

DEVELOPMENT REVIEW APPLICATION

TOWN FAIR TIRE BUILDING EXPANSION

755 TURNER AVENUE
AUBURN, MAINE

July 5, 2019

Prepared For

TOWN FAIR TIRE
460 Coe Avenue
New Haven, CT 06512

Prepared By



119 Purinton Road, Suite A, Brunswick Landing, Brunswick, ME 04011
207-725-1200 ▪ www.sitelinespa.com

Development Review Application
Town Fair Tire Building Expansion
755 Turner Street

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July 5, 2019

1666.02-7

Audrey Knight, A.I.C.P., City Planner
City of Auburn
60 Court Street Ste. 104
Auburn, ME 04212

**Re: Development Review Application
Special Exception Application
Commercial Development
TOWN FAIR TIRE BUILDING ADDITION
755 Turner Street
Tax Map 280, Lots 11 & 12**

Dear Audrey;

On behalf of Town Fair Tire, please find 15 copies of the Development Review Application (including 3 full-size and 12 reduced-size sets of plans), Special Exception Application, Site Plan, and supporting information for a proposed addition to the existing Town Fair Tire building. The subject property is depicted on Map 280, as Lots 11 & 12 on the City of Auburn Tax Maps. The parcels are currently owned by Schilling Drive, LLC., and Town Fair Tire has an option for a multi-year lease of a portion of the parcels. This letter is intended to summarize the project in order to facilitate the review process.

The property is located in the General Business Zone (GB), in which automotive repair and service stations are Special Exception uses. The conditions of approval as a Special Exception are included in this submission. The project has been designed to meet or exceed the dimensional requirements of the GB zone, as depicted on the design drawings.

The project design calls for the construction of a single-story addition having approximately 2,397 s.f. of building footprint that will be attached to the existing Town Fair Tire service center. Town Fair Tire is a business that sells and installs tires in 77 locations throughout Maine, New Hampshire, Massachusetts, Rhode Island, and Connecticut. The store is expected to employ 15 people. Expected hours of operation are Monday 8:00 a.m. to 7:00 p.m.; Tuesday through Friday 8:00 a.m. to 6:00 p.m.; and Saturday 8:00 a.m. to 4:00 p.m. They are closed Sundays.

A Maine Department of Environmental Protection (MDEP) Stormwater Law Permit was issued for the project site in conjunction with the development approved in 2007, and a Minor Revision to the permit was approved in 2010. The DEP permit is still applicable for the development of the parcel. The proposed expansion will require an additional Minor Revision Application for the existing permit to demonstrate the current project complies with the permit requirements. A

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207-725-1200 ■ www.sitelinespa.com

submission will be made to the DEP under separate cover, with a copy of the submission forwarded to the City for reference. The building addition will create approximately 194 s.f. of new impervious area and is not anticipated to adversely affect the existing stormwater management system.

The proposed building will use a brick façade with an asphalt shingled mansard roof to match the existing building appearance. An architectural floor plan and elevations of all sides are included for reference.

To facilitate your review of the project, the following issues are summarized in accordance with Section 60-1301 of the City of Auburn Code. Required items shown graphically on the plans are not reiterated. Items that benefit from additional narrative are expanded on below.

The original plan shall be drawn on reproducible Mylar at a scale of no more than 100 feet to the inch. Each site plan shall contain the following information:

(1) Name and address of owner and developer and interest of the applicant if other than the owner or developer.

Owner:
Schilling Drive LLC.
319 Ridge Road
Wells, ME 04280

Developer/Applicant (Lease option):
Town Fair Tire (c/o Mike Barbaro)
460 Coe Avenue
East Haven, CT 06512

(2) Name of development, scale and meridian arrow, with specific definition of representation, date of plan and legend.

Refer to Sheet C3.

(3) Names and addresses of all owners of record of all adjacent property as appear on Assessor's records.

Refer to Sheet C3 and Attachment C.

(4) Current zoning boundaries and 100-year flood plain boundaries including surrounding areas to a distance of 300 feet from the perimeter of the site.



The project is located in the General Business Zone. The project is not in or within 300 feet of the 100-year flood plain boundary.

(5) Easements; rights-of-way, existing, planned or proposed; or other reservations adjacent to or intersecting the property.

Existing easements and rights-of-way are shown on the plan Sheets C2 and C3.

(6) Topographic map of the site.

a. Existing contours: where the slope of existing ground surface is generally 2 percent or more, the topographic map shall show contours at intervals of five feet of elevation (or lesser intervals as the Planning Board or Engineering Department may prescribe). Where the slope of the existing ground surface is generally less than 2 percent, contour intervals of 1 foot shall be shown. These contours shall not be copied from the City topographic maps and shall be determined from an on-site survey certified by a registered land surveyor.

An existing condition plan with contours at an interval of 1 foot is included with this submission. The site is comprised commercial parcels previously approved, and it is currently occupied by the Town Fair Tire store. A detention basin was constructed at the easterly end, which has relatively steep ripped side slopes. Refer to Sheet C2 for existing condition details.

b. Proposed contours: shall be shown at intervals to be determined by the City Engineer.

There are no changes in grading proposed for this project.

7. Location of watercourses, wetlands, marshes, surface water, rock outcroppings, wooded areas, single trees with a diameter of 10 inches measured 3 feet from the base of the trunk.

No natural water bodies or wetlands are present on the site. A man-made detention basin exists on the parcel at the location and grades shown. No trees with a diameter of 10 inches or greater are present on the site.

8. Location of buildings existing on the tract to be developed and on adjacent tracts within a distance of 100 feet from the property line, indicating whether existing buildings on the tract are to be retained, modified or removed.

The approximate location of buildings on the same parcel are shown on sheet C2. There are no changes proposed to any buildings within 100 feet of the addition apart from the existing Town Fair Tire building.

9. Locations of water mains, sewer mains, wells, fire hydrants, culverts, drains, pipe sizes, grades and direction of flow, existing within 200 feet of the subject property.

Refer to Sheet C2.

10. Existing soil conditions and soil suitability test results.

A geotechnical investigation prepared by S. W. Cole is enclosed for reference. The investigation concludes the soils are suitable for the proposed development and provides recommendations for building foundation and pavement design. These recommendations have been incorporated into the design drawings.

11. Locations of proposed buildings and uses thereof.

The project proposes construction of a single story 2,397 s.f. commercial building expansion. The building addition will be occupied by Town Fair Tire and used for sales and service of automobile tires. Refer to Sheet C3 for the location and orientation of the proposed building.

12. Proposed traffic circulation system including streets, parking lots, driveways and other access and egress facilities, curb lines, sidewalk lines and existing streets, including the projected traffic flow patterns into and upon the site for both vehicles and pedestrians and an estimate of the projected number of motor vehicle trips to and from the site for an average day and for peak hours.

There are no changes proposed to the existing traffic circulation system. The building addition is located so that it does not interfere with traffic flow. The site will be accessed from the existing access lanes to the Auburn Mall. The building addition will be located so that the number of parking spaces in the leased area is reduced from 65 to 52. Additional parking spaces are used as shared parking for the other buildings on the lot. Refer to Sheet C3 for details.

The building addition is not anticipated to create additional trip generation. The estimate of the trip generation expected from the Town Fair Tire store prepared by Maine Traffic Resources is included in this application. The summary memorandum concludes the peak hour trips for the use is 29, which is considerably less than previously approved traffic generation for the site and will not adversely affect off-site traffic operations. A copy of the Maine Traffic Resource memorandum and the traffic analysis previously approved for the site are included with this submission for reference.

13. Location of existing and proposed public utility lines, indicating whether proposed lines will be placed underground.

No new utility lines are proposed for this project. Refer to Sheet C5 for the size and location of the existing service connections.

14. Site developments requiring stormwater permits pursuant to 38 M.R.S.A. § 420-D shall include the required plan and to the extent permitted under 38 M.R.S.A. § 489-A, be reviewed under the procedures of article XVI of this chapter; and they shall meet and comply with 38 M.R.S.A. § 484(4-A) and those Rules promulgated by the Maine Department of Environmental Protection pursuant to the Site Law and section 420-D, specifically Rules 500, 501 and 502, as last amended August 12, 2015. If a project proposes infiltration and the standards in Rule 500, appendix D are not met, then a waste discharge license may be required from the Maine Department of Environmental Protection. An infiltration system serving a development regulated under the Site Location of Development Act may be required to meet standards in addition to those in appendix D.

A stormwater analysis was completed for the parcel and a permit was issued by the DEP for the previously approved site layout. The stormwater management plan approved with the previous plan and revision is included with this submission. The proposed use will convey runoff from developed areas to the existing detention basin. The current project will be in compliance with the permit and will not adversely affect any adjacent parcel or downstream conveyance. A minor revision will be filed with the DEP for the changes in lot configuration.

15. Location and design of proposed off-street parking and loading areas indicating number and size of stalls.

The building addition will reduce the number of parking spaces in the leased parcel from 65 to 52. According to the City of Auburn Ordinance the General Business Zoning District requires 1 parking space for 300 s.f. of gross floor area, for a total of 33 parking spaces required. There are additional parking spaces adjacent to the leased area that will continue to be used for the Town Fair Tire building. Refer to Sheet C3 for layout of parking.

16. Proposed location and direction of and time of use of outdoor lighting.

The building addition proposes wall pack light units mounted to the exterior of the building. The location of existing light poles is shown on the site layout plan. The wall pack lights will replace the existing fixtures located on the building exterior and operate during the same hours of the existing lighting.

17. Existing and proposed planting, fences and walls, including all landscaping and screening and indicating existing trees to be retained and areas to be left undisturbed, including design features intended to integrate the proposed new development into the existing landscape to enhance aesthetic assets and to screen objectionable features from neighbors.

There are no changes proposed to the landscaping of the site. The building expansion is located in an area of the site where paved parking spaces currently exist, so the impacts to the existing landscape design will be minimal.

18. Location, size, design and manner of illumination of signs.

There are no new signs proposed for the building addition.

19. Disposal of sewage, trash, solid waste, oily waste, hazardous waste or radio-active waste showing disposal facilities, receptacles or areas.

The site is connected to the municipal sewer system in Turner Street. Solid waste is disposed of in a dumpster in a fenced enclosure as shown on the plan. A separate "tire cage" is used for tires awaiting pick-up for disposal. The location of the enclosures is shown on Sheet C3. The facilities will not change or store oily or hazardous waste. The business does not involve hazardous or radioactive wastes.

20. Perimeter boundaries of the site giving complete descriptive lot data by bearings, distances and radii of curves including the name and seal of the registered land surveyor who prepared the plan.

The site is owned by Schilling Drive LLC. and comprised of Tax Map 280 Lots 11 & 12. A portion of the parcel has been established as a leased parcel as shown on Sheet C3. The leased parcel includes access easements along the proposed drive alignments.

21. Description and plan of capacity and location of means of sewage disposal together with approval of Sewer District Engineer or evidence of soil suitability for such disposal (test pit locations shall be shown on the plans) similarly approved by the City Engineering Department.

The site is connected to the municipal sewer system in Turner Street. No changes to the sewer demand are proposed.

22. A statement of the amount of area of land involved in the site, the percentage of the site proposed to be covered by buildings, the total number of dwelling units proposed per acre, the area proposed to be devoted to open space, the area proposed to be paved for parking, driveways, loading space and sidewalks, the total number of parking spaces required by the Zoning Ordinance for the uses proposed, the number of employees expected per shift and the total floor area of proposed commercial or industrial uses.

The existing lot is 172,362 s.f. (3.95 ac.). The Town Fair Tire store is located on a leased parcel of 54,645 s.f. (1.25 ac.). The building addition will result in an increase in impervious area of



approximately 194 s.f., resulting in a total of 40,425 s.f (0.93 ac.) of impervious area on the leased parcel. The increase in impervious area is small relative to the size of both the leased parcel and the entire lot. The expansion results in a 0.36% increase in impervious coverage for the leased lot and a 0.11% increase in impervious coverage for the total lot. Based on these numbers, it is not anticipated that the increase in impervious area will have a significant impact on the existing development.

Fifteen employees are anticipated, which will work within the hours of operation: Monday 8:00 a.m. to 7:00 p.m.; Tuesday through Friday 8:00 a.m. to 6:00 p.m.; and Saturday 8:00 a.m. to 4:00 p.m.

23. Description and plan of a phase development concept detailing the areas and sequence of phasing.

The project involves construction of improvements to serve the leased parcel as shown. The remainder of the parcel is not proposed for development as a phase of the current project. Potential access to the remaining area is shown on Sheet C3.

24. A statement by the developer assuring that he has the financial capabilities to fully carry out the project and to comply with the conditions imposed by the Planning Board.

Town Fair Tire has developed many similar projects throughout New England. The applicant is currently working on finalizing construction costs. When the costs have been determined, a letter of financial capacity will be forwarded to the City under separate cover.

Special Exception

The following information is provided to demonstrate the project meets the requirements of Section 60-1336.

The project involves the construction of a building addition to an existing tire retail and service center located in a commercial area. Site access is from arterial roads serving the Auburn Mall vicinity. There are no other tire stores within the immediate vicinity of the Auburn Mall. Based on these findings, the project will substantially serve public convenience and welfare. There is no part of the project that will involve dangers to health or safety.

(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;



There are no specific requirements for the use for the Special Exception sought.

(2) That the Special Exception sought will neither create nor aggravate a traffic hazard, a fire hazard or any other safety hazard.

The proposed use will generate traffic at levels less than previously permitted by MDOT for the subject parcel. Off-site traffic improvements in the vicinity have been constructed to accommodate traffic from the site and adjacent uses. Therefore, the project will not create or aggravate traffic, safety or fire hazards.

(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 semi-public land acquisition;

The proposed use is within an area designated for retail uses and has been taken into consideration with local access improvements.

(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.

The proposed expansion is part of a business in an area designated for retail uses and will have architecture and site characteristics similar to and compatible with neighboring properties.

(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.

The proposed site development plan meets all applicable dimensional standards for the GB zone and is similar to the previously approved lot configuration with regard to green space, drainage, driveway layout, road access, off-street parking and landscaping. The project is served by municipal water and sewer. Landscaping is included with the development plan, which is maintained by the Lessee.

(6) That 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 this Chapter.

The development complies with all applicable standards for the GB zone, and the proposed building addition will meet the Auburn and State of Maine Building Code requirements, including obtaining a permit from the State Fire Marshal.

(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.

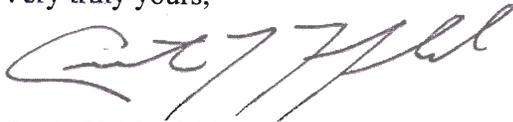
The expansion is to a business a parcel in the Auburn Mall vicinity and currently has public utilities available from adjacent rights-of-way. The proposed use will have a minimal impact of City services provided by fire and police departments.

Additional Considerations

Temporary erosion control measures will include sediment barrier down hill of any disturbed areas to prevent sediment from leaving the development site. Permanent erosion control measures will include seeding and mulching of disturbed areas immediately after final grading is completed. Erosion control measures will remain in place until the area has been properly stabilized. The project will use methods as outlined in the "Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices" by the Cumberland County Soil and Water Conservation District and the Department of Environmental Protection.

We trust that this information satisfactorily addresses the requirements for Development Plan Review and approval of the Special Exception Use, and we look forward to meeting with you and the Planning Board at their August 13, 2019 meeting. We appreciate your assistance with this project. Should you have any questions, please call or contact me via cneufeld@sitelinespa.com.

Very truly yours,



Curtis Y. Neufeld, P.E.
Vice President

Enclosures

cc: John Wypychoski, Town Fair Tire



Development Review Application
Town Fair Tire Building Expansion
755 Turner Street

Attachment A
Application Form & Checklists

A completed copy of the Development Review Application Form and Checklist are enclosed.

A

Application Form & Checklist



Development Review Application

City of Auburn Planning and Permitting Department

PROJECT NAME: Town Fair Tire Addition

PROPOSED DEVELOPMENT ADDRESS: 755 Turner Street

PARCEL ID#: 280-011-000-001

REVIEW TYPE: **Site Plan** **Site Plan Amendment** **Special Exception**
 Subdivision **Subdivision Amendment** **Form Based Code Plan**
 Planned Unit Development

PROJECT DESCRIPTION: 2,397 S.F. addition to existing commercial building.

CONTACT INFORMATION:

<u>Applicant</u>	
Name:	Town Fair Tire
Address:	460 Coe Ave., New Haven, CT
Zip Code	06512
Work #:	
Cell #:	
Fax #:	
Home #:	
Email:	
<u>Project Representative</u>	
Name:	Sitelines PA, Attn: Curtis Y. Neufeld P.E.
Address:	119 Purinton Rd., Suite A, Brunswick, ME
Zip Code	04011
Work #:	(207) 725-1200 ext. 18
Cell #:	
Fax #:	
Home #:	
Email:	cneufeld@sitelinespa.com

<u>Property Owner</u>	
Name:	Schilling Drive LLC
Address:	319 Ridge Rd., Wales, ME
Zip Code	04280
Work #:	
Cell #:	
Fax #:	
Home #:	
Email:	
<u>Other professional representatives for the project (surveyors, engineers, etc.),</u>	
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	40,220 (leased area) _____	sq. ft.
Proposed Total Paved Area.....	32,347 (leased area) _____	sq. ft.
Proposed Total Impervious Area Proposed	40,425 (leased area) _____	sq. ft.
Impervious Net Change	+194 _____	sq. ft.
Impervious surface ratio existing.....	73.6 (leased area) _____	% of lot area
Impervious surface ratio proposed.....	74.0 (leased area) _____	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint.....	7,144 _____	sq. ft.
Proposed Building Footprint.....	8,067 _____	sq. ft.
Proposed Building Footprint Net change.....	+923 _____	sq. ft.
Existing Total Building Floor Area	_____	sq. ft.
Proposed Total Building Floor Area	9,541 _____	sq. ft.
Proposed Building Floor Area Net Change	_____	sq. ft.
New Building ?.....	No (expansion) _____	(yes or no)
Building Area/Lot coverage existing	13.1 _____	% of lot area
Building Area/Lot coverage proposed.....	14.8 _____	% of lot area

ZONING or FORM BASED CODE DISTRICT

Existing	General Business (GB) _____
Proposed, if applicable.....	N/A _____

LAND USE

Existing	Automotive repair and service center
Proposed.....	Automotive repair and service center

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	0 _____
Proposed Number of Residential Units	0 _____
Subdivision Proposed Number of Lots	N/A _____

PARKING SPACES

Existing Number of Parking Spaces.....	65 _____
Proposed Number of Parking Spaces	49 _____
Number of Handicapped Parking Spaces	3 _____
Proposed Total Parking Spaces.....	52 _____

ESTIMATED COST OF PROJECT.....

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	_____	sq. ft.
Proposed Disturbed Area	_____	sq. ft.
Proposed Impervious Area	_____	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) 29 passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 29 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 GB zoning district.
2. Parcel Area: 3.95 acres / 172,362 square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	10,000 s.f.	/ 172,362 s.f.
Street Frontage	100 ft.	/ >100 ft.
Min Front Yard	25 ft.	/ 80 ft.
Min Rear Yard	35 ft.	/ 150 ft.
Min Side Yard	25 ft.	/ 25 ft.
Max. Building Height	4 stories or 45 ft.	/ 29 ft.
Use Designation	/	
Parking Requirement	1 space/ per <u>300</u> square feet of floor area	
Total Parking:	32	/ 52
Overlay zoning districts(if any):	/	
Urban impaired stream watershed?	YES/NO If yes, watershed name <u>Yes, Logan Brook</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.

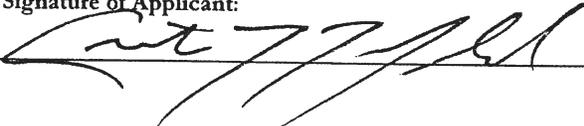
Refer to the application checklist for a detailed list of submittal requirements.

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>7/3/2019</u>
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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: _____

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: 755 Turner Street, 280-011

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
	Owner's Names/Address	X			
	Names of Development	X			
	Professionally Prepared Plan	X			
	Tax Map or Street/Parcel Number	X			
	Zoning of Property	X			
	Distance to Property Lines	X			
	Boundaries of Abutting land	X			
	Show Setbacks, Yards and Buffers	X			
	Airport Area of Influence (Auburn only)	N/A			
	Parking Space Calcs	X			
	Drive Openings/Locations	X			
	Subdivision Restrictions	N/A			
	Proposed Use	X			
	PB/BOA/Other Restrictions				
	Fire Department Review				
	Open Space/Lot Coverage	X			
	Lot Layout (Lewiston only)	N/A			
	Existing Building (s)	N/A			
	Existing Streets, etc.	N/A			
	Existing Driveways, etc.	N/A			
	Proposed Building(s)	N/A			
	Proposed Driveways	N/A			
Landscape Plan					
	Greenspace Requirements				
NO CHANGES	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				
NO CHANGES	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	X			
	Signage	X			
	PCE - Trips in Peak Hour	X			
	Vehicular Movements	X			
	Safety Concerns	X			
	Pedestrian Circulation	X			
	Police Traffic				
	Engineering Traffic	X			
Utility Plan					
	Water	X			
	Adequacy of Water Supply	X			
	Water main extension agreement	X			
	Sewer	X			
	Available city capacity	X			
	Electric	X			
	Natural Gas	X			
	Cable/Phone	X			
Natural Resources					
	Shoreland Zone	X			
	Flood Plain	X			
	Wetlands or Streams	X			
	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)	N/A			
	Lake Auburn Watershed (Auburn only)	X			
	Taylor Pond Watershed (Auburn only)	X			
Right Title or Interest					
	Verify	X			
	Document Existing Easements, Covenants, etc.	X			
Technical & Financial Capacity					
	Cost Est./Financial Capacity	X			
	Performance Guarantee	X			
State Subdivision Law		N/A			
	Verify/Check	N/A			
	Covenants/Deed Restrictions	N/A			
	Offers of Conveyance to City	N/A			
	Association Documents	N/A			
	Location of Proposed Streets & Sidewalks	N/A			
	Proposed Lot Lines, etc.	N/A			
	Data to Determine Lots, etc.	N/A			
	Subdivision Lots/Blocks	N/A			
	Specified Dedication of Land	N/A			
		N/A			
Additional Subdivision Standards		N/A			
	Single-Family Cluster (Lewiston only)	N/A			
	Multi-Unit Residential Development (Lewiston only)	N/A			
	Mobile Home Parks	N/A			
	Private Commercial or Industrial Subdivisions (Lewiston only)	N/A			
	PUD (Auburn only)	N/A			
A JPEG or PDF of the proposed site plan		X			
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving					

CITY OF AUBURN
Form Based Code Compliance Checklist

Property Location: _____	PID #: _____
Transect District: _____	(List)
Owner: _____	Contact Info: _____
Plan Type: (Circle)	Site Plan Review, Special Exception, Subdivision, Staff Review
Reviewed By: _____	Staff, Plan Review Group, Planning Board

Complies With:	Required	Complies	Not Comply	N/A
	X			
Plan Requirements:				
Surrounding Info (Photos, Mapping, Sketches)	X			
Topographic Info (FP, Steep Slopes)	X			
Elevations	X			
Materials				
Fencing				
Signage				
Building Placement:				
Front Set-Back (Principal Street)	X			
Front Set-Back (Secondary Street)	X			
Side Yard Set-Back	X			
Rear Yard Set-Back	X			
Building Coverage	X			
Useable Open Space	X			
Frontage Build-Out	X			
Lot Width (Min./Max)	X			
Building Width	X			
Building Height	X			
Frontage Type	X			
Primary Entrance on Front	X			
Ground Story Windows and Doors Coverage	X			
Upper Story Windows Coverage	X			
Ground Floor Elevation (Residential/Commercial)	X			
Front Facade Wall	X			
External Elements:				
Front Yard Fence	Optional			
Projections	Optional			
Driveway Location	X			
Parking Location	X			
Accessory Building(s)	Optional			
Landscaping	Optional			
Sidewalk	X			
Proposed Use:				
Residential, Commercial ,Mixed-Use	X			
Parking Requirement-	X			

Development Review Application
Town Fair Tire Building Expansion
755 Turner Street

Attachment B
Right, Title, & Interest

A copy of the current deed is included with this attachment.

B

Right, Title, & Interest

QUITCLAIM DEED WITH COVENANT

Nobility, LLC, a Maine Limited Liability Company with a mailing address at P.O. Box 9340, Auburn, Maine 04210, grants to **Schilling Drive LLC**, a Maine Limited Liability Company with a mailing address at 319 Ridge Road, Wales, Maine 04280, with **Quitclaim Covenant**, certain lots or parcels of land, together with any buildings situated thereon, located in **Auburn, County of Androscoggin, and State of Maine**, as more fully described in Exhibit "A" attached hereto and made a part hereof.

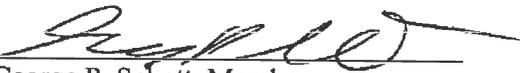
In Witness Whereof, the undersigned has hereunto set its hand effective this 23rd day of August, 2016.

MAINE REAL ESTATE
TRANSFER TAX PAID

Witness:

Nobility, LLC



By: 
George P. Schott, Member

STATE OF MAINE
CUMBERLAND, SS.

August 23, 2016

Then personally appeared the above-named **George P. Schott**, in his capacity as Member of **Nobility, LLC**, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said entity.

Before me,

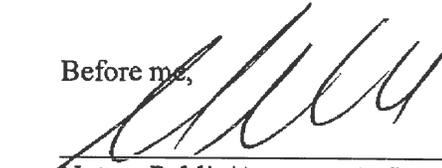

Notary Public/Attorney-At-Law
Print Name: Shawn K. Bell
My Commission Expires: N/A

EXHIBIT A**PARCEL ONE:**

Certain lots or parcels of land situated in Auburn, County of Androscoggin and State of Maine, bounded and described as follows:

Parcel One-A: Beginning on the East side of the Old County Road leading from the Court House to East Auburn at the Southwest corner of land now or formerly of B.F. Brigg; thence running easterly to a corner of land now or formerly of Ezekiel Eveleth; thence southerly and westerly by the line of land now or formerly of Ezekiel Eveleth to said road; thence northerly by said road to the corner begun at, containing five (5) acres, more or less.

Parcel One-B: A certain lot or parcel of land situated in said Auburn commencing on the southeasterly side of Upper Turner Street at the most northerly corner of land of said Beryl P. Clark and William W. Clark; said point being marked by an iron pipe set in concrete; thence South fifty-nine degrees eighteen minutes East (S 59° 18' E), following the line of said Clark's land three hundred seven and two-tenths (307.2) feet to a point marked by an iron pipe in the ground; thence North fifty-six degrees five minutes West (N 56 ° 05' W), by an internal angle of three degrees thirteen minutes (3 ° 13'), three hundred and four and seven-tenths (304.7) feet to a point marked by an iron pipe in the ground; thence by the same course to Upper Turner Street, thence in a southwesterly direction by Upper Turner Street to the point of beginning. Said parcel is a triangular gore with area of about .06 acres.

Parcel One-C: A lot or parcel of land situated in Auburn on the southeasterly side of Upper Turner Street lying northerly and directly adjacent to other lots of William W. and Beryl P. Clark; starting at the most northerly corner of said Clark's lot as described in Book 993, Page 399, Androscoggin County Registry of Deeds, the same being on the easterly right-of-way of Turner Street; thence northerly by the easterly right-of-way of Turner Street; thence northerly by the easterly right-of-way of Turner Street thirty-five feet plus or minus (35' +/-) to an iron pipe; thence south fifty-seven degrees fifty-two minutes East (S 57 ° 52' E) seven hundred twenty-two and four-tenths (722.4) feet to an iron pipe; thence South thirty-five degrees eight minutes West (S 35 ° 8' W) thirty-five and no tenths (35.0) feet to an iron pipe and land of Winter Scientific Institution; thence by land of Winter Scientific Institution North fifty-nine degrees eighteen minutes West (N 59 ° 18' W) thirty and one-tenths (30.1) feet to a granite monument and a common corner with other land of said Clark's; thence by land of said Clark's as described in Book 657, Page 430, Androscoggin County Registry of Deeds, same course three hundred seventy-six and nine-tenths (376.9) feet to an iron pipe, the same being the most easterly corner of lot described in said Book 993, Page 399; thence by land of Clark's north fifty-six degrees five minutes West (N 56 ° 5' W) three hundred four and seven tenths (304.7) feet to an iron pipe; thence by same course to point of beginning; the whole containing 0.66 acres.

Excepting and reserving the land conveyed to Clarence E. Lobacz and Sophie A. Lobacz by deed dated June 13, 1957 and recorded in the Androscoggin County Registry of Deeds at Book 761, Page 526 and also any land or rights taken by the State of Maine Department of Transportation by eminent domain in notices recorded in said Registry at Book 1362, Pages 307 and 317.

PARCEL ONE being the same premises conveyed by Warranty Deed of Valerie A. Austin to Nobility, LC dated February 21, 2006 and recorded in the Androscoggin County Registry of Deeds at Book 6681, Page 142. *See also*, Release Deed from Auburn Plaza, Inc. to Nobility, LLC dated January 10, 2008 recorded in the said Registry of Deeds at Book 7345, Page 309.

PARCEL TWO:

Commencing in the easterly line of Turner Street at the northwesterly corner of a parcel of land known as the Eveleth Farm and now or formerly owned by the Winter Scientific Institutions, at a large elm tree; thence in a northerly direction by the said easterly line of Turner Street, one hundred eighty-eight and five-tenths (188.5) feet to an iron pipe driven into the ground; thence in a southeasterly direction, six hundred sixty-five and four-tenths (665.4) feet to an iron pipe driven into the ground seventy-six and nine-tenths (76.9) feet southwesterly from a granite monument set into the ground in the southwesterly line of land of one Mower; thence in a southwesterly direction, by an internal angle of ninety-five degrees and eleven minutes (95° 11') and by land of the said Winder Scientific Institutions, two hundred twenty and one-tenth (220.1) feet to an iron pipe driven into the ground, at which point there was formerly a granite monument; thence in a northwesterly direction by land of the Winter Scientific Institutions, six hundred thirty-eight and five-tenths (638.5) feet to the point of beginning.

PARCEL TWO being the same premises conveyed by Warranty Deed from Mary I. Lobacz and Ernest T. Lobacz to Nobility, LLC dated April 14, 2006 and recorded in the Androscoggin County Registry of Deeds at Book 6728, Page 177.

PARCEL THREE:

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

Beginning at a capped ¾ inch rebar, numbered 2177, set in the southeasterly line of Turner Street, so called, at the northerly line of land conveyed to Nobility, LLC from Valerie A. Austin, by deed dated February 21, 2006, and recorded in the Registry of Deeds for Androscoggin County in Book 6681, Page 142, thence;

1. North 75°51'12" East along the southeasterly line of said Turner Street, a distance of 17.50 feet to an existing 4 inch by 4 inch granite monument found at an angle in said Turner Street, thence;
2. North 29°01'00" East along the southeasterly line of said Turner Street, a distance of 42.98 feet to a point, thence;
3. South 61°25'21" East a distance of 433.65 feet to a point, thence;
4. South 33°02'56" East a distance of 197.41 feet to a capped ¾ inch rebar, numbered 2177, set in the northeasterly corner of said Nobility, LLC's land, thence;
5. North 57°50'00" West along the northerly line of said Nobility, LLC's land a distance of 621.75 feet to the point of beginning.

Containing 37,355.04 square feet.

Bearings are Magnetic North as of November 1987.

Being a portion of land conveyed to Auburn Plaza, Inc. by Greenland Vistas, Inc, by deed dated November 29, 2005, and recorded in the Registry of Deeds for Androscoggin County in Book 6594, Page 323.

PARCEL THREE being the same premises conveyed by Quitclaim Deed with Covenant from Auburn Plaza, Inc. to Nobility, LLC dated March 6, 2012 and recorded in the Androscoggin County Registry of Deeds at Book 8354, Page 186.

The above-described premises are conveyed subject to and together with the following (recorded in the Androscoggin County Registry of Deeds):

1. Notice of Lease between Nobility, LLC, as landlord, and PR Restaurant L.L.C., as tenant, dated as of March 8, 2012 and recorded on March 27, 2012 in Book 8634, Page 67.
2. Easement from Nobility, LLC to Central Maine Power Company and Northern New England Telephone Operations LLC dated August 16, 2012 and recorded September 6, 2012 in Book 8486, Page 161.
3. Utility Easement from Ernest T. and Mary Lobacz to Central Maine Power Company and Verizon New England dated September 14, 2005, recorded at Book 6585, Page 144. (Lobacz Parcel)
4. Notice of Layout and Taking by the State of Maine dated August 28, 1978, recorded at Book 1362, Page 307. (Lobacz Parcel).
5. Notice of Layout and Taking by the Maine Department of Transportation dated August 22, 1978, recorded at Book 1362, Page 307. (Austin Parcel).
6. Notice of Layout and Taking by the Maine Department of Transportation dated August 22, 1978, recorded at Book 1362, Page 317. (Austin Parcel).
7. Easement from William W. Clark to Central Maine Power Company dated October 2, 1959, recorded at Book 815, Page 326. (Austin Parcel)
8. Easement from Equity Properties and Development Ltd. to Northern Utilities dated November 14, 1995, recorded at Book 3687, Page 98. (Austin Parcel)
9. State of Facts as depicted on the following Plans recorded in the Androscoggin County Registry of Deeds:
 - A) Plan Book 27, Pages 152 and 153;
 - B) Plan Book 27, Pages 189 through 197; and
 - C) Plan Book 28, Pages 37 and 38. (Austin Parcel)

10. Covenants, conditions, restrictions, reservations, exceptions and easements in deed from Shaw's Realty to Arlen Realty, Inc. dated April 5, 1978 and recorded in Book 1328, Page 249, and in deed from Arlen Realty, Inc. to Greenland Vistas, Inc. dated April 5, 1978 and recorded in Book 1328, Page 308. (Auburn Plaza Parcel)
11. Terms and conditions as set forth in Grant of Easements between Shaw's Realty Co. and Arlen Realty, Inc. dated April 5, 1978 and recorded in Book 1328, Page 285. (Auburn Plaza Parcel)
12. Outconveyance from Greenland Vistas, Inc. to the State of Maine by instrument dated October 26, 1978 and recorded in Book 1393, Page 247. (Auburn Plaza Parcel)
13. Outconveyance from Shaw's Realty Co. to State of the Maine by instrument dated December 24, 1976 and recorded in Book 1245, Page 127. (Auburn Plaza Parcel)
14. Notice of Layout and Taking by the Maine Department of Transportation dated August 22, 1978 and recorded in Book 1362, Page 307. (Auburn Plaza Parcel)
15. Notice of Layout and Taking by the Maine Department of Transportation dated August 22, 1978 and recorded in Book 1362, Page 317. (Auburn Plaza Parcel)
16. Notice of Taking by Slope by the City of Auburn dated November 17, 1962 and recorded in Book 884, Page 439. (Auburn Plaza Parcel)
17. Water Pipe Easement from Benjamin F. Briggs to Auburn Aqueduct Company dated December 4, 1890 and recorded in Book 143, Page 236. (Auburn Plaza Parcel)
18. Standard Conditions of Approval as set forth in the Site Location Findings of Fact and Order in the matter of Arlen Realty, Inc., Auburn, Maine, Auburn Mall, #59-3411-01010, dated January 12, 1977, as affected by the removal of Conditions 2 and 3 by virtue of a Site Location Order Condition Removal in the matter of Arlen Realty, Inc., Auburn, Maine, Auburn Mall, #59-3411-01010, dated December 15, 1977. (Auburn Plaza Parcel)
19. Standard Condition of Approval as set forth in the Site Location Findings of Fact and Order in the matter of Arlen Realty, Inc. and Auburn Society, Limited, Auburn, Maine, Androscoggin County, Auburn Mall, #59-3411-01010, dated July 18, 1978. (Auburn Plaza Parcel)
20. Standard Conditions of Approval and Special Conditions of Approval as set forth in the Site Location of Development Findings of Fact and Order in the matter of Greenland Vistas, Inc./Lobster Vistas, Inc. and Equity Properties and Development Company, Inc., Auburn, Maine, Auburn Mall, #17412-23-A-N (Approval), dated February 20, 1992. (Auburn Plaza Parcel)

21. Easement from Equity Properties and Development Ltd. to Northern Utilities, Inc. dated November 14, 1995 and recorded in Book 3687, Page 98. (Auburn Plaza Parcel)
22. Easement Agreement between Greenland Vistas, Inc. and City of Auburn dated October 18, 2004 and recorded in Book 6122, Page 314. (Auburn Plaza Parcel)
23. State of facts as depicted on the following plans (Auburn Plaza Parcel):
 - A) Plan Book 27, Pages 152 and 153;
 - B) Plan Book 27, Pages 189 through 197; and
 - C) Plan Book 28, Pages 37 and 38.
24. Terms, conditions, provisions and obligations set forth in a Grant of Easements by and between Arlen Realty, Inc. and Shaw's Realty Co. dated April 5, 1978 and recorded in Book 1328, Page 285. (Auburn Plaza Parcel)
25. Any and all matters as depicted on the recorded Subdivision Plan of Auburn Plaza in Plan Book 35, Page 128 and as shown on an ALTA/ACSM Land Title Survey prepared for Auburn Plaza dated August 28, 2003 and recorded in Plan Book 43, Pages 65 and 66. (Auburn Plaza Parcel)
26. Rights and Easements as set forth in instrument from Auburn Plaza, Inc. to City of Auburn dated April 2007 and recorded on June 5, 2007 in Book 7158, Page 17. (Auburn Plaza Parcel)
27. Utility Easement from Auburn Plaza, Inc. to Central Maine Power Company and Northern New England Telephone Operations, LLC dated December 17, 2009 and recorded in Book 7882, Page 28. (Auburn Plaza Parcel)
28. Access Easement Deed from Auburn Plaza, Inc. to Nobility, LLC dated May 21, 2010, recorded at Book 7945, Page 118. (Auburn Plaza Parcel)
29. Landscape Easement Deed from Auburn Plaza, Inc. to Nobility, LLC dated May 21, 2010, recorded at Book 7945, Page 127. (Auburn Plaza Parcel)
30. State of facts as disclosed by a survey entitled "ALTA/ACSM Land Title Survey of Land of Nobility, LLC" dated November 18, 2009/revised April 2, 2010 and prepared by Sitelines, PA., recorded on June 3, 2010 at Plan Book 48, Page 52. (Auburn Plaza Parcel)
31. Maine Department of Environmental Protection Findings of Fact and Order in the matter of Nobility, LLC Building Expansion recorded on July 2, 2010 at Book 7968, Page 62. (Auburn Plaza, Lobacz & Austin Parcels)
32. Maine Department of Environmental Protection Findings of Fact and Order in the matter of Nobility, LLC Stormwater Management dated on January 2, 2007, recorded at Book 7031, Page 297. (Auburn Plaza, Lobacz & Austin Parcels)

33. Certificate of Condemnation Order and Notice of Layout and Widening by the City of Auburn dated March 27, 2007, recorded at Book 7095, Page 291. (Auburn Plaza, Lobacz & Austin Parcels)
34. Land and Easements conveyed to the City of Auburn by Quitclaim Deed of Nobility, LLC dated April, 2007, recorded on June 5, 2007 at Book 7158, Page 52. (Auburn Plaza, Lobacz & Austin Parcels)
35. Utility Easement from Nobility, LLC to Central Maine Power Company and Verizon New England Incorporated dated January 23, 2007, recorded at Book 7284, Page 229. (Auburn Plaza, Lobacz & Austin Parcels)
36. Land conveyed to Nobility, LLC by Quitclaim Deed of the City of Auburn dated January 2008, recorded at Book 7356, Page 285. (Auburn Plaza, Lobacz & Austin Parcels)
37. Landscape Easement Deed from Auburn Plaza, Inc. to Nobility, LLC dated May 21, 2010, recorded at Book 7945, Page 127. (Auburn Plaza, Lobacz & Austin Parcels)
38. Cross Easement Agreement between Auburn Plaza, Inc. and Nobility, LLC dated March 6, 2012, recorded at Book 8354, Page 188. (Auburn Plaza, Lobacz & Austin Parcels)
39. Memorandum of Lease between Nobility, LLC and Town Fair Tire Centers of Maine LLC dated May 27, 2010, recorded at Book 7953, Page 289. (Auburn Plaza, Lobacz & Austin Parcels)
40. State of Facts as depicted on Cross Easement Plan of Land of Nobility, LLC, Mount Auburn Avenue & Turner Street, Auburn, Maine, prepared by A.R.C.C. Land Surveyors Inc. dated March 7, 2012, recorded at Plan Book 49, Page 74. (Auburn Plaza, Lobacz & Austin Parcels)

Development Review Application
Town Fair Tire Building Expansion
755 Turner Street

Attachment C
Abutting Property Owners

A copy of the abutters map and a list of abutting property owners are included in this attachment for reference.



Abutting Property Owners

Locus Properties

N/F
SCHILLING DRIVE LLC
319 RIDGE RD
WALES, ME 04280
MAP 280 LOT 11-1

Abutters

N/F
FUTURE PROPERTIES LLC
1097 CENTER ST
AUBURN, ME 04210
MAP 280 LOT 8

N/F
FUTURE PROPERTIES LLC
1097 CENTER ST
AUBURN, ME 04210
MAP 280 LOT 9

N/F
AUBURN PLAZA INC
550 CENTER ST
AUBURN, ME 04210
MAP 280 LOT 10

N/F
SCHILLING DRIVE LLC
319 RIDGE RD
WALES, ME 04280
MAP 280 LOT 13-2

N/F
AUBURN COURT LLC
1000 MARKET ST
PORTSMOUTH, NH 03801
MAP 280 LOT 2-4

Development Review Application
Town Fair Tire Building Expansion
755 Turner Street

Attachment D
Photographs

Photographs of the existing conditions of the project site are enclosed.



Photographs

Town Fair Tire Existing Conditions
July 2019



Photograph 1: Current store front and side for addition.



Photograph 2: Side for Addition.

Town Fair Tire Existing Conditions
July 2019



Photograph 3: Utilities to be relocated to new building face.



Photograph 4: Existing service bays.

Development Review Application
Town Fair Tire Building Expansion
755 Turner Street

Attachment E
Supporting Documents

E

Copies of relevant correspondence and documents pertaining to the project are enclosed.

Supporting Documents

Section 1 Site and Traffic Information

1.1 Site Plan and Development History

Nobility, LLC., is proposing two restaurants including; a 6,000 high-turnover restaurant and a 3,575 s.f. fast food restaurant. The development is located on the east side of Turner Street in the northeast quadrant of the intersection of Turner Street and Mount Auburn Avenue. The lot area totals approximately 4.25 acres and is identified on the Town of Auburn Maps as Map 280, Lots 11 and 12. The parcel is bounded to the north by the Auburn Mall, to the south by Mount Auburn Avenue and to the west by Turner Street.

Access to the site will be provided via two full-access driveways on the south side of the Mall access road.

The Mall access road is currently a one-way road which is schedule to be revised to a two-lane bi-directional roadway with a width of approximately 30 ft.

1.2 Existing and Proposed Site Uses

The site is currently vacant. There are no proposed uses other than the proposed restaurant uses.

1.3 Site and Vicinity Boundaries

A regional map showing the development site and its traffic influence areas as defined in Maine DOT's Chapter 305 of the General Rules of the Department of Transportation (Section 6B) is presented as Figure 1.

1.4 Proposed Uses in the Vicinity of the Site

Based on conversations with MaineDOT personnel there were no projects in the vicinity of the Nobility Pad Site that were in the process of attaining a Maine DOT Traffic Movement.

1.5 Trip Generation

Trip generation calculations were completed for the development according to Maine DOT guidelines. The proposed 6,000 s.f. high-turnover restaurant and 3,575 s.f. fast food restaurants with drive-thru were calculated utilizing ITE trip generation data (by square footage) for Land Use Code 932 and 934, respectively. The proposed development will generate over 100 peak hour trips, which will require a Maine DOT Traffic Movement Permit.

Table 1, below summarizes trip calculations for the restaurants.

Table 1

Trip Generation

Use	AM Peak Hour	PM Peak Hour	AM Peak 7 – 9 AM	PM Peak 4 – 6 PM	Saturday Peak Hour
Proposed LUC 932 High-Turnover Restaurant	81	113	69	66	120
Proposed LUC 934 Fast Food Restaurant w/ Drive-Thru	196	167	190	124	212
20% Reduction Shared Trips	55	56	52	39	67
Total Trips	222	224	207	151	265

The trip generation calculations show that the proposed development will generate 222 trips in the AM peak hour, 224 trips in the PM peak hour, and 265 trips during the Saturday peak hour. Table 2, enclosed at the end of the Section 1, gives a more detailed breakdown of trip generation calculations. Based on significantly higher volume of trips produced in the AM peak hour by the development, the focus the analysis of the trip composition and trip assignment will be the weekday AM peak hour.

/ The trips that will be produced by the development are less than the trip generation that was forecasted for this parcel in the Auburn Master Plan, completed by Technical Services, Incorporated and Gorrill-Palmer Consulting Engineers, in March of 2006. The Auburn Master Plan had forecasted 20,000 s.f. of restaurant use for this parcel and only 9,575 s.f. is being proposed. Therefore, the proposed trip generation will be well within what was projected and will not require any further improvements to the area roadway network than what was proposed in the Auburn Master Plan.

1.6 Trip Distribution

Sebago Technics, Inc. has obtained the ratio of entering and exiting traffic for the proposed pharmacy based on ITE information for Land Use Code 881, Pharmacy with drive-thru. The distribution was as follows:

AM Peak Hour:	51% Enter, 49% Exit
AM Peak 7-9 AM	53% Enter, 47% Exit
PM Peak Hour:	55% Enter, 45% Exit
PM Peak 4-6 PM	51% Enter, 49% Exit
Sat Peak Hour:	55% Enter, 45% Exit

1.7 Trip Composition

We also reviewed information available from ITE to determine the typical breakdown of trip composition for proposed high-turnover and fast food restaurants. According to ITE trip composition for high-turnover restaurants, LUC 932, and fast food restaurants, LUC 934, are summarized in the Table 2, below:

Table 2
Trips
Weekday PM & Saturday Peak Hour Trip Composition

Type of Trip	Primary & Diverted		Pass-By	
	PM	Sat	PM	Sat
Proposed LUC 932 High Turnover Restaurant	51 (57%)	55 (57%)	39 (43%)	41 (43%)
Proposed LUC 934 Fast Food Restaurant w/ Drive-Thru	67 (50%)	85 (50%)	67 (50%)	84 (50%)
Total	80 (53%)	141 (53%)	71 (47%)	124 (47%)

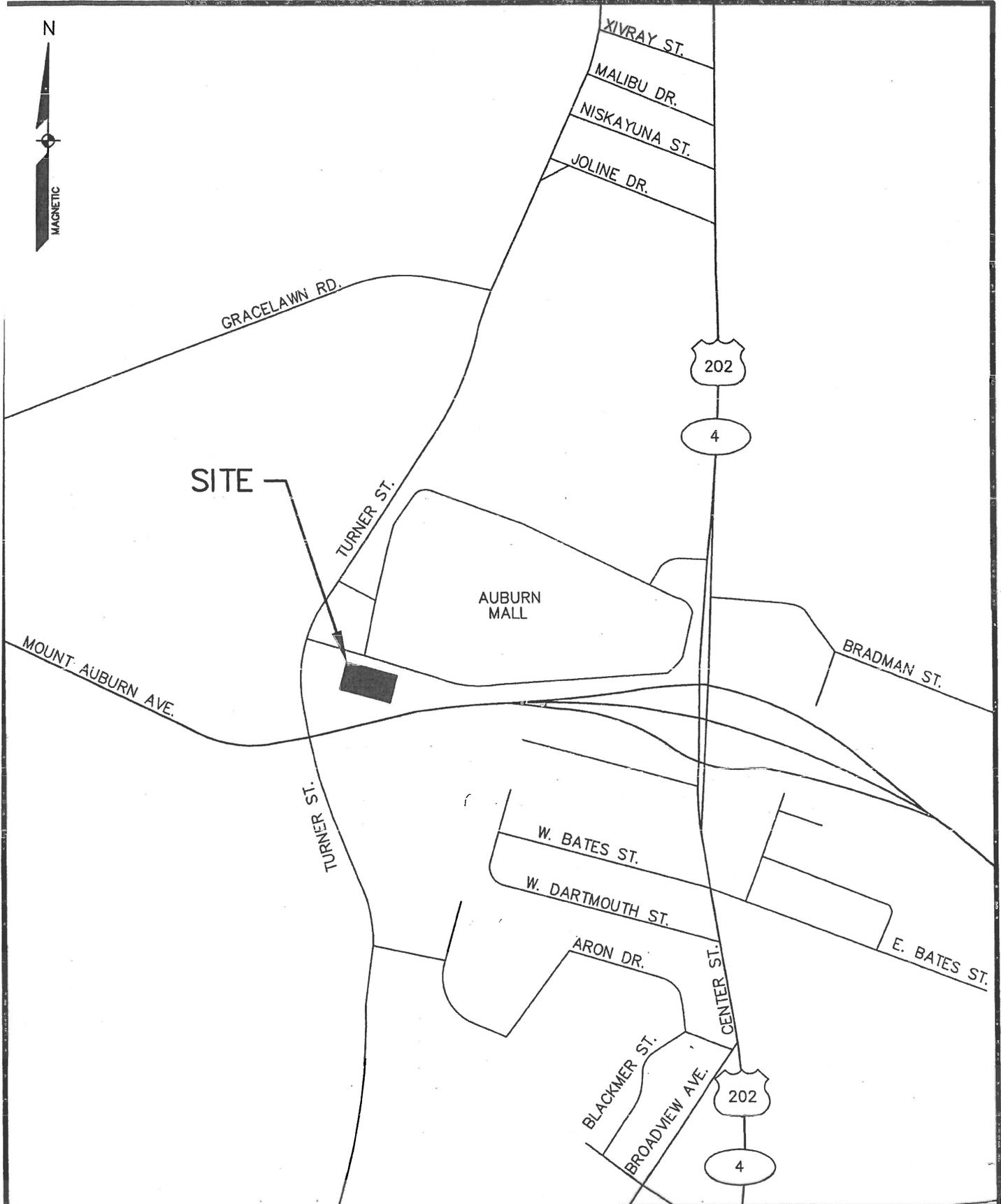
Figures 2, 3, and 4, enclosed at the end of this section, show the Primary, Pass-By and Total Trips, respectively.

1.8 Trip Assignment

Sebago Technics reviewed the trip distribution that was presented in the Auburn Master Plan Traffic Study, dated March 14, 2006 that was prepared by Gorrill-Palmer Consulting Engineers. The master plan forecasted development in the Auburn Mall area for 2008. The master plan forecasted primary trips having origins/destinations as follows; 60% on Mount Auburn Avenue east of Turner Street and 20% west of Turner Street; and 10% on Turner Street north of Mount Auburn Avenue and 10% south of Mount Auburn Avenue. This distribution was generally used to distribute trips for the proposed restaurants with one adjustment. The proposed site is located on the southerly Auburn Mall access road. Currently, the access road is one-way but as part of the proposed intersection improvements project that is currently underway, the access road will become two-way. This has been accounted for in our trip distribution of primary trips to the site. We assumed that approximately 10% of the new trips will have origins/destinations utilizing the Auburn Mall entrance on Center Street, which is east of the site, and this 10% will come out of the 60% that was assumed to be utilizing Mount Auburn Avenue east of the site. Therefore, our revised trip distribution will be as follows:

- 50% with origins/destinations on Mount Auburn Ave east of Turner Street
- 20% with origins/destinations on Mount Auburn Ave west of Turner Street
- 10% with origins/destinations on Turner Street north of Mount Auburn Ave
- 10% with origins/destinations on Turner Street south of Mount Auburn Ave
- 10% with origins/destinations on the Auburn Mall access road east of the site

This distribution is shown on Figure 2 at the end of this section.



Sebago Technics

Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277



LOCATION MAP

LOCATION: TURNER ST.
AUBURN, MAINE

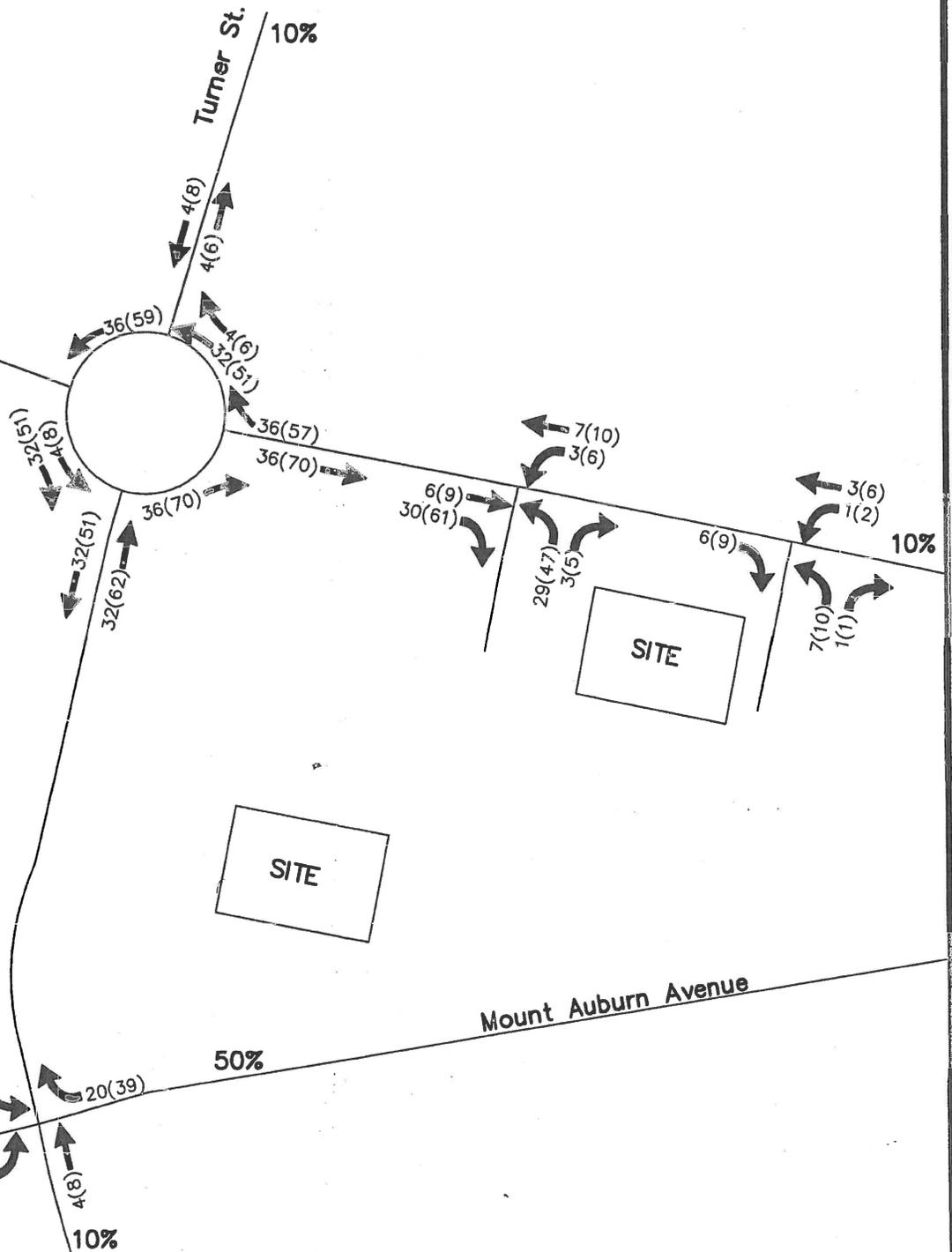
FOR: **NOBILITY, LLC**
P.O. BOX 9340
AUBURN, ME 04210

SCALE: N.T.S.

DATE: 5/4/07

FIGURE:

1



PM PEAK HOUR TRIPS: XX
 SAT. PEAK HOUR TRIPS: (XX)

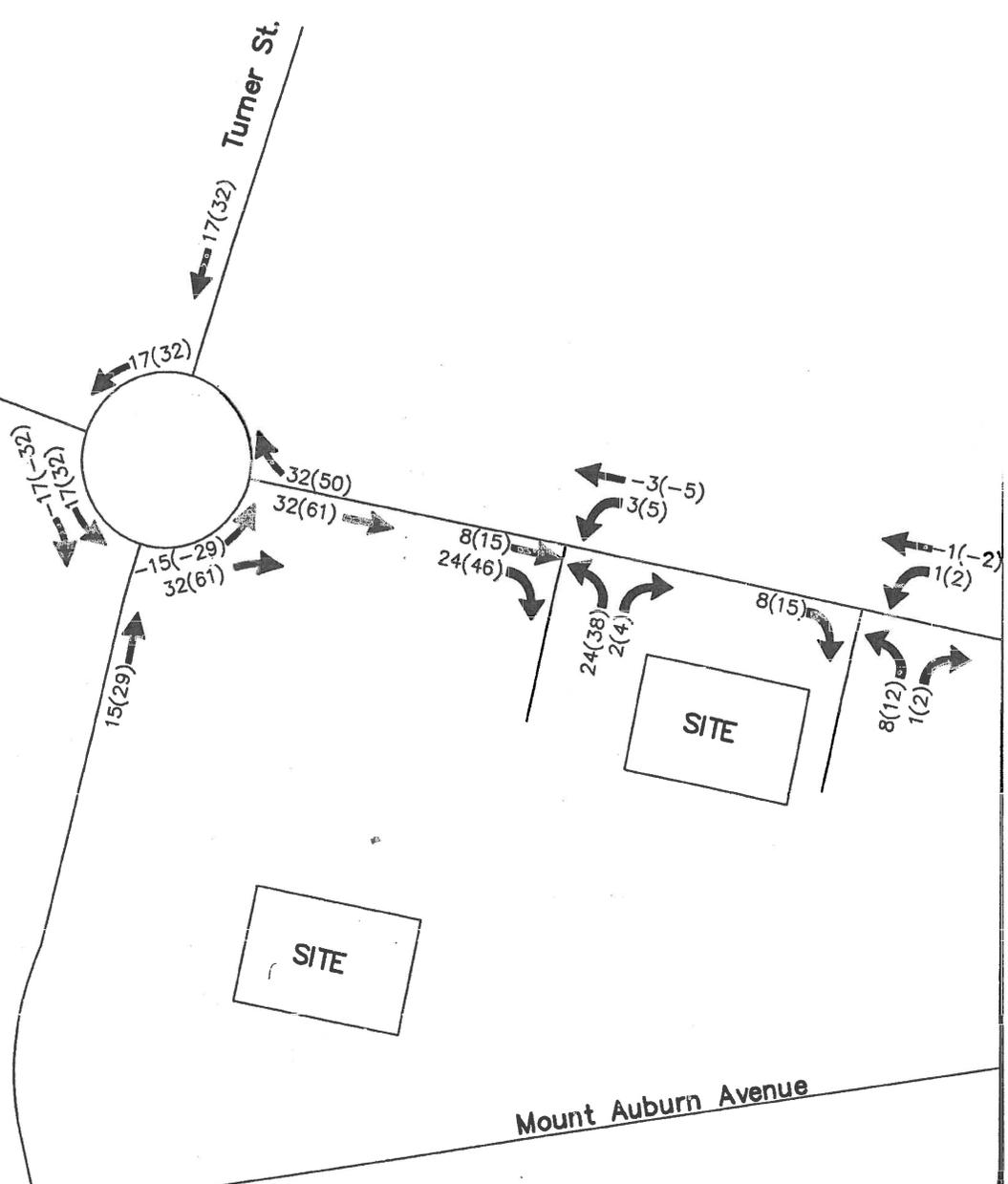
Sebago Technics
 Engineering Expertise You Can Build On
 One Chabot Street
 Westbrook, Me 04098-1339
 Tel (207) 856-0277

PRIMARY / DIVERTED TRIPS

LOCATION: TURNER ST.
 AUBURN, MAINE

FOR: **NOBILITY, LLC**
 P.O. BOX 9340
 AUBURN, ME 04210

SCALE:	N.T.S.
DATE:	5/4/07
FIGURE:	2



PM PEAK HOUR TRIPS: XX
SAT. PEAK HOUR TRIPS: (XX)

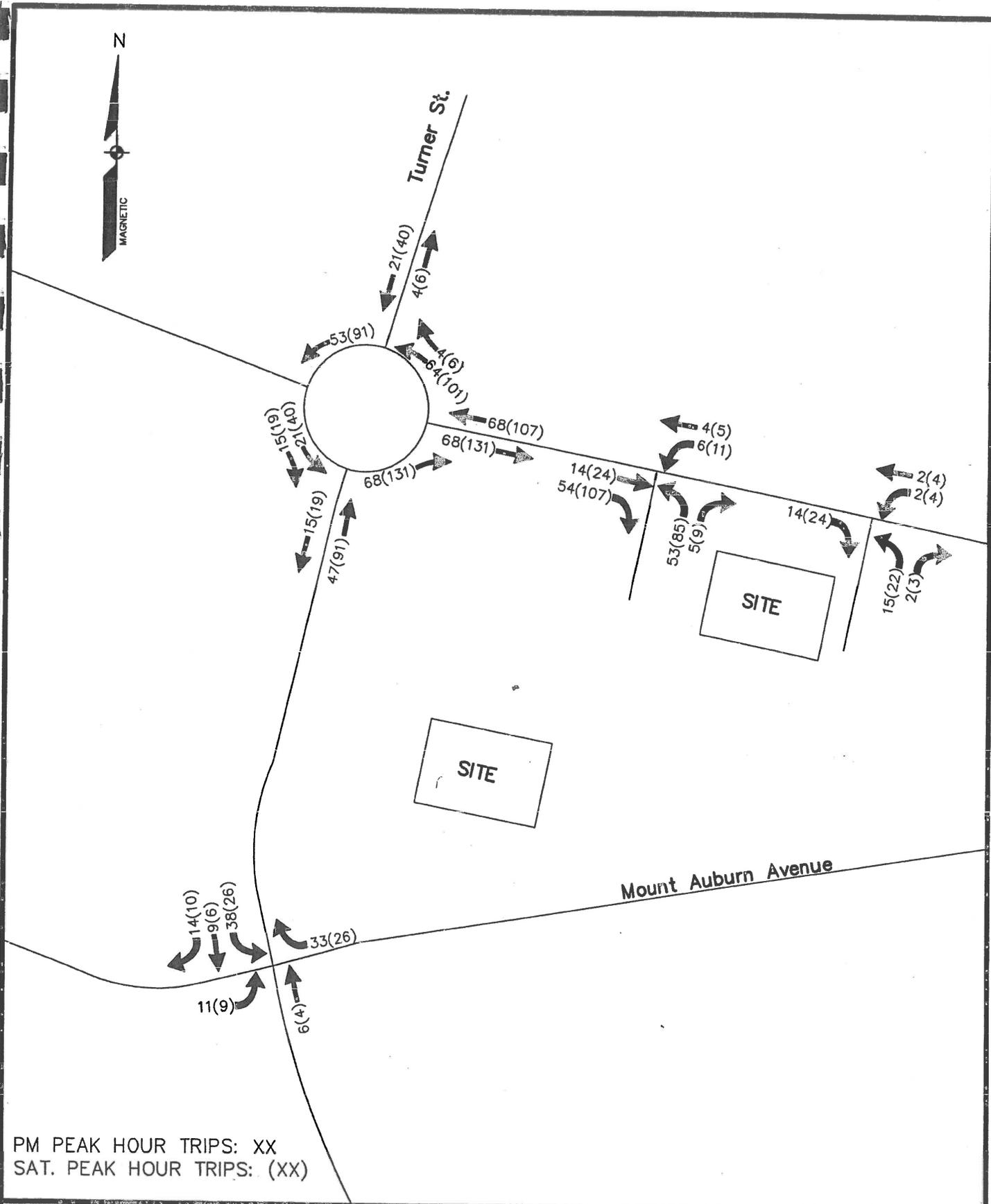
Sebago Technics
Engineering Expertise You Can Build On
One Chobot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

PASS-BY TRIPS

LOCATION: TURNER ST.
AUBURN, MAINE

FOR: **NOBILITY, LLC**
P.O. BOX 9340
AUBURN, ME 04210

SCALE:	N.T.S.
DATE:	5/4/07
FIGURE:	3



PM PEAK HOUR TRIPS: XX
 SAT. PEAK HOUR TRIPS: (XX)

Sebago Technics Engineering Expertise You Can Build On One Chabot Street Westbrook, Me 04098-1339 Tel (207) 856-0277	TOTAL TRIPS LOCATION: TURNER ST. AUBURN, MAINE	SCALE: N.T.S.
		DATE: 5/4/07
	FOR: NOBILITY, LLC P.O. BOX 9340 AUBURN, ME 04210	FIGURE: 4

State of Maine



Department of the Secretary of State

I, the Secretary of State of Maine, certify that according to the provisions of the Constitution and Laws of the State of Maine, the Department of the Secretary of State is the legal custodian of the Great Seal of the State of Maine which is hereunto affixed and that the paper to which this is attached is a true copy from the records of this Department.

In testimony whereof, I have caused the Great Seal of the State of Maine to be hereunto affixed. Given under my hand at Augusta, Maine, this seventeenth day of June 2019.



Matthew Dunlap
Secretary of State

Additional Addresses

Legal Name	Title	Name	Charter #	Status
TOWN FAIR TIRE CENTERS OF MAINE LLC	Registered Agent		20062892DC	GOOD STANDING
Home Office Address (of foreign entity)		Other Mailing Address		

Unofficial Property Record Card - Auburn, ME

General Property Data

Parcel ID 280-011-000-001	Account Number 280011000001
Prior Parcel ID -	
Property Owner TOWN FAIR TIRE CENTERS OF MAINE LLC	Property Location 755 TURNER ST
Mailing Address 460 COE AVE	Property Use RETAIL GENRL
City EAST HAVEN	Most Recent Sale Date
Mailing State CT Zip 06512	Legal Reference
ParcelZoning	Grantor
	Sale Price 0
	Land Area 4.140 acres

Current Property Assessment

Card 1 Value	Building Value 623,800	Xtra Features Value 19,000	Land Value 0	Total Value 642,800
--------------	-------------------------------	-----------------------------------	---------------------	----------------------------

Building Description

Building Style RETAIL # of Living Units 0 Year Built 2011 Building Grade AVERAGE Building Condition Good Finished Area (SF) 7144 Number Rooms 0 # of 3/4 Baths 0	Foundation Type SLAB Frame Type MASONRY Roof Structure FLAT Roof Cover RUBBER Siding BRICK VENR Interior Walls DRYWALL # of Bedrooms 0 # of 1/2 Baths 0	Flooring Type CONCRETE Basement Floor N/A Heating Type WARM & COOL Heating Fuel GAS Air Conditioning 0% # of Bsmt Garages 0 # of Full Baths 0 # of Other Fixtures 0
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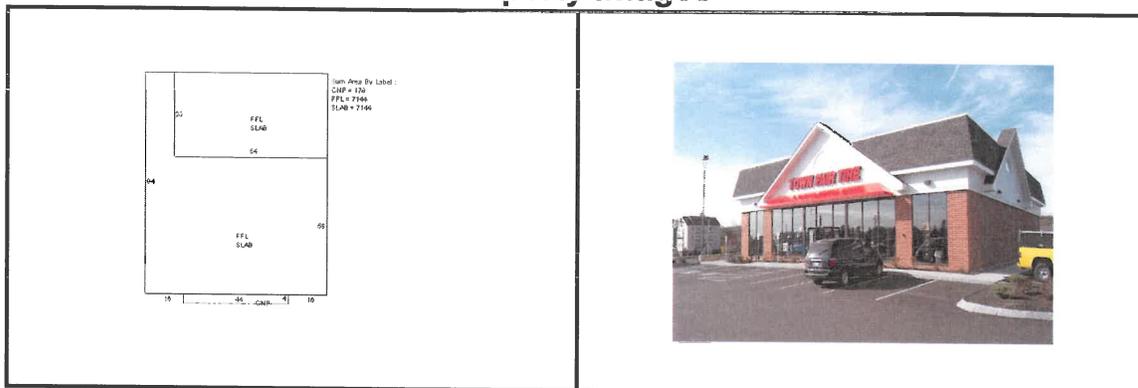
Legal Description

TOWN FAIR TIRE, LAND LEASE

Narrative Description of Property

This property contains 4.140 acres of land mainly classified as RETAIL GENRL with a(n) RETAIL style building, built about 2011 , having BRICK VENR exterior and RUBBER roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 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.

Unofficial Property Record Card - Auburn, ME

General Property Data

Parcel ID **280-011**
 Prior Parcel ID **--**
 Property Owner **SCHILLING DRIVE LLC**
 Mailing Address **319 RIDGE RD**
 City **WALES**
 Mailing State **ME** Zip **04280**
 Parcel Zoning

Account Number **280011000**
 Property Location **759 TURNER ST**
 Property Use **RETAIL GENRL**
 Most Recent Sale Date **8/23/2016**
 Legal Reference **9436-14**
 Grantor **NOBILITY LLC,**
 Sale Price **5,700,000**
 Land Area **4.140 acres**

Current Property Assessment

Card 1 Value	Building Value 516,000	Xtra Features Value 57,200	Land Value 760,100	Total Value 1,333,300
Total Parcel Value	Building Value 1,420,500	Xtra Features Value 57,200	Land Value 760,100	Total Value 2,237,800

Building Description

Building Style **RESTAURANT**
 # of Living Units **0**
 Year Built **2013**
 Building Grade **AVERAGE**
 Building Condition **Good**
 Finished Area (SF) **4176**
 Number Rooms **0**
 # of 3/4 Baths **0**

Foundation Type
 Frame Type **STEEL**
 Roof Structure **FLAT**
 Roof Cover **RUBBER**
 Siding **CONC.PANEL**
 Interior Walls **N/A**
 # of Bedrooms **0**
 # of 1/2 Baths **0**

Flooring Type **N/A**
 Basement Floor **N/A**
 Heating Type **COMPLT HVAC**
 Heating Fuel **GAS**
 Air Conditioning **0%**
 # of Bsmt Garages **0**
 # of Full Baths **0**
 # of Other Fixtures **0**

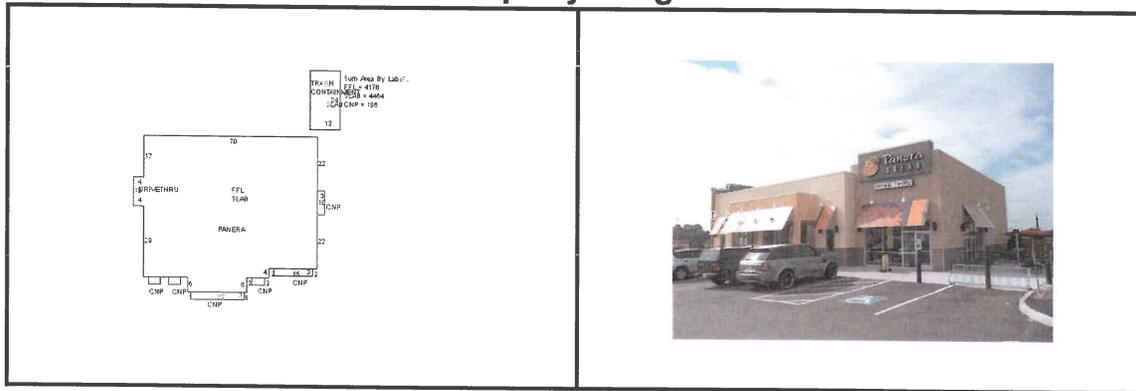
Legal Description

PANERA ASPEN DENTAL ST MARY'S

Narrative Description of Property

This property contains 4.140 acres of land mainly classified as RETAIL GENRL with a(n) RESTAURANT style building, built about 2013 , having CONC.PANEL exterior and RUBBER roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 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.

Development Review Application
Town Fair Tire Building Expansion
755 Turner Street

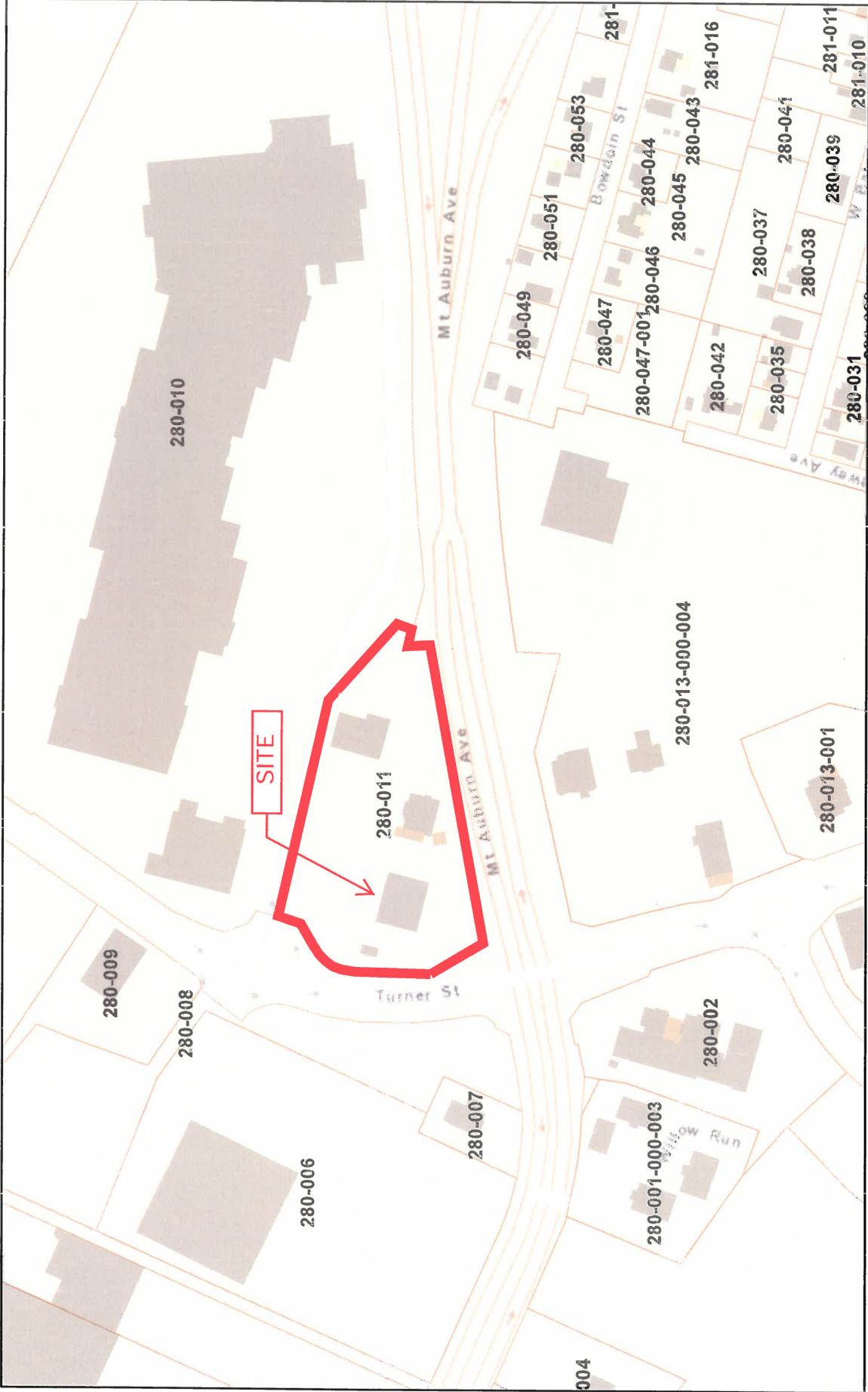
Attachment F **Supporting Graphics**

This attachment includes supporting materials and graphics for the application. This includes an excerpt of the FEMA flood rate insurance map (FIRM) and reduced size copies of the zoning map and tax maps. An excerpt of the applicable USGS 7.5 minute quadrangle map is provided for reference.

F

Supporting Graphics

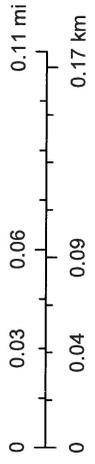
Town Fair Tire Tax Map



12/20/2018, 2:41:02 PM

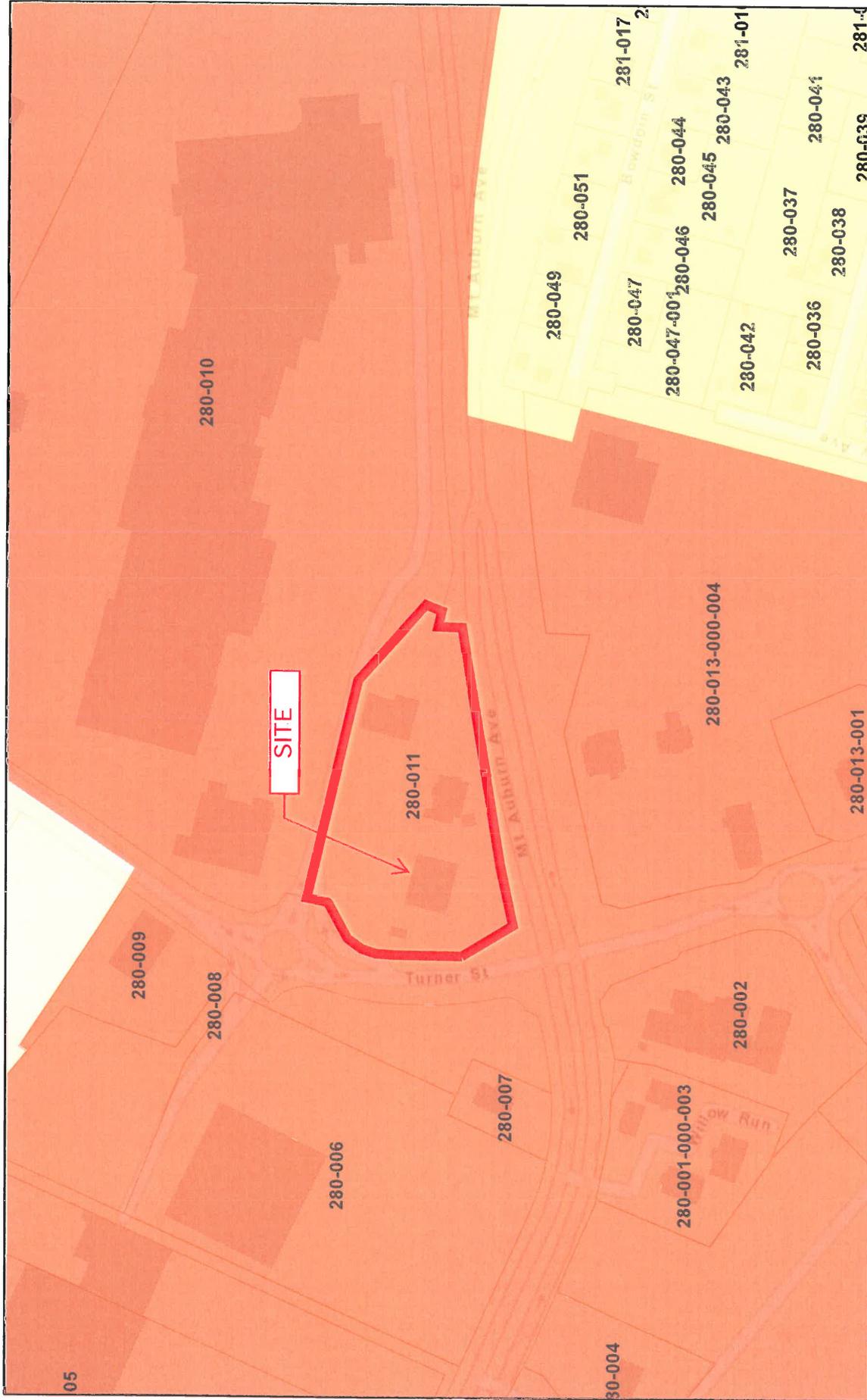
Parcels 2017

1:4,514



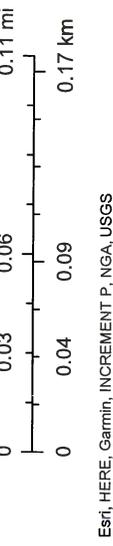
Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Town Fair Tire Zoning Map



12/20/2018, 2:48:41 PM

1:4,514



- Zoning
- UR - Urban Residential
 - AG - Agriculture and Resource Protection
 - Parcels 2017
 - GB - General Business

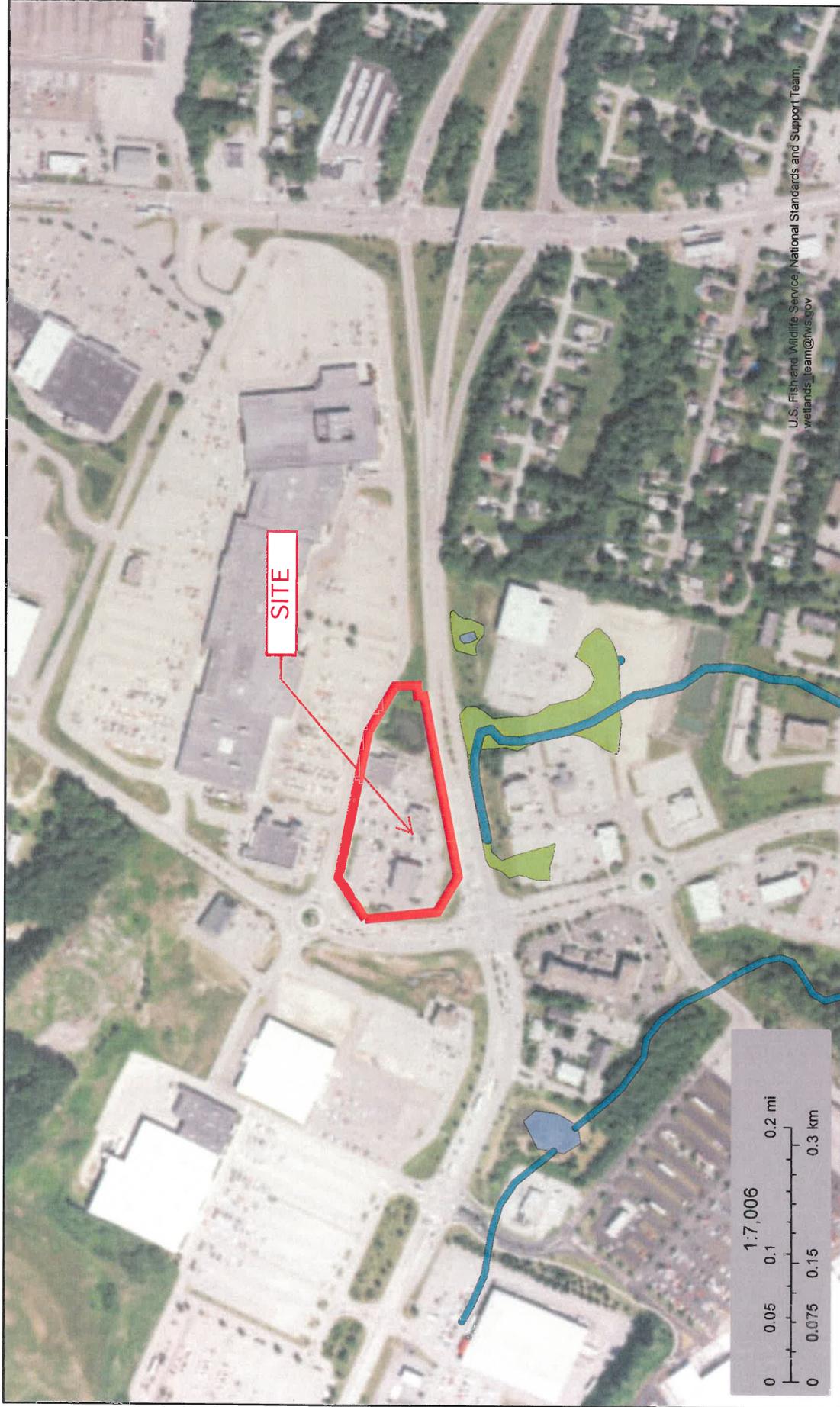
Esri, HERE, Garmin, INCREMENT P, NGA, USGS



U.S. Fish and Wildlife Service

National Wetlands Inventory

National Wetland Inventory



January 21, 2019

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

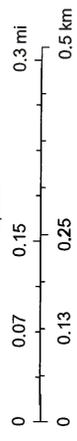
Shoreland Zoning Map



January 21, 2019
ShorelandZoning

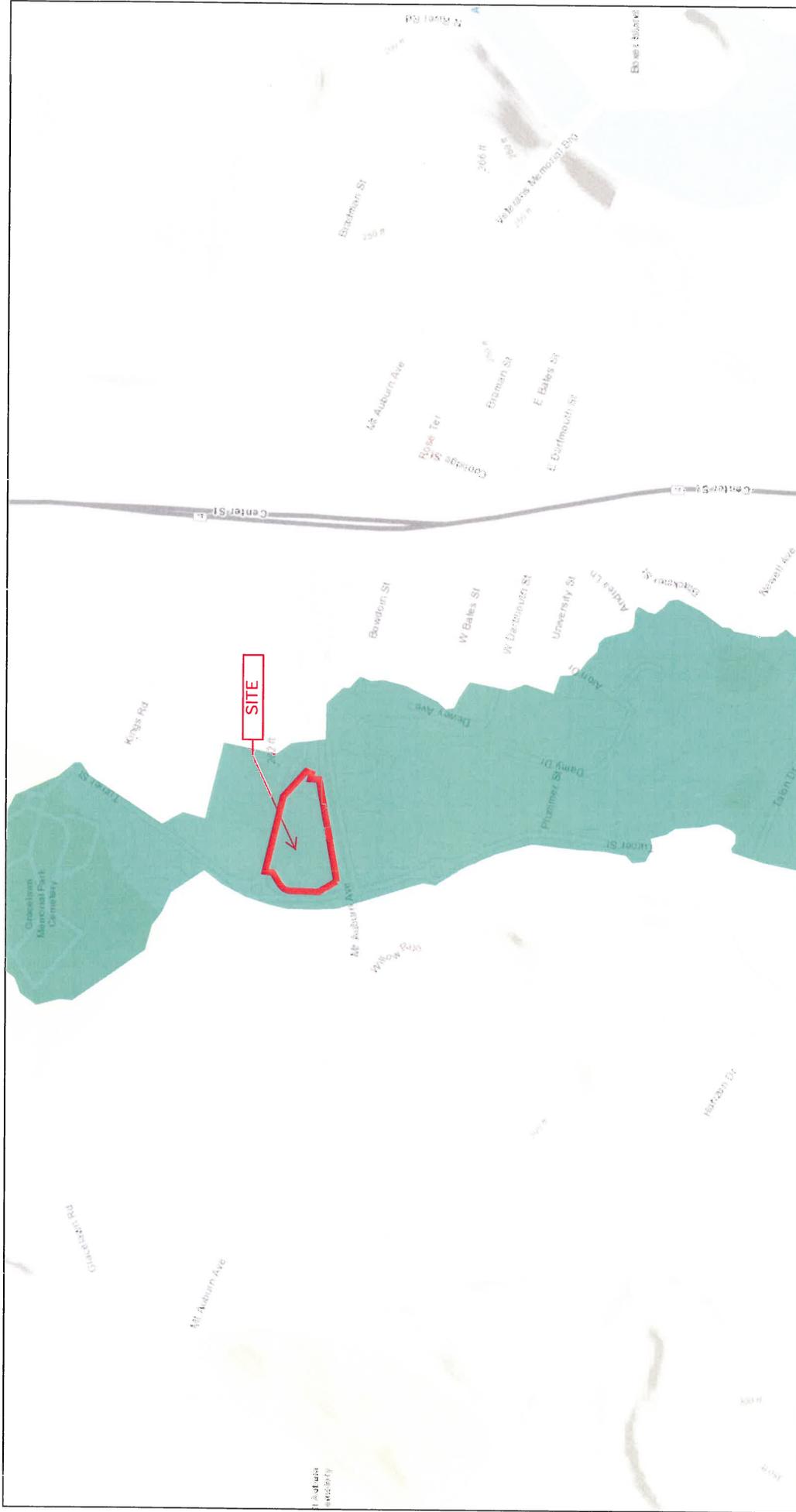
- General Development
- Resource Protection
- Stream Protection

1:9,028



Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDA

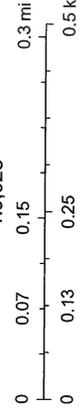
Logan Brook Watershed



January 21, 2019

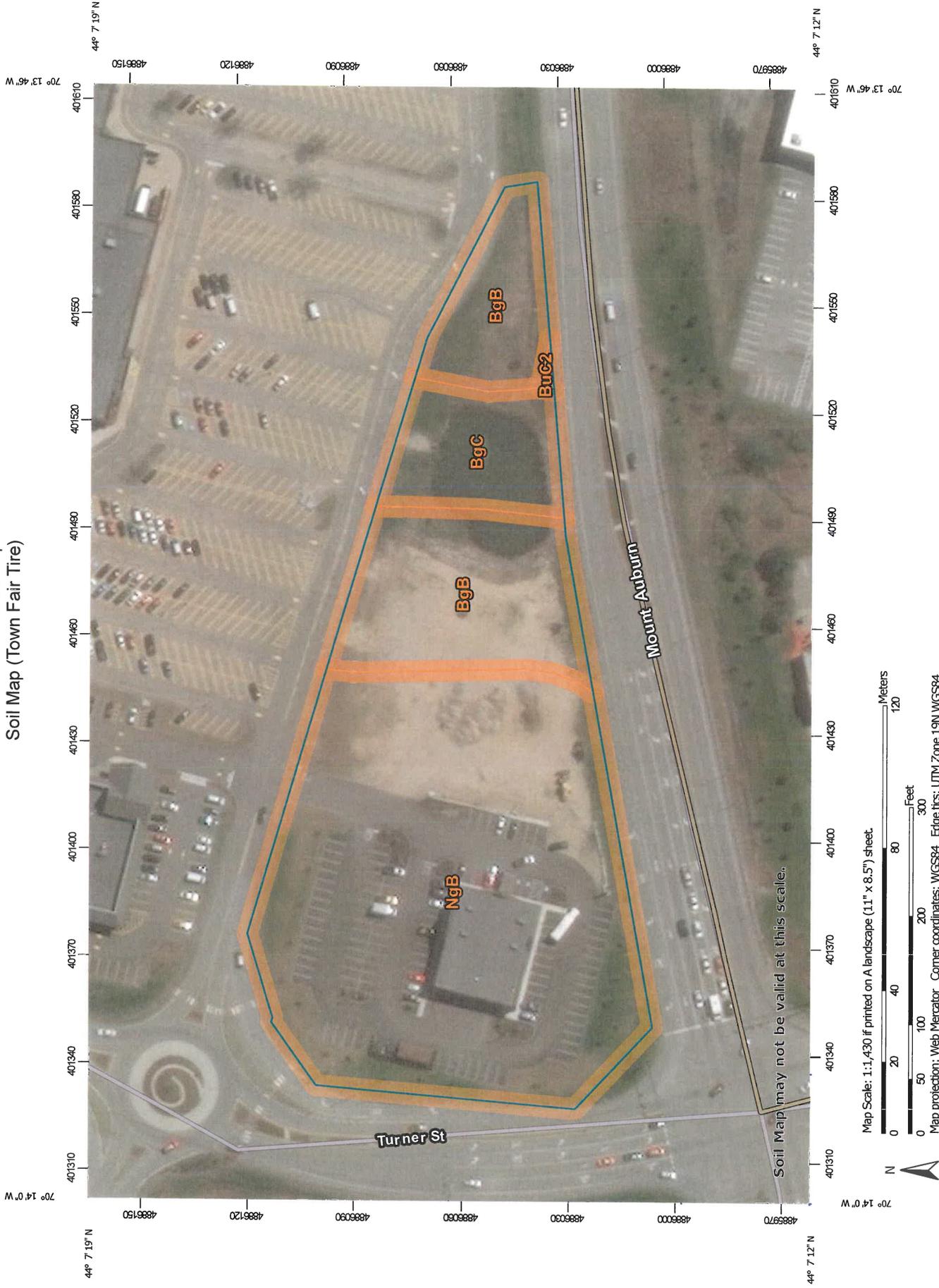
Watersheds - Logan Brook

1:9,028



Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Custom Soil Resource Report
Soil Map (Town Fair Tire)



MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Soils**
 -  Soil Map Unit Polygons
 -  Soil Map Unit Lines
 -  Soil Map Unit Points
- Special Point Features**
 -  Blowout
 -  Borrow Pit
 -  Clay Spot
 -  Closed Depression
 -  Gravel Pit
 -  Gravelly Spot
 -  Landfill
 -  Lava Flow
 -  Marsh or swamp
 -  Mine or Quarry
 -  Miscellaneous Water
 -  Perennial Water
 -  Rock Outcrop
 -  Saline Spot
 -  Sandy Spot
 -  Severely Eroded Spot
 -  Sinkhole
 -  Slide or Slip
 -  Sodic Spot
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
 -  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Androscoggin and Sagadahoc Counties, Maine
 Survey Area Data: Version 19, Sep 11, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 18, 2012—Nov 1, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (Town Fair Tire)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BgB	Belgrade very fine sandy loam, 2 to 8 percent slopes	1.1	24.9%
BgC	Belgrade very fine sandy loam, 8 to 15 percent slopes	0.4	9.3%
BuC2	Buxton silt loam, 8 to 15 percent slopes	0.0	0.2%
NgB	Ninigret fine sandy loam, 0 to 8 percent slopes	2.8	65.6%
Totals for Area of Interest		4.3	100.0%

Map Unit Descriptions (Town Fair Tire)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

Custom Soil Resource Report

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Androscoggin and Sagadahoc Counties, Maine

BgB—Belgrade very fine sandy loam, 2 to 8 percent slopes

Map Unit Composition

Belgrade and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Belgrade

Setting

Landform: Lakebeds

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Coarse-silty glaciolacustrine deposits

Typical profile

H1 - 0 to 9 inches: very fine sandy loam

H2 - 9 to 16 inches: silt loam

H3 - 16 to 28 inches: silt loam

H4 - 28 to 65 inches: very fine sandy loam

Properties and qualities

Slope: 2 to 8 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)

Depth to water table: About 18 to 30 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B

Hydric soil rating: No

BgC—Belgrade very fine sandy loam, 8 to 15 percent slopes

Map Unit Composition

Belgrade and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Belgrade

Setting

Landform: Lakebeds

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread

Custom Soil Resource Report

Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-silty glaciolacustrine deposits

Typical profile

H1 - 0 to 9 inches: very fine sandy loam
H2 - 9 to 16 inches: silt loam
H3 - 16 to 28 inches: silt loam
H4 - 28 to 65 inches: very fine sandy loam

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Hydric soil rating: No

BuC2—Buxton silt loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2x1by
Elevation: 10 to 490 feet
Mean annual precipitation: 33 to 60 inches
Mean annual air temperature: 36 to 52 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Buxton and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Buxton

Setting

Landform: Marine terraces, river valleys
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Fine glaciomarine deposits

Typical profile

Ap - 0 to 7 inches: silt loam
Bw1 - 7 to 18 inches: silt loam

Custom Soil Resource Report

Bw2 - 18 to 23 inches: silty clay loam
BC - 23 to 35 inches: silty clay loam
C - 35 to 65 inches: silty clay

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 17 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water storage in profile: High (about 9.1 inches)

interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C/D
Hydric soil rating: No

NgB—Ninigret fine sandy loam, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9kdx
Elevation: 20 to 2,000 feet
Mean annual precipitation: 34 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 80 to 160 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Ninigret and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ninigret

Setting

Landform: Outwash terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Coarse-loamy glaciofluvial deposits derived from slate

Typical profile

H1 - 0 to 8 inches: fine sandy loam
H2 - 8 to 28 inches: fine sandy loam
H3 - 28 to 65 inches: loamy fine sand

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches

Custom Soil Resource Report

Natural drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)

Depth to water table: About 18 to 36 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 8.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: C

Hydric soil rating: No

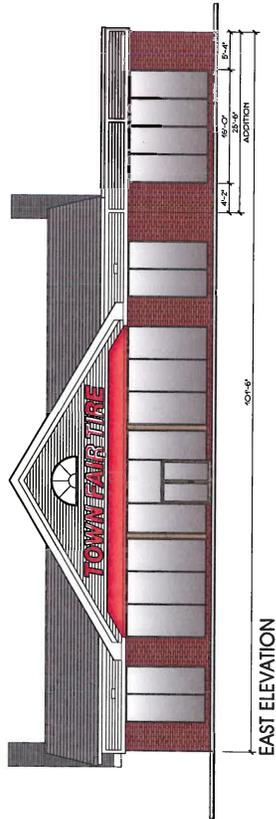
Development Review Application
Town Fair Tire Building Expansion
755 Turner Street

Attachment G
Architecture

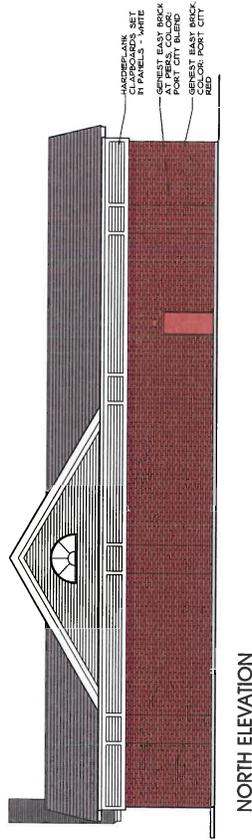
G

The floor plan and architectural elevations are included here for reference.

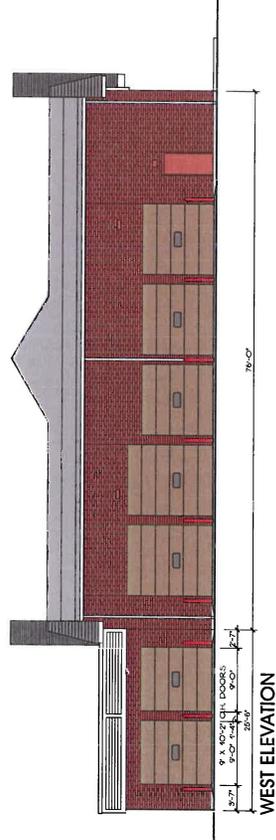
Architecture



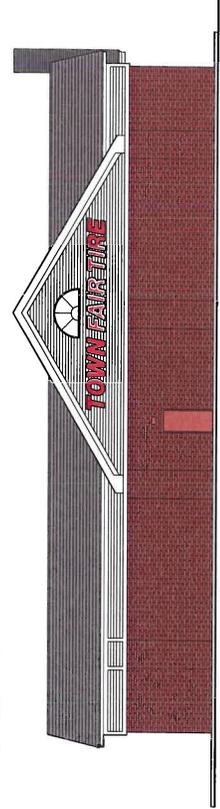
EAST ELEVATION



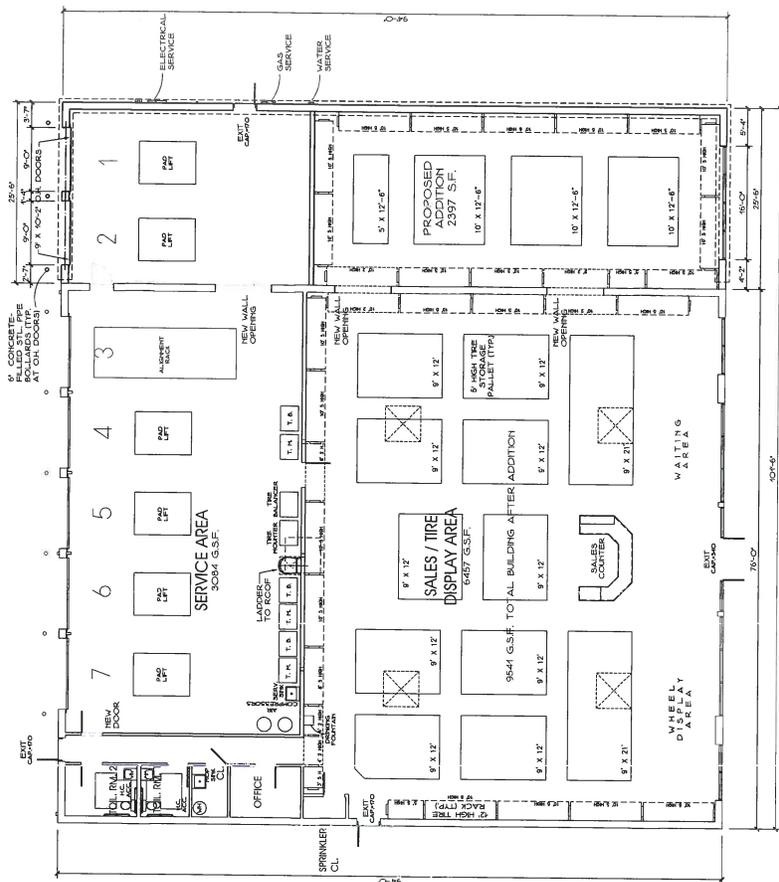
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



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

- LEGEND**
- ① NEW PARTITION
 - ② WALL CONSTRUCTION TYPE
 - ③ NEW DOOR NO.

- ALL DIMENSIONS TO ROUGH FRAMING AND NOMINAL
 - ALL DIMENSIONS BASED ON SITE CONDITIONS ARE APPROXIMATE AND SHALL BE VERIFIED ON SITE
 - INSTALL PORTABLE FIRE EXTINGUISHERS PER CODES REQUIRED BY STATE FIRE CODE AND IFPA, ICI

MILLIKEN ASSOCIATES
 ARCHITECTURE - PLANNING
 177 TURNER STREET
 WAPPINGERS FALLS
 NEW YORK 12590
 TEL 518 463 3030
 FAX 518 463 3030
 ARCHITECT@MILLIKEN.COM

Town Fair Tire Center
 FLOOR PLAN & ELEVATIONS
 SCALE 1/8" = 1'-0"
 DATE 4/16/19
 REVISED 4/19/19, 4/23/19

DRAWING
 H
 DM
 A1

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

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Development Review Application
Town Fair Tire Building Expansion
755 Turner Street

Attachment H
Site Plans

H

The project site plans are included for review as a separate plan set of full-size documents.

Site Plans