

July 2, 2015  
W-P Project No. 13034B

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

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

Dear Mr. Greene:

Since the Planning Board meeting on June 9<sup>th</sup>, the developer has met with the abutter at 1215 Turner Street and has active ongoing dialogue with the family to reach a mutually agreeable buffer solution. We are very close to confirming the final solution based on the attached site plan and will forward any changes to the buffer area once the buffer is confirmed. We have initiated a sewer easement agreement with the abutter and have prepared the Street Discontinuance petition. We will be filing the petition prior to the planning board meeting when Mr Raubeson is back in town.

The revised site plan shows the building along the rear property line increased in depth from 15' to 20' and with a narrow 15 foot wide access aisle along the rear of the building. The building will be 35 feet from the rear property line and there will be a 20 foot wide landscaped buffer between the access aisle and the property line. In order to accommodate this revised plan, the distance between two of the buildings will be reduced from the 28 feet originally shown to 25 feet and a waiver from the 30 foot standard in Section 60-500 (3) d. is requested. The 30 foot distance cannot be achieved in this case because of the CMP pole line easement that crosses the parcel and does not allow for the building program to move closer to Center Street than is currently shown. The total building area proposed for the site is now 28,500, s.f. and the total paved area is 1.45 ac.

The revised plans also show the sewer extension to serve the property at 1215 Turner Street. Attached is an email from Sid Hazelton at the Auburn Sewerage District indicating that they will allow the second private line on the service connection. As mentioned above we are actively pursuing an easement with the owners of 1215 Turner Street for the sewer service and expect to have it in place prior to the planning board meeting on July 14<sup>th</sup>.

The revised site plan increases impervious area of the proposed project over the original site plan. To address this change we have revised the stormwater management plan to demonstrate that the proposed stormwater treatment measures will be adequate to serve the revised plan. We have attached the revised stormwater management plan.

As mentioned above, we have reached a verbal agreement on a solution for the buffer area between the site and the rear of the property at 1215 Turner Street and will be providing a plan of the agreed upon buffer and fence arrangement once the parties confirm the details of the buffer.

We have also included with this submission a copy of the fire truck turning movement simulation that is based on the E-One fire apparatus that is based in the Center Street Fire Station and is the likely first vehicle to respond to the site. The simulation demonstrates that the truck can circulate around the site without backing up. Once the

Mr. Douglas Greene  
July 2, 2015  
Page 2 of 2



site is built we would encourage that the fire department confirm the maneuvering through the site with an actual test run.

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  
Richard Trafton

Jan Wiegman

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From: Sid Hazelton <shazelton@awsd.org>  
Sent: Tuesday, June 16, 2015 8:00 AM  
To: Jan Wiegman  
Cc: Mike Broadbent; dgreene@auburnmaine.gov  
Subject: RE: Self Storage Facility  
Attachments: SKMBT\_C284e15061607310.pdf; SKMBT\_C284e15061607311.pdf

Hi Jan,

I have reviewed the plan you sent me. Although it is far from ideal, I understand your client has little option other than to share a common sewer service with the homeowner. In order to connect to our sewer main as new customers, a sewer assessment fee, capacity fee, and inspection fee will need to be paid by the homeowners, as well as your client.

As you know, sewer services are private property. I would strongly suggest that you develop and execute easement language that addresses future maintenance responsibilities for both parties.

I have attached our fee schedule, and a sewer rate schedule.

In a nutshell, the fees for each of you to connect are:

\$750 assessment fee  
\$750 capacity fee  
\$50 inspection fee  
\$1,550.00 total (each)

These fees must be paid in full before connection.

I assume you will contact the homeowners to facilitate the process? If you have any question, please contact me.  
Thanks, Sid

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From: Jan Wiegman [<mailto:jan.wiegman@wright-pierce.com>]  
Sent: Monday, June 15, 2015 5:27 PM  
To: Sid Hazelton  
Subject: Self Storage Facility

Sid,  
Thank you for looking at this situation with the sewer service alternative for the residential property at 1215 Turner Street. I have attached an overall site plan and then excerpts from the grading and the utility plans showing where approximately the sewer extension would be to serve the residence. The septic tank is located at the rear of the building and the leach field is located largely on our side of the line. We would extend the line and install an additional MH so that the line could bend to pick up the sewer where it leaves the house currently. Any thoughts on how best to correct this situation would be appreciated.

Thanks,  
Jan

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**Jan Wiegman, PE | Project Manager**

99 Main Street | Topsham, ME 04086

**Office** 207.725.8721 | **Direct** 207.319.1520 | **Cell** 207.576.0282



PETITION FOR STREET DISCONTINUANCE

To the Municipal Officers of the City of Auburn:

The undersigned respectfully request that a street, as established by the Auburn 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 23 M.R.S.A. § 3026 and that the City of Auburn not retain a public easement over the herein described discontinued area. As the abutting property owner(s) I/we hereby waive any claim for damages resulting from the discontinuance of the street.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2015

Witness:

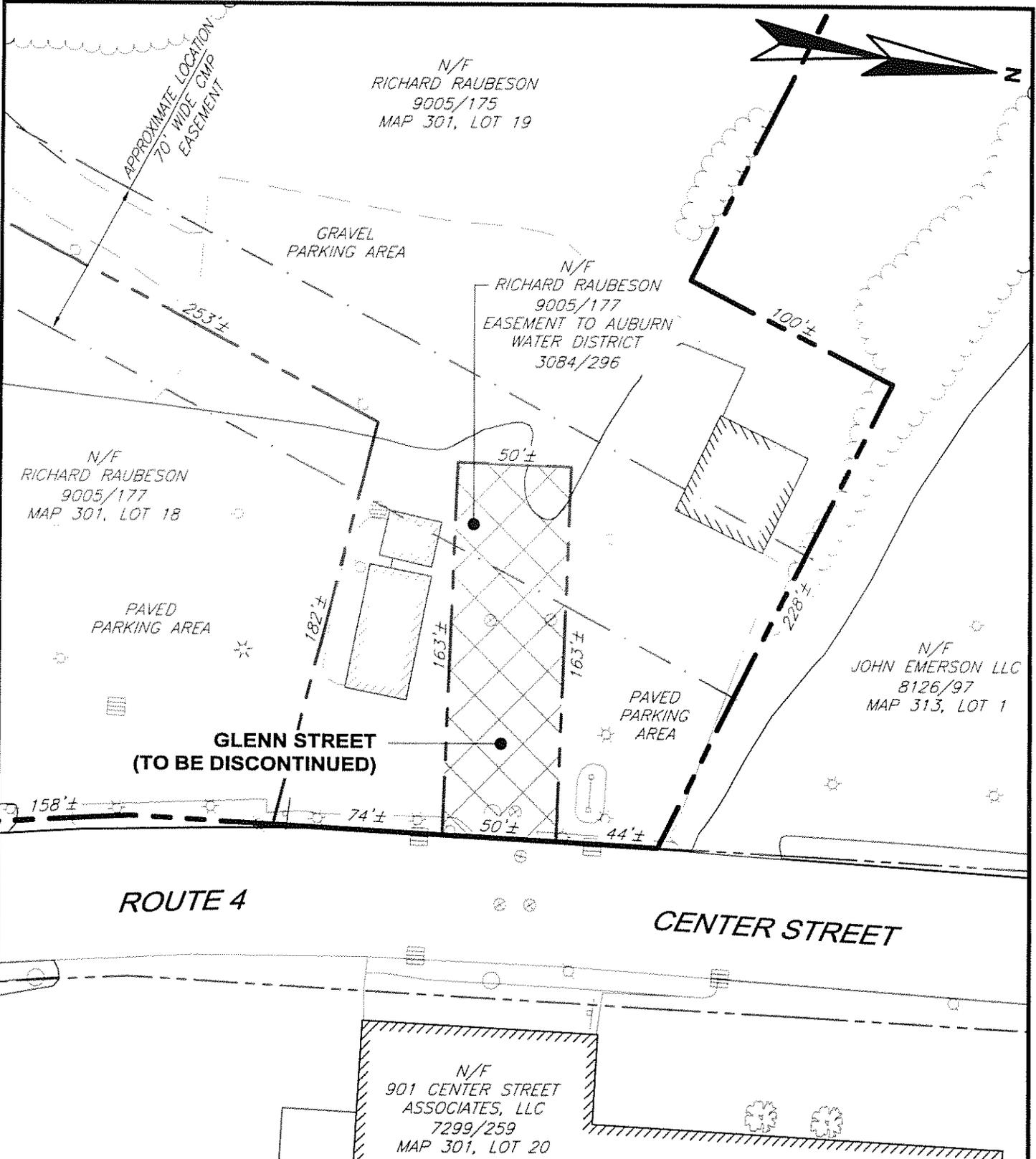
Petitioner:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Description of street 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 City 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 in Auburn City Council Records, Volume 18, Page 262.



LAKE SUPERIOR CORPORATION  
 SELF STORAGE FACILITY  
 AUBURN, MAINE

PROJ NO: 13034A      DATE: JUNE 29, 2015

NO.	REVISIONS	APP'D
1		
2		
3		

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**GLENN STREET  
 DISCONTINUANCE EXHIBIT**

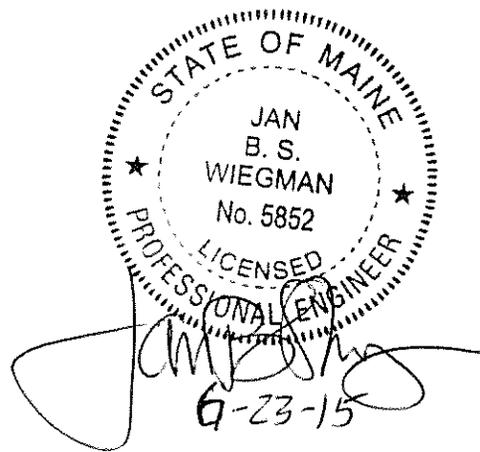
FIGURE:  
**1**

**LAKE SUPERIOR CORPORATION  
STORMWATER MANAGEMENT PLAN**

**FOR**

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

**June 23, 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**

(Revised 06-23-2015)

**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 indicted 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 2.14 acres of impervious area. The majority of the surface runoff from the development will 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

<b>Treatment System</b>	<b>Contributing Areas (SF)</b>	
	<i>Developed Area</i>	<i>Impervious Area</i>
Wet Pond	52,348	85,186
USF1	7,182	3,330
USF2	6,508	3,330

### WET POND TREATMENT VOLUMES

<b>Treatment System</b>	<b>Permanent Pool Volume Required (CF)</b>	<b>Permanent Pool Volume Provided (CF)</b>	<b>Channel Protection Volume Required (CF)</b>	<b>Channel Protection Volume Provided (CF)</b>
Wet Pond	13,266	28,157	8,844	20,882

### UNDERDRAINED SOIL FILTER TREATMENT VOLUMES

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

The treatment systems on the site will capture the runoff from 91,846 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 78,787 square feet and the treatment systems will capture and treat 66,038 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

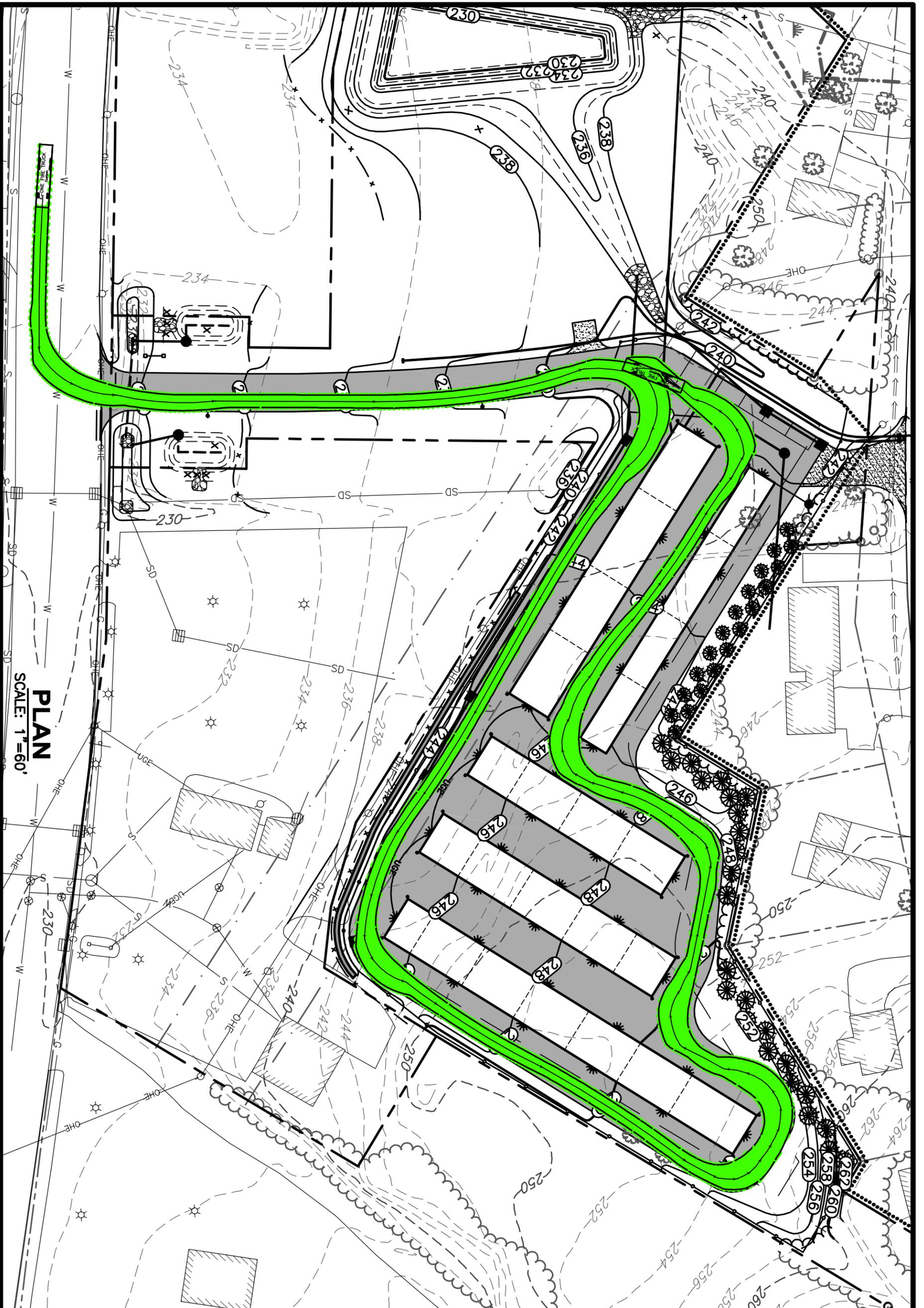
<i>Storm Event</i>	<i>Water Surface Elevation</i>	<i>Crest Elevation</i>	<i>Freeboard (FT)</i>
10yr	236.1	238.5	2.4
25yr	236.3	238.5	2.2
100yr	236.6	238.5	1.9

### CONCLUSION

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

<b>Stormwater Treatment Area Summary</b> Lake Superior Corporation Self-Storage Facility Center Street, Auburn, Maine		
	<i>SF</i>	<i>AC</i>
Disturbed Area (Total)	209,249	4.80
Wet Pond		
Impervious	85,186	1.96
Developed	52,348	1.20
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

<b>Stormwater Treatment Summary</b> Lake Superior Corporation Self-Storage Facility Center Street, Auburn, Maine			
	<i>SF</i>	<i>AC</i>	<i>%</i>
Total Impervious Area	93,406	2.14	
Total Impervious Area Treated	91,846	2.11	98.33
Total Impervious Area Untreated	1,560	0.04	
Total Developed Area	78,787	1.81	
Total Developed Area Treated	66,038	1.52	83.82
Total Developed Area Untreated	12,749	0.29	



**PLAN**  
SCALE: 1"=60'

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

PROJ NO: 13034A      DATE: JUNE 2015

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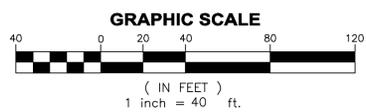
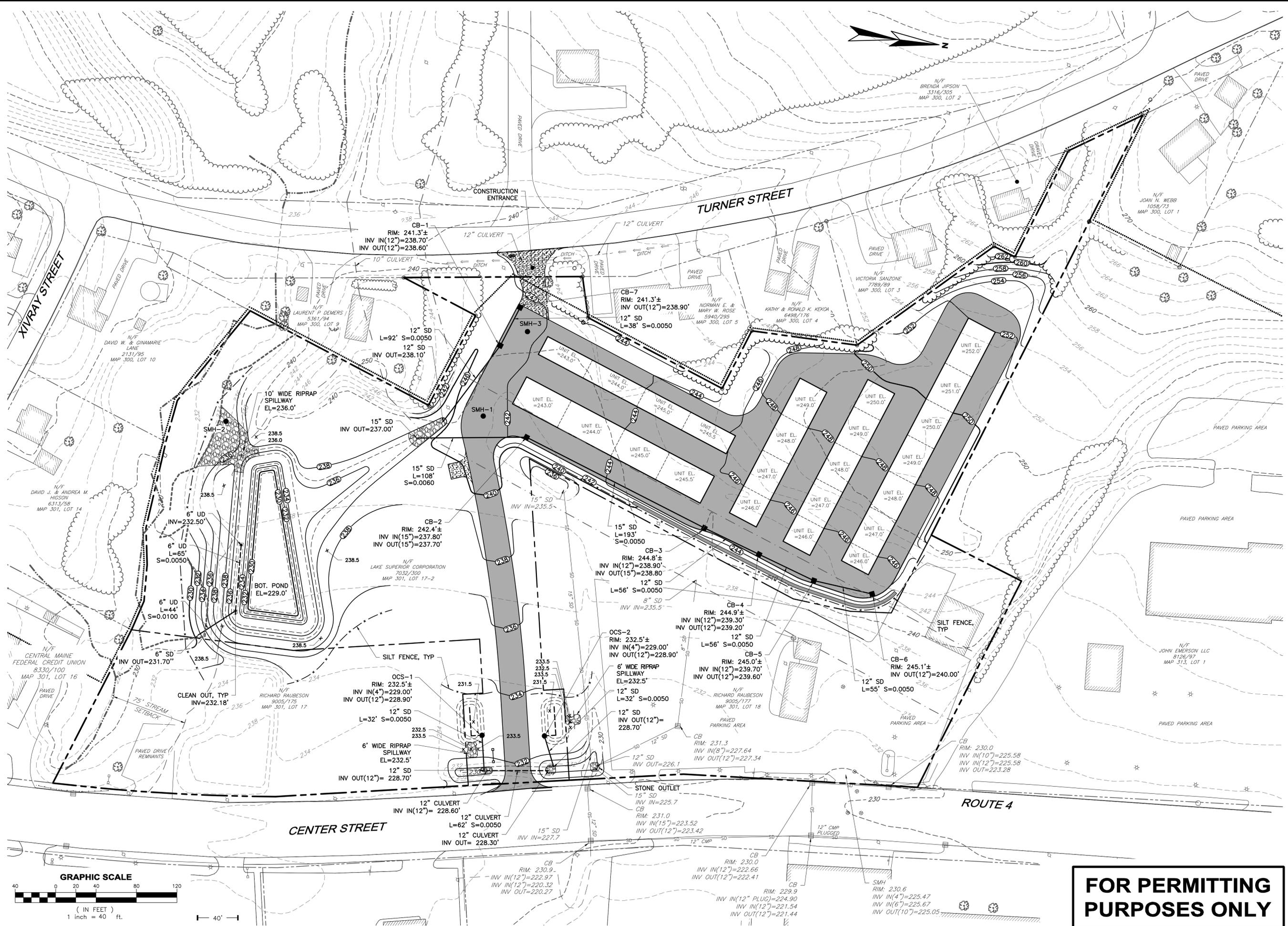
NO.	REVISIONS	APP'D
1		
2		
3		

**EMERGENCY VEHICLE ACCESS**

FIGURE: **1**







**FOR PERMITTING PURPOSES ONLY**

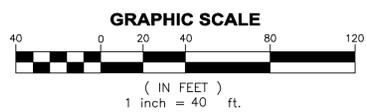
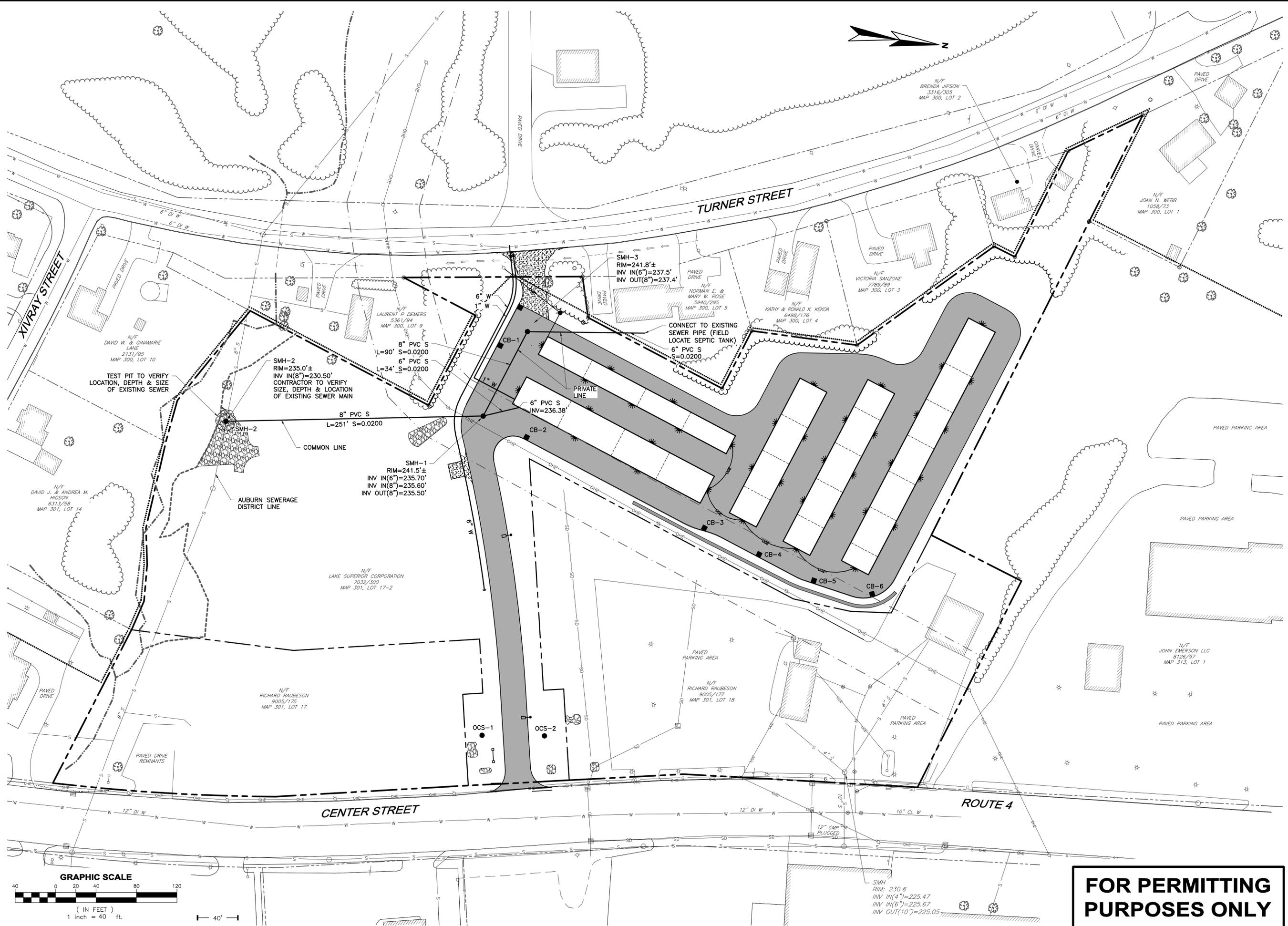
NO.	DATE	DESCRIPTION
1	6-15-15	FOR PLANNING BOARD APPROVAL
2	6-15-15	REVISED PER PLANNING BOARD COMMENTS

DESIGNED BY: MDM  
 CAD COORD.: RPB  
 CHECKED BY: JWB  
 DATE: 6-30-15  
 APPROVED BY: JWB  
 DATE: 6-30-15  
 PROJECT NO.: 130344

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

PROPOSED GRADING, DRAINAGE & EROSION CONTROL PLAN  
 DRAWING  
 C-4



**FOR PERMITTING PURPOSES ONLY**

SUBMISSIONS/REVISIONS	
NO.	DATE
1	6-15
2	6-15

FOR PLANNING BOARD APPROVAL	DATE
REVISOR PER PLANNING BOARD COMMENTS	DATE
DESIGNED BY: JWB	PROJECT NO: 13034A
CAD COORD: RPB	
CHECKED BY: JWB	
DATE: 6-30-15	
APPROVED BY: JWB	
DATE: 6-30-15	



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 AUBURN, MAINE  
 PROPOSED UTILITY PLAN  
 DRAWING  
 C-5