



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
17 STATE HOUSE STATION
AUGUSTA, ME 04333

DEPARTMENT ORDER

IN THE MATTER OF

AUBURN BUSINESS DEVELOPMENT CORPORATION) NATURAL RESOURCES PROTECTION
Auburn, Androscoggin County) FRESHWATER WETLAND ALTERATION
AUBURN INDUSTRIAL SUBDIVISION) WATER QUALITY CERTIFICATION
L-25043-TG-C-N (approval)) FINDINGS OF FACT AND ORDER

Pursuant to the provisions of 38 M.R.S.A. Sections 480-A et seq. and Section 401 of the Federal Water Pollution Control Act, the Department of Environmental Protection has considered the application of the AUBURN BUSINESS DEVELOPMENT CORPORATION with the supportive data, agency review comments, and other related materials on file and FINDS THE FOLLOWING FACTS:

1. PROJECT DESCRIPTION:

A. History of Project: The Department notified the City of Auburn by letter dated April 26, 2010, that the Department would not exercise jurisdiction over this industrial subdivision, which the City of Auburn is reviewing pursuant to the Site Location of Development Act, 38 M.R.S.A. §489-A. In Department Order L-25043-TG-A-N/L-25043-L6-B-N, dated December 9, 2010, the Department approved the alteration of 148,297 square feet of freshwater wetland and 493 linear feet of stream channel to construct an industrial subdivision. The project site is located off of the Lewiston Junction Road in the City of Auburn.

B. Summary: The applicant is proposing to increase wetland impacts in the subdivision on lots 6 and 8 by 108,385 square feet and decrease impacts elsewhere in the subdivision by 1,096 square feet. As proposed, the project will result in cumulative freshwater wetland impacts of 255,586 square feet. The applicant also proposes to decrease stream crossing impacts to 376 linear feet. The applicant determined that based on the need for lot sizes in the area the alteration of these wetlands was necessary. The lots are located within the General Purpose Foreign Trade Zone and the State Pine Tree Development Zone. The details of the proposed project can be seen on the set of plans included in the application, the first of which is entitled "Overall Wetland Impact Plan" prepared by Jones Associates Inc. and dated March 4, 2011.

C. Current Use of the Site: The project site is approximately 120 acres and consists of a combination of agricultural fields and forested areas.

2. EXISTING SCENIC, AESTHETIC, RECREATIONAL OR NAVIGATIONAL USES:

In accordance with Chapter 315, Assessing and Mitigating Impacts to Scenic and Aesthetic Uses, the applicant submitted a copy of the Department's Visual Evaluation Field Survey Checklist as Appendix A to the application along with a description of the property and the proposed project.

The applicant also submitted several photographs of the proposed project site. Department staff visited the project site on July 26, 2012.

The proposed project is located in freshwater wetlands and tributaries to Moose Brook none of which are scenic resources visited by the general public, in part, for the use, observation, enjoyment and appreciation of their natural and cultural visual qualities.

The proposed project was evaluated using the Department's Visual Impact Assessment Matrix and was found to have an acceptable potential visual impact rating. Based on the information submitted in the application, the visual impact rating, and the site visit, the Department determined that the location and scale of the proposed activity is compatible with the existing visual quality and landscape characteristics found within the viewshed of the scenic resource in the project area.

The Department did not identify any issues involving existing recreational and navigational uses.

The Department finds that the proposed activity will not unreasonably interfere with existing scenic, aesthetic, recreational or navigational uses of the protected natural resource.

3. SOIL EROSION:

The applicant submitted an erosion control plan and intends to install erosion and sedimentation control measures in accordance with the Maine Erosion and Sediment Control Best Management Practices (BMP's), dated March 2003.

The Department finds that the activity will not cause unreasonable erosion of soil or sediment nor unreasonably inhibit the natural transfer of soil from the terrestrial to the marine or freshwater environment.

4. HABITAT CONSIDERATIONS:

According to the Department's Geographic Information System (GIS) database there are no mapped significant wildlife habitats located at the site.

The Department finds that the activity will not unreasonably harm any significant wildlife habitat, freshwater wetland plant habitat, threatened or endangered plant habitat, aquatic or adjacent upland habitat, travel corridor, freshwater, estuarine or marine fisheries or other aquatic life.

5. WATER QUALITY CONSIDERATIONS:

The Department does not anticipate that the proposed project will violate any state water quality law, including those governing the classification of the State's waters.

6. WETLANDS AND WATERBODIES PROTECTION RULES:

The applicant proposes to alter an additional 107,289 square feet of freshwater wetland. Cumulative freshwater wetland alteration on site will total 255,586 square feet. The applicant has also reduced impacts to the stream channel by 117 linear feet. Stream channel impacts for the subdivision will now total 376 linear feet.

The Department's Wetlands and Waterbodies Protection Rules, Chapter 310, require that the applicant meet the following standards:

A. Avoidance. No activity may be permitted if there is a practicable alternative to the project that would be less damaging to the environment. Each application for a Tier 3 Natural Resources Protection Act permit must provide an analysis of alternatives in order to demonstrate that a practicable alternative does not exist. The applicant submitted an alternatives analysis for the proposed project completed by Jones Associates that discussed the following options. The applicant has been working with the City of Auburn to design the subdivision to meet the anticipated need of businesses that may purchase lots in the subdivision. The applicant has located the subdivision in the General Purpose Foreign Trade Zone and the State Pine Tree Development Zone, which provides incentives for certain companies that have offices within this area. The applicant evaluated nine different development options for the subdivision, which included different road designs and lot configurations. After reviewing the different development options, it was determined that they would have impacted a greater amount of wetland. In addition, some of the other development options would have impacted high value wetlands associated with Moose Brook.

B. Minimal Alteration. The amount of wetland to be altered must be kept to the minimum amount necessary for meeting the overall purpose of the project. The applicant has utilized 2:1 side slopes for the roadway. The applicant has also maintained buffers along all streams in the subdivision ranging in size from 75 feet to 275 feet. The stream buffers will be protected through the execution of a deed restriction.

C. Compensation. In order to satisfy Chapter 310 and federal requirements, the applicant submitted a mitigation plan to compensate for lost functions and values of impacted wetlands. The plan includes a combination of preservation, enhancement and In-Lieu Fee (ILF). The applicant has proposed to restore 1,128 linear feet of stream channel, enhance 0.89 acres of riparian wetland habitat and preserve 15.18 acres of wetland around streams all within the subdivision parcel. The details for the onsite mitigation can be seen on the set of plans included in the application, the first of which is entitled "Auburn Industrial Subdivision On Site Stream Compensation Plan" prepared by Jones Associates Inc. The applicant will also perform mitigation off site at the Auburn Business Development Corporation pooled mitigation site, which was first used as a compensation site in Department Order L-23164-TE-A-N. The work there will consist of 10.6 acres of wetland enhancement, breaking up and plugging underground drainage tiles, removal of the temporary access road, ceasing all mowing at the site and allowing 41.85 acres to revegetate naturally. The details of the offsite mitigation can be seen on the set of plans included in the application, the first of which is entitled "Wetland Compensation for Auburn Industrial Subdivision" prepared by Jones Associates Inc. and dated April 4, 2012 with the last revision on September 28, 2012. The applicant proposed a monitoring and management plan for the compensation proposal including the submission of yearly monitoring reports for five years. The monitoring plan includes the analysis of plant survival, hydrology, invasive species control, and stream bank stability. The plan also includes a list of corrective actions to be taken if the report indicates results that are not consistent with applicant's proposed compensation plan. The applicant will protect the onsite compensation areas and stream buffers in perpetuity through the execution of a deed restriction. The applicant must execute and record the deed restriction within 90 days of the date of this Order. The applicant must submit a copy of the recorded deed restriction, including the plot plan, to the BLWQ within 30 days of its recording. Prior to the start

of construction the applicant must permanently mark the location of the stream and wetland buffers on the ground. Finally the applicant will make a contribution into the ILF program in the amount of \$129,452.37.

The Department finds that the applicant has avoided and minimized wetland impacts to the greatest extent practicable, and that the proposed project represents the least environmentally damaging alternative that meets the overall purpose of the project provided that: prior to construction on individual lots the applicant permanently marks the buffers around streams and wetlands; within 90 days of this Order the applicant executes the declaration of covenants and restrictions and submits it to the Department within 30 days of its execution; monitors the compensation area as described above; and prior to the start of construction the applicant submits a payment of \$129,452.37 to the ILF Program Administrator, Maine Department of Environmental Protection, 17 State House Station, Augusta, Maine 04333.

7. ALL OTHER:

All other Findings of Fact, Conclusions and Conditions remain as approved in Department Order #L-25043-TG-A-N/L-25043-L6-B-N and subsequent orders.

BASED on the above findings of fact, and subject to the conditions listed below, the Department makes the following conclusions pursuant to 38 M.R.S.A. Sections 480-A et seq. and Section 401 of the Federal Water Pollution Control Act:

- A. The proposed activity will not unreasonably interfere with existing scenic, aesthetic, recreational, or navigational uses.
- B. The proposed activity will not cause unreasonable erosion of soil or sediment.
- C. The proposed activity will not unreasonably inhibit the natural transfer of soil from the terrestrial to the marine or freshwater environment.
- D. The proposed activity will not unreasonably harm any significant wildlife habitat, freshwater wetland plant habitat, threatened or endangered plant habitat, aquatic or adjacent upland habitat, travel corridor, freshwater, estuarine, or marine fisheries or other aquatic life provided that prior to the start of construction the applicant permanently marks the buffers around wetlands and streams; executes and records the deed restriction; makes a contribution into the ILF program; and monitors the compensation areas as described in Finding 6.
- E. The proposed activity will not unreasonably interfere with the natural flow of any surface or subsurface waters.
- F. The proposed activity will not violate any state water quality law including those governing the classifications of the State's waters.
- G. The proposed activity will not unreasonably cause or increase the flooding of the alteration area or adjacent properties.
- H. The proposed activity is not on or adjacent to a sand dune.

- I. The proposed activity is not on an outstanding river segment as noted in Title 38 M.R.S.A. Section 480-P.

THEREFORE, the Department APPROVES the above noted application of the AUBURN BUSINESS DEVELOPMENT CORPORATION to construct an industrial subdivision as described in Finding 1, SUBJECT TO THE ATTACHED CONDITIONS, and all applicable standards and regulations:

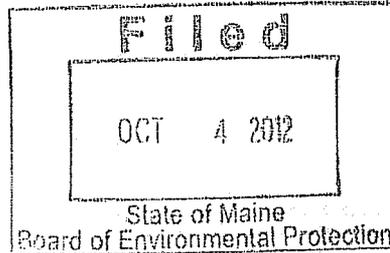
1. Standard Conditions of Approval, a copy attached.
2. The applicant shall take all necessary measures to ensure that their activities or those of their agents do not result in measurable erosion of soil on the site during the construction of the project covered by this approval.
3. Severability. The invalidity or unenforceability of any provision, or part thereof, of this License shall not affect the remainder of the provision or any other provisions. This License shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.
4. Prior to the start of construction, the applicant shall compensate for lost wetland functions and values by making a contribution to the ILF program in the amount of \$129,452.37. Payment must be made payable to the Treasurer, State of Maine and shall be submitted to the ILF Program Administrator, Maine Department of Environmental Protection, 17 State House Station, Augusta, Maine 04333.
5. Prior to the start of construction on individual lots, the buffers around wetlands and streams shall be permanently marked on the ground.
6. The applicant shall execute and record all required deed restrictions within 90 days of the date of this Order. The applicant shall submit a copy of the recorded deed restriction, including the plot plan, to the BLWQ within 30 days of its recording.
7. The applicant shall monitor the proposed compensation project, as described in Finding 6, for a period of 5 years and shall submit annual monitoring reports to the Department no later than December 31 of each year. The applicant shall manage the site as proposed in the compensation site management plan.

- 8. All other Findings of Fact, Conclusions and Conditions remain as approved in Department Order #L-25043-TG-A-N/L-25043-L6-B-N and subsequent orders.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DONE AND DATED IN AUGUSTA, MAINE, THIS 4th DAY OF October, 2012.

DEPARTMENT OF ENVIRONMENTAL PROTECTION



BY: Heather P. Aho for
Patricia W. Aho, Commissioner

PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES...

DC/L25043CN/ATS#74734



Natural Resource Protection Act (NRPA) Standard Conditions

THE FOLLOWING STANDARD CONDITIONS SHALL APPLY TO ALL PERMITS GRANTED UNDER THE NATURAL RESOURCE PROTECTION ACT, TITLE 38, M.R.S.A. SECTION 480-A ET.SEQ. UNLESS OTHERWISE SPECIFICALLY STATED IN THE PERMIT.

- A. Approval of Variations From Plans. The granting of this permit is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from these plans, proposals, and supporting documents is subject to review and approval prior to implementation.
- B. Compliance With All Applicable Laws. The applicant shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
- C. Erosion Control. The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site during the construction and operation of the project covered by this Approval.
- D. Compliance With Conditions. Should the project be found, at any time, not to be in compliance with any of the Conditions of this Approval, or should the applicant construct or operate this development in any way other the specified in the Application or Supporting Documents, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to have been violated.
- E. Time frame for approvals. If construction or operation of the activity is not begun within four years, this permit shall lapse and the applicant shall reapply to the Board for a new permit. The applicant may not begin construction or operation of the activity until a new permit is granted. Reapplications for permits may include information submitted in the initial application by reference. This approval, if construction is begun within the four-year time frame, is valid for seven years. If construction is not completed within the seven-year time frame, the applicant must reapply for, and receive, approval prior to continuing construction.
- F. No Construction Equipment Below High Water. No construction equipment used in the undertaking of an approved activity is allowed below the mean high water line unless otherwise specified by this permit.
- G. Permit Included In Contract Bids. A copy of this permit must be included in or attached to all contract bid specifications for the approved activity.
- H. Permit Shown To Contractor. Work done by a contractor pursuant to this permit shall not begin before the contractor has been shown by the applicant a copy of this permit.



DEPARTMENT OF THE ARMY
NEW ENGLAND DISTRICT, CORPS OF ENGINEERS
696 VIRGINIA ROAD
CONCORD, MASSACHUSETTS 01742-2751

REPLY TO
ATTENTION OF

Regulatory Division
CENAE-R
Permit Number: NAE-2006-02238

OCT 16 2012

Auburn Business Development Corp.
ATTN: Lucien Gosselin
P.O. Box 642
Auburn, Maine 04212-0642

Dear Mr. Gosselin:

Attached are two copies of a Department of the Army permit authorizing your project. **Please sign both copies of the permit and return one signed copy to this office at the address above.** A fee of \$10.00 is required. Please enclose a check made payable to "FAO New England District", and return it with the signed permit copy. Please ensure your address and social security number, or tax identification number for businesses, are on the check. The authorized work cannot start until we receive a complete, signed copy of the permit.

You are required to complete and return the attached forms to this office:

1. Preliminary Jurisdictional Determination Form to be submitted along with your signed copy of the permit.
2. Work Start Notification Form at least two weeks before the anticipated work start date.
3. Compliance Certification Form within one month following the completion of the authorized work.
4. Mitigation Work Start Notification Form since your project involves mitigation.

This permit is a limited authorization containing a specific set of conditions. Please read the permit thoroughly to familiarize yourself with those conditions, **including any conditions contained on the attached state water quality certification.** If a contractor does the work for you, both you and the contractor are responsible for ensuring that the work is done in compliance with the permit's terms and conditions, as any violations could result in civil or criminal penalties.

Our verification of this project's wetland delineation under the Corps of Engineers Wetlands Delineation Manual, and its applicable supplement, is valid for a period of five years from the date of this letter unless new information warrants revision of the determination before the expiration date.

A combined Notification of Administrative Appeal Options and Process (NAP) and Request for Appeal (RFA) form, and flow chart explaining the appeals process and your options, are attached to this letter. If you desire to appeal this proffered permit, you must submit a

completed RFA form along with any supporting or clarifying information to Michael G. Vissichelli, Administrative Appeals Review Officer, North Atlantic Division, Corps of Engineers, North Atlantic Fort Hamilton Military Community, Bldg. 301, General Lee Avenue, Brooklyn, NY 11252-6700. Contact information: (347) 370-4663 or michael.g.vissichelli@usace.army.mil.

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP.

You may not appeal conditions contained in the State water quality certification or the CZM consistency determination under this program as they are automatically included in the Federal permit. Also note that the Department of the Army permit process does not supersede any other agency's jurisdiction.

We continually strive to improve our customer service. In order for us to better serve you, we would appreciate your completing our Customer Service Survey located at <http://per2.uwp.usacc.army.mil/survey.html>

If you have any questions regarding this correspondence, please contact Rodney Howe at (978) 318-8496, (207) 623-8367 within Maine.

Sincerely,

Attachments


Frank J. Delgiudice
Chief, Permits and Enforcement Branch
Regulatory Division

DEPARTMENT OF THE ARMY PERMIT

Permittee Auburn Business Development Corp

Permit No. NAE-2006-02238

Issuing Office New England District

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description:

Discharge permanent clean earthen and granular fill in 255,697 SF (5.87 acres) of wetland off Lewiston Junction Road at Auburn, Maine in conjunction with the development of Phase 2 of Auburn Industrial Subdivision, an 8-lot subdivision comprised of 98.85 acres.

This work is shown on the attached plans entitled, Auburn Industrial Subdivision, Lewiston Junction Road Auburn, Maine, on 28 sheets, and dated " 4/20/2010, 7/20/2010, revised 3/4/2011, 4/24/12 ."

Project Location:

Lewiston Junction Road Auburn, Maine

Permit Conditions:

General Conditions:

1. The time limit for completing the work authorized ends on December 31, 2017. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions:

1. The permittee shall ensure that a copy of this permit is at the work site (and the project office) authorized by this permit whenever work is being performed, and that all personnel with operational control of the site ensure that all appropriate personnel performing work are fully aware of its terms and conditions. The entire permit shall be made a part of any and all contracts and sub-contracts for work that affects areas of Corps jurisdiction at the site of the work authorized by this permit. This shall be achieved by including the entire permit in the specifications for work. The term "entire permit" means this permit (including its drawings, plans, appendices and other attachments) and also includes permit modifications.

(Special conditions continued on Page 4)

Further Information:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:

- Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).
- Section 404 of the Clean Water Act (33 U.S.C. 1344).
- Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413).

2. Limits of this authorization.

- a. This permit does not obviate the need to obtain other Federal, state, or local authorizations required by law.
- b. This permit does not grant any property rights or exclusive privileges.
- c. This permit does not authorize any injury to the property or rights of others.
- d. This permit does not authorize interference with any existing or proposed Federal project.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

- a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
- b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
- c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
- d. Design or construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

a. You fail to comply with the terms and conditions of this permit.

b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).

c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

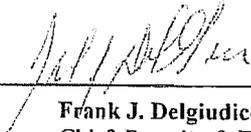
6. Extensions. General condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

(PERMITTEE)

(DATE)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.



Frank J. Delgiudice

Chief, Permits & Enforcement Branch
Regulatory Division
For District Engineer

10-16-2012

(DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

(TRANSFEE)

(DATE)

(Special conditions continued from Page 2)

If the permit is issued after the construction specifications, but before receipt of bids or quotes, the entire permit shall be included as an addendum to the specifications. If the permit is issued after receipt of bids or quotes, the entire permit shall be included in the contract or sub-contract. Although the permittee may assign various aspects of the work to different contractors or sub-contractors, all contractors and sub-contractors shall be obligated by contract to comply with all environmental protection provisions contained within the entire permit, and no contract or sub-contract shall require or allow unauthorized work in areas of Corps jurisdiction.

2. The permittee shall complete and return the enclosed Work Start Notification form two weeks prior to construction, the Mitigation Work Start form two weeks prior to construction and the Compliance Certification Form within one month following the completion of the authorized work.
3. Adequate sedimentation and erosion control devices, such as geotextile silt fences or other devices capable of filtering the fines involved, shall be installed and properly maintained to minimize impacts during construction. These devices must be removed upon completion of work and stabilization of disturbed areas. The sediment collected by these devices must also be removed and placed upland, in a manner that will prevent its later erosion and transport to a waterway or wetland.
4. Your responsibility to complete the required compensatory mitigation as set forth in Special Condition 5 will not be considered fulfilled until you have demonstrated mitigation success and have received written verification from the U.S. Army Corps of Engineers. The term 'mitigation success' means success as defined in the mitigation plan and in the special conditions this permit requires you to implement. Demonstration of success under this permit shall consist of the required mitigation monitoring, corrective measures, submittal of mitigation monitoring reports, and a final wetland assessment.
5. Mitigation shall consist of two parts:
 - a. Payment of \$ 129,452.37 , to the Natural Resource Mitigation Fund. The Corps will provide a completed ILF Project Data Worksheet which must be mailed with a cashier's check or bank draft, made out to "Treasurer, State of Maine", with the permit number NAE-2006-02238 noted on the check. The check and worksheet should be mailed to: ME DEP, Attn: ILF Program Administrator, State House Station 17, Augusta, ME 04333. This authorization is not valid until the permittee provides the Corps with a copy of the check, with the permit number noted on the check. The ILF amount is only valid for a period of one year from the date on the authorization letter. After that time, the project would need to be reevaluated and a new amount determined.
 - b. Mitigation, mitigation monitoring and preservation shall be performed in accordance with the attached mitigation plan entitled, "Wetland and Stream Compensation ACOE #: NAE-2006-02238 (Phase 2) Auburn Industrial Subdivision, Off Lewiston Junction Road Auburn, Maine prepared by Jones Associates, Inc. 63 Tucker Lane Poland Spring, Maine" and dated "May, 2012, Revised September 2012".

(Special conditions continued on Page 5)

(Special conditions continued from Page 4)

The permittee understands and agrees that the proposed mitigation at the ABDC Pooled Mitigation Site utilizes all remaining credits.

The permittee understands and agrees that mowing shall cease on the entire mitigation parcel including upland areas to allow woody vegetation to become established voluntarily.

Mitigation Performance Standards for the ABDC Pooled Mitigation Site shall include:

1. Hydrology

a. 8 monitoring wells with automated data loggers must be installed; locations must be pre-approved by the Corps. Data must be provided to the Corps in the annual monitoring reports.

b. Water must be within 12" of the surface for a minimum of 21 consecutive days in 50% of the years in the area proposed to have hydrology restored by breaking of tile drains. This area should be clearly identified on the plan entitled "Overall Compensation Plan Auburn Industrial Subdivision" as proposed wetland restoration/enhancement. For areas over 0.1 ac that were intended to be wetland but do not end up as wetland after 7 years, payment must be made In-Lieu-Fee to the Maine Natural Resource Mitigation Fund with the price determined at the time of payment, not 2012 values.

c. If during the course of breaking drainage tiles the permittee and or his contractor determine it necessary, a low elevation berm(s) across wetland swales may be installed to help detain surface runoff and insure wetland hydrology is evenly dispersed laterally but not impounded. Constructed berm(s) should be planted with woody vegetation to provide added aerial coverage.

2. Vegetation

a. Native species of woody vegetation (trees and shrubs) must provide a minimum aerial coverage of 60% of the projected wetland area and 50% of the upland area buffer within 100' of the anticipated wetland boundary. In the projected wetland area, no area without woody coverage shall exceed 0.1 acre.

b. Native species of woody vegetation (trees and shrubs) must provide a minimum aerial coverage of 50% of the upland area buffer within 100' of the anticipated wetland boundary. In this upland buffer no areas without woody coverage shall exceed 0.25 acre. To insure the required 50% aerial coverage in the upland buffer areas within 100' of the anticipated wetland is attained by the end of the ten year monitoring period, it is highly recommended those areas be planted with seedlings of native trees and/or shrubs.

(Special conditions continued on Page 6)

(Special conditions continued from Page 5)

3. Interim monitoring of the ABDC Pooled Mitigation Site

a. Interim performance standards (e.g., increasing cover of native woody species by 5% each year) for establishment of woody vegetation within the 100' upland buffer shall be included in the monitoring plan to assess the percentage of volunteer native woody vegetation. If during the ten year monitoring period there is a demonstrated steady increase in the percentage of native woody vegetation in the 100' buffer approaching the goal of 50% aerial coverage, this performance standard shall be considered fulfilled.

b. If no initial plantings were planted or survived and native woody vegetation fails to establish voluntarily by two years before the end of the ten year monitoring period, the permittee shall submit a revised compensation plan to establish a 100' buffer with native woody vegetation.

4. Annual monitoring of the ABDC Pooled Mitigation Site restoration/enhancement will commence at the end of the growing season one year after completion and continue each year for 10 years with reports provided in years 1, 2, 3, 5, 7, and 10 (data to be provided as in current Mitigation Guidance).

5. Annual monitoring of the Auburn Industrial Subdivision Stream restoration and riparian wetland enhancement site(s) will commence at the end of the growing season one year after completion and continue each year for the next 10 years with reports submitted at years 1, 2, 3, 5, 7, and 10.

6. The preservation/conservation easement areas for the stream channel restoration area, deed restrictions and protective buffers referenced in the mitigation plan and shown on the project plans for the Auburn Industrial Subdivision shall be protected in perpetuity by conservation easement. The permittee shall provide the Corps with a draft conservation easement within 90 days of permit issuance for Corps approval. Upon acceptance by the Corps, the permittee shall finalize, execute, and record the conservation easements to protect the land in perpetuity. The permittee shall provide a final survey plan(s) of the easement areas that match the legal description contained in the easement. A copy of the executed and recorded easements and plans shall be sent to the Corps of Engineers, Regulatory Division, Attn: Chief, Policy Analysis and Technical Support Branch, 696 Virginia Road, Concord, MA 01742-2751 within 120 days of the permit's issuance, but no later than 10 days after the date of the recording.

7. Prior to the start of construction or the sale of lot(s) the permittee shall provide the potential buyer/developer a complete copy of this permit including finalized conservation easement/deed restrictions referenced in Special Condition 8 above to insure they are fully aware of all terms and conditions of the permit. Individual lot developers are encouraged to utilize low impact development techniques where ever possible.

(Special conditions continued on Page 7)

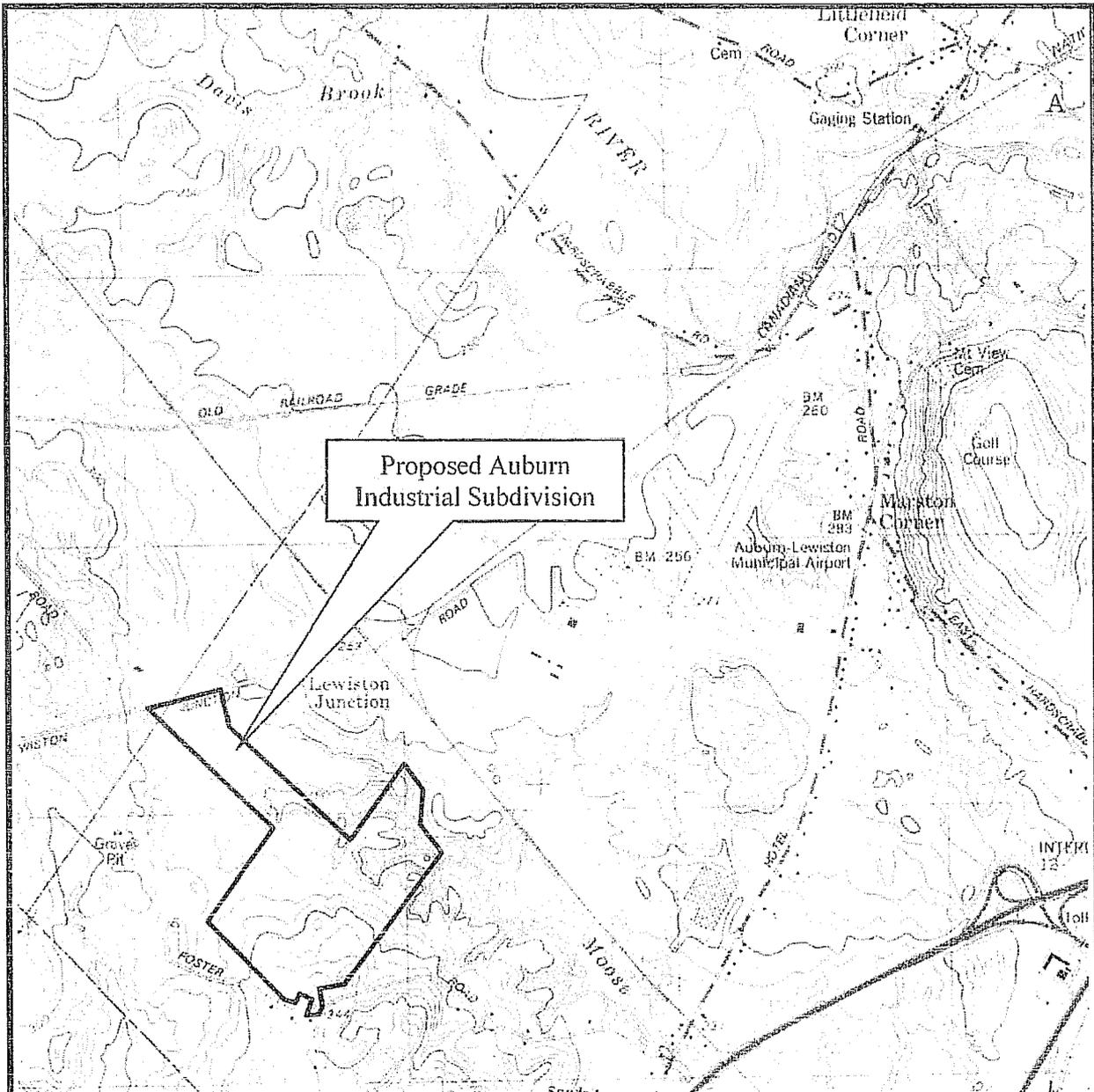
(Special conditions continued from Page 6)

8. Prior to the start of construction of the access road and or construction on each lot, the wetland boundary shall be reflagged and the location of the stream and wetland buffer areas shall be permanently marked on the ground.

9. The permittee shall implement all terms and conditions contained in the attached water quality certification from the Maine Dept. of Environmental Protection dated "October 4, 2012". Copies of all required submittals shall also be provided to the Corps.

10. Except where stated otherwise, reports, drawings, correspondence and any other submittals required by this permit shall be marked with the words "Permit No. NAE-2006-02238" and shall be addressed to "Policy Analysis and Technical Support Branch, CENAE-R, U.S. Army Corps of Engineers, 696 Virginia Road, Concord, MA 01742-2751." Documents which are not marked and addressed in this manner may not reach their intended destination and do not comply with the requirements of this permit.

ATTACHMENT 3 - LOCATION MAP



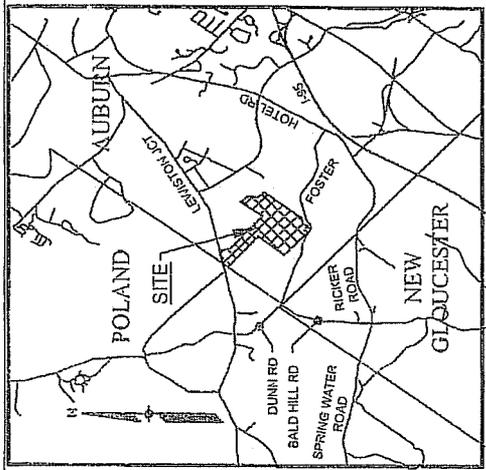
**Proposed Auburn
Industrial Subdivision**

Approximate Coordinates
UTM: 395365 E; 4877684 N
Latitude: 44°2'41.5" N; Longitude 70°18'21.9" W
NAD 83 Maine West: 441625 Northing; 2916095 Easting
The USGS Quad does not necessarily reflect the existing conditions in this area.

**Auburn Industrial Subdivision
Off Lewiston Junction Road, Auburn, Maine**

USGS Minot Quad (7.5 Minute Series)
Jones Associates, Inc., 63 Tucker Lane Poland Spring, Maine 04274

1:24,000
(207) 998-5242



LOCATION MAP
N.T.S.

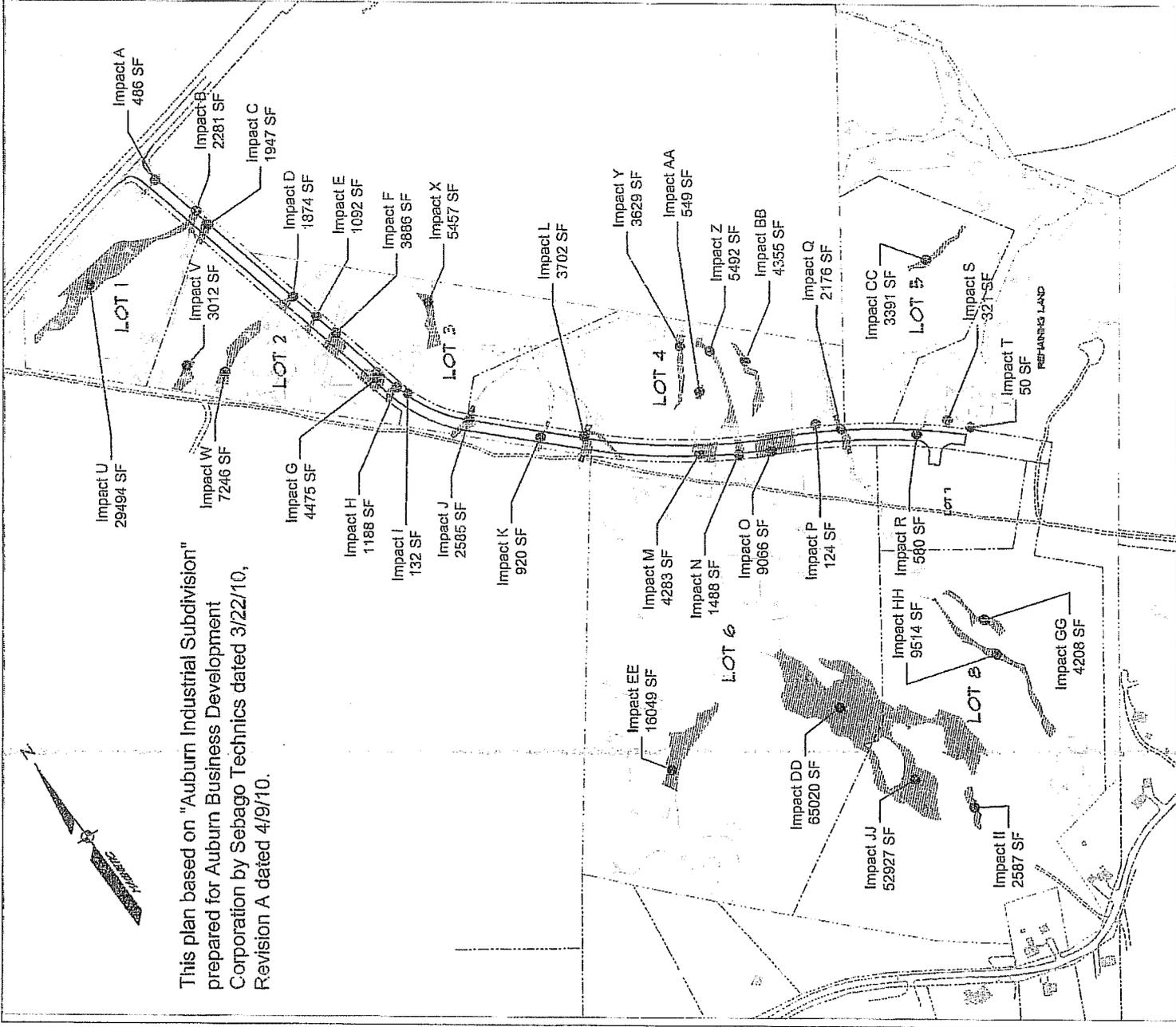
Auburn Industrial Subdivision

Lot #	Lot Area in Acres	Wetland Area on Lot	Upland Area on Lot	Proposed Direct Wetland Impact Area (Acres)
Lot #1	5.78	1.74	4.04	0.68
Lot #2	5.49	1.78	3.71	0.24
Lot #3	6.04	1.33	4.71	0.13
Lot #4	9.38	2.15	7.23	0.32
Lot #5	7.01	0.36	6.65	0.08
Lot #6	31.95	15.77	16.18	1.86
Lot #7	3.6	0.15	3.45	-
Lot #8	23.72	2.37	21.35	1.58
Subtotal	92.97	25.65	67.32	4.89
Casoddes Drive	5.88	1.00	4.88	0.98
Total	98.85	26.65	72.20	5.87

Overall Wetland Impact Plan
Auburn Industrial Subdivision
Lewiston Junction Road
Auburn, Maine

Prepared by:
JONES ASSOCIATES INC.
Foresters And Environmental Consultants

DATE: 7/20/2010
REV: 3/4/2011
PROJ. #: 8049AU
SCALE: 1"= 500'



63 TRUCKER LANE, POLAND SPRING, MAINE 04274
(207) 996-5242

LEGEND

N/F	Now or Formerly		Stream Channel		Drainage Manhole
	Property Boundary		Gravel		Sewer Line
	Wetland		Guardrail		Sewer Manhole
	Wetland Impact		Erosion Control Blanket		Water Gate Valve
	Tree Line (Existing)		Filter Berm		Hydrant
	Tree Line (Proposed)		Rip Rap		Water Line
	Contour (Proposed)		Storm Drainage		
	Contour (Existing)		Catch Basin		

Schedule of Impacts

Revised

Impact	Purpose	Cowardin Classification	HGM Classification	Sq. Ft.	Acres
Proposed Wetland Impacts					
A	Cascade Dr Crossing (Sta 0+59 to Sta 0+66)	PEM-Field*	Depressional	486	0.01
B	Cascade Dr Crossing (Sta 2+25 to Sta 2+50)	PFO1	Depressional	2,281	0.05
C	Cascade Dr Crossing (Sta 2+76 to Sta 3+08)	PSSI	Depressional	1,947	0.04
D	Cascade Dr Crossing (Sta 6+52 to Sta 6+70)	PEM-Field*	Depressional	1,874	0.04
E	Cascade Dr Crossing (Sta 7+61 to Sta 7+72)	PEM-Field*	Depressional	1,092	0.03
F	Cascade Dr Crossing (Sta 8+37 to Sta 9+06)	PEM-Field*	Depressional	3,886	0.09
G	Cascade Dr Crossing (Sta 10+22 to Sta 10+79)	PSSI	Slope	4,475	0.10
H	Cascade Dr Crossing (Sta 11+08 to Sta 11+27)	PFO1	Slope	1,188	0.03
I	Cascade Dr Grading (Sta 11+66L to Sta 11+74L)	PFO1	Slope	132	-
J	Cascade Dr Stream Crossing (Sta 13+82 to Sta 14+20)	PFO1	Riverine	2,585	0.06
K	Cascade Dr Stream Crossing (Sta 16+47 to 16+53)	PFO1	Riverine	920	0.02
L	Cascade Dr Stream Crossing (Sta 17+95 to 18+20; 18-80 to 18-91)	PFO1	Riverine	3,702	0.08
M	Cascade Dr Crossing (Sta 21+62 to Sta 22+45)	PFO1	Depressional	4,283	0.10
N	Cascade Dr Crossing (Sta 23+10 to Sta 23+33)	PFO1	Depressional	1,488	0.03
O	Cascade Dr Crossing (Sta 23+76 to Sta 25+09)	PFO1	Depressional	9,066	0.21
P	Cascade Dr Grading (Sta 25+85L)	PFO4	Slope	124	-
Q	Cascade Dr Stream Crossing (Sta 26+64 to Sta 26+90)	PFO4	Riverine	2,176	0.05
R	Cascade Dr Crossing (Sta 29+13 to Sta 29+24)	PFO4	Slope	580	0.01
S	Cascade Dr Grading (Sta 30+05L)	PFO4	Slope	321	0.01
T	Cascade Dr Grading (Sta 30+90L)	PFO4	Slope	50	-
U	Lot #1 - Grading for Development Envelope	PEM-Field*	Depressional	29,494	0.68
V	Lot #2 - Grading for Development Envelope	PEM-Field*	Depressional	3,012	0.07
W	Lot #2 - Grading for Development Envelope	PEM-Field*	Depressional	7,246	0.17
X	Lot #3 - Grading for Development Envelope	PEM-Field*	Depressional	5,457	0.13
Y	Lot #4 - Grading for Development Envelope	PFO4	Slope	3,629	0.08
Z	Lot #4 - Grading for Development Envelope	PFO4	Depressional	5,492	0.13
AA	Lot #4 - Grading for Development Envelope	PFO4	Depressional	549	0.01
BB	Lot #4 - Grading for Development Envelope	PFO4	Slope	4,355	0.10
CC	Lot #5 - Grading for Development Envelope	PFO4	Slope	3,391	0.08
DD	Lot #6 - Grading for Development Envelope	PFO1	Depressional	65,020	1.49
EE	Lot #6 - Grading for Development Envelope	PFO1	Depressional	16,049	0.37
FF	Lot #6 - Grading for Development Envelope	PFO1	Depressional	-	-
GG	Lot #8 - Grading for Development Envelope	PFO1	Depressional	4,208	0.10
HH	Lot #8 - Grading for Development Envelope	PFO1	Depressional	9,514	0.22
II	Lot #8 - Grading for Development Envelope	PFO1	Depressional	2,587	0.06
JJ	Lot #8 - Grading for Development Envelope	PFO1	Depressional	52,927	1.22
Proposed Wetland Impacts				255,586	5.87

Legend & Notes

Auburn Industrial Subdivision
Lewiston Junction Road
Auburn, Maine

This plan based on "Auburn Industrial Subdivision" prepared for Auburn Business Development Corporation by Sebago Technics dated 3/22/10. Revision A dated 4/9/10.

Prepared by:

JONES ASSOCIATES INC.
Foresters And Environmental Consultants



DATE: 7/20/2010

REV: 3/4/2011

PROJ. #: 8049AU

SCALE: 1"=60'

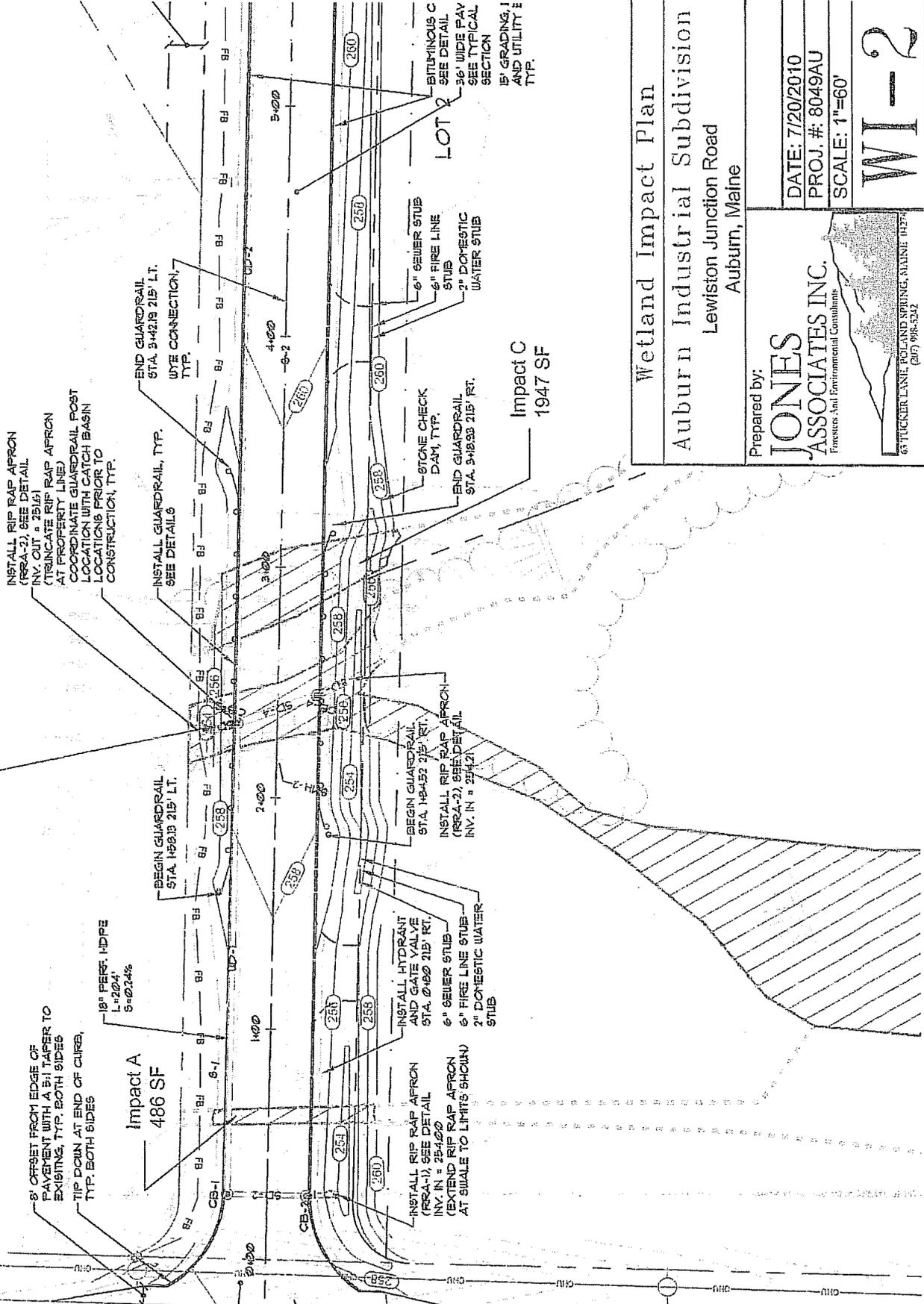
WI-1

LEWISTON JUNCTION ROAD

Impact B
2281 SF

Impact A
486 SF

Impact C
1947 SF



Wetland Impact Plan

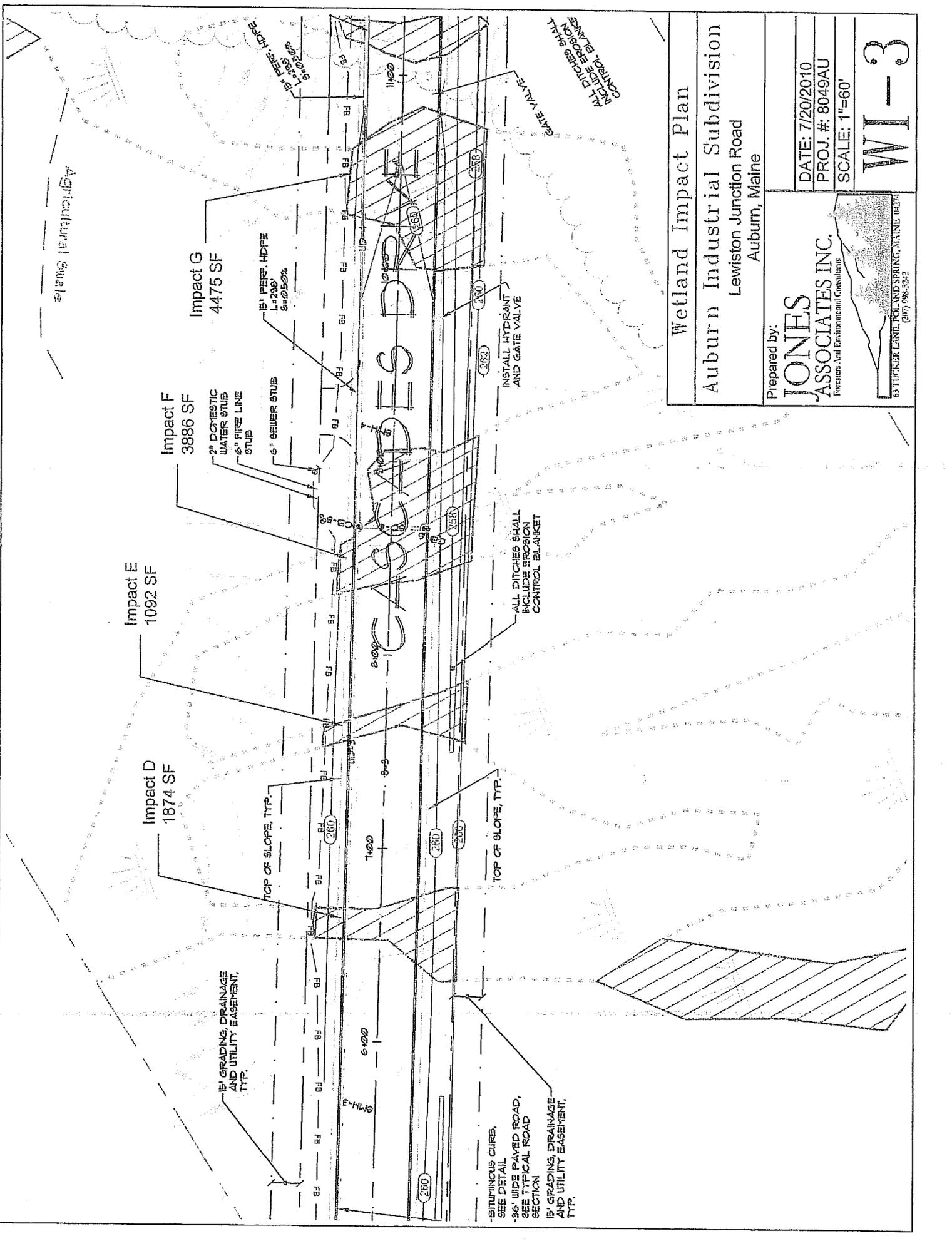
Auburn Industrial Subdivision
Lewiston Junction Road
Auburn, Maine

Prepared by:
JONES ASSOCIATES INC.
Foresters Soil Environmental Consultants

DATE: 7/20/2010
PROJ. #: 8049AU
SCALE: 1"=60'

65 TUCKER LANE, POLAND SPRING, MAINE 06032
(207) 938-5342

WI-2



Wetland Impact Plan

Auburn Industrial Subdivision
Lewiston Junction Road
Auburn, Maine

Prepared by:
JONES ASSOCIATES INC.
Professionals and Environmental Consultants

DATE: 7/20/2010
PROJ. #: 8049AU
SCALE: 1"=60'

WI-3

63 TUPONER LANE, ROLLAND SPRING, MAINE 04242
(207) 898-5343

Agricultural Status

Impact E
1092 SF

Impact D
1874 SF

Impact F
3886 SF

Impact G
4475 SF

15' GRADING, DRAINAGE
AND UTILITY EASEMENT,
TYP.

-BITUMINOUS CURB,
SEE DETAIL.
-36" WIDE PAVED ROAD,
SEE TYPICAL ROAD
SECTION
15' GRADING, DRAINAGE
AND UTILITY EASEMENT,
TYP.

TOP OF SLOPE, TYP.

TOP OF SLOPE, TYP.

ALL DITCHES SHALL
INCLUDE SECTION
CONTROL BLANKET

INSTALL HYDRANT
AND GATE VALVE

ALL DITCHES SHALL
INCLUDE SECTION
CONTROL BLANKET
AND GATE VALVE

15" PERFOR. HDPE
L-2500
S=0.50%

2" DOMESTIC
WATER STUB
6" FIRE LINE
STUB
6" SEWER STUB

15" PERFOR. HDPE
L-2500
S=0.50%

8-10-3

8-1-3

1-10-0

6-10-0

5'-11-3

260

260

260

260

260

260

260

260

260

260

260

260

260

260

260

LOT 3

Impact H
1188 SF

Impact I
132 SF

INSTALL BITUMINOUS CURB,
SEE DETAIL
36' WIDE PAVED ROAD,
SEE TYPICAL ROAD
SECTION

Impact J
2769 SF

WALL
ON
VEGETATION

15" PERFR. HDPE
L=238'
S=0.25/10%

BREAK IN GUARDRAIL FOR ACCESS
ROAD TO POND (14' WIDE) WITH
GATE MATCH GRAVEL ACCESS
ROAD ELEVATION TO TOP OF CURB
INSTALL RIP RAP APRON
(RSA-3), SEE DETAIL
INV. CUT = 244.00
15" PERFR. HDPE
L=170'
S=0.25/10%

15" PERFR. HDPE
L=120'
S=0.25/10%

BEGIN GUARDRAIL,
STA. B+0781 215' I.T.

INSTALL RIP RAP APRON
(RSA-3), SEE DETAIL
INV. IN = 250.00

BEGIN GUARDRAIL,
STA. B+1153
215' RT.

BEGIN GUARDRAIL,
STA. B+86.56
215' RT.

END GUARDRAIL,
STA. B+65.22 215' RT.

INSTALL RIP RAP
OUTLET PROTECTION
INV. CUT = 248.10

OUTLET CONTROL
STRUCTURE, SEE
DETAIL
TOP OF BERM
ELEV. = 254.10
GRAVEL UNDERDRAIN
BENCH, SEE DETAILS

LEVEL LIP SPREADER,
SEE DETAIL
3' WIDE BY 1' HIGH
BERM ELEV. = 245.0

REFER TO CONSTRUCTION
SECTION AT WET POND
10' WIDE GRAVEL
ACCESS ROAD

Impact K
1030 SF

Wetland Impact Plan

Auburn Industrial Subdivision
Lewiston Junction Road
Auburn, Maine

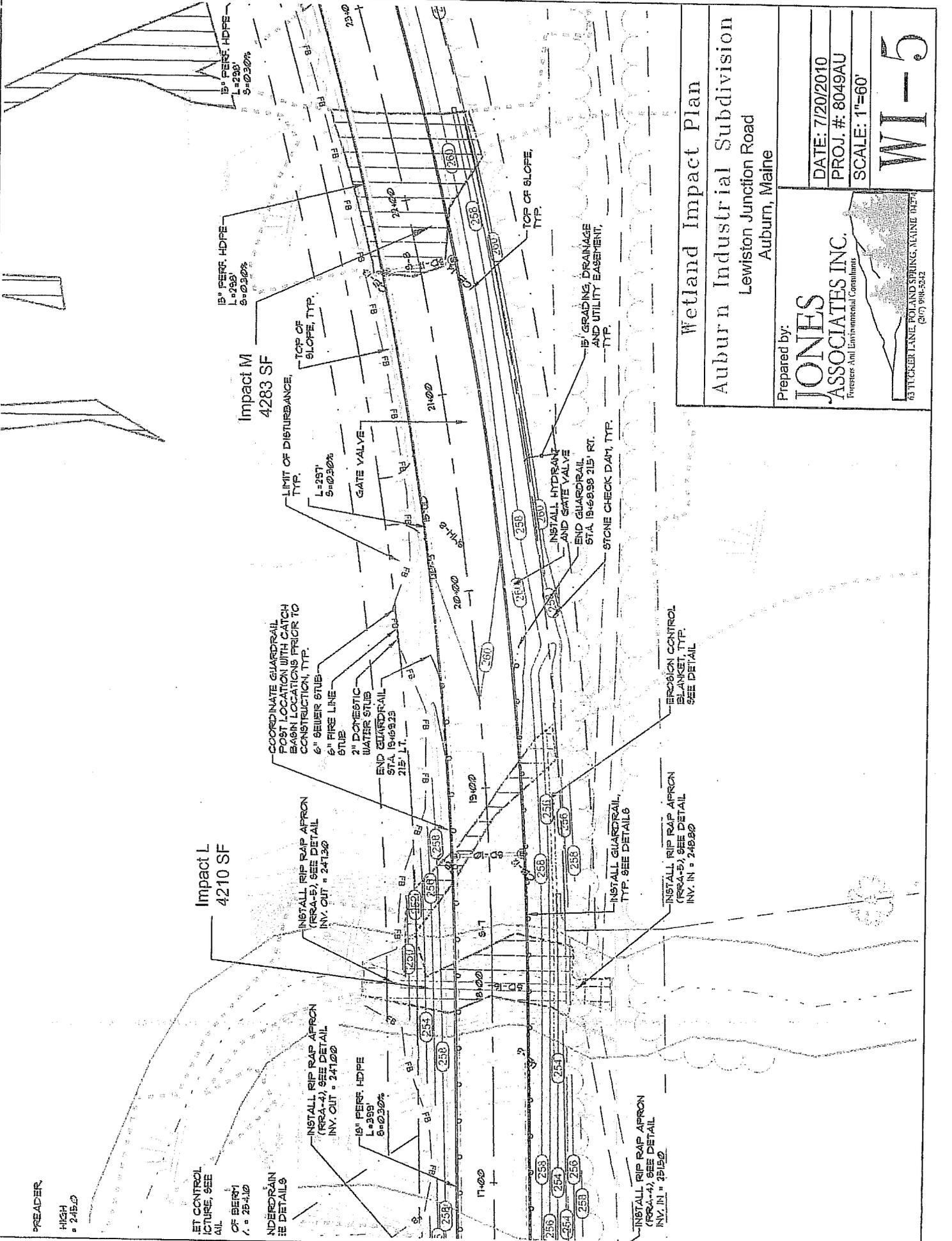
Prepared by:

**JONES
ASSOCIATES INC.**
Foresters And Environmental Consultants

DATE: 7/20/2010
PROJ. #: 8049AU
SCALE: 1"=60'



WI-4



READER
 HIGH
 = 243.0

ET CONTROL
 CTURE, SEE
 ALL
 OF BERM
 L = 25+1.0
 UNDERGAIN
 IE DETAILS

INSTALL RIP RAP APRON
 (RRA-4) SEE DETAIL
 INV. CUT = 241.50

INSTALL RIP RAP APRON
 (RRA-4) SEE DETAIL
 INV. CUT = 241.50

Impact L
 4210 SF

Impact M
 4283 SF

18" PERF. HDPE
 L=253'
 S=0.30%

18" PERF. HDPE
 L=253'
 S=0.30%

COORDINATE GUARDRAIL
 POST LOCATION WITH CATCH
 BASIN LOCATIONS PRIOR TO
 CONSTRUCTION, TYP.

6" FIRE LINE
 6" SEWER STUB
 2" DOMESTIC
 WATER STUB
 END GUARDRAIL
 STA. 19+69.25
 215' L.T.

LIMIT OF DISTURBANCE
 TYP.

L=257'
 S=0.30%

TOP OF
 SLOPE, TYP.

INSTALL RIP RAP APRON
 (RRA-4) SEE DETAIL
 INV. IN = 241.50

INSTALL GUARDRAIL
 TYP. SEE DETAIL

INSTALL RIP RAP APRON
 (RRA-5) SEE DETAIL
 INV. IN = 242.50

EROSION CONTROL
 BLANKET, TYP.
 SEE DETAIL

INSTALL HYDRANT
 AND GATE VALVE
 END GUARDRAIL
 STA. 19+69.33 215' RT.
 STONE CHECK DAM, TYP.

5' GRADING, DRAINAGE
 AND UTILITY EASEMENT,
 TYP.

TOP OF SLOPE,
 TYP.

Wetland Impact Plan

Auburn Industrial Subdivision
 Lewiston Junction Road
 Auburn, Maine

Prepared by:

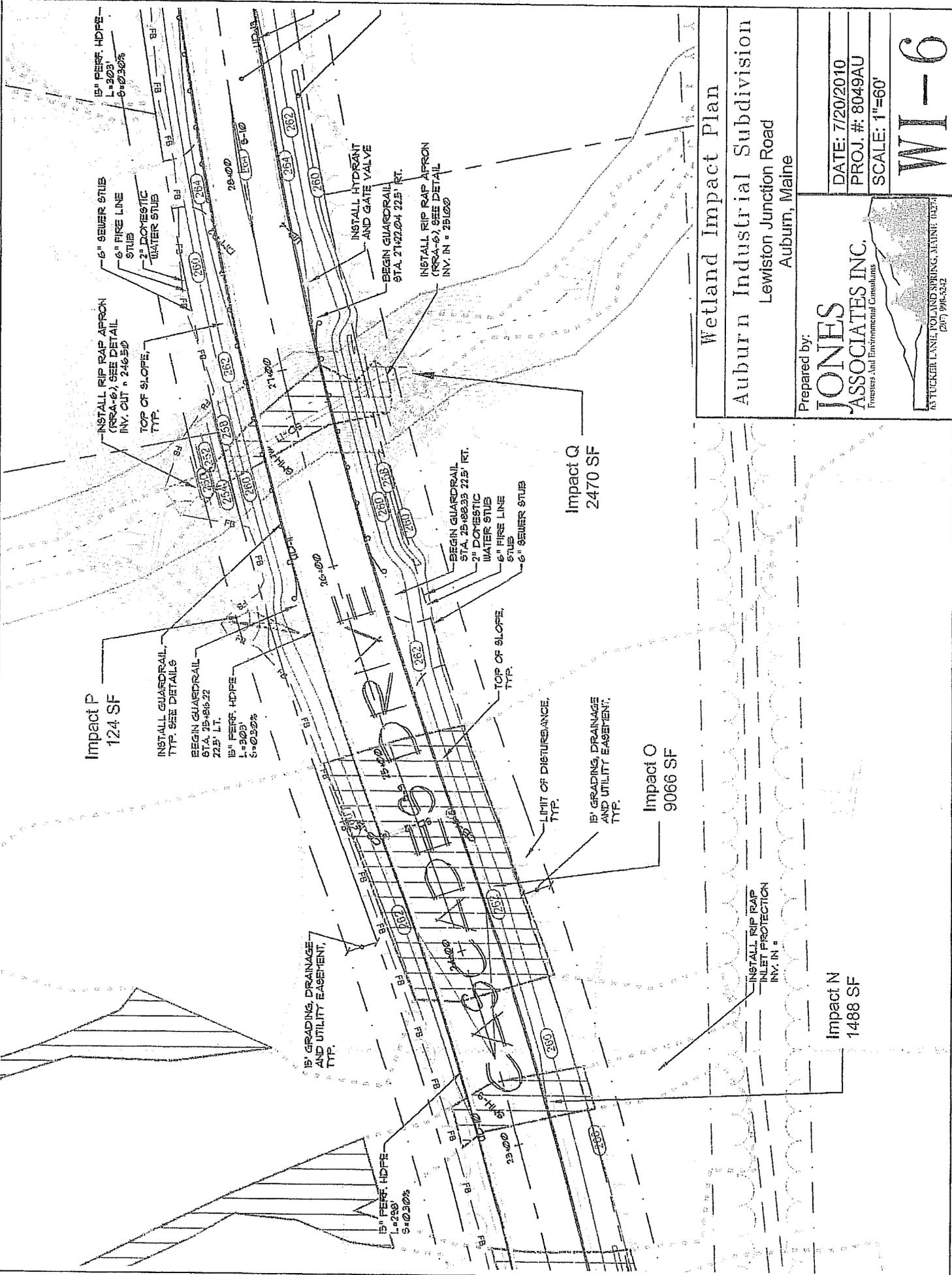
**JONES
 ASSOCIATES INC.**
 Foresters And Environmental Consultants

DATE: 7/20/2010
 PROJ. #: 8049AU
 SCALE: 1"=60'



63 TUCKER LANE, FOLAND SPRING, MAINE 04277
 (207) 998-5312

WI-5



Wetland Impact Plan

Auburn Industrial Subdivision
 Lewiston Junction Road
 Auburn, Maine

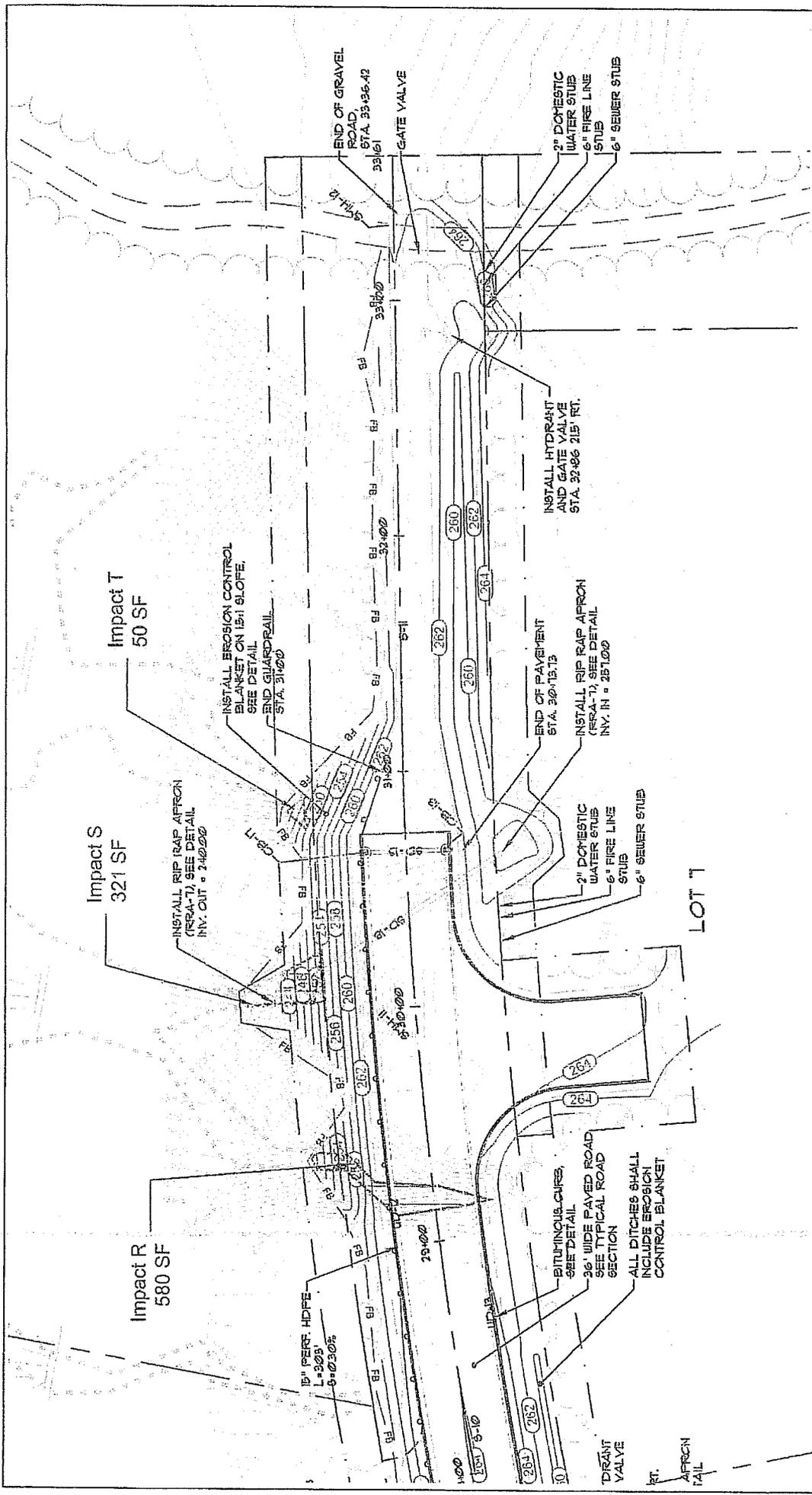
Prepared by:

JONES ASSOCIATES INC.
 Foresters and Environmental Consultants

DATE: 7/20/2010
 PROJ. #: 8049AU
 SCALE: 1"=60'

WI-6

15 TUCKER LANE, ROLAND SPRING, MAINE 04278
 (207) 996-5242



Wetland Impact Plan
 Auburn Industrial Subdivision
 Lewiston Junction Road
 Auburn, Maine

Prepared by:
JONES ASSOCIATES INC.
 Forestry And Environmental Consultants

DATE: 7/20/2010
 PROJ. #: 8049AU
 SCALE: 1"=60'

WI-7

65 TUCKER LANE, TOWN AND SPRING, MAINE 04262
 (207) 998-5312

LEGEND

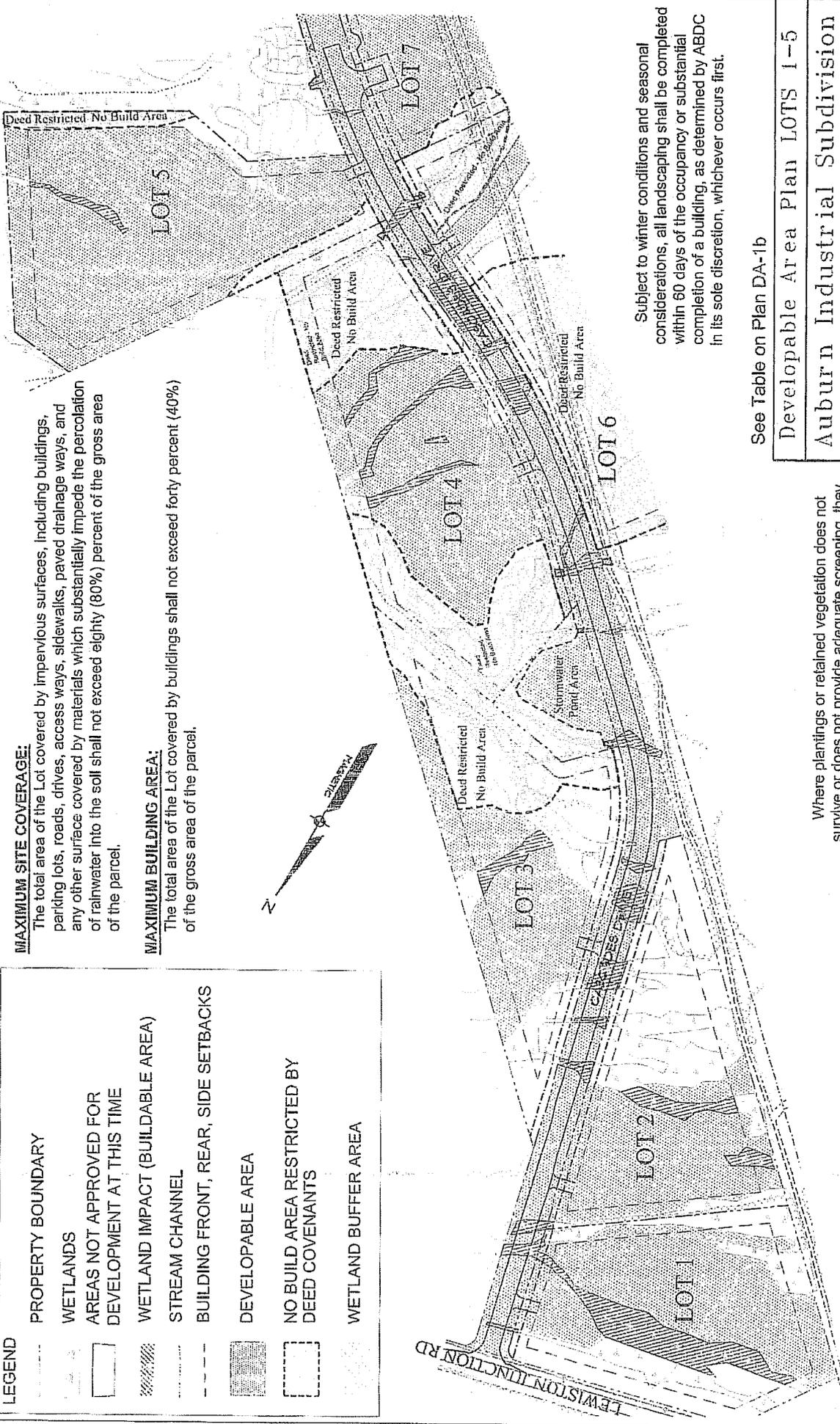
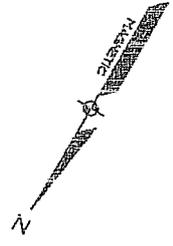
- PROPERTY BOUNDARY
- WETLANDS
- AREAS NOT APPROVED FOR DEVELOPMENT AT THIS TIME
- WETLAND IMPACT (BUILDABLE AREA)
- STREAM CHANNEL
- BUILDING FRONT, REAR, SIDE SETBACKS
- DEVELOPABLE AREA
- NO BUILD AREA RESTRICTED BY DEED COVENANTS
- WETLAND BUFFER AREA

MAXIMUM SITE COVERAGE:

The total area of the Lot covered by impervious surfaces, including buildings, parking lots, roads, drives, access ways, sidewalks, paved drainage ways, and any other surface covered by materials which substantially impede the percolation of rainwater into the soil shall not exceed eighty (80%) percent of the gross area of the parcel.

MAXIMUM BUILDING AREA:

The total area of the Lot covered by buildings shall not exceed forty percent (40%) of the gross area of the parcel.



Subject to winter conditions and seasonal considerations, all landscaping shall be completed within 60 days of the occupancy or substantial completion of a building, as determined by ABDC in its sole discretion, whichever occurs first.

Where plantings or retained vegetation does not survive or does not provide adequate screening, they shall be replaced or be supplemented with additional plantings to provide the required screening within one year from the date of planting.

Dumpsters, generators and HVAC units shall be screened from view from the street with landscaping or approved fencing.

The owner of the Lot and all tenants or other occupants in possession shall be responsible for maintaining the landscaping in a neat and tidy manner.

LANDSCAPE / SCREENING:

All existing vegetation on the Lot shall be considered in the design of all improvement of the Lot and, to the greatest extent possible, shall be preserved and maintained in all setback and open areas. Special efforts shall be made to retain trees with a diameter of six (6) or more inches. The first twenty-five (25) feet of side and rear setbacks measured from the property line shall be maintained as landscaping or natural screening. Lawns are not acceptable screening for rear or side yards.

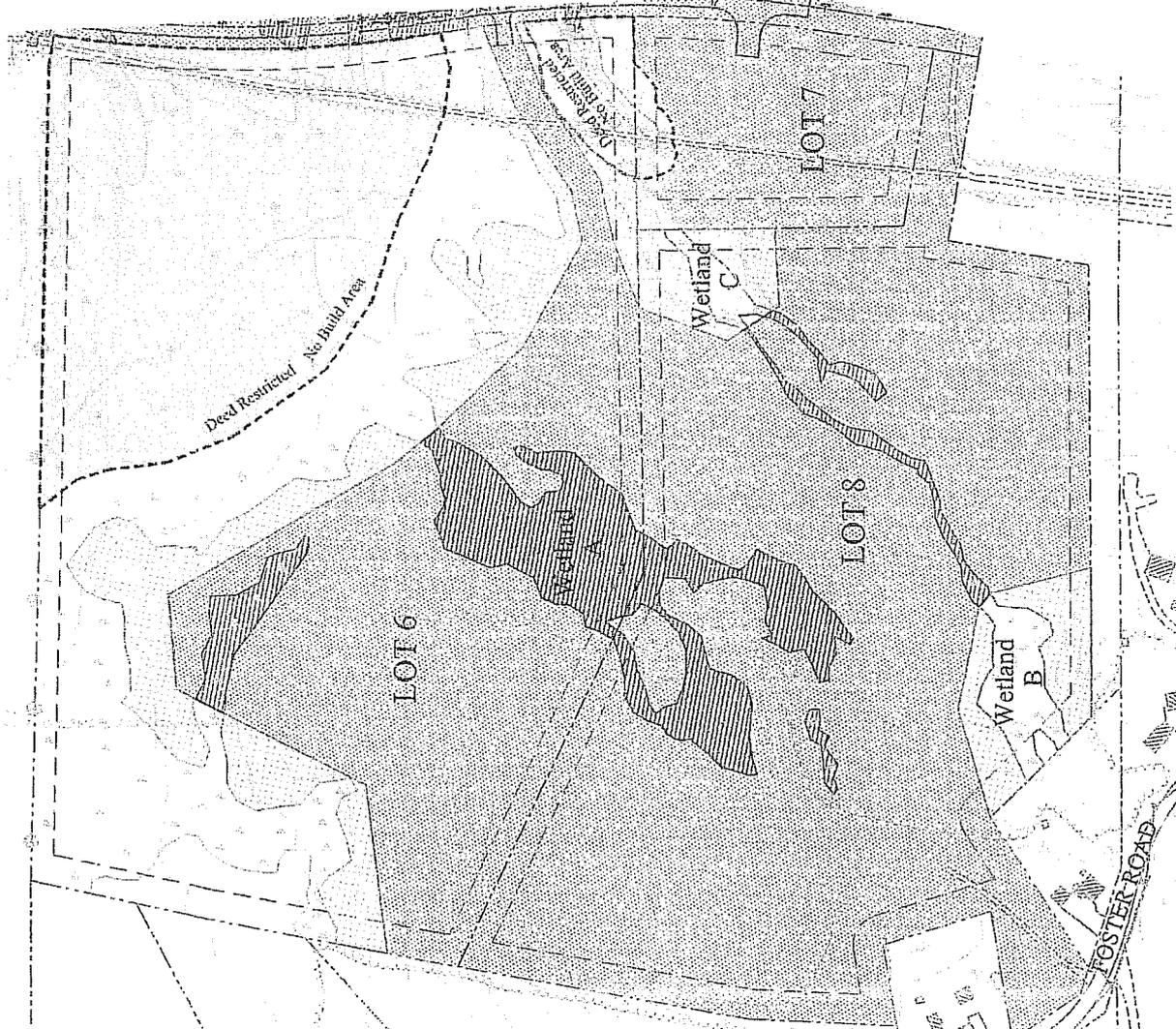
Walls and fences used for screening shall be not less than six (6) feet height, opaque, and shall be constructed from wood, vinyl, concrete, or stone.

See Table on Plan DA-1b

Developable Area Plan LOTS 1-5	
Auburn Industrial Subdivision	
Lewiston Junction Road Auburn, Maine	
Prepared by:	DATE: 04/24/2012
PROJ. #: 8049AU	
SCALE: 1"=300'	
DA-1a	

LEGEND

- PROPERTY BOUNDARY
- WETLANDS
- AREAS NOT APPROVED FOR DEVELOPMENT AT THIS TIME
- WETLAND IMPACT (BUILDABLE AREA)
- STREAM CHANNEL
- BUILDING FRONT, REAR, SIDE SETBACKS
- DEVELOPABLE AREA
- NO BUILD AREA RESTRICTED BY DEED COVENANTS
- WETLAND BUFFER AREA



Auburn Industrial Subdivision Developable Areas

Lot #	Lot Area in Acres	Wetland Area on Lot	Upland Area on Lot	Proposed Wetland Impact Area (-Acres)	Developable Area (Acres)	Developable Area includes setbacks (Acres)
Lot #1	5.78	1.74	4.04	0.68	3.44	3.71
Lot #2	5.49	1.78	3.71	0.24	2.18	2.66
Lot #3	6.04	1.33	4.71	0.13	1.70	2.61
Lot #4	9.38	2.15	7.23	0.32	4.43	5.00
Lot #5	7.01	0.36	6.65	0.08	4.99	6.14
Lot #6	31.95	15.77	16.18	1.86	10.02	11.11
Lot #7	3.6	0.15	3.45	-	2.28	3.28
Lot #8	23.72	2.37	21.35	1.58	17.57	21.42
Subtotal	92.97	25.65	67.32	4.89	46.62	55.93
Cascades Drive	5.88	1.00	4.88	0.98	5.88	5.88
Total	98.85	26.65	72.20	5.87	52.50	61.81

Developable Area Plan LOT 6-8

Auburn Industrial Subdivision
Lewiston Junction Road
Auburn, Maine

Prepared by:

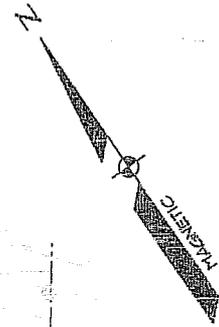
JONES ASSOCIATES INC.
Professional Environmental Consultants

DATE: 04/24/2012

PROJ. #: 8049AU

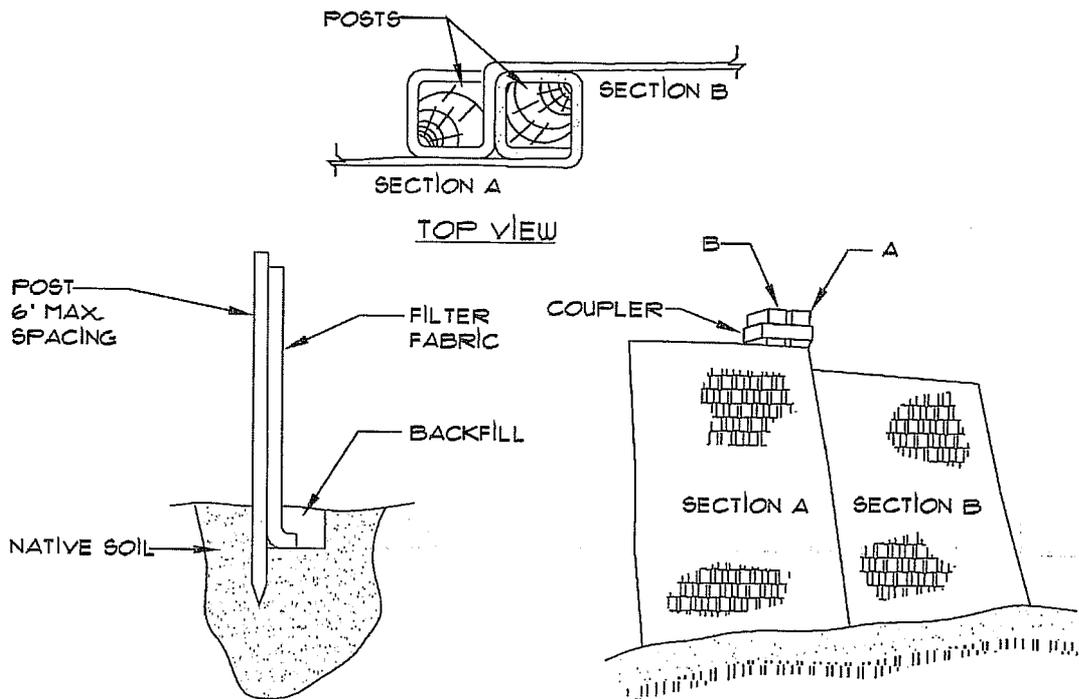
SCALE: 1"=300'

DA-1b



See Notes on Plan DA-1a

65 TUGGER LANE, PORTLAND SPRING, MAINE 04274
(207) 996-5212



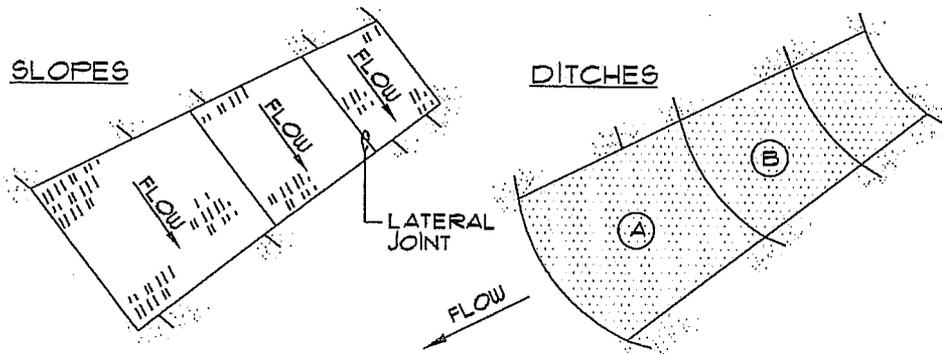
INSTALLATION:

1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION AS SHOWN ABOVE.
6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

FILTER BARRIER
NOT TO SCALE

This plan based on Auburn Industrial Subdivision Plans prepared for Auburn Business Development Corp. by Sebago Technics.

Detail Plan	
Auburn Industrial Subdivision Lewiston Junction Road Auburn, Maine	
Prepared by: JONES ASSOCIATES INC. <small>Foresters And Environmental Consultants</small>	DATE: 4/26/10
	PROJ. #: 8049AU
 <small>65 TUCKER LANE, POLAND SPRING, MAINE 04274 (207) 998-5242</small>	SCALE: Not to Scale
	D - 1

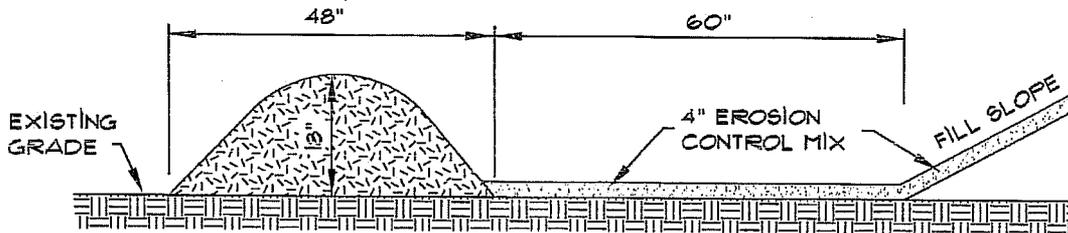


NOTES:

1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED, OVERLAP B OVER A.
3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS, STAPLE 18" ON CENTER.
4. STAPLE OUTSIDE LATERAL EDGE 2' ON CENTER.
5. WIRE STAPLES TO BE MIN. OF # 11 WIRE 6" LONG AND 1-1/2" WIDE.
6. USE NORTH AMERICAN GREEN DS 150 OR APPROVED EQUAL.

EROSION CONTROL BLANKET

NOT TO SCALE



THE FILTER BERM SHALL CONSIST OF A WOOD WASTE COMPOST/BARK MULCH MIX OR RECYCLED COMPOSTED BARK FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER FLUME LOG HANDLING SYSTEMS. COMPARABLE COMPOSTED MIXES CAN BE USED UPON WRITTEN APPROVAL OF THE ENGINEER.

THE MIX SHALL CONFORM TO THE FOLLOWING: pH BETWEEN 5.0-8.0, PARTICLE SIZE - 100% PASSING THROUGH A 6" SCREEN AND 80% RETAINED ON A 3/4" SCREEN, SOLUBLE SALTS CONTENT SHALL BE LESS THAN 4.0 mmhos/cm.

THE COMPOSTED BERM SHALL BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR.

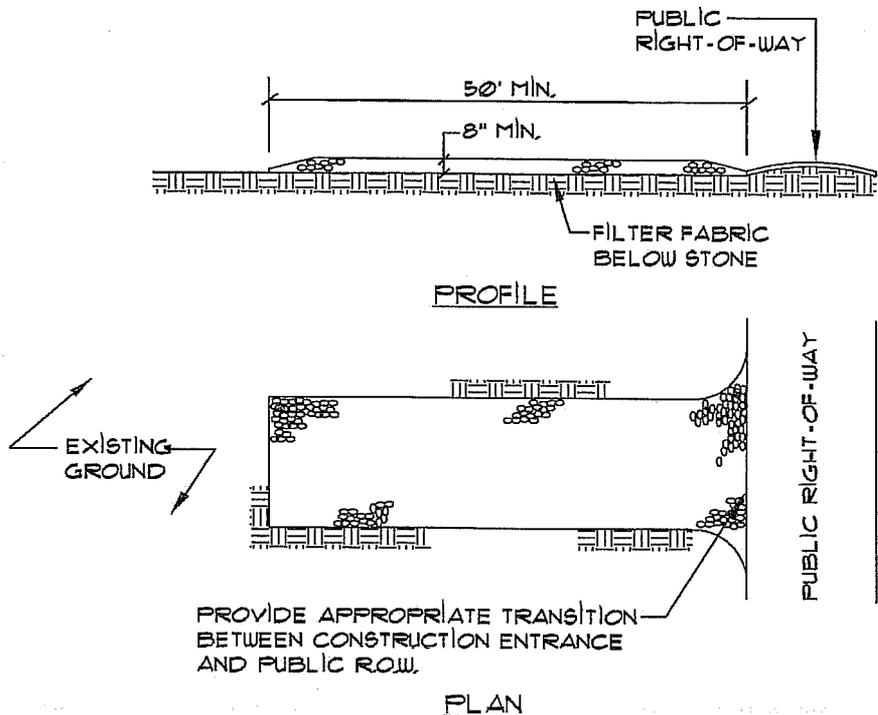
THE BERM MAY BE USED IN COMBINATION WITH SILT FENCE TO IMPROVE SEDIMENT REMOVAL AND PREVENT CLOGGING OF THE BERM BY LARGER SEDIMENT PARTICLES (SILT FENCE PLACED ON THE UPHILL SIDE OF BERM).

**WOOD WASTE BARK/
COMPOST FILTER BERM**

NOT TO SCALE

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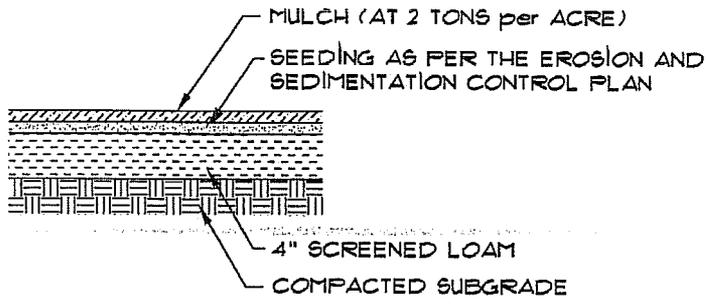
Detail Plan	
Auburn Industrial Subdivision Lewiston Junction Road Auburn, Maine	
Prepared by: JONES ASSOCIATES INC. Foresters And Environmental Consultants	DATE: 4/26/10 PROJ. #: 8049AU SCALE: Not to Scale
	
65 TUCKER LANE, POLAND SPRING, MAINE 04274 (207) 998-5242	
D-2	



NOTES:

1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"), USE CRUSHED STONE.
2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

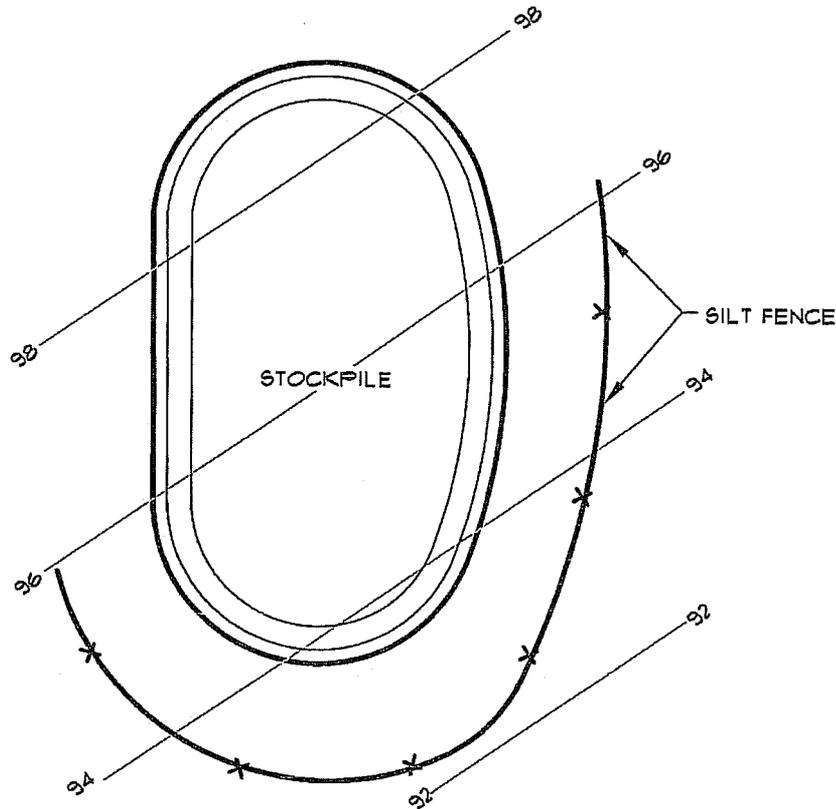
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



LOAM AND SEED
NOT TO SCALE

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Detail Plan	
Auburn Industrial Subdivision Lewiston Junction Road Auburn, Maine	
Prepared by: JONES ASSOCIATES INC. Foresters And Environmental Consultants	DATE: 4/26/10 PROJ. #: 8049AU SCALE: Not to Scale
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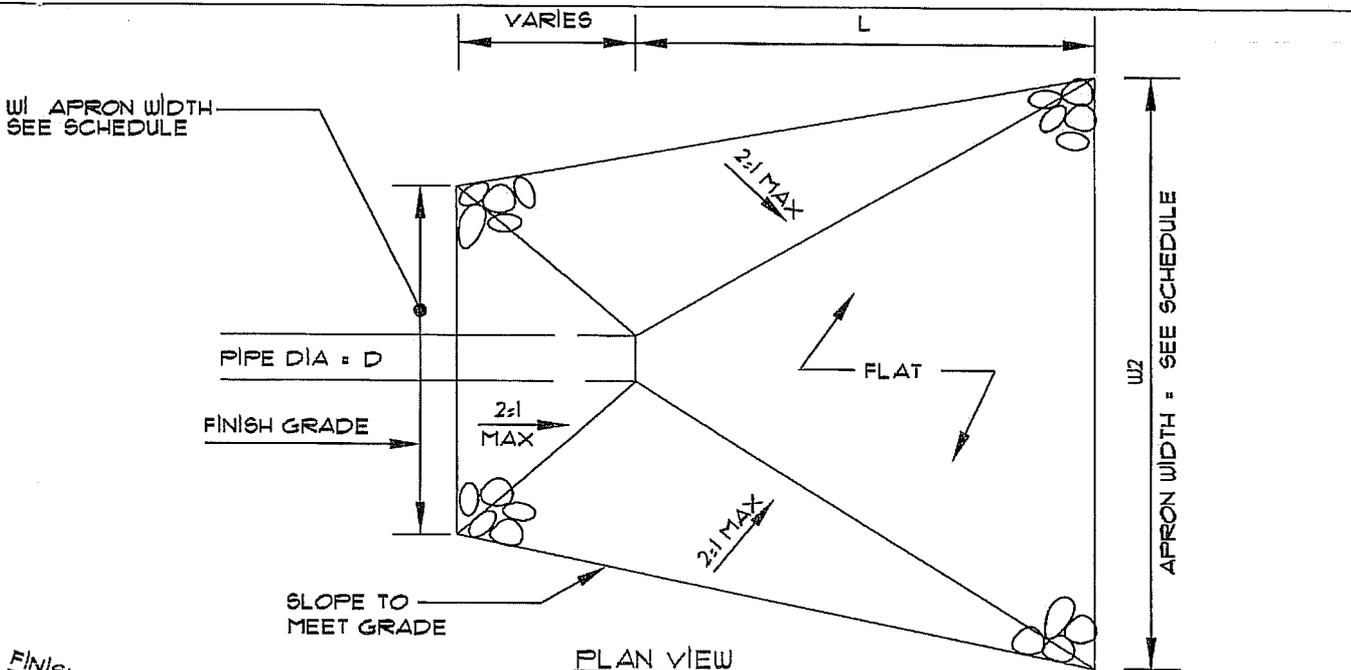


1. SEED TOPSOIL STOCKPILE WITH WINTER RYE AT THE RATE OF 31b_s PER 1000 sq.ft. BY OCTOBER 1st OF CONSTRUCTION SEASON. APPLY HAY MULCH AT THE RATE OF 1001b_s PER 1000 sq.ft. OR APPLY A TACKIFIER BY HYDRO SEEDING METHODS AFTER SEEDING. MULCH SHALL BE REAPPLIED ON THE STOCKPILE IF GRASS GROWTH DOES NOT COVER AT LEAST 75% OF THE STOCKPILE SURFACE WITH SEEDLINGS AT LEAST 3" HIGH BY NOVEMBER 1st. THE USE OF RYE FOR STABILIZING STOCKPILES IS LIMITED TO TEMPORARY PILES STANDING NO LONGER THAN 1 YEAR OR CONSERVATION MIX FOR TIMES LONGER.
2. SILT FENCE TO BE INSTALLED PER THE SILT FENCE DETAIL.
3. ACCUMULATED SEDIMENTS WILL BE REMIXED INTO THE TOPSOIL.

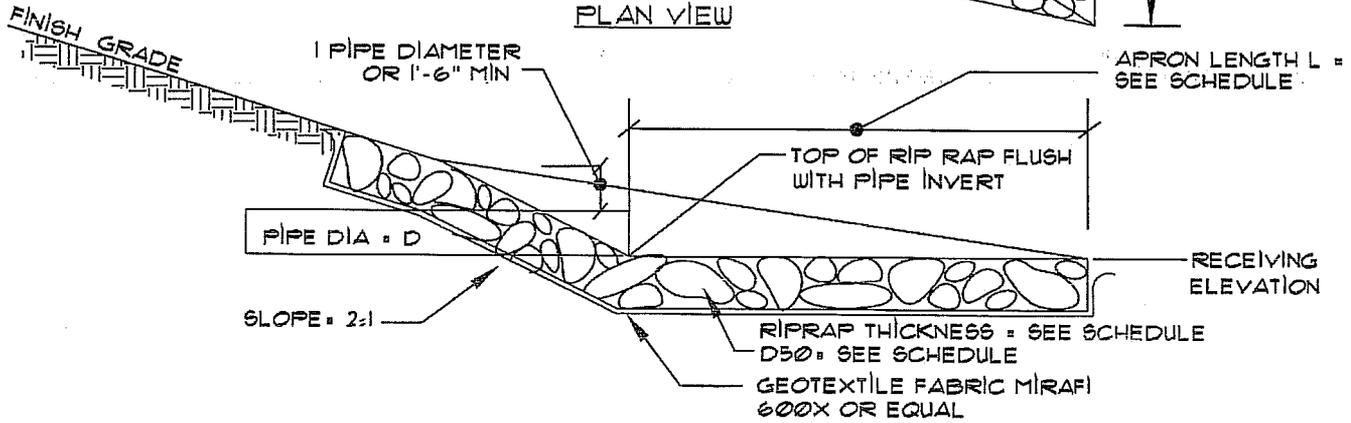
**MATERIAL STOCKPILE
EROSION PREVENTION DETAIL**
NOT TO SCALE

Detail Plan	
Auburn Industrial Subdivision Lewiston Junction Road Auburn, Maine	
Prepared by: JONES ASSOCIATES INC. <small>Foresters And Environmental Consultants</small>	DATE: 4/26/10 PROJ. #: 8049AU SCALE: Not to Scale
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PLAN VIEW



SECTION VIEW

NOTES

1. RIPRAP TO BE PROCESSED ANGULAR ROCK
2. RIPRAP GRADATION SHALL BE A WELL GRADED MIX FROM ABOUT 15 TIMES D SIZE TO 25 PERCENT OF THE D SIZE
3. THE RIPRAP STONES SHALL BE CAREFULLY PLACED FROM THE TOE OF THE SLOPE UPWARD
4. STONES SHALL BE LOWERED TO THE SLOPE AND NOT BE ALLOWED TO DROP MORE THAN 12" ONTO THE GEOTEXTILE
5. THE FINISHED SURFACE SHALL BE A RELATIVELY SMOOTH, UNIFORMLY SLOPED SURFACE

TYPICAL RIPRAP APRON SCHEDULE

APRON NO.	CULVERT DIAMETER - D (IN)	APRON LENGTH - L (FT.)	WIDTH - W1 (FT)	WIDTH - W2 (FT)	RIPRAP D50 (IN)	RIPRAP THICKNESS (IN)
RRA-1	18	10	5	12	6	14
RRA-2	30	18	8	21	8	18
RRA-3	36	18	9	21	8	18
RRA-4	18	12	5	14	6	14
RRA-5	36	18	9	21	8	18
RRA-6	24	13	6	15	6	14
RRA-1	18	12	5	14	6	14

SIZING NOTES:

1. APRON LENGTHS AND RIPRAP D50 SIZES DETERMINED FROM THE OUTLET PROTECTION SIZING CHART IN THE MARCH 2003 MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL.
2. APRON WIDTHS W1 & W2 WERE BASED ON THE STANDARDS SET FORTH IN THE MARCH 2003 MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL SECTION E-3-2.

RIPRAP APRON

NOT TO SCALE

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Detail Plan

Auburn Industrial Subdivision
Lewiston Junction Road
Auburn, Maine

Prepared by:

JONES
ASSOCIATES INC.
Foresters And Environmental Consultants

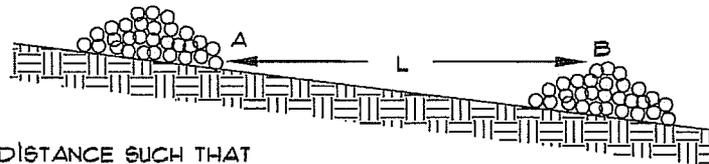
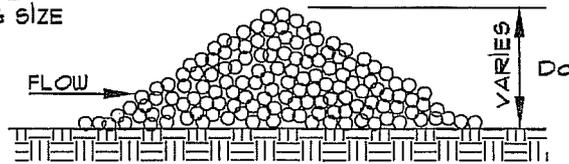
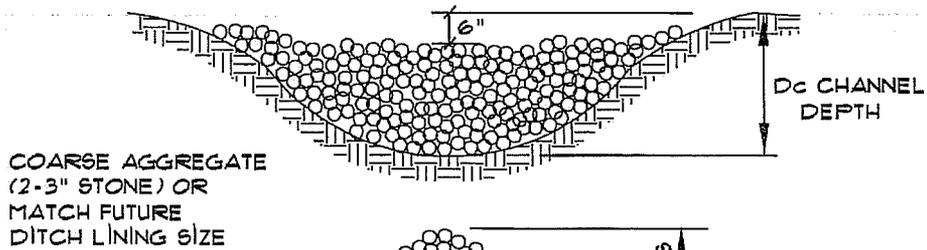


DATE: 4/26/10

PROJ. #: 8049AU

SCALE: Not to Scale

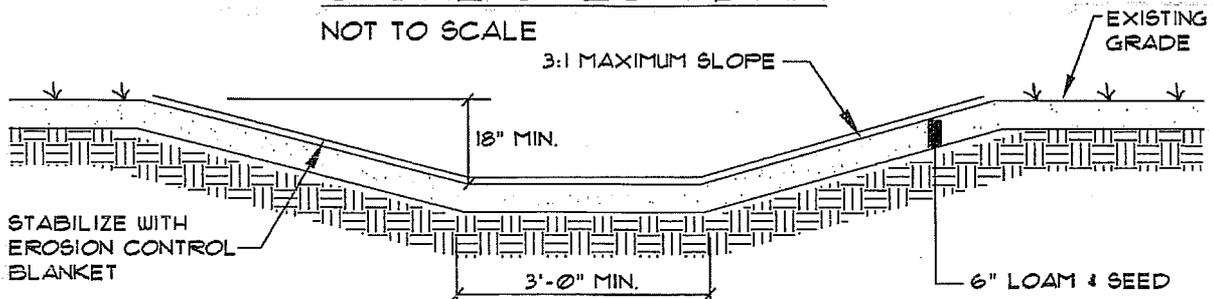
D-5



L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION

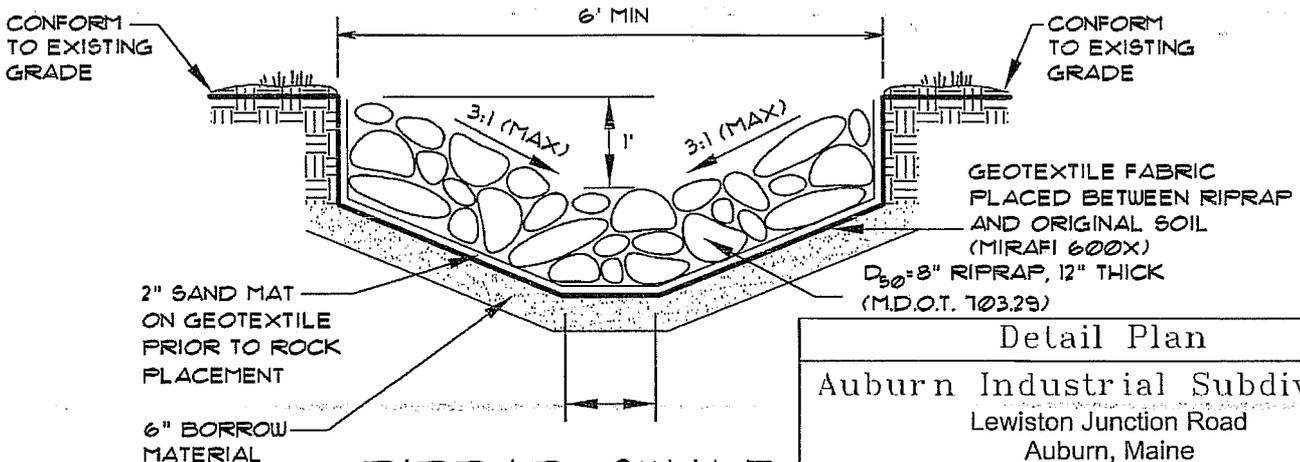
STONE CHECK DAM

NOT TO SCALE



GRASSED SWALE

NOT TO SCALE



RIPRAP SWALE

NOT TO SCALE

Detail Plan

Auburn Industrial Subdivision
Lewiston Junction Road
Auburn, Maine

Prepared by:

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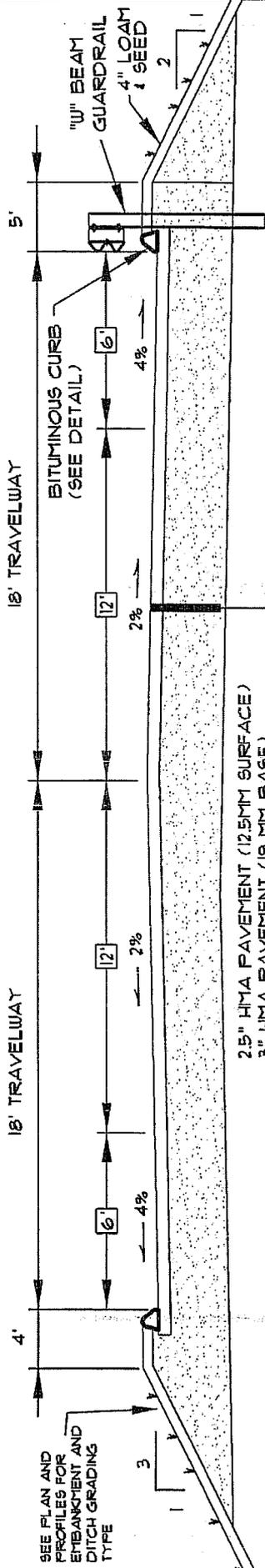
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PROJ. #: 8049AU
SCALE: Not to Scale

D-6

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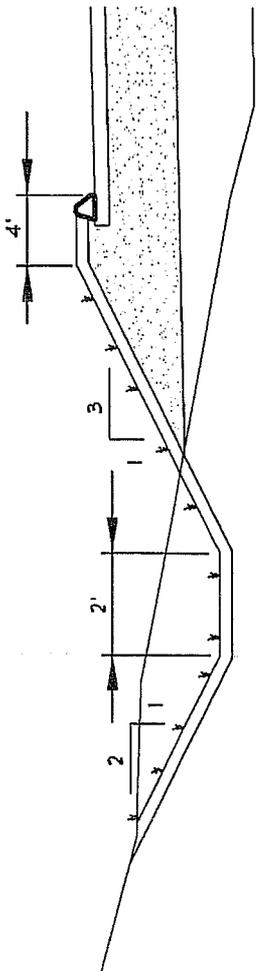
18' TRAVELWAY

5'



TYPICAL ROAD SECTION

NOT TO SCALE



TYPICAL SECTION w/ DITCH

NOT TO SCALE
OTHERWISE SAME AS TYPICAL ROAD SECTION

UNDERDRAIN (SEE DETAIL)

TYPICAL SECTION CUT

NOT TO SCALE
OTHERWISE SAME AS TYPICAL ROAD SECTION

Detail Plan

Auburn Industrial Subdivision
Lewiston Junction Road
Auburn, Maine

Prepared by:

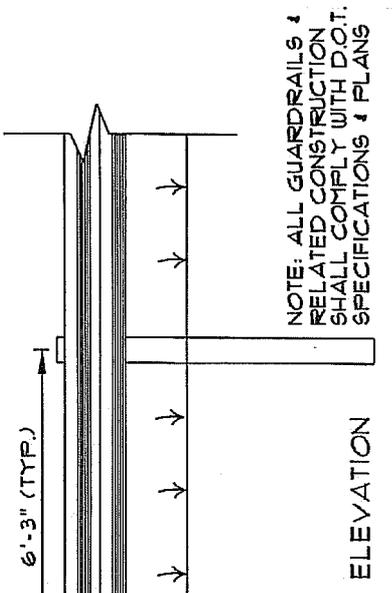
JONES ASSOCIATES INC.
Foresters And Environmental Consultants

DATE: 4/26/10
PROJ. #: 8049AU
SCALE: Not to Scale

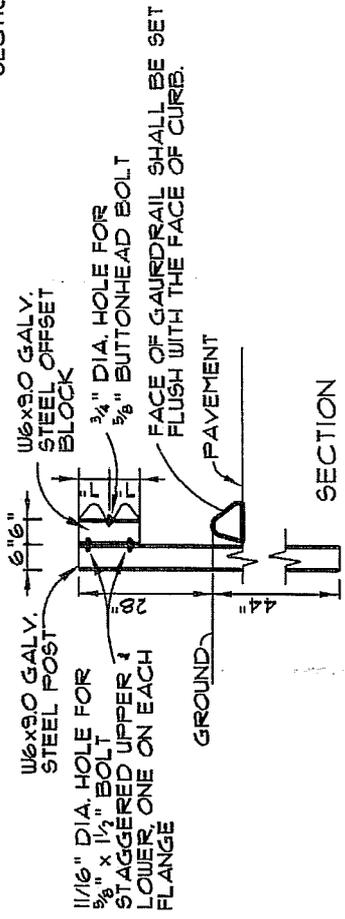


D-7

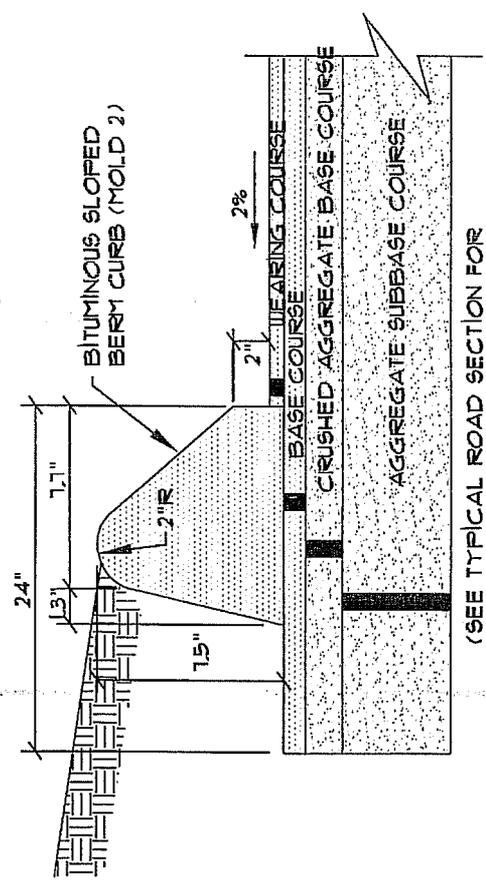
This plan based on Auburn Industrial Subdivision Plans prepared for Auburn Business Development Corp. by Sebago Technics.



NOTE: ALL GUARDRAILS & RELATED CONSTRUCTION SHALL COMPLY WITH D.O.T. SPECIFICATIONS & PLANS.



**"W" BEAM
GUARDRAIL DETAIL**
NOT TO SCALE

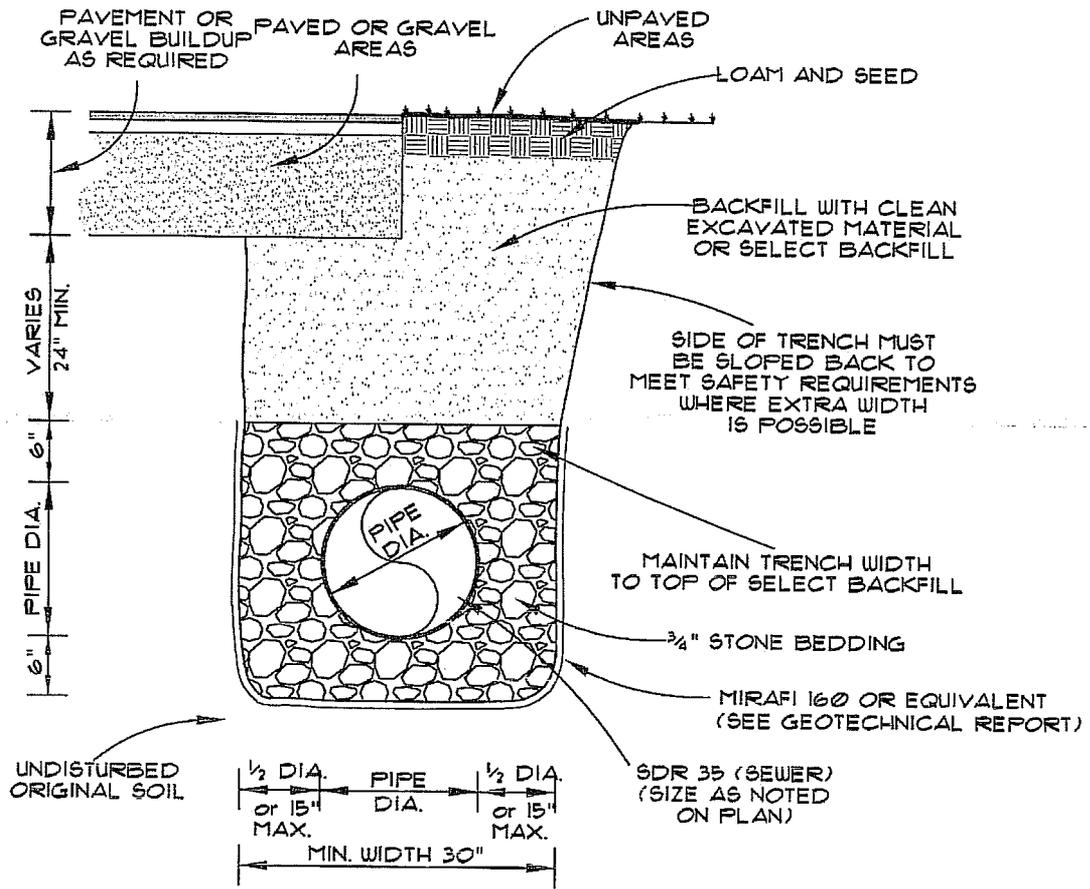


(SEE TYPICAL ROAD SECTION FOR MATERIAL SPECIFICATIONS AND DEPTHS)

BITUMINOUS CURB SECTION
NOT TO SCALE

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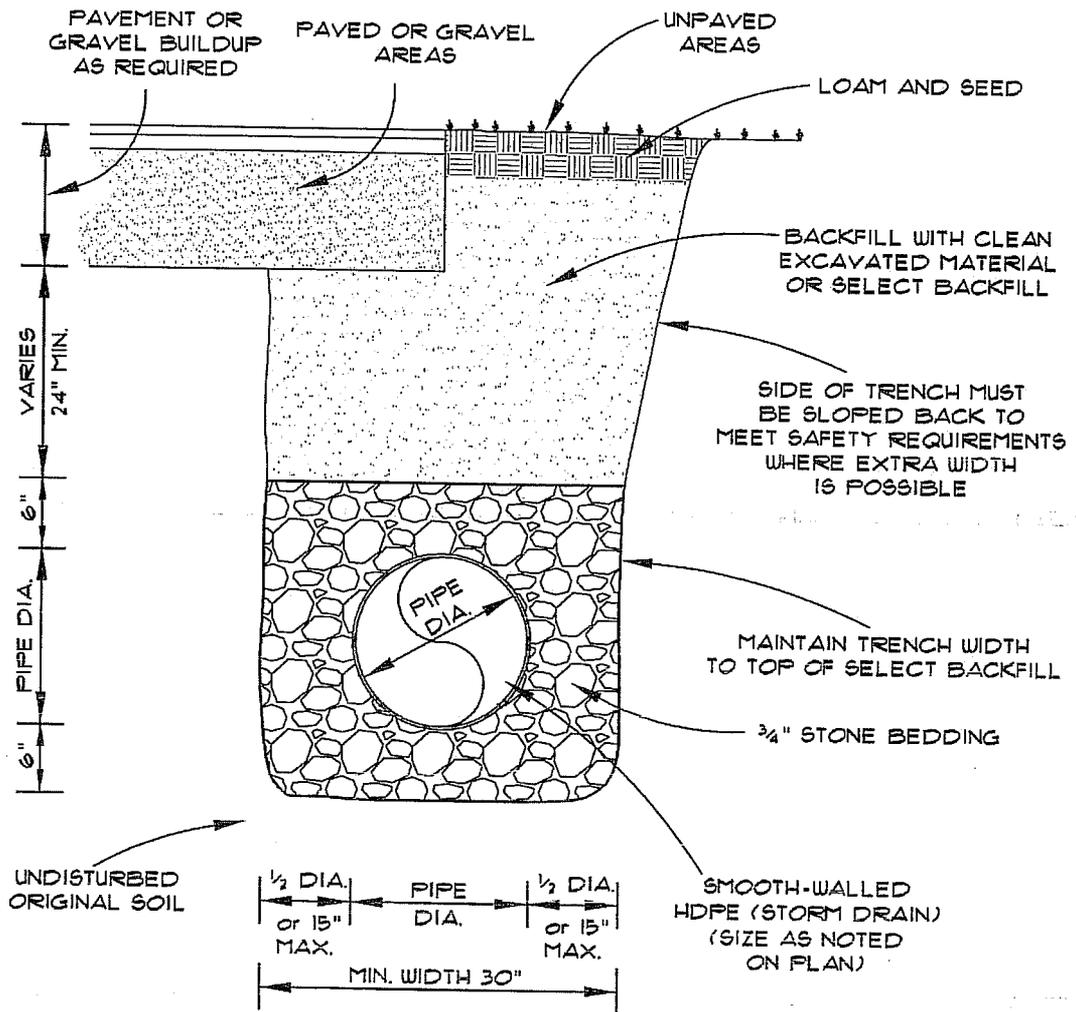
Detail Plan	
Auburn Industrial Subdivision Lewiston Junction Road Auburn, Maine	
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D-8	



SEWER TRENCH DETAIL
NOT TO SCALE

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D-9	

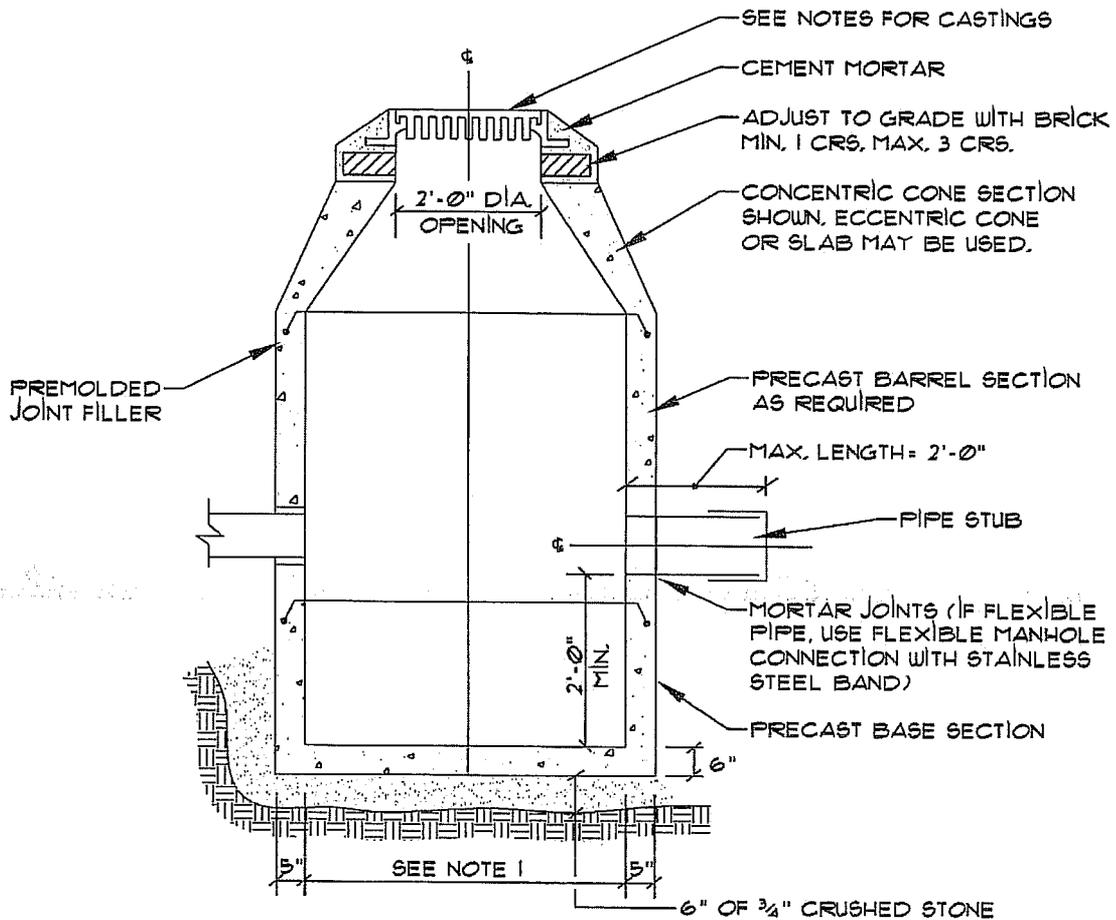
This plan based on Auburn Industrial Subdivision Plans prepared for Auburn Business Development Corp. by Sebago Technics.



STORM DRAIN TRENCH DETAIL
NOT TO SCALE

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D-11	



NOTES:

1. 4'-0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.
2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
4. CATCH BASIN FRAME AND GRATE TO BE CASCADE GRATE
5. DRAINAGE MANHOLE FRAME AND COVER TO BE ETHERIDGE FOUNDRY M2486 OR APPROVED EQUAL. COVER SHALL BE MARKED "DRAIN".

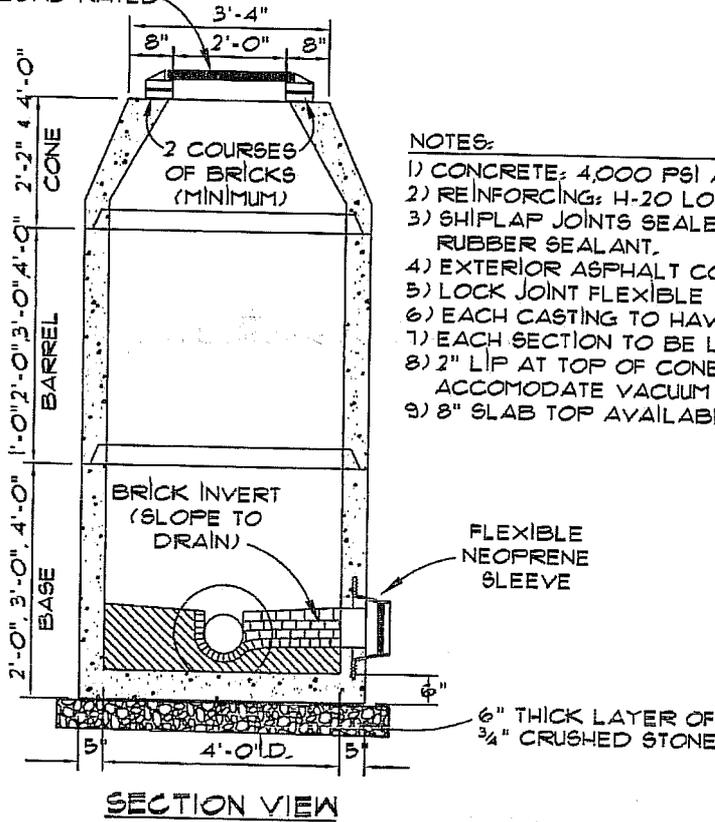
TYPICAL DRAINAGE STRUCTURE

NOT TO SCALE

Detail Plan	
Auburn Industrial Subdivision Lewiston Junction Road Auburn, Maine	
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24" SOLID ROUND
COVER H-20
LOAD RATED



NOTES:

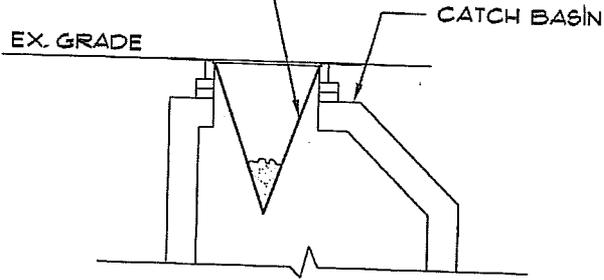
- 1) CONCRETE: 4,000 PSI AFTER 28 DAYS.
- 2) REINFORCING: H-20 LOADING 4 X 4/4 X 4 WWM.
- 3) SHIPLAP JOINTS SEALED WITH 1 STRIP OF BUTYL RUBBER SEALANT.
- 4) EXTERIOR ASPHALT COATED, IF REQUIRED.
- 5) LOCK JOINT FLEXIBLE PIPE SLEEVES, CAST IN.
- 6) EACH CASTING TO HAVE LIFTING PINS CAST IN.
- 7) EACH SECTION TO BE LABELED AS NOTED.
- 8) 2" LIP AT TOP OF CONE PROVIDED TO ACCOMMODATE VACUUM TESTING.
- 9) 8" SLAB TOP AVAILABLE FOR SHALLOW DEPTHS.

PRECAST CONCRETE
SANITARY MANHOLE
NOT TO SCALE

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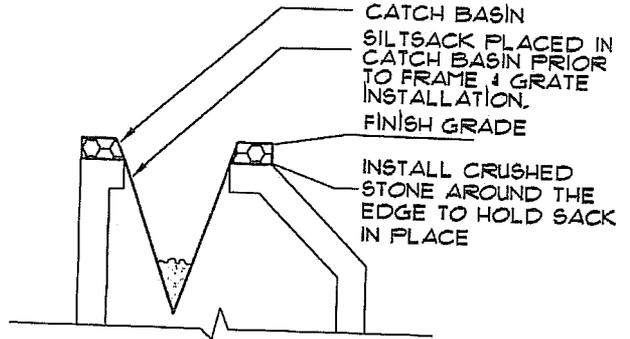
Detail Plan	
Auburn Industrial Subdivision Lewiston Junction Road Auburn, Maine	
Prepared by: JONES ASSOCIATES INC. <small>Foresters And Environmental Consultants</small>	DATE: 4/26/10 PROJ. #: 8049AU SCALE: Not to Scale
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D-13	

PLACE SILTSACK
IN EX. FRAME. THE
GRATE MAY BE EX.
REPLACED DURING
CONSTRUCTION.

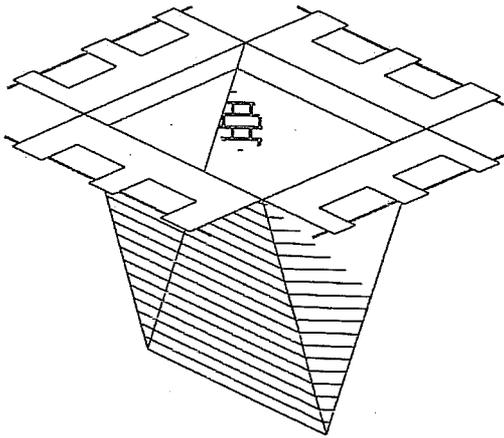


EXISTING BASIN

CATCH BASIN
SILTSACK PLACED IN
CATCH BASIN PRIOR
TO FRAME & GRATE
INSTALLATION.
FINISH GRADE



NEW INSTALLATION



SILT SACK PROTECTION

NOTES:

PRIOR TO FINAL GRADING AND PAVING
OPERATIONS BEGIN A CATCH BASIN INSERT
(SUCH AS A SILT SACK OR A DANDY BAG
II) MUST BE INSTALLED IN EACH BASIN PER
MANUFACTURES INSTRUCTIONS. HAY BALES
SHOULD BE REMOVED ONCE INSERTS ARE
INSTALLED.

CATCH BASIN PROTECTION DETAIL
(FOR PAVED AREAS)

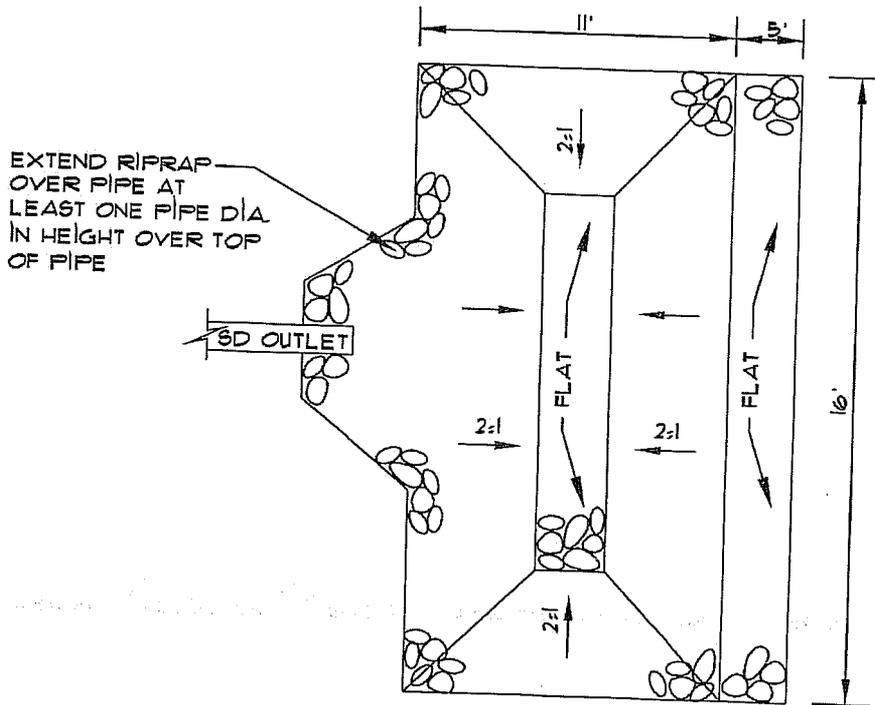
NOT TO SCALE

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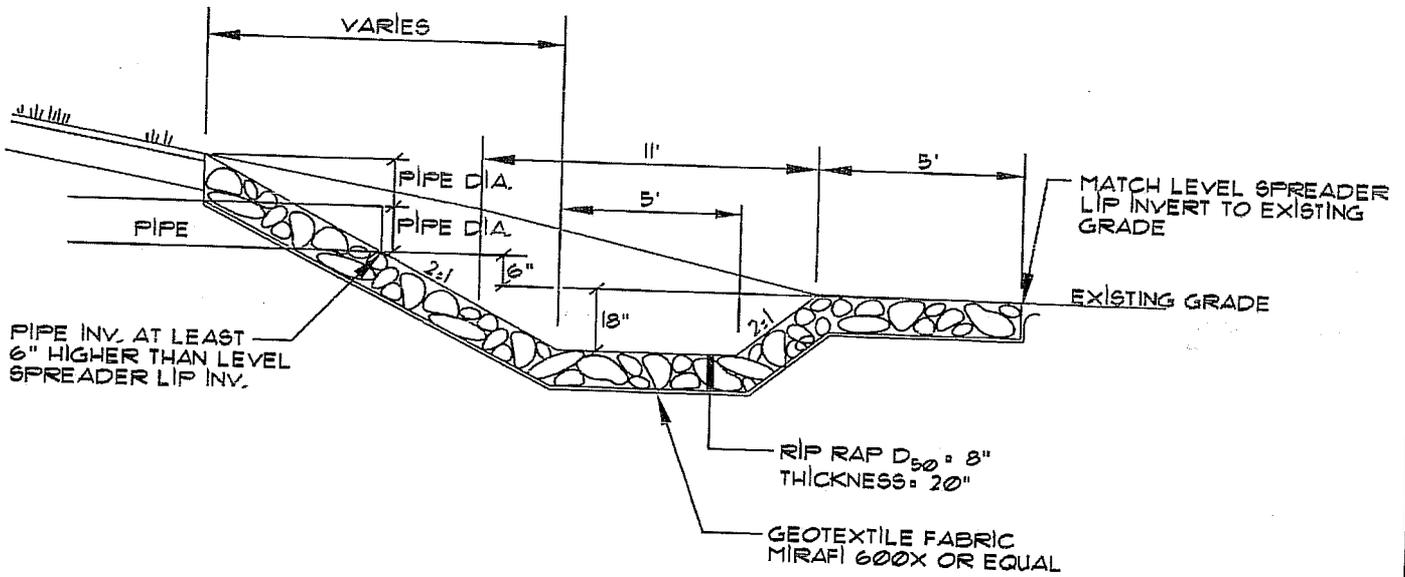
Detail Plan	
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D-14	

RIPRAP LEVEL SPREADER OUTLET

NOT TO SCALE



PLAN VIEW



SECTION

PIPE INV. AT LEAST 6" HIGHER THAN LEVEL SPREADER LIP INV.

RIP RAP $D_{50} = 8"$
THICKNESS = 20"

GEOTEXTILE FABRIC
MIRAFI 600X OR EQUAL

MATCH LEVEL SPREADER LIP INVERT TO EXISTING GRADE

EXISTING GRADE

Detail Plan

Auburn Industrial Subdivision

Lewiston Junction Road

Auburn, Maine

Prepared by:

JONES ASSOCIATES INC.
Foresters And Environmental Consultants

DATE: 4/26/10

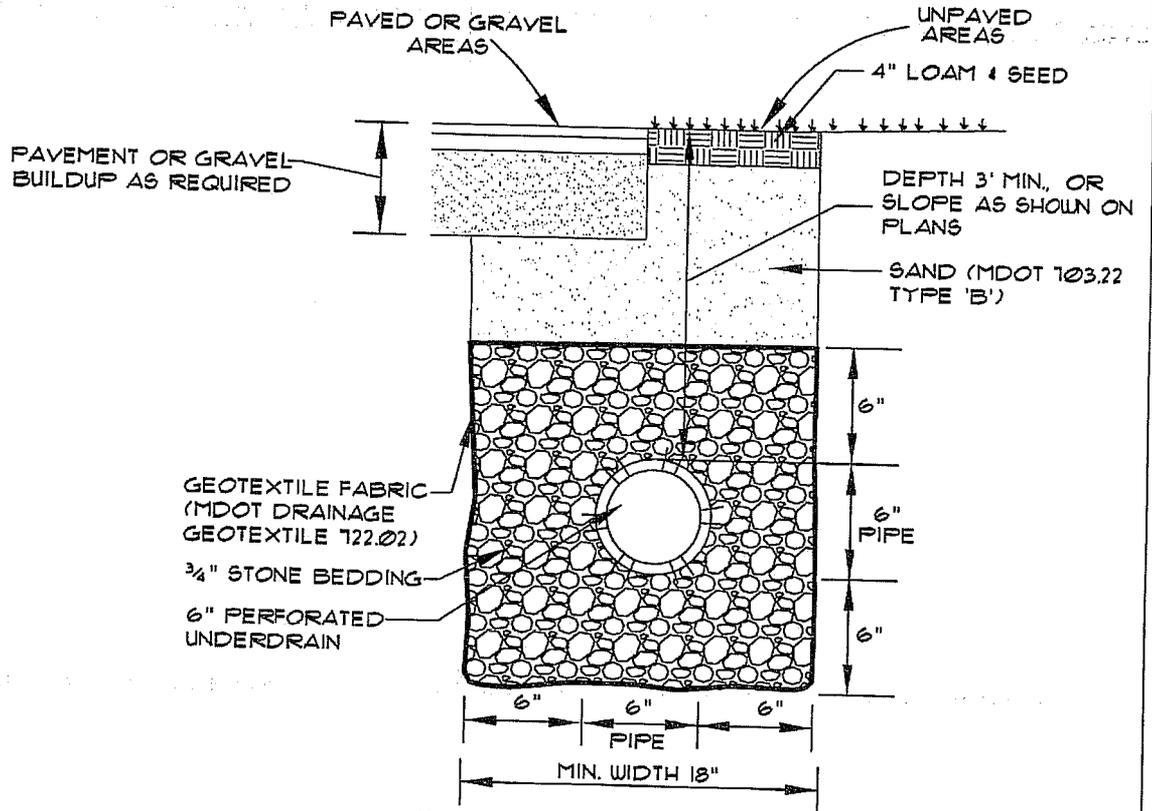
PROJ. #: 8049AU

SCALE: Not to Scale

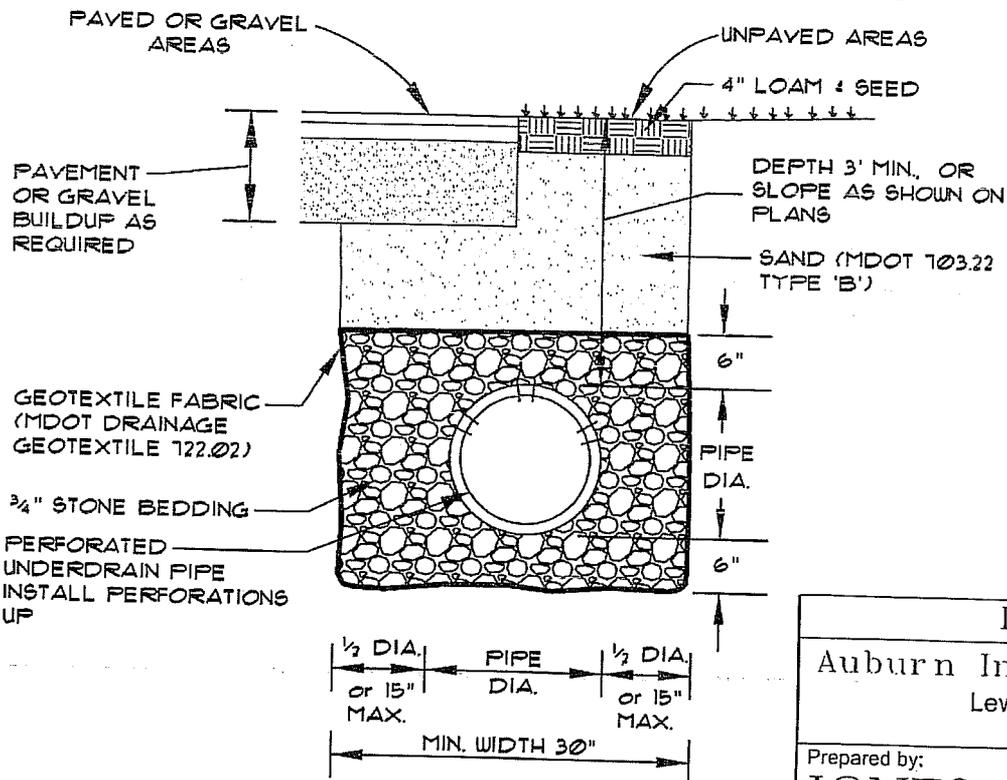
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D-15



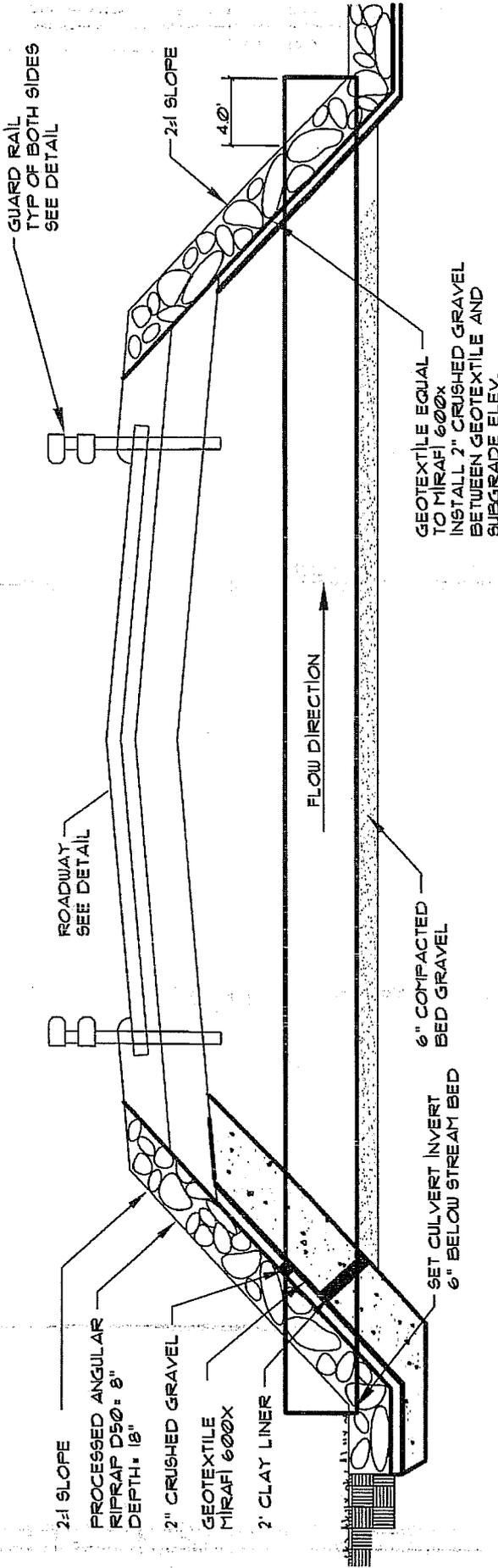
6" UNDERDRAIN DETAIL
NOT TO SCALE



15" - 18" UNDERDRAIN DETAIL
NOT TO SCALE

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<p>Detail Plan</p> <p>Auburn Industrial Subdivision</p> <p>Lewiston Junction Road</p> <p>Auburn, Maine</p>	
<p>Prepared by:</p> <p>JONES ASSOCIATES INC.</p> <p>Foresters And Environmental Consultants</p>	<p>DATE: 4/26/10</p> <p>PROJ. #: 8049AU</p> <p>SCALE: Not to Scale</p>
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<p>D-16</p>	



- NOTES:**
- 1) THE CONTRACTOR SHALL HAVE A SEBAGO TECHNICS, INC. REPRESENTATIVE ON SITE TO OBSERVE THE INSTALLATION OF THE CULVERTS.
 - 2) UPON COMPLETION OF THE PROJECT AND/OR PRIOR TO THE OWNER'S REQUEST TO THE CITY FOR ACCEPTANCE OF THE PROPOSED STREET, THE DESIGN ENGINEER OF RECORD SHALL CERTIFY IN WRITING THAT THE STREAM CROSSING HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED STREAM CROSSING DETAIL.
 - 3) CONTRACTOR SHALL SET CULVERT 6" BELOW THE EXISTING STREAM BED ELEVATION AND SHALL COMPLY WITH REQUIREMENTS OF THE MAINE DEPT. OF ENVIRONMENTAL PROTECTION, NRPA ACT REQUIREMENTS FOR CULVERT INSTALLATION.
 - 4) THE STREAM CROSSING MUST BE INSTALLED DURING LOW FLOWS WITHIN THE SPECIFIC WORK WINDOW (JULY 15 TO OCT. 1).

SECTION AT STREAM CULVERT CROSSING
NOT TO SCALE

Detail Plan	
Auburn Industrial Subdivision Lewiston Junction Road Auburn, Maine	
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SCALE: Not to Scale	
D-17	

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