



## City of Auburn, Maine

Office of Planning & Permitting

[www.auburnmaine.gov](http://www.auburnmaine.gov) | 60 Court Street

Auburn, Maine 04210

207.333.6601

**To:** Auburn Planning Board

**From:** Natalie Thomsen, Planning Coordinator

**Re:** Site Plan Review application submitted by Bohler Engineering on behalf of Chick-fil-A to construct a new  $\pm 5,200$  square foot fast food restaurant with drive-thru at 65 Mount Auburn Avenue (Tax Map 280, Lot 006.1). The property is located in the General Business (GB) zoning district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 3 – Special Exception.

**Date:** July 08, 2025

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**PROPOSAL** – The applicant proposes the redevelopment of a commercial parcel to construct a  $\pm 5,100$  SF Chick-fil-A restaurant with a dual-lane drive-through, 46 off-street parking spaces, and associated site improvements. No net increase in impervious surface is proposed. The parcel consists of 3.98 acres and is largely impervious with gravel, pavement, and development including Mattress Firm and Kay Jewelers. Site access will be via an existing shared private driveway

serving Hobby Lobby and existing driveway from Turner Street. The parcel is located at 65 Mount Auburn, Tax Map 200-006-001, within the GB - General Business District. (*see above aerial*)

**II. ZONING CONSIDERATIONS** – The proposed project is in the General Business (GB) Zoning District, where Drive-in or carry-out restaurants are a special exception use.

**III. PARKING & ACCESS MANAGEMENT STANDARDS** - The project will be accessed from a parking lot that has access from Mt Auburn Ave and Turner Street. The lot contains parking that is shared by multiple businesses in the Plaza.

#### Article V – Off-Street Parking and Loading

##### *Applicable Standards under Section 60-607*

##### #4: Interior Driveways and Ingress/Egress Requirements

The site is accessed via a shared private driveway that serves multiple commercial properties along Mount Auburn Avenue, including Hobby Lobby, Kay Jewelers, and Starbucks. The proposed plan shows two points of access from this shared drive, creating a looped internal circulation pattern that accommodates both parking and the dual-lane drive-through configuration. Circulation arrows are provided to illustrate vehicle flow, and a bypass lane is included for flexibility around the drive-through. The applicant has confirmed that pavement striping and directional signage will be installed within the parcel and that existing markings on the shared drive will be refreshed as needed. These improvements are expected to clarify on-site navigation and reduce potential conflict points near the entrance and drive-through access. While a dedicated loading zone is not shown, the applicant has indicated that deliveries will be managed during off-peak hours and within existing drive aisles, which is consistent with similar developments.

✓ Standard Met

##### #10 & #16: Landscaping and Buffering Requirements

The submitted landscape plan includes a planting layout with species, sizes, and quantities identified, meeting the landscaping requirements for site plan review. Plantings are concentrated around the building perimeter, parking lot edges, and drive-through lanes, contributing to site aesthetics and overall appearance. The proposed landscaping and buffering are appropriate for the context and scale of the development and meet ordinance standards.

✓ Standard Met

##### #11: Lighting Requirements

The applicant has submitted a complete photometric lighting plan that includes fixture specifications, mounting heights, lumen outputs, and illumination contours. The plan demonstrates adequate lighting coverage for parking areas, drive-through lanes, and pedestrian paths while maintaining light levels within the property boundaries. The use of full cutoff fixtures and appropriate pole heights helps to minimize glare and prevent light spill onto adjacent properties. Based on the submitted materials, the proposal meets the lighting requirements of the ordinance.

✓ Standard Met

Chapter 46 - Streets and Sidewalk Design Standards

All parking and drive-through areas will be surfaced with impermeable paving materials and are designed to meet the drainage and surfacing requirements of Chapter 46 – Streets and Sidewalk Design Standards. The site plan includes clear striping for parking stalls, drive-through lanes, and internal circulation.

✓ Standard Met

Driveway and Curb Cut Spacing (Sec. 60-800)

The project utilizes an existing shared private drive that connects to Mount Auburn Avenue, serving multiple commercial properties including Hobby Lobby. Access is also gained from Turner Street. No new curb cuts are proposed. The internal access points connecting to this private drive, parking lot and aisles are spaced appropriately and do not interfere with nearby intersections. The design supports safe ingress and egress while preserving efficient circulation within the commercial corridor.

✓ Standard Met

Sight Distance Requirements (Sec. 60-799)

Although the site relies on a shared access drive rather than a direct curb cut onto Mount Auburn Avenue, the points of entry and exit are located in a manner that maintains adequate sight lines along the internal drive. Sight distance at the shared entrance onto Mount Auburn Avenue and Turner Street is existing and unchanged, and conditions appear to support continued safe visibility for vehicles entering and exiting the development.

✓ Standard Met

Pedestrian Access and Connectivity

The site includes internal pedestrian access from the parking lot to the restaurant entrance, including crosswalks across the drive-through lanes. While the applicant did not propose a connection to the public sidewalk along Mount Auburn Avenue or Turner Street, staff had encouraged consideration of a pedestrian link along the southern edge of the site.

In response, the City Engineer has reviewed potential alternatives and confirmed that a sidewalk along the stormwater pond side of the access road may not be feasible due to slope and utility conflicts. However, the opposite side of the access drive, currently proposed for landscape plantings along the drive through, can reasonably accommodate a sidewalk with some grading adjustments. Staff supports this alignment and recommends that a sidewalk connection to the Turner Street sidewalk network be incorporated as a condition of approval.

✓ Standard Met

A Traffic Impact Study prepared by Bowman Consulting evaluates projected trip generation associated with the proposed ±5,100 SF Chick-fil-A restaurant. The study estimates that the restaurant will generate 171 trips during the weekday PM peak hour.

The subject parcel lies within the Auburn Mall area, which was previously reviewed under the 2006 Auburn Mall Master Plan. That master plan was issued a Traffic Movement Permit (TMP) by MaineDOT, which established a PM peak-hour trip cap of 584 trips for this particular parcel. As of today, approximately 260 PM peak-hour trips are allocated to existing uses on the site, including Mattress Firm, Kay Jewelers, and Hobby Lobby. This leaves a remaining trip capacity of 324 PM peak-hour trips under the original TMP.

The Chick-fil-A proposal, at 171 PM peak-hour trips, is well below this remaining capacity, and therefore does not trigger additional MaineDOT traffic permitting under the existing delegated review authority. The analysis further concludes that the shared private access drive and adjacent intersections can safely accommodate the projected traffic without degrading level of service or introducing significant queuing or delay.

#### **WETLANDS/STORMWATER -**

The project site is fully developed with existing impervious surfaces and is located within a heavily urbanized commercial corridor. There are no wetlands or mapped hydrologic resources on or adjacent to the parcel, and no new impervious area is proposed as part of the redevelopment. The Existing stormwater infrastructure for the parcel has been determined to be adequate for the development of this site since no additional impervious area is being added. As such, the project does not trigger the stormwater thresholds under Maine DEP Chapter 500 or require post-construction treatment or detention facilities.

☒ Standard Met

#### **Erosion and Sedimentation Control – Sec. 60-1069**

Section 60-1069 requires that erosion control plans be implemented for all development projects to prevent soil loss and sedimentation into nearby water bodies. Projects must adhere to Best Management Practices (BMPs) from the Maine Stormwater Management Design Manual, ensuring that construction activities minimize soil disturbance and effectively manage erosion risks.

Pursuant to Sec. 60-1069 of the Auburn Zoning Ordinance, all construction activities must incorporate erosion and sedimentation control measures to prevent adverse impacts to water resources and adjacent properties. Although the Chick-fil-A redevelopment will not increase impervious area or trigger a formal stormwater permit, the applicant has provided erosion control details on the site plan consistent with best management practices. These include stabilized construction entrances, silt fencing, and temporary soil stabilization techniques. The proposed controls are appropriate for the scale and scope of the project and satisfy the requirements of Sec. 60-1069.

☒ Standard Met



## **OTHER PERTINENT ITEMS -**

**Signage Review:** The applicant has submitted a sign package that includes monument and wall-mounted signage consistent with Sec. 60-637 (General Sign Regulations) and Sec. 60-638 (Special Sign Provisions). No variances are requested, and signage will be reviewed and permitted separately through Code Enforcement prior to installation.

**Utilities and Service Availability:** The site is currently served by public water and sewer, and the applicant has confirmed coordination with Auburn Water & Sewer District and utility providers. No upgrades or off-site extensions are needed. Electric, gas, and telecommunications infrastructure are available within the existing right-of-way or easement area.

## **IV. WAIVER REQUEST-**

No Waivers are being requested

## **V. DEPARTMENT REVIEW-**

- a. **Police** – Police have no concerns with this project
- b. **Auburn Water and Sewer** – The Applicant has collaborated with Auburn Water & Sewer and plans to connect to the existing public sewer and water lines. Standard permitting through AWSO will occur at the construction phase.
- c. **Fire Department/Code Enforcement-**
- d. **Engineering**–The City Engineer confirmed no concerns with drainage, erosion control, or utility layout. Engineering supports a pedestrian sidewalk along the access drive in lieu of landscaping, stating that minor grading work would make this feasible.
- e. **Public Services-** no concerns with this project
- f. **Airport** – Not applicable. The site is outside of the FAA influence area and Airport Overlay District.

**VI. PLANNING BOARD ACTION-** The proposed project requires review and findings for approval of Section 60-1277 and 60-1336:

Sec. 60-1277. – Objective. In considering a site plan, the Planning Board shall make findings that the development has made provisions for:

- (1) Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust and vibration; and preservation of light and air;
- (2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;
- (3) Adequacy of the methods of disposal for wastes; and
- (4) Protection of environment features on the site and in adjacent areas.

Sec. 60-1336. – 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.

- (2) That the special exception sought will neither create nor aggravate a traffic hazard, a fire hazard or any other safety hazard.
- (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 semipublic land acquisition.
- (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.
- (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.
- (6) That the standards imposed are, in all cases, at least as stringent as those elsewhere imposed by the city building code and by the provisions of this chapter.
- (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.

Sec 60-1304.(2) - A written denial of the application stating the reasons for such denial, upon a finding that:

- a) The provisions for vehicular loading, unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets will create hazards to safety.
- b) The bulk, location or operation of proposed buildings and structures will be detrimental to and adversely affect the use and values of existing development in the neighborhood or the health or safety of persons residing or working therein.
- c) The provisions for on-site landscaping are inadequate to screen neighboring properties from unsightly features of the development.
- d) The site plan does not adequately provide for the soil and drainage problems which the development may give rise to in accordance with section 60-1301(14).
- e) The provisions for exterior lighting create safety hazards for motorists traveling on adjacent streets, or are inadequate for the safety or occupants or users of the site, or will create a nuisance affecting adjacent properties.
- f) The proposed development will unduly burden off-site sewer drainage or water systems.
- g) The proposed development will create a fire hazard by failing to provide adequate access to the site, or to buildings on the site, for emergency vehicles.
- h) The proposed development violates provisions of the zoning regulations applicable to the site or other applicable laws, regulations or ordinances.
- i) The proposed development will unduly impact the ability to provide municipal services.

## **VII. STAFF RECOMMENDATIONS -**

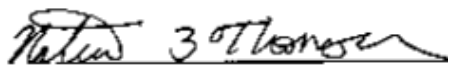
Staff recommend the Planning Board find that the Site Plan for the proposed development meets the requirements of Sec. 60-1277 and Sec. 60-1336 and APPROVE the project application. Staff recommend the following conditions:

1. *No development activity until any bonding or inspection fees are determined by the Auburn Engineering Department.*
2. *Blasting permit in advance of blasting from the City of Auburn, Planning, Permitting and Code Department.*
3. *Provide final detail and alignment for a pedestrian sidewalk along the northern edge of the access road, connecting the Chick-fil-A site to the Mount Auburn Avenue sidewalk.*

*Suggested Motions:*

I make a motion that the proposal meets the requirements of Sections 60-1277 for a Site Plan review and Sec. 60-1336 for a special exception proposing to construct a ±5,100 SF Chick-fil-A restaurant with a dual-lane drive-through, 46 off-street parking spaces, and associated site improvements at 65 Mount Auburn, Tax Map 240-001, located in the GB - General Business District. The proposed project should be considered pursuant to Chapter 60, Article XVI Division 2 – Site Plan Review and Division 3- Special Exception, Article IV, Division 13 – GB - General Business District with the following conditions:

- A. *No development activity until any bonding or inspection fees are determined by the Auburn Engineering Department.*
- B. *Blasting permit in advance of blasting from the City of Auburn, Planning, Permitting and Code Department.*
- C. *Provide final detail and alignment for a pedestrian sidewalk along the northern edge of the access road, connecting the Chick-fil-A site to the Mount Auburn Avenue sidewalk.*



Natalie Thomsen  
Planning Coordinator

**From:** [Kristopher Bennett](#)  
**To:** [Natalie Thomsen](#)  
**Cc:** [Dan Govette](#)  
**Subject:** Chick Fil A Waiver Request  
**Date:** Wednesday, July 2, 2025 4:58:50 PM

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Natalie,

The trips generated in the proposed Chick Fil A project do not exceed the approved 2006 plan build out. The traffic impact analysis is waived for the applicant for this reason.

Thank you,

Kris Bennett, PE  
City Engineer, City of Auburn  
60 Court Street | Auburn, Maine 04210 | 207.333.6601 X1134

*The City of Auburn is subject to statutes relating to public records.  
E-mail sent or received by City employees are subject to these laws.  
Senders and receivers of City e-mail should presume that messages are subject to release.*

June 4, 2025

City of Auburn  
60 Court Street  
Auburn, ME 04210  
Attention: Natalie Thomsen

**RE: Planning Board Site Plan Review  
65 Mount Auburn Ave (Pad Site)  
Map 280, Lot 6.1**

Dear Ms. Thomsen:

On behalf of our Client, Chick-fil-A, please find the following documents for the Planning Board Site Plan Review application associated with the proposed redevelopment at 65 Mount Auburn Ave. The Site Plan review application has been submitted via the online permit portal, hard copies to follow once initial review has been completed. Below, please find the project narrative:

*Existing Conditions:*

The existing parcel contains approximately  $\pm 3.9$  acres, which is part of the overall Turner Street Center Plaza. The parcel is currently improved with a  $\pm 6,500$  square foot multi-tenant building and associated parking. Within this parcel is an existing undeveloped pad containing approximately  $\pm 40,000$  square feet. This undeveloped pad is located south of the existing "Hobby Lobby" building on the abutting parcel.

This development was originally approved by the city and the Maine Department of Environmental Protection (MDEP) in 1991. Initially, the building approved on this lot was proposed to be a  $\pm 53,000$  square foot retail grocery store. In 2018, a modification was approved for a two-unit commercial building within the lot. That building was constructed, however the pad site located south of the Hobby Lobby building was not. A total of 153 parking spaces existing within the parcel.

Utilities that serve the existing pad include sewer, drain and water. Stormwater generated from the project site is collected via various catch basins throughout the parcel and conveyed to the existing drainage basin system located east of the site location.

*Proposed Conditions:*

The proposed development includes construction of a  $\pm 5,200$  square foot Chick-fil-A restaurant with Drive-Thru. The restaurant will contain 90 interior seats and approximately 16 outdoor seats. Fast Food restaurants are permitted within the General Business District, and the project requires Site Plan Review approval with the Planning Board.

The total parking provided within the proposed Chick-fil-A pad area is 25 spaces. These additional spaces increase the total parking within the parcel to 178 parking spaces. Two full movement curb cuts are being proposed off the interior ring road for the plaza. The proposed parking aisle will feature two-way traffic flow and the trash enclosure will be located east of the building.

The proposed redevelopment falls entirely within the current gravel pad areas within the parcel. The two-lane drive-thru will also contain a canopy at the order boards and an additional canopy at the pickup window. Site lighting has been provided as outlined in the Site Development Plans included with this submission. Landscaping will also be enhanced over the existing condition. A Landscape



Plan has also been prepared and included within the Site Development Plans. Any disturbed areas will be hydroseeded as well as additional plantings along the perimeter.

Proposed utilities including water, sewer, and natural gas services are proposed to be provided via connection to existing services within the site. A new underground electric and communication services are also proposed to be provided via connection to an existing utility pole on site. Gas and electric services are subject to change based on final approval.

## *Drainage Summary*

The entirety of the project area flows in the southerly direction to existing catch basins within the site. Stormwater generated from the pad site is collected via catch-basins that convey stormwater to the surface basin located south of the proposed site area. This basin was originally designed for the previously approved plaza that contained a larger building footprint that spanned across this pad area.

Under the proposed site conditions, water quality will be improved with the reduction in impervious area and additional catch-basins with deep-sump and hooded outlets. The proposed redevelopment results in an increase of  $\pm 8,200$  square feet of pervious landscaped area that will further reduce the rate and volume of stormwater being generated from the pad site location.

## *Traffic Study:*

A Traffic Trip Generation Memorandum was prepared by Bowman Consulting, Inc and submitted as part of this Site Plan Review application. In summary, the memo mentions that Turner Street Center is currently permitted to allow an additional 324 weekday afternoon peak hour trips. The project is projected to result in approximately 171 total trips during the weekday afternoon peak hour. As the Project is projected to generate less than the already approved trips, further traffic approval is not required.

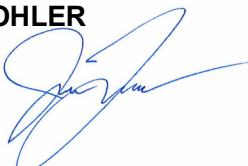
## *Site Location of Development Act:*

In 2014, MDEP (DEP #L-17518-23-S-D) allowed the City to process the application for construction of the Hobby Lobby building on this lot. Since this project was previously approved by the MDEP under the Site Location of Development Act (SLODA), I believe this proposed restaurant building will also require a project modification. We would ask that the City seek permission to review this minor modification under your delegated authority from MDEP.

We look forward to discussing this project with the Planning Board. Please do not hesitate to contact us at (508) 480-9900 should you have any questions or wish to discuss them further.

Sincerely,

**BOHLER**



Joey Fonseca

June 27, 2025

City of Auburn  
Planning Board  
60 Court Street  
Auburn, ME 04210

Attn: Natalie Thomsen, Planning Coordinator

**Re: Response to Comments  
Major Site Plan Review  
Chick-fil-A  
65 Mount Auburn Avenue**

Dear Ms. Thomsen:

Bohler is in receipt of an email dated June 18<sup>th</sup>, 2025 and June 25<sup>th</sup>, 2025 with comments received by City Staff and the Fire Department 2025. On behalf of Applicant Chick-fil-A., Bohler offers the following responses. For clarity, the original comments are in **italics**, while our responses are directly below in **bold** type.

◆ Site Access & Circulation

*Comment: The revised plans include directional arrows, which have helped clarify internal vehicle flow. However, staff emphasized the importance of reinforcing circulation clarity, particularly near the shared entry drive and the parking areas adjacent to Hobby Lobby.*

*Please confirm in your narrative that circulation signage and striping will be included to support driver navigation on site.*

**Response: Our office will work with the property owners to ensure that the pavement striping for the internal ring road along the south and east are still visible. The proposed redevelopment of the CFA portion of the site will include the necessary stop bar and pavement striping arrows to ensure proper site circulation for both drive-thru and internal circulation.**

◆ Pedestrian Connectivity

*Comment: We are still reviewing pedestrian connections on-site and would like additional information on the feasibility of adding a pedestrian connection from the site toward the roundabout area, along the southern edge of the parking lot.*

*Even though the property is leased, the City is seeking improved connectivity between this development and the surrounding pedestrian infrastructure. Please confirm whether a connection in that direction is possible and clarify any limitations (physical or legal) that may prevent that.*

*This can be a condition of approval if needed, but having safe pedestrian accessibility through the site is important.*

**Response:** Our office reviewed this area during our pre-application meeting and also reviewed with the property owner's engineer. The existing sidewalk along Turner Street does end on the westerly side of the site entrance drive. The elevation from that sidewalk termination to the head in parking along Turner Street rises approximately 5-6 feet in approximately 50-feet. This area also contains a pylon sign and a guiderail that exists along the top of the berm alongside the stormwater basin. The guiderail is located on the existing curbline, and the slope then drops quickly toward the stormwater basin.

Given the challenges of the elevation change, pylon sign, guiderail and location of the stormwater basin; providing an accessible pedestrian path into the site will be challenging and may not be feasible given the constraints listed above.

## ◆ Dumpster Location

**Comment:** The plans do not currently show a designated dumpster location or enclosure details. Please revise the site plan to include:

- Dumpster location
- Screening/enclosure materials
- Access route for collection vehicles

**Response:** The Site Plans that were submitted as part of the application did have the proposed trash enclosure location shown. It is located along the rear of the site, east of the drive-thru lane. I've further highlighted it in the attached sketch and included with this response letter.

The Landscape Plan that was submitted also includes screening vegetation.

The truck will access the trash enclosure through the delivery access route along the east side of the parcel. The truck will be able to exit the site to the north or south as necessary.

## ◆ Fire Department Review

**Comment:** We are currently waiting for final feedback from the Fire Department. In the meantime, we recommend adding:

- A fire truck turning radius template
- Labeling of the nearest hydrant(s) and confirmation of compliance with Fire Code access and spacing



**Response:** Per the email received on 6/25 from your office, "The Fire Department is okay with what was previously submitted; you do not need to do the things on my list labeled "fire department." Comment acknowledged.

We trust the above as well as the attached information are sufficient for your continued review of the project. Should you have any questions or require additional information, please do not hesitate to contact us at (508) 480-9900.

Sincerely,

**BOHLER ENGINEERING MA, LLC**

A handwritten signature in blue ink, appearing to read "Joey Fonseca", written over a light blue horizontal line.

Joey Fonseca

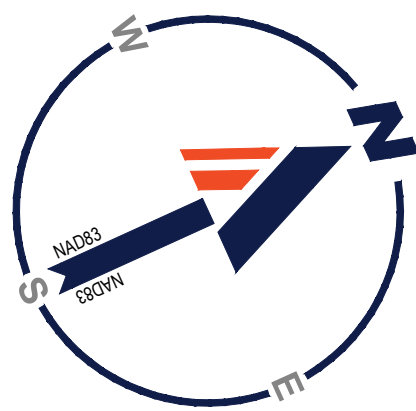


HATCH LEGEND	
HATCH	DESCRIPTION
	PROP HYDROSEED LAWN



**A**  
**ISSUED FOR PERMIT**





MAP 280  
LOT 6  
N/F LANDS OF  
VERIT REAL ESTATE LP  
BK. 9799, PG. 70  
LOT 34  
LOT 3

1 STORY  
MASONRY BUILDING  
"HOBBY LOBBY"

MAP 280  
BLOCK 6  
LOT 1  
N/F LANDS OF  
COLONIAL MARKETPLACE ASSOCIATES  
BK. 9965, PG. 208  
LOT 3B

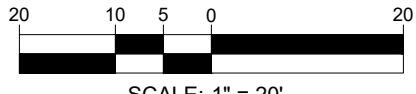
MAP 280  
LOT 5  
N/F LANDS OF  
FUTURE PROPERTIES, LLC  
BK. 6009, PG. 228  
LOT 5

S24°06'39"W  
473.90'

ZONING TABLE			
ZONE: GB - GENERAL BUSINESS USE: DRIVE INCARRY OUT RESTAURANT MAP: 280 BLOCK: 6 LOT: 1			
APPLICANT/ OWNER INFORMATION			
APPLICANT:	CHICK-FIL-A INC 5200 BUFFINGTON ROAD ATLANTA, GA 30349		
PROPERTY OWNER:	COLONIAL MARKETPLACE ASSOCIATES PO BOX 445 RAYMOND, ME 04071		
BULK REQUIREMENTS			
ITEM	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	10,000 SF	169,836 SF (3.9 AC)	NO CHANGE
MIN LOT WIDTH	100.0'	273.3'	NO CHANGE
MIN LOT DEPTH	150.0'	415.4'	NO CHANGE
MIN YARD SETBACKS			
FRONT YARD	25.0' FROM STREET R/W	±84.7'	NO CHANGE
SIDE YARD	5.0' FROM SIDE LOT LINE	±83.9'	6.0'
REAR YARD	35.0' FROM REAR LOT LINE	±73.9'	NO CHANGE
MAX PERMITTED HEIGHT	45.0'	0.0'	<45.0'
MAX LOT COVERAGE	60.0%	3.8% (6,528 SF)	6.9% (11,717 SF)

TURNER STREET  
(PUBLIC - VARIABLE WIDTH ROW)

THIS PLAN TO BE UTILIZED FOR SITE  
LAYOUT PURPOSES ONLY



SITE PLAN DESIGN NOTES & KEY PLAN

- 1A

DIRECTIONAL ARROW

1A

C-400
- 1B

PAINTED HANDICAP PARKING SYMBOL

1B

C-400
- 2A

DRIVE-THRU GRAPHICS

2A

C-400
- 2B

STOP BAR GRAPHIC

2B

C-400
- 3

CROSSWALK MARKINGS

3

C-400
- 4

MULTI-LANE DIRECTIONAL GRAPHICS

4

C-400
- 5

STANDARD OR HANDICAP PARKING STALL PER CODE

5

C-400
- 5A

4" SOLID WHITE STRIPING

5A

C-400
- 5B

4" SOLID YELLOW STRIPING

5B

C-400
- 5C

4" SKIP DASH YELLOW STRIPING

5C

C-400
- 6

SOLID PLASTIC WHEEL STOP

6

C-400
- 7

BOLLARD MOUNTED SIGN

7

C-400
- 8

CURB RAMP w/ SHORT FLARED SIDES (GRASSED AREAS)

8

C-400
- 9

CURB RAMP w/ FLARED SIDES (IN SIDEWALK)

9

C-400
- 10

RETURNED CURB HANDICAP RAMP

10

C-400
- 11

SIDEWALK ACCESSIBLE RAMP

11

C-401
- 12

DETECTABLE WARNING DEVICE

12

C-401
- 13

TYPICAL ADA RAMP & HANDRAIL

13

C-401
- 14

CONCRETE SIDEWALK

14

C-401
- 15

CONCRETE SIDEWALK w/ CURB & GUTTER

15

C-401
- 16

ENTRY DOOR FROST SLAB DETAIL

16

C-401
- 17

CONCRETE BOLLARD

17

C-401
- 18

CONCRETE CURB & GUTTER

18

C-401
- 18A

SPILLING CURB & GUTTER

18A

C-401
- 18B

CATCHING CURB & GUTTER

18B

C-401
- 18C

DEPRESSED SPILLING CURB & GUTTER

18C

C-401
- 18D

DEPRESSED CATCHING CURB & GUTTER

18D

C-401
- 18E

SPILLING GUTTER SECTION AT ACCESSIBLE RAMP

18E

C-401
- 18F

CATCHING GUTTER SECTION AT ACCESSIBLE RAMP

18F

C-401
- 18G

MOUNTABLE CURB & GUTTER

18G

C-401
- 19

LANDSCAPE & IRRIGATION PROTECTOR

19

C-401
- 20

TYPICAL HMA/C PAVEMENT SECTION

20

C-402
- 21

BUTT JOINT

21

C-402
- 22

CONCRETE PAVEMENT DRIVE-THRU LANE

22

C-402
- 23

CONCRETE APRON AT TRASH ENCLOSURE

23

C-402
- 24

PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES)

24

C-402
- 25

CONCRETE PAVEMENT SECTIONS

25

C-402
- 26

TRANSVERSE & LONGITUDINAL CONTRACTION JOINT

26

C-402
- 27

TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT

27

C-402
- 28

CONTRACTION JOINT

28

C-402
- 29

KEYED CONSTRUCTION JOINT

29

C-402
- 30

LONGITUDINAL BUTT JOINT

30

C-402
- 31

EXPANSION JOINT

31

C-402
- 32

DRIVE-THRU PLAN - FLUSH WITH FFE

32

C-403
- 33

DRIVE-THRU ISOMETRIC

33

C-403
- 34

DRIVE-THRU ORDER POINT ISLAND

34

C-403
- 35

MENU BOARD LOOP DETECTION SYSTEM

35

C-403
- 36

BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)

36

C-403
- 37

CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)

37

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SIGN LEGEND

\*\* CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS \*\*

- A

HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE)  
R7-8; 12" X 18" (TYP.)
- B

HANDICAP PARKING FINE SIGN (SEE SIGNAGE PACKAGE)  
6" X 12" (TYP.)
- C

"VAN ACCESSIBLE" SIGN (SEE SIGNAGE PACKAGE)  
R7-8P; 6" X 12" (TYP.)
- D

"DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE)  
R5-1; 24" X 24" (TYP.)
- E

STOP SIGN (SEE SIGNAGE PACKAGE)  
R1-1; 30" X 30" (TYP.)
- F

CFA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)
- G

FLAG POLE (SEE SIGNAGE PACKAGE)
- H

CFA MONUMENT OR PYLON SIGN
- I

DIGITAL DRIVE-THRU MENU BOARDS



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FSR#06109

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RELEASE: 24.11

REVISION SCHEDULE  
NO. DATE DESCRIPTION

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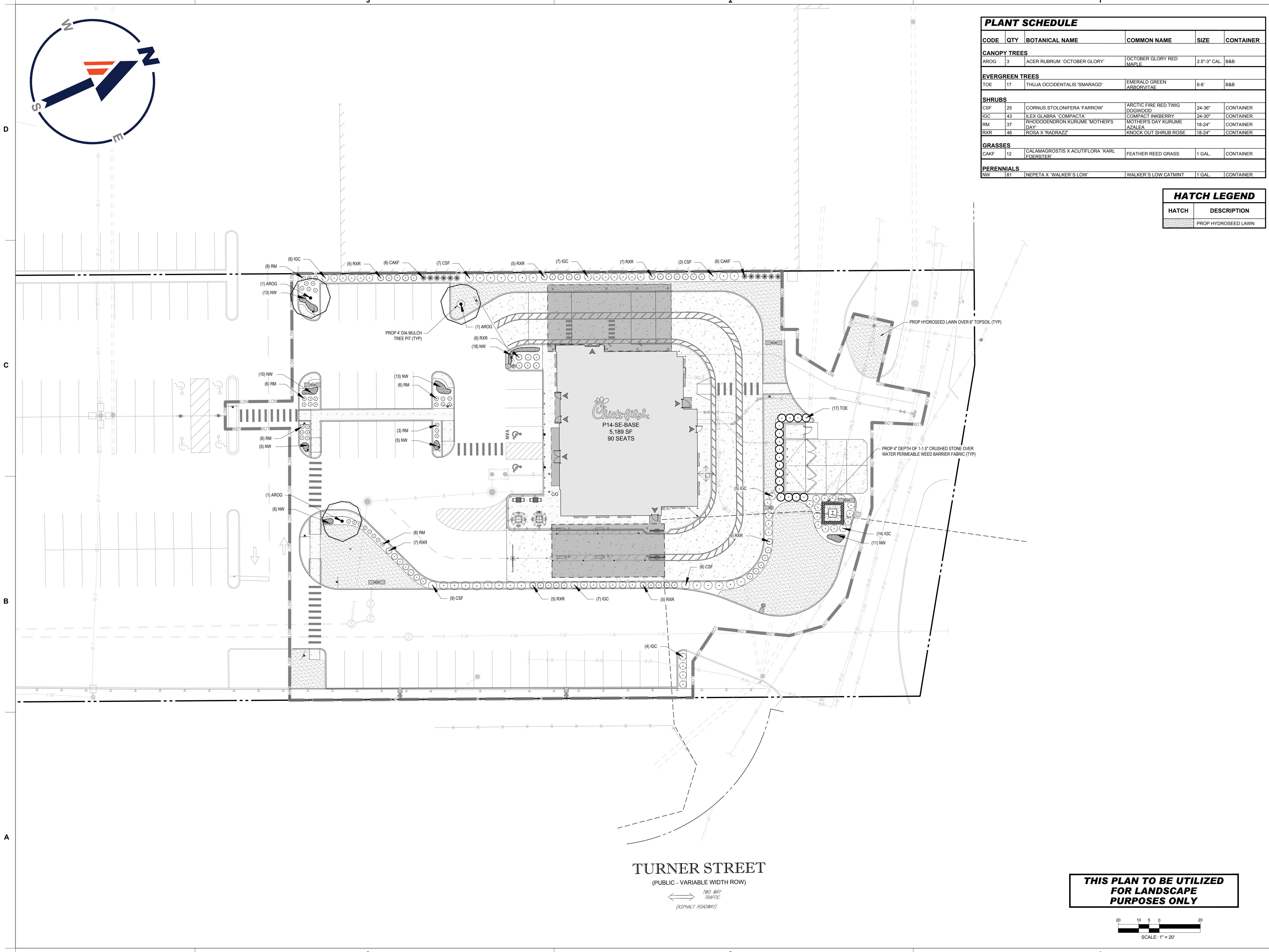
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SHEET NUMBER

C-200



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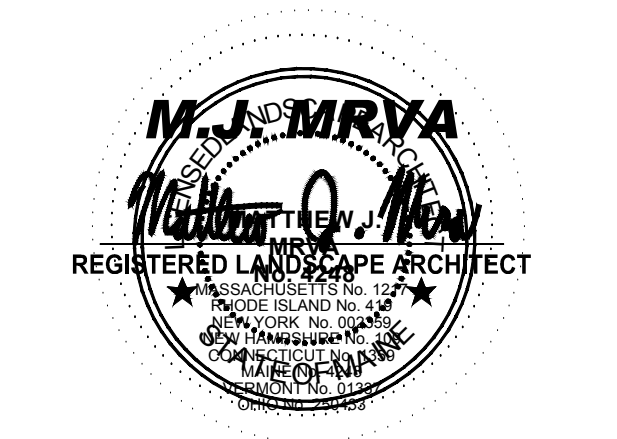


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SHEET NUMBER

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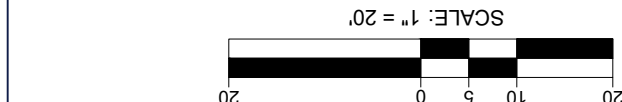
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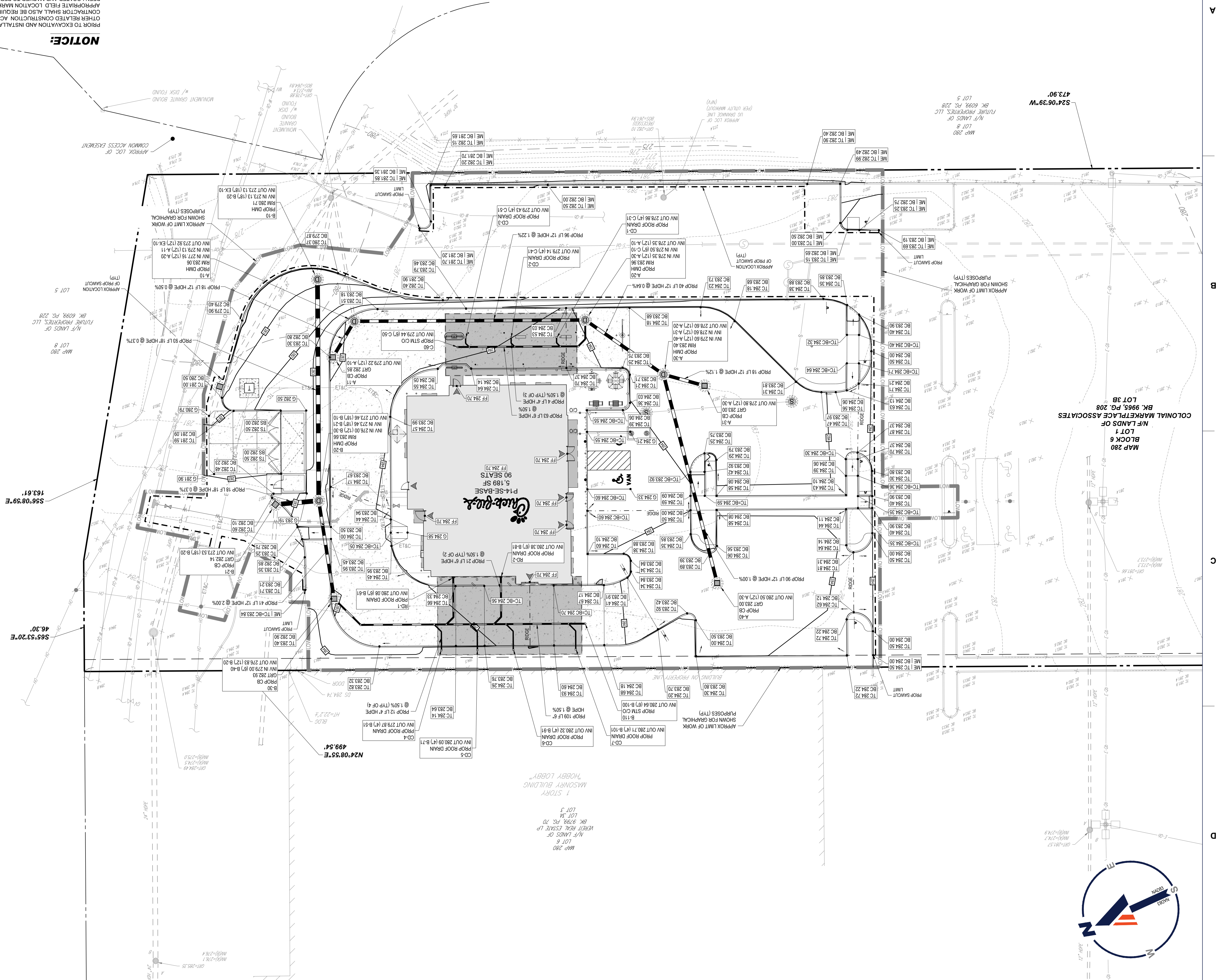
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GRADING AND DRAINAGE PLAN  
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**THIS PLAN TO BE UTILIZED FOR  
GRADING, DRAINAGE AND UTILITIES  
PURPOSES ONLY**

PRIOR TO EXCAVATION AND INSTALLATION OF ANY UNDERGROUND UTILITY, STORM DRAINAGE FACILITIES, GRADING AND PAVING, AND  
OTHER RELATED CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY LOCATING COMPANY. THE  
CONTRACTOR SHALL ALSO BE REQUIRED TO COORDINATE DIRECTLY (AS NECESSARY) WITH EACH APPLICABLE UTILITY AGENCY FOR  
APPROPRIATE FIELD LOCATION MARKING. THE CONTRACTOR SHALL BE RESPONSIBLE TO ASSURE THAT ALL EXISTING UTILITIES HAVE  
BEEN LOCATED AND MARKED TO PREPARE THE WORK IN A SAFE MANNER WITHOUT DAMAGE TO EXISTING UTILITIES. THE  
CONTRACTOR SHALL VERIFY THE LOCATION, DIRECTION, DEPTH, DIAMETER, PIPE MATERIAL, PIPE MANHOLE, ELEVATION OF EXISTING UTILITIES AND STRUCTURES, AS  
APPLICABLE, PRIOR TO CONSTRUCTION.

**NOTICE:**







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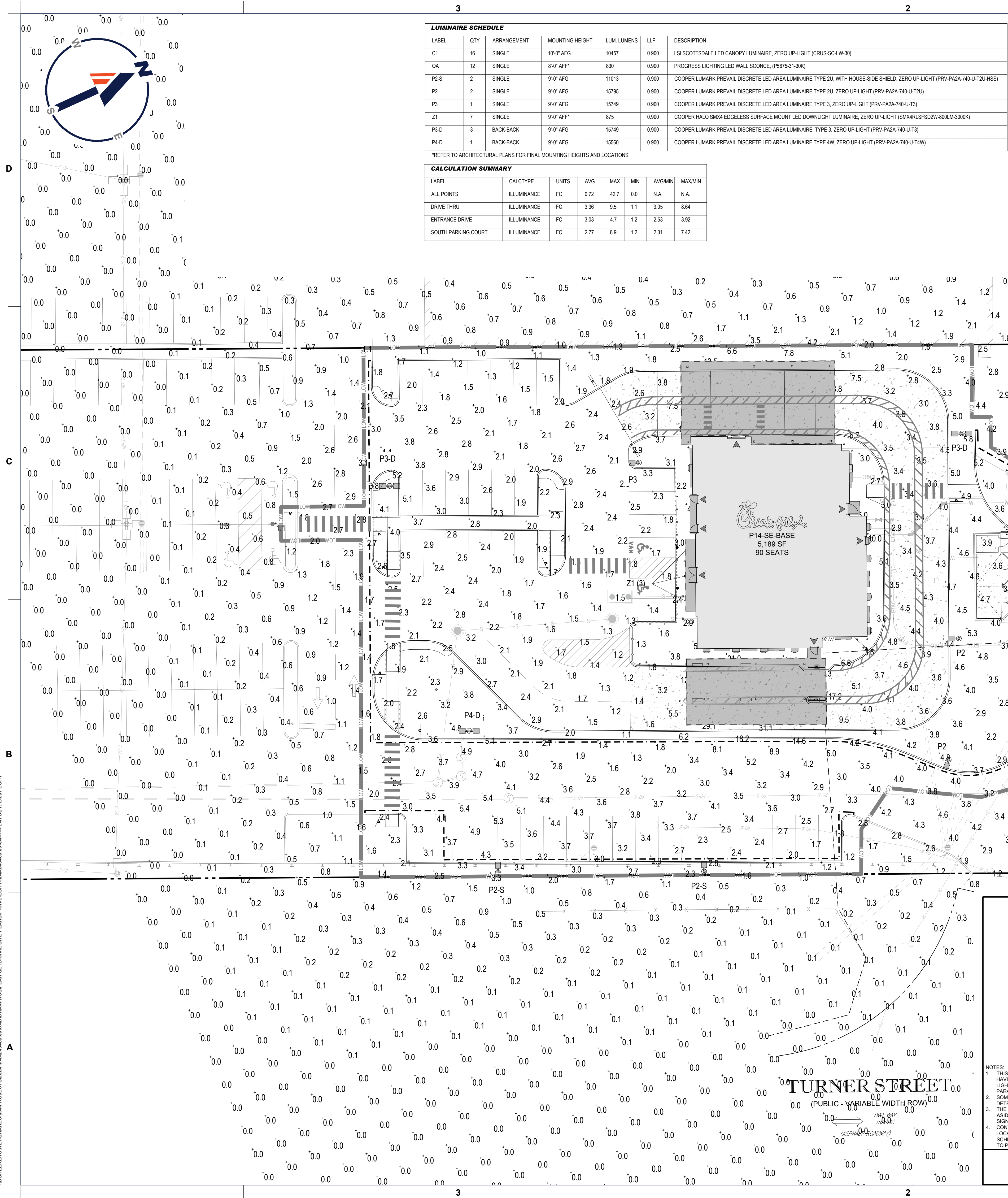
**SHEET**  
**EROSION AND**  
**SEDIMENT CONTROL**  
**PLAN**

---

SHEET NUMBER

**C-301**





LUMINAIRE SCHEDULE					
LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUM. LUMENS	LLF
C1	16	SINGLE	10'-0" AFG	10457	0.900
OA	12	SINGLE	8'-0" AFF*	830	0.900
P2-S	2	SINGLE	9'-0" AFG	11013	0.900
P2	2	SINGLE	9'-0" AFG	15795	0.900
P3	1	SINGLE	9'-0" AFG	15749	0.900
P1	7	SINGLE	9'-0" AFF*	875	0.900
P3-D	3	BACK-BACK	9'-0" AFG	15749	0.900
P4-D	1	BACK-BACK	9'-0" AFG	15560	0.900
*REFER TO ARCHITECTURAL PLANS FOR FINAL MOUNTING HEIGHTS AND LOCATIONS					
CALCULATION SUMMARY					
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN
ALL POINTS	ILLUMINANCE	FC	0.72	42.7	0.0
DRIVE THRU	ILLUMINANCE	FC	3.36	9.5	1.1
ENTRANCE DRIVE	ILLUMINANCE	FC	3.03	4.7	1.2
SOUTH PARKING COURT	ILLUMINANCE	FC	2.77	8.9	1.2

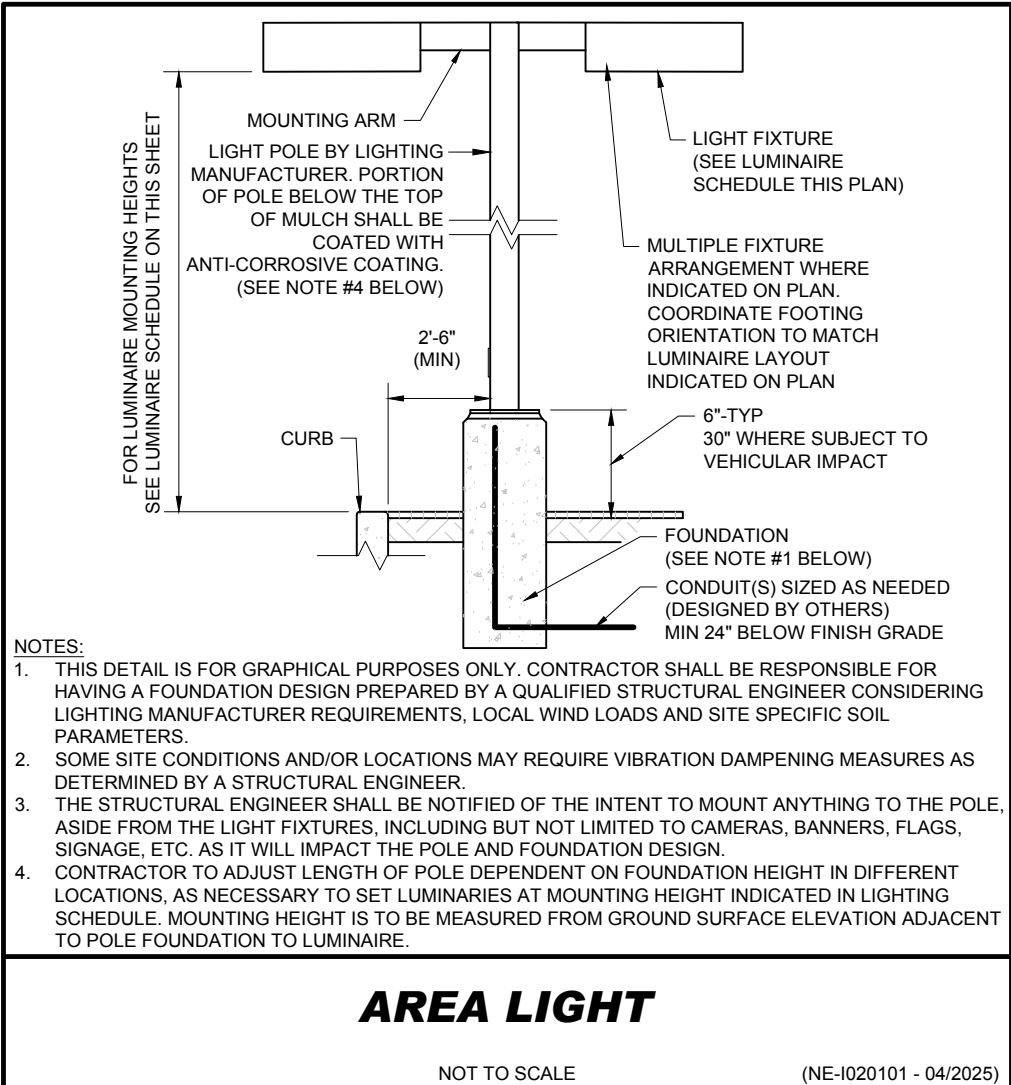
CITY OF AUBURN, MAINE LIGHTING REQUIREMENTS		
SECTION	REQUIREMENT	PROPOSED
ARTICLE V. OFF-STREET PARKING AND LOADING	\$60-607. GENERAL PROVISIONS AND DESIGN STANDARDS. (11) EXTERIOR LIGHTING PROVIDED IN ANY PARKING OR LOADING AREA SHALL BE ARRANGED AND SHIELDED SO THAT IT IS DEFLECTED AWAY FROM ADJACENT PROPERTIES USED FOR RESIDENTIAL PURPOSES AND FROM ANY PUBLIC HIGHWAY.	PROVIDED

MAINE LIGHTING NOTES (Rev. 6/2023)

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-08 TESTING. THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOTCANDELS (FC).
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING (IF NECESSARY) ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNERS.
- WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR ELECTRICAL ENGINEER. THE CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS, THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES OR OTHER STRUCTURES.
- IT IS THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING ANY AND ALL POWER SOURCE(S), AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND/OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
- WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND OTHER MAINTENANCE SPECIFIED BY THE MANUFACTURER. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN.
- THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-21 TESTING (OR MOST RECENT EDITION). THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO BOHLER FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.
- LIGHT POLE FOUNDATIONS ARE SHOWN ON THE PLAN IN THE INTENDED LOCATION BASED ON THE LIGHTING CALCULATIONS, UNLESS OTHERWISE NOTED. LIGHT SYMBOLS ARE SHOWN LARGER THAN ACTUAL SIZE, HOWEVER FOUNDATION SIZE IS SHOWN AT ACTUAL SIZE.

GENERAL LIGHTING NOTES:

- THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE ELECTRICAL CONTRACTOR MUST BECOME FAMILIAR WITH, REFER TO AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY.
- THE ELECTRICAL CONTRACTOR MUST FULLY COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THIS LIGHTING PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL APPLICABLE AGENCY AND GOVERNMENTAL REGULATIONS. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, MAINTENANCE, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOTCANDELS (FC).
- THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING, CONTROLS, AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, ELECTRICAL ENGINEER'S AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND ALL APPLICABLE BUILDING AND LOCAL ELECTRICAL CODES.
- THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL LIGHTING IS INSTALLED PER THIS LIGHTING PLAN, INCLUDING THE LOCATION, ORIENTATION, SHIELDING, AND/OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. EXISTING POLES AND FOUNDATIONS ARE NOT TO BE REUSED.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND OTHER MAINTENANCE SPECIFIED BY THE MANUFACTURER. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN.
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- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO BOHLER FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.
- LIGHT POLE FOUNDATIONS ARE SHOWN ON THE PLAN IN THE INTENDED LOCATION BASED ON THE LIGHTING CALCULATIONS, UNLESS OTHERWISE NOTED. LIGHT SYMBOLS ARE SHOWN LARGER THAN ACTUAL SIZE, HOWEVER FOUNDATION SIZE IS SHOWN AT ACTUAL SIZE.

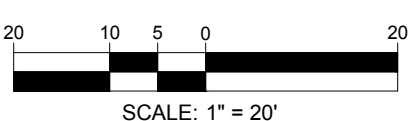


- NOTES:
- THIS DETAIL IS FOR GRAPHICAL PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.
  - SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
  - THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.
  - CONTRACTOR TO ADJUST LENGTH OF POLE DEPENDENT ON FOUNDATION HEIGHT IN DIFFERENT LOCATIONS, AS NECESSARY TO SET LUMINAIRES AT MOUNTING HEIGHT INDICATED IN LIGHTING SCHEDULE. MOUNTING HEIGHT IS TO BE MEASURED FROM GROUND SURFACE ELEVATION ADJACENT TO POLE FOUNDATION TO LUMINAIRE.

AREA LIGHT

NOT TO SCALE (NE-1020101 - 04/2025)

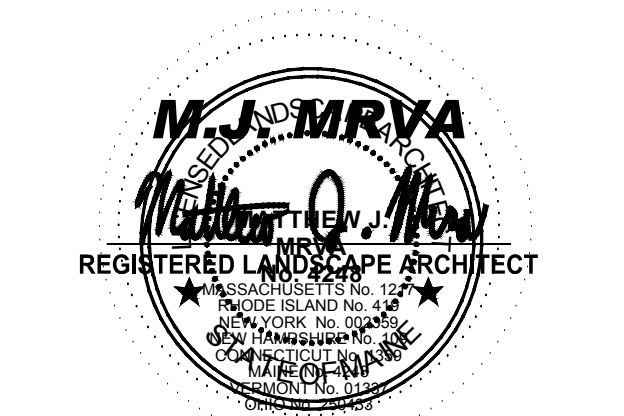
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65 MOUNT AUBURN AVE  
AUBURN, ME, 04210

**FSR#06109**  
BUILDING TYPE / SIZE: P14-SE-BASE  
RELEASE: 24.11

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

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SHEET

**LIGHTING PLAN**  
SHEET NUMBER

**L-201**



## MEMORANDUM

**To:** Natalie Thomsen, City of Auburn Planning Coordinator  
**From:** Jason Adams, PE, PTOE  
**Date:** May 6, 2025  
**RE:** Project Trip Generation  
Proposed Chick-fil-A  
64 Mt Auburn Avenue  
Auburn, ME 04210



A handwritten signature, likely of Jason Adams, consisting of stylized initials "JA" followed by a horizontal line.

Bowman Consulting Group has completed this memorandum for the proposed Chick-fil-A restaurant to be located at 64 Mt Auburn Avenue in Auburn, Maine (herein referred to as the "Project"). This memorandum is based on the Concept Plan prepared by Bohler, dated March 17, 2025. This memorandum provides a description of the Project and a review of the estimated trip generating characteristics of the Project during the weekday afternoon peak hour.

### Project Description

The site is located just east of the existing Hobby Lobby, within the Turner Street Center, and has never been developed. The Project site is bounded by an internal driveway to the east and north, the Hobby Lobby store to the west, and a surface parking lot to the south.

The Project would include the construction of a new 5,189 square foot (sf) Chick-fil-A with two drive-through lanes. Access to the Project would be provided via the parking lot to the south. There would be no changes to the driveways currently providing access to the Turner Street Center.

### Site-Generated Traffic

Based on information provided by the City Planning Department, the existing Turner Street Center was permitted in 2006 to include 584 weekday afternoon peak hour trips. With the current uses on site (Mattress Firm, Kays Jewelers, and Hobby Lobby), there are currently 260 weekday afternoon peak hour trips, allowing for an additional 324 weekday afternoon peak hour trips under the current permit.

To estimate the number of vehicle trips associated with the proposed Chick-fil-A, the Institute of Transportation Engineers' (ITE) publication, *Trip Generation Manual, 11<sup>th</sup> Edition*, was referenced. ITE is a national research organization of transportation professionals, and the *Trip Generation Manual, 11<sup>th</sup> Edition* provides traffic generation information for various land uses compiled from studies conducted by members nationwide. Vehicle trip estimates for the Project were developed based on data presented for LUC 934 (Fast-Food Restaurant with Drive-Through). This reference establishes vehicle trip rates (in this case expressed in trips per square foot) based on actual traffic counts conducted at similar types of existing land uses.

### Pass-by Trips

Not all trips to a land use like a Chick-fil-A are considered "new" trips. In fact, a significant portion of the total trips attracted to such a land use are "pass-by" trips which are already on the adjacent roadway network. The pass-by trip portion of the total development traffic is reflected in the existing, base traffic volumes, and does not represent new traffic on the roadway network. Therefore, the total traffic volume associated with the Project is reduced by the pass-by volume to estimate the "new" traffic generated by the Project.

According to ITE data for LUC 934, 55 percent of the weekday afternoon trips can be attributed as pass-by trips. A summary of the weekday afternoon peak hour trip generation estimates for the Project are shown in Table 1 below.

**Table 1: Vehicular Trip Generation**

Description	Weekday PM		
	In	Out	Total
Proposed Chick-fil-A <sup>1</sup>	89	82	171
<i>Pass-By Trips</i> <sup>2</sup>	-47	-47	-94
<b><i>Net Chick-fil-A Trips</i></b>	<b>42</b>	<b>35</b>	<b>77</b>

1 ITE Land Use Code 934 (Fast-Food Restaurant with Drive-Through) based on 5,189 s.f.

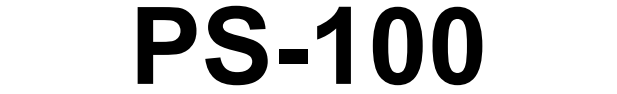
2 According to ITE, approximately 55% of weekday afternoon peak hour trips for Land Use Code 934 (Fast-Food Restaurant with Drive-Through) are attributed to pass-by trips.

As shown in Table 1, the Project is projected to result in approximately 171 total trips (89 entering vehicles and 82 exiting vehicles) during the weekday afternoon peak hour. Of the 171 total trips project to be associated with the Project approximately 77 vehicle trips (42 entering vehicles and 35 exiting vehicles) would be considered to be "new" vehicle trips.

### **Conclusion**

The Turner Street Center is currently permitted to allow an additional 324 weekday afternoon peak hour trips. The Project is projected to result in approximately 171 total trips during the weekday afternoon peak hour. As the Project is projected to generate less than the already approved trips, further traffic approval is not required.









Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia 30349-2998

**BOHLER**

50 WASHINGTON ST., SUITE 2000  
WESTBOROUGH, MA 01861

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# CHICK-FIL-A AUBURN (ME)

65 MOUNT AUBURN AVE  
AUBURN, ME, 04210

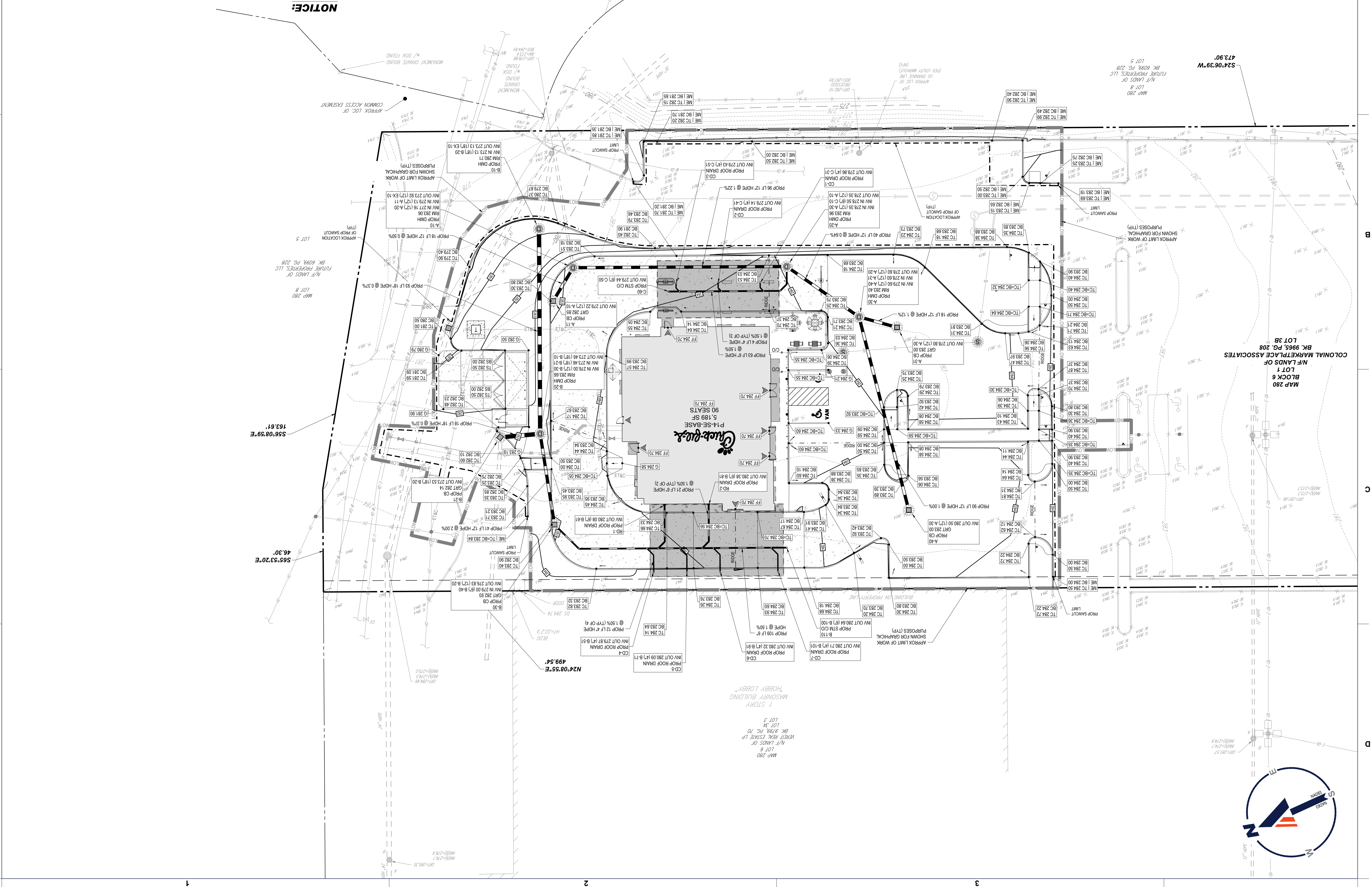
**FSR#06109**

REVISION SCHEDULE  
BUILDING TYPE / SIZE: P14-SE-BASE  
RELEASE: 24.11

CONSULTANT PROJECT # MA240468.00  
PRINTED FOR: PERMIT  
DATE: 03/31/2025  
DRAWN BY: AEH  
CHECKED BY: JNF

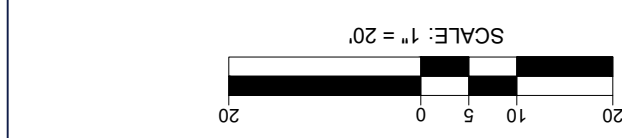
SHEET  
GRADING AND DRAINAGE PLAN

**C-3.0**  
SHEET NUMBER



**THIS PLAN TO BE UTILIZED FOR  
GRADING, DRAINAGE AND UTILITIES  
PURPOSES ONLY**

**NOTICE:**  
PRIOR TO EXCAVATION AND INSTALLATION OF ANY UNDERGROUND UTILITY, STORM DRAINAGE FACILITIES, GRADING AND PAVING, AND OTHER RELATED CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY LOCATING COMPANY. THE CONTRACTOR SHALL ALSO BE REQUIRED TO COORDINATE DIRECTLY (AS NECESSARY) WITH EACH APPLICABLE UTILITY AGENCY FOR APPROPRIATE FIELD LOCATION MARKING. THE CONTRACTOR SHALL BE RESPONSIBLE TO ASSURE THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED TO PREPARE THE WORK IN A SAFE MANNER WITHOUT DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, DIRECTION, DEPTH, DIAMETER, PIPE MATERIAL AND ELEVATION OF EXISTING UTILITIES AND STRUCTURES, AS APPLICABLE, PRIOR TO CONSTRUCTION.











Chick-fil-A, Inc.  
5200 Buffington Road  
Atlanta, Georgia 30349-2998  
Telephone: 404 765-8000

For Internal Use Only:  
APN No. \_\_\_\_\_

DATE: October ~~15~~22, 2024  
CFA Comments

**VIA EMAIL**

Noah Stebbins  
The Boulos Company  
One Portland Square, Suite 400,  
Portland, ME 04101

**RE: Proposed Ground Lease between Colonial Marketplace Associates ("Landlord"), as landlord, and Chick-fil-A, Inc. ("CFA"), as tenant**

Dear Noah:

This letter serves to express our interest in entering into a ground lease ("Lease") regarding the real property described below.

Property: The property (the "Property") consists of a portion of approximately 3.9± acres (to be defined prior to Lease Execution) located at 65 Mt. Auburn Ave, Androscoggin County, Auburn, ME (Lot 3B) 04210, as more particularly described on Exhibit "A", together with easements for access, parking and utilities across Landlord's adjacent property described on Exhibit "B" (the "Adjoining Property").

[REDACTED]

[REDACTED]

[REDACTED]

Taxes: Beginning on the Rent Commencement Date, CFA will pay the real estate taxes separately assessed on the Property and any property taxes assessed on CFA's improvements and personal property located on the Property. If the Property is not separately assessed, CFA will pay its pro-rata share of such taxes upon presentation of bills to CFA. Landlord's estimate of real estate taxes is [REDACTED] per annum. If the taxes are increased due to a re-valuation of the Property or the Adjoining Property after the Commencement Date because of any "change in ownership," Tenant will not be required to pay or be charged with any increase in the taxes attributable to or arising from such change in ownership.

**Common Area**

Expenses:

CFA will maintain the Property, including parking ~~and, plowing, salting,~~ landscaped areas, and will insure its building, improvements and personal property. CFA will not be responsible for any shopping center expenses or common area maintenance charges (other than a [REDACTED] annual contribution towards common drive-aisles).

Inspection Period:

CFA will have 90 days after the effective date of the Lease (the "**Inspection Period**") to determine the feasibility, in CFA's sole discretion, of CFA's development, use and operation of the Property. CFA will have the right to terminate the Lease for any reason (or for no reason) at any time prior to the expiration of the Inspection Period.

Permitting Period:

CFA will have a specific number of days (the "**Permitting Period**"; the amount of which to be mutually acceptable to CFA and Landlord and consistent with the timing provided in CFA's site investigation report and set forth in the Lease prior to execution) after the expiration of the Inspection Period to receive all unappealable governmental and other third party approvals and permits (collectively, "**Permits**") deemed necessary by CFA, without unusual or extraordinary expense, for the development and use of the Property as a Chick-fil-A restaurant with a drive-thru window with multiple lanes, multi-lane order points and canopies, a pylon and/or monument sign, a children's play area and an outdoor seating area. CFA will provide Landlord with a copy of CFA's initial submittal, including and limited to site plan and elevations, prior to submitting for Permits. Landlord shall have five (5) days from receipt to notify CFA of its approval. Landlord's approval shall not be unreasonably withheld, conditioned or delayed. If Landlord does not provide comments to CFA within five (5) days of CFA's transmittal, then Landlord waives its right to comment on the plans. The aforementioned is limited to the initial submittal for CFA's entitlements only and not any subsequent submittals or changes. CFA will make its initial submittal for Permits within 45 days after the expiration of the Inspection Period, subject to Landlord's approval which shall toll the aforementioned period. CFA will have the right to terminate the Lease for failure to obtain Permits at any time prior to the expiration of the Permitting Period. CFA may extend the Permitting Period for 2, 45-day periods if CFA has not received Permits before the expiration of the Permitting Period.

Other Contingencies:

The Lease will also be expressly contingent upon the following:

- (i) The condition of title to the Property must be satisfactory to CFA.
- (ii) The completion by Landlord of all of the work ("**Landlord's Work**") described on the attached Exhibit "D" ("**Work Letter**") in the time periods to be set forth in the Lease.
- (iii) CFA obtaining all required internal approvals from its Real Estate Committee during the Inspection Period.
- (iv) The Property shall be delivered free and clear of any hazardous materials.

Commencement Date:

The Commencement Date of the Lease will occur on a date mutually acceptable to Landlord and CFA not later than 30 days after the later to occur of (i) the expiration of the Permitting Period, or (ii) completion of Landlord's Work.

Rent Commencement

Date:

The Rent Commencement Date will be the earlier of (i) 210 days after the Commencement Date, or (ii) the date on which CFA opens for business to the public from the Property.

However, if the Commencement Date occurs during the months of October, November, December, January, February or March, the Rent Commencement Date will occur on the earlier of (a) 210 days after April 1 following the previous months, or (b) the date CFA opens for business with the public from the Property.

Use:

CFA will have the right to use the Property as a restaurant and for any other lawful retail use that does not violate certain prohibited uses and existing exclusives to be provided by Landlord to CFA within 10 days after full execution of this letter. CFA shall be permitted to make any changes, alterations and/or redevelop the Property from time to time throughout the entire Term of the Lease, including but not limited to making changes on the Property as its prototype evolves.

Signage Rights:

CFA will have the right to install, maintain and replace such signs and advertising as CFA may determine are desirable, including, without limitation, pick up delivery order signs, directional signs, parking signs and at least one (1) pylon sign. CFA will have the right to place a panel on the ~~top or~~ bottomposition on the existing pylon (**please provide for review**) and monument sign located at on the Turner Street side of the property closer to the Mt. Auburn/Turner Street intersection (**will need to discuss within the LOI process**). Any future pylon and/or monument signs constructed by Landlord on the Adjoining Property. If a sign panel is not available on the existing pylon and/or monument sign, CFA shall have the right of first refusal on any sign panel that might become available in the future.

Brokers:

CFA and Landlord acknowledge CFA has engaged Eastern Retail Properties ("**CFA's Broker**") as CFA's broker and Landlord has engaged The Boulos Company ("**Landlord's Broker**") as Landlord's broker both in connection with the lease of the Property. Landlord will be responsible for payment of all commissions due to CFA's Broker and Landlord's Broker pursuant to separate agreements among them ("**Broker Agreements**"). Each party will indemnify the other from claims of other brokers claiming through the indemnifying party.

CFA Exclusive:

No portion of the Adjoining Property will be leased, used or occupied as a restaurant selling or serving chicken as a principal menu item. A "restaurant selling or serving chicken as a principal menu item" means a restaurant deriving 25% or more of its gross sales from the sale of chicken. A "restaurant" includes any business establishment, including, without limitation, a kiosk, stand, booth, food truck or area located inside another business facility. Also, no portion of the Adjoining Property will be leased, used or occupied by or for any of the following: McDonald's, Wendy's, Arby's, Boston Market, Kentucky Fried Chicken, Popeye's, Church's, Bojangle's, Mrs. Winner's, Carl's Jr., Hardee's, Chicken Out, Zaxby's, Ranch One, El Pollo Loco, Pollo Campero, Pollo Tropical, Raising Cane's, Chester's, Bush's Chicken, Biscuitville, Chicken Now, PDQ, ChikWich, Ezell's Famous Chicken, Roy Rogers, Slim Chickens, Shake Shack or Habit Burger. In no event are these restrictions intended to bind CFA, its successors or

assigns on any portion of the shopping center or Adjoining Property. These covenants will run with the land during the term of the Lease, benefiting the Property and burdening the Adjoining Property, and be set forth in the short form lease to be recorded upon the effective date of the Lease. In the event any owner, tenant or other occupant in the shopping center or Adjoining Property, or any party subject to restrictions under any Declaration, CC&R, REA or related type of recorded document affecting the shopping center and/or the Adjoining Property approaches Landlord for any third-party and/or use approval, Landlord shall not grant said approval if the proposed use/concept is in violation of CFA's Exclusive.

Existing Exclusives  
and Restrictions:

Landlord acknowledges that it is critically important that CFA be advised of all existing or pending "exclusives," "no build" or "no change" areas or other similar restrictions on CFA's right to develop and operate the Property as a Chick-fil-A restaurant with a broad variety of menu items (which include sandwiches, signature coffees, soup, blended beverages, ice cream, baked goods, bagels, breakfast burritos and wraps). Accordingly, Landlord agrees to carefully review its title files and leases with other tenants of the Adjoining Property (existing and under negotiation) and to make appropriate inquiries of its leasing representatives to provide CFA, within 10 days after full execution of this letter, with accurate and complete copies of all (i) reciprocal easement agreements, declarations, so-called CC&Rs and other similar documents affecting title to the Property and the Adjoining Property, and (ii) use restrictions or exclusives (existing or pending) affecting or intended to affect the Property or the easements rights and restrictions over the Adjoining Property. The Lease will include a representation from Landlord that no consents or other approvals are required to be obtained from any third party (including occupants of the Adjoining Property) for CFA's proposed use, the construction of a building on the Property, and the restrictions and easements to be imposed on the Adjoining Property.

Assignment and  
Subletting:

CFA may assign, mortgage or otherwise encumber the Lease or sublease all or any part of the Property without Landlord's consent. CFA will give Landlord written notice of any assignment or subletting within thirty (30) days after the transaction, together with the name and address of the assignee or subtenant. Notwithstanding anything contained in the Lease to the contrary, CFA may assign or sublet the Property to an operator, franchisee or licensee of CFA without notice to Landlord. Any act required to be performed by CFA pursuant to the terms of the Lease may be performed by any sublessee of CFA occupying all or any part of the Property and the performance of the act will be deemed to be performance by CFA and will be accepted as CFA's act by Landlord. Following any assignment or subletting, CFA will remain fully responsible for all obligations under the Lease. Notwithstanding the foregoing, if CFA assigns the Lease to an entity with a net worth of [REDACTED] or greater, then on the date of the assignment (and the assumption of the Lease by such entity) CFA will be released from any and all liability arising under the Lease from and after the date of the assignment.

Right of Entry:

To allow CFA to proceed with its due diligence with respect to the Property, by its execution of this letter, Landlord agrees to allow CFA to access the Property and Adjoining Property to conduct at CFA's expense all reasonable tests and investigations, including surveys, soils tests and environmental tests and

investigations. CFA agrees to restore any portion of the Property disturbed in connection with any such tests and investigations conducted by CFA. Except for negligence or willful acts by Landlord or its agents, contractors or employees, CFA agrees to indemnify and hold Landlord harmless from and against any and all loss, cost, damage or expense arising out of or due to any entry on the Property by CFA, its employees, agents or contractors. Landlord may terminate this right upon 24 hours prior, written notice if negotiations between CFA and Landlord discontinue. Landlord agrees to terminate this agreement only in good faith and only if such negotiations cease. Notwithstanding the non-binding nature of this letter, the terms of the right of entry granted in this paragraph are binding upon CFA and Landlord.

Exclusivity: Landlord will not negotiate with any third party respecting the sale or lease of the Property while the parties are negotiating the Lease. Notwithstanding the non-binding nature of this letter, the terms of the exclusivity in this paragraph are a binding agreement between CFA and Landlord.

Right of First Refusal: If Landlord receives a bona fide offer to purchase the Property at any time, prior to Landlord accepting such offer, Landlord must first provide CFA within three (3) business days upon receipt with a copy of said offer and any ancillary and/or supporting documents and offer CFA the right to purchase the Property with the terms and conditions contained in the offer. CFA will have thirty (30) days to notify Landlord if CFA is exercising its right of first refusal. If CFA does not exercise its right of first refusal and thereafter the sales price is reduced by ten percent (10%) or more, Landlord shall provide CFA with the right to purchase the Property at the reduced sales price.

Miscellaneous: This letter does not constitute an offer by either party and is intended only to determine whether there is a basis acceptable to CFA and Landlord for proceeding toward a legally binding and definitive Lease for the Property. Except for the paragraphs under the headings “Right of Entry” and “Exclusivity” above, this letter is not a binding commitment or agreement by either CFA or Landlord, and there will be no binding agreement between the parties until the Lease, which must be in form and content satisfactory to each party and its counsel, has been fully executed and delivered by each of CFA and Landlord. This letter does not obligate either party to proceed to the completion of an agreement.

If the terms of this letter are acceptable, please sign below and return an executed counterpart to CFA prior to October ~~24~~<sup>25</sup>, 2024. In addition, please complete the information questionnaire attached hereto as Exhibit “C” to facilitate CFA’s preparation of a draft Lease for your review and comment.

Sincerely,

---

Elizabeth Meloy  
Chick-fil-A, Inc.

“LANDLORD”

ACCEPTED, this \_\_\_\_ day  
of \_\_\_\_\_, 2024

Noah Stebbins  
October 15<sup>th</sup>, 2024  
Page 6

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_









PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW

PROJECT DATA

Prototype Edition:SE

PlaygroundYES

Acceptable Values: LS, LSR, LS, SS, DR, DS

Exterior Finish Type:TOWER BRICK

TOWER STUCCO, TOWER BOARD, WARM BRICK, WARM STUCCO

Acceptable Values: TOWER BRICK, TOWER STUCCO, TOWER BOARD, WARM BRICK, WARM STUCCO

Wall Framing Type:WOOD STUD

WOOD STUD, PREFAB. METAL STUD, METAL STUD - PREFAB. STEEL FRAME, GULF SYMMETRIC MODULAR

Acceptable Values: WOOD STUD, WOOD STUD - PREFAB. STEEL FRAME, GULF SYMMETRIC MODULAR

Kitchen Type:CENTERLINE 3.0

Acceptable Values: CENTERLINE 3.0

Water Filtration Type:TYPE A

TYPE A-B, TYPE A-C, TYPE A-B-D, ETC

Acceptable Values: TYPE A, TYPE A-B, TYPE A-C, TYPE A-B-D, ETC

Industrialized Construction:YES

Acceptable Values: YES, NO

Number of Parking Spaces:#

Acceptable Values: (Digits)

Number of Accessible Parking Spaces:#

Acceptable Values: (Digits)

Cross Parking:YES

Acceptable Values: YES, NO

Menu Board - Interior:YES

Acceptable Values: YES, NO

Menu Board - Interior - Count:5

Acceptable Values: (Digits)

Menu Board - Interior - Type:DIGITAL

Acceptable Values: DIGITAL, STATIC, OTHER

Menu Board - Walk-up:NO

Acceptable Values: YES, NO

Menu Board - Walk-up - Count:0

Acceptable Values: (Digits)

Menu Board - Walk-up - Type:N/A

Acceptable Values: (Digits)

Menu Board - Order Point:YES

Acceptable Values: YES, NO

Menu Board - Order Point - Count:4

Acceptable Values: (Digits)

Menu Board - Order Point - Type:DIGITAL

Acceptable Values: DIGITAL, STATIC, OTHER

Planned Classification:BASE

BASE, MODIFIED LOW, MODIFIED MEDIUM, MODIFIED HIGH, CUSTOM LOW, CUSTOM HIGH

Acceptable Values: BASE, MODIFIED LOW, MODIFIED MEDIUM, MODIFIED HIGH, CUSTOM LOW, CUSTOM HIGH

DESIGN APPROVAL

☐ SUP

☐ SD

☐ DD

☐ CO

☐ NOT APPROVED - REVISE AND RESUBMIT

☐ APPROVED AS NOTED - REVISE AND RESUBMIT

☐ APPROVED FOR DESIGN INTENT

INITIAL:DATE:

PROJECT NOTES

Revised and approved notes only. Date, Name, or Signature.



Chick-fil-A

Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia  
30349-2998

SITE  
ADAPT  
LOGO  
AND  
ADDRESS

PROTOTYPICAL SET

NOT FOR  
REGULATORY  
APPROVAL,  
BIDDING, OR  
CONSTRUCTION

CHICK-FIL-A  
AUBURN, ME  
65 MOUNT AUBURN AVE  
AUBURN, ME

FSR#06019  
BUILDING TYPE / SIZE: P14 SE BASE  
RELEASE: 24.11  
PRINTED FOR

REVISION SCHEDULE  
NO. DATE DESCRIPTION

CONSULTANT PROJECT #  
DATE  
DRAWN BY: Author  
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DESIGN OVERVIEW

SHEET NUMBER  
X-900B\_SE



EXTERIOR ELEVATION  
3/16" = 1'-0"



EXTERIOR ELEVATION  
3/16" = 1'-0"



EXTERIOR ELEVATION  
3/16" = 1'-0"



EXTERIOR ELEVATION  
3/16" = 1'-0"

EXTERIOR FINISHES

BR-A

BRICK VENEER

COLOR: DARK BROWN

SIZE: MODULAR

BR-B

BRICK VENEER

COLOR: LIGHT BROWN

SIZE: MODULAR

EC-1

PREFINISHED METAL COPING

COLOR: MIDNIGHT BRONZE

ET-13

EXTERIOR PAINT

COLOR: DARK BRONZE

FINISH: SEMI-GLOSS

ST-1

STOREFRONT

COLOR: DARK BRONZE

ATTACHED CANOPY SCHEDULE SE

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-C	Exterior Canopy	10	6' - 4"	1' - 0"	0' - 0"	No
C3-C	Exterior Canopy	1	15' - 4"	2' - 0"	0' - 0"	Yes
C4-B	Exterior Canopy	2	5' - 4"	4' - 0"	2' - 4"	Yes
C4-L	Exterior Canopy	1	28' - 4"	4' - 0"	2' - 4"	Yes
Grand total		14				

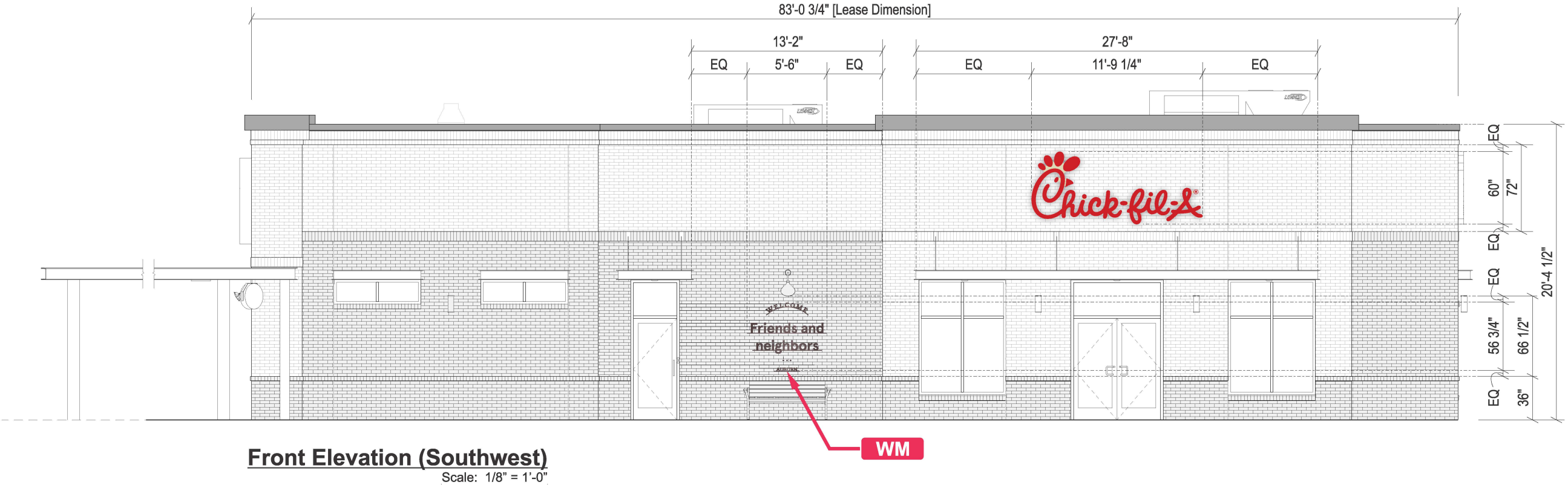
DISCLAIMER:

THIS PANORAMA IS FOR THE PROTOTYPICAL TEMPLATE AND MAY NOT REPRESENT SITE SPECIFIC CHANGES.



<b>A1</b>	60" Chick-fil-A
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	58.85
To Grade:	Top of Sign to Grade = 18'-5 3/4" Bottom of Sign to Grade = 13'-5 3/4"

<b>WM</b>	Chick-fil-A
Type:	Welcome Message
Illumination:	Non-Illuminated
Square Footage:	26.01



Allowable Square Footage this Elevation:	249.00
Formula: 15% of wall area	
Actual Square Footage this Elevation:	84.86

Client: Chick-Fil-A

Site #: CF-6109

Address: 65 Mount Auburn Avenue  
Auburn, ME 04210-8521

REVISION INFO

01/20/2025	Original Renderings	KB

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1.800.213.3331

<b>A2</b>	60" Chick-fil-A
<b>Type:</b>	Individual Channel Letters
<b>Illumination:</b>	Internally Illuminated LED
<b>Square Footage:</b>	58.85
<b>To Grade:</b>	Top of Sign to Grade = 18'-5 3/4" Bottom of Sign to Grade = 13'-5 3/4"



**Right Elevation (Southeast)**  
Scale: 1/8" = 1'-0"

Allowable Square Footage this Elevation:	198.00
Formula: 15% of wall area	
Actual Square Footage this Elevation:	58.85



Client: Chick-Fil-A


Site #: CF-6109

Address: 65 Mount Auburn Avenue  
Auburn, ME 04210-8521

REVISION INFO

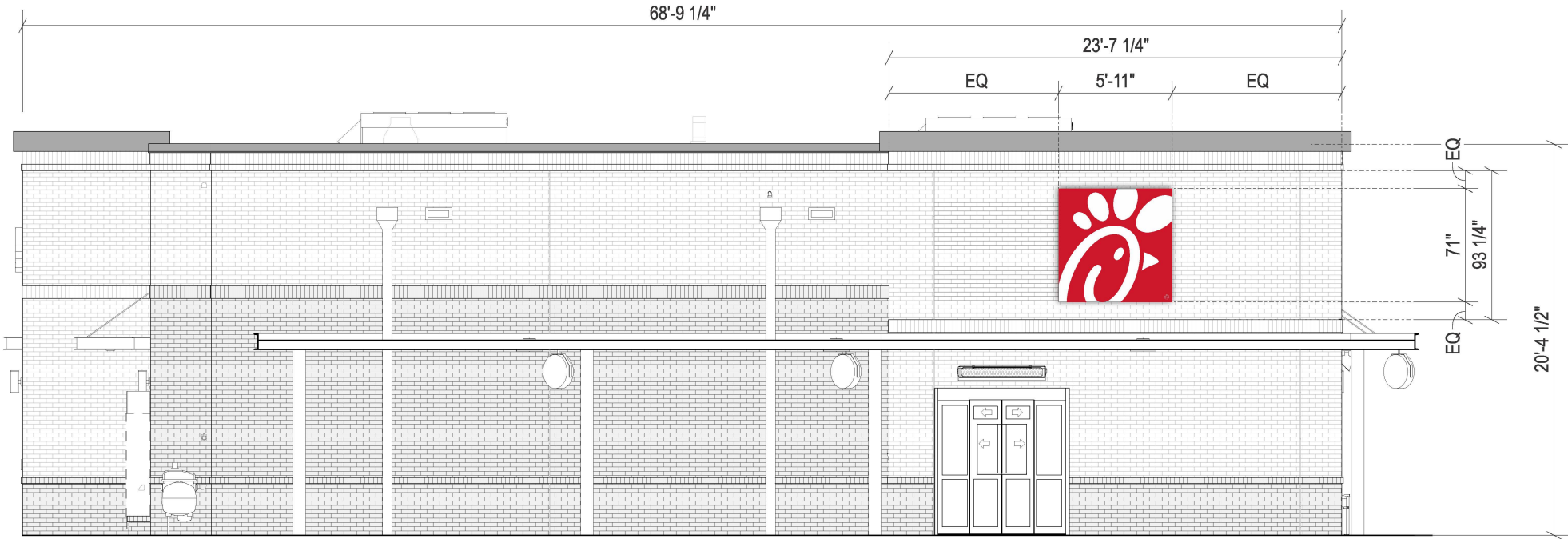
01/20/2025	Original Renderings	KB

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1 . 8 0 0 . 2 1 3 . 3 3 3 1

<b>WS</b>	Chick-fil-A
<b>Type:</b>	Wall Sign
<b>Illumination:</b>	Internally Illuminated LEDs
<b>Square Footage:</b>	35.00
<b>To Grade:</b>	Top of Sign to Grade = 18'-0 3/4" Bottom of Sign to Grade = 12'-1 3/4"



**Left Elevation (Northwest)**  
Scale: 1/8" = 1'-0"

Allowable Square Footage this Elevation:	204.00
Formula: 15% of wall area	
Actual Square Footage this Elevation:	35.00



Client: Chick-Fil-A


Site #: CF-6109

Address: 65 Mount Auburn Avenue  
Auburn, ME 04210-8521

REVISION INFO

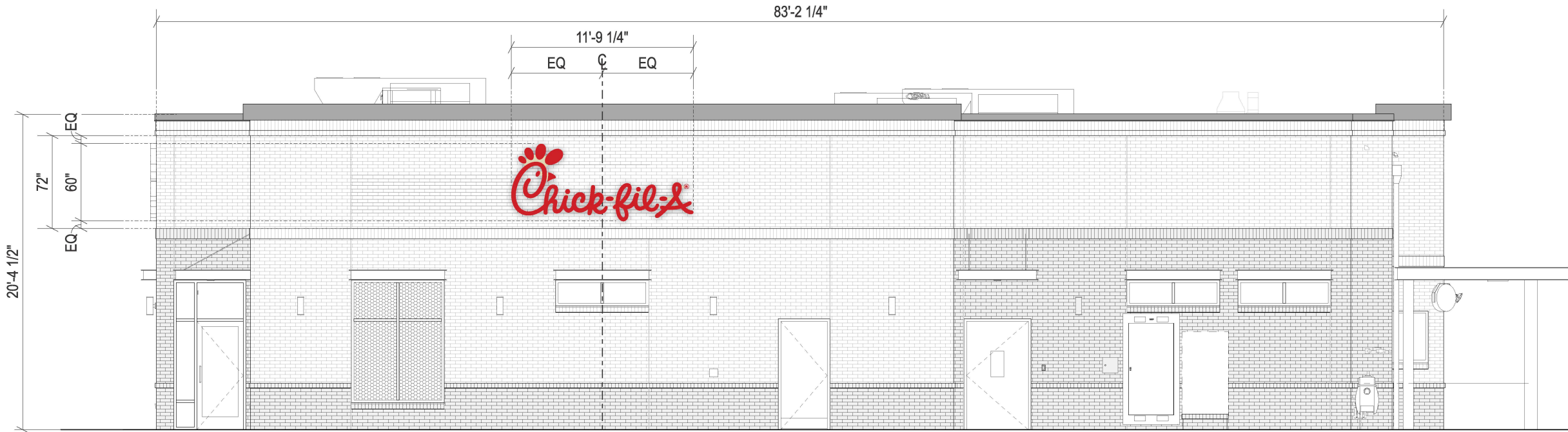
01/20/2025	Original Renderings	KB

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1 . 8 0 0 . 2 1 3 . 3 3 3 1

<b>A3</b>	60" Chick-fil-A
<b>Type:</b>	Individual Channel Letters
<b>Illumination:</b>	Internally Illuminated LED
<b>Square Footage:</b>	58.85
<b>To Grade:</b>	Top of Sign to Grade = 18'-5 3/4" Bottom of Sign to Grade = 13'-5 3/4"



**Rear Elevation (Northeast)**  
Scale: 1/8" = 1'-0"

Allowable Square Footage this Elevation:	249.00
Formula: 15% of wall area	
Actual Square Footage this Elevation:	58.85



Client: Chick-Fil-A


Site #: CF-6109

Address: 65 Mount Auburn Avenue  
Auburn, ME 04210-8521

REVISION INFO

01/20/2025	Original Renderings	KB

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1 . 8 0 0 . 2 1 3 . 3 3 3 1

MT	Chick-fil-A
Type:	New Lexan Panel w/ Applied Vinyl
Actual Size:	TBD x TBD
Viewable Size:	TBD x TBD
Square Footage:	TBD



**New Replacement Panel - Existing D/F Pylon**

**QTY 2 (1 SET)** Scale: TBD

Specifications:
1. New 3/16" white lexan
2. First surface applied vinyl to match ■ 3M 3630-53 Cardinal Red
3. Existing Retainer (Visual Opening)



**Proposed**



**Existing**