

City of Auburn, Maine

"Maine's City of Opportunity"

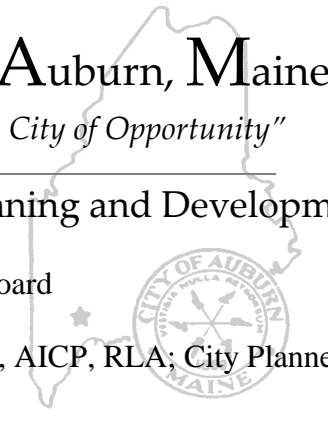
Office of Planning and Development

To: Auburn Planning Board

From: Douglas M. Greene, AICP, RLA; City Planner

Date: June 5, 2015

RE: June 9th Planning Board Meeting



The June 9th Planning Board meeting will feature one Public Hearing on a Special Exception and Site Plan review and 2 discussion items.

1. Special Exception and Site Plan Review for a Self Storage Facility at 900 Center Street.
2. Continued discussion of a draft Zoning Text Amendment for a Moderate Density Residential Zoning District, which is coming from a Future Land Use Category of the 2010 Comprehensive Plan. This draft was last discussed in March 2015 and Staff is responding to a request to evaluate and report on the amount of land in the Moderate Density Residential (MoDR) Land Use Category that has a lot size over 3 acres and is vacant. You will find in your packet a revised draft ordinance and a series of 4 maps that graphically describe 1.) Current areas whose zoning allows multi-family buildings, 2.) Those zones allowing Multi-Family buildings and the MoDR Land Use areas, 3.) Just the MoDR Land Use areas and 4. The MoDR Land Use areas and lots over 3 acres and are vacant.
3. The Staff will present a draft "Adaptive Re-Use" Ordinance. Last year, the Planning Board approved a subdivision that allowed the Saint Louis Church in New Auburn, to be sold to a separate entity that was interested in preserving the Church for a future use. At that time the Staff mentioned that they would prepare an Adaptive Re-Use Ordinance that would facilitate preserving certain structures and buildings throughout the City but would require an approval process subject to Special Exception and Site Plan Review. This draft attempts to address potential neighborhood compatibility concerns.
4. While not on the agenda, the Staff will request setting a workshop late in June to continue work on the Form Based Code draft.



AUBURN PLANNING BOARD MEETING

June 9, 2015

Agenda

6:00 P.M. - City Council Chambers (Auburn Hall)

1. ROLL CALL

2. MINUTES:

3. OLD BUSINESS:

- A. Continued discussion of a draft Zoning Text Amendment to the City of Auburn's Zoning Ordinance to facilitate the implementation of the 2010 Comprehensive Plan's recommendation for Moderate Density Residential Development.

4. NEW BUSINESS - PUBLIC HEARINGS:

- A. Jan Wiegman, Project Manager for Wright-Pierce Engineers, an agent for Lake Superior Corporation, is seeking approval for Special Exception and Site Plan Review for a Self Storage Facility, located at 900 Center Street (PID # 301-017-002) pursuant to Chapter 60, Section 499 (b. 17) General Business District (new buildings over 5,000 sf), Section 1335 Special Exception and Section 1276 Site Plan Review. The proposal includes 5 storage buildings totaling 27,450 sf. and associated improvements.

5. PUBLIC COMMENT:

6. MISCELLANEOUS:

- A. A request by Christopher Branch, P.E. of Sebago Technics, an agent for the Auburn Housing Authority, is seeking reapproval a Special Exception, Site Plan Review and Design Guidelines Review at 62 Spring Street that was approved last year (.).
- B. Staff will present a draft "Adaptive Re-use" Ordinance for the Planning Board review and discussion.

ADJOURNMENT:

Next scheduled meeting is on July 14, 2015 6 p.m. Council Chambers

DIVISION 7-A. – MODERATE DENSITY RESIDENTIAL DEVELOPMENT DISTRICT

Sec. 60-305. - Purpose.

This district is intended to allow moderate density residential development as ~~proposed~~ recommended in the adopted 2010 Comprehensive Plan. This district provides for and encourages a wide variety of residential types and a mixture of rental and home ownership, ~~and age friendly housing.~~ This zone has a maximum density of ~~8.40~~ dwelling units per acre, and requires 25 percent usable open ~~green~~ space. It is intended that this district will provide the maximum possible freedom in the design of structures and their grouping and will encourage flexible and imaginative layouts and designs.

Sec. 60-306. - Use regulations.

(a) *Permitted uses.* The following uses are permitted:

- (1) One-family detached dwellings.
- (2) Two-family dwellings.
- ~~(3) Multifamily dwellings.~~
- (4) Attached single-family dwellings (Townhouses), provided that they are approved by the planning board as part of a planned residential unit development and subdivision, under the provisions of division 10 of article IV and division 4 of article XVI of this chapter.
- (5) Farming of field crops, row crops, orchards or truck gardens.
- (6) Shelter for abused persons.
- (7) Accessory uses, buildings or structures.
- ~~(8) Accessory Dwellings.~~
- (9 8) Municipal uses and buildings.

(b) *Special exception uses.* The following uses are permitted as special exceptions after approval by the planning board in accordance with division 3 of article XVI of this chapter:

- (1) All uses are permitted by special exception in the Urban Residence (UR) District (division 7 of article IV of this chapter).
- ~~(2) Off-street parking lot, provided that:~~
 - ~~a. Such parking is limited to occupants of buildings located within 500 feet of such parking area whether or not within the same zone.~~
 - ~~b. Reasonable conditions imposed by the planning board regarding location, fencing, screening, drainage, ingress and egress, signs and lighting and total capacity of the parking area designed to protect the residential character of the neighborhood are met.~~

(3 2) Professional offices.

- a. Shall be in buildings which are listed on the state resource list and/or federal historic register.
- b. All renovations to the building either internally and externally or both to accommodate the office use shall be accomplished in conformance with accepted historic preservation and rehabilitation guidelines.
- c. A single sign to identify the building and its uses, conforming to the requirements contained in article VI of this chapter. Signs shall not be lighted.

(3) Newly constructed Multi-Family Dwellings.

- a. Special Buffering Conditions- Additional landscape or fencing buffers may be added as conditions by the Planning Board for proposed Multi-Family Dwellings that are adjacent to existing single family properties.
- b. Special Yard Requirements- There shall be a minimum 50 foot set-back around the entire property for proposed Multi-Family Dwelling projects. The Planning Board may establish additional yard requirements if necessary for compatibility to surrounding properties.
- c. Compatibility- The Proposed Multi-Family Dwelling(s) shall be compatible with the adjacent and surrounding area. *Compatibility* shall mean the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass and bulk of structures. Other characteristics include pedestrian or vehicular traffic, circulation, access and parking impacts. Other important characteristics that affect compatibility are landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing development.
- d. Lot Size- Lots for proposed Multi-Family Dwellings shall contain a minimum of 3 acres.
- e. Street Location- Proposed Multi-Family Dwelling shall be located on an Arterial or Collector Road.

Sec. 60-307. - Dimensional regulations.

All structures in this district, except as noted, shall be subject to the following dimensional regulations.

- (1) *Minimum lot area, width and depth.* For each building erected, there shall be provided lot areas as follows:
 - a. Building housing one family: 10,000 square feet minimum lot area, not less than 100 feet width, and 100 feet in depth.
 - b. Buildings housing two families: 12,000 square feet minimum lot area, not less than 100 feet width, and 100 feet in depth.
 - c. Multifamily buildings: ~~40,000 square feet~~ 3 acre minimum lot area for the first multi-family dwelling unit and ~~25,000~~ 5,000 square feet minimum lot area for each additional dwelling unit. No lot shall be less than ~~4200~~ 200 feet width and 200 feet in depth. More than one principal building per lot is allowed.

- (2) *Density.* The following maximum densities per acre shall apply, according to housing type:

One-family	4 units per acre
Two-family	6 units per acre
Multifamily	10.8 <u>8</u> units per acre

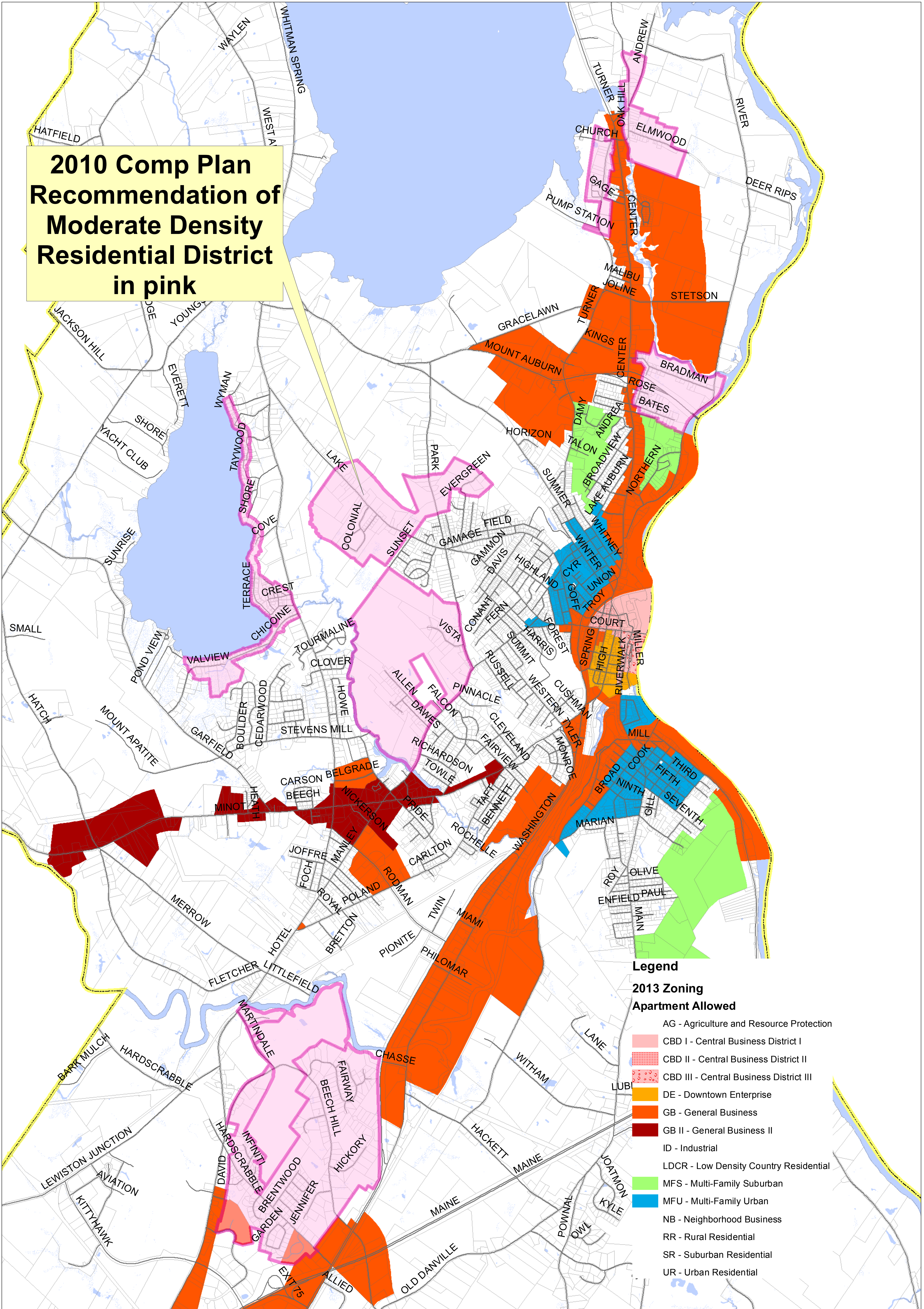
(3) Yard requirements.

- a. *Rear.* There shall be behind every building a rear yard having a minimum depth of 25 feet or 25 percent of the average depth of lot, whichever is less.
 - b. *Side.* There shall be a minimum distance of five feet between any building and the side property line plus the side yard setback shall be increased one foot for every five feet or part thereof increase in street frontage over 50 feet to a maximum of 15 feet for side yard setback.
 - c. *Front.* There shall be in front of every building a front yard having a minimum depth of 25 feet or 25 percent of the average depth of the lot whichever is less.
 - d. *Principal buildings.* More than one principal building may be erected on a lot, provided that the building meets all yard setback requirements. ~~and are separated by a distance equivalent to the height of the higher building or 30 feet, whichever is greater.~~
- (4) *Height.* The height of all structures shall be limited to 2½ stories of 35 feet, except as follows:
- a. Multifamily buildings shall have a maximum height of ~~4 stories 45 feet~~ from grade.
 - b. A church or temple or windmill may have a maximum height of 65 feet from grade, provided that the front yard, rear yard and each of the side yards shall be increased by one foot for each foot in height in excess of 35 feet.
- (5) *Off-street parking.* Off-street parking spaces shall be provided in accordance with the requirements for specific uses as set forth in articles V through XI of this chapter.
- (6) *Open Space.* Not less than 25 percent of the net acreage shall be devoted to useable open or green space. Usable open or green space shall be accessible to residents, shall not be steep sloped (over 10% slope), shall not include wetlands, or required buffer areas, may include ~~paved or not~~, pedestrian walks or trails and grassy, open areas for play. Net acreage shall include all land contained within the project except dedicated streets or street rights-of-way shown on the city's adopted master development plan or proposed to be so included within a reasonable period of time.

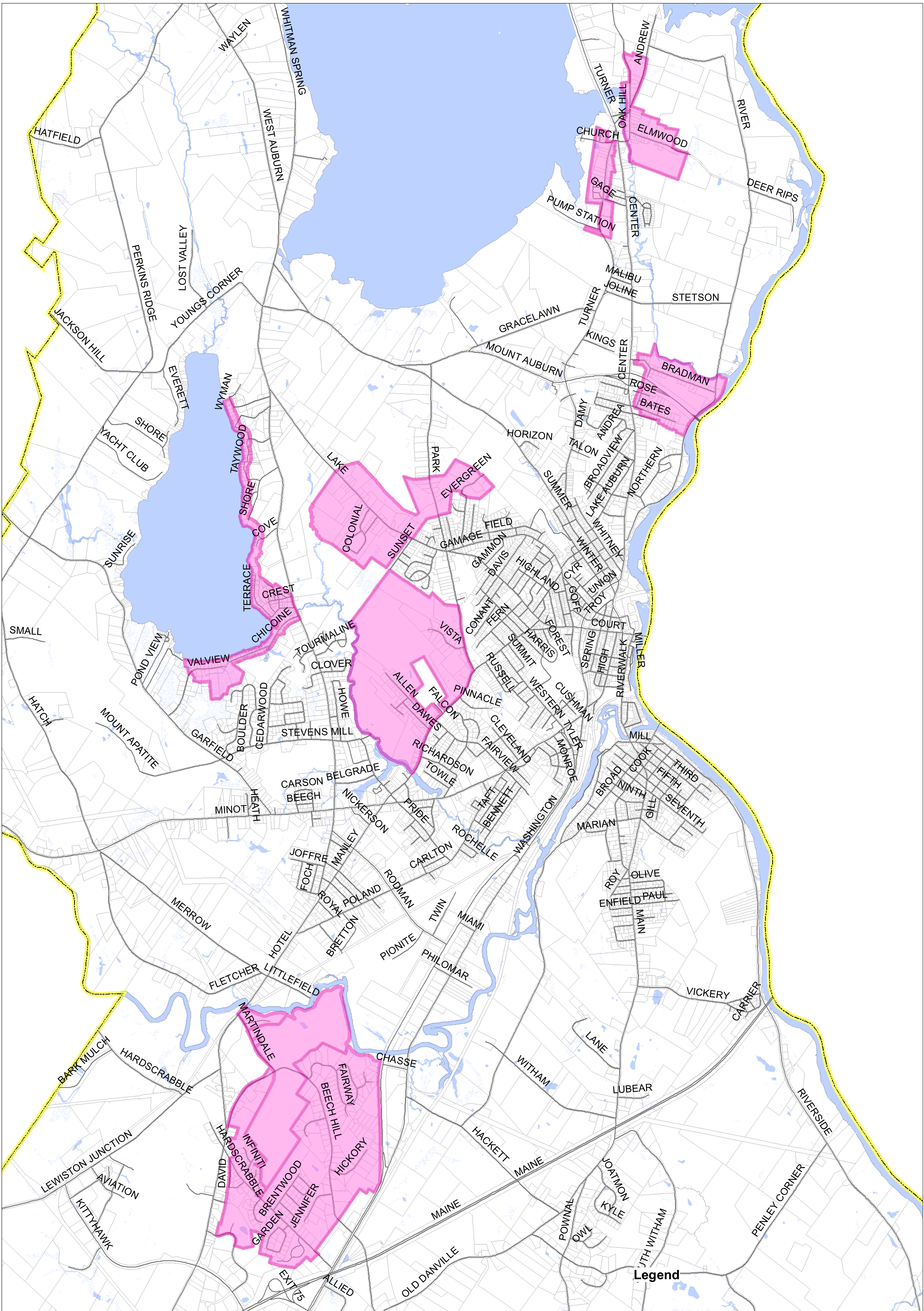
Moderate Density Residential Zone Study

2010 Comp Plan MoDRD

2010 Comp Plan
Recommendation of
Moderate Density
Residential District
in pink

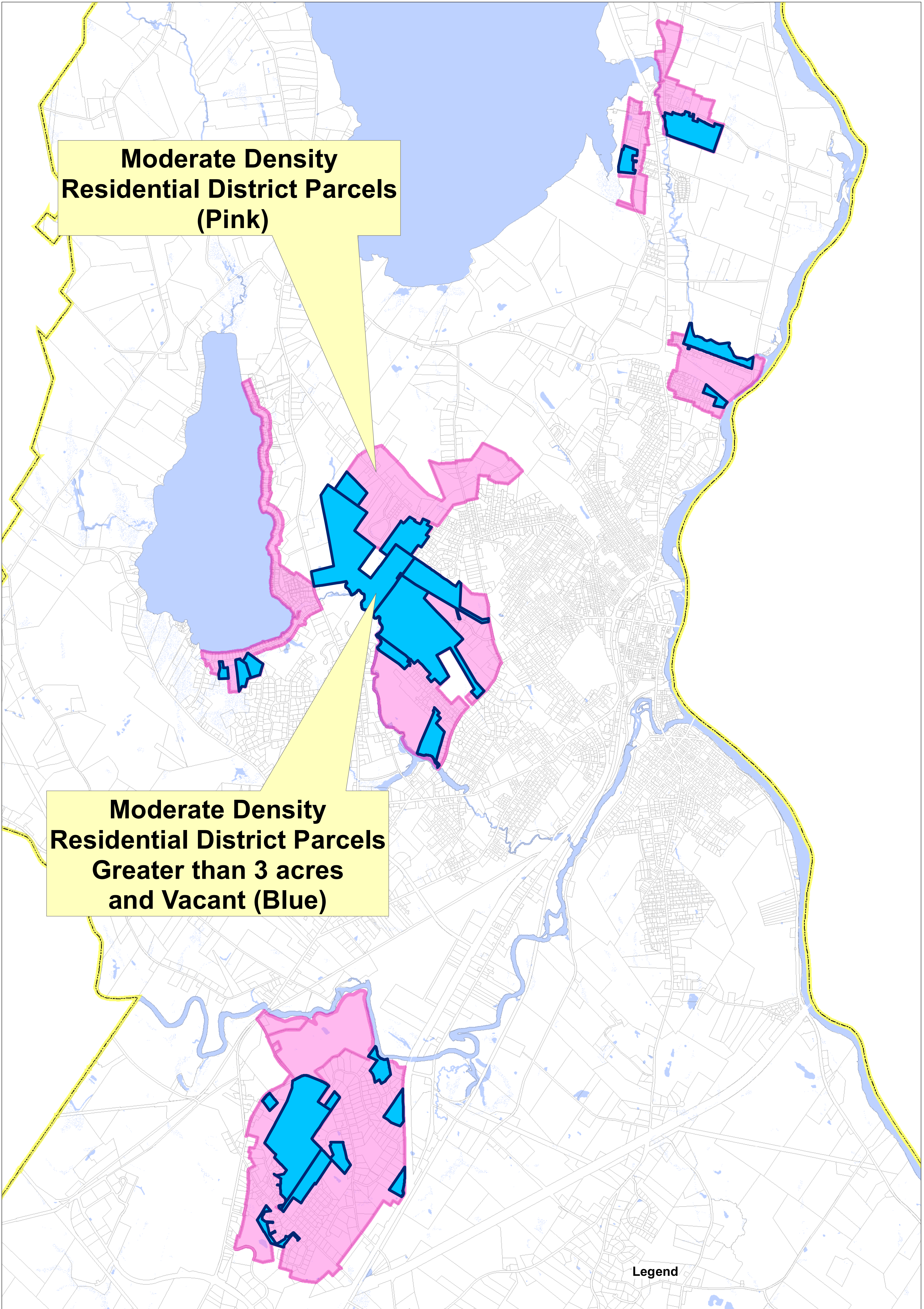


2010 Comp Plan MoDRD Only



Moderate Density Residential Zone Study

2010 Comp Plan MoDRD 3 acre Vacant Parcels



**Moderate Density
Residential District Parcels
(Pink)**

**Moderate Density
Residential District Parcels
Greater than 3 acres
and Vacant (Blue)**

Legend

City of Auburn, Maine

"Maine's City of Opportunity"

Office of Planning & Development

PLANNING BOARD STAFF REPORT

To: Auburn Planning Board

From: Douglas M. Greene; AICP, RLA
City Planner

Re: Special Exception and Site Plan Review for Self Storage Facility at 900 Center St.

Date: June 9, 2015

- I. PROPOSAL- Jan Wiegman, Engineering and Project Manager for Wright-Pierce Engineers, an agent for Lake Superior Corporation, is seeking approval for Special Exception and Site Plan Review for a Self Storage Facility, located at 900 Center Street (PID # 301-017-002) pursuant to Chapter 60, Section 499 (b. 17) General Business Zoning District (new buildings over 5,000 sf), Section 1335 Special Exception and Section 1276 Site Plan Review. The proposal includes 5 storage buildings totaling 27,450 sf. and associated improvements.

The proposal features a main entrance into the site from Center Street with a secondary access drive at Turner Street. The Turner Street access will be a graveled construction access that, when the project is completed, will become a gated driveway available for emergency purposes. A revised plan was submitted on May 26, 2015 (Attachment 1)

- II. DEPARTMENT REVIEW- The Plan Review Committee met on
- a. Police- The Police Department posed questions as to would there be security cameras on site and if so, where? The other comment asked if there would be any screening of the Self Storage Facility from Center Street.
 - b. Auburn Water and Sewer- In a letter dated, May 20, 2015, AWSD Superintendent John Storer had no concerns with the plan.
 - c. Fire Department- A memo from Chief Roma, dated June 4, 2015 requested 3 items be addressed in order to get a sign-off on the plan. (Attachment 2)
 - 1. A right hand turn radius from the main entry into the complex will be of a minimum radius so as to facilitate the free and clear movement of the E-One apparatus Shop Order (SO) # 137551 marked as Example 1. This example includes design drawings as well as SAE turning radius calculations for SO #137551. Free and clear movement is be understood as that which will allow for no back up maneuvers of the unit in Example # 1 (SO #137551) to enter the complex, and includes the overhang of the platform.

2. The all weather access road off of Turner Street shall be constructed to support the total loaded GVW of E-One SO 137551, and will be of such construction to facilitate winter plowing and maintenance to assure free and clear access. The loaded GVW will be provided by June 11, 2015.
 3. Should any other all weather access roads be incorporated into the project, they shall meet the same standards as those assigned to the all weather access road herein described in item # 2.
- d. Engineering- Gary Johnson, Assistant City Engineer, in a May 22 memo stated:
- The submitted Storm Water and Erosion Control Plan is adequate.
 - The Glenn Street Right-of Way needs to be formally vacated through a petition process with the City Council. (Attachment 3)
 - Prior to construction activity, the developer must establish any bonding or inspection fees with the City Engineer.
- e. Planning and Development made the following comments at the May 20 Plan Review Committee meeting.
- The Staff expressed concern on the project's impact on adjacent residential properties located on Turner Street, especially 1215 Turner Street. One corner of the residential structure is within 5 feet of the subject property. It is unclear why or how this non-conformity was allowing in the building permit process (1960) but the homeowners have apparently encroached and maintained a lawn area in what appears to be a typical backyard.
 - Glenn Street Closure. Unless the Glenn St. ROW is vacated, the proposed new lot for the existing auto sales facility will become a non-conforming lot.
 - Lot Shape- The proposed new lot for the Self-Storage Units does not meet the criteria for a conforming lot. (Lot measurements means the following measurements: (1) The depth of a lot shall be considered to be the uninterrupted distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear unless a lot meets the exception provided for by section 60-39)
 - Frontage Width at Center Street- The lotting for the proposed development on the initial site plan did not provide the required (100 feet) street frontage for the General Business Zone. *Note: This has been addressed on a revised plan.*
 - Waiver requests. The applicant is seeking a dimensional waiver of building separation of 30 feet down to 28 feet.
 - Lighting- The Staff wants to be sure lighting will not be nuisance to the abutting residential properties along Turner Street.

III. PLANNING BOARD ACTION- Special Exception and Site Plan Review

The application is for new construction over 5,000 sf. which is a Special Exception in the General Business Zone.

A. SPECIAL EXCEPTION- A Special Exception is defined in the Zoning Ordinance (Page 14) as follows: "*Special exception means a use that would not be appropriate*

*generally or without restriction throughout the district, but which, **if controlled as to number, area, location or relation to the neighborhood**, would promote the public health, safety, welfare, order, comfort, convenience, appearance, prosperity, or general welfare. Such a use may be permitted in such district as a special exception, if specific provision for such special exception is made in this zoning chapter and **reasonable restrictions imposed by the planning board are complied with.**”*

The zoning ordinance describes the conditions needed for approval in:

Sec. 60-1336. Conditions-

(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.*

STAFF COMMENTS: The proposed lot as shown on the submitted Site Plan does not meet the requirements of Auburn Zoning Ordinance, Chapter 60- 12 Definitions- Lot Measurement. This issue may require a waiver by the Planning Board.

- (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.*

STAFF COMMENTS: As mentioned in the Department Review, Staff is concerned with the development’s impact on the adjacent residential properties on Turner Street, especially 1215 Turner Street. A meeting was held with the developer to discuss possible way to modify the plan by a land swap or other changes to the fencing and screening at 1215 Turner Street. (See Attachment 4) At the time of this Staff Report, the site plan has not been revised. The Staff met with the property owners at 1215 Turner Street who have submitted a letter to the Planning Board. (Attachment 5)

- (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.*

STAFF COMMENTS: The applicant needs to address the driveway layout to allow the City’s large fire truck access further into the site.

- (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.*

OVERALL STAFF COMMENTS: The Staff wishes to discuss Special Exception, items 1, 4 and 5 with the Planning Board at the meeting.

B. SITE PLAN- A Site Plan is required as part of a Special Exception review. The applicant met the requirements of the Site Plan Law in their application. The Planning Board needs to make its decision based on the Site Plan Law, **Sec. 60-1277. Objective-** *"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;*
STAFF COMMENTS: The Staff will report at the meeting on lighting and buffering.

- (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.*

C. WAIVER REQUEST- The applicant has requested a waiver of the Section 60-500 (3) d, which requires a 30 foot separation between buildings. The applicant is proposing a 28 foot separation between buildings.

STAFF COMMENTS: The standard Staff uses for Waiver Requests is to look to the Site Plan Law and to consider if granting the waiver will still allow the 4 provisions of the Site Plan Law to be met. (See III. B of the Staff report)

OVERALL STAFF COMMENTS: The Staff wishes to discuss all the Staff Comments for the Special Exception and Site Plan with the Planning Board at the meeting.

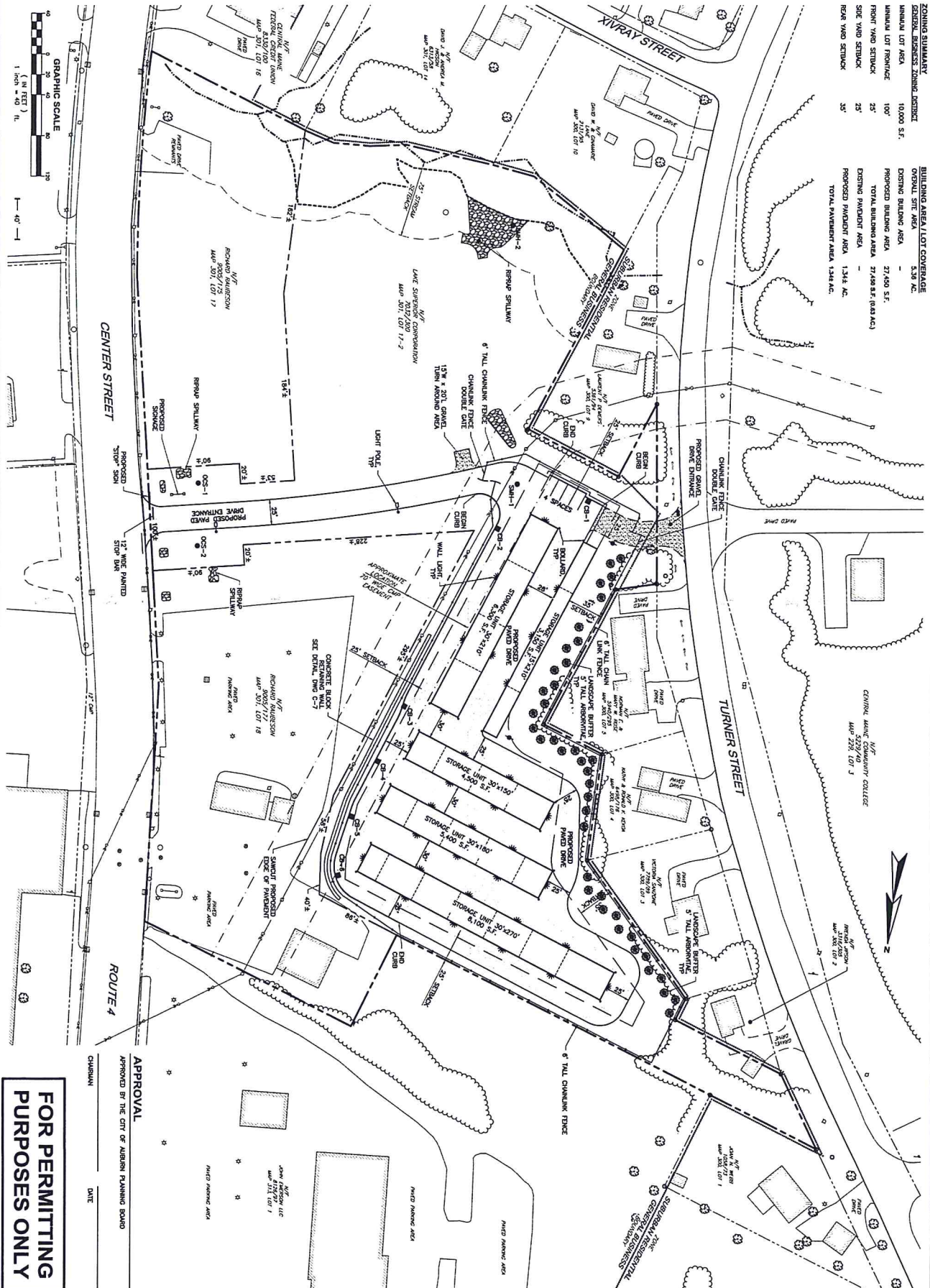
IV. STAFF RECOMMENDATION- Due to the concerns raised in the Staff Report of certain provisions of the Special Exception and Site Plan Review, the Staff has **NO RECOMMENDATION** at this time.


Douglas M. Greene, A.I.C.P., R.L.A.
City Planner

Attachment 1

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ZONING SUMMARY

PROPERTY	AREA	PERCENT
MINIMUM LOT AREA	10,000 S.F.	
EXISTING BUILDING AREA	338 AC.	
PROPOSED BUILDING AREA	27,450 S.F.	
MINIMUM LOT FRONTAGE	100'	
EXISTING BUILDING AREA	27,450 S.F. (0.63 AC.)	
PROPOSED BUILDING AREA	27,450 S.F. (0.63 AC.)	
EXISTING PAVEMENT AREA	1,344 AC.	
PROPOSED PAVEMENT AREA	1,344 AC.	
TOTAL PAVEMENT AREA	1,344 AC.	

FOR PERMITTING PURPOSES ONLY

APPROVAL
APPROVED BY THE CITY OF AUBURN PLANNING BOARD
CHAIRMAN _____ DATE _____

LAKE SUPERIOR CORPORATION
SITE PLAN REVIEW DRAWINGS FOR
SELF STORAGE FACILITY
AUBURN, MAINE
PROPOSED SITE PLAN

WRIGHT-PIERCE
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STATE OF MAINE
JAN 8 S. WIGMAN
No. 5852
DATE 5-8-15
APPROVED BY: JRM
DATE 5-8-15
PROJECT NO. 13034A

NO.	REVISIONS/REVISIONS	APPROVED	DATE
1	DESIGNED BY: MCM		
2	CO-ORD. BY: RPB		
3	CO-ORD. BY: RPB		
4	CREATED BY: JRM		
5	DATE: 5-8-15		
6	APPROVED BY: JRM		
7	DATE: 5-8-15		
8	PROJECT NO. 13034A		

Attachment 2

Conditions from Auburn Fire Department- June 4, 2015

1. A right hand turn radius from the main entry into the complex will be of a minimum radius so as to facilitate the free and clear movement of the E-One apparatus Shop Order (SO) # 137551 marked as Example 1. This example includes design drawings as well as SAE turning radius calculations for SO #137551. Free and clear movement is be understood as that which will allow for no back up maneuvers of the unit in Example # 1 (SO #137551) to enter the complex, and includes the overhang of the platform.
2. The all weather access road off of Turner Street shall be constructed to support the total loaded GVW of E-One SO 137551, and will be of such construction to facilitate winter plowing and maintenance to assure free and clear access. The loaded GVW will be provided by June 11, 2015.
3. Should any other all weather access roads be incorporated into the project, they shall meet the same standards as those assigned to the all weather access road herein described in item # 2.

Attachment 3

PETITION FOR DISCONTINUANCE

To the Municipal Officers of the City of Auburn:

The undersigned respectfully requests that a street, as established by the City Council, now known as Glenn Street, is no longer of public use and necessity and it is requested that the same be discontinued as provided in Title 23 M.R.S.A. Section 3026. As the abutting property owners we hereby waive any claim for damages resulting from the discontinuance of the street.

Dated this _____ day of _____ 1991

Witness:

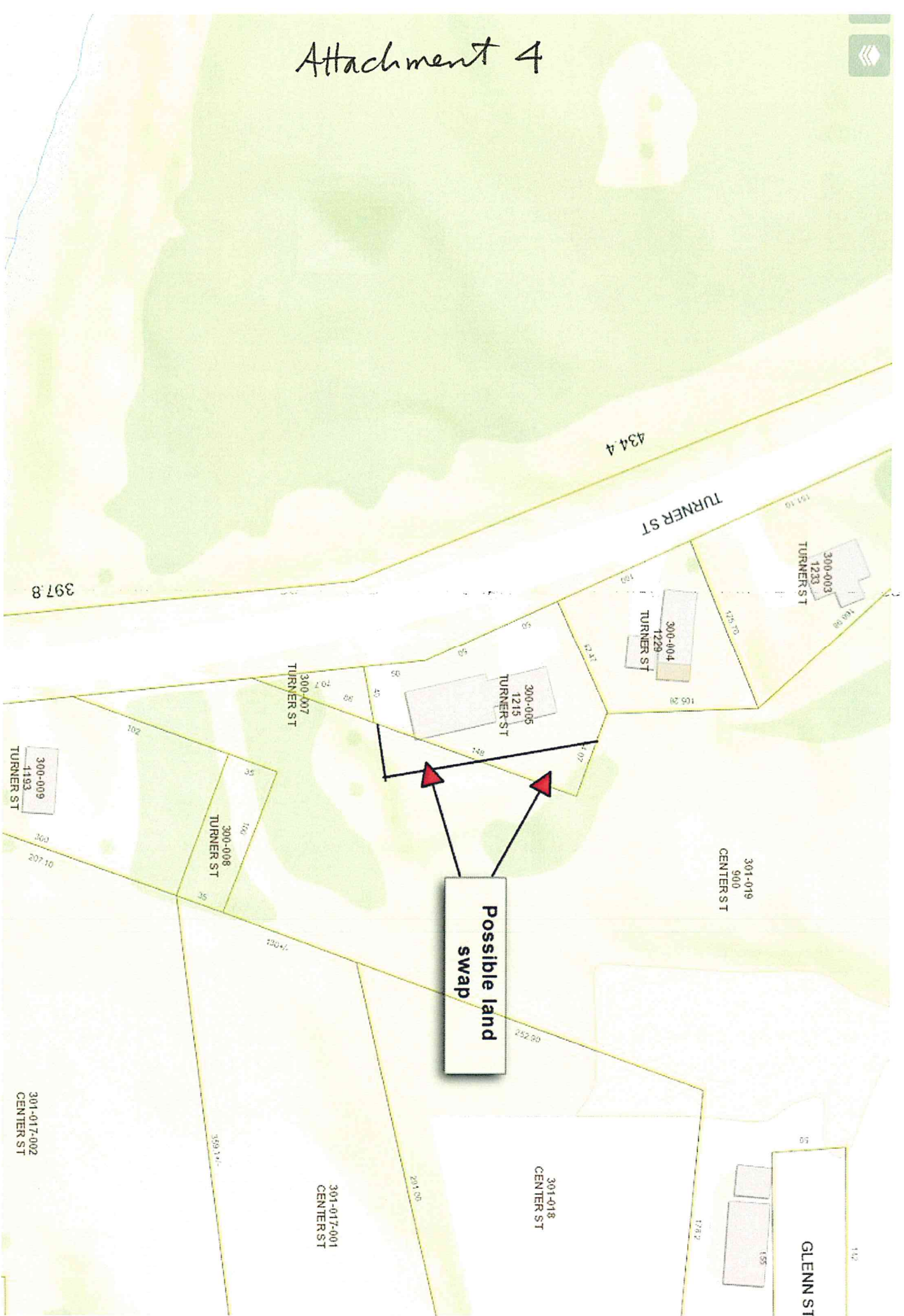
Petitioner:

Description of that section requested to be discontinued:

All of Glenn Street as was accepted by the Auburn City Council as Glendale Street on April 17, 1950, recorded in the Auburn Council Records, Volume 16, Page 186, Said street being fifty (50) feet in width and one hundred sixty three (163) feet in length and lies westerly of Center Street. The name of said street being changed to Glenn Street by order of the Auburn City Council on February 19, 1962, recorded Auburn Council Records, Volume 18, Page 262.

It is requested that the City of Auburn not retain a public easement over the herein described discontinued area, as provided in Title 23 M.R.S.A. Section 3026, but that the herein described discontinuance is subject to the rights of any public utility as set forth and provided by Title 35-A M.R.S.A. Section 2308.

Attachment 4



Attachment 5

Stanley Rose
PO Box 98
Pownal, ME 04069
Cell: 207-233-3514

June 5, 2015

Auburn Planning Board
60 Auburn Hall
Auburn, ME 04210

The following information is provided on behalf of Norman and Mary Rose of 1215 Turner Street in Auburn, in response to proposed changes to property abutting their home to the immediate east owned by Richard Raubesen. This letter is authored by Norman and Mary Rose's son, Stanley Rose, at their request. Three attachments accompany this letter.

Mr. Raubesen has proposed the construction of 5 self-storage units to be built very close to the Rose's property. The proposed unit closest to the Rose's property is the building of the 5 that is approximately southwest of the others, and will be referred to herein as the SW building. It is 15' x 210' and its proposed position appears to come within approximately 40' of the southeast corner of the Rose's home, with a fence proposed that appears to be positioned within approximately 5' of that corner of their home. This is depicted on Attachment 1 to this letter.

While the Roses concede that Mr. Raubesen's proposed changes occur solely on his property (and that for many years they maintained a small portion of his property as "their" yard, by mowing it, planting flowers on it, and otherwise maintaining it), they are opposed to the proximity of the proposed fence and the proposed SW building to their home, and are hopeful an alternative plan for that building and the fence can be found that will represent a reasonable compromise for all involved.

Moving from general to specific, the Rose's opposition to the positioning of the fence and the SW building are as follows:

1. The division between the Suburban Residential zone and the General Business zone shares their property line. However, is it necessary to "pack" commercial buildings so closely to residential areas that they monopolize every inch of the boundary?
2. Very few reasonable people would welcome the addition of a fence just a few feet from the corner of their home, or a self-storage unit just a few feet behind it. It will forever change the view from their windows and reduce their enjoyment of their property.
3. Few people would argue that this change will not reduce the value of the Rose's property. As the Planning Board members are aware, Condition B.1.d of the Auburn Zoning Ordinances notes that "As conditions prerequisite to the granting of any Special Exceptions, the Board shall require evidence of the following: . . . (d) 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**" (emphasis added).

The Roses are not trying to argue that the entirety of the project will diminish their enjoyment and property value, although this likely will be the case. They instead are most concerned with how close the SW building and the fence come to their home, and will offer resistance only to that relatively small portion of the overall 5-building plan. They propose the following alternative compromises:

Compromise A

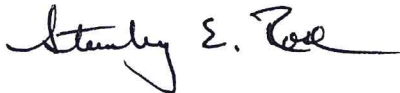
Pivot the southern ends of the SW building and the one parallel to it away from their home, aligning both buildings to be more parallel to Route 4. This would limit the encroachment.

Compromise B

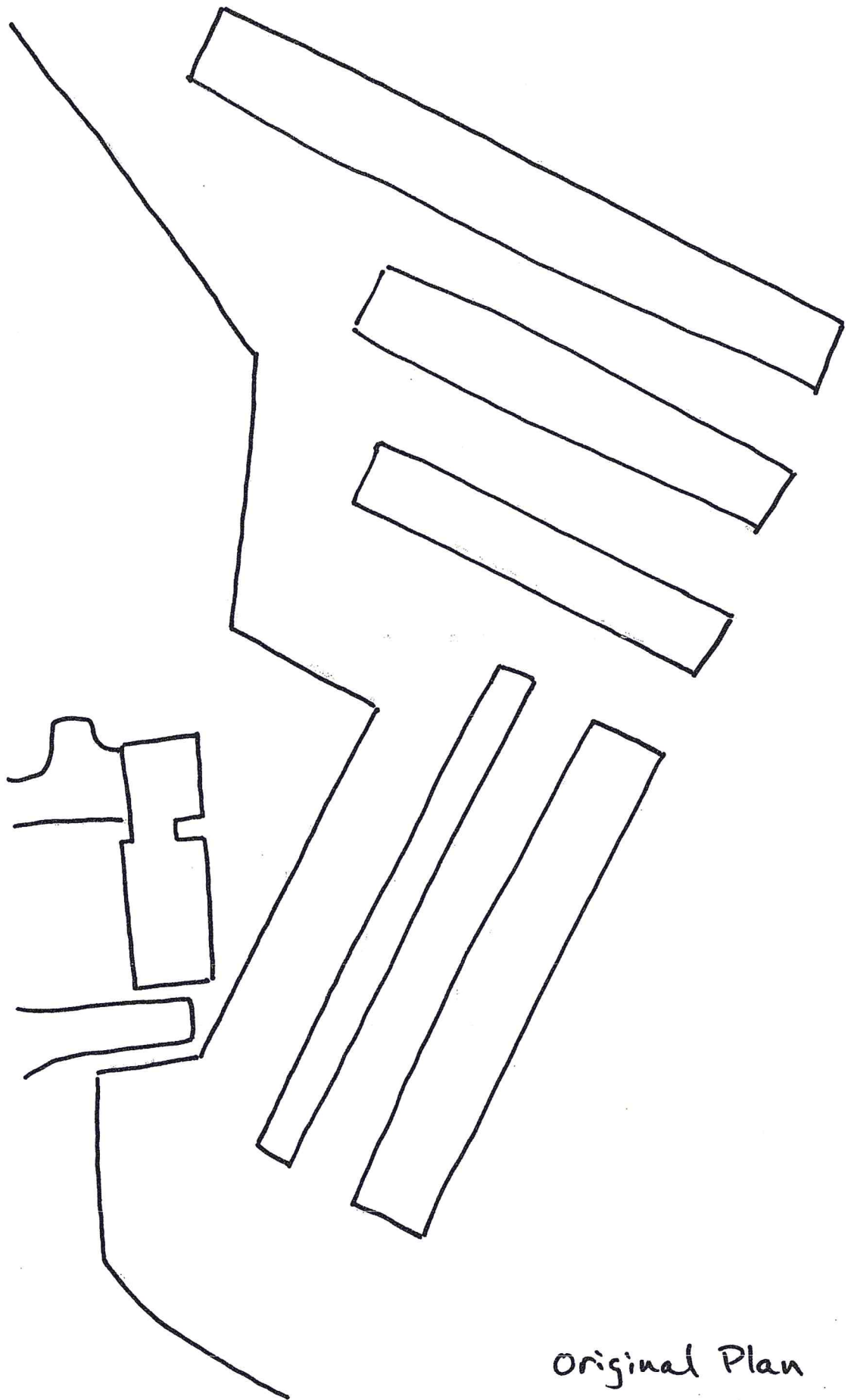
1. The swap of lands or swap of easements or similar agreement that would straighten the property boundary (or usage of it) to the East of the Rose's home. This is depicted on Attachment 3 to this letter.
2. A revised footprint for the SW building that would involve removal of the southern half of the building, and placement of a nearly similarly-sized addition at a 90 degree angle on the north half of that building, extending to the west. This would result in an "L" shaped building that should preserve all or most of Mr. Raubesen's total building footprint and revenue potential from the storage buildings. This is depicted on Attachment 2 to this letter.
3. The complete removal of fencing west of the SW building's footprint. That fencing, as proposed by Mr. Raubesen, follows the property line and therefore would encroach unnecessarily toward the Rose's home. The building itself could serve as a proper barrier (for the length of the building itself - and assuming that access to the building is gained only from the north or east), and it could be supplemented by fencing that attaches to the SW building. Fencing behind the building seems redundant and its removal should result in cost savings for Mr. Raubesen. These changes are shown on Attachment 2 to this letter.

The Roses believe that their opposition to this project would be shared by most residents in their position, and that their proposed solutions would alleviate the most significant concerns and represent a reasonable compromise that is consistent with the Planning Board's goals and the city's Zoning Ordinances. They ask that the Planning Board consider their request, and welcome the opportunity to discuss further. Thank you for your time.

Regards,

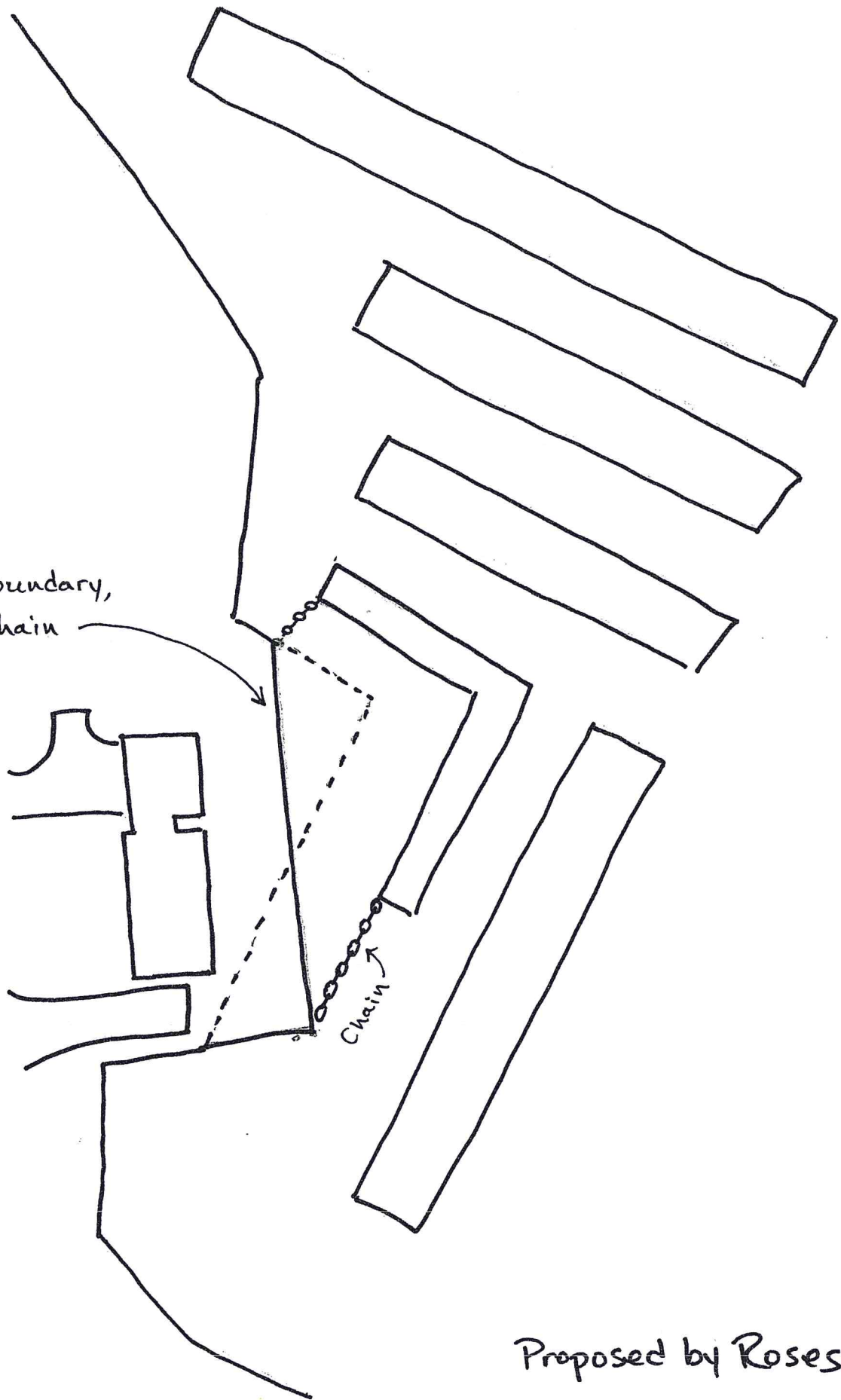
A handwritten signature in black ink, appearing to read "Stanley E. Rose". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stanley Rose

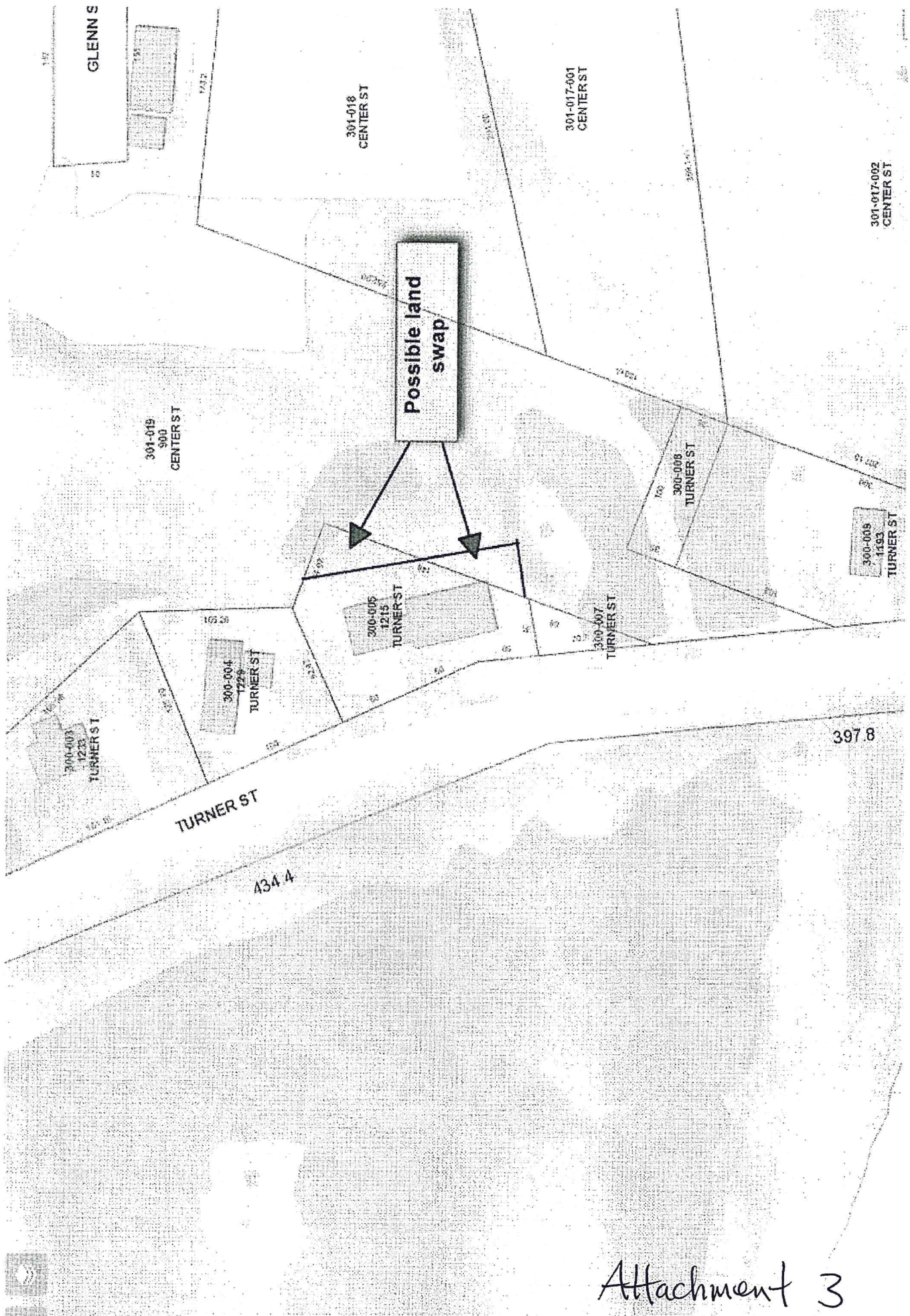


Original Plan
Attachment 1

Revised boundary,
with no chain



Proposed by Roses
Attachment 2



Attachment 3

May 8, 2015
W-P Project No. 13034B

Mr. Douglas Greene
City Planner
60 Court Street, Suite 104
Auburn, ME 04210

Subject: Site Plan Review Submission
Self-Storage Facility
Center Street, Auburn, Maine

Dear Mr. Greene:

Wright-Pierce is pleased to submit fifteen copies of the attached Site Plan Review Application for the proposed Self Storage Facility on Center Street on behalf of Lake Superior Corporation. The project proposes to construct a self-storage facility with 5 buildings with a total of 27,450 sf and approximately 180 storage units with access from a new driveway on Center Street. The self-storage facility use is a special exception use under site plan review in the General Business zoning district.

The site has been assembled by a series of land exchanges with the abutting property owner to achieve an overall site of 233,622 s.f. (5.36 ac) with frontage on both Center and Turner Street. The portion of the site with the self-storage units will be surrounded by a security fence with the entrance gated and an electronic keypad to control the gate. The facility will have an office in one of the buildings and four parking spaces. The site will be accessed from Center Street by a new entrance drive that will replace a gravel entrance and culvert just north of the proposed location.

The office space will be served by a new water service from Turner Street and a new sewer service from a sewer line that crosses the site. The electricity for the project will come from the existing line on Turner Street and will be an overhead line to a pole on site. The facility is proposed to have building mounted lights that will be motion controlled and two pole mounted lights on the entrance road. All site lighting will be full cut-off fixtures.

Stormwater from the site will be managed by on site catch basins and stormdrains and the runoff treated in a wet pond along the southern portion of the site and two small vegetated filters near Center Street. The storm water system and treatment has been designed to meet the Maine DEP Chapter 500 and 502 requirements for sites with greater than one acre of new impervious area. The site will have 60,925 s.f. of new paved and gravel areas and 27,450 s.f. of new building area for a combined new impervious area of 88,375 s.f. (2.03 acres). The stormwater will be treated for quality prior to discharge into the un-named stream that abuts the southern boundary of the parcel. The site is in the watershed of Bobbin Mill Brook and the Androscoggin River.

A landscaped buffer of evergreen trees will be planted along portion of the westerly project limits to screen the project from the residential abutters along the westerly side of the site. Abutters to the developed portion of the site to the North and east are auto dealerships and no screening is proposed. To the south there are residential properties and there will be significant buffer of undeveloped land along the stream that will remain to screen the project.

Mr. Douglas Greene
May 8, 2015
Page 2 of 2



The site has been designed to address the City's Site Plan Review objectives as listed in Sec 60-1277 of the ordinance. The following explanations demonstrate how the project will meet these objectives in the order that they appear in the ordinance:

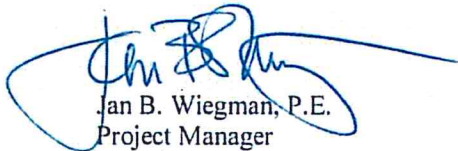
1. The proposed self-storage use on the site will have minimal impacts to the adjacent properties and stormwater runoff impacts will be mitigated through the stormwater management system that will treat the runoff from 85% of the developed area and 98 % of the impervious area of the site for quality. Landscape buffering will provide a visual screen for the site from direct abutters to the west of the site. The site lighting will be with full cut off fixtures to minimize visual impacts and light spillage from the site. The lighting in the building area will be controlled by motion sensors for the occasional evening usage at the site. The storage use at the site will not generate sound or vibrations. The storage buildings will not be climate controlled and will not have heating or cooling mechanical equipment.
2. Vehicular access to the site will be from a proposed driveway on Center Street. At the driveway there is in excess of 750' of site distance in both directions and the speed limit on Center Street in front of the site is 35 mph which is adequate to meet the site distance requirements. The site is located within the urban compact zone of Center Street.
3. The site will include a small office area which will be served by public sewer. No provision for solid waste disposal will be made available to the users of the storage facility.
4. There is a stream along the southern boundary of the site. A portion of the proposed embankment of the wet pond falls within the 75 foot stream buffer area. A Natural Resource Protection Act permit will be filed for these impacts. The location and sizing of the wet pond is based on the project and a potential future expansion area for the development. All development activity is outside of the 25' stream setback area.

The project is seeking a waiver for the reduction in the spacing between principal buildings as noted in Section 60-500 (3) d. from the 30 foot distance to 28 feet. The site has an electrical line that crosses it with an easement that restricts buildings within the easement area. The resulting buildable window on the site is reduced beyond the rear yard setback required by the code and the resulting window does not allow for the standard 30 foot building width increment and the 15 foot width increment for the single sided building. The building heights will be less than 20 feet and will have metal siding.

If you have any questions, please let me know.

Very truly yours,

WRIGHT-PIERCE



Jan B. Wiegman, P.E.
Project Manager

JBW/
Enclosure

cc: Richard Raubeson

Application



Development Review Application

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



PROJECT NAME: Self Storage Facility

PROPOSED DEVELOPMENT ADDRESS: Center Street, Auburn, Maine

PARCEL ID#: 301-017- 2

REVIEW TYPE: Site Plan ☒ Site Plan Amendment ☐
Subdivision ☐ Subdivision Amendment ☐

PROJECT DESCRIPTION: Construction of 5 storage buildings and improvements associated with proposed development, including grading, access drives, drainage and utilities.

CONTACT INFORMATION:

Applicant

Name: Lake Superior Corporation
Address: 900 Center Street, Auburn
Zip Code 04210
Work #:
Cell #: 207-838-6210
Fax #:
Home #:
Email: rraubeson50@aol.com

Project Representative

Name: Wright-Pierce, Jan B. Wiegman, PE
Address: 99 Main Street, Topsham, ME
Zip Code 04086
Work #: (207) 725-8721
Cell #: (207) 576-0282
Fax #: (207) 729-8414
Home #:
Email: jan.wiegman@wright-pierce.com

Property Owner

Name: Lake Superior Corporation
Address: 900 Center Street, Auburn
Zip Code 04210
Work #:
Cell #: 207-838-6210
Fax #:
Home #:
Email:

Other professional representatives for the project (surveyors, engineers, etc.),

Name: AARC Surveyors
Address: PO Box 294, Auburn, ME
Zip Code 04212-0294
Work #: (207) 782-3685
Cell #: (207) 576-7013
Fax #:
Home #:
Email: gagnonjr@roadrunner.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	60,925	sq. ft.
Proposed Total Impervious Area	88,375	sq. ft.
Proposed Impervious Net Change	88,375	sq. ft.
Impervious surface ratio existing	0	% of lot area
Impervious surface ratio proposed	37.8	% of lot area

BUILDING AREA/LOT

COVERAGE

Existing Building Footprint	0	sq. ft.
Proposed Building Footprint	27,450	sq. ft.
Proposed Building Footprint Net change	27,450	sq. ft.
Existing Total Building Floor Area	0	sq. ft.
Proposed Total Building Floor Area	27,450	sq. ft.
Proposed Building Floor Area Net Change	27,450	sq. ft.
New Building	27,450	(yes or no)
Building Area/Lot coverage existing	N/A	% of lot area
Building Area/Lot coverage proposed	11.7	% of lot area

ZONING

Existing _____

Proposed, if applicable _____

LAND USE

Existing _____

Proposed _____

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units _____

Proposed Number of Residential Units _____

Subdivision, Proposed Number of Lots _____

PARKING SPACES

Existing Number of Parking Spaces _____

Proposed Number of Parking Spaces _____

Number of Handicapped Parking Spaces _____

Proposed Total Parking Spaces _____

ESTIMATED COST OF PROJECT

\$750,000

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	N/A	sq. ft.
Proposed Disturbed Area	79,860	sq. ft.
Proposed Impervious Area	88,855	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 created 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 _____ passenger car equivalents (PCE)
(Since July 1, 1997) _____ weekdays (pm): 7.3 trips

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) Sat: 11 trips _____ 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 zoning district.
 2. Parcel Area: 5.36 acres / 233,622 square feet(sf).
Regulations Required/Allowed Provided

Min Lot Area	<u>10,000 s.f.</u>	/	<u>233,622</u>	
Street Frontage	<u>100 ft.</u>	/	<u>100 ft. - center street</u>	
Min Front Yard	<u>25 ft.</u>	/	<u>25 ft. (min.)</u>	
Min Rear Yard	<u>35 ft.</u>	/	<u>35 ft. (min.)</u>	
Min Side Yard	<u>25 ft.</u>	/	<u>25 ft. (min.)</u>	
Max. Building Height	<u>45 ft.</u>	/	<u>20 ft. (max.)</u>	
Use Designation		/	<u>self storage</u>	
Parking Requirement	<u>1 space/ per</u>		<u>square feet of floor area</u>	<u>* To Be Determined</u>
Total Parking:	<u>TBD</u>	/	<u>4</u>	
Overlay zoning districts(if any):	<u>N/A</u>	/	<u>N/A</u>	<u>/</u>
Urban impaired stream watershed?	<u>YES/NO If yes, watershed name No</u>			

DEVELOPMENT REVIEW APPLICATION SUBMISSION

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

1. Full size plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed.
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.

L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's 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 Ordinances

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: <u>5-8-2015</u>
---	-----------------------

Right, Title or Interest

SECTION 2
TITLE, RIGHT OR INTEREST

2.0 Title, Right or Interest

The project site is currently made up of seven parcels owned by Richard Raubeson and Lake Superior Corporation. The project parcel is comprised of a series of land exchanges between Richard Raubeson and Lake Superior Corporation to obtain the final parcel configuration. The remaining land will be in two parcels owned by Richard Raubeson. The following Table 2.1 lists the parcels comprising the project site arranged by City of Auburn tax map and lot number and book and page references to the deeds recorded at the Androscoggin County Registry of Deeds:

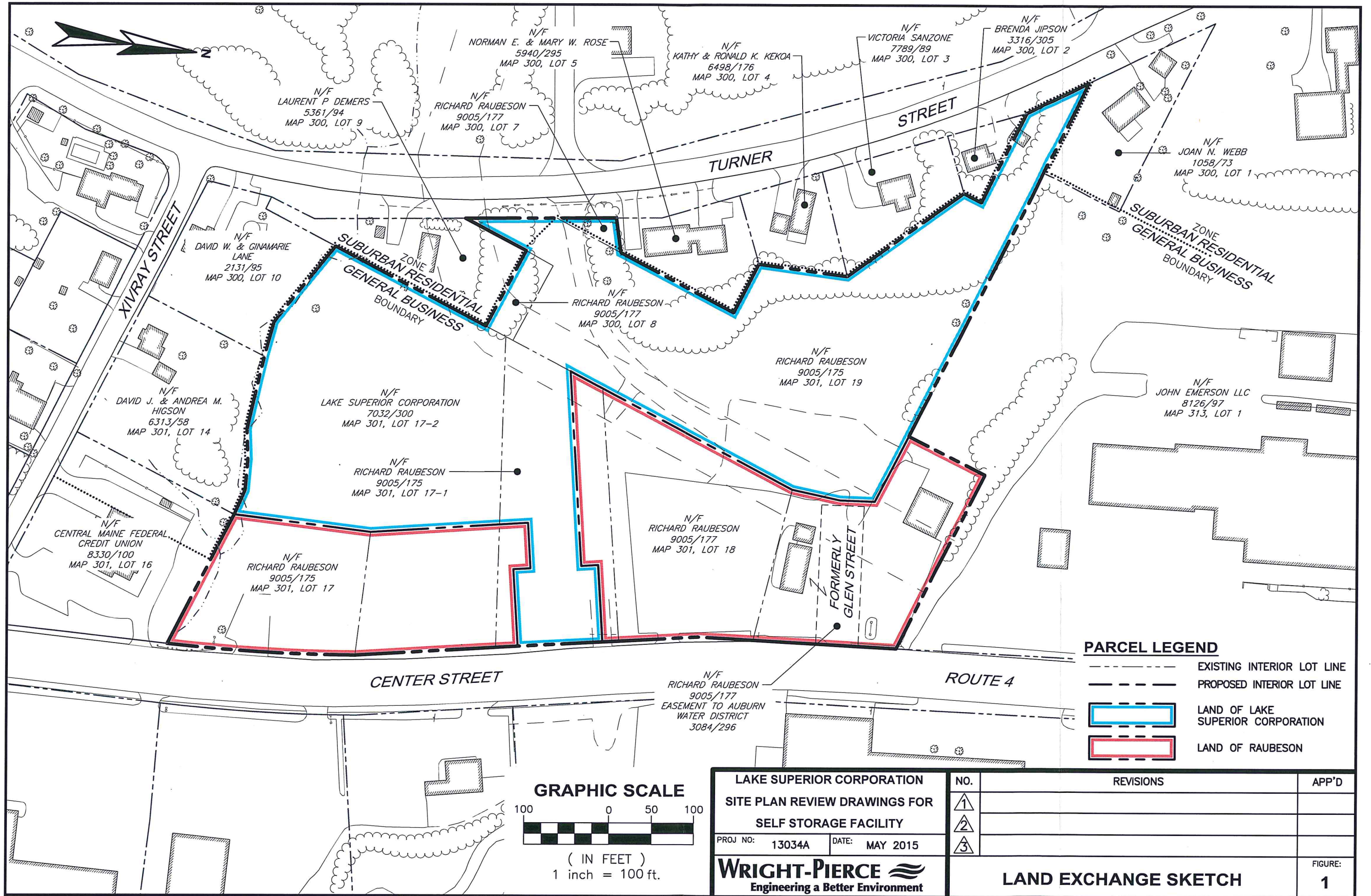
TABLE 2.1

Parcel Listing

Tax Map/Lot Number	Current Ownership	Deed References - Book/Page
301/17	Richard Raubeson	9005/175
301/17-1	Richard Raubeson	9005/175
301/17-2	Lake Superior Corporation	7032/300
300/8	Richard Raubeson	9005/177
300/7	Richard Raubeson	9005/177
301/18	Richard Raubeson	9005/177
301/19	Richard Raubeson	9005/175
(Glen Street)	Richard Raubeson	9005/177

Attached hereto are copies of the deeds and agreements referenced above.

Richard Raubeson is a shareholder in Lake Superior Corporation and will reconfigure the parcels to match the site as depicted on the site plan prior to starting the project. We have attached a Land exchange Sketch depicting the current and final site boundaries.



Lighting Plan

SECTION 6

SITE LIGHTING

3.0 Site Lighting

The site lighting will consist of full cut off LED fixtures mounted on poles and on the building. There will be two pole mounted fixtures along the entrance drive and the remainder of the site will be lit with building mounted lights that will be motion controlled. The proposed fixture information is included in this section.

CIMARRON LED

Cat.#

Job

Type



Approvals

SPECIFICATIONS

Construction:

- Stylish vertically finned die-cast solid top housing for maximum heat dissipation; Stops collection of unsightly debris from gathering on top of the housing
- Rugged lower die-cast aluminum heat sink accelerates thermal management and optimizes PCB and optical performance
- Separate optical and electrical compartment for optimum component operation
- One piece die cut silicone gasket ensures weather proof seal around each individual LED for IP65 rating
- Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA, recommended for Type III and Type IV distributions
- Stamped bezel provides mechanical compression to seal the optical assembly
- Complements the Hubbell Southwest series of outdoor fixtures
- Weight - 45.0 pounds, EPA - 1.3 ft²
- Suitable for applications requiring 3G testing prescribed by ANSI C136.31

Optics:

- Choice of 72 high brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions
- Auto optics designed for front row 1A and interior rows 2A (see distribution under ordering and page 2)
- CCT: 3000K (80 CRI), 4000K (70 CRI), 5000K (67 CRI), and turtle friendly Amber LED options
- CRI: 70

Electrical:

- Universal input voltage 120-277 VAC, 50/60 Hz
- Integral step-down transformer for 347V & 480V
- Ambient operating temperature -40° C to 40° C
- Automatic thermal self-protection
- Drivers have greater than 90% power factor and less than 10% THD
- Optional continuous dimming to 10% or dual circuitry available

- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- 1050 mA driver available with 90L configuration for increased lumen output
- LED electrical assembly, including PR devices, consumes no power in the 'off' state
- Field replaceable surge protection device provides 20KA and 10KV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3. The SPD is designed with a clamping voltage of 1600V at 20KA using industry standard 8/20µs waveform.

Controls:

- Drivers are 0-10V dimming standard. Photocell, occupancy sensor and wireless controls available for complete on/off and dimming control

Lumen maintenance:

- L90 at 60,000 hours (Projected per IESNA TM-21-11)

Installation:

- Two die-cast aluminum arm designs: The decorative arm offers a sleek upswept look while the straight arm follows the housing's contoured lines for continuity of style
- Fixture ships with arm installed for ease of installation and mounts to #2 drill pattern
- Wall bracket, mast arm fitter and pole accessories are also available allowing easy mounting for virtually any application

Finish:

- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

Warranty:

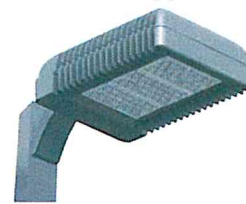
Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)

Listings:

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- Models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: <http://www.designlights.org/QPL>

- IDA approved • IP65

PRODUCT IMAGE(S)



90 LED 3/4 VIEW



30 LED

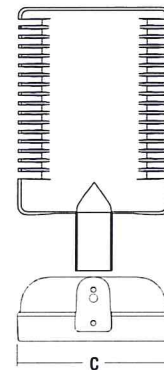
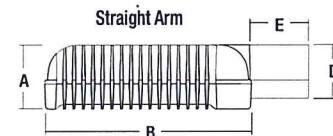
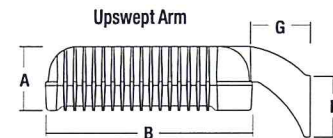


60 LED



90 LED

DIMENSIONS



A	B	C	D	E	F	G
6 3/4" 171mm	21 3/4" 552mm	16" 406mm	6 5/8" 168mm	6 5/16" 160mm	5 5/8" 143mm	6 1/8" 155mm

CERTIFICATIONS/LISTINGS



ORDERING INFORMATION SEE NEXT PAGE



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ORDERING INFORMATION ORDERING EXAMPLE: CL1-A-90LU-5K-3-DB-RPA3

CL1 - - - - -									
SERIES		NO. OF LEDS		VOLTAGE		CCT		DRIVE CURRENT	
CL1 Cimarron LED		90L 90 High brightness LEDs		U ³ Universal 120V-277V, 50/60 Hz		3K 3000K		Leave blank for 700mA (standard)	
		60L 60 High brightness LEDs		1 120V		4K 4000K		035 350mA Amber CCT only	
		30L 30 High brightness LEDs		2 208V		5K 5000K		105 1050 mA (use with 90L only for higher lumen output)	
				3 240V		AM ⁷ Amber (590 nm available for "Turtle Friendly" applications (consult factory)			
				4 277V					
				5 480V, 60 Hz					
				F 347V, 60 Hz					
				E ⁴ 220V, 50 Hz					
MOUNTING								COLOR	
A Arm mount construction (6" straight rigid arm included & acceptable for 90° configurations)								DB Dark Bronze	
AD Decorative arm mount const. (6" decorative upswept arm incl. & acceptable for 90° configurations)								BL Black	
MAF Mast arm fitter for mounting to standard 2 3/8" mast arm bracket, includes 6" straight rigid arm								WH White	
								GR Gray	
								PS Platinum Silver	
								RD Red (premium color)	
								FG Forest Green (premium color)	
								CC Custom Color	
				DISTRIBUTION					
				2 Type II					
				3 Type III					
				4 Type IV					
				5M Type V Medium					
				5S Type V Short					
				5W Type V Wide					
				2L Type II Rotated 90° left					
				3L Type III Rotated 90° left					
				4L Type IV Rotated 90° left					
				2R Type II Rotated 90° right					
				3R Type III Rotated 90° right					

ENERGY SAVING DATA

ENERGY DATA		LIGHT ENGINE	INPUT WATTS		LUMENS DELIVERED						DRIVERS
Power Factor	>.9		120V-277V	347V-480V	TYPE 2	TYPE 3	TYPE 4	TYPE 5M	TYPE 5S	TYPE 5W	CURRENT
Total Harmonic Distortion	<10%	30L-5K	70	87	6384	6164	6641	7108	6999	6619	2@700mA
		60L-5K	140	157	13300	12842	13125	13185	13675	12954	4@700mA
		90L-5K	210	227	19684	19006	19202	20592	19610	18973	6@700mA
		90L-5K-105	336	363	26974	25351	26548	25793	27445	25195	6@1050mA
		30L-4K	70	87	6089	6109	6104	6417	6439	6046	2@700mA
		60L-4K	140	157	11583	11468	12036	12038	12581	11807	4@700mA
		90L-4K	210	227	17143	16973	17648	18521	20220	17394	6@700mA
		90L-4K-105	336	363	23896	23912	24199	24583	25357	23128	6@1050mA
		30L-3K	70	87	4606	4668	4686	4858	4902	4601	2@700mA
		60L-3K	140	157	9013	9175	9216	9409	9461	8844	4@700mA
		90L-3K	210	227	13360	13601	13575	13923	14004	13902	6@700mA
		90L-3K-105	336	363	17645	17612	17469	17950	18271	17330	6@1050mA

AUTOMOTIVE DEALERSHIP OPTICS

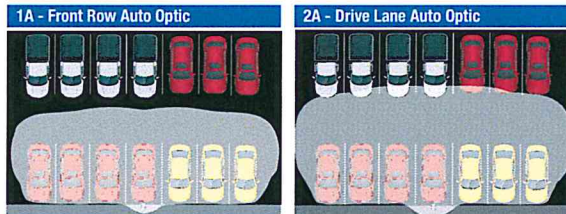
For Automotive Dealership applications Spaulding Lighting has developed two optics designed for enhanced and proper lighting of the auto dealership merchandise and the front row 1A and interior rows 2A (See CL1 distribution information for details)

Optic 1A

- Maximum illumination on front row display
- Maximum pole spacing

Optic 2A

- Excellent front row illumination and drive lane
- Optimal uniformity for drive lane and interior rows



ACCESSORIES SEE NEXT PAGE



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HUBBELL
Lighting

ACCESSORIES

Catalog Number	Description
SCP-REMOTE ³	Remote control for SCP option. Order at least one per project to program and control.

Catalog Number	Description
CR-RPA3-XX ¹	Round pole adapter for straight arm (3¼ - 3¾")
CR-RPA4-XX ¹	Round pole adapter for straight arm (3¾ - 4½")
CR-RPA5-XX ¹	Round pole adapter for straight arm (5")
CR-RPA6-XX ¹	Round pole adapter for straight arm (6")
CRD-RPA2-XX ¹	Round pole adapter for upswept arm (2¾ - 3½")
CRD-RPA3-XX ¹	Round pole adapter for upswept arm (3½ - 3¾")
CRD-RPA4-XX ¹	Round pole adapter for upswept arm (3¾ - 4½")
CRD-RPA5-XX ¹	Round pole adapter for upswept arm (5")
CRD-RPA6-XX ¹	Round pole adapter for upswept arm (6")
WB-CR-XX ¹	Wall bracket
TPLB-XX ¹	Twin parallel luminaire bracket
MAF-CL-XX ³	Horizontal mast arm fitter for 2 3/8" OD arm. Mounts to standard 6" arm (ordered with fixture)

1 Replace XX with color choice, eg.: DB for Dark Bronze

2 When ordering poles, specify Pole Drill Pattern #2

3 Fixture must include standard 6" arm

MOUNTING ACCESSORIES

Catalog Number	Description
ARM-CL-K-TA-XX ¹	Adjustable mounting arm for single fixture (2-3/8 tenon) – 5 lbs. 2.3 kgs.
ARM-CL-TK-TA-XX ¹	Adjustable mounting arm for two fixtures at 180° (2-3/8 tenon) – 7 lbs. 3.2 kgs.
ARM-CL-K-S-XX ¹	10" adjustable arm – .5 lbs. .05 kgs. – 5.75 lbs. 2.6 kgs.

1 Replace XX with color choice, eg.: DB for Dark Bronze

2 Fixture must include standard 6" straight arm

ARM-CL-K-TA-XX



ARM-CL-K-S-XX



TENON TOP POLE BRACKET ACCESSORIES

(2 3/8" OD tenon) (RSS version requires 4" round pole adapter)

Catalog Number	Description
SETA-XX ¹	Square pole tenon adapter (4 at 90 degrees)
RETA-XX ¹	Round pole tenon adapter (4 at 90 degrees)
TETA-XX ¹	Hexagonal pole tenon adapter (3 at 120 degrees)

1 Replace XX with color choice, eg.: DB for Dark Bronze

PHOTOCONTROL EQUIPMENT

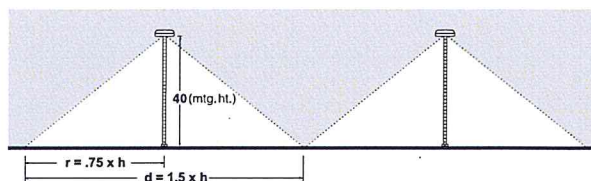
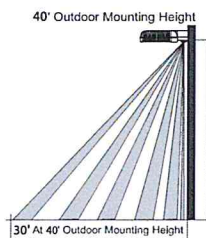
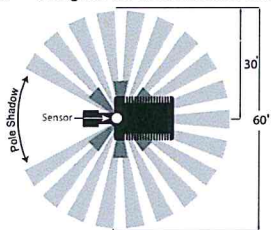
Catalog Number	Description
PTL-1	Photocontrol - twist-lock cell (120V)
PTL-8	Photocontrol - twist-lock cell (120-277V)
PTL-5	Photocontrol - twist-lock cell (480V)
PTL-6	Photocontrol - twist-lock cell (347V)
PSC	Shorting cap - twist-lock

CONTROLS – SCP and SCPW

- Start up delay from initial motion detection to fixture illumination is approximately 1-2 seconds

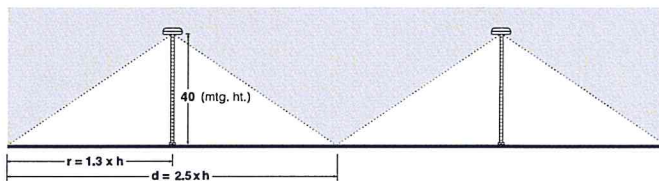
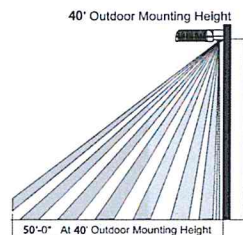
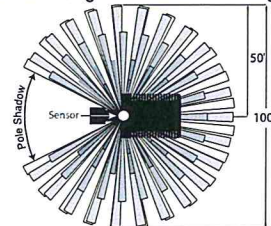
- Vehicle detection is possible however less reliable than human detection; Vehicle detection is dependent upon the following: rate of speed, mounting height of luminaire and vehicle temperature

SCP - Designed for intermediate coverage area

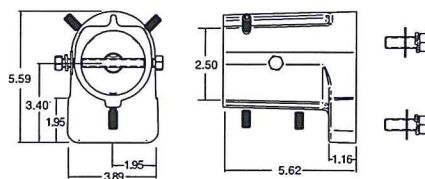


Note: Extreme heat or cold temperatures may limit detection.

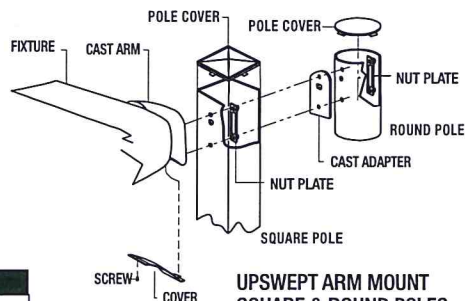
SCPW - Designed for widest coverage area



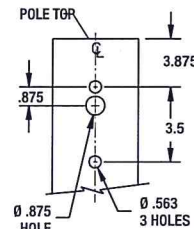
Note: Extreme heat or cold temperatures may limit detection.



MAF – HORIZONTAL MAST ARM FITTER



UPSWEPT ARM MOUNT
SQUARE & ROUND POLES



#2 DRILL PATTERN FOR POLES



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PERFORMANCE DATA

# OF LEDS	DRIVE CURRENT	SYSTEM WATTS	DIST. TYPE	5K (5000K nominal, 67 CRI)		4K (4000K nominal, 70 CRI)		3K (3000K nominal, 80 CRI)	
				LUMENS	LPW'	LUMENS	LPW'	LUMENS	LPW'
30	350mA	34w	2	3549	104	3161	93	2404	71
			3	3583	105	3191	94	2443	72
			4	3459	102	3081	91	2375	70
	525mA	53w	2	4935	93	4466	84	3420	65
			3	5062	96	4557	86	3452	65
			4	4887	92	4353	82	3352	63

Lumen values are from photometric tests performed at a NVLAP certified laboratory in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment, application and performance tolerances of the electrical components. Please consult IES files for BUG ratings.

ELECTRICAL DATA

# OF LEDES	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
30	1	350mA	120	34	0.29
			277	34	0.12
		525mA	120	53	0.45
			277	53	0.18

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE	LUMEN MULTIPLIER
0° C	1.02
10° C	1.01
20° C	1.00
25° C	1.00
30° C	1.00
40° C	0.99
50° C	0.98

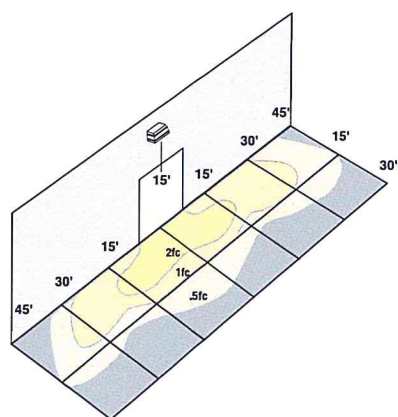
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

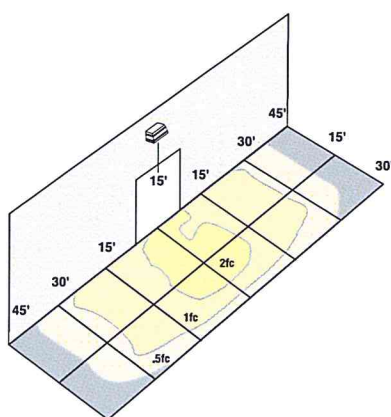
Ambient Temp.	OPERATING HOURS					L70 (hours)
	0	25,000	50,000	TM-21-11' 60,000	100,000	
25°C / 77°F	1.00	0.98	0.97	0.96	0.95	>774,000
40°C / 104°F	0.99	0.96	0.95	0.95	0.93	>625,000

1 Nichia 219B, 700mA, 85°C Ts, 10,000hrs
Data references the extrapolated performance projections for the TRP base model in 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

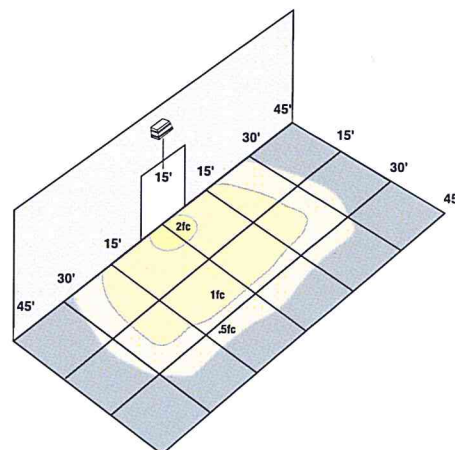
PHOTOMETRIC REPORTS



TYPE II



TYPE III



TYPE IV (Forward throw)



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TRP-SPEC 4/15

Ek 7032 Pg300 #1168
01-18-2007 @ 10:46a

WARRANTY DEED

CARLETON B. RING and **BARBARA P. RING**, husband and wife, both of Auburn, Maine, for consideration paid, grant to **LAKE SUPERIOR CORPORATION**, a Maine corporation with an address c/o Richard Raubeson, 900 Center Street, 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**, bounded and described as follows:

1. PARCEL.

A certain lot or parcel of land situated in the City of Auburn, County of Androscoggin, State of Maine, being bounded and described as follows:

Beginning on the apparent westerly sideline of Center Street at the southeasterly corner of land of Richard & Kathleen Raubeson (deed reference Book 5754, Page 322);

Thence South seven degrees twenty-four minutes West (S 7° 24' W), along the apparent westerly sideline of Center Street, about one hundred sixty-five (165) feet to a point that is twenty-five (25) feet northerly of an easterly projection of the northerly exterior face of the house retained by Carleton B. Ring and Barbara A. Ring;

Thence westerly, along land retained by said Rings on a line that is parallel with and twenty-five (25) feet northerly of, as measured perpendicular to, the northerly exterior face of said Rings' house, one hundred forty-five (145) feet;

Thence southerly, continuing along land retained by said Rings, about one hundred sixty-three (163) feet to the northeasterly corner of land now or formerly of Thomas Murphy (deed reference Book 5274, Page 90);

Thence westerly, along the northerly line of land of said Murphy and land now or formerly of David Lane (deed reference Book 2131, Page 95), about three hundred fifty (350) feet to the southeasterly line of land now or formerly of Laurent Demers (deed reference Book 5361, Page 94);

Thence northeasterly, along the southeasterly line of land of said Demers, about two hundred thirty-four (234) feet to the southwesterly corner of said land of Richard and Kathleen Raubeson (deed reference Book 5754, Page 322);

MAINE REAL ESTATE
TRANSFER TAX PAID

Thence South seventy-eight degrees eight minutes East (S 78° 08' E), along said southerly line of land of said Raubeson, three hundred fifty-nine and one tenth (359.1) feet to the point of beginning.

Said parcel contains about 2.4 acres.

All bearings refer to Magnetic North as observed on October 5, 1989 and as shown on a plan entitled "Plan of Land in Auburn for Dr. Carleton Ring", dated October 10, 1989, prepared by David Buker, PLS (unrecorded).

See attached Exhibit 1.

2. ACCESS EASEMENT.

Conveyed herewith is a fifty (50) foot wide access easement over said land retained by said Rings, running from Center Street to the above described Parcel. The southerly sideline of said easement runs along the southerly line of land retained by said Rings and along the northerly line of land now or formerly of William Wilding (deed reference 4042, Page 134) and land now or formerly of Nancy Leeman (deed reference Book 2140, Page 145).

This easement shall be for all purposes of a right of way to benefit the real estate of the Grantee described above and shall include, without limitation, the following:

- (1) the right of ingress and egress by foot and by vehicle of any sort whatever;
- (2) the right to construct, maintain, repair, grade, excavate, fill, pave and improve the full width of the right of way;
- (3) the right to install, construct, maintain, repair and replace within the right of way, both above and below ground, utility services to include, without limitation, facilities necessary or convenient for the transmission of electricity, gas, telephone communications, cable television, computer communications, sewerage, water and such similar services which are currently available or in the future may become available.

The easement is not limited to any current use of the property served by the easement but shall serve any lawful purpose to which said property may be put in the future.

3. GRADING RIGHTS.

There is also included herewith an easement for the reasonable rights to grade said land retained by the Rings, as may be needed from time to time as improvements are made to the parcel conveyed herein. Said easement is located

southerly of, adjacent to and within twenty-five (25) feet of the second course of the Parcel described above and easterly of, adjacent to and within thirty-five (35) feet of the third course of the above described Parcel.

4. EXCEPTIONS.

This conveyance is made subject to the following:

- (1) an easement granted to the Central Maine Power Co. by Herbert L. Wills, dated August 18, 1920 and recorded in the Androscoggin County Registry of Deeds in Book 299, Page 202;
- (2) a Notice of Layout and Taking dated August 24, 1962 and recorded November 8, 1962 by the State of Maine against Carleton B. Ring and Barbara P. Ring including slopes, drainage and other rights recorded in the Androscoggin County Registry of Deeds in Book 883, Page 64;
- (3) an easement dated April 7, 1972 and recorded in Book 1142, Page 63 from Barbara Ring and Carleton Ring to the Auburn Sewerage District; and
- (4) grading rights conveyed in the deed dated December 22, 2003 and recorded in Book 5754, Page 322 from Carleton B. Ring and Barbara P. Ring to Richard Raubeson and Kathleen Raubeson.

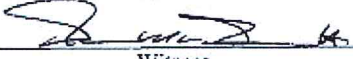
5. EXEMPTION FROM SUBDIVISION LAW.


Said land retained by said Rings has been retained by the Rings for their own use as a single-family residence which has been their principal residence for at least five (5) years immediately preceding the date hereof.

6. SOURCE OF TITLE.

Being a part of the premises described in the deed from Eugenia Cierpich Tufts to Barbara P. Ring and Carleton B. Ring dated March 27, 1959, and recorded in the Androscoggin County Registry of Deeds in Book 800, Page 387. All book and page references are to said registry of deeds.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 16th day of January, 2007.


Witness


Carleton B. Ring

to both
Witness


Barbara P. Ring

STATE OF MAINE
ANDROSCOGGIN, SS.

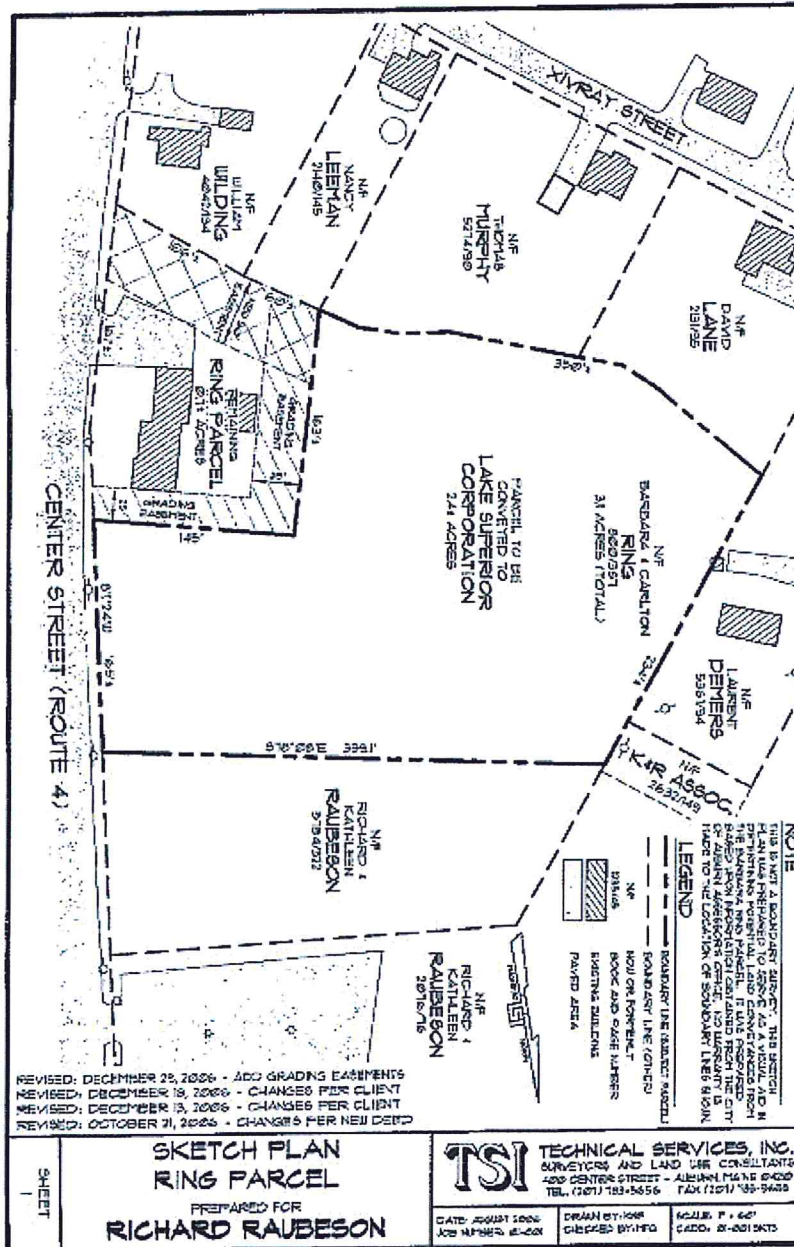
January 16, 2007

Then personally appeared the above-named Carleton B. Ring and Barbara P. Ring and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Ronald L. Bissonnette, Attorney at Law

EXHIBIT 1



ANDROSOGGIN COUNTY
Jno. A. Chavord
REGISTER OF DEEDS

15952

QUITCLAIM DEED WITH COVENANT

AUBURN WATER DISTRICT, a corporation duly chartered under the laws of the State of Maine and located in AUBURN, County of ANDROSCOGGIN, State of MAINE, for consideration paid, grants to K & R ASSOCIATES, a Maine general partnership with a mailing address of 900 Center Street, Auburn, Maine 04210, with QUITCLAIM COVENANTS, a certain lot or parcel of land in AUBURN, County of ANDROSCOGGIN, and State of MAINE, bounded and described as follows:

Beginning at the intersection of the southerly line of Glenn Street (also known as Glendale Street) and the westerly line of Center; thence westerly along the southerly line of Glenn Street which is also the northerly line of land conveyed by Kent Auto Center, Inc. to Richard Raubeson and Kathleen I. Raubeson by deed dated April 9, 1984 and recorded in Book 1713, Page 210 a distance of one hundred sixty-three (163) feet more or less to the easterly corner of Lot 31 on the Plan of Lakeside recorded in the Androscoggin County Registry of Deeds in Book of Plans, Vol. 2, Book 5, Page 197; thence northeasterly along the southeasterly terminus of Glendale Street as shown on said plan a distance of fifty (50) feet to the southerly corner of Lot 30 as shown on said plan at land of Richard and Kathleen Raubeson conveyed to them by deed from Frances M. Isaacson dated September 5, 1984 and recorded in Book 1755, Page 187; thence easterly by said Raubeson land being also the northerly line of Glenn Street a distance of one hundred forty-two (142) feet more or less to the westerly line of Center Street; thence southerly along said Center Street a distance of fifty (50) feet to the point of beginning.

Being a part of the premises described in the deed from Reuel W. Smith to the Auburn Water District by deed dated August 6, 1924 and recorded in Book 361, Page 99.

Subject to the rights of the City of Auburn by virtue of "Glendale Street" having been laid out by its Planning Board and accepted by its City Council as a street on April 17, 1950 recorded in Volume 16, Page 186 of the Records of the City Council.

EXCEPTING & RESERVING to the Auburn Water District an easement to maintain, repair and replace its water mains or pipes which run through Glenn Street from Turner Street to Center Street as presently located. Auburn Water District COVENANTS to discontinue the use of its water mains and pipes located in the above-described land and in other land of K & R Associates and of Kathleen Raubeson and Richard Raubeson (which water mains and pipes run from Turner Street to Center Street under said land) on or before 10 years from the date of this deed. The easement reserved herein shall terminate without need of further writing on the earlier of the discontinuance of the use of said water mains and pipes or the expiration of 10 years from the date of this deed.

IN WITNESS WHEREOF, the Grantor has set its hand and seal on this 19 day of JULY, 1993.

AUBURN WATER DISTRICT

David B. Harriman
Witness

By *Normand R. Lamie*
Normand R. Lamie
Its Superintendent and
General Manager

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, SS.

July 19, 1993

Then personally appeared the above-named Normand R. Lamie and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of said Auburn Water District.

Before me,

David B. Harriman
Notary Public/Attorney at Law
Print Name:
My Commission Expires:

SEAL

/dft/raube3

DAVID B. HARRIMAN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES 12/31/99

ATTEST:

Jeanine D. Ferguson
REGISTER OF DEEDS

2

93 JUL 21 PM 12:30

ANDROSCOGGIN, SS.
REGISTRY OF DEEDS

QUITCLAIM DEED
With Covenant

THAT, I, KATHLEEN I. RAUBESON, of Cape Elizabeth, County of Cumberland and State of Maine in consideration of one dollar and other valuable consideration paid by RICHARD K. RAUBESON whose mailing address is 8 Salt Spray Lane, Cape Elizabeth, Maine 04107, the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey and forever quitclaim unto the said Richard K. Raubeson, his heirs and assigns forever, the following described real estate:

(a) Land and buildings located at 864 Center Street, Auburn, County of Androscoggin, State of Maine, more particularly described in the deed from Carleton B. Ring and Barbara P. Ring to Richard K. Raubeson and Kathleen I. Raubeson dated September 2010 and recorded in the Androscoggin County Registry of Deeds in Book 8017, Page 216.

(b) Land and buildings located at 900 Center Street, Auburn, County of Androscoggin, State of Maine, more particularly described in two deeds to Richard K. Raubeson and Kathleen I. Raubeson, one from Frances M. Isaacson dated September 5, 1984 and recorded in the Androscoggin County Registry of Deeds in Book 1755, Page 187, and the other from Harold B. Hallock dated April 14, 1987 and recorded in said registry in Book 2076, Page 76.

(c) Land and buildings located on Center Street, Auburn, County of Androscoggin, State of Maine, more particularly described in the deed from Carleton B. Ring and Barbara P. Ring to Richard K. Raubeson and Kathleen I. Raubeson dated December 22, 2003 and recorded in the Androscoggin County Registry of Deeds in Book 5754, Page 322.

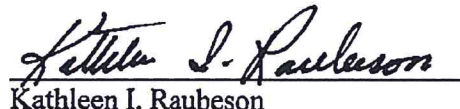
Reference is made to *Raubeson v. Raubeson*, Maine District Court, Division of Southern Cumberland, Docket No. FM-2012-691.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging to the said Richard K. Raubeson, his heirs and assigns forever.

AND I do covenant with the said Grantee, his heirs and assigns, that I shall and will warrant and defend the premises to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under me.

IN WITNESS WHEREOF, I, the said Kathleen I. Raubeson, have hereunto set my hand and seal this 22 day of September, 2014.


Witness


Kathleen I. Raubeson

NO MAINE R.E. 7-1
TRANSFER TAX PAID

State of Maine
Cumberland, ss.

~~September~~
May ~~22~~ 2014

Personally appeared the above-named Kathleen I. Raubeson and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public / Attorney at Law Susan Bixby, Esq.

Print Name: _____

My Commission Expires: _____

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

QUITCLAIM DEED
With Covenant

THAT, K & R Associates, a Maine partnership with an address of 900 Center Street, Auburn, Maine, in consideration of one dollar and other valuable consideration paid by RICHARD K. RAUBESON whose mailing address is 8 Salt Spray Lane, Cape Elizabeth, Maine 04107, the receipt whereof does hereby acknowledge, does hereby remise, release, bargain, sell and convey and forever quitclaim unto the said Richard K. Raubeson, his heirs and assigns forever, the following real estate located in Auburn, County of Androscoggin, and State of Maine, bounded and described as follows:

(a) Land with any improvements thereon located between Turner Street and Center Street and being more particularly described in the deed from Frances M. Isaacson to K & R Associates dated November 27, 1990 and recorded in Book 2632, Page 147;

(b) Land with any improvements thereon located between Turner Street and Center Street and being more particularly described in the deed from Richard K. Raubeson and Kathleen I. Raubeson to K & R Associates dated November 28, 1990 and recorded in Book 2632, Page 149;

(c) Land with any improvements thereon located on the westerly side of Center Street and being more particularly described in the deed from Carleton B. Ring and Barbara P. Ring to K & R Associates dated October 30, 1989 and recorded in Book 2500, Page 29; and

(d) Land with any improvements thereon located on the westerly side of Center Street, said land being formerly referred to as Glenn Street, and being more particularly described in the deed from Auburn Water District to K & R Associates dated July 19, 1993 and recorded in Book 3084, Page 295.

All book and page references refer to the records of the Androscoggin County Registry of Deeds. This deed is given pursuant to a divorce decree in the matter of *Raubeson v. Raubeson*, Maine District Court, Division of Southern Cumberland, Docket No. FM-2012-691.

IN WITNESS WHEREOF, the partners of K & R Associates have executed this deed as of the 15th day of May, 2014.

Susan B. J.
Witness

Ray Z...
Witness

K & R Associates

By: Kathleen I. Raubeson
Kathleen I. Raubeson, Partner

and By: Richard K. Raubeson
Richard K. Raubeson, Partner

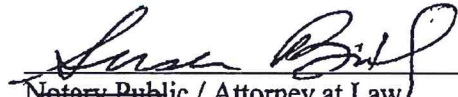
NO MAINE R.E.
TRANSFER TAX PAID

State of Maine
Cumberland, ss.

September
May 22, 2014

Personally appeared the above-named Kathleen I. Raubeson and acknowledged the foregoing instrument to be her free act and deed.

Before me,

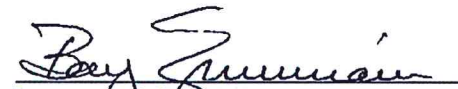

Notary Public / Attorney at Law
Print Name: Susan Bixby
My Commission Expires: _____

State of Maine
Cumberland, ss.

September
May 15th, 2014

Personally appeared the above-named Richard K. Raubeson and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public / Attorney at Law
Print Name: Barry Zimmerman
My Commission Expires: _____

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

Technical and Financial Capacity

SECTION 3

FINANCIAL AND TECHNICAL CAPACITY

3.0 Financial capacity

The construction of the site work and buildings will be financed by Lake Superior Corporation and is currently being finalized.

3.2 Technical capacity

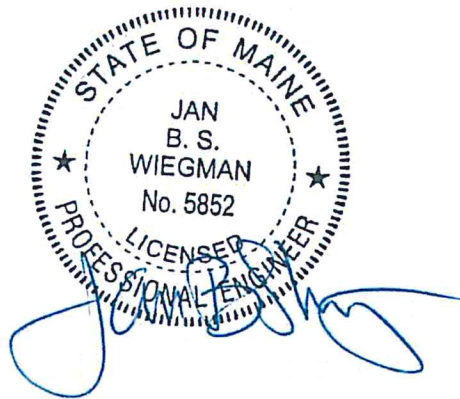
Lake Superior Corporation has engaged a group of professionals to design the project including Wright-Pierce engineers for the site planning , AARC Land Surveyors for the boundary survey and Jones Associates for the natural resource delineation.

Stormwater and Erosion Control Plan

**LAKE SUPERIOR CORPORATION
STORMWATER MANAGEMENT PLAN**

**FOR
SELF-STORAGE FACILITY
CENTER STREET, AUBURN, ME**

MAY 8, 2015



Prepared By:

**Wright-Pierce
99 Main Street
Topsham, Maine 04086**

**Phone: 207-725-8721
Fax: 207-729-8414**

STORMWATER MANAGEMENT PLAN
LAKE SUPERIOR CORPORATION
SELF-STORAGE FACILITY
CENTER STREET, AUBURN, MAINE

INTRODUCTION

Lake Superior Corporation is proposing to construct a self-storage facility on a parcel of land situated between Center Street and Turner Street. The 5.36 acre site is currently undeveloped and the proposed project will disturb 4.8 acres.

EXISTING CONDITIONS

Currently, the majority of the undeveloped site is a grassed area with woods covering the remainder of the site. The site generally slopes from higher areas in the western portion of the site to lower areas in the eastern portions of the site. Stormwater flows from west to east across the site and eventually flows into a storm drainage system in Center Street. Some of the site's runoff is collected in a wetland located on the southern portion of the site that drains into a unnamed stream that crosses Center Street and is tributary to Bobbin Mill Brook. Bobbin Mill Brook is a tributary of the Androscoggin River.

Soils mapping and characteristics were obtained from the Medium Intensity Soil Survey for Androscoggin County. As indicated on the attached soils map the primary hydrological soils group covering the site is Group C with some areas covered by Group B and Group D.

PROPOSED CONDITIONS

The proposed self-storage facility will consist of five storage buildings, paved access drives and various site improvements including the creation of stormwater management infrastructure. The proposed development will disturb 4.8 acres of developed land, which includes 2.03 acres of impervious area. The majority of the surface runoff from the development will be directed to a wet

pond located on the southerly portion of the site where the collected runoff will be treated and conveyed to the wetland on the southerly portion of the site. Runoff from the access drive will flow into underdrained soil filter located on the easterly portion of the site where the collected runoff will be treated and conveyed to the existing storm drainage system in Center Street.

REGULATORY REQUIREMENTS

The City of Auburn Site Plan Review Ordinance, Section 14 requires that the stormwater runoff from the site shall be managed in accordance with Maine Department of Environmental Protection's (MDEP) regulations outlined in Chapter 500 and 502. The proposed development will disturb more than one acre of land and will create more than one acre of pavement, and as a result the development must comply with MDEP's Basic and General Standards. These standards provide specific design criteria for water quality treatment.

WATER QUALITY TREATMENT

As previously mentioned, the majority of stormwater runoff from the development will be collected in a wet pond situated on the southerly portion of the site. Runoff from the access drive will be collected in the underdrained soil filters located on the easterly portion of the site.

The wet pond was designed in accordance to the MDEP's BMP Technical Design Manual. The design criteria for the wet pond requires that permanent pool volume must capture 1.5" of rainfall from the subcatchments impervious area and 0.6" of rainfall from the vegetated area of the watershed, and the channel protection volume must treat 1.0" of rainfall from the subcatchments impervious area and 0.4" of rainfall from the vegetated area of the watershed.

Similarly each underdrained soil filter basins was designed in accordance with MDEP's BMP technical Design Manual which states that the volume within the basin must capture and treat 1.0" of rainfall from the subcatchments impervious area and 0.4" of rainfall from the vegetated area of the watershed. Additionally, each basin is designed to store the treatment volume at a depth of 1.0 feet or less and water above that depth will be drained directly to the outlet control structures, through an existing ditch and into the storm drain system in Center Street.

The following tables outline the contributing areas draining into each treatment system and a comparison of the required treatment volumes versus the treatment volumes provided in the wet pond and the underdrained soil filters:

CONTRIBUTING AREAS

Treatment System	Contributing Areas (SF)	
	<i>Developed Area</i>	<i>Impervious Area</i>
Wet Pond	57,380	80,154
USF1	7,182	3,330
USF2	6,508	3,330

WET POND TREATMENT VOLUMES

Treatment System	Permanent Pool Volume Required (CF)	Permanent Pool Volume Provided (CF)	Channel Protection Volume Required (CF)	Channel Protection Volume Provided (CF)
Wet Pond	12,888	28,157	8,592	20,882

UNDERDRAINED SOIL FILTER TREATMENT VOLUMES

Treatment System	Treatment Volumes (CF)	
	<i>Required</i>	<i>Provided</i>
USF1	517	600
USF2	494	600

The treatment systems on the site will capture the runoff from 88,374 square feet of impervious area. Only 1,560 square feet of impervious area will not be captured, making for the percentage of impervious area treated at 98%. The general standards require that 95% of the new impervious surface be treated; this site will meet that standard.

The total developed area is 83,819 square feet and the treatment systems will capture and treat 71,070 square feet of this area making for a treatment percentage of 84 %. The general standards require that 80% of the developed area be treated, this site meets the standard.

WET POND SPILLWAY PERFORMANCE

Chapter 4 of MDEP's BMP Technical Manual requires that a spillway be designed to independently convey the runoff from at least the 25 year, 24 hour storm while maintaining at least 1 foot of freeboard between the peak water surface elevation and the tip of the embankment crest. Additionally the spillway must safely convey the 100 year storm without overtopping the embankment. The following table documents the wet pond's spillway performance:

WET POND SPILLWAY PERFORMANCE

<i>Storm Event</i>	<i>Water Surface Elevation</i>	<i>Crest Elevation</i>	<i>Freeboard (FT)</i>
10yr	236.1	238.5	2.4
25yr	236.3	238.5	2.2
100yr	236.6	238.5	1.9

CONCLUSION

By incorporating various treatment methods and measures runoff from the proposed development will receive treatment that meets the Basic and General Standards.

SOILS MAP

FIGURE:
1

NO.	1
NO.	2
NO.	3

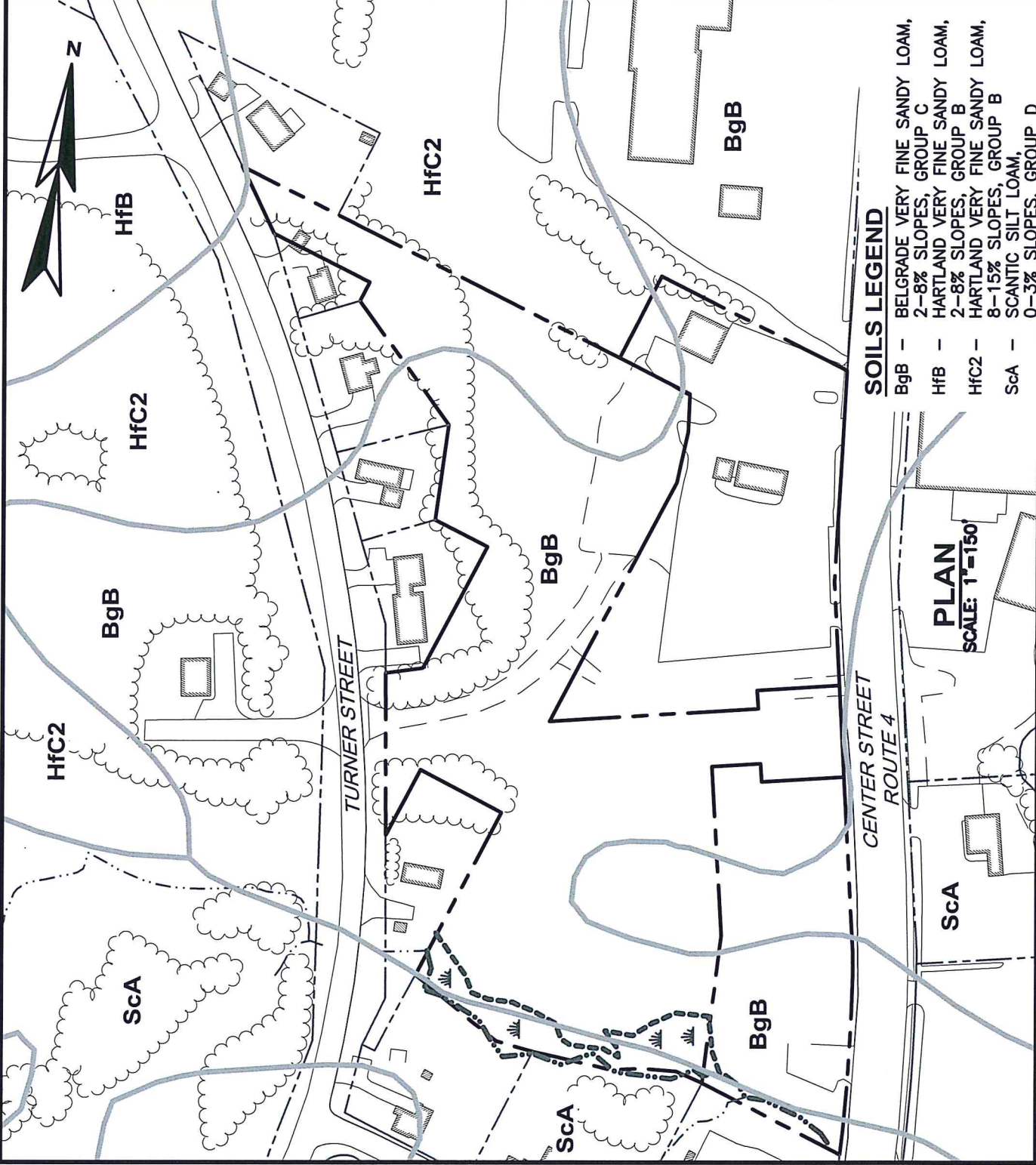
REVISIONS

APP'D

SOILS LEGEND

- BgB - BELGRADE VERY FINE SANDY LOAM, 2-8% SLOPES, GROUP C
- HfB - HARTLAND VERY FINE SANDY LOAM, 2-8% SLOPES, GROUP B
- HfC2 - HARTLAND VERY FINE SANDY LOAM, 8-15% SLOPES, GROUP B
- ScA - SCANTIC SILT LOAM, 0-3% SLOPES, GROUP D

PLAN
SCALE: 1"=150'



Stormwater Treatment Area Summary Lake Superior Corporation Self-Storage Facility Center Street, Auburn, Maine		
	SF	AC
Disturbed Area (Total)	209,249	4.80
Wet Pond		
Pavement/Building	77,660	1.78
Gravel	2,494	0.06
Developed	57,380	1.32
Sub-Total	137,534	3.16
Underdrained Soil Filter 1		
Pavement	3,330	0.08
Developed	7,182	0.16
Sub-Total	10,512	0.24
Underdrained Soil Filter 2		
Pavement	3,330	0.08
Developed	6,508	0.15
Sub-Total	9,838	0.23
Untreated Pavement	1,560	0.04
Disturbed Area (restored)	37,056	0.85

Stormwater Treatment Summary Lake Superior Corporation Self-Storage Facility Center Street, Auburn, Maine			
	SF	AC	%
Total Impervious Area	88,374	2.03	
Total Impervious Area Treated	86,814	1.99	98.23
Total Impervious Area Untreated	1,560	0.04	
Total Developed Area	83,819	1.92	
Total Developed Area Treated	71,070	1.63	84.79
Total Developed Area Untreated	12,749	0.29	

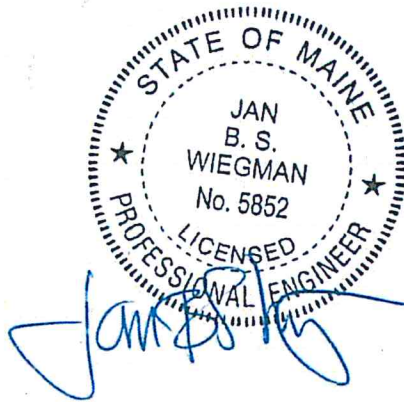
Lake Superior Self-Storage Facility, Auburn, ME: Wet Pond Treatment Summary									
Treatment System	Areas		Permanent Pool Volume				Channel Protection Volume		
	New Dev. Area (SF)	New Imp. Area (SF)	Dev. Treatment Vol. Req. (CF) = Dev. Area x 0.6"	Imp. Treatment Vol. Req. (CF) = Imp. Area x 1.5"	Total Permanent Pool Volume	Dev. Treatment Vol. Req. (CF) = Dev. Area x 0.4"	Imp. Treatment Vol. Req. (CF) = Imp. Area x 1.0"	Total Channel Protection Volume	
	57,380	2,494	2,869	10,019	12,888	1,913	6,680	8,592	
Wet Pond		77,660							

Lake Superior Self-Storage Facility, Auburn, ME						
Underdrained Soil Filter Basin Treatment Summary						
Treatment System	New Dev. Area (SF)	New Imp. Area (SF) Porous/Imp.	Dev. Treatment Vol. Req. (CF) = Dev. Area x 0.4"	Imp. Treatment Vol. Req. (CF) = Imp. Area x 1"	Total Treatment Vol. Req. (CF)	Treatment Vol. Provided (CF)
USF1 Filter Basin Road (S)	7,182	3,330	239	278	517	600
USF2 Filter Basin Road (N)	6,508	3,330	217	278	494	600

LAKE SUPERIOR CORPORATION
EROSION AND SEDIMENTATION CONTROL PLAN

FOR
SELF-STORAGE FACILITY
CENTER STREET, AUBURN, ME

MAY 8, 2015



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EROSION AND SEDIMENTATION CONTROL PLAN

**Lake Superior Corporation
Self-Storage Facility
Center Street
Auburn, Maine**

INTRODUCTION

This Erosion and Sedimentation Control Plan (hereafter referred to as "this plan") has been developed to provide a strategy to prevent unreasonable erosion of soil and sediment transport beyond the project site or into a protected natural resource. These strategies apply to the proposed development immediately prior to soil disturbing activities on the site and shall remain in place until the site is permanently stabilized.

The information presented in this plan is provided as an overview of the anticipated measures to be used on this site. In some instances, additional measures may be required due to unexpected conditions that arise during construction. Also, specific detail on the application of a recommended practice for an unexpected instance may not be covered in this plan. For additional detail on any of the erosion and sedimentation control measures discussed in this plan or for further recommendations of applicable practices, refer to the "Maine Erosion and Sedimentation Control BMP" manual published by the Maine Department of Environmental Protection (MDEP) dated March 2003, as revised.

1.0 PLAN IMPLEMENTATION PHASES

Generally, the implementation of this plan occurs in three distinct phases as described below.

1.1 Pre-construction phase

Prior to the beginning of any construction, perimeter sediment barriers (i.e. silt fence, erosion control mix berm, etc...) shall be installed at, or just below, the limits of clearing or grubbing, and/or just above any adjacent property line or protected natural resource. 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.

1.2 Construction phase

Areas undergoing actual construction shall only expose that amount of mineral soil necessary for progressive and efficient site construction. Any area that has been disturbed and is not "permanently stabilized" (as described by this plan) shall be considered "open." Open areas shall be protected and stabilized with temporary erosion and sedimentation control measures as shown on the development plans and as described within this plan.

Preparation for winter stabilization applies to some disturbed areas that are open on or after September 15 of the construction season (refer to the Winter Construction Section of this plan, Paragraph B – Overwinter Stabilization Timeframe). Any areas that remain open after November 1 or new soil disturbance that occurs after November 1, but before April 15, must be protected by additional measures as described in the Winter Construction section of this plan. The recommendations outlined in the Winter Construction section of this plan shall supersede other conflicting recommendations.

1.3 Post-construction phase

Once the site has reached permanent stabilization, remove any temporary sediment control measures, such as silt fence, within 30 days. All accumulated sediment/debris in the permanent stormwater management system, ditches, swales, paved surfaces, and/or any other location that has accumulated sediment/debris during construction shall be removed and disposed of in an approved manner.

2.0 PERMANENT STABILIZATION

The strategies outlined in this plan shall be in effect until the site reaches permanent stabilization. Newly seeded or sodded areas must be protected from vehicle traffic, excessive pedestrian traffic, and concentrated runoff until the vegetation is well established. If necessary, areas must be seeded and mulched again if germination is sparse, plant coverage is spotty, or topsoil erosion is evident. The following list defines permanent stabilization for applicable situations.

- 2.1 **Seeded Areas:** For seeded areas, permanent stabilization means a 90% cover of vigorous perennial growth with no evidence of washing or rilling of the topsoil.
- 2.2 **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.
- 2.3 **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 approved application rates and limitations.
- 2.4 **Riprap:** For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an appropriate backing of well-graded gravel or approved geotextile to prevent soil movement from behind the riprap.
- 2.5 **Paved Areas:** For paved areas, permanent stabilization means the placement of compacted gravel subbase is completed.
- 2.6 **Ditches, channels, and swales:** For open channels, permanent stabilization means the channel is stabilized with a 90% cover of vigorous perennial growth, a well-graded riprap lining, or with another non-erosive lining such as specified. There must be no evidence of slumping of the channel lining, undercutting of the channel banks, or down-cutting of the channel.

3.0 TEMPORARY EROSION AND SEDIMENTATION CONTROL BMPS

The placement/use of the following erosion and sedimentation control measures shall be in accordance with the "Maine Erosion and Sedimentation Control BMP" manual published by the Maine Department of Environmental Protection (MDEP) dated March 2003, as revised.

3.1 Sediment Barriers

Prior to the beginning of any construction, sediment barriers (i.e. silt fence, erosion control mix berms, etc...) shall be installed across the slope(s), on the contour, at or just below the limits of clearing or grubbing, and/or just above any adjacent property line or watercourse to protect against construction related erosion. Sediment barriers shall be maintained until all tributary open areas have been permanently stabilized. The following are recommended perimeter sediment barriers:

- **Silt fence:** Shall be installed per the detail on the plans. The effective height of the fence shall not exceed 36 inches. It is recommended that silt fence be removed by cutting the fence materials at ground level so as to avoid additional soil disturbance.
- **Staked hay bales:** Shall be installed per the detail on the plans. Bales shall be wire-bound or string-tied and these bindings must remain parallel with the ground surface during installation to prevent deterioration of the bindings. Bales shall be installed within a minimum four (4) inch deep trench line with ends of adjacent bales tightly abutting another.
- **Erosion control mix berm:** Shall be installed per the detail on the plans. The mix shall consist primarily of organic material and contain a well-graded mixture of particle sizes. The mix must meet the most recent composition specifications published by the MDEP. No trenching is required for installation of this barrier.

3.2 Surface Stabilization

All disturbed areas that will not be worked for more than 7 days shall be protected and stabilized with mulch or other non-erodable cover. Areas located within 75 feet of a wetland or waterbody must be protected and stabilized within 48 hours of the initial disturbance of the soil or prior to any storm event, whichever comes first. Areas that have been seeded (temporary or permanent) shall be stabilized immediately. The following are recommended practices for surface stabilization:

- **Hay or straw Mulch:** Organic mulches including hay and straw need to be air-dried, free of undesirable seeds and coarse materials. Application rate shall be 2 bales (70-90 lbs) per 1000 square feet or 1.5 to 2 tons (90-100 bales) per acre. This type of mulch must be anchored with a tackifier amendment and/or via physical means (i.e. vehicle tracking, jute netting, etc...) to avoid displacement by wind or water.
- **Erosion control mix:** Erosion Control Mix can be manufactured on or off the site. It is composed primarily of shredded bark, stump grindings, composted bark, or other acceptable products based on a similar raw source. The mix must meet the most recent composition specifications published by the MDEP. The mix shall be placed evenly and must provide 100% soil coverage. Erosion control mix shall be applied such that the thickness on slopes 3:1 or less is 2 inches plus ½ inch per 20 feet of slope up to 100 feet. The thickness on slopes between 3:1 and 2:1 is 4 inches plus ½ inch per 20 feet of slope up to 100 feet. This shall not be used on slopes greater than 2:1.
- **Erosion control blankets:** Erosion Control Blankets are used on steep slopes (greater than 3H:1V) and also areas that will receive concentrated stormwater flows. Blankets aid in controlling erosion on disturbed soils and critical areas during the establishment period of vegetation. Various forms of erosion control blankets are commercially available, each with different advantages for different applications. The type of blanket to be used for individual applications shall be as indicated on the development plan set or via the use of an approved equivalent blanket. In all applications, the blanket manufacturer's specifications and installation methods shall be referenced and adhered to.

3.3 Soil Stockpiles

All topsoil shall be stockpiled for future use on the project at a stable location on-site. Structural measures, such as sediment barriers, may be warranted for additional sediment control of the stockpile areas. Stockpiles of soil or subsoil shall be mulched with hay or

commence immediately following initial fine grading of the site. In sensitive areas (within 75 feet of protected natural resources) temporary mulch must be applied within 48 hours or prior to any storm event on all disturbed surfaces. It shall be maintained and reseeded, as necessary, to ensure good vegetative cover for the entire duration of construction. Seed will be selected from the following table (Table 1 - Temporary Seed Mixture) according to the time of year or via an approved equivalent method.

**TABLE 1
TEMPORARY SEED MIXTURE**

Seed	Lbs./Acre	Lbs./1000s.f.	Recommended Seeding Date
Winter Rye	112	2.6	8/15 thru 10/1
Oats	80	1.8	4/1 thru 7/1 8/15 thru 9/15
Annual Ryegrass	40	0.9	4/1 thru 7/1
Sudangrass	40	0.9	5/15 thru 8/15
Perennial	40	0.9	8/15 thru 9/15

Note:

1) Some tree and shrub species may be desirable for sites primarily covered with sand and gravel. These methods shall be approved by the appropriate regulatory authority prior to use.

4.2 **Permanent Vegetation**

Revegetation measures shall commence immediately upon completion of final grading of areas to be loamed and seeded. Revegetation measures shall consist of the following:

4.2.1 **Seedbed Preparation**

- Four (4) inches of loam will be spread over disturbed areas and smoothed to a uniform surface. Loam shall be free of subsoil, clay lumps, stones and other objects over 2" in any dimension, and without weeds, roots or other objectionable material.
- Soil tests shall be taken at the time of soil stripping to determine fertilization requirements. Soil tests shall be taken promptly as to not interfere with the 7-day limit on soil exposure (48-hours adjacent to a protected natural resource). Based upon test results, soil amendments shall be incorporated into the soil prior to final seeding. In lieu of soil tests, soil amendments may be applied as shown below in Table 2:

**TABLE 2
RECOMMENDED SOIL AMENDMENTS**

Item	Application Rate
10-20-20 Fertilizer (N-P205-K20 or equal)	18.4lbs./1,000 s.f.
Ground Limestone (50% calcium and magnesium oxide)	138-lbs./1,000 s.f.

- Work lime and fertilizer into the soil as nearly as practical to a depth of four (4) inches with proper equipment. Roll the area to firm the seedbed except on clay, silty soils or coarse sand.

4.2.2. Application of Seed

- **Seeding:** The seed mixture shown below in Table 3 shall be utilized for permanent seeding applications. Alternate seed mixtures may be utilized as approved. Refer to Appendix A of the MDEP Erosion and Sedimentation Control BMP manual for additional seed mixture options.

**TABLE 3
PERMANENT SEED MIXTURE**

Seed Type	Application Rate
Creeping Red Fescue	0.46 lbs/1,000 s.f. (20 lbs/acre)
Red Top	0.05 lbs/1,000 s.f. (2 lbs/acre)
Tall Fescue	0.46 lbs/1,000 s.f. (20 lbs/acre)
Total:	0.97 lbs/1,000 s.f. (42 lbs/acre)

- **Hydroseeding:** Shall be conducted on prepared areas as described above. Hydroseeding shall not be done on slopes steeper than 2H:1V. Lime and fertilizer may be applied simultaneously with the seed. Recommended seeding rates must be increased by 10% when hydroseeding.
- **Surface Stabilization:** Mulching or other approved surface stabilization methods shall commence immediately after seed is applied. Refer to the surface stabilization section of this plan for more information.

4.2.3. Sodding

Following seedbed preparation, sod can be applied in lieu of seeding in areas where immediate vegetation is most beneficial such as ditches, around stormwater drop inlets and areas of aesthetic value. Sod should be laid at right angles to the direction of flow starting at the lowest elevation. Sod should be rolled or tamped down to even out the joints once laid down. Where flow is prevalent the sod must be properly anchored down. Irrigate the sod immediately after installation. In most cases, sod can be best established between April 1 and November 15 of the construction year.

5. WINTER CONSTRUCTION

The winter construction period is from November 1 through April 15. If the construction site is not permanently stabilized by November 15 then the site needs to be protected with over-winter stabilization.

Winter excavation and earthwork shall be completed such that no more than 1 acre of the site is without stabilization at any one time. Limit the exposed area to those areas in which work is expected to be under taken during the proceeding 15 days and 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 areas or the areas of future loam and seed have been loamed, seeded and mulched.

Any added measures, which may be necessary to control erosion/sedimentation from the site dependent upon the actual site and weather conditions, must be installed. 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.

5.1. **Winter Construction Bmp Adjustments**

1. **Sediments Barriers:**

During frozen conditions, sediment barriers shall consist of erosion control mix berms as frozen soil prevents the proper installation of hay bales and silt fences.

2. **Mulching:**

Between the dates of November 1 and April 15, all mulch shall be anchored by either mulch netting, asphalt emulsion chemical, track or weed cellulose fiber. When the ground surface is not visible through the mulch then cover is sufficient. After November 1st, mulch and anchoring of all exposed soil shall occur at the end of each final grading workday.

- **Open Surfaces (flatter than 8%):** 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 square feet or 1.5 tons/acre) and shall be properly anchored. Mulch shall not be spread on top of snow. The snow will be removed down to one-inch depth or less prior to application. After each day of final grading, the area will 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 through the mulch.

- **Open Slopes (8% or steeper) and Drainage Ways:** Slopes shall not be left exposed for any extended time of work suspension unless fully mulched and anchored with netting or erosion control blankets. Mulching shall be applied at a rate of 230-lbs/1,000 square feet on all slopes steeper than 8%. Mulch netting shall be used to anchor mulch in all drainage ways with a slope steeper than 3% for slopes exposed to direct winds and for all other slopes steeper than 8%. Erosion control blankets shall be used in lieu of mulch in all drainage ways. Erosion control mix can be used to substitute erosion control blankets on slopes that do not exceed 2H:1V. In this case, the erosion control mix shall be spread out, not placed in a berm as it is installed as a sedimentation barrier.

3. **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 square feet (3 tons per acre) or with a four-inch layer of wood waste erosion control mix. This will be done within 24 hours of stocking and re-established prior to any rainfall or snowfall. Any soil stockpile will not be placed (even covered with hay or straw) within 100 feet from any natural resources

4. **Natural Resources Protection:**

Any areas within 100 feet from any protected 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) will be placed between any natural resource and the disturbed area. Projects crossing the natural resource shall be protected a minimum distance of 100 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.

5. **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/1000 square feet. All areas seeded during the winter will 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.

B. **OVERWINTER STABILIZATION TIMEFRAME**

1. **Ditches and Channels:**

All stone-lined ditches and channels must be constructed and stabilized on the site by November 15. All grass-lined ditches and channels must be constructed and stabilized by September 15. If a ditch or channel is not grass-lined by September 15, then one of the following actions must be taken to stabilize the ditch for late fall and winter.

- **Install a sod lining in the ditch:** A ditch must be lined with properly installed sod by October 1. Proper installation includes the contractor 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:** 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 ditch must be regraded prior to placing the stone lining to prevent the stone lining from reducing the ditch's cross-sectional area.

2. **Disturbed Slopes**

All stone-covered slopes must be constructed and stabilized by November 15. All slopes to be vegetated must be seeded by September 15. The MDEP will consider any area having a grade greater than 15% (10H:1V) 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 blankets:** By October 1 the disturbed slope must be seeded with winter rye at a seeding rate of 3 pounds per 1,000 square feet and apply erosion control blankets over the mulched slope. If the rye fails to grow at least three inches or cover at least 90% of the disturbed slope by November 1, the slope will be covered with a layer of erosion control mix or stone riprap as described in the following standards.
- **Stabilize the slope with sod:** The disturbed slope must be stabilized with properly installed sod by October 1. Proper installation includes 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. Slopes steeper than 33% (3H:1V) or having groundwater seeps on the slope face, may not use late-season sod installation for stabilization.
- **Stabilize the slope with erosion control mix:** A six-inch layer of erosion control mix must be spread over the slope by November 15. Prior to placing the erosion control mix, any snow accumulation on the disturbed slope must be removed. Slopes steeper than 50% (2H:1V) or having groundwater seeps on the slope face can not use erosion control mix to stabilize slopes.
- **Stabilize the slope with stone riprap:** A layer of stone riprap can be placed on the slope by November 15. A registered professional engineer must be hired to determine the stone size needed for stability and to design a filter layer for underneath the riprap

3. **Other Disturbed Soils:**

By September 15, all disturbed soils on areas having a slope flatter than 15% (10H:1V) must receive seed and mulch. If 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.

- **Stabilize the soil with temporary vegetation:** By October 1, seed the disturbed soil with winter rye at a seeding rate of 3 pounds per 1,000 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 cover at least 90% of the disturbed soil before November 1, then mulch the area for over-winter protection as described in the following "Stabilize the soil with mulch" standard.
- **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.

- **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. Prior to applying the mulch, any snow accumulation on the disturbed area must be removed. Immediately after applying the mulch, anchor the mulch with plastic netting to prevent wind from moving the mulch off the disturbed soil.

INSPECTION AND MAINTENANCE

Inspection and maintenance are required of all erosion and sedimentation control measures outlined in this plan. Refer to the Inspection, Maintenance, and Housekeeping plan for this project (provided under separate cover) for an outline of the associated inspection and maintenance requirements.

INSPECTION, MAINTENANCE, AND HOUSEKEEPING PLAN

**Lake Superior Corporation
Self-Storage Facility
Center Street
Auburn, Maine**

Introduction

The following plan outlines the anticipated inspection and maintenance procedures for the erosion and sedimentation controls as well as stormwater management devices for the project site. Also, this plan outlines several housekeeping requirements that shall be followed during and after construction. These procedures should be followed in order to ensure the intended function of the designed measures and to prevent unreasonable adverse impacts to the surrounding environment.

The procedures outlined in this inspection and maintenance plan are provided as an overview of the anticipated practices to be used on this site. In some instances, additional measures may be required due to unexpected conditions. For additional detail on any of the erosion and sedimentation control measures or stormwater management devices to be utilized on this project, refer to the most recently revised edition of the "Maine Erosion and Sedimentation Control BMP" manual and/or the "Stormwater Management for Maine: Best Management Practices" manual as published by the Maine Department of Environmental Protection (MDEP).

During Construction

1. **Inspection:** During the construction process, it is the Contractor's responsibility to comply with the inspection and maintenance procedures outlined in this section. These responsibilities include inspecting disturbed and impervious areas, erosion control measures, material storage areas that are exposed to precipitation, and locations where vehicles enter or exit the site. These areas shall be inspected at least once a week as well as before and after a storm event, and prior to completing permanent stabilization measures. A person with knowledge of erosion and stormwater control, including the standards and conditions in any applicable permits, shall conduct the inspections.
2. **Maintenance:** All measures shall be maintained in an effective operating condition until areas are permanently stabilized. If Best Management Practices (BMPs) need to be maintained or modified, additional BMPs are necessary, or other corrective action is needed, implementation must be completed within 7 calendar days and prior to any storm event (rainfall).
3. **Documentation:** A log summarizing the inspections and any corrective action taken must be maintained on-site. 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, material storage areas, and vehicle access points to the site. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and locations

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 the appropriate regulatory agency upon request.

4. **Specific Inspection and Maintenance Tasks:** The following is a list of erosion control and stormwater management measures and the specific inspection and maintenance tasks to be performed during construction.

A. Sediment Barriers:

- Hay bale barriers, silt fences, and filter berms shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
- If the fabric on silt fence or filter barrier should decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, it shall be replaced.
- Sediment deposits should be removed after each storm event. They must be removed before deposits reach approximately one-half the height of the barrier.
- Filter berms shall be reshaped as needed.
- Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required should be dressed to conform to the existing grade, prepared, and seeded.

B. Erosion Control Blankets:

- Inspect these reinforced areas semi-annually and after significant rainfall events for slumping, sliding, seepage, and scour. Pay close attention to unreinforced areas adjacent to the erosion control blankets, which may experience accelerated erosion.
- Review all applicable inspection and maintenance procedures recommended by the specific blanket manufacturer. These tasks shall be included in addition to the requirements of this plan.

C. Temporary Storm Drain Inlet Protection:

- The inlet protection structure shall be inspected before each rain event and repaired as necessary.
- Sediment shall be removed and the storm drain sediment barrier restored to its original dimensions when the sediment has accumulated to half of the design depth of the trap.
- Barriers shall be removed upon permanent stabilization of the tributary area.
- Upon removal of the barrier, all accumulated sediments downstream of the structure shall be cleaned from the storm drain system.

D. Stabilized Construction Entrances/Exits:

- The exit shall be maintained in a condition that will prevent tracking of sediment

onto public rights-of-way.

- When the control pad becomes ineffective, the stone shall be removed along with the collected soil material. The entrance should then be reconstructed.
- Areas that have received mud-tracking or sediment deposits shall be swept or washed. Washing shall be done on an area stabilized with aggregate, which drains into an approved sediment-trapping device (not into storm drains, ditches, or waterways).

E. Temporary Seed and Mulch:

- Mulched areas should be inspected after rain events to check for rill erosion.
- If less than 90% of the soil surface is covered by mulch, additional mulch shall be applied in bare areas.
- In applications where seeding and mulch have been applied in conjunction with erosion control blankets, the blankets must be inspected after rain events for dislocation or undercutting.
- Mulch shall continue to be reapplied until 95% of the soil surface has established temporary vegetative cover.

F. Stabilized Temporary Drainage Swales:

- Sediment accumulation in the swale shall be removed once the cross section of the swale is reduced by 25%.
- The swales shall be inspected after rainfall events. Any evidence of sloughing of the side slopes or channel erosion shall be repaired and corrective action should be taken to prevent reoccurrence of the problem.
- In addition to the stabilized lining of the channel (i.e. erosion control blankets), stone check dams may be needed to further reduce channel velocity.

After Construction

1. **Inspection:** After construction, it is the responsibility of the owner or assigned heirs to comply with the inspection and maintenance procedures outlined in this section. All measures must be maintained in effective operating condition. A person with knowledge of erosion and stormwater control, including the standards and conditions in all applicable permits, shall conduct the inspections.
2. **Specific Inspection and Maintenance Tasks:** The following is a list of permanent erosion control and stormwater management measures and the inspection and maintenance tasks to be performed after construction.

A. Vegetated Areas:

- 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.

B. Catch Basins:

- Inspect and, if required, clean-out catch basins at least once a year, preferably in early spring.
- Clean out must include the removal and legal disposal of accumulated sediments and debris at the bottom of the basin, at any inlet grates, at any inflow channels to the basin, and at any pipes between basins.
- If the basin outlet is designed to trap floatable materials, then remove the floating debris and any floating oils (using oil-absorptive pads).

C. Winter Sanding:

- 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.
- Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader or other acceptable method.

D. Underdrained Filter Basins

- Check the pond embankments for sloughing or erosion. The vegetation should be well established and maintained. Remove any trees or shrubs growing in the pond or on the inside of the pond embankments.
- Check the outlet control structure for sediment accumulation or other blockages.
- Monitor the time it takes for the stormwater to drain from the pond. For a 1 inch or larger rainfall event, the pond should be drained in 24 to 48 hours. If the timeframe to drain the pond approaches 48 hours, the filter media should be replaced.

E. Wet Pond

- Check the pond embankments for sloughing or erosion. The vegetation should be well established and maintained. Remove any trees or shrubs growing in the pond or on the inside of the pond embankments.

- Check the outlet control structure for sediment accumulation or other blockages.
- The gravel trench outlet should be inspected after every major storm in the first few months to ensure proper function. Thereafter, the gravel trench should be inspected at least once every six months. Inspection consists of verifying that the pond is slowly emptying through the gravel filter for a short time (12-24 hours) after a storm and that potentially clogging material such as accumulations of decaying leaves are not preventing discharge through the gravel.
- The top several inches of the gravel in the outlet must be replaced with fresh material when the water ponds above the permanent pool for more than 72 hours. The removed sediments should be disposed of in a n acceptable manner.
- Dredging of the ponds bottom is required when accumulated volume loss reaches 15% of Permanent Pool Volume, or approximately every 15-20 years.

3. **Duration of Maintenance:** Perform maintenance as described and required for any associated permits unless and until the system is formally accepted by a municipality or quasi-municipal district, or is placed under the jurisdiction of a legally created association that will be responsible for the maintenance of the system.

Housekeeping

The following general performance standards apply to the proposed project both during and after construction.

- A. Spill prevention: Controls must be used to prevent pollutants from being discharged from materials and equipment on-site, including storage practices to minimize exposure of the materials to stormwater, and appropriate spill prevention, containment, and response planning and implementation.
- B. 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.
- C. Fugitive sediment and dust: Actions must be taken to insure 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.

- D. Debris and other materials: Litter, construction debris, and chemicals exposed to stormwater must be prevented from becoming a pollutant source.
- E. Trench or foundation dewatering: Trench dewatering is the removal of water from trenches, foundations, cofferdams, 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.

Stormwater Inspection and Maintenance Form

Storage Facility
Auburn, Maine

Lake Superior Corporation Self-Storage Facility

Inspector: _____

Date: _____

Maintenance Personnel: _____

	Inspection		Maintenance	
SITE AREA	Date	Comments	Date	Corrective Action
Underdrain Soil Filter-USF1				
Underdrain Soil Filter-USF2				
Wet Pond				
Catch Basins/Manholes				
Overflow Structures				
Vegetated areas adjacent to pavement runoff				
Outfall Condition				
Pond Vegetation Condition				
Pond Discharge Rates				
Riprap Condition				
Culvert Conditions				
Slope Vegetation				
Ditches Stabilized				

Sediment/Debris Disposal

Location of Sediment/Debris Accumulation	Location of Sediment/Debris Disposal	Date of Disposal

Rhonda Russell

From: Doug Greene
Sent: Friday, June 05, 2015 3:20 PM
To: bellefleur.kj@pg.com; Daniel Philbrick; Elaine Wickman (elainewickman@masiello.com); 'Emily Mottam'; Eric Cousens; evan cyr; 'Ken Bellefleur'; Marc Tardif; Mia S. Poliquin Pross; Nathan Hamlyn (nhamlyn86@gmail.com); Rhonda Russell; 'Robert A. Bowyer '
Subject: FW: Self Storage - Fire Dept Comments
Attachments: 13034A BAS-AUTOTURN.PDF

Please accept this late information from the applicant for the Self Storage Facility.

From: Jan Wiegman [<mailto:jan.wiegman@wright-pierce.com>]
Sent: Friday, June 05, 2015 2:16 PM
To: Doug Greene
Cc: Richard Raubeson (rraubeson50@aol.com); Eric Cousens
Subject: Self Storage - Fire Dept Comments

Doug,

I realize this is late in the game, but I did look into addressing the comments from the fire department.

Comment 1: We did get the information regarding the specific fire truck and confirmed the information with the manufacturer (E-One). Based on this information we developed the fire truck model in our AutoTurn simulation program and "drove" the truck through the complex. I have attached the results of the simulation showing that the truck can make it through the complex as the Chief had requested in Comment 1.

Comment 2: the access drive from the site to Turner Street will be constructed to accommodate the fire truck with a GVW of 76,100 lbs. and the access will be kept plowed in the winter.

Comment 3: The Turner Street access is the only other all weather access road that will be in the project. The paved access drive and the maneuvering areas around the buildings will all be plowed in the winter.

Jan

Jan Wiegman, PE | Project Manager

99 Main Street | Topsham, ME 04086
Office 207.725.8721 | **Direct** 207.319.1520 | **Cell** 207.576.0282

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Engineering a Better Environment



GENERAL NOTES

1. ALL UTILITY COVERS, CATCH BASINS, MANHOLES, VALVE BOXES AND OTHER BURIED FACILITIES WITH SURFACE ACCESS SHALL BE ADJUSTED TO MATCH THE NEW PAVEMENT GRADE UNLESS OTHERWISE NOTED. THE RELOCATION OF UTILITY POLES WILL BE PERFORMED BY THE APPROVED UTILITY OR ITS AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY IN EVERY WAY TO EXPEDITE SUCH ADJUSTMENTS. CONTRACTOR TO COORDINATE ALL UTILITY RELOCATION AND INSTALLATION WITH THE APPROVED UTILITY COMPANY.
2. ALL TEST PITS SHALL BE EXCAVATED PRIOR TO CONSTRUCTION LAYOUT AT THE APPROXIMATE LOCATIONS NOTED ON THE PLANS AND ACTUAL LOCATIONS OF SUBSURFACE UTILITIES SHALL BE REPORTED TO THE ENGINEER, WHERE APPROPRIATE, MINOR ADJUSTMENTS TO THE ALIGNMENTS OF PROPOSED LINES SHALL BE MADE TO ACCOMMODATE EXISTING UTILITIES. ALL ADJUSTMENTS (CORRECTIONS, EASINGS AND ELEVATIONS) MUST BE DEPICTED IN THE RECORD AS-BUILT DRAWINGS SUBMITTED TO THE ENGINEER FOR INCLUSION IN THE RECORD AS-BUILT DRAWINGS.
3. CONNECTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATION. ANY SETTLEMENT OCCURRING WITHIN ONE YEAR OF SUBSTANTIAL COMPLETION OF THE PROJECT WILL BE CORRECTED BY THE CONTRACTOR IN A MANNER ACCEPTABLE TO THE ENGINEER AT NO ADDITIONAL EXPENSE TO THE OWNER.
4. ALL EXISTING SEWER AND STORM DRAIN LINES ENCOUNTERED DURING CONSTRUCTION ARE TO REMAIN IN SERVICE EXCEPT AS OTHERWISE INDICATED. ANY EXISTING SEWERS, STORM DRAIN LINES OR CULVERTS DAMAGED DURING CONSTRUCTION AND NOT TO BE REPLACED SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. ALL STRUCTURES AND PIPELINES LOCATED ADJACENT TO THE TRENCH EXCAVATION SHALL BE PROTECTED AND FIRMLY SUPPORTED BY THE CONTRACTOR'S SHORING. THE TRENCH EXPANSION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. RELOCATION OR ADJUSTMENT AS A RESULT OF THE PROJECT SHALL BE COORDINATED THROUGH THE RESPECTIVE UTILITY. IN THOSE INSTANCES WHERE POWER OR TELEPHONE POLE SUPPORT IS REQUIRED, THE CONTRACTOR SHALL PROVIDE A MINIMUM 48-HOUR NOTIFICATION TO THE APPROPRIATE UTILITY COMPANY. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR TEMPORARY BRACING OF UTILITIES.
7. CONTRACTOR SHALL INSTALL AND MAINTAIN PERMANENT AND TEMPORARY TRAFFIC CONTROL DEVICES AS NECESSARY AND IN A MANNER CONSISTENT WITH MAINE DOT REQUIREMENTS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
8. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRAFFIC FLOW AT ALL TIMES. THE CONTRACTOR IS REQUIRED TO SUBMIT A TRAFFIC CONTROL PLAN TO THE OWNER AND ENGINEER PRIOR TO COMMENCING CONSTRUCTION. THE POLICE DEPARTMENT AND FIRE DEPARTMENT ARE TO BE NOTIFIED AT LEAST 24 HOURS IN ADVANCE OF ANY STREET CLOSING OR DETOUR. AUBURN POLICE DEPARTMENT TEL: 207-333-6650, AUBURN FIRE DEPARTMENT TEL: 207-784-5433.
9. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY RIGHTS-OF-WAY AND EASEMENTS. THE CONTRACTOR SHALL VERIFY THAT THE NECESSARY EASEMENTS HAVE BEEN SECURED BY THE OWNER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ABIDE BY THOSE PROVISIONS DURING CONSTRUCTION.
10. PAVEMENT TRENCHES IN THE ROADWAY MUST BE BACK FILLED AT THE END OF THE WORKDAY, UNLESS PERMISSION TO LEAVE THEM OPEN SHALL BE CONSIDERED BY THE OWNER. ALL STREETS SHALL BE PAVED PRIOR TO THE WINTER SHUTDOWN. TEMPORARY CONTRACTOR PROVIDES ADEQUATELY SAFE BARRICADES AND LIGHTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESPECTING ALL EXISTING PROPERTY MONUMENTATION THAT IS DISTURBED BY HIS OPERATIONS AT NO EXPENSE TO THE OWNER. THIS WORK IS TO BE DONE BY A LAND SURVEYOR LICENSED IN THE STATE OF MAINE. PROPERTY BOUNDS FOUND ARE SHOWN ON LAYOUT PLANS. THIS WORK MAY NOT BE INCLUDED OF ALL BOUNDS THAT EXIST IN THE PROJECT AREA. IF ANY ADDITIONAL BOUNDS ARE FOUND, THE CONTRACTOR SHALL DOCUMENT THE LOCATION AND NOTIFY THE ENGINEER.
12. EXCAVATED MATERIAL MAY BE INCORPORATED IN THE PROJECT. EXCESS MATERIAL MAY BE DISPOSED OF AT A LOCATION PROVIDED BY THE TOWN, IF OWNER SO DESIRES.
13. CONSTRUCT HANDICAP RAMP AT ENDS OF ALL SIDEWALKS, FOR DRIVEWAYS OR ROADWAYS AND AS OTHERWISE SHOWN ON THE PLANS. SIDEWALKS AND HANDICAP RAMP SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). BE REMOVED.
14. APPROXIMATE LIMIT OF WORK ON PLANS IS INTENDED TO SHOW GENERAL SCOPE OF THE WORK. ACTUAL LIMITS OF THE WORK ARE TO BE DETERMINED IN THE FIELD TO MEET PROJECT NEEDS AS DETERMINED BY THE OWNER AND THE ENGINEER.
15. PAVEMENT IS TO BE SAWCUT AT ALL SIDE ROADS, PAVED SIDEWALKS, AS WELL AS THE BEGINNING AND END OF CURB CUT LOCATIONS FOR DRIVEWAYS SHALL BE FIELD VERIFIED. ADJUST CURB CUTS IF APPROPRIATE.
16. WHERE GRAVEL DRIVES NEED TO BE REGRADED BEYOND THE PROPOSED EDGE OF ROADWAY OR PROPOSED SIDEWALK USE SOREGRADED STONE TO ADJUST TO GRADE. EXCAVATE AS NECESSARY TO PROVIDE A MINIMUM GRAVEL DEPTH OF 12 INCHES IN ANY CUT SECTIONS.
17. THE CONTRACTOR SHALL NOTIFY RESIDENTS 48 HOURS IN ADVANCE OF WHEN CONSTRUCTION WILL DISRUPT ACCESS TO THE KNOWN BOUNDARY MARKER LOCATIONS.
18. EXISTING SIGNS THAT ARE IMPACTED BY THIS PROJECT SHALL BE RESET PER CITY OF AUBURN STANDARDS AND IN ACCORDANCE WITH MAINE DOT AND M.U.T.C.D. ADDITIONAL SIGNS MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.
19. ALL MANHOLES ARE 4 FOOT DIAMETER, ECCENTRIC CONE TOP, UNLESS OTHERWISE NOTED. THE INVERTS SHOWN ARE AT THE INSIDE FACE OF THE MANHOLE.
20. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
21. CONTRACTOR SHALL RE-SHAPE INVERTS AS REQUIRED WHEN CONNECTING INTO EXISTING MANHOLES.
22. ALL PERMITS, INCLUDING THE TOWN'S STREET OPENING PERMIT, ARE THE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH THE APPLICABLE PROVISIONS OF EACH PERMIT AS THEY APPLY TO THE WORK PRIOR TO BIDDING AND ABIDE BY THOSE PROVISIONS DURING CONSTRUCTION.
23. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH AND MAINTAIN A TELEPHONE NUMBER WHERE THE CONTRACTOR CAN BE REACHED 24 HOURS A DAY, 7 DAYS A WEEK, UNTIL PROJECT SUBSTANTIAL COMPLETION.
24. RIGID INSULATION SHALL BE PROVIDED ON ALL NEW STORM DRAIN LINES INSTALLED SUCH THAT THE CROWN IS AT A DEPTH OF 3'-0" OR LESS FROM FINISH GRADE.
25. FLOWS FROM DOWATERING EFFORTS SHALL NOT BE DISCHARGED TO SANITARY OR COMBINED SEWERS.
26. ANY EXISTING STRUCTURES, STORM DRAIN LINES OR CULVERTS DAMAGED DURING CONSTRUCTION THAT ARE TO REMAIN IN SERVICE SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
27. ANY SEWER OR WHERE NOT SHOWN OR INDICATED.

SITE GRADING NOTES

1. STRIPPING OF TOPSOIL (LOAM) SHALL BE IN ACCORDANCE WITH SPECIFICATION.
2. ALL ROAD AND PARKING AREA SURFACES SHALL PITCH 1/4 INCH PER FOOT MINIMUM UNLESS OTHERWISE NOTED.
3. ALL AREAS THAT ARE EXCAVATED, FILLED, OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE LOAMED, GRADED, UNBED, FERTILIZED, SEEDED AND MULCHED, UNLESS OTHERWISE NOTED. THE TOP 4 INCHES OF SOIL SHALL BE LOAM.
4. THE CONTRACTOR SHALL PROVIDE PROPER EROSION CONTROL AND DRAINAGE MEASURES IN ALL AREAS OF WORK, AND CONTINUE SOIL SEDIMENT TO WITHIN THE LIMITS OF EXCAVATION AND GRADING. PRIOR TO BEGINNING EXCAVATION WORK, EROSION CONTROL FENCE SHALL BE INSTALLED AT THE DOWN GRADIENT PERIMETER OF THE ACTUAL LIMITS OF GRABBING AND/OR GRADING, AND AS SHOWN ON THE DRAWINGS. EROSION CONTROL MEASURES SHOWN ON THE DRAWINGS ARE A MINIMUM. CONTRACTOR SHALL TAKE ALL OTHER NECESSARY MEASURES. EROSION CONTROL FENCE SHALL ALSO BE INSTALLED AT THE DOWN GRADIENT PERIMETER OF THE TOPSOIL STOCKPILES. ALL DISTURBED EARTH SURFACES SHALL BE STABILIZED IN THE SHORTEST PRACTICAL TIME AND TEMPORARY EROSION CONTROL DEVICES SHALL BE EMPLOYED UNTIL SUCH TIME AS ADEQUATE SOIL STABILIZATION HAS BEEN ACHIEVED. TEMPORARY STORAGE OF EXCAVATED MATERIAL SHALL BE STABILIZED IN A MANNER THAT WILL MINIMIZE EROSION. ALL INSTALLED EROSION CONTROL FACILITIES SHALL BE REMOVED AT THE END OF THE PROJECT.
5. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY HAY BALE FILTERS TO PREVENT ENTRY OF SEDIMENT FROM RUNOFF SEDIMENT, AND THAT WHICH COLLECTS IN THE STORM DRAIN SYSTEM.
6. CONTRACTOR SHALL CONTROL DUST ON THE CONSTRUCTION SITE TO A REASONABLE LIMIT, AS DETERMINED BY THE ENGINEER, AND AS OUTLINED IN SPECIFICATION.
7. CONTRACTOR SHALL NOT TRACK OR SPILL EARTH, DEBRIS OR OTHER CONSTRUCTION MATERIAL ON PUBLIC OR PRIVATE STREETS AND PLANT DRIVES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE ASSOCIATED CLEAN UP.
8. GRADING WITH THE ENGINEER.
- SITE LAYOUT NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF ALL PROPOSED WORK AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS PROVIDED LAYOUT INFORMATION THROUGHOUT THE COURSE OF CONSTRUCTION. REPORT ANY LAYOUT DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
2. THE LOCATION AND LIMITS OF ALL ON-SITE WORK AND STORAGE AREAS SHALL BE REVIEWED/COORDINATED WITH, AND ACCEPTABLE TO, THE OWNER AND ENGINEER. THE CONTRACTOR SHALL LIMIT HIS ACTIVITIES TO THESE AREAS.
3. BOLLARD LOCATIONS SHOWN ARE APPROXIMATE. COORDINATE BOLLARD LOCATION WITH THE ENGINEER.
- EXISTING SITE NOTES:**
- THE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES, AS SHOWN ON THE DRAWINGS, ARE APPROXIMATE AND MAY NOT BE COMPLETE. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE BASED ON PREVIOUS CONSTRUCTION DESIGN PLANS, WHICH ARE AVAILABLE FOR INSPECTION AT THE ENGINEER'S OFFICE. NO GUARANTEE IS MADE THAT UTILITIES OR STRUCTURES WILL BE ENCOUNTERED WHERE SHOWN OR THAT ALL UNDERGROUND UTILITIES AND STRUCTURES ARE SHOWN. ALL LOCATIONS AND SIZES OF EXISTING UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD WITH TEST PITS AS REQUIRED PRIOR TO LOCATIONS AS REQUIRED TO CONFORM TO EXISTING LINES AND AS APPROVED BY THE ENGINEER.
- CONTRACTOR TO NOTE THAT, IN GENERAL, ALL EXISTING CONDITION INFORMATION ON THE DRAWINGS ARE SHOWN WITH A LIGHTER LINE WEIGHT AND WITH A SLANTED TYPE TEXT.
- UNLESS OTHERWISE NOTED, THERE IS NO KNOWN ASBESTOS WITHIN THE AREA OF WORK. IF THE PRESENCE OF ASBESTOS IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER IMMEDIATELY. DISPOSAL OF ASBESTOS IS IN ACCORDANCE WITH STATE OF MAINE REGULATIONS.
- SURVEY NOTES:**
- EXISTING CONDITIONS AND BOUNDARY WAS REFERENCED FROM THE FOLLOWING PLANS:
- A. PROPERTY PLAN - PREPARED FOR KARL AUTO SALES, INC., PREPARED BY A.R.C.C. LAND SURVEYORS INC., DATED 05/03/15.
- B. EXISTING CONDITIONS PLAN - KARL AUTO SALES, INC., PREPARED FOR RICHARD & KATHLEEN RAUBESON.
- C. GRADING PLAN - CENTER STREET LOT, PREPARED FOR RICHARD & KATHLEEN RAUBESON & LAKE SUPERIOR CORP., PREPARED BY SEBAGO TECHINICS, DATED JUNE 2010.
- D. STATE OF MAINE, DEPARTMENT OF TRANSPORTATION - PLAN & PROFILE OF ROUTE 4, CENTER STREET, PROJECT NUMBER F-021-1(5), SHEET 18 & 19 OF 87.
- TOPOGRAPHIC INFORMATION AND CONTOURS ARE REFERENCED TO NAVD89.
- THE MAINE OFFICE OF GIS. ELEVATIONS ARE REFERENCED TO NAVD89.
- WETLANDS AND STREAM INFORMATION SHOWN IS BASED ON A DELINEATION PERFORMED BY JONES ASSOCIATES ON 05/05/15.

EXISTING SITE NOTES:

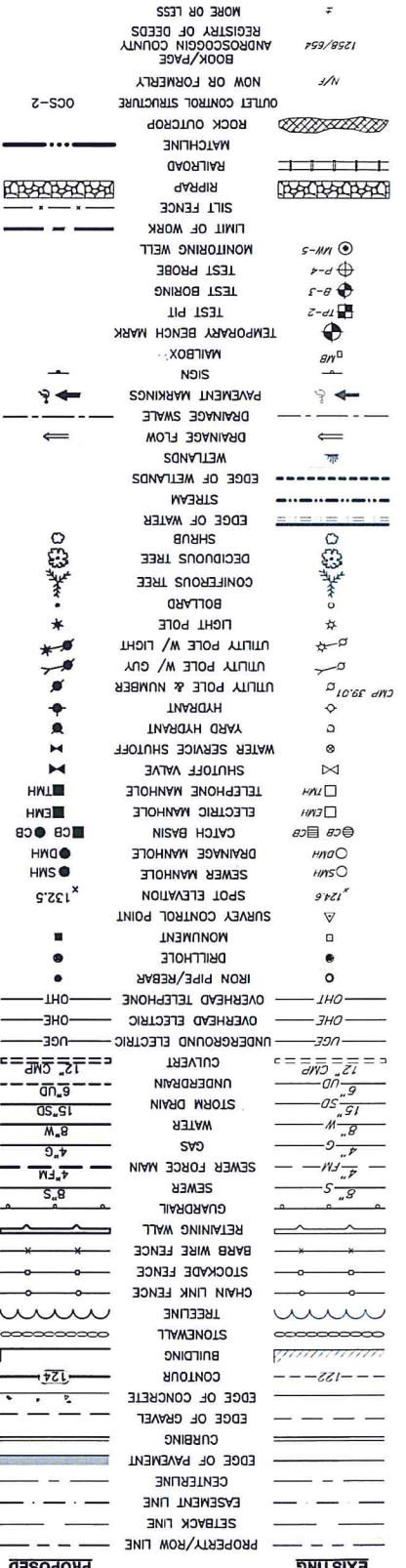
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PURPOSES ONLY

GRAPHIC SCALE NOTE

GRAPHIC SCALE NOTE

EACH PLAN AND SECTION VIEW IS PROVIDED WITH A GRAPHIC SCALE SIMILAR TO THAT INDICATED HEREIN. — 0' — 1" IF THE BAR SCALE IS NOT PRESENT ON ANY PLAN OR SECTION THE CONTRACTOR SHALL NOTIFY THE ENGINEER. DRAWING SCALES ARE PROVIDED FOR THE CONTRACTORS USE, HOWEVER, ALL SPECIFICALLY INDICATED DIMENSIONS TAKE PRECEDENCE OVER THIS GRAPHIC SCALE.



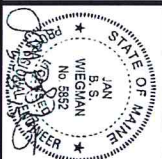
LEGEND

CIVIL ABBREVIATIONS

DRAWING	C-1
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LAKE SUPERIOR CORPORATION
SITE PLAN REVIEW DRAWINGS FOR
SELF STORAGE FACILITY
AUBURN, MAINE

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RELEASED FOR PENALTING		SUBMISSIONS/REVISIONS	
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CAD: RFB			
CHECKED BY JBW			
DATE: 5-8-15			
APPROVED BY JBW			
DATE: 5-8-15			
PROJECT NO 13034A			



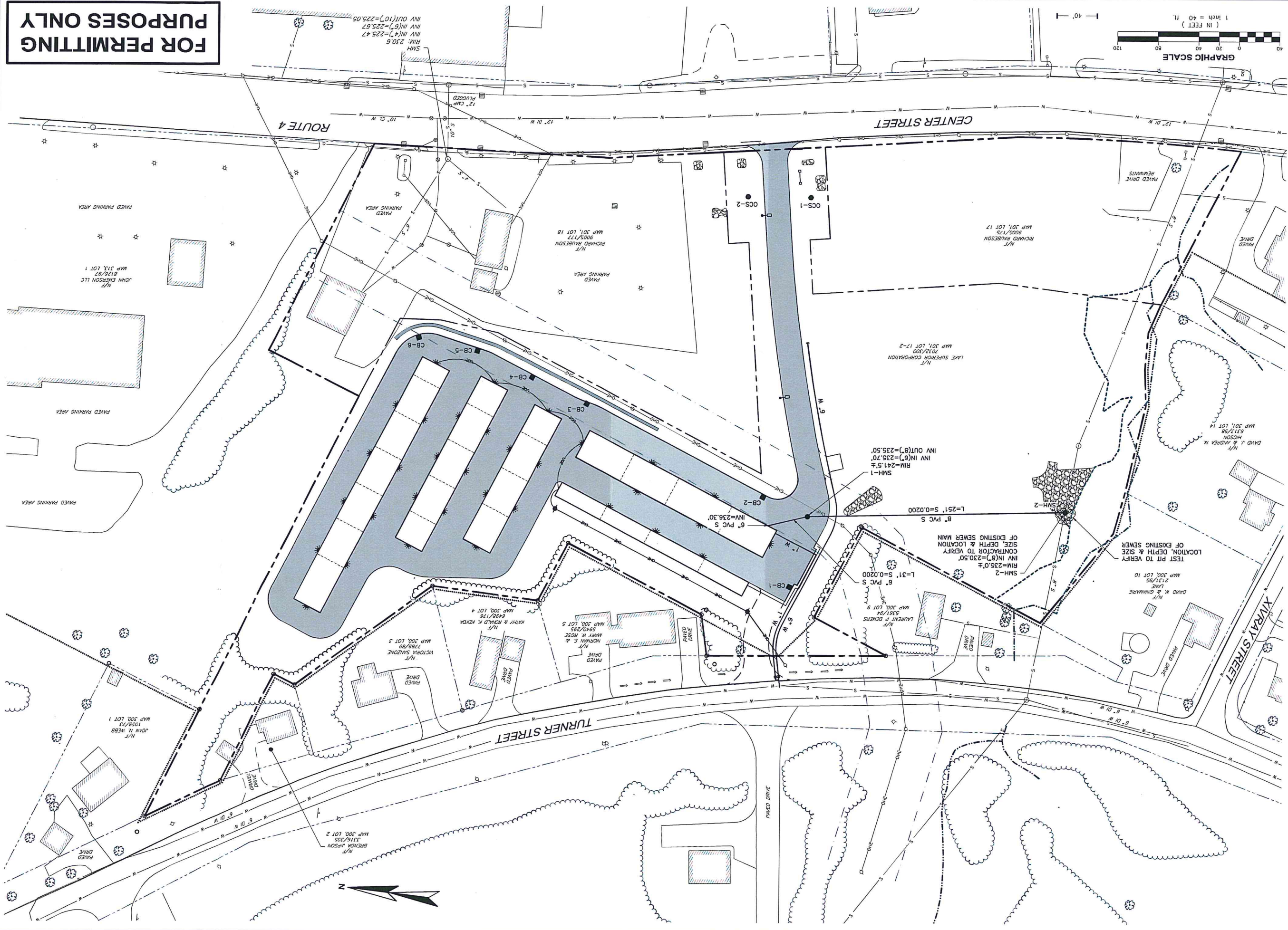
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APPROVED BY: JBW	Δ			
DATE: 5-8-15	Δ			
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APPROVED BY: JBW	△			
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FOR PERMITTING
PURPOSES ONLY

DRAWING
C-5

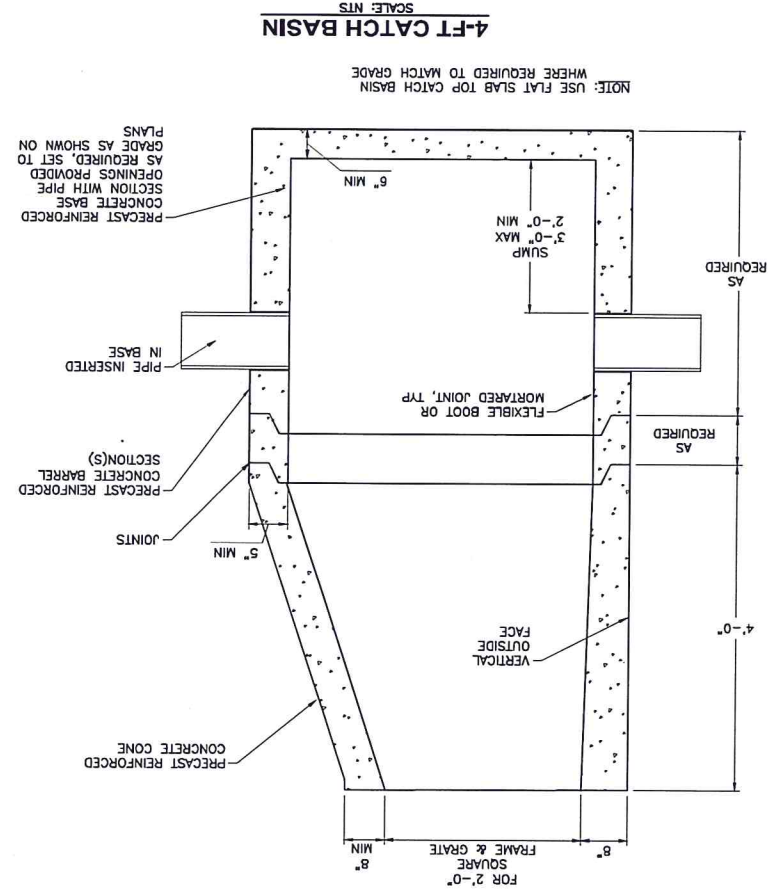
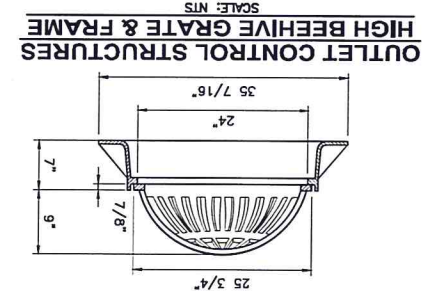
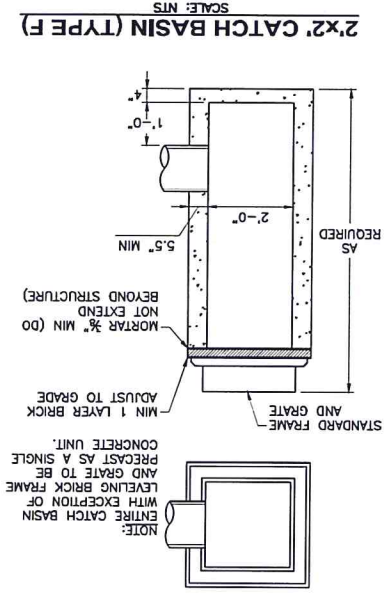
LAKE SUPERIOR CORPORATION
SITE PLAN REVIEW DRAWINGS FOR
SELF STORAGE FACILITY
AUBURN, MAINE
PROPOSED UTILITY PLAN

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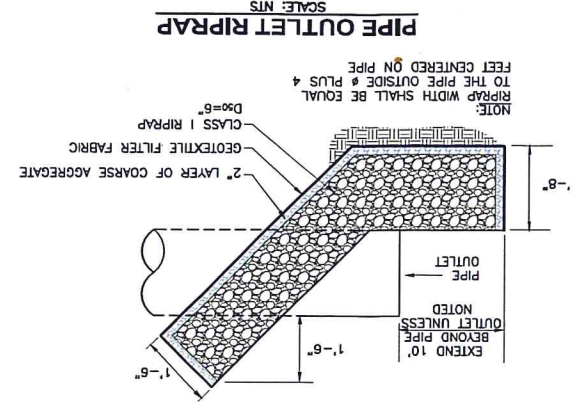
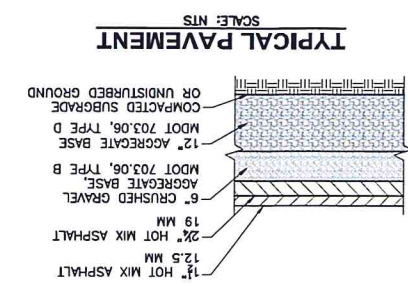
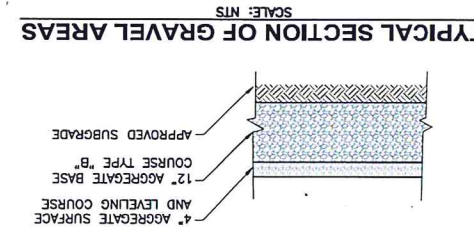
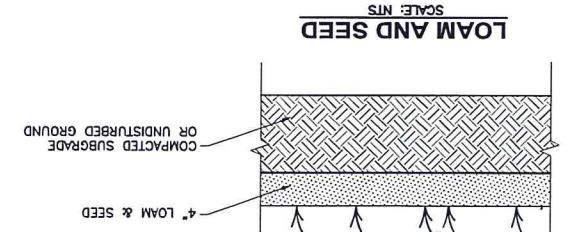
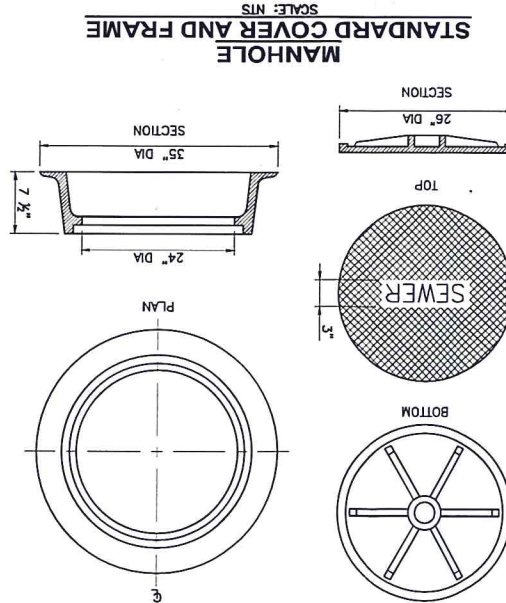
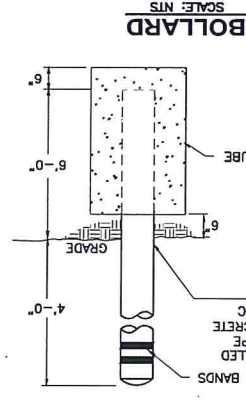
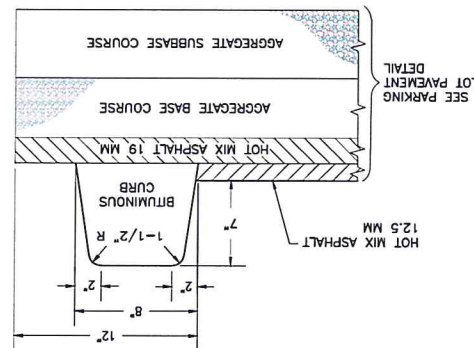
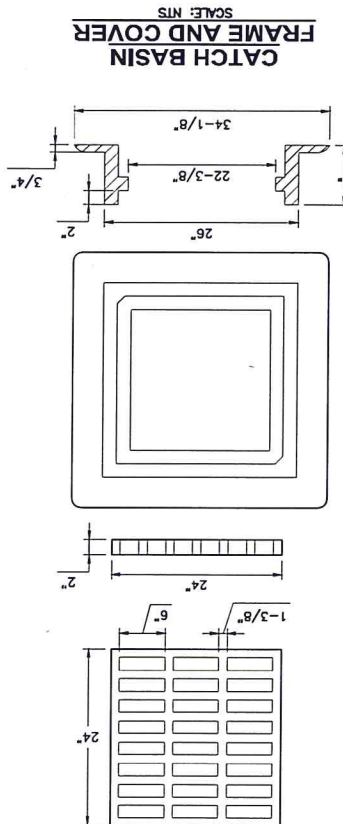
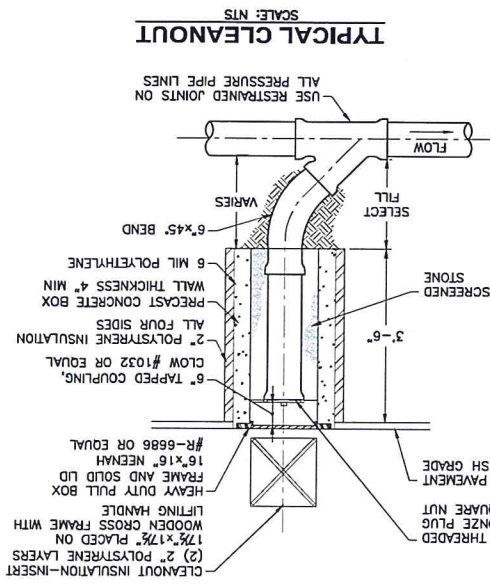
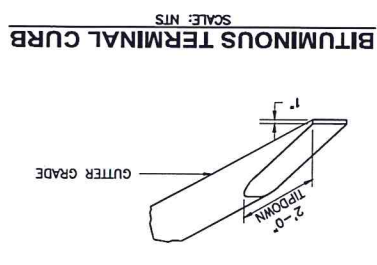
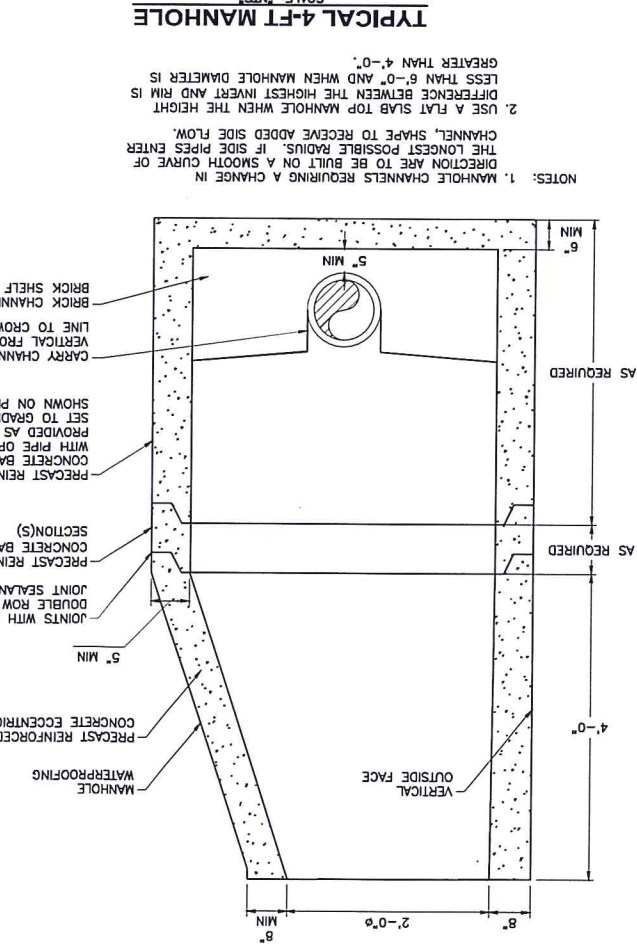
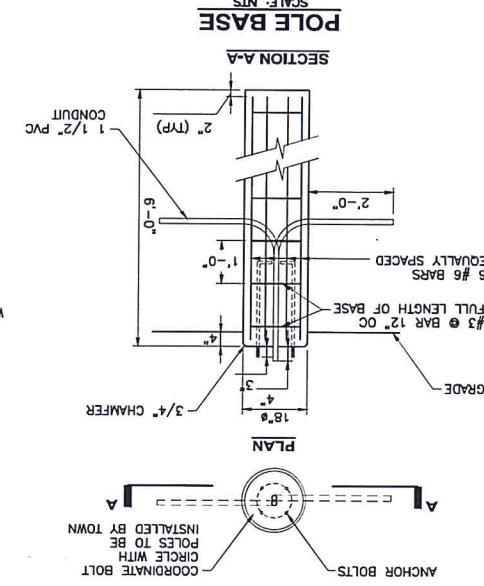


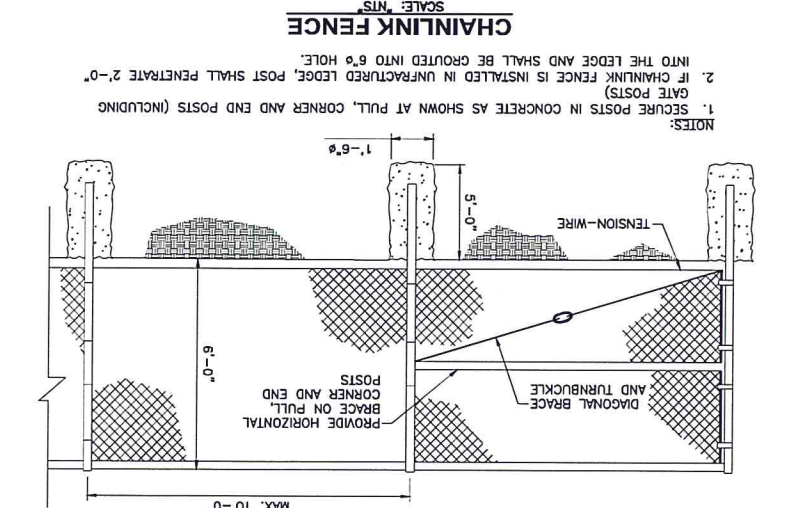
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CDD: RPB
CHECKED BY: JWB
DATE: 5-8-15
APPROVED BY: JWB
DATE: 5-8-15
PROJECT NO: 13034A

NO	DESCRIPTION/REVISIONS	DATE
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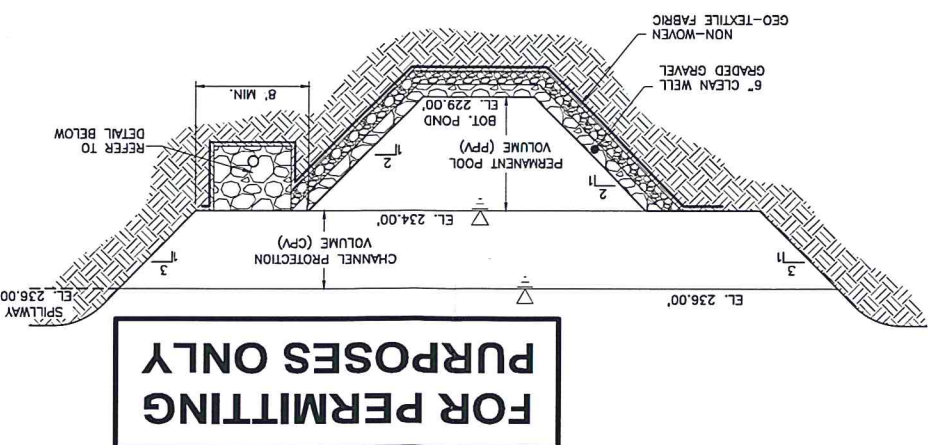
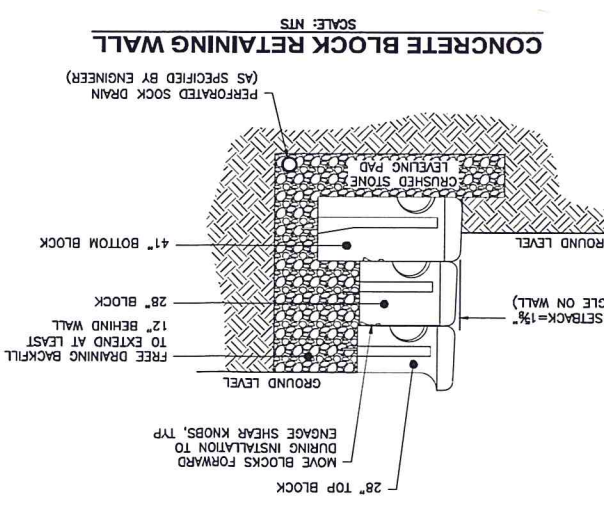
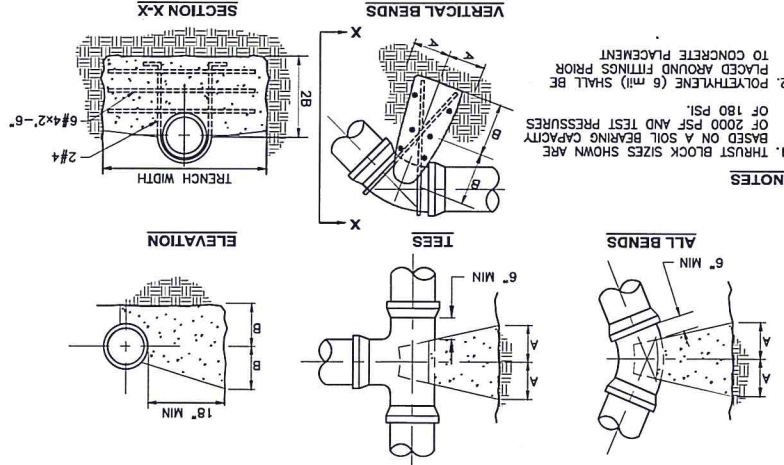


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PIPE SIZE	VERTICAL BEND (DOWN)									
	90° BEND	45° BEND	22 1/2° BEND	A B	11 1/4° BEND	A B	TEE	A B	12°	A B
6"	15'	12'	9"	6"	6"	6"	12'	12'	24"	24"
8"	20'	15'	14'	12'	9"	9"	18'	12'	40"	34"
10"	21'	18'	15'	9"	9"	9"	20'	18'	40"	27"
12"	27'	24'	25'	15'	12'	12'	25'	18'	48"	30"
16"	37'	30"	30"	21"	15"	13"	32"	24"	57"	36"



**FOR PERMITTING
PURPOSES ONLY**



Rec.
5/8/15
DG

May 7, 2015
14127

Mr. Douglas Greene, A.I.C.P., City Planner
Department of Planning, Permitting & Code Enforcement
City of Auburn
60 Court Street
Auburn, ME 04210

62 Spring St. Apartments

Dear Mr. Greene:

On behalf of the Auburn Housing Development Corporation (AHDC), we are requesting an extension to the City of Auburn Planning Board approval of August 12, 2014 for the Mixed Use Development at 62 Spring St. The August 12, 2014 approval was for Special Exception, Site Plan Review and Design Guideline Review for a new Mixed Use development in the Central Business II zone, located at 62 Spring St. (PID #240-257), pursuant to Chapter 60, section 547 b-4; Chapter 60, Section 549 Development Guidelines; Chapter 60, Section 1336 Special Exception; and Chapter 60, Section 1277 Site Plan Review of the City of Auburn Ordinances.

We are making this request as per the requirements of Chapter 60, Section 1308 "Expiration of Approval", which allows the Planning Board to grant a one year extension of the project approval "upon a showing of good cause" at the request of the applicant.

As you will recall from the approval process last summer, the primary source of funding for this project will be Low Income Housing Tax Credits, which are awarded by Maine Housing through a competitive process. Last fall AHDC applied to Maine Housing for these credits, but were not awarded the Tax Credits in 2014. AHDC will be applying for the Tax Credits again this fall and strongly believe that they will be awarded the tax credits in 2015. We are requesting the time extension on the Planning Board approval of August 12, 2014 to keep the project approval in place through this process, which will allow construction of the project to begin in 2016.

If you have questions or need additional information, please let me know. We will attend your next available Planning Board meeting to answer any questions that you or the Planning Board members may have.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Chris Branch", written over the printed name.

Christopher C. Branch, P.E.
Regional Manager

CCB/llg

cc: R. Whiting, AHA

ARTICLE XIV. - HISTORIC AND ARCHAEOLOGICAL RESOURCES

Sec. 60-1094. - Purpose.

The provisions set forth in this article are intended to protect the public health and safety, promote the general welfare of the community and conserve the environment by assuring that all projects requiring planning board review are designed and developed in a manner which ensures that adequate provisions are made for protection of historic and archaeological resources; minimizing the adverse impacts on adjacent properties; and fitting the project harmoniously into the fabric of the community.

(Ord. of 9-21-2009, § 5.8A)

Sec. 60-1095. - Submission requirements.

The location of historic and/or archaeological resources, must be indicated on the plans if the area is located within identified historic or archaeological areas shown on the Maine Historic Preservation Commission Maps in the Community Development Office.

(Ord. of 9-21-2009, § 5.8B)

Sec. 60-1096. - Standards of approval.

The plan for the development will reflect the natural capabilities of the site to support development. Building lots and support facilities will be clustered in those portions of the site that have the most suitable conditions for development. The development shall include appropriate measures for protecting these resources including, but not limited to, modification of the proposed design of the site, time of construction, and limiting the extent of excavation.

(Ord. of 9-21-2009, § 5.81C)

Sec. 60-1097. – Adaptive Re-Use of Structures with Community Significance.

A. Purpose- the purpose of this Ordinance is to encourage the preservation and re-use of institutional or historical structures that by their past use and importance to the community are worthy of special considerations and preservation.

B. Definitions-

Adaptive Re-use- Structures or buildings that meet the definition of a Historic or Significant to the Community Structure shall require approval by the Auburn Planning as a Special Exception and Site Plan Review.

Historic Structure- Any building that is over 50 years old.

Structures of Community Significance - A building that by virtue of its use in the community has created a value deserving of preservation and continued use.

C. Procedure-

- 1. Structures meeting the definition of a Historic or Significant to the Community nature are eligible to be considered under these provisions.**
- 2. The Auburn Planning Board shall have the authority to consider applications to allow the adaptive re-use of a qualifying building.**
- 3. Applications for Adaptive Re-use to the Planning Board shall follow all the provisions of Special Exception (Sec. 60-1276-1313) and Site Plan Review (Sec. 60-1335-37)**

D. Adaptive Re-Use Considerations-

1. Underlying Zoning-
2. New Construction- New construction on the property under consideration shall not exceed 25% of the existing structure.
3. Parking- The Planning Board may consider
4. Allowable Uses-
5. Market Study- The Applicant must demonstrate a need for the proposal.

DRAFT