



# **AUBURN PLANNING BOARD MEETING**

**March 11, 2014**

## **Agenda**

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

### **ROLL CALL**

### **MINUTES:**

Approval request of the January 14, 2014 and February 11, 2014 Meeting Minutes.

### **PUBLIC HEARINGS:**

Ransom Consulting, Inc., an agent for Hunt Real Estate Services, is seeking a Site Plan and Special Exception approval to construct a Family Dollar Store at 850 Minot Avenue (PID # 207-078), pursuant to Chapter 60, Sections 60-525 (b),(14); 60-1301 and 60-1335 of the City of Auburn Ordinances

### **OLD BUSINESS:**

Continued discussion of Revised Planning Board By-Laws and Procedures.

### **MISCELLANEOUS:**

Discuss possible Zoning Map Amendment of Spring Street property.

### **ADJOURNMENT**

# City of Auburn, Maine

*"Maine's City of Opportunity"*

## Office of Planning & Permitting

To: Auburn Planning Board

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

Re: Special Exception and Site Plan Review for a:  
Family Dollar Store proposed at 850 Minot Ave., (PID # 207-078)

Date: March 11, 2014

### I. PROPOSAL:

Ransom Engineering, an agent for Hunt Real Estate Services, is applying for a Special Exception and Site Plan Review approval to construct a Family Dollar Store at 850 Minot Avenue (PID # 207-078), pursuant to Chapter 60, Sections 60-525 (b) (14); (Minot Avenue GB II District), 60-1301 (Site Plan Review) and 60-1335 (Special Exception) of the City of Auburn Ordinances

The subject property is located in the Minot Avenue, General Business II zoning district. The Family Dollar Store is a general retail use in this zone, which is allowed as a permitted use. However, because the proposed building is 8,320 square feet, the following Special Exception section applies:

Sections 60-525 (b) (14)- "Any new building of **5,000 square feet or more** or any existing building which proposes a use permitted under section 60-499 (a), which will occupy an area of 5,000 square feet or more."

The Planning Board will review this application both as a Special Exception and as a Site Plan Review. In addition, the applicant is requesting a waiver of the required 35 foot rear yard setback in the GBII zone. They are requesting the rear yard setback to be reduced by 5 feet to 30 feet in order to create more space for a storefront sidewalk and vehicle movement in the front parking lot drive aisle.

### II. DEPARTMENT REVIEWS:

#### Police Department:

No Comment.

#### Water and Sewer District:

The Water and Sewer District raised concern over the location of a concrete utility pad near an existing sanitary sewer easement. The applicant has moved that utility pad to the rear portion of the building where no utility easement conflict exists. The site plan also includes a relocated utility pole close to the existing sanitary sewer easement along the western boundary of the property.

#### Engineering Department:

The applicant has worked with the Engineering Department to resolve the relocation of a 42” storm water line and easement to create space for the building. The storm water pipe would be relocated to the center of the parking and vehicle movement area which, in turn allows for parking area’s drainage to flow directly into drain inlets over the storm water pipe. Family Dollar will be responsible for the maintenance of the drain inlets and basins.

Fire Department:

No Comment.

Public Works / Traffic:

No Comments.

Planning Department:

At a preliminary meeting on 10/21/13 with the applicant and City Engineering, the following issues were identified and discussed:

1. Status of Swett Avenue and Foss Street, both paper streets.
2. The need to relocate an existing storm water pipe and easement running through the middle of the property.
3. Traffic generated from the project and whether a traffic study would be needed.
4. Traffic flow through the project including loading area, direction of trucks, access into the project from Minot Avenue and Hotel Road.
5. Permitting requirements.
6. An adjacent residential property that will need to be screened.
7. Environmental issues (wetlands, grading on site).
8. Signage, lighting and sidewalks.

These issues were addressed by the applicant in their 2/7/14 application. After an initial review, the staff determined that the application was complete.

III. WAIVER REQUEST- The applicant is seeking a waiver of the required 35 foot rear yard setback in the GBII zone to be reduced to 30 feet in order to allow for a wider storefront sidewalk for pedestrians and for a wider parking lot drive aisle for safer vehicular movement. The Planning Board should evaluate the waiver request based on how it meets (A) the purpose and (B) objectives of the Site Plan Review Law and to include findings justifying the decision. The applicant discusses the waiver request in more detail on page 4 of the application.

**“Site Plan Review Law-**

**(A) Sec. 60-1276. Purpose.**

*The purpose of site plan review is to ensure that the design and layout of certain developments permitted by special exceptions, or other developments noted herein, will constitute suitable development and will not result in a detriment to city, neighborhood or the environment.”*

Will granting the waiver (reducing the rear year set-back from 35’ to 30’) cause the design and layout of the project to be detrimental to the city, neighborhood or environment?

**Staff Opinion- “NO”**

**(B) 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;*
- (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 environmental features on the site and in adjacent areas.*

Planning Board Consideration of the Waiver (reducing the rear yard set-back from 35' to 30') is based on meeting the 4 Objectives of the Site Plan Review Law (noted above).

Staff Recommends: **Approval** of Waiver Request based on these findings:

1. The limited rear yard set-back modification from 35' to 30' will ensure the design and layout of the storefront sidewalk and parking lot drive aisle will constitute a suitable development and will not be detrimental to the city, neighborhood or the environment and the proposal will improve the convenience and safety of vehicular and pedestrian movement within the site.
2. Reducing the rear yard set-back will not be detrimental to the city, neighborhood or environment as the adjacent property to the rear affected by the reduced rear yard setback is a non-buildable wetland.

**State Waiver Request-** The applicant will be seeking a waiver from Maine DOT of the 20 foot set-back for a sign along the State ROW of Minot Avenue. The City of Auburn has no jurisdiction in this matter.

#### IV. SITE PLAN REVIEW: (Sec. 60-1301 Scale; Required Information, items 1-24)

The applicant submitted a Site Plan application that included a Development Review Checklist that was reviewed by staff. The following comments apply on these items where necessary:

9. The applicant is working with the Fire Safety Inspector to meet fire protection standards.
12. The applicant's traffic engineer reports the AM peak trip ends at 6 and the PM peak trip ends at 42 trips, which is under the threshold trip generation of 100 trip ends. No Maine DOT Traffic Movement Permit is necessary. Sidewalks are not planned for the south side of Minot Ave.
14. The project will not require a Stormwater Law Permit but will have an erosion control plan.

***"Sec. 60-1304. Site Plan—Public hearing; findings.***

*The planning board shall, within 30 days of receipt of a completed application, hold a public hearing. Notice of a hearing shall be given in the manner provided for in division 3 of article XVII of this chapter. The planning board will take final action on the site plan within 60 days of receiving a completed application, or within such other time limit as may be mutually agreed to. Such final action shall consist of:*

- (1) *A finding and determination that the proposed project will constitute a suitable development and will not result in a detriment to the neighborhood or the environment"*

Staff Recommendation of Site Plan Review: **APPROVAL** with the finding:


1. The Site Plan for the Family Dollar Store meets the requirements of Sec. 60-1301 and
2. The Site Plan for the Family Dollar store constitutes a suitable development and will not result in a detriment to the city, neighborhood or the environment.

- V. SPECIAL EXCEPTION REVIEW: The staff reviewed the required conditions in the Special Exception Review Law (Sec. 60-1336 Conditions) and makes these findings for **APPROVAL**:
- a. The Special Exception sought meets the requirements of the Zoning Ordinance relative to the exception.
  - b. The Special Exception sought will not create or aggravate a traffic hazard, a fire hazard or any other safety hazard.
  - c. The proposed Special Exception sought will not block or hamper the Comprehensive Plan's recommendation for highway circulation or of planned major public or semi-public land acquisition.
  - d. The subject property is situated in the Minot Avenue General Business II zone and the proposed use is consistent with this zoning classification. The exception sought will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of the property adjoining and neighboring the property under application.
  - e. The proposal makes reasonable provisions for storm water management, onsite parking, road access, vehicle maneuvering areas, landscaping and screening, sewerage and solid waste disposal, water supply, fire safety and grounds maintenance.
  - f. The standards imposed are, in all cases, at least as stringent as those elsewhere imposed by the Auburn Building Code and by the provisions of Chapter 60.
  - g. All essential city services, which will be required for the project, are presently available or can be made available without disrupting the City's Comprehensive Plan.
  - h. It has been determined that the proposed project satisfies the objectives of Special Exception review and will constitute a suitable development and will not result in a detriment to the neighborhood or the environment. This determination is based upon the above noted findings.

VI. STAFF RECOMMENDATION:

Based upon the findings noted above, Staff recommends that the Planning Board **APPROVE** the Special Exception request to construct a 8,320 square foot Family Dollar Store at 850 Minot Avenue pursuant to Section 60-578(a)(14) & Section 60-578(b)(35) of the Ordinances of the City of Auburn, with the following conditions:

- a. The building shall meet or exceed the National Fire Protection Association and the American Insurance Association Fire Prevention Codes and any state/local rules, regulations and/or ordinances.
- b. Prior to the start of site work the developer must contact the Engineering Division regarding a Notice to Proceed.
- c. Prior to the issuance of an occupancy permit the applicant shall submit an "as built" plan and a copy of the plans on a diskette.
- d. Plan approval is also conditioned upon compliance by the applicant with the plans and specifications which have been received by the Planning Board in connection with the development proposal.

  
Douglas M. Greene  
AICP, RLA, City Planner

February 07, 2014

Project R131.06141.001

Mr. Doug Greene, AICP  
City Planner  
City of Auburn  
60 Court St.  
Auburn, Maine 04210

RE: Proposed Family Dollar Store  
850 Minot Avenue  
Auburn, Maine

Dear Mr. Greene:

Ransom Consulting, Inc. (Ransom), on behalf of our client, Hunt Real Estate Services, is submitting fifteen (15) copies of the enclosed application, development review checklist, abutters list, engineering and architectural plans and supporting documentation as required by the City. The project was designed with reference to applicable Articles within Chapter 60 – Zoning of the City of Auburn Code of Ordinances.

The following discussion addresses the requirements within Section 60-1301(Site Plan Requirements) of the City of Auburn Code of Ordinances as well as the Development Review Checklist.

**Section 60-1301 Scale; required information**

The original plan on reproducible mylar will be provided upon approval of the project at a scale no less than 100 feet to the inch. The site plan is drawn at a scale of 20 feet to the inch. The site plan includes the following information:

1. The name and address of the Owner is identified on Sheet C-101 as well as the ALTA Survey plan (included with the enclosed plans). The developer and applicant is HRES Minot, LLC. This information is provided on the cover sheet, C-100. Additionally, the purchase and sale agreement between the Owner and the developer is included as an attachment to this letter.
2. The name of the proposed development “Family Dollar” and the date of the plan set is noted on all the plans. The scale and meridian arrow are shown on all plans which identify the site. The legend is included on the cover sheet C-100.
3. The names and addresses of all adjacent property owners as they appear on assessor’s records on C-101 and a list is enclosed as an attachment to this letter.

Mr. Doug Greene  
City of Auburn

4. The current zoning of the parcel is identified on C-101. The 100 year flood boundary, identified on the City's GIS mapping, does not extend to within 300 feet of the perimeter of the site and is therefore not shown on the enclosed plans.
5. All easements; rights-of-way, existing, planned or proposed; or other reservations adjacent to or intersecting the property are shown on C-101 as well as the ALTA Survey plan.
6. A topographic map of the site is included on C-101 and C-103 as well as the ALTA Survey plan. The following information is included:
  - a. Existing contours are shown at one foot intervals. The contours were determined from an on-site survey certified by a registered land surveyor and were not copied from City of Auburn topographic maps.
  - b. Proposed contours, shown on C-103, are also provided at one foot intervals. Spot grades are also provided, as necessary to further define proposed grading.
7. The location of watercourses, wetlands, marshes, surface water, rock outcroppings, wooded areas, and single trees with a diameter of 10-inches are identified on the topographic map and are included on C-101.
8. There are currently no buildings on the tract. Buildings located within 100 feet of the parcel are included on C-101.
9. The location of water mains, sewer mains, wells, fire hydrants, culverts, drains, and other utilities existing within 200 feet of the property are identified on the topographic map. The pipe sizes, grades, and flow direction are included where appropriate.
10. Existing soil conditions are included in the logs for the soil borings performed on the parcel attached to this letter. The soil boring locations are identified on C-101.
11. The location of the proposed building for the "Family Dollar" retail store is shown on C101.
12. The traffic circulation system including streets, parking lots, driveways and other access facilities, curb lines, and sidewalks are shown on C-101. The discussion regarding the anticipated number of vehicles is identified in a paragraph written by the developer's traffic engineer. The proposed development is expected to generate weekday AM peak of 6 trip ends with a PM peak of 42 trip ends. This anticipated trip generation is below 100 trip ends and therefore would not require a Maine DOT Traffic Movement Permit. The excerpt is included as an attachment to this letter.
13. The locations of proposed and existing public utility lines are included on Sheet C-102.

Mr. Doug Greene  
City of Auburn

14. Based on Maine DEP Chapter 500 Stormwater Management requirements, this project does not require a Stormwater Law Permit but shall require the basic standards of erosion control, maintenance and inspection.
15. Location and design of off-street parking is per Section 60-607. Parking spaces are proposed to be 9-feet by 18-feet. Twenty eight spaces are proposed for the site per Section 60-608. The loading area proposed is approximately 21-feet by 34-feet and exceeds the requirements in Sections 60-607 and 60-609 of the Municipal Code.
16. The proposed parking lot lighting poles are included on C-101. The proposed wall pacs are included on the architectural building elevations provided as an attachment to this letter. Cut sheets of the proposed cutoff fixtures are also included as an attachment.
17. The proposed landscaping and screening is included on Sheet L-100. In addition to the planting locations, a proposed plant species list, details, and planting notes are also included. Although adjacent parcels are also in the GBII Zone, a 6-foot high stockade fence is proposed along the western property line to aid in screening the commercial site from the residential neighbors.
18. The location of the proposed pylon sign is included on C-101. Building signs are included on the attached Architectural Building Elevations. Dimensions and illumination methods are included in the sign cut sheets included as an attachment to this letter.
19. Three dumpsters are proposed for the disposal of solid waste. The dumpsters will be placed on a concrete pad and each will be contained within a fence enclosure.
20. The perimeter boundaries of the site are included on the attached ALTA survey.
21. Sewage disposal is via the municipal sewer system. A letter from Superintendent Storer stating the system capacity is included as an attachment to this letter.
22. A statement regarding the coverage of the lot is included on the Space and Bulk table on C-101. This table also includes the number of parking spaces required by the ordinance. The lot is approximately 38, 046 square feet (sf). The proposed building footprint is 8,320 sf and other proposed impervious surfaces (sidewalks, parking, pads, etc) is approximately 18,631 sf. The remaining area, approximately 11,095 sf, is intended to remain landscaped. For the purposes of determining water and sewer usage requirements, the maximum of 4 employees per shift was assumed.
23. The development will not be phased.
24. A letter of financial capacity has been provided by the developer's lender and is included as an attachment to this letter.



Mr. Doug Greene  
City of Auburn

### **Waivers Requested**

The City Ordinance requires a 35-foot rear yard building setback. A rear yard setback of 30 feet is proposed. The rear of the property abuts City of Auburn property of Swett Avenue, a paper street. The Swett Avenue parcel is an approved access way for the parcel in question as well as the adjoining Tim Horton's Donut property. On the other side of Swett Avenue parcel are two undeveloped lots comprised of mostly wetlands. The City Ordinances allow for an 18-foot deep parking space with a minimum 20-foot access drive aisle. The Ordinance also requires a 10-foot buffer between the front parking lot and the Minot Avenue ROW. While the parking and buffer could be achieved with the 20-foot drive aisle, a 24-foot drive aisle is proposed to better accommodate a safer traffic pattern. A waiver from the 35-foot rear setback is requested.

The location of the pylon sign for the project is shown on the Site Plan, Sheet C-101 in the drawing set. While the location of the sign does not appear to violate any local ordinances, the location does not comply with Title 23 Section 1914 of the Maine Revised Statutes as administered by the Maine Department of Transportation (DOT). The statute requires that the sign is prohibited within 20 feet from the outside edge of the paved portion of any public way with more than 2 travel lanes and a total paved portion in excess of 24 feet in width. Because the majority of the on-premises signs on either side of the public way within 1,000 feet of the project location have on-premises signs located within 20 feet from the outside edge of the paved portion of the public way, the applicant will be seeking a waiver from the Maine DOT per paragraph 4-A of Section 1914.

### **Stormwater**

The proposed site is currently bisected by a 42-inch RCP culvert which drains an area of wetlands south of the site within the City parcel of Swett Avenue to a channel on the opposite side of Minot Avenue. The culvert was installed by the City in 1983 and replaced a 24-inch CMP. The City currently has a construction and maintenance easement for the culvert. The proposed development would require relocation of the culvert and a revision to the City's easement. The location of the new culvert allows for a minimum 20-foot wide maintenance easement centered on the culvert. Maintenance of the culvert piping will be the responsibility of the City. The culvert is proposed to be replaced with a 42-inch diameter HDPE pipe at the location shown on C-103. The new pipe will be relocated around the proposed building through the parking lot between 6-foot diameter catch basins. A new catch basin will be constructed on the existing culvert to minimize the disruption within Minot Avenue. As the catch basins are being constructed for collection of parking lot runoff, those structures will be maintained by the property owner.

The project site is currently heavily vegetated and slopes gently from Minot Avenue southward to the wetland in the City parcel identified as Swett Avenue. Stormwater is collected in this wetland and discharged through the 42-inch RCP which runs across the site to a municipal catch basin in Minot Avenue and eventually discharges to a stream on the opposite side of Minot Avenue. After development and relocation of the 42-inch culvert, it is anticipated that stormwater from the parking area will be captured in catch basins and discharged directly to the 42-inch culvert connected to the municipal system in Minot Avenue. Landscaped areas would continue to discharge to the wetland.

Mr. Doug Greene  
City of Auburn

### **Wetland Impacts**

At the pre-application meeting with the City on January 27, the wetland impacts were discussed for this project as well as the impacts from the adjacent Tim Horton's project. The total impact of the Tim's project was approximately 3,500 sf over three parcels, one of which includes a parcel owned by the City and identified as Swett Avenue, a paper street. This parcel is being used as an access way to the proposed development and utilizes an access easement. As the approximately 1350 sf of wetland impacts for this proposed development occur on the City owned parcel, the impacts from the Tim's project would be cumulative. Approximately 2450 sf of wetland impact from the Tim's development occurred on this common parcel with a total cumulative impact of 3,800 sf; less than the regulatory permitting threshold of 4,300 sf therefore a permit is not required at this time.

### **Driveway Access**

The site will be accessed via a shared driveway on Minot Ave and an approved access way (Swett Avenue) off of Hotel Road. The shared driveway on Minot Ave is already constructed and is being used by Tim Horton's. It is anticipated that there will be minor modifications to the driveway to provide access to the proposed development, but there will not be significant changes to the driveway geometry or functionality. Trucks making deliveries to the site are expected to be WB-67 vehicles and are anticipated to enter the site via the approved access way (Swett Avenue) and leave via the existing shared driveway at Minot Avenue. As discussed in paragraph 12 above, a Maine DOT traffic movement permit is not required for this project.

In addition to supporting documentation, the Development Review Application and Development Review Checklist are enclosed. The 'Required Information' column on the Development Review Checklist has been notated as to the location of the supporting documents.

If you have any questions regarding this submission, please feel free to call us at your earliest convenience.

Sincerely,

RANSOM CONSULTING, INC.



Stephen J. Bradstreet, P.E.  
Senior Project Manager

SJB:jsh  
Attachments



# Development Review Application

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



**PROJECT NAME:** Family Dollar

**PROPOSED DEVELOPMENT ADDRESS:** 850 Minot Ave.

**PARCEL ID#:** 207-078

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

**PROJECT DESCRIPTION:** Construction of a Family Dollar retail store and associated parking

---



---

**CONTACT INFORMATION:**

**Applicant**  
 Name: HRES Minot, LLC  
 Address: 5100 W. Kennedy Blvd, Tampa, FL  
 Zip Code 33609  
 Work #: \_\_\_\_\_  
 Cell #: \_\_\_\_\_  
 Fax #: \_\_\_\_\_  
 Home #: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Property Owner**  
 Name: Westfield Inc.  
 Address: 26 Rivers Edge Dr., Kennebunk, ME  
 Zip Code 04043  
 Work #: \_\_\_\_\_  
 Cell #: \_\_\_\_\_  
 Fax #: \_\_\_\_\_  
 Home #: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Project Representative**  
 Name: Stephen Bradstreet, PE (Ransom Consulting)  
 Address: 400 Commercial St, Portland, ME  
 Zip Code 04101  
 Work #: 207 772-2891  
 Cell #: \_\_\_\_\_  
 Fax #: \_\_\_\_\_  
 Home #: \_\_\_\_\_  
 Email: stephen.bradstreet@ransomenv.com

**Other professional representatives for the project (surveyors, engineers, etc.)**  
 Name: William Acheson, PLS (Titcomb Survey)  
 Address: Gray Rd., Falmouth, ME  
 Zip Code 04105  
 Work #: 207 797-9199  
 Cell #: \_\_\_\_\_  
 Fax #: \_\_\_\_\_  
 Home #: \_\_\_\_\_  
 Email: \_\_\_\_\_

# PROJECT DATA

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

## IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	3523	sq. ft.
Proposed Total Paved Area	18631	sq. ft.
Proposed Total Impervious Area	26951	sq. ft.
Proposed Impervious Net Change	23428	sq. ft.
Impervious surface ratio existing	9	% of lot area
Impervious surface ratio proposed	71 (includes bldg.)	% of lot area

## BUILDING AREA/LOT COVERAGE

Existing Building Footprint	0	sq. ft.
Proposed Building Footprint	8320	sq. ft.
Proposed Building Footprint Net change	8320	sq. ft.
Existing Total Building Floor Area		sq. ft.
Proposed Total Building Floor Area		sq. ft.
Proposed Building Floor Area Net Change		sq. ft.
New Building	yes	(yes or no)
Building Area/Lot coverage existing	0	% of lot area
Building Area/Lot coverage proposed	22	% 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

\_\_\_\_\_

## DELEGATED REVIEW AUTHORITY CHECKLIST

### SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	3523	sq. ft.
Proposed Disturbed Area	35485+/-	sq. ft.
Proposed Impervious Area	25948	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 (Since July 1, 1997) \_\_\_\_\_ N/A \_\_\_\_\_ passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) \_\_\_\_\_ 42 \_\_\_\_\_ 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 GBII zoning district.
2. Parcel Area: 0.9 acres / 38,046 square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	<u>10,000 sf</u>	<u>/ 38,046 sf</u>
Street Frontage	<u>100 ft</u>	<u>/ 200 ft</u>
Min Front Yard	<u>60 ft</u>	<u>/ &gt;70 ft</u>
Min Rear Yard	<u>35 ft</u>	<u>/ 30 ft (waiver)</u>
Min Side Yard	<u>25 ft</u>	<u>/ 25 ft/71 ft</u>
Max. Building Height	<u>4 stories (45 ft.)</u>	<u>/ 1 story (&lt;45 ft.)</u>
Use Designation	<u>department store</u>	<u>/ department store</u>
Parking Requirement	<u>1 space/ per 300 square feet of floor area</u>	
Total Parking:	<u>28</u>	<u>/ 28</u>
Overlay zoning districts(if any):	<u>none /</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.**

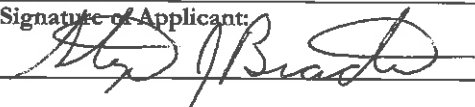
L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

**Auburn:** [www.auburnmaine.org](http://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>2/7/14</u>
--	------------------------

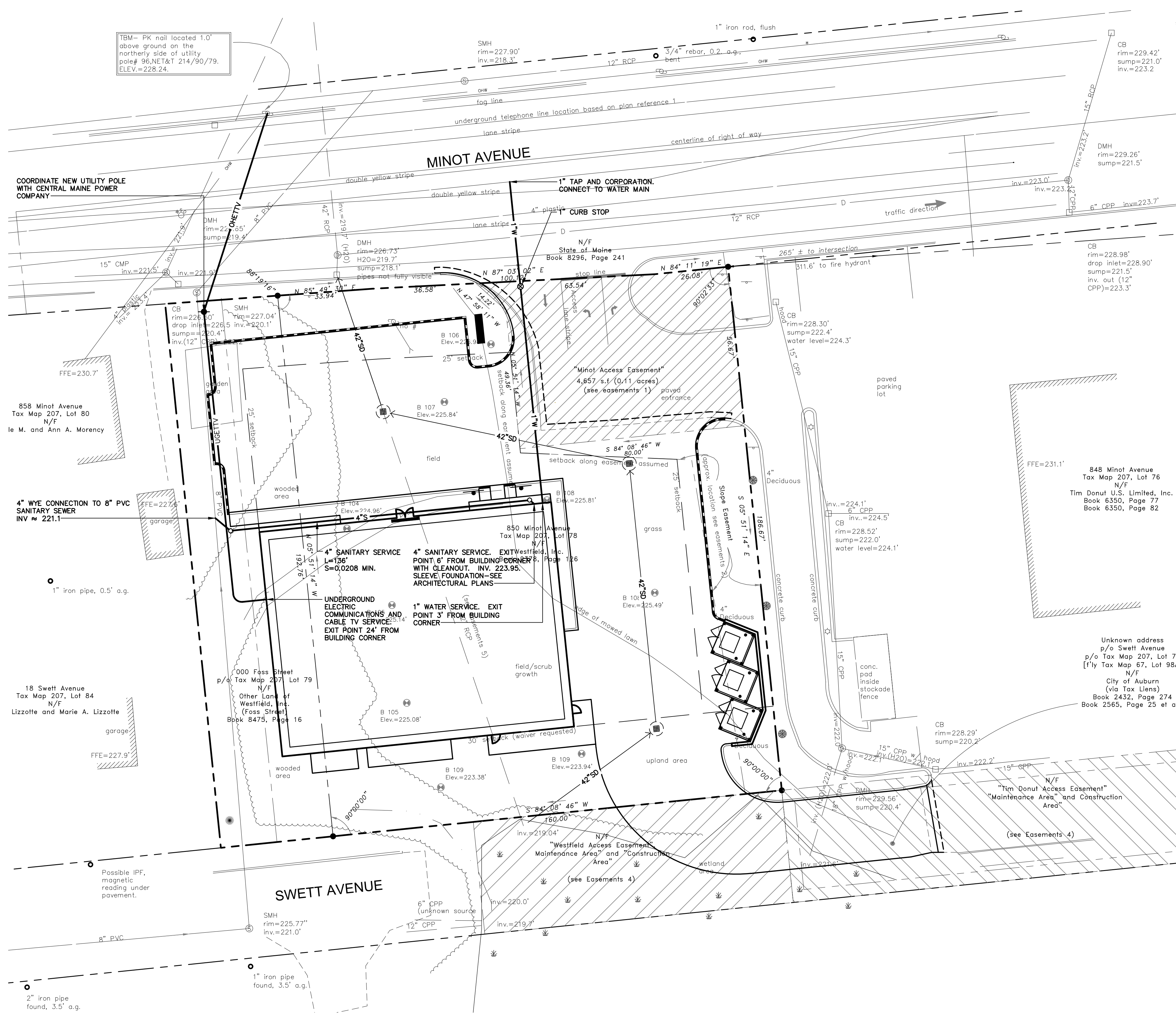




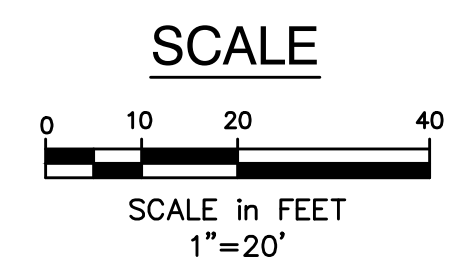


### UTILITY NOTES

1. THE CONTRACTOR TO COORDINATE WITH RICHMOND UTILITIES DISTRICT FOR CONNECTION TO WATER AND SEWER MAINS AND SHALL BE RESPONSIBLE TO PROVIDE ALL CONNECTIONS, VALVES, FITTINGS, ETC. IN ACCORDANCE WITH THEIR REQUIREMENTS.
2. THE CONTRACTOR TO PROVIDE 2" RIGID INSULATION OVER SEWER AND WATER FOR ENTIRE WIDTH OF TRENCH IF COVER IS LESS THAN 4'.
3. THE CONTRACTOR TO TEST PIT WATER MAIN PRIOR TO INSTALLATION OF SEWER SERVICE TO DETERMINE IF THERE ARE ANY CONFLICTS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO SEWER INSTALLATION.
4. THE CONTRACTOR TO COORDINATE WITH CENTRAL MAINE POWER FOR OVERHEAD, RISER AND UNDERGROUND SERVICE.
5. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR UTILITY CONNECTION LOCATIONS, SIZES AND MATERIAL.



**UTILITY PLAN**  
SCALE: 1" = 20'



Site:

**FAMILY DOLLAR**  
850 MINOT AVENUE  
AUBURN, MAINE

Prepared for:

**HUNT REAL ESTATE SERVICES**  
5100 W. KENNEDY BLVD.  
SUITE 100  
TAMPA, FLORIDA 33609

STEPHEN J. BRADSTREET  
#5740  
LICENSED PROFESSIONAL ENGINEER

*Stephen J. Bradstreet*

CIVIL ENGINEER:

STEPHEN J. BRADSTREET, PE #5740  
400 COMMERCIAL STREET, SUITE 404  
PORTLAND, ME 04101  
207-772-2891

APPLICANT:

DOUG MURRAY  
HRES MINOT, LLC  
HUNT REAL ESTATE SERVICES  
5100 W. KENNEDY BOULEVARD  
TAMPA, FLORIDA 33609  
617-650-9119

OWNER:

WESTFIELD INC.  
26 RIVER'S EDGE DRIVE  
KENNEBUNK, MAINE 04043

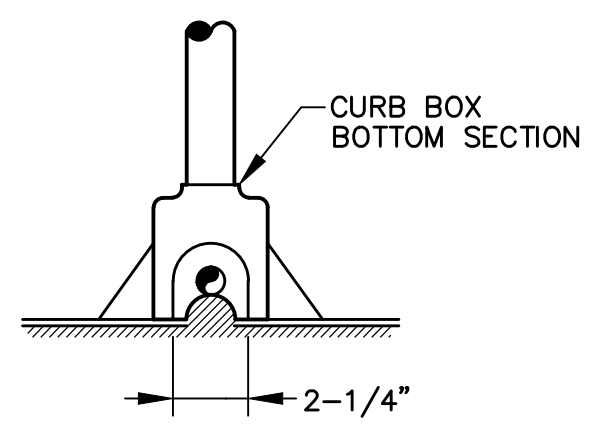
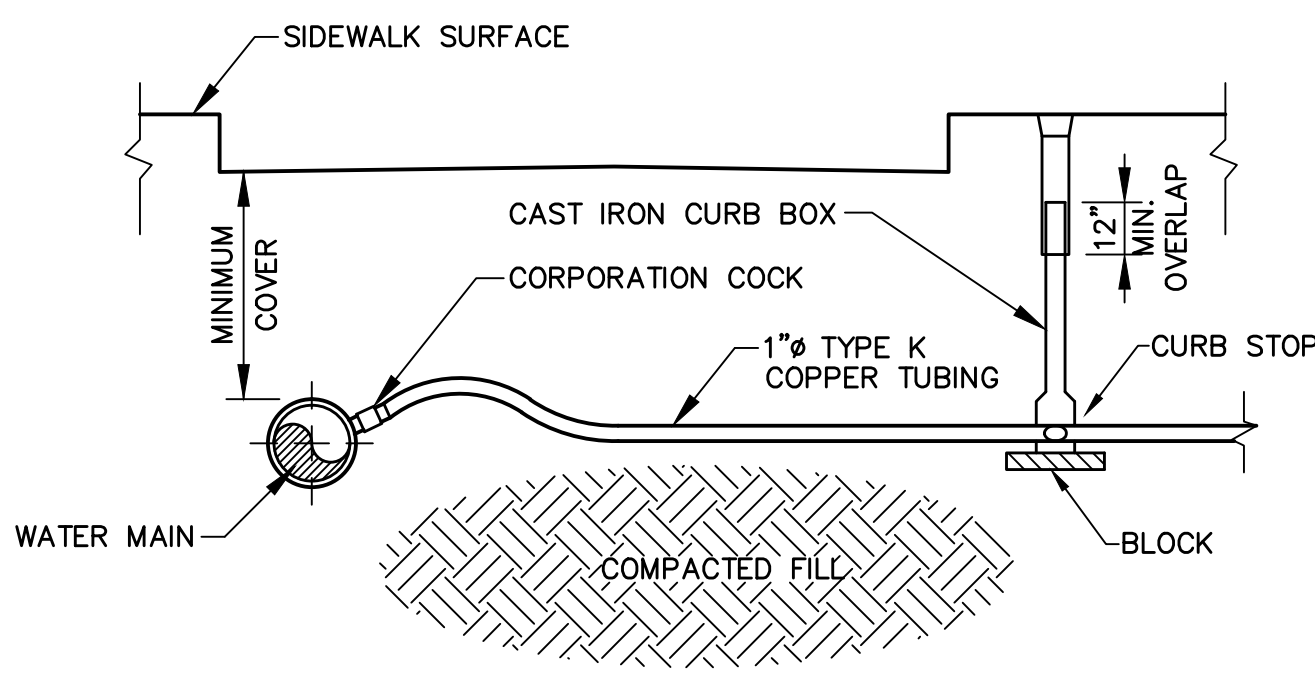
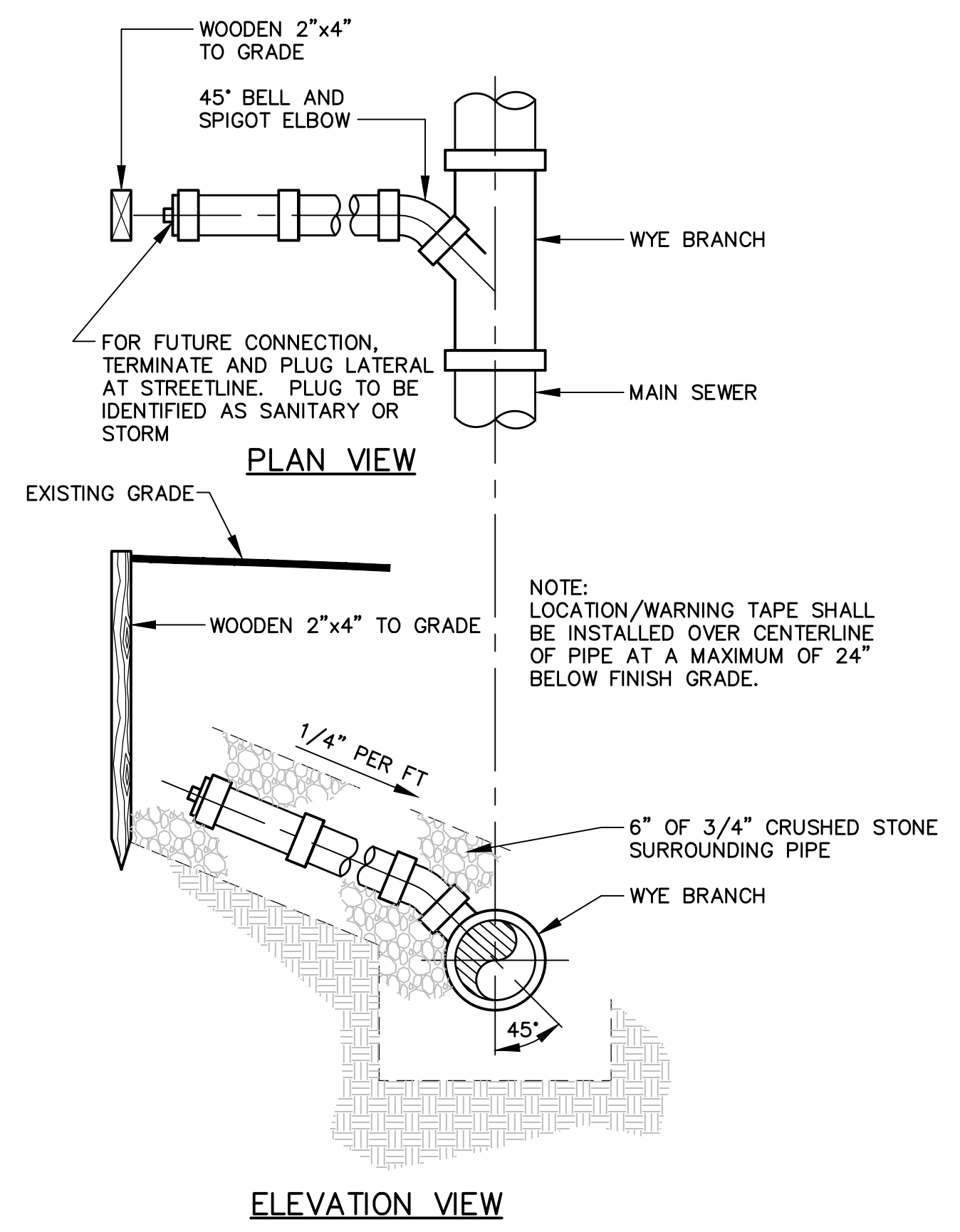
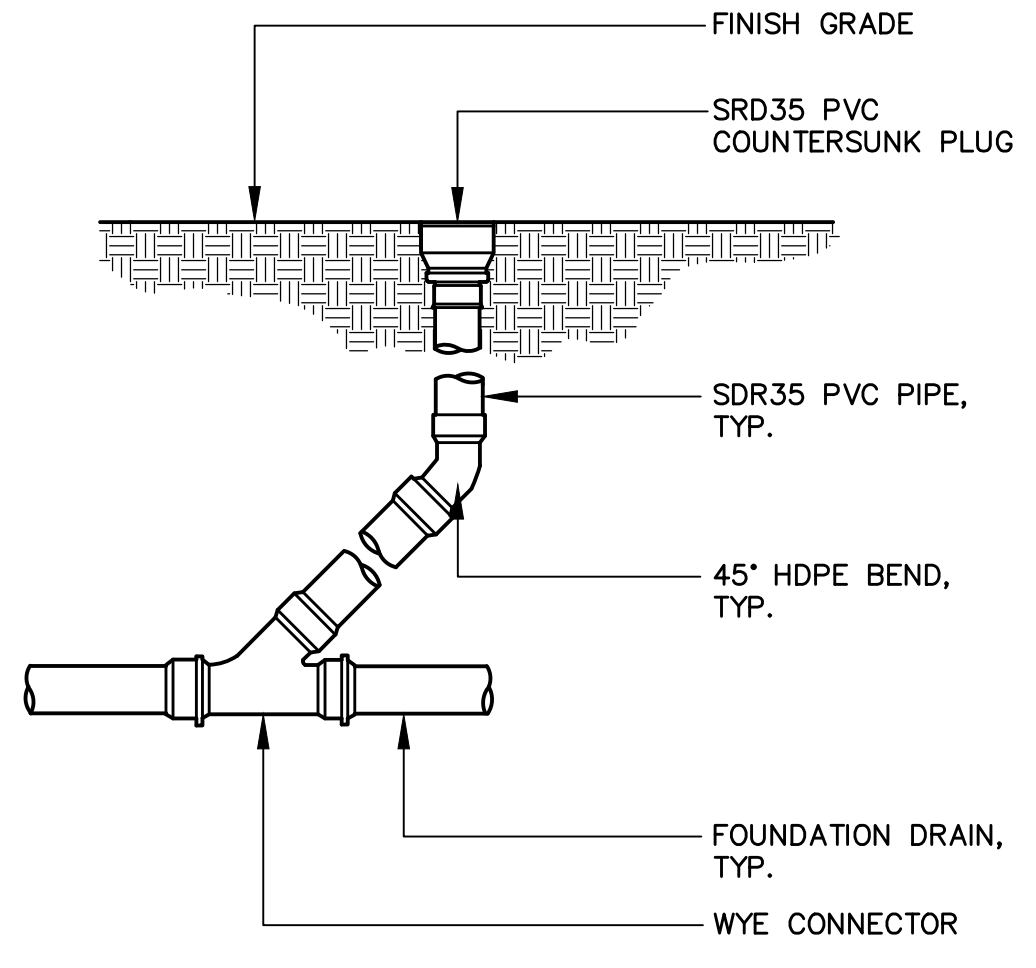
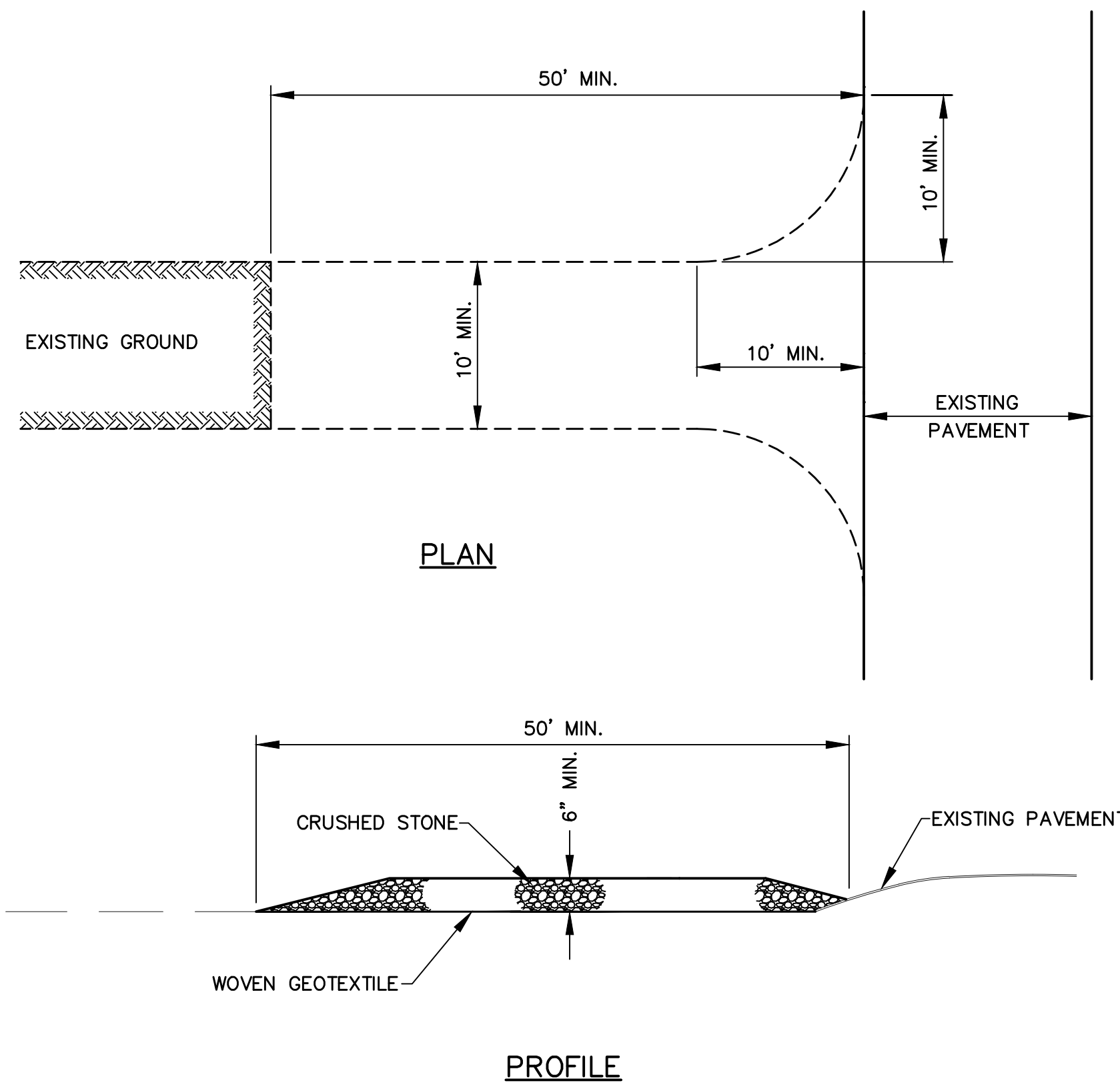
**RANSOM**  
Consulting  
Engineers  
and Scientists  
400 Commercial Street, Suite 404  
Portland, ME 04101  
Tel. (207) 772-2891  
Fax (207) 772-3248  
www.ransomenv.com

**UTILITY PLAN**

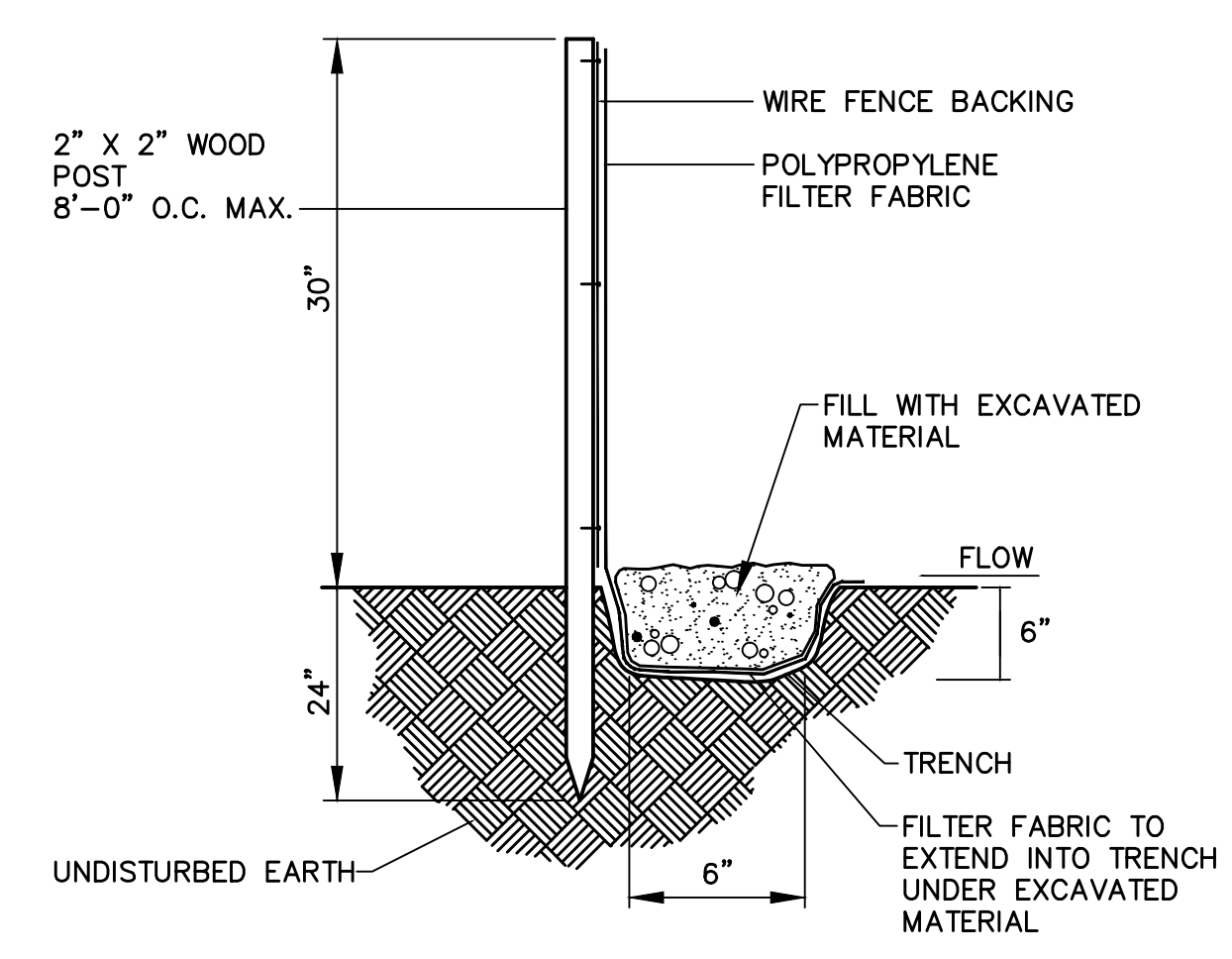
A	ISSUED FOR CITY REVIEW	02/07/14
No.	Revision/Issue	Date
Design by:	MPM	Checked by: SJB
Drawn by:	JAR	Approved by: SJB
Project:	131.06141	Date: FEBRUARY 7, 2014
Sheet No:	<b>C-102</b>	
	Sheet 4 of 8	



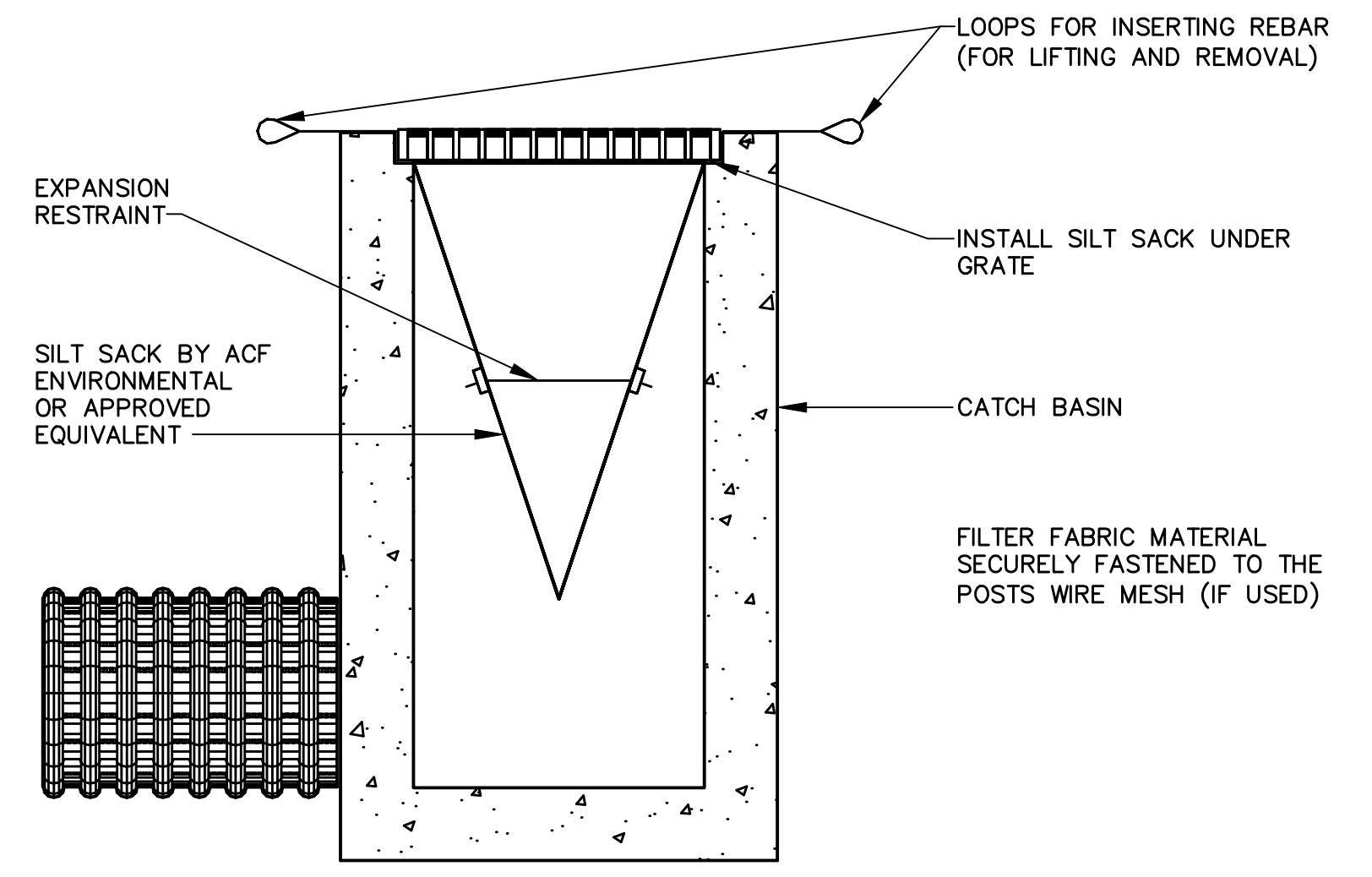




**5 TYPICAL COPPER HOUSE SERVICE DETAIL**  
NOT TO SCALE



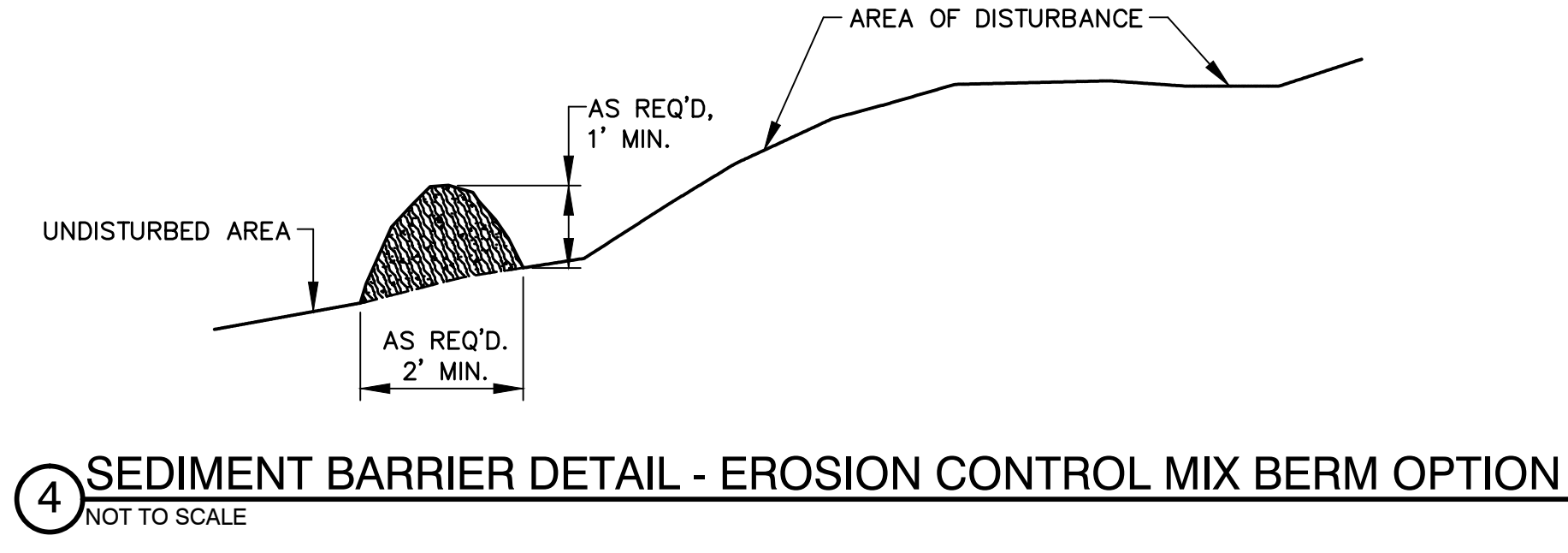
**6 EROSION CONTROL FENCE DETAIL**  
NOT TO SCALE



- NOTES:
1. INSTALL SILTSACK PER MANUFACTURER'S RECOMMENDATIONS.
  2. SILTSACKS SHALL BE CHECKED FOR SEDIMENT LEVEL AND OVERALL CONDITION IMMEDIATELY AFTER EVERY RAIN EVENT AND AT LEAST EVERY DAY DURING PROLONGED RAINFALL.
  3. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE SILTSACK. REMOVED SEDIMENT SHALL BE DISPOSED IN A SUITABLE AREA AND IN SUCH A MANNER THAT WILL NOT ERODE.
  4. SEDIMENT SHALL ONLY BE REMOVED BY REMOVING THE SILTSACKS FROM THE CATCH BASINS ACCORDING TO MANUFACTURER RECOMMENDATIONS.
  5. CARE SHALL BE TAKEN TO AVOID SPILLING SEDIMENT WHILE REMOVING THE SILTSACK.
  6. ANY DAMAGED SILTSACK SHALL BE REPLACED WITH A NEW SILTSACK.

**7 INLET PROTECTION - SILT SACK**  
NOT TO SCALE

- NOTES:
1. EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF THE PROJECT SITE. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS, WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS--WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.
  2. EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
    - 2.1. PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70% MAXIMUM OF 85% PASSING A 0.75" SCREEN.
    - 2.2. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
    - 2.3. LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
    - 2.4. SOLUBLE SALTS CONTENT SHALL BE < 4.0 MMHOS/CM.
    - 2.5. THE PH SHOULD FALL BETWEEN 5.0 AND 8.0.
  3. THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
  4. ON SLOPES LESS THAN 5% OR AT THE BOTTOM OF STEEPER SLOPES (<2:1) UP TO 20 FEET LONG, THE BARRIER MUST BE A MINIMUM OF 12" HIGH, AS MEASURED ON THE UPHILL SIDE OF THE BARRIER, AND A MINIMUM OF TWO FEET WIDE. ON LONGER OR STEEPER SLOPES, THE BARRIER SHOULD BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
  5. OTHER BUMPS SHOULD BE USED AT LOW POINTS OF CONCENTRATED RUNOFF, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM (I.E., A LARGE UP GRADIENT CONTRIBUTING WATERSHED).
  6. BERMS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPONDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.
  7. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
  8. FILTER BERMS SHOULD BE RESHAPED AS NEEDED.
  9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BERM IS NO LONGER REQUIRED SHOULD BE GRADED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEED.



Site:

**FAMILY DOLLAR**  
850 MINOT AVENUE  
AUBURN, MAINE

Prepared for:  
**HUNT REAL ESTATE SERVICES**  
5100 W. KENNEDY BLVD.  
SUITE 100  
TAMPA, FLORIDA 33609

**STEPHEN J. BRADSTREET**  
#5740  
LICENSED PROFESSIONAL ENGINEER

CIVIL ENGINEER:  
**STEPHEN J. BRADSTREET, PE #5740**  
400 COMMERCIAL STREET, SUITE 404  
PORTLAND, ME 04101  
207-772-2891

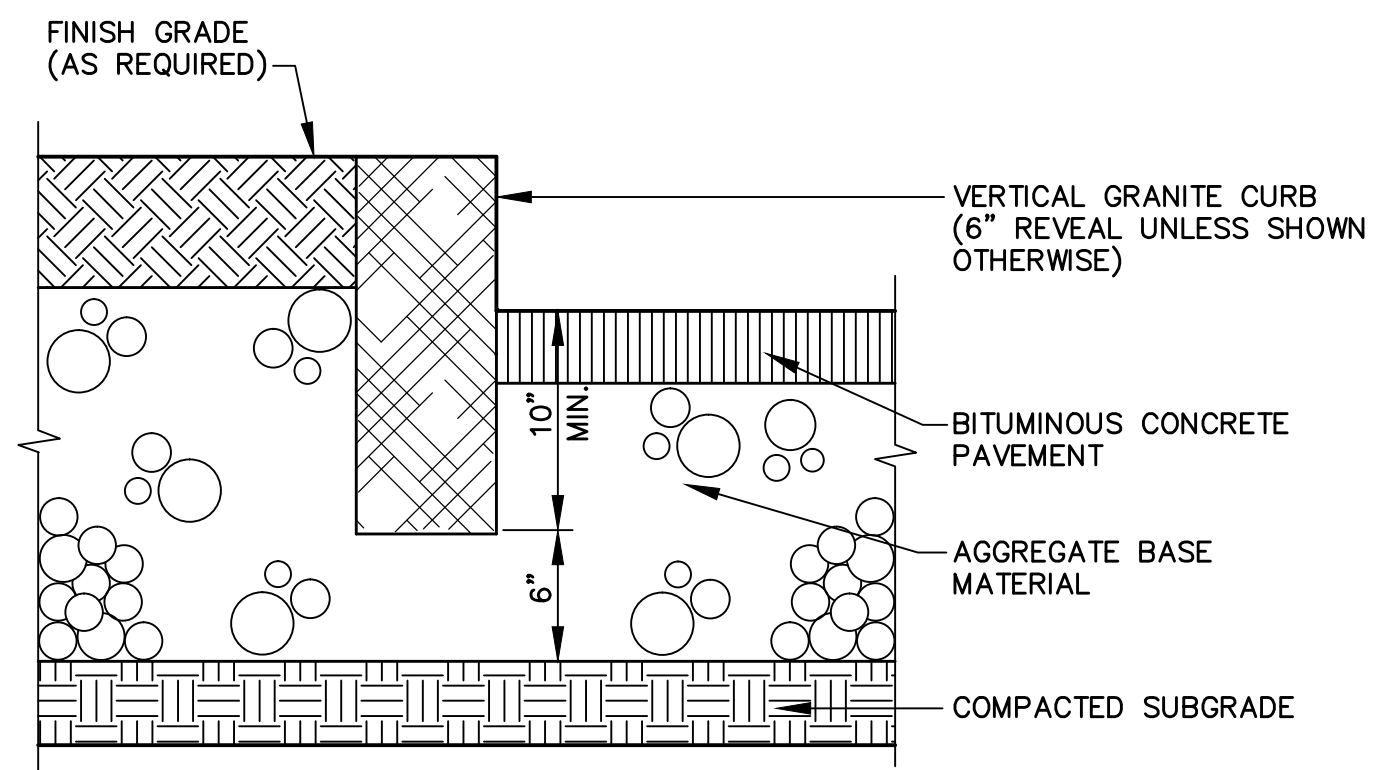
APPLICANT:  
**DOUG MURRAY**  
HRES MINOT, LLC  
HUNT REAL ESTATE SERVICES  
5100 W. KENNEDY BOULEVARD  
TAMPA, FLORIDA 33609  
617-650-9119

OWNER:  
**WESTFIELD INC.**  
26 RIVER'S EDGE DRIVE  
KENNEBUNK, MAINE 04043

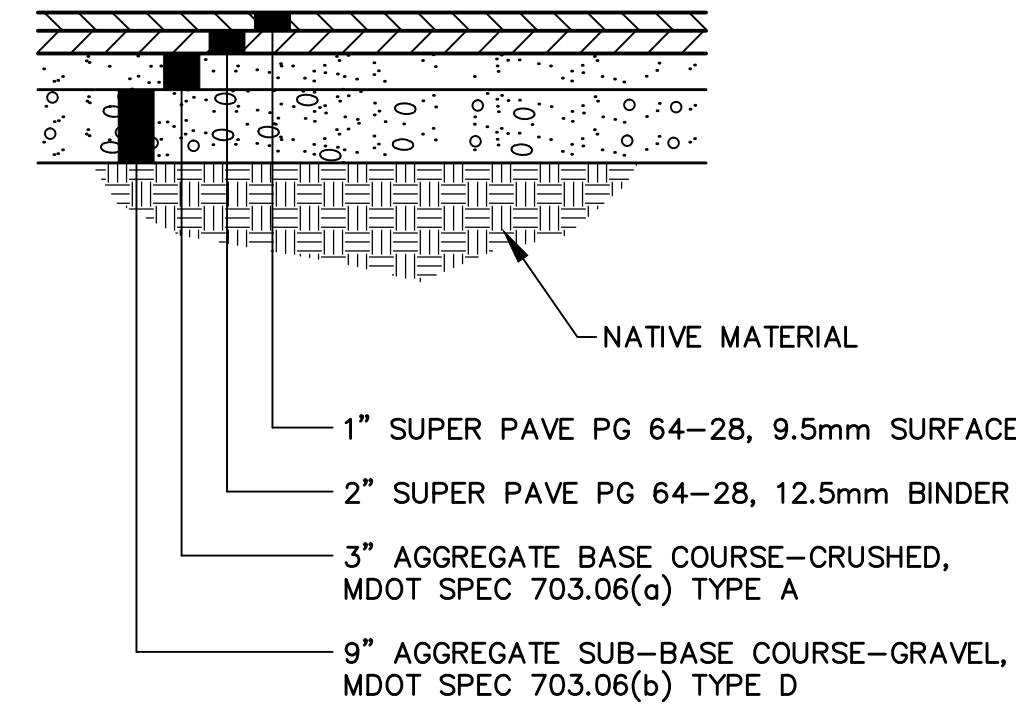
**RANSOM**  
Consulting Engineers and Scientists  
400 Commercial Street, Suite 404  
Portland, ME 04101  
Tel. (207) 772-2891  
Fax (207) 772-3248  
www.ransomenv.com

**CONSTRUCTION DETAILS**

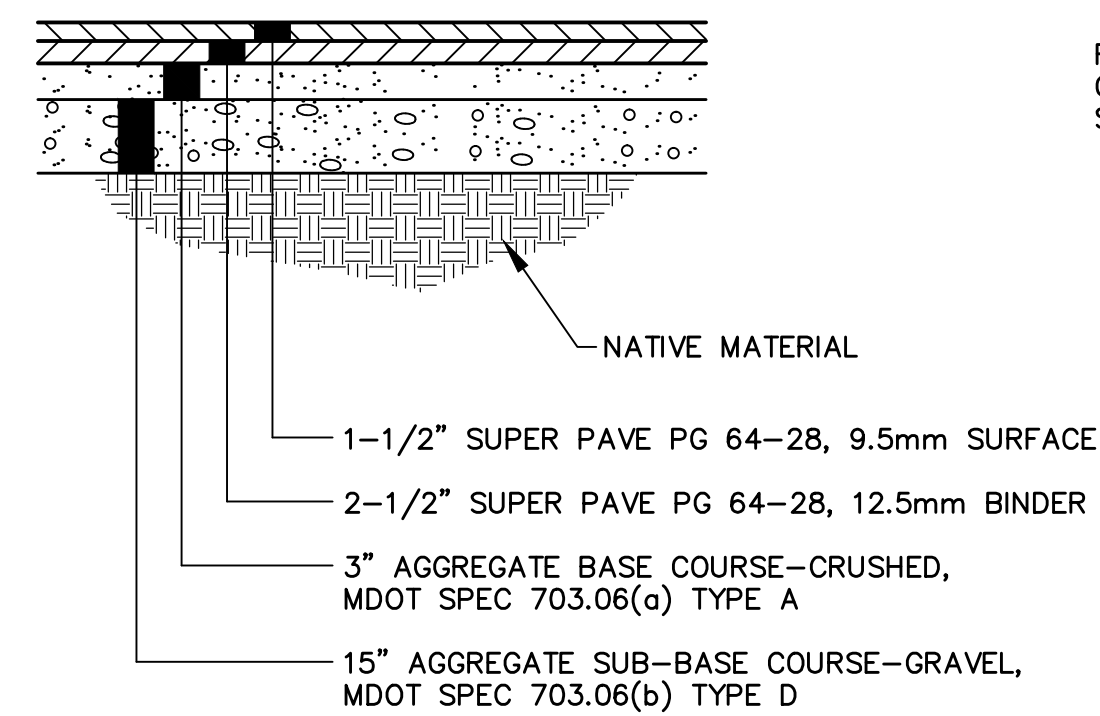
A	ISSUED FOR CITY REVIEW	02/07/14
No.	Revision/Issue	Date
Design by:	MPM	Checked by: SJB
Drawn by:	JAR	Approved by: SJB
Project:	131.06141	Date: FEBRUARY 7, 2014
Sheet No:	<b>C-104</b>	
	Sheet 6 of 8	



**1 VERTICAL GRANITE CURBING**  
NOT TO SCALE



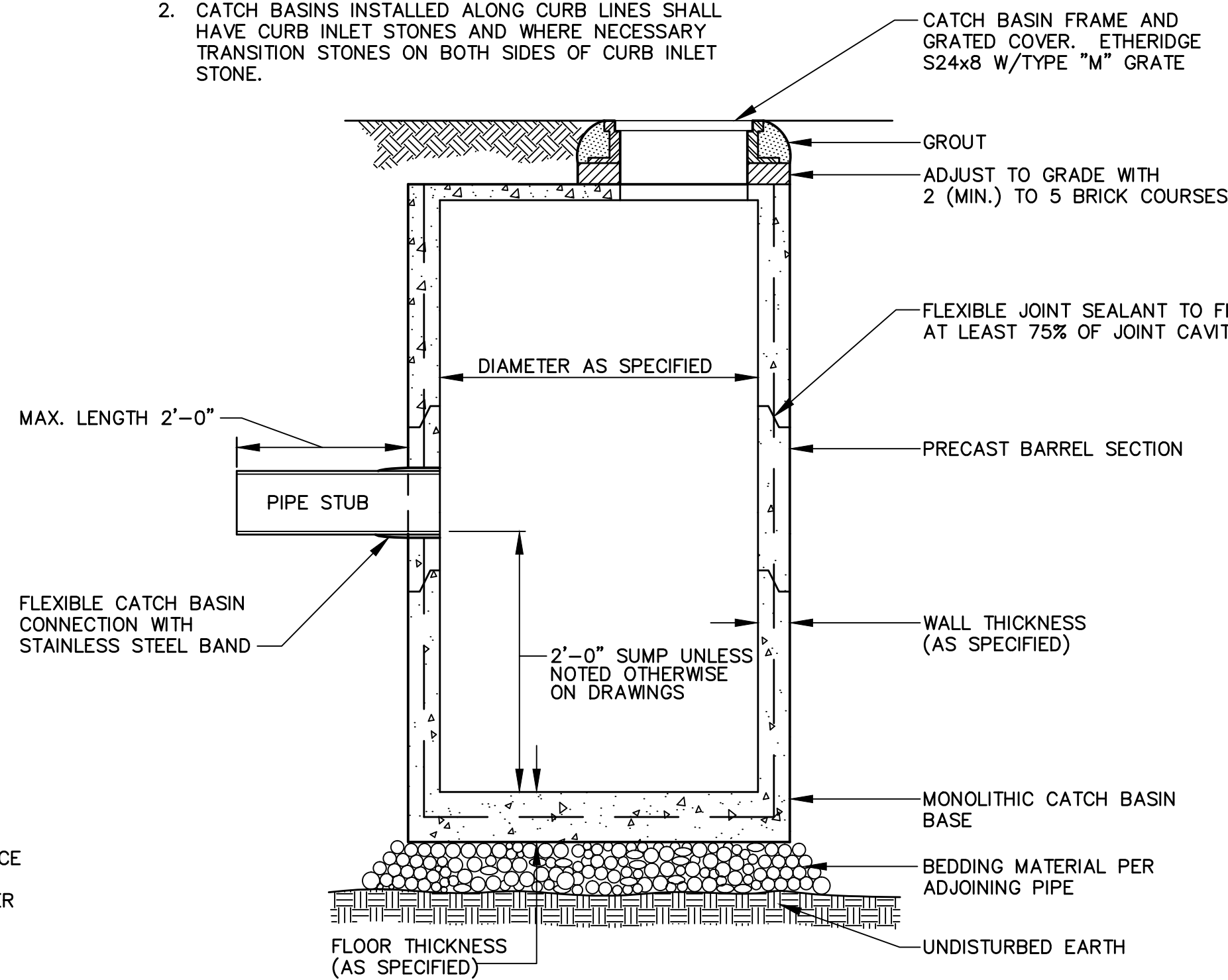
**STANDARD PAVING SECTION**



**HEAVY DUTY PAVING SECTION**

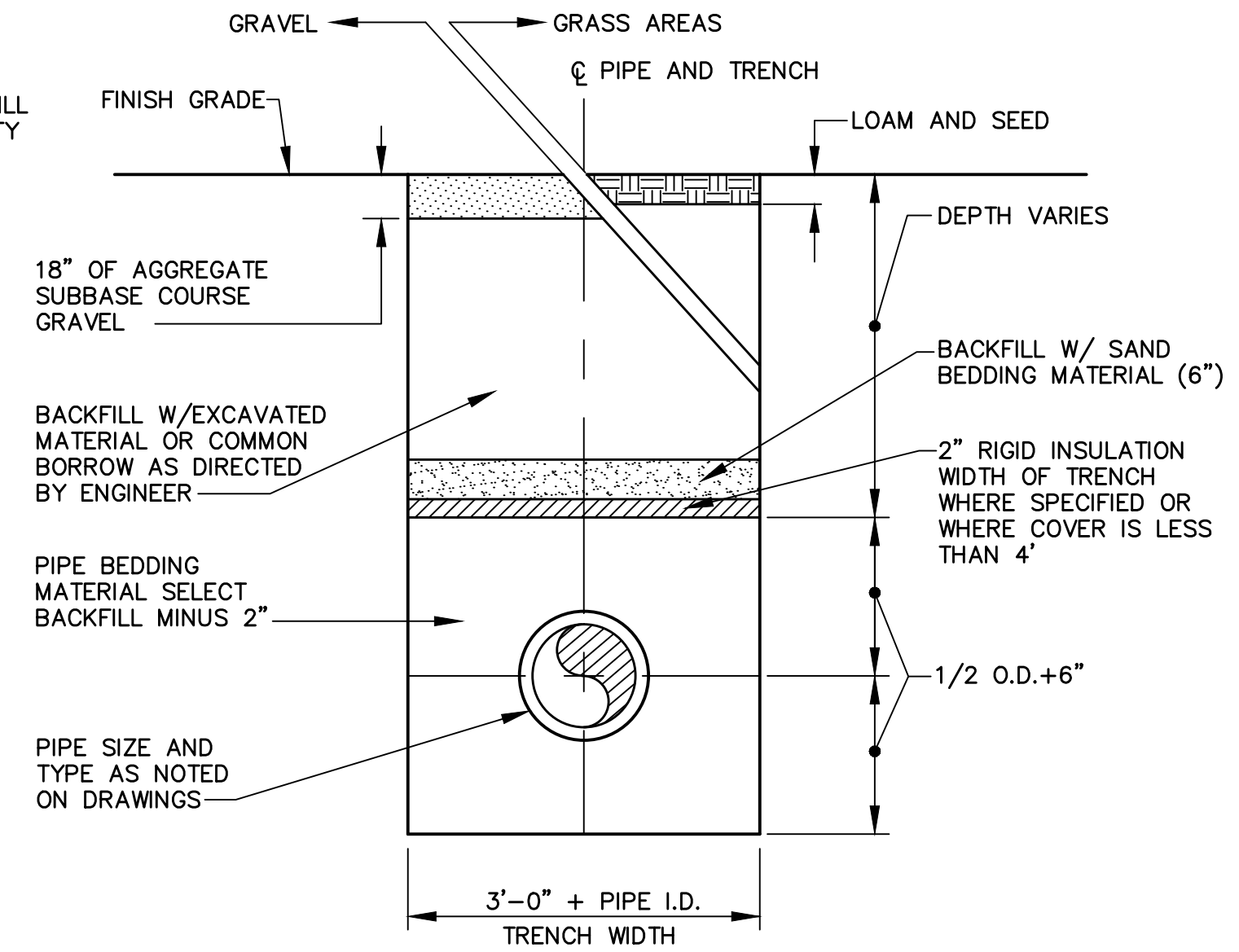
**NOTES:**

- "THE SNOOT" OR APPROVED EQUIVALENT SHALL BE PROVIDED ON CATCH BASIN PIPES 18" OR LESS
- CATCH BASINS INSTALLED ALONG CURB LINES SHALL HAVE CURB INLET STONES AND WHERE NECESSARY TRANSITION STONES ON BOTH SIDES OF CURB INLET STONE.



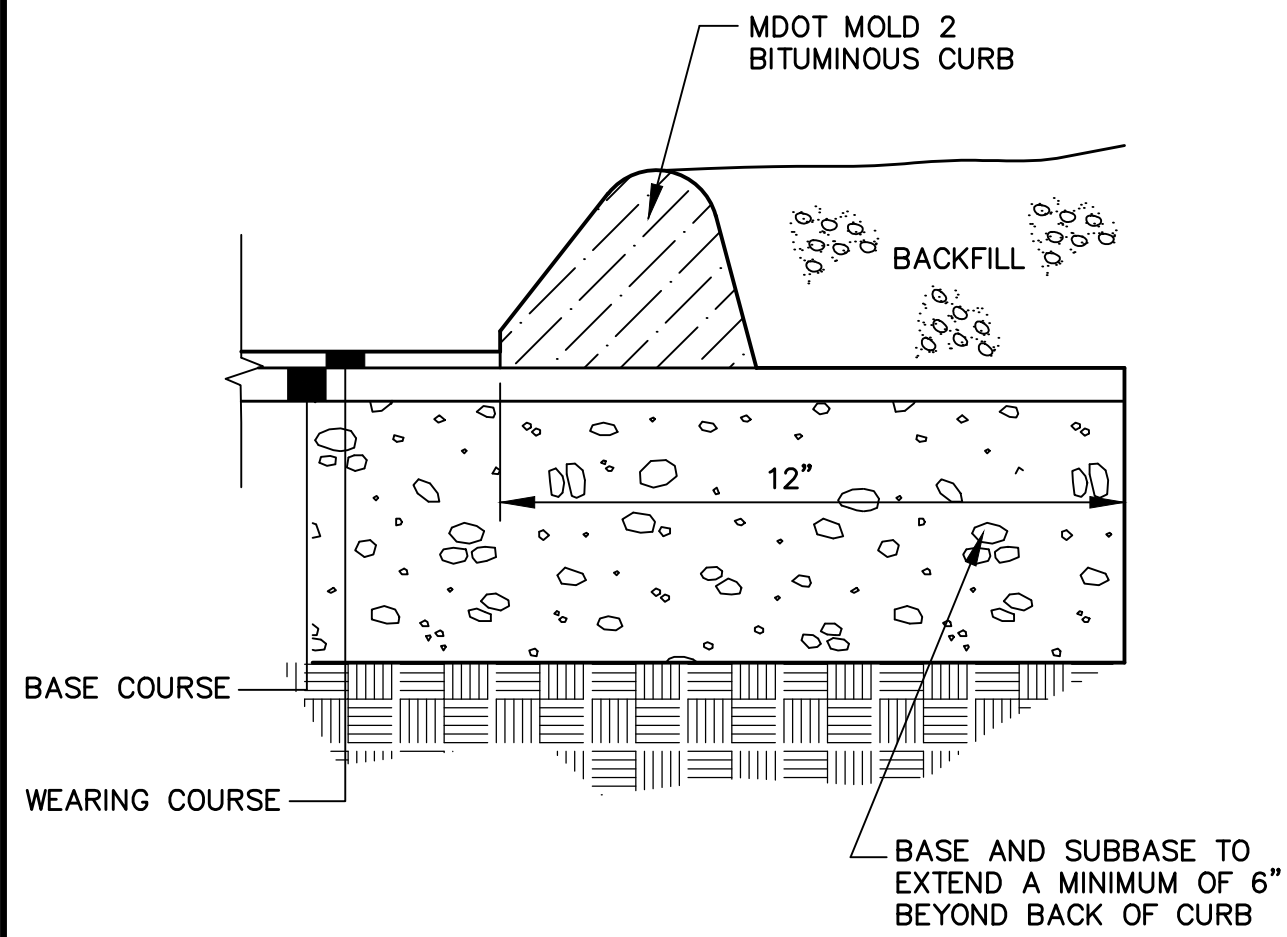
I.D.	WALL WIDTH	FLOOR THICKNESS
4'-0"	5"	6"
5'-0"	6"	6"
6'-0"	7"	6"
8'-0"	8"	8"
10'-0"	10"	9"

**4 PRECAST CONCRETE CATCH BASIN/MANHOLE**  
NOT TO SCALE



1. SAND BACKFILL AND RIGID INSULATION AS REQUIRED.

**5 TYPICAL TRENCH DETAIL**  
NOT TO SCALE

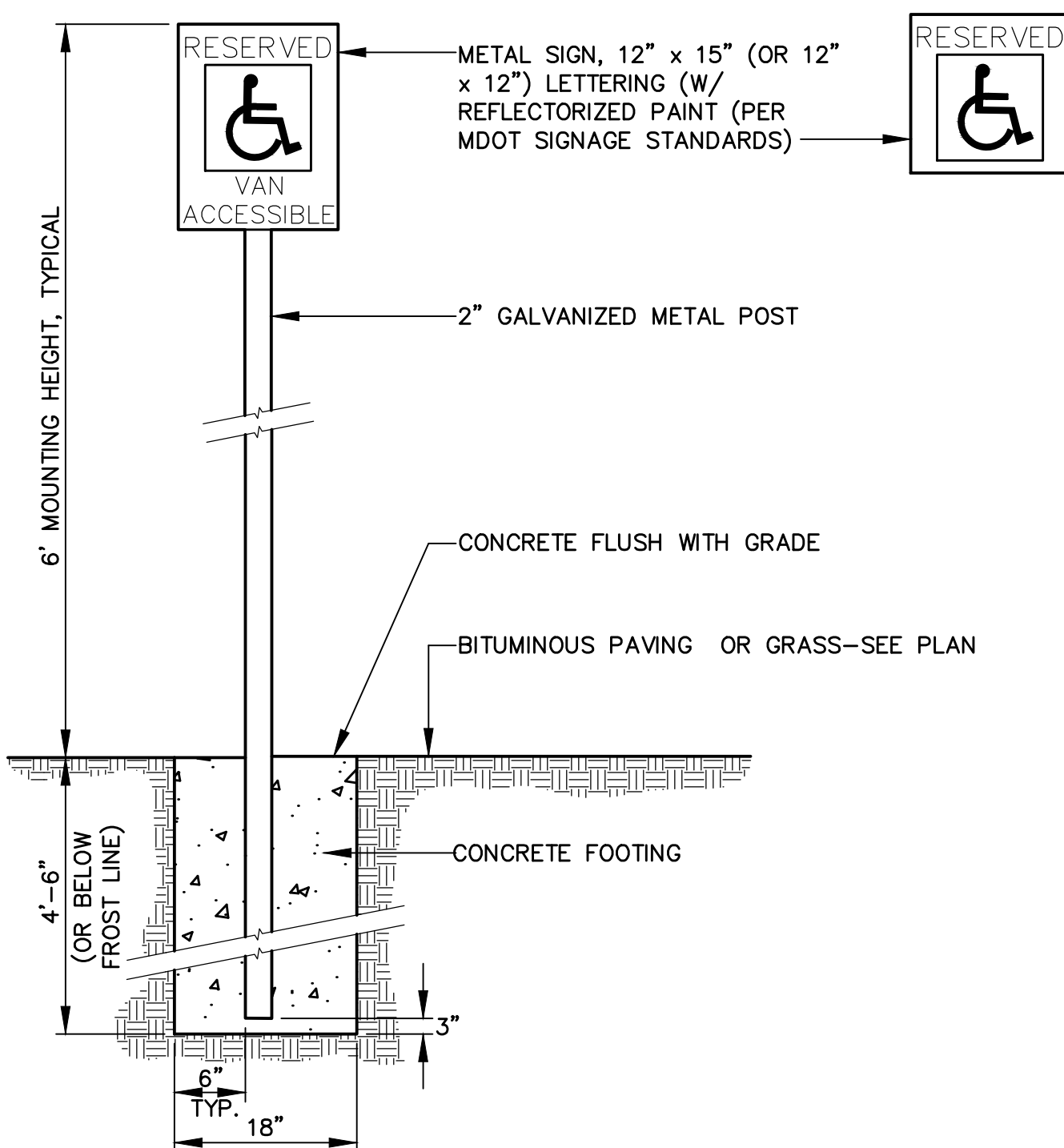


**2 BITUMINOUS CURB-MOLD 2**  
NOT TO SCALE

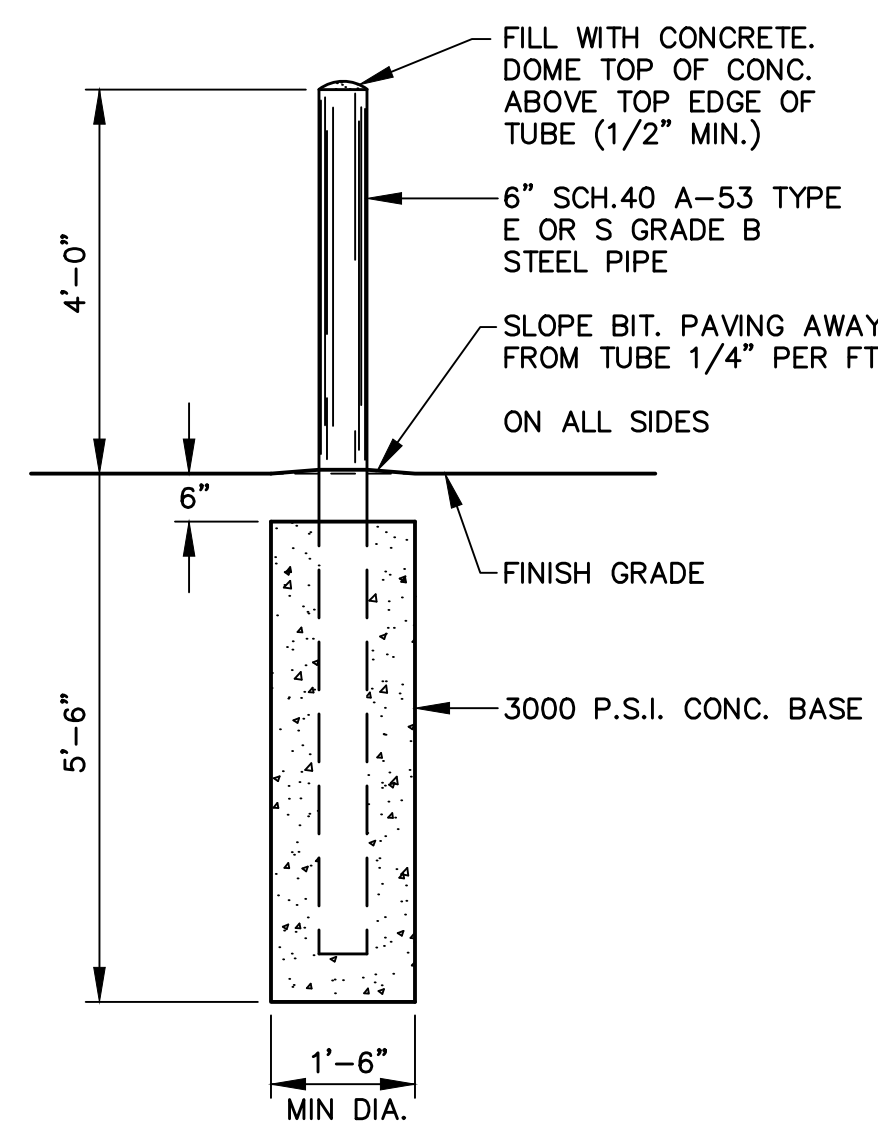
**3 TYPICAL PAVEMENT SECTIONS**  
NOT TO SCALE

**NOTES:**

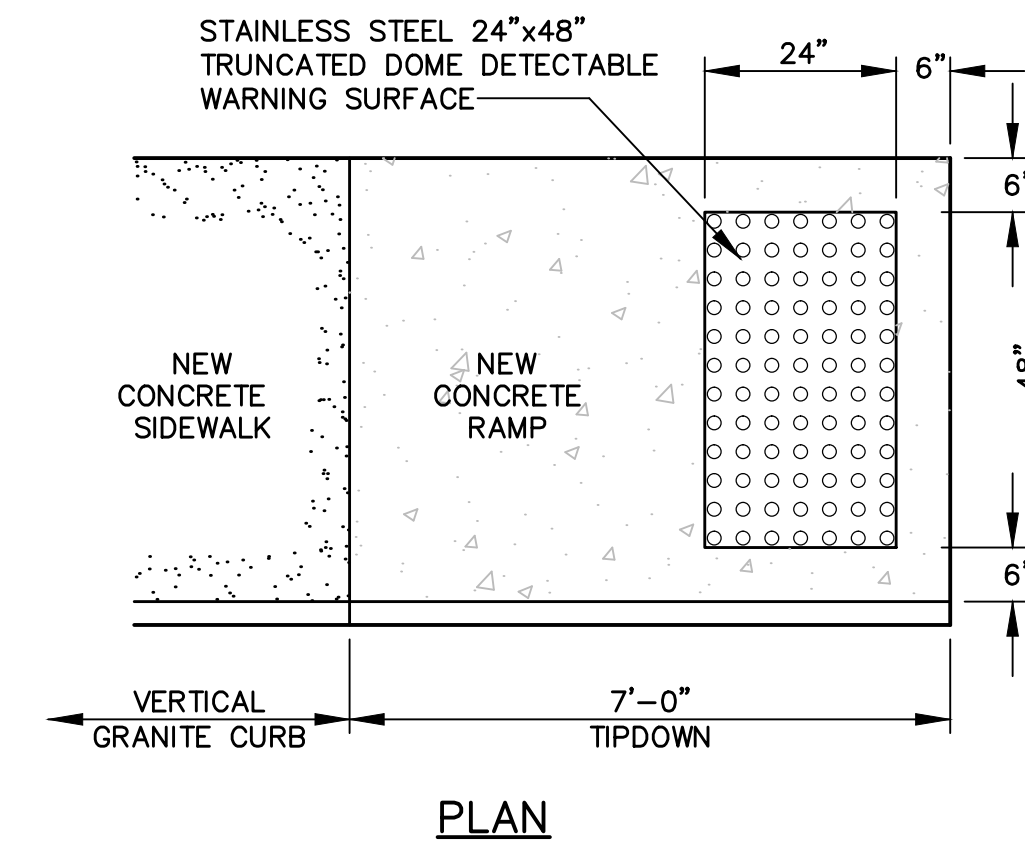
- SIGNS SHALL BE FABRICATED & INSTALLED IN ACCORDANCE WITH MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, HIGHWAYS AND BRIDGES REVISION OF DECEMBER 2002, SECTION 645.
- ALL PERMANENT SIGNS ON THIS PROJECT ARE CLASSIFIED UNDER SECTION 645.03(b) TYPE 1 REGULATORY WARNING AND ROUTE MARKER ASSEMBLY SIGNS.
- SIGN MATERIAL SHALL BE AS SPECIFIED IN SECTION 719 OF THE MDOT STANDARD SPECIFICATIONS.
- POSTS MAY BE 2" METAL UNLESS IN THE PUBLIC RIGHT OF WAY. SIGNS IN THE PUBLIC RIGHT OF WAY TO BE ON BREAKAWAY POSTS.



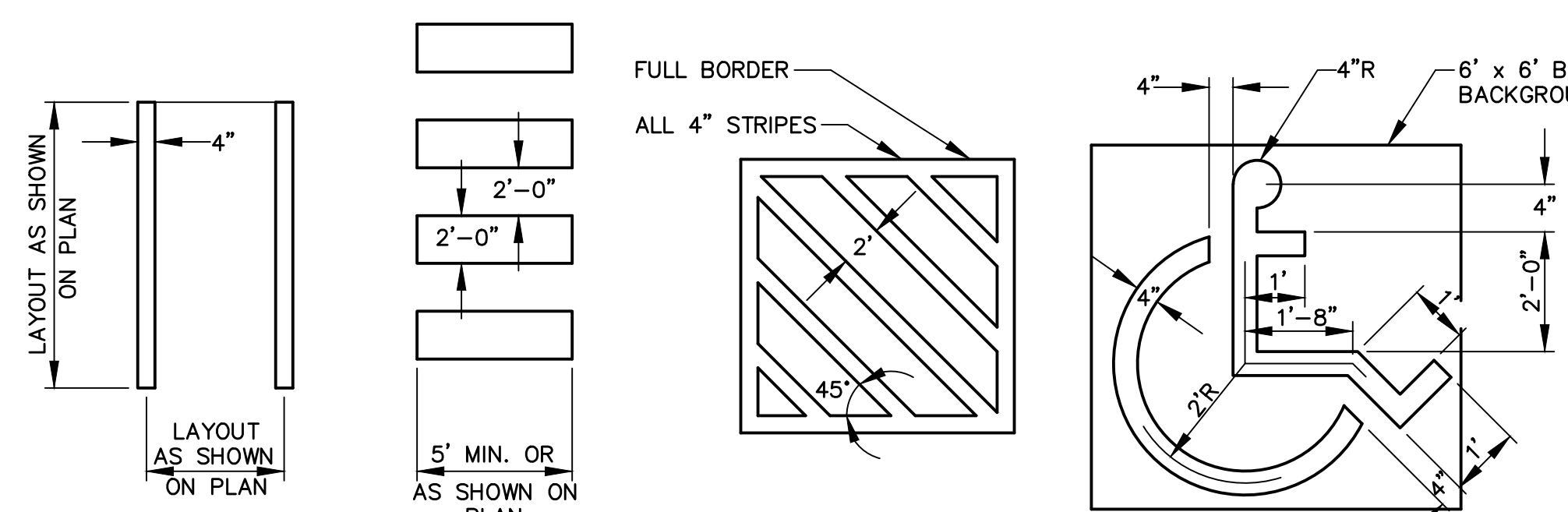
**6 ADA PARKING SIGNAGE**  
NOT TO SCALE



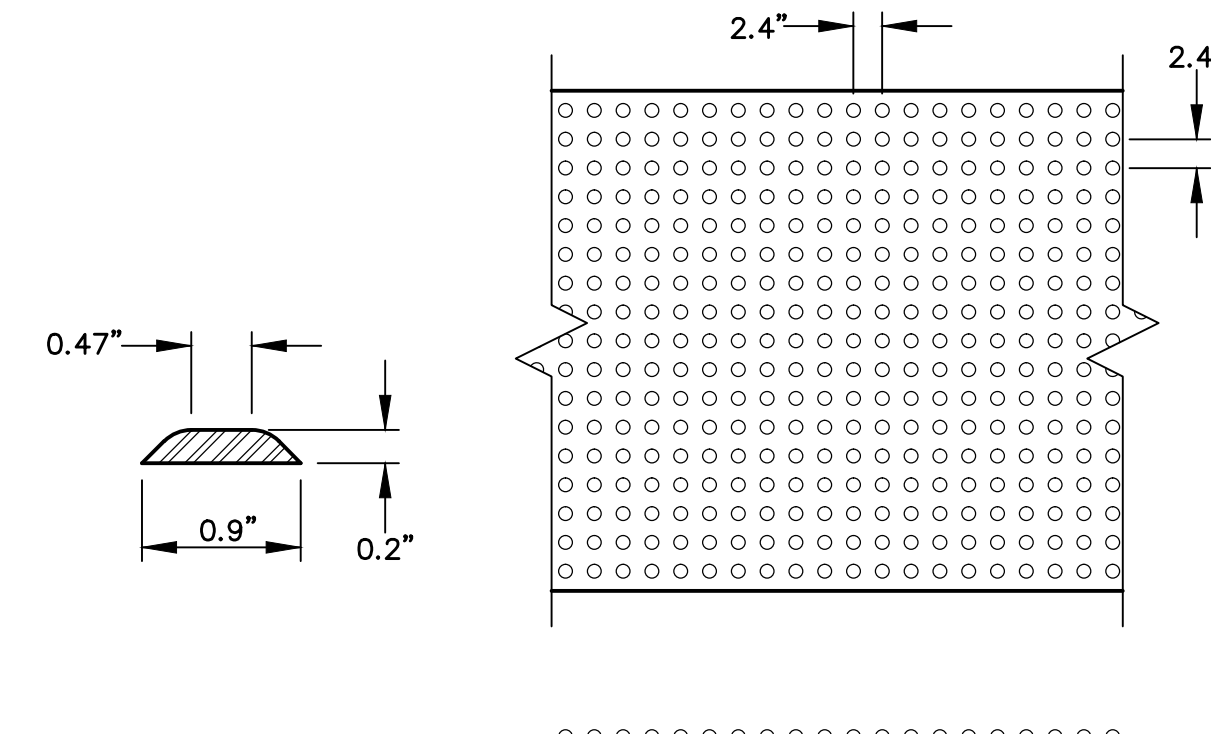
**7 BOLLARD DETAIL**  
NOT TO SCALE



**9 SIDEWALK RAMP DETAIL**  
NOT TO SCALE



**8 STRIPING DETAILS**  
NOT TO SCALE



**10 TRUNCATED DOMES DETAIL**  
NOT TO SCALE

Site:  
**FAMILY DOLLAR**  
850 MINOT AVENUE  
AUBURN, MAINE

Prepared for:  
**HUNT REAL ESTATE SERVICES**  
5100 W. KENNEDY BLVD.  
SUITE 100  
TAMPA, FLORIDA 33609

CIVIL ENGINEER:  
**STEPHEN J. BRADSTREET, PE #5740**  
400 COMMERCIAL STREET, SUITE 404  
PORTLAND, ME 04101  
207-772-2891

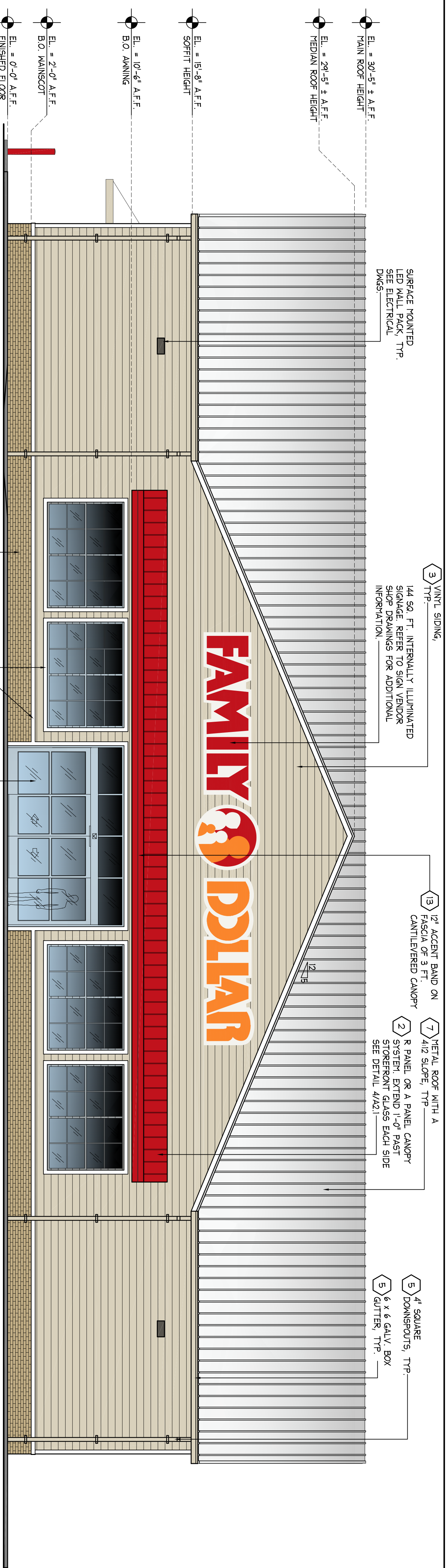
APPLICANT:  
**DOUG MURRAY**  
HRES MINOT, LLC  
HUNT REAL ESTATE SERVICES  
5100 W. KENNEDY BOULEVARD  
TAMPA, FLORIDA 33609  
617-650-9119

OWNER:  
**WESTFIELD INC.**  
26 RIVER'S EDGE DRIVE  
KENNEBUNK, MAINE 04043

**RANSOM**  
Consulting  
Engineers  
and Scientists  
400 Commercial Street, Suite 404  
Portland, ME 04101  
Tel. (207) 772-2891  
Fax (207) 772-3248  
www.ransomenv.com

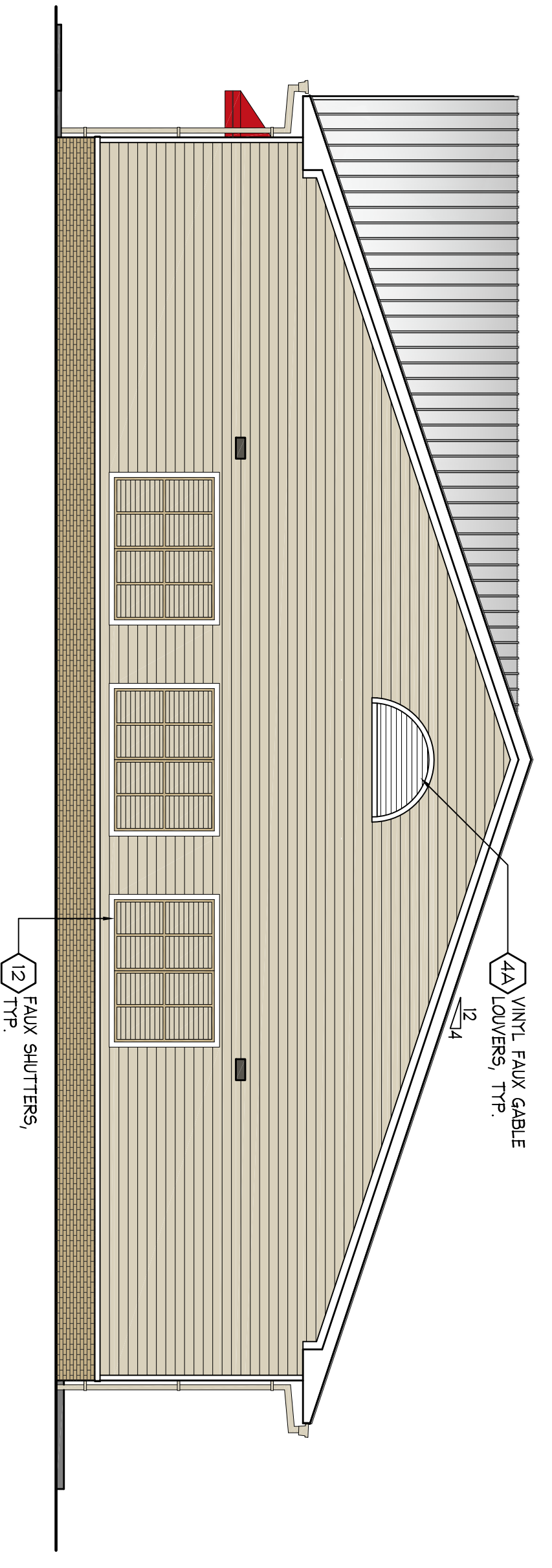
**CONSTRUCTION DETAILS**

A	ISSUED FOR CITY REVIEW	02/07/14
No.	Revision/Issue	Date
Design by:	MPM	Checked by: SJB
Drawn by:	JAR	Approved by: SJB
Project:	131.06141	Date: FEBRUARY 7, 2014
Sheet No:	<b>C-105</b>	
	Sheet 7 of 8	



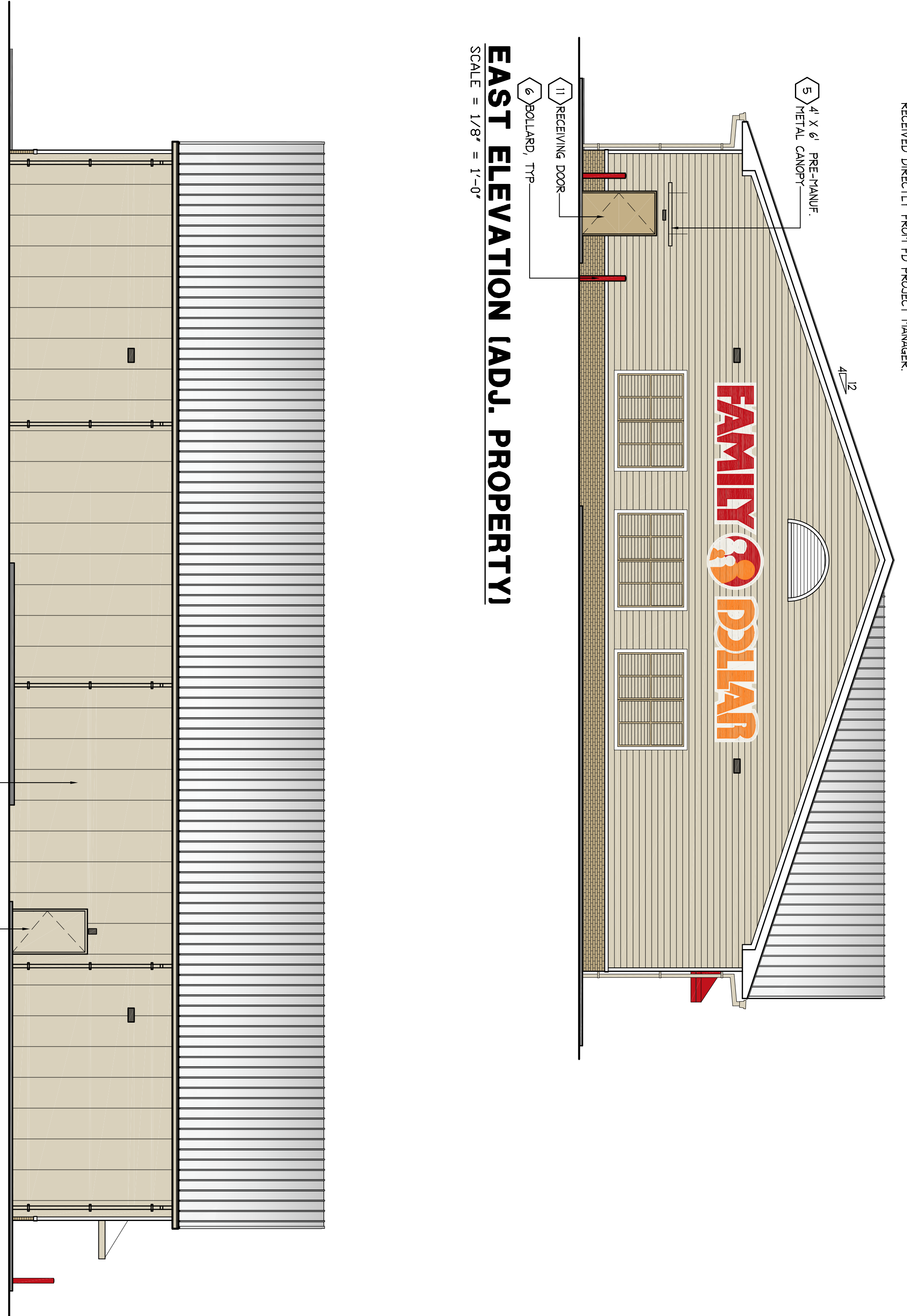
**NORTH ELEVATION (MINOT AVENUE)**

SCALE = 3/16" = 1'-0"



**WEST ELEVATION (ADJ. PROPERTY)**

SCALE = 1/8" = 1'-0"



**SOUTH ELEVATION (SWETT AVENUE)**

SCALE = 1/8" = 1'-0"

**EXTERIOR FINISH SCHEDULE**

MATERIALS ARE TO BE APPROVED BY FAMILY DOLLAR STORE. COLORS ARE CRITICAL AND MUST BE APPROVED BY FAMILY DOLLAR STORE REPRESENTATIVE IF THEY DIFFER FROM THE SHERWIN WILLIAMS COLORS SHOWN BELOW.

NO.	AREA	TYPE	COATS	COLOR
1	THIN BRICK VENEER OVER 5/8" CDX F.R. PLYWOOD SHEATHING	EXTERIOR LATEX	2	BELDEN FINISH 'SEAL BROWN VELOUR'
2	METAL CANOPY ROOF	VP - PANEL, RIB NICOR - CLASSIC WALL	PRE-FINISHED	MATCH VP COLOR 'COOL BRIGHT RED' OR SHERWIN WILLIAMS SW 4081 'SAFETY RED'
2A	SOFFIT PANELS	VP - PANEL, RIB NICOR - CLASSIC WALL	PRE-FINISHED	VP COLOR 'COOL ARCTIC WHITE'
3	VINT SIDING OVER 5/8" CDX F.R. PLYWOOD SHEATHING	CERTAINTED ENCORE DOUBLE 4" CLAPBOARD	PRE-FINISHED	CERTAINTED FINISH 'DESERT TAN'
4	TRIM BOARDS AT WINDOWS CORNERS, FASCIA TRIM, MAILBOX OVER 5/8" CDX F.R. PLYWOOD SHEATHING	CERTAINTED TRIM AND CORNER PRODUCTS	PRE-FINISHED	CERTAINTED FINISH 'COLONIAL WHITE'
4A	9/16" x 48" HALF ROUND GABLE VENT LOUVERS OVER 5/8" CDX F.R. PLYWOOD SHEATHING	TBD	2	FIELD PAINT SHERWIN WILLIAMS COLOR TO MATCH CERTAINTED FINISH 'COLONIAL WHITE'
5	GUTTERS, DOWNSPOUTS, HTL. TRIM & RECEIVING CANOPY	METAL BUILDING MANUFACTURER	PRE-FINISHED	VP COLOR 'COOL EGYPTIAN WHITE' NICOR COLOR 'LIGHTSTONE' MID-WEST COLOR 'ALPOND' SHERWIN WILLIAMS MATCHING COLOR SW 646 'MOOL SKEIN'
6	STEEL BOLLARDS	EXTERIOR LATEX	2	MATCH SHERWIN WILLIAMS SW 4081 'SAFETY RED'
7	METAL ROOF	TO BE DETERMINED BASED ON ENERGY CODE REQUIREMENTS (EXPANDING SEANT FOR FEE DEVELOPMENT ONLY)	PRE-FINISHED	COOL ARCTIC WHITE
8	METAL WALL PANELS	MID-WEST - PBA PANEL NICOR - ACCENT PANEL VP - VEE RIB PANEL	PRE-FINISHED	VP COLOR 'COOL EGYPTIAN WHITE' NICOR COLOR 'LIGHTSTONE' MID-WEST COLOR 'ALPOND' SHERWIN WILLIAMS MATCHING COLOR SW 646 'MOOL SKEIN'
9	STOREFRONT SYSTEM	KAMNER OR VISTA WALL	PRE-FINISHED	CLEAR ANODIZED ALUM.
10	MAIN DOOR PROVIDED BY PERB (EASES DOOR ONLY)	EXTERIOR LATEX	2	FIELD PAINT SHERWIN WILLIAMS COLOR SW 646 'MOOL SKEIN'
11	MAIN DOOR PROVIDED BY PERB (RECEIVING DOOR ONLY)	EXTERIOR LATEX	2	FIELD PAINT SHERWIN WILLIAMS COLOR TO MATCH BELDEN FINISH 'SEAL BROWN VELOUR'
12	FAUX SHUTTERS FRAME	TIMBERLANE FUNDAMENTAL LOUVER OR EQUAL	2	FIELD PAINT SHERWIN WILLIAMS COLOR TO MATCH BELDEN FINISH 'SEAL BROWN VELOUR'
13	METAL ACCENT TRIM	METAL BUILDING MANUFACTURER	PRE-FINISHED	FURNISHED BY METAL BUILDING MANUFACTURER. NICOR COLOR 'REGAL RED' (PRE-FINISHED), SINGLE BEAD, EMBOSSED

**SOUTH ELEVATION (SWETT AVENUE)**

SCALE = 1/8" = 1'-0"

\*REVIEWED\*  
 \*DISAPPROVED - RESUBMIT\*  
 All Site and Building Plan Requirements, including but limited to, all Interior Dimensions, Materials, Hardware, Equipment & Specifications, are to be designed and built per the Family Dollar Prototype Plan #\_\_\_\_\_ as indicated in the lease, unless a deviation is approved by Family Dollar's Plan Reviewer, next to each specific deviation. The initials indicate approval of only the one deviation being initiated by Family Dollar is disapproved and void.  
 (Approval to plan deviation will be indicated with the following circled initials: \_\_\_\_\_)

**FVWH Architects**  
 Lic # AX 0003300  
 3336 Grand Blvd, Suite 201  
 Holiday, Florida 34690  
 Ph. 727.815.3335  
 Fax. 727.815.3337

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, PLANS AND SPECIFICATIONS COMPLY WITH THE CITY AND STATE APPLICABLE BUILDING, FIRE AND SAFETY STANDARDS.  
 GUY F. FABER  
 ME License No. ARC3105

no.	date	revision descriptions

**FAMILY DOLLAR**  
 850 MINOT AVENUE  
 AUBURN, MAINE  
 PROJECT #710288    PROTOTYPE #2013-03

02.06.14  
 date  
 14012  
 comm. no.  
 COLOR RENDERING & EXT. FINISH SCHEDULE  
**R1.0**

# INTERIOR WALL TYPES

**TYPE 1A WALL (OFFICE / RESTROOMS / VESTIBULE)**  
 3-5/8" STUDS @ 16" O.C. - COVER W/ 1/2" GMB EACH SIDE TO 6" ABOVE CEILING. (PROVIDE 6" STUDS AT PLUMBING AND ELECTRICAL WALLS). FINISH PER SCHEDULE ON SHEET A1.2

**TYPE 1B WALL (SEPARATING SALES SUPPORT FROM OFFICE/BREAK ROOMS)**  
 3-5/8" STUDS @ 16" O.C. - COVER W/ 1/2" GMB EACH SIDE TO UNDERSIDE OF DECK ABOVE. FINISH PER SCHEDULE ON SHEET A1.2

**NOTE:**  
 HLD GMB WALL TIGHT TO DUCTWORK WHERE IT PENETRATES WALLS - ANY TYPE. (WHERE APPLICABLE)

# DIMENSIONAL SUBMITTAL TO FAMILY DOLLAR.

DEVELOPER / GENERAL CONTRACTOR MUST USE THIS FLOOR PLAN SHEET FOR THE PURPOSES OF DIMENSIONAL AS-BUILT SUBMITTAL TO FAMILY DOLLAR AS REQUIRED FOR MILLSTONE SUBMITTALS.

# CERTIFICATE OF OCCUPANCY NOTE

G.C. IS RESPONSIBLE FOR THE CERTIFICATE OF OCCUPANCY. CERTIFICATE TO BE PREPARED AND MAINTAINED IN THE MANAGERS OFFICE. THE DOOR IF MULTIFAMILY DOES NOT USE A CAD, IT IS THE MANAGERS RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE CITY COUNTY LETTERHEAD AND THAT LETTER IS TO BE PREPARED AND ROUTED IN MANAGERS OFFICE.

# COLUMN LAYOUT NOTE

COLUMN LOCATIONS MUST BE LOCATED AS NOT TO INTERFERE WITH DOOR LOCATIONS INDICATED ON PLANS.

# LOADING NOTE

WHERE NECESSARY AT SIDE AND REAR WALLS, SITE CONTRACTOR TO TRANSITION DOWN FROM DOORWAYS TO A MIN. OF 4" BELOW SLAB, WHERE APPLICABLE, TO AVOID CONFLICT WITH FINISH OVERLAP AT SLAB. TERMINATING AT THRESHOLDS TO ACCOMMODATE ADJ. COMPLANT LANDINGS AT EGRESS DOORS. THIS WILL ALLOW A CONCRETE FINISHING TOOL OR PLATE COMPACTOR UNDER THE BUILDING FINISH TO COMPLETE THE CONCRETE AND ASPHALT WORK NECESSARY. REFER TO CIVIL PLANS FOR EXACT GRADE HEIGHTS AND TRANSITIONS.

# NOTE

THE ELEVATION OF THE FLOOR SURFACE ON BOTH SIDES OF ANY DOOR SHALL NOT VARY BY MORE THAN 1/2" INCH FOR A DISTANCE NOT LESS THAN THE WIDTH OF THE WIDEST LEAF. PER NFPA 101, SECTION 7.2.1.3.1 & 7.2.1.3.2.

# NOTE

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH ALL LOCAL, STATE AND NATIONAL CODES CONCERNING THE JURISDICTION AND WITH THE APPLICABLE PERMITS. THE G.C. SHALL CORRECT ANY DEFICIENCIES IN THE CONSTRUCTION DOCUMENTS FOR THE PROJECT. IF CONFLICT OF INFORMATION IS FOUND, THE G.C. SHALL RESOLVE THE CONFLICTS PRIOR TO PROCEEDING.

# NOTE

GENERAL CONTRACTOR TO PROVIDE KEY BOX FOR LOCK ACCESS DURING PUNCHOUT AND TURNOVER. COORDINATE DOOR LOCATIONS WITH THE PERMITS/INSPECTORS COLUMN LAYOUT. COLUMN LOCATIONS THAT DIFFER FROM LAYOUT CURRENTLY SHOWN IN THE CONSTRUCTION DRAWINGS MUST BE SUBMITTED TO FAMILY DOLLAR STORES CONSTRUCTION DEPT. FOR APPROVAL.

# Floor Plan

**FVWH Architects**  
 Lic # AA 000300  
 3336 Grand Blvd, Suite 201  
 Holiday, Florida 34690  
 Ph. 727.815.3335  
 Fax. 727.815.3337

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING, MECHANICAL AND ELECTRICAL CODES AND ALL APPLICABLE MINIMUM FIRE AND SAFETY STANDARDS.

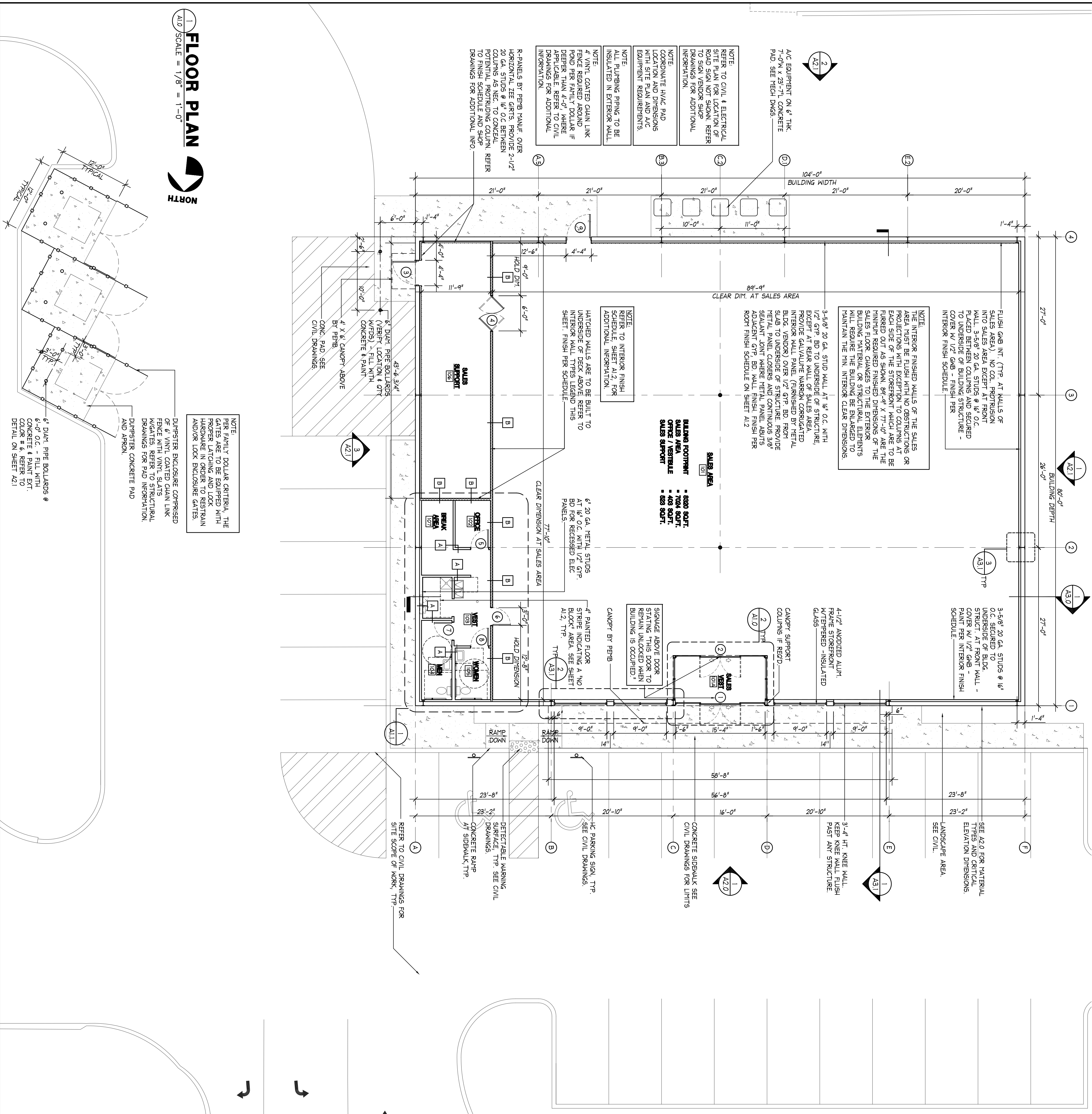
GOV. F. FABER  
 ME License No. AR-3105

no.	date	revision descriptions

**FAMILY DOLLAR**  
 850 MINOT AVENUE  
 AUBURN, MAINE  
 PROJECT #710288    PROTOTYPE #2013-03

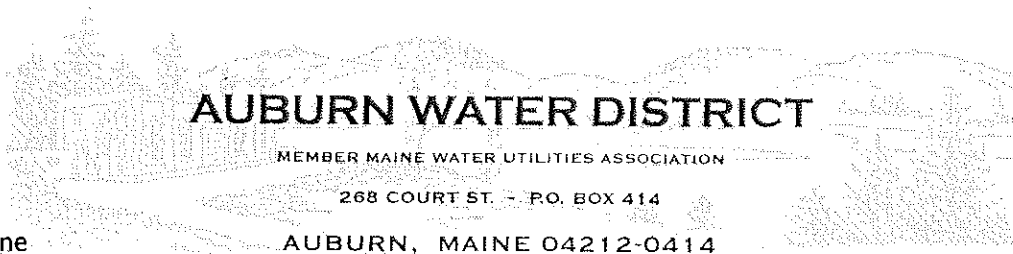
02.06.14  
 date  
 14012  
 comm. no.  
 104 X 80  
 FLOOR PLAN  
 & NOTES

**A1.0**









# AUBURN WATER DISTRICT

MEMBER MAINE WATER UTILITIES ASSOCIATION

268 COURT ST. - P.O. BOX 414

AUBURN, MAINE 04212-0414

Doug Greene  
City Planner  
City of Auburn  
60 Court St.  
Auburn, Maine 04210

3/5/2014

Re: Proposed Family Dollar Store  
850 Minot Avenue  
Auburn, Maine

Dear Mr. Greene,

This letter is written as a follow-up to the letter that John Storer, Superintendent AWSD, sent to Maureen P. McGlone from Ransom Consulting Inc. on January 27, 2014.

As you pointed out to me, we have a concern with the most recent design plans dated 2/7/2014. Drawing C-102 (Utility Plan) shows the proposed installation of a new utility pole and underground electric service to the building. The pole is nearly on top of the existing sewer line, as is the underground electric conduit. We have a 20' easement for the sewer line, and would like to see the pole and service relocated out of the easement area.

I see the latest plan shows that the concrete utility pad has been moved from the location previously shown on sheet C-100 of the December plan.

Everything else looks ok to us. If you have any questions, please contact me.

Sincerely,

Sid Hazelton, P.E.  
District Engineer