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## PROJECT NARRATIVE

### *PROPOSED MEDICAL OFFICE DEVELOPMENT*

**600 CENTER STREET (ROUTE 4)  
AUBURN, ME 04210**

**DATE: JUNE 03, 2022**

On behalf of the applicant, Auburn Center Street, LLC, Civil Design Group, LLC is pleased to submit the enclosed materials for a Pad Site Subdivision amendment and Site Plan approval. The development includes the construction of a 5,000 square foot medical office building with 25 parking spaces including stormwater and landscaping improvements. The project proposes to create a new 13,700± square foot parcel with 100± feet of frontage along Center Street within the existing 15.7± acre lot located at 600 Center Street. The property is located in the General Business District and does not appear to lie within an overlay zone. The development area has frontage along Center Street and is currently being utilized as a parking lot for the existing shopping center. The existing topography slopes from west to east towards Center Street and based on available information, the site is not located within a groundwater protection district, a Shoreland district, or a protected habitat and the development area is not located within a floodplain.

Based on feedback from the Economic Development Office, bulk and dimensional requirements including setbacks and building area shall be calculated based on the total tract of the shopping center, as such, the application reflects the same. The project will be accessed via the existing driveways, therefore, no new curb cuts are required to obtain approval from the state. The outer limit of the development will require removal and replacement of certain landscape islands and drive aisles; however, the improvements will maintain all vehicular circulation patterns including a new protected access driveway to the existing ATM. The project will also include accessible parking spaces and accessible access from the proximate parking lot to the building.

The project is proposed to connect to municipal water, municipal sewer and other utilities including gas, electric, and cable. The project will also have an onsite solid waste enclosure that will be privately maintained. Existing catch basins and drainage infrastructure are located within the development area that are proposed to remain or be modified including the connection of two new catch basins in an effort to collect, convey and treat stormwater discharges associated with the development. Overall, the development is less than acre of disturbance and the project results in a decrease of impervious area. On-site project elements including driveways, parking, stormwater management, utilities, and landscaping are proposed to be privately owned and maintained by the Owner(s).