



#### Pineland

Cumberland Hall  
41 Campus Drive, Suite 101  
New Gloucester, ME 04260

#### Portland

565 Congress Street, Suite 201  
Portland, ME 04101

April 9, 2020

Job Number 1938

Ms. Megan Norwood, City Planner II  
City of Auburn  
Planning, Permitting & Code Division  
60 Court Street  
Auburn, ME 04210

### Comment Response - Mystique Way Development

Dear Megan:

Please find our responses to the comments that were outlined in your review memo regarding the Mystique Way Amendment. The comments are listed below followed by our responses in italics.

1. Ensure buildings are separated by a distance equivalent to the height of the higher building or 30 feet, whichever is greater.

*Response: All buildings are separated by a minimum of 30'. The proposed buildings are less than 30' high.*

2. Industrial District landscape requirements shall be met by having side and rear lot lines planted with evergreen trees in staggered rows with the base of the trees no more than 10 feet apart and the width of the buffer no less than 15 feet (or grant waiver because of existing conditions).

*Response: A 15' wide landscaped buffer has been added to all areas where a natural existing buffer does not exist. Evergreen trees are proposed as requested.*

3. Provide loading spaces on the plan (if applicable)

*Response: The buildings are not served by tractor trailer trucks. Box trucks load/unload in the parking lot and product is wheeled in and out via dolly. The buildings do not have a loading dock. No dedicated loading spaces are necessary.*

4. Per Sec. 60-607(12)(c) of the Auburn Code of Ordinances, a bumper shall be added to parking stalls where applicable.

*Response: Bumpers have been added where spaces directly abut buildings and heavily landscaped areas.*

5. Provide additional parking information, namely where the Employees for buildings 2-5 and 9 will park.

*Response: We've shown how the parking lot in front of Existing Building #1 can easily contain at least 22 vehicles.*

6. A stormwater management plan shall be provided for the facilities after construction to ensure they are adequately maintained.

*Response: A stormwater inspection & maintenance plan has been created for the project, see Attachment 1.*

7. All applicable bonding and inspection fees shall be paid before the start of construction.

*Response: Comment acknowledged.*

8. Provide additional information regarding financial capacity for the remainder of the improvements on the site (under application).

*Response: The applicant has provided financial capacity information under a separate cover.*

9. A 15-foot easement shall be provided to Auburn Water and Sewer for the public water main on Mystique Way.

*Response: The central road is located within a 60' wide (min.) access easement. The description of this proposed easement has been changed to also provide rights to the Auburn Water and Sewer Department for maintenance of the public water main. See C-1.0 for easement location.*

10. Address all concerns raised by the Fire Department regarding access and fire hydrant distances.

*Response: We have performed an Autoturn analysis of the area in question. Exhibit #2 shows the results. As you can see, a 43' long ladder truck has no difficulty maneuvering to the rear parking lot.*

*We also provided Exhibit #3 to show that the project has the proper hydrant spacing and proximity to all buildings. The exhibit shows a 400' radius circle centered on each hydrant.*

*The fire chief was concerned about the condition of the existing access road nearest the existing units located at the end of the road. That access road is a temporary driveway. The road will be constructed per the details shown on our plan set. It will be properly compacted and then paved. Once completed, all access roads, parking lots and driveways will be easily accessible to traffic.*

11. An addressing plan shall be approved before building permits are issued.

*Response: Comment acknowledged. An addressing plan will be applied for today.*

12. A traffic assessment is required to show that the total peak hour trips is less than 100.

*Response: A traffic assessment has been prepared by Bill Bray, P.E. of Traffic Solutions. It will be submitted under separate cover.*

## **CLOSURE**

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We respectfully request to meet with the Planning Board at the next available meeting.. In the interim, please contact me at (207) 926-5111 or [jeff@terradynconsultants.com](mailto:jeff@terradynconsultants.com) if you have any questions or require additional information.

Sincerely,  
**TERRADYN CONSULTANTS, LLC**



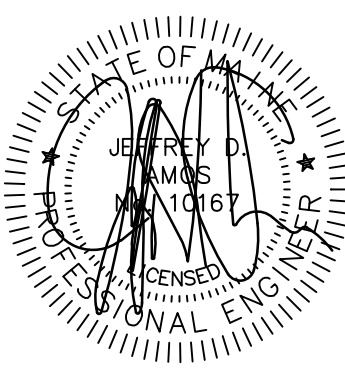
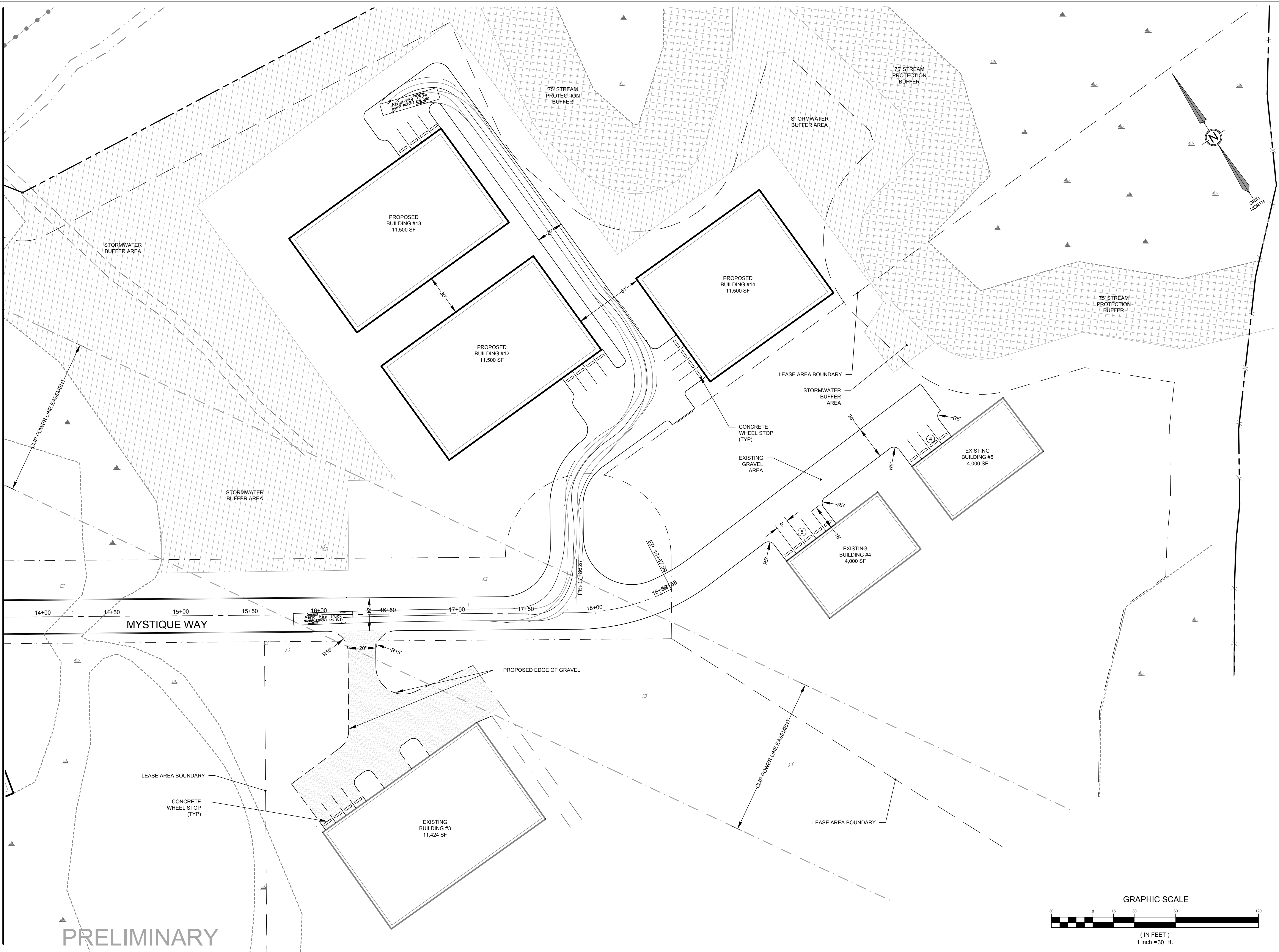
Jeff Amos, P.E.  
President

Enclosures:

- Exhibit 1: Maintenance of Stormwater Facilities
- Exhibit 2: Autoturn of Ladder Truck
- Exhibit 3: Fire Hyrdant Spacing Exhibit

MATCH LINE - SEE SHEET C-2.1

MATCH LINE - SEE SHEET C-2.1



DATE: 3/6/2020  
 P.E.: JEFFREY D. AMOS

NO.	DATE	REVISIONS
1	4/10/2020	REVISED PER CITY COMMENTS

41 CAMPUS DRIVE  
 SUITE 101  
 NEW GLOUCESTER, ME 04280  
 OFFICE: (207) 926-5111  
 www.terradynconsultants.com

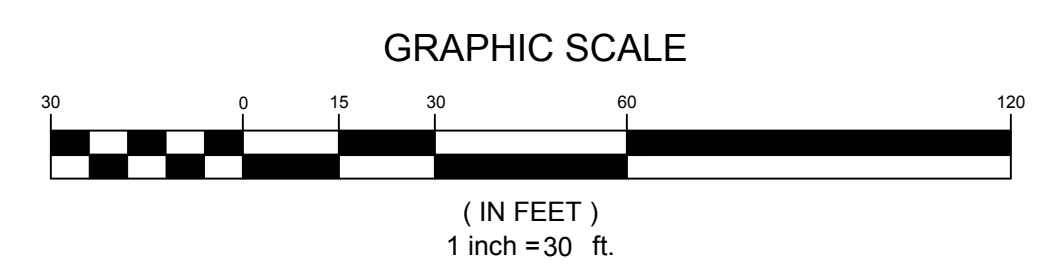
656 CONGRESS STREET  
 SUITE 201  
 PORTLAND, ME 04102



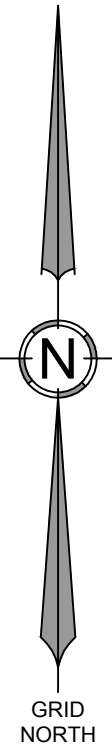
SHEET DESCRIPTION  
**MYSTIQUE WAY DEVELOPMENT**  
**MYSTIQUE WAY, AUBURN, MAINE**  
**AUTOTURN EXHIBIT**

PREPARED FOR  
**MYSTIQUE WAY, LLC.**  
 200 RIVERSIDE INDUSTRIAL PARK  
 PORTLAND, MAINE 04103

DATE:	3/6/2020
SCALE:	AS SHOWN
DESIGNED:	JDA
JOB NO.:	1938
FILE:	1938 S.DWG
SHEET	<b>E-2.0</b>



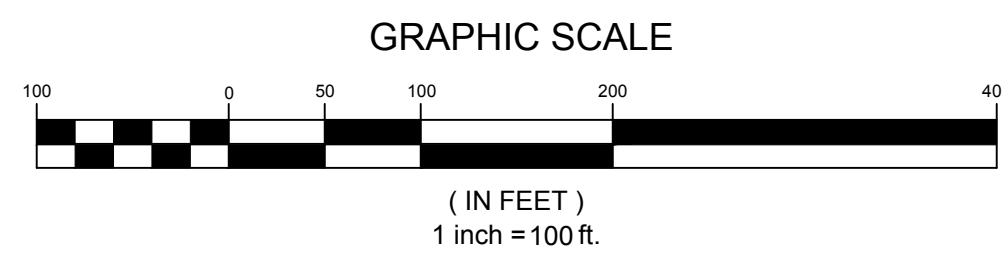




MINOT AVENUE - ROUTES 11 & 121

INDUSTRY AVENUE

MYSTIQUE WAY



LEGEND

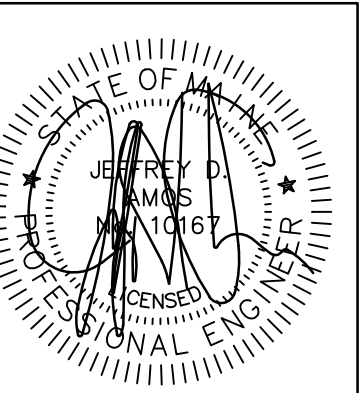
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED INTERIOR PROPERTY LINE
- PROPOSED SETBACK LINE
- EXISTING SETBACK LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ROAD CENTERLINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- PROPOSED EDGE OF GRAVEL
- EXISTING BUILDING
- PROPOSED BUILDING
- STREAM PROTECTION BUFFER
- PROPOSED STORMWATER BUFFER AREA
- WETLAND AREA
- PROPOSED PAVEMENT
- PROPOSED GRAVEL
- RIPRAP
- LANDSCAPING BUFFER
- ACCESS EASEMENT

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS MYSTIQUE WAY, LLC, WHOSE ADDRESS IS 200 RIVERSIDE INDUSTRIAL PARKWAY, PORTLAND, MAINE 04103.
2. THE PROPERTY IS LOCATED AT 0 INDUSTRY AVENUE, AUBURN, MAINE AND IS SHOWN AS A PORTION OF LOT 58 ON THE CITY OF AUBURN TAX MAP 206 AND IS LOCATED IN THE INDUSTRIAL ZONE (I) ZONE.
3. SPACE AND BULK CRITERIA:
 

GENERAL BUSINESS ZONE	
MIN. LOT WIDTH:	150 FT.
MIN. FRONT SETBACK:	35 FT.
MIN. SIDE SETBACK:	35 FT.
MIN. REAR SETBACK:	50 FT.
MAX. BUILDING HEIGHT:	N/A
MAX. FOOT PRINT FACTOR:	40 %
4. TOTAL AREA OF PARCEL: 32.0 Ac +/-
5. BOUNDARY AND LIMITED TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED BY STUART DAVIS, PLS #2208 OF DAVIS LAND SURVEYING, INC. OF AUBURN, MAINE. ELEVATIONS BASED ON GRID NORTH, MAINE STATE COORDINATE SYSTEM - MAINE WEST ZONE (2 ZONE) NAD 83.
6. OVERALL TOPOGRAPHIC INFORMATION SHOWN ON THE PLAN IS BASED ON LIDAR SURVEY INFORMATION DOWNLOADED FROM THE STATE OF MAINE GIS DATABASE.
7. WETLAND INFORMATION SHOWN HEREON IS BASED UPON WETLAND DELINEATION PERFORMED BY MARK HAMPTON OF MARK HAMPTON ASSOCIATES.
8. SITE ENGINEERING PROVIDED BY JEFF AMOS, P.E. #10167 OF TERRADYN CONSULTANTS, LLC, WHOSE ADDRESS IS 41 CAMPUS DRIVE, NEW GLOUCESTER, MAINE 04260.
9. THIS PLAN REFERENCES THE STANDARD BOUNDARY SURVEY ENTITLED "PLAN OF PROPERTY - MINOT AVENUE - AUBURN, MAINE - MADE FOR RIVERSIDE STREET PROPERTY TWO, LLC, 200 RIVERSIDE INDUSTRIAL PARKWAY, PORTLAND, ME", PREPARED BY DAVIS LAND SURVEYING, LLC, DATED JANUARY 4, 2018.

PRELIMINARY



DATE: 3/6/2020  
P.E. JEFFREY D. AMOS

NO.	DATE	REVISED PER CITY COMMENTS	BY
1	4/10/2020		JDA

41 CAMPUS DRIVE  
SUITE 101  
NEW GLOUCESTER, ME 04260

OFFICE: (207) 926-5111  
www.terradync consultants.com

66 CONGRESS STREET  
SUITE 211  
PORTLAND, ME 04102



Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

SHEET DESCRIPTION	
MYSTIQUE WAY DEVELOPMENT	
MYSTIQUE WAY, AUBURN, MAINE	
HYDRANT EXHIBIT	
PREPARED FOR	
MYSTIQUE WAY, LLC.	
200 RIVERSIDE INDUSTRIAL PARK	
PORTLAND, MAINE 04103	
DATE:	3/6/2020
SCALE:	1"=100'
DESIGNED:	JDA
JOB NO.:	1938
FILE:	1938 B.DWG
SHEET	E-3.0