

January 17, 2024

City of Auburn Planning Board 60 Court Street Auburn, ME 04210

Dear Members and Staff of the Planning Board,

On March 9, 2021, the Planning Board voted unanimously to grant Auburn Solar, LLC a Special Permit. At the time, Auburn Solar was a planned 4.00MW_{ac} project located on North River Road. We had intended to begin construction within 18 months of the original permit date, but changes in Maine's state-level solar policy and delays in the process of interconnecting projects to the electrical grid introduced significant delays.

In March 2022, we requested to downsize the project from 4.00MW_{ac} to 1.99MW_{ac} to stay in compliance with changes to Maine's solar Net Energy Billing (NEB) program, which the Planning Staff granted. Further delays in the interconnection process for projects larger than 1.0MW_{ac} have led us to request a second project downsize to 0.99MW_{ac} and an extension of the Special Permit's validity.

Our specific request and supplementary information on why we are making this request and how the project will continue to provide benefits to the City of Auburn are provided below.

REQUEST:

Auburn Solar, LLC requests that the City of Auburn Planning Board grant a minor Site Plan Amendment to the Auburn Solar project, allowing it to reduce its generating capacity from 1.99MW_{ac} to 0.99MW_{ac}. Additionally, Auburn Solar requests that the Planning Board extend the project's Special Permit by two years to March 2026.

SUPPLEMENTARY INFORMATION:

Auburn Solar completed the distribution study process and received final approval to interconnect to the CMP distribution network on September 28, 2023. Since September, we have worked diligently to progress the project by engaging with financial partners to support construction, updating our engineered site plans, and refreshing our environmental studies. These efforts have allowed us to





maintain compliance with our 2021 Special Permit conditions while making significant improvements to the Auburn Solar Project, including, but not limited to:

- Complete avoidance of wetlands
- Increased setbacks from North River Road by an additional 200 feet (640 feet total setback)
- 50% reduction of the fenced project area to approximately 7 acres

In additional support of this request, we have summarized project revisions and improvements in Table 1 below.

Table 1.

Auburn Solar: Minor Site Revision Summary	Original	First Revision	Second Revision
Nameplate Capacity (MWac)	4.000	1.990	0.990
Racking System Type	Fixed Tilt	Single-Axis Tracker	Single-Axis Tracker
Fenced Project Area (Approx. acreage)	16	12.5	7
Setback from North River Road, Feet:	350	440	640
Wetland Impacts, Square Feet: Direct Impacts (PEM "WET MEADOW") -Driven Posts, Fencing Posts	159	50	0
Wetland Impacts, Square Feet: Indirect Impacts (PEM "WET MEADOW") -Shading, Mowing of Existing Field	84,500	22,215	0
Total Alteration to be Permitted, Square Feet: (Direct/Indirect)	84,659	22,265	0

FACTS & BENEFITS:

Project Location: The project array is sited on approximately 7 acres at 1054 North River Road (PIDs: 326-001 and 326-001-001). Shane McDougall of Aviest Engineering, a registered Maine Professional Engineer, prepared our original site plan and application and the revised 0.99MW_{ac} site plan to accompany this request.





Generation: At 0.99MW_{ac}, this project will generate enough carbon-free electricity to power over 250 homes in the area. The power generated by the project will be fed onto and used on the local grid, helping to provide local energy security in southern Maine.

Footprint Reduction: The reduction in the project's nameplate capacity to 0.99MW_{ac} will correspond to a decrease in the overall project footprint, now consisting of approximately 7 acres, compared to the original size of 16 acres. This size reduction will allow the project to completely avoid delineated wetlands while remaining below the required 30% lot coverage condition.

No Audible or Visual Impact: The project will have a minimal impact on all surrounding residents. The array will be, at its nearest, 640 feet away from North River Road compared to 440 feet. The Site is screened from public view by natural topography and existing vegetation. The site will be accessed via Elmwood Rd off of North River Road. This is a portion of the city road that we will upgrade to a gravel drive, improve the culvert, and maintain for the project's duration. The array will also be a quiet neighbor, producing no noise pollution for surrounding residents.

Community Solar Opportunity: Residents can subscribe to buy their electricity from this solar array, netting their power usage at home against the power generated by the array.

Pollinator-Friendly Habitat: The solar array will be seeded with a local mixture of native grasses and pollinator-friendly plants to foster bees, butterflies, and other micro-fauna. A 6" gap will be left between the ground and the fence to allow small critters to pass underneath it. The array will be mowed once or twice per year to control growth.

Minimal Traffic Generation: After the initial construction period, which will last a couple of months, vehicular traffic will consist of light duty vehicle traffic visiting the array about once per month to conduct routine maintenance.

Grid Interconnection Application: The project received approval from Central Maine Power in September 2023 to interconnect onto the three-phase powerlines coming from the Deer Rips substation at Deer Rips Dam Road.

No Environmental and Wetlands Impacts: The array will be spread across a field over 550 ft from North River Road. The field is cleared of trees and undergrowth, meaning the array will not disrupt native habitats. The Maine Department of Inland Fisheries and Wildlife has already issued a formal statement, included in the 2021 application package, stating that this development will have no adverse effect on wildlife. We have redesigned our project to avoid wetlands, thus no longer requiring the Maine Department of Environmental Protection and the U.S. Army Corps of Engineers





Natural Resources Protection Act (NRPA) review process for which we had previously received approval.

State and Local Permitting Handled by Maine-based Small Businesses: Hexagon Energy is a small developer from Charlottesville, Virginia, drawn to do business in Maine by pro-solar legislation. Our engineering and environmental consultants for local and state-level permitting in Maine are supported wholly by small businesses owned and operated by Mainers. This is beneficial to us, giving us local expertise that we would otherwise lack, and beneficial to Maine's economy and residents, providing jobs and work for local residents.

Thank you for your time reviewing this permit extension and minor revision request. We anticipate closing financing for the project this year, breaking ground next Spring, and having the project operating by the Fall of 2025. We look forward to continuing to work with the City of Auburn and are excited to bring renewable energy and its benefits to the area. Please do not hesitate to reach out to me with any further questions.

Sincerely,

Cady Merrick

Cady Merrick

Project Developer, Hexagon Energy





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 Solar, Ll	LC
PROPOSED DEVE	LOPMENT ADDRE	ESS: 1054 North River Rd
PARCEL ID #: 32	6-001, 326-001-00	01
REVIEW TYPE:	Site Plan □ Subdivision □	Site Plan Amendment Subdivision Amendment □
PROJECT DESCRIP		involves the installation of a 0.99MWac, 7 acre photovoltaic solar array
CONTACT INFOR	MATION:	
Applicant Auburr	n Solar, LLC	Property Owner
Name: Cady Merric	ck	Name:
Address: 321 E. Mair		Address:
City / State Charle	ottesville, VA	City / State
Zip Code 22902		Zip Code
Work #:		Work #:
Cell #: (434) 207-23	385	Cell #:
Fax #:		Fax #:
Home #:		Home #:
Email: cmerrick@he	xagon-energy.com	Email:
Project Representa	<u>tive</u>	Other professional representatives for the project (surveyors, engineers, etc.),
Name: Cady Merrick		Name: Shane McDougall, Aviest Engineering
Address: 321 E. Main	St, Suite 500	Address: 120 Rabbit Ridge Rd
City / State Charlotte	esville, VA	City / State Woodland, ME
Zip Code 22902		Zip Code 04736
Work #:		Work #: (207) 227-1057
Cell #: 434-207-2385		Cell #:
Fax #:		Fax #:
Home #:		Home #:
Email: cmerrick@hexa	agon-energy.com	Email:

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	0	sq. ft. sq. ft.
Proposed Total Impervious Area	6,897	sq. ft.
Proposed Impervious Net Change	6,897	sq. ft.
Impervious surface ratio existing	0	% of lot area
Impervious surface ratio proposed	0.44	% of lot area
BUILDING AREA/LOT		
COVERAGE		
Existing Building Footprint	N/A	sq. ft.
Proposed Building Footprint	N/A	sq. ft.
Proposed Building Footprint Net change	N/A	sq. ft.
Existing Total Building Floor Area	N/A	sq. ft.
Proposed Total Building Floor Area	N/A	sq. ft.
Proposed Building Floor Area Net Change	N/A	sq. ft
New Building	N/A	(yes or no)
Building Area/Lot coverage existing	N/A	% of lot area
Building Area/Lot coverage proposed	N/A	% of lot area
ZONING	Agricultural	
Existing	N/A	
Proposed, if applicable		
LAND USE		
Existing	None	
Proposed	Solar Array	
RESIDENTIAL, IF APPLICABLE		
Existing Number of Residential Units	N/A	
Proposed Number of Residential Units	N/A	
Subdivision, Proposed Number of Lots	N/A	
PARKING SPACES		
Existing Number of Parking Spaces	0	
Proposed Number of Parking Spaces	0	
Number of Handicapped Parking Spaces	0	
Proposed Total Parking Spaces	0	
Troposed Tour Liming opinees		
ESTIMATED COST OF PROJECT: 2,800,000		
DELEGATED REVIEW AUTHORITY CHECKLIST		
SITE LOCATION OF DEVELOPMENT AND STORMW	ATER MANAGE	EMENT
Existing Impervious Area	0	
Proposed Disturbed Area	41,406	sq. ft. sq. ft.
Proposed Impervious Area	6,897	sq. ft. sq. ft.
1. If the proposed disturbance is greater than one acre, the		
General Permit (MCGP) with MDEP.	in the applicant of	nun uppry for a france Construction
2. If the proposed impervious area is greater than one acre	including any in	opervious area crated since
11/16/05, then the applicant shall apply for a MDEP Sto		
City.		,
3. If total impervious area (including structures, pavement	t, etc) is greater th	han 3 acres since 1971 but less than t
acres, then the applicant shall apply for a Site Location		
acres then the application shall be made to MDEP unle		
4. If the development is a subdivision of more than 20 acre		
apply for a Site Location of Development Permit with th		
shall be made to MDEP unless determined otherwise.		
	**	See narative from 2021 Application
TRAFFIC ESTIMATE		
Total traffic estimated in the peak hour-existing	N/A	passenger car equivalents (PCE)
(Since July 1, 1997)		
Total traffic estimated in the peak hour-proposed (Since July 1, 19	07) N/A	passenger car equivalents (PCE)
If the proposed increase in traffic exceeds 100 one-way trips in the	peak hour then a traffic	
		*

1. Property is located in the	Agricultural	zoning district.	
2. Parcel Area: <u>35.86</u> ac	res /	square feet(sf).	
Regulations	Required/Allowed	<u>Provided</u>	
Min Lot Area	10 acres	/ 35.86	
Street Frontage	N/A	/ N/A	
Min Front Yard	25 ft	/ 80 ft	
Min Rear Yard	25 ft	/ 115 ft	
Min Side Yard	15 ft	/ 70 ft	
Max. Building Height	35 ft	/ 8 ft	
Use Designation	Public Utility	/ Public Utility	
Parking Requirement	1 space/ per N/A s	quare feet of floor area	
Total Parking:	0	/ 0	
Overlay zoning districts (if any):	N/A	/	/
Urban impaired stream watershed?	YES NO If yes, wat	ershed 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 <u>only</u>; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant:	Date:
Dung Grie	January 18, 2024



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

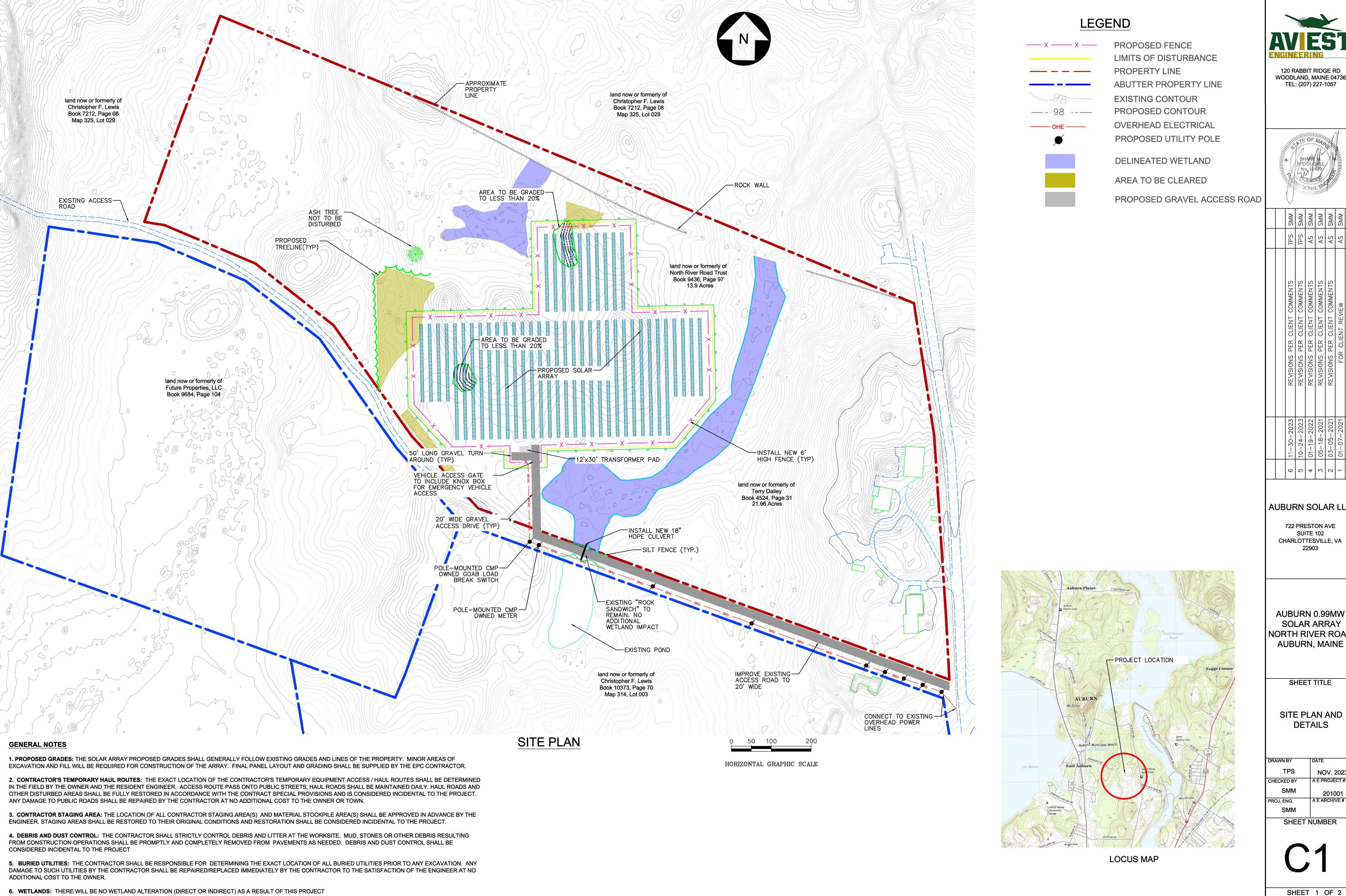
PROJECT NAME: Auburn Solar, LLC
PROPOSED DEVELOPMENT ADDRESS: 1054 North River Rd
PARCEL #: 326-001. 326-001-001

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

Required Information		Check when S	Submitted	Applicable Ordinance
Landscape Plan		Applicant	Staff	
	Greenspace Requirements			
	Setbacks to Parking			
	Buffer Requirements			
	Street Tree Requirements			
	Screened Dumpsters			
	Additional Design Guidelines			
	Planting Schedule			
Stormwater & Erosion Control Plan		Applicant	Staff	
	Compliance w/ chapter 500	Х		
	Show Existing Surface Drainage	Х		
	Direction of Flow	Х		
	Location of Catch Basins, etc.			
	Drainage Calculations			
	Erosion Control Measures	Х		
	Maine Construction General Permit			
	Bonding and Inspection Fees			
	Post-Construction Stormwater Plan			
	Inspection/monitoring requirements			
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			
	Flood Plain			
	Wetlands or Streams	Х		
	Urban Impaired Stream			
	Phosphorus Check			
	Aquifer/Groundwater Protection			
	Applicable State Permits			
	Lake Auburn Watershed			
	Taylor Pond Watershed			
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			
	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		Applicant	Staff	
	Mobile Home Parks			
	PUD			
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				



120 RABBIT RIDGE RD WOODLAND, MAINE 04736 TEL: (207) 227-1057

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9	11-30-2023	REVISIONS PER CLIENT COMMENTS	NS ST	NS
2	10-24-2023	REVISIONS PER CLIENT COMMENTS	IPS SI	NS
4	01-19-2022	REVISIONS PER CLIENT COMMENTS	AS SI	NS
3	05-18-2021	REVISIONS PER CLIENT COMMENTS	AS SN	NS
2	03-05-2021	REVISIONS PER CLIENT COMMENTS	ΥS	S
_	01-07-2021	FOR CLIENT REVIEW	AS SN	۱S
NO.	DATE	DESCRIPTION	ВУ	\Box

AUBURN SOLAR LLC

722 PRESTON AVE SUITE 102 CHARLOTTESVILLE, VA 22903

AUBURN 0.99MW **SOLAR ARRAY** NORTH RIVER ROAD AUBURN, MAINE

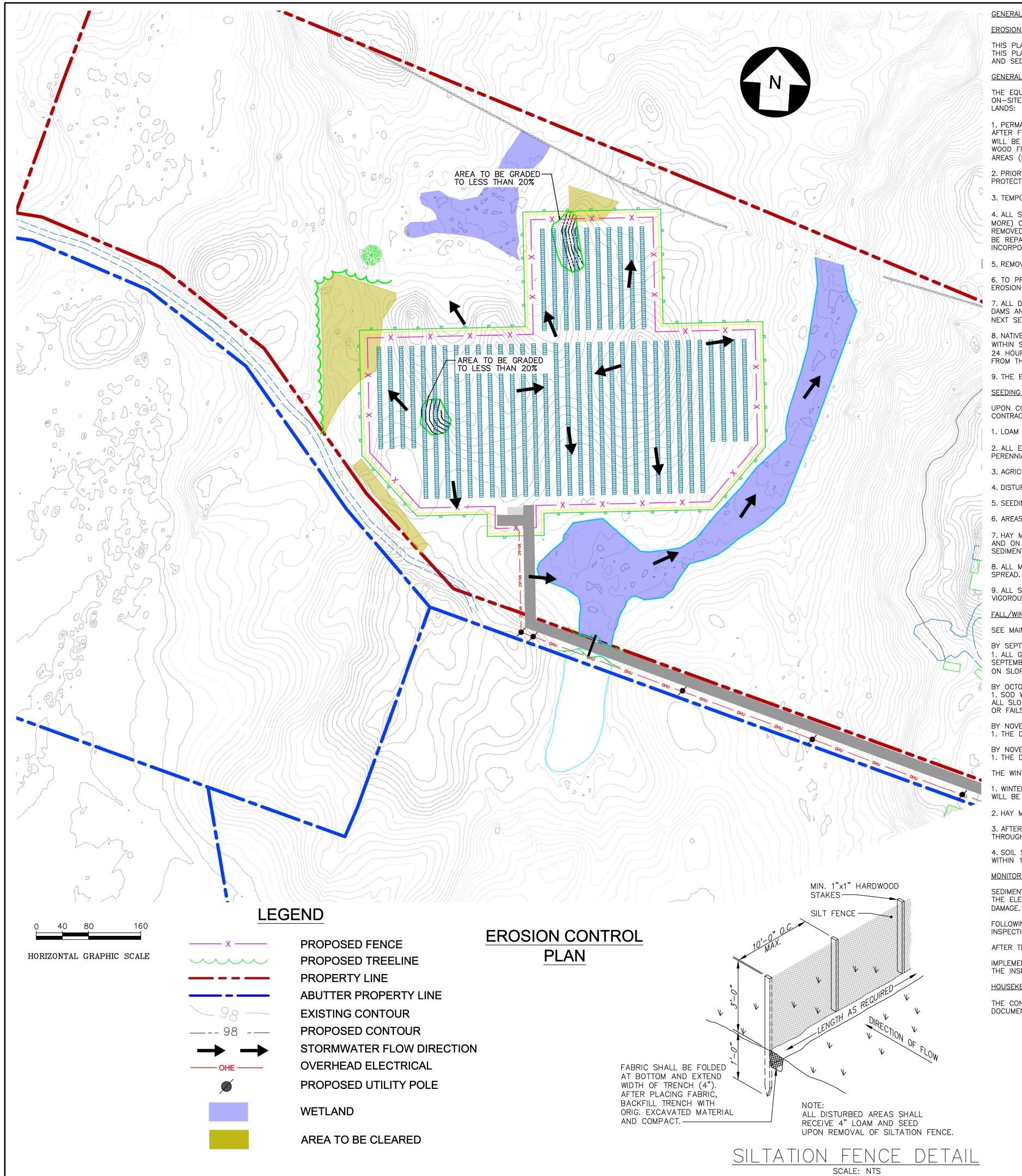
SHEET TITLE

SITE PLAN AND **DETAILS**

DATE
NOV. 2023
A E PROJECT #
201001
A E ARCHIVE #

SHEET NUMBER

6. WETLANDS: THERE WILL BE NO WETLAND ALTERATION (DIRECT OR INDIRECT) AS A RESULT OF THIS PROJECT



GENERAL NOTES

EROSION AND SEDIMENTATION CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR CONTROLLING SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROPOSED PROJECT. THIS PLAN IS BASED ON STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE 2016 ONLINE VERSION OF THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

GENERAL CONSTRUCTION DETAILS

THE EQUIPMENT ANTICIPATED TO BE USED FOR CONSTRUCTION MAY INCLUDE THE FOLLOWING: BACKHOE, BULLDOZER, LOADER, TRUCKS, COMPACTOR, AND GRADER. INTENSIVE ON-SITE EROSION CONTROL METHODS WILL BE UTILIZED. THE FOLLOWING METHODS WILL BE UNDERTAKEN TO PROVIDE MAXIMUM PROTECTION TO THE SOIL, WATER, AND ABUTTING

1. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA WILL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS AFTER FINAL GRADING HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE OR PRACTICAL TO PERMANENTLY STABILIZE DISTURBED LAND, TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED WITHIN SEVEN (7) CALENDAR DAYS OF EXPOSURE OF SOIL. TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE AT A MINIMUM THE APPLICATION OF WOOD FIBER MULCH AT A RATE OF 75-90 LBS PER 1000 SF BY THE WET APPLICATION METHOD AS OUTLINED IN THE CONTRACT SPECIFICATIONS. WITHIN 75 FEET OF WETLAND AREAS (INCLUDING LAKES AND STREAMS), APPLY MULCH WITHIN 48 HOURS, OR PRIOR TO ANY STORM EVENT, WHICHEVER IS FIRST.

2. PRIOR TO GRUBBING OR ANY EARTHMOVING OPERATION, SILT FENCE WILL BE INSTALLED ACROSS THE SLOPE ON THE CONTOUR AT THE DOWNHILL LIMIT OF THE WORK AS PROTECTION AGAINST CONSTRUCTION RELATED EROSION. SILT FENCE SHALL ALSO BE INSTALLED AT THE DOWNHILL LIMIT OF THE BASE OF SOIL STOCKPILES.

3. TEMPORARY SILT CONTROL RISERS SHALL BE INSTALLED AT ALL EXISTING CULVERT/STORM DRAIN INLET LOCATIONS. SEE MAINE EROSION AND SEDIMENTATION CONTROL BMP C-2.

4. ALL SILT FENCE/ TEMPORARY SEDIMENT CONTROL MEASURES WILL BE INSPECTED BY THE CONTRACTOR ON A WEEKLY BASIS, FOLLOWING ANY SIGNIFICANT RAINFALL (1/2 INCH OR MORE) OR SNOW MELT, OR DAILY DURING PROLONGED RAINFALL. ALL DAMAGED SILT FENCE WILL BE REPAIRED AND/OR REPLACED IMMEDIATELY. TRAPPED SEDIMENT WILL BE REMOVED BEFORE IT HAS ACCUMULATED TO ONE HALF OF THE INSTALLED SILT FENCE HEIGHT. SILT FENCE NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION WILL ALSO BE REPAIRED AND/OR REPLACED AS NECESSARY. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHOULD BE INCORPORATED INTO THE EXISTING GRADE, SEEDED AND MULCHED.

5. REMOVAL OF SILT FENCE / TEMPORARY SEDIMENT CONTROL MEASURES SHALL OCCUR WITHIN THIRTY (30) DAYS OF PERMANENT STABILIZATION.

6. TO PROVIDE PROTECTION AGAINST EROSION, RIPRAP WILL BE PLACED AT ALL STORM DRAIN INLETS AND OUTLETS AS SHOWN ON THE CONTRACT DRAWINGS. SEE ALSO MAINE EROSION AND SEDIMENTATION CONTROL BMP H-1, H-2.

7. ALL DITCH BASES TO BE SEEDED SHALL ALSO BE LINED WITH EROSION CONTROL MESH TO STABILIZE THE DITCH CHANNELS UNTIL VEGETATION IS ESTABLISHED. STONE CHECK DAMS AND TEMPORARY MULCHING WILL BE USED TO STABILIZE ANY SECTION OF ROUGH GRADED DITCH THAT WILL NOT BE FINAL GRADED AND PERMANENTLY STABILIZED WITHIN THE NEXT SEVEN (7) DAYS.

8. NATIVE TOPSOIL SHALL BE SAVED, STOCKPILED, MULCHED, AND REUSED AS MUCH AS POSSIBLE ON THE SITE. STOCKPILES WILL BE STABILIZED BY SEEDING AND MULCHING WITHIN SEVEN (7) DAYS OF THE FORMATION OF THE STOCKPILE. NEAR WETLAND AREAS (INCLUDING LAKES AND STREAMS), SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 24 HOURS OF THE FORMATION OF THE STOCKPILE. UPHILL OF STOCKPILES, STABILIZED DITCHES AND/OR BERMS WILL BE CONSTRUCTED TO DIVERT STORMWATER RUNOFF AWAY FROM THE PILES. SIDE SLOPES OF TOPSOIL STOCKPILES SHALL NOT EXCEED 2:1.

9. THE EXPOSED AREA SHOULD BE LIMITED TO THAT IN WHICH WORK IS TO OCCUR DURING THE FOLLOWING 15 DAYS.

SEEDING AND REVEGETATION PLAN

UPON COMPLETION OF SITE CONSTRUCTION, ALL AREAS PREVIOUSLY DISTURBED WILL BE TREATED AS STATED BELOW. THESE AREAS WILL BE CLOSELY MONITORED BY THE CONTRACTOR UNTIL SUCH TIME AS A SATISFACTORY GROWTH OF VEGETATION IS ESTABLISHED.

1. LOAM WILL BE SPREAD OVER ALL DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH OF 4 INCHES.

2. ALL EXPOSED SURFACES NOT TO BE FINAL GRADED FOR THIRTY (30) DAYS OR MORE SHALL BE SEEDED WITH WINTER RYE, OATS, ANNUAL RYEGRASS, OR SUDANGRASS PERENNIAL, DEPENDING ON THE TIME OF YEAR. SEE MAINE EROSION AND SEDIMENTATION CONTROL BMP A-3 FOR DETAILS AND SPECIFICATIONS.

3. AGRICULTURAL LIMESTONE AND FERTILIZER WILL BE INCORPORATED INTO THE SOIL PRIOR TO SEEDING. SEE THE CONTRACT SPECIFICATIONS FOR DETAILS.

4. DISTURBED AREAS WILL BE SEEDED AT THE RATE OF 3 LB PER 1000 SF. SEE THE CONTRACT SPECIFICATIONS FOR SEED MIX.

5. SEEDING WILL BE COMPLETED BETWEEN THE DATES OF MAY 1 AND SEPTEMBER 15. IRRIGATION MAY BE REQUIRED DURING THE PERIOD OF JUNE 1 TO AUGUST 15.

6. AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.

7. HAY MULCH WILL BE APPLIED AT THE RATE OF 75-90 LBS PER 1000 SF. MULCH SHALL BE ANCHORED WITH BIODEGRADABLE NETTING ON STEEP SLOPES (7:1 OR GREATER) AND ON AREAS WITHIN 100 FEET OF LAKES, STREAMS, AND WETLANDS. EROSION CONTROL MIX CAN BE USED ON SLOPES BETWEEN 3:1 AND 2:1. SEE MAINE EROSION AND SEDIMENTATION CONTROL BMP D-1 AND THE CONTRACT SPECIFICATIONS.

8. ALL MULCHES SHALL BE INSPECTED PERIODICALLY, PARTICULARLY AFTER RAINFALL. IF LESS THAN 90% OF THE DISTURBED AREA IS COVERED, ADDITIONAL MULCH WILL BE

9. ALL SEDIMENT CONTROL STRUCTURES WILL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 85% OF THE AREA IS VEGETATED WITH VIGOROUS GROWTH.

FALL/WINTER SEEDING AND STABILIZATION

SEE MAINE EROSION AND SEDIMENTATION CONTROL BMP A—3 FOR DETAILS ON THE FOLLOWING

1. ALL GRASS-LINED DITCHES AND CHANNELS WILL BE CONSTRUCTED AND STABILIZED. ALL SLOPES GREATER THAN 7:1 TO BE VEGETATED WILL BE SEEDED AND MULCHED (PAST SEPTEMBER 15, MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 20:1, AND HEAVY GRADE MATS AND BIODEGRADABLE NETTING SHOULD BE USED IN CONJUNCTION ON SLOPES GREATER THAN 12:1 AND ON SIDE SLOPES OF DITCHES). IF THIS IS NOT COMPLETED, THEN:

BY OCTOBER 1-1. SOD WILL BE PLACED IN ALL DITCH CHANNELS WHERE VEGETATION HAS NOT BEEN ESTABLISHED. SOD WILL EXTEND TO A HEIGHT OF ONE FOOT ABOVE DITCH CHANNEL BOTTOM. ALL SLOPES GREATER THAN 7:1 WILL BE SEEDED TO A WINTER COVER CROP OF RYE AT A RATE OF 3 LBS PER 1000 SF. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, OR IF SOD IS NOT PLACED IN THE APPROPRIATE DITCH CHANNELS, THEN:

BY NOVEMBER 1-

1. THE DITCH WILL BE LINED WITH STONE RIPRAP. THE SLOPE WILL BE COVERED WITH EROSION CONTROL MIX OR STONE RIPRAP, OR, ALTERNATIVELY:

1. THE DISTURBED SOIL WILL BE MULCHED AT THE WINTER RATE AND ANCHORED PROPERLY

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 TO APRIL 15.

WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. THE EXPOSED AREA WILL BE LIMITED TO THAT IN WHICH WORK IS TO OCCUR DURING THE FOLLOWING 15 DAYS AND THOSE AREAS THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.

2. HAY MULCH WILL BE APPLIED TO A DEPTH OF 4 INCHES (150 LBS PER 1000 SF).

3. AFTER EACH DAY OF FINAL GRADING, ANY DISTURBED AREA WILL BE STABILIZED WITH ANCHORED MULCH OR EROSION CONTROL MESH. NO GROUND SURFACE SHOULD BE VISIBLE THROUGH THE MULCH.

4. SOIL STOCKPILES WILL BE MULCHED AT WINTER RATES WITHIN 24 HOURS OF STOCKING AND REESTABLISHED PRIOR TO RAIN OR SNOWFALL. NO STOCKPILES WILL BE PLACED WITHIN 100 FEET OF LAKES, STREAMS, WETLANDS, OR OTHER NATURAL RESOURCES.

MONITORING PROGRAM

SEDIMENTATION AND EROSION CONTROL STRUCTURES WILL BE INSPECTED WEEKLY BY THE CONTRACTOR, AND ALL STRUCTURES DAMAGED BY CONSTRUCTION EQUIPMENT, VANDALS, OR THE ELEMENTS WILL BE REPAIRED IMMEDIATELY. FOLLOWING RAINSTORMS AND DURING RUNOFF EVENTS, THE SITE AND ALL STRUCTURES WILL BE INSPECTED FOR EROSION AND DAMAGE. ALL DAMAGED STRUCTURES WILL BE REPAIRED AND/OR ADDITIONAL EROSION CONTROL STRUCTURES WILL BE INSTALLED PRIOR TO CONTINUING THE CONSTRUCTION.

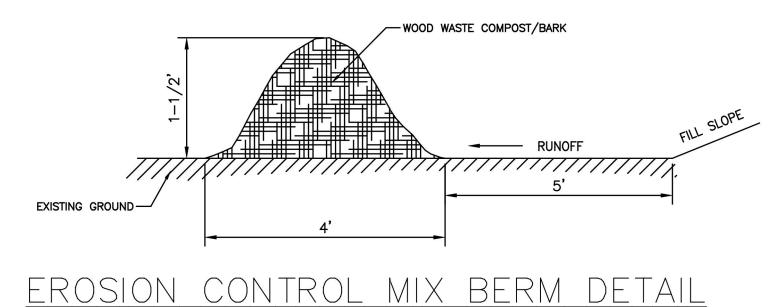
FOLLOWING THE FINAL SEEDING THE SITE WILL BE INSPECTED TO ENSURE THAT THE VEGETATION HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT, WITH FOLLOW-UP INSPECTIONS, IN THE EVENT OF ANY UNSATISFACTORY GROWTH.

AFTER THE PROJECT AREA HAS STABILIZED, THE CONTRACTOR SHALL REMOVE ALL SILT FENCE AND ANY OTHER TEMPORARY EROSION CONTROL MEASURES.

IMPLEMENTATION AND MONITORING OR EROSION CONTROL MEASURES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR UNDER THE SUPERVISION OF THE PROJECT ENGINEER AND THE INSPECTOR FOR AVIEST ENGINEERING.

HOUSEKEEPING AND INSPECTION

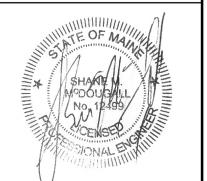
THE CONTRACTOR IS TO REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP) MANUAL OCTOBER 2016 FOR GUIDELINES AND DOCUMENTATION.



SCALE: NTS



120 RABBIT RIDGE RD WOODLAND, MAINE 04736 TEL: (207) 227-1057



TPS	TPS	AS	AS	AS	ΥS	ВУ	
REVISIONS PER CLIENT COMMENTS	FOR CLIENT REVIEW	DESCRIPTION					
11-30-2023	10-24-2023	01-19-2022	05-18-2021	03-05-2021	01-07-2021	DATE	
9	2	4	3	2	_	NO.	

AUBURN SOLAR LLO

722 PRESTON AVE

SUITE 102 CHARLOTTESVILLE, VA

22903

AUBURN 0.99MW SOLAR ARRAY NORTH RIVER ROAD AUBURN, MAINE

SHEET TITLE

STORMWATER **MANAGEMENT**

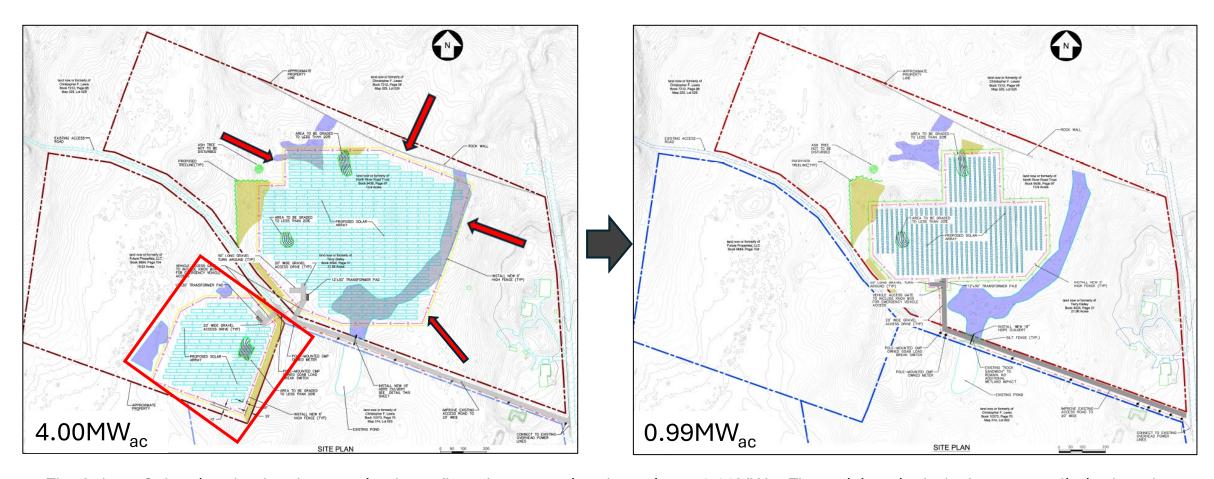
EROSION CONTROL PLAN AND DETAILS

DRAWN BY	DATE
TPS	NOV. 2023
CHECKED BY	A E PROJECT #
SMM	201001
PROJ. ENG.	A E ARCHIVE #
SMM	

SHEET NUMBER

SHEET 2 OF 2

Auburn Solar Site Plan Comparison



The Auburn Solar site plan has been revised to reflect the generation downsize to $0.99MW_{ac}$. The revisions include, but are not limited to, the removal of the southern parcel and the reduction of the solar array footprint, thoughtfully designed to avoid delineated wetlands.