
BUILDING HEIGHT:	75 FT
LOT DENSITY:	60%

REFER TO CHAPTER 60, ARTICLE IV, DIVISION 15 OF THE CITY OF AUBURN CODE OF ORDINANCES FOR DIMENSIONAL REGULATIONS.
REFER TO CHAPTER 60, ARTICLE VII, OF THE CITY OF AUBRUNF CODE OF ORDINANCES FOR REGULATIONS FOR THE MANUFACTURED HOUSING OVERLAY DISTRICT.

5. TOTAL AREA OF THE SUBJECT PARCEL IS 4.71 ACRES.
6. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY TERRADYN CONSULTANTS, LLC IN FEBRUARY OF 2025. TOPOGRAPHIC INFORMATION SHOWN HEREON IS APPROXIMATE AND BASED ON LIDAR REMOTE SENSING, COLLECTED IN 2020 BY THE STATE OF MAINE AND DISTRIBUTED BY THE USGS AS CLASSIFIED .LAZ POINT CLOUD.
7. PLAN REFERENCES:
   A. "PLAN OF MAPLE POINT ANNEX" MADE BY C.A. THAYER, C.E., DATED MAY 1922 AND RECORDED IN VOLUME 2, BOOK 4, PAGE 145. SEE PLAN BOOK 4, PAGE 145.
   B. "PLANS OF J.B. BROWN & SONS, 140 RODMAN ROAD" DATED JULY OF 1998 AND FOUND ON THE CITY OF AUBURN GIS AS PLAN # 1051.
   C. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 15, FEDERAL AID PROJECT NO. M-0218(2) SECTION II, D.O.T. FILE NO. 1-163" DATED FEBRUARY OF 1983.
8. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL-FREQUENCY GPS OBSERVATIONS.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	LOCUS PROPERTY LINE	
	PROPERTY LINE	
	INTERIOR PROPERTY LINE	
	SETBACK LINE	
	EASEMENT LINE	
	CENTER LINE	
	ZONE LINE	
	MONUMENT	□
○	IRON PIPE	○
	BUILDING	
	BITUMINOUS PAVEMENT	
	WETLAND AREA	
	STORMWATER BUFFER	



GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

APPROVAL: CITY OF AUBURN
PLANNING BOARD

_____ DATE

_____ CHAIRPERSON

STATE OF MAINE
ANDROSCOGGIN COUNTY REGISTRY OF DEEDS
RECEIVED _____, 20___
AT ___h ____m _____M. AND RECORDED IN PLAN BOOK _____ PAGE _____ .
ATTEST _____ REGISTER

STATE OF MAINE
CRAIG M. SWEET
No. 15060
REGISTERED PROFESSIONAL ENGINEER
LICENSED

DATE: 10-30-2025

NO.	DATE	REVISIONS
4	10-30-2025	RESPONSE TO DEVELOPMENT REVIEW COMMENTS
3	10-10-2025	REVISED BUILDING LAYOUT
2	09-02-2025	REVISE AND RESUBMIT PER PLANNING STAFF COMMENTS
1	08-08-2025	SUBMIT TO CITY

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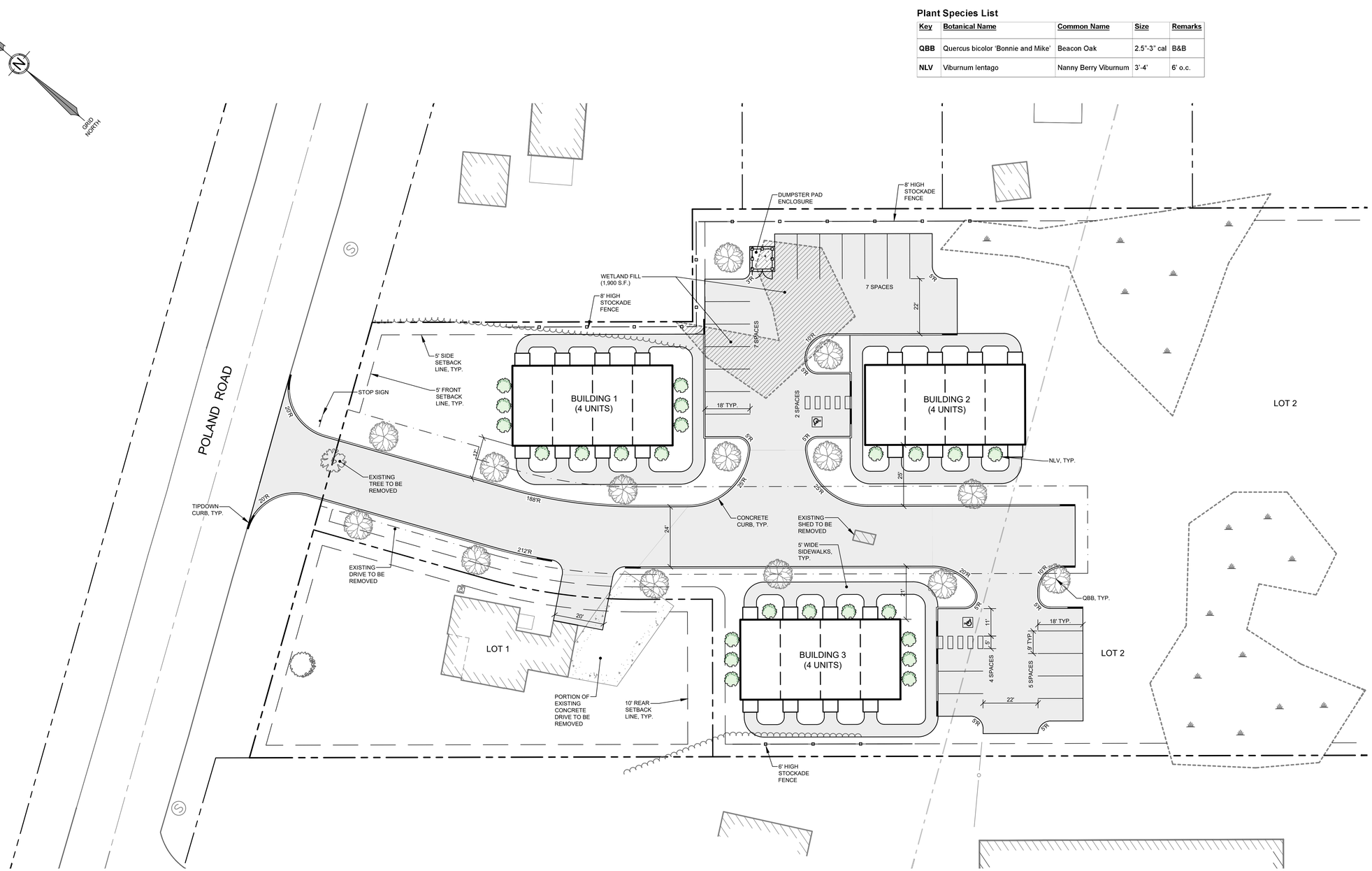
PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE
SHEET TITLE: SUBDIVISION PLAN
CLIENT: JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

DATE: 08-08-2025
SCALE: 1" = 40'
JOB NO: 25-23
SHEET: C-1.0

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Plant Species List

Key	Botanical Name	Common Name	Size	Remarks
QBB	Quercus bicolor 'Bonnie and Mike'	Beacon Oak	2.5"-3" cal	B&B
NLV	Viburnum lentago	Nanny Berry Viburnum	3'-4'	6' o.c.



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
CRAIG M. SWEET
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LICENSED PROFESSIONAL ENGINEER

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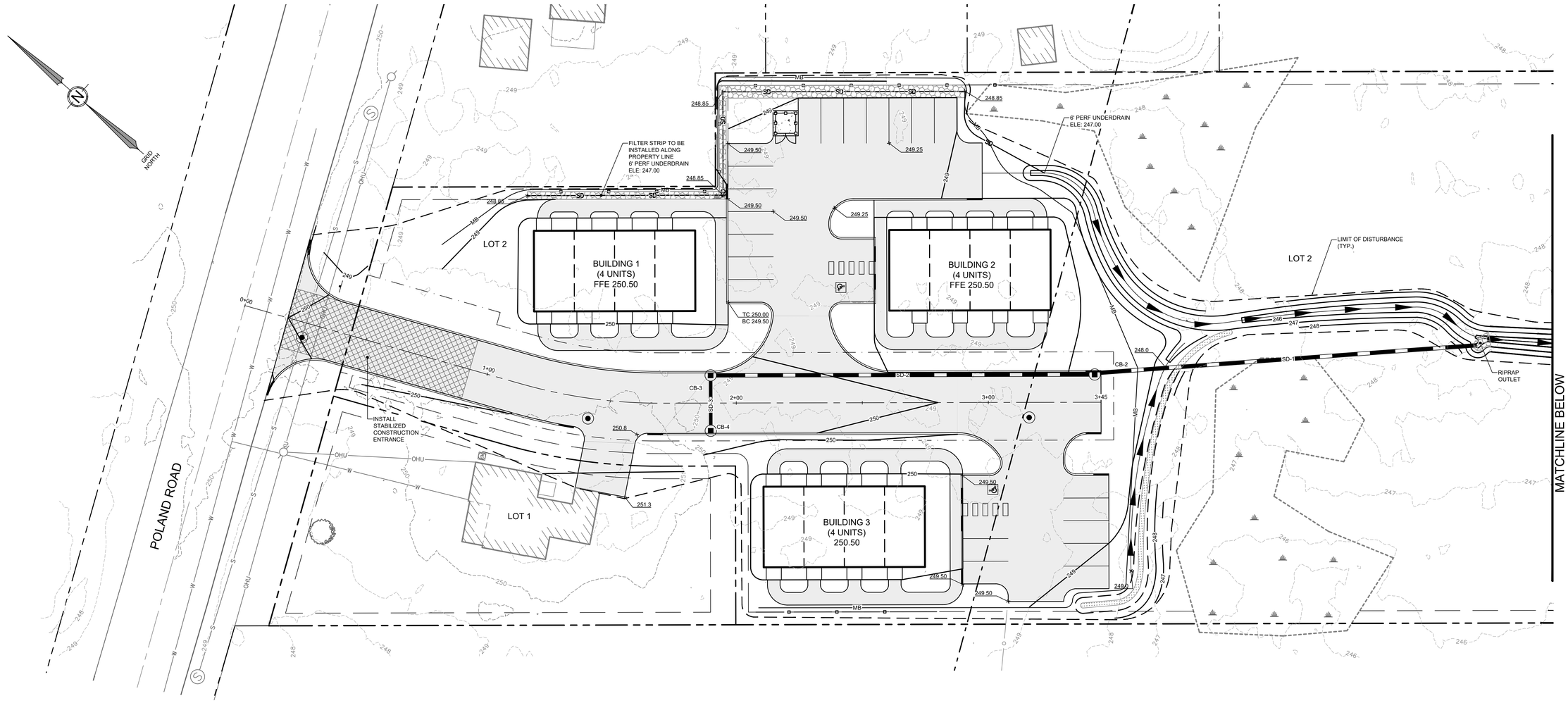
PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

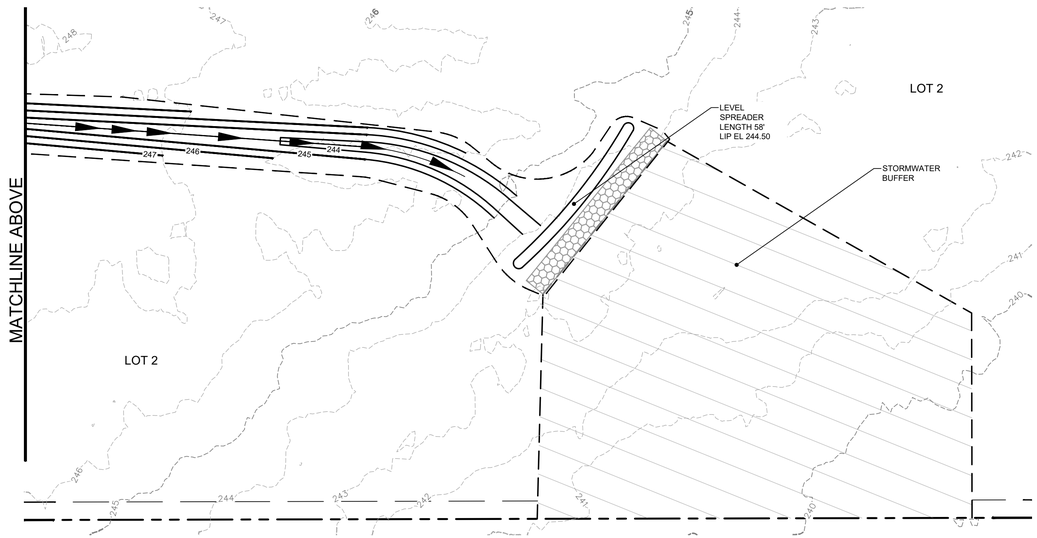
SHEET TITLE: SITE PLAN

CLIENT: JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

DATE: 08-08-2025
SCALE: 1" = 20'
JOB NO: 25-23
SHEET: C-1.1

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GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-2	249.37	245.70 (SD-2)	245.70 (SD-1)	48"
CB-3	250.13	246.45 (SD-3)	246.45 (SD-2)	48"
CB-4	250.13		246.65 (SD-3)	48"

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-1	15"	150'	0.53%
SD-2	15"	148'	0.51%
SD-3	12"	18'	1.11%

STATE OF MAINE
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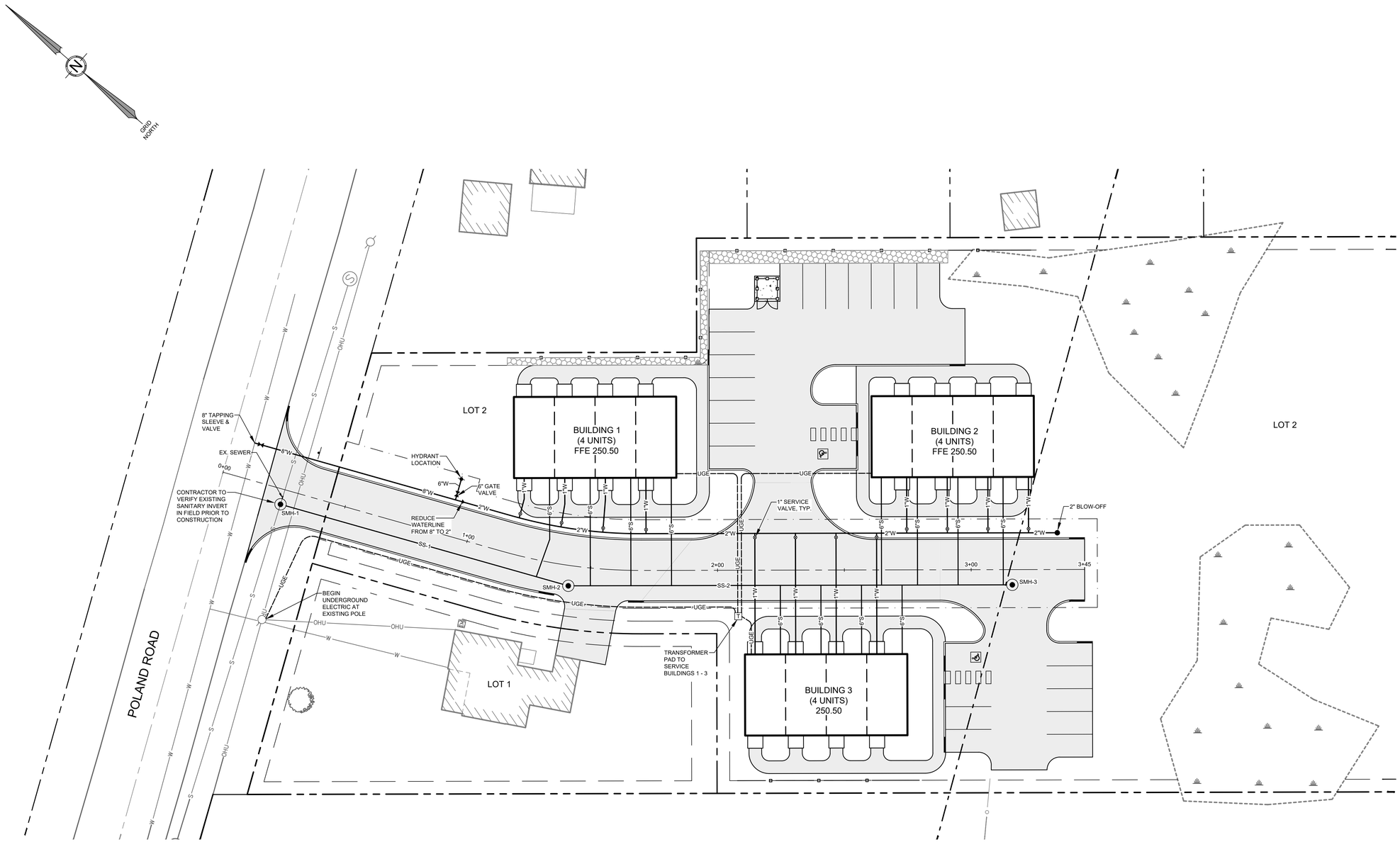
PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

SHEET TITLE: GRADING AND DRAINAGE PLAN

CLIENT: JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

DATE: 08-08-2025
SCALE: 1" = 20'
JOB NO: 25-23
SHEET: C-2.0

C:\DD\Terradyn Consultants\Project Folders - Documents\2025 Jobs\25-23 Chappell Poland Rd Auburn\CAD\Permitting\25-23 GD.dwg



SANITARY SEWER STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
SMH-1	250.03	241.01 (SS-1)	241.01 (EX. SEWER)	48"
SMH-2	250.53	241.71 (SS-2)	241.61 (SS-1)	48"
SMH-3	249.70		242.60 (SS-2)	48"

SANITARY SEWER PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SS-1	8"	114'	0.53%

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 10-30-2025

NO.	DATE	REVISIONS
4	10-30-2025	RESPONSE TO DEVELOPMENT REVIEW COMMENTS
3	10-10-2025	REVISED BUILDING LAYOUT
2	09-02-2025	REVISE AND RESUBMIT PER PLANNING STAFF COMMENTS
1	08-08-2025	SUBMIT TO CITY

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
CWI Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

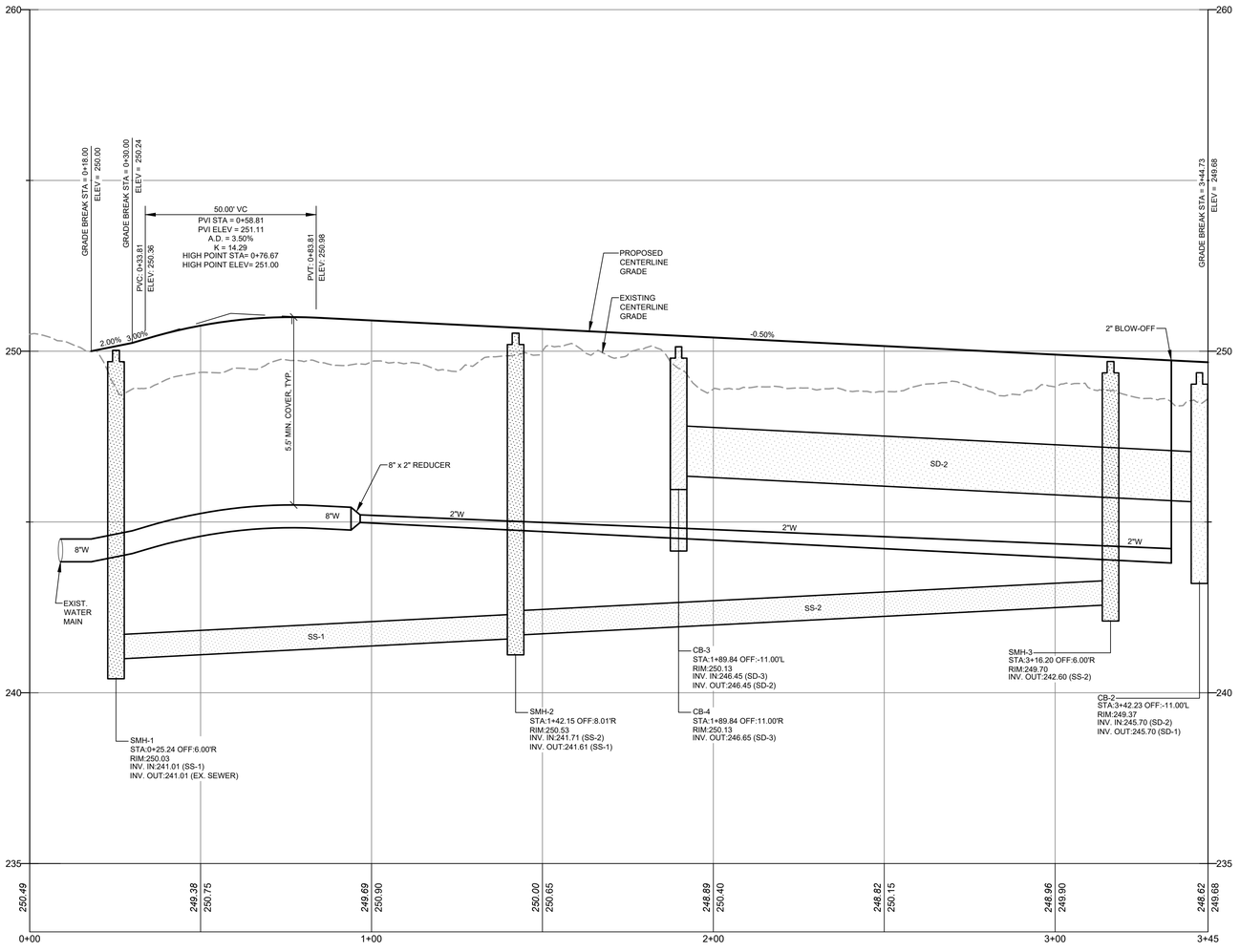
PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

SHEET TITLE: UTILITY PLAN

CLIENT: JONAH CHAPPELL
7 CARUFF WAY
SOUTH PORTLAND, MAINE 04106

DATE: 08-08-2025
SCALE: 1" = 20'
JOB NO: 25-23
SHEET: C-3.0

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ENTRANCE ROAD PROFILE

SCALE: 1" = 20' HORIZ.
1" = 2' VERT.

CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER
STATE OF MAINE

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PROJECT:
CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

SHEET TITLE:
ENTRANCE ROAD PROFILE

CLIENT:
JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

DATE: 08-08-2025
SCALE: AS SHOWN
JOB NO: 25-23
SHEET: C-4.0

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EROSION AND SEDIMENT CONTROL PLAN

Pre-Construction Phase
A person who conducts, or causes to be conducted, an activity that involves filling, displacing or exposing soil or other earthen materials shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or into a protected natural resource as defined in 38 mrsa § 480-b. Erosion control measures must be in place before the activity begins. Measures must remain in place and functional until the site is permanently stabilized. Adequate and timely temporary and permanent stabilization measures must be taken. The site must be maintained to prevent unreasonable erosion and sedimentation. Minimize disturbed areas and protect natural downgradient buffer areas to the extent practicable.

BMP Construction Phase
A. Sediment barriers. Prior to the beginning of any construction, properly install sediment barriers at the edge of any downgradient disturbed area and adjacent to any drainage channels within the proposed disturbed area. Maintain the sediment barriers until the disturbed area is permanently stabilized.

B. Construction entrance: Prior to any clearing or grubbing, a construction entrance shall be constructed at the intersection with the proposed access drive and the existing roadway to avoid tracking of mud, dust and debris from the site.

C. Riprap: Since riprap is used where erosion potential is high, construction must be sequenced so that the riprap is put in place with the minimum delay. Disturbance of areas where riprap is to be placed should be undertaken only when final preparation and placement of the riprap can follow immediately behind the initial disturbance. Where riprap is used for outlet protection, the riprap should be placed before or in conjunction with the construction of the pipe or channel so that it is in place when the pipe or channel begins to operate. Maintain temporary riprap, such as temporary check dams until the disturbed area is permanently stabilized.

D. Temporary stabilization. Stabilize with temporary seeding, mulch, or other non-erodable cover any exposed soils that will remain unworked for more than 14 days except, stabilize areas within 100 feet of a wetland or waterbody within 7 days or prior to a predicted storm event, whichever comes first. If hay or straw mulch is used, the application rate must be 2 bales (70-90 pounds) per 1000 sf or 1.5 to 2 tons (90-100 bales) per acre to cover 75 to 90% of the ground surface. Hay mulch must be kept moist or anchored to prevent wind blowing. An erosion control blanket or mat shall be used at the base of grassed waterways, steep slopes (15% or greater) and on any disturbed soil within 100 feet of lakes, streams and wetlands. Grading shall be planned so as to minimize the length of time between initial soil exposure and final grading. On large projects this should be accomplished by phasing the operation and completing the first phase up to final grading and seeding before starting the second phase, and so on.

E. Vegetated waterway. Upon final grading, the disturbed areas shall be immediately seeded to permanent vegetation and mulched and will not be used as outlets until a dense, vigorous vegetative cover has been obtained. Once soil is exposed for waterway construction, it should be immediately shaped, graded and stabilized. Vegetated waterways need to be stabilized early during the growing season (prior to September 15). If final seeding of waterways is delayed past September 15, emergency provisions such as sod or riprap may be required to stabilize the channel. Waterways should be fully stabilized prior to directing runoff to them.

Permanent stabilization defined
A. Seeded areas. For seeded areas, permanent stabilization means an 90% cover of the disturbed area with mature, healthy plants with no evidence of washing or rilling of the topsoil.

B. Sodded areas. For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying soil with no slumping of the sod or die-off.

C. Permanent mulch. For mulched areas, permanent mulching means total coverage of the exposed area with an approved mulch material. Erosion control mix may be used as mulch for permanent stabilization according to the approved application rates and limitations.

D. Riprap. For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an appropriate backing of a well-graded gravel or approved geotextile to prevent soil movement from behind the riprap. Stone must be sized appropriately. It is recommended that angular stone be used.

E. Agricultural use. For construction projects on land used for agricultural purposes (e.G., pipelines across crop land), permanent stabilization may be accomplished by returning the disturbed land to agricultural use.

F. Paved areas. For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed.

G. Ditches, channels, and swales. For open channels, permanent stabilization means the channel is stabilized with mature vegetation at least three inches in height, with well-graded riprap, or with another non-erosive lining capable of withstanding the anticipated flow velocities and flow depths without reliance on check dams to slow flow. There must be no evidence of slumping of the lining, undercutting of the banks, or down-cutting of the channel.

General Construction Phase
The following erosion control measures shall be followed by the contractor throughout construction of this project:

A. All topsoil shall be collected, stockpiled, seeded with rye at 3 pounds/1,000 sf and mulched, and reused as required. Silt fencing shall be placed down gradient from the stockpiled loam. Stockpile to be located by designation of the owner and inspecting engineer.

B. The inspecting engineer at his/her discretion, may require additional erosion control measures and/or supplemental vegetative provisions to maintain stability of earthworks and finish graded areas. The contractor shall be responsible for providing and installing any supplemental measures as directed by the inspecting engineer. Failure to comply with the engineer's directions will result in discontinuation of construction activities.

C. Erosion control mesh shall be applied in accordance with the plans over all finish seeded areas as specified on the design plans.

D. All graded or disturbed areas including slopes shall be protected during clearing and construction in accordance with the approved erosion and sediment control plan until they are adequately stabilized.

E. All erosion, and sediment control practices and measures shall be constructed, applied and maintained in accordance with the approved erosion and sediment control plan.

F. Areas to be filled shall be cleared, grubbed and stripped of topsoil to remove trees, vegetation, roots or other objectionable materials.

G. Areas shall be scarified to a minimum depth of 3 inches prior to placement of topsoil.

H. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc., shall be compacted in accordance with local requirements or codes.

I. All fills shall be placed and compacted in layers not to exceed 8 inches in thickness.

J. Except for approved landfills or non-structural fills, fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris and other objectionable materials that would interfere with or prevent construction of satisfactory lifts.

K. Frozen material or soft, mucky or highly compressible materials shall not be incorporated into fill slopes or structural fills.

L. Fill shall not be placed on a frozen foundation.

M. Seeps or springs encountered during construction shall be handled appropriately.

N. All graded areas shall be permanently stabilized immediately following finished grading.

O. Remove any temporary control measures, such as silt fence, within 30 days after permanent stabilization is attained. Remove any accumulated sediments and stabilize.

Permanent vegetation
Permanent vegetative cover should be established on disturbed areas where permanent, long lived vegetative cover is needed to stabilize the soil, to reduce damages from sediment and runoff, and to enhance the environment.

Seedbed preparation
A. Grade as feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance.

B. Apply limestone and fertilizer according to soil tests such as those offered by the university of Maine soil testing laboratory. Soil sample mailers are available from the local cooperative extension service office. If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 800 pounds per acre or 18.4 pounds per 1,000 square feet using 10-20-20 (n-p2o5-k2o) or equivalent. Apply ground limestone (equivalent to 50% calcium plus magnesium oxide) at
a rate of 3 tons per acre (138 lb. Per 1,000 sq. Ft).

C. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, spring tooth harrow or other suitable equipment. The final harrowing operation should be on the general contour. Continue tillage until a reasonably uniform, fine seedbed is prepared. All but clay or silty soils and coarse sands should be rolled to firm the seedbed wherever feasible.D. Remove from the surface all stones 2 inches or larger in any dimension. Remove all other debris, such as wire, cable, tree roots, concrete, clods, lumps or other unsuitable material.

E. Inspect seedbed just before seeding. If traffic has left the soil compacted; the area must be tilled and firmed as above.

F. Permanent seeding should be made 45 days prior to the first killing frost or as a dormant seeding with mulch after the first killing frost and before snowfall. When crown vetch is seeded in later summer, at least 35% of the seed should be hard seed (unscarified). If seeding cannot be done within the seeding dates, mulch according to the temporary mulching bmp and overwinter stabilization and construction to protect the site and delay seeding until the next recommended seeding period.

G. Following seed bed preparation, swale areas, fill areas and back slopes shall be seeded at a rate of 3 lbs./1,000 s.F. With a mixture of 35% creeping red h. Fescue, 6% red top, 24% kentucky bluegrass, 10% perennial ryegrass, 20% annual ryegrass and 5% white dutch clover.

I. Areas which have been temporarily or permanently seeded shall be mulched immediately following seeding.

J. Areas which cannot be seeded within the growing season shall be mulched for over-winter protection and the area should be seeded at the beginning of the growing season.

Winter construction phase
If an area is not stabilized with temporary or permanent measures by November 15, then the site must be protected with additional stabilization measures.

A. Permanent stabilization consists of at least 90% vegetation, pavement/gravel base or riprap.

B. Do not expose slopes or leave slopes exposed over the winter or for any other extended time of work suspension unless fully protected with mulch.

C. Apply hay mulch at twice the standard rate (150 lbs. Per 1,000 sf). The mulch must be thick enough such that the ground surface will not be visible and must be anchored.

D. Use mulch and mulch netting or an erosion control mulch blanket or all slopes greater than 8 % or other areas exposed to direct wind.

E. Install an erosion control blanket in all drainageways (bottom and sides) with a slope greater than 3 %.

F. See the vegetation measures for more information on seeding dates and types.

G. Winter excavation and earthwork shall be completed so that no more than 1 acre of the site is without stabilization at any one time.

H. An area within 100 feet of a protected natural resource must be protected with a double row of sediment barrier.

I. Temporary mulch must be applied within 7 days of soil exposure or prior to any storm event, but after every workday in areas within 100 feet from a protected natural resource.

J. Areas that have been brought to final grade must be permanently mulched that same day.

K. If snowfall is greater than 1 inch (fresh or cumulative), the snow shall be removed from the areas due to be seeded and mulched.

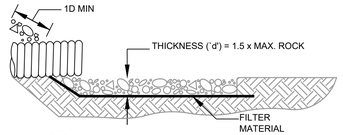
L. Loam shall be free of frozen clumps before it is applied.

M. All vegetated ditch lines that have not been stabilized by November 1, or will be worked during the winter construction period, must be stabilized with an appropriate stone lining backed by an appropriate gravel bed or geotextile unless specifically released from this standard by the department.

Maintenance and inspection phase
A. Minimum erosion control measures will need to be implemented and the applicant will be responsible to maintain all components of the erosion control plan until the site is fully stabilized. However, based on site and weather conditions during construction, additional erosion control measures may need to be implemented. All areas of instability and erosion must be repaired immediately during construction and need to be maintained until the site is fully stabilized or vegetation is established. A construction log must be maintained for the erosion and sedimentation control inspections and maintenance

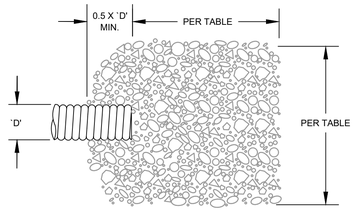
B. A log (report) must be kept summarizing the scope of the inspection, name(s) and qualifications of the personnel making the inspection, the date(s) of the inspection, and major observations relating to operation of erosion and sedimentation controls and pollution prevention measures. Major observations must include: bmps that need to be maintained; location(s) of bmps that failed to operate as designed or proved inadequate for a particular location; and location(s) where additional bmps are needed that did not exist at the time of inspection. Follow-up to correct deficiencies or enhance controls must also be indicated in the log and dated, including what action was taken and when.

Dewatering
A dewatering plan is needed to address excavation de-watering following heavy rainfall events or where the excavation may intercept the groundwater table during construction. The collected water needs treatment and a discharge point that will not cause downgradient erosion and offsite sedimentation or within a resource. Please follow the details of such a plan.



NOTE:
1. GEOTEXTILE FILTER FABRIC BENEATH STONE BASED ON UNDISTURBED SOILS, OR 6" OF 4" MINUS BAN RUN GRAVEL FREE OF FINES, CLAYS, SILTS.
2. GEOTEXTILE TO BE MIRAFI 600X OR APPROVED EQUAL.

SECTION



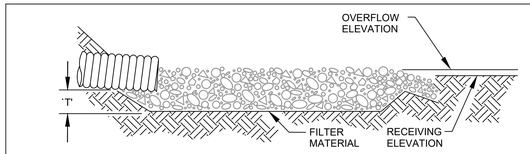
HARD ANGULAR ROCK
D50 SELECTION PER CHART

PLAN

PIPE INLET PROTECTION SIZING TABLE (MINIMUM)		
SIZE	RIPRAP SIZING (D50)	WIDTH AT THE NARROW END OF THE PIPE
12"	5"	3-4'
18"	8"	4-6'
24"	10"	6-8'
30"	12"	8-10'
36"	14"	10-12'

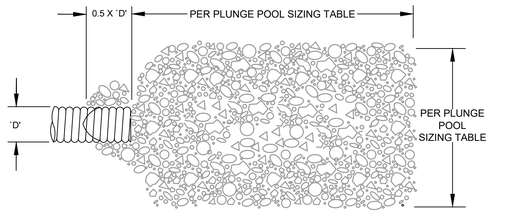
NOTES:
1. IN DEFINED CHANNELS, APRON SHALL EXTEND FULL WIDTH OF BOTTOM AND ONE FOOT ABOVE MAX. HEADWATER OR UP TO BANK FULL, WHICHEVER IS LESS.

PIPE INLET PROTECTION
NOT TO SCALE



THICKNESS (`T') = 1.5 x MAX. ROCK DIAMETER

SECTION

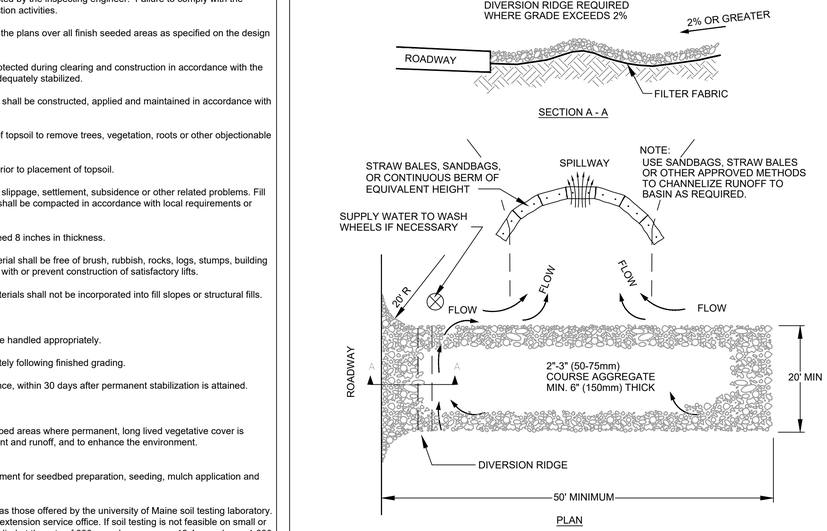


PLAN

PLUNGE POOL SIZING (MINIMUM)				
SIZE	RIPRAP SIZING (D50)	WIDTH AT THE NARROW END OF THE PIPE	LENGTH FOR SLOW FLOWS (NO PRESSURE HEAD)	LENGTH FOR HIGH FLOWS (WITH PRESSURE HEAD)
12"	5"	3-4'	4-6'	8-10'
18"	8"	4-6'	6-8'	12-18'
24"	10"	6-8'	8-10'	18-22'
30"	12"	8-10'	12-14'	22-28'
36"	14"	10-12'	14-16'	28-32'

NOTES:
1. THE DIAMETER OF THE LARGEST STONE SIZE IN THE MIX SHOULD BE ABOUT 1.5 TIMES THE D50 AND THE SMALLEST ONE ABOUT ONE HALF THE SIZE. THE THICKNESS OF RIPRAP SHOULD NEVER BE LESS THAN 2 TIMES THE ROCK D50.
2. APRON SHALL BE SET AT A ZERO GRADE AND ALIGNED STRAIGHT.
3. FILTER MATERIAL SHALL BE FILTER FABRIC (MIRAFI 600X OR APPROVED EQUAL) OR 6" (150mm) THICK MINIMUM GRADED GRAVEL LAYER.

PIPE OUTLET PROTECTION
NOT TO SCALE

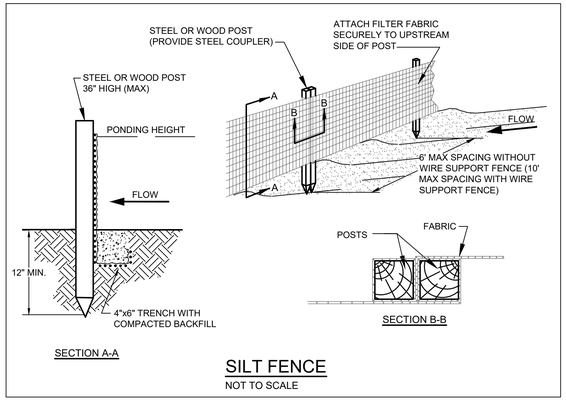


SECTION A - A

PLAN

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

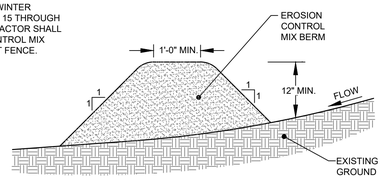


SECTION A-A

SECTION B-B

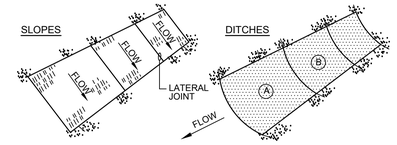
SILT FENCE
NOT TO SCALE

NOTE:
DURING PERIODS OF WINTER CONSTRUCTION (NOV. 15 THROUGH APRIL 15), THE CONTRACTOR SHALL INSTALL EROSION CONTROL MIX BERMS IN LIEU OF SILT FENCE.



EROSION CONTROL MIX:
EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES & MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80% - 100% DRY WEIGHT BASIS
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85% PASSING A 0.75" SCREEN
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 mmhos/cm.
- ph SHALL FALL BETWEEN 5.0 - 8.0.

EROSION CONTROL MIX BERM
NOT TO SCALE



NOTES:
1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
4. STAPLE OUTSIDE LATERAL EDGE 2' ON CENTER.
5. WIRE STAPLES TO BE MIN. OF #11 WIRE, 6" LONG & 1-1/2" WIDE.
6. USE NORTH AMERICAN GREEN DS 150 (OR APPROVED EQUAL) ON SLOPES BETWEEN 4:1-2:1. USE NORTH AMERICAN GREEN VMAX SC250 PERMANENT TURF REINFORCEMENT MAT (OR APPROVED EQUAL) ON SLOPES 2:1 AND STEEPER..

EROSION CONTROL BLANKET
NOT TO SCALE

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

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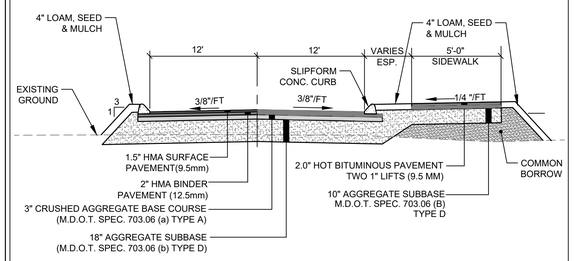
PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

SHEET TITLE: EROSION CONTROL DETAILS

CLIENT: JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

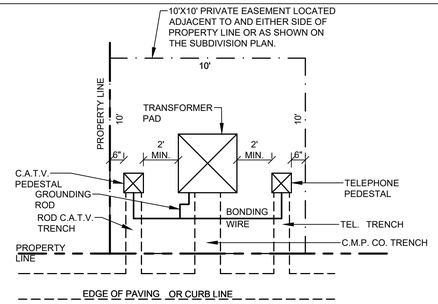
DATE: 08-08-2025
SCALE: N.T.S.
JOB NO: 25-23
SHEET: C-5.0

C:\OD\Terradyn Consultants\Project Folders - Documents\2025\ Jobs\25-23 Chappell Poland Rd Auburn\CAD\Permitting\25-23 D.dwg



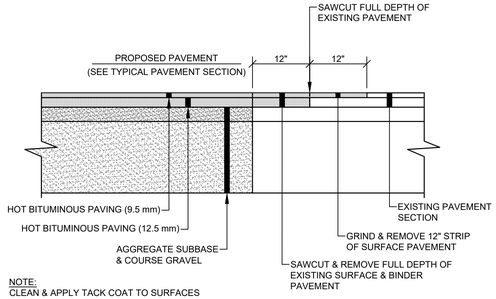
NOTES:
1. ALL CONSTRUCTION MATERIALS AND METHODS SHALL ADHERE TO ARTICLE 11 OF THE CITY OF SACO SUBDIVISION ORDINANCE AND MAINEDOT STANDARD SPECIFICATIONS.

TYPICAL ROAD SECTION
NOT TO SCALE



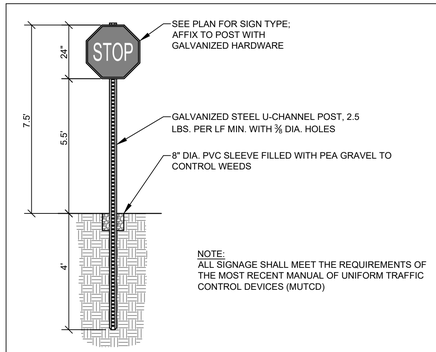
NOTES:
TRANSFORMER PAD AND COVER TO BE FIBERGLASS MEETING CENTRAL MAINE POWER SPECIFICATIONS.

TRANSFORMER DETAIL
NOT TO SCALE



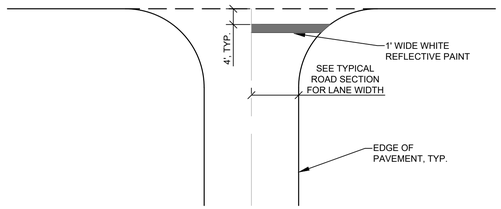
NOTE:
CLEAN & APPLY TACK COAT TO SURFACES WHERE NEW BIT. PAVEMENT IS INSTALLED

TYPICAL PAVEMENT JOINT
NOT TO SCALE

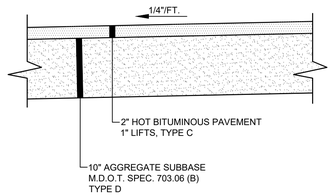


NOTE:
ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE MOST RECENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

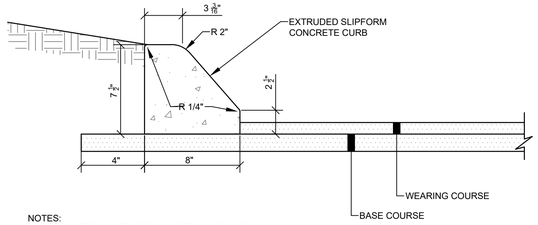
STREET SIGN
NOT TO SCALE



STOP BAR DETAIL
NOT TO SCALE

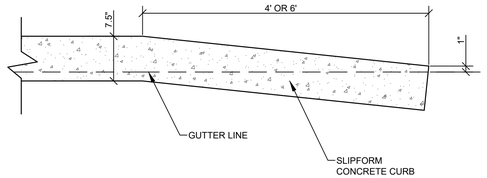


BITUMINOUS SIDEWALK
NOT TO SCALE

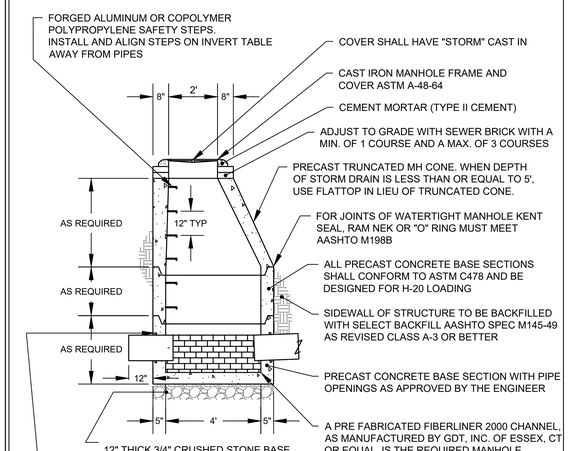


NOTES:
1. APPLY EPOXY BETWEEN BINDER PAVEMENT AND CURB
2. 1" TO 2" SLUMP
3. 5% TO 7% AIR ENTRAINMENT
4. 4,000 PSI CONCRETE WITH FIBER REINFORCEMENT

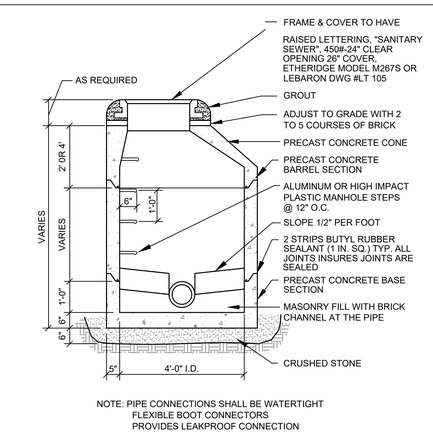
SLOPED SLIPFORM CONCRETE CURB DETAIL
NOT TO SCALE



SLIPFORM CURB TIPDOWN DETAIL
NOT TO SCALE

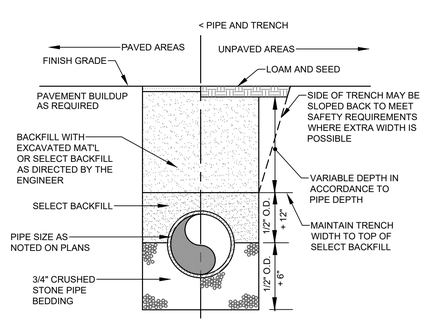


4' DIAMETER PRECAST STORM DRAIN MANHOLE
NOT TO SCALE

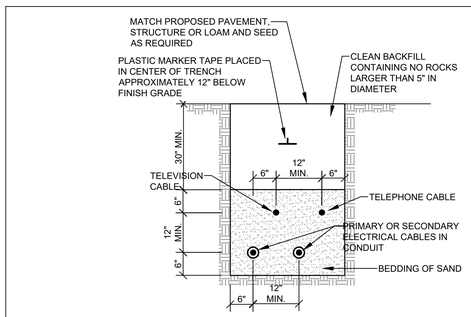


NOTE: PIPE CONNECTIONS SHALL BE WATERTIGHT FLEXIBLE BOOT CONNECTORS PROVIDES LEAKPROOF CONNECTION

PRECAST SEWER MANHOLE
NOT TO SCALE

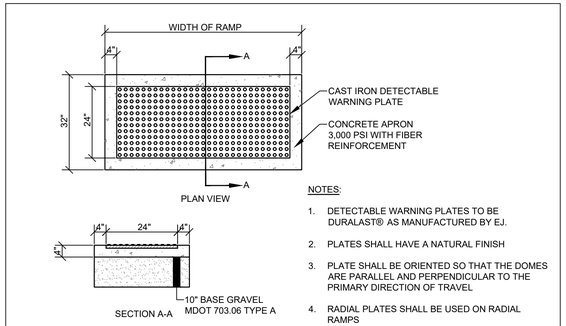


TYPICAL TRENCH SECTION
NOT TO SCALE



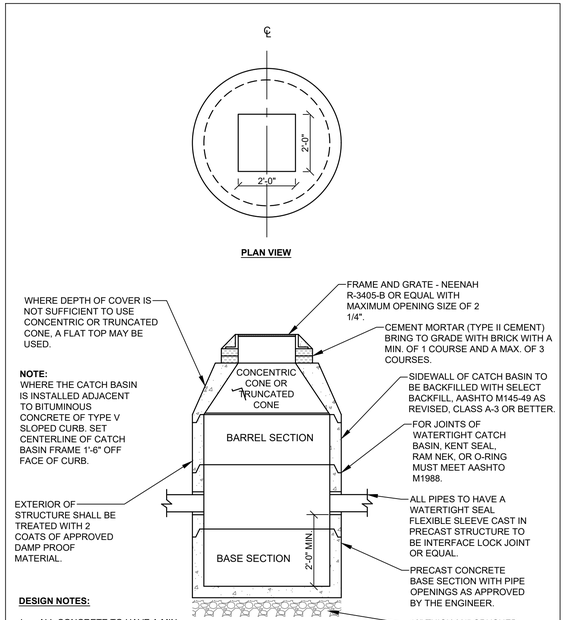
CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT WHEN RUN BENEATH PAVED AREAS.

TYPICAL UNDERGROUND CABLE INSTALLATION
NOT TO SCALE



NOTES:
1. DETECTABLE WARNING PLATES TO BE DURALAST® AS MANUFACTURED BY EJ.
2. PLATES SHALL HAVE A NATURAL FINISH
3. PLATE SHALL BE ORIENTED SO THAT THE DOMES ARE PARALLEL AND PERPENDICULAR TO THE PRIMARY DIRECTION OF TRAVEL
4. RADIAL PLATES SHALL BE USED ON RADIAL RAMPS

DETECTABLE WARNING PLATE DETAIL
NOT TO SCALE



DESIGN NOTES:
1. ALL CONCRETE TO HAVE A MIN. OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. DESIGN LOAD FOR H-20 WHEEL LOAD.
3. CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
4. REINFORCE TO 0.12 IN SQ./LF..

SECTION VIEW

NOTE:
CASCADE GRATES SHALL BE INSTALLED ON GRADIENT OF GUTTER IF PROFILE GRADE EXCEEDS 5% GRATES SHALL BE DEPRESSED 2" BELOW NORMAL GUTTER GRADE UNLESS THIS DEPRESSION INTERFERES WITH TRAFFIC. PARALLEL BAR GRATES SHALL BE INSTALLED ON A LEVEL GRADIENT.

TYPICAL CATCH BASIN
NOT TO SCALE

STATE OF MAINE — CRAIG M. SWEET No. 15060 — LICENSED PROFESSIONAL ENGINEER

DATE: 10-30-2025

NO.	DATE	REVISIONS
4	10-30-2025	RESPONSE TO DEVELOPMENT REVIEW COMMENTS
3	10-10-2025	REVISED BUILDING LAYOUT
2	09-02-2025	REVISE AND RESUBMIT PER PLANNING STAFF COMMENTS
1	08-08-2025	SUBMIT TO CITY

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

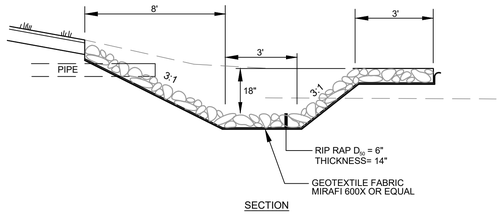
PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

SHEET TITLE: SITE DETAILS

CLIENT: JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

DATE: 08-08-2025
SCALE: N.T.S.
JOB NO: 25-23
SHEET: C-5.1

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SECTION

CONSTRUCTION SPECIFICATIONS:

1. CONSTRUCT THE LEVEL SPREADER LIP ON A ZERO PERCENT GRADE TO ENSURE UNIFORM SPREADING OF RUNOFF.

2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL - NOT ON FILL MATERIAL.

3. DIVERSION BERM SHALL BE CONSTRUCTED OF COMMON BORROW MATERIAL MEETING M.D.O.T. spec 703.18. MATERIAL SHALL BE PLACED IN 12" LIFTS AND COMPACTED TO 90% MAX. DRY DENSITY.

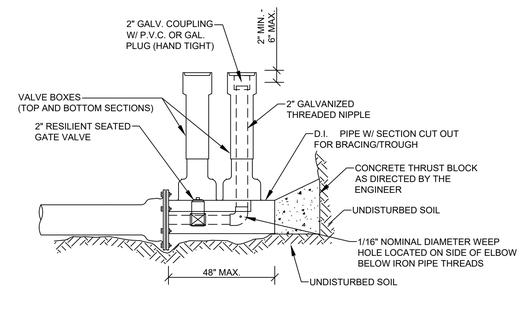
4. THE ENTRANCE CHANNEL TO THE LEVEL SPREADER SHALL NOT EXCEED A ONE PERCENT GRADE AT LEAST 20 FEET BEFORE ENTERING INTO THE SPREADER.

5. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RECONCENTRATE IMMEDIATELY BELOW THE SPREADER.

6. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PERFORMED.

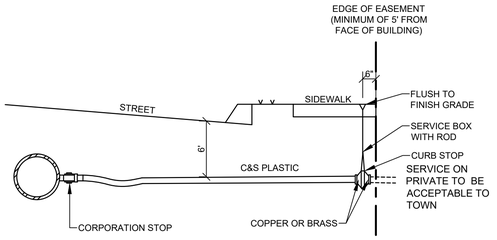
LEVEL SPREADER DETAIL

NOT TO SCALE



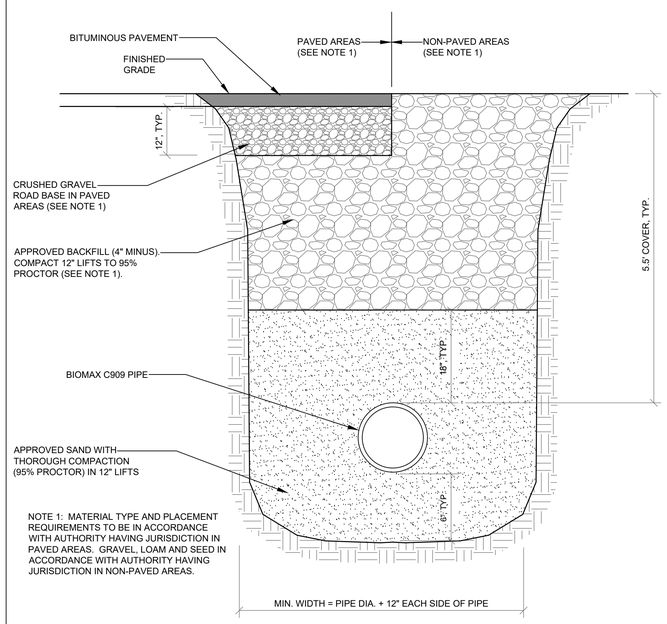
STANDARD 2" BLOW OFF

NOT TO SCALE



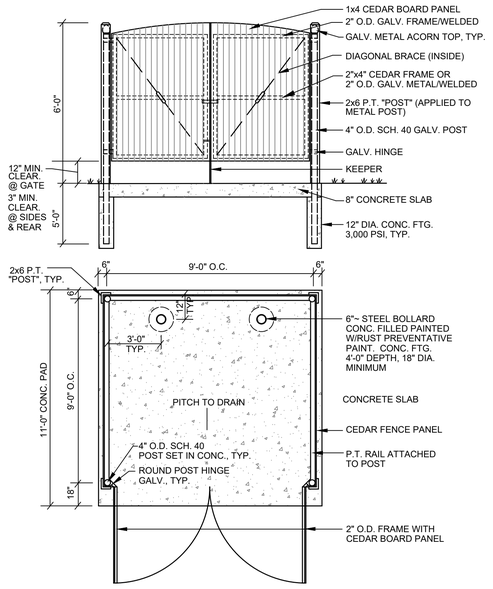
TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE



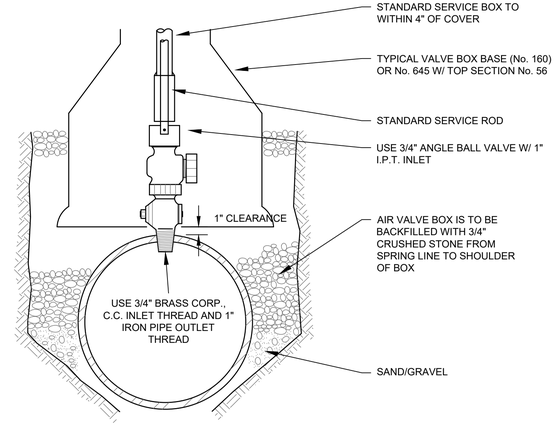
WATER MAIN TRENCH

NOT TO SCALE



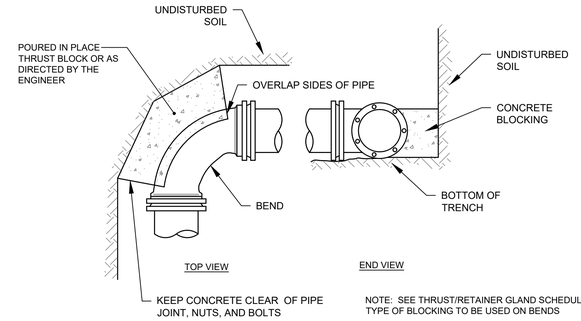
TYPICAL DUMPSTER ENCLOSURE

NOT TO SCALE



TYPICAL AIR VALVE (1)

NOT TO SCALE



STANDARD BEND BLOCKING

NOT TO SCALE

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 10-30-2025

NO.	DATE	REVISIONS
1	08-08-2025	SUBMIT TO CITY
2	09-02-2025	REVISE AND RESUBMIT PER PLANNING STAFF COMMENTS
3	10-10-2025	REVISED BUILDING LAYOUT
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PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

SHEET TITLE: SITE DETAILS

CLIENT: JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

DATE: 08-08-2025
SCALE: N.T.S.
JOB NO: 25-23
SHEET: C-5.2

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207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

October 10, 2025 25-23

David Hediger
Director of Planning & Permitting City of
Auburn
60 Court Street
Auburn, ME 04210

538 Poland Road Multi-Family Development
Poland Road, Auburn, ME

Dear David,

On behalf of Jonah Chappell and Kyle Romick we are pleased to submit the Development Review Application for Poland Road Multi-family Development, which features three multi-family units each with 4 units for a total of 12 units. We are requesting to be placed on the agenda for the next available Planning Board meeting.

EXISTING PROJECT SITE

The project site is located at 530 & 538 Poland Road and is located on the southern side of Poland Road between the intersection with Poliquin Ave and Huard Ave. The subject parcels are show on the City of Auburn Tax Map 188 as lots 25, 26, and 27 and are located within the Traditional Neighborhood Development District (T-4.2B) and the Industrial District (ID) as well as the Manufactured Housing Overlay District.

The development parcel includes a single family home addressed at 538 Poland Road which was subdivided out earlier this year on a 15,365 sf lot. The remainder of the lot is largely wooded and slopes towards the rear of the property. Wetlands were delineated by Terradyn Consultants in July of 2025 and are shown on the attached plans.

PROPOSED PROJECT

The proposed development features the construction of three townhouse style multi-family buildings each with 4-units. Each of the units will be two bedroom units. There will be two parking lot areas with a total of 25 parking spaces proposed, with the existing home supporting 2 plus vehicles. A copy of an example building elevations are attached to this letter.

Schematic Layout: The site was designed to work with existing elevation constraints. The 24' wide entrance is located generally in the same location as the existing driveway to 538 Poland Road. The driveway for the single family home will be relocated off of the new access drive. The drive is approximately 350' in length.

Parking: The plan features 25 parking spaces which will provided over 2 spaces per unit which is in excess of the required 1 space per dwelling unit.

Access: The project will be accessed off of a newly proposed roadway off of Poland Road. The proposed roadway will be approximately 350' in length and feature a hammerhead turnaround at the end. The road has been designed to meet the requirements of the City of Auburn with 24' wide Travel ways.

Daily Peak hour trip generation was determined for the proposed project based upon trip tables presented in the 11th edition of the Institute of Transportation Engineers (ITE) "Trip Generation" handbook. The ITE publication provides numerous land use categories and the average volume of trips generated by each category. Site Trip estimates for this project are based upon LUC #220 (Multifamily Housing Low Rise) Calculations of the total number of trips generated per each corresponding time period are summarized below:

Land Use	Multifamily Low Rise – LUC 220		
Time Period	Size # of units	p Generation Rate (Trips per Units)	Trips Generated
Weekday	12	6.74	81
AM Weekday Peak Hour (Street)	12	0.40	5
PM Weekday Peak Hour (Street)	12	0.51	7
AM Weekday Peak Hour (Generator)	12	0.47	6
PM Weekday Peak Hour (Generator)	12	0.57	7
Saturday	12	4.55	55
Saturday Peak Hour	12	0.41	6
Sunday	12	3.86	47
Sunday Peak Hour	12	0.36	5

Utilities: The property is proposed to be served by existing public water, sewer and power located within Poland Road.

Stormwater Management: The project has been designed to meet the current City and MaineDEP requirements for stormwater quality and quantity control. The majority of the development will drain to a stone level spreader and forested buffer along the southern portion of the of the property. A full stormwater report is attached.

Snow Removal: Snow storage areas are shown on the attached plans.

Landscaping & Lighting: Landscaping is shown on the attached site plan drawings. The site will feature cut off lighting along the buildings. The site will be surrounded by existing woodland to the maximum extent practical which will help shield the site from view of neighboring

properties.

ATTACHMENTS

The following items have been attached:

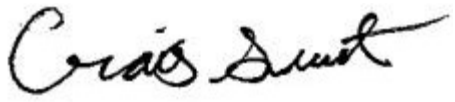
1. Application Form & Checklist
2. Property Deed
3. Standards Compliance Narrative
4. Stormwater Report
5. Financial Capacity
6. Cost Estimate
7. Building Plans

CLOSING

The project has been designed to meet the review standards of the City of Auburn's Zoning and Land Use Code. Narratives describing how these criteria and standards are met is attached to the Development Review Application. Please do not hesitate to reach out if you have any questions or require additional information.

Sincerely,

TERRADYN CONSULTANTS, LLC



Craig Sweet, P.E.
Project Engineer

Terradyn Consultants, LLC has been retained by the Applicants to act as their agent and to provide all necessary information and documentation for the Board's review and approval of this project. We very much appreciate your time and attention to this matter.

Attachment 1

Application Form

August 7, 2025

To Whom it May Concern:

Please be advised that this letter authorizes Terradyn Consultants LLC to act as agent on behalf of Kyle Romick and Jonah Chappell for their proposed Development to be located at 530 & 538 Poland Road in Auburn, Maine for the preparation and submission of all Federal, State and Local Permit applications and relevant documents and correspondence for development of the subdivision and to attend meetings, site visits, appear before all boards, commissions, committees, and to provide such other services as necessary and appropriate in furtherance of aforementioned project.

8/7/25

Applicants Signature Date

8/7/25

Applicants Signature Date

Attachment 2

Property Deed

Bk 11745 Pg82 #20285
12-24-2024 @ 08:33a

NOT AN OFFICIAL COPY

(DLN): 2224596

WARRANTY DEED

Matthew R. Cote of Sabattus, Androscoggin County, Maine, for consideration paid, grants to **Jonah Chappell** of South Portland, Cumberland County, Maine (whose mailing address is 7 Cardiff Way, South Portland, ME 04106) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my hand and seal this 20th day of December, 2024.

WITNESS:

_____

_____
Matthew R. Cote

STATE OF MAINE
Androscoggin, ss

December 20, 2024

Then personally appeared before me the above named Matthew R. Cote and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

_____
Print Name:
~~Notary Public~~/Attorney at Law
Commission Expiration:

File No.: 2024-5739

Harold "Trey" Stewart, III, Esq
Maine Bar No: 010267

File No: 2024-5739

"Exhibit A"

Certain lots or parcels of land, together with any buildings or improvements thereon, situated in the City of Auburn, County of Androscoggin and State of Maine, more particularly described as follows:

PARCEL ONE – Home and Land:

Lot One: Shown on a plan of Maple Point Annex, Made by C.A. Thayer, C.E. dated May 1922 and recorded with the Androscoggin County Registry of Deeds, beginning at a point in the southerly line of Portland & Lewiston Interurban Railway, said point being the northeasterly corner of land now or formerly owned by G.W. Peacock; thence southerly by the easterly line of the said Peacock land five hundred (500) feet to the northwesterly corner or lot one hundred fifty-two (152); thence turning easterly at right angles eighty-nine (89) feet to a stone bound; thence turning northerly at right angles and running in a straight line and thru the center of a stone bound four hundred seventy and eighty-two hundredths (470.82) feet to the line of said Portland & Lewiston Interurban Railway; thence turning westerly and running along the southerly line of said Portland & Lewiston Interurban Railway ninety-two and forty-nine hundredths (92.49) feet to the point or beginning. Intending to convey the fee to the center of Breton Avenue, upon which these premises abut, subject to street easements.

Lot Two: Lots one hundred twenty-nine (129) to one hundred fifty-two (152) inclusive, on plan of Maple Point Annex, made by C.A. Thayer, C.E., dated May 1922, filed with the Androscoggin County Registry of Deeds in Plan Book 2, Page 145. (Intending to convey the fee to the center line of that part of the street opposite which said lots abut, subject to the street easement).

PARCEL TWO

Lot One: Lots eighty-eight (88) to one hundred twenty-eight (128), both inclusive, as said lots appear on Plan of Maple Point annex made by C.A. Thayer, C.E. dated May 1922, and recorded in the Androscoggin County Registry of Deeds, Plan Book 2, Page 145, to which plan and its record reference may be had for a more particular description at the premises herein conveyed.

Lot Two: Lot Eighty-Seven (87) (intending to convey the fee to the entire width of Interurban Avenue and to the center line of Breton Avenue upon which said lot abuts, subject to the Street easement.) On plan of Maple Plat Annex made by C.A. Thayer, C.E., dated May 1922, and recorded with the Androscoggin County Registry of Deeds in Plan Book 2, Page 145.

Reference is made to the following deeds: (i) from Jeffrey Cote, Personal Representative of the Estate of Normand H. Cote conveying a ¼ interest to Matthew R. Cote dated August 12, 2009 and recorded in the Androscoggin County Registry of Deeds in Book 7769, Page 336, and (ii) Edward J. Cote conveying a ¼ interest and Vivian M. Renner conveying a ½ interest to Matthew R. Cote dated August 12, 2009 and recorded in the Androscoggin County Registry of Deeds in Book 7769, Page 339.

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

Attachment 3

Standards Compliance Narrative

TERRADYN CONSULTANTS, LLC

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

October 10, 2025 Project# 25-23

COMPLIANCE WITH CITY OF AUBURN ZONING AND LAND USE CODE

Poland Road Development, Auburn, Maine

The following information describes how the proposed project complies with Chapter 60 of the City of Auburn Zoning Ordinance section 60-1359:

1. *Will not result in undue water, air or noise pollution*

   The proposed project is a residential development and is not expected to result in any undue water, air or noise pollution.

2. *Has sufficient water available for the reasonably foreseeable needs of the subdivision;*

   The project is proposed to connect to the Auburn Water & Sewer District (AWSD).

3. *Will not cause an unreasonable burden on the existing water supply, if one is to be utilized;*

   The proposed project will not cause an unreasonable burden to the existing water supply. The project is proposed to connect to the Auburn Water & Sewer District (AWSD).

4. *Will not cause unreasonable soil erosion or reduction in capacity of the land to hold water so that a dangerous or unhealthy condition may result;*

   The proposed project will not cause unreasonable soil erosion or a reduction in the of the land to hold water. Erosion and sediment controls are shown on the attached plans.

5. *Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed;*

The project will not cause unreasonable highway or public congestion or unsafe conditions.

6. *Will provide for adequate sewage waste disposal;*

   The project is proposed to connect to the Auburn Water & Sewer District (AWSD).

7. *Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized*

   The proposed development is not anticipated to cause any unreasonable burden on the ability of a municipality to dispose of solid waste.

8. *Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or areas and irreplaceable natural areas;*

   The proposed development will not have an adverse effect on the scenic or natural beauty of the area. The proposed development is located within a largely developed portion of the city, the development will be a residential in nature.

9. *In conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;*

   The proposed development has been designed in conformance with all applicable regulations.

10. *Is funded by a [developer] that has adequate financial and technical capacity to meet the standards;*

    The applicant will be utilizing Key Bank for the project please see the attached letter from Key Bank.

    The Applicant has assembled a highly qualified team of professionals to plan, permit and develop construction documents for the project. The team services will be provided by the following companies:

CONSULTANT TEAM

Civil Engineer	Craig Sweet, P.E. Terradyn Consultants, LLC 41 Campus Drive, Suite 301 New Gloucester, ME 04260 (207) 370-2776
Surveyor	Nicholas Racioppi, P.L.S. Terradyn Consultants, LLC 41 Campus Drive, Suite 301 New Gloucester, ME 04260 (207) 926-5111

The team of consultants retained by the Developer has expertise and experience in the design of similar projects. Resumes of key personnel for the development team can be provided upon request.

11. *Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;*

The proposed project will not adversely impact the surrounding area.

12. *Has provisions for on-site landscaping that are adequate to screen neighboring properties from unsightly features of the development;*

The proposed dumpster areas will be screened from view. There is not intended to be any outdoor storage on the property. The proposed development location is located approximately 200’ back into the property and will be screened from public view.

13. *Will not create a fire hazard and has provided adequate access to the site for emergency vehicles:*

Adequate access has been provided for emergency vehicles.

14. *Will not, alone or in conjunction with existing activities adversely affect the quality or quantity of groundwater;*

The proposed project will not adversely impact the quality or quantity of groundwater.

15. *Does not have long-term cumulative effects on the proposed subdivision that will unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.*

The proposed project is not located within a great pond watershed.

The following statements are provided to address the Discretionary Criteria of Section 60-558 as it relates to 60-548B – Traditional Neighborhood T-4.2B:

Sec. 60-548B. Intent and Purpose: The existing single-family house fronting Poland Road will remain. The front yard will remain unchanged and there is not currently a stoop facing Poland Road. The three new buildings each have a footprint of approximately 2,000 square feet. There are no existing sidewalks on Poland Road. However, sidewalks are proposed on-site.

Sec. 60-548B.1. Building Placement and configuration: The internal road is proposed to be private. However, the principal building placement criteria are as follows:

PRINCIPAL BUILDING PLACEMENT	Required	Proposed Lot 2
Front Setback	5’ min./25’ max.	20-24’
Corner Lot front setback	5’ min./15’ max.	N/A
Side Setback	5’ min.	10.0’
Rear Setback	10’ min.	18’
Building lot coverage	70% max.	3%
Useable open space	10% min.	>10%
Frontage buildout	60% for multi-family	N/A
Lot width	24’ min./120’ max.	113’
PRINCIPAL BUILDING CONFIGURATION		
Building width	14’ min./110’max	32’
Building height minimum	1 story	2 story
Building height maximum	3 story	2 story

Sec. 60-548B.2. Building Frontages:

Building frontage type: The existing single-family house fronting Poland Road will remain.

Building Entries: building entrances are facing the proposed access drive. facing Portland Road is not proposed for the existing single-family house.

Building Envelope Articulation: The proposed buildings will not include front facades facing Poland Road.

Sec. 60-548B.3. External elements:

A front yard fence is not proposed. As such, a front yard fence opening is not proposed.

No portion of the buildings, except access stairs, encroach beyond the minimum front setback.

No garages are proposed.

No driveway access is proposed from Poland Road.

No parking is proposed within the Poland Road right-of-way.

No accessory structures are proposed.

Street trees are proposed along the access drive.

The proposed buildings include foundation plantings.

Attachment 4

Stormwater Report

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

538 Poland Road Development

538 Poland Road, AUBURN, MAINE

STORMWATER MANAGEMENT REPORT

PREPARED FOR:

Jonah Chappell
7 Cardiff Way
South Portland, Maine 04106

PREPARED BY:

TERRADYN CONSULTANTS LLC
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, MAINE 04260

October 10, 2025

Introduction

The following Stormwater Management Plan has been prepared for the proposed Poland road Multi-family Development to evaluate stormwater runoff and erosion control for the proposed project.

Site Calculations

Total Property Area	4.71 Ac (+/-)
Total Impervious Area	0.65 Ac
Total Developed Area	1.20 Ac

Existing Project Site

The development parcel is located of Poland road adjacent to Rockhill Avenue in Auburn. The parcel is show as lots 25,26& 27 on the City of Auburn Tax Map 188. A portion of the property is located within the Traditional neighborhood Development District T-4.2b and the remaining portion of the property is located within the Industrial District. The project site currently houses an existing residential lot which was broken off earlier this year with the remaining land largely undeveloped.

The subject parcel is located in Zone x according to the Federal Insurance Rate Map 23001C0309E.

The following existing conditions figures are provided in Appendix 1:

Figure 1	NRCS Medium Intensity Soil Survey
Figure 2	USDA Quad map
Figure 3	Aerial Map
Figure 4	Nation Wetland Inventory map
Figure 5	FEMA Flood Plain Map

Proposed Project

The proposed development will feature the construction of three new multi-family buildings each housing 4 units off a new 400 ft access road to the site.

A structural Best Management Practice (BMPs) has been designed to collect, store, and treat runoff from onsite impervious areas prior to discharge from the site. Runoff from the developed areas of the site will be directed through a stormwater collection system prior to discharging to a level lip spreader and forested buffer.

Applicable Design Standards

The project requires a stormwater permit pursuant to the Site Location of Development Act 38 M.R.S §420-D. The project must meet the following standards of Chapter 500:

Basic Standards: These standards include erosion and sediment control, inspection and maintenance, and housekeeping requirements.

General Standards: The General Standard requires that a project's stormwater management system includes measures that will provide pollutant removal from runoff and mitigate for the increased frequency of channels erosive flows due to runoff from smaller storms and potential temperature impacts.

Best Management Practices (BMPs) will be implemented to reduce the impacts of site development on downstream water quality. BMP sizing calculations are attached to this report.

Water Quality (BMP Standard): The water quality requirements will be met by the use of a forested buffer to treat and detain stormwater.

Basic Standards

A site specific Erosion & Sedimentation Control Plan has been developed for the project. Means and methods to control erosion and sedimentation during and after construction are detailed in the erosion control plan narrative and construction details, which are included directly on the project drawings for ease of reference during construction.

Requirements for inspection and maintenance of the stormwater management system are provided in the stormwater management system inspection and maintenance plan located in Appendix 3.

Housekeeping requirements are included in the Erosion & Sediment Control Narrative located on the project drawings.

Water Quality (BMP Standard)

The water quality requirements will be met by utilizing a Level Spreader and forested buffers to treat the development.

The project will result in the creation of approximately 23,642 SF of impervious area. The proposed BMPs will result in the treatment of approximately 98% of the new impervious area.

Percentage of Treatment of the Impervious Area =95% (95% required)

The project will result in the creation of approximately 31,982 SF of developed area. The proposed BMPs will result in the treatment of approximately 95% of the area.

Percentage of Treatment of the Developed Area = 95% (80% required)

Housekeeping and Maintenance & Inspection guidelines are attached to this report.

Stormwater Quantity Control

As part of best engineering practices, the proposed development has been designed to minimize stormwater runoff from the site in excess of the natural pre-development conditions. A hydrologic analysis of pre-development and post-development conditions was conducted based upon the methodology contained in the USDA Soil Conservation Service's Technical Releases No. 22 and 55 (SCS TR-20 and TR-55). For Androscoggin, Maine a 24-hour SCS Type III Storm distribution was used for the analysis using the following storm frequencies and rainfall amounts, per Maine DEP Chapter 500:

Storm Event	24-Hour Rainfall
2–Year Storm	3.0 inches
10–Year Storm	4.3 inches
25–Year Storm	5.4 inches

Runoff curve numbers, time of concentration, and travel time data were established based on methods outlined in the USDA TR-55 manual.

A minimum time of concentration of 6 minutes and a maximum sheet flow distance of 150 linear feet was used in the models.

Pre-Development Conditions

The pre-development HydoCAD model includes three (3) subcatchement and three (3) study points:

Study Point 1 is located along the south eastern property line on the downgradient side and represents the location where stormwater drains off the property. The subcatchment associated with study point 1 is currently mostly forested with some developed areas near Poland Road. The stormwater eventually discharges into the Little Androscoggin River.

Study Point 2 is located on the southeast side of the parcel, across from study point 1. The study point is representative of where stormwater runoff exits the property. The

subcatchment associated with study point 2 is currently all forested with no development. The stormwater runoff eventually discharges to Little Androscoggin River. Study Point 3 is located next on the upgradient side near Poland Road. This point is representative of where stormwater runoff exits the property. The subcatchment associated with this study point is made up of a portion of the existing lot. The stormwater runoff eventually discharges into the Little Androscoggin River.

A Pre-Development Watershed Map, showing sub-watershed boundaries, time of concentration flow paths, and Study Points is provided in Appendix 6. The Pre-development HydroCAD model is attached in Appendix 4.

Post-Development Conditions

The post-development HydoCAD model includes four (4) subcatchements and three (3) study points. Stormwater runoff from the project site ultimately drains to the Little Androscoggin River, stormwater runoff from the stie primarily flows through a large gravel wetland located along the eastern portion of the property with a small amount of runoff flowing towards Danvill Corner Road.

A post-Development Watershed Map, showing sub-watershed boundaries, time of concentration flow paths, and Study Points is provided in Appendix 6. The Post-development HydroCAD model is attached in Appendix 5.

Stormwater Analysis

The results of the pre-development and post-development models were analyzed at the defined Study Points described above. The direct comparison of the pre-development and post-development conditions at the Study Points are as follows:

Table 1 - Stormwater Runoff Summary Table
Pre-Development vs. Post-Development

Study Point #	2Yr/24Hr (cfs)		10Yr/24Hr (cfs)		25Yr/24Hr (cfs)	
	Pre	Post	Pre	Post	Pre	Post
1	1.3	1.0	2.7	2.1	4.0	3.1
2	0.3	0.3	0.6	0.6	0.9	0.9
3	0.4	0.4	0.7	0.7	1.0	1.0

The peak rate of runoff will decrease or remain the same in the 2, 10 & 25-year storm events.

Summary

Based upon the results of this evaluation, the proposed stormwater design is not expected to cause flooding, erosion, or other significant adverse effects downstream of the site.

Appendices

1 – Existing Conditions Figures
2 – BMP Design Calculations
3 – Housekeeping & Maintenance
4 – Pre-Development HydroCAD Model
5 – Post-Development HydroCAD Model
6 – Watershed Maps

APPENDIX 1

EXISTING CONDITIONS FIGURES



Map unit symbol	Map unit name	Rating	Acres in AOI
NgB	Ninigret fine sandy loam, 0 to 8 percent slopes	C	6.5
Wa	Walpole fine sandy loam	A/D	6.5

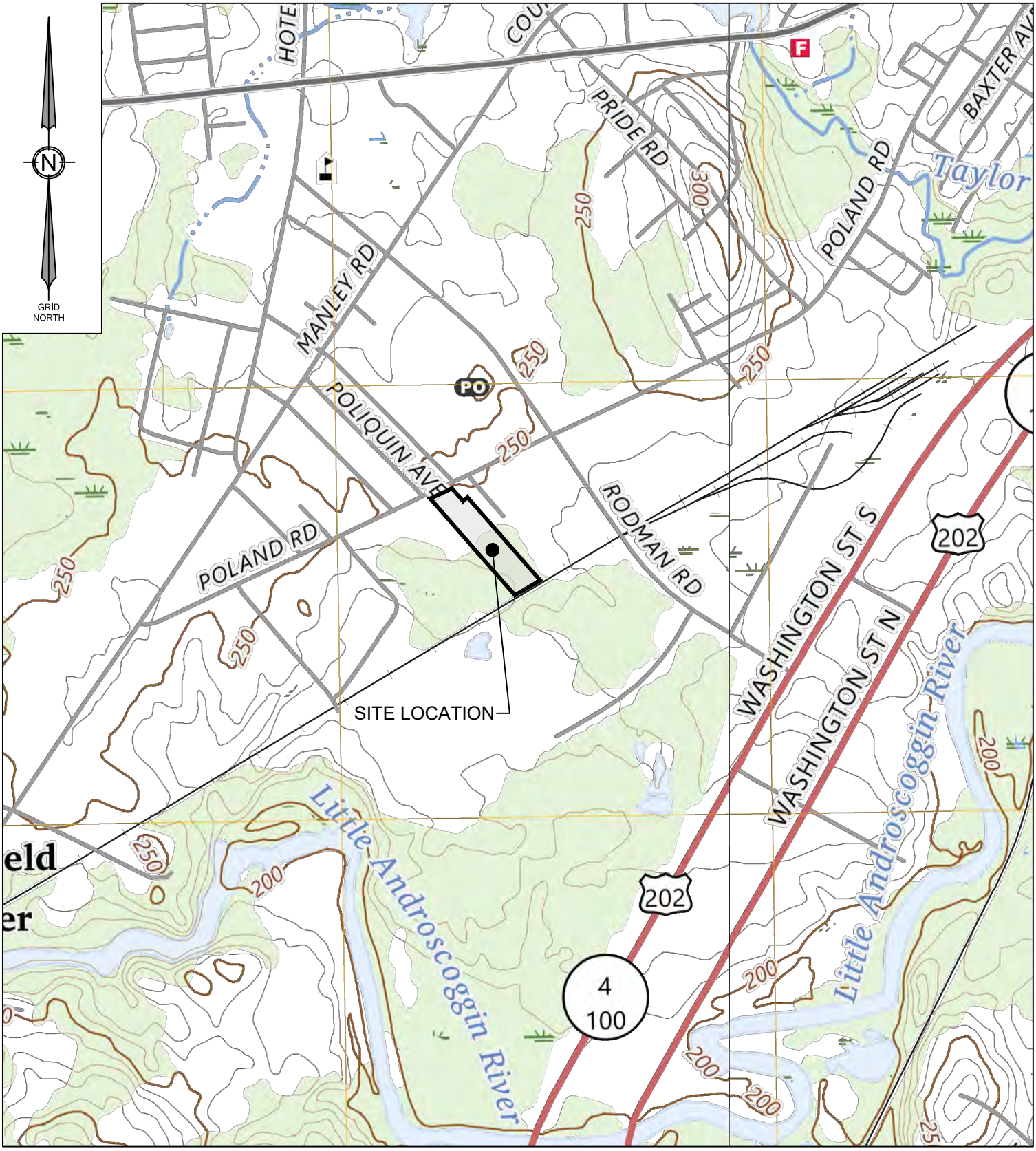
SOIL MAP

PROJECT:
CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

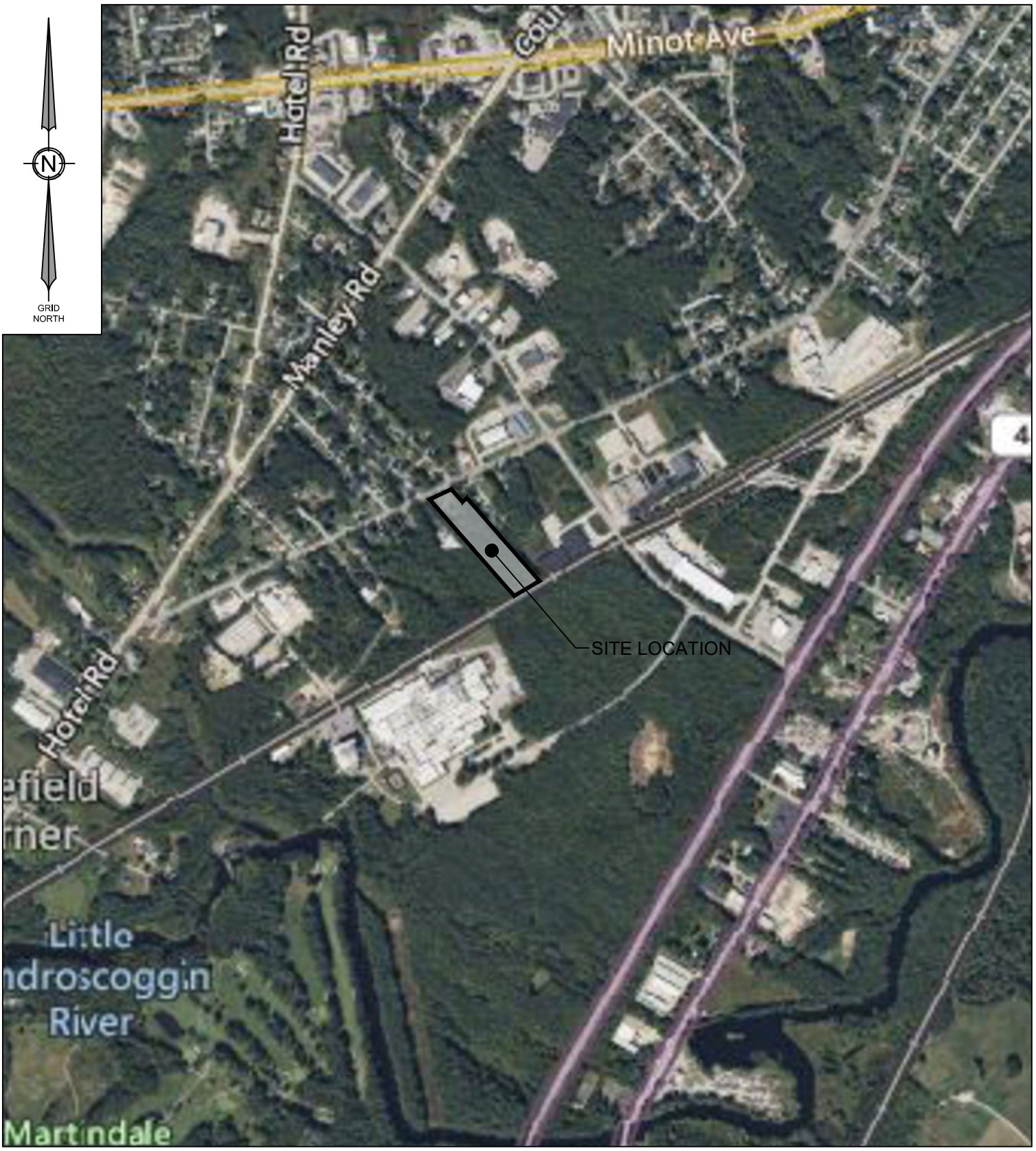
PREPARED FOR:
JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

TERRADYN CONSULTANTS, LLC
ADDRESS:
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Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PROJECT NO. 25-023
DATE 07-17-2025
SCALE 1" = 200'
SHEET 1
OF 1



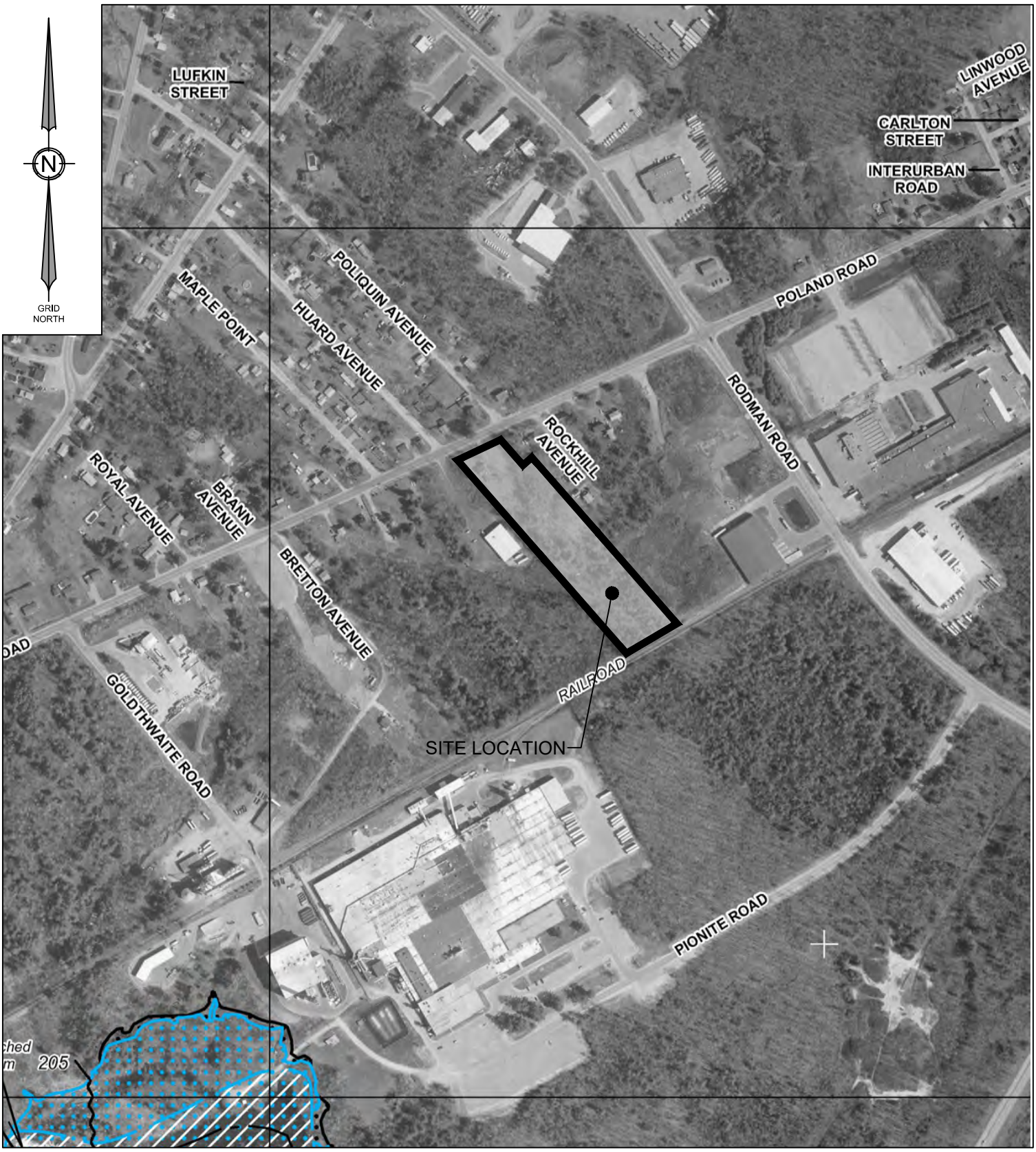
QUADRANGLE MAP	TERRADYN CONSULTANTS, LLC	ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260	PROJECT NO. 25-023	SHEET 1
PROJECT: CHAPPELL PARCEL POLAND ROAD, AUBURN, MAINE		PHONE: (207) 926-5111	DATE 07-17-2025	OF 1
PREPARED FOR: JONAH CHAPPELL 7 CARDIFF WAY SOUTH PORTLAND, MAINE 04106	Civil Engineering | Land Surveying | Geomatics Stormwater Design | Land Planning | Environmental Permitting	WEB SITE: www.terradynconsultants.com	SCALE 1" = 1000'	



AERIAL MAP	TERRADYN CONSULTANTS, LLC	ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260	PROJECT NO. 25-023	SHEET 1
PROJECT: CHAPPELL PARCEL POLAND ROAD, AUBURN, MAINE	Civil Engineering | Land Surveying | Geomatics Stormwater Design | Land Planning | Environmental Permitting	PHONE: (207) 926-5111 WEB SITE: www.terradynconsultants.com	DATE 07-17-2025	OF 1
PREPARED FOR: JONAH CHAPPELL 7 CARDIFF WAY SOUTH PORTLAND, MAINE 04106			SCALE 1" = 1000'	



NWI MAP PROJECT: CHAPPELL PARCEL POLAND ROAD, AUBURN, MAINE PREPARED FOR: JONAH CHAPPELL 7 CARDIFF WAY SOUTH PORTLAND, MAINE 04106	TERRADYN CONSULTANTS, LLC Civil Engineering | Land Surveying | Geomatics Stormwater Design | Land Planning | Environmental Permitting	ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260 PHONE: (207) 926-5111 WEB SITE: www.terradynconsultants.com	PROJECT NO. 25-023 DATE 07-17-2025 SCALE 1" = 500'	SHEET 1 OF 1



FEMA FLOOD MAP	TERRADYN CONSULTANTS, LLC Civil Engineering | Land Surveying | Geomatics Stormwater Design | Land Planning | Environmental Permitting	ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260 PHONE: (207) 926-5111 WEB SITE: www.terradynconsultants.com	PROJECT NO. 25-023 DATE 07-17-2025 SCALE 1" = 500'	SHEET 1 OF 1
PROJECT: CHAPPELL PARCEL POLAND ROAD, AUBURN, MAINE				
PREPARED FOR: JONAH CHAPPELL 7 CARDIFF WAY SOUTH PORTLAND, MAINE 04106				

APPENDIX 2

BMP DESIGN CALCULATIONS

LS-1

Vegetated Buffer & Level Lip Spreader

Buffer Characteristics:

Soil Type:	c
Cover:	Forest
Slope:	3.00
Length:	130

Tributary Area:	(sf)	(acre)
Total:	52,266	1.20
Impervious:	28,430	0.65
Lawn:	23,836	0.55

Berm Length Calculations:

Required Lengths:

68 ft length / acre impervious

21 ft length / acre lawn

56 ft - Required Berm Length

50 ft - Berm Length Provided

APPENDIX 3

HOUSEKEEPING & MAINTENANCE

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POLAND ROAD MULTI-FAMILY DEVELOPMENT AUBURN, MAINE

STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE PLAN

Project Owner/Developer: Jonah Chappell
7 Cardiff Way
South Portland, ME 04106

Responsible Party: Jonah Chappell
7 Cardiff Way
South Portland, ME 04106

Prepared By: Craig Sweet, P.E.
Terradyn Consultants, LLC
41 Campus Drive, Suite 101
New Gloucester, Maine 04260
(207) 926-5111

INTRODUCTION:

Regular inspection and maintenance of the entire stormwater management system is crucial to the long-term effectiveness of the system. The responsible party must provide regular inspection and maintenance of all permanent erosion control measures and stormwater management structures, establish any contract services required to implement the program, and keep records and a maintenance log book of inspection and maintenance activities. At a minimum, the inspection and maintenance activities outlined herein should be performed at the recommended intervals.

All measures must be maintained in effective operating condition. A person with knowledge of erosion and sedimentation practices, stormwater management, and the standards and conditions of all local, state and federal permits for the project shall conduct the inspections. The following areas, facilities, and measures must be inspected and identified deficiencies must be corrected.

INSPECTION TASKS

- Inspect **vegetated areas**, particularly slopes and embankments, early in the growinpg season or after heavy rains to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.

- Inspect **ditches, swales and other open stormwater channels** in the spring, in late fall, and after heavy rains to remove any obstructions to flow, remove accumulated sediments and debris, to control vegetated growth that could obstruct flow, and to repair any erosion of the ditch lining. Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity. Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable. If the ditch has a riprap lining, replace riprap on areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged. The channel must receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or sideslopes.

- Inspect **culverts** in the spring, in late fall, and after heavy rains to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the culvert’s inlet and outlet.

- Inspect **level spreader** at least once a year:

    - **Inspections:** At least once a year and following major storms (one inch of rain in 24 hours), the level spreader pools should be inspected for sand accumulation and debris that may reduce its capacity.
    - **Sediment Removal:** Sediment build-up should be removed when it has accumulated to approximately 25% of design volume or channel capacity. Dispose of the sediments appropriately.
    - **Debris:** Remove debris such as leaf litter, branches and tree growth.
    - **Mowing:** Vegetated spreaders may require mowing.
    - **Snow Storage:** Do not store snow within the area of the level spreaders.
    - **Level Spreader Replacement:** The reconstruction of the level spreader may be necessary when sheet flow from the spreader channelize into the buffer.

Recertification requirement:

Within three months of the expiration of each five-year interval from the date of issuance of the permit, the permittee shall certify the following to the Department.

(a) All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.

(b) All aspects of the stormwater control system are operating as approved, have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the system, or portions of the system, as necessary.

(c) The stormwater maintenance plan for the site is being implemented as approved by the Department, and the maintenance log is being maintained.

(d) All proprietary systems have been maintained according to the manufacturer's recommendations. Where required by the Department, the permittee shall execute a 5-year maintenance contract with a qualified professional for the coming 5-year interval. The maintenance contract must include provisions for routine inspections, cleaning and general maintenance.

(e) The Department may waive some or all of these recertification requirements on a case-by-case basis for permittees subject to the Department's Multi-Sector General Permit ("MSGP") and/or Maine Pollutant Discharge Elimination System ("MEPDES") programs where it is demonstrated that these programs are providing stormwater control that is at least as effective as required pursuant to this Chapter.

Conveyance & Distribution Systems: (Stormwater Channels & Culverts, etc.)

1. Inspection schedule:

a. Inspect ditches, swales and other open stormwater channels in the spring, in late fall, and after heavy rains (one inch of rain in 24 hours) to remove any obstructions to flow, remove accumulated sediments and debris, to control vegetated growth that could obstruct flow, and to repair any erosion of the ditch lining. Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity. Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable. If the ditch has a riprap lining, replace riprap on areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged. The channel must receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or side-slopes.

b. Inspect culverts in the spring, in late fall, and after heavy rains to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the culvert's inlet and outlet.

c. Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after heavy rains to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.

2. Mowing: Grass should not be trimmed extremely short, as this will reduce the filtering effect of the swale (MPCA, 1989). The cut vegetation should be removed to prevent the decaying organic litter from adding pollutants to the discharge from the swale. The mowed height of the

grass should be 2-4 inches taller than the maximum flow depth of the design water quality storm. A minimum mow height of 6 inches is generally recommended (Galli, 1993).

3. **Erosion:** It is important to install erosion and sediment control measures to stabilize this area as soon as possible and to retain any organic matter in the bottom of the trench.

4. **Fertilization:** Routine fertilization and/or use of pesticides is strongly discouraged. If complete re-seeding is necessary, half the original recommended rate of fertilizer should be applied with a full rate of seed.

5. **Sediment Removal:** The level of sediment deposition in the channel should be monitored regularly, and removed from grassed channels before permanent damage is done to the grassed vegetation, or if infiltration times are longer than 12 hours. Sediment should be removed from riprap channels when it reduces the capacity of the channel.

Roadway Surfaces:

Paved surfaces shall be swept or vacuumed at least once annually in the Spring to remove all Winter sand, and periodically during the year on an as-needed basis to minimize transportation of sediment during rainfall events.

Vegetated Swales:

Mowing: Grass should not be trimmed extremely short, as this will reduce the filtering effect of the swale (MPCA, 1989). The cut vegetation should be removed to prevent the decaying organic litter from adding pollutants to the discharge from the swale. The mowed height of the grass should be 2-4 inches taller than the maximum flow depth of the design water quality storm. A minimum mow height of 6 inches is generally recommended (Galli, 1993).

Routine Maintenance and Inspection: The area should be inspected for failures following heavy rainfall (one inch of rain in 24 hours) and repaired as necessary for newly formed channels or gullies, reseeding/sodding of bare spots, removal of trash, leaves and/or accumulated sediments, the control of woody or other undesirable vegetation and to check the condition and integrity of the check dams.

Aeration: The buffer strip may require periodic mechanical aeration to restore infiltration capacity. This aeration must be done during a time when the area can be reseeded and mulched prior to any significant rainfall.

Erosion: It is important to install erosion and sediment control measures to stabilize this area as soon as possible and to retain any organic matter in the bottom of the trench.

Fertilization: Routine fertilization and/or use of pesticides is strongly discouraged. If complete re-seeding is necessary, half the original recommended rate of fertilizer should be applied with a full rate of seed.

Sediment Removal: The level of sediment deposition in the channel should be monitored regularly, and removed from grassed channels before permanent damage is done to the grassed vegetation, or if infiltration times are longer than 12 hours. Sediment should be removed from riprap channels when it reduces the capacity of the channel.

DOCUMENTATION

Keep a log (report) summarizing inspections, maintenance, and any corrective actions taken. The log must include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task. If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed after removal. The log must be made accessible to Department of Environmental Protection staff and a copy provided to the Department upon request. The permittee shall retain a copy of the log for a period of at least five years from the completion of permanent stabilization.

The log attached at the end of this plan is from the *Maine Erosion and Sediment Control Best Management Practices (BMPs) Manual for Designers and Engineers (May 2016)*. The log may be used or adapted for this project.

ATTACHMENTS:
Stormwater Management Facilities Inspection & Maintenance Log

Stormwater Management Facilities
Inspection & Maintenance Log
Poland Road Multifamily Development

General Information:		
Inspected by:	Date:	Weather:
Reason for Inspection: (Regular Inspection) (Major Rain Event)		

BMP	Conditions Observed	Repairs Needed?
1. Vegetated Areas		
2. Ditches, Swales, Open Channels		
3. Culverts		
5. Level Lip Spreader		

Detailed Repair Notes:

BMP Type	Date	Description of Repairs & Sediment Disposal

Notes:
If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed after removal. A copy of this log shall be retained for a period of at least five years from the completion of permanent stabilization. The log must be made accessible to Department of Environmental Protection staff and a copy provided to the Department upon request.

HOUSEKEEPING PERFORMANCE STANDARDS

FOR:

Poland Road Multi-Family Development
Auburn, MAINE

Project Developer: Jonah Chappell
7 Cardiff Way
South Portland, ME 04106

Responsible Party: **Jonah Chappel**

Introduction:

The contractor shall be responsible for maintaining proper housekeeping standards throughout the construction phase of the project. After the construction phase has been completed, the owner or operator of the project will be responsible.

Standards:

In accordance with the housekeeping performance standards required by MDEP chapter 500 stormwater regulations, the following standards shall be met:

1. **Spill prevention.** Controls must be used to prevent pollutants from being discharged from materials on site, including storage practices to minimize exposure of the materials to stormwater, and appropriate spill prevention, containment, and response planning and implementation.

2. **Groundwater protection.** During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials.

3. **Fugitive sediment and dust.** Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control.

   Operations during wet months that experience tracking of mud off the site onto public roads should provide for sweeping of road areas at least once a week and prior to significant storm events. Where chronic mud tracking occurs, a stabilized construction entrance should be provided. Operations during dry months, that experience fugitive dust problems, should wet down the access roads once a week or more frequently as needed.

4. **Debris and other materials.** Litter, construction debris, and chemicals exposed to stormwater must be prevented from becoming a pollutant source.

   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 provision of rules related to solid, universal, and hazardous waste, including, but not limited to, the Maine solid waste and hazardous waste management rules; Maine hazardous waste

management rules; Maine oil conveyance and storage rules; and Maine pesticide requirements.

5. **Trench or foundation de-watering.** Trench de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water must be removed from the ponded area, either through gravity or pumping, and must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved by the department.

6. **Non-stormwater discharges.** Identify and prevent contamination by non-stormwater discharges.

APPENDIX 4

PRE-DEVELOPMENT HYDROCAD MODEL



Routing Diagram for 25-23 PRE v2
Prepared by Terradyn Consultants LLC, Printed 10/11/2025
HydroCAD® 10.20-3h s/n 10466 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Year	Type III 24-hr		Default	24.00	1	3.00	2
2	10-Year	Type III 24-hr		Default	24.00	1	4.30	2
3	25-Year	Type III 24-hr		Default	24.00	1	5.40	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.051	74	>75% Grass cover, Good, HSG C (S1)
1.011	80	>75% Grass cover, Good, HSG D (S1, S3)
0.137	98	Existing Site Impervious (S1, S3)
0.052	83	Paved roads w/open ditches, 50% imp, HSG A (S1)
0.037	92	Paved roads w/open ditches, 50% imp, HSG C (S1)
0.058	83	Poland Road, Paved roads w/open ditches, 50% imp, HSG A (S3)
2.018	70	Woods, Good, HSG C (S1, S2)
2.045	77	Woods, Good, HSG D (S1, S2, S3)

Summary for Subcatchment S1: Woods

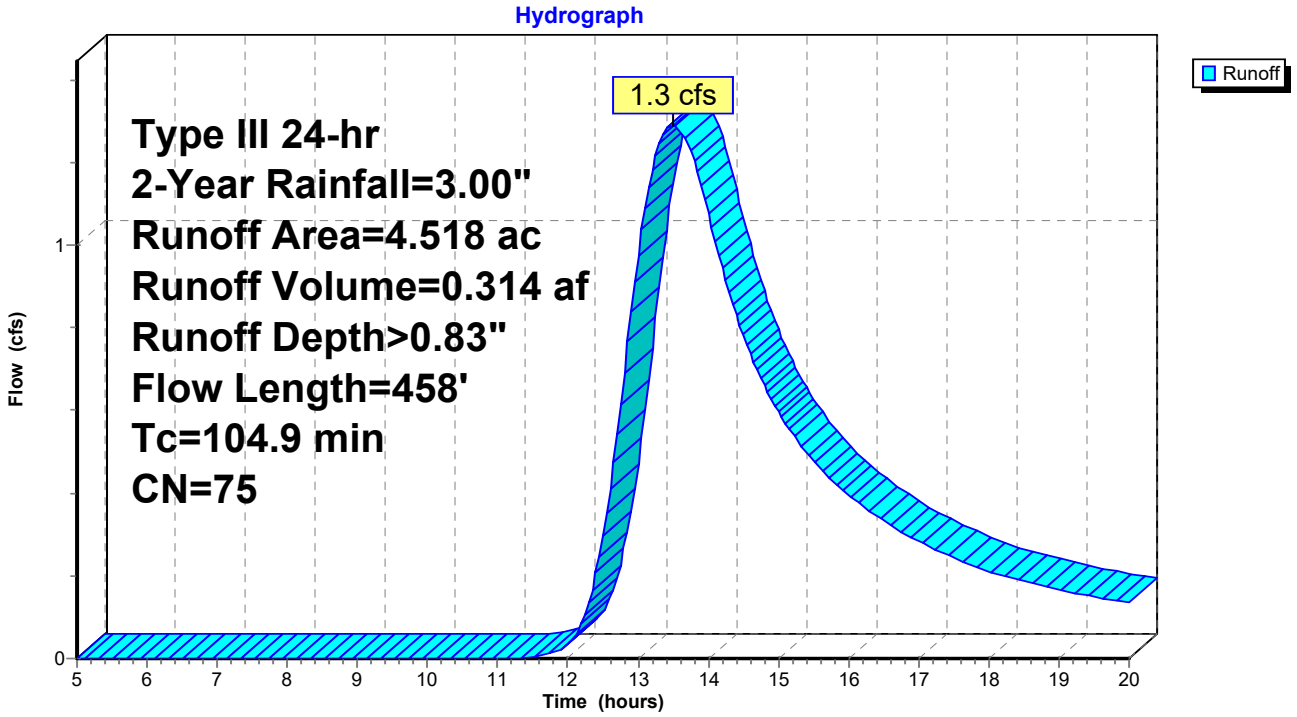
Runoff = 1.3 cfs @ 13.49 hrs, Volume= 0.314 af, Depth> 0.83"
Routed to Link SP1 : Study Point #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.00"

	Area (ac)	CN	Description
	1.401	77	Woods, Good, HSG D
	1.995	70	Woods, Good, HSG C
	0.052	83	Paved roads w/open ditches, 50% imp, HSG A
	0.037	92	Paved roads w/open ditches, 50% imp, HSG C
	0.869	80	>75% Grass cover, Good, HSG D
	0.051	74	>75% Grass cover, Good, HSG C
*	0.113	98	Existing Site Impervious
	4.518	75	Weighted Average
	4.360		96.51% Pervious Area
	0.158		3.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
93.0	150	0.0050	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
11.9	308	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
104.9	458	Total			

Subcatchment S1: Woods



Summary for Subcatchment S2: Woods

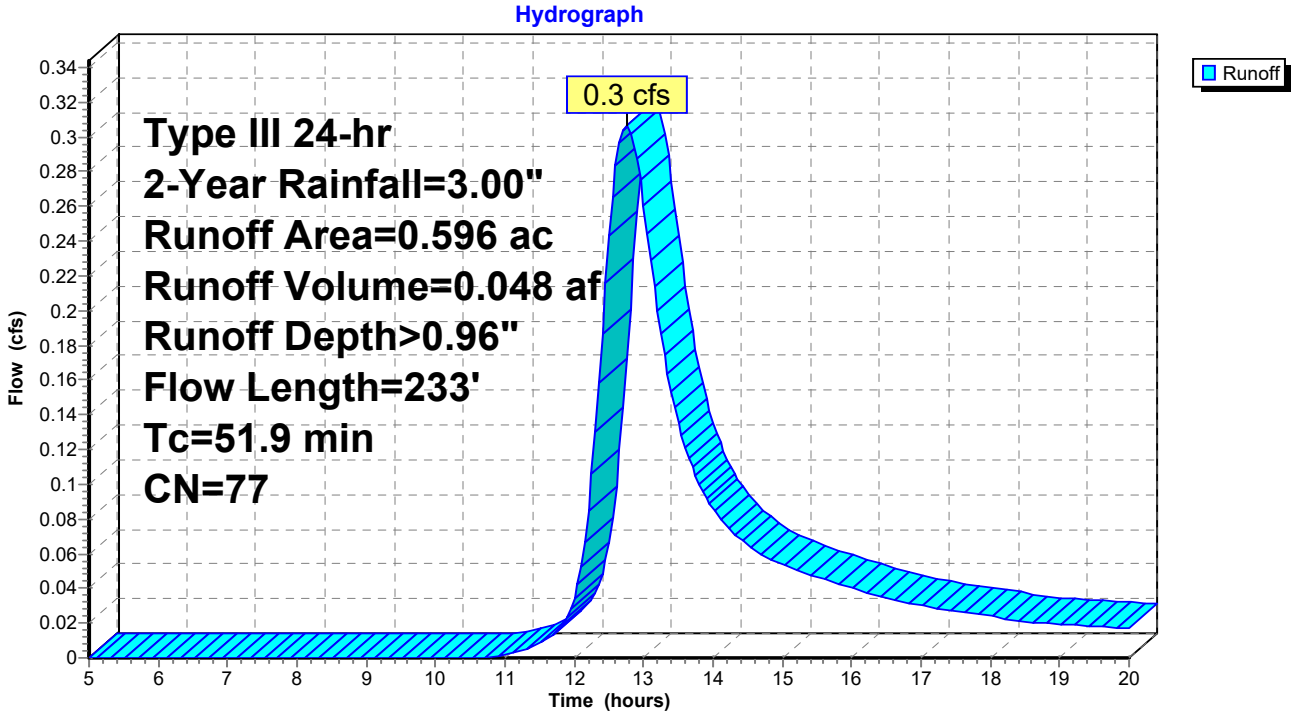
Runoff = 0.3 cfs @ 12.75 hrs, Volume= 0.048 af, Depth> 0.96"
Routed to Link SP2 : Study Point #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.00"

Area (ac)	CN	Description
0.573	77	Woods, Good, HSG D
0.023	70	Woods, Good, HSG C
0.596	77	Weighted Average
0.596		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
46.4	89	0.0100	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
5.5	144	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
51.9	233	Total			

Subcatchment S2: Woods



Summary for Subcatchment S3: Existing Lot Area

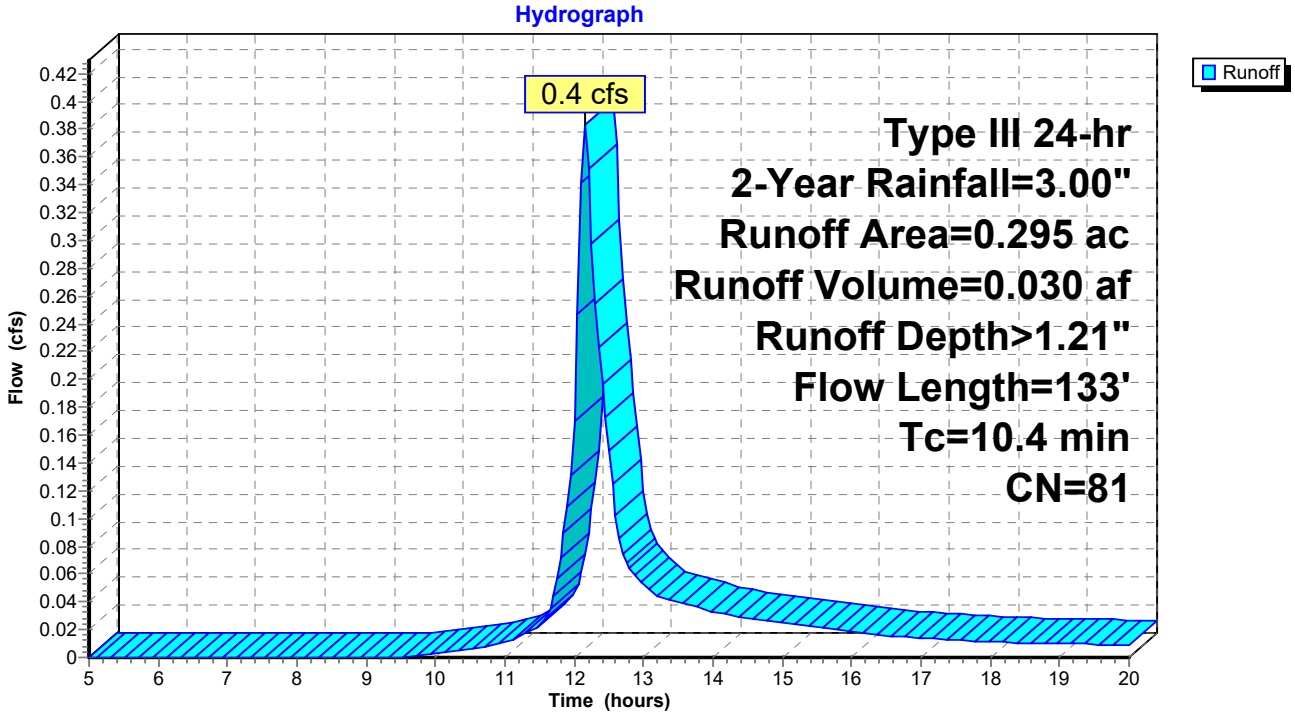
Runoff = 0.4 cfs @ 12.15 hrs, Volume= 0.030 af, Depth> 1.21"
Routed to Link SP3 : Study Point #3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.00"

	Area (ac)	CN	Description
*	0.058	83	Poland Road, Paved roads w/open ditches, 50% imp, HSG A
	0.142	80	>75% Grass cover, Good, HSG D
	0.071	77	Woods, Good, HSG D
*	0.024	98	Existing Site Impervious
	0.295	81	Weighted Average
	0.242		82.03% Pervious Area
	0.053		17.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	42	0.0200	0.10		**Sheet Flow, A-B** Grass: Dense n= 0.240 P2= 3.00"
3.0	91	0.0100	0.50		**Shallow Concentrated Flow, B-C** Woodland Kv= 5.0 fps
10.4	133	Total			

Subcatchment S3: Existing Lot Area

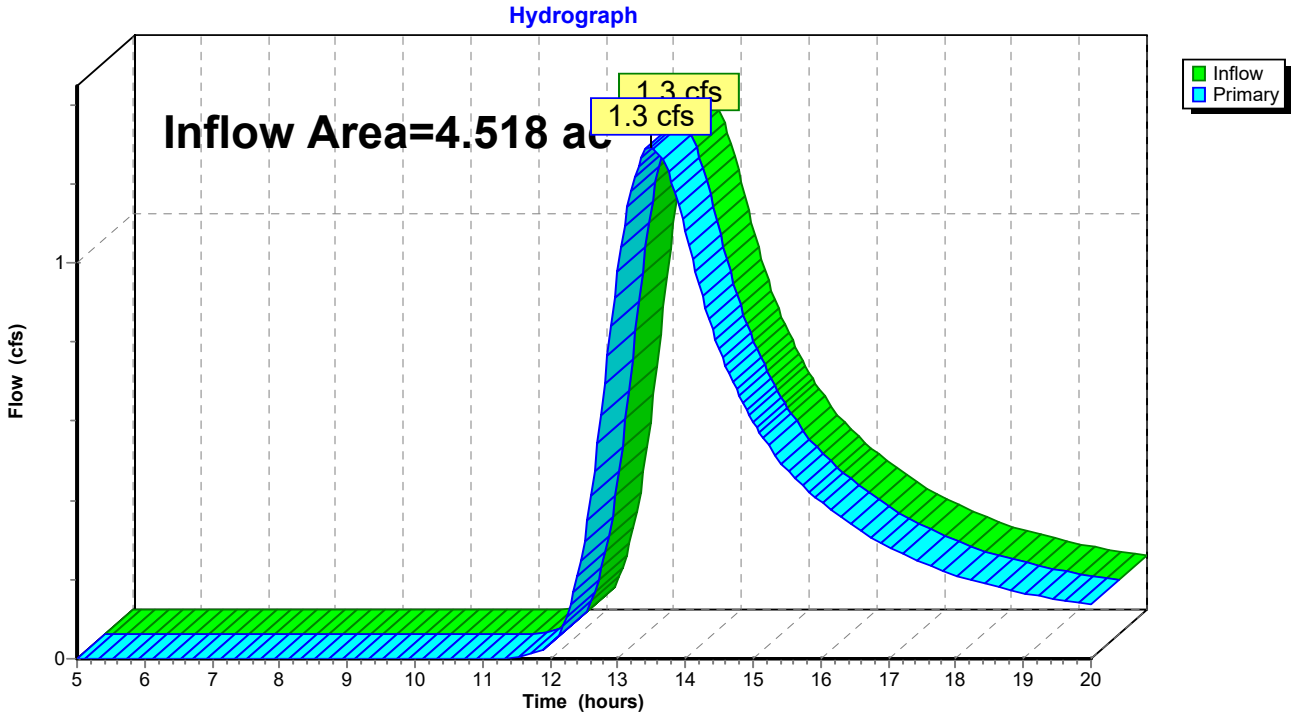


Summary for Link SP1: Study Point #1

Inflow Area = 4.518 ac, 3.49% Impervious, Inflow Depth > 0.83" for 2-Year event
Inflow = 1.3 cfs @ 13.49 hrs, Volume= 0.314 af
Primary = 1.3 cfs @ 13.49 hrs, Volume= 0.314 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP1: Study Point #1

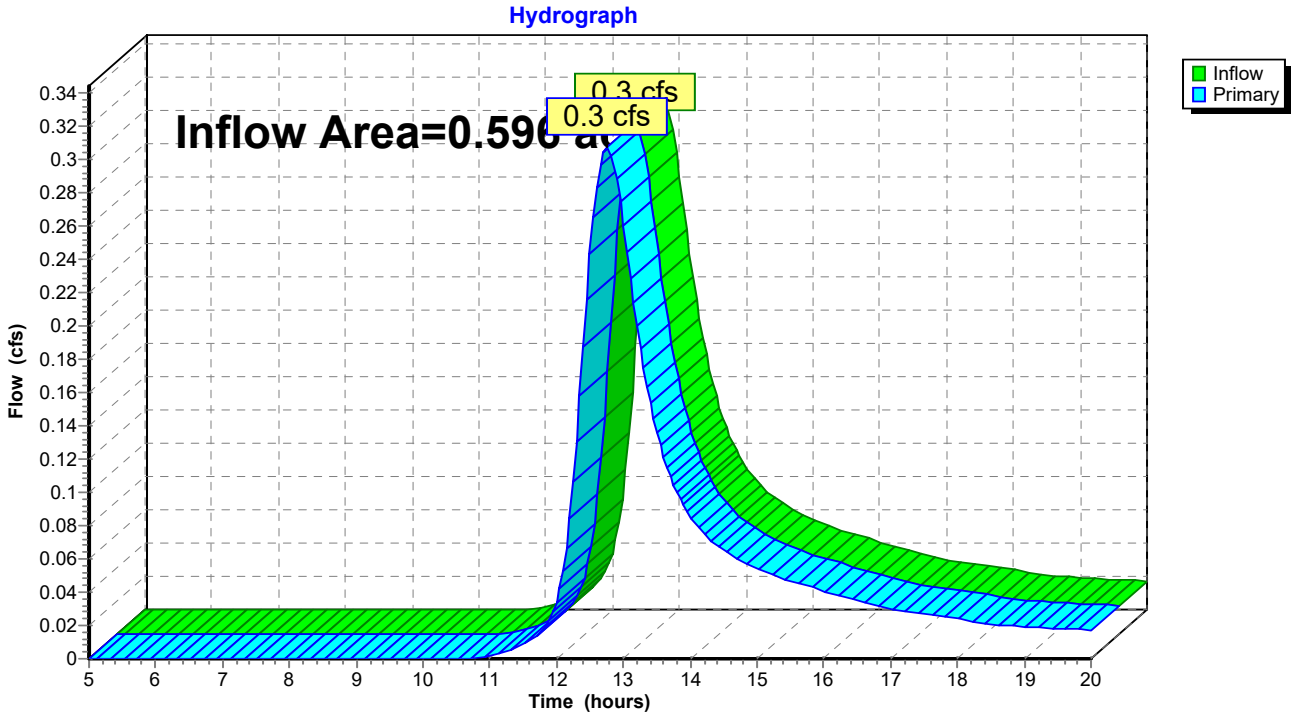


Summary for Link SP2: Study Point #2

Inflow Area = 0.596 ac, 0.00% Impervious, Inflow Depth > 0.96" for 2-Year event
Inflow = 0.3 cfs @ 12.75 hrs, Volume= 0.048 af
Primary = 0.3 cfs @ 12.75 hrs, Volume= 0.048 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP2: Study Point #2

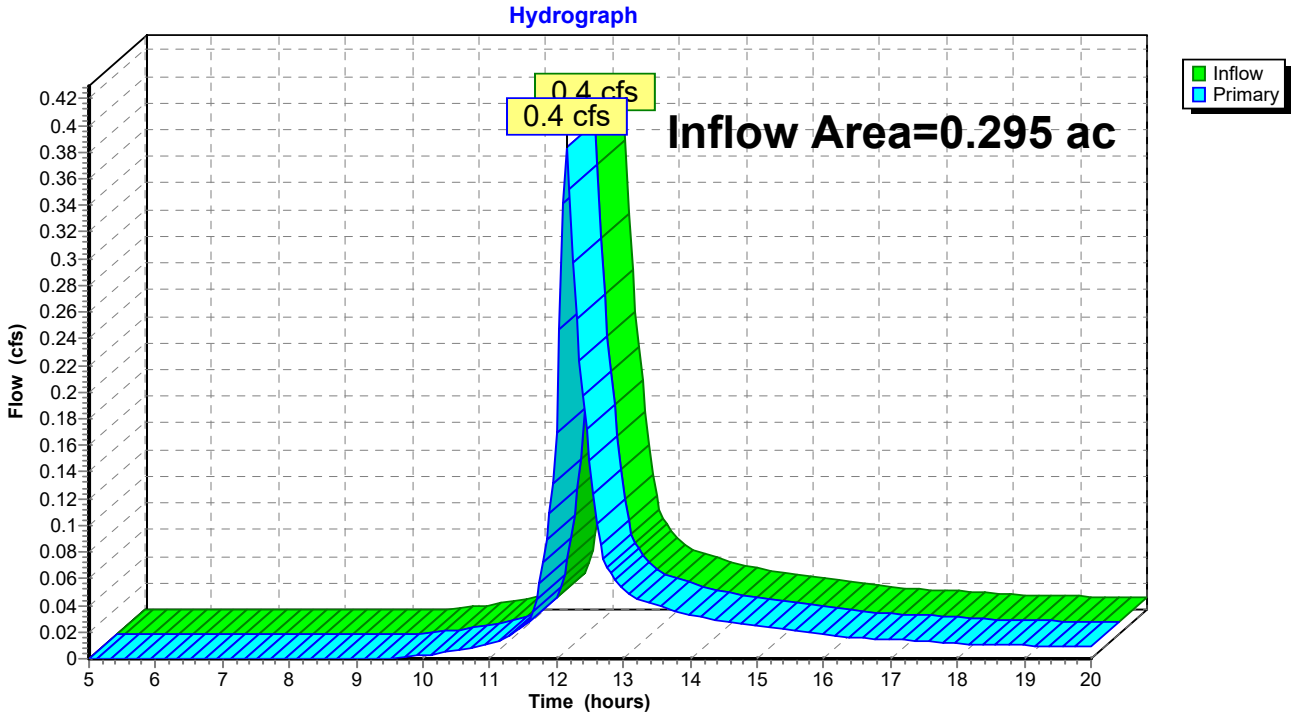


Summary for Link SP3: Study Point #3

Inflow Area = 0.295 ac, 17.97% Impervious, Inflow Depth > 1.21" for 2-Year event
Inflow = 0.4 cfs @ 12.15 hrs, Volume= 0.030 af
Primary = 0.4 cfs @ 12.15 hrs, Volume= 0.030 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP3: Study Point #3



Summary for Subcatchment S1: Woods

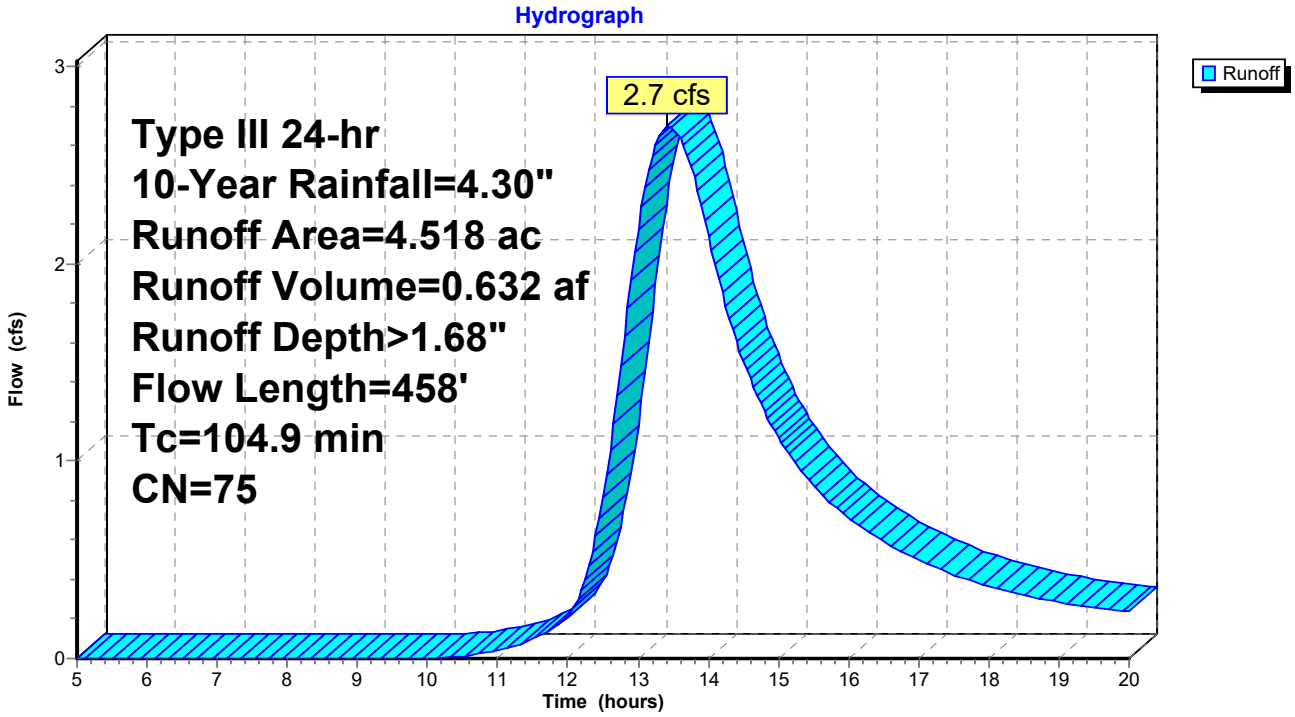
Runoff = 2.7 cfs @ 13.42 hrs, Volume= 0.632 af, Depth> 1.68"
Routed to Link SP1 : Study Point #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.30"

	Area (ac)	CN	Description
	1.401	77	Woods, Good, HSG D
	1.995	70	Woods, Good, HSG C
	0.052	83	Paved roads w/open ditches, 50% imp, HSG A
	0.037	92	Paved roads w/open ditches, 50% imp, HSG C
	0.869	80	>75% Grass cover, Good, HSG D
	0.051	74	>75% Grass cover, Good, HSG C
*	0.113	98	Existing Site Impervious
	4.518	75	Weighted Average
	4.360		96.51% Pervious Area
	0.158		3.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
93.0	150	0.0050	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
11.9	308	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
104.9	458	Total			

Subcatchment S1: Woods



Summary for Subcatchment S2: Woods

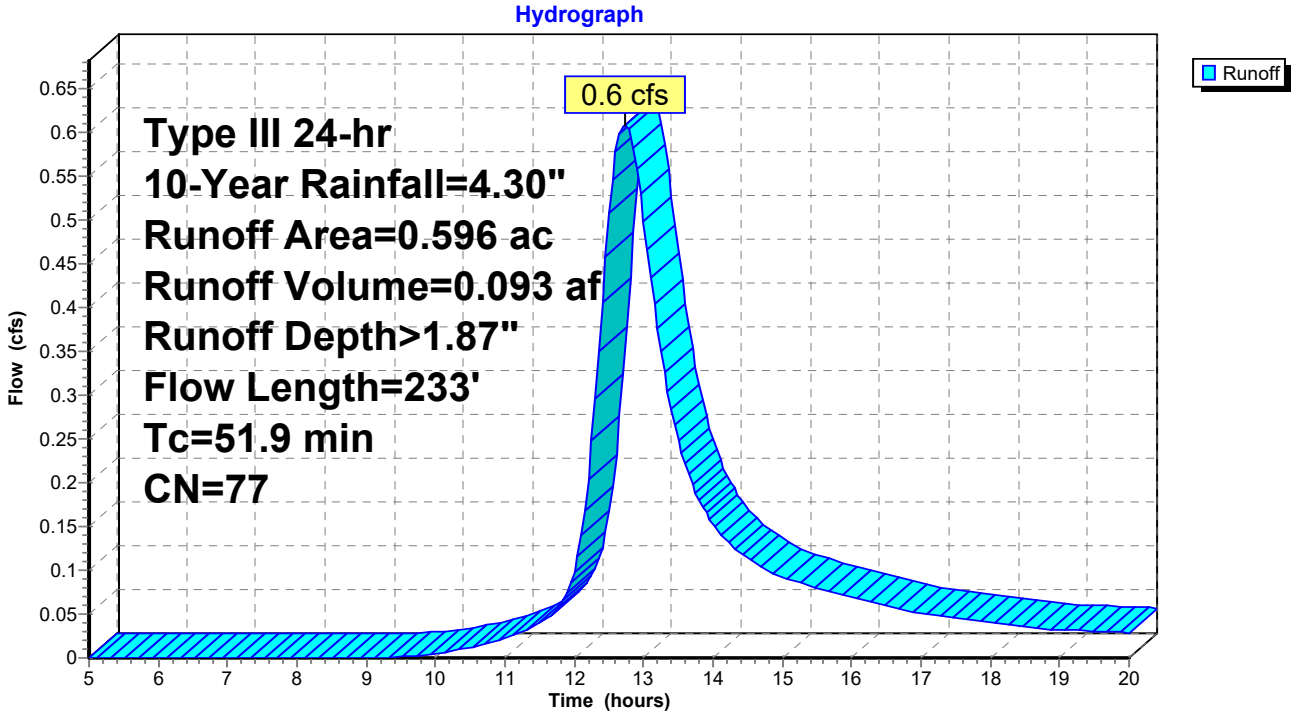
Runoff = 0.6 cfs @ 12.73 hrs, Volume= 0.093 af, Depth> 1.87"
Routed to Link SP2 : Study Point #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.30"

Area (ac)	CN	Description
0.573	77	Woods, Good, HSG D
0.023	70	Woods, Good, HSG C
0.596	77	Weighted Average
0.596		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
46.4	89	0.0100	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
5.5	144	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
51.9	233	Total			

Subcatchment S2: Woods



Summary for Subcatchment S3: Existing Lot Area

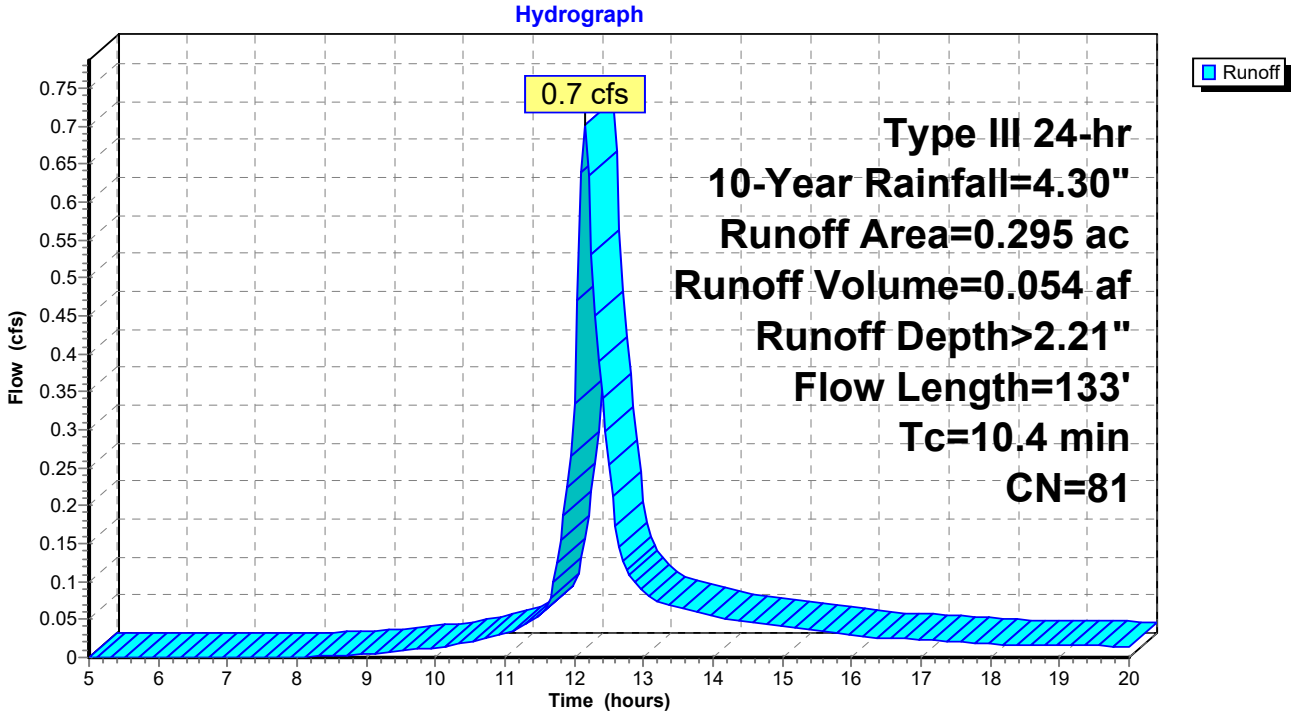
Runoff = 0.7 cfs @ 12.15 hrs, Volume= 0.054 af, Depth> 2.21"
Routed to Link SP3 : Study Point #3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.30"

	Area (ac)	CN	Description
*	0.058	83	Poland Road, Paved roads w/open ditches, 50% imp, HSG A
	0.142	80	>75% Grass cover, Good, HSG D
	0.071	77	Woods, Good, HSG D
*	0.024	98	Existing Site Impervious
	0.295	81	Weighted Average
	0.242		82.03% Pervious Area
	0.053		17.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	42	0.0200	0.10		**Sheet Flow, A-B** Grass: Dense n= 0.240 P2= 3.00"
3.0	91	0.0100	0.50		**Shallow Concentrated Flow, B-C** Woodland Kv= 5.0 fps
10.4	133	Total			

Subcatchment S3: Existing Lot Area

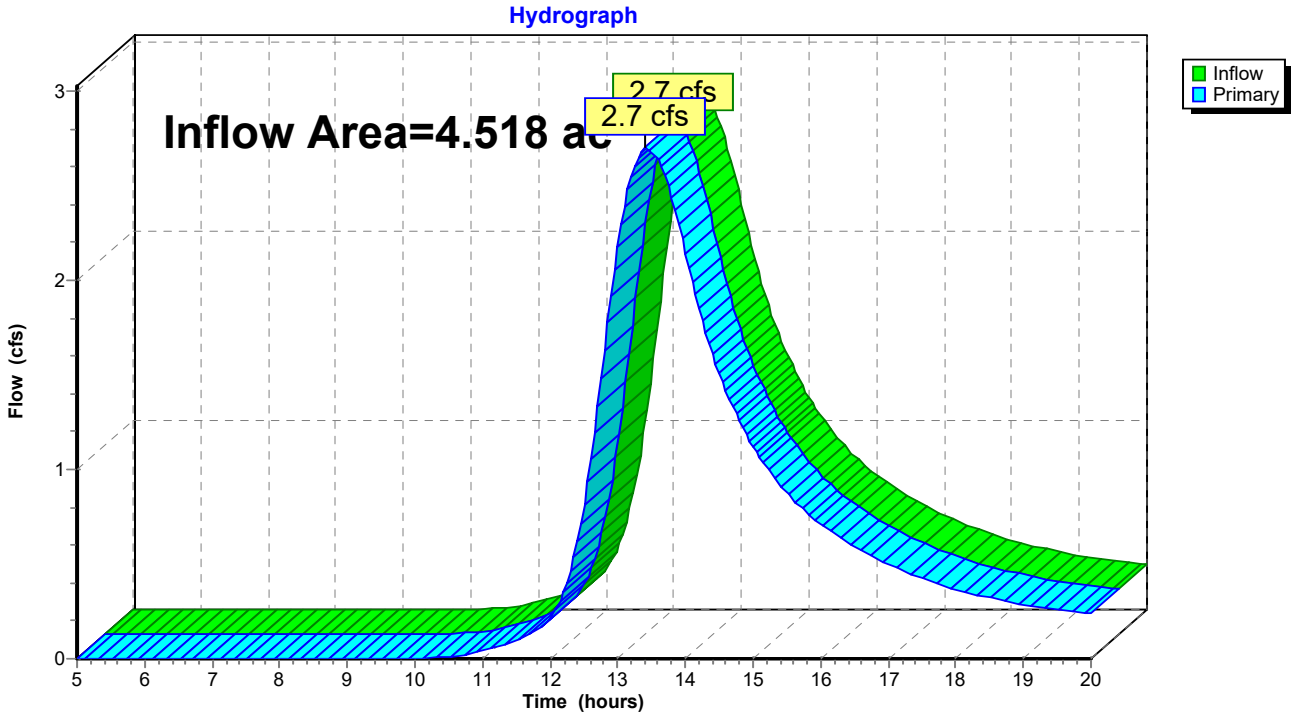


Summary for Link SP1: Study Point #1

Inflow Area = 4.518 ac, 3.49% Impervious, Inflow Depth > 1.68" for 10-Year event
Inflow = 2.7 cfs @ 13.42 hrs, Volume= 0.632 af
Primary = 2.7 cfs @ 13.42 hrs, Volume= 0.632 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP1: Study Point #1

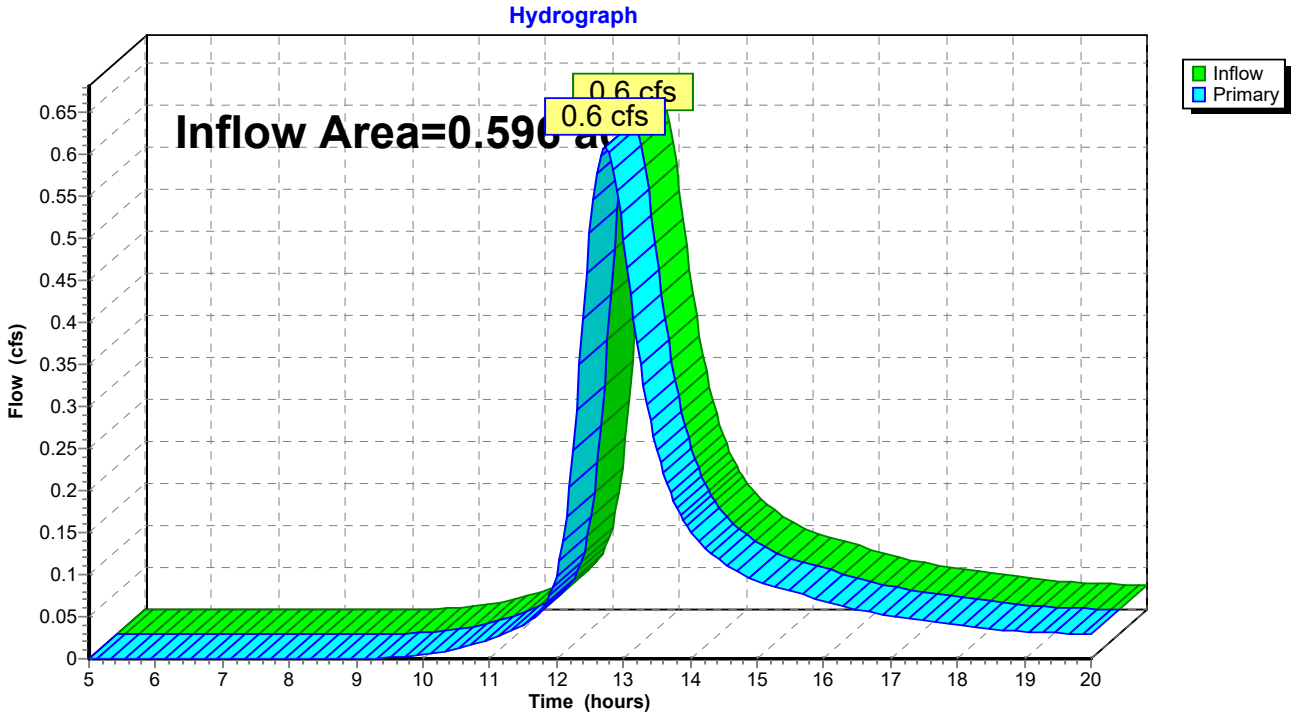


Summary for Link SP2: Study Point #2

Inflow Area = 0.596 ac, 0.00% Impervious, Inflow Depth > 1.87" for 10-Year event
Inflow = 0.6 cfs @ 12.73 hrs, Volume= 0.093 af
Primary = 0.6 cfs @ 12.73 hrs, Volume= 0.093 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP2: Study Point #2

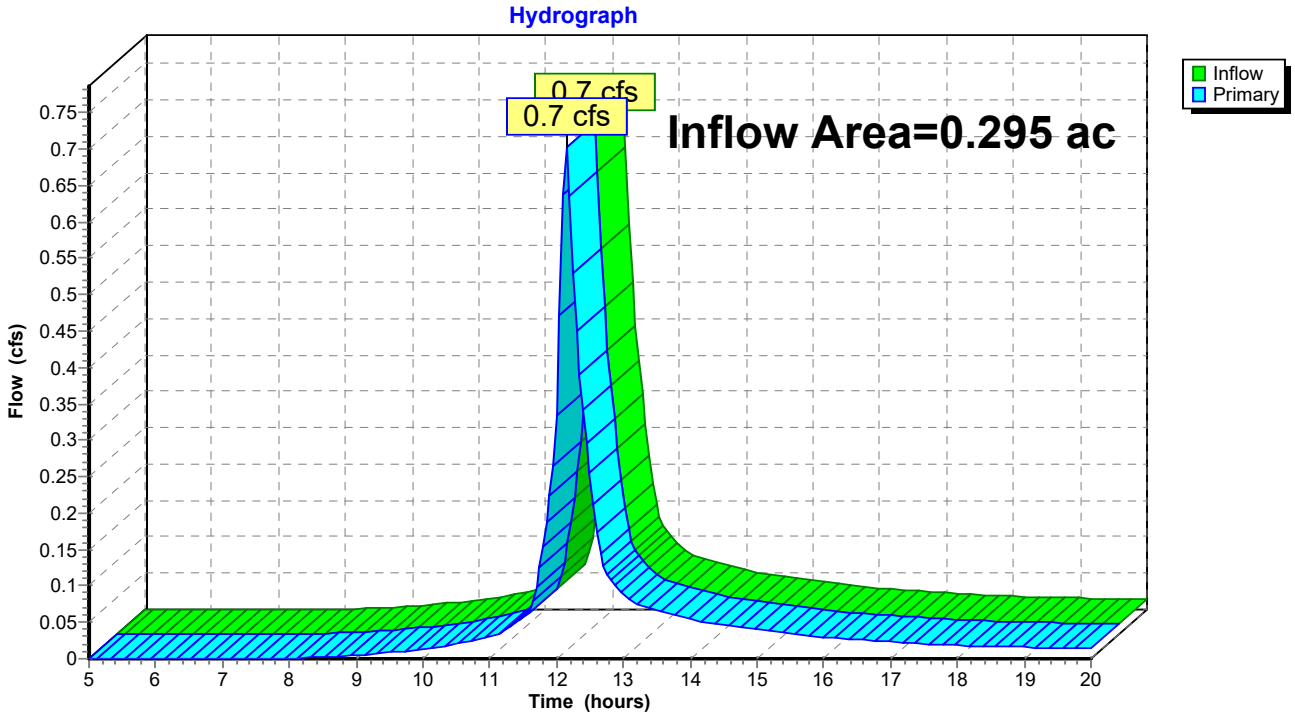


Summary for Link SP3: Study Point #3

Inflow Area = 0.295 ac, 17.97% Impervious, Inflow Depth > 2.21" for 10-Year event
Inflow = 0.7 cfs @ 12.15 hrs, Volume= 0.054 af
Primary = 0.7 cfs @ 12.15 hrs, Volume= 0.054 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP3: Study Point #3



Summary for Subcatchment S1: Woods

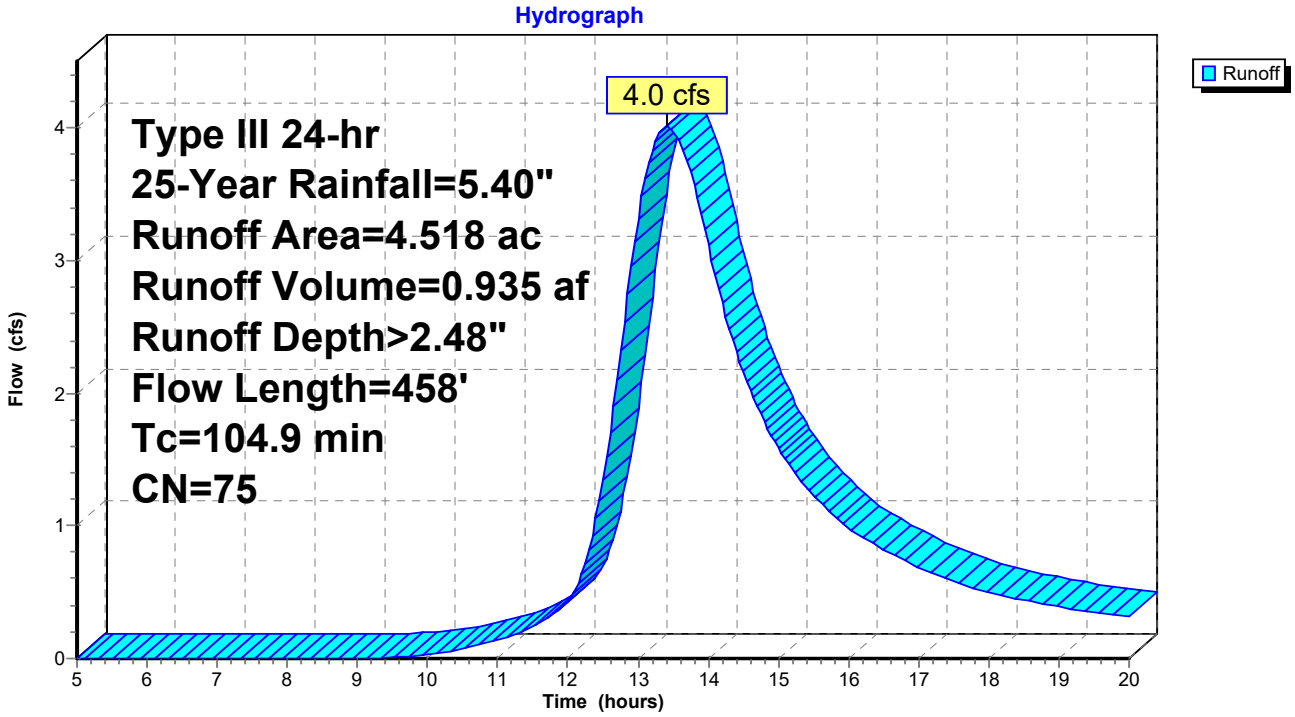
Runoff = 4.0 cfs @ 13.41 hrs, Volume= 0.935 af, Depth> 2.48"
Routed to Link SP1 : Study Point #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.40"

	Area (ac)	CN	Description
	1.401	77	Woods, Good, HSG D
	1.995	70	Woods, Good, HSG C
	0.052	83	Paved roads w/open ditches, 50% imp, HSG A
	0.037	92	Paved roads w/open ditches, 50% imp, HSG C
	0.869	80	>75% Grass cover, Good, HSG D
	0.051	74	>75% Grass cover, Good, HSG C
*	0.113	98	Existing Site Impervious
	4.518	75	Weighted Average
	4.360		96.51% Pervious Area
	0.158		3.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
93.0	150	0.0050	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
11.9	308	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
104.9	458	Total			

Subcatchment S1: Woods



Summary for Subcatchment S2: Woods

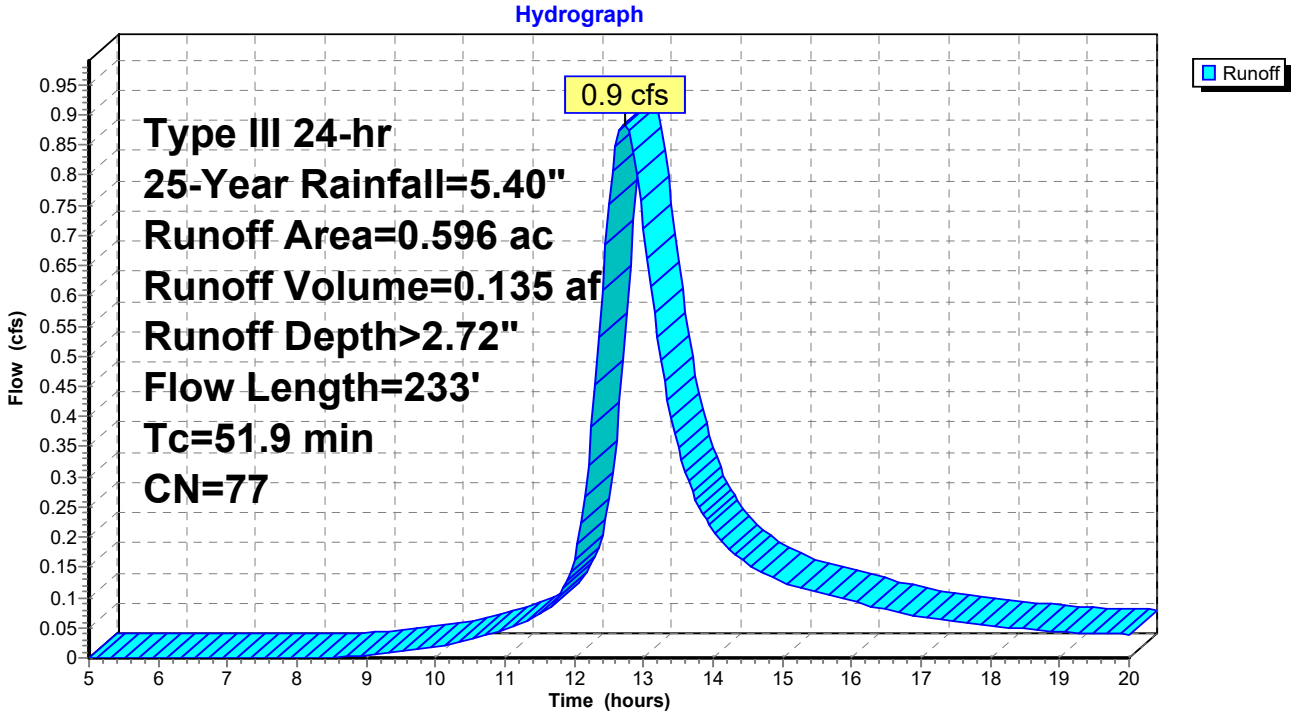
Runoff = 0.9 cfs @ 12.72 hrs, Volume= 0.135 af, Depth> 2.72"
Routed to Link SP2 : Study Point #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.40"

Area (ac)	CN	Description
0.573	77	Woods, Good, HSG D
0.023	70	Woods, Good, HSG C
0.596	77	Weighted Average
0.596		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
46.4	89	0.0100	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
5.5	144	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
51.9	233	Total			

Subcatchment S2: Woods



Summary for Subcatchment S3: Existing Lot Area

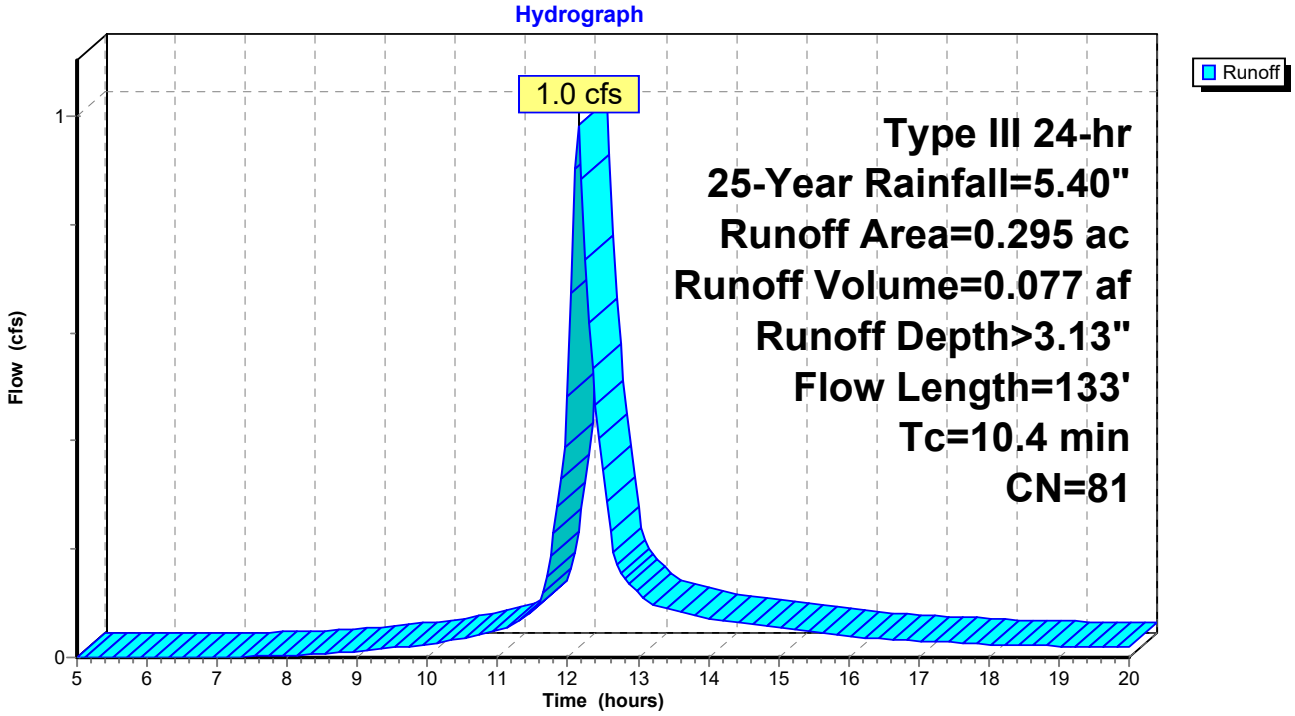
Runoff = 1.0 cfs @ 12.15 hrs, Volume= 0.077 af, Depth> 3.13"
Routed to Link SP3 : Study Point #3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.40"

	Area (ac)	CN	Description
*	0.058	83	Poland Road, Paved roads w/open ditches, 50% imp, HSG A
	0.142	80	>75% Grass cover, Good, HSG D
	0.071	77	Woods, Good, HSG D
*	0.024	98	Existing Site Impervious
	0.295	81	Weighted Average
	0.242		82.03% Pervious Area
	0.053		17.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	42	0.0200	0.10		**Sheet Flow, A-B** Grass: Dense n= 0.240 P2= 3.00"
3.0	91	0.0100	0.50		**Shallow Concentrated Flow, B-C** Woodland Kv= 5.0 fps
10.4	133	Total			

Subcatchment S3: Existing Lot Area

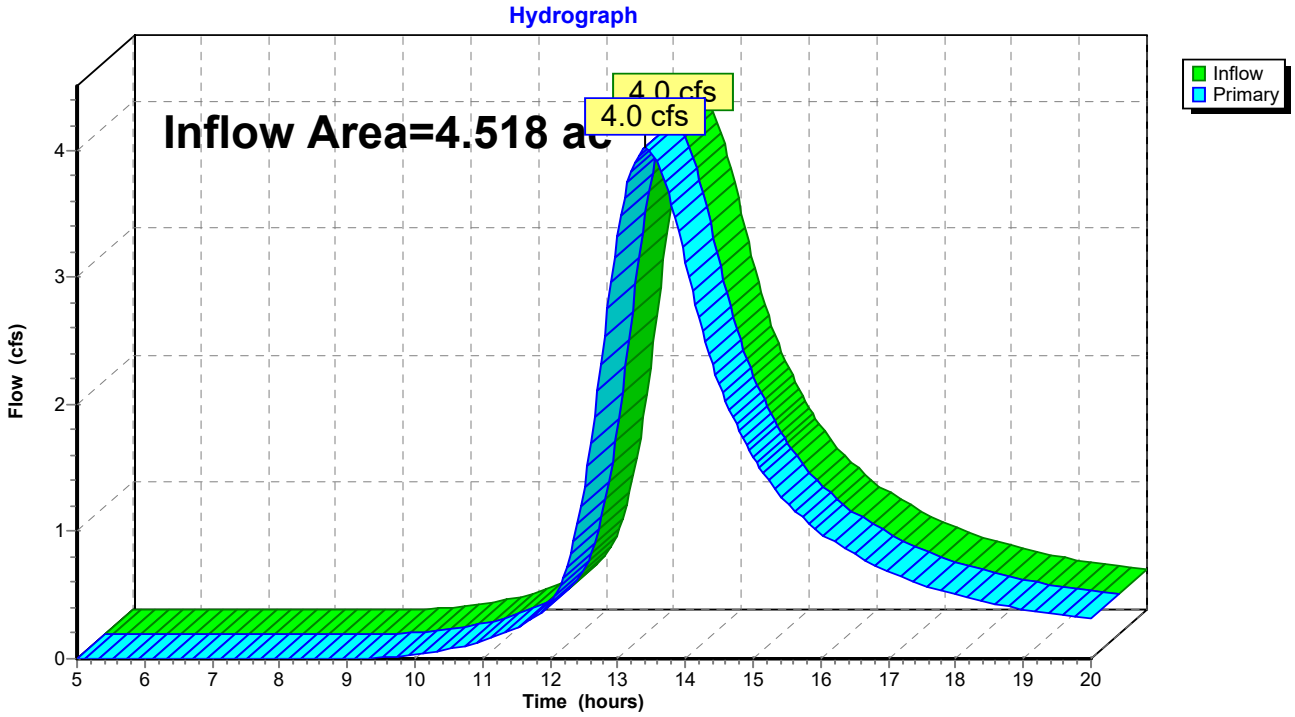


Summary for Link SP1: Study Point #1

Inflow Area = 4.518 ac, 3.49% Impervious, Inflow Depth > 2.48" for 25-Year event
Inflow = 4.0 cfs @ 13.41 hrs, Volume= 0.935 af
Primary = 4.0 cfs @ 13.41 hrs, Volume= 0.935 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP1: Study Point #1

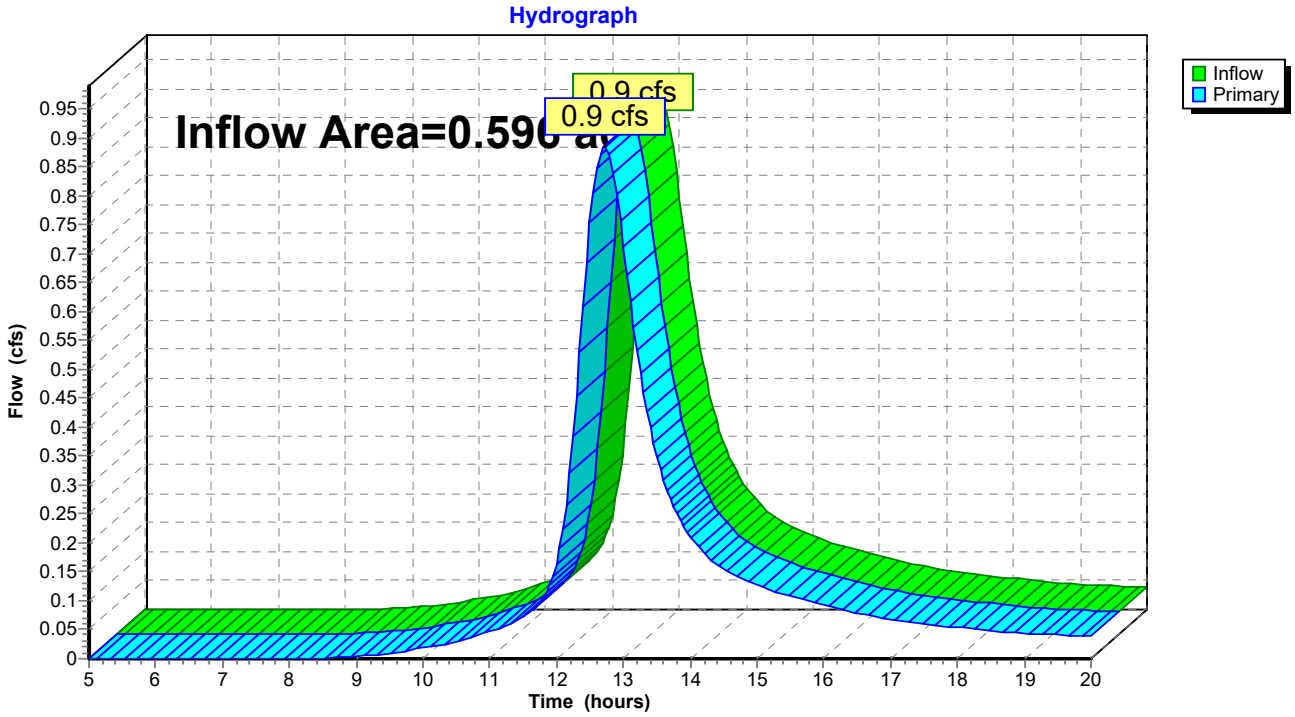


Summary for Link SP2: Study Point #2

Inflow Area = 0.596 ac, 0.00% Impervious, Inflow Depth > 2.72" for 25-Year event
Inflow = 0.9 cfs @ 12.72 hrs, Volume= 0.135 af
Primary = 0.9 cfs @ 12.72 hrs, Volume= 0.135 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP2: Study Point #2



Summary for Link SP3: Study Point #3

Inflow Area = 0.295 ac, 17.97% Impervious, Inflow Depth > 3.13" for 25-Year event
Inflow = 1.0 cfs @ 12.15 hrs, Volume= 0.077 af
Primary = 1.0 cfs @ 12.15 hrs, Volume= 0.077 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP3: Study Point #3

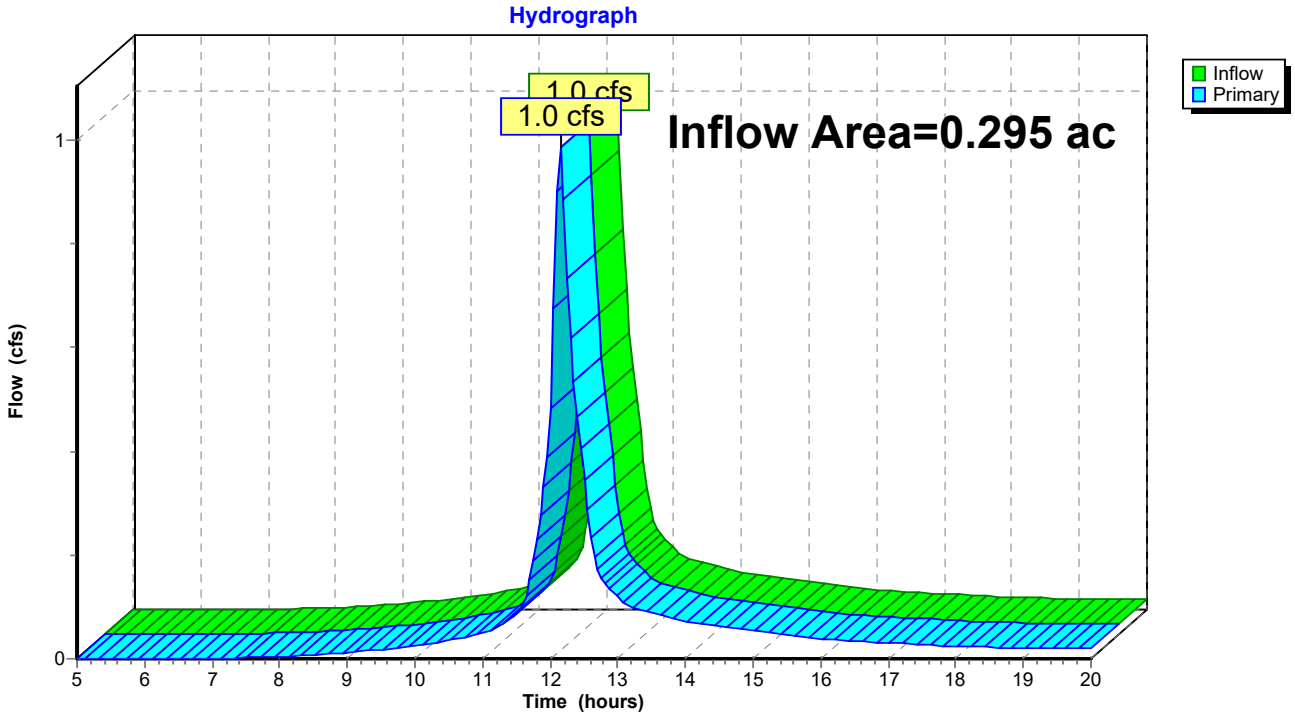


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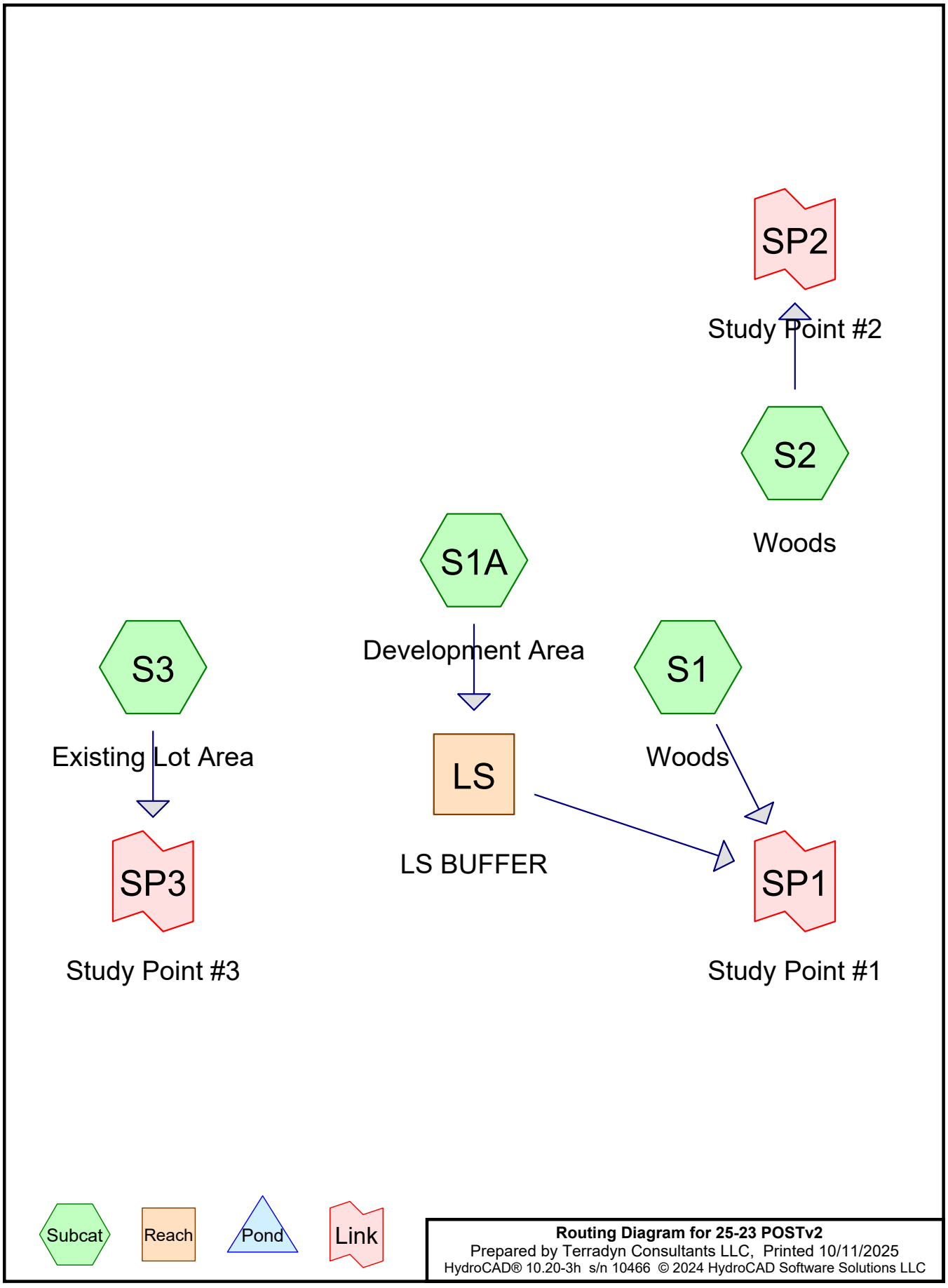
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APPENDIX 5

POST-DEVELOPMENT HYDROCAD MODEL



Routing Diagram for 25-23 POSTv2
Prepared by Terradyn Consultants LLC, Printed 10/11/2025
HydroCAD® 10.20-3h s/n 10466 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Year	Type III 24-hr		Default	24.00	1	3.00	2
2	10-Year	Type III 24-hr		Default	24.00	1	4.30	2
3	25-Year	Type III 24-hr		Default	24.00	1	5.40	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.433	39	>75% Grass cover, Good, HSG A (S1)
0.153	80	>75% Grass cover, Good, HSG D (S3)
0.102	98	Existing Impervious (S1, S1A)
0.018	98	Existing Site Impervious (S3)
0.074	74	Landscaped Areas, >75% Grass cover, Good, HSG C (S1A)
0.861	80	Landscaped Areas, >75% Grass cover, Good, HSG D (S1A)
0.037	74	Poland Rd, >75% Grass cover, Good, HSG C (S1A)
0.051	83	Poland Road, Paved roads w/open ditches, 50% imp, HSG A (S3)
0.653	98	Proposed Impervious (S1A)
1.989	70	Woods, Good, HSG C (S1, S1A, S2)
1.138	77	Woods, Good, HSG D (S1, S2, S3)

Summary for Subcatchment S1: Woods

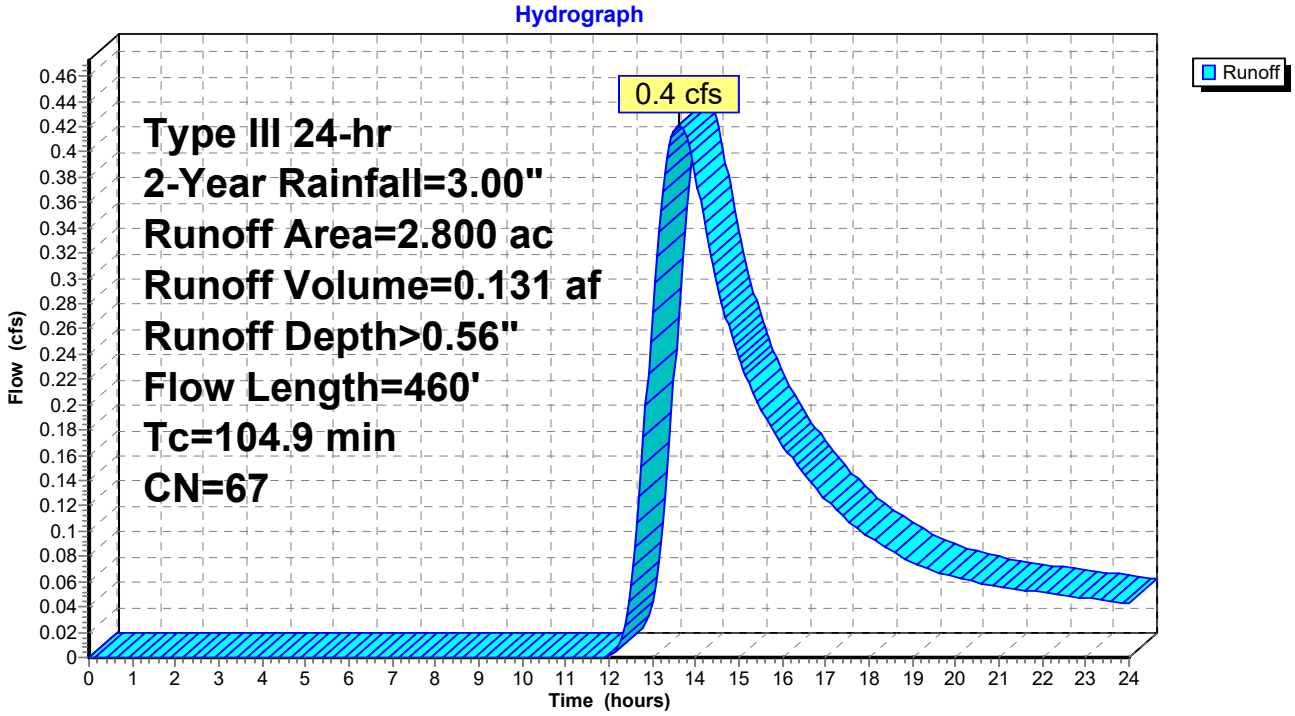
Runoff = 0.4 cfs @ 13.64 hrs, Volume= 0.131 af, Depth> 0.56"
Routed to Link SP1 : Study Point #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.00"

	Area (ac)	CN	Description
	0.494	77	Woods, Good, HSG D
	1.796	70	Woods, Good, HSG C
	0.433	39	>75% Grass cover, Good, HSG A
*	0.077	98	Existing Impervious
	2.800	67	Weighted Average
	2.723		97.25% Pervious Area
	0.077		2.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
93.0	150	0.0050	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
11.9	310	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
104.9	460	Total			

Subcatchment S1: Woods



Summary for Subcatchment S1A: Development Area

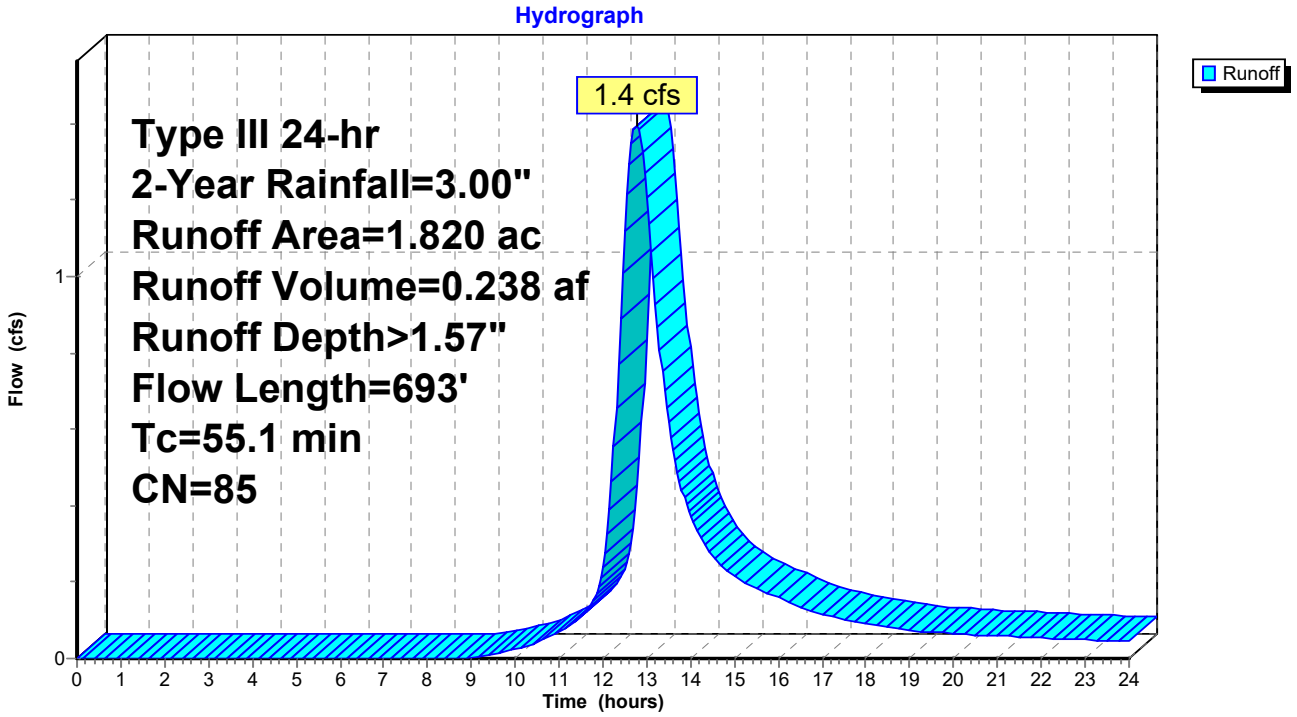
Runoff = 1.4 cfs @ 12.76 hrs, Volume= 0.238 af, Depth> 1.57"
Routed to Reach LS : LS BUFFER

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.00"

	Area (ac)	CN	Description
*	0.037	74	Poland Rd, >75% Grass cover, Good, HSG C
*	0.074	74	Landscaped Areas, >75% Grass cover, Good, HSG C
*	0.025	98	Existing Impervious
*	0.653	98	Proposed Impervious
	0.170	70	Woods, Good, HSG C
*	0.861	80	Landscaped Areas, >75% Grass cover, Good, HSG D
	1.820	85	Weighted Average
	1.142		62.75% Pervious Area
	0.678		37.25% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.6	50	0.0050	0.02		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
0.9	60	0.0050	1.06		**Shallow Concentrated Flow, B-C** Grassed Waterway Kv= 15.0 fps
1.2	101	0.0050	1.44		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
1.2	302	0.0050	4.03	4.95	**Pipe Channel, D-E** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
13.2	180	0.0100	0.23	0.00	**Trap/Vee/Rect Channel Flow, E-F** Bot.W=2.00' D=0.01' Z= 2.0 '/' Top.W=2.04' n= 0.030 Earth, grassed & winding
55.1	693	Total			

Subcatchment S1A: Development Area



Summary for Subcatchment S2: Woods

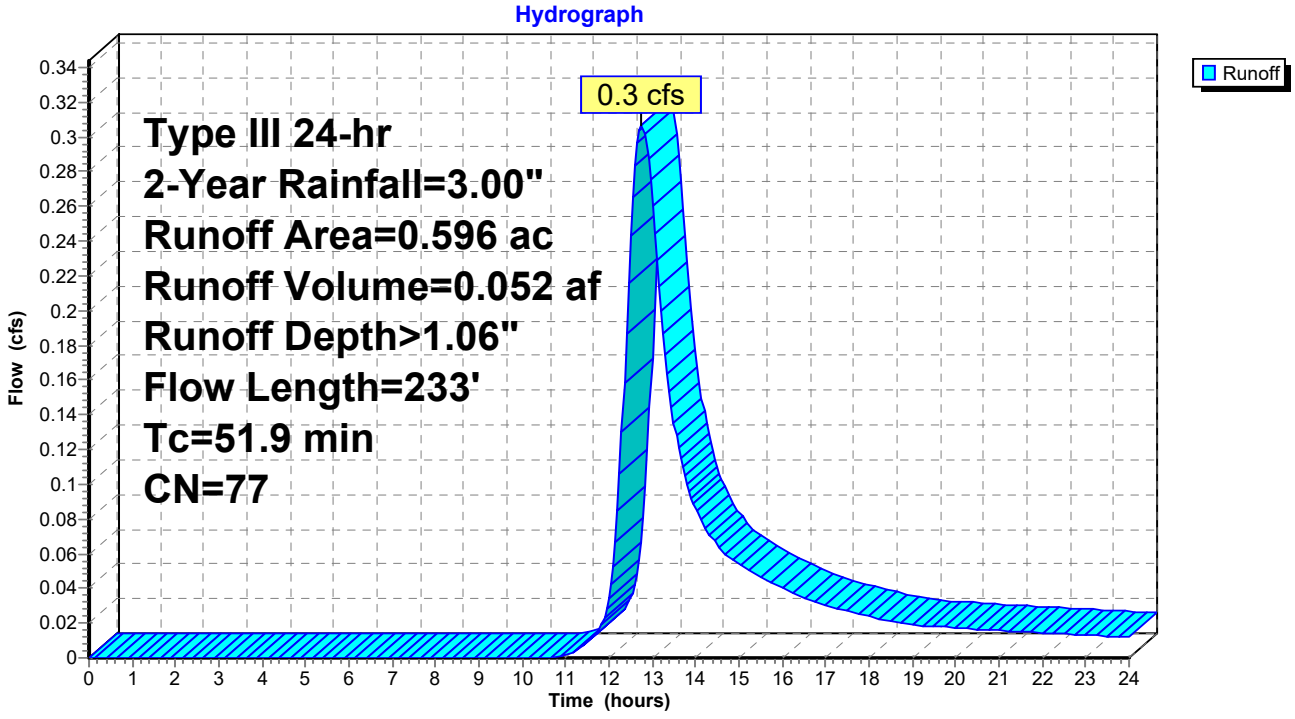
Runoff = 0.3 cfs @ 12.75 hrs, Volume= 0.052 af, Depth> 1.06"
Routed to Link SP2 : Study Point #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.00"

Area (ac)	CN	Description
0.573	77	Woods, Good, HSG D
0.023	70	Woods, Good, HSG C
0.596	77	Weighted Average
0.596		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
46.4	89	0.0100	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
5.5	144	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
51.9	233	Total			

Subcatchment S2: Woods



Summary for Subcatchment S3: Existing Lot Area

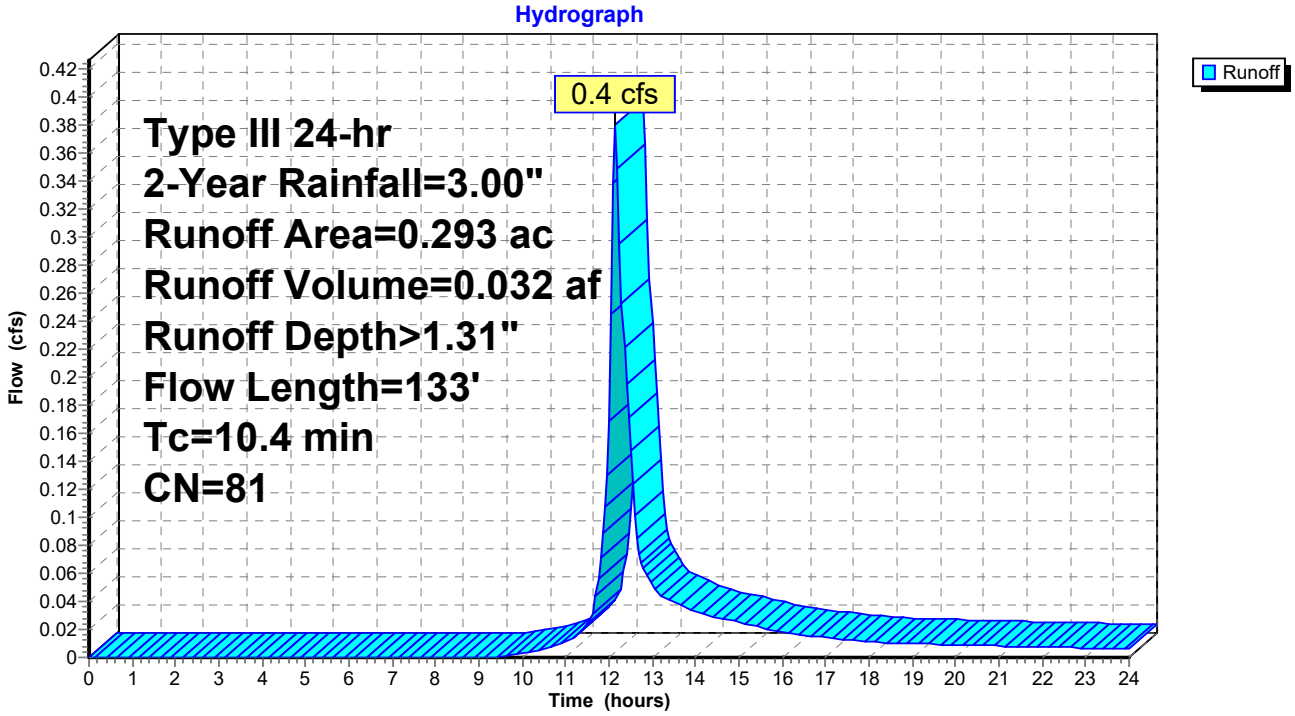
Runoff = 0.4 cfs @ 12.15 hrs, Volume= 0.032 af, Depth> 1.31"
Routed to Link SP3 : Study Point #3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.00"

	Area (ac)	CN	Description
*	0.051	83	Poland Road, Paved roads w/open ditches, 50% imp, HSG A
	0.153	80	>75% Grass cover, Good, HSG D
	0.071	77	Woods, Good, HSG D
*	0.018	98	Existing Site Impervious
	0.293	81	Weighted Average
	0.250		85.15% Pervious Area
	0.044		14.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	42	0.0200	0.10		**Sheet Flow, A-B** Grass: Dense n= 0.240 P2= 3.00"
3.0	91	0.0100	0.50		**Shallow Concentrated Flow, B-C** Woodland Kv= 5.0 fps
10.4	133	Total			

Subcatchment S3: Existing Lot Area



Summary for Reach LS: LS BUFFER

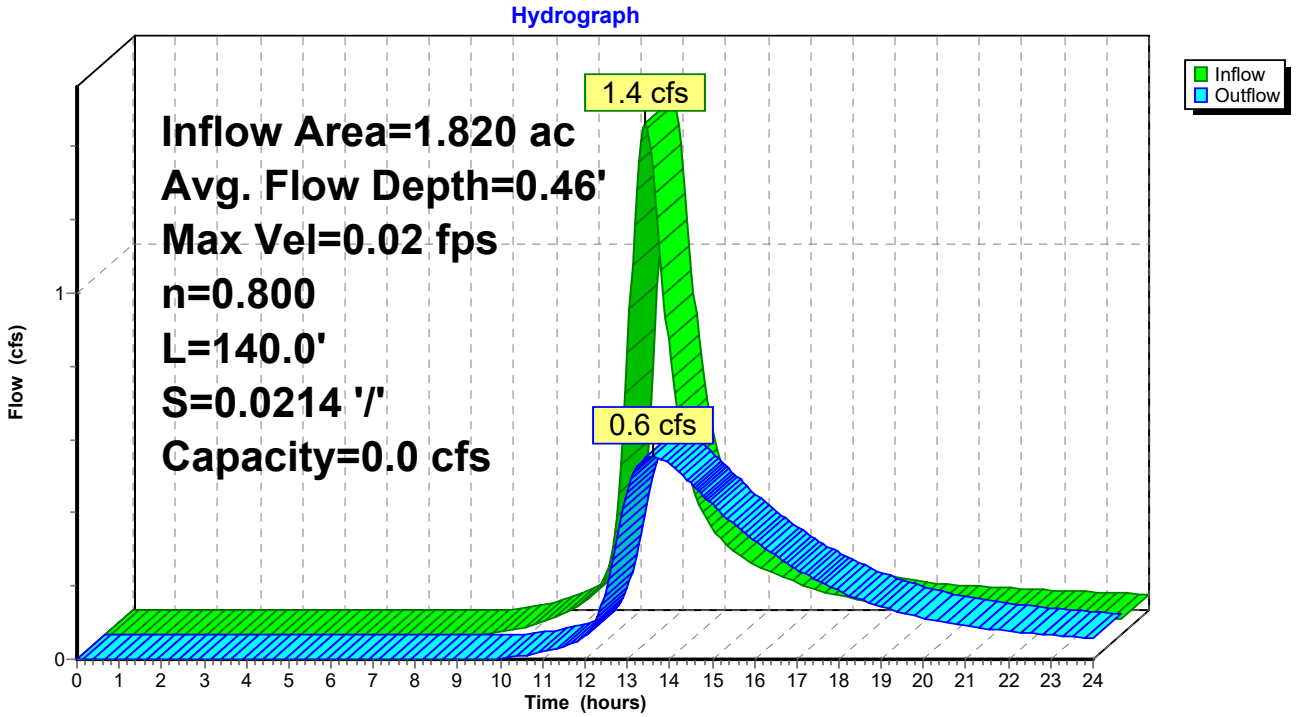
Inflow Area = 1.820 ac, 37.25% Impervious, Inflow Depth > 1.57" for 2-Year event
Inflow = 1.4 cfs @ 12.76 hrs, Volume= 0.238 af
Outflow = 0.6 cfs @ 13.59 hrs, Volume= 0.228 af, Atten= 60%, Lag= 49.6 min
Routed to Link SP1 : Study Point #1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Max. Velocity= 0.02 fps, Min. Travel Time= 113.9 min
Avg. Velocity = 0.02 fps, Avg. Travel Time= 131.5 min

Peak Storage= 3,786 cf @ 13.59 hrs
Average Depth at Peak Storage= 0.46' , Surface Width= 112.78'
Bank-Full Depth= 0.01' Flow Area= 0.6 sf, Capacity= 0.0 cfs

57.00' x 0.01' deep channel, n= 0.800 Sheet flow: Woods+dense brush
Side Slope Z-value= 60.0 '/' Top Width= 58.20'
Length= 140.0' Slope= 0.0214 '/'
Inlet Invert= 243.00', Outlet Invert= 240.00'



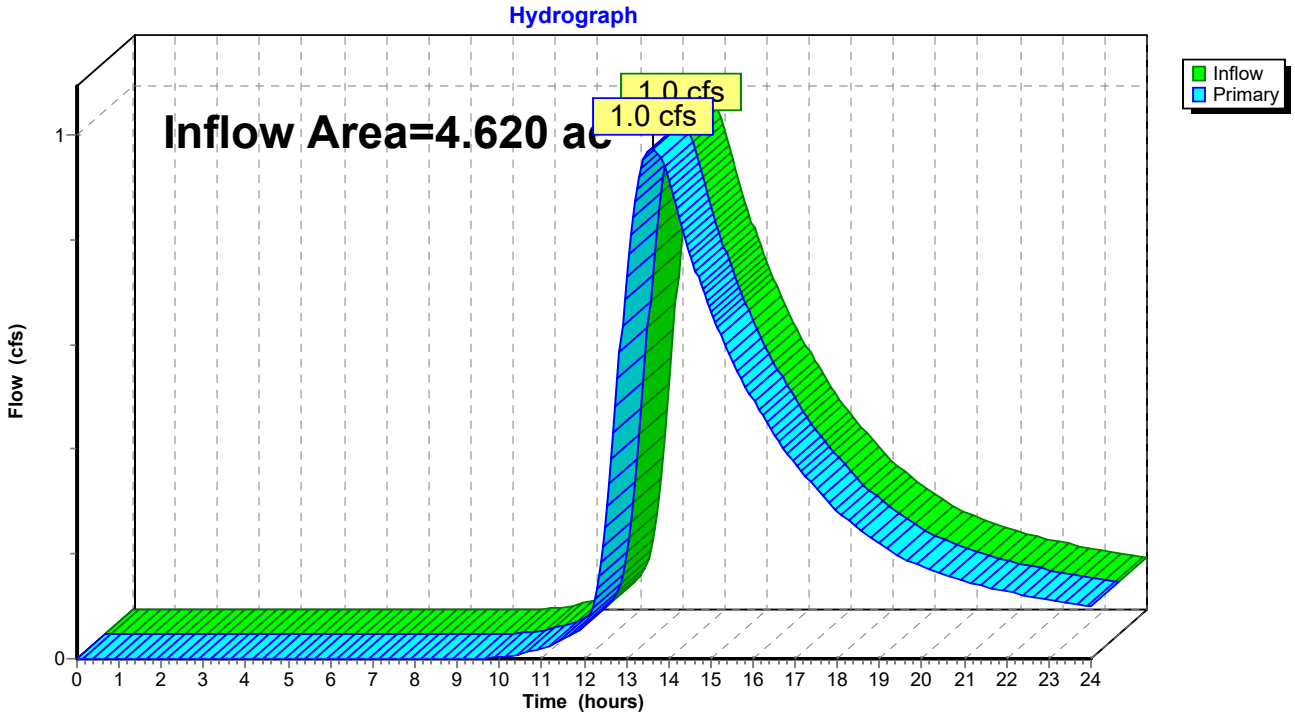


Summary for Link SP1: Study Point #1

Inflow Area = 4.620 ac, 16.34% Impervious, Inflow Depth > 0.93" for 2-Year event
Inflow = 1.0 cfs @ 13.63 hrs, Volume= 0.360 af
Primary = 1.0 cfs @ 13.63 hrs, Volume= 0.360 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link SP1: Study Point #1

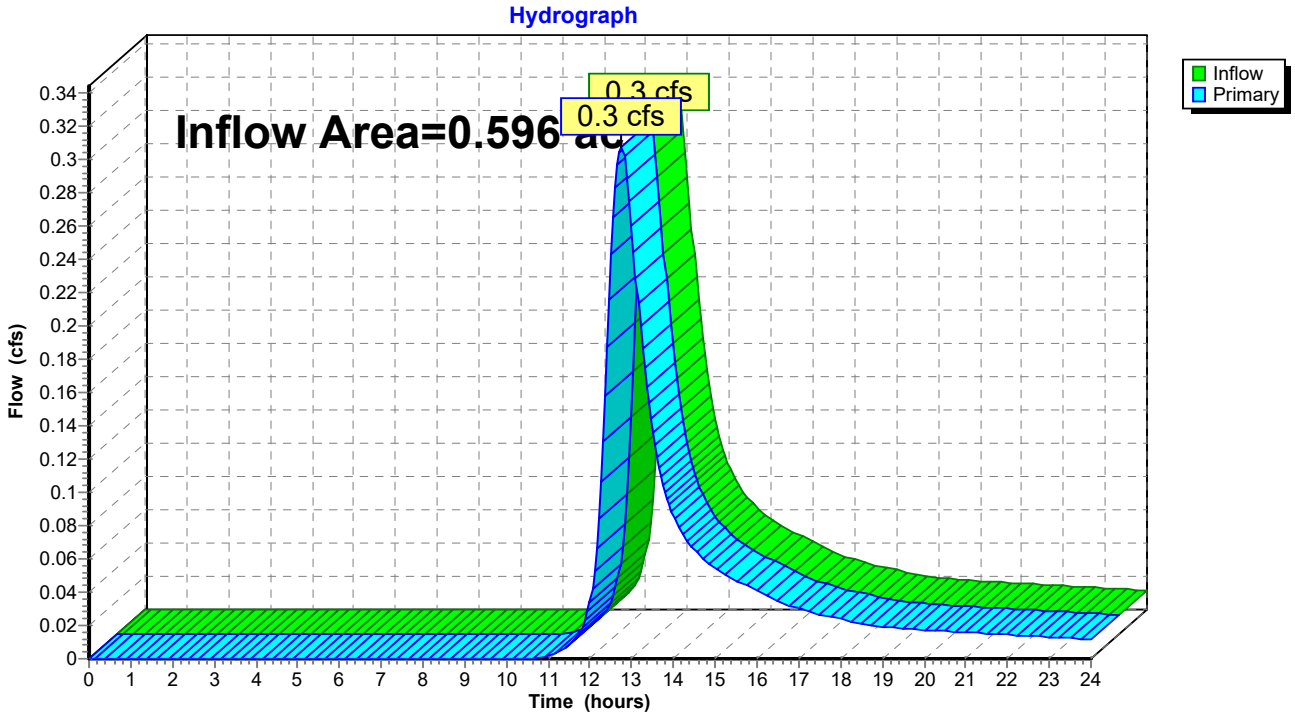


Summary for Link SP2: Study Point #2

Inflow Area = 0.596 ac, 0.00% Impervious, Inflow Depth > 1.06" for 2-Year event
Inflow = 0.3 cfs @ 12.75 hrs, Volume= 0.052 af
Primary = 0.3 cfs @ 12.75 hrs, Volume= 0.052 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link SP2: Study Point #2

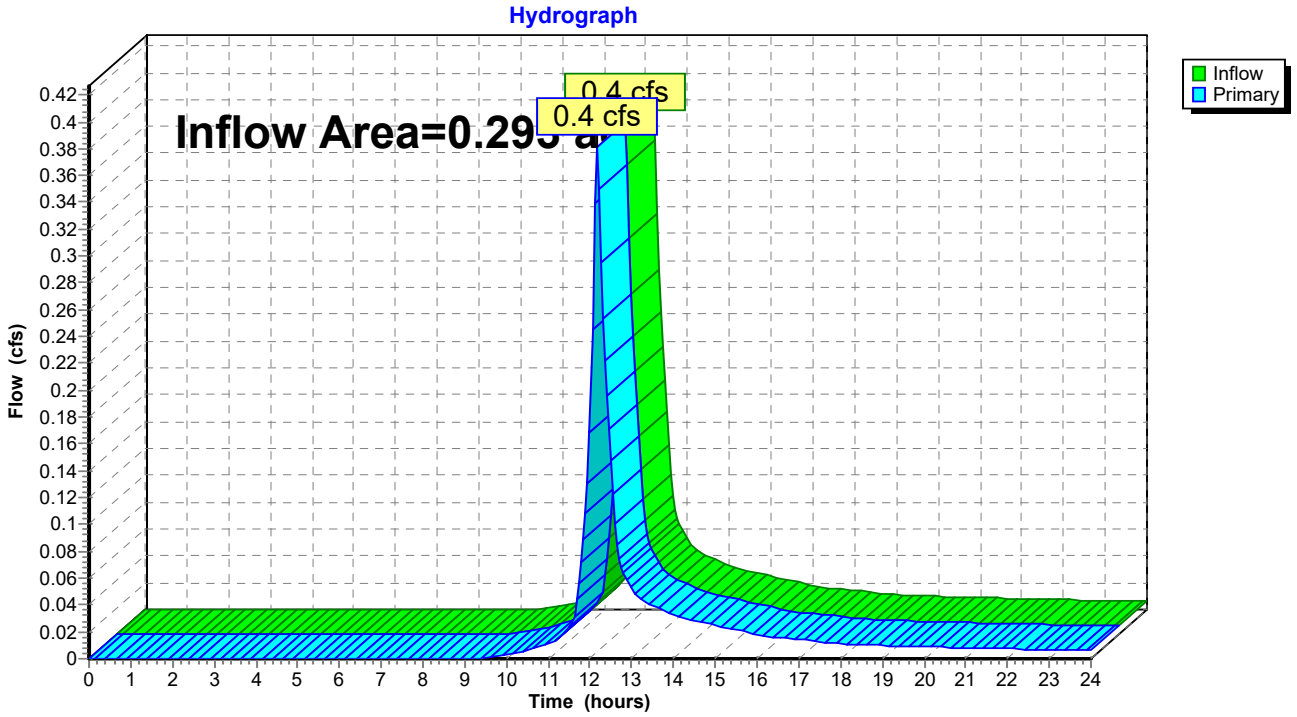


Summary for Link SP3: Study Point #3

Inflow Area = 0.293 ac, 14.85% Impervious, Inflow Depth > 1.31" for 2-Year event
Inflow = 0.4 cfs @ 12.15 hrs, Volume= 0.032 af
Primary = 0.4 cfs @ 12.15 hrs, Volume= 0.032 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link SP3: Study Point #3



Summary for Subcatchment S1: Woods

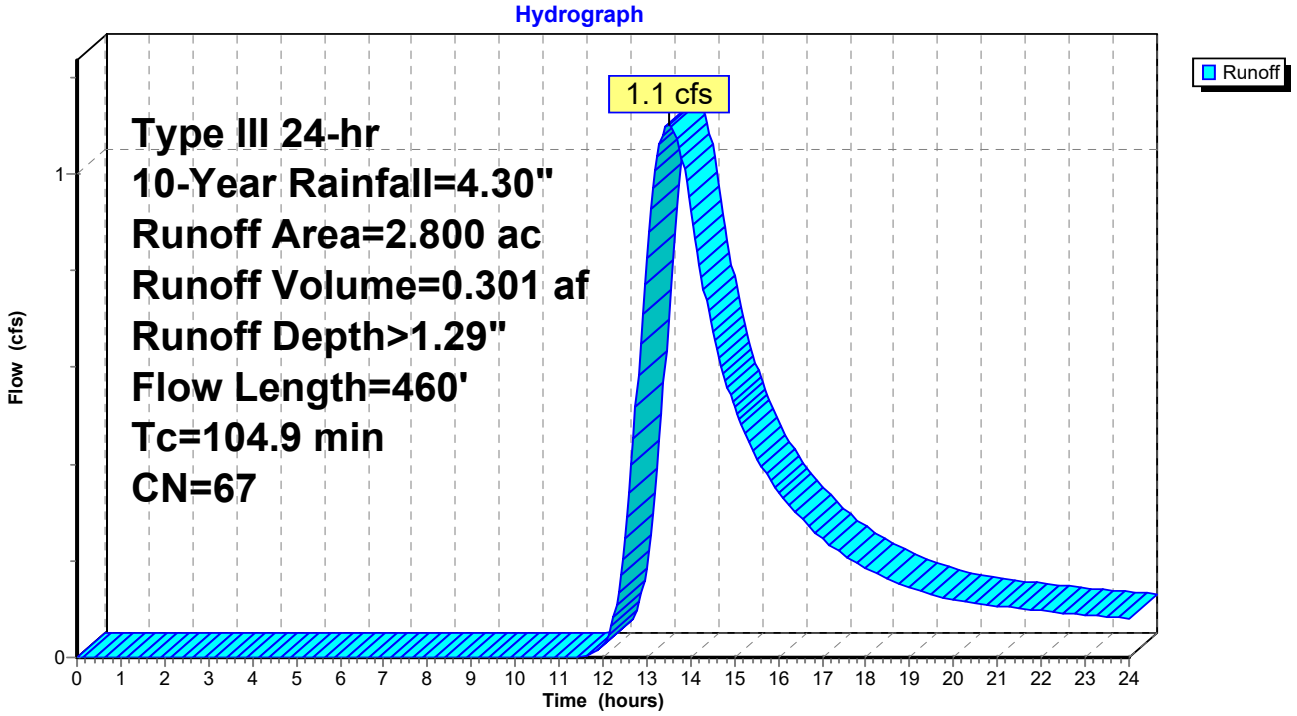
Runoff = 1.1 cfs @ 13.49 hrs, Volume= 0.301 af, Depth> 1.29"
Routed to Link SP1 : Study Point #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.30"

	Area (ac)	CN	Description
	0.494	77	Woods, Good, HSG D
	1.796	70	Woods, Good, HSG C
	0.433	39	>75% Grass cover, Good, HSG A
*	0.077	98	Existing Impervious
	2.800	67	Weighted Average
	2.723		97.25% Pervious Area
	0.077		2.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
93.0	150	0.0050	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
11.9	310	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
104.9	460	Total			

Subcatchment S1: Woods



Summary for Subcatchment S1A: Development Area

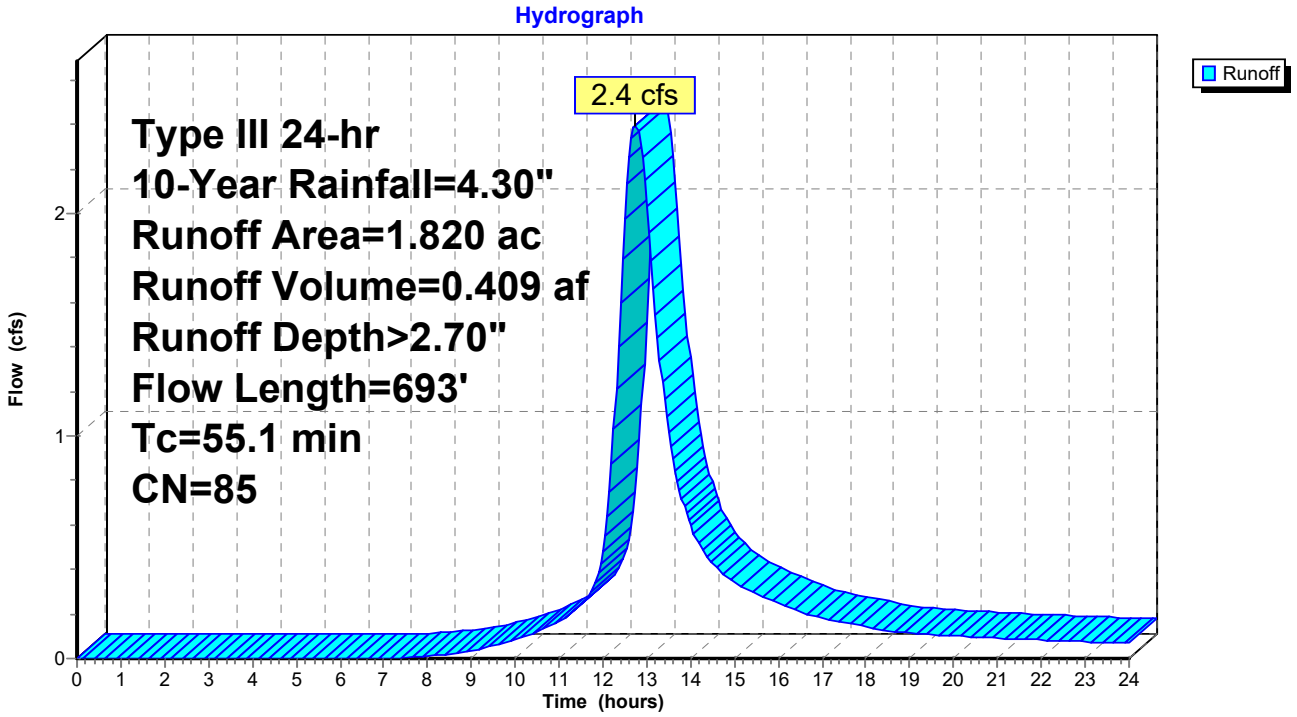
Runoff = 2.4 cfs @ 12.74 hrs, Volume= 0.409 af, Depth> 2.70"
Routed to Reach LS : LS BUFFER

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.30"

	Area (ac)	CN	Description
*	0.037	74	Poland Rd, >75% Grass cover, Good, HSG C
*	0.074	74	Landscaped Areas, >75% Grass cover, Good, HSG C
*	0.025	98	Existing Impervious
*	0.653	98	Proposed Impervious
	0.170	70	Woods, Good, HSG C
*	0.861	80	Landscaped Areas, >75% Grass cover, Good, HSG D
	1.820	85	Weighted Average
	1.142		62.75% Pervious Area
	0.678		37.25% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.6	50	0.0050	0.02		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
0.9	60	0.0050	1.06		**Shallow Concentrated Flow, B-C** Grassed Waterway Kv= 15.0 fps
1.2	101	0.0050	1.44		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
1.2	302	0.0050	4.03	4.95	**Pipe Channel, D-E** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
13.2	180	0.0100	0.23	0.00	**Trap/Vee/Rect Channel Flow, E-F** Bot.W=2.00' D=0.01' Z= 2.0 '/' Top.W=2.04' n= 0.030 Earth, grassed & winding
55.1	693	Total			

Subcatchment S1A: Development Area



Summary for Subcatchment S2: Woods

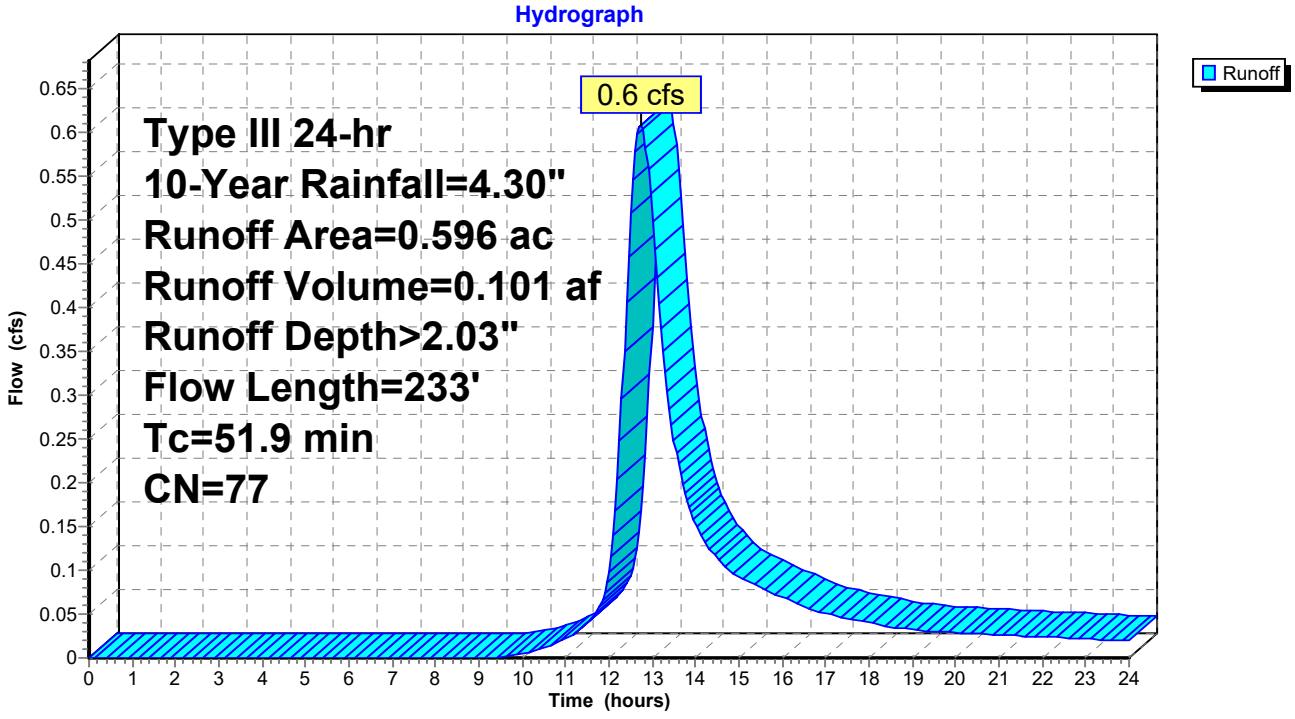
Runoff = 0.6 cfs @ 12.73 hrs, Volume= 0.101 af, Depth> 2.03"
Routed to Link SP2 : Study Point #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.30"

Area (ac)	CN	Description
0.573	77	Woods, Good, HSG D
0.023	70	Woods, Good, HSG C
0.596	77	Weighted Average
0.596		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
46.4	89	0.0100	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
5.5	144	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
51.9	233	Total			

Subcatchment S2: Woods



Summary for Subcatchment S3: Existing Lot Area

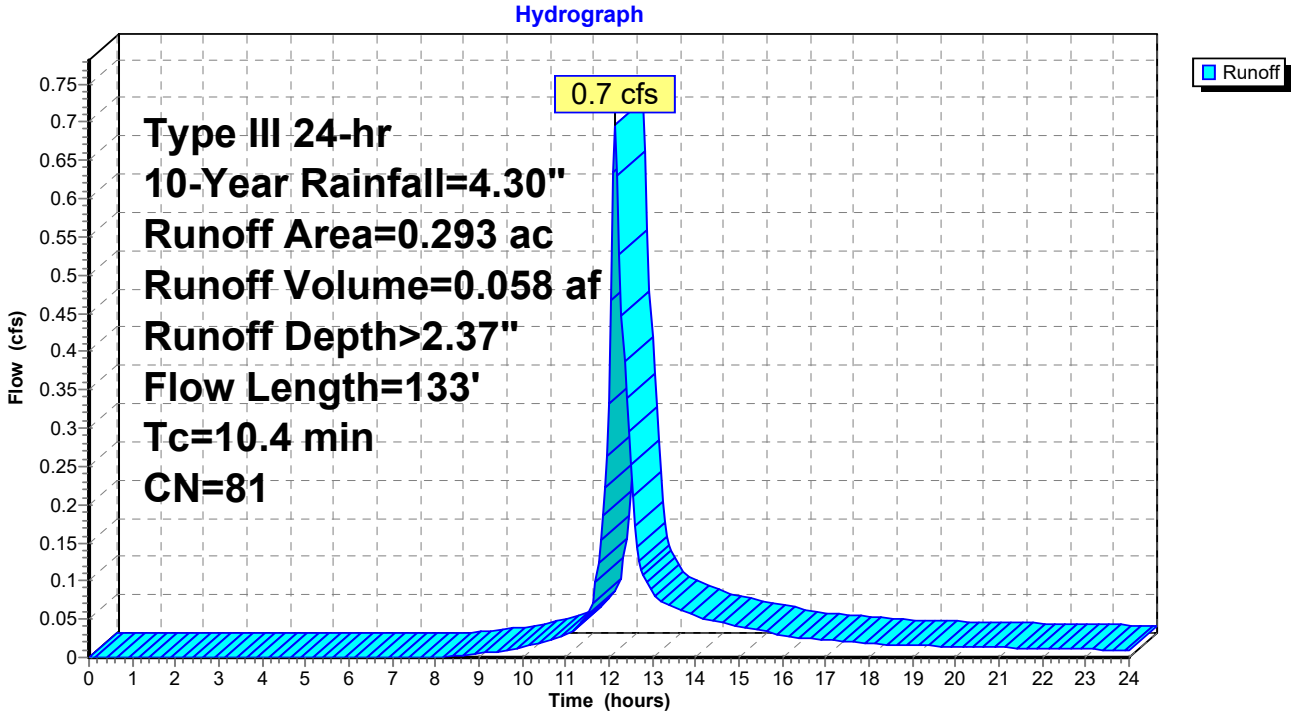
Runoff = 0.7 cfs @ 12.15 hrs, Volume= 0.058 af, Depth> 2.37"
Routed to Link SP3 : Study Point #3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.30"

	Area (ac)	CN	Description
*	0.051	83	Poland Road, Paved roads w/open ditches, 50% imp, HSG A
	0.153	80	>75% Grass cover, Good, HSG D
	0.071	77	Woods, Good, HSG D
*	0.018	98	Existing Site Impervious
	0.293	81	Weighted Average
	0.250		85.15% Pervious Area
	0.044		14.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	42	0.0200	0.10		**Sheet Flow, A-B** Grass: Dense n= 0.240 P2= 3.00"
3.0	91	0.0100	0.50		**Shallow Concentrated Flow, B-C** Woodland Kv= 5.0 fps
10.4	133	Total			

Subcatchment S3: Existing Lot Area



Summary for Reach LS: LS BUFFER

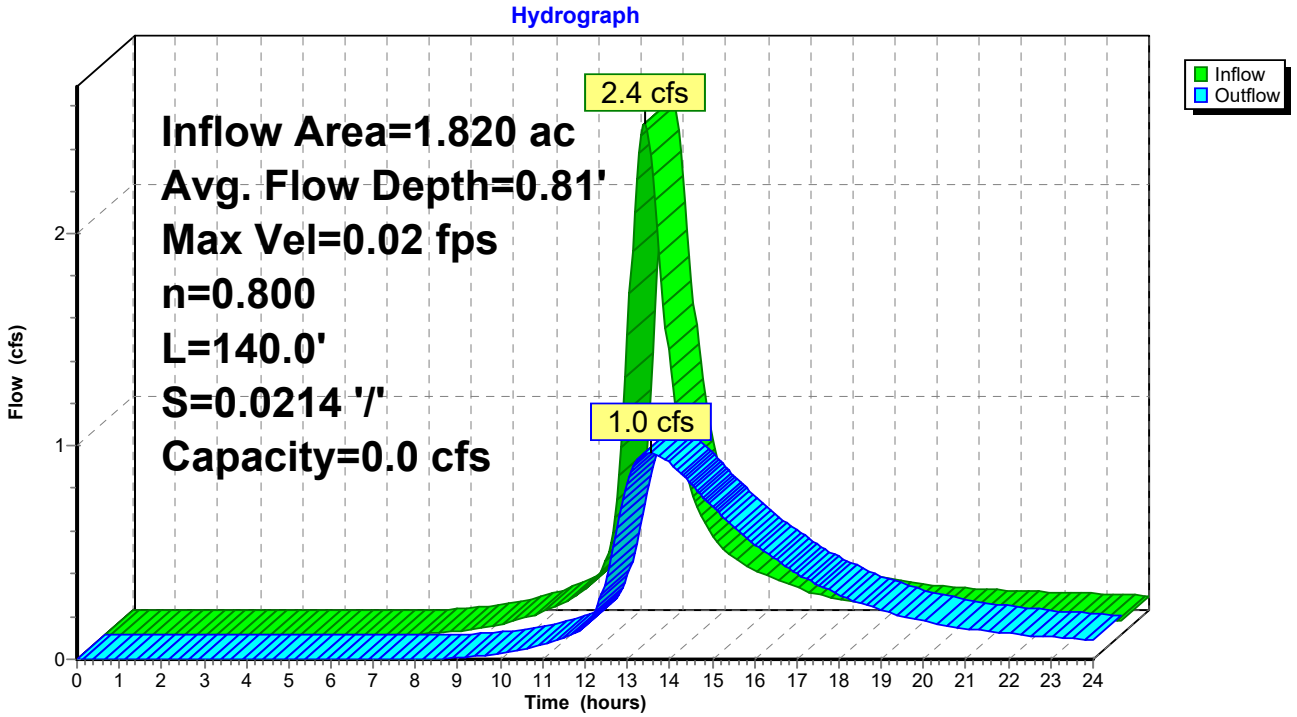
Inflow Area = 1.820 ac, 37.25% Impervious, Inflow Depth > 2.70" for 10-Year event
Inflow = 2.4 cfs @ 12.74 hrs, Volume= 0.409 af
Outflow = 1.0 cfs @ 13.54 hrs, Volume= 0.395 af, Atten= 60%, Lag= 47.7 min
Routed to Link SP1 : Study Point #1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Max. Velocity= 0.02 fps, Min. Travel Time= 113.5 min
Avg. Velocity = 0.02 fps, Avg. Travel Time= 130.0 min

Peak Storage= 6,602 cf @ 13.54 hrs
Average Depth at Peak Storage= 0.81' , Surface Width= 154.26'
Bank-Full Depth= 0.01' Flow Area= 0.6 sf, Capacity= 0.0 cfs

57.00' x 0.01' deep channel, n= 0.800 Sheet flow: Woods+dense brush
Side Slope Z-value= 60.0 '/' Top Width= 58.20'
Length= 140.0' Slope= 0.0214 '/'
Inlet Invert= 243.00', Outlet Invert= 240.00'



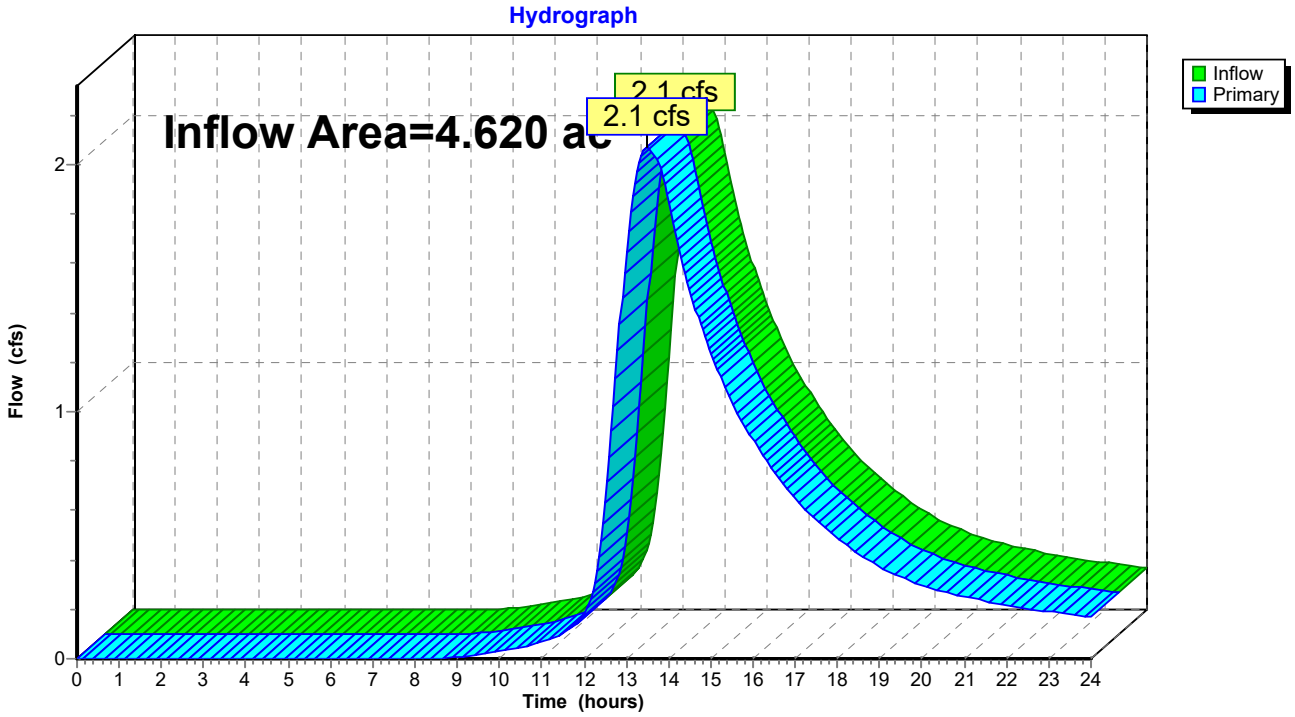


Summary for Link SP1: Study Point #1

Inflow Area = 4.620 ac, 16.34% Impervious, Inflow Depth > 1.81" for 10-Year event
Inflow = 2.1 cfs @ 13.51 hrs, Volume= 0.696 af
Primary = 2.1 cfs @ 13.51 hrs, Volume= 0.696 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link SP1: Study Point #1

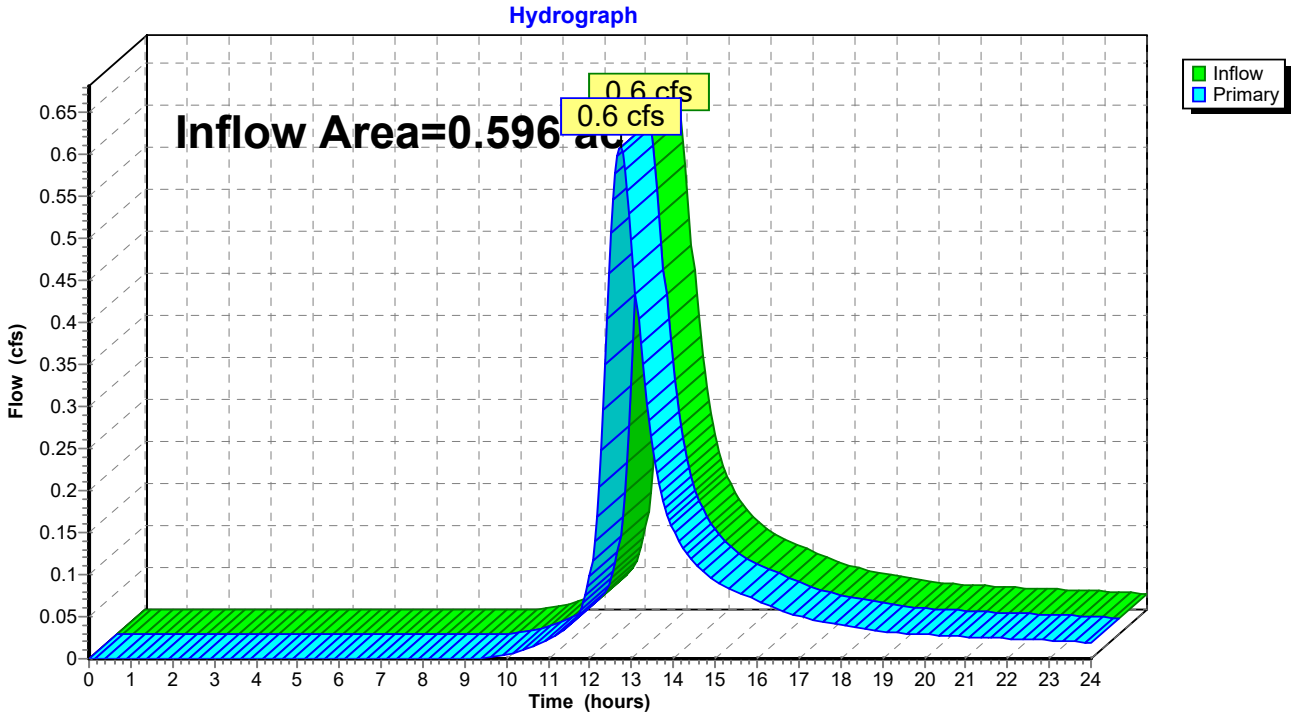


Summary for Link SP2: Study Point #2

Inflow Area = 0.596 ac, 0.00% Impervious, Inflow Depth > 2.03" for 10-Year event
Inflow = 0.6 cfs @ 12.73 hrs, Volume= 0.101 af
Primary = 0.6 cfs @ 12.73 hrs, Volume= 0.101 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link SP2: Study Point #2

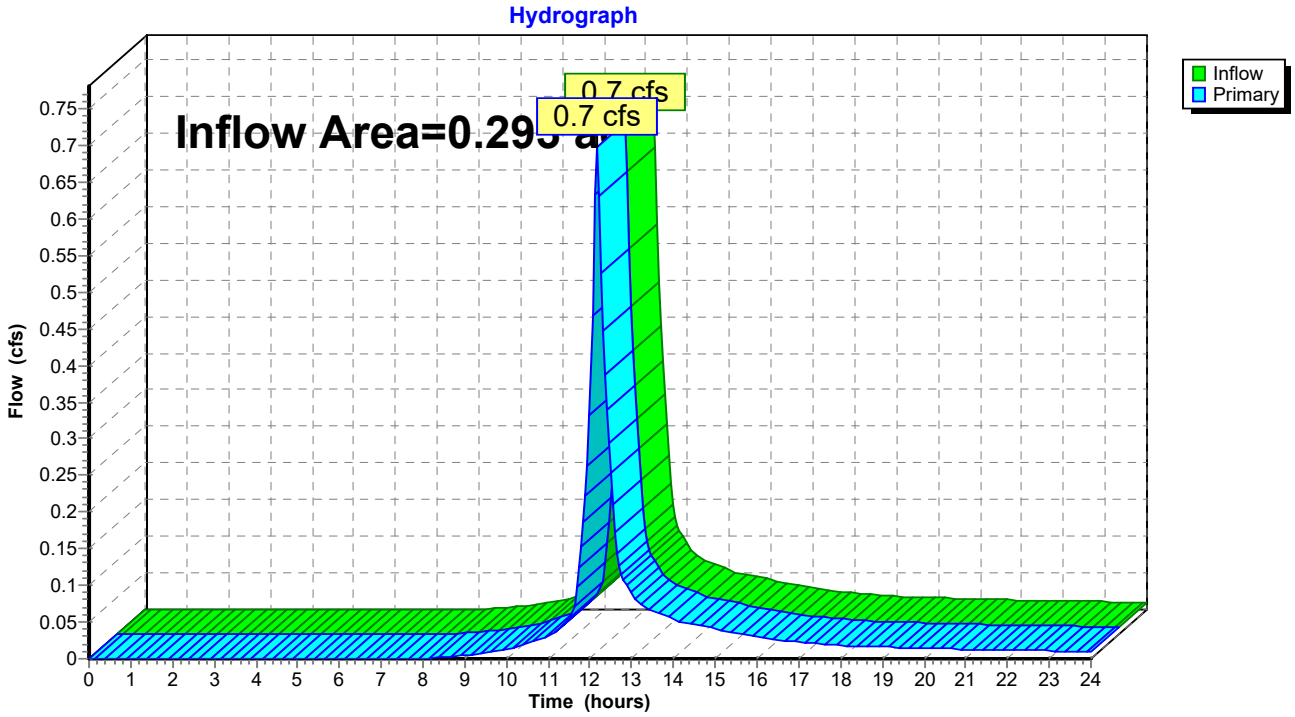


Summary for Link SP3: Study Point #3

Inflow Area = 0.293 ac, 14.85% Impervious, Inflow Depth > 2.37" for 10-Year event
Inflow = 0.7 cfs @ 12.15 hrs, Volume= 0.058 af
Primary = 0.7 cfs @ 12.15 hrs, Volume= 0.058 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link SP3: Study Point #3



Summary for Subcatchment S1: Woods

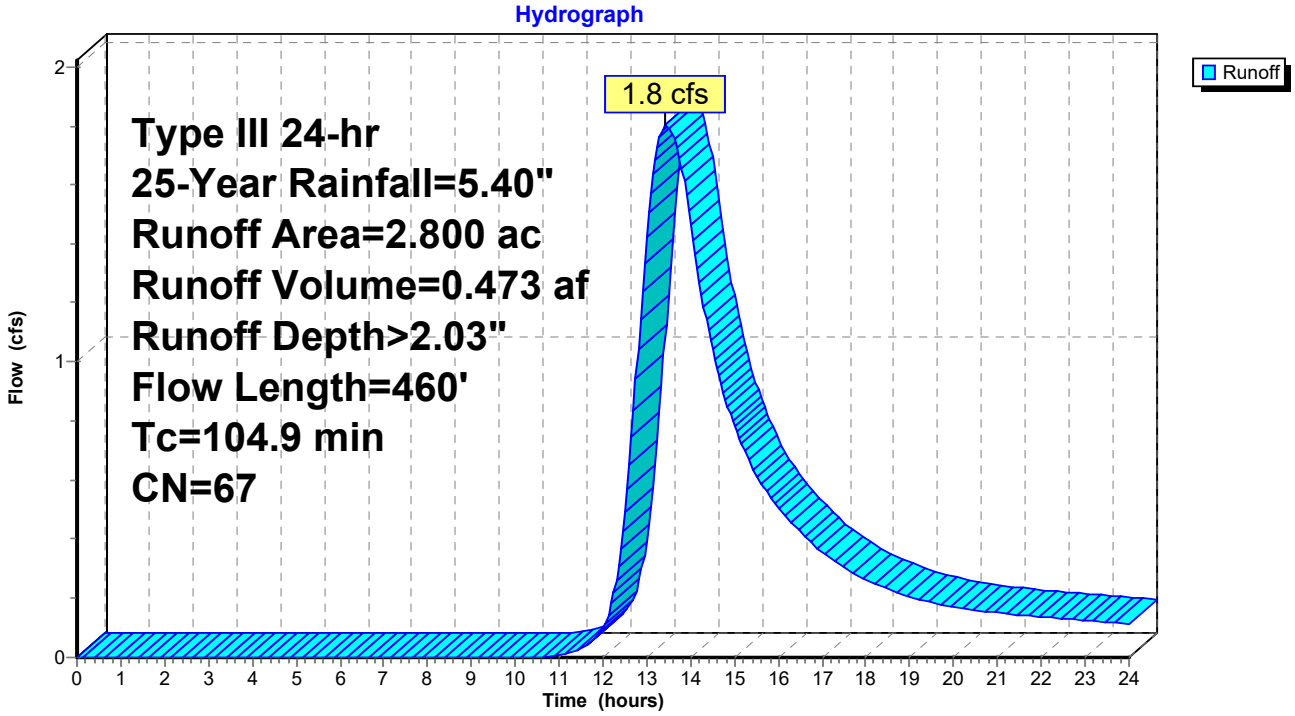
Runoff = 1.8 cfs @ 13.43 hrs, Volume= 0.473 af, Depth> 2.03"
Routed to Link SP1 : Study Point #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.40"

	Area (ac)	CN	Description
	0.494	77	Woods, Good, HSG D
	1.796	70	Woods, Good, HSG C
	0.433	39	>75% Grass cover, Good, HSG A
*	0.077	98	Existing Impervious
	2.800	67	Weighted Average
	2.723		97.25% Pervious Area
	0.077		2.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
93.0	150	0.0050	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
11.9	310	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
104.9	460	Total			

Subcatchment S1: Woods



Summary for Subcatchment S1A: Development Area

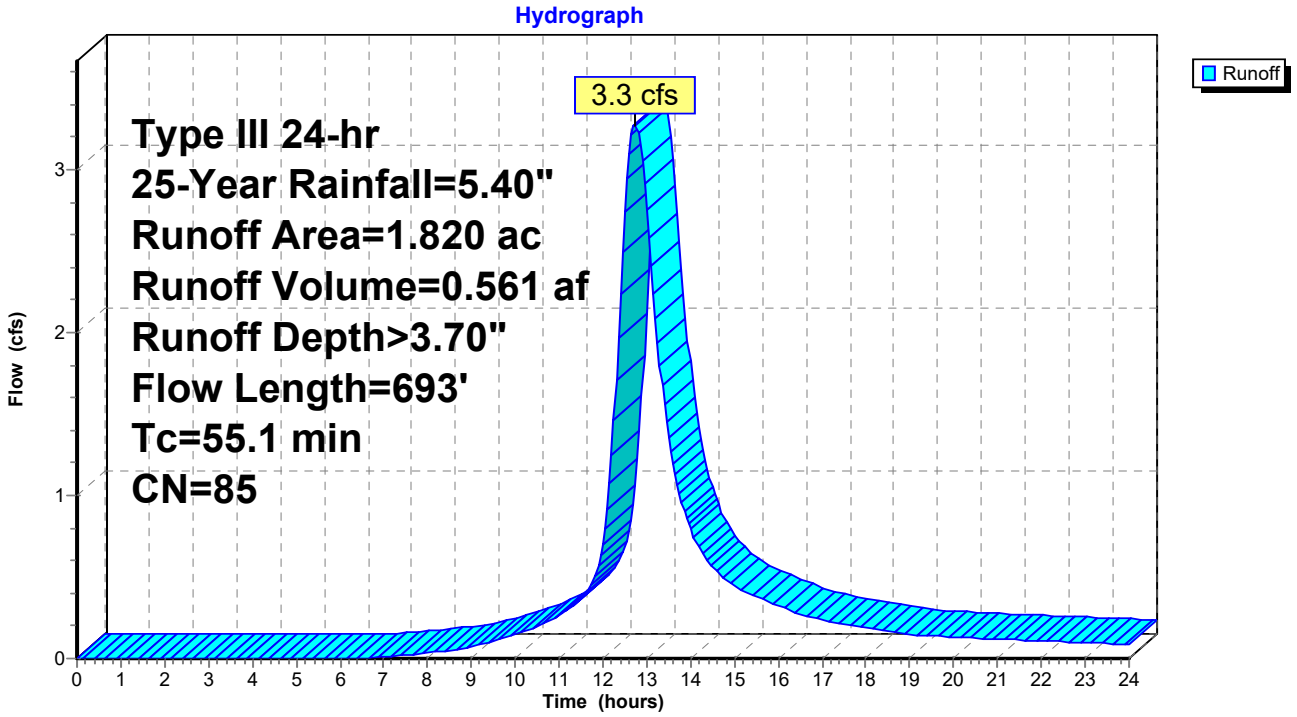
Runoff = 3.3 cfs @ 12.73 hrs, Volume= 0.561 af, Depth> 3.70"
Routed to Reach LS : LS BUFFER

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.40"

	Area (ac)	CN	Description
*	0.037	74	Poland Rd, >75% Grass cover, Good, HSG C
*	0.074	74	Landscaped Areas, >75% Grass cover, Good, HSG C
*	0.025	98	Existing Impervious
*	0.653	98	Proposed Impervious
	0.170	70	Woods, Good, HSG C
*	0.861	80	Landscaped Areas, >75% Grass cover, Good, HSG D
	1.820	85	Weighted Average
	1.142		62.75% Pervious Area
	0.678		37.25% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.6	50	0.0050	0.02		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
0.9	60	0.0050	1.06		**Shallow Concentrated Flow, B-C** Grassed Waterway Kv= 15.0 fps
1.2	101	0.0050	1.44		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
1.2	302	0.0050	4.03	4.95	**Pipe Channel, D-E** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
13.2	180	0.0100	0.23	0.00	**Trap/Vee/Rect Channel Flow, E-F** Bot.W=2.00' D=0.01' Z= 2.0 '/' Top.W=2.04' n= 0.030 Earth, grassed & winding
55.1	693	Total			

Subcatchment S1A: Development Area



Summary for Subcatchment S2: Woods

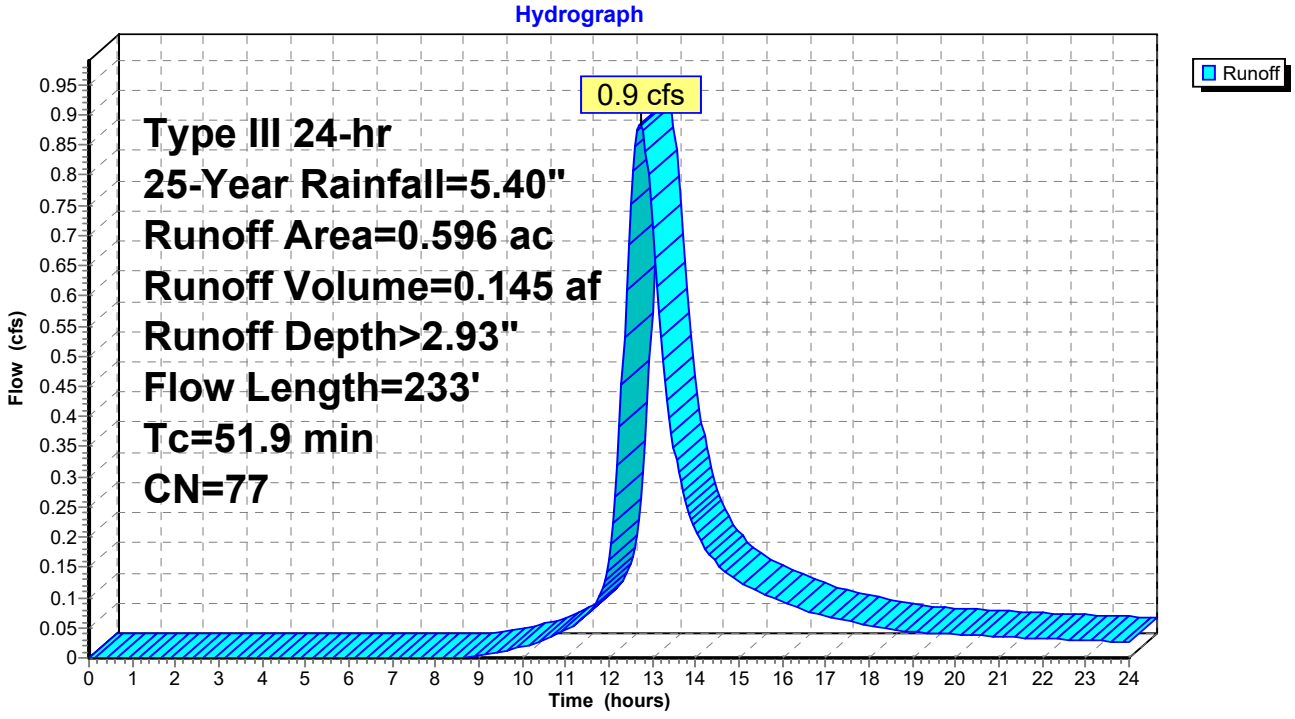
Runoff = 0.9 cfs @ 12.72 hrs, Volume= 0.145 af, Depth> 2.93"
Routed to Link SP2 : Study Point #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.40"

Area (ac)	CN	Description
0.573	77	Woods, Good, HSG D
0.023	70	Woods, Good, HSG C
0.596	77	Weighted Average
0.596		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
46.4	89	0.0100	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
5.5	144	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
51.9	233	Total			

Subcatchment S2: Woods



Summary for Subcatchment S3: Existing Lot Area

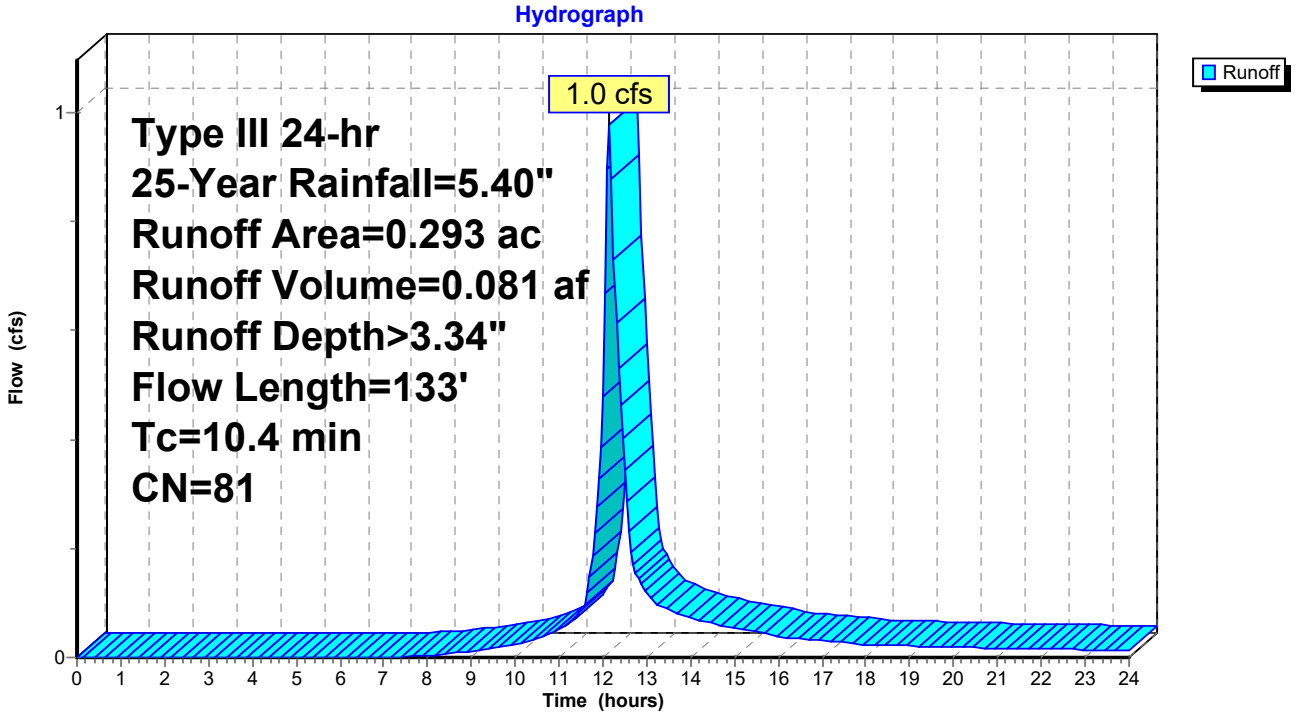
Runoff = 1.0 cfs @ 12.15 hrs, Volume= 0.081 af, Depth> 3.34"
Routed to Link SP3 : Study Point #3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.40"

	Area (ac)	CN	Description
*	0.051	83	Poland Road, Paved roads w/open ditches, 50% imp, HSG A
	0.153	80	>75% Grass cover, Good, HSG D
	0.071	77	Woods, Good, HSG D
*	0.018	98	Existing Site Impervious
	0.293	81	Weighted Average
	0.250		85.15% Pervious Area
	0.044		14.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	42	0.0200	0.10		**Sheet Flow, A-B** Grass: Dense n= 0.240 P2= 3.00"
3.0	91	0.0100	0.50		**Shallow Concentrated Flow, B-C** Woodland Kv= 5.0 fps
10.4	133	Total			

Subcatchment S3: Existing Lot Area



Summary for Reach LS: LS BUFFER

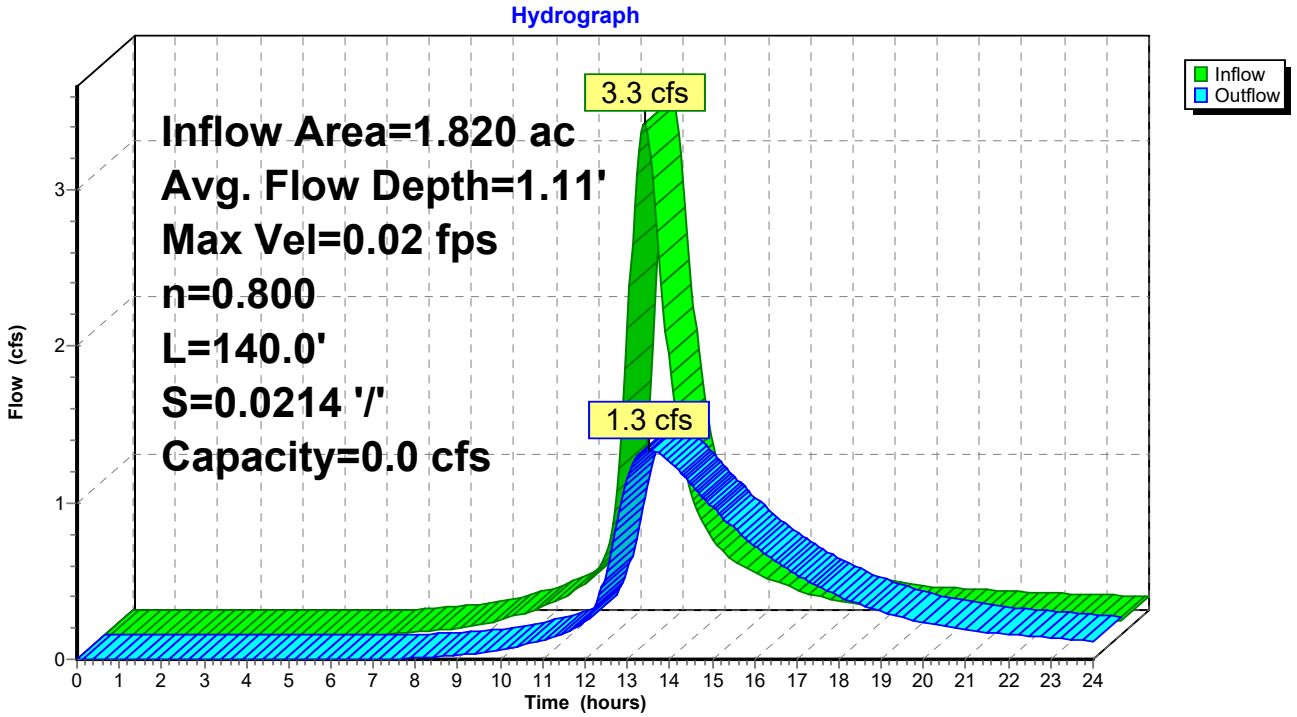
Inflow Area = 1.820 ac, 37.25% Impervious, Inflow Depth > 3.70" for 25-Year event
Inflow = 3.3 cfs @ 12.73 hrs, Volume= 0.561 af
Outflow = 1.3 cfs @ 13.51 hrs, Volume= 0.543 af, Atten= 59%, Lag= 46.8 min
Routed to Link SP1 : Study Point #1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Max. Velocity= 0.02 fps, Min. Travel Time= 113.4 min
Avg. Velocity = 0.02 fps, Avg. Travel Time= 128.9 min

Peak Storage= 9,078 cf @ 13.51 hrs
Average Depth at Peak Storage= 1.11' , Surface Width= 190.73'
Bank-Full Depth= 0.01' Flow Area= 0.6 sf, Capacity= 0.0 cfs

57.00' x 0.01' deep channel, n= 0.800 Sheet flow: Woods+dense brush
Side Slope Z-value= 60.0 '/' Top Width= 58.20'
Length= 140.0' Slope= 0.0214 '/'
Inlet Invert= 243.00', Outlet Invert= 240.00'



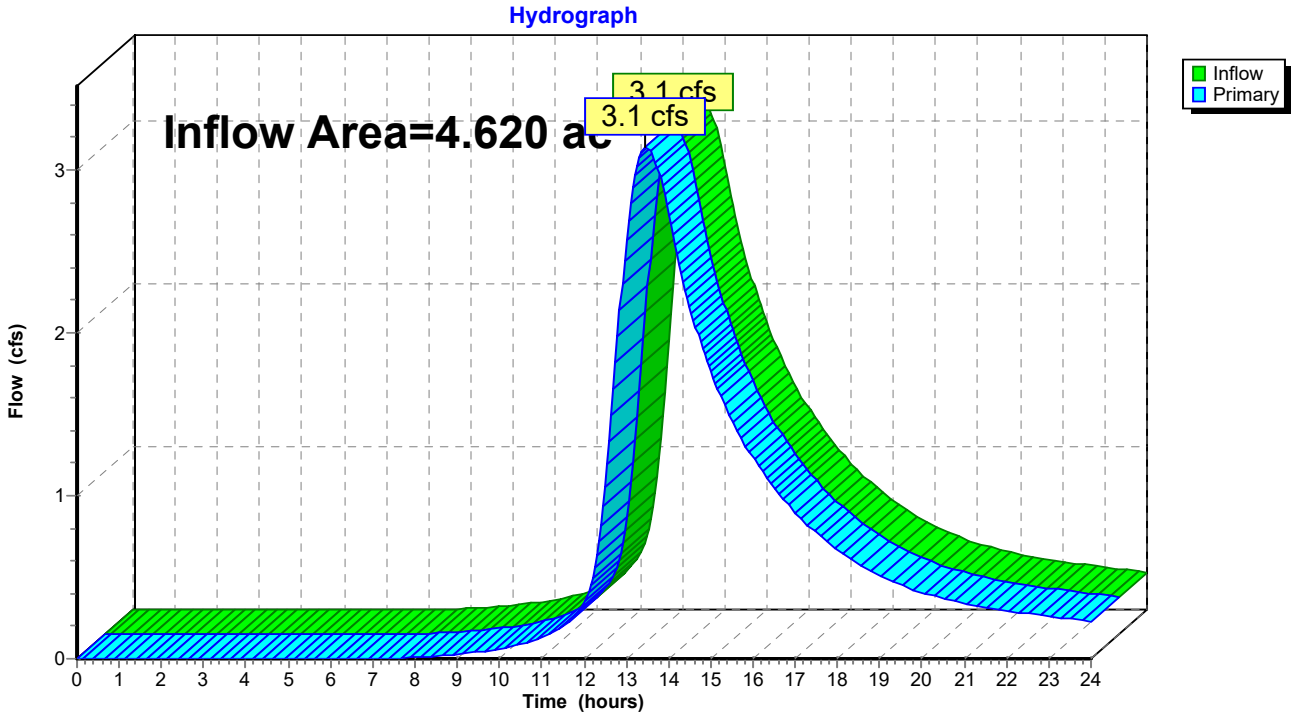


Summary for Link SP1: Study Point #1

Inflow Area = 4.620 ac, 16.34% Impervious, Inflow Depth > 2.64" for 25-Year event
Inflow = 3.1 cfs @ 13.46 hrs, Volume= 1.016 af
Primary = 3.1 cfs @ 13.46 hrs, Volume= 1.016 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link SP1: Study Point #1

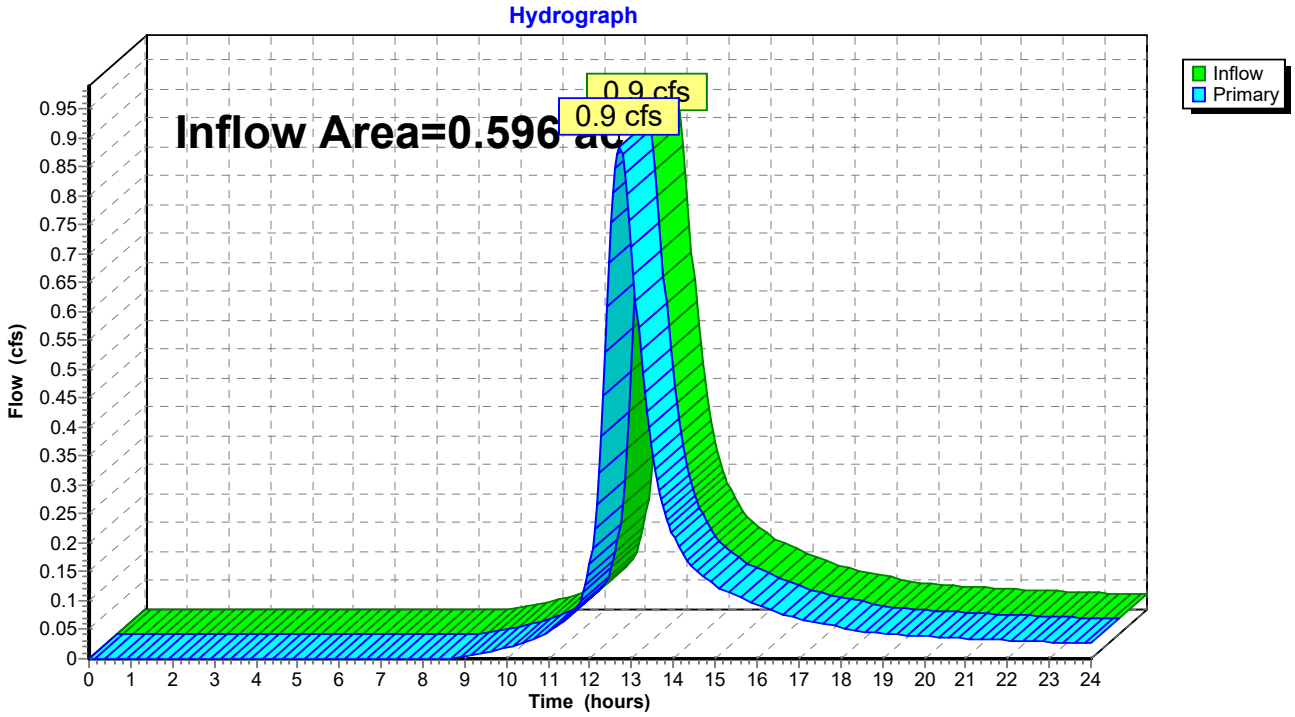


Summary for Link SP2: Study Point #2

Inflow Area = 0.596 ac, 0.00% Impervious, Inflow Depth > 2.93" for 25-Year event
Inflow = 0.9 cfs @ 12.72 hrs, Volume= 0.145 af
Primary = 0.9 cfs @ 12.72 hrs, Volume= 0.145 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link SP2: Study Point #2



Summary for Link SP3: Study Point #3

Inflow Area = 0.293 ac, 14.85% Impervious, Inflow Depth > 3.34" for 25-Year event
Inflow = 1.0 cfs @ 12.15 hrs, Volume= 0.081 af
Primary = 1.0 cfs @ 12.15 hrs, Volume= 0.081 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link SP3: Study Point #3

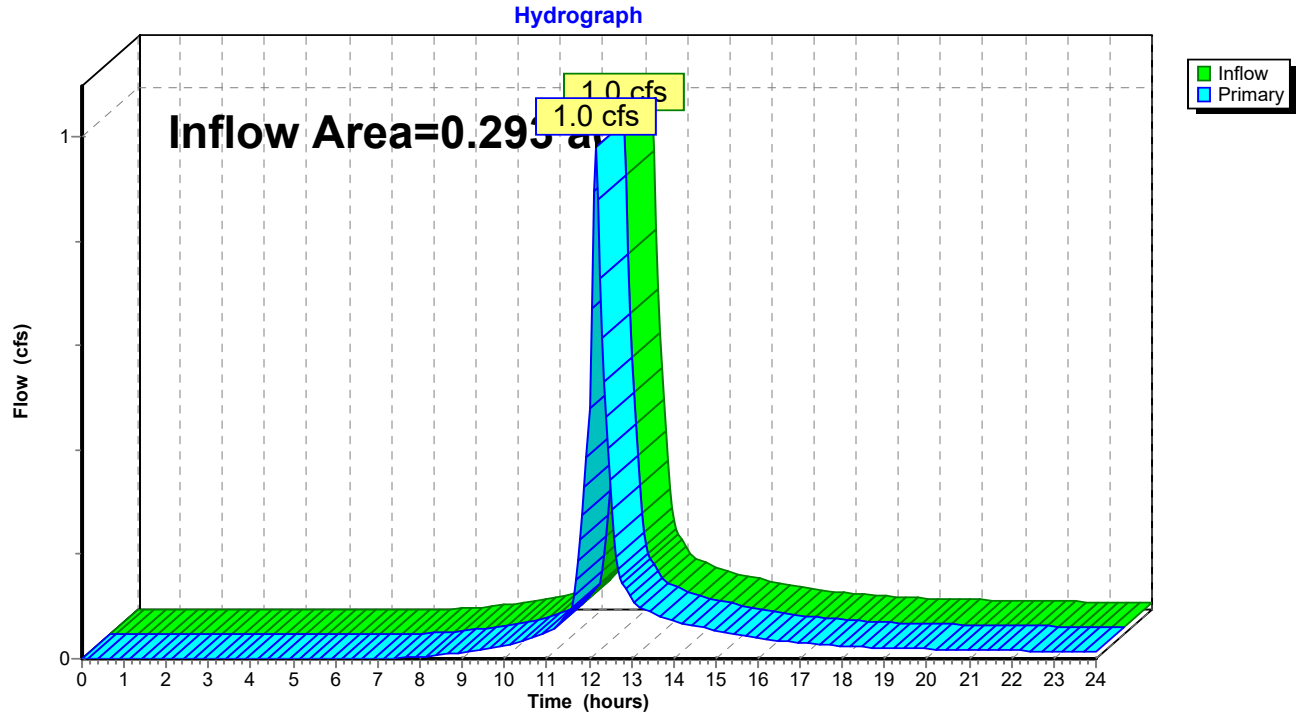


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Project Reports
1 Routing Diagram
2 Rainfall Events Listing
3 Area Listing (all nodes)

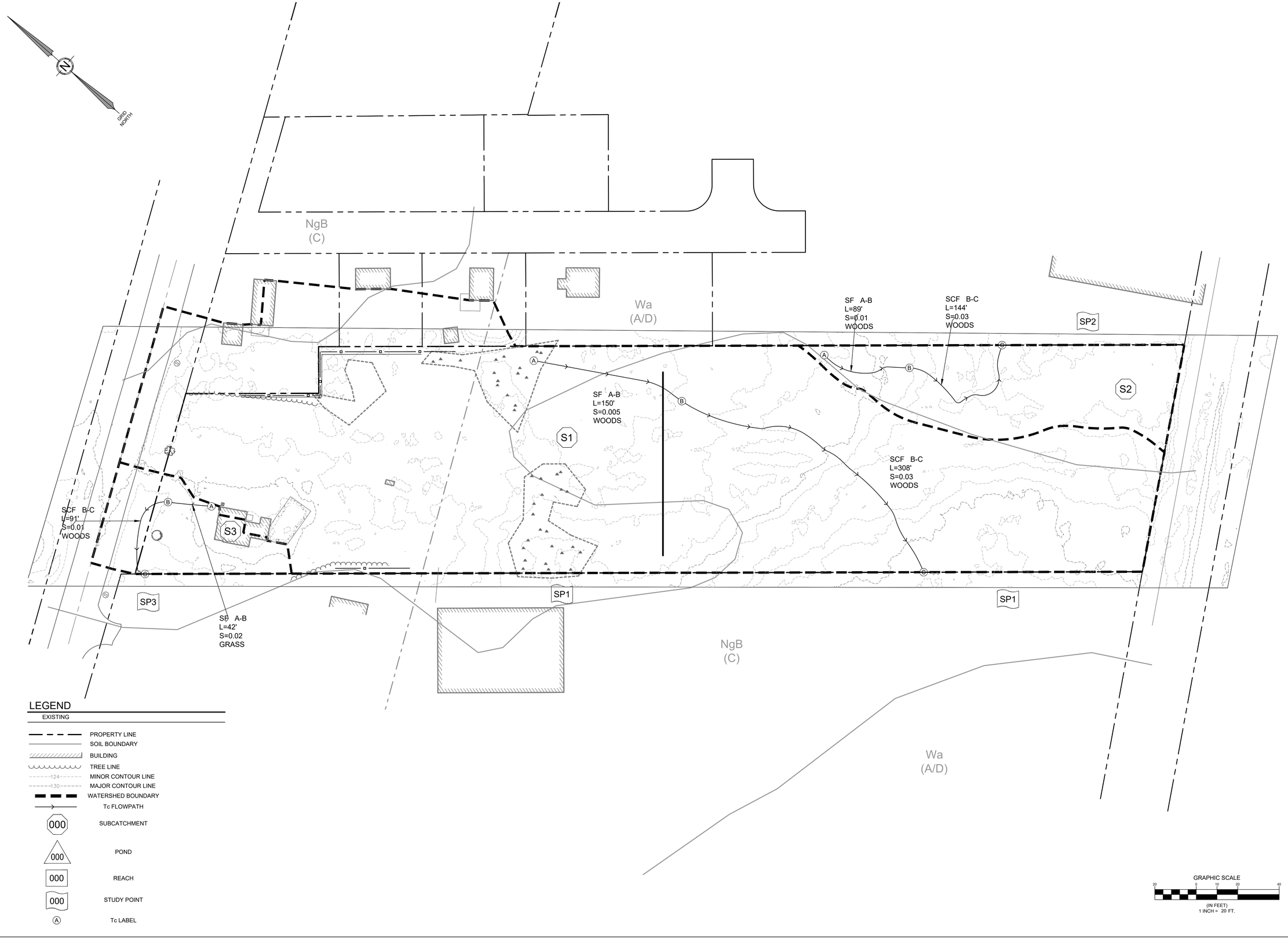
2-Year Event
4 Subcat S1: Woods
5 Subcat S1A: Development Area
7 Subcat S2: Woods
8 Subcat S3: Existing Lot Area
9 Reach LS: LS BUFFER
10 Link SP1: Study Point #1
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12 Link SP3: Study Point #3

10-Year Event
13 Subcat S1: Woods
14 Subcat S1A: Development Area
16 Subcat S2: Woods
17 Subcat S3: Existing Lot Area
18 Reach LS: LS BUFFER
19 Link SP1: Study Point #1
20 Link SP2: Study Point #2
21 Link SP3: Study Point #3

25-Year Event
22 Subcat S1: Woods
23 Subcat S1A: Development Area
25 Subcat S2: Woods
26 Subcat S3: Existing Lot Area
27 Reach LS: LS BUFFER
28 Link SP1: Study Point #1
29 Link SP2: Study Point #2
30 Link SP3: Study Point #3

APPENDIX 6

WATERSHED MAPS



DATE: DATE

NO.	DATE	REVISION
NO.	DATE	REVISIONS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC

Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

SHEET TITLE: PRE-DEVELOPMENT STORMWATER PLAN

CLIENT: JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

DATE:	04-23-2025
SCALE:	1" = 20'
JOB NO:	25-23
SHEET:	SWP-1.0

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GRID NORTH

NgB
(C)

Wa
(A/D)

SF A-B
L=50'
S=0.005
WOODS

SCF B-C
L=60'
S=0.005
GRASS

EX. SEWER

SCF C-D
L=101'
S=0.005
PAVEMENT

SCF B-C
L=91'
S=0.01
WOODS

SF A-B
L=42'
S=0.02
GRASS

SF A-B
L=89'
S=0.01
WOODS

SCF B-C
L=144'
S=0.03
WOODS

SF A-B
L=150'
S=0.005
WOODS

PF D-E
L=302'
S=0.005
PIPE

CF E-F
L=302'
S=0.01
GRASS

BERM
LENGTH = 57'

SF A-B
L=140'
S=0.03
WOODS

SCF B-C
L=310'
S=0.03
WOODS

S1

S1A

S2

S3

LS1

SP1

SP2

SP3

NgB
(C)

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

DATE: DATE

NO.	DATE	REVISION	DATE
			REVISIONS

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PHONE:
(207) 926-5111

WEB SITE:
www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC

Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

SHEET TITLE:
POST-DEVELOPMENT STORMWATER PLAN

CLIENT:
JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

DATE:	04-23-2025
SCALE:	1" = 20'
JOB NO:	25-23
SHEET:	SWP-1.1

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Attachment 5

Financial Capacity

Key Bank N.A.
5 Hannaford Dr.
Scarborough, ME 04074

Date 08/06/2025

To Whom This May Concern,

This letter is provided to verify that Kyle Romick does business with KeyBank and is good standing with us.

Please let me know if you have any questions.

Branden Scheer
Personal Banker
ME-01-99-0140
5 Hannaford Dr.
207-883-4344
Branden_Scheer@keybank.com

KeyBank Opens Doors.™

Attachment 6

Cost Estimate

TERRADYN CONSULTANTS, LLC
P.O. Box 339
New Gloucester, ME 04260
(207) 926-5111

JOB NO. 25-23
SHEET NO. 1 OF 1
CALCULATED BY JDA DATE 8/26/2025

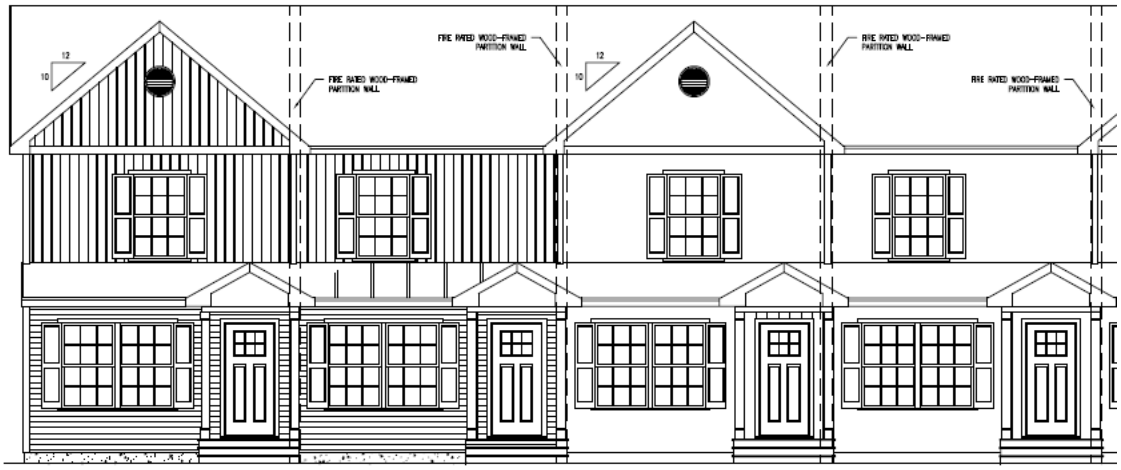
BUDGETARY COST ESTIMATE - SITE WORK
POLAND ROAD MULTIFAMILY - RIGHT OF WAY WORK - AUBURN, ME

ITEM	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
	EARTHWORK				
1	GRUB OPEN AREA	AC	$2,000	0.1	$200
2	GRUB FOREST	AC	$8,000	0.2	$1,600
3	EXCAVATE AND FILL TO SUBGRADE	CY	$25	284	$7,100
	ROADWAY & SIDEWALK				
4	HOT BITUMINOUS SURFACE PAVEMENT	TON	$95	106	$10,070
5	HOT BITUMINOUS BINDER PAVEMENT	TON	$85	141	$11,985
6	BASE GRAVEL MDOT TYPE A	CY	$45	106	$4,770
7	SUBBASE GRAVEL MDOT TYPE D	CY	$35	636	$22,260
8	SIDEWALK SUBBASE GRAVEL MDOT TYPE D	CY	$35	20	$700
9	SLIPFORM CURB	LF	$20	720	$14,400
	SITE IMPROVEMENTS				
10	STRIPING	LS	$200	1	$200
11	SIGNS	EA	$200	1	$200
12	MONUMENTATION	LS	$5,000	1	$5,000
	DRAINAGE				
13	4' DIAMETER CATCH BASIN/MANHOLE	EA	$3,800	7	$26,600
14	12" & 15" DIAMETER STORM DRAIN	LF	$45	735	$33,075
15	LEVEL SPEADER	LS	$8,000	1	$8,000
	UTILITIES				
16	ELECTRICAL TRENCH & CONDUIT	LF	$15	340	$5,100
17	TRANSFORMER BASES	EA	$1,500	1	$1,500
18	SANITARY SEWER MANHOLE	VF	$450	12	$5,400
19	8" SANITARY SEWER	LF	$35	171	$5,985
20	CONNECTION TO CITYSEWER SYSTEM	EA	$5,000	1	$5,000
	EROSION & SEDIMENT CONTROL				
21	EROSION CONTROL	LS	$5,000	1	$5,000
22	LOAM & SEED	CY	$10	200	$2,000
23	LANDSCAPING	LS	$7,000	1	$7,000
	INSPECTION & MAINTENANCE				
24	INSPECTION & MAINTENANCE	LS	$5,000	1	$5,000
	CITY OF SACO FINANCIAL GUARANTEE AMOUNT EQUAL TO 150% OF CONSTRUCTION COSTS				**$188,145**

1. THE OPINION OF PROBABLE CONSTRUCTION COST IS BASED UPON THE PERMITTING PLANS FOR THE POLAND ROAD MULTI-FAMILY DEVELOPMENT PREPARED BY TERRADYN CONSULTANTS, LLC. THIS ESTIMATE IS IN NO WAY, IMPLIED OR EXPRESSED OTHERWISE, A WARRANTEE THAT THE PROJECT CAN BE CONSTRUCTED FOR THE ABOVE COSTS. THIS ESTIMATE IS INTENDED TO BE USED AS A SITE WORK ALLOWANCE FOR PERFORMANCE GUARANTEE PURPOSES ONLY. IT DOES NOT INCLUDE COST ASSOCIATED WITH THE BUILDING CONSTRUCTION, ENGINEERING DESIGN FEES, LAND ACQUISITION, LEGAL FEES, PERMITING FEES, TESTING SERVICES OR CONSTRUCTION PHASE SERVICES.

Attachment 7

Building Plans


12
10
FIRE RATED WOOD-FRAMED PARTITION WALL
FIRE RATED WOOD-FRAMED PARTITION WALL
12
10
FIRE RATED WOOD-FRAMED PARTITION WALL
FIRE RATED WOOD-FRAMED PARTITION WALL

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

To: Auburn Planning Board
From: David Hediger, Director of Planning
Re: PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: Danville Corner Road (PID 122-004 and 122-005) – Application by Terradyn Consultants, LLC on behalf of Timothy Millett for a housing development with 69 single family homes and 3 multi-family buildings with 8 apartments each. The property is located in the General Business (GB) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.
Date: November 6, 2025

PROPOSAL
Terradyn Consultants, LLC, on behalf of Timothy Millett, has submitted an application for a housing development consisting of 69 single-family homes, three multi-family buildings with eight units each (24 units total), and an accessory 5,000 sq. ft. warehouse on Danville Corner Road (PID 122-004 and 122-005). The development area consists of two parcels totaling approximately 15.2 acres. One of the parcels (PID 122-005, 180 Danville Corner Road) contains the structure recently approved for conversion into a four-unit apartment building. Access will be provided by private roads. The final development will result in two lots. The single-family homes will be conveyed, while the remaining land and infrastructure will be retained by the applicant.



ZONING CONSIDERATIONS
The site is located in the General Business (GB) District, which allows residential dwelling uses permitted in the Multifamily Suburban (MFS) District. The MFS District permits single-family detached and multi-family dwellings. The minimum lot width, depth, and density requirements of the MFS District also apply.

The two lots totaling 15.2 acres are proposed to be divided as follows:

- Lot 1: 0.98 acres, containing the recently approved four-unit multifamily dwelling at 180 Danville Corner Road.
- Lot 2: 14.22 acres, containing 93 dwelling units.

Based on 93 total units, the minimum lot area required is 4.45 acres (10,000 sq. ft. for the first unit and 2,000 sq. ft. for each additional). With 14.22 acres, the lot could support up to 241 units under the MFS maximum density of 17 units per acre. All other dimensional requirements of the GB and MFS Districts have been met.

SITE PLAN REVIEW AND SUBDIVISION STANDARDS

The division of land resulting in three or more dwelling units within a five-year period constitutes a subdivision under 30-A M.R.S.A. § 4401. Therefore, this project is subject to Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.
The applicant has addressed the criteria of both ordinance sections, including:

- Access: Access will be from Danville Corner Road via approximately 2,800 feet of private roads with sidewalks, designed to City standards.
- Parking: Adequate parking has been provided with 2 spaces per single-family unit and 1.5 spaces per apartment unit.
- Utilities: The project will be served by public water and sewer. Easements, as shown on Subdivision Plan C-1.0, must be granted to the Auburn Water & Sewer District prior to activation of the mains.
- Traffic: The 93-unit development is projected to generate 813 weekday trips, including 58 AM peak-hour and 77 PM peak-hour trips. Weekend volumes are estimated at 664 trips on Saturday and 678 on Sunday, with 73 AM and 66 PM peak-hour trips. Although this does not trigger a Traffic Movement Permit (100 peak-hour trips), staff has requested a Traffic Impact Analysis in accordance with Chapter 46, Article V, Division 4 to evaluate travel demand, system capacity, and any necessary improvements. The study must be prepared by a qualified traffic engineer. . The city may waive traffic analysis requirements if a qualified engineer shows they are unnecessary. The applicant has indicated that additional information will be provided with the final application.
- Stormwater: Stormwater will be managed via a large gravel wetland on the eastern side of the property, meeting Maine DEP and City requirements.
- Open Space: Subdivisions with single-family dwellings must meet Section 60-1367 open space/recreation requirements. Approximately 65% of the site will remain open space. For the 69 single-family homes, 7.77 acres of open space is required (43,560 sq. ft. for the first 10 units and 5,000 sq. ft. per additional unit). Approximately 9.4 acres will be provided, including a small internal trail network. Open space provisions will be documented in the land lease agreement for the development.

DEPARTMENT REVIEW

The application and revisions provided have addressed concerns raised by city staff. There are no remaining concerns at this time.

ADDITIONAL ITEMS

The development is being reviewed as a major subdivision pursuant to Sec. 60-1361. Being a major subdivision, the code requires a two-meeting process, which differs from past Board practice where subdivision approval was completed in one meeting utilizing Site Plan review standards. This is allowed by state statute, if a municipality adopts this provision. . Auburn has

not formally adopted the one-meeting process and has been advised that until an amendment is made, major subdivisions are subject preliminary and final review process; therefore, major subdivisions are subject to preliminary and final review.

Specifically, the Planning Board reviews preliminary plans at a public hearing, sets any conditions for the final plan, and grants preliminary approval as a guide; however, final plan approval is separate and may require additional changes or another hearing. The Board, by majority vote, may determine whether a public hearing is necessary for final plan review. The subdivider must submit the final subdivision plan within six months of preliminary approval. One six-month extension may be granted for good cause if requested in writing at least 30 days before the original deadline. The Board may require resubmission of the preliminary plan instead of acting on the final plan.

Within 30 days of the public hearing on the final plan, the Planning Board will approve, conditionally approve, approve with conditions, or disapprove the plan, providing written reasons for its decision. Typically, the Board will make a motion to approve at the meeting of the final hearing.

PLANNING BOARD ACTION

The proposed project requires review and findings for approval under Sections 60-1277 and 60-1359:

Site Plan Review – Section 60-1277

In considering a site plan, the planning board shall make findings that the development has made provisions for:

(1) Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust and vibration; and preservation of light and air;

(2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;

(3)Adequacy of the methods of disposal for wastes; and

(4)Protection of environment features on the site and in adjacent areas.

Sec. 60-1359. Guidelines.

When reviewing any subdivision for approval, the planning board shall consider the following criteria, and before granting either approval or denial, shall determine that the proposed subdivision:

(1) Will not result in undue water, air or noise pollution. In making this determination it shall at least consider:

a. The elevation of land above sea level and its relation to the floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal;

b. The slope of the land and its effect on effluents;

c. The availability of streams for disposal of effluents; and

d. The applicable state and local health and water resources regulations, including stormwater management requirements in accordance with section 60-1301(14);

(2) Has sufficient water available for the reasonably foreseeable needs of the subdivision;

(3) Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;

(4) Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
(5) Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;
(6) Will provide for adequate sewage waste disposal;
(7) Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized;
(8) Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas;
(9) Is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;
(10) Is funded by a subdivider has adequate financial and technical capacity to meet the standards of this section;
(11) Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;
(12) Has provisions for on-site landscaping that are adequate to screen neighboring properties from unsightly features of the development;
(13) Will not create a fire hazard and has provided adequate access to the site for emergency vehicles;
(14) Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;
(15) Does not have long-term cumulative effects of the proposed subdivision will that unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.

Any denial of a project must include reference to the criteria found in Section 60-1304.(2) and Section 60-1365

STAFF RECOMMENDATIONS
Should the Planning Board find the project meets the requirements of Sec. 60-1277 and Sec. 60-1359, staff recommends Preliminary Approval with the following conditions:

1. Final Subdivision Plan must be recorded at the Androscoggin County Registry of Deeds prior to issuance of building permits.
2. Water and sewer easements must be granted to the Auburn Water & Sewer District prior to activation of the mains.
3. A Traffic Impact Analysis must be submitted to assess system impacts and identify improvements necessary to maintain acceptable service levels.

Suggested Motion:
I move that the proposal meets the requirements of Sections 60-1277 and 60-1359 and grant Preliminary Approval to Terradyn Consultants, LLC, on behalf of Timothy Millett, for a housing development consisting of 69 single-family homes, three multi-family buildings with eight units each, and an accessory 5,000 sq. ft. warehouse on Danville Corner Road (PID 122-004 and 122-005) subject to submission of the final plan for Board review and recording after meeting all preliminary conditions. The proposed project meets the standards of Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.

TERRADYN CONSULTANTS, LLC

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

October 30, 2025 24-164

David Hediger
Director of Planning & Permitting
City of Auburn
60 Court Street
Auburn, ME 04210

Subject: Danville Corner Housing Development
Response to Comment Letter

Dear David,

On Behalf of Timothy Millett, Terradyn Consultants, LLC, is pleased to submit the following supporting information on staff comments on the site plan application for the Danville Corner Housing Development Project.

Comment Responses

The following responses to comments are from the information provided. The original comments are in *Italics*:

Comments from City of Auburn Planning, Dated October 22, 2025:

1. *Updated right, title, or interest documentation for parcel 122-005 is needed.*

   Comment Response: A copy of the deed for parcel 122-005 is attached.

2. *Review setbacks for Lot 2 (warehouse) to ensure compliance with GB standards.*

   Comment Response: The induvial lot for the warehouse has been removed, and it has been incorporated into the larger parcel now identified as Lot 2.

3. *GB District allows "more than one principal building may be erected on a lot, provided that the building meet all yard setback requirements and are separated by a distance equivalent to the height of the higher building or 30 feet, whichever is greater.***"** *Confirm this is met by multi and single family-dwellings*

   Comment Response: The multi family-dwelling units will not exceed 45 feet in height, the distance between the closest multi-family and single family unit is 62'

4. *Confirm the warehouse height does not exceed 45 feet.*

   Comment Response: The warehouse will not exceed 45 feet in height.

5. *Lot 3 (residential units) are accessed by a private road. Front yard requirements are measured from Danville Corner Road. If the property is ever divided into induvial residential lots, all yard standards must be met.*

   Comment Response: Comment Acknowledged.

6. *Confirm Lots 1 and 3 meet MFS District density standards (recently amended) Only minimum width, depth, and density standards of MFS District apply to residential uses; all other GB dimensional standards apply to lots 1-3.*

   Comment Response: The minimum lot area required per the recent MFS District updates is 4.45 acres (10,000 sf for the first unit and 2,000 for each additional unit) lot size which all the units are on is 13.67 acres. The Lot can support up to 232 units with a density of 17 units per acre.

7. *Confirm the stormwater report includes the 5,000 sf warehouse and not any associated parking*

   Comment Response: The 5,000 sf warehouse and associated impervious area is included within the stormwater design.

8. *Confirm with City Engineer that a T-turn is acceptable vs a cul-de-sac*

   Comment Response: We spoke with City Engineer and confirmed the use of the T-turn around is acceptable.

9. *Street names must be approved by E911 and the Planning Board.*

   Comment Response: Street names have been added to the plan set.

10. *Address compliance with Article X, Access Management Standards*

    Comment Response: The speed limit along Danville Corner Road is 35 mph, which requires a minimum sight distance of 350’ and a minimum driveway spacing of 150’. From the intersection of South Grove Circle the sight distance is 750’ looking right and 730’ looking left. From the intersection of Delish Drive the sight distance is 1,250’ looking right and 415’ looking left. Both proposed entrances are greater than 150’ from an existing entrance.

11. *Address compliance with Division 4, Traffic Impact Analysis Standards. Note: This differs from a TMP. The City Engineer may waive or modify requirements if supported by a certified Traffic or Civil Engineer.*

    Comment Response: Our office is in communication with the City Engineer regarding Division 4, additional information will be provided within the final application regarding Division 4.

12. *A subdivision plan is required.*

    Comment Response: A subdivision Plan has been provided.

13. *You will need to show utility easements on the plans and those easements must be granted to the District prior to activation on the mains. The standard detail for water mains should show tracer wire with the mains, services, hydrant legs, etc. They need to include a standby generator with pumping station, the District can provide electrical and controls specifications for the station.*

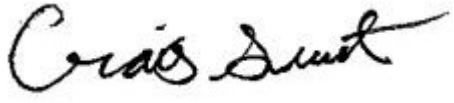
    Comment Response: Utility easement are shown on the attached plans.

14. *Will the development be able to meet the requirements of section 60-1367 for the purposes of the single-family dwelling units.*

    Comment Response: The proposed development will feature approximately 65% greenspace. For the 69 single family homes approximately 7.77 acres of open space is required (43,560 for first 10 and 5,00 for each additional). The areas outside of the building and roadways will be available for open space with a small trail system in the center of the looped road. The total area for open space is approximately 9.4 acres. This area for open space will be described within the land lease agreement for the development.

We trust that the above responses and attached materials address the comments. Please contact me directly with any additional questions or concerns.

Sincerely,
TERRADYN CONSULTANTS, LLC



Craig Sweet, P.E.

Attachment 1

Property Deed

Bk 11945 Pg274 #16251
10-17-2025 @ 12:04p

NOT AN OFFICIAL COPY

DLN: 3284163

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that **SPURWINK SERVICES INCORPORATED** (f/k/a **The Spurwink School**), a Maine nonprofit corporation with a mailing address of 901 Washington Avenue, Suite 100, Portland, Maine 04103 (the "Grantor"), for consideration paid, hereby **grants** to **DELISH LLC**, a Maine limited liability company with a mailing address of 155 Center Street, Building G, Box 6, Auburn, ME 04210 (the "Grantee"), with **QUITCLAIM COVENANT**, a certain lot or parcel of land, together with the buildings thereon, situated at **180 Danville Corner Road** in the City of **Auburn**, County of Androscoggin, State of Maine, and more particularly described in **Exhibit A** attached hereto and made a part hereof.

IN WITNESS WHEREOF, **Spurwink Services Incorporated** has caused this instrument to be sealed with its corporate seal and signed in its corporate name by William Beattie, its Chief Operating Officer, thereunto duly authorized, as of this 16th day of October, 2025.

Spurwink Services Incorporated

Witness

By: _____
William Beattie, Chief ~~Operating Officer~~

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, ss

October 16, 2025

Personally appeared the above-named **William Beattie**, duly authorized Chief Operating Officer of Spurwink Services Incorporated and acknowledged the foregoing instrument to be his free act and deed and in said capacity the free act and deed of Spurwink Services Incorporated.

Before me,

_____
Alex S. Parker, Attorney at Law

NOT AN OFFICIAL COPY

EXHIBIT A

(180 Danville Corner Road, Auburn)

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A certain lot or parcel of land situated on the Southeasterly sideline of the Danville Corner Road, aka Beech Hill Road and/or the Danville Four-Corner, in the City of Auburn, County of Androscoggin, State of Maine, being bounded and described as follows:

NOT AN OFFICIAL COPY

Beginning at a point on the apparent Southeasterly sideline of the said Danville Corner Road at the Northwesterly corner of land now or formerly of Diazo Associates (Deed reference: Book 2285, Page 332);

Thence, North eleven degrees, thirty-eight minutes, fifty-six seconds East (N 11° 38'56" E) along the apparent Southeasterly sideline of the said Danville Corner Road four hundred and zero hundredths (400.00') feet to a point;

Thence, North seventy-three degrees, two minutes, forty-seven seconds East (N 73° 02'47" E) along land to be retained by this grantor seven hundred thirty-four and thirty hundredths (734.30') feet to a point in the Easterly line of land now or formerly of these grantors and the Westerly line of land now or formerly of Daniel J. St. Hillaire (Deed Reference: Book 1810, Page 223);

Thence, South two degrees, forty-five minutes, fifteen second West (S 2° 45'15" W) along land now or formerly of said St. Hilaire seven hundred thirteen and sixty-three hundredths (713.63') feet to the Northeasterly corner of land now or formerly of Robert E. & Sally C. Pelton (Deed Reference: Book 1042, Page 557);

Thence, South eighty-three degrees, forty-three minutes, zero seconds West (S 83° 43' 00" W) along the Northerly line of land now or formerly of said Pelton two hundred thirty-five and forty-eight hundredths (235.48') feet to the Southeasterly corner of land now or formerly of said Diazo Associates;

Thence, North seven degrees, forty-seven minutes, twenty-six seconds West (N 7° 47'26" W) along the Easterly line of land now or formerly of said Diazo Associates two hundred ninety and zero hundredths (290.00') feet to the Northeasterly corner of land now or formerly of said Diazo Associates;

Thence, South seventy-one degrees, fifty-nine minutes, six second West (S 71° 59' 06" W) along the Northwesterly line of land now or formerly of said Diazo Associates five hundred and zero hundredths (500.00') feet to the point of beginning.

Said parcel containing 8.0 acres.

Meaning and intending to convey a portion of the premises conveyed to Advantage Business Services, Inc. by Deed of Thomas Hackett dated May 30, 1986 (Deed Reference: Book 1931, Page 199).

FOR SOURCE OF TITLE, see a Warranty Deed from Advantage Business Services, Inc. to The Spurwink School, dated June 22, 1994, and recorded in the Androscoggin County Registry of Deeds in Book 3285, Page 284.

Notes & Conditions:

1. All bearings refer to Magnetic North.
2. All Book and Page Numbers refer to the Androscoggin County Registry of Deeds.
3. This Deed Description was prepared by Survey Works, Incorporated of Lewiston, Maine, and stamped by George A. Courbron, Jr., RLS #1126.
4. Reference is made to the following Plans:
   a) "Property of Advantage Business Services, Inc.", dated January 13, 1988, by Platz Associates.
   b) "Standard Boundary Survey – Division of Property – made for Professional Graphics", dated June 13, 1988, by R. P. Titcomb Associates, Inc.
5. The land referred to in this description as being now or formerly of Diazo Associates was conveyed by Diazo Associates to the Spurwink School by deed dated May 19, 1994, and recorded in Book 3264, Page 213.

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

Attachment 2

Draft Land Lease Language

RESIDENTIAL LEASE AGREEMENT

This lease agreement is made this ____ day of _____, 2025 by and between **DANVILLE CORNER ROAD, LLC**, with a mailing address of 155 Center St. Unit 6, Auburn, ME 04210 (hereinafter called "Landlord"), and _____ (hereinafter individually and/or collectively called "Tenant"), with a mailing address of _____.

1. **CONFIRMATION AND CREDIT**: This Lease is subject to the approval of the Landlord. This Lease Agreement is subject to confirmation and verification of all the information provided to Landlord by Tenant, including but not limited to, source of employment, income levels, and resources at Landlord's sole discretion. It is also subject to a satisfactory reference and credit check, payment of security deposit in full as well as the first month's rent and the prompt surrender of possession of the premises by a departing tenant. By signature hereon, Tenant specifically authorizes and consents to Landlord obtaining Tenant's credit history via any lawful means. The Landlord will not be liable to the Tenant for any consequential damages resulting from this provision of this Lease Agreement.

2. **PREMISES:** The Tenant agrees to rent from Landlord for the use and occupation as a private residence for Tenant the following premises: **Lot No. ____ in the Danville Corner Road Subdivision** (hereinafter referred to as the "**Premises**").

3. **RIGHT TO CONSTRUCT RESIDENCE**: Tenant shall either CONSTRUCT OR PURCHASE FROM Landlord a single family residence on the Premises. Tenant shall own the improvements on the Premises. The improvements shall be in accordance with design standards set by Landlord.

4. **RENT PAYMENTS:** The rent for the Premises is: **$450** per month, with the first payment due _____ ____**, 20**___. Thereafter, the Tenant shall pay the rent for each month on or before the first (1st day of that month, without notice, demand, or any right to setoff of any kind. Rent payments shall be hand-delivered or mailed to the Landlord at the above address unless otherwise designated, at the Landlord's election. An additional charge of four (4%) percent ($_____) of the amount due shall be paid to Landlord in the event that the payment is not received within fifteen (15) days of the rent due date. Late payment charge shall be due upon payment of rent. The Tenant will pay a Fifty Dollar ($50.00) service fee as additional rent for any check returned to Landlord by the Tenant's bank for insufficient funds or any other reason. Landlord may increase the rent charged for the Premises upon the expiration of the lease term after providing written notice to the Tenant, which said notice shall be given to the Tenant at least ninety (90) days prior to the rental price increase. Any increase shall be in accordance with Title 10 M.R.S.A § 9093-B of the Maine Statutes

5. **TERM OF LEASE:** The Landlord will rent the Premises to the Tenants for a term of _____ (____) month(s), beginning _____ ____**, 20**___, and ending at 12:00 p.m. on _____ ____**, 20**___. Said term shall automatically be extended from year to year unless terminated by Tenant. Notice of Termination must be received at least six (6) months prior to the end of the term or extension. If, through no fault of Landlord, Landlord is unable to deliver

possession of the premises to the Tenant within ten (10) days of the commencement date of this lease, Tenant may cancel this lease by notice to Landlord, and neither party will have any further obligation hereunder. Any sums paid under the lease will be refunded to the Tenant. Tenant will have no other remedy for the Landlord's inability to deliver the premises, unless the failure to deliver is caused by Landlord's negligence or wrongful acts. In the event the Tenant stays beyond the expiration of the lease, the Tenant shall be deemed to be a "tenant at will" and Landlord will reserve the right to enter into a new written lease agreement with Tenant in Landlord's sole discretion, which includes the right to increase the rental amount in a new lease agreement. This provision shall be considered 45-day notice of the right to increase the rental amount in any subsequently entered lease agreement or tenancy-at-will by and between Landlord and Tenant. The other terms and conditions of this lease will remain in full force and effect. Tenant may be evicted without notice at the end of the term if Landlord commences an eviction action within seven (7) days of the end of the term.

6. **SECURITY DEPOSITS:** The Tenant shall deposit with the Landlord **$850** as a security deposit (the "security deposit" or "deposit"), at the commencement of the lease. The security deposit does not exceed two months rental amount, and is in addition to rental payments and shall not be used by the Tenant as a substitute for unpaid rent. The security deposit will be used by the Landlord to cure any defaults by Tenant under the Lease Agreement, and/or after the tenancy is terminated to repair damage to the Premises, if any, for the actual cost of any unpaid rent, other charges owed to the Landlord, and the cost of moving, storing and disposing of any unclaimed property. The security deposit will not be used to pay for routine cleaning or painting of the Premises caused by normal wear and tear. The security deposit may be used to cure any default under this Lease Agreement, including, but not limited to: rental amounts due under the terms of this Lease Agreement that are not paid by Tenant; any unpaid late charges and/or insufficient funds charges; any court costs resulting from enforcement of the terms or provisions of this Lease Agreement, to the maximum extent allowable; costs of repairs or replacements to any part of the Premises over and above reasonable wear and tear; costs to replace unreturned or lost keys, including any locksmith charges necessary thereto; reasonable charges to have the Premises professionally cleaned upon vacation by the Tenant if Tenant shall fail to fulfill his or her obligation under Paragraph 8(g) of this Lease Agreement.

During the Lease term, Tenant agrees to reimburse Landlord within five (5) days for any such sum so applied by Landlord from the security deposit. In the event the Landlord retains all or a portion of the security deposit, the Landlord will provide the Tenant an itemized list of charges and return the balance of the security deposit to the Tenant within thirty (30) days after the termination of the tenancy by mailing it to the Tenant's last known address pursuant to the provisions of 14 M.R.S.A. § 6033. If Landlord uses any of the security deposit money to fulfill obligations of Tenant hereunder, Tenant will deposit sufficient monies so that said security deposit will at all times be equal to the full deposit identified above.

7. **CO-TENANTS:** In the case of co-Tenants, the obligations and commitments contained in this lease will be joint and several, and each of the co-Tenants expressly agrees to perform the obligations and make the payments required under this lease without regard to any performance by a co-Tenant. Any default or breach of the terms of this lease by any co-Tenant will constitute a default or breach by all co-Tenants. The co-Tenants agree that they will work out the details of dividing any refund of a security deposit among themselves and the delivery of any

personal property left on the premises after all co-Tenants vacate. The Landlord may pay the refund or deliver personal property to any person identified as a Tenant under this Lease Agreement. The maximum number of Tenants and/or occupants of the Premises shall not exceed _____ (____). If such co-Tenant is able to be added based upon the Premises' capacity for occupancy, and Landlord approves such co-Tenant in writing, Landlord reserves the right to increase the monthly rental amount by providing to Tenant a 45-day notice, in writing, per 14 M.R.S.A. § 6015, ***even if*** the Term of Lease as set forth in Section 4 hereinabove has not yet expired due to the extra co-tenant.

8. **TENANTS' RESPONSIBILITIES, USE OF PREMISES:**

a. USE: The Tenant agrees that the Premises will be used only as a personal residence, except for incidental use in trade or business (such as telephone solicitation of sale or arts and craft created for profit). Such incidental uses shall be allowed as long as they do not violate local zoning laws, the Documents, damage the premises, disturb neighbors, or affect the Landlord's ability to obtain liability insurance. In no circumstance shall Tenant us the Premises in any manner that does not comply with the Documents and all local, county, state, and federal laws and/or codes, ordinances, and regulations. The total number of persons residing in the Premises will not exceed the parties named herein and their children, and shall in no circumstances exceed _____ **(____)** people. Guests shall not remain with the Tenant for more than three (3) consecutive days or more than a total of ten (7) days in any twelve (12) month period without the consent of Landlord. If such occurs, it shall be a material breach of this Lease, and the Tenant shall be subject to a 7-dat notice to quit.

b. RULES: The Landlord may issue reasonable rules regarding the use and enjoyment if the Premises and the improvements thereon. A copy of said rules are attached hereto as Addendum A. to as Addendum A.

c. DAMAGE: Tenant agrees not to damage the Premises, the building or grounds. Damage (other than normal wear and tear) caused by Tenant, the Tenant's family, invitees or guests shall be repaired in a good and workmanlike manner by the Tenant at the Tenant's expense. Tenant will promptly notify Landlord in writing of any and all deterioration, damage or other condition requiring repair to the premises, of which Tenant has or should have knowledge, and Tenant shall be liable for any such repairs or maintenance arising out of or caused by Tenant's failure to notify the Landlord.

d. ALTERATIONS: No alterations, additions or improvements to the Premises, the building or property shall be made by the Tenant without prior written consent of the Landlord. Tenant shall be responsible for the costs of any damages and/or repair or removal for any alternations, additions, or improvements undertaken by Tenant.

e. VEHICLES; STORAGE OF MATERIALS: Tenant will not be permitted to keep or maintain any inoperable or unlicensed/unregistered vehicles, trailers, boats, motorcycles and the like in the parking lot or any other portion of the Premises, or store any materials on the exterior of the Premises or common areas without prior written consent of the Landlord. If Tenant breaches this condition, the Tenant understands that Landlord may dispose of any such vehicle or item at the Tenant's expense. Tenant may park no private automobiles or motorcycles or other such motor

vehicle as Landlord shall approve in the parking area designated by Landlord. Tenant shall ensure that Tenant's guests and/or invitees do not interfere with the rights of others in use of the parking area, and that said guests and/or invitees comply with these parking rules. **Only _____ (____) parking spots are available for Tenant's use.**

Equipment of Tenant, such as bicycles, toys, recreation equipment, lawn chairs, etc. shall be stored in Tenant's unit, and shall not be left outside in front of the building or in any common area. Neither shall the use or storage of said equipment create a hazard or be unsightly. Playground equipment, picnic tables, etc. are not permitted unless expressly permitted by the Landlord in writing. No boats, R.V.'s, or snowmobiles are permitted to be parked or stored on the Premises.

f. SMOKE DETECTORS: Smoke detectors are installed in the Premises. Tenant shall be responsible for maintaining the smoke detectors in working order, and, should the smoke detectors require any repair or replacement, Tenant shall notify Landlord of the same immediately and Landlord shall promptly repair or replace the same. Tenant agrees not to damage or disable any smoke detectors on the Premises. Landlord agrees to change the batteries in the smoke detectors at the beginning of the lease term and one time per year, in the month of SEPTEMBER, and Tenant shall be responsible for all additional battery replacement and for ensuring the functioning of such alarms.

g. CLEANING: Tenant agrees that upon expiration of the term of this Lease, or upon the termination of this Lease, and prior to Tenant's vacation of the Premises, Tenant shall leave the Premises broom-cleaned, reasonable wear and tear excepted. Damages over and above reasonable wear and tear will be deducted from Tenant's security deposit, and any charges incurred by Landlord to have the Premises professionally cleaned after Tenant's tenancy shall be deducted and itemized from Tenant's Security Deposit if the condition of the Premises is not left broom clean and is beyond reasonable wear and tear and requires such professional cleaning.

h. FIREPLACES: The Premises includes no fireplaces. Fireplaces and/or outdoor firepits OF ANY KIND (wood, gas, propane, or otherwise) are NOT TO BE USED BY TENANT UNDER ANY CIRCUMSTANCE, and use of the same shall be a material default under this Lease, and subject Tenant to a 7-Day notice to quit as a material breach. Tenant shall not attempt to use or convert any inoperable or ornamental fireplace as a working fireplace, and Tenant shall be responsible for any and all damages resulting from such improper use or conversion, including, but not limited to, cleaning and fire damages.

i. AIR CONDITIONERS: One window Air conditioning unit is permitted.

j. INDEMNIFICATION: Landlord shall not be liable for any damage or injury to Tenant, Tenant's family, guests, visitors, invitees, or any other person or to any property occurring in or near the Premises, unless such injury or damage is caused by the negligence or intentional act(s) of the Landlord, its agents, or employs. Tenant agrees to hold Landlord harmless, to release and to indemnify Landlord, its agents, and employees from all claims for damage or injury to the fullest extent permitted by law. Landlord shall not be liable for any damage or injury to Tenant, Tenant's family, guests, visitors, invitees, or any other person or to any property occurring in or near the Premises, unless such injury or damage is caused by the negligence or intentional act(s) of the

Landlord, its agents, or employs. Tenant agrees to hold Landlord harmless, to release and to indemnify Landlord, its agents, and employees from all claims for damage or injury to the fullest extent permitted by law. Tenant will defend and, except to the extent caused solely by the negligence or willful conduct of Landlord, will indemnify Landlord and their employees and agents and assigns, and save them harmless from any and all injury, loss, claim, damage, liability and expense (including reasonable attorney's fees) in connection with the loss of life, personal injury or damage to property or business, arising from, related to, or in connection with the occupancy or use by Tenant, including by Tenants' pet, of the leased premises or any part of Landlord's property or the buildings, or occasioned wholly or in part by any act or omission of Tenant, its contractors, subcontractors, subtenants, licensees or concessionaires, or Tenant's respective agents, servants or employees, guests, invitees, patrons, guests, or otherwise, while on or about the leased premises. Tenant shall also pay Landlord's expenses, including reasonable attorney's fees, incurred by Landlord in successfully enforcing any obligation, covenant or agreement of this Lease or resulting from Tenant's breach of any provisions of this Lease (including without limitation any attorneys' fees incurred to monitor or intervene in any bankruptcy proceeding involving Tenant), or any document, settlement or other agreements related to this Lease. Tenant agrees not to assert immunity under workers' compensation laws as a defense to the enforcement by Landlord of the foregoing indemnity. The provisions of this Article shall survive the termination or earlier expiration of the term of this Lease. Without limitation of any other provision herein, neither Landlord, their employees, agents nor assigns shall be liable for, and Tenant hereby releases them from all claims for, any injuries to any person or damages to property or business sustained by Tenant or any person claiming through Tenant due to the building or any part thereof (including the premises), or any appurtenances thereof, being in need of repair or due to the happening of any accident in or about the building or the leased premises or due to any act or negligence of Tenant or of any employee, guest, patron, customer, or visitor of Tenant. Without limitation, this provision shall apply to injuries and damage caused by nature, rain, snow, ice, wind, frost, water, steam, gas or odors in any form or by the bursting or leaking of windows, doors, walls, ceilings, floors, pipes, gutters, or other fixtures; and to damage caused to fixtures, furniture, equipment and the like situated at the leased premises, whether owned by Tenant or others.

9. **ALLOCATION OF SERVICES PROVIDED BY THE LANDLORD AND TENANTS:**

Tenant shall be responsible to pay for the following utilities on the Premises and establish accounts in Tenant's own name. For utilities provided by Landlord, Tenant agrees to take reasonable steps to conserve.

	Landlord	Tenant
Electricity	_____	__X__
Cable/Internet	_____	__X__
Heating Oil/Propane	_____	__X__
Natural Gas	_____	__X__
Water	_____	__X__
Sewerage	_____	__X__
Trash Removal	_____	__X__

Trash removal is provided by _____, and trash pickup is _____.

Yard Maintenance	_____	_____
Snow Removal - Driveway, Parking Area	__X__	_____
Snow Removal - Walks, Stairways	_____	__X__

Tenant is responsible for snow removal for any walkway, stairs, rear walkways and patios.

Tenant shall be responsible for the shoveling, salting, and sanding of Tenant's walks/stairways, rear patio, steps and porch (collectively referred to as the "Porch") in the winter months for snow and ice. Tenant agrees to plow/shovel, salt, and sand the Porch areas of the Premises, and Tenant assumes all risks and responsibility for any injuries incurred by Tenant or Tenant's guests, family, invitees, or others if any such person is injured by virtue of Tenant's negligence in failing to salt and/or sand the Porch areas. Tenant shall indemnify and hold harmless Landlord from any claims, by any person, for injuries incurred on Tenant's Porch areas related to Tenant's failure to salt, sand, or otherwise clear the Porch areas and keep the same in safe and proper condition. TENANT MUST MAINTAIN HEAT WITHIN THE PREMISES TO AT LEAST 55 DEGREES FAHRENHEIT AT ALL TIMES.

TRASH/GARBAGE is collected on a weekly basis. Trash/garbage from Tenant shall be placed in the area designated by Landlord. Under no circumstances shall waste be deposited in any other location (including by the entry door). Trash Pick-up is _____. Any items not removed by Landlord shall be taken to the City disposal sites by Tenant--- examples: trees, appliances, rugs, tires, baby strollers, furniture of any kind, bicycles, batteries, metal, and mattresses. If any of these items are left in the unit or on the grounds by the Lessee upon vacating the unit, the Tenant will be charged for their proper disposal. Tenant agrees to strictly abide by any rules and regulations of the Landlord and Association as to the placement and removal of trash/garbage, including, but not limited to, what may be placed in any bins or containers for collection, recycling rules, or any other like and similar provisions for the same.

The supplier of electricity immediately prior to the commencement of this lease term was/is: **Central Maine Power – Tenant must call to set up account.**

The supplier of oil immediately prior to the commencement of this lease term was/is: _____

The supplier of natural gas immediately prior to the commencement of this lease term was/is: _____

The supplier of water and sewer immediately prior to the commencement of this lease term was/is: **City of Auburn**.

Pursuant to 14 M.R.S.A. § 6030-C, "You have the right to obtain a 12-month history of energy consumption and the cost of that consumption from the energy supplier." Your signature on this Lease Agreement shall constitute your acknowledgment and signature of this statement regarding energy efficiency disclosures.

10. **MAINTENANCE:** Tenant shall be responsible for normal maintenance of the improvements on the premises, including the appliances, fixtures, and equipment, and shall keep the same in good clean order, reasonable wear and tear excepted.

11. **LANDLORD'S RESPONSIBILITIES:** Landlord agrees not to interfere with Tenant's legal use of the Premises and promises that the Premises will be fit to live on, and will not be dangerous to health or safety of the Tenant. Landlord's responsibilities in this respect shall not apply in the event that the damage is due to the misconduct of the Tenant or the Tenant's family, invitees or guests. Landlord shall pay real estate taxes assessed on the Premises. Tenant shall pay real estate taxes on the improvements on the Premises. Landlord's responsibilities shall cease upon sale or transfer of the Premises, except for Landlord's prior negligence which has resulted in damage or loss occurring prior to the sale or transfer.

12. **LANDLORD'S ENTRY INTO THE PREMISES:** Except for emergencies, or unless it is otherwise impractical or impossible to do so, the Landlord or Landlord's agents may enter the Premises only during reasonable hours and after reasonable notice. Twenty-four (24) hours' advance notice is presumed to be reasonable. The Tenant may not unreasonably withhold consent to the Landlord or Landlord's agents to enter the Premises, and Landlord shall not be deemed to have violated this provision so long as Landlord has provided such 24 hours' notice. Entry is permitted in order to inspect the premises, make necessary or agreed upon repairs, decorations, alterations or improvements, supply necessary or agreed upon services or show the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers or contractors. For routine and emergency maintenance, a pass key is retained by Landlord to all units. For the purposes of entry by Landlord, notice may be given by e-mail, writing, facsimile, text message, or other electronic or written communication.

Tenant's E-Mail:
Tenant's Cellular Telephone:

Tenant is responsible for providing to Landlord a new E-Mail Address and/or Cellular Telephone Number if Tenant should change the same. Notice shall be deemed valid if sent to the above address and number, Tenant having failed to update the same to Landlord in writing.

13. **KEYS:** Tenant has been provided an access code for a lockbox which provides access to the Premises. The Tenant may not change the locks to any building or door on the Premises of the lockbox. In the event that Tenant changes the code to the lockbox to the Premises, Tenant shall provide such code to Landlord within 48 hours or will be in default. Landlord will use such code for emergency access only, or for other such access as permitted under the access provisions of this Agreement. If Tenant changes the code or adds locks and does not provide the code or duplicate keys to Landlord, in the event of emergency, Landlord may gain admission to the Premises through whatever means necessary and charge the Tenant reasonable costs for any resulting damage. Tenant is liable for all expenses incurred by Landlord to re-key the premises to conform with building standards.

14. **DISTURBING THE PEACE:** The Tenant agrees not to cause or allow on the

Premises or property any nuisance, noise, smell/odor or other activity which disturbs the peace and quiet of neighbors or violates any state or federal law or local ordinance. Such disturbing of the peace shall be considered to cause substantial damage to Landlord's Premises to the extent allowable by law, and shall be grounds for default under this Lease Agreement and 7-days' notice to quit, no right to cure being applicable. Tenant shall keep the volume of any gathering, radio, stereo, television or other device or guest/invitee to a level sufficiently reduced so as not to disturb other Tenants or neighbors. Any use of illegal narcotics or other illegal activity shall be deemed to be a substantial breach of this provision of the Lease Agreement, as well as others contained herein, and subject the Tenant to immediate termination by a 7-day notice to quit.

15. **TERMINATION OF LEASE:**

a. TERMINATION FOR NONPAYMENT OF RENT: In the event that rent payments are not received by the Landlord on or before seventh (7th) day after the date that such rent payments are due, together with any late payment due, the Tenant shall be in default of the lease. The lease may then be terminated by the Landlord, upon seven (7) days written notice. Acceptance of payment does not void or waive Landlord's right to evict.

b. OTHER DOCUMENTS: In the event that Tenant breaches any of the Documents, or any other such and like provision/document, Tenant shall be deemed to have committed a material and substantial breach of this Lease, in which case Tenant may be evicted by the issuance of a Seven (7) Day Notice to Quit, without the right to cure. Tenant may not commit nuisance or waste on any of the common areas of the Premises and building, which any such nuisance or waste Tenant shall be deemed to have committed a material and substantial breach of this Lease, in which case Tenant may be evicted by the issuance of a Seven (7) Day Notice to Quit, without the right to cure.

c. TERMINATION IN THE EVENT OF NUISANCE OR DAMAGE: In the event that the Tenant breaches Tenant's obligations not to create a nuisance, Tenant shall be in default of the lease. No notice of default is required (1) if written warnings have previously been given to Tenant for the conduct complained of, or (2) in the event of the threat of or occurrence of substantial damage to the premises or threat of or actual harm to Landlord or neighbors. In those events, the lease may be terminated, without further notice, by Landlord's commencement of an eviction action in the Maine District Court. Landlord may also be entitled to injunctive relief as set forth in Title 14 Maine Revised Statutes Annotated, Section 6030-A. In the event of minor damage to the Premises or property caused by Tenant, Tenant's guests or invitees, Landlord shall provide seven (7) days written notice to repair, and if not corrected by Tenant within the time provided, or as soon thereafter as the breach can reasonably be cured, then the Tenant shall be in default without further notice.

d. OTHER VIOLATIONS OF THE LEASE: In the event any other term of this lease is violated and the Tenant has not cured the violation within seven (7) days written notice of the violation is provided to the Tenant by the Landlord at the Premises, the Tenant shall be in default of the lease, without any further notice, and the lease may be terminated by commencing an eviction action in the Maine District Court. Tenant shall only be entitled to one (1) written warning of default for any default under this paragraph. In the event of a second breach of this lease for the same activity which gave rise to the previous written notice, the tenancy may be terminated without further notice. In the event that the default specifically provides for termination without notice, the

lease may be terminated by Landlord's commencement of an eviction action in the Maine District Court.

e. TERMINATION OF LEASE BY TENANTS: If the Landlord fails to cure the violation of any of Landlord's responsibilities under this lease within seven (7) days after the Tenant has mailed a notice of violation, or as soon thereafter as the breach can reasonably be cured, the Tenant may terminate the lease without any additional notice by vacating the premises, having it professionally cleaned as required by this Lease, and surrendering the keys to the Landlord.

f. PAYMENT OF RENT AFTER TERMINATION: Tenant acknowledges and agrees that Landlord's acceptance of rent after date of termination of this lease shall not be considered to void the termination nor preclude the Landlord from enforcing its rights, including the right to evict the Tenant. Such payments shall be for Tenant's use and occupancy of the premises and shall not be considered as rent.

16. **NOTICE:** All notices required to be made by either party under this lease shall be made by any of the following methods:

a. TO TENANT:

i. certified mail, return receipt requested, at the mailing address of Tenant set forth on Page 1 of this lease, in which case the effective date of delivery is when the letter is received, refused, or the first attempt at delivery is made;

ii. hand delivery to Tenant, or by leaving copies with any person of suitable age and discretion then residing at the premises; or

iii. after three (3) good-faith attempts to hand deliver, by both mailing the notice by first class mail to the Tenant's mailing address as set forth on Page 1 of this lease and by leaving the notice at the Premises, in which case the effective date of delivery is when the notice is left at the premises.

iv. by email by sending such correspondence to the following address: _____. Said email shall be deemed to be sent to Tenant and received by Tenant at the time that the email sent by Landlord is date-stamped in Landlord's sent email. Tenant hereby agrees that all notices and attachments sent to Tenant by email are sufficient in terms of notifying Tenant of any issue at the Premises, including, but not limited to, any default(s). Tenant consents that this shall satisfy any written notice requirement under 14 M.R.S.A. § 6002.

b. TO LANDLORD:

Notice to Landlord shall be accomplished by hand delivery or certified mail, return receipt requested at the address of Landlord where rent is delivered. The effective date of delivery is the date of hand delivery or receipt of the certified mail.

17. **ANIMALS:** Tenant may have pets at the Premises: **in accordance with the rules**

No other dogs, cats, birds, rodents, vermin or other animals are to be kept on the Premises without the express written consent of Landlord. Landlord may approve any pet in Landlord's sole and absolute discretion, and, to the extent that the keeping of any approved pet by Tenant increases Landlord's insurance in any amount, Tenant agrees to pay for Landlord's increase in insurance costs. Tenant shall include insurance for any approved animal on Tenant's renter's insurance policy. If Tenant breaches this Lease Agreement by vacating before the end of the term, Landlord shall have the right to refuse any prospective new tenant if said tenant has pets, in Landlord's sole and absolute discretion. Tenant is solely responsible for any damages caused by a Tenant's allowable pet. Additionally, a pet deposit of **$**_____ is hereby required to cover any potential damages caused by a pet of Tenant, as set forth more fully in Section 5 of this Lease. Nothing herein prohibits service animals or therapy animals as set forth in the Americans with Disabilities Act or any other law related to such animals.

18. **RIGHTS OF MORTGAGEE:** Landlord reserves the right to subordinate this lease at all times to the lien of any mortgage now or hereafter placed upon the premises and the Tenant agrees to execute and deliver, upon request, any documents subordinating this lease to the lien of such mortgage as shall be requested by the Landlord and any mortgagee.

19. **INSURANCE AND LIABILITY:** The Tenant shall provide insurance on the improvements on the Premises and on the Premises protecting their personal property, and animal, as set forth more particularly above in this Lease, and shall hold the Landlord harmless from any damage incurred except damage resulting from the Landlord's violation of Landlord's responsibilities under the terms of this lease agreement. Landlord may request evidence of such insurance. Tenant agrees to indemnify and hold harmless the Landlord and Landlord's agents from any loss or damage arising by reason of any injury to persons or property or any claim on account thereof, or claim which Landlord may incur and any costs or expenses to which Landlord may be put resulting from the Tenant's use of the premises, except when loss or damage was occasioned by the negligence of the Landlord or Landlord's agents. Tenant agrees that he or she shall pay for any increase in insurance costs to Landlord due to any use of the Premises by Tenant in any way that causes said increase. Tenant agrees not to place any inherently dangerous devises, apparatuses, or attractive nuisances on the Premises at any time without Landlord's express written consent, including, but not limited to, trampolines, fire pits, blow-up/stand-up pools or tubs, or the like. Tenant agrees to indemnify and hold Landlord harmless for any injuries or damages caused by Tenant's placement of any of the above items on the Premises, and agrees to pay for any increased insurance costs of the Landlord related to the same.

20. **SUB-LETTING AND ASSIGNMENT:** The subletting or assignment of this lease is not permitted without the written consent of the Landlord, or their agent, which permission may be given or withheld in Landlord's sole and absolute discretion. In no event may Tenant rent or lease the Premises to any other party by virtue of Air BnB, Vbro, or any other like and such rental platform, or privately. In the event of a sublease or assignment, the Tenant shall remain liable on the lease obligations unless released by Landlord in writing. An assignee or sublessee/subtenant shall sign an assumption of liability form to be provided by Landlord prior to any such subletting or

assignment.

21. **WAIVER:** The waiver by the Landlord of any breach of any term, covenant or condition herein will not be deemed to be a waiver of such term, covenant or condition or any of its subsequent breach, or any other term, covenant or condition herein no matter how long it may continue. The subsequent acceptance of rent by the Landlord under this provision will not be deemed to be a waiver of any preceding breach by the Tenant of any term, covenant or condition of this lease, other than the Tenant's failure to pay the particular rent so accepted by Landlord.

22. **RADON GAS DISCLOSURE:** Landlord is complying with Landlord's duty to provide a Radon Gas Disclosure to Tenant pursuant to Maine state law by providing Tenant with the Landlords Disclosure of Radon Gas Hazards in a Residential Property Form which is attached hereto and specifically incorporated herein by reference as Addendum B, and by providing Tenant with the handout entitled *Radon in Rental Housing: A serious Hidden Danger to Family Health (Radon Tip sheet #11).*

23. **GENERAL:** This Lease Agreement shall benefit and be binding upon the respective heirs, executors, administrators, successors and assigns of the parties. This Lease Agreement is made in accordance to the laws of the State of Maine. If there is more than one Landlord or Tenant under this lease, the word "Landlord" or "Tenant" shall include the plural. Any provisions of this Lease which shall prove to be invalid, void or illegal shall in no way affect, impair or invalidate any other provision under this lease and all other provisions shall remain in full force and effect. In particular and without limitation, it is not the intention of the parties that any provision of this lease be construed to require Tenant to waive any non-waiveable rights established under Title 14 of the Maine Revised Statutes Annotated, Section 6001 and subsequent sections. The headings or captions in this document shall not be taken into account in construing the meaning of their respective provisions. The parties agree that each party has had the opportunity to review the terms of this Lease Agreement, with counsel, if they so choose, and that each understands said terms such that no provision of this Lease Agreement shall be construed against any party as the sole drafter of the same. This Lease may be executed in counterpart originals, which, when taken as a whole, shall constitute a full, final, and binding Lease Agreement. An email or facsimile or other such E-Signature or Docusign signature shall be as binding as if an original.

24. **RULES AND REGULATIONS:** Landlord may have in effect or may adopt or amend reasonable rules and regulations to be followed by the Tenant, concerning the wise use and efficient operation of the Premises, such as parking, trash removal, decoration of units, etc. Landlord reserves the right to make necessary and reasonable rules and regulations from time to time relating to the use and operation of the Premises, the common areas, the parking areas, balconies, patios and other portions of the Premises visible to the public; together with rules and regulations relating to the convenience, comfort, or common interest of other tenants including those relating to noise, garbage, barbecues, and antennas. Tenant agrees to abide by such rules and regulations and agrees that a second violation thereof shall be deemed a default hereunder. By signature hereon, Tenant confirms receipt of the most recent and effective Rules and Regulations.

25. **ACKNOWLEDGMENT OF ATTACHMENTS:** Tenant, by signature herein below, acknowledges receipt and understanding of the following documents, which said documents are specifically incorporated herein, and made a part hereof, by reference, and any necessary execution of the same: Rules (**Addendum A**); Landlords Disclosure to Tenants of Radon Gas Hazards In A Residential Rental Property and attached Radon in Rental Housing- A Serious Hidden Danger to Family Health (**Addendum B**).

26. **SIGNATURES:** The Tenants and Landlord have each signed and received identical copies of this lease.

Dated this ___ day of _____, 202_.

LANDLORD

_____
Print Name:
Title:
Phone No.:
Email:

TENANT

_____
Print Name:
Date of Birth:
Phone No.:
Email:

TENANT

_____
Print Name:
Date of Birth:
Phone No.:
Email:

TENANT

_____
Print Name:
Date of Birth:
Phone No.:
Email:

ADDENDUM A – Rules

ADDENDUM F

Landlords Disclosure of Radon Gas Hazards In a Residential Rental Property

There are possible serious health risks due to exposure to radon. Please read the attached information.

Information about Your Building

Residential Rental Unit Number or Other Identifier:_____

Street Address (including Rental complex name if applicable):_____

A radon test in the unit identified above or in other parts of your building was completed on ___/_____/_____.
(day)/(month)/(year)

A Tenant may request a re-test after 10 years from the date above, unless the landlord has installed and maintains a functioning radon mitigation system.

The radon level found in the above identified unit (or, if the unit was not tested, the highest level found during testing in other parts of the building) was _____ pCi/l. A copy of the original results report is available for viewing by the Tenant. Radon mitigation is recommended, but not required, for radon levels of 4 pCi/l or higher. However, if radon levels of 4.0 pCi/l or higher are not mitigated, the landlord or Tenant have the option to end the lease after providing at least 30 days' notice.

The radon was tested by (check one): A Maine Registered Radon Tester /the landlord /a Tenant

If tested by a Maine-registered radon tester, their Maine Radon ID number is _____

Under Maine law, any radon testing in residential rental buildings must be conducted according to proper protocols and in accordance with rules adopted by the Maine Department of Health and Human Services. Additionally, Maine law gives the Tenant the right to conduct radon tests in their dwelling unit. They may hire a registered radon tester or conduct the test themselves.

A page explaining the hazards of radon, *Radon in Rental Housing-A Serious Hidden Danger to Family Health*, **is attached.**

ACKNOWLEDGEMENT OF RADON GAS HAZARDS DISCLOSURE

The signatures below acknowledge that the landlord or their agent has disclosed to the lessee, information about radon gas as required by 14 M.R.S.A. Section 6030-D. This acknowledgement does not constitute a waiver of any rights

Landlord or Agent (printed)	Date	Landlord or Agent (signed)	Date
Tenant (printed)	Date	Tenant (signed)	Date
Tenant (printed)	Date	Tenant (signed)	Date

Radon in Rental Housing
A Serious Hidden Danger to Family Health

Radon Tipsheet #11

November 2013



Renting a home with high radon levels is a major risk for lung cancer.

Radon is the 2nd leading cause of lung cancer. Any home, including rental housing, can have a radon problem. It doesn't matter if it's old or new, or where it's located. High levels of radon gas occur naturally in Maine soil and water, and can move up into a house from the ground. The house then traps the radon in the air inside.

The only way to know if a home has a problem is to test. Landlords in Maine are required to test their rental properties for radon by March 1, 2014. This tipsheet can help you understand how radon testing in rental housing works.

About Radon Testing in Rental Housing

Maine requires radon testing in all residential rental properties by March 1, 2014, and unless a mitigation system is installed, a tenant can request a re-test every 10 years.

Simple air tests can show whether radon levels are safe. Radon tests can be done by the landlord, the tenant occupying the unit, or a Maine registered radon tester. All radon tests must be done according to approved protocols which require the radon test devices to be placed in the basement or in ground floor units, and in some upper floor units.

What Tenants Need to Do

- Do not touch, move, cover or otherwise interfere with the testing devices.
- For 12 hours before, and all during the test, keep windows and doors closed, except for normal entry and exit.
- IMPORTANT: If the test is not done the right way it must be done again, costing time and money for the landlord and tenant.
- Your landlord must show you the results for your residence. If your residence was not tested, you will get the results from the basement or the highest result found in your building.

About High Radon Levels

A radon concentration of 4 pCi/l (picocuries per liter) or above is a high radon level. If there is a high radon level in your building, fixing this problem is recommended but not required. If the radon problem isn't fixed, the landlord or tenant can end the lease with at least 30 days notice.

If the radon problem will be fixed, the work must be done by a registered radon reduction contractor, called a radon mitigator. Radon mitigators can install the proper system to make sure that your home and all the others in your building have safe radon levels.

Radon treatment systems work well to bring the level down to safer levels, no matter how high the levels are to start.

Follow-Up Testing

Once your building has a radon mitigation system, there will be another radon test and there may be periodic re-tests to make sure the system is working.

Protect your family. Learn. Test. Treat if needed.

- Check this website: **www.MaineRadiationControl.org**
- For advice: 1-800-232-0842 • **radon.dhhs@maine.gov** • TTY: Call Maine Relay 711

Maine Center for Disease Control and Prevention
An Office of the Department of Health and Human Services
Paul R. LePage, Governor
Mary C. Mayhew, Commissioner

Attachment 3

Revised Plan Set

DANVILLE CORNER PARCEL

DANVILLE CORNER ROAD, AUBURN, MAINE

APPLICANT / OWNER
TIMOTHY MILLET
154 BAILEY HILL ROAD
POLAND MAINE 04274

PROJECT PARCEL SITE
CITY OF AUBURN TAX ASSESSOR'S MAP & LOT NUMBERS

MAP	LOT
122	4 & 5

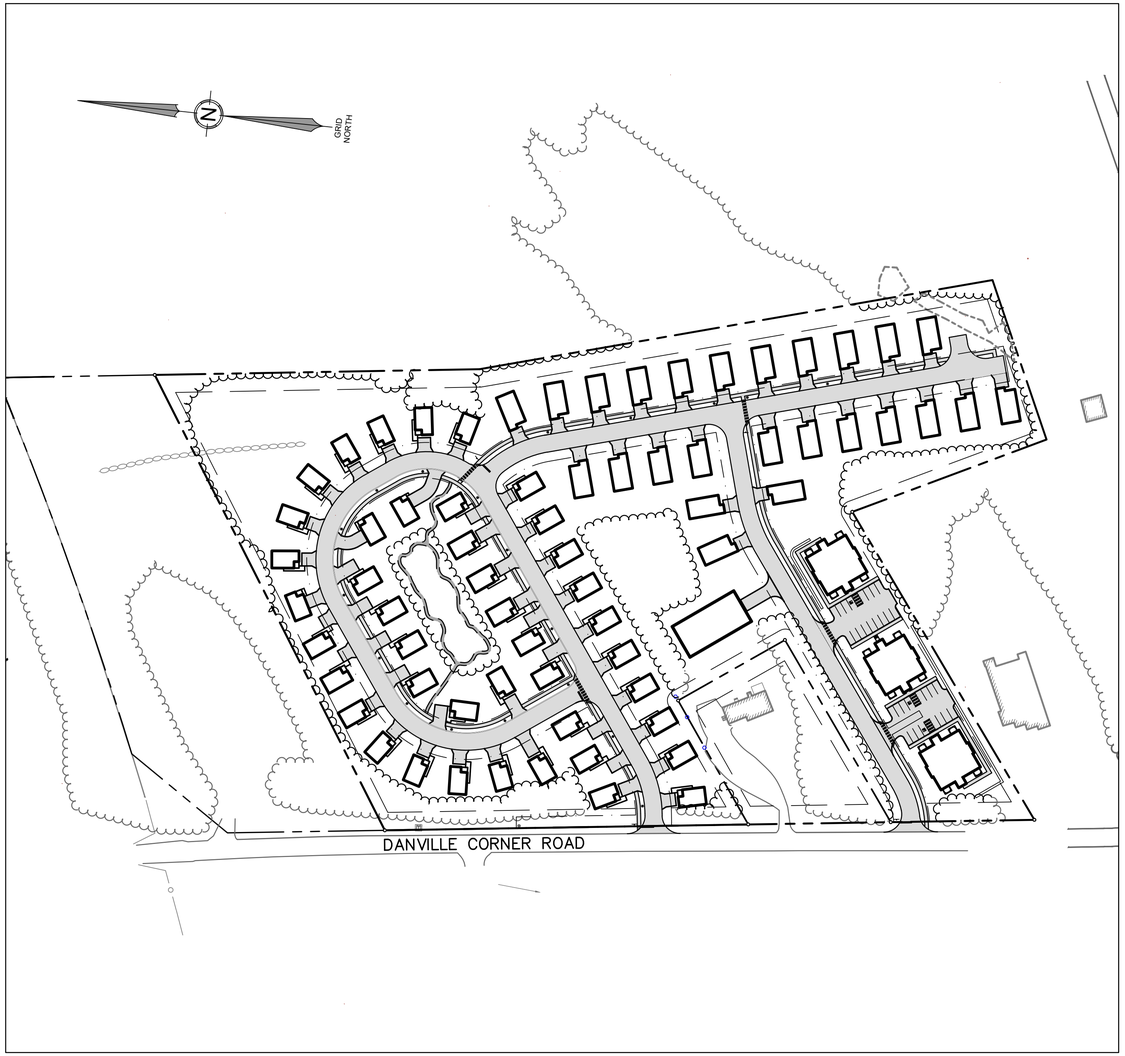
PREPARED BY

CIVIL ENGINEER:
TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, MAINE 04260
(207) 926-5111

SURVEYOR:
TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, MAINE 04260
(207) 926-5111

SHEET INDEX

SHT. NO.	SHEET NAME
C-0.0	COVER SHEET / LOCATION MAP
C-1.0	SUBDIVISION PLAN
C-1.1	SITE PLAN
C-1.2	SITE PLAN
C-2.0	GRADING & DRAINAGE PLAN
C-2.1	GRADING & DRAINAGE PLAN
C-2.2	GRADING & DRAINAGE PLAN
C-2.3	GRADING & DRAINAGE PLAN
C-2.4	GRAVEL WETLAND DRAINAGE PLAN
C-3.0	UTILITY PLAN
C-3.1	UTILITY PLAN
C-3.2	UTILITY PLAN
C-3.3	UTILITY PLAN
C-4.0	PROFILE 1
C-4.1	PROFILE 2
C-4.2	PROFILE 3
C-4.3	PROFILE 4
C-5.0	EROSION & SEDIMENT CONTROL DETAILS
C-5.1	SITE DETAILS
C-5.2	SITE DETAILS



LOCATION MAP
SCALE: 1" = 100'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	LOCUS PROPERTY LINE	
	PROPERTY LINE	
	INTERIOR PROPERTY LINE	
	DEED LINE	
	TIE LINE	
	BUFFER LINE	
	SETBACK LINE	
	EASEMENT LINE	
	CENTER LINE	
	FLOOD ZONE	
	FLOODWAY	
△	SURVEY CONTROL POINT	
	SOIL BOUNDARY	
	ZONE LINE	
⊡	MONUMENT	⊠
◎	IRON PIPE	◉
◎	DRILLHOLE	◉
	STREET / SITE SIGN	
	BUILDING	
	BUILDING OVERHANG	
	BITUMINOUS PAVEMENT	
	CURBING	
	GRAVEL	
	CONCRETE PAVEMENT	
	CHAIN LINK FENCE	
X	BARB WIRE FENCE	X
	STOCKADE FENCE	
	STONE WALL	
	METAL GUARD RAIL	
	WOOD GUARD RAIL	
	RAILROAD TRACKS	
	EDGE OF WATER	
	TREE LINE	
	STREAM	
	WETLAND AREA	
	UPLAND AREA	
	ROCK OUTCROP	
TP-A	TEST PIT	TP-A
MW-8	MONITORING WELL	MW-8
B-9	BORING	B-9
W	WELL	W
124	MINOR CONTOUR LINE	124
130	MAJOR CONTOUR LINE	130
+ 30.20	SPOT GRADE	× 30.20
SD	STORM DRAIN	SD
UD	UNDER DRAIN	UD
	CATCH BASIN	
D	DRAINAGE MANHOLE	
S	SANITARY SEWER	S
FM	FORCE MAIN	FM
S	SANITARY MANHOLE	
W	WATER LINE	W
	WATER VALVE	
	HYDRANT	
	CURB STOP	
W	WATER MANHOLE	
OHU	OVERHEAD UTILITY	OHU
	OVERHEAD ELECTRIC	OHE
	OVERHEAD TELEPHONE	OHT
UGU	UNDERGROUND UTILITY	UGU
UGE	UNDERGROUND ELECT.	UGE
UGT	UNDERGROUND TEL.	UGT
T	TRANSFORMER	T
	LIGHT POLE	
	UTILITY POLE	
	GUY WIRE	
EM	ELECTRIC METER	
H	HVAC UNIT	
E	ELECTRICAL MANHOLE	
T	TELEPHONE MANHOLE	
G	GAS LINE	G
GM	GAS METER	
	GAS VALVE	
G	GAS MANHOLE	
	SILT FENCE	SF
	FILTER BARRIER	FB
	MULCH BERM	MB
	SILT BARRIER	SB
	RIPRAP	
	TURF REINFORCEMENT BLANKET	
	FORESTED BUFFER	

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 INCH = 100 FT.

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 10-30-2025

NO.	DATE	REVISIONS
1	10-10-2025	DEVELOPMENT REVIEW APPLICATION SUBMISSION
2	10-30-2025	COMMENT RESPONSE SUBMISSION FOR DEVELOPMENT REVIEW

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE: COVER SHEET / LOCATION MAP

CLIENT: TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 100'
JOB NO: 24-164
SHEET: C-0.0

C:\OD\Terradyn Consultants\Project Folders - Documents\2024 Jobs\24-164 Millett Danville Corner Auburn Map 122 Lot 4\CAD\Permitting\24-164 C.dwg

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	LOCUS PROPERTY LINE	
	PROPERTY LINE	
	INTERIOR PROPERTY LINE	
	SETBACK LINE	
	EASEMENT LINE	
⊡	MONUMENT	
○	IRON PIPE	○
	BUILDING	
	BITUMINOUS PAVEMENT	
	CURBING	
	STONE WALL	
	WETLAND AREA	
	CATCH BASIN	
Ⓢ	SANITARY MANHOLE	
	HYDRANT	
⊗	CURB STOP	
T	TRANSFORMER	

GENERAL NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS DANVILLE CORNER ROAD, LLC INCORPORATED BY DEED DATED SEPTEMBER 13, 2024 AND RECORDED IN BOOK 11668, PAGE 132. AND DELISH, LLC INCORPORATED BY DEED DATED OCTOBER 17, 2025.
2. THE SUBJECT PARCEL IS SHOWN ON THE CITY OF AUBURN TAX MAP 122 AS LOT 4 LOT 5 AND IS IN THE GENERAL BUSINESS DISTRICT.
3. THE CITY'S GENERAL BUSINESS DISTRICT SPACE AND BULK STANDARDS REFER TO TO THE MULTIFAMILY SUBURBAN DISTRICT'S STANDARDS FOR RESIDENTIAL USES. SPACE AND BULK STANDARDS FOR THE MULTIFAMILY SUBURBAN DISTRICT AS OF THE DATE OF THIS PLAN ARE AS FOLLOWS:

   MIN. LOT SIZE: 10,000 SQ FT

   MIN. WIDTH: 100 FT

   MIN. FRONT SETBACK: 25 FT

   MIN. DEPTH: 100 FT

   MIN. SIDE SETBACK: 15 FT

   MIN. REAR SETBACK: 25 FT

   MAX. BUILDING HEIGHT: 2 ½ STORIES OR 35 FT
4. TOTAL AREA OF THE SUBJECT PARCEL IS 15.202 ACRES.
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY TERRADYN CONSULTANTS, LLC IN AUGUST OF 2024 AND AUGUST 2025. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON PUBLICLY AVAILABLE MAINE GIS DATA COLLECTED IN 2020 BY THE STATE OF MAINE AND DISTRIBUTED BY THE USGS AS CLASSIFIED . LAZ POINT CLOUD.
6. PLAN REFERENCES:
   A. "BOUNDARY SURVEY OF DIAMOND PROPERTIES, INC. LOT" PREPARED BY TECHNICAL SERVICES, INC., DATED DECEMBER 19, 2005 AND BEING PREVIOUSLY UNRECORDED.
   B. B. "PLAN OF PROPERTY OF ADVANTAGE BUSINESS SERVICES, INC., BEECH HILL ROAD, AUBURN, MAINE" DATED JANUARY 13, 1988 AND FOUND ON THE AUBURN GIS AS PLAN #338
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL-FREQUENCY GPS OBSERVATIONS.
8. THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF AUBURN, ANDROSCOGGIN COUNTY, COMMUNITY-PANEL NUMBER 23001C0317E, HAVING AN EFFECTIVE DATE OF JULY 8, 2013.

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 84°07'52" W	15.75'
L2	N 83°04'32" E	1.82'
L3	N 83°04'32" E	17.57'
L4	S 35°29'00" E	34.85'
L5	N 35°29'00" W	34.85'
L6	S 11°54'03" W	33.42'
L7	S 74°09'15" W	50.00'
L8	S 36°09'43" E	49.59'
L9	S 53°50'17" W	10.00'
L10	S 36°09'43" E	49.59'

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	62.38'	125.00'	N 68°46'41" E	61.74'
C2	87.34'	175.00'	N 68°46'41" E	86.43'
C3	157.08'	100.00'	S 9°28'51" W	141.42'
C4	235.62'	150.00'	S 9°28'51" W	212.13'
C5	157.08'	100.00'	N 80°31'09" W	141.42'
C6	235.62'	150.00'	N 80°31'09" W	212.13'
C7	117.81'	75.00'	N 9°28'51" E	106.07'
C8	109.93'	125.00'	N 10°19'29" W	106.42'
C9	73.49'	125.00'	N 32°41'18" W	72.44'
C10	96.71'	175.00'	N 31°40'38" W	95.48'
C11	62.05'	175.00'	S 63°59'46" W	61.73'
C12	79.78'	225.00'	S 63°59'46" W	79.36'
C13	69.09'	150.00'	N 67°01'57" E	68.48'
C14	43.57'	100.00'	N 66°19'10" E	43.22'

APPROVAL: CITY OF AUBURN PLANNING BOARD

DATE

CHAIRPERSON

STATE OF MAINE

ANDROSCOGGIN COUNTY REGISTRY OF DEEDS

RECEIVED _____, 20___

AT ___h____m ____M. AND RECORDED IN PLAN BOOK _____ PAGE _____.

ATTEST _____ REGISTER

N / F
DANIEL J. ST. HILAIRE
603 OLD DANVILLE ROAD
MAP 122 LOT 009
BK. 9315, PG. 260

N / F
LISA M. DORRINGTON
625 OLD DANVILLE CORNER ROAD
MAP 122 LOT 008
BK. 10215, PG. 183

N / F
BRIAN BILODEAU
72 DANVILLE CORNER ROAD
MAP #122 LOT 004-001
BK. 9077, PG. 111

N / F
THE SPURWINK SCHOOL
220 DANVILLE CORNER ROAD
MAP 122 LOT 006
BK. 3264, PG. 213

N / F
LOT 2
619,405 S.F.
14.22 Ac.

LOT 1
42,659 S.F.
0.98 Ac.

5,000 SF WAREHOUSE

MULTI-UNIT BUILDING 1

MULTI-UNIT BUILDING 2

MULTI-UNIT BUILDING 3

GREYSON LANE

SOUTH GROVE CIRCLE

DELISH DRIVE

DANVILLE CORNER ROAD

N7°00'45"W 454.06'

N15°51'21"W 713.52'

N15°50'45"W 13.91'

3/4" REBAR FOUND 18" ABOVE GRADE LEANING

5/8" REBAR FOUND 2" ABOVE GRADE LOOSE AND LEANING

3/4" REBAR FOUND 12" ABOVE GRADE LEANING

CAPPED 5/8" REBAR FOUND 18" ABOVE GRADE "RLS 1273"

5/8" REBAR FOUND 6" ABOVE GRADE

S15°50'45"E 652.72'

N15°50'45"W 366.12'

S15°50'45"E 236.60'

S74°09'15"W 10.00'

S15°50'45"E 289.56'

N15°51'21"W 835.55'

S35°37'20"W 713.75'

S26°25'59"E 289.56'

S74°28'51"W 146.60'

N64°28'51"E 146.60'

S35°29'32"E 109.84'

N64°28'51"E 331.02'

N35°30'22"W 109.85'

N64°28'51"E 106.71'

N6°55'28"W 166.84'

S6°55'28"E 907.90'

N24°30'07"E 166.09'

S63°59'17"W 370.24'

S63°59'17"W 884.51'

S63°59'17"W 94.38'

S63°59'17"W 64.17'

N63°24'47"E 890.63'

N35°33'09"W 121.44'

25' REAR SETBACK, TYP.

15' SIDE SETBACK, TYP.

25' FRONT SETBACK, TYP.

UTILITY EASEMENT, TYP.

183.74'

217.13'

107.03'

199.25'

4.19'

50.09'

146.47'

GRAPHIC SCALE

(IN FEET)
1 INCH = 40 FT.

GRID NORTH

STATE OF MAINE
CRAIG M. SWEET
No. 15060
REGISTERED PROFESSIONAL ENGINEER

DATE: 10-30-2025

NO.	DATE	REVISIONS
1	10-10-2025	DEVELOPMENT REVIEW APPLICATION SUBMISSION
2	10-30-2025	COMMENT RESPONSE SUBMISSION FOR DEVELOPMENT REVIEW

ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE: SUBDIVISION PLAN

CLIENT: TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 40'
JOB NO: 24-164
SHEET: C-1.0

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GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.

Plant Species List

Key	Botanical Name	Common Name	Size	Remarks
QBB	Quercus bicolor 'Bonnie and Mike'	Beacon Oak	2.5"-3" cal	B&B
NLV	Viburnum lentago	Nanny Berry Viburnum	3'-4'	6' o.c.

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	74.86'	150.00'	N 68°46'41" E	74.09'
C2	196.35'	125.00'	S 9°28'51" W	176.78'
C3	196.35'	125.00'	N 80°31'09" W	176.78'
C4	157.08'	100.00'	N 9°28'51" E	141.42'
C5	92.98'	150.00'	N 33°36'13" W	91.50'

CENTERLINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 83°04'32" W	40.47'
L2	S 54°28'51" W	426.73'
L3	N 35°30'32" W	134.85'
L5	N 54°28'51" E	148.62'
L6	S 35°29'00" E	34.85'
L7	S 51°21'42" E	17.76'

STATE OF MAINE
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PROJECT:
DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE:
SITE PLAN

CLIENT:
TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 30'
JOB NO: 24-164
SHEET: C-1.1

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GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.

CENTERLINE TABLE

LINE	DIRECTION	DISTANCE
L8	S 15°50'45" E	650.37'
L9	S 74°09'15" W	50.00'
L10	S 74°09'15" W	127.67'
L11	S 53°50'17" W	379.24'
L12	N 83°57'38" E	18.29'

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C5	92.98'	150.00'	N 33°36'13" W	91.50'
C6	70.92'	200.00'	S 63°59'46" W	70.55'
C7	65.72'	125.00'	N 68°53'57" E	64.96'

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED
PROFESSIONAL ENGINEER

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PROJECT:
DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE:
SITE PLAN

CLIENT:
TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 30'
JOB NO: 24-164
SHEET: C-1.2

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STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-1	306.66		302.25 (SD-1)	48"
CB-2	306.66	302.00 (SD-1)	303.40 (SD-2)	48"
CB-3	305.90		301.95 (SD-4)	48"
CB-4	304.78	301.75 (SD-3) 301.75 (SD-4)	301.75 (SD-5)	48"
CB-5	297.24		293.50 (SD-6)	48"
CB-6	297.12	293.25 (SD-5) 293.25 (SD-6)	293.25 (SD-7)	48"
CB-13	294.87		289.90 (SD-21)	48"
CB-14	294.85	289.00 (SD-18) 289.00 (SD-21)	289.00 (SD-17)	48"
CB-15	302.23	299.00 (SD-20)	299.00 (SD-19)	48"
CB-16	303.50		299.53 (SD-20)	48"
DMH-1	308.85	303.00 (SD-2)	303.00 (SD-3)	48"
DMH-6	296.69	294.50 (SD-19)	294.50 (SD-18)	48"

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-1	12"	18'	1.39%
SD-2	15"	70'	0.57%
SD-3	15"	136'	0.92%
SD-4	12"	30'	0.66%
SD-5	15"	134'	6.34%
SD-6	12"	18'	1.38%
SD-7	15"	129'	8.53%
SD-17	15"	118'	4.65%
SD-18	15"	96'	5.74%
SD-19	15"	87'	5.18%
SD-20	12"	34'	1.56%



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
CRAIG M. SWEET
No. 15060
REGISTERED PROFESSIONAL ENGINEER

DATE: 10-30-2025

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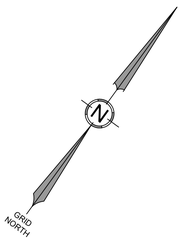
PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE: GRADING & DRAINAGE

CLIENT: TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 20'
JOB NO: 24-164
SHEET: C-2.0

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STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-7	287.04		282.50 (SD-8)	48"
CB-8	287.07	282.25 (SD-7) 282.25 (SD-8)	282.25 (SD-9)	48"
CB-9	281.27		278.00 (SD-12)	48"
CB-10	281.27	277.50 (SD-12) 277.50 (SD-13)	277.50 (SD-11)	48"
CB-11	285.29		282.00 (SD-15)	48"
CB-12	284.54	281.75 (SD-15) 281.75 (SD-16)	281.75 (SD-14)	48"
DMH-2	278.86	277.00 (SD-9) 277.00 (SD-23)	277.00 (SD-10)	48"
DMH-3	277.59	273.75 (SD-10) 273.75 (SD-11)	273.75 (SD-22)	48"
DMH-4	282.87	278.50 (SD-14)	278.50 (SD-13)	48"
DMH-5	286.60	283.60 (SD-17)	283.60 (SD-16)	48"

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-7	15"	129'	8.53%
SD-8	12"	18'	1.39%
SD-9	15"	57'	9.20%
SD-10	15"	123'	2.65%
SD-11	15"	39'	9.59%
SD-12	12"	18'	2.77%
SD-13	15"	91'	1.10%
SD-14	15"	63'	5.12%
SD-15	12"	23'	1.10%
SD-16	15"	57'	3.07%
SD-17	15"	118'	4.65%

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

UNIT 11 FFE: 293.10
UNIT 12 FFE: 290.50
UNIT 13 FFE: 286.95
UNIT 14 FFE: 284.50
UNIT 15 FFE: 283.90
UNIT 16 FFE: 282.50
UNIT 17 FFE: 282.90
UNIT 18 FFE: 286.00
UNIT 19 FFE: 286.00
UNIT 20 FFE: 289.00
UNIT 21 FFE: 293.25
UNIT 29 FFE: 294.27
UNIT 30 FFE: 290.37
UNIT 31 FFE: 286.10
UNIT 32 FFE: 282.50
UNIT 33 FFE: 283.75
UNIT 34 FFE: 284.25
UNIT 59 FFE: 289.25
UNIT 60 FFE: 291.10

GRAVEL WETLAND SEE SHEET C-2.4

MATCHLINE - SEE SHEET C-2.0

MATCHLINE - SEE SHEET C-2.2

DMH-2 DMH-3 DMH-4 DMH-5 DMH-7 DMH-27
CB-7 CB-8 CB-9 CB-10 CB-11 CB-12
SD-7 SD-8 SD-9 SD-10 SD-11 SD-12 SD-13 SD-14 SD-15 SD-16 SD-17 SD-23 SD-43
5+00 6+00 7+00 8+00 9+00

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 10-30-2025

NO.	DATE	REVISIONS
1	10-10-2025	DEVELOPMENT REVIEW APPLICATION SUBMISSION
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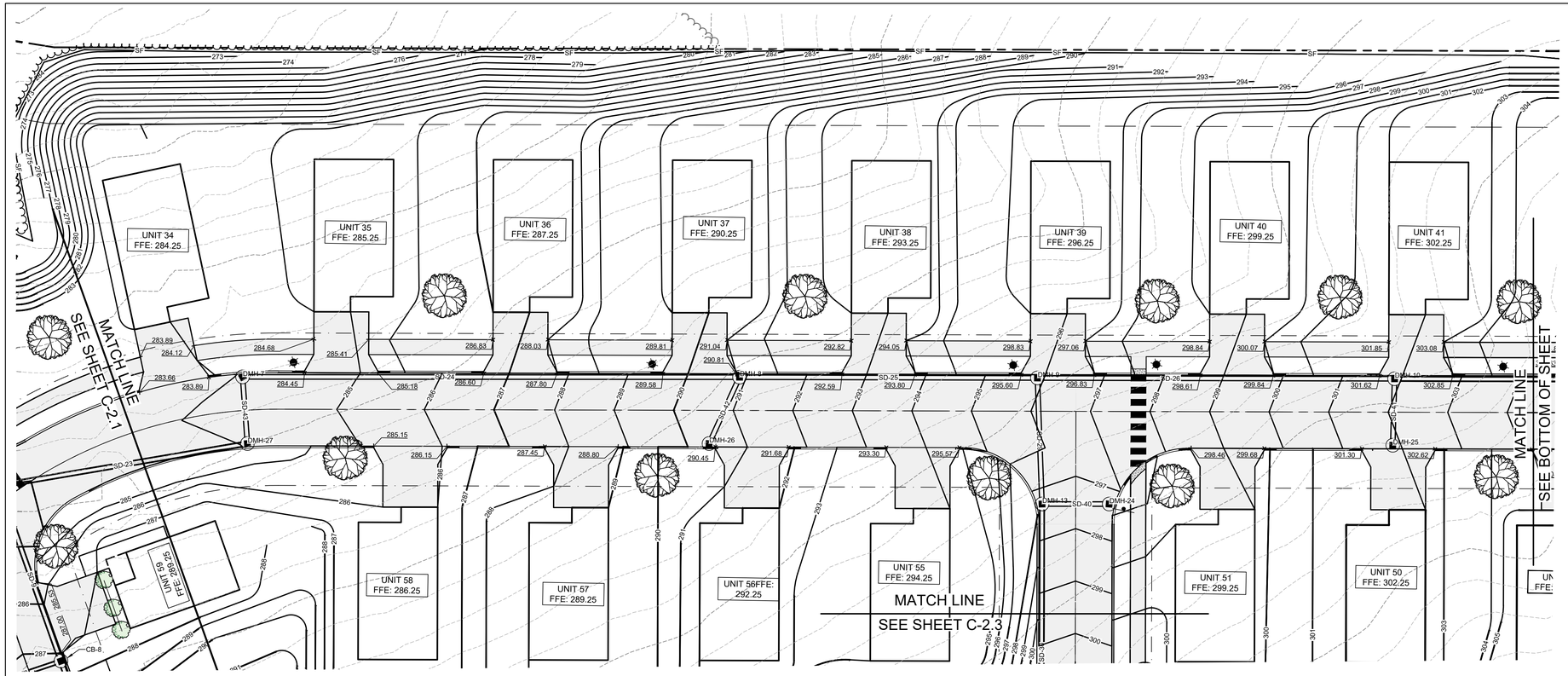
PROJECT:
DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE:
GRADING & DRAINAGE

CLIENT:
TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 20'
JOB NO: 24-164
SHEET: C-2.1

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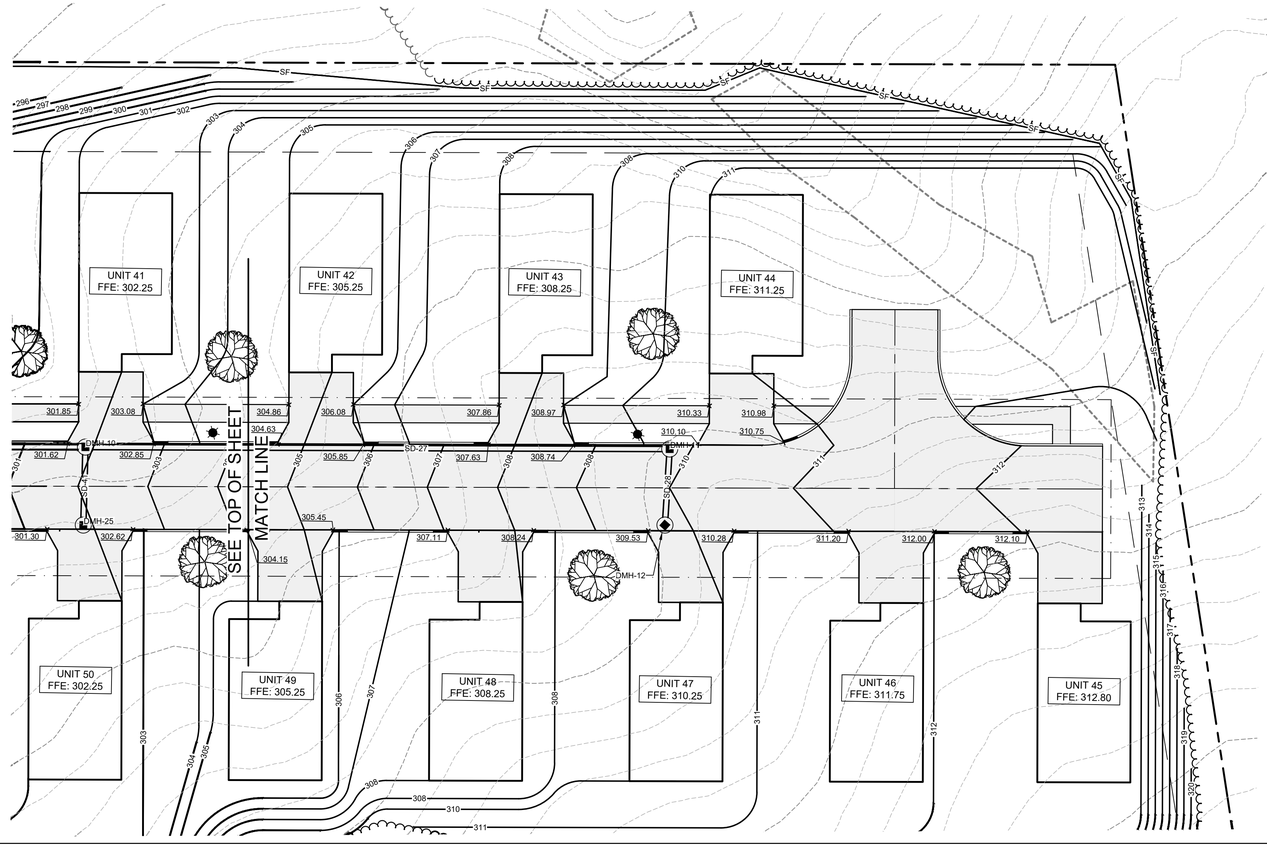
STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-23	15"	79'	4.13%
SD-24	15"	159'	4.04%
SD-25	15"	94'	5.95%
SD-26	15"	113'	5.26%
SD-27	15"	159'	4.77%
SD-28	15"	17'	0.87%
SD-29	15"	37'	3.88%
SD-30	15"	93'	5.99%
SD-40	15"	18'	0.83%
SD-43	15"	18'	0.56%

STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
DMH-7	284.05	280.25 (SD-24) 280.25 (SD-43)		48"
DMH-8	290.89	286.67 (SD-25) 286.67 (SD-42)	286.67 (SD-24)	48"
DMH-9	295.89	292.25 (SD-26) 292.25 (SD-29)	292.25 (SD-25)	48"
DMH-10	301.89	298.25 (SD-27) 298.20 (SD-41)	298.20 (SD-26)	48"
DMH-11	309.78	305.85 (SD-28)	305.85 (SD-27)	48"
DMH-12	309.75		306.00 (SD-28)	48"
DMH-13	297.31	293.70 (SD-30) 293.70 (SD-40)	293.70 (SD-29)	48"
DMH-24	297.31		293.85 (SD-40)	48"
DMH-25	301.86		298.35 (SD-41)	48"
DMH-26	290.38		286.75 (SD-42)	48"
DMH-27	284.05		280.35 (SD-43) 280.25 (SD-23)	48"

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.



STATE OF MAINE
CRAIG M. SWEET
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PROJECT:
DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE:
GRADING & DRAINAGE

CLIENT:
TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE:	10-10-2025
SCALE:	1" = 20'
JOB NO:	24-164
SHEET:	C-2.2

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STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
DMH-13	297.31	293.70 (SD-30) 293.70 (SD-40)	293.70 (SD-29)	48"
DMH-14	302.97	299.30 (SD-31) 299.30 (SD-39)	299.30 (SD-30)	48"
DMH-15	308.55	304.96 (SD-32) 304.96 (SD-38)	304.96 (SD-31)	48"
DMH-16	317.87	311.25 (SD-33) 311.25 (SD-37)	311.25 (SD-32)	48"
DMH-17	314.03	312.17 (SD-34) 312.17 (SD-36)	312.17 (SD-33)	48"
DMH-18	314.44	312.38 (SD-35)	312.58 (SD-34)	48"
DMH-19	316.31		312.58 (SD-35)	48"
DMH-20	319.24		312.50 (SD-36)	48"
DMH-21	317.88		311.50 (SD-37)	48"
DMH-22	308.53		305.15 (SD-38)	48"
DMH-23	302.97		299.45 (SD-39)	48"
DMH-24	297.31		293.85 (SD-40)	48"

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-30	15"	93'	5.99%
SD-31	15"	95'	5.95%
SD-32	15"	163'	3.86%
SD-33	15"	157'	0.59%
SD-34	15"	78'	0.53%
SD-35	15"	34'	0.58%
SD-36	15"	18'	1.83%
SD-37	15"	18'	1.38%
SD-38	15"	18'	1.06%
SD-39	15"	18'	0.83%

MULTI UNIT 1
FFE: 322.25

MULTI UNIT 2
FFE: 322.25

MULTI UNIT 3
FFE: 318.25

UNIT 47
FFE: 310.25

UNIT 48
FFE: 308.25

UNIT 49
FFE: 305.25

UNIT 50
FFE: 302.25

UNIT 51
FFE: 299.25

UNIT 52
FFE: 303.25

UNIT 53
FFE: 306.25

UNIT 54
FFE: 303.25

UNIT 55
FFE: 294.25

UNIT 56FFE:
292.25

UNIT 67
FFE: 309.82

UNIT 68
FFE: 308.25

WAREHOUSE
FFE: 310.50

TW: 329.00
BW: 318.75

TW: 332.00
BW: 322.75

TW: 330.00
BW: 322.50

DMH-18
DMH-19
DMH-20
DMH-21
DMH-22
DMH-23
DMH-24

SD-30
SD-31
SD-32
SD-33
SD-34
SD-35
SD-36
SD-37
SD-38
SD-39

SF
OHU
MB
OS

MATCH LINE
SEE SHEET C-3.3

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

GRID NORTH

STATE OF MAINE
CRAIG M. SWEET
No. 15060
REGISTERED PROFESSIONAL ENGINEER

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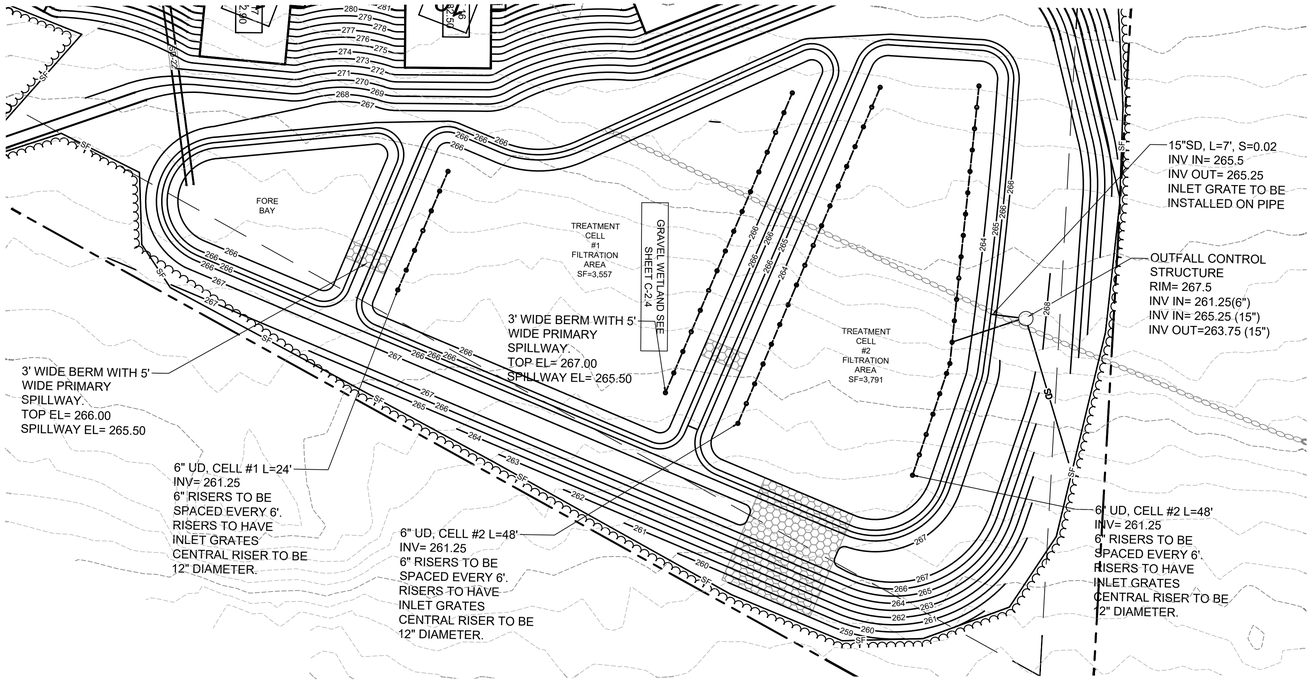
PROJECT:
DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE:
GRADING & DRAINAGE

CLIENT:
TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE:	10-10-2025
SCALE:	1" = 20'
JOB NO:	24-164
SHEET:	C-2.3

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GRAVEL WETLAND PLAN VIEW

SCALE: 1" = 20'

GRAVEL WETLAND INSTALLATION NOTES:

1. THE MINIMUM SPACING BETWEEN THE SUBSURFACE PERFORATED DISTRIBUTION LINE AND THE SUBSURFACE PERFORATED COLLECTION DRAIN AT EITHER END OF THE GRAVEL IN EACH TREATMENT CELL IS 15 FT.

2. THERE SHOULD BE A MINIMUM HORIZONTAL TRAVEL DISTANCE OF 15 FT WITHIN THE GRAVEL LAYER IN EACH CELL.

3. VERTICAL PERFORATED OR SLOTTED RISER PIPES DELIVER WATER FROM THE SURFACE DOWN TO THE SUBSURFACE, PERFORATED OR SLOTTED DISTRIBUTION LINES. THESE RISERS SHALL HAVE A MAXIMUM SPACING OF 10 FEET.

4. SLOTTED VERTICAL RISERS SHALL HAVE A MINIMUM DIAMETER OF 12" FOR THE CENTRAL RISER AND 6" FOR END RISERS. THE VERTICAL RISERS SHALL NOT BE CAPPED, BUT RATHER COVERED WITH AN INLET GRATE.

5. VERTICAL CLEANOUTS CONNECTED TO THE DISTRIBUTION AND COLLECTION SUBDRAINS, AT EACH END, SHALL BE PERFORATED OR SLOTTED ONLY WITHIN THE GRAVEL LAYER, AND SOLID WITHIN THE WETLAND SOIL AND STORAGE AREA ABOVE.

6. TREATMENT CELL FLOOR TO BE GRADED FLAT.

7. BERMS AND WEIRS SEPARATING THE FOREBAY AND TREATMENT CELLS SHOULD BE CONSTRUCTED WITH CLAY, OR NON-CONDUCTIVE SOILS, AND/OR A FINE GEOTEXTILE, OR SOME COMBINATION THEREOF, TO AVOID WATER SEEPAGE AND SOIL PIPING THROUGH THESE EARTHEN DIVIDERS.

8. THE SYSTEM SHOULD BE PLANTED TO ACHIEVE A RIGOROUS ROOT MAT WITH GRASSES, FORBS, AND SHRUBS WITH OBLIGATE AND FACULTATIVE WETLAND SPECIES.

9. THE SUBAREA DRAINING TO A CREATED WETLAND MUST BE COMPLETELY STABLE BEFORE RUNOFF IS DIRECTED TO THE BASIN TO PREVENT SEDIMENTATION OF THE DRAINAGE LAYER, OR ALL RUNOFF SHOULD BE RE-DIRECTED UNTIL CONSTRUCTION IS FINALIZED. THE VEGETATION WITHIN THE STRUCTURE IS EQUALLY IMPORTANT AND MUST BE WELL ESTABLISHED BEFORE IT CAN ACCEPT ANY RUNOFF.

10. GRAVEL WETLAND STORMWATER AREA TO BE SEEDED WITH "NEW ENGLAND WETMIX" AS DISTRIBUTED BY NEW ENGLAND WETLAND PLANTS, INC., 820 WEST STREET, AMHERST, MA 01002, PHONE 413-548-8000, EMAIL INFO@NEWP.COM, OR APPROVED EQUIVALENT. APPLY AT A RATE OF 1 LB/2,500 SF.

11. THE SEEDS WILL NOT GERMINATE UNDER INUNDATED CONDITIONS. IF PLANTED DURING THE FALL MONTHS THE SEED MIX WILL GERMINATE THE FOLLOWING SPRING. DURING THE FIRST SEASON OF GROWTH SEVERAL SPECIES WILL PRODUCE SEEDS WHILE OTHER SPECIES WILL PRODUCE SEEDS AFTER THE SECOND GROWING SEASON. NOT ALL SPECIES WILL GROW IN ALL WETLAND SITUATIONS. THIS MIX IS COMPRISED OF THE WETLAND SPECIES MOST LIKELY TO GROW IN CREATED/RESTORED WETLANDS AND SHOULD PRODUCE MORE THAN 75% GROUND COVER IN TWO FULL GROWING SEASONS.

12. THE WETLAND SEEDS IN THIS MIX CAN BE SOWN BY HAND, WITH A HAND-HELD SPREADER, OR HYDRO-SEEDED ON LARGE OR HARD TO REACH SITES. LIGHTLY RAKE TO ENSURE GOOD SEED-TO-SOIL CONTACT. SEEDING CAN TAKE PLACE ON FROZEN SOIL AS THE FREEZING AND THAWING WEATHER OF LATE FALL AND LATE WINTER WILL WORK THE SEED INTO THE SOIL. IF SPRING CONDITIONS ARE DRIER THAN USUAL, WATERING MAY BE REQUIRED. IF SOWING DURING THE SUMMER MONTHS, SUPPLEMENTAL WATERING WILL LIKELY BE REQUIRED UNTIL GERMINATION. A LIGHT MULCH OF CLEAN, WEED FREE STRAW IS RECOMMENDED.

13. THE POND CONSTRUCTION SHOULD BE ONLY CONSTRUCTED UNDER THE SUPERVISION OF THE DESIGN ENGINEER.

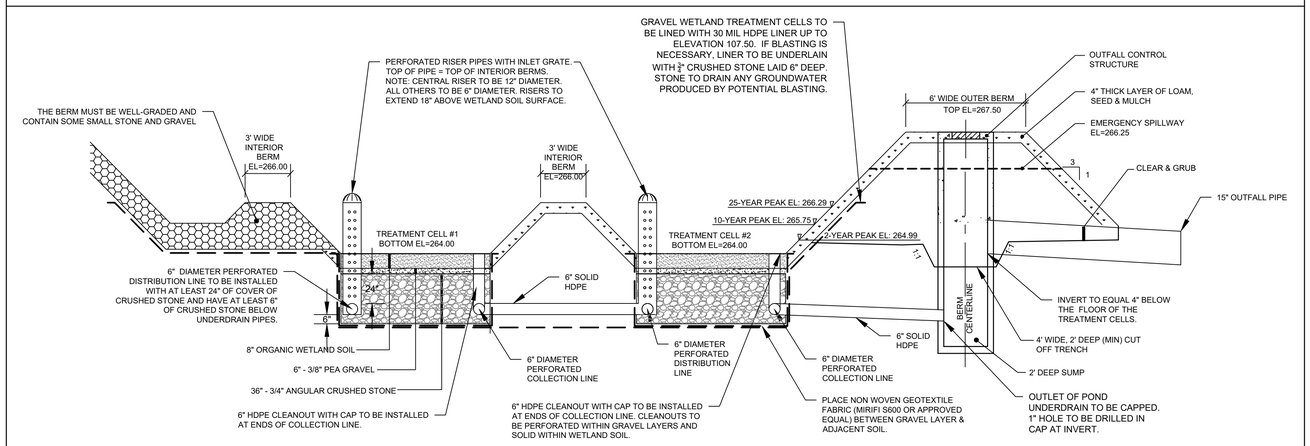
POND CONSTRUCTION NOTES:
1. CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ORGANIC MATERIAL FROM EMBANKMENT AND POND CONSTRUCTION AREA.
2. SCARIFY SUBGRADE TO ESTABLISH INTERFACE FOR ALL FILLS.
3. CONSTRUCTION MATERIAL SHALL MEET M.D.O.T. SPEC 703.18
4. COMPACT IN 12" LIFTS TO 92% OF MAXIMUM DRY DENSITY.
5. INSTALL RIPRAP AND EROSION CONTROL MESH WHERE SPECIFIED.
6. LOAM, SEED & STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN & NOTES.

CONSTRUCTION INSPECTION NOTES:
INSPECTION BY A PROFESSIONAL ENGINEER WILL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT THE INSTALLATION OF EACH POND'S EMBANKMENT CONSTRUCTION, STORMWATER INLET, UNDERDRAINS, FILTER MATERIAL MAKEUP AND PLACEMENT, OUTLET CONTROL STRUCTURE, CLAY LINER (IF APPLICABLE), AND EMERGENCY SPILLWAY CONSTRUCTION FROM INITIAL GROUND DISTURBANCE TO FINAL STABILIZATION OF THE POND. AN INSPECTION OF THE UNDERDRAINED GRAVEL OUTLET SHALL ALSO BE PERFORMED ONE YEAR AFTER THE FINAL STABILIZATION OF THE POND.

ORGANIC WETLAND SOIL MIXTURE:
THE WETLAND SOIL SHOULD HAVE A LOW HYDRAULIC CONDUCTIVITY (0.1-0.01 FT/DAY). THIS SOIL CAN BE MANUFACTURED USING COMPOST, SAND AND FINE SOILS, INTO A BLEND WITH MORE THATN 15% ORGANIC MATTER. IT SHOULD CONTAIN MORE THAN 15% SILT (PASSING THE #200 SIEVE); BUT WITH A CLAY SIZE PORTION THAT IS LESS THAN 15%. DO NOT USE GEOTEXTILES BETWEEN THE HORIZONTAL LAYERS OF THIS SYSTEM AS THEY WILL CLOG DUE TO FINES AND MAY RESTRICT ROOT GROWTH.

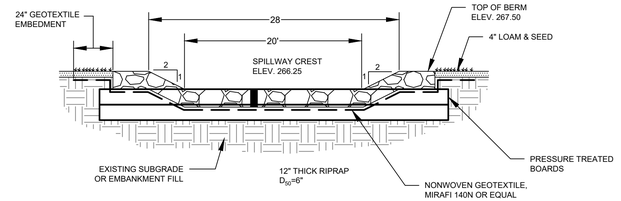
WETLAND SOIL GRADATION	
SIEVE SIZE	% PASSING BY WEIGHT
1/2 IN	100
NO. 10	75-90
NO. 100	40-50
NO. 200	25-50

EMBANKMENT CONSTRUCTION:
1. CONSTRUCTION OF COMMON BORROW MATERIAL MEETING M.D.O.T. SPECIFICATION 703.
2. PLACE BORROW MATERIAL IN 12" LIFTS COMPACTED TO 95% OF MAXIMUM DRY DENSITY.
3. INSTALL RIPRAP AND EROSION CONTROL MESH WHERE SPECIFIED ON PLANS
4. LOAM, SEED, AND STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN.



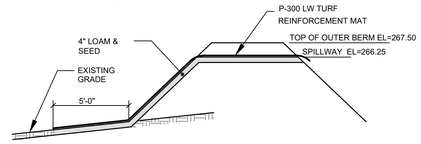
CROSS SECTION VIEW - GRAVEL WETLAND

NOT TO SCALE



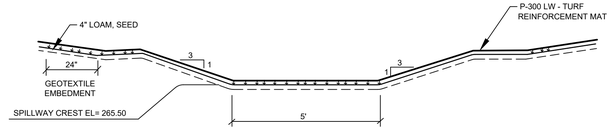
EMERGENCY SPILLWAY CROSS SECTION

NOT TO SCALE



SPILLWAY EMBANKMENT SECTION

NOT TO SCALE



INTERNAL BERM SPILLWAY CROSS-SECTIONS

NOT TO SCALE

POST CONSTRUCTION REQUIREMENTS:

RESPONSIBLE PARTY:
TIMOTHY MILLET
154 BAILY HILL ROAD
POLAND, MAINE 04274

1. INSPECT **GRAVEL WETLANDS** SEMIANNUALLY. THE PLANT BIOMASS SHOULD BE HARVESTED ANNUALLY, AND ACCUMULATED SEDIMENT REMOVED AT INTERVALS OF 5-10 YEARS. THESE ACTIVITIES MAY DISRUPT THE WETLANDS SYSTEM AND MAY REQUIRE SOME VEGETATION RE-ESTABLISHMENT. THE RISER PIPES MAY CLOG AND WILL REQUIRE ANNUAL CLEAN-OUT (IT SHOULD BE DONE IN THE WINTER TIME WHEN ONE CAN WALK ON THE WETLAND).

   a. FIRST YEAR POST-CONSTRUCTION: INSPECTION FREQUENCY SHOULD OCCUR AFTER EVERY MAJOR STORM IN THE FIRST YEAR FOLLOWING CONSTRUCTION.
      i. INSPECT THAT THE SYSTEM DRAINS WITHIN 24-48 HOURS.
      ii. THE PLANTS MAY NEED WATERING IF NECESSARY DURING THE FIRST GROWING SEASON. REVEGETATE IF THE VEGETATION IS POORLY ESTABLISHING.
      iii. IDENTIFY AREAS OF EROSION AND MAKE TIMELY REPAIRS.
      iv. CHECK ALL INLETS, OUTLETS AND SUBDRAINS FOR PROPER FUNCTIONING. RISERS MAY NEED TO BE CLEANED.
   b. POST-CONSTRUCTION: INSPECTION FREQUENCY SHOULD OCCUR AT LEAST EVERY 6 MONTHS AND AFTER EVERY MAJOR STORM. ACTIVITIES ARE EXPECTED TO INCLUDE:
      i. CHECK THE BASIN FOR A DENSE ROOT MAT ESTABLISHMENT OF WETLAND VEGETATION.
      ii. CHECK AND CLEAN THE RISERS IF THERE IS EVIDENCE OF STANDING WATER, DISCOLORED WATER OR ACCUMULATED SEDIMENTS IN THE CELLS.
      iii. CHECK AND CLEAN THE FOREBAY FOR SEDIMENTS, TRASH AND DEBRIS. WHEN SEDIMENTS HAVE ACCUMULATED TO A DEPTH OF 12 INCHES, STANDING WATER IS PERSISTENT OR WETLAND VEGETATION BECOME ESTABLISHED, THE FOREBAY WILL NEED TO BE EXCAVATED AND REFORMED.
      iv. VERIFY THAT THE CELLS DRAIN WITHIN 24-48 HOURS. SEDIMENT WILL NEED TO BE REMOVED WHEN AN ACCUMULATION OF 4 INCHES IS EVIDENT OVER THE WETLAND SURFACE.
      v. CHECK AND CLEAN ALL OUTLETS AND OVERFLOW SPILLWAY IF BLOCKED OR THERE IS EVIDENCE OF STRUCTURAL DAMAGE OR EROSION.
      vi. REMOVE DECAYING VEGETATION, LITTER AND DEBRIS.
      vii. CHECK FOR FOREIGN SPECIES. PARTICULAR CARE MUST BE USED TO AVOID THE UNINTENDED INTRODUCTION OF INVASIVE SPECIES SUCH AS PURPLE LOOSESTRIFE (LYTHRUM SALICARIA) AND COMMON REED (PHRAGMITES AUSTRALIS). IT IS RECOMMENDED THAT A QUALIFIED WETLAND BIOLOGIST BE CONSULTED WHEN THESE ARE FOUND IN THE AREA OF THE GRAVEL WETLAND.

RECERTIFICATION REQUIREMENT:

WITHIN THREE MONTHS OF THE EXPIRATION OF EACH FIVE-YEAR INTERVAL FROM THE DATE OF ISSUANCE OF THE PERMIT, THE PERMITTEE SHALL CERTIFY THE FOLLOWING TO THE DEPARTMENT.

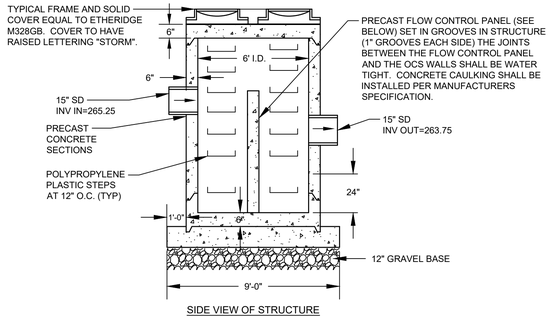
(a) ALL AREAS OF THE PROJECT SITE HAVE BEEN INSPECTED FOR AREAS OF EROSION, AND APPROPRIATE STEPS HAVE BEEN TAKEN TO PERMANENTLY STABILIZE THESE AREAS.

(b) ALL ASPECTS OF THE STORMWATER CONTROL SYSTEM ARE OPERATING AS APPROVED, HAVE BEEN INSPECTED FOR DAMAGE, WEAR, AND MALFUNCTION, AND APPROPRIATE STEPS HAVE BEEN TAKEN TO REPAIR OR REPLACE THE SYSTEM, OR PORTIONS OF THE SYSTEM, AS NECESSARY.

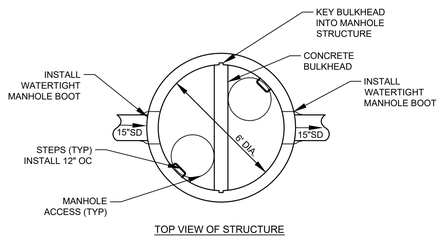
(c) THE STORMWATER MAINTENANCE PLAN FOR THE SITE IS BEING IMPLEMENTED AS APPROVED BY THE DEPARTMENT, AND THE MAINTENANCE LOG IS BEING MAINTAINED.

(d) ALL PROPRIETARY SYSTEMS HAVE BEEN MAINTAINED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. WHERE REQUIRED BY THE DEPARTMENT, THE PERMITTEE SHALL EXECUTE A 5-YEAR MAINTENANCE CONTRACT WITH A QUALIFIED PROFESSIONAL FOR THE COMING 5-YEAR INTERVAL. THE MAINTENANCE CONTRACT MUST INCLUDE PROVISIONS FOR ROUTINE INSPECTIONS, CLEANING AND GENERAL MAINTENANCE.

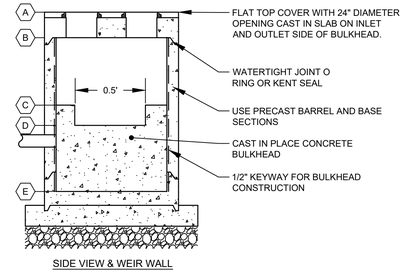
(e) THE DEPARTMENT MAY WAIVE SOME OR ALL OF THESE RECERTIFICATION REQUIREMENTS ON A CASE-BY-CASE BASIS FOR PERMITTEES SUBJECT TO THE DEPARTMENT'S MULTI-SECTOR GENERAL PERMIT ("MSGP") AND/OR MAINE POLLUTANT DISCHARGE ELIMINATION SYSTEM ("MEPDES") PROGRAMS WHERE IT IS DEMONSTRATED THAT THESE PROGRAMS ARE PROVIDING STORMWATER CONTROL THAT IS AT LEAST AS EFFECTIVE AS REQUIRED PURSUANT TO THIS CHAPTER.



SIDE VIEW OF STRUCTURE



TOP VIEW OF STRUCTURE



SIDE VIEW & WEIR WALL

NOTES:
1. SUBMIT SHOP DRAWINGS FOR OWNER/ ENGINEER APPROVAL.
2. STRUCTURE SHALL BE DESIGNED FOR H-20 LOADING.
3. CASTINGS SHALL PROVIDE FOR A 24" CLEAR OPENING.

SCHEDULE A
OUTLET CONTROL STRUCTURE

	ITEM DESCRIPTION	DIMENSION / ELEVATION
A.	TOP OF STRUCTURE	267.50
B.	UNDERSIDE OF SLAB	267.00
C.	TOP OF CONCRETE BULKHEAD	267.00
D.	BOTTOM OF WEIR SLOT	266.25
E.	BOTTOM OF STRUCTURE	261.75

OUTLET CONTROL STRUCTURE (OCS)

NOT TO SCALE

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 10-30-2025

NO.	DATE	REVISIONS
2	10-30-2025	COMMENT RESPONSE SUBMISSION FOR DEVELOPMENT REVIEW
1	10-10-2025	DEVELOPMENT REVIEW APPLICATION SUBMISSION

ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE: GRAVEL WETLAND GRADING PLAN

CLIENT: TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 20'
JOB NO: 24-164
SHEET: C-2.4

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SANITARY SEWER STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
SMH-1	307.54		301.25 (SS-1)	48"
SMH-2	308.54	300.72 (SS-1)	300.62 (SS-2)	48"
SMH-3	299.49	293.67 (SS-2)	293.57 (SS-3)	48"
SMH-9	299.50	291.32 (SS-9)	291.22 (SS-8)	48"
SMH-10	303.95	295.43 (SS-10)	295.33 (SS-9)	48"
SMH-11	305.22		298.93 (SS-10)	48"

SANITARY SEWER PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SS-1	8"	58'	0.92%
SS-2	8"	232'	2.99%
SS-3	8"	192'	7.16%
SS-8	8"	250'	4.62%
SS-9	8"	112'	3.58%
SS-10	8"	79'	4.44%



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

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Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
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PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE: UTILITY PLAN

CLIENT: TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE:	10-10-2025
SCALE:	1" = 20'
JOB NO:	24-164
SHEET:	C-3.0

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SANITARY SEWER STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
SMH-4	285.51	279.84 (SS-3)	279.74 (SS-4)	48"
SMH-5	276.71	274.00 (SS-4) 274.00 (SS-11)	273.90 (SS-5)	48"
SMH-6	281.56	272.65 (SS-5) 272.65 (SS-6)		48"
SMH-7	275.93	274.41 (SS-7)	274.31 (SS-6)	48"
SMH-8	284.00	279.68 (SS-8)	279.58 (SS-7)	48"

SANITARY SEWER PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SS-3	8"	192'	7.16%
SS-4	8"	83'	6.89%
SS-5	8"	61'	2.06%
SS-6	8"	94'	1.76%
SS-7	8"	115'	4.51%
SS-8	8"	250'	4.62%

GRID NORTH

UNIT 11 FFE: 293.10
UNIT 12 FFE: 290.50
UNIT 13 FFE: 286.95
UNIT 14 FFE: 284.50
UNIT 15 FFE: 283.90
UNIT 16 FFE: 282.50
UNIT 17 FFE: 282.90
UNIT 18 FFE: 286.00
UNIT 19 FFE: 286.00
UNIT 20 FFE: 289.00
UNIT 21 FFE: 293.25
UNIT 29 FFE: 294.27
UNIT 30 FFE: 290.37
UNIT 31 FFE: 286.10
UNIT 32 FFE: 282.50
UNIT 33 FFE: 283.75
UNIT 34 FFE: 284.25
UNIT 59 FFE: 289.25
UNIT 60 FFE: 291.10

SMH-4
SMH-5
SMH-6
SMH-7
SMH-8
SMH-13
SMH-14
PUMP STATION
VALVE PIT
8" GATE VALVE & TEE
PC: 0+00.58
9+00
8+00
7+00
6+00
5+00
4+00
1+00
SS-3
SS-4
SS-5
SS-6
SS-7
SS-8
SS-11
SS-12
2"W
4"W
6"W
8"W
4"S
4"FM

GRAVEL WETLAND SEE SHEET C-2.4

MATCHLINE - SEE SHEET C-3.0

MATCHLINE - SEE SHEET C-3.2

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

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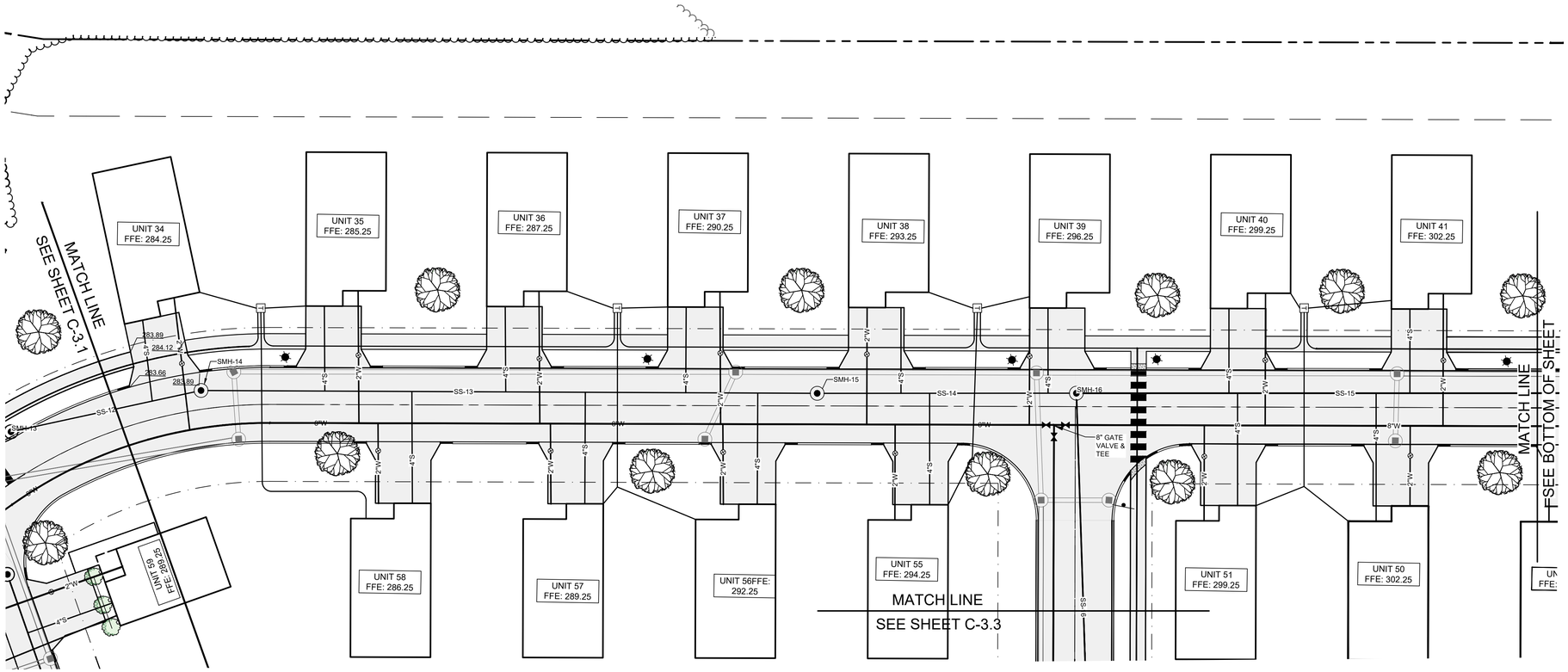
PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE: UTILITY PLAN

CLIENT: TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 20'
JOB NO: 24-164
SHEET: C-3.1

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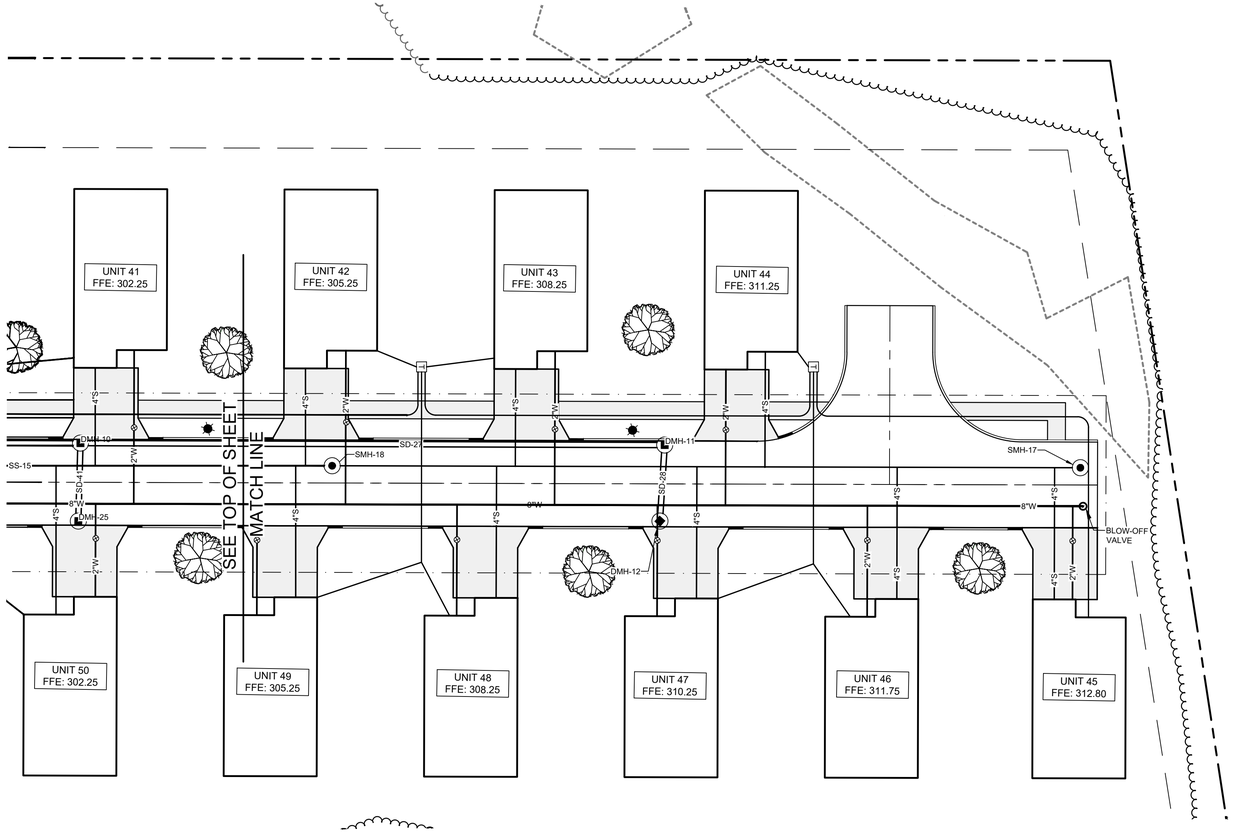
SANITARY SEWER STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
SMH-13	284.26	277.03 (SS-12)	276.93 (SS-11)	48"
SMH-14	284.00	278.45 (SS-13)	278.35 (SS-12)	48"
SMH-15	292.38	286.69 (SS-14)	286.58 (SS-13)	48"
SMH-16	296.69	291.00 (SS-15) 291.00 (SS-16)	290.90 (SS-14)	48"
SMH-17	307.95		306.76 (SS-15 (1))	48"
SMH-18	305.61	299.95 (SS-15 (1))	299.85 (SS-15)	48"

SANITARY SEWER PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SS-12	8"	59'	2.23%
SS-13	8"	196'	4.14%
SS-14	8"	80'	5.25%
SS-15	8"	171'	5.19%
SS-15 (1)	8"	207'	3.30%
SS-16	8"	135'	5.10%

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.



CRAIG M. SWEET No. 15060 LICENSED PROFESSIONAL ENGINEER STATE OF MAINE

DATE: 10-30-2025

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SHEET TITLE: UTILITY PLAN

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154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 20'
JOB NO: 24-164
SHEET: C-3.2

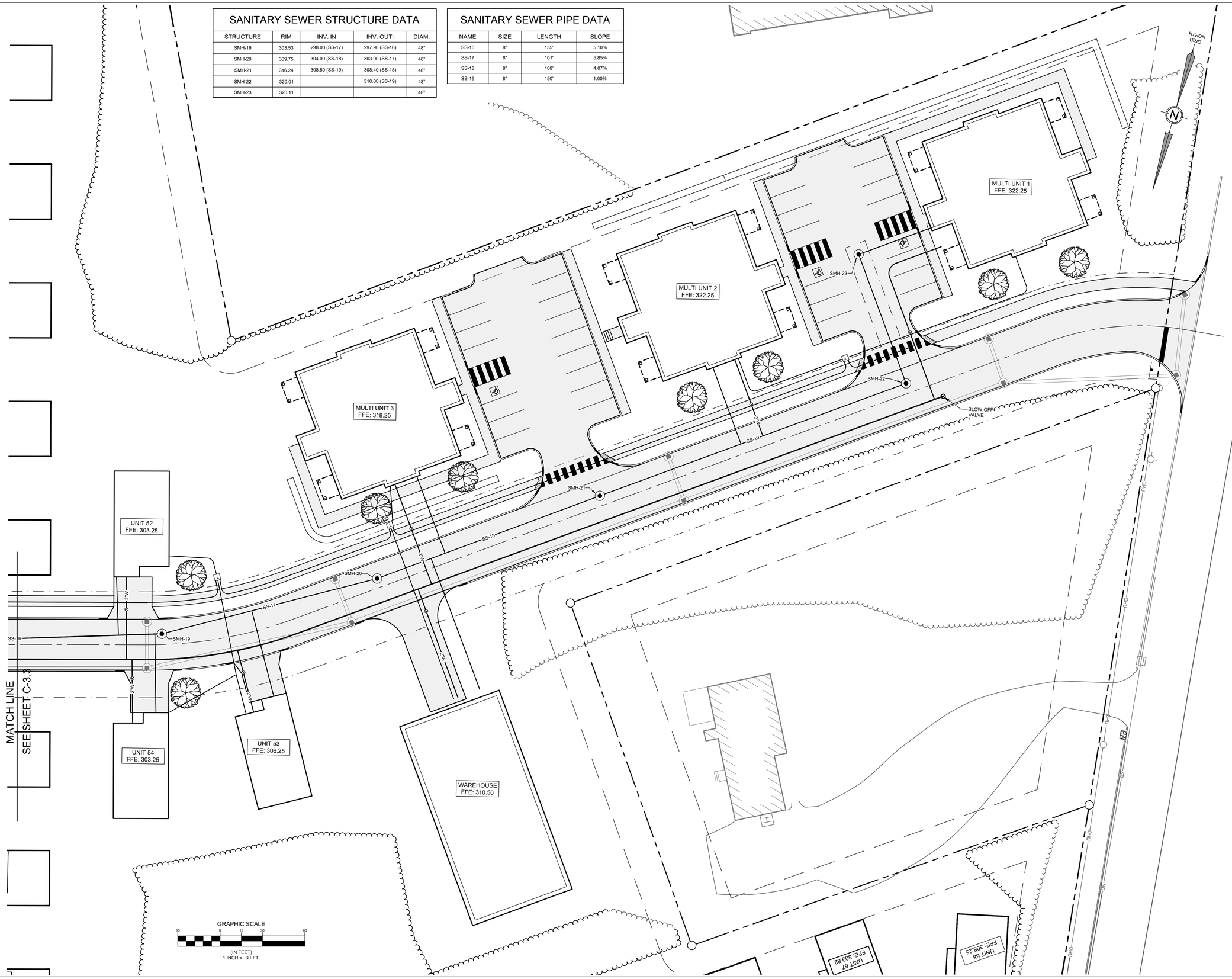
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SANITARY SEWER STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
SMH-19	303.53	298.00 (SS-17)	297.90 (SS-16)	48"
SMH-20	309.75	304.00 (SS-18)	303.90 (SS-17)	48"
SMH-21	316.24	308.50 (SS-19)	308.40 (SS-18)	48"
SMH-22	320.01		310.00 (SS-19)	48"
SMH-23	320.11			48"

SANITARY SEWER PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SS-16	8"	135'	5.10%
SS-17	8"	101'	5.85%
SS-18	8"	108'	4.07%
SS-19	8"	150'	1.00%



STATE OF MAINE
CRAIG M. SWEET
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PERMIT DRAWING
NOT FOR CONSTRUCTION

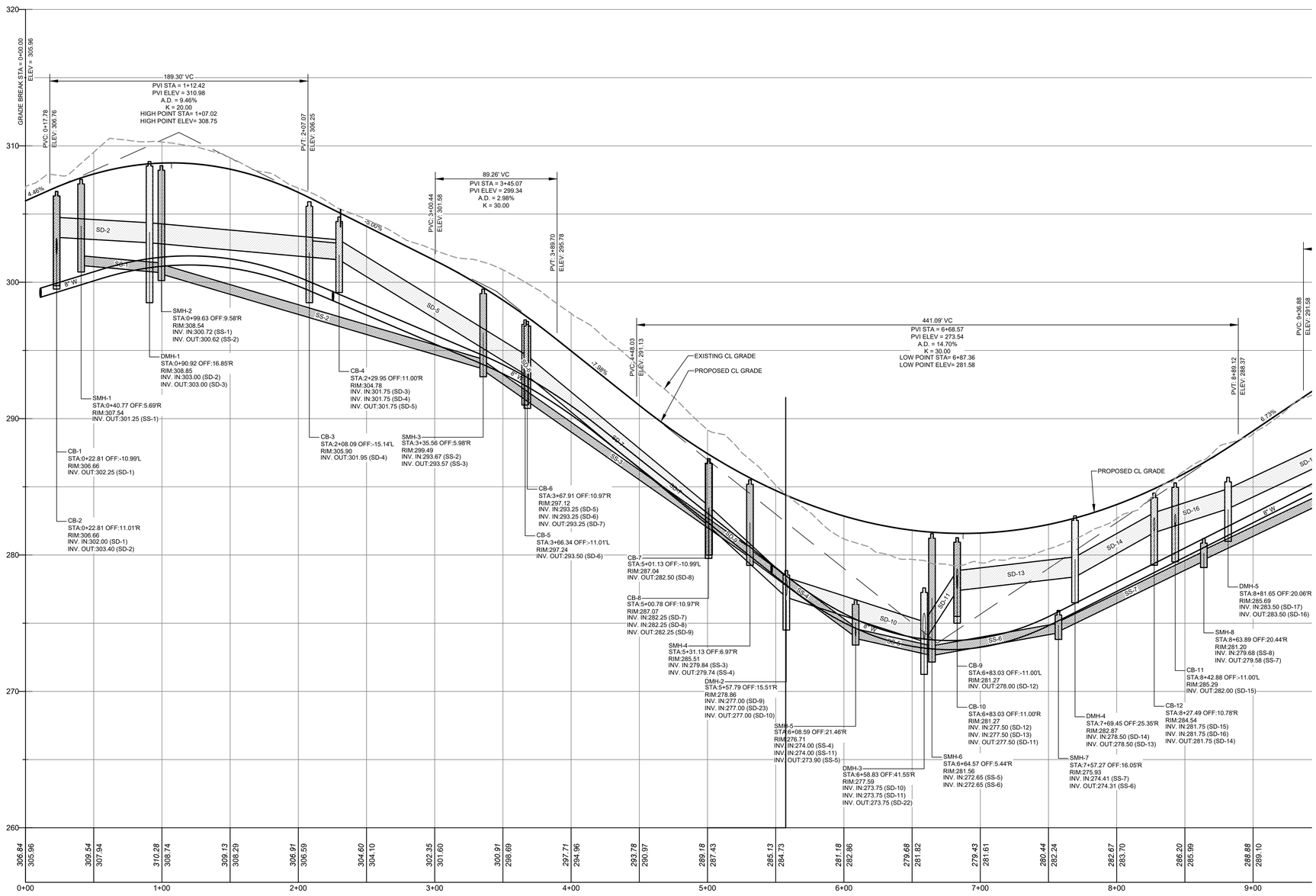
PROJECT:
DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE:
UTILITY PLAN

CLIENT:
TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE:	10-10-2025
SCALE:	1" = 20'
JOB NO:	24-164
SHEET:	C-3.3

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PROFILE 1: STA. 0+00 TO STA. 9+00

SCALE: 1" = 40' HORIZ.
1" = 4' VERT.

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 10-30-2025

NO.	DATE	REVISIONS
2	10-30-2025	COMMENT RESPONSE SUBMISSION FOR DEVELOPMENT REVIEW
1	10-10-2025	DEVELOPMENT REVIEW APPLICATION SUBMISSION

ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

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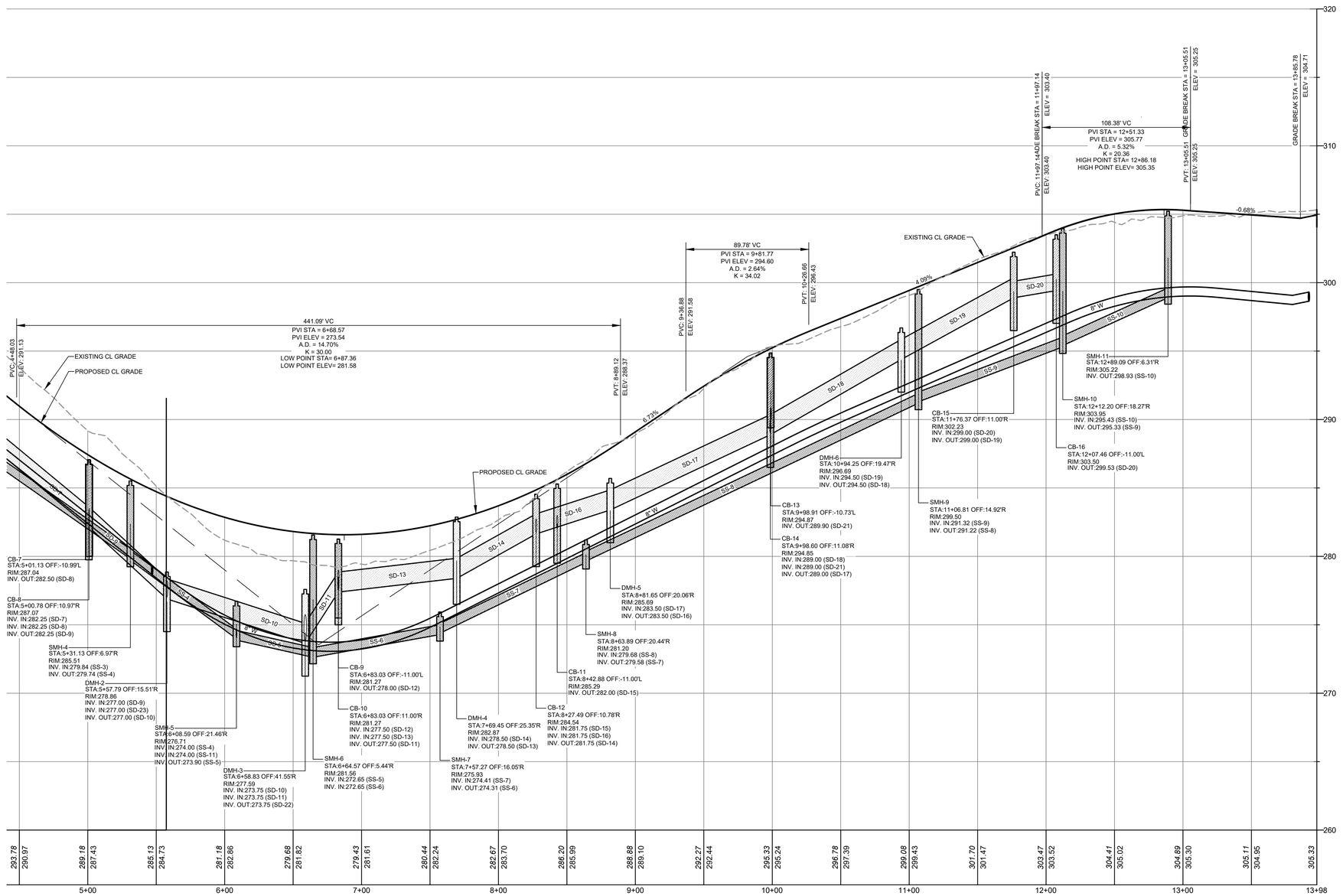
PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE: PROFILE 1

CLIENT: TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 40'
JOB NO: 24-164
SHEET: C-4.0

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PROFILE 2: STA. 4+50 TO STA. 13+98

SCALE: 1" = 40' HORIZ.
1" = 4' VERT.

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 10-30-2025

NO.	DATE	REVISIONS
2	10-30-2025	COMMENT RESPONSE SUBMISSION FOR DEVELOPMENT REVIEW
1	10-10-2025	DEVELOPMENT REVIEW APPLICATION SUBMISSION

ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC
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PERMIT DRAWING
NOT FOR CONSTRUCTION

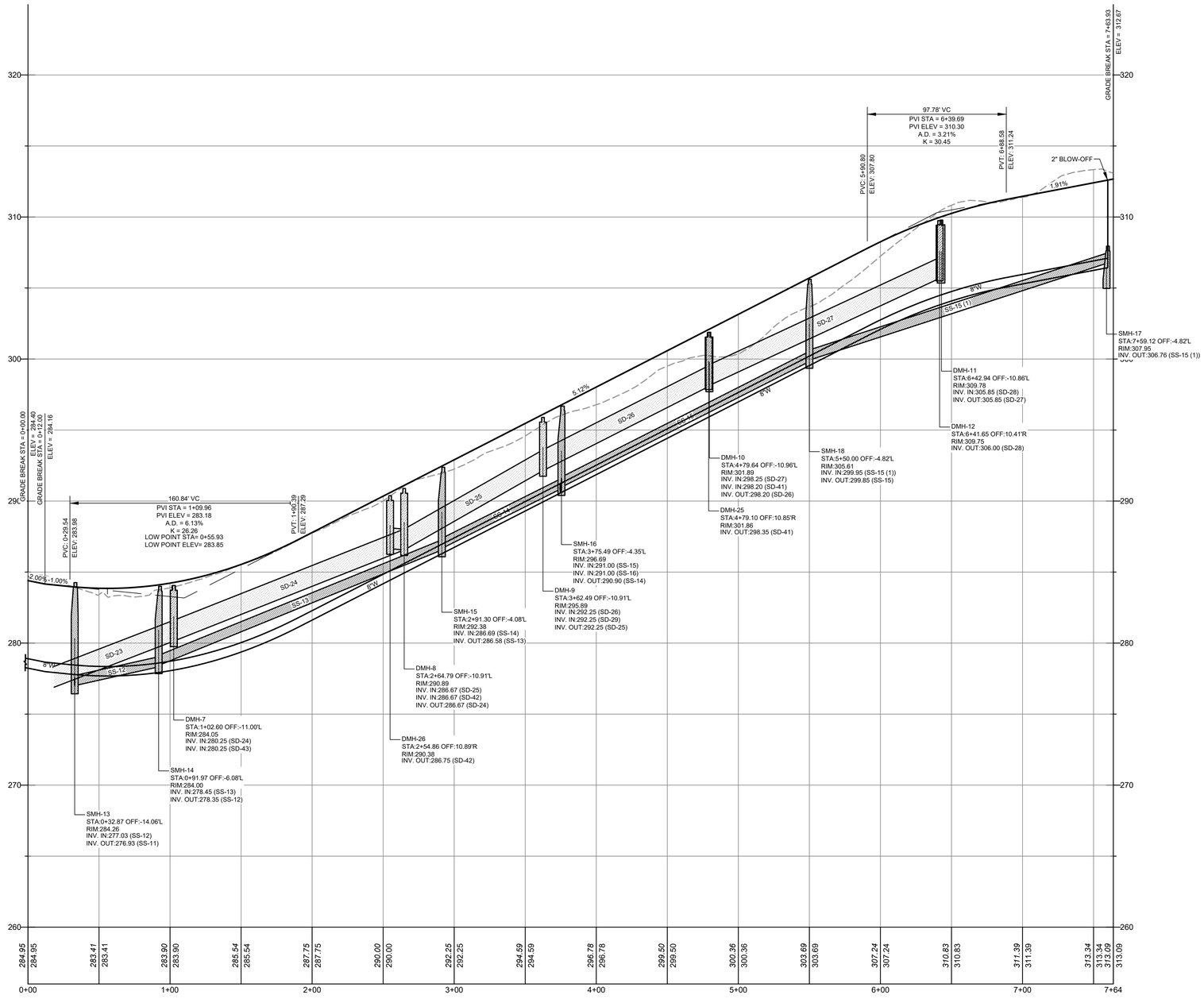
PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE: PROFILE 2

CLIENT: TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE:	10-10-2025
SCALE:	1" = 40'
JOB NO:	24-164
SHEET:	C-4.1

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PROFILE 3: STA. 0+00 TO STA. 7+64

SCALE: 1" = 40' HORIZ.
1" = 4' VERT.

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 10-30-2025

NO.	DATE	REVISIONS
1	10-10-2025	DEVELOPMENT REVIEW APPLICATION SUBMISSION
2	10-30-2025	COMMENT RESPONSE SUBMISSION FOR DEVELOPMENT REVIEW

ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
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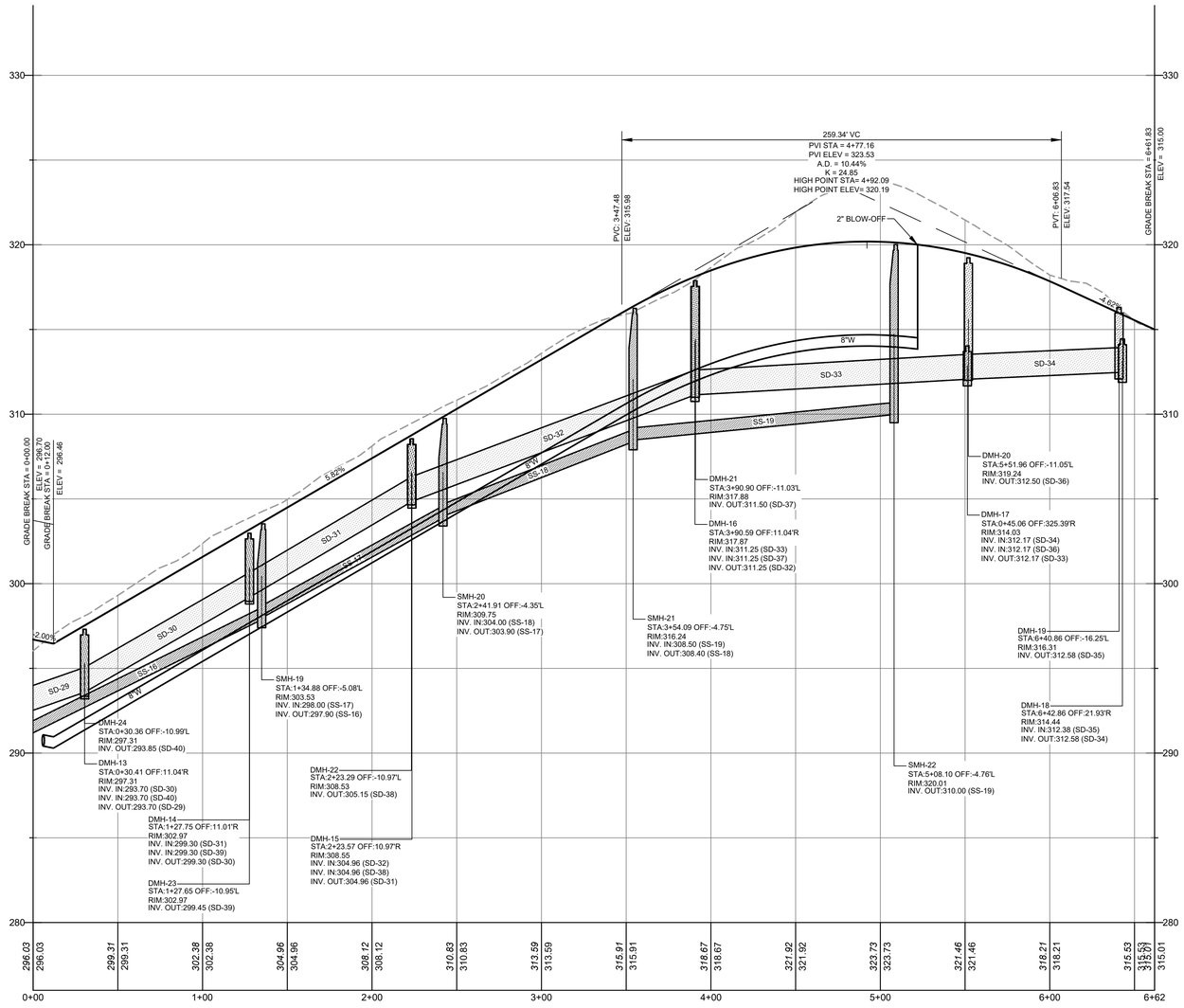
PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE: PROFILE 3

CLIENT: TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 40'
JOB NO: 24-164
SHEET: C-4.2

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PROFILE 4: STA. 0+00 TO STA. 6+62

SCALE: 1" = 40' HORIZ.
1" = 4' VERT.

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 10-30-2025

NO.	DATE	REVISIONS
2	10-30-2025	COMMENT RESPONSE SUBMISSION FOR DEVELOPMENT REVIEW
1	10-10-2025	DEVELOPMENT REVIEW APPLICATION SUBMISSION

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PHONE:
(207) 926-5111

WEB SITE:
www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC

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Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE:
PROFILE 4

CLIENT:
TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 40'
JOB NO: 24-164
SHEET: C-4.3

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EROSION AND SEDIMENT CONTROL PLAN

Pre-Construction Phase
A person who conducts, or causes to be conducted, an activity that involves filling, displacing or exposing soil or other earthen materials shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or into a protected natural resource as defined in 38 mrsa § 480-b. Erosion control measures must be in place before the activity begins. Measures must remain in place and functional until the site is permanently stabilized. Adequate and timely temporary and permanent stabilization measures must be taken. The site must be maintained to prevent unreasonable erosion and sedimentation. Minimize disturbed areas and protect natural downgradient buffer areas to the extent practicable.

BMP Construction Phase
A. Sediment barriers. Prior to the beginning of any construction, properly install sediment barriers at the edge of any downgradient disturbed area and adjacent to any drainage channels within the proposed disturbed area. Maintain the sediment barriers until the disturbed area is permanently stabilized.

B. Construction entrance: Prior to any clearing or grubbing, a construction entrance shall be constructed at the intersection with the proposed access drive and the existing roadway to avoid tracking of mud, dust and debris from the site.

C. Riprap: Since riprap is used where erosion potential is high, construction must be sequenced so that the riprap is put in place with the minimum delay. Disturbance of areas where riprap is to be placed should be undertaken only when final preparation and placement of the riprap can follow immediately behind the initial disturbance. Where riprap is used for outlet protection, the riprap should be placed before or in conjunction with the construction of the pipe or channel so that it is in place when the pipe or channel begins to operate. Maintain temporary riprap, such as temporary check dams until the disturbed area is permanently stabilized.

D. Temporary stabilization. Stabilize with temporary seeding, mulch, or other non-erodable cover any exposed soils that will remain unworked for more than 14 days except, stabilize areas within 100 feet of a wetland or waterbody within 7 days or prior to a predicted storm event, whichever comes first. If hay or straw mulch is used, the application rate must be 2 bales (70-90 pounds) per 1000 sf or 1.5 to 2 tons (90-100 bales) per acre to cover 75 to 90% of the ground surface. Hay mulch must be kept moist or anchored to prevent wind blowing. An erosion control blanket or mat shall be used at the base of grassed waterways, steep slopes (15% or greater) and on any disturbed soil within 100 feet of lakes, streams and wetlands. Grading shall be planned so as to minimize the length of time between initial soil exposure and final grading. On large projects this should be accomplished by phasing the operation and completing the first phase up to final grading and seeding before starting the second phase, and so on.

E. Vegetated waterway. Upon final grading, the disturbed areas shall be immediately seeded to permanent vegetation and mulched and will not be used as outlets until a dense, vigorous vegetative cover has been obtained. Once soil is exposed for waterway construction, it should be immediately shaped, graded and stabilized. Vegetated waterways need to be stabilized early during the growing season (prior to September 15). If final seeding of waterways is delayed past September 15, emergency provisions such as sod or riprap may be required to stabilize the channel. Waterways should be fully stabilized prior to directing runoff to them.

Permanent stabilization defined
A. Seeded areas. For seeded areas, permanent stabilization means an 90% cover of the disturbed area with mature, healthy plants with no evidence of washing or rilling of the topsoil.

B. Sodded areas. For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying soil with no slumping of the sod or die-off.

C. Permanent mulch. For mulched areas, permanent mulching means total coverage of the exposed area with an approved mulch material. Erosion control mix may be used as mulch for permanent stabilization according to the approved application rates and limitations.

D. Riprap. For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an appropriate backing of a well-graded gravel or approved geotextile to prevent soil movement from behind the riprap. Stone must be sized appropriately. It is recommended that angular stone be used.

E. Agricultural use. For construction projects on land used for agricultural purposes (e.G., pipelines across crop land), permanent stabilization may be accomplished by returning the disturbed land to agricultural use.

F. Paved areas. For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed.

G. Ditches, channels, and swales. For open channels, permanent stabilization means the channel is stabilized with mature vegetation at least three inches in height, with well-graded riprap, or with another non-erosive lining capable of withstanding the anticipated flow velocities and flow depths without reliance on check dams to slow flow. There must be no evidence of slumping of the lining, undercutting of the banks, or down-cutting of the channel.

General Construction Phase
The following erosion control measures shall be followed by the contractor throughout construction of this project:

A. All topsoil shall be collected, stockpiled, seeded with rye at 3 pounds/1,000 sf and mulched, and reused as required. Silt fencing shall be placed down gradient from the stockpiled loam. Stockpile to be located by designation of the owner and inspecting engineer.

B. The inspecting engineer at his/her discretion, may require additional erosion control measures and/or supplemental vegetative provisions to maintain stability of earthworks and finish graded areas. The contractor shall be responsible for providing and installing any supplemental measures as directed by the inspecting engineer. Failure to comply with the engineer's directions will result in discontinuation of construction activities.

C. Erosion control mesh shall be applied in accordance with the plans over all finish seeded areas as specified on the design plans.

D. All graded or disturbed areas including slopes shall be protected during clearing and construction in accordance with the approved erosion and sediment control plan until they are adequately stabilized.

E. All erosion, and sediment control practices and measures shall be constructed, applied and maintained in accordance with the approved erosion and sediment control plan.

F. Areas to be filled shall be cleared, grubbed and stripped of topsoil to remove trees, vegetation, roots or other objectionable materials.

G. Areas shall be scarified to a minimum depth of 3 inches prior to placement of topsoil.

H. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc., shall be compacted in accordance with local requirements or codes.

I. All fills shall be placed and compacted in layers not to exceed 8 inches in thickness.

J. Except for approved landfills or non-structural fills, fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris and other objectionable materials that would interfere with or prevent construction of satisfactory lifts.

K. Frozen material or soft, mucky or highly compressible materials shall not be incorporated into fill slopes or structural fills.

L. Fill shall not be placed on a frozen foundation.

M. Seeps or springs encountered during construction shall be handled appropriately.

N. All graded areas shall be permanently stabilized immediately following finished grading.

O. Remove any temporary control measures, such as silt fence, within 30 days after permanent stabilization is attained. Remove any accumulated sediments and stabilize.

Permanent vegetation
Permanent vegetative cover should be established on disturbed areas where permanent, long lived vegetative cover is needed to stabilize the soil, to reduce damages from sediment and runoff, and to enhance the environment.

Seedbed preparation
A. Grade as feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance.

B. Apply limestone and fertilizer according to soil tests such as those offered by the university of Maine soil testing laboratory. Soil sample mailers are available from the local cooperative extension service office. If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 800 pounds per acre or 18.4 pounds per 1,000 square feet using 10-20-20 (n-p2o5-k2o) or equivalent. Apply ground limestone (equivalent to 50% calcium plus magnesium oxide) at
a rate of 3 tons per acre (138 lb. Per 1,000 sq. Ft).

C. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, spring tooth harrow or other suitable equipment. The final harrowing operation should be on the general contour. Continue tillage until a reasonably uniform, fine seedbed is prepared. All but clay or silty soils and coarse sands should be rolled to firm the seedbed wherever feasible.D. Remove from the surface all stones 2 inches or larger in any dimension. Remove all other debris, such as wire, cable, tree roots, concrete, clods, lumps or other unsuitable material.

E. Inspect seedbed just before seeding. If traffic has left the soil compacted; the area must be tilled and firmed as above.

F. Permanent seeding should be made 45 days prior to the first killing frost or as a dormant seeding with mulch after the first killing frost and before snowfall. When crown vetch is seeded in later summer, at least 35% of the seed should be hard seed (unscarified). If seeding cannot be done within the seeding dates, mulch according to the temporary mulching bmp and overwinter stabilization and construction to protect the site and delay seeding until the next recommended seeding period.

G. Following seed bed preparation, swale areas, fill areas and back slopes shall be seeded at a rate of 3 lbs./1,000 s.F. With a mixture of 35% creeping red h. Fescue, 6% red top, 24% kentucky bluegrass, 10% perennial ryegrass, 20% annual ryegrass and 5% white dutch clover.

I. Areas which have been temporarily or permanently seeded shall be mulched immediately following seeding.

J. Areas which cannot be seeded within the growing season shall be mulched for over-winter protection and the area should be seeded at the beginning of the growing season.

Winter construction phase
If an area is not stabilized with temporary or permanent measures by November 15, then the site must be protected with additional stabilization measures.

A. Permanent stabilization consists of at least 90% vegetation, pavement/gravel base or riprap.

B. Do not expose slopes or leave slopes exposed over the winter or for any other extended time of work suspension unless fully protected with mulch.

C. Apply hay mulch at twice the standard rate (150 lbs. Per 1,000 sf). The mulch must be thick enough such that the ground surface will not be visible and must be anchored.

D. Use mulch and mulch netting or an erosion control mulch blanket or all slopes greater than 8 % or other areas exposed to direct wind.

E. Install an erosion control blanket in all drainageways (bottom and sides) with a slope greater than 3 %.

F. See the vegetation measures for more information on seeding dates and types.

G. Winter excavation and earthwork shall be completed so that no more than 1 acre of the site is without stabilization at any one time.

H. An area within 100 feet of a protected natural resource must be protected with a double row of sediment barrier.

I. Temporary mulch must be applied within 7 days of soil exposure or prior to any storm event, but after every workday in areas within 100 feet from a protected natural resource.

J. Areas that have been brought to final grade must be permanently mulched that same day.

K. If snowfall is greater than 1 inch (fresh or cumulative), the snow shall be removed from the areas due to be seeded and mulched.

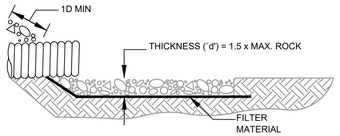
L. Loam shall be free of frozen clumps before it is applied.

M. All vegetated ditch lines that have not been stabilized by November 1, or will be worked during the winter construction period, must be stabilized with an appropriate stone lining backed by an appropriate gravel bed or geotextile unless specifically released from this standard by the department.

Maintenance and inspection phase
A. Minimum erosion control measures will need to be implemented and the applicant will be responsible to maintain all components of the erosion control plan until the site is fully stabilized. However, based on site and weather conditions during construction, additional erosion control measures may need to be implemented. All areas of instability and erosion must be repaired immediately during construction and need to be maintained until the site is fully stabilized or vegetation is established. A construction log must be maintained for the erosion and sedimentation control inspections and maintenance

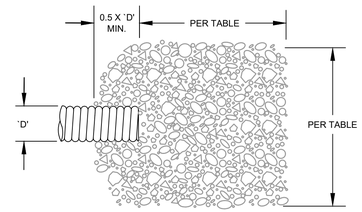
B. A log (report) must be kept summarizing the scope of the inspection, name(s) and qualifications of the personnel making the inspection, the date(s) of the inspection, and major observations relating to operation of erosion and sedimentation controls and pollution prevention measures. Major observations must include: bmps that need to be maintained; location(s) of bmps that failed to operate as designed or proved inadequate for a particular location; and location(s) where additional bmps are needed that did not exist at the time of inspection. Follow-up to correct deficiencies or enhance controls must also be indicated in the log and dated, including what action was taken and when.

Dewatering
A dewatering plan is needed to address excavation de-watering following heavy rainfall events or where the excavation may intercept the groundwater table during construction. The collected water needs treatment and a discharge point that will not cause downgradient erosion and offsite sedimentation or within a resource. Please follow the details of such a plan.



NOTE:
1. GEOTEXTILE FILTER FABRIC BENEATH STONE BASED ON UNDISTURBED SOILS, OR 6" OF 4" MINUS BAN RUN GRAVEL FREE OF FINES, CLAYS, SILTS.
2. GEOTEXTILE TO BE MIRAFI 600X OR APPROVED EQUAL.

SECTION

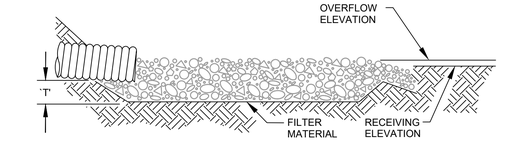


PLAN

PIPE INLET PROTECTION SIZING TABLE (MINIMUM)		
SIZE	RIPRAP SIZING (D50)	WIDTH AT THE NARROW END OF THE PIPE
12"	5"	3-4'
18"	8"	4-6'
24"	10"	6-8'
30"	12"	8-10'
36"	14"	10-12'

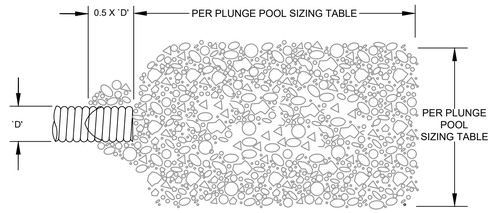
NOTES:
1. IN DEFINED CHANNELS, APRON SHALL EXTEND FULL WIDTH OF BOTTOM AND ONE FOOT ABOVE MAX. HEADWATER OR UP TO BANK FULL, WHICHEVER IS LESS.

PIPE INLET PROTECTION
NOT TO SCALE



THICKNESS (`T') = 1.5 x MAX. ROCK DIAMETER

SECTION

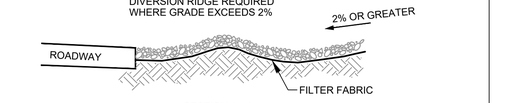


PLAN

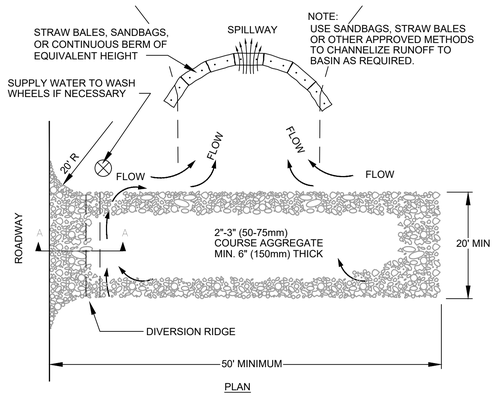
PLUNGE POOL SIZING (MINIMUM)				
SIZE	RIPRAP SIZING (D50)	WIDTH AT THE NARROW END OF THE PIPE	LENGTH FOR SLOW FLOWS (NO PRESSURE HEAD)	LENGTH FOR HIGH FLOWS (WITH PRESSURE HEAD)
12"	5"	3-4'	4-6'	8-10'
18"	8"	4-6'	6-8'	12-18'
24"	10"	6-8'	8-10'	18-22'
30"	12"	8-10'	12-14'	22-28'
36"	14"	10-12'	14-16'	28-32'

NOTES:
1. THE DIAMETER OF THE LARGEST STONE SIZE IN THE MIX SHOULD BE ABOUT 1.5 TIMES THE D50 AND THE SMALLEST ONE ABOUT ONE HALF THE SIZE. THE THICKNESS OF RIPRAP SHOULD NEVER BE LESS THAN 2 TIMES THE ROCK D50.
2. APRON SHALL BE SET AT A ZERO GRADE AND ALIGNED STRAIGHT.
3. FILTER MATERIAL SHALL BE FILTER FABRIC (MIRAFI 600X OR APPROVED EQUAL) OR 6" (150mm) THICK MINIMUM GRADED GRAVEL LAYER.

PIPE OUTLET PROTECTION
NOT TO SCALE



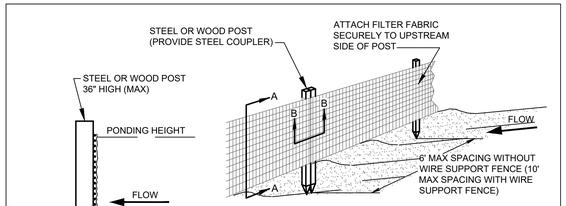
SECTION A - A



PLAN

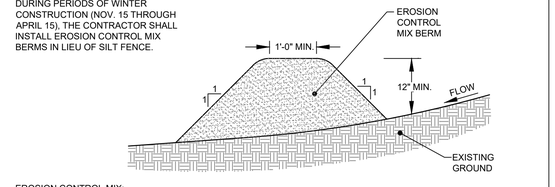
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



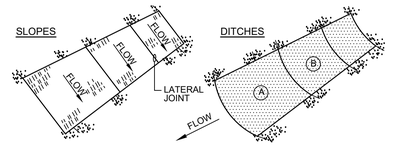
SECTION A-A

SILT FENCE
NOT TO SCALE



EROSION CONTROL MIX:
EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES & MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80% - 100% DRY WEIGHT BASIS
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85% PASSING A 0.75" SCREEN
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 mmhos/cm.
- ph SHALL FALL BETWEEN 5.0 - 8.0.

EROSION CONTROL MIX BERM
NOT TO SCALE



NOTES:
1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
4. STAPLE OUTSIDE LATERAL EDGE 2' ON CENTER.
5. WIRE STAPLES TO BE MIN. OF #11 WIRE, 6" LONG & 1-1/2" WIDE.
6. USE NORTH AMERICAN GREEN DS 150 (OR APPROVED EQUAL) ON SLOPES BETWEEN 4:1-2:1. USE NORTH AMERICAN GREEN VMAX SC250 PERMANENT TURF REINFORCEMENT MAT (OR APPROVED EQUAL) ON SLOPES 2:1 AND STEEPER..

EROSION CONTROL BLANKET
NOT TO SCALE

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REVISIONS
1	10-10-2025	DEVELOPMENT REVIEW APPLICATION SUBMISSION
2	10-30-2025	COMMENT RESPONSE SUBMISSION FOR DEVELOPMENT REVIEW

DATE: 10-30-2025

ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
CWI Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

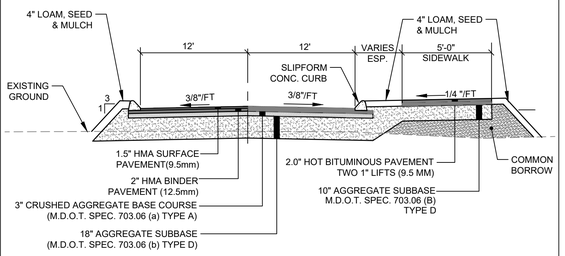
PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE: EROSION & SEDIMENT CONTROL DETAILS

CLIENT: TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

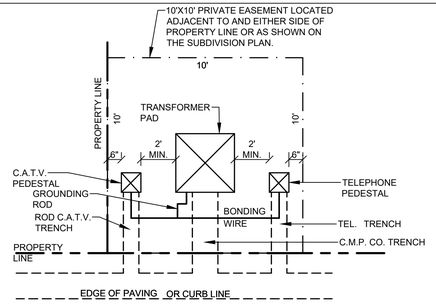
DATE: 10-10-2025
SCALE: NOT TO SCALE
JOB NO: 24-164
SHEET: C-5.0

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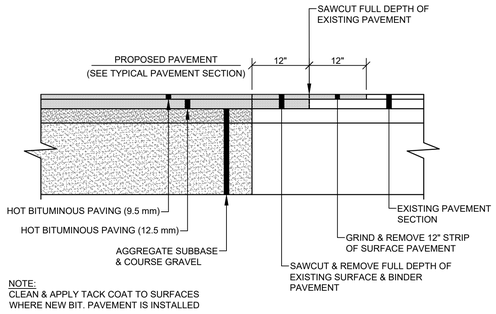
NOTES:
1. ALL CONSTRUCTION MATERIALS AND METHODS SHALL ADHERE TO ARTICLE 11 OF THE CITY OF SACO SUBDIVISION ORDINANCE AND MAINEDOT STANDARD SPECIFICATIONS.

TYPICAL ROAD SECTION
NOT TO SCALE



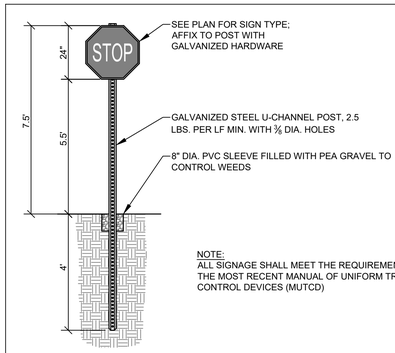
NOTES:
TRANSFORMER PAD AND COVER TO BE FIBERGLASS MEETING CENTRAL MAINE POWER SPECIFICATIONS.

TRANSFORMER DETAIL
NOT TO SCALE



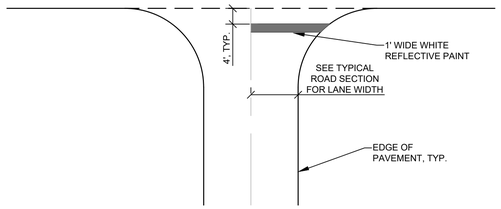
NOTE:
CLEAN & APPLY TACK COAT TO SURFACES WHERE NEW BIT. PAVEMENT IS INSTALLED

TYPICAL PAVEMENT JOINT
NOT TO SCALE

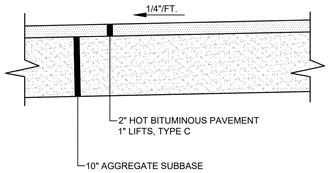


NOTE:
ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE MOST RECENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

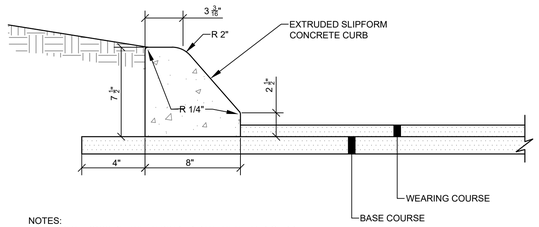
STREET SIGN
NOT TO SCALE



STOP BAR DETAIL
NOT TO SCALE

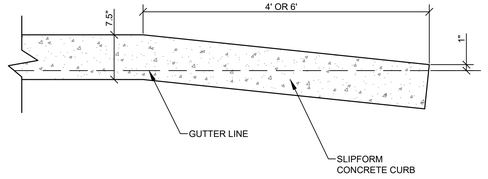


BITUMINOUS SIDEWALK
NOT TO SCALE

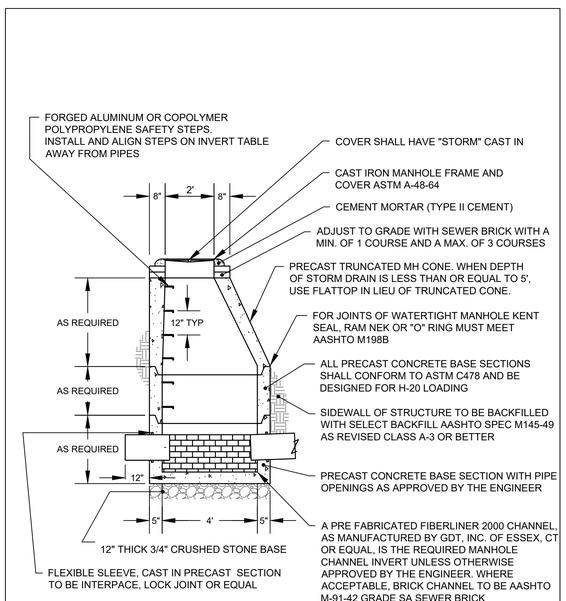


NOTES:
1. APPLY EPOXY BETWEEN BINDER PAVEMENT AND CURB
2. 1" TO 2" SLUMP
3. 5% TO 7% AIR ENTRAINMENT
4. 4,000 PSI CONCRETE WITH FIBER REINFORCEMENT

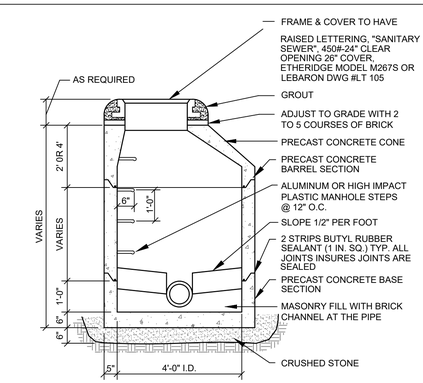
SLOPED SLIPFORM CONCRETE CURB DETAIL
NOT TO SCALE



SLIPFORM CURB TIPDOWN DETAIL
NOT TO SCALE

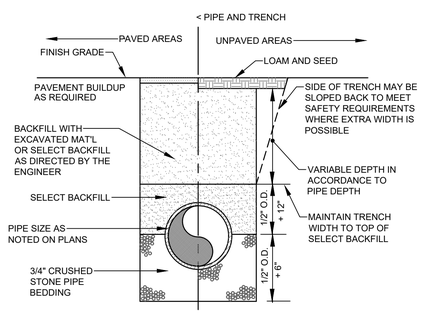


4' DIAMETER PRECAST STORM DRAIN MANHOLE
NOT TO SCALE

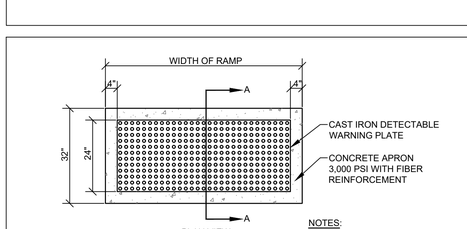


NOTE: PIPE CONNECTIONS SHALL BE WATERTIGHT FLEXIBLE BOOT CONNECTORS PROVIDES LEAKPROOF CONNECTION

PRECAST SEWER MANHOLE
NOT TO SCALE

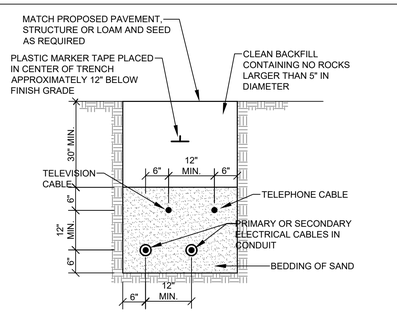


TYPICAL TRENCH SECTION
NOT TO SCALE



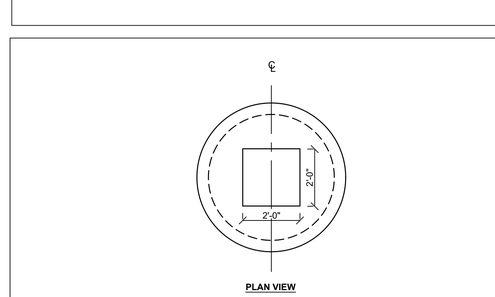
NOTES:
1. DETECTABLE WARNING PLATES TO BE DURALAST® AS MANUFACTURED BY EJ.
2. PLATES SHALL HAVE A NATURAL FINISH
3. PLATE SHALL BE ORIENTED SO THAT THE DOMES ARE PARALLEL AND PERPENDICULAR TO THE PRIMARY DIRECTION OF TRAVEL
4. RADIAL PLATES SHALL BE USED ON RADIAL RAMPS

DETECTABLE WARNING PLATE DETAIL
NOT TO SCALE



CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT WHEN RUN BENEATH PAVED AREAS.

TYPICAL UNDERGROUND CABLE INSTALLATION
NOT TO SCALE



DESIGN NOTES:
1. ALL CONCRETE TO HAVE A MIN. OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. DESIGN LOAD FOR H-20 WHEEL LOAD.
3. CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
4. REINFORCE TO 0.12 IN SQ./LF..

SECTION VIEW

NOTE:
CASCADE GRATES SHALL BE INSTALLED ON GRADIENT OF GUTTER IF PROFILE GRADE EXCEEDS 5% GRATES SHALL BE DEPRESSED 2" BELOW NORMAL GUTTER GRADE UNLESS THIS DEPRESSION INTERFERES WITH TRAFFIC. PARALLEL BAR GRATES SHALL BE INSTALLED ON A LEVEL GRADIENT.

TYPICAL CATCH BASIN
NOT TO SCALE

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 10-30-2025

NO.	REVISIONS	DATE
2	COMMENT RESPONSE SUBMISSION FOR DEVELOPMENT REVIEW	10-30-2025
1	DEVELOPMENT REVIEW APPLICATION SUBMISSION	10-10-2025

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PERMIT DRAWING
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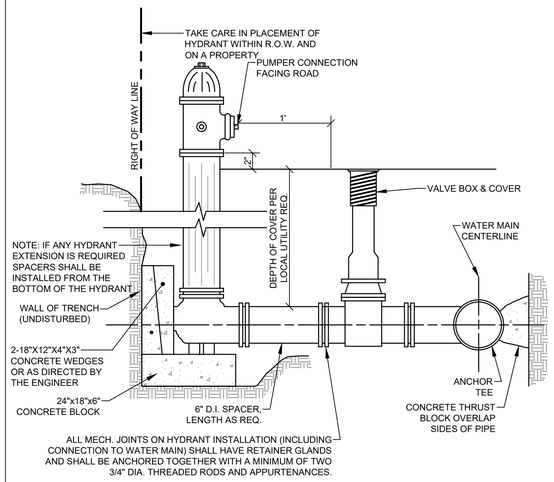
PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE: SITE DETAILS

CLIENT: TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE:	10-10-2025
SCALE:	NOT TO SCALE
JOB NO:	24-164
SHEET:	C-5.1

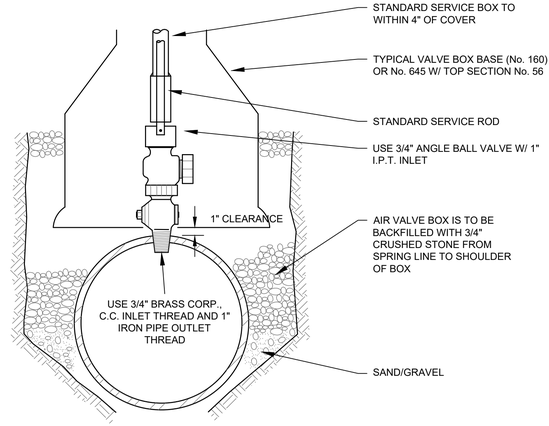
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NOTES:
1. ALL MATERIALS SHALL CONFORM TO THE KENNEBUNK, KENNEBUNKPORT & WELLS WATER DISTRICT REQUIREMENTS
2. HYDRANT SHALL BE OPEN RIGHT
3. ALL FITTINGS SHALL BE WRAPPED IN POLYETHYLENE

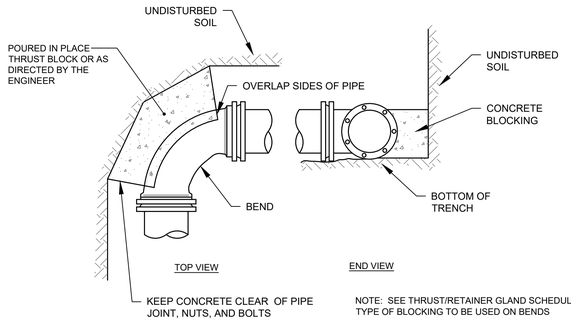
TYP. HYDRANT INSTALLATION

NOT TO SCALE



TYPICAL AIR VALVE (1)

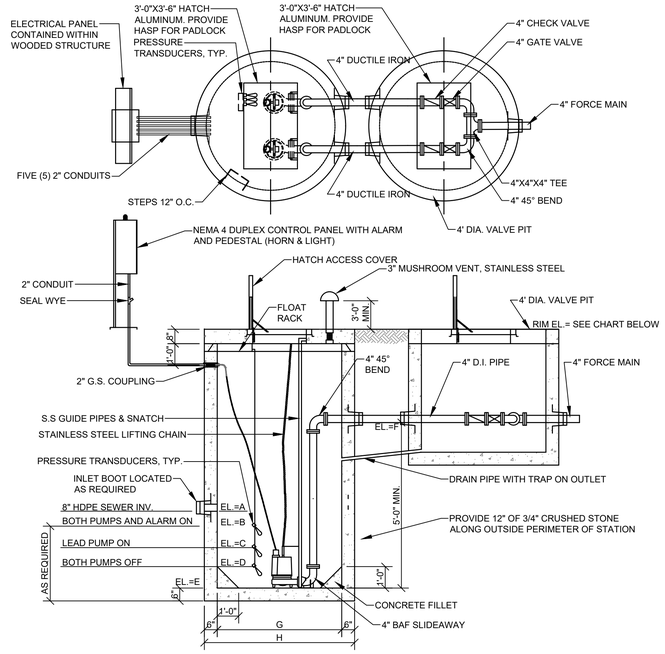
NOT TO SCALE



NOTE: SEE THRUST/RETAINER GLAND SCHEDULE FOR TYPE OF BLOCKING TO BE USED ON BENDS

STANDARD BEND BLOCKING

NOT TO SCALE



NOTES:
1. CONCRETE: 5,000 PSI AFTER 28 DAYS.
2. REINFORCING: WALLS & FLOOR 4X4/4X4 W.W.M. SLAB TOP #5 @ 8" O.C.
3. SEE "BASIS OF DESIGN" NOTES FOR MORE DETAILS

LIFT STATIONS

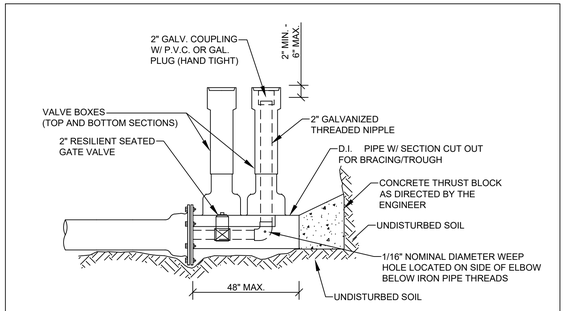
NOT TO SCALE

LIFT STATION SCHEDULE

LIFT STATION	MEASUREMENT (ft.)								
	RIM	A	B	C	D	E	F	G	H
I	128.10	281.00	280.70	279.14	278.36	275.36	283.00	6'	7'

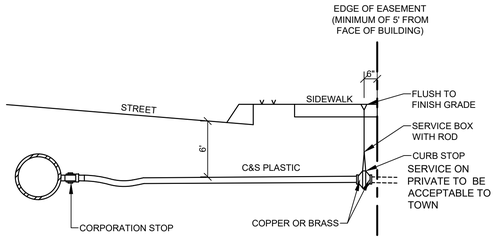
SEWER LIFT STATION DETAIL

NOT TO SCALE



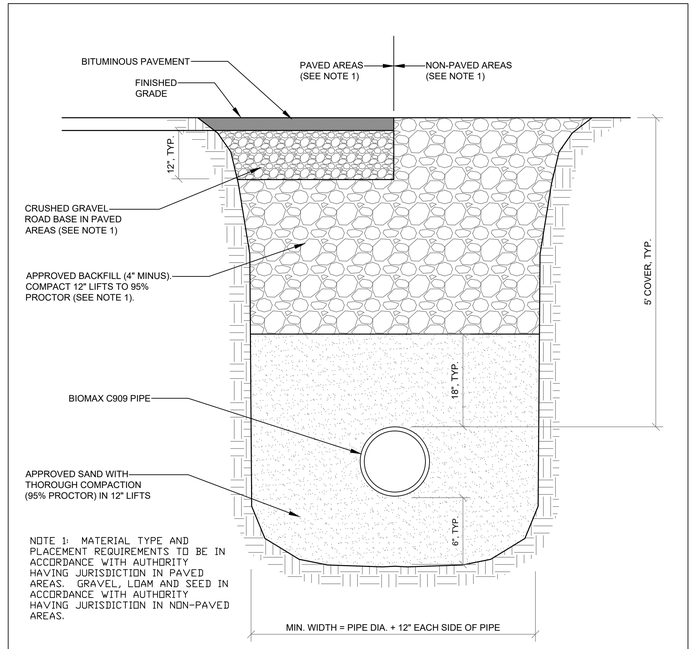
STANDARD 2" BLOW OFF

NOT TO SCALE



TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE



WATER MAIN TRENCH

NOT TO SCALE

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PHONE:
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www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

DATE: 10-30-2025

NO.	REVISIONS	DATE
1	DEVELOPMENT REVIEW APPLICATION SUBMISSION	10-10-2025
2	COMMENT RESPONSE SUBMISSION FOR DEVELOPMENT REVIEW	10-30-2025

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE:
SITE DETAILS

CLIENT:
TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE:	10-10-2025
SCALE:	NOT TO SCALE
JOB NO:	24-164
SHEET:	C-5.2

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TERRADYN CONSULTANTS, LLC

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

David Hediger
Director of Planning & Permitting
City of Auburn
60 Court Street
Auburn, ME 04210

Danville Corner Development
Danville Corner Road, Auburn, ME

Dear David,

On behalf of Timothy Millet, we are pleased to submit the Preliminary Development Review Application for Danville Corner Housing Development. The proposed development will provide 93 new residential units comprising of 69 single family homes to be offered for sale and 3 multifamily buildings featuring 8 apartments in each. We are requesting to be placed on the agenda for the next available Planning Board meeting.

EXISTING PROJECT SITE

The project site is located south of the intersection of Danville Corner Road where it crosses the Maine Turnpike. The property development area is approximately 15.20 acres in size and is depicted on the City of Auburn Tax Map 122 as Lost 4 (7.20ac) & 5(8 ac). The site is located within the General Business District, where single-family homes are allowed use.

The Development parcel consists largely of sloping wooded areas. There is an existing building located on Lot 5 which was previously in front of the board for a conversion to apartments, this building will remain unchanged by the proposed development.

PROPOSED PROJECT

The Danville Corner Development features the construction of 69 single family homes, each with two-bedrooms, 3 apartment buildings featuring 8 units in each building, and a new 5,000 sf warehouse building. The property will be broken into three lots, one will house the existing building currently being converted to apartments, the second will house the warehouse building and the third will be the larger parcel of the proposed development. The applicant will be offering the induvial single-family homes for sale and will retain ownership of the remaining land and infrastructure. The applicant will be providing a sample land lease agreement under separate cover.

Schematic Layout: The site was designed to work with existing elevation constraints. Two 24’ wide entrances are proposed along Danville Corner Road. The design features a loop

roadway which is approximately 1,400 feet in length which connects onto an additional 1,400 feet of roadway which ultimately connects back into Danville Corner Road. The plan will feature approximately 65% of the property to remain greenspace area for the use of residents.

Parking: the plan features 2 parking spaces per single family unit and 1.5 spaces per apartment unit.

Access: The project will be accessed off of two newly proposed connections to Danville Corner Road. The proposed development will feature approximately 2,800 ft of new road. The roadways have been designed to meet the requirements of the City of Auburn with 24ft wide Travel ways and sidewalks.

Daily and peak hour trip generation as determined for the proposed project based upon trip tables presented in the eleventh edition of the Institute of Transportation Engineers (ITE) "Trip Generation" handbook. The ITE publication provides numerous land use categories and the average volume of trips generated by each category. Site trip estimates for this project are based upon Land use Code 210 (single family detached housing) and 220 (multi-family low rise). Calculations of the total number of trips generated per each corresponding time period are summarized below:

Land Use	Single Family Detached Housing – LUC 210			Multifamily Housing (low-rise) LUC 220			
Time Period	# of units	Trip Generation Rate (Trips per Units)	Trips Generated	# of units	Trip Generation Rate (Trips per Units)	Trips Generated	Total Trips
Weekday	69	9.43	651	24	6.74	162	813
AM Weekday Peak Hour (Street)	69	0.71	48	24	0.4	10	58
PM Weekday Peak Hour (Street)	69	0.94	65	24	0.51	12	77
AM Weekday Peak Hour (Generator)	69	0.75	52	24	0.47	11	63
PM Weekday Peak Hour (Generator)	69	0.99	68	24	0.57	14	82
Saturday	69	9.48	654	24	4.55	109	664
Saturday Peak Hour	69	0.92	63	24	0.41	10	73
Sunday	69	8.48	585	24	3.86	93	678
Sunday Peak Hour	69	0.83	57	24	0.36	9	66

Utilities: The property is proposed to be served by the existing public water, sewer, the applicant has previously been in discussions with the Auburn Water and Sewer District regarding connecting to the existing system. A pump station is proposed within the loop section of proposed development and a force main will tie into a new manhole located gravity into an existing manhole within the Danville Corner Right of way. The proposed project will feature underground electric to each of the proposed structures.

Stormwater Management: The project has been designed to meet the current City of Auburn and Maine DEP requirements for stormwater quality and quantity control. The majority of the development will drain to a large gravel wetland located along the eastern portion of the property. A full Stormwater report is attached.

Snow Removal: The development will have adequate space for snow removal, areas designated for storage are shown on the attached plan set.

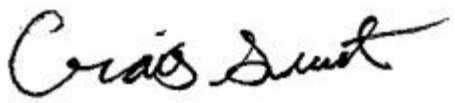
Landscaping: Landscaping is shown on the attached site plan drawings, each of the induvial homeowners will have the ability to add additional landscaping if desired.

CLOSING

The project has been designed to meet the review standards of the City of Auburn's Zoning and Land Use Code. Narratives describing how these criteria and standards are met are attached to the Development Review Application. Please do not hesitate to reach out if you have any questions or require additional information.

Sincerely,

TERRADYN CONSULTANTS, LLC



Craig Sweet, P.E.
Project Engineer

Terradyn Consultants, LLC has been retained by the Applicant to act as their agent and to provide all necessary information and documentation for the Board's review and approval of this project. We very much appreciate your time and attention to this matter.

ATTACHMENTS

The following items have been attached:

1. Application Form & Checklist
2. Property Deed
3. Standards Compliance Narrative
4. Stormwater Report
5. Financial Capacity
6. Cost Estimate
7. Building Plans

Attachment 1

Application Form

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

Development Review Application

PROJECT NAME: Danville Corner Housing Project

PROPOSED DEVELOPMENT ADDRESS: Danville corner road , Auburn, ME 04210

PARCEL ID #: 122-004 & 005

REVIEW TYPE:
Site Plan x□ Site Plan Amendment □
Subdivision □ Subdivision Amendment □

PROJECT DESCRIPTION: Please see attached Cover Letter

CONTACT INFORMATION:

Applicant	
Name:	Timothy Millet
Address:	154 Baily Hill Road
City / State	Poland, ME
Zip Code	04274
Work #:	
Cell #:	(207) 754-6332
Fax #:	
Home #:	
Email:	tamillett@gmail.com

Property Owner	
Name:	
Address:	
City / State	
Zip Code	
Work #:	
Cell #:	
Fax #:	
Home #:	
Email:	

Project Representative	Terradyn Consultants, LLC
Name:	Craig Sweet, PE
Address:	41 Campus Dr. Suite 301
City / State	New Gloucester, ME 04260
Zip Code	
Work #:	(207) 926-5111
Cell #:	
Fax #:	
Home #:	
Email:	craig@terradynconsultants.com

Other professional representatives for the project (surveyors, engineers, etc.),	
Name:	Nicholas Racioppi, PLS
Address:	95 Main St. Second Floor
City / State	Auburn, ME
Zip Code	04210
Work #:	(207) 926-5111
Cell #:	
Fax #:	
Home #:	
Email:	nick@terradynconsultants.com

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	0	sq. ft.
Proposed Total Paved Area	22	sq. ft.
Proposed Total Impervious Area	197462	sq. ft.
Proposed Impervious Net Change	197462	sq. ft.
Impervious surface ratio existing	0	% of lot area
Impervious surface ratio proposed	29	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	0	sq. ft.
Proposed Building Footprint	84,153	sq. ft.
Proposed Building Footprint Net change	100%	sq. ft.
Existing Total Building Floor Area	0	sq. ft.
Proposed Total Building Floor Area	96,543	sq. ft.
Proposed Building Floor Area Net Change	100%	sq. ft
New Building	yes	(yes or no)
Building Area/Lot coverage existing	0	% of lot area
Building Area/Lot coverage proposed	12	% of lot area

ZONING

Existing	General Business
Proposed, if applicable	N/A

LAND USE

Existing	forested
Proposed	Residential

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	0
Proposed Number of Residential Units	93
Subdivision, Proposed Number of Lots	3

PARKING SPACES

Existing Number of Parking Spaces	0
Proposed Number of Parking Spaces	170
Number of Handicapped Parking Spaces	3
Proposed Total Parking Spaces	173

ESTIMATED COST OF PROJECT: $1,185,102

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	0	sq. ft.
Proposed Disturbed Area	478,611	sq. ft.
Proposed Impervious Area	197,462	sq. ft.

1. ***If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.***
2. ***If the proposed impervious area is greater than one acre including any impervious area crated since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.***
3. ***If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.***
4. ***If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.***

TRAFFIC ESTIMATE

for elementary school with approx. 137 students

Total traffic estimated in the peak hour-existing (Since July 1, 1997) 0 passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 82 passenger car equivalents (PCE)

If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the General Buisness zoning district.
2. Parcel Area: 15.20 acres / 313,632 square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	10,000	**15.20 ac**
Street Frontage	100'	507
Min Front Yard	25'	25'
Min Rear Yard	25'	25'
Min Side Yard	15'	15'
Max. Building Height	2.5 story	1 Story
Use Designation	single family allowed	single family proposed
Parking Requirement	1 space/ per unit	
Total Parking:	93	173
Overlay zoning districts (if any):	None	
Urban impaired stream watershed?	YES/NO If yes, watershed name	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative. (NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

Refer to the application checklist for a detailed list of submittal requirements.

To view the City of Auburn Zoning Ordinance, go to:
www.auburnmaine.gov under City Departments / Planning, Permitting & Code / Subdivisions / Land Use /Zoning Ordinance

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant:	**Date:**
Craig Saint	October 9, 2025

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

Development Review Checklist

The following information is required where applicable to be submitted for an application to be complete

PROJECT NAME: Danvillle Corner Housing
PROPOSED DEVELOPMENT ADDRESS: Danville Corner Road
PARCEL #: 122-004& 005

Required Information		*Check when Submitted*		*Applicable Ordinance*
Site Plan		*Applicant*	*Staff*	
	Owner's Names/Address	✓		
	Names of Development	✓		
	Professionally Prepared Plan	✓		
	Tax Map or Street/Parcel Number	✓		
	Zoning of Property	✓		
	Distance to Property Lines	✓		
	Boundaries of Abutting land	✓		
	Show Setbacks, Yards and Buffers	✓		
	Airport Area of Influence	N/A		
	Parking Space Calcs	✓		
	Drive Openings/Locations	✓		
	Subdivision Restrictions	None		
	Proposed Use	✓		
	PB/BOA/Other Restrictions	None		
	Fire Department Review	✓		
	Open Space/Lot Coverage	✓		

Required Information		*Check when Submitted*		*Applicable Ordinance*
Landscape Plan		*Applicant*	*Staff*	
	Greenspace Requirements	✓		
	Setbacks to Parking	✓		
	Buffer Requirements	None		
	Street Tree Requirements	N/A		
	Screened Dumpsters	✓		
	Additional Design Guidelines	✓		
	Planting Schedule	✓		
Stormwater & Erosion Control Plan		*Applicant*	*Staff*	
	Compliance w/ chapter 500	✓		
	Show Existing Surface Drainage	✓		
	Direction of Flow	✓		
	Location of Catch Basins, etc.	✓		
	Drainage Calculations	✓		
	Erosion Control Measures	✓		
	Maine Construction General Permit	✓		
	Bonding and Inspection Fees	✓		
	Post-Construction Stormwater Plan	✓		
	Inspection/monitoring requirements	N/A		
Lighting Plan		*Applicant*	*Staff*	
	Full cut-off fixtures	✓		
	Meets Parking Lot Requirements	✓		
Traffic Information		*Applicant*	*Staff*	
	Access Management	✓		
	Signage	✓		
	PCE - Trips in Peak Hour	✓		

Required Information		*Check when Submitted*		*Applicable Ordinance*
	Vehicular Movements	✓		
	Safety Concerns	✓		
	Pedestrian Circulation	✓		
	Police Traffic	✓		
	Engineering Traffic	✓		
Utility Plan		*Applicant*	*Staff*	
	Water	✓		
	Adequacy of Water Supply	✓		
	Water main extension agreement	✓		
	Sewer	✓		
	Available city capacity	✓		
	Electric	✓		
	Natural Gas	✓		
	Cable/Phone	✓		
Natural Resources		*Applicant*	*Staff*	
	Shoreland Zone	N/A		
	Flood Plain	None		
	Wetlands or Streams	None		
	Urban Impaired Stream	None		
	Phosphorus Check	N/A		
	Aquifer/Groundwater Protection	None		
	Applicable State Permits			
	Lake Auburn Watershed	N/A		
	Taylor Pond Watershed	N/A		
Right, Title or Interest		*Applicant*	*Staff*	
	Verify	✓		
	Document Existing Easements, Covenants, etc.	✓		

Required Information		*Check when Submitted*		*Applicable Ordinance*
Technical & Financial Capacity		***Applicant***	***Staff***	
	Cost Est./Financial Capacity	✓		
	Performance Guarantee			
State Subdivision Law		***Applicant***	***Staff***	
	Verify/Check	N/A		
	Covenants/Deed Restrictions	None		
	Offers of Conveyance to City	None		
	Association Documents	N/A		
	Location of Proposed Streets & Sidewalks	X		
	Proposed Lot Lines, etc.	X		
	Data to Determine Lots, etc.	N/A		
	Subdivision Lots/Blocks	N/A		
	Specified Dedication of Land	None		
Additional Subdivision Standards		***Applicant***	***Staff***	
	Mobile Home Parks	N/A		
	PUD	N/A		
A JPEG or PDF of the proposed site plan		***Applicant***	***Staff***	
		✓		
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving	Available after approval & upon Request.			

Attachment 2

Property Deed

Bk 11668 Pg132 #14364
09-13-2024 @ 12:13p

NOT AN OFFICIAL COPY

DLN: 10024402874

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that **SPURWINK SERVICES INCORPORATED**, a Maine nonprofit corporation with a mailing address of 901 Washington Avenue, Suite 100, Portland, Maine 04103 (the "Grantor"), for consideration paid, hereby grants to **DANVILLE CORNER ROAD, LLC**, a Maine limited liability company with a mailing address of 155 Center Street, Building G, Box 6, Auburn, ME 04210 (the "Grantee"), with **QUITCLAIM COVENANT**, a certain lot or parcel of land, together with the buildings thereon, situated at Danville Corner Road in the City of Auburn, County of Androscoggin, State of Maine, and more particularly described in **Exhibit A** attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed with Covenant this 13 day of September, 2024.

Witness

Spurwink Services Incorporated

By: William Beattie

Its: COO

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

September 13, 2024

Personally appeared the above-named William Beattie duly authorized C.O.O. of Spurwink Services Incorporated and acknowledged the foregoing instrument to be his free act and deed and in said capacity the free act and deed of Spurwink Services Incorporated.

Before me,

Karen E Hall

Notary Public ~~Attorney at Law~~

KAREN E. HALL
Notary Public - State of Maine
My Comm. Expires 11/19/2030

Print Name: Karen E. Hall

NOT AN OFFICIAL COPY

EXHIBIT A

NOT AN OFFICIAL COPY

A certain lot or parcel of land situated in the City of Auburn, Androscoggin County, State of Maine, and being bounded and described as follows:

NOT AN OFFICIAL COPY

Beginning at a found iron pipe marking the northwesterly corner of land now or formerly of Paul M. Beegel et al (Book 1009, Page 699), said iron pipe being situated on the easterly or northeasterly line of the Marston's Corner Road (also known as the Beech Hill Road); thence North sixty-three degrees, forty-eight minutes East (N 63° 48' E) four hundred and fifty and sixty-six hundredths (450.66) feet by land now or formerly of said Beegel to a set 5/8" iron rod; thence North seventy-nine degrees, twenty minutes East (N 79° 20' E) fifty-eight and seventy-three hundredths (58.73) feet by land now or formerly of said Beegel to a set 5/8" iron rod; thence South seven degrees, forty-six minutes East (S 7° 46' E) sixty-four and five hundredths (64.05) feet by land now or formerly of said Beegel to a found iron rod at land now or formerly of Robert E. Felton et al (See Book 1042, Page 557); thence North eighty-three degrees, forty-three minutes East (N 83° 43' E) two hundred eighty and fifty hundredths (280.50) feet by land now or formerly of said Felton to a found iron rod at land now or formerly of Daniel St. Hilaire (See Book 1810, Page 223); thence North two degrees, forty-five minutes, fifteen seconds East (N 2° 45' 15" E) seven hundred twenty-seven and fifty-four hundredths (727.54) feet by land now or formerly of said St. Hilaire to a found iron rod; thence North eleven degrees, thirty-five minutes, fifteen seconds East (N 11° 35' 15" E) six hundred twenty-two and thirty hundredths (622.30) feet by land now or formerly of said St. Hilaire to a found iron rod; thence continuing on the same course of North eleven degrees, thirty-five minutes, fifteen seconds East (N 11° 35' 15" E) fifty (50) feet, more or less, and by land now or formerly of said St. Hilaire, to land now or formerly of the Maine Turnpike Authority; thence southwesterly by the southerly line now or formerly of the Maine Turnpike Authority to the easterly line of the Marston's Corner Road (this unsurveyed distance is approximately 670 feet); thence southerly by the easterly line of said Marston's Corner Road to the found iron pipe marking the point of beginning.

The bearings contained in the above description are based on magnetic north of record (Book 1810, Page 223 and Book 1009, Page 699).

Also conveying all rights, easements, privileges and appurtenances belonging to the herein conveyed premises.

Subject to all easements of record.

Being the same premises conveyed to Diamond Properties, Inc. by Quitclaim Deed of Advantage Payroll Services, Inc., recorded in the Androscoggin County Registry of Deeds in Book 6244, Page 88.

Excepting from the above-described conveyance the following:

NOT AN OFFICIAL COPY

1. Deed to Edward G. Godbout and Hilda M. Godbout dated April 5, 1963 recorded in the Androscoggin County Registry of Deeds at Book 891, Page 52 (currently shown on Auburn Tax Map as Tax Map 122, Lot 7);

NOT AN OFFICIAL COPY

2. Deed from Advantage Business Services, to Diazo Associates dated July 18, 1988 recorded in the Androscoggin County Registry of Deeds at Book 2285, Page 332 (currently depicted on Auburn Tax Map as Tax Map 122, Lot 6); and

3. Deed from Advantage Business Services, Inc. to The Spurwink School dated June 22, 1994 recorded in the Androscoggin County Registry of Deeds at Book 3285, Page 284 (currently depicted on Auburn Tax Map as Tax Map 122, Lot 5).

4. Deed from Diamond Properties, Inc. to Brian Bilodeau dated January 20, 2015 and recorded in the Androscoggin County Registry of Deeds at Book 9077, Page 111

The above-described premises may be subject to the provisions of a boundary line agreement more fully described in an instrument dated April 29, 1985 recorded in Androscoggin County Registry of Deeds at Book 1810, Page 223.

The above-described premises may also be subject to a pipeline easement evidenced by an instrument dated November 19, 1947 recorded in the Androscoggin County Registry of Deeds at Book 612, Page 26, as assigned pursuant to assignment date of November 30, 1959 recorded in the Androscoggin County Registry of Deeds at Book 822, Page 308.

Reference is made to a deed to Spurwink Services Incorporated dated April 12, 2019 recorded in the Androscoggin County Registry of Deeds in Book 10063, page 194.

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

BK3285 PG284

13901

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that ADVANTAGE BUSINESS SERVICES, INC., a Maine corporation doing business in Auburn, Androscoggin County, Maine, ("Grantor") for consideration paid by THE SPURWINK SCHOOL, a Maine non-profit corporation whose mailing address is 899 Riverside Street, Portland, Maine 04103 ("Grantee") the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns forever, a certain lot or parcel of land together with buildings and fixtures thereon, located in Auburn, Androscoggin County, Maine, and bounded and described as set forth in Exhibit A attached hereto and incorporated herein by reference.

MAINE REAL ESTATE TRANSFER TAX PAID

Meaning and intending to convey a portion of the premises conveyed to Advantage Business Services, Inc. by deed of Thomas Hackett dated May 30, 1986 and recorded in the Androscoggin County Registry of Deeds in Book 1931, Page 199.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, its successors and assigns, to its and their use and behoof forever.

AND Grantor does covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except as set forth in Exhibit A, that it has good right to sell and convey the same to the said Grantee to hold as aforesaid, and that it and its successors and assigns shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

IN WITNESS WHEREOF, Advantage Business Services, Inc. has caused this instrument to be executed in its name by its duly authorized President, David J. Friedrich, on this 22nd day of June, 1994.

WITNESS:

ADVANTAGE BUSINESS SERVICES, INC.

By: _____
Its: PRESIDENT
Print Name: DAVID J. FRIEDRICH

STATE OF MAINE
COUNTY OF CUMBERLAND, SS. June 22, 1994

Then personally appeared the above named David J. Friedrich, President of Advantage Business Services, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

~~Notary Public~~/Attorney-at-Law

Print Name: LAURENCE C. WALDEN

~~My commission expires:~~

LCW/84164/.AC3

-OVER-

Exhibit A

A certain lot or parcel of land situated on the Southeasterly sideline of the Danville Corner Road, aka Beech Hill Road and/or the Danville Four Corner Road, in the City of Auburn, County of Androscoggin, State of Maine, being bounded and described as follows:

Beginning at a point on the apparent Southeasterly sideline of the said Danville Corner Road at the Northwesterly corner of land now or formerly of Diazo Associates (Deed Reference: Book 2285, Page 332);

Thence, North eleven degrees, thirty-eight minutes, fifty-six seconds East (N 11° 38' 56" E) along the apparent Southeasterly sideline of the said Danville Corner Road four hundred and zero hundredths (400.00') feet to a point;

Thence North seventy-three degrees, two minutes, forty-seven seconds East (N 73° 02' 47" E) along land to be retained by this grantor seven hundred thirty-four and thirty hundredths (734.30') feet to a point in the Easterly line of land now or formerly of these grantors and the Westerly line of land now or formerly of Daniel J. St.Hilaire (Deed Reference: Book 1810, Page 223);

Thence, South two degrees, forty-five minutes, fifteen seconds West (S 2° 45' 15" W) along land now or formerly of said St.Hilaire seven hundred thirteen and sixty-three hundredths (713.63') feet to the Northeasterly corner of land now or formerly of Robert E. & Sally C. Pelton (Deed Reference: Book 1042, Page 557);

Thence, South eighty-three degrees, forty-three minutes, zero seconds West (S 83° 43' 00" W) along the Northerly line of land now or formerly of said Pelton two hundred thirty-five and forty-eight hundredths (235.48') feet to the Southeasterly corner of land now or formerly of said Diazo Associates;

Thence, North seven degrees, forty-seven minutes, twenty-six seconds West (N 7° 47' 26" W) along the Easterly line of land now or formerly of said Diazo Associates two hundred ninety and zero hundredths (290.00') feet to the Northeasterly corner of land now or formerly of said Diazo Associates;

Thence, South seventy-one degrees, fifty-nine minutes, six seconds West (S 71° 59' 06" W) along the Northwesterly line of land now or formerly of said Diazo Associates five hundred and zero hundredths (500.00') feet to the point of beginning.

Said parcel containing 8.0 acres.

Meaning and intending to convey a portion of the premises conveyed to Advantage Business Services, Inc. by Deed of Thomas Hackett dated May 30, 1986 (Deed Reference: Book 1931, Page 199).

NOTES & CONDITIONS:

1. All bearings refer to Magnetic North.

2. All Book and Page Numbers refer to the Androscoggin County Registry of Deeds.

3. This Deed Description was prepared by Survey Works, Incorporated of Lewiston, Maine, and stamped by George A. Courbron, Jr., RLS #1126.

4. Reference is made to the following Plans:

   a) "Property of Advantage Business Services, Inc.", dated January 13, 1988, by Platz Associates

   b) "Standard Boundary Survey - Division of Property - made for Professional Graphics", dated June 13, 1988, by R.P. Titcomb Associates, Inc.

5. The land referred to in this description as being now or formerly of Diazo Associates was conveyed by Diazo Associates to the Spurwink School by deed dated May 19, 1994, and recorded in Book 3264, Page 213.

LCW/84164/.AD0

RECEIVED
ANDROSCOGGIN S.S.
94 JUN 23 AM 9:00
ATTEST:
REGISTER OF DEEDS

Attachment 3

Standards Compliance Narrative

TERRADYN CONSULTANTS, LLC

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

October 9, 2025 Project# 24-164

COMPLIANCE WITH CITY OF AUBURN ZONING AND LAND USE CODE

Danville Corner, Auburn, Maine

The following information describes how the proposed project complies with Chapter 60 of the City of Auburn Zoning Ordinance. Subdivision section 60-1359:

1. *Will not result in undue water, air or noise pollution*

   The proposed project is a residential development and is not expected to result in any undue water, air or noise pollution.

2. *Has sufficient water available for the reasonably foreseeable needs of the subdivision;*

   The project is proposed to connect to the Auburn Water & Sewer District (AWSD).

3. *Will not cause an unreasonable burden on the existing water supply, if one is to be utilized;*

   The proposed project will not cause an unreasonable burden to the existing water supply. The project is proposed to connect to the Auburn Water & Sewer District (AWSD).

4. *Will not cause unreasonable soil erosion or reduction in capacity of the land to hold water so that a dangerous or unhealthy condition may result;*

   The proposed project will not cause unreasonable soil erosion or a reduction in the of the land to hold water. Erosion and sediment controls are shown on the attached plans.

5. *Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed;*

The project will not cause unreasonable highway or public congestion or unsafe conditions. A breakdown of anticipated traffic is included within the cover letter.

6. *Will provide for adequate sewage waste disposal;*

   The project is proposed to connect to the Auburn Water & Sewer District (AWSD).

7. *Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized*

   The proposed development is not anticipated to cause any unreasonable burden on the ability of a municipality to dispose of solid waste.

8. *Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or areas and irreplaceable natural areas;*

   The proposed development will not have an adverse effect on the scenic or natural beauty of the area.

9. *In conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;*

   The proposed development has been designed in conformance with all applicable regulations.

10. *Is funded by a [developer] that has adequate financial and technical capacity to meet the standards;*

    The applicant has adequate funding to complete the project; please see the attached letter from Maine Community Bank.

    The Applicant has assembled a highly qualified team of professionals to plan, permit and develop construction documents for the project. The team services will be provided by the following companies:

CONSULTANT TEAM

Civil Engineer	Craig Sweet, P.E. Terradyn Consultants, LLC 41 Campus Drive, Suite 301 New Gloucester, ME 04260 (207) 370-2776

Surveyor	Nicholas Racioppi, P.L.S. Terradyn Consultants, LLC 41 Campus Drive, Suite 301 New Gloucester, ME 04260 (207) 926-5111

The team of consultants retained by the Developer has expertise and experience in the design of similar projects. Resumes of key personnel for the development team can be provided upon request.

11. *Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;*

    The proposed project will not adversely impact the surrounding area. The project site will preserved vegetation to the maximum extent practical and is proposing a residential use withing a general business area which is more conforming to some of the abutting uses.

12. *Has provisions for on-site landscaping that are adequate to screen neighboring properties from unsightly features of the development;*

    The proposed development is a residential development located within a residential area; there is not intended to be any outdoor storage or dumpsters, which would be unsightly from neighboring properties.

13. *Will not create a fire hazard and has provided adequate access to the site for emergency vehicles:*

    Adequate access has been provided for emergency vehicles.

14. *Will not, alone or in conjunction with existing activities adversely affect the quality or quantity of groundwater;*

    The proposed project will not adversely impact the quality or quantity of groundwater.

15. *Does not have long-term cumulative effects on the proposed subdivision that will unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.*

    The proposed project is not located within a great pond watershed.

Attachment 4

Stormwater Report

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

DANVILLE CORNER HOUSING PROJECT

DANVILLE CORNER ROAD, AUBURN, MAINE

STORMWATER MANAGEMENT REPORT

PREPARED FOR:

Timothy Millet
154 Baily Hill Road
Poland, Maine 04274

PREPARED BY:

TERRADYN CONSULTANTS LLC
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, MAINE 04260

October 2025

Introduction

The following Stormwater Management Plan has been prepared for the proposed Danville Corner Housing Project to evaluate stormwater runoff and erosion control for the proposed project.

Site Calculations

Total Property Area	15.202 Ac (+/-)
Total Impervious Area	4.53 Ac
Total Developed Area	6.45 Ac

Existing Project Site

The project site is located south of the intersection of Danville Corner Road where it crosses the Maine Turnpike. The property is approximately 15.202 acres in size and is depicted on the City of Auburn Tax Map 122 as Lot 4 & Lot 5. The site is located within the General Business District, where single-family housing is allowed.

The development parcel consists of sloping wooded areas that drain towards the east of the property, and ultimately the Androscoggin River

The subject parcel is located in Zone x according to the Federal Insurance Rate Map 23001C0317E.

The following existing conditions figures are provided in Appendix 1:

Figure 1	NRCS Medium Intensity Soil Survey
Figure 2	Federal Insurance Rate Map

Proposed Project

The proposed development features the construction of 69 single-family and three 8-unit apartment buildings units that will be placed for sale and accessed via a new 2,800 ft road.

A structural Best Management Practice (BMPs) has been designed to collect, store, and treat runoff from onsite impervious areas prior to discharge from the site. Runoff from the developed areas of the site will be directed through large gravel wetland, to then be discharged on site.

Applicable Design Standards

The project requires a stormwater permit pursuant to the Site Location of Development Act 38 M.R.S §420-D. The project must meet the following standards of Chapter 500:

Basic Standards: These standards include erosion and sediment control, inspection and maintenance, and housekeeping requirements.

General Standards: The General Standard requires that a project's stormwater management system includes measures that will provide pollutant removal from runoff and mitigate for the increased frequency of channels erosive flows due to runoff from smaller storms and potential temperature impacts.

Best Management Practices (BMPs) will be implemented to reduce the impacts of site development on downstream water quality. BMP sizing calculations are attached to this report.

Water Quality (BMP Standard): The water quality requirements will be met by the use of a gravel wetland to treat and detain stormwater.

Basic Standards

A site specific Erosion & Sedimentation Control Plan has been developed for the project. Means and methods to control erosion and sedimentation during and after construction are detailed in the erosion control plan narrative and construction details, which are included directly on the project drawings for ease of reference during construction.

Requirements for inspection and maintenance of the stormwater management system are provided in the stormwater management system inspection and maintenance plan located in Appendix 3.

Housekeeping requirements are included in the Erosion & Sediment Control Narrative located on the project drawings.

Water Quality (BMP Standard)

The water quality requirements will be met by utilizing a gravel wetland to treat the development.

The project will result in the creation of approximately 197462 SF of impervious area. The proposed BMPs will result in the treatment of approximately 99.9% of the new impervious area.

Percentage of Treatment of the Impervious Area =99.9%(95% required)

The project will result in the creation of approximately 289,674 SF of developed area. The proposed BMPs will result in the treatment of approximately 97% of the area.

Percentage of Treatment of the Developed Area = 97% (80% required)

Housekeeping and Maintenance & Inspection guidelines are attached to this report.

Stormwater Quantity Control

As part of best engineering practices, the proposed development has been designed to minimize stormwater runoff from the site in excess of the natural pre-development conditions. A hydrologic analysis of pre-development and post-development conditions was conducted based upon the methodology contained in the USDA Soil Conservation Service's Technical Releases No. 22 and 55 (SCS TR-20 and TR-55). For Androscoggin, Maine a 24-hour SCS Type III Storm distribution was used for the analysis using the following storm frequencies and rainfall amounts, per Maine DEP Chapter 500:

Storm Event	24-Hour Rainfall
2–Year Storm	3.0 inches
10–Year Storm	4.3 inches
25–Year Storm	5.4 inches

Runoff curve numbers, time of concentration, and travel time data were established based on methods outlined in the USDA TR-55 manual.

A minimum time of concentration of 6 minutes and a maximum sheet flow distance of 150 linear feet was used in the models.

Pre-Development Conditions

The pre-development HydoCAD model includes two (2) subcatchement and two (2) study points. Stormwater runoff from the project site currently drains primarily towards the eastern portion of the property, with a small portion draining towards Danville Crossing Road.

A Pre-Development Watershed Map, showing sub-watershed boundaries, time of concentration flow paths, and Study Points is provided in Appendix 6. The Pre-development HydroCAD model is attached in Appendix 4.

Post-Development Conditions

The post-development HydoCAD model includes three (3) subcatchement and two (2) study points. Stormwater runoff from the project site ultimately drains to the

Androscoggin River, stormwater runoff from the stie primarily flows through a large gravel wetland located along the eastern portion of the property with a small amount of runoff flowing towards Danvill Corner Road.

A post-Development Watershed Map, showing sub-watershed boundaries, time of concentration flow paths, and Study Points is provided in Appendix 6. The Post-development HydroCAD model is attached in Appendix 5.

Stormwater Analysis

The results of the pre-development and post-development models were analyzed at the defined Study Points described above. The direct comparison of the pre-development and post-development conditions at the Study Points are as follows:

Peak Runoff Flow Rates Comparison		
Storm Event	**Pre-Development (cfs)**	**Post-Development (cfs)**
	Study Point SP1	
2-Year	0.18	0.03
10-Year	1.63	0.23
25-Year	4.47	1.08
	Study Point SP2	
2-Year	0.00	0.00
10-Year	0.09	0.09
25-Year	0.49	0.43

The peak rate of runoff will decrease or remain the same in the 2, 10 & 25-year storm events.

Summary

Based upon the results of this evaluation, the proposed stormwater design is not expected to cause flooding, erosion, or other significant adverse effects downstream of the site.

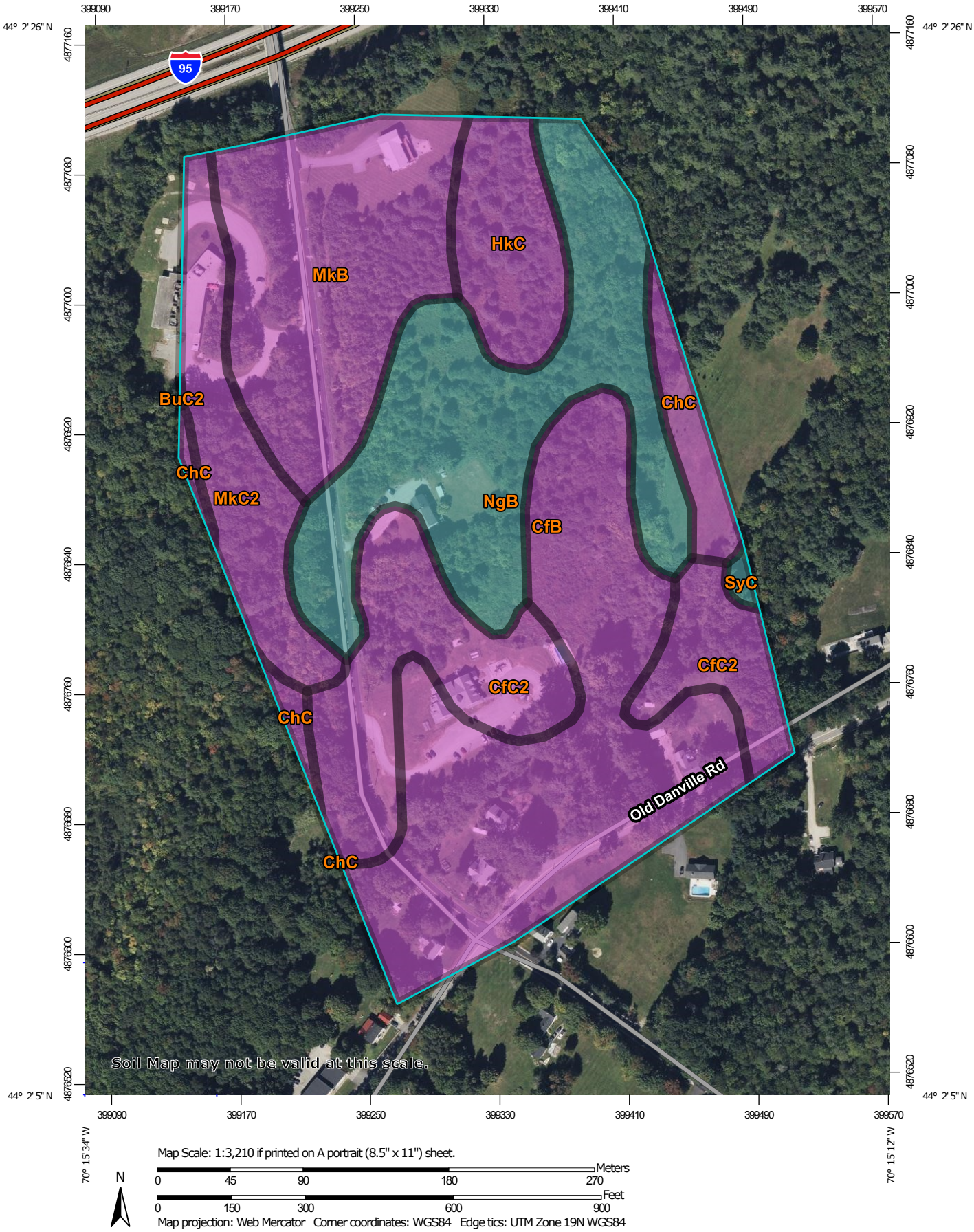
Appendices

1 – Existing Conditions Figures
2 – BMP Design Calculations
3 – Housekeeping & Maintenance
4 – Pre-Development HydroCAD Model
5 – Post-Development HydroCAD Model
6 – Watershed Maps

APPENDIX 1

EXISTING CONDITIONS FIGURES

Hydrologic Soil Group—Androscoggin and Sagadahoc Counties, Maine
(24-164)



Map Scale: 1:3,210 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 45 90 180 270

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Androscoggin and Sagadahoc Counties, Maine
Survey Area Data: Version 26, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 11, 2021—Oct 29, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BuC2	Buxton silt loam, 8 to 15 percent slopes	C/D	0.0	0.0%
CfB	Charlton fine sandy loam, 0 to 8 percent slopes	A	9.6	27.0%
CfC2	Charlton fine sandy loam, 8 to 15 percent slopes, eroded	A	5.5	15.5%
ChC	Charlton very stony fine sandy loam, 8 to 15 percent slopes	A	1.4	3.8%
HkC	Hinckley gravelly sandy loam, 8 to 15 percent slopes	A	2.2	6.2%
MkB	Merrimac fine sandy loam, 0 to 8 percent slopes	A	6.2	17.3%
MkC2	Merrimac fine sandy loam, 8 to 15 percent slopes, eroded	A	2.9	8.2%
NgB	Ninigret fine sandy loam, 0 to 8 percent slopes	C	7.7	21.6%
SyC	Sutton very stony loam, 8 to 15 percent slopes	C	0.1	0.3%
Totals for Area of Interest			**35.6**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 19. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from the Maine Office of Geographic Information Systems (MEGIS) at a scale of 1:4,800 or better from photography dated 2001 or later.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.

State of Maine Floodway Note: Under the Maine Revised Statutes Annotated (M.R.S.A.) Title 38 § 439-A, 7C where the floodway is not designated on the Flood Insurance Rate Map, the floodway is considered to be the channel of a river or other water course and the adjacent land areas to a distance of one-half the width of the floodplain, as measured from the normal high water mark to the upland limit of the floodplain, unless a technical evaluation certified by a registered professional engineer is provided demonstrating the actual floodway based upon approved FEMA modeling methods.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A — A	Cross section line
23 — 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
3100000 FT	5000-foot ticks: Maine State Plane West Zone (FIPS Zone 1802), Transverse Mercator projection
4988000m N	1000-meter Universal Transverse Mercator grid values, zone 19
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
FT1,000	River Station

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
July 8, 2013

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET
150 0 150 300 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0317E

FIRM

FLOOD INSURANCE RATE MAP

ANDROSCOGGIN COUNTY, MAINE (ALL JURISDICTIONS)

PANEL 317 OF 470
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
AUBURN, CITY OF	230001	0317	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
23001C0317E
EFFECTIVE DATE
JULY 8, 2013

Federal Emergency Management Agency

APPENDIX 2

BMP DESIGN CALCULATIONS

STAGE STORAGE CALCULATIONS

GRAVEL WETLAND #1

WATERSHED IMPERVIOUS AREA=	197462	SF	1"
WATERSHED LANDSCAPED AREA=	281149	SF	0.4"
REQUIRED WQV=	25827	CF	
PROVIDED WQV=	30163	CF	
REQUIRED SA=	15496.0	SF	
PROVIDED SA=	17941.0	SF	

Forebay

STAGE (FT)	AREA (SF)	STORAGE (CF)
264	1649	0
265	2166	1907
265.5	2424	3055

Cell #1

STAGE (FT)	AREA (SF)	STORAGE (CF)
264	8081	0
265	9306	8693
265.5	9918	13499

Cell #2

STAGE (FT)	AREA (SF)	STORAGE (CF)
264	8211	0
265	9360	8785
265.5	9934	13609

Total Pond

STAGE (FT)	AREA (SF)	STORAGE (CF)
264	17941	0
265	20831	19386
265.5	22276	30163
265.51	22892	30163
266	23934	41635
267	26061	66278

APPENDIX 3

HOUSEKEEPING & MAINTENANCE

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

DANVILLE CORNER HOUSING PROJECT
AUBURN, MAINE
STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE PLAN

Project Owner/Developer: Timothy Millet
154 Baily Hill Road
Poland, ME 04274

Responsible Party: Timothy Millet
154 Baily Hill Road
Poland, ME 04274

Prepared By: Craig Sweet, P.E.
Terradyn Consultants, LLC
41 Campus Drive, Suite 101
New Gloucester, Maine 04260
(207) 926-5111

INTRODUCTION:

Regular inspection and maintenance of the entire stormwater management system is crucial to the long-term effectiveness of the system. The responsible party must provide regular inspection and maintenance of all permanent erosion control measures and stormwater management structures, establish any contract services required to implement the program, and keep records and a maintenance log book of inspection and maintenance activities. At a minimum, the inspection and maintenance activities outlined herein should be performed at the recommended intervals.

All measures must be maintained in effective operating condition. A person with knowledge of erosion and sedimentation practices, stormwater management, and the standards and conditions of all local, state and federal permits for the project shall conduct the inspections. The following areas, facilities, and measures must be inspected and identified deficiencies must be corrected.

INSPECTION TASKS

1. Inspect **vegetated areas**, particularly slopes and embankments, early in the growinpg season or after heavy rains to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.

2. Inspect **ditches, swales and other open stormwater channels** in the spring, in late fall, and after heavy rains to remove any obstructions to flow, remove accumulated sediments and debris, to control vegetated growth that could obstruct flow, and to repair any erosion of the ditch lining. Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity. Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable. If the ditch has a riprap lining, replace riprap on areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged. The channel must receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or sideslopes.

3. Inspect **culverts** in the spring, in late fall, and after heavy rains to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the culvert’s inlet and outlet.

4. Inspect **gravel wetlands** semiannually. The plant biomass should be harvested annually, and accumulated sediment removed at intervals of 5-10 years. These activities may disrupt the wetlands system and may require some vegetation re-establishment. The riser pipes may clog and will require annual clean-out (it should be done in the winter time when one can walk on the wetland).

    a. First Year Post-Construction: Inspection frequency should occur after every major storm in the first year following construction.
        i. Inspect that the system drains within 24-48 hours.
        ii. The plants may need watering if necessary during the first growing season. Revegetate if the vegetation is poorly establishing.
        iii. Identify areas of erosion and make timely repairs.
        iv. Check all inlets, outlets and subdrains for proper functioning. Risers may need to be cleaned.
    b. Post-Construction: Inspection frequency should occur at least every 6 months and after every major storm. Activities are expected to include:
        i. Check the basin for a dense root mat establishment of wetland vegetation.
        ii. Check and clean the risers if there is evidence of standing water, discolored water or accumulated sediments in the cells.
        iii. Check and clean the forebay for sediments, trash and debris. When sediments have accumulated to a depth of 12 inches, standing water is persistent or wetland vegetation become established, the forebay will need to be excavated and reformed.

iv. Verify that the cells drain within 24-48 hours. Sediment will need to be removed when an accumulation of 4 inches is evident over the wetland surface.
v. Check and clean all outlets and overflow spillway if blocked or there is evidence of structural damage or erosion.
vi. Remove decaying vegetation, litter and debris.
vii. Check for foreign species. Particular care must be used to avoid the unintended introduction of invasive species such as purple loosestrife (Lythrum salicaria) and common reed (Phragmites australis). It is recommended that a qualified wetland biologist be consulted when these are found in the area of the gravel wetland.

Recertification requirement:

Within three months of the expiration of each five-year interval from the date of issuance of the permit, the permittee shall certify the following to the Department.

(a) All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.

(b) All aspects of the stormwater control system are operating as approved, have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the system, or portions of the system, as necessary.

(c) The stormwater maintenance plan for the site is being implemented as approved by the Department, and the maintenance log is being maintained.

(d) All proprietary systems have been maintained according to the manufacturer's recommendations. Where required by the Department, the permittee shall execute a 5-year maintenance contract with a qualified professional for the coming 5-year interval. The maintenance contract must include provisions for routine inspections, cleaning and general maintenance.

(e) The Department may waive some or all of these recertification requirements on a case-by-case basis for permittees subject to the Department's Multi-Sector General Permit ("MSGP") and/or Maine Pollutant Discharge Elimination System ("MEPDES") programs where it is demonstrated that these programs are providing stormwater control that is at least as effective as required pursuant to this Chapter.

Conveyance & Distribution Systems: (Stormwater Channels & Culverts, etc.)

1. Inspection schedule:

a. Inspect ditches, swales and other open stormwater channels in the spring, in late fall, and after heavy rains (one inch of rain in 24 hours) to remove any obstructions to flow, remove accumulated sediments and debris, to control vegetated growth that could obstruct flow, and

to repair any erosion of the ditch lining. Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity. Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable. If the ditch has a riprap lining, replace riprap on areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged. The channel must receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or side-slopes.

b. Inspect culverts in the spring, in late fall, and after heavy rains to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the culvert's inlet and outlet.

c. Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after heavy rains to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.

2. Mowing: Grass should not be trimmed extremely short, as this will reduce the filtering effect of the swale (MPCA, 1989). The cut vegetation should be removed to prevent the decaying organic litter from adding pollutants to the discharge from the swale. The mowed height of the grass should be 2-4 inches taller than the maximum flow depth of the design water quality storm. A minimum mow height of 6 inches is generally recommended (Galli, 1993).

3. Erosion: It is important to install erosion and sediment control measures to stabilize this area as soon as possible and to retain any organic matter in the bottom of the trench.

4. Fertilization: Routine fertilization and/or use of pesticides is strongly discouraged. If complete re-seeding is necessary, half the original recommended rate of fertilizer should be applied with a full rate of seed.

5. Sediment Removal: The level of sediment deposition in the channel should be monitored regularly, and removed from grassed channels before permanent damage is done to the grassed vegetation, or if infiltration times are longer than 12 hours. Sediment should be removed from riprap channels when it reduces the capacity of the channel.

Roadway Surfaces:

Paved surfaces shall be swept or vacuumed at least once annually in the Spring to remove all Winter sand, and periodically during the year on an as-needed basis to minimize transportation of sediment during rainfall events.

Vegetated Swales:

Mowing: Grass should not be trimmed extremely short, as this will reduce the filtering effect of the swale (MPCA, 1989). The cut vegetation should be removed to prevent the decaying organic litter

from adding pollutants to the discharge from the swale. The mowed height of the grass should be 2-4 inches taller than the maximum flow depth of the design water quality storm. A minimum mow height of 6 inches is generally recommended (Galli, 1993).

Routine Maintenance and Inspection: The area should be inspected for failures following heavy rainfall (one inch of rain in 24 hours) and repaired as necessary for newly formed channels or gullies, reseeding/sodding of bare spots, removal of trash, leaves and/or accumulated sediments, the control of woody or other undesirable vegetation and to check the condition and integrity of the check dams.

Aeration: The buffer strip may require periodic mechanical aeration to restore infiltration capacity. This aeration must be done during a time when the area can be reseeded and mulched prior to any significant rainfall.

Erosion: It is important to install erosion and sediment control measures to stabilize this area as soon as possible and to retain any organic matter in the bottom of the trench.

Fertilization: Routine fertilization and/or use of pesticides is strongly discouraged. If complete re-seeding is necessary, half the original recommended rate of fertilizer should be applied with a full rate of seed.

Sediment Removal: The level of sediment deposition in the channel should be monitored regularly, and removed from grassed channels before permanent damage is done to the grassed vegetation, or if infiltration times are longer than 12 hours. Sediment should be removed from riprap channels when it reduces the capacity of the channel.

DOCUMENTATION

Keep a log (report) summarizing inspections, maintenance, and any corrective actions taken. The log must include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task. If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed after removal. The log must be made accessible to Department of Environmental Protection staff and a copy provided to the Department upon request. The permittee shall retain a copy of the log for a period of at least five years from the completion of permanent stabilization.

The log attached at the end of this plan is from the *Maine Erosion and Sediment Control Best Management Practices (BMPs) Manual for Designers and Engineers (May 2016)*. The log may be used or adapted for this project.

ATTACHMENTS:
Stormwater Management Facilities Inspection & Maintenance Log

Stormwater Management Facilities
Inspection & Maintenance Log
Danville Corner Housing Project

General Information:		
Inspected by:	Date:	Weather:
Reason for Inspection: (Regular Inspection) (Major Rain Event)		

BMP	Conditions Observed	Repairs Needed?
1. Vegetated Areas		
2. Ditches, Swales, Open Channels		
3. Culverts		
5. Gravel Wetland		

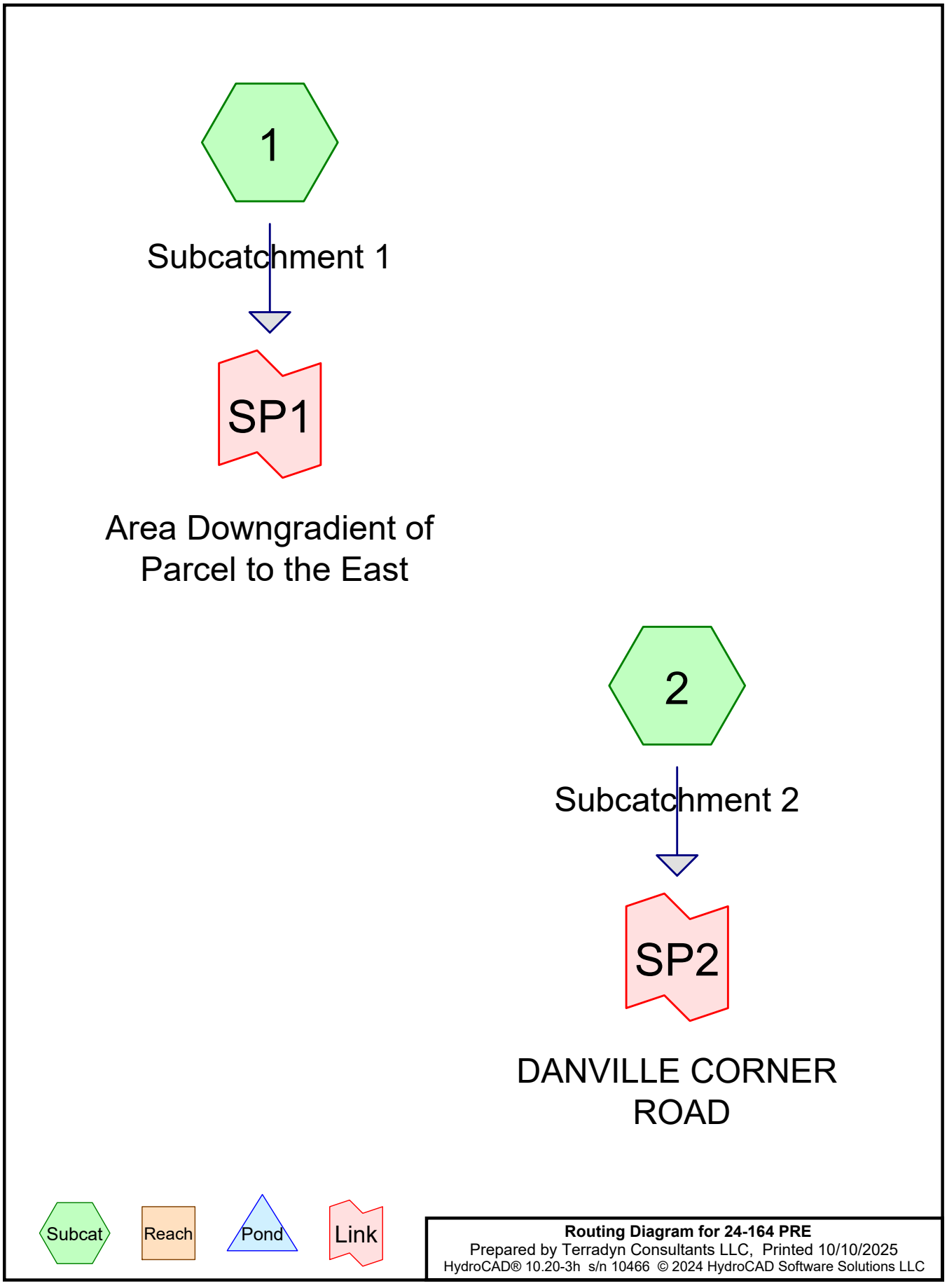
Detailed Repair Notes:

BMP Type	Date	Description of Repairs & Sediment Disposal

Notes:
If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed after removal. A copy of this log shall be retained for a period of at least five years from the completion of permanent stabilization. The log must be made accessible to Department of Environmental Protection staff and a copy provided to the Department upon request.

APPENDIX 4

PRE-DEVELOPMENT HYDROCAD MODEL



Routing Diagram for 24-164 PRE
Prepared by Terradyn Consultants LLC, Printed 10/10/2025
HydroCAD® 10.20-3h s/n 10466 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2 Year	Type III 24-hr		Default	24.00	1	3.00	2
2	10 Year	Type III 24-hr		Default	24.00	1	4.30	2
3	25 Year	Type III 24-hr		Default	24.00	1	5.40	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
3.039	39	>75% Grass cover, Good, HSG A (1, 2)
0.688	74	>75% Grass cover, Good, HSG C (1, 2)
1.219	98	Driveway and Roof, HSG C (1, 2)
0.147	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A (1, 2)
10.405	30	Woods, Good, HSG A (1, 2)
6.070	70	Woods, Good, HSG C (1, 2)

Summary for Subcatchment 1: Subcatchment 1

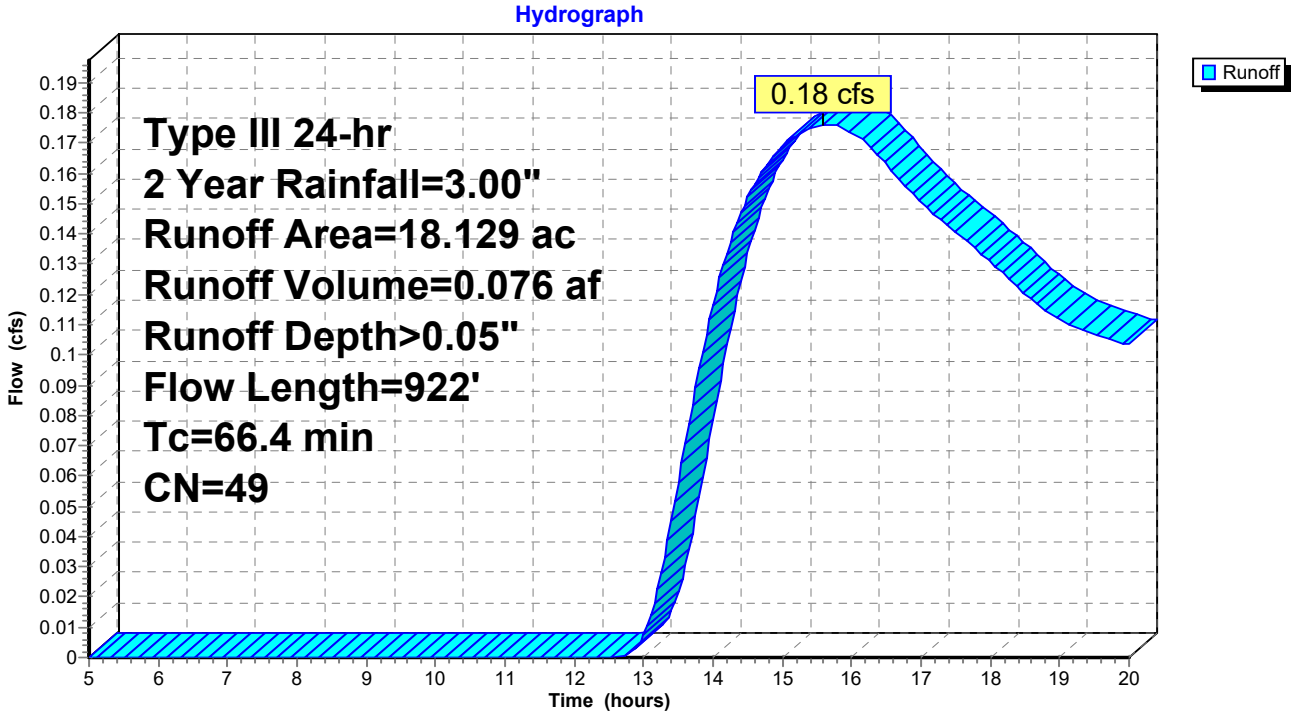
Runoff = 0.18 cfs @ 15.59 hrs, Volume= 0.076 af, Depth> 0.05"
Routed to Link SP1 : Area Downgradient of Parcel to the East

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.00"

	Area (ac)	CN	Description
	8.862	30	Woods, Good, HSG A
	5.825	70	Woods, Good, HSG C
	0.674	74	>75% Grass cover, Good, HSG C
	1.744	39	>75% Grass cover, Good, HSG A
*	0.887	98	Driveway and Roof, HSG C
*	0.137	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
	18.129	49	Weighted Average
	17.173		94.73% Pervious Area
	0.956		5.27% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
45.4	150	0.0300	0.06		**Sheet Flow, Woods** Woods: Dense underbrush n= 0.800 P2= 3.00"
21.0	772	0.0600	0.61		**Shallow Concentrated Flow, Woods** Forest w/Heavy Litter Kv= 2.5 fps
66.4	922	Total			

Subcatchment 1: Subcatchment 1



Summary for Subcatchment 2: Subcatchment 2

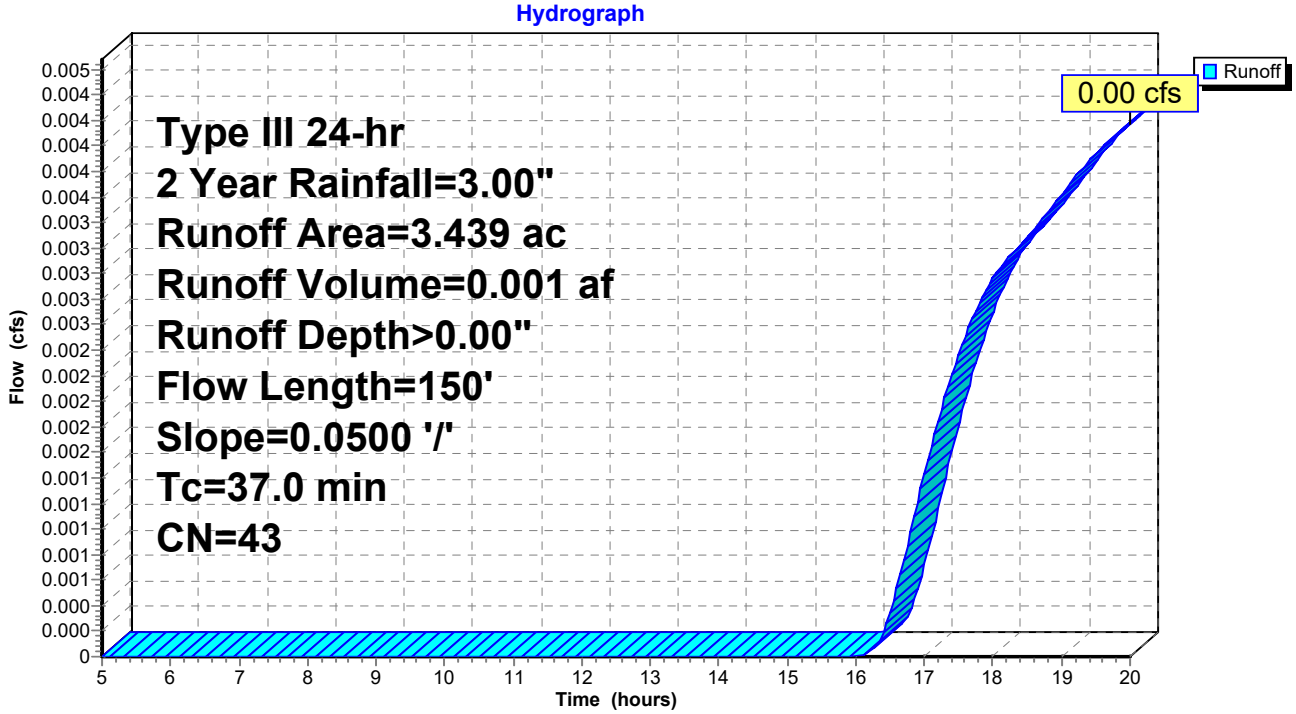
Runoff = 0.00 cfs @ 20.00 hrs, Volume= 0.001 af, Depth> 0.00"
Routed to Link SP2 : DANVILLE CORNER ROAD

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.00"

	Area (ac)	CN	Description
	1.543	30	Woods, Good, HSG A
	0.245	70	Woods, Good, HSG C
	0.014	74	>75% Grass cover, Good, HSG C
	1.295	39	>75% Grass cover, Good, HSG A
*	0.332	98	Driveway and Roof, HSG C
*	0.010	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
	3.439	43	Weighted Average
	3.102		90.20% Pervious Area
	0.337		9.80% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
37.0	150	0.0500	0.07		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"

Subcatchment 2: Subcatchment 2

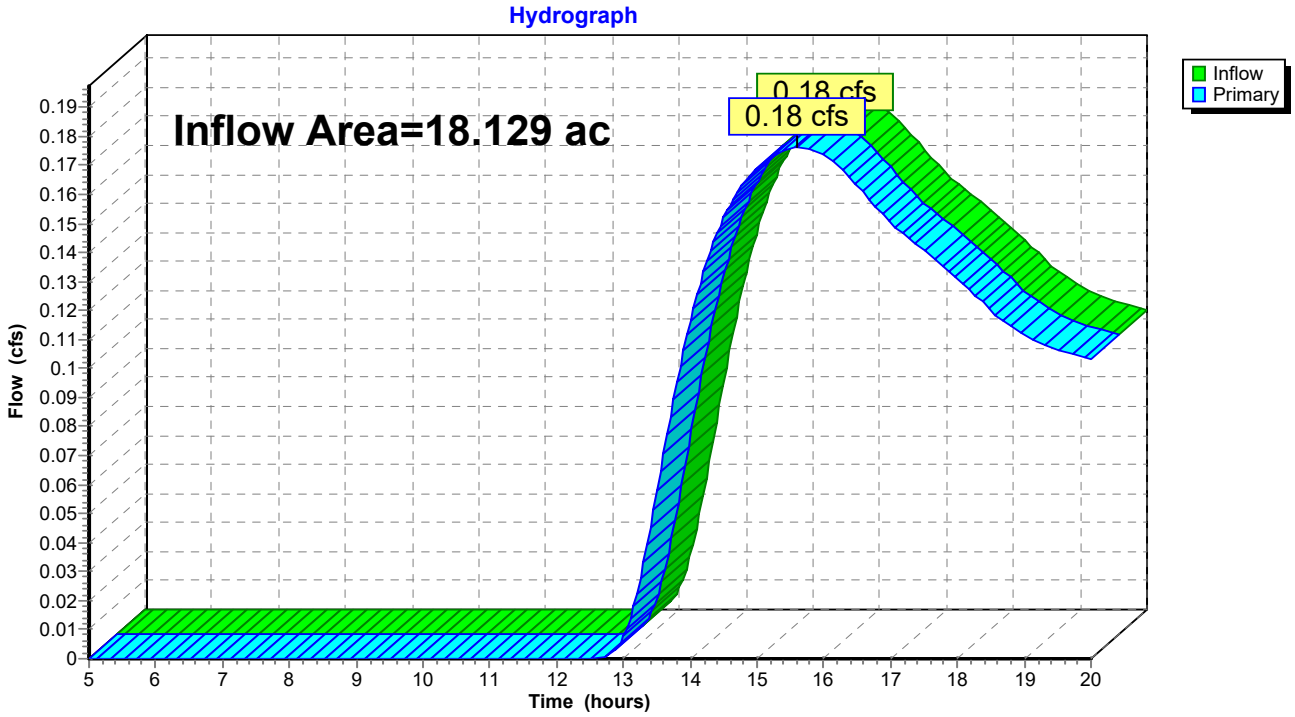


Summary for Link SP1: Area Downgradient of Parcel to the East

Inflow Area = 18.129 ac, 5.27% Impervious, Inflow Depth > 0.05" for 2 Year event
Inflow = 0.18 cfs @ 15.59 hrs, Volume= 0.076 af
Primary = 0.18 cfs @ 15.59 hrs, Volume= 0.076 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP1: Area Downgradient of Parcel to the East

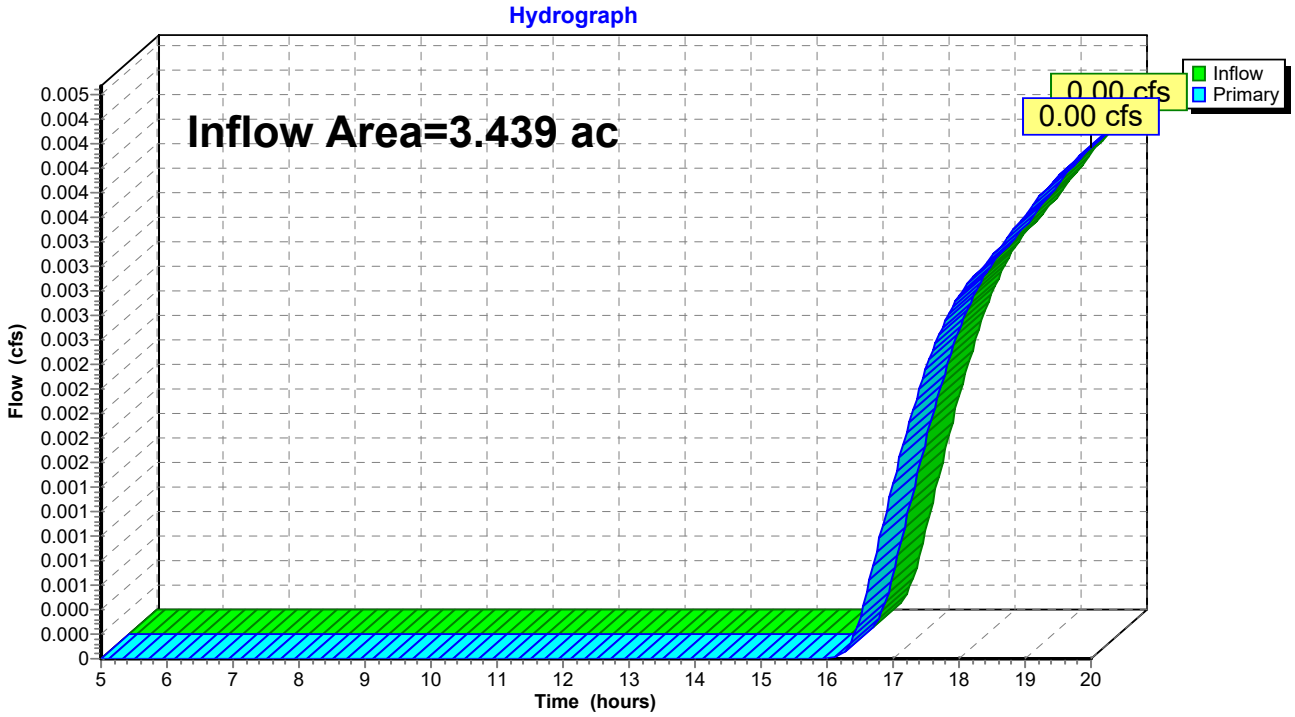


Summary for Link SP2: DANVILLE CORNER ROAD

Inflow Area = 3.439 ac, 9.80% Impervious, Inflow Depth > 0.00" for 2 Year event
Inflow = 0.00 cfs @ 20.00 hrs, Volume= 0.001 af
Primary = 0.00 cfs @ 20.00 hrs, Volume= 0.001 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP2: DANVILLE CORNER ROAD



Summary for Subcatchment 1: Subcatchment 1

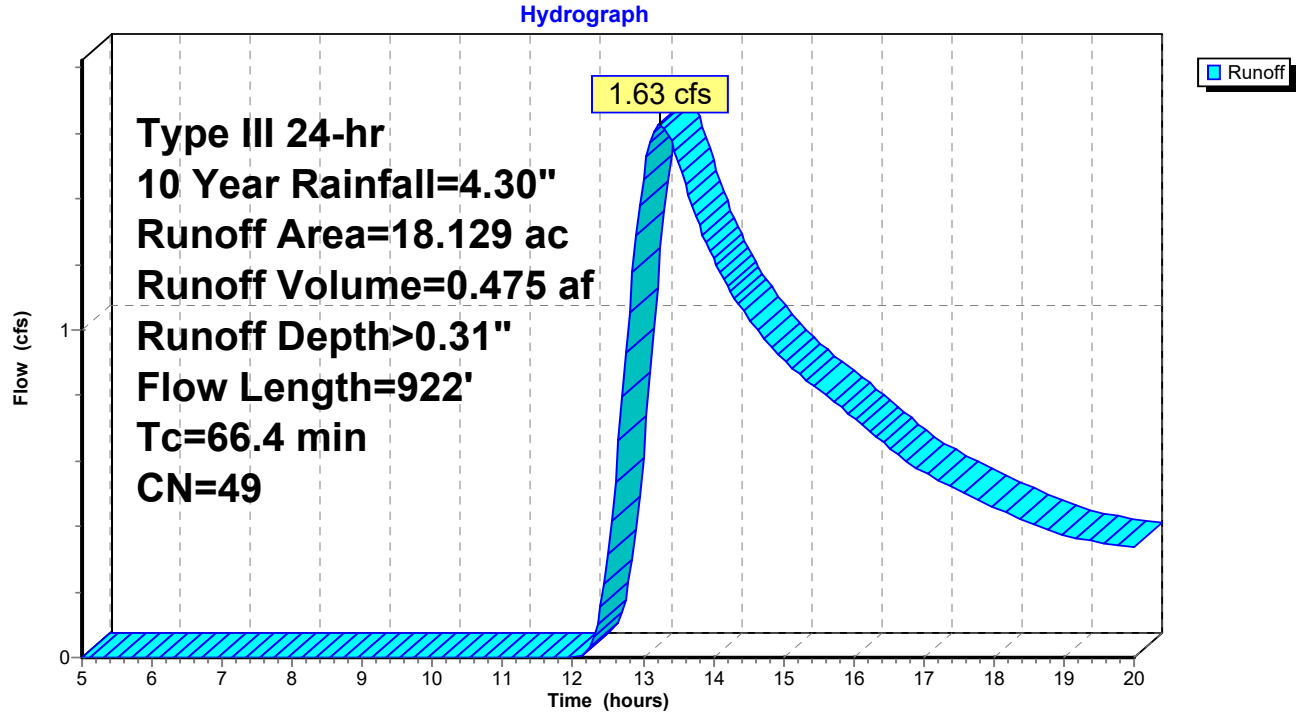
Runoff = 1.63 cfs @ 13.23 hrs, Volume= 0.475 af, Depth> 0.31"
Routed to Link SP1 : Area Downgradient of Parcel to the East

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.30"

	Area (ac)	CN	Description
	8.862	30	Woods, Good, HSG A
	5.825	70	Woods, Good, HSG C
	0.674	74	>75% Grass cover, Good, HSG C
	1.744	39	>75% Grass cover, Good, HSG A
*	0.887	98	Driveway and Roof, HSG C
*	0.137	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
	18.129	49	Weighted Average
	17.173		94.73% Pervious Area
	0.956		5.27% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
45.4	150	0.0300	0.06		**Sheet Flow, Woods** Woods: Dense underbrush n= 0.800 P2= 3.00"
21.0	772	0.0600	0.61		**Shallow Concentrated Flow, Woods** Forest w/Heavy Litter Kv= 2.5 fps
66.4	922	Total			

Subcatchment 1: Subcatchment 1



Summary for Subcatchment 2: Subcatchment 2

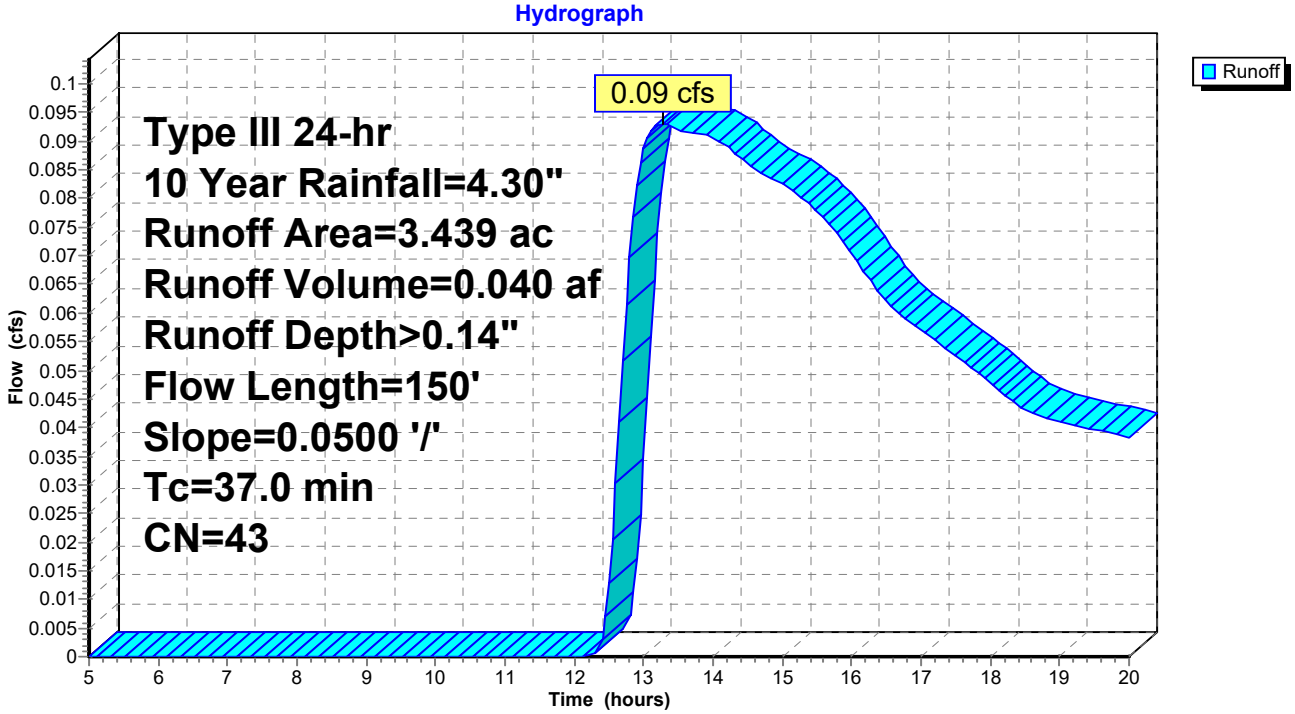
Runoff = 0.09 cfs @ 13.26 hrs, Volume= 0.040 af, Depth> 0.14"
Routed to Link SP2 : DANVILLE CORNER ROAD

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.30"

	Area (ac)	CN	Description
	1.543	30	Woods, Good, HSG A
	0.245	70	Woods, Good, HSG C
	0.014	74	>75% Grass cover, Good, HSG C
	1.295	39	>75% Grass cover, Good, HSG A
*	0.332	98	Driveway and Roof, HSG C
*	0.010	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
	3.439	43	Weighted Average
	3.102		90.20% Pervious Area
	0.337		9.80% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
37.0	150	0.0500	0.07		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"

Subcatchment 2: Subcatchment 2

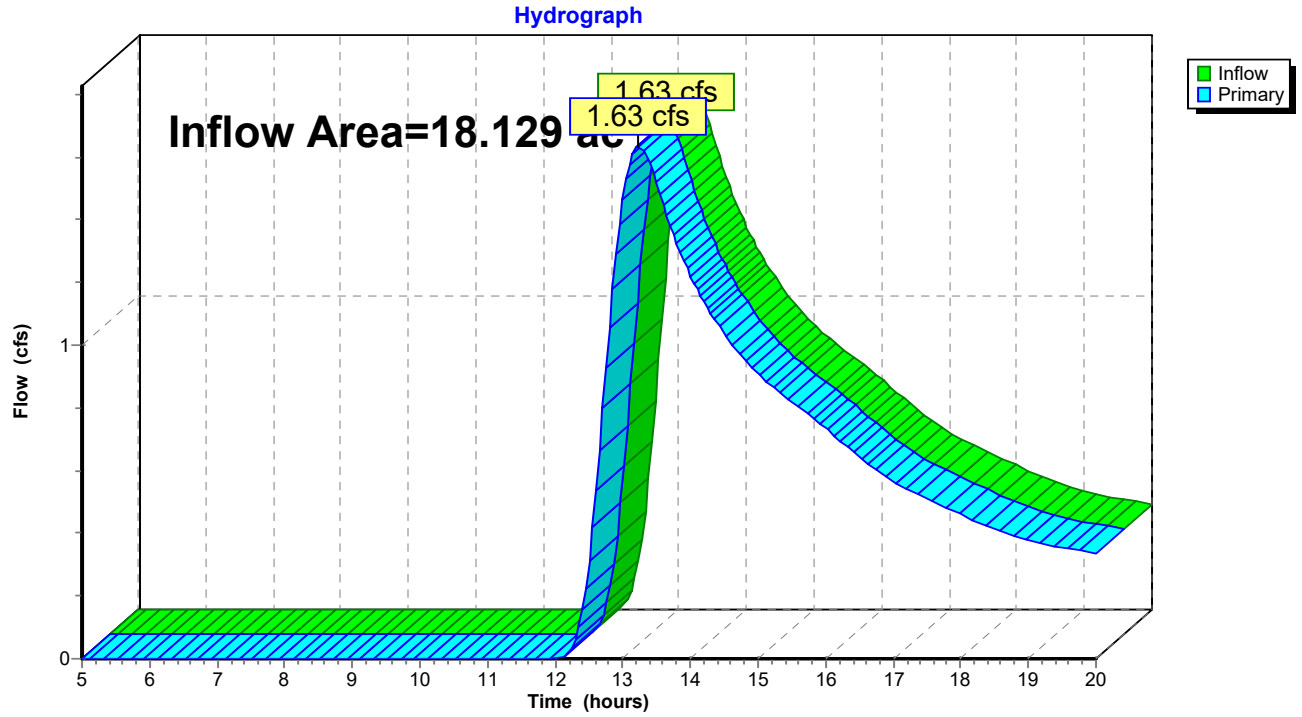


Summary for Link SP1: Area Downgradient of Parcel to the East

Inflow Area = 18.129 ac, 5.27% Impervious, Inflow Depth > 0.31" for 10 Year event
Inflow = 1.63 cfs @ 13.23 hrs, Volume= 0.475 af
Primary = 1.63 cfs @ 13.23 hrs, Volume= 0.475 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP1: Area Downgradient of Parcel to the East

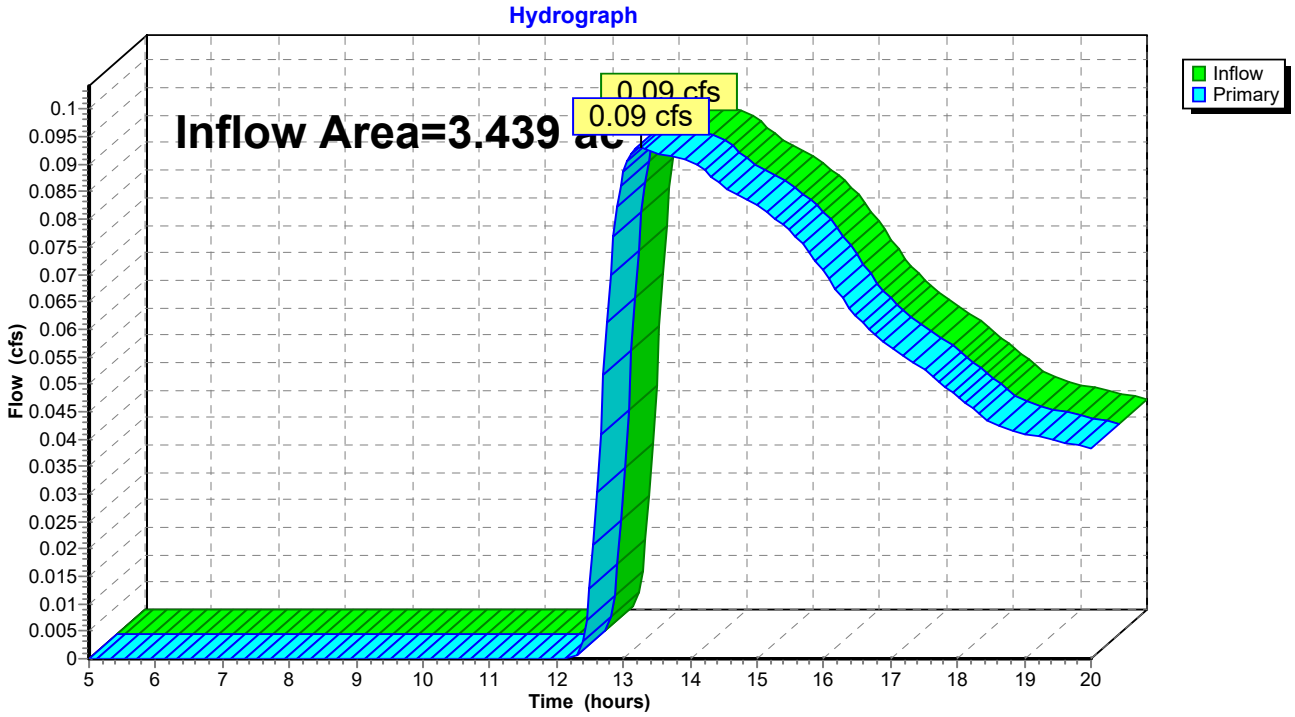


Summary for Link SP2: DANVILLE CORNER ROAD

Inflow Area = 3.439 ac, 9.80% Impervious, Inflow Depth > 0.14" for 10 Year event
Inflow = 0.09 cfs @ 13.26 hrs, Volume= 0.040 af
Primary = 0.09 cfs @ 13.26 hrs, Volume= 0.040 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP2: DANVILLE CORNER ROAD



Summary for Subcatchment 1: Subcatchment 1

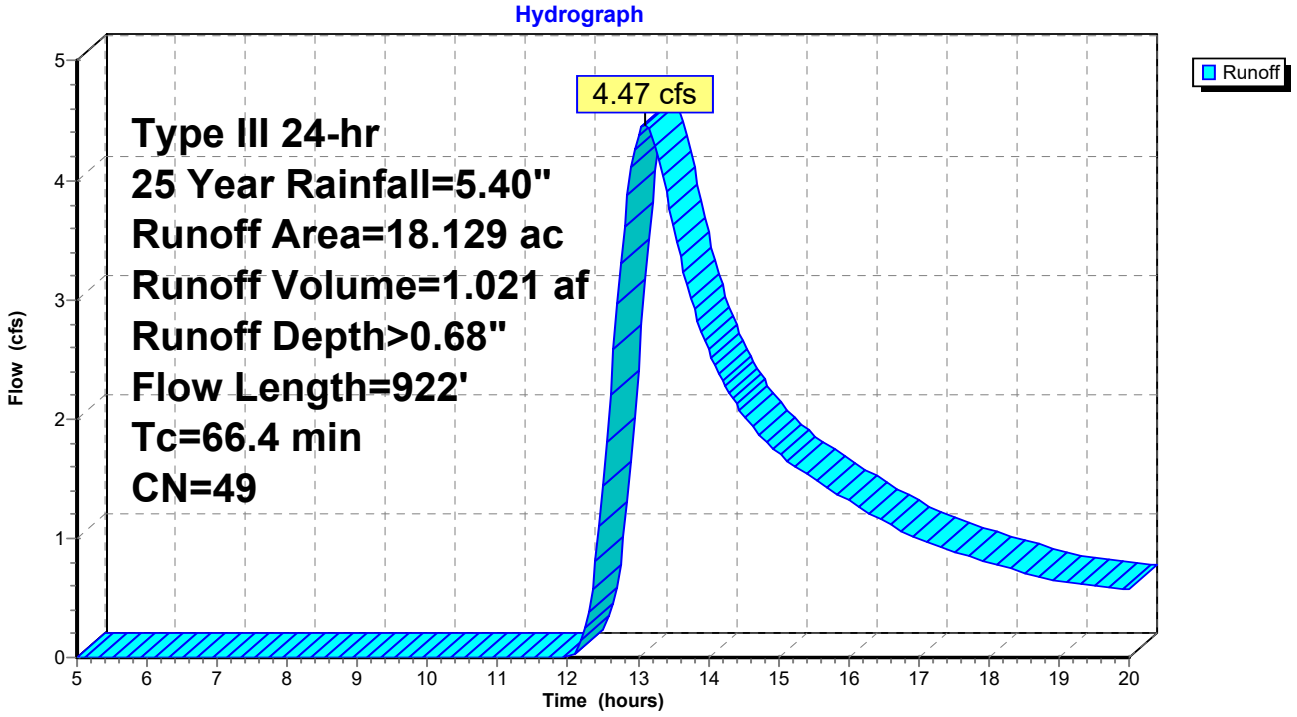
Runoff = 4.47 cfs @ 13.10 hrs, Volume= 1.021 af, Depth> 0.68"
Routed to Link SP1 : Area Downgradient of Parcel to the East

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.40"

	Area (ac)	CN	Description
	8.862	30	Woods, Good, HSG A
	5.825	70	Woods, Good, HSG C
	0.674	74	>75% Grass cover, Good, HSG C
	1.744	39	>75% Grass cover, Good, HSG A
*	0.887	98	Driveway and Roof, HSG C
*	0.137	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
	18.129	49	Weighted Average
	17.173		94.73% Pervious Area
	0.956		5.27% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
45.4	150	0.0300	0.06		**Sheet Flow, Woods** Woods: Dense underbrush n= 0.800 P2= 3.00"
21.0	772	0.0600	0.61		**Shallow Concentrated Flow, Woods** Forest w/Heavy Litter Kv= 2.5 fps
66.4	922	Total			

Subcatchment 1: Subcatchment 1



Summary for Subcatchment 2: Subcatchment 2

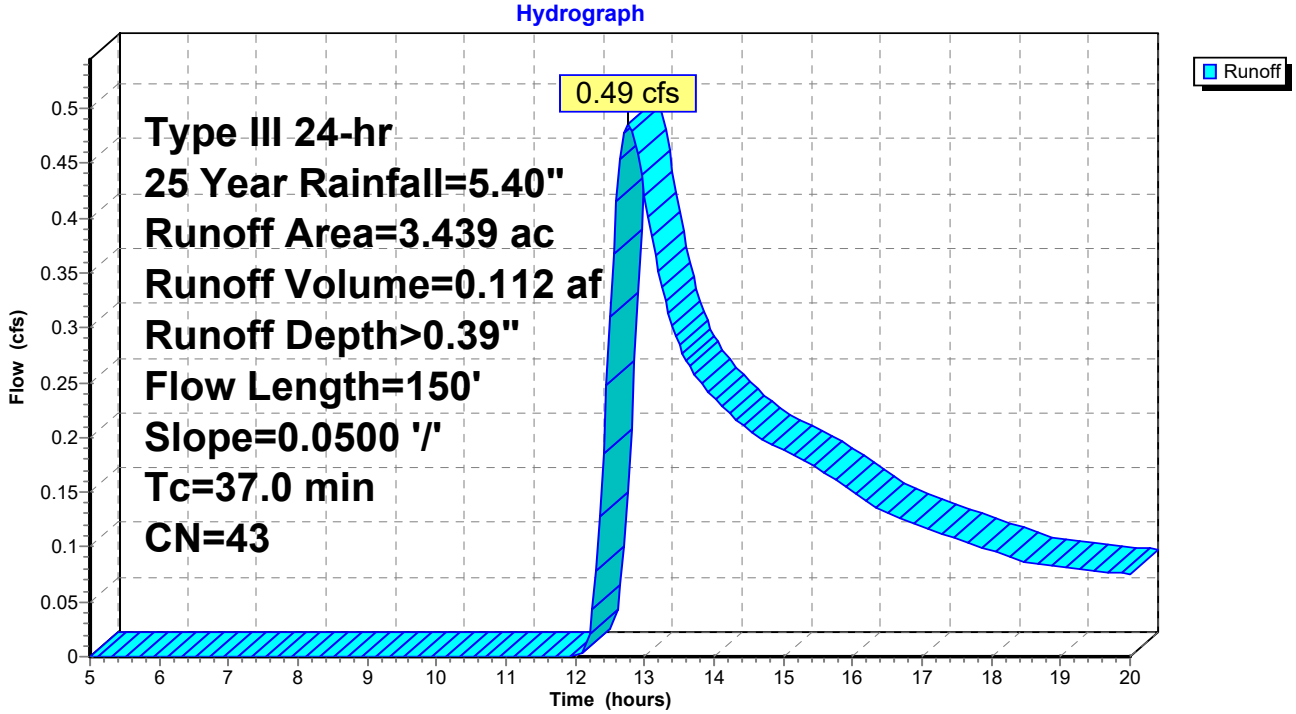
Runoff = 0.49 cfs @ 12.77 hrs, Volume= 0.112 af, Depth> 0.39"
Routed to Link SP2 : DANVILLE CORNER ROAD

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.40"

	Area (ac)	CN	Description
	1.543	30	Woods, Good, HSG A
	0.245	70	Woods, Good, HSG C
	0.014	74	>75% Grass cover, Good, HSG C
	1.295	39	>75% Grass cover, Good, HSG A
*	0.332	98	Driveway and Roof, HSG C
*	0.010	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
	3.439	43	Weighted Average
	3.102		90.20% Pervious Area
	0.337		9.80% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
37.0	150	0.0500	0.07		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"

Subcatchment 2: Subcatchment 2

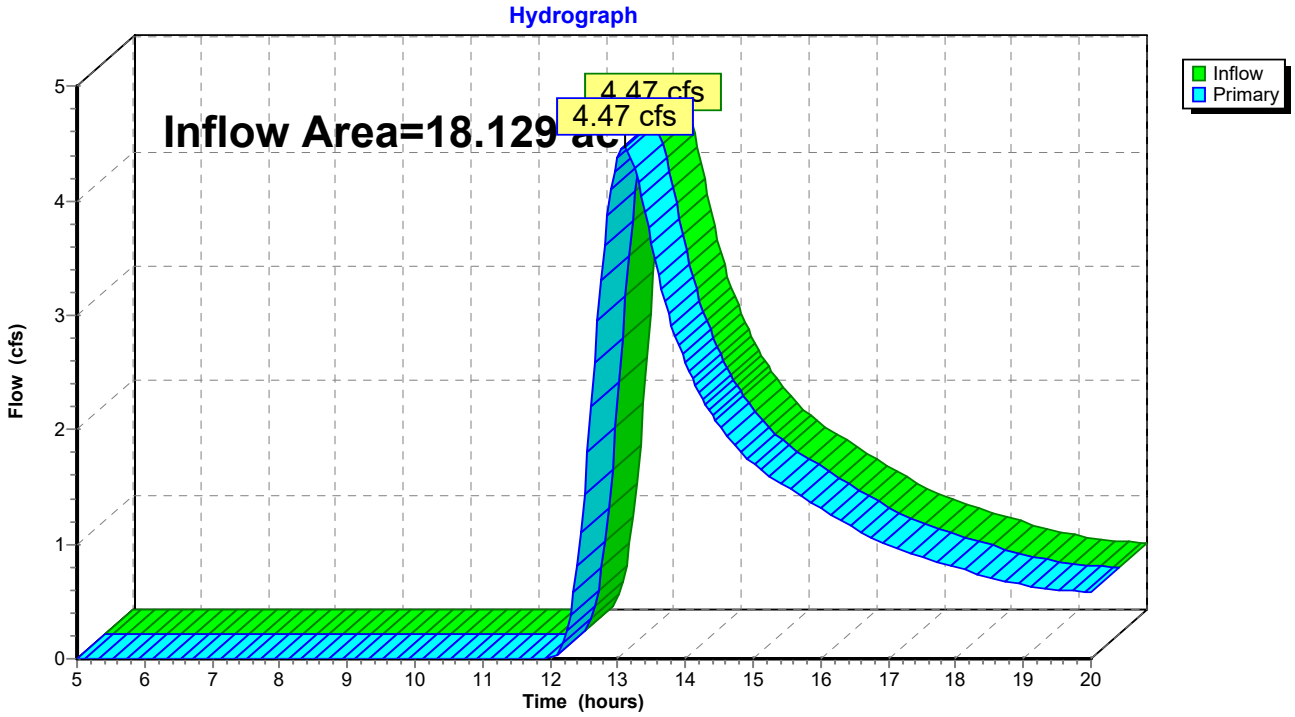


Summary for Link SP1: Area Downgradient of Parcel to the East

Inflow Area = 18.129 ac, 5.27% Impervious, Inflow Depth > 0.68" for 25 Year event
Inflow = 4.47 cfs @ 13.10 hrs, Volume= 1.021 af
Primary = 4.47 cfs @ 13.10 hrs, Volume= 1.021 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP1: Area Downgradient of Parcel to the East



Summary for Link SP2: DANVILLE CORNER ROAD

Inflow Area = 3.439 ac, 9.80% Impervious, Inflow Depth > 0.39" for 25 Year event
Inflow = 0.49 cfs @ 12.77 hrs, Volume= 0.112 af
Primary = 0.49 cfs @ 12.77 hrs, Volume= 0.112 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP2: DANVILLE CORNER ROAD

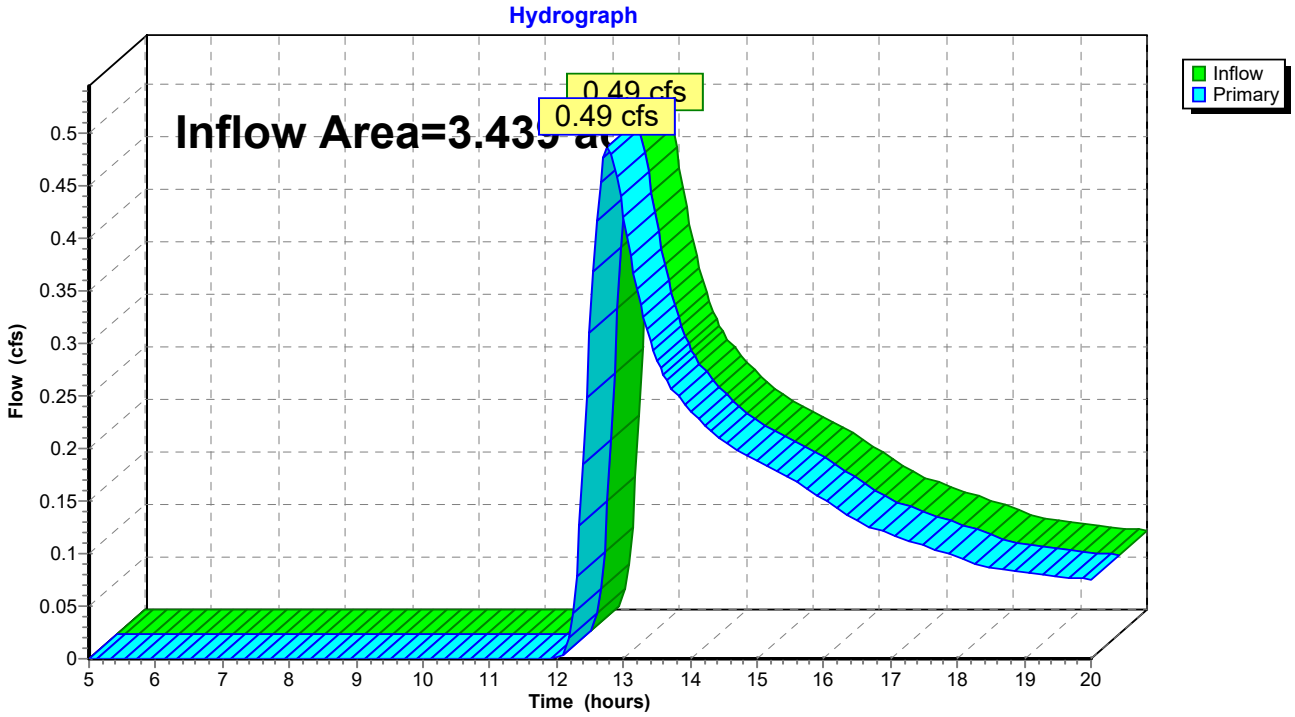


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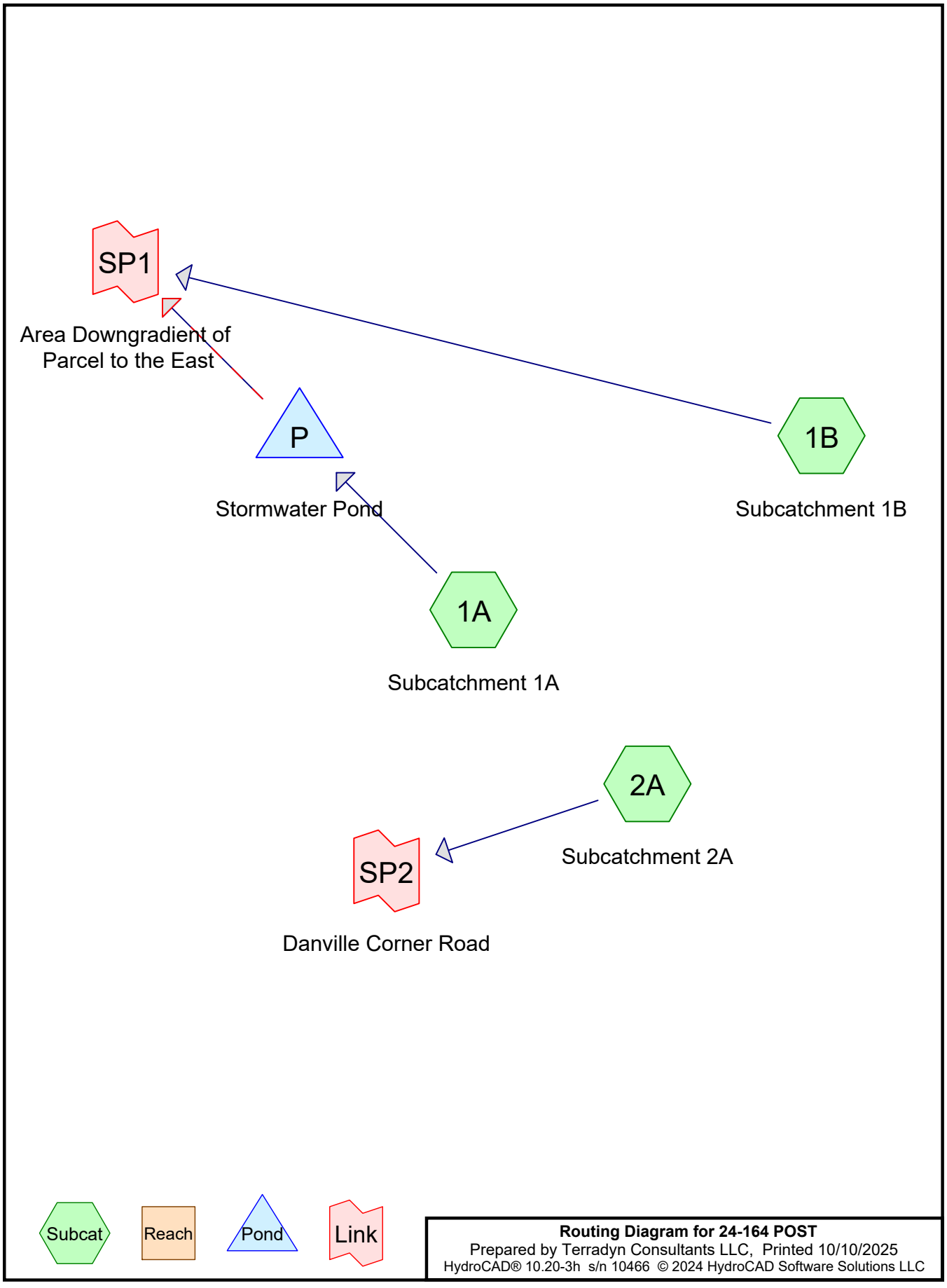
2 Year Event
4 Subcat 1: Subcatchment 1
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APPENDIX 5

POST-DEVELOPMENT HYDROCAD MODEL



Routing Diagram for 24-164 POST
Prepared by Terradyn Consultants LLC, Printed 10/10/2025
HydroCAD® 10.20-3h s/n 10466 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2 Year	Type III 24-hr		Default	24.00	1	3.00	2
2	10 Year	Type III 24-hr		Default	24.00	1	4.30	2
3	25 Year	Type III 24-hr		Default	24.00	1	5.40	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.219	98	Existing Impervious (1A, 1B, 2A)
1.780	39	Existing Lawn Area, >75% Grass cover, Good, HSG A (1B, 2A)
0.062	74	Existing Lawn Area, >75% Grass cover, Good, HSG C (1B, 2A)
0.892	39	Existing Lawn Areas, >75% Grass cover, Good, HSG A (1A)
0.519	74	Existing Lawn Areas, >75% Grass cover, Good, HSG C (1A)
0.147	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A (1A, 1B, 2A)
4.937	98	Proposed Impervious (1A, 2A)
2.748	39	Proposed Lawn Areas, >75% Grass cover, Good, HSG A (1A, 2A)
2.779	74	Proposed Lawn Areas, >75% Grass cover, Good, HSG C (1A, 2A)
5.541	30	Woods, Good, HSG A (1A, 1B, 2A)
0.944	70	Woods, Good, HSG C (1A, 1B, 2A)

Summary for Subcatchment 1A: Subcatchment 1A

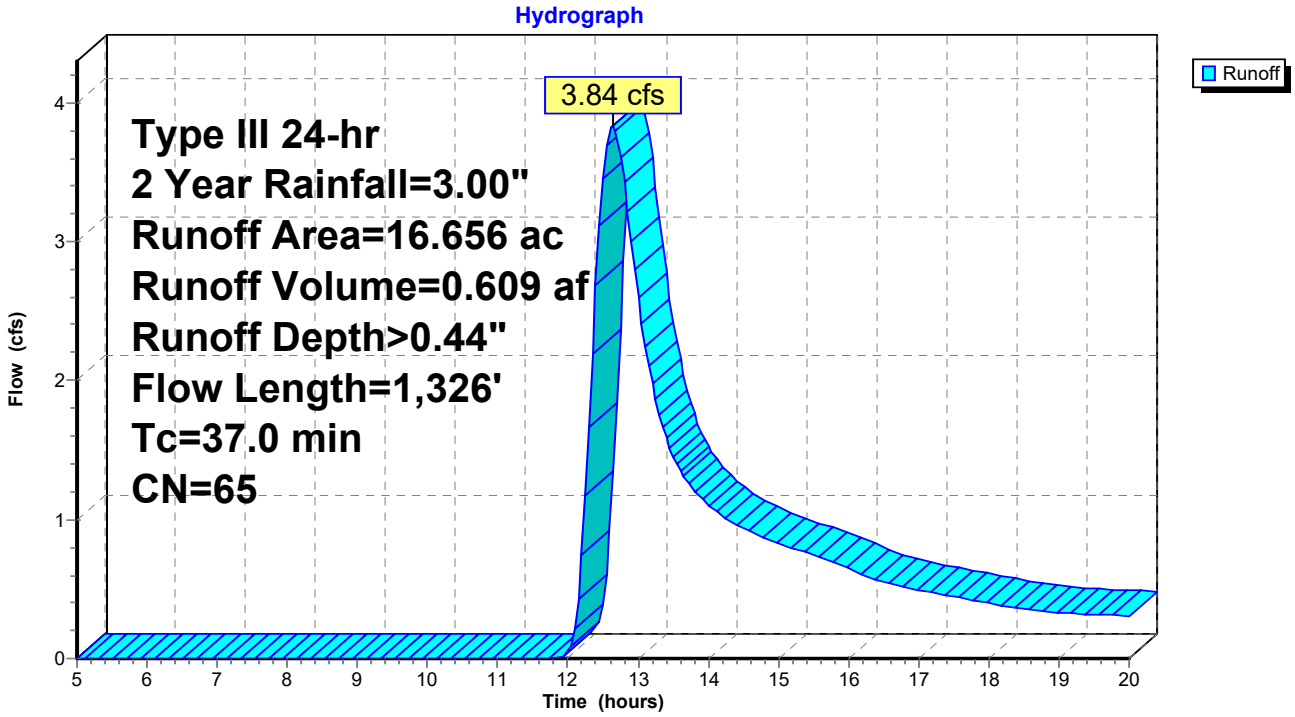
Runoff = 3.84 cfs @ 12.63 hrs, Volume= 0.609 af, Depth> 0.44"
Routed to Pond P : Stormwater Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.00"

	Area (ac)	CN	Description
*	0.798	98	Existing Impervious
*	0.030	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
*	0.892	39	Existing Lawn Areas, >75% Grass cover, Good, HSG A
*	0.519	74	Existing Lawn Areas, >75% Grass cover, Good, HSG C
*	4.927	98	Proposed Impervious
*	2.693	39	Proposed Lawn Areas, >75% Grass cover, Good, HSG A
*	2.708	74	Proposed Lawn Areas, >75% Grass cover, Good, HSG C
	0.427	70	Woods, Good, HSG C
	3.662	30	Woods, Good, HSG A
	16.656	65	Weighted Average
	10.916		65.54% Pervious Area
	5.740		34.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
32.4	150	0.0700	0.08		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"
2.5	108	0.0800	0.71		**Shallow Concentrated Flow,** Forest w/Heavy Litter Kv= 2.5 fps
0.5	115	0.0600	3.67		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.4	90	0.0300	3.52		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.2	863	0.0450	12.10	14.85	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
37.0	1,326	Total			

Subcatchment 1A: Subcatchment 1A



Summary for Subcatchment 1B: Subcatchment 1B

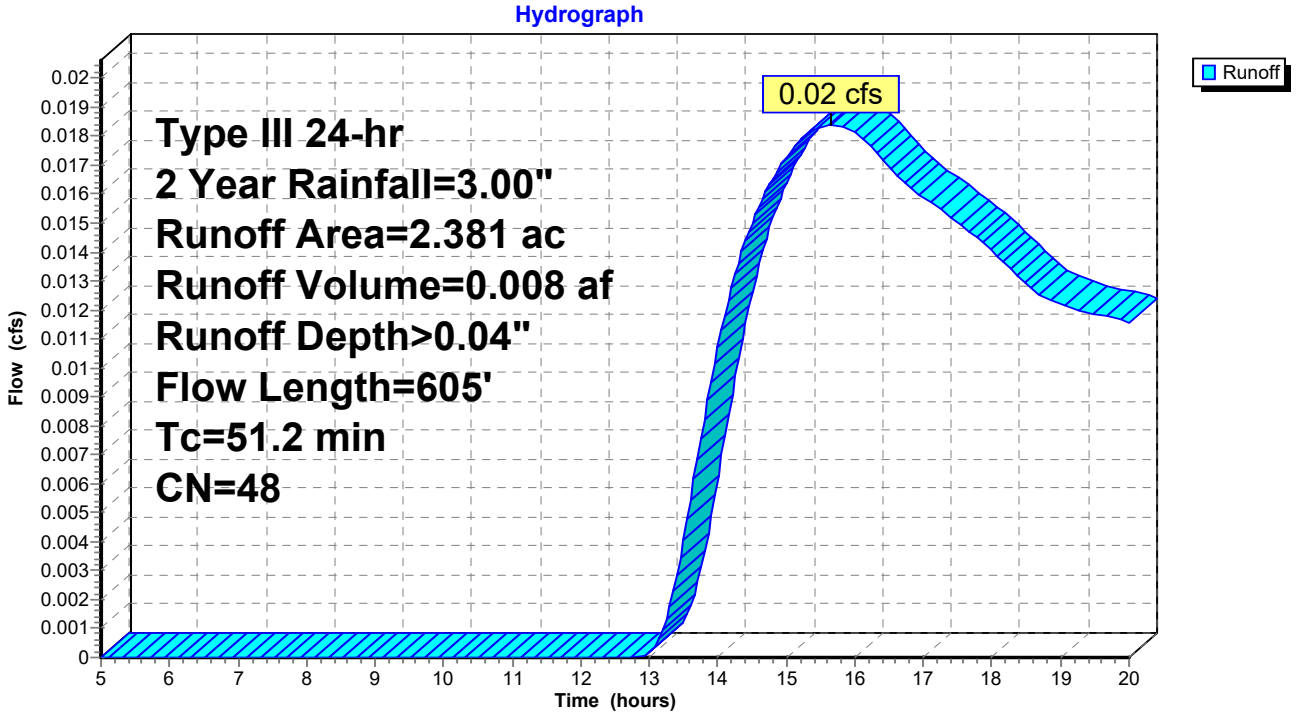
Runoff = 0.02 cfs @ 15.65 hrs, Volume= 0.008 af, Depth> 0.04"
Routed to Link SP1 : Area Downgradient of Parcel to the East

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.00"

	Area (ac)	CN	Description
*	0.107	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
*	0.804	39	Existing Lawn Area, >75% Grass cover, Good, HSG A
*	0.061	74	Existing Lawn Area, >75% Grass cover, Good, HSG C
	0.809	30	Woods, Good, HSG A
	0.494	70	Woods, Good, HSG C
*	0.106	98	Existing Impervious
	2.381	48	Weighted Average
	2.221		93.30% Pervious Area
	0.159		6.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.5	150	0.0400	0.06		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"
10.7	455	0.0800	0.71		**Shallow Concentrated Flow,** Forest w/Heavy Litter Kv= 2.5 fps
51.2	605	Total			

Subcatchment 1B: Subcatchment 1B



Summary for Subcatchment 2A: Subcatchment 2A

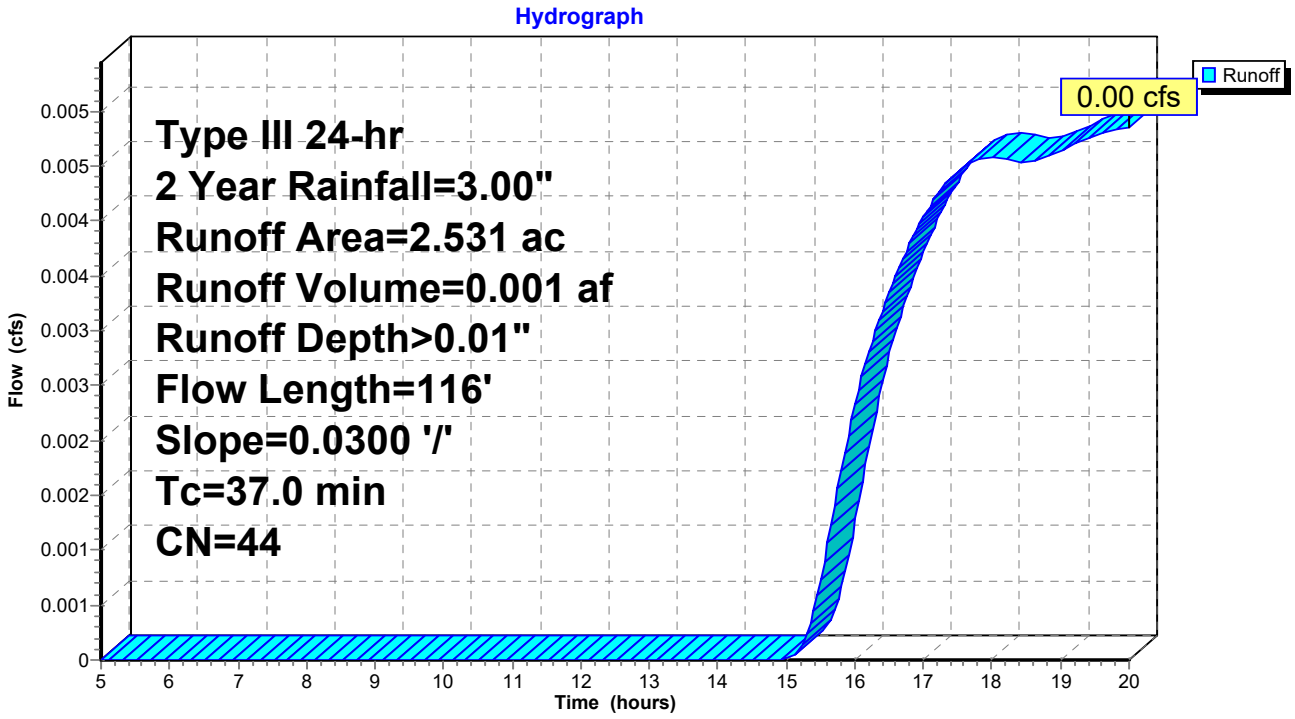
Runoff = 0.00 cfs @ 20.00 hrs, Volume= 0.001 af, Depth> 0.01"
Routed to Link SP2 : Danville Corner Road

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.00"

	Area (ac)	CN	Description
*	0.010	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
*	0.315	98	Existing Impervious
*	0.976	39	Existing Lawn Area, >75% Grass cover, Good, HSG A
*	0.001	74	Existing Lawn Area, >75% Grass cover, Good, HSG C
*	0.055	39	Proposed Lawn Areas, >75% Grass cover, Good, HSG A
*	0.071	74	Proposed Lawn Areas, >75% Grass cover, Good, HSG C
	1.070	30	Woods, Good, HSG A
	0.023	70	Woods, Good, HSG C
*	0.010	98	Proposed Impervious
	2.531	44	Weighted Average
	2.201		86.96% Pervious Area
	0.330		13.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
37.0	116	0.0300	0.05		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"

Subcatchment 2A: Subcatchment 2A



Summary for Pond P: Stormwater Pond

Inflow Area = 16.656 ac, 34.46% Impervious, Inflow Depth > 0.44" for 2 Year event
Inflow = 3.84 cfs @ 12.63 hrs, Volume= 0.609 af
Outflow = 1.80 cfs @ 13.28 hrs, Volume= 0.608 af, Atten= 53%, Lag= 38.8 min
Discarded = 1.78 cfs @ 13.28 hrs, Volume= 0.601 af
Primary = 0.02 cfs @ 13.28 hrs, Volume= 0.008 af
Routed to Link SP1 : Area Downgradient of Parcel to the East
Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Link SP1 : Area Downgradient of Parcel to the East

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 264.33' @ 13.28 hrs Surf.Area= 16,377 sf Storage= 5,200 cf
Flood Elev= 267.50' Surf.Area= 25,689 sf Storage= 60,348 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 26.6 min (896.3 - 869.7)

Volume	Invert	Avail.Storage	Storage Description
#1	264.00'	60,348 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
264.00	15,497	0	0
265.00	18,193	16,845	16,845
265.50	19,541	9,434	26,279
265.51	20,484	200	26,479
266.00	21,485	10,282	36,761
267.00	25,689	23,587	60,348

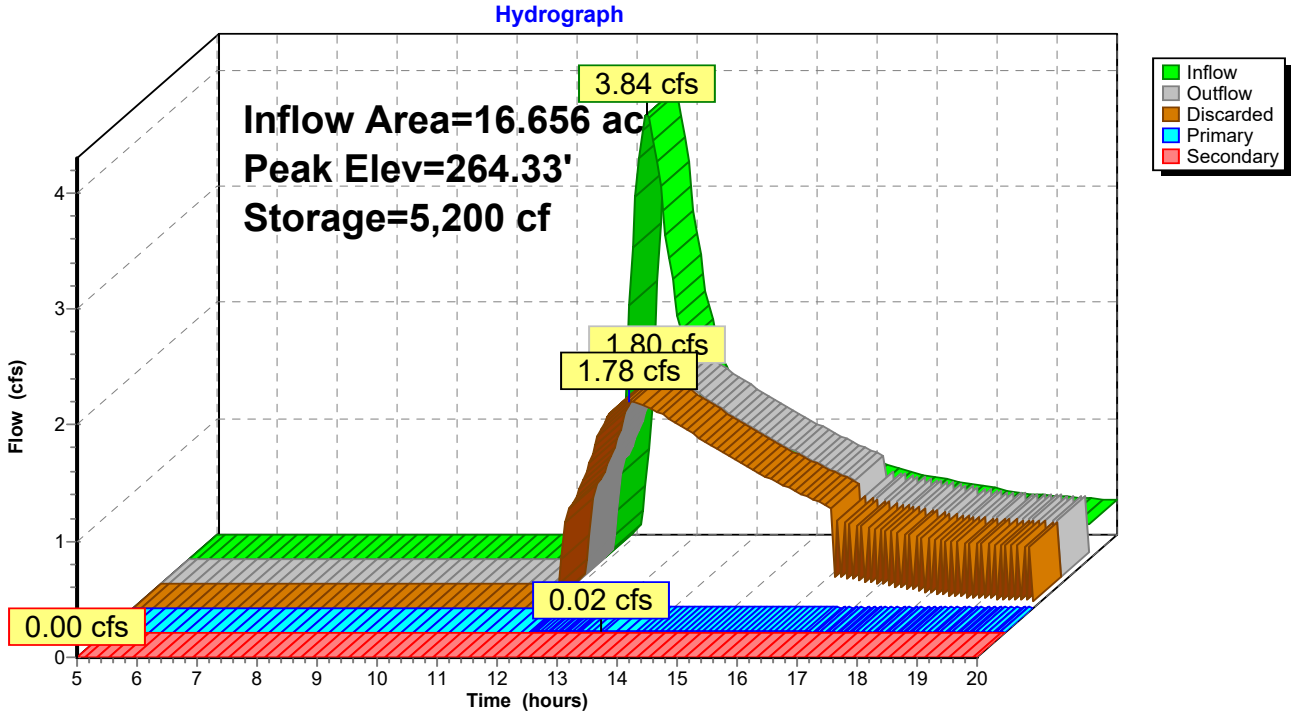
Device	Routing	Invert	Outlet Devices
#1	Primary	263.75'	**15.0" Round Culvert** L= 42.0' Ke= 0.500 Inlet / Outlet Invert= 263.75' / 263.67' S= 0.0019 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#2	Device 1	265.50'	**4.0' long Sharp-Crested Vee/Trap Weir** Cv= 2.62 (C= 3.28)
#3	Device 1	261.25'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 2	265.40'	**15.0" Round Culvert** L= 8.0' Ke= 0.500 Inlet / Outlet Invert= 265.40' / 264.47' S= 0.1162 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#5	Device 4	261.25'	**6.0" Round Culvert** L= 40.0' Ke= 0.500 Inlet / Outlet Invert= 261.25' / 261.25' S= 0.0000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf
#6	Discarded	264.00'	**2.400 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 263.67'
#7	Secondary	266.25'	**40.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Discarded OutFlow Max=1.78 cfs @ 13.28 hrs HW=264.33' (Free Discharge)
└**6=Exfiltration** (Controls 1.78 cfs)

Primary OutFlow Max=0.02 cfs @ 13.28 hrs HW=264.33' TW=0.00' (Dynamic Tailwater)
└**1=Culvert** (Passes 0.02 cfs of 0.87 cfs potential flow)
  └**2=Sharp-Crested Vee/Trap Weir** (Controls 0.00 cfs)
    └**4=Culvert** (Controls 0.00 cfs)
      └**5=Culvert** (Controls 0.00 cfs)
  └**3=Orifice/Grate** (Orifice Controls 0.02 cfs @ 3.65 fps)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=264.00' TW=0.00' (Dynamic Tailwater)
└**7=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond P: Stormwater Pond

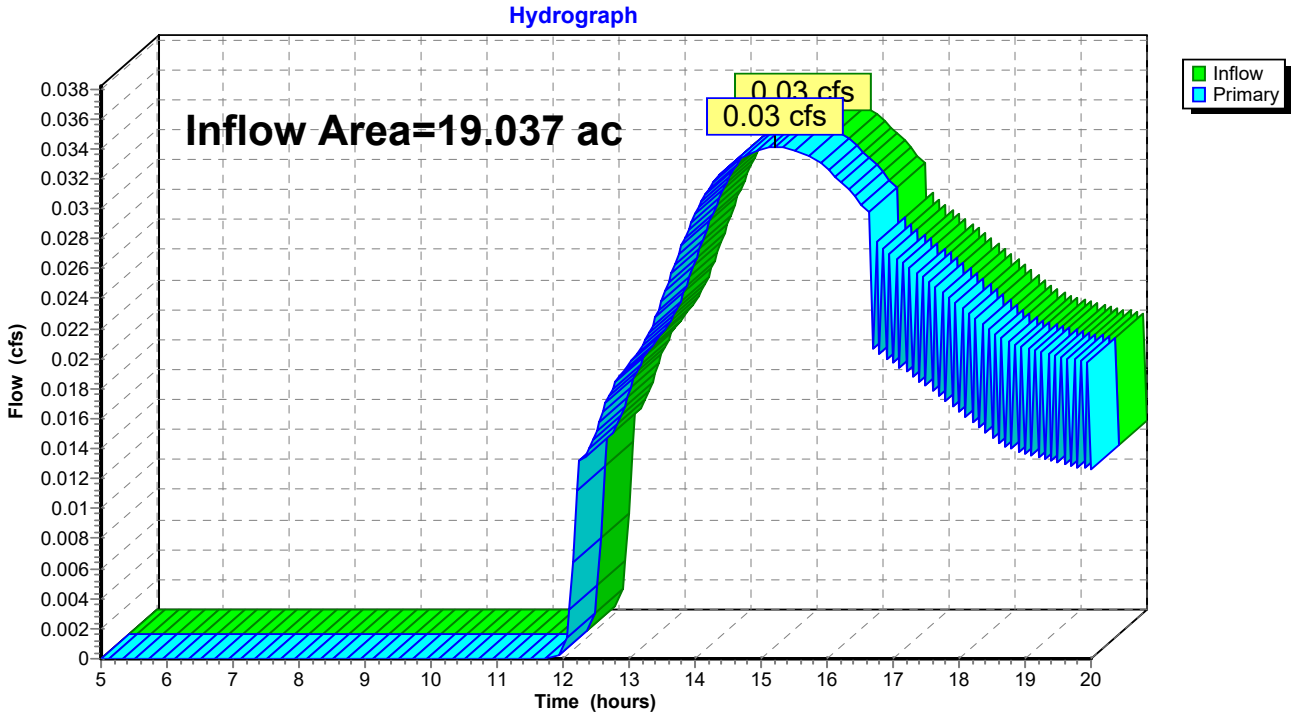


Summary for Link SP1: Area Downgradient of Parcel to the East

Inflow Area = 19.037 ac, 30.99% Impervious, Inflow Depth > 0.01" for 2 Year event
Inflow = 0.03 cfs @ 15.21 hrs, Volume= 0.016 af
Primary = 0.03 cfs @ 15.21 hrs, Volume= 0.016 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP1: Area Downgradient of Parcel to the East

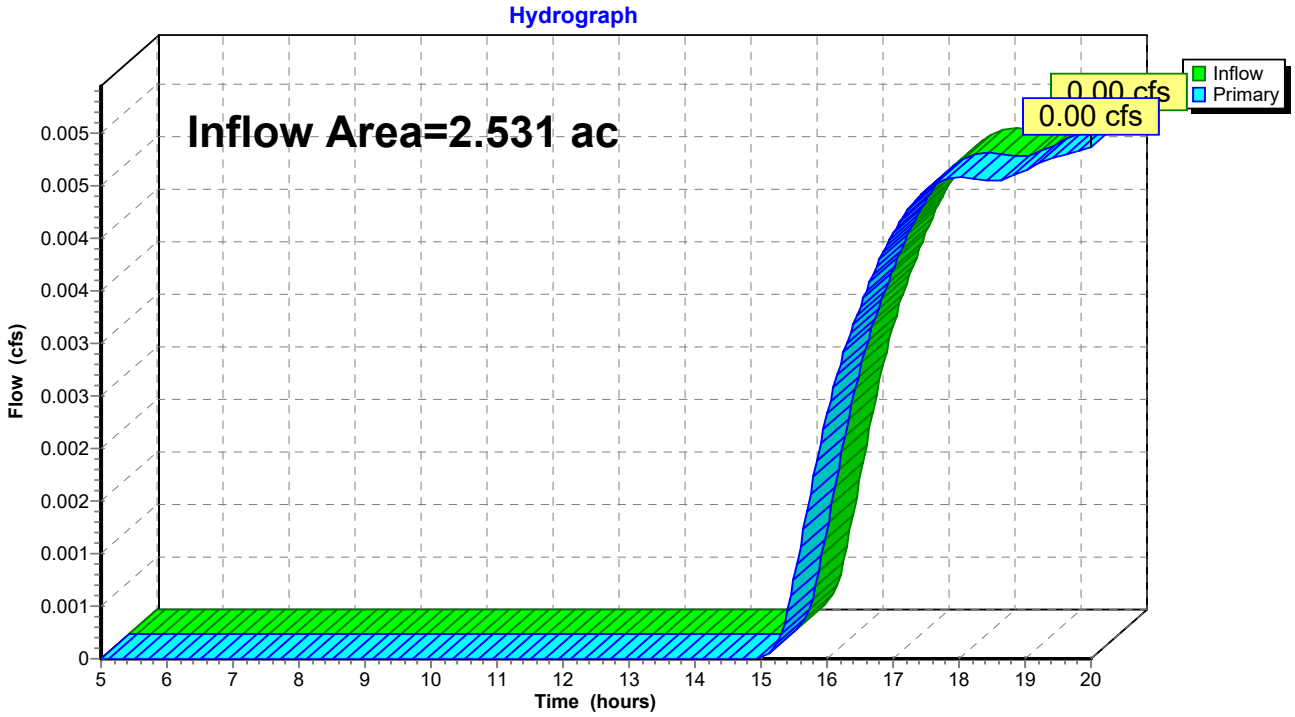


Summary for Link SP2: Danville Corner Road

Inflow Area = 2.531 ac, 13.04% Impervious, Inflow Depth > 0.01" for 2 Year event
Inflow = 0.00 cfs @ 20.00 hrs, Volume= 0.001 af
Primary = 0.00 cfs @ 20.00 hrs, Volume= 0.001 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP2: Danville Corner Road



Summary for Subcatchment 1A: Subcatchment 1A

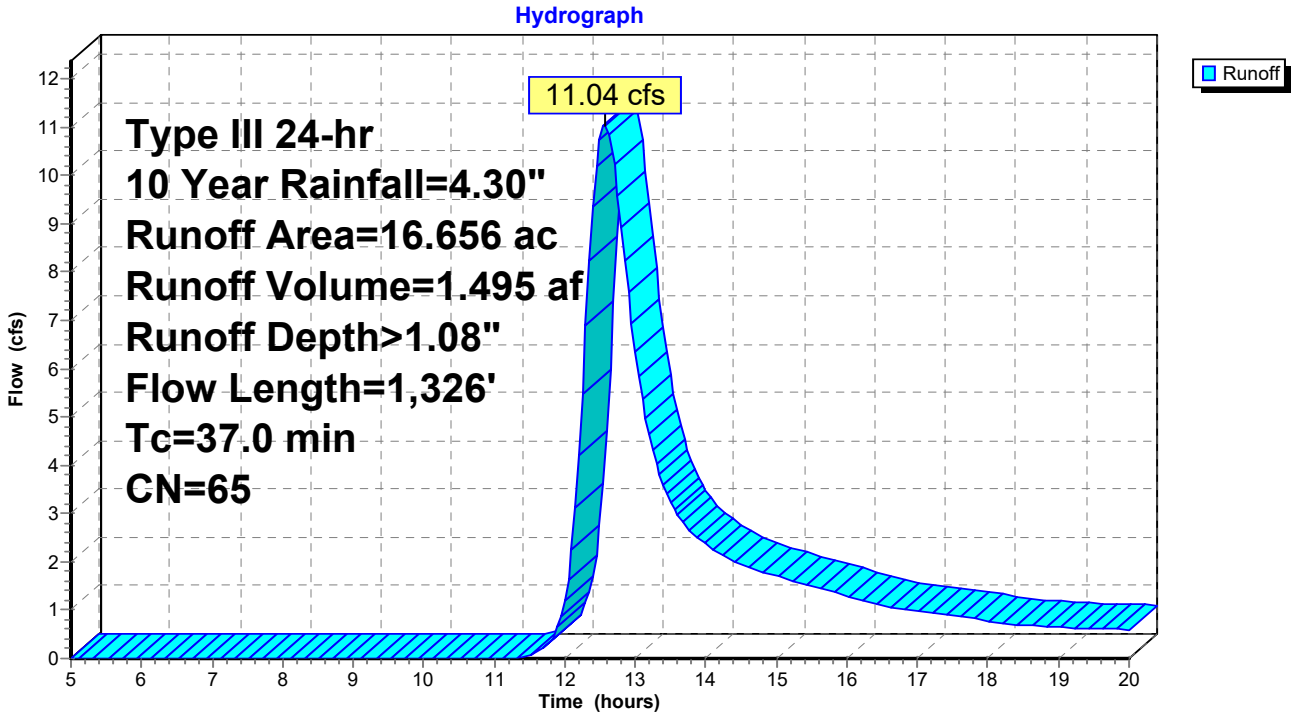
Runoff = 11.04 cfs @ 12.57 hrs, Volume= 1.495 af, Depth> 1.08"
Routed to Pond P : Stormwater Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.30"

	Area (ac)	CN	Description
*	0.798	98	Existing Impervious
*	0.030	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
*	0.892	39	Existing Lawn Areas, >75% Grass cover, Good, HSG A
*	0.519	74	Existing Lawn Areas, >75% Grass cover, Good, HSG C
*	4.927	98	Proposed Impervious
*	2.693	39	Proposed Lawn Areas, >75% Grass cover, Good, HSG A
*	2.708	74	Proposed Lawn Areas, >75% Grass cover, Good, HSG C
	0.427	70	Woods, Good, HSG C
	3.662	30	Woods, Good, HSG A
	16.656	65	Weighted Average
	10.916		65.54% Pervious Area
	5.740		34.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
32.4	150	0.0700	0.08		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"
2.5	108	0.0800	0.71		**Shallow Concentrated Flow,** Forest w/Heavy Litter Kv= 2.5 fps
0.5	115	0.0600	3.67		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.4	90	0.0300	3.52		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.2	863	0.0450	12.10	14.85	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
37.0	1,326	Total			

Subcatchment 1A: Subcatchment 1A



Summary for Subcatchment 1B: Subcatchment 1B

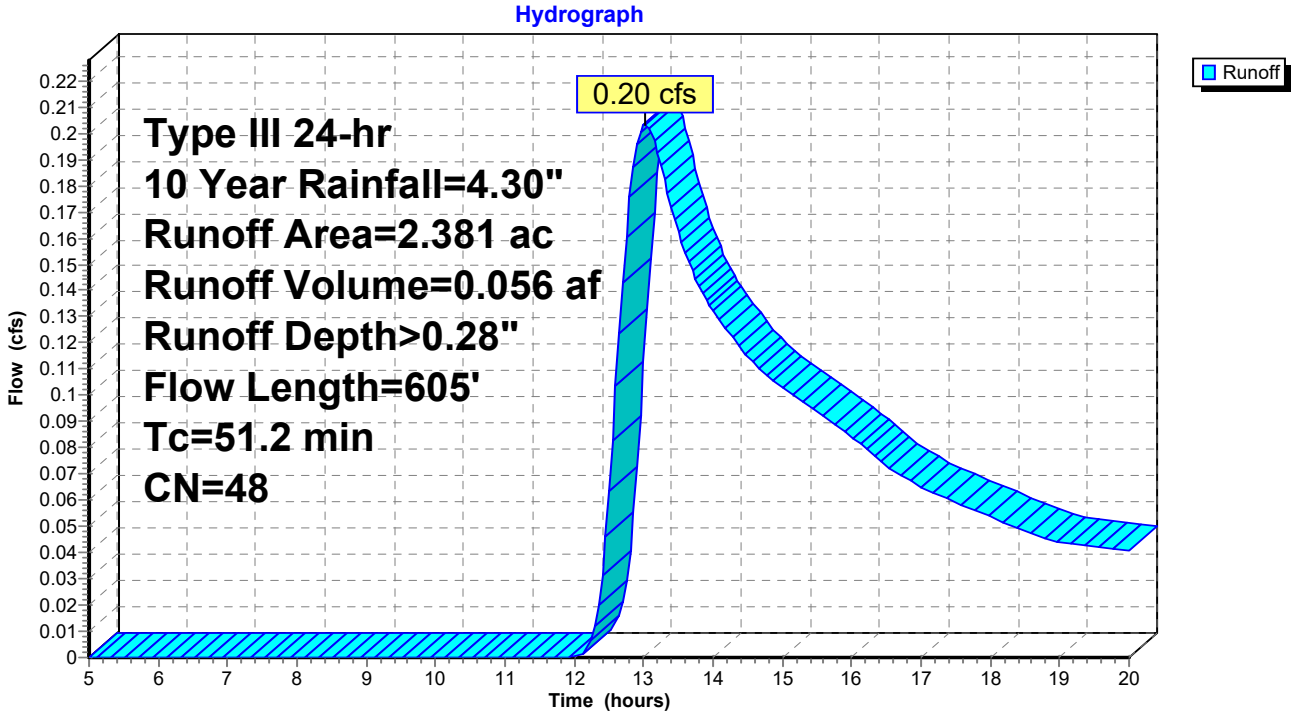
Runoff = 0.20 cfs @ 13.02 hrs, Volume= 0.056 af, Depth> 0.28"
Routed to Link SP1 : Area Downgradient of Parcel to the East

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.30"

	Area (ac)	CN	Description
*	0.107	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
*	0.804	39	Existing Lawn Area, >75% Grass cover, Good, HSG A
*	0.061	74	Existing Lawn Area, >75% Grass cover, Good, HSG C
	0.809	30	Woods, Good, HSG A
	0.494	70	Woods, Good, HSG C
*	0.106	98	Existing Impervious
	2.381	48	Weighted Average
	2.221		93.30% Pervious Area
	0.159		6.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.5	150	0.0400	0.06		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"
10.7	455	0.0800	0.71		**Shallow Concentrated Flow,** Forest w/Heavy Litter Kv= 2.5 fps
51.2	605	Total			

Subcatchment 1B: Subcatchment 1B



Summary for Subcatchment 2A: Subcatchment 2A

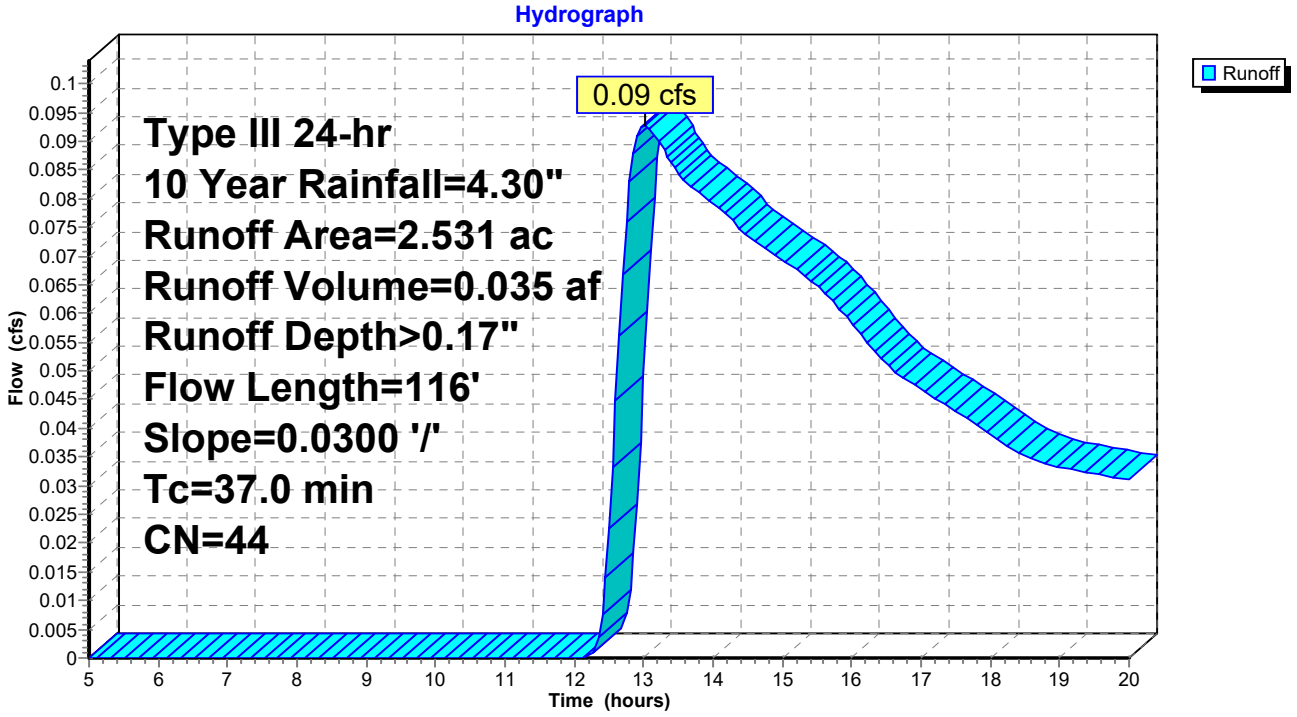
Runoff = 0.09 cfs @ 13.01 hrs, Volume= 0.035 af, Depth> 0.17"
Routed to Link SP2 : Danville Corner Road

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.30"

	Area (ac)	CN	Description
*	0.010	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
*	0.315	98	Existing Impervious
*	0.976	39	Existing Lawn Area, >75% Grass cover, Good, HSG A
*	0.001	74	Existing Lawn Area, >75% Grass cover, Good, HSG C
*	0.055	39	Proposed Lawn Areas, >75% Grass cover, Good, HSG A
*	0.071	74	Proposed Lawn Areas, >75% Grass cover, Good, HSG C
	1.070	30	Woods, Good, HSG A
	0.023	70	Woods, Good, HSG C
*	0.010	98	Proposed Impervious
	2.531	44	Weighted Average
	2.201		86.96% Pervious Area
	0.330		13.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
37.0	116	0.0300	0.05		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"

Subcatchment 2A: Subcatchment 2A



Summary for Pond P: Stormwater Pond

Inflow Area = 16.656 ac, 34.46% Impervious, Inflow Depth > 1.08" for 10 Year event
Inflow = 11.04 cfs @ 12.57 hrs, Volume= 1.495 af
Outflow = 4.21 cfs @ 13.27 hrs, Volume= 1.495 af, Atten= 62%, Lag= 41.9 min
Discarded = 4.18 cfs @ 13.27 hrs, Volume= 1.481 af
Primary = 0.03 cfs @ 13.27 hrs, Volume= 0.014 af
Routed to Link SP1 : Area Downgradient of Parcel to the East
Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Link SP1 : Area Downgradient of Parcel to the East

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 265.15' @ 13.27 hrs Surf.Area= 18,592 sf Storage= 19,568 cf
Flood Elev= 267.50' Surf.Area= 25,689 sf Storage= 60,348 cf

Plug-Flow detention time= 58.4 min calculated for 1.490 af (100% of inflow)
Center-of-Mass det. time= 58.2 min (906.1 - 847.9)

Volume	Invert	Avail.Storage	Storage Description
#1	264.00'	60,348 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
264.00	15,497	0	0
265.00	18,193	16,845	16,845
265.50	19,541	9,434	26,279
265.51	20,484	200	26,479
266.00	21,485	10,282	36,761
267.00	25,689	23,587	60,348

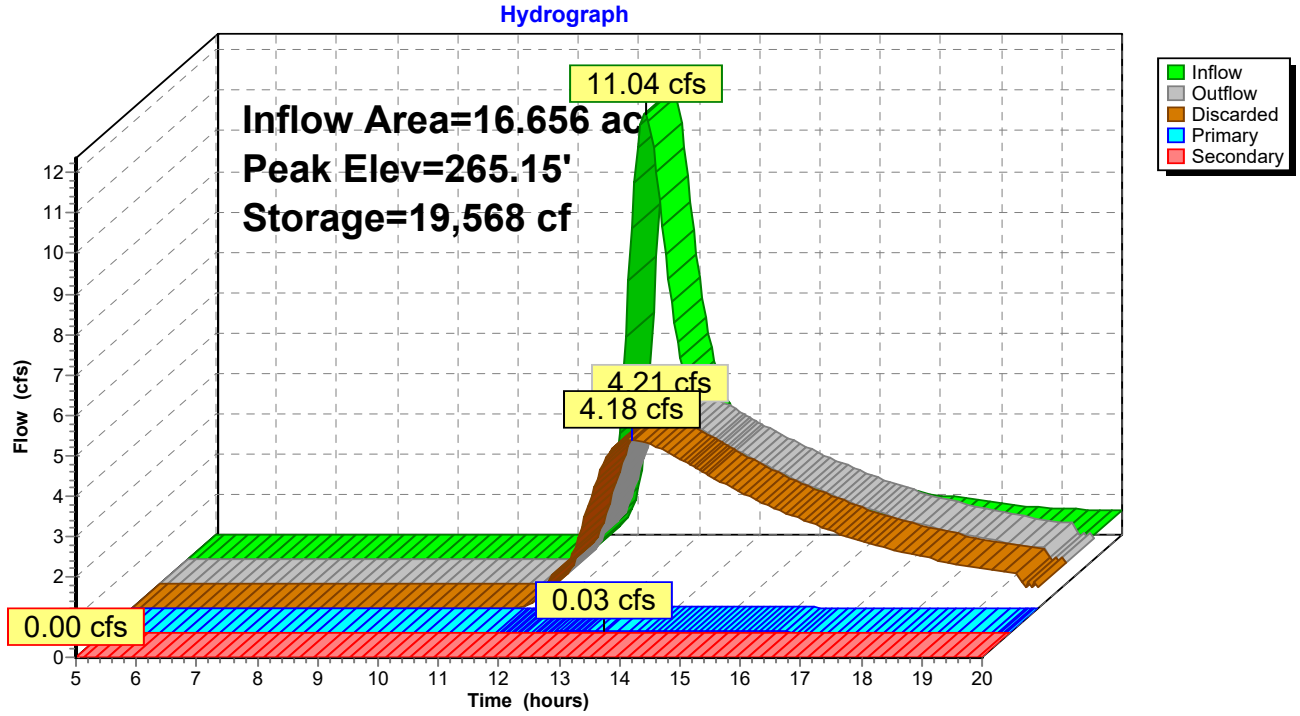
Device	Routing	Invert	Outlet Devices
#1	Primary	263.75'	**15.0" Round Culvert** L= 42.0' Ke= 0.500 Inlet / Outlet Invert= 263.75' / 263.67' S= 0.0019 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#2	Device 1	265.50'	**4.0' long Sharp-Crested Vee/Trap Weir** Cv= 2.62 (C= 3.28)
#3	Device 1	261.25'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 2	265.40'	**15.0" Round Culvert** L= 8.0' Ke= 0.500 Inlet / Outlet Invert= 265.40' / 264.47' S= 0.1162 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#5	Device 4	261.25'	**6.0" Round Culvert** L= 40.0' Ke= 0.500 Inlet / Outlet Invert= 261.25' / 261.25' S= 0.0000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf
#6	Discarded	264.00'	**2.400 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 263.67'
#7	Secondary	266.25'	**40.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Discarded OutFlow Max=4.18 cfs @ 13.27 hrs HW=265.15' (Free Discharge)
└**6=Exfiltration** (Controls 4.18 cfs)

Primary OutFlow Max=0.03 cfs @ 13.27 hrs HW=265.15' TW=0.00' (Dynamic Tailwater)
└**1=Culvert** (Passes 0.03 cfs of 3.95 cfs potential flow)
  └**2=Sharp-Crested Vee/Trap Weir** (Controls 0.00 cfs)
    └**4=Culvert** (Controls 0.00 cfs)
      └**5=Culvert** (Controls 0.00 cfs)
  └**3=Orifice/Grate** (Orifice Controls 0.03 cfs @ 5.69 fps)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=264.00' TW=0.00' (Dynamic Tailwater)
└**7=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond P: Stormwater Pond

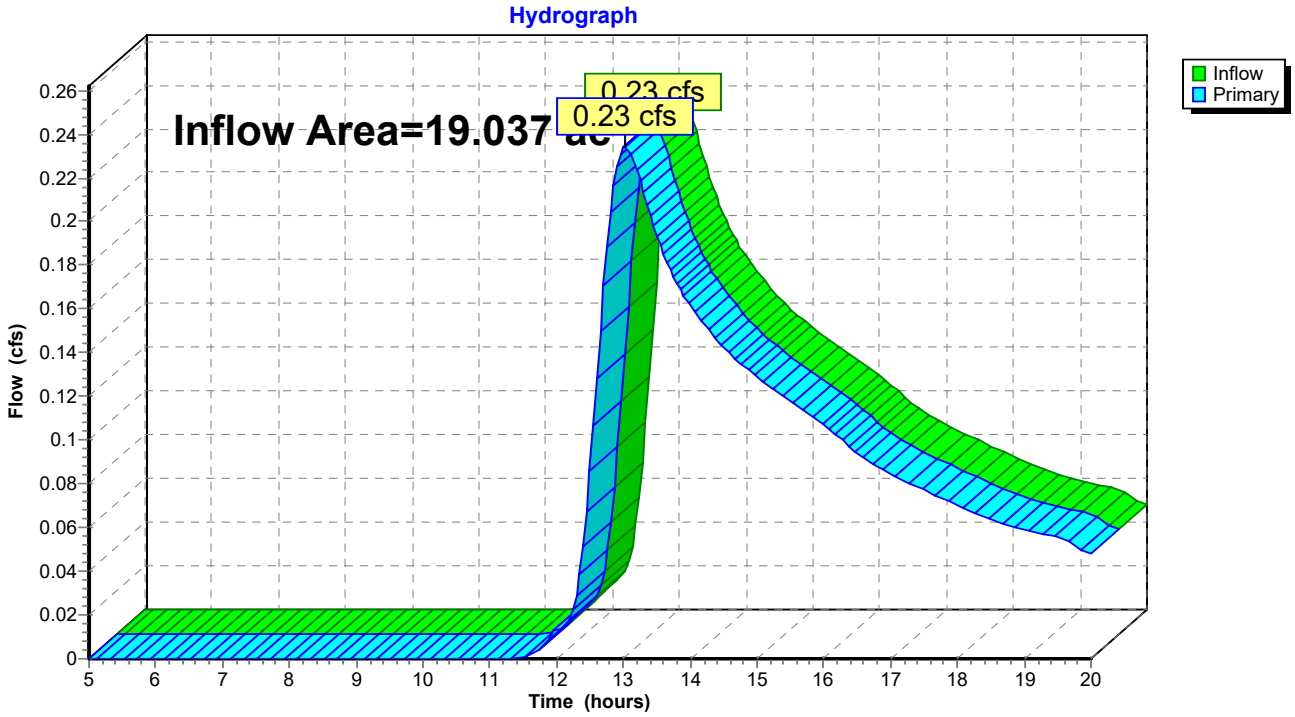


Summary for Link SP1: Area Downgradient of Parcel to the East

Inflow Area = 19.037 ac, 30.99% Impervious, Inflow Depth > 0.04" for 10 Year event
Inflow = 0.23 cfs @ 13.03 hrs, Volume= 0.071 af
Primary = 0.23 cfs @ 13.03 hrs, Volume= 0.071 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP1: Area Downgradient of Parcel to the East

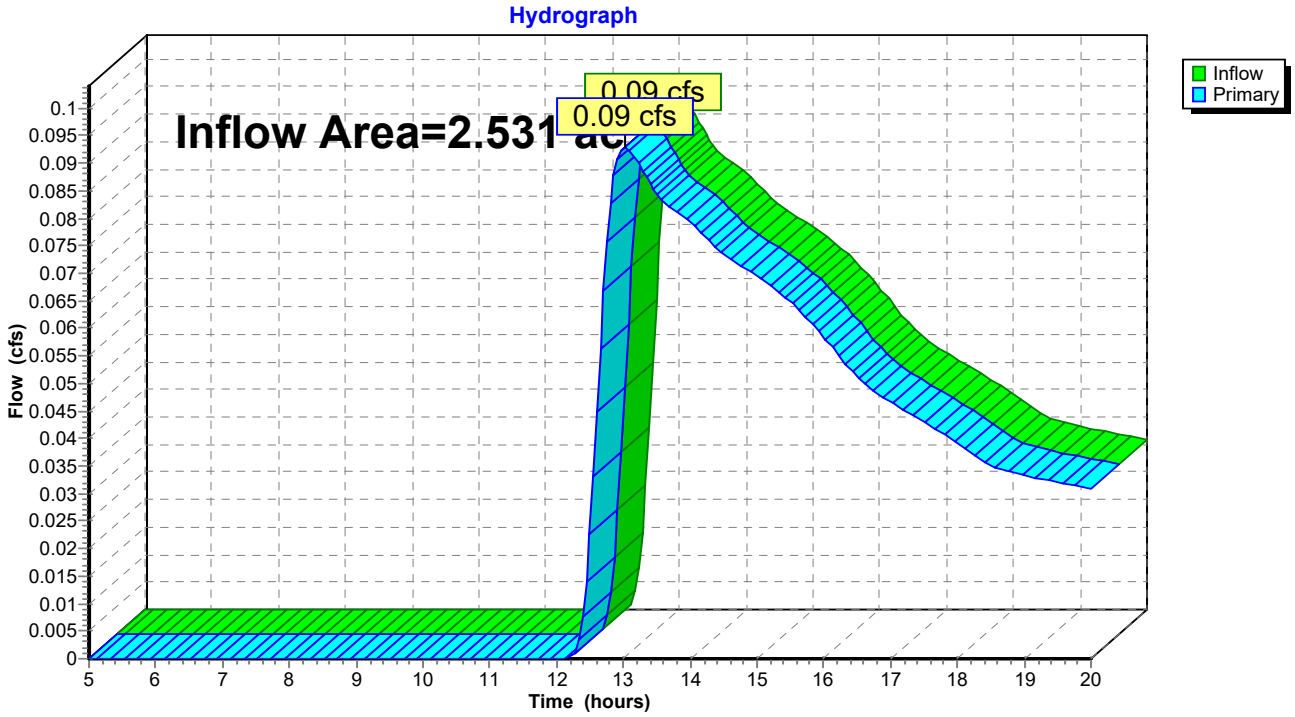


Summary for Link SP2: Danville Corner Road

Inflow Area = 2.531 ac, 13.04% Impervious, Inflow Depth > 0.17" for 10 Year event
Inflow = 0.09 cfs @ 13.01 hrs, Volume= 0.035 af
Primary = 0.09 cfs @ 13.01 hrs, Volume= 0.035 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP2: Danville Corner Road



Summary for Subcatchment 1A: Subcatchment 1A

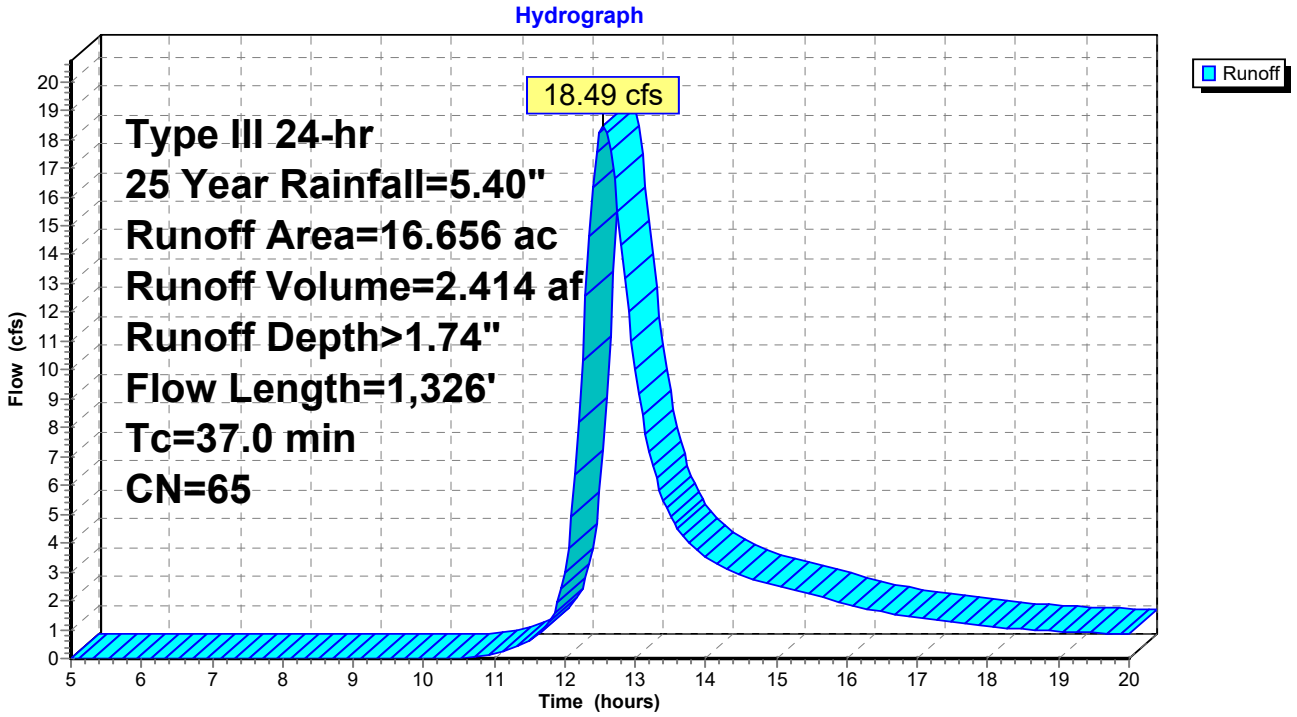
Runoff = 18.49 cfs @ 12.55 hrs, Volume= 2.414 af, Depth> 1.74"
Routed to Pond P : Stormwater Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.40"

	Area (ac)	CN	Description
*	0.798	98	Existing Impervious
*	0.030	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
*	0.892	39	Existing Lawn Areas, >75% Grass cover, Good, HSG A
*	0.519	74	Existing Lawn Areas, >75% Grass cover, Good, HSG C
*	4.927	98	Proposed Impervious
*	2.693	39	Proposed Lawn Areas, >75% Grass cover, Good, HSG A
*	2.708	74	Proposed Lawn Areas, >75% Grass cover, Good, HSG C
	0.427	70	Woods, Good, HSG C
	3.662	30	Woods, Good, HSG A
	16.656	65	Weighted Average
	10.916		65.54% Pervious Area
	5.740		34.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
32.4	150	0.0700	0.08		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"
2.5	108	0.0800	0.71		**Shallow Concentrated Flow,** Forest w/Heavy Litter Kv= 2.5 fps
0.5	115	0.0600	3.67		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.4	90	0.0300	3.52		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.2	863	0.0450	12.10	14.85	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
37.0	1,326	Total			

Subcatchment 1A: Subcatchment 1A



Summary for Subcatchment 1B: Subcatchment 1B

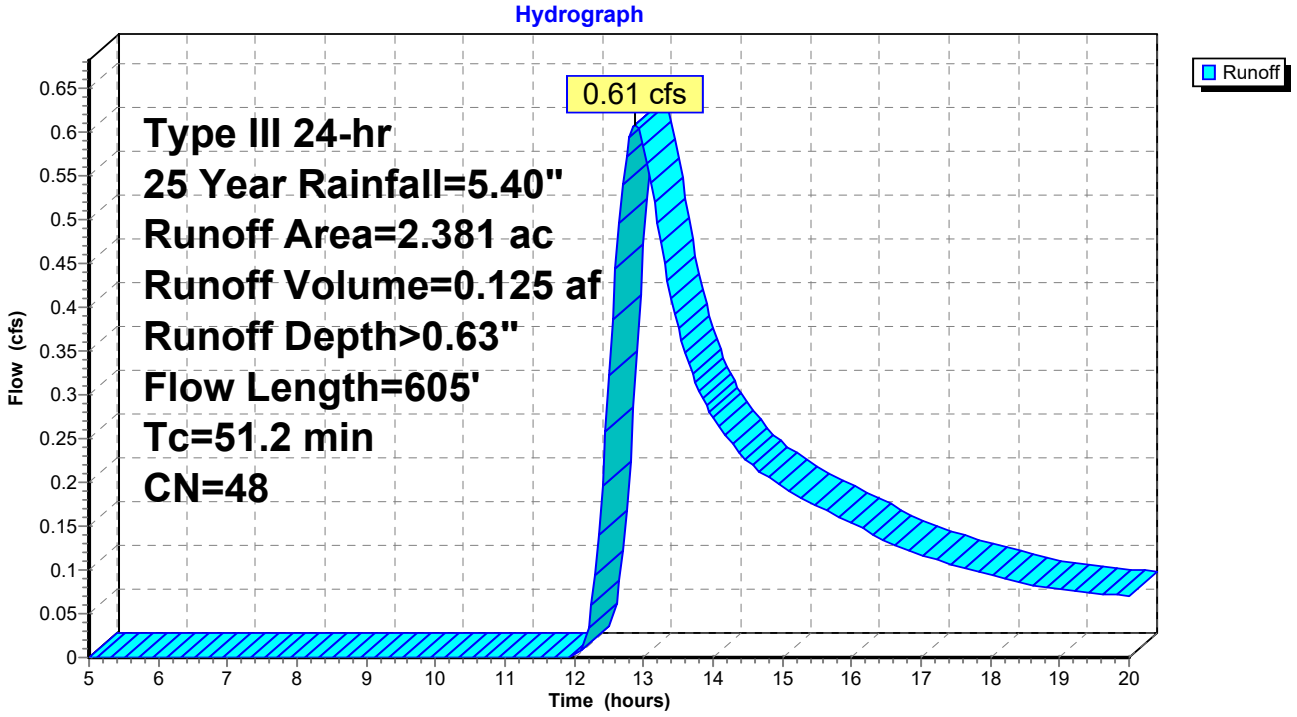
Runoff = 0.61 cfs @ 12.88 hrs, Volume= 0.125 af, Depth> 0.63"
Routed to Link SP1 : Area Downgradient of Parcel to the East

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.40"

	Area (ac)	CN	Description
*	0.107	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
*	0.804	39	Existing Lawn Area, >75% Grass cover, Good, HSG A
*	0.061	74	Existing Lawn Area, >75% Grass cover, Good, HSG C
	0.809	30	Woods, Good, HSG A
	0.494	70	Woods, Good, HSG C
*	0.106	98	Existing Impervious
	2.381	48	Weighted Average
	2.221		93.30% Pervious Area
	0.159		6.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.5	150	0.0400	0.06		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"
10.7	455	0.0800	0.71		**Shallow Concentrated Flow,** Forest w/Heavy Litter Kv= 2.5 fps
51.2	605	Total			

Subcatchment 1B: Subcatchment 1B



Summary for Subcatchment 2A: Subcatchment 2A

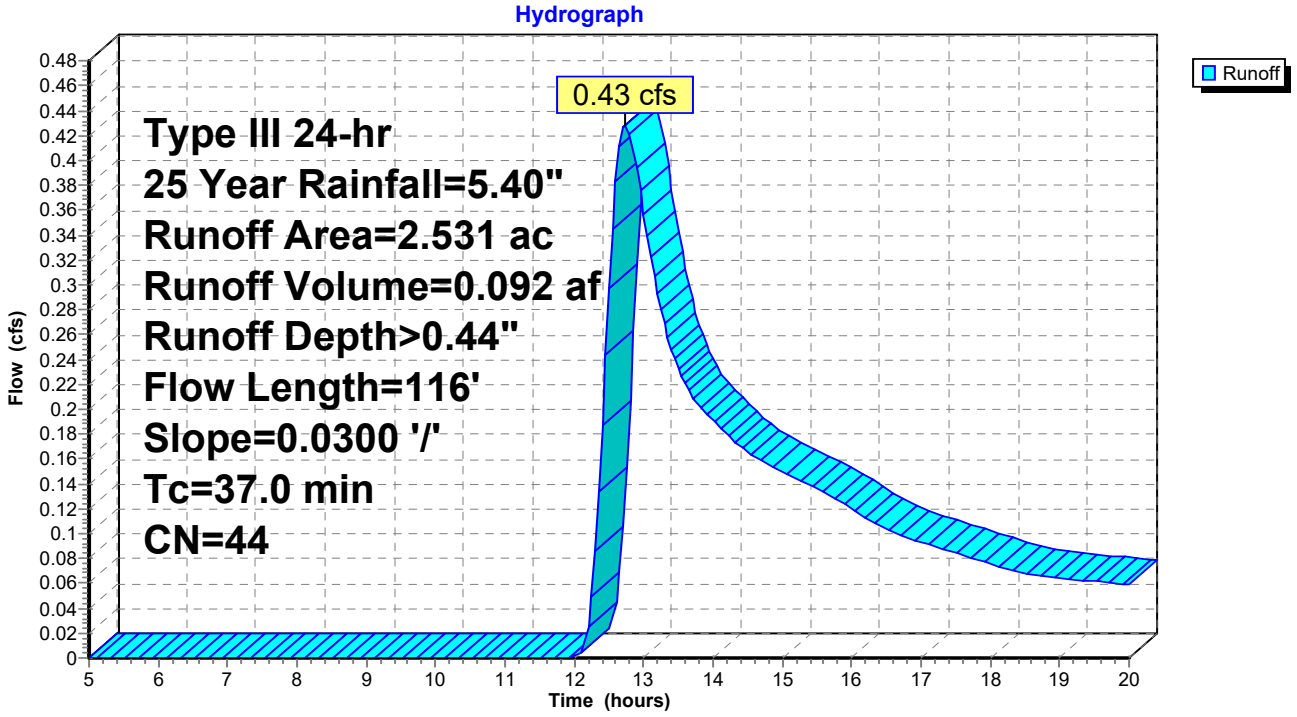
Runoff = 0.43 cfs @ 12.74 hrs, Volume= 0.092 af, Depth> 0.44"
Routed to Link SP2 : Danville Corner Road

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.40"

	Area (ac)	CN	Description
*	0.010	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
*	0.315	98	Existing Impervious
*	0.976	39	Existing Lawn Area, >75% Grass cover, Good, HSG A
*	0.001	74	Existing Lawn Area, >75% Grass cover, Good, HSG C
*	0.055	39	Proposed Lawn Areas, >75% Grass cover, Good, HSG A
*	0.071	74	Proposed Lawn Areas, >75% Grass cover, Good, HSG C
	1.070	30	Woods, Good, HSG A
	0.023	70	Woods, Good, HSG C
*	0.010	98	Proposed Impervious
	2.531	44	Weighted Average
	2.201		86.96% Pervious Area
	0.330		13.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
37.0	116	0.0300	0.05		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"

Subcatchment 2A: Subcatchment 2A



Summary for Pond P: Stormwater Pond

Inflow Area = 16.656 ac, 34.46% Impervious, Inflow Depth > 1.74" for 25 Year event
Inflow = 18.49 cfs @ 12.55 hrs, Volume= 2.414 af
Outflow = 7.02 cfs @ 13.22 hrs, Volume= 2.370 af, Atten= 62%, Lag= 40.0 min
Discarded = 6.49 cfs @ 13.22 hrs, Volume= 2.305 af
Primary = 0.53 cfs @ 13.22 hrs, Volume= 0.064 af
Routed to Link SP1 : Area Downgradient of Parcel to the East
Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Link SP1 : Area Downgradient of Parcel to the East

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 265.90' @ 13.22 hrs Surf.Area= 21,284 sf Storage= 34,658 cf
Flood Elev= 267.50' Surf.Area= 25,689 sf Storage= 60,348 cf

Plug-Flow detention time= 69.9 min calculated for 2.370 af (98% of inflow)
Center-of-Mass det. time= 63.4 min (901.0 - 837.5)

Volume	Invert	Avail.Storage	Storage Description
#1	264.00'	60,348 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
264.00	15,497	0	0
265.00	18,193	16,845	16,845
265.50	19,541	9,434	26,279
265.51	20,484	200	26,479
266.00	21,485	10,282	36,761
267.00	25,689	23,587	60,348

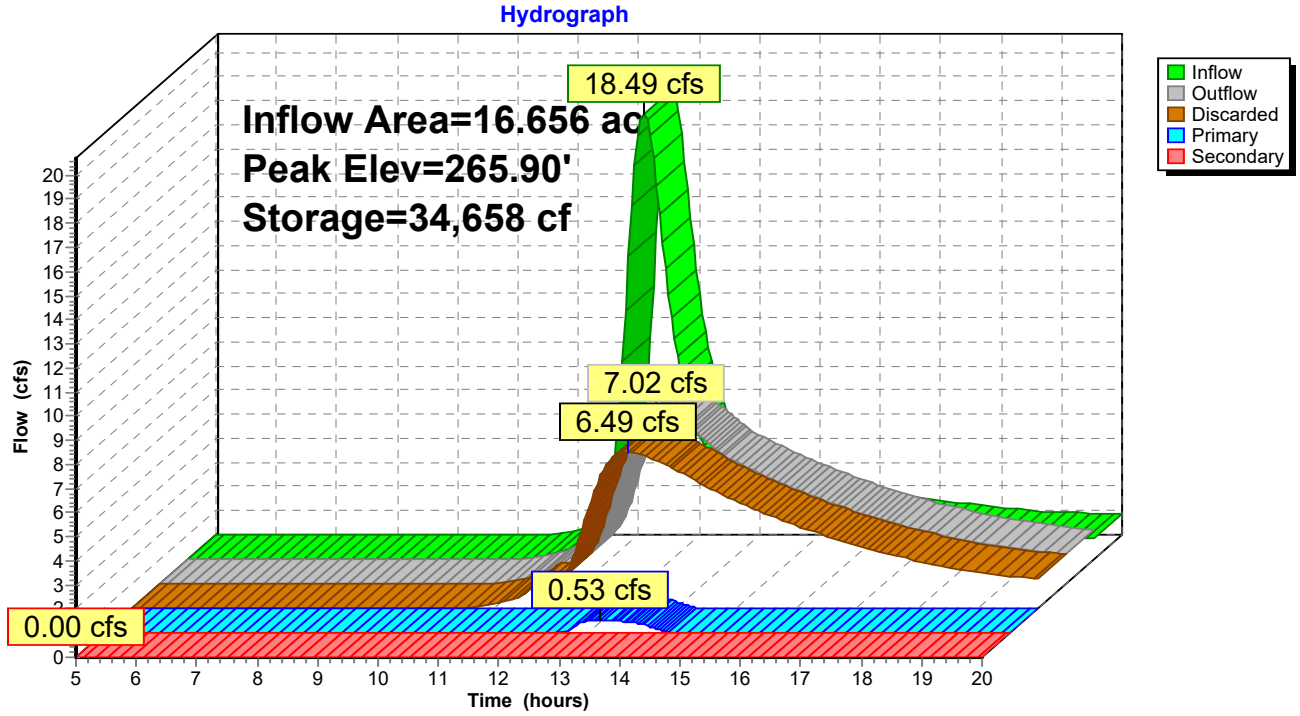
Device	Routing	Invert	Outlet Devices
#1	Primary	263.75'	**15.0" Round Culvert** L= 42.0' Ke= 0.500 Inlet / Outlet Invert= 263.75' / 263.67' S= 0.0019 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#2	Device 1	265.50'	**4.0' long Sharp-Crested Vee/Trap Weir** Cv= 2.62 (C= 3.28)
#3	Device 1	261.25'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 2	265.40'	**15.0" Round Culvert** L= 8.0' Ke= 0.500 Inlet / Outlet Invert= 265.40' / 264.47' S= 0.1162 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#5	Device 4	261.25'	**6.0" Round Culvert** L= 40.0' Ke= 0.500 Inlet / Outlet Invert= 261.25' / 261.25' S= 0.0000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf
#6	Discarded	264.00'	**2.400 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 263.67'
#7	Secondary	266.25'	**40.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Discarded OutFlow Max=6.49 cfs @ 13.22 hrs HW=265.90' (Free Discharge)
└**6=Exfiltration** (Controls 6.49 cfs)

Primary OutFlow Max=0.53 cfs @ 13.22 hrs HW=265.90' TW=0.00' (Dynamic Tailwater)
└**1=Culvert** (Passes 0.53 cfs of 6.38 cfs potential flow)
  └**2=Sharp-Crested Vee/Trap Weir** (Passes 0.49 cfs of 3.33 cfs potential flow)
    └**4=Culvert** (Passes 0.49 cfs of 1.11 cfs potential flow)
      └**5=Culvert** (Outlet Controls 0.49 cfs @ 2.48 fps)
  └**3=Orifice/Grate** (Orifice Controls 0.04 cfs @ 7.06 fps)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=264.00' TW=0.00' (Dynamic Tailwater)
└**7=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond P: Stormwater Pond

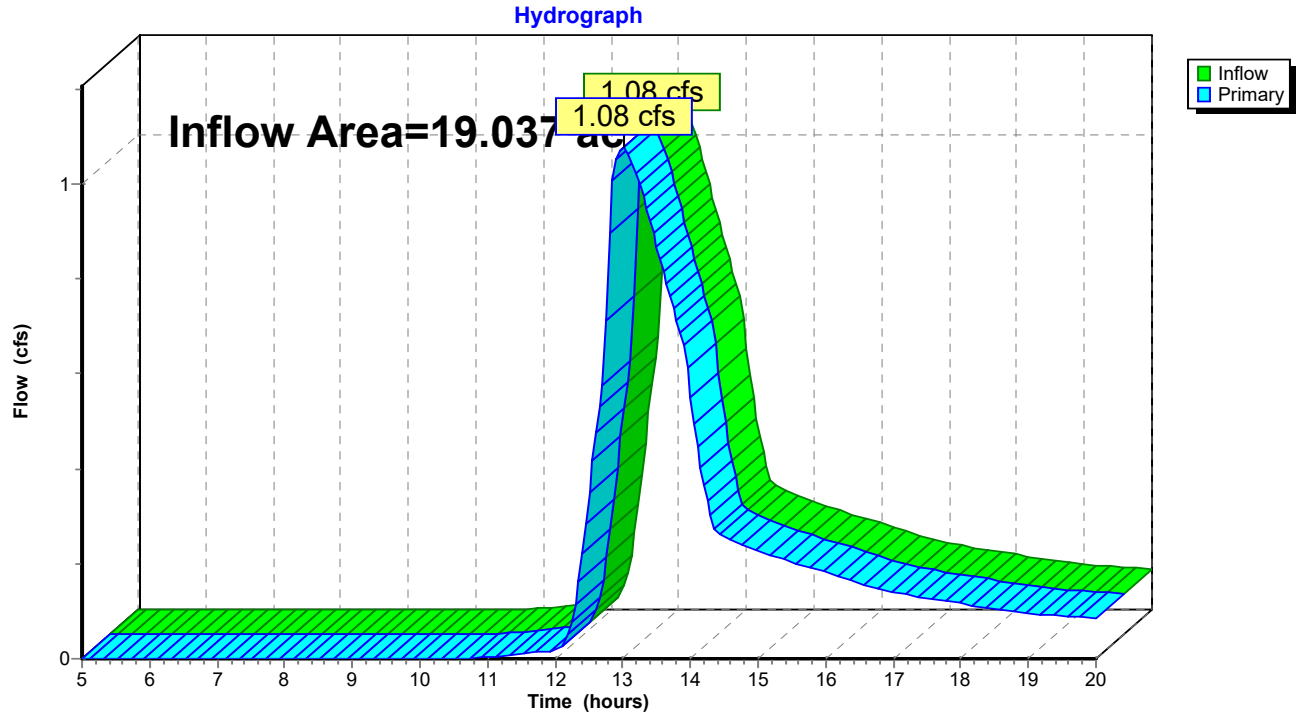


Summary for Link SP1: Area Downgradient of Parcel to the East

Inflow Area = 19.037 ac, 30.99% Impervious, Inflow Depth > 0.12" for 25 Year event
Inflow = 1.08 cfs @ 13.01 hrs, Volume= 0.189 af
Primary = 1.08 cfs @ 13.01 hrs, Volume= 0.189 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP1: Area Downgradient of Parcel to the East



Summary for Link SP2: Danville Corner Road

Inflow Area = 2.531 ac, 13.04% Impervious, Inflow Depth > 0.44" for 25 Year event
Inflow = 0.43 cfs @ 12.74 hrs, Volume= 0.092 af
Primary = 0.43 cfs @ 12.74 hrs, Volume= 0.092 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP2: Danville Corner Road

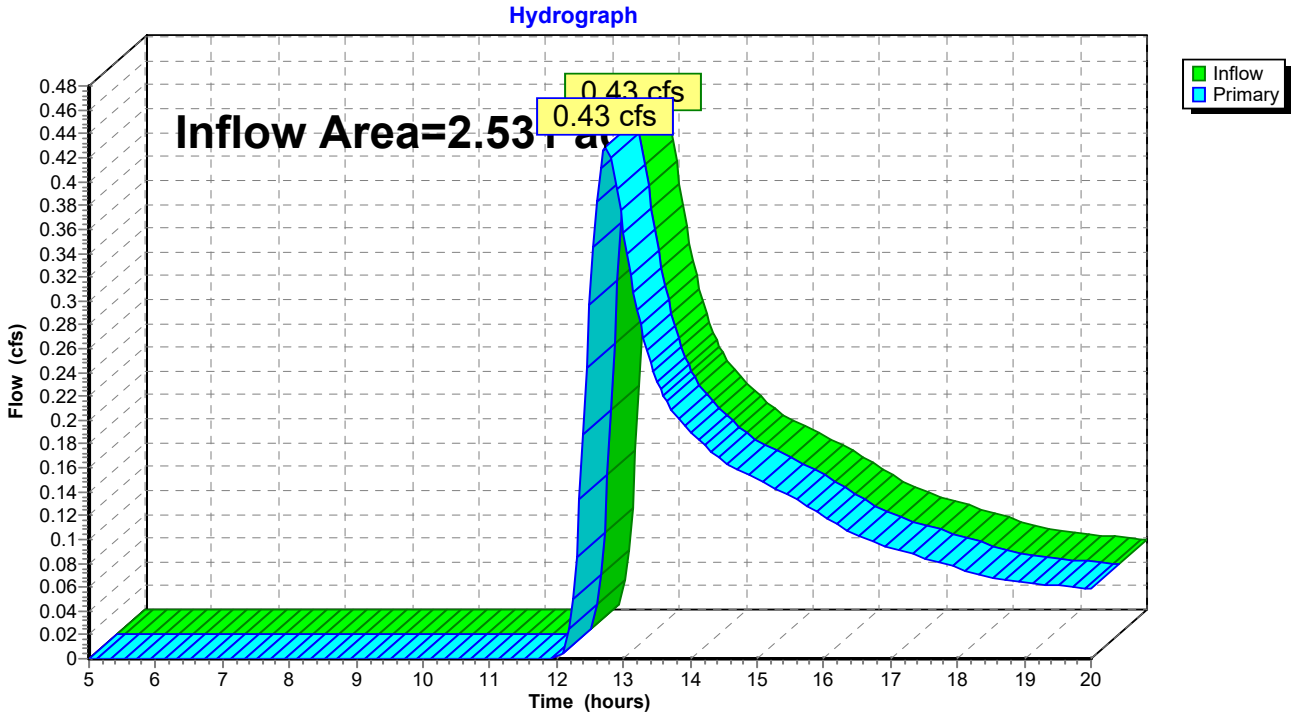


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Project Reports
1 Routing Diagram
2 Rainfall Events Listing
3 Area Listing (all nodes)

2 Year Event
4 Subcat 1A: Subcatchment 1A
6 Subcat 1B: Subcatchment 1B
7 Subcat 2A: Subcatchment 2A
8 Pond P: Stormwater Pond
10 Link SP1: Area Downgradient of Parcel to the East
11 Link SP2: Danville Corner Road

10 Year Event
12 Subcat 1A: Subcatchment 1A
14 Subcat 1B: Subcatchment 1B
15 Subcat 2A: Subcatchment 2A
16 Pond P: Stormwater Pond
18 Link SP1: Area Downgradient of Parcel to the East
19 Link SP2: Danville Corner Road

25 Year Event
20 Subcat 1A: Subcatchment 1A
22 Subcat 1B: Subcatchment 1B
23 Subcat 2A: Subcatchment 2A
24 Pond P: Stormwater Pond
26 Link SP1: Area Downgradient of Parcel to the East
27 Link SP2: Danville Corner Road

APPENDIX 6

WATERSHED MAPS

WATERSHED LEGEND

PRE DEVELOPMENT		POST DEVELOPMENT
	WATERSHED BOUNDARY	
	Tc FLOWPATH	
	REACH PATH	
	SOILS BOUNDARY	
000	SUBCATCHMENT	000
000	POND	000
000	REACH	000
000	STUDY POINT	000
A	Tc LABEL	A

GRID NORTH

ChC (A)

SyC (C)

ChC (A)

HfC (D)

SP1

NgB (C)

CfC2 (A)

OLD DANVILLE ROAD

HkC (A)

CfB (A)

CfB (A)

NgB (C)

1

SCF
L=772'
S=0.06

MkB (A)

CfC2 (A)

SF
L=150'
S=0.03

2

DANVILLE CORNER ROAD

SP2

CfB (A)

SF
L=150'
S=0.05

NgB (C)

CfC2 (A)

MkC2 (A)

BuB2 C/D

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 INCH = 50 FT.

DATE: DATE

NO.	DATE	REVISION	NO.	DATE	REVISIONS

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE:
(207) 926-5111
WEB SITE:
www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:

SHEET TITLE:
PRE-DEVELOPMENT WATERSHED PLAN

CLIENT:

DATE:
SCALE:
JOB NO:
SHEET: WS-1.0

C:\OD\Terradyn Consultants\Project Folders - Documents\2024 Jobs\24-164 Millett Danville Corner Auburn Map 122 Lot 4\CAD\Permitting\24-164 SWP.dwg

WATERSHED LEGEND

PRE DEVELOPMENT		POST DEVELOPMENT
	WATERSHED BOUNDARY	
	Tc FLOWPATH	
	REACH PATH	
	SOILS BOUNDARY	
000	SUBCATCHMENT	000
000	POND	000
000	REACH	000
000	STUDY POINT	000
A	Tc LABEL	A

GRID NORTH

SP1

GW

PF
L=303'
S=0.05
PIPE 15"

SCF
L=455'
S=0.08
WOODS

HkC
(A)

1A

CfB
(A)

47

SCF
L=90'
S=Var3
PAVEMENT

SCF
L=115'
S=0.06
GRASS

SCF
L=108'
S=0.08
WOODS

1B

SF
L=150'
S=0.07
WOODS

2A

NgB
(C)

MkB
(A)

SF
L=150'
S=0.04
WOODS

SF
L=150'
S=0.02
WOODS

DANVILLE CORNER ROAD

SP2

MkC2
(A)

CfC2
(A)

ChC
(A)

SyC
(C)

HrC
(D)

SyB
(C)

OLD DANVILLE ROAD

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 INCH = 50 FT.

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 02-28-2025

NO.	DATE	REVISIONS
3	02-28-2025	CONCEPT PLAN RESUBMISSION
2	01-28-2025	REVISIONS PER CITY STAFF COMMENTS
1	01-06-2025	REVISIONS PER CITY STAFF COMMENTS

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PHONE:
(207) 926-5111

WEB SITE:
www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC

Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE:
POST-DEVELOPMENT WATERSHED PLAN

CLIENT:
TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 09-16-2024
SCALE:
JOB NO: 24-164
SHEET: WS-2.0

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Attachment 5

Financial Capacity

MAINE
COMMUNITY BANK

December 4, 2024

City of Auburn
60 Court Street
Auburn, Maine 04210

Re: Real Estate Development – Timothy A. Millett – Danville Corner Road, Lot 122-004, Auburn, Maine 04210

To Whom It May Concern:

Please be advised that Mr. Timothy A. Millett is a valued client of Maine Community Bank ("the Bank") and has been for many years. As the relationship manager for the banking relationship with Mr. Millett, I can attest that all accounts have been and continue to be handled as agreed.

It is our understanding that Mr. Millett is in the process of completing all the necessary requirements to obtain the appropriate approvals for the proposed real estate development located at Danville Corner Road, Lot 122-004, Auburn, Maine 04210, which includes the development of multiple single-family homes. The Bank and Mr. Millett have had preliminary conversations regarding the proposed project and although the Bank has not received any formal request to be involved in financing of the proposed project, the Bank is confident that Mr. Millett, along with potential investment sponsors, will have the capacity to construct and manage the proposed project.

If you should need any additional information, please feel free to contact me directly at 207 333-4505 or tsavage@mainecb.com.

Sincerely,

Todd L. Savage
Regional Vice President
Commercial Banking

MEMBER FDIC

EQUAL HOUSING LENDER

Attachment 6

Cost Estimate

TERRADYN CONSULTANTS, LLC
P.O. Box 339
New Gloucester, ME 04260
(207) 926-5111

JOB NO. 24-164
SHEET NO. 1 OF 1
CALCULATED BY CMS DATE 10/9/2025

BUDGETARY COST ESTIMATE - SITE WORK
DANVILLE CORNER HOUSING - AUBURN MAINE

ITEM	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
	EARTHWORK				
1	GRUB OPEN AREA	AC	$2,000.00	10	$20,000.00
	ROADWAY AND SIDEWALKS				
2	HOT BITUMINOUS SURFACE PAVEMENT	TON	$75.00	510	$38,250.00
3	HOT BITUMINOUS BINDER PAVEMENT	TON	$90.00	710	$63,900.00
4	BASE GRAVEL MDOT TYPE A	CY	$27.00	624	$16,848.00
5	SUBBASE GRAVEL MDOT TYPE D	CY	$18.00	3128	$56,304.00
6	SLIPFORM CURB (ROAD & PARKING)	LF	$12.00	5600	$67,200.00
8	STRIPING	LS	$2,000.00	1	$2,000.00
	SITE IMPROVEMENTS				
9	SIGNS	EA	$250.00	6	$1,500.00
	DRAINAGE				
11	15" DIAMETER STORM DRAIN	LF	$30.00	3200	$96,000.00
14	4' DIAMETER CATCH BASIN	EA	$2,800.00	37	$103,600.00
15	4' DIAMETER DRAINAGE MANHOLE	EA	$4,000.00	6	$24,000.00
16	Gravel Wetland	EA	$75,000.00	1	$75,000.00
	UTILITIES				
17	8" SEWER LINE	LF	$75.00	2800	$210,000
18	6" SEWER LINE	LF	$60.00		$0
19	4' DIAMETER SEWER MANHOLE	EA	$5,000.00	22	$110,000
20	8" WATER LINE - PRIVATE	LF	$60.00	2800	$168,000
21	4" WATER LINE - PRIVATE	LF	$45.00	0	$0
22	2" WATER LINE - PRIVATE	LF	$25.00	0	$0
23	8" TAPPING SLEEVE & 8" GATE VALVE	EA	$2,500.00	1	$2,500
24	8"x8" TEE & 8" GATE VALVE	EA	$1,500.00	2	$3,000
25	4" GATE VALVE	EA	$1,500.00	0	$0
26	TRANSFORMER PAD	EA	$1,000.00	1	$1,000
27	LIGHT POLE BASES	EA	$600.00	20	$12,000
28	SITE ELECTRICAL	LF	$15.00	4000	$60,000
	EROSION & SEDIMENT CONTROL				
29	STABILIZED CONSTRUCTION ENTRANCE	EA	$1,000.00	1	$1,000.00
30	RIPRAP	CY	$40.00	0	$0.00
31	EROSION CONTROL BLANKET	SY	$15.00	0	$0.00
32	SILT FENCE	LF	$5.00	5000	$25,000.00
33	LOAM & SEED	CY	$8.00	1000	$8,000.00
34	LANDSCAPING	LS	$20,000.00	1	$20,000.00

SITE WORK TOTAL= $1,185,102.00

NOTES

1. THE OPINION OF PROBABLE CONSTRUCTION COST IS BASED UPON THE PERMITTING PLANS FOR DANVILLE CORNER HOUSING DEVELOPMENT DATED DECEMBER 6, 2024, PREPARED BY TERRADYN CONSULTANTS, LLC. THIS ESTIMATE IS IN NO WAY, IMPLIED OR EXPRESSED OTHERWISE, A WARRANTEE THAT THE PROJECT CAN BE CONSTRUCTED FOR THE ABOVE COSTS. THIS ESTIMATE IS INTENDED TO BE USED AS A SITE WORK ALLOWANCE FOR PERFORMANCE GUARANTEE PURPOSES ONLY. IT DOES NOT INCLUDE COST ASSOCIATED WITH THE BUILDING CONSTRUCTION, ENGINEERING DESIGN FEES, LAND ACQUISITION, LEGAL FEES, PERMITING FEES, TESTING SERVICES OR CONSTRUCTION PHASE SERVICES.

2. THE ONSITE PAVEMENT AND GRANULAR MATERIAL QUANTITIES FOR THE PARKING LOT ARE BASED UPON THE FOLLOWING SECTION:

MATERIAL DESCRIPTION	PAVEMENT BUILDUP (IN)		
	ROAD	PARKING LOT	DRIVEWAY
BITUMINOUS CONCRETE SURFACE COURSE (INCHES)	N/A	1	N/A
BITUMINOUS CONCRETE BINDER COURSE (INCHES)	N/A	2	N/A
AGGREGATE BASE GRAVEL (INCHES)	N/A	3	N/A
AGGREGATE SUBBASE GRAVEL (INCHES)	N/A	15	N/A

Attachment 7

Building Plans

architecturaldesigns.com

COUNTRY COTTAGE

897 Sq Ft | 2 BED | 2 BATHS





677031NWL

GENERAL NOTES:

1. THE INTENT OF THE CONTRACT DOCUMENTS IS TO ALLOW FOR THE PERFORMANCE OF THE WORK. EVERY ITEM NECESSARILY REQUIRED MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN. UNLESS EXPRESSLY STATED, ALL SYSTEMS AND EQUIPMENT SHALL BE COMPLETED AND APPROPRIATELY OPERABLE. FURNISH AND INSTALL ALL SPECIFIED AND APPROPRIATE ITEMS AND ALL INCIDENTAL, ACCESSORY, AND OTHER ITEMS NOT SPECIFIED BUT REQUIRED FOR A COMPLETE AND FINISHED PROJECT.
2. EXECUTE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES, MANUFACTURER'S RECOMMENDATIONS AND TRADE REFERENCE STANDARDS.
3. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN.
4. ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE OF VIBRATION.
5. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS. NOTIFY THE ARCHITECT FOR RESOLUTION OF ANY DISCREPANCIES OR CONDITIONS ADVERSELY AFFECTING THE DESIGN PRIOR TO PROCEEDING WITH THE ITEM OF THE WORK AFFECTED.
6. INVESTIGATE AND VERIFY LOCATIONS OF STRUCTURAL, MECHANICAL AND ELECTRICAL ELEMENTS AND OTHER EXISTING CONDITIONS PRIOR TO DRILLING OR CUTTING OF SLABS OR STRUCTURAL MEMBERS. NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO BEGINNING WORK.
7. PRIOR TO CORE DRILLING, COORDINATE THE LOCATION OF EACH CORE DRILL WITH THE EXISTING STRUCTURE, PIPING, CONDUIT, MECHANICAL AND ELECTRICAL ELEMENTS BELOW SLAB. NOTIFY THE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
8. PROVIDE FIRE STOPPING AT ALL PENETRATIONS OF FIRE RATED ELEMENTS TO MATCH THE RATING OF THE ELEMENT.
9. DETAILS ARE GENERALLY NOTED ONLY ONCE. THEY ARE TYPICAL FOR SIMILAR CONDITIONS ELSEWHERE UNO.
10. 'TYPICAL' OR 'TYP' MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNO.
11. 'SIMILAR' OR 'SIM' MEANS COMPARABLE CHARACTERISTICS TO THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
12. 'VERIFY' OR 'VIF' MEANS TO ASCERTAIN AND CONFIRM APPLICATION WITH APPROPRIATE PARTY AS NOTED.
13. FURNITURE IS FOR REFERENCE ONLY AND IS TO BE FURNISHED AND IS INSTALLED BY OTHERS EXCEPT AS NOTED ON DRAWINGS.
26. ALL WOOD THAT COMES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
27. SMOKE ALARMS ARE TO BE HARDWIRED AND INSTALLED WITHIN ALL SLEEPING ROOMS, OUTSIDE OF AND IN THE VICINITY OF EACH SLEEPING AREA, ON EACH ADDITIONAL STORY, AND NOT LESS THAN 3 FEET HORIZONTALLY FROM A BATHROOM DOOR CONTAINING A SHOWER OR BATHTUB.
28. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE ALL BEDROOMS AND FUEL APPLIANCE AREAS.
29. A CO2 ALARM SHALL BE INSTALLED IN BEDROOMSOR ATTACHED BATHROOMS WITH FUEL-BURNING APPLIANCE.
30. MAX SILL HEIGHT FOR EGRESS WINDOWS IN UPSTAIRS BEDROOM WINDOWS TO BE 44" A.F.F. PROVIDE TEMPERED GLAZING AT STAIRS.

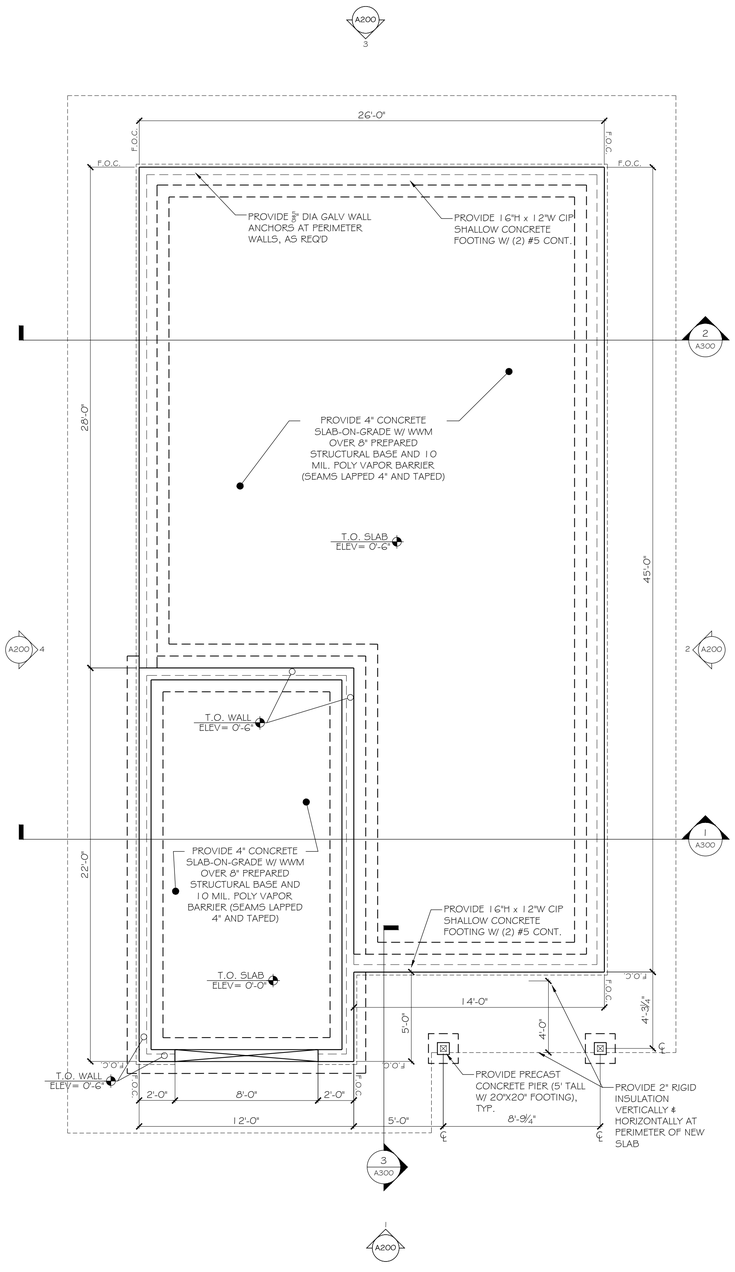
GENERAL LIFE SAFETY NOTES:

1. INSTALL ALL LIFE SAFETY FIXTURES PER ALL CODE AND LOCAL AHJ REQUIREMENTS, WITH FIXTURE TYPES AND LOCATIONS COORDINATED WITH OWNER.
2. ALL NEWLY INSTALLED ELECTRICAL EQUIPMENT AND WIRING SHALL COMPLY WITH NFPA 70.
3. PROVIDE EQUIPMENT CLEARANCES AS REQUIRED BY NFPA 70.
4. PROVIDE LOCAL EXHAUST FOR ALL NEW EQUIPMENT, AS REQUIRED.

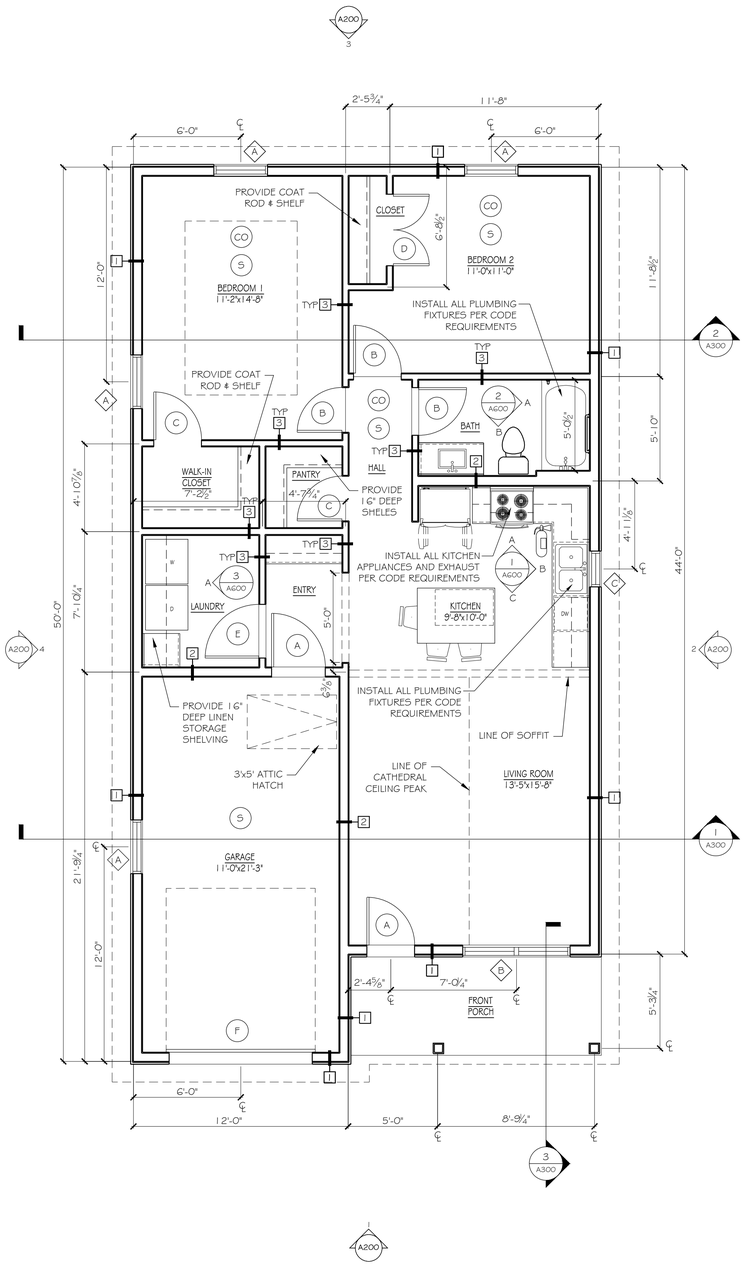
EMERGENCY FIXTURE LEGEND

- (CO) CO DETECTOR
- (S) SMOKE DETECTOR
- PORTABLE FIRE EXTINGUISHER

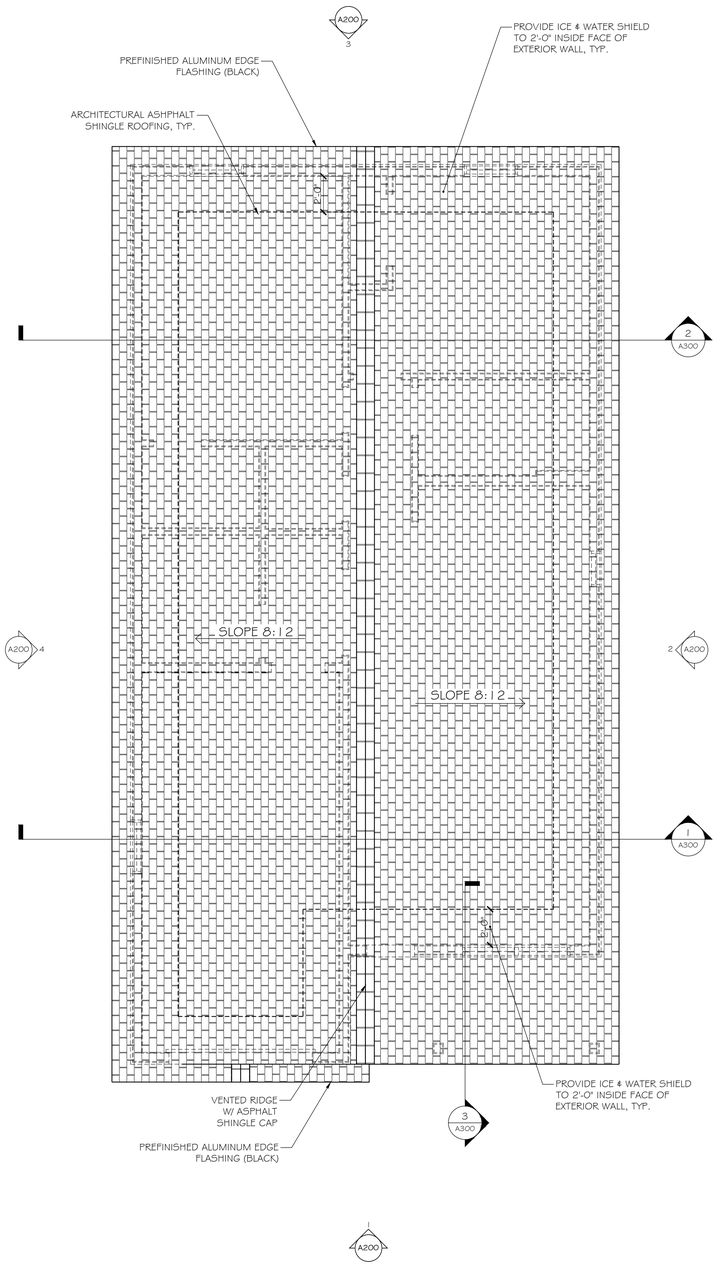
4 GENERAL CONSTRUCTION NOTES
A100 SCALE: N.T.S.



1 FOUNDATION PLAN
C100 SCALE: 1/4" = 1'-0"



2 FLOOR PLAN
A100 SCALE: 1/4" = 1'-0"



3 ROOF PLAN
A100 SCALE: 1/4" = 1'-0"

PLATZ ASSOCIATES
Architects - Engineers
Construction Managers
Tel 207-784-2941
Fax 207-784-3856
Two Great Falls Plaza, Auburn, Maine 04210

Proposed Design of:

DANVILLE CORNER HOUSING
2-BEDROOM UNIT W/ GARAGE
DANVILLE CORNER ROAD (LOT 122-004)
AUBURN, MAINE 04210

SEAL
LICENSED ARCHITECT
TRAVIS R. NADEAU
4038
STATE OF MAINE

ORIGINAL DATE: 09/08/2025

DRAWING ISSUE

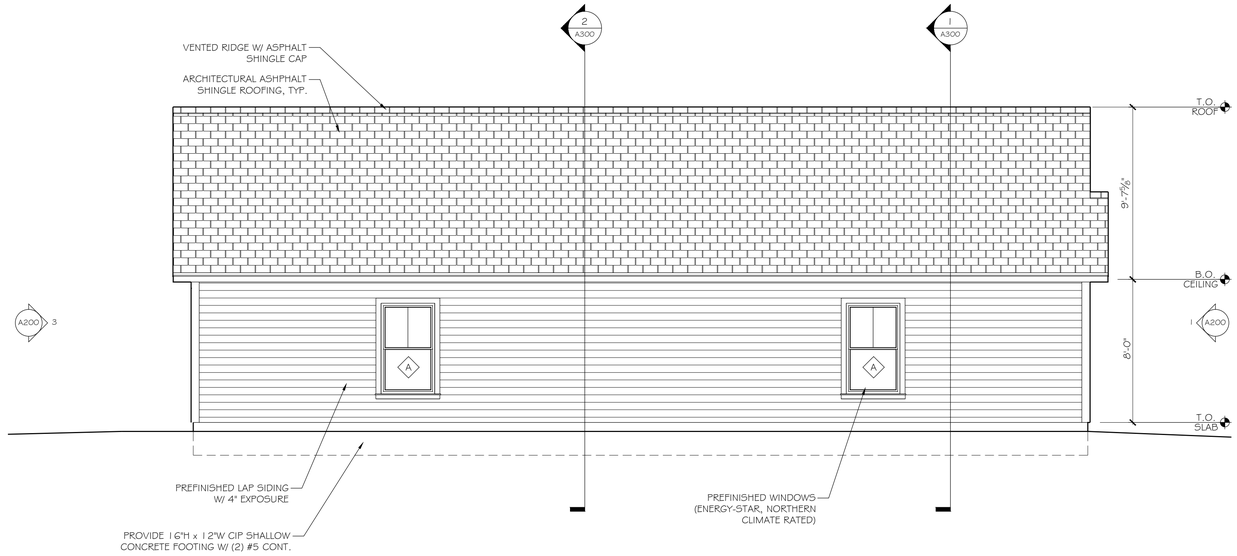
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JOB NO. 202417

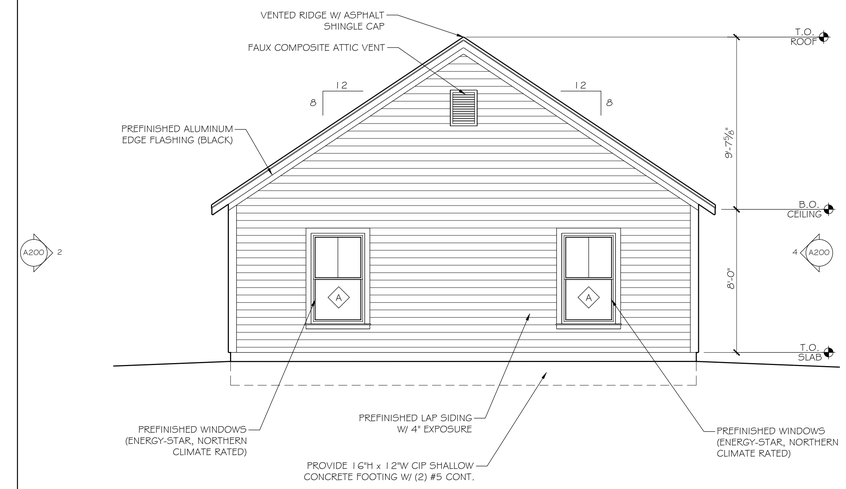
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CHECKED BY: TRN

SHEET TITLE: FLOOR PLANS

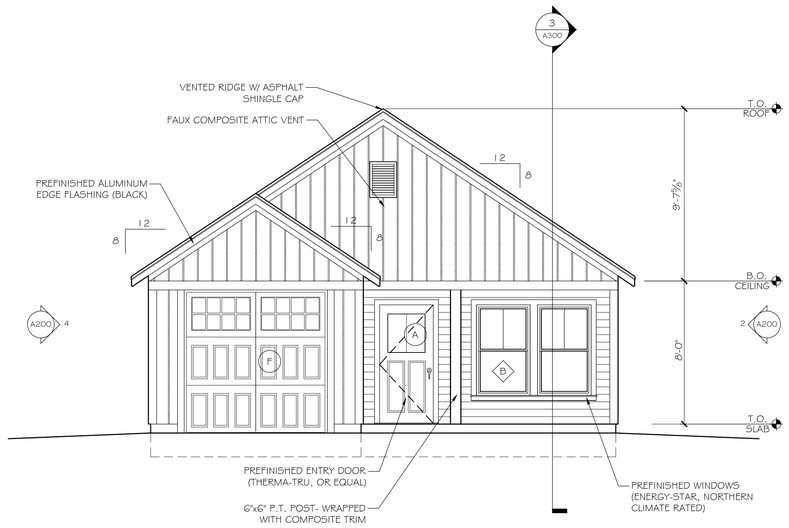
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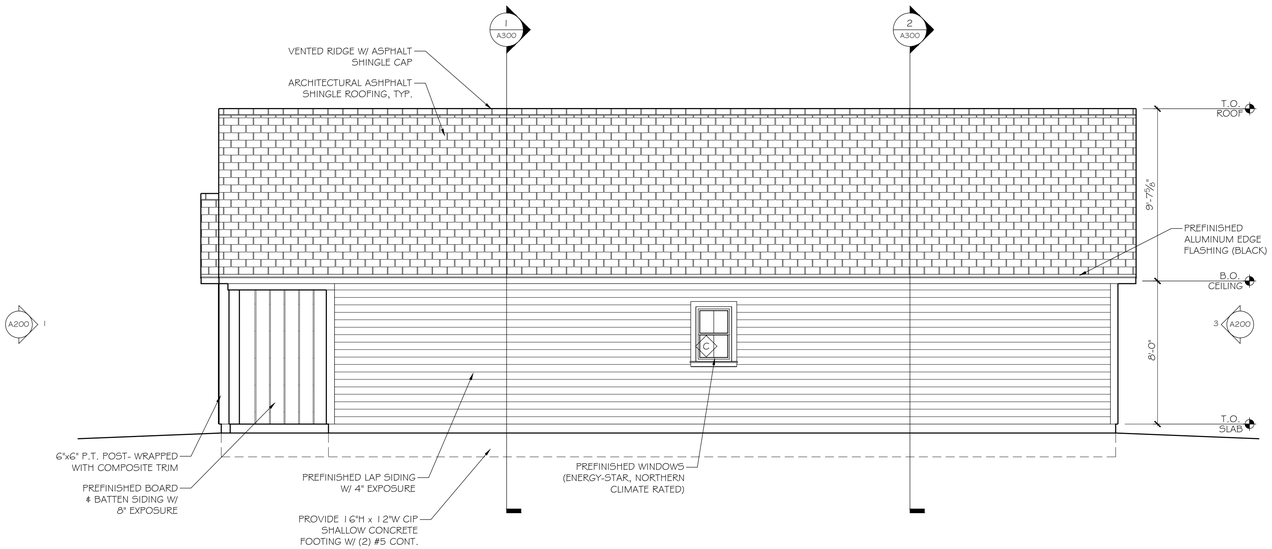
3 SIDE EXTERIOR ELEVATION- LEFT
A100 SCALE: 1/4" = 1'-0"



4 REAR EXTERIOR ELEVATION
A100 SCALE: 1/4" = 1'-0"



1 FRONT EXTERIOR ELEVATION
A100 SCALE: 1/4" = 1'-0"



2 SIDE EXTERIOR ELEVATION- RIGHT
A100 SCALE: 1/4" = 1'-0"

PLATZ ASSOCIATES
Architects - Engineers
Construction Managers
Tel 207-784-2941
Fax 207-784-3856
Two Great Falls Plaza, Auburn, Maine 04210

Proposed Design of:

DANVILLE CORNER HOUSING
2-BEDROOM UNIT W/ GARAGE
DANVILLE CORNER ROAD (LOT 122-004)
AUBURN, MAINE 04210

SEAL

LICENSED ARCHITECT
TRAVIS R NADEAU
4038
STATE OF MAINE

ORIGINAL DATE: 09/08/2025

DRAWING ISSUE

No.	DESCRIPTION	DATE

JOB NO. 202417

DRAWN BY TRN | CHECKED BY TRN

SHEET TITLE: EXTERIOR ELEVATIONS

SHEET: A200

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

To: Auburn Planning Board
From: David Hediger, Director of Planning
Re: PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: 15 Academy Street (PID 230-132): Application by Gorrill Palmer on behalf of Auburn Town Center Apartments, LLC for the construction of a 53-unit residential development. This property is located in the Traditional Downtown Neighborhood (T-4.2) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.
Date: November 6, 2025

PROPOSAL

Gorrill Palmer, on behalf of Auburn Town Center Apartments, LLC, has submitted an application for the construction of a 53-unit residential development at 15 Academy Street. The development consists of two vacant parcels totaling approximately 1.43 acres, some of which is currently used as a parking lot by the Community Little Theatre. Access to the site will be from Main Street in coordination with the existing 5-unit townhouses at the corner of Academy Street and Main Street. The site will consist of a single, three-story building (53 units, 20,858 SF footprint, 62,574 SF gross) with individual ground-floor entrances and stair towers.



ZONING CONSIDERATIONS

The site is located in the T-4.2 Traditional Downtown Neighborhood District, which allows multifamily residential uses by right. The intent and purpose of this district are characterized by small- to medium-sized buildings with smaller front yards and stoops in a more compact urban environment, and include traditional neighborhood-sized storefronts. The smaller minimum and maximum building setbacks create a moderately dense street-wall pattern, allow for diverse architectural styles, and promote pedestrian-friendly streets and sidewalks.

Projects must meet specific requirements of the T-4.2 district unless a waiver is granted pursuant to Sec. 60-558(c)(1). Any waiver request of form-based code standards and requirements must identify which regulation is being requested for the waiver and include a narrative explaining

how the waiver, if approved, will allow the project to meet the purpose of the form-based code and the objectives of Sec. 60-1277, site plan review.

Initially, the applicant requested several waivers from the T-4.2 district requirements. Upon further review, revisions have been provided, and the applicant has met the building placement and configuration, building frontages, and external elements of the T-4.2 district, with the exception of Sec. 60-549.1.

The applicant requests a waiver from the maximum building width. The code requires that frontage build-out (i.e., the amount or length of the building facing or along a lot's frontage or access way) shall not exceed 60% of the lot's width. The property is unique in that it is one of the largest parcels in the T-4.2 district, with approximately 300' of frontage on Academy Street. This lot size creates a conflict in the Building Placement and Configuration Standards, where the required Frontage Build-Out is 60% minimum, and the maximum building and lot width requirements are 110' and 120'. Based on the 300' frontage, meeting the Frontage Build-Out standards would require a building at least 180' long, which conflicts with the 110' maximum building width.

The proposed building is approximately 276' along Academy Street, exceeding the 110' maximum noted in the standards. Although the building has a continuous footprint, it is broken up along Academy Street in two ways:

1. Façade undulations occur along each building module at intervals of 10–12' but no greater than 25'.
2. Building steps occur eight (8) times along Academy Street due to finished site grades.

These design elements provide the appearance of separate structures along the façade, supporting the intent of the Traditional Downtown Neighborhood and reinforcing a moderately dense street-wall pattern.

Staff recommends that any waiver granted by the Board be noted as a condition of approval.

SITE PLAN REVIEW AND SUBDIVISION STANDARDS

The division of a new structure on a tract or parcel of land into three or more dwelling units within a five-year period is considered a subdivision pursuant to 30-A M.R.S.A. § 4401. Therefore, this project is subject to Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision. The applicant has addressed the criteria of both ordinance sections, including, but not limited to:

- Access: Access will be from Main Street via a shared driveway and parking area with the existing townhouses at Main Street and Academy. Necessary easements and agreements for site reconfiguration and improvements have been negotiated. Final easements will be executed upon Site and Subdivision approval.
- Unit entrances: All ground-level units will have individual entrances via stoops along the building, as well as interior hallway access. All other units will be accessed via one of three stair towers located along the building.
- Traffic analysis: The site is expected to generate up to 415 weekday trips and 30 PM peak hour trips, below MaineDOT thresholds for a Traffic Movement Permit. One nearby high-crash intersection (Elm Street/High Street) has had mitigation measures(i.e., raised

intersection) that appear to have reduced incidents. Sight distance from the site's Main Street driveway exceeds City and MaineDOT requirements, though nearby parking may obstruct views. The project is not anticipated to create significant traffic or safety issues. However, the report notes that the sight distance looking left was obstructed by a parked vehicle along Main Street. It was determined that without the parked vehicle the sight distance would exceed requirements and that the City may want to consider restricting parking in the immediate area of the driveway. Therefore, the Board may want to consider a condition that before the issuance of a Certificate of Occupancy, the applicant must coordinate with the City to determine whether parking restrictions on Main Street are necessary in the immediate vicinity of the driveway.

- Parking: The site proposes 58 on-site parking spaces, including spaces for the existing 5-unit townhouses. Code requires 73 spaces. Per Sec. 60-607, required off-street parking in Form-Based Code areas may be substituted by public or private parking within 1,000 feet of the principal building, as measured along lines of public access. The code does not allow for a waiver of this provision. The applicant is pursuing multiple off-site parking locations, including the Community Little Theatre (CLT) lot and The Village Inn lot. The Board may require as a condition of approval that no approved plans be recorded and no permits issued until 15 additional off-street parking spaces are secured.
- Site grades and landscaping: Many property lines include retaining walls, varying from 1' to 7' in height. Except for the wall abutting the existing townhouses, all areas will be complemented with extensive landscaping.
- Stormwater: Stormwater will be managed via a subsurface chamber system meeting Maine DEP and City requirements.
- Lighting: A lighting plan with cutoff downward fixtures has been provided, minimizing impact to abutters.

DEPARTMENT REVIEW

The application and revisions provided have addressed concerns raised by city staff. There are no remaining concerns at this time.

ADDITIONAL ITEMS

The development is being reviewed as a major subdivision pursuant to Sec. 60-1361. Being a major subdivision, the code requires a two-meeting process, which differs from past Board practice where subdivision approval was completed in one meeting utilizing Site Plan review standards. This is allowed by state statute, if a municipality adopts this provision. . Auburn has not formally adopted the one-meeting process and has been advised that until an amendment is made, major subdivisions are subject preliminary and final review process; therefore, major subdivisions are subject to preliminary and final review.

Specifically, the Planning Board reviews preliminary plans at a public hearing, sets any conditions for the final plan, and grants preliminary approval as a guide; however, final plan approval is separate and may require additional changes or another hearing. The Board, by majority vote, may determine whether a public hearing is necessary for final plan review. The subdivider must submit the final subdivision plan within six months of preliminary approval. One six-month extension may be granted for good cause if requested in writing at least 30 days before the original deadline. The Board may require resubmission of the preliminary plan instead of acting on the final plan.

Within 30 days of the public hearing on the final plan, the Planning Board will approve, conditionally approve, approve with conditions, or disapprove the plan, providing written reasons for its decision. Typically, the Board will make a motion to approve at the meeting of the final hearing.

PLANNING BOARD ACTION

The proposed project requires review and findings for approval under Sections 60-1277 and 60-1359:

Site Plan Review – Section 60-1277

In considering a site plan, the planning board shall make findings that the development has made provisions for:

(1) Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust and vibration; and preservation of light and air;

(2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;

(3)Adequacy of the methods of disposal for wastes; and

(4)Protection of environment features on the site and in adjacent areas.

Sec. 60-1359. Guidelines.

When reviewing any subdivision for approval, the planning board shall consider the following criteria, and before granting either approval or denial, shall determine that the proposed subdivision:

(1) Will not result in undue water, air or noise pollution. In making this determination it shall at least consider:

a. The elevation of land above sea level and its relation to the floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal;

b. The slope of the land and its effect on effluents;

c. The availability of streams for disposal of effluents; and

d. The applicable state and local health and water resources regulations, including stormwater management requirements in accordance with section 60-1301(14);

(2) Has sufficient water available for the reasonably foreseeable needs of the subdivision;

(3) Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;

(4) Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;

(5) Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;

(6) Will provide for adequate sewage waste disposal;

(7) Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized;

(8) Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas;

(9) Is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;

(10) Is funded by a subdivider has adequate financial and technical capacity to meet the standards of this section;
(11) Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;
(12) Has provisions for on-site landscaping that are adequate to screen neighboring properties from unsightly features of the development;
(13) Will not create a fire hazard and has provided adequate access to the site for emergency vehicles;
(14) Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;
(15) Does not have long-term cumulative effects of the proposed subdivision will that unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.

Any denial of a project must include reference to the criteria found in Section 60-1304.(2) and Section 60-1365

STAFF RECOMMENDATIONS
Staff recommend that should the Planning Board find that the Site Plan for the proposed development meets the requirements of Sec. 60-1277 and the Subdivision Guidelines, Sec. 60-1359, preliminary approval be granted with the following conditions:

1. Prior to the issuance of building permits, the final subdivision plan shall be recorded at the Androscoggin County Registry of Deeds.
2. No plans shall be recorded, and no permits issued, until the applicant demonstrates to City staff (or the Planning Board, if necessary) that 15 additional off-street parking spaces have been provided.
3. No plans shall be recorded, and no permits issued, until the applicant demonstrates that final easements are signed and recorded.
4. A waiver from the maximum building width shall be granted to allow the proposed 276' building width along Academy Street.
5. Before the issuance of a Certificate of Occupancy, the applicant must coordinate with the City to determine whether parking restrictions on Main Street are necessary in the immediate vicinity of the driveway

Suggested Motion:
I make a motion that the proposal meets the requirements of Sections 60-1277 and 60-1359 and grant preliminary approval to Gorrill Palmer on behalf of Auburn Town Center Apartments, LLC for the construction of a 53-unit residential development at 15 Academy Street subject to submission of the final plan for Board review and recording after meeting all preliminary conditions. The proposed project has met the standards pursuant to Chapter 60. Article IV, Division 14 – Form Based Code, Article XVI, Division 2 – Site Plan Review, and Division 4 – Subdivision.

GORRILL PALMER
An LJB Engineering Company

300 Southborough Drive, Suite 200, South Portland, ME 04106
(207) 772-2515 | GorrillPalmer.com

October 31, 2025

Mr. David Hediger
Director of Planning
City of Auburn
60 Court Street
Auburn, ME 04210

Subject: Auburn Town Center Apartments
15 Academy Street
Site/Subdivision Review Application
Letter of Response to Comments #2

Dear David,

On behalf of **Auburn Town Center Apartments, LLC (Applicant)** our office is pleased to provide this letter of response to the City Staff review comments, for the proposed development at 15 Academy Street. We have repeated the outstanding items identified and remaining comments/questions, below. For ease of reference, we have repeated those comments in *italics* followed by our responses for the City's consideration in **bold.**

City Planner Comments received via email on October 24th, 2025:

1. *The application states that the project requires 71 parking spaces, but the site only provides 58 spaces. Based on the calculations, 73 spaces are required. The 71 spaces listed include parking for the existing townhouses. However, 53 + 5 = 58 spaces, plus 14.5 for visitor parking equals 72.5, or 73 spaces.*

   Response: We appreciate the review and have updated the parking requirement accordingly. Further discussion is provided below regarding satisfaction of the parking requirements.

2. *The applicant notes that parking may be provided by the municipality via on-street spaces. Per Sec. 60-607 – General Provisions and Design Standards (18):*

   Required off-street parking in the Form-Based Code areas for lots that cannot provide their own parking because of location, lot size, or existing development may be substituted by parking facilities which, in the public's interest, may be provided by the municipality or private parking resources. No such public or private off-street parking shall be considered a substitute unless located within 1,000 feet of the principal building or use, as measured along lines of public access.

   Bonney Park has seven spaces, but parking there is limited to dawn to dusk and not available per the Police Department. Parking permits are not issued for lots other than the garage and Great Falls lot. Furthermore, these locations may not meet the distance requirements.

Response: The Applicant is pursuing multiple sites for off-site parking which may include the City-owned Community Little Theatre (CLT) lot and The Village Inn lot. We understand that the CLT leases the property from the City and that leasing spaces would include approval from both the City and CLT. We note these spaces would solely benefit the required guest parking. Additionally, although they cannot be strictly reserved or leased, there are public on-street parking spaces in the direct vicinity of the project on Main Street and Elm Street which may also be available to guests visiting the property. This would not be an irregular condition for guests of a residential use to utilize on-street parking supply for visits.

3. *If elderly units are provided (i.e., housing constructed under special local, state, or federal guidelines restricting occupancy to elderly persons), parking requirements are reduced to 0.5 spaces per unit. The applicant would need to specifically limit eight units for elderly occupancy. If this route is pursued, it should be noted on the subdivision plan as the number of elderly units.*

   Response: Elderly units are not being provided as part of the project scope at this time.

4. *If on-street parking is approved on Academy Street by MDOT, it must be adopted into the ordinance for Police Department enforcement. In any event, the required number of parking spaces cannot be waived. Per Sec. 60-554, parking requirements in T-4.2 zones may be met by municipal or private parking resources located within 500 feet (or 1,000 feet, per Sec. 60-607) of the principal building, subject to Planning Board approval.*

   Response: We understand this requirement and have provided further discussion in our response to Comment #2, above.

5. *It is noted that the six spaces proposed on Academy Street are conceptual in nature, while the image in Section D shows 17 spaces. Please provide clarification regarding off-site improvements.*

   Response: The offsite improvements contemplated are as shown on the site plans. The architectural site plan in Attachment D was not up to date and contemplated offsite improvements that are no longer proposed. Attachment D will be revised with later submissions to reflect the correct base conditions which are demonstrated in the civil site package.

6. *If on-street parking on Academy Street is approved by MDOT, it must be adopted into the ordinance for PD enforcement. How will these or other on-street spaces be dedicated to this project?*

   Response: The intent of the on-street parking spaces is for public parking spaces that could be used by the general public.

7. *Reference is made to parking at the Community Little Theatre. Has an agreement been made with the City to provide dedicated parking there?*

Response: The Applicant has contacted the CLT and The Village Inn to begin discussions for potential parking agreements. Further information will be provided as the discussions have progressed, however, the Applicant is confident that sufficient parking may be accommodated at these locations currently.

8. *Please clarify the scope of off-site improvements (e.g. sidewalk, lighting, etc.). Are these part of this approval process, or are they conceptual? Are improvements within the Academy Street right-of-way (such as sidewalk grading) necessary to support the proposed project?*

   Response: The current scope of offsite improvements includes:

   - **Reconstructed Sidewalk along Academy Street**
   - **Remove overhead wires along frontage on Academy to corner of Main Street**
   - **City standard street lights along Academy Street frontage**
   - **On-street parking including curb and striping realignment**
   - **Landscaping/Street Trees at ends of on-street parking**

   These offsite improvements, although not necessarily required for the onsite buildout, have been contemplated as part of the project scope in some shape or form since the Applicant began negotiations with the City for the purchase and buildout of the parcel. It is understood these improvements would enhance both the public right of way conditions and benefit both the public and adjacent property owners.

9. *The boundary discrepancy in the northwest corner has been resolved. Plans should be updated per the revised deeds found in Section B of the application.*

   Response: All plans have been updated to show the current boundary lines.

10. *Section B – Quit Claim Deed: The deed from the City of Auburn to Auburn Town Center Apartments (page 3) references a July 15th, 2025 deadline to obtain permits. It also states that the grantee agrees not to seek any change, amendment, or waiver to the City's Land Use and Zoning Ordinances. However, waivers are currently being requested from the Form-Based Code requirements.*

    Response: The Applicant and City Staff have reviewed the deed and coordinated to restate the deed with the City Council and City Attorney, accordingly. The restated deed will be provided to City Planning as soon as it is executed.

11. *As noted on Sheet C-3.0, Main Street and Academy Street are subject to pavement moratoriums. Any activity must be coordinated with MDOT and Auburn Public Works.*

    Response: We are understanding of the current moratorium and have coordinated with Public Works for the moratorium pavement restoration conditions. The limits of pavement moratorium are shown on the plans.

12. *Evidence of financial capacity required.*

Response: We're attaching a letter from Maine Community Bank provided to the Applicant at the beginning of the permitting process. The Applicant is currently going through the construction loan process with Maine Community Bank.

13. *Clarify the height of retaining walls.*

    Response: Notes have been added to Sheet C-4.0 to identify the bottom and top of the retaining walls on site.

14. *The neighbor at 35 Academy Street has expressed concerns. What measures can be taken to reduce visual impact along this property line: fencing, taller vegetation, etc.?*

    Response: A 6' fence is currently proposed along the west and northerly property lines. The landscape plan includes viburnum bushes and three lilac trees along this property boundary. The lilac trees will provide additional buffering in addition to the fencing.

15. *Sheet C-3.0: Building setbacks should be shown, particularly those related to the requested waivers.*

    Response: The building setbacks were unintentionally omitted from the previous plan. The plans have been revised accordingly with the setbacks.

16. *No part of any building, except for overhanging eaves, awnings, balconies, bay windows, stoops, and other architectural features, may encroach beyond the minimum front setback line. The canopy at the west entrance must meet this requirement.*

    Response: The building has been moved back from Academy Street to meet the minimum front setback for the primary structure and to locate the front entrance canopy within the property lines.

17. *Subdivision Plan (Sheet 1 of 1): References to waivers should be corrected: Waiver #4 is not a waiver, but rather a Planning Board finding. Pending Planning Board approval, the note should be revised to reflect how parking requirements are being met.*

    Response: The Subdivision Plan has been revised accordingly to remove reference to Waiver #1, #3, and #4. Now, the only waiver being requested is for Sec. 60-549.1 for the total building length along the frontage.

18. *Auburn Water & Sewer District (AWSD): Plans show both a 4" and 6" water main connection in Main Street. The drawings also show the 4" connecting to the 6" closer to the building on C-5.0, which may be an error. Recommend one connection in Main Street, splitting as shown near the building.*

Response: We have revised the plan to show the water main connection in Main Street to be only a 6" service connection and the 4" domestic line will stem from the 6" private main within the site.

19. *Attachment A: Application is incomplete.*

    Response: The application has been revised and included with this submittal.

20. *APD: does the site have adequate room for snow removal/storage? The plans do not demonstrate an obvious area for that and with an already challenging parking plan this should be considered. If an appropriate amount of parking is not provided on site there will be issues during winter parking bans where street parking is prohibited. Traffic on Main Street is a concern as well, specifically access and egress from the property.*

    Response: Snow storage areas have been added to the plan adjacent the dumpster area and in the center landscaped island between the top and bottom parking areas. The snow storage provided is sufficient to push snow and in a larger storm event, similar to other downtown lots, the Applicant and/or their hired snow plowing contractor may elect to haul snow offsite.

We appreciate the opportunity to provide these additional responses and look forward to Staff and the Board's continued review of this application. If you require any additional information, please do not hesitate to contact me directly.

Sincerely,

GORRILL PALMER



Kaleb Bourassa, PE
Project Manager
Phone: 207-772-2515 x297
kbourassa@gorrillpalmer.com

cc: Matt Leonard, Auburn Town Center Apartments, LLC

Attachments: A – Site & Subdivision Application Form
Revised Plan Set

MAINE COMMUNITY BANK

November 5, 2023

Glen E. Holmes

Director of Business and Community Development

City of Auburn, ME

207-333-6600 ext. 1159

Dear Glen

Matthew Leanoard has asked me to provide a relationship letter for himself, Dr. Daniel Steece, and Highgate Development. I am currently Dr. Steece's commercial loan officer. He has had a commercial relationship with the Bank for more than ten years. During that time, all accounts have been paid as agreed.

Highgate Development is also a customer of the Bank, and currently maintains a deposit relationship with Maine Community Bank.

Lastly, Matthew Leonard, has been a commercial customer in the past, and paid all accounts as agreed.

Mr. Leonard has discussed the proposed project located at Academy Street in Auburn and has provided initial information to me.

Please feel free to reach out directly to me at 207-333-4585 or chanks@mainecb.com for further information.

Christiopher J. Hanks

VP, Commercial Loan Officer

Maine Community Bank

Corrective
QUITCLAIM DEED
Without Covenant
(Release)

KNOW ALL PERSONS BY THESE PRESENTS, that the **CITY OF AUBURN**, a municipal corporation existing under the laws of the State of Maine and located at 60 Court Street, Auburn, Maine 04210, for One ($1.00) Dollar and other valuable consideration, does hereby REMISE, RELEASE AND CONVEY, and forever QUITCLAIM unto **AUBURN TOWN CENTER APARTMENTS, LLC**, a Maine limited liability company whose address is 799 Washington Street North, Auburn, Maine 04210, the real property situated in the City of Auburn, County of Androscoggin and State of Maine, more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the City of Auburn has caused this instrument to be signed and sealed in its corporate name by Philip L. Crowell, Jr., its City Manager, thereunto duly authorized this ___ day of November, 2025.

SIGNED, SEALED AND DELIVERED
In presence of

CITY OF AUBURN

Witness

By: _____
Phillip L. Crowell, Jr.
Its City Manager

STATE OF MAINE
COUNTY OF ANDROSCOGGIN

November 3, 2025

Then personally appeared the above-named Phillip L. Crowell, Jr., City Manager of the City of Auburn, in his said capacity, and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of the City of Auburn.

_____
Notary Public/Attorney at Law
Print Name: _____
My commission expires: _____

GLEN E. HOLMES NOTARY PUBLIC Expires 11/10/2025 STATE OF MAINE

EXHIBIT A

Parcel 1

That certain lot or parcel of land with the buildings thereon situated in the City of Auburn, County of Androscoggin and State of Maine, bounded and described as follows:

Beginning at an iron set in the ground in the northeasterly side line of Academy Street, said iron being one hundred sixteen (116) feet northwesterly of the northwesterly line of Main Street; thence running North 63° West in the said northeasterly side line of Academy Street two hundred ninety-nine and ninety-two hundredths (299.92) feet to another iron set in the ground, said iron being one hundred twenty (120) feet southeasterly from the southeasterly line of High Street; thence from said last mentioned iron running North 27° East eighty-six and thirty-three hundredths (86.33) feet of land owned or occupied by Auburn Home for Aged Women to another iron set in the ground; thence running South 63° East by land owned or occupied by Pauline Deburra three and twenty-two hundredths (3.22) feet to another iron set in the ground; thence running North 36° 57½' East forty-four and twelve hundredths (44.12) feet to land owned or occupied by John B. Morrison at another iron set in the ground; thence running South 53° 49' East by said Morrison land forty-five and seventy-two hundredths (45.72) feet to another iron set in the ground; thence running North 26° 51' East by said Morrison land thirty-nine and eighty-nine hundredths (39.89) feet to another iron set in the ground; thence running South 63° 38' East along land owned or occupied by Erlon Freeman, Mrs. Wallace White, Jr., Victorienne Beaulieu and Albert Ouellette two hundred forty-one and twenty- four hundredths (241.24) feet to another iron set in the ground; thence running South 26° 8½' West by land owned or occupied by Rene Chicoine one hundred sixty-nine and seventy-three hundredths (169.73) feet to the point of beginning.

The foregoing parcel of land is conveyed subject to and with the benefit of all easements, restrictions and other matters of record, insofar as the same are now in force and applicable;

SUBJECT to the exceptions and reservations reserved to New England Telephone and Telegraph Company as set forth in the Quitclaim Deed dated July 24, 2006 and recorded in the Androscoggin County of Deed in Book 6851, Page 40.

Meaning and intending to convey the same premises conveyed to the City of Auburn by Quitclaim Deed from New England Telephone and Telegraph Company dated July 24, 2006 and recorded in the Androscoggin County of Deed in Book 6851, Page 40.

Parcel 2

That certain lot or parcel of land on the westerly line of Main Street depicted as Lot 2 on the plan prepared by Jones Associates, Inc., Michael A. Hartman, PLS #2433, entitled, Division

Plan, CEI Housing, Inc., 261 Main Street, Auburn, Maine dated January 13, 2012 and recorded on April 3, 2012 in the Androscoggin County Registry of Deeds in Plan Book 49, Page 93.

Said Lot is conveyed with the benefit of and subject to the Declaration of Easements and Covenants for 261 Main Street, Auburn, Maine by CEI Housing, Inc. dated March 21, 2013 and recorded in said registry in Book 8629, Page 340.

This conveyance is subject to all matters shown on said plan and all existing improvements and utilities located upon and within said parcel of land.

Both Parcel 1 and Parcel 2 conveyed herein (collectively the "Property") are conveyed subject to the following use and development restrictions and covenants for the benefit of the Grantor which shall be deemed covenants running with the land and so binding on future owners, to which Grantee agrees and binds itself, its successors and assigns, by accepting delivery of this deed and recording the same in the Androscoggin County Registry of Deeds.

1. Project. Grantee shall construct a residential housing development consisting of a minimum of sixteen (16) market rate apartments with common space, green space and adequate parking on the Property to be *known* as "Auburn Town Center Apartments" (the "Project").

2. Permits and Approvals; Construction Commencement and Completion. Grantee agrees to undertake reasonably good faith efforts to obtain the necessary federal, state, and local permits and approvals (the "Permits and Approvals") to construct the Project. Grantee covenants and agrees not to seek Permits and Approvals for the Property for a use other than the Project, without the prior written consent of Grantor, in its sole and absolute discretion. Grantee covenants and agrees that the Project shall comply with the City of Auburn's land use ordinances and regulations in effect as of the date of this deed. Grantee agrees to make reasonable efforts to commence construction of the Project no later than April 8, 2026 (the "Construction Commencement Deadline"), and to complete construction of the Project no later than April 8, 2027 (the "Construction Completion Date") provided, however, if construction of the Project cannot be completed by Grantee prior to the expiration of the Construction Completion Date, Grantor agrees to extend the Construction Completion Date for two (2) successive periods of six (6) months each, provided that Grantee is exercising reasonable good faith diligence and using commercially reasonable efforts to complete construction of the Project in a timely manner. If Grantee fails to (i) commence construction of the Project by the Construction Commencement Deadline, (ii) complete construction of the Project by the Construction Completion Date, as the same may be extended or (iii) if Grantee, at any time after delivery of this deed, delivers written notice to Grantor that it does not intend to commence construction of the Project (the "No Construction Notice Date"), then Grantor shall have the right, but not the obligation, to repurchase the Property from Grantee on the terms set herein. Grantor shall have a right, but not

the obligation, to repurchase the Property for the total purchase price paid by Grantee for the Property, minus its actual closing costs reflected on the settlement statement from the original sale of the Property to Grantee; provided further that such closing costs shall be limited to transfer taxes, recording fees, pro-rata adjustments, and any incentive, loan or grant funds provided by Grantor for the Project. Grantor shall exercise its right to repurchase by delivery of written notice thereof by certified mail to Grantee or its successors or assigns (the "Notice of Election") within thirty (30) days after i) the Approval Deadline if Grantee has not received its Permits and Approvals by the Approval Deadline, ii) within thirty (30) days after the Construction Commencement Deadline if Grantee has *not* commenced construction of the Project by the Construction Commencement Deadline, (iii) within thirty (30) days after the Construction Completion Date if Grantee has not completed construction of the Project by the Construction Completion Date, as the same may be extended or (iv) within thirty (30) days after receipt of the No Construction Notice Date, as may be applicable. If Grantor fails to exercise its repurchase right within such time period, or if Grantor delivers the Notice of Election but fails to close within thirty (30) days after the delivery of the Notice of Election, Grantor's right to repurchase shall automatically terminate and Grantee shall be entitled to record an affidavit in the Registry of Deeds evidencing such fact. Within ten (10) days after a request from Grantee, Grantor, or its successors and assigns, will provide Grantee with an original, executed and notarized instrument, suitable for recording, evidencing Grantee's receipt of its Permits and Approvals, commencement of construction prior to the Construction Commencement Deadline, completion of construction prior to the Construction Completion Date, as the same may have been, extended, and the termination of Grantor's repurchase right.

3. Prohibited Transfer, Sale, or Conveyance. Grantee shall be prohibited from the transfer, sale, or conveyance of the Property ("Prohibited Transfer") for the period commencing on the date of this deed and ending on the Construction Completion Date, as the same may have been extended, and issuance of certificates of occupancy of the Project (the "Prohibited Transfer Period"), unless such transfer, sale, or conveyance is approved in writing by Grantor, in its sole and absolute discretion. Within ten (10) days after a request from Grantee, Grantor, or its successors and assigns, will provide Grantee with an original, executed and notarized instrument, suitable for recording, evidencing Grantee's completion of construction and issuance of certificates of occupancy of the Project, and the termination of Grantee's Prohibited Transfer obligation.

PROJECT PARCEL SITE		
ZONING: T-4.2 Traditional Downtown Neighborhood District		
AUBURN TAX ASSESSOR'S MAP AND LOT NUMBERS		
MAP	LOT	REGISTRY (A.C.R.D.) INFO
230	132	BOOK 11792, PAGE 1
231	004	BOOK 11792, PAGE 1
231	004-006	BOOK 8177, PAGE 45

APPLICANT/OWNER OF RECORD:
Auburn Town Center Apartments, LLC
799 WASHINGTON STREET N.
AUBURN, ME 04210
ATTN: MATT LEONARD

A.C.R.D. BOOK 11792, PAGE 1

SITE DEVELOPMENT PLANS

FOR

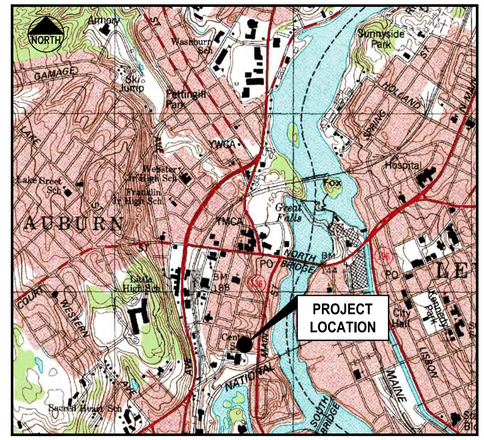
AUBURN TOWN CENTER APARTMENTS

15 ACADEMY STREET

AUBURN, MAINE

PERMIT PLAN SUBMISSION

OCTOBER 2025



LOCATION MAP
N.T.S.

INDEX

C-1.0 COVER SHEET
C-1.1 GENERAL NOTES & LEGEND
C-1.2 SURVEY PLAN (BY SEBAGO TECHNICS)
C-2.0 EXISTING CONDITIONS & REMOVALS PLAN
C-3.0 SITE LAYOUT PLAN
C-3.1 SUBDIVISION PLAN (BY SEBAGO TECHNICS)
C-4.0 GRADING, DRAINAGE & EROSION CONTROL PLAN
C-4.1 STORMWATER MANAGEMENT PLAN
C-4.2 STORMWATER MANAGEMENT DETAILS
C-5.0 UTILITY PLAN
C-5.1 UTILITY PROFILES
C-6.0 SITE & MISCELLANEOUS DETAILS
C-6.1 SITE & MISCELLANEOUS DETAILS
C-6.2 SITE & MISCELLANEOUS DETAILS
C-6.3 STORM DRAIN & UTILITY DETAILS
C-6.4 EROSION & SEDIMENT CONTROL DETAILS
C-6.5 EROSION & SEDIMENT CONTROL NARRATIVE
C-7.0 SITE SECTIONS
C-7.1 SITE SECTIONS
C-7.2 SITE SECTIONS
C-8.0 ACCESS DRIVE PROFILE
C-9.0 PHOTOMETRICS PLAN (BY SWANEY LIGHTING)

LANDSCAPE PLANS (BY 3KEY HOSPITALITY)
A460 EAST TERRACE - PLANTING/PLANTERS
A470 WEST TERRACE - PLANTING/PLANTERS
A480 SITE LANDSCAPE PLAN

*NOT INCLUDED IN SUBMISSION

I HEREBY ACKNOWLEDGE THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AND THAT I AM COMPETENT TO PREPARE THIS DOCUMENT.

UTILITIES

WATER & SEWER:
AUBURN WATER & SEWERAGE DISTRICT
268 COURT STREET
AUBURN, MAINE 04210
207.784.6469
CONTACT:

ELECTRIC:
CENTRAL MAINE POWER
740 MAIN STREET
LEWISTON, MAINE 04240
800.750.4000
CONTACT: Rick Delaney
Richard.Delaney@CMPCO.com

TELEPHONE:
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5 DAVIS HILL FARM ROAD
PORTLAND, MAINE 04103
802.272.2646
CONTACT: KURT BOMBARDIER

NATURAL GAS:
UNITIL
376 RIVERSIDE INDUSTRIAL PARKWAY
PORTLAND, MAINE 04103
207.541.2543
CONTACT: SCOTT CARPENTER
carpenters@unitil.com

CABLE TV:
SPECTRUM
37 ALFRED PLOURDE PARKWAY
LEWISTON, MAINE 04240
207.253.2210
CONTACT: SCOTT REED

DIG SAFE:
CALL BEFORE YOU DIG
DIAL 811 (AT LEAST 72 HRS IN ADVANCE)

PERMITS / APPROVALS

LOCAL	GOVERNING BODY	STATUS
MAJOR DEVELOPMENT REVIEW	CITY OF AUBURN - PLANNING BOARD 60 COURT STREET AUBURN, MAINE 04210 207.333.6600	SITE PLAN SUBMISSION 07.08.2024 SITE/SUBDIVISION RESUBMITTED 10.10.2025
BUILDING PERMIT	AUBURN CODE ENFORCEMENT DEPT. 60 COURT STREET AUBURN, MAINE 04210 207.333.6600	TO BE FILED PRIOR TO CONSTRUCTION BY CONTRACTOR
STREET OPENING PERMIT	AUBURN PUBLIC WORKS DEPT. 296 GRACELAWN ROAD AUBURN, MAINE 04210 207.333.6670	TO BE FILED PRIOR TO CONSTRUCTION BY CONTRACTOR

STATE	GOVERNING BODY	STATUS
STORMWATER PERMIT BY RULE	MAINEDEP - CENTRAL MAINE REGIONAL OFFICE 32 BLOSSOM LANE AUGUSTA, MAINE 04333 207.287.7688	SUBMITTED 10.10.2025

ALL PERMITS ARE ANTICIPATED TO HAVE CONDITIONS ATTENDANT WITH THEIR APPROVAL. THE CONTRACTOR SHALL REVIEW ALL PERMITS AND THE CONDITIONS ATTENDANT WITH APPROVALS PRIOR TO THE START OF THE WORK. UNLESS OTHERWISE STIPULATED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR IS REQUIRED TO COMPLY AND FULFILL ALL CONDITIONS OF APPROVAL.

CONSULTANT LIST

CIVIL ENGINEER/TRAFFIC ENGINEER:
Gorrill Palmer Consulting Engineers, Inc.
300 SOUTHBOROUGH DRIVE, SUITE 200
SOUTH PORTLAND, MAINE 04106
207.772.2515
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kbourassa@gorrillpalmer.com

SURVEYOR:
Sebago Technics
75 JOHN ROBERTS ROAD, SUITE 4A
SOUTH PORTLAND, ME 04106
207.200.2100
ATTN: MATTHEW W. EK, P.L.S. 2117
www.sebagotechnics.com

BUILDING ARCHITECT:
Josh Buono, NCARB, AIA, LEED AP
173 ARUBA LANE
PONTE VEDRA BEACH, FL 32082
813.417.9901
jbuono.bac@gmail.com

MEP ENGINEER & STRUCTURAL ENGINEER:
Case Engineering, Inc.
796 MERUS COURT
ST. LOUIS, MO 63026
636.349.1600
ATTN: MATT CASE, PE, LEED AP
MATT BONO, PE, SE

GEOTECHNICAL ENGINEER:
S.W.Cole Engineering, Inc.
286 PORTLAND ROAD
GRAY, ME 04039
207.657.2866
ATTN: EVAN M, WALKER, P.E.

LANDSCAPE ARCHITECT:
3Key Hospitality
4530 ST. JOHNS AVENUE
JACKSONVILLE, FL 32210
904.236.9757
ATTN: JOSH BUONO, NCARB, AIA, LEED AP

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE
KALEB A. BOURASSA
No. 17072
LICENSED PROFESSIONAL ENGINEER
10.31.2025
KALEB A. BOURASSA, P.E.
LIC. #17072

Rev.	Date	Revision

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Design: KAB	Draft: CDD	Date: JAN. 2024
Checked: SRB	Scale: AS NOTED	Job No.: 4228
File Name: 4228-COVER.dwg		

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Drawing Name: COVER SHEET
Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE
Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No. C-1.0

K:\3Key Hospitality\4228_Academy Street Residential Development_Auburn\Z - CAD\DWG\4228-COVER.dwg 10/30/2025 5:27 PM

GENERAL NOTES

1. IN ADDITION TO THESE PLANS AND NOTES, THE CONTRACTOR SHALL REFER TO THE PROJECT MANUAL OR MOST CURRENT MAINE DEPARTMENT OF TRANSPORTATION (MAINE DOT) SPECIFICATIONS FOR CONSTRUCTION SPECIFICATIONS AND BIDDING PROCEDURES.

2. THIS PROJECT WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF ALL PERMITS ISSUED BY LOCAL UTILITY COMPANIES AND THE CITY OF AUBURN.

3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCE, PAVING, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE POINTS. ENTRANCES IN MOST LOCATIONS REQUIRE STRUCTURAL SLABS. REFER TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR INFORMATION ON THE STRUCTURAL SLAB ENTRANCES.

4. ALL REQUIRED AND NECESSARY INSPECTIONS AND OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSIONS AND THE FINAL SERVICE CONNECTIONS.

5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS, AT ITS SOLE COST.

6. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE APPLICANT AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR THE CITY, AT NO ADDITIONAL COST TO THE OWNER.

7. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.

8. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE PROJECT SPECIFICATIONS, THE CITY OF AUBURN AND SERVICING UTILITY REQUIREMENTS, IN CASES WHERE THESE CONFLICT THE MOST STRINGENT SHALL APPLY AT NO EXTRA COST TO THE OWNER.

9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RECORD DRAWINGS THROUGHOUT THE PROJECT AND PROVIDING THE OWNER WITH A SET OF ELECTRONIC FINAL RECORD DRAWINGS WHEN THE PROJECT IS COMPLETE.

10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCESS TO THE SITE AND ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY MARKINGS, SIGNAGE AND INCIDENTALS TO MAINTAIN SAFE VEHICLE AND PEDESTRIAN ACCESS THROUGH OUT THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE CITY OF AUBURN ROUTINELY REGARDING TEMPORARY IMPACT OR CHANGES TO SITE ACCESS CONDITIONS, SIDEWALK AND / OR STREET CLOSINGS.

PERMITTING NOTES

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SITE PLAN PERMIT FROM THE CITY OF AUBURN, AND MEDEP STORMWATER PBR / MCGP, WHICH WILL BE MADE A PART OF THE CONTRACT BID DOCUMENTS. THE CONSTRUCTION WILL BE GOVERNED BY THE ZONING ORDINANCES WHICH ARE AVAILABLE FOR VIEWING AT THE OFFICE OF THE ENGINEER, THE MUNICIPAL OFFICE, OR THE MUNICIPAL WEBSITE.

2. THE CONTRACTOR SHALL REVIEW THE ABOVE-REFERENCED PERMITS PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.

SITE LAYOUT NOTES

1. BITUMINOUS CONCRETE CURB, SLIPFORM CONCRETE CURB AND GRANITE CURB SHALL MEET THE REQUIREMENTS OF MDOT 702.001, 703.07 AND 609.04.

2. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR THE FACE OF THE BUILDING.

3. EXCEPT WHERE INDICATED OTHERWISE, THE PAVEMENT IS TO BE STANDARD DUTY PAVEMENT.

4. ALL TRAFFIC CONTROL SIGNS INDICATED ON THE SITE LAYOUT PLAN ARE TO MEET ALL REQUIREMENTS & STANDARDS OF THE MAINE DEPARTMENT OF TRANSPORTATION, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITIONS AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.

GRADING & DRAINAGE NOTES:

1. ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNINGS ROUGHNESS COEFFICIENT OF N = 0.012 OR LESS.

2. AN "AS-BUILT" CERTIFICATION AND PLANS OF THE STORMWATER DRAINAGE SYSTEM IS REQUIRED PRIOR TO THE OWNER ACCEPTING ANY BUILDINGS AND PROPERTY. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ANY DEVIATION FROM THE PLANS MAY DELAY THE ACCEPTANCE OF THE PROJECT, WITH CONTRACTOR RESPONSIBLE FOR ANY ASSOCIATED COSTS.

3. A DETAILED O&M MANUAL FOR STORMWATER MANAGEMENT SYSTEMS IS (WILL BE) FILED WITH THE CITY OF AUBURN DURING THE PERMIT REVIEW PROCESS. A SPECIFIC MANUAL HAS BEEN PREPARED FOR O&M OF THE DRAINAGE SYSTEM.

4. SEE EXISTING CONDITIONS FOR BENCHMARK INFORMATION.

5. SEE GRADING, DRAINAGE AND EROSION/SEDIMENT CONTROL FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.

6. ALL DISTURBED AREAS NOT TO BE PAVED, GRAVELED, SODDED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER AND MULCH.

7. COMPACTION REQUIREMENTS:

LOCATION	MINIMUM COMPACTION*
SUBBASE AND BASE GRAVEL BELOW PAVED OR CONCRETE AREAS	95%
SUBGRADE FILL BELOW PAVED AREAS	90%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREAS	90%
STRUCTURAL FILL WITHIN PROPOSED BUILDING AREA	95%
SELECT FILL ADJACENT BUILDING FOUNDATIONS, EXTERIOR FOUNDATIONS	95%
AND WITHIN 8 INCHES OF THE SLAB-ON-GRADE	

*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM-D-1557.

8. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.

9. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND EXIT RAMPS ADJACENT TO THE BUILDING AND ALONG NEW CURBED AREAS.

10. PROVIDE STABILIZATION OR SEPARATION GEOTEXTILE FABRIC OVER UNSTABLE SOILS AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND IN ACCORDANCE WITH THE FINAL GEOTECHNICAL RECOMMENDATIONS.

11. STORMWATER MANAGEMENT CHAMBER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND APPLICABLE INSTALLATION GUIDES PROVIDED BY THE CHAMBER SYSTEM MANUFACTURER. SHOULD THESE PLANS CONFLICT WITH THE INSTALLATION GUIDE, THESE PLANS SHALL TAKE PRECEDENCE.

LOCAL APPROVALS, WAIVERS AND VARIANCES

THE CONSTRUCTION PLANS ARE TO BE SUBMITTED TO THE CITY OF AUBURN FOR THEIR REVIEW, APPROVAL AND RECORDS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

UTILITY NOTES

1. ALL REQUIRED UTILITIES SERVING THE PROJECT SHALL BE COORDINATED AND CONSTRUCTED BY THE SITE CONTRACTOR TO WITHIN 5 FEET OF THE BUILDINGS, AT A LOCATION COORDINATED WITH THE MEP CONTRACTOR(S) AND THE BUILDING PLANS. SITE WORK WITHIN 5 FEET OF UNDERSLAB UTILITIES SHALL CONSIST OF TRENCHING AND BACKFILLING. ACTUAL UTILITY INSTALLATION SHALL BE BY THE MEP CONTRACTOR. ALL REQUIRED CONNECTION FEES SHALL BE PAID BY THE GENERAL CONTRACTOR.

2. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF AND/OR RELOCATION OF OVERHEAD AND UNDERGROUND TELEPHONE WITH THE SERVICING UTILITY COMPANY. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUITS, PULL WIRES, TRENCHING AND BACKFILLING NECESSARY TO COMPLETE THE WORK.

3. ALL SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE MAINE STATE PLUMBING CODE AND AUBURN WATER & SEWERAGE DISTRICT. CONNECTIONS TO EXISTING SEWER SHALL BE PERFORMED IN ACCORDANCE WITH AUBURN WATER & SEWERAGE DISTRICT RECOMMENDATIONS AND REGULATIONS.

4. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRIC SERVICE WITH CENTRAL MAINE POWER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCHING, CONDUIT AND BACKFILLING ASSOCIATED WITH UNDERGROUND POWER, COMMUNICATIONS AND CABLE.

5. COORDINATE ALL OTHER UTILITY WORK WITH THE APPROPRIATE UTILITY COMPANY. ALL UTILITY WORK SHALL CONFORM TO THE STANDARDS OF THE UTILITY COMPANY AND PROJECT SPECIFICATIONS, WHICHEVER IS MORE STRINGENT, AT NO EXTRA EXPENSE TO THE OWNER.

6. THE LOCATIONS OF THE NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE SERVING UTILITY COMPANY, PROJECT ARCHITECTS AND MEP DESIGNERS.

7. UNDERGROUND ELECTRICAL, CONDUIT MATERIAL AND INSTALLATION SHALL CONFORM TO CENTRAL MAINE POWER STANDARDS AND PROJECT SPECIFICATIONS, WHICH EVER IS MORE STRINGENT.

8. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OR WORK TO FINISH GRADE.

9. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.

10. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO COMPLETION OF THE PROJECT.

11. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL, AT NO EXTRA EXPENSE TO THE OWNER.

12. A 10 FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18 INCH OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER AND SANITARY SEWER CROSSINGS.

EROSION CONTROL NOTES:

1. PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES, GRADING LIMITS SHALL BE STAKED BY THE CONTRACTOR BASED ON THE LIMITS OF GRADING SHOWN ON THE DRAWINGS AND ACCEPTED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. AFTER THE GRADING LIMITS HAVE BEEN ACCEPTED, THE CONTRACTOR SHALL INSTALL THE PERIMETER SILT FENCE, SEDIMENT BARRIERS AND THE CONSTRUCTION ENTRANCE ASSOCIATED WITH THE PROJECT.

2. ALL GROUND AREAS GRADED FOR CONSTRUCTION SHALL BE GRADED, LOAMED, SEEDED AND MULCHED AS SOON AS POSSIBLE. TEMPORARY/PERMANENT SEED MIXTURES SHALL CONFORM TO THE SEEDING PLAN CONTAINED IN THE EROSION CONTROL PROJECT PREPARED FOR THIS PROJECT.

3. PRIOR TO PAVING OR GRAVEL PLACEMENT, THE CONTRACTOR SHALL REMOVE SILT FROM ALL STORM LINES AND APPURTANCES.

4. SILT BARRIERS SHALL BE INSPECTED, REPAIRED AND CLEANED AS NOTED IN THE EROSION CONTROL NOTES SHOWN ON THE EROSION CONTROL DETAIL SHEET.

5. THE CONTRACTOR SHALL REPAIR AND ADD STONE TO THE CONSTRUCTION ENTRANCES AS IT BECOMES SATURATED WITH MUD TO ENSURE THAT IT FUNCTIONS TO CAPTURE MUD FROM THE TIRES OF CONSTRUCTION VEHICLES DURING CONSTRUCTION. THE PURPOSE OF THE CONSTRUCTION ENTRANCE IS TO KEEP ADJACENT STREETS CLEAR OF DIRT AND MUD. SWEEPING OF THE ROADWAYS SHALL BE PERFORMED BY THE CONTRACTOR ON AN AS NEEDED BASIS, BUT AT A MINIMUM ONCE A WEEK.

6. SILT REMOVED FROM AROUND INLETS AND BEHIND THE SILT FENCES SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MIXED INTO TOPSOIL FOR USE IN LANDSCAPING OPERATIONS.

7. LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE WHICH CAUSE THE LEAST PRACTICAL UNPROTECTED DENUDED AREAS ON THE SITE DURING CONSTRUCTION.

8. THE CONTRACTOR IS CAUTIONED THAT FAILURE TO COMPLY WITH THE SEQUENCE OF CONSTRUCTION, EROSION/SEDIMENT CONTROL PLAN, AND OTHER PERMIT REQUIREMENTS MAY RESULT IN MONETARY PENALTIES AS ENFORCED BY THE MEDEP OR LOCAL AGENCIES. THE CONTRACTOR SHALL BE ASSESSED ALL SUCH PENALTIES AT NO COST TO THE OWNER OR PERMITTEE.

9. A FULL EROSION/SEDIMENTATION CONTROL PLAN ACCOMPANIES THIS DRAWING SET AND IS ALSO CONTAINED IN THE SPECIFICATIONS OR FROM THE OWNER.

10. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS AS SHOWN AND MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED.

11. INSPECT EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH RAIN STORM OF 0.25 INCHES OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE FILTER EFFICIENCY. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 OF THE STRUCTURE HEIGHT.

12. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2014".

EXISTING

- IRON PIPE OR ROD FND
- MONUMENT FOUND
- GAS VALVE
- WATER VALVE
- UTILITY POLE
- LIGHT POLE
- DRAINAGE MANHOLE
- ELECTRIC MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- SIGN
- EDGE OF PAVEMENT
- CURB
- ohw — OVERHEAD WIRES
- uge — UNDERGROUND ELECTRIC
- T — TELEPHONE
- 12"w — WATER LINE
- g — GAS LINE
- 12"san — SANITARY SEWER
- 12"sd — STORM DRAIN
- 15 — 1' CONTOUR
- × 15.23 — SPOT ELEVATION
- TREE
- TREE LINE OR LIMIT OF CLEARING
- BUILDING
- RETAINING WALL/WOOD TILES
- PROPERTY LINE
- EASEMENT LINE
- B-101 — TEST BORING
- HYDRANT

PROPOSED

- BARRIER FREE SYMBOL
- SIGN
- SIGN LABEL
- BUILDING / BUILDING ACCESS
- VERTICAL GRANITE CURB
- CB-1 — CATCH BASIN
- 22 — CONTOUR LABEL
- DMH-1 — DRAIN MANHOLE
- 2 / 1 2:1 — SLOPE DESIGNATION
- 18.73 — SPOT GRADE
- 28.58 TW / 16.20 BW — SPOT GRADE AT RETAINING WALL (TW = TOP WALL / BW = BOTTOM WALL)
- 6"UD — UNDERDRAIN
- SD-1 — STORM DRAIN
- CURB STOP
- HYDRANT
- LIGHT POLE WITH FIXTURE(S)
- SMH — SANITARY SEWER MANHOLE
- TEST PIT
- UTILITY POLE
- VALVE
- 6" SAN — SANITARY SEWER
- W — DOMESTIC/ FIRE WATER MAIN
- 2"G — GAS MAIN
- UGE/T/C — UNDERGROUND ELECTRIC

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE · KALEB A. BOURASSA No. 17072 · LICENSED PROFESSIONAL ENGINEER

10.31.2025

KALEB A. BOURASSA, P.E.
LIC. #17072

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GORRILL PALMER
An LJB Engineering Company

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Drawing Name: GENERAL NOTES & LEGEND

Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No. C-1.1

K:\Jkey Hospitality\4228_Academy Street Residential Development_Auburn\Z - CAD\DWG\4228-GEN NOTES.dwg 10/30/2025 5:28 PM



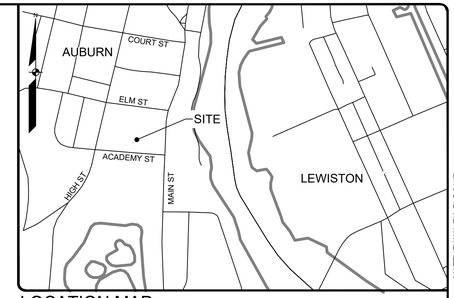
GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.

LEGEND

- PROPERTY LINE/R.O.W.
- ABUTTER LINE/R.O.W.
- MONUMENT
- IRON PIPE/ROD
- DRILL HOLE
- C1/L1 — CURVE/LINE NO.
- N/F — NOW OR FORMERLY
- BM-1 — BENCHMARK
- STOCKADE FENCE
- BUILDING
- DECK/STEPS/ OVERHANG
- EDGE PAVEMENT
- PAVEMENT PAINT
- CURB LINE
- TREELINE
- 120 / 118 — CONTOURS
- BARB WIRE FENCE
- DECIDUOUS TREE
- MULCH LINE
- SIGN
- G — GAS
- GAS GATE VALVE
- GM — GAS METER
- W — WATER
- WATER GATE VALVE
- HYDRANT
- S — SANITARY MANHOLE
- SD — STORM DRAIN
- D — DRAINAGE MANHOLE
- CATCH BASIN
- OHU — OVERHEAD UTILITY
- EM — ELECTRIC METER
- UTILITY POLE
- GUY WIRE



LOCATION MAP

N.T.S.

MATTHEW W. EK, PLS 2117

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS CITY OF AUBURN BY DEED DATED MARCH 26, 2013 AND JULY 24, 2006 RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS (ACRD) IN BOOK 8632, PAGE 345 AND BOOK 6851, PAGE 040.
2. THE PROPERTY IS SHOWN AS LOT 004 ON THE CITY OF AUBURN TAX MAP 231 AND SHOWN AS LOT 132 ON THE CITY OF AUBURN TAX MAP 230 AND IS LOCATED IN THE TRADITIONAL DOWNTOWN NEIGHBORHOOD DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE TRADITIONAL DOWNTOWN NEIGHBORHOOD DISTRICT ARE AS FOLLOWS:

MINIMUM FRONT YARD:	5 FEET
MINIMUM SIDE YARD:	5 FEET
MINIMUM REAR YARD:	10 FEET
MAXIMUM BUILDING HEIGHT:	3 STORY
MAXIMUM BUILDING COVERAGE:	70%

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. TOTAL AREA OF PARCEL IS TO BE DETERMINED, UPON GAP OVERLAP DETERMINATION. AS SHOWN THE PROJECT PARCEL IS APPROXIMATELY --- ACRES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN OCTOBER AND NOVEMBER OF 2022.
6. PLAN REFERENCES:
   - A. STANDARD BOUNDARY SURVEY FOR NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, BY CIVIL-TEC, PROFESSIONAL LAND SURVEYORS, JOB NO. 94.171, DATED NOVEMBER OF 1994.
   - B. SITE PLAN OF ACADEMY STREET PARKING LOT, FOR CITY OF AUBURN, BY WOODARD & CURRAN, JOB NO. 203970.01, DATED NOVEMBER OF 2007.
   - C. ALTA / ACSM LAND TITLE SURVEY OF 261 MAIN STREET, AUBURN, MAINE, FOR COASTAL ENTERPRISES, INC., BY JONES ASSOCIATES INC, DATED JUNE 15, 2011, AND RECORDED IN ACRD PLAN BOOK 49 PAGE 92.
   - D. DIVISION PLAN CEI HOUSING INC. OF 261 MAIN STREET, AUBURN, MAINE, FOR CEI HOUSING INC., BY JONES ASSOCIATES INC, DATED JANUARY 13, 2012, AND RECORDED IN ACRD PLAN BOOK 49 PAGE 93.
   - E. LOT 1 SUBDIVISION PLAN, CEI HOUSING INC. 261 MAIN STREET, AUBURN, MAINE, FOR CEI HOUSING, INC., BY JONES ASSOCIATES INC, DATED JANUARY 13, 2012, AND RECORDED IN ACRD PLAN BOOK 49 PAGE 94.
   - F. PLAN BY WILLIAM GARCELON, DATED SEPTEMBER OF 1847 AND RECORDED IN THE ACRD IN PLAN BOOK 1 VOLUME 1, PAGE 2 (1/B1-2).
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CI/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. UNDERGROUND UTILITIES SHOWN HEREON WERE MARKED BY PROMARK UTILITIES IN NOVEMBER OF 2022 AND LOCATED BY SEBAGO TECHNICS, INC.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR AUBURN, MAINE, ANDROSCOGGIN COUNTY, COMMUNITY-PANEL NUMBER 23001C0328E, HAVING AN EFFECTIVE DATE OF JULY 8, 2013. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
10. NO WETLANDS WERE FOUND ON THE SUBJECT PROPERTIES.
11. THERE IS AN APPARENT OVERLAP IN DEEDS FROM 124 HIGH STREET ONTO THE LOCUS PARCEL AS SHOWN HEREON. ON OCTOBER 21, 1861 HANNIBAL R. SMITH PURCHASED LOT 7 IN THE GARCELON SUBDIVISION REFERENCED IN NOTE 6F PER DEED BOOK 28 PAGE 440. ON MARCH 2, 1865 HANNIBAL SMITH SWAPPED LAND WITH ORLAND E. LUQUES (MISREFERENCED IN SEVERAL DEEDS AS "SUQUES"), WHO OWNED LOT 8 OF PLAN REFERENCE 6F, SEE DEED BOOK 39 PAGES 98 AND 116. ON JULY 25, 1871 HANNIBAL SMITH SOLD HIS PROPERTY TO JACOB ROAD IN DEED BOOK 65 PAGE 41. THIS DEED DESCRIPTION HAD AN ADDITIONAL 45 FOOT BY 12 FOOT PARCEL ON THE EASTERLY END OF THE PARCELS PURCHASED BY HANNIBAL SMITH. NO CONVEYANCE INTO HANNIBAL SMITH FOR THE ADDITIONAL 45 FOOT BY 12 FOOT PARCEL WAS FOUND, AND THIS IS AN OVERLAP INTO THE RECORD DESCRIPTION OF THE LOCUS PARCEL. WE RECOMMEND THE CITY HAVE THEIR LEGAL COUNCIL REVIEW THIS ISSUE.
12. THERE IS AN APPARENT GORE BETWEEN THE DEEDS OF: JOHANNA CARTER, BOOK 6732 PAGE 348, AT 120 HIGH STREET; PAUL & JEANNETTE TREMBLAY, BOOK 1361 PAGE 209, AT 28 ELM STREET; AND THE LOCUS PROPERTY AS SHOWN HEREON. WE RECOMMEND THE CITY HAVE THEIR LEGAL COUNCIL REVIEW THIS ISSUE.

STATE OF MAINE — MATTHEW W. EK — 2117 — PROFESSIONAL LAND SURVEYOR

REV	BY	DATE	STATUS
A	MWE	11/22/22	ISSUED DRAFT PLAN TO CLIENT FOR PRELIMINARY REVIEW
B	MWE	1/12/23	RELEASED STAMPED SURVEY FOR CLIENT USE.

THIS PLAN IS NOT TO BE USED, IN WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. (MW ALTERATIONS, AUTHORIZED OR OTHERWISE) SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

EXISTING CONDITIONS
OF:
MAIN-ACADEMY STREET
261 MAIN STREET & 15 ACADEMY STREET
AUBURN, ME
FOR RECORD OWNER:
CITY OF AUBURN
60 COURT STREET
AUBURN, ME 04210

DESIGNED	-
DRAWN	JS / JMC
CHECKED	MWE
DATE	11/02/2022
SCALE	1" = 30'
PROJECT	220537

SHEET 1 OF 1

220537EC.dwg, TAB:EC

NOTES:

1. REMOVAL / RELOCATION OF ANY AND ALL PROPERTY OF THE EXISTING CONDOMINIUMS AT 3, 5, 7, 9, AND 11 ACADEMY STREET, THE CONDOMINIUM ASSOCIATION OR PROPERTY MANAGEMENT COMPANY SHALL BE COORDINATED WITH THE OWNER PRIOR TO COMMENCEMENT OF THE WORK.
2. DEMOLITION AND REMOVALS ALONG ACADEMY STREET DO NOT CONTEMPLATE PUBLIC IMPROVEMENTS WHICH WILL BE COORDINATED BETWEEN THE DEVELOPER AND CITY.

PLAN REFERENCES:

1. "EXISTING CONDITIONS OF: MAIN-ACADEMY STREET, 261 MAIN STREET & 15 ACADEMY STREET, AUBURN, ME, FOR RECORD OWNER: CITY OF AUBURN, 60 COURT STREET, AUBURN, ME 04210", BY SEBAGO TECHNICS, DATED: 11/02/2022, LATEST REVISION DATE OF 1/12/23, SHEET 1 OF 1.
2. "ALTA / ACSM LAND TITLE SURVEY, 261 MAIN STREET, AUBURN, MAINE", PREPARED FOR COASTAL ENTERPRISES, INC., P.O. BOX 268, WISCASSET, ME 04578, PREPARED BY: JONES ASSOCIATES, INC., PLAN DATE: JUNE 15, 2011, RECORDED IN A.C.R.D. ON APRIL 3, 2012, RECORDED IN PLAN BOOK 49, PAGE 92.
3. "LOT 1 SUBDIVISION PLAN, CEI HOUSING INC., 261 MAIN STREET, AUBURN, MAINE", PREPARED FOR CEI HOUSING INC., P.O. BOX 268, WISCASSET, ME 04578, PREPARED BY: JONES ASSOCIATES, INC., PLAN DATE: JANUARY 13, 2012, RECORDED IN A.C.R.D. ON APRIL 3, 2012. RECORDED IN PLAN BOOK 49, PAGE 94.

REFER TO REPORT ENTITLED "EXPLORATIONS AND GEOTECHNICAL ENGINEERING SERVICES, PROPOSED APARTMENT BUILDING, 261 MAIN STREET & 15 ACADEMY STREET, AUBURN, MAINE", PREPARED BY S.W. COLE ENGINEERING, INC., DATED DECEMBER 1, 2023, FOR INFORMATION PERTAINING TO BORINGS IDENTIFIED ON THIS PLAN

LIMITS OF CLEARING, TYP. CONTRACTOR TO COORDINATE REMOVAL / LIMBING OF TREES ALONG PROPERTY LINE WITH OWNER AND ENGINEER PRIOR TO WORK NO CLEARING SHALL OCCUR BEYOND PROJECT PROPERTY BOUNDARY, TYP.

REMOVE FENCING WITHIN PROJECT PARCEL BOUNDARY, TYP.

STABILIZED CONSTRUCTION ENTRANCE

REMOVE TREES

SAWCUT & REMOVE EX. PAVEMENT BACK TO PROPERTY LINE

BENCHMARK #1
SPIKE IN UTILITY POLE CMP3
ELEVATION=189.04

REMOVE SIGNS - RETURN TO CITY PUBLIC WORKS DEPT.

SIGN 'CITY OF AUBURN PUBLIC PARKING LOT'

SIGNS 'CITY OF AUBURN PUBLIC PARKING LOT'

REMOVE TREES

REMOVE EX. GRANITE BLOCK WALL, MONUMENTS & STAIRS ALONG ACADEMY STREET - COORDINATE WITH OWNER

SIGN 'NO PARKING – THIS SIDE OF STREET'

SIGN 'NO PARKING – THIS SIDE OF STREET'

SAWCUT & GRIND EX. PAVEMENT

EX. UTILITY POLE w/STREET LIGHT

SEWER SERVICE STATUS UNKNOWN

REMOVE SATELLITE DISH & CABLE LINES - COORDINATE WITH OWNER

REMOVE BLOCK RETAINING WALL

REMOVE TREES

REMOVE PAVEMENT

REMOVE EX. STORM DRAIN & CATCH BASINS

REMOVE EX. BIT. SIDEWALK & CURB

PROTECT EX. CATCH BASIN

CLEARING LIMIT

PROTECT EX. CATCH BASIN

REMOVE EX. CONCRETE SIDEWALK AT NEAREST JOINT - KEEP EX. BRICK PAVERS FOR REUSE IN COORDINATION WITH CITY PUBLIC WORKS

TEST PIT TO DETERMINE EXACT DEPTH / LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION, TYP.

SAWCUT & GRIND EX. PAVEMENT

REMOVE / RELOCATE EX. MAILBOXES & SIGNAGE FOR CONDOMINIUMS IN COORDINATION WITH OWNER

REMOVE EX. GRANITE CURB FOR REUSE

REMOVE & RELOCATE EX. CITY STREET LIGHT - COORDINATE WITH CITY PUBLIC WORKS

INVESTIGATE EXISTING ONSITE SEWER & INVERTS & CONNECTION TO PUBLIC MAIN - CONTRACTOR SHALL CAMERA EXISTING SEWER PIPES TO CONFIRM LIMITS OF SYSTEM. PROTECT EXIST. ACTIVE SEWER SERVICES DURING CONSTRUCTION, TYP.

INSTALL CATCH BASIN INLET PROTECTION PRIOR TO THE START OF WORK, TYP.

BENCHMARK #2
SPIKE IN UTILITY POLE
ELEVATION:162.41

ELM STREET
HIGH STREET
ACADEMY STREET
(SPEED LIMIT 25)
MAIN STREET
(SPEED LIMIT 25)
CONCRETE WALK
66' R.O.W.
50' R.O.W.

N/F PAUL & JEANNETE TREMBLAY 1361/209 230-126 28 ELM ST
N/F RONALD & DORIS RUSSELL 1075/603 230-125 20 ELM ST
N/F BK HOMES LLC 7099/139 230-124 14 ELM ST
N/F 22 BISHOP LLC 8886/319 230-127 118 HIGH ST
N/F JOHANNA CARTER 6732/348 230-128 120 HIGH ST
N/F MATTHEW CARTER 7069/93 230-129 124 HIGH ST
N/F PATSY GODIN 7987/292 230-131 35 ACADEMY ST
N/F CITY OF AUBURN 75/130 230-163 277 MAIN ST
N/F CITY OF AUBURN 6851/40 230-132 15 ACADEMY ST
N/F GERARD MORIN 2589/286 231-005 247 MAIN ST
N/F CEI HOUSING INC. 8177/045 231-004-006 ACADEMY ST
N/F CITY OF AUBURN 8632/345 231-004 261 MAIN ST
N/F DONTE K. & MALLORY M. LOWNDES 10537/145 231-004-005 11 ACADEMY ST
N/F SUZANNE P. RUSSELL 9917/342 231-004-004 9 ACADEMY ST
N/F RAVI KUMAR 9954/170 231-004-003 7 ACADEMY ST
N/F PAULINE KENEBRUS 9952/53 231-004-002 5 ACADEMY ST
N/F PAMELA & MARTIN GORMLEY 10385/338 231-004-001 3 ACADEMY ST

DIRT PARKING AREA
EX. PAVED PARKING LOT
GRAVEL / DIRT CITY OF AUBURN PARKING LOT
ASPHALT REMAINS
APPARENT SATELLITE DISH AND CABLE LINE ENCROACHMENT
ACCESS EASEMENT (SEE PLAN C)
BLOCK RET. WALL
GRANITE RET. WALL
GRANITE STEPS
BITUMINOUS WALK
GRANITE CURB
GRAVEL
EX. TEL. / CABLE PEDESTALS
EX. UTILITY POLE w/GUY LINES
EX. PED. SIGNAL
EX. HYDRANT
EX. ELEC. & GAS METERS AT REAR OF EACH UNIT
COMMUNITY

B-101 B-102 B-103 B-104 B-105 B-106 B-107 B-108 B-109

FFE: 166.16 FFE: 166.17 FFE: 165.35 FFE: 164.87

NORTH
20 0 10 20 40
1 inch = 20 ft.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE
KALEB A. BOURASSA
No. 17072
LICENSED
PROFESSIONAL ENGINEER
10.31.2025
KALEB A. BOURASSA, P.E.
LIC. #17072

Rev.	Date	Revision

Rev.	Date	Revision
6	2025.10.31	RESUBMITTED TO CITY PER COMMENTS
5	2025.10.10	SUBMITTED FOR CITY SITE/SUBDIVISION APPLICATION
4	2025.08.11	RELEASED TO OWNER FOR PRICING
3	2024.08.27	RESUBMITTED TO CITY PER COMMENTS
2	2024.08.13	RELEASED TO OWNER FOR PRICING
1	2024.07.08	SUBMITTED FOR CITY SITE PLAN APPLICATION

Design: KAB	Draft: CDD	Date: JAN. 2024
Checked: SRB	Scale: AS NOTED	Job No.: 4228
File Name: 4228-EX & REMOVALS.dwg		

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GORRILL PALMER
An LJB Engineering Company
Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name: EXISTING CONDITIONS & REMOVALS PLAN

Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No. C-2.0

K:\Key Hospitality\4228_Academy Street Residential Development_Auburn\2 – CAD\DWG\4228-EX & REMOVALS.dwg 10/30/2025 5:29 PM

SPACE & BULK REGULATIONS – FORMED-BASED CODE TRADITIONAL DOWNTOWN NEIGHBORHOOD (T-4.2)

SPACE & BULK REGULATION	REQUIRED	PROVIDED
MINIMUM LOT SIZE	0 SF	62,732 SF
MINIMUM FRONTAGE BUILDOUT	60%	> 60%
MINIMUM FRONT SETBACK	5 FT	6 FT
MAXIMUM FRONT SETBACK	15 FT	6 FT
MINIMUM SIDE SETBACK	5 FT	6 FT
MINIMUM REAR SETBACK	10 FT	14.9 FT
MAXIMUM BUILDING HEIGHT	3 STORIES	3 STORIES
MAXIMUM BUILDING LOT COVERAGE	70%	33.3%
MINIMUM OPEN SPACE	10%	> 10%

WAIVERS:

1. SECTION 60-549.1 - REQUESTING A WAIVER FOR BUILDING LENGTH OF 276' AS OPPOSED TO 110' MAXIMUM.

PLAN REFERENCES:

1. "EXISTING CONDITIONS OF: MAIN-ACADEMY STREET, 261 MAIN STREET & 15 ACADEMY STREET, AUBURN, ME, FOR RECORD OWNER: CITY OF AUBURN, 60 COURT STREET, AUBURN, ME 04210", BY SEBAGO TECHNICS, DATED: 11/02/2022, LATEST REVISION DATE OF 1/12/23, SHEET 1 OF 1.
2. "ALTA / ACSM LAND TITLE SURVEY, 261 MAIN STREET, AUBURN, MAINE", PREPARED FOR COASTAL ENTERPRISES, INC., P.O. BOX 268, WISCASSET, ME 04578, PREPARED BY: JONES ASSOCIATES, INC., PLAN DATE: JUNE 15, 2011, RECORDED IN A.C.R.D. ON APRIL 3, 2012, RECORDED IN PLAN BOOK 49, PAGE 92.
3. "LOT 1 SUBDIVISION PLAN, CEI HOUSING INC., 261 MAIN STREET, AUBURN, MAINE", PREPARED FOR CEI HOUSING INC., P.O. BOX 268, WISCASSET, ME 04578, PREPARED BY: JONES ASSOCIATES, INC., PLAN DATE: JANUARY 13, 2012, RECORDED IN A.C.R.D. ON APRIL 3, 2012, RECORDED IN PLAN BOOK 49, PAGE 94.

NOTES:

1. CONTRACTOR SHALL REVIEW SCOPE OF WORK AND ASSESS/COORDINATE TEMPORARY EASEMENTS WITH DEVELOPER/OWNER AND ABUTTING PROPERTY OWNERS PRIOR TO CONSTRUCTION.
2. IMPROVEMENTS WITHIN ACADEMY STREET TOWNHOUSES COMMON AREA IS SUBJECT TO AGREEMENT BETWEEN DEVELOPER AND CONDO OWNERS.
3. THE CONSTRUCTION MANAGEMENT PLAN SHALL INCLUDE PROVISIONS TO MAINTAIN ACCESS AND UTILITY SERVICES TO EXISTING CONDOS DURING CONSTRUCTION.
4. ALL RETAINING WALLS GREATER THAN 36" SHALL REQUIRE A WALL DESIGN SUBMITTAL STAMPED BY AN ENGINEER IN THE STATE OF MAINE FOR REVIEW AND APPROVAL BY THE ENGINEER OF RECORD.
5. MAIN STREET AND ACADEMY STREET ARE UNDER MORATORIUM AND REQUIRE MORATORIUM PAVEMENT RESTORATION IN ACCORDANCE WITH CITY STANDARDS. COORDINATE WITH DPW.
6. THE REQUIRED PARKING SPACES IS 73. 58 PARKING SPACES WILL BE PROVIDED ON SITE AND THE APPLICANT WILL ACQUIRE AN AGREEMENT WITH ADJACENT PROPERTY OWNERS TO SECURE THE REMAINING PARKING SPACES REQUIRED.

CITY OF AUBURN PLANNING BOARD
SITE PLAN APPROVAL

CHAIRMAN _____

_____ _____

_____ _____

_____ _____

_____ _____

DATE _____

ELM STREET

HIGH STREET

MAIN STREET (SPEED LIMIT 25)

ACADEMY STREET (SPEED LIMIT 25)

66' R.O.W.

50' R.O.W.

N/F PAUL & JEANNETE TREMBLAY 1361/209 230-126 29 ELM ST

N/F RONALD & DORIS RUSSELL 1075/603 230-125 20 ELM ST

N/F BK HOMES LLC 7099/139 230-124 14 ELM ST

N/F 22 BISHOP LLC 9886/319 230-127 118 HIGH ST

N/F JOHANNA CARTER 6732/348 230-128 120 HIGH ST

N/F MATTHEW CARTER 7069/93 230-129 124 HIGH ST

N/F PATSY GODIN 7967/292 230-131 35 ACADEMY ST

N/F CITY OF AUBURN 75/130 230-163 277 MAIN ST

N/F GERARD MORIN 2585/286 231-005 247 MAIN ST

N/F DONTE X. & MALLORY M. LOWNDES 10537/145 231-004-005 11 ACADEMY ST

N/F SUZANNE P. RUSSELL 9917/342 231-004-004 9 ACADEMY ST

N/F RAVI KUMAR 9954/170 231-004-003 7 ACADEMY ST

N/F PAULINE KENEBORUS 9952/53 231-004-002 5 ACADEMY ST

N/F PAMELA & MARTIN GORMLEY 10385/338 231-004-001 3 ACADEMY ST

SNOW STORAGE

10' REAR SETBACK

10' MIN

472' x 6' HIGH WHITE PVC FENCE, TYP.

RETAINING WALL - CONTRACTOR TO PROVIDE SUBMITTAL STAMPED BY A LICENSED STRUCTURAL ENGINEER AND / OR GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION, TYP.

VERTICAL CURB, TYP.

24 POP

3/4" PIPE

CAPPED ROD PLS 2428

10"

DIRT PARKING AREA

STANDARD-DUTY BITUMINOUS PAVEMENT, TYP.

CAPPED ROD (ILLEGIBLE)

EX. PARALLEL PARKING

TD

BOLLARD (SEE DETAILS)

EMERGENCY VEHICLE TURNAROUND

TOTAL 58 PARKING SPACES (55 STANDARD, 3 ADA)

RELOCATED LIGHT POLE & FIXTURE IN COORDINATION WITH CITY

STANDARD MDOT / ADA RAMP, TYP.

CAST IN PLACE CONCRETE RAMP

MEP / MAIL

12' x 18' CONC. PAD FOR SOLID WASTE ENCLOSURE

PRECAST STAIRS W/ RAILING (TYP.)

GROUND FLOOR UNIT LANDING, TYP. - SEE ARCHITECTURAL

PATIO & UPPER LEVEL BALCONY, TYP. - SEE ARCHITECTURAL

5' SIDE SETBACK

RETAINING WALL

L/S

BITUMINOUS SIDEWALK - DIMENSIONS AS SHOWN, TYP.

KAYAK STORAGE/ SPRINKLER ROOM

DOG WASH & BATHROOM

RECREATION/ STORAGE

CONC. PAD FOR GAZEBO STRUCTURE - SEE ARCHITECTURAL PLANS

ACCESS AND UTILITY EASEMENTS TO BE VACATED AND REESTABLISHED BETWEEN CONDO OWNERS AND DEVELOPER BASED ON FINAL PLAN - SEE SUBDIVISION PLAN

DECORATIVE WALL (SEE DETAILS)

VERTICAL CURB, TYP.

RETAINING WALL - SEE NOTES

AUBURN TOWN CENTER APARTMENTS
20,858 SF FOOTPRINT - TOTAL 53 RESIDENTIAL UNITS
(31 ONE-BEDROOM / 22 TWO-BEDROOM)

THIRD FLOOR TERRACE

ENTRANCE/STAIR

4' STAIR, TYP. - MATERIAL TBD

15' MAX FRONT SETBACK

5' MAX FRONT SETBACK

20' TYP.

4" TYP.

FRONT ENTRANCE CANOPY APPROX. 3" FROM R.O.W LINE

EX. UTILITY POLE w/STREET LIGHT

EX. TEL. / CABLE PEDESTALS

EX. UTILITY POLE w/STREET LIGHT 5/8" ROD IN WALK

EX. PED. SIGNAL

VERTICAL GRANITE CURB, TYP.

4" WHITE LINE, TYP.

CITY STANDARD STREET LIGHT, TYP. OF 6 ALONG ACADEMY STREET

1.5' WIDE COBBLES ALONG PROJECT ACADEMY STREET FRONTAGE. TYP.

EX. UTILITY POLE w/STREET LIGHT

EX. HYDRANT

PROPOSED PUBLIC IMPROVEMENTS INCLUDE ONSTREET PARKING, REALIGNED WESTBOUND TRAVELWAY, CURBING, SIDEWALK AND COBBLES, CITY STANDARD STREET LIGHT POLES AND REMOVAL OF OVERHEAD WIRES ALONG PROJECT FRONTAGE ON ACADEMY STREET. FINAL IMPROVEMENTS ARE SUBJECT TO FINAL REVIEW AND COORDINATION WITH THE CITY AND DEVELOPER.

NORTH

1 inch = 20 ft.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE KALEB A. BOURASSA No. 17072 LICENSED PROFESSIONAL ENGINEER

10.31.2025

KALEB A. BOURASSA, P.E.
LIC. #17072

Rev.	Date	Revision

Rev.	Date	Revision
6	2025.10.31	RESUBMITTED TO CITY PER COMMENTS
5	2025.10.10	SUBMITTED FOR CITY SITE/SUBDIVISION APPLICATION
4	2025.08.11	RELEASED TO OWNER FOR PRICING
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2	2024.08.13	RELEASED TO OWNER FOR PRICING
1	2024.07.08	SUBMITTED FOR CITY SITE PLAN APPLICATION

Design: KAB	Draft: CDD	Date: JAN. 2024
Checked: SRB	Scale: AS NOTED	Job No.: 4228
File Name: 4228-SITE.dwg		

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GORRILL PALMER
An LJB Engineering Company

Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name: SITE LAYOUT PLAN

Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No. C-3.0

K:\Key Hospitality\4228_Academy Street Residential Development_Auburn\2 - CAD\DWG\4228-SITE.dwg 10/30/2025 5:24 PM

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GRID

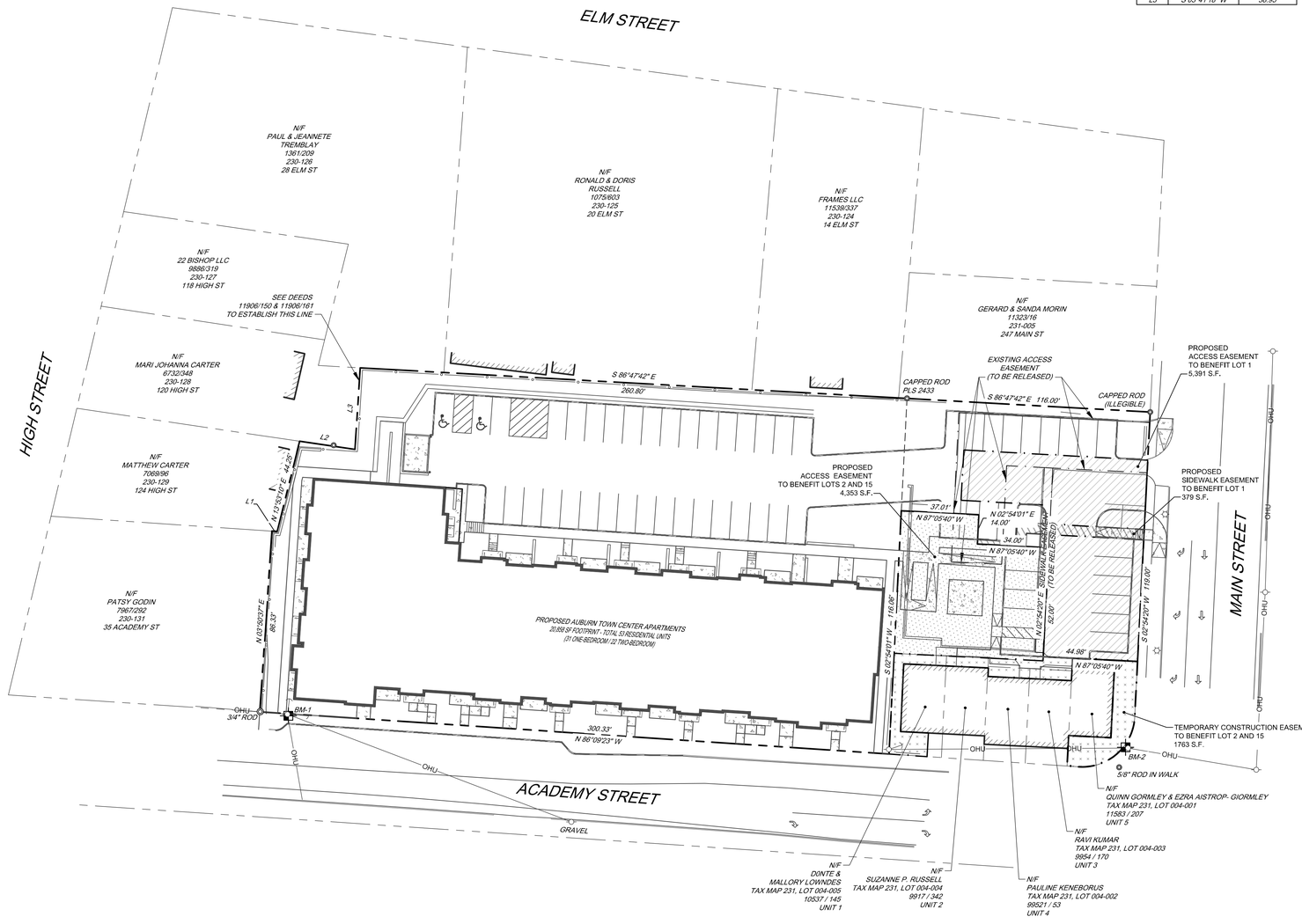
LEGEND

PROPERTY LINE/R.O.W.	OVERHANG
ABUTTER LINE/R.O.W.	EDGE PAVEMENT
MONUMENT	PAVEMENT PAINT
IRON PIPE/ROD	CURB LINE
DRILL HOLE	RETAINING WALL
C1/L1 CURVE/LINE NO.	HYDRANT
N/F NOW OR FORMERLY	OHU OVERHEAD UTILITY
BM-1 BENCHMARK	UTILITY POLE
CHAIN LINK FENCE	GUY WIRE
BUILDING	EDGE OF CONCRETE

WAIVERS REQUESTED:

1. SECTION 549.1 - REQUESTING A WAIVER FOR BUILDING LENGTH OF 276' AS OPPOSED TO 110' MAXIMUM.

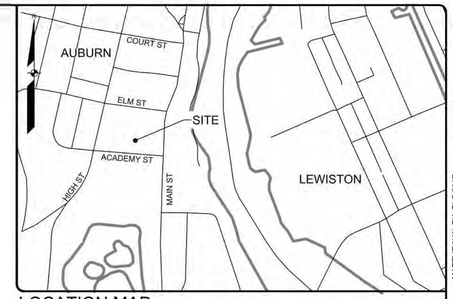
PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°09'23" E	2.56'
L2	N 91°36'54" W	26.67'
L3	S 03°41'18" W	38.95'



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.



LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS AUBURN TOWN CENTER APARTMENTS LLC BY DEED DATED MARCH 20, 2025 RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS (ACRD) IN BOOK 11792 PAGE 1.
2. THE PROPERTY IS SHOWN AS LOT 004 ON THE CITY OF AUBURN TAX MAP 231 AND SHOWN AS LOT 132 ON THE CITY OF AUBURN TAX MAP 230 AND IS LOCATED IN THE TRADITIONAL DOWNTOWN NEIGHBORHOOD DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE TRADITIONAL DOWNTOWN NEIGHBORHOOD DISTRICT ARE AS FOLLOWS:

MINIMUM FRONT YARD:	5 FEET
MINIMUM SIDE YARD:	5 FEET
MINIMUM REAR YARD:	10 FEET
MAXIMUM BUILDING HEIGHT:	3 STORY
MAXIMUM BUILDING COVERAGE:	70%

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. TOTAL AREA OF THE PROJECT PARCEL IS APPROXIMATELY 58,192 SQUARE FEET.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN OCTOBER AND NOVEMBER OF 2022. SEE PLAN REFERENCE 6G FOR SITE TOPOGRAPHY AND ADDITIONAL SITE DETAILS.
6. PLAN REFERENCES:
   - A. STANDARD BOUNDARY SURVEY FOR NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, BY CIVIL-TEC, PROFESSIONAL LAND SURVEYORS, JOB NO. 94.171, DATED NOVEMBER OF 1994.
   - B. SITE PLAN OF ACADEMY STREET PARKING LOT, FOR CITY OF AUBURN, BY WOODARD & CURRAN, JOB NO. 203970.01, DATED NOVEMBER OF 2007.
   - C. ALTA / ACSM LAND TITLE SURVEY OF 261 MAIN STREET, AUBURN, MAINE, FOR COASTAL ENTERPRISES, INC., BY JONES ASSOCIATES INC, DATED JUNE 15, 2011, AND RECORDED IN ACRD PLAN BOOK 49 PAGE 92.
   - D. DIVISION PLAN CEI HOUSING INC. OF 261 MAIN STREET, AUBURN, MAINE, FOR CEI HOUSING INC., BY JONES ASSOCIATES INC, DATED JANUARY 13, 2012, AND RECORDED IN ACRD PLAN BOOK 49 PAGE 93.
   - E. LOT 1 SUBDIVISION PLAN, CEI HOUSING INC. 261 MAIN STREET, AUBURN, MAINE, FOR CEI HOUSING, INC., BY JONES ASSOCIATES INC, DATED JANUARY 13, 2012, AND RECORDED IN ACRD PLAN BOOK 49 PAGE 94.
   - F. PLAN BY WILLIAM GARCELON, DATED SEPTEMBER OF 1847 AND RECORDED IN THE ACRD IN PLAN BOOK 1 VOLUME 1, PAGE 2 (V1B1-2).
   - G. EXISTING CONDITIONS OF MAIN-ACADEMY STREET, FOR CITY OF AUBURN, BY SEBAGO TECHNICS, INC. DATED THROUGH JANUARY 12, 2023.
   - H. EASEMENT EXHIBIT OF MAIN-ACADEMY STREET FOR THE CITY OF AUBURN, BY SEBAGO TECHNICS, INC., DATED THROUGH JULY 15, 2025.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CI/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. UNDERGROUND UTILITIES SHOWN HEREON WERE MARKED BY PROMARK UTILITIES IN NOVEMBER OF 2022 AND LOCATED BY SEBAGO TECHNICS, INC.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR AUBURN, MAINE. ANDROSCOGGIN COUNTY, COMMUNITY-PANEL NUMBER 2300103328E, HAVING AN EFFECTIVE DATE OF JULY 8, 2013. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
10. NO WETLANDS WERE FOUND ON THE SUBJECT PROPERTIES.
11. PROPOSED FEATURES SHOWN HEREON ARE BASED UPON THE SITE PLAN SET OF AUBURN TOWN CENTER APARTMENTS BY GORRILL PALMER. FOR ADDITIONAL SITE AND DESIGN INFORMATION SEE SAID PLAN SET.
12. SEE PLAN REFERENCE H. FOR MORE DETAIL ON THE FOUR PROPOSED EASEMENTS SHOWN HEREON.
13. BENCHMARK:

BM-1	SPIKE IN CMP POLE #3	ELEVATION: 189.04 (NAVD88)
BM-2	SPIKE IN CMP POLE	ELEVATION: 162.41 (NAVD88)

APPROVAL-
CITY OF AUBURN
PLANNING BOARD

DATE

CHAIRPERSON

STATE OF MAINE, ANDROSCOGGIN COUNTY SS, REGISTRY OF DEEDS

RECEIVED _____, 20____
AT ____H _____M _____M AND
RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST: _____
REGISTER

MATTHEW W. EK, P.S 2117

STATE OF MAINE · MATTHEW W. EK · 2117 · PROFESSIONAL LAND SURVEYOR

REV.	BY:	DATE:	STATUS:
A	MWE	10/31/2025	REVISED BUILDING, SITE FEATURE LOCATIONS, AND WAIVER NOTES.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC., ANY ALTERATIONS, AS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

SUBDIVISION PLAN
OF:
AUBURN TOWN CENTER APARTMENTS
261 MAIN STREET & 15 ACADEMY STREET
AUBURN, MAINE
FOR:
HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N.
AUBURN, MAINE 04210

RECORD OWNER:
AUBURN TOWN CENTER APARTMENTS, LLC
799 WASHINGTON STREET N.
AUBURN, MAINE 04210

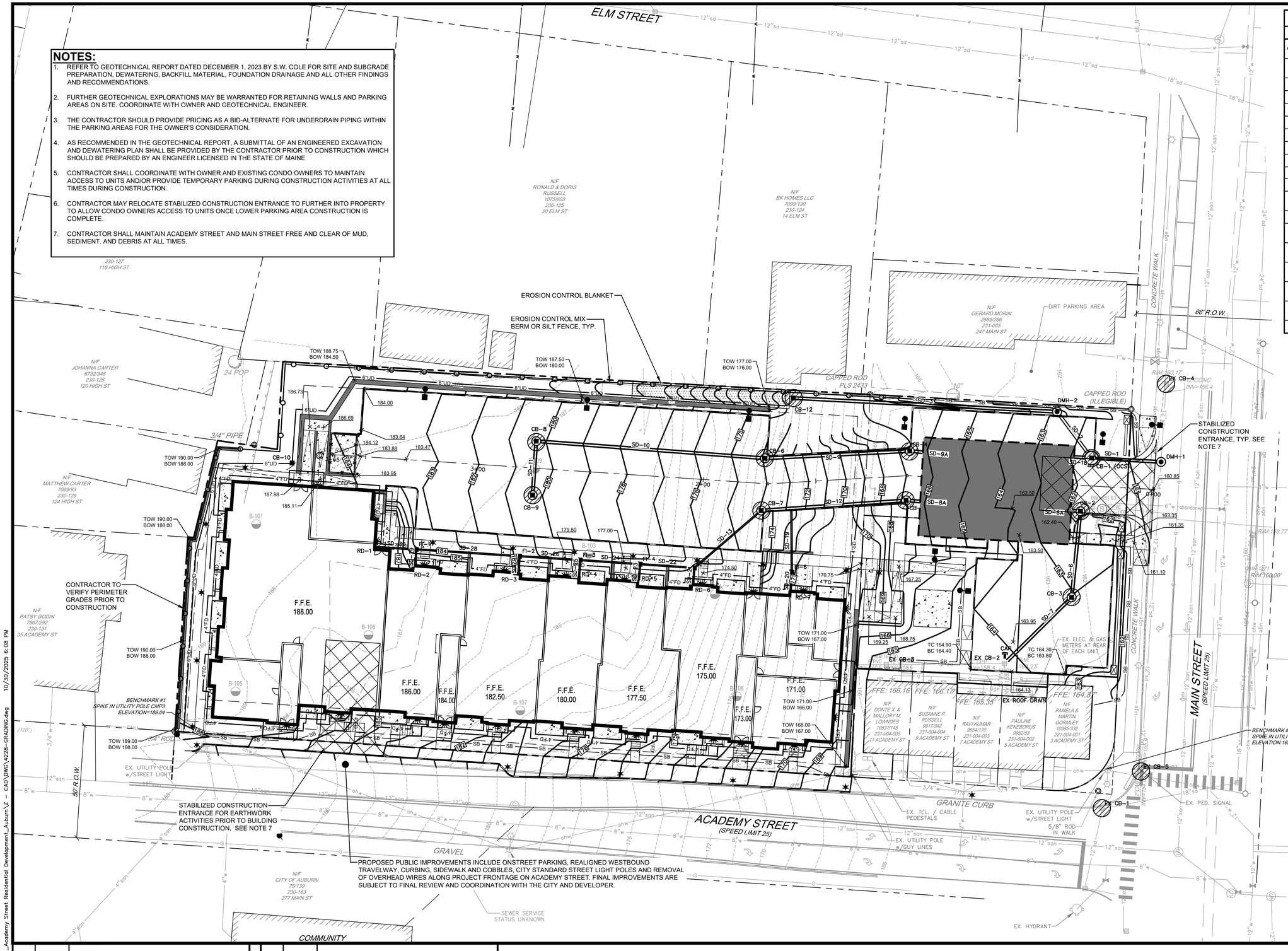
DESIGNED	-
DRAWN	JMC
CHECKED	MWE
DATE	10/9/2025
SCALE	1" = 30'
PROJECT	220537

SHEET 1 OF 1

220537SB.dwg TAB:SUB

NOTES:

1. REFER TO GEOTECHNICAL REPORT DATED DECEMBER 1, 2023 BY S.W. COLE FOR SITE AND SUBGRADE PREPARATION, DEWATERING, BACKFILL MATERIAL, FOUNDATION DRAINAGE AND ALL OTHER FINDINGS AND RECOMMENDATIONS.
2. FURTHER GEOTECHNICAL EXPLORATIONS MAY BE WARRANTED FOR RETAINING WALLS AND PARKING AREAS ON SITE. COORDINATE WITH OWNER AND GEOTECHNICAL ENGINEER.
3. THE CONTRACTOR SHOULD PROVIDE PRICING AS A BID-ALTERNATE FOR UNDERDRAIN PIPING WITHIN THE PARKING AREAS FOR THE OWNER'S CONSIDERATION.
4. AS RECOMMENDED IN THE GEOTECHNICAL REPORT, A SUBMITTAL OF AN ENGINEERED EXCAVATION AND DEWATERING PLAN SHALL BE PROVIDED BY THE CONTRACTOR PRIOR TO CONSTRUCTION WHICH SHOULD BE PREPARED BY AN ENGINEER LICENSED IN THE STATE OF MAINE
5. CONTRACTOR SHALL COORDINATE WITH OWNER AND EXISTING CONDO OWNERS TO MAINTAIN ACCESS TO UNITS AND/OR PROVIDE TEMPORARY PARKING DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR MAY RELOCATE STABILIZED CONSTRUCTION ENTRANCE TO FURTHER INTO PROPERTY TO ALLOW CONDO OWNERS ACCESS TO UNITS ONCE LOWER PARKING AREA CONSTRUCTION IS COMPLETE.
7. CONTRACTOR SHALL MAINTAIN ACADEMY STREET AND MAIN STREET FREE AND CLEAR OF MUD, SEDIMENT. AND DEBRIS AT ALL TIMES.



STORM DRAIN STRUCTURE SCHEDULE

STRUCTURE	SIZE	RIM	INV. IN/SIZE (FROM)	INV. OUT/SIZE (TO)
CB-1 (OCS)	6'ø	161.55	156.62/12"(DMH-2) 156.52/12"(SWM-2)	156.42/12"(DMH-1)
CB-2	4'ø	161.84	156.70/12"(SWM-1) 156.84/12"(CB-3)	
CB-3	4', ø	163.05	157.33/12"(EX CB-2)	157.23/12"(CB-2)
CB-4	4'ø	166.62	162.11/12"(CB-6)	156.76/12"(SWM-4)
CB-5	4'ø	166.86	162.11/12"(CB-7)	156.76/12"(SWM-3)
CB-6	4'ø	173.91	169.39/12"(CB-8)	164.04/12"(CB-4)
CB-7	4'ø	173.99	170.41/6"(FI-5)	164.04/12"(CB-5)
CB-8	4'ø	180.26	176.76/12"(CB-9)	172.44/12"(CB-6)
CB-9	4'ø	180.26		177.00/12"(CB-8)
CB-10	2' SQ.	188.25	184.50/6" UD	184.40/6" UD
CB-12	2' SQ.	174.11	172.5/6" UD	169.00/12"(DMH-2)
DMH-1	4'ø	160.74	156.20/12"(CB-1 (OCS)) 156.33/12"(EX CB-4)	156.10/12"(EX CB-5)
DMH-2	4'ø	162.05	158.50/12"(CB-12)	156.88/12"(CB-1 (OCS))
FI-1	2' SQ.	184.38	183.82/6"(RD-1) 181.90/6"(RD-2)	178.81/6"(FI-2)
FI-2	2' SQ.	181.89	178.35/6"(FI-1) 178.40/6"(RD-3)	176.29/6"(FI-3)
FI-3	2' SQ.	179.52	176.02/6"(FI-2) 175.90/6"(RD-4)	174.67/6"(FI-4)
FI-4	2' SQ.	177.88	174.40/6"(FI-3) 173.40/6"(RD-5)	171.14/6"(FI-5)
FI-5	2' SQ.	175.85	170.90/6"(FI-4) 170.90/6"(RD-6)	170.80/6"(CB-7)
FI-6	2' SQ.	171.16	166.89/6"(RD-7)	165.52/6"(12 x 6 TEE)

STORM DRAIN PIPE TABLE

PIPE LABEL	SIZE	LENGTH	SLOPE
SD-1	12"	31'	0.0071
SD-2	12"	26'	0.0102
SD-3	12"	117'	0.0897
SD-6	12"	38'	0.0102
SD-6A	12"	4'	0.0100
SD-7	12"	42'	0.0100
SD-8A	12"	6'	0.0100
SD-9	12"	64'	0.0300
SD-9A	12"	6'	0.0102
SD-10	12"	102'	0.0300
SD-11	12"	24'	0.0100
SD-12	12"	64'	0.0300
SD-13	6"	39'	0.0100
SD-18	12"	8'	0.0103
SD-19	6"	28'	0.0700
SD-20	6"	8'	0.0138
SD-21	6"	7'	0.0140
SD-22	6"	24'	0.0100
SD-23	6"	7'	0.0138
SD-24	6"	27'	0.0100
SD-25	6"	7'	0.0138
SD-26	6"	27'	0.0100
SD-27	6"	7'	0.0138
SD-28	6"	46'	0.0100
SD-29	6"	7'	0.0141
SD-30	6"	18'	0.0101

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE — KALEB A. BOURASSA — No. 17072 — LICENSED PROFESSIONAL ENGINEER — 10.31.2025

KALEB A. BOURASSA, P.E.
LIC. #17072

Rev.	Date	Revision

Rev.	Date	Revision
6	2025.10.31	RESUBMITTED TO CITY PER COMMENTS
5	2025.10.10	SUBMITTED FOR CITY SITE/SUBDIVISION APPLICATION
4	2025.08.11	RELEASED TO OWNER FOR PRICING
3	2024.08.27	RESUBMITTED TO CITY PER COMMENTS
2	2024.08.13	RELEASED TO OWNER FOR PRICING
1	2024.07.08	SUBMITTED FOR CITY SITE PLAN APPLICATION

Design: KAB	Draft: CDD	Date: JAN. 2024
Checked: SRB	Scale: AS NOTED	Job No.: 4228
File Name: 4228-GRADING.dwg		

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GORRILL PALMER
An LJB Engineering Company

Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

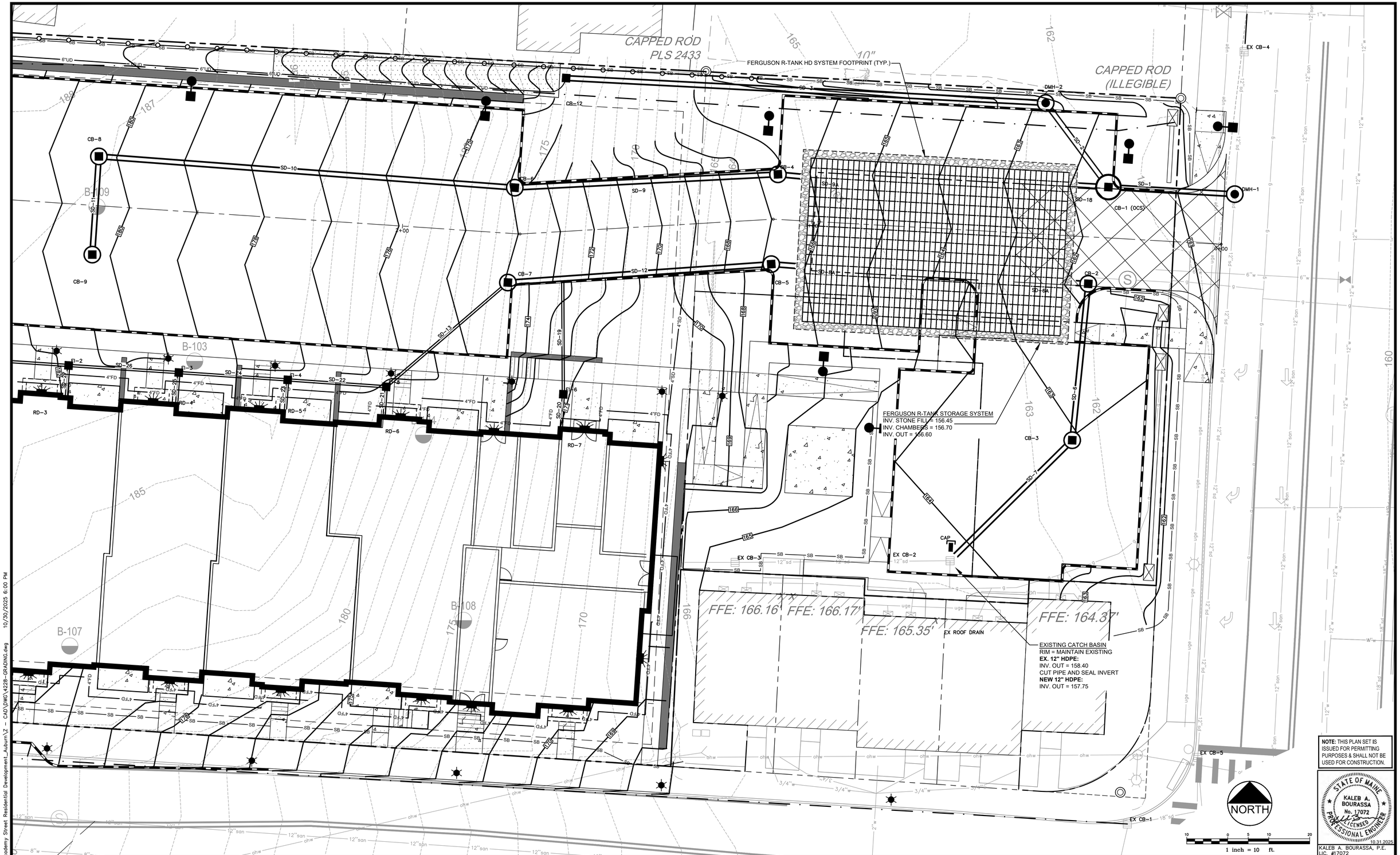
Drawing Name: GRADING, DRAINAGE & EROSION CONTROL PLAN

Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No. C-4.0

K:\Key Hospitality\4228_Academy Street Residential Development_Auburn\2 - CAD\DWG\4228-GRADING.dwg 10/30/2025 6:08 PM



K:\3Key Hospitality\4228_Academy Street Residential Development_Auburn\2 - CAD\DWG\4228-GRADING.dwg 10/30/2025 6:00 PM

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STATE OF MAINE
KALEB A. BOURASSA
No. 17072
LICENSED PROFESSIONAL ENGINEER
10.31.2025
KALEB A. BOURASSA, P.E.
LIC. #17072

GORRILL PALMER
An LJB Engineering Company
Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name: STORMWATER MANAGEMENT PLAN

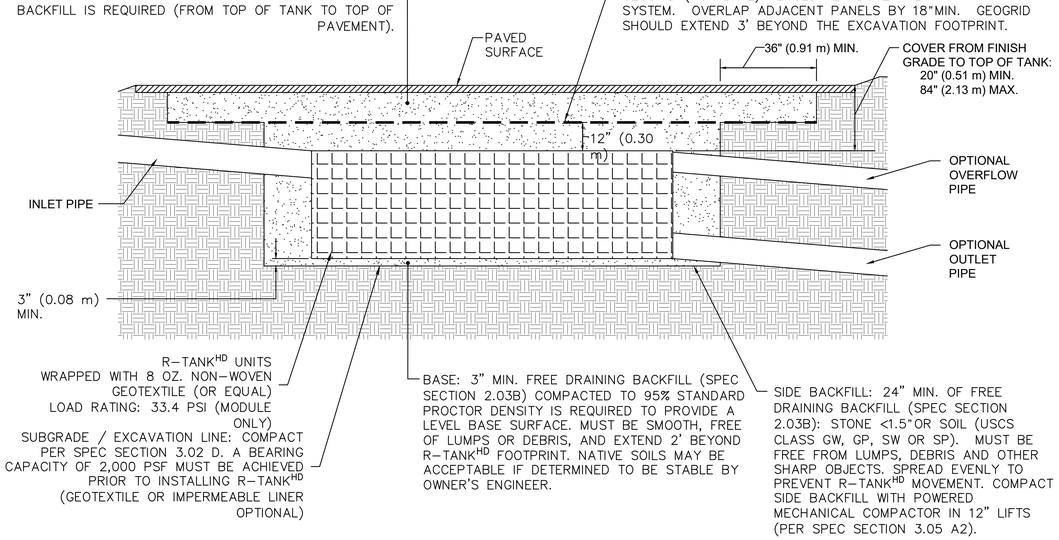
Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

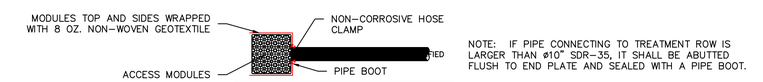
Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No. C-4.1

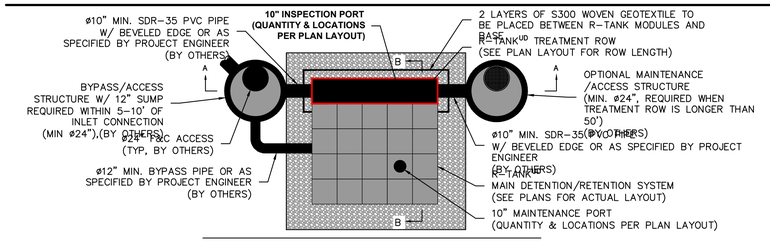
TOTAL COVER: 20"MINIMUM AND 84"MAXIMUM. FIRST 12"MUST BE FREE DRAINING BACKFILL (SPEC SECTION 2.03B): STONE <1.5"OR SOIL (USCS CLASS GW, GP, SW OR SP). ADDITIONAL FILL MAY BE STRUCTURAL FILL (SPEC SECTION 2.03C): STONE OR SOIL (USCS CLASS SM, SP, SW, GM, GP OR GW) WITH MAX CLAY CONTENT<10%, MAX 25% PASSING NO. 200 SIEVE, AND MAX PLASTICITY INDEX OF 4. A MIN. 12" COVER MUST BE MAINTAINED BETWEEN BACKFILL EQUIPMENT AND THE TOP OF THE R-TANK™ SYSTEM AT ALL TIMES. TOTAL HEIGHT OF TOP BACKFILL SHOULD NOT EXCEED 7'. CONTACT FERGUSON WATERWORKS IF MORE THAN 7' OR LESS THAN 20" OF TOP BACKFILL IS REQUIRED (FROM TOP OF TANK TO TOP OF PAVEMENT).

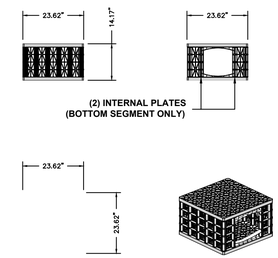
NOTES:
1. FOR COMPLETE MODULE DATA, SEE APPROPRIATE R-TANK^{HD} MODULE SHEET .
2. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, CUSTOMARY U.S. UNITS, 7TH EDITION, 2014 WITH 2015 AND 2016 INTERIM REVISIONS.
3. PRE-TREATMENT STRUCTURES NOT SHOWN.
4. FOR INFILTRATION APPLICATIONS, GEOTEXTILE ENVELOPING R-TANK SHALL BE ACF M200 (PER SPEC SECTION 2.02A) AND BASE SHALL BE 4" MIN. UNCOMPACTED FREE DRAINING BACKFILL (SPEC SECTION 2.03A) TO PROVIDE A LEVEL BASE. SURFACE MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK^{HD} FOOTPRINT.



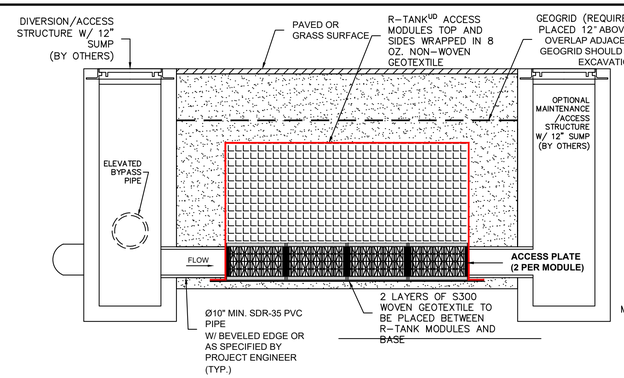


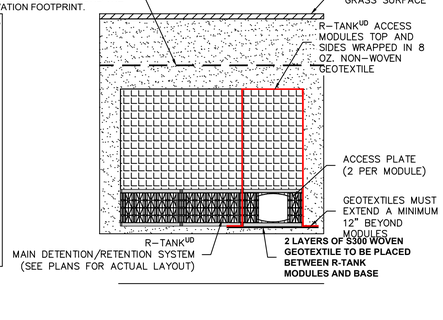
NOTE: IF PIPE CONNECTING TO TREATMENT ROW IS LARGER THAN ø10" SDR-35, IT SHALL BE ABUTTED FLUSH TO END PLATE AND SEALED WITH A PIPE BOOT.





(FOR MODULE DATA, SEE STANDARD MODULE DETAIL)





NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE
KALEB A. BOURASSA
No. 17072
LICENSED PROFESSIONAL ENGINEER
10.31.2025
KALEB A. BOURASSA, P.E.
LIC. #17072

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Design: KAB	Draft: CDD	Date: JAN. 2024
Checked: SRB	Scale: AS NOTED	Job No.: 4228
File Name: 4228-GRADING.dwg		

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GORRILL PALMER
An LJB Engineering Company
Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name: STORMWATER MANAGEMENT DETAILS
Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE
Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No. C-4.2

K:\3Key Hospitality\4228_Academy Street Residential Development_Auburn\2 - CAD\DWG\4228-GRADING.dwg 10/30/2025 6:00 PM

NOTES:

1. COORDINATE ALL UTILITY ENTRANCES WITH FINAL BUILDING DESIGN PLANS PRIOR TO CONSTRUCTION - IF INCONSISTENCIES BETWEEN CIVIL PLANS AND OTHER BUILDING DESIGN PLANS THE CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER OF RECORD, AND ARCHITECT FOR FINAL REVIEW/CLARIFICATION.
2. FINAL UNDERGROUND POWER DESIGN INCLUDING DROP POLE, GUY ANCHORING, CONDUIT/WIRE SIZING, TRANSFORMER SIZES, AND PULL BOX SIZES AND LOCATIONS FOR ALL ITEMS ARE SUBJECT TO FINAL REVIEW BY CMP AND IN COORDINATION WITH SITE ELECTRICAL ENGINEER. FINAL LOAD INFORMATION REQUIRED BY CMP PRIOR TO FINAL 905 DESIGN.
3. OVERHEAD WIRES ALONG ACADEMY STREET PROJECT FRONTAGE AND NEW SERVICES FOR 3, 5, 7, 9, AND 11 ACADEMY TOWNHOUSES TO BE COORDINATED WITH CMP AND APPLICABLE UTILITY PROVIDERS FOR PROPER REMOVAL AND SEQUENCING DURING CONSTRUCTION.
4. STREET LIGHTING ALONG ACADEMY STREET TO BE COORDINATED WITH CITY.

ELM STREET

HIGH STREET

ACADEMY STREET (SPEED LIMIT 25)

MAIN STREET (SPEED LIMIT 25)

66' R.O.W.

50' R.O.W.

AUBURN TOWN CENTER APARTMENTS
20,858 SF FOOTPRINT - TOTAL 53 RESIDENTIAL UNITS
(31 ONE-BEDROOM / 22 TWO-BEDROOM)

THIRD FLOOR TERRACE

ENTRANCE/STAIR

MEP / MAIL

KAYAK STORAGE/ SPRINKLER ROOM

DOG WASH & BATHROOM

RECREATION/ STORAGE

N/F PAUL & JEANNETE TREMBLAY 1361/209 230-126 28 ELM ST

N/F RONALD & DORIS RUSSELL 1075/603 230-125 20 ELM ST

N/F BK HOMES LLC 7089/139 230-124 14 ELM ST

N/F GERARD MORIN 2585/266 231-005 247 MAIN ST

N/F 22 BISHOP LLC 9886/319 230-127 118 HIGH ST

N/F JOHANNA CARTER 6732/348 230-128 120 HIGH ST

N/F MATTHEW CARTER 7069/93 230-129 124 HIGH ST

N/F PATSY GODIN 7967/292 230-131 35 ACADEMY ST

N/F CITY OF AUBURN 75/130 230-163 277 MAIN ST

N/F DONTE K. & MALLORY M. LOWNDES 10537/145 231-004-005 11 ACADEMY ST

N/F SUZANNE P. RUSSELL 9917/342 231-004-004 9 ACADEMY ST

N/F RAVI KUMAR 9954/170 231-004-003 7 ACADEMY ST

N/F PAULINE KENEBROUS 9952/53 231-004-002 5 ACADEMY ST

N/F PAMELA & MARTIN GORMLEY 10385/338 231-004-001 3 ACADEMY ST

DIRT PARKING AREA

CONCRETE WALK

CAPPED ROD PLS 2433

CAPPED ROD (ILLEGIBLE)

24 POP

3/4" PIPE

CONDUIT FOR 2 EV CHARGING STATIONS (2 VEHICLES EACH)

POTENTIAL EV CHARGING STATION - COORDINATE WITH ELECTRICAL

6" D.I. FIRE SERVICE (SEE WATER SERVICE PROFILE ON SHEET C-5.1)

6" x 4" TAPPING SLEEVE & 4" GATE VALVE

6" FIRE SERVICE ENTRY POINT

AIR VALVE

4" DOMESTIC WATER SERVICE

4" DOMESTIC WATER SERVICE ENTRY POINT

8" SANITARY SEWER EXIT POINT

8" SAN L=66' S=0.010

SAN 1

SAN 2

CLEANOUT

EX. PARALLEL PARKING

RIM:169.77'

12"CONC. INV=156.4

6" w abandoned

12" x 6" TAPPING SLEEVE & 6" GATE VALVE

PROTECT WATER SERVICE DURING FENCE/WALL INSTALLATION

TEST PIT TO DETERMINE EXACT DEPTH / LOCATION OF EXISTING UTILITIES 14 DAYS PRIOR TO CONSTRUCTION. REPORT RESULTS TO ENGINEER, TYP.

UNDERGROUND PRIMARY AND SECONDARY POWER AND TELECOM CONDUITS - COORDINATE WITH SITE ELECTRICAL

NEW POLE-MOUNTED TRANSFORMER TO BE SET ON EXISTING OR NEW POLE FOR EXISTING ACADEMY STREET TOWNHOUSES - COORDINATE WITH CMP

EX SMH-1
RIM = 160.60
12" SAN INV. IN (ACADEMY ST.) = 153.48
12" SAN INV. IN (MAIN ST.) = 153.48
15" SAN INV. OUT = 152.42

EX. PED. SIGNAL

EX. TEL. / CABLE PEDESTALS

EX. UTILITY POLE w/GUY LINES

EX. UTILITY POLE w/STREET LIGHT

5/8" ROD IN WALK

GRANITE CURB

EX. HYDRANT

EX SMH-2
RIM = 179.32
12" SAN APPROX. INV. IN = 168.01
APPROX. INV. OUT (ACADEMY ST.) = 167.87

SMH-1
RIM = 167.53
8" SAN INV. IN = 164.50
12" SAN APPROX. INV. IN = 161.14
12" SAN APPROX. INV. OUT = 160.90
(COORDINATE INTERNAL OR EXTERNAL DROP MANHOLE WITH CITY)

TEST PIT TO DETERMINE EXACT DEPTH / LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION, TYP.

UTILITY POLE TO BE REMOVED IN COORDINATION WITH CMP - OVERHEAD WIRES ALONG PROJECT FRONTAGE TO BE REMOVED IN COORDINATION WITH CMP AND APPLICABLE UTILITY PROVIDERS

CITY STANDARD STREET LIGHT, TYP. OF 6 ALONG ACADEMY STREET

UNDERGROUND POWER FOR CITY STREET LIGHTS - COORDIANTE WITH SITE ELECTRICAL AND CITY

UNDERGROUND SECONDARY POWER AND COMMUNICATIONS - COORDINATE WITH CMP, CITY AND COMMUNICATIONS PROVIDERS

NEW SERVICE RISER POLE WITH POLE-MOUNTED TRANSFORMERS - COORDINATE WITH CMP AND CITY

RELOCATE EXISTING UTILITY POLE AND ESTABLISH UTILITY DROPS FOR NEW CITY STREET LIGHTS ALONG PROJECT FRONTAGE - COORDINATE WITH CMP AND CITY

EX. UTILITY POLE w/STREET LIGHT

SEWER SERVICE STATUS UNKNOWN

COMMUNITY

NORTH

1 inch = 20 ft.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE
KALEB A. BOURASSA
No. 17072
LICENSED
PROFESSIONAL ENGINEER
10.31.2025

KALEB A. BOURASSA, P.E.
LIC. #17072

Rev.	Date	Revision

Rev.	Date	Revision
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Design: KAB	Draft: CDD	Date: JAN. 2024
Checked: SRB	Scale: AS NOTED	Job No.: 4228
File Name: 4228-UTILITY.dwg		

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300 Southborough Drive - Suite 200
South Portland, ME 04106

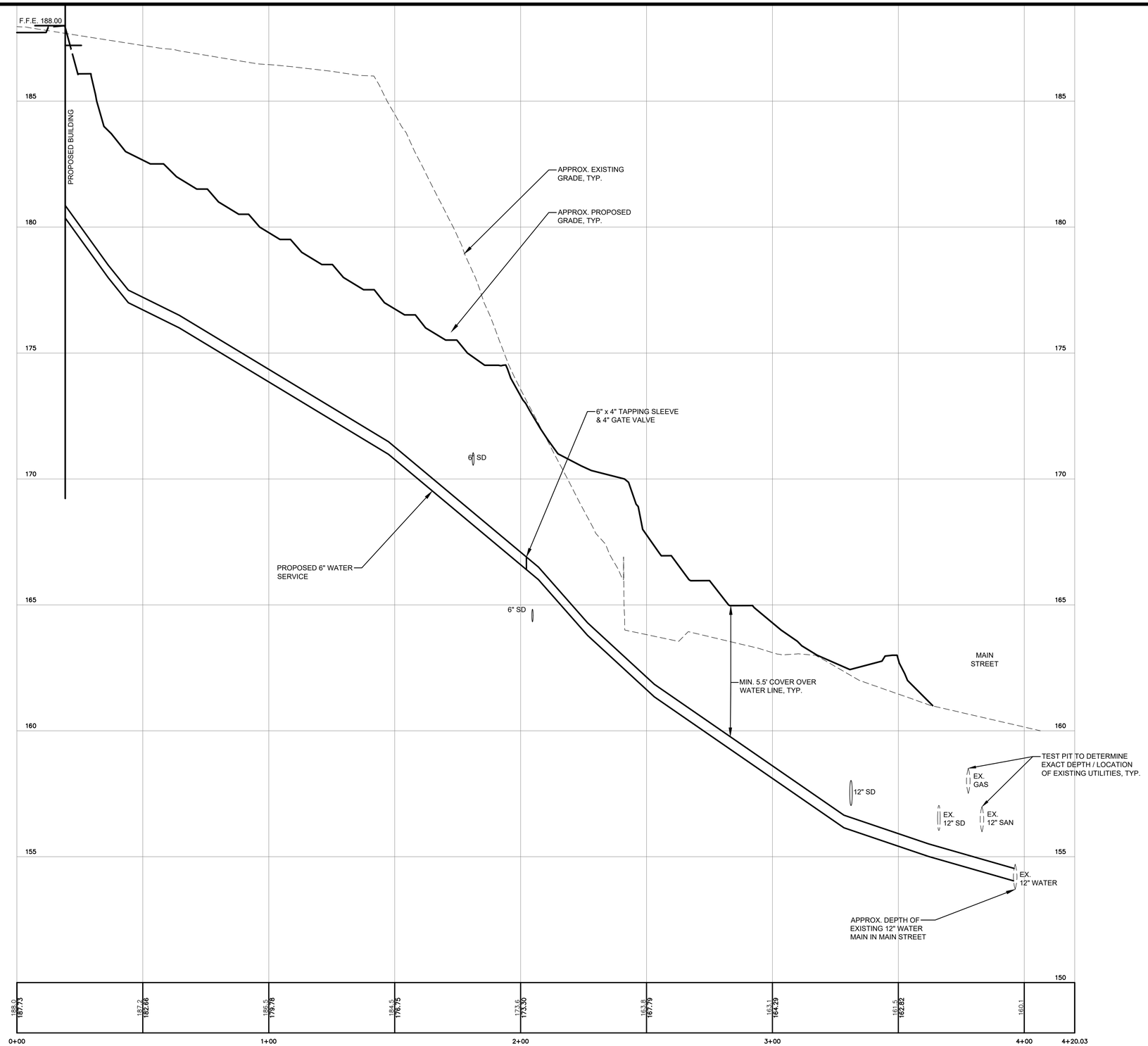
Drawing Name: UTILITY PLAN

Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No. C-5.0

K:\3Key Hospitality\4228_Academy Street Residential Development_Auburn\2 - CAD\DWG\4228-UTILITY.dwg 10/30/2025 6:12 PM



WATER SERVICE PROFILE

SCALE: 1" = 20' HORZ. / 1" = 2' VERT.

20 0 10 20 40

1 inch = 20 ft.

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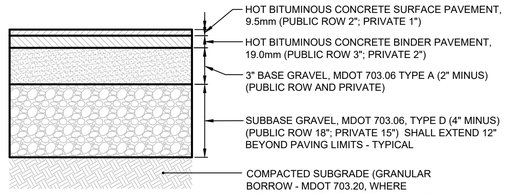
Drawing Name: UTILITY PROFILES

Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No. C-5.1

K:\3Key Hospitality\4228_Academy Street Residential Development_Auburn\Z – CAD\DWG\4228–UTILITY.dwg 10/30/2025 6:12 PM



NOTES:

1. APPLY TACK COAT BETWEEN BINDER AND SURFACE COURSES.
2. ALL MATERIALS SHALL CONFORM TO MDOT SPECIFICATIONS, LATEST REVISION AND/OR CITY OF PORTLAND TECHNICAL STANDARD, WHICHEVER IS MORE STRINGENT. COMPACTION OF ALL MATERIALS TO BE IN ACCORDANCE WITH THE MDOT STANDARD SPECIFICATIONS.
3. CONTRACTOR TO VERIFY TRENCH RESTORATION SECTION IN CASCO STREET WITH THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY EXCAVATION.

(A) BITUMINOUS CONCRETE PAVEMENT SECTION
N.T.S.

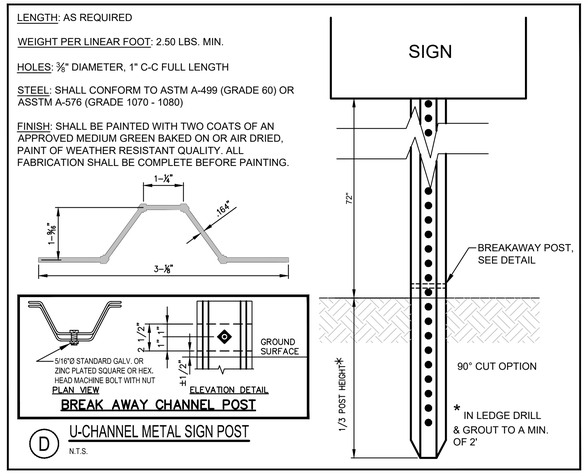
LENGTH: AS REQUIRED

WEIGHT PER LINEAR FOOT: 2.50 LBS. MIN.

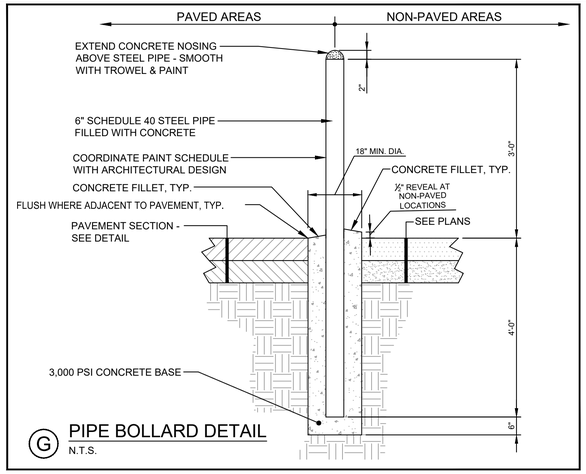
HOLES: ⅜" DIAMETER, 1" C-C FULL LENGTH

STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASSTM A-576 (GRADE 1070 - 1080)

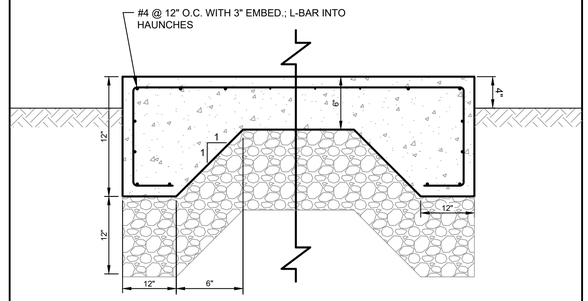
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.



(D) U-CHANNEL METAL SIGN POST
N.T.S.



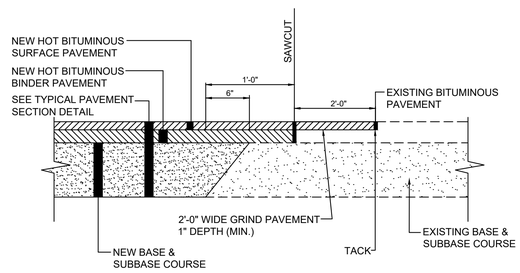
(G) PIPE BOLLARD DETAIL
N.T.S.



NOTES:

1. SEE SITE LAYOUT PLAN FOR PAD DIMENSIONS.
2. 12" BASE GRAVEL SHALL BE MDOT 703.06 STANDARDS FOR TYPE D GRAVEL.
3. CONCRETE PAD SHALL HAVE COMPRESSIVE STRENGTH OF 4,500 PSI.
4. PROVIDE BROOM FINISH AND SALTGUARD™ CHLORIDE INHIBITOR.

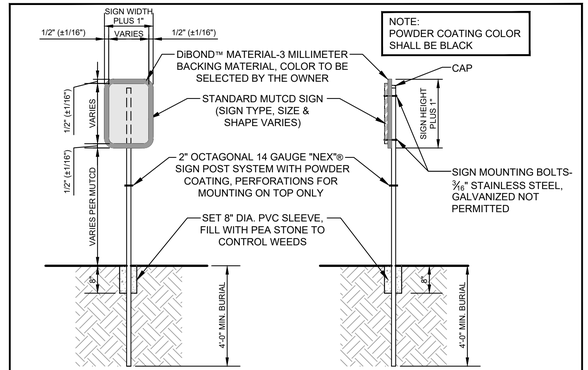
(J) STAND-ALONE CONCRETE PAD DETAIL
N.T.S.



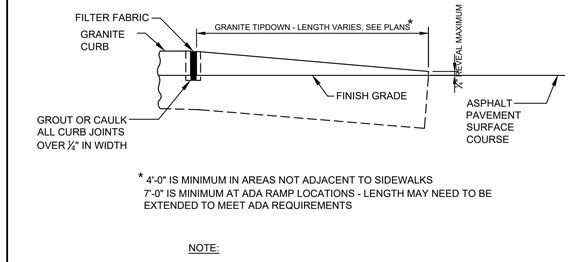
NOTES:

1. USE THIS DETAIL FOR THE RADIUS FILLET AT THE DRIVEWAY ENTRANCE TO THE PUBLIC STREETS OR TO MATCH PARKING LOT/DRIVE PAVEMENTS WHERE WIDENING OF EXISTING PAVEMENT AREA IS REQUIRED.
2. WHERE SURFACE PAVEMENT HAS NOT BEEN INSTALLED, THE 2'-0" WIDE GRIND IS NOT REQUIRED.

(B) PAVEMENT SAWCUT DETAIL
N.T.S.



(E) TRAFFIC SIGN (WITH BACKING)
N.T.S.

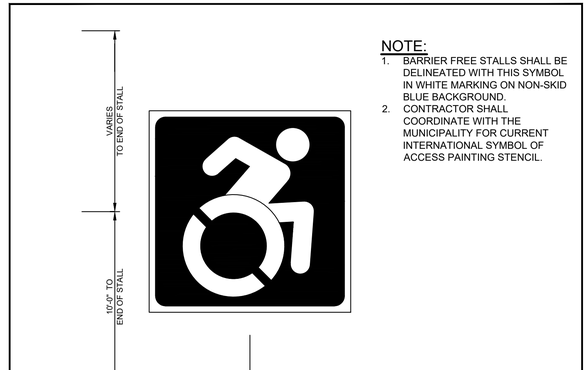


* 4'-0" IS MINIMUM IN AREAS NOT ADJACENT TO SIDEWALKS
7'-0" IS MINIMUM AT ADA RAMP LOCATIONS - LENGTH MAY NEED TO BE EXTENDED TO MEET ADA REQUIREMENTS

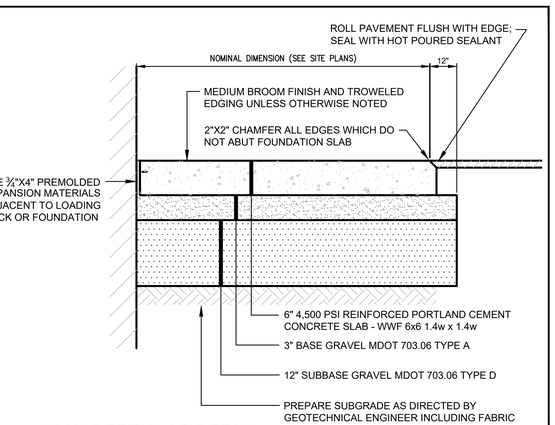
NOTE:

REFER TO PLANS FOR LOCATIONS & LENGTHS OF TIPDOWNS.

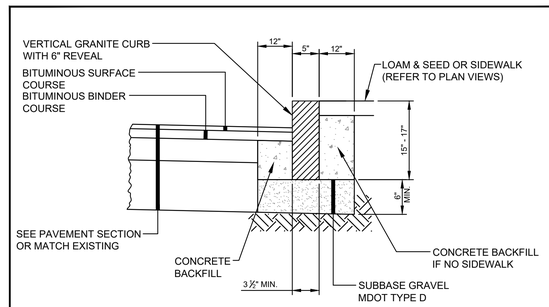
(H) GRANITE CURB TIPDOWN INSTALLATION DETAIL
N.T.S.



(K) INTERNATIONAL BARRIER FREE SYMBOL DETAIL
N.T.S.

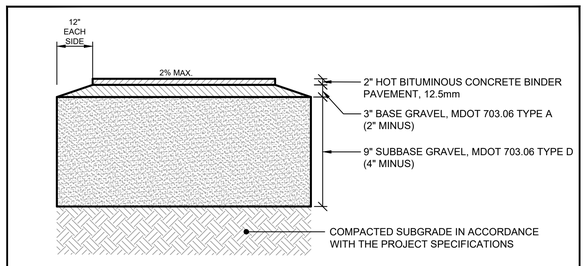


(C) CONCRETE SLAB DETAIL
N.T.S.



NOTES:
1. VERTICAL GRANITE CURB TO MEET MDOT STANDARD SPECIFICATIONS.
2. REFER TO PLANS FOR LOCATIONS OF GRANITE CURBS.
3. JOINTS SHALL BE MORTARED.
4. JOINT SEPARATION SHALL BE ¼" AND ⅝".
5. MAX. LENGTH OF STRAIGHT CURB STONES = 8'; MIN. LENGTH = 3'.
6. CIRCULAR CURB REQUIRED FOR RADIUS LESS THAN 50'.

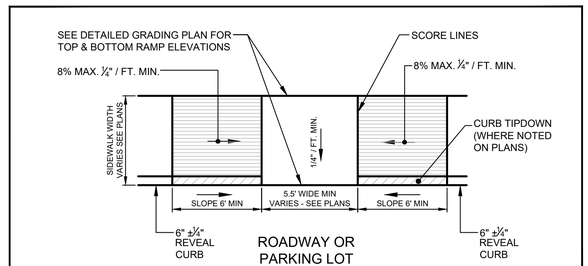
(F) TYPE 1 VERTICAL GRANITE CURB DETAIL
N.T.S.



NOTES:

1. ALL MATERIALS SHALL CONFORM TO MDOT SPECIFICATIONS, LATEST REVISION.
2. COMPACTION OF ALL MATERIALS TO BE IN ACCORDANCE WITH THE SPECIFICATIONS.
3. 2% MAXIMUM CROSS SLOPE ON ALL SIDEWALKS AND ADA PARKING SPACES.

(I) BITUMINOUS CONCRETE SIDEWALK SECTION FOR SITE INSTALLATION
N.T.S.



NOTES:
1. RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA).
2. SCORE LINES ARE NOT APPLICABLE TO BITUMINOUS CONCRETE SIDEWALKS.
3. SEE PLANS FOR LOCATION(S) AND TYPES OF CURB.

(L) BARRIER FREE RAMP DETAIL
N.T.S.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE — KALEB A. BOURASSA — No. 17072 — LICENSED PROFESSIONAL ENGINEER — 10.31.2025

KALEB A. BOURASSA, P.E.
LIC. #17072

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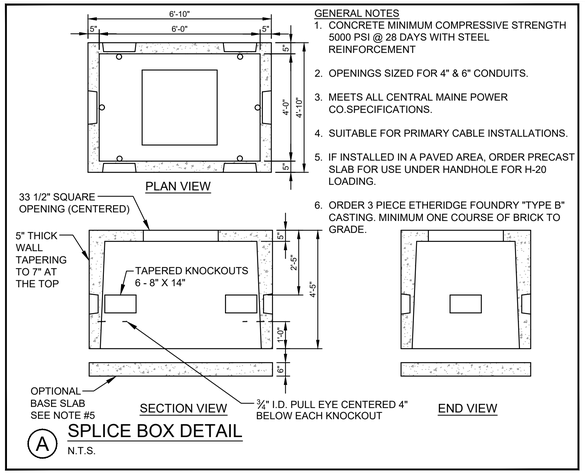
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300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name:	SITE & MISCELLANEOUS DETAILS
Project:	AUBURN TOWN CENTER APARTMENTS 15 ACADEMY STREET, AUBURN, MAINE
Client:	HIGHGATE DEVELOPMENT, LLC 799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No.
C-6.0

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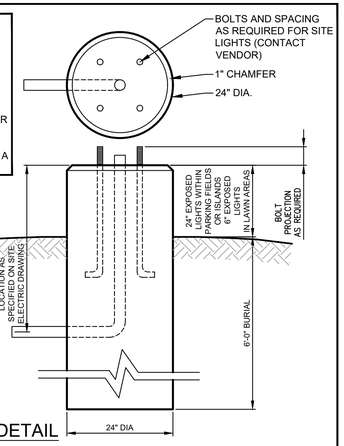
GENERAL NOTES

1. CONCRETE MINIMUM COMPRESSIVE STRENGTH 5000 PSI @ 28 DAYS WITH STEEL REINFORCEMENT
2. OPENINGS SIZED FOR 4" & 6" CONDUITS.
3. MEETS ALL CENTRAL MAINE POWER CO.SPECIFICATIONS.
4. SUITABLE FOR PRIMARY CABLE INSTALLATIONS.
5. IF INSTALLED IN A PAVED AREA, ORDER PRECAST SLAB FOR USE UNDER HANDHOLE FOR H-20 LOADING.
6. ORDER 3 PIECE ETHERIDGE FOUNDRY "TYPE B" CASTING. MINIMUM ONE COURSE OF BRICK TO GRADE.

Ⓐ SPLICE BOX DETAIL
N.T.S.

NOTES:

1. ANCHOR BOLTS TO BE PROVIDED TO DIVISION 2 CONTRACTOR BY DIVISION 16 CONTRACTOR THROUGH LIGHT STANDARD SUPPLIER. DIVISION 2 CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL LIGHT POLE FOUNDATIONS. DIVISION 2 CONTRACTOR IS ALSO RESPONSIBLE FOR TRENCHING AND BACKFILLING ALL CONDUITS.
2. BOLLARD LIGHTS MAY BE INSTALLED ON A FLUSH 12" BASE



DESIGN NOTES:

1. CONCRETE 4,000 PSI AT 28 DAYS
2. REINFORCING IS AS SPECIFIED. (TYP. 4 - #4 VERTICALLY AND #3 STIRRUPS 12" O.C. HORIZONTALLY)
3. ANCHOR BOLTS AND GROUNDING AS SPECIFIED AND REQUIRED BY SUPPLIER.
4. EXPOSED PORTION OF CONCRETE FOUNDATION TO BE PAINTED WITH 2 COATS OF ACRYLIC PAINT. COLOR TO MATCH POLE COLOR.

Ⓑ LIGHT POLE BASE DETAIL
N.T.S.

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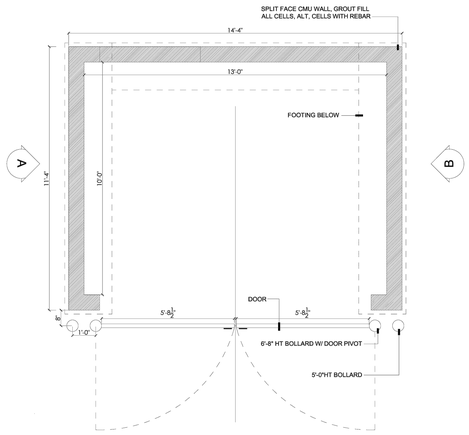
Drawing Name: SITE & MISCELLANEOUS DETAILS

Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

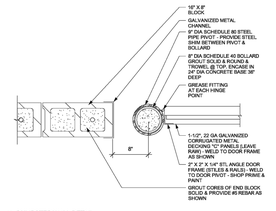
Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No. C-6.1

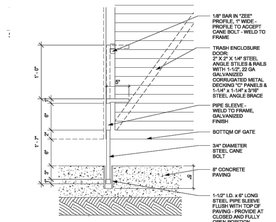
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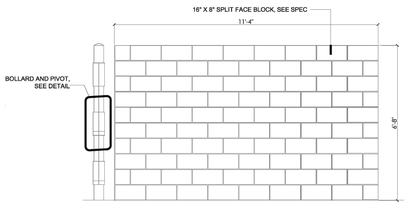
DUMPSTER PLAN VIEW
SCALE: 1/4" = 1'-0"



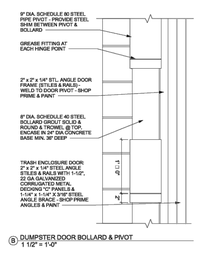
C DUMPSTER WALL DETAIL
1 1/2" = 1'-0"



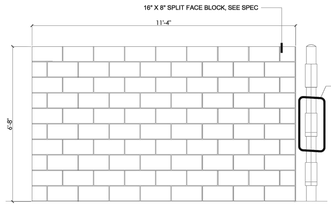
A TYPICAL CANE BOLT DETAIL
1 1/2" = 1'-0"



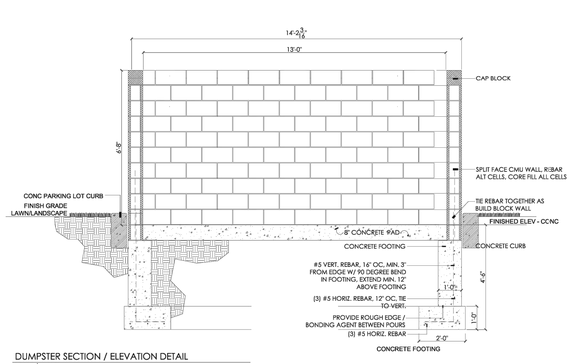
DUMPSTER SIDE ELEVATION - B
SCALE: 1/4" = 1'-0"



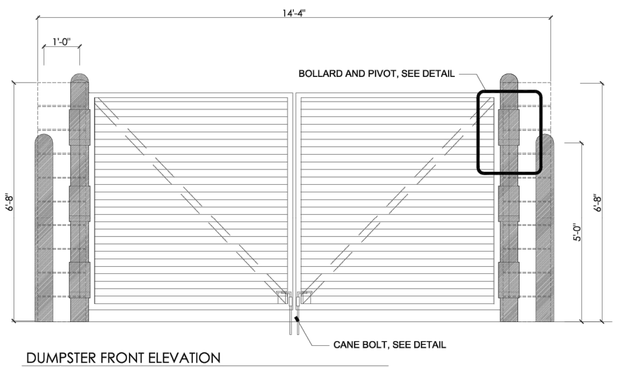
B DUMPSTER DOOR BOLLARD & PIVOT
1 1/2" = 1'-0"



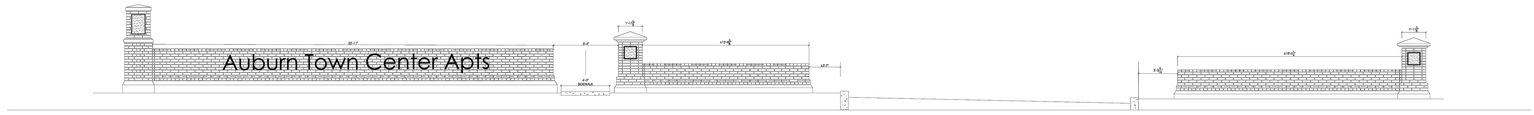
DUMPSTER SIDE ELEVATION - B
SCALE: 1/4" = 1'-0"

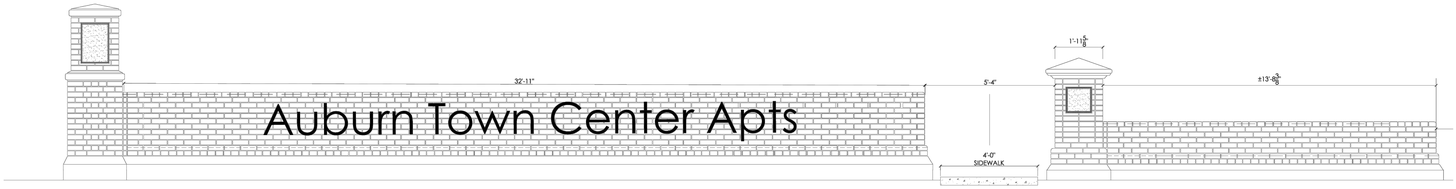


DUMPSTER SECTION / ELEVATION DETAIL
SCALE: 1/2" = 1'-0"



DUMPSTER FRONT ELEVATION
SCALE: 1/2" = 1'-0"





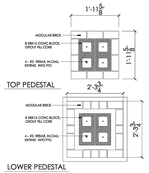
BRICK MONUMENT A

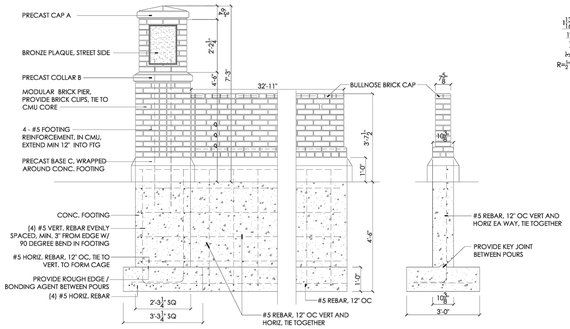
BRICK MONUMENT B

FREESTANDING LETTER SIGN
PC'S, BOARD MOUNTED W/ MATCH CENTRE GROUT COLOR, CAPSET AND ANCHORED INTO BRICK PIER DIMENSIONS SHOWN BELOW. PROVIDE SHOP DRAWING FOR APPROVAL

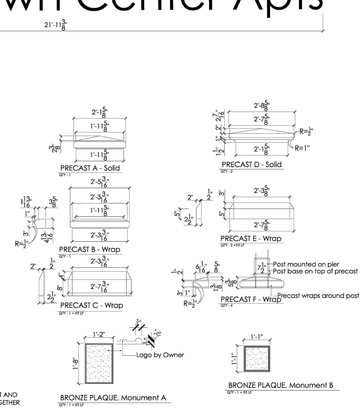


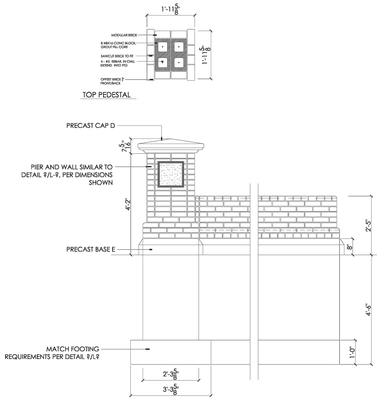
FREESTANDING LETTER SIGN - ELEVATION AND SIZING





BRICK MONUMENT A - DETAIL
SCALE: 1/2" = 1'-0"





BRICK MONUMENT B - DETAIL
SCALE: 1/2" = 1'-0"

NOTES:

1. DESIGN OF THE DECORATIVE WALL, DUMPSTER ENCLOSURE, AND ASSOCIATED FOUNDATIONS SHOULD BE REVIEWED AND CONFIRMED WITH THE ARCHITECTURAL AND STRUCTURAL DESIGNERS. THESE COMPONENTS ARE HELD IN THE CIVIL SET TO ENSURE THESE ITEMS ARE INCLUDED WITHIN THE CIVIL/SITE PACKAGE.
2. THE DUMPSTER ENCLOSURE DEPICTS THE TYPICAL MASONRY BLOCK WALL, WALL HEIGHT, AND SLAB/FOUNDATIONS DESIGNED BY OTHERS. REFER TO CIVIL SITE DRAWINGS FOR EXACT DIMENSIONS OF THE ENCLOSURE AREA.
3. REFER TO THE CIVIL SITE DRAWINGS FOR LENGTHS AND SPACING OF THE DECORATIVE RETAINING WALL.
4. REFER TO GEOTECHNICAL RECOMMENDATIONS FOR PREPARATION OF SUBGRADE ASSOCIATED WITH THE DUMPSTER ENCLOSURE AND DECORATIVE RETAINING WALL FOUNDATIONS. IT IS RECOMMENDED THAT 12" OF 3/4" CRUSHED STONE BE PLACED UNDERNEATH THESE FOUNDATIONS AND SLABS.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

Rev.	Date	Revision

Rev.	Date	Revision
6	2025.10.31	RESUBMITTED TO CITY PER COMMENTS
5	2025.10.10	SUBMITTED FOR CITY SITE/SUBDIVISION APPLICATION
4	2025.08.11	RELEASED TO OWNER FOR PRICING
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1	2024.07.08	SUBMITTED FOR CITY SITE PLAN APPLICATION

Design: KAB	Draft: CDD	Date: JAN. 2024	
Checked: SRB	Scale: AS NOTED	Job No.: 4228	
File Name: 4228-DETAILS.dwg			

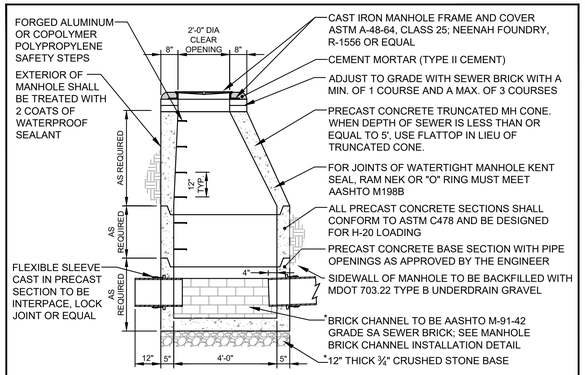
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GORRILL PALMER
An LJB Engineering Company
Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name:	SITE & MISCELLANEOUS DETAILS
Project:	AUBURN TOWN CENTER APARTMENTS 15 ACADEMY STREET, AUBURN, MAINE
Client:	HIGHGATE DEVELOPMENT, LLC 799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No.
C-6.2

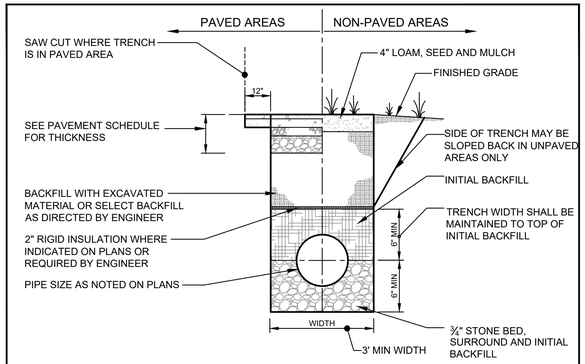
K:\3Key Hospitality\4228_Academy Street Residential Development_Auburn\Z - CAD\DWG\4228-DETAILS.dwg 10/30/2025 6:17 PM



A 4'-0" DIA. PRECAST SEWER & STORM DRAIN MANHOLE DETAIL

N.T.S.

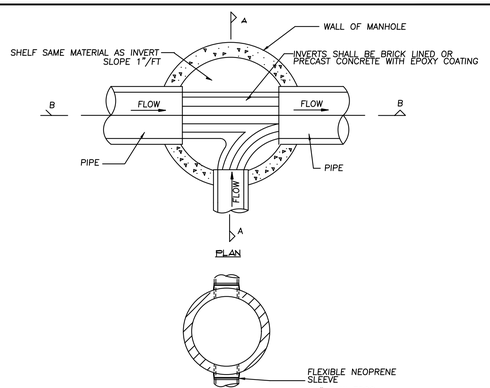
*NOTE:
CHANNEL MAY ALSO BE A PREFABRICATED FIBERLINER 2000 CHANNEL AS FABRICATED BY GDT, INC. OF ESSEX, CT OR EQUAL



NOTE:
BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

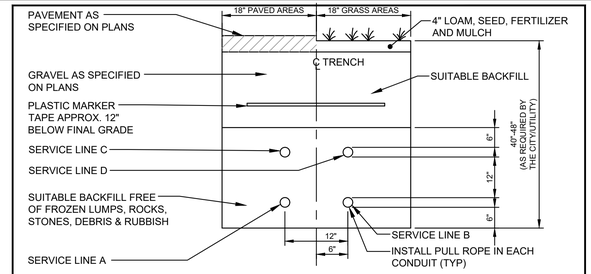
D TYPICAL SEWER AND STORM DRAIN TRENCH SECTION

N.T.S.



G PRECAST CONCRETE SEWER MANHOLE DETAIL

N.T.S.



CONDUIT TYPE

SERVICE	CONDUIT SIZE	GRASS AREAS	PAVED AREAS	UTILITY	REMARKS
A	2-6"	SCHEDULE 40 PVC ELECTRICAL GRADE	RIGID GALVANIZED STEEL, ASTM A120*	POWER	SEE NOTE
B	2-4"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120*	TELEPHONE	SEE NOTE
C	2-4"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120*	COMMUNICATION	SEE NOTE
D	2-4"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120*	SPARES	SEE NOTE

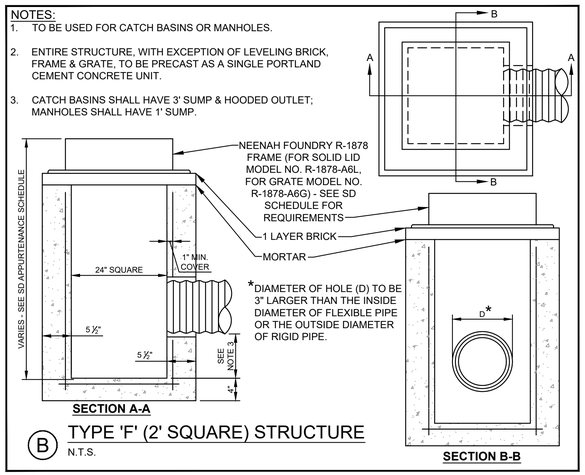
*AS REQUIRED BY CITY /UTILITY

NOTES:
1. ONE CONDUIT CAPPED FOR SPARE. PROVIDE GALVANIZED STEEL LONG SWEEP AT RISER POLE AND EXTEND GALVANIZED CONDUIT TO 10' ABOVE GRADE AT POLE WITH STAND-OFF BRACKETS. COORDINATE WITH ELECTRICAL SITE PLANS BY E.S. BOULOS.
2. IN CITY RIGHT OF WAY, CONDUITS TO HAVE 36" MIN. COVER AND BE ENCASED WITH MIN. 3" CONCRETE ON ALL SIDES.

I UTILITY TRENCH - PRIMARY ELEC., TEL. & COMM.

N.T.S.

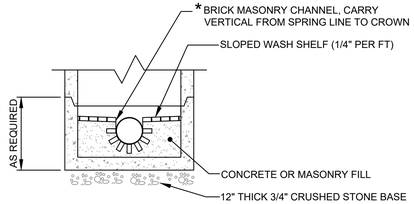
NOTES:
1. TO BE USED FOR CATCH BASINS OR MANHOLES.
2. ENTIRE STRUCTURE, WITH EXCEPTION OF LEVELING BRICK, FRAME & GRATE, TO BE PRECAST AS A SINGLE PORTLAND CEMENT CONCRETE UNIT.
3. CATCH BASINS SHALL HAVE 3' SUMP & HOODED OUTLET; MANHOLES SHALL HAVE 1' SUMP.



B TYPE 'F' (2' SQUARE) STRUCTURE

N.T.S.

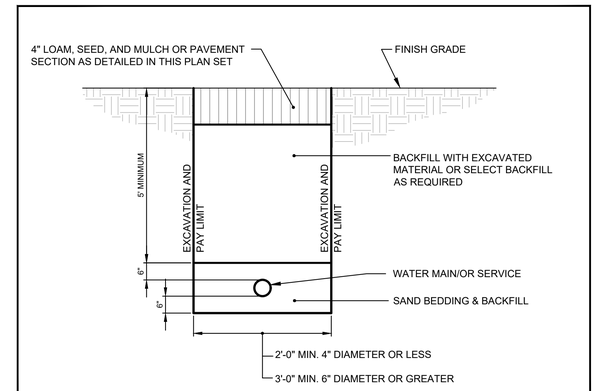
*NOTE:
CHANNEL MAY ALSO BE A PREFABRICATED FIBERLINER 2000 CHANNEL AS FABRICATED BY GDT, INC. OF ESSEX, CT OR EQUAL



NOTES:
1. BRICK CHANNEL TO BE AASHTO M-91-42 GRADE SA SEWER BRICK.*
2. MANHOLE TEST TO BE ACCOMPLISHED AFTER CHANNEL INSTALLATION IS COMPLETE.
3. WHERE THE ALIGNMENT CHANGES OR SIDE FLOW ENTERS THE MANHOLE, CONSTRUCT CHANNEL WITH A SMOOTH RADIAL CHANNEL TO ACCOMPLISH ALL JUNCTIONAL CHANGE OF ALIGNMENT WITHIN MANHOLE.

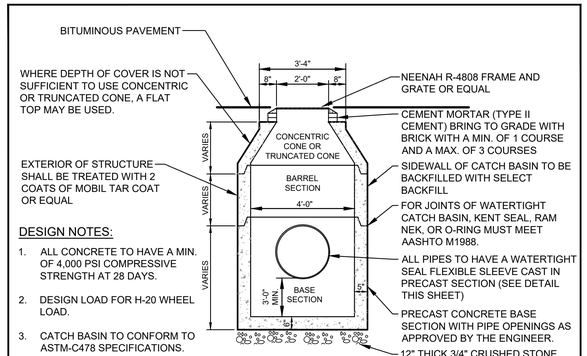
E MANHOLE BRICK CHANNEL INSTALLATION DETAIL

N.T.S.



J WATER SERVICE TRENCH SECTION

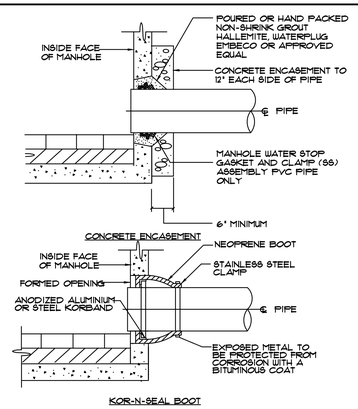
N.T.S.



DESIGN NOTES:
1. ALL CONCRETE TO HAVE A MIN. OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. DESIGN LOAD FOR H-20 WHEEL LOAD.
3. CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
4. REINFORCE TO 0.12 IN SQ./LF..

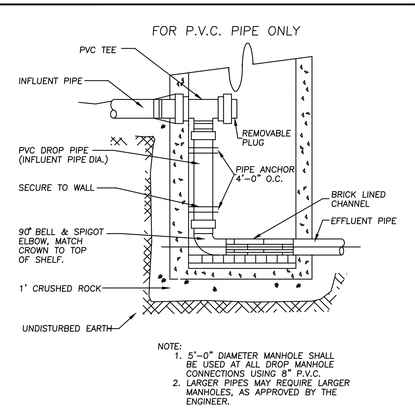
C 4'-0" PRECAST CATCH BASIN DETAIL

N.T.S.



F MANHOLE PIPE CONNECTIONS FOR SEWER DETAIL

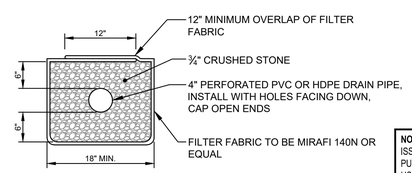
N.T.S.



NOTE:
1. 5'-0" DIAMETER MANHOLE SHALL BE USED AT ALL DROP MANHOLE CONNECTIONS USING 8" P.V.C.
2. LARGER PIPES MAY REQUIRE LARGER MANHOLES, AS APPROVED BY THE ENGINEER.

H MANHOLE PVC DROP CONNECTION DETAIL

N.T.S.



NOTE:
LOCATIONS AS NOTED ON PLANS - COORDINATE WITH ARCHITECTURAL AND / OR STRUCTURAL PLANS.

K TYPICAL FOUNDATION DRAIN DETAIL

N.T.S.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE
KALEB A. BOURASSA
No. 17072
LICENSED PROFESSIONAL ENGINEER
10.31.2025
KALEB A. BOURASSA, P.E.
LIC. #17072

Rev.	Date	Revision

Rev.	Date	Revision
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Design: KAB	Draft: CDD	Date: JAN. 2024
Checked: SRB	Scale: AS NOTED	Job No.: 4228
File Name: 4228-DETAILS.dwg		

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An LJB Engineering Company
Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name:	STORM DRAIN & UTILITY DETAILS
Project:	AUBURN TOWN CENTER APARTMENTS 15 ACADEMY STREET, AUBURN, MAINE
Client:	HIGHGATE DEVELOPMENT, LLC 799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No.
C-6.3

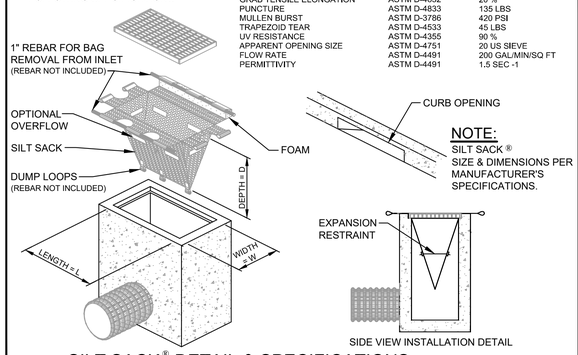
K:\3Key Hospitality\4228_Academy Street Residential Development_Auburn\Z - CAD\DWG\4228-DETAILS.dwg 10/30/2025 6:17 PM

NOTE: THE SILT SACK ® WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

HIGH-FLOW SILT SACK ® (FOR USE IN LOW POINTS/SAGS)

(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

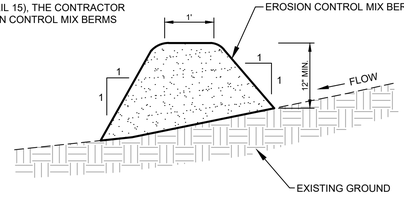
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1



NOTE:
SILT SACK ® SIZE & DIMENSIONS PER MANUFACTURER'S SPECIFICATIONS.

(A) SILT SACK ® DETAIL & SPECIFICATIONS
N.T.S.

NOTE:
DURING PERIODS OF WINTER CONSTRUCTION (NOV. 15 THROUGH APRIL 15), THE CONTRACTOR SHALL INSTALL EROSION CONTROL MIX BERMS IN LIEU OF SILT FENCE.

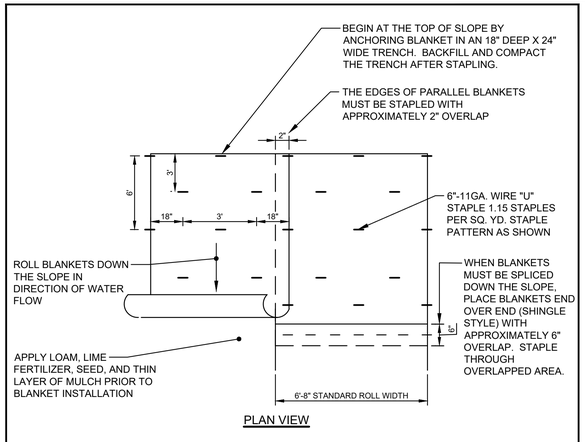


EROSION CONTROL MIX:

EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES & MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:

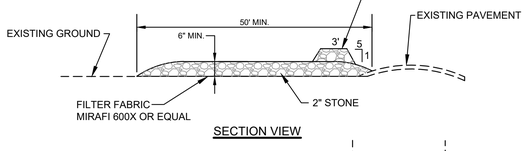
- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80 AND 100%, DRY WEIGHT BASIS.
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85%, PASSING A 0.75" SCREEN.
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 mmhos/cm.
- PH SHALL FALL BETWEEN 5.0 AND 8.0.

(D) EROSION CONTROL MIX BERM DETAIL
N.T.S.

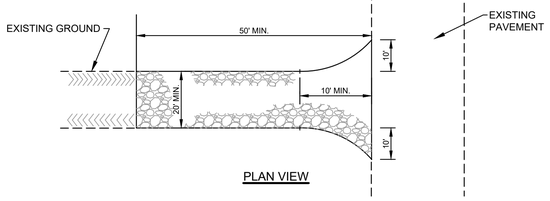


PLAN VIEW

NOTE:
CONTRACTOR SHALL ADD STONE TO OR REMOVE AND RECONSTRUCT THE STABILIZED CONSTRUCTION ENTRANCE AS MUD/SILT MATERIAL ACCUMULATES

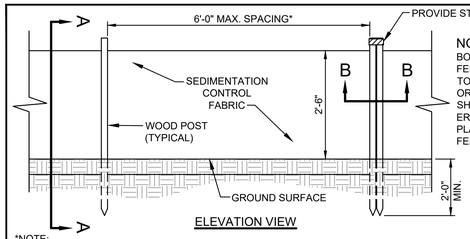


SECTION VIEW



PLAN VIEW

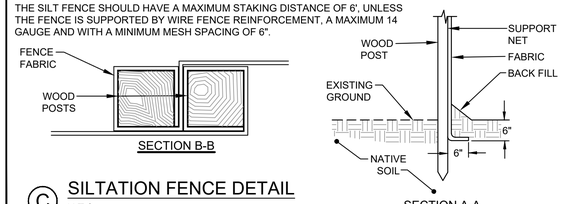
(B) STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.



ELEVATION VIEW

NOTE:
BOTTOM OF SILT FENCE MUST BE TOED INTO GROUND OR NO PAYMENT SHALL BE MADE. SEE EROSION CONTROL PLAN(S) FOR SILT FENCE LOCATION(S).

*NOTE:
THE SILT FENCE SHOULD HAVE A MAXIMUM STAKING DISTANCE OF 6', UNLESS THE FENCE IS SUPPORTED BY WIRE FENCE REINFORCEMENT, A MAXIMUM 14 GAUGE AND WITH A MINIMUM MESH SPACING OF 6".



(C) SILTATION FENCE DETAIL
N.T.S.

SPECIFICATIONS AND REQUIREMENTS FOR DEWATERING

THIS PROJECT WILL REQUIRE THE DISCHARGE OF CONSTRUCTION DEWATERING AND TURBID LADEN RUNOFF, FROM THE REMEDIAL CONSTRUCTION OF THE EXISTING STORMWATER BASIN, TO BE DIRECTED AND DISCHARGED THROUGH A DIRTBAG, WITHIN A DEWATERING SUMP. THIS DESCRIPTION ALSO CONTAINS APPENDED MATERIALS DESCRIBING THE DIRTBAGS REFERRED TO IN THIS NARRATIVE.

DEWATERING OF THE REMEDIAL CONSTRUCTION OF THE EXISTING BASIN SHALL BE ACCOMPLISHED USING THE FOLLOWING MEASURES:

- THE PUMPING OF WATER WITHIN THE POND TO A DIRTBAG (PATENTED PRODUCT BY ACF ENVIRONMENTAL PRODUCTS) WITH RELEASE THROUGH A VEGETATED BUFFER AT LEAST 100 FEET UPGRADIENT OF A WETLAND DURING THE REMEDIAL CONSTRUCTION OF THE EXISTING BASIN.

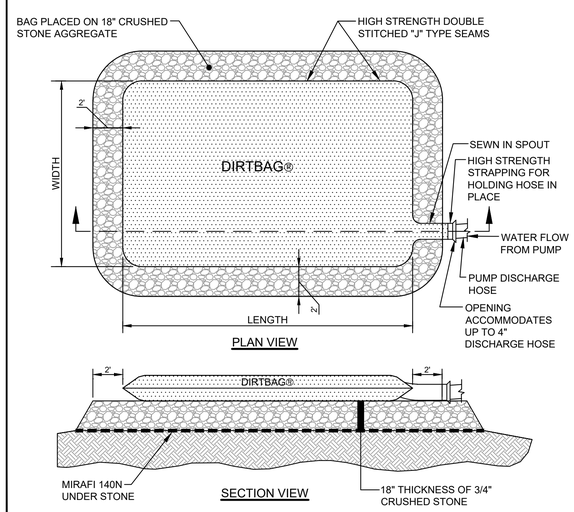
REQUIREMENTS FOR DIRTBAGS:

AT ALL TIMES THERE MUST BE AN UNUSED DIRTBAG AVAILABLE FOR EMERGENCY USE.

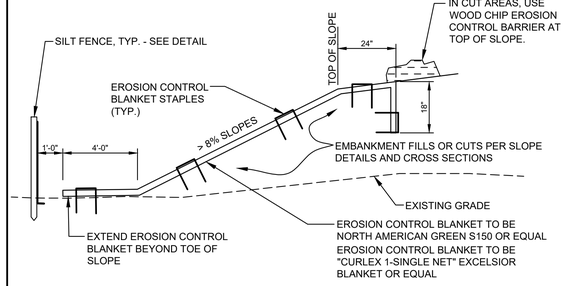
AT ALL TIMES (AFTER INITIAL SITE PREPARATION), THE CONTRACTOR SHALL HAVE ONE DIRTBAG ACTIVE OR READY FOR USE. THE DIRTBAGS SHALL BE FIELD LOCATED BY THE CONTRACTOR BUT ARE NOT TO BE INSTALLED WITHIN 100 FEET OF THE WETLANDS. THE DIRTBAG SHALL BE INSTALLED ON A PREPARED SUBGRADE. THIS SUBGRADE SHALL CONSIST OF THE INSTALLATION OF A LAYER OF MIRAFI 140N, AND 18 INCHES OF 3/4 INCH CRUSHED STONE. THE PLAN DIMENSION OF THE CRUSHED STONE PAD SHALL EXCEED THE PLAN AREA OF THE DIRTBAG BY AT LEAST TWO FEET IN ALL DIRECTIONS. THE DIRTBAG SHALL NOT BE INSTALLED ON AN UNDERLYING SLOPE OF GREATER THAN 15 PERCENT.

CONSTRUCTION DEWATERING OPERATIONS:

ALL CONSTRUCTION-DEWATERING OPERATIONS ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR. IT SHALL BE THE SITE CONTRACTOR WHO IS RESPONSIBLE FOR SELECTING THE SITE FOR THE DIRTBAG, THE SELECTION OF THE USE OF THE DIRTBAG OR THE SEDIMENTATION BASIN FOR DIRECTING DEWATERING, EXCEPT THAT THE OWNER MAY DIRECT THE SITE CONTRACTOR TO ALTER THE SELECTED OPERATION IF TURBID DISCHARGE TO A WETLAND IS OBSERVED.



(E) DIRTBAG® DETAIL AND SPECIFICATIONS
N.T.S.



SECTION VIEW

NOTE:
EROSION CONTROL BLANKET STAPLE SIZE AND DISTRIBUTION PER MANUFACTURER'S SPECIFICATIONS.

NOTES:
1. IF GRASS CATCH IS NOT 75% BY SEPTEMBER 1, ADD #4 REBARS @ 3'-0" ROWS @ 3' CENTERS. REMOVE OR DRIVE REBARS 3" BELOW GRADE IN SPRING FOLLOWING TURF ESTABLISHMENT.
2. MULCH RATE TO BE 1/2 THE RATE OTHERWISE SPECIFIED.

(F) EROSION CONTROL BLANKET SLOPE STABILIZATION DETAIL
N.T.S.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE — KALEB A. BOURASSA — No. 17072 — LICENSED PROFESSIONAL ENGINEER — 10.31.2025

KALEB A. BOURASSA, P.E.
LIC. #17072

Rev.	Date	Revision

Rev.	Date	Revision
6	2025.10.31	RESUBMITTED TO CITY PER COMMENTS
5	2025.10.10	SUBMITTED FOR CITY SITE/SUBDIVISION APPLICATION
4	2025.08.11	RELEASED TO OWNER FOR PRICING
3	2024.08.27	RESUBMITTED TO CITY PER COMMENTS
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Drawing Name: EROSION & SEDIMENT CONTROL DETAILS

Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No. C-6.4

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14.0 EROSION CONTROL MEASURES AND SITE STABILIZATION

THE PRIMARY EMPHASIS OF THE EROSION/SEDIMENTATION CONTROL PLAN, WHICH WILL BE IMPLEMENTED FOR THIS PROJECT, IS AS FOLLOWS:

- DEVELOPMENT OF A CAREFUL CONSTRUCTION SEQUENCE.
- RAPID REVEGETATION OF DENUDED AREAS TO MINIMIZE THE PERIOD OF SOIL EXPOSURE.
- RAPID STABILIZATION OF DRAINAGE PATHS TO AVOID RILL AND GULLY EROSION.
- THE USE OF ON-SITE MEASURES TO CAPTURE SEDIMENT (SEDIMENTATION BASINS, HAY BALES/STONE CHECK DAMS/SILT FENCE, ETC.)

THE FOLLOWING TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL DEVICES WILL BE IMPLEMENTED AS PART OF THE SITE DEVELOPMENT. THESE DEVICES SHALL BE INSTALLED AS INDICATED ON THE PLANS OR AS DESCRIBED WITHIN THIS REPORT. FOR FURTHER REFERENCE, SEE THE LATEST EDITION OF THE MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS.

A. DEWATERING

WATER FROM CONSTRUCTION TRENCH DEWATERING SHALL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (E.G. HAY BALE LINED POOL) PRIOR TO DISCHARGE. THE DISCHARGE SITE SHALL BE SELECTED TO AVOID FLOODING, ICING, AND SEDIMENT DISCHARGES TO A PROTECTED RESOURCE. IN NO CASE SHALL THE FILTER BAG OR CONTAINMENT STRUCTURE BE LOCATED WITHIN 50 FEET OF A PROTECTED NATURAL RESOURCE.

B. INSPECTION AND CONSTRUCTION MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. BEFORE AND WITHIN 24 HOURS AFTER EACH WET WEATHER EVENT THAT PRODUCES MORE THAN 0.5 INCH OF RAINFALL IN A CONSECUTIVE 24-HOUR PERIOD, SNOWSTORM, OR PERIOD OF THAWING AND RUNOFF, THE QUALIFIED CONTRACTOR KNOWLEDGEABLE OF DEP STANDARDS SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. ADDITIONALLY, INSPECTIONS SHALL BE PERFORMED AT LEAST ONCE A WEEK. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/OR UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

THE FOLLOWING STANDARDS MUST BE MET DURING CONSTRUCTION.

1. INSPECTION AND CORRECTIVE ACTION. AN ENGINEER OR SOMEONE WITH KNOWLEDGE OF EROSION AND STORMWATER STANDARDS AS DESCRIBED IN THE CONDITIONS OF THE PERMIT SHALL INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES (INCLUDING CATCH BASIN INLET PROTECTION MEASURES, SEDIMENT FILTER MEASURES, AND STABILIZATION OF SLOPES), MATERIALS STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT (WET WEATHER EVENT THAT PRODUCES MORE THAN 0.5 INCH IN A CONSECUTIVE 24-HOUR PERIOD), AND PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES. UPON FINAL SUBDIVISION PLANS, THE INSPECTION LOG WILL BE UPDATED TO REFLECT ALL STRUCTURES.

2. MAINTENANCE. IF BEST MANAGEMENT PRACTICES (BMPS) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE ASSOCIATED WITH THESE INSPECTIONS. IF ADDITIONAL BMPS OR SIGNIFICANT REPAIR OF BMPS ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (WET WEATHER EVENT THAT PRODUCES MORE THAN 0.5 INCH IN A CONSECUTIVE 24-HOUR PERIOD). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.

3. DOCUMENTATION. KEEP A LOG (REPORT) SUMMARIZING THE INSPECTIONS AND ANY CORRECTIVE ACTION TAKEN. THE LOG MUST INCLUDE THE NAME(S) AND QUALIFICATIONS OF THE PERSON MAKING THE INSPECTIONS, THE DATE(S) OF THE INSPECTIONS, AND MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS, MATERIALS STORAGE AREAS, AND VEHICLE ACCESS POINTS TO THE PARCEL. MAJOR OBSERVATIONS MUST INCLUDE BMPS THAT NEED MAINTENANCE, BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPLACEMENT, AND LOCATION NEEDING ADDITIONAL BMPS, NOTE IN THE LOG THE CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

C. TEMPORARY EROSION CONTROL MEASURES

EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT ANY AREA LEFT EXPOSED CAN BE CONTROLLED BY THE CONTRACTOR. LIMIT THE EXPOSED AREA TO ONE ACRE AT A TIME OR NO LARGER AREA THAT CAN BE MULCHED IN ONE DAY.

TYPICAL SLOPE RESTORATION:

- EROSION CONTROL BLANKETS REQUIRED BETWEEN 2:1 AND 3:1 SLOPES
- SLOPES STEEPER THAN 8% REQUIRE EROSION CONTROL MULCH
- SLOPES STEEPER THAN 2:1 SHALL NOT USE SOLELY VEGETATED STABILIZATION METHODS
- 1.5:1 SLOPES ARE PROHIBITED.

THE FOLLOWING MEASURES ARE PLANNED AS TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION:

1. A CRUSHED STONE-STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE APPROVED ACCESS DRIVE ON ACADEMY STREET AND MAIN STREET.

2. SILTATION FENCE OR WOOD WASTE COMPOST BERMS SHALL BE INSTALLED DOWNSTREAM OF ANY DISTURBED AREAS TO TRAP RUNOFF-- BORNE SEDIMENTS UNTIL GRASS AREAS ARE REVEGETATED. THE SILT FENCE AND/OR WOOD WASTE COMPOST BERMS SHALL BE INSTALLED PER THE DETAILS PROVIDED IN THIS PACKAGE AND INSPECTED AT LEAST ONCE A WEEK AND BEFORE AND IMMEDIATELY AFTER A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST DAILY DURING PROLONGED RAINFALL. REPAIRS SHALL BE MADE IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE OR BERM LINE. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE ENDS, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THE FENCE OR BERM, THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM. WOOD WASTE COMPOST BERMS ARE NOT TO BE USED ADJACENT TO WETLAND AREAS THAT ARE NOT TO BE DISTURBED, BUT IT CAN BE PLACED INSIDE THE SILT FENCE AS A SECONDARY ROW.

3. STRAW OR HAY MULCH INCLUDING HYDROSEEDING IS INTENDED TO PROVIDE COVER FOR DENUDED OR SEEDED AREAS UNTIL REVEGETATION IS ESTABLISHED. MULCH PLACED BETWEEN APRIL 15TH AND OCTOBER 15TH ON SLOPES OF LESS THAN 15 PERCENT SHALL BE ANCHORED BY APPLYING WATER; MULCH PLACED ON SLOPES OF EQUAL TO OR STEEPER THAN 15 PERCENT SHALL BE COVERED BY A FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. FABRIC NETTING AND STAPLES SHALL BE USED ON DISTURBED AREAS WITHIN 50' OF LAKES, STREAMS, AND WETLANDS REGARDLESS OF THE UPSTREAM SLOPE. MULCH PLACED BETWEEN OCTOBER 15TH AND APRIL 15TH ON SLOPES EQUAL TO OR STEEPER THAN 8 PERCENT SHALL BE COVERED WITH A FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SLOPES STEEPER THAN 3:1 AND EQUAL TO OR FLATTER THAN 2:1, WHICH ARE TO BE REVEGETATED, SHALL RECEIVE CURLEX BLANKETS BY AMERICAN EXCELSIOR OR EQUAL. SLOPES STEEPER THAN 2:1 SHALL RECEIVE RIPRAP AS NOTED ON THE PLANS. THE MULCH APPLICATION RATE FOR BOTH TEMPORARY AND PERMANENT SEEDING IS 75 LBS PER 1000 SF AS IDENTIFIED IN ATTACHMENT A OF THIS SECTION. MULCH SHALL NOT BE PLACED OVER SNOW.

4. TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION WILL BE PROTECTED AS FOLLOWS:

a) TEMPORARY STOCKPILES SHALL NOT BE LOCATED WITHIN 50 FEET OF ANY WETLANDS WHICH WILL NOT BE DISTURBED AND SHALL BE LOCATED AWAY FROM DRAINAGE SWALES.

b) STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS BY EITHER TEMPORARILY SEEDING THE STOCKPILE BY A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH, SUCH AS HAY, STRAW, OR EROSION CONTROL MIX.

c) STOCKPILES SHALL BE SURROUNDED BY SEDIMENTATION BARRIER AT THE TIME OF FORMATION. SEDIMENT BARRIERS SHOULD BE INSTALLED DOWNGRADIENT OF STOCKPILES. ADDITIONALLY, STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO STOCKPILES.

6. ALL DENUDED AREAS THAT ARE WITHIN 50 FEET OF AN UNDISTURBED WETLAND, WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN A BUILDING PAD, PARKING AREA, OR ACCESS DRIVE SUBBASE AREA, SHALL RECEIVE MULCH OR EROSION CONTROL MESH FABRIC WITHIN 48 HOURS OF INITIAL DISTURBANCE OF SOIL. ALL AREAS WITHIN 75 FEET OF AN UNDISTURBED WETLAND SHALL BE MULCHED PRIOR TO ANY PREDICTED RAIN EVENT REGARDLESS OF THE 48 HOUR WINDOW. IN OTHER AREAS, THE TIME PERIOD MAY BE EXTENDED TO 7 DAYS.

7. ACADEMY AND MAIN STREETS (UNDISTURBED PORTIONS ENTERING THE PROJECT SITE) SHALL BE SWEPT TO CONTROL MUD AND DUST AS NECESSARY. ADDITIONAL STONE SHALL BE ADDED TO THE STABILIZED CONSTRUCTION ENTRANCE TO MINIMIZE THE TRACKING OF MATERIAL OFF THE SITE AND ONTO THE SURROUNDING ROADWAYS.

8. DURING GRUBBING OPERATIONS STONE CHECK DAMS SHALL BE INSTALLED AT ANY EVIDENT CONCENTRATED FLOW DISCHARGE POINTS AND AS DIRECTED ON THE EROSION CONTROL PLANS.

9. SILT FENCING WITH A MAXIMUM STAKE SPACING OF 6 FEET SHALL BE USED. UNLESS THE FENCE IS SUPPORTED BY WIRE FENCE REINFORCEMENT OF MINIMUM 14 GAUGE AND WITH A MAXIMUM MESH SPACING OF 6 INCHES, IN WHICH CASE STAKES MAY BE SPACED A MAXIMUM OF 10 FEET APART. THE BOTTOM OF THE FENCE SHALL BE ANCHORED.

10. WOOD WASTE COMPOST/BARK BERMS MAY BE USED IN LIEU OF SILTATION FENCING IN AREAS NOT ADJACENT TO WETLANDS, BUT CAN BE USED INSIDE OF SILT FENCE AS A SECONDARY ROW. BERMS SHALL BE REMOVED AND SPREAD IN A LAYER NOT TO EXCEED 3" THICK ONCE UPSTREAM AREAS ARE COMPLETED AND A 90% CATCH OF VEGETATION IS ATTAINED.

11. WATER AND/OR CALCIUM CHLORIDE SHALL BE FURNISHED AND APPLIED IN ACCORDANCE WITH MDOT SPECIFICATIONS – SECTION 637 – DUST CONTROL.

12. LOAM AND SEED IS INTENDED TO SERVE AS THE PRIMARY PERMANENT REVEGETATIVE MEASURE FOR ALL DENUDED AREAS NOT PROVIDED WITH OTHER EROSION CONTROL MEASURES, SUCH AS RIPRAP. APPLICATION RATES ARE PROVIDED IN ATTACHMENT A OF THIS SECTION. SEEDING SHALL NOT OCCUR OVER SNOW.

13. ALL CATCH BASINS SHALL BE PROTECTED DURING CONSTRUCTION WITH A CATCH BASIN INLET FILTER AND, IN CASES OF HEAVY FLOWS, A STONE SEDIMENT BARRIER AS SHOWN ON SHEET C406.

D. PERMANENT EROSION CONTROL MEASURES

THE FOLLOWING PERMANENT EROSION CONTROL MEASURES HAVE BEEN DESIGNED AS PART OF THE EROSION/SEDIMENTATION CONTROL PLAN:

1. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, GRAVEL SUBBASE, ETC.) WILL BE LOAMED, LIMED, FERTILIZED, MULCHED, AND SEEDED. FABRIC NETTING, ANCHORED WITH STAPLES, SHALL BE PLACED OVER THE MULCH IN AREAS AS NOTED IN TEMPORARY EROSION CONTROL MEASURES PARAGRAPH 4 OF THIS REPORT. ALL AREAS WITHIN 50 FEET OF AN UNDISTURBED WETLAND SHALL BE MULCHED PRIOR TO ANY PREDICTED RAIN EVENT REGARDLESS OF THE 48-HOUR WINDOW. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.

2. ALL STORM DRAIN PIPE OUTLETS SHALL HAVE RIPRAP APRONS AT THEIR OUTLET TO PROTECT THE OUTLET AND RECEIVING CHANNEL FROM SCOUR AND DETERIORATION. INSTALLATION DETAILS ARE PROVIDED IN THE PLAN SET. THE APRONS SHALL BE INSTALLED AND STABILIZED TO THE EXTENT PRACTICABLE PRIOR TO DIRECTING RUNOFF TO THE TRIBUTARY PIPE OR CULVERT.

3. CATCH BASINS SHALL BE PROVIDED WITH SEDIMENT SUMPS AND INLET HOODS (THE SNOUT) FOR ALL OUTLET PIPES THAT ARE 18" IN DIAMETER OR LESS.

14.1 IMPLEMENTATION SCHEDULE

THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE REQUIRED TO ENSURE THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE OPTIMIZED:

NOTE: FOR ALL GRADING ACTIVITIES, THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION NOT TO OVEREXPOSE THE SITE, THIS SHALL BE ACCOMPLISHED BY LIMITING THE DISTURBED AREA. AREA SHALL BE LIMITED TO NO MORE THAN THE CONTRACTOR CAN MULCH IN ONE DAY.

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES AT THE APPROVED LOCATIONS.
2. INSTALL PERIMETER SILT FENCE AND/OR WOOD WASTE BERMS.
3. INSTALL SEDIMENT BASINS, DIVERSION DIKES, OR CHECK DAMS (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL BMP'S)
4. CLEAR AND GRUB SITE. INSTALL STONE CHECK DAMS AT ANY EVIDENT CONCENTRATED FLOW DISCHARGE POINTS.
5. COMMENCE INSTALLATION OF DRAINAGE APPURTENANCES.
6. COMMENCE EARTHWORK FOR STORMWATER FACILITIES.
7. COMMENCE EARTHWORK AND GRADING TO SUBGRADE.
8. COMMENCE INSTALLATION OF RETAINING WALLS (IF NECESSARY).
9. COMMENCE INSTALLATION OF WATER AND SEWER LINES.
10. CONTINUE EARTHWORK AND GRADING TO SUBGRADE AS NECESSARY FOR CONSTRUCTION.
11. COMPLETE INSTALLATION OF UNDERGROUND UTILITIES TO WITHIN 5' OF FUTURE BUILDINGS.
12. INSTALL LIGHT POLE FOUNDATIONS AND LIGHT POLES.
13. COMPLETE REMAINING EARTHWORK OPERATIONS.
14. COMPLETE INSTALLATION OF DRAINAGE APPURTENANCES.
15. INSTALL SUB-BASE AND BASE GRAVEL WITHIN PARKING AREAS, WALKWAYS, AND ALL DRIVEWAYS.
16. INSTALL CURBING IN PARKING AREAS AS NEEDED.
17. INSTALL BASE COURSE PAVING FOR DRIVES AND PARKING AREA AS WELL AS CONCRETE SURFACES.
18. LOAM, LIME, FERTILIZE, SEED AND MULCH DISTURBED AREAS AND COMPLETE ALL LANDSCAPING.
19. INSTALL SURFACE COURSE PAVING FOR DRIVES AND PARKING AREAS. STRIPE PER PLAN.
20. ONCE THE SITE IS STABILIZED AND A 90% CATCH OF VEGETATION HAS BEEN OBTAINED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
21. TOUCH UP LOAM AND SEED.

PRIOR TO CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL SUBMIT TO THE OWNER A SCHEDULE FOR THE COMPLETION OF THE WORK, WHICH WILL SATISFY THE FOLLOWING CRITERIA:

1. THE ABOVE CONSTRUCTION SEQUENCE SHOULD GENERALLY BE COMPLETED IN THE SPECIFIED ORDER; HOWEVER, SEVERAL SEPARATE ITEMS MAY BE CONSTRUCTED SIMULTANEOUSLY, WORK MUST ALSO BE SCHEDULED OR PHASED TO REDUCE THE EXTENT OF THE EXPOSED AREAS AS SPECIFIED BELOW. THE INTENT OF THIS SEQUENCE IS TO PROVIDE FOR EROSION CONTROL AND TO HAVE STRUCTURAL MEASURES SUCH AS SILT FENCE AND CONSTRUCTION ENTRANCES IN PLACE BEFORE LARGE AREAS OF LAND ARE DENUDED.

2. THE WORK SHALL BE CONDUCTED IN SECTIONS WHICH SHALL:

(a) LIMIT THE AMOUNT OF EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE PROCEEDING 30 DAYS.

(b) REVEGETATE DISTURBED AREAS AS RAPIDLY AS POSSIBLE. ALL AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR BEFORE A STORM EVENT OR TEMPORARILY STABILIZED WITHIN 48 HOURS OF INITIAL DISTURBANCE OF SOIL FOR AREAS WITHIN 50 FEET OF AN UNDISTURBED WETLAND AND 7 DAYS FOR ALL OTHER AREAS. AREAS WITHIN 50 FEET OF AN UNDISTURBED WETLAND SHALL BE MULCHED PRIOR TO ANY PREDICTED RAIN EVENT REGARDLESS OF THE 48 HOUR WINDOW.

(c) INCORPORATE PLANNED INLETS AND DRAINAGE SYSTEM AS EARLY AS POSSIBLE INTO THE CONSTRUCTION PHASE. THE DITCHES SHALL BE IMMEDIATELY LINED OR REVEGETATED AS SOON AS THEIR INSTALLATION IS COMPLETE.

14.2 EROSION, SEDIMENTATION AND STABILIZATION CONTROL PLAN

THE EROSION CONTROL INFORMATION IS INCLUDED IN THE PLAN SET.

14.3 DETAILS AND SPECIFICATIONS

THE EROSION CONTROL DETAILS AND SPECIFICATIONS ARE INCLUDED IN THE PLAN SET.

14.4 WINTER STABILIZATION PLAN

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT; VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD.

WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT ANY AREA LEFT EXPOSED CAN BE CONTROLLED BY THE CONTRACTOR. LIMIT THE EXPOSED AREA TO ONE ACRE OR AN AREA THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.

ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN PARKING AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS./1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.

FOR WORK, WHICH IS CONDUCTED BETWEEN OCTOBER 15TH AND APRIL 15TH OF ANY CALENDAR YEAR, ALL DENUDED AREAS, SHALL BE COVERED WITH HAY MULCH OR EROSION CONTROL MIX, APPLIED AT TWICE THE NORMAL APPLICATION RATE AND ANCHORED WITH A FABRIC NETTING. THE TIME PERIOD FOR APPLYING MULCH SHALL BE LIMITED TO 2 DAYS FOR ALL AREAS.

THE CONTRACTOR SHALL INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

1. SOIL STOCKPILES
STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOODWASTE EROSION CONTROL MIX. THIS SHALL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE SHALL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 50 FEET FROM ANY NATURAL RESOURCES.

2. NATURAL RESOURCE PROTECTION
ANY AREAS WITHIN 75 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 90% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 75 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

3. SEDIMENT BARRIERS
DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

4. MULCHING
AN AREA SHALL BE CONSIDERED DENUDED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW SHALL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA SHALL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3 TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH.

BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, OR WOOD CELLULOSE FIBER, WHEN GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH THEN COVER IS SUFFICIENT. AFTER NOVEMBER 1, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

5. MULCHING ON SLOPES AND DITCHES
SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8%.

MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAT 8%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 8%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

6. SEEDING
BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS./1,000 S.F. ALL AREAS SEEDED DURING THE WINTER SHALL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 90% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

7. WINTER CONSTRUCTION INSPECTION
AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE QUALIFIED CONTRACTOR KNOWLEDGEABLE OF DEP STANDARDS SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO ENSURE THEIR CONTINUOUS FUNCTION. INSPECTIONS SHALL BE PERFORMED A MINIMUM OF ONCE PER WEEK AND SHALL BE CONDUCTED IN ACCORDANCE WITH THE EROSION CONTROL MEASURES AND SITE STABILIZATION WITHIN THE EROSION CONTROL REPORT.

14.5 STANDARDS FOR TIMELY STABILIZATION OF CONSTRUCTION SITES DURING WINTER

STANDARD FOR THE TIMELY STABILIZATION OF DITCHES AND CHANNELS – THE APPLICANT SHALL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS ON THE SITE BY NOVEMBER 15. THE APPLICANT SHALL CONSTRUCT AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS ON THE SITE BY SEPTEMBER 1. IF THE APPLICANT FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED BY SEPTEMBER 1, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.

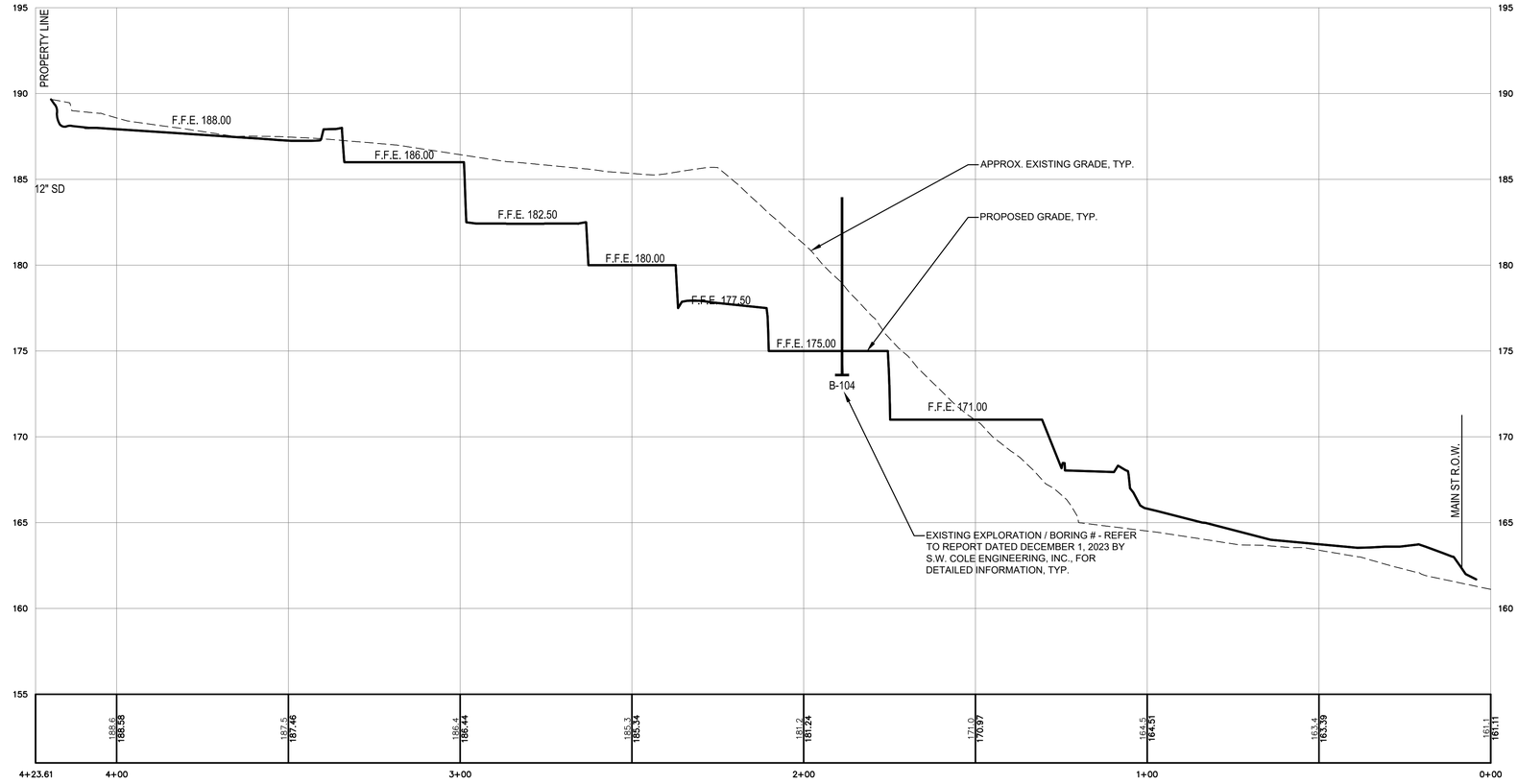
INSTALL A SOD LINING IN THE DITCH -- THE APPLICANT SHALL LINE THE DITCH WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOD WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD STRIPS FROM SLOUGHING DURING FLOW CONDITIONS.

INSTALL A STONE LINING IN THE DITCH --THE APPLICANT SHALL LINE THE DITCH WITH STONE RIPRAP BY NOVEMBER 15. THE CONTRACTOR SHALL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR SHALL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE CONTRACTOR SHALL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE APPLICANT SHALL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 1. THE DEPARTMENT SHALL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF THE APPLICANT FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 1, THEN THE APPLICANT SHALL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY SEPTEMBER 1 THE CONTRACTOR SHALL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE APPLICANT SHALL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT SHALL COVER THE SLOPE WITH A LAYER OF WOODWASTE COMPOST AS DESCRIBED IN ITEM III OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM IV OF THIS STANDARD.

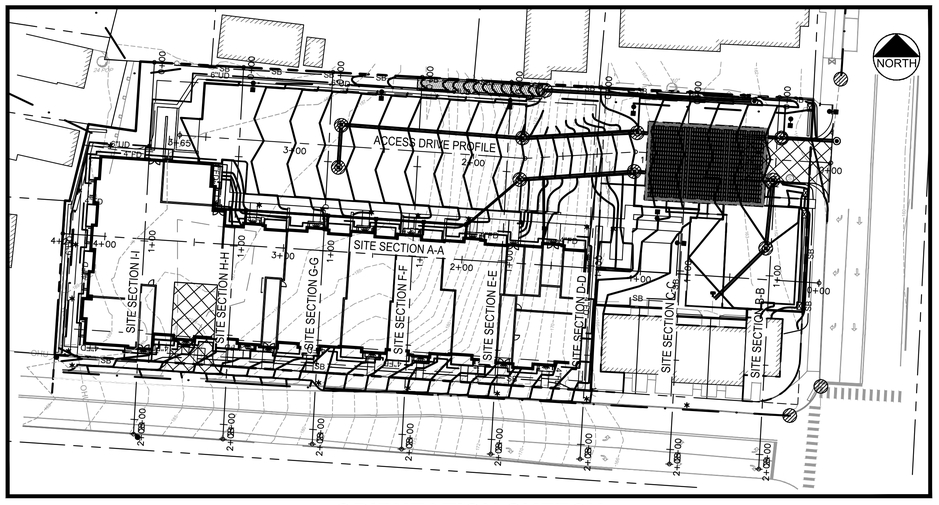
STABILIZE THE SLOPE WITH SOD -- THE CONTRACTOR SHALL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY SEPTEMBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GRO



SITE SECTION A-A

SCALE: 1" = 20' HORZ. / 1" = 4' VERT.

20'
4'



ORIENTATION SKETCH

SCALE: 1" = 40'

40 0 20 40 80

1 inch = 40 ft.

NOTE:

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No. 17072
LICENSED PROFESSIONAL ENGINEER
10.31.2025

KALEB A. BOURASSA, P.E.
LIC. #17072

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Design: KAB	Draft: CDD	Date: JAN. 2024
Checked: SRB	Scale: AS NOTED	Job No.: 4228
File Name: 4228-GRADING.dwg		

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An LJB Engineering Company

Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
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300 Southborough Drive - Suite 200
South Portland, ME 04106

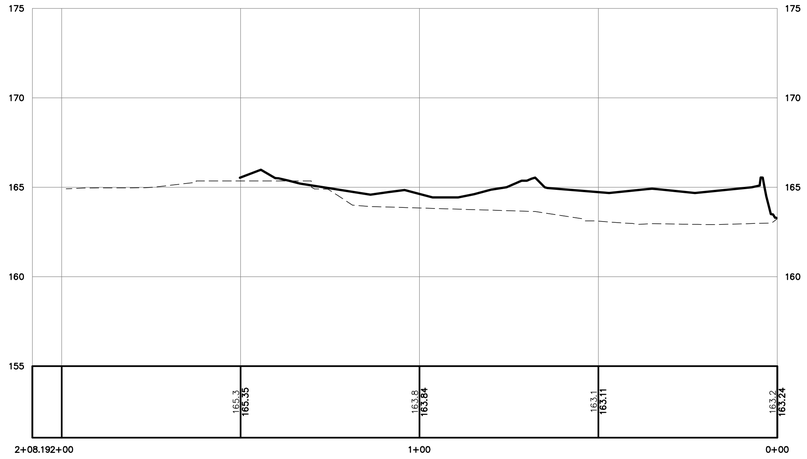
Drawing Name: SITE SECTIONS

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15 ACADEMY STREET, AUBURN, MAINE

Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

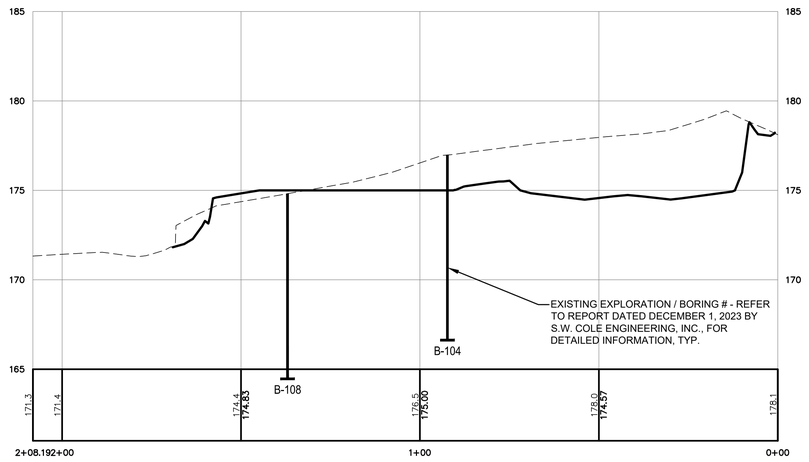
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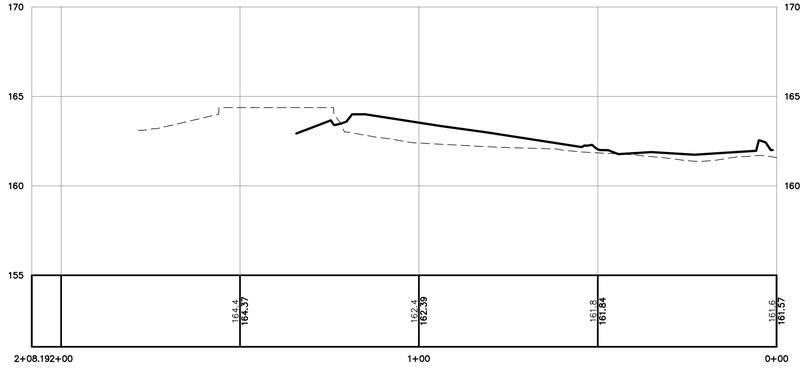
SITE SECTION C-C

SCALE: 1" = 20' HORZ. / 1" = 4' VERT.



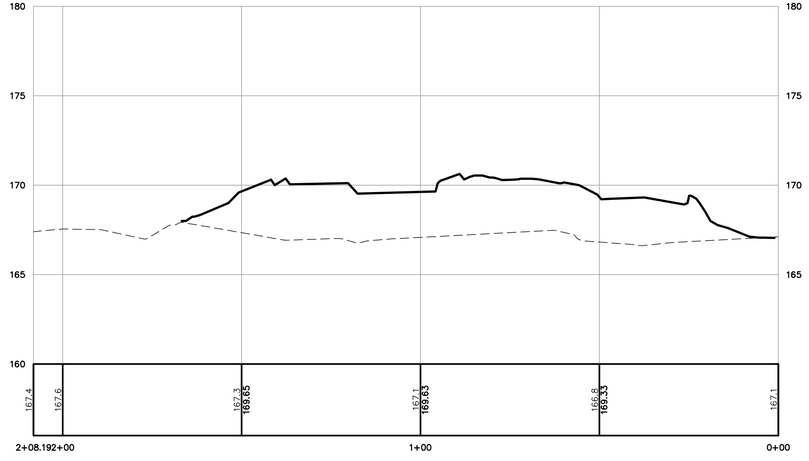
SITE SECTION E-E

SCALE: 1" = 20' HORZ. / 1" = 4' VERT.



SITE SECTION B-B

SCALE: 1" = 20' HORZ. / 1" = 4' VERT.



SITE SECTION D-D

SCALE: 1" = 20' HORZ. / 1" = 4' VERT.

20'

4'

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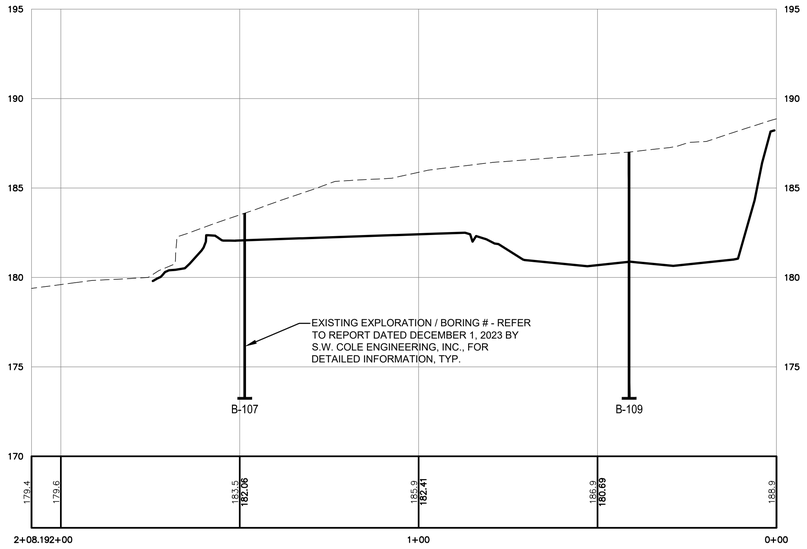
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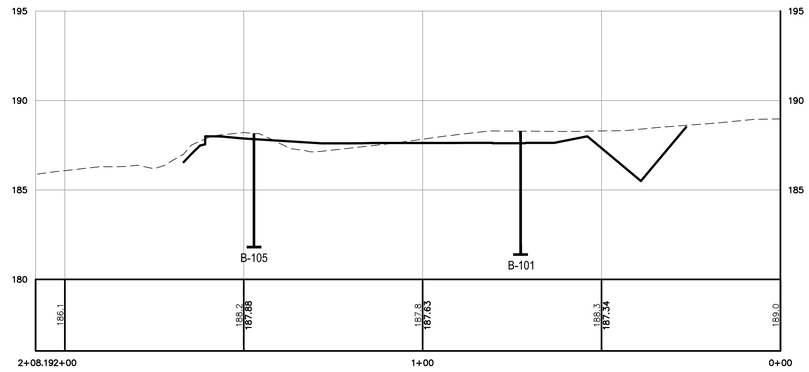
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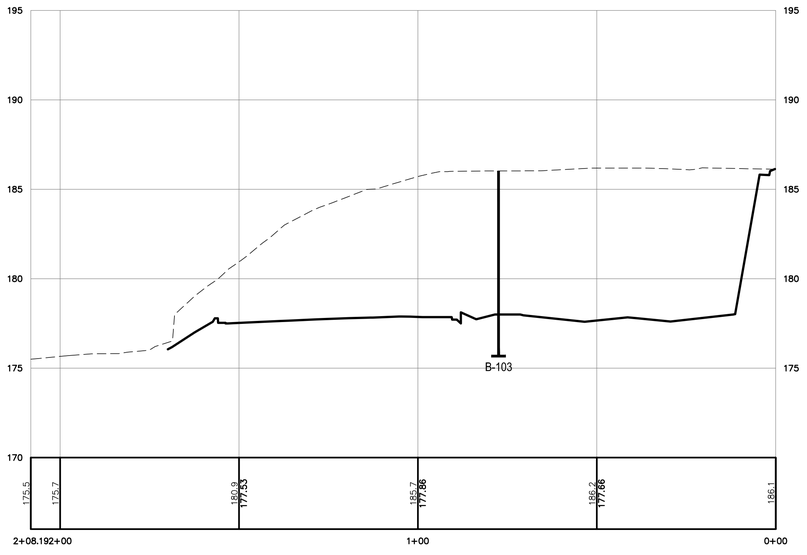
SITE SECTION G-G

SCALE: 1" = 20' HORZ. / 1" = 4' VERT.



SITE SECTION I-I

SCALE: 1" = 20' HORZ. / 1" = 4' VERT.



SITE SECTION F-F

SCALE: 1" = 20' HORZ. / 1" = 4' VERT.

SITE SECTION H-H

SCALE: 1" = 20' HORZ. / 1" = 4' VERT.

20'
4'

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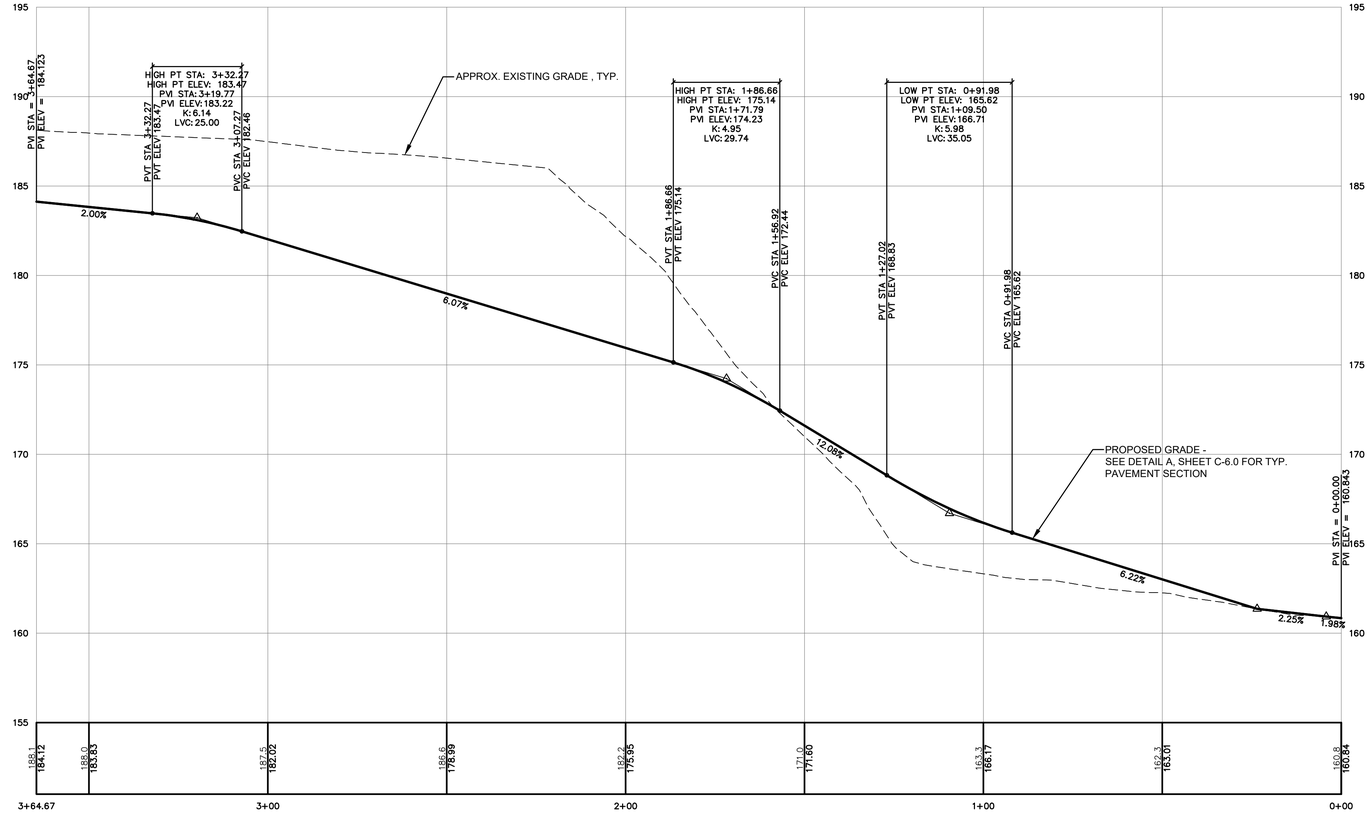
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Drawing No. C-7.2

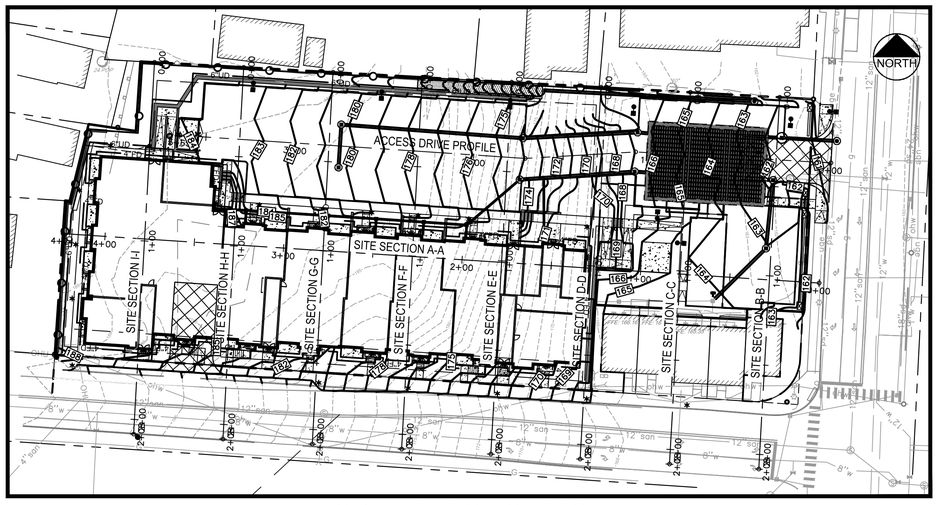
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ACCESS DRIVE PROFILE

SCALE: 1" = 20' HORZ. / 1" = 4' VERT.

20'
4'



ORIENTATION SKETCH

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40 0 20 40 80

1 inch = 40 ft.

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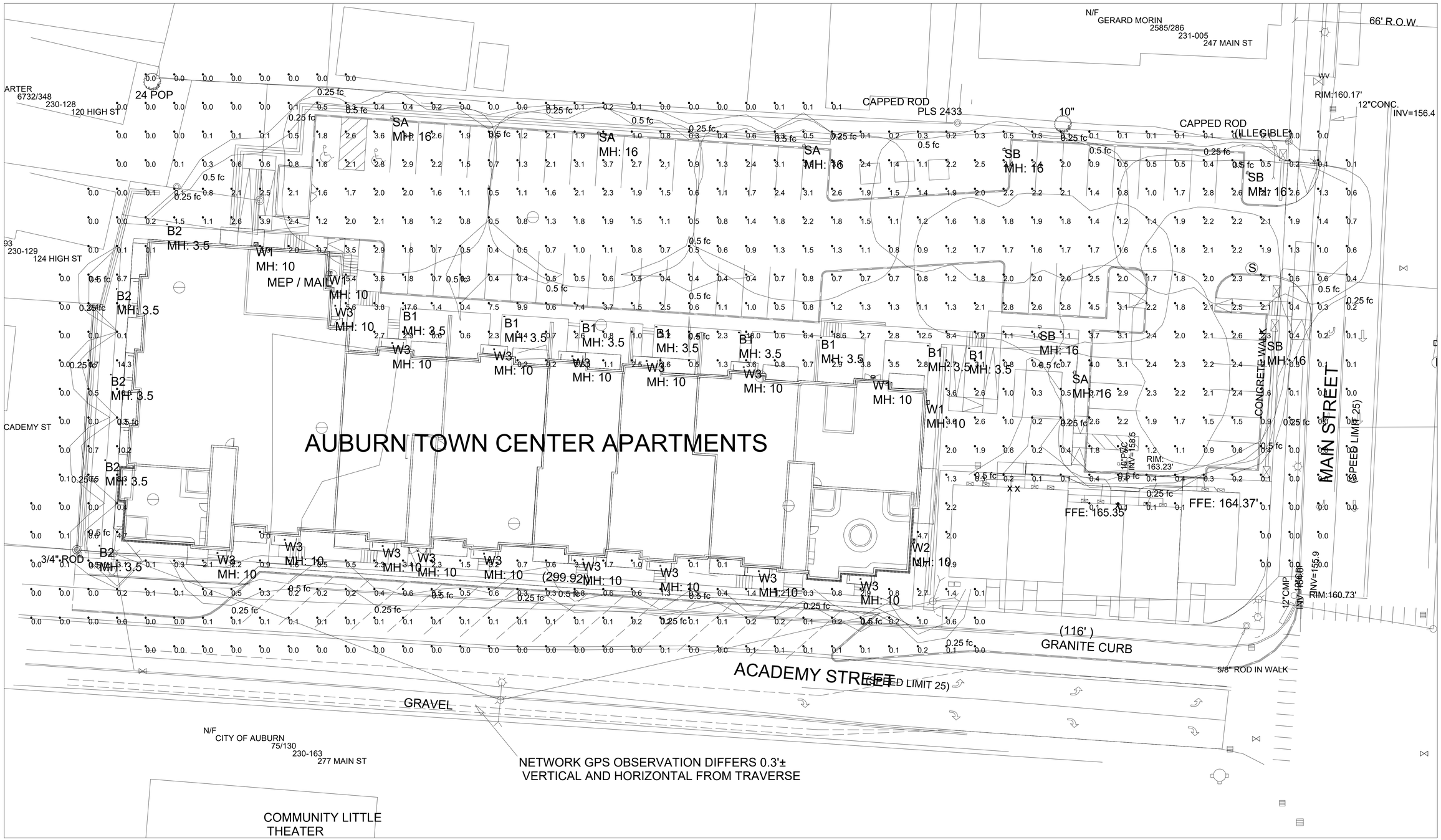
Drawing No. C-8.0

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Luminaire Schedule (note fixture cataloge numbers are not complete)						
Type	**Qty**	**Lum. Lumens**	**LLF**	**Lum. Watts**	**Description**	**Mounting Height**
B1	8	1761	0.900	14	VPB-24L-15-3K7-4W	3.5
B2	5	1683	0.900	14	VPB-24L-15-3K7-3	3.5
SA	4	6177	0.900	55	VP-ST-1-36L-55-3K7-4F-BC	16
SB	4	5354	0.900	55	VP-ST-1-36L-55-3K7-4W-BC	16
W1	4	3222	0.900	22.6	VPW2-18L-25-3K7-4F	10
W2	1	3171	0.900	22.6	VPW2-18L-25-3K7-2	10
W3	15	1145	0.900	13	LBSE-6RD-30K8	10

Calculation Summary					
Label	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
SITE	1.34	18.6	0.0	N.A.	N.A.

NOTES:
1) EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
2) CALCULATIONS MAY or MAY NOT SHOW THE EFFECT OF SHADOWING CAUSED BY BUILDINGS AND OBJECTS WITHIN THE CALCULATED SPACE OR IN THE SITE AREA.
3) READINGS SHOWN ARE INITIAL HORIZONTAL FOOTCANDLES ON A FLAT SITE WITHOUT REFLECTIONS OR OBSTRUCTIONS UNLESS OTHERWISE INDICATED.
4) THIS CALCULATION IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO SWANEY LIGHTING ASSOCIATES AND STANDARD ASSUMPTIONS OF THE SPACE AND/OR SITE.
5) CONFORMANCE TO CODES AND OTHER LOCAL REQUIREMENTS AS DETERMINED BY THE AHJ ARE THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
6) THIS LAYOUT DRAWING MUST BE COORDINATED WITH THE SITE LOCATION FOR CORRECT FIXTURE ORIENTATION.
7) DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY APPEAR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.



PLAN VIEW

site ltg 7-1-24.AGI

GENERATED BY SWANEY LIGHTING, SCARBOROUGH ME - 207-883-7100 - swaneylighting.com

TITLE
15 ACADEMY ST - AUBURN TOWN CENTER APT
AUBURN, ME
SITE LIGHTING LAYOUT

GENERATED FOR:
GORRILL PALMER

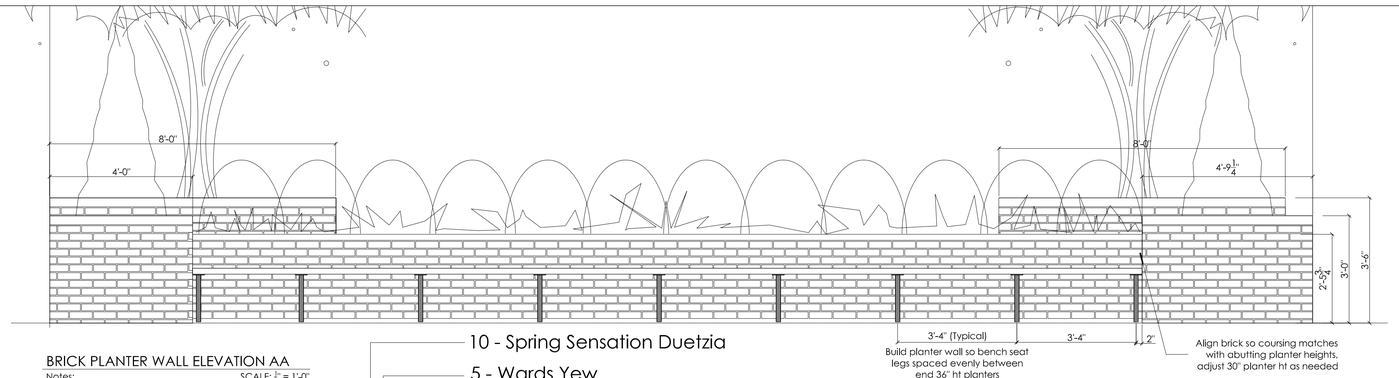
SCALE NOT TO SCALE

Date:7/1/2024

Page 1 of 1

SWANEY LIGHTING ASSOCIATES, INC.

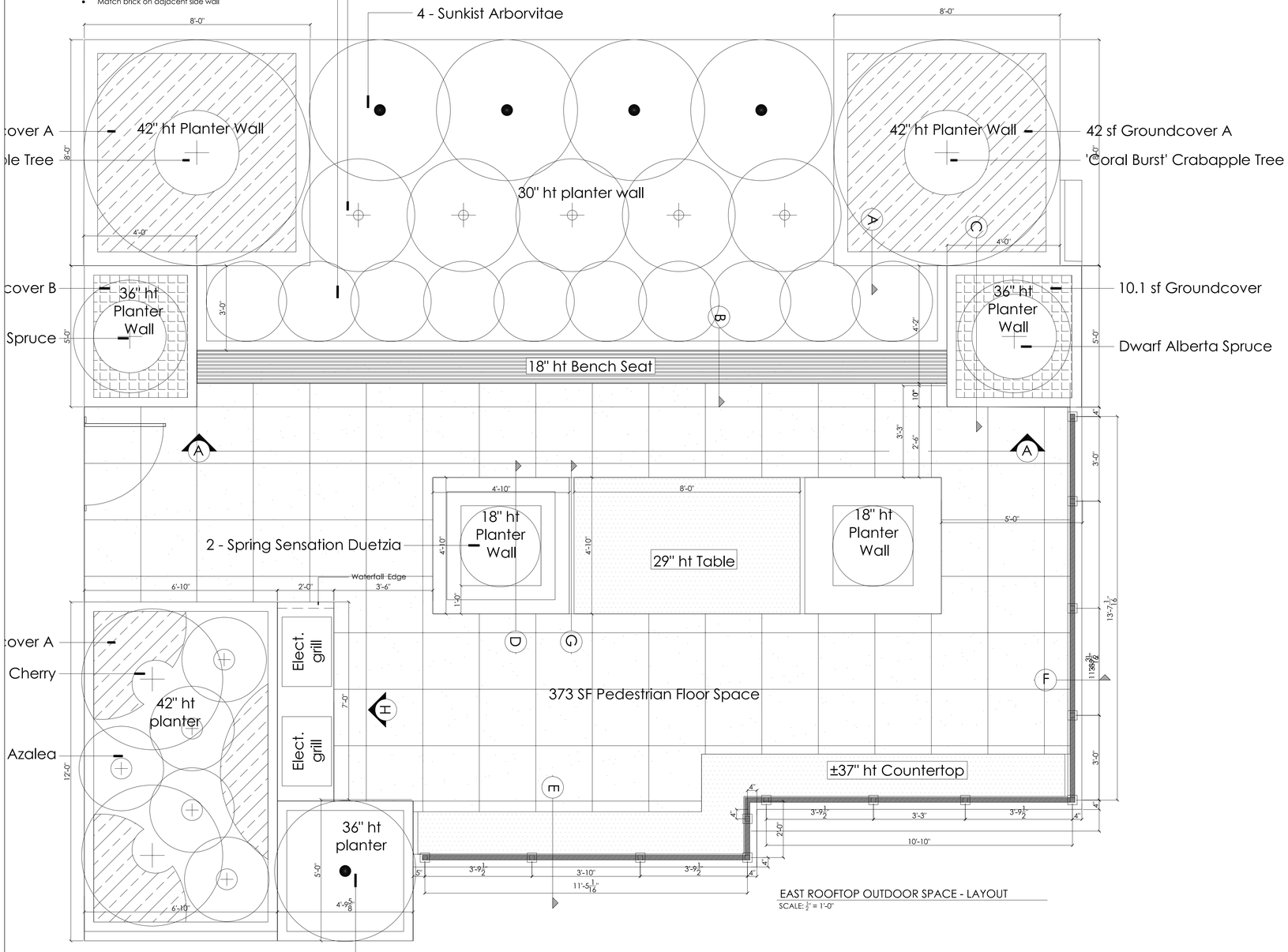
NOTICE: THIS DRAWING IS THE EXCLUSIVE PROPERTY OF SWANEY LIGHTING ASSOCIATES. ITS ACCEPTANCE CONSTITUTES AN AGREEMENT THAT THE DRAWING WILL BE TREATED AS CONFIDENTIAL, THIS DRAWING IS TO BE USED FOR NO PURPOSE OTHER THAN AS BE TALED HEREIN AND IS NOT TO BE COMMUNICATED, DISCLOSED OR COPIED, EXCEPT RETURNED UPON REQUEST AND IS NOT TO BE COMMUNICATED, DISCLOSED OR COPIED. EXCEPT AS NOTED THERE IN IT OF THIS LIGHTING LAYOUT IS TO SUGGEST THE BEST UTILIZATION OF LIGHTING FIXTURES INCLUDED IN THIS DRAWING. IT IS PROVIDED USING FIXTURE PHOTOMETRICS FURNISHED BY THE MANUFACTURER. IT IS NOT TO BE USED AS A LAYOUT FOR INSTALLATION PURPOSES. PERFORMANCE SHOWN IN IES FILE IS NOT THE RESPONSIBILITY OF THE MANUFACTURER. ITS USE FOR ANY OTHER PURPOSE IS NOT AUTHORIZED BY SWANEY LIGHTING ASSOCIATES.



BRICK PLANTER WALL ELEVATION AA

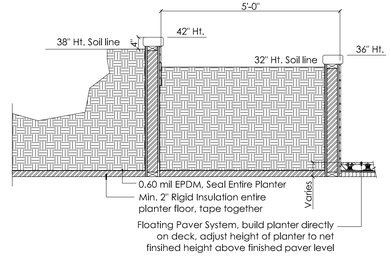
Notes:
- Match brick on adjacent side wall

SCALE: 3/4" = 1'-0"



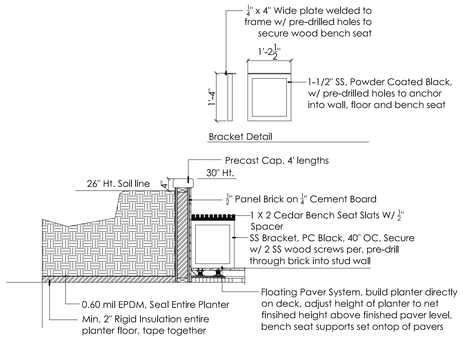
EAST ROOFTOP OUTDOOR SPACE - LAYOUT

SCALE: 1/2" = 1'-0"



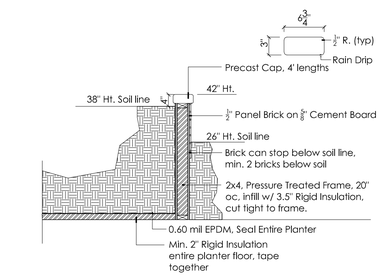
BRICK PLANTER WALL - DETAIL C

SCALE: 3/4" = 1'-0"



BRICK PLANTER WALL - DETAIL B

SCALE: 3/4" = 1'-0"



BRICK PLANTER WALL - DETAIL A

SCALE: 3/4" = 1'-0"

3KEY HOSPITALITY
4530 ST JOHNS AVENUE
SUITE 15, UNIT 316
JACKSONVILLE, FL 32210
PH: 904-236-9757

JOSH BUONO - ARCHITECT
NCARB, AIA, LEED AP
173 ARUBA LANE, PONTE
VEDRA BEACH, FL 32082
813.417.9901

AUBURN TOWN CENTER

261 MAIN STREET AND 15 ACADEMY STREET,
AUBURN, ME 04210

EAST Terrace - Planting / Planters

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DRAWN BY: Author

CHECKED BY: Checker

PLOT DATE: 09/09/23

REVISION

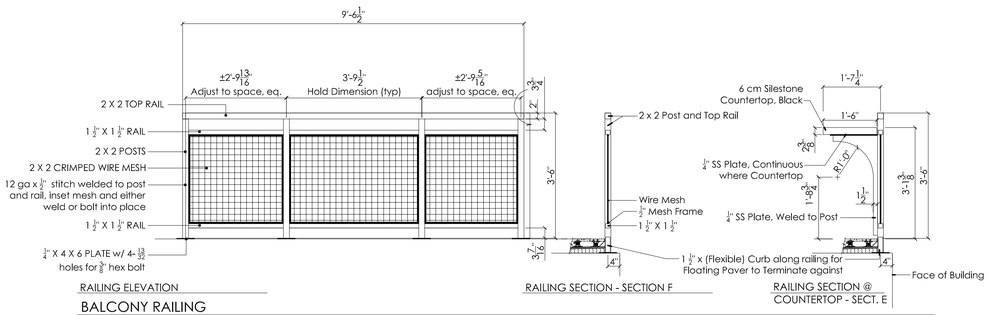
R.No.	Date	Revision

SCALE: 1/4" = 1'-0"

PROJECT NO: A0.2

A460

SHEET NO:



RAILING ELEVATION

RAILING SECTION - SECTION F

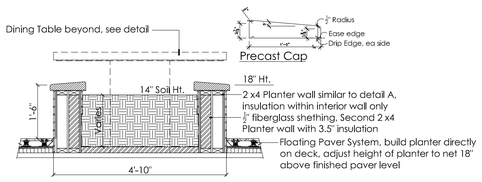
RAILING SECTION @ COUNTERTOP - SECT. E

BALCONY RAILING

SCALE: 1/2" = 1'-0"

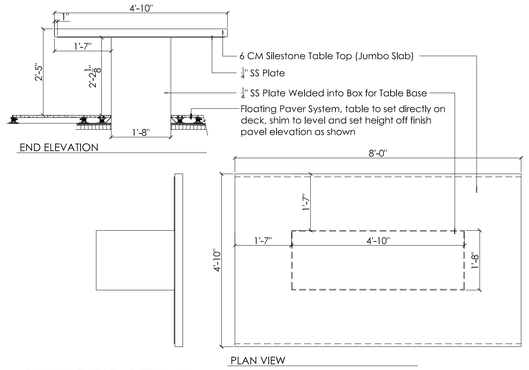
Notes:

- Railing shall be stainless steel posts, rails and base plate, powder coated
- Countertop bracket shall be SS, welded to posts, powder coated.
- Wire mesh shall be 2x2 crimped or welded 304 stainless steel, bolted to frame
- All railing hardware shall be stainless steel
- Countertop shall be Silestone, "Cinder Craze Slab", or approved equal



18" HEIGHT PLANTER / SEATWALL - Detail D

SCALE: 1/2" = 1'-0"

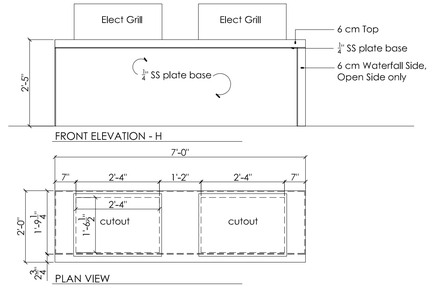


DINING TABLE - DETAIL G

SCALE: 1/2" = 1'-0"

Notes:

- Plate shall be 304 Stainless Steel, powder coated
- Countertop shall be Silestone, "Cinder Craze Slab", Jumbo Slab, or approved equal

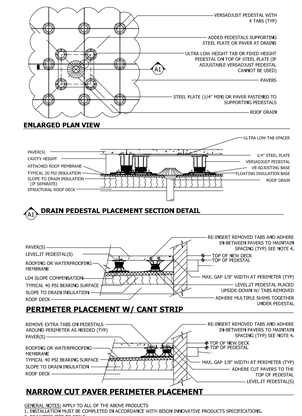


OUTDOOR GRILL - DETAIL H

SCALE: 1/2" = 1'-0"

Notes:

- Plate shall be 304 Stainless Steel, powder coated
- Countertop shall be Silestone, "Cinder Craze Slab", Jumbo Slab, or approved equal
- Grill - Kenyon Texan Two Zone Single Lid Built-In 240V Electric Grill W/ Lite Touch Control & Mounting Holes - B70420WH, as supplied by BBQ Guys

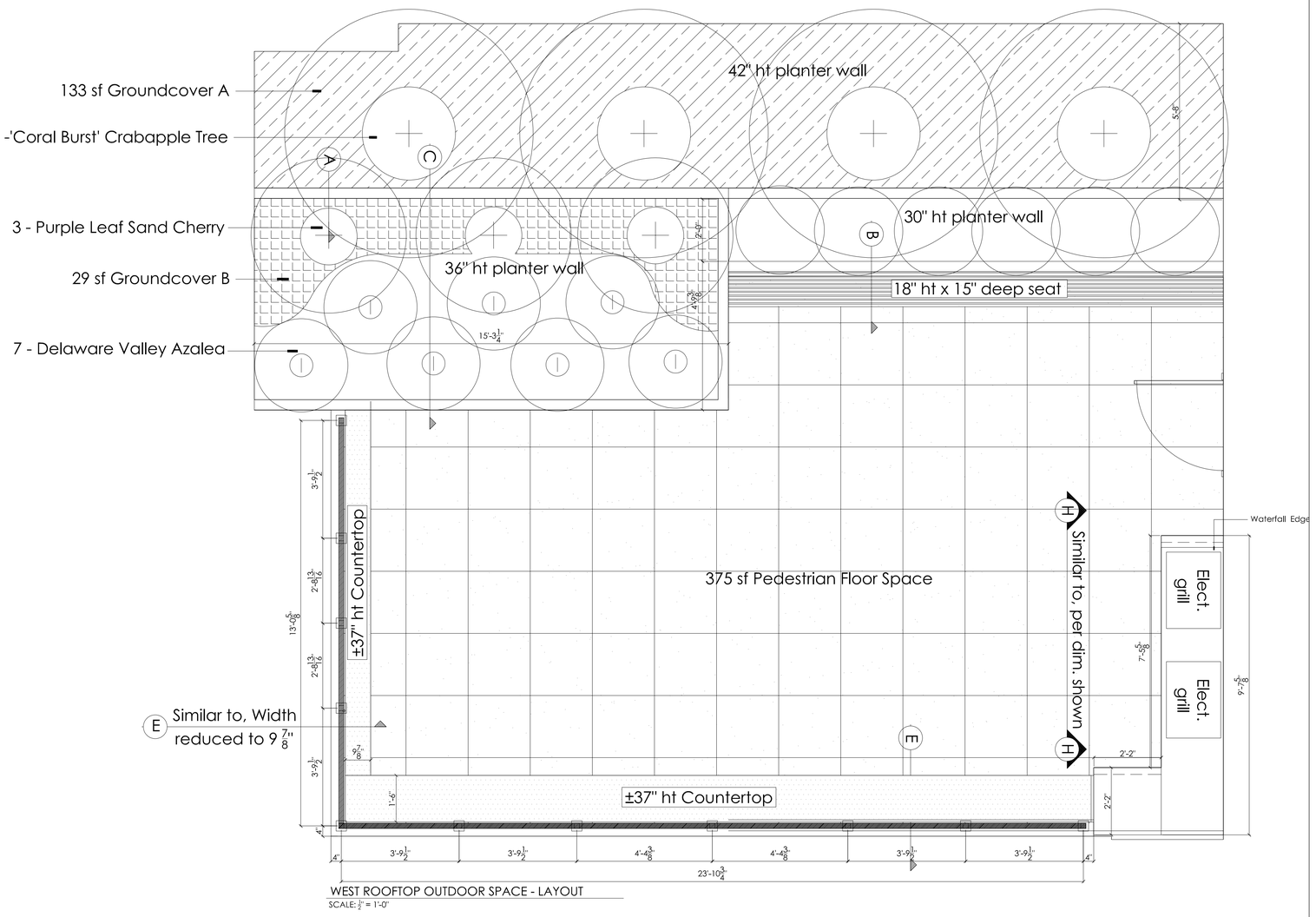


FLOATING PAVER SYSTEM

SCALE: N.T.S.

Notes:

- Floating Paver System by Bison Innovative Products, https://bisonip.com/
- 24" x 24" Pavers, "Mark Chrome" over pan, and leveling pads, install per manufacturers recommendations
- All planters, railing, table, grill stands shall be build and set onto roof deck, pavers shall abut up to per details. Bench seat supports can set onto pavers.



WEST ROOFTOP OUTDOOR SPACE - LAYOUT

SCALE: 1/2" = 1'-0"

3KEY HOSPITALITY
4530 ST JOHNS AVENUE
SUITE 15, UNIT 316
JACKSONVILLE, FL 32210
PH: 904-236-9757

JOSH BUONO - ARCHITECT
NCARB, AIA, LEED AP
173 ARUBA LANE, PONTE VEDRA BEACH, FL 32082
813.417.9901

AUBURN TOWN CENTER

261 MAIN STREET AND 15 ACADEMY STREET,
AUBURN, ME 04210

West Terrace - Planting / Planters

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DRAWN BY: Author

CHECKED BY: Checker

PLOT DATE: 09/09/23

REVISION

R.No.	Date	Revision

SCALE: 1/4" = 1'-0"

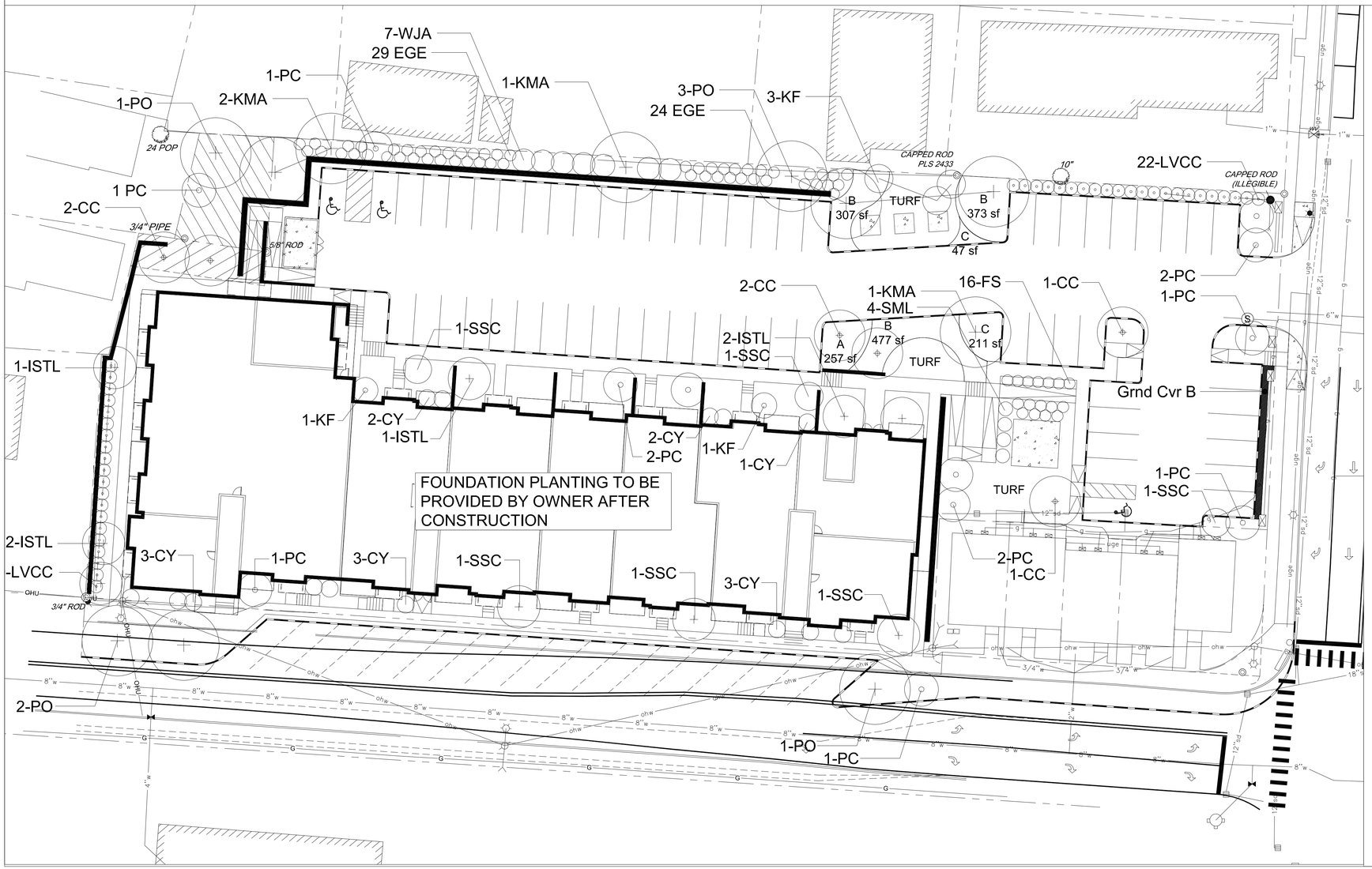
PROJECT NO: A0.2

A470

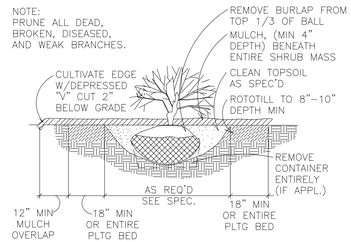
SHEET NO:

Plant List

Qty	Tag	Common Name	Size	Space	Genus / Species
53	EGE	Emerald Gaiety Euonymus	3 gal	3' oc	Euonymus fortunei 'Emerald Gaiety'
14	CY	Cap Yew	10 gal		Taxus cuspidata 'Capitata'
5	KF	Korean Fir	15 gal		Abies koreana
6	ISTL	Ivory Silk Lilac Tree	25 gal		Syringa reticulata 'Ivory Silk'
8	PO	Pin Oak	100 gal		Quercus palustris
4	KMA	Korean Mountain Ash	100 gal		Sorbus alnifolia
6	CC	Centurion Crabapple	50 gal		Malus 'Centzam'
6	SSC	Spring Snow Crabapple	25 gal		Malus 'Spring Snow'
12	PC	Plum Cherry	50 gal		Prunus cerasifera 'Newport'
7	VVJA	Valley Valentine Japanese Andromeda	5 gal	6' oc	Pieris japonica 'Valley Valentine'
42	LVCC	Linden Viburnum 'Cardinal Candy	5 gal	4' oc	Viburnum dentatum 'Cardinal Candy'
16	FS	Froebel Spiraea	3 gal	3' oc	Spiraea x bumalda 'Froebelii'
4	SML	Snowdrift Mountain Laurel	5 gal	6' oc	Kalmia latifolia 'Snowdrift'
6	CC	Coralburst Crabapple	25 gal		Malus 'Coralcole'
5	PLS	Purple Leaf Sandcherry	25 gal		Prunus cistena
12	DVA	Delaware Valley Azalea	3 gal		Rhododendron 'Delaware Valley'
2	DAS	Dwarf Alberta Spruce	10 gal		Picea glauca
2	SSD	Spring Sensation Deutzia	3 gal		Deutzia gracilis 'Kolmaspri'
2	TA	Technito Arborvitae	10 gal		Thuja occidentalis 'Bailjohn'
457	SF A	Groundcover A - Tom Thumb Cotoneaster	3 gal	4' oc	Cotoneaster adpressus 'Tom Thumb'
1326	SF B	Groundcover B - Creeping Wintergreen	6" Pot	18" oc	Gaultheria procumbens
258	SF C	Groundcover C - Massachusetts Bearberry	1 gal	4' oc	Arctostaphylos uva-ursi
5	WY	Ward Yew	5 gal		Taxus media 'Wardii'
4	SA	Sunkist Arborvitae	15 gal		Thuja occidentalis 'Sunkist'



NOTE:
PRUNE ALL DEAD, BROKEN, DISEASED, AND WEAK BRANCHES.

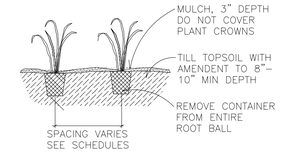


SHRUB PLANTING DETAIL

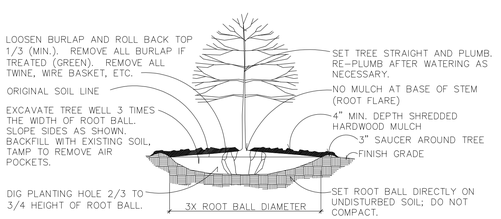
NOTE:
PRUNE ALL DEAD, BROKEN, DISEASED, AND WEAK BRANCHES.

DO NOT CUT ROOTBALL, SPREAD ROOTS OUT AWAY FROM CONTAINER BALL

SOIL ADMENDENT:
3 PARTS SILTY LOAM
1 PART SPHAGNUM PEAT MOSS
1 PART SAND
18–6–12 N–P–K CONTROL RELEASE FERTILIZER OSMOCOAT OR EQUAL (RATE AS PER MANUF. RECOMMEDATIONS)



PLANTING BED DETAIL



TREE PLANTING DETAIL

3KEY HOSPITALITY
4530 ST JOHNS AVENUE
SUITE 15, UNIT 316
JACKSONVILLE, FL 32210
PH: 904-236-9757

JOSH BUONO - ARCHITECT
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813.417.9901

AUBURN TOWN CENTER

261 MAIN STREET AND 15 ACADEMY STREET,
AUBURN, ME 04210

Site Landscape Plan

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DRAWN BY: Author

CHECKED BY: Checker

PLOT DATE: 09/09/23

REVISION

R.No.	Date	Revision

SCALE: 1/4" = 1'-0"

PROJECT NO: A0.2

A480

SHEET NO:

GORRILL PALMER
An LJB Engineering Company

300 Southborough Drive, Suite 200, South Portland, ME 04106
(207) 772-2515 | GorrillPalmer.com

October 10, 2025

Mr. David Hediger, Planner Director
City of Auburn
60 Court Street
Auburn, ME 04210

Subject: Auburn Town Center Apartments
15 Academy Street
Applicant: Auburn Town Center Apartments, LLC
Submission for Site Plan Review Application

Dear Eric:

On behalf of **Auburn Town Center Apartments, LLC**, Gorrill Palmer is pleased to make this Site and Subdivision Plan Review submission for the proposed Auburn Town Center Apartments, a 53-unit, residential development located at 15 Academy Street in Auburn, ME. Gorrill-Palmer has been retained and authorized by the Applicant to perform all work necessary to submit this application. A $700 Site Plan Application fee was submitted to the Planning Department based on the Planning & Permitting Fee Schedule document last revised 1/2022. A copy of the Final Application form is included as Attachment A to this submission.

PROJECT DESCRIPTION

Auburn Town Center Apartments, LLC is the owner of two parcels located at 15 Academy Street and 261 Main Street which are identified as Map 230, Lot 132 and Map 231, Lot 4, respectively. These parcels are also identified by deed in ACRD Bk 11792, Pg 1 which is provided in Attachment B. The properties are bound by Main Street, Academy Street, and residential properties to the north and west. The proposed 53-unit building development is situated on these two parcels and is also proposed to include a portion of the adjacent 3-11 Academy Street Townhouse condos common area which currently shares cross-access easements with the subject parcels. The approximate project area is shown in the image to the side and totals approximately 1.43 acres across these three parcels. The Applicant has coordinated with the adjacent condominium owners and prepared draft easement documentation which is discussed further below.

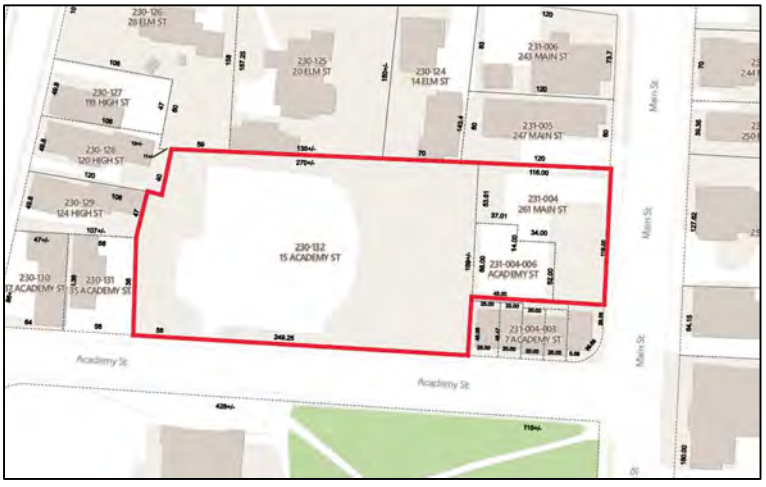


Figure 1: Development Lots (Auburn Public Parcel Viewer)

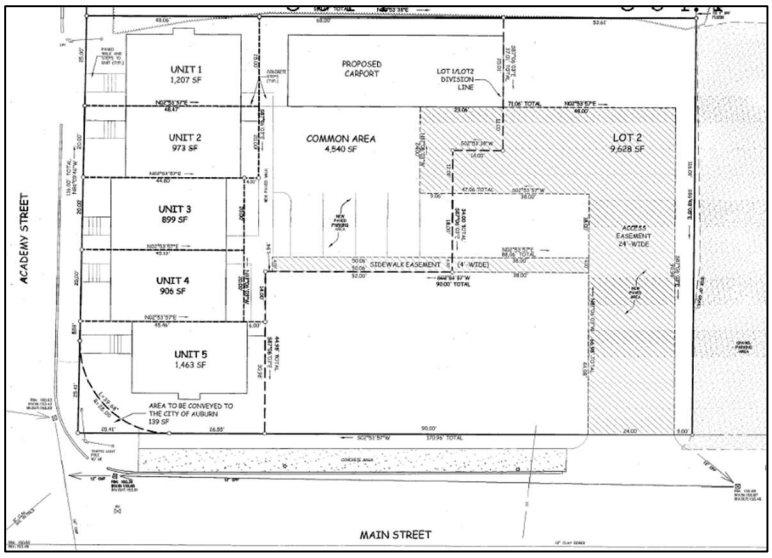


Figure 2: Proposed Subdivison Plan (ACRD, Book 49, Page 94)

The subject parcels are partially developed but remain primarily vacant. The 15 Academy parcel is currently a vacant lot, but remnants of the previous development are still apparent, including brick and concrete debris from a previous structure, as well as gravel from a previous driveway. The 261 Main Street parcel is developed with a lawn and parking lot which provides driveway access to the adjacent Academy Street Townhouses located at 3-11 Academy Street. The 261 main parcel and the Academy Street Townhouses parcel were both the subject of a Lot Division circa 2013, which established cross easements for access and utilities between the two parcels. The proposed development will reconfigure the Townhouses' common parking area to allow a more efficient access for both developments. This will include flipping the lawn area on the subject parcel with the existing parking area. Additionally, the lawn area will be improved with plantings, a gazebo, utility improvements, and new drainage facilities to benefit both parties. This work will require easements between the Applicant and the Townhouse condo owners to allow the development to utilize the condo association common area and reestablish easements and responsibilities between the Townhouse owners and Applicant. The Applicant has coordinated this effort with the associated parties and prepared draft easements based on these discussions which are provided in Attachment B. The final easements will be executed upon Site and Subdivision approval of the project. Additionally, in the northwest corner of the parcel the survey plan identified a deed overlap and a gore between the subject parcel and the adjacent parcels. The Applicant has recently executed boundary resolutions with the adjacent property owners and documentation which is identified in multiple deeds provided in Attachment B.

The 15 Academy and 261 main parcels are generally flat (1%-5%) slopes and are separated by a ±25' slope which is currently vegetated with a mix of trees and brush. Stormwater runoff generally flows east-southeasterly towards a closed storm drain system in Main Street, which ultimately flows to the Androscoggin River. The shared parking lot between the 261 Main Street parcel and the Townhouses contains a closed storm drain system which captures some amount of runoff from the rooftop, parking area, and the slope from the 15 Academy parcel. This onsite system connects to the drainage system in Main Street which flows through a series of pipes before entering the Androscoggin River.

The proposed site improvements include a three-story, fifty-three (53) unit structure with a footprint of 20,858 square-feet (SF) and 62,574SF gross. As shown in Figure 3 below, the building will be situated along the Academy Street frontage on the southern border of the property. Primary vehicular access into the site will be from Main St. To overcome the significant grade change across the project site, the building will have multiple steps in the foundation and an expanded landscaped island in the parking area to provide a steeper slope than in the parking stalls. All ground-level units will have individual entrances via stoops along the building as well as interior hallway corridor access. All other units will be accessed via one of three stair towers located along the building. The building finished floor elevations have been designed to

be ±2' above the adjacent Academy Street grades which will reinforce the street wall along Academy Street. However, along the backside of the building against the parking area, there will be varying relation to the ground level entrances since the parking lot grading does not match the existing grades along Academy Street.

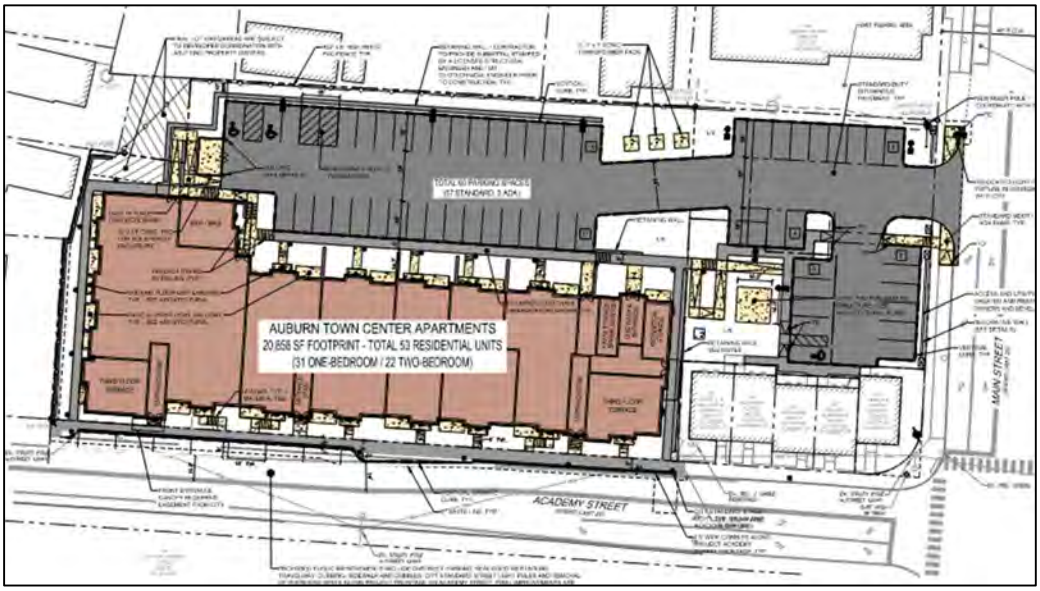


Figure 3: Proposed Site Plan

Architectural floor plans and elevations have been prepared by 3Key Hospitality which are provided in Attachment D. These depict the ground level entrance conditions from the parking area and Academy Street.

The development has been designed to leverage its location in the Auburn downtown neighborhood, adjacency to the park, riverwalk, and downtown area. Multiple access points on both sides of the building offer options for residents and guests who arrive/depart for various activities. Ground floor amenities include a mail room, kayak storage, bike storage, and ground floor restroom. A terrace is provided accessible from the third floor at each end of the building for additional recreational space internal to the building. Opportunities for placemaking on site are provided with a gazebo structure and other seating areas adjacent the bike and kayak storage entrances in the northeast corner of the building. Pedestrian access is provided from multiple points on Academy and Main Street from the site. Twenty-nine bike storage racks will be provided inside the building for residents as well as an outdoor bike wash station and bike service center within the bike storage area.

Parking will be provided on site for 58 vehicles. Per Sec. 60.554 – Form Based Code Use and Parking Matrix, multifamily dwellings are required to provide 1 space per dwelling unit plus 1 space per every 4 units for guest spaces. The existing Academy Street Townhouses also require 5 parking spaces for those units. In total, the parking required on site is 71 parking spaces. We note that there will be at least 1 parking space for every unit, however, not all guest parking spaces are provided on site. Per Sec. 60-554(1) of the Form Based Code, the parking requirements may be provided by the municipality via on-street or other public parking located within 500 feet of the project. Although the parking provided on site is 13 spaces less than that required, we find that there is sufficient parking supply located within the project vicinity on Main Street, Academy Street, High Street, and Elm Street. The public park and community theatre also includes an underutilized parking lot which may have capacity along High and Academy

Streets. Additionally, the Applicant has been approved by City Council for a TIF/CEA for certain public improvements which are envisioned to include expansion of 6 public parking spaces along the project frontage within Academy Street. This proposed parking layout is conceptually shown on the Site Plan to enhance the vision for the project and Academy Street. We note the final public improvements plan is subject to final coordination between the City and the Developer. The plan currently includes on-street parking, lighting, sidewalk, landscaping, and other utility improvements. Onsite, conduits and electrical service will be supplied to provide a minimum of two EV charging stations within the parking lot.

The building will be served by public water, public sewer, power, and communications facilities emanating from the project's frontage on Academy and Main Streets. Public sewer will exit the east end of the building and connect to the public sewer main in Academy Street. The new sewer service will require a manhole connection at the public main in Academy Street. A 6" private water service will extend into the site from Main Street and split at the building to provide 4" domestic and 6" fire services. Power and communications facilities will extend into the site from Academy Street via underground secondaries fed from a pole-mounted transformers. This will require a new utility pole to be placed across the street along the westerly project frontage on Academy Street. New underground power and communications services will be provided for the Academy Street Townhouses which will require a new pole and pole-mounted transformer for those units.

The project will disturb more than one acre of land but create less than one acre of new impervious structure, which qualifies for a Stormwater Management Permit By Rule and Maine Construction General Permit Notification. A Stormwater Permit By Rule has been submitted to the Maine Department of Environmental Protection (MEDEP). No wetland impacts are proposed as a result of the project.

The Applicant will coordinate with City staff to satisfy the financial capacity and performance guarantee requirements. Construction is anticipated to commence in Spring 2026 with completion within 18-24 months.

Table 1, below, demonstrates how the project complies with the requirements of the Form Based Code 60.549-.3 for the Traditional Downtown Neighborhood:

Table 1 – Traditional Downtown Neighborhood T-4.2		
Space, Bulk, or Form-Based Regulation	**Required**	**Provided**
Minimum Setbacks:		
Front	5ft min. – 15ft max.	3.26'*
Side	5ft	6.00'
Rear	10ft	19.1'
Building Lot Coverage	70%	33.3%
Useable Open Space	10%	>10%
Frontage Build-Out	60% min.	91.9%
Lot Width	24ft min. – 120ft max.	300.3'
Building Width	14ft min. – 110ft max.	276'*
Building Height	1-story min. – 3-story max. (excluding attic story)	3-stories
Building Frontage Type	Common Yard; Porch Yard, Stoop, and Storefront	Stoop
Building Entries	Primary entry door is encouraged along ground story façade facing a primary street.	Yes

Table 1 – Traditional Downtown Neighborhood T-4.2		
Space, Bulk, or Form-Based Regulation	**Required**	**Provided**
Ground Story Building Frontage Façade	Residential – Windows and doors shall comprise a minimum of 25% and maximum 60% coverage of the total ground story frontage façade.	25%
Upper Story Building Frontage Façade	Windows and doors shall comprise a minimum of 20% and maximum 40% coverage of the total upper story building frontage façade.	25%
Ground Story Finished Floor Elevation	Residential – The ground story elevation must be a minimum of 2 feet minimum and 6 feet maximum above the front yard elevation (average grade). Commercial – The ground story elevation must be at a minimum of sidewalk grade to maximum of 2 feet.	2' or greater
Frontage Façade Wall	Blank lengths of wall exceeding 10 linear feet are prohibited.	**
Front Yard Fence	Residential – A front yard fence a minimum of 2 feet and a maximum of 4 feet in height is encouraged to maintain spatial edge of street. No chain link, vinyl, split rail, or barbed wire is allowed	N/A
Front Yard Fence/Wall Opening	A vehicle entry way, as part of a front fence/wall, shall be a Opening: maximum width of 20 feet; a pedestrian entry way shall be a maximum width of 6 feet.	N/A
Building Projections	No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops and other architectural features shall encroach beyond the minimum front setback line.	*
Porch & Stoop Encroachments	Porches & Stoops may encroach upon the minimum front setback line by the following distances: Front Setback, Principal Frontage 5 ft. maximum. Front Setback, Secondary Frontage 5 ft. maximum.	Met
Garages	Detached garages shall be located a minimum of 20 feet from any street right-of-way.	N/A
Driveways	Driveways are encouraged to be on the secondary street frontage. Driveways shall be paved and a minimum of 8 feet wide and a maximum of 20 feet wide.	Met
Parking	**Residential** – Vehicle parking areas shall be located only on driveways or designated parking areas and shall not extend into the street right-of-way or sidewalk.	Met
Accessory Structures	Accessory structures shall be located a minimum of 20 feet from any street right-of-way and 5 feet from either side or rear property line.	Met
Landscaping	Landscaping is encouraged but shall not extend into any street right-of-way or sidewalk. Street trees are encouraged.	Met****
Foundation Planting	Foundation plantings are encouraged but should be pruned and maintained with enough clearance from the building façade to encourage air circulation.	Met

*See Waiver section below. Only 39.07 linear feet of the building is within 5' of the front property line.

**See Waiver section below. Maximum blank wall length is 24' in southwest building façade, all other portions of the front building façade meet the blank wall/fenestration requirements.

***See Waiver section below. The building design provides distinct building modules with façade undulation and vertical separation further breaking up the building.

****Some landscaping shown on Landscape Plan within right of way is for informational purposes only as part of ongoing coordination with Applicant and City on public improvements.

SITE PLAN REVIEW STANDARDS

Chapter 60, Article XVI, Division 2 of the City of Auburn Code of Ordinances (City Code) defines the procedures and approval criteria for a site plan review. This section of the application narrative will identify each applicable ordinance, then summarize how the development has been designed to comply with those ordinances.

Sec. 60-1301: Scale; Required Information

Section 60-1301.(1-24) outlines the site plan submission requirements which we have repeated below in *italics,* followed by responses for each standard accordingly:

(1) Name and address of owner and developer and interest of the applicant if other than the owner or developer.

The Applicant current has a purchase and sale agreement with the City of Auburn who is the current owner of record for the parcels. The Applicant/Developer is:

Auburn Town Center Apartments, LLC
799 Washington Street North
Auburn, ME 04212
Attn: Matt Leonard

(2) Name of development, scale and meridian arrow, with specific definition of representation, date of plan and legend.

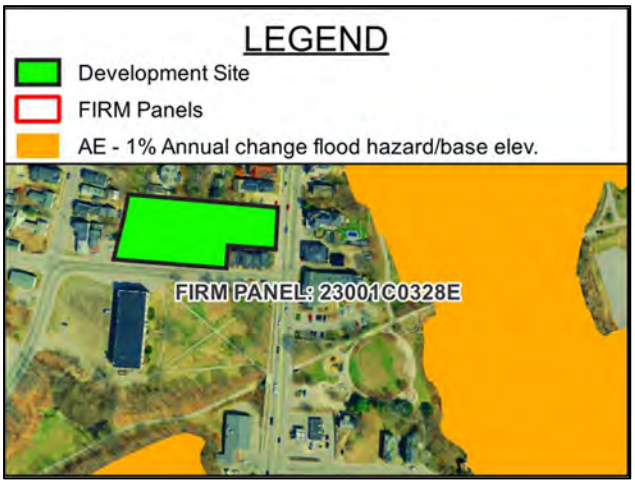
The project name is the Auburn Town Center Apartments which is included on the project plans.

(3) Names and addresses of all owners of record of all adjacent property as appear on assessor's records.

Included on the project plans.

(4) Current zoning boundaries and 100-year floodplain boundaries including surrounding areas to a distance of 300 feet from the perimeter of the site.

The figure below shows the location of the development site relative to the 100-yr floodplain and confirming the project is not located within the floodplain.



Development Parcel Relative to 100-yr Floodplain

(5) Easements; rights-of-way, existing, planned or proposed; or other reservations adjacent to or intersecting the property.

All existing easements and property boundaries are shown on the project plans. As previously discussed, the Applicant is coordinating new easements with the adjacent condominium owners. It is understood that the existing access and utility easements will need to be vacated as part of the new parking reconfiguration. The gore and deed overlap in the northwest corner of the property have been resolved and deeds are provided in Attachment B. These boundary resolutions ultimately affected three parcels; the Applicant's parcel, 120 High Street, and 124 High Street.

(6) Topographic map of the site, containing the following:

a. Existing contours, where the slope of existing ground surface is generally two percent or more, the topographic map shall show contours at intervals of five feet of elevation (or lesser intervals as the planning board or engineering department may prescribe). Where the slope of the existing ground surface is generally less than two percent, contour intervals of one foot shall be shown. These contours shall not be copied from the city topographic maps and shall be determined from an on-site survey certified by a registered land surveyor

b. Proposed contours shall be shown at intervals to be determined by the city engineer.

The project plans include existing and proposed contours at one foot intervals which were gathered via on the ground survey.

(7) Location of watercourses, wetlands, marshes, surface water, rock outcroppings, wooded areas, single trees with a diameter of ten inches measured three feet from the base of the trunk.

No watercourses, wetlands, marshes, surface water or rock outcroppings have been identified on the site. Existing wooded areas are shown on the civil plans.

(8) *Location of buildings existing on the tract to be developed and on adjacent tracts within a distance of 100 feet from the property line, indicating whether existing buildings on the tract are to be retained, modified or removed.*

This development will not remove any existing buildings. Existing buildings located on adjacent parcels are depicted in the existing conditions information within the project plans.

(9) *Locations of water mains, sewer mains, wells, fire hydrants, culverts, drains, pipe sizes, grades and direction of flow, existing within 200 feet of the subject property.*

Existing utility information has been gathered via survey, available record information and field reconnaissance by Gorrill Palmer for utilities onsite and within the public right of way in Academy and Main Streets.

(10) *Existing soil conditions and soil suitability test results.*

The project is proposed to be served by public sewer and proposes no infiltration of stormwater therefore, no soil testing relative to infiltration capacity has been conducted. Geotechnical explorations were conducted by S.W. Cole to inform the foundation design and general site construction.

(11) *Locations of proposed buildings and uses thereof.*

The development will include construction of one (1), three-story, fifty-three (53) unit apartment building.

(12) *Proposed traffic circulation system including streets, parking lots, driveways and other access and egress facilities, curblines, sidewalk lines and existing streets, including the projected traffic flow patterns into and upon the site for both vehicles and pedestrians and an estimate of the projected number of motor vehicle trips to and from the site for an average day and for peak hours.*

There are no traffic patterns proposed to be changed in the public right of way as a result of this project. The project will reestablish and utilize the driveway entrance onto Main Street. A traffic study is provided in Attachment G which outlines the anticipated trip generation, distribution, and a safety analysis. The project is proposed to generate 25 and 30 trip ends in the AM and PM peak hour of generator, respectively.

(13) *Location of existing and proposed public utility lines, indicating whether proposed lines will be placed underground.*

Existing utilities serving the site are shown on the project plans. The project is proposed to be served by public water, public sewer, and power. Natural gas is available; however, the Applicant is intending to utilize electricity for heating and cooling functions within the building at this time.

(14) *Site developments requiring stormwater permits pursuant to 38 M.R.S.A. § 420-D shall include the required plan and to the extent permitted under 38 M.R.S.A. § 489-A, be reviewed under the procedures of article XVI of this chapter; and they shall meet and comply with 38 M.R.S.A. § 484(4-A) and those Rules promulgated by the Maine Department of Environmental Protection pursuant to the Site Law and section 420-D, specifically Rules 500, 501 and 502, as last amended August 12, 2015. If a project*

proposes infiltration and the standards in Rule 500, appendix D are not met, then a waste discharge license may be required from the Maine Department of Environmental Protection. An infiltration system serving a development regulated under the Site Location of Development Act may be required to meet standards in addition to those in appendix D.

The project is proposed to create less than one acre of new impervious area and will not require a Stormwater Management Law permit, however, greater than one acre of disturbance is planned, requiring a Stormwater Permit By Rule which was submitted on October 10th, 2025. The stormwater management design for the project meets the City's Ordinance for flooding control by utilizing a subsurface chamber system in the lower parking area near Main Street which will provide sufficient storage to reduce the peak rate of runoff from the development before discharging to the City's storm drain system. A stormwater management memo is provided in Attachment E which discussed the proposal further.

Additionally, an operations and maintenance manual for the stormwater facilities is included in the Erosion and Sedimentation Control Report provided in Attachment F which complies with the City's Post-Construction Stormwater Management Ordinance.

(15) Location and design of proposed off-street parking and loading areas indicating number and size of stalls.

The site will be accessed via Main Street and will include 58 parking spaces. The standard parking stall size is 9' wide by 18' long which is demonstrated in the project plans details.

(16) Proposed location and direction of and time of use of outdoor lighting.

A photometrics plan prepared by Swaney Lighting Associates is provided in the project plans. The lighting plan utilizes pole mounted fixtures within the parking areas and wall packs at the primary building entrances. Additionally, bollard lights are proposed for secondary lighting along walkways and at ground floor unit entrances. Cut sheets for the lighting fixtures are provided in Attachment H.

(17) Existing and proposed planting, fences and walls, including all landscaping and screening and indicating existing trees to be retained and areas to be left undisturbed, including design features intended to integrate the proposed new development into the existing landscape to enhance aesthetic assets and to screen objectionable features from neighbors.

The proposed landscape plantings exceed form-based code criteria. Adjacent residential properties will be screened with shrub borders and trees strategically located to buffer views. The planting design utilizes deciduous shade trees around the parking lot, allowing sunlight to reach the pavement during cold weather. There are two outdoor terraces, also planted, providing trees three outdoor recreational areas for residents, inclusive of the passive space with gazebo on-site. A brick wall screens Main Street from direct views into the parking lot.

(18) Location, size, design and manner of illumination of signs.

Three signs are proposed for the project:

1. One consists of static letters, 15.75" in height, mounted to the brick wall screening the parking lot from Main Street. The sign will be illuminated with landscape lighting.

2. Two sign boxes will be mounted to the building, towards the eve line. The boxes are 6" in depth and will be backlit within the box. The two boxes work together, with one box identifying the project name and the other identifies the address.

(19) Disposal of sewage, trash, solid waste, oil waste, hazardous waste or radioactive waste showing disposal facilities, receptacles or areas.

The project will be served by public sewer which will exit the east end of the building and connect to the sewer main in Academy Street. Trash and/or recycling will be handled via a private trash collection vendor. A dumpster enclosure will be located at the west end of the parking lot which is shown on the site plans.

(20) Perimeter boundaries of the site giving complete descriptive lot data by bearings, distances and radii of curves including the name and seal of the registered land surveyor who prepared the plan.

A survey plan is provided in the plan set which depicts the total lot boundaries.

(21) Description and plan of capacity and location of means of sewage disposal together with approval of sewer district engineer or evidence of soil suitability for such disposal (test pit locations shall be shown on the plans) similarly approved by the city engineer department.

A capacity to serve confirmation has been received from the Auburn Water and Sewer District to accept the sewer flows emanating from the development. We are still waiting for final confirmation from the district on the proposed design, however, we have coordinated the location and connection into Academy Street. The capacity to serve memo is provided in Attachment C.

(22) A statement of the amount of area of land involved in the site, the percentage of the site proposed to be covered by buildings, the total number of dwelling units proposed per acre, the area proposed to be devoted to open space, the area proposed to be paved for parking, driveways, loading space and sidewalks, the total number of parking spaces required by the zoning chapter for the uses proposed, the number of employees expected per shift and the total floor area of proposed commercial or industrial uses.

Table 1, above, provides responses to the Form Based Code dimensional standards for the project. The total lot area is 1.44 acres. The building footprint is 20,858SF which is 33.3% of the total lot area. The proposed density is 36.8 units/acre with 53 total units. The total amount of pavement including the parking area and sidewalks is 28,139SF.

(23) Description and plan of a phase development concept detailing the areas and sequence of phasing.

The project is not proposed to be phased and will be constructed in one continuous sequence.

(24) A statement by the developer assuring that he has the financial capabilities to fully carry out the project and to comply with the conditions imposed by the planning board.

The applicant is currently going through the funding application process with their financial institution, Mechanics Savings Bank, and will provide confirmation of funding as soon as possible.

GORRILL PALMER
An LJB Engineering Company

SUBDIVISION PLAN STANDARDS

Chapter 60, Article XVI, Division 4 of the City of Auburn Code of Ordinances (City Code) defines the procedures and approval criteria for a subdivision plan review. This section of the application narrative will identify each applicable ordinance, then summarize how the development has been designed to comply with those ordinances.

Sec. 60-1359: Guidelines

Section 60-1359 outlines the subdivision approval criteria which we have repeated below in *italics,* followed by responses for each standard accordingly:

(1) Will not result in undue water, air or noise pollution. In making this determination it shall at least consider:

a. The elevation of land above sea level and its relation to the floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal;

b. The slope of the land and its effect on effluents;

c. The availability of streams for disposal of effluents; and

d. The applicable state and local health and water resources regulations, including stormwater management requirements in accordance with section 60-1301(14);

The residential use of the site is consistent with adjacent land uses and will not result in undue air or noise pollution. The project proposes to utilize public water and public sewer and, therefore, will not include discharge of effluent to the ground and/or adjacent streams. The project is designed

to provide stormwater management controls in accordance with the City's Ordinance including erosion control and water quantity/quality measures.

(2) Has sufficient water available for the reasonably foreseeable needs of the subdivision;

The proposed design has been reviewed and approved by the Auburn Water and Sewer District. A memo is provided in Attachment C confirming the District's ability to provide water service to the project.

(3) Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;

As described above, we have coordinated with the Auburn Water and Sewer District and understand that existing public water system has sufficient capacity to provide water supply for the development.

(4) Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;

An Erosion & Sedimentation Control Report has been prepared for this project which outlines temporary and permanent erosion control practices in accordance with the MaineDEP Ch. 500 Basic Standards. The Erosion & Sedimentation Control Report is provided in Attachment F.

(5) Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;

The project has provided a Traffic Study in Attachment G in accordance with the City's Ordinance which included a trip generation, safety review, and driveway sight distance review. We conclude the project will not cause unreasonable traffic congestion or unsafe conditions.

(6) Will provide for adequate sewage waste disposal;

The Auburn Water and Sewer District has reviewed and approved the proposed design and confirmed there is sufficient sewer capacity to serve the development. This correspondence is provided in Attachment C.

(7) Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized;

As discussed above, the Auburn Water and Sewer District has provided confirmation that the public sewer system has sufficient capacity to serve the development.

(8) Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas;

This project is an infill development in Auburn's downtown area located at the corner of Main Street and Academy Street. The 3-story multifamily development will be consistent with the adjacent land uses and will not diminish the scenic character of the neighborhood. There are no rare or irreplaceable natural areas on the property.

(9) Is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;

The project narrative provided above demonstrates the development's conformance with the zoning ordinance and comprehensive plan.

(10) Is funded by a subdivider who has adequate financial and technical capacity to meet the standards of this section;

The Applicant has the financial and technical capacity to complete the project. The Applicant has assembled a team which includes:

- Civil/Traffic Engineer & Permitting – Gorrill Palmer
- Surveyor – Sebago Technics
- Landscape Architect – 3Key Hospitality
- Architect – Josh Buono
- Structural/MEP Engineer – Case Engineering

These team members have adequate capacity to complete the project.

(11) Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;

The proposed development will have a positive impact on the neighborhood and adjacent property values.

(12) Has provisions for on site landscaping that are adequate to screen neighboring properties from unsightly features of the development;

The project includes landscaping and fencing which will sufficiently buffer adjacent properties to the greatest extent possible.

(13) Will not create a fire hazard and has provided adequate access to the site for emergency vehicles;

The Fire Department has reviewed the Site Plans and has determined that the development can be serviced onsite and from Academy Street. Emergency vehicle turning templates were previously

provided to the Planning Office and Fire Department for review and are provided in Attachment I with this submission.

(14) Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;

The project proposes to utilize public water and public sewer and, therefore, will not have an adverse impact on the groundwater quality and quantity.

(15) Does not have long-term cumulative effects of the proposed subdivision will that unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.

The project is not in the watershed of a great pond and, therefore, is not subject to specific stormwater phosphorous controls.

Sec. 60-1365: General Requirements

Section 60-1365 outlines the subdivision approval criteria which we have repeated below in *italics,* followed by responses for each standard accordingly:

(1) Subdivision plan shall conform to the comprehensive plan. Any proposed subdivision shall be in conformity with the comprehensive plan of the city and with the provisions of all pertinent state and local codes and ordinances.

As provided in the narrative above, the project conforms to the City's Comprehensive Plan, Zoning Ordinance, and applicable State requirements.

(2) Preservation of natural and historic features. The board may require that a proposed subdivision design include a landscape plan that will show the preservation of existing trees and vegetation, graded contours, streams and the preservation of scenic, historic or environmentally desirable areas. The street and lot layout shall be adapted to the topography. Extensive grading and filling shall be avoided as far as possible.

The project is an infill lot on two parcels that have been historically developed, however, currently remain vacant. There are no natural or historic features which are required to be maintained on the parcel.

(3) Lots.

This project does not propose any new lots.

WAIVER REQUESTS

The applicant requests that the planning board grant waivers from the following standards:

- Section 60-549.1. – Building Placement and Configuration; Front Setback
  The Applicant requests a waiver from the minimum front setback requirement for the building as a portion of the front façade on Academy Street is located within 5' from the right of way line. Approximately 24.3' of the building is located 4.15' from the right of way line and 14.77' of the building is located 3.26' from the right of way line. In total, the building is approximately 276' wide along Academy Street. This accounts for encroachment within the setback of approximately 14% of the building. This area of the building is located in the westerly frontage at the primary entrance which projects out from the rest of the building. Based on the shape of the lot and spatial needs of the parking field and sidewalk space to the north of the building, we find this building placement is necessary and cannot be moved further back. Additionally, the location of the building against the right of way line is appropriate and meets the intent of the form based code which enhances the street wall and the traditional neighborhood feel. Maintaining building projections and stoops along the entire building façade will also help blend in this slight encroachment.

- Section 60-549.1. – Building Placement and Configuration; Building Width
  The Applicant requests a waiver from the maximum building width. The existing building is approximately 276' along Academy Street which is greater than the 110' maximum as noted in the standards. Although all provided in one continuous building footprint, the structure is effectively broken up in two different ways along Academy Street. First, the front façade is broken up with building undulation which occurs along each building module at intervals of 10'-12' but no greater than 25'. Second, the building is stepped eight (8) times along Academy Street of which seven of those building steps will be visible from the street. One step in the building is associated with a stair entry to the lower, east end of the structure and is not visible from the outside of the structure. In addition to the building undulation across the façade, these building steps across the building will provide the appearance that each building module is a separate structure. This building design supports the intent of the Traditional Downtown Neighborhood and reinforces a moderately dense street wall pattern. Additionally, the property is unique in that it is one of the largest parcels in the Traditional Downtown Neighborhood district with approximately 300' of frontage on Academy Street. This lot size creates a conflict in the Building Placement and Configuration Standards where the required Frontage Build-Out is 60% minimum and the maximum building and lot widths are 110' and 120', respectively. Based on the 300' frontage, to meet the Frontage Build-Out standards, the building would be required to be at least 180' long which does not agree with the maximum building width.

- Section 60-549.2. – Building Frontages T-4.2; Front Façade Wall
  The Applicant requests a waiver from the form based code front façade wall standard where a small portion of the building façade will have greater than 10' of blank wall. The building is approximately 276' wide. In general, the fenestration requirements are met with 25% fenestration on the ground level and upper levels. However, in the westerly building façade at the main entrance, the end of the building is a two-story brick façade with the third level utilized as an open terrace space. In this area of wall, the greatest length of blank wall is approximately 24'. In review of the building elevations and perspectives, we feel this blank wall space is acceptable as

the material utilized is brick which matches the adjacent community theatre bufilding and it serves as a marker for the end of the street wall created by the proposed building. Based on this small area, the blank wall space will not be detrimental to the buildings ability to meet the form based code.

- Section 60-554 – Multifamily Parking

  The Applicant requests a waiver from the form based code parking standard where not all parking spaces required are provided on site. As previously described in the narrative above, Sec. 60-554(2) notes that the parking standards may utilize public parking adjacent to the site, subject to planning board approval. In addition to the existing public parking supply on the adjacent streets, the project is proposing to construct 6 new public parking spaces on Academy Street. Therefore, we respectfully request a waiver from the parking standards based on that fact that a public parking supply sufficient to meet the project's needs currently exists and the Applicant is coordinating with the City to provide additional on-street parking at the project frontage.

CLOSURE

Twelve (12) complete submission packages are provided for your consideration which include one (1) full size plan set and twelve (12) 11"x17" plan sets. We look forward to reviewing this project with you and the Planning Board at the next available meeting. If you have any questions about the information being submitted, please contact our office.

Sincerely,

GORRILL-PALMER



Kaleb Bourassa, P.E.
Project Manager
Phone: 207-772-2515 x297
kbourassa@gorrillpalmer.com

Attachments:

A - Planning Board Application
B - Evidence of Title, Right, or Interest
C - Utility Correspondence
D - Architectural Plans
E - Stormwater Memo
F - Erosion & Sediment Control Report
G - Traffic Memo
H - Lighting Cut Sheets
I - Emergency Vehicle Turning Figures

cc: Matt Leonard, Auburn Town Center Apartments, LLC

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ATTACHMENT A

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

Development Review Application

PROJECT NAME: Auburn Town Center Apartments

PROPOSED DEVELOPMENT ADDRESS: 15 Academy Street

PARCEL ID #: 230-132, 231-004, and 231-004-006

REVIEW TYPE:
Site Plan ■ **Site Plan Amendment** □
Subdivision □ **Subdivision Amendment** □

PROJECT DESCRIPTION: A residential development including a three-story, fifty-three (53) unit structure with associated parking, gazebo, lawn, and drainage facilities.

CONTACT INFORMATION:

Applicant

Name: Auburn Town Center Apartments, LLC
Address: 799 Washington Street North
City / State Auburn, Maine
Zip Code 04210
Work #:
Cell #:
Fax #:
Home #:
Email:

Property Owner

Name: Auburn Town Center Apartments, LLC
Address: 799 Washington Street North
City / State Auburn, Maine
Zip Code 04210
Work #:
Cell #:
Fax #:
Home #:
Email:

Project Representative

Name: Kaleb Bourassa, P.E., Gorrill Palmer
Address: 300 Southborough Drive, Suite 200
City / State South Portland, Maine
Zip Code 04106
Work #: 207.772.2515 x297
Cell #:
Fax #:
Home #:
Email: kbourassa@gorrillpalmer.com

Other professional representatives for the project (surveyors, engineers, etc.),

Name:
Address:
City / State
Zip Code
Work #:
Cell #:
Fax #:
Home #:
Email:

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	11,050	sq. ft.
Proposed Total Paved Area	28,139	sq. ft.
Proposed Total Impervious Area	48,997	sq. ft.
Proposed Impervious Net Change	+37,947	sq. ft.
Impervious surface ratio existing	17.7	% of lot area
Impervious surface ratio proposed	78.6	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	0	sq. ft.
Proposed Building Footprint	20,858	sq. ft.
Proposed Building Footprint Net change	+20,858	sq. ft.
Existing Total Building Floor Area	0	sq. ft.
Proposed Total Building Floor Area	62,574	sq. ft.
Proposed Building Floor Area Net Change	+62,574	sq. ft
New Building	Yes	(yes or no)
Building Area/Lot coverage existing	0	% of lot area
Building Area/Lot coverage proposed	33.5 ~~33.3%~~	% of lot area

ZONING

Existing	T-4.2
Proposed, if applicable	N/A

LAND USE

Existing	n/a
Proposed	Residential

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	-
Proposed Number of Residential Units	53
Subdivision, Proposed Number of Lots	-

PARKING SPACES

Existing Number of Parking Spaces	-
Proposed Number of Parking Spaces	~~65~~ 55
Number of Handicapped Parking Spaces	3
Proposed Total Parking Spaces	~~65~~ 58

ESTIMATED COST OF PROJECT: $10,000,000

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	10,070	sq. ft.
Proposed Disturbed Area	62,400	sq. ft.
Proposed Impervious Area	39,455	sq. ft.

1. ***If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.***
2. ***If the proposed impervious area is greater than one acre including any impervious area crated since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.***
3. ***If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.***
4. ***If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.***

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing (Since July 1, 1997) 0 passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 30 passenger car equivalents (PCE)

If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the T-4.2 (Traditional Downtown Neighborhood) zoning district.
2. Parcel Area: ~~1.44~~ acres / ~~62,791~~ square feet(sf).

Regulations	Required/Allowed	Provided	
Min Lot Area	/		
Street Frontage	Build-Out 60% min	/ 91.9%	
Min Front Yard	5' min. (15' max.)	/ 3.26'	
Min Rear Yard	10'	/ 19.1'	
Min Side Yard	5'	/ 6.00'	
Max. Building Height	3 Story	/ 3 Story (38')	
Use Designation	Residential/Commercial	/ Residential	
Parking Requirement	~~1 space/ per square feet of floor area~~		1 per dwelling unit plus 1 space per every 4 for guest parking
Total Parking:	71	/ 58	
Overlay zoning districts (if any):	/		/

Urban impaired stream watershed? YES/NO If yes, watershed name NO

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative. (NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

Refer to the application checklist for a detailed list of submittal requirements.

To view the City of Auburn Zoning Ordinance, go to:
www.auburnmaine.gov under City Departments / Planning, Permitting & Code / Subdivisions / Land Use /Zoning Ordinance

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant:	**Date:**
Matthew J. Leonard	~~07/08/24~~ 07/08/24

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

Development Review Checklist

The following information is required where applicable to be submitted for an application to be complete

PROJECT NAME: Auburn Town Center Apartments
PROPOSED DEVELOPMENT ADDRESS: 15 Academy Street
PARCEL #: 230-132, 231-004, and 231-004-006

Required Information		*Check when Submitted*		*Applicable Ordinance*
Site Plan		*Applicant*	*Staff*	
	Owner's Names/Address	X		
	Names of Development	X		
	Professionally Prepared Plan	X		
	Tax Map or Street/Parcel Number	X		
	Zoning of Property	X		
	Distance to Property Lines	X		
	Boundaries of Abutting land	X		
	Show Setbacks, Yards and Buffers	X		
	Airport Area of Influence	N/A		
	Parking Space Calcs	X		
	Drive Openings/Locations	X		
	Subdivision Restrictions	N/A		
	Proposed Use	X		
	PB/BOA/Other Restrictions	X		
	Fire Department Review	X		
	Open Space/Lot Coverage	X		

Required Information		*Check when Submitted*		*Applicable Ordinance*
Landscape Plan		*Applicant*	*Staff*	
	Greenspace Requirements	X		
	Setbacks to Parking	X		
	Buffer Requirements	X		
	Street Tree Requirements	N/A		
	Screened Dumpsters	X		
	Additional Design Guidelines			
	Planting Schedule	X		
Stormwater & Erosion Control Plan		*Applicant*	*Staff*	
	Compliance w/ chapter 500	X		
	Show Existing Surface Drainage	X		
	Direction of Flow	X		
	Location of Catch Basins, etc.	X		
	Drainage Calculations	X		
	Erosion Control Measures	X		
	Maine Construction General Permit	X		
	Bonding and Inspection Fees			
	Post-Construction Stormwater Plan	X		
	Inspection/monitoring requirements	X		
Lighting Plan		*Applicant*	*Staff*	
	Full cut-off fixtures	X		
	Meets Parking Lot Requirements	X		
Traffic Information		*Applicant*	*Staff*	
	Access Management	X		
	Signage			
	PCE - Trips in Peak Hour	X		

Required Information		*Check when Submitted*		*Applicable Ordinance*
	Vehicular Movements	X		
	Safety Concerns	X		
	Pedestrian Circulation			
	Police Traffic			
	Engineering Traffic			
Utility Plan		*Applicant*	*Staff*	
	Water	X		
	Adequacy of Water Supply	X		
	Water main extension agreement	N/A		
	Sewer	X		
	Available city capacity	X		
	Electric	X		
	Natural Gas	X		
	Cable/Phone	X		
Natural Resources		*Applicant*	*Staff*	
	Shoreland Zone	N/A		
	Flood Plain	None		
	Wetlands or Streams	None		
	Urban Impaired Stream	None		
	Phosphorus Check	N/A		
	Aquifer/Groundwater Protection	N/A		
	Applicable State Permits	N/A		
	Lake Auburn Watershed	N/A		
	Taylor Pond Watershed	N/A		
Right, Title or Interest		*Applicant*	*Staff*	
	Verify			
	Document Existing Easements, Covenants, etc.	X		

Required Information		*Check when Submitted*		*Applicable Ordinance*
Technical & Financial Capacity		***Applicant***	***Staff***	
	Cost Est./Financial Capacity	X		
	Performance Guarantee	X		
State Subdivision Law	N/A	***Applicant***	***Staff***	
	Verify/Check			
	Covenants/Deed Restrictions			
	Offers of Conveyance to City			
	Association Documents			
	Location of Proposed Streets & Sidewalks			
	Proposed Lot Lines, etc.			
	Data to Determine Lots, etc.			
	Subdivision Lots/Blocks			
	Specified Dedication of Land			
Additional Subdivision Standards	N/A	***Applicant***	***Staff***	
	Mobile Home Parks	N/A		
	PUD	N/A		
A JPEG or PDF of the proposed site plan	X	***Applicant***	***Staff***	
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving				

ATTACHMENT B

Bk 11792 Pg1 #3713
03-20-2025 @ 02:37p

DLN #2491753

NOT AN OFFICIAL COPY

NOT AN OFFICIAL COPY

QUITCLAIM DEED
Without Covenant
(Release)

NOT AN OFFICIAL COPY

NOT AN OFFICIAL COPY

KNOW ALL PERSONS BY THESE PRESENTS, that the **CITY OF AUBURN**, a municipal corporation existing under the laws of the State of Maine and located at 60 Court Street, Auburn, Maine 04210, for One ($1.00) Dollar and other valuable consideration, does hereby **REMISE, RELEASE AND CONVEY**, and forever **QUITCLAIM** unto **AUBURN TOWN CENTER APARTMENTS, LLC**, a Maine limited liability company whose address is 799 Washington Street North, Auburn, Maine 04210, the real property situated in the City of Auburn, County of Androscoggin and State of Maine, more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the City of Auburn has caused this instrument to be signed and sealed in its corporate name by Phillip L. Crowell, Jr., its City Manager, thereunto duly authorized this 20 day of March, 2025.

SIGNED, SEALED AND DELIVERED
In presence of

CITY OF AUBURN

Witness

By: _____
Phillip L. Crowell, Jr.
Its City Manager

STATE OF MAINE
COUNTY OF ANDROSCOGGIN

March 20, 2025

Then personally appeared the above-named Phillip L. Crowell, Jr., City Manager of the City of Auburn, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the City of Auburn.

Before me,

Notary public / Attorney at Law
Printed Name: RITA P. BEAUDRY
Commission Expires: 1.27.2031

NOT AN OFFICIAL COPY

EXHIBIT A

NOT AN OFFICIAL COPY

Parcel 1

NOT AN OFFICIAL COPY

That certain lot or parcel of land with the buildings thereon situated in the City of Auburn, County of Androscoggin and State of Maine, bounded and described as follows:

Beginning at an iron set in the ground in the northeasterly side line of Academy Street, said iron being one hundred sixteen (116) feet northwesterly of the northwesterly line of Main Street; thence running North 63° West in the said northeasterly side line of Academy Street two hundred ninety-nine and ninety-two hundredths (299.92) feet to another iron set in the ground, said iron being one hundred twenty (120) feet southeasterly from the southeasterly line of High Street; thence from said last mentioned iron running North 27° East eighty-six and thirty-three hundredths (86.33) feet of land owned or occupied by Auburn Home for Aged Women to another iron set in the ground; thence running South 63° East by land owned or occupied by Pauline Deburra three and twenty-two hundredths (3.22) feet to another iron set in the ground; thence running North 36° 57½' East forty-four and twelve hundredths (44.12) feet to land owned or occupied by John B. Morrison at another iron set in the ground; thence running South 53° 49' East by said Morrison land forty-five and seventy-two hundredths (45.72) feet to another iron set in the ground; thence running North 26° 51' East by said Morrison land thirty-nine and eighty-nine hundredths (39.89) feet to another iron set in the ground; thence running South 63° 38' East along land owned or occupied by Erlon Freeman, Mrs. Wallace White, Jr., Victorienne Beaulieu and Albert Ouellette two hundred forty-one and twenty- four hundredths (241.24) feet to another iron set in the ground; thence running South 26° 8½' West by land owned or occupied by Rene Chicoine one hundred sixty-nine and seventy-three hundredths (169.73) feet to the point of beginning.

The foregoing parcel of land is conveyed subject to and with the benefit of all easements, restrictions and other matters of record, insofar as the same are now in force and applicable;

SUBJECT to the exceptions and reservations reserved to New England Telephone and Telegraph Company as set forth in the Quitclaim Deed dated July 24, 2006 and recorded in the Androscoggin County of Deed in Book 6851, Page 40.

Meaning and intending to convey the same premises conveyed to the City of Auburn by Quitclaim Deed from New England Telephone and Telegraph Company dated July 24, 2006 and recorded in the Androscoggin County of Deed in Book 6851, Page 40.

Parcel 2

That certain lot or parcel of land on the westerly line of Main Street depicted as Lot 2 on the plan prepared by Jones Associates, Inc., Michael A. Hartman, PLS #2433, entitled, Division

Plan, CEI Housing, Inc., 261 Main Street, Auburn, Maine dated January 13, 2012 and recorded on April 3, 2012 in the Androscoggin County Registry of Deeds in Plan Book 49, Page 93.

Said Lot is conveyed with the benefit of and subject to the Declaration of Easements and Covenants for 261 Main Street, Auburn, Maine by CEI Housing, Inc. dated March 21, 2013 and recorded in said registry in Book 8629, Page 340.

This conveyance is subject to all matters shown on said plan and all existing improvements and utilities located upon and within said parcel of land.

Both Parcel 1 and Parcel 2 conveyed herein (collectively the "Property") are conveyed subject to the following use and development restrictions and covenants for the benefit of the Grantor which shall be deemed covenants running with the land and so binding on future owners, to which Grantee agrees and binds itself, its successors and assigns, by accepting delivery of this deed and recording the same in the Androscoggin County Registry of Deeds.

1. Project. Grantee shall construct a residential housing development consisting of a minimum of sixteen (16) market rate apartments with common space, green space and adequate parking on the Property to be known as "Auburn Town Center Apartments" (the "Project").

2. Permits and Approvals; Construction Commencement; Construction Completion. Grantee agrees to undertake reasonably good faith efforts to obtain the necessary federal, state, and local permits and approvals (the "Permits and Approvals") to construct the Project. Grantee shall have until July 15, 2025 to obtain all necessary Permits and Approvals for the Project (the "Approval Deadline"). Grantee covenants and agrees not to seek Permits and Approvals for the Property for a use other than the Project, without the prior written consent of Grantor, in its sole and absolute discretion. Grantee covenants and agrees that the Project shall comply with the City of Auburn's land use ordinances and regulations in effect as of the date of this deed, and Grantee covenants and agrees that it shall not seek any change, amendment, or waiver to the City of Auburn's land use and zoning ordinances in effect as of the date of this deed. Grantee agrees to make reasonable efforts to commence construction of the Project no later than April 8, 2026 (the "Construction Commencement Deadline"), and to complete construction of the Project no later than April 8, 2027 (the "Construction Completion Date"); provided, however, if construction of the Project cannot be completed by Grantee prior to the expiration of the Construction Completion Date, Grantor agrees to extend the Construction Completion Date for two (s) successive periods of six (6) months each, provided that Grantee is exercising reasonable good faith diligence and using commercially reasonable efforts to complete construction of the Project in a timely manner. If Grantee fails to (i) obtain the necessary Permits and Approval by the Approval Deadline, (ii) commence construction of the Project by the Construction Commencement Deadline, (iii) complete construction of the Project by the Construction Completion Date, as the same may be extended or (iv) if Grantee, at any time after delivery of this deed, delivers written notice to Grantor that it does not intend to commence construction of the Project (the "No Construction Notice Date"), then Grantor shall have the right, but not the obligation, to repurchase the Property from Grantee on the terms set herein. Grantor shall have a right, but not the obligation, to repurchase the Property for the total purchase price paid by Grantee for the Property, minus its actual closing costs reflected on the settlement statement

from the original sale of the Property to Grantee; provided further that such closing costs shall be limited to transfer taxes, recording fees, pro-rata adjustments, and any incentive, loan or grant funds provided by Grantor for the Project. Grantor shall exercise its right to repurchase by delivery of written notice thereof by certified mail to Grantee or its successors or assigns (the "Notice of Election") within thirty (30) days after i) the Approval Deadline if Grantee has not received its Permits and Approvals by the Approval Deadline, ii) within thirty (30) days after the Construction Commencement Deadline if Grantee has not commenced construction of the Project by the Construction Commencement Deadline, (iii) within thirty (30) days after the Construction Completion Date if Grantee has not completed construction of the Project by the Construction Completion Date, as the same may be extended or (iv) within thirty (30) days after receipt of the No Construction Notice Date, as may be applicable. If Grantor fails to exercise its repurchase right within such time period, or if Grantor delivers the Notice of Election but fails to close within thirty (30) days after the delivery of the Notice of Election, Grantor's right to repurchase shall automatically terminate and Grantee shall be entitled to record an affidavit in the Registry of Deeds evidencing such fact. Within ten (10) days after a request from Grantee, Grantor, or its successors and assigns, will provide Grantee with an original, executed and notarized instrument, suitable for recording, evidencing Grantee's receipt of its Permits and Approvals, commencement of construction prior to the Construction Commencement Deadline, completion of constriction prior to the Construction Completion Date, as the same may have been extended, and the termination of Grantor's repurchase right.

3. Prohibited Transfer. Sale, or Conveyance. Grantee shall be prohibited from the transfer, sale, or conveyance the Property ("Prohibited Transfer") for the period commencing on the date of this deed and ending on the Construction Completion Date, as the same may have been extended, and issuance of certificates of occupancy of the Project (the "Prohibited Transfer Period"), unless such transfer, sale, or conveyance is approved in writing by Grantor, in its sole and absolute discretion. Within ten (10) days after a request from Grantee, Grantor, or its successors and assigns, will provide Grantee with an original, executed and notarized instrument, suitable for recording, evidencing Grantee's completion of construction and issuance of certificates of occupancy of the Project, and the termination of Grantee's Prohibited Transfer obligation.

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

Bk 11906 Pg156 #13294
08-26-2025 @ 11:53a

DLM #3099441

QUITCLAIM DEED

Mari Johanna Carter, an individual with a mailing address of 120 High Street, Auburn, Maine 04210 and **Matthew J. Carter,** an individual with a mailing address of 50 Elm Street, Auburn, Maine 04210, for consideration paid, release to **Auburn Town Center Apartments, LLC,** a Maine Limited Liability Company with a mailing address of 799 Washington Street North, Auburn, Maine 04210, a certain lot or parcel of land with any improvements thereon situated on the northerly side of but not adjacent to Academy Street and the easterly side of but not adjacent to High Street, in Auburn, Androscoggin County, Maine, as shown as "Property from Apparent Deed Overlap to be Retained by Auburn Town Center Apartments, LLC" on Exhibit B of Proposed Boundary Agreements, by Sebago Technics, Inc., dated March 7, 2025, and being more particularly bounded and described as follows:

Beginning at the northeasterly corner of land of Matthew Carter as described in Deed Book 7069, Page 93 of the Androscoggin County Registry of Deeds;

1. Thence S 81°36'54" E, along land now or formerly of Johanna Carter as described in Deed Book 6732, Page 348, along a portion of gore area to be retained by Johanna Carter, and along a portion of gore area to be retained by Auburn Town Center Apartments, LLC, a distance of 45.74 feet to a 5/8" iron rod;
2. Thence S 03°41'18" W, along land to be conveyed from the City of Auburn to Auburn Town Center Apartments, LLC, a distance of 12.00 feet;
3. Thence N 81°35'15" W, along land to be conveyed from the City of Auburn to Auburn Town Center Apartments, LLC, a distance of 47.87 feet;
4. Thence N 13°53'10" E, along land of Carter, a distance of 11.99 feet to the **Point of Beginning**.

Meaning and intending to describe a portion of the apparent gore between deeds, being approximately 0.01 Acres.

The bearings shown hereon are Grid North, Maine State Plane Coordinate System, West Zone 1802, NAD83.

Being a portion of the premises conveyed to Mari Johanna Carter by virtue of the deed from April L. Sanders dated April 17, 2006 and recorded in the Androscoggin County Registry of Deeds in Book 6732, Page 348.

Being a portion of the premises conveyed to Matthew J. Carter by virtue of the deed from Deutsche Bank National Trust Company as Trustee to Matthew Carter dated February 13, 2007 and recorded in the Androscoggin County Registry of Deeds in Book 7069, Page 96.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 21st day of ~~May~~ August, 2025.

Witness

Mari Johanna Carter

Witness

Matthew J. Carter

STATE OF MAINE
ANDROSCOGGIN, SS.

~~May~~ June 2, 2025

Then personally appeared the above-named **Mari Johanna Carter** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

~~Notary Public~~ Attorney at Law
Print Name: Daniel A. D'Auteuil Jr
~~My Commission Expires:~~

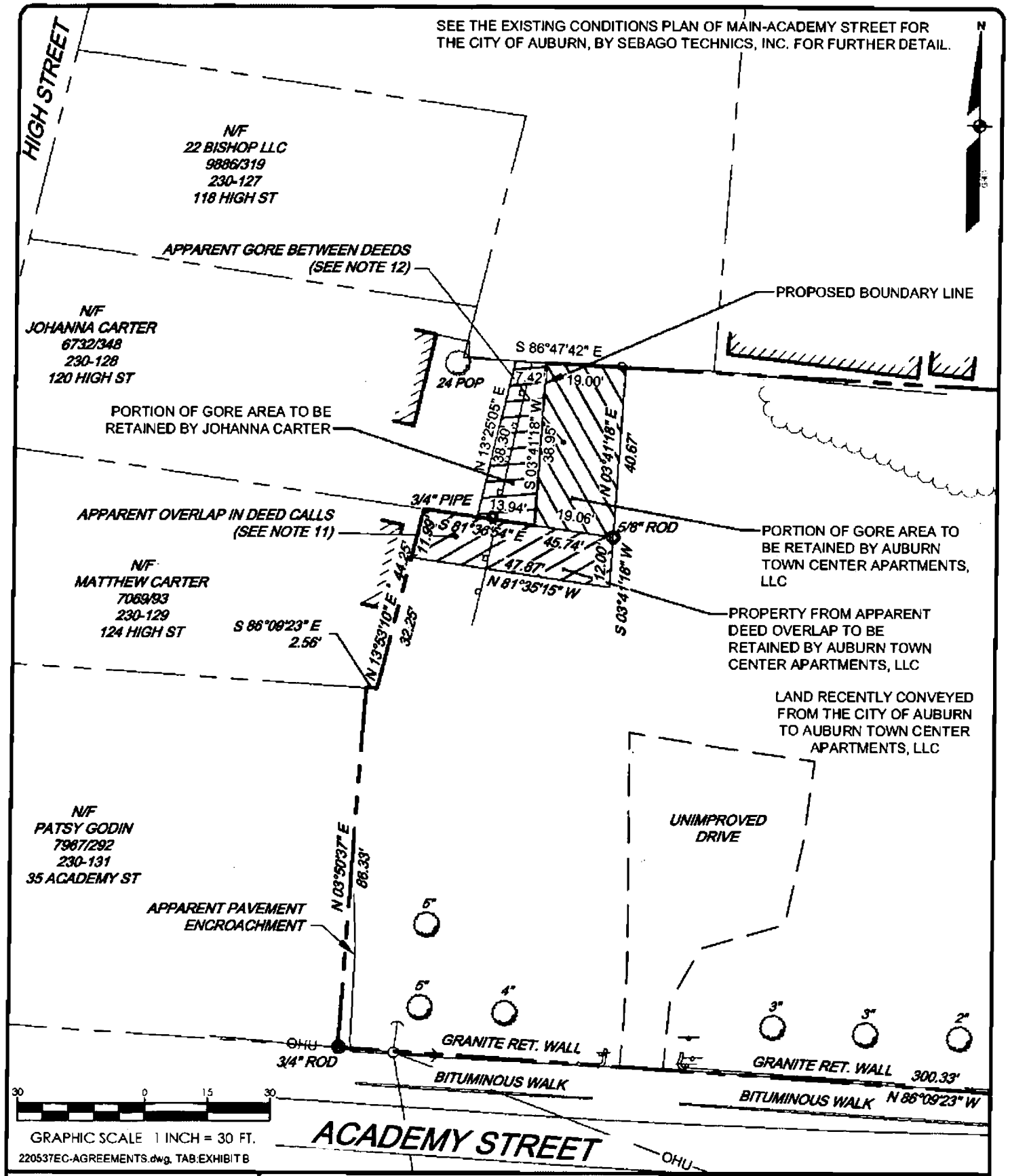
STATE OF MAINE
ANDROSCOGGIN, SS.

May 21, 2025

Then personally appeared the above-named **Matthew J. Carter** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

~~Notary Public~~ Attorney at law
Print Name: Daniel A. D'Auteuil Jr.
~~My Commission Expires:~~



SEBAGO TECHNICS WWW.SEBAGOTECHNICS.COM 75 John Roberts Rd., Suite 4A South Portland, ME 04106 Tel: 207-200-2100	**EXHIBIT B** OF PROPOSED BOUNDARY AGREEMENTS		SCALE: 1" = 30' DATE: 3/7/2024
	LOCATION: 15 ACADEMY STREET AUBURN MAINE	FOR: CITY OF AUBURN 60 COURT STREET AUBURN, MAINE 04210	PROJECT: 220537 SHEET: 1 OF 1

MORTGAGEE CONSENT

MAINE FAMILY FEDERAL CREDIT UNION, a Federal Credit Union with a place of business in Lewiston, Maine, holder of a certain mortgage from Mari J. Carter dated August 12, 2021 and recorded in the Androscoggin County Registry of Deeds in Book 10847, Page 334, joins in this Deed for the sole purpose of releasing its interest in above-described property, and no more, said mortgage otherwise to remain in full force and effect.

Maine Family Federal Credit Union

BY: Shantel Fournier
Shantel Fournier
Its ~~Loan Officer~~ AVP of Mortgages

STATE OF MAINE
ANDROSCOGGIN, SS.

June
~~May~~ 20, 2025

Personally appeared the above-named Shantel Fournier duly authorized representative of Maine Family Federal Credit Union and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Credit Union.

Before me,
Danielle Dawn Lee Chabot
Notary Public
Print Name: Danielle Dawn Lee Chabot
My Commission Expires: 10-9-2031

DANIELLE DAWN LEE CHABOT
NOTARY PUBLIC
State of Maine
My Commission Expires
October 9, 2031

MORTGAGEE CONSENT AND PARTIAL RELEASE

MAINE COMMUNITY BANK formerly known as MECHANICS SAVINGS BANK, a Division of Maine Community Bank, a Maine banking corporation with a place of business in Auburn, Maine, holder of a certain mortgage from Matthew J. Carter dated July 9, 2020 and recorded in the Androscoggin County Registry of Deeds in Book 10422, Page 223, joins in this Deed for the sole purpose of releasing its interest in above-described property, and no more, said mortgage otherwise to remain in full force and effect.

Maine Community Bank

BY: _____
Bryan Campbell
Its Loan Officer

STATE OF MAINE
ANDROSCOGGIN, SS.

AUGUST 21, 2025

Personally appeared the above-named Bryan Campbell, duly authorized representative of Maine Community Bank and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Bank.

Before me,

_____
Notary Public
Print Name:
My Commission Expires:

ERIN L O'BRIEN
NOTARY PUBLIC
State of Maine
My Commission Expires
April 17, 2032

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

Bk 11906 Pg150 #13293
08-26-2025 @ 11:53a

DLN #3067083

QUITCLAIM DEED

Mari Johanna Carter, an individual with a mailing address of 120 High Street, Auburn, Maine 04210, **Matthew J. Carter,** an individual with a mailing address of 50 Elm Street, Auburn, Maine 04210 and **Jeannette Tremblay,** an individual with a mailing address of 28 Elm Street, Auburn, Maine 04210, for consideration paid, release to **Auburn Town Center Apartments, LLC,** a Maine Limited Liability Company with a mailing address of 799 Washington Street North, Auburn, Maine 04210, a certain lot or parcel of land with any improvements thereon situated on the northerly side of but not adjacent to Academy Street and the easterly side of but not adjacent to High Street, in Auburn, Androscoggin County, Maine, as shown as "Portion of Gore Area to be Retained by Auburn Town Center Apartments, LLC" on Exhibit B of Proposed Boundary Agreements, by Sebago Technics, Inc., dated March 7, 2025, and being more particularly bounded and described as follows:

Beginning at the northwesterly corner of land to be conveyed from the City of Auburn to Auburn Town Center Apartments, LLC;

1. Thence N 86°47'42" W, along land now or formerly of Paul and Jeannette Tremblay as described in Deed Book 1361, Page 209 of the Androscoggin County Registry of Deeds, a distance of 19.00 feet to the northeasterly corner of the portion of gore area to be retained by Johanna Carter;
2. Thence S 03°41'18" W, along The Proposed Boundary Line, a distance of 38.95 feet to the southeasterly corner of the portion of gore area to be retained by Johanna Carter;
3. Thence S 81°36'54" E, along the northerly sideline of property from apparent deed overlap to be retained by Auburn Town Center Apartments, LLC, a distance of 19.06 feet to a 5/8" iron rod;
4. Thence N 03°41'18" E, along land to be conveyed from the City of Auburn to Auburn Town Center Apartments, LLC, a distance of 40.67 feet to the **Point of Beginning**.

Meaning and intending to describe a portion of the apparent gore between deeds, being approximately 0.02 Acres.

Being a portion of the premises conveyed to Mari Johanna Carter by virtue of the deed from April L. Sanders dated April 17, 2006 and recorded in the Androscoggin County Registry of Deeds in Book 6732, Page 348.

Being a portion of the premises conveyed to Matthew J. Carter by virtue of the deed from Deutsche Bank National Trust Company as Trustee to Matthew Carter dated February 13, 2007 and recorded in the Androscoggin County Registry of Deeds in Book 7069, Page 96.

Being a portion of the premises conveyed to Jeannette Tremblay by virtue of the deed from Northeast Bank of Lewiston as Trustee to Jeannette Tremblay and Paul Tremblay dated August 18, 1978 and recorded in the Androscoggin County Registry of Deeds in Book 1361, Page 209. Said Paul Tremblay died on July 19, 2018.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 21st day of ~~May~~ August, 2025.

Witness

Mari Johanna Carter

Witness

Matthew J. Carter

Witness

Jeannette Tremblay

STATE OF MAINE
ANDROSCOGGIN, SS.

~~May~~ June 2, 2025

Then personally appeared the above-named **Mari Johanna Carter** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

~~Notary Public~~ Attorney at Law
Print Name: David A. DiAntonio IV
~~My Commission Expires:~~

STATE OF MAINE
ANDROSCOGGIN, SS.

May 30, 2025

Then personally appeared the above-named **Matthew J. Carter** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

~~Notary Public~~ Attorney at law
Print Name: Daniel A. D'Auteuil, Jr.
~~My Commission Expires~~:

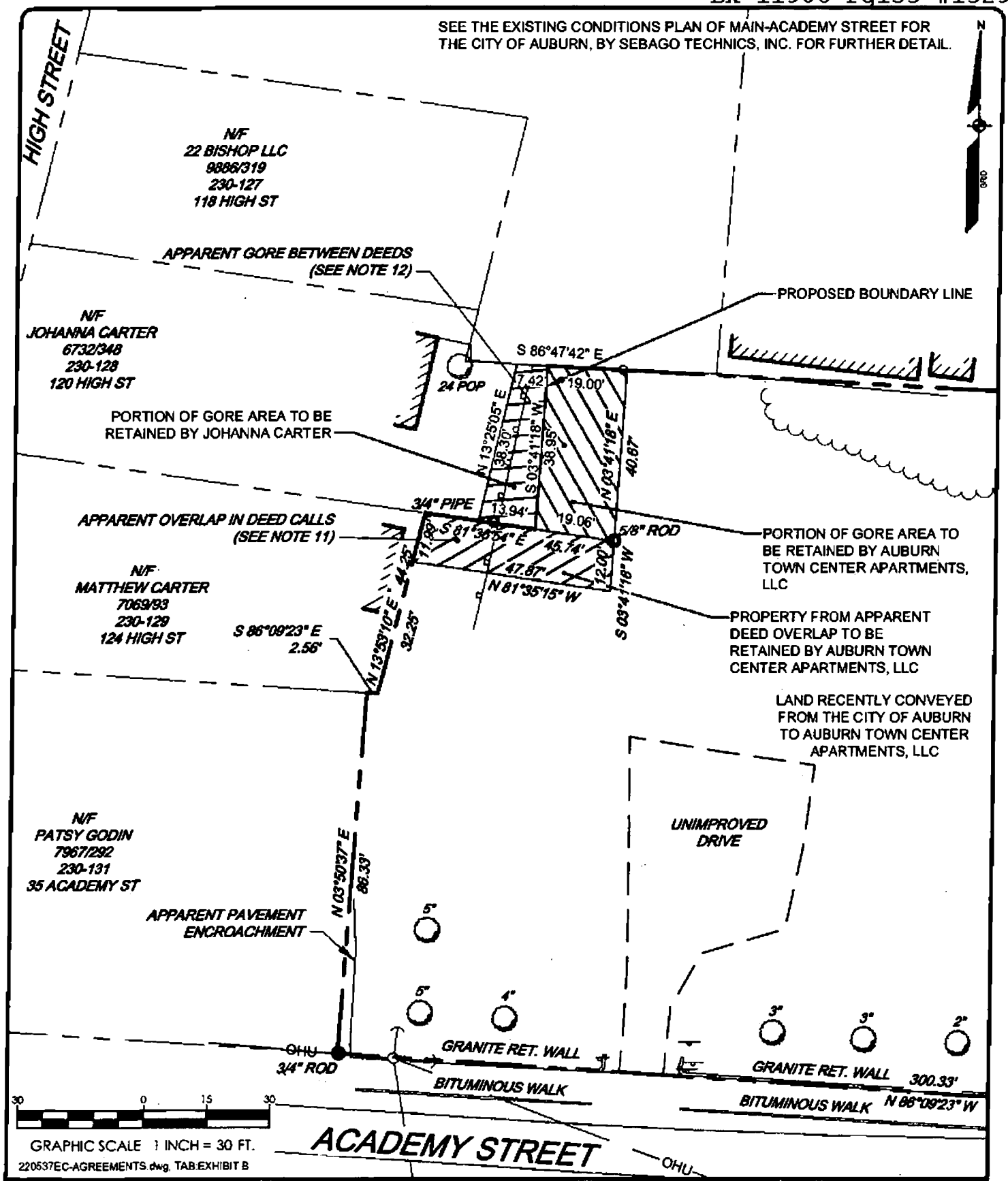
STATE OF MAINE
ANDROSCOGGIN, SS.

June 11
~~May~~ __, 2025

Then personally appeared the above-named **Jeannette Tremblay** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

~~Notary Public~~ Attorney at law
Print Name: Daniel A. D'Auteuil, Jr.
~~My Commission Expires:~~



SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd., Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

EXHIBIT B
OF PROPOSED BOUNDARY AGREEMENTS

LOCATION: 15 ACADEMY STREET, AUBURN, MAINE

FOR: CITY OF AUBURN, 60 COURT STREET, AUBURN, MAINE 04210

SCALE:	1" = 30'
DATE:	3/7/2024
PROJECT:	220537
SHEET:	1 OF 1

MORTGAGEE CONSENT AND PARTIAL RELEASE

MAINE COMMUNITY BANK also known as MECHANICS SAVINGS BANK, a Division of Maine Community Bank, a Maine banking corporation with a place of business in Auburn, Maine, holder of a certain mortgage from Matthew J. Carter dated July 9, 2020 and recorded in the Androscoggin County Registry of Deeds in Book 10422, Page 223, joins in this Deed for the sole purpose of releasing its interest in above-described property, and no more, said mortgage otherwise to remain in full force and effect.

MAINE COMMUNITY BANK

BY: _____
Bryan Campbell
Its Loan Officer

STATE OF MAINE
ANDROSCOGGIN, SS.

AUGUST 21, 2025

Personally appeared the above-named Bryan Campbell duly authorized representative of Maine Community Bank and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Bank.

Before me,

_____
Notary Public
Print Name:
My Commission Expires:

ERIN L O'BRIEN
NOTARY PUBLIC
State of Maine
My Commission Expires
April 17, 2032

MORTGAGEE CONSENT

MAINE FAMILY FEDERAL CREDIT UNION, a Federal Credit Union with a place of business in Lewiston, Maine, holder of a certain mortgage from Mari J. Carter dated August 12, 2021 and recorded in the Androscoggin County Registry of Deeds in Book 10847, Page 334, joins in this Deed for the sole purpose of releasing its interest in above-described property, and no more, said mortgage otherwise to remain in full force and effect.

Maine Family Federal Credit Union

BY: Shanti L Fournier
Shanti L Fournier
Its ~~Loan Officer~~ Aff of Mortgages

STATE OF MAINE
ANDROSCOGGIN, SS.

June ~~May~~ 20, 2025

Personally appeared the above-named Shanti Fournier, duly authorized representative of Maine Family Federal Credit Union and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Credit Union.

Before me,

Danielle Dawn Lee Chabot
Notary Public
Print Name: Danielle Dawn Lee Chabot
My Commission Expires: 10-9-2031

DANIELLE DAWN LEE CHABOT
NOTARY PUBLIC
State of Maine
My Commission Expires
October 9, 2031

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

Bk 11906 Pg161 #13295
08-26-2025 @ 11:53a

DLN #3042507

QUITCLAIM DEED

Auburn Town Center Apartments, LLC, a Maine Limited Liability Company with a mailing address of 799 Washington Street North, Auburn, Maine 04210, **Matthew J. Carter,** an individual with a mailing address of 50 Elm Street, Auburn, Maine 04210 and **Jeannette Tremblay,** an individual with a mailing address of 28 Elm Street, Auburn, Maine 04210, for consideration paid, release to **Mari Johanna Carter**, an individual with a mailing address of 120 High Street, Auburn, Maine 04210, a certain lot or parcel of land with any improvements thereon situated on the northerly side of but not adjacent to Academy Street and the easterly side of but not adjacent to High Street, in Auburn, Androscoggin County, Maine, as shown as "Portion of Gore Area to be Retained by Johanna Carter" on Exhibit B of Proposed Boundary Agreements, by Sebago Technics, Inc., dated March 7, 2025, and being more particularly bounded and described as follows:

Beginning at the northeasterly corner of land of Mari Johanna Carter as described in Deed Book 6732, Page 348;

1. Thence S 86°47'42" E, along land now or formerly of Paul and Jeannete Tremblay as described in Deed Book 1361, Page 209 of the Androscoggin County Registry of Deeds, a distance of 7.42 feet to the northwesterly corner of the portion of gore area to be retained by Auburn Town Center Apartments, LLC;
2. Thence S 03°41'18" W, along The Proposed Boundary Line, a distance of 38.95 feet to the southeasterly corner of the portion of gore area to be retained by Mari Johanna Carter;
3. Thence N 81°36'54" W, along the northerly sideline of property from apparent deed overlap to be retained by Auburn Town Center Apartments, LLC, a distance of 13.94 feet to land of Mari Johanna Carter as described in Deed Book 6732, Page 348;
4. Thence N 13°25'05" E, along land of Carter, a distance of 38.30 feet to the **Point of Beginning**.

Meaning and intending to describe a portion of the apparent gore between deeds, being approximately 0.01 Acres.

The bearings shown hereon are Grid North, Maine State Plane Coordinate System, West Zone 1802, NAD83.

Being a portion of the premises conveyed to Auburn Town City Apartments, LLC by virtue of the deed from City of Auburn dated March 20, 2025 and recorded in the Androscoggin County Registry of Deeds in Book 11792, Page 1.

Being a portion of the premises conveyed to Matthew J. Carter by virtue of the deed from Deutsche Bank National Trust Company as Trustee to Matthew Carter dated February 13, 2007 and recorded in the Androscoggin County Registry of Deeds in Book 7069, Page 96.

Being a portion of the premises conveyed to Jeannette Tremblay by virtue of the deed from Northeast Bank of Lewiston as Trustee to Jeannette Tremblay and Paul Tremblay dated August 18, 1978 and recorded in the Androscoggin County Registry of Deeds in Book 1361, Page 209. Said Paul Tremblay died on July 19, 2018.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 1st day of ~~May~~ August, 2025.

Witness

Witness

Witness

Auburn Town Center Apartments, LLC

By: _____
Matt J. Leonard, Its Member

_____
Matthew J. Carter

_____
Jeannette Tremblay

STATE OF MAINE
ANDROSCOGGIN, SS.

June ~~May~~, 2025

Then personally appeared the above-named **Matt J. Leonard**, Member of Auburn Town Center Apartments, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Company.

Before me,

~~Notary Public~~ Attorney At Law
Print Name: Daniel A. D'Auteuil, Jr.
~~My Commission Expires:~~

STATE OF MAINE
ANDROSCOGGIN, SS.

June ~~May~~, 2025

Then personally appeared the above-named **Jeannette Tremblay** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

~~Notary Public~~ Attorney at Law
Print Name: DANIEL A. D'AUTEUIL, JR.
~~My Commission Expires~~:

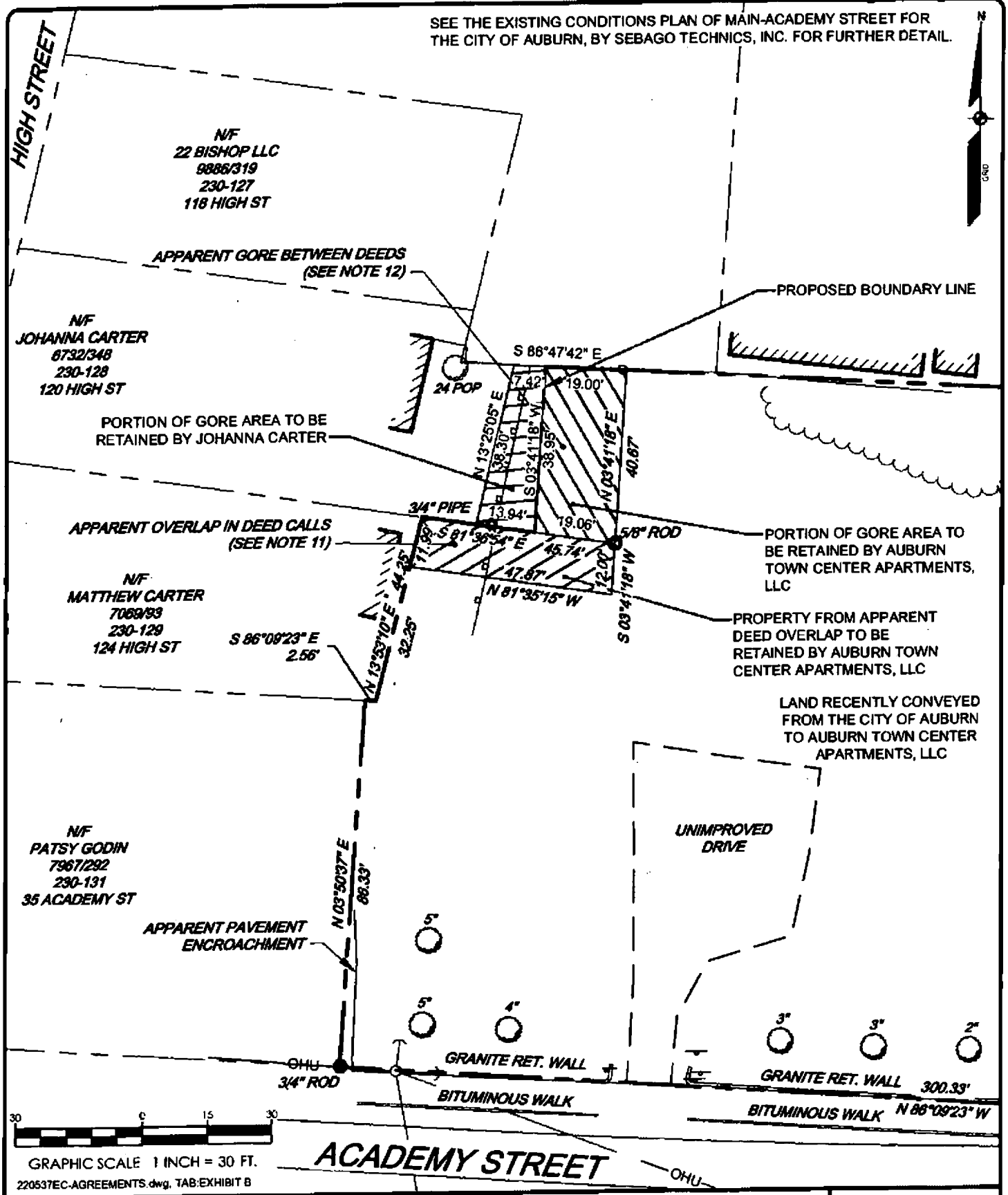
STATE OF MAINE
ANDROSCOGGIN, SS.

May 30, 2025

Then personally appeared the above-named **Matthew J. Carter** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

~~Notary Public~~ Attorney at Law
Print Name: Daniel A. D'Auteuil, Jr.
~~My Commission Expires~~:



SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd., Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

EXHIBIT B
OF PROPOSED BOUNDARY AGREEMENTS

LOCATION: 15 ACADEMY STREET
AUBURN
MAINE

FOR: CITY OF AUBURN
60 COURT STREET
AUBURN, MAINE 04210

SCALE:	1" = 30'
DATE:	3/7/2024
PROJECT:	220537
SHEET:	1 OF 1

MORTGAGEE CONSENT AND PARTIAL RELEASE

MAINE COMMUNITY BANK formerly known as MECHANICS SAVINGS BANK, a Division of Maine Community Bank, a Maine banking corporation with a place of business in Auburn, Maine, holder of a certain mortgage from Matthew J. Carter dated July 9, 2020 and recorded in the Androscoggin County Registry of Deeds in Book 10422, Page 223, joins in this Deed for the sole purpose of releasing its interest in above-described property, and no more, said mortgage otherwise to remain in full force and effect.

Maine Community Bank

BY: _____
Bryan Campbell
Its Loan Officer

STATE OF MAINE
ANDROSCOGGIN, SS. AUGUST 21, 2025

Personally appeared the above-named Bryan Campbell, duly authorized representative of Maine Community Bank and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Bank.

Before me,

_____
Notary Public
Print Name:
My Commission Expires:

ERIN L O'BRIEN
NOTARY PUBLIC
State of Maine
My Commission Expires
April 17, 2032

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

ATTACHMENT C

Auburn Water and Sewer Districts

MEMO

To: Andrew Manzi

From: Michael Broadbent, Superintendent

CC: Katharine Cook, Matt Waite

Date: December 22, 2023

Re: 15 Academy

After review of your e-mail dated December 21, 2023, I offer the following comments.

The District has sufficient Water and Sewer Capacity to serve this development.

The plans do not show building layout or external plumbing so we cannot comment on that at this time. Before final approval we reserve the right to review this layout, the material submittals for the water mains and services. There are connection fees for sewer, those are based off the size of the water meter. There are fees and further requirements for main approval and acceptance testing as well.

Once you have the design and materials list, please re-submit the plans to us for review.

ATTACHMENT D

ACCESSIBLE PARKING
ACCESSIBLE RAMP
RETAINING WALL
ELECTRICAL TRANSFORMERS
24 POP
CAPPED ROD PLS 2433
10"
CAPPED ROD (ILLEGIBLE)
PARKING SCREEN WALL W/ MONUMENTS
3/4" PIPE
5/8" ROD
60 PARKING STALLS
GREENSPACE W/ GAZEBO
ACCESSIBLE RAMP
GAZEBO
Area C
53 UNIT, 3 STORY MULTIFAMILY, SEE FLOOR PLANS
PARKING SCREEN WALL PROJECT SIGN
BUILDING ENTRY/EXIT (TYP)
GROUND FLOOR UNIT ENTRY/EXIT (TYP)
NEW PUBLIC WALKWAY
Area A
Area B
SIGN ON BUILDING
3/4" ROD
17 ON-STREET PUBLIC PARKING STALLS
STREET SIDE ENTRY DOORS AND STAIRS W/ STOOP
RETAINING WALL

Outdoor Green Space Areas:

Area A includes:
Seating, Table, Grill, Landscape

Area B includes:
Seating, Table, Grill, Landscape

Area C includes:
Seating, Table, Grill, Landscape

ARCHITECTURAL SITE PLAN FOR RELATIONSHIP REFERENCE ONLY, SEE CIVIL FOR FULL SITE DETAILS AND COORDINATION

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AUBURN TOWN CENTER

261 MAIN STREET AND 15 ACADEMY STREET,
AUBURN, ME 04210

Site Plan

ISSUE FOR PERMIT SET

LICENSED ARCHITECT
JOSHUA BUONO
No. 4440
STATE OF MAINE
06.05.2025

DRAWN BY: DRAFTING TEAM
CHECKED BY: CG/JB

PLOT DATE: 06.05.2025

REVISION

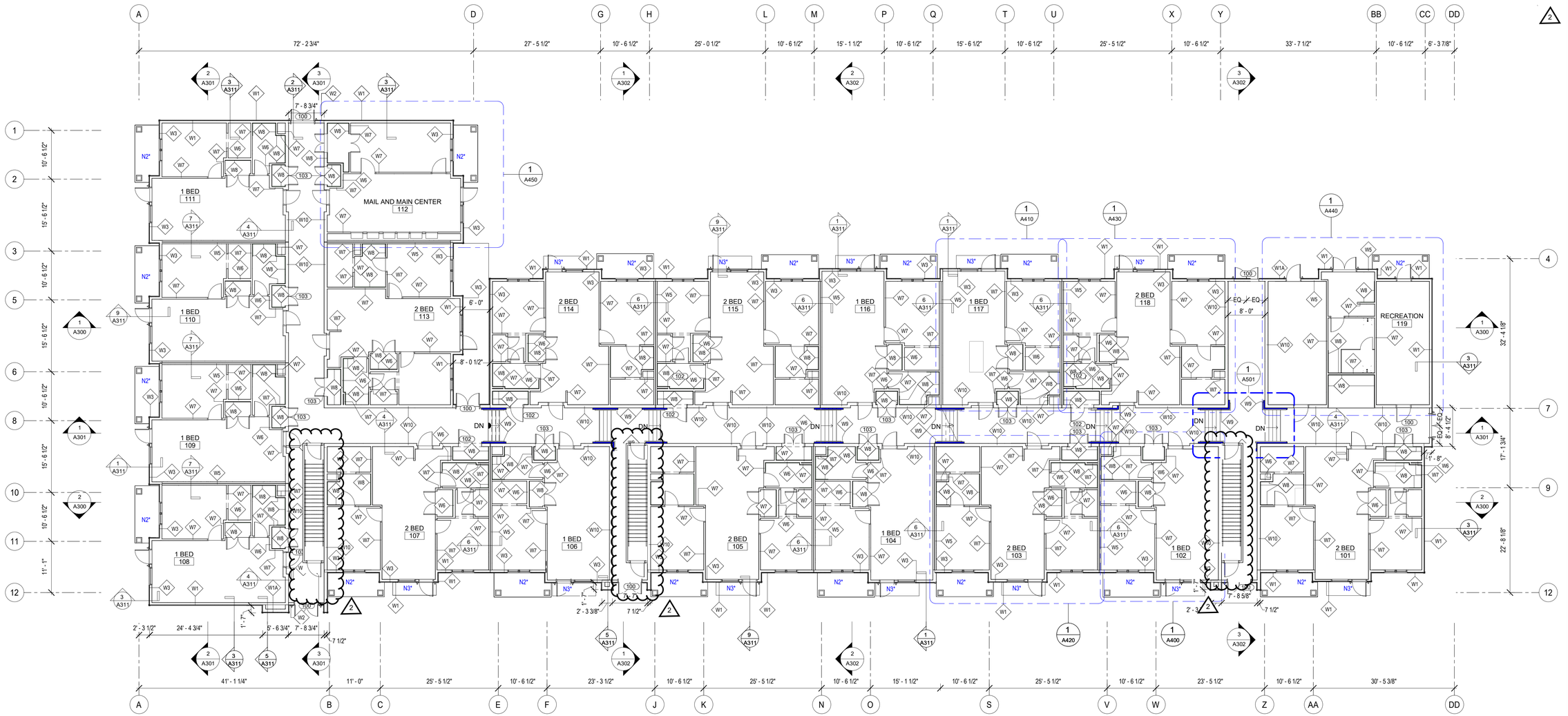
R.No.	Date	Revision
0	08.20.2024	ISSUE FOR PERMIT
1	02.25.2025	OWNER AND CITY COMMENTS

SCALE:

PROJECT NO: A0.2

A001

SHEET NO:

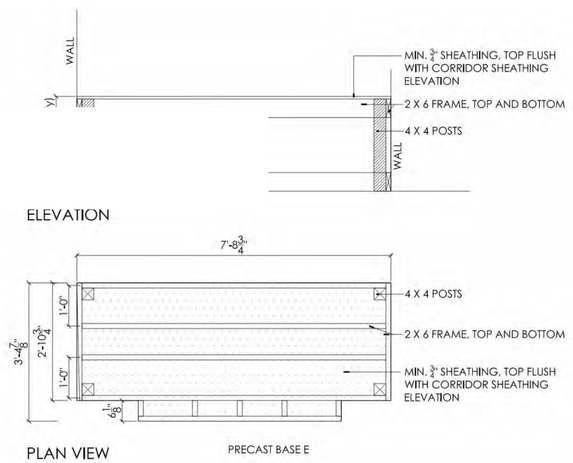


1 FIRST FLOOR PLAN

3/32" = 1'-0"

N

Note:
Floor plan illustrates overall unit assembly, refer to enlarged sheets (A400 series) for detailed unit information. Residential unit floor plans repeat throughout.



FALSE FLOOR PLATFORM - UTILITY CLOSET UNITS 118. 218, 318

SCALE: ¾" = 1'-0"

NOTES: REFER PLAN FOR TAG

N1* - HEAD PROTECTION RAILING UNDER THE STAIRS
N2* - BROOM FINISHED CONCRETE PATIOS ON ALL OF THE UNITS. COORDINATE WITH THE CIVIL AND DRAWINGS FOR FINAL DETIALS N3* - SEE CIVIL DRAWINGS FOR FINAL PLACEMENT - ALIGN THEM WITH THE OVERHEAD CANOPY

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W2 - EXTERIOR WALL - (UL 305)- 5/8" GYP INTERIOR - WATER VAPOR MEMBRANE - 2 X 6 STUD FRAMING - CAVITY W/ R20 ROCKWOOL MINERAL WOOL INSULATION - EXTERIOR SHEATHING PER STRUCTURAL - 1" CONTINOUS INSULATION (PROVIDING MIN 3.8" R-VALUE) WATER RESISTANT MEMBRANE - THIN STONE EXTERIOR FINISH INSTALLED PER MFG AND CODE REQUIREMENTS.

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W4 - COORIDOR WALL - (UL 305) - 5/8" GYP INTERIOR - 2 X 6 STUD FRAMING - CAVITY W/ R19 SOUND BATT INSULATION - 5/8" GYP INTERIOR.

W5 - UNIT DIVIDER WALL - (UL 3350) - 5/8" GYP INTERIOR - 2 X 4 STUD FRAMING - CAVITY W/ R19 SOUND BATT INSULATION - 3/4" AIR GAP - 2 X 4 STUD FRAMING - 5/8" GYP INTERIOR.

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R1 - CEILING - (P 522) - TPO STYLE LOW SLOPE SYSTEM - R30 BATT INSULATION - 15/32" EXTERIOR STRUCUTRAL SHEATHING - SLOPED ROOF TRUSSES SPACED AND DESIGNED PER STRUCTURAL DRAWINGS - 25 GA RESILIENT CHANNELS SPACED 16" O.C. - 5/8" TYPE X GYP.

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1ST FLOOR BUILDING DIMENSION PLAN

ISSUE FOR PERMIT SET

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No. 4440
STATE OF MAINE
06.05.2025

DRAWN BY: DRAFTING TEAM
CHECKED BY: CG/JB

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REVISION

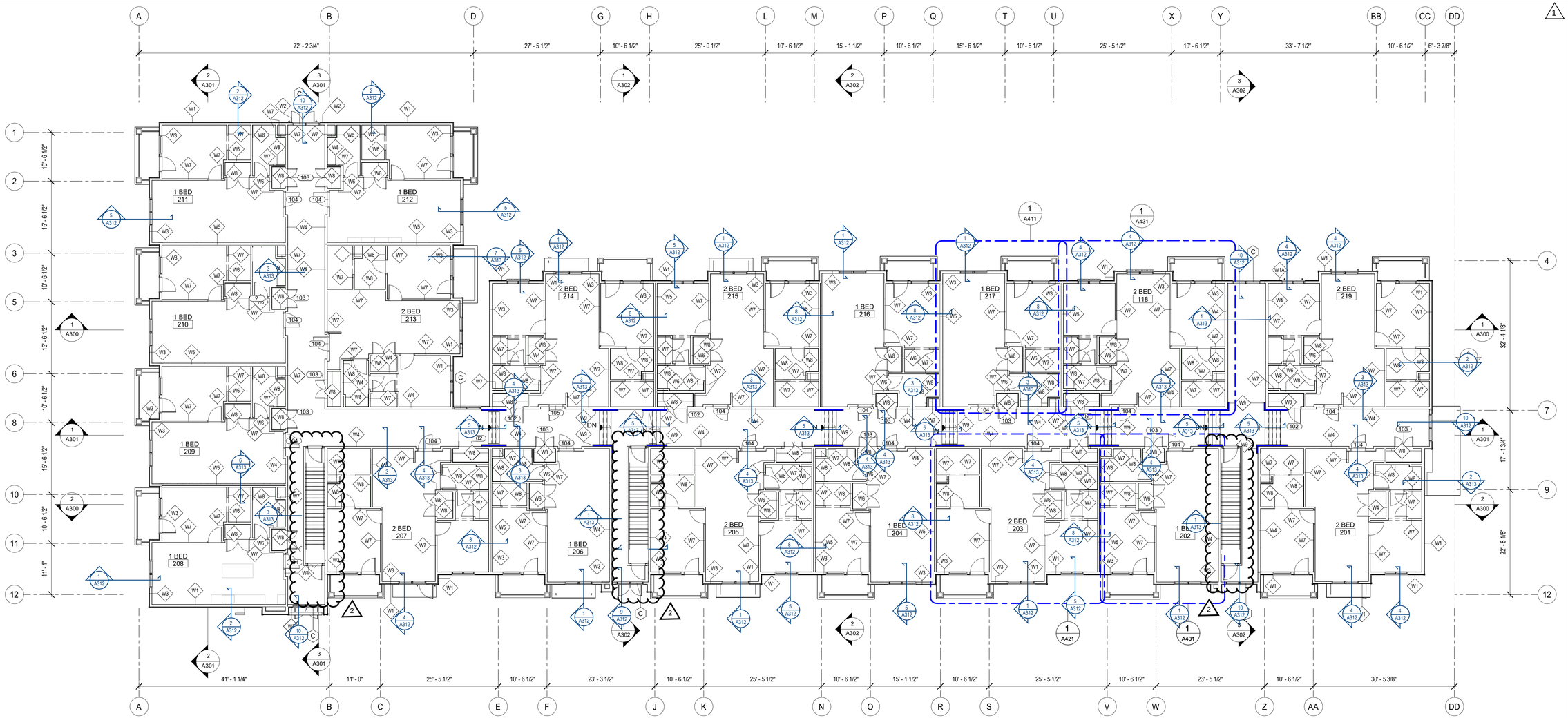
R.No.	Date	Revision
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SCALE:

PROJECT NO: A0.2

A100

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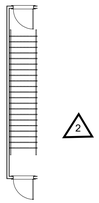


2 SECOND FLOOR PLAN

3/32" = 1'-0"

N

Note:
Floor plan illustrations how units assemble, refer to enlarged sheets (A400 Sheets) for detailed unit information. Residential Unit Floor plans repeat throughout.



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2ND FLOOR BUILDING DIMENSION PLAN

ISSUE FOR PERMIT SET

LICENSED ARCHITECT
JOSHUA BUONO
No. 4440
STATE OF MAINE
06.05.2025

DRAWN BY: DRAFTING TEAM
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PLOT DATE: 06.05.2025

REVISION

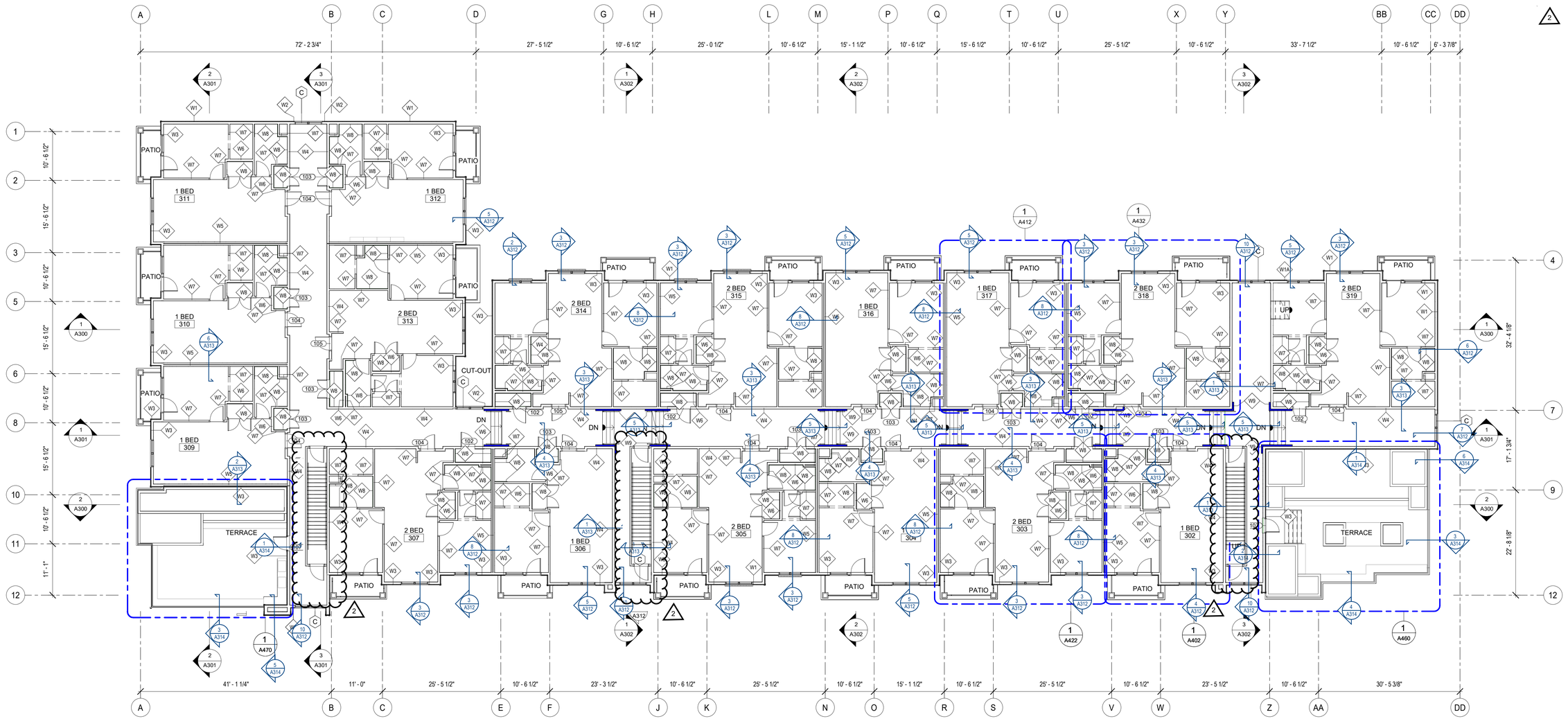
No.	Date	Revision
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1	02.25.2025	OWNER AND CITY COMMENTS
2	06.05.2025	OWNER COMMENTS

SCALE:

PROJECT NO: A0.2

A110

SHEET NO:



2 THIRD FLOOR PLAN

3/32" = 1'-0"

N

Note:
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SCALE:

PROJECT NO: A0.2

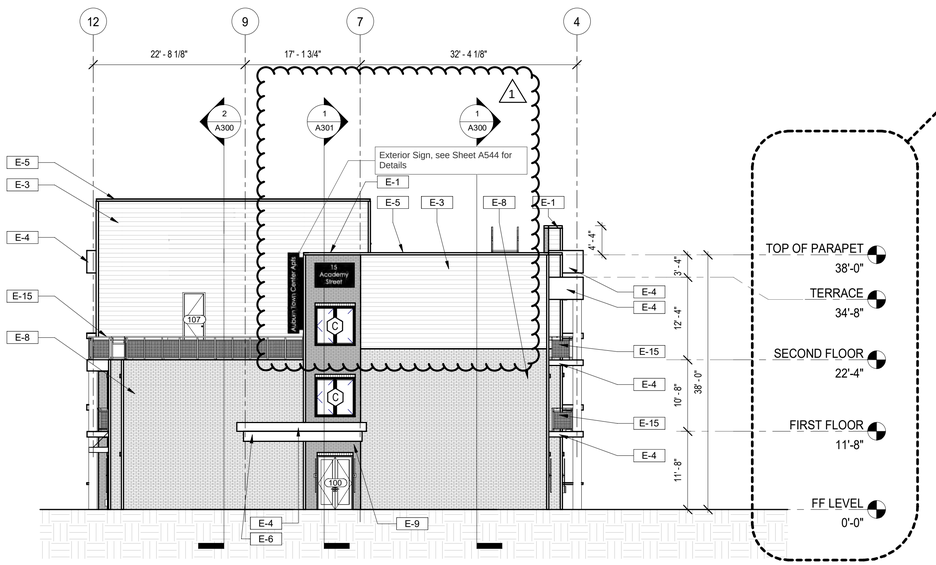
A120

SHEET NO:



1 EXTERIOR ELEVATION - NORTH

3/32" = 1'-0"



2 EXTERIOR ELEVATION - EAST

3/32" = 1'-0"

ELEVATION FINISH SCHEDULE

KEY/T...	DESCRIPTION	MFG	MODEL	NOTES
E-1	METAL PARAPET CAPS		MATTE BLACK FINISH	SAMPLE TO BE PROVIDED FOR...
E-2	TRIM COLOUR	SHERWIN...		
E-3	ELEVATION COLOUR A	SHERWIN WILLIAMS	GREAT GREEN	TYPICALLY HARDIBOARD...
E-4	ELEVATION COLOUR B	SHERWIN...	BLACK SWAN	AWINGS AND...
E-5	ELEVATION COLOUR C	SHERWIN...	VIRTUAL TAUPE	
E-6	ELEVATION COLOUR D	SHERWIN...	CRYSTALLINE - #9691	PATIO COLUMN...
E-7	STONE ACCENT	VERSETTA...	STONE VENEER- PLUM CREEK COLOR	STAIR TOWER...
E-8	BRICK TYPE 1	ENDICOTT BRICK	AUTUMN SANDS- HERITAGE THIN BRICK	
E-9	BRICK TYPE 2	ENDICOTT BRICK	COPPERTONE THIN BRICK	STAIR TOWER...
E-14	AMENTITY AREA PAINT		TO BE PROVIDED BY CHAD	
E-15	RAILING FINISH		POWDERCOATED MATTE BLACK FINISH	SAMPLE TO BE PROVIDED FOR...

KEY HOSPITALITY INTERIORS PROCUREMENT OUTDOORS
4530 ST JOHNS AVENUE
SUITE 15, UNIT 316
JACKSONVILLE, FL 32210
PH: 904-236-9757

ISLANDS ARCHITECTURE & DESIGN
173 ARUBA LANE
PONTE VEDRA BEACH, FL 32082
PH: 813.417.9901

AUBURN TOWN CENTER

261 MAIN STREET AND 15 ACADEMY STREET,
AUBURN, ME 04210

EXTERIOR ELEVATIONS - NORTH AND EAST

ISSUE FOR PERMIT SET

LICENSED ARCHITECT
JOSHUA BUONO
No. 4440
STATE OF MAINE
06.05.2025

DRAWN BY: DRAFTING TEAM
CHECKED BY: CG/JB

PLOT DATE:06.05.2025

REVISION

R.No.	Date	Revision
0	08.20.2024	ISSUE FOR PERMIT
1	02.25.2025	OWNER AND CITY COMMENTS

SCALE:

PROJECT NO: A0.2

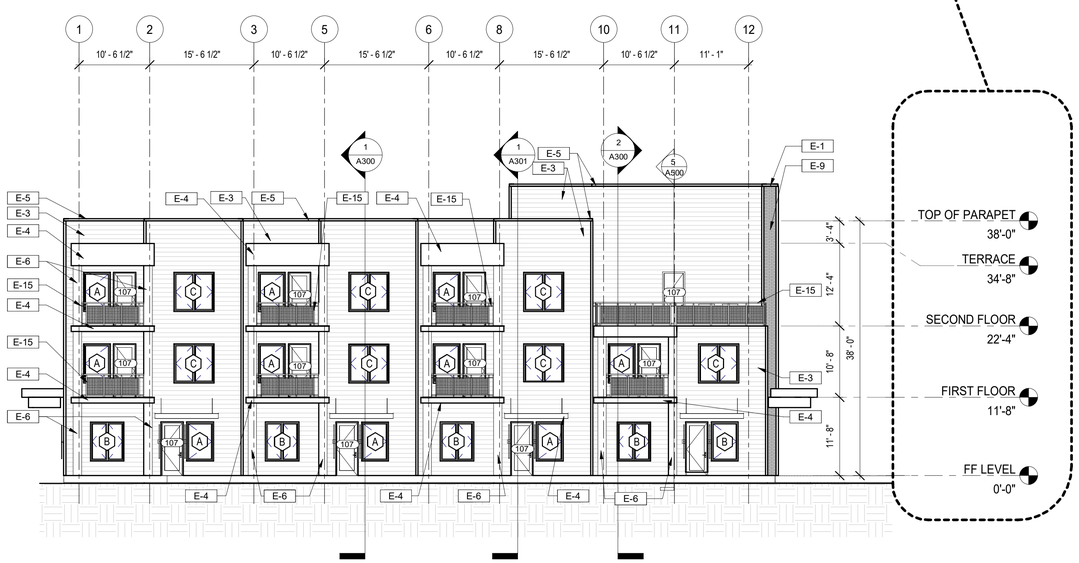
A200

SHEET NO:



1 EXTERIOR ELEVATION - SOUTH

3/32" = 1'-0"



2 EXTERIOR ELEVATION - WEST

3/32" = 1'-0"

ELEVATION FINISH SCHEDULE				
KEY/T...	**DESCRIPTION**	**MFG**	**MODEL**	**NOTES**
E-1	METAL PARAPET CAPS		MATTE BLACK FINISH	SAMPLE TO BE PROVIDED FOR...
E-2	TRIM COLOUR	SHERWIN...		
E-3	ELEVATION COLOUR A	SHERWIN WILLIAMS	GREAT GREEN	TYPICALLY HARDIBOARD...
E-4	ELEVATION COLOUR B	SHERWIN...	BLACK SWAN	AWINGS AND...
E-5	ELEVATION COLOUR C	SHERWIN...	VIRTUAL TAUPE	
E-6	ELEVATION COLOUR D	SHERWIN...	CRYSTALLINE - #9691	PATIO COLUMN...
E-7	STONE ACCENT	VERSETTA...	STONE VENEER- PLUM CREEK COLOR	STAIR TOWER...
E-8	BRICK TYPE 1	ENDICOTT BRICK	AUTUMN SANDS- HERITAGE THIN BRICK	
E-9	BRICK TYPE 2	ENDICOTT BRICK	COPPERTONE THIN BRICK	STAIR TOWER...
E-14	AMENTITY AREA PAINT		TO BE PROVIDED BY CHAD	
E-15	RAILING FINISH		POWDERCOATED MATTE BLACK FINISH	SAMPLE TO BE PROVIDED FOR...

KEY HOSPITALITY INTERIORS PROCUREMENT OUTDOORS
4530 ST JOHNS AVENUE
SUITE 15, UNIT 316
JACKSONVILLE, FL 32210
PH: 904-236-9757

ISLANDS ARCHITECTURE & DESIGN
173 ARUBA LANE
PONTE VEDRA BEACH, FL
32082
PH: 813.417.9901

AUBURN TOWN CENTER

261 MAIN STREET AND 15 ACADEMY STREET,
AUBURN, ME 04210

EXTERIOR ELEVATIONS - SOUTH AND WEST

ISSUE FOR PERMIT SET

LICENSED ARCHITECT
JOSHUA BUONO
No. 4440
STATE OF MAINE
06.05.2025

DRAWN BY: DRAFTING TEAM
CHECKED BY: CG/JB

PLOT DATE:06.05.2025

REVISION

No.	Date	Revision
0	08.20.2024	ISSUE FOR PERMIT
1	02.25.2025	OWNER AND CITY COMMENTS

SCALE:

PROJECT NO: A0.2

A201

SHEET NO:


AUBURN FLATS

ATTACHMENT E

Stormwater Memo Rev. 1

To:	**Eric Cousens, City Planner**	**From:**	**Kaleb Bourassa, PE**
Date:	**August 27, 2024**	**Re:**	**Auburn Town Center Apartments Auburn, ME 3Key Hospitality**

Task:

Perform a stormwater management analysis for the proposed development of a 53-unit apartment building on Academy Street in Auburn, ME.

References:

- Field reconnaissance by Gorrill Palmer
- LiDAR topography from the U.S. Geological Survey
- "Existing Conditions of Main-Academy Street" Survey dated November 02, 2022, and prepared by Sebago Technics for 3Key Hospitality.
- Design plans titled "Auburn Town Center Apartments – Residential Development" prepared by Gorrill Palmer
- The Code of Ordinances of the City of Auburn, Maine

Background:

Auburn Town Center Apartments, LLC is currently seeking approval from the Planning Board of the City of Auburn for the construction of a new 53-unit housing development, known as the Auburn Town Center Apartments. The project site spans approximately 1.43 acres across three parcels located adjacent to the intersection of Academy St. and Main St. Two parcels located at 15 Academy Street and 261 Main Street are currently under contract to purchase and are identified as Map 230, Lot 132 and Map 231, Lot 4, respectively. The third parcel is a common area for the adjacent Academy Street Townhouses which currently benefits from cross easements on the 261 Main Street parcel for access and utilities. The Applicant is coordinating with the adjacent land owner(s) to execute license agreements and/or easements to reestablish access and parking to benefit both developments.

State-level regulations applicable to this project are defined by Chapter 500 of the Code of Maine Rules for the Department of Environmental Protection (06-096 CMR Chapter 500). The project will disturb more than one acre of land, and requires a Stormwater Management Permit pursuant to the Stormwater Management Law 38 M.R.S. §420-D. However, because the project proposes less than one acre of new impervious surface, less than five acres of new developed area, and does not require a Site Law permit, the project qualifies for a Stormwater Permit by Rule (PBR), which requires compliance with fewer standards than a normal Stormwater Management

(SWM) permit. These standards include: The Erosion and Sedimentation Control Standards (Appendix A of Chapter 500), as well as the Inspection and Maintenance Standards (Section 1 of Appendix B of Chapter 500). A Stormwater Permit By Rule notification will be submitted to MaineDEP separately.

The municipal-level regulations applicable to this project are defined by the Code of Ordinances of the City of Auburn (City Code). The applicable standards include *Chapter 46 Article V Division 4. – Drainage and Erosion Control Standards*, and *Chapter 18 Article II. – Soil Disturbance and Fill Standards*. These Ordinances define standards for the design, construction, operation, and maintenance of Stormwater Management infrastructure within the City's jurisdiction. These standards require stormwater flooding control be provided onsite to ensure the post-developed stormwater discharges are reduced from pre-development levels.

The plans prepared by Gorrill Palmer include the infrastructure necessary to serve the project and to comply with current State and Municipal stormwater standards. Erosion and Sedimentation Controls are summarized by the Erosion and Sedimentation Control Plans and Details provided on Sheets C-4.0, C-6.3, and C-6.4. An Operation and Maintenance Manual has been prepared by Gorrill Palmer that outlines the inspection and maintenance requirements for the proposed stormwater facilities; and is included in Attachment E.

The purpose of this analysis and memorandum is to document what measures will be implemented to provide stormwater management for the project. Based on our review of applicable State and Municipal regulations, the project is not required to provide water quality treatment and is required to provide water quantity control. The proposed stormwater management BMPs were designed to treat stormwater runoff from their tributary areas in accordance with the *Maine Stormwater Management Design Manual, Volume III, Technical Design Manual*, published by the Maine Department of Environmental Protection (MEDEP).

Existing Conditions

The site is situated on a hillside which is high to the west and low to the east. Two level areas from previous developments are present at each end of the site and are separated by a large, wooded slope. The site is partially developed with a paved parking area along Main Street, wooded hillside in the center of the site and a cleared area from a previous developed at the top of the hill along Academy Street. The existing impervious area on the site is a combination of an existing gravel drive into the Academy Street lot and an existing paved parking lot area along Main Street which serves the existing Academy Street Townhouses. The total existing impervious area is approximately 10,070 SF.

Soil data for the project site and its surrounding area were retrieved from the identifies the site soils to be comprised of:

Soil Description	Map Symbol	Hydrologic Soil Group
Made Land, Loamy Materials	Md	D
Adams Loamy Sand, 0-8% Slopes	AaB	A

The footprint of the development is somewhat evenly split between Made Land and Adams Loamy Sand, which is considered to be poorly draining to well-draining, respectively. A geotechnical investigation has been performed by S.W. Cole and their findings include surficial soils consisting of stiff clay overlying softer clay at

depth. The stiff clay layer has been found to be acceptable to support the proposed development with a traditional spread footing foundation. The soils are also acceptable to support the installation of the proposed SWM BMP's, using proper installation techniques and measures to prevent erosion.

Proposed Development

The project proposes a new three-story apartment building with 53 units and a footprint of 20,858 SF, a new parking lot with a footprint of 19,900 SF, landscaped islands, a gazebo and small lawn areas. In total, the proposed project is anticipated to create approximately 39,455 SF of new impervious area, and 52,940 SF of overall new developed area.

Analysis:

The proposed development was designed in accordance with the requirements of State and Municipal regulations, which require the project to:

- Prevent the peak discharge of runoff from the site from exceeding that of pre-development for the two- ten- and twenty-five-year storms.
- Provide emergency overflow facilities for storms with greater rainfall depths than the 25-yr storm
- Implement an acceptable erosion and sedimentation control plan
- Satisfy other technical standards set by the City of Auburn and the MEDEP

Estimation of the peak discharge and volume of runoff were measured using HydroCAD software based on the Department of Agriculture's TR-55 "Urban Hydrology for Small Watersheds" standards. The HydroCAD model (included in Attachment B) was developed to predict peak discharge rates at the Point of Interest (POI) depicted on the watershed maps (included in Attachment A). Rainfall data used by the model was retrieved from data published by Northeast Regional Climate Center (NRCC), who provide continually updated models of extreme precipitation events.

In general, the runoff in the post-developed condition from the site flows from West to East until it is collected by the City's storm drain network which outlets a short distance away to the Androscoggin River. The slopes range from 3% within the grassed lawn area to 20% along the lawn area embankments as you travel further east along the site with a %-3% flat area along Main Street. Elevations relative to the North American Vertical Datum of 1988 (NAVD88), range from 190 feet along the Western edge of the property to 160 feet at the Eastern edge of the property along Main St. The proposed site plans have been designed to match the existing drainage patterns to the greatest extent practicable, however, site grading will maintain sustained slopes within the driveway/parking area from 3%-12% to accommodate the proposed parking and building access conditions.

Existing Conditions

The existing watershed was modeled as four subcatchments draining to three POI's as shown on Sheet WS-1. All three POI's are existing catch basins along Main and Academy Streets.

- S1 makes up the southerly and westerly regions of the watershed, which are comprised of existing residences, most of the dirt parking lot on the 15 Academy St. parcel, and the north side of Academy Street itself. Runoff flows southeasterly across this subcatchment until it is collected by the gutter on the north side of Academy St. The catch basin at the east end of this gutter is POI #1.

- S2 consists of a parking lot, a lawn, and parts of Main St. Runoff flows northeasterly across the subcatchment until it is collected by the gutter on the west side of Main St., which then carries it south to the catch basin identified as POI #2.
- S3 makes up the northerly portion of the watershed, and is almost entirely off-site. The landcover here consists of existing buildings, some woods, lawns, and another section of Main St. Runoff makes its way easterly across the subcatchment until it is collected by a gutter on the west side of Main St. this gutter conveys runoff to the south where it is discharged to the catch basin on the border of S2 and S3 identified as POI #3.
- S4 lies in the center of the watershed, and is defined by woods, portions of the existing dirt parking lot, a paved parking lot, and the roofs of five nearby condos. Runoff again drains southeasterly across the subcatchment, until it is ultimately collected by catch basins in the paved parking lot, and discharged to POI #3.

Post-Development Conditions

The post-development condition was modeled as five subcatchments, draining to the same three POI's. As shown on Sheet WS-2, the total area of the watershed does not change, The new subcatchments are described as follows:

- S1-1 consists of the north side of Academy St, and two abutting properties. Runoff in this subcatchment will be collected by a shallow ditch that conveys it to a pair of new catch basins. These basins will then discharge the collected runoff to a proposed extension of the City's storm drains, which includes another pair of catch basins to be installed along the north side of Academy St. The proposed extension ultimately discharges to POI #1.
- S1-2 makes up the Northwest corner of the watershed as well as the westerly side of the proposed building, comprised mostly of off-site areas. Runoff will flow southeasterly from off-site, where it is collected by catch basins and perimeter drains conveyed to a subsurface detention system, which ultimately dischargies directly into the City's storm drain system via a new manhole on Main St. where it meets POI #2.
- S2-1 consists only of portion of the west side of Main St. and the driveway entrance to the proposed parking lot. Like its pre-development condition (S2), runoff is collected by the gutter along Main St. and convey directly to the catch basin identified as POI #2.
- S3-1 remains virtually unchanged from its pre-development condition (S3), with runoff flowing easterly across off-site areas until it is collected by the gutter along Main St. and conveyed to POI #3.
- S4-1 Sees the most change in the post-development condition. It grows in size, an encompasses almost all of the area developed by the project, as well as the existing condo buildings the majority of the parcel they were built on. Runoff from this subcatchment will be collected by the project's storm drain network and conveyed to a subsurface detention system, where it will gradually be released into the City's storm drains and discharged to POI #2.

Proposed BMPs

The project's stormwater management system is required by the regulations referenced earlier in this memorandum to capture runoff from the proposed development and release it in a slow, controlled manner that prevents the post-development peak discharge rate measured at each POI from exceeding their pre-development values during certain storm events. The system will accomplish this using a combination of catch basins, manholes, perimeter drains, and internal roof drains to capture runoff and convey it to either, the City's

storm drains, or series of R-tank storage chambers beneath the proposed parking lot. The chambers are part of a proprietary stormwater management system developed by a company called Ferguson Waterworks.

R-Tank HD Chamber System

A subsurface chamber system will be employed to provide flood control on site. This system will capture all runoff from the rooftop, parking area, and other site areas. Two rows of chambers (one for each at each inlet point) will be designated as "separator rows" that will filter out sediments and other fine particles that were picked up by the runoff. This prevents sediment buildup from occurring in other parts of the system that would be difficult to clean if they became clogged, increasing the reliability of the system. And by concentrating sediment buildup into two chambers, which maintenance crews will be able to access from either end of the system for easier cleanout. The chamber system will be controlled by an outlet control structure with a weir wall and an orifice to control the outflow for various storm events.

Conclusion:

Table 2 shows the peak flows measured at the points-of-interest in the pre- and post-development conditions:

Table 2 Comparison of Pre- and Post-Development Peak Flow Rates

Point of Interest	Inflow Area (acres)		Peak Flow (cfs)					
			2 Year		10 Year		25 Year	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post
POI #1	1.61	0.64	0.96	1.27	2.32	2.02	3.54	2.61
POI #2	0.25	2.04	0.50	1.25	0.81	1.78	1.06	2.40
POI #3	1.44	0.62	1.60	1.08	2.80	1.79	3.75	2.35
Total Outflow	*3.30*	***3.30***	*2.98*	***3.60***	*5.81*	***5.83***	*8.19*	***7.64***

Although three separate points of analysis are utilized for the development, the total of the three POI's represents the total runoff emanating from the subject property. The HydroCAD model does include a *Total Outflow* node which is shown in Table 2 above. We note the total outflow may not be the summation of all POI's since the individual POI's may have a slightly different peaking time. All three points of analysis are identified as individual entry points in the existing public storm drain system which all come together less than 150' down system. Ultimately, the closed storm drain system discharges directly to the Androscoggin River. Typically, a project with direct discharges to a major river would be subject to a waiver from providing flood control on site. However, we are providing flood control via the subsurface chamber system to ensure the capacity of the public storm drain system is not adversely impacted by an increase in the rate of runoff. Table 2, above, demonstrates that the total peak runoff rate in the post-developed condition is less than that generated from the property in the pre-developed condition for the 10- and 25-year storm events, and slightly above for the 2-year event. The minor increase in the 2-year event is still acceptable since we are more concerned with the maximum capacity of the public storm drain system which has been reviewed using the 25-year storm. We conclude that proposed stormwater management design for the development meets the intent of the City's Ordinance and will not have an adverse impact on the public storm drain system.

Erosion and sediment control measures will be employed during construction that comply with State and Municipal regulations, preventing construction activity from transporting sediments off the site, and reducing the likelihood of a serious erosion problem developing during or after construction.

Gorrill Palmer



Kaleb Bourassa, PE
Project Manager
Gorrill-Palmer
Phone: 207.772.2515 x297
kbourassa@gorrillpalmer.com

Attachments:

A Watershed Maps:
WS1 Predevelopment Watershed Map
WS2 Post Development Watershed Map
B Pre and Post Development HydroCAD Models

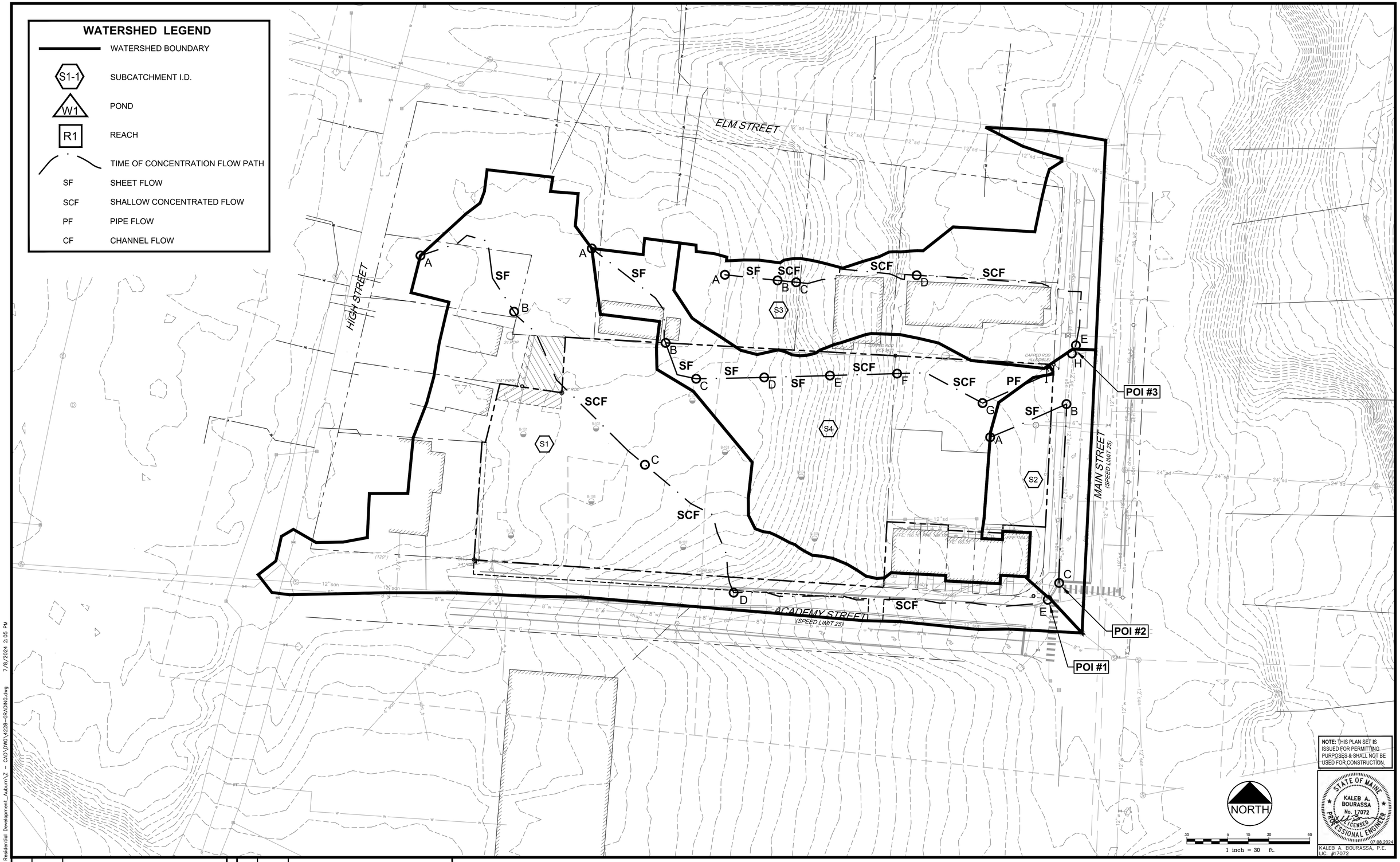
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ATTACHMENT A

Watershed Maps

WATERSHED LEGEND

	WATERSHED BOUNDARY
S1-1	SUBCATCHMENT I.D.
W1	POND
R1	REACH
	TIME OF CONCENTRATION FLOW PATH
SF	SHEET FLOW
SCF	SHALLOW CONCENTRATED FLOW
PF	PIPE FLOW
CF	CHANNEL FLOW



NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE
KALEB A. BOURASSA
No. 17072
LICENSED PROFESSIONAL ENGINEER
07.08.2024

KALEB A. BOURASSA, P.E.
LIC. #17072

Rev.	Date	Revision

Rev.	Date	Revision
1	2024.07.08	SUBMITTED FOR CITY SITE PLAN APPLICATION

Design: KAB	Draft: CDD	Date: JAN. 2024
Checked: SRB	Scale: AS NOTED	Job No.: 4228
File Name: 4228–GRADING.dwg		

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GORRILL PALMER
An LJB Engineering Company
Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name: PRE-DEVELOPMENT WATERSHED PLAN

Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No. WS-1

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WATERSHED LEGEND

———	WATERSHED BOUNDARY
S1-1	SUBCATCHMENT I.D.
W1	POND
R1	REACH
	TIME OF CONCENTRATION FLOW PATH
SF	SHEET FLOW
SCF	SHALLOW CONCENTRATED FLOW
PF	PIPE FLOW
CF	CHANNEL FLOW

ELM STREET

HIGH STREET

MAIN STREET (SPEED LIMIT 25)

ACADEMY STREET (SPEED LIMIT 25)

S1-1 S1-2 S2-1 S3-1 S4-1

8P

SF SCF

A B C D E

POI #1 POI #2 POI #3

BENCHMARK #1
SPIKE IN UTILITY POLE CMP3
ELEVATION=169.04

BENCHMARK #2
SPIKE IN UTILITY POLE
ELEVATION:162.41

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

NORTH

1 inch = 30 ft.

STATE OF MAINE
KALEB A. BOURASSA
No. 17072
LICENSED
PROFESSIONAL ENGINEER
07.08.2024
KALEB A. BOURASSA, P.E.
LIC. #17072

Rev.	Date	Revision

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1	2024.07.08	SUBMITTED FOR CITY SITE PLAN APPLICATION

Design: KAB	Draft: CDD	Date: JAN. 2024
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GORRILL PALMER
An LJB Engineering Company

Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name: POST-DEVELOPMENT WATERSHED PLAN

Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

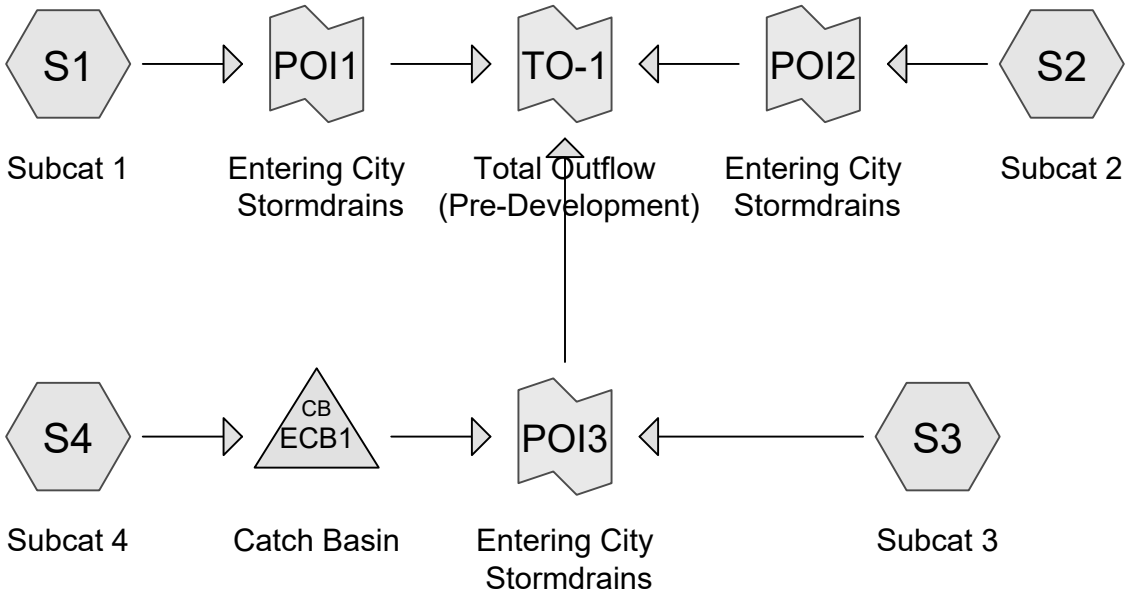
Drawing No. WS-2

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ATTACHMENT B

Pre- and Post-development HydroCAD Model

Pre-Development Model



Subcat Reach Pond Link

Time span=0.00-36.00 hrs, dt=0.0100 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment S1: Subcat 1 Runoff Area=70,135 sf 37.91% Impervious Runoff Depth=0.76"
Flow Length=602' Tc=12.6 min CN=71 Runoff=0.96 cfs 4,444 cf

Subcatchment S2: Subcat 2 Runoff Area=10,956 sf 53.61% Impervious Runoff Depth=1.98"
Flow Length=192' Tc=8.6 min CN=90 Runoff=0.50 cfs 1,812 cf

Subcatchment S3: Subcat 3 Runoff Area=26,120 sf 52.99% Impervious Runoff Depth=1.90"
Flow Length=313' Tc=11.1 min CN=89 Runoff=1.03 cfs 4,135 cf

Subcatchment S4: Subcat 4 Runoff Area=36,494 sf 37.46% Impervious Runoff Depth=1.45"
Flow Length=398' Tc=23.4 min CN=83 Runoff=0.79 cfs 4,399 cf

Pond ECB1: Catch Basin Peak Elev=157.73' Inflow=0.79 cfs 4,399 cf
15.0" Round Culvert n=0.009 L=20.0' S=0.0100 '/' Outflow=0.79 cfs 4,399 cf

Link POI1: Entering City Stormdrains Inflow=0.96 cfs 4,444 cf
Primary=0.96 cfs 4,444 cf

Link POI2: Entering City Stormdrains Inflow=0.50 cfs 1,812 cf
Primary=0.50 cfs 1,812 cf

Link POI3: Entering City Stormdrains Inflow=1.60 cfs 8,535 cf
Primary=1.60 cfs 8,535 cf

Link TO-1: Total Outflow (Pre-Development) Inflow=2.98 cfs 14,790 cf
Primary=2.98 cfs 14,790 cf

Total Runoff Area = 143,705 sf Runoff Volume = 14,790 cf Average Runoff Depth = 1.24"
58.27% Pervious = 83,734 sf 41.73% Impervious = 59,971 sf

Time span=0.00-36.00 hrs, dt=0.0100 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment S1: Subcat 1 Runoff Area=70,135 sf 37.91% Impervious Runoff Depth=1.70"
Flow Length=602' Tc=12.6 min CN=71 Runoff=2.32 cfs 9,912 cf

Subcatchment S2: Subcat 2 Runoff Area=10,956 sf 53.61% Impervious Runoff Depth=3.33"
Flow Length=192' Tc=8.6 min CN=90 Runoff=0.81 cfs 3,039 cf

Subcatchment S3: Subcat 3 Runoff Area=26,120 sf 52.99% Impervious Runoff Depth=3.23"
Flow Length=313' Tc=11.1 min CN=89 Runoff=1.71 cfs 7,028 cf

Subcatchment S4: Subcat 4 Runoff Area=36,494 sf 37.46% Impervious Runoff Depth=2.66"
Flow Length=398' Tc=23.4 min CN=83 Runoff=1.46 cfs 8,100 cf

Pond ECB1: Catch Basin Peak Elev=157.91' Inflow=1.46 cfs 8,100 cf
15.0" Round Culvert n=0.009 L=20.0' S=0.0100 '/' Outflow=1.46 cfs 8,100 cf

Link POI1: Entering City Stormdrains Inflow=2.32 cfs 9,912 cf
Primary=2.32 cfs 9,912 cf

Link POI2: Entering City Stormdrains Inflow=0.81 cfs 3,039 cf
Primary=0.81 cfs 3,039 cf

Link POI3: Entering City Stormdrains Inflow=2.80 cfs 15,128 cf
Primary=2.80 cfs 15,128 cf

Link TO-1: Total Outflow (Pre-Development) Inflow=5.81 cfs 28,079 cf
Primary=5.81 cfs 28,079 cf

Total Runoff Area = 143,705 sf Runoff Volume = 28,079 cf Average Runoff Depth = 2.34"
58.27% Pervious = 83,734 sf 41.73% Impervious = 59,971 sf

Time span=0.00-36.00 hrs, dt=0.0100 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment S1: Subcat 1 Runoff Area=70,135 sf 37.91% Impervious Runoff Depth=2.54"
Flow Length=602' Tc=12.6 min CN=71 Runoff=3.54 cfs 14,849 cf

Subcatchment S2: Subcat 2 Runoff Area=10,956 sf 53.61% Impervious Runoff Depth=4.41"
Flow Length=192' Tc=8.6 min CN=90 Runoff=1.06 cfs 4,025 cf

Subcatchment S3: Subcat 3 Runoff Area=26,120 sf 52.99% Impervious Runoff Depth=4.30"
Flow Length=313' Tc=11.1 min CN=89 Runoff=2.25 cfs 9,361 cf

Subcatchment S4: Subcat 4 Runoff Area=36,494 sf 37.46% Impervious Runoff Depth=3.68"
Flow Length=398' Tc=23.4 min CN=83 Runoff=2.00 cfs 11,179 cf

Pond ECB1: Catch Basin Peak Elev=158.04' Inflow=2.00 cfs 11,179 cf
15.0" Round Culvert n=0.009 L=20.0' S=0.0100 '/' Outflow=2.00 cfs 11,179 cf

Link POI1: Entering City Stormdrains Inflow=3.54 cfs 14,849 cf
Primary=3.54 cfs 14,849 cf

Link POI2: Entering City Stormdrains Inflow=1.06 cfs 4,025 cf
Primary=1.06 cfs 4,025 cf

Link POI3: Entering City Stormdrains Inflow=3.75 cfs 20,539 cf
Primary=3.75 cfs 20,539 cf

Link TO-1: Total Outflow (Pre-Development) Inflow=8.19 cfs 39,413 cf
Primary=8.19 cfs 39,413 cf

Total Runoff Area = 143,705 sf Runoff Volume = 39,413 cf Average Runoff Depth = 3.29"
58.27% Pervious = 83,734 sf 41.73% Impervious = 59,971 sf

Summary for Subcatchment S1: Subcat 1

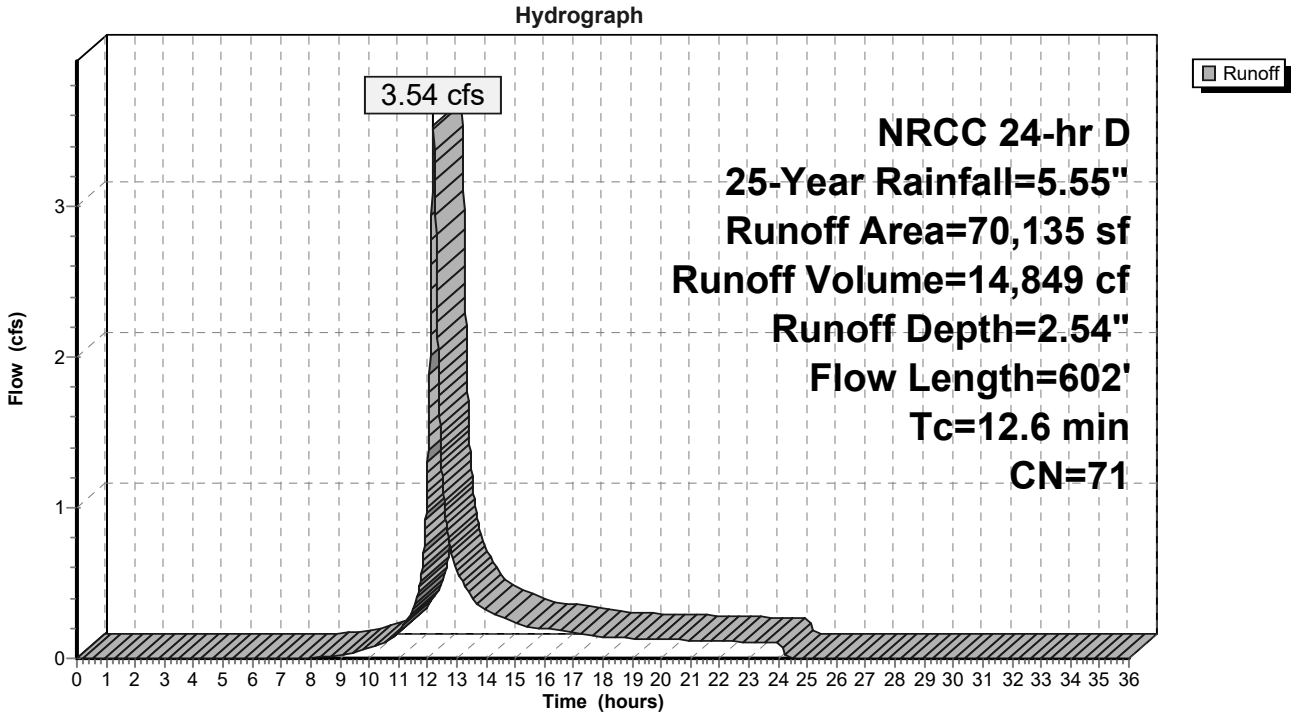
Runoff = 3.54 cfs @ 12.20 hrs, Volume= 14,849 cf, Depth= 2.54"
Routed to Link POI1 : Entering City Stormdrains

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs
NRCC 24-hr D 25-Year Rainfall=5.55"

Area (sf)	CN	Description
12,262	98	Paved parking, HSG A
7,264	98	Paved parking, HSG D
26,370	39	>75% Grass cover, Good, HSG A
2,039	80	>75% Grass cover, Good, HSG D
10,788	77	Newly graded area or bare soil, HSG A
1,937	94	Newly graded area or bare soil, HSG D
7,060	98	Unconnected roofs, HSG A
0	98	Unconnected roofs, HSG D
473	30	Woods, Good, HSG A
1,942	77	Woods, Good, HSG D
70,135	71	Weighted Average
43,549		62.09% Pervious Area
26,586		37.91% Impervious Area
7,060		26.56% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	72	0.0118	0.12		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.00" Using McCuen-Spiess flow length
1.5	171	0.0154	1.86		**Shallow Concentrated Flow, B-C** Grassed Waterway Kv= 15.0 fps
0.8	125	0.0650	2.55		**Shallow Concentrated Flow, C-D** Nearly Bare & Untilled Kv= 10.0 fps
0.7	234	0.0716	5.43		**Shallow Concentrated Flow, D-E** Paved Kv= 20.3 fps
12.6	602	Total			

Subcatchment S1: Subcat 1



Summary for Subcatchment S2: Subcat 2

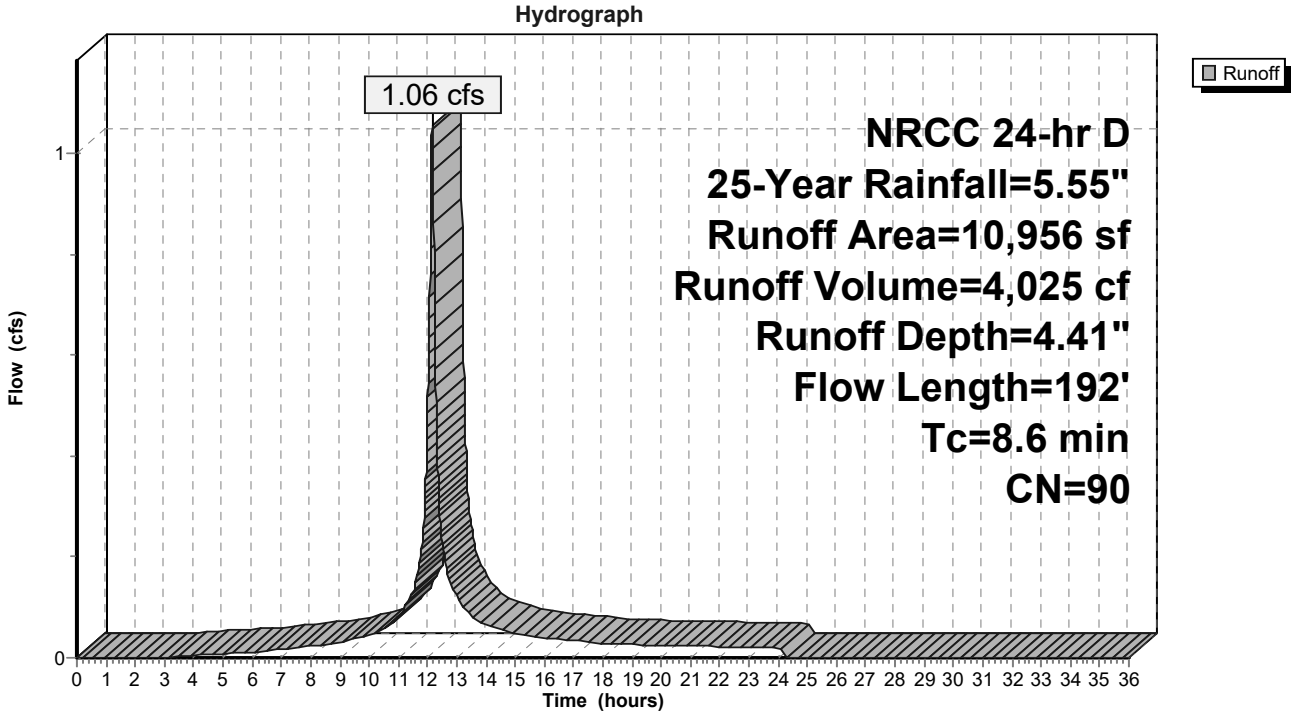
Runoff = 1.06 cfs @ 12.16 hrs, Volume= 4,025 cf, Depth= 4.41"
Routed to Link POI2 : Entering City Stormdrains

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs
NRCC 24-hr D 25-Year Rainfall=5.55"

Area (sf)	CN	Description
5,874	98	Paved parking, HSG D
5,061	80	>75% Grass cover, Good, HSG D
21	94	Newly graded area or bare soil, HSG D
10,956	90	Weighted Average
5,082		46.39% Pervious Area
5,874		53.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.3	52	0.0470	0.20		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.00"
4.3	140	0.0018	0.54		**Sheet Flow, B-C** Smooth surfaces n= 0.011 P2= 3.00"
8.6	192	Total			

Subcatchment S2: Subcat 2



Summary for Subcatchment S3: Subcat 3

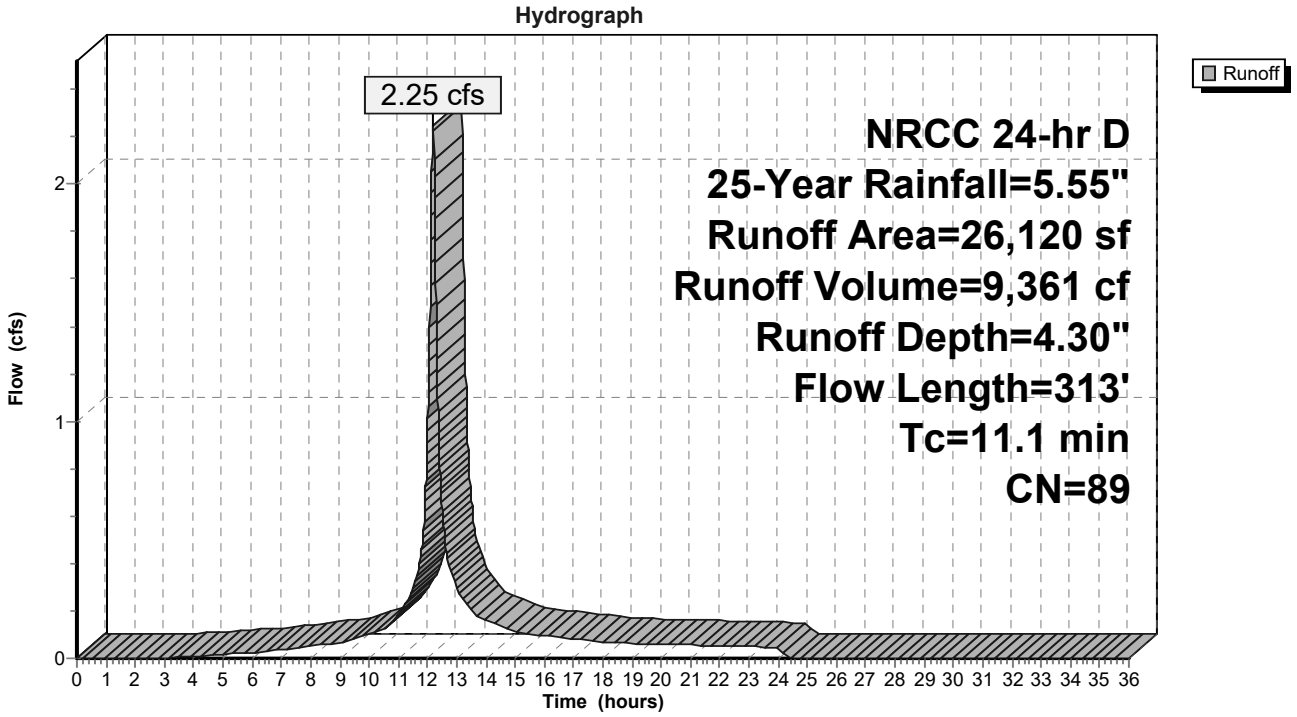
Runoff = 2.25 cfs @ 12.18 hrs, Volume= 9,361 cf, Depth= 4.30"
Routed to Link POI3 : Entering City Stormdrains

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs
NRCC 24-hr D 25-Year Rainfall=5.55"

Area (sf)	CN	Description
169	98	Paved parking, HSG A
4,898	98	Paved parking, HSG D
944	39	>75% Grass cover, Good, HSG A
6,096	80	>75% Grass cover, Good, HSG D
0	77	Newly graded area or bare soil, HSG A
2,608	94	Newly graded area or bare soil, HSG D
1,032	98	Unconnected roofs, HSG A
7,743	98	Unconnected roofs, HSG D
0	30	Woods, Good, HSG A
2,630	77	Woods, Good, HSG D
26,120	89	Weighted Average
12,278		47.01% Pervious Area
13,842		52.99% Impervious Area
8,775		63.39% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	41	0.1098	0.07		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00" Using McCuen-Spiess flow length
0.1	12	0.3765	1.53		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
0.4	86	0.1289	3.59		**Shallow Concentrated Flow, C-D** Nearly Bare & Untilled Kv= 10.0 fps
1.0	174	0.0357	3.04		**Shallow Concentrated Flow, D-E** Unpaved Kv= 16.1 fps
11.1	313	Total			

Subcatchment S3: Subcat 3



Summary for Subcatchment S4: Subcat 4

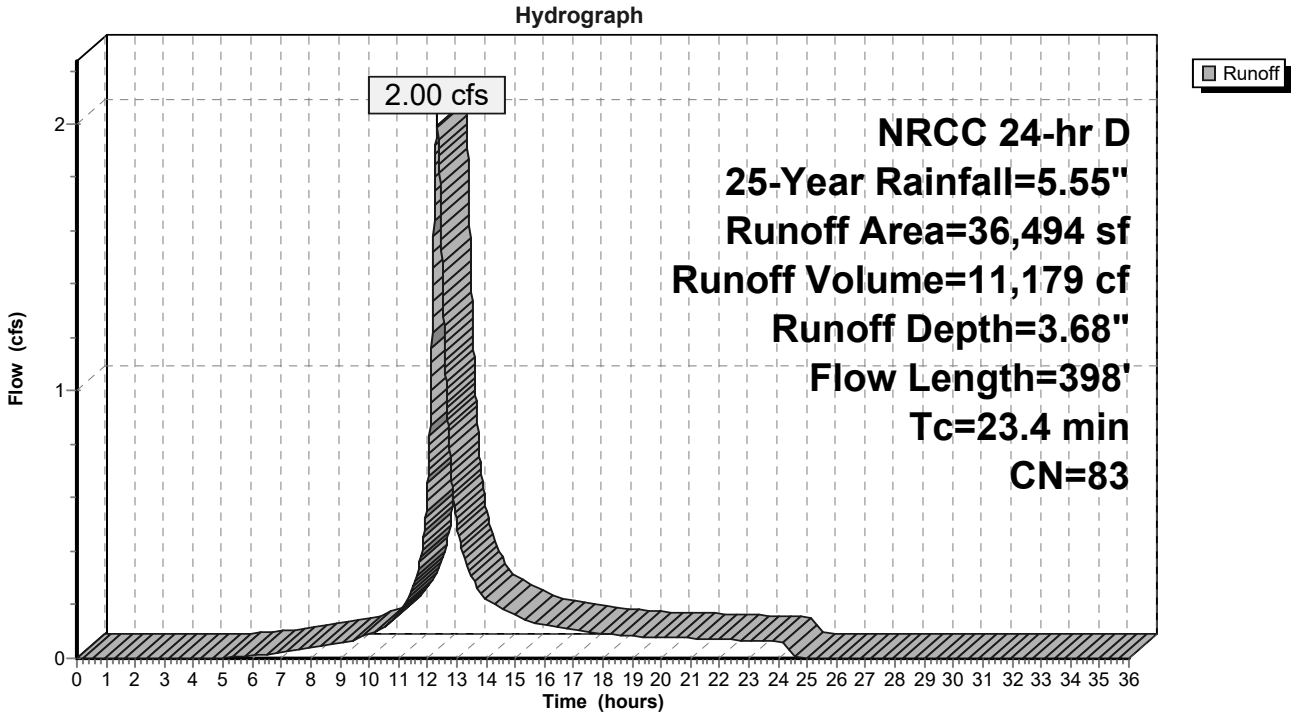
Runoff = 2.00 cfs @ 12.33 hrs, Volume= 11,179 cf, Depth= 3.68"
Routed to Pond ECB1 : Catch Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs
NRCC 24-hr D 25-Year Rainfall=5.55"

Area (sf)	CN	Description
1,098	98	Paved parking, HSG A
7,448	98	Paved parking, HSG D
1,429	39	>75% Grass cover, Good, HSG A
3,723	80	>75% Grass cover, Good, HSG D
215	77	Fallow, bare soil, HSG A
1,258	94	Fallow, bare soil, HSG D
1,680	98	Unconnected roofs, HSG A
202	98	Unconnected roofs, HSG D
3,241	98	Roofs, HSG D
1,036	30	Woods, Good, HSG A
15,164	77	Woods, Good, HSG D
36,494	83	Weighted Average
22,825		62.54% Pervious Area
13,669		37.46% Impervious Area
1,882		13.77% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.1	94	0.0051	0.76		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.00"
5.3	29	0.0605	0.09		**Sheet Flow, B-C** Woods: Light underbrush n= 0.400 P2= 3.00"
5.3	49	0.0246	0.16		**Sheet Flow, C-D** Grass: Short n= 0.150 P2= 3.00"
9.6	53	0.1800	0.09		**Sheet Flow, D-E** Woods: Dense underbrush n= 0.800 P2= 3.00" Using McCuen-Spiess flow length
0.8	51	0.1800	1.06		**Shallow Concentrated Flow, E-F** Forest w/Heavy Litter Kv= 2.5 fps
0.2	72	0.0973	6.33		**Shallow Concentrated Flow, F-G** Paved Kv= 20.3 fps
0.1	50	0.0100	7.60	9.33	**Pipe Channel, G-H** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.009 Corrugated PE, smooth interior
23.4	398	Total			

Subcatchment S4: Subcat 4



Summary for Pond ECB1: Catch Basin

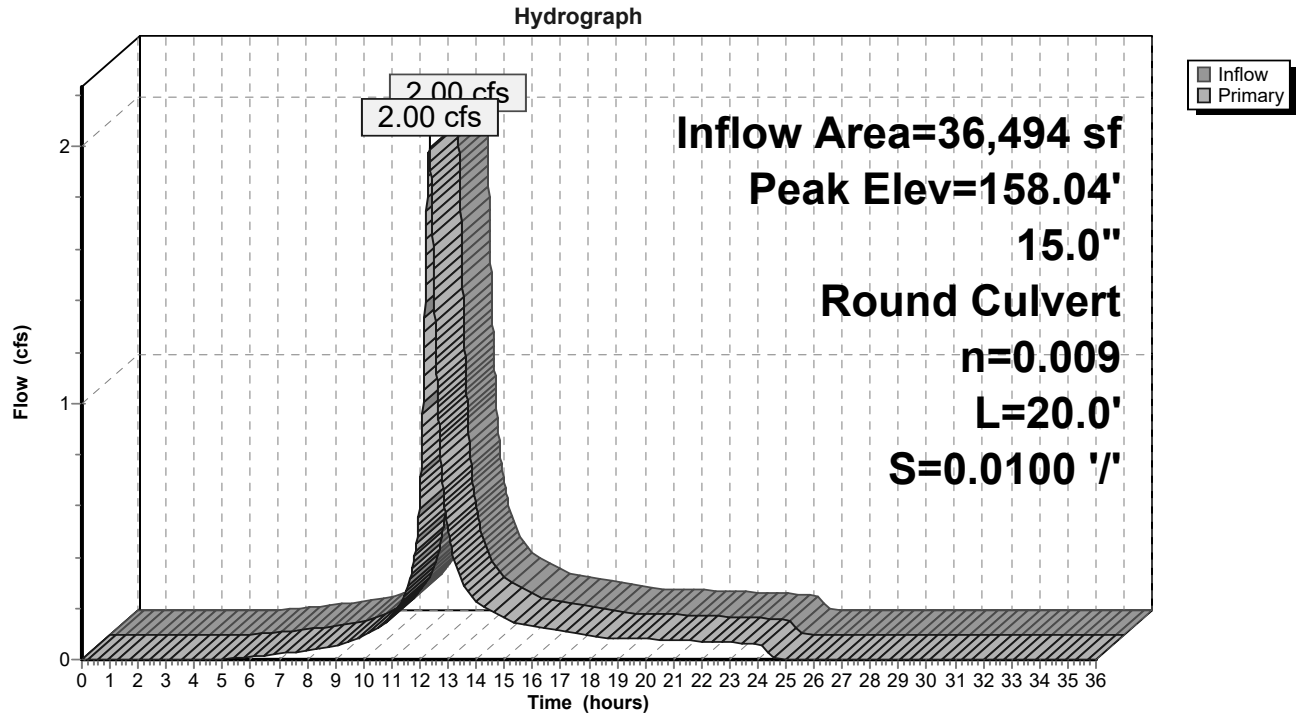
Inflow Area = 36,494 sf, 37.46% Impervious, Inflow Depth = 3.68" for 25-Year event
Inflow = 2.00 cfs @ 12.33 hrs, Volume= 11,179 cf
Outflow = 2.00 cfs @ 12.33 hrs, Volume= 11,179 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.00 cfs @ 12.33 hrs, Volume= 11,179 cf
Routed to Link POI3 : Entering City Stormdrains

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs
Peak Elev= 158.04' @ 12.33 hrs
Flood Elev= 160.91'

Device	Routing	Invert	Outlet Devices
#1	Primary	157.30'	**15.0" Round 15"_CPP Round** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 157.30' / 157.10' S= 0.0100 '/' Cc= 0.900 n= 0.009 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=1.99 cfs @ 12.33 hrs HW=158.04' TW=0.00' (Dynamic Tailwater)
↑**1=15"_CPP Round** (Barrel Controls 1.99 cfs @ 3.77 fps)

Pond ECB1: Catch Basin

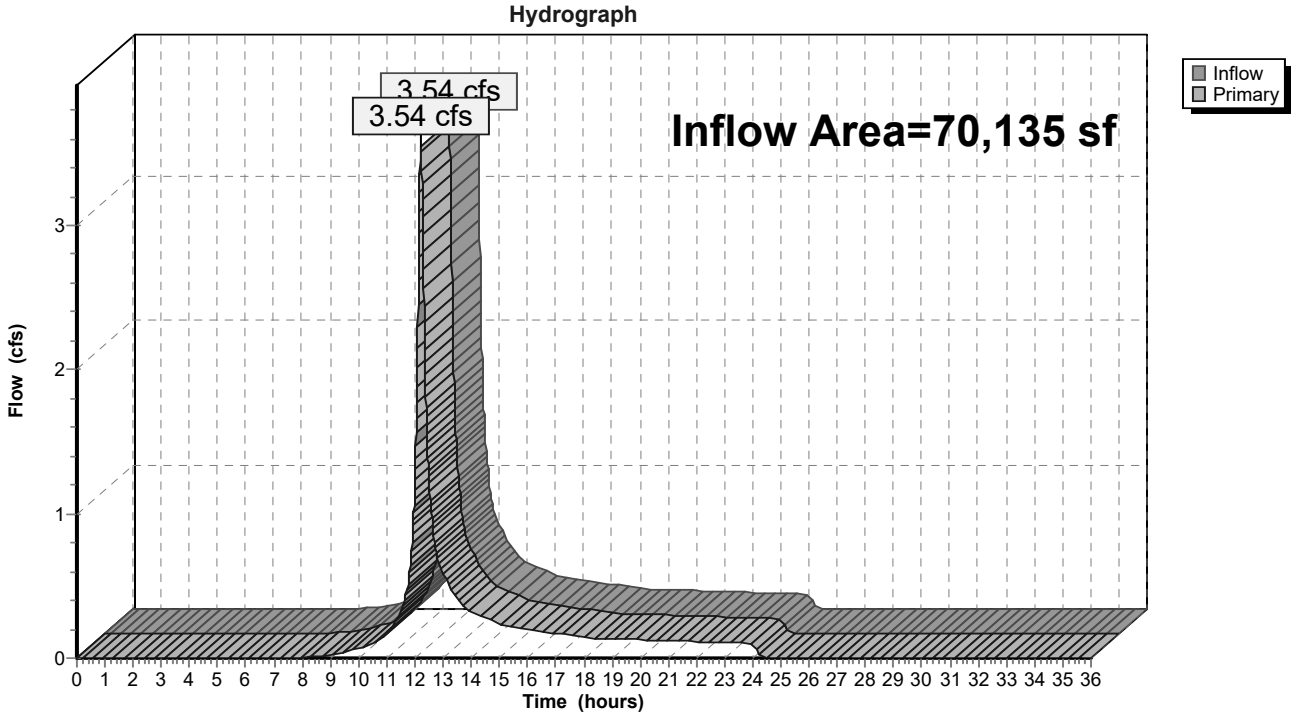


Summary for Link POI1: Entering City Stormdrains

Inflow Area = 70,135 sf, 37.91% Impervious, Inflow Depth = 2.54" for 25-Year event
Inflow = 3.54 cfs @ 12.20 hrs, Volume= 14,849 cf
Primary = 3.54 cfs @ 12.20 hrs, Volume= 14,849 cf, Atten= 0%, Lag= 0.0 min
Routed to Link TO-1 : Total Outflow (Pre-Development)

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs

Link POI1: Entering City Stormdrains

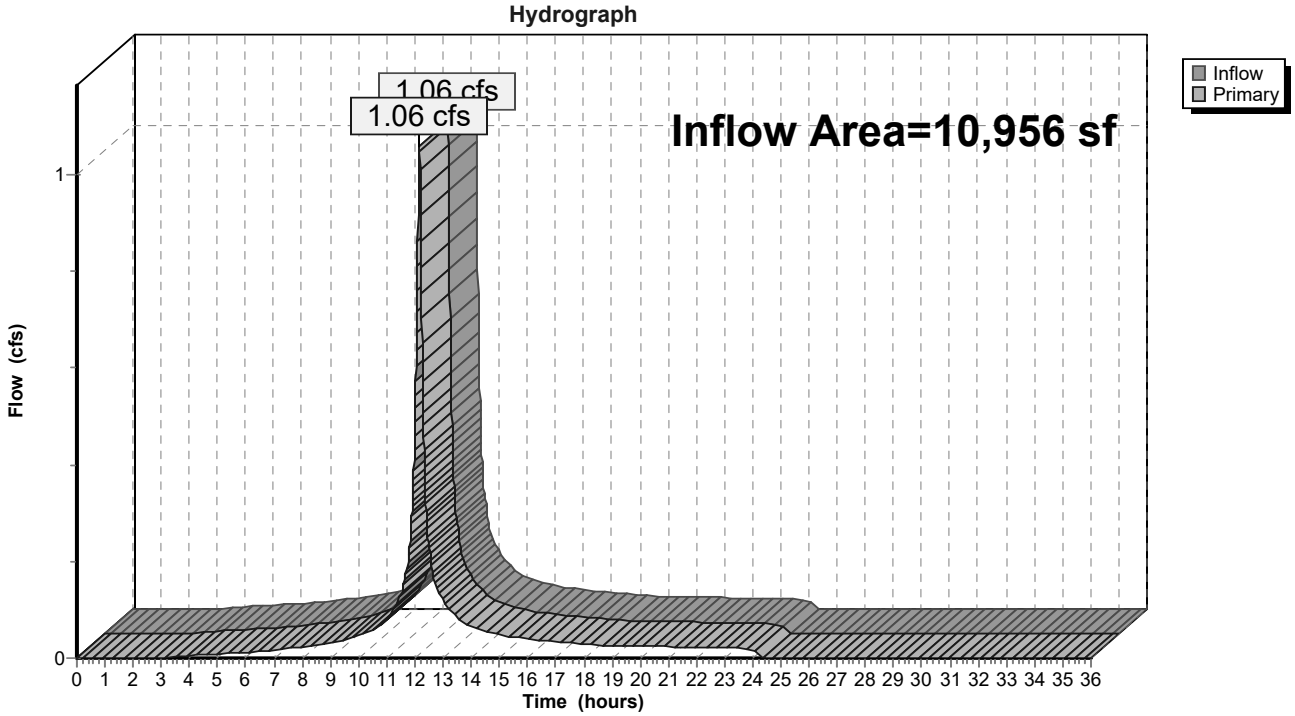


Summary for Link POI2: Entering City Stormdrains

Inflow Area = 10,956 sf, 53.61% Impervious, Inflow Depth = 4.41" for 25-Year event
Inflow = 1.06 cfs @ 12.16 hrs, Volume= 4,025 cf
Primary = 1.06 cfs @ 12.16 hrs, Volume= 4,025 cf, Atten= 0%, Lag= 0.0 min
Routed to Link TO-1 : Total Outflow (Pre-Development)

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs

Link POI2: Entering City Stormdrains

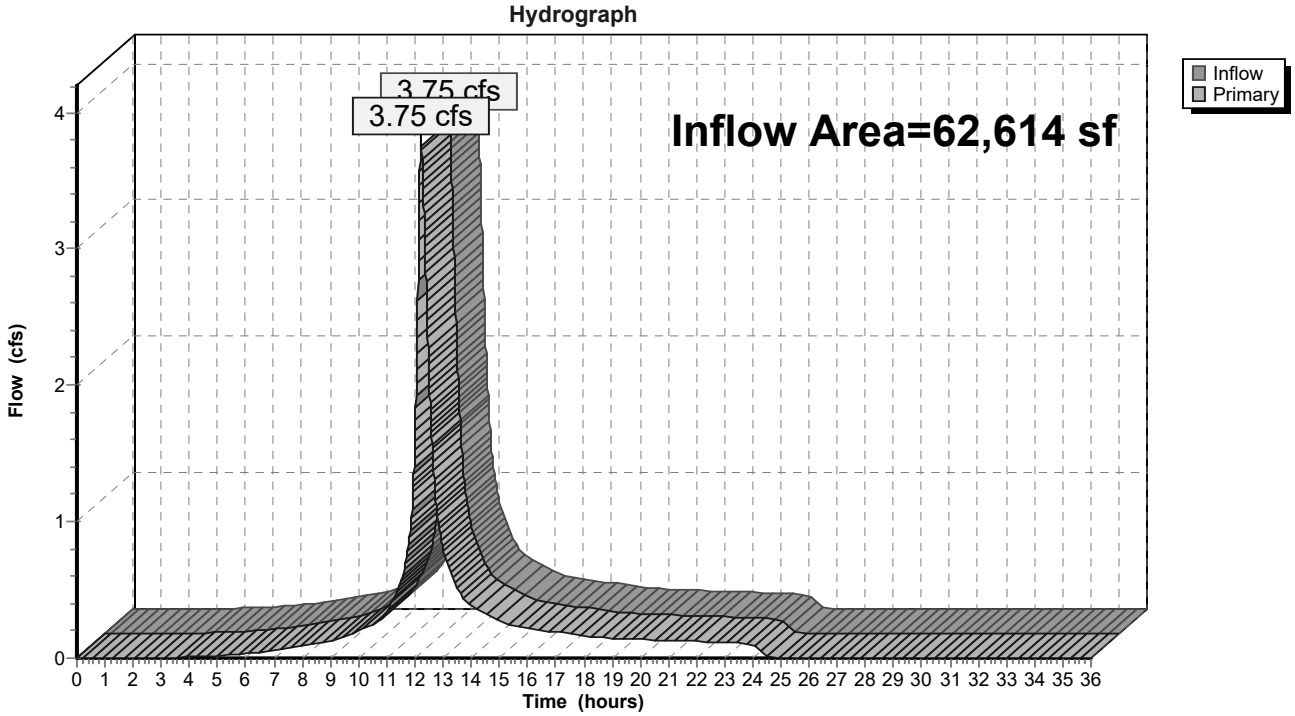


Summary for Link POI3: Entering City Stormdrains

Inflow Area = 62,614 sf, 43.94% Impervious, Inflow Depth = 3.94" for 25-Year event
Inflow = 3.75 cfs @ 12.21 hrs, Volume= 20,539 cf
Primary = 3.75 cfs @ 12.21 hrs, Volume= 20,539 cf, Atten= 0%, Lag= 0.0 min
Routed to Link TO-1 : Total Outflow (Pre-Development)

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs

Link POI3: Entering City Stormdrains

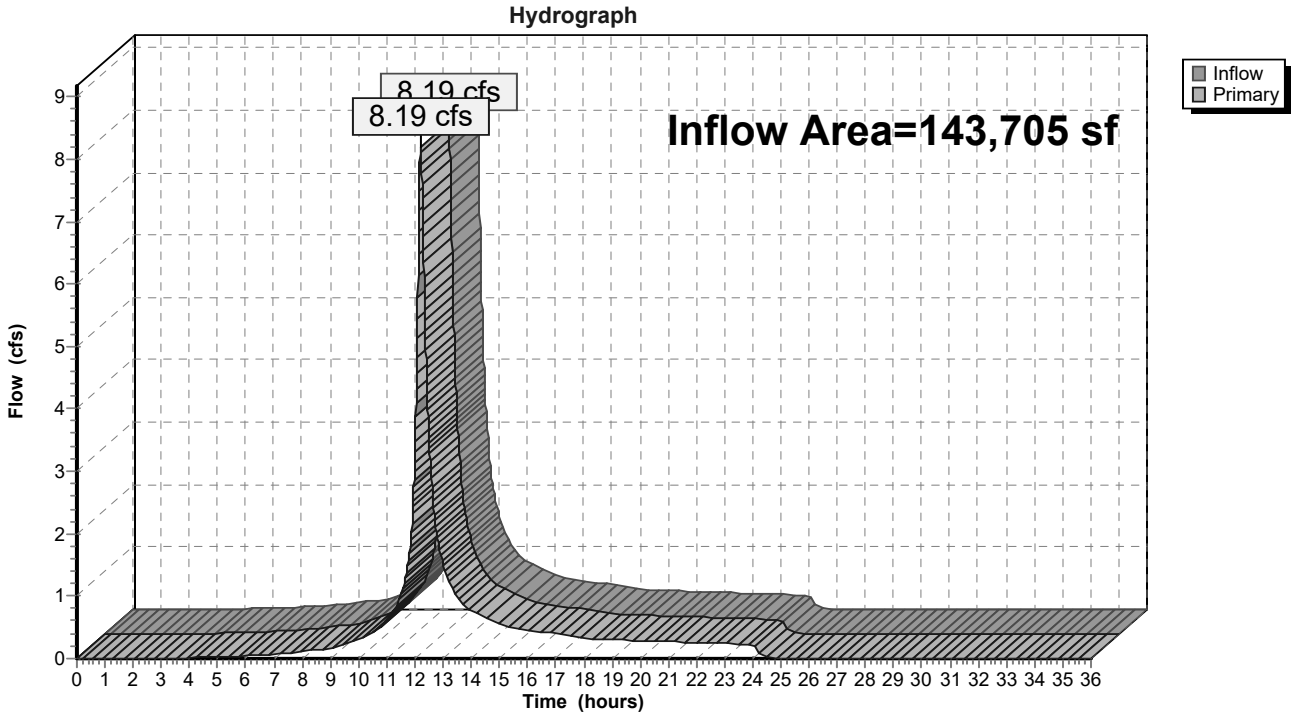


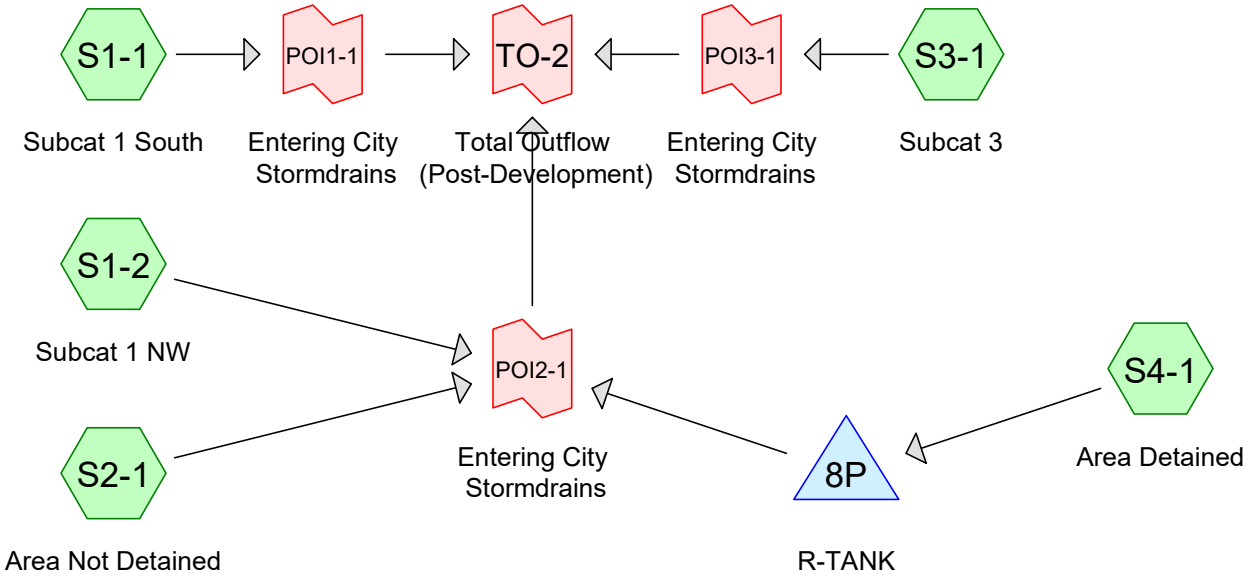
Summary for Link TO-1: Total Outflow (Pre-Development)

Inflow Area = 143,705 sf, 41.73% Impervious, Inflow Depth = 3.29" for 25-Year event
Inflow = 8.19 cfs @ 12.20 hrs, Volume= 39,413 cf
Primary = 8.19 cfs @ 12.20 hrs, Volume= 39,413 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs

Link TO-1: Total Outflow (Pre-Development)





Subcat Reach Pond Link

Routing Diagram for 4228-HCADModel, Revised 1/29/2024
Prepared by Gorrill Palmer Consulting Engs, Printed 8/27/2024
HydroCAD® 10.20-5a s/n 01265 © 2023 HydroCAD Software Solutions LLC

Time span=0.00-36.00 hrs, dt=0.0100 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment S1-1: Subcat 1 South Runoff Area=27,889 sf 86.24% Impervious Runoff Depth=2.16"
Flow Length=597' Tc=10.2 min CN=92 Runoff=1.27 cfs 5,023 cf

Subcatchment S1-2: Subcat 1 NW Runoff Area=24,098 sf 30.29% Impervious Runoff Depth=0.27"
Flow Length=523' Tc=10.7 min CN=58 Runoff=0.05 cfs 550 cf

Subcatchment S2-1: Area Not Detained Runoff Area=7,460 sf 80.11% Impervious Runoff Depth=2.35"
Tc=6.0 min CN=94 Runoff=0.42 cfs 1,461 cf

Subcatchment S3-1: Subcat 3 Runoff Area=27,121 sf 51.41% Impervious Runoff Depth=1.90"
Flow Length=303' Tc=10.9 min CN=89 Runoff=1.08 cfs 4,294 cf

Subcatchment S4-1: Area Detained Runoff Area=57,108 sf 86.18% Impervious Runoff Depth=2.45"
Tc=6.0 min CN=95 Runoff=3.33 cfs 11,657 cf

Pond 8P: R-TANK Peak Elev=157.87' Storage=3,281 cf Inflow=3.33 cfs 11,657 cf
Outflow=0.92 cfs 11,323 cf

Link POI1-1: Entering City Stormdrains Inflow=1.27 cfs 5,023 cf
Primary=1.27 cfs 5,023 cf

Link POI2-1: Entering City Stormdrains Inflow=1.25 cfs 13,334 cf
Primary=1.25 cfs 13,334 cf

Link POI3-1: Entering City Stormdrains Inflow=1.08 cfs 4,294 cf
Primary=1.08 cfs 4,294 cf

Link TO-2: Total Outflow (Post-Development) Inflow=3.57 cfs 22,650 cf
Primary=3.57 cfs 22,650 cf

Total Runoff Area = 143,676 sf Runoff Volume = 22,984 cf Average Runoff Depth = 1.92"
30.06% Pervious = 43,190 sf 69.94% Impervious = 100,486 sf

Time span=0.00-36.00 hrs, dt=0.0100 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment S1-1: Subcat 1 South Runoff Area=27,889 sf 86.24% Impervious Runoff Depth=3.53"
Flow Length=597' Tc=10.2 min CN=92 Runoff=2.02 cfs 8,213 cf

Subcatchment S1-2: Subcat 1 NW Runoff Area=24,098 sf 30.29% Impervious Runoff Depth=0.87"
Flow Length=523' Tc=10.7 min CN=58 Runoff=0.37 cfs 1,746 cf

Subcatchment S2-1: Area Not Detained Runoff Area=7,460 sf 80.11% Impervious Runoff Depth=3.75"
Tc=6.0 min CN=94 Runoff=0.66 cfs 2,329 cf

Subcatchment S3-1: Subcat 3 Runoff Area=27,121 sf 51.41% Impervious Runoff Depth=3.23"
Flow Length=303' Tc=10.9 min CN=89 Runoff=1.79 cfs 7,297 cf

Subcatchment S4-1: Area Detained Runoff Area=57,108 sf 86.18% Impervious Runoff Depth=3.86"
Tc=6.0 min CN=95 Runoff=5.09 cfs 18,348 cf

Pond 8P: R-TANK Peak Elev=158.57' Storage=5,075 cf Inflow=5.09 cfs 18,348 cf
Outflow=1.21 cfs 18,014 cf

Link POI1-1: Entering City Stormdrains Inflow=2.02 cfs 8,213 cf
Primary=2.02 cfs 8,213 cf

Link POI2-1: Entering City Stormdrains Inflow=2.02 cfs 22,090 cf
Primary=2.02 cfs 22,090 cf

Link POI3-1: Entering City Stormdrains Inflow=1.79 cfs 7,297 cf
Primary=1.79 cfs 7,297 cf

Link TO-2: Total Outflow (Post-Development) Inflow=5.81 cfs 37,600 cf
Primary=5.81 cfs 37,600 cf

Total Runoff Area = 143,676 sf Runoff Volume = 37,935 cf Average Runoff Depth = 3.17"
30.06% Pervious = 43,190 sf 69.94% Impervious = 100,486 sf

Time span=0.00-36.00 hrs, dt=0.0100 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment S1-1: Subcat 1 South Runoff Area=27,889 sf 86.24% Impervious Runoff Depth=4.63"
Flow Length=597' Tc=10.2 min CN=92 Runoff=2.61 cfs 10,755 cf

Subcatchment S1-2: Subcat 1 NW Runoff Area=24,098 sf 30.29% Impervious Runoff Depth=1.48"
Flow Length=523' Tc=10.7 min CN=58 Runoff=0.70 cfs 2,979 cf

Subcatchment S2-1: Area Not Detained Runoff Area=7,460 sf 80.11% Impervious Runoff Depth=4.85"
Tc=6.0 min CN=94 Runoff=0.84 cfs 3,016 cf

Subcatchment S3-1: Subcat 3 Runoff Area=27,121 sf 51.41% Impervious Runoff Depth=4.30"
Flow Length=303' Tc=10.9 min CN=89 Runoff=2.35 cfs 9,719 cf

Subcatchment S4-1: Area Detained Runoff Area=57,108 sf 86.18% Impervious Runoff Depth=4.96"
Tc=6.0 min CN=95 Runoff=6.46 cfs 23,628 cf

Pond 8P: R-TANK Peak Elev=159.15' Storage=6,571 cf Inflow=6.46 cfs 23,628 cf
Outflow=1.41 cfs 23,293 cf

Link POI1-1: Entering City Stormdrains Inflow=2.61 cfs 10,755 cf
Primary=2.61 cfs 10,755 cf

Link POI2-1: Entering City Stormdrains Inflow=2.68 cfs 29,287 cf
Primary=2.68 cfs 29,287 cf

Link POI3-1: Entering City Stormdrains Inflow=2.35 cfs 9,719 cf
Primary=2.35 cfs 9,719 cf

Link TO-2: Total Outflow (Post-Development) Inflow=7.61 cfs 49,762 cf
Primary=7.61 cfs 49,762 cf

Total Runoff Area = 143,676 sf Runoff Volume = 50,096 cf Average Runoff Depth = 4.18"
30.06% Pervious = 43,190 sf 69.94% Impervious = 100,486 sf

Summary for Subcatchment S1-1: Subcat 1 South

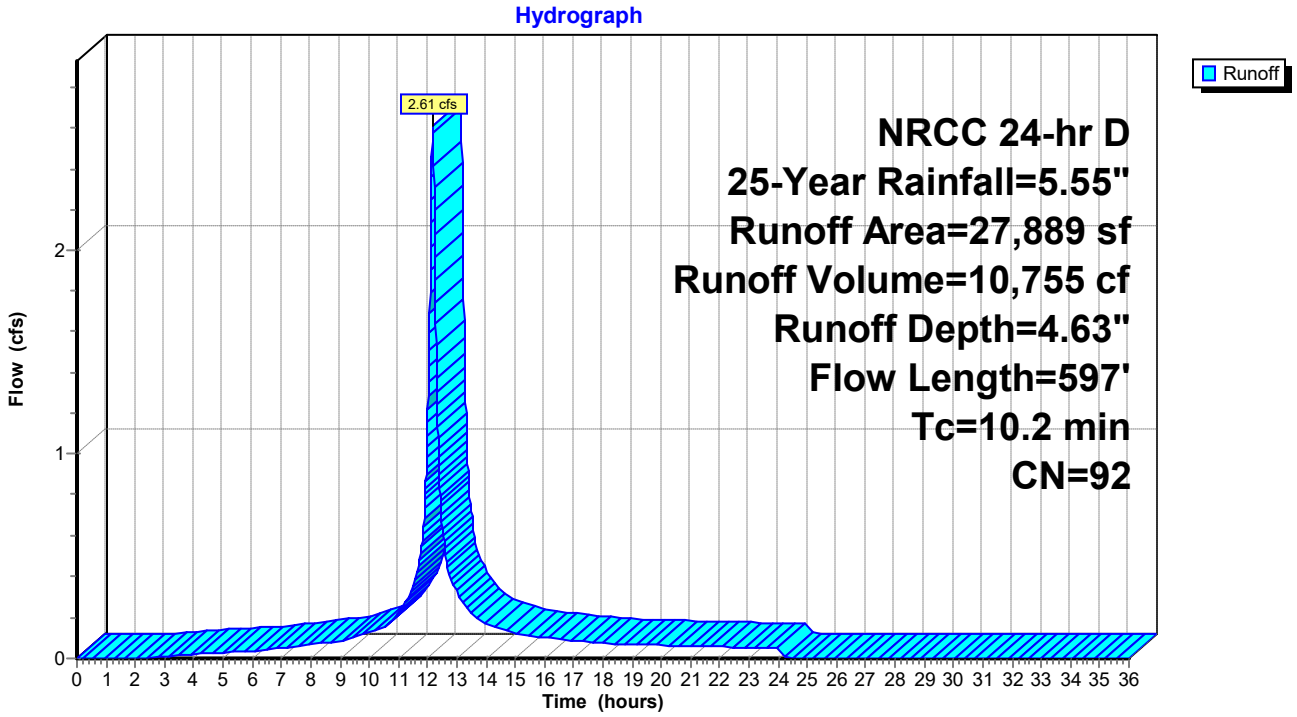
Runoff = 2.61 cfs @ 12.17 hrs, Volume= 10,755 cf, Depth= 4.63"
Routed to Link POI1-1 : Entering City Stormdrains

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs
NRCC 24-hr D 25-Year Rainfall=5.55"

Area (sf)	CN	Description
12,867	98	Paved parking, HSG A
7,890	98	Paved parking, HSG D
2,107	39	>75% Grass cover, Good, HSG A
1,730	80	>75% Grass cover, Good, HSG D
3,295	98	Unconnected roofs, HSG A
27,889	92	Weighted Average
3,837		13.76% Pervious Area
24,052		86.24% Impervious Area
3,295		13.70% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	105	0.0250	0.18		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.00" Using McCuen-Spiess flow length
0.6	492	0.0500	14.65	11.51	**Pipe Channel, B-C** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.009 Corrugated PE, smooth interior
10.2	597	Total			

Subcatchment S1-1: Subcat 1 South



Summary for Subcatchment S1-2: Subcat 1 NW

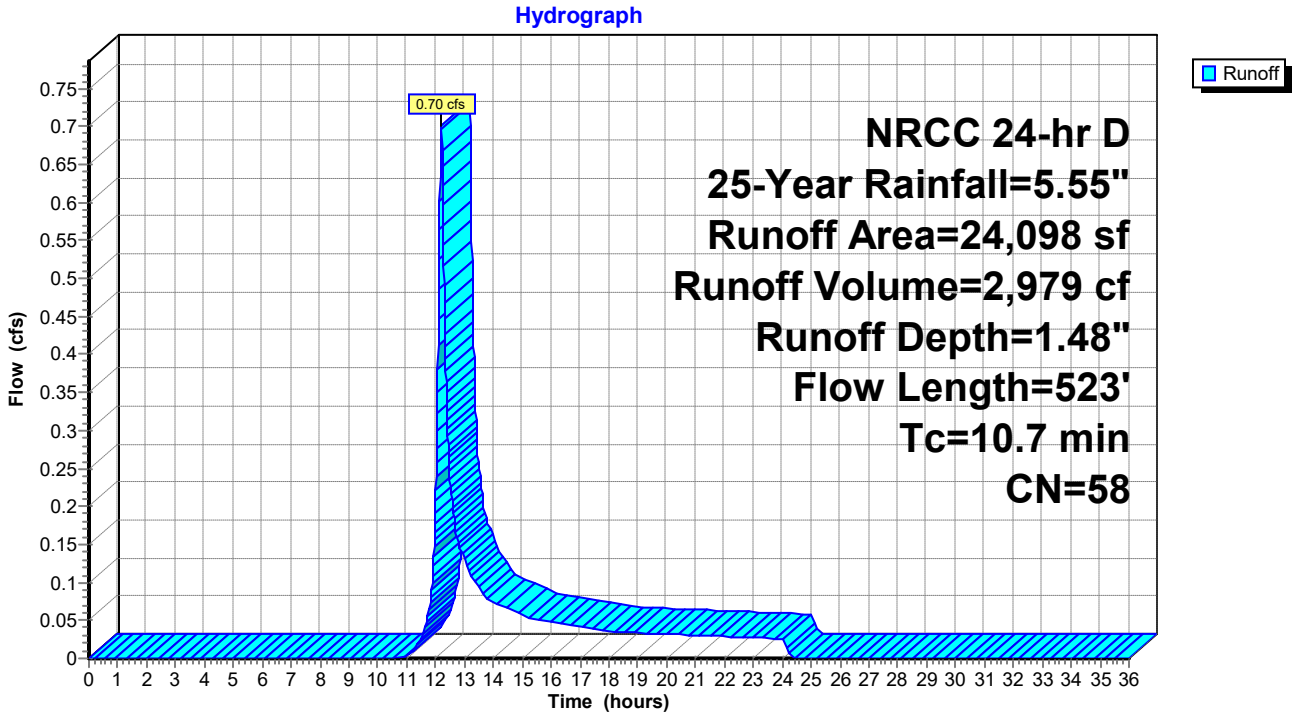
Runoff = 0.70 cfs @ 12.19 hrs, Volume= 2,979 cf, Depth= 1.48"
Routed to Link POI2-1 : Entering City Stormdrains

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs
NRCC 24-hr D 25-Year Rainfall=5.55"

Area (sf)	CN	Description
2,223	98	Paved parking, HSG A
16,156	39	>75% Grass cover, Good, HSG A
643	80	>75% Grass cover, Good, HSG D
5,076	98	Unconnected roofs, HSG A
24,098	58	Weighted Average
16,799		69.71% Pervious Area
7,299		30.29% Impervious Area
5,076		69.54% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	72	0.0118	0.12		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.00" Using McCuen-Spiess flow length
0.8	84	0.0154	1.86		**Shallow Concentrated Flow, B-C** Grassed Waterway Kv= 15.0 fps
0.3	367	0.0750	17.94	14.09	**Pipe Channel, C-D** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.009 Corrugated PE, smooth interior
10.7	523	Total			

Subcatchment S1-2: Subcat 1 NW



Summary for Subcatchment S2-1: Area Not Detained

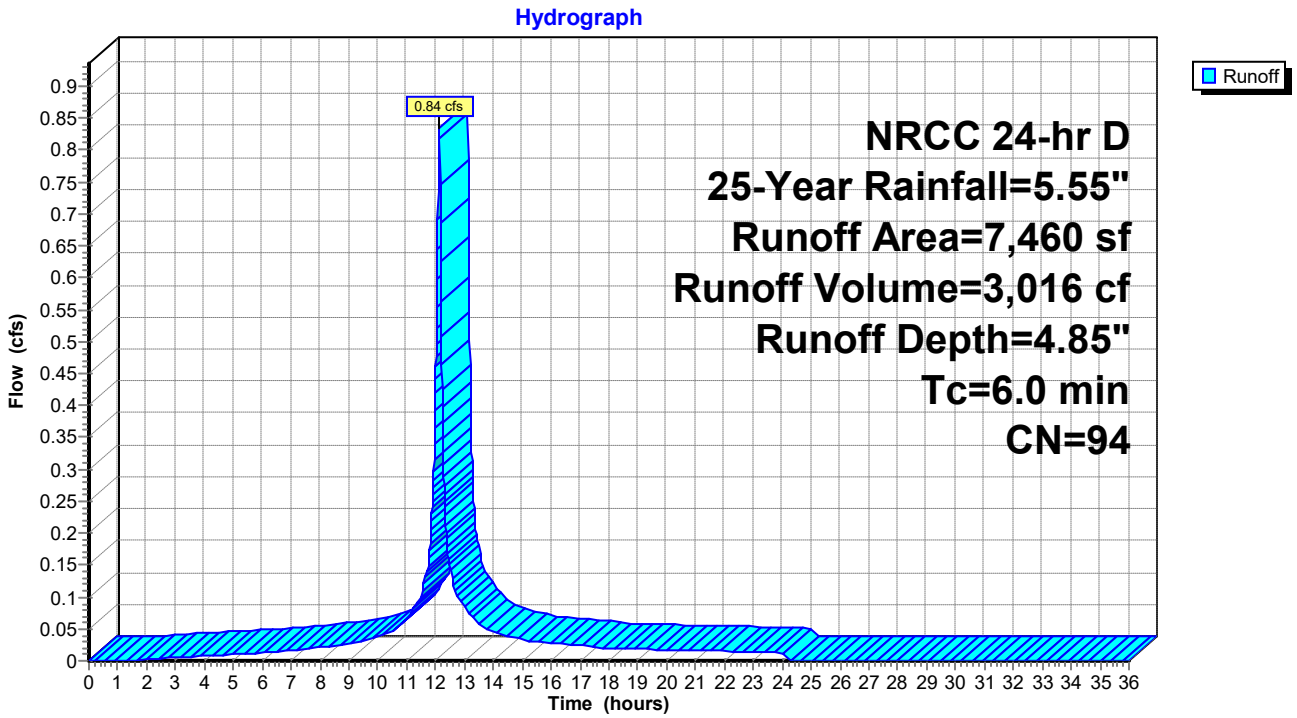
Runoff = 0.84 cfs @ 12.13 hrs, Volume= 3,016 cf, Depth= 4.85"
Routed to Link POI2-1 : Entering City Stormdrains

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs
NRCC 24-hr D 25-Year Rainfall=5.55"

Area (sf)	CN	Description
5,976	98	Paved parking, HSG D
1,463	80	>75% Grass cover, Good, HSG D
21	94	Newly graded area or bare soil, HSG D
7,460	94	Weighted Average
1,484		19.89% Pervious Area
5,976		80.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Assumed minimum**

Subcatchment S2-1: Area Not Detained



Summary for Subcatchment S3-1: Subcat 3

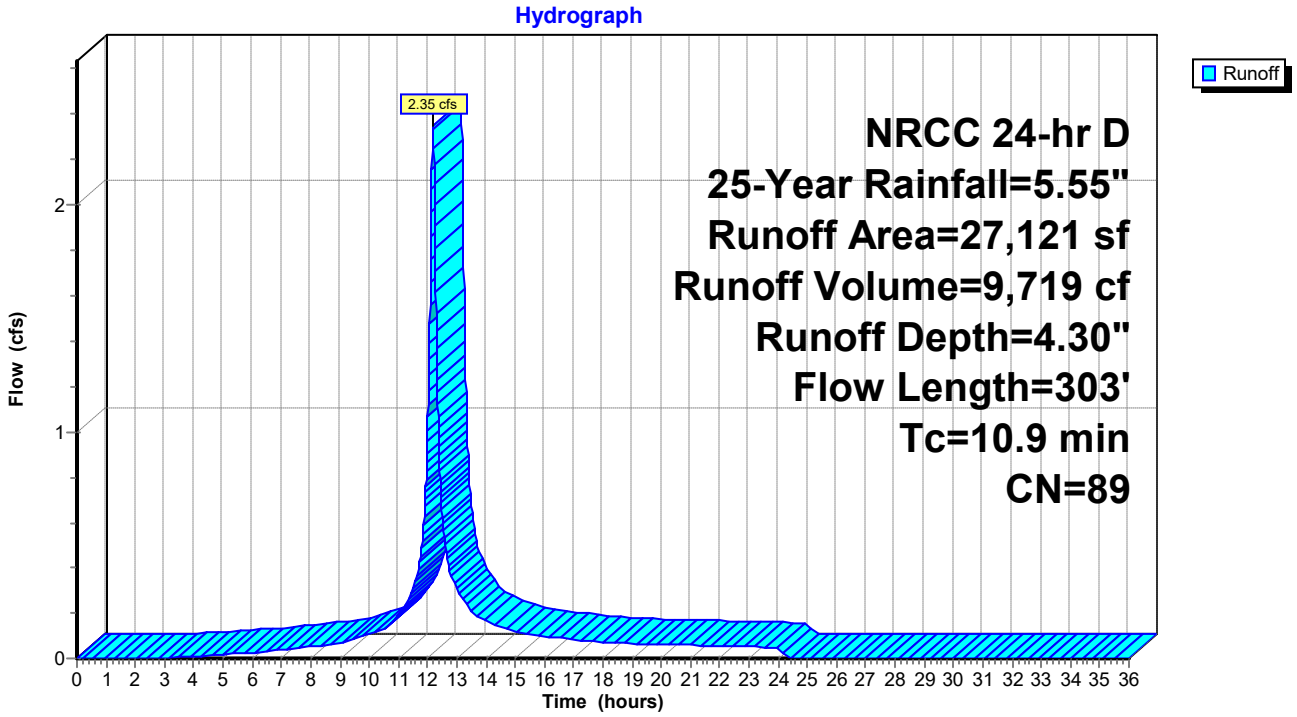
Runoff = 2.35 cfs @ 12.18 hrs, Volume= 9,719 cf, Depth= 4.30"
Routed to Link POI3-1 : Entering City Stormdrains

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs
NRCC 24-hr D 25-Year Rainfall=5.55"

Area (sf)	CN	Description
165	98	Paved parking, HSG A
4,801	98	Paved parking, HSG D
944	39	>75% Grass cover, Good, HSG A
6,764	80	>75% Grass cover, Good, HSG D
3,002	94	Newly graded area or bare soil, HSG D
1,032	98	Unconnected roofs, HSG A
7,945	98	Unconnected roofs, HSG D
2,468	77	Woods, Good, HSG D
27,121	89	Weighted Average
13,178		48.59% Pervious Area
13,943		51.41% Impervious Area
8,977		64.38% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	41	0.1098	0.07		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00" Using McCuen-Spiess flow length
1.0	205	0.1114	3.34		**Shallow Concentrated Flow, B-C** Nearly Bare & Untilled Kv= 10.0 fps
0.3	57	0.0328	3.68		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
10.9	303	Total			

Subcatchment S3-1: Subcat 3



Summary for Subcatchment S4-1: Area Detained

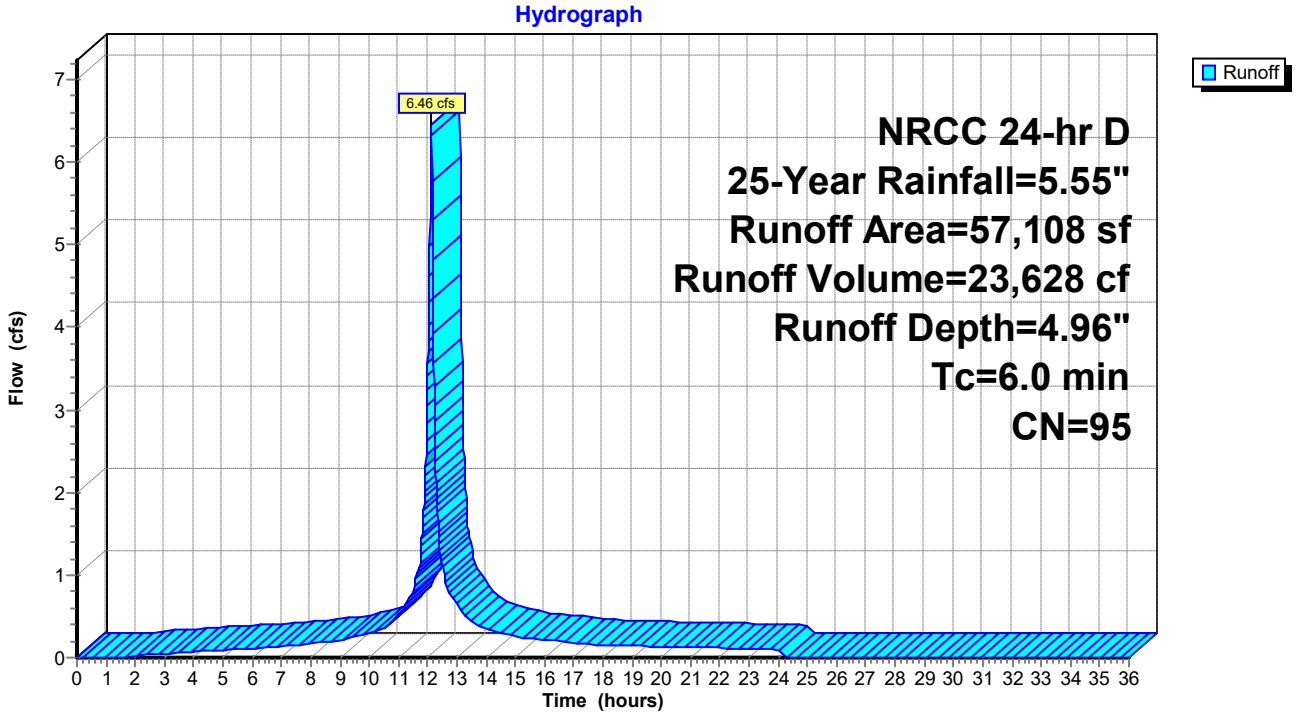
Runoff = 6.46 cfs @ 12.13 hrs, Volume= 23,628 cf, Depth= 4.96"
Routed to Pond 8P : R-TANK

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs
NRCC 24-hr D 25-Year Rainfall=5.55"

Area (sf)	CN	Description
6,908	98	Paved parking, HSG A
17,898	98	Paved parking, HSG D
1,117	39	>75% Grass cover, Good, HSG A
6,775	80	>75% Grass cover, Good, HSG D
24,410	98	Roofs, HSG D
57,108	95	Weighted Average
7,892		13.82% Pervious Area
49,216		86.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Assumed minimum**

Subcatchment S4-1: Area Detained



Summary for Pond 8P: R-TANK

Inflow Area = 57,108 sf, 86.18% Impervious, Inflow Depth = 4.96" for 25-Year event
Inflow = 6.46 cfs @ 12.13 hrs, Volume= 23,628 cf
Outflow = 1.41 cfs @ 12.39 hrs, Volume= 23,293 cf, Atten= 78%, Lag= 15.7 min
Primary = 1.41 cfs @ 12.39 hrs, Volume= 23,293 cf
Routed to Link POI2-1 : Entering City Stormdrains

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs
Peak Elev= 159.15' @ 12.39 hrs Surf.Area= 2,940 sf Storage= 6,571 cf

Plug-Flow detention time= 74.4 min calculated for 23,286 cf (99% of inflow)
Center-of-Mass det. time= 65.3 min (836.8 - 771.6)

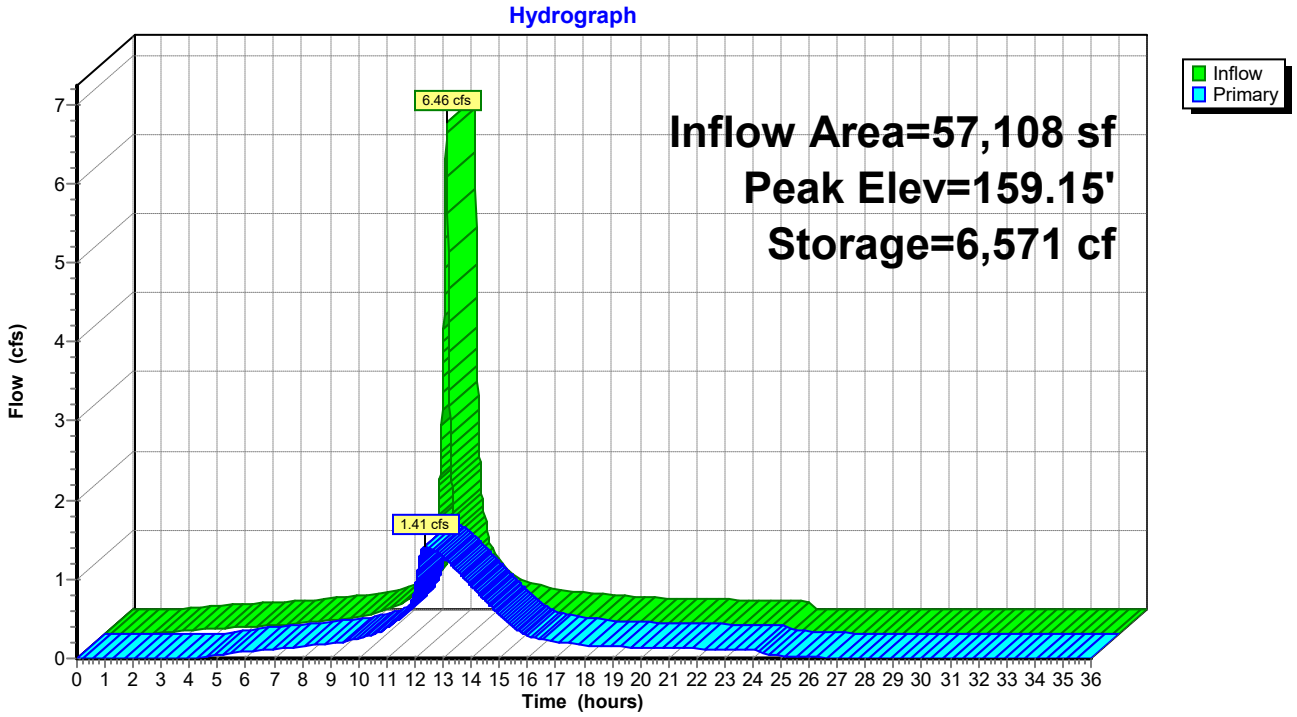
Volume	Invert	Avail.Storage	Storage Description
#1A	156.45'	1,952 cf	**66.99'W x 43.88'L x 4.07'H Field A** 11,968 cf Overall - 7,088 cf Embedded = 4,881 cf x 40.0% Voids
#2A	156.70'	6,733 cf	**Ferguson R-Tank HD 2** x 816 Inside #1 Inside= 15.7"W x 33.9"H => 3.52 sf x 2.35'L = 8.3 cf Outside= 15.7"W x 33.9"H => 3.70 sf x 2.35'L = 8.7 cf 816 Chambers in 48 Rows
		8,686 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	156.70'	**12.0" Round 12"_HDPE Round** L= 27.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 156.70' / 156.57' S= 0.0048 '/' Cc= 0.900 n= 0.009 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	156.67'	**6.0" Vert. Low-Level Orifice** C= 0.600 Limited to weir flow at low heads
#3	Primary	159.25'	**6.00' long x 0.50' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=1.41 cfs @ 12.39 hrs HW=159.15' TW=0.00' (Dynamic Tailwater)
- **1=12"_HDPE Round** (Passes 1.41 cfs of 5.29 cfs potential flow)
  - **2=Low-Level Orifice** (Orifice Controls 1.41 cfs @ 7.20 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 8P: R-TANK

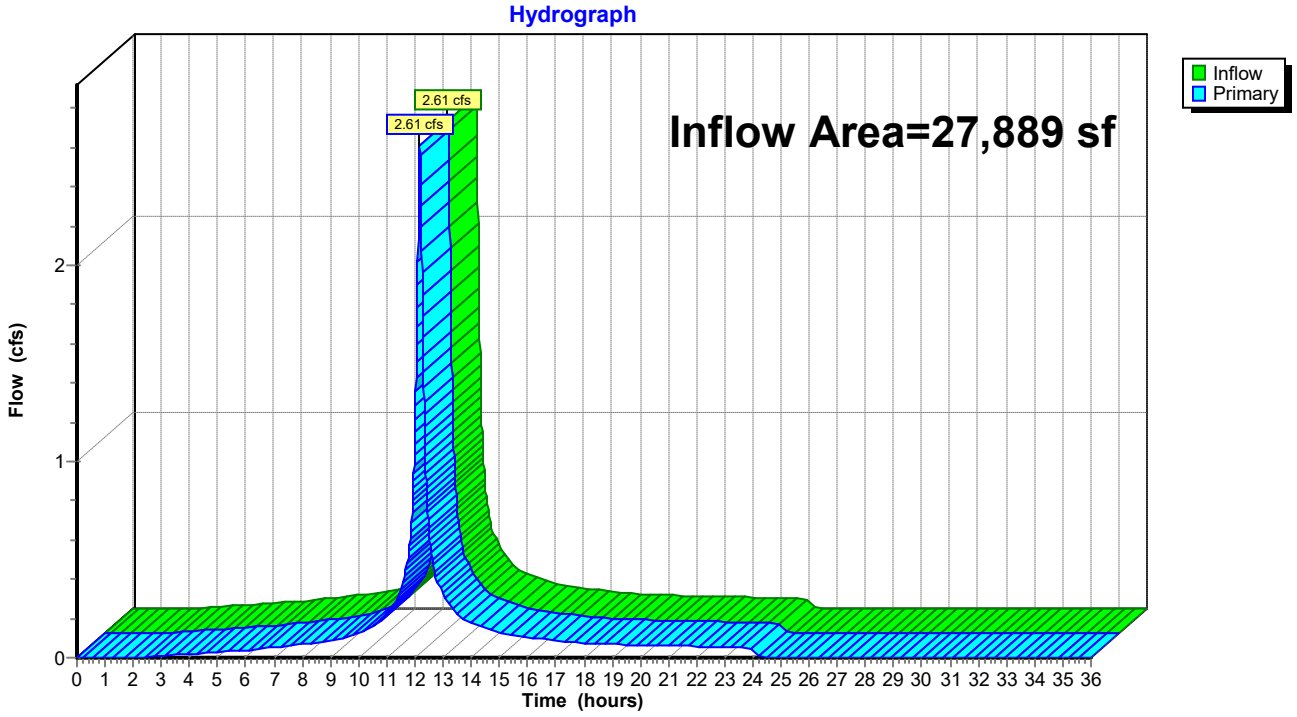


Summary for Link POI1-1: Entering City Stormdrains

Inflow Area = 27,889 sf, 86.24% Impervious, Inflow Depth = 4.63" for 25-Year event
Inflow = 2.61 cfs @ 12.17 hrs, Volume= 10,755 cf
Primary = 2.61 cfs @ 12.17 hrs, Volume= 10,755 cf, Atten= 0%, Lag= 0.0 min
Routed to Link TO-2 : Total Outflow (Post-Development)

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs

Link POI1-1: Entering City Stormdrains

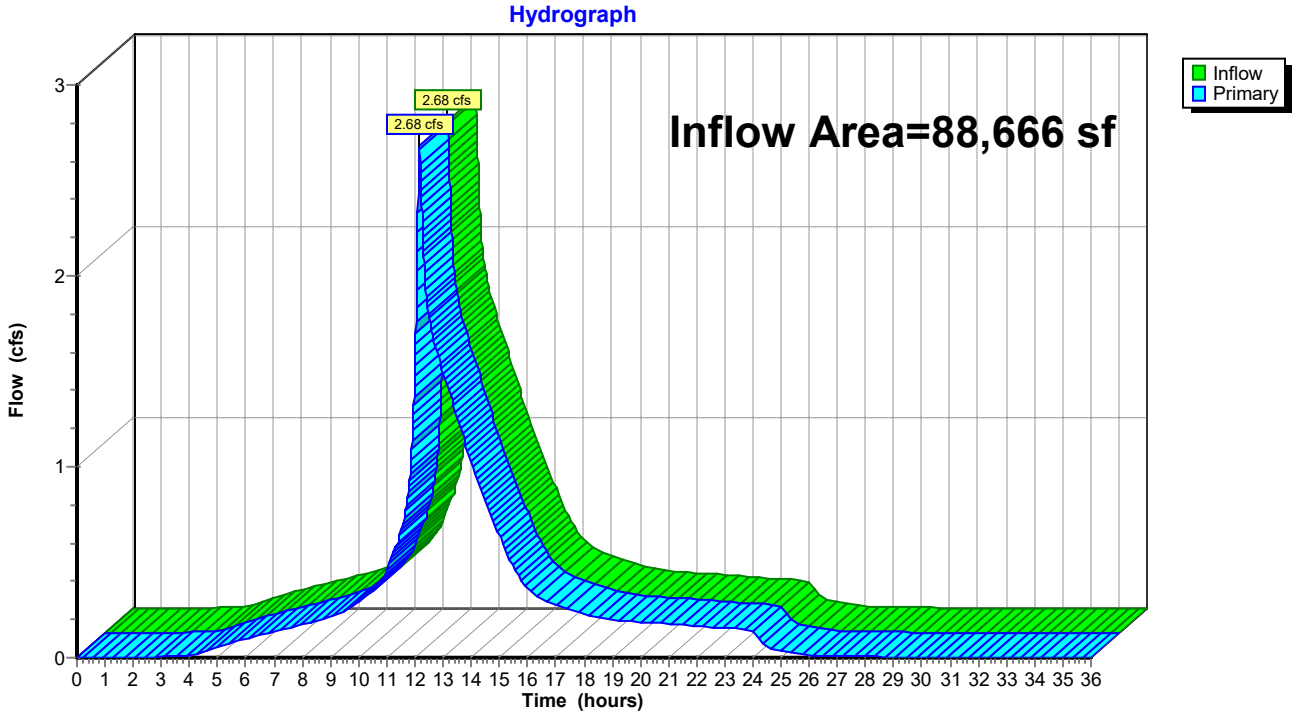


Summary for Link POI2-1: Entering City Stormdrains

Inflow Area = 88,666 sf, 70.48% Impervious, Inflow Depth > 3.96" for 25-Year event
Inflow = 2.68 cfs @ 12.16 hrs, Volume= 29,287 cf
Primary = 2.68 cfs @ 12.16 hrs, Volume= 29,287 cf, Atten= 0%, Lag= 0.0 min
Routed to Link TO-2 : Total Outflow (Post-Development)

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs

Link POI2-1: Entering City Stormdrains

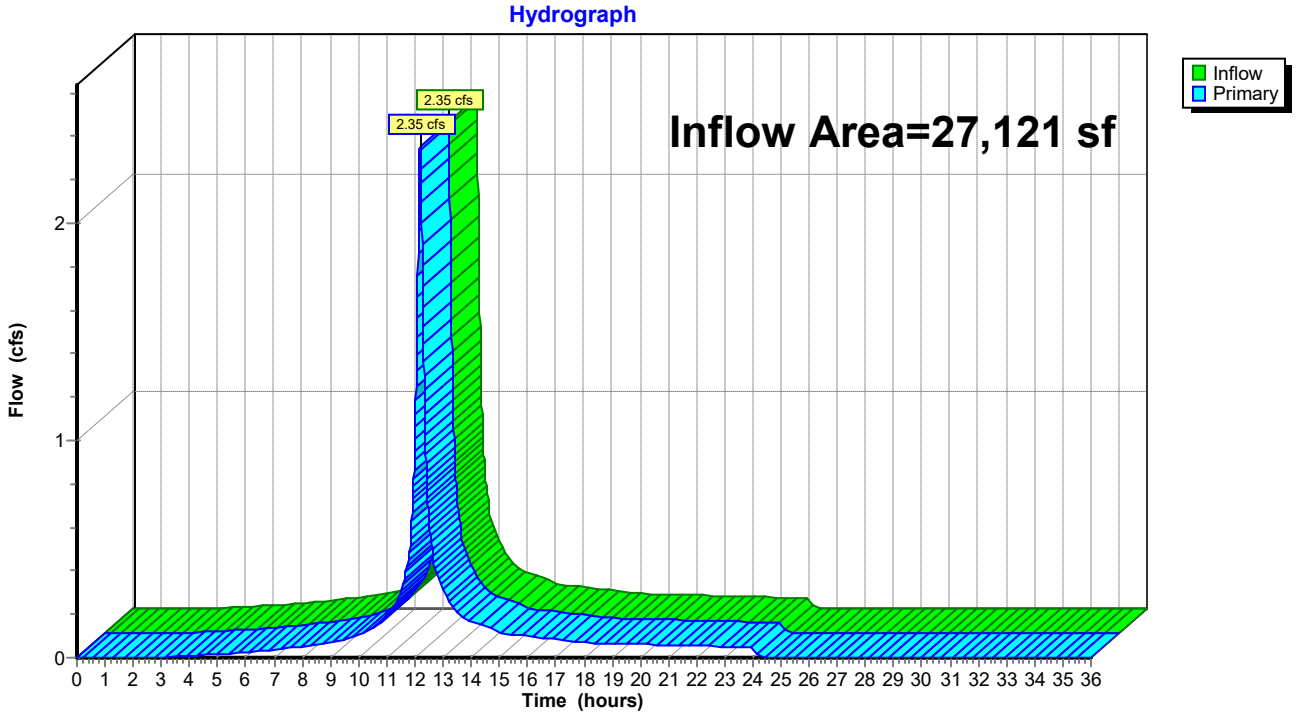


Summary for Link POI3-1: Entering City Stormdrains

Inflow Area = 27,121 sf, 51.41% Impervious, Inflow Depth = 4.30" for 25-Year event
Inflow = 2.35 cfs @ 12.18 hrs, Volume= 9,719 cf
Primary = 2.35 cfs @ 12.18 hrs, Volume= 9,719 cf, Atten= 0%, Lag= 0.0 min
Routed to Link TO-2 : Total Outflow (Post-Development)

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs

Link POI3-1: Entering City Stormdrains

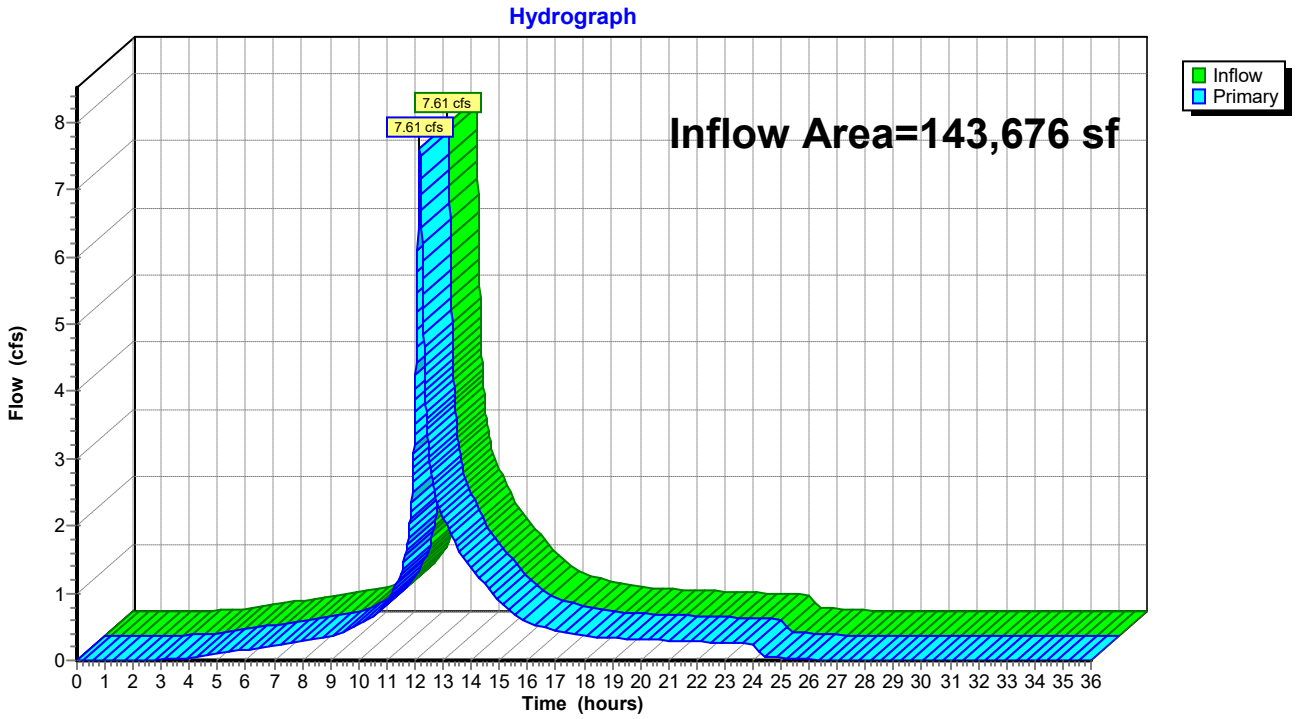


Summary for Link TO-2: Total Outflow (Post-Development)

Inflow Area = 143,676 sf, 69.94% Impervious, Inflow Depth > 4.16" for 25-Year event
Inflow = 7.61 cfs @ 12.17 hrs, Volume= 49,762 cf
Primary = 7.61 cfs @ 12.17 hrs, Volume= 49,762 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs

Link TO-2: Total Outflow (Post-Development)



ATTACHMENT F

SECTION 14

BASIC STANDARDS
EROSION AND SEDIMENTATION CONTROL REPORT

AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET & 261 MAIN STREET
AUBURN, MAINE

Prepared for
Auburn Town Center Apartments, LLC
799 Washington Street
Auburn, ME 04210

Prepared by

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207.772.2515

September 2025

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Attachments

Attachment A – Typical Seeding Plan

Attachment B – Operations and Maintenance Manual

SECTION 14

EROSION AND SEDIMENTATION CONTROL BASIC STANDARDS

14.1 Overview

Gorrill Palmer has been retained by [client] to prepare local and state permit applications for a residential development to be located at 15 Academy Street in Auburn, Maine. The project site is 1.42 acres spread across two parcels shown on Auburn's Tax Map 230 as Lot 132 and Tax Map 231 as Lot 04.

This narrative contains the general erosion and sedimentation control measures which are appropriate for the construction of this project. Erosion and sedimentation control plans and details are included in the project plans.

14.2 Narrative

Existing Conditions and Soil Types

The site is currently partially developed and functions as an unpaved parking lot. Abutting land uses are mostly residential, with small amounts of commercial and office uses mixed in. The topography of the project site slopes downhill from West to East, dropping from elevation 190 feet to around elevation 160 feet. Slopes in the area range from approximately 0.0% to 25%.

Soil information was retrieved from publicly available data published by the Natural Resource Conservation Service via their Web Soil Survey (WSS) online application. The WSS identified two soil types in the area, which are summarized in the table below:

Soil Description	Map Symbol	Hydrological Soil Group
Made Land, Loamy Materials	Md	D
Adams Loamy Sand, 0-8% Slopes	AaB	A

Existing Erosion Problems

Gorrill Palmer is not aware of any existing erosion problems onsite.

Protected Natural Resources

Gorrill Palmer is not aware of any protected natural resources onsite.

Critical Areas

Critical areas that would require special attention during construction include areas near the westerly and northerly property line where a large retaining wall is to be built. There is a relatively short distance between the proposed wall and structures on abutting properties. This makes these areas critical areas because if an erosion problem develops during construction, it could damage those abutting structures.

14.3 Erosion Control Measures and Site Stabilization

The primary emphasis of the erosion/sedimentation control plan, which will be implemented for this project, is as follows:

- Development of a careful construction sequence.
- Rapid revegetation of denuded areas to minimize the period of soil exposure.
- Rapid stabilization of drainage paths to avoid rill and gully erosion.
- The use of on-site measures to capture sediment (sedimentation basins, hay bales/stone check dams/silt fence, etc.)

The following temporary and permanent erosion and sediment control devices are anticipated to be implemented as part of the site development. These devices shall be installed as indicated on the plans or as described within this report. For further reference, see the latest edition of the Maine Erosion and Sediment Control Practices Field Guide for Contractors.

A. Pollution Prevention

Minimize disturbed areas and protect natural downgradient buffer areas to the greatest extent practicable. The maximum winter open area will be considered what the contractor can mulch in one day. Control stormwater volume and velocity within the site to minimize soil erosion. Minimize the disturbance of steep slopes. Control stormwater discharges, including both peak flow rates and volume, to minimize erosion at outlets. The discharge may not result in erosion of any open drainage channels, swales, stream channels or stream banks, upland, or coastal or freshwater wetlands off the project site.

Whenever practicable, no disturbance activities should take place within 50 feet of any protected natural resource. If disturbance activities take place between 30 and 50 feet of any protected natural resource, permitted erosion controls must be doubled. If disturbance activity takes place less than 30 feet from any protected natural resource, and stormwater discharges through the disturbed areas toward the protected natural resource, perimeter erosion controls must be doubled and disturbed areas must be temporarily or permanently stabilized within 7 days. Geotextile silt sacks shall be used at all catch basin inlets within any disturbed areas, and shall be installed downgradient of paved areas before construction. All catch basins shall be cleaned out at the end of the project.

B. Dewatering

Water from construction trench dewatering shall pass first through a filter bag or secondary containment structure (e.g. hay bale lined pool) prior to discharge. The discharge site shall be selected to avoid flooding, icing, and sediment discharges to a protected resource. In no case shall the filter bag or containment structure be located within 50 feet of a protected natural resource.

C. Inspection and Construction Monitoring

Maintenance measures shall be applied as needed during the entire construction season. Before and within 24 hours after, any event that produces more than 0.5 inch of precipitation in a consecutive 24-hour period, a qualified contractor knowledgeable of MEDEP standards shall perform a visual inspection of all installed erosion control devices, and recommend which, if any, corrective actions should be taken to ensure the continuous function of those devices. Additional inspections shall be performed at least once a week, and following any temporary or permanent seeding and mulching activity. the contractor shall in the spring inspect and repair any damages and/or unestablished spots. Established vegetative cover means a minimum of 90% of areas vegetated with vigorous growth.

The following standards must be met during construction.

1. **Inspection and Corrective Action**. An Engineer or someone with knowledge of erosion and stormwater standards as described in the conditions of the permit shall inspect disturbed and impervious areas, erosion control measures (including catch basin inlet protection measures, sediment filter measures, and stabilization of slopes), materials storage areas that are exposed to precipitation, and locations where vehicles enter or exit the site. Inspect these areas at least once a week as well as before and within 24 hours after a storm event (wet weather event that produces more than 0.5 inch in a consecutive 24-hour period), and prior to completing permanent stabilization measures**.**
2. **Maintenance**. If erosion and sedimentation control (ESC) measures need to be repaired, the repair work should be initiated upon discovery of the problem but no later than the end of the next workday. The contractor is responsible for all maintenance associated with these inspections. If additional ESC measures or significant repair of ESC measures are necessary, implementation must be completed within 7 calendar days and prior to any storm event (wet weather event that produces more than 0.5 inch in a consecutive 24-hour period). All measures must be maintained in effective operating condition until areas are permanently stabilized.
3. **Documentation.** Keep a log (report) summarizing the inspections and any corrective action taken. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of erosion and sedimentation controls, disturbed and impervious areas, materials storage areas, and vehicles access points to the parcel. Major observations must include ESC measures that need maintenance, that failed to operate as designed or proved inadequate for a particular location, and location(s) where additional ESC measures are needed. For each ESC measure requiring maintenance, needing replacement, and location needing additional ESC measures, note in the log the corrective action taken and when it was taken.

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

D. Temporary Erosion Control Measures

Excavation and earthwork shall be completed such that any area left exposed can be controlled by the contractor. Limit the exposed area to one acre at a time or no larger area that can be mulched in one day. The current resource for the design of ESC measures is the 2016 Revision of the *Maine Erosion and Sediment Control Best Management Practices (BMPs) Manual for Designers and Engineers*. Additionally, the current resource for installation and construction of ESC measures is the 2014 *Revision of the Maine Erosion and Sediment Control Field Guide for Contractors*.

Typical Slope Restoration:

- Erosion Control Mulch placed on slopes between April 15th and October 15th of less than 15% shall be anchored by water, and steeper than 15% require erosion control blankets.
- Erosion control blankets required between 2:1 and 3:1 slopes and on disturbed areas within 50' of lakes, streams, and wetlands regardless of slope.
- Mulch placed on slopes from October 15th to April 15th steeper than 8% require blankets
- Slopes steeper than 2:1 shall not use solely vegetated stabilization methods
- 1.5:1 slopes are prohibited.

The following measures are planned as temporary erosion/sedimentation control measures during construction:

1. A crushed stone-stabilized construction entrance shall be placed at the approved access drives. Sediment tracking shall be removed immediately and prior to rain.

2. Siltation fence or erosion control mulch berms shall be installed downstream of any disturbed areas to trap runoff- borne sediments until grass areas are revegetated, prior to land disturbance. The silt fence and/or mulch berms shall be installed per the details provided in this package and inspected at least once a week and before and immediately after a storm event of 0.5 inches or greater, and at least daily during prolonged rainfall. Repairs shall be made if there are any signs of erosion or sedimentation below the fence or berm line. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind the fence or berm, the barrier shall be replaced with a stone check dam. Double row of erosion control barriers shall be used adjacent to Natural Resources. Erosion control mulch berms are not to be used adjacent to wetland areas that are not to be disturbed, but it can be placed inside the silt fence as a secondary row.

3. Straw or hay mulch including hydroseeding is intended to provide cover for denuded or seeded areas until revegetation is established. Mulch placed between April 15th and October 15th on slopes of less than 15 percent shall be anchored by applying water; mulch placed on slopes of equal to or steeper than 15 percent shall be covered by a fabric netting and anchored with staples in accordance with manufacturer's recommendation. Fabric netting and staples shall be used on disturbed areas within 50' of lakes, streams, and wetlands regardless of the upstream slope. Mulch placed between October 15th and April 15th on slopes equal to or steeper than 8 percent shall be covered with a fabric netting and anchored with staples in accordance with the manufacturer's recommendations. Slopes steeper than

3:1 and equal to or flatter than 2:1, which are to be revegetated, shall receive Curlex® blankets by American Excelsior or equal fabric netting. Slopes steeper than 2:1 shall receive riprap as noted on the plans. The mulch application rate for both temporary and permanent seeding is 75 lbs. per 1000 sf as identified in Attachment A of this section. Mulch shall not be placed over snow.

4. Temporary stockpiles of stumps, grubbings, or common excavation and soil surcharging for ground improvements will be protected as follows:

   a) Temporary stockpiles shall not be located within 50 feet of any wetlands which will not be disturbed and shall be located away from drainage swales.

   b) Stockpiles shall be stabilized within 7 days by either temporarily seeding the stockpile by a hydroseed method containing an emulsified mulch tackifier or by covering the stockpile with mulch, such as hay, straw, or erosion control mix.

   c) Stockpiles shall be a maximum of 8 feet in height above the surrounding existing grade.

   d) Stockpiles shall be surrounded by sedimentation barrier prior to stockpiling materials. Sediment barriers should be installed downgradient of stockpiles. Additionally, stormwater shall be prevented from running onto stockpiles.

5. All denuded areas that are within 50 feet of an undisturbed wetland, which have been rough graded and are not located within a building pad, parking area, or access drive subbase area, shall receive mulch or erosion control mesh fabric within 48 hours of initial disturbance of soil. All areas within 75 feet of an undisturbed wetland shall be mulched prior to any predicted rain event regardless of the 48-hour window. In other areas, the time period may be extended to 7 days.

6. Geotextile Filter Bags (e.g. Dirtbags™) shall be installed in accordance with the plan locations and details in the plan set. The filter bags function on the project is to receive any water pumped from excavations during construction. A filter bag shall be installed and prepared for operation prior to any trenching onsite. When filter bags are observed to be at 50% capacity, they shall be cleaned or replaced. Stone under the filter bag shall be removed and replaced concurrently with the replacement of the filter bag.

7. All adjacent roads shall be vacuum swept to control mud and dust as necessary. Additional stone shall be added to the stabilized construction entrance to minimize the tracking of material off the site and onto the surrounding roadways.

8. During grubbing operations stone check dams shall be installed at any evident concentrated flow discharge points and as directed on the Erosion Control Plans.

9. Silt fencing with a minimum stake spacing of 6 feet shall be used, unless the fence is supported by wire fence reinforcement of minimum 14 gauge and with a maximum mesh spacing of 6 inches, in which case stakes may be spaced a maximum of 10 feet apart. The bottom of the fence shall be anchored.

10. Erosion control mulch berms may be used in lieu of siltation fencing in areas not adjacent to wetlands, but can be used inside of silt fence as a secondary row. Berms shall be removed and spread in a layer not to exceed 3" thick once upstream areas are completed, and a 90% catch of vegetation is attained.

11. Water and/or calcium chloride shall be furnished and applied in accordance with MDOT specifications – Section 637 – Dust Control.

12. Loam and seed application is intended to serve as the primary permanent vegetative measure for all denuded areas not provided with other erosion control measures, such as riprap. Application rates are provided in Attachment A of this section. Seeding shall not occur over snow.

13. All catch basins shall be protected during construction with a catch basin inlet filter and, in cases of heavy flows, a stone sediment barrier.

Temporary erosion and sedimentation control measures can be removed when permanent stabilization has been achieved. Permanent stabilization shall be defined as one or more of the following:

- **Seeded areas**. For seeded areas, permanent stabilization means a 90% cover of the disturbed area with mature, healthy plants with no evidence of washing or rilling of the topsoil.

- **Sodded areas**. For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying soil with no slumping of the sod or die-off.

- **Permanent Mulch.** For mulched areas, permanent mulching means total coverage of the exposed area with an approved mulch material. Erosion Control Mix may be used as mulch for permanent stabilization according to the approved application rates and limitations.

- **Riprap.** For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an appropriate backing of a well-graded gravel or approved geotextile to prevent soil movement from behind the riprap. Stone must be sized appropriately. It is recommended that angular stone be used.

- **Paved Areas**. For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed, provided it is free of fine materials that may runoff with a rain event.

- **Ditches, Channels and Swales**. For open channels, permanent stabilization means the channel is stabilized with a 90% cover of healthy vegetation, with a well-graded riprap lining, turf reinforcement mat, or with another non-erosive lining such as concrete or asphalt pavement. There must be no evidence of slumping of the channel lining, undercutting of the channel banks, or down-cutting of the channel.

E. Permanent Erosion Control Measures

The following permanent erosion control measures have been designed as part of the Erosion/Sedimentation Control Plan:

1. All areas disturbed during construction, but not subject to other restoration (paving, riprap, gravel base, subbase gravel etc.) will be loamed, limed, fertilized, mulched, and seeded. Fabric netting, anchored with staples, shall be placed over the mulch in areas as noted in **Temporary Erosion Control Measures** paragraph 4 of this report. All areas within 50 feet of an undisturbed wetland shall be mulched prior to any predicted rain event regardless of the 48-hour window. Native topsoil shall be stockpiled and reused for final restoration when it is of sufficient quality.

2. Catch basins shall be provided with sediment sumps and inlet hoods (the Snout) for all outlet pipes that are 18" in diameter or less.

14.4 Implementation Schedule

The following is a detailed and generic construction sequence. The intent of the following is to depict typical construction sequencing to ensure the effectiveness of the erosion and sedimentation control measures are optimized.

It is anticipated that construction will span several years and occur in multiple phases.

Note: For all grading activities, the contractor shall exercise extreme caution not to overexpose the site, this shall be accomplished by limiting the disturbed area. Area shall be limited to no more than the contractor can mulch in one day.

1. Install stabilized construction entrance at the access drive.

2. Install perimeter silt fence and/or erosion control mulch berms.

3. Install sediment basins, diversion dikes, and check dams (clear only those areas necessary to install BMP's) as necessary and per the Erosion and Sedimentation Control Plan

4. Clear and grub site. Install stone check dams at any evident concentrated flow discharge points.

5. Commence installation of drainage appartenances.

6. Commence earthwork and grading to subgrade.

7. Commence installation of utility lines.

8. Continue earthwork and grading to subgrade as necessary for construction.

9. Complete installation of underground utilities to within 5' of the buildings.

10. Install light pole foundations and light poles.

11. Complete remaining earthwork operations.

12. Complete installation of drainage appurtenances.

13. Install sub-base and base gravel within parking areas, walkways, and all other paved areas.

14. Install curbing in parking areas and drive aisles as needed.

15. Install base course paving for drives and parking area as well as concrete surfaces.

16. Loam, lime, fertilize, seed and mulch disturbed areas and complete all landscaping.

17. Install surface course paving for drives and parking areas. Stripe per plan.

18. Once the site is stabilized and a 90% catch of vegetation has been obtained, remove all temporary erosion control measures.

19. Touch up loam and seed.

14.5 Erosion, Sedimentation and Stabilization Control Plan

The Erosion Control information is included in the plan set.

14.6 Details and Specifications

The Erosion Control details and specifications are included in the plan set.

14.7 Winter Stabilization Plan

The winter construction period is from November 1 through April 15. However, it is understood that no vegetation growth occurs in Southern Maine after October 15th and even earlier in northern parts of the state. If the construction site is not stabilized with pavement, a road gravel base, or riprap by November 1 then the site needs to be protected with over-winter stabilization. An area considered open is any area not stabilized with pavement, vegetation, mulching, erosion control mats, rip-rap, or gravel base on a road.

Winter excavation and earthwork shall be completed such that any area left exposed can be controlled by the contractor. Limit the exposed area to one acre or an area that can be mulched in one day prior to any snow event.

All areas shall be considered to be denuded until the subbase gravel is installed in roadway/parking areas or the areas of future loam and seed have been loamed, seeded, and mulched. Hay and straw mulch rate shall be twice the normal rate, a minimum of 150 lbs./1,000 SF (3 tons/acre) and shall be properly anchored.

For work, which is conducted between October 15th and April 15th of any calendar year, all denuded areas, shall be covered with hay mulch or erosion control mix, applied at twice the normal application rate and anchored with a fabric netting. The time period for applying mulch shall be limited to 2 days for all areas.

1. ***Standard for the Timely Stabilization of Ditches and Channels***
   The applicant shall construct and stabilize all stone-lined ditches and channels on the site by November 15. The applicant shall construct and stabilize all grass-lined ditches and channels on the site by September 1. If the applicant fails to stabilize a ditch or channel to be grass-lined by September 1, then the applicant will take one of the following actions to stabilize the ditch for late fall and winter.

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

   Install a Stone Lining in the Ditch – The applicant shall line the ditch with stone riprap by November 15. The applicant shall hire a registered professional engineer to determine the stone size and lining thickness needed to withstand the anticipated flow velocities and flow depths within the ditch. If necessary, the applicant shall regrade the ditch prior to placing the stone lining so to prevent the stone lining from reducing the ditch's cross-sectional area.

2. ***Standard for the Timely Stabilization of Disturbed Slopes***
   The applicant shall construct and stabilize stone-covered slopes by November 15. The applicant shall seed and mulch all slopes to be vegetated by September 1. The department shall consider any area having a grade greater than 15% to be a slope. If the applicant fails to stabilize any slope to be vegetated by September 1, then the applicant shall take one of the following actions to stabilize the slope for late fall and winter.

   Stabilize the Soil with Temporary Vegetation and Erosion Control Mats – By September 1 the applicant shall seed the disturbed slope with winter rye at a seeding rate of 3 pounds per 1,000 square feet and apply erosion control mats over the mulched slope. The applicant shall monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or cover at least 75% of the disturbed slope by November 1, then the applicant shall cover the slope with a layer of wood waste compost as described in item iii of this standard or with stone riprap as described in item iv of this standard.

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

Stabilize the Slope with Wood Waste Compost – The applicant shall place a six-inch layer of wood waste compost on the slope by November 15. Prior to placing the wood waste compost, the applicant shall remove any snow accumulation on the disturbed slope. The applicant shall not use wood waste compost to stabilize slopes having grades greater than 50% (2H:1V) or having groundwater seeps on the slope face.

Stabilize the Slope with Stone Riprap – The applicant shall place a layer of stone riprap on the slope by November 15. The applicant shall hire a registered professional engineer to determine the stone size needed for stability and to design a filter layer for underneath the riprap.

3. ***Standard for the Timely Stabilization of Disturbed Soils***

By September 15 the applicant shall seed and mulch all disturbed soils on areas having a slope less than 15%. If the applicant fails to stabilize these soils by this date, then the applicant shall take one of the following actions to stabilize the soil for late fall and winter.

Stabilize the Soil with Temporary Vegetation – By September 1 the applicant shall seed the disturbed soil with winter rye at a seeding rate of 3 pounds per 1000 square feet, lightly mulch the seeded soil with hay or straw at 75 pounds per 1000 square feet, and anchor the mulch with plastic netting. The applicant shall monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or cover at least 90% of the disturbed soil before November 1, then the applicant shall mulch the area for over-winter protection as described below.

Stabilize the Soil with Sod – The applicant shall stabilize the disturbed soil with properly installed sod by September 15. Proper installation includes the applicant pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil.

Stabilize the Soil with Mulch – By November 15 the applicant shall mulch the disturbed soil by spreading hay or straw at a rate of at least 150 pounds per 1000 square feet on the area so that no soil is visible through the mulch. Prior to applying the mulch, the applicant shall remove any snow accumulation on the disturbed area. Immediately after applying the mulch, the applicant will anchor the mulch with plastic netting to prevent wind from moving the mulch off the disturbed soil.

The contractor shall install any added measures which may be necessary to control erosion/sedimentation from the site dependent upon the actual site and weather conditions. Continuation of earthwork operations on additional areas shall not begin until the exposed soil surface on the area being worked has been stabilized, in order to minimize areas without erosion control protection.

1. Soil Stockpiles

Stockpiles of soil or subsoil shall be mulched for over winter protection with hay or straw at twice the normal rate or at 150 lbs./1,000 SF. (3 tons per acre) or with a four-inch layer of wood waste erosion control mix. This shall be done within 24 hours of stocking and re-established prior to any rainfall or snowfall. Any soil stockpile shall not be placed (even covered with hay or straw) within 50 feet from any natural resources.

2. Natural Resource Protection

   Any areas within 75 feet from any natural resources, if not stabilized with a minimum of 90% mature vegetation catch, shall be mulched by December 1 and anchored with plastic netting or protected with erosion control mats. During winter construction, a double line of sediment barriers (i.e. silt fence backed with hay bales or erosion control mix) shall be placed between any natural resource and the disturbed area. Projects crossing the natural resource shall be protected a minimum distance of 75 feet on either side from the resource. Existing projects not stabilized by December 1 shall be protected with the second line of sediment barrier to ensure functionality during the spring thaw and rains.

3. Sediment Barriers

   All sediment barriers shall be installed prior to any land disturbance. During frozen conditions, sediment barriers shall consist of erosion control mulch berms as frozen soil prevents the proper installation of hay bales and sediment silt fences.

4. Mulching

   An area shall be considered denuded until areas of future loam and seed have been loamed, seeded and mulched. Hay and straw mulch shall be applied at a rate of 150 lb. per 1,000 square feet or 3 tons/acre (twice the normal accepted rate of 75-lbs./1,000 SF or 1.5 tons/acre) and shall be properly anchored. Mulch shall not be spread on top of snow. The snow shall be removed down to a one-inch depth or less prior to application. After each day of final grading, the area shall be properly stabilized with anchored hay or straw or erosion control matting. An area shall be considered to have been stabilized when exposed surfaces have been either mulched with straw or hay at a rate of 150 lb. per 1,000 square feet (3 tons/acre) and adequately anchored that ground surface is not visible though the mulch.

   Between the dates of November 1 and April 15, all mulch shall be anchored by peg line, mulch netting, asphalt emulsion chemical, or wood cellulose fiber. When ground surface is not visible through the mulch then cover is sufficient. After November 1st, mulch and anchoring of all bare soil shall occur at the end of each final grading workday.

5. Mulching on Slopes and Ditches

   Slopes shall not be left exposed for any extended time of work suspension unless fully mulched and anchored with peg and netting or with erosion control blankets. Mulching shall be applied at a rate of 230 lbs./1,000 SF on all slopes greater than 8%.

   Mulch netting shall be used to anchor mulch in all drainage ways with a slope greater than 3% for slopes exposed to direct winds and for all other slopes greater that 8%. Erosion control blankets shall be used in lieu of mulch in all drainage ways with slopes greater than 8%. Erosion control mix can be used to substitute erosion control blankets on all slopes except ditches.

6. Seeding

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

and then mulched. Dormant seeding may be selected to be placed prior to the placement of mulch and fabric netting anchored with staples. If dormant seeding is used for the site, all disturbed areas shall receive 4" of loam and seed at an application rate of 5 lbs./1,000 SF. All areas seeded during the winter shall be inspected in the spring for adequate catch. All areas insufficiently vegetated (less than 90% catch) shall be revegetated by replacing loam, seed, and mulch. If dormant seeding is not used for the site, all disturbed areas shall be revegetated in the spring.

7. Winter Construction Inspection

   After each rainfall, snowstorm or period of thawing and runoff, the qualified contractor knowledgeable of DEP standards shall perform a visual inspection of all installed erosion control measures and perform repairs as needed to insure their continuous function. Inspections shall be performed a minimum of once per week and shall be conducted in accordance with Attachment B of Erosion Control Measures and Site Stabilization within the Erosion Control Report.

14.8 Stormwater Channels

Ditches, swales, and other open stormwater channels must be designed, constructed, and stabilized using measures that achieve long-term erosion control. Ditches, swales, and other open stormwater channels must be sized to handle, at a minimum, the expected volume run-off. Each channel should be constructed in sections so that the section's grading, shaping, and installation of the permanent lining can be completed the same day. If a channel's final grading or lining installation must be delayed, then diversion berms must be used to divert stormwater away from the channel, properly-spaced check dams must be installed in the channel to slow the water velocity, and a temporary lining installed along the channel to prevent scouring. Stone check damns shall be used in channels with a slopes between 2 and 3%, and erosion control blankets shall be used in channels with a slope greater than 3%.

(a) The channel should receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or side slopes.

(b) When the watershed draining to a ditch or swale is less than 1 acre of total drainage and less than ¼ acre of impervious area, diversion of runoff to adjacent wooded or otherwise vegetated buffer areas is encouraged where the opportunity exists.

14.9 Housekeeping

1. Spill Prevention
   Controls must be used to prevent pollutants from construction and waste materials stored on site to enter stormwater, which includes storage practices to minimize exposure of the materials to stormwater. The site contractor or operator must develop, and implement as necessary, appropriate spill prevention, containment, and response planning measures.

2. Groundwater Protection
   During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials. Any project proposing infiltration of stormwater must provide adequate pre-treatment of stormwater prior to discharge of stormwater to the infiltration area, or provide for treatment within the infiltration area, in order to prevent the accumulation of fines, reduction in infiltration rate, and consequent flooding and destabilization.

3. Fugitive Sediment and Dust
   Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control, but other water additives may be considered as needed. A stabilized construction entrance (SCE) should be included to minimize tracking of mud and sediment. If off-site tracking occurs, public roads should be swept immediately and no less than once a week and prior to significant storm events. Operations during dry months, that experience fugitive dust problems, should wet down unpaved access roads once a week or more frequently as needed with a water additive to suppress fugitive sediment and dust.

4. Debris and Other Materials
   Minimize the exposure of construction debris, building and landscaping materials, trash, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials to precipitation and stormwater runoff. These materials must be prevented from becoming a pollutant source.

5. Excavation Dewatering
   Excavation de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water removed from the ponded area, either through gravity or pumping, must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved by the Department.

14.10 Chapter 500: Appendix C – Good Housekeeping

Authorized Non-Stormwater Discharges. Identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater discharges exist, they must be identified, and steps should be taken to ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge. Authorized non-stormwater discharges are:

1. Discharges from firefighting activity.
2. Fire hydrant flushings.
3. Vehicle wash water if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage and transmission washing is prohibited).
4. Dust control runoff in accordance with permit conditions and Appendix (C)(3).
5. Routine external building wash-down, not including surface paint removal, that does not involve detergents.
6. Pavement wash water (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material had been removed) if detergents are not used.
7. Uncontaminated air conditioning or compressor condensate.
8. Uncontaminated groundwater or spring water.
9. Foundation or footer drain-water where flows are not contaminated.
10. Uncontaminated excavation dewatering (see requirements in Appendix C(5)).
11. Potable water sources including waterline flushings; and
12. Landscape irrigation.

Unauthorized Non-Stormwater Discharges. The Department's approval under this Chapter does not authorize a discharge that is mixed with a source of non-stormwater, other than those discharges in compliance with Appendix C (6). Specifically, the Department's approval does not authorize discharges of the following:

(a) Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials.

(b) Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance.

(c) Soaps, solvents, or detergents used in vehicle and equipment washing.

(d) Toxic or hazardous substances from a spill or other release.

14.11 Conclusion

The Applicant has provided temporary and permanent erosion control measures as well as specifying a sequence of construction as measures to minimize erosion and sedimentation.

14.12 Attachments

Attachment A – Typical Seeding Plan

Attachment B – Operations and Maintenance Manual

ATTACHMENT A

SEEDING PLAN

Project: Auburn Town Center Apartments

Site Location: 15 Academy Street Auburn, ME

☒ Permanent Seeding ☐ Temporary Seeding

1. Instruction on preparation of soil: Prepare a good seed bed for planting method used.
2. Apply lime as follows: _____# / acres, OR 138 # /M Sq. Ft.
3. Fertilize with _____ pounds of _____ N-P-K/ac. OR 18.4 pounds of 10-20-20 N-P-K/M Sq. Ft.
4. Method of applying lime and fertilizer: Spread and work into the soil before seeding.
5. Seed with the following mixture:

   40% Creeping Red Fescue

   30% Charger II Perennial Ryegrass

   20% KenBlue Kentucky Bluegrass

   10% Tiffany Chewings Fescue
6. Mulching instructions: Apply at the rate of _____per acre, OR 75 pounds per M. Sq. Ft.

	Amount	Unit # Tons. Etc.
7. TOTAL LIME	138	#/1000 sq. ft.
8. TOTAL FERTILIZER	18.4	#/1000 sq. ft.
9. TOTAL SEED	1.03	#/1000 sq. ft.
10. TOTAL MULCH	75	#/1000 sq. ft.
11. TOTAL other materials, seeds, etc.		
12. REMARKS		

Spring seeding is recommended, however, late summer (prior to September 1) seeding can be made. Permanent seeding should be made prior to August 5 or as a dormant seeding after the first killing frost and before the first snowfall. If seeding cannot be done within these seeding dates, temporary seeding and mulching shall be used to protect the site. Permanent seeding shall be delayed until the next recommended seeding period.

SEEDING PLAN

Project: Auburn Town Center Apartments

Site Location: 15 Academy Street Auburn, ME

☐ Permanent Seeding ☒ Temporary Seeding

1. Instruction on preparation of soil: Prepare a good seed bed for planting method used.
2. Apply lime as follows: _____# / acres, OR 138 # /M Sq. Ft.
3. Fertilize with _____ pounds of _____ N-P-K/ac. OR 13.8 pounds of 10-10-10 N-P-K/M Sq. Ft.
4. Method of applying lime and fertilizer: Spread and work into the soil before seeding.
5. Seed with the following mixture:

   50% Winter Rye

   50% Annual Rye

6. Mulching instructions: Apply at the rate of _____per acre, OR 75 pounds per M. Sq. Ft.

		Amount	Unit # Tons. Etc.
7.	TOTAL LIME	138	#/1000 sq. ft.
8.	TOTAL FERTILIZER	13.8	#/1000 sq. ft.
9.	TOTAL SEED	1.03	#/1000 sq. ft.
10.	TOTAL MULCH	75	#/1000 sq. ft.
11.	TOTAL other materials, seeds, etc.		
12.	REMARKS		

Spring seeding is recommended; however, late summer (prior to September 1) seeding can be made. Permanent seeding should be made prior to August 5 or as a dormant seeding after the first killing frost and before the first snowfall. If seeding cannot be done within these seeding dates, temporary seeding and mulching shall be used to protect the site. Permanent seeding shall be delayed until the next recommended seeding period.

ATTACHMENT B

AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET & 261 MAIN STREET
AUBURN, MAINE

STORMWATER MANAGEMENT SYSTEM
OPERATIONS & MAINTENANCE MANUAL

Prepared for

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Auburn, ME 04210

Prepared by

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July 2024

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APPENDICES

Appendix A – Summary Checklist for Inspection and Maintenance

Appendix B – Inspection Logs

Appendix C – Permits for Project

I. INTRODUCTION

Runoff from developed areas may contain contaminants, especially when emanating from rooftops, paved or lawn areas. This runoff can contain a significant amount of non-point contaminants, which can have an adverse impact on the receiving waters. If this runoff is not released at a slow, controlled rate, the flooding and erosion that will likely follow, can have adverse or damaging impacts on areas downstream. The effectiveness of a stormwater management system at preventing such impacts is dependent on the condition of its components, and that effectiveness will degrade over time. To mitigate this degradation, it is critical that stormwater management facilities are inspected on a regular, recurring basis, and that maintenance is performed when needed.

The purpose of this document is to define the inspection and maintenance requirements of each component of the developments stormwater management system (the system). This Operations and Maintenance Manual will identify each component of the system, how they should be operated, when they should be inspected, and what corrective actions should be taken to maintain them.

A. Guidelines Overview

Each component of the system will be described in detail with the following format:

Preface: A general description of what function/benefit the element is intended to provide. This is a short summary and not intended to provide the design basis, which can be found in other sources.

Inspection: This section provides the inspection requirements for the individual component.

Maintenance: The section provides general information on the routine maintenance requirements of this element.

Frequency: This section outlines the best judgment of the designer of the system to the frequency of maintenance.

Comments: This section provides any particular comment on the site-specific features of this element. This is a summary only. The owner/operator should review the design drawings and documents carefully to understand the particular elements of the project. The end of this section should allow the owner/operator to make notes on the specific program. This may include the selected maintenance procedure, cross-references to applicable design drawings, etc.

B. Responsible Party

The responsible party for operation and maintenance of the stormwater and other site infrastructure will be the applicant, their agents, or assigns.

II. PROJECT OVERVIEW

Key permits issued (or applied for) on the project include:

- Site Plan Approval from the City of Auburn (The City)
- Stormwater Permit-by-Rule from the Maine Department of Environmental Protection (MEDEP)

A copy of the permits should be appended to this manual as Appendix C. The Owner/Operator of the stormwater management system should review these permits for a general description and background of the project, as well as any conditions under which the project was approved. Such conditions can include obligations that must be met by any current or future owner of the project.

The applicant retained Gorrill Palmer to provide civil engineering services for the project, which include the design of the stormwater management system, and this manual. Should any questions or concerns about this manual, or any other civil engineering services that were provided, Gorrill Palmer may be contacted at:

300 Southborough Drive – Suite 200
South Portland, Maine 04106
207.772.2515

Other documents referenced by this manual are:

1. Civil Site Plans Prepared by Gorrill Palmer
2. The Erosion Control/Sedimentation Control Plan for the project
3. The Stormwater Management Plan for the project

A copy of these documents should be preserved alongside this manual.

The system includes: catch basins, manholes, conveyance pipes, roof drains, a proprietary subsurface chamber system, and an outlet control structure.

The receiving waters for this project are the City of Auburn's storm drain network, which discharges to the Androscoggin River, East of the project site.

The manual is intended for general guidance; however, any substituted deviations from the manual should be reviewed with respect to provisions of Appendix C.

III. INSPECTION & MAINTENANCE DESCRIPTIONS

The following narratives describe the inspection/maintenance provisions for the Stormwater Management system. Proper O&M is necessary to make sure the system will provide its intended purpose of conveying runoff, removing a substantial amount of the suspended solids, and other contaminants in the stormwater runoff.

A. Stormwater Inlets

Preface: The success of any stormwater facility relies on the ability to intercept stormwater runoff at the design locations. Stormwater inlets include structures catch basins, culverts, and field inlets. Manholes are also included in this section since they are similar to catch basins. Many inlets also function as pre-treatment devices for other stormwater controls. The purpose of a pretreatment device is to remove heavier sediments and debris from the runoff water before it enters another structure or treatment device. Pre-treatment devices can include: forebays, hooded outlets, and sumps.

Inspection: The inspection of inlets should be coordinated with other maintenance items, such as building maintenance and groundskeeping. The most important things to look for when inspecting inlets are obstructions and debris. Inlets will not function properly if they become blocked by debris or another obstruction, runoff could back-up and cause flooding in other areas.

Maintenance: If an inlet is found to be obstructed, the proper course of action is to remove the blockage so that runoff may flow freely into the inlet. This includes the removal of snow from the inlet. Grass clippings and leaves near each inlet should be bagged and removed before they can block the inlet. All obstructions should be disposed of such that they will not reenter the runoff collection system. Depending on the frost susceptibility of the soil, the rims may become elevated over time causing flow to circumvent the inlet. Elevations on the rim of catch basins should be adjusted as needed to assure optimal water entry. If a temporary filter bag has been designated for the inlet during construction, silt and other deleterious materials can significantly reduce the flow capacity of the bag. Filter bags should be replaced regularly to prevent tears and back-ups.

Frequency: All inlets should be inspected on a quarterly basis, and after any storm event that produces one or more inches of rain. Adjustment of inlet rim elevations should be on an as needed basis. Sediment build-up in pre-treatment devices such as sumps and forebays should be removed if the build-up exceeds more than one-third of the depth of the device (i.e. a one foot sump should be cleaned if more than four inches of sediment has built up).

Comments: Maintenance of inlets is critical to all stormwater management systems. Runoff cannot be treated or controlled if it cannot enter the system.

B. Pipes & Other Closed Conduits

Preface: Stormwater from most of the project will be carried from one structure to another via a drainpipe or another type of closed conduit.

Inspection: All pipes should be free of obstructions like sediment and debris, and should not be sagging or warping. Some inspections may need to be performed using cameras or a light and mirror procedure. Special attention should be paid to pipes laid at shallower slopes because water will not flow though them as quickly, making it easier for sediment to build up.

Maintenance: Maintenance of the storm drainage system must assure that it continues to serve its design function on a long-term basis, and that its operation does not transport excessive sediments to any downstream treatment device or the receiving waters. If sediment in the pipeline is observed, it should be removed. This may be accomplished by hydraulic flushing, or by mechanical means. If hydraulic flushing should only be used if it will not cause adverse impacts to downstream areas.

Frequency: All pipes should be inspected on an annual basis. Pipes may be cleaned on an as-needed basis, so long as sediment does not accumulate fast enough to impede flow through the pipe.

Comments: None.

C. Ditches & Swales, Overland Flow, and Other Open Stormwater Channels

Preface: Open stormwater channels include anything that carries runoff in an open-air fashion. Examples include grass or rip-rap lined ditches, canals, and other channels. Also in this category are less obvious devices such as curbside gutters and low points across a parking lot or driveway.

Inspection: Similar to inlets and conduits, inspections should look for debris accumulation. Woody vegetation cannot be allowed to grow in ditches as it will obstruct flow. Check the lining and the bottom of all ditches for signs of erosion. Take note of any depressions or ponding, as they will be more likely to accumulate sediment and debris, and repetitive freezing and thawing of water in these depressions can crack pavement over time.

Maintenance: Remove any obstructions to flow, including accumulated sediments, debris and any vegetation that is not the prescribed grass cover especially if it is woody vegetation. Repair any erosion or slumping of the ditch bottom and lining as soon as possible. Vegetated ditches will be mowed at least annually to control the growth of woody vegetation. If the ditch has a rip-rap lining, replace rip-rap wherever the filter fabric or underdrain gravel is showing through the stone, or where stones have dislodged. Keep paved areas clear of sediment and other debris that could be carried away by runoff.

Frequency: Inspect 2 times per year (preferably in Spring and Fall) to ensure they are working in their intended fashion and that they are free of sediment and debris. The facilities shall be inspected after major storms (one or more inches of rain) and any identified deficiencies shall be corrected.

Comments: None.

D. Outlet Control Structures

Preface: Outlet control structures of assorted sizes are commonly utilized to control discharge from stormwater management features. The outlet control structure on this project uses an orifice and a weir to regulate the discharge of water from the project's underground detention system.

Inspection: Inspection of these structures and the devices within them should be performed after each major rainfall event (one inch or more) to ensure that there are no blockages and to determine that the devices inside the structure or needs to be adjusted. This should be done after major storm events to ensure that the BMP's are draining within 24-48hrs.

Maintenance: The structure should be opened and the weir and orifice reviewed.

Frequency: The outlet control devices should be inspected at least once per year and maintained as needed.

Comments: None.

E. Drive Aisles and Parking Surfaces

Clear accumulations of winter sand in parking lots and along roadways at least once a year, preferably in the spring. Accumulations on pavement may be removed by pavement sweeping or

removing manually by front end loader or skid steer. Repair potholes and other roadway obstructions and hazards. Plowing and sanding of paved areas shall be performed as necessary to maintain vehicular traffic safety.

F. Underground Detention

Preface: This development utilizes an underground stormwater detention system; a series of plastic chambers buried in a layer of stone laid beneath the parking lot. The purpose of this system is to store runoff from larger precipitation events, then slowly release that runoff through its outlet control structure. This reduces the peak discharge rate of runoff from the development, and ensures that the development does not create or contribute to flooding and erosion problems downstream.

Inspection: The detention system at this development uses manholes to control flow into the chambers, and an outlet control structure (O.C.S.) to control flow out of the chambers. See, **A. Stormwater Inlets**, and **D. Outlet Control Structures**, for their respective inspection and maintenance requirements. The chambers themselves are equipped with inspection ports that allow maintenance personnel to look inside the chamber with a flashlight or a camera.

More frequent inspections may be warranted if sediment build-up in the inlet manholes occurs at an increasing rate, or if water is observed backing up anywhere upstream of the chambers.

Maintenance: If more than 6 inches of sediment is observed in a chamber during an inspection, personnel must make arrangements for the sediment to be removed before the following winter. If multiple chambers have exceeded the threshold, then they should be cleaned as soon as possible.

Frequency: Personnel should open the ports and inspect each chamber at the following times:

- After the first flush, which is the first time that one or more inches of runoff passes through the system at once.
- Once per year during the spring. Specifically, after the snow has melted, the ground has thawed, and any leftover sand from winter maintenance operations has been swept up.

Comments: Contact the manufacturer or the design engineer with any specific questions or concerns about the chambers. Some manufacturers may offer product warranties or assistance with maintenance under certain terms and conditions; contact the manufacturer for more information.

G. Orifice Control Devices

Preface: Orifices of assorted sizes are commonly utilized to control discharge from stormwater management features. This project uses one orifice control located at the base of the concrete weir, inside the outlet control structure associated with the underground detention system.

Inspection: Similar to inlets, the most important thing to look for when inspecting an orifice device is a blockage or other obstruction. Water must be able to flow unimpeded through the orifice in order for it to function properly.

Maintenance: If the orifice is capped, remove the cap, then flush out any and all sediment and debris from the pipe. Reinstall the cap after flushing is complete. An orifice in a weir wall should be cleared of debris by hand.

Frequency: Inspection of orifices should be performed after any major rainfall event (one inch or more) and at least once per year.

Comments: None.

H. Litter

Litter should be removed as a matter of course by workers and as part of the ground's maintenance contract.

IV. PROGRAM ADMINISTRATION

A. General

A reliable administrative structure must be established to assure implementation of the maintenance programs described in the foregoing section. Key factors that must be considered in establishing a responsive administrative structure include:

1. Administrative body must be responsible for long-term operation and maintenance of the facilities. (Maintenance continues for the lifespan of the development in accordance with this document)

2. Administrative body must have the financial resources to accomplish the inspection and maintenance program over the life of the facility.

3. The administrative body must have a responsible administrator to manage the inspection and maintenance programs.

4. The administrative body must have the staff to accomplish the inspection and maintenance programs or must have authority to contract for the required services.

5. The administrative body must have a management information system sufficient to file, retain, and retrieve all inspection and maintenance records associated with the inspection and maintenance programs.

6. A qualified post construction inspector shall be retained by the Owner. His/her duties shall include preparing schedules for the Owner's maintenance, summarizing the results of this maintenance and preparing an annual report on the operation, maintenance, and repair of the stormwater system which must be copied to the City of Auburn. (The Owner shall be responsible for retaining a separate entity to perform maintenance which cannot be performed by the management of building and property grounds.) This person shall also participate in troubleshooting of the stormwater management system if a problem develops.

If any of the above criteria cannot be met by the entity assigned inspection and maintenance responsibilities, it is likely that the system will fail to meet its water quality objectives at some

point during its life. While each of the above criteria may be met by a variety of formats, it is critical to clearly establish the assigned administrative body in a responsible and sustainable manner.

B. Record Keeping

Records of all inspections and maintenance work accomplished must be kept and maintained to document facility operations. These records should be filed and retained for a minimum 5-year time span. The filing system should be capable of ready retrieval of data for periodic reviews by appropriate regulatory bodies. Where possible, copies of such records should also be filed with the designated primary regulatory agency for their review for compliance with permit conditions. Typical inspection and maintenance record forms are attached hereto as Appendix B.

On or by June 1st of each year, the qualified post construction inspector shall provide a completed and signed certification to the Department of Public Works and/or Engineering Department certifying that the person has inspected, cleaned, and maintained the stormwater management facilities, describing any deficiencies found during inspection of the stormwater management facilities, and certifying that the person has repaired any deficiencies in the stormwater management facilities noted during the annual inspection.

C. Contract Services

In some instances, or at specific times, the Maintenance Personnel may not have the staff to conduct the required inspection and/or maintenance programs as outlined in this document. In such cases, the work should be accomplished on a contractual basis with a firm or organization that has the staff and equipment to accomplish the required work.

The service contract for inspection and maintenance should be formal, well written legal document which clearly defines the services to be provided, the contractual conditions that will apply, and detailed payment schedules. Liability insurance should be required in all contracts.

APPENDIX A

Summary Checklist
Inspection and Maintenance

Stormwater Management System Maintenance Program Summary Checklist						
Item	**Commentary**	**Frequency**				
		Monthly	**Quarterly**	**Semi-Annual**	**Annual**	**Long Term**
Stormwater Inlets	Stormwater inlets allow flow entry from a surface swale to a piped system. Entry may or may not be equipped with a bar rack. Inspect entry for debris accumulation. Remove debris to allow unimpeded entry. Lawn clippings and leaves should be removed from yard areas.		X		X Clearing	
Pipes & Other Closed Conduits	Inspect to assure that the carrying capacity has not been diminished by debris, sediment or other hydraulic impediments.				X	
Underground Detention	Inspect maintenance ports after rain events >1" and remove sediment. Check for signs of clogging and flush pretreatment row as necessary.				X	
Orifice Control Structures & Devices	Inspect after major storm events and clear debris from orifice. May require flushing of pipes.			X		
Ditches Swales and Other open Stormwater Channels	Inspect to ensure the ditch is not eroding or blocked by debris.			X		
Drive Aisles and Parking Surfaces	Remove accumulated sand and debris.				X	
Litter	Litter should be removed daily.					

APPENDIX B

Sample Inspection Logs

AUBURN TOWN CENTER APARTMENTS, LLC
AUBURN, MAINE

STORMWATER MANAGEMENT
SAMPLE STORMWATER INSPECTION & MAINTENANCE LOG

This log is intended to accompany the Operation and Maintenance Manual for Stormwater Management and Related Facilities. All stormwater BMPs shall be maintained in effective operating condition. A person with knowledge of erosion and stormwater control, including the standards and conditions of the City Site Plan Permit, shall conduct inspections of the facilities as described in the O&M Manual and on this form, and identified deficiencies must be corrected. This log shall be kept on file for a minimum of five (5) years.

A. General Information			
Project Name:		**Inspection Date:**	
Parcel/Lot:		**Current Weather:**	
BMP Owner:		**Date/Amount Last Precip.:**	
Owner Mailing Address:		**Inspection Company:**	
Owner Phone #:		**Inspection Co. Mailing Address:**	
Owner Email:		**Inspector Name:**	
		Inspector Phone #:	
		Inspector Email:	

B. Stormwater Inlets	**Observations**
Frequency: Annually in the spring	
Accumulated sediments from inflow channels and pipes between basins have been removed and legally disposed of	☐ Yes ☐ No ☐ NA
Floating debris and large sediment particles have been removed from inlets.	☐ Yes ☐ No ☐ NA
Stormwater Inlet Notes:	

C. Pipes & Other Closed Conduits	**Observations**
Frequency: Annually spring or late fall and after heavy rains	
Remove and legally dispose of sediments	☐ Yes ☐ No ☐ NA
Remove floatables and other objects	☐ Yes ☐ No ☐ NA
Check pipelines for siltation and clogging	☐ Yes ☐ No ☐ NA
Tributary Drainage System Notes:	

D. Underground Detention	Observations
Frequency: Semi Annually	
Check that inlets are clear and flow into pretreatment row is not obstructed	☐ Yes ☐ No ☐ NA
Inspect maintenance ports and clear debris or buildup	☐ Yes ☐ No ☐ NA
Check for signs of clogging, or water is not draining within 48-72 hours	☐ Yes ☐ No ☐ NA
	☐ Yes ☐ No ☐ NA
Subsurface Sand Filter Notes:	

E. Orifice Control Structures & Devices	Observations
Frequency: Semi-Annually	
Check for debris blocking orifice	☐ Yes ☐ No ☐ NA
If applicable, flush underdrain pipe	☐ Yes ☐ No ☐ NA
Orifice Control Devices Notes:	

F. Ditches, Swales, and Other Open Stormwater Channels	Observations
Frequency: Semi Annually spring and late fall and after heavy rains	
Remove and legally dispose of sediments	☐ Yes ☐ No ☐ NA
Remove floatables and other objects	☐ Yes ☐ No ☐ NA
Check for overgrown vegetation impeding flow.	☐ Yes ☐ No ☐ NA
Mow to control growth and maintain flow capacity.	☐ Yes ☐ No ☐ NA
Repair any slumping side slopes or erosion	☐ Yes ☐ No ☐ NA
Replace any riprap on areas where any underlying fabric or underlying gravel is exposed.	☐ Yes ☐ No ☐ NA
Ditches Swales and Other Channel Notes:	

G. Drive Aisles and Parking Surfaces	Observations
Frequency: Annually preferably in spring	
Remove and legally dispose of accumulated winter sand	☐ Yes ☐ No ☐ NA
Repair potholes and other roadway obstructions and hazards.	☐ Yes ☐ No ☐ NA
Roadways and Parking Surfaces Notes:	

APPENDIX C

Permits for Project

(To be Added at a Subsequent Time)

ATTACHMENT G

GORRILL PALMER
An LJB Engineering Company

300 Southborough Drive, Suite 200, South Portland, ME 04106
(207) 772-2515 | GorrillPalmer.com

TRAFFIC EVALUATION
ACADEMY STREET RESIDENTIAL DEVELOPMENT
AUBURN, ME
July 1, 2024

PROJECT UNDERSTANDING

The proposed project site is made up of two parcels located at 15 Academy Street and 261 Main Street. It is our understanding the proposed use will include 53 residential units within a three story building with associated parking. The property is currently vacant with a cleared lawn area along Academy Street and parking with access from Main Street.

For the purposes of this evaluation, the study area included the intersections of Elm Street / Main Street and Academy Street / Main Street.

As part of this traffic evaluation, we have reviewed/evaluated the following;

- Trip Generation
- Safety Review
- Driveway Sight Distance

The following summarizes the data and information used, the methodology, and the results of the evaluation.

TRIP GENERATION

Trip generation for the site has been calculated using the Institute of Transportation Engineers' (ITE) publication, *Trip Generation,* 11th Edition, the most recent edition accepted by MaineDOT. Recent MaineDOT methodology requires review of both average rate and the fitted curve equation in determining trip generation. If the $r^2 \geq 0.80$, then the fitted curve equation is typically used. If $r^2 < 0.80$, then the average rate is typically used. After careful review of the Land Use Code (LUC) provided in the 11th Edition of the *Trip Generation*, the following was selected to calculate the trip generation for the proposed site:

Proposed Trip Generation Variables

- LUC 220 – Multifamily Housing (Low-Rise) – 53 Units

Table 1 – Trip Generation

Time Period	Trip Generation (Trip Ends)	
	Rate	Trips
Weekday	7.83*	415
AM Peak Hour of Adjacent Street	0.40	21
PM Peak Hour of Adjacent Street	0.51	27
AM Peak Hour of Generator	0.47	25
PM Peak Hour of Generator	0.57	30
Saturday Peak Hour of Generator	0.41	22

* Trip gen rates based on fitted curve equation

It should be noted that in reviewing the fitted curve and average rates for this land use, the trip generation for the two PM peak hours using the fitted curve equations were excessively high, since the fitted curve equations automatically add 20.55 & 34.78 trips to the PM peak hour of adjacent street and generator respectively, regardless of the number of units. Therefore, for the purposes of this evaluation, the average rates were used since they appeared more accurate.

Table 2 – Trip Distribution

Time Period	Trip Distribution (Trip Ends)		
	Enter	Exit	Total
Weekday	208	207	415
AM Peak Hour of Adjacent Street	5	16	21
PM Peak Hour of Adjacent Street	17	10	27
AM Peak Hour of Generator	6	19	25
PM Peak Hour of Generator	19	11	30
Saturday Peak Hour of Generator	11	11	22

MaineDOT Traffic Movement Permit: To require a MaineDOT Traffic Movement Permit (TMP), the project must generate a net increase of 100 trip ends during any hour of any day. MaineDOT has two levels of Traffic Movement Permit (TMP), a 100-200 passenger car equivalents (pce) and an over 200 pce during any peak hour of any day. Based on the net change in trip generation, this project will not require a MaineDOT TMP since it does not exceed 100 trip ends during any hour.

SAFETY REVIEW

To complete the safety review, information presented on MaineDOT Public Map Viewer was reviewed and the latest three-year crash history (2021-2023) was requested from MaineDOT. The purpose of this review was to identify if there are any high crash locations within the study area. To evaluate whether a

location has a crash problem, MaineDOT uses two criteria to define a High Crash Location (HCL). Both criteria must be met to be classified as an HCL. The criteria are as follows:

1. A critical rate factor (CRF) of 1.00 or more for a three-year period. A CRF compares the actual crash rate to the rate for similar intersections in the state, A CRF of less than 1.00 indicates a rate of less than average **and:**

2. A minimum of eight crashes over the same three-year period.

Based on a review of the crash history information, there is one HCL within the immediate vicinity of the site. The location is described in more detail as follows:

- Intersection of Elm Street and High Street (Node 2481, 11 crashes & CRF 4.71) – this is a four-way unsignalized intersection.

After reviewing the HCL collision diagram, an angle crash pattern (6 crashes) was identified between northbound High Street which is STOP controlled and westbound Elm Street which is free flow. The majority of crashes (4 total) occurred in 2021. Safety improvements at this intersection were constructed approximately 2020-2021. When reviewing the intersection on-site, High Street has flashing stop signs along with a raised intersection warning sign in both directions. Elm street has raised intersection signs with a decreased speed limit to 15 mph when approaching the intersection as well. That mitigation may have addressed the crash issue since the angle crashes reduced to one in 2022 & one in 2023.

DRIVEWAY SIGHT DISTANCE EVALUATION

The existing site currently has one access driveway onto Main Street. Gorrill Palmer completed a site visit to evaluate sight distances for the existing driveway. Both the City of Auburn and MaineDOT have standards for sight distances. The table below presents the standard distances for both MaineDOT and the City of Auburn.

Table 4 – Standards for Sight Distance

Speed Limit (mph)	MaineDOT Required (ft)	City of Auburn (Passenger Car -2 lane)
25	200	250
30	250	300
35	305	350
40	360	400
45	425	450

Since the City of Auburn requirements for sight distance are greater than MaineDOT, the City of Auburn criteria was used for this evaluation. The City of Auburn and MaineDOT use similar evaluation methodology to measure sight distance. The City of Auburn and MaineDOT methods are as follows:

The MaineDOT uses the following evaluation methodology to measure sight distance:

Driveway Observation Point: 10 feet from traveled way
Height of Eye at Driveway: 3.5 feet above the ground
Height of Approaching vehicle: 4.25 feet above the ground

Based on the MaineDOT Map Viewer, the legal speed limit of Main Street along the site frontage is 25 mph, which results in a required sight distance of 250 feet. The following Table 5 summarizes the required and measured sight distances at the existing driveway.

Table 5 – Available Sight Distance Summary

Approach	Sight Distance (ft)		
	Required for passenger vehicle (ft)	Available	
		Looking Left	Looking Right
Exiting onto Main Street – (25 mph)	250	375+	375+

As shown in Table 5, the available sight distance exceeds required. Although available sight distances are adequate, it should be noted that the sight distance looking left was obstructed by a parked vehicle along Main Street. It was determined that without the parked vehicle the sight distance would exceed requirements. The City may want to consider restricting parking in the immediate area of the driveway.

CONCLUSIONS

1. The trip generation for this project does not trigger the need for a MaineDOT TMP.

2. One high crash location was identified within the immediate area. The crash patterns may have been addressed with recent mitigation, but it is too early to tell for sure.

3. Based on sight distance evaluations, sight distances exiting the site driveway exceed required, provided it is not blocked by parked cars.

Attachments:

Attachment A – Trip Generation
Attachment B – Safety Review



u:\4228_academy street residential development_auburn\n traffic\traffic evaluation 07-01-24.docx

GORRILL PALMER
An LJB Engineering Company

Attachment A

Trip Generation

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

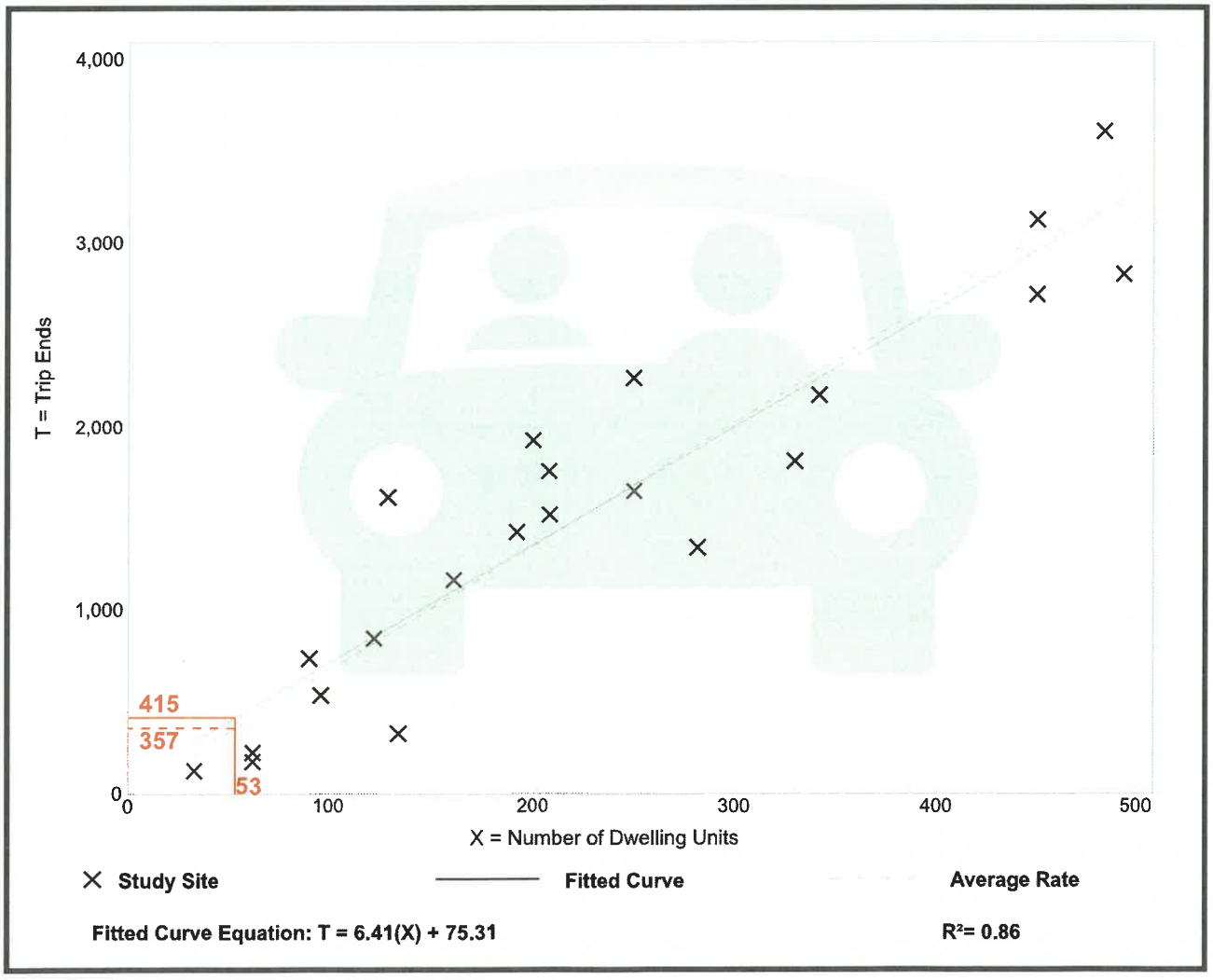
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



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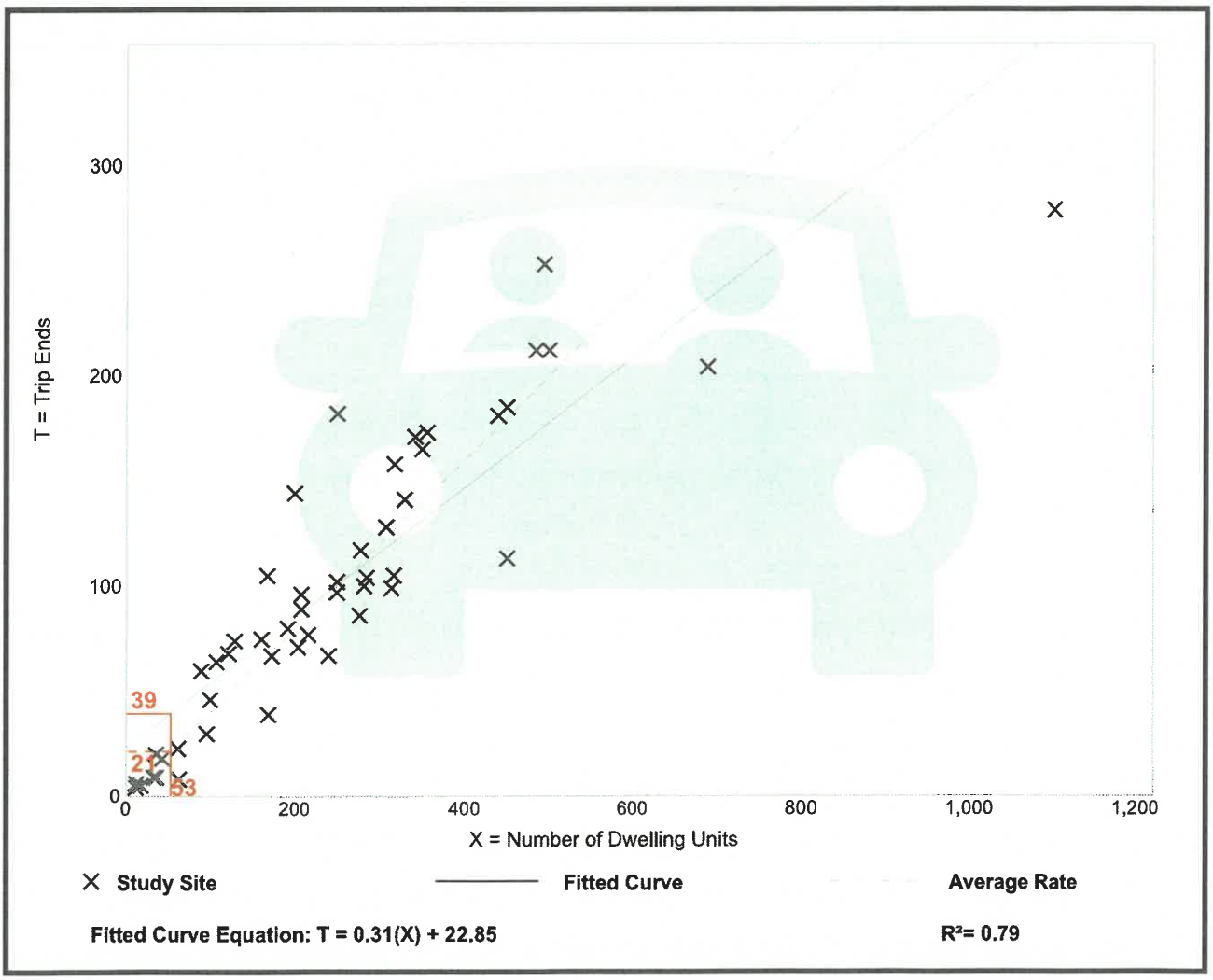
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	49
Avg. Num. of Dwelling Units:	249
Directional Distribution:	24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



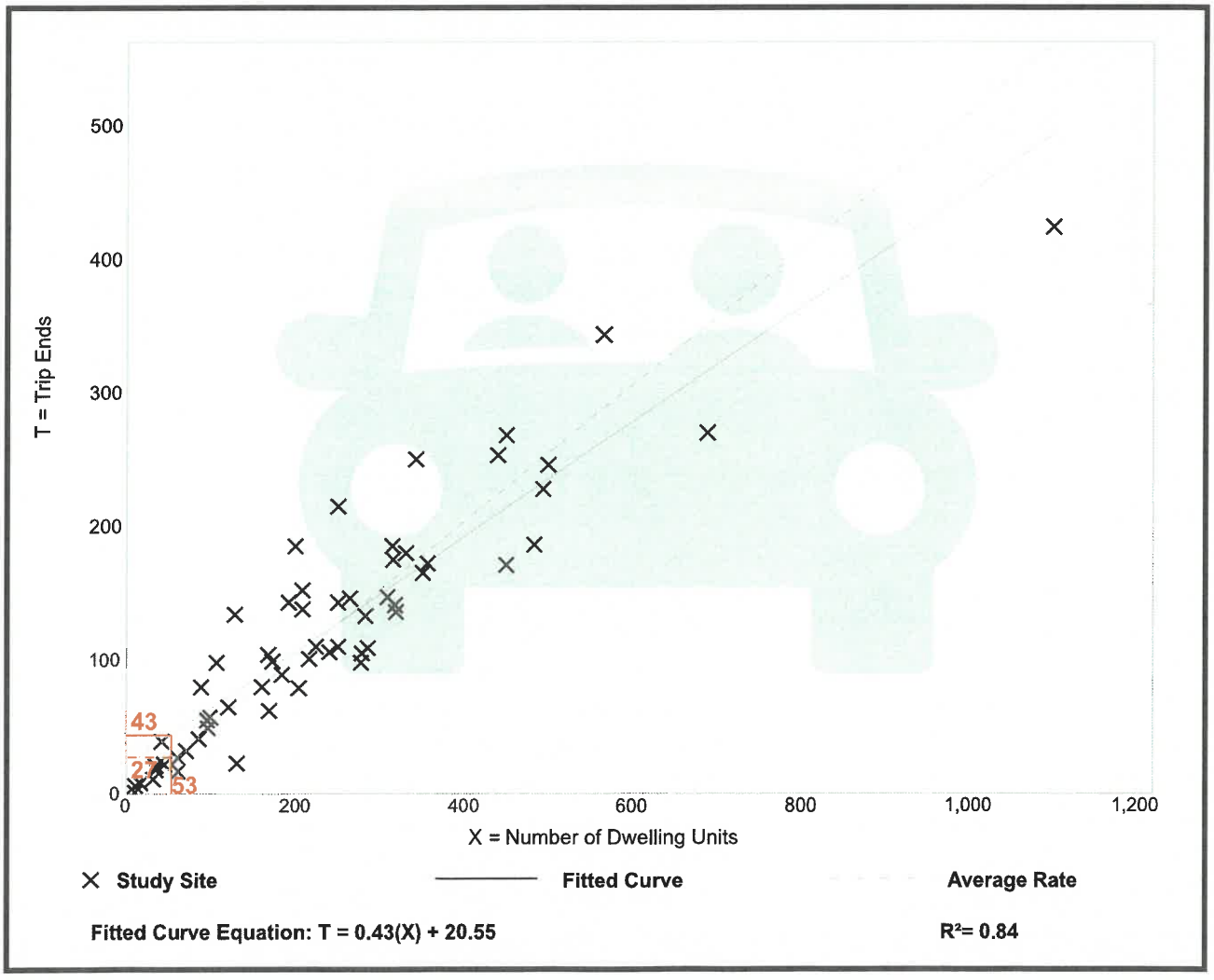
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

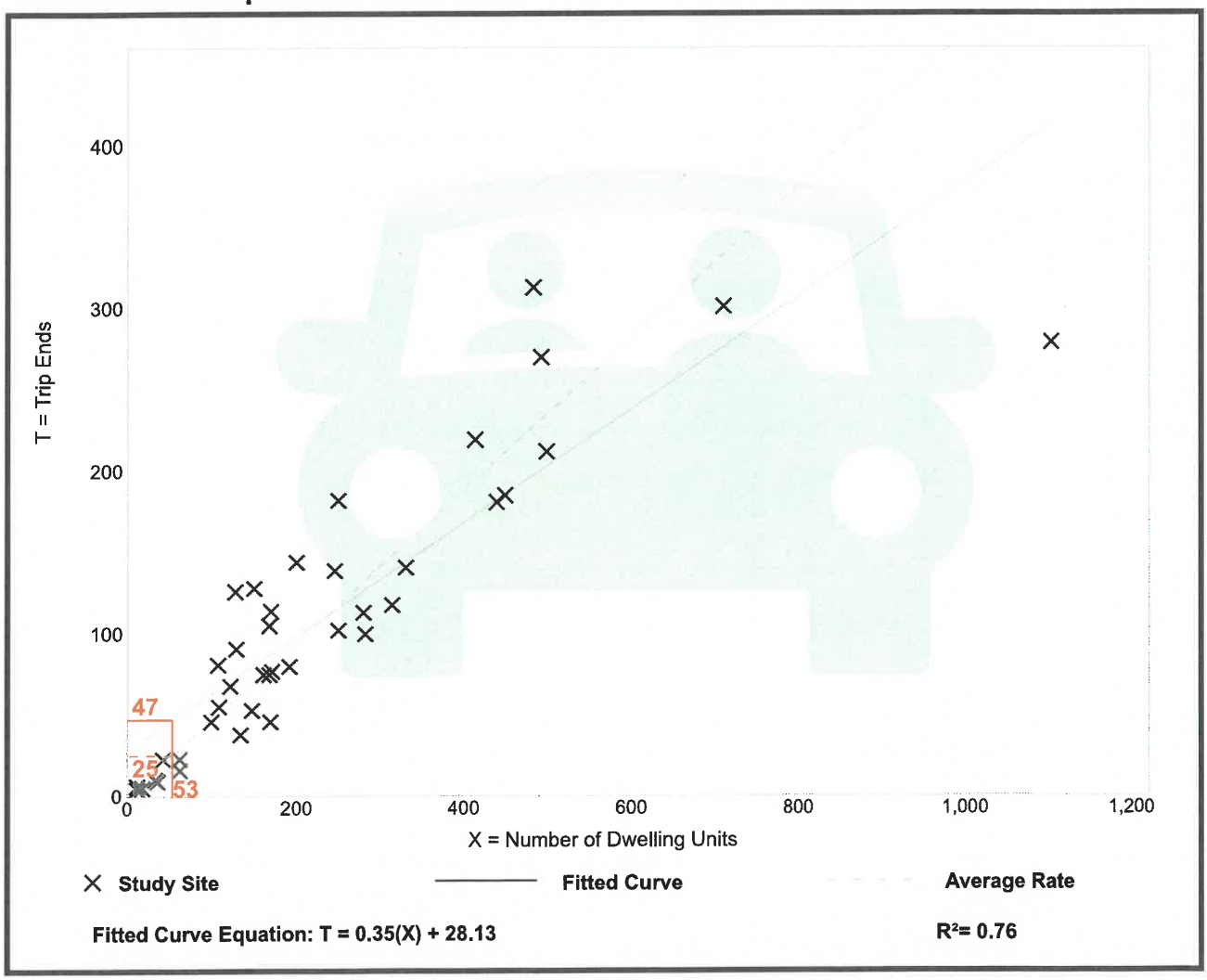
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 40
Avg. Num. of Dwelling Units: 234
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.47	0.25 - 0.98	0.16

Data Plot and Equation



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

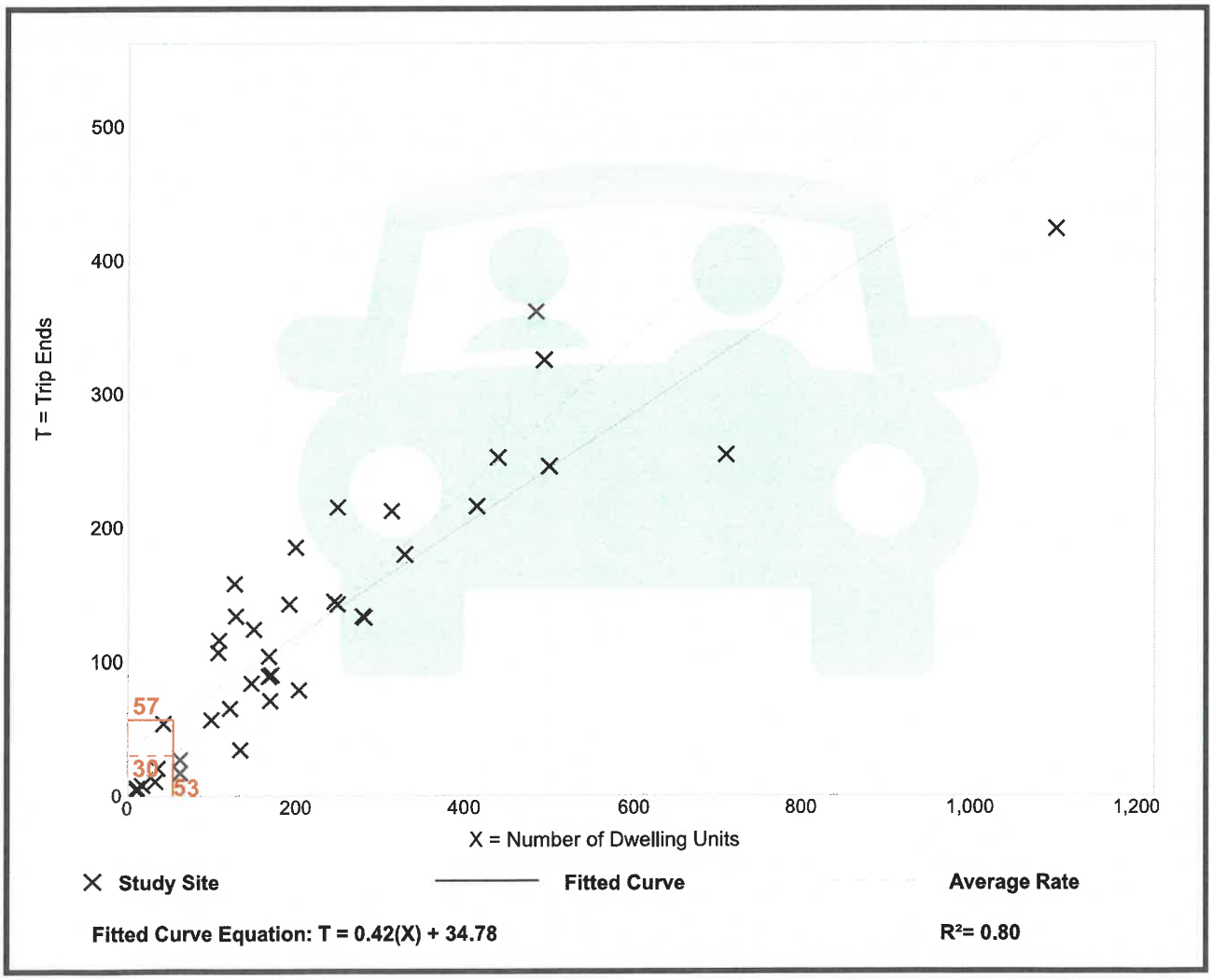
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 38
Avg. Num. of Dwelling Units: 231
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.25 - 1.26	0.20

Data Plot and Equation



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Saturday, Peak Hour of Generator**

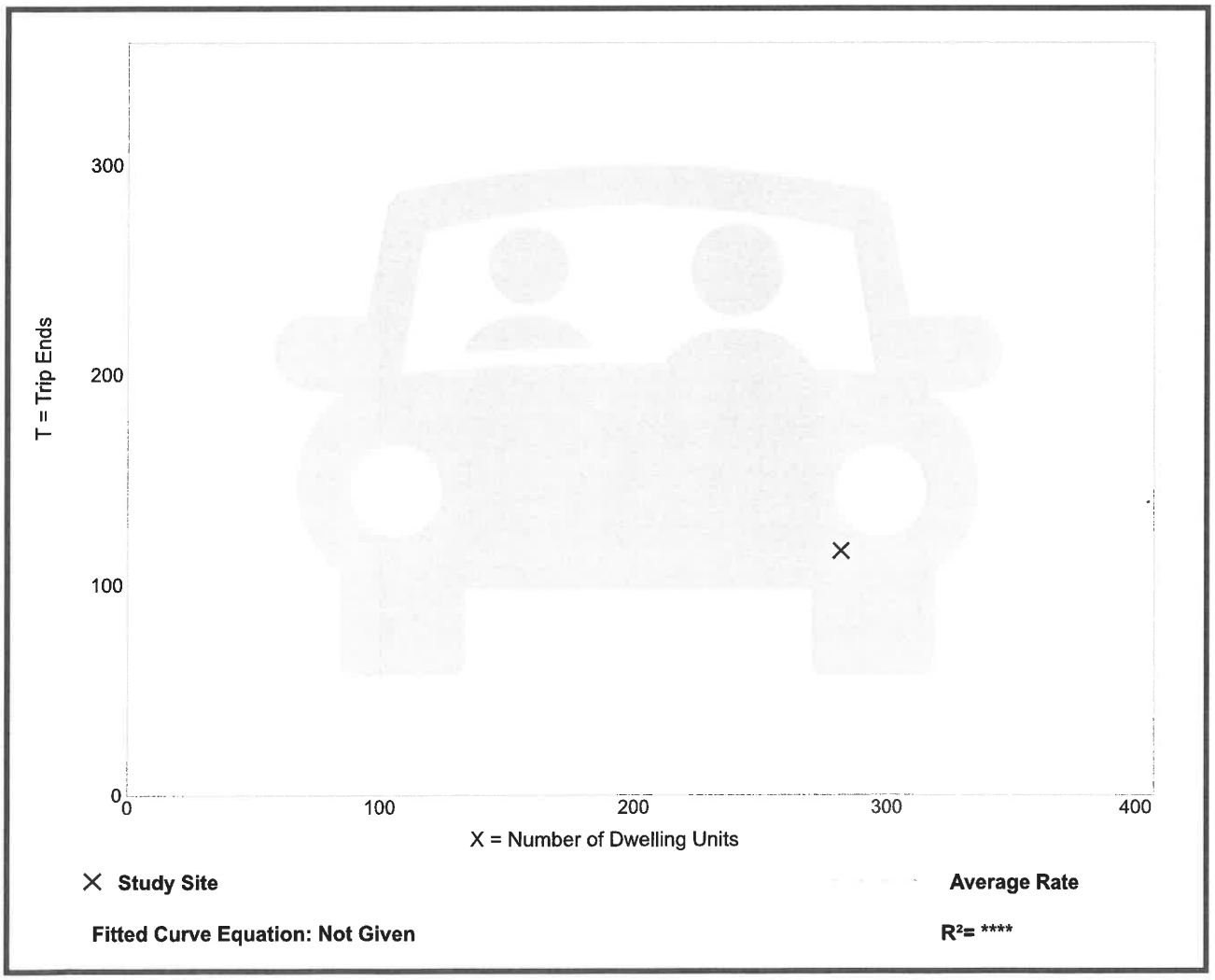
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. Num. of Dwelling Units: 282
Directional Distribution: Not Available

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.41 - 0.41	*

Data Plot and Equation

Caution – Small Sample Size



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Attachment B

Safety Review

H. C. L.
CRASH COLLISION DIAGRAM
DATA PACKAGE

COUNTY: **ANDROSCOGGIN** TOWN: **AUBURN**

LOW NODE: **2481** HIGH NODE: **0000** REGION: **1** U/R: **URBAN**

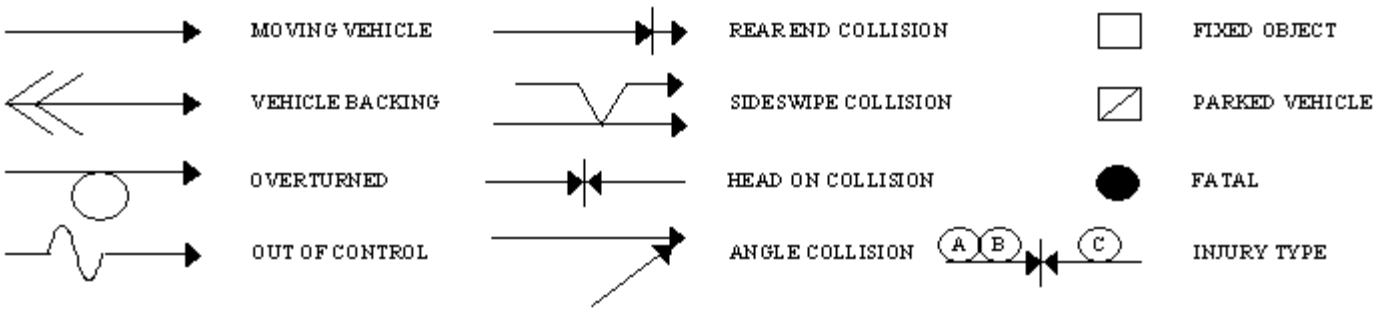
DESCRIPTION: **Int of Elm St and High St**

RTE # / RD #: **0110115** DATE DRAWN: **4/29/2024** DRAWN BY: **Tim**

STUDY FROM: **1/1/2021** STUDY TO: **12/31/2023**

CRASH RATE: **2.38** CRF: **4.71** % INJURY: **36.4** TOTAL CRASHES: **11**

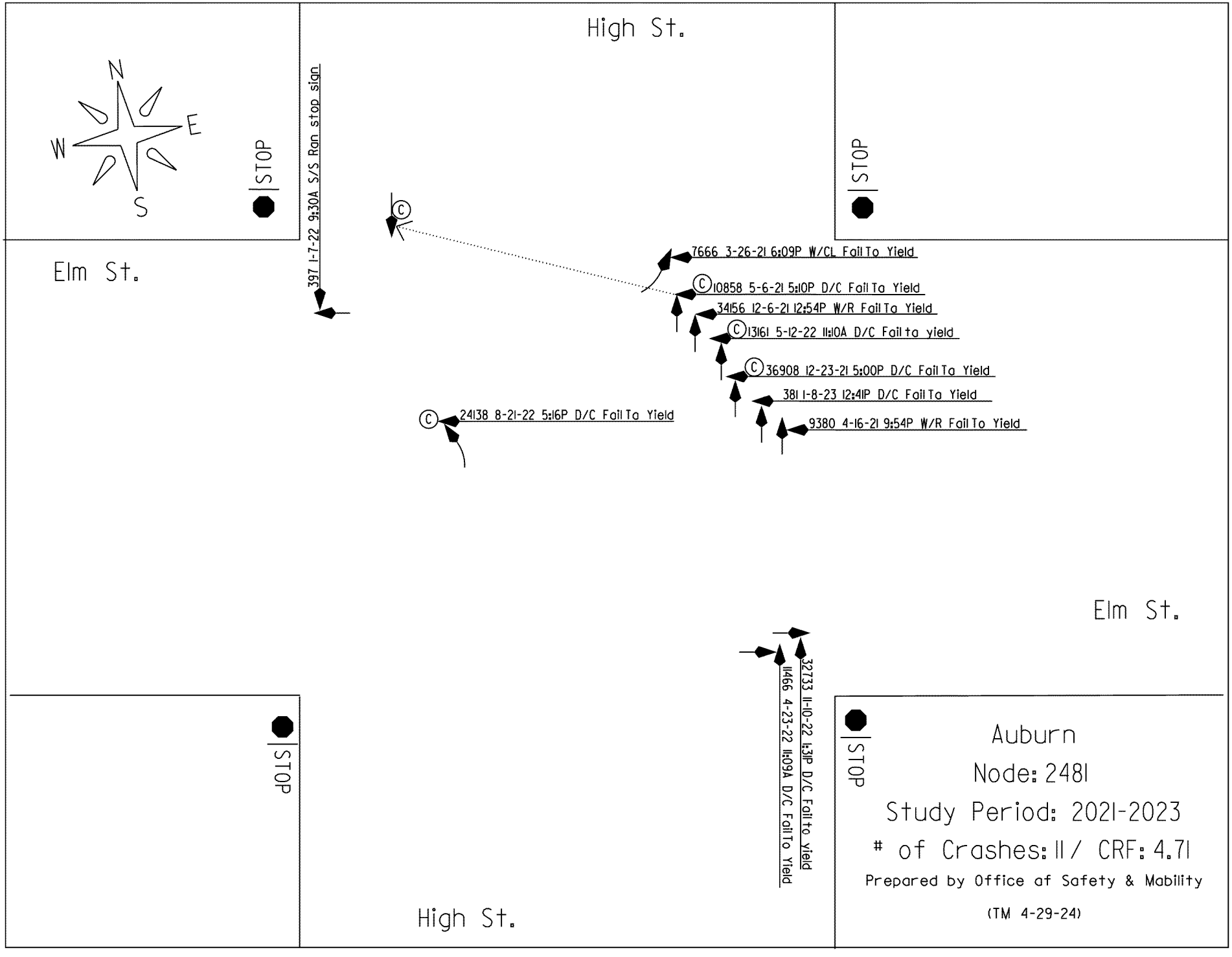
LEGEND



PAVEMENT: D - DRY, I - ICY, W - WET, S - SNOW

WEATHER: C - CLEAR, F - FOG, R - RAIN, SL - SLEET, S - SNOW, CL - CLOUDY

TIME: A - AM, P - PM


High St.
N
W
E
S
STOP
STOP
Elm St.
397 1-7-22 9:30A S/S Ran stop sign
7666 3-26-21 6:09P W/CL Fail To Yield
10858 5-6-21 5:10P D/C Fail To Yield
34156 12-6-21 12:54P W/R Fail To Yield
13161 5-12-22 11:10A D/C Fail to yield
36908 12-23-21 5:00P D/C Fail To Yield
381 1-8-23 12:41P D/C Fail To Yield
9380 4-16-21 9:54P W/R Fail To Yield
24138 8-21-22 5:16P D/C Fail To Yield
Elm St.
32733 11-10-22 4:31P D/C Fail to yield
11466 4-23-22 11:09A D/C Fail To Yield
STOP
STOP
High St.
Auburn
Node: 2481
Study Period: 2021-2023
# of Crashes: 11 / CRF: 4.71
Prepared by Office of Safety & Mobility
(TM 4-29-24)

Maine Department Of Transportation - Office of Safety, Crash Records Section

Crash Summary Report

Report Selections and Input Parameters

REPORT SELECTIONS

☑ Crash Summary I ☐ Section Detail ☑ Crash Summary II ☐ 1320 Public ☐ 1320 Private ☐ 1320 Summary

REPORT DESCRIPTION

Auburn
Main St,High St,Myrtle St,Acamedy St,Elm St,Maple St,Vine St area

REPORT PARAMETERS

Year 2021, Start Month 1 through Year 2023 End Month: 12

Route: **0110447**	Start Node: **2483**	Start Offset: **0**	☐ **Exclude First Node**
	End Node: **3274**	End Offset: **0**	☐ **Exclude Last Node**
Route: **0110243**	Start Node: **2470**	Start Offset: **0**	☐ **Exclude First Node**
	End Node: **2482**	End Offset: **0**	☐ **Exclude Last Node**
Route: **0110115**	Start Node: **2485**	Start Offset: **0**	☐ **Exclude First Node**
	End Node: **3273**	End Offset: **0**	☐ **Exclude Last Node**
Route: **0110001**	Start Node: **2485**	Start Offset: **0**	☑ **Exclude First Node**
	End Node: **3272**	End Offset: **0**	☐ **Exclude Last Node**
Route: **0110315**	Start Node: **2470**	Start Offset: **0**	☑ **Exclude First Node**
	End Node: **2471**	End Offset: **0**	☑ **Exclude Last Node**
Route: **0110274**	Start Node: **2484**	Start Offset: **0**	☑ **Exclude First Node**
	End Node: **2486**	End Offset: **0**	☑ **Exclude Last Node**
Route: **0110181**	Start Node: **2483**	Start Offset: **0**	☑ **Exclude First Node**
	End Node: **2482**	End Offset: **0**	☑ **Exclude Last Node**
Route: **0110181**	Start Node: **2482**	Start Offset: **0**	☑ **Exclude First Node**
	End Node: **2481**	End Offset: **0**	☑ **Exclude Last Node**
Route: **0110181**	Start Node: **2481**	Start Offset: **0**	☑ **Exclude First Node**
	End Node: **5011**	End Offset: **0**	☑ **Exclude Last Node**
Route: **0136X**	Start Node: **3273**	Start Offset: **0**	☑ **Exclude First Node**
	End Node: **3274**	End Offset: **0**	☑ **Exclude Last Node**
Route: **0136X**	Start Node: **3272**	Start Offset: **0**	☑ **Exclude First Node**

Crash Summary Report

Report Selections and Input Parameters

REPORT SELECTIONS

☑ **Crash Summary I** ☐ **Section Detail** ☑ **Crash Summary II** ☐ **1320 Public** ☐ **1320 Private** ☐ **1320 Summary**

REPORT DESCRIPTION

Auburn
Main St,High St,Myrtle St,Acamedy St,Elm St,Maple St,Vine St area

REPORT PARAMETERS

Year 2021, Start Month 1 through Year 2023 End Month: 12

	End Node: **3273**	End Offset: **0**	☑ **Exclude Last Node**
Route: **0136X**	Start Node: **3271**	Start Offset: **0**	☐ **Exclude First Node**
	End Node: **3272**	End Offset: **0**	☑ **Exclude Last Node**

Crash Summary I

Nodes

Node	Route - MP	Node Description	U/R	Total Crashes	Injury Crashes K	A	B	C	PD	Percent Injury	Annual M Ent-Veh	Crash Rate	Critical Rate	CRF
2483	0110447 - 0	0104251 AUB,VINE ST,HIGH ST	2	0	0	0	0	0	0	0.0	0.397	0.00	0.56	0.00
												Statewide Crash Rate:	0.13	
3274	0110447 - 0.10	Int of MAIN ST VINE ST	2	0	0	0	0	0	0	0.0	2.408	0.00	0.45	0.00
												Statewide Crash Rate:	0.15	
2470	0110243 - 0	Int of MAPLE ST PLEASANT ST	2	0	0	0	0	0	0	0.0	0.236	0.00	0.53	0.00
												Statewide Crash Rate:	0.13	
2482	0110243 - 0.06	Int of HIGH ST MAPLE ST	2	0	0	0	0	0	0	0.0	0.429	0.00	0.56	0.00
												Statewide Crash Rate:	0.13	
A2485	0110115 - 0.10	Int of ACADEMY ST ELM ST	2	0	0	0	0	0	0	0.0	0.000	0.00	0.00	0.00
												Statewide Crash Rate:	0.15	
P2471	0110115 - 0.11	Int of ELM ST, PLEASANT ST	2	1	0	0	0	1	0	100.0	1.457	0.23	0.51	0.00
												Statewide Crash Rate:	0.15	
2484	0110115 - 0.14	Int of ELM ST MYRTLE ST	2	0	0	0	0	0	0	0.0	1.124	0.00	0.54	0.00
												Statewide Crash Rate:	0.15	
2481	0110115 - 0.17	Int of ELM ST HIGH ST	2	11	0	0	0	4	7	36.4	1.543	2.38	0.51	4.70
												Statewide Crash Rate:	0.15	
3273	0110115 - 0.27	Int of ELM ST MAIN ST	2	2	0	0	0	1	1	50.0	3.624	0.18	0.41	0.00
												Statewide Crash Rate:	0.15	
2486	0110001 - 0.11	Int of ACADEMY ST MYRTLE ST	2	0	0	0	0	0	0	0.0	0.189	0.00	0.48	0.00
												Statewide Crash Rate:	0.13	
5011	0110001 - 0.14	Int of ACADEMY ST HIGH ST	2	7	0	0	0	2	5	28.6	3.351	0.70	0.37	1.87
												Statewide Crash Rate:	0.13	
3272	0110001 - 0.26	Int of ACADEMY ST MAIN ST	9	12	0	0	0	1	11	8.3	5.889	0.68	1.20	0.00
												Statewide Crash Rate:	0.71	
3271	0136X - 18.64	Int of MAIN ST NEWBURY ST	2	6	0	0	1	0	5	16.7	5.538	0.36	0.33	1.10
												Statewide Crash Rate:	0.13	
Study Years:	3.00	**NODE TOTALS:**		39	0	0	1	9	29	25.6	26.185	0.50	0.41	1.20

Crash Summary I

Sections

Start Node	End Node	Element	Offset Begin - End	Route - MP	Section Length	U/R	Total Crashes	Injury Crashes K	A	B	C	PD	Percent Injury	Annual HMVM	Crash Rate	Critical Rate	CRF
2483	3274	174261	0 - 0.10	0110447 - 0	0.10	2	0	0	0	0	0	0	0.0	0.00009	0.00	1519.10	0.00
0104251 AUB,VINE ST,HIGH ST				RD INV 01 10447											Statewide Crash Rate: 370.63		
2470	2482	5083880	0 - 0.06	0110243 - 0	0.06	2	1	0	0	0	0	1	0.0	0.00002	21437.61	-3087.04	0.00
Int of MAPLE ST PLEASANT ST				RD INV 01 10243											Statewide Crash Rate: 370.63		
2471	2485	3121684	0 - 0.01	0110115 - 0.10	0.01	2	0	0	0	0	0	0	0.0	0.00013	0.00	815.93	0.00
Int of ELM ST, PLEASANT ST				RD INV 01 10115											Statewide Crash Rate: 209.27		
2471	2484	3120078	0 - 0.03	0110115 - 0.11	0.03	2	0	0	0	0	0	0	0.0	0.00033	0.00	888.54	0.00
Int of ELM ST, PLEASANT ST				RD INV 01 10115											Statewide Crash Rate: 209.27		
2481	2484	3130379	0 - 0.03	0110115 - 0.14	0.03	2	0	0	0	0	0	0	0.0	0.00033	0.00	887.93	0.00
Int of ELM ST HIGH ST				RD INV 01 10115											Statewide Crash Rate: 209.27		
2481	3273	3131292	0 - 0.10	0110115 - 0.17	0.10	2	0	0	0	0	0	0	0.0	0.00119	0.00	692.91	0.00
Int of ELM ST HIGH ST				RD INV 01 10115											Statewide Crash Rate: 209.27		
2485	2486	5083878	0 - 0.11	0110001 - 0	0.11	2	0	0	0	0	0	0	0.0	0.00014	0.00	1599.31	0.00
Int of ACADEMY ST ELM ST				RD INV 01 10001											Statewide Crash Rate: 370.63		
2486	5011	5083879	0 - 0.03	0110001 - 0.11	0.03	2	0	0	0	0	0	0	0.0	0.00006	0.00	1321.49	0.00
Int of ACADEMY ST MYRTLE ST				RD INV 01 10001											Statewide Crash Rate: 370.63		
3272	5011	3104160	0 - 0.12	0110001 - 0.14	0.12	2	0	0	0	0	0	0	0.0	0.00334	0.00	508.32	0.00
Int of ACADEMY ST MAIN ST				RD INV 01 10001											Statewide Crash Rate: 197.05		
2470	2471	174236	0 - 0.03	0110315 - 0.38	0.03	2	0	0	0	0	0	0	0.0	0.00006	0.00	1229.99	0.00
Int of MAPLE ST PLEASANT ST				RD INV 01 10315											Statewide Crash Rate: 370.63		
2484	2486	5083877	0 - 0.08	0110274 - 0	0.08	2	0	0	0	0	0	0	0.0	0.00003	0.00	233.81	0.00
Int of ELM ST MYRTLE ST				RD INV 01 10274											Statewide Crash Rate: 370.63		
2482	2483	174260	0 - 0.03	0110181 - 0.21	0.03	2	1	0	0	0	0	1	0.0	0.00012	2725.28	1596.93	1.71
Int of HIGH ST MAPLE ST				RD INV 01 10181											Statewide Crash Rate: 370.63		
2481	2482	174256	0 - 0.03	0110181 - 0.24	0.03	2	0	0	0	0	0	0	0.0	0.00013	0.00	1599.00	0.00
Int of ELM ST HIGH ST				RD INV 01 10181											Statewide Crash Rate: 370.63		
2481	5011	5083876	0 - 0.07	0110181 - 0.27	0.07	2	2	0	0	0	0	2	0.0	0.00026	2609.26	1509.58	1.73
Int of ELM ST HIGH ST				RD INV 01 10181											Statewide Crash Rate: 370.63		
3273	3274	3104161	0 - 0.06	0136X - 18.80	0.06	2	1	0	0	0	0	1	0.0	0.00155	215.07	648.24	0.00
Int of ELM ST MAIN ST				ST RTE 136											Statewide Crash Rate: 209.27		
3272	3273	3131309	0 - 0.07	0136X - 18.73	0.07	2	2	0	0	0	0	2	0.0	0.00243	274.08	576.99	0.00
Int of ACADEMY ST MAIN ST				ST RTE 136											Statewide Crash Rate: 209.27		
3271	3272	3120476	0 - 0.09	0136X - 18.64	0.09	2	3	0	0	0	1	2	33.3	0.00497	201.33	459.73	0.00
Int of MAIN ST NEWBURY ST				ST RTE 136											Statewide Crash Rate: 197.05		
Study Years: 3.00				**Section Totals:**	1.05		10	0	0	0	1	9	10.0	0.01517	219.66	377.03	0.58
				Grand Totals:	1.05		49	0	0	1	10	38	22.4	0.01517	1076.34	513.67	2.10

Crash Summary

Section Details

Start Node	End Node	Element	Offset Begin - End	Route - MP	Total Crashes	Injury Crashes K	A	B	C	PD	Crash Report	Crash Date	Crash Mile Point	Injury Degree
2483	3274	174261	0 - 0.10	0110447 - 0	0	0	0	0	0	0				
2470	2482	5083880	0 - 0.06	0110243 - 0	1	0	0	0	0	1	2021-13597	06/04/2021	0.03	PD
2471	2485	3121684	0 - 0.01	0110115 - 0.10	0	0	0	0	0	0				
2471	2484	3120078	0 - 0.03	0110115 - 0.11	0	0	0	0	0	0				
2481	2484	3130379	0 - 0.03	0110115 - 0.14	0	0	0	0	0	0				
2481	3273	3131292	0 - 0.10	0110115 - 0.17	0	0	0	0	0	0				
2485	2486	5083878	0 - 0.11	0110001 - 0	0	0	0	0	0	0				
2486	5011	5083879	0 - 0.03	0110001 - 0.11	0	0	0	0	0	0				
3272	5011	3104160	0 - 0.12	0110001 - 0.14	0	0	0	0	0	0				
2470	2471	174236	0 - 0.03	0110315 - 0.38	0	0	0	0	0	0				
2484	2486	5083877	0 - 0.08	0110274 - 0	0	0	0	0	0	0				
2482	2483	174260	0 - 0.03	0110181 - 0.21	1	0	0	0	0	1	2022-17535	06/25/2022	0.23	PD
2481	2482	174256	0 - 0.03	0110181 - 0.24	0	0	0	0	0	0				
2481	5011	5083876	0 - 0.07	0110181 - 0.27	2	0	0	0	0	2	2021-9943	04/23/2021	0.33	PD
											2021-23999	09/10/2021	0.33	PD
3273	3274	3104161	0 - 0.06	0136X - 18.80	1	0	0	0	0	1	2022-6390	02/25/2022	18.81	PD
3272	3273	3131309	0 - 0.07	0136X - 18.73	2	0	0	0	0	2	2021-3937	02/15/2021	18.77	PD
											2021-19731	08/01/2021	18.78	PD
3271	3272	3120476	0 - 0.09	0136X - 18.64	3	0	0	0	1	2	2022-37917	12/19/2022	18.65	C
											2022-24023	08/22/2022	18.68	PD
											2021-23272	09/03/2021	18.72	PD
				Totals:	10	0	0	0	1	9				

Crash Summary II - Characteristics

Crashes by Day and Hour

	AM												Hour of Day PM													
Day Of Week	**12**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**Un**	**Tot**
SUNDAY	0	0	0	0	0	0	0	0	0	0	0	2	1	1	0	1	0	1	0	1	0	0	0	0	0	7
MONDAY	0	0	0	0	0	0	0	1	2	1	0	0	3	0	1	2	1	0	0	0	0	0	0	0	0	11
TUESDAY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	2	0	0	0	0	0	0	3
WEDNESDAY	0	0	0	0	0	0	0	0	0	0	1	0	1	1	0	1	1	0	0	0	0	0	0	0	0	5
THURSDAY	0	0	0	0	0	0	0	0	0	0	0	2	0	1	1	0	0	3	0	0	0	0	0	0	0	7
FRIDAY	0	0	0	1	0	0	0	1	0	1	0	0	0	1	0	0	2	1	2	1	1	1	0	0	0	12
SATURDAY	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	4
Totals	0	0	0	1	0	0	0	2	2	2	2	5	5	4	2	5	4	5	5	3	1	1	0	0	0	**49**

Vehicle Counts by Type

Unit Type	Total
1-Passenger Car	43
2-(Sport) Utility Vehicle	31
3-Passenger Van	2
4-Cargo Van (10K lbs or Less)	1
5-Pickup	17
6-Motor Home	0
7-School Bus	1
8-Transit Bus	0
9-Motor Coach	0
10-Other Bus	0
11-Motorcycle	0
12-Moped	0
13-Low Speed Vehicle	0
14-Autocycle	0
15-Experimental	0
16-Other Light Trucks (10,000 lbs or Less)	0
17-Medium/Heavy Trucks (More than 10,000 lbs)	3
18-ATV - (4 wheel)	0
20-ATV - (2 wheel)	0
21-Snowmobile	0
22-Pedestrian	0
23-Bicyclist	0
24-Witness	4
25-Other	0
26-Construction	0
27-Farm Vehicle	0
28-Horse and Buggy	0
Total	**102**

Crash Summary II - Characteristics

Crashes by Driver Action at Time of Crash

Driver Action at Time of Crash	Dr 1	Dr 2	Dr 3	Dr 4	Dr 5	Other	Total
No Contributing Action	6	37	5	0	0	0	48
Ran Off Roadway	3	0	0	0	0	0	3
Failed to Yield Right-of-Way	18	2	0	0	0	0	20
Ran Red Light	1	0	0	0	0	0	1
Ran Stop Sign	1	0	0	0	0	0	1
Disregarded Other Traffic Sign	0	0	0	0	0	0	0
Disregarded Other Road Markings	0	0	0	0	0	0	0
Exceeded Posted Speed Limit	0	0	0	0	0	0	0
Drove Too Fast For Conditions	2	1	0	0	0	0	3
Improper Turn	1	0	0	0	0	0	1
Improper Backing	4	0	0	0	0	0	4
Improper Passing	0	0	0	0	0	0	0
Wrong Way	0	0	0	0	0	0	0
Followed Too Closely	9	0	0	0	0	0	9
Failed to Keep in Proper Lane	0	0	0	0	0	0	0
Operated Motor Vehicle in Erratic, Reckless, Careless, Negligent or Aggressive Manner	2	0	0	0	0	0	2
Swerved or Avoided Due to Wind, Slippery Surface, Motor Vehicle, Object, Non-Motorist in Roadway	0	0	0	0	0	0	0
Over-Correcting/Over-Steering	0	0	0	0	0	0	0
Other Contributing Action	2	1	0	0	0	0	3
Unknown	0	0	0	0	0	0	0
Total	**49**	**41**	**5**	**0**	**0**	**0**	**95**

Crashes by Apparent Physical Condition And Driver

Apparent Physical Condition	Dr 1	Dr 2	Dr 3	Dr 4	Dr 5	Other	Total
Apparently Normal	48	41	5	0	0	0	94
Physically Impaired	0	0	0	0	0	0	0
Emotional(Depressed, Angry, Disturbed, etc.)	0	0	0	0	0	0	0
Ill (Sick)	0	0	0	0	0	0	0
Asleep or Fatigued	0	0	0	0	0	0	0
Under the Influence of Medications/Drugs/Alcohol	0	0	0	0	0	0	0
Other	1	0	0	0	0	0	1
Total	**49**	**41**	**5**	**0**	**0**	**0**	**95**

Driver Age by Unit Type

Age	Driver	Bicycle	SnowMobile	Pedestrian	ATV	Total
09-Under	0	0	0	0	0	0
10-14	0	0	0	0	0	0
15-19	3	0	0	0	0	3
20-24	11	0	0	0	0	11
25-29	12	0	0	0	0	12
30-39	23	0	0	0	0	23
40-49	14	0	0	0	0	14
50-59	14	0	0	0	0	14
60-69	11	0	0	0	0	11
70-79	4	0	0	0	0	4
80-Over	4	0	0	0	0	4
Unknown	2	0	0	0	0	2
Total	**98**	**0**	**0**	**0**	**0**	**98**

Crash Summary II - Characteristics

Most Harmful Event

Most Harmful Event	Total	Most Harmful Event	Total
1-Overturn / Rollover	0	38-Other Fixed Object (wall, building, tunnel, etc.)	1
2-Fire / Explosion	0	39-Unknown	0
3-Immersion	0	40-Gate or Cable	0
4-Jackknife	0	41-Pressure Ridge	0
5-Cargo / Equipment Loss Or Shift	0	**Total**	**97**
6-Fell / Jumped from Motor Vehicle	0		
7-Thrown or Falling Object	0		
8-Other Non-Collision	0		
9-Pedestrian	0		
10-Pedalcycle	0		
11-Railway Vehicle - Train, Engine	0		
12-Animal	0		
13-Motor Vehicle in Transport	90		
14-Parked Motor Vehicle	2		
15-Struck by Falling, Shifting Cargo or Anything Set in Motion by Motor Vehicle	0		
16-Work Zone / Maintenance Equipment	0		
17-Other Non-Fixed Object	0		
18-Impact Attenuator / Crash Cushion	0		
19-Bridge Overhead Structure	0		
20-Bridge Pier or Support	0		
21-Bridge Rail	0		
22-Cable Barrier	0		
23-Culvert	0		
24-Curb	0		
25-Ditch	0		
26-Embankment	0		
27-Guardrail Face	0		
28-Guardrail End	0		
29-Concrete Traffic Barrier	0		
30-Other Traffic Barrier	0		
31-Tree (Standing)	0		
32-Utility Pole / Light Support	3		
33-Traffic Sign Support	0		
34-Traffic Signal Support	1		
35-Fence	0		
36-Mailbox	0		
37-Other Post, Pole, or Support	0		

Injury Data

Severity Code	Injury Crashes	Number Of Injuries
K	0	0
A	0	0
B	1	1
C	10	12
PD	38	0
Total	**49**	**13**

Road Character

Road Grade	Total
1-Level	43
2-On Grade	3
3-Top of Hill	3
4-Bottom of Hill	0
5-Other	0
Total	**49**

Traffic Control Devices

Traffic Control Device	Total
1-Traffic Signals (Stop & Go)	13
2-Traffic Signals (Flashing)	0
3-Advisory/Warning Sign	1
4-Stop Signs - All Approaches	0
5-Stop Signs - Other	23
6-Yield Sign	0
7-Curve Warning Sign	0
8-Officer, Flagman, School Patrol	0
9-School Bus Stop Arm	1
10-School Zone Sign	0
11-R.R. Crossing Device	0
12-No Passing Zone	0
13-None	11
14-Other	0
Total	**49**

Light

Light Condition	Total
1-Daylight	39
2-Dawn	0
3-Dusk	5
4-Dark - Lighted	4
5-Dark - Not Lighted	1
6-Dark - Unknown Lighting	0
7-Unknown	0
Total	**49**

Crash Summary II - Characteristics

Crashes by Year and Month

Month	2021	2022	2023	Total
JANUARY	1	4	2	7
FEBRUARY	2	1	1	4
MARCH	2	0	2	4
APRIL	3	1	0	4
MAY	2	3	1	6
JUNE	1	2	0	3
JULY	1	1	1	3
AUGUST	2	2	0	4
SEPTEMBER	3	1	0	4
OCTOBER	1	2	1	4
NOVEMBER	0	1	0	1
DECEMBER	3	2	0	5
Total	**21**	**20**	**8**	**49**

Report is limited to the last 10 years of data.

Crash Summary II - Characteristics

Crashes by Crash Type and Type of Location

Crash Type	Straight Road	Curved Road	Three Leg Intersection	Four Leg Intersection	Five or More Leg Intersection	Driveways	Bridges	Interchanges	Other	Parking Lot	Private Way	Cross Over	Railroad Crossing	Traffic Circle-Roundabout	Total
Object in Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rear End - Sideswipe	3	0	13	1	0	3	0	0	0	0	0	0	0	0	20
Head-on - Sideswipe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Intersection Movement	0	0	3	17	0	4	0	0	0	0	0	0	0	0	24
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Train	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Went Off Road	1	0	2	0	0	1	0	0	0	0	0	0	0	0	4
All Other Animal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Jackknife	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rollover	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Submersion	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Thrown or Falling Object	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bear	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Moose	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Turkey	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	**5**	**0**	**18**	**18**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**49**

Crash Summary II - Characteristics

Crashes by Weather, Light Condition and Road Surface

Weather Light	Dry	Ice/Frost	Mud, Dirt, Gravel	Oil	Other	Sand	Slush	Snow	Unknown	Water (Standing, Moving)	Wet	Total
Blowing Sand, Soil, Dirt												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Blowing Snow												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Clear												
Dark - Lighted	2	0	0	0	0	0	0	0	0	0	0	2
Dark - Not Lighted	1	0	0	0	0	0	0	0	0	0	0	1
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	26	0	0	0	0	0	0	2	0	0	0	28
Dusk	5	0	0	0	0	0	0	0	0	0	0	5
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Cloudy												
Dark - Lighted	0	0	0	0	0	0	0	1	0	0	0	1
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	5	0	0	0	0	0	0	0	0	0	1	6
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0

Crash Summary II - Characteristics

Crashes by Weather, Light Condition and Road Surface

Weather Light	Dry	Ice/Frost	Mud, Dirt, Gravel	Oil	Other	Sand	Slush	Snow	Unknown	Water (Standing, Moving)	Wet	Total
Fog, Smog, Smoke												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Other												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Rain												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	1	1
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	2	2
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Severe Crosswinds												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0

Crash Summary II - Characteristics

Crashes by Weather, Light Condition and Road Surface

Weather Light	Dry	Ice/Frost	Mud, Dirt, Gravel	Oil	Other	Sand	Slush	Snow	Unknown	Water (Standing, Moving)	Wet	Total
Sleet, Hail (Freezing Rain or Drizzle)												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	1	0	0	0	0	0	0	0	0	0	1
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Snow												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	2	0	0	0	2
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	**39**	**1**	**0**	**0**	**0**	**0**	**0**	**5**	**0**	**0**	**4**	**49**

ATTACHMENT H

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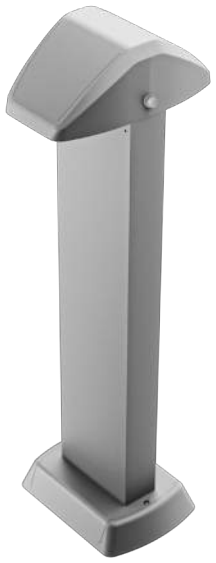
DATE: 07/08/24 | LOCATION:

TYPE: | PROJECT:

CATALOG #:

VIPER Bollard

LED BOLLARD



FEATURES

- Rectilinear Bollard luminaire to match the Viper Area, Flood and Wall product lines
- Available in 24", 30", 36" and 42" heights
- Options including button photo control, fusing and surge protection
- Full cutoff luminaire produces no light above 90 degrees which makes all configurations U0.

SPECIFICATIONS

CONSTRUCTION

- Bollard is available in 42", 36", 30" and 24" heights.
- Die cast aluminum top housing attaches to extruded aluminum riser with die cast aluminum base assembly.
- Corrosion resistant, aluminum construction with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

LEDS AND OPTICS

- Available in 70 and 80 CRI (see Ordering Guide for more information)
- Broad range of CCT options, including 2700K, 3000K, 3500K, 4000K, 5000K; also available in phosphor converted amber
- TIR Optical lenses are clear injection molded PMMA acrylic
- One-piece silicone gasket ensures a weatherproof seal around each optical bezel
- All configurations are full cut-off with zero up-light from the source

INSTALLATION

- Adjustable baseplate to provide preferred fixture alignment, with up to 10-degrees of adjustment
- Fixture will ship with cast aluminum 360 alloy anchor base; four 1/2" x 10" anchor bolts.

ELECTRICAL

- Universal 120-347VAC Input Voltage, 50/60Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- Optional 10kA Surge protection available
- Complies with FCC 47 CFR Part 18.

CONTROLS

- Photo control available for 120-277V applications for on/off control. Photo control is mounted on the side of the product.
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 0-10V Dimming Drivers are standard. The CD option extends the dimming leads outside the fixture for easy access

CERTIFICATIONS

- Certified to UL 1598 and CSA 22.2#250.0-24
- Fixture head is IP65 rated
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225- 11). See Buy America(n) Solutions (link to https://http://www.currentlighting.com/resources/americasolutions)

WARRANTY

- 5 year limited warranty

KEY DATA	
Lumen Range	1000-6000
Wattage Range	10-50W
Efficacy Range (LPW)	73–82
Weights lbs. (kg)	16–22 (7.3–10)

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DATE: 07/08/24 | LOCATION:

TYPE: | PROJECT:

CATALOG #:

VIPER Bollard

LED BOLLARD

ORDERING GUIDE

Example: VPB-48L-20-4K7-3-UNV-DBT

CATALOG #

Model	
VPB	Viper Bollard

# LEDs Wattage	
24L-10	Single head, 1,000 Lumens; 180-Degree Beam
24L-15	Single head, 2,000 Lumens; 180-Degree Beam
24L-25	Single head, 3,000 Lumens; 180-Degree Beam
48L-20	Double head, 2,000 Lumens; 360-Degree Beam
48L-30	Double head, 4,000 Lumens; 360-Degree Beam
48L-50	Double head, 6,000 Lumens; 360-Degree Beam

CCT/CRI	
27K8	2700K, 80 CRI
3K7	3000K, 70 CRI
4K7	4000K, 70 CRI
5K7	5000K, 70 CRI
3K8	3000K, 80 CRI
35K8	3500K, 80 CRI
4K8	4000K, 80 CRI
5K8	5000K, 80 CRI
AP	Phosphor converted Amber

Distribution	
2	Type 2
3	Type 3
4F	Type 4 Front
4W	Type 4 Wide

Voltage	
UNV	Universal 120–277
120	120V
208	208V
240	240V
277	277V
347	347V

Heights	
24	24" High
30	30" High
36	36" High
42	42" High

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Textured
DBS	Dark Bronze Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Matte Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option	
CC	Custom Color

Options	
PC	Button Photocontrol (120-277V only)
CD	Customer Dimming
SP	10kA Surge Protector

ELECTRICAL DATA

# OF LEDS	24L (180-Degree Beam)		
NOMINAL WATTAGE	10	15	25
SYSTEM POWER (W)	6.6	14	23
INPUT VOLTAGE (V)	CURRENT (Amps)		
120	0.06	0.12	0.19
208	0.03	0.07	0.11
240	0.03	0.06	0.10
277	0.02	0.05	0.08
347	0.02	0.04	0.07
480	0.01	0.03	0.05

# OF LEDS	48L (360-Degree Beam)		
NOMINAL WATTAGE	20	30	50
SYSTEM POWER (W)	20.2	29	48.1
INPUT VOLTAGE (V)	CURRENT (Amps)		
120	0.17	0.24	0.40
208	0.10	0.14	0.23
240	0.08	0.12	0.20
277	0.07	0.10	0.17
347	0.06	0.08	0.14
480	0.04	0.06	0.10

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CATALOG #:

VIPER Bollard

LED BOLLARD

PERFORMANCE DATA

DESCRIPTION	# OF LEDS	NOMINAL WATTS	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)		4K (4000K nominal, 70 CRI)		3K (3000K nominal, 70 CRI)	
					LUMENS	LPW	LUMENS	LPW	LUMENS	LPW
VPB	24L	10	6.6	2	888	134	883	134	850	129
				3	829	126	825	125	794	120
				4F	871	132	867	131	834	126
				4W	867	131	863	131	830	126
		15	14	2	1883	134	1830	131	1802	129
				3	1759	126	1750	125	1683	120
				4F	1848	132	1839	131	1769	126
				4W	1839	131	1873	134	1761	126
		25	23	2	3116	135	3043	132	2982	130
				3	2910	127	3029	132	2785	121
				4F	3059	133	3100	135	2928	127
				4W	3044	132	2896	126	2914	127
	48L	20	20.2	2	2624	130	2608	129	2509	124
				3	2677	133	2661	132	2560	127
				4F	2553	126	2538	126	2441	121
				4W	2593	128	2577	128	2479	123
		30	29	2	3540	122	3519	121	3386	117
				3	3613	125	3591	124	3455	119
				4F	3445	119	3424	118	3294	114
				4W	3499	121	3478	120	3346	115
		50	48.1	2	5376	112	5237	109	5038	105
				3	5126	105	5344	11	5141	107
				4F	5207	108	5175	107	4902	101
				4W	5268	110	5096	105	4979	103

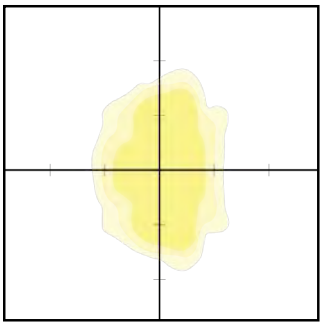
PHOTOMETRY

MOUNTING: 3.5 FT

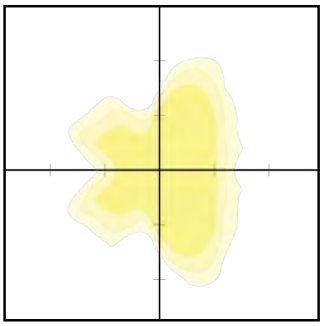
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.5 .2 .1

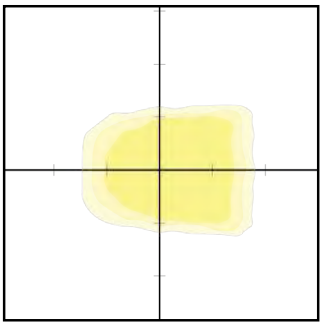
SINGLE OUTPUT



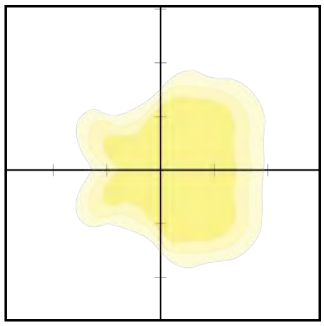
TYPE 2



TYPE 3

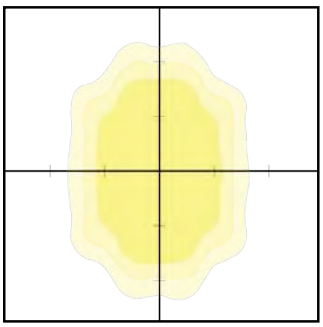


TYPE 4F

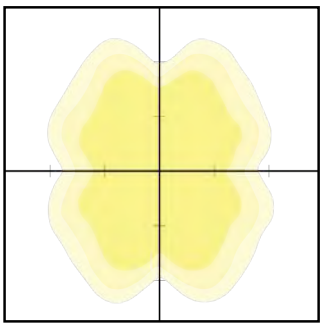


TYPE 4W

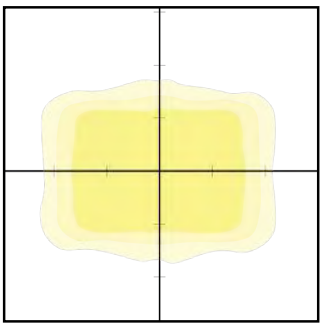
DOUBLE OUTPUT



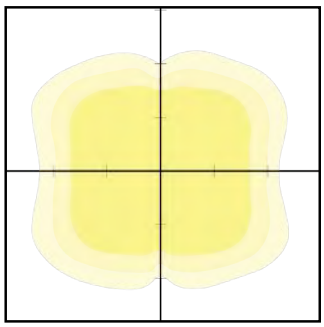
TYPE 2



TYPE 3



TYPE 4F



TYPE 4W

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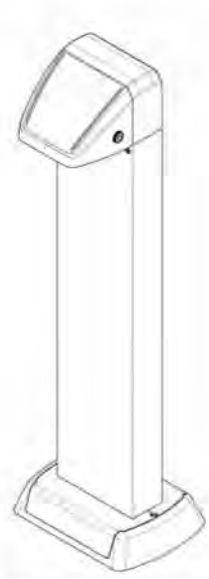
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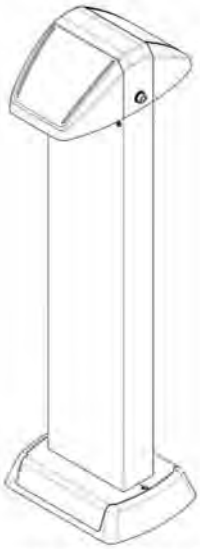
VIPER Bollard

LED BOLLARD

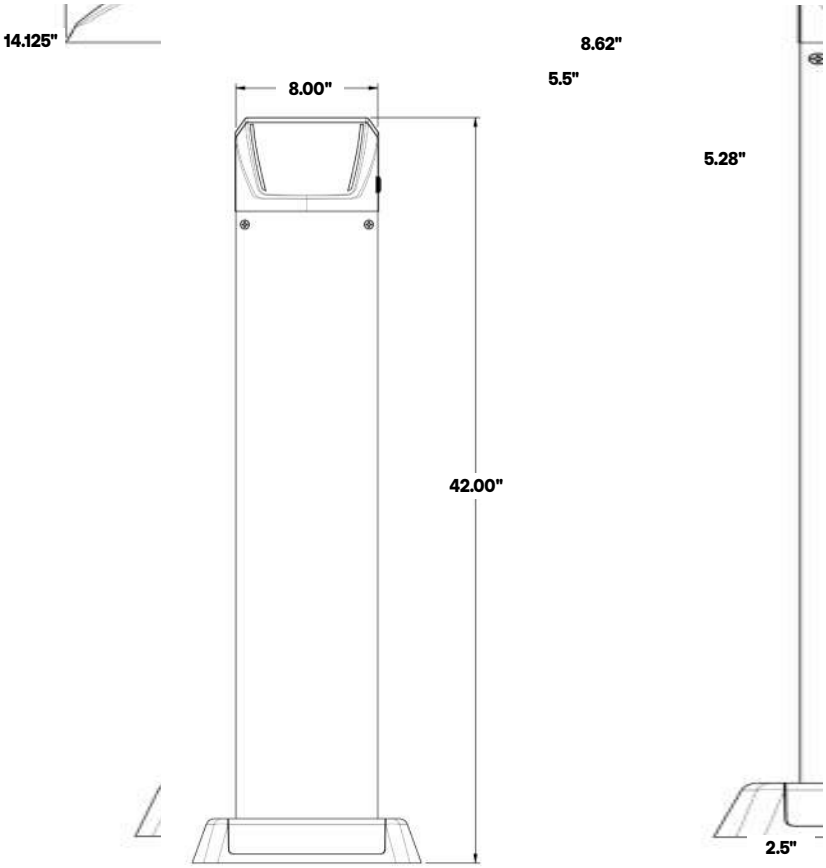
DIMENSIONS

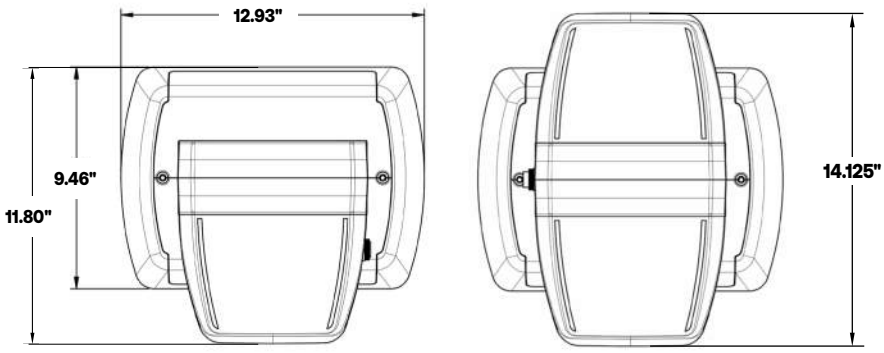


VIPER SINGLE



VIPER DOUBLE





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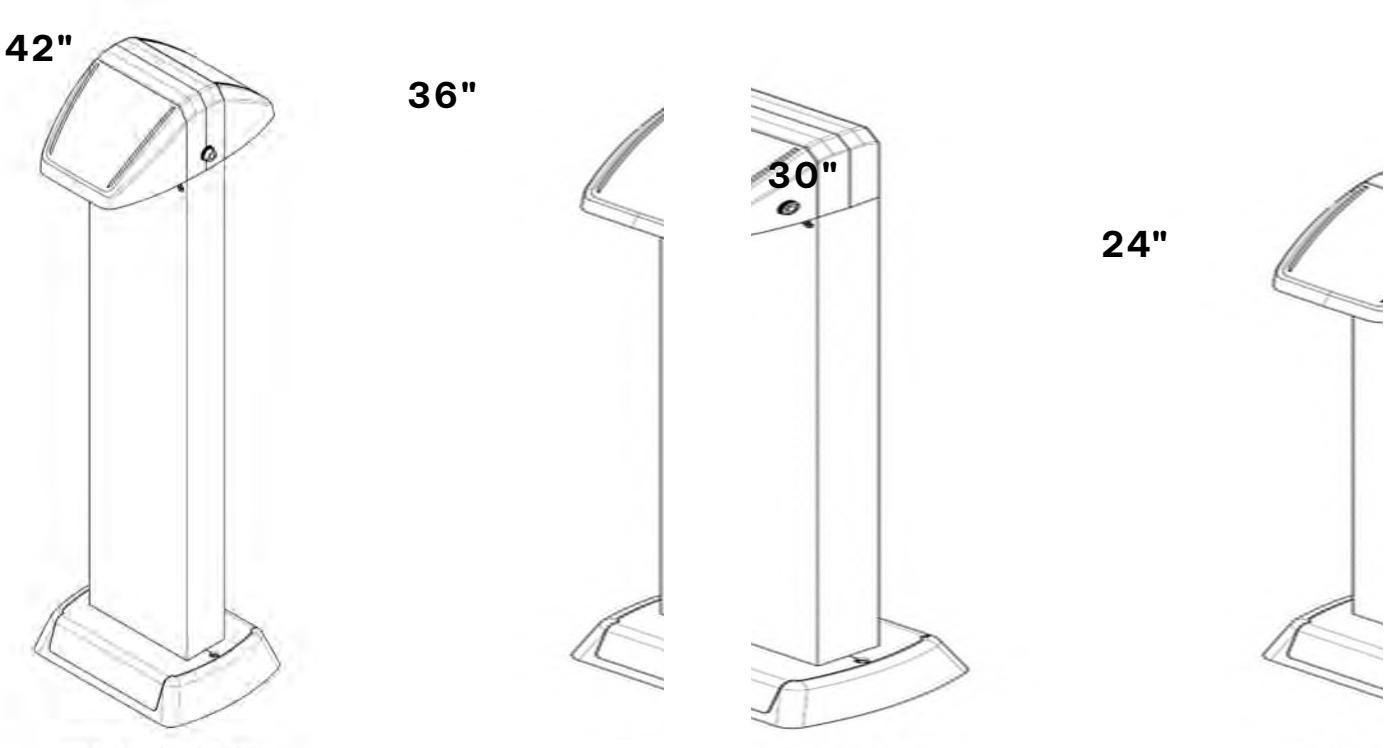
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CATALOG #:	

VIPER Bollard

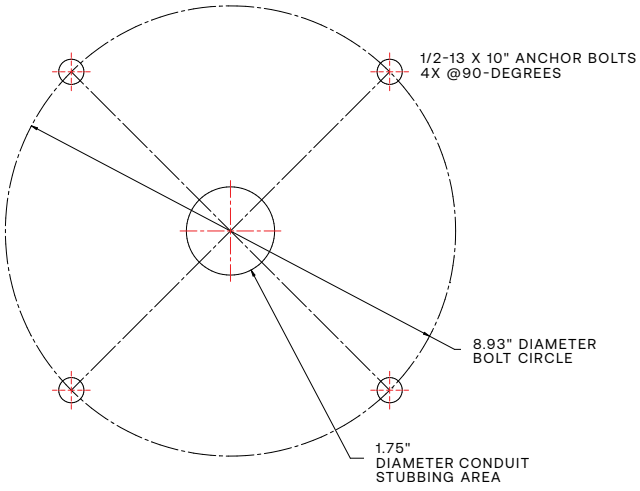
LED BOLLARD

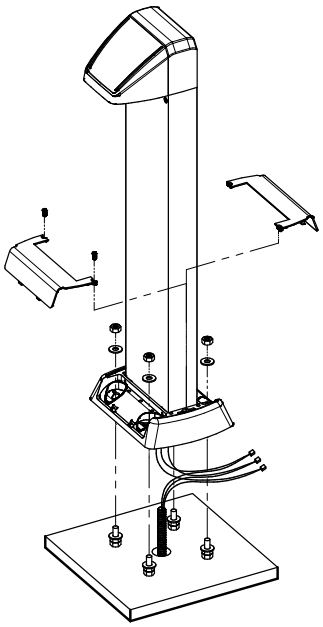
BOLLARD HEIGHTS

SINGLE OR DOUBLE HEAD AVAILABLE IN ALL HEIGHTS



ANCHOR BOLT





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BEACON
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DATE: 07/08/24 | LOCATION:

TYPE: | PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

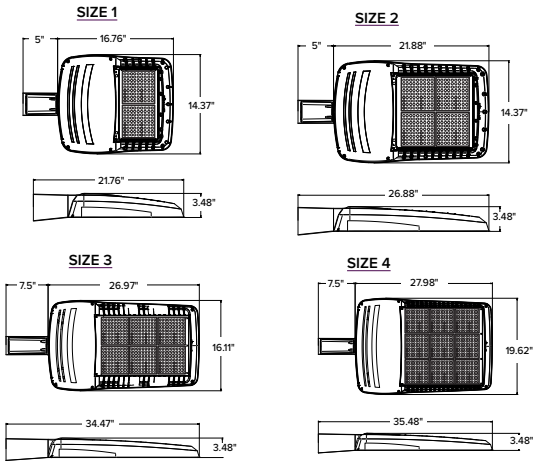
MICRO STRIKE | OPTICS STRIKE



FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

c UL us IP65 | DLC LISTED | DLC LISTED PREMIUM | ida DARK SKY APPROVED 2016 | BAA | TAA



CONTROL TECHNOLOGY

NX CONNECT | NX WIRED | NX WIRELESS | LIGHTGRID

SERVICE PROGRAMS

STOCK | QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0- 10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions).

WARRANTY

- 5 year warranty

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VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires QS10

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP –

Series	
VP	Viper

Optic Platform	
Micro Strike	

Size	
1	Size 1
2	Size 2
3	Size 3
4	Size 4

Light Engine	
160L-35 [6]	5500 lumens
160L-50 [6]	7500 lumens
160L-75	10000 lumens
160L-100	12500 lumens
160L-115	15000 lumens
160L-135	18000 lumens
160L-160	21000 lumens
320L-145	21000 lumens
320L-170	24000 lumens
320L-185	27000 lumens
320L-210	30000 lumens
320L-235	33000 lumens
320L-255	36000 lumens
320L-315 [6]	40000 lumens
480L-285	40000 lumens
480L-320	44000 lumens
480L-340	48000 lumens
480L-390	52000 lumens
480L-425	55000 lumens
480L-470	60000 lumens
720L-435	60000 lumens
720L-475	65000 lumens
720L-515	70000 lumens
720L-565 [6]	75000 lumens
720L-600 [6]	80000 lumens
CLO	Custom Lumen Output [1]

CCT/CRI	
AP	AP-Amber Phosphor Converted
27K8	2700K, 80 CRI
3K7	3000K, 70 CRI
3K8	3000K, 80 CRI
35K8	3500K, 80 CRI
3K9	3000K, 90 CRI
4K7	4000K, 70 CRI
4K8	4000K, 80 CRI
4K9	4000K, 90 CRI
5K7	5000K, 70 CRI
5K8	5000K, 80 CRI

Distribution	
2	Type 2
3	Type 3
4F	Type 4 Forward
4W	Type 4 Wide
5QW	Type 5 Square Wide

Optic Rotation	
BLANK	**No Rotation**
L	Optic rotation left
R	Optic rotation right

Voltage	
UNV	120-277V
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

Mounting	
A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)
A_	Arm mount for round pole [2]
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern
A_U	Universal arm mount for round pole [2]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [2]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [2]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option	
CC	Custom Color

Options	
F	Fusing
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control [8]
TB	Terminal Block

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [3,4]
WIR	LightGRID+ In-Fixture Module [3,4]
WIRSC	LightGRID+ Module and Occupancy Sensor [3,4]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]
Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [9]
ADD	AutoDim Timer Based Dimming [4]
ADT	AutoDim Time of Day Dimming [4]
Photocontrols	
PC	Button Photocontrol [4,7]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions
9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

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VIPER Area/Site

VIPER LUMINAIRE

STRIKE OPTIC – ORDERING GUIDE

Example: VP–ST–1–36L-39–3K7–2–UNV–A–BLT

CATALOG #

VP –

Series	
VP	Viper

– | Optic Platform | |
|---|---|
| ST | Strike |

– | Size | |
|---|---|
| 1 | Size 1 |
| 2 | Size 2 |
| 3 | Size 3 |
| 4 | Size 4 |

– | Light Engine | |
|---|---|
| 36L-39 [8] | 5500 lumens |
| 36L-55 [8] | 7500 lumens |
| 36L-85 | 10000 lumens |
| 36L-105 | 12500 lumens |
| 36L-120 | 14000 lumens |
| 72L-115 | 15000 lumens |
| 72L-145 | 18000 lumens |
| 72L-180 | 21000 lumens |
| 72L-210 | 24000 lumens |
| 72L-240 | 27000 lumens |
| 108L-215 [8] | 27000 lumens |
| 108L-250 | 30000 lumens |
| 108L-280 | 33000 lumens |
| 108L-325 | 36000 lumens |
| 108L-365 | 40000 lumens |
| 162L-320 | 40000 lumens |
| 162L-365 [10] | 44000 lumens |
| 162L-405 | 48000 lumens |
| 162L-445 | 52000 lumens |
| 162L-485 | 55000 lumens |
| 162L-545 [8] | 60000 lumens |
| CLO | Custom Lumen Output [1] |

– | CCT/CRI | |
|---|---|
| AM | monochromatic amber, 595nm |
| 27K8 | 2700K, 80 CRI |
| 3K7 | 3000K, 70 CRI |
| 3K8 | 3000K, 80 CRI |
| 3K9 | 3000K, 90 CRI |
| 35K8 | 3500K, 80 CRI |
| 4K7 | 4000K, 70 CRI |
| 4K8 | 4000K, 80 CRI |
| 4K9 | 4000K, 90 CRI |
| 5K7 | 5000K, 70 CRI |
| 5K8 | 5000K, 80 CRI |

– | Distribution | |
|---|---|
| FR | Auto Front Row |
| 2 | Type 2 |
| 3 | Type 3 |
| 4F | Type 4 Forward |
| 4W | Type 4 Wide |
| 5QN | Type 5 Square Narrow |
| 5QW | Type 5 Square Wide |
| 5QM | Type 5 Square Medium |
| 5W | Type 5 Wide (Round) |
| 5RW | Type 5 Rectangular |
| C | Corner Optic |
| TC | Tennis Court Optic |

– | Optic Rotation | |
|---|---|
| BLANK | No Rotation |
| L | Optic rotation left |
| R | Optic rotation right |

– | Voltage | |
|---|---|
| UNV | 120-277V |
| 120 | 120V |
| 208 | 208V |
| 240 | 240V |
| 277 | 277V |
| 347 | 347V |
| 480 | 480V |

–

Mounting	
A	Arm mount for square pole/flat surface
A_	Arm mount for round pole [3]
ASQU	Universal arm mount for square pole
A_U	Universal arm mount for round pole [3]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [3]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [3]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

– | Color | |
|---|---|
| BLT | Black Matte Textured |
| BLS | Black Gloss Smooth |
| DBT | Dark Bronze Matte Textured |
| DBS | Dark Bronze Gloss Smooth |
| GTT | Graphite Matte Textured |
| LGS | Light Grey Gloss Smooth |
| LGT | Light Grey Gloss Textured |
| PSS | Platinum Silver Smooth |
| WHT | White Matte Textured |
| WHS | White Gloss Smooth |
| VGT | Verde Green Textured |

Color Option	
CC	Custom Color

– | Options | |
|---|---|
| F | Fusing |
| E | Battery Backup [1,2,7,8,9] |
| 2PF | Dual Power Feed |
| 2DR | Dual Driver |
| TE | Tooless Entry |
| BC | Backlight Control |
| TB | Terminal Block |

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4,5]
WIR	LightGRID+ In-Fixture Module [4,5]
WIRSC	LightGRID+ Module and Occupancy Sensor [4,5]

Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]

Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [11]
ADD	AutoDim Timer Based Dimming [4]
ADT	AutoDim Time of Day Dimming [4]

Photocontrols	
PC	Button Photocontrol [4,7]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Battery temperature rating -20C to 55C
3 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
4 – Networked Controls cannot be combined with other control options
5 – Not available with 2PF option
6 – Not available with 480V
7 – Not available with 347 or 480V
8 – Not available with Dual Driver option
9 – Only available in Size 1 housing, up to 105 Watts
10 – Some voltage restrictions may apply when combined with controls
11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

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VIPER Area/Site

VIPER LUMINAIRE

DATE: 07/08/24 | LOCATION:

TYPE: | PROJECT:

CATALOG #:

ORDERING GUIDE (CONT'D)

CATALOG #

Accessory Type		Size		Option		Color	
SHD	Shield	**1**	Size 1	**HSS-90-B**	House Side Shield 90° Back	**BLS**	Black Gloss Smooth
		2	Size 2	**HSS-90-F**	House Side Shield 90° Front	**BLT**	Black Matte Textured
		3	Size 3	**HSS-90-S**	House Side Shield 90° Side	**DBS**	Dark Bronze Gloss Smooth
		4	Size 4	**HSS-270-BSS**	House Side Shield 270° Back/Side/Side	**DBT**	Dark Bronze Matte Textured
				HSS-270-FSS	House Side Shield 270° Front/Side/Side	**GTT**	Graphite Matte Textured
				HSS-270-FSB	House Side Shield 270° Front/Side/Back	**LGS**	Light Gray Gloss Smooth
				HSS-360	House Side Shield 360°	**PSS**	Platinum Silver Smooth
				BC	Back Light Control	**WHS**	White Gloss Smooth
MTG	Mounting			**A**	Arm Mount for square pole/flat surface	**WHT**	White Matte Textured
				ASQU	Universal Arm Mount for square pole	**VGT**	Green Landscape Decorative
				AAU	Adjustable Arm for pole mounting	**LEG**	Legacy Colors
				ADU	Decorative upswept Arm	**Color Option**	
				RPA	Round Pole Adapter	**CC**	Custom Color
				MAF	Mast Arm Fitter for 2-3/8" OD horizontal arm		
				K	Knuckle		
				T	Trunnion		
				WB	Wall Bracket (compatible with universal arm mounts)		

Accessory Type		Option	
MSC	Miscellaneous	**BIRD SPK**	Bird Spike

Current Control Solutions — Accessories (Sold Separately)

NX Lighting Controls

☐ **NXOFM-1R1D-UNV** — On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NX Radio and Bluetooth® Radio, 120–480VAC

LightGRID+ Lighting Control

☐ **WIR-RME-L** — On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with LightGRID+ Radio, 110–480VAC

☐ **SCP-REMOTE** — Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor

For additional information related to these accessories please visit currentlighting.com/beacon. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

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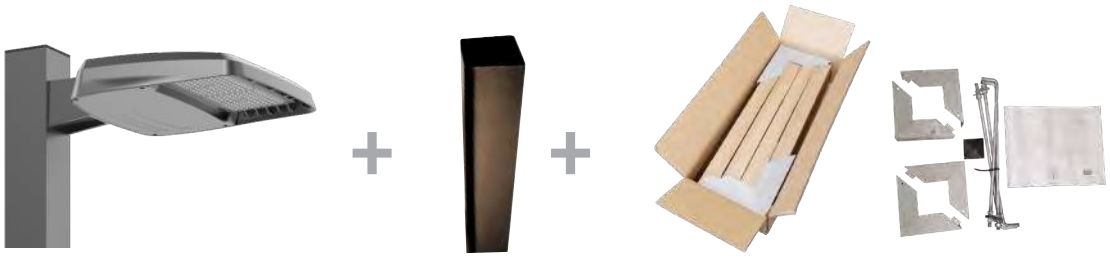
TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

VIPER POLE EXPRESS COMBO – ORDERING GUIDE



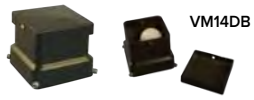
Catalog Number	Pole	Single or Double Head	Fixture	Lumens*	Wattage	Distribution	CCT/CRI	Mounting	Finish
VP-1-160-4K-3-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – STOCK LUMINAIRE SKUS

Catalog Number	Lumens	LPW	Distribution	Wattage	CCT/CRI	Voltage	Mounting	Finish
VP-1-160-4K-3-LS	19584	123.9	3	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-4K-4F-LS	19426	122.9	4F	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-3-LS	19499	123.4	3	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-4F-LS	19186	121.4	4F	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – ACCESSORIES

Catalog Number	Description
VM14DB	Vibration Dampener, mounts to top of pole for reduced vibration



VM14DB

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VIPER Area/Site

VIPER LUMINAIRE

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

LIGHTGRID+

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXOFM1R1D-UNV	NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	–		NXOFM-1R1D-UV
NX Wireless	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
NX Wireless	NXWS12F	NX Networked Wireless Enabled Integral NXSMP2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
NX Wireless	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
NX Wireless	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+	WIR	LightGRID+ In-Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR
LightGRID+	WIR-RME-L	LightGRID+ On Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR-RME-L
LightGRID+	WIRSC	LightGRID+ Module and Occupancy Sensor	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
Independent	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
Independent	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

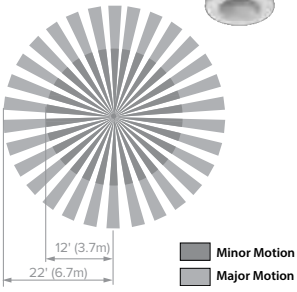
DEFAULT SETTINGS

NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	On
"Passcode Factory Passcode: HubbN3T!"	Enabled

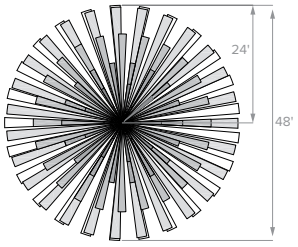
Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	50%
Daylight Sensor	Disabled

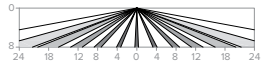
NX WIRELESS COVERAGE PATTERNS

NXSMP2-OMNI



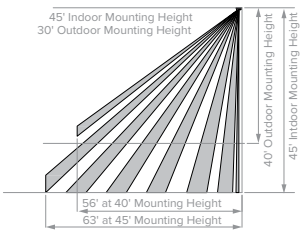
NXSMP2-LMO





Sensor Lens Coverage and Detection Patterns When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO



Sensor Lens Coverage and Detection Patterns When Mounted at 40ft and 45ft with Standard Lens

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NX LIGHTING CONTROLS FREE APP



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

Apple App

Google Play

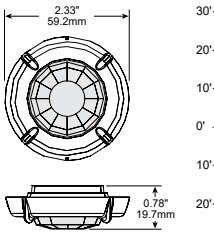
CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

OUTDOOR LIGHTING CONTROLS OPTIONS

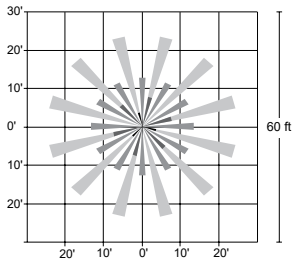
CONTROLS FUNCTIONALITY

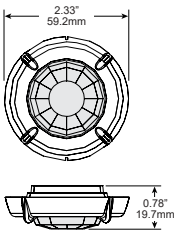
	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
Independent	SCP_F	Sensor Control Programmable, 8F or 40F	–	–	–	✓	✓	✓	✓	–	8ft or 40ft	SCP_F
	ADD	AutoDIM Timer Based Dimming	–	–	✓	–	–	–	✓	–	–	ADD
	ADT	AutoDIM Time of Day Dimming	–	–	✓	–	–	–	✓	–	–	ADT
	7PR	7-Pin Receptacle	–	–	Paired with external control	–	Paired with external control	–	Paired with external control	–	–	7PR
	7PR-SC	7-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–	7PR-SC
	3PR	3-Pin twist lock	–	–	–	–	–	–	Paired with external control	–	–	3PR
	3PR-SC	3-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–	3PR-SC
	3PR-TL	3-Pin with photocontrol	–	–	–	–	✓	–	✓	–	–	3PR-TL

COVERAGE PATTERNS FOR SCP_F

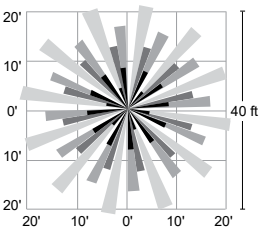


Coverage Top View @ 12ft.



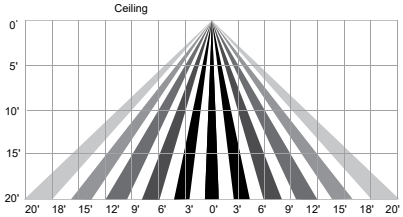


Coverage Top View @ 20 ft.

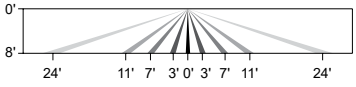


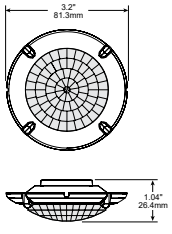
Coverage Side View

Coverage Side View

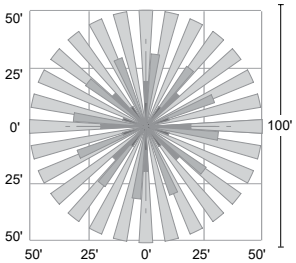


Coverage Side View

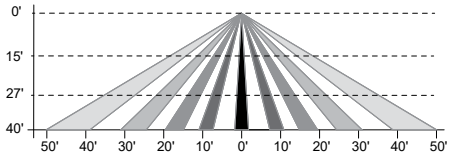




Coverage Top View @40ft



Coverage Side View



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VIPER Area/Site

VIPER LUMINAIRE

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L_{70} (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791
AP-Amber Phosphor Converted Multiplier			
Amber	0.710		

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	See Amber Spec Sheet		

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VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

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VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	0.96
208	0.19	0.26	0.41	0.50	0.55
240	0.16	0.23	0.35	0.44	0.48
277	0.14	0.20	0.31	0.38	0.42
347	0.11	0.16	0.24	0.30	0.33
480	0.08	0.11	0.18	0.22	0.24

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	1.00	1.21	1.50	1.75	1.79
208	0.58	0.70	0.87	1.01	1.03
240	0.50	0.60	0.75	0.88	0.90
277	0.43	0.52	0.65	0.76	0.78
347	0.35	0.42	0.52	0.61	0.62
480	0.25	0.30	0.38	0.44	0.45

# OF LEDS	108				
NOMINAL WATTAGE	215	250	280	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.00	2.08	2.33	3.04	2.67
208	1.15	1.20	1.35	1.75	1.54
240	1.00	1.04	1.17	1.52	1.33
277	0.87	0.90	1.01	1.32	1.16
347	0.69	0.72	0.81	1.05	0.92
480	0.50	0.52	0.58	0.76	0.67

# OF LEDS		162				
NOMINAL WATTAGE	320	365	405	445	485	545
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1	543.9
INPUT VOLTAGE (V)		CURRENT (Amps)				
120	2.71	2.67	3.38	3.71	4.04	4.54
208	1.56	1.54	1.95	2.14	2.33	2.62
240	1.35	1.33	1.69	1.85	2.02	2.27
277	1.17	1.16	1.46	1.61	1.75	1.97
347	0.94	0.92	1.17	1.28	1.40	1.57
480	0.68	0.67	0.84	0.93	1.01	1.14

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VIPER Area/Site

VIPER LUMINAIRE

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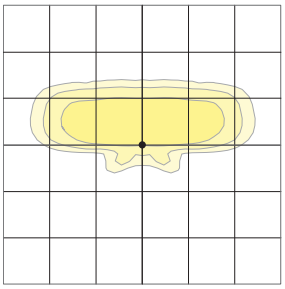
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CATALOG #:

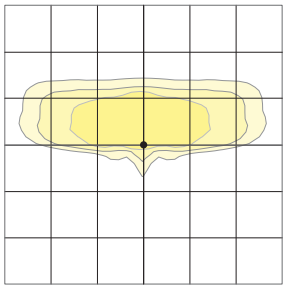
MICRO STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

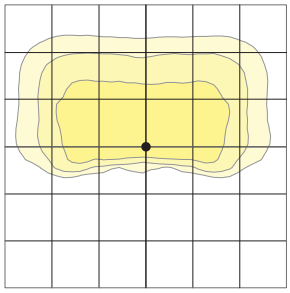
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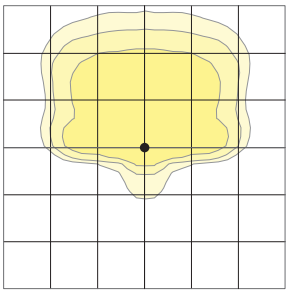
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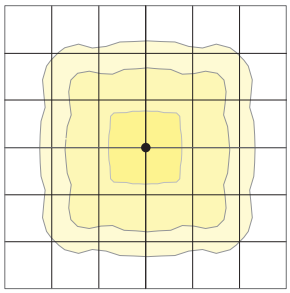
Type 4 Wide



Type 4F



Type 5QW



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VIPER Area/Site

VIPER LUMINAIRE

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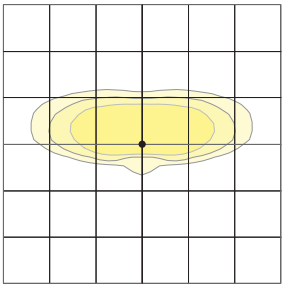
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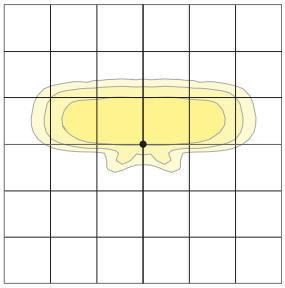
OPTIC STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

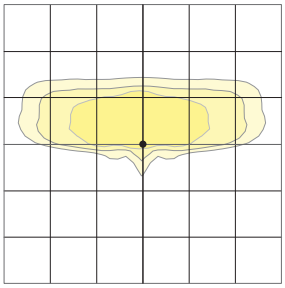
Type FR – Front Row/Auto Optic



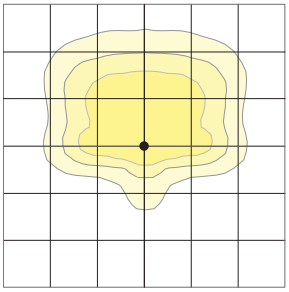
Type 2



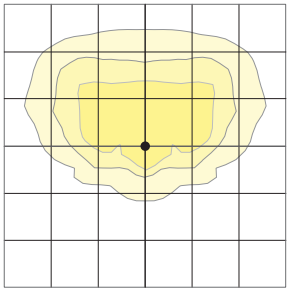
Type 3



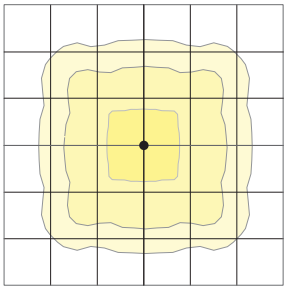
Type 4 Forward



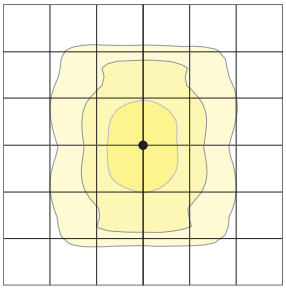
Type 4 Wide



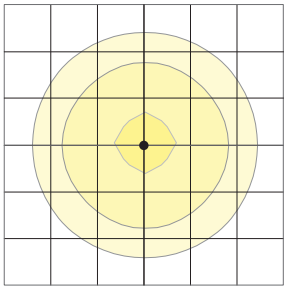
Type 5QM



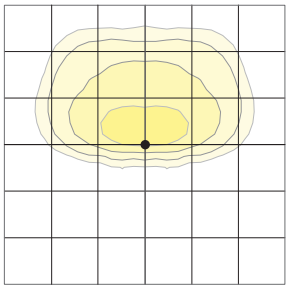
Type 5RW (rectangular)



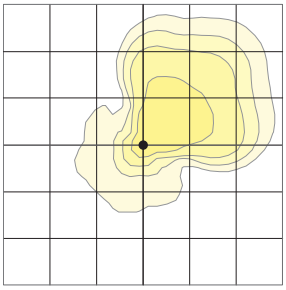
Type 5W (round wide)



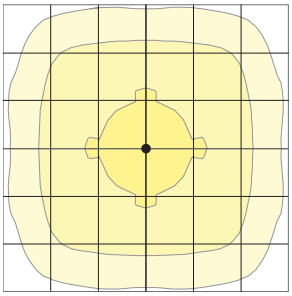
Type TC



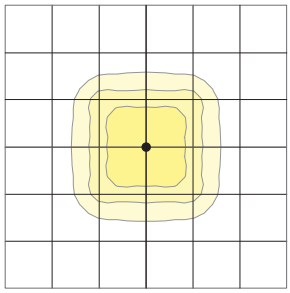
Type Corner



Type 5QW



Type 5QN



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DATE: 07/08/24 | LOCATION:

TYPE: | PROJECT:

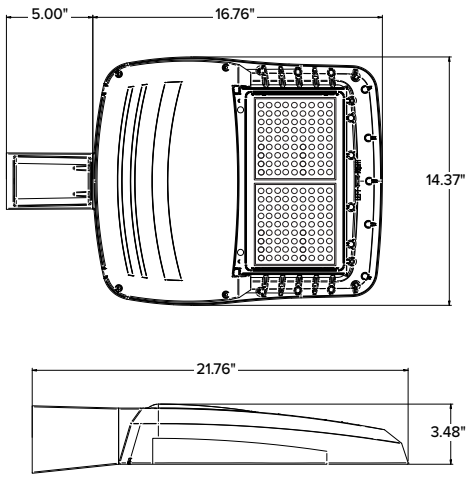
CATALOG #:

VIPER Area/Site

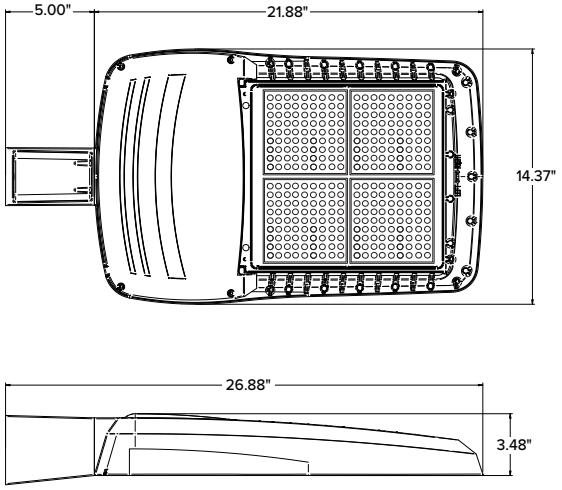
VIPER LUMINAIRE

DIMENSIONS

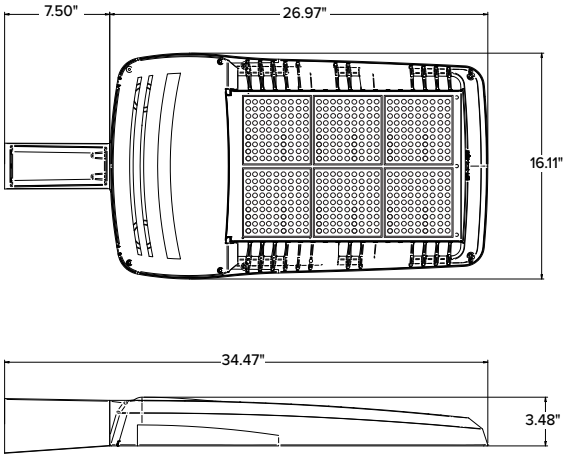
SIZE 1



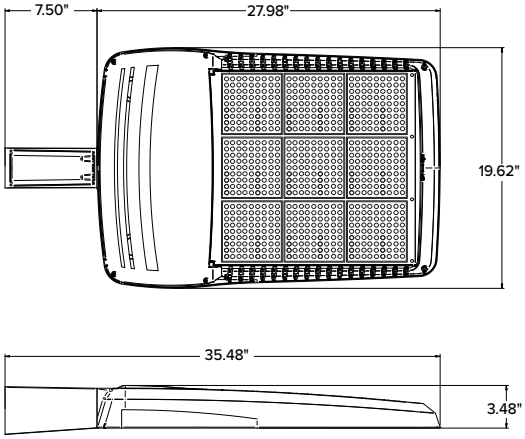
SIZE 2



SIZE 3



SIZE 4



	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

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VIPER Area/Site

VIPER LUMINAIRE

DATE: 07/08/24 | LOCATION:

TYPE: | PROJECT:

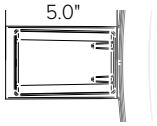
CATALOG #:

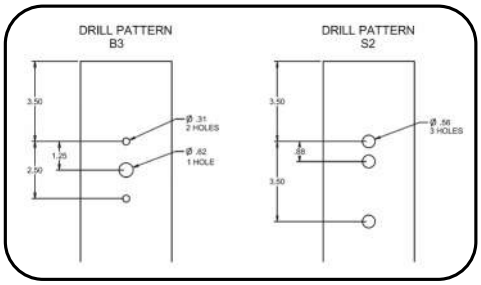
MOUNTING



A–STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)

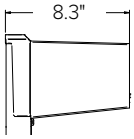


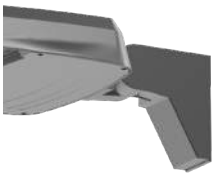




ASQU–UNIVERSAL ARM MOUNT

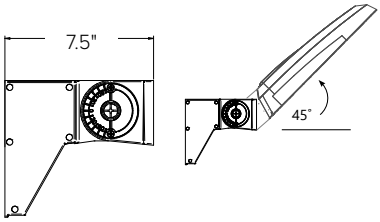
Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)





AAU–ADJUSTABLE ARM FOR POLE MOUNTING

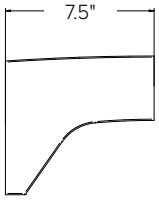
Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5˚ aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





ADU–DECORATIVE UPSWEPT ARM

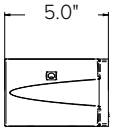
Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).

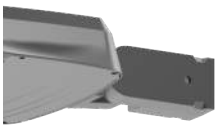




MAF–MAST ARM FITTER

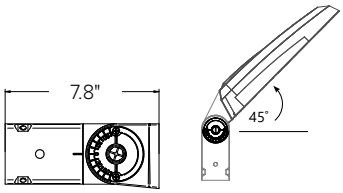
Fits 2-3/8" OD horizontal tenons.

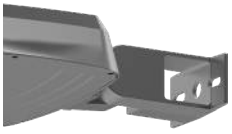




K–KNUCKLE

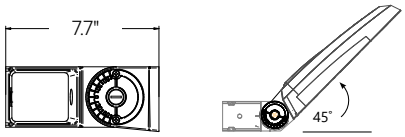
Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





T–TRUNNION

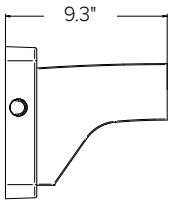
Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





WM–WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



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DATE: 07/08/24 | LOCATION:

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CATALOG #:

VIPER Area/Site

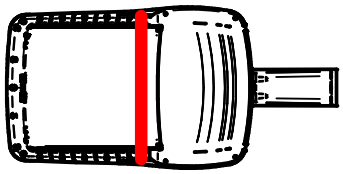
VIPER LUMINAIRE

ADDITIONAL INFORMATION (CONTINUED)

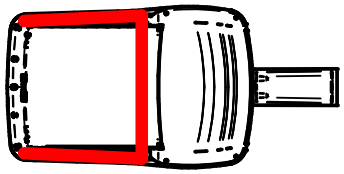
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

HSS has a depth of 5" for all Viper sizes
Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

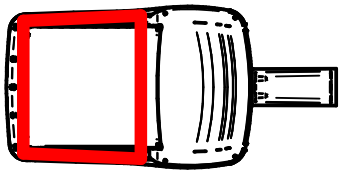
VPR2x HSS-90-B-xx



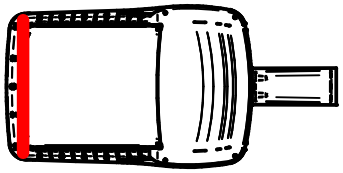
VPR2x HSS-270-BSS-xx



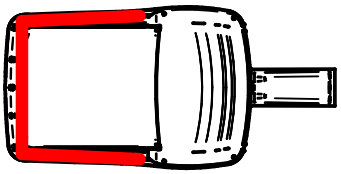
VPR2x HSS-360-xx



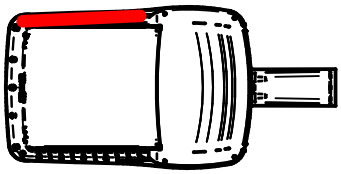
VPR2x HSS-90-F-xx



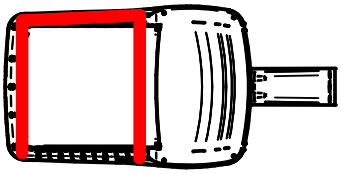
VPR2x HSS-270-FSS-xx



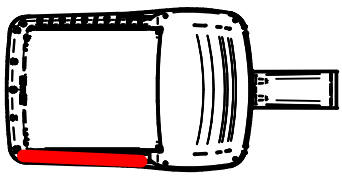
VPR2x HSS-90-S-xx



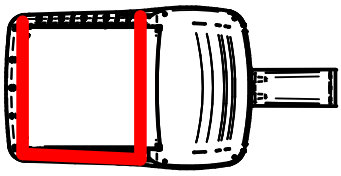
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



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VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

DATE: 07/08/24 | LOCATION:

TYPE: | PROJECT:

CATALOG #:

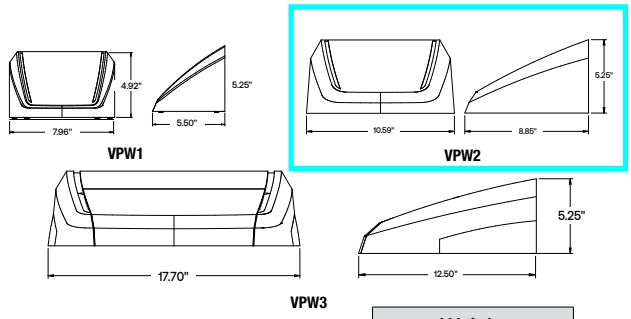
FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual Comfort - Option for Size 2 and Size 3
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, and LightGRID+.
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada

C US BAA TAA

MICRO STRIKE | OPTICS STRIKE





	Weight
VPW1	4.1 lbs / 1.86 kg
VPW2	7.15 lbs / 3.24 kg
VPW3	17.1 lbs / 7.80 kg

CONTROL TECHNOLOGY

NX CONNECT NX WIRED NX WIRELESS LIGHTGRID

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 2700K, 3000K, 3500K, 4000K and 5000K CCTs
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions.

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V input is available in most wattage, 480V is available for 55W and above.
- Ambient operating temperature -40˚C to 40˚C
- Driver RoHS and IP66
- 10kV Surge Protector optional
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one same fixture.
- Dimming drivers are standard. Select CD (Customer Dimming) for the dimming wires to be extended outside the fixture.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

CONTROLS CONTINUED

- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -20˚C to 40˚C.
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor.

CERTIFICATIONS

- Certified to UL 1598 and CSA 22.2#250.0-24
- IP65 rated housing
- Emergency battery backup options are California Energy Commission (CEC) Title 20 Compliant
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225- 11). See Buy America(n) Solutions (link to https://http://www.currentlighting.com/resources/americasolutions).

WARRANTY

- 5 year limited warranty

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DATE: 07/08/24 | LOCATION:

TYPE: | PROJECT:

CATALOG #:

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

ORDERING GUIDE

Example: VPW1–24L-10–3K7–2–UNV–BLS

CATALOG #

Series		# LEDs - Wattage		CCT/CRI		Distribution		Voltage		Color	
VPW1	Viper Wall 1	**24L-10**	1,000 Lumens	**27K8**	2700K, 80 CRI	**FR**	Auto Front Row[7]	**UNV**	120-277V	**BLT**	Black Matte Textured
		24L-15	2,000 Lumens	**3K7**	3000K, 70 CRI	**2**	IES TYPE 2	**120**	120V	**BLS**	Black Gloss Smooth
		24L-25	3,000 Lumens	**4K7**	4000K, 70 CRI	**3**	IES TYPE 3	**208**	208V	**DBT**	Dark Bronze Matte Textured
VPW2	Viper Wall 2	**48L-15**	2,000 Lumens	**5K7**	5000K, 70 CRI	**4F**	IES TYPE 4 Forward	**240**	240V	**DBS**	Dark Bronze Gloss Smooth
		48L-20	3,000 Lumens	**3K8**	3000K, 80 CRI	**4W**	IES TYPE 4W	**277**	277V	**GTT**	Graphite Matte Textured
		48L-30	4,000 Lumens	**35K8**	3500K, 80 CRI			**347**	347V	**LGS**	Light Grey Gloss Smooth
		48L-35	5,000 Lumens	**4K8**	4000K, 80 CRI			**480**	480V	**LGT**	Light Grey Matte Textured
		48L-45	6,000 Lumens	**5K8**	5000K, 80 CRI					**PSS**	Platinum Silver Smooth
		80L-20	3,000 Lumens	**AP**	Phosphor Converted Amber[1]					**WHT**	White Matte Textured
		80L-25	4,000 Lumens							**WHS**	White Gloss Smooth
		80L-35	5,000 Lumens							**VGT**	Verde Green Textured
		80L-45	6,000 Lumens							**Color Option**	
		80L-55	7,000 Lumens							**CC**	Custom Color
		80L-65	8,000 Lumens								
		80L-70	8,500 Lumens								
		18L-25	3,000 Lumens, Strike Optics								
		18L-30	4,000 Lumens, Strike Optics								
		18L-39	4,750 Lumens, Strike Optics								
		18L-50	6,000 Lumens, Strike Optics								
		18L-60	6,500 Lumens, Strike Optics								
VPW3	Viper Wall 3	**160L-45**	7,000 Lumens								
		160L-70	10,000 Lumens								
		160L-95	12,500 Lumens								
		160L-105	15,000 Lumens								
		160L-135	17,500 Lumens								
		160L-155	20,000 Lumens								
		36L-55	7,000 Lumens, Strike Optics								
		36L-80	9,500 Lumens, Strike Optics								
		36L-100	11,500 Lumens, Strike Optics								
		36L-120	13,000 Lumens, Strike Optics								

Control Options Network[3,7,11,13]	
NXWS12F	NX Networked Wireless Enabled Integral NXSMP2-OMNI PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming[14]
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming[9]
NXWS24F	NX Networked Wireless Enabled Integral NXSMP2-OMNI-HM PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming[9]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming[9]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor
WIR	LightGRID+ In-Fixture Module[9]
WIRSC	LightGRID+ In-Fixture Moduel with BTS occupancy[9]
Stand Alone Sensors[7,11,13]	
BTS-14F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor[4,9]
BTS-40F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor[4,9]
BTSO-12F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height[14]
Photocontrol[13]	
PC	Button Photocontrol 120-277V

Options	
F	Fusing[5,7]
E	Battery[6,7,8]
EH	Battery with Heater[6,7,8]
CS	Comfort Shield[7,10]
SP	10kA Surge Protector
2PF	Dual Power Feed[2,7,8]
2DR	Dual Driver[2,7,8]
CD	Customer Dimming[12]
DTS	Dimming Transfer Switch[7]

Notes:

1 Available with Micro Strike Optics only
2 Not available with 480V in Size 1 and Size 2
3 Networked controls cannot be combined with other control options
4 Not available with VPW1 or with 2PF or 2DR options
5 Must specify voltage (VPW1 & VPW2: 120V, 277V or 347V; VPW3: 120V, 208V, 240V, 277V, 347V or 480V)
6 See page 10 for detail Battery configurations
7 Not available in VPW1
8 2PF can't be combined with E or EH; 2DR can't be combined with E or EH in VPW2
9 Not avialable in VPW1 and VPW2
10 Not available with Micro Strike 24L and 48L. Not available with Strike 18L and 36L
11 Not available with 2PF
12 Not available with Network Control options or Stand Alone Sensors. Can be ordered with PC
13 Not available in 480V in VPW2; Only available in 480V in VPW3 in 80W, 100W, 120W, 135W and 155W
14 NXWS12F and BTSO-12F are the only sensors available in VPW2

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VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

DATE: | LOCATION:

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ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

	Catalog Number	Description
☐	**WP-BB-XXX**	Accessory for conduit entry[1]
☐	**CS**	Comfort Shield[2]

Notes:
1 replace "xxx" with color option
2 Not available with Micro Strike 24L and 48L or Strike 18L and 36L

CONTROLS FUNCTIONALITY

OUTDOOR LIGHTING CONTROLS OPTIONS

LIGHTGRID+

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
NX Wireless	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
NX Wireless	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+	WIR	LightGRID+ In-Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR
Independant	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
Independant	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
Independant	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

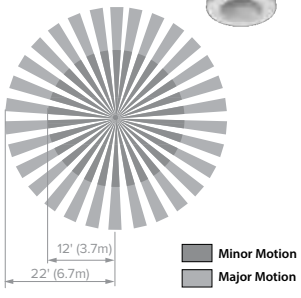
DEFAULT SETTINGS

NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	Off
"Passcode Factory Passcode: HubbN3T!"	Enabled

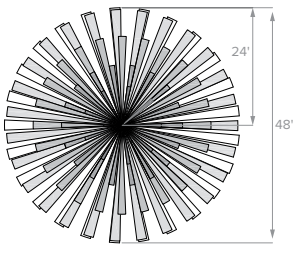
Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0% (Off)
Daylight Sensor	Disabled

NX WIRELESS COVERAGE PATTERNS

NXSMP2-OMNI



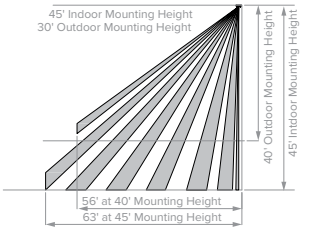
NXSMP2-LMO





Sensor Lens Coverage and Detection Patterns
When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO



Sensor Lens Coverage and Detection Patterns
When Mounted at 40ft and 45ft with Standard Lens

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DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

NX LIGHTING CONTROLS FREE APP



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

NX LIGHTING CONTROLS

Apple App Google Play

CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98
50°C	122°F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

	OPERATING HOURS		
Ambient Temp.	0	25,000	TM-21-22 60,000
25°C / 77°F	1.00	0.91	0.83
40°C / 104°F	0.99	0.90	0.82

Lumen maintenance values calculated per TM-21 using six times the LM-80 test time for the LED and in-situ thermal testing of the luminaire.

MULTIPLIER

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791
Monochromatic Amber Multiplier			
Amber	0.710		

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	See Amber Spec Sheet		

PERFORMANCE DATA: MICROSTRIKE

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW1	24L	10	6.6	2	888	134	0	0	0	883	134	0	0	0	850	129	0	0	0
				3	829	126	0	0	0	825	125	0	0	0	794	120	0	0	0
				4W	867	131	0	0	1	863	131	0	0	1	830	126	0	0	1
		15	14	2	1883	134	1	0	1	1873	134	1	0	1	1802	129	1	0	1
				3	1759	126	1	0	1	1750	125	1	0	1	1683	120	0	0	1
				4W	1839	131	0	0	1	1830	131	0	0	1	1761	126	0	0	1
		25	23.0	2	3116	135	1	0	1	3100	135	1	0	1	2982	130	1	0	1
				3	2910	127	1	0	1	2896	126	1	0	1	2785	121	1	0	1
				4W	3044	132	1	0	1	3029	132	1	0	1	2914	127	1	0	1

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DATE: | LOCATION:

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CATALOG #:

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

PERFORMANCE DATA: MICROSTRIKE CONT'D

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW2	48L	15	13.1	2	1866	142	1	0	1	1857	142	1	0	1	1786	136	1	0	1
				3	1743	133	1	0	1	1734	132	1	0	1	1668	127	0	0	1
				4F	1832	140	0	0	1	1823	139	0	0	1	1754	134	0	0	1
				4W	1823	139	0	0	1	1814	138	0	0	1	1745	133	0	0	1
		20	20.5	2	2791	136	1	0	1	2777	135	1	0	1	2671	130	1	0	1
				3	2606	127	1	0	1	2593	127	1	0	1	2495	122	1	0	1
				4F	2740	134	1	0	1	2726	133	1	0	1	2622	128	1	0	1
				4W	2726	133	1	0	1	2713	132	1	0	1	2610	127	1	0	1
		30	28.8	2	3766	131	1	0	1	3747	130	1	0	1	3605	125	1	0	1
				3	3517	122	1	0	1	3500	122	1	0	1	3367	117	1	0	1
				4F	3697	128	1	0	1	3678	128	1	0	1	3539	123	1	0	1
				4W	3679	128	1	0	1	3661	127	1	0	1	3522	122	1	0	1
		35	37.3	2	4707	126	1	0	1	4684	126	1	0	1	4506	121	1	0	1
				3	4396	118	1	0	1	4375	117	1	0	1	4208	113	1	0	1
				4F	4621	124	1	0	1	4598	123	1	0	1	4423	119	1	0	1
				4W	4599	123	1	0	2	4576	123	1	0	2	4402	118	1	0	2
		45	45.9	2	5604	121	1	0	1	5576	121	1	0	1	5364	116	1	0	1
				3	5234	114	1	0	2	5208	113	1	0	2	5010	109	1	0	2
				4F	5501	119	1	0	2	5474	118	1	0	2	5266	114	1	0	2
				4W	5475	116	1	0	2	5447	115	1	0	2	5240	111	1	0	2
	80L	20	19.4	2	2978	154	1	0	1	2963	153	1	0	1	2851	147	1	0	1
				3	3028	156	1	0	1	3013	155	1	0	1	2898	149	1	0	1
				4F	3039	157	1	0	1	3024	156	1	0	1	2909	150	1	0	1
				4W	2968	153	1	0	1	2953	152	1	0	1	2841	146	1	0	1
		25	26.7	2	3723	139	1	0	1	3704	139	1	0	1	3563	133	1	0	1
				3	3785	142	1	0	1	3766	141	1	0	1	3623	136	1	0	1
				4F	3799	142	1	0	1	3780	142	1	0	1	3636	136	1	0	1
				4W	3710	139	1	0	1	3692	138	1	0	1	3551	133	1	0	1
		35	34.2	2	4775	140	1	0	1	4751	139	1	0	1	4571	134	1	0	1
				3	4855	142	1	0	1	4831	141	1	0	1	4647	136	1	0	1
				4F	4872	142	1	0	1	4848	142	1	0	1	4664	136	1	0	1
				4W	4759	139	1	0	1	4735	138	1	0	1	4555	133	1	0	1
		45	41.7	2	6032	145	1	0	2	6002	144	1	0	2	5774	138	1	0	1
				3	6133	147	1	0	2	6102	146	1	0	2	5870	141	1	0	2
				4F	6155	148	1	0	2	6124	147	1	0	2	5891	141	1	0	2
				4W	6012	144	1	0	2	5982	143	1	0	2	5754	138	1	0	2
		55	50.6	2	6999	138	1	0	2	6964	138	1	0	2	6700	132	1	0	2
				3	7116	141	1	0	2	7081	140	1	0	2	6812	135	1	0	2
				4F	7142	141	1	0	2	7106	140	1	0	2	6836	135	1	0	2
				4W	6976	138	1	0	2	6941	137	1	0	2	6677	132	1	0	2
		65	58.3	2	7910	136	2	0	2	7871	135	2	0	2	7572	130	1	0	2
				3	8042	138	1	0	2	8002	137	1	0	2	7698	132	1	0	2
				4F	8071	138	2	0	2	8031	138	2	0	2	7726	133	1	0	2
				4W	7884	135	1	0	2	7844	135	1	0	2	7546	129	1	0	2
		70	63.5	2	8506	134	2	0	2	8463	133	2	0	2	8142	128	2	0	2
				3	8648	136	1	0	2	8605	136	1	0	2	8278	130	1	0	2
				4F	8679	137	2	0	2	8636	136	2	0	2	8308	131	2	0	2
				4W	8477	133	1	0	2	8435	133	1	0	2	8114	128	1	0	2

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

PERFORMANCE DATA: MICROSTRIKE CONT'D

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW3	160L	45	46.2	2	6702	145	1	0	2	6668	144	1	0	2	6415	139	1	0	2
				3	6814	147	1	0	2	6780	147	1	0	2	6522	141	1	0	2
				4F	6838	148	1	0	2	6804	147	1	0	2	6546	142	1	0	2
				4W	6679	145	1	0	2	6646	144	1	0	2	6393	138	1	0	2
		70	68.3	2	9550	140	2	0	2	9502	139	2	0	2	9141	134	2	0	2
				3	9710	142	2	0	2	9661	141	2	0	2	9294	136	2	0	2
				4F	9744	143	2	0	2	9696	142	2	0	2	9327	137	2	0	2
				4W	9518	139	2	0	2	9470	139	2	0	2	9111	133	2	0	2
		95	91	2	13202	145	2	0	2	13136	144	2	0	2	12637	139	2	0	2
				3	13423	148	2	0	2	13356	147	2	0	2	12849	141	2	0	2
				4F	13471	148	2	0	2	13404	147	2	0	2	12895	142	2	0	2
				4W	13158	145	2	0	2	13092	144	2	0	2	12595	138	2	0	2
		105	106.3	2	14073	132	2	0	2	14003	132	2	0	2	13471	127	2	0	2
				3	14309	135	2	0	2	14238	134	2	0	2	13697	129	2	0	2
				4F	14360	135	2	0	2	14289	134	2	0	2	13746	129	2	0	2
				4W	14026	132	2	0	3	13956	131	2	0	3	13426	126	2	0	2
		135	134.8	2	17223	128	3	0	3	17137	127	3	0	3	16486	122	3	0	3
				3	17511	130	2	0	3	17424	129	2	0	3	16762	124	2	0	3
				4F	17574	130	3	0	3	17487	130	3	0	3	16822	125	3	0	3
				4W	17165	127	2	0	3	17080	127	2	0	3	16431	122	2	0	3
		155	158.3	2	19716	125	3	0	3	19618	124	3	0	3	18872	119	3	0	3
				3	20046	127	3	0	3	19946	126	3	0	3	19188	121	3	0	3
				4F	20118	127	3	0	3	20018	126	3	0	3	19257	122	3	0	3
				4W	19650	124	3	0	3	19552	124	3	0	3	18809	119	3	0	3

PERFORMANCE DATA: STRIKE

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW2	18L	25	22.6	2	3314	147	1	0	1	3298	146	1	0	G1	3171	140	1	0	1
				3	3356	148	1	0	1	3340	148	1	0	G1	3212	142	1	0	1
				4F	3367	149	0	0	1	3351	148	0	0	G1	3222	143	0	0	1
				4W	3361	149	1	0	2	3345	148	1	0	G2	3216	142	1	0	2
		30	31.3	2	4124	132	1	0	1	4104	131	1	0	G1	3946	126	1	0	1
				3	4176	133	1	0	2	4156	133	1	0	G2	3996	128	1	0	1
				4F	4189	134	1	0	1	4169	133	1	0	G1	4009	128	1	0	1
				4W	4182	134	1	0	2	4162	133	1	0	G2	4002	128	1	0	2
		39	38.8	2	4894	126	1	0	1	4870	126	1	0	G1	4683	121	1	0	1
				3	4956	128	1	0	2	4932	127	1	0	G2	4742	122	1	0	2
				4F	4972	128	1	0	2	4948	128	1	0	G2	4758	123	1	0	2
				4W	4963	128	1	0	2	4939	127	1	0	G2	4749	122	1	0	2
		50	52.6	2	6325	120	1	0	1	6295	120	1	0	G1	6052	115	1	0	1
				3	6405	122	1	0	2	6374	121	1	0	G2	6129	117	1	0	2
				4F	6426	122	1	0	2	6395	122	1	0	G2	6149	117	1	0	2
				4W	6414	122	1	0	3	6384	121	1	0	G3	6138	117	1	0	3
		60	60.4	2	6865	114	1	0	2	6832	113	1	0	G2	6569	109	1	0	2
				3	6952	115	1	0	2	6919	115	1	0	G2	6652	110	1	0	2
				4F	6974	115	1	0	2	6941	115	1	0	G2	6674	110	1	0	2
				4W	6962	115	1	0	3	6929	115	1	0	G3	6662	110	1	0	3

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VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

PERFORMANCE DATA: STRIKE CONT'D

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW3	36L	55	63.1	2	7284	135	1	0	2	7249	134	1	0	G2	6970	129	1	0	2
				3	7376	137	1	0	2	7341	136	1	0	G2	7058	131	1	0	2
				4F	7400	137	1	0	2	7364	137	1	0	G2	7081	131	1	0	2
				4W	7387	137	1	0	3	7351	136	1	0	G3	7069	131	1	0	3
		80	77.6	2	9788	126	2	0	2	9741	126	2	0	G2	9366	121	2	0	2
				3	9912	128	1	0	3	9864	127	1	0	G3	9485	122	1	0	3
				4F	9944	128	1	0	2	9896	128	1	0	G2	9516	123	1	0	2
				4W	9926	128	1	0	3	9879	127	1	0	G3	9499	122	1	0	3
		105	108.2	2	12650	128	2	0	2	12589	127	2	0	G2	12105	122	2	0	2
				3	12810	130	2	0	3	12748	129	2	0	G3	12258	124	2	0	3
				4F	12851	130	1	0	3	12790	129	1	0	G3	12298	124	1	0	3
				4W	12829	130	2	0	3	12767	129	2	0	G3	12276	124	2	0	3
		120	120.9	2	13730	114	2	0	2	13664	113	2	0	G2	13138	109	2	0	2
				3	13904	115	2	0	3	13837	114	2	0	G3	13305	110	2	0	3
				4F	13949	115	1	0	3	13882	115	1	0	G3	13348	110	1	0	3
				4W	13924	115	2	0	4	13857	115	2	0	G4	13324	110	2	0	3

ELECTRICAL DATA: STRIKE

# OF LEDS	18L				
NOMINAL WATTAGE	25	30	39	50	60
SYSTEM POWER (W)	22.6	31.3	38.8	52.6	60.4
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.21	0.26	0.32	0.44	0.50
208	0.12	0.15	0.19	0.25	0.29
240	0.10	0.13	0.16	0.22	0.25
277	0.09	0.11	0.14	0.19	0.22
347	0.07	0.09	0.11	0.15	0.17
480	0.05	0.07	0.08	0.11	0.13

# OF LEDS	36L			
NOMINAL WATTAGE	55	80	100	120
SYSTEM POWER (W)	53.9	77.6	98.9	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)			
120	0.45	0.65	0.82	1.01
208	0.26	0.37	0.48	0.58
240	0.22	0.32	0.41	0.50
277	0.19	0.28	0.36	0.44
347	0.16	0.22	0.29	0.35
480	0.11	0.16	0.21	0.25

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DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

ELECTRICAL DATA: MICROSTRIKE

# OF LEDS	24L		
NOMINAL WATTAGE	10	15	25
SYSTEM POWER (W)	6.6	14.0	23.0
INPUT VOLTAGE (V)	CURRENT (Amps)		
120	0.06	0.12	0.19
208	0.03	0.07	0.11
240	0.03	0.06	0.10
277	0.02	0.05	0.08
347	0.02	0.04	0.07
480	0.01	0.03	0.05

# OF LEDS	48L				
NOMINAL WATTAGE	15	20	30	35	45
SYSTEM POWER (W)	13.1	20.5	28.8	37.3	45.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.11	0.17	0.24	0.31	0.38
208	0.06	0.10	0.14	0.18	0.22
240	0.05	0.09	0.12	0.16	0.19
277	0.05	0.07	0.10	0.13	0.17
347	0.04	0.06	0.08	0.11	0.13
480	0.03	0.04	0.06	0.08	0.10

# OF LEDS	80L						
NOMINAL WATTAGE	20	25	35	45	55	65	70
SYSTEM POWER (W)	19.4	26.7	34.2	41.7	50.6	58.3	63.5
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.16	0.22	0.29	0.35	0.42	0.49	0.53
208	0.10	0.13	0.18	0.22	0.27	0.28	0.31
240	0.08	0.12	0.15	0.19	0.24	0.24	0.26
277	0.07	0.10	0.13	0.17	0.21	0.21	0.23
347	0.06	0.08	0.11	0.13	0.16	0.17	0.18
480	0.04	0.06	0.08	0.10	0.12	0.12	0.13

# OF LEDS	160L					
NOMINAL WATTAGE	45	70	95	105	135	155
SYSTEM POWER (W)	46.2	68.3	91	106.3	134.8	158.3
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	0.39	0.57	0.76	0.89	1.12	1.32
208	0.22	0.33	0.44	0.51	0.65	0.76
240	0.19	0.28	0.38	0.44	0.56	0.66
277	0.17	0.25	0.33	0.38	0.49	0.57
347	0.13	0.20	0.26	0.31	0.39	0.46
480	0.10	0.14	0.19	0.22	0.28	0.33

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BEACON
design . performance . technology

VIPER Wall

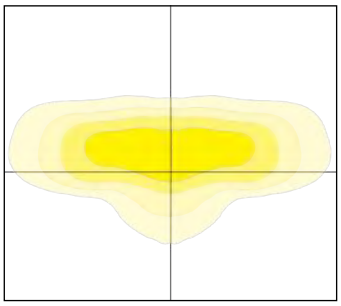
VPW1/VPW2/VPW3 LED WALLPACK

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

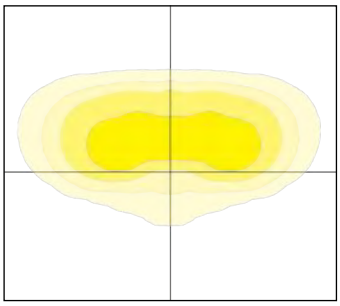
PHOTOMETRY

Mounting Height: 10ft

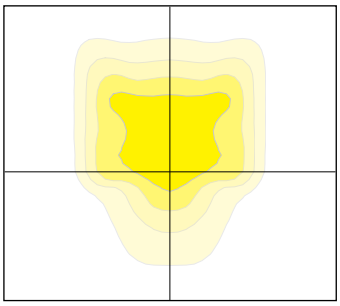
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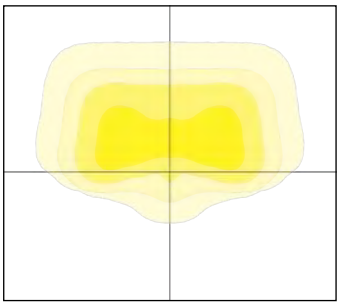
Type 3



Type 4F

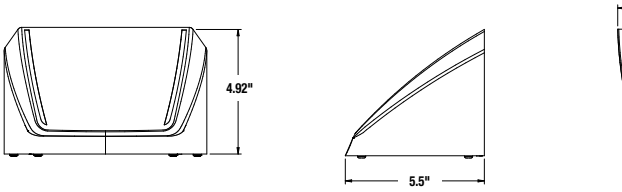


Type 4W

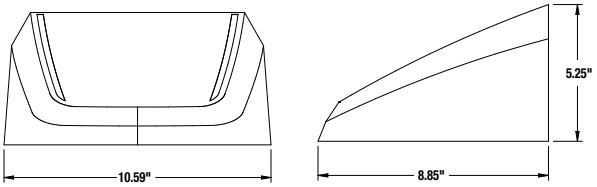


DIMENSIONS

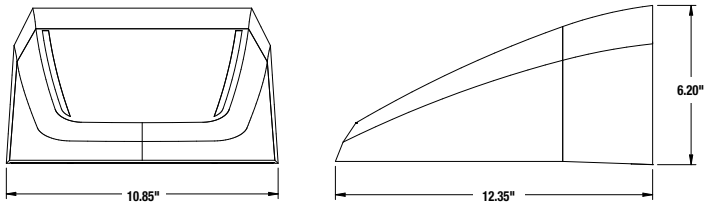
VPW1



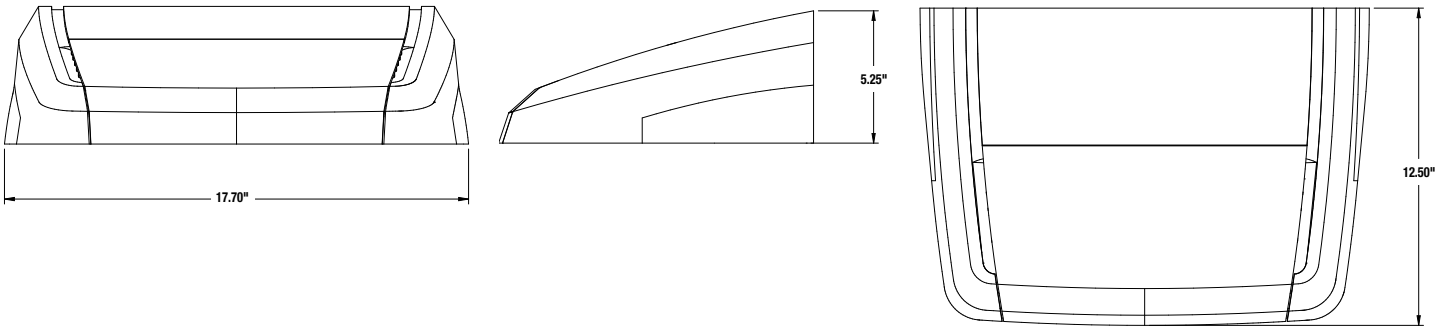
VPW2



VPW2 with Back Box



VPW3



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VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

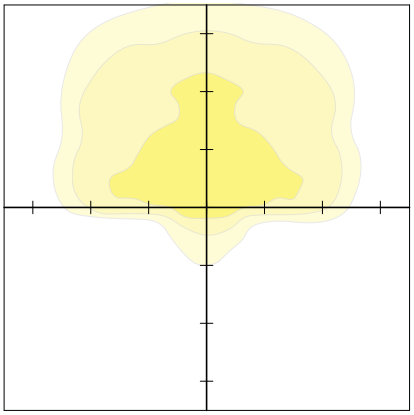
BATTERY OPTIONS & HOUSING SIZES

SIZE	OPTICS	OPTION	BATTERY WATTAGE	FIXTURE WATTAGES	HOUSING
VPW1	NO BATTERY OFFERED				
VPW2	Micro Strike	E	10W	20W, 25W, 35W	Standard
	Micro Strike	E	10W	45W, 55W, 65W, 70W	Not offered
	Micro Strike	EH	13W	20W, 25W, 35W, 45W, 55W, 65W, 70W	Housing with Backbox
	Strike	E	10W	15W, 20W, 25W, 35W, 39W	Standard
	Strike	E	10W	50W, 60W	Not offered
	Strike	EH	13W	15W, 20W, 25W, 30W, 39W, 50W, 60W	Housing with Backbox
VPW3	Micro Strike	E	10W	Not offered	
	Micro Strike	EH	13W	45W, 70W, 95W, 105W	Standard
	Micro Strike	EH	13W	135W, 155W	Not offered
	Strike	E	10W	Not offered	
	Strike	EH	13W	55W, 80W, 100W	Standard
	Strike	EH	13W	120W	Not offered

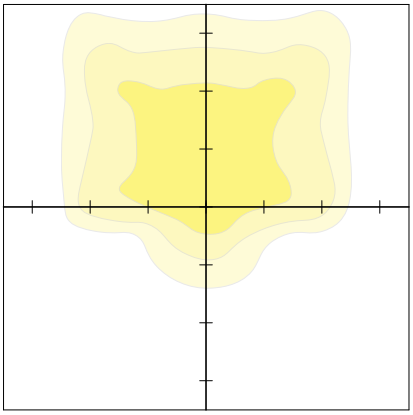
PHOTOMETRY - BATTERY

Mounting Height: 12ft
Scale: 10ft

18L BATTERY PHOTOMETRY



80L BATTERY PHOTOMETRY



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prescolite

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LBSE-RD

EDGE-LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT

LITEBOX® edge-lit



FEATURES

- 4”, 6”, and 8” aperture, delivering 750-1750 lumens
- Low surface profile of ½”
- Quick snap installation with no housing required
- Installs directly to most 3-1/2” and 4” J-Boxes
- Fixed CCT (3000K or 3500K, 80+ CRI) options
- Universal 120-277V, ideal for commercial applications
- All models standard with 0-10V/Triac/ELV dimming

WET LOCATION

ETL LISTED c US Intertek

ENERGY STAR

IC

SERVICE PROGRAMS

STOCK

SPECIFICATIONS

CONSTRUCTION

- Durable cast aluminum low profile trim with ½" surface profile
- Suitable for New Construction or remodel, IC or Non-IC applications
- Eliminates the need for a recessed housing, ideal for areas with limited plenum space
- Optional non-conductive Decorative Color Trim accessories available in White, Black, Silver, and Brushed Oil Rubbed Bronze

OPTICS

- Utilizes the latest Edge-Lit LED technology
- Integral diffuse polycarbonate lens provides uniform light distribution
- Light distribution is free of distracting bright spots
- Visually comfortable with low glare

ELECTRICAL

- Edge-Lit LED array with 3 SDCM color consistency
- Long LED life: Maintains 80% of lumen output at 54,000 hours of operation, L80 at >54,000 hours (TM-21)
- Available in Fixed CCT in 3000K or 3500K, 80+ CRI
- High efficiency integral driver with universal 120V-277V, 50/60Hz

ELECTRICAL (CONTINUED)

- All models have flicker-free dimming with 120-277V 0-10V Dim to Off or 120V Triac or ELV phase cut to 5%
- See Additional Information section for a list of recommended dimmers
- EMI: Meets Class A (<24dba) noise rating, FCC CFR 47 Part 15 Class B, ≥0.9 Power Factor, <20% THD

INSTALLATION

- Installs directly to most common 3-1/2” or 4” octagonal and round junction boxes with a minimum 1-1/2” depth including fire rated (by others)
- Metal plate mounts to the J-Box and accepts snap-in spring clips for a secure fit

CERTIFICATIONS

- cETLus listed to UL1598
- Can be used in direct contact with insulation (IC Rated)
- Suitable for wet locations, covered ceiling
- Suitable for use in clothes closets when installed in accordance to N.E.C. 410.16
- ENERGY STAR® certified

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	783-1973
Wattage Range	10.4-20.0
Efficacy Range (LPW)	75-99
Reported Life (Hours)	L80 / >54,000
Input Current (mA)	87-167 (120V)

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prescolite

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LBSE-RD

EDGE-LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT

STOCK

ORDERING GUIDE

Example: LBSE-4RD-35K8-WH

CATALOG #

HOUSING

LBSE –		–	–
Model/CCT Configuration	**Aperture/Shape/Function**	**CCT/CRI**	**Trim Color**
LBSE Edge-Lit Surface, Fixed CCT, 120-277V with 0-10V/Triac/ELV dimming	**4RD** 4" Round, Direct J-Box Mount, 750 Lumens **6RD** 6" Round, Direct J-Box Mount, 1100 Lumens **8RD** 8" Round, Direct J-Box Mount, 1750 Lumens	**30K8** 3000K, 80+ CRI **35K8** 3500K, 80+ CRI	**WH** White

Accessories	
☐ **LBSE-4RD-T-WH**	Trim Accessory, 4" Round, White
☐ **LBSE-4RD-T-BL**	Trim Accessory, 4" Round, Black
☐ **LBSE-4RD-T-BBZ**	Trim Accessory, 4" Round, Brushed Oil Rubbed Bronze
☐ **LBSE-4RD-T-SVR**	Trim Accessory, 4" Round, Silver
☐ **LBSE-6RD-T-WH**	Trim Accessory, 6" Round, White
☐ **LBSE-6RD-T-BL**	Trim Accessory, 6" Round, Black
☐ **LBSE-6RD-T-BBZ**	Trim Accessory, 6" Round, Brushed Oil Rubbed Bronze
☐ **LBSE-6RD-T-SVR**	Trim Accessory, 6" Round, Silver
☐ **LBSE-8RD-T-WH**	Trim Accessory, 8" Round, White
☐ **LBSE-8RD-T-BL**	Trim Accessory, 8" Round, Black
☐ **LBSE-8RD-T-BBZ**	Trim Accessory, 8" Round, Brushed Oil Rubbed Bronze
☐ **LBSE-8RD-T-SVR**	Trim Accessory, 8" Round, Silver
☐ **LBSES-C-12**	Extension Cable, LBSE/LBSES, 12"
☐ **LBSES-C-24**	Extension Cable, LBSE/LBSES, 24"

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

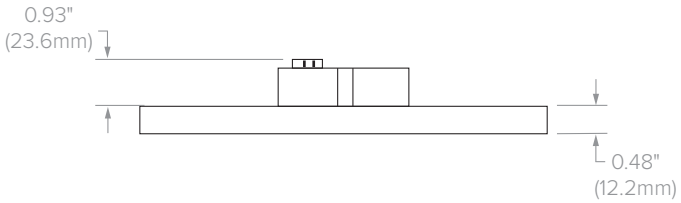
LBSE-RD

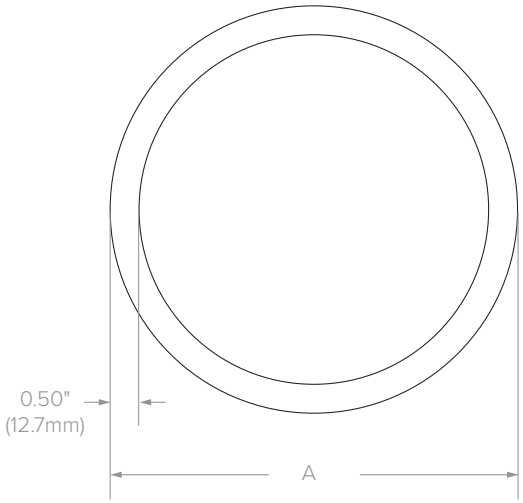
EDGE-LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT

PERFORMANCE DATA TABLE

Nominal Aperture	Nominal Lumens	Cat #	CCT	CRI	Delivered Lumens	Watts	LPW
4"	750	LBSE-4RD-30K8-WH	3000K	80	783	10.4	75
		LBSE-4RD-35K8-WH	3500K		846	10.4	81
6"	1100	LBSE-6RD-30K8-WH	3000K	80	1144	12.9	89
		LBSE-6RD-35K8-WH	3500K		1237	12.9	96
8"	1750	LBSE-8RD-30K8-WH	3000K	80	1825	20.0	91
		LBSE-8RD-35K8-WH	3500K		1973	20.0	99

DIMENSIONS





Dimensional Data	
Aperture (Cat Logic)	"A"
4" (4RD)	ø4.61" (117.1mm)
6" (6RD)	ø6.00" (152.4mm)
8" (8RD)	ø8.00" (203.2mm)

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prescolite

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LBSE-RD

EDGE-LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT

PHOTOMETRY

LBSE-4RD-30K8-WH

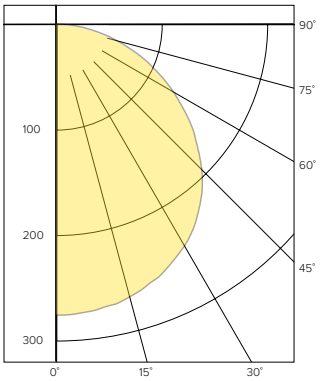
LUMINAIRE DATA

Test No.	**R20.00827-01**
Description	**4" Downlight, 3000K, 80 CRI**
Delivered Lumens	**783**
Watts	**10.4W**
Efficacy	**75.0**
Mounting	**Surface**
Spacing Criterion	**1.3**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	342	43.6
0-60	611	78.0
0-90	783	100.0
0-180	783	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	260
5	259
15	253
25	239
35	217
45	184
55	142
65	98
75	55
85	15
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	48544
55°	46342
65°	43318
75°	39448
85°	32315

*Candela/Square Meter

LBSE-6RD-30K8-WH

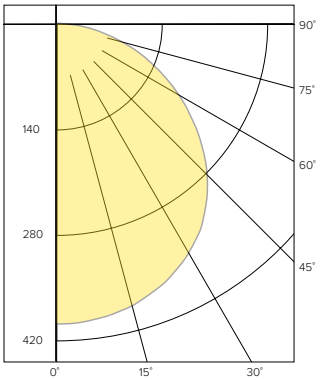
LUMINAIRE DATA

Test No.	**R20.00832-01**
Description	**6" Downlight, 3000K, 80 CRI**
Delivered Lumens	**1144**
Watts	**12.9W**
Efficacy	**89**
Mounting	**Surface**
Spacing Criterion	**1.3**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	499	43.6
0-60	891	77.9
0-90	1144	100.0
0-180	1144	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	380
5	379
15	369
25	348
35	317
45	268
55	207
65	144
75	80
85	23
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	23513
55°	22408
65°	21066
75°	19135
85°	16235

*Candela/Square Meter

LBSE-8RD-30K8-WH

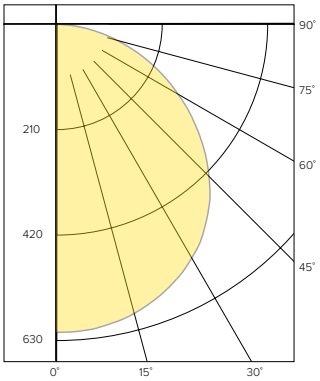
LUMINAIRE DATA

Test No.	**R20.00834-01**
Description	**8" Downlight, 3000K, 80 CRI**
Delivered Lumens	**1826**
Watts	**20W**
Efficacy	**92**
Mounting	**Surface**
Spacing Criterion	**1.3**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	798	43.7
0-60	1422	77.9
0-90	1826	100.0
0-180	1826	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	608
5	607
15	592
25	558
35	505
45	427
55	331
65	228
75	127
85	38
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	24287
55°	23187
65°	21736
75°	19752
85°	17413

*Candela/Square Meter

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LBSE-RD

EDGE-LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT

ADDITIONAL INFORMATION

Dimming Compatibility

For more details and recommended dimmer list, see Dimming Compatibility Information at www.currentlighting.com/prescolite.

J-Box Compatibility

LITEBOX® Edge-Lit Direct J-Box Mount downlights are compatible with many standard 3-1/2” and 4” octagonal and round J-Boxes with a 1-1/2” minimum depth. Fire rated J-Boxes may also be used.



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ATTACHMENT I

U:\4228_Academy Street Residential Development_Auburn\Z - CAD\DWG\4228-PBASE.dwg ethan.chadwick 7/23/2024 8:22 AM

NORTH

24 POP

3/4" PIPE

S 81°36'54" E
45.74'

N 13°53'10" E

S 86°47'42" E
241.80'

CAPPED ROD
PLS 2433

S 86°47'42" E
116.00'

CAPPED ROD
(ILLEGIBLE)

E-ONE HP100 Aerial

S 02°54'01" W
53.01'

37.01'
N 87°05'40" W

N 02°54'01" E
14.00'

S 02°54'20" W
52.00'

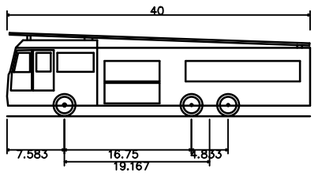
N 87°05'40" W
44.98'

FFE: 166.16'
FFE: 166.17'
FFE: 165.35'
FFE: 164.37'

B-101
B-102
B-103
B-104
B-105
B-106
B-107
B-108
B-109

MAIN STREET
(SPEED LIMIT 25)

ACADEMY STREET
(SPEED LIMIT 25)



E-ONE HP100 Aerial	
Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

30 0 15 30 60

1 inch = 30 ft.

GORRILL PALMER
An LJB Engineering Company

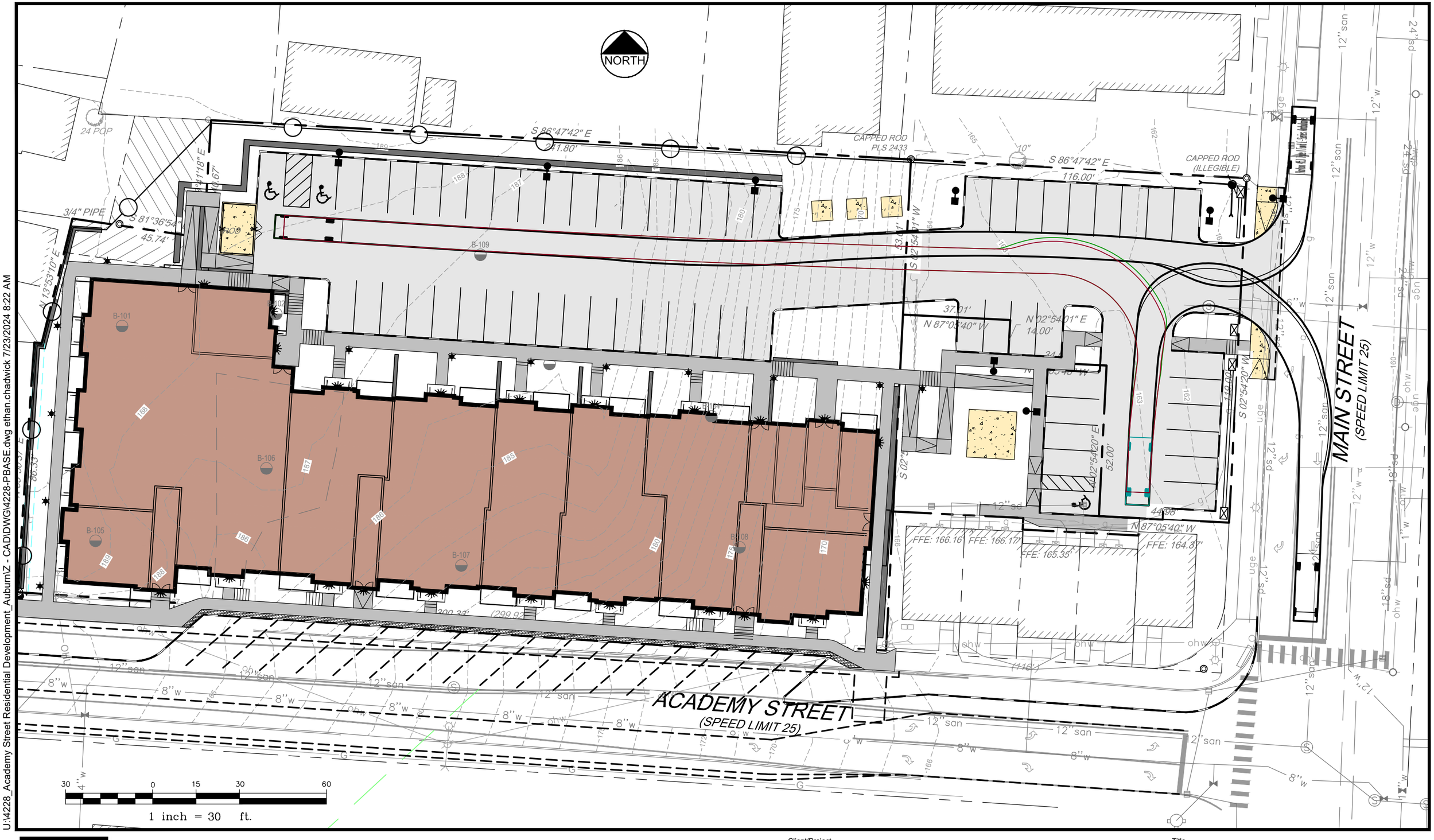
Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Client/Project
AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

Title
FIRE TRUCK ACCESS

File Name:	CDD	-	-	24.07.22
	DWN.	CHKD.	DSGN.	DATE

Figure No.
1



U:\4228_Academy Street Residential Development_Auburn\Z - CAD\DWG\4228-PBASE.dwg ethan.chadwick 7/23/2024 8:22 AM

GORRILL PALMER
An LJB Engineering Company

Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Client/Project

AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

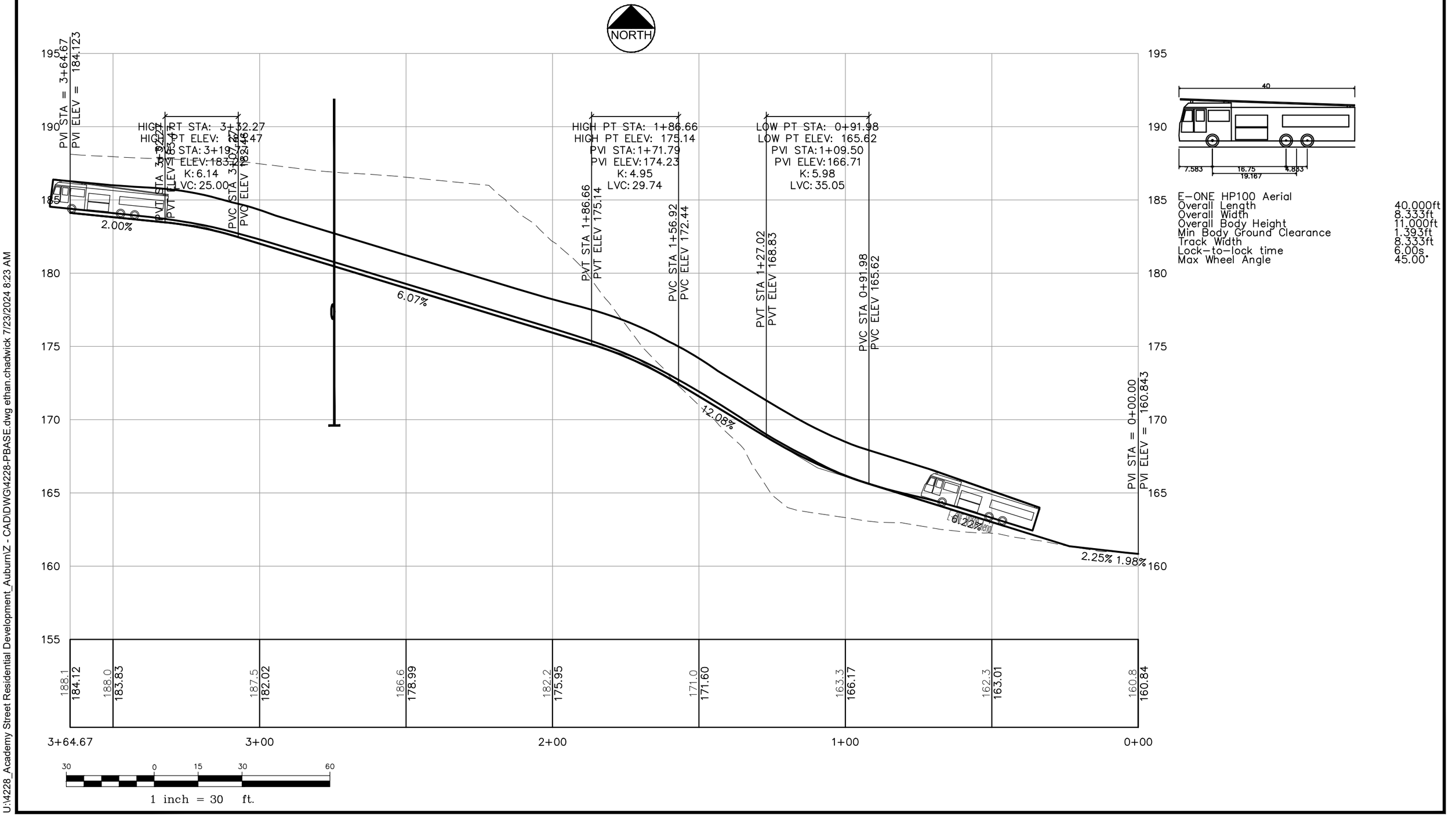
File Name:	CDD	-	-	24.07.22
	DWN.	CHKD.	DSGN.	DATE

Title

AMBULANCE ACCESS

Figure No.

2



E-ONE HP100 Aerial	
Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

U:\4228_Academy Street Residential Development_Auburn\Z - CAD\DWG\4228-PBASE.dwg ethan.chadwick 7/23/2024 8:23 AM

GORRILL PALMER
An LJB Engineering Company

Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Client/Project
AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

Title
VERTICAL FIRE TRUCK MOVEMENT

File Name:	CDD	-	-	24.07.22
	DWN.	CHKD.	DSGN.	DATE

Figure No.
3

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

To: Auburn Planning Board
From: David Hediger, Director of Planning
Re: PUBLIC HEARING/ SITE PLAN REVIEW: 95 Main Street: (PID 241-026). An application has been submitted by the City of Auburn for the temporary use of existing office space to accommodate the Police Department's Criminal Investigations Division. This property is located in the T-5.2 Downtown City Center Form Based Code District and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 3 – Special Exception
Date: November 6, 2025

PROPOSAL

The City of Auburn has submitted an application for the temporary use of existing office space to accommodate the Police Department's Criminal Investigations Division (CID) at 95 Main Street. This property is located in the T-5.2 Downtown City Center Form-Based Code District. The City Council approved repurposing the department's current space at Auburn Hall to house the L-A 911 Dispatch Center, and CID requires temporary space until the new Public Safety building on Minot Avenue is completed. CID will occupy 3,328 sq. ft. of existing office space on the fourth floor of 95 Main Street under the current municipal lease. The space was most recently used by the City's Business & Community Development and General Assistance offices.



ZONING CONSIDERATIONS

The subject property is located in the T-5.2 Downtown City Center Form-Based Code District, consisting of approximately 0.33 acres and a four-story, 25,865 sq. ft. gross floor area structure. Public Safety Services are allowed as a Special Exception in this district. In addition to meeting the district requirements, Public Safety Services must include a Community Impact and Needs Analysis, which requires review and approval by the City Council. The applicant has provided this analysis as part of the submission, and the City Council approved it on November 3, 2025. As the proposal is a change of use within an existing structure with no exterior or site improvements, all other requirements of the T-5.2 district are either met or not applicable.

SITE PLAN REVIEW AND SPECIAL EXCEPTION STANDARDS

The applicant has addressed the applicable criteria in Chapter 60, Article XVI, Division 2 – Site Plan Review, and Division 3 – Special Exception, including but not limited to:

- No exterior modifications, construction, or utility upgrades are proposed.
- Parking for CID staff will be accommodated within the adjacent parking garage.
- There will be no increase in traffic or emergency vehicle use at the site. Access is limited to pedestrian use and is expected to be less than that generated by the prior municipal offices.
- Police patrol, public-facing services, and front-office functions will remain at Auburn Hall.

DEPARTMENT REVIEW

There are no staff concerns with the proposal.

ADDITIONAL ITEMS

As noted, the City Council approved the relocation of CID to allow its former office space to be converted for use by the L-A 911 Dispatch Center. CID is expected to occupy 95 Main Street through mid-2028.

PLANNING BOARD ACTION

The proposed project requires review and findings for approval under Sections 60-1277 and 60-1359:

Site Plan Review – Section 60-1277

In considering a site plan, the planning board shall make findings that the development has made provisions for:

(1) Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust and vibration; and preservation of light and air;

(2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;

(3)Adequacy of the methods of disposal for wastes; and

(4)Protection of environment features on the site and in adjacent areas.

Special Exception - Sec. 60-1336.

(a)As conditions prerequisite to the granting of any special exceptions, the board shall require evidence of the following:

(1)That the special exception sought fulfills the specific requirements, if any, set forth in the zoning ordinance relative to such exception.

(2)That the special exception sought will neither create nor aggravate a traffic hazard, a fire hazard or any other safety hazard.

(3)That the special exception sought will not block or hamper the master development plan pattern of highway circulation or of planned major public or semipublic land acquisition.

(4)That the exception sought will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of property adjoining and neighboring the property under application.

(5)That reasonable provisions have been made for adequate land space, lot width, lot area, stormwater management in accordance with section 60-1301(14), green space, driveway layout, road access, off-street parking, landscaping, building separation, sewage disposal, water supply, fire safety, and where applicable, a plan or contract for perpetual maintenance of all the common green space and clustered off-street parking areas to ensure all such areas will be maintained in a satisfactory manner.
(6)That the standards imposed are, in all cases, at least as stringent as those elsewhere imposed by the city building code and by the provisions of this chapter.
(7)That essential city services which will be required for the project are presently available or can be made available without disrupting the city's master development plan**.**

Any denial of a project must include reference to the criteria found in Section 60-1304(2) and Section 60-1336

STAFF RECOMMENDATIONS
Staff recommend that the Planning Board find that the application for the proposed development meets the requirements of Sec, 60-1277and Sec. 60-1336 and APPROVE the project application.

Suggested Motion:
I make a motion that the proposal meets the requirements of Sec. 60-1277 and Sec. 60-1336 and approve the application and site plan submitted by City of Auburn for the temporary use of existing office space to accommodate the Police Department's Criminal Investigations Division at 95 Main Street. The proposed project has met the standards pursuant to Chapter 60. Article IV, Division 14 – Form Based Code, Article XVI, Division 2 – Site Plan Review, and Division 3 – Special Exception.

Auburn Police Department
Jason D. Moen | Chief of Police
Timothy A. Cougle | Deputy Chief of Police
www.auburnmaine.gov | 207.333.6650
60 Court Street | Auburn, Maine 04210

October 29, 2025

Auburn Planning Board
City of Auburn
60 Court Street
Auburn, ME 04210

RE: Auburn Planning Board Application

Dear Members of the Planning Board,

I am writing to supplement the Planning Board's required information for Site Plan Review for the facility at 95 Main Street. This letter also addresses the compliance with the Special Exception Criteria of Auburn's Ordinance.

The impacts of the facility at 95 Main Street are temporary and minimal and are outlined in the attached Needs and Impacts letter to the Auburn City Council. The draft order for the Council approval is included in the application and will be considered after this submittal but before the Planning Board is asked to act on this request. A Council response will be added to the packet prior to the Planning Board meeting. The site was previously used as an office for General Assistance and Business and Community Development Department Services. No changes are proposed to the site, and we anticipate the use to start in November of 2025 and continue into 2028. This timeline was driven by the recent City Council decision to use the current Criminal Investigations office location for a Lewiston/Auburn 911 Dispatch center, which will displace Criminal Investigations personnel until the Public Safety facility at 550 Minot Avenue is completed.

The Site Plan Review criteria compliance list and supplemental information is provided below. The site will continue to provide for:

Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust, and vibration; and preservation of light and air:

Response: No changes are proposed at the site, and the use will occupy existing office space. Parking and access to City Hall will remain as it has been.

Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas:

Response: No changes are proposed at the site, and the use will occupy existing office space. Parking and access to City Hall will remain as it has been.

Adequacy of the methods of disposal for wastes:

Response: Public water and sewer are available and adequate to meet the facility needs. Existing dumpsters are provided onsite for solid waste disposal.

Protection of environmental features on the site and in adjacent areas:

Response: The existing site layout addressed these concerns, and no changes are proposed.

This assessment outlines the temporary use of the existing office space at 95 Main St. for police criminal investigations purposes. The use of this space will be temporary, and parking will continue to be provided at the Auburn City Hall parking garage.

The traffic to and from the site will be reduced compared to the previous use by the Business and Community Development Office and General Assistance Services. There will be no emergency response operations conducted from this site, ensuring no impacts to the public.

In preparation for the start of construction of the new public safety building at 550 Minot Ave, equipment and staff for the E-911 Dispatch center will begin relocating to Auburn Hall, displacing Criminal Investigations personnel. Construction of the public safety facility is expected to take 18-24 months. Therefore, the use of 95 Main Street as a temporary criminal investigations office is anticipated to conclude by mid-2028. Police patrol and front office services will remain at Auburn Hall where they are currently located.

Compliance with Special Exception Criteria of Auburn's Ordinance:

This application provides evidence of the following as required by the Ordinance and we will be available to answer questions at the hearing:

1. The special exception sought fulfills the specific requirements, if any, set forth in the zoning ordinance relative to such exception. The Needs and Impacts Analysis has been provided for City Council approval.
2. The special exception sought will neither create nor aggravate a traffic hazard, a fire hazard or any other safety hazard. Police Traffic will remain at Auburn Hall and the public parking garage. Criminal Investigations (CID) staff will access the building at 95 Main Street as pedestrians.
3. The special exception sought will not block or hamper the master development plan pattern of highway circulation or of planned major public or semipublic land acquisition. CID Staff are essential to the protection of the public and the temporary use will allow for their continued operations while the new Public Safety Facility is constructed at 550 Minot Avenue.

4. The exception sought will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of property adjoining and neighboring the property under application. Police Traffic will remain at Auburn Hall and the public parking garage. Criminal Investigations (CID) staff will access the building at 95 Main Street as pedestrians, which they currently do at the adjacent Auburn Hall.
5. Reasonable provisions have been made for adequate land space, lot width, lot area, stormwater management in accordance with section 60-1301(14), green space, driveway layout, road access, off-street parking, landscaping, building separation, sewage disposal, water supply, fire safety, and where applicable, a plan or contract for perpetual maintenance of all the common green space and clustered off-street parking areas to ensure all such areas will be maintained in a satisfactory manner. No changes to the site are proposed, all improvements are existing and maintenance will continue.
6. The standards imposed are, in all cases, at least as stringent as those elsewhere imposed by the city building code and by the provisions of this chapter.
7. Essential city services which will be required for the project are presently available or can be made available without disrupting the city's master development plan. CID Services can continue uninterrupted with this approval.

Thank you for your time and consideration. Please consider the application and approve the temporary use at the November 10, 2025, Planning Board Meeting.

Sincerely,

Jason D. Moen
Chief of Police

Auburn Police Department

Jason D. Moen | Chief of Police
Timothy A. Cougle | Deputy Chief of Police
auburnmaine.gov | 207.333.6650
60 Court Street | Auburn, Maine 04210

MEMORANDUM

Date: October 28, 2025

To: Mayor Harmon and City Council Members

From: Chief Jason D. Moen

RE: COMMUNITY IMPACT AND NEEDS ANALYSIS - TEMPORARY POLICE CRIMINAL INVESTIGATIONS OFFICE AT 95 MAIN STREET

City Ordinance allows for public safety services in the T-5.2 Downtown City Center Form-Based Code District if they provide a community impact and needs analysis with review and approval from the City Council or its designee. This letter supplements the Planning Board's required information for Site Plan Review to address the impacts and needs for the facility. The Planning Board will consider this information and your response at their November Meeting.

The impacts of the facility at 95 Main Street are temporary and minimal. The site was previously used as an office for General Assistance and Business and Community Development Department Services. No changes are proposed to the site, and we anticipate the use to start in November of 2025 and continue into 2028. This timeline was driven by the recent City Council decision to use the current Criminal Investigations office location for a Lewiston/Auburn 911 Dispatch center, which will displace Criminal Investigations personnel until the Public Safety facility at 550 Minot Avenue is completed.

No site changes are proposed. The Site Plan Review criteria compliance list and supplemental information is provided below. The site will continue to provide for:

Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust, and vibration; and preservation of light and air:

Response: No changes are proposed at the site, and the use will occupy existing office space. Parking and access to City Hall will remain as it has been.

Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas:

Response: No changes are proposed at the site, and the use will occupy existing office space. Parking and access to City Hall will remain as it has been.

Adequacy of the methods of disposal for wastes:

Response: Public water and sewer are available and adequate to meet the facility needs. Existing dumpsters are provided onsite for solid waste disposal.

Protection of environmental features on the site and in adjacent areas:

Response: The existing site layout addressed these concerns, and no changes are proposed.

Needs and Impacts Assessment for Temporary Use of Office Space at 95 Main St.:

This assessment outlines the temporary use of the existing office space at 95 Main St. for police criminal investigations purposes. The use of this space will be temporary, and parking will continue to be provided at the Auburn City Hall parking garage.

The traffic to and from the site will be reduced compared to the previous use by the Business and Community Development Office and General Assistance Services. There will be no emergency response operations conducted from this site, ensuring no impacts to the public.

In preparation for the start of construction of the new public safety building at 550 Minot Ave, equipment and staff for the E-911 Dispatch center will begin relocating to Auburn Hall, displacing Criminal Investigations personnel. Construction of the public safety facility is expected to take 18-24 months. Therefore, the use of 95 Main Street as a temporary criminal investigations office is anticipated to conclude by mid-2028. Police patrol and front office services will remain at Auburn Hall where they are currently located.

We are excited about the improvements in Police Department operations and safety associated with the new public safety building. Thank you for your consideration in supporting the use of 95 Main Street as a temporary Public Safety Office, enabling the construction of the Public Safety Building while ensuring that residents continue to have access to police response and protection.

ORDER

City Council Order

IN CITY COUNCIL

ORDERED, Approving the Temporary Needs and impacts Analysis for 95 Main Street Fourth, Floor to be utilized as a temporary and limited Public Safety Facility for the City of Auburn Police Department Criminal Investigations Office during the construction of the Public Safety Building on Minot Avenue beginning in November of 2025 through 2028.

Richard S. Whiting, Ward One
Benjamin J. Weisner, Ward Four
Belinda A. Gerry, At Large

Timothy M. Cowan, Ward Two
Leroy G. Walker, Sr., Ward Five
Jeffrey D. Harmon, Mayor

Stephen G. Milks, Ward Three
Adam R. Platz, At Large
Phillip L. Crowell, Jr., City Manager

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

Development Review Application

PROJECT NAME: Temporary Police Criminal Investigations Office (Use Change)

PROPOSED DEVELOPMENT ADDRESS: Fourth Floor 95 Main Street Auburn, Me

PARCEL ID #: 241-026

REVIEW TYPE: Site Plan ☑ Site Plan Amendment ☐
Subdivision ☐ Subdivision Amendment ☐

PROJECT DESCRIPTION:
Change of use of 3, 328 square feet of general office space on the northern half of the 4th floor to Police Crimnal Investigations office space. Criminal Investigations office is a Public Safety Service and is a special exception as defined by City Ordinances. No site changes are proposed.

CONTACT INFORMATION:

Applicant City of Auburn Police Chief Jason Moen	**Property Owner**
Name: Jason Moen	**Name:** ROBCO Properties LLC
Address: 60 Court Street	**Address:** PO Box 1838
City / State Auburn / Maine	**City / State** Portland / Maine
Zip Code 04210	**Zip Code** 04104
Work #: 207-333-6601, ext 2050	**Work #:**
Cell #:	**Cell #:** 207-831-0659
Fax #:	**Fax #:**
Home #:	**Home #:**
Email: jmoen@auburnmaine.gov	**Email:** rob@hascallhall.com

Project Representative	**Other professional representatives for the project (surveyors, engineers, etc.),**
Name:	**Name:**
Address:	**Address:**
City / State	**City / State**
Zip Code	**Zip Code**
Work #:	**Work #:**
Cell #:	**Cell #:**
Fax #:	**Fax #:**
Home #:	**Home #:**
Email:	**Email:**

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	12,900	sq. ft.
Proposed Total Paved Area	3,922	sq. ft.
Proposed Total Impervious Area	No Change	sq. ft.
Proposed Impervious Net Change	No Change	sq. ft.
Impervious surface ratio existing	90	% of lot area
Impervious surface ratio proposed	90 No Change	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	9,000	sq. ft.
Proposed Building Footprint	9,000	sq. ft.
Proposed Building Footprint Net change	None	sq. ft.
Existing Total Building Floor Area	25,865	sq. ft.
Proposed Total Building Floor Area	25,865	sq. ft.
Proposed Building Floor Area Net Change	None	sq. ft
New Building	None	(yes or no)
Building Area/Lot coverage existing	63	% of lot area
Building Area/Lot coverage proposed	63	% of lot area

ZONING

Existing	
Proposed, if applicable	T-5.2 - Downtown City Center

LAND USE

Existing	Office
Proposed	Temporary Police Criminal Investigations Office (Use Change)

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	None
Proposed Number of Residential Units	None
Subdivision, Proposed Number of Lots	None

PARKING SPACES

Existing Number of Parking Spaces	No Change/Parking Garage
Proposed Number of Parking Spaces	No Change/Parking Garage
Number of Handicapped Parking Spaces	2+ Parking Garage
Proposed Total Parking Spaces	No Change/Parking Garage

ESTIMATED COST OF PROJECT:

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	12,900	sq. ft.
Proposed Disturbed Area	None	sq. ft.
Proposed Impervious Area	None	sq. ft.

1. ***If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.***
2. ***If the proposed impervious area is greater than one acre including any impervious area crated since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.***
3. ***If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.***
4. ***If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.***

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing (Since July 1, 1997) No Change/Parking Garage passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997)_____passenger car equivalents (PCE)

If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the T-5.2 - Downtown City Center zoning district.
2. Parcel Area: .33 acres / 14,375 square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	None	/ 14,375 square feet
Street Frontage	24 Feet	/ 188 Feet
Min Front Yard	0 Feet	/ 0 Feet No Change
Min Rear Yard	10 Feet	/ 0 Feet No Change
Min Side Yard	0 Feet	/ 0 Feet No Change
Max. Building Height	6 Story	/ 4 Story No Change
Use Designation	Office	/ Public Safety Office
Parking Requirement	1 space/ per None square feet of floor area	
Total Parking:	No Change/Parking Garage	
Overlay zoning districts (if any):	None	/ /
Urban impaired stream watershed?	YES/NO If yes, watershed name No	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative. (NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

Refer to the application checklist for a detailed list of submittal requirements.

To view the City of Auburn Zoning Ordinance, go to:
www.auburnmaine.gov under City Departments / Planning, Permitting & Code / Subdivisions / Land Use /Zoning Ordinance

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant:	**Date:**
Jason D Moen	10/29/2025

City of Auburn, Maine
Economic & Community Development
Eric Cousens, Director
60 Court Street | Auburn, Maine 04210
www.auburnmaine.gov | 207.333.6601

Development Review Checklist

The following information is required where applicable to be submitted for an application to be complete

PROJECT NAME: Public Safety Services - Temporary Police Criminal Investigations Office
PROPOSED DEVELOPMENT ADDRESS: 95 Main Street Fourth Floor
PARCEL #: 241-026

Required Information		*Check when Submitted*		*Applicable Ordinance*
Site Plan		*Applicant*	*Staff*	
	Owner's Names/Address	✓		
	Names of Development	✓		
	Professionally Prepared Plan	✓		
	Tax Map or Street/Parcel Number	✓		
	Zoning of Property	✓		
	Distance to Property Lines	✓		
	Boundaries of Abutting land	✓		
	Show Setbacks, Yards and Buffers	✓		
	Airport Area of Influence	✓		N/A
	Parking Space Calcs	✓		N/A
	Drive Openings/Locations	✓		
	Subdivision Restrictions	✓		N/A
	Proposed Use	✓		
	PB/BOA/Other Restrictions	✓		Needs/Impacts CC Approval
	Fire Department Review	✓		No Change
	Open Space/Lot Coverage	✓		

Required Information		*Check when Submitted*		*Applicable Ordinance*
Landscape Plan		*Applicant*	*Staff*	
	Greenspace Requirements	✓		No Change
	Setbacks to Parking	✓		No Change
	Buffer Requirements	✓		No Change
	Street Tree Requirements	✓		No Change
	Screened Dumpsters	✓		No Change
	Additional Design Guidelines	N/A		No Change
	Planting Schedule	N/A		No Change
Stormwater & Erosion Control Plan		*Applicant*	*Staff*	
	Compliance w/ chapter 500	N/A		No Change
	Show Existing Surface Drainage	✓		
	Direction of Flow	N/A		
	Location of Catch Basins, etc.	✓		
	Drainage Calculations	N/A		
	Erosion Control Measures	N/A		No Change
	Maine Construction General Permit	N/A		No Change
	Bonding and Inspection Fees	N/A		No Change
	Post-Construction Stormwater Plan	N/A		No Change
	Inspection/monitoring requirements	N/A		No Change
Lighting Plan		*Applicant*	*Staff*	
	Full cut-off fixtures	N/A		No Change
	Meets Parking Lot Requirements	✓		No Change
Traffic Information		*Applicant*	*Staff*	
	Access Management	N/A		No Change
	Signage	N/A		None
	PCE - Trips in Peak Hour	N/A		No Change

Required Information		*Check when Submitted*		*Applicable Ordinance*
	Vehicular Movements	N/A		No Change
	Safety Concerns	N/A		No Change
	Pedestrian Circulation	N/A		No Change
	Police Traffic	N/A		No Change
	Engineering Traffic	N/A		No Change
Utility Plan		*Applicant*	*Staff*	
	Water	✓		No Change
	Adequacy of Water Supply	✓		No Change
	Water main extension agreement	N/A		No Change
	Sewer	✓		No Change
	Available city capacity	✓		No Change
	Electric	✓		No Change
	Natural Gas	✓		No Change
	Cable/Phone	✓		No Change
Natural Resources		*Applicant*	*Staff*	
	Shoreland Zone	N/A		No Change
	Flood Plain	N/A		No Change
	Wetlands or Streams	N/A		No Change
	Urban Impaired Stream	N/A		No Change
	Phosphorus Check	N/A		No Change
	Aquifer/Groundwater Protection	N/A		No Change
	Applicable State Permits	N/A		No Change
	Lake Auburn Watershed	N/A		
	Taylor Pond Watershed	N/A		
Right, Title or Interest		*Applicant*	*Staff*	
	Verify			
	Document Existing Easements, Covenants, etc.	✓		

Required Information		*Check when Submitted*		*Applicable Ordinance*
Technical & Financial Capacity		***Applicant***	***Staff***	
	Cost Est./Financial Capacity	N/A		No Change
	Performance Guarantee	N/A		No Change
State Subdivision Law		***Applicant***	***Staff***	
	Verify/Check	N/A		
	Covenants/Deed Restrictions	N/A		
	Offers of Conveyance to City	✓		Lease
	Association Documents	N/A		
	Location of Proposed Streets & Sidewalks	✓		No Change
	Proposed Lot Lines, etc.	✓		No Change
	Data to Determine Lots, etc.	✓		No Change
	Subdivision Lots/Blocks	✓		No Change
	Specified Dedication of Land	N/A		No Change
Additional Subdivision Standards		***Applicant***	***Staff***	
	Mobile Home Parks	N/A		
	PUD	N/A		
A JPEG or PDF of the proposed site plan		***Applicant***	***Staff***	
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving				

Bk 9503 Pg208 #21436
11-30-2016 @ 08:30a

NOT A QUITCLAIM DEED WITH COVENANT NOT A OFFICIAL DOCUMENT

95 MAIN STREET ASSOCIATES, a limited partnership organized under the laws of the State of Maine with a principal place of business in Auburn, Androscoggin County, Maine, for consideration paid, hereby grants to the **ROBCO PROPERTIES LLC,** a limited liability company organized under the laws of the State of Maine, with a mailing address of P.O. Box 1838, Portland, Maine 04104, with QUITCLAIM COVENANT a certain lot or parcel of land together with the buildings and improvements thereon situated in AUBURN, Androscoggin County, Maine, being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, 95 Main Street Associates has caused this instrument to be signed by Norman J. Rattey, Vice President of Skelton, Taintor & Abbott, P.A., its General Partner, thereunto duly authorized, this 29 day of November, 2016.

95 MAIN STREET ASSOCIATES

By: _____
Norman J. Rattey, Vice President of
Skelton, Taintor & Abbott, P.A.
General Partner of 95 Main Street
Associates

MAINE REAL ESTATE
TRANSFER TAX PAID

STATE OF MAINE,
CUMBERLAND, SS.

Personally appeared before me this 29 day of November, 2016, the above-named Norman J. Rattey, Vice President of Skelton, Taintor & Abbott, P.A., General Partner of 95 Main Street Associates, acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of 95 Main Street Associates.

_____
Notary Public/Maine Attorney-at-Law

Gary D. Vogel
Type or Print Name

My comm'n expires: N/A

EXHBIT A

(95 Main Street, Auburn, Maine)

NOT AN OFFICIAL COPY

A certain lot or parcel of land, with the buildings and improvements thereon, situated on the northwesterly side of Main Street in the City of Auburn, County of Androscoggin, State of Maine and being more particularly bounded and described as follows:

Commencing at a point on the northwesterly sideline of Main Street, so-called, at the southerly most corner of land now or formerly of Martin Properties, Inc. as described in a deed recorded at the Androscoggin County Registry of Deeds in Book 2935 Page 98.

Thence S 36° 46' 07" W along the northwesterly sideline of said Main Street a distance of eleven and ninety-one hundredths (11.91') feet to a point forming the intersection of the northwesterly sideline of said Main Street with a line formed by the northeasterly wall of the "Pickard Block" building, so-called, and projected in a straight line to the aforesaid sideline. Said point also forming the northeasterly corner of the parcel herein described and the **True Point of Beginning**.

Thence N 53° 16' 45" W along land now or formerly of the City of Auburn (Deed Reference: Book 4971 Page 57) to and along the brick face of the northeasterly wall of the said "Pickard Block" building and extending beyond a total distance of eighty-nine and fifty-seven hundredths (89.57') feet to a point;

Thence S 36° 43' 15" W along land of said City of Auburn (Deed Reference: Book 4971 Page 57) a distance of twenty-five and zero hundredths (25.00') feet, to a point;

Thence S 26° 55' 21" W along land of said City of Auburn (Deed Reference: Book 4971 Page 57) a distance of ninety and ten hundredths (90.10') feet to the westerly most corner of the 95 Main Street Associates building, so-called, as it now stands;

Thence S 22° 58' 36" W along land of said City of Auburn (Deed Reference: Book 4971 Page 57) a distance of seventy-one and sixty-six hundredths (71.66') feet, to a point of curvature;

Thence in a generally southwesterly direction along a circular curve to the west as circumscribed by a radius of forty (40') feet, an arc distance of three and fifty-three hundredths (3.53') feet, to a point;

Thence S 53° 06' 57" E along land of said City of Auburn (Deed Reference: Book 4971 Page 57) a distance of fifty-six and seven hundredths (56.07') feet, to a point on the northwesterly sideline of said Main Street;

Thence N 36° 46' 07" E along the northwesterly sideline of said Main Street a distance of one hundred eighty-six and ninety-four hundredths (186.94') feet to the **True Point of Beginning**.

Also conveying all rights and easements reserved by 95 Main Street Associates in a deed to the City of Auburn dated April 19, 2002 and recorded at the Androscoggin County Registry of Deed in Book 4971 Page 57.

Reference is also made to a plan entitled "Standard Boundary Survey of Lands of 95 Main Street Associates and the City of Auburn – Court Street, Main Street, & Mechanics Row, Auburn, Maine", dated September 2001, prepared for the City of Auburn, prepared by Land Services, Inc., Land Surveyors & Consultants of Raymond, Maine. This plan depicts the parcel described above, its associated rights and easements, and was used as a basis for the above description.

All Book and Page Numbers refer to the Androscoggin County Registry of Deeds. All Bearings refer to Magnetic North as shown on said plan.

The premises hereinabove described are conveyed together with the benefit of all rights, easements, privileges, and appurtenances belonging thereto.

Meaning and intending to convey that remaining portion of the premises conveyed by First National Realty Co, Inc. to 95 Main Street Associates by warranty deed dated May 17, 1985 and recorded at the Androscoggin County Registry of Deeds in Book 1812 Page 40.

ALSO HEREBY RELEASING without covenants of title that certain lot or parcel of land, with the buildings and improvements thereon, situated on the northwesterly side of Main Street in the City of Auburn, County of Androscoggin, State of Maine and being more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Main Street at the southeasterly corner of a parcel of land conveyed by Mechanics Savings Bank to Androscoggin Home Health Services, Inc. by deed dated October 28, 1976, recorded in the Androscoggin County Registry of Deeds in Book 1236, Page 23;

THENCE running in a southerly direction along the westerly side of Main Street a distance of two hundred thirty-two (232) feet, more or less, to the northeasterly corner of a parcel of land conveyed by Richard J. Stiles et als. to Auburn Parking District by deed dated June 29, 1956, recorded in said Registry of Deeds in Book 732, Page 159;

THENCE running in a westerly direction along land of the Auburn Parking District a distance of one hundred twenty-seven and ninety-seven hundredths (127.97) feet to the terminus of the first course described in said deed to Auburn Parking District which point also marks the terminus of the third course as described in a deed from Roger W. Lafleur et als to said District dated December 26, 1956, recorded in said Registry of Deeds in Book 754, Page 63;

THENCE running in a westerly direction along land described in said deed to Auburn Parking District recorded in Book 754, Page 63, a distance of six and three-hundredths (6.03) feet to a point;

THENCE running in a northerly direction a distance of four (4) feet to a point;

THENCE running in a westerly direction a distance of seventy-eight (78) feet to the easterly sideline of Mechanics Row;

THENCE running in a northerly direction along the easterly sideline of Mechanics Row a distance of three hundred (300) feet, more or less, to the southerly line of an Alley immediately behind the "Auburn Hall" which extends in an easterly direction from Mechanics Row to Main Street;

NOT NOT
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COPY COPY

THENCE running in an easterly direction along the southerly line of said Alley a distance of one hundred fifty-six and sixty-five hundredths (156.65) feet to the northwesterly corner of said parcel conveyed by Mechanics Savings Bank by said deed recorded in Book 1236, Page 23;

THENCE running southerly a distance of twenty-four (24) feet to a point;

NOT NOT
A N A N
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COPY COPY

THENCE running easterly a distance of twenty-two and five-tenths (22.5) feet to a point;

THENCE running southerly twenty and eighty-three hundredths (20.83) feet to a point;

THENCE running easterly eight (8) feet to a point;

THENCE running southerly eighteen and fifteen hundredths (18.15) feet to a point;

THENCE running easterly eighty-three and forty-two hundredths (83.42) feet (said last six courses all running along said land conveyed by Mechanics Savings Bank) to the westerly side of Main Street and the point of beginning.

For the source of title of this grantor, see deed from First National Realty Co., Inc. to 95 Main Street Associates dated May 17, 1985, recorded in the Androscoggin County Registry of Deeds.

EXCEPTING the premises described in the deed of 95 Main Street Associates to the City of Auburn dated April 19, 2002, and recorded in the Androscoggin County Registry of Deeds in Book 4971, Page 57.

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

Rental Lease between Robco Properties, LLC and the City of Auburn, Maine

ARTICLE I – REFERENCE DATA

1.01 Subjects Referred To:
Each reference in this Lease to any of the following subjects shall be construed to incorporate the data stated for that subject in this Article:

LANDLORD and LANDLORD'S ADDRESS: Robco Properties, LLC
P.O. Box 1838
Portland, Maine 04104

TENANT and TENANT'S ADDRESS: City of Auburn
60 Court Street
Auburn, Maine 04210

SCHEDULED TERM COMMENCEMENT DATE: May 1, 2022

TENANT'S SPACE: 3,328± square feet located on the Fourth floor of the building ("4th floor right") located at 95 Main Street, Auburn, Maine. See Exhibit A.

TERM: Five (5) years

OPTION(S): Two (2) One (1)- year options to renew. Renewal rate shall be at a continuation of 3% annual escalations, Option to renew notice period shall be six (6) months prior to expiration of the current term.

MONTHLY BASE RENT: $15.00/sq. ft., annually with 3% annual escalators. Modified gross rent to include taxes, CAM and heat. Tenant is responsible for own electricity on the right side, to be billed monthly by Landlord. As this space is not separately metered, at this time, an average KWH used while vacant has been computed for both the 3rd and 4th floor (base 6,220 KWH), tenant to pay share of that base as well as any overage of the base, calculated on the square footage rented.

PARKING: N/A, all Parking is available at the city surface parking lot and municipal parking garage adjacent to the building, at Tenant's sole cost. At no time is parking allowed in the 95 Main Street private lot.

CALCULATION OF TOTAL BASE RENT:

Initial Term:	ANNUAL	MONTHLY
Year 1	$49,920.00	$4,160.00
Year 2	$51,417.60	$4,284.80
Year 3	$52,960.13	$4,413.34
Year 4	$54,548.93	$4,545.74
Year 5	$56,185.40	$4,682.12

SECURITY DEPOSIT: $56,185.40 (sum of Year 5 rent)

RENTABLE FLOOR AREA OF TENANTS SPACE: 3,328 square feet, more or less

TOTAL RENTABLE FLOOR AREA OF THE BUILDING: 25,865, more or less

TENANT'S PROPORTIONATE SHARE OF APPLICABLE COSTS: 12.86%

LANDLORD'S BASE FISCAL YEAR: January 1, 2022 to December 31, 2022

COMPREHENSIVE GENERAL LIABILITY
COMBINED SINCLE LIMIT INCLUDING
BROAD FORM COMPREHENSIVE
GENERAL LIABILITY COVERAGE: $500,000

1.02 **TABLE OF CONTENTS AND SECTIONS**

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ARTICLE II – PREMISES AND TERM

2.01 Landlord hereby LEASES unto Tenant and Tenant hereby hires from Landlord Tenant's office space (as is) known as Fourth Floor Right (3,328 ± square feet), The Premises ("the Premises") shall be used by Tenant only for the following purposes and for no other purpose or purposes: Office Space.

20.2 TENANT SHALL HAVE AND HOLD the Premises, for the term set forth in Article I from the scheduled Term Commencement Date.

ARTICLE III – RENT

3.01 For month's 1 – 48 of the Lease, Tenant shall pay base rent in equal monthly installments in advance on the first day of each month during the term hereof, said rent to be prorated for portions of a calendar month at the beginning or end of said term. For month's 49 – 60 of the Lease, Landlord shall draw base rent in equal monthly installments from the Security Deposit the first day of each month, said security deposit balance shall be $0.00 upon the expiration of the 60th month of the Initial Term of the Lease. all payments to be made to Landlord or to such agent and at such place as Landlord shall from time to time in writing designate, the following being now so designated P.O. Box 1838, Portland, Maine 04104. If Tenant does not pay base rent, additional rent as defined in Section 3.02 herein, or any other fees or charges when due pursuant to the terms of this lease, then Landlord, in its sole discretion, may charge in addition to any other remedies it may have, a late charge for each month or part thereof that Tenant fails to pay the amount due after the due date. The late charge shall be equal to four percent (4%) of the amount due Landlord each month in addition to the rent then due.

3.02 Commencing with the base fiscal year as defined in Article I, Landlord will determine as of the last day of the base fiscal year and of each fiscal year thereafter the Operating Expenses per annum of the building and its appurtenances and all exterior areas, sidewalks, and the like then (i.e. as of said last day of the fiscal year concerned) located outside of the building but related thereto (said building, appurtenances, exterior areas, hereinafter referred to in total as the "building"). Operating expenses include, but are not limited to:

(a) Real estate taxes and charges by the City of Auburn, Maine;

(b) All costs, including monies paid to utility companies, the City of Auburn and any other entities, of furnishing common electricity, heat, air-conditioning, water, sewer, and gas services and facilities to the building, and all costs of furnishing such services and facilities; tenant to pay for metered use of receptacles and lights.

(c) All costs of any insurance carried by Landlord related to the building;

(d) All costs, including material and equipment costs, for common area cleaning and janitorial services and for window cleaning;

(e) All costs of maintaining the building including the operation and repair of heating and air-conditioning equipment, elevator, and any other common building equipment and all other repairs and replacements necessary to keep the building in a first-class condition;

(f) All costs of snow and ice removal;

(g) All other costs of the management of the building;

Provided, however, that there shall not be included in such Operating Expenses:

(i) Special services rendered to tenants, including Tenant, for which Landlord makes a specific charge to the tenants concerned;

(ii) Any costs to the extent of any net amount Landlord has received reimbursement therefor from any person, and any costs to the extent they are the responsibility of tenants, including Tenant, under Lease provisions;

(iii) Interest and depreciation charges;

(iv) Capital improvements.

In the event that Operating Expenses of the Building for any fiscal year subsequent to the base fiscal year shall be greater than Base Fiscal Year Operating Expenses (herein called "Excess Expenses"), Tenant shall pay to Landlord, as an Escalation Charge, an amount of additional rent equal to (i) the Excess Expenses per square foot for the Total Rentable Floor Area of the Building as stated in Article I, Section 1.01 multiplied by (ii) the number of square feet stated in the Rentable Floor Area of Tenant's space in Article I, Section 1.01 of this Lease. Such amount to be apportioned for any fraction of a fiscal year in which the Commencement Date falls or the Term of this Lease ends.

ARTICLE IV – LANDLORD COVENANTS

4.01 Landlord shall furnish services as follows:

(a) Heat and air-conditioning, if installed as part of the structure of the building, to maintain the Premises at comfortable temperatures, except as otherwise required by law, executive order, rule or other regulation.

(b) Electricity. (Tenant to pay for their own electricity, as described above)

(c) Elevator service.

(d) Water for ordinary drinking, cleaning, lavatory and toilet facilities.

(e) Cleaning and janitor service in common areas.

(f) Maintenance and repair of the roof, exterior walls, windows, structure, heating and plumbing systems, and electrical system (excluding light fixtures within the Premises) and common areas and common facilities of the building as necessary to maintain them in good order and condition; provided, however, that any such maintenance or repairs made necessary by fault or neglect of the Tenant or the employees and visitors of the Tenant shall be at the expense of the Tenant and Tenant shall pay all costs thereof.

(g) Parking is available at municipal surface lot, street side, and parking garage. Permits for the parking garage are available at an additional cost.

4.02 Landlord shall not be liable to anyone for interruption in or cessation of any service rendered to the Premises or building or agreed to by the terms of this Lease, due to any accident, the making of repairs, alterations or improvements, labor difficulties, trouble in obtaining fuel, electricity, service or supplies from the sources from which they are usually obtained for said building, or any cause beyond the Landlord's control; except to the extent that the liability of the Landlord is insured by virtue of a general comprehensive Landlord public liability insurance policy, which the Landlord agrees to maintain on the building. The Tenants Rent shall be abated if the premises are untenantable.

4.03 N/A

ARTICLE V – TENANT COVENANTS

5.01 Tenant acknowledges by entry thereupon that the Premises are in good and satisfactory order, repair and condition, and covenants during said term and further time as the Tenant holds any part of the Premises:

(a) To pay, when due, all rent and any other charges set forth herein; all charges for telephone, and other communication systems used at, and supplied to, the Premises, and other utilities not provided by Landlord.

(b) To keep the Premises in as good order, repair and condition as the same are in at the commencement of said term, or may be put in thereafter, damage by fire or unavoidable casualty and reasonable use and wear excepted; and, at the termination of this Lease, peaceably to yield up the Premises and all additions, alterations and improvements thereto in such good order, repair and condition, first removing all goods and effects not attached to the Premises, repairing all damage caused by such removal, and leaving the Premises clean and tenantable.

(c) Not to injure or deface the Premises or building; not to permit on said Premises any auction sale, inflammable fluids, chemicals, nuisance, objectionable noise or odor; not to permit the use of said Premises for any purpose other than set forth herein or any use thereof which is improper, offensive, contrary to law or ordinance, or liable to invalidate or increase the premiums for any insurance on the building or its contents or liable to render necessary any alterations or additions to the building; not to overload the wiring serving the Premises or within the Premises and will install, at its own expense, but only after obtaining Landlord's written approval, any additional electrical wiring which may be required in connection with Tenant's machinery, equipment and apparatus. Tenant represents that its use of the Premises will not cause excessive noise, vibrations or fumes disturbing or annoying other tenants of the Landlord.

(d) Not to obstruct in any manner any portion of the building not hereby demised or the sidewalks or approaches to said building or any inside or outside windows or doors; and to conform to all reasonable rules and security regulations now or hereafter made by Landlord to the care and use of said Premises, the building, its facilities and approaches.

(e) Not to assign this Lease or make any sublease at any time unless specifically approved in writing by LANDLORD, which shall not be unreasonably withheld.

(f) Not to make alterations or additions or place any signs, curtains, shades, awnings or the like visible from the outside of the Premises or from any corridor or common area without first obtaining the written consent of the Landlord, which said written consent will not be unreasonably withheld. Tenant agrees that any improvements made by it shall immediately become the property of the Landlord and shall remain upon the Premises in the absence of a written agreement to the contrary.

All repairs, alterations or additions made by the Tenant shall be done in a good and workmanlike manner, without unreasonably interfering with other tenants in said building, in full compliance with all laws, ordinances, rules and regulations and in accordance with specifications and requirements of any Board of Fire Underwriters having jurisdiction over the Premises. All costs of improvement or alterations contracted by Tenant shall be paid by Tenant. Landlord does not consent to any such work in any manner that may permit the placement of any mechanic's, materialmen's, or similar lien upon the Premises.

(g) Not to erect and maintain a sign or signs advertising the business of the Tenant without the prior approval of the Landlord, which approval shall not be unreasonably withheld. Such sign or signs shall be erected and maintained by the Tenant at its expense, risk, and responsibility in full compliance with all laws, ordinances and regulations of the municipality and Board of Fire Underwriters applicable thereto.

(h) Not to move any safe, heavy equipment, freight, bulky matter or heavy fixtures in or out of the building except at such times and in such manner as Landlord shall designate after written request from Tenant; and to place and maintain business machines and mechanical equipment in such settings as will most effectively reduce noise and vibration.

(i) Not to place a load upon any floor of the Premises in excess of 50 pounds live load per square foot or in violation of what is allowed by law.

(j) That the Landlord may enter the Premises to install, maintain, use, repair and replace pipes, ducts, wires, meters and any other equipment, machinery, apparatus and fixtures in the Premises to serve the Premises and to serve other parts of said building.

(k) To hold all property of Tenant, including fixtures, furniture, equipment and the like of the tenant, or of any other owner situated at the Premises, at Tenant's own risk, and to pay when due all taxes assessed during the term of this Lease against any leasehold interest or personal property of any kind owned or placed in, upon or about said Premises by Tenant.

(l) To the fullest extent provided by law, to indemnify and hold harmless and defend the Landlord from and against all claims, demands, actions, suits and expenses for injury to person or property occurring in the Premises or occurring about the Premises, and caused by the negligence or fault of the Tenant, its employees or agents, and shall further bear all costs of defense in respect to litigation relating to any such claim or demand.

(m) To permit Landlord or its agents to examine the Premises at reasonable times and, if Landlord shall so elect, to make any repairs or additions Landlord may deem necessary and, at tenant's expense to remove any alterations, additions, signs, curtains, shades, awnings, or the

like, not consented to in writing; and to show the Premises to prospective tenants during the six (6) months preceding the expiration of this Lease.

(n) To permit Landlord at any time or times to decorate and to make, at its own expense, repairs, alterations, additions and improvements, structural or otherwise, in or to said building or any part thereof, and during such operations to take into and through said Premises or any part of the building all materials required and to close or temporarily suspend operation of entrances doors, corridors, elevators or other facilities, Landlord agreeing, however, that it will carry out such work in a manner and at such times which will cause Tenant minimum inconvenience.

(o) To insure Landlord and Tenant, as their interests appear, against loss of the contents and improvements of the Premises under standard Maine form policies, against fire and standard extended coverage risks, in such amounts and with such companies as the Landlord shall reasonably require and approve. To maintain full and adequate public liability insurance naming the Landlord as an additional insured in amounts and with carriers acceptable to Landlord, and Landlord may insure its interest in the Premises and appurtenances thereto, said insurance policies shall contain a clause that the insurer shall not cancel or otherwise change insurance without first giving the Landlord ten (10) days written notice and shall contain a waiver of subrogation if such waiver can be obtained without charge.

(p) To pay Landlord's expenses, including reasonable attorney's fees, incurred in enforcing any obligation of this Lease.

(q) Not to install any vending machines or food service equipment in the premises without first obtaining Landlord's written approval, which approval shall not be unreasonably withheld.

(r) Not to permit any employee, agent, guest, or invitee of Tenant to violate any covenant or obligation of Tenant hereunder.

(s) Not to suffer or permit any lien of any nature or description to be placed against the Premises or any portion thereof, and in the case of any such lien attaching by reason of the conduct of the Tenant to immediately pay and remove the same; this provision shall not be interpreted as meaning that the Tenant has any authority or power to permit any lien of any nature or description to attach to or to be placed upon the Landlord's title or interest in the building, the Premises, or any portion thereof.

(t) To keep the Premises equipped with all safety appliances required by law or any public authority because of the use made by the Tenant of the Premises.

(u) That the rights and remedies to which the Landlord may be entitled under the terms of this Lease are cumulative and are not intended to be exclusive of any other rights or remedies to which the Landlord may be properly entitled in case of any breach or threatened breach by Tenant of any portion of the Lease.

(v) The acceptance by Landlord of a lesser sum than the rent, any other fees or charges then due shall not be deemed to be other than on account of the earliest installment of such rent or other fees or charges due, nor shall any endorsement or statement on any check or

any letter accompanying any check or payment as rent or other payments be deemed an accord and satisfaction and Landlord may accept such check or payment without prejudice to Landlord's right to recover the balance of such installment or pursue any other remedy in this Lease. The delivery of keys to any employee thereof shall not operate as a termination of this Lease or a surrender of the Premises.

(w) That without limitation of anything elsewhere herein contained, the Landlord may,

(i) designate and change the name and street address of the building; provided, however, that the Landlord shall first give reasonable notice thereof to the Tenant;

(ii) designate, restrict and control all sources from which Tenant may obtain maintenance services for the Premises and any business and service in or to the building and its tenants.

(iii) retain and use in appropriate instances keys to all doors within and into the Premises subject to Tenant's prior consent. No lock shall be changed by Tenant without the prior written consent of Landlord.

(iv) close the building after regular working hours (regular working hours being from 8:00 a.m. to 5:00 p.m., Monday through Friday), and all Saturdays and Sundays, and bank holidays; subject, however, to Tenant's right of admittance 24 hours per day seven days per week;

(v) enter upon the Premises and exercise any and all of Landlord's rights without being deemed guilty of an eviction or disturbance of Tenant's use or possession and without being liable in any manner to Tenant.

(x) In the event Tenant wishes to provide outside services for the Premises over and above those services to be provided by Landlord as set forth herein, Tenant shall first obtain the prior written approval of Landlord for the installation and/or utilization of such services, which approval shall not be unreasonably withheld. Outside services, shall include but shall not be limited to cleaning and moving services, television and so-called "canned music" services, security services, catering services and the like. In the event Landlord approves the installation and/or utilization of such services, such installation and utilization shall be at Tenant's sole cost, risk and expense.

(y) To develop appropriate written emergency and evacuation procedures for the Premises and common areas associated therewith, Tenant agrees that in the event of fire or other emergency, the safe and rapid evacuation of its employees, agents, licensees, and guests is its responsibility and shall,

(i) train its employees and agents on proper smoke/fire emergency procedures;

(ii) post the written emergency and evacuation procedures in conspicuous places throughout the Premises;

(iii) be responsible for the safety of its guests and licensees on the Premises, and shall educate its guests and licensees on its emergency and evacuation procedures; and

(iv) allow Landlord to review and request revisions to the written emergency plans and procedures of Tenant; provided, however, that such revisions and/or requests will not relieve Tenant of its responsibilities hereunder, given that Tenant is primarily responsible for its guests, employees, licensees, and agents.

ARTICLE VI – SUBORDINATION AND ESTOPPEL

6.01 Tenant agrees at the request of Landlord to subordinate this Lease to any mortgage placed upon the Premises by Landlord and, if required by the mortgagee, to agree not to prepay rent more than ten (10) days in advance, to provide said mortgagee with notice of and reasonable opportunity to cure any defaults by Landlord, and not to amend, modify or cancel this Lease without mortgagee's written consent, provided that the holder of such mortgage enters into an agreement with Tenant by the terms of which such holder agrees not to disturb the Tenant in its possession of the Premises so long as Tenant continues to perform its obligations hereunder and, in the event of acquisition of title by said holder through foreclosure proceedings or otherwise, to accept Tenant as Tenant of the Premises under the terms and conditions of this Lease, and Tenant agrees to recognize such holder or any other person acquiring title to the Premises as having the rights of the Landlord and to attorn to said holder or other person if requested. Tenant and Landlord agree to execute and deliver any appropriate instruments necessary to carry out the foregoing provisions. In the event that prior to the commencement of the lease term any proposed institutional holder of a first mortgage on the Premises or the buildings shall demand that this Lease be modified or amended in any respect (except for those provisions relating to the rental, lease term or size of the Premises), and in the event that Tenant shall fail to so modify or amend this Lease with in fifteen (15) days after such demand, the Landlord may at any time within thirty (30) days thereafter terminate this Lease by written notice to the Tenant.

6.02 The Tenant, within seven (7) days of request in person or within ten (10) days upon request by mail, shall furnish to the Landlord with a written statement, duly acknowledged, setting forth the rental amounts due under this lease agreement, the terms of payment and expiration date or renewal option of the Lease, the date to which rent has been paid, an acknowledgement that rent has not been prepaid, whether any offset or defenses exist against the rent due, and if any are alleged to exist, the nature thereof shall be set forth in detail, and any other information reasonably requested in connection with this lease. The failure of Tenant to execute, acknowledge, and deliver to Landlord a statement in accordance with the provisions of this paragraph within the period set forth shall constitute acknowledgement by Tenant, which may be relied upon by Landlord and third parties that this Lease has not been assigned, amended, changed or modified, is in full force and effect and that the Rent has been duly and fully paid not beyond the respective due dates immediately preceding the date of the request for such statements, and that no waiver of any defaults by Landlord or defenses or offsets against the enforcement of this Lease by Landlord may exist prior to the date of the written request, and Landlord, at its option, may treat such failure as an event of default.

ARTICLE VII – CASUALTY DAMAGE AND EMINENT DOMAIN

7.01 If all or a substantial portion of the building which is the Premises, including a substantial portion of the real estate upon which said Premises are located, shall be destroyed or damaged by fire or other casualty or shall be taken by exercise of the power of eminent domain, then this Lease and the term hereof shall terminate at the election of the Landlord. If so, much of the Premises shall be so damaged, destroyed or taken as shall prevent the Tenant from operating its business in a reasonably integrated manner after such restoration as Lessor elects to undertake (provided that such restoration may not be completed within sixty (60) days), the Tenant shall have the right to terminate this Lease.

7.02 In the event of any such damage, destruction or taking which shall render all or any part of the Premises untenantable, the rent and other charges hereunder shall be equitably suspended to abated (unless Tenant has insurance to enable it to continue to pay) according to the nature and extent of the injury suffered until the same shall have been substantially restored by the Landlord.

7.03 All damages in case of such taking shall be the sole and exclusive property of the Landlord except such as may be separately awarded to the Tenant on its own petition for its fixtures, equipment, trade fixtures, and/or for moving expenses and other items which may be compensable under any law of statute applicable thereto to the Tenant without regard to the Landlord's award.

ARTICVLE VIII – TENANT DEFAULT

8.01 Tenant is in default under this Lease if (a) Tenant shall neglect or fail to pay base rent, additional rent as defined in Section 3.02 herein, or other fees and charges within ten (10) days from when due pursuant to the terms of this lease, or (b) Tenant shall neglect or fail to perform or observe any of its obligations herein, other than the payment of rent money previously set out, for a period of thirty (30) days after notice in writing from the Landlord in respect to the nature of the default or if the estate hereby created shall be taken on execution, or (c) Tenant shall be adjudicated a bankrupt or insolvent according to law and no appeal shall be taken and prosecuted diligently, or if (d) Tenant shall make an assignment of its property for the benefit of creditors, or (e) a receiver, trustee, or similar officer shall be appointed to take charge of all or any portion of the Tenant's property and is not removed within thirty (30) days, or (f) Tenant shall file a petition under bankruptcy law, and the same shall not be dismissed within thirty (30) days. In any of said cases (notwithstanding any license of any former breach of covenant or waiver of the benefit thereof or consent in a former instance) Landlord may lawfully immediately after the expiration of any of the aforesaid notice periods or any time after and without further demand or notice (A) notify the Tenant in writing that its Lease is terminated, and/or (B) enter into and upon the said Premises or any part thereof in the name of the whole and repossess the same as of its former estate and expel the Tenant and those claiming by, through, or under it and remove its effects (forcibly if necessary) without being deemed guilty of any manner of trespass and without prejudice to any remedies which otherwise may be used for arrears of rent or proceeding on breach of covenant and upon termination or entry as aforesaid this Lease shall terminate.

The Tenant covenants that in case of its default for any reason followed by Landlord's termination of this Lease, Tenant will be liable at once to the Landlord for (a) all unpaid base rent, additional rent as defined in Section 3.02 herein, and/or other fees and charges

then due and (b) the difference between the entire base rent, additional rents as defined in Section 3.02 herein and other fees and charges due for the remainder of the term stipulated in this Lease and such rental, if any, as may be actually received by Landlord upon re-letting, the Landlord agreeing to use reasonable efforts to let; provided, however, that Tenant's total obligation under this clause (b) shall not exceed the lesser of (i) six months base rent or (ii) the balance of base rent due for the term set forth in Article I herein. In the event of any default by the Tenant under the terms of this Lease, the Tenant also agrees to pay all costs and expenses, including reasonable attorneys' fees, incurred by Landlord, in connection with the enforcement or exercise of the remedies available to the Landlord or connection with the Landlord's collection of money owed.

TENANT SHALL HAVE NO AND HEREBY WAIVES TENANT'S RIGHT TO TRIAL BY JURY IN ANY ACTION BROUGHT BY LANDLORD TO ENFORCE LANDLORD'S RIGHTS UNDER THIS LEASE OR IN ANY ACTION ARISING OUT OF THE RIGHTS AND OBLIGATIONS OF THE PARTIES HEREUNDER.

ARTICLE IX – LANDLORD SELF-HELP

9.01 If tenant shall default in the performance or observance of any agreement or condition of this Lease contained on its part to be performed or observed, other than an obligation to pay money, and shall not cure such default provided herein, Landlord may , at its option, without waiving any claim for damages for breach of this Lease, at any time thereafter, cure such default for account of Tenant, any amount paid or any liability incurred by Landlord in so doing shall be deemed paid or incurred for the account of Tenant, and Tenant agrees to reimburse Landlord therefor, as additional rent, or save Landlord harmless therefrom.

ARTICLE X – TENANT SELF-HELP

10.01 If Landlord shall default in the performance or observance of any agreement or condition of this Lease contained on its part to be performed or observed, and shall not cure such default provided herein within 30 days of notice, Tenant may , at its option, without waiving any claim for damages for breach of this Lease, at any time thereafter, cure such default and set off any expenditures against rent obligations.

ARTICLE XI – LIMITATION OF LIABILITY

11.01 Tenant agrees to look solely to Landlord's interest in the Premises for recovery of any judgment from Landlord; it being agreed that Landlord is not personally liable for any such judgment. The provision contained in the foregoing sentence shall not limit any right that Tenant might otherwise have to obtain injunctive relief against Landlord or Landlord's successors in interest, or any other action not involving the personal liability of Landlord.

ARTICLE XII – LANDLORD DEFAULT

12.01 The Landlord shall in no event be in default in the performance of any of its obligations hereunder unless and until the Landlord shall have failed to perform such obligations within fourteen (14) days, or such additional time as is reasonably required to correct any such default, after written notice by the Tenant to the Landlord properly specifying wherein the

Landlord has failed to perform any such obligation. Further, if the holder of the mortgage on the building of which the Premises are a part notifies Tenant that such holder has taken over Landlord's rights under this Lease, Tenant shall not assert any right to deduct the cost of repairs or any monetary claim against Landlord from rent thereafter due and accruing, but shall look solely to the Landlord for satisfaction of such claim.

ARTICLE XIII – WAIVER OF RIGHTS

13.01 No consent or waiver, express or implied, by either party to or of any breach of any covenant, condition or duty of the other, shall be construed as a consent, or waiver to or of any other breach of the same or other, condition or duty.

ARTICLE XIV – NOTICES

14.01 Any notice from Landlord to Tenant or from Tenant to Landlord shall be deemed duly served if mailed by Certified Mail addressed, if to Tenant, at said Premises after the term of this Lease has commenced and, prior to that time, at Tenant's address or if to Landlord, at the place from time to time established for the payment of rent, and the customary Certified Mail receipt shall be conclusive evidence of such service.

ARTICLE XV – SUCCESSORS AND ASSIGNS

15.01 The covenants and agreements of Landlord and Tenant shall run with the land and be binding upon and inure to the benefit of them and their respective heirs, executors, administrators, successors and assigns, but no covenant or agreement of Landlord, express or implied, shall be binding upon any person except for defaults occurring during such person's period of ownership nor binding individually upon any fiduciary, any shareholder or any beneficiary.

ARTICLE XVI – HOLDOVER

16.01 If Tenant remains in possession of the Premises or any part thereof after the expiration of the original or any extended term hereof, without the express written consent of the Landlord such occupancy shall, at the option of the Landlord, be deemed to be a tenancy from month to month at a rental in the amount of twice the monthly rental of the last month of the term immediately preceding, plus all other charges payable hereunder, and upon all the terms hereof applicable to a month to month tenancy.

ARTICLE XVII – SECURITY DEPOSIT

17.01 TENANT shall pay to LANDLORD the amount of Fifty Six Thousand One Hundred Eighty Five dollars and Forty Cents ($56,185.40), which shall be held as a security for TENANT'S performance as herein provided for Month's 1 – 48 of the Lease and shall be applied to monthly rent payments for month's 49 – 60 of the Lease, in accordance with Paragraph 3.01 of the Lease.

ARTICLE XVIII – MISCELLANEOUS

18.01 If Tenant is more than one person or party, Tenant's obligations shall be joint and several. Unless repugnant to the context, or otherwise provided, "Landlord" and "Tenant" mean the person or persons, natural or corporate, named above as Landlord and Tenant respectively, and their respective heirs, executors, administrators, successors and assigns.

18.02 Landlord and Tenant agree that this Lease shall not be recordable. Landlord and Tenant shall enter into an agreement in recordable form, setting forth the actual commencement and termination dates of this Lease.

18.03 If any provision of this Lease or its application to any person or circumstances shall to any extent be invalid or unenforceable, the remainder of this Lease or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

18.04 The submission of this Lease or a summary of some or all of its provisions for examination by Tenant does not constitute a reservation of or option for the Premises or an offer to lease said Premises.

18.05 The Index, headings and Summary Page herein contained are for convenience only, and shall not be considered a part of this Lease.

18.06 This instrument and the Exhibit hereto contain the entire and only agreement between the parties and no oral statements or representations or prior written matter not contained in this instrument shall have any force and effect. This agreement binds the parties and their respective heirs, personal representatives, successors, and assigns.

ARTICLE XIX – OTHER PROVISIONS

19.01 It is also understood and agreed that:

1. LANDLORD to paint space, color to mutually agreed upon
2. LANDLORD to install new carpet.
3. LANDLORD to have lights repaired
4. This space is being taken knowing that there will need to be construction done, at a later date, to update and separate the left and right spaces from each other as well as the bathrooms to be brought up to ADA compliance. Renter takes the space knowing that the only ADA accessible bathroom at this time is on the first floor and that room 415, on the drawings, will be the only ADA accessible room in that suite.
5. LANDLORD to install lockable door handles on the office doors in the suite.
6. TENANT shall be allowed early occupancy, prior to the Commencement Date, upon substantial completion of Landlord Work.

Executed this 17th day of March 2022

WITNESS:

LANDLORD:

ROBCO PROPERTIES, LLC

BY: ROBCO PROPERTIES, LLC

_____

BY: Robert L. Bergeron ITS MEMBER.
Robert L. Bergeron
ITS: Its Member

WITNESS:

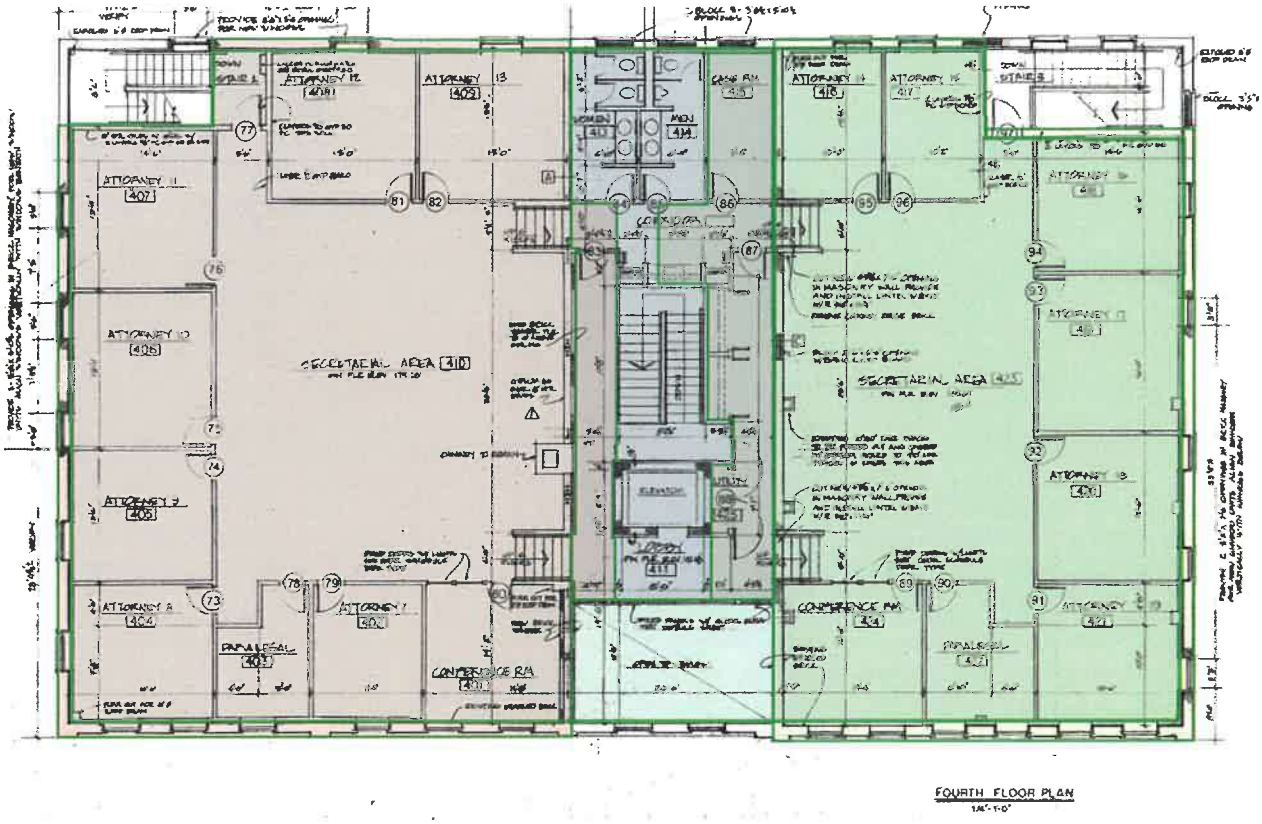
TENANT:

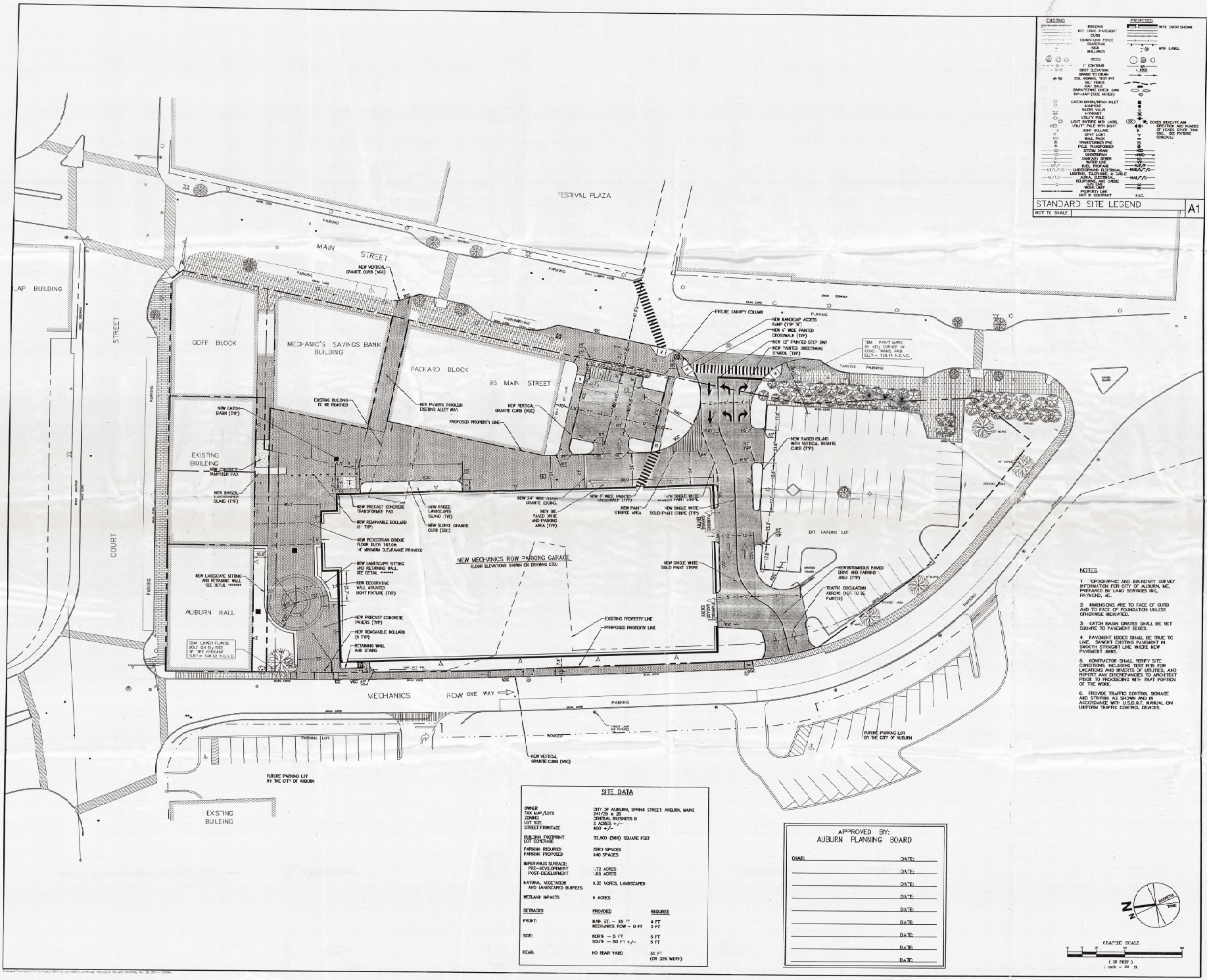
City of Auburn

_____

BY: Jill M Eastman
Jill Eastman
ITS: Director of Finance

EXHIBIT A:


ATTORNEY 12
ATTORNEY 13
ATTORNEY 11
ATTORNEY 10
ATTORNEY 9
ATTORNEY 8
ATTORNEY 7
PARALEGAL
CONFERENCE RM
SECRETARIAL AREA
ATTORNEY 16
ATTORNEY 15
ATTORNEY 14
ATTORNEY 13
ATTORNEY 12
ATTORNEY 11
ATTORNEY 10
SECRETARIAL AREA
CONFERENCE RM
PARALEGAL
ATTORNEY 9
FOURTH FLOOR PLAN



STANDARD SITE LEGEND

NOT TO SCALE — A1

EXISTING / PROPOSED

BUILDING
BIT. CONC. PAVEMENT
CURB
CHAIN-LINK FENCE
GRADE FLAT
BOLLARDS
TREES
1' CONTOUR
SPOT ELEVATION
GRADE TO DRAIN
SOIL BORING, TEST PIT
SILT FENCE
HAY BALE
BANK/STONE CHECK DAM
RIP-RAP (SIZE NOTED)
CATCH BASIN/MINN INLET
MANHOLE
WATER VALVE
HYDRANT
UTILITY POLE
LIGHT STANDARD, LABEL, JN.UTY POLE WITH LIGHT
HIGH VOLTAGE
SPOT LIGHT
WALL PACK
TRANSFORMER PAD
POLE TRANSFORMER
STORM DRAIN
UNDERDRAIN
SANITARY SEWER
WATER LINE
FUEL PROPANE
UNDERGROUND ELECTRICAL
LIGHTING, TELEPHONE, & CABLE
AERIAL ELECTRICAL
TELEPHONE & CABLE
WORK LIMIT
PROPERTY LINE NOT A CONTRACT
WITH DOOR SHOWN
WITH LABEL
EXPLANATORY NOTE
BOXED INDICATES AIR DIRECTION AND NUMBER OF HEADS WHEN SHOWN ONE. SEE FIGURE SCHEDULE
N.A.C.

SITE DATA

OWNER	CITY OF AUBURN, SPRING STREET AUBURN, MAINE
TAX MAP/LOTS	241/75 & 25
ZONING	CENTRAL BUSINESS II
LOT SIZE	2 ACRES +/-
STREET FRONTAGE	400 +/-
BUILDING FOOTPRINT	32,900 (38%) SQUARE FEET
LOT COVERAGE	
PARKING REQUIRED	ZERO SPACES
PARKING PROPOSED	140 SPACES
IMPERVIOUS SURFACE: PRE-DEVELOPMENT	1.72 ACRES
POST-DEVELOPMENT	1.65 ACRES
NATURAL VEGETATION AND LANDSCAPED BUFFERS	0.35 ACRES, LANDSCAPED
WETLAND IMPACTS	0 ACRES

SETBACKS	PROVIDED	REQUIRED
FRONT:	MAIN ST. – 89 FT MECHANICS ROW – 0 FT	4 FT 0 FT
SIDE:	NORTH – 5 FT SOUTH – 50 FT +/-	5 FT 5 FT
REAR:	NO REAR YARD	35 FT. (OR 20% WIDTH)

APPROVED BY: AUBURN PLANNING BOARD

CHAIR: _____ DATE: _____

DATE: _____ (×10)

NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION FOR CITY OF AUBURN, ME, PREPARED BY LAND SURVEYS INC, RAYMOND, ME.
2. DIMENSIONS ARE TO FACE OF CURB AND TO FACE OF FOUNDATION UNLESS OTHERWISE INDICATED.
3. CATCH BASIN GRATES SHALL BE SET SQUARE TO PAVEMENT EDGES.
4. PAVEMENT EDGES SHALL BE TRUE TO LINE. SAWCUT EXISTING PAVEMENT IN SMOOTH STRAIGHT LINE WHERE NEW PAVEMENT ABUTS.
5. CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES, AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.
6. PROVIDE TRAFFIC CONTROL SIGNAGE AND STRIPING AS SHOWN AND IN ACCORDANCE WITH U.S.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

Architects + Engineers
HARRIMAN ASSOCIATES
One Monument Square Port Jefferson, Maine 04103
207.761.2450 tel
207.761.2477 fax
www.harriman.com
building communities since 1976

Project Title
MECHANICS ROW PARKING GARAGE
AUBURN, MAINE

HA Project No. 01154

Key Plan

OWNER
CITY OF AUBURN
45 SPRING STREET
AUBURN, ME 04210

Mark	Date	Description
11-05-01		PROPOSED PROPERTY LINES
10-15-01		PLANNING BOARD
10-30-01		CONCEPTUAL REVIEW

Issue Status
REVIEW

Drawing Title
SITE LAYOUT PLAN

PM / PD: FLC | Drawn By: RLB

Drawing Number
C20.1

Outlook

[External]RE: 95 Main Street - Police Criminal Investigations Temporary Office Use

From Mike Broadbent <mbroadbent@awsd.org>
Date Wed 10/29/2025 10:58 AM
To Eric Cousens <ECousens@auburnmaine.gov>

Eric,

The District certainly has the capacity to accommodate that change. The building has a 6" service and I believe a 2" water meter which should have the capacity to serve their needs. If they must up-size the meter there would be an increased capacity fee.

I hope that is helpful.

Mike

From: Eric Cousens <ECousens@auburnmaine.gov>
Sent: Wednesday, October 29, 2025 10:01 AM
To: Mike Broadbent <mbroadbent@awsd.org>
Subject: 95 Main Street - Police Criminal Investigations Temporary Office Use

Mike,
I would like confirm that the existing 26,000 sf Office building at 95 Main Street has water and sewer capacity for a change of use to police office use for 3,300 sf of the existing office space. I will include this confirmation in the Planning Board File. Use of utilities is expected to remain as it has been but the Public Safety Office Use requires a new approval to change from the existing general office use.

Eric J. Cousens
Executive Director of Public Services
60 Court Street | Auburn, Maine 04210 | 207.333.6601 X1402
www.auburnmaine.gov

The City of Auburn is subject to statutes relating to public records. E-mail sent or received by City employees are subject to these laws.
Senders and receivers of City e-mail should presume that messages are subject to release.