

LA SELF STORAGE, LLC

661 Washington St North,

PO Box 1957

Auburn, ME 04211

207-500-3897

July 26th, 2019

To whom it may concern:

The nature of the project is to build a 40-unit storage build that is 8700 square feet.

Thanks,
Christy LaValley
Al LaValley



Development Review Application

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



PROJECT NAME: 671 Storage Unit Expansion
 PROPOSED DEVELOPMENT ADDRESS: 671 Washington St N, Auburn
 PARCEL ID#: 189-011

REVIEW TYPE: Site Plan Site Plan Amendment
 Subdivision Subdivision Amendment

PROJECT DESCRIPTION: Build Storage Unit Building

CONTACT INFORMATION:

Applicant LA Self Storage
 Name: Christy LaValley
 Address: PO Box 1957
 Zip Code Auburn, ME 04211
 Work #: 207-500-3897
 Cell #: 207-240-4124
 Fax #: 800-878-1892
 Home #:
 Email: clavalley@lewisston.auburn.selfstorage.com

Property Owner
 Name: Christy & Al LaValley
 Address: PO. Box 1957
 Zip Code Auburn, ME 04211
 Work #: 207-240-3122
 Cell #: 207-240-4124
 Fax #: 800-878-1892
 Home #:
 Email: clavalley@sceelectric.com

Project Representative

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

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

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

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	<u>4944</u>	sq. ft.
Proposed Total Paved Area	<u>0</u>	sq. ft.
Proposed Total Impervious Area	<u>13,644</u>	sq. ft.
Proposed Impervious Net Change	<u>8,700</u>	sq. ft.
Impervious surface ratio existing	<u>7.8%</u>	% of lot area
Impervious surface ratio proposed	<u>21.5%</u>	% of lot area

BUILDING AREA/LOT

COVERAGE

Existing Building Footprint	<u>4944</u>	sq. ft.
Proposed Building Footprint	<u>13644</u>	sq. ft.
Proposed Building Footprint Net change	<u>8700</u>	sq. ft.
Existing Total Building Floor Area	<u>4944</u>	sq. ft.
Proposed Total Building Floor Area	<u>13644</u>	sq. ft.
Proposed Building Floor Area Net Change	<u>8700</u>	sq. ft.
New Building	<u>Yes</u>	(yes or no)
Building Area/Lot coverage existing	<u>7.8%</u>	% of lot area
Building Area/Lot coverage proposed	<u>21.5%</u>	% of lot area

ZONING

Existing	<u>General Business</u>
Proposed, if applicable	<u>General Business</u>

LAND USE

Existing	<u>Mixed Use</u>
Proposed	<u>Mixed Use</u>

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	<u>1</u>
Proposed Number of Residential Units	<u>1</u>
Subdivision, Proposed Number of Lots	<u> </u>

PARKING SPACES

Existing Number of Parking Spaces	<u> </u>
Proposed Number of Parking Spaces	<u> </u>
Number of Handicapped Parking Spaces	<u> </u>
Proposed Total Parking Spaces	<u> </u>

ESTIMATED COST OF PROJECT

\$150,000

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	<u> </u>	sq. ft.
Proposed Disturbed Area	<u> </u>	sq. ft.
Proposed Impervious Area	<u> </u>	sq. ft.

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

TRAFFIC ESTIMATE

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

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) passenger car equivalents (PCE)
If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the _____ zoning district.

2. Parcel Area: _____ acres / _____ square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	_____ / _____	
Street Frontage	_____ / _____	
Min Front Yard	_____ / _____	
Min Rear Yard	_____ / _____	
Min Side Yard	_____ / _____	
Max. Building Height	_____ / _____	
Use Designation	_____ / _____	
Parking Requirement	1 space/ per _____	square feet of floor area
Total Parking:	_____ / _____	
Overlay zoning districts(if any):	_____ / _____	_____ / _____
Urban impaired stream watershed?	YES/NO If yes, watershed name _____	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

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

1. 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.


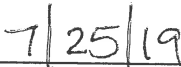
L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

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: 
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Development Review Checklist

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



THE FOLLOWING INFORMATION IS REQUIRED WHERE APPLICABLE TO BE
SUBMITTED FOR AN APPLICATION TO BE COMPLETE

PROJECT NAME: 671 Storage Unit Expansion
 PROPOSED DEVELOPMENT ADDRESS and PARCEL #: 671 Washington St N, Auburn # 189-011

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
	Owner's Names/Address				
	Names of Development				
	Professionally Prepared Plan				
	Tax Map or Street/Parcel Number				
	Zoning of Property				
	Distance to Property Lines				
	Boundaries of Abutting land				
	Show Setbacks, Yards and Buffers				
	Airport Area of Influence (Auburn only)				
	Parking Space Calcs				
	Drive Openings/Locations				
	Subdivision Restrictions				
	Proposed Use				
	PB/BOA/Other Restrictions				
	Fire Department Review				
	Open Space/Lot Coverage				
	Lot Layout (Lewiston only)				
	Existing Building (s)				
	Existing Streets, etc.				
	Existing Driveways, etc.				
	Proposed Building(s)				
	Proposed Driveways				
Landscape Plan					
	Greenspace Requirements				
	Setbacks to Parking				
	Buffer Requirements				
	Street Tree Requirements				
	Screened Dumpsters				
	Additional Design Guidelines				
	Planting Schedule				

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
Stormwater & Erosion Control Plan					
	Compliance w/ chapter 500				
	Show Existing Surface Drainage				
	Direction of Flow				
	Location of Catch Basins, etc.				
	Drainage Calculations				
	Erosion Control Measures				
	Maine Construction General Permit				
	Bonding and Inspection Fees				
	Post-Construction Stormwater Plan				
	Inspection/monitoring requirements				
	Third Party Inspections (Lewiston only)				
Lighting Plan					
	Full cut-off fixtures				
	Meets Parking Lot Requirements				
Traffic Information					
	Access Management				
	Signage				
	PCE - Trips in Peak Hour				
	Vehicular Movements				
	Safety Concerns				
	Pedestrian Circulation				
	Police Traffic				
	Engineering Traffic				
Utility Plan					
	Water				
	Adequacy of Water Supply				
	Water main extension agreement				
	Sewer				
	Available city capacity				
	Electric				
	Natural Gas				
	Cable/Phone				
Natural Resources					
	Shoreland Zone				
	Flood Plain				
	Wetlands or Streams				
	Urban Impaired Stream				
	Phosphorus Check				
	Aquifer/Groundwater Protection				
	Applicable State Permits				

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
	No Name Pond Watershed (Lewiston only)				
	Lake Auburn Watershed (Auburn only)				
	Taylor Pond Watershed (Auburn only)				
Right Title or Interest					
	Verify				
	Document Existing Easements, Covenants, etc.				
Technical & Financial Capacity					
	Cost Est./Financial Capacity				
	Performance Guarantee				
State Subdivision Law					
	Verify/Check				
	Covenants/Deed Restrictions				
	Offers of Conveyance to City				
	Association Documents				
	Location of Proposed Streets & Sidewalks				
	Proposed Lot Lines, etc.				
	Data to Determine Lots, etc.				
	Subdivision Lots/Blocks				
	Specified Dedication of Land				
Additional Subdivision Standards					
	Single-Family Cluster (Lewiston only)				
	Multi-Unit Residential Development (Lewiston only)				
	Mobile Home Parks				
	Private Commercial or Industrial Subdivisions (Lewiston only)				
	PUD (Auburn only)				
A JPEG or PDF of the proposed site plan					
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving					

Unofficial Property Record Card - Auburn, ME

General Property Data

Parcel ID 189-011	Account Number 189011000
Prior Parcel ID --	
Property Owner LAVALLEY II ALBERT G LAVELLEY CHRISTY L	Property Location 671 WASHINGTON ST N Property Use SINGLEFAMILY
Mailing Address PO BOX 1957	Most Recent Sale Date 8/12/2016 Legal Reference 9429-250
City AUBURN	Grantor TREADWELL, JOSEPH F & LOUISE A
Mailing State ME Zip 04211	Sale Price 140,000
Parcel Zoning	Land Area 1.570 acres

Current Property Assessment

Card 1 Value	Building Value 84,900	Xtra Features Value 2,700	Land Value 49,100	Total Value 136,700
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Building Description

Building Style COLONIAL # of Living Units 1 Year Built 1925 Building Grade FAIR-AV Building Condition Fair-Avg Finished Area (SF) 1360 Number Rooms 6 # of 3/4 Baths 0	Foundation Type CONC/BRICK Frame Type WOOD Roof Structure GABLE Roof Cover ASPHALT SH Siding VINYL Interior Walls DRYWALL # of Bedrooms 4 # of 1/2 Baths 0	Flooring Type CARPET Basement Floor CONCRETE Heating Type FORCED H/A Heating Fuel OIL Air Conditioning 0% # of Bsmt Garages 1 # of Full Baths 1 # of Other Fixtures 1
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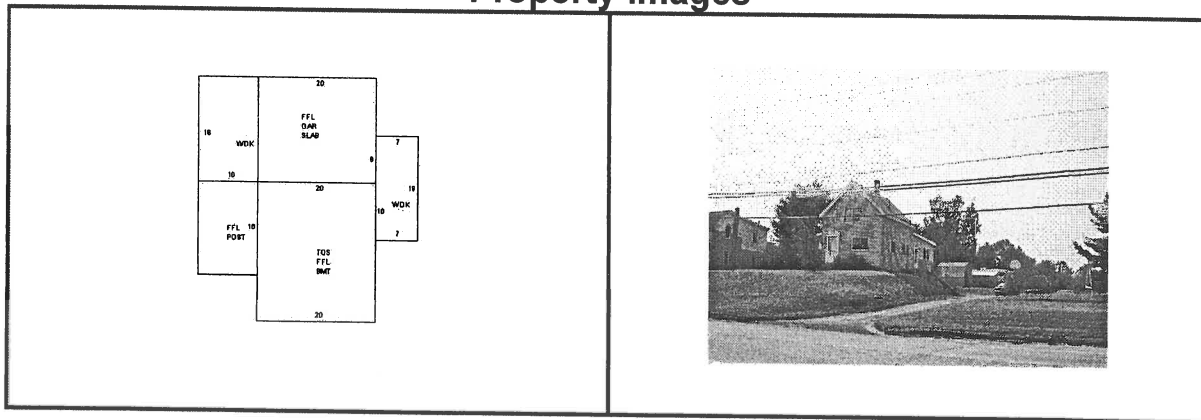
Legal Description

JUNE 2015- CERTIFICATE OF FORECLOSURE

Narrative Description of Property

This property contains 1.570 acres of land mainly classified as SINGLEFAMILY with a(n) COLONIAL style building, built about 1925, having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 6 room(s), 4 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



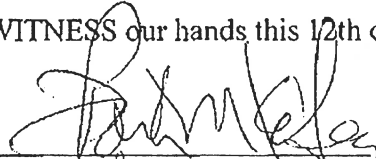
Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

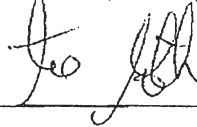
MAINE SHORT FORM WARRANTY DEED

We, **JOSEPH F. TREADWELL** and **LOUISE A. TREADWELL**, of Auburn, Androscoggin, Maine, for consideration paid, grant to **ALBERT G. LAVALLEY, II** and, **CHRISTY L. LAVALLEY**, whose mailing address is P.O. Box 1957, Auburn, Maine 04211, as joint tenants, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in Auburn, County of Androscoggin, and State of Maine, being further described in the attached Exhibit A.

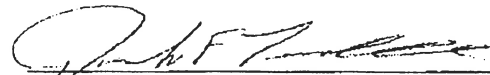
The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

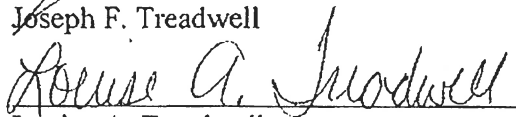
WITNESS our hands this 12th day of August, 2016.



Witness


Witness

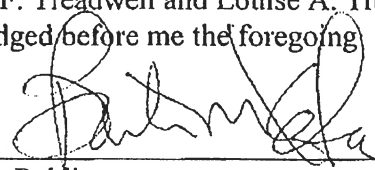


Joseph F. Treadwell


Louise A. Treadwell

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, SS

Then personally appeared the above named Joseph F. Treadwell and Louise A. Treadwell, known to me, this 12th day of August, 2016 and acknowledged before me the foregoing instrument to be their free act and deed.



Notary Public
Name: BARTON M. KELSEA
NOTARY PUBLIC, MAINE
My commission expires: MY COMMISSION EXPIRES
AUGUST 28, 2016

MAINE SHORT FORM WARRANTY DEED

We, **JOSEPH F. TREADWELL and LOUISE A. TREADWELL**, of Auburn, Androscoggin, Maine, for consideration paid, grant to **ALBERT G. LAVALLEY, II and, CHRISTY L. LAVALLEY**, whose mailing address is P.O. Box 1957, Auburn, Maine 04211, as joint tenants, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in Auburn, County of Androscoggin, and State of Maine, being further described in the attached Exhibit A.

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

WITNESS our hands this 12th day of August, 2016.

Witness

Witness

Joseph F. Treadwell

Louise A. Treadwell

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, SS

Then personally appeared the above named Joseph F. Treadwell and Louise A. Treadwell, known to me, this 12th day of August, 2016 and acknowledged before me the foregoing instrument to be their free act and deed.

Notary Public

Name:

My commission expires:

BARTON M. KELSEA
NOTARY PUBLIC, MAINE

MY COMMISSION EXPIRES
AUGUST 20, 2016

EXHIBIT A

(671 Washington Street North, Auburn)

Two certain lots or parcels of land, with the buildings thereon, located in Auburn, Androscoggin County, State of Maine, bounded and described as follows:

Beginning at a post set in the ground on the Northwesterly side of Washington Street at the Easterly corner of the Oakes property, so-called, shown on Plan recorded in Book of Plans, Vol. 2, Book 1, Page 10, in the Androscoggin County Registry of Deeds; then running southwesterly by the Northwesterly side line of Washington Street one hundred (100) feet to a point; then Northwesterly at right angles to Washington Street by the Northeasterly side line, lots #3 and #4, as shown on said Plan, ten hundred ninety (1090) feet to a proposed street; then Northeasterly parallel to Washington Street four hundred ten (410) feet, more or less, to a point; then sixty degrees (60°) East to the point of beginning. Being lots numbered 1 and 2 on said Plan. Lot #1 containing two and two tenths (2.2) acres, more or less, and lot #2 containing four and one tenth (4.1) acres, more or less.

Excepted from the above parcels is a parcel which was conveyed to Perdita W. Morrison by deed from Oram Gagnon and Cecile Gagnon recorded in the Androscoggin County Registry of Deeds in Book 845, Page 492.

Also excepting from the above parcel that land which was taken by the State Highway Commission in Book 775, Page 284, of said Registry.

Being the same premises as conveyed to Joseph F. Treadwell and Louise A. Treadwell by Warranty Deed of Cecile Gagnon dated June 7, 1989 and recorded in the Androscoggin County Registry of Deeds in Book 2417, Page 227.