City of Auburn, Maine
Planning & Permitting Department
60 Court Street | Auburn, Maine 04210
www.auburnmaine.gov | 207.333.6601

PLANNING BOARD AGENDA
December 9, 2025 – 6:00 p.m.
City Council Chambers, 60 Court Street

1. **ROLL CALL**

2. **MINUTES:** Acceptance of the November 10, 2025 meeting minutes.

3. **OLD BUSINESS**

   A. **PUBLIC HEARING/ SITE PLAN**: 61 North River Road (PID 261-056) – Application by Chelsea Lewis for a retail pet store and grooming service (Maine Bark & Lounge) with an accessory dog day care service for grooming customers. The property is located in the General Business district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review. APPLICANT HAS WITHDRAWN THEIR APPLICATION

   B. **PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW**: 530 and 538 Poland Road (PID 188-025, 188-026, and 188-027) – Application by Terradyn Consultants, LLC on behalf of Jonah Chappell and Kyle Romick for the construction of three multifamily structures with four units each. The property is located in the Traditional Neighborhood (T-4.2B) and Industrial (I) districts and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision. This item is continued from the November 10, 2025 meeting.

   C. **PUBLIC HEARING/ SITE PLAN and PRELIMINARY SUBDIVISION REVIEW**: Danville Corner Road (PID 122-004 and 122-005) – Application by Terradyn Consultants, LLC on behalf of Timothy Millett for a housing development with 69 single family homes and 3 multi-family buildings with 8 apartments each. The property is located in the General Business (GB) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision. This item is continued from the November 10, 2025 meeting.

   D. **PUBLIC HEARING/ SITE PLAN and PRELIMINARY SUBDIVISION REVIEW**: 15 Academy Street (PID 230-132): Application by Gorrill Palmer on behalf of Auburn Town Center Apartments, LLC for the construction of a 53-unit residential development. This property is located in the Traditional Downtown Neighborhood (T-4.2) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision. This item is continued from the November 10, 2025 meeting.

4. NEW BUSINESS

A. PUBLIC HEARING/ SITE PLAN REVIEW and PRELIMINARY SUBDIVISION REVIEW: 146 Manley Road (PID 198-037 & 198-038): Application by Trillium Engineering Group on behalf of Homes For All, LLC for a proposed 14 lot single-family subdivision. This property is located in the Traditional Neighborhood Development district (T-4.2B) and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 - Subdivision Review

B. PUBLIC HEARING/ SITE PLAN REVIEW: 100 Penley Corner Road (PID 139-012): Application by TRC Companies on behalf of Auburn Renewables 2, LLC for a proposed 11.9 acres 0.99-megawatt (MW) ground solar array. This property is located in the Agriculture and Resource Protection district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 3 Special Exception.

C. ZONING MAP AMENDMENT: Initiated by the City Council at the request of the Auburn-Lewiston Municipal Airport pursuant to Chapter 60, Article XVII, Division 2, Amendment to the Zoning Ordinance or Zoning Map. The intent is to amend the map on approximately 27 acres from either Suburban Residential (parcel I.D. 156-015) or Low-Density Country Residential (parcel I.D. 107-011) to the Industrial zoning district for the purpose of conforming all land owned by the Auburn Lewiston Municipal Airport to the Industrial Zone.

5. PUBLIC COMMENT

6. MISCELLANEOUS

7. ADJOURNMENT

Auburn Planning Board meetings can be viewed live on the City of Auburn YouTube channel (https://www.youtube.com/c/CityofAuburnMaine), and on Great Falls Television (Spectrum Cable Channel 11). Following live broadcasts, Planning Board meetings are rebroadcast at 7:00AM, noon, and 7:00PM on Tuesdays on GFTV and are available anytime on our YouTube channel.

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PLANNING BOARD MINUTES - DRAFT
November 10, 2025

1. **ROLL CALL:** Stacey LeBlanc (Chair), Ed Bearor (Associate Member), Riley Bergeron (arrived at 6:10 p.m.), Tim DeRoche, Bob Hayes, Maureen Hopkins, Bilal Hussein (Associate Member), and Paul Jacques

   Absent: Darren Finnegan and Ngengele Adlophe (Student Representative)

   Staff members present: David Hediger (Planning Director)

   Stacey LeBlanc elevated Ed Bearor and Bilal Hussein to full membership status with voting privileges.

2. **MINUTES:** Acceptance of the October 14, 2025 meeting minutes.

   Motion made by Bob Hayes and seconded by Paul Jacques to approve the October 14, 2025 minutes: Vote 7-0 Motion Carries

3. **PUBLIC HEARING:**

A. PUBLIC HEARING/ SITE PLAN: 61 North River Road (PID 261-056) – Application by Chelsea Lewis for a retail pet store and grooming service (Maine Bark & Lounge) with an accessory dog day care service for grooming customers. The property is located in the General Business district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review.

David Hediger gave a staff report stating that the applicant is asking for the item to be continued to the December 9th meeting, but they do want some input from the Board.

Travis Nadeau of Platz Associates spoke on behalf of Chelsea Lewis and reviewed the project and site plan.

Motion made by Paul Jacques and seconded by Bob Hayes to open public comment: Vote: 7-0 Motion Carries

There was no public comment.

Motion made by Bob Hayes and seconded by Paul Jacques to close public comment: Vote: 7-0 Motion Carries

DRAFT

Concern was expressed about kennels not being allowed in that zone, how to enforce that the only dogs that are there are dogs that are being groomed without being a burden to the city, and proximity to residential uses.

Motion made by Tim DeRoche and seconded by Bob Hayes to postpone review of the proposed pet store and grooming service and continue to the December 9th meeting for further discussion. Vote 7-0 Motion Carries

B. PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: 7-9 Fern Street (PID 239-113 and 239-112): Application by Dirigo Architectural Engineering, LLC on behalf of Jim Wu/Wu Lake Street Property LLC for the construction of a 5-unit townhome development with access from the shared driveway to the former Lake Street school. This property is located in the Traditional Neighborhood (T-4.2B) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.

David Hediger gave a staff report.

Thomas Perkins of Dirigo Architectural Engineering, LLC reviewed the site, subdivision, utility, landscaping, and building plans.

Motion made by Bob Hayes and seconded by Ed Bearor to open public comment: Vote: 7-0 Motion Carries

Lincey Viel of 10 Fern Street - expressed concern regarding the townhouses not being compatible with the neighborhood and changing the appearance of the street, impact on property values, increased traffic, loss of privacy, illumination into neighboring property, and increased noise.

Motion made by Tim DeRoche and seconded by Ed Bearor to close public comment: Vote: 7-0 Motion Carries

Motion made by Tim DeRoche and seconded by Bilal Hussein that the proposal meets the requirements of Sections 60-1277 and 60-1359 and to approve the application and site plan submitted by Dirigo Architectural Engineering, LLC on behalf of Wu Lake Street Property LLC for a five-unit townhouse apartment development at 7 and 9 Fern Street. The proposed project has met the standards pursuant to Chapter 60. Article IV, Division 14 – Form Based Code, Article XVI, Division 2 – Site Plan Review, and Division 4 – Subdivision. Vote 7-0 Motion Carries

C. PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: 530 and 538 Poland Road (PID 188-025, 188-026, and 188-027) – Application by Terradyn Consultants, LLC on behalf of Jonah Chappell and Kyle Romick for the construction of three multifamily structures with four units each. The property is located in the Traditional Neighborhood (T-4.2B) and Industrial (I) districts and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.

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David Hediger gave a staff report indicating they have come back with a redesign of the project based on suggestions from the Board at the September 9 meeting and they meet the form-based code.

Craig Sweet of Terradyn Consultants reviewed the site, drainage, utility, and building plans.

Concerns were expressed about the evidence of financial capacity received not being sufficient.

Motion made by Bob Hayes and seconded by Bilal Hussein to open public comment: Vote: 7-0 Motion Carries

Stephen Levesque of 5 Rockhill Avenue – expressed concern about drainage, location of the dumpster, and the distance of his garage to the property line of the project.

Kelly Levesque of 5 Rockhill Avenue –expressed concern regarding the distance of her garage to the property line of the project.

The Board discussed whether the dumpster could be relocated, how drainage on abutting properties may improve, better documentation need for financial capacity, and concerns about the appearance of the rear side of the structures.

Motion made by Tim DeRoche and seconded by Bob Hayes to close public comment: Vote: 7-0 Motion Carries

Tim DeRoche seconded by Ed Bearor made an amendment to postpone review of the three multifamily structures and continue the hearing until the December 9th meeting so the applicant can provide adequate financial information. Vote 7-0 Motion Carries

D. PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: Danville Corner Road (PID 122-004 and 122-005) – Application by Terradyn Consultants, LLC on behalf of Timothy Millett for a housing development with 69 single family homes and 3 multi-family buildings with 8 apartments each. The property is located in the General Business (GB) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.

David Hediger gave a staff report stating that they have provided a preliminary traffic analysis, however, staff have requested a more in-depth traffic impact analysis in accordance with the ordinance.

Craig Sweet of Terradyn Consultants reviewed the site, subdivision, and drainage and grading plans.

The Board requested clarification on several items in the lease, specifically Sections 8c, 8e, 8g, and 15.

Motion made by Bob Hayes and seconded by Bilal Hussein to open public comment: Vote: 7-0 Motion Carries

DRAFT

Stephen Beale of 575 Johnson Road – expressed concern regarding the legalities of buildings owned by one entity or individual on land owned by another party, enforceability of municipal tax liens and sewer liens, extensive pattern of roadways, and safety from increased traffic on Danville Corner Road and Washington Street.

Dan Moreno of 41 Presidential Way – said he is a huge proponent for affordable housing, suggested looking at changing zoning to allow smaller lots, and expressed concern about the traffic on Danville Corner Road and Washington Street.

Steve Warren of 241 Danville Corner Road – expressed concern regarding the character of the neighborhood changing dramatically and suggested provisions that the project contribute to recreational opportunities.

Susan Lindquist of 473 Old Danville Road – expressed concern about traffic on Danville Corner Road and Washington Street, the project changing the character of the neighborhood, and homes being put on land not owned by the homeowner.

Motion made by Tim DeRoche and seconded by Paul Jacques to close public comment: Vote: 7-0 Motion Carries

The Board discussed concerns related to traffic, ownership of the land vs. structure, site grading, and concerns with the lease.

Motion made by Ed Bearor and seconded by Maureen Hopkins to continue review of the housing development at the December 9th meeting. Vote 7-0 Motion Carries

E. PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: 15 Academy Street (PID 230-132): Application by Gorrill Palmer on behalf of Auburn Town Center Apartments, LLC for the construction of a 53-unit residential development. This property is located in the Traditional Downtown Neighborhood (T-4.2) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.

David Hediger gave a staff report stating a waiver is being requested for the maximum building width, and that the Board may want to consider conditions that before a certificate of occupancy is issued the applicant must coordinate with the city to determine whether parking restrictions on Main Street are necessary, and that no approved plans be recorded and no permits issued until 15 additional off street parking spaces are provided to meet the required 73 spaces.

Caleb Borraseau of Gorrill Palmer reviewed the existing conditions & removal, site layout, grading, drainage, and erosion, and utility plans as well as the building rendering and addressed the design of the building, parking, landscaping, and planned buffering to address abutters concerns.

Motion made by Bob Hayes and seconded by Billal Hussein to open public comment: Vote: 7-0 Motion Carries

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Ron Russell of 20 Elm Street - expressed concerns with the project drastically changing the neighborhood, increased population, increased traffic, and increased noise.

Gabrielle Russell of 5 Locksley Road – stated that housing is needed, this is a good location, and that the project as presented is in character with the neighborhood, but expressed concern with its size, and wanted to ensure the design and appearance doesn't change after it is approved. She also expressed concern regarding light from parking lot penetrating onto abutter's property.

John Cleveland of 183 Davis Avenue – Requested off street parking not be considered to meet their parking requirements and left available for the general public. He expressed concern regarding the site distance from the entrance due to parked vehicles, traffic congestion, adequate snow removal and storage, and technical and financial capacity being inadequate.

Motion made by Tim DeRoche and seconded by Bob Hayes to close public comment: Vote: 7-0 Motion Carries

Motion made by Ed Bearor and seconded by Bob Hayes that we continue the preliminary review of the Auburn Town Center Apartments until the December 9 meeting. Vote 7-0 Motion Carries

Motion by Ed Bearor seconded by Bob Hayes to continue the meeting until 9:30 p.m. Vote 7-0 Motion Carries

F. PUBLIC HEARING/ SITE PLAN REVIEW: 95 Main Street: (PID 241-026). An application has been submitted by the City of Auburn for the temporary use of existing office space to accommodate the Police Department's Criminal Investigations Division**.** This property is located in the T-5.2 Downtown City Center Form Based Code District and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 3 – Special Exception.

David Hediger gave a staff report.

Motion made by Tim DeRoche and seconded by Bob Hayes to open public comment: Vote: 7-0 Motion Carries

There was no public comment.

Motion made by Tim DeRoche and seconded by Bob Hayes to close public comment: Vote: 7-0 Motion Carries

Motion made by Maureen Hopkins and seconded by Tim DeRoche that the proposal meets the requirements of Sec. 60-1277 and Sec. 60-1336 and approve the application and site plan submitted by City of Auburn for the temporary use of existing office space to accommodate the Police Department's Criminal Investigations Division at 95 Main Street. The proposed project has met the standards pursuant to Chapter 60. Article IV, Division 14 – Form Based Code, Article XVI, Division 2 – Site Plan Review, and Division 3 – Special Exception.

DRAFT

G. PUBLIC COMMENT

H. MISCELLANEOUS

I. ADJOURNMENT

Motion made by Paul Jacques and seconded by Tim DeRoche to adjourn at 9:21 p.m. Vote: 7-0 Motion Carries

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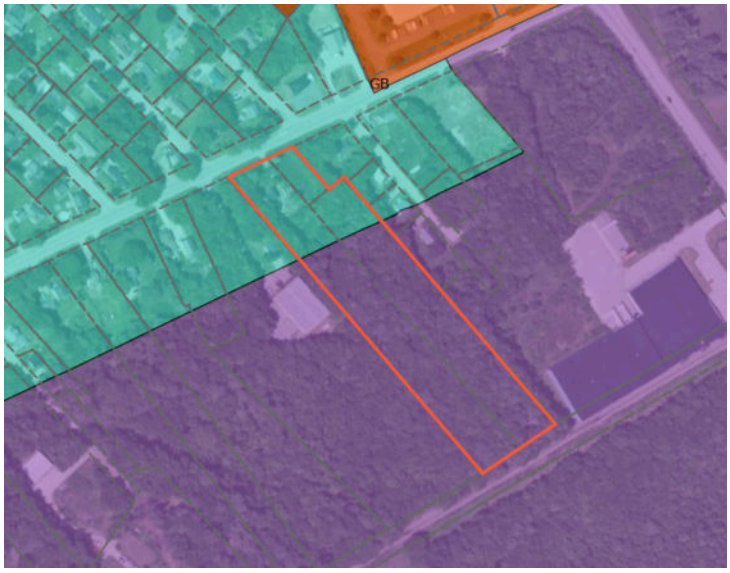
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City of Auburn, Maine
Office of Planning & Permitting
www.auburnmaine.gov | 60 Court Street
Auburn, Maine 04210 207.333.6601

To: Auburn Planning Board
From: David Hediger, Director of Planning
Re: PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: 530 and 538 Poland Road (PID 188-025, 188-026, and 188-027) – Application by Terradyn Consultants, LLC on behalf of Jonah Chappell and Kyle Romick for the construction of three multifamily structures with four units each. The property is located in the Traditional Neighborhood (T-4.2B) and Industrial (I) districts and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.
Date: December 3, 2025

PROPOSAL
This item is continued from the November 10, 2025 meeting. Staff recommends the Board review the staff memo dated November 5, 2025, for additional information.

Terradyn Consultants, LLC, on behalf of Jonah Chappell and Kyle Romick, has submitted an application for three townhouse-style multi-family buildings, with four units each (12 units total), consisting of two-bedroom apartments, at 530 and 538 Poland Road (PID 188-025, 188-026, and 188-027). The property is located in the Traditional Neighborhood (T-4.2B) and Industrial (I) districts. Access to the structures will be provided via a shared access driveway.



RECAP OF NOVEMEMBER 10, 2025 HEARING
The Board raised several questions and concerns at the last hearing, including but not limited to:

1. Financial Capacity
    - The initial documentation was deemed insufficient.
    - The applicant has since submitted updated financial documentation.
2. Form-Based Code Requirements

- Concerns were raised about the appearance of the structures.
- The applicant has submitted updated renderings, including views of the rear elevations.

3. Dumpster Location
    - The Board and a neighboring property owner expressed concerns about the dumpster's proximity to a residential property.
    - The dumpster has been relocated to the parking lot adjacent to Building 3**.**

STAFF RECOMMENDATIONS
Staff recommends the Board review the staff memo dated November 5, 2025, for additional comments and specific code references when considering findings of fact and conclusions.

Staff recommend that the Planning Board find that the Site Plan for the proposed development meets the requirements of Sec. 60-1277 and the Subdivision Guidelines, Sec. 60-1359, and APPROVE the project application with the following conditions:

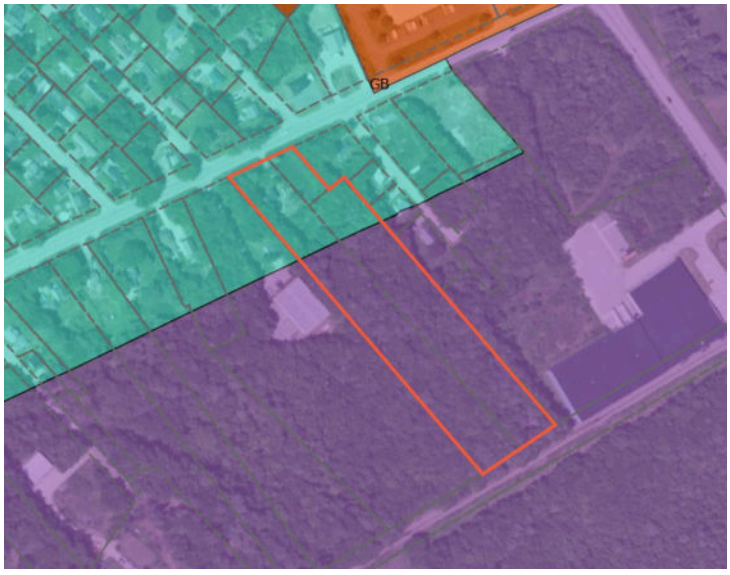
1. Prior to recording and issuance of building permits, the final subdivision plan shall be recorded at the Androscoggin County Registry of Deeds.

Suggested Motion:
I make a motion that the proposal meets the requirements of Sections 60-1277 and 60-1359 and approve the application and site plan submitted by Terradyn Consultants, LLC on behalf of Jonah Chappell and Kyle Romick for the construction of three multifamily structures with four units each at 530 and 538 Poland Road. The proposed project has met the standards pursuant to Chapter 60. Article IV, Division 14 – Form Based Code, Article XVI, Division 2 – Site Plan Review, and Division 4 – Subdivision.

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To: Auburn Planning Board
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Re: PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: 530 and 538 Poland Road (PID 188-025, 188-026, and 188-027) – Application by Terradyn Consultants, LLC on behalf of Jonah Chappell and Kyle Romick for the construction of three multifamily structures with four units each. The property is located in the Traditional Neighborhood (T-4.2B) and Industrial (I) districts and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.
Date: November 5, 2025

PROPOSAL
Terradyn Consultants, LLC, on behalf of Jonah Chappell and Kyle Romick, has submitted an application for three townhouse-style multi-family buildings, with four units each (12 units total), consisting of two-bedroom apartments, at 530 and 538 Poland Road (PID 188-025, 188-026, and 188-027). The property is located in the Traditional Neighborhood (T-4.2B) and Industrial (I) districts. Access to the structures will be provided via a shared access driveway.



This is the same site that was initially proposed for a four-lot subdivision and the construction of two multifamily structures with four units, which was postponed at the September 9, 2025, meeting.

ZONING CONSIDERATIONS
The site is located in the T-4.2B Traditional Neighborhood District, which allows multifamily residential uses by right. The intent and purpose of this district are characterized by small- to medium-sized buildings with smaller front yards and stoops, creating a compact urban

environment. The smaller minimum and maximum building setbacks form a moderately dense street-wall pattern, promote diverse architectural styles, and support pedestrian-friendly streets.

The applicant has met the building placement and configuration, building frontages, and external element requirements of the T-4.2B district. This includes utilizing the provisions of a private shared access drive serving more than one structure (minimizing access points on any public road), where the front setback may be measured from the private access drive, pedestrian accessway, or parking area.

SITE PLAN REVIEW AND SUBDIVISION STANDARDS

The division of a tract or parcel of land into three or more dwelling units within a five-year period is considered a subdivision pursuant to 30-A M.R.S.A. § 4401. Therefore, this project will be subject to Chapter 60, Article XVI, Division 2 – Site Plan Review, and Division 4 – Subdivision. The applicant has addressed the criteria of both ordinance sections, including but not limited to:

- A total of 25 parking spaces are provided, exceeding the requirement of two spaces per unit.
- The private access drive will be 24’ wide and 350’ long, with a hammerhead turnaround.
- Stormwater management has been designed to meet City and MaineDEP requirements, including a stone level spreader and forested buffer.
- 1,900 SF of wetland alterations are proposed. The filling of this area, in addition to a filter strip with a perforated underdrain along the northerly property line, is intended to keep drainage from impacting abutters and may improve existing conditions on abutting properties.
- Cut-off lighting is proposed.
- Peak hour trips are expected to be 5–7 trips per period, with total daily trips of 47–81. City engineering has agreed that no additional traffic analysis is required due to the low trip generation.
- An 8’ high stockade fence is proposed along the northerly property line to provide additional buffering for abutting residential uses.

DEPARTMENT REVIEW

- The application and revisions provided have addressed concerns raised by staff . There are no remaining concerns at this time.

PLANNING BOARD ACTION

The proposed project requires review and findings for approval under Sections 60-1277 and 60-1359:

Site Plan Review – Section 60-1277

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. 60-1359. Guidelines.
When reviewing any subdivision for approval, the planning board shall consider the following criteria, and before granting either approval or denial, shall determine that the proposed subdivision:
(1) Will not result in undue water, air or noise pollution. In making this determination it shall at least consider:

a. The elevation of land above sea level and its relation to the floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal;
b. The slope of the land and its effect on effluents;
c. The availability of streams for disposal of effluents; and
d. The applicable state and local health and water resources regulations, including stormwater management requirements in accordance with section 60-1301(14);

(2) Has sufficient water available for the reasonably foreseeable needs of the subdivision;
(3) Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;
(4) Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
(5) Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;
(6) Will provide for adequate sewage waste disposal;
(7) Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized;
(8) Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas;
(9) Is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;
(10) Is funded by a subdivider has adequate financial and technical capacity to meet the standards of this section;
(11) Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;
(12) Has provisions for on-site landscaping that are adequate to screen neighboring properties from unsightly features of the development;
(13) Will not create a fire hazard and has provided adequate access to the site for emergency vehicles;
(14) Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;
(15) Does not have long-term cumulative effects of the proposed subdivision will that unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.

Any denial of a project must include reference to the criteria found in Section 60-1304.(2) and Section 60-1365.

STAFF RECOMMENDATIONS

Staff recommend that the Planning Board find that the Site Plan for the proposed development meets the requirements of Sec. 60-1277 and the Subdivision Guidelines, Sec. 60-1359, and APPROVE the project application with the following conditions:

1. Prior to recording and issuance of building permits, the final subdivision plan shall be recorded at the Androscoggin County Registry of Deeds.

Suggested Motion:

I make a motion that the proposal meets the requirements of Sections 60-1277 and 60-1359 and approve the application and site plan submitted by Terradyn Consultants, LLC on behalf of Jonah Chappell and Kyle Romick for the construction of three multifamily structures with four units each at 530 and 538 Poland Road. The proposed project has met the standards pursuant to Chapter 60. Article IV, Division 14 – Form Based Code, Article XVI, Division 2 – Site Plan Review, and Division 4 – Subdivision.

TERRADYN CONSULTANTS, LLC

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

December 1, 2025 25-23

David Hediger
Director of Planning & Permitting
City of Auburn
60 Court Street
Auburn, ME 04210

Subject: Poland Road Development
Response to Planning Board Comments

David,

On Behalf of Jonah Chappell and Kyle Romick, Terradyn Consultants, LLC, is pleased to submit the following supporting information from the Planning Board meeting held on November 10, 2025 application for the Poland Road Development Project.

Comment Responses

The following responses to comments are from the information provided. The original comments are in *Italics*:

Comments from City of Auburn Planning Board Meeting, Dated November 10, 2025:

1. *Financial Capacity:*

   Comment Response: Please see updated financial capacity letters from both Jonah and Kyle.

2. *Building Renderings.*

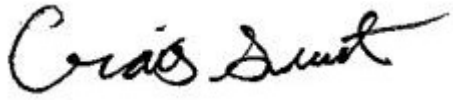
   Comment Response: The applicants have provided updated renderings of the buildings, please see attached.

3. *Dumpster Location.*

   Comment Response: The dumpster location has been shifted to the parking lot adjacent to building 3. Please see attached plans.

We trust that the above responses and attached materials address the comments. Please contact me directly with any additional questions or concerns.

Sincerely,
TERRADYN CONSULTANTS, LLC



Craig Sweet, P.E.

Attachment 1

Financial Capacity

RAICHE & COMPANY
CERTIFIED PUBLIC ACCOUNTANTS, PLLC

(603) 742-8894 - FAX (603) 742-6042
680 Central Avenue Dover, NH 03820

(603) 330-1040 - FAX (603) 330-1041
16 Wakefield Street Rochester, NH 03867

(603) 431-6300 - FAX (603) 742-6042
1 NH Avenue, Suite 125 Portsmouth, NH 03801

Web Address – www.RaicheCPA.com

November 13, 2025

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

Subject: Financial Capacity Letter for Mr. Kyle Romick

Dear Members of the City of Auburn Planning Board,

I am writing to confirm that Mr. Kyle Romick has been a client of mine for a number of years. In my capacity as his Certified Public Accountant, I have become very familiar with his financial standing, professional background, and overall business acumen.

Mr. Romick is a successful businessman based in Portland, Maine, with a proven track record in both real estate and business operations. Based on my professional knowledge of his financial affairs, I can confirm that he possesses the financial capacity and expertise to successfully undertake and complete a development project such as the one being proposed on Poland Road in Auburn, Maine.

Should you require any additional information or clarification, please feel free to contact me directly.

Sincerely,



Michael P. D'Ascensao, CPA
Partner

1270 Avenue of the Americas, 811
New York, NY 10020

Kings Funding
GROUP

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

Subject: Financial Capacity Letter – Poland Road Townhouse Development

Dear Members of the Planning Board,

Kings Funding Group has reviewed the proposed development plans for the 12-unit townhouse project located on Poland Road in Auburn, Maine, as presented by Mr. Jonah Chappell and Mr. Kyle Romick.

Based on our review, Kings Funding Group confirms that Mr. Chappell and Mr. Romick have demonstrated the financial capacity to successfully complete this project. Kings Funding Group has also evaluated the development proposal and is prepared to provide financing for the project should the clients elect to proceed with our services and mutually agreeable terms are finalized.

We appreciate the opportunity to support responsible residential development within the City of Auburn and commend the applicants for their vision and preparation. Please feel free to contact our office should you require additional information or verification.

Sincerely,

Keith Nason
Founder/CEO
Kings Funding Group
C: 207.659.8501
keith@kingsfundinggroup.com

Attachment 2

Building Renderings

SHEET NUMBER	SHEET NAME
Sheet 1	Cover Page
Sheet 2	Foundation Plan
Sheet 3	1st Floor Plans
Sheet 4	2nd Floor Plan
Sheet 5	Elevations
Sheet 6	Roof Details
Sheet 7	Cross-Section

CLIENT
Jonah Chappell

PROJECT

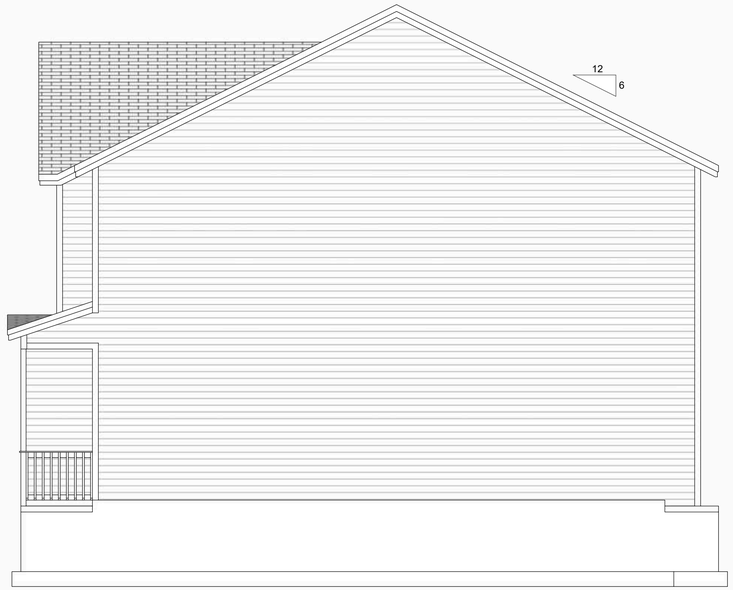
PROJECT NO.
1

DRAWN BY
ADR

ISSUE
MM.DD.YY



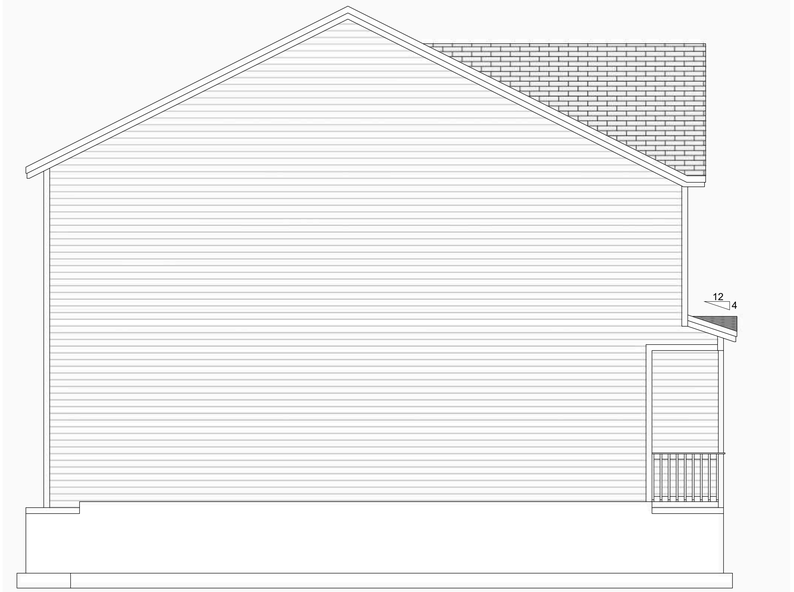
1 Front Elevation
Scale: 1/4" = 1'0"



2 Right Elevation
Scale: 1/4" = 1'0"



3 Rear Elevation
Scale: 1/4" = 1'0"



4 Left Elevation
Scale: 1/4" = 1'0"

AR DRAFTING AND DESIGN HEREBY STATES AND AFFIRMS THAT ADAM ROY IS NOT A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER. ALL DRAWINGS, DESIGNS, PLANS, AND RELATED MATERIALS PROVIDED BY AR DRAFTING AND DESIGN ARE INTENDED SOLELY FOR CONCEPTUAL OR GENERAL INFORMATIONAL PURPOSES. THESE MATERIALS ARE NOT TO BE CONSTRUED AS, NOR SHALL THEY BE CONSTRUED AS, PROFESSIONAL ARCHITECTURAL OR ENGINEERING SERVICES. ANY USE OF THE PROVIDED MATERIALS FOR CONSTRUCTION, IMPLEMENTATION, OR OTHER PROFESSIONAL PURPOSES IS UNDERTAKEN AT THE USER'S OWN RISK, AND AR DRAFTING AND DESIGN ASSUMES NO LIABILITY FOR SUCH USE.

CLIENT
Jonah Chappell

PROJECT

PROJECT NO.
1

ISSUE
MM.DD.YY

DRAWN BY
ADR

Elevations

Attachment 3

Plan Set

POLAND ROAD MULTI-FAMILY

POLAND ROAD
AUBURN, MAINE

APPLICANT / OWNER
JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

PROJECT PARCEL SITE
CITY / TOWN OF TAX ASSESSOR'S MAP & LOT NUMBERS

MAP	LOTS
188	25, 26, 27

PREPARED BY

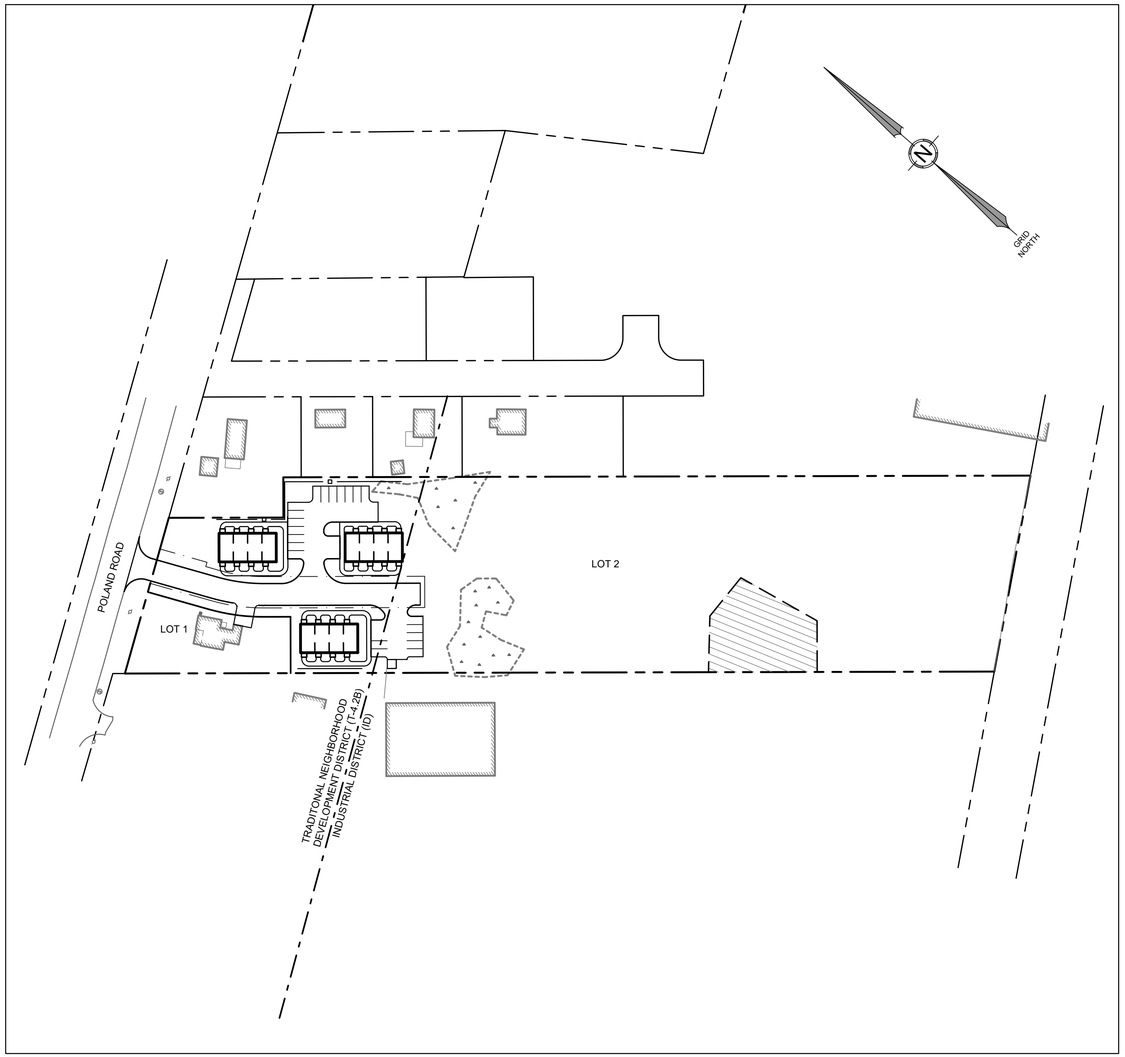
CIVIL ENGINEER:
TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, MAINE 04260
(207) 926-5111

SURVEYOR:
TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, MAINE 04260
(207) 926-5111

WETLAND DELINEATION:
TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, MAINE 04260
(207) 926-5111

SHEET INDEX

SHT. NO.	SHEET NAME
C-0.0	COVER SHEET / LOCATION MAP
1 of 1	BOUNDARY RETRACEMENT SURVEY AND LOT DIVISION PLAN
C-1.0	SUBDIVISION PLAN
C-1.1	SITE PLAN
C-2.0	GRADING PLAN
C-3.0	UTILITY PLAN
C-4.0	ENTRANCE ROAD PROFILE
C-5.0	DETAILS
C-5.1	DETAILS
C-5.2	DETAILS



LOCATION MAP
SCALE: 1" = 80'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	LOCUS PROPERTY LINE	
	PROPERTY LINE	
	INTERIOR PROPERTY LINE	
	DEED LINE	
	TIE LINE	
	BUFFER LINE	
	SETBACK LINE	
	EASEMENT LINE	
	CENTER LINE	
	FLOOD ZONE	
	FLOODWAY	
	SURVEY CONTROL POINT	
	SOIL BOUNDARY	
	ZONE LINE	
	MONUMENT	
	IRON PIPE	
	DRILLHOLE	
	STREET / SITE SIGN	
	BUILDING	
	BUILDING OVERHANG	
	BITUMINOUS PAVEMENT	
	CURBING	
	GRAVEL	
	CONCRETE PAVEMENT	
	CHAIN LINK FENCE	
	BARB WIRE FENCE	
	STOCKADE FENCE	
	STONE WALL	
	METAL GUARD RAIL	
	WOOD GUARD RAIL	
	RAILROAD TRACKS	
	EDGE OF WATER	
	TREE LINE	
	STREAM	
	WETLAND AREA	
	UPLAND AREA	
	ROCK OUTCROP	
TP-A	TEST PIT	TP-A
MW-8	MONITORING WELL	MW-8
B-9	BORING	B-9
W	WELL	W
124	MINOR CONTOUR LINE	124
130	MAJOR CONTOUR LINE	130
+ 30.20	SPOT GRADE	x 30.20
SD	STORM DRAIN	SD
UD	UNDER DRAIN	UD
	CATCH BASIN	
D	DRAINAGE MANHOLE	
S	SANITARY SEWER	S
FM	FORCE MAIN	FM
S	SANITARY MANHOLE	
W	WATER LINE	W
	WATER VALVE	
	HYDRANT	
	CURB STOP	
W	WATER MANHOLE	W
OHU	OVERHEAD UTILITY	OHU
	OVERHEAD ELECTRIC	OHE
	OVERHEAD TELEPHONE	OHT
UGU	UNDERGROUND UTILITY	UGU
UGE	UNDERGROUND ELECT.	UGE
UGT	UNDERGROUND TEL.	UGT
T	TRANSFORMER	T
	LIGHT POLE	
	UTILITY POLE	
	GUY WIRE	
EM	ELECTRIC METER	
H	HVAC UNIT	
E	ELECTRICAL MANHOLE	
T	TELEPHONE MANHOLE	
G	GAS LINE	G
GM	GAS METER	
	GAS VALVE	
G	GAS MANHOLE	
	SILT FENCE	SF
	FILTER BARRIER	FB
	MULCH BERM	MB
	SILT BARRIER	SB
	RIPRAP	
	TURF REINFORCEMENT BLANKET	
	FORESTED BUFFER	

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 12-01-2025

NO.	DATE	REVISIONS
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3	10-10-2025	REVISED BUILDING LAYOUT
2	09-02-2025	REVISE AND RESUBMIT PER PLANNING STAFF COMMENTS
1	08-08-2025	SUBMIT TO CITY

ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

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Civil Engineering | Land Surveying | Geomatics
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NOT FOR CONSTRUCTION

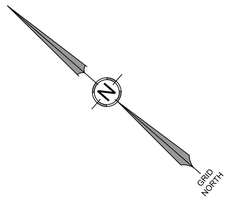
PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

SHEET TITLE: COVER SHEET / LOCATION MAP

CLIENT: JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

DATE: 08-08-2025
SCALE: 1" = 80'
JOB NO: 25-23
SHEET: C-0.0

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PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	62.63'	225.00'	S 33°09'19" E	62.42'

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C11	50.10'	180.00'	S 33°09'19" E	49.94'
C12	59.84'	215.00'	S 33°09'19" E	59.65'

PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 25°10'53" E	70.68'
L2	N 41°07'44" W	29.63'
L3	S 48°52'16" W	63.00'

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
L11	S 25°10'53" E	54.63'
L12	S 64°49'07" W	5.00'
L13	S 25°10'53" E	16.12'
L14	N 41°07'44" W	179.75'
L15	N 48°52'16" E	35.00'
L16	N 41°07'44" W	179.75'
L17	S 25°10'53" E	70.69'

BUFFER LINE TABLE

LINE	DIRECTION	DISTANCE
L21	N 50°28'00" E	62.86'
L22	N 88°01'14" E	55.00'
L23	S 11°34'41" E	97.77'
L24	S 48°52'16" W	57.26'

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CREATION OF THREE, FOUR-UNIT STRUCTURES.
2. THE RECORD OWNER OF THE SUBJECT PARCEL IS JONAH CHAPPELL BY DEED DATED DECEMBER 20, 2024 AND RECORDED IN BOOK 11745, PAGE 82.
3. THE SUBJECT PARCEL IS SHOWN ON THE CITY OF AUBURN TAX MAP 188 AS LOTS 25, 26, 27 AND IS IN THE TRADITIONAL NEIGHBORHOOD DISTRICT (T-4.2B), THE INDUSTRIAL DISTRICT (ID), AND MANUFACTURED HOUSING DISTRICT.
4. SPACE AND BULK STANDARDS AS OF THE DATE OF THIS PLAN ARE AS FOLLOWS:

T-4.2B DISTRICT:

LOT WIDTH:	24 FT. MIN./120 FT. MAX.
FRONTAGE BUILD-OUT:	60% MIN (ALONG FRONT SETBACK, PRIMARY)
FRONT SETBACK:	5 FT. MIN./25 FT. MAX.
SIDE SETBACK:	5 FT. MIN.
REAR SETBACK:	10 FT. MIN.
BUILDING HEIGHT:	1 STORY MIN./3 STORY MAX.
BUILDING COVERAGE:	70% MAX:

INDUSTRIAL DISTRICT:

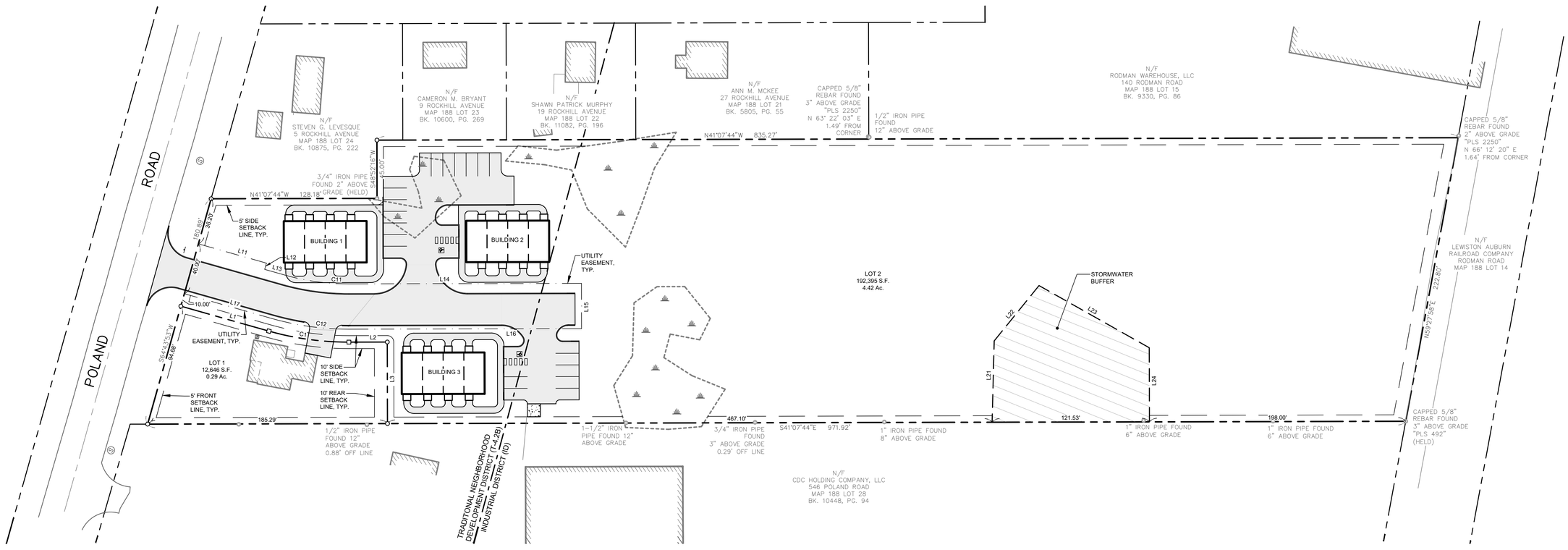
LOT WIDTH:	150 FT.
LOT DEPTH:	250 FT.
FRONT SETBACK:	35 FT.
SIDE SETBACK:	35 FT.
REAR SETBACK:	50 FT.
BUILDING HEIGHT:	75 FT
LOT DENSITY:	60%

REFER TO CHAPTER 60, ARTICLE IV, DIVISION 15 OF THE CITY OF AUBURN CODE OF ORDINANCES FOR DIMENSIONAL REGULATIONS.
REFER TO CHAPTER 60, ARTICLE VII, OF THE CITY OF AUBRUNF CODE OF ORDINANCES FOR REGULATIONS FOR THE MANUFACTURED HOUSING OVERLAY DISTRICT.

5. TOTAL AREA OF THE SUBJECT PARCEL IS 4.71 ACRES.
6. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY TERRADYN CONSULTANTS, LLC IN FEBRUARY OF 2025. TOPOGRAPHIC INFORMATION SHOWN HEREON IS APPROXIMATE AND BASED ON LIDAR REMOTE SENSING, COLLECTED IN 2020 BY THE STATE OF MAINE AND DISTRIBUTED BY THE USGS AS CLASSIFIED .LAZ POINT CLOUD.
7. PLAN REFERENCES:
   A. "PLAN OF MAPLE POINT ANNEX" MADE BY C.A. THAYER, C.E., DATED MAY 1922 AND RECORDED IN VOLUME 2, BOOK 4, PAGE 145. SEE PLAN BOOK 4, PAGE 145.
   B. "PLANS OF J.B. BROWN & SONS, 140 RODMAN ROAD" DATED JULY OF 1998 AND FOUND ON THE CITY OF AUBURN GIS AS PLAN # 1051.
   C. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 15, FEDERAL AID PROJECT NO. M-0218(2) SECTION II, D.O.T. FILE NO. 1-163" DATED FEBRUARY OF 1983.
8. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL-FREQUENCY GPS OBSERVATIONS.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	LOCUS PROPERTY LINE	
	PROPERTY LINE	
	INTERIOR PROPERTY LINE	
	SETBACK LINE	
	EASEMENT LINE	
	CENTER LINE	
	ZONE LINE	
	MONUMENT	□
○	IRON PIPE	○
	BUILDING	
	BITUMINOUS PAVEMENT	
	WETLAND AREA	
	STORMWATER BUFFER	



GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

APPROVAL: CITY OF AUBURN
PLANNING BOARD

_____ DATE

_____ CHAIRPERSON

STATE OF MAINE
ANDROSCOGGIN COUNTY REGISTRY OF DEEDS
RECEIVED _____, 20___
AT ___h ____m _____M. AND RECORDED IN PLAN BOOK _____ PAGE _____ .
ATTEST _____ REGISTER

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER
DATE: 12-01-2025

NO.	DATE	REVISIONS
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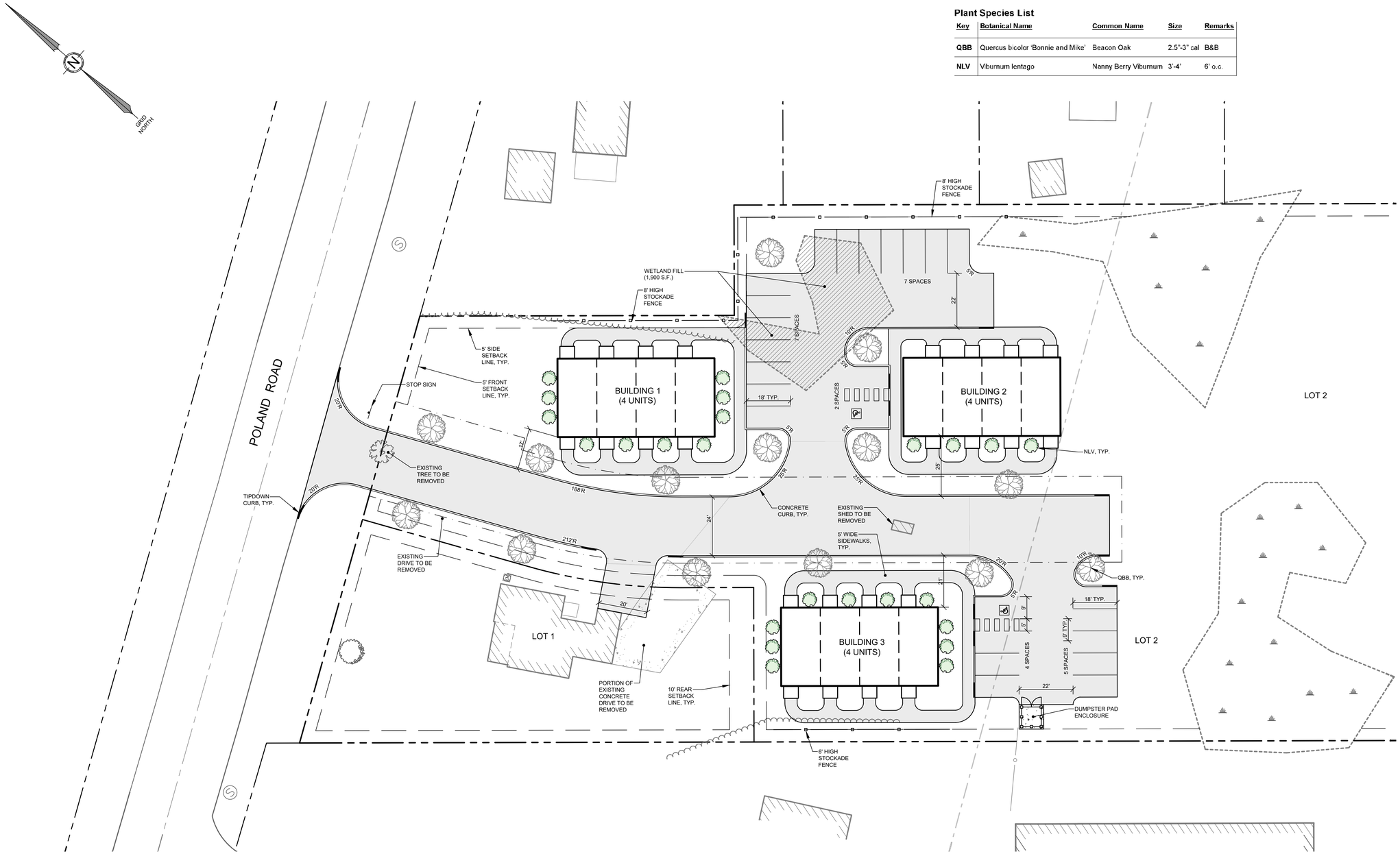
PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE
SHEET TITLE: SUBDIVISION PLAN
CLIENT: JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

DATE: 08-08-2025
SCALE: 1" = 40'
JOB NO: 25-23
SHEET: C-1.0

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Plant Species List

Key	Botanical Name	Common Name	Size	Remarks
QBB	Quercus bicolor 'Bonnie and Mike'	Beacon Oak	2.5"-3" cal	B&B
NLV	Viburnum lentago	Nanny Berry Viburnum	3'-4'	6' o.c.



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

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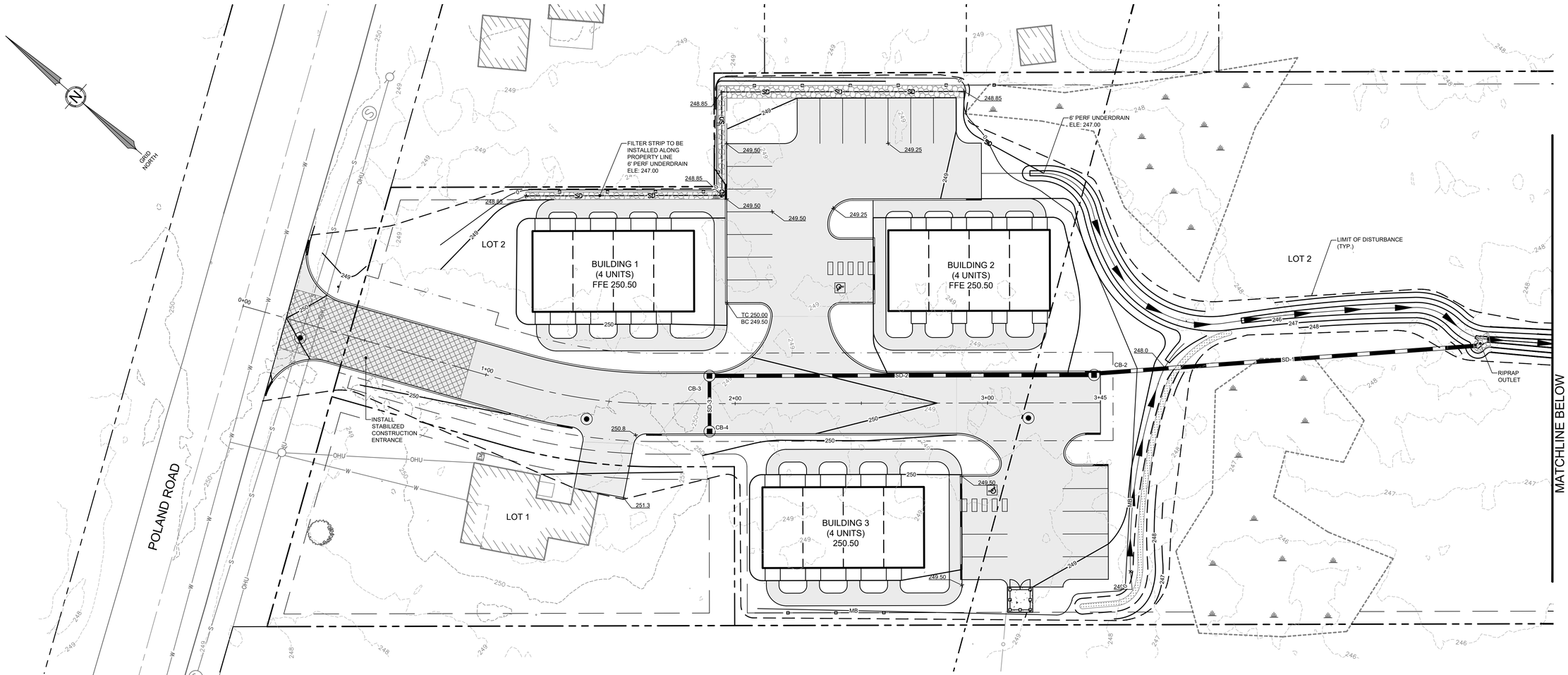
PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

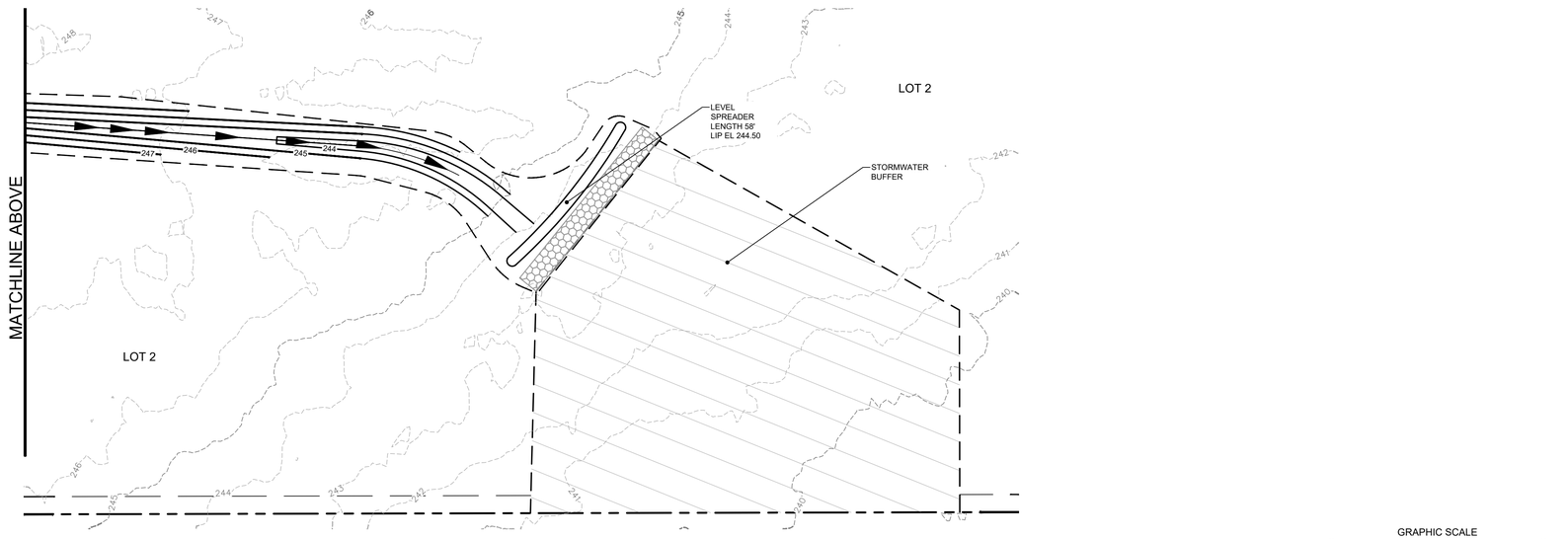
SHEET TITLE: SITE PLAN

CLIENT: JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

DATE: 08-08-2025
SCALE: 1" = 20'
JOB NO: 25-23
SHEET: C-1.1

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STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-2	249.37	245.70 (SD-2)	245.70 (SD-1)	48"
CB-3	250.13	246.45 (SD-3)	246.45 (SD-2)	48"
CB-4	250.13		246.65 (SD-3)	48"

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-1	15"	150'	0.53%
SD-2	15"	148'	0.51%
SD-3	12"	18'	1.11%

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

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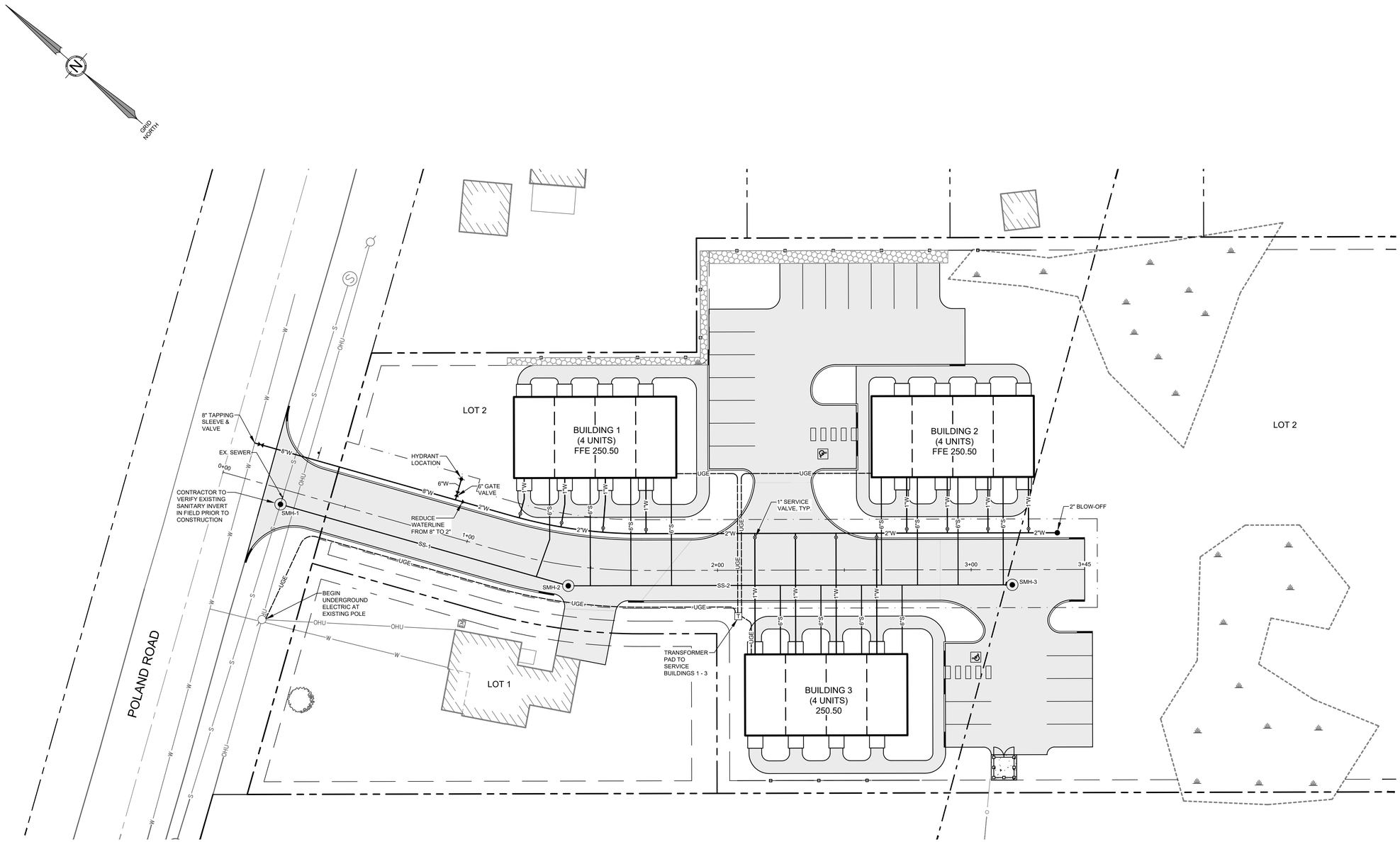
PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

SHEET TITLE: GRADING AND DRAINAGE PLAN

CLIENT: JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

DATE: 08-08-2025
SCALE: 1" = 20'
JOB NO: 25-23
SHEET: C-2.0

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SANITARY SEWER STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
SMH-1	250.03	241.01 (SS-1)	241.01 (EX. SEWER)	48"
SMH-2	250.53	241.71 (SS-2)	241.61 (SS-1)	48"
SMH-3	249.70		242.60 (SS-2)	48"

SANITARY SEWER PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SS-1	8"	114'	0.53%

GRAPHIC SCALE
20 0 10 20 40
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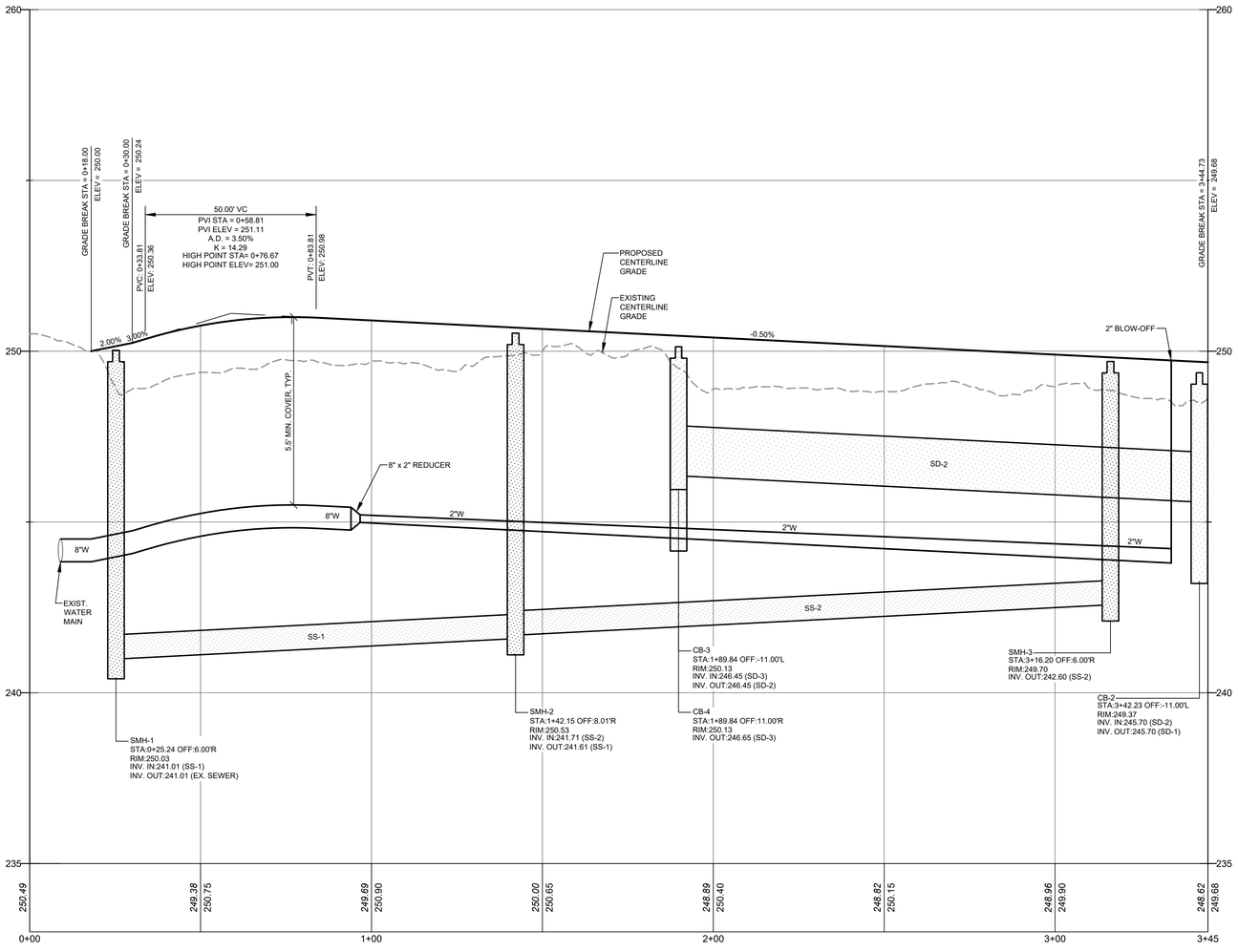
PROJECT:
CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

SHEET TITLE:
UTILITY PLAN

CLIENT:
JONAH CHAPPELL
7 CARUFF WAY
SOUTH PORTLAND, MAINE 04106

DATE: 08-08-2025
SCALE: 1" = 20'
JOB NO: 25-23
SHEET: C-3.0

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ENTRANCE ROAD PROFILE

SCALE: 1" = 20' HORIZ.
1" = 2' VERT.

CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER
STATE OF MAINE

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PROJECT:
CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

SHEET TITLE:
ENTRANCE ROAD PROFILE

CLIENT:
JONAH CHAPPELL
7 CARUFF WAY
SOUTH PORTLAND, MAINE 04106

DATE: 08-08-2025
SCALE: AS SHOWN
JOB NO: 25-23
SHEET: C-4.0

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EROSION AND SEDIMENT CONTROL PLAN

Pre-Construction Phase
A person who conducts, or causes to be conducted, an activity that involves filling, displacing or exposing soil or other earthen materials shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or into a protected natural resource as defined in 38 mrsa § 480-b. Erosion control measures must be in place before the activity begins. Measures must remain in place and functional until the site is permanently stabilized. Adequate and timely temporary and permanent stabilization measures must be taken. The site must be maintained to prevent unreasonable erosion and sedimentation. Minimize disturbed areas and protect natural downgradient buffer areas to the extent practicable.

BMP Construction Phase
A. Sediment barriers. Prior to the beginning of any construction, properly install sediment barriers at the edge of any downgradient disturbed area and adjacent to any drainage channels within the proposed disturbed area. Maintain the sediment barriers until the disturbed area is permanently stabilized.

B. Construction entrance: Prior to any clearing or grubbing, a construction entrance shall be constructed at the intersection with the proposed access drive and the existing roadway to avoid tracking of mud, dust and debris from the site.

C. Riprap: Since riprap is used where erosion potential is high, construction must be sequenced so that the riprap is put in place with the minimum delay. Disturbance of areas where riprap is to be placed should be undertaken only when final preparation and placement of the riprap can follow immediately behind the initial disturbance. Where riprap is used for outlet protection, the riprap should be placed before or in conjunction with the construction of the pipe or channel so that it is in place when the pipe or channel begins to operate. Maintain temporary riprap, such as temporary check dams until the disturbed area is permanently stabilized.

D. Temporary stabilization. Stabilize with temporary seeding, mulch, or other non-erodable cover any exposed soils that will remain unworked for more than 14 days except, stabilize areas within 100 feet of a wetland or waterbody within 7 days or prior to a predicted storm event, whichever comes first. If hay or straw mulch is used, the application rate must be 2 bales (70-90 pounds) per 1000 sf or 1.5 to 2 tons (90-100 bales) per acre to cover 75 to 90% of the ground surface. Hay mulch must be kept moist or anchored to prevent wind blowing. An erosion control blanket or mat shall be used at the base of grassed waterways, steep slopes (15% or greater) and on any disturbed soil within 100 feet of lakes, streams and wetlands. Grading shall be planned so as to minimize the length of time between initial soil exposure and final grading. On large projects this should be accomplished by phasing the operation and completing the first phase up to final grading and seeding before starting the second phase, and so on.

E. Vegetated waterway. Upon final grading, the disturbed areas shall be immediately seeded to permanent vegetation and mulched and will not be used as outlets until a dense, vigorous vegetative cover has been obtained. Once soil is exposed for waterway construction, it should be immediately shaped, graded and stabilized. Vegetated waterways need to be stabilized early during the growing season (prior to September 15). If final seeding of waterways is delayed past September 15, emergency provisions such as sod or riprap may be required to stabilize the channel. Waterways should be fully stabilized prior to directing runoff to them.

Permanent stabilization defined
A. Seeded areas. For seeded areas, permanent stabilization means an 90% cover of the disturbed area with mature, healthy plants with no evidence of washing or rilling of the topsoil.

B. Sodded areas. For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying soil with no slumping of the sod or die-off.

C. Permanent mulch. For mulched areas, permanent mulching means total coverage of the exposed area with an approved mulch material. Erosion control mix may be used as mulch for permanent stabilization according to the approved application rates and limitations.

D. Riprap. For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an appropriate backing of a well-graded gravel or approved geotextile to prevent soil movement from behind the riprap. Stone must be sized appropriately. It is recommended that angular stone be used.

E. Agricultural use. For construction projects on land used for agricultural purposes (e.G., pipelines across crop land), permanent stabilization may be accomplished by returning the disturbed land to agricultural use.

F. Paved areas. For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed.

G. Ditches, channels, and swales. For open channels, permanent stabilization means the channel is stabilized with mature vegetation at least three inches in height, with well-graded riprap, or with another non-erosive lining capable of withstanding the anticipated flow velocities and flow depths without reliance on check dams to slow flow. There must be no evidence of slumping of the lining, undercutting of the banks, or down-cutting of the channel.

General Construction Phase
The following erosion control measures shall be followed by the contractor throughout construction of this project:

A. All topsoil shall be collected, stockpiled, seeded with rye at 3 pounds/1,000 sf and mulched, and reused as required. Silt fencing shall be placed down gradient from the stockpiled loam. Stockpile to be located by designation of the owner and inspecting engineer.

B. The inspecting engineer at his/her discretion, may require additional erosion control measures and/or supplemental vegetative provisions to maintain stability of earthworks and finish graded areas. The contractor shall be responsible for providing and installing any supplemental measures as directed by the inspecting engineer. Failure to comply with the engineer's directions will result in discontinuation of construction activities.

C. Erosion control mesh shall be applied in accordance with the plans over all finish seeded areas as specified on the design plans.

D. All graded or disturbed areas including slopes shall be protected during clearing and construction in accordance with the approved erosion and sediment control plan until they are adequately stabilized.

E. All erosion, and sediment control practices and measures shall be constructed, applied and maintained in accordance with the approved erosion and sediment control plan.

F. Areas to be filled shall be cleared, grubbed and stripped of topsoil to remove trees, vegetation, roots or other objectionable materials.

G. Areas shall be scarified to a minimum depth of 3 inches prior to placement of topsoil.

H. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc., shall be compacted in accordance with local requirements or codes.

I. All fills shall be placed and compacted in layers not to exceed 8 inches in thickness.

J. Except for approved landfills or non-structural fills, fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris and other objectionable materials that would interfere with or prevent construction of satisfactory lifts.

K. Frozen material or soft, mucky or highly compressible materials shall not be incorporated into fill slopes or structural fills.

L. Fill shall not be placed on a frozen foundation.

M. Seeps or springs encountered during construction shall be handled appropriately.

N. All graded areas shall be permanently stabilized immediately following finished grading.

O. Remove any temporary control measures, such as silt fence, within 30 days after permanent stabilization is attained. Remove any accumulated sediments and stabilize.

Permanent vegetation
Permanent vegetative cover should be established on disturbed areas where permanent, long lived vegetative cover is needed to stabilize the soil, to reduce damages from sediment and runoff, and to enhance the environment.

Seedbed preparation
A. Grade as feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance.

B. Apply limestone and fertilizer according to soil tests such as those offered by the university of Maine soil testing laboratory. Soil sample mailers are available from the local cooperative extension service office. If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 800 pounds per acre or 18.4 pounds per 1,000 square feet using 10-20-20 (n-p2o5-k2o) or equivalent. Apply ground limestone (equivalent to 50% calcium plus magnesium oxide) at
a rate of 3 tons per acre (138 lb. Per 1,000 sq. Ft).

C. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, spring tooth harrow or other suitable equipment. The final harrowing operation should be on the general contour. Continue tillage until a reasonably uniform, fine seedbed is prepared. All but clay or silty soils and coarse sands should be rolled to firm the seedbed wherever feasible.D. Remove from the surface all stones 2 inches or larger in any dimension. Remove all other debris, such as wire, cable, tree roots, concrete, clods, lumps or other unsuitable material.

E. Inspect seedbed just before seeding. If traffic has left the soil compacted; the area must be tilled and firmed as above.

F. Permanent seeding should be made 45 days prior to the first killing frost or as a dormant seeding with mulch after the first killing frost and before snowfall. When crown vetch is seeded in later summer, at least 35% of the seed should be hard seed (unscarified). If seeding cannot be done within the seeding dates, mulch according to the temporary mulching bmp and overwinter stabilization and construction to protect the site and delay seeding until the next recommended seeding period.

G. Following seed bed preparation, swale areas, fill areas and back slopes shall be seeded at a rate of 3 lbs./1,000 s.F. With a mixture of 35% creeping red h. Fescue, 6% red top, 24% kentucky bluegrass, 10% perennial ryegrass, 20% annual ryegrass and 5% white dutch clover.

I. Areas which have been temporarily or permanently seeded shall be mulched immediately following seeding.

J. Areas which cannot be seeded within the growing season shall be mulched for over-winter protection and the area should be seeded at the beginning of the growing season.

Winter construction phase
If an area is not stabilized with temporary or permanent measures by November 15, then the site must be protected with additional stabilization measures.

A. Permanent stabilization consists of at least 90% vegetation, pavement/gravel base or riprap.

B. Do not expose slopes or leave slopes exposed over the winter or for any other extended time of work suspension unless fully protected with mulch.

C. Apply hay mulch at twice the standard rate (150 lbs. Per 1,000 sf). The mulch must be thick enough such that the ground surface will not be visible and must be anchored.

D. Use mulch and mulch netting or an erosion control mulch blanket or all slopes greater than 8 % or other areas exposed to direct wind.

E. Install an erosion control blanket in all drainageways (bottom and sides) with a slope greater than 3 %.

F. See the vegetation measures for more information on seeding dates and types.

G. Winter excavation and earthwork shall be completed so that no more than 1 acre of the site is without stabilization at any one time.

H. An area within 100 feet of a protected natural resource must be protected with a double row of sediment barrier.

I. Temporary mulch must be applied within 7 days of soil exposure or prior to any storm event, but after every workday in areas within 100 feet from a protected natural resource.

J. Areas that have been brought to final grade must be permanently mulched that same day.

K. If snowfall is greater than 1 inch (fresh or cumulative), the snow shall be removed from the areas due to be seeded and mulched.

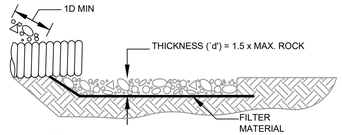
L. Loam shall be free of frozen clumps before it is applied.

M. All vegetated ditch lines that have not been stabilized by November 1, or will be worked during the winter construction period, must be stabilized with an appropriate stone lining backed by an appropriate gravel bed or geotextile unless specifically released from this standard by the department.

Maintenance and inspection phase
A. Minimum erosion control measures will need to be implemented and the applicant will be responsible to maintain all components of the erosion control plan until the site is fully stabilized. However, based on site and weather conditions during construction, additional erosion control measures may need to be implemented. All areas of instability and erosion must be repaired immediately during construction and need to be maintained until the site is fully stabilized or vegetation is established. A construction log must be maintained for the erosion and sedimentation control inspections and maintenance

B. A log (report) must be kept summarizing the scope of the inspection, name(s) and qualifications of the personnel making the inspection, the date(s) of the inspection, and major observations relating to operation of erosion and sedimentation controls and pollution prevention measures. Major observations must include: bmps that need to be maintained; location(s) of bmps that failed to operate as designed or proved inadequate for a particular location; and location(s) where additional bmps are needed that did not exist at the time of inspection. Follow-up to correct deficiencies or enhance controls must also be indicated in the log and dated, including what action was taken and when.

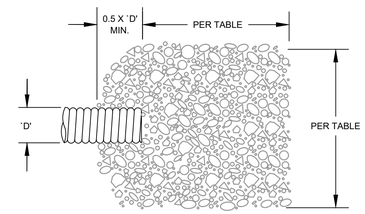
Dewatering
A dewatering plan is needed to address excavation de-watering following heavy rainfall events or where the excavation may intercept the groundwater table during construction. The collected water needs treatment and a discharge point that will not cause downgradient erosion and offsite sedimentation or within a resource. Please follow the details of such a plan.



NOTE:
1. GEOTEXTILE FILTER FABRIC BENEATH STONE BASED ON UNDISTURBED SOILS, OR 6" OF 4" MINUS BAN RUN GRAVEL FREE OF FINES, CLAYS, SILTS.

2. GEOTEXTILE TO BE MIRAFI 600X OR APPROVED EQUAL.

SECTION



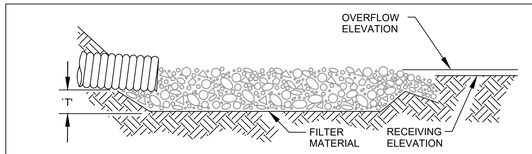
HARD ANGULAR ROCK
D50 SELECTION PER CHART

PLAN

PIPE INLET PROTECTION SIZING TABLE (MINIMUM)		
SIZE	RIPRAP SIZING (D50)	WIDTH AT THE NARROW END OF THE PIPE
12"	5"	3-4'
18"	8"	4-6'
24"	10"	6-8'
30"	12"	8-10'
36"	14"	10-12'

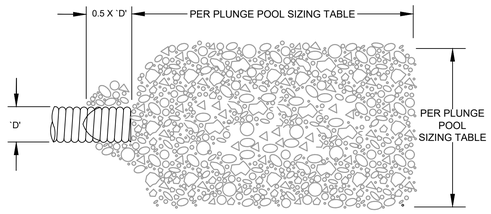
NOTES:
1. IN DEFINED CHANNELS, APRON SHALL EXTEND FULL WIDTH OF BOTTOM AND ONE FOOT ABOVE MAX. HEADWATER OR UP TO BANK FULL, WHICHEVER IS LESS.

PIPE INLET PROTECTION
NOT TO SCALE



THICKNESS (`T') = 1.5 x MAX. ROCK DIAMETER

SECTION



PLAN

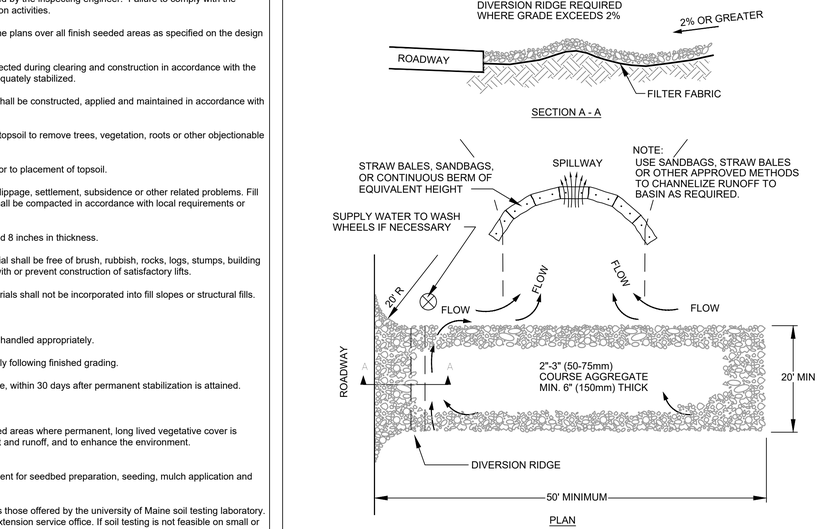
PLUNGE POOL SIZING (MINIMUM)				
SIZE	RIPRAP SIZING (D50)	WIDTH AT THE NARROW END OF THE PIPE	LENGTH FOR SLOW FLOWS (NO PRESSURE HEAD)	LENGTH FOR HIGH FLOWS (WITH PRESSURE HEAD)
12"	5"	3-4'	4-6'	8-10'
18"	8"	4-6'	6-8'	12-18'
24"	10"	6-8'	8-10'	18-22'
30"	12"	8-10'	12-14'	22-28'
36"	14"	10-12'	14-16'	28-32'

NOTES:
1. THE DIAMETER OF THE LARGEST STONE SIZE IN THE MIX SHOULD BE ABOUT 1.5 TIMES THE D50 AND THE SMALLEST ONE ABOUT ONE HALF THE SIZE. THE THICKNESS OF RIPRAP SHOULD NEVER BE LESS THAN 2 TIMES THE ROCK D50.

2. APRON SHALL BE SET AT A ZERO GRADE AND ALIGNED STRAIGHT.

3. FILTER MATERIAL SHALL BE FILTER FABRIC (MIRAFI 600X OR APPROVED EQUAL) OR 6" (150mm) THICK MINIMUM GRADED GRAVEL LAYER.

PIPE OUTLET PROTECTION
NOT TO SCALE



SECTION A - A

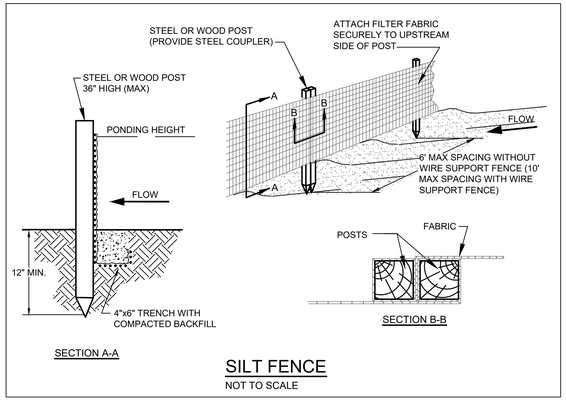
PLAN

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

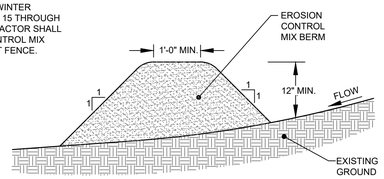


SECTION A-A

SECTION B-B

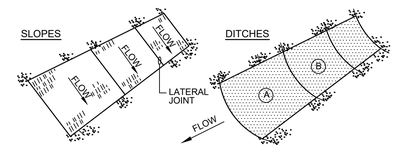
SILT FENCE
NOT TO SCALE

NOTE:
DURING PERIODS OF WINTER CONSTRUCTION (NOV. 15 THROUGH APRIL 15), THE CONTRACTOR SHALL INSTALL EROSION CONTROL MIX BERMS IN LIEU OF SILT FENCE.



EROSION CONTROL MIX:
EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES & MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80% - 100% DRY WEIGHT BASIS
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85% PASSING A 0.75" SCREEN
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 mmhos/cm.
- ph SHALL FALL BETWEEN 5.0 - 8.0.

EROSION CONTROL MIX BERM
NOT TO SCALE



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 & 1-1/2" WIDE.

6. USE NORTH AMERICAN GREEN DS 150 (OR APPROVED EQUAL) ON SLOPES BETWEEN 4:1-2:1. USE NORTH AMERICAN GREEN VMAX SC250 PERMANENT TURF REINFORCEMENT MAT (OR APPROVED EQUAL) ON SLOPES 2:1 AND STEEPER..

EROSION CONTROL BLANKET
NOT TO SCALE

CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER
STATE OF MAINE

DATE: 12-01-2025

NO.	DATE	REVISIONS
1	08-08-2025	SUBMIT TO CITY
2	09-02-2025	REVISE AND RESUBMIT PER PLANNING STAFF COMMENTS
3	10-10-2025	REVISED BUILDING LAYOUT
4	10-30-2025	RESPONSE TO DEVELOPMENT REVIEW COMMENTS
5	12-01-2025	REVISED DUMPSTER LOCATION

ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

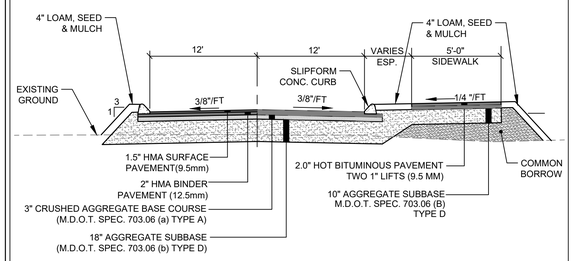
PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

SHEET TITLE: EROSION CONTROL DETAILS

CLIENT: JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

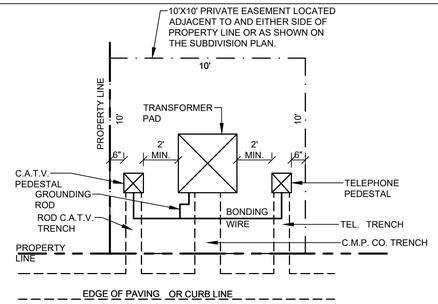
DATE: 08-08-2025
SCALE: N.T.S.
JOB NO: 25-23
SHEET: C-5.0

C:\OD\Terradyn Consultants\Project Folders - Documents\2025\ Jobs\25-23 Chappell Poland Rd Auburn\CAD\Permitting\25-23 D.dwg



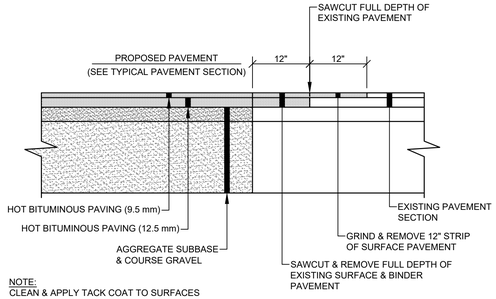
NOTES:
1. ALL CONSTRUCTION MATERIALS AND METHODS SHALL ADHERE TO ARTICLE 11 OF THE CITY OF SACO SUBDIVISION ORDINANCE AND MAINEDOT STANDARD SPECIFICATIONS.

TYPICAL ROAD SECTION
NOT TO SCALE



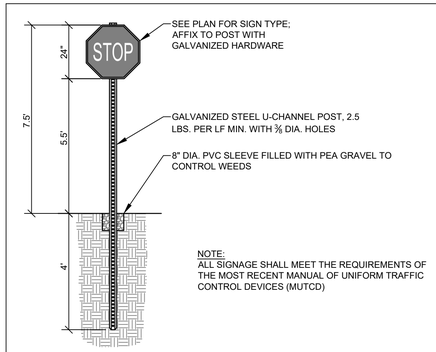
NOTES:
TRANSFORMER PAD AND COVER TO BE FIBERGLASS MEETING CENTRAL MAINE POWER SPECIFICATIONS.

TRANSFORMER DETAIL
NOT TO SCALE



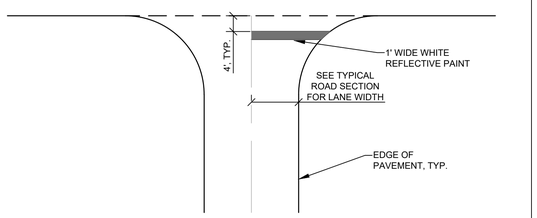
NOTE:
CLEAN & APPLY TACK COAT TO SURFACES WHERE NEW BIT. PAVEMENT IS INSTALLED

TYPICAL PAVEMENT JOINT
NOT TO SCALE

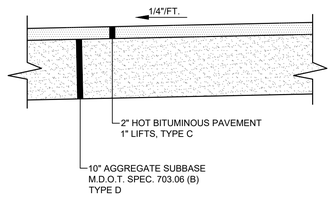


NOTE:
ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE MOST RECENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

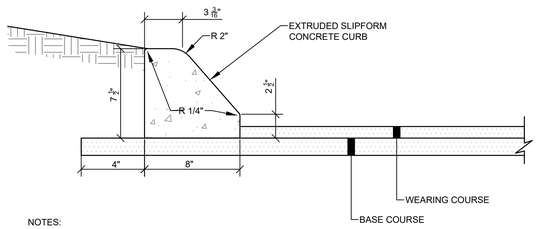
STREET SIGN
NOT TO SCALE



STOP BAR DETAIL
NOT TO SCALE

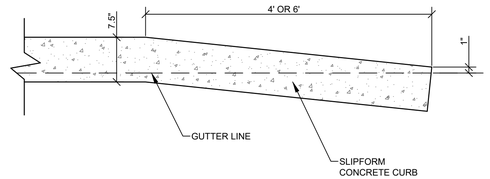


BITUMINOUS SIDEWALK
NOT TO SCALE

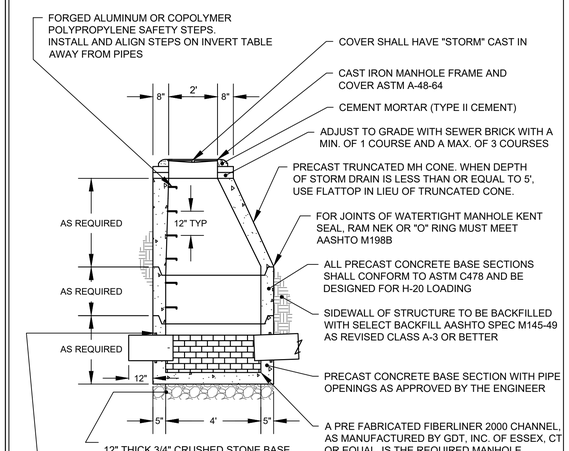


NOTES:
1. APPLY EPOXY BETWEEN BINDER PAVEMENT AND CURB
2. 1" TO 2" SLUMP
3. 5% TO 7% AIR ENTRAINMENT
4. 4,000 PSI CONCRETE WITH FIBER REINFORCEMENT

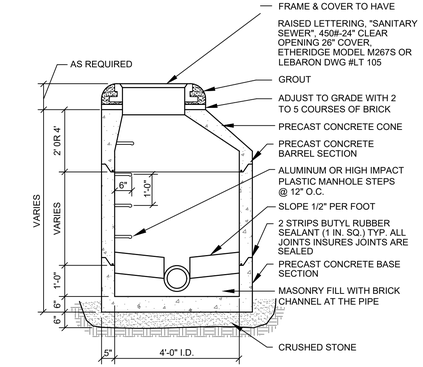
SLOPED SLIPFORM CONCRETE CURB DETAIL
NOT TO SCALE



SLIPFORM CURB TIPDOWN DETAIL
NOT TO SCALE

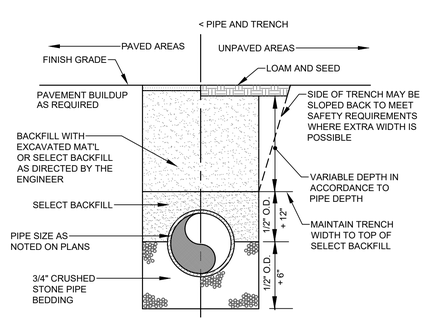


4' DIAMETER PRECAST STORM DRAIN MANHOLE
NOT TO SCALE



NOTE: PIPE CONNECTIONS SHALL BE WATERTIGHT FLEXIBLE BOOT CONNECTORS PROVIDES LEAKPROOF CONNECTION

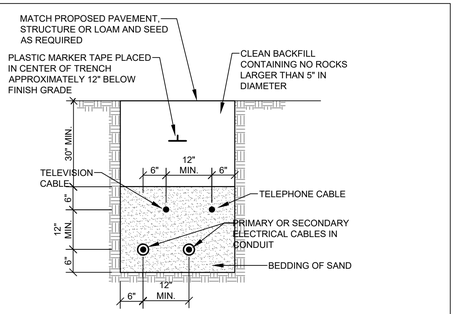
PRECAST SEWER MANHOLE
NOT TO SCALE



TYPICAL TRENCH SECTION
NOT TO SCALE

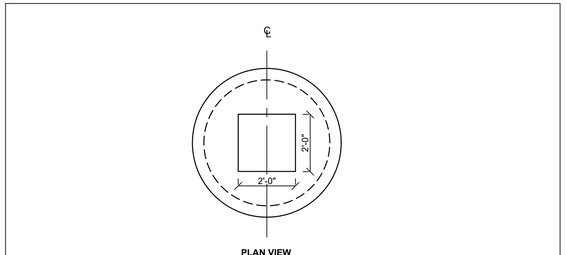
NOTES:
1. DETECTABLE WARNING PLATES TO BE DURALAST® AS MANUFACTURED BY EJ.
2. PLATES SHALL HAVE A NATURAL FINISH
3. PLATE SHALL BE ORIENTED SO THAT THE DOMES ARE PARALLEL AND PERPENDICULAR TO THE PRIMARY DIRECTION OF TRAVEL
4. RADIAL PLATES SHALL BE USED ON RADIAL RAMPS

DETECTABLE WARNING PLATE DETAIL
NOT TO SCALE



CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT WHEN RUN BENEATH PAVED AREAS.

TYPICAL UNDERGROUND CABLE INSTALLATION
NOT TO SCALE



DESIGN NOTES:
1. ALL CONCRETE TO HAVE A MIN. OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. DESIGN LOAD FOR H-20 WHEEL LOAD.
3. CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
4. REINFORCE TO 0.12 IN SQ./LF..

SECTION VIEW

NOTE:
CASCADE GRATES SHALL BE INSTALLED ON GRADIENT OF GUTTER IF PROFILE GRADE EXCEEDS 5% GRATES SHALL BE DEPRESSED 2" BELOW NORMAL GUTTER GRADE UNLESS THIS DEPRESSION INTERFERES WITH TRAFFIC. PARALLEL BAR GRATES SHALL BE INSTALLED ON A LEVEL GRADIENT.

TYPICAL CATCH BASIN
NOT TO SCALE

STATE OF MAINE — CRAIG M. SWEET No. 15060 — LICENSED PROFESSIONAL ENGINEER

DATE: 12-01-2025

NO.	DATE	REVISIONS
5	12-01-2025	REVISED DUMPSTER LOCATION
4	10-30-2025	RESPONSE TO DEVELOPMENT REVIEW COMMENTS
3	10-10-2025	REVISED BUILDING LAYOUT
2	09-02-2025	REVISE AND RESUBMIT PER PLANNING STAFF COMMENTS
1	08-08-2025	SUBMIT TO CITY

ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

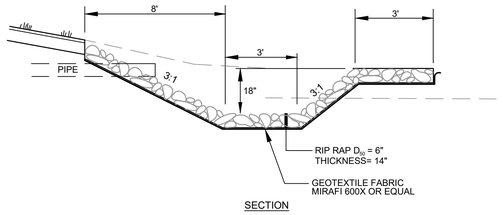
PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

SHEET TITLE: SITE DETAILS

CLIENT: JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

DATE: 08-08-2025
SCALE: N.T.S.
JOB NO: 25-23
SHEET: C-5.1

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SECTION

CONSTRUCTION SPECIFICATIONS:

1. CONSTRUCT THE LEVEL SPREADER LIP ON A ZERO PERCENT GRADE TO ENSURE UNIFORM SPREADING OF RUNOFF.

2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL - NOT ON FILL MATERIAL.

3. DIVERSION BERM SHALL BE CONSTRUCTED OF COMMON BORROW MATERIAL MEETING M.D.O.T. spec 703.18. MATERIAL SHALL BE PLACED IN 12" LIFTS AND COMPACTED TO 90% MAX. DRY DENSITY.

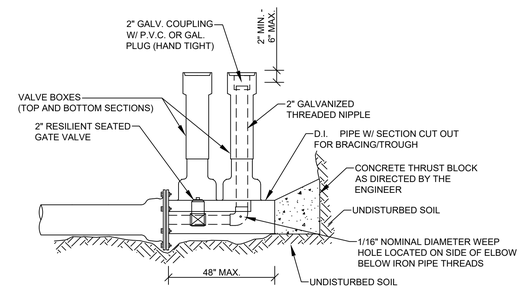
4. THE ENTRANCE CHANNEL TO THE LEVEL SPREADER SHALL NOT EXCEED A ONE PERCENT GRADE AT LEAST 20 FEET BEFORE ENTERING INTO THE SPREADER.

5. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RECONCENTRATE IMMEDIATELY BELOW THE SPREADER.

6. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PERFORMED.

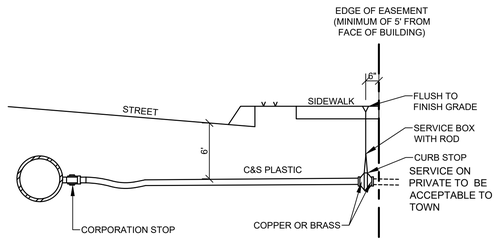
LEVEL SPREADER DETAIL

NOT TO SCALE



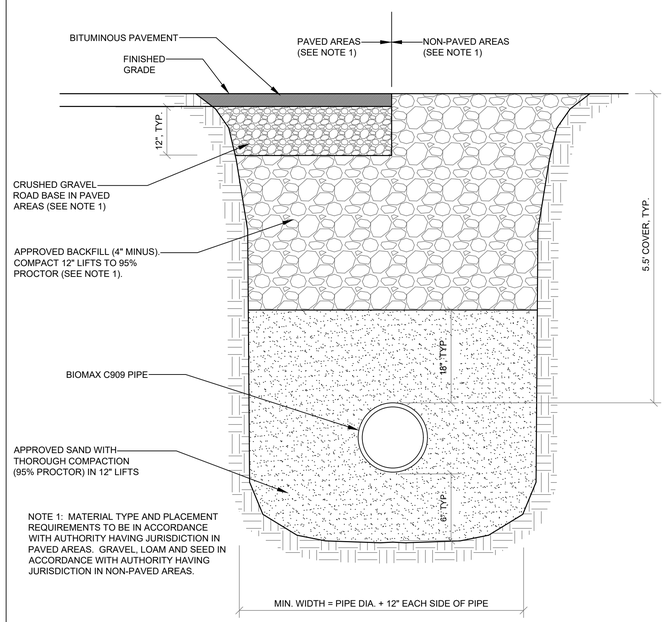
STANDARD 2" BLOW OFF

NOT TO SCALE



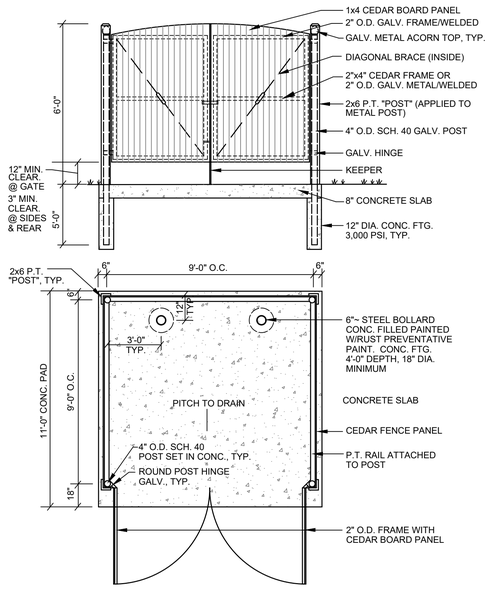
TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE



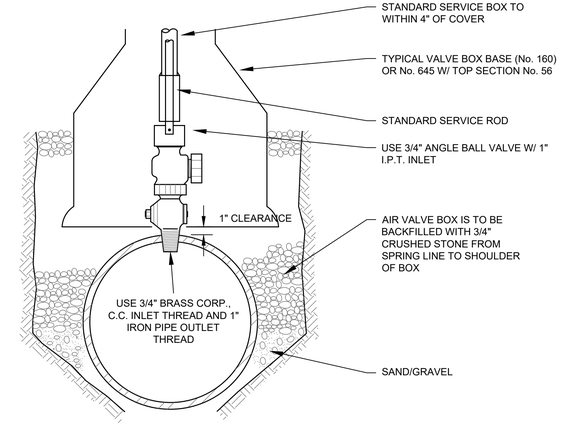
WATER MAIN TRENCH

NOT TO SCALE



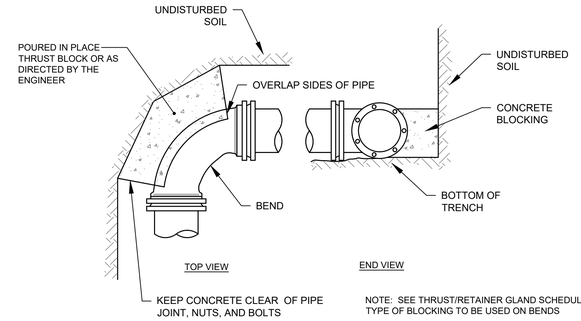
TYPICAL DUMPSTER ENCLOSURE

NOT TO SCALE



TYPICAL AIR VALVE (1)

NOT TO SCALE



STANDARD BEND BLOCKING

NOT TO SCALE

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 12-01-2025

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PERMIT DRAWING
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PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

SHEET TITLE: SITE DETAILS

CLIENT: JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

DATE: 08-08-2025
SCALE: N.T.S.
JOB NO: 25-23
SHEET: C-5.2

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207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

October 30, 2025 25-23

David Hediger
Director of Planning & Permitting
City of Auburn
60 Court Street
Auburn, ME 04210

Subject: Poland Road Development
Response to Comment Letter

Dear David,

On Behalf of Jonah Chappell and Kyle Romick, Terradyn Consultants, LLC, is pleased to submit the following supporting information on staff comments on the site plan application for the Poland Road Development Project.

Comment Responses

The following responses to comments are from the information provided. The original comments are in *Italics*:

Comments from City of Auburn Planning, Dated October 24, 2025:

1. *C-1.0: Add a note explaining the purpose of the plan (i.e., subdivision resulting in the creation of three 4-unit structures). The structures should be shown. Dividing the lot into two lots is not considered a subdivision under the statute; it's the number of units.*

   Comment Response: Note has been added C-1.0.

2. *AWSD: Utility easements must be shown on the plans, and those easements must be granted to the District prior to activation of the mains.*

   Comment Response: Easements for water and sewer are shown on the attached subdivision plan.

3. *Address complains with Article X: Access Management Standards.*

   Comment Response: The speed limit along Poland Road is 35 mph which requires a minimum sight distance of 350'. Sight distance was measured from the proposed

location of the entrance, and is 2,550' to the right and 2,000 to the left. The proposed entrance is located greater than 150' from any adjacent entrance.

4. *Address compliance with Division 4: Traffic Impact Analysis Standards. Note: This differs from a TMP. The City Engineer may waive or modify requirements if supported by a certified traffic or civil engineer.*

   Comment Response: Our office has been in discussion with the City Engineer regarding the traffic generated from the proposed project. We are formally requesting that this be waived due to the limited traffic generated from the proposed project, with a 7 trip peak hour generator it is not felt that this will cause any impacts to traffic in the area.

5. *Sheet C-1.1: Show building setbacks relative to the requirements of T-4.2B district.*

   Comment Response: Building setbacks have been shown on sheet C-1.1 relative to the private shared access drive.

6. *Attachment 3, page 5: the application addresses how the project does not meet the FBC requirements, in part because the development fronts a shared access drive. Staff agrees with this interpretation that many of the provisions are not acceptable. However, it is suggested that you expand upon how the development meets the intent of those requirements facing the access drive, specifically the requirements of Sec. 60-548B.2 and 3.*

   Comment Response: Additional information has been added to this section, an updated rendering of the proposed structure is also attached to this letter.

7. *Page 5: references foundation plantings. These should be shown on the plan with specifications.*

   Comment Response: Additional information has been provided on the site plan.

8. *Provide specifications for street trees.*

   Comment Response: Additional information has been provided on the Site Plan.

9. *Show limits of site disturbance on the applicable plan sheets.*

   Comment Response: Limit of disturbance has been added to the plans.

10. *Attachment 1: please complete the City Development review application form (*

not included as referenced)

Comment Response: The application form is attached to this letter.

11. *A financial capacity statement should be provided for both applicants.*

    Comment Response: Client will provide under a separate cover.

12. *While not required, consider any recreational opportunities on site, such as playground equipment, walking trails, or an outdoor picnic area.*

    Comment Response: Comment acknowledged, the green space near building 1 can be utilized by residents for outdoor area, as well as the remainder of the site will be open to residents to walk.

We trust that the above responses and attached materials address the comments. Please contact me directly with any additional questions or concerns.

Sincerely,
TERRADYN CONSULTANTS, LLC

Craig Sweet, P.E.

Attachment 1

Application Form

City of Auburn, Maine
Office of Planning & Permitting
Eric J. Cousens, Director
60 Court Street | Auburn, Maine 04210
www.auburnmaine.gov | 207.333.6601

Development Review Application

PROJECT NAME: Poland Road Multi-Family Development

PROPOSED DEVELOPMENT ADDRESS: 530 & 538 Poland Road

PARCEL ID #: Map 188, Lot 25,26,27

REVIEW TYPE:
Site Plan ■ Site Plan Amendment □
Subdivision ■ Subdivision Amendment □

PROJECT DESCRIPTION: Creation of approximately 400 lf access road and two 4-unit multifamily buildings. please see cover letter

CONTACT INFORMATION:

Applicant	
Name:	Jonah Chappell & Kyle Romick
Address:	
City / State	
Zip Code	
Work #:	
Cell #:	207-280-4007
Fax #:	
Home #:	
Email:	kromick@connecttheoffice.com

Property Owner	
Name:	Jonah Chappell
Address:	7 Cardiff Way
City / State	South Portland
Zip Code	04106
Work #:	
Cell #:	207-272-7958
Fax #:	
Home #:	
Email:	chappellj7@gmail.com

Project Representative	
Name:	Craig Sweet, PE Terradyn
Address:	41 Campus Drive Suite 304
City / State	New Gloucester
Zip Code	04260
Work #:	207-926-5111
Cell #:	
Fax #:	
Home #:	
Email:	Craig@terradynconsultants.com

Other professional representatives for the project (surveyors, engineers, etc.),	
Name:	Nick Racioppi, PLS
Address:	95 Maine St
City / State	Auburn
Zip Code	04210
Work #:	207-946-4480
Cell #:	
Fax #:	
Home #:	
Email:	Nick@terradynconsultants.com

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	3,216	sq. ft.
Proposed Total Paved Area	19,234	sq. ft.
Proposed Total Impervious Area	31,250	sq. ft.
Proposed Impervious Net Change	28,766	sq. ft.
Impervious surface ratio existing	1.57%	% of lot area
Impervious surface ratio proposed	15.59%	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	1,341	sq. ft.
Proposed Building Footprint	7,522	sq. ft.
Proposed Building Footprint Net change	6,181	sq. ft.
Existing Total Building Floor Area	2,682	sq. ft.
Proposed Total Building Floor Area	12,362	sq. ft.
Proposed Building Floor Area Net Change	9,680	sq. ft
New Building	yes	(yes or no)
Building Area/Lot coverage existing	0.65%	% of lot area
Building Area/Lot coverage proposed	3.66%	% of lot area

ZONING

Existing	T4.2b & Industrial
Proposed, if applicable	

LAND USE

Existing	Single Family & Vacant Land
Proposed	Single Family & Multi Family

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	1
Proposed Number of Residential Units	122
Subdivision, Proposed Number of Lots	

PARKING SPACES

Existing Number of Parking Spaces	2 for existing home
Proposed Number of Parking Spaces	23
Number of Handicapped Parking Spaces	2
Proposed Total Parking Spaces	27

ESTIMATED COST OF PROJECT: $188,145

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	3,216	sq. ft.
Proposed Disturbed Area	1.20	sq. ft.
Proposed Impervious Area	0.65	sq. ft.

1. ***If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.***
2. ***If the proposed impervious area is greater than one acre including any impervious area crated since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.***
3. ***If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.***
4. ***If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.***

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing (Since July 1, 1997): 1 passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Spassenger: 7 car equivalents (PCE)

If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the T4.2b & Industrial zoning district.
2. Parcel Area: 4.71 acres / _____ square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	n/a	
Street Frontage	n/a	
Min Front Yard	5'-25'	5'
Min Rear Yard	10'	10'
Min Side Yard	5'	5'
Max. Building Height	1-3 story	2 story
Use Designation		
Parking Requirement	1 space/ per	square feet of floor area
Total Parking:	9	27
Overlay zoning districts (if any):		
Urban impaired stream watershed?	YES/NO If yes, watershed name	NO

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

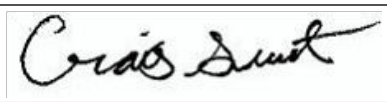
1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative. (NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

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

To view the City of Auburn Zoning Ordinance, go to:
www.auburnmaine.gov under City Departments / Planning, Permitting & Code / Subdivisions / Land Use /Zoning Ordinance

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant:	**Date:**
	10/10/2025

City of Auburn, Maine
Office of Planning & Permitting
Eric J. Cousens, Director
60 Court Street | Auburn, Maine 04210
www.auburnmaine.gov | 207.333.6601

Development Review Checklist

The following information is required where applicable to be submitted for an application to be complete

PROJECT NAME: Poland Road Multi-Family Development
PROPOSED DEVELOPMENT ADDRESS: 538 & 530 Poland Road
PARCEL #:

Required Information		*Check when Submitted*		*Applicable Ordinance*
Site Plan		*Applicant*	*Staff*	
	Owner's Names/Address	X		
	Names of Development	X		
	Professionally Prepared Plan	X		
	Tax Map or Street/Parcel Number	X		
	Zoning of Property	X		
	Distance to Property Lines	X		
	Boundaries of Abutting land	X		
	Show Setbacks, Yards and Buffers	X		
	Airport Area of Influence	X		
	Parking Space Calcs	X		
	Drive Openings/Locations	X		
	Subdivision Restrictions	X		
	Proposed Use	X		
	PB/BOA/Other Restrictions	X		
	Fire Department Review	X		
	Open Space/Lot Coverage	X		

Required Information		*Check when Submitted*		*Applicable Ordinance*
Landscape Plan		*Applicant*	*Staff*	
	Greenspace Requirements	X		
	Setbacks to Parking	X		
	Buffer Requirements	X		
	Street Tree Requirements	X		
	Screened Dumpsters	X		
	Additional Design Guidelines			
	Planting Schedule	X		
Stormwater & Erosion Control Plan		*Applicant*	*Staff*	
	Compliance w/ chapter 500	X		
	Show Existing Surface Drainage	X		
	Direction of Flow	X		
	Location of Catch Basins, etc.	X		
	Drainage Calculations	X		
	Erosion Control Measures	X		
	Maine Construction General Permit	X		
	Bonding and Inspection Fees	X		
	Post-Construction Stormwater Plan	X		
	Inspection/monitoring requirements	X		
Lighting Plan		*Applicant*	*Staff*	
	Full cut-off fixtures	X		
	Meets Parking Lot Requirements	X		
Traffic Information		*Applicant*	*Staff*	
	Access Management	X		
	Signage	X		
	PCE - Trips in Peak Hour	X		

Required Information		*Check when Submitted*		*Applicable Ordinance*
	Vehicular Movements	x		
	Safety Concerns	x		
	Pedestrian Circulation	x		
	Police Traffic			
	Engineering Traffic			
Utility Plan		*Applicant*	*Staff*	
	Water	x		
	Adequacy of Water Supply	x		
	Water main extension agreement	x		
	Sewer	x		
	Available city capacity	x		
	Electric	x		
	Natural Gas	x		
	Cable/Phone	x		
Natural Resources		*Applicant*	*Staff*	
	Shoreland Zone	n/a		
	Flood Plain	x		
	Wetlands or Streams	x		
	Urban Impaired Stream	n/a		
	Phosphorus Check	n/a		
	Aquifer/Groundwater Protection	x		
	Applicable State Permits	x		
	Lake Auburn Watershed	n/a		
	Taylor Pond Watershed	n/a		
Right, Title or Interest		*Applicant*	*Staff*	
	Verify	x		
	Document Existing Easements, Covenants, etc.	x		

Required Information		*Check when Submitted*		*Applicable Ordinance*
Technical & Financial Capacity		*Applicant*	*Staff*	
	Cost Est./Financial Capacity	X		
	Performance Guarantee			
State Subdivision Law		*Applicant*	*Staff*	
	Verify/Check	X		
	Covenants/Deed Restrictions	X		
	Offers of Conveyance to City			
	Association Documents			
	Location of Proposed Streets & Sidewalks			
	Proposed Lot Lines, etc.	X		
	Data to Determine Lots, etc.			
	Subdivision Lots/Blocks	X		
	Specified Dedication of Land			
Additional Subdivision Standards		*Applicant*	*Staff*	
	Mobile Home Parks			
	PUD			
A JPEG or PDF of the proposed site plan		*Applicant*	*Staff*	
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving				

Attachment 2

Financial Capacity

Skowhegan SAVINGS

November 4, 2025

Planning Board
City of Auburn
Auburn, Maine 04210

Dear Members of the Auburn Planning Board,

This letter confirms that Jonah Chappell has a business banking relationship with Skowhegan Savings Bank that is in good standing.

Regards,



Susan
Susan Desgrosseilliers
VP, Commercial Loan Officer
287 Marginal Way
Portland, ME 0410
207-885-

Attachment 3

Updated Standards Compliance Narrative

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

October 10, 2025 Project# 25-23

COMPLIANCE WITH CITY OF AUBURN ZONING AND LAND USE CODE

Poland Road Development, Auburn, Maine

The following information describes how the proposed project complies with Chapter 60 of the City of Auburn Zoning Ordinance section 60-1359:

1. *Will not result in undue water, air or noise pollution*

   The proposed project is a residential development and is not expected to result in any undue water, air or noise pollution.

2. *Has sufficient water available for the reasonably foreseeable needs of the subdivision;*

   The project is proposed to connect to the Auburn Water & Sewer District (AWSD).

3. *Will not cause an unreasonable burden on the existing water supply, if one is to be utilized;*

   The proposed project will not cause an unreasonable burden to the existing water supply. The project is proposed to connect to the Auburn Water & Sewer District (AWSD).

4. *Will not cause unreasonable soil erosion or reduction in capacity of the land to hold water so that a dangerous or unhealthy condition may result;*

   The proposed project will not cause unreasonable soil erosion or a reduction in the of the land to hold water. Erosion and sediment controls are shown on the attached plans.

5. *Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed;*

The project will not cause unreasonable highway or public congestion or unsafe conditions.

6. *Will provide for adequate sewage waste disposal;*

   The project is proposed to connect to the Auburn Water & Sewer District (AWSD).

7. *Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized*

   The proposed development is not anticipated to cause any unreasonable burden on the ability of a municipality to dispose of solid waste.

8. *Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or areas and irreplaceable natural areas;*

   The proposed development will not have an adverse effect on the scenic or natural beauty of the area. The proposed development is located within a largely developed portion of the city, the development will be a residential in nature.

9. *In conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;*

   The proposed development has been designed in conformance with all applicable regulations.

10. *Is funded by a [developer] that has adequate financial and technical capacity to meet the standards;*

    The applicant will be utilizing Key Bank for the project please see the attached letter from Key Bank.

    The Applicant has assembled a highly qualified team of professionals to plan, permit and develop construction documents for the project. The team services will be provided by the following companies:

CONSULTANT TEAM

Civil Engineer	Craig Sweet, P.E. Terradyn Consultants, LLC 41 Campus Drive, Suite 301 New Gloucester, ME 04260 (207) 370-2776
Surveyor	Nicholas Racioppi, P.L.S. Terradyn Consultants, LLC 41 Campus Drive, Suite 301 New Gloucester, ME 04260 (207) 926-5111

The team of consultants retained by the Developer has expertise and experience in the design of similar projects. Resumes of key personnel for the development team can be provided upon request.

11. *Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;*

The proposed project will not adversely impact the surrounding area.

12. *Has provisions for on-site landscaping that are adequate to screen neighboring properties from unsightly features of the development;*

The proposed dumpster areas will be screened from view. There is not intended to be any outdoor storage on the property. The proposed development location is located approximately 200’ back into the property and will be screened from public view.

13. *Will not create a fire hazard and has provided adequate access to the site for emergency vehicles:*

Adequate access has been provided for emergency vehicles.

14. *Will not, alone or in conjunction with existing activities adversely affect the quality or quantity of groundwater;*

The proposed project will not adversely impact the quality or quantity of groundwater.

15. *Does not have long-term cumulative effects on the proposed subdivision that will unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.*

The proposed project is not located within a great pond watershed.

The following statements are provided to address the Discretionary Criteria of Section 60-558 as it relates to 60-548B – Traditional Neighborhood T-4.2B:

Sec. 60-548B. Intent and Purpose: The existing single-family house fronting Poland Road will remain. The front yard will remain unchanged and there is not currently a stoop facing Poland Road. The three new buildings each have a footprint of approximately 2,000 square feet. There are no existing sidewalks on Poland Road. However, sidewalks are proposed on-site.

Sec. 60-548B.1. Building Placement and configuration: The internal road is proposed to be private. However, the principal building placement criteria are as follows:

PRINCIPAL BUILDING PLACEMENT	Required	Proposed Lot 2
Front Setback	5’ min./25’ max.	20-24’
Corner Lot front setback	5’ min./15’ max.	N/A
Side Setback	5’ min.	10.0’
Rear Setback	10’ min.	18’
Building lot coverage	70% max.	3%
Useable open space	10% min.	>10%
Frontage buildout	60% for multi-family	N/A
Lot width	24’ min./120’ max.	113’
PRINCIPAL BUILDING CONFIGURATION		
Building width	14’ min./110’max	32’
Building height minimum	1 story	2 story
Building height maximum	3 story	2 story

Sec. 60-548B.2. Building Frontages:

Building frontage type: The existing single-family house fronting Poland Road will remain. Proposed buildings have been designed facing the access drive to meet the intent of the ordinance.

Building Entries: building entrances are facing the proposed access drive. The porches and stoops face the access drive with proposed sidewalks located off of the access drive as well.

Ground Story Building Frontage façade: Features 36% coverage between windows and doors.

Upper Story Building Frontage Façade: 20% window coverage.

Ground Story Finished Floor Elevation: The buildings are proposed to be approximately 0.5-1' above the access drive. Buildings were designed to minimize grading due to drainage concerns.

Frontage Façade all: There will be no blank spaces exceeding 10 linear feet.

Sec. 60-548B.3. External elements:

A front yard fence is not proposed. As such, a front yard fence opening is not proposed.

No portion of the buildings or front porches will encroach beyond the minimum setback from the proposed access drive. Garages and driveways are not proposed as part of the project. There will be two designated parking areas located off of the access drive which will not encroach upon any street or access drive.

No accessory structures are proposed.

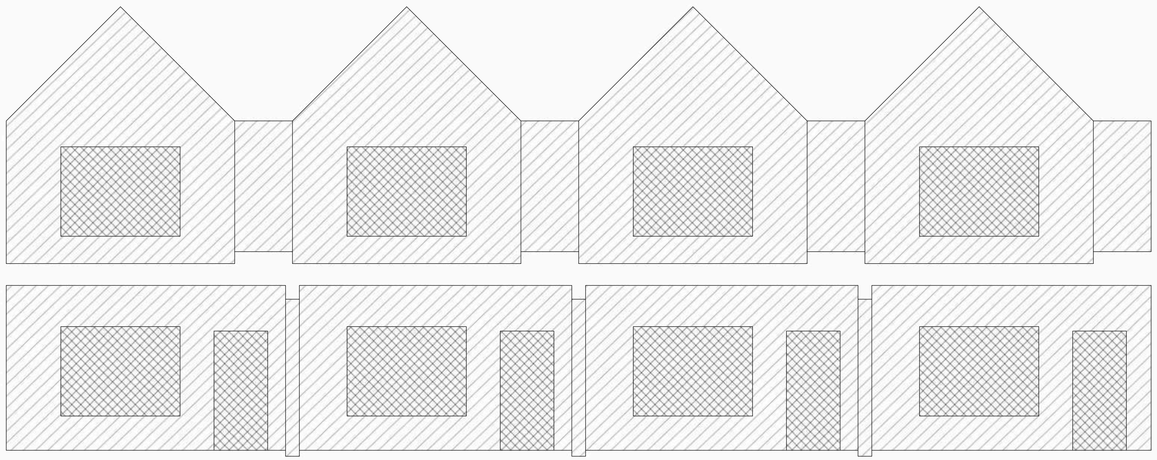
Street trees are proposed along the access drive, and the buildings feature foundation plantings to meet the intent of the ordinance.

Attachment 4

Updated Building Renderings



1 Front Elevation
Scale: 3/8" = 1'0"



Upper Story Facade

- Windows and Doors = 133 sf (20%)
- Total SF = 665 sf

Lower Story Facade

- Windows and Doors = 213 sf (36%)
- Total SF = 589 sf

AR DRAFTING AND DESIGN HEREBY STATES AND AFFIRMS THAT ADAM ROY IS NOT A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER. ALL DRAWINGS, DESIGNS, PLANS, AND RELATED MATERIALS PROVIDED BY AR DRAFTING AND DESIGN ARE INTENDED SOLELY FOR CONCEPTUAL OR GENERAL INFORMATIONAL PURPOSES. THESE MATERIALS ARE NOT TO BE CONSTRUED AS, AND SHALL NOT BE CONSTRUED AS, PROFESSIONAL ARCHITECTURAL OR ENGINEERING SERVICES. ANY USE OF THE DRAWINGS, DESIGNS, PLANS, OR RELATED MATERIALS FOR CONSTRUCTION PURPOSES IS EXPRESSLY UNDERTAKEN AT THE USER'S OWN RISK, AND AR DRAFTING AND DESIGN ASSUMES NO LIABILITY FOR SUCH USE.

CLIENT
Jonah Chappell

PROJECT

PROJECT NO.
1

ISSUE
MM.DD.YY

DRAWN BY
ADR

Front Elevation

Attachment 5

Revised Plan Set

POLAND ROAD MULTI-FAMILY

POLAND ROAD
AUBURN, MAINE

APPLICANT / OWNER
JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

PROJECT PARCEL SITE
CITY / TOWN OF TAX ASSESSOR'S MAP & LOT NUMBERS

MAP	LOTS
188	25, 26, 27

PREPARED BY

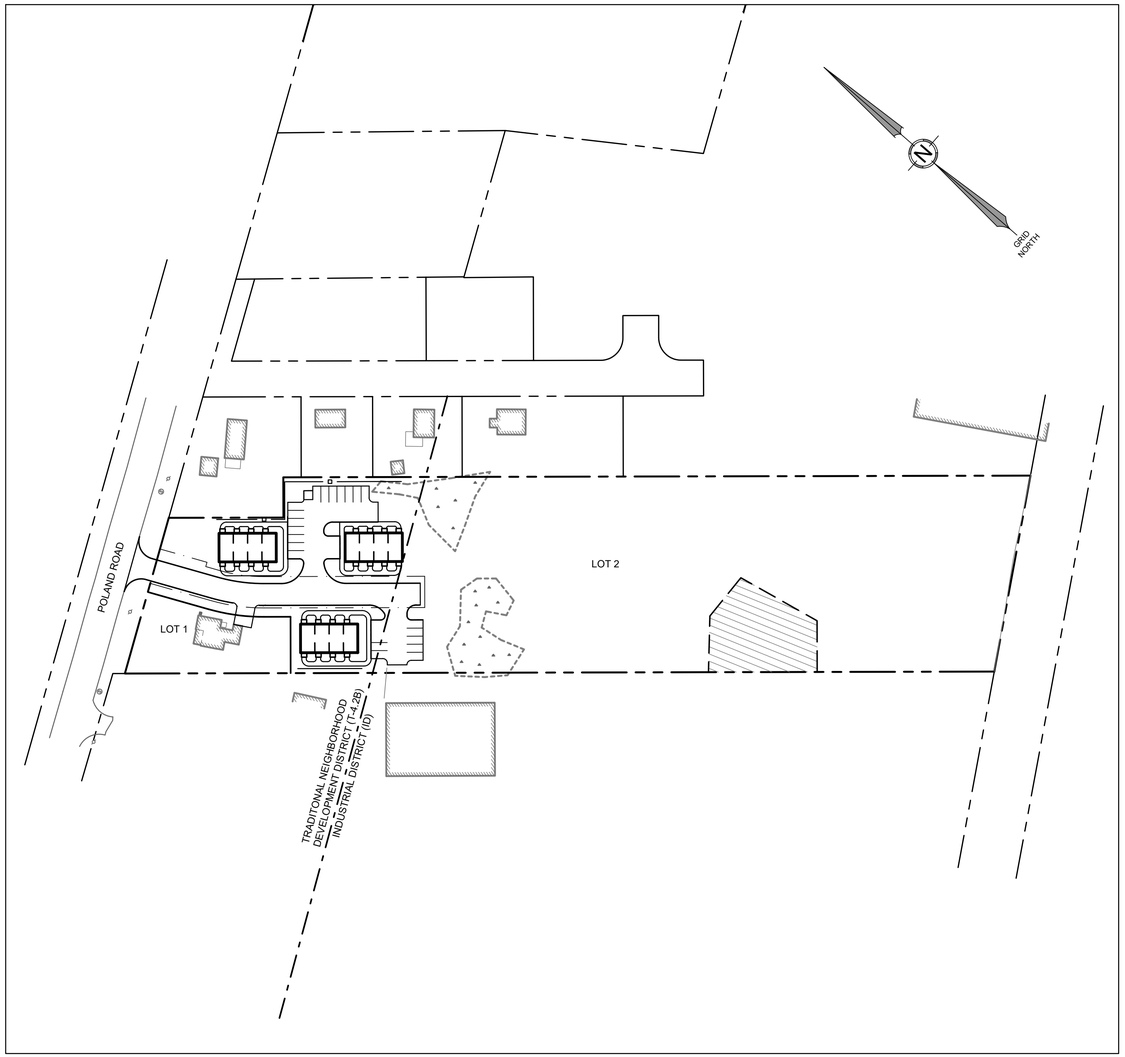
CIVIL ENGINEER:
TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, MAINE 04260
(207) 926-5111

SURVEYOR:
TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, MAINE 04260
(207) 926-5111

WETLAND DELINEATION:
TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, MAINE 04260
(207) 926-5111

SHEET INDEX

SHT. NO.	SHEET NAME
C-0.0	COVER SHEET / LOCATION MAP
1 of 1	BOUNDARY RETRACEMENT SURVEY AND LOT DIVISION PLAN
C-1.0	SUBDIVISION PLAN
C-1.1	SITE PLAN
C-2.0	GRADING PLAN
C-3.0	UTILITY PLAN
C-4.0	ENTRANCE ROAD PROFILE
C-5.0	DETAILS
C-5.1	DETAILS
C-5.2	DETAILS



LOCATION MAP
SCALE: 1" = 80'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	LOCUS PROPERTY LINE	
	PROPERTY LINE	
	INTERIOR PROPERTY LINE	
	DEED LINE	
	TIE LINE	
	BUFFER LINE	
	SETBACK LINE	
	EASEMENT LINE	
	CENTER LINE	
	FLOOD ZONE	
	FLOODWAY	
	SURVEY CONTROL POINT	
	SOIL BOUNDARY	
	ZONE LINE	
	MONUMENT	
	IRON PIPE	
	DRILLHOLE	
	STREET / SITE SIGN	
	BUILDING	
	BUILDING OVERHANG	
	BITUMINOUS PAVEMENT	
	CURBING	
	GRAVEL	
	CONCRETE PAVEMENT	
	CHAIN LINK FENCE	
	BARB WIRE FENCE	
	STOCKADE FENCE	
	STONE WALL	
	METAL GUARD RAIL	
	WOOD GUARD RAIL	
	RAILROAD TRACKS	
	EDGE OF WATER	
	TREE LINE	
	STREAM	
	WETLAND AREA	
	UPLAND AREA	
	ROCK OUTCROP	
TP-A	TEST PIT	TP-A
MW-8	MONITORING WELL	MW-8
B-9	BORING	B-9
W	WELL	W
124	MINOR CONTOUR LINE	124
130	MAJOR CONTOUR LINE	130
+ 30.20	SPOT GRADE	30.20
SD	STORM DRAIN	SD
UD	UNDER DRAIN	UD
	CATCH BASIN	
D	DRAINAGE MANHOLE	
S	SANITARY SEWER	S
FM	FORCE MAIN	FM
S	SANITARY MANHOLE	
W	WATER LINE	W
	WATER VALVE	
	HYDRANT	
	CURB STOP	
W	WATER MANHOLE	W
OHU	OVERHEAD UTILITY	OHU
	OVERHEAD ELECTRIC	OHE
	OVERHEAD TELEPHONE	OHT
UGU	UNDERGROUND UTILITY	UGU
UGE	UNDERGROUND ELECT.	UGE
UGT	UNDERGROUND TEL.	UGT
T	TRANSFORMER	T
	LIGHT POLE	
	UTILITY POLE	
	GUY WIRE	
EM	ELECTRIC METER	
H	HVAC UNIT	
E	ELECTRICAL MANHOLE	
T	TELEPHONE MANHOLE	
G	GAS LINE	G
GM	GAS METER	
	GAS VALVE	
G	GAS MANHOLE	
	SILT FENCE	SF
	FILTER BARRIER	FB
	MULCH BERM	MB
	SILT BARRIER	SB
	RIPRAP	
	TURF REINFORCEMENT BLANKET	
	FORESTED BUFFER	

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 10-30-2025

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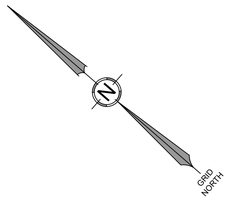
PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

SHEET TITLE: COVER SHEET / LOCATION MAP

CLIENT: JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

DATE: 08-08-2025
SCALE: 1" = 80'
JOB NO: 25-23
SHEET: C-0.0

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PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	62.63'	225.00'	S 33°09'19" E	62.42'

PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 25°10'53" E	70.68'
L2	N 41°07'44" W	29.63'
L3	S 48°52'16" W	63.00'

BUFFER LINE TABLE

LINE	DIRECTION	DISTANCE
L21	N 50°28'00" E	62.86'
L22	N 88°01'14" E	55.00'
L23	S 11°34'41" E	97.77'
L24	S 48°52'16" W	57.26'

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C11	50.10'	180.00'	S 33°09'19" E	49.94'
C12	59.84'	215.00'	S 33°09'19" E	59.65'

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
L11	S 25°10'53" E	54.63'
L12	S 64°49'07" W	5.00'
L13	S 25°10'53" E	16.12'
L14	N 41°07'44" W	179.75'
L15	N 48°52'16" E	35.00'
L16	N 41°07'44" W	179.75'
L17	S 25°10'53" E	70.69'

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CREATION OF THREE, FOUR-UNIT STRUCTURES.
2. THE RECORD OWNER OF THE SUBJECT PARCEL IS JONAH CHAPPELL BY DEED DATED DECEMBER 20, 2024 AND RECORDED IN BOOK 11745, PAGE 82.
3. THE SUBJECT PARCEL IS SHOWN ON THE CITY OF AUBURN TAX MAP 188 AS LOTS 25, 26, 27 AND IS IN THE TRADITIONAL NEIGHBORHOOD DISTRICT (T-4.2B), THE INDUSTRIAL DISTRICT (ID), AND MANUFACTURED HOUSING DISTRICT.
4. SPACE AND BULK STANDARDS AS OF THE DATE OF THIS PLAN ARE AS FOLLOWS:

T-4.2B DISTRICT:

LOT WIDTH:	24 FT. MIN./120 FT. MAX.
FRONTAGE BUILD-OUT:	60% MIN (ALONG FRONT SETBACK, PRIMARY)
FRONT SETBACK:	5 FT. MIN./25 FT. MAX.
SIDE SETBACK:	5 FT. MIN.
REAR SETBACK:	10 FT. MIN.
BUILDING HEIGHT:	1 STORY MIN./3 STORY MAX.
BUILDING COVERAGE:	70% MAX:

INDUSTRIAL DISTRICT:

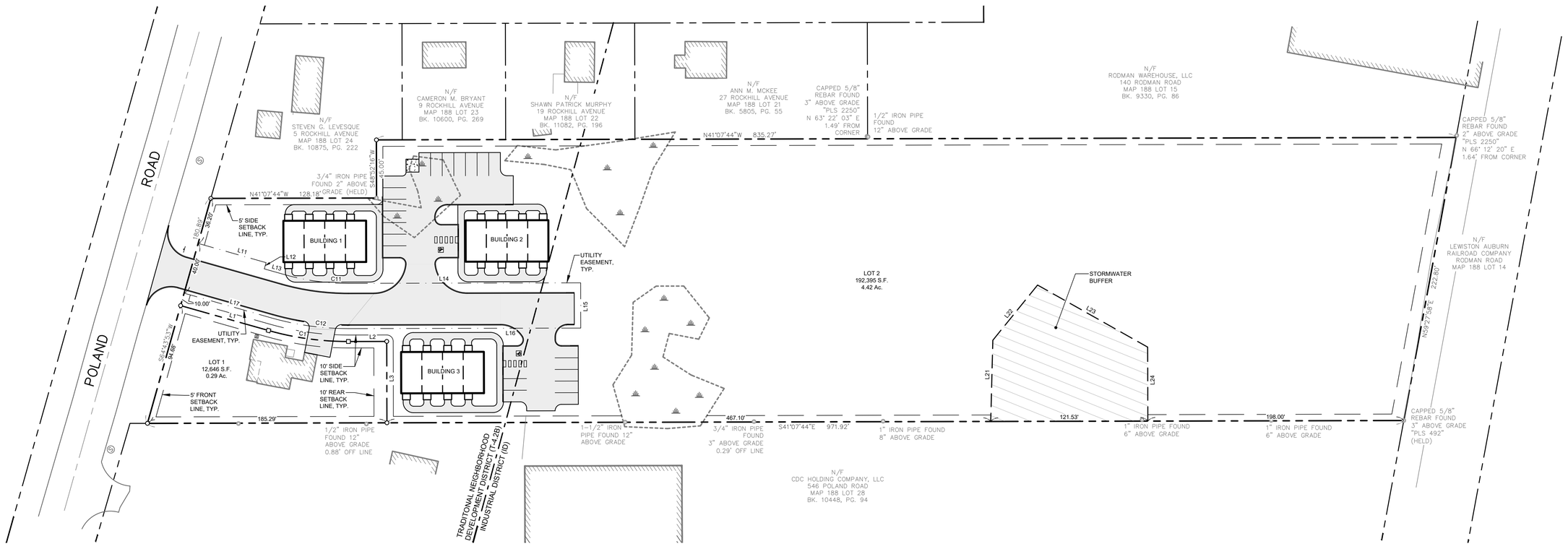
LOT WIDTH:	150 FT.
LOT DEPTH:	250 FT.
FRONT SETBACK:	35 FT.
SIDE SETBACK:	35 FT.
REAR SETBACK:	50 FT.
BUILDING HEIGHT:	75 FT
LOT DENSITY:	60%

REFER TO CHAPTER 60, ARTICLE IV, DIVISION 15 OF THE CITY OF AUBURN CODE OF ORDINANCES FOR DIMENSIONAL REGULATIONS.
REFER TO CHAPTER 60, ARTICLE VII, OF THE CITY OF AUBRUNF CODE OF ORDINANCES FOR REGULATIONS FOR THE MANUFACTURED HOUSING OVERLAY DISTRICT.

5. TOTAL AREA OF THE SUBJECT PARCEL IS 4.71 ACRES.
6. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY TERRADYN CONSULTANTS, LLC IN FEBRUARY OF 2025. TOPOGRAPHIC INFORMATION SHOWN HEREON IS APPROXIMATE AND BASED ON LIDAR REMOTE SENSING, COLLECTED IN 2020 BY THE STATE OF MAINE AND DISTRIBUTED BY THE USGS AS CLASSIFIED .LAZ POINT CLOUD.
7. PLAN REFERENCES:
   A. "PLAN OF MAPLE POINT ANNEX" MADE BY C.A. THAYER, C.E., DATED MAY 1922 AND RECORDED IN VOLUME 2, BOOK 4, PAGE 145. SEE PLAN BOOK 4, PAGE 145.
   B. "PLANS OF J.B. BROWN & SONS, 140 RODMAN ROAD" DATED JULY OF 1998 AND FOUND ON THE CITY OF AUBURN GIS AS PLAN # 1051.
   C. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 15, FEDERAL AID PROJECT NO. M-0218(2) SECTION II, D.O.T. FILE NO. 1-163" DATED FEBRUARY OF 1983.
8. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL-FREQUENCY GPS OBSERVATIONS.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	LOCUS PROPERTY LINE	
	PROPERTY LINE	
	INTERIOR PROPERTY LINE	
	SETBACK LINE	
	EASEMENT LINE	
	CENTER LINE	
	ZONE LINE	
	MONUMENT	□
○	IRON PIPE	○
	BUILDING	
	BITUMINOUS PAVEMENT	
	WETLAND AREA	
	STORMWATER BUFFER	



GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

APPROVAL: CITY OF AUBURN
PLANNING BOARD

_____ DATE

_____ CHAIRPERSON

STATE OF MAINE
ANDROSCOGGIN COUNTY REGISTRY OF DEEDS
RECEIVED _____, 20___
AT ___h ____m _____M. AND RECORDED IN PLAN BOOK _____ PAGE _____ .
ATTEST _____ REGISTER

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 10-30-2025

NO.	DATE	REVISIONS
4	10-30-2025	RESPONSE TO DEVELOPMENT REVIEW COMMENTS
3	10-10-2025	REVISED BUILDING LAYOUT
2	09-02-2025	REVISE AND RESUBMIT PER PLANNING STAFF COMMENTS
1	08-08-2025	SUBMIT TO CITY

ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
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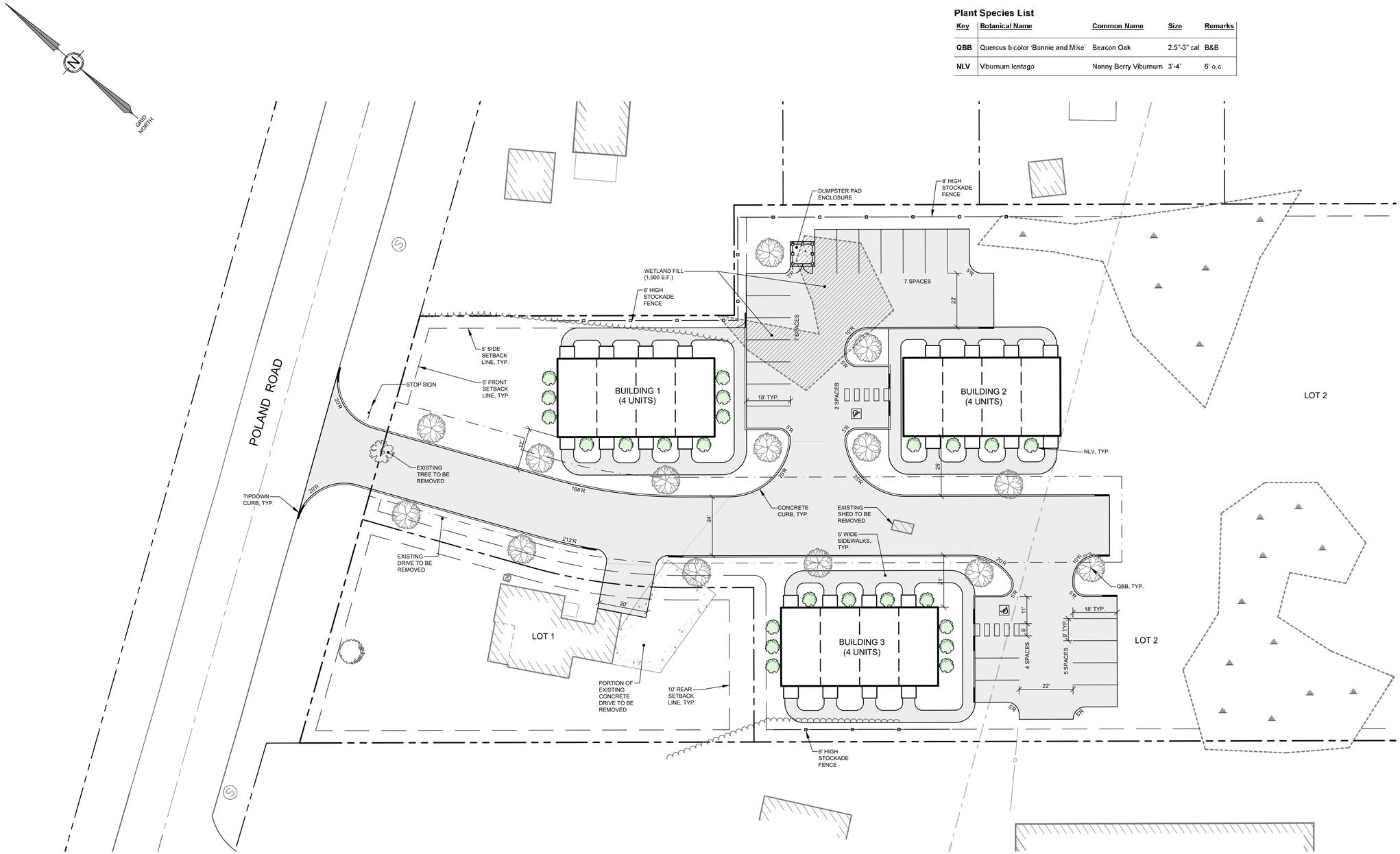
PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE
SHEET TITLE: SUBDIVISION PLAN
CLIENT: JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

DATE: 08-08-2025
SCALE: 1" = 40'
JOB NO: 25-23
SHEET: C-1.0

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Plant Species List

Key	Botanical Name	Common Name	Size	Remarks
QBB	Quercus bicolor 'Bonnie and Mike'	Beacon Oak	2.5"-3" cal	B&B
NLV	Viburnum lentago	Nanny Berry Viburnum	3'-4'	6' o.c.



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

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PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

SHEET TITLE: SITE PLAN

CLIENT: JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

DATE: 08-08-2025
SCALE: 1" = 20'
JOB NO: 25-23
SHEET: C-1.1

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GRID NORTH

POLAND ROAD

LOT 1

LOT 2

BUILDING 1
(4 UNITS)
FFE 250.50

BUILDING 2
(4 UNITS)
FFE 250.50

BUILDING 3
(4 UNITS)
250.50

FILTER STRIP TO BE INSTALLED ALONG PROPERTY LINE
6' PERF UNDERDRAIN
ELE: 247.00

6' PERF UNDERDRAIN
ELE: 247.00

LIMIT OF DISTURBANCE (TYP.)

INSTALL STABILIZED CONSTRUCTION ENTRANCE

TC 250.00
BC 249.50

CB-2
CB-3
CB-4

SD-1
SD-2
SD-3

RIPRAP OUTLET

MATCHLINE BELOW

MATCHLINE ABOVE

LEVEL SPREADER
LENGTH 58'
LIP EL 244.50

STORMWATER BUFFER

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-2	249.37	245.70 (SD-2)	245.70 (SD-1)	48"
CB-3	250.13	246.45 (SD-3)	246.45 (SD-2)	48"
CB-4	250.13		246.65 (SD-3)	48"

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-1	15"	150'	0.53%
SD-2	15"	148'	0.51%
SD-3	12"	18'	1.11%

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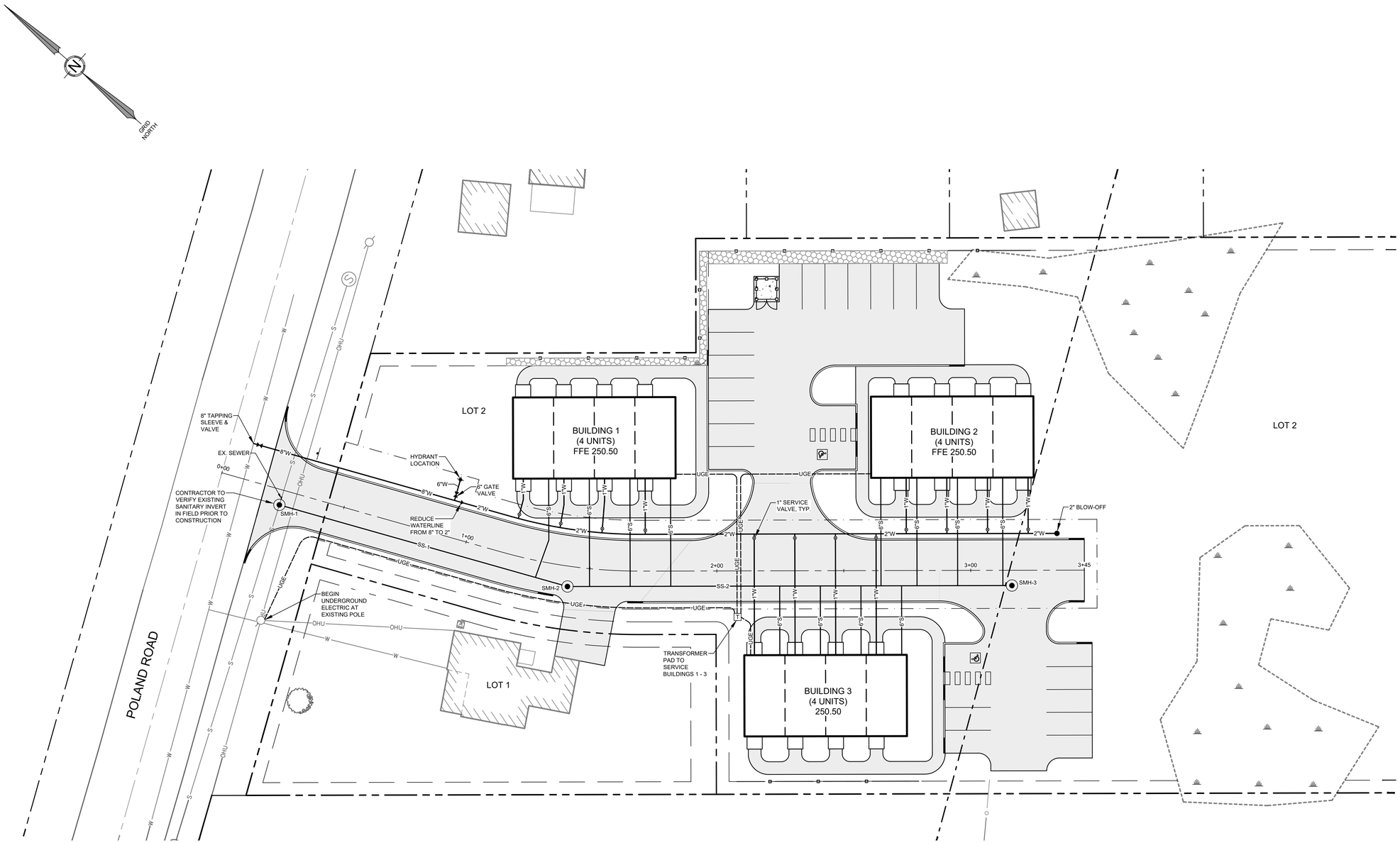
PROJECT:
CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

SHEET TITLE:
GRADING AND DRAINAGE PLAN

CLIENT:
JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

DATE: 08-08-2025
SCALE: 1" = 20'
JOB NO: 25-23
SHEET: C-2.0

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SANITARY SEWER STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
SMH-1	250.03	241.01 (SS-1)	241.01 (EX. SEWER)	48"
SMH-2	250.53	241.71 (SS-2)	241.61 (SS-1)	48"
SMH-3	249.70		242.60 (SS-2)	48"

SANITARY SEWER PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SS-1	8"	114'	0.53%

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
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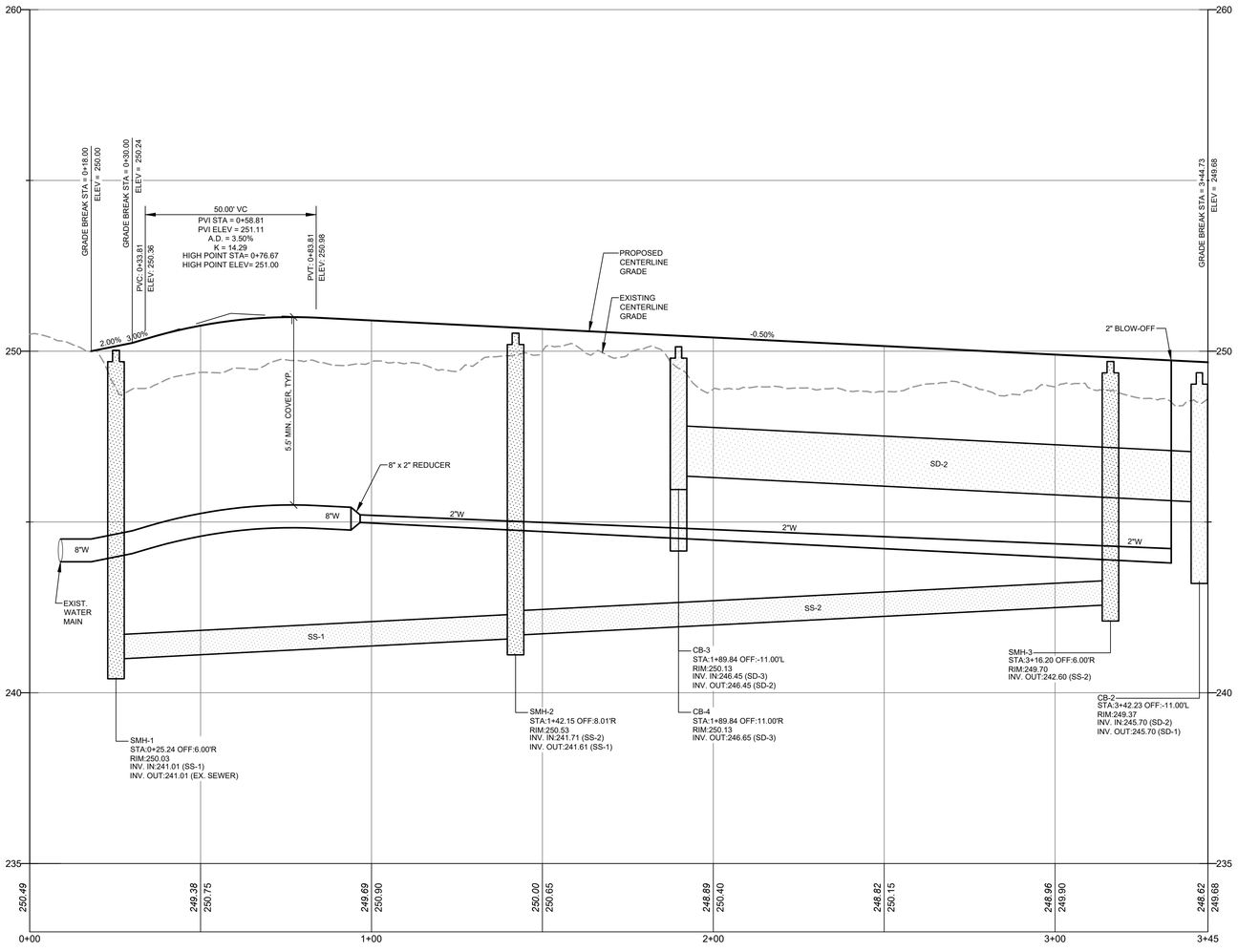
PROJECT:
CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

SHEET TITLE:
UTILITY PLAN

CLIENT:
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SOUTH PORTLAND, MAINE 04106

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SHEET: C-3.0

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ENTRANCE ROAD PROFILE

SCALE: 1" = 20' HORIZ.
1" = 2' VERT.

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STATE OF MAINE

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7 CARUFF WAY
SOUTH PORTLAND, MAINE 04106

DATE: 08-08-2025
SCALE: AS SHOWN
JOB NO: 25-23
SHEET: C-4.0

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EROSION AND SEDIMENT CONTROL PLAN

Pre-Construction Phase
A person who conducts, or causes to be conducted, an activity that involves filling, displacing or exposing soil or other earthen materials shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or into a protected natural resource as defined in 38 mrsa § 480-b. Erosion control measures must be in place before the activity begins. Measures must remain in place and functional until the site is permanently stabilized. Adequate and timely temporary and permanent stabilization measures must be taken. The site must be maintained to prevent unreasonable erosion and sedimentation. Minimize disturbed areas and protect natural downgradient buffer areas to the extent practicable.

BMP Construction Phase
A. Sediment barriers. Prior to the beginning of any construction, properly install sediment barriers at the edge of any downgradient disturbed area and adjacent to any drainage channels within the proposed disturbed area. Maintain the sediment barriers until the disturbed area is permanently stabilized.

B. Construction entrance: Prior to any clearing or grubbing, a construction entrance shall be constructed at the intersection with the proposed access drive and the existing roadway to avoid tracking of mud, dust and debris from the site.

C. Riprap: Since riprap is used where erosion potential is high, construction must be sequenced so that the riprap is put in place with the minimum delay. Disturbance of areas where riprap is to be placed should be undertaken only when final preparation and placement of the riprap can follow immediately behind the initial disturbance. Where riprap is used for outlet protection, the riprap should be placed before or in conjunction with the construction of the pipe or channel so that it is in place when the pipe or channel begins to operate. Maintain temporary riprap, such as temporary check dams until the disturbed area is permanently stabilized.

D. Temporary stabilization. Stabilize with temporary seeding, mulch, or other non-erodable cover any exposed soils that will remain unworked for more than 14 days except, stabilize areas within 100 feet of a wetland or waterbody within 7 days or prior to a predicted storm event, whichever comes first. If hay or straw mulch is used, the application rate must be 2 bales (70-90 pounds) per 1000 sf or 1.5 to 2 tons (90-100 bales) per acre to cover 75 to 90% of the ground surface. Hay mulch must be kept moist or anchored to prevent wind blowing. An erosion control blanket or mat shall be used at the base of grassed waterways, steep slopes (15% or greater) and on any disturbed soil within 100 feet of lakes, streams and wetlands. Grading shall be planned so as to minimize the length of time between initial soil exposure and final grading. On large projects this should be accomplished by phasing the operation and completing the first phase up to final grading and seeding before starting the second phase, and so on.

E. Vegetated waterway. Upon final grading, the disturbed areas shall be immediately seeded to permanent vegetation and mulched and will not be used as outlets until a dense, vigorous vegetative cover has been obtained. Once soil is exposed for waterway construction, it should be immediately shaped, graded and stabilized. Vegetated waterways need to be stabilized early during the growing season (prior to September 15). If final seeding of waterways is delayed past September 15, emergency provisions such as sod or riprap may be required to stabilize the channel. Waterways should be fully stabilized prior to directing runoff to them.

Permanent stabilization defined
A. Seeded areas. For seeded areas, permanent stabilization means an 90% cover of the disturbed area with mature, healthy plants with no evidence of washing or rilling of the topsoil.

B. Sodded areas. For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying soil with no slumping of the sod or die-off.

C. Permanent mulch. For mulched areas, permanent mulching means total coverage of the exposed area with an approved mulch material. Erosion control mix may be used as mulch for permanent stabilization according to the approved application rates and limitations.

D. Riprap. For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an appropriate backing of a well-graded gravel or approved geotextile to prevent soil movement from behind the riprap. Stone must be sized appropriately. It is recommended that angular stone be used.

E. Agricultural use. For construction projects on land used for agricultural purposes (e.G., pipelines across crop land), permanent stabilization may be accomplished by returning the disturbed land to agricultural use.

F. Paved areas. For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed.

G. Ditches, channels, and swales. For open channels, permanent stabilization means the channel is stabilized with mature vegetation at least three inches in height, with well-graded riprap, or with another non-erosive lining capable of withstanding the anticipated flow velocities and flow depths without reliance on check dams to slow flow. There must be no evidence of slumping of the lining, undercutting of the banks, or down-cutting of the channel.

General Construction Phase
The following erosion control measures shall be followed by the contractor throughout construction of this project:

A. All topsoil shall be collected, stockpiled, seeded with rye at 3 pounds/1,000 sf and mulched, and reused as required. Silt fencing shall be placed down gradient from the stockpiled loam. Stockpile to be located by designation of the owner and inspecting engineer.

B. The inspecting engineer at his/her discretion, may require additional erosion control measures and/or supplemental vegetative provisions to maintain stability of earthworks and finish graded areas. The contractor shall be responsible for providing and installing any supplemental measures as directed by the inspecting engineer. Failure to comply with the engineer's directions will result in discontinuation of construction activities.

C. Erosion control mesh shall be applied in accordance with the plans over all finish seeded areas as specified on the design plans.

D. All graded or disturbed areas including slopes shall be protected during clearing and construction in accordance with the approved erosion and sediment control plan until they are adequately stabilized.

E. All erosion, and sediment control practices and measures shall be constructed, applied and maintained in accordance with the approved erosion and sediment control plan.

F. Areas to be filled shall be cleared, grubbed and stripped of topsoil to remove trees, vegetation, roots or other objectionable materials.

G. Areas shall be scarified to a minimum depth of 3 inches prior to placement of topsoil.

H. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc., shall be compacted in accordance with local requirements or codes.

I. All fills shall be placed and compacted in layers not to exceed 8 inches in thickness.

J. Except for approved landfills or non-structural fills, fill material shall be free of brush, rubbish, rocks, logs, stumps, boulders, debris and other objectionable materials that would interfere with or prevent construction of satisfactory lifts.

K. Frozen material or soft, mucky or highly compressible materials shall not be incorporated into fill slopes or structural fills.

L. Fill shall not be placed on a frozen foundation.

M. Seeps or springs encountered during construction shall be handled appropriately.

N. All graded areas shall be permanently stabilized immediately following finished grading.

O. Remove any temporary control measures, such as silt fence, within 30 days after permanent stabilization is attained. Remove any accumulated sediments and stabilize.

Permanent vegetation
Permanent vegetative cover should be established on disturbed areas where permanent, long lived vegetative cover is needed to stabilize the soil, to reduce damages from sediment and runoff, and to enhance the environment.

Seedbed preparation
A. Grade as feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance.

B. Apply limestone and fertilizer according to soil tests such as those offered by the university of Maine soil testing laboratory. Soil sample mailers are available from the local cooperative extension service office. If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 800 pounds per acre or 18.4 pounds per 1,000 square feet using 10-20-20 (n-p2o5-k2o) or equivalent. Apply ground limestone (equivalent to 50% calcium plus magnesium oxide) at
a rate of 3 tons per acre (138 lb. Per 1,000 sq. Ft).

C. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, spring tooth harrow or other suitable equipment. The final harrowing operation should be on the general contour. Continue tillage until a reasonably uniform, fine seedbed is prepared. All but clay or silty soils and coarse sands should be rolled to firm the seedbed wherever feasible.D. Remove from the surface all stones 2 inches or larger in any dimension. Remove all other debris, such as wire, cable, tree roots, concrete, clods, lumps or other unsuitable material.

E. Inspect seedbed just before seeding. If traffic has left the soil compacted; the area must be tilled and firmed as above.

F. Permanent seeding should be made 45 days prior to the first killing frost or as a dormant seeding with mulch after the first killing frost and before snowfall. When crown vetch is seeded in later summer, at least 35% of the seed should be hard seed (unscarified). If seeding cannot be done within the seeding dates, mulch according to the temporary mulching bmp and overwinter stabilization and construction to protect the site and delay seeding until the next recommended seeding period.

G. Following seed bed preparation, swale areas, fill areas and back slopes shall be seeded at a rate of 3 lbs./1,000 s.F. With a mixture of 35% creeping red h. Fescue, 6% red top, 24% kentucky bluegrass, 10% perennial ryegrass, 20% annual ryegrass and 5% white dutch clover.

I. Areas which have been temporarily or permanently seeded shall be mulched immediately following seeding.

J. Areas which cannot be seeded within the growing season shall be mulched for over-winter protection and the area should be seeded at the beginning of the growing season.

Winter construction phase
If an area is not stabilized with temporary or permanent measures by November 15, then the site must be protected with additional stabilization measures.

A. Permanent stabilization consists of at least 90% vegetation, pavement/gravel base or riprap.

B. Do not expose slopes or leave slopes exposed over the winter or for any other extended time of work suspension unless fully protected with mulch.

C. Apply hay mulch at twice the standard rate (150 lbs. Per 1,000 sf). The mulch must be thick enough such that the ground surface will not be visible and must be anchored.

D. Use mulch and mulch netting or an erosion control mulch blanket or all slopes greater than 8 % or other areas exposed to direct wind.

E. Install an erosion control blanket in all drainageways (bottom and sides) with a slope greater than 3 %.

F. See the vegetation measures for more information on seeding dates and types.

G. Winter excavation and earthwork shall be completed so that no more than 1 acre of the site is without stabilization at any one time.

H. An area within 100 feet of a protected natural resource must be protected with a double row of sediment barrier.

I. Temporary mulch must be applied within 7 days of soil exposure or prior to any storm event, but after every workday in areas within 100 feet from a protected natural resource.

J. Areas that have been brought to final grade must be permanently mulched that same day.

K. If snowfall is greater than 1 inch (fresh or cumulative), the snow shall be removed from the areas due to be seeded and mulched.

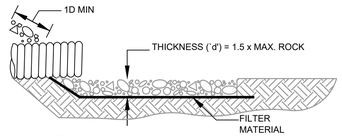
L. Loam shall be free of frozen clumps before it is applied.

M. All vegetated ditch lines that have not been stabilized by November 1, or will be worked during the winter construction period, must be stabilized with an appropriate stone lining backed by an appropriate gravel bed or geotextile unless specifically released from this standard by the department.

Maintenance and inspection phase
A. Minimum erosion control measures will need to be implemented and the applicant will be responsible to maintain all components of the erosion control plan until the site is fully stabilized. However, based on site and weather conditions during construction, additional erosion control measures may need to be implemented. All areas of instability and erosion must be repaired immediately during construction and need to be maintained until the site is fully stabilized or vegetation is established. A construction log must be maintained for the erosion and sedimentation control inspections and maintenance

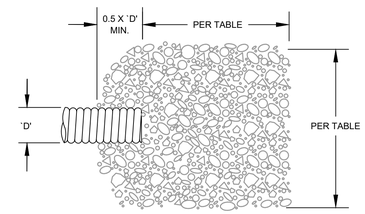
B. A log (report) must be kept summarizing the scope of the inspection, name(s) and qualifications of the personnel making the inspection, the date(s) of the inspection, and major observations relating to operation of erosion and sedimentation controls and pollution prevention measures. Major observations must include: bmps that need to be maintained; location(s) of bmps that failed to operate as designed or proved inadequate for a particular location; and location(s) where additional bmps are needed that did not exist at the time of inspection. Follow-up to correct deficiencies or enhance controls must also be indicated in the log and dated, including what action was taken and when.

Dewatering
A dewatering plan is needed to address excavation de-watering following heavy rainfall events or where the excavation may intercept the groundwater table during construction. The collected water needs treatment and a discharge point that will not cause downgradient erosion and offsite sedimentation or within a resource. Please follow the details of such a plan.



NOTE:
1. GEOTEXTILE FILTER FABRIC BENEATH STONE BASED ON UNDISTURBED SOILS, OR 6" OF 4" MINUS BAN RUN GRAVEL FREE OF FINES, CLAYS, SILTS.
2. GEOTEXTILE TO BE MIRAFI 600X OR APPROVED EQUAL.

SECTION



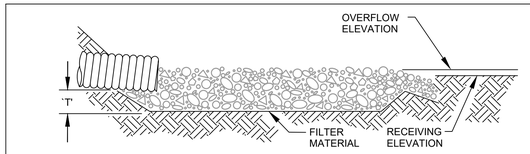
HARD ANGULAR ROCK
D50 SELECTION PER CHART

PLAN

PIPE INLET PROTECTION SIZING TABLE (MINIMUM)		
SIZE	RIPRAP SIZING (D50)	WIDTH AT THE NARROW END OF THE PIPE
12"	5"	3-4'
18"	8"	4-6'
24"	10"	6-8'
30"	12"	8-10'
36"	14"	10-12'

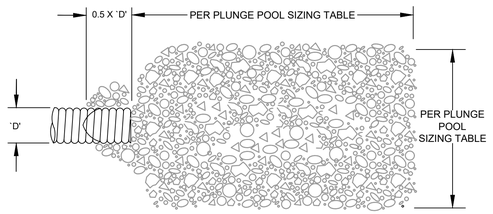
NOTES:
1. IN DEFINED CHANNELS, APRON SHALL EXTEND FULL WIDTH OF BOTTOM AND ONE FOOT ABOVE MAX. HEADWATER OR UP TO BANK FULL, WHICHEVER IS LESS.

PIPE INLET PROTECTION
NOT TO SCALE



THICKNESS (`T') = 1.5 x MAX. ROCK DIAMETER

SECTION

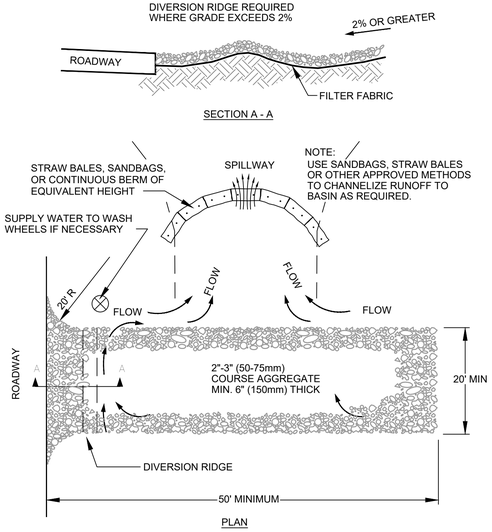


PLAN

PLUNGE POOL SIZING (MINIMUM)				
SIZE	RIPRAP SIZING (D50)	WIDTH AT THE NARROW END OF THE PIPE	LENGTH FOR SLOW FLOWS (NO PRESSURE HEAD)	LENGTH FOR HIGH FLOWS (WITH PRESSURE HEAD)
12"	5"	3-4'	4-6'	8-10'
18"	8"	4-6'	6-8'	12-18'
24"	10"	6-8'	8-10'	18-22'
30"	12"	8-10'	12-14'	22-28'
36"	14"	10-12'	14-16'	28-32'

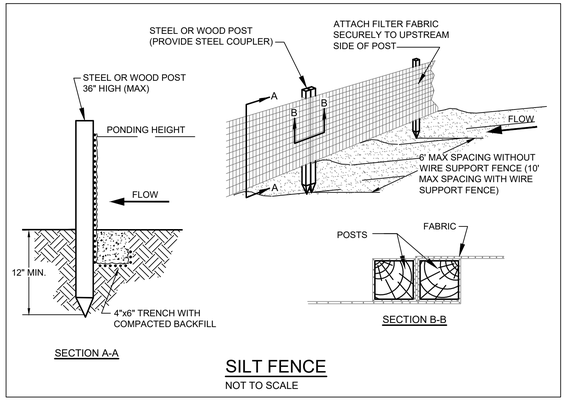
NOTES:
1. THE DIAMETER OF THE LARGEST STONE SIZE IN THE MIX SHOULD BE ABOUT 1.5 TIMES THE D50 AND THE SMALLEST ONE ABOUT ONE HALF THE SIZE. THE THICKNESS OF RIPRAP SHOULD NEVER BE LESS THAN 2 TIMES THE ROCK D50.
2. APRON SHALL BE SET AT A ZERO GRADE AND ALIGNED STRAIGHT.
3. FILTER MATERIAL SHALL BE FILTER FABRIC (MIRAFI 600X OR APPROVED EQUAL) OR 6" (150mm) THICK MINIMUM GRADED GRAVEL LAYER.

PIPE OUTLET PROTECTION
NOT TO SCALE



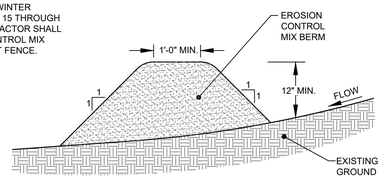
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



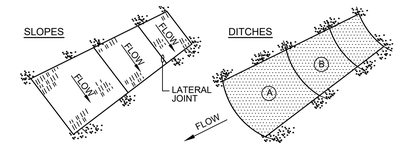
SILT FENCE
NOT TO SCALE

NOTE:
DURING PERIODS OF WINTER CONSTRUCTION (NOV. 15 THROUGH APRIL 15), THE CONTRACTOR SHALL INSTALL EROSION CONTROL MIX BERMS IN LIEU OF SILT FENCE.



EROSION CONTROL MIX:
EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES & MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80% - 100% DRY WEIGHT BASIS
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85% PASSING A 0.75" SCREEN
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 mmhos/cm.
- ph SHALL FALL BETWEEN 5.0 - 8.0.

EROSION CONTROL MIX BERM
NOT TO SCALE



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 & 1-1/2" WIDE.
6. USE NORTH AMERICAN GREEN DS 150 (OR APPROVED EQUAL) ON SLOPES BETWEEN 4:1-2:1. USE NORTH AMERICAN GREEN VMAX SC250 PERMANENT TURF REINFORCEMENT MAT (OR APPROVED EQUAL) ON SLOPES 2:1 AND STEEPER..

EROSION CONTROL BLANKET
NOT TO SCALE

CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER
STATE OF MAINE

DATE: 10-30-2025

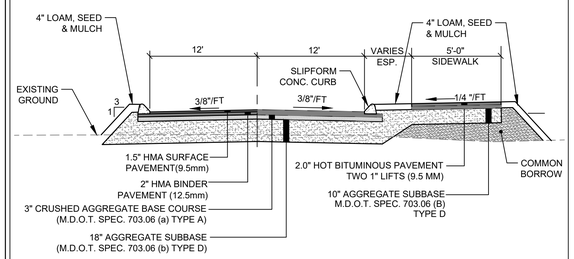
NO.	DATE	REVISIONS
1	08-08-2025	SUBMIT TO CITY
2	09-02-2025	REVISE AND RESUBMIT PER PLANNING STAFF COMMENTS
3	10-10-2025	REVISED BUILDING LAYOUT
4	10-30-2025	RESPONSE TO DEVELOPMENT REVIEW COMMENTS

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TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

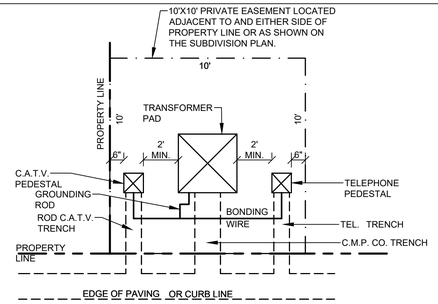
PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE
SHEET TITLE: EROSION CONTROL DETAILS
CLIENT: JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106
DATE: 08-08-2025
SCALE: N.T.S.
JOB NO: 25-23
SHEET: C-5.0

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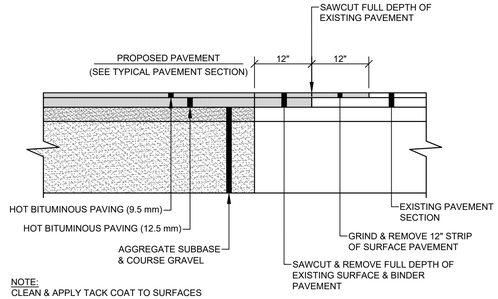
NOTES:
1. ALL CONSTRUCTION MATERIALS AND METHODS SHALL ADHERE TO ARTICLE 11 OF THE CITY OF SACO SUBDIVISION ORDINANCE AND MAINEDOT STANDARD SPECIFICATIONS.

TYPICAL ROAD SECTION
NOT TO SCALE



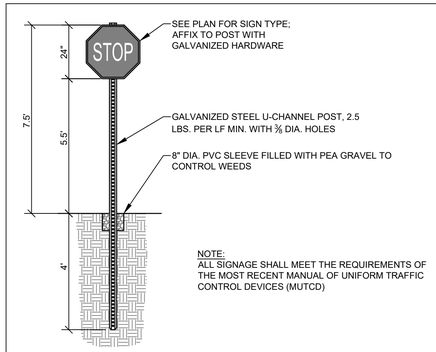
NOTES:
TRANSFORMER PAD AND COVER TO BE FIBERGLASS MEETING CENTRAL MAINE POWER SPECIFICATIONS.

TRANSFORMER DETAIL
NOT TO SCALE



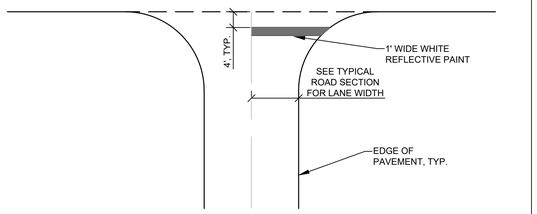
NOTE:
CLEAN & APPLY TACK COAT TO SURFACES WHERE NEW BIT. PAVEMENT IS INSTALLED

TYPICAL PAVEMENT JOINT
NOT TO SCALE

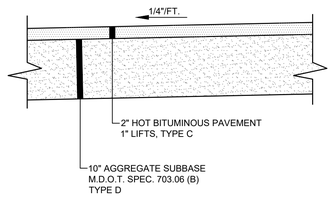


NOTE:
ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE MOST RECENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

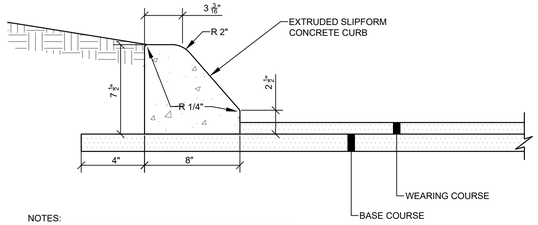
STREET SIGN
NOT TO SCALE



STOP BAR DETAIL
NOT TO SCALE

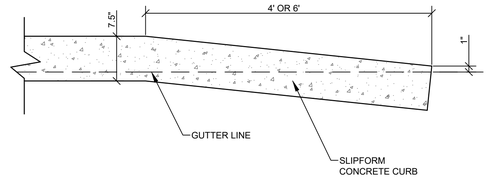


BITUMINOUS SIDEWALK
NOT TO SCALE

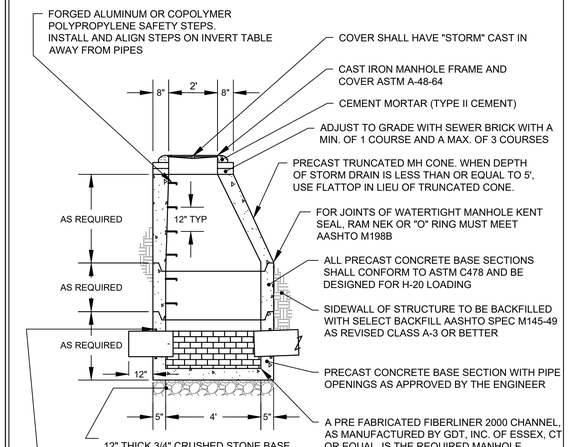


NOTES:
1. APPLY EPOXY BETWEEN BINDER PAVEMENT AND CURB
2. 1" TO 2" SLUMP
3. 5% TO 7% AIR ENTRAINMENT
4. 4,000 PSI CONCRETE WITH FIBER REINFORCEMENT

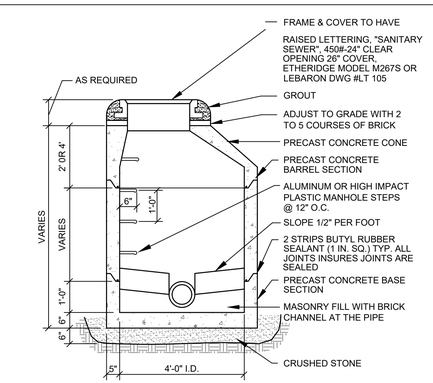
SLOPED SLIPFORM CONCRETE CURB DETAIL
NOT TO SCALE



SLIPFORM CURB TIPDOWN DETAIL
NOT TO SCALE

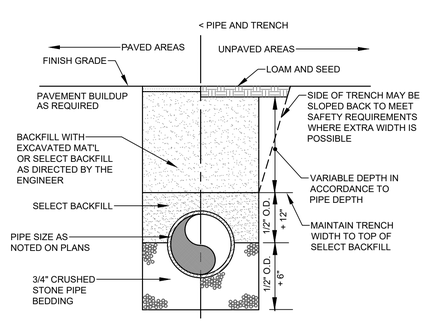


4' DIAMETER PRECAST STORM DRAIN MANHOLE
NOT TO SCALE

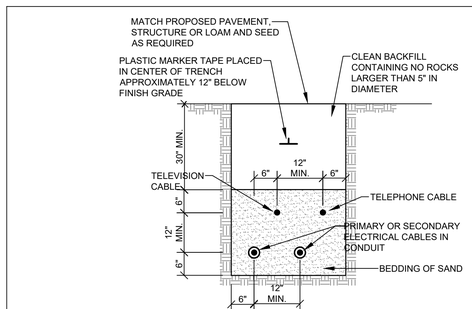


NOTE: PIPE CONNECTIONS SHALL BE WATERTIGHT FLEXIBLE BOOT CONNECTORS PROVIDES LEAKPROOF CONNECTION

PRECAST SEWER MANHOLE
NOT TO SCALE

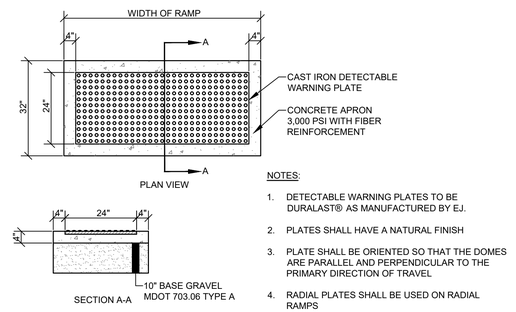


TYPICAL TRENCH SECTION
NOT TO SCALE



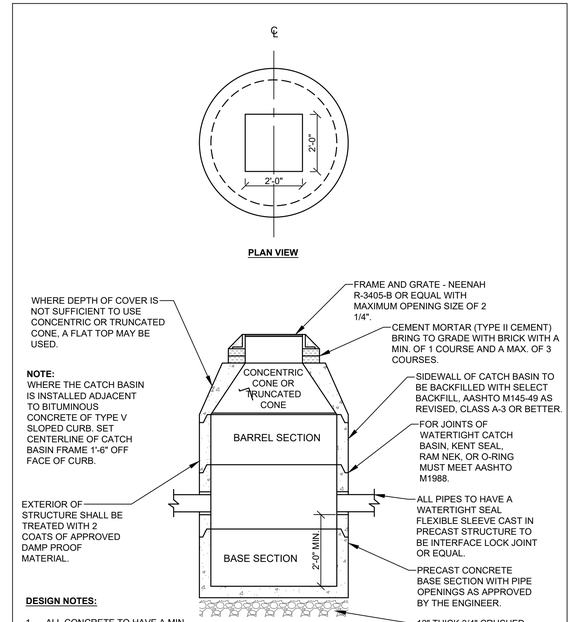
CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT WHEN RUN BENEATH PAVED AREAS.

TYPICAL UNDERGROUND CABLE INSTALLATION
NOT TO SCALE



NOTES:
1. DETECTABLE WARNING PLATES TO BE DURALAST® AS MANUFACTURED BY EJ.
2. PLATES SHALL HAVE A NATURAL FINISH
3. PLATE SHALL BE ORIENTED SO THAT THE DOMES ARE PARALLEL AND PERPENDICULAR TO THE PRIMARY DIRECTION OF TRAVEL
4. RADIAL PLATES SHALL BE USED ON RADIAL RAMPS

DETECTABLE WARNING PLATE DETAIL
NOT TO SCALE



DESIGN NOTES:
1. ALL CONCRETE TO HAVE A MIN. OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. DESIGN LOAD FOR H-20 WHEEL LOAD.
3. CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
4. REINFORCE TO 0.12 IN SQ./LF..

SECTION VIEW

NOTE:
CASCADE GRATES SHALL BE INSTALLED ON GRADIENT OF GUTTER IF PROFILE GRADE EXCEEDS 5% GRATES SHALL BE DEPRESSED 2" BELOW NORMAL GUTTER GRADE UNLESS THIS DEPRESSION INTERFERES WITH TRAFFIC. PARALLEL BAR GRATES SHALL BE INSTALLED ON A LEVEL GRADIENT.

TYPICAL CATCH BASIN
NOT TO SCALE

STATE OF MAINE — CRAIG M. SWEET No. 15060 — LICENSED PROFESSIONAL ENGINEER

DATE: 10-30-2025

NO.	DATE	REVISIONS
4	10-30-2025	RESPONSE TO DEVELOPMENT REVIEW COMMENTS
3	10-10-2025	REVISED BUILDING LAYOUT
2	09-02-2025	REVISE AND RESUBMIT PER PLANNING STAFF COMMENTS
1	08-08-2025	SUBMIT TO CITY

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

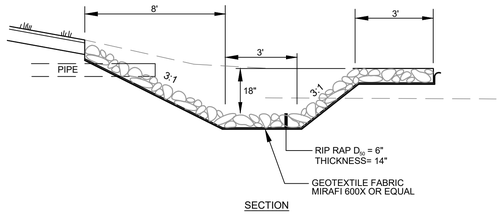
PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

SHEET TITLE: SITE DETAILS

CLIENT: JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

DATE: 08-08-2025
SCALE: N.T.S.
JOB NO: 25-23
SHEET: C-5.1

C:\DD\Terradyn Consultants\Project Folders - Documents\2025\ Jobs\25-23 Chappell Poland Rd Auburn\CAD\Permitting\25-23 D.dwg



SECTION

CONSTRUCTION SPECIFICATIONS:

1. CONSTRUCT THE LEVEL SPREADER LIP ON A ZERO PERCENT GRADE TO ENSURE UNIFORM SPREADING OF RUNOFF.

2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL - NOT ON FILL MATERIAL.

3. DIVERSION BERM SHALL BE CONSTRUCTED OF COMMON BORROW MATERIAL MEETING M.D.O.T. spec 703.18. MATERIAL SHALL BE PLACED IN 12" LIFTS AND COMPACTED TO 90% MAX. DRY DENSITY.

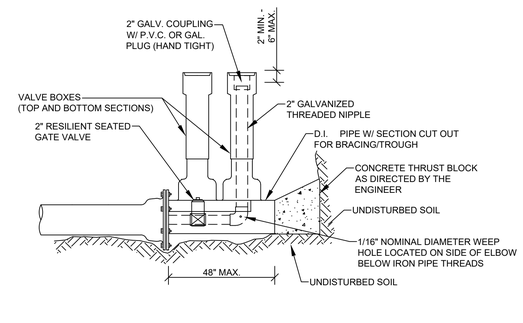
4. THE ENTRANCE CHANNEL TO THE LEVEL SPREADER SHALL NOT EXCEED A ONE PERCENT GRADE AT LEAST 20 FEET BEFORE ENTERING INTO THE SPREADER.

5. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RECONCENTRATE IMMEDIATELY BELOW THE SPREADER.

6. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PERFORMED.

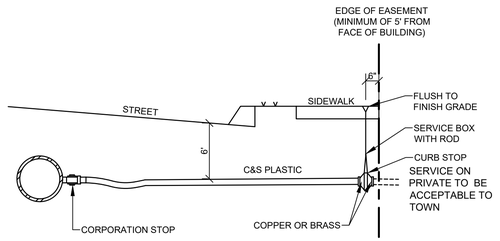
LEVEL SPREADER DETAIL

NOT TO SCALE



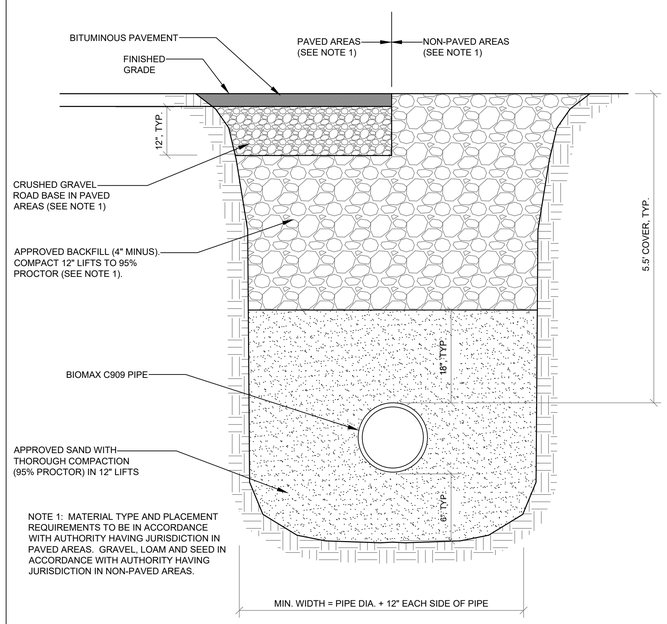
STANDARD 2" BLOW OFF

NOT TO SCALE



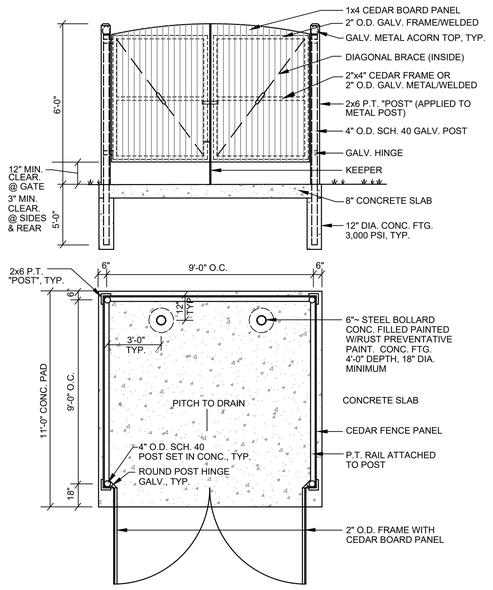
TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE



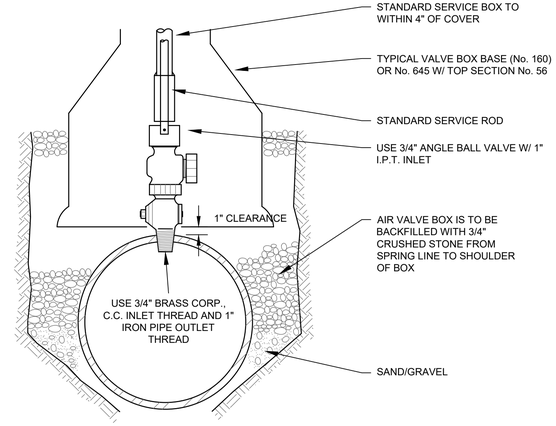
WATER MAIN TRENCH

NOT TO SCALE



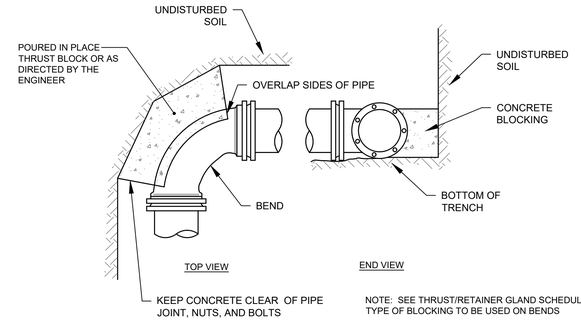
TYPICAL DUMPSTER ENCLOSURE

NOT TO SCALE



TYPICAL AIR VALVE (1)

NOT TO SCALE



STANDARD BEND BLOCKING

NOT TO SCALE

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 10-30-2025

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PERMIT DRAWING
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PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

SHEET TITLE: SITE DETAILS

CLIENT: JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

DATE: 08-08-2025
SCALE: N.T.S.
JOB NO: 25-23
SHEET: C-5.2

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TERRADYN CONSULTANTS, LLC

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

October 10, 2025 25-23

David Hediger
Director of Planning & Permitting City of Auburn
60 Court Street
Auburn, ME 04210

538 Poland Road Multi-Family Development
Poland Road, Auburn, ME

Dear David,

On behalf of Jonah Chappell and Kyle Romick we are pleased to submit the Development Review Application for Poland Road Multi-family Development, which features three multi-family units each with 4 units for a total of 12 units. We are requesting to be placed on the agenda for the next available Planning Board meeting.

EXISTING PROJECT SITE

The project site is located at 530 & 538 Poland Road and is located on the southern side of Poland Road between the intersection with Poliquin Ave and Huard Ave. The subject parcels are show on the City of Auburn Tax Map 188 as lots 25, 26, and 27 and are located within the Traditional Neighborhood Development District (T-4.2B) and the Industrial District (ID) as well as the Manufactured Housing Overlay District.

The development parcel includes a single family home addressed at 538 Poland Road which was subdivided out earlier this year on a 15,365 sf lot. The remainder of the lot is largely wooded and slopes towards the rear of the property. Wetlands were delineated by Terradyn Consultants in July of 2025 and are shown on the attached plans.

PROPOSED PROJECT

The proposed development features the construction of three townhouse style multi-family buildings each with 4-units. Each of the units will be two bedroom units. There will be two parking lot areas with a total of 25 parking spaces proposed, with the existing home supporting 2 plus vehicles. A copy of an example building elevations are attached to this letter.

Schematic Layout: The site was designed to work with existing elevation constraints. The 24’ wide entrance is located generally in the same location as the existing driveway to 538 Poland Road. The driveway for the single family home will be relocated off of the new access drive. The drive is approximately 350’ in length.

Parking: The plan features 25 parking spaces which will provided over 2 spaces per unit which is in excess of the required 1 space per dwelling unit.

Access: The project will be accessed off of a newly proposed roadway off of Poland Road. The proposed roadway will be approximately 350' in length and feature a hammerhead turnaround at the end. The road has been designed to meet the requirements of the City of Auburn with 24' wide Travel ways.

Daily Peak hour trip generation was determined for the proposed project based upon trip tables presented in the 11th edition of the Institute of Transportation Engineers (ITE) "Trip Generation" handbook. The ITE publication provides numerous land use categories and the average volume of trips generated by each category. Site Trip estimates for this project are based upon LUC #220 (Multifamily Housing Low Rise) Calculations of the total number of trips generated per each corresponding time period are summarized below:

Land Use	Multifamily Low Rise – LUC 220		
Time Period	Size # of units	p Generation Rate (Trips per Units)	Trips Generated
Weekday	12	6.74	81
AM Weekday Peak Hour (Street)	12	0.40	5
PM Weekday Peak Hour (Street)	12	0.51	7
AM Weekday Peak Hour (Generator)	12	0.47	6
PM Weekday Peak Hour (Generator)	12	0.57	7
Saturday	12	4.55	55
Saturday Peak Hour	12	0.41	6
Sunday	12	3.86	47
Sunday Peak Hour	12	0.36	5

Utilities: The property is proposed to be served by existing public water, sewer and power located within Poland Road.

Stormwater Management: The project has been designed to meet the current City and MaineDEP requirements for stormwater quality and quantity control. The majority of the development will drain to a stone level spreader and forested buffer along the southern portion of the of the property. A full stormwater report is attached.

Snow Removal: Snow storage areas are shown on the attached plans.

Landscaping & Lighting: Landscaping is shown on the attached site plan drawings. The site will feature cut off lighting along the buildings. The site will be surrounded by existing woodland to the maximum extent practical which will help shield the site from view of neighboring

properties.

ATTACHMENTS

The following items have been attached:

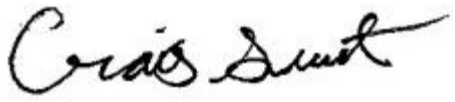
1. Application Form & Checklist
2. Property Deed
3. Standards Compliance Narrative
4. Stormwater Report
5. Financial Capacity
6. Cost Estimate
7. Building Plans

CLOSING

The project has been designed to meet the review standards of the City of Auburn's Zoning and Land Use Code. Narratives describing how these criteria and standards are met is attached to the Development Review Application. Please do not hesitate to reach out if you have any questions or require additional information.

Sincerely,

TERRADYN CONSULTANTS, LLC



Craig Sweet, P.E.
Project Engineer

Terradyn Consultants, LLC has been retained by the Applicants to act as their agent and to provide all necessary information and documentation for the Board's review and approval of this project. We very much appreciate your time and attention to this matter.

Attachment 1

Application Form

August 7, 2025

To Whom it May Concern:

Please be advised that this letter authorizes Terradyn Consultants LLC to act as agent on behalf of Kyle Romick and Jonah Chappell for their proposed Development to be located at 530 & 538 Poland Road in Auburn, Maine for the preparation and submission of all Federal, State and Local Permit applications and relevant documents and correspondence for development of the subdivision and to attend meetings, site visits, appear before all boards, commissions, committees, and to provide such other services as necessary and appropriate in furtherance of aforementioned project.

8/7/25

Applicants Signature Date

8/7/25

Applicants Signature Date

Attachment 2

Property Deed

Bk 11745 Pg82 #20285
12-24-2024 @ 08:33a

NOT AN OFFICIAL COPY

(DLN): 2224596

WARRANTY DEED

Matthew R. Cote of Sabattus, Androscoggin County, Maine, for consideration paid, grants to **Jonah Chappell** of South Portland, Cumberland County, Maine (whose mailing address is 7 Cardiff Way, South Portland, ME 04106) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my hand and seal this 20th day of December, 2024.

WITNESS:

_____

_____
Matthew R. Cote

STATE OF MAINE
Androscoggin, ss

December 20, 2024

Then personally appeared before me the above named Matthew R. Cote and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

_____
Print Name:
~~Notary Public~~/Attorney at Law
Commission Expiration:

File No.: 2024-5739

Harold "Trey" Stewart, III, Esq
Maine Bar No: 010267

File No: 2024-5739

"Exhibit A"

Certain lots or parcels of land, together with any buildings or improvements thereon, situated in the City of Auburn, County of Androscoggin and State of Maine, more particularly described as follows:

PARCEL ONE – Home and Land:

Lot One: Shown on a plan of Maple Point Annex, Made by C.A. Thayer, C.E. dated May 1922 and recorded with the Androscoggin County Registry of Deeds, beginning at a point in the southerly line of Portland & Lewiston Interurban Railway, said point being the northeasterly corner of land now or formerly owned by G.W. Peacock; thence southerly by the easterly line of the said Peacock land five hundred (500) feet to the northwesterly corner or lot one hundred fifty-two (152); thence turning easterly at right angles eighty-nine (89) feet to a stone bound; thence turning northerly at right angles and running in a straight line and thru the center of a stone bound four hundred seventy and eighty-two hundredths (470.82) feet to the line of said Portland & Lewiston Interurban Railway; thence turning westerly and running along the southerly line of said Portland & Lewiston Interurban Railway ninety-two and forty-nine hundredths (92.49) feet to the point or beginning. Intending to convey the fee to the center of Breton Avenue, upon which these premises abut, subject to street easements.

Lot Two: Lots one hundred twenty-nine (129) to one hundred fifty-two (152) inclusive, on plan of Maple Point Annex, made by C.A. Thayer, C.E., dated May 1922, filed with the Androscoggin County Registry of Deeds in Plan Book 2, Page 145. (Intending to convey the fee to the center line of that part of the street opposite which said lots abut, subject to the street easement).

PARCEL TWO

Lot One: Lots eighty-eight (88) to one hundred twenty-eight (128), both inclusive, as said lots appear on Plan of Maple Point annex made by C.A. Thayer, C.E. dated May 1922, and recorded in the Androscoggin County Registry of Deeds, Plan Book 2, Page 145, to which plan and its record reference may be had for a more particular description at the premises herein conveyed.

Lot Two: Lot Eighty-Seven (87) (intending to convey the fee to the entire width of Interurban Avenue and to the center line of Breton Avenue upon which said lot abuts, subject to the Street easement.) On plan of Maple Plat Annex made by C.A. Thayer, C.E., dated May 1922, and recorded with the Androscoggin County Registry of Deeds in Plan Book 2, Page 145.

Reference is made to the following deeds: (i) from Jeffrey Cote, Personal Representative of the Estate of Normand H. Cote conveying a ¼ interest to Matthew R. Cote dated August 12, 2009 and recorded in the Androscoggin County Registry of Deeds in Book 7769, Page 336, and (ii) Edward J. Cote conveying a ¼ interest and Vivian M. Renner conveying a ½ interest to Matthew R. Cote dated August 12, 2009 and recorded in the Androscoggin County Registry of Deeds in Book 7769, Page 339.

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

Attachment 3

Standards Compliance Narrative

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

October 10, 2025 Project# 25-23

COMPLIANCE WITH CITY OF AUBURN ZONING AND LAND USE CODE

Poland Road Development, Auburn, Maine

The following information describes how the proposed project complies with Chapter 60 of the City of Auburn Zoning Ordinance section 60-1359:

1. *Will not result in undue water, air or noise pollution*

   The proposed project is a residential development and is not expected to result in any undue water, air or noise pollution.

2. *Has sufficient water available for the reasonably foreseeable needs of the subdivision;*

   The project is proposed to connect to the Auburn Water & Sewer District (AWSD).

3. *Will not cause an unreasonable burden on the existing water supply, if one is to be utilized;*

   The proposed project will not cause an unreasonable burden to the existing water supply. The project is proposed to connect to the Auburn Water & Sewer District (AWSD).

4. *Will not cause unreasonable soil erosion or reduction in capacity of the land to hold water so that a dangerous or unhealthy condition may result;*

   The proposed project will not cause unreasonable soil erosion or a reduction in the of the land to hold water. Erosion and sediment controls are shown on the attached plans.

5. *Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed;*

The project will not cause unreasonable highway or public congestion or unsafe conditions.

6. *Will provide for adequate sewage waste disposal;*

   The project is proposed to connect to the Auburn Water & Sewer District (AWSD).

7. *Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized*

   The proposed development is not anticipated to cause any unreasonable burden on the ability of a municipality to dispose of solid waste.

8. *Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or areas and irreplaceable natural areas;*

   The proposed development will not have an adverse effect on the scenic or natural beauty of the area. The proposed development is located within a largely developed portion of the city, the development will be a residential in nature.

9. *In conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;*

   The proposed development has been designed in conformance with all applicable regulations.

10. *Is funded by a [developer] that has adequate financial and technical capacity to meet the standards;*

    The applicant will be utilizing Key Bank for the project please see the attached letter from Key Bank.

    The Applicant has assembled a highly qualified team of professionals to plan, permit and develop construction documents for the project. The team services will be provided by the following companies:

CONSULTANT TEAM

Civil Engineer	Craig Sweet, P.E. Terradyn Consultants, LLC 41 Campus Drive, Suite 301 New Gloucester, ME 04260 (207) 370-2776
Surveyor	Nicholas Racioppi, P.L.S. Terradyn Consultants, LLC 41 Campus Drive, Suite 301 New Gloucester, ME 04260 (207) 926-5111

The team of consultants retained by the Developer has expertise and experience in the design of similar projects. Resumes of key personnel for the development team can be provided upon request.

11. *Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;*

The proposed project will not adversely impact the surrounding area.

12. *Has provisions for on-site landscaping that are adequate to screen neighboring properties from unsightly features of the development;*

The proposed dumpster areas will be screened from view. There is not intended to be any outdoor storage on the property. The proposed development location is located approximately 200’ back into the property and will be screened from public view.

13. *Will not create a fire hazard and has provided adequate access to the site for emergency vehicles:*

Adequate access has been provided for emergency vehicles.

14. *Will not, alone or in conjunction with existing activities adversely affect the quality or quantity of groundwater;*

The proposed project will not adversely impact the quality or quantity of groundwater.

15. *Does not have long-term cumulative effects on the proposed subdivision that will unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.*

The proposed project is not located within a great pond watershed.

The following statements are provided to address the Discretionary Criteria of Section 60-558 as it relates to 60-548B – Traditional Neighborhood T-4.2B:

Sec. 60-548B. Intent and Purpose: The existing single-family house fronting Poland Road will remain. The front yard will remain unchanged and there is not currently a stoop facing Poland Road. The three new buildings each have a footprint of approximately 2,000 square feet. There are no existing sidewalks on Poland Road. However, sidewalks are proposed on-site.

Sec. 60-548B.1. Building Placement and configuration: The internal road is proposed to be private. However, the principal building placement criteria are as follows:

PRINCIPAL BUILDING PLACEMENT	Required	Proposed Lot 2
Front Setback	5’ min./25’ max.	20-24’
Corner Lot front setback	5’ min./15’ max.	N/A
Side Setback	5’ min.	10.0’
Rear Setback	10’ min.	18’
Building lot coverage	70% max.	3%
Useable open space	10% min.	>10%
Frontage buildout	60% for multi-family	N/A
Lot width	24’ min./120’ max.	113’
PRINCIPAL BUILDING CONFIGURATION		
Building width	14’ min./110’max	32’
Building height minimum	1 story	2 story
Building height maximum	3 story	2 story

Sec. 60-548B.2. Building Frontages:

Building frontage type: The existing single-family house fronting Poland Road will remain.

Building Entries: building entrances are facing the proposed access drive. facing Portland Road is not proposed for the existing single-family house.

Building Envelope Articulation: The proposed buildings will not include front facades facing Poland Road.

Sec. 60-548B.3. External elements:

A front yard fence is not proposed. As such, a front yard fence opening is not proposed.

No portion of the buildings, except access stairs, encroach beyond the minimum front setback.

No garages are proposed.

No driveway access is proposed from Poland Road.

No parking is proposed within the Poland Road right-of-way.

No accessory structures are proposed.

Street trees are proposed along the access drive.

The proposed buildings include foundation plantings.

Attachment 4

Stormwater Report

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

538 Poland Road Development

538 Poland Road, AUBURN, MAINE

STORMWATER MANAGEMENT REPORT

PREPARED FOR:

Jonah Chappell
7 Cardiff Way
South Portland, Maine 04106

PREPARED BY:

TERRADYN CONSULTANTS LLC
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, MAINE 04260

October 10, 2025

Introduction

The following Stormwater Management Plan has been prepared for the proposed Poland road Multi-family Development to evaluate stormwater runoff and erosion control for the proposed project.

Site Calculations

Total Property Area	4.71 Ac (+/-)
Total Impervious Area	0.65 Ac
Total Developed Area	1.20 Ac

Existing Project Site

The development parcel is located of Poland road adjacent to Rockhill Avenue in Auburn. The parcel is show as lots 25,26& 27 on the City of Auburn Tax Map 188. A portion of the property is located within the Traditional neighborhood Development District T-4.2b and the remaining portion of the property is located within the Industrial District. The project site currently houses an existing residential lot which was broken off earlier this year with the remaining land largely undeveloped.

The subject parcel is located in Zone x according to the Federal Insurance Rate Map 23001C0309E.

The following existing conditions figures are provided in Appendix 1:

Figure 1	NRCS Medium Intensity Soil Survey
Figure 2	USDA Quad map
Figure 3	Aerial Map
Figure 4	Nation Wetland Inventory map
Figure 5	FEMA Flood Plain Map

Proposed Project

The proposed development will feature the construction of three new multi-family buildings each housing 4 units off a new 400 ft access road to the site.

A structural Best Management Practice (BMPs) has been designed to collect, store, and treat runoff from onsite impervious areas prior to discharge from the site. Runoff from the developed areas of the site will be directed through a stormwater collection system prior to discharging to a level lip spreader and forested buffer.

Applicable Design Standards

The project requires a stormwater permit pursuant to the Site Location of Development Act 38 M.R.S §420-D. The project must meet the following standards of Chapter 500:

Basic Standards: These standards include erosion and sediment control, inspection and maintenance, and housekeeping requirements.

General Standards: The General Standard requires that a project's stormwater management system includes measures that will provide pollutant removal from runoff and mitigate for the increased frequency of channels erosive flows due to runoff from smaller storms and potential temperature impacts.

Best Management Practices (BMPs) will be implemented to reduce the impacts of site development on downstream water quality. BMP sizing calculations are attached to this report.

Water Quality (BMP Standard): The water quality requirements will be met by the use of a forested buffer to treat and detain stormwater.

Basic Standards

A site specific Erosion & Sedimentation Control Plan has been developed for the project. Means and methods to control erosion and sedimentation during and after construction are detailed in the erosion control plan narrative and construction details, which are included directly on the project drawings for ease of reference during construction.

Requirements for inspection and maintenance of the stormwater management system are provided in the stormwater management system inspection and maintenance plan located in Appendix 3.

Housekeeping requirements are included in the Erosion & Sediment Control Narrative located on the project drawings.

Water Quality (BMP Standard)

The water quality requirements will be met by utilizing a Level Spreader and forested buffers to treat the development.

The project will result in the creation of approximately 23,642 SF of impervious area. The proposed BMPs will result in the treatment of approximately 98% of the new impervious area.

Percentage of Treatment of the Impervious Area =95% (95% required)

The project will result in the creation of approximately 31,982 SF of developed area. The proposed BMPs will result in the treatment of approximately 95% of the area.

Percentage of Treatment of the Developed Area = 95% (80% required)

Housekeeping and Maintenance & Inspection guidelines are attached to this report.

Stormwater Quantity Control

As part of best engineering practices, the proposed development has been designed to minimize stormwater runoff from the site in excess of the natural pre-development conditions. A hydrologic analysis of pre-development and post-development conditions was conducted based upon the methodology contained in the USDA Soil Conservation Service's Technical Releases No. 22 and 55 (SCS TR-20 and TR-55). For Androscoggin, Maine a 24-hour SCS Type III Storm distribution was used for the analysis using the following storm frequencies and rainfall amounts, per Maine DEP Chapter 500:

Storm Event	24-Hour Rainfall
2–Year Storm	3.0 inches
10–Year Storm	4.3 inches
25–Year Storm	5.4 inches

Runoff curve numbers, time of concentration, and travel time data were established based on methods outlined in the USDA TR-55 manual.

A minimum time of concentration of 6 minutes and a maximum sheet flow distance of 150 linear feet was used in the models.

Pre-Development Conditions

The pre-development HydoCAD model includes three (3) subcatchement and three (3) study points:

Study Point 1 is located along the south eastern property line on the downgradient side and represents the location where stormwater drains off the property. The subcatchment associated with study point 1 is currently mostly forested with some developed areas near Poland Road. The stormwater eventually discharges into the Little Androscoggin River.

Study Point 2 is located on the southeast side of the parcel, across from study point 1. The study point is representative of where stormwater runoff exits the property. The

subcatchment associated with study point 2 is currently all forested with no development. The stormwater runoff eventually discharges to Little Androscoggin River. Study Point 3 is located next on the upgradient side near Poland Road. This point is representative of where stormwater runoff exits the property. The subcatchment associated with this study point is made up of a portion of the existing lot. The stormwater runoff eventually discharges into the Little Androscoggin River.

A Pre-Development Watershed Map, showing sub-watershed boundaries, time of concentration flow paths, and Study Points is provided in Appendix 6. The Pre-development HydroCAD model is attached in Appendix 4.

Post-Development Conditions

The post-development HydoCAD model includes four (4) subcatchements and three (3) study points. Stormwater runoff from the project site ultimately drains to the Little Androscoggin River, stormwater runoff from the stie primarily flows through a large gravel wetland located along the eastern portion of the property with a small amount of runoff flowing towards Danvill Corner Road.

A post-Development Watershed Map, showing sub-watershed boundaries, time of concentration flow paths, and Study Points is provided in Appendix 6. The Post-development HydroCAD model is attached in Appendix 5.

Stormwater Analysis

The results of the pre-development and post-development models were analyzed at the defined Study Points described above. The direct comparison of the pre-development and post-development conditions at the Study Points are as follows:

Table 1 - Stormwater Runoff Summary Table
Pre-Development vs. Post-Development

Study Point #	2Yr/24Hr (cfs)		10Yr/24Hr (cfs)		25Yr/24Hr (cfs)	
	Pre	Post	Pre	Post	Pre	Post
1	1.3	1.0	2.7	2.1	4.0	3.1
2	0.3	0.3	0.6	0.6	0.9	0.9
3	0.4	0.4	0.7	0.7	1.0	1.0

The peak rate of runoff will decrease or remain the same in the 2, 10 & 25-year storm events.

Summary

Based upon the results of this evaluation, the proposed stormwater design is not expected to cause flooding, erosion, or other significant adverse effects downstream of the site.

Appendices

1 – Existing Conditions Figures
2 – BMP Design Calculations
3 – Housekeeping & Maintenance
4 – Pre-Development HydroCAD Model
5 – Post-Development HydroCAD Model
6 – Watershed Maps

APPENDIX 1

EXISTING CONDITIONS FIGURES



Map unit symbol	Map unit name	Rating	Acres in AOI
NgB	Ninigret fine sandy loam, 0 to 8 percent slopes	C	6.5
Wa	Walpole fine sandy loam	A/D	6.5

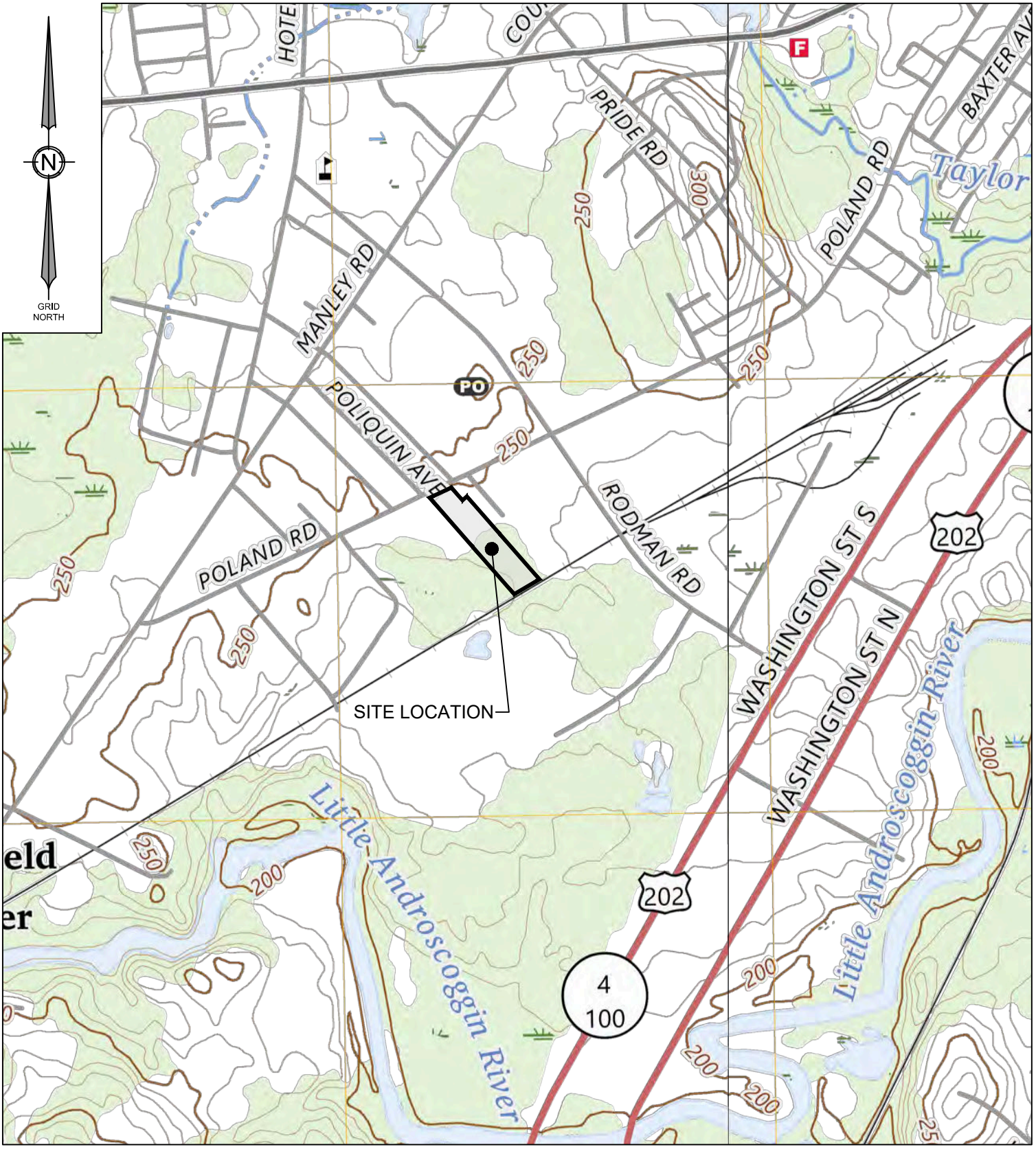
SOIL MAP

PROJECT:
CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

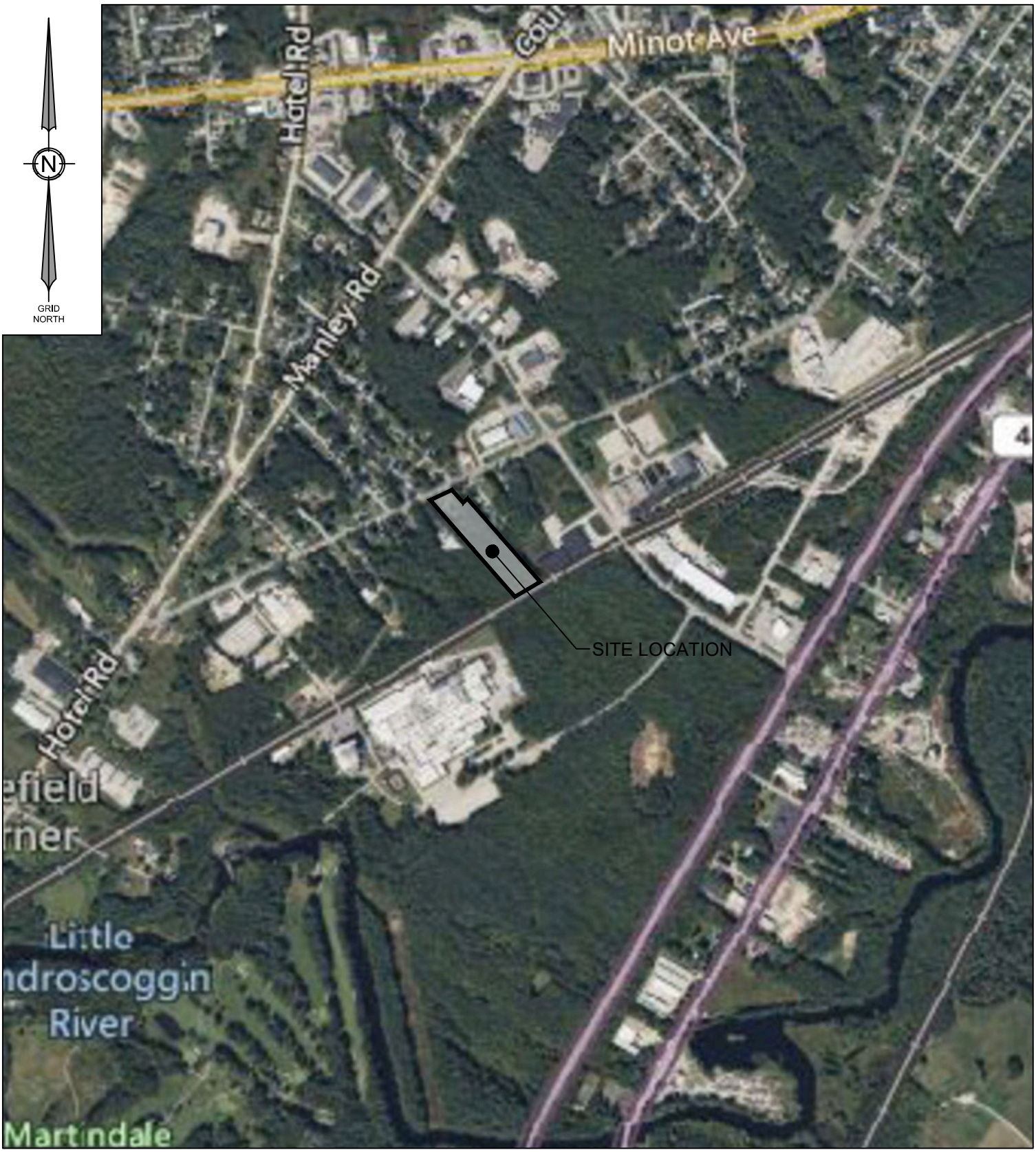
PREPARED FOR:
JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

TERRADYN CONSULTANTS, LLC
ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE:
(207) 926-5111
WEB SITE:
www.terradynconsultants.com
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PROJECT NO. 25-023
DATE 07-17-2025
SCALE 1" = 200'
SHEET 1
OF 1



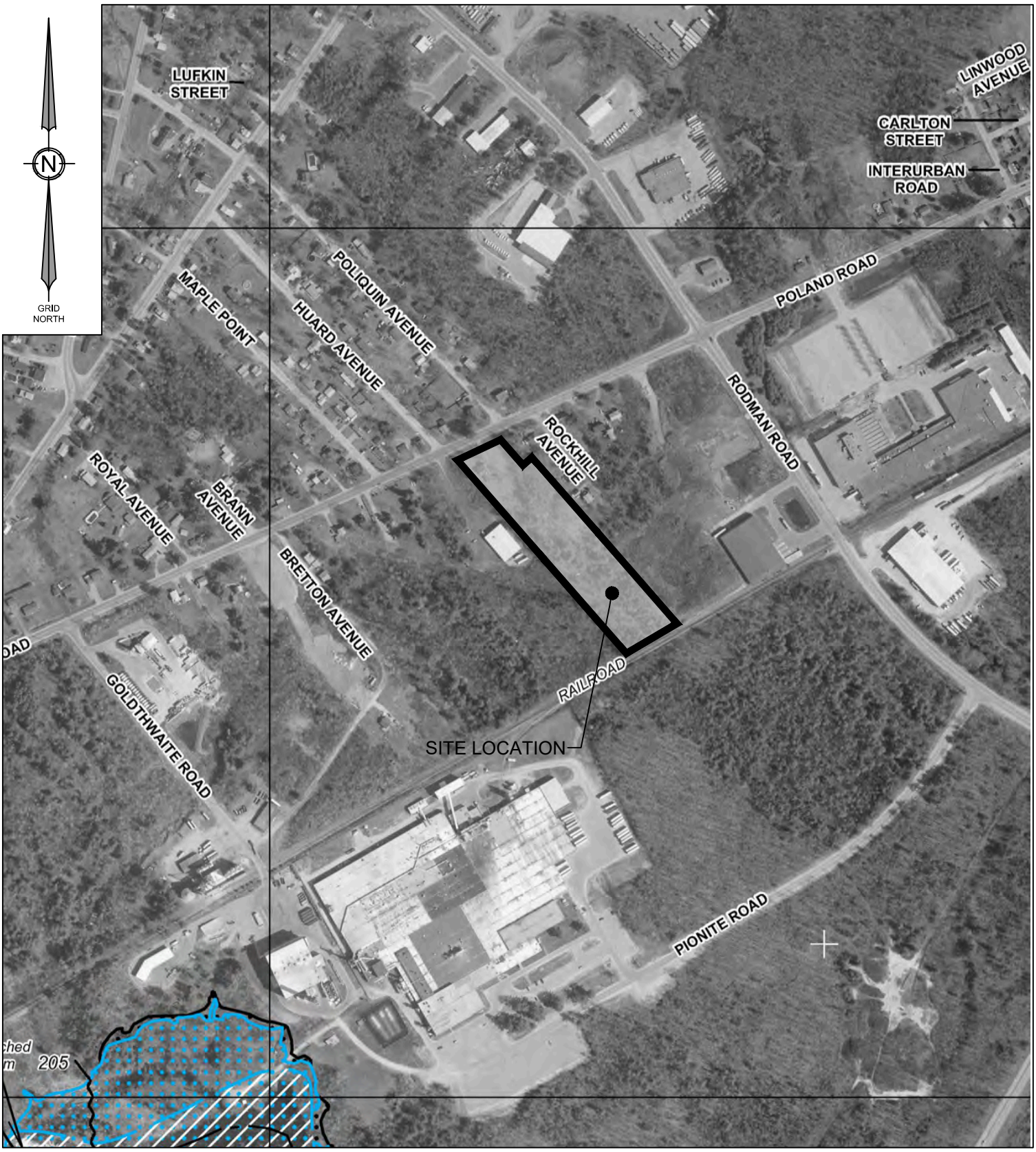
QUADRANGLE MAP	TERRADYN CONSULTANTS, LLC	ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260	PROJECT NO. 25-023	SHEET 1
PROJECT: CHAPPELL PARCEL POLAND ROAD, AUBURN, MAINE	Civil Engineering | Land Surveying | Geomatics Stormwater Design | Land Planning | Environmental Permitting	PHONE: (207) 926-5111 WEB SITE: www.terradynconsultants.com	DATE 07-17-2025	OF 1
PREPARED FOR: JONAH CHAPPELL 7 CARDIFF WAY SOUTH PORTLAND, MAINE 04106			SCALE 1" = 1000'	



AERIAL MAP	TERRADYN CONSULTANTS, LLC	ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260 PHONE: (207) 926-5111 WEB SITE: www.terradynconsultants.com	PROJECT NO. 25-023	SHEET 1
PROJECT: CHAPPELL PARCEL POLAND ROAD, AUBURN, MAINE	Civil Engineering | Land Surveying | Geomatics Stormwater Design | Land Planning | Environmental Permitting		DATE 07-17-2025	OF 1
PREPARED FOR: JONAH CHAPPELL 7 CARDIFF WAY SOUTH PORTLAND, MAINE 04106			SCALE 1" = 1000'	



NWI MAP PROJECT: CHAPPELL PARCEL POLAND ROAD, AUBURN, MAINE PREPARED FOR: JONAH CHAPPELL 7 CARDIFF WAY SOUTH PORTLAND, MAINE 04106	TERRADYN CONSULTANTS, LLC Civil Engineering | Land Surveying | Geomatics Stormwater Design | Land Planning | Environmental Permitting	ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260 PHONE: (207) 926-5111 WEB SITE: www.terradynconsultants.com	PROJECT NO. 25-023 DATE 07-17-2025 SCALE 1" = 500'	SHEET 1 OF 1



FEMA FLOOD MAP	TERRADYN CONSULTANTS, LLC Civil Engineering | Land Surveying | Geomatics Stormwater Design | Land Planning | Environmental Permitting	ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260 PHONE: (207) 926-5111 WEB SITE: www.terradynconsultants.com	PROJECT NO. 25-023 DATE 07-17-2025 SCALE 1" = 500'	SHEET 1 OF 1
PROJECT: CHAPPELL PARCEL POLAND ROAD, AUBURN, MAINE				
PREPARED FOR: JONAH CHAPPELL 7 CARDIFF WAY SOUTH PORTLAND, MAINE 04106				

APPENDIX 2

BMP DESIGN CALCULATIONS

LS-1

Vegetated Buffer & Level Lip Spreader

Buffer Characteristics:

Soil Type:	c
Cover:	Forest
Slope:	3.00
Length:	130

Tributary Area:	(sf)	(acre)
Total:	52,266	1.20
Impervious:	28,430	0.65
Lawn:	23,836	0.55

Berm Length Calculations:

Required Lengths:

68 ft length / acre impervious

21 ft length / acre lawn

56 ft - Required Berm Length

50 ft - Berm Length Provided

APPENDIX 3

HOUSEKEEPING & MAINTENANCE

207.926.5111
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POLAND ROAD MULTI-FAMILY DEVELOPMENT AUBURN, MAINE

STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE PLAN

Project Owner/Developer: Jonah Chappell
7 Cardiff Way
South Portland, ME 04106

Responsible Party: Jonah Chappell
7 Cardiff Way
South Portland, ME 04106

Prepared By: Craig Sweet, P.E.
Terradyn Consultants, LLC
41 Campus Drive, Suite 101
New Gloucester, Maine 04260
(207) 926-5111

INTRODUCTION:

Regular inspection and maintenance of the entire stormwater management system is crucial to the long-term effectiveness of the system. The responsible party must provide regular inspection and maintenance of all permanent erosion control measures and stormwater management structures, establish any contract services required to implement the program, and keep records and a maintenance log book of inspection and maintenance activities. At a minimum, the inspection and maintenance activities outlined herein should be performed at the recommended intervals.

All measures must be maintained in effective operating condition. A person with knowledge of erosion and sedimentation practices, stormwater management, and the standards and conditions of all local, state and federal permits for the project shall conduct the inspections. The following areas, facilities, and measures must be inspected and identified deficiencies must be corrected.

INSPECTION TASKS

- Inspect **vegetated areas**, particularly slopes and embankments, early in the growinpg season or after heavy rains to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.

- Inspect **ditches, swales and other open stormwater channels** in the spring, in late fall, and after heavy rains to remove any obstructions to flow, remove accumulated sediments and debris, to control vegetated growth that could obstruct flow, and to repair any erosion of the ditch lining. Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity. Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable. If the ditch has a riprap lining, replace riprap on areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged. The channel must receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or sideslopes.

- Inspect **culverts** in the spring, in late fall, and after heavy rains to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the culvert’s inlet and outlet.

- Inspect **level spreader** at least once a year:

    - **Inspections:** At least once a year and following major storms (one inch of rain in 24 hours), the level spreader pools should be inspected for sand accumulation and debris that may reduce its capacity.
    - **Sediment Removal:** Sediment build-up should be removed when it has accumulated to approximately 25% of design volume or channel capacity. Dispose of the sediments appropriately.
    - **Debris:** Remove debris such as leaf litter, branches and tree growth.
    - **Mowing:** Vegetated spreaders may require mowing.
    - **Snow Storage:** Do not store snow within the area of the level spreaders.
    - **Level Spreader Replacement:** The reconstruction of the level spreader may be necessary when sheet flow from the spreader channelize into the buffer.

Recertification requirement:

Within three months of the expiration of each five-year interval from the date of issuance of the permit, the permittee shall certify the following to the Department.

(a) All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.

(b) All aspects of the stormwater control system are operating as approved, have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the system, or portions of the system, as necessary.

(c) The stormwater maintenance plan for the site is being implemented as approved by the Department, and the maintenance log is being maintained.

(d) All proprietary systems have been maintained according to the manufacturer's recommendations. Where required by the Department, the permittee shall execute a 5-year maintenance contract with a qualified professional for the coming 5-year interval. The maintenance contract must include provisions for routine inspections, cleaning and general maintenance.

(e) The Department may waive some or all of these recertification requirements on a case-by-case basis for permittees subject to the Department's Multi-Sector General Permit ("MSGP") and/or Maine Pollutant Discharge Elimination System ("MEPDES") programs where it is demonstrated that these programs are providing stormwater control that is at least as effective as required pursuant to this Chapter.

Conveyance & Distribution Systems: (Stormwater Channels & Culverts, etc.)

1. Inspection schedule:

a. Inspect ditches, swales and other open stormwater channels in the spring, in late fall, and after heavy rains (one inch of rain in 24 hours) to remove any obstructions to flow, remove accumulated sediments and debris, to control vegetated growth that could obstruct flow, and to repair any erosion of the ditch lining. Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity. Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable. If the ditch has a riprap lining, replace riprap on areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged. The channel must receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or side-slopes.

b. Inspect culverts in the spring, in late fall, and after heavy rains to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the culvert's inlet and outlet.

c. Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after heavy rains to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.

2. Mowing: Grass should not be trimmed extremely short, as this will reduce the filtering effect of the swale (MPCA, 1989). The cut vegetation should be removed to prevent the decaying organic litter from adding pollutants to the discharge from the swale. The mowed height of the

grass should be 2-4 inches taller than the maximum flow depth of the design water quality storm. A minimum mow height of 6 inches is generally recommended (Galli, 1993).

3. **Erosion:** It is important to install erosion and sediment control measures to stabilize this area as soon as possible and to retain any organic matter in the bottom of the trench.

4. **Fertilization:** Routine fertilization and/or use of pesticides is strongly discouraged. If complete re-seeding is necessary, half the original recommended rate of fertilizer should be applied with a full rate of seed.

5. **Sediment Removal:** The level of sediment deposition in the channel should be monitored regularly, and removed from grassed channels before permanent damage is done to the grassed vegetation, or if infiltration times are longer than 12 hours. Sediment should be removed from riprap channels when it reduces the capacity of the channel.

Roadway Surfaces:

Paved surfaces shall be swept or vacuumed at least once annually in the Spring to remove all Winter sand, and periodically during the year on an as-needed basis to minimize transportation of sediment during rainfall events.

Vegetated Swales:

Mowing: Grass should not be trimmed extremely short, as this will reduce the filtering effect of the swale (MPCA, 1989). The cut vegetation should be removed to prevent the decaying organic litter from adding pollutants to the discharge from the swale. The mowed height of the grass should be 2-4 inches taller than the maximum flow depth of the design water quality storm. A minimum mow height of 6 inches is generally recommended (Galli, 1993).

Routine Maintenance and Inspection: The area should be inspected for failures following heavy rainfall (one inch of rain in 24 hours) and repaired as necessary for newly formed channels or gullies, reseeding/sodding of bare spots, removal of trash, leaves and/or accumulated sediments, the control of woody or other undesirable vegetation and to check the condition and integrity of the check dams.

Aeration: The buffer strip may require periodic mechanical aeration to restore infiltration capacity. This aeration must be done during a time when the area can be reseeded and mulched prior to any significant rainfall.

Erosion: It is important to install erosion and sediment control measures to stabilize this area as soon as possible and to retain any organic matter in the bottom of the trench.

Fertilization: Routine fertilization and/or use of pesticides is strongly discouraged. If complete re-seeding is necessary, half the original recommended rate of fertilizer should be applied with a full rate of seed.

Sediment Removal: The level of sediment deposition in the channel should be monitored regularly, and removed from grassed channels before permanent damage is done to the grassed vegetation, or if infiltration times are longer than 12 hours. Sediment should be removed from riprap channels when it reduces the capacity of the channel.

DOCUMENTATION

Keep a log (report) summarizing inspections, maintenance, and any corrective actions taken. The log must include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task. If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed after removal. The log must be made accessible to Department of Environmental Protection staff and a copy provided to the Department upon request. The permittee shall retain a copy of the log for a period of at least five years from the completion of permanent stabilization.

The log attached at the end of this plan is from the *Maine Erosion and Sediment Control Best Management Practices (BMPs) Manual for Designers and Engineers (May 2016)*. The log may be used or adapted for this project.

ATTACHMENTS:
Stormwater Management Facilities Inspection & Maintenance Log

Stormwater Management Facilities
Inspection & Maintenance Log
Poland Road Multifamily Development

General Information:		
Inspected by:	Date:	Weather:
Reason for Inspection: (Regular Inspection) (Major Rain Event)		

BMP	Conditions Observed	Repairs Needed?
1. Vegetated Areas		
2. Ditches, Swales, Open Channels		
3. Culverts		
5. Level Lip Spreader		

Detailed Repair Notes:

BMP Type	Date	Description of Repairs & Sediment Disposal

Notes:
If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed after removal. A copy of this log shall be retained for a period of at least five years from the completion of permanent stabilization. The log must be made accessible to Department of Environmental Protection staff and a copy provided to the Department upon request.

HOUSEKEEPING PERFORMANCE STANDARDS

FOR:

Poland Road Multi-Family Development
Auburn, MAINE

Project Developer: Jonah Chappell
7 Cardiff Way
South Portland, ME 04106

Responsible Party: **Jonah Chappel**

Introduction:

The contractor shall be responsible for maintaining proper housekeeping standards throughout the construction phase of the project. After the construction phase has been completed, the owner or operator of the project will be responsible.

Standards:

In accordance with the housekeeping performance standards required by MDEP chapter 500 stormwater regulations, the following standards shall be met:

1. **Spill prevention.** Controls must be used to prevent pollutants from being discharged from materials on site, including storage practices to minimize exposure of the materials to stormwater, and appropriate spill prevention, containment, and response planning and implementation.
2. **Groundwater protection.** During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials.

3. **Fugitive sediment and dust.** Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control.

   Operations during wet months that experience tracking of mud off the site onto public roads should provide for sweeping of road areas at least once a week and prior to significant storm events. Where chronic mud tracking occurs, a stabilized construction entrance should be provided. Operations during dry months, that experience fugitive dust problems, should wet down the access roads once a week or more frequently as needed.

4. **Debris and other materials.** Litter, construction debris, and chemicals exposed to stormwater must be prevented from becoming a pollutant source.

   To prevent these materials from becoming a source of pollutants, construction and post-construction activities related to a project may be required to comply with applicable provision of rules related to solid, universal, and hazardous waste, including, but not limited to, the Maine solid waste and hazardous waste management rules; Maine hazardous waste

management rules; Maine oil conveyance and storage rules; and Maine pesticide requirements.

5. **Trench or foundation de-watering.** Trench de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water must be removed from the ponded area, either through gravity or pumping, and must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved by the department.

6. **Non-stormwater discharges.** Identify and prevent contamination by non-stormwater discharges.

APPENDIX 4

PRE-DEVELOPMENT HYDROCAD MODEL



Routing Diagram for 25-23 PRE v2
Prepared by Terradyn Consultants LLC, Printed 10/11/2025
HydroCAD® 10.20-3h s/n 10466 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Year	Type III 24-hr		Default	24.00	1	3.00	2
2	10-Year	Type III 24-hr		Default	24.00	1	4.30	2
3	25-Year	Type III 24-hr		Default	24.00	1	5.40	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.051	74	>75% Grass cover, Good, HSG C (S1)
1.011	80	>75% Grass cover, Good, HSG D (S1, S3)
0.137	98	Existing Site Impervious (S1, S3)
0.052	83	Paved roads w/open ditches, 50% imp, HSG A (S1)
0.037	92	Paved roads w/open ditches, 50% imp, HSG C (S1)
0.058	83	Poland Road, Paved roads w/open ditches, 50% imp, HSG A (S3)
2.018	70	Woods, Good, HSG C (S1, S2)
2.045	77	Woods, Good, HSG D (S1, S2, S3)

Summary for Subcatchment S1: Woods

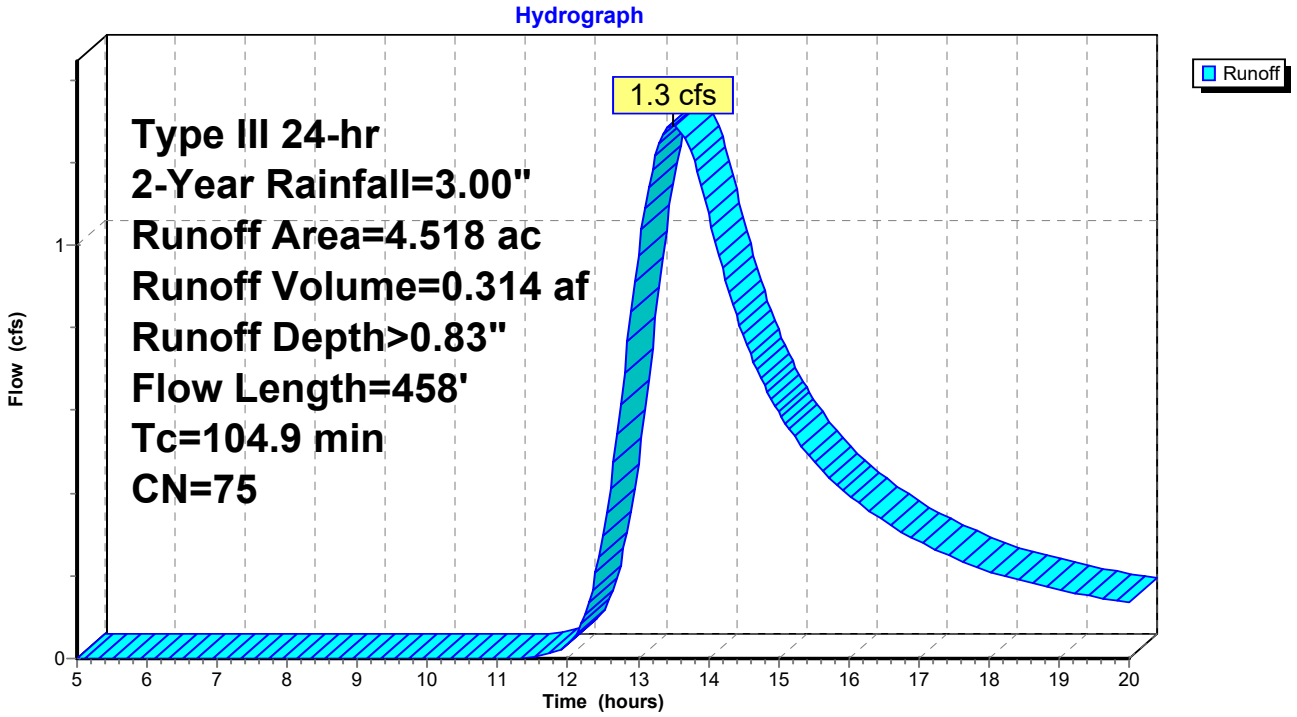
Runoff = 1.3 cfs @ 13.49 hrs, Volume= 0.314 af, Depth> 0.83"
Routed to Link SP1 : Study Point #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.00"

	Area (ac)	CN	Description
	1.401	77	Woods, Good, HSG D
	1.995	70	Woods, Good, HSG C
	0.052	83	Paved roads w/open ditches, 50% imp, HSG A
	0.037	92	Paved roads w/open ditches, 50% imp, HSG C
	0.869	80	>75% Grass cover, Good, HSG D
	0.051	74	>75% Grass cover, Good, HSG C
*	0.113	98	Existing Site Impervious
	4.518	75	Weighted Average
	4.360		96.51% Pervious Area
	0.158		3.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
93.0	150	0.0050	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
11.9	308	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
104.9	458	Total			

Subcatchment S1: Woods



Summary for Subcatchment S2: Woods

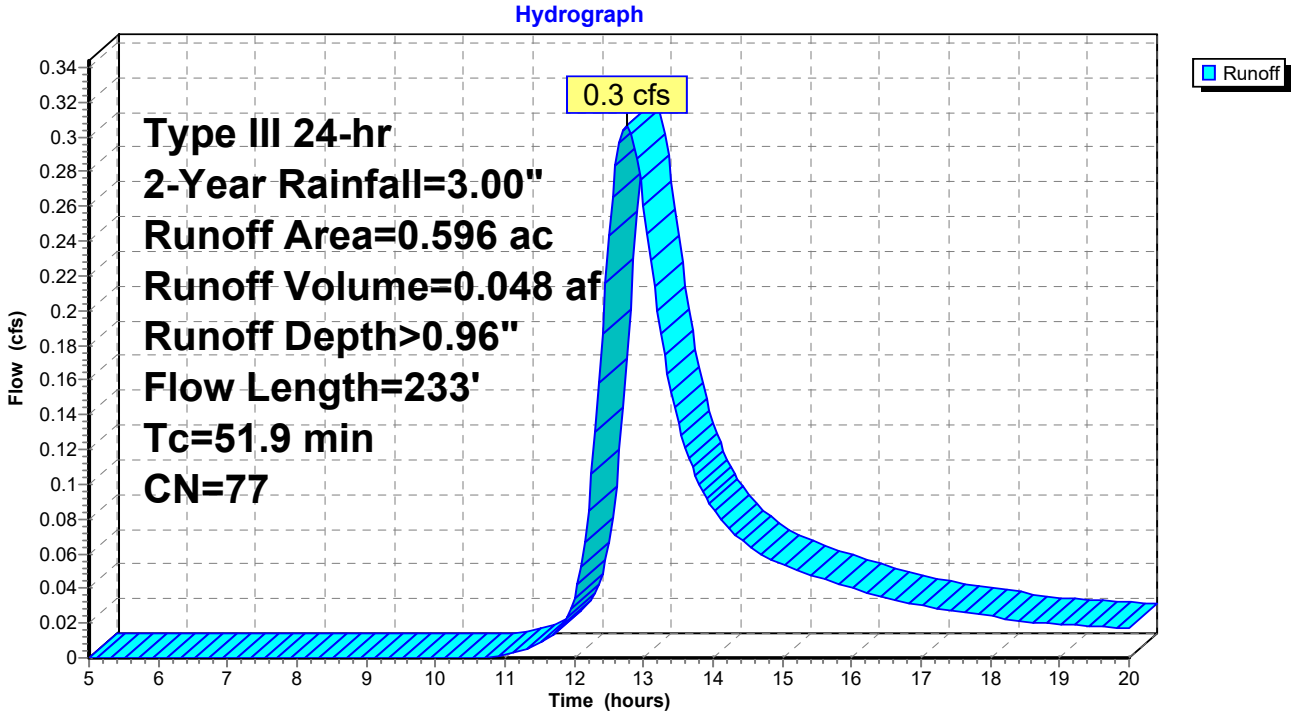
Runoff = 0.3 cfs @ 12.75 hrs, Volume= 0.048 af, Depth> 0.96"
Routed to Link SP2 : Study Point #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.00"

Area (ac)	CN	Description
0.573	77	Woods, Good, HSG D
0.023	70	Woods, Good, HSG C
0.596	77	Weighted Average
0.596		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
46.4	89	0.0100	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
5.5	144	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
51.9	233	Total			

Subcatchment S2: Woods



Summary for Subcatchment S3: Existing Lot Area

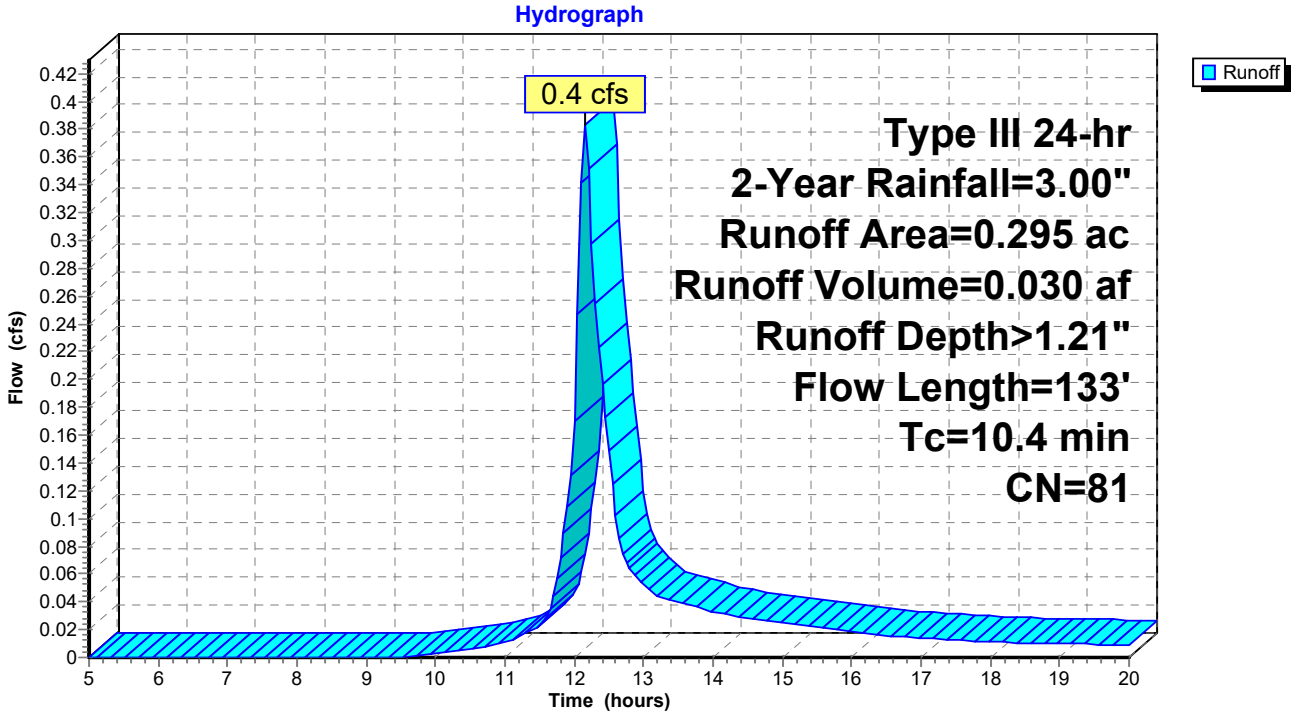
Runoff = 0.4 cfs @ 12.15 hrs, Volume= 0.030 af, Depth> 1.21"
Routed to Link SP3 : Study Point #3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.00"

	Area (ac)	CN	Description
*	0.058	83	Poland Road, Paved roads w/open ditches, 50% imp, HSG A
	0.142	80	>75% Grass cover, Good, HSG D
	0.071	77	Woods, Good, HSG D
*	0.024	98	Existing Site Impervious
	0.295	81	Weighted Average
	0.242		82.03% Pervious Area
	0.053		17.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	42	0.0200	0.10		**Sheet Flow, A-B** Grass: Dense n= 0.240 P2= 3.00"
3.0	91	0.0100	0.50		**Shallow Concentrated Flow, B-C** Woodland Kv= 5.0 fps
10.4	133	Total			

Subcatchment S3: Existing Lot Area

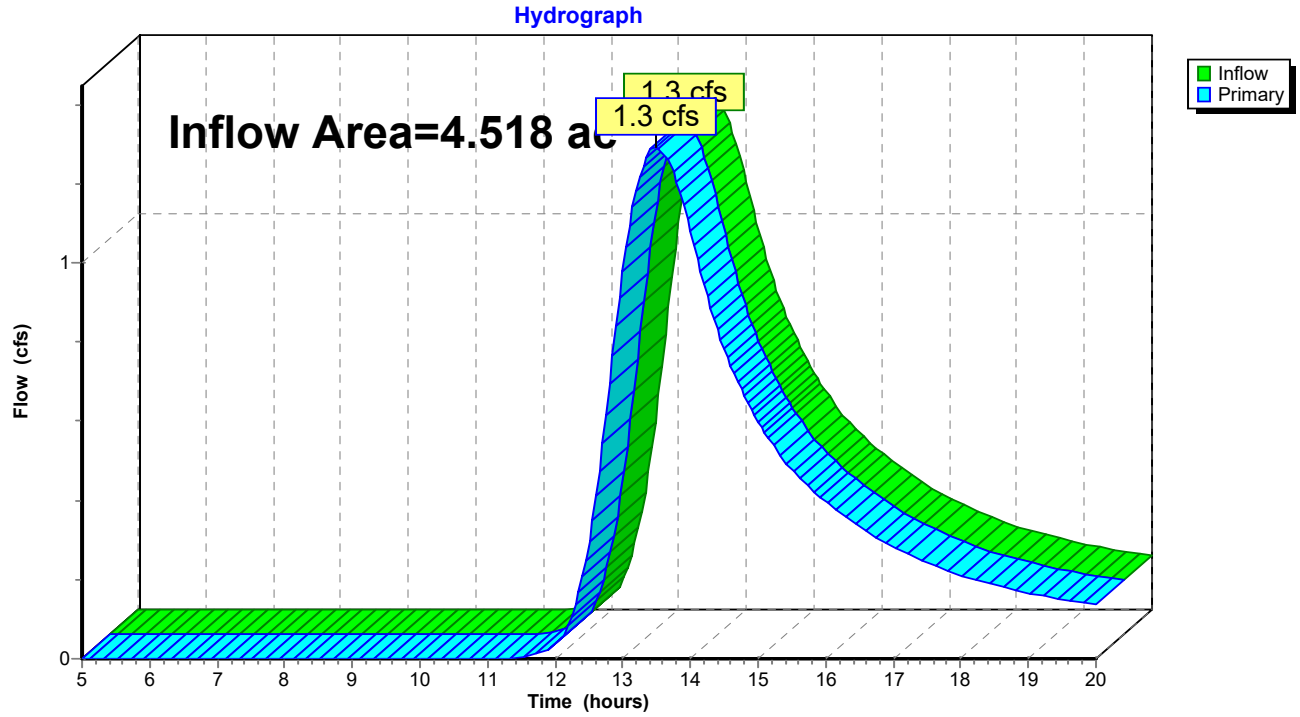


Summary for Link SP1: Study Point #1

Inflow Area = 4.518 ac, 3.49% Impervious, Inflow Depth > 0.83" for 2-Year event
Inflow = 1.3 cfs @ 13.49 hrs, Volume= 0.314 af
Primary = 1.3 cfs @ 13.49 hrs, Volume= 0.314 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP1: Study Point #1

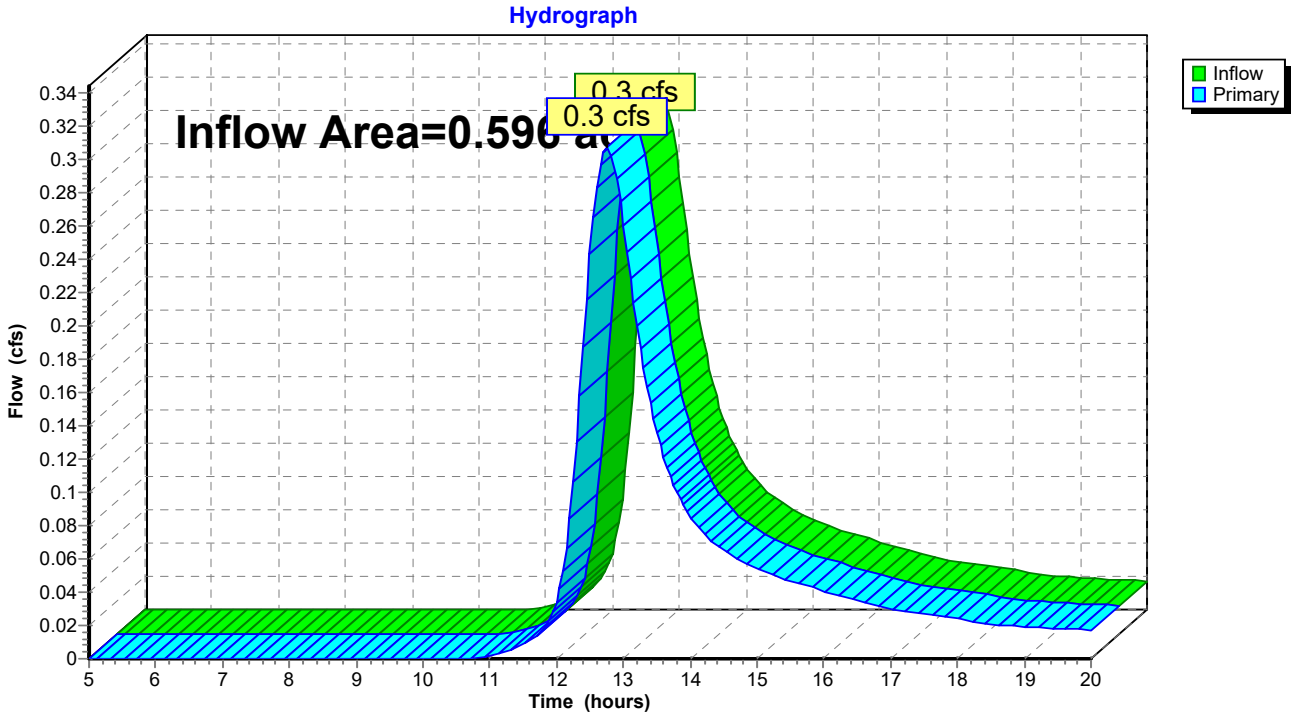


Summary for Link SP2: Study Point #2

Inflow Area = 0.596 ac, 0.00% Impervious, Inflow Depth > 0.96" for 2-Year event
Inflow = 0.3 cfs @ 12.75 hrs, Volume= 0.048 af
Primary = 0.3 cfs @ 12.75 hrs, Volume= 0.048 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP2: Study Point #2

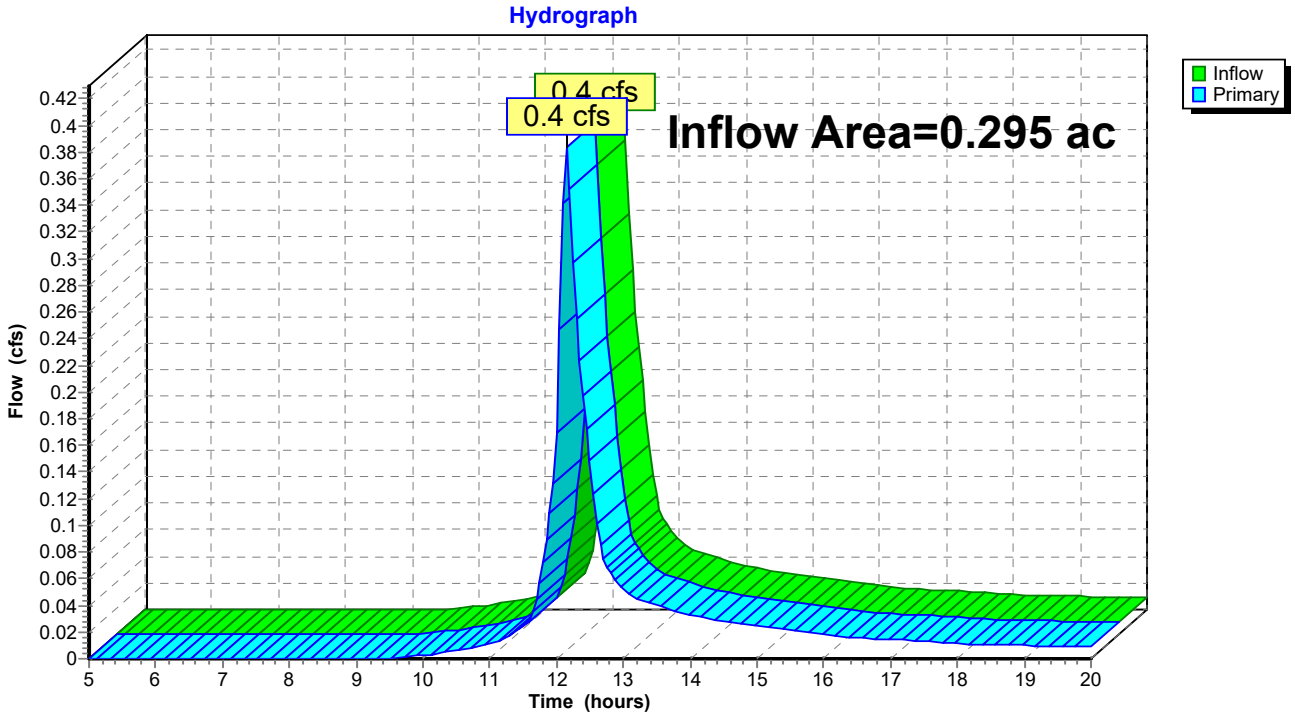


Summary for Link SP3: Study Point #3

Inflow Area = 0.295 ac, 17.97% Impervious, Inflow Depth > 1.21" for 2-Year event
Inflow = 0.4 cfs @ 12.15 hrs, Volume= 0.030 af
Primary = 0.4 cfs @ 12.15 hrs, Volume= 0.030 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP3: Study Point #3



Summary for Subcatchment S1: Woods

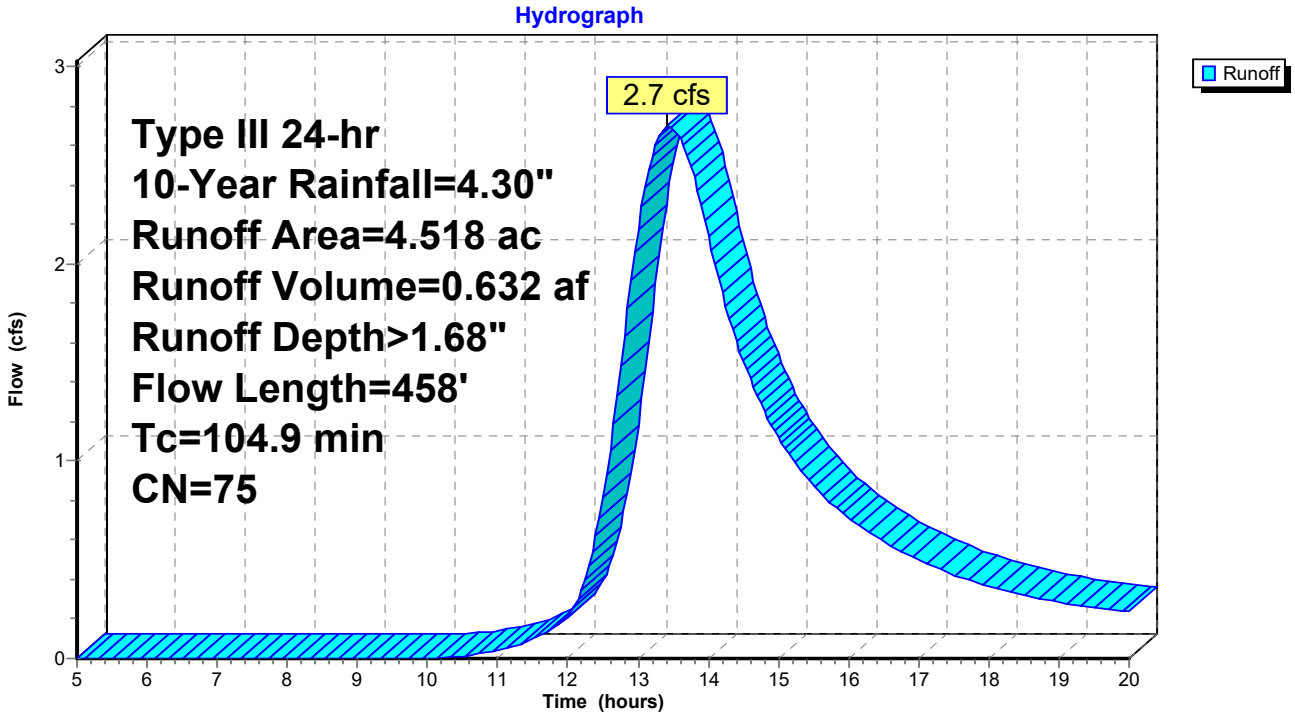
Runoff = 2.7 cfs @ 13.42 hrs, Volume= 0.632 af, Depth> 1.68"
Routed to Link SP1 : Study Point #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.30"

	Area (ac)	CN	Description
	1.401	77	Woods, Good, HSG D
	1.995	70	Woods, Good, HSG C
	0.052	83	Paved roads w/open ditches, 50% imp, HSG A
	0.037	92	Paved roads w/open ditches, 50% imp, HSG C
	0.869	80	>75% Grass cover, Good, HSG D
	0.051	74	>75% Grass cover, Good, HSG C
*	0.113	98	Existing Site Impervious
	4.518	75	Weighted Average
	4.360		96.51% Pervious Area
	0.158		3.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
93.0	150	0.0050	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
11.9	308	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
104.9	458	Total			

Subcatchment S1: Woods



Summary for Subcatchment S2: Woods

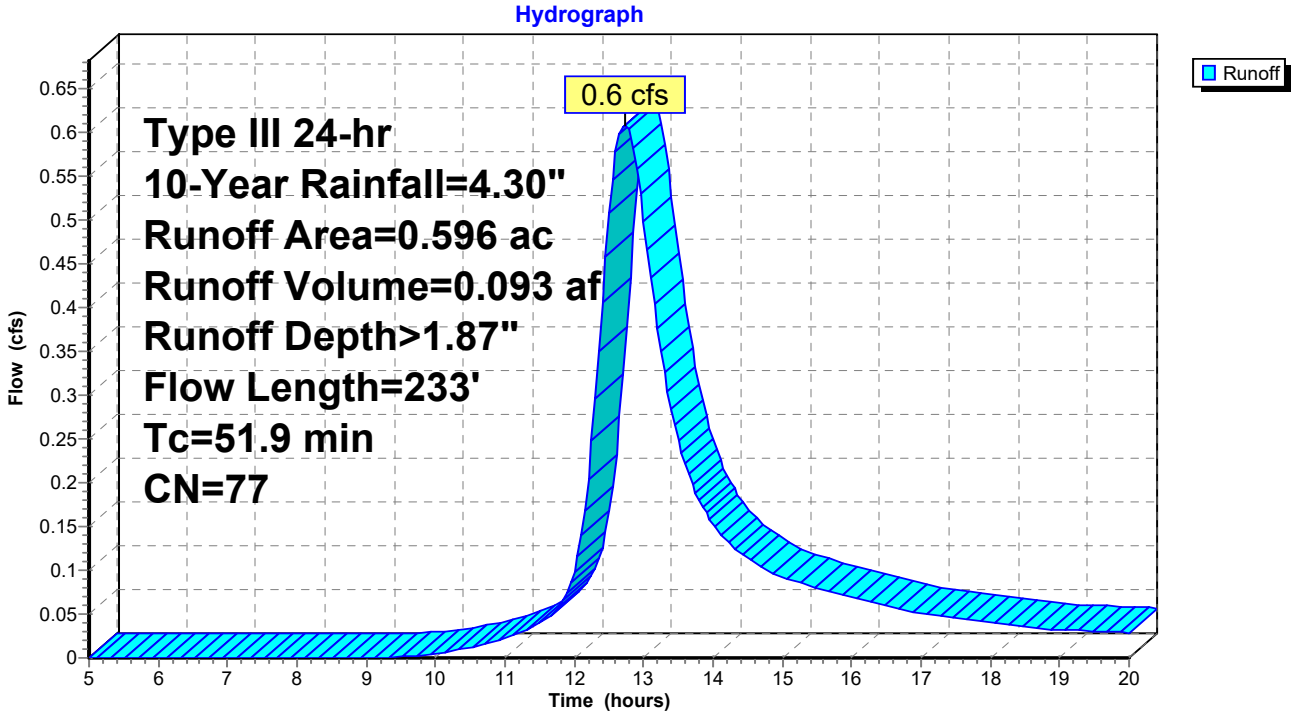
Runoff = 0.6 cfs @ 12.73 hrs, Volume= 0.093 af, Depth> 1.87"
Routed to Link SP2 : Study Point #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.30"

Area (ac)	CN	Description
0.573	77	Woods, Good, HSG D
0.023	70	Woods, Good, HSG C
0.596	77	Weighted Average
0.596		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
46.4	89	0.0100	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
5.5	144	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
51.9	233	Total			

Subcatchment S2: Woods



Summary for Subcatchment S3: Existing Lot Area

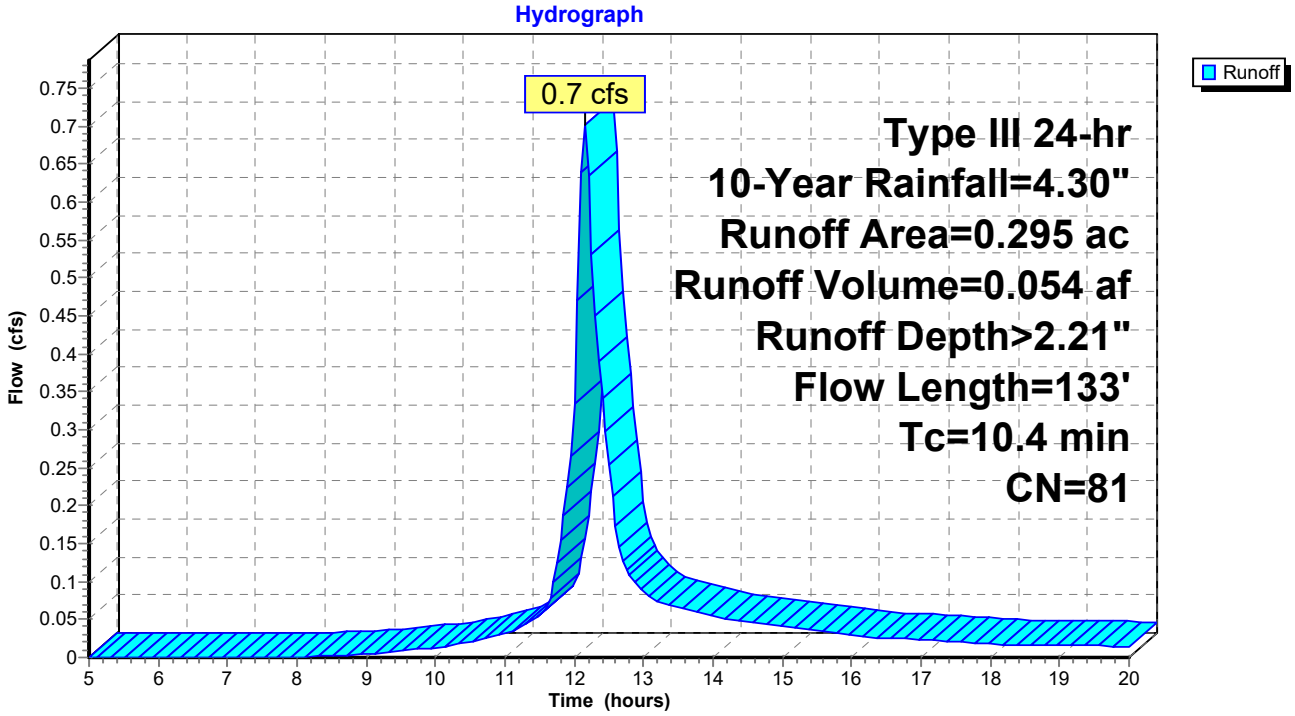
Runoff = 0.7 cfs @ 12.15 hrs, Volume= 0.054 af, Depth> 2.21"
Routed to Link SP3 : Study Point #3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.30"

	Area (ac)	CN	Description
*	0.058	83	Poland Road, Paved roads w/open ditches, 50% imp, HSG A
	0.142	80	>75% Grass cover, Good, HSG D
	0.071	77	Woods, Good, HSG D
*	0.024	98	Existing Site Impervious
	0.295	81	Weighted Average
	0.242		82.03% Pervious Area
	0.053		17.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	42	0.0200	0.10		**Sheet Flow, A-B** Grass: Dense n= 0.240 P2= 3.00"
3.0	91	0.0100	0.50		**Shallow Concentrated Flow, B-C** Woodland Kv= 5.0 fps
10.4	133	Total			

Subcatchment S3: Existing Lot Area

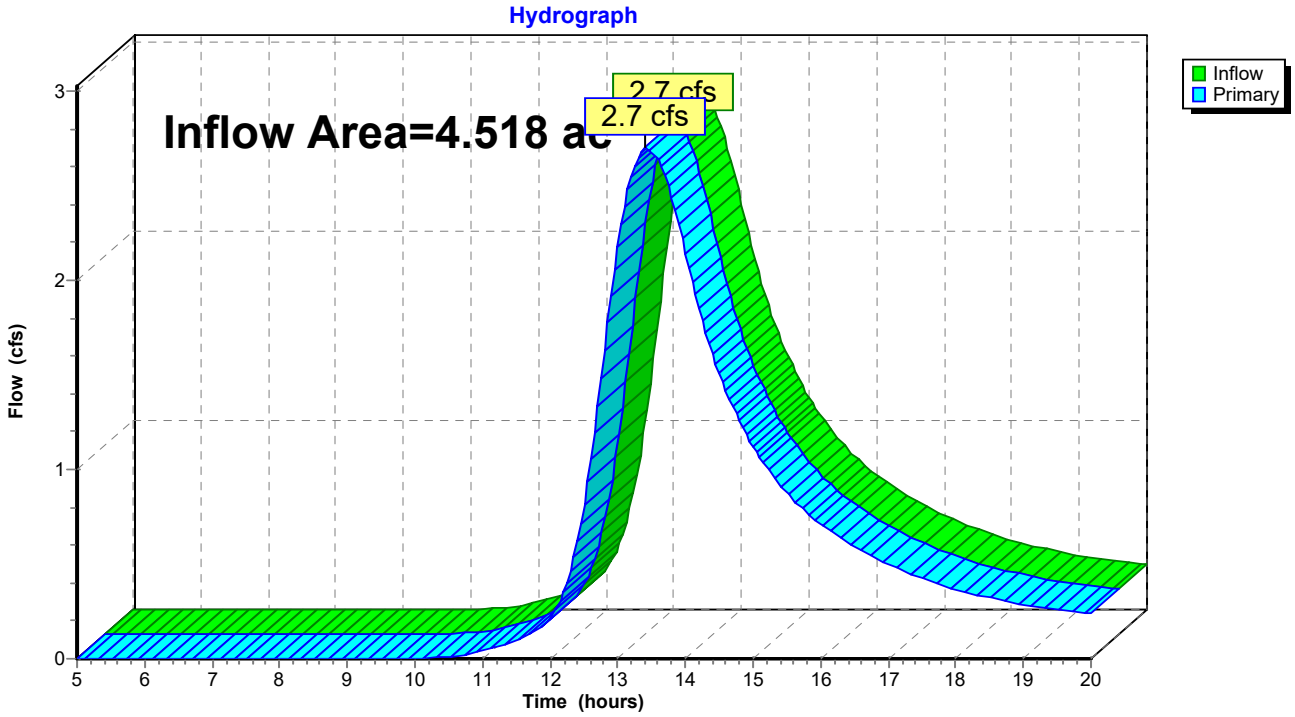


Summary for Link SP1: Study Point #1

Inflow Area = 4.518 ac, 3.49% Impervious, Inflow Depth > 1.68" for 10-Year event
Inflow = 2.7 cfs @ 13.42 hrs, Volume= 0.632 af
Primary = 2.7 cfs @ 13.42 hrs, Volume= 0.632 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP1: Study Point #1

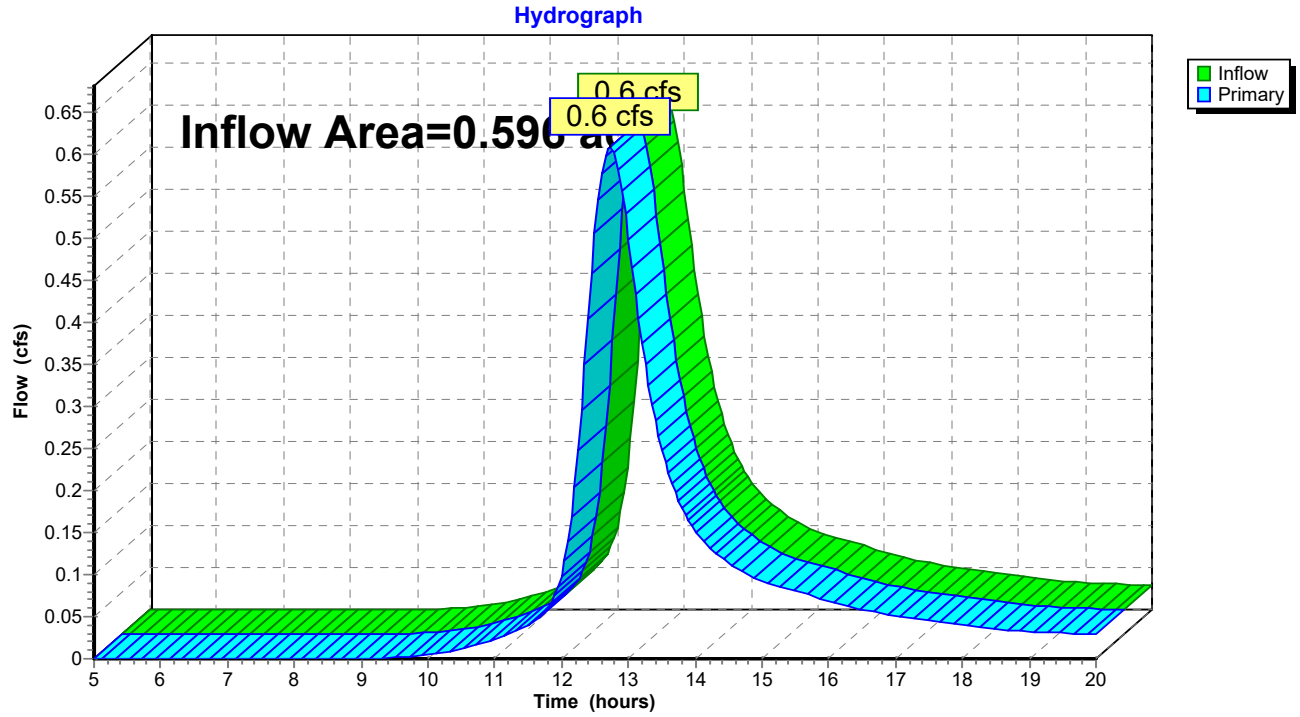


Summary for Link SP2: Study Point #2

Inflow Area = 0.596 ac, 0.00% Impervious, Inflow Depth > 1.87" for 10-Year event
Inflow = 0.6 cfs @ 12.73 hrs, Volume= 0.093 af
Primary = 0.6 cfs @ 12.73 hrs, Volume= 0.093 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP2: Study Point #2

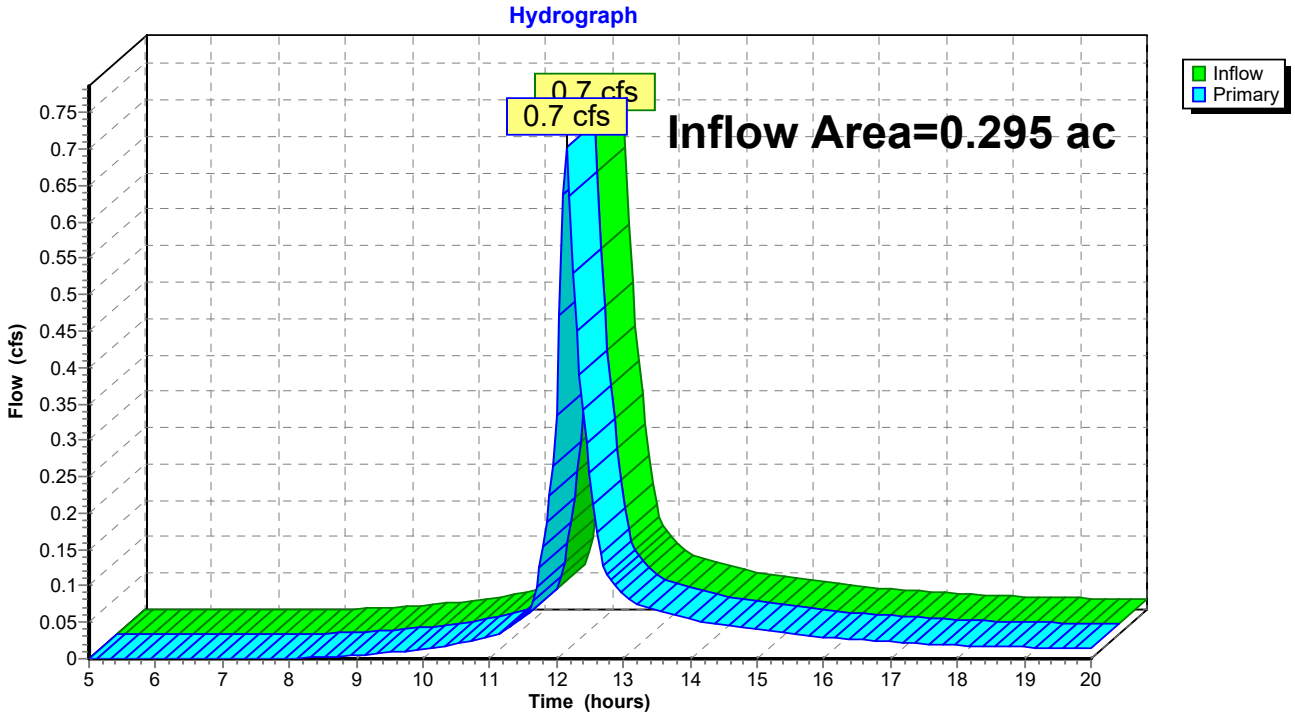


Summary for Link SP3: Study Point #3

Inflow Area = 0.295 ac, 17.97% Impervious, Inflow Depth > 2.21" for 10-Year event
Inflow = 0.7 cfs @ 12.15 hrs, Volume= 0.054 af
Primary = 0.7 cfs @ 12.15 hrs, Volume= 0.054 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP3: Study Point #3



Summary for Subcatchment S1: Woods

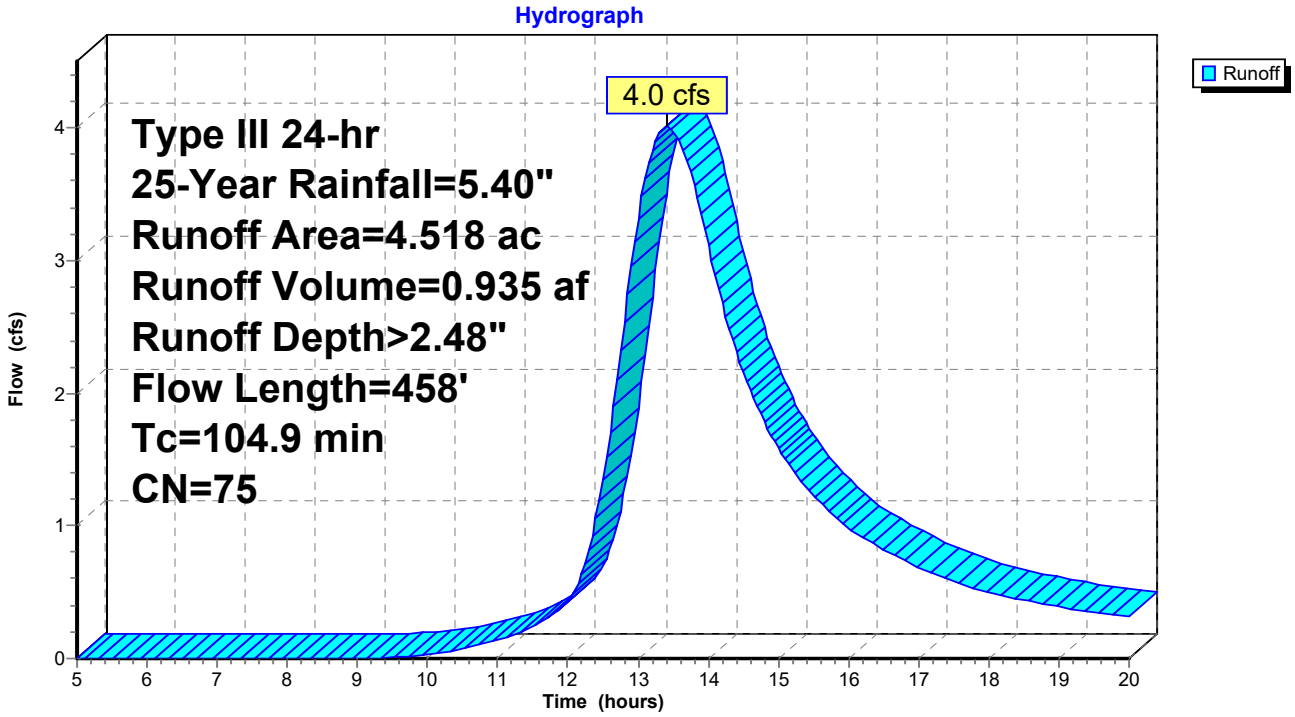
Runoff = 4.0 cfs @ 13.41 hrs, Volume= 0.935 af, Depth> 2.48"
Routed to Link SP1 : Study Point #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.40"

	Area (ac)	CN	Description
	1.401	77	Woods, Good, HSG D
	1.995	70	Woods, Good, HSG C
	0.052	83	Paved roads w/open ditches, 50% imp, HSG A
	0.037	92	Paved roads w/open ditches, 50% imp, HSG C
	0.869	80	>75% Grass cover, Good, HSG D
	0.051	74	>75% Grass cover, Good, HSG C
*	0.113	98	Existing Site Impervious
	4.518	75	Weighted Average
	4.360		96.51% Pervious Area
	0.158		3.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
93.0	150	0.0050	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
11.9	308	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
104.9	458	Total			

Subcatchment S1: Woods



Summary for Subcatchment S2: Woods

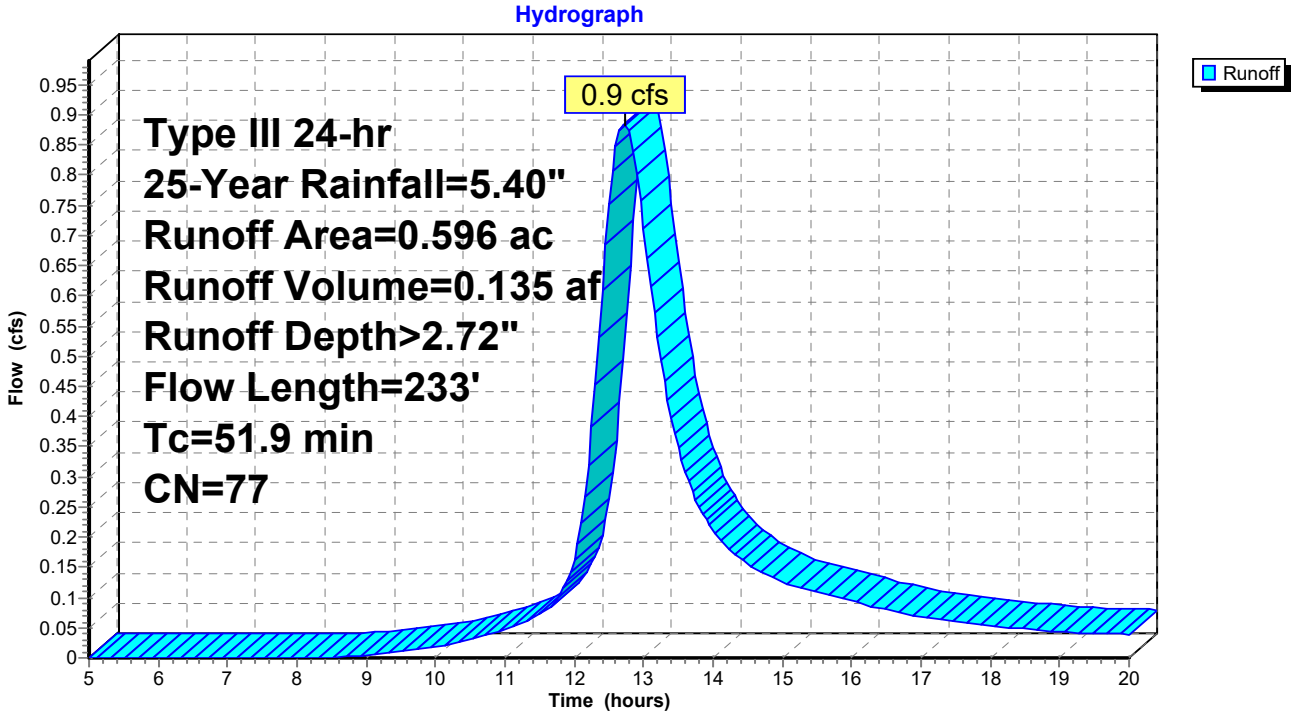
Runoff = 0.9 cfs @ 12.72 hrs, Volume= 0.135 af, Depth> 2.72"
Routed to Link SP2 : Study Point #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.40"

Area (ac)	CN	Description
0.573	77	Woods, Good, HSG D
0.023	70	Woods, Good, HSG C
0.596	77	Weighted Average
0.596		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
46.4	89	0.0100	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
5.5	144	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
51.9	233	Total			

Subcatchment S2: Woods



Summary for Subcatchment S3: Existing Lot Area

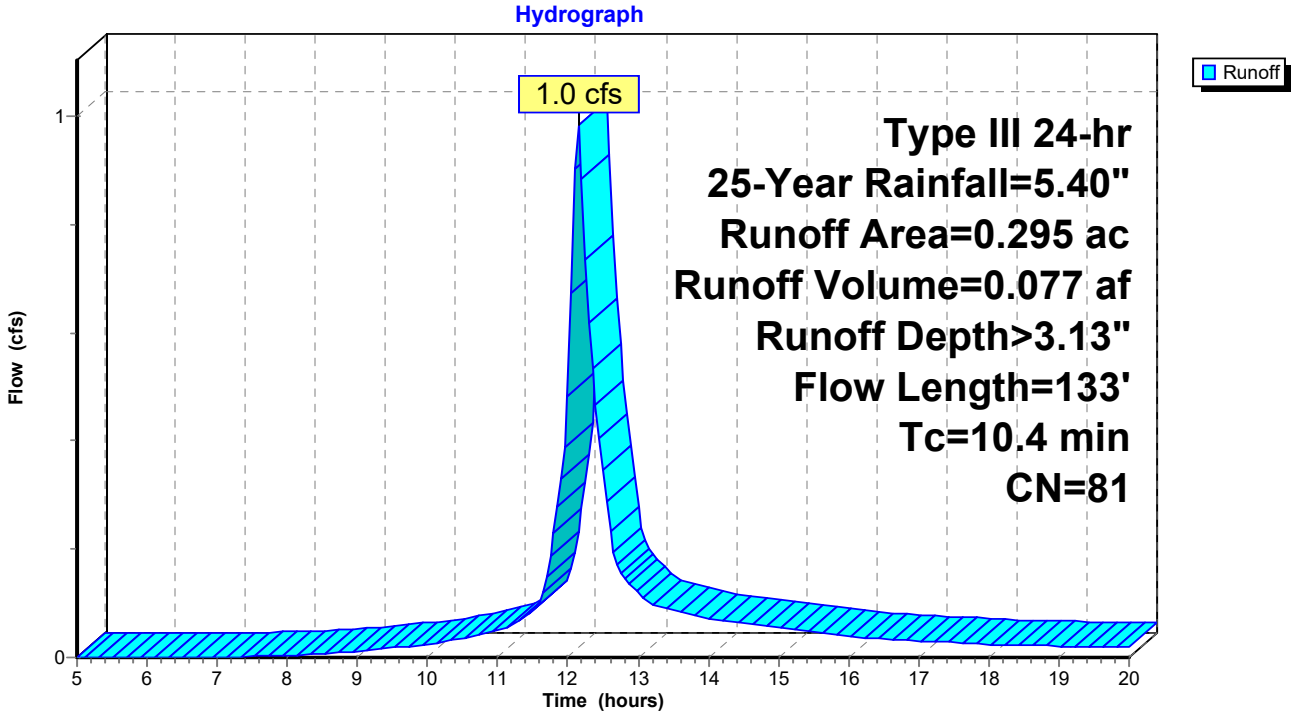
Runoff = 1.0 cfs @ 12.15 hrs, Volume= 0.077 af, Depth> 3.13"
Routed to Link SP3 : Study Point #3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.40"

	Area (ac)	CN	Description
*	0.058	83	Poland Road, Paved roads w/open ditches, 50% imp, HSG A
	0.142	80	>75% Grass cover, Good, HSG D
	0.071	77	Woods, Good, HSG D
*	0.024	98	Existing Site Impervious
	0.295	81	Weighted Average
	0.242		82.03% Pervious Area
	0.053		17.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	42	0.0200	0.10		**Sheet Flow, A-B** Grass: Dense n= 0.240 P2= 3.00"
3.0	91	0.0100	0.50		**Shallow Concentrated Flow, B-C** Woodland Kv= 5.0 fps
10.4	133	Total			

Subcatchment S3: Existing Lot Area

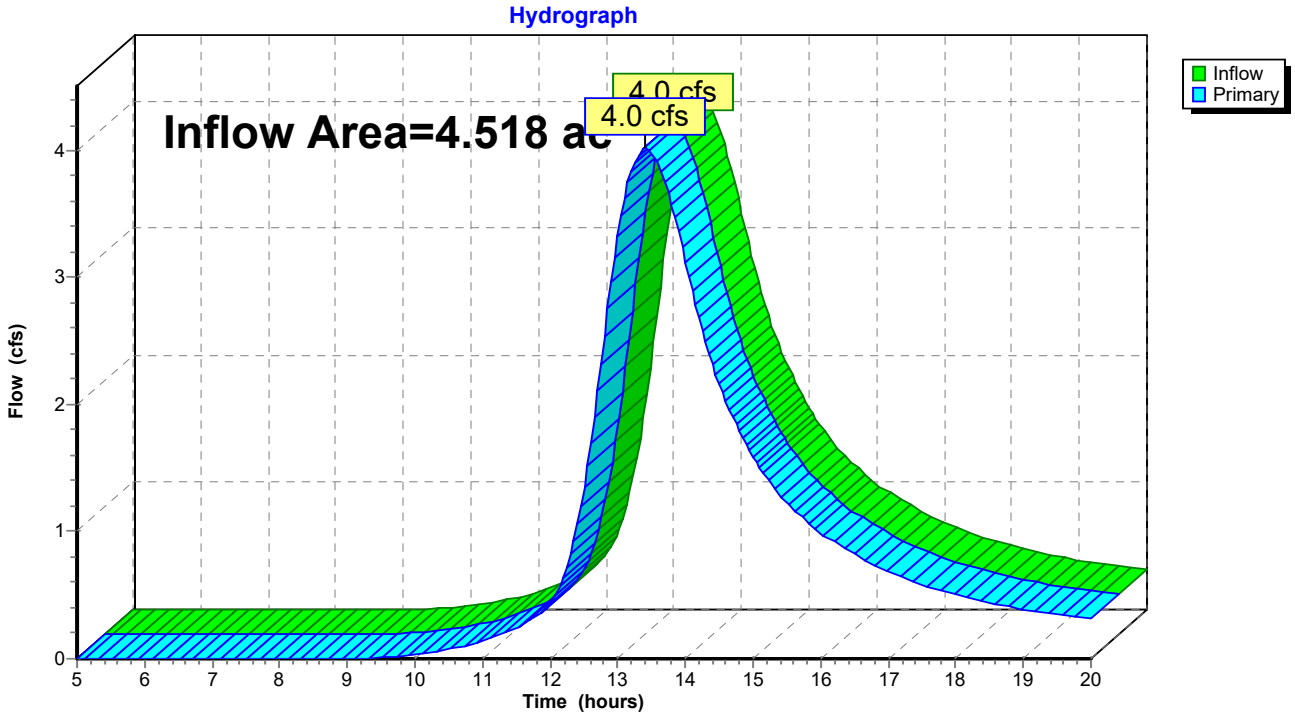


Summary for Link SP1: Study Point #1

Inflow Area = 4.518 ac, 3.49% Impervious, Inflow Depth > 2.48" for 25-Year event
Inflow = 4.0 cfs @ 13.41 hrs, Volume= 0.935 af
Primary = 4.0 cfs @ 13.41 hrs, Volume= 0.935 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP1: Study Point #1

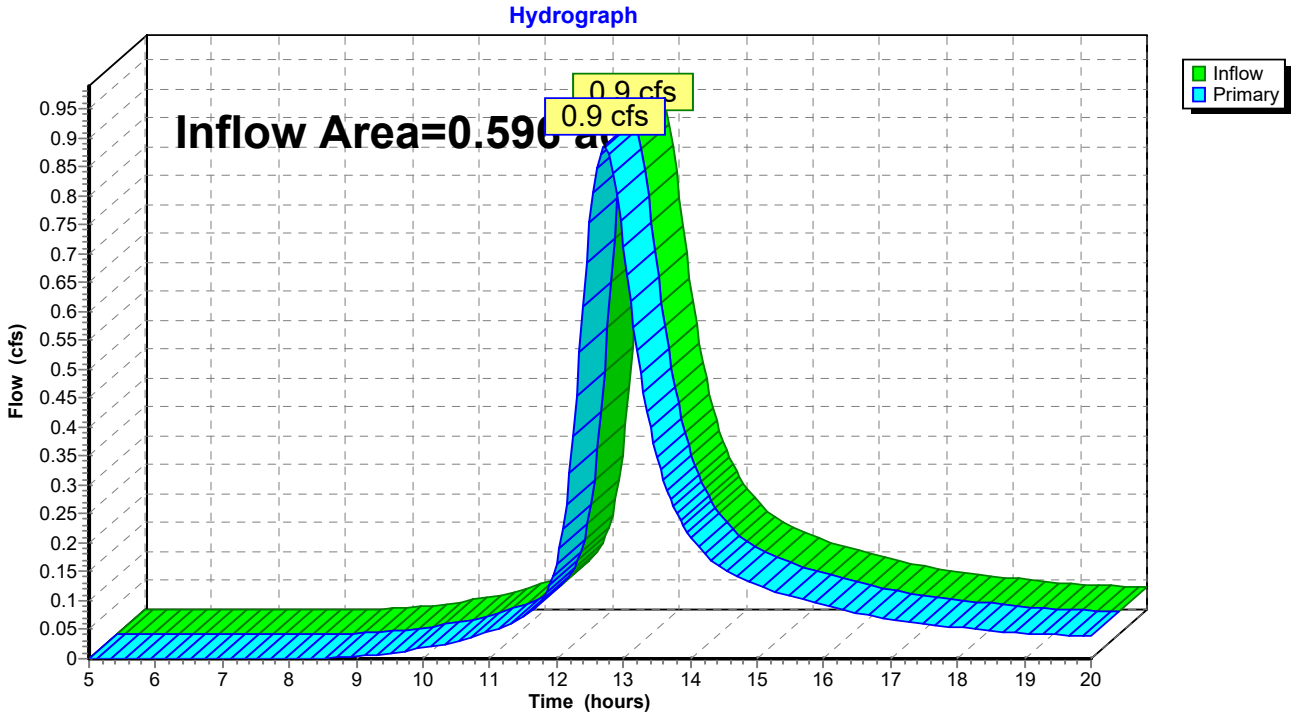


Summary for Link SP2: Study Point #2

Inflow Area = 0.596 ac, 0.00% Impervious, Inflow Depth > 2.72" for 25-Year event
Inflow = 0.9 cfs @ 12.72 hrs, Volume= 0.135 af
Primary = 0.9 cfs @ 12.72 hrs, Volume= 0.135 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP2: Study Point #2



Summary for Link SP3: Study Point #3

Inflow Area = 0.295 ac, 17.97% Impervious, Inflow Depth > 3.13" for 25-Year event
Inflow = 1.0 cfs @ 12.15 hrs, Volume= 0.077 af
Primary = 1.0 cfs @ 12.15 hrs, Volume= 0.077 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP3: Study Point #3

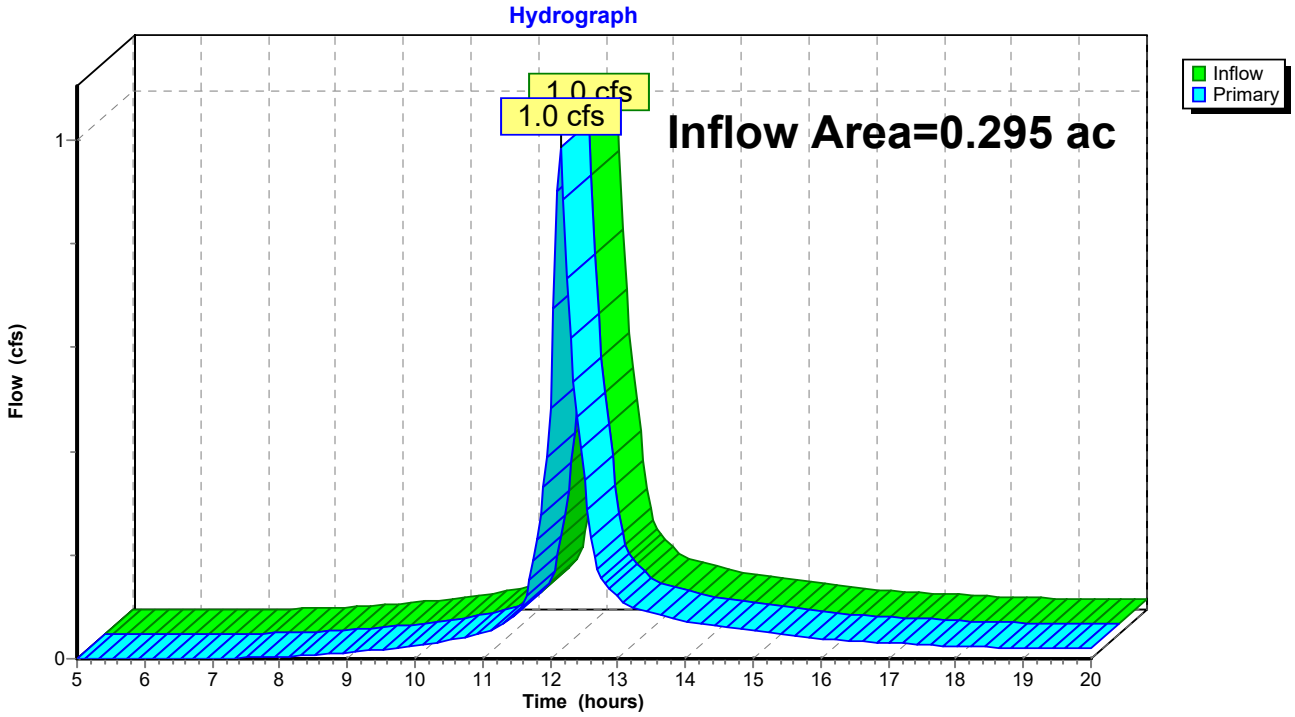


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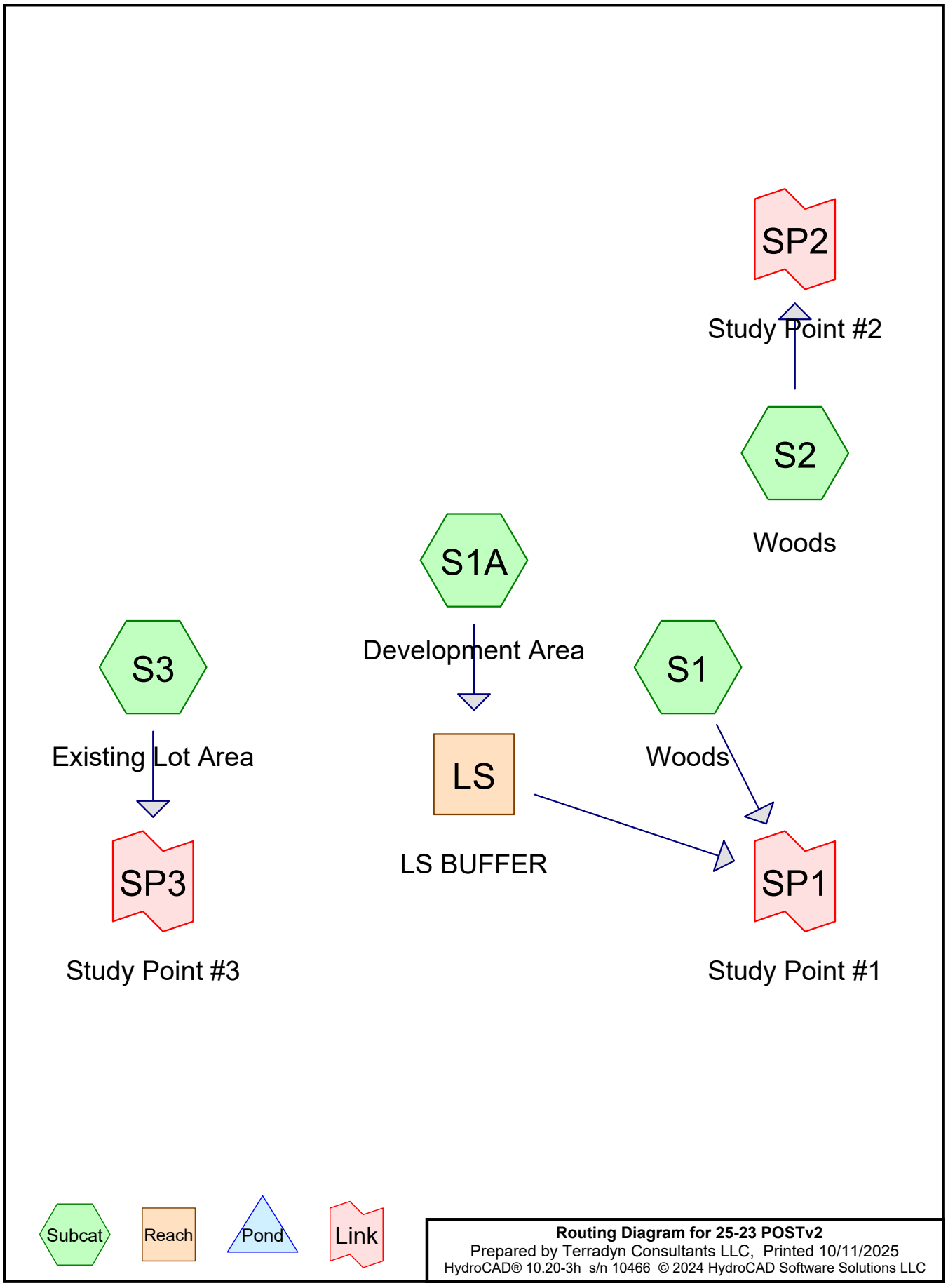
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APPENDIX 5

POST-DEVELOPMENT HYDROCAD MODEL



Routing Diagram for 25-23 POSTv2
Prepared by Terradyn Consultants LLC, Printed 10/11/2025
HydroCAD® 10.20-3h s/n 10466 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Year	Type III 24-hr		Default	24.00	1	3.00	2
2	10-Year	Type III 24-hr		Default	24.00	1	4.30	2
3	25-Year	Type III 24-hr		Default	24.00	1	5.40	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.433	39	>75% Grass cover, Good, HSG A (S1)
0.153	80	>75% Grass cover, Good, HSG D (S3)
0.102	98	Existing Impervious (S1, S1A)
0.018	98	Existing Site Impervious (S3)
0.074	74	Landscaped Areas, >75% Grass cover, Good, HSG C (S1A)
0.861	80	Landscaped Areas, >75% Grass cover, Good, HSG D (S1A)
0.037	74	Poland Rd, >75% Grass cover, Good, HSG C (S1A)
0.051	83	Poland Road, Paved roads w/open ditches, 50% imp, HSG A (S3)
0.653	98	Proposed Impervious (S1A)
1.989	70	Woods, Good, HSG C (S1, S1A, S2)
1.138	77	Woods, Good, HSG D (S1, S2, S3)

Summary for Subcatchment S1: Woods

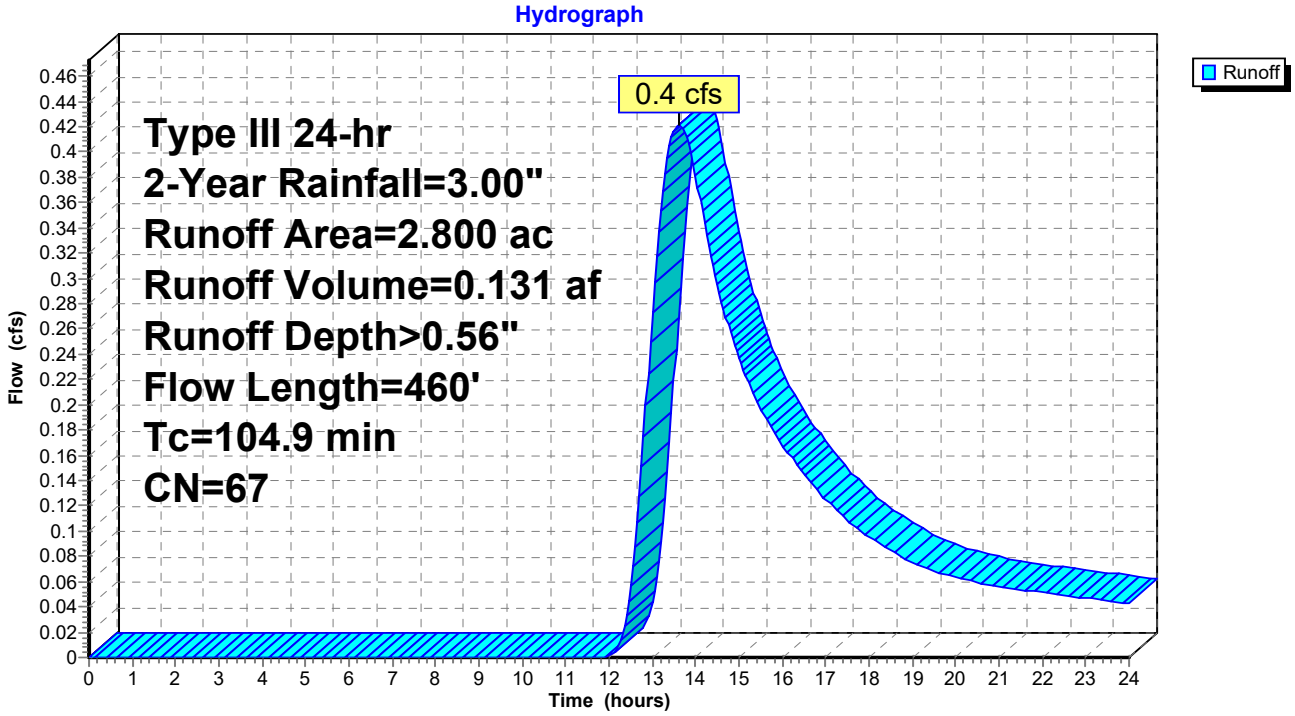
Runoff = 0.4 cfs @ 13.64 hrs, Volume= 0.131 af, Depth> 0.56"
Routed to Link SP1 : Study Point #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.00"

	Area (ac)	CN	Description
	0.494	77	Woods, Good, HSG D
	1.796	70	Woods, Good, HSG C
	0.433	39	>75% Grass cover, Good, HSG A
*	0.077	98	Existing Impervious
	2.800	67	Weighted Average
	2.723		97.25% Pervious Area
	0.077		2.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
93.0	150	0.0050	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
11.9	310	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
104.9	460	Total			

Subcatchment S1: Woods



Summary for Subcatchment S1A: Development Area

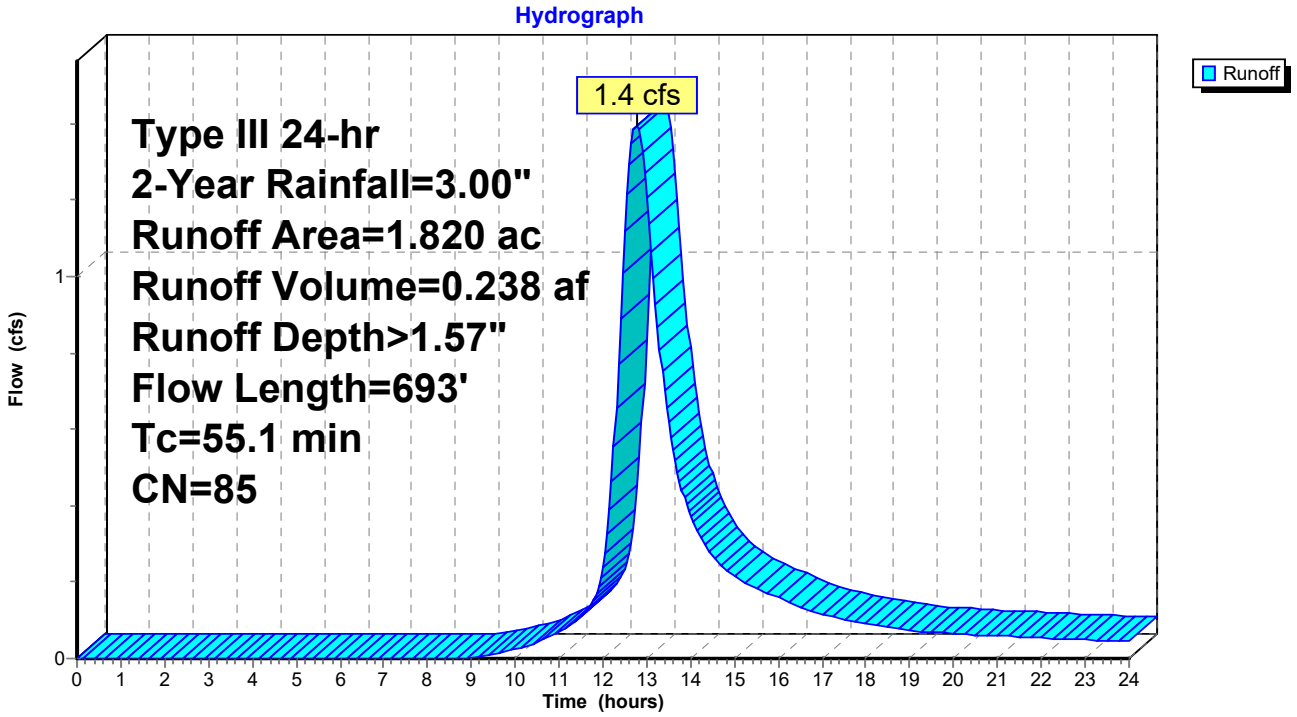
Runoff = 1.4 cfs @ 12.76 hrs, Volume= 0.238 af, Depth> 1.57"
Routed to Reach LS : LS BUFFER

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.00"

	Area (ac)	CN	Description
*	0.037	74	Poland Rd, >75% Grass cover, Good, HSG C
*	0.074	74	Landscaped Areas, >75% Grass cover, Good, HSG C
*	0.025	98	Existing Impervious
*	0.653	98	Proposed Impervious
	0.170	70	Woods, Good, HSG C
*	0.861	80	Landscaped Areas, >75% Grass cover, Good, HSG D
	1.820	85	Weighted Average
	1.142		62.75% Pervious Area
	0.678		37.25% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.6	50	0.0050	0.02		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
0.9	60	0.0050	1.06		**Shallow Concentrated Flow, B-C** Grassed Waterway Kv= 15.0 fps
1.2	101	0.0050	1.44		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
1.2	302	0.0050	4.03	4.95	**Pipe Channel, D-E** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
13.2	180	0.0100	0.23	0.00	**Trap/Vee/Rect Channel Flow, E-F** Bot.W=2.00' D=0.01' Z= 2.0 '/' Top.W=2.04' n= 0.030 Earth, grassed & winding
55.1	693	Total			

Subcatchment S1A: Development Area



Summary for Subcatchment S2: Woods

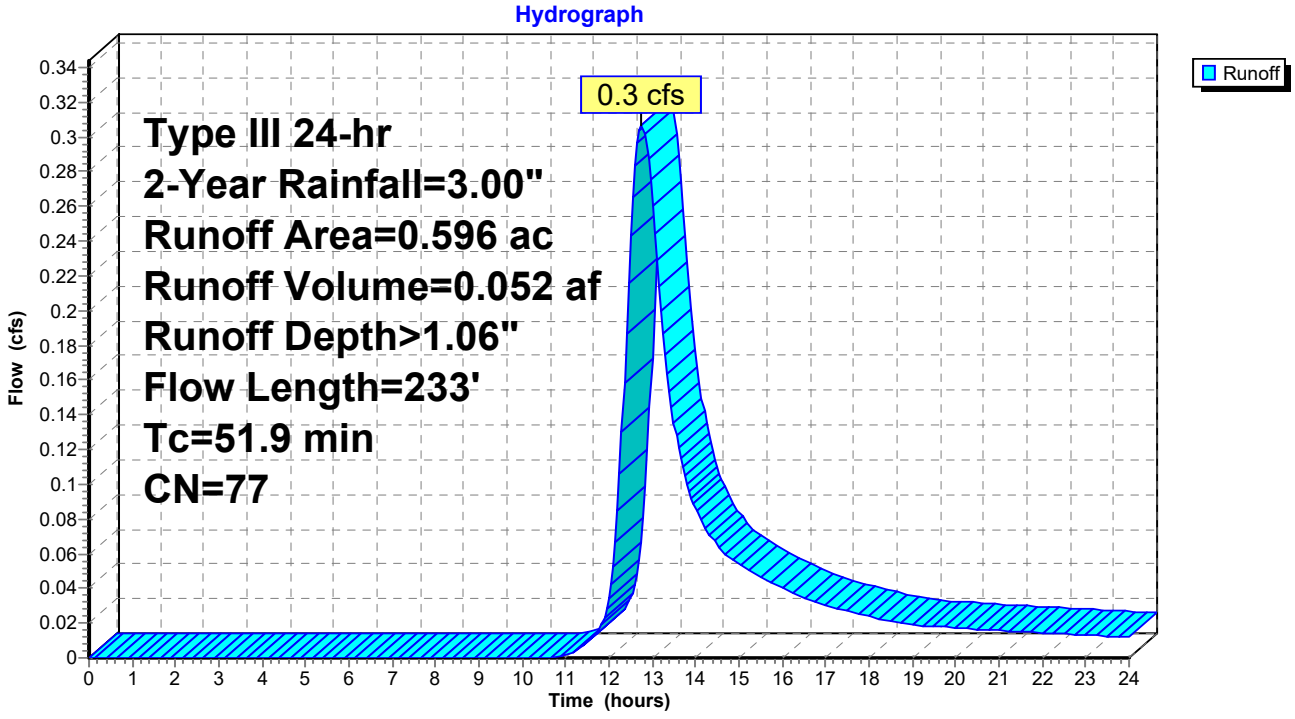
Runoff = 0.3 cfs @ 12.75 hrs, Volume= 0.052 af, Depth> 1.06"
Routed to Link SP2 : Study Point #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.00"

Area (ac)	CN	Description
0.573	77	Woods, Good, HSG D
0.023	70	Woods, Good, HSG C
0.596	77	Weighted Average
0.596		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
46.4	89	0.0100	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
5.5	144	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
51.9	233	Total			

Subcatchment S2: Woods



Summary for Subcatchment S3: Existing Lot Area

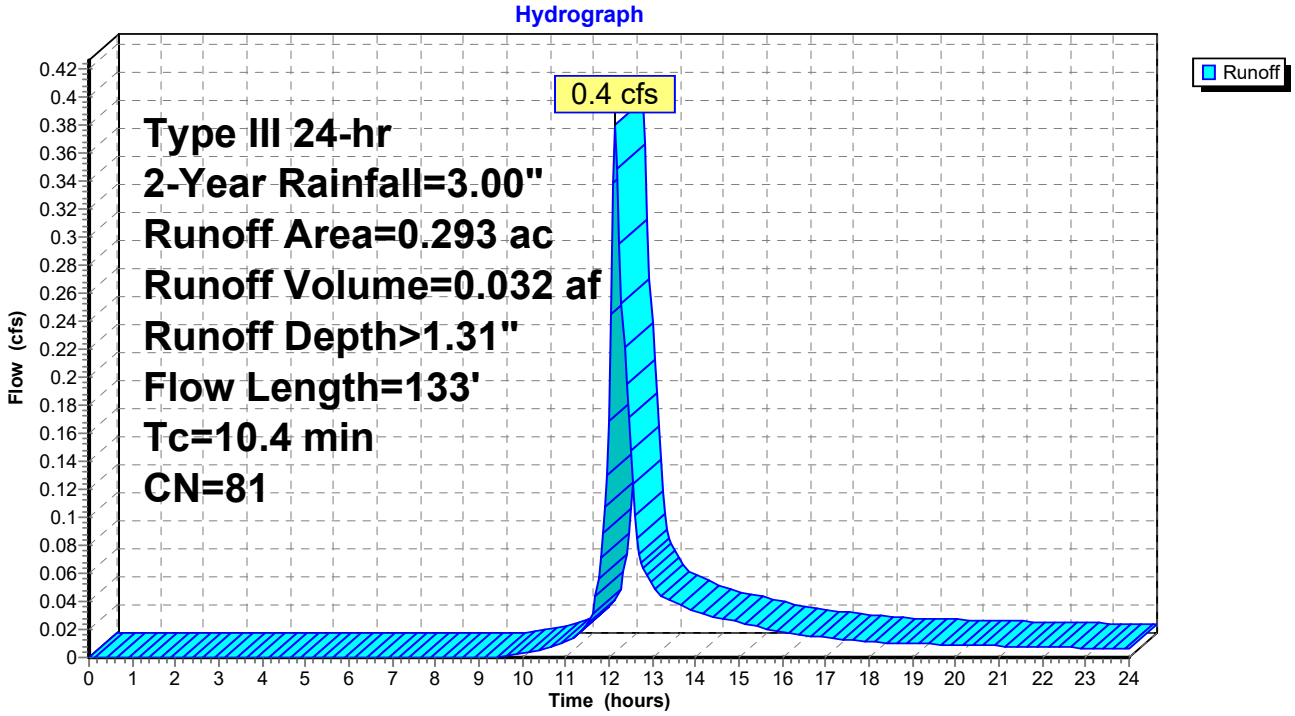
Runoff = 0.4 cfs @ 12.15 hrs, Volume= 0.032 af, Depth> 1.31"
Routed to Link SP3 : Study Point #3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.00"

	Area (ac)	CN	Description
*	0.051	83	Poland Road, Paved roads w/open ditches, 50% imp, HSG A
	0.153	80	>75% Grass cover, Good, HSG D
	0.071	77	Woods, Good, HSG D
*	0.018	98	Existing Site Impervious
	0.293	81	Weighted Average
	0.250		85.15% Pervious Area
	0.044		14.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	42	0.0200	0.10		**Sheet Flow, A-B** Grass: Dense n= 0.240 P2= 3.00"
3.0	91	0.0100	0.50		**Shallow Concentrated Flow, B-C** Woodland Kv= 5.0 fps
10.4	133	Total			

Subcatchment S3: Existing Lot Area



Summary for Reach LS: LS BUFFER

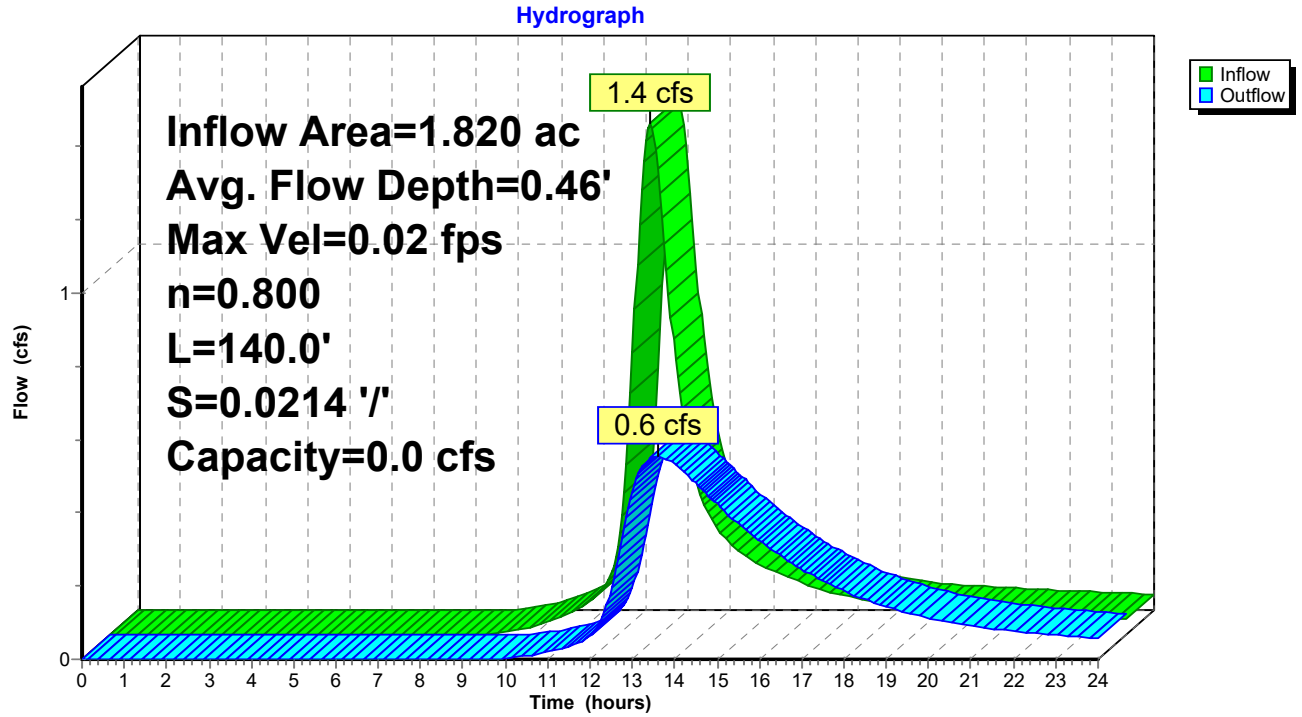
Inflow Area = 1.820 ac, 37.25% Impervious, Inflow Depth > 1.57" for 2-Year event
Inflow = 1.4 cfs @ 12.76 hrs, Volume= 0.238 af
Outflow = 0.6 cfs @ 13.59 hrs, Volume= 0.228 af, Atten= 60%, Lag= 49.6 min
Routed to Link SP1 : Study Point #1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Max. Velocity= 0.02 fps, Min. Travel Time= 113.9 min
Avg. Velocity = 0.02 fps, Avg. Travel Time= 131.5 min

Peak Storage= 3,786 cf @ 13.59 hrs
Average Depth at Peak Storage= 0.46' , Surface Width= 112.78'
Bank-Full Depth= 0.01' Flow Area= 0.6 sf, Capacity= 0.0 cfs

57.00' x 0.01' deep channel, n= 0.800 Sheet flow: Woods+dense brush
Side Slope Z-value= 60.0 '/' Top Width= 58.20'
Length= 140.0' Slope= 0.0214 '/'
Inlet Invert= 243.00', Outlet Invert= 240.00'



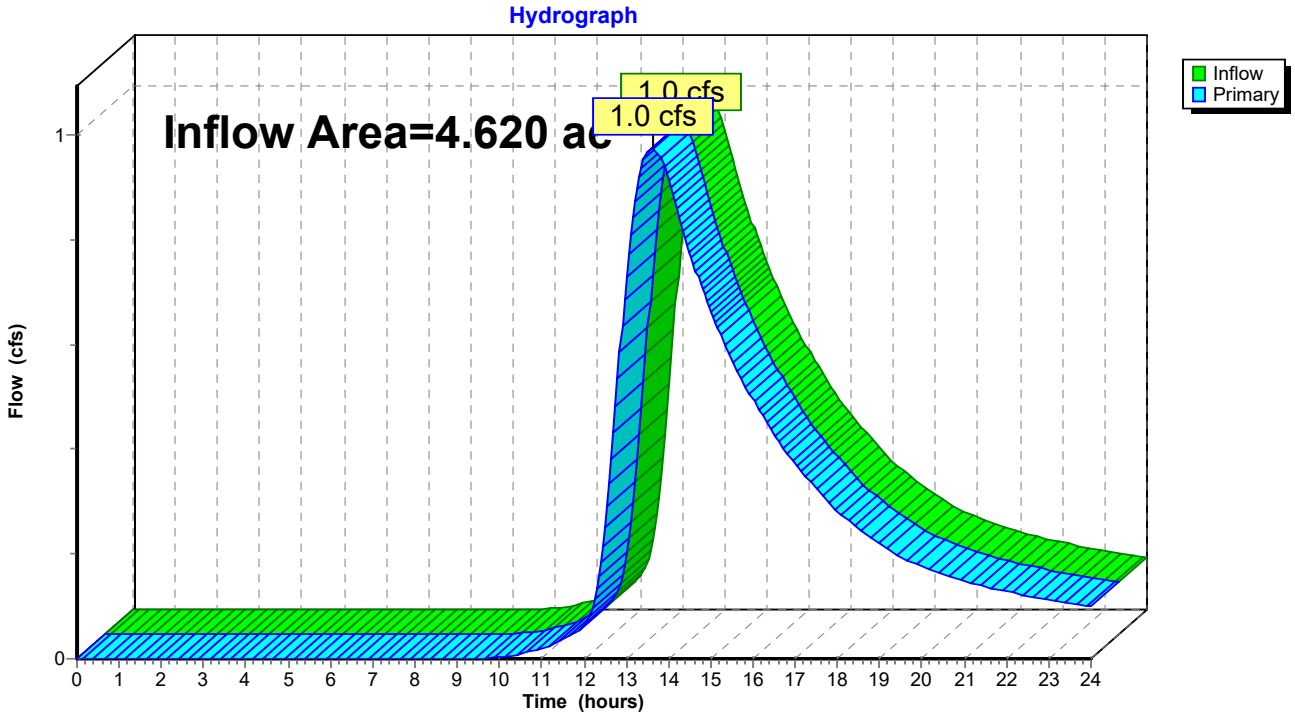


Summary for Link SP1: Study Point #1

Inflow Area = 4.620 ac, 16.34% Impervious, Inflow Depth > 0.93" for 2-Year event
Inflow = 1.0 cfs @ 13.63 hrs, Volume= 0.360 af
Primary = 1.0 cfs @ 13.63 hrs, Volume= 0.360 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link SP1: Study Point #1

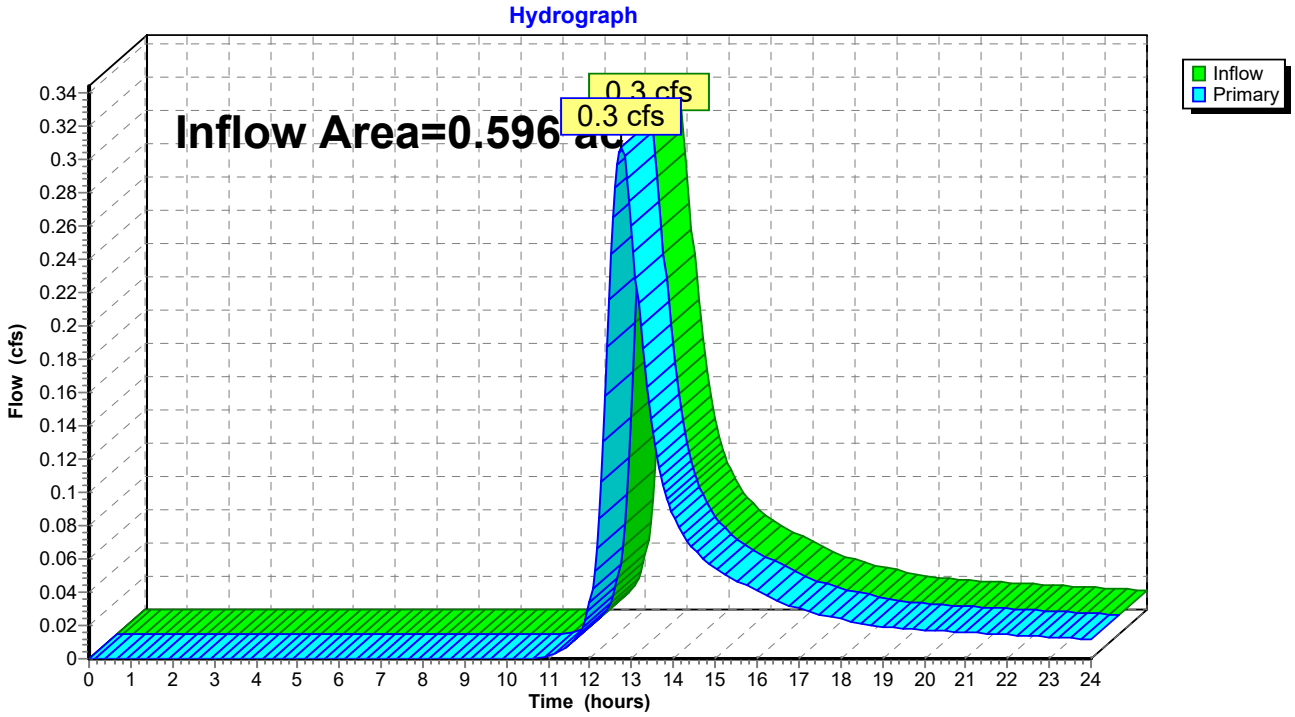


Summary for Link SP2: Study Point #2

Inflow Area = 0.596 ac, 0.00% Impervious, Inflow Depth > 1.06" for 2-Year event
Inflow = 0.3 cfs @ 12.75 hrs, Volume= 0.052 af
Primary = 0.3 cfs @ 12.75 hrs, Volume= 0.052 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link SP2: Study Point #2

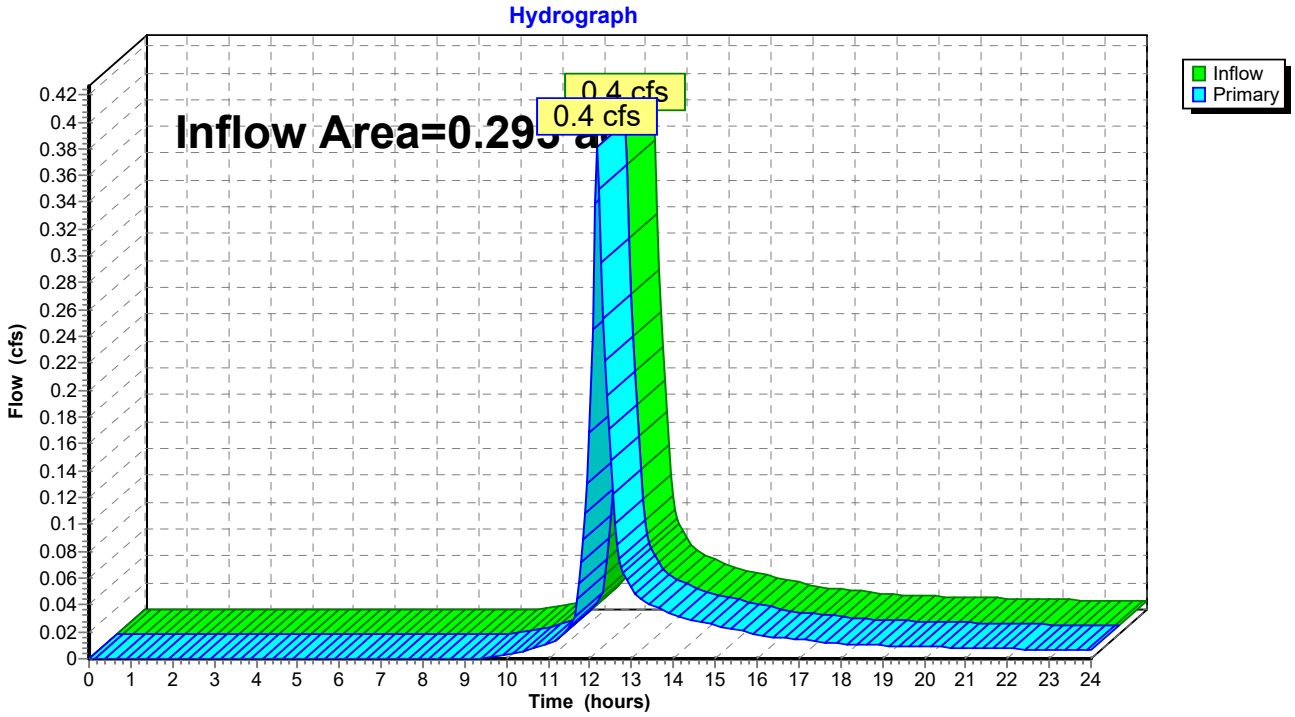


Summary for Link SP3: Study Point #3

Inflow Area = 0.293 ac, 14.85% Impervious, Inflow Depth > 1.31" for 2-Year event
Inflow = 0.4 cfs @ 12.15 hrs, Volume= 0.032 af
Primary = 0.4 cfs @ 12.15 hrs, Volume= 0.032 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link SP3: Study Point #3



Summary for Subcatchment S1: Woods

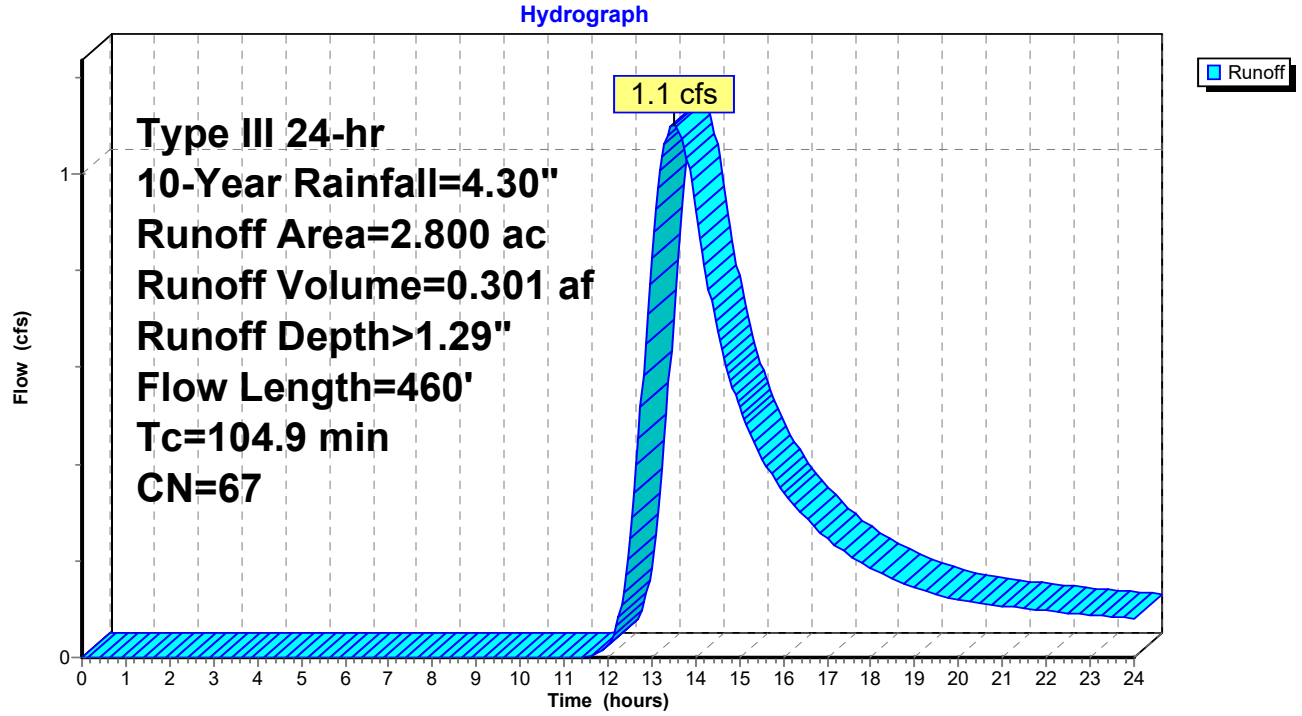
Runoff = 1.1 cfs @ 13.49 hrs, Volume= 0.301 af, Depth> 1.29"
Routed to Link SP1 : Study Point #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.30"

	Area (ac)	CN	Description
	0.494	77	Woods, Good, HSG D
	1.796	70	Woods, Good, HSG C
	0.433	39	>75% Grass cover, Good, HSG A
*	0.077	98	Existing Impervious
	2.800	67	Weighted Average
	2.723		97.25% Pervious Area
	0.077		2.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
93.0	150	0.0050	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
11.9	310	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
104.9	460	Total			

Subcatchment S1: Woods



Summary for Subcatchment S1A: Development Area

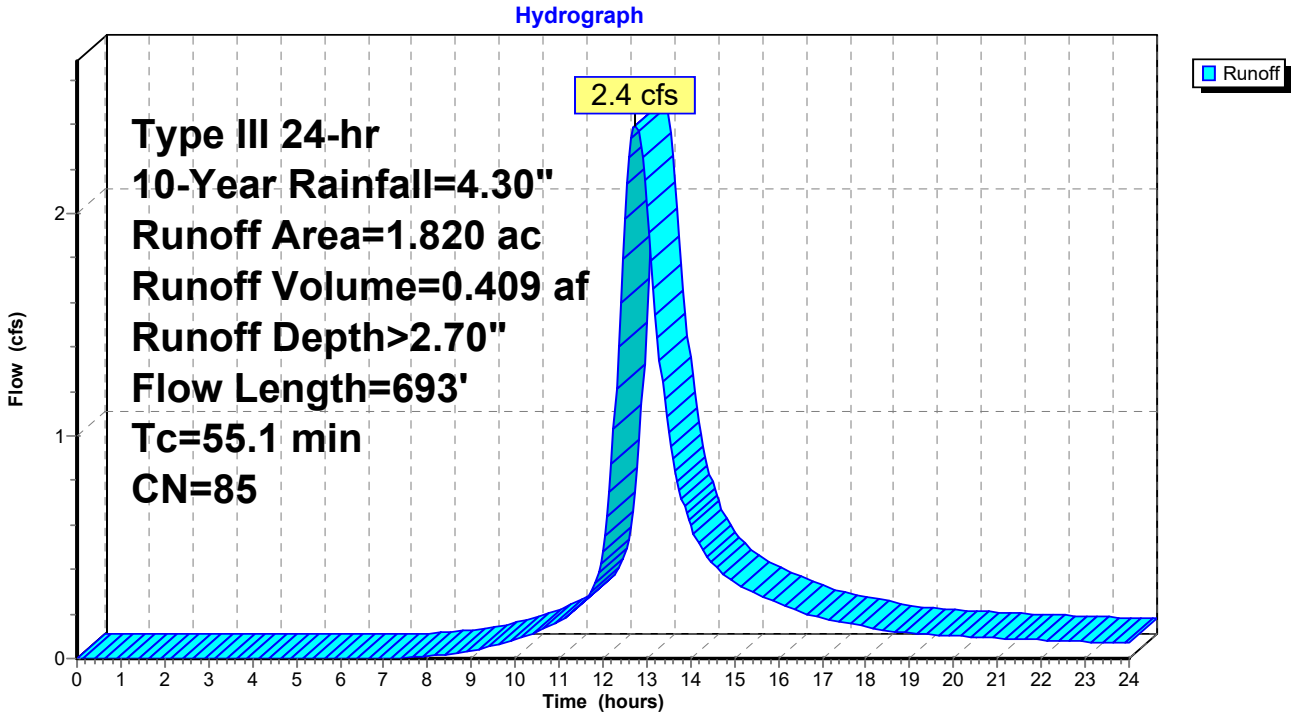
Runoff = 2.4 cfs @ 12.74 hrs, Volume= 0.409 af, Depth> 2.70"
Routed to Reach LS : LS BUFFER

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.30"

	Area (ac)	CN	Description
*	0.037	74	Poland Rd, >75% Grass cover, Good, HSG C
*	0.074	74	Landscaped Areas, >75% Grass cover, Good, HSG C
*	0.025	98	Existing Impervious
*	0.653	98	Proposed Impervious
	0.170	70	Woods, Good, HSG C
*	0.861	80	Landscaped Areas, >75% Grass cover, Good, HSG D
	1.820	85	Weighted Average
	1.142		62.75% Pervious Area
	0.678		37.25% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.6	50	0.0050	0.02		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
0.9	60	0.0050	1.06		**Shallow Concentrated Flow, B-C** Grassed Waterway Kv= 15.0 fps
1.2	101	0.0050	1.44		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
1.2	302	0.0050	4.03	4.95	**Pipe Channel, D-E** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
13.2	180	0.0100	0.23	0.00	**Trap/Vee/Rect Channel Flow, E-F** Bot.W=2.00' D=0.01' Z= 2.0 '/' Top.W=2.04' n= 0.030 Earth, grassed & winding
55.1	693	Total			

Subcatchment S1A: Development Area



Summary for Subcatchment S2: Woods

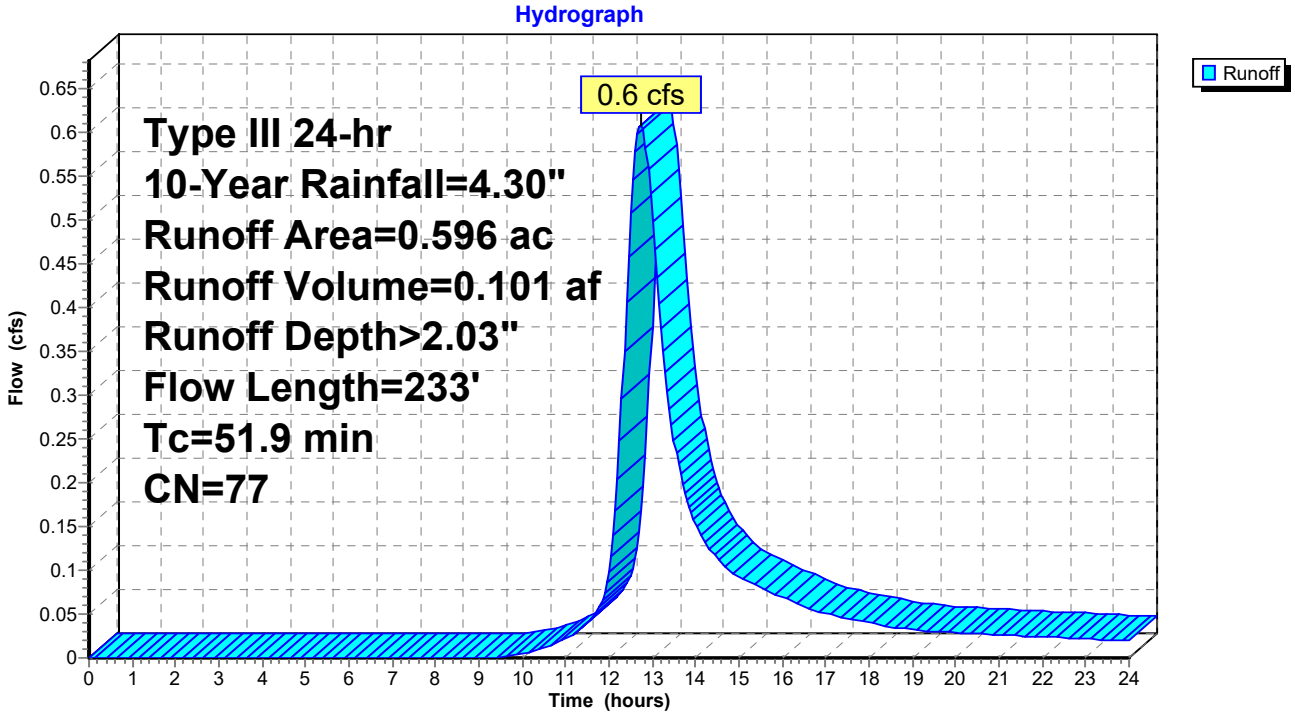
Runoff = 0.6 cfs @ 12.73 hrs, Volume= 0.101 af, Depth> 2.03"
Routed to Link SP2 : Study Point #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.30"

Area (ac)	CN	Description
0.573	77	Woods, Good, HSG D
0.023	70	Woods, Good, HSG C
0.596	77	Weighted Average
0.596		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
46.4	89	0.0100	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
5.5	144	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
51.9	233	Total			

Subcatchment S2: Woods



Summary for Subcatchment S3: Existing Lot Area

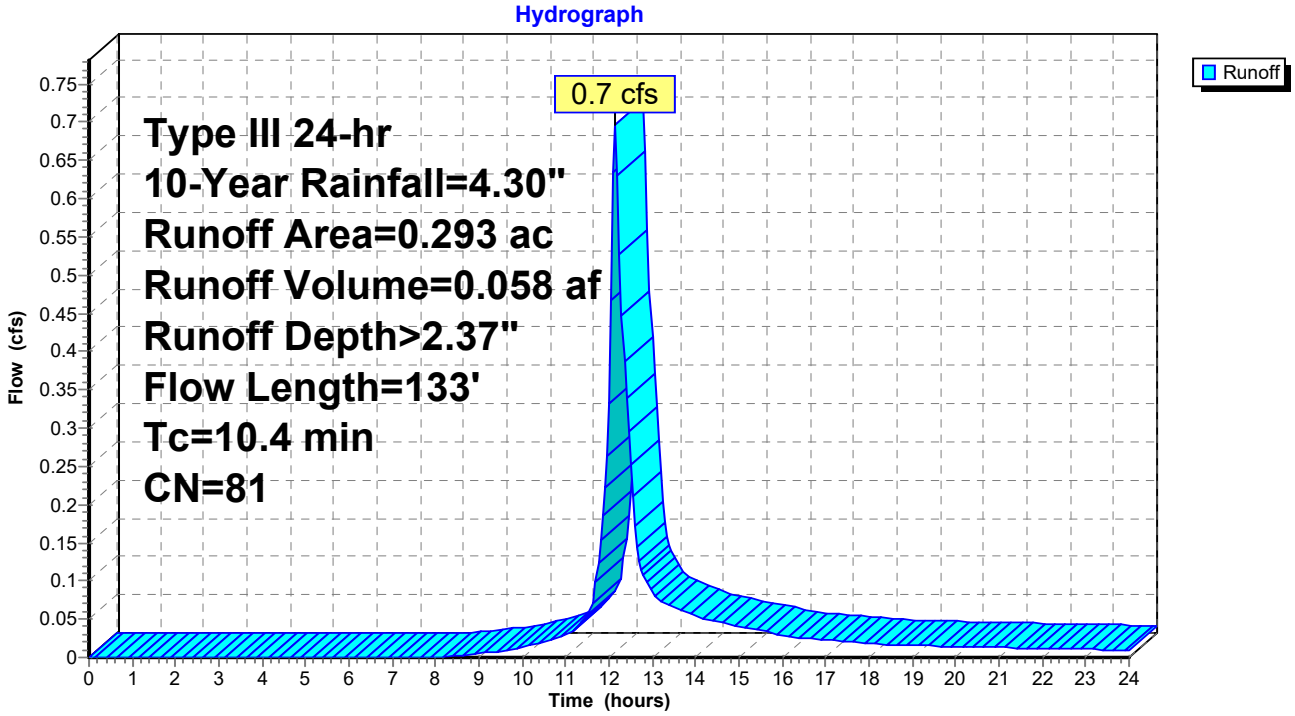
Runoff = 0.7 cfs @ 12.15 hrs, Volume= 0.058 af, Depth> 2.37"
Routed to Link SP3 : Study Point #3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.30"

	Area (ac)	CN	Description
*	0.051	83	Poland Road, Paved roads w/open ditches, 50% imp, HSG A
	0.153	80	>75% Grass cover, Good, HSG D
	0.071	77	Woods, Good, HSG D
*	0.018	98	Existing Site Impervious
	0.293	81	Weighted Average
	0.250		85.15% Pervious Area
	0.044		14.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	42	0.0200	0.10		**Sheet Flow, A-B** Grass: Dense n= 0.240 P2= 3.00"
3.0	91	0.0100	0.50		**Shallow Concentrated Flow, B-C** Woodland Kv= 5.0 fps
10.4	133	Total			

Subcatchment S3: Existing Lot Area



Summary for Reach LS: LS BUFFER

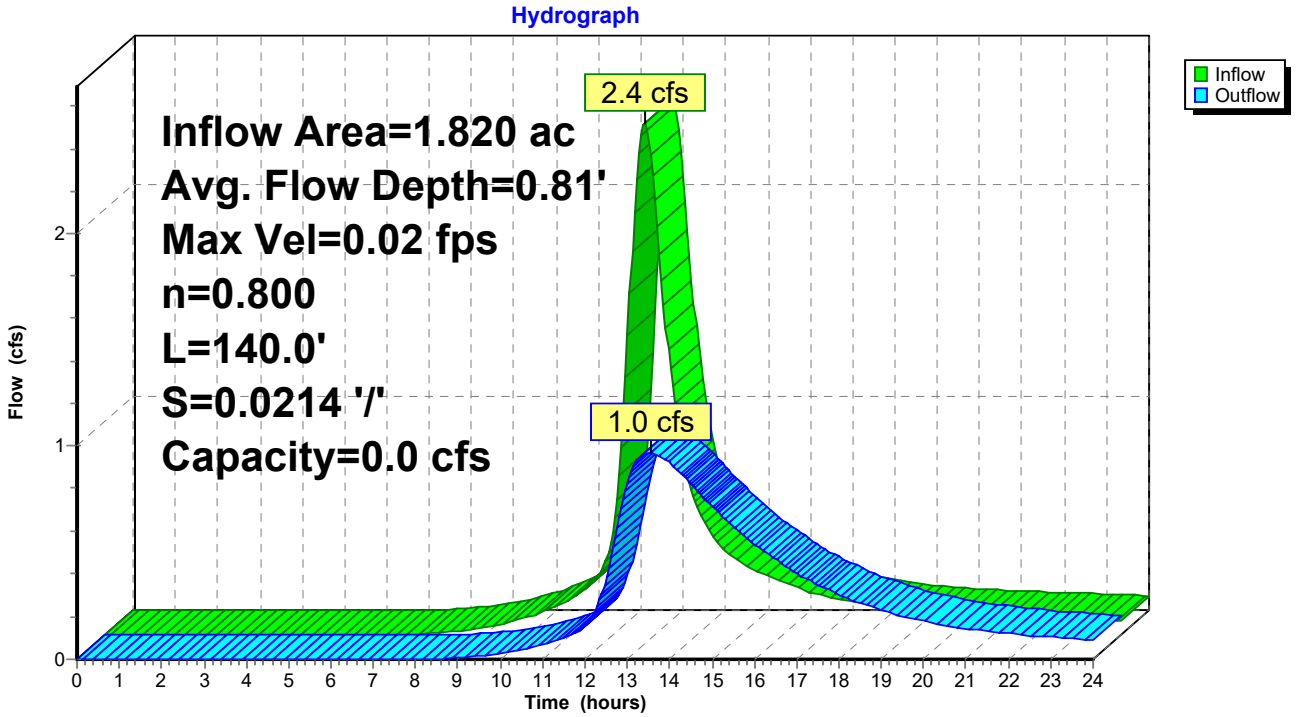
Inflow Area = 1.820 ac, 37.25% Impervious, Inflow Depth > 2.70" for 10-Year event
Inflow = 2.4 cfs @ 12.74 hrs, Volume= 0.409 af
Outflow = 1.0 cfs @ 13.54 hrs, Volume= 0.395 af, Atten= 60%, Lag= 47.7 min
Routed to Link SP1 : Study Point #1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Max. Velocity= 0.02 fps, Min. Travel Time= 113.5 min
Avg. Velocity = 0.02 fps, Avg. Travel Time= 130.0 min

Peak Storage= 6,602 cf @ 13.54 hrs
Average Depth at Peak Storage= 0.81' , Surface Width= 154.26'
Bank-Full Depth= 0.01' Flow Area= 0.6 sf, Capacity= 0.0 cfs

57.00' x 0.01' deep channel, n= 0.800 Sheet flow: Woods+dense brush
Side Slope Z-value= 60.0 '/' Top Width= 58.20'
Length= 140.0' Slope= 0.0214 '/'
Inlet Invert= 243.00', Outlet Invert= 240.00'



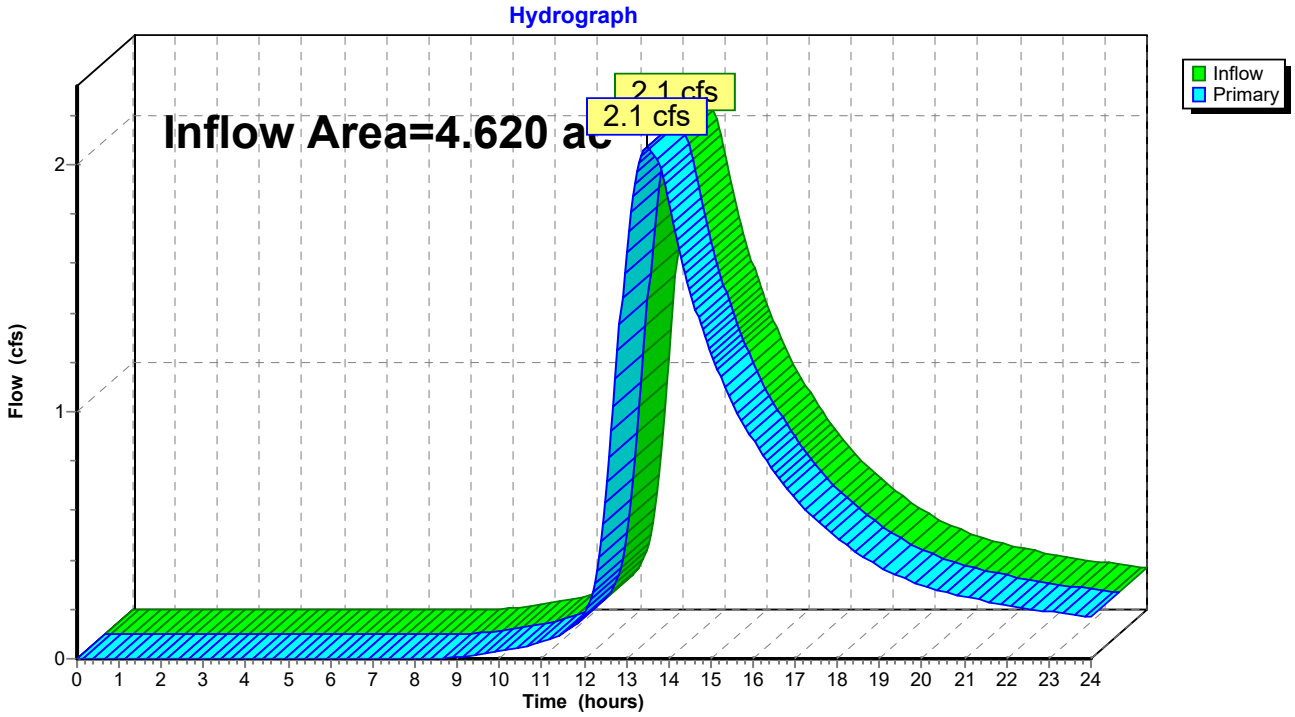


Summary for Link SP1: Study Point #1

Inflow Area = 4.620 ac, 16.34% Impervious, Inflow Depth > 1.81" for 10-Year event
Inflow = 2.1 cfs @ 13.51 hrs, Volume= 0.696 af
Primary = 2.1 cfs @ 13.51 hrs, Volume= 0.696 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link SP1: Study Point #1

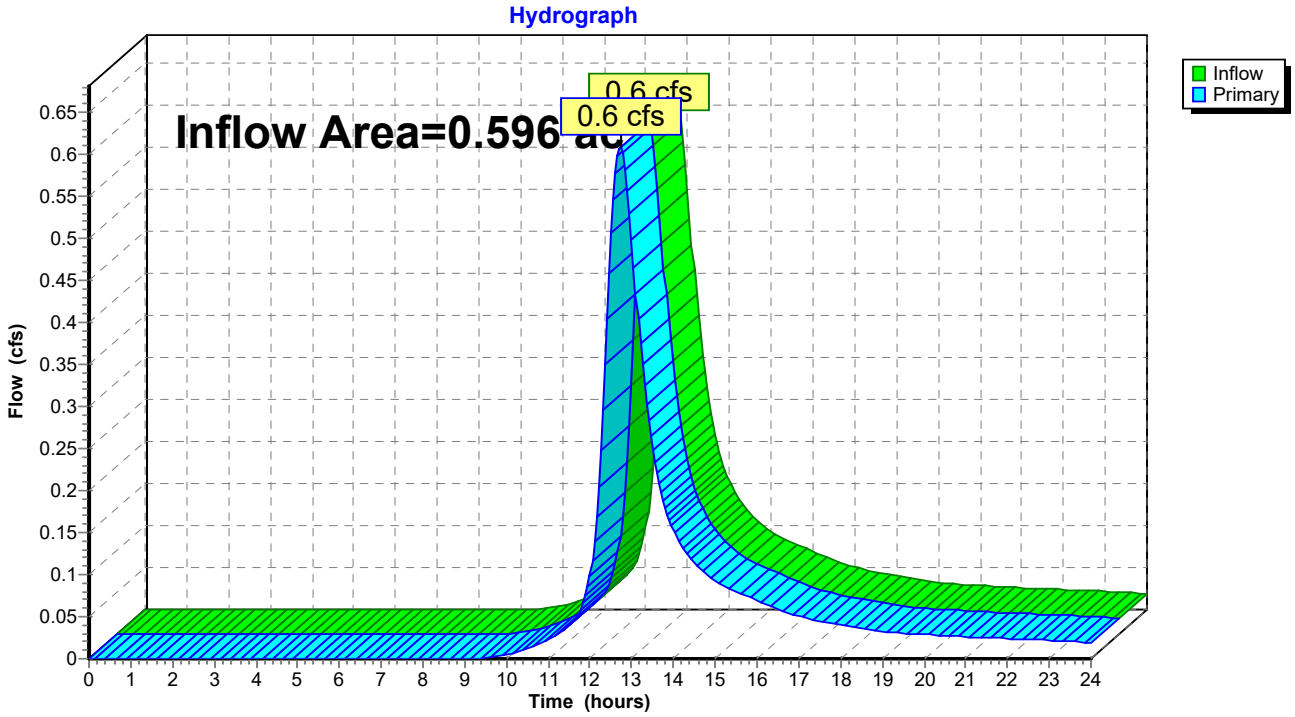


Summary for Link SP2: Study Point #2

Inflow Area = 0.596 ac, 0.00% Impervious, Inflow Depth > 2.03" for 10-Year event
Inflow = 0.6 cfs @ 12.73 hrs, Volume= 0.101 af
Primary = 0.6 cfs @ 12.73 hrs, Volume= 0.101 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link SP2: Study Point #2

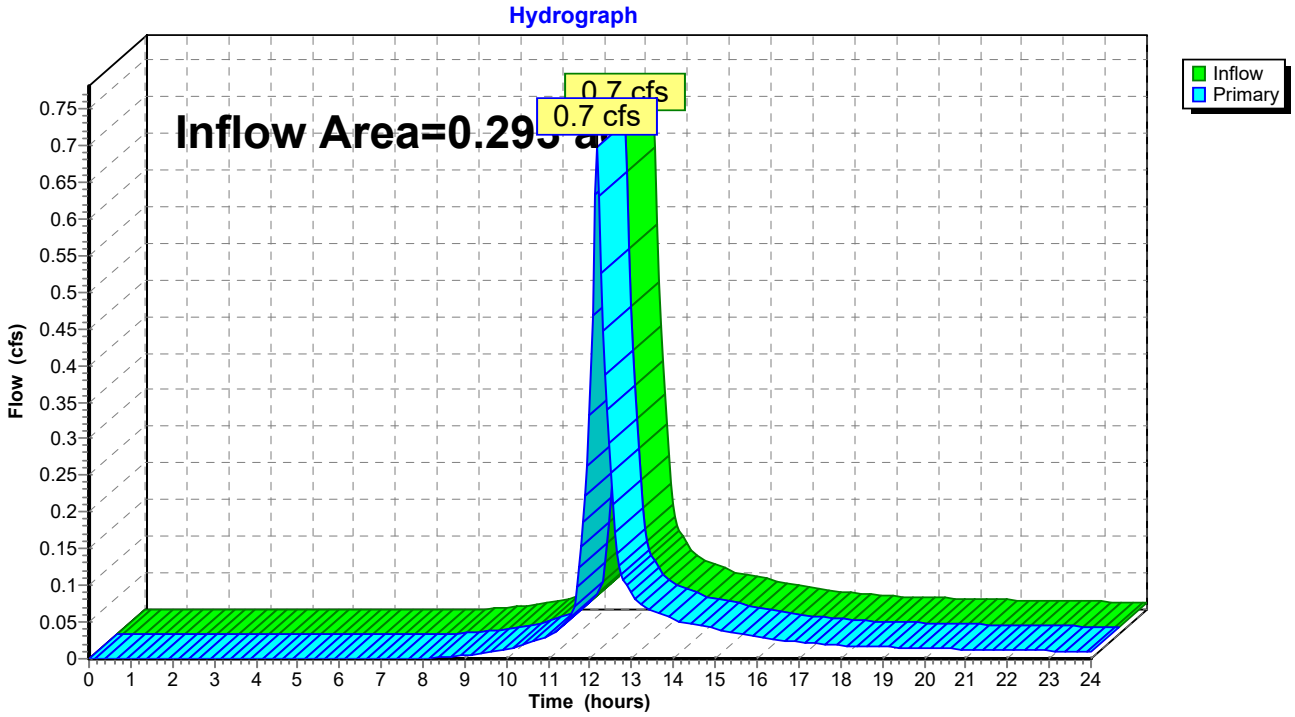


Summary for Link SP3: Study Point #3

Inflow Area = 0.293 ac, 14.85% Impervious, Inflow Depth > 2.37" for 10-Year event
Inflow = 0.7 cfs @ 12.15 hrs, Volume= 0.058 af
Primary = 0.7 cfs @ 12.15 hrs, Volume= 0.058 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link SP3: Study Point #3



Summary for Subcatchment S1: Woods

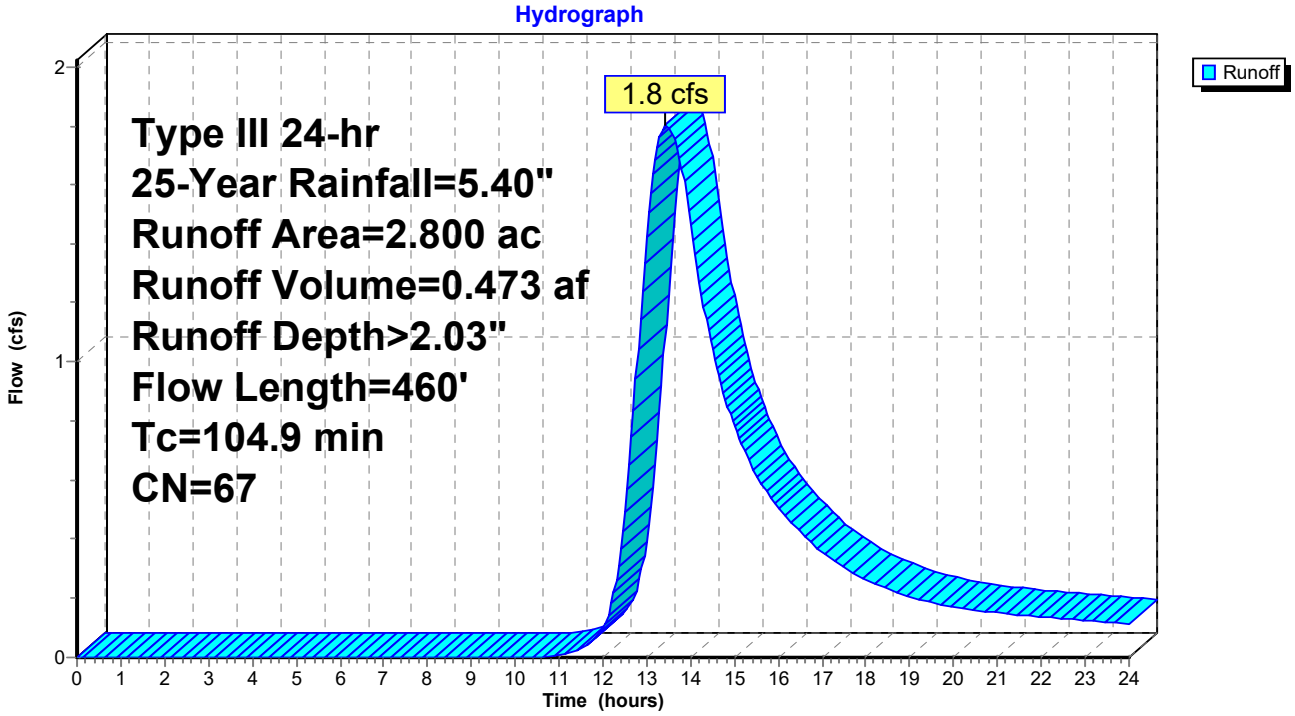
Runoff = 1.8 cfs @ 13.43 hrs, Volume= 0.473 af, Depth> 2.03"
Routed to Link SP1 : Study Point #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.40"

	Area (ac)	CN	Description
	0.494	77	Woods, Good, HSG D
	1.796	70	Woods, Good, HSG C
	0.433	39	>75% Grass cover, Good, HSG A
*	0.077	98	Existing Impervious
	2.800	67	Weighted Average
	2.723		97.25% Pervious Area
	0.077		2.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
93.0	150	0.0050	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
11.9	310	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
104.9	460	Total			

Subcatchment S1: Woods



Summary for Subcatchment S1A: Development Area

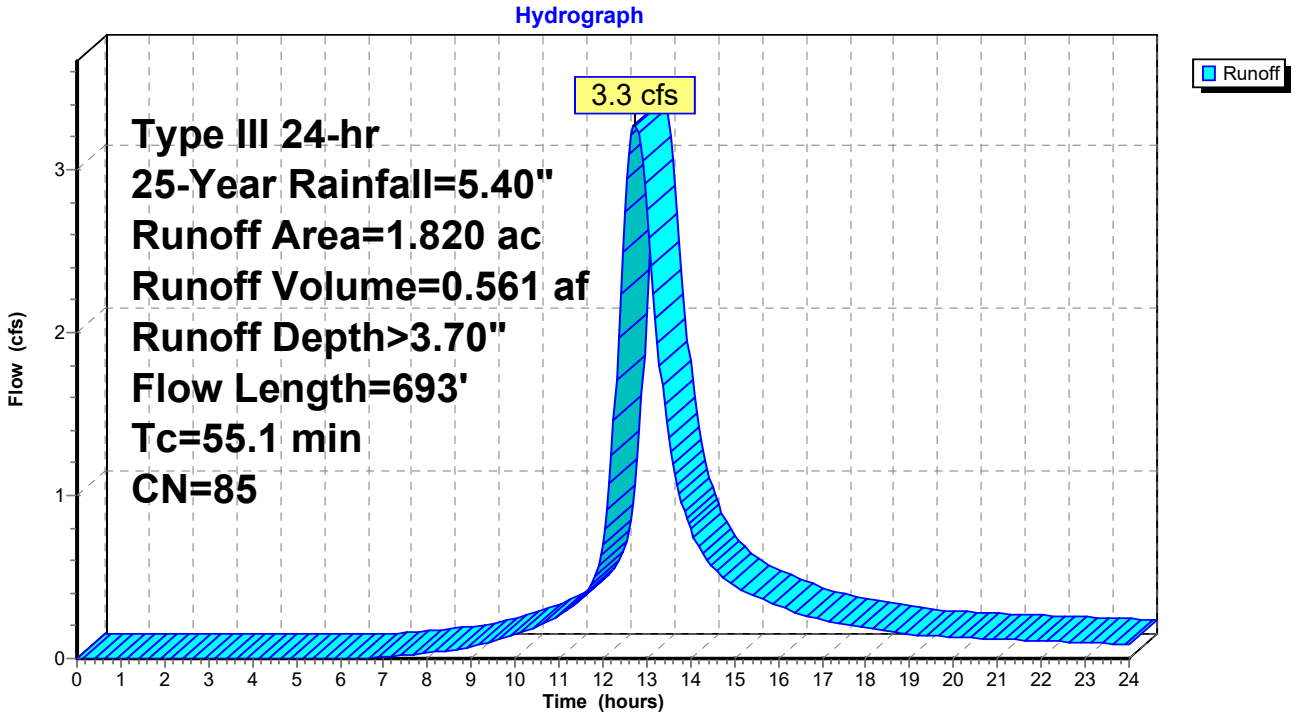
Runoff = 3.3 cfs @ 12.73 hrs, Volume= 0.561 af, Depth> 3.70"
Routed to Reach LS : LS BUFFER

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.40"

	Area (ac)	CN	Description
*	0.037	74	Poland Rd, >75% Grass cover, Good, HSG C
*	0.074	74	Landscaped Areas, >75% Grass cover, Good, HSG C
*	0.025	98	Existing Impervious
*	0.653	98	Proposed Impervious
	0.170	70	Woods, Good, HSG C
*	0.861	80	Landscaped Areas, >75% Grass cover, Good, HSG D
	1.820	85	Weighted Average
	1.142		62.75% Pervious Area
	0.678		37.25% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.6	50	0.0050	0.02		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
0.9	60	0.0050	1.06		**Shallow Concentrated Flow, B-C** Grassed Waterway Kv= 15.0 fps
1.2	101	0.0050	1.44		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
1.2	302	0.0050	4.03	4.95	**Pipe Channel, D-E** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 Corrugated PP, smooth interior
13.2	180	0.0100	0.23	0.00	**Trap/Vee/Rect Channel Flow, E-F** Bot.W=2.00' D=0.01' Z= 2.0 '/' Top.W=2.04' n= 0.030 Earth, grassed & winding
55.1	693	Total			

Subcatchment S1A: Development Area



Summary for Subcatchment S2: Woods

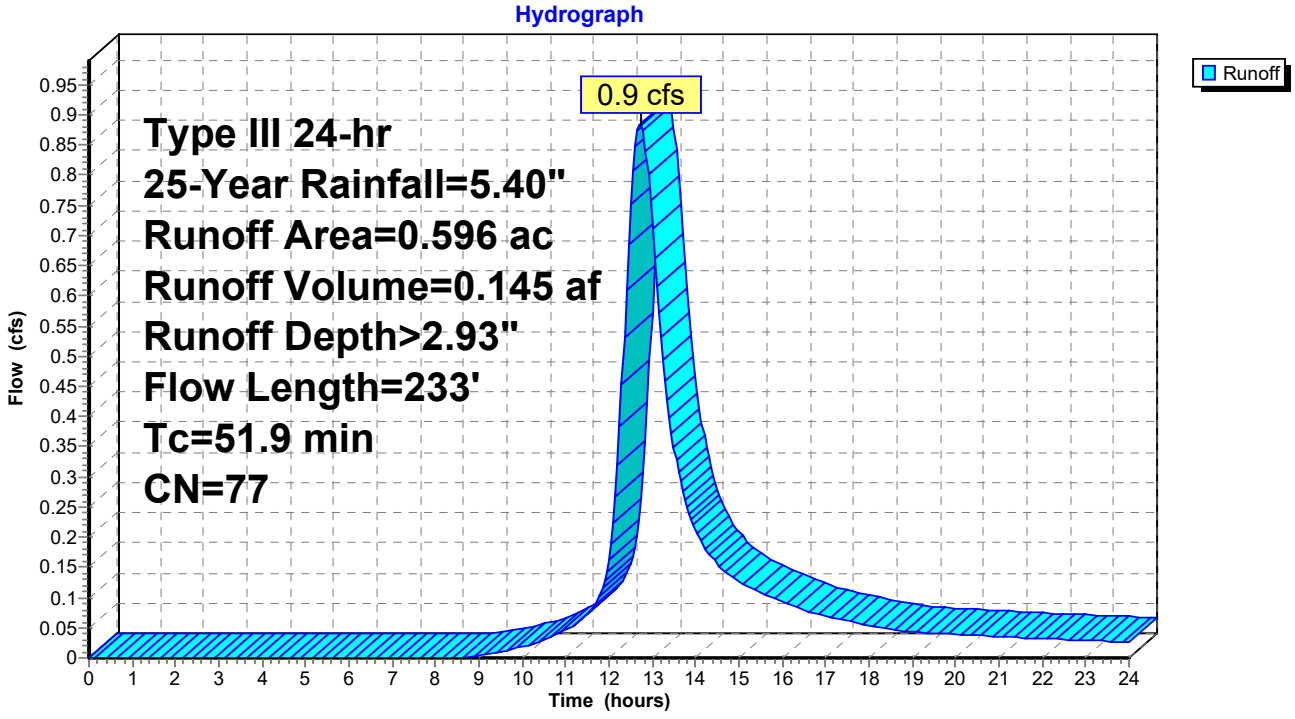
Runoff = 0.9 cfs @ 12.72 hrs, Volume= 0.145 af, Depth> 2.93"
Routed to Link SP2 : Study Point #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.40"

Area (ac)	CN	Description
0.573	77	Woods, Good, HSG D
0.023	70	Woods, Good, HSG C
0.596	77	Weighted Average
0.596		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
46.4	89	0.0100	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
5.5	144	0.0300	0.43		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
51.9	233	Total			

Subcatchment S2: Woods



Summary for Subcatchment S3: Existing Lot Area

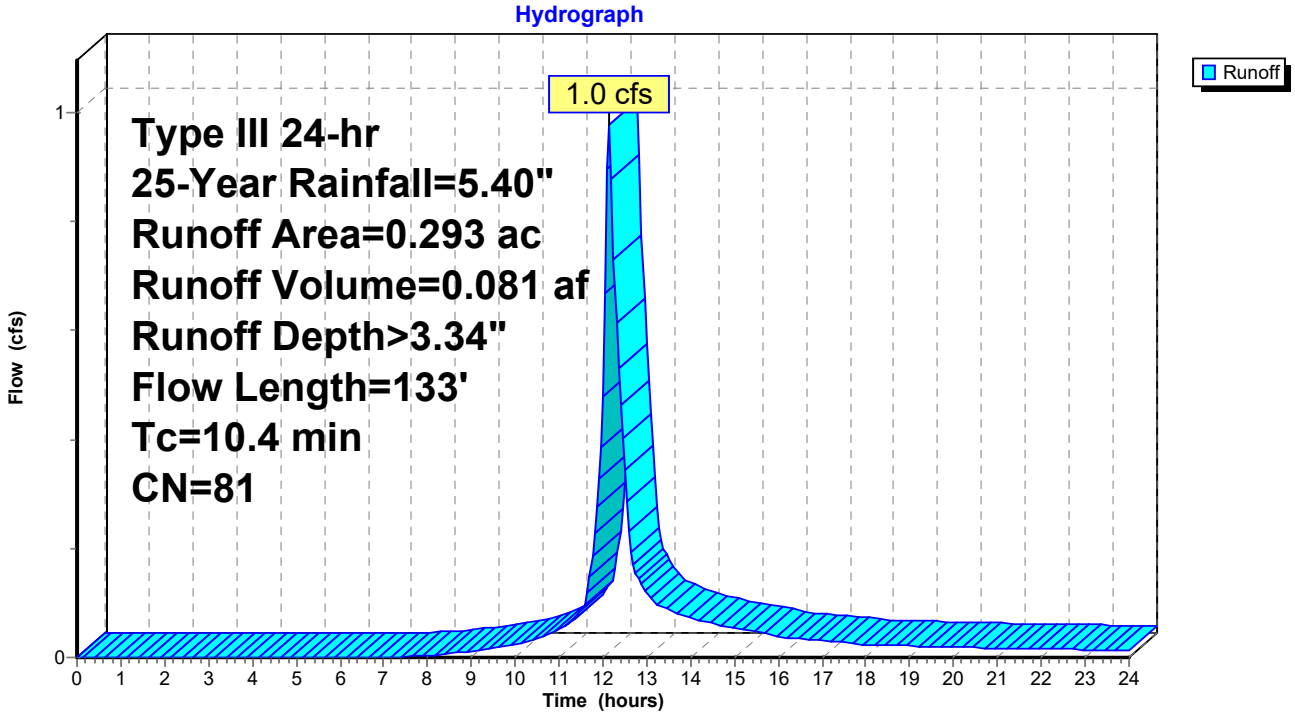
Runoff = 1.0 cfs @ 12.15 hrs, Volume= 0.081 af, Depth> 3.34"
Routed to Link SP3 : Study Point #3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.40"

	Area (ac)	CN	Description
*	0.051	83	Poland Road, Paved roads w/open ditches, 50% imp, HSG A
	0.153	80	>75% Grass cover, Good, HSG D
	0.071	77	Woods, Good, HSG D
*	0.018	98	Existing Site Impervious
	0.293	81	Weighted Average
	0.250		85.15% Pervious Area
	0.044		14.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	42	0.0200	0.10		**Sheet Flow, A-B** Grass: Dense n= 0.240 P2= 3.00"
3.0	91	0.0100	0.50		**Shallow Concentrated Flow, B-C** Woodland Kv= 5.0 fps
10.4	133	Total			

Subcatchment S3: Existing Lot Area



Summary for Reach LS: LS BUFFER

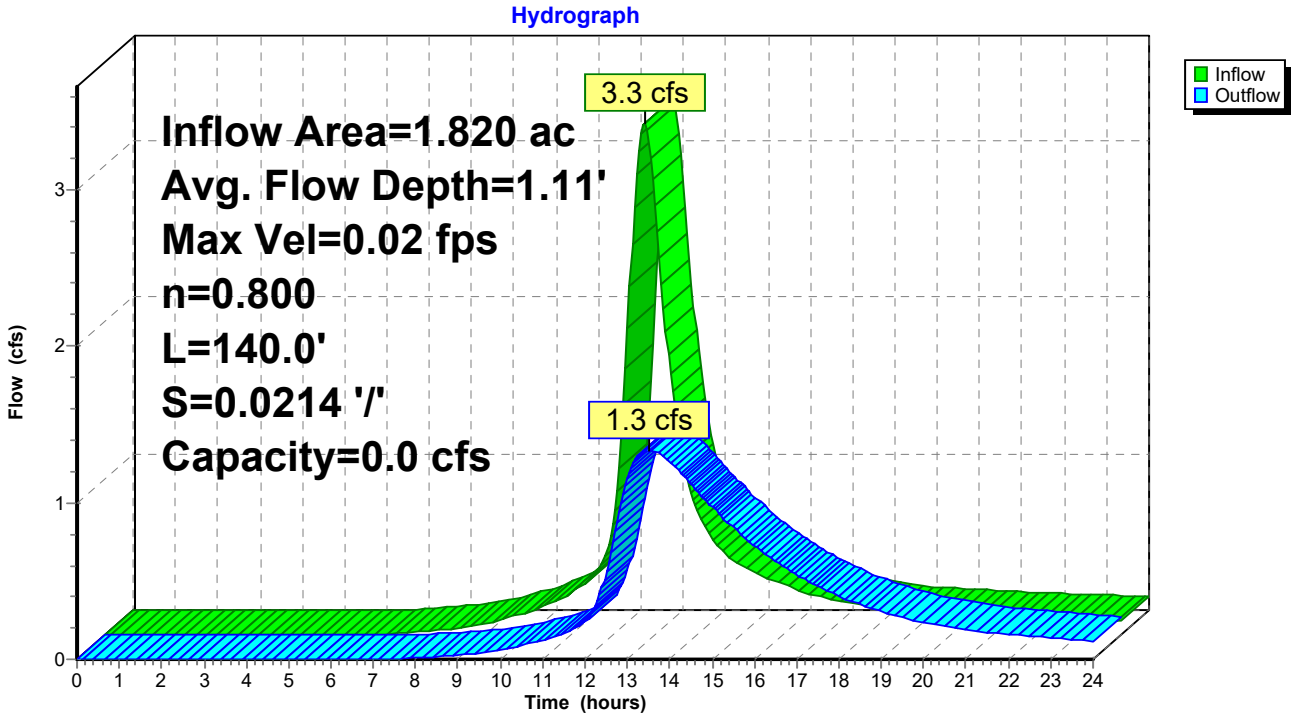
Inflow Area = 1.820 ac, 37.25% Impervious, Inflow Depth > 3.70" for 25-Year event
Inflow = 3.3 cfs @ 12.73 hrs, Volume= 0.561 af
Outflow = 1.3 cfs @ 13.51 hrs, Volume= 0.543 af, Atten= 59%, Lag= 46.8 min
Routed to Link SP1 : Study Point #1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Max. Velocity= 0.02 fps, Min. Travel Time= 113.4 min
Avg. Velocity = 0.02 fps, Avg. Travel Time= 128.9 min

Peak Storage= 9,078 cf @ 13.51 hrs
Average Depth at Peak Storage= 1.11' , Surface Width= 190.73'
Bank-Full Depth= 0.01' Flow Area= 0.6 sf, Capacity= 0.0 cfs

57.00' x 0.01' deep channel, n= 0.800 Sheet flow: Woods+dense brush
Side Slope Z-value= 60.0 '/' Top Width= 58.20'
Length= 140.0' Slope= 0.0214 '/'
Inlet Invert= 243.00', Outlet Invert= 240.00'



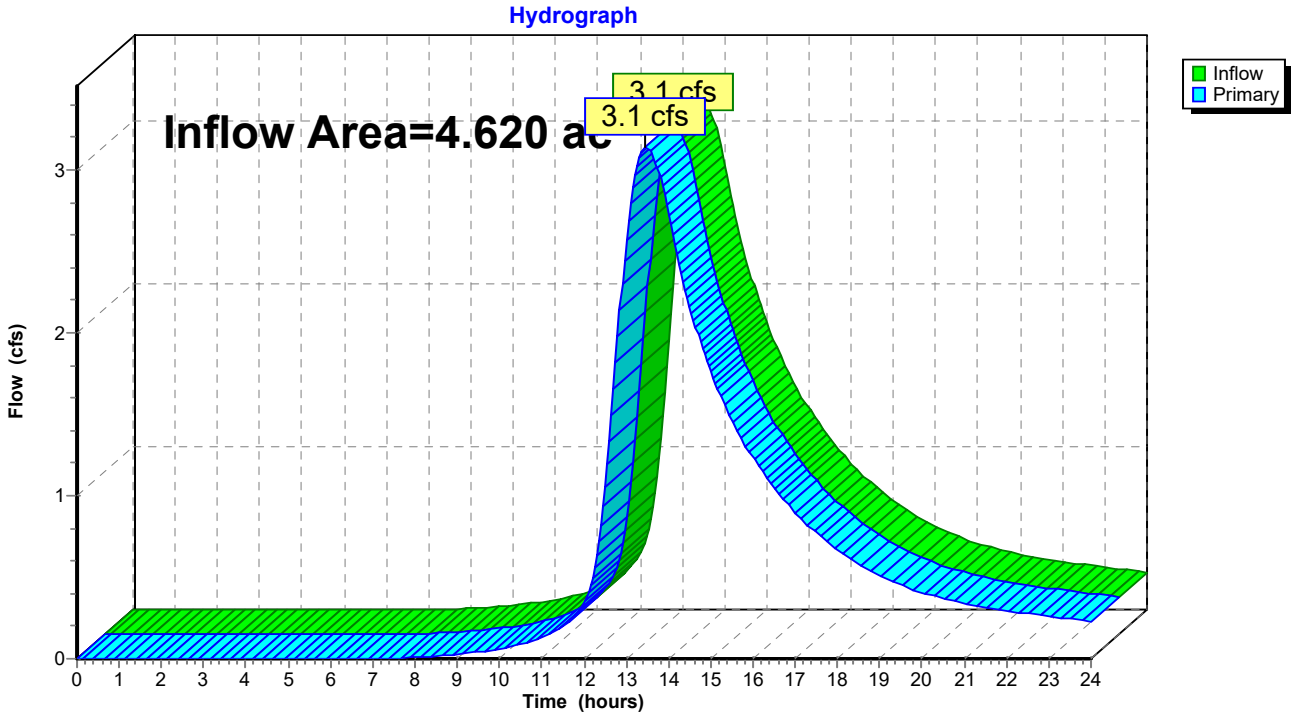


Summary for Link SP1: Study Point #1

Inflow Area = 4.620 ac, 16.34% Impervious, Inflow Depth > 2.64" for 25-Year event
Inflow = 3.1 cfs @ 13.46 hrs, Volume= 1.016 af
Primary = 3.1 cfs @ 13.46 hrs, Volume= 1.016 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link SP1: Study Point #1

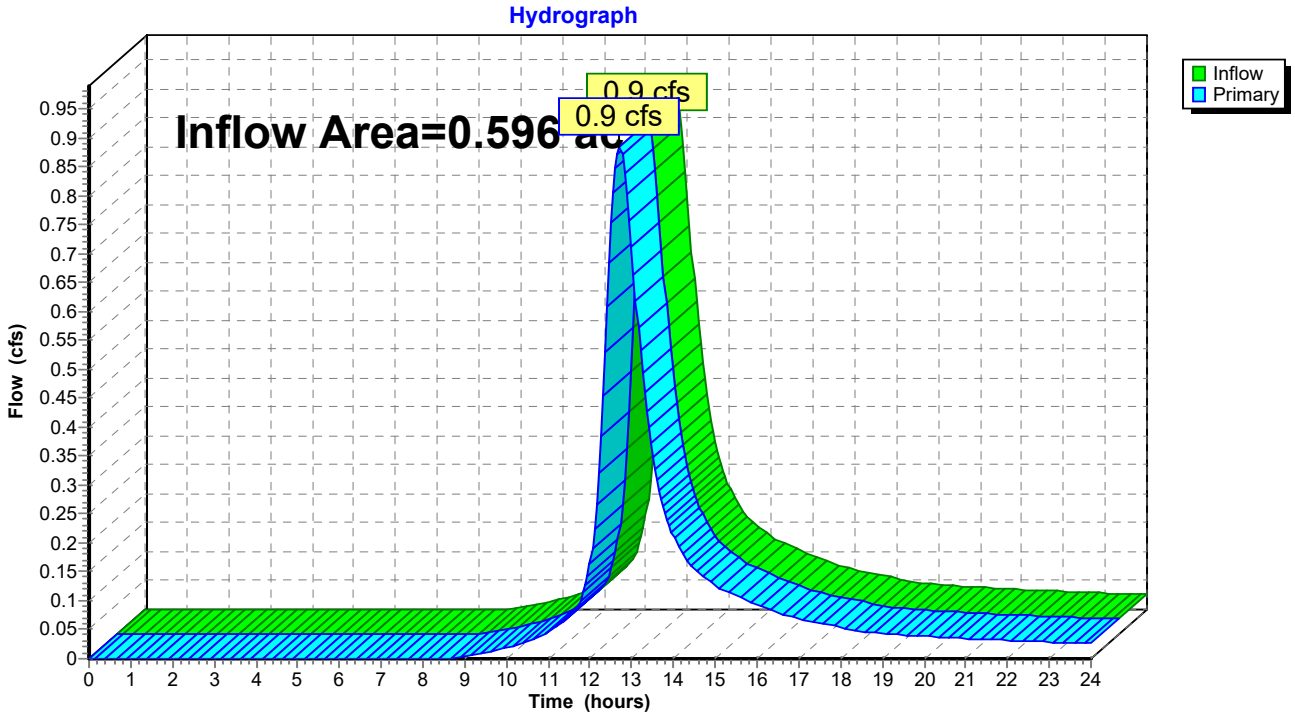


Summary for Link SP2: Study Point #2

Inflow Area = 0.596 ac, 0.00% Impervious, Inflow Depth > 2.93" for 25-Year event
Inflow = 0.9 cfs @ 12.72 hrs, Volume= 0.145 af
Primary = 0.9 cfs @ 12.72 hrs, Volume= 0.145 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link SP2: Study Point #2



Summary for Link SP3: Study Point #3

Inflow Area = 0.293 ac, 14.85% Impervious, Inflow Depth > 3.34" for 25-Year event
Inflow = 1.0 cfs @ 12.15 hrs, Volume= 0.081 af
Primary = 1.0 cfs @ 12.15 hrs, Volume= 0.081 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link SP3: Study Point #3

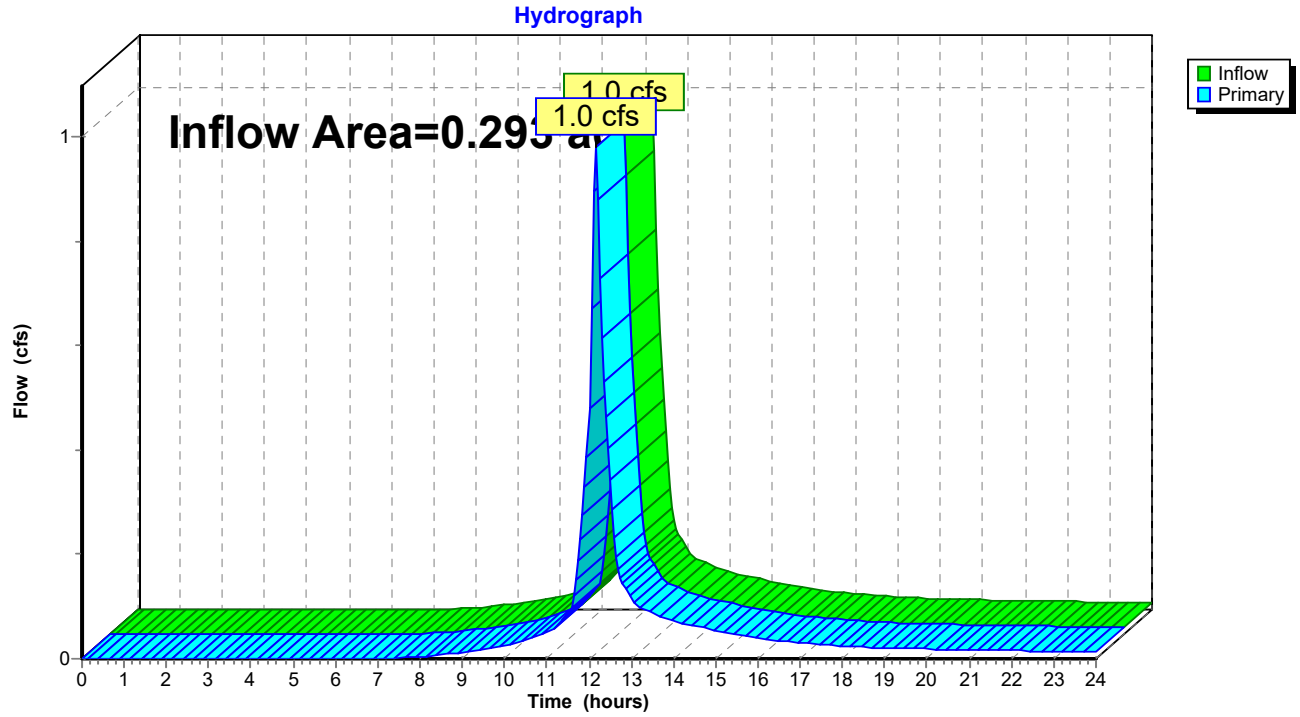


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8 Subcat S3: Existing Lot Area
9 Reach LS: LS BUFFER
10 Link SP1: Study Point #1
11 Link SP2: Study Point #2
12 Link SP3: Study Point #3

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14 Subcat S1A: Development Area
16 Subcat S2: Woods
17 Subcat S3: Existing Lot Area
18 Reach LS: LS BUFFER
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20 Link SP2: Study Point #2
21 Link SP3: Study Point #3

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23 Subcat S1A: Development Area
25 Subcat S2: Woods
26 Subcat S3: Existing Lot Area
27 Reach LS: LS BUFFER
28 Link SP1: Study Point #1
29 Link SP2: Study Point #2
30 Link SP3: Study Point #3

APPENDIX 6

WATERSHED MAPS

GRID NORTH

NgB
(C)

Wa
(A/D)

SF A-B
L=89'
S=0.01
WOODS

SCF B-C
L=144'
S=0.03
WOODS

SP2

S2

SF A-B
L=150'
S=0.005
WOODS

S1

SCF B-C
L=308'
S=0.03
WOODS

SCF B-C
L=91'
S=0.01
WOODS

S3

SP3

SP1

SP1

SF A-B
L=42'
S=0.02
GRASS

NgB
(C)

Wa
(A/D)

LEGEND

EXISTING

- PROPERTY LINE
- SOIL BOUNDARY
- BUILDING
- TREE LINE
- 124 MINOR CONTOUR LINE
- 130 MAJOR CONTOUR LINE
- WATERSHED BOUNDARY
- Tc FLOWPATH
- 000 SUBCATCHMENT
- 000 POND
- 000 REACH
- 000 STUDY POINT
- A Tc LABEL

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

DATE: DATE

NO.	DATE	REVISION
NO.	DATE	REVISIONS

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PHONE:
(207) 926-5111

WEB SITE:
www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC

Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

SHEET TITLE:
PRE-DEVELOPMENT STORMWATER PLAN

CLIENT:
JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

DATE:	04-23-2025
SCALE:	1" = 20'
JOB NO:	25-23
SHEET:	SWP-1.0

C:\OD\Terradyn Consultants\Project Folders - Documents\2025 Jobs\25-23 Chappell Poland Rd Auburn\CAD\Permitting\25-23 SWP.dwg

GRID NORTH

NgB
(C)

Wa
(A/D)

SF A-B
L=50'
S=0.005
WOODS

SCF B-C
L=60'
S=0.005
GRASS

SCF B-C
L=91'
S=0.01
WOODS

SCF C-D
L=101'
S=0.005
PAVEMENT

PF D-E
L=302'
S=0.005
PIPE

SF A-B
L=42'
S=0.02
GRASS

SF A-B
L=150'
S=0.005
WOODS

CF E-F
L=302'
S=0.01
GRASS

SF A-B
L=89'
S=0.01
WOODS

SCF B-C
L=144'
S=0.03
WOODS

SCF B-C
L=310'
S=0.03
WOODS

BERM
LENGTH = 57'

SF A-B
L=140'
S=0.03
WOODS

S1
S1A
S2
S3
LS1
SP1
SP2
SP3

EX. SEWER
SMH-1
SMH-2
SMH-3
SS-1
SS-2
CB-1
CB-2
CB-3
CB-4
UGE
SO

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

DATE: DATE

NO.	DATE	REVISION	DATE
NO.	DATE	REVISIONS	DATE

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PHONE:
(207) 926-5111

WEB SITE:
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TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE

SHEET TITLE:
POST-DEVELOPMENT STORMWATER PLAN

CLIENT:
JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106

DATE:	04-23-2025
SCALE:	1" = 20'
JOB NO:	25-23
SHEET:	SWP-1.1

C:\OD\Terradyn Consultants\Project Folders - Documents\2025 Jobs\25-23 Chappell Poland Rd Auburn\CAD\Permitting\25-23 SWP.dwg

Attachment 5

Financial Capacity

Key Bank N.A.
5 Hannaford Dr.
Scarborough, ME 04074

Date 08/06/2025

To Whom This May Concern,

This letter is provided to verify that Kyle Romick does business with KeyBank and is good standing with us.

Please let me know if you have any questions.

Branden Scheer
Personal Banker
ME-01-99-0140
5 Hannaford Dr.
207-883-4344
Branden_Scheer@keybank.com

KeyBank
Opens Doors.™

Attachment 6

Cost Estimate

TERRADYN CONSULTANTS, LLC
P.O. Box 339
New Gloucester, ME 04260
(207) 926-5111

JOB NO. 25-23
SHEET NO. 1 OF 1
CALCULATED BY JDA DATE 8/26/2025

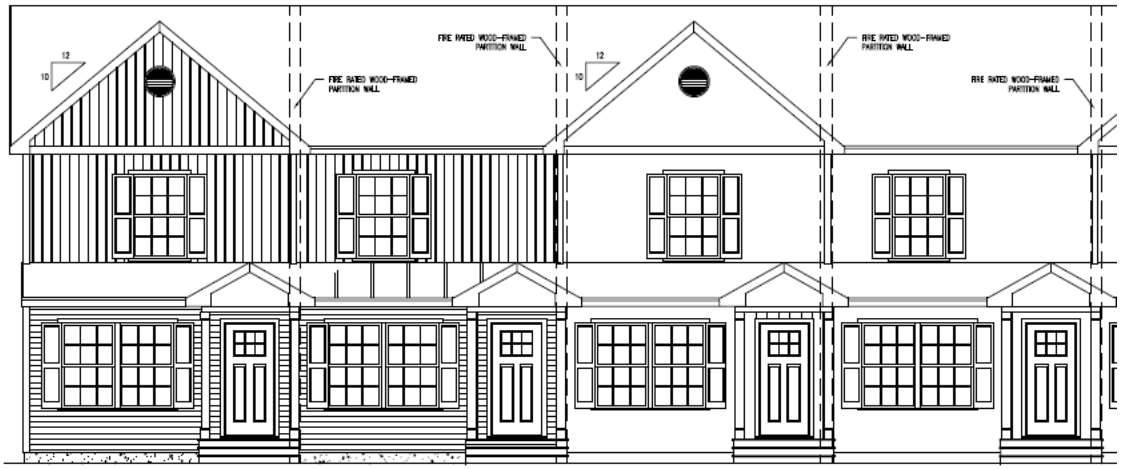
BUDGETARY COST ESTIMATE - SITE WORK
POLAND ROAD MULTIFAMILY - RIGHT OF WAY WORK - AUBURN, ME

ITEM	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
	EARTHWORK				
1	GRUB OPEN AREA	AC	$2,000	0.1	$200
2	GRUB FOREST	AC	$8,000	0.2	$1,600
3	EXCAVATE AND FILL TO SUBGRADE	CY	$25	284	$7,100
	ROADWAY & SIDEWALK				
4	HOT BITUMINOUS SURFACE PAVEMENT	TON	$95	106	$10,070
5	HOT BITUMINOUS BINDER PAVEMENT	TON	$85	141	$11,985
6	BASE GRAVEL MDOT TYPE A	CY	$45	106	$4,770
7	SUBBASE GRAVEL MDOT TYPE D	CY	$35	636	$22,260
8	SIDEWALK SUBBASE GRAVEL MDOT TYPE D	CY	$35	20	$700
9	SLIPFORM CURB	LF	$20	720	$14,400
	SITE IMPROVEMENTS				
10	STRIPING	LS	$200	1	$200
11	SIGNS	EA	$200	1	$200
12	MONUMENTATION	LS	$5,000	1	$5,000
	DRAINAGE				
13	4' DIAMETER CATCH BASIN/MANHOLE	EA	$3,800	7	$26,600
14	12" & 15" DIAMETER STORM DRAIN	LF	$45	735	$33,075
15	LEVEL SPEADER	LS	$8,000	1	$8,000
	UTILITIES				
16	ELECTRICAL TRENCH & CONDUIT	LF	$15	340	$5,100
17	TRANSFORMER BASES	EA	$1,500	1	$1,500
18	SANITARY SEWER MANHOLE	VF	$450	12	$5,400
19	8" SANITARY SEWER	LF	$35	171	$5,985
20	CONNECTION TO CITYSEWER SYSTEM	EA	$5,000	1	$5,000
	EROSION & SEDIMENT CONTROL				
21	EROSION CONTROL	LS	$5,000	1	$5,000
22	LOAM & SEED	CY	$10	200	$2,000
23	LANDSCAPING	LS	$7,000	1	$7,000
	INSPECTION & MAINTENANCE				
24	INSPECTION & MAINTENANCE	LS	$5,000	1	$5,000
	CITY OF SACO FINANCIAL GUARANTEE AMOUNT EQUAL TO 150% OF CONSTRUCTION COSTS				**$188,145**

1. THE OPINION OF PROBABLE CONSTRUCTION COST IS BASED UPON THE PERMITTING PLANS FOR THE POLAND ROAD MULTI-FAMILY DEVELOPMENT PREPARED BY TERRADYN CONSULTANTS, LLC. THIS ESTIMATE IS IN NO WAY, IMPLIED OR EXPRESSED OTHERWISE, A WARRANTEE THAT THE PROJECT CAN BE CONSTRUCTED FOR THE ABOVE COSTS. THIS ESTIMATE IS INTENDED TO BE USED AS A SITE WORK ALLOWANCE FOR PERFORMANCE GUARANTEE PURPOSES ONLY. IT DOES NOT INCLUDE COST ASSOCIATED WITH THE BUILDING CONSTRUCTION, ENGINEERING DESIGN FEES, LAND ACQUISITION, LEGAL FEES, PERMITING FEES, TESTING SERVICES OR CONSTRUCTION PHASE SERVICES.

Attachment 7

Building Plans


12
10
FIRE RATED WOOD-FRAMED PARTITION WALL
FIRE RATED WOOD-FRAMED PARTITION WALL
12
10
FIRE RATED WOOD-FRAMED PARTITION WALL
FIRE RATED WOOD-FRAMED PARTITION WALL

City of Auburn, Maine
Office of Planning & Permitting
www.auburnmaine.gov | 60 Court Street
Auburn, Maine 04210 207.333.6601

To: Auburn Planning Board
From: David Hediger, Director of Planning
Re: PUBLIC HEARING/ SITE PLAN and PRELIMINARY SUBDIVISION REVIEW: Danville Corner Road (PID 122-004 and 122-005) – Application by Terradyn Consultants, LLC on behalf of Timothy Millett for a housing development with 69 single family homes and 3 multi-family buildings with 8 apartments each. The property is located in the General Business (GB) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.
Date: December 3, 2025

PROPOSAL
This item is continued from the November 10, 2025 meeting. Staff recommends the Board review the staff memo dated November 6, 2025, for additional information.

Terradyn Consultants, LLC, on behalf of Timothy Millett, has submitted an application for a housing development consisting of 69 single-family homes, three multi-family buildings with eight units each (24 units total), and an accessory 5,000 sq. ft. warehouse on Danville Corner Road (PID 122-004 and 122-005). The development area consists of two parcels totaling approximately 15.2 acres. One of the parcels (PID 122-005, 180 Danville Corner Road) contains the structure recently approved for conversion into a four-unit apartment building. Access will be provided by private roads. The final development will result in two lots. The single-family homes will be conveyed, while the remaining land and infrastructure will be retained by the applicant.



RECAP OF NOVEMEMBER 10, 2025 HEARING
The Board raised several questions and concerns at the last hearing, including but not limited to:
1. Traffic Impact Analysis
   - The Board, staff, and public requested additional information regarding traffic, particularly at the intersection of Washington Street and Danville Corner Road.

- The applicant indicated that a traffic study is in progress and has requested that the traffic analysis be made a condition of preliminary approval, with the completed study to be submitted for final review.
- MaineDOT has preliminarily stated that the development is not expected to significantly impact the Danville Corner/Washington Street signal project.

2. Right, Title, and Interest
   - The initial evidence of ownership was deemed insufficient.
   - Applicant Timothy Millet owns both Delish, LLC and South Grove Residences, LLC.
   - IRS documentation confirming ownership has been provided.
3. Financial Capacity
   - The initial evidence of financial capacity was outdated and insufficient.
   - Updated financial documents have been submitted to replace the year-old version.
4. Ownership and Land Lease
   - The Board expressed concerns regarding:
     - Whether the lease structure resembles a mobile home park.
     - Uncertainty in lease terms: whether it conveys just the building or also the land.
     - City liability, including potential lien implications.
     - Taxation: whether the City will tax improvements (homes) and land separately.
   - The applicant's attorney responded:
     - While the lease structure may resemble a mobile home park, it does not fall under Maine's mobile home statutes because the homes are site-built, not manufactured or transported.
     - Homes will be conveyed, while land and infrastructure will be retained by the developer.
     - The City will tax improvements and land separately, maintaining lien rights on both.
   - The City Attorney reviewed the proposal and found nothing illegal. While not typical, it is acceptable to have a ground lease with separate ownership of the structure. If liens arise, they may affect both land and structure, but mechanisms are in place to address such situations.
5. Open Space Requirements
   - Questions were raised about the adequacy of open space provided.
   - The term "usable open space" applies only to Form-Based Code (FBC) districts and does not apply to this property.
   - The property is in the General Business (GB) district, where residential uses are allowed per Multifamily Suburban (MFS) standards.
     - Only minimum lot width, depth, and density from MFS apply.
     - All other dimensional standards, including "open and unbuilt spaces," follow GB district rules.
   - The term "open and unbuilt spaces" in the GB district is not directly tied to Section 60-1367 (Recreation/Open Space Standards).
     - However, Section 60-1367 still applies to subdivisions and requires that open space serve the foreseeable needs of residents.
     - Land dedication may be part of a condominium, homeowners' association, or another form acceptable to the Planning Board.
   - The applicant has indicated the project includes approximately 65% greenspace.
     - Required open space for 69 units is approximately 7.77 acres.

- The proposal provides approximately 9.4 acres, including a trail system.
- Open space will be documented in the land lease and subdivision plans, meeting code requirements.

MAJOR SUBDIVISION REVIEW PROCESS

As a reminder, Auburn requires a two-step review (preliminary and final) for major subdivisions, as it has not adopted the one-meeting process allowed by state law.

- Preliminary Review:
  The Board holds a preliminary review meeting where it may set conditions. Preliminary approval serves as guidance only and is not final.
- Final Review:
  The applicant must return for final approval within six months of preliminary approval (a one-time six-month extension may be granted). The Board may require resubmission of the preliminary plan instead of acting on the final plan.
- Final Decision:
  Within 30 days of the final plan hearing, the Board will approve, conditionally approve, approve with conditions, or disapprove the plan, providing written reasons. Typically, a motion to approve is made during the final hearing.

STAFF RECOMMENDATIONS

Staff recommends the Board review the staff memo dated November 6, 2025, for additional comments and specific code references when considering findings of fact and conclusions.

Should the Planning Board find the project meets the requirements of Sec. 60-1277 and Sec. 60-1359, staff recommends Preliminary Approval with the following conditions:

1. Final Subdivision Plan must be recorded at the Androscoggin County Registry of Deeds prior to issuance of building permits.
2. Water and sewer easements must be granted to the Auburn Water & Sewer District prior to activation of the mains.
3. A Traffic Impact Analysis must be submitted to assess system impacts and identify improvements necessary to maintain acceptable service levels.
4. The subdivision plan must clearly delineate and label the required recreation/open space areas, and specify who will be responsible for their management (e.g., a homeowners' association, the landowner, or another arrangement acceptable to the Planning Board).

Suggested Motion:

I move that the proposal meets the requirements of Sections 60-1277 and 60-1359 and grant Preliminary Approval to Terradyn Consultants, LLC, on behalf of Timothy Millett, for a housing development consisting of 69 single-family homes, three multi-family buildings with eight units each, and an accessory 5,000 sq. ft. warehouse on Danville Corner Road (PID 122-004 and 122-005) subject to submission of the final plan for Board review and recording after meeting all preliminary conditions. The proposed project meets the standards of Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.

City of Auburn, Maine
Office of Planning & Permitting
www.auburnmaine.gov | 60 Court Street
Auburn, Maine 04210 207.333.6601

To: Auburn Planning Board
From: David Hediger, Director of Planning
Re: PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: Danville Corner Road (PID 122-004 and 122-005) – Application by Terradyn Consultants, LLC on behalf of Timothy Millett for a housing development with 69 single family homes and 3 multi-family buildings with 8 apartments each. The property is located in the General Business (GB) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.
Date: November 6, 2025

PROPOSAL
Terradyn Consultants, LLC, on behalf of Timothy Millett, has submitted an application for a housing development consisting of 69 single-family homes, three multi-family buildings with eight units each (24 units total), and an accessory 5,000 sq. ft. warehouse on Danville Corner Road (PID 122-004 and 122-005). The development area consists of two parcels totaling approximately 15.2 acres. One of the parcels (PID 122-005, 180 Danville Corner Road) contains the structure recently approved for conversion into a four-unit apartment building. Access will be provided by private roads. The final development will result in two lots. The single-family homes will be conveyed, while the remaining land and infrastructure will be retained by the applicant.



ZONING CONSIDERATIONS
The site is located in the General Business (GB) District, which allows residential dwelling uses permitted in the Multifamily Suburban (MFS) District. The MFS District permits single-family detached and multi-family dwellings. The minimum lot width, depth, and density requirements of the MFS District also apply.

The two lots totaling 15.2 acres are proposed to be divided as follows:

- Lot 1: 0.98 acres, containing the recently approved four-unit multifamily dwelling at 180 Danville Corner Road.
- Lot 2: 14.22 acres, containing 93 dwelling units.

Based on 93 total units, the minimum lot area required is 4.45 acres (10,000 sq. ft. for the first unit and 2,000 sq. ft. for each additional). With 14.22 acres, the lot could support up to 241 units under the MFS maximum density of 17 units per acre. All other dimensional requirements of the GB and MFS Districts have been met.

SITE PLAN REVIEW AND SUBDIVISION STANDARDS

The division of land resulting in three or more dwelling units within a five-year period constitutes a subdivision under 30-A M.R.S.A. § 4401. Therefore, this project is subject to Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.
The applicant has addressed the criteria of both ordinance sections, including:

- Access: Access will be from Danville Corner Road via approximately 2,800 feet of private roads with sidewalks, designed to City standards.
- Parking: Adequate parking has been provided with 2 spaces per single-family unit and 1.5 spaces per apartment unit.
- Utilities: The project will be served by public water and sewer. Easements, as shown on Subdivision Plan C-1.0, must be granted to the Auburn Water & Sewer District prior to activation of the mains.
- Traffic: The 93-unit development is projected to generate 813 weekday trips, including 58 AM peak-hour and 77 PM peak-hour trips. Weekend volumes are estimated at 664 trips on Saturday and 678 on Sunday, with 73 AM and 66 PM peak-hour trips. Although this does not trigger a Traffic Movement Permit (100 peak-hour trips), staff has requested a Traffic Impact Analysis in accordance with Chapter 46, Article V, Division 4 to evaluate travel demand, system capacity, and any necessary improvements. The study must be prepared by a qualified traffic engineer. . The city may waive traffic analysis requirements if a qualified engineer shows they are unnecessary. The applicant has indicated that additional information will be provided with the final application.
- Stormwater: Stormwater will be managed via a large gravel wetland on the eastern side of the property, meeting Maine DEP and City requirements.
- Open Space: Subdivisions with single-family dwellings must meet Section 60-1367 open space/recreation requirements. Approximately 65% of the site will remain open space. For the 69 single-family homes, 7.77 acres of open space is required (43,560 sq. ft. for the first 10 units and 5,000 sq. ft. per additional unit). Approximately 9.4 acres will be provided, including a small internal trail network. Open space provisions will be documented in the land lease agreement for the development.

DEPARTMENT REVIEW

The application and revisions provided have addressed concerns raised by city staff. There are no remaining concerns at this time.

ADDITIONAL ITEMS

The development is being reviewed as a major subdivision pursuant to Sec. 60-1361. Being a major subdivision, the code requires a two-meeting process, which differs from past Board practice where subdivision approval was completed in one meeting utilizing Site Plan review standards. This is allowed by state statute, if a municipality adopts this provision. . Auburn has

not formally adopted the one-meeting process and has been advised that until an amendment is made, major subdivisions are subject preliminary and final review process; therefore, major subdivisions are subject to preliminary and final review.

Specifically, the Planning Board reviews preliminary plans at a public hearing, sets any conditions for the final plan, and grants preliminary approval as a guide; however, final plan approval is separate and may require additional changes or another hearing. The Board, by majority vote, may determine whether a public hearing is necessary for final plan review. The subdivider must submit the final subdivision plan within six months of preliminary approval. One six-month extension may be granted for good cause if requested in writing at least 30 days before the original deadline. The Board may require resubmission of the preliminary plan instead of acting on the final plan.

Within 30 days of the public hearing on the final plan, the Planning Board will approve, conditionally approve, approve with conditions, or disapprove the plan, providing written reasons for its decision. Typically, the Board will make a motion to approve at the meeting of the final hearing.

PLANNING BOARD ACTION

The proposed project requires review and findings for approval under Sections 60-1277 and 60-1359:

Site Plan Review – Section 60-1277

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. 60-1359. Guidelines.

When reviewing any subdivision for approval, the planning board shall consider the following criteria, and before granting either approval or denial, shall determine that the proposed subdivision:

(1) Will not result in undue water, air or noise pollution. In making this determination it shall at least consider:

a. The elevation of land above sea level and its relation to the floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal;

b. The slope of the land and its effect on effluents;

c. The availability of streams for disposal of effluents; and

d. The applicable state and local health and water resources regulations, including stormwater management requirements in accordance with section 60-1301(14);

(2) Has sufficient water available for the reasonably foreseeable needs of the subdivision;

(3) Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;

(4) Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
(5) Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;
(6) Will provide for adequate sewage waste disposal;
(7) Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized;
(8) Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas;
(9) Is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;
(10) Is funded by a subdivider has adequate financial and technical capacity to meet the standards of this section;
(11) Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;
(12) Has provisions for on-site landscaping that are adequate to screen neighboring properties from unsightly features of the development;
(13) Will not create a fire hazard and has provided adequate access to the site for emergency vehicles;
(14) Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;
(15) Does not have long-term cumulative effects of the proposed subdivision will that unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.

Any denial of a project must include reference to the criteria found in Section 60-1304.(2) and Section 60-1365

STAFF RECOMMENDATIONS
Should the Planning Board find the project meets the requirements of Sec. 60-1277 and Sec. 60-1359, staff recommends Preliminary Approval with the following conditions:

1. Final Subdivision Plan must be recorded at the Androscoggin County Registry of Deeds prior to issuance of building permits.
2. Water and sewer easements must be granted to the Auburn Water & Sewer District prior to activation of the mains.
3. A Traffic Impact Analysis must be submitted to assess system impacts and identify improvements necessary to maintain acceptable service levels.

Suggested Motion:
I move that the proposal meets the requirements of Sections 60-1277 and 60-1359 and grant Preliminary Approval to Terradyn Consultants, LLC, on behalf of Timothy Millett, for a housing development consisting of 69 single-family homes, three multi-family buildings with eight units each, and an accessory 5,000 sq. ft. warehouse on Danville Corner Road (PID 122-004 and 122-005) subject to submission of the final plan for Board review and recording after meeting all preliminary conditions. The proposed project meets the standards of Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.

TERRADYN CONSULTANTS, LLC

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

December 1, 2025 24-164

David Hediger
Director of Planning & Permitting
City of Auburn
60 Court Street
Auburn, ME 04210

Subject: Danville Corner Housing Development
Response to Planning Board Comments

David,

On Behalf of Timothy Millett, Terradyn Consultants, LLC, is pleased to submit the following supporting information from the Planning Board meeting held on November 10, 2025 application for the Danville Corner Housing Development Project.

Comment Responses

The following responses to comments are from the information provided. The original comments are in *Italics*:

Comments from City of Auburn Planning Board Meeting, Dated November 10, 2025:

1. *Division 4- Traffic Impact Analysis:*

   Comment Response: We are preparing a traffic impact analysis for the proposed development. City staff has connected our office with MaineDOT staff working on the improvements at the intersection of Danville Corner and Washington Street. MaineDOT has preliminary indicated that they do not expect the development to have a significant impact on the overall signalization project. We will continue to work with City Staff and MaineDOT as the analysis is prepared.

   The City of Auburn's ordinace does not specify submission requirements for a preliminary subdivision application—and only defines what is required for final approval, we respectfully request that the Planning Board consider the traffic analysis as a condition of preliminary approval. This approach recognizes that the Board retains full authority to approve or deny the project at the final hearing.

2. *Right Title and Interest.*

   Comment Response: Timmothy Millet (the applicant) is the owner of both Delish, LLC and South Grove Residences, LLC (formerly Danville Corner Road, LLC). Please refer to the attached IRS documentation demonstrating Timothy Millets ownership.

3. *Financial Capacity*

   Comment Response: This was not discussed during the meeting however the applicant wanted to provide an updated financial capacity as the previous one was around a year old.

4. *Ownership and Land Lease*

   Comment Response: The applicants attorney has been in contact with the City of Auburn Attorney and Planning Staff and will be providing an update under separate cover.

5. *Open Space:*

   Comment Response: The property is located within the GB district which allows for residential dwelling uses as permitted in the Multifamily Suburban District (MFS). Dimensional standards of the MFS that apply are limited to Minimum lot width and depth, and density. All other dimensional regulations of the GB District apply including the requirements of open and unbuilt spaces outlined in 60-500(f).

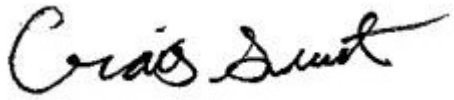
   Section 60-1367 Recreation area/ open space standards require a proposal a provision for recreational which is adequate to meet the reasonably foreseeable needs of the residents of the subdivision and specifies a minimum size requirement of 43,560 sf for the first 10 units and 5,000 sf for each additional unit.

   The proposed development will feature approximately 65% greenspace. For the 69 single family homes approximately 7.77 acres of open space is required (43,560 for first 10 and 5,000 for each additional). The areas outside of the building and roadways will be available for open space with a small trail system in the center of the looped road. The total area for open space is approximately 9.4 acres.

   Section 60-1337 (g) states that *land dedication may be part of a condominium or homeowners association or proposed in any other form acceptable to the planning board provided it serves the needs of the residents of the subdivision* . The proposed area for open space will be described within the land lease agreement for the development and can be shown within the recorded subdivision plans as open space for the dedication of the land

We trust that the above responses and attached materials address the comments. Please contact me directly with any additional questions or concerns.

Sincerely,
TERRADYN CONSULTANTS, LLC



Craig Sweet, P.E.

Attachment 1

Right Title Interest

X

IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

000169.704375.46735.30302 1 MB 0.672 532

DELISH LLC
TIMOTHY A MILLETT MBR
155 CENTER ST BLDG G BOX 6
AUBURN ME 04210

000169

Date of this notice: 09-19-2025

Employer Identification Number: [redacted]

Form: SS-4

Number of this notice: CP 575 B

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN [redacted] This EIN will identify your entity, accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did not apply for this EIN, please visit, www.irs.gov/einnotrequested.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 1065	03/15/2026

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, Accounting Periods and Methods.

We assigned you a tax classification (corporation, partnership, estate, trust, EPMF, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, Entity Classification Election. See Form 8832 and its instructions for additional information.

IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 09-06-2024

Employer Identification Number: [redacted]

Form: SS-4

Number of this notice: CP 575 G

DANVILLE CORNER ROAD LLC
TIMOTHY A MILLETT SOLE MBR
155 CENTER ST UNIT 6
AUBURN, ME 04210

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN [redacted]. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.



Corporate Name Search

Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Tue Nov 25 2025 09:41:28. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
DELISH LLC	202601657DC	LIMITED LIABILITY COMPANY	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
08/27/2025	N/A	MAINE

Other Names **(A=Assumed ; F=Former)**

NONE

Principal Home Office Address

Physical	Mailing

Clerk/Registered Agent

Physical	Mailing
ALEX S. PARKER 10 MINOT AVENUE AUBURN, ME 04210	ALEX S. PARKER 10 MINOT AVENUE AUBURN, ME 04210

New Search

Click on a link to obtain additional information.

List of Filings	View list of filings	
Obtain additional information:		
Certificate of Existence (Good Standing) (more info)	Short Form without amendments ($30.00)	Long Form with amendments ($30.00)
Certificate of Legal Existence (more info)	Short Form without amendments ($30.00)	Long Form with amendments ($30.00)

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If you encounter problems, visit the troubleshooting page.



If you encounter technical difficulties while using these services, please contact the Webmaster. If you are unable to find the information you need through the resources provided on this web site, please contact the Division of Corporations, UCC & Commissions Reporting and Information Section at 207-624-7752 or e-mail.

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Corporate Name Search

Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Tue Nov 25 2025 09:42:30. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
SOUTH GROVE RESIDENCES LLC	202505134DC	LIMITED LIABILITY COMPANY	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
08/30/2024	N/A	MAINE

Other Names	(A=Assumed ; F=Former)
DANVILLE CORNER ROAD, LLC	F

Principal Home Office Address

Physical	Mailing
155 CENTER STREET, BLDG G, BOX 6 AUBURN, ME 04210	155 CENTER STREET, BLDG G, BOX 6 AUBURN, ME 04210

Clerk/Registered Agent

Physical	Mailing
WILLIAM K. SKELTON 500 CANAL STREET LEWISTON, ME 04240	WILLIAM K. SKELTON 500 CANAL STREET LEWISTON, ME 04240

New Search

Click on a link to obtain additional information.

List of Filings	View list of filings	
Obtain additional information:		
Certificate of Existence (Good Standing) (more info)	Short Form without amendments	Long Form with amendments

	($30.00)	($30.00)
Certificate of Legal Existence (more info)	Short Form without amendments ($30.00)	Long Form with amendments ($30.00)

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If you encounter problems, visit the troubleshooting page.



If you encounter technical difficulties while using these services, please contact the Webmaster. If you are unable to find the information you need through the resources provided on this web site, please contact the Division of Corporations, UCC & Commissions Reporting and Information Section at 207-624-7752 or e-mail.

© Department of the Secretary of State

Attachment 2

Financial Capacity

Docusign Envelope ID: 318D6E95-0AE4-4D10-94C2-FA9A40141F70

MAINE COMMUNITY BANK

December 1, 2025

City of Auburn
60 Court Street
Auburn, Maine 04210

Re: Real Estate Development – Timothy A. Millett – Danville Corner Road, Lot 122-004, Auburn, Maine 04210

To Whom It May Concern:

Please be advised that Mr. Timothy A. Millett is a valued client of Maine Community Bank ("the Bank") and has been for many years. As the relationship manager for the banking relationship with Mr. Millett, I can attest that all accounts have been and continue to be handled as agreed.

It is our understanding that Mr. Millett is in the process of completing all the necessary requirements to obtain the appropriate approvals for the proposed real estate development located at Danville Corner Road, Lot 122-004, Auburn, Maine 04210, which includes the development of multiple single-family homes, known as South Grove Residences. The Bank and Mr. Millett have had preliminary conversations regarding the proposed project and although the Bank has not received any formal request to be involved in financing of the proposed project, the Bank is confident that Mr. Millett, along with potential investment sponsors, will have the capacity to construct and manage the proposed project.

If you should need any additional information, please feel free to contact me directly at 207 333-4505 or tsavage@mainecb.com.

Sincerely,

DocuSigned by:
Todd Savage
F2D2378D0C264B9...

Todd L. Savage
Senior Vice President
Commercial Banking Market Manager

Date: December 1, 2025

To: RJA

FR: AFF

RE: Mobile Homes Statutes in Maine and their Applicability to Danville Corner Housing Development Project in the City of Auburn.

Synopsis.

The development of 69 single-family homes under a 99-year lease will only trigger the application of Maine's mobile home statutes if the critical factors are met: the method of constructing the single-home and the intended use of the land, not the duration of the lease or the right to build or acquire a home. Unified land ownership is necessary to invoke said statutes but not sufficient, the homes themselves must meet the statutory definitions for the mobile home statutes to apply.

Accordingly, if the development will be for traditional site-built single-homes, constructed from the ground up, then they will not meet the precise definitions of a manufactured home under 10 M.R.S. §§ 9002, 9081, and 9091. Single-family homes, as likely to be constructed by the Developer, will not be subject to the mobile home statutes.

Summary of factual background from the email sent by Director of Planning, Mr. David Hediger.

Terradyn Consultants, LLC, on behalf of Mr. Timothy Millet ("Developer") has submitted to the City of Auburn (the "City"), an application for the housing development consisting of 69 single-family homes., three multi-unit buildings with eight units each (24 units in total) and an accessory 5,000 sq. ft. warehouse. The development area consists of two parcels totaling approximately 15.2 acres and the final development will result in two lots. The single-family

homes will be conveyed, while the remaining land and the infrastructure will be retained by the Developer.

The Board has the following concerns related to,

1. The ownership of the land under the single-family homes;
2. Whether the lot designated for single-family homes will function similar to mobile home park.
    a. Whether "building on lands of another" should be a concern for the City
    b. Possible implications for the City related to liens.
3. The lease agreement does not clearly provide whether the conveyance involved the building or building and the land upon which the building is located.
        a. That, lease agreement seems like a rental agreement including, but not limited to, lease termination language.

Potential implication as provided by City: if this development is proposed to function as a mobile home park, the City Council may need to consider an ordinance that regulates lot rents in similar setting(s) throughout the State.

Analysis

The threshold question to determine is whether, or not, Developer's single-family homes meet the definition of a mobile home. Failure to meet this definition, *per se*, excludes the application of the statutory scheme devoted to regulate mobile homes in the State.

Developer's single-family homes, as projected to be built, will be subject to the statutory scheme that regulates mobile homes or manufactured housings that are situated on mobile parks.

10 M.R.S. § 9002 defines "manufactured housing" as a structural unit or units designed to be used as dwellings, constructed in a manufacturing facility, and then transported by its own chassis or placed on an independent chassis at a building site. The definition encompasses any building constructed off-site and transported to the site for use as housing.

10 M.R.S. § 9081 defines a "manufactured home" as a transportable structure of similar dimensions, built on a permanent chassis, and designed for use as a dwelling.

Similarly, under 10 M.R.S. § 9091, a "mobile home" is a structure that is transportable in one or more sections, at least 8 feet wide and 32 feet long, built on a permanent chassis, and designed for use as a dwelling with or without a permanent foundation. It must include plumbing, heating, air-conditioning, and electrical systems.

A "mobile home park" (10 M.R.S. § 9091) or "manufactured housing community" (10 M.R.S. § 9081; 02-385 C.M.R. ch. 820, § 1) is any parcel of land under single or common ownership or control, planned and improved for the placement of two or more (or three or more, depending on the provision) mobile or manufactured homes. A site for these homes is characterized as a mobile home park if its ownership is unified as opposed to subdivided for individually owned lots. *See*, *Sanford Properties, Inc. v. Town of Sanford*, 609 A.2d 287 (Me. 1992) ("since the early 1980s the state has differentiated between a mobile home park and a mobile home subdivision on the basis of who owned title in the land. A mobile home park means a parcel of land under unified

ownership, whereas a mobile home subdivision involves "individually owned lots.") (internal quotations omitted).

Developer's plan does not propose to construct dwellings similar to what is defined in the statutes. Therefore, Developer's single-family homes, as projected to be built, will not meet the definition of a manufactured home. Failure to meet the definition, *per se*, takes Developer's plan, and his application with the City, outside of the scope of mobile home statutes. Given that the critical factor is the method of how these manufactured homes are constructed, the issue of whether, or not, Developer's lot in question is a mobile park is moot. However, *arguendo*, that the definition is met, ownership of the land alone is not sufficient. *Id*. In addition to ownership, the lot should be planned and improved to provide amenities for said homes to function as dwellings.

Hence, the form of ownership of the should not be of issue to the City's. How occupants acquire their interests as either a pre-built home or construct their own on Developer's land, provided that neither falls within the statutory definition of a manufactured home, shall not trigger the mobile home statute because the key questions is not the tenure or form of ownership, but instead whether the single-home, as constructed, meets the definition under the statute. Therefore, the lease agreement need not specify what is being conveyed – the building or both building and the land upon which the building is located. Accordingly, even if the lease agreement may seem like a rental agreement, this has no bearing upon the issue of whether, or not, the property and interests transferred are within the scope of mobile homes statutes. Developer and future occupants are free to structure a deal they find fit for their purpose.

The Board has also questioned how the taxation of the improvements versus the land would be handled. The Assessor will assess the improvements and tax the owner of the improvements as

has always been the case, and the City will have it's same lien rights with respect to the improvements as it has in similar scenarios. The Developer will continue to be taxed on the value of the real estate, and the City will of course have its lien rights as to the land as well.

RESIDENTIAL LEASE AGREEMENT

This lease agreement is made this ____ day of _____, 2025 by and between **DANVILLE CORNER ROAD, LLC**, with a mailing address of 155 Center St. Unit 6, Auburn, ME 04210 (hereinafter called "Landlord"), and _____ (hereinafter individually and/or collectively called "Tenant"), with a mailing address of _____.

1. **CONFIRMATION AND CREDIT**: This Lease is subject to the approval of the Landlord. This Lease Agreement is subject to confirmation and verification of all the information provided to Landlord by Tenant, including but not limited to, source of employment, income levels, and resources at Landlord's sole discretion. It is also subject to a satisfactory reference and credit check, payment of security deposit in full as well as the first month's rent and the prompt surrender of possession of the premises by a departing tenant. By signature hereon, Tenant specifically authorizes and consents to Landlord obtaining Tenant's credit history via any lawful means. The Landlord will not be liable to the Tenant for any consequential damages resulting from this provision of this Lease Agreement.

2. **PREMISES:** The Tenant agrees to rent from Landlord for the use and occupation for a private residence for Tenant the following premises: **Lot No. ____ in the Danville Corner Road Subdivision** (hereinafter referred to as the "**Premises**").

3. **RIGHT TO CONSTRUCT RESIDENCE**: Tenant shall either CONSTRUCT OR PURCHASE FROM Landlord a single family residence on the Premises. Tenant shall own the improvements on the Premises. The improvements shall be in accordance with design standards set by Landlord.

4. **RENT PAYMENTS:** The rent for the Premises is: **$450** per month, with the first payment due _____ ____**, 20**___. Thereafter, the Tenant shall pay the rent for each month on or before the first (1st day of that month, without notice, demand, or any right to setoff of any kind. Rent payments shall be hand-delivered or mailed to the Landlord at the above address unless otherwise designated, at the Landlord's election. An additional charge of four (4%) percent ($_____) of the amount due shall be paid to Landlord in the event that the payment is not received within fifteen (15) days of the rent due date. Late payment charge shall be due upon payment of rent. The Tenant will pay a Fifty Dollar ($50.00) service fee as additional rent for any check returned to Landlord by the Tenant's bank for insufficient funds or any other reason. Landlord may increase the rent charged for the Premises upon the expiration of the lease term after providing written notice to the Tenant, which said notice shall be given to the Tenant at least ninety (90) days prior to the rental price increase. Any increase shall be in accordance with Title 10 M.R.S.A § 9093-B of the Maine Statutes

5. **TERM OF LEASE:** The Landlord will rent the Premises to the Tenants for a term of Ninety-Nine (**99**) years, beginning _____ ____**, 20**___, and ending at 12:00 p.m. on _____ ____**, 20**___. Said term shall automatically be extended from year to year unless terminated by Tenant. Notice of Termination must be received at least six (6) months prior to the end of the term or extension. If, through no fault of Landlord, Landlord is unable to

deliver possession of the premises to the Tenant within ten (10) days of the commencement date of this lease, Tenant may cancel this lease by notice to Landlord, and neither party will have any further obligation hereunder. Any sums paid under the lease will be refunded to the Tenant. Tenant will have no other remedy for the Landlord's inability to deliver the premises, unless the failure to deliver is caused by Landlord's negligence or wrongful acts. In the event the Tenant stays beyond the expiration of the lease, the Tenant shall be deemed to be a "tenant at will" and Landlord will reserve the right to enter into a new written lease agreement with Tenant in Landlord's sole discretion, which includes the right to increase the rental amount in a new lease agreement. This provision shall be considered 45-day notice of the right to increase the rental amount in any subsequently entered lease agreement or tenancy-at-will by and between Landlord and Tenant. The other terms and conditions of this lease will remain in full force and effect. Tenant may be evicted without notice at the end of the term if Landlord commences an eviction action within seven (7) days of the end of the term.

6. **SECURITY DEPOSITS:** The Tenant shall deposit with the Landlord **$900** as a security deposit (the "security deposit" or "deposit"), at the commencement of the lease. The security deposit does not exceed two months rental amount, and is in addition to rental payments and shall not be used by the Tenant as a substitute for unpaid rent. The security deposit will be used by the Landlord to cure any defaults by Tenant under the Lease Agreement, and/or after the tenancy is terminated to repair damage to the Premises, if any, for the actual cost of any unpaid rent, other charges owed to the Landlord, and the cost of moving, storing and disposing of any unclaimed property. The security deposit will not be used to pay for routine cleaning or painting of the Premises caused by normal wear and tear. The security deposit may be used to cure any default under this Lease Agreement, including, but not limited to: rental amounts due under the terms of this Lease Agreement that are not paid by Tenant; any unpaid late charges and/or insufficient funds charges; any court costs resulting from enforcement of the terms or provisions of this Lease Agreement, to the maximum extent allowable; costs of repairs or replacements to any part of the Premises over and above reasonable wear and tear; costs to replace unreturned or lost keys, including any locksmith charges necessary thereto; reasonable charges to have the Premises professionally cleaned upon vacation by the Tenant if Tenant shall fail to fulfill his or her obligation under Paragraph 8(g) of this Lease Agreement.

During the Lease term, Tenant agrees to reimburse Landlord within five (5) days for any such sum so applied by Landlord from the security deposit. In the event the Landlord retains all or a portion of the security deposit, the Landlord will provide the Tenant an itemized list of charges and return the balance of the security deposit to the Tenant within thirty (30) days after the termination of the tenancy by mailing it to the Tenant's last known address pursuant to the provisions of 14 M.R.S.A. § 6033. If Landlord uses any of the security deposit money to fulfill obligations of Tenant hereunder, Tenant will deposit sufficient monies so that said security deposit will at all times be equal to the full deposit identified above.

7. **CO-TENANTS:** In the case of co-Tenants, the obligations and commitments contained in this lease will be joint and several, and each of the co-Tenants expressly agrees to perform the obligations and make the payments required under this lease without regard to any performance by a co-Tenant. Any default or breach of the terms of this lease by any co-Tenant will constitute a default or breach by all co-Tenants. The co-Tenants agree that they will work out

the details of dividing any refund of a security deposit among themselves and the delivery of any personal property left on the premises after all co-Tenants vacate. The Landlord may pay the refund or deliver personal property to any person identified as a Tenant under this Lease Agreement.

8. **TENANTS' RESPONSIBILITIES, USE OF PREMISES:**

a. USE: The Tenant agrees that the Premises will be used only for purchase or construction of a personal residence, except for incidental use in trade or business (such as telephone solicitation of sale or arts and craft created for profit). Such incidental uses shall be allowed as long as they do not violate local zoning laws, the Documents, damage the premises, disturb neighbors, or affect the Landlord's ability to obtain liability insurance. In no circumstance shall Tenant us the Premises in any manner that does not comply with the Documents and all local, county, state, and federal laws and/or codes, ordinances, and regulations. Guests shall not remain with the Tenant for more than three (3) consecutive days or more than a total of ten (7) days in any twelve (12) month period without the consent of Landlord. If such occurs, it shall be a material breach of this Lease, and the Tenant shall be subject to a 7-day notice to quit.

b. OWNERSHIP: Tenant shall own the improvements on the premises. Tenant may mortgage the improvements, but not the Lot. Tenant shall be taxed on the value of the improvements by the City of Auburn, and shall pay said tax either directly or through an escrow for taxes with Tenant's lender if applicable.

c. RULES: The Landlord may issue reasonable rules regarding the use and enjoyment if the Premises and the improvements thereon. A copy of said rules are attached hereto as Addendum A. to as Addendum A.

d. DAMAGE: Tenant agrees not to damage the Premises, the building or grounds. Damage (other than normal wear and tear) caused by Tenant, the Tenant's family, invitees or guests shall be repaired in a good and workmanlike manner by the Tenant at the Tenant's expense. Tenant will promptly notify Landlord in writing of any and all deterioration, damage or other condition requiring repair to the premises, of which Tenant has or should have knowledge, and Tenant shall be liable for any such repairs or maintenance arising out of or caused by Tenant's failure to notify the Landlord.

e. ALTERATIONS: No alterations, additions or improvements to the Premises, the building or property shall be made by the Tenant without prior written consent of the Landlord. Tenant shall be responsible for the costs of any damages and/or repair or removal for any alternations, additions, or improvements undertaken by Tenant.

f. VEHICLES; STORAGE OF MATERIALS: Tenant will not be permitted to keep or maintain any inoperable or unlicensed/unregistered vehicles, trailers, boats, motorcycles and the like in the parking lot or any other portion of the Premises, or store any materials on the exterior of the Premises or common areas without prior written consent of the Landlord. If Tenant breaches this condition, the Tenant understands that Landlord may dispose of any such vehicle or item at the Tenant's expense. Tenant may park no private automobiles or motorcycles or other such motor

vehicle as Landlord shall approve in the parking area designated by Landlord. Tenant shall ensure that Tenant's guests and/or invitees do not interfere with the rights of others in use of the parking area, and that said guests and/or invitees comply with these parking rules. **Only _____ (____) parking spots are available for Tenant's use.**

Equipment of Tenant, such as bicycles, toys, recreation equipment, lawn chairs, etc. shall be stored in Tenant's unit, and shall not be left outside in front of the building or in any common area. Neither shall the use or storage of said equipment create a hazard or be unsightly. Playground equipment, picnic tables, etc. are not permitted unless expressly permitted by the Landlord in writing. No boats, R.V.'s, or snowmobiles are permitted to be parked or stored on the Premises.

g. SMOKE DETECTORS: Smoke detectors are installed in the Premises. Tenant shall be responsible for maintaining the smoke detectors in working order, and, should the smoke detectors require any repair or replacement, Tenant shall notify Landlord of the same immediately and Landlord shall promptly repair or replace the same. Tenant agrees not to damage or disable any smoke detectors on the Premises. Landlord agrees to change the batteries in the smoke detectors at the beginning of the lease term and one time per year, in the month of SEPTEMBER, and Tenant shall be responsible for all additional battery replacement and for ensuring the functioning of such alarms.

h. CLEANING: Tenant agrees that upon expiration of the term of this Lease, or upon the termination of this Lease, and prior to Tenant's vacation of the Premises, Tenant shall leave the Premises clean of debris or other materials. Cost of cleaning of debris will be deducted from Tenant's security deposit.

i. INDEMNIFICATION: Landlord shall not be liable for any damage or injury to Tenant, Tenant's family, guests, visitors, invitees, or any other person or to any property occurring in or near the Premises, unless such injury or damage is caused by the negligence or intentional act(s) of the Landlord, its agents, or employs. Tenant agrees to hold Landlord harmless, to release and to indemnify Landlord, its agents, and employees from all claims for damage or injury to the fullest extent permitted by law. Landlord shall not be liable for any damage or injury to Tenant, Tenant's family, guests, visitors, invitees, or any other person or to any property occurring in or near the Premises, unless such injury or damage is caused by the negligence or intentional act(s) of the Landlord, its agents, or employs. Tenant agrees to hold Landlord harmless, to release and to indemnify Landlord, its agents, and employees from all claims for damage or injury to the fullest extent permitted by law. Tenant will defend and, except to the extent caused solely by the negligence or willful conduct of Landlord, will indemnify Landlord and their employees and agents and assigns, and save them harmless from any and all injury, loss, claim, damage, liability and expense (including reasonable attorney's fees) in connection with the loss of life, personal injury or damage to property or business, arising from, related to, or in connection with the occupancy or use by Tenant, including by Tenants' pet, of the leased premises or any part of Landlord's property or the buildings, or occasioned wholly or in part by any act or omission of Tenant, its contractors, subcontractors, subtenants, licensees or concessionaires, or Tenant's respective agents, servants or employees, guests, invitees, patrons, guests, or otherwise, while on or about the leased premises. Tenant shall also pay Landlord's expenses, including reasonable attorney's fees, incurred by Landlord in successfully enforcing any obligation, covenant or

agreement of this Lease or resulting from Tenant's breach of any provisions of this Lease (including without limitation any attorneys' fees incurred to monitor or intervene in any bankruptcy proceeding involving Tenant), or any document, settlement or other agreements related to this Lease. Tenant agrees not to assert immunity under workers' compensation laws as a defense to the enforcement by Landlord of the foregoing indemnity. The provisions of this Article shall survive the termination or earlier expiration of the term of this Lease. Without limitation of any other provision herein, neither Landlord, their employees, agents nor assigns shall be liable for, and Tenant hereby releases them from all claims for, any injuries to any person or damages to property or business sustained by Tenant or any person claiming through Tenant due to the building or any part thereof (including the premises), or any appurtenances thereof, being in need of repair or due to the happening of any accident in or about the building or the leased premises or due to any act or negligence of Tenant or of any employee, guest, patron, customer, or visitor of Tenant. Without limitation, this provision shall apply to injuries and damage caused by nature, rain, snow, ice, wind, frost, water, steam, gas or odors in any form or by the bursting or leaking of windows, doors, walls, ceilings, floors, pipes, gutters, or other fixtures; and to damage caused to fixtures, furniture, equipment and the like situated at the leased premises, whether owned by Tenant or others.

9. **ALLOCATION OF SERVICES PROVIDED BY THE LANDLORD AND TENANTS:**

Tenant shall be responsible to pay for the following utilities on the Premises and establish accounts in Tenant's own name. For utilities provided by Landlord, Tenant agrees to take reasonable steps to conserve.

	Landlord	Tenant
Electricity	_____	__X__
Cable/Internet	_____	__X__
Heating Oil/Propane	_____	__X__
Natural Gas	_____	__X__
Water	_____	__X__
Sewerage	_____	__X__
Trash Removal	_____	__X__

Trash removal is provided by _____, and trash pickup is _____.

Yard Maintenance	_____	_____
Snow Removal - Driveway, Parking Area	__X__	_____
Snow Removal - Walks, Stairways	_____	__X__

Tenant is responsible for snow removal for any walkway, stairs, rear walkways and patios.

Tenant shall be responsible for the shoveling, salting, and sanding of Tenant's walks/stairways, rear patio, steps and porch (collectively referred to as the "Porch") in the winter months for snow and ice. Tenant agrees to plow/shovel, salt, and sand the Porch areas of the Premises, and Tenant

assumes all risks and responsibility for any injuries incurred by Tenant or Tenant's guests, family, invitees, or others if any such person is injured by virtue of Tenant's negligence in failing to salt and/or sand the Porch areas. Tenant shall indemnify and hold harmless Landlord from any claims, by any person, for injuries incurred on Tenant's Porch areas related to Tenant's failure to salt, sand, or otherwise clear the Porch areas and keep the same in safe and proper condition. TENANT MUST MAINTAIN HEAT WITHIN THE PREMISES TO AT LEAST 55 DEGREES FAHRENHEIT AT ALL TIMES.

TRASH/GARBAGE is collected on a weekly basis. Trash/garbage from Tenant shall be placed in the area designated by Landlord. Under no circumstances shall waste be deposited in any other location (including by the entry door). Trash Pick-up is _____. Any items not removed by Landlord shall be taken to the City disposal sites by Tenant--- examples: trees, appliances, rugs, tires, baby strollers, furniture of any kind, bicycles, batteries, metal, and mattresses. If any of these items are left in the unit or on the grounds by the Lessee upon vacating the unit, the Tenant will be charged for their proper disposal. Tenant agrees to strictly abide by any rules and regulations of the Landlord and Association as to the placement and removal of trash/garbage, including, but not limited to, what may be placed in any bins or containers for collection, recycling rules, or any other like and similar provisions for the same.

The supplier of electricity immediately prior to the commencement of this lease term was/is: **Central Maine Power – Tenant must call to set up account.**

The supplier of oil immediately prior to the commencement of this lease term was/is: _____

The supplier of natural gas immediately prior to the commencement of this lease term was/is: _____

The supplier of water and sewer immediately prior to the commencement of this lease term was/is: **City of Auburn**.

Pursuant to 14 M.R.S.A. § 6030-C, "You have the right to obtain a 12-month history of energy consumption and the cost of that consumption from the energy supplier." Your signature on this Lease Agreement shall constitute your acknowledgment and signature of this statement regarding energy efficiency disclosures.

10. **MAINTENANCE:** Tenant shall be responsible for normal maintenance of the improvements on the premises, including the appliances, fixtures, and equipment, and shall keep the same in good clean order, reasonable wear and tear excepted.

11. **LANDLORD'S RESPONSIBILITIES:** Landlord agrees not to interfere with Tenant's legal use of the Premises and promises that the Premises will be fit to live on, and will not be dangerous to health or safety of the Tenant. Landlord's responsibilities in this respect shall not apply in the event that the damage is due to the misconduct of the Tenant or the Tenant's family, invitees or guests. Landlord shall pay real estate taxes assessed on the Premises. Tenant shall pay real estate taxes on the improvements on the Premises. Landlord's responsibilities shall cease upon sale or transfer of the Premises, except for Landlord's prior negligence which has resulted in

damage or loss occurring prior to the sale or transfer.

12. **LANDLORD'S ENTRY INTO THE PREMISES:** Except for emergencies, or unless it is otherwise impractical or impossible to do so, the Landlord or Landlord's agents may enter the Premises only during reasonable hours and after reasonable notice. Twenty-four (24) hours' advance notice is presumed to be reasonable. The Tenant may not unreasonably withhold consent to the Landlord or Landlord's agents to enter the Premises, and Landlord shall not be deemed to have violated this provision so long as Landlord has provided such 24 hours' notice. Entry is permitted in order to inspect the premises, make necessary or agreed upon repairs, decorations, alterations or improvements, supply necessary or agreed upon services or show the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers or contractors. For routine and emergency maintenance, a pass key is retained by Landlord to all units. For the purposes of entry by Landlord, notice may be given by e-mail, writing, facsimile, text message, or other electronic or written communication.

Tenant's E-Mail:
Tenant's Cellular Telephone:

Tenant is responsible for providing to Landlord a new E-Mail Address and/or Cellular Telephone Number if Tenant should change the same. Notice shall be deemed valid if sent to the above address and number, Tenant having failed to update the same to Landlord in writing.

13. **KEYS:** Tenant has been provided an access code for a lockbox which provides access to the Premises. The Tenant may not change the locks to any building or door on the Premises of the lockbox. In the event that Tenant changes the code to the lockbox to the Premises, Tenant shall provide such code to Landlord within 48 hours or will be in default. Landlord will use such code for emergency access only, or for other such access as permitted under the access provisions of this Agreement. If Tenant changes the code or adds locks and does not provide the code or duplicate keys to Landlord, in the event of emergency, Landlord may gain admission to the Premises through whatever means necessary and charge the Tenant reasonable costs for any resulting damage. Tenant is liable for all expenses incurred by Landlord to re-key the premises to conform with building standards.

14. **DISTURBING THE PEACE:** The Tenant agrees not to cause or allow on the Premises or property any nuisance, noise, smell/odor or other activity which disturbs the peace and quiet of neighbors or violates any state or federal law or local ordinance. Such disturbing of the peace shall be considered to cause substantial damage to Landlord's Premises to the extent allowable by law, and shall be grounds for default under this Lease Agreement and 7-days' notice to quit, no right to cure being applicable. Tenant shall keep the volume of any gathering, radio, stereo, television or other device or guest/invitee to a level sufficiently reduced so as not to disturb other Tenants or neighbors. Any use of illegal narcotics or other illegal activity shall be deemed to be a substantial breach of this provision of the Lease Agreement, as well as others contained herein, and subject the Tenant to immediate termination by a 7-day notice to quit.

15. **TERMINATION OF LEASE:**

a. TERMINATION FOR NONPAYMENT OF RENT: In the event that rent payments are not received by the Landlord on or before seventh (7th) day after the date that such rent payments are due, together with any late payment due, the Tenant shall be in default of the lease. The lease may then be terminated by the Landlord, upon seven (7) days written notice. Acceptance of payment does not void or waive Landlord's right to evict.

b. OTHER DOCUMENTS: In the event that Tenant breaches any of the Documents, or any other such and like provision/document, Tenant shall be deemed to have committed a material and substantial breach of this Lease, in which case Tenant may be evicted by the issuance of a Seven (7) Day Notice to Quit, without the right to cure. Tenant may not commit nuisance or waste on any of the common areas of the Premises and building, which any such nuisance or waste Tenant shall be deemed to have committed a material and substantial breach of this Lease, in which case Tenant may be evicted by the issuance of a Seven (7) Day Notice to Quit, without the right to cure.

c. TERMINATION IN THE EVENT OF NUISANCE OR DAMAGE: In the event that the Tenant breaches Tenant's obligations not to create a nuisance, Tenant shall be in default of the lease. No notice of default is required (1) if written warnings have previously been given to Tenant for the conduct complained of, or (2) in the event of the threat of or occurrence of substantial damage to the premises or threat of or actual harm to Landlord or neighbors. In those events, the lease may be terminated, without further notice, by Landlord's commencement of an eviction action in the Maine District Court. Landlord may also be entitled to injunctive relief as set forth in Title 14 Maine Revised Statutes Annotated, Section 6030-A. In the event of minor damage to the Premises or property caused by Tenant, Tenant's guests or invitees, Landlord shall provide seven (7) days written notice to repair, and if not corrected by Tenant within the time provided, or as soon thereafter as the breach can reasonably be cured, then the Tenant shall be in default without further notice.

d. OTHER VIOLATIONS OF THE LEASE: In the event any other term of this lease is violated and the Tenant has not cured the violation within seven (7) days written notice of the violation is provided to the Tenant by the Landlord at the Premises, the Tenant shall be in default of the lease, without any further notice, and the lease may be terminated by commencing an eviction action in the Maine District Court. Tenant shall only be entitled to one (1) written warning of default for any default under this paragraph. In the event of a second breach of this lease for the same activity which gave rise to the previous written notice, the tenancy may be terminated without further notice. In the event that the default specifically provides for termination without notice, the lease may be terminated by Landlord's commencement of an eviction action in the Maine District Court.

e. TERMINATION OF LEASE BY TENANTS: If the Landlord fails to cure the violation of any of Landlord's responsibilities under this lease within seven (7) days after the Tenant has mailed a notice of violation, or as soon thereafter as the breach can reasonably be cured, the Tenant may terminate the lease without any additional notice by vacating the premises, having it professionally cleaned as required by this Lease, and surrendering the keys to the Landlord.

Tenant Initials _____ Landlord Initials _____

f. PAYMENT OF RENT AFTER TERMINATION: Tenant acknowledges and agrees that Landlord's acceptance of rent after date of termination of this lease shall not be considered to void the termination nor preclude the Landlord from enforcing its rights, including the right to evict the Tenant. Such payments shall be for Tenant's use and occupancy of the premises and shall not be considered as rent.

16. **NOTICE:** All notices required to be made by either party under this lease shall be made by any of the following methods:

a. TO TENANT:

i. certified mail, return receipt requested, at the mailing address of Tenant set forth on Page 1 of this lease, in which case the effective date of delivery is when the letter is received, refused, or the first attempt at delivery is made;

ii. hand delivery to Tenant, or by leaving copies with any person of suitable age and discretion then residing at the premises; or

iii. after three (3) good-faith attempts to hand deliver, by both mailing the notice by first class mail to the Tenant's mailing address as set forth on Page 1 of this lease and by leaving the notice at the Premises, in which case the effective date of delivery is when the notice is left at the premises.

iv. by email by sending such correspondence to the following address: _____. Said email shall be deemed to be sent to Tenant and received by Tenant at the time that the email sent by Landlord is date-stamped in Landlord's sent email. Tenant hereby agrees that all notices and attachments sent to Tenant by email are sufficient in terms of notifying Tenant of any issue at the Premises, including, but not limited to, any default(s). Tenant consents that this shall satisfy any written notice requirement under 14 M.R.S.A. § 6002.

b. TO LANDLORD:

Notice to Landlord shall be accomplished by hand delivery or certified mail, return receipt requested at the address of Landlord where rent is delivered. The effective date of delivery is the date of hand delivery or receipt of the certified mail.

17. **ANIMALS:** Tenant may have pets at the Premises: **in accordance with the rules**

No other dogs, cats, birds, rodents, vermin or other animals are to be kept on the Premises without the express written consent of Landlord. Landlord may approve any pet in Landlord's sole and absolute discretion, and, to the extent that the keeping of any approved pet by Tenant increases Landlord's insurance in any amount, Tenant agrees to pay for Landlord's increase in insurance costs. Tenant shall include insurance for any approved animal on Tenant's renter's insurance

policy. If Tenant breaches this Lease Agreement by vacating before the end of the term, Landlord shall have the right to refuse any prospective new tenant if said tenant has pets, in Landlord's sole and absolute discretion. Tenant is solely responsible for any damages caused by a Tenant's allowable pet. Additionally, a pet deposit of **$**_____ is hereby required to cover any potential damages caused by a pet of Tenant, as set forth more fully in Section 5 of this Lease. Nothing herein prohibits service animals or therapy animals as set forth in the Americans with Disabilities Act or any other law related to such animals.

18. **RIGHTS OF MORTGAGEE:** Landlord reserves the right to subordinate this lease at all times to the lien of any mortgage now or hereafter placed upon the premises and the Tenant agrees to execute and deliver, upon request, any documents subordinating this lease to the lien of such mortgage as shall be requested by the Landlord and any mortgagee.

19. **INSURANCE AND LIABILITY:** The Tenant shall provide insurance on the improvements on the Premises and on the Premises protecting their personal property, and animal, as set forth more particularly above in this Lease, and shall hold the Landlord harmless from any damage incurred except damage resulting from the Landlord's violation of Landlord's responsibilities under the terms of this lease agreement. Landlord may request evidence of such insurance. Tenant agrees to indemnify and hold harmless the Landlord and Landlord's agents from any loss or damage arising by reason of any injury to persons or property or any claim on account thereof, or claim which Landlord may incur and any costs or expenses to which Landlord may be put resulting from the Tenant's use of the premises, except when loss or damage was occasioned by the negligence of the Landlord or Landlord's agents. Tenant agrees that he or she shall pay for any increase in insurance costs to Landlord due to any use of the Premises by Tenant in any way that causes said increase. Tenant agrees not to place any inherently dangerous devises, apparatuses, or attractive nuisances on the Premises at any time without Landlord's express written consent, including, but not limited to, trampolines, fire pits, blow-up/stand-up pools or tubs, or the like. Tenant agrees to indemnify and hold Landlord harmless for any injuries or damages caused by Tenant's placement of any of the above items on the Premises, and agrees to pay for any increased insurance costs of the Landlord related to the same.

20. **SUB-LETTING AND ASSIGNMENT:** The subletting or assignment of this lease is not permitted without the written consent of the Landlord, or their agent, which permission may be given or withheld in Landlord's sole and absolute discretion. In no event may Tenant rent or lease the Premises to any other party by virtue of Air BnB, Vbro, or any other like and such rental platform, or privately. In the event of a sublease or assignment, the Tenant shall remain liable on the lease obligations unless released by Landlord in writing. An assignee or sublessee/subtenant shall sign an assumption of liability form to be provided by Landlord prior to any such subletting or assignment.

21. **WAIVER:** The waiver by the Landlord of any breach of any term, covenant or condition herein will not be deemed to be a waiver of such term, covenant or condition or any of its subsequent breach, or any other term, covenant or condition herein no matter how long it may continue. The subsequent acceptance of rent by the Landlord under this provision will not be deemed to be a waiver of any preceding breach by the Tenant of any term, covenant or condition of this lease, other than the Tenant's failure to pay the particular rent so accepted by Landlord.

22. **GENERAL:** This Lease Agreement shall benefit and be binding upon the respective heirs, executors, administrators, successors and assigns of the parties. This Lease Agreement is made in accordance to the laws of the State of Maine. If there is more than one Landlord or Tenant under this lease, the word "Landlord" or "Tenant" shall include the plural. Any provisions of this Lease which shall prove to be invalid, void or illegal shall in no way affect, impair or invalidate any other provision under this lease and all other provisions shall remain in full force and effect. In particular and without limitation, it is not the intention of the parties that any provision of this lease be construed to require Tenant to waive any non-waiveable rights established under Title 14 of the Maine Revised Statutes Annotated, Section 6001 and subsequent sections. The headings or captions in this document shall not be taken into account in construing the meaning of their respective provisions. The parties agree that each party has had the opportunity to review the terms of this Lease Agreement, with counsel, if they so choose, and that each understands said terms such that no provision of this Lease Agreement shall be construed against any party as the sole drafter of the same. This Lease may be executed in counterpart originals, which, when taken as a whole, shall constitute a full, final, and binding Lease Agreement. An email or facsimile or other such E-Signature or Docusign signature shall be as binding as if an original.

23. **RULES AND REGULATIONS:** Landlord may have in effect or may adopt or amend reasonable rules and regulations to be followed by the Tenant, concerning the wise use and efficient operation of the Premises, such as parking, trash removal, decoration of units, etc. Landlord reserves the right to make necessary and reasonable rules and regulations from time to time relating to the use and operation of the Premises, the common areas, the parking areas, balconies, patios and other portions of the Premises visible to the public; together with rules and regulations relating to the convenience, comfort, or common interest of other tenants including those relating to noise, garbage, barbecues, and antennas. Tenant agrees to abide by such rules and regulations and agrees that a second violation thereof shall be deemed a default hereunder. By signature hereon, Tenant confirms receipt of the most recent and effective Rules and Regulations.

24. **ACKNOWLEDGMENT OF ATTACHMENTS:** Tenant, by signature herein below, acknowledges receipt and understanding of the following documents, which said documents are specifically incorporated herein, and made a part hereof, by reference, and any necessary execution of the same: Rules (**Addendum A**); Landlords Disclosure to Tenants of Radon Gas Hazards In A Residential Rental Property and attached Radon in Rental Housing- A Serious Hidden Danger to Family Health (**Addendum B**).

25. **SIGNATURES:** The Tenants and Landlord have each signed and received identical copies of this lease.

Dated this ___ day of _____, 202_.

LANDLORD

_____

Print Name:
Title:
Phone No.:
Email:

TENANT

_____

Print Name:
Date of Birth:
Phone No.:
Email:

TENANT

_____

Print Name:
Date of Birth:
Phone No.:
Email:

TENANT

_____

Print Name:
Date of Birth:
Phone No.:
Email:

TERRADYN CONSULTANTS, LLC

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

October 30, 2025 24-164

David Hediger
Director of Planning & Permitting
City of Auburn
60 Court Street
Auburn, ME 04210

Subject: Danville Corner Housing Development
Response to Comment Letter

Dear David,

On Behalf of Timothy Millett, Terradyn Consultants, LLC, is pleased to submit the following supporting information on staff comments on the site plan application for the Danville Corner Housing Development Project.

Comment Responses

The following responses to comments are from the information provided. The original comments are in *Italics*:

Comments from City of Auburn Planning, Dated October 22, 2025:

1. *Updated right, title, or interest documentation for parcel 122-005 is needed.*

   Comment Response: A copy of the deed for parcel 122-005 is attached.

2. *Review setbacks for Lot 2 (warehouse) to ensure compliance with GB standards.*

   Comment Response: The induvial lot for the warehouse has been removed, and it has been incorporated into the larger parcel now identified as Lot 2.

3. *GB District allows "more than one principal building may be erected on a lot, provided that the building meet all yard setback requirements and are separated by a distance equivalent to the height of the higher building or 30 feet, whichever is greater.*" *Confirm this is met by multi and single family-dwellings*

   Comment Response: The multi family-dwelling units will not exceed 45 feet in height, the distance between the closest multi-family and single family unit is 62'

4. *Confirm the warehouse height does not exceed 45 feet.*

   Comment Response: The warehouse will not exceed 45 feet in height.

5. *Lot 3 (residential units) are accessed by a private road. Front yard requirements are measured from Danville Corner Road. If the property is ever divided into induvial residential lots, all yard standards must be met.*

   Comment Response: Comment Acknowledged.

6. *Confirm Lots 1 and 3 meet MFS District density standards (recently amended) Only minimum width, depth, and density standards of MFS District apply to residential uses; all other GB dimensional standards apply to lots 1-3.*

   Comment Response: The minimum lot area required per the recent MFS District updates is 4.45 acres (10,000 sf for the first unit and 2,000 for each additional unit) lot size which all the units are on is 13.67 acres. The Lot can support up to 232 units with a density of 17 units per acre.

7. *Confirm the stormwater report includes the 5,000 sf warehouse and not any associated parking*

   Comment Response: The 5,000 sf warehouse and associated impervious area is included within the stormwater design.

8. *Confirm with City Engineer that a T-turn is acceptable vs a cul-de-sac*

   Comment Response: We spoke with City Engineer and confirmed the use of the T-turn around is acceptable.

9. *Street names must be approved by E911 and the Planning Board.*

   Comment Response: Street names have been added to the plan set.

10. *Address compliance with Article X, Access Management Standards*

    Comment Response: The speed limit along Danville Corner Road is 35 mph, which requires a minimum sight distance of 350’ and a minimum driveway spacing of 150’. From the intersection of South Grove Circle the sight distance is 750’ looking right and 730’ looking left. From the intersection of Delish Drive the sight distance is 1,250’ looking right and 415’ looking left. Both proposed entrances are greater than 150’ from an existing entrance.

11. *Address compliance with Division 4, Traffic Impact Analysis Standards. Note: This differs from a TMP. The City Engineer may waive or modify requirements if supported by a certified Traffic or Civil Engineer.*

    Comment Response: Our office is in communication with the City Engineer regarding Division 4, additional information will be provided within the final application regarding Division 4.

12. *A subdivision plan is required.*

    Comment Response: A subdivision Plan has been provided.

13. *You will need to show utility easements on the plans and those easements must be granted to the District prior to activation on the mains. The standard detail for water mains should show tracer wire with the mains, services, hydrant legs, etc. They need to include a standby generator with pumping station, the District can provide electrical and controls specifications for the station.*

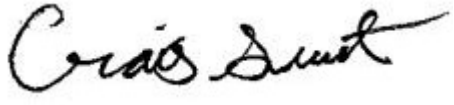
    Comment Response: Utility easement are shown on the attached plans.

14. *Will the development be able to meet the requirements of section 60-1367 for the purposes of the single-family dwelling units.*

    Comment Response: The proposed development will feature approximately 65% greenspace. For the 69 single family homes approximately 7.77 acres of open space is required (43,560 for first 10 and 5,00 for each additional). The areas outside of the building and roadways will be available for open space with a small trail system in the center of the looped road. The total area for open space is approximately 9.4 acres. This area for open space will be described within the land lease agreement for the development.

We trust that the above responses and attached materials address the comments. Please contact me directly with any additional questions or concerns.

Sincerely,
TERRADYN CONSULTANTS, LLC



Craig Sweet, P.E.

Attachment 1

Property Deed

Bk 11945 Pg274 #16251
10-17-2025 @ 12:04p

NOT AN OFFICIAL COPY

DLN: 3284163

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that **SPURWINK SERVICES INCORPORATED** (f/k/a **The Spurwink School**), a Maine nonprofit corporation with a mailing address of 901 Washington Avenue, Suite 100, Portland, Maine 04103 (the "Grantor"), for consideration paid, hereby **grants** to **DELISH LLC**, a Maine limited liability company with a mailing address of 155 Center Street, Building G, Box 6, Auburn, ME 04210 (the "Grantee"), with **QUITCLAIM COVENANT**, a certain lot or parcel of land, together with the buildings thereon, situated at **180 Danville Corner Road** in the City of **Auburn**, County of Androscoggin, State of Maine, and more particularly described in **Exhibit A** attached hereto and made a part hereof.

IN WITNESS WHEREOF, **Spurwink Services Incorporated** has caused this instrument to be sealed with its corporate seal and signed in its corporate name by William Beattie, its Chief Operating Officer, thereunto duly authorized, as of this 16th day of October, 2025.

Spurwink Services Incorporated

Witness

By: _____
William Beattie, Chief Operating Officer

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, ss

October 16, 2025

Personally appeared the above-named **William Beattie**, duly authorized Chief Operating Officer of Spurwink Services Incorporated and acknowledged the foregoing instrument to be his free act and deed and in said capacity the free act and deed of Spurwink Services Incorporated.

Before me,

_____
Alex S. Parker, Attorney at Law

NOT AN OFFICIAL COPY

EXHIBIT A

(180 Danville Corner Road, Auburn)

NOT AN OFFICIAL COPY

A certain lot or parcel of land situated on the Southeasterly sideline of the Danville Corner Road, aka Beech Hill Road and/or the Danville Four-Corner, in the City of Auburn, County of Androscoggin, State of Maine, being bounded and described as follows:

NOT AN OFFICIAL COPY

Beginning at a point on the apparent Southeasterly sideline of the said Danville Corner Road at the Northwesterly corner of land now or formerly of Diazo Associates (Deed reference: Book 2285, Page 332);

Thence, North eleven degrees, thirty-eight minutes, fifty-six seconds East (N 11° 38'56" E) along the apparent Southeasterly sideline of the said Danville Corner Road four hundred and zero hundredths (400.00') feet to a point;

Thence, North seventy-three degrees, two minutes, forty-seven seconds East (N 73° 02'47" E) along land to be retained by this grantor seven hundred thirty-four and thirty hundredths (734.30') feet to a point in the Easterly line of land now or formerly of these grantors and the Westerly line of land now or formerly of Daniel J. St. Hillaire (Deed Reference: Book 1810, Page 223);

Thence, South two degrees, forty-five minutes, fifteen second West (S 2° 45'15" W) along land now or formerly of said St. Hilaire seven hundred thirteen and sixty-three hundredths (713.63') feet to the Northeasterly corner of land now or formerly of Robert E. & Sally C. Pelton (Deed Reference: Book 1042, Page 557);

Thence, South eighty-three degrees, forty-three minutes, zero seconds West (S 83° 43' 00" W) along the Northerly line of land now or formerly of said Pelton two hundred thirty-five and forty-eight hundredths (235.48') feet to the Southeasterly corner of land now or formerly of said Diazo Associates;

Thence, North seven degrees, forty-seven minutes, twenty-six seconds West (N 7° 47'26" W) along the Easterly line of land now or formerly of said Diazo Associates two hundred ninety and zero hundredths (290.00') feet to the Northeasterly corner of land now or formerly of said Diazo Associates;

Thence, South seventy-one degrees, fifty-nine minutes, six second West (S 71° 59' 06" W) along the Northwesterly line of land now or formerly of said Diazo Associates five hundred and zero hundredths (500.00') feet to the point of beginning.

Said parcel containing 8.0 acres.

Meaning and intending to convey a portion of the premises conveyed to Advantage Business Services, Inc. by Deed of Thomas Hackett dated May 30, 1986 (Deed Reference: Book 1931, Page 199).

FOR SOURCE OF TITLE, see a Warranty Deed from Advantage Business Services, Inc. to The Spurwink School, dated June 22, 1994, and recorded in the Androscoggin County Registry of Deeds in Book 3285, Page 284.

Notes & Conditions:

1. All bearings refer to Magnetic North.
2. All Book and Page Numbers refer to the Androscoggin County Registry of Deeds.
3. This Deed Description was prepared by Survey Works, Incorporated of Lewiston, Maine, and stamped by George A. Courbron, Jr., RLS #1126.
4. Reference is made to the following Plans:
   a) "Property of Advantage Business Services, Inc.", dated January 13, 1988, by Platz Associates.
   b) "Standard Boundary Survey – Division of Property – made for Professional Graphics", dated June 13, 1988, by R. P. Titcomb Associates, Inc.
5. The land referred to in this description as being now or formerly of Diazo Associates was conveyed by Diazo Associates to the Spurwink School by deed dated May 19, 1994, and recorded in Book 3264, Page 213.

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

Attachment 2

Draft Land Lease Language

RESIDENTIAL LEASE AGREEMENT

This lease agreement is made this ____ day of _____, 2025 by and between **DANVILLE CORNER ROAD, LLC**, with a mailing address of 155 Center St. Unit 6, Auburn, ME 04210 (hereinafter called "Landlord"), and _____ (hereinafter individually and/or collectively called "Tenant"), with a mailing address of _____.

1. **CONFIRMATION AND CREDIT**: This Lease is subject to the approval of the Landlord. This Lease Agreement is subject to confirmation and verification of all the information provided to Landlord by Tenant, including but not limited to, source of employment, income levels, and resources at Landlord's sole discretion. It is also subject to a satisfactory reference and credit check, payment of security deposit in full as well as the first month's rent and the prompt surrender of possession of the premises by a departing tenant. By signature hereon, Tenant specifically authorizes and consents to Landlord obtaining Tenant's credit history via any lawful means. The Landlord will not be liable to the Tenant for any consequential damages resulting from this provision of this Lease Agreement.

2. **PREMISES:** The Tenant agrees to rent from Landlord for the use and occupation as a private residence for Tenant the following premises: **Lot No. ____ in the Danville Corner Road Subdivision** (hereinafter referred to as the "**Premises**").

3. **RIGHT TO CONSTRUCT RESIDENCE**: Tenant shall either CONSTRUCT OR PURCHASE FROM Landlord a single family residence on the Premises. Tenant shall own the improvements on the Premises. The improvements shall be in accordance with design standards set by Landlord.

4. **RENT PAYMENTS:** The rent for the Premises is: **$450** per month, with the first payment due _____ ____**, 20**___. Thereafter, the Tenant shall pay the rent for each month on or before the first (1st day of that month, without notice, demand, or any right to setoff of any kind. Rent payments shall be hand-delivered or mailed to the Landlord at the above address unless otherwise designated, at the Landlord's election. An additional charge of four (4%) percent ($_____) of the amount due shall be paid to Landlord in the event that the payment is not received within fifteen (15) days of the rent due date. Late payment charge shall be due upon payment of rent. The Tenant will pay a Fifty Dollar ($50.00) service fee as additional rent for any check returned to Landlord by the Tenant's bank for insufficient funds or any other reason. Landlord may increase the rent charged for the Premises upon the expiration of the lease term after providing written notice to the Tenant, which said notice shall be given to the Tenant at least ninety (90) days prior to the rental price increase. Any increase shall be in accordance with Title 10 M.R.S.A § 9093-B of the Maine Statutes

5. **TERM OF LEASE:** The Landlord will rent the Premises to the Tenants for a term of _____ (____) month(s), beginning _____ ____**, 20**___, and ending at 12:00 p.m. on _____ ____**, 20**___. Said term shall automatically be extended from year to year unless terminated by Tenant. Notice of Termination must be received at least six (6) months prior to the end of the term or extension. If, through no fault of Landlord, Landlord is unable to deliver

possession of the premises to the Tenant within ten (10) days of the commencement date of this lease, Tenant may cancel this lease by notice to Landlord, and neither party will have any further obligation hereunder. Any sums paid under the lease will be refunded to the Tenant. Tenant will have no other remedy for the Landlord's inability to deliver the premises, unless the failure to deliver is caused by Landlord's negligence or wrongful acts. In the event the Tenant stays beyond the expiration of the lease, the Tenant shall be deemed to be a "tenant at will" and Landlord will reserve the right to enter into a new written lease agreement with Tenant in Landlord's sole discretion, which includes the right to increase the rental amount in a new lease agreement. This provision shall be considered 45-day notice of the right to increase the rental amount in any subsequently entered lease agreement or tenancy-at-will by and between Landlord and Tenant. The other terms and conditions of this lease will remain in full force and effect. Tenant may be evicted without notice at the end of the term if Landlord commences an eviction action within seven (7) days of the end of the term.

6. **SECURITY DEPOSITS:** The Tenant shall deposit with the Landlord **$850** as a security deposit (the "security deposit" or "deposit"), at the commencement of the lease. The security deposit does not exceed two months rental amount, and is in addition to rental payments and shall not be used by the Tenant as a substitute for unpaid rent. The security deposit will be used by the Landlord to cure any defaults by Tenant under the Lease Agreement, and/or after the tenancy is terminated to repair damage to the Premises, if any, for the actual cost of any unpaid rent, other charges owed to the Landlord, and the cost of moving, storing and disposing of any unclaimed property. The security deposit will not be used to pay for routine cleaning or painting of the Premises caused by normal wear and tear. The security deposit may be used to cure any default under this Lease Agreement, including, but not limited to: rental amounts due under the terms of this Lease Agreement that are not paid by Tenant; any unpaid late charges and/or insufficient funds charges; any court costs resulting from enforcement of the terms or provisions of this Lease Agreement, to the maximum extent allowable; costs of repairs or replacements to any part of the Premises over and above reasonable wear and tear; costs to replace unreturned or lost keys, including any locksmith charges necessary thereto; reasonable charges to have the Premises professionally cleaned upon vacation by the Tenant if Tenant shall fail to fulfill his or her obligation under Paragraph 8(g) of this Lease Agreement.

During the Lease term, Tenant agrees to reimburse Landlord within five (5) days for any such sum so applied by Landlord from the security deposit. In the event the Landlord retains all or a portion of the security deposit, the Landlord will provide the Tenant an itemized list of charges and return the balance of the security deposit to the Tenant within thirty (30) days after the termination of the tenancy by mailing it to the Tenant's last known address pursuant to the provisions of 14 M.R.S.A. § 6033. If Landlord uses any of the security deposit money to fulfill obligations of Tenant hereunder, Tenant will deposit sufficient monies so that said security deposit will at all times be equal to the full deposit identified above.

7. **CO-TENANTS:** In the case of co-Tenants, the obligations and commitments contained in this lease will be joint and several, and each of the co-Tenants expressly agrees to perform the obligations and make the payments required under this lease without regard to any performance by a co-Tenant. Any default or breach of the terms of this lease by any co-Tenant will constitute a default or breach by all co-Tenants. The co-Tenants agree that they will work out the details of dividing any refund of a security deposit among themselves and the delivery of any

personal property left on the premises after all co-Tenants vacate. The Landlord may pay the refund or deliver personal property to any person identified as a Tenant under this Lease Agreement. The maximum number of Tenants and/or occupants of the Premises shall not exceed _____ (____). If such co-Tenant is able to be added based upon the Premises' capacity for occupancy, and Landlord approves such co-Tenant in writing, Landlord reserves the right to increase the monthly rental amount by providing to Tenant a 45-day notice, in writing, per 14 M.R.S.A. § 6015, ***even if*** the Term of Lease as set forth in Section 4 hereinabove has not yet expired due to the extra co-tenant.

8. **TENANTS' RESPONSIBILITIES, USE OF PREMISES:**

a. USE: The Tenant agrees that the Premises will be used only as a personal residence, except for incidental use in trade or business (such as telephone solicitation of sale or arts and craft created for profit). Such incidental uses shall be allowed as long as they do not violate local zoning laws, the Documents, damage the premises, disturb neighbors, or affect the Landlord's ability to obtain liability insurance. In no circumstance shall Tenant us the Premises in any manner that does not comply with the Documents and all local, county, state, and federal laws and/or codes, ordinances, and regulations. The total number of persons residing in the Premises will not exceed the parties named herein and their children, and shall in no circumstances exceed _____ **(____)** people. Guests shall not remain with the Tenant for more than three (3) consecutive days or more than a total of ten (7) days in any twelve (12) month period without the consent of Landlord. If such occurs, it shall be a material breach of this Lease, and the Tenant shall be subject to a 7-dat notice to quit.

b. RULES: The Landlord may issue reasonable rules regarding the use and enjoyment if the Premises and the improvements thereon. A copy of said rules are attached hereto as Addendum A. to as Addendum A.

c. DAMAGE: Tenant agrees not to damage the Premises, the building or grounds. Damage (other than normal wear and tear) caused by Tenant, the Tenant's family, invitees or guests shall be repaired in a good and workmanlike manner by the Tenant at the Tenant's expense. Tenant will promptly notify Landlord in writing of any and all deterioration, damage or other condition requiring repair to the premises, of which Tenant has or should have knowledge, and Tenant shall be liable for any such repairs or maintenance arising out of or caused by Tenant's failure to notify the Landlord.

d. ALTERATIONS: No alterations, additions or improvements to the Premises, the building or property shall be made by the Tenant without prior written consent of the Landlord. Tenant shall be responsible for the costs of any damages and/or repair or removal for any alternations, additions, or improvements undertaken by Tenant.

e. VEHICLES; STORAGE OF MATERIALS: Tenant will not be permitted to keep or maintain any inoperable or unlicensed/unregistered vehicles, trailers, boats, motorcycles and the like in the parking lot or any other portion of the Premises, or store any materials on the exterior of the Premises or common areas without prior written consent of the Landlord. If Tenant breaches this condition, the Tenant understands that Landlord may dispose of any such vehicle or item at the Tenant's expense. Tenant may park no private automobiles or motorcycles or other such motor

vehicle as Landlord shall approve in the parking area designated by Landlord. Tenant shall ensure that Tenant's guests and/or invitees do not interfere with the rights of others in use of the parking area, and that said guests and/or invitees comply with these parking rules. **Only _____ (____) parking spots are available for Tenant's use.**

Equipment of Tenant, such as bicycles, toys, recreation equipment, lawn chairs, etc. shall be stored in Tenant's unit, and shall not be left outside in front of the building or in any common area. Neither shall the use or storage of said equipment create a hazard or be unsightly. Playground equipment, picnic tables, etc. are not permitted unless expressly permitted by the Landlord in writing. No boats, R.V.'s, or snowmobiles are permitted to be parked or stored on the Premises.

f. SMOKE DETECTORS: Smoke detectors are installed in the Premises. Tenant shall be responsible for maintaining the smoke detectors in working order, and, should the smoke detectors require any repair or replacement, Tenant shall notify Landlord of the same immediately and Landlord shall promptly repair or replace the same. Tenant agrees not to damage or disable any smoke detectors on the Premises. Landlord agrees to change the batteries in the smoke detectors at the beginning of the lease term and one time per year, in the month of SEPTEMBER, and Tenant shall be responsible for all additional battery replacement and for ensuring the functioning of such alarms.

g. CLEANING: Tenant agrees that upon expiration of the term of this Lease, or upon the termination of this Lease, and prior to Tenant's vacation of the Premises, Tenant shall leave the Premises broom-cleaned, reasonable wear and tear excepted. Damages over and above reasonable wear and tear will be deducted from Tenant's security deposit, and any charges incurred by Landlord to have the Premises professionally cleaned after Tenant's tenancy shall be deducted and itemized from Tenant's Security Deposit if the condition of the Premises is not left broom clean and is beyond reasonable wear and tear and requires such professional cleaning.

h. FIREPLACES: The Premises includes no fireplaces. Fireplaces and/or outdoor firepits OF ANY KIND (wood, gas, propane, or otherwise) are NOT TO BE USED BY TENANT UNDER ANY CIRCUMSTANCE, and use of the same shall be a material default under this Lease, and subject Tenant to a 7-Day notice to quit as a material breach. Tenant shall not attempt to use or convert any inoperable or ornamental fireplace as a working fireplace, and Tenant shall be responsible for any and all damages resulting from such improper use or conversion, including, but not limited to, cleaning and fire damages.

i. AIR CONDITIONERS: One window Air conditioning unit is permitted.

j. INDEMNIFICATION: Landlord shall not be liable for any damage or injury to Tenant, Tenant's family, guests, visitors, invitees, or any other person or to any property occurring in or near the Premises, unless such injury or damage is caused by the negligence or intentional act(s) of the Landlord, its agents, or employs. Tenant agrees to hold Landlord harmless, to release and to indemnify Landlord, its agents, and employees from all claims for damage or injury to the fullest extent permitted by law. Landlord shall not be liable for any damage or injury to Tenant, Tenant's family, guests, visitors, invitees, or any other person or to any property occurring in or near the Premises, unless such injury or damage is caused by the negligence or intentional act(s) of the

Landlord, its agents, or employs. Tenant agrees to hold Landlord harmless, to release and to indemnify Landlord, its agents, and employees from all claims for damage or injury to the fullest extent permitted by law. Tenant will defend and, except to the extent caused solely by the negligence or willful conduct of Landlord, will indemnify Landlord and their employees and agents and assigns, and save them harmless from any and all injury, loss, claim, damage, liability and expense (including reasonable attorney's fees) in connection with the loss of life, personal injury or damage to property or business, arising from, related to, or in connection with the occupancy or use by Tenant, including by Tenants' pet, of the leased premises or any part of Landlord's property or the buildings, or occasioned wholly or in part by any act or omission of Tenant, its contractors, subcontractors, subtenants, licensees or concessionaires, or Tenant's respective agents, servants or employees, guests, invitees, patrons, guests, or otherwise, while on or about the leased premises. Tenant shall also pay Landlord's expenses, including reasonable attorney's fees, incurred by Landlord in successfully enforcing any obligation, covenant or agreement of this Lease or resulting from Tenant's breach of any provisions of this Lease (including without limitation any attorneys' fees incurred to monitor or intervene in any bankruptcy proceeding involving Tenant), or any document, settlement or other agreements related to this Lease. Tenant agrees not to assert immunity under workers' compensation laws as a defense to the enforcement by Landlord of the foregoing indemnity. The provisions of this Article shall survive the termination or earlier expiration of the term of this Lease. Without limitation of any other provision herein, neither Landlord, their employees, agents nor assigns shall be liable for, and Tenant hereby releases them from all claims for, any injuries to any person or damages to property or business sustained by Tenant or any person claiming through Tenant due to the building or any part thereof (including the premises), or any appurtenances thereof, being in need of repair or due to the happening of any accident in or about the building or the leased premises or due to any act or negligence of Tenant or of any employee, guest, patron, customer, or visitor of Tenant. Without limitation, this provision shall apply to injuries and damage caused by nature, rain, snow, ice, wind, frost, water, steam, gas or odors in any form or by the bursting or leaking of windows, doors, walls, ceilings, floors, pipes, gutters, or other fixtures; and to damage caused to fixtures, furniture, equipment and the like situated at the leased premises, whether owned by Tenant or others.

9. **ALLOCATION OF SERVICES PROVIDED BY THE LANDLORD AND TENANTS:**

Tenant shall be responsible to pay for the following utilities on the Premises and establish accounts in Tenant's own name. For utilities provided by Landlord, Tenant agrees to take reasonable steps to conserve.

	Landlord	Tenant
Electricity	_____	__X__
Cable/Internet	_____	__X__
Heating Oil/Propane	_____	__X__
Natural Gas	_____	__X__
Water	_____	__X__
Sewerage	_____	__X__
Trash Removal	_____	__X__

Trash removal is provided by _____, and trash pickup is _____.

Yard Maintenance	_____	_____
Snow Removal - Driveway, Parking Area	__X__	_____
Snow Removal - Walks, Stairways	_____	__X__

Tenant is responsible for snow removal for any walkway, stairs, rear walkways and patios.

Tenant shall be responsible for the shoveling, salting, and sanding of Tenant's walks/stairways, rear patio, steps and porch (collectively referred to as the "Porch") in the winter months for snow and ice. Tenant agrees to plow/shovel, salt, and sand the Porch areas of the Premises, and Tenant assumes all risks and responsibility for any injuries incurred by Tenant or Tenant's guests, family, invitees, or others if any such person is injured by virtue of Tenant's negligence in failing to salt and/or sand the Porch areas. Tenant shall indemnify and hold harmless Landlord from any claims, by any person, for injuries incurred on Tenant's Porch areas related to Tenant's failure to salt, sand, or otherwise clear the Porch areas and keep the same in safe and proper condition. TENANT MUST MAINTAIN HEAT WITHIN THE PREMISES TO AT LEAST 55 DEGREES FAHRENHEIT AT ALL TIMES.

TRASH/GARBAGE is collected on a weekly basis. Trash/garbage from Tenant shall be placed in the area designated by Landlord. Under no circumstances shall waste be deposited in any other location (including by the entry door). Trash Pick-up is _____. Any items not removed by Landlord shall be taken to the City disposal sites by Tenant--- examples: trees, appliances, rugs, tires, baby strollers, furniture of any kind, bicycles, batteries, metal, and mattresses. If any of these items are left in the unit or on the grounds by the Lessee upon vacating the unit, the Tenant will be charged for their proper disposal. Tenant agrees to strictly abide by any rules and regulations of the Landlord and Association as to the placement and removal of trash/garbage, including, but not limited to, what may be placed in any bins or containers for collection, recycling rules, or any other like and similar provisions for the same.

The supplier of electricity immediately prior to the commencement of this lease term was/is: **Central Maine Power – Tenant must call to set up account.**

The supplier of oil immediately prior to the commencement of this lease term was/is: _____

The supplier of natural gas immediately prior to the commencement of this lease term was/is: _____

The supplier of water and sewer immediately prior to the commencement of this lease term was/is: **City of Auburn**.

Pursuant to 14 M.R.S.A. § 6030-C, "You have the right to obtain a 12-month history of energy consumption and the cost of that consumption from the energy supplier." Your signature on this Lease Agreement shall constitute your acknowledgment and signature of this statement regarding energy efficiency disclosures.

10. **MAINTENANCE:** Tenant shall be responsible for normal maintenance of the improvements on the premises, including the appliances, fixtures, and equipment, and shall keep the same in good clean order, reasonable wear and tear excepted.

11. **LANDLORD'S RESPONSIBILITIES:** Landlord agrees not to interfere with Tenant's legal use of the Premises and promises that the Premises will be fit to live on, and will not be dangerous to health or safety of the Tenant. Landlord's responsibilities in this respect shall not apply in the event that the damage is due to the misconduct of the Tenant or the Tenant's family, invitees or guests. Landlord shall pay real estate taxes assessed on the Premises. Tenant shall pay real estate taxes on the improvements on the Premises. Landlord's responsibilities shall cease upon sale or transfer of the Premises, except for Landlord's prior negligence which has resulted in damage or loss occurring prior to the sale or transfer.

12. **LANDLORD'S ENTRY INTO THE PREMISES:** Except for emergencies, or unless it is otherwise impractical or impossible to do so, the Landlord or Landlord's agents may enter the Premises only during reasonable hours and after reasonable notice. Twenty-four (24) hours' advance notice is presumed to be reasonable. The Tenant may not unreasonably withhold consent to the Landlord or Landlord's agents to enter the Premises, and Landlord shall not be deemed to have violated this provision so long as Landlord has provided such 24 hours' notice. Entry is permitted in order to inspect the premises, make necessary or agreed upon repairs, decorations, alterations or improvements, supply necessary or agreed upon services or show the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers or contractors. For routine and emergency maintenance, a pass key is retained by Landlord to all units. For the purposes of entry by Landlord, notice may be given by e-mail, writing, facsimile, text message, or other electronic or written communication.

Tenant's E-Mail:
Tenant's Cellular Telephone:

Tenant is responsible for providing to Landlord a new E-Mail Address and/or Cellular Telephone Number if Tenant should change the same. Notice shall be deemed valid if sent to the above address and number, Tenant having failed to update the same to Landlord in writing.

13. **KEYS:** Tenant has been provided an access code for a lockbox which provides access to the Premises. The Tenant may not change the locks to any building or door on the Premises of the lockbox. In the event that Tenant changes the code to the lockbox to the Premises, Tenant shall provide such code to Landlord within 48 hours or will be in default. Landlord will use such code for emergency access only, or for other such access as permitted under the access provisions of this Agreement. If Tenant changes the code or adds locks and does not provide the code or duplicate keys to Landlord, in the event of emergency, Landlord may gain admission to the Premises through whatever means necessary and charge the Tenant reasonable costs for any resulting damage. Tenant is liable for all expenses incurred by Landlord to re-key the premises to conform with building standards.

14. **DISTURBING THE PEACE:** The Tenant agrees not to cause or allow on the

Premises or property any nuisance, noise, smell/odor or other activity which disturbs the peace and quiet of neighbors or violates any state or federal law or local ordinance. Such disturbing of the peace shall be considered to cause substantial damage to Landlord's Premises to the extent allowable by law, and shall be grounds for default under this Lease Agreement and 7-days' notice to quit, no right to cure being applicable. Tenant shall keep the volume of any gathering, radio, stereo, television or other device or guest/invitee to a level sufficiently reduced so as not to disturb other Tenants or neighbors. Any use of illegal narcotics or other illegal activity shall be deemed to be a substantial breach of this provision of the Lease Agreement, as well as others contained herein, and subject the Tenant to immediate termination by a 7-day notice to quit.

15. **TERMINATION OF LEASE:**

a. TERMINATION FOR NONPAYMENT OF RENT: In the event that rent payments are not received by the Landlord on or before seventh (7th) day after the date that such rent payments are due, together with any late payment due, the Tenant shall be in default of the lease. The lease may then be terminated by the Landlord, upon seven (7) days written notice. Acceptance of payment does not void or waive Landlord's right to evict.

b. OTHER DOCUMENTS: In the event that Tenant breaches any of the Documents, or any other such and like provision/document, Tenant shall be deemed to have committed a material and substantial breach of this Lease, in which case Tenant may be evicted by the issuance of a Seven (7) Day Notice to Quit, without the right to cure. Tenant may not commit nuisance or waste on any of the common areas of the Premises and building, which any such nuisance or waste Tenant shall be deemed to have committed a material and substantial breach of this Lease, in which case Tenant may be evicted by the issuance of a Seven (7) Day Notice to Quit, without the right to cure.

c. TERMINATION IN THE EVENT OF NUISANCE OR DAMAGE: In the event that the Tenant breaches Tenant's obligations not to create a nuisance, Tenant shall be in default of the lease. No notice of default is required (1) if written warnings have previously been given to Tenant for the conduct complained of, or (2) in the event of the threat of or occurrence of substantial damage to the premises or threat of or actual harm to Landlord or neighbors. In those events, the lease may be terminated, without further notice, by Landlord's commencement of an eviction action in the Maine District Court. Landlord may also be entitled to injunctive relief as set forth in Title 14 Maine Revised Statutes Annotated, Section 6030-A. In the event of minor damage to the Premises or property caused by Tenant, Tenant's guests or invitees, Landlord shall provide seven (7) days written notice to repair, and if not corrected by Tenant within the time provided, or as soon thereafter as the breach can reasonably be cured, then the Tenant shall be in default without further notice.

d. OTHER VIOLATIONS OF THE LEASE: In the event any other term of this lease is violated and the Tenant has not cured the violation within seven (7) days written notice of the violation is provided to the Tenant by the Landlord at the Premises, the Tenant shall be in default of the lease, without any further notice, and the lease may be terminated by commencing an eviction action in the Maine District Court. Tenant shall only be entitled to one (1) written warning of default for any default under this paragraph. In the event of a second breach of this lease for the same activity which gave rise to the previous written notice, the tenancy may be terminated without further notice. In the event that the default specifically provides for termination without notice, the

lease may be terminated by Landlord's commencement of an eviction action in the Maine District Court.

e. TERMINATION OF LEASE BY TENANTS: If the Landlord fails to cure the violation of any of Landlord's responsibilities under this lease within seven (7) days after the Tenant has mailed a notice of violation, or as soon thereafter as the breach can reasonably be cured, the Tenant may terminate the lease without any additional notice by vacating the premises, having it professionally cleaned as required by this Lease, and surrendering the keys to the Landlord.

f. PAYMENT OF RENT AFTER TERMINATION: Tenant acknowledges and agrees that Landlord's acceptance of rent after date of termination of this lease shall not be considered to void the termination nor preclude the Landlord from enforcing its rights, including the right to evict the Tenant. Such payments shall be for Tenant's use and occupancy of the premises and shall not be considered as rent.

16. **NOTICE:** All notices required to be made by either party under this lease shall be made by any of the following methods:

a. TO TENANT:

i. certified mail, return receipt requested, at the mailing address of Tenant set forth on Page 1 of this lease, in which case the effective date of delivery is when the letter is received, refused, or the first attempt at delivery is made;

ii. hand delivery to Tenant, or by leaving copies with any person of suitable age and discretion then residing at the premises; or

iii. after three (3) good-faith attempts to hand deliver, by both mailing the notice by first class mail to the Tenant's mailing address as set forth on Page 1 of this lease and by leaving the notice at the Premises, in which case the effective date of delivery is when the notice is left at the premises.

iv. by email by sending such correspondence to the following address: _____. Said email shall be deemed to be sent to Tenant and received by Tenant at the time that the email sent by Landlord is date-stamped in Landlord's sent email. Tenant hereby agrees that all notices and attachments sent to Tenant by email are sufficient in terms of notifying Tenant of any issue at the Premises, including, but not limited to, any default(s). Tenant consents that this shall satisfy any written notice requirement under 14 M.R.S.A. § 6002.

b. TO LANDLORD:

Notice to Landlord shall be accomplished by hand delivery or certified mail, return receipt requested at the address of Landlord where rent is delivered. The effective date of delivery is the date of hand delivery or receipt of the certified mail.

17. **ANIMALS:** Tenant may have pets at the Premises: **in accordance with the rules**

No other dogs, cats, birds, rodents, vermin or other animals are to be kept on the Premises without the express written consent of Landlord. Landlord may approve any pet in Landlord's sole and absolute discretion, and, to the extent that the keeping of any approved pet by Tenant increases Landlord's insurance in any amount, Tenant agrees to pay for Landlord's increase in insurance costs. Tenant shall include insurance for any approved animal on Tenant's renter's insurance policy. If Tenant breaches this Lease Agreement by vacating before the end of the term, Landlord shall have the right to refuse any prospective new tenant if said tenant has pets, in Landlord's sole and absolute discretion. Tenant is solely responsible for any damages caused by a Tenant's allowable pet. Additionally, a pet deposit of **$**_____ is hereby required to cover any potential damages caused by a pet of Tenant, as set forth more fully in Section 5 of this Lease. Nothing herein prohibits service animals or therapy animals as set forth in the Americans with Disabilities Act or any other law related to such animals.

18. **RIGHTS OF MORTGAGEE:** Landlord reserves the right to subordinate this lease at all times to the lien of any mortgage now or hereafter placed upon the premises and the Tenant agrees to execute and deliver, upon request, any documents subordinating this lease to the lien of such mortgage as shall be requested by the Landlord and any mortgagee.

19. **INSURANCE AND LIABILITY:** The Tenant shall provide insurance on the improvements on the Premises and on the Premises protecting their personal property, and animal, as set forth more particularly above in this Lease, and shall hold the Landlord harmless from any damage incurred except damage resulting from the Landlord's violation of Landlord's responsibilities under the terms of this lease agreement. Landlord may request evidence of such insurance. Tenant agrees to indemnify and hold harmless the Landlord and Landlord's agents from any loss or damage arising by reason of any injury to persons or property or any claim on account thereof, or claim which Landlord may incur and any costs or expenses to which Landlord may be put resulting from the Tenant's use of the premises, except when loss or damage was occasioned by the negligence of the Landlord or Landlord's agents. Tenant agrees that he or she shall pay for any increase in insurance costs to Landlord due to any use of the Premises by Tenant in any way that causes said increase. Tenant agrees not to place any inherently dangerous devises, apparatuses, or attractive nuisances on the Premises at any time without Landlord's express written consent, including, but not limited to, trampolines, fire pits, blow-up/stand-up pools or tubs, or the like. Tenant agrees to indemnify and hold Landlord harmless for any injuries or damages caused by Tenant's placement of any of the above items on the Premises, and agrees to pay for any increased insurance costs of the Landlord related to the same.

20. **SUB-LETTING AND ASSIGNMENT:** The subletting or assignment of this lease is not permitted without the written consent of the Landlord, or their agent, which permission may be given or withheld in Landlord's sole and absolute discretion. In no event may Tenant rent or lease the Premises to any other party by virtue of Air BnB, Vbro, or any other like and such rental platform, or privately. In the event of a sublease or assignment, the Tenant shall remain liable on the lease obligations unless released by Landlord in writing. An assignee or sublessee/subtenant shall sign an assumption of liability form to be provided by Landlord prior to any such subletting or

assignment.

21. **WAIVER:** The waiver by the Landlord of any breach of any term, covenant or condition herein will not be deemed to be a waiver of such term, covenant or condition or any of its subsequent breach, or any other term, covenant or condition herein no matter how long it may continue. The subsequent acceptance of rent by the Landlord under this provision will not be deemed to be a waiver of any preceding breach by the Tenant of any term, covenant or condition of this lease, other than the Tenant's failure to pay the particular rent so accepted by Landlord.

22. **RADON GAS DISCLOSURE:** Landlord is complying with Landlord's duty to provide a Radon Gas Disclosure to Tenant pursuant to Maine state law by providing Tenant with the Landlords Disclosure of Radon Gas Hazards in a Residential Property Form which is attached hereto and specifically incorporated herein by reference as Addendum B, and by providing Tenant with the handout entitled *Radon in Rental Housing: A serious Hidden Danger to Family Health (Radon Tip sheet #11).*

23. **GENERAL:** This Lease Agreement shall benefit and be binding upon the respective heirs, executors, administrators, successors and assigns of the parties. This Lease Agreement is made in accordance to the laws of the State of Maine. If there is more than one Landlord or Tenant under this lease, the word "Landlord" or "Tenant" shall include the plural. Any provisions of this Lease which shall prove to be invalid, void or illegal shall in no way affect, impair or invalidate any other provision under this lease and all other provisions shall remain in full force and effect. In particular and without limitation, it is not the intention of the parties that any provision of this lease be construed to require Tenant to waive any non-waiveable rights established under Title 14 of the Maine Revised Statutes Annotated, Section 6001 and subsequent sections. The headings or captions in this document shall not be taken into account in construing the meaning of their respective provisions. The parties agree that each party has had the opportunity to review the terms of this Lease Agreement, with counsel, if they so choose, and that each understands said terms such that no provision of this Lease Agreement shall be construed against any party as the sole drafter of the same. This Lease may be executed in counterpart originals, which, when taken as a whole, shall constitute a full, final, and binding Lease Agreement. An email or facsimile or other such E-Signature or Docusign signature shall be as binding as if an original.

24. **RULES AND REGULATIONS:** Landlord may have in effect or may adopt or amend reasonable rules and regulations to be followed by the Tenant, concerning the wise use and efficient operation of the Premises, such as parking, trash removal, decoration of units, etc. Landlord reserves the right to make necessary and reasonable rules and regulations from time to time relating to the use and operation of the Premises, the common areas, the parking areas, balconies, patios and other portions of the Premises visible to the public; together with rules and regulations relating to the convenience, comfort, or common interest of other tenants including those relating to noise, garbage, barbecues, and antennas. Tenant agrees to abide by such rules and regulations and agrees that a second violation thereof shall be deemed a default hereunder. By signature hereon, Tenant confirms receipt of the most recent and effective Rules and Regulations.

25. **ACKNOWLEDGMENT OF ATTACHMENTS:** Tenant, by signature herein below, acknowledges receipt and understanding of the following documents, which said documents are specifically incorporated herein, and made a part hereof, by reference, and any necessary execution of the same: Rules (**Addendum A**); Landlords Disclosure to Tenants of Radon Gas Hazards In A Residential Rental Property and attached Radon in Rental Housing- A Serious Hidden Danger to Family Health (**Addendum B**).

26. **SIGNATURES:** The Tenants and Landlord have each signed and received identical copies of this lease.

Dated this ___ day of _____, 202_.

LANDLORD

_____
Print Name:
Title:
Phone No.:
Email:

TENANT

_____
Print Name:
Date of Birth:
Phone No.:
Email:

TENANT

_____
Print Name:
Date of Birth:
Phone No.:
Email:

TENANT

_____
Print Name:
Date of Birth:
Phone No.:
Email:

ADDENDUM A – Rules

ADDENDUM F

Landlords Disclosure of Radon Gas Hazards In a Residential Rental Property

There are possible serious health risks due to exposure to radon. Please read the attached information.

Information about Your Building

Residential Rental Unit Number or Other Identifier:_____

Street Address (including Rental complex name if applicable):_____

A radon test in the unit identified above or in other parts of your building was completed on ___/_____/_____.
(day)/(month)/(year)

A Tenant may request a re-test after 10 years from the date above, unless the landlord has installed and maintains a functioning radon mitigation system.

The radon level found in the above identified unit (or, if the unit was not tested, the highest level found during testing in other parts of the building) was _____ pCi/l. A copy of the original results report is available for viewing by the Tenant. Radon mitigation is recommended, but not required, for radon levels of 4 pCi/l or higher. However, if radon levels of 4.0 pCi/l or higher are not mitigated, the landlord or Tenant have the option to end the lease after providing at least 30 days' notice.

The radon was tested by (check one): A Maine Registered Radon Tester /the landlord /a Tenant

If tested by a Maine-registered radon tester, their Maine Radon ID number is _____

Under Maine law, any radon testing in residential rental buildings must be conducted according to proper protocols and in accordance with rules adopted by the Maine Department of Health and Human Services. Additionally, Maine law gives the Tenant the right to conduct radon tests in their dwelling unit. They may hire a registered radon tester or conduct the test themselves.

A page explaining the hazards of radon, *Radon in Rental Housing-A Serious Hidden Danger to Family Health*, **is attached.**

ACKNOWLEDGEMENT OF RADON GAS HAZARDS DISCLOSURE

The signatures below acknowledge that the landlord or their agent has disclosed to the lessee, information about radon gas as required by 14 M.R.S.A. Section 6030-D. This acknowledgement does not constitute a waiver of any rights

Landlord or Agent (printed)	Date	Landlord or Agent (signed)	Date
Tenant (printed)	Date	Tenant (signed)	Date
Tenant (printed)	Date	Tenant (signed)	Date

Radon in Rental Housing
A Serious Hidden Danger to Family Health

Radon Tipsheet #11

November 2013



Renting a home with high radon levels is a major risk for lung cancer.

Radon is the 2nd leading cause of lung cancer. Any home, including rental housing, can have a radon problem. It doesn't matter if it's old or new, or where it's located. High levels of radon gas occur naturally in Maine soil and water, and can move up into a house from the ground. The house then traps the radon in the air inside.

The only way to know if a home has a problem is to test. Landlords in Maine are required to test their rental properties for radon by March 1, 2014. This tipsheet can help you understand how radon testing in rental housing works.

About Radon Testing in Rental Housing

Maine requires radon testing in all residential rental properties by March 1, 2014, and unless a mitigation system is installed, a tenant can request a re-test every 10 years.

Simple air tests can show whether radon levels are safe. Radon tests can be done by the landlord, the tenant occupying the unit, or a Maine registered radon tester. All radon tests must be done according to approved protocols which require the radon test devices to be placed in the basement or in ground floor units, and in some upper floor units.

What Tenants Need to Do

- Do not touch, move, cover or otherwise interfere with the testing devices.
- For 12 hours before, and all during the test, keep windows and doors closed, except for normal entry and exit.
- IMPORTANT: If the test is not done the right way it must be done again, costing time and money for the landlord and tenant.
- Your landlord must show you the results for your residence. If your residence was not tested, you will get the results from the basement or the highest result found in your building.

About High Radon Levels

A radon concentration of 4 pCi/l (picocuries per liter) or above is a high radon level. If there is a high radon level in your building, fixing this problem is recommended but not required. If the radon problem isn't fixed, the landlord or tenant can end the lease with at least 30 days notice.

If the radon problem will be fixed, the work must be done by a registered radon reduction contractor, called a radon mitigator. Radon mitigators can install the proper system to make sure that your home and all the others in your building have safe radon levels.

Radon treatment systems work well to bring the level down to safer levels, no matter how high the levels are to start.

Follow-Up Testing

Once your building has a radon mitigation system, there will be another radon test and there may be periodic re-tests to make sure the system is working.

Protect your family. Learn. Test. Treat if needed.

- Check this website: **www.MaineRadiationControl.org**
- For advice: 1-800-232-0842 • **radon.dhhs@maine.gov** • TTY: Call Maine Relay 711

Maine Center for Disease Control and Prevention
An Office of the Department of Health and Human Services
Paul R. LePage, Governor
Mary C. Mayhew, Commissioner

Attachment 3

Revised Plan Set

DANVILLE CORNER PARCEL

DANVILLE CORNER ROAD, AUBURN, MAINE

APPLICANT / OWNER
TIMOTHY MILLET
154 BAILEY HILL ROAD
POLAND MAINE 04274

PROJECT PARCEL SITE
CITY OF AUBURN TAX ASSESSOR'S MAP & LOT NUMBERS

MAP	LOT
122	4 & 5

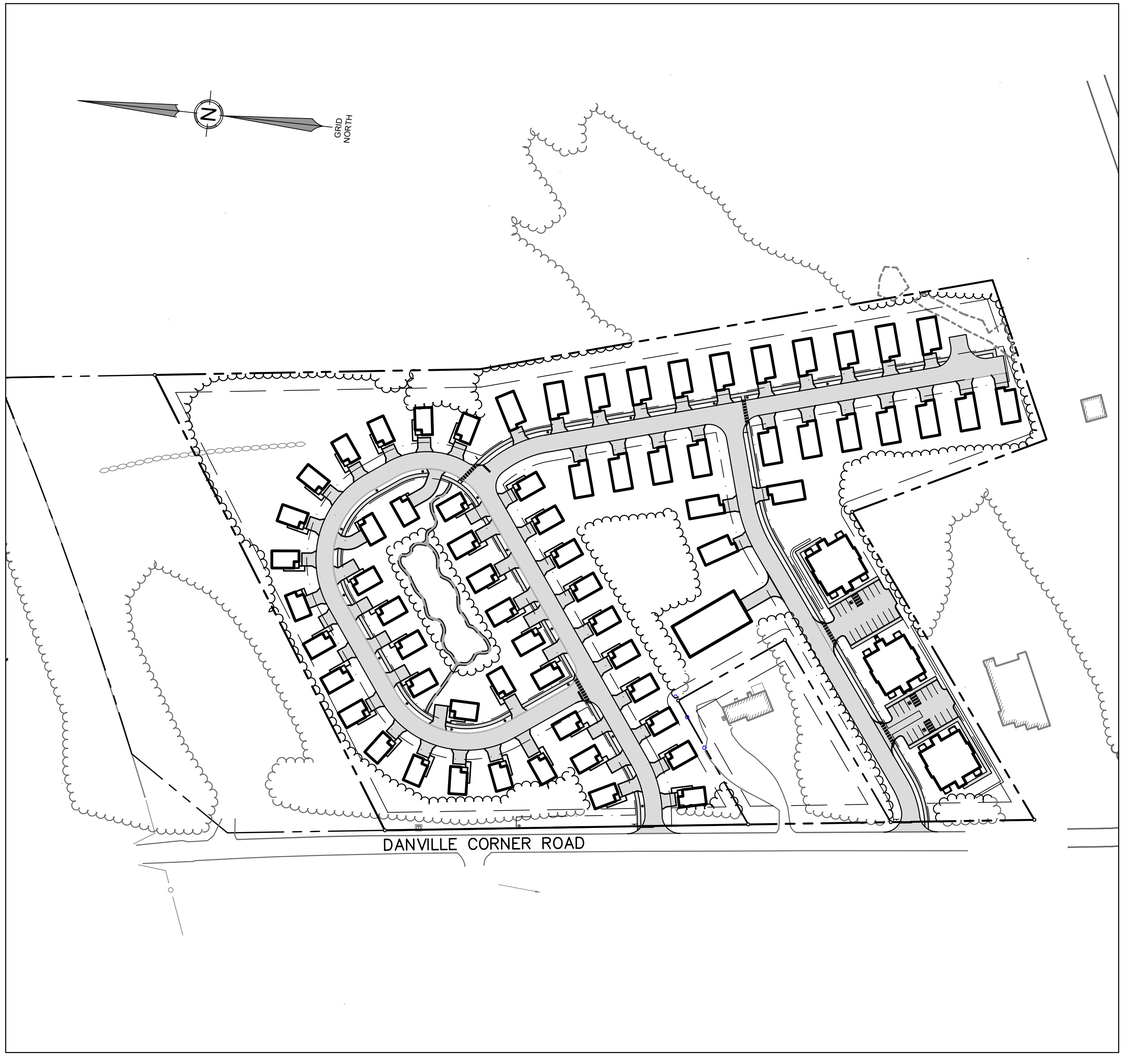
PREPARED BY

CIVIL ENGINEER:
TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, MAINE 04260
(207) 926-5111

SURVEYOR:
TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, MAINE 04260
(207) 926-5111

SHEET INDEX

SHT. NO.	SHEET NAME
C-0.0	COVER SHEET / LOCATION MAP
C-1.0	SUBDIVISION PLAN
C-1.1	SITE PLAN
C-1.2	SITE PLAN
C-2.0	GRADING & DRAINAGE PLAN
C-2.1	GRADING & DRAINAGE PLAN
C-2.2	GRADING & DRAINAGE PLAN
C-2.3	GRADING & DRAINAGE PLAN
C-2.4	GRAVEL WETLAND DRAINAGE PLAN
C-3.0	UTILITY PLAN
C-3.1	UTILITY PLAN
C-3.2	UTILITY PLAN
C-3.3	UTILITY PLAN
C-4.0	PROFILE 1
C-4.1	PROFILE 2
C-4.2	PROFILE 3
C-4.3	PROFILE 4
C-5.0	EROSION & SEDIMENT CONTROL DETAILS
C-5.1	SITE DETAILS
C-5.2	SITE DETAILS



LOCATION MAP
SCALE: 1" = 100'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	LOCUS PROPERTY LINE	
	PROPERTY LINE	
	INTERIOR PROPERTY LINE	
	DEED LINE	
	TIE LINE	
	BUFFER LINE	
	SETBACK LINE	
	EASEMENT LINE	
	CENTER LINE	
	FLOOD ZONE	
	FLOODWAY	
△	SURVEY CONTROL POINT	
	SOIL BOUNDARY	
	ZONE LINE	
⊡	MONUMENT	⊠
◎	IRON PIPE	◉
◎	DRILLHOLE	◉
	STREET / SITE SIGN	
	BUILDING	
	BUILDING OVERHANG	
	BITUMINOUS PAVEMENT	
	CURBING	
	GRAVEL	
	CONCRETE PAVEMENT	
	CHAIN LINK FENCE	
X	BARB WIRE FENCE	X
	STOCKADE FENCE	
	STONE WALL	
	METAL GUARD RAIL	
	WOOD GUARD RAIL	
	RAILROAD TRACKS	
	EDGE OF WATER	
	TREE LINE	
	STREAM	
	WETLAND AREA	
	UPLAND AREA	
	ROCK OUTCROP	
TP-A	TEST PIT	TP-A
MW-8	MONITORING WELL	MW-8
B-9	BORING	B-9
W	WELL	W
124	MINOR CONTOUR LINE	124
130	MAJOR CONTOUR LINE	130
+ 30.20	SPOT GRADE	× 30.20
SD	STORM DRAIN	SD
UD	UNDER DRAIN	UD
	CATCH BASIN	
D	DRAINAGE MANHOLE	
S	SANITARY SEWER	S
FM	FORCE MAIN	FM
S	SANITARY MANHOLE	
W	WATER LINE	W
	WATER VALVE	
	HYDRANT	
	CURB STOP	
W	WATER MANHOLE	
OHU	OVERHEAD UTILITY	OHU
	OVERHEAD ELECTRIC	OHE
	OVERHEAD TELEPHONE	OHT
UGU	UNDERGROUND UTILITY	UGU
UGE	UNDERGROUND ELECT.	UGE
UGT	UNDERGROUND TEL.	UGT
T	TRANSFORMER	T
	LIGHT POLE	
	UTILITY POLE	
	GUY WIRE	
EM	ELECTRIC METER	
H	HVAC UNIT	
E	ELECTRICAL MANHOLE	
T	TELEPHONE MANHOLE	
G	GAS LINE	G
GM	GAS METER	
	GAS VALVE	
G	GAS MANHOLE	
	SILT FENCE	SF
	FILTER BARRIER	FB
	MULCH BERM	MB
	SILT BARRIER	SB
	RIPRAP	
	TURF REINFORCEMENT BLANKET	
	FORESTED BUFFER	

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 INCH = 100 FT.

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 10-30-2025

NO.	DATE	REVISIONS
1	10-10-2025	DEVELOPMENT REVIEW APPLICATION SUBMISSION
2	10-30-2025	COMMENT RESPONSE SUBMISSION FOR DEVELOPMENT REVIEW

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE
SHEET TITLE: COVER SHEET / LOCATION MAP
CLIENT: TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 100'
JOB NO: 24-164
SHEET: C-0.0

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LEGEND

EXISTING	DESCRIPTION	PROPOSED
	LOCUS PROPERTY LINE	
	PROPERTY LINE	
	INTERIOR PROPERTY LINE	
	SETBACK LINE	
	EASEMENT LINE	
⊡	MONUMENT	
○	IRON PIPE	○
	BUILDING	
	BITUMINOUS PAVEMENT	
	CURBING	
	STONE WALL	
	WETLAND AREA	
	CATCH BASIN	
Ⓢ	SANITARY MANHOLE	
	HYDRANT	
	CURB STOP	
T	TRANSFORMER	

GENERAL NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS DANVILLE CORNER ROAD, LLC INCORPORATED BY DEED DATED SEPTEMBER 13, 2024 AND RECORDED IN BOOK 11668, PAGE 132. AND DELISH, LLC INCORPORATED BY DEED DATED OCTOBER 17, 2025.
2. THE SUBJECT PARCEL IS SHOWN ON THE CITY OF AUBURN TAX MAP 122 AS LOT 4 LOT 5 AND IS IN THE GENERAL BUSINESS DISTRICT.
3. THE CITY'S GENERAL BUSINESS DISTRICT SPACE AND BULK STANDARDS REFER TO TO THE MULTIFAMILY SUBURBAN DISTRICT'S STANDARDS FOR RESIDENTIAL USES. SPACE AND BULK STANDARDS FOR THE MULTIFAMILY SUBURBAN DISTRICT AS OF THE DATE OF THIS PLAN ARE AS FOLLOWS:

   MIN. LOT SIZE: 10,000 SQ FT
   MIN. WIDTH: 100 FT
   MIN. FRONT SETBACK: 25 FT
   MIN. DEPTH: 100 FT
   MIN. SIDE SETBACK: 15 FT
   MIN. REAR SETBACK: 25 FT
   MAX. BUILDING HEIGHT: 2 ½ STORIES OR 35 FT

4. TOTAL AREA OF THE SUBJECT PARCEL IS 15.202 ACRES.
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY TERRADYN CONSULTANTS, LLC IN AUGUST OF 2024 AND AUGUST 2025. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON PUBLICLY AVAILABLE MAINE GIS DATA COLLECTED IN 2020 BY THE STATE OF MAINE AND DISTRIBUTED BY THE USGS AS CLASSIFIED . LAZ POINT CLOUD.
6. PLAN REFERENCES:
   A. "BOUNDARY SURVEY OF DIAMOND PROPERTIES, INC. LOT" PREPARED BY TECHNICAL SERVICES, INC., DATED DECEMBER 19, 2005 AND BEING PREVIOUSLY UNRECORDED.
   B. B. "PLAN OF PROPERTY OF ADVANTAGE BUSINESS SERVICES, INC., BEECH HILL ROAD, AUBURN, MAINE" DATED JANUARY 13, 1988 AND FOUND ON THE AUBURN GIS AS PLAN #338
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL-FREQUENCY GPS OBSERVATIONS.
8. THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF AUBURN, ANDROSCOGGIN COUNTY, COMMUNITY-PANEL NUMBER 23001C0317E, HAVING AN EFFECTIVE DATE OF JULY 8, 2013.

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 84°07'52" W	15.75'
L2	N 83°04'32" E	1.82'
L3	N 83°04'32" E	17.57'
L4	S 35°29'00" E	34.85'
L5	N 35°29'00" W	34.85'
L6	S 11°54'03" W	33.42'
L7	S 74°09'15" W	50.00'
L8	S 36°09'43" E	49.59'
L9	S 53°50'17" W	10.00'
L10	S 36°09'43" E	49.59'

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	62.38'	125.00'	N 68°46'41" E	61.74'
C2	87.34'	175.00'	N 68°46'41" E	86.43'
C3	157.08'	100.00'	S 9°28'51" W	141.42'
C4	235.62'	150.00'	S 9°28'51" W	212.13'
C5	157.08'	100.00'	N 80°31'09" W	141.42'
C6	235.62'	150.00'	N 80°31'09" W	212.13'
C7	117.81'	75.00'	N 9°28'51" E	106.07'
C8	109.93'	125.00'	N 10°19'29" W	106.42'
C9	73.49'	125.00'	N 32°41'18" W	72.44'
C10	96.71'	175.00'	N 31°40'38" W	95.48'
C11	62.05'	175.00'	S 63°59'46" W	61.73'
C12	79.78'	225.00'	S 63°59'46" W	79.36'
C13	69.09'	150.00'	N 67°01'57" E	68.48'
C14	43.57'	100.00'	N 66°19'10" E	43.22'

APPROVAL: CITY OF AUBURN PLANNING BOARD

DATE

CHAIRPERSON

STATE OF MAINE

ANDROSCOGGIN COUNTY REGISTRY OF DEEDS

RECEIVED _____, 20___
AT ___h____m ____M. AND RECORDED IN PLAN BOOK _____ PAGE _____.

ATTEST _____ REGISTER

N / F
DANIEL J. ST. HILAIRE
603 OLD DANVILLE ROAD
MAP 122 LOT 009
BK. 9315, PG. 260

N / F
BRIAN BILODEAU
72 DANVILLE CORNER ROAD
MAP #122 LOT 004-001
BK. 9077, PG. 111

N / F
LISA M. DORRINGTON
625 OLD DANVILLE CORNER ROAD
MAP 122 LOT 008
BK. 10215, PG. 183

N / F
THE SPURWINK SCHOOL
220 DANVILLE CORNER ROAD
MAP 122 LOT 006
BK. 3264, PG. 213

LOT 2
619,405 S.F.
14.22 Ac.

LOT 1
42,659 S.F.
0.98 Ac.

5,000 SF WAREHOUSE

MULTI-UNIT BUILDING 1

MULTI-UNIT BUILDING 2

MULTI-UNIT BUILDING 3

N15°51'21"W 713.52'

N7°00'45"W 454.06'

N15°50'45"W 13.91'

3/4" REBAR FOUND 18" ABOVE GRADE LEANING

5/8" REBAR FOUND 2" ABOVE GRADE LOOSE AND LEANING

3/4" REBAR FOUND 12" ABOVE GRADE LEANING

N15°15'57"E 235.55'

CAPPED 5/8" REBAR FOUND 18" ABOVE GRADE "RLS 1273"

5/8" REBAR FOUND 6" ABOVE GRADE

S15°50'45"E 652.72'

N15°50'45"W 366.12'

S74°09'15"W 10.00'

S26°25'59"E 289.56'

S35°37'20"W 713.75'

S84°28'51"W 146.60'

N84°28'51"E 146.60'

S35°29'32"E 109.84'

N84°28'51"E 331.92'

N35°30'22"W 109.85'

N84°28'51"E 106.71'

N6°55'28"W 166.84'

S6°55'28"E 907.90'

N84°30'07"E 166.09'

S26°25'17"W 370.24'

S63°50'17"W 884.51'

S63°50'17"W 10.00'

S63°50'17"W 99.38'

S63°50'17"W 64.17'

N63°24'17"E 890.63'

183.74'

217.13'

107.03'

199.25'

4.19'

50.09'

146.47'

25' REAR SETBACK, TYP.

15' SIDE SETBACK, TYP.

25' FRONT SETBACK, TYP.

UTILITY EASEMENT, TYP.

DANVILLE CORNER ROAD

GREYSON LANE

SOUTH GROVE CIRCLE

SOUTH GROVE CIRCLE

DELISH DRIVE

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER
STATE OF MAINE

DATE: 10-30-2025

NO.	DATE	REVISIONS
1	10-10-2025	DEVELOPMENT REVIEW APPLICATION SUBMISSION
2	10-30-2025	COMMENT RESPONSE SUBMISSION FOR DEVELOPMENT REVIEW

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
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Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE: SUBDIVISION PLAN

CLIENT: TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 40'
JOB NO: 24-164
SHEET: C-1.0

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GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.

Plant Species List

Key	Botanical Name	Common Name	Size	Remarks
QBB	Quercus bicolor 'Bonnie and Mike'	Beacon Oak	2.5"-3" cal	B&B
NLV	Viburnum lentago	Nanny Berry Viburnum	3'-4'	6' o.c.

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	74.86'	150.00'	N 68°46'41" E	74.09'
C2	196.35'	125.00'	S 9°28'51" W	176.78'
C3	196.35'	125.00'	N 80°31'09" W	176.78'
C4	157.08'	100.00'	N 9°28'51" E	141.42'
C5	92.98'	150.00'	N 33°36'13" W	91.50'

CENTERLINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 83°04'32" W	40.47'
L2	S 54°28'51" W	426.73'
L3	N 35°30'32" W	134.85'
L5	N 54°28'51" E	148.62'
L6	S 35°29'00" E	34.85'
L7	S 51°21'42" E	17.76'

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 10-30-2025

NO.	REVISIONS	DATE
1	DEVELOPMENT REVIEW APPLICATION SUBMISSION	10-10-2025
2	COMMENT RESPONSE SUBMISSION FOR DEVELOPMENT REVIEW	10-30-2025

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TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE:
SITE PLAN

CLIENT:
TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 30'
JOB NO: 24-164
SHEET: C-1.1

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GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.

CENTERLINE TABLE

LINE	DIRECTION	DISTANCE
L8	S 15°50'45" E	650.37'
L9	S 74°09'15" W	50.00'
L10	S 74°09'15" W	127.67'
L11	S 53°50'17" W	379.24'
L12	N 83°57'38" E	18.29'

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C5	92.98'	150.00'	N 33°36'13" W	91.50'
C6	70.92'	200.00'	S 63°59'46" W	70.55'
C7	65.72'	125.00'	N 68°53'57" E	64.96'

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED
PROFESSIONAL ENGINEER

DATE: 10-30-2025

NO.	DATE	REVISIONS
2	10-30-2025	COMMENT RESPONSE SUBMISSION FOR DEVELOPMENT REVIEW
1	10-10-2025	DEVELOPMENT REVIEW APPLICATION SUBMISSION

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PHONE:
(207) 926-5111

WEB SITE:
www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC

Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE:
SITE PLAN

CLIENT:
TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 30'
JOB NO: 24-164
SHEET: C-1.2

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STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-1	306.66		302.25 (SD-1)	48"
CB-2	306.66	302.00 (SD-1)	303.40 (SD-2)	48"
CB-3	305.90		301.95 (SD-4)	48"
CB-4	304.78	301.75 (SD-3) 301.75 (SD-4)	301.75 (SD-5)	48"
CB-5	297.24		293.50 (SD-6)	48"
CB-6	297.12	293.25 (SD-5) 293.25 (SD-6)	293.25 (SD-7)	48"
CB-13	294.87		289.90 (SD-21)	48"
CB-14	294.85	289.00 (SD-18) 289.00 (SD-21)	289.00 (SD-17)	48"
CB-15	302.23	299.00 (SD-20)	299.00 (SD-19)	48"
CB-16	303.50		299.53 (SD-20)	48"
DMH-1	308.85	303.00 (SD-2)	303.00 (SD-3)	48"
DMH-6	296.69	294.50 (SD-19)	294.50 (SD-18)	48"

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-1	12"	18'	1.39%
SD-2	15"	70'	0.57%
SD-3	15"	136'	0.92%
SD-4	12"	30'	0.66%
SD-5	15"	134'	6.34%
SD-6	12"	18'	1.38%
SD-7	15"	129'	8.53%
SD-17	15"	118'	4.65%
SD-18	15"	96'	5.74%
SD-19	15"	87'	5.18%
SD-20	12"	34'	1.56%



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
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LICENSED PROFESSIONAL ENGINEER

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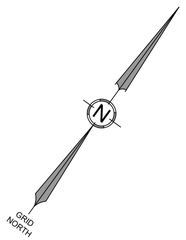
PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE: GRADING & DRAINAGE

CLIENT: TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 20'
JOB NO: 24-164
SHEET: C-2.0

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STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-7	287.04		282.50 (SD-8)	48"
CB-8	287.07	282.25 (SD-7) 282.25 (SD-8)	282.25 (SD-9)	48"
CB-9	281.27		278.00 (SD-12)	48"
CB-10	281.27	277.50 (SD-12) 277.50 (SD-13)	277.50 (SD-11)	48"
CB-11	285.29		282.00 (SD-15)	48"
CB-12	284.54	281.75 (SD-15) 281.75 (SD-16)	281.75 (SD-14)	48"
DMH-2	278.86	277.00 (SD-9) 277.00 (SD-23)	277.00 (SD-10)	48"
DMH-3	277.59	273.75 (SD-10) 273.75 (SD-11)	273.75 (SD-22)	48"
DMH-4	282.87	278.50 (SD-14)	278.50 (SD-13)	48"
DMH-5	286.60	283.60 (SD-17)	283.60 (SD-16)	48"

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-7	15"	129'	8.53%
SD-8	12"	18'	1.39%
SD-9	15"	57'	9.20%
SD-10	15"	123'	2.65%
SD-11	15"	39'	9.59%
SD-12	12"	18'	2.77%
SD-13	15"	91'	1.10%
SD-14	15"	63'	5.12%
SD-15	12"	23'	1.10%
SD-16	15"	57'	3.07%
SD-17	15"	118'	4.65%

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

UNIT 11 FFE: 293.10
UNIT 12 FFE: 290.50
UNIT 13 FFE: 286.95
UNIT 14 FFE: 284.50
UNIT 15 FFE: 283.90
UNIT 16 FFE: 282.50
UNIT 17 FFE: 282.90
UNIT 18 FFE: 286.00
UNIT 19 FFE: 286.00
UNIT 20 FFE: 289.00
UNIT 21 FFE: 293.25
UNIT 29 FFE: 294.27
UNIT 30 FFE: 290.37
UNIT 31 FFE: 286.10
UNIT 32 FFE: 282.50
UNIT 33 FFE: 283.75
UNIT 34 FFE: 284.25
UNIT 59 FFE: 289.25
UNIT 60 FFE: 291.10

GRAVEL WETLAND SEE SHEET C-2.4

MATCHLINE - SEE SHEET C-2.0

MATCHLINE - SEE SHEET C-2.2

DMH-2 DMH-3 DMH-4 DMH-5 DMH-7 DMH-27
CB-7 CB-8 CB-9 CB-10 CB-11 CB-12
SD-7 SD-8 SD-9 SD-10 SD-11 SD-12 SD-13 SD-14 SD-15 SD-16 SD-17 SD-23 SD-43
9+00 8+00 7+00 6+00 5+00

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

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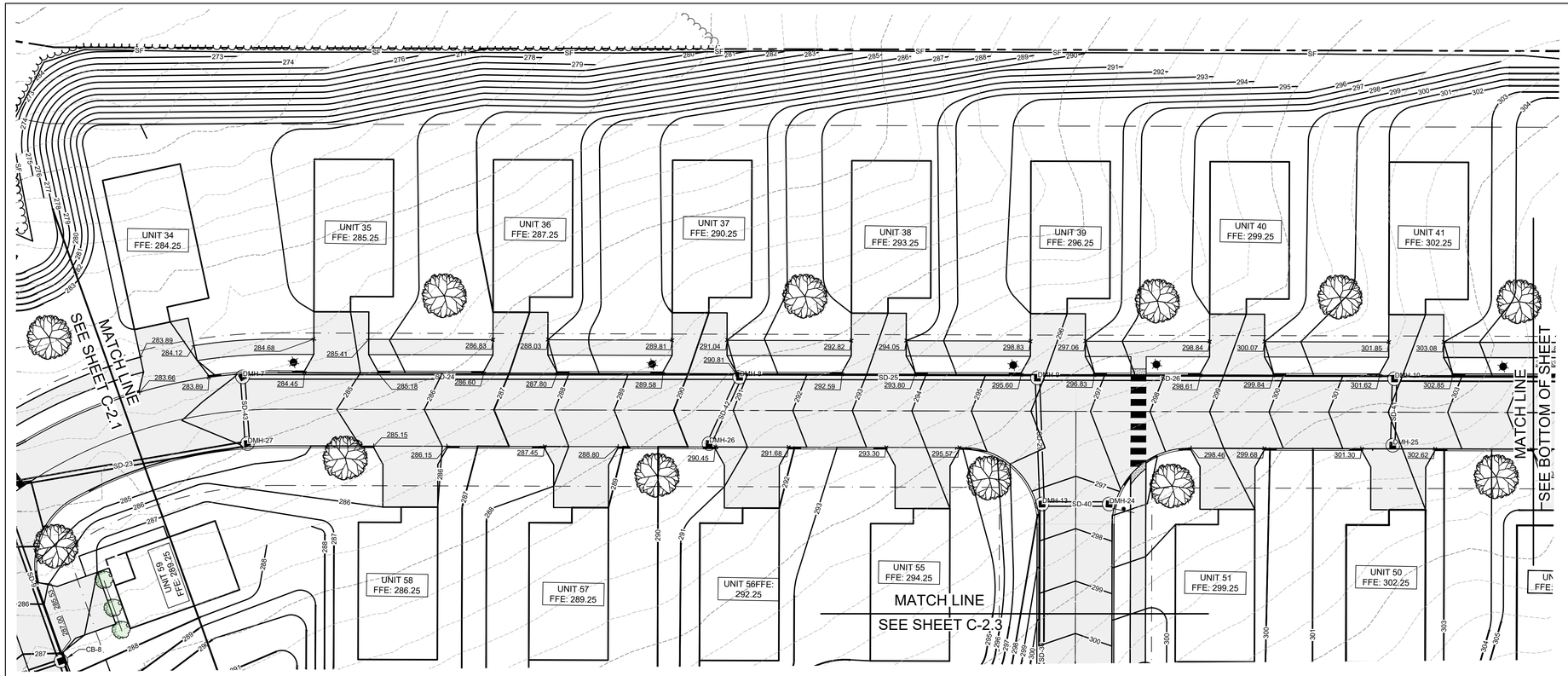
PROJECT:
DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE:
GRADING & DRAINAGE

CLIENT:
TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE:	10-10-2025
SCALE:	1" = 20'
JOB NO:	24-164
SHEET:	C-2.1

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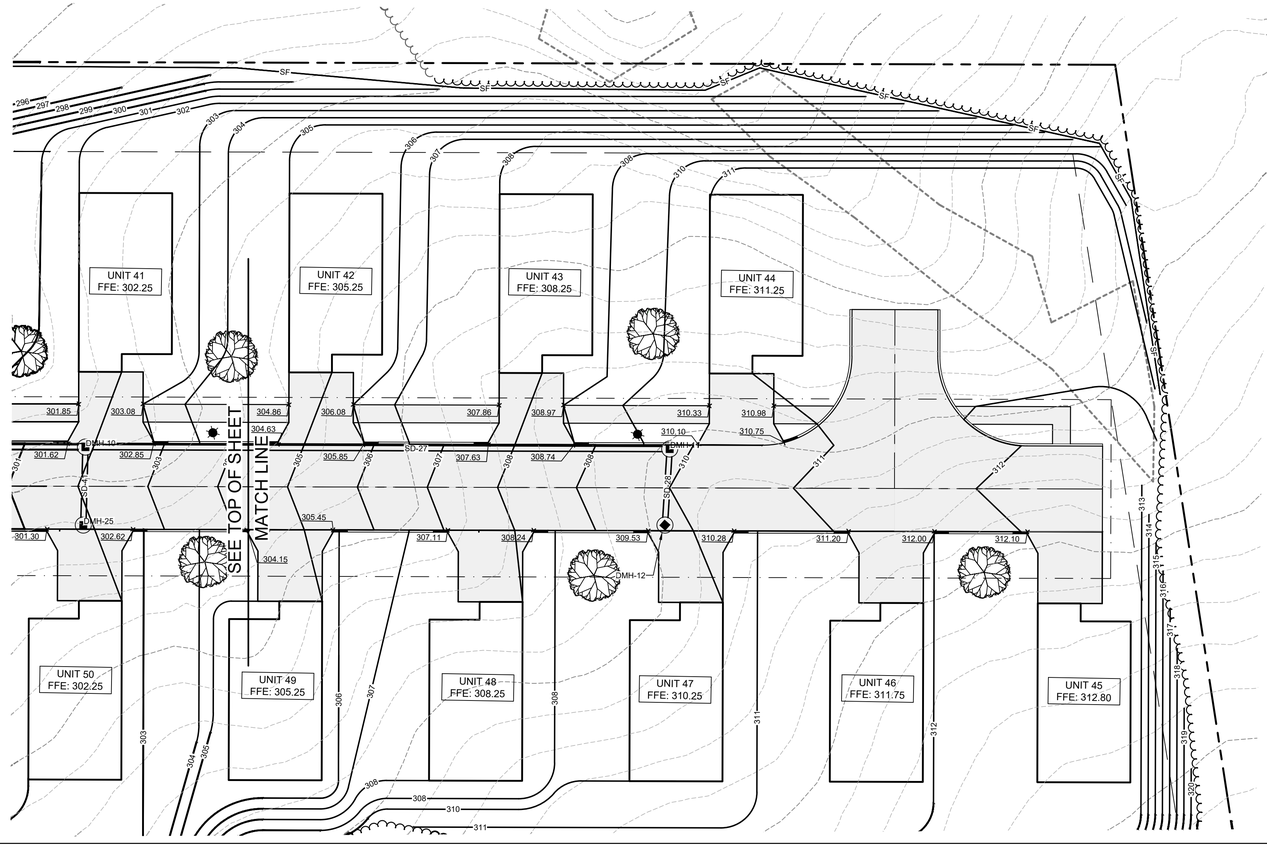
STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-23	15"	79'	4.13%
SD-24	15"	159'	4.04%
SD-25	15"	94'	5.95%
SD-26	15"	113'	5.26%
SD-27	15"	159'	4.77%
SD-28	15"	17'	0.87%
SD-29	15"	37'	3.88%
SD-30	15"	93'	5.99%
SD-40	15"	18'	0.83%
SD-43	15"	18'	0.56%

STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
DMH-7	284.05	280.25 (SD-24) 280.25 (SD-43)		48"
DMH-8	290.89	286.67 (SD-25) 286.67 (SD-42)	286.67 (SD-24)	48"
DMH-9	295.89	292.25 (SD-26) 292.25 (SD-29)	292.25 (SD-25)	48"
DMH-10	301.89	298.25 (SD-27) 298.20 (SD-41)	298.20 (SD-26)	48"
DMH-11	309.78	305.85 (SD-28)	305.85 (SD-27)	48"
DMH-12	309.75		306.00 (SD-28)	48"
DMH-13	297.31	293.70 (SD-30) 293.70 (SD-40)	293.70 (SD-29)	48"
DMH-24	297.31		293.85 (SD-40)	48"
DMH-25	301.86		298.35 (SD-41)	48"
DMH-26	290.38		286.75 (SD-42)	48"
DMH-27	284.05		280.35 (SD-43) 280.25 (SD-23)	48"

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.



STATE OF MAINE
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SHEET TITLE:
GRADING & DRAINAGE

CLIENT:
TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

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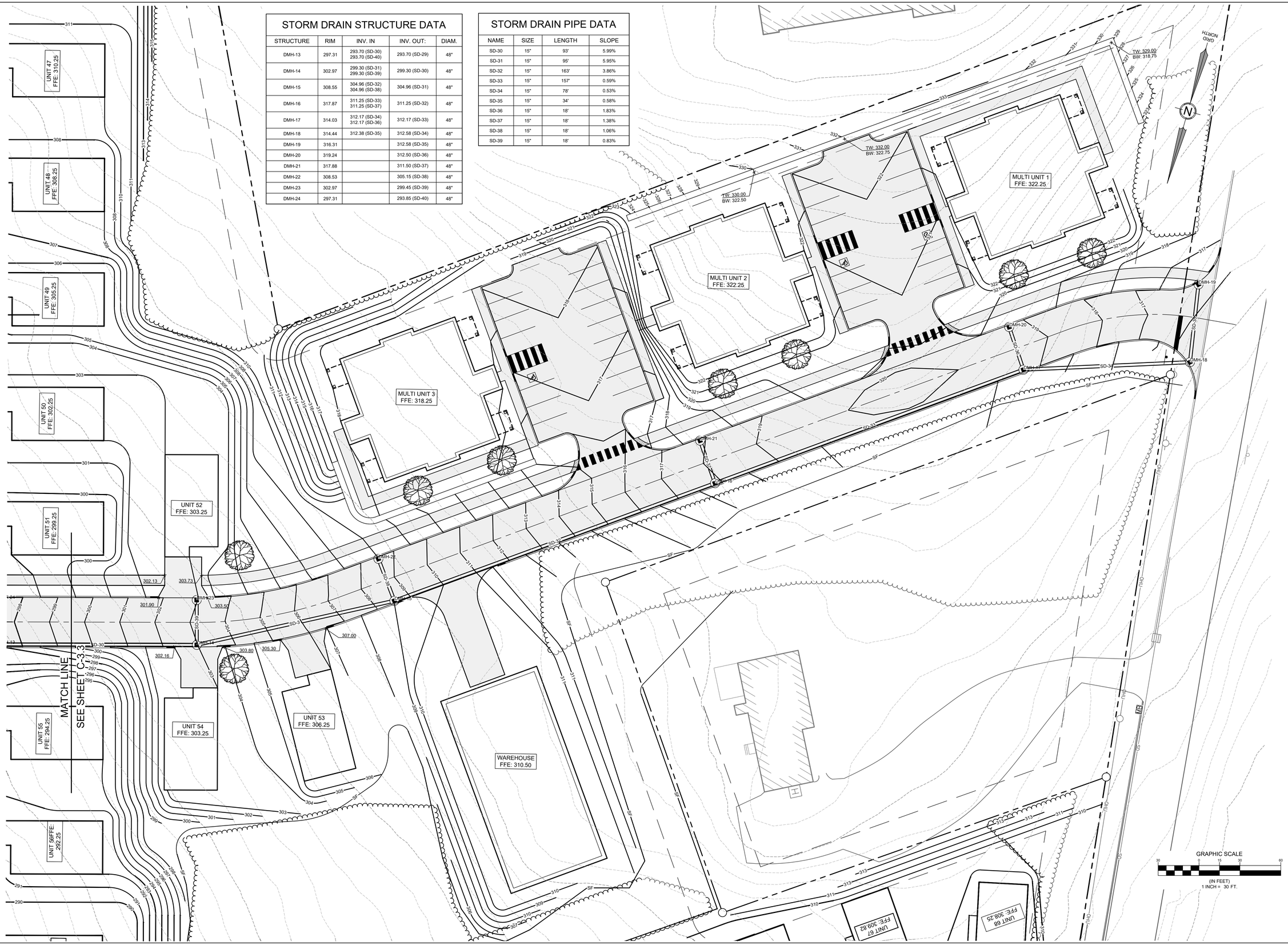
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STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
DMH-13	297.31	293.70 (SD-30) 293.70 (SD-40)	293.70 (SD-29)	48"
DMH-14	302.97	299.30 (SD-31) 299.30 (SD-39)	299.30 (SD-30)	48"
DMH-15	308.55	304.96 (SD-32) 304.96 (SD-38)	304.96 (SD-31)	48"
DMH-16	317.87	311.25 (SD-33) 311.25 (SD-37)	311.25 (SD-32)	48"
DMH-17	314.03	312.17 (SD-34) 312.17 (SD-36)	312.17 (SD-33)	48"
DMH-18	314.44	312.38 (SD-35)	312.58 (SD-34)	48"
DMH-19	316.31		312.58 (SD-35)	48"
DMH-20	319.24		312.50 (SD-36)	48"
DMH-21	317.88		311.50 (SD-37)	48"
DMH-22	308.53		305.15 (SD-38)	48"
DMH-23	302.97		299.45 (SD-39)	48"
DMH-24	297.31		293.85 (SD-40)	48"

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-30	15"	93'	5.99%
SD-31	15"	95'	5.95%
SD-32	15"	163'	3.86%
SD-33	15"	157'	0.59%
SD-34	15"	78'	0.53%
SD-35	15"	34'	0.58%
SD-36	15"	18'	1.83%
SD-37	15"	18'	1.38%
SD-38	15"	18'	1.06%
SD-39	15"	18'	0.83%



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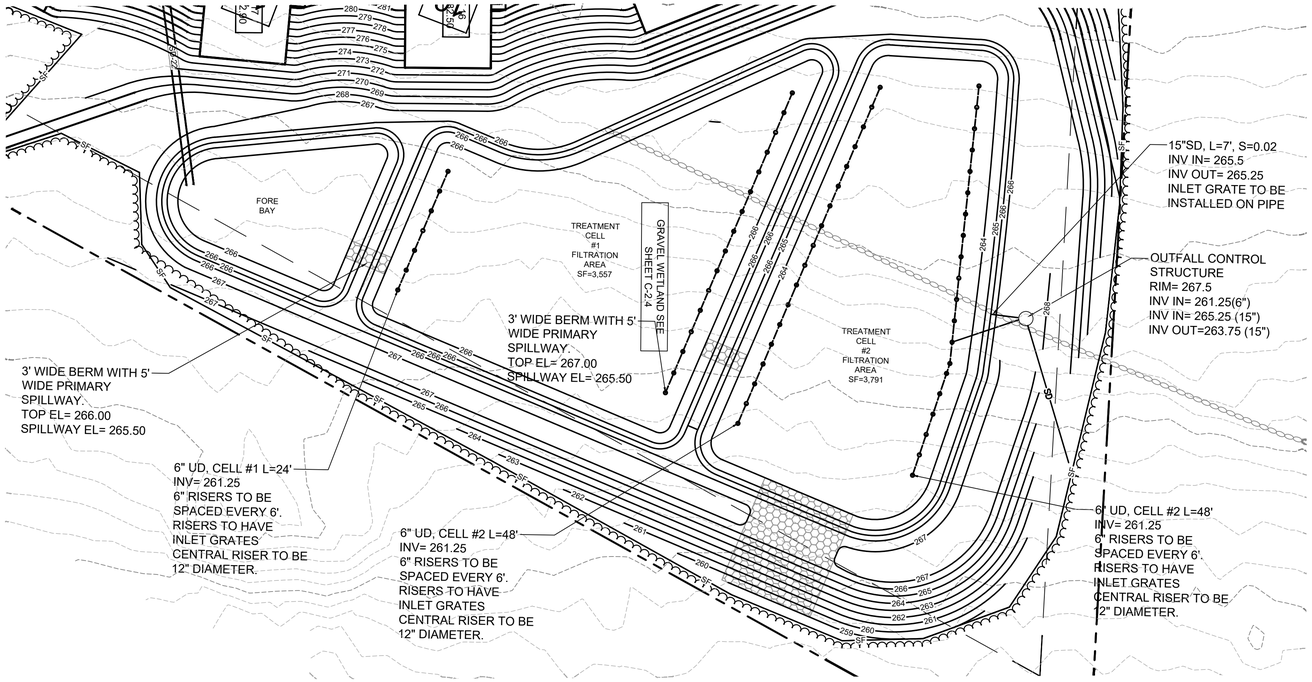
PROJECT:
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DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE:
GRADING & DRAINAGE

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154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
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GRAVEL WETLAND PLAN VIEW

SCALE: 1" = 20'

GRAVEL WETLAND INSTALLATION NOTES:

1. THE MINIMUM SPACING BETWEEN THE SUBSURFACE PERFORATED DISTRIBUTION LINE AND THE SUBSURFACE PERFORATED COLLECTION DRAIN AT EITHER END OF THE GRAVEL IN EACH TREATMENT CELL IS 15 FT.

2. THERE SHOULD BE A MINIMUM HORIZONTAL TRAVEL DISTANCE OF 15 FT WITHIN THE GRAVEL LAYER IN EACH CELL.

3. VERTICAL PERFORATED OR SLOTTED RISER PIPES DELIVER WATER FROM THE SURFACE DOWN TO THE SUBSURFACE, PERFORATED OR SLOTTED DISTRIBUTION LINES. THESE RISERS SHALL HAVE A MAXIMUM SPACING OF 10 FEET.

4. SLOTTED VERTICAL RISERS SHALL HAVE A MINIMUM DIAMETER OF 12" FOR THE CENTRAL RISER AND 6" FOR END RISERS. THE VERTICAL RISERS SHALL NOT BE CAPPED, BUT RATHER COVERED WITH AN INLET GRATE.

5. VERTICAL CLEANOUTS CONNECTED TO THE DISTRIBUTION AND COLLECTION SUBDRAINS, AT EACH END, SHALL BE PERFORATED OR SLOTTED ONLY WITHIN THE GRAVEL LAYER, AND SOLID WITHIN THE WETLAND SOIL AND STORAGE AREA ABOVE.

6. TREATMENT CELL FLOOR TO BE GRADED FLAT.

7. BERMS AND WEIRS SEPARATING THE FOREBAY AND TREATMENT CELLS SHOULD BE CONSTRUCTED WITH CLAY, OR NON-CONDUCTIVE SOILS, AND/OR A FINE GEOTEXTILE, OR SOME COMBINATION THEREOF, TO AVOID WATER SEEPAGE AND SOIL PIPING THROUGH THESE EARTHEN DIVIDERS.

8. THE SYSTEM SHOULD BE PLANTED TO ACHIEVE A RIGOROUS ROOT MAT WITH GRASSES, FORBS, AND SHRUBS WITH OBLIGATE AND FACULTATIVE WETLAND SPECIES.

9. THE SUBAREA DRAINING TO A CREATED WETLAND MUST BE COMPLETELY STABLE BEFORE RUNOFF IS DIRECTED TO THE BASIN TO PREVENT SEDIMENTATION OF THE DRAINAGE LAYER, OR ALL RUNOFF SHOULD BE RE-DIRECTED UNTIL CONSTRUCTION IS FINALIZED. THE VEGETATION WITHIN THE STRUCTURE IS EQUALLY IMPORTANT AND MUST BE WELL ESTABLISHED BEFORE IT CAN ACCEPT ANY RUNOFF.

10. GRAVEL WETLAND STORMWATER AREA TO BE SEEDED WITH "NEW ENGLAND WETMIX" AS DISTRIBUTED BY NEW ENGLAND WETLAND PLANTS, INC., 820 WEST STREET, AMHERST, MA 01002, PHONE 413-548-8000, EMAIL INFO@NEWP.COM, OR APPROVED EQUIVALENT. APPLY AT A RATE OF 1 LB/2,500 SF.

11. THE SEEDS WILL NOT GERMINATE UNDER INUNDATED CONDITIONS. IF PLANTED DURING THE FALL MONTHS THE SEED MIX WILL GERMINATE THE FOLLOWING SPRING. DURING THE FIRST SEASON OF GROWTH SEVERAL SPECIES WILL PRODUCE SEEDS WHILE OTHER SPECIES WILL PRODUCE SEEDS AFTER THE SECOND GROWING SEASON. NOT ALL SPECIES WILL GROW IN ALL WETLAND SITUATIONS. THIS MIX IS COMPRISED OF THE WETLAND SPECIES MOST LIKELY TO GROW IN CREATED/RESTORED WETLANDS AND SHOULD PRODUCE MORE THAN 75% GROUND COVER IN TWO FULL GROWING SEASONS.

12. THE WETLAND SEEDS IN THIS MIX CAN BE SOWN BY HAND, WITH A HAND-HELD SPREADER, OR HYDRO-SEEDED ON LARGE OR HARD TO REACH SITES. LIGHTLY RAKE TO ENSURE GOOD SEED-TO-SOIL CONTACT. SEEDING CAN TAKE PLACE ON FROZEN SOIL AS THE FREEZING AND THAWING WEATHER OF LATE FALL AND LATE WINTER WILL WORK THE SEED INTO THE SOIL. IF SPRING CONDITIONS ARE DRIER THAN USUAL, WATERING MAY BE REQUIRED. IF SOWING DURING THE SUMMER MONTHS, SUPPLEMENTAL WATERING WILL LIKELY BE REQUIRED UNTIL GERMINATION. A LIGHT MULCH OF CLEAN, WEED FREE STRAW IS RECOMMENDED.

13. THE POND CONSTRUCTION SHOULD BE ONLY CONSTRUCTED UNDER THE SUPERVISION OF THE DESIGN ENGINEER.

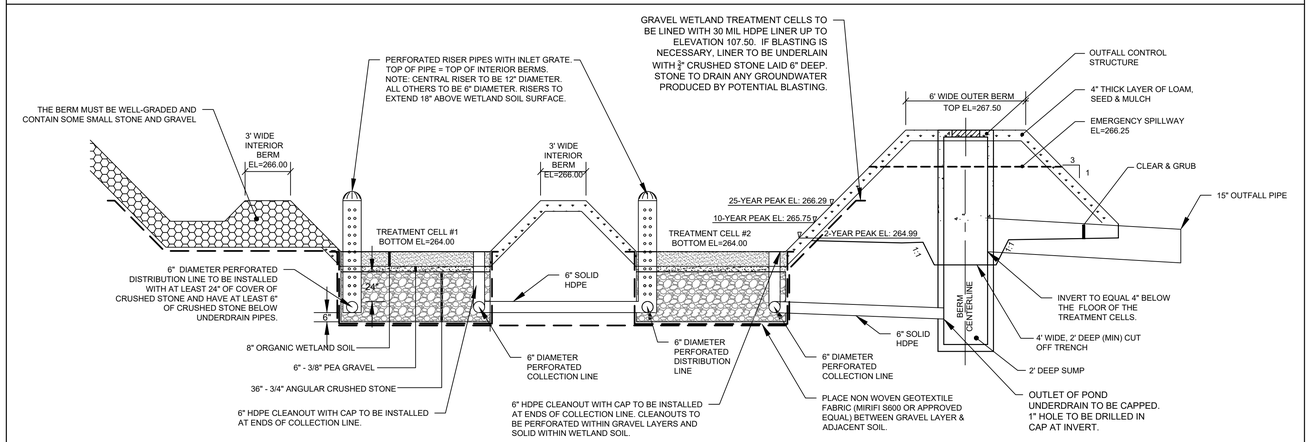
POND CONSTRUCTION NOTES:
1. CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ORGANIC MATERIAL FROM EMBANKMENT AND POND CONSTRUCTION AREA.
2. SCARIFY SUBGRADE TO ESTABLISH INTERFACE FOR ALL FILLS.
3. CONSTRUCTION MATERIAL SHALL MEET M.D.O.T. SPEC 703.18
4. COMPACT IN 12" LIFTS TO 92% OF MAXIMUM DRY DENSITY.
5. INSTALL RIPRAP AND EROSION CONTROL MESH WHERE SPECIFIED.
6. LOAM, SEED & STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN & NOTES.

CONSTRUCTION INSPECTION NOTES:
INSPECTION BY A PROFESSIONAL ENGINEER WILL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT THE INSTALLATION OF EACH POND'S EMBANKMENT CONSTRUCTION, STORMWATER INLET, UNDERDRAINS, FILTER MATERIAL MAKEUP AND PLACEMENT, OUTLET CONTROL STRUCTURE, CLAY LINER (IF APPLICABLE), AND EMERGENCY SPILLWAY CONSTRUCTION FROM INITIAL GROUND DISTURBANCE TO FINAL STABILIZATION OF THE POND. AN INSPECTION OF THE UNDERDRAINED GRAVEL OUTLET SHALL ALSO BE PERFORMED ONE YEAR AFTER THE FINAL STABILIZATION OF THE POND.

ORGANIC WETLAND SOIL MIXTURE:
THE WETLAND SOIL SHOULD HAVE A LOW HYDRAULIC CONDUCTIVITY (0.1-0.01 FT/DAY). THIS SOIL CAN BE MANUFACTURED USING COMPOST, SAND AND FINE SOILS, INTO A BLEND WITH MORE THATN 15% ORGANIC MATTER. IT SHOULD CONTAIN MORE THAN 15% SILT (PASSING THE #200 SIEVE); BUT WITH A CLAY SIZE PORTION THAT IS LESS THAN 15%. DO NOT USE GEOTEXTILES BETWEEN THE HORIZONTAL LAYERS OF THIS SYSTEM AS THEY WILL CLOG DUE TO FINES AND MAY RESTRICT ROOT GROWTH.

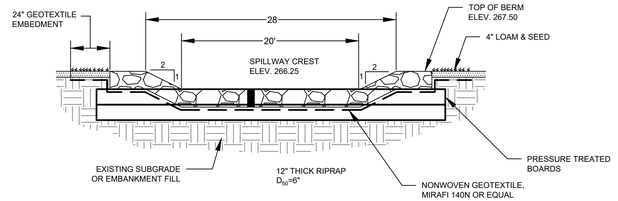
WETLAND SOIL GRADATION	
SIEVE SIZE	% PASSING BY WEIGHT
1/2 IN	100
NO. 10	75-90
NO. 100	40-50
NO. 200	25-50

EMBANKMENT CONSTRUCTION:
1. CONSTRUCTION OF COMMON BORROW MATERIAL MEETING M.D.O.T. SPECIFICATION 703.
2. PLACE BORROW MATERIAL IN 12" LIFTS COMPACTED TO 95% OF MAXIMUM DRY DENSITY.
3. INSTALL RIPRAP AND EROSION CONTROL MESH WHERE SPECIFIED ON PLANS
4. LOAM, SEED, AND STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN.



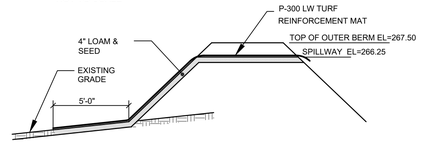
CROSS SECTION VIEW - GRAVEL WETLAND

NOT TO SCALE



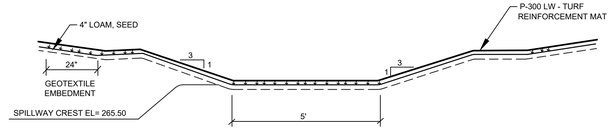
EMERGENCY SPILLWAY CROSS SECTION

NOT TO SCALE



SPILLWAY EMBANKMENT SECTION

NOT TO SCALE



INTERNAL BERM SPILLWAY CROSS-SECTIONS

NOT TO SCALE

POST CONSTRUCTION REQUIREMENTS:

RESPONSIBLE PARTY:
TIMOTHY MILLET
154 BAILY HILL ROAD
POLAND, MAINE 04274

1. INSPECT **GRAVEL WETLANDS** SEMIANNUALLY. THE PLANT BIOMASS SHOULD BE HARVESTED ANNUALLY, AND ACCUMULATED SEDIMENT REMOVED AT INTERVALS OF 5-10 YEARS. THESE ACTIVITIES MAY DISRUPT THE WETLANDS SYSTEM AND MAY REQUIRE SOME VEGETATION RE-ESTABLISHMENT. THE RISER PIPES MAY CLOG AND WILL REQUIRE ANNUAL CLEAN-OUT (IT SHOULD BE DONE IN THE WINTER TIME WHEN ONE CAN WALK ON THE WETLAND).

   a. FIRST YEAR POST-CONSTRUCTION: INSPECTION FREQUENCY SHOULD OCCUR AFTER EVERY MAJOR STORM IN THE FIRST YEAR FOLLOWING CONSTRUCTION.
      i. INSPECT THAT THE SYSTEM DRAINS WITHIN 24-48 HOURS.
      ii. THE PLANTS MAY NEED WATERING IF NECESSARY DURING THE FIRST GROWING SEASON. REVEGETATE IF THE VEGETATION IS POORLY ESTABLISHING.
      iii. IDENTIFY AREAS OF EROSION AND MAKE TIMELY REPAIRS.
      iv. CHECK ALL INLETS, OUTLETS AND SUBDRAINS FOR PROPER FUNCTIONING. RISERS MAY NEED TO BE CLEANED.
   b. POST-CONSTRUCTION: INSPECTION FREQUENCY SHOULD OCCUR AT LEAST EVERY 6 MONTHS AND AFTER EVERY MAJOR STORM. ACTIVITIES ARE EXPECTED TO INCLUDE:
      i. CHECK THE BASIN FOR A DENSE ROOT MAT ESTABLISHMENT OF WETLAND VEGETATION.
      ii. CHECK AND CLEAN THE RISERS IF THERE IS EVIDENCE OF STANDING WATER, DISCOLORED WATER OR ACCUMULATED SEDIMENTS IN THE CELLS.
      iii. CHECK AND CLEAN THE FOREBAY FOR SEDIMENTS, TRASH AND DEBRIS. WHEN SEDIMENTS HAVE ACCUMULATED TO A DEPTH OF 12 INCHES, STANDING WATER IS PERSISTENT OR WETLAND VEGETATION BECOME ESTABLISHED, THE FOREBAY WILL NEED TO BE EXCAVATED AND REFORMED.
      iv. VERIFY THAT THE CELLS DRAIN WITHIN 24-48 HOURS. SEDIMENT WILL NEED TO BE REMOVED WHEN AN ACCUMULATION OF 4 INCHES IS EVIDENT OVER THE WETLAND SURFACE.
      v. CHECK AND CLEAN ALL OUTLETS AND OVERFLOW SPILLWAY IF BLOCKED OR THERE IS EVIDENCE OF STRUCTURAL DAMAGE OR EROSION.
      vi. REMOVE DECAYING VEGETATION, LITTER AND DEBRIS.
      vii. CHECK FOR FOREIGN SPECIES. PARTICULAR CARE MUST BE USED TO AVOID THE UNINTENDED INTRODUCTION OF INVASIVE SPECIES SUCH AS PURPLE LOOSESTRIFE (LYTHRUM SALICARIA) AND COMMON REED (PHRAGMITES AUSTRALIS). IT IS RECOMMENDED THAT A QUALIFIED WETLAND BIOLOGIST BE CONSULTED WHEN THESE ARE FOUND IN THE AREA OF THE GRAVEL WETLAND.

RECERTIFICATION REQUIREMENT:

WITHIN THREE MONTHS OF THE EXPIRATION OF EACH FIVE-YEAR INTERVAL FROM THE DATE OF ISSUANCE OF THE PERMIT, THE PERMITTEE SHALL CERTIFY THE FOLLOWING TO THE DEPARTMENT.

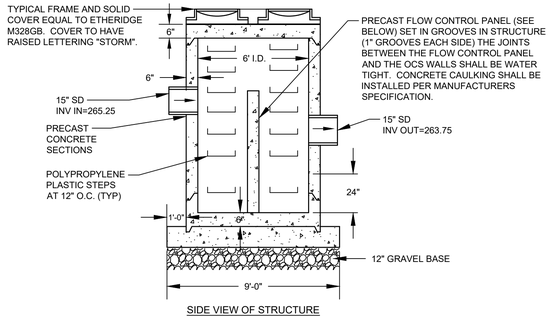
(a) ALL AREAS OF THE PROJECT SITE HAVE BEEN INSPECTED FOR AREAS OF EROSION, AND APPROPRIATE STEPS HAVE BEEN TAKEN TO PERMANENTLY STABILIZE THESE AREAS.

(b) ALL ASPECTS OF THE STORMWATER CONTROL SYSTEM ARE OPERATING AS APPROVED, HAVE BEEN INSPECTED FOR DAMAGE, WEAR, AND MALFUNCTION, AND APPROPRIATE STEPS HAVE BEEN TAKEN TO REPAIR OR REPLACE THE SYSTEM, OR PORTIONS OF THE SYSTEM, AS NECESSARY.

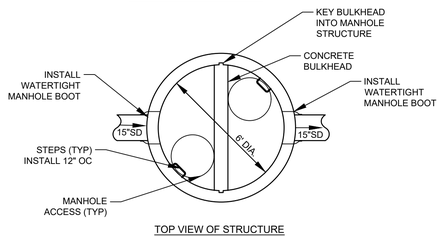
(c) THE STORMWATER MAINTENANCE PLAN FOR THE SITE IS BEING IMPLEMENTED AS APPROVED BY THE DEPARTMENT, AND THE MAINTENANCE LOG IS BEING MAINTAINED.

(d) ALL PROPRIETARY SYSTEMS HAVE BEEN MAINTAINED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. WHERE REQUIRED BY THE DEPARTMENT, THE PERMITTEE SHALL EXECUTE A 5-YEAR MAINTENANCE CONTRACT WITH A QUALIFIED PROFESSIONAL FOR THE COMING 5-YEAR INTERVAL. THE MAINTENANCE CONTRACT MUST INCLUDE PROVISIONS FOR ROUTINE INSPECTIONS, CLEANING AND GENERAL MAINTENANCE.

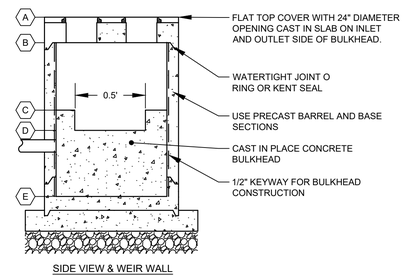
(e) THE DEPARTMENT MAY WAIVE SOME OR ALL OF THESE RECERTIFICATION REQUIREMENTS ON A CASE-BY-CASE BASIS FOR PERMITTEES SUBJECT TO THE DEPARTMENT'S MULTI-SECTOR GENERAL PERMIT ("MSGP") AND/OR MAINE POLLUTANT DISCHARGE ELIMINATION SYSTEM ("MEPDES") PROGRAMS WHERE IT IS DEMONSTRATED THAT THESE PROGRAMS ARE PROVIDING STORMWATER CONTROL THAT IS AT LEAST AS EFFECTIVE AS REQUIRED PURSUANT TO THIS CHAPTER.



SIDE VIEW OF STRUCTURE



TOP VIEW OF STRUCTURE



SIDE VIEW & WEIR WALL

NOTES:
1. SUBMIT SHOP DRAWINGS FOR OWNER/ ENGINEER APPROVAL.
2. STRUCTURE SHALL BE DESIGNED FOR H-20 LOADING.
3. CASTINGS SHALL PROVIDE FOR A 24" CLEAR OPENING.

SCHEDULE A
OUTLET CONTROL STRUCTURE

	ITEM DESCRIPTION	DIMENSION / ELEVATION
A.	TOP OF STRUCTURE	267.50
B.	UNDERSIDE OF SLAB	267.00
C.	TOP OF CONCRETE BULKHEAD	267.00
D.	BOTTOM OF WEIR SLOT	266.25
E.	BOTTOM OF STRUCTURE	261.75

OUTLET CONTROL STRUCTURE (OCS)

NOT TO SCALE

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 10-30-2025

NO.	DATE	REVISIONS
2	10-30-2025	COMMENT RESPONSE SUBMISSION FOR DEVELOPMENT REVIEW
1	10-10-2025	DEVELOPMENT REVIEW APPLICATION SUBMISSION

ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE: GRAVEL WETLAND GRADING PLAN

CLIENT: TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 20'
JOB NO: 24-164
SHEET: C-2.4

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SANITARY SEWER STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
SMH-1	307.54		301.25 (SS-1)	48"
SMH-2	308.54	300.72 (SS-1)	300.62 (SS-2)	48"
SMH-3	299.49	293.67 (SS-2)	293.57 (SS-3)	48"
SMH-9	299.50	291.32 (SS-9)	291.22 (SS-8)	48"
SMH-10	303.95	295.43 (SS-10)	295.33 (SS-9)	48"
SMH-11	305.22		298.93 (SS-10)	48"

SANITARY SEWER PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SS-1	8"	58'	0.92%
SS-2	8"	232'	2.99%
SS-3	8"	192'	7.16%
SS-8	8"	250'	4.62%
SS-9	8"	112'	3.58%
SS-10	8"	79'	4.44%



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
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PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE: UTILITY PLAN

CLIENT: TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 20'
JOB NO: 24-164
SHEET: C-3.0

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SANITARY SEWER STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
SMH-4	285.51	279.84 (SS-3)	279.74 (SS-4)	48"
SMH-5	276.71	274.00 (SS-4) 274.00 (SS-11)	273.90 (SS-5)	48"
SMH-6	281.56	272.65 (SS-5) 272.65 (SS-6)		48"
SMH-7	275.93	274.41 (SS-7)	274.31 (SS-6)	48"
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

SANITARY SEWER PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SS-3	8"	192'	7.16%
SS-4	8"	83'	6.89%
SS-5	8"	61'	2.06%
SS-6	8"	94'	1.76%
SS-7	8"	115'	4.51%
SS-8	8"	250'	4.62%

GRID NORTH

UNIT 11 FFE: 293.10
UNIT 12 FFE: 290.50
UNIT 13 FFE: 286.95
UNIT 14 FFE: 284.50
UNIT 15 FFE: 283.90
UNIT 16 FFE: 282.50
UNIT 17 FFE: 282.90
UNIT 18 FFE: 286.00
UNIT 19 FFE: 286.00
UNIT 20 FFE: 289.00
UNIT 21 FFE: 293.25
UNIT 29 FFE: 294.27
UNIT 30 FFE: 290.37
UNIT 31 FFE: 286.10
UNIT 32 FFE: 282.50
UNIT 33 FFE: 283.75
UNIT 34 FFE: 284.25
UNIT 59 FFE: 289.25
UNIT 60 FFE: 291.10

GRAVEL WETLAND SEE SHEET C-2.4

MATCHLINE - SEE SHEET C-3.0

MATCHLINE - SEE SHEET C-3.2

SMH-4, SMH-5, SMH-6, SMH-7, SMH-8, SMH-13, SMH-14
PUMP STATION
VALVE PIT
8" GATE VALVE & TEE
PC: 0+00.58
SS-3, SS-4, SS-5, SS-6, SS-7, SS-11, SS-12
5+00, 6+00, 7+00, 8+00, 9+00, 1+00
8"W, 4"FM, 4"S, 2"W

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
CRAIG M. SWEET
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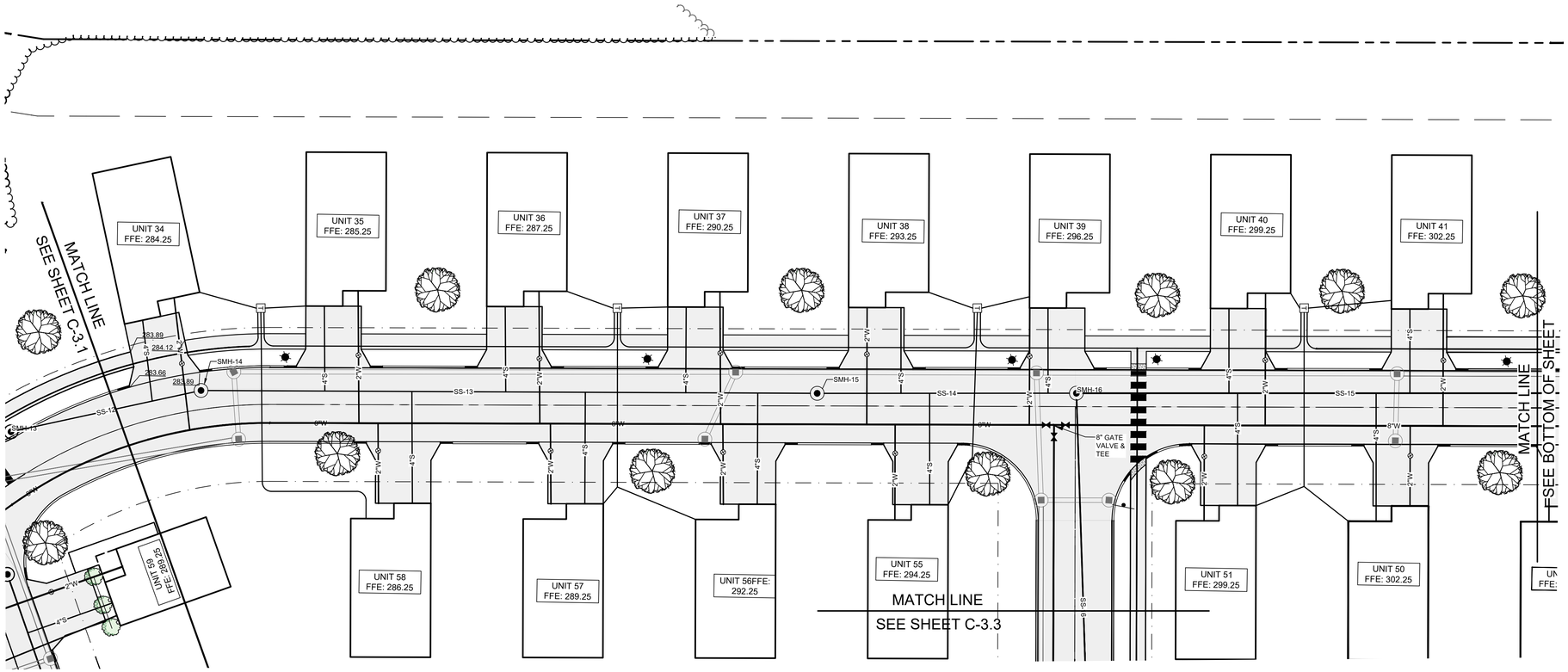
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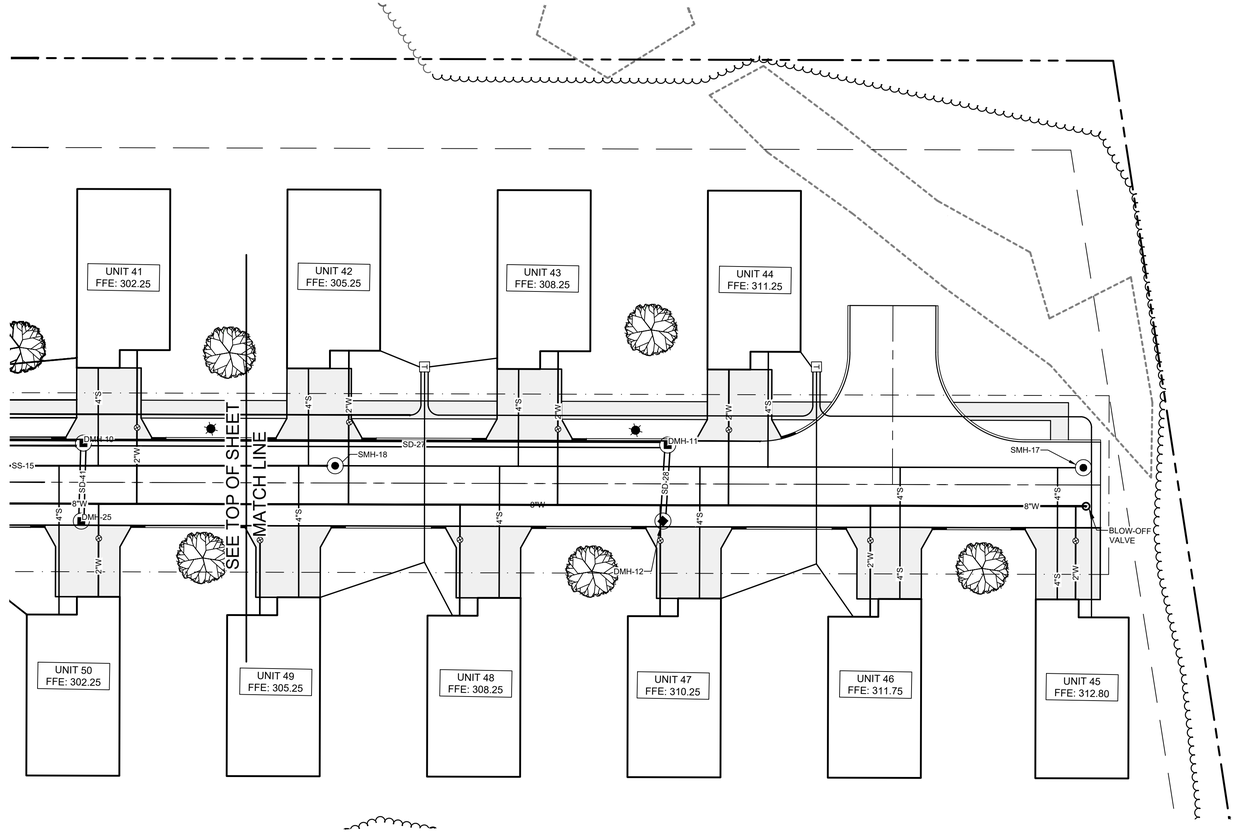
PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE
SHEET TITLE: UTILITY PLAN
CLIENT: TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 20'
JOB NO: 24-164
SHEET: C-3.1

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SANITARY SEWER STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
SMH-13	284.26	277.03 (SS-12)	276.93 (SS-11)	48"
SMH-14	284.00	278.45 (SS-13)	278.35 (SS-12)	48"
SMH-15	292.38	286.69 (SS-14)	286.58 (SS-13)	48"
SMH-16	296.69	291.00 (SS-15) 291.00 (SS-16)	290.90 (SS-14)	48"
SMH-17	307.95		306.76 (SS-15 (1))	48"
SMH-18	305.61	299.95 (SS-15 (1))	299.85 (SS-15)	48"

SANITARY SEWER PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SS-12	8"	59'	2.23%
SS-13	8"	196'	4.14%
SS-14	8"	80'	5.25%
SS-15	8"	171'	5.19%
SS-15 (1)	8"	207'	3.30%
SS-16	8"	135'	5.10%

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER
STATE OF MAINE

DATE: 10-30-2025

NO.	DATE	REVISIONS
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PROJECT:
DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE:
UTILITY PLAN

CLIENT:
TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE:	10-10-2025
SCALE:	1" = 20'
JOB NO:	24-164
SHEET:	C-3.2

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SANITARY SEWER STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
SMH-19	303.53	298.00 (SS-17)	297.90 (SS-16)	48"
SMH-20	309.75	304.00 (SS-18)	303.90 (SS-17)	48"
SMH-21	316.24	308.50 (SS-19)	308.40 (SS-18)	48"
SMH-22	320.01		310.00 (SS-19)	48"
SMH-23	320.11			48"

SANITARY SEWER PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SS-16	8"	135'	5.10%
SS-17	8"	101'	5.85%
SS-18	8"	108'	4.07%
SS-19	8"	150'	1.00%

MULTI UNIT 1
FFE: 322.25

MULTI UNIT 2
FFE: 322.25

MULTI UNIT 3
FFE: 318.25

UNIT 52
FFE: 303.25

UNIT 54
FFE: 303.25

UNIT 53
FFE: 306.25

WAREHOUSE
FFE: 310.50

UNIT 67
FFE: 309.82

UNIT 68
FFE: 308.25

SMH-19

SMH-20

SMH-21

SMH-22

SMH-23

SS-16

SS-17

SS-18

SS-19

BLOW-OFF VALVE

MATCH LINE
SEE SHEET C-3.3

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

GRID NORTH

N

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

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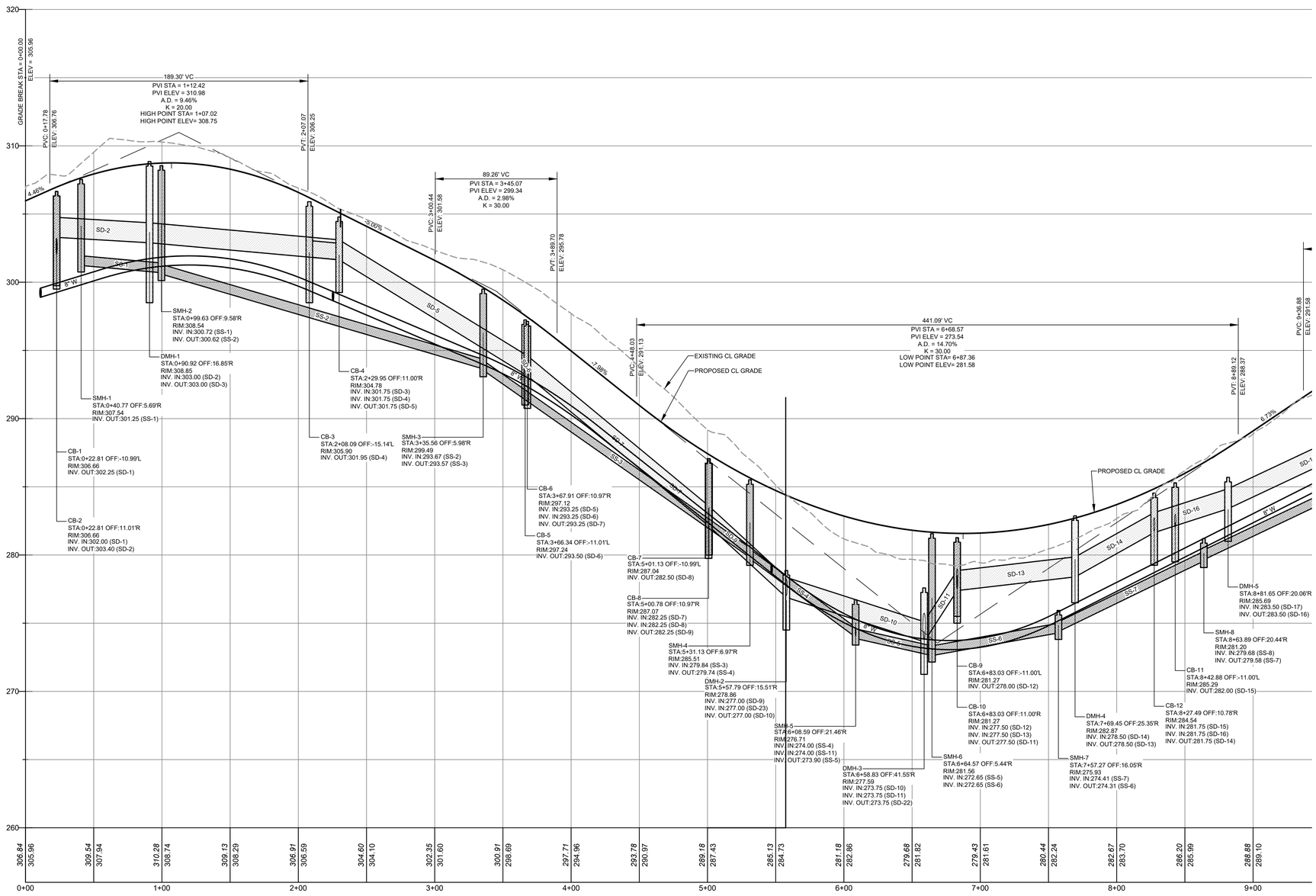
PROJECT:
DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE:
UTILITY PLAN

CLIENT:
TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE:	10-10-2025
SCALE:	1" = 20'
JOB NO:	24-164
SHEET:	C-3.3

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PROFILE 1: STA. 0+00 TO STA. 9+00

SCALE: 1" = 40' HORIZ.
1" = 4' VERT.

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 10-30-2025

NO.	DATE	REVISIONS
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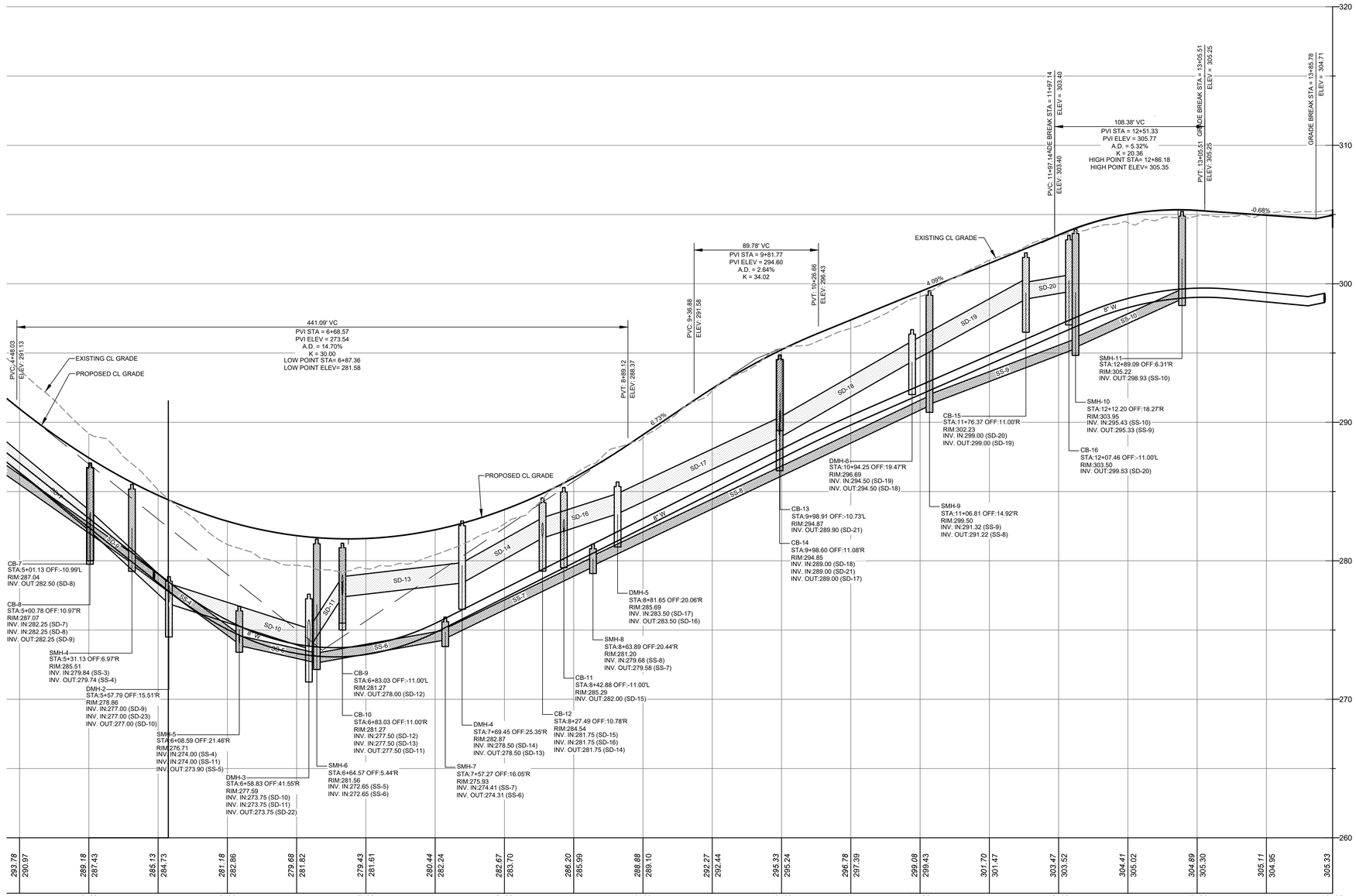
PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE: PROFILE 1

CLIENT: TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 40'
JOB NO: 24-164
SHEET: C-4.0

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PROFILE 2: STA. 4+50 TO STA. 13+98

SCALE: 1" = 40' HORIZ.
1" = 4' VERT.

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 10-30-2025

NO.	DATE	REVISIONS
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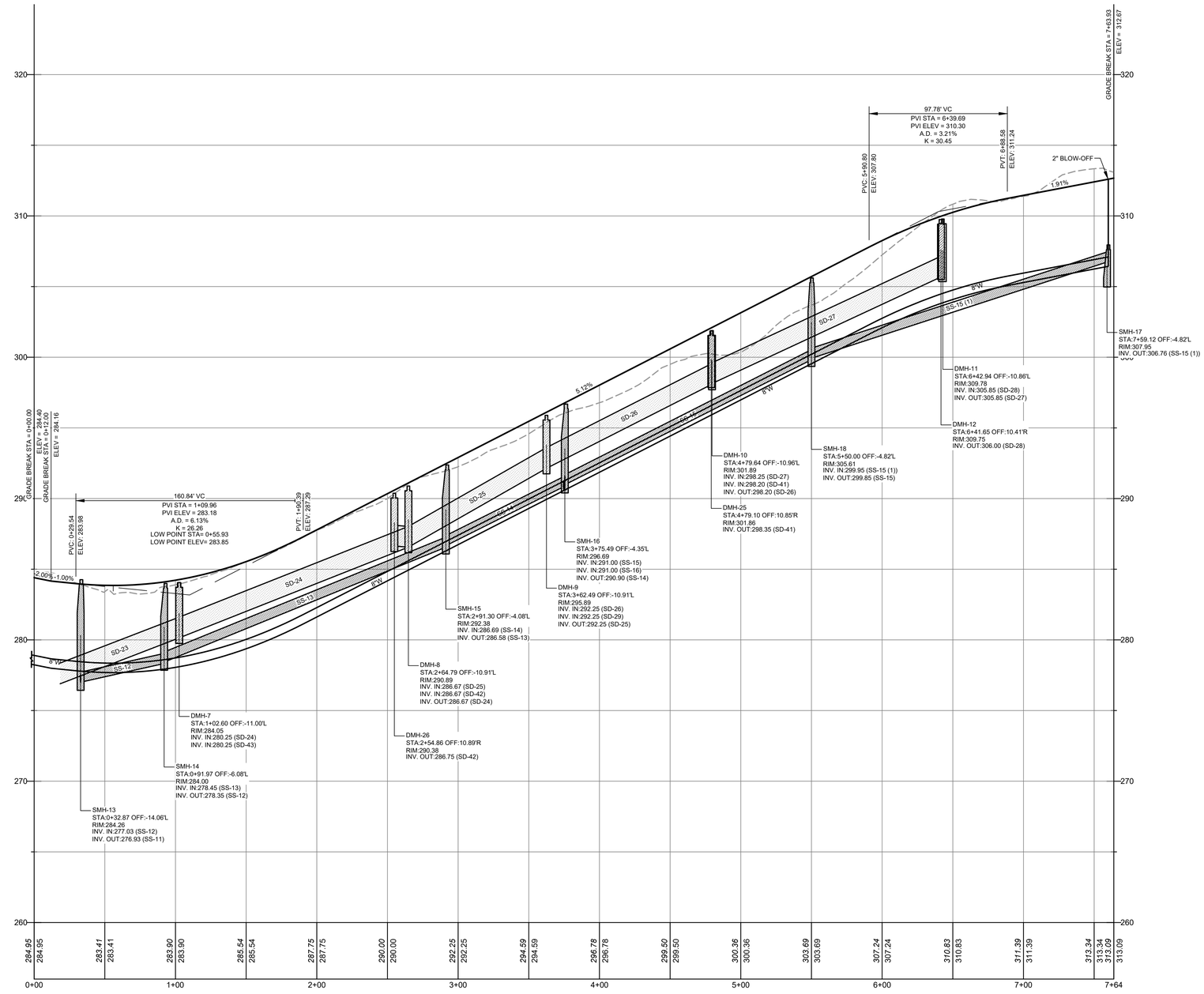
PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE: PROFILE 2

CLIENT: TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 40'
JOB NO: 24-164
SHEET: C-4.1

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PROFILE 3: STA. 0+00 TO STA. 7+64

SCALE: 1" = 40' HORIZ.
1" = 4' VERT.

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 10-30-2025

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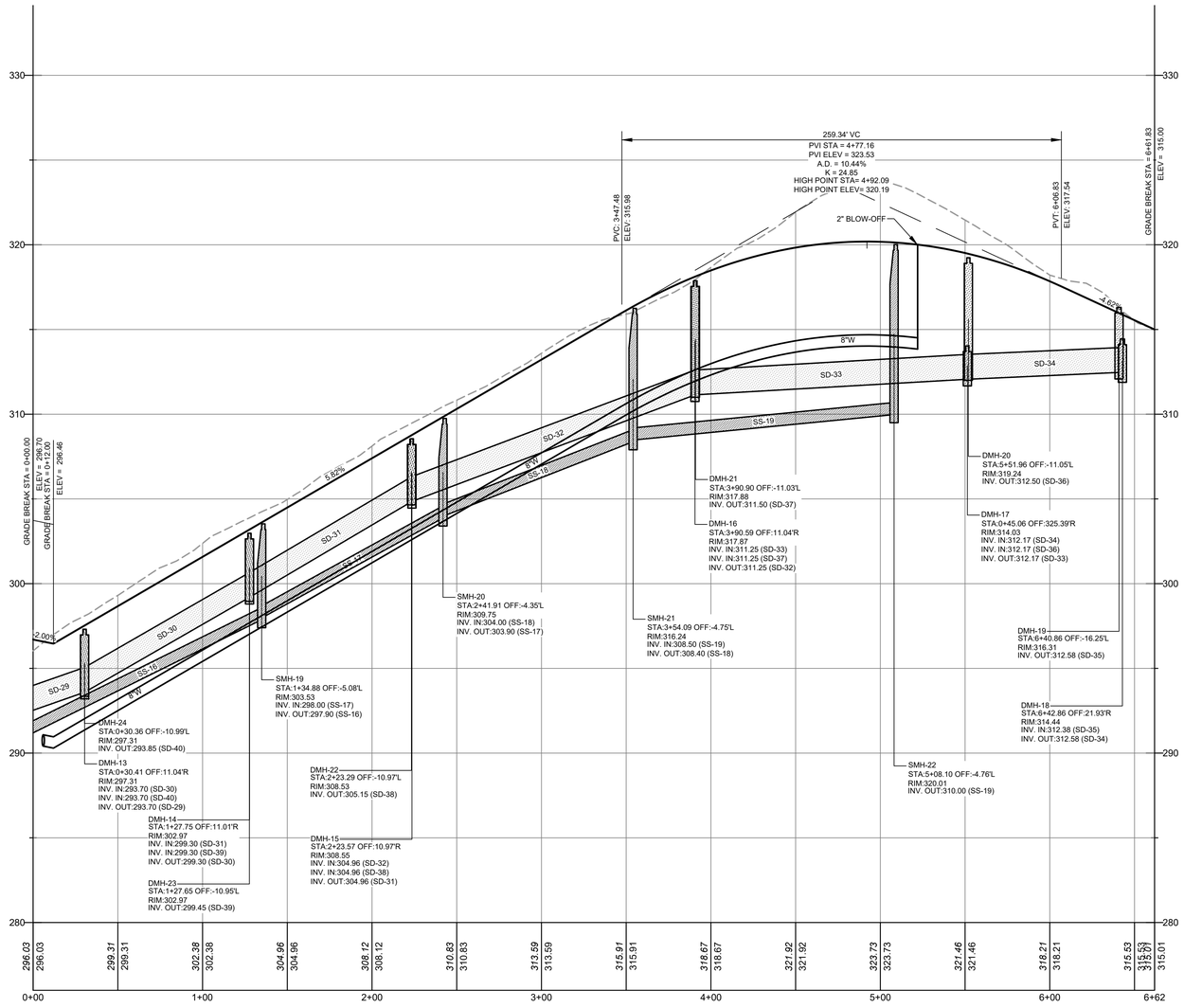
PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE: PROFILE 3

CLIENT: TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 40'
JOB NO: 24-164
SHEET: C-4.2

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PROFILE 4: STA. 0+00 TO STA. 6+62

SCALE: 1" = 40' HORIZ.
1" = 4' VERT.

STATE OF MAINE
CRAIG M. SWEET
No. 15060
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DATE: 10-30-2025

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PERMIT DRAWING
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PROJECT:
DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE:
PROFILE 4

CLIENT:
TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: 1" = 40'
JOB NO: 24-164
SHEET: C-4.3

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EROSION AND SEDIMENT CONTROL PLAN

Pre-Construction Phase
A person who conducts, or causes to be conducted, an activity that involves filling, displacing or exposing soil or other earthen materials shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or into a protected natural resource as defined in 38 mrsa § 480-b. Erosion control measures must be in place before the activity begins. Measures must remain in place and functional until the site is permanently stabilized. Adequate and timely temporary and permanent stabilization measures must be taken. The site must be maintained to prevent unreasonable erosion and sedimentation. Minimize disturbed areas and protect natural downgradient buffer areas to the extent practicable.

BMP Construction Phase
A. Sediment barriers. Prior to the beginning of any construction, properly install sediment barriers at the edge of any downgradient disturbed area and adjacent to any drainage channels within the proposed disturbed area. Maintain the sediment barriers until the disturbed area is permanently stabilized.

B. Construction entrance: Prior to any clearing or grubbing, a construction entrance shall be constructed at the intersection with the proposed access drive and the existing roadway to avoid tracking of mud, dust and debris from the site.

C. Riprap: Since riprap is used where erosion potential is high, construction must be sequenced so that the riprap is put in place with the minimum delay. Disturbance of areas where riprap is to be placed should be undertaken only when final preparation and placement of the riprap can follow immediately behind the initial disturbance. Where riprap is used for outlet protection, the riprap should be placed before or in conjunction with the construction of the pipe or channel so that it is in place when the pipe or channel begins to operate. Maintain temporary riprap, such as temporary check dams until the disturbed area is permanently stabilized.

D. Temporary stabilization. Stabilize with temporary seeding, mulch, or other non-erodable cover any exposed soils that will remain unworked for more than 14 days except, stabilize areas within 100 feet of a wetland or waterbody within 7 days or prior to a predicted storm event, whichever comes first. If hay or straw mulch is used, the application rate must be 2 bales (70-90 pounds) per 1000 sf or 1.5 to 2 tons (90-100 bales) per acre to cover 75 to 90% of the ground surface. Hay mulch must be kept moist or anchored to prevent wind blowing. An erosion control blanket or mat shall be used at the base of grassed waterways, steep slopes (15% or greater) and on any disturbed soil within 100 feet of lakes, streams and wetlands. Grading shall be planned so as to minimize the length of time between initial soil exposure and final grading. On large projects this should be accomplished by phasing the operation and completing the first phase up to final grading and seeding before starting the second phase, and so on.

E. Vegetated waterway. Upon final grading, the disturbed areas shall be immediately seeded to permanent vegetation and mulched and will not be used as outlets until a dense, vigorous vegetative cover has been obtained. Once soil is exposed for waterway construction, it should be immediately shaped, graded and stabilized. Vegetated waterways need to be stabilized early during the growing season (prior to September 15). If final seeding of waterways is delayed past September 15, emergency provisions such as sod or riprap may be required to stabilize the channel. Waterways should be fully stabilized prior to directing runoff to them.

Permanent stabilization defined
A. Seeded areas. For seeded areas, permanent stabilization means an 90% cover of the disturbed area with mature, healthy plants with no evidence of washing or rilling of the topsoil.

B. Sodded areas. For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying soil with no slumping of the sod or die-off.

C. Permanent mulch. For mulched areas, permanent mulching means total coverage of the exposed area with an approved mulch material. Erosion control mix may be used as mulch for permanent stabilization according to the approved application rates and limitations.

D. Riprap. For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an appropriate backing of a well-graded gravel or approved geotextile to prevent soil movement from behind the riprap. Stone must be sized appropriately. It is recommended that angular stone be used.

E. Agricultural use. For construction projects on land used for agricultural purposes (e.G., pipelines across crop land), permanent stabilization may be accomplished by returning the disturbed land to agricultural use.

F. Paved areas. For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed.

G. Ditches, channels, and swales. For open channels, permanent stabilization means the channel is stabilized with mature vegetation at least three inches in height, with well-graded riprap, or with another non-erosive lining capable of withstanding the anticipated flow velocities and flow depths without reliance on check dams to slow flow. There must be no evidence of slumping of the lining, undercutting of the banks, or down-cutting of the channel.

General Construction Phase
The following erosion control measures shall be followed by the contractor throughout construction of this project:

A. All topsoil shall be collected, stockpiled, seeded with rye at 3 pounds/1,000 sf and mulched, and reused as required. Silt fencing shall be placed down gradient from the stockpiled loam. Stockpile to be located by designation of the owner and inspecting engineer.

B. The inspecting engineer at his/her discretion, may require additional erosion control measures and/or supplemental vegetative provisions to maintain stability of earthworks and finish graded areas. The contractor shall be responsible for providing and installing any supplemental measures as directed by the inspecting engineer. Failure to comply with the engineer's directions will result in discontinuation of construction activities.

C. Erosion control mesh shall be applied in accordance with the plans over all finish seeded areas as specified on the design plans.

D. All graded or disturbed areas including slopes shall be protected during clearing and construction in accordance with the approved erosion and sediment control plan until they are adequately stabilized.

E. All erosion, and sediment control practices and measures shall be constructed, applied and maintained in accordance with the approved erosion and sediment control plan.

F. Areas to be filled shall be cleared, grubbed and stripped of topsoil to remove trees, vegetation, roots or other objectionable materials.

G. Areas shall be scarified to a minimum depth of 3 inches prior to placement of topsoil.

H. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc., shall be compacted in accordance with local requirements or codes.

I. All fills shall be placed and compacted in layers not to exceed 8 inches in thickness.

J. Except for approved landfills or non-structural fills, fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris and other objectionable materials that would interfere with or prevent construction of satisfactory lifts.

K. Frozen material or soft, mucky or highly compressible materials shall not be incorporated into fill slopes or structural fills.

L. Fill shall not be placed on a frozen foundation.

M. Seeps or springs encountered during construction shall be handled appropriately.

N. All graded areas shall be permanently stabilized immediately following finished grading.

O. Remove any temporary control measures, such as silt fence, within 30 days after permanent stabilization is attained. Remove any accumulated sediments and stabilize.

Permanent vegetation
Permanent vegetative cover should be established on disturbed areas where permanent, long lived vegetative cover is needed to stabilize the soil, to reduce damages from sediment and runoff, and to enhance the environment.

Seedbed preparation
A. Grade as feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance.

B. Apply limestone and fertilizer according to soil tests such as those offered by the university of Maine soil testing laboratory. Soil sample mailers are available from the local cooperative extension service office. If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 800 pounds per acre or 18.4 pounds per 1,000 square feet using 10-20-20 (n-p2o5-k2o) or equivalent. Apply ground limestone (equivalent to 50% calcium plus magnesium oxide) at
a rate of 3 tons per acre (138 lb. Per 1,000 sq. Ft).

C. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, spring tooth harrow or other suitable equipment. The final harrowing operation should be on the general contour. Continue tillage until a reasonably uniform, fine seedbed is prepared. All but clay or silty soils and coarse sands should be rolled to firm the seedbed wherever feasible.D. Remove from the surface all stones 2 inches or larger in any dimension. Remove all other debris, such as wire, cable, tree roots, concrete, clods, lumps or other unsuitable material.

E. Inspect seedbed just before seeding. If traffic has left the soil compacted; the area must be tilled and firmed as above.

F. Permanent seeding should be made 45 days prior to the first killing frost or as a dormant seeding with mulch after the first killing frost and before snowfall. When crown vetch is seeded in later summer, at least 35% of the seed should be hard seed (unscarified). If seeding cannot be done within the seeding dates, mulch according to the temporary mulching bmp and overwinter stabilization and construction to protect the site and delay seeding until the next recommended seeding period.

G. Following seed bed preparation, swale areas, fill areas and back slopes shall be seeded at a rate of 3 lbs./1,000 s.F. With a mixture of 35% creeping red h. Fescue, 6% red top, 24% kentucky bluegrass, 10% perennial ryegrass, 20% annual ryegrass and 5% white dutch clover.

I. Areas which have been temporarily or permanently seeded shall be mulched immediately following seeding.

J. Areas which cannot be seeded within the growing season shall be mulched for over-winter protection and the area should be seeded at the beginning of the growing season.

Winter construction phase
If an area is not stabilized with temporary or permanent measures by November 15, then the site must be protected with additional stabilization measures.

A. Permanent stabilization consists of at least 90% vegetation, pavement/gravel base or riprap.

B. Do not expose slopes or leave slopes exposed over the winter or for any other extended time of work suspension unless fully protected with mulch.

C. Apply hay mulch at twice the standard rate (150 lbs. Per 1,000 sf). The mulch must be thick enough such that the ground surface will not be visible and must be anchored.

D. Use mulch and mulch netting or an erosion control mulch blanket or all slopes greater than 8 % or other areas exposed to direct wind.

E. Install an erosion control blanket in all drainageways (bottom and sides) with a slope greater than 3 %.

F. See the vegetation measures for more information on seeding dates and types.

G. Winter excavation and earthwork shall be completed so that no more than 1 acre of the site is without stabilization at any one time.

H. An area within 100 feet of a protected natural resource must be protected with a double row of sediment barrier.

I. Temporary mulch must be applied within 7 days of soil exposure or prior to any storm event, but after every workday in areas within 100 feet from a protected natural resource.

J. Areas that have been brought to final grade must be permanently mulched that same day.

K. If snowfall is greater than 1 inch (fresh or cumulative), the snow shall be removed from the areas due to be seeded and mulched.

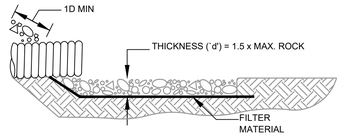
L. Loam shall be free of frozen clumps before it is applied.

M. All vegetated ditch lines that have not been stabilized by November 1, or will be worked during the winter construction period, must be stabilized with an appropriate stone lining backed by an appropriate gravel bed or geotextile unless specifically released from this standard by the department.

Maintenance and inspection phase
A. Minimum erosion control measures will need to be implemented and the applicant will be responsible to maintain all components of the erosion control plan until the site is fully stabilized. However, based on site and weather conditions during construction, additional erosion control measures may need to be implemented. All areas of instability and erosion must be repaired immediately during construction and need to be maintained until the site is fully stabilized or vegetation is established. A construction log must be maintained for the erosion and sedimentation control inspections and maintenance

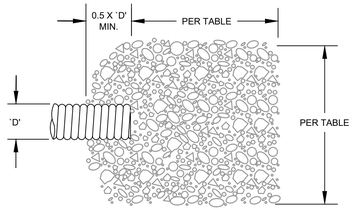
B. A log (report) must be kept summarizing the scope of the inspection, name(s) and qualifications of the personnel making the inspection, the date(s) of the inspection, and major observations relating to operation of erosion and sedimentation controls and pollution prevention measures. Major observations must include: bmps that need to be maintained; location(s) of bmps that failed to operate as designed or proved inadequate for a particular location; and location(s) where additional bmps are needed that did not exist at the time of inspection. Follow-up to correct deficiencies or enhance controls must also be indicated in the log and dated, including what action was taken and when.

Dewatering
A dewatering plan is needed to address excavation de-watering following heavy rainfall events or where the excavation may intercept the groundwater table during construction. The collected water needs treatment and a discharge point that will not cause downgradient erosion and offsite sedimentation or within a resource. Please follow the details of such a plan.



NOTE:
1. GEOTEXTILE FILTER FABRIC BENEATH STONE BASED ON UNDISTURBED SOILS, OR 6" OF 4" MINUS BAN RUN GRAVEL FREE OF FINES, CLAYS, SILTS.
2. GEOTEXTILE TO BE MIRAFI 600X OR APPROVED EQUAL.

SECTION

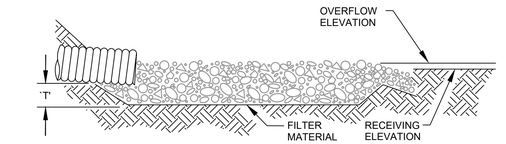


PLAN

PIPE INLET PROTECTION SIZING TABLE (MINIMUM)		
SIZE	RIPRAP SIZING (D50)	WIDTH AT THE NARROW END OF THE PIPE
12"	5"	3-4'
18"	8"	4-6'
24"	10"	6-8'
30"	12"	8-10'
36"	14"	10-12'

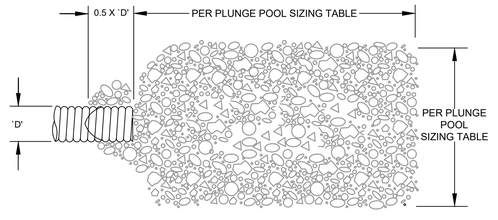
NOTES:
1. IN DEFINED CHANNELS, APRON SHALL EXTEND FULL WIDTH OF BOTTOM AND ONE FOOT ABOVE MAX. HEADWATER OR UP TO BANK FULL, WHICHEVER IS LESS.

PIPE INLET PROTECTION
NOT TO SCALE



THICKNESS (`T') = 1.5 x MAX. ROCK DIAMETER

SECTION

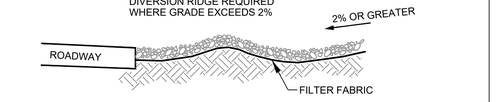


PLAN

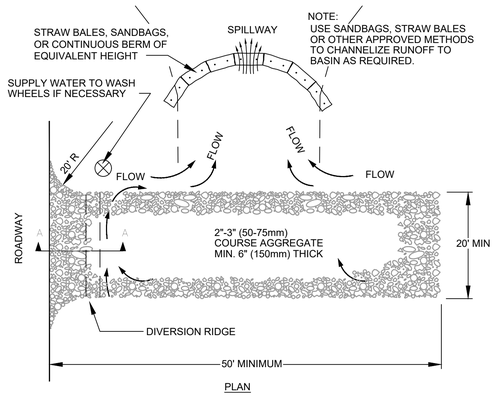
PLUNGE POOL SIZING (MINIMUM)				
SIZE	RIPRAP SIZING (D50)	WIDTH AT THE NARROW END OF THE PIPE	LENGTH FOR SLOW FLOWS (NO PRESSURE HEAD)	LENGTH FOR HIGH FLOWS (WITH PRESSURE HEAD)
12"	5"	3-4'	4-6'	8-10'
18"	8"	4-6'	6-8'	12-18'
24"	10"	6-8'	8-10'	18-22'
30"	12"	8-10'	12-14'	22-28'
36"	14"	10-12'	14-16'	28-32'

NOTES:
1. THE DIAMETER OF THE LARGEST STONE SIZE IN THE MIX SHOULD BE ABOUT 1.5 TIMES THE D50 AND THE SMALLEST ONE ABOUT ONE HALF THE SIZE. THE THICKNESS OF RIPRAP SHOULD NEVER BE LESS THAN 2 TIMES THE ROCK D50.
2. APRON SHALL BE SET AT A ZERO GRADE AND ALIGNED STRAIGHT.
3. FILTER MATERIAL SHALL BE FILTER FABRIC (MIRAFI 600X OR APPROVED EQUAL) OR 6" (150mm) THICK MINIMUM GRADED GRAVEL LAYER.

PIPE OUTLET PROTECTION
NOT TO SCALE



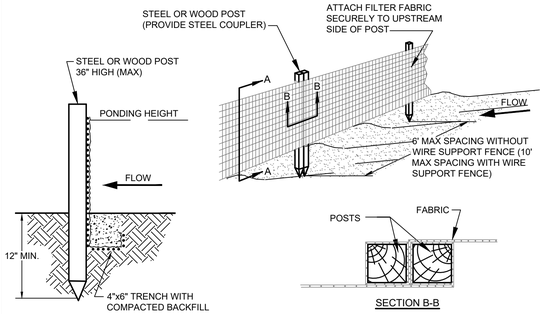
SECTION A - A



PLAN

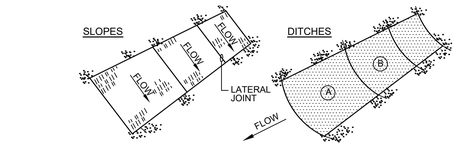
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



SECTION A-A

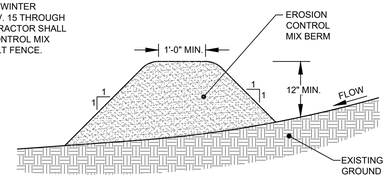
SILT FENCE
NOT TO SCALE



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 & 1-1/2" WIDE.
6. USE NORTH AMERICAN GREEN DS 150 (OR APPROVED EQUAL) ON SLOPES BETWEEN 4:1-2:1. USE NORTH AMERICAN GREEN VMAX SC250 PERMANENT TURF REINFORCEMENT MAT (OR APPROVED EQUAL) ON SLOPES 2:1 AND STEEPER..

EROSION CONTROL BLANKET
NOT TO SCALE

NOTE:
DURING PERIODS OF WINTER CONSTRUCTION (NOV. 15 THROUGH APRIL 15), THE CONTRACTOR SHALL INSTALL EROSION CONTROL MIX BERMS IN LIEU OF SILT FENCE.



EROSION CONTROL MIX:
EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES & MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80% - 100% DRY WEIGHT BASIS
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85% PASSING A 0.75" SCREEN
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 mmhos/cm.
- ph SHALL FALL BETWEEN 5.0 - 8.0.

EROSION CONTROL MIX BERM
NOT TO SCALE

CRAIG M. SWEET No. 15060 LICENSED PROFESSIONAL ENGINEER
STATE OF MAINE

NO.	DATE	REVISIONS
2	10-30-2025	COMMENT RESPONSE SUBMISSION FOR DEVELOPMENT REVIEW
1	10-10-2025	DEVELOPMENT REVIEW APPLICATION SUBMISSION

DATE: 10-30-2025

ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
CWI Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

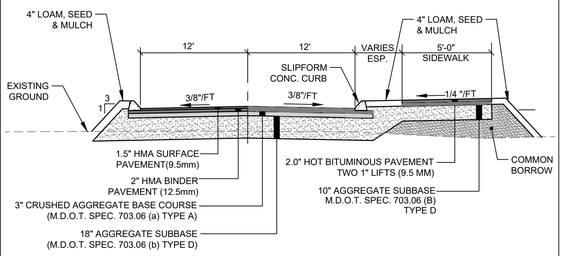
PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE: EROSION & SEDIMENT CONTROL DETAILS

CLIENT: TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

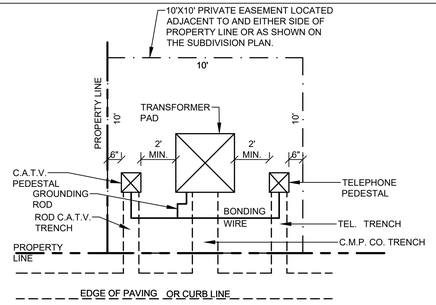
DATE:	10-10-2025
SCALE:	NOT TO SCALE
JOB NO:	24-164
SHEET:	C-5.0

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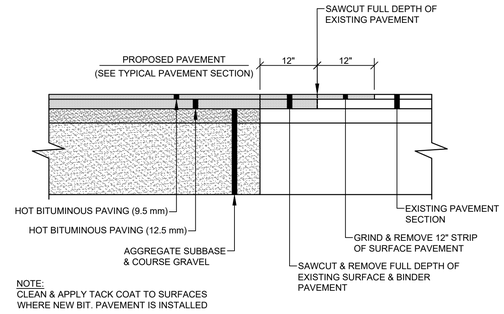
NOTES:
1. ALL CONSTRUCTION MATERIALS AND METHODS SHALL ADHERE TO ARTICLE 11 OF THE CITY OF SACO SUBDIVISION ORDINANCE AND MAINEDOT STANDARD SPECIFICATIONS.

TYPICAL ROAD SECTION
NOT TO SCALE



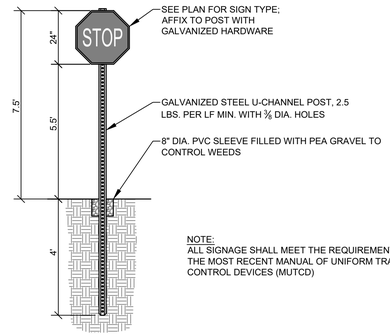
NOTES:
TRANSFORMER PAD AND COVER TO BE FIBERGLASS MEETING CENTRAL MAINE POWER SPECIFICATIONS.

TRANSFORMER DETAIL
NOT TO SCALE



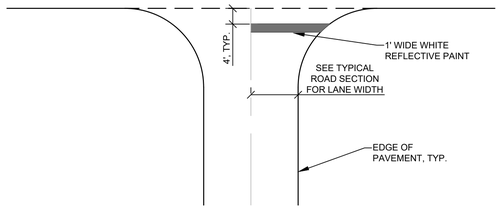
NOTE:
CLEAN & APPLY TACK COAT TO SURFACES WHERE NEW BIT. PAVEMENT IS INSTALLED

TYPICAL PAVEMENT JOINT
NOT TO SCALE

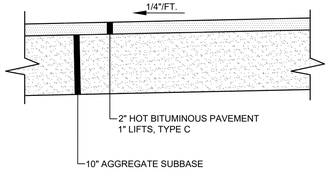


NOTE:
ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE MOST RECENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

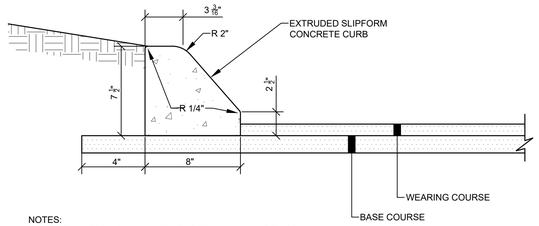
STREET SIGN
NOT TO SCALE



STOP BAR DETAIL
NOT TO SCALE

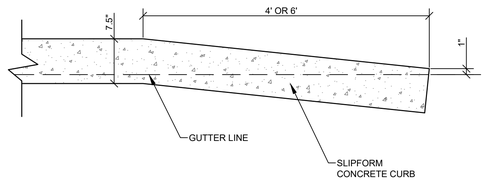


BITUMINOUS SIDEWALK
NOT TO SCALE

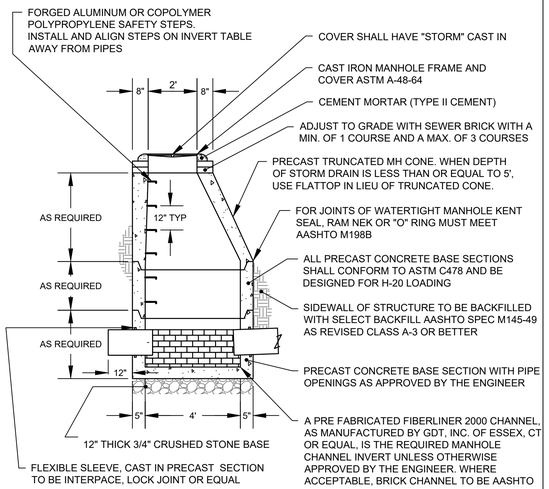


NOTES:
1. APPLY EPOXY BETWEEN BINDER PAVEMENT AND CURB
2. 1" TO 2" SLUMP
3. 5% TO 7% AIR ENTRAINMENT
4. 4,000 PSI CONCRETE WITH FIBER REINFORCEMENT

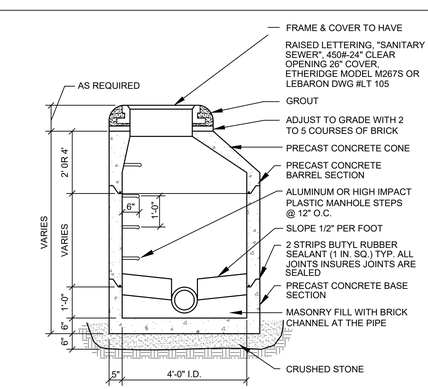
SLOPED SLIPFORM CONCRETE CURB DETAIL
NOT TO SCALE



SLIPFORM CURB TIPDOWN DETAIL
NOT TO SCALE

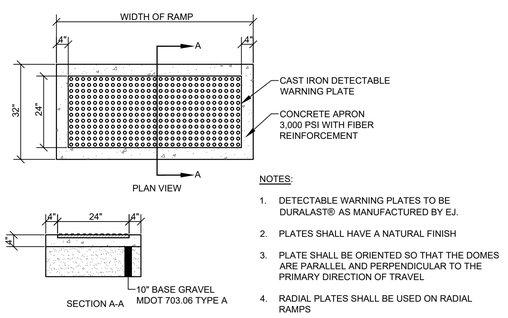


4' DIAMETER PRECAST STORM DRAIN MANHOLE
NOT TO SCALE



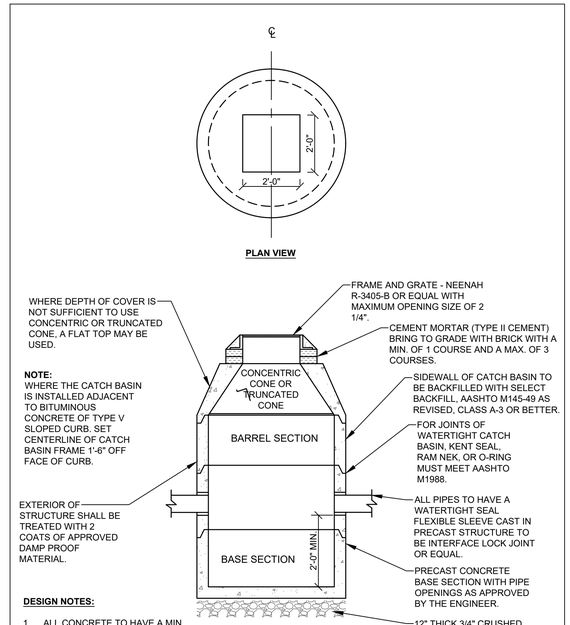
NOTE: PIPE CONNECTIONS SHALL BE WATERTIGHT FLEXIBLE BOOT CONNECTORS PROVIDES LEAKPROOF CONNECTION

PRECAST SEWER MANHOLE
NOT TO SCALE



NOTES:
1. DETECTABLE WARNING PLATES TO BE DURALAST® AS MANUFACTURED BY EJ.
2. PLATES SHALL HAVE A NATURAL FINISH
3. PLATE SHALL BE ORIENTED SO THAT THE DOMES ARE PARALLEL AND PERPENDICULAR TO THE PRIMARY DIRECTION OF TRAVEL
4. RADIAL PLATES SHALL BE USED ON RADIAL RAMPS

DETECTABLE WARNING PLATE DETAIL
NOT TO SCALE

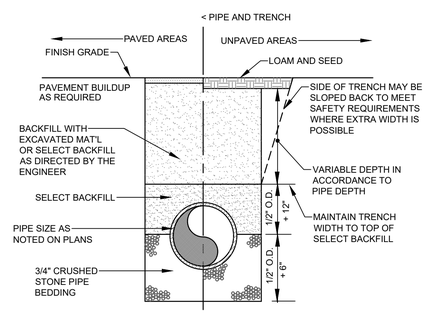


DESIGN NOTES:
1. ALL CONCRETE TO HAVE A MIN. OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. DESIGN LOAD FOR H-20 WHEEL LOAD.
3. CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
4. REINFORCE TO 0.12 IN SQ./LF..

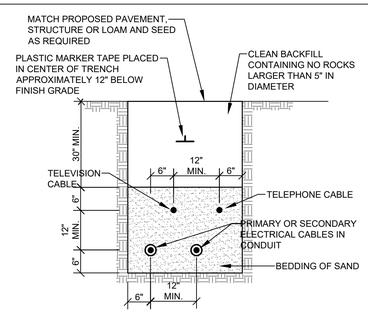
SECTION VIEW

NOTE:
CASCADE GRATES SHALL BE INSTALLED ON GRADIENT OF GUTTER IF PROFILE GRADE EXCEEDS 5% GRATES SHALL BE DEPRESSED 2" BELOW NORMAL GUTTER GRADE UNLESS THIS DEPRESSION INTERFERES WITH TRAFFIC. PARALLEL BAR GRATES SHALL BE INSTALLED ON A LEVEL GRADIENT.

TYPICAL CATCH BASIN
NOT TO SCALE



TYPICAL TRENCH SECTION
NOT TO SCALE



CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT WHEN RUN BENEATH PAVED AREAS.

TYPICAL UNDERGROUND CABLE INSTALLATION
NOT TO SCALE

CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER
STATE OF MAINE

DATE: 10-30-2025

NO.	REVISIONS	DATE
1	DEVELOPMENT REVIEW APPLICATION SUBMISSION	10-10-2025
2	COMMENT RESPONSE SUBMISSION FOR DEVELOPMENT REVIEW	10-30-2025

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

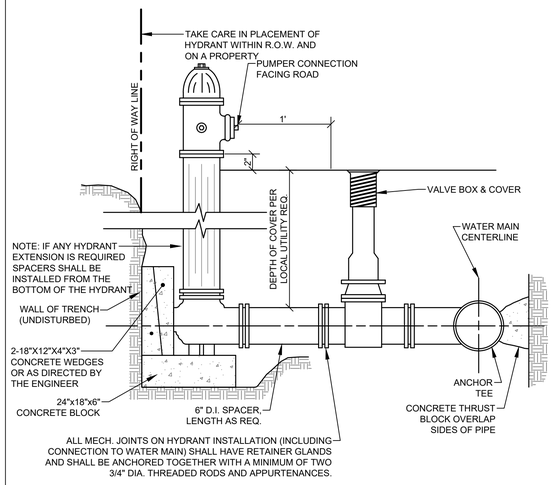
PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE: SITE DETAILS

CLIENT: TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: NOT TO SCALE
JOB NO: 24-164
SHEET: C-5.1

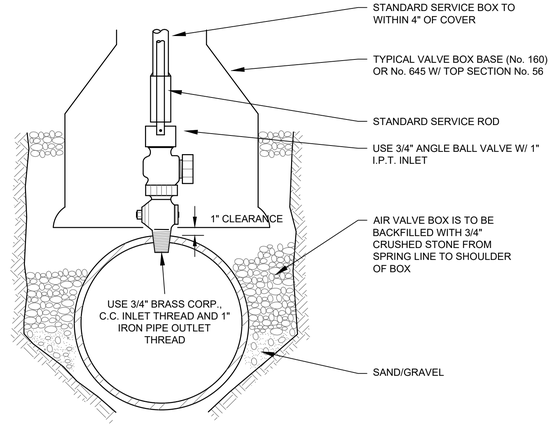
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NOTES:
1. ALL MATERIALS SHALL CONFORM TO THE KENNEBUNK, KENNEBUNKPORT & WELLS WATER DISTRICT REQUIREMENTS
2. HYDRANT SHALL BE OPEN RIGHT
3. ALL FITTINGS SHALL BE WRAPPED IN POLYETHYLENE

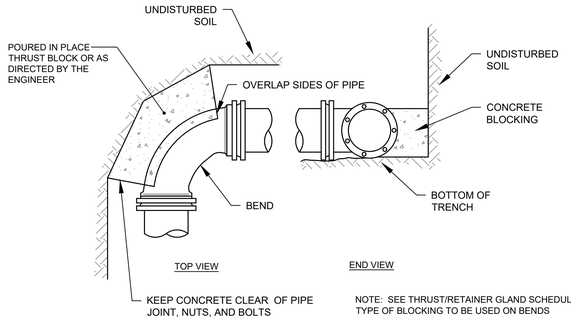
TYP. HYDRANT INSTALLATION

NOT TO SCALE



TYPICAL AIR VALVE (1)

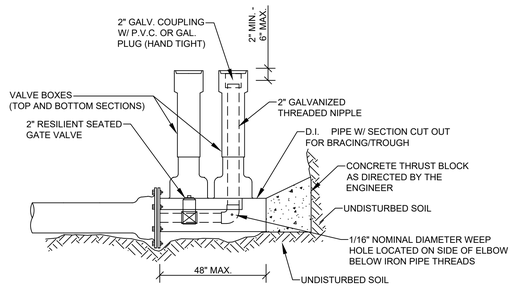
NOT TO SCALE



NOTE: SEE THRUST/RETAINER GLAND SCHEDULE FOR TYPE OF BLOCKING TO BE USED ON BENDS

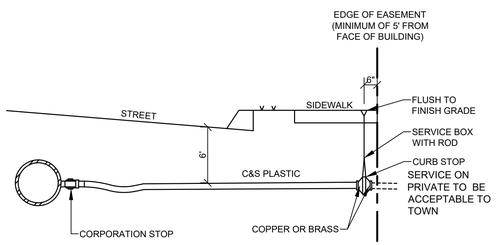
STANDARD BEND BLOCKING

NOT TO SCALE



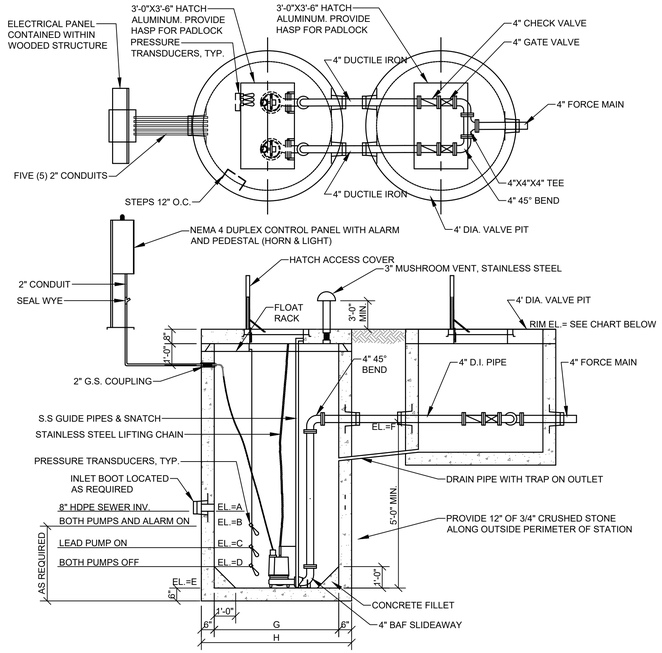
STANDARD 2" BLOW OFF

NOT TO SCALE



TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE



NOTES:
1. CONCRETE: 5,000 PSI AFTER 28 DAYS.
2. REINFORCING: WALLS & FLOOR 4X4/4X4 W.W.M. SLAB TOP #5 @ 8" O.C.
3. SEE "BASIS OF DESIGN" NOTES FOR MORE DETAILS

LIFT STATIONS

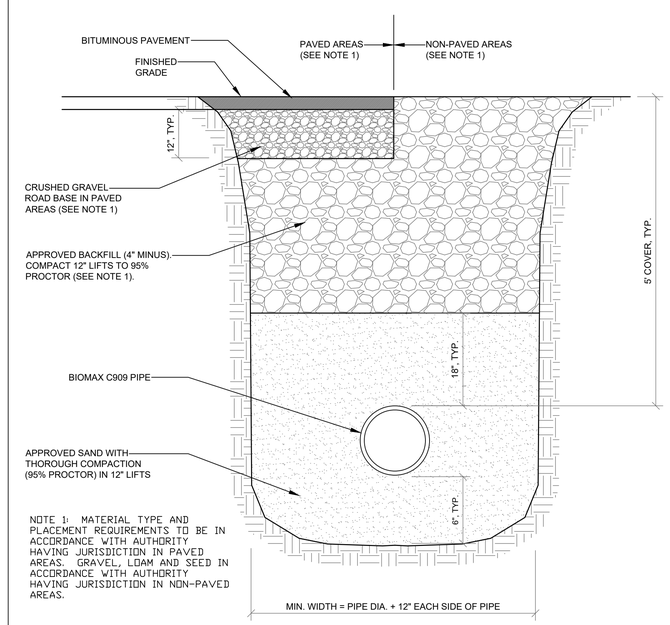
NOT TO SCALE

LIFT STATION SCHEDULE

LIFT STATION	MEASUREMENT (ft.)								
	RIM	A	B	C	D	E	F	G	H
I	128.10	281.00	280.70	279.14	278.36	275.36	283.00	6'	7'

SEWER LIFT STATION DETAIL

NOT TO SCALE



WATER MAIN TRENCH

NOT TO SCALE

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 10-30-2025

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PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE: SITE DETAILS

CLIENT: TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 10-10-2025
SCALE: NOT TO SCALE
JOB NO: 24-164
SHEET: C-5.2

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TERRADYN CONSULTANTS, LLC

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

David Hediger
Director of Planning & Permitting
City of Auburn
60 Court Street
Auburn, ME 04210

Danville Corner Development
Danville Corner Road, Auburn, ME

Dear David,

On behalf of Timothy Millet, we are pleased to submit the Preliminary Development Review Application for Danville Corner Housing Development. The proposed development will provide 93 new residential units comprising of 69 single family homes to be offered for sale and 3 multifamily buildings featuring 8 apartments in each. We are requesting to be placed on the agenda for the next available Planning Board meeting.

EXISTING PROJECT SITE

The project site is located south of the intersection of Danville Corner Road where it crosses the Maine Turnpike. The property development area is approximately 15.20 acres in size and is depicted on the City of Auburn Tax Map 122 as Lost 4 (7.20ac) & 5(8 ac). The site is located within the General Business District, where single-family homes are allowed use.

The Development parcel consists largely of sloping wooded areas. There is an existing building located on Lot 5 which was previously in front of the board for a conversion to apartments, this building will remain unchanged by the proposed development.

PROPOSED PROJECT

The Danville Corner Development features the construction of 69 single family homes, each with two-bedrooms, 3 apartment buildings featuring 8 units in each building, and a new 5,000 sf warehouse building. The property will be broken into three lots, one will house the existing building currently being converted to apartments, the second will house the warehouse building and the third will be the larger parcel of the proposed development. The applicant will be offering the induvial single-family homes for sale and will retain ownership of the remaining land and infrastructure. The applicant will be providing a sample land lease agreement under separate cover.

Schematic Layout: The site was designed to work with existing elevation constraints. Two 24’ wide entrances are proposed along Danville Corner Road. The design features a loop

roadway which is approximately 1,400 feet in length which connects onto an additional 1,400 feet of roadway which ultimately connects back into Danville Corner Road. The plan will feature approximately 65% of the property to remain greenspace area for the use of residents.

Parking: the plan features 2 parking spaces per single family unit and 1.5 spaces per apartment unit.

Access: The project will be accessed off of two newly proposed connections to Danville Corner Road. The proposed development will feature approximately 2,800 ft of new road. The roadways have been designed to meet the requirements of the City of Auburn with 24ft wide Travel ways and sidewalks.

Daily and peak hour trip generation as determined for the proposed project based upon trip tables presented in the eleventh edition of the Institute of Transportation Engineers (ITE) "Trip Generation" handbook. The ITE publication provides numerous land use categories and the average volume of trips generated by each category. Site trip estimates for this project are based upon Land use Code 210 (single family detached housing) and 220 (multi-family low rise). Calculations of the total number of trips generated per each corresponding time period are summarized below:

Land Use	Single Family Detached Housing – LUC 210			Multifamily Housing (low-rise) LUC 220			
Time Period	# of units	Trip Generation Rate (Trips per Units)	Trips Generated	# of units	Trip Generation Rate (Trips per Units)	Trips Generated	Total Trips
Weekday	69	9.43	651	24	6.74	162	813
AM Weekday Peak Hour (Street)	69	0.71	48	24	0.4	10	58
PM Weekday Peak Hour (Street)	69	0.94	65	24	0.51	12	77
AM Weekday Peak Hour (Generator)	69	0.75	52	24	0.47	11	63
PM Weekday Peak Hour (Generator)	69	0.99	68	24	0.57	14	82
Saturday	69	9.48	654	24	4.55	109	664
Saturday Peak Hour	69	0.92	63	24	0.41	10	73
Sunday	69	8.48	585	24	3.86	93	678
Sunday Peak Hour	69	0.83	57	24	0.36	9	66

Utilities: The property is proposed to be served by the existing public water, sewer, the applicant has previously been in discussions with the Auburn Water and Sewer District regarding connecting to the existing system. A pump station is proposed within the loop section of proposed development and a force main will tie into a new manhole located gravity into an existing manhole within the Danville Corner Right of way. The proposed project will feature underground electric to each of the proposed structures.

Stormwater Management: The project has been designed to meet the current City of Auburn and Maine DEP requirements for stormwater quality and quantity control. The majority of the development will drain to a large gravel wetland located along the eastern portion of the property. A full Stormwater report is attached.

Snow Removal: The development will have adequate space for snow removal, areas designated for storage are shown on the attached plan set.

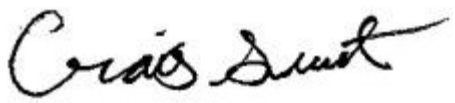
Landscaping: Landscaping is shown on the attached site plan drawings, each of the induvial homeowners will have the ability to add additional landscaping if desired.

CLOSING

The project has been designed to meet the review standards of the City of Auburn's Zoning and Land Use Code. Narratives describing how these criteria and standards are met are attached to the Development Review Application. Please do not hesitate to reach out if you have any questions or require additional information.

Sincerely,

TERRADYN CONSULTANTS, LLC



Craig Sweet, P.E.
Project Engineer

Terradyn Consultants, LLC has been retained by the Applicant to act as their agent and to provide all necessary information and documentation for the Board's review and approval of this project. We very much appreciate your time and attention to this matter.

ATTACHMENTS

The following items have been attached:

1. Application Form & Checklist
2. Property Deed
3. Standards Compliance Narrative
4. Stormwater Report
5. Financial Capacity
6. Cost Estimate
7. Building Plans

Attachment 1

Application Form

City of Auburn, Maine
Office of Planning & Permitting
Eric J. Cousens, Director
60 Court Street | Auburn, Maine 04210
www.auburnmaine.gov | 207.333.6601

Development Review Application

PROJECT NAME: Danville Corner Housing Project

PROPOSED DEVELOPMENT ADDRESS: Danville corner road , Auburn, ME 04210

PARCEL ID #: 122-004 & 005

REVIEW TYPE:
Site Plan x□ Site Plan Amendment □
Subdivision □ Subdivision Amendment □

PROJECT DESCRIPTION: Please see attached Cover Letter

CONTACT INFORMATION:

Applicant	
Name:	Timothy Millet
Address:	154 Baily Hill Road
City / State	Poland, ME
Zip Code	04274
Work #:	
Cell #:	(207) 754-6332
Fax #:	
Home #:	
Email:	tamillett@gmail.com

Property Owner	
Name:	
Address:	
City / State	
Zip Code	
Work #:	
Cell #:	
Fax #:	
Home #:	
Email:	

Project Representative	Terradyn Consultants, LLC
Name:	Craig Sweet, PE
Address:	41 Campus Dr. Suite 301
City / State	New Gloucester, ME 04260
Zip Code	
Work #:	(207) 926-5111
Cell #:	
Fax #:	
Home #:	
Email:	craig@terradynconsultants.com

Other professional representatives for the project (surveyors, engineers, etc.),	
Name:	Nicholas Racioppi, PLS
Address:	95 Main St. Second Floor
City / State	Auburn, ME
Zip Code	04210
Work #:	(207) 926-5111
Cell #:	
Fax #:	
Home #:	
Email:	nick@terradynconsultants.com

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	0	sq. ft.
Proposed Total Paved Area	22	sq. ft.
Proposed Total Impervious Area	197462	sq. ft.
Proposed Impervious Net Change	197462	sq. ft.
Impervious surface ratio existing	0	% of lot area
Impervious surface ratio proposed	29	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	0	sq. ft.
Proposed Building Footprint	84,153	sq. ft.
Proposed Building Footprint Net change	100%	sq. ft.
Existing Total Building Floor Area	0	sq. ft.
Proposed Total Building Floor Area	96,543	sq. ft.
Proposed Building Floor Area Net Change	100%	sq. ft
New Building	yes	(yes or no)
Building Area/Lot coverage existing	0	% of lot area
Building Area/Lot coverage proposed	12	% of lot area

ZONING

Existing	General Business
Proposed, if applicable	N/A

LAND USE

Existing	forested
Proposed	Residential

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	0
Proposed Number of Residential Units	93
Subdivision, Proposed Number of Lots	3

PARKING SPACES

Existing Number of Parking Spaces	0
Proposed Number of Parking Spaces	170
Number of Handicapped Parking Spaces	3
Proposed Total Parking Spaces	173

ESTIMATED COST OF PROJECT: $1,185,102

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	0	sq. ft.
Proposed Disturbed Area	478,611	sq. ft.
Proposed Impervious Area	197,462	sq. ft.

1. ***If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.***
2. ***If the proposed impervious area is greater than one acre including any impervious area crated since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.***
3. ***If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.***
4. ***If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.***

TRAFFIC ESTIMATE

for elementary school with approx. 137 students

Total traffic estimated in the peak hour-existing (Since July 1, 1997) 0 passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 82 passenger car equivalents (PCE)

If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the General Buisness zoning district.
2. Parcel Area: 15.20 acres / 313,632 square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	10,000	**15.20 ac**
Street Frontage	100'	507
Min Front Yard	25'	25'
Min Rear Yard	25'	25'
Min Side Yard	15'	15'
Max. Building Height	2.5 story	1 Story
Use Designation	single family allowed	single family proposed
Parking Requirement	1 space/ per unit	
Total Parking:	93	173
Overlay zoning districts (if any):	None	/
Urban impaired stream watershed?	YES/NO If yes, watershed name	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

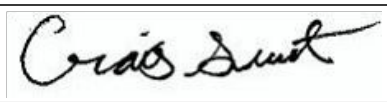
1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative. (NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

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

To view the City of Auburn Zoning Ordinance, go to:
www.auburnmaine.gov under City Departments / Planning, Permitting & Code / Subdivisions / Land Use /Zoning Ordinance

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant:	**Date:**
	October 9, 2025

City of Auburn, Maine
Office of Planning & Permitting
Eric J. Cousens, Director
60 Court Street | Auburn, Maine 04210
www.auburnmaine.gov | 207.333.6601

Development Review Checklist

The following information is required where applicable to be submitted for an application to be complete

PROJECT NAME: Danvillle Corner Housing
PROPOSED DEVELOPMENT ADDRESS: Danville Corner Road
PARCEL #: 122-004& 005

Required Information		*Check when Submitted*		*Applicable Ordinance*
Site Plan		*Applicant*	*Staff*	
	Owner's Names/Address	✓		
	Names of Development	✓		
	Professionally Prepared Plan	✓		
	Tax Map or Street/Parcel Number	✓		
	Zoning of Property	✓		
	Distance to Property Lines	✓		
	Boundaries of Abutting land	✓		
	Show Setbacks, Yards and Buffers	✓		
	Airport Area of Influence	N/A		
	Parking Space Calcs	✓		
	Drive Openings/Locations	✓		
	Subdivision Restrictions	None		
	Proposed Use	✓		
	PB/BOA/Other Restrictions	None		
	Fire Department Review	✓		
	Open Space/Lot Coverage	✓		

Required Information		*Check when Submitted*		*Applicable Ordinance*
Landscape Plan		*Applicant*	*Staff*	
	Greenspace Requirements	✓		
	Setbacks to Parking	✓		
	Buffer Requirements	None		
	Street Tree Requirements	N/A		
	Screened Dumpsters	✓		
	Additional Design Guidelines	✓		
	Planting Schedule	✓		
Stormwater & Erosion Control Plan		*Applicant*	*Staff*	
	Compliance w/ chapter 500	✓		
	Show Existing Surface Drainage	✓		
	Direction of Flow	✓		
	Location of Catch Basins, etc.	✓		
	Drainage Calculations	✓		
	Erosion Control Measures	✓		
	Maine Construction General Permit	✓		
	Bonding and Inspection Fees	✓		
	Post-Construction Stormwater Plan	✓		
	Inspection/monitoring requirements	N/A		
Lighting Plan		*Applicant*	*Staff*	
	Full cut-off fixtures	✓		
	Meets Parking Lot Requirements	✓		
Traffic Information		*Applicant*	*Staff*	
	Access Management	✓		
	Signage	✓		
	PCE - Trips in Peak Hour	✓		

Required Information		*Check when Submitted*		*Applicable Ordinance*
	Vehicular Movements	✓		
	Safety Concerns	✓		
	Pedestrian Circulation	✓		
	Police Traffic	✓		
	Engineering Traffic	✓		
Utility Plan		*Applicant*	*Staff*	
	Water	✓		
	Adequacy of Water Supply	✓		
	Water main extension agreement	✓		
	Sewer	✓		
	Available city capacity	✓		
	Electric	✓		
	Natural Gas	✓		
	Cable/Phone	✓		
Natural Resources		*Applicant*	*Staff*	
	Shoreland Zone	N/A		
	Flood Plain	None		
	Wetlands or Streams	None		
	Urban Impaired Stream	None		
	Phosphorus Check	N/A		
	Aquifer/Groundwater Protection	None		
	Applicable State Permits			
	Lake Auburn Watershed	N/A		
	Taylor Pond Watershed	N/A		
Right, Title or Interest		*Applicant*	*Staff*	
	Verify	✓		
	Document Existing Easements, Covenants, etc.	✓		

Required Information		*Check when Submitted*		*Applicable Ordinance*
Technical & Financial Capacity		***Applicant***	***Staff***	
	Cost Est./Financial Capacity	✓		
	Performance Guarantee			
State Subdivision Law		***Applicant***	***Staff***	
	Verify/Check	N/A		
	Covenants/Deed Restrictions	None		
	Offers of Conveyance to City	None		
	Association Documents	N/A		
	Location of Proposed Streets & Sidewalks	X		
	Proposed Lot Lines, etc.	X		
	Data to Determine Lots, etc.	N/A		
	Subdivision Lots/Blocks	N/A		
	Specified Dedication of Land	None		
Additional Subdivision Standards		***Applicant***	***Staff***	
	Mobile Home Parks	N/A		
	PUD	N/A		
A JPEG or PDF of the proposed site plan		***Applicant***	***Staff***	
		✓		
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving	Available after approval & upon Request.			

Attachment 2

Property Deed

Bk 11668 Pg132 #14364
09-13-2024 @ 12:13p

NOT AN OFFICIAL COPY

DLN: 10024402874

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that **SPURWINK SERVICES INCORPORATED**, a Maine nonprofit corporation with a mailing address of 901 Washington Avenue, Suite 100, Portland, Maine 04103 (the "Grantor"), for consideration paid, hereby grants to **DANVILLE CORNER ROAD, LLC**, a Maine limited liability company with a mailing address of 155 Center Street, Building G, Box 6, Auburn, ME 04210 (the "Grantee"), with **QUITCLAIM COVENANT**, a certain lot or parcel of land, together with the buildings thereon, situated at Danville Corner Road in the City of Auburn, County of Androscoggin, State of Maine, and more particularly described in **Exhibit A** attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed with Covenant this 13 day of September, 2024.

Witness

Spurwink Services Incorporated

By: William Beattie

Its: COO

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

September 13, 2024

Personally appeared the above-named William Beattie duly authorized C.O.O. of Spurwink Services Incorporated and acknowledged the foregoing instrument to be his free act and deed and in said capacity the free act and deed of Spurwink Services Incorporated.

Before me,

Karen E Hall

Notary Public ~~Attorney at Law~~

KAREN E. HALL
Notary Public - State of Maine
My Comm. Expires 11/19/2030

Print Name: Karen E. Hall

NOT AN OFFICIAL COPY

EXHIBIT A

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

Beginning at a found iron pipe marking the northwesterly corner of land now or formerly of Paul M. Beegel et al (Book 1009, Page 699), said iron pipe being situated on the easterly or northeasterly line of the Marston's Corner Road (also known as the Beech Hill Road); thence North sixty-three degrees, forty-eight minutes East (N 63° 48' E) four hundred and fifty and sixty-six hundredths (450.66) feet by land now or formerly of said Beegel to a set 5/8" iron rod; thence North seventy-nine degrees, twenty minutes East (N 79° 20' E) fifty-eight and seventy-three hundredths (58.73) feet by land now or formerly of said Beegel to a set 5/8" iron rod; thence South seven degrees, forty-six minutes East (S 7° 46' E) sixty-four and five hundredths (64.05) feet by land now or formerly of said Beegel to a found iron rod at land now or formerly of Robert E. Felton et al (See Book 1042, Page 557); thence North eighty-three degrees, forty-three minutes East (N 83° 43' E) two hundred eighty and fifty hundredths (280.50) feet by land now or formerly of said Felton to a found iron rod at land now or formerly of Daniel St. Hilaire (See Book 1810, Page 223); thence North two degrees, forty-five minutes, fifteen seconds East (N 2° 45' 15" E) seven hundred twenty-seven and fifty-four hundredths (727.54) feet by land now or formerly of said St. Hilaire to a found iron rod; thence North eleven degrees, thirty-five minutes, fifteen seconds East (N 11° 35' 15" E) six hundred twenty-two and thirty hundredths (622.30) feet by land now or formerly of said St. Hilaire to a found iron rod; thence continuing on the same course of North eleven degrees, thirty-five minutes, fifteen seconds East (N 11° 35' 15" E) fifty (50) feet, more or less, and by land now or formerly of said St. Hilaire, to land now or formerly of the Maine Turnpike Authority; thence southwesterly by the southerly line now or formerly of the Maine Turnpike Authority to the easterly line of the Marston's Corner Road (this unsurveyed distance is approximately 670 feet); thence southerly by the easterly line of said Marston's Corner Road to the found iron pipe marking the point of beginning.

The bearings contained in the above description are based on magnetic north of record (Book 1810, Page 223 and Book 1009, Page 699).

Also conveying all rights, easements, privileges and appurtenances belonging to the herein conveyed premises.

Subject to all easements of record.

Being the same premises conveyed to Diamond Properties, Inc. by Quitclaim Deed of Advantage Payroll Services, Inc., recorded in the Androscoggin County Registry of Deeds in Book 6244, Page 88.

Excepting from the above-described conveyance the following:

NOT AN OFFICIAL COPY

1. Deed to Edward G. Godbout and Hilda M. Godbout dated April 5, 1963 recorded in the Androscoggin County Registry of Deeds at Book 891, Page 52 (currently shown on Auburn Tax Map as Tax Map 122, Lot 7);

NOT AN OFFICIAL COPY

2. Deed from Advantage Business Services, to Diazo Associates dated July 18, 1988 recorded in the Androscoggin County Registry of Deeds at Book 2285, Page 332 (currently depicted on Auburn Tax Map as Tax Map 122, Lot 6); and

3. Deed from Advantage Business Services, Inc. to The Spurwink School dated June 22, 1994 recorded in the Androscoggin County Registry of Deeds at Book 3285, Page 284 (currently depicted on Auburn Tax Map as Tax Map 122, Lot 5).

4. Deed from Diamond Properties, Inc. to Brian Bilodeau dated January 20, 2015 and recorded in the Androscoggin County Registry of Deeds at Book 9077, Page 111

The above-described premises may be subject to the provisions of a boundary line agreement more fully described in an instrument dated April 29, 1985 recorded in Androscoggin County Registry of Deeds at Book 1810, Page 223.

The above-described premises may also be subject to a pipeline easement evidenced by an instrument dated November 19, 1947 recorded in the Androscoggin County Registry of Deeds at Book 612, Page 26, as assigned pursuant to assignment date of November 30, 1959 recorded in the Androscoggin County Registry of Deeds at Book 822, Page 308.

Reference is made to a deed to Spurwink Services Incorporated dated April 12, 2019 recorded in the Androscoggin County Registry of Deeds in Book 10063, page 194.

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

BK3285 PG284

13901

WARRANTY DEED

MAINE REAL ESTATE TRANSFER TAX PAID

KNOW ALL PERSONS BY THESE PRESENTS, that ADVANTAGE BUSINESS SERVICES, INC., a Maine corporation doing business in Auburn, Androscoggin County, Maine, ("Grantor") for consideration paid by THE SPURWINK SCHOOL, a Maine non-profit corporation whose mailing address is 899 Riverside Street, Portland, Maine 04103 ("Grantee") the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns forever, a certain lot or parcel of land together with buildings and fixtures thereon, located in Auburn, Androscoggin County, Maine, and bounded and described as set forth in Exhibit A attached hereto and incorporated herein by reference.

Meaning and intending to convey a portion of the premises conveyed to Advantage Business Services, Inc. by deed of Thomas Hackett dated May 30, 1986 and recorded in the Androscoggin County Registry of Deeds in Book 1931, Page 199.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, its successors and assigns, to its and their use and behoof forever.

AND Grantor does covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except as set forth in Exhibit A, that it has good right to sell and convey the same to the said Grantee to hold as aforesaid, and that it and its successors and assigns shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

IN WITNESS WHEREOF, Advantage Business Services, Inc. has caused this instrument to be executed in its name by its duly authorized President, David J. Friedrich, on this 22nd day of June, 1994.

WITNESS:

Karl Wall

ADVANTAGE BUSINESS SERVICES, INC.

By: [signature]
Its: PRESIDENT
Print Name: DAVID J. FRIEDRICH

STATE OF MAINE
COUNTY OF CUMBERLAND, SS. June 22, 1994

Then personally appeared the above named David J. Friedrich, President of Advantage Business Services, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

Notary Public/Attorney-at-Law

Print Name: LAURENCE C. WALDEN

My commission expires: _____

LCW/84164/.AC3

-OVER-

Exhibit A

A certain lot or parcel of land situated on the Southeasterly sideline of the Danville Corner Road, aka Beech Hill Road and/or the Danville Four Corner Road, in the City of Auburn, County of Androscoggin, State of Maine, being bounded and described as follows:

Beginning at a point on the apparent Southeasterly sideline of the said Danville Corner Road at the Northwesterly corner of land now or formerly of Diazo Associates (Deed Reference: Book 2285, Page 332);

Thence, North eleven degrees, thirty-eight minutes, fifty-six seconds East (N 11° 38' 56" E) along the apparent Southeasterly sideline of the said Danville Corner Road four hundred and zero hundredths (400.00') feet to a point;

Thence North seventy-three degrees, two minutes, forty-seven seconds East (N 73° 02' 47" E) along land to be retained by this grantor seven hundred thirty-four and thirty hundredths (734.30') feet to a point in the Easterly line of land now or formerly of these grantors and the Westerly line of land now or formerly of Daniel J. St.Hilaire (Deed Reference: Book 1810, Page 223);

Thence, South two degrees, forty-five minutes, fifteen seconds West (S 2° 45' 15" W) along land now or formerly of said St.Hilaire seven hundred thirteen and sixty-three hundredths (713.63') feet to the Northeasterly corner of land now or formerly of Robert E. & Sally C. Pelton (Deed Reference: Book 1042, Page 557);

Thence, South eighty-three degrees, forty-three minutes, zero seconds West (S 83° 43' 00" W) along the Northerly line of land now or formerly of said Pelton two hundred thirty-five and forty-eight hundredths (235.48') feet to the Southeasterly corner of land now or formerly of said Diazo Associates;

Thence, North seven degrees, forty-seven minutes, twenty-six seconds West (N 7° 47' 26" W) along the Easterly line of land now or formerly of said Diazo Associates two hundred ninety and zero hundredths (290.00') feet to the Northeasterly corner of land now or formerly of said Diazo Associates;

Thence, South seventy-one degrees, fifty-nine minutes, six seconds West (S 71° 59' 06" W) along the Northwesterly line of land now or formerly of said Diazo Associates five hundred and zero hundredths (500.00') feet to the point of beginning.

Said parcel containing 8.0 acres.

Meaning and intending to convey a portion of the premises conveyed to Advantage Business Services, Inc. by Deed of Thomas Hackett dated May 30, 1986 (Deed Reference: Book 1931, Page 199).

NOTES & CONDITIONS:

1. All bearings refer to Magnetic North.

2. All Book and Page Numbers refer to the Androscoggin County Registry of Deeds.

3. This Deed Description was prepared by Survey Works, Incorporated of Lewiston, Maine, and stamped by George A. Courbron, Jr., RLS #1126.

4. Reference is made to the following Plans:

   a) "Property of Advantage Business Services, Inc.", dated January 13, 1988, by Platz Associates

   b) "Standard Boundary Survey - Division of Property - made for Professional Graphics", dated June 13, 1988, by R.P. Titcomb Associates, Inc.

5. The land referred to in this description as being now or formerly of Diazo Associates was conveyed by Diazo Associates to the Spurwink School by deed dated May 19, 1994, and recorded in Book 3264, Page 213.

LCW/84164/.AD0

RECEIVED
ANDROSCOGGIN S.S.
94 JUN 23 AM 9:00
ATTEST:
REGISTER OF DEEDS

Attachment 3

Standards Compliance Narrative

TERRADYN CONSULTANTS, LLC

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

October 9, 2025 Project# 24-164

COMPLIANCE WITH CITY OF AUBURN ZONING AND LAND USE CODE

Danville Corner, Auburn, Maine

The following information describes how the proposed project complies with Chapter 60 of the City of Auburn Zoning Ordinance. Subdivision section 60-1359:

1. *Will not result in undue water, air or noise pollution*

   The proposed project is a residential development and is not expected to result in any undue water, air or noise pollution.

2. *Has sufficient water available for the reasonably foreseeable needs of the subdivision;*

   The project is proposed to connect to the Auburn Water & Sewer District (AWSD).

3. *Will not cause an unreasonable burden on the existing water supply, if one is to be utilized;*

   The proposed project will not cause an unreasonable burden to the existing water supply. The project is proposed to connect to the Auburn Water & Sewer District (AWSD).

4. *Will not cause unreasonable soil erosion or reduction in capacity of the land to hold water so that a dangerous or unhealthy condition may result;*

   The proposed project will not cause unreasonable soil erosion or a reduction in the of the land to hold water. Erosion and sediment controls are shown on the attached plans.

5. *Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed;*

The project will not cause unreasonable highway or public congestion or unsafe conditions. A breakdown of anticipated traffic is included within the cover letter.

6. *Will provide for adequate sewage waste disposal;*

   The project is proposed to connect to the Auburn Water & Sewer District (AWSD).

7. *Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized*

   The proposed development is not anticipated to cause any unreasonable burden on the ability of a municipality to dispose of solid waste.

8. *Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or areas and irreplaceable natural areas;*

   The proposed development will not have an adverse effect on the scenic or natural beauty of the area.

9. *In conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;*

   The proposed development has been designed in conformance with all applicable regulations.

10. *Is funded by a [developer] that has adequate financial and technical capacity to meet the standards;*

    The applicant has adequate funding to complete the project; please see the attached letter from Maine Community Bank.

    The Applicant has assembled a highly qualified team of professionals to plan, permit and develop construction documents for the project. The team services will be provided by the following companies:

CONSULTANT TEAM

Civil Engineer	Craig Sweet, P.E. Terradyn Consultants, LLC 41 Campus Drive, Suite 301 New Gloucester, ME 04260 (207) 370-2776

Surveyor	Nicholas Racioppi, P.L.S. Terradyn Consultants, LLC 41 Campus Drive, Suite 301 New Gloucester, ME 04260 (207) 926-5111

The team of consultants retained by the Developer has expertise and experience in the design of similar projects. Resumes of key personnel for the development team can be provided upon request.

11. *Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;*

    The proposed project will not adversely impact the surrounding area. The project site will preserved vegetation to the maximum extent practical and is proposing a residential use withing a general business area which is more conforming to some of the abutting uses.

12. *Has provisions for on-site landscaping that are adequate to screen neighboring properties from unsightly features of the development;*

    The proposed development is a residential development located within a residential area; there is not intended to be any outdoor storage or dumpsters, which would be unsightly from neighboring properties.

13. *Will not create a fire hazard and has provided adequate access to the site for emergency vehicles:*

    Adequate access has been provided for emergency vehicles.

14. *Will not, alone or in conjunction with existing activities adversely affect the quality or quantity of groundwater;*

    The proposed project will not adversely impact the quality or quantity of groundwater.

15. *Does not have long-term cumulative effects on the proposed subdivision that will unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.*

    The proposed project is not located within a great pond watershed.

Attachment 4

Stormwater Report

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

DANVILLE CORNER HOUSING PROJECT

DANVILLE CORNER ROAD, AUBURN, MAINE

STORMWATER MANAGEMENT REPORT

PREPARED FOR:

Timothy Millet
154 Baily Hill Road
Poland, Maine 04274

PREPARED BY:

TERRADYN CONSULTANTS LLC
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, MAINE 04260

October 2025

Introduction

The following Stormwater Management Plan has been prepared for the proposed Danville Corner Housing Project to evaluate stormwater runoff and erosion control for the proposed project.

Site Calculations

Total Property Area	15.202 Ac (+/-)
Total Impervious Area	4.53 Ac
Total Developed Area	6.45 Ac

Existing Project Site

The project site is located south of the intersection of Danville Corner Road where it crosses the Maine Turnpike. The property is approximately 15.202 acres in size and is depicted on the City of Auburn Tax Map 122 as Lot 4 & Lot 5. The site is located within the General Business District, where single-family housing is allowed.

The development parcel consists of sloping wooded areas that drain towards the east of the property, and ultimately the Androscoggin River

The subject parcel is located in Zone x according to the Federal Insurance Rate Map 23001C0317E.

The following existing conditions figures are provided in Appendix 1:

Figure 1	NRCS Medium Intensity Soil Survey
Figure 2	Federal Insurance Rate Map

Proposed Project

The proposed development features the construction of 69 single-family and three 8-unit apartment buildings units that will be placed for sale and accessed via a new 2,800 ft road.

A structural Best Management Practice (BMPs) has been designed to collect, store, and treat runoff from onsite impervious areas prior to discharge from the site. Runoff from the developed areas of the site will be directed through large gravel wetland, to then be discharged on site.

Applicable Design Standards

The project requires a stormwater permit pursuant to the Site Location of Development Act 38 M.R.S §420-D. The project must meet the following standards of Chapter 500:

Basic Standards: These standards include erosion and sediment control, inspection and maintenance, and housekeeping requirements.

General Standards: The General Standard requires that a project's stormwater management system includes measures that will provide pollutant removal from runoff and mitigate for the increased frequency of channels erosive flows due to runoff from smaller storms and potential temperature impacts.

Best Management Practices (BMPs) will be implemented to reduce the impacts of site development on downstream water quality. BMP sizing calculations are attached to this report.

Water Quality (BMP Standard): The water quality requirements will be met by the use of a gravel wetland to treat and detain stormwater.

Basic Standards

A site specific Erosion & Sedimentation Control Plan has been developed for the project. Means and methods to control erosion and sedimentation during and after construction are detailed in the erosion control plan narrative and construction details, which are included directly on the project drawings for ease of reference during construction.

Requirements for inspection and maintenance of the stormwater management system are provided in the stormwater management system inspection and maintenance plan located in Appendix 3.

Housekeeping requirements are included in the Erosion & Sediment Control Narrative located on the project drawings.

Water Quality (BMP Standard)

The water quality requirements will be met by utilizing a gravel wetland to treat the development.

The project will result in the creation of approximately 197462 SF of impervious area. The proposed BMPs will result in the treatment of approximately 99.9% of the new impervious area.

Percentage of Treatment of the Impervious Area =99.9%(95% required)

The project will result in the creation of approximately 289,674 SF of developed area. The proposed BMPs will result in the treatment of approximately 97% of the area.

Percentage of Treatment of the Developed Area = 97% (80% required)

Housekeeping and Maintenance & Inspection guidelines are attached to this report.

Stormwater Quantity Control

As part of best engineering practices, the proposed development has been designed to minimize stormwater runoff from the site in excess of the natural pre-development conditions. A hydrologic analysis of pre-development and post-development conditions was conducted based upon the methodology contained in the USDA Soil Conservation Service's Technical Releases No. 22 and 55 (SCS TR-20 and TR-55). For Androscoggin, Maine a 24-hour SCS Type III Storm distribution was used for the analysis using the following storm frequencies and rainfall amounts, per Maine DEP Chapter 500:

Storm Event	24-Hour Rainfall
2–Year Storm	3.0 inches
10–Year Storm	4.3 inches
25–Year Storm	5.4 inches

Runoff curve numbers, time of concentration, and travel time data were established based on methods outlined in the USDA TR-55 manual.

A minimum time of concentration of 6 minutes and a maximum sheet flow distance of 150 linear feet was used in the models.

Pre-Development Conditions

The pre-development HydoCAD model includes two (2) subcatchement and two (2) study points. Stormwater runoff from the project site currently drains primarily towards the eastern portion of the property, with a small portion draining towards Danville Crossing Road.

A Pre-Development Watershed Map, showing sub-watershed boundaries, time of concentration flow paths, and Study Points is provided in Appendix 6. The Pre-development HydroCAD model is attached in Appendix 4.

Post-Development Conditions

The post-development HydoCAD model includes three (3) subcatchement and two (2) study points. Stormwater runoff from the project site ultimately drains to the

Androscoggin River, stormwater runoff from the stie primarily flows through a large gravel wetland located along the eastern portion of the property with a small amount of runoff flowing towards Danvill Corner Road.

A post-Development Watershed Map, showing sub-watershed boundaries, time of concentration flow paths, and Study Points is provided in Appendix 6. The Post-development HydroCAD model is attached in Appendix 5.

Stormwater Analysis

The results of the pre-development and post-development models were analyzed at the defined Study Points described above. The direct comparison of the pre-development and post-development conditions at the Study Points are as follows:

Peak Runoff Flow Rates Comparison		
Storm Event	**Pre-Development (cfs)**	**Post-Development (cfs)**
	Study Point SP1	
2-Year	0.18	0.03
10-Year	1.63	0.23
25-Year	4.47	1.08
	Study Point SP2	
2-Year	0.00	0.00
10-Year	0.09	0.09
25-Year	0.49	0.43

The peak rate of runoff will decrease or remain the same in the 2, 10 & 25-year storm events.

Summary

Based upon the results of this evaluation, the proposed stormwater design is not expected to cause flooding, erosion, or other significant adverse effects downstream of the site.

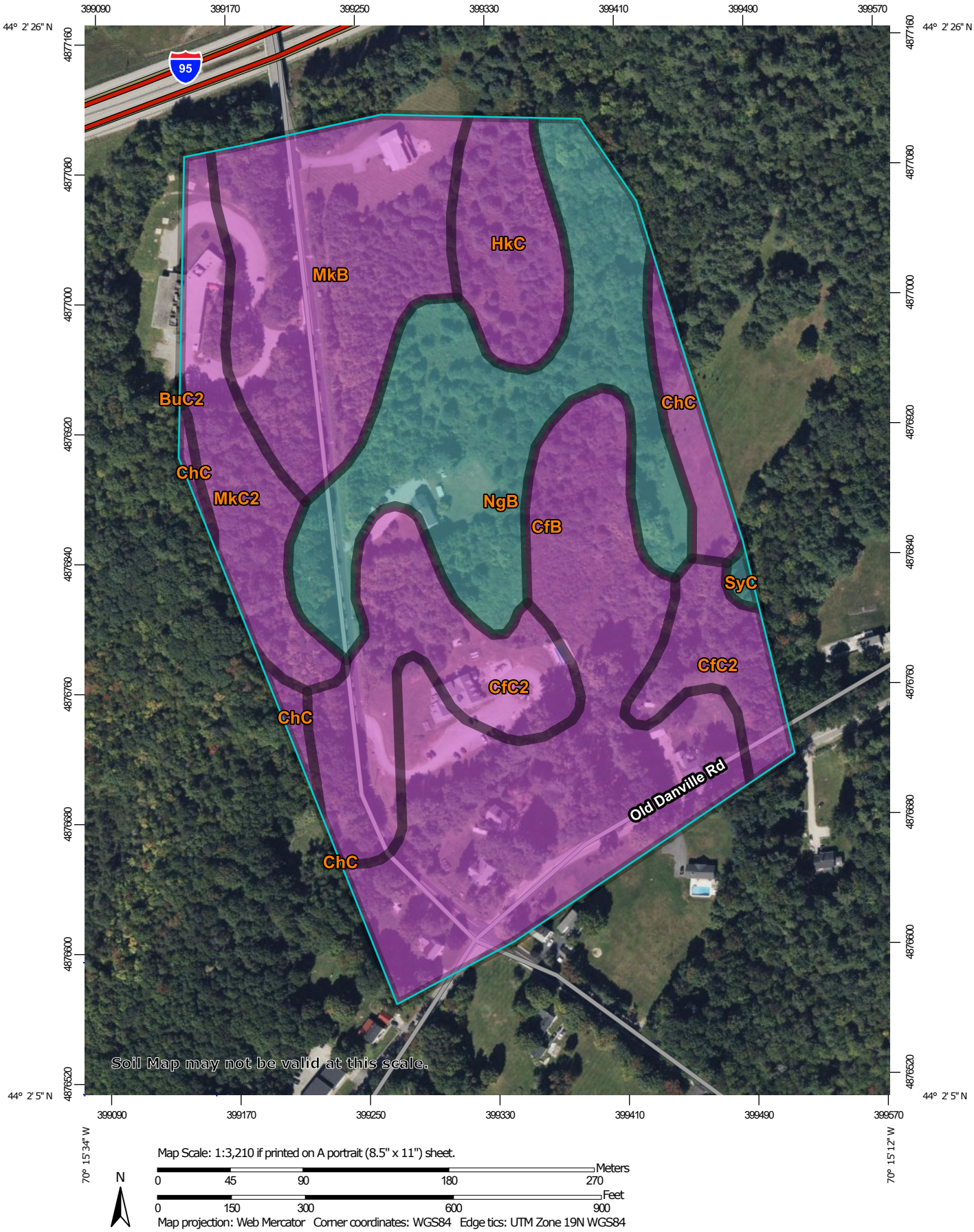
Appendices

1 – Existing Conditions Figures
2 – BMP Design Calculations
3 – Housekeeping & Maintenance
4 – Pre-Development HydroCAD Model
5 – Post-Development HydroCAD Model
6 – Watershed Maps

APPENDIX 1

EXISTING CONDITIONS FIGURES

Hydrologic Soil Group—Androscoggin and Sagadahoc Counties, Maine
(24-164)



Map Scale: 1:3,210 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 45 90 180 270

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Soil Rating Lines

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Soil Rating Points

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Water Features

Streams and Canals

Transportation

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

Background

Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Androscoggin and Sagadahoc Counties, Maine
Survey Area Data: Version 26, Aug 29, 2025

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

Date(s) aerial images were photographed: Jul 11, 2021—Oct 29, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BuC2	Buxton silt loam, 8 to 15 percent slopes	C/D	0.0	0.0%
CfB	Charlton fine sandy loam, 0 to 8 percent slopes	A	9.6	27.0%
CfC2	Charlton fine sandy loam, 8 to 15 percent slopes, eroded	A	5.5	15.5%
ChC	Charlton very stony fine sandy loam, 8 to 15 percent slopes	A	1.4	3.8%
HkC	Hinckley gravelly sandy loam, 8 to 15 percent slopes	A	2.2	6.2%
MkB	Merrimac fine sandy loam, 0 to 8 percent slopes	A	6.2	17.3%
MkC2	Merrimac fine sandy loam, 8 to 15 percent slopes, eroded	A	2.9	8.2%
NgB	Ninigret fine sandy loam, 0 to 8 percent slopes	C	7.7	21.6%
SyC	Sutton very stony loam, 8 to 15 percent slopes	C	0.1	0.3%
Totals for Area of Interest			**35.6**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 19. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from the Maine Office of Geographic Information Systems (MEGIS) at a scale of 1:4,800 or better from photography dated 2001 or later.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

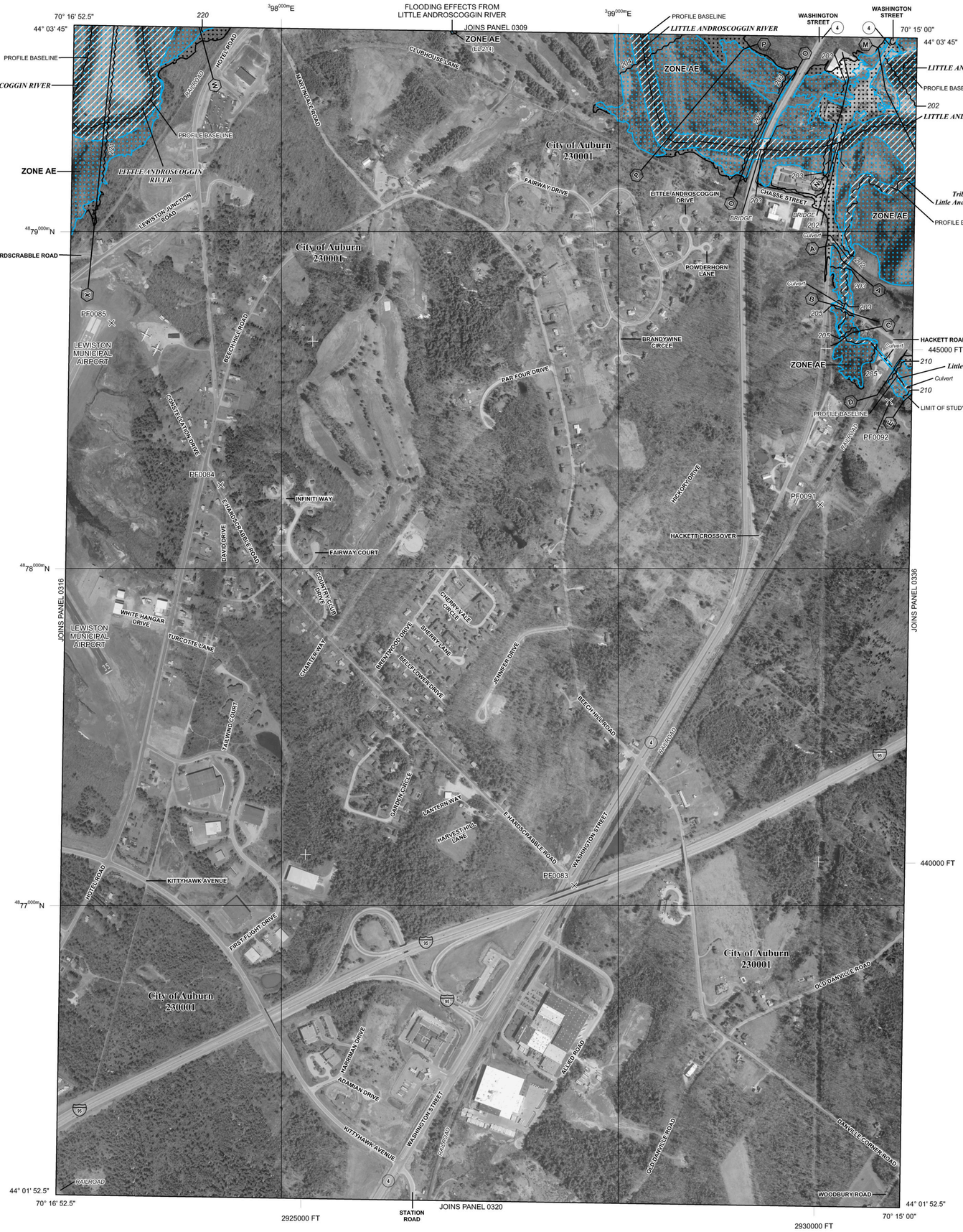
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.

State of Maine Floodway Note: Under the Maine Revised Statutes Annotated (M.R.S.A.) Title 38 § 439-A, 7C where the floodway is not designated on the Flood Insurance Rate Map, the floodway is considered to be the channel of a river or other water course and the adjacent land areas to a distance of one-half the width of the floodplain, as measured from the normal high water mark to the upland limit of the floodplain, unless a technical evaluation certified by a registered professional engineer is provided demonstrating the actual floodway based upon approved FEMA modeling methods.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A A	Cross section line
23 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
3100000 FT	5000-foot ticks: Maine State Plane West Zone (FIPS Zone 1802), Transverse Mercator projection
4889000mN	1000-meter Universal Transverse Mercator grid values, zone 19
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
FT1,000	River Station

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
July 8, 2013

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0317E

FIRM

FLOOD INSURANCE RATE MAP

ANDROSCOGGIN COUNTY, MAINE (ALL JURISDICTIONS)

PANEL 317 OF 470
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
AUBURN, CITY OF	230001	0317	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
23001C0317E
EFFECTIVE DATE
JULY 8, 2013

Federal Emergency Management Agency

APPENDIX 2

BMP DESIGN CALCULATIONS

STAGE STORAGE CALCULATIONS

GRAVEL WETLAND #1

WATERSHED IMPERVIOUS AREA=	197462	SF	1"
WATERSHED LANDSCAPED AREA=	281149	SF	0.4"
REQUIRED WQV=	25827	CF	
PROVIDED WQV=	30163	CF	
REQUIRED SA=	15496.0	SF	
PROVIDED SA=	17941.0	SF	

Forebay

STAGE (FT)	AREA (SF)	STORAGE (CF)
264	1649	0
265	2166	1907
265.5	2424	3055

Cell #1

STAGE (FT)	AREA (SF)	STORAGE (CF)
264	8081	0
265	9306	8693
265.5	9918	13499

Cell #2

STAGE (FT)	AREA (SF)	STORAGE (CF)
264	8211	0
265	9360	8785
265.5	9934	13609

Total Pond

STAGE (FT)	AREA (SF)	STORAGE (CF)
264	17941	0
265	20831	19386
265.5	22276	30163
265.51	22892	30163
266	23934	41635
267	26061	66278

APPENDIX 3

HOUSEKEEPING & MAINTENANCE

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

DANVILLE CORNER HOUSING PROJECT
AUBURN, MAINE
STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE PLAN

Project Owner/Developer: Timothy Millet
154 Baily Hill Road
Poland, ME 04274

Responsible Party: Timothy Millet
154 Baily Hill Road
Poland, ME 04274

Prepared By: Craig Sweet, P.E.
Terradyn Consultants, LLC
41 Campus Drive, Suite 101
New Gloucester, Maine 04260
(207) 926-5111

INTRODUCTION:

Regular inspection and maintenance of the entire stormwater management system is crucial to the long-term effectiveness of the system. The responsible party must provide regular inspection and maintenance of all permanent erosion control measures and stormwater management structures, establish any contract services required to implement the program, and keep records and a maintenance log book of inspection and maintenance activities. At a minimum, the inspection and maintenance activities outlined herein should be performed at the recommended intervals.

All measures must be maintained in effective operating condition. A person with knowledge of erosion and sedimentation practices, stormwater management, and the standards and conditions of all local, state and federal permits for the project shall conduct the inspections. The following areas, facilities, and measures must be inspected and identified deficiencies must be corrected.

INSPECTION TASKS

1. Inspect **vegetated areas**, particularly slopes and embankments, early in the growinpg season or after heavy rains to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.

2. Inspect **ditches, swales and other open stormwater channels** in the spring, in late fall, and after heavy rains to remove any obstructions to flow, remove accumulated sediments and debris, to control vegetated growth that could obstruct flow, and to repair any erosion of the ditch lining. Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity. Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable. If the ditch has a riprap lining, replace riprap on areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged. The channel must receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or sideslopes.

3. Inspect **culverts** in the spring, in late fall, and after heavy rains to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the culvert’s inlet and outlet.

4. Inspect **gravel wetlands** semiannually. The plant biomass should be harvested annually, and accumulated sediment removed at intervals of 5-10 years. These activities may disrupt the wetlands system and may require some vegetation re-establishment. The riser pipes may clog and will require annual clean-out (it should be done in the winter time when one can walk on the wetland).

    a. First Year Post-Construction: Inspection frequency should occur after every major storm in the first year following construction.
        i. Inspect that the system drains within 24-48 hours.
        ii. The plants may need watering if necessary during the first growing season. Revegetate if the vegetation is poorly establishing.
        iii. Identify areas of erosion and make timely repairs.
        iv. Check all inlets, outlets and subdrains for proper functioning. Risers may need to be cleaned.
    b. Post-Construction: Inspection frequency should occur at least every 6 months and after every major storm. Activities are expected to include:
        i. Check the basin for a dense root mat establishment of wetland vegetation.
        ii. Check and clean the risers if there is evidence of standing water, discolored water or accumulated sediments in the cells.
        iii. Check and clean the forebay for sediments, trash and debris. When sediments have accumulated to a depth of 12 inches, standing water is persistent or wetland vegetation become established, the forebay will need to be excavated and reformed.

iv. Verify that the cells drain within 24-48 hours. Sediment will need to be removed when an accumulation of 4 inches is evident over the wetland surface.
v. Check and clean all outlets and overflow spillway if blocked or there is evidence of structural damage or erosion.
vi. Remove decaying vegetation, litter and debris.
vii. Check for foreign species. Particular care must be used to avoid the unintended introduction of invasive species such as purple loosestrife (Lythrum salicaria) and common reed (Phragmites australis). It is recommended that a qualified wetland biologist be consulted when these are found in the area of the gravel wetland.

Recertification requirement:

Within three months of the expiration of each five-year interval from the date of issuance of the permit, the permittee shall certify the following to the Department.

(a) All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.

(b) All aspects of the stormwater control system are operating as approved, have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the system, or portions of the system, as necessary.

(c) The stormwater maintenance plan for the site is being implemented as approved by the Department, and the maintenance log is being maintained.

(d) All proprietary systems have been maintained according to the manufacturer's recommendations. Where required by the Department, the permittee shall execute a 5-year maintenance contract with a qualified professional for the coming 5-year interval. The maintenance contract must include provisions for routine inspections, cleaning and general maintenance.

(e) The Department may waive some or all of these recertification requirements on a case-by-case basis for permittees subject to the Department's Multi-Sector General Permit ("MSGP") and/or Maine Pollutant Discharge Elimination System ("MEPDES") programs where it is demonstrated that these programs are providing stormwater control that is at least as effective as required pursuant to this Chapter.

Conveyance & Distribution Systems: (Stormwater Channels & Culverts, etc.)

1. Inspection schedule:

a. Inspect ditches, swales and other open stormwater channels in the spring, in late fall, and after heavy rains (one inch of rain in 24 hours) to remove any obstructions to flow, remove accumulated sediments and debris, to control vegetated growth that could obstruct flow, and

to repair any erosion of the ditch lining. Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity. Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable. If the ditch has a riprap lining, replace riprap on areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged. The channel must receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or side-slopes.

b. Inspect culverts in the spring, in late fall, and after heavy rains to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the culvert's inlet and outlet.

c. Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after heavy rains to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.

2. Mowing: Grass should not be trimmed extremely short, as this will reduce the filtering effect of the swale (MPCA, 1989). The cut vegetation should be removed to prevent the decaying organic litter from adding pollutants to the discharge from the swale. The mowed height of the grass should be 2-4 inches taller than the maximum flow depth of the design water quality storm. A minimum mow height of 6 inches is generally recommended (Galli, 1993).

3. Erosion: It is important to install erosion and sediment control measures to stabilize this area as soon as possible and to retain any organic matter in the bottom of the trench.

4. Fertilization: Routine fertilization and/or use of pesticides is strongly discouraged. If complete re-seeding is necessary, half the original recommended rate of fertilizer should be applied with a full rate of seed.

5. Sediment Removal: The level of sediment deposition in the channel should be monitored regularly, and removed from grassed channels before permanent damage is done to the grassed vegetation, or if infiltration times are longer than 12 hours. Sediment should be removed from riprap channels when it reduces the capacity of the channel.

Roadway Surfaces:

Paved surfaces shall be swept or vacuumed at least once annually in the Spring to remove all Winter sand, and periodically during the year on an as-needed basis to minimize transportation of sediment during rainfall events.

Vegetated Swales:

Mowing: Grass should not be trimmed extremely short, as this will reduce the filtering effect of the swale (MPCA, 1989). The cut vegetation should be removed to prevent the decaying organic litter

from adding pollutants to the discharge from the swale. The mowed height of the grass should be 2-4 inches taller than the maximum flow depth of the design water quality storm. A minimum mow height of 6 inches is generally recommended (Galli, 1993).

Routine Maintenance and Inspection: The area should be inspected for failures following heavy rainfall (one inch of rain in 24 hours) and repaired as necessary for newly formed channels or gullies, reseeding/sodding of bare spots, removal of trash, leaves and/or accumulated sediments, the control of woody or other undesirable vegetation and to check the condition and integrity of the check dams.

Aeration: The buffer strip may require periodic mechanical aeration to restore infiltration capacity. This aeration must be done during a time when the area can be reseeded and mulched prior to any significant rainfall.

Erosion: It is important to install erosion and sediment control measures to stabilize this area as soon as possible and to retain any organic matter in the bottom of the trench.

Fertilization: Routine fertilization and/or use of pesticides is strongly discouraged. If complete re-seeding is necessary, half the original recommended rate of fertilizer should be applied with a full rate of seed.

Sediment Removal: The level of sediment deposition in the channel should be monitored regularly, and removed from grassed channels before permanent damage is done to the grassed vegetation, or if infiltration times are longer than 12 hours. Sediment should be removed from riprap channels when it reduces the capacity of the channel.

DOCUMENTATION

Keep a log (report) summarizing inspections, maintenance, and any corrective actions taken. The log must include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task. If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed after removal. The log must be made accessible to Department of Environmental Protection staff and a copy provided to the Department upon request. The permittee shall retain a copy of the log for a period of at least five years from the completion of permanent stabilization.

The log attached at the end of this plan is from the *Maine Erosion and Sediment Control Best Management Practices (BMPs) Manual for Designers and Engineers (May 2016)*. The log may be used or adapted for this project.

ATTACHMENTS:
Stormwater Management Facilities Inspection & Maintenance Log

Stormwater Management Facilities
Inspection & Maintenance Log
Danville Corner Housing Project

General Information:		
Inspected by:	Date:	Weather:
Reason for Inspection: (Regular Inspection) (Major Rain Event)		

BMP	Conditions Observed	Repairs Needed?
1. Vegetated Areas		
2. Ditches, Swales, Open Channels		
3. Culverts		
5. Gravel Wetland		

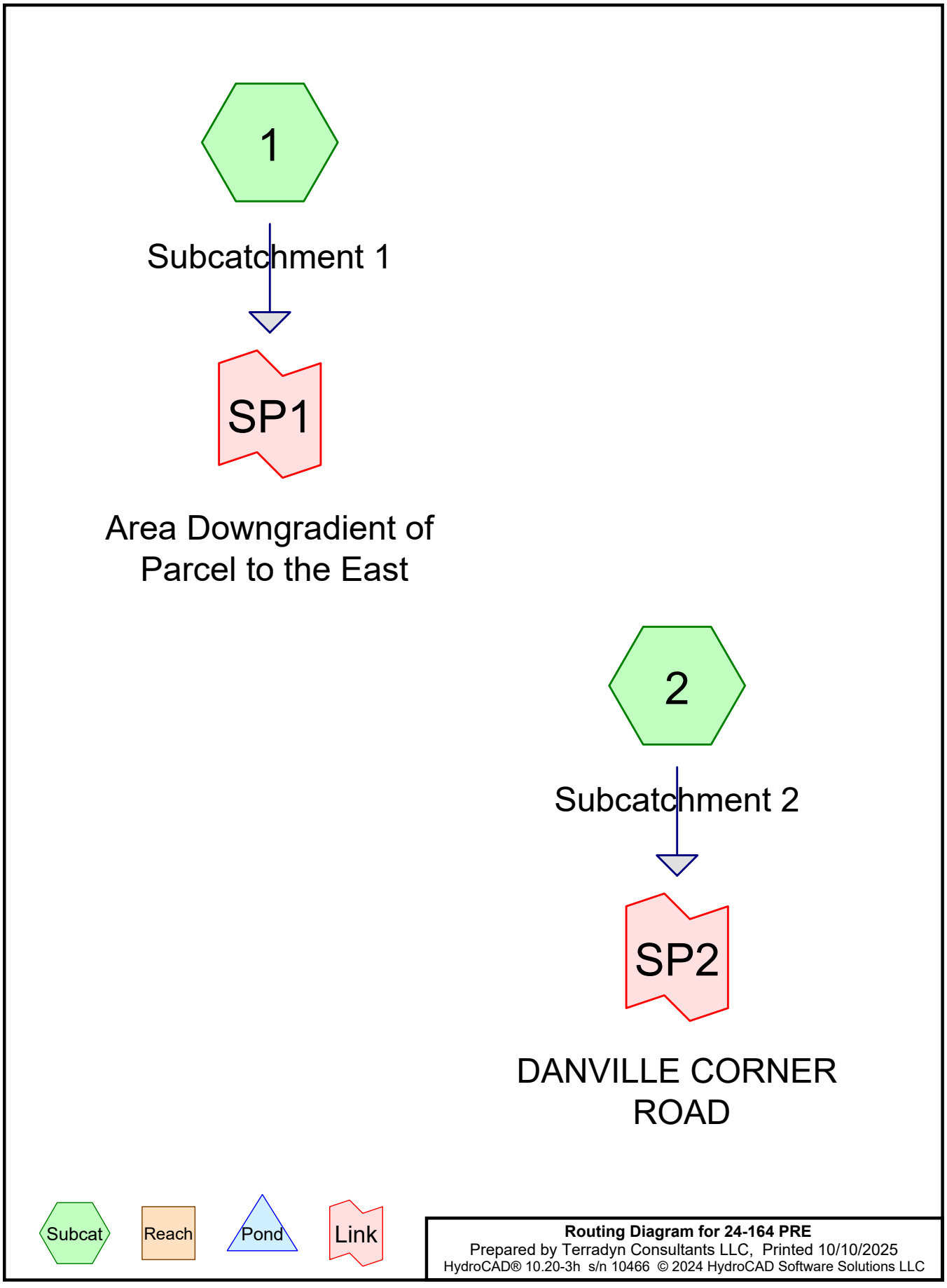
Detailed Repair Notes:

BMP Type	Date	Description of Repairs & Sediment Disposal

Notes:
If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed after removal. A copy of this log shall be retained for a period of at least five years from the completion of permanent stabilization. The log must be made accessible to Department of Environmental Protection staff and a copy provided to the Department upon request.

APPENDIX 4

PRE-DEVELOPMENT HYDROCAD MODEL



Routing Diagram for 24-164 PRE
Prepared by Terradyn Consultants LLC, Printed 10/10/2025
HydroCAD® 10.20-3h s/n 10466 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2 Year	Type III 24-hr		Default	24.00	1	3.00	2
2	10 Year	Type III 24-hr		Default	24.00	1	4.30	2
3	25 Year	Type III 24-hr		Default	24.00	1	5.40	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
3.039	39	>75% Grass cover, Good, HSG A (1, 2)
0.688	74	>75% Grass cover, Good, HSG C (1, 2)
1.219	98	Driveway and Roof, HSG C (1, 2)
0.147	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A (1, 2)
10.405	30	Woods, Good, HSG A (1, 2)
6.070	70	Woods, Good, HSG C (1, 2)

Summary for Subcatchment 1: Subcatchment 1

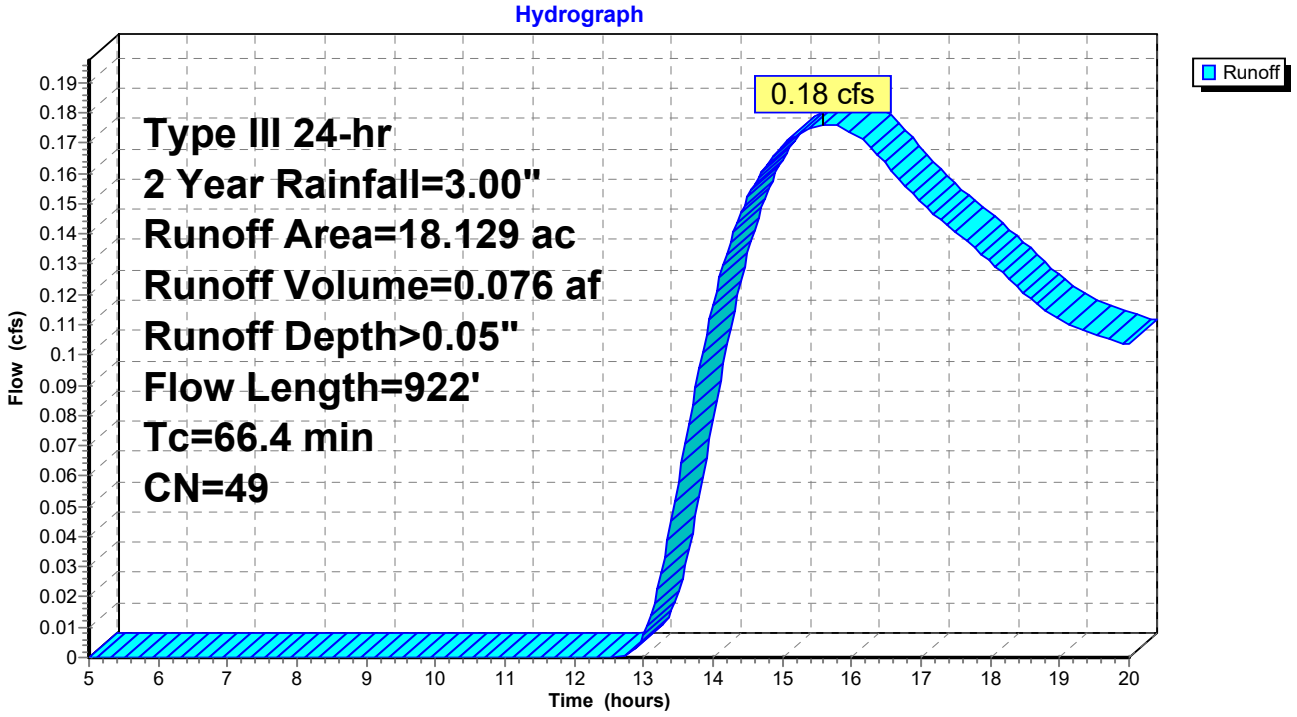
Runoff = 0.18 cfs @ 15.59 hrs, Volume= 0.076 af, Depth> 0.05"
Routed to Link SP1 : Area Downgradient of Parcel to the East

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.00"

	Area (ac)	CN	Description
	8.862	30	Woods, Good, HSG A
	5.825	70	Woods, Good, HSG C
	0.674	74	>75% Grass cover, Good, HSG C
	1.744	39	>75% Grass cover, Good, HSG A
*	0.887	98	Driveway and Roof, HSG C
*	0.137	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
	18.129	49	Weighted Average
	17.173		94.73% Pervious Area
	0.956		5.27% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
45.4	150	0.0300	0.06		**Sheet Flow, Woods** Woods: Dense underbrush n= 0.800 P2= 3.00"
21.0	772	0.0600	0.61		**Shallow Concentrated Flow, Woods** Forest w/Heavy Litter Kv= 2.5 fps
66.4	922	Total			

Subcatchment 1: Subcatchment 1



Summary for Subcatchment 2: Subcatchment 2

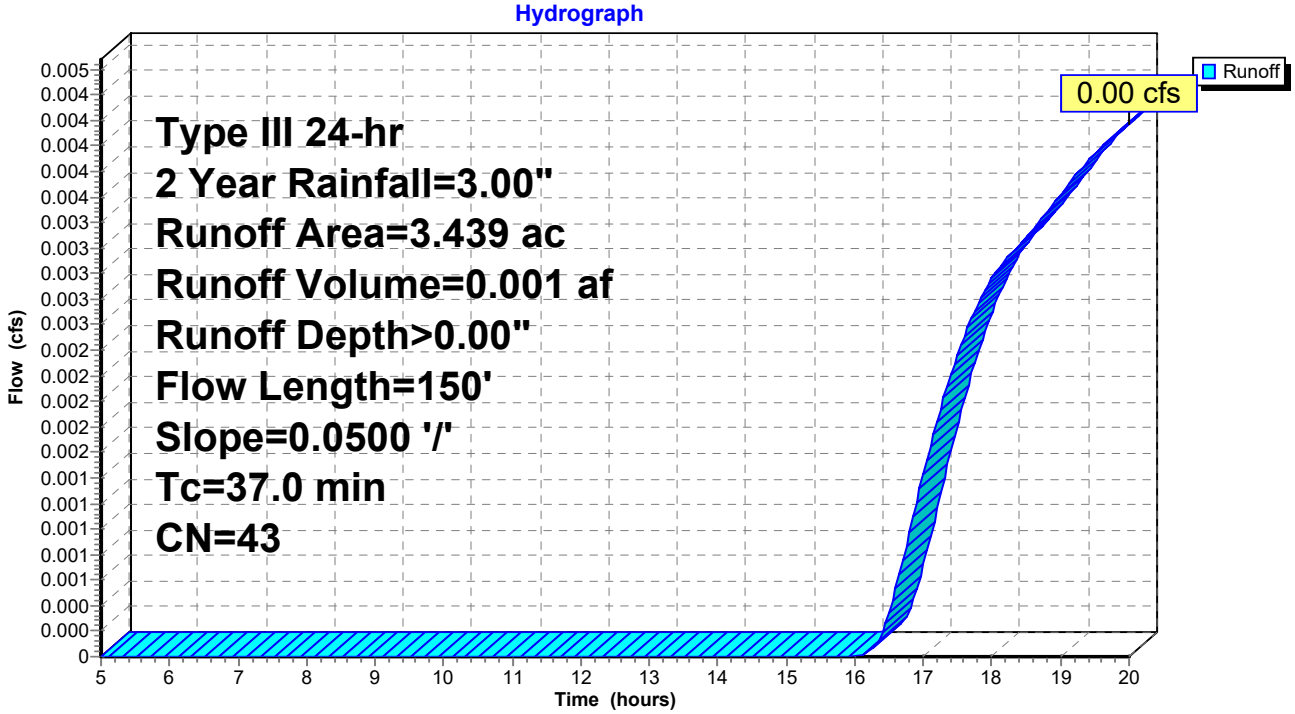
Runoff = 0.00 cfs @ 20.00 hrs, Volume= 0.001 af, Depth> 0.00"
Routed to Link SP2 : DANVILLE CORNER ROAD

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.00"

	Area (ac)	CN	Description
	1.543	30	Woods, Good, HSG A
	0.245	70	Woods, Good, HSG C
	0.014	74	>75% Grass cover, Good, HSG C
	1.295	39	>75% Grass cover, Good, HSG A
*	0.332	98	Driveway and Roof, HSG C
*	0.010	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
	3.439	43	Weighted Average
	3.102		90.20% Pervious Area
	0.337		9.80% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
37.0	150	0.0500	0.07		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"

Subcatchment 2: Subcatchment 2

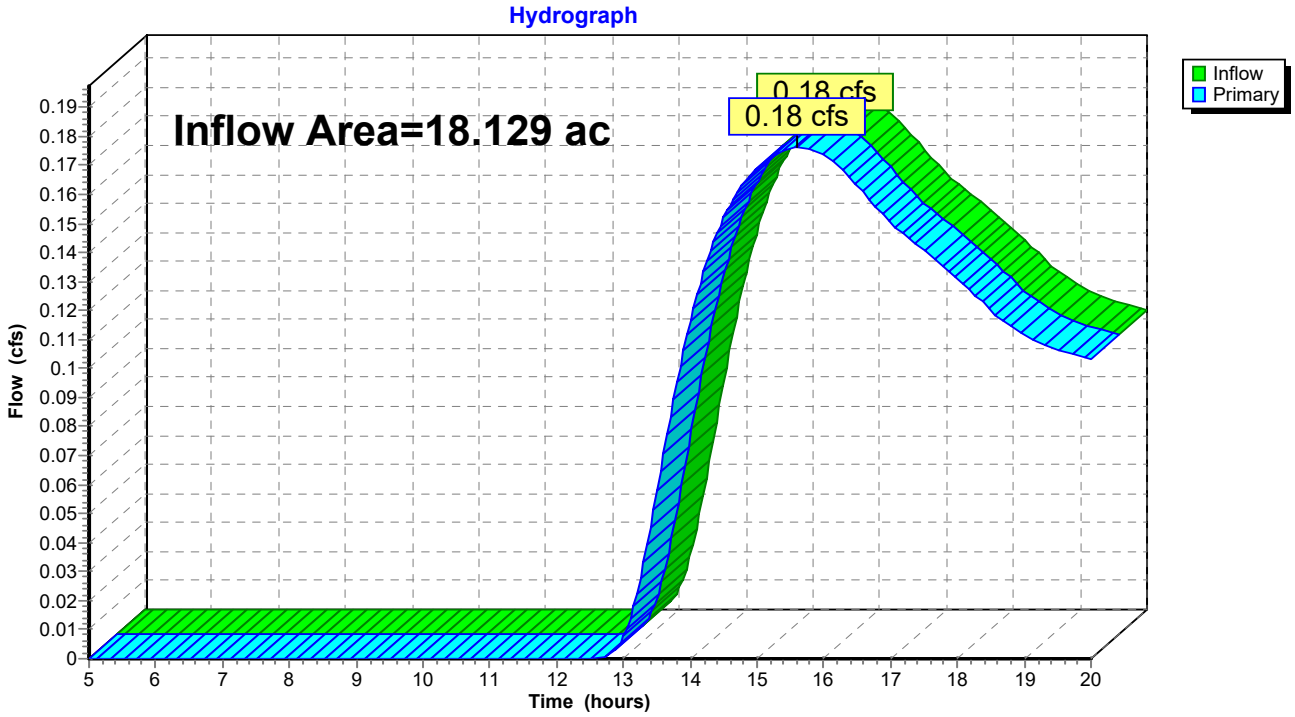


Summary for Link SP1: Area Downgradient of Parcel to the East

Inflow Area = 18.129 ac, 5.27% Impervious, Inflow Depth > 0.05" for 2 Year event
Inflow = 0.18 cfs @ 15.59 hrs, Volume= 0.076 af
Primary = 0.18 cfs @ 15.59 hrs, Volume= 0.076 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP1: Area Downgradient of Parcel to the East

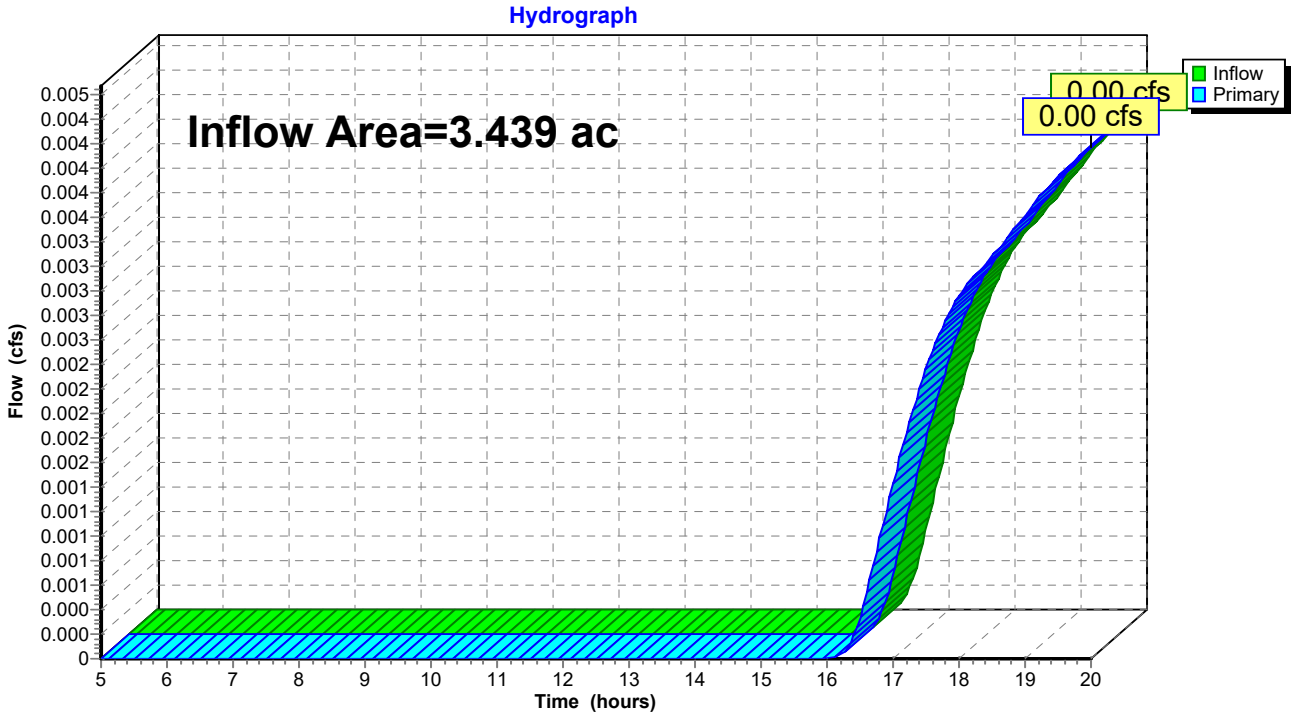


Summary for Link SP2: DANVILLE CORNER ROAD

Inflow Area = 3.439 ac, 9.80% Impervious, Inflow Depth > 0.00" for 2 Year event
Inflow = 0.00 cfs @ 20.00 hrs, Volume= 0.001 af
Primary = 0.00 cfs @ 20.00 hrs, Volume= 0.001 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP2: DANVILLE CORNER ROAD



Summary for Subcatchment 1: Subcatchment 1

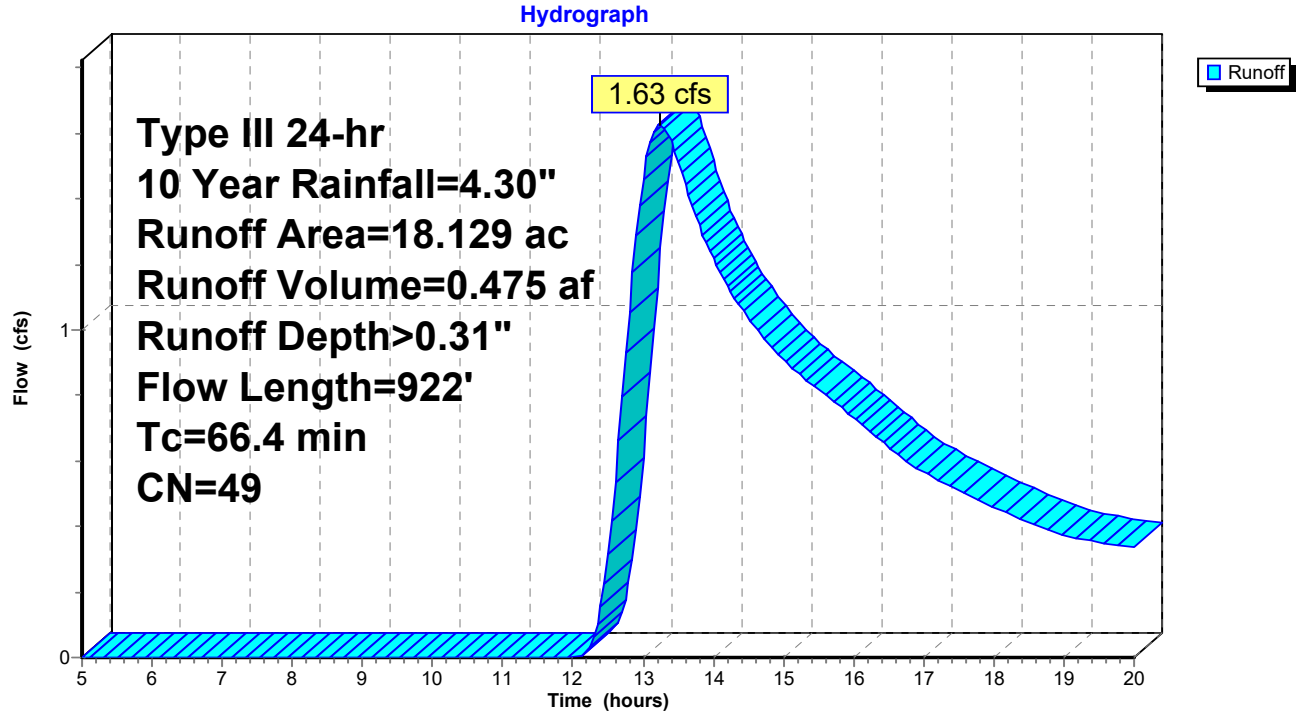
Runoff = 1.63 cfs @ 13.23 hrs, Volume= 0.475 af, Depth> 0.31"
Routed to Link SP1 : Area Downgradient of Parcel to the East

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.30"

	Area (ac)	CN	Description
	8.862	30	Woods, Good, HSG A
	5.825	70	Woods, Good, HSG C
	0.674	74	>75% Grass cover, Good, HSG C
	1.744	39	>75% Grass cover, Good, HSG A
*	0.887	98	Driveway and Roof, HSG C
*	0.137	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
	18.129	49	Weighted Average
	17.173		94.73% Pervious Area
	0.956		5.27% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
45.4	150	0.0300	0.06		**Sheet Flow, Woods** Woods: Dense underbrush n= 0.800 P2= 3.00"
21.0	772	0.0600	0.61		**Shallow Concentrated Flow, Woods** Forest w/Heavy Litter Kv= 2.5 fps
66.4	922	Total			

Subcatchment 1: Subcatchment 1



Summary for Subcatchment 2: Subcatchment 2

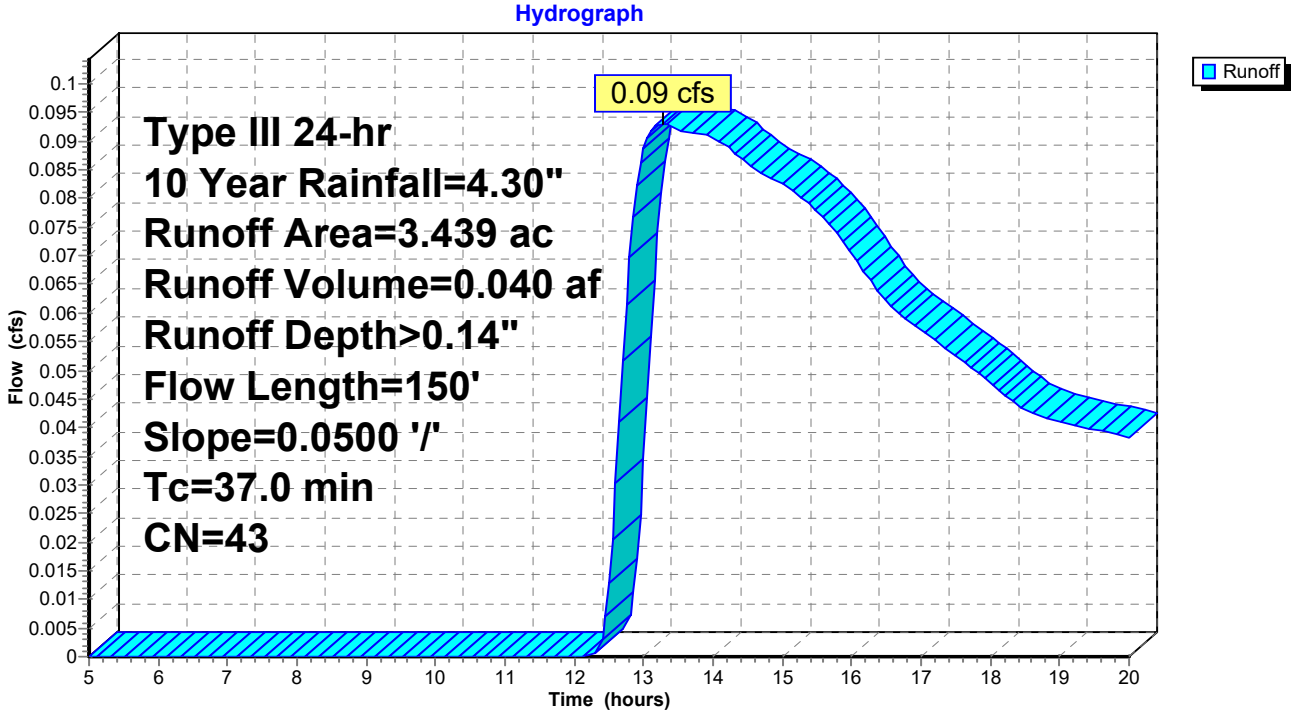
Runoff = 0.09 cfs @ 13.26 hrs, Volume= 0.040 af, Depth> 0.14"
Routed to Link SP2 : DANVILLE CORNER ROAD

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.30"

	Area (ac)	CN	Description
	1.543	30	Woods, Good, HSG A
	0.245	70	Woods, Good, HSG C
	0.014	74	>75% Grass cover, Good, HSG C
	1.295	39	>75% Grass cover, Good, HSG A
*	0.332	98	Driveway and Roof, HSG C
*	0.010	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
	3.439	43	Weighted Average
	3.102		90.20% Pervious Area
	0.337		9.80% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
37.0	150	0.0500	0.07		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"

Subcatchment 2: Subcatchment 2

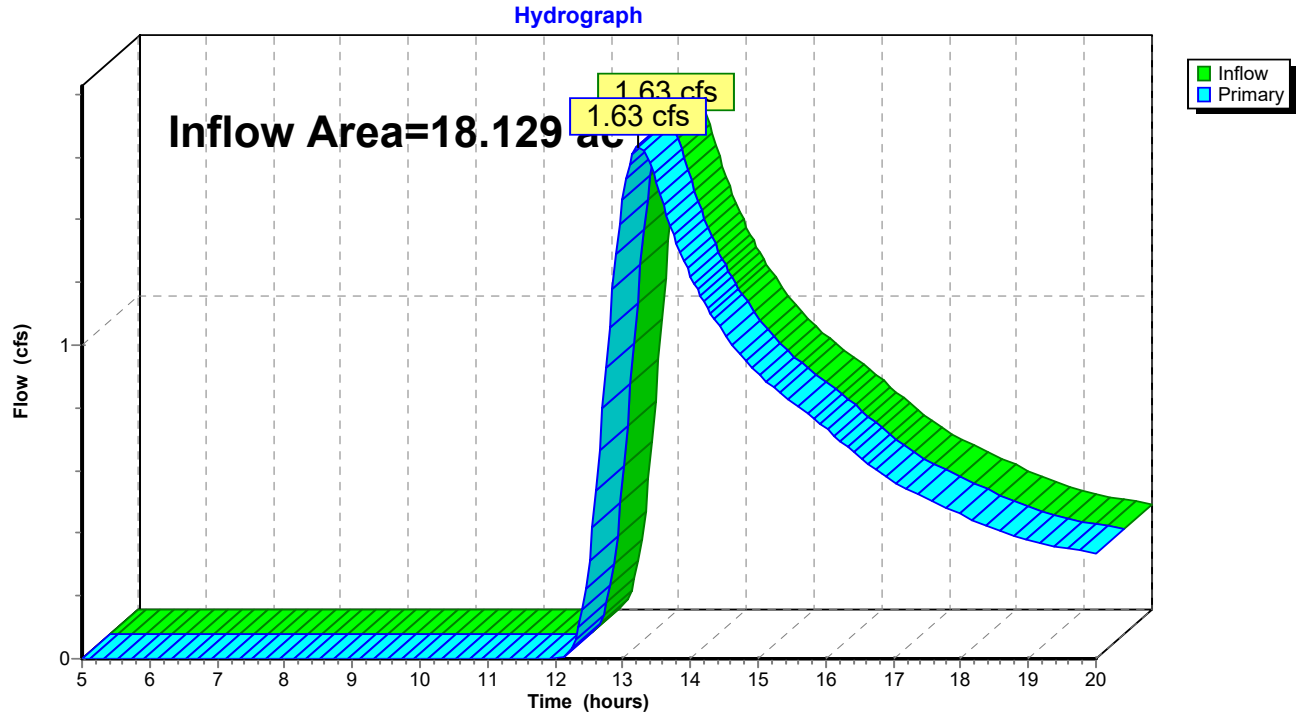


Summary for Link SP1: Area Downgradient of Parcel to the East

Inflow Area = 18.129 ac, 5.27% Impervious, Inflow Depth > 0.31" for 10 Year event
Inflow = 1.63 cfs @ 13.23 hrs, Volume= 0.475 af
Primary = 1.63 cfs @ 13.23 hrs, Volume= 0.475 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP1: Area Downgradient of Parcel to the East

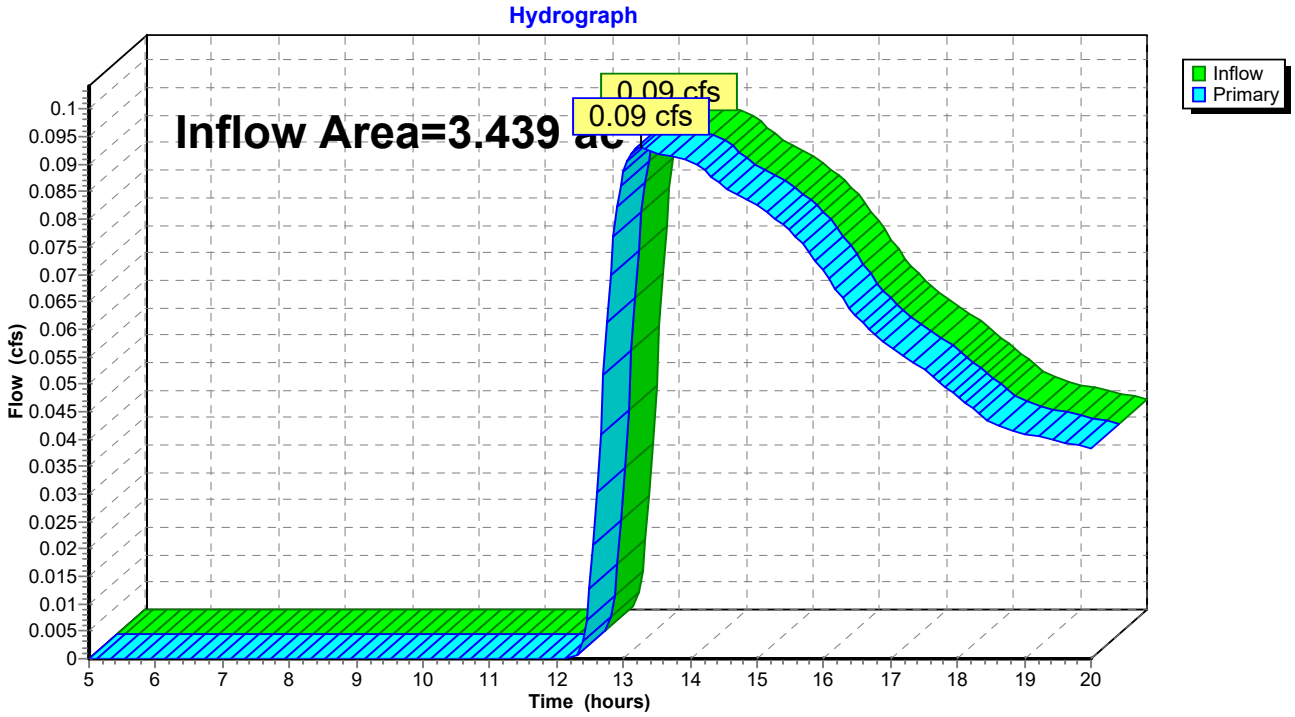


Summary for Link SP2: DANVILLE CORNER ROAD

Inflow Area = 3.439 ac, 9.80% Impervious, Inflow Depth > 0.14" for 10 Year event
Inflow = 0.09 cfs @ 13.26 hrs, Volume= 0.040 af
Primary = 0.09 cfs @ 13.26 hrs, Volume= 0.040 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP2: DANVILLE CORNER ROAD



Summary for Subcatchment 1: Subcatchment 1

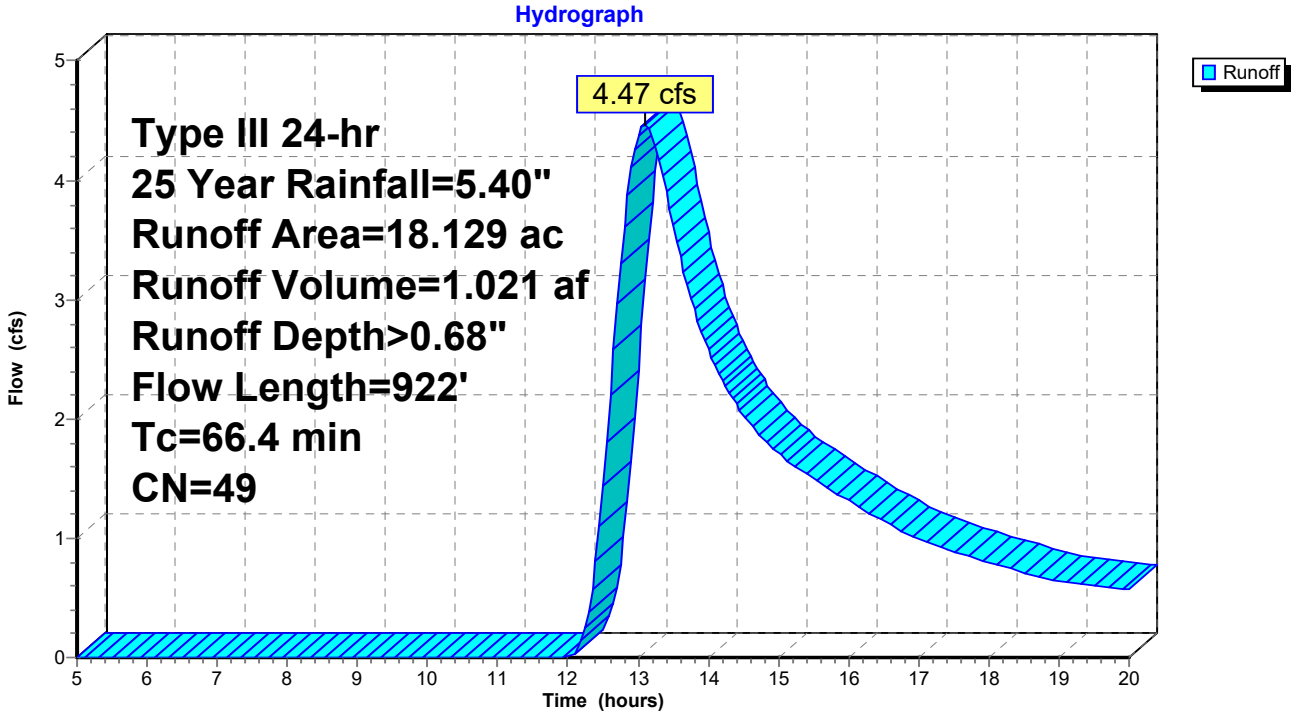
Runoff = 4.47 cfs @ 13.10 hrs, Volume= 1.021 af, Depth> 0.68"
Routed to Link SP1 : Area Downgradient of Parcel to the East

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.40"

	Area (ac)	CN	Description
	8.862	30	Woods, Good, HSG A
	5.825	70	Woods, Good, HSG C
	0.674	74	>75% Grass cover, Good, HSG C
	1.744	39	>75% Grass cover, Good, HSG A
*	0.887	98	Driveway and Roof, HSG C
*	0.137	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
	18.129	49	Weighted Average
	17.173		94.73% Pervious Area
	0.956		5.27% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
45.4	150	0.0300	0.06		**Sheet Flow, Woods** Woods: Dense underbrush n= 0.800 P2= 3.00"
21.0	772	0.0600	0.61		**Shallow Concentrated Flow, Woods** Forest w/Heavy Litter Kv= 2.5 fps
66.4	922	Total			

Subcatchment 1: Subcatchment 1



Summary for Subcatchment 2: Subcatchment 2

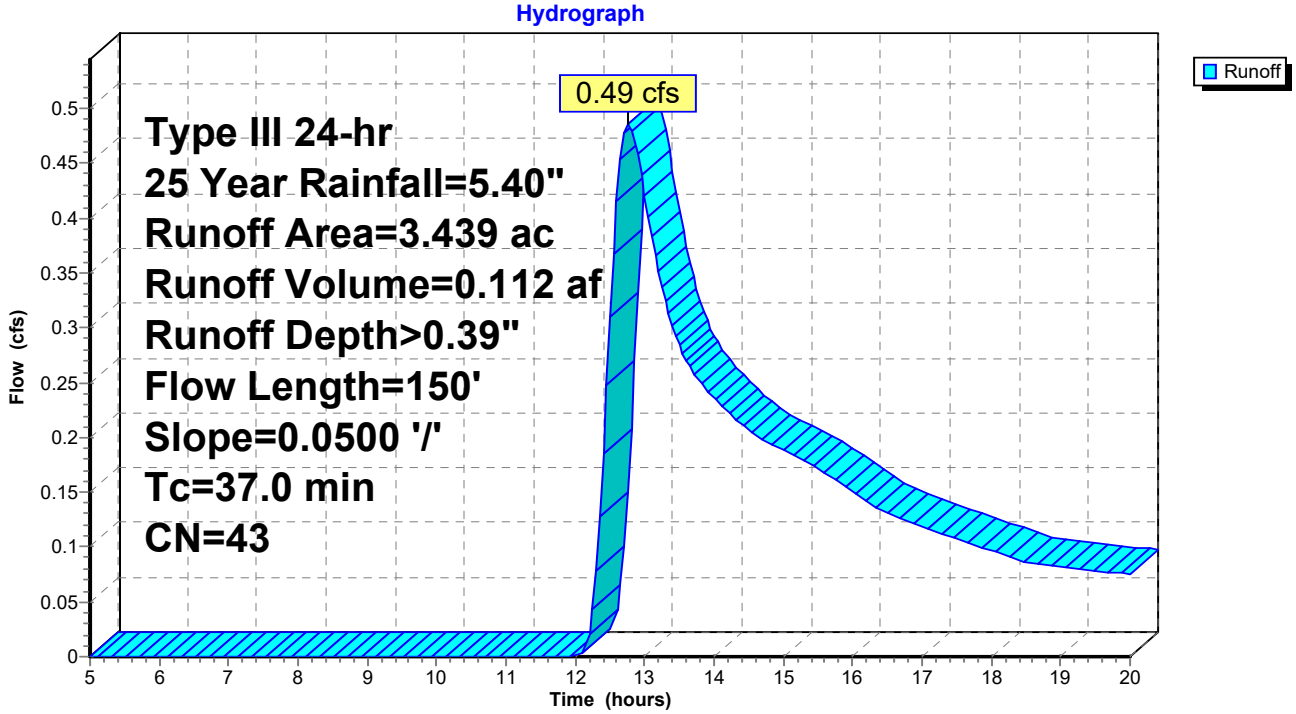
Runoff = 0.49 cfs @ 12.77 hrs, Volume= 0.112 af, Depth> 0.39"
Routed to Link SP2 : DANVILLE CORNER ROAD

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.40"

	Area (ac)	CN	Description
	1.543	30	Woods, Good, HSG A
	0.245	70	Woods, Good, HSG C
	0.014	74	>75% Grass cover, Good, HSG C
	1.295	39	>75% Grass cover, Good, HSG A
*	0.332	98	Driveway and Roof, HSG C
*	0.010	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
	3.439	43	Weighted Average
	3.102		90.20% Pervious Area
	0.337		9.80% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
37.0	150	0.0500	0.07		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"

Subcatchment 2: Subcatchment 2

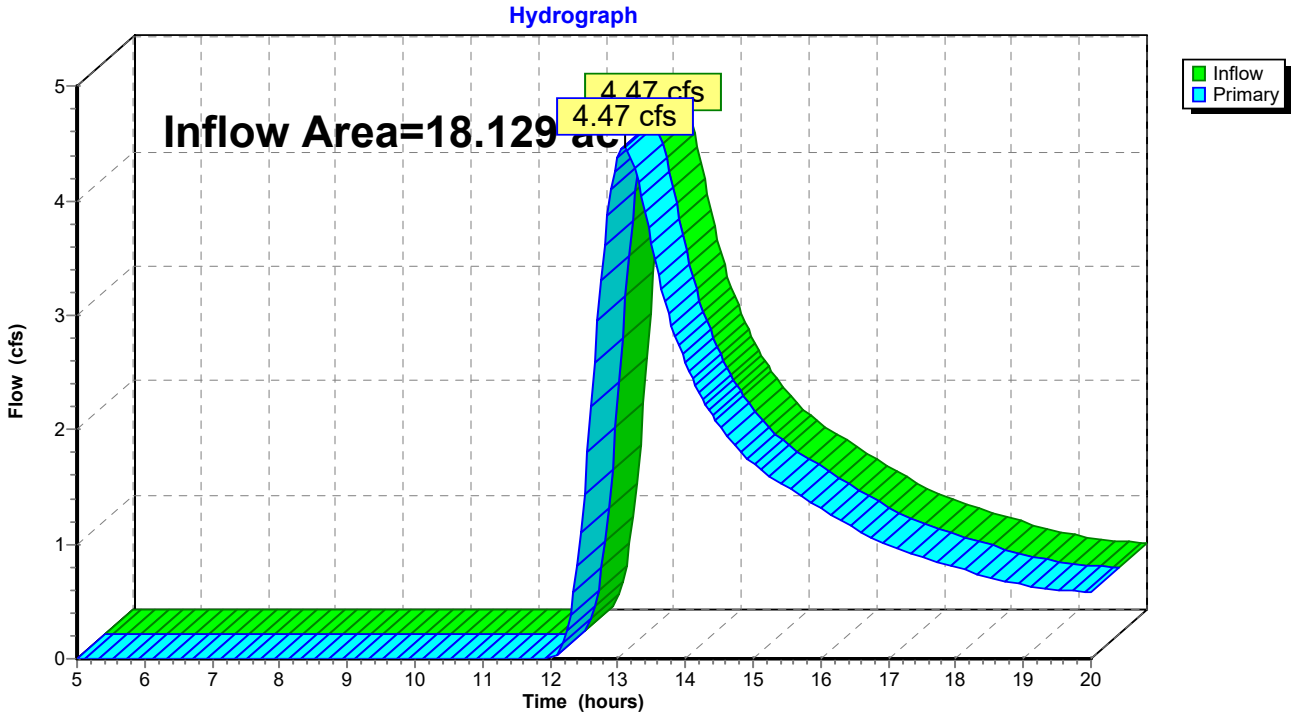


Summary for Link SP1: Area Downgradient of Parcel to the East

Inflow Area = 18.129 ac, 5.27% Impervious, Inflow Depth > 0.68" for 25 Year event
Inflow = 4.47 cfs @ 13.10 hrs, Volume= 1.021 af
Primary = 4.47 cfs @ 13.10 hrs, Volume= 1.021 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP1: Area Downgradient of Parcel to the East



Summary for Link SP2: DANVILLE CORNER ROAD

Inflow Area = 3.439 ac, 9.80% Impervious, Inflow Depth > 0.39" for 25 Year event
Inflow = 0.49 cfs @ 12.77 hrs, Volume= 0.112 af
Primary = 0.49 cfs @ 12.77 hrs, Volume= 0.112 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP2: DANVILLE CORNER ROAD

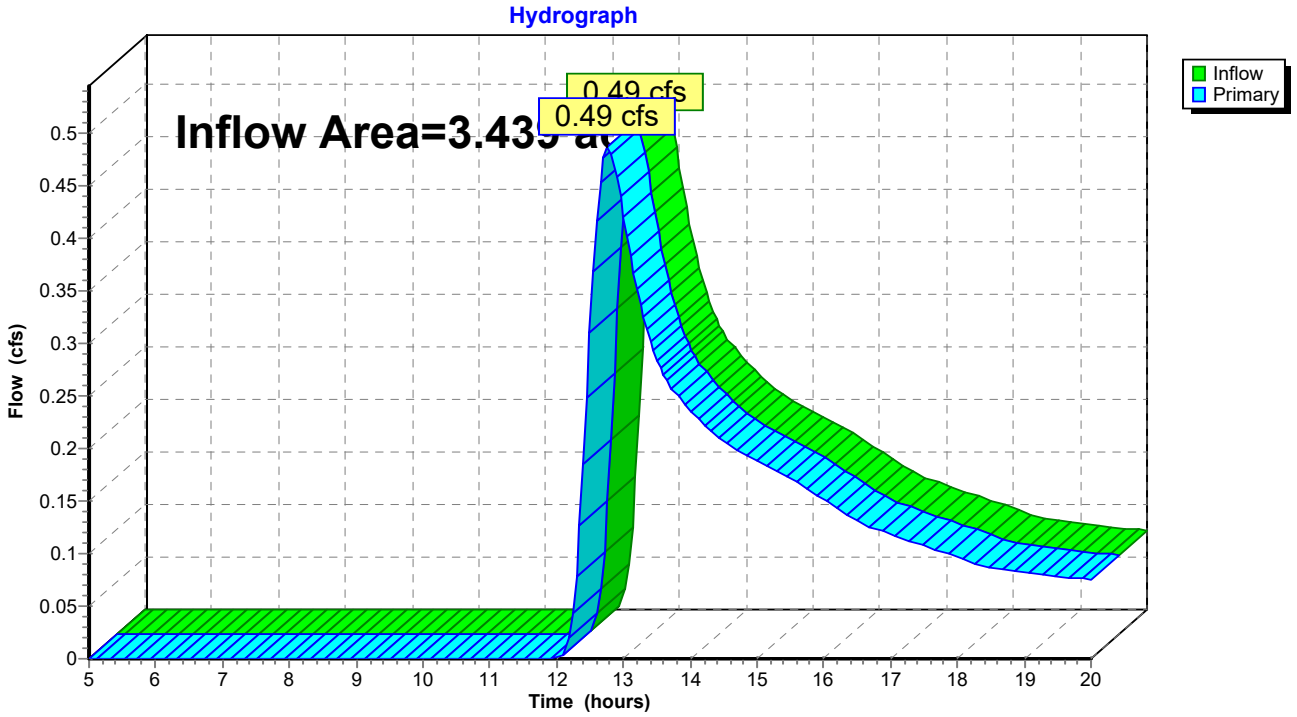


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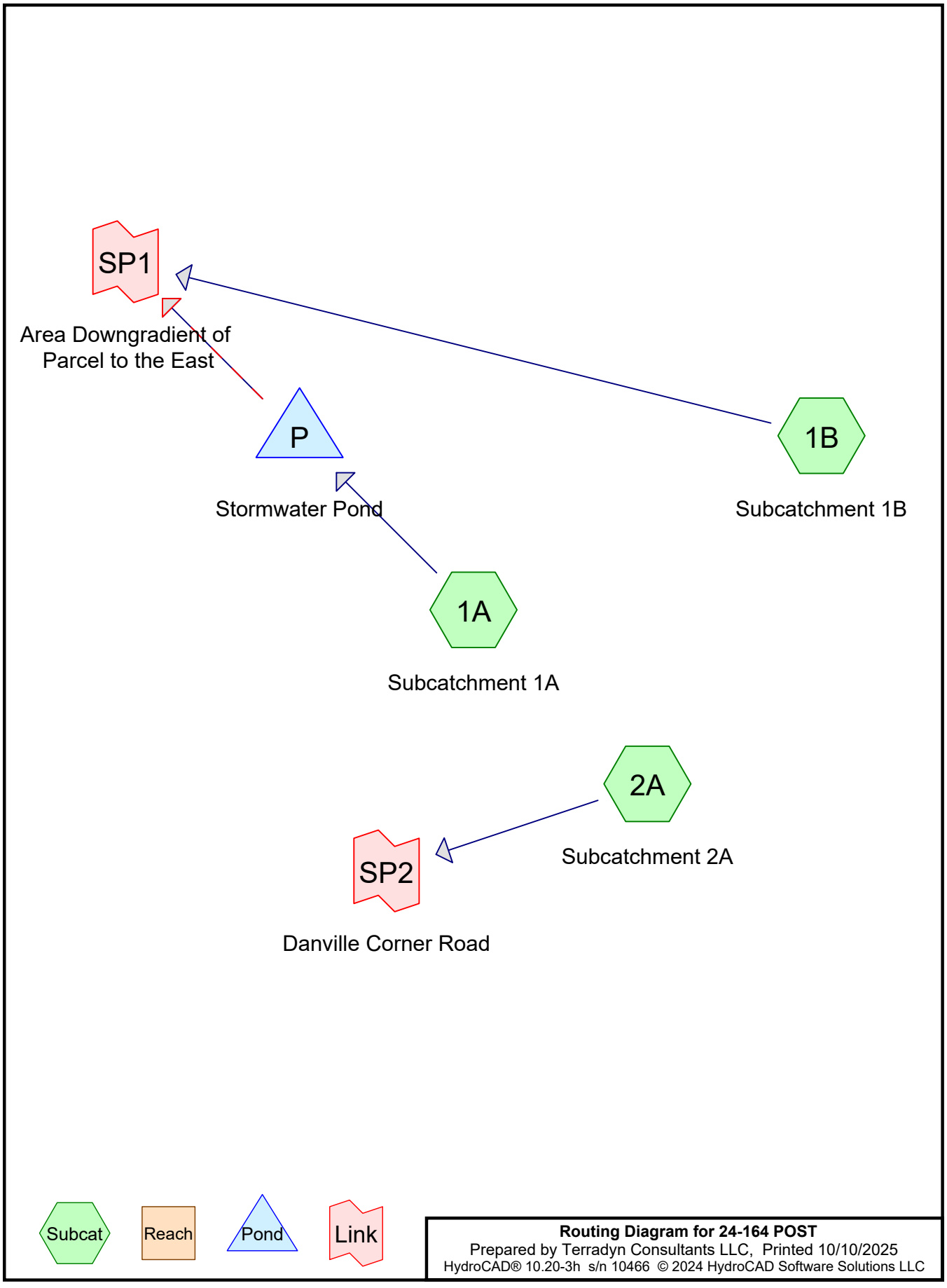
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APPENDIX 5

POST-DEVELOPMENT HYDROCAD MODEL



Routing Diagram for 24-164 POST
Prepared by Terradyn Consultants LLC, Printed 10/10/2025
HydroCAD® 10.20-3h s/n 10466 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2 Year	Type III 24-hr		Default	24.00	1	3.00	2
2	10 Year	Type III 24-hr		Default	24.00	1	4.30	2
3	25 Year	Type III 24-hr		Default	24.00	1	5.40	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.219	98	Existing Impervious (1A, 1B, 2A)
1.780	39	Existing Lawn Area, >75% Grass cover, Good, HSG A (1B, 2A)
0.062	74	Existing Lawn Area, >75% Grass cover, Good, HSG C (1B, 2A)
0.892	39	Existing Lawn Areas, >75% Grass cover, Good, HSG A (1A)
0.519	74	Existing Lawn Areas, >75% Grass cover, Good, HSG C (1A)
0.147	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A (1A, 1B, 2A)
4.937	98	Proposed Impervious (1A, 2A)
2.748	39	Proposed Lawn Areas, >75% Grass cover, Good, HSG A (1A, 2A)
2.779	74	Proposed Lawn Areas, >75% Grass cover, Good, HSG C (1A, 2A)
5.541	30	Woods, Good, HSG A (1A, 1B, 2A)
0.944	70	Woods, Good, HSG C (1A, 1B, 2A)

Summary for Subcatchment 1A: Subcatchment 1A

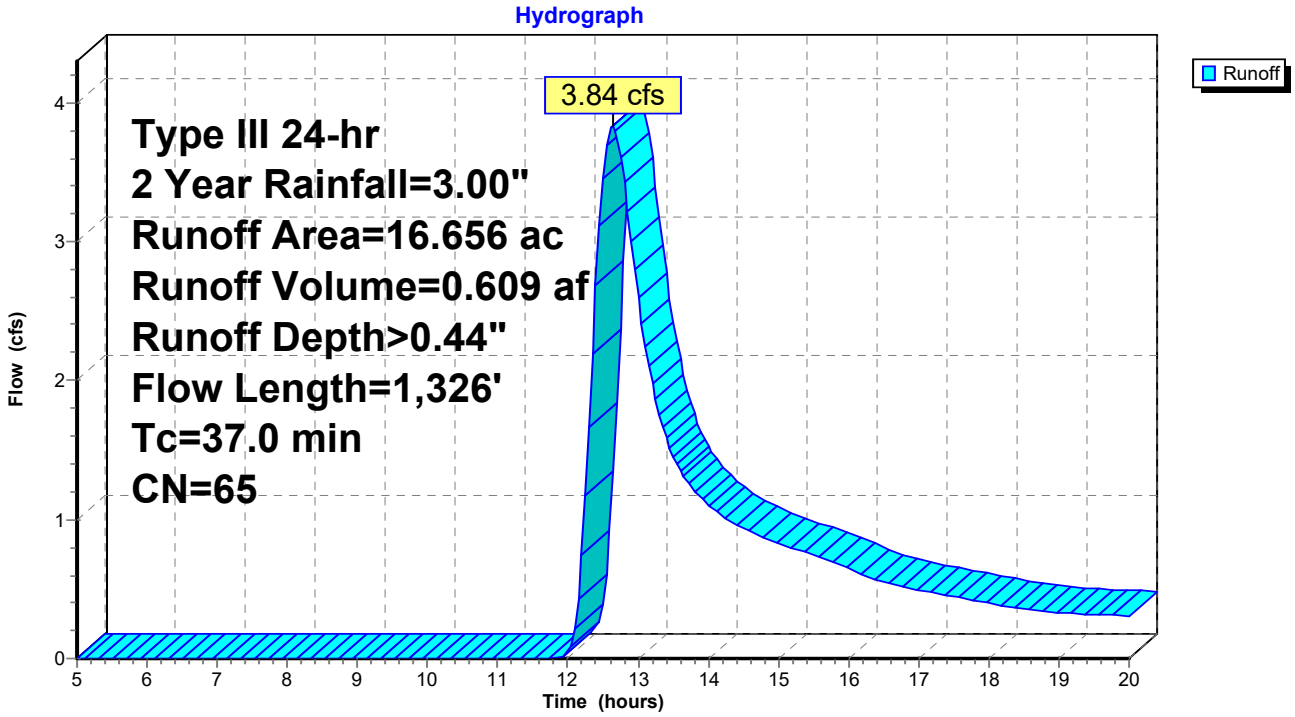
Runoff = 3.84 cfs @ 12.63 hrs, Volume= 0.609 af, Depth> 0.44"
Routed to Pond P : Stormwater Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.00"

	Area (ac)	CN	Description
*	0.798	98	Existing Impervious
*	0.030	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
*	0.892	39	Existing Lawn Areas, >75% Grass cover, Good, HSG A
*	0.519	74	Existing Lawn Areas, >75% Grass cover, Good, HSG C
*	4.927	98	Proposed Impervious
*	2.693	39	Proposed Lawn Areas, >75% Grass cover, Good, HSG A
*	2.708	74	Proposed Lawn Areas, >75% Grass cover, Good, HSG C
	0.427	70	Woods, Good, HSG C
	3.662	30	Woods, Good, HSG A
	16.656	65	Weighted Average
	10.916		65.54% Pervious Area
	5.740		34.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
32.4	150	0.0700	0.08		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"
2.5	108	0.0800	0.71		**Shallow Concentrated Flow,** Forest w/Heavy Litter Kv= 2.5 fps
0.5	115	0.0600	3.67		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.4	90	0.0300	3.52		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.2	863	0.0450	12.10	14.85	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
37.0	1,326	Total			

Subcatchment 1A: Subcatchment 1A



Summary for Subcatchment 1B: Subcatchment 1B

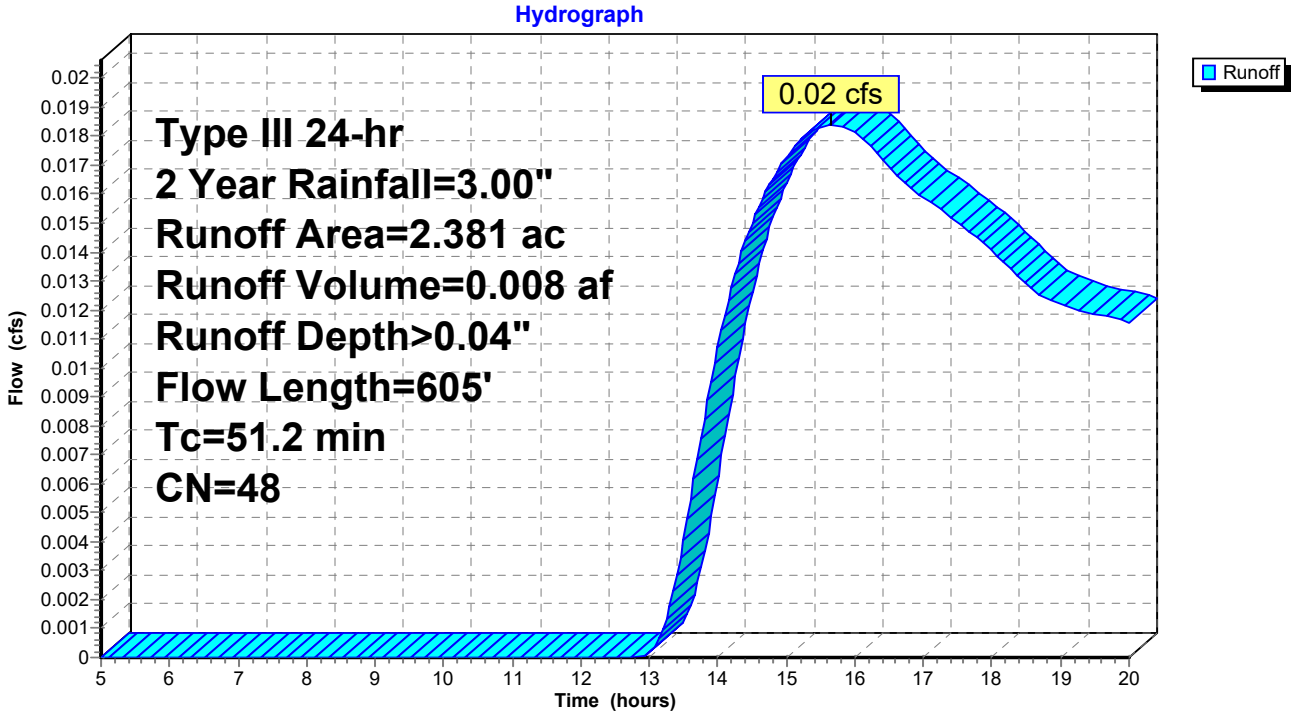
Runoff = 0.02 cfs @ 15.65 hrs, Volume= 0.008 af, Depth> 0.04"
Routed to Link SP1 : Area Downgradient of Parcel to the East

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.00"

	Area (ac)	CN	Description
*	0.107	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
*	0.804	39	Existing Lawn Area, >75% Grass cover, Good, HSG A
*	0.061	74	Existing Lawn Area, >75% Grass cover, Good, HSG C
	0.809	30	Woods, Good, HSG A
	0.494	70	Woods, Good, HSG C
*	0.106	98	Existing Impervious
	2.381	48	Weighted Average
	2.221		93.30% Pervious Area
	0.159		6.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.5	150	0.0400	0.06		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"
10.7	455	0.0800	0.71		**Shallow Concentrated Flow,** Forest w/Heavy Litter Kv= 2.5 fps
51.2	605	Total			

Subcatchment 1B: Subcatchment 1B



Summary for Subcatchment 2A: Subcatchment 2A

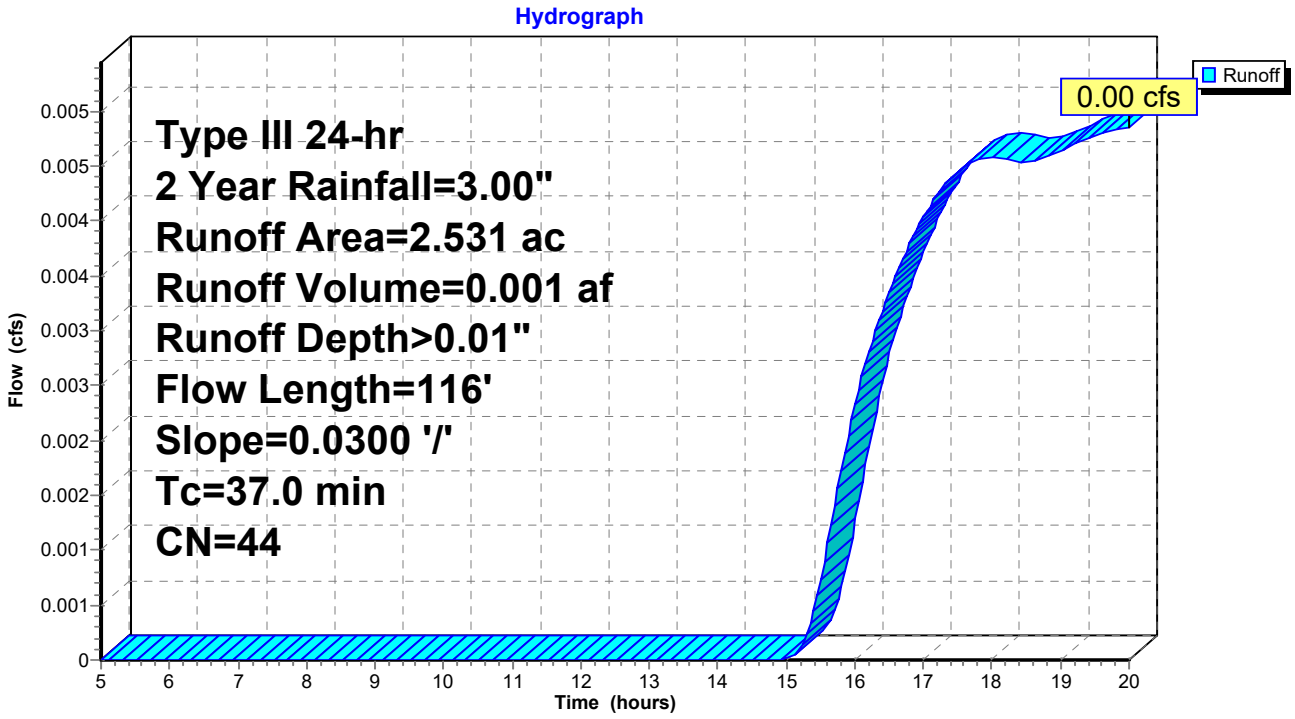
Runoff = 0.00 cfs @ 20.00 hrs, Volume= 0.001 af, Depth> 0.01"
Routed to Link SP2 : Danville Corner Road

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.00"

	Area (ac)	CN	Description
*	0.010	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
*	0.315	98	Existing Impervious
*	0.976	39	Existing Lawn Area, >75% Grass cover, Good, HSG A
*	0.001	74	Existing Lawn Area, >75% Grass cover, Good, HSG C
*	0.055	39	Proposed Lawn Areas, >75% Grass cover, Good, HSG A
*	0.071	74	Proposed Lawn Areas, >75% Grass cover, Good, HSG C
	1.070	30	Woods, Good, HSG A
	0.023	70	Woods, Good, HSG C
*	0.010	98	Proposed Impervious
	2.531	44	Weighted Average
	2.201		86.96% Pervious Area
	0.330		13.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
37.0	116	0.0300	0.05		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"

Subcatchment 2A: Subcatchment 2A



Summary for Pond P: Stormwater Pond

Inflow Area = 16.656 ac, 34.46% Impervious, Inflow Depth > 0.44" for 2 Year event
Inflow = 3.84 cfs @ 12.63 hrs, Volume= 0.609 af
Outflow = 1.80 cfs @ 13.28 hrs, Volume= 0.608 af, Atten= 53%, Lag= 38.8 min
Discarded = 1.78 cfs @ 13.28 hrs, Volume= 0.601 af
Primary = 0.02 cfs @ 13.28 hrs, Volume= 0.008 af
Routed to Link SP1 : Area Downgradient of Parcel to the East
Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Link SP1 : Area Downgradient of Parcel to the East

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 264.33' @ 13.28 hrs Surf.Area= 16,377 sf Storage= 5,200 cf
Flood Elev= 267.50' Surf.Area= 25,689 sf Storage= 60,348 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 26.6 min (896.3 - 869.7)

Volume	Invert	Avail.Storage	Storage Description
#1	264.00'	60,348 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
264.00	15,497	0	0
265.00	18,193	16,845	16,845
265.50	19,541	9,434	26,279
265.51	20,484	200	26,479
266.00	21,485	10,282	36,761
267.00	25,689	23,587	60,348

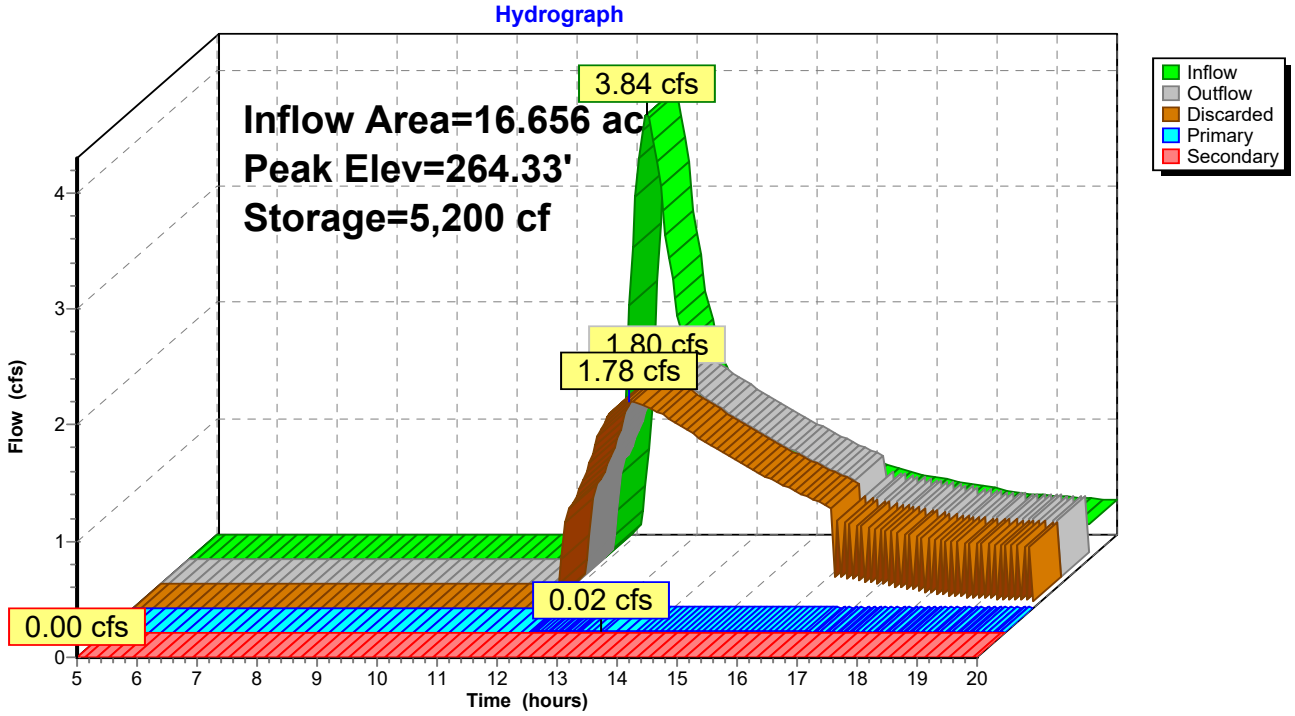
Device	Routing	Invert	Outlet Devices
#1	Primary	263.75'	**15.0" Round Culvert** L= 42.0' Ke= 0.500 Inlet / Outlet Invert= 263.75' / 263.67' S= 0.0019 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#2	Device 1	265.50'	**4.0' long Sharp-Crested Vee/Trap Weir** Cv= 2.62 (C= 3.28)
#3	Device 1	261.25'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 2	265.40'	**15.0" Round Culvert** L= 8.0' Ke= 0.500 Inlet / Outlet Invert= 265.40' / 264.47' S= 0.1162 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#5	Device 4	261.25'	**6.0" Round Culvert** L= 40.0' Ke= 0.500 Inlet / Outlet Invert= 261.25' / 261.25' S= 0.0000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf
#6	Discarded	264.00'	**2.400 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 263.67'
#7	Secondary	266.25'	**40.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Discarded OutFlow Max=1.78 cfs @ 13.28 hrs HW=264.33' (Free Discharge)
└**6=Exfiltration** (Controls 1.78 cfs)

Primary OutFlow Max=0.02 cfs @ 13.28 hrs HW=264.33' TW=0.00' (Dynamic Tailwater)
└**1=Culvert** (Passes 0.02 cfs of 0.87 cfs potential flow)
  └**2=Sharp-Crested Vee/Trap Weir** (Controls 0.00 cfs)
    └**4=Culvert** (Controls 0.00 cfs)
      └**5=Culvert** (Controls 0.00 cfs)
  └**3=Orifice/Grate** (Orifice Controls 0.02 cfs @ 3.65 fps)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=264.00' TW=0.00' (Dynamic Tailwater)
└**7=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond P: Stormwater Pond

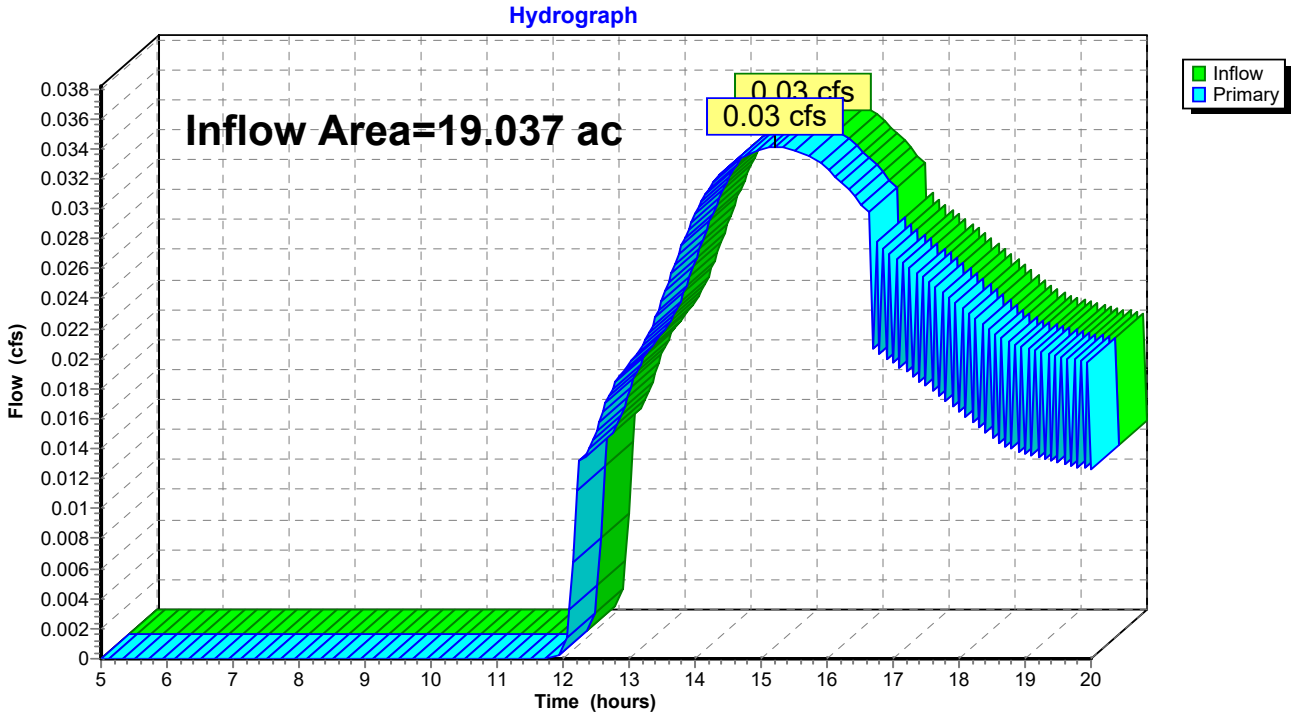


Summary for Link SP1: Area Downgradient of Parcel to the East

Inflow Area = 19.037 ac, 30.99% Impervious, Inflow Depth > 0.01" for 2 Year event
Inflow = 0.03 cfs @ 15.21 hrs, Volume= 0.016 af
Primary = 0.03 cfs @ 15.21 hrs, Volume= 0.016 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP1: Area Downgradient of Parcel to the East

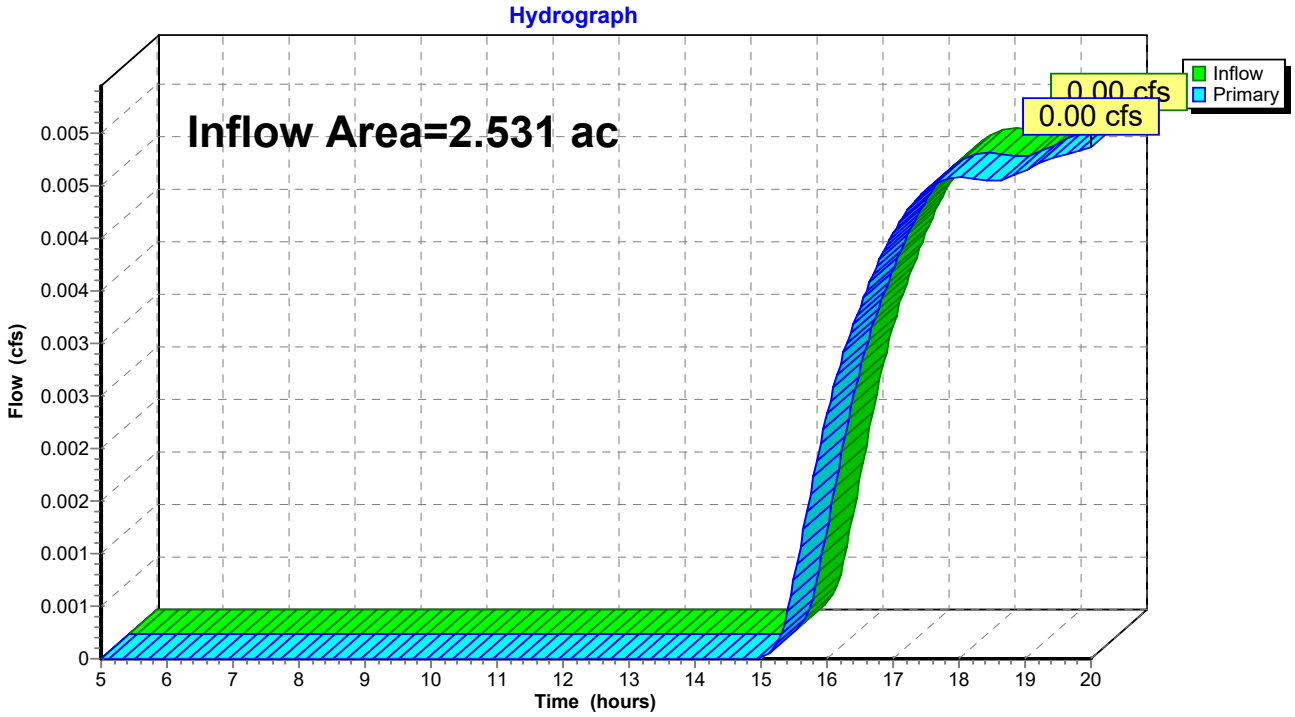


Summary for Link SP2: Danville Corner Road

Inflow Area = 2.531 ac, 13.04% Impervious, Inflow Depth > 0.01" for 2 Year event
Inflow = 0.00 cfs @ 20.00 hrs, Volume= 0.001 af
Primary = 0.00 cfs @ 20.00 hrs, Volume= 0.001 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP2: Danville Corner Road



Summary for Subcatchment 1A: Subcatchment 1A

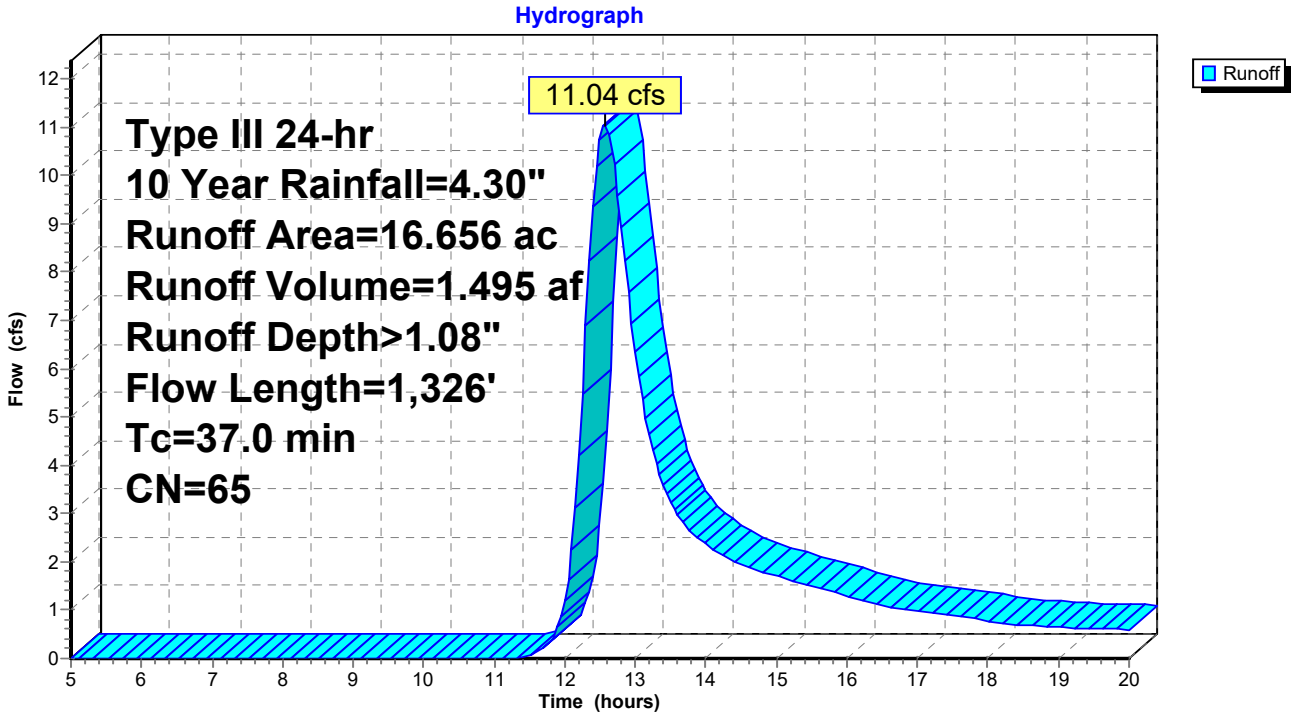
Runoff = 11.04 cfs @ 12.57 hrs, Volume= 1.495 af, Depth> 1.08"
Routed to Pond P : Stormwater Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.30"

	Area (ac)	CN	Description
*	0.798	98	Existing Impervious
*	0.030	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
*	0.892	39	Existing Lawn Areas, >75% Grass cover, Good, HSG A
*	0.519	74	Existing Lawn Areas, >75% Grass cover, Good, HSG C
*	4.927	98	Proposed Impervious
*	2.693	39	Proposed Lawn Areas, >75% Grass cover, Good, HSG A
*	2.708	74	Proposed Lawn Areas, >75% Grass cover, Good, HSG C
	0.427	70	Woods, Good, HSG C
	3.662	30	Woods, Good, HSG A
	16.656	65	Weighted Average
	10.916		65.54% Pervious Area
	5.740		34.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
32.4	150	0.0700	0.08		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"
2.5	108	0.0800	0.71		**Shallow Concentrated Flow,** Forest w/Heavy Litter Kv= 2.5 fps
0.5	115	0.0600	3.67		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.4	90	0.0300	3.52		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.2	863	0.0450	12.10	14.85	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
37.0	1,326	Total			

Subcatchment 1A: Subcatchment 1A



Summary for Subcatchment 1B: Subcatchment 1B

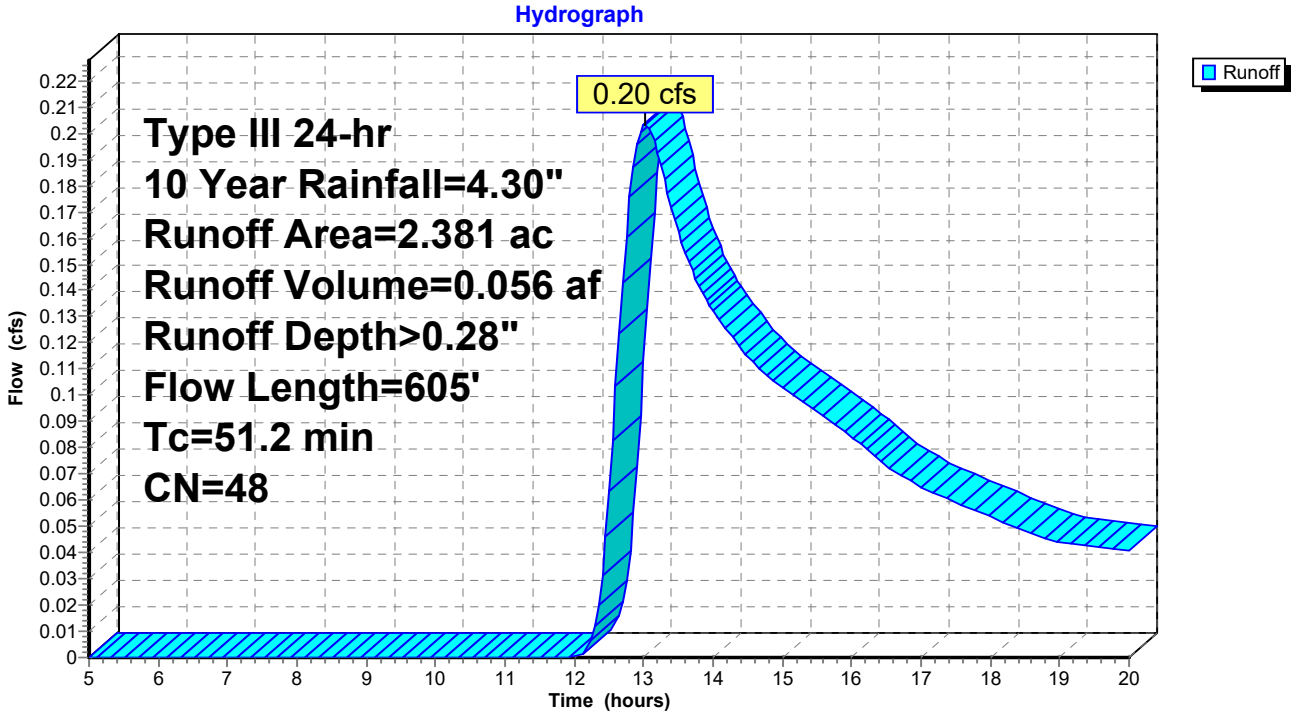
Runoff = 0.20 cfs @ 13.02 hrs, Volume= 0.056 af, Depth> 0.28"
Routed to Link SP1 : Area Downgradient of Parcel to the East

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.30"

	Area (ac)	CN	Description
*	0.107	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
*	0.804	39	Existing Lawn Area, >75% Grass cover, Good, HSG A
*	0.061	74	Existing Lawn Area, >75% Grass cover, Good, HSG C
	0.809	30	Woods, Good, HSG A
	0.494	70	Woods, Good, HSG C
*	0.106	98	Existing Impervious
	2.381	48	Weighted Average
	2.221		93.30% Pervious Area
	0.159		6.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.5	150	0.0400	0.06		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"
10.7	455	0.0800	0.71		**Shallow Concentrated Flow,** Forest w/Heavy Litter Kv= 2.5 fps
51.2	605	Total			

Subcatchment 1B: Subcatchment 1B



Summary for Subcatchment 2A: Subcatchment 2A

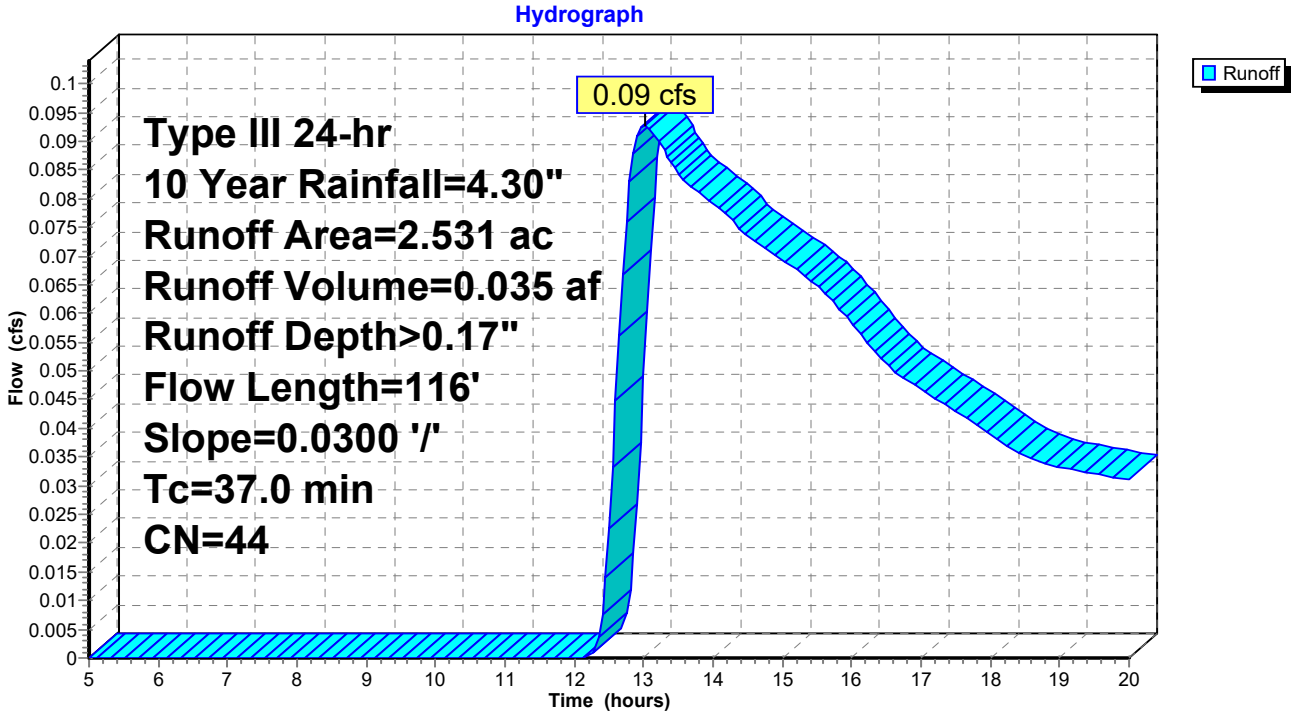
Runoff = 0.09 cfs @ 13.01 hrs, Volume= 0.035 af, Depth> 0.17"
Routed to Link SP2 : Danville Corner Road

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.30"

	Area (ac)	CN	Description
*	0.010	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
*	0.315	98	Existing Impervious
*	0.976	39	Existing Lawn Area, >75% Grass cover, Good, HSG A
*	0.001	74	Existing Lawn Area, >75% Grass cover, Good, HSG C
*	0.055	39	Proposed Lawn Areas, >75% Grass cover, Good, HSG A
*	0.071	74	Proposed Lawn Areas, >75% Grass cover, Good, HSG C
	1.070	30	Woods, Good, HSG A
	0.023	70	Woods, Good, HSG C
*	0.010	98	Proposed Impervious
	2.531	44	Weighted Average
	2.201		86.96% Pervious Area
	0.330		13.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
37.0	116	0.0300	0.05		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"

Subcatchment 2A: Subcatchment 2A



Summary for Pond P: Stormwater Pond

Inflow Area = 16.656 ac, 34.46% Impervious, Inflow Depth > 1.08" for 10 Year event
Inflow = 11.04 cfs @ 12.57 hrs, Volume= 1.495 af
Outflow = 4.21 cfs @ 13.27 hrs, Volume= 1.495 af, Atten= 62%, Lag= 41.9 min
Discarded = 4.18 cfs @ 13.27 hrs, Volume= 1.481 af
Primary = 0.03 cfs @ 13.27 hrs, Volume= 0.014 af
Routed to Link SP1 : Area Downgradient of Parcel to the East
Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Link SP1 : Area Downgradient of Parcel to the East

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 265.15' @ 13.27 hrs Surf.Area= 18,592 sf Storage= 19,568 cf
Flood Elev= 267.50' Surf.Area= 25,689 sf Storage= 60,348 cf

Plug-Flow detention time= 58.4 min calculated for 1.490 af (100% of inflow)
Center-of-Mass det. time= 58.2 min (906.1 - 847.9)

Volume	Invert	Avail.Storage	Storage Description
#1	264.00'	60,348 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
264.00	15,497	0	0
265.00	18,193	16,845	16,845
265.50	19,541	9,434	26,279
265.51	20,484	200	26,479
266.00	21,485	10,282	36,761
267.00	25,689	23,587	60,348

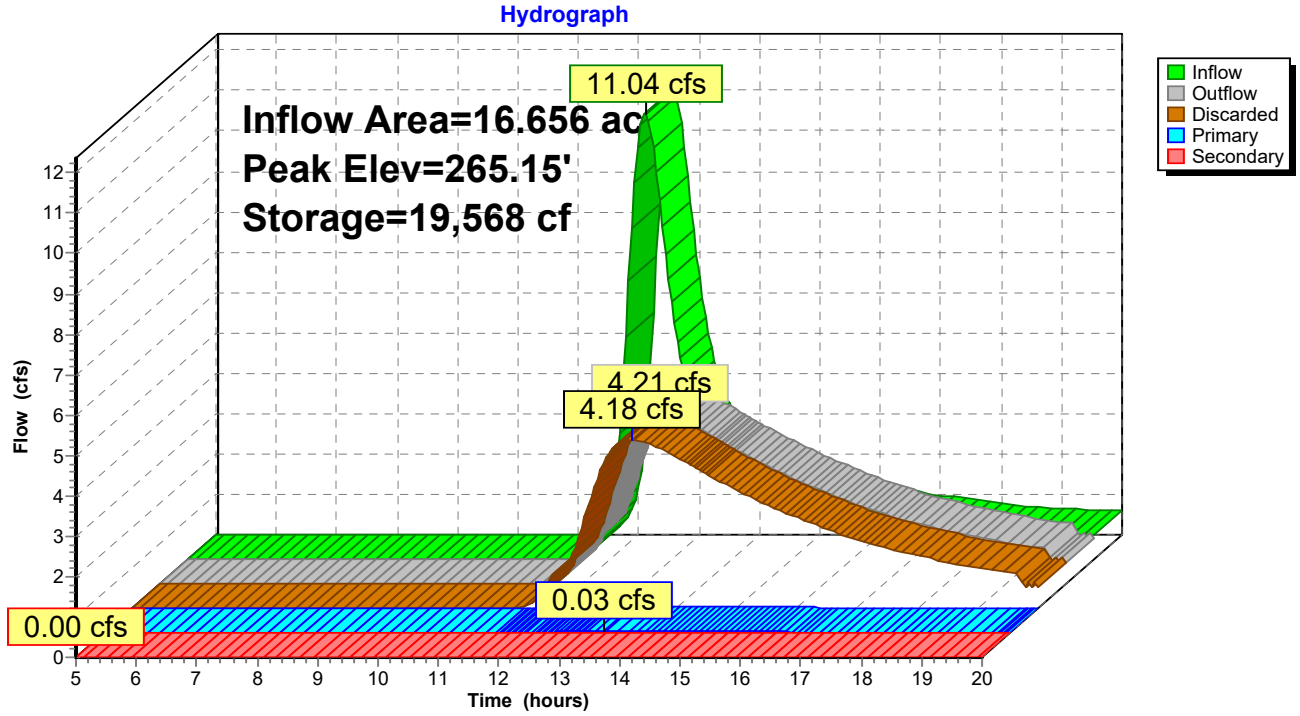
Device	Routing	Invert	Outlet Devices
#1	Primary	263.75'	**15.0" Round Culvert** L= 42.0' Ke= 0.500 Inlet / Outlet Invert= 263.75' / 263.67' S= 0.0019 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#2	Device 1	265.50'	**4.0' long Sharp-Crested Vee/Trap Weir** Cv= 2.62 (C= 3.28)
#3	Device 1	261.25'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 2	265.40'	**15.0" Round Culvert** L= 8.0' Ke= 0.500 Inlet / Outlet Invert= 265.40' / 264.47' S= 0.1162 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#5	Device 4	261.25'	**6.0" Round Culvert** L= 40.0' Ke= 0.500 Inlet / Outlet Invert= 261.25' / 261.25' S= 0.0000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf
#6	Discarded	264.00'	**2.400 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 263.67'
#7	Secondary	266.25'	**40.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Discarded OutFlow Max=4.18 cfs @ 13.27 hrs HW=265.15' (Free Discharge)
└**6=Exfiltration** (Controls 4.18 cfs)

Primary OutFlow Max=0.03 cfs @ 13.27 hrs HW=265.15' TW=0.00' (Dynamic Tailwater)
└**1=Culvert** (Passes 0.03 cfs of 3.95 cfs potential flow)
  └**2=Sharp-Crested Vee/Trap Weir** (Controls 0.00 cfs)
    └**4=Culvert** (Controls 0.00 cfs)
      └**5=Culvert** (Controls 0.00 cfs)
  └**3=Orifice/Grate** (Orifice Controls 0.03 cfs @ 5.69 fps)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=264.00' TW=0.00' (Dynamic Tailwater)
└**7=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond P: Stormwater Pond

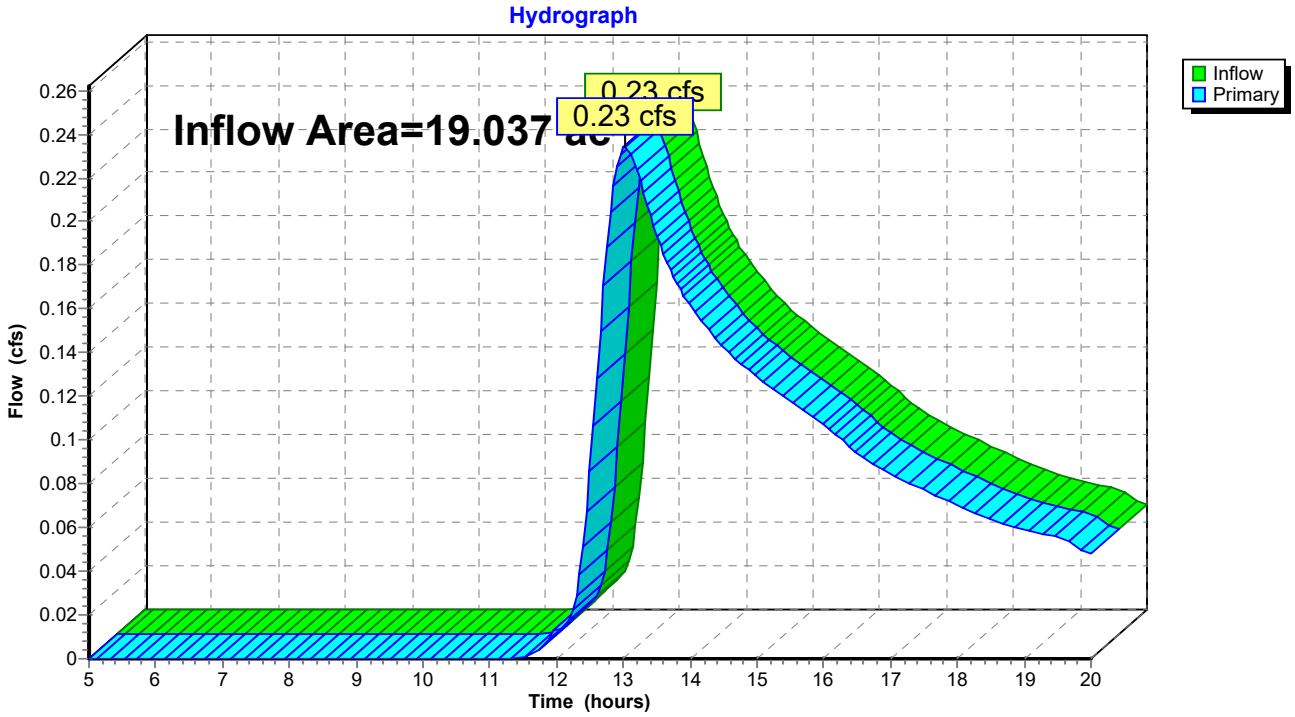


Summary for Link SP1: Area Downgradient of Parcel to the East

Inflow Area = 19.037 ac, 30.99% Impervious, Inflow Depth > 0.04" for 10 Year event
Inflow = 0.23 cfs @ 13.03 hrs, Volume= 0.071 af
Primary = 0.23 cfs @ 13.03 hrs, Volume= 0.071 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP1: Area Downgradient of Parcel to the East

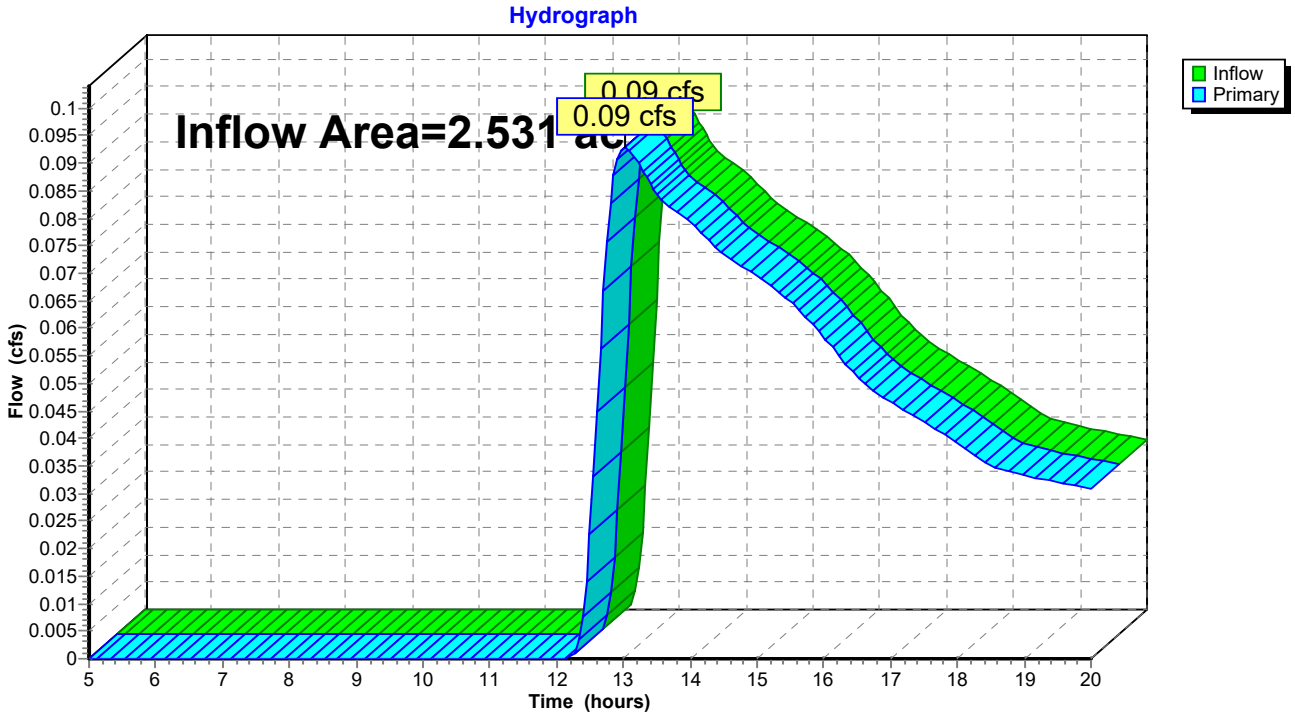


Summary for Link SP2: Danville Corner Road

Inflow Area = 2.531 ac, 13.04% Impervious, Inflow Depth > 0.17" for 10 Year event
Inflow = 0.09 cfs @ 13.01 hrs, Volume= 0.035 af
Primary = 0.09 cfs @ 13.01 hrs, Volume= 0.035 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP2: Danville Corner Road



Summary for Subcatchment 1A: Subcatchment 1A

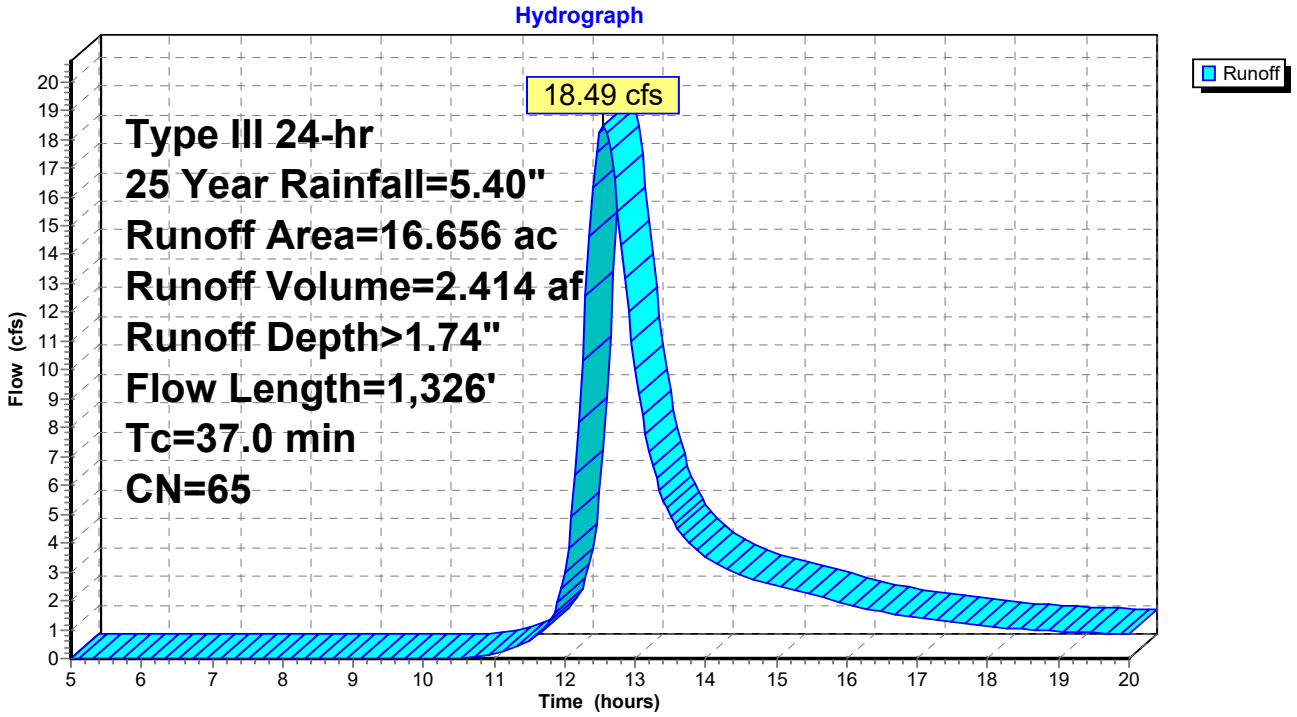
Runoff = 18.49 cfs @ 12.55 hrs, Volume= 2.414 af, Depth> 1.74"
Routed to Pond P : Stormwater Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.40"

	Area (ac)	CN	Description
*	0.798	98	Existing Impervious
*	0.030	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
*	0.892	39	Existing Lawn Areas, >75% Grass cover, Good, HSG A
*	0.519	74	Existing Lawn Areas, >75% Grass cover, Good, HSG C
*	4.927	98	Proposed Impervious
*	2.693	39	Proposed Lawn Areas, >75% Grass cover, Good, HSG A
*	2.708	74	Proposed Lawn Areas, >75% Grass cover, Good, HSG C
	0.427	70	Woods, Good, HSG C
	3.662	30	Woods, Good, HSG A
	16.656	65	Weighted Average
	10.916		65.54% Pervious Area
	5.740		34.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
32.4	150	0.0700	0.08		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"
2.5	108	0.0800	0.71		**Shallow Concentrated Flow,** Forest w/Heavy Litter Kv= 2.5 fps
0.5	115	0.0600	3.67		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
0.4	90	0.0300	3.52		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.2	863	0.0450	12.10	14.85	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
37.0	1,326	Total			

Subcatchment 1A: Subcatchment 1A



Summary for Subcatchment 1B: Subcatchment 1B

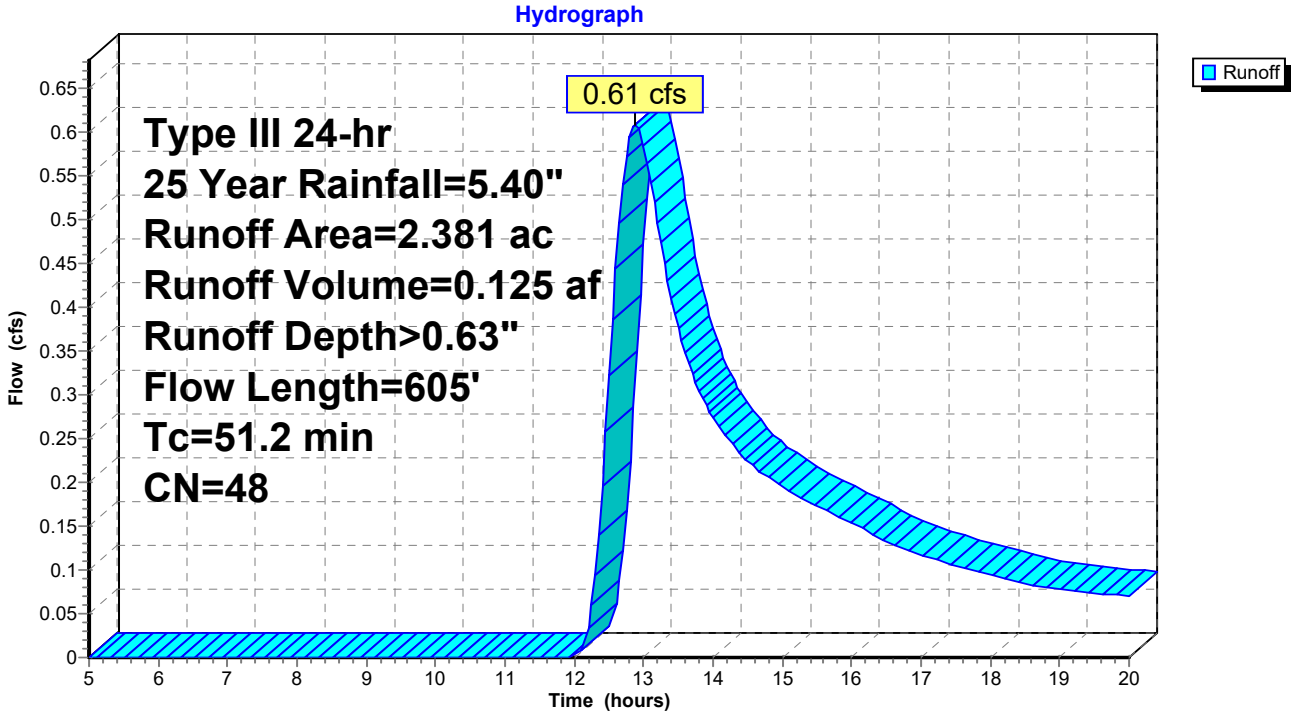
Runoff = 0.61 cfs @ 12.88 hrs, Volume= 0.125 af, Depth> 0.63"
Routed to Link SP1 : Area Downgradient of Parcel to the East

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.40"

	Area (ac)	CN	Description
*	0.107	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
*	0.804	39	Existing Lawn Area, >75% Grass cover, Good, HSG A
*	0.061	74	Existing Lawn Area, >75% Grass cover, Good, HSG C
	0.809	30	Woods, Good, HSG A
	0.494	70	Woods, Good, HSG C
*	0.106	98	Existing Impervious
	2.381	48	Weighted Average
	2.221		93.30% Pervious Area
	0.159		6.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.5	150	0.0400	0.06		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"
10.7	455	0.0800	0.71		**Shallow Concentrated Flow,** Forest w/Heavy Litter Kv= 2.5 fps
51.2	605	Total			

Subcatchment 1B: Subcatchment 1B



Summary for Subcatchment 2A: Subcatchment 2A

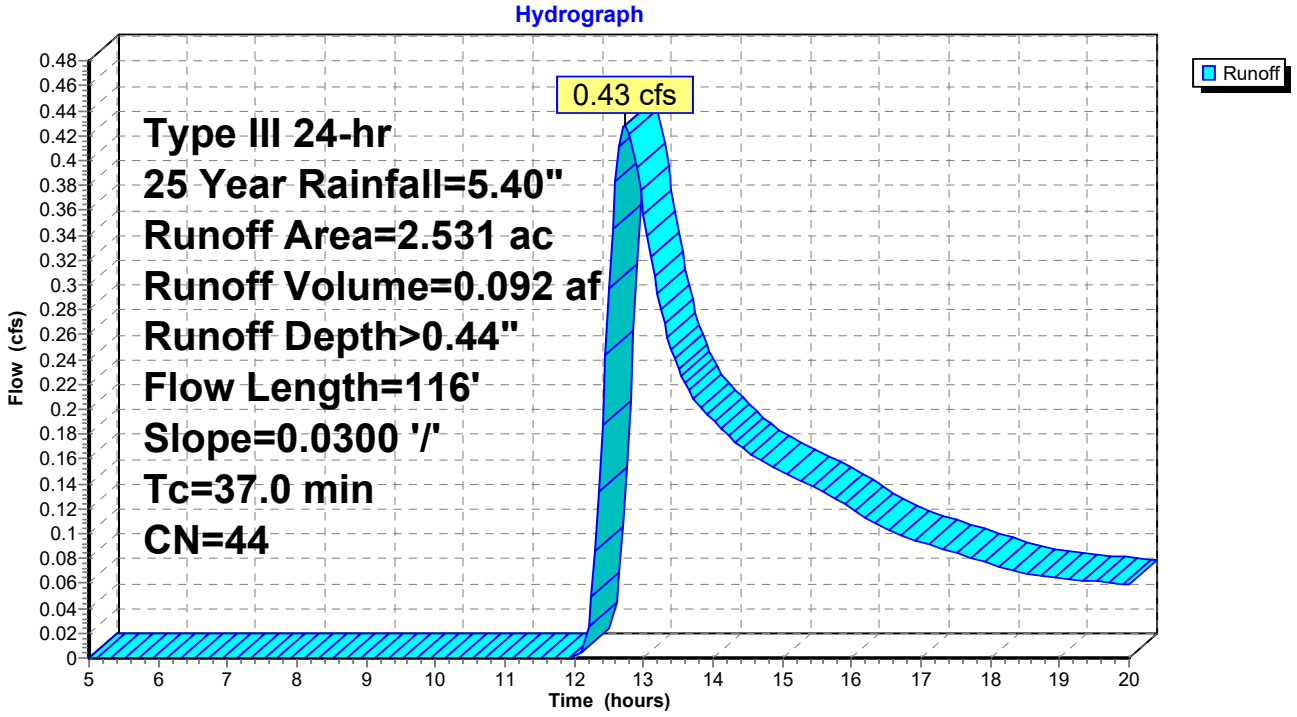
Runoff = 0.43 cfs @ 12.74 hrs, Volume= 0.092 af, Depth> 0.44"
Routed to Link SP2 : Danville Corner Road

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.40"

	Area (ac)	CN	Description
*	0.010	83	Old Danville Rd, Paved roads w/open ditches, 50% imp, HSG A
*	0.315	98	Existing Impervious
*	0.976	39	Existing Lawn Area, >75% Grass cover, Good, HSG A
*	0.001	74	Existing Lawn Area, >75% Grass cover, Good, HSG C
*	0.055	39	Proposed Lawn Areas, >75% Grass cover, Good, HSG A
*	0.071	74	Proposed Lawn Areas, >75% Grass cover, Good, HSG C
	1.070	30	Woods, Good, HSG A
	0.023	70	Woods, Good, HSG C
*	0.010	98	Proposed Impervious
	2.531	44	Weighted Average
	2.201		86.96% Pervious Area
	0.330		13.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
37.0	116	0.0300	0.05		**Sheet Flow,** Woods: Dense underbrush n= 0.800 P2= 3.00"

Subcatchment 2A: Subcatchment 2A



Summary for Pond P: Stormwater Pond

Inflow Area = 16.656 ac, 34.46% Impervious, Inflow Depth > 1.74" for 25 Year event
Inflow = 18.49 cfs @ 12.55 hrs, Volume= 2.414 af
Outflow = 7.02 cfs @ 13.22 hrs, Volume= 2.370 af, Atten= 62%, Lag= 40.0 min
Discarded = 6.49 cfs @ 13.22 hrs, Volume= 2.305 af
Primary = 0.53 cfs @ 13.22 hrs, Volume= 0.064 af
Routed to Link SP1 : Area Downgradient of Parcel to the East
Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Link SP1 : Area Downgradient of Parcel to the East

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 265.90' @ 13.22 hrs Surf.Area= 21,284 sf Storage= 34,658 cf
Flood Elev= 267.50' Surf.Area= 25,689 sf Storage= 60,348 cf

Plug-Flow detention time= 69.9 min calculated for 2.370 af (98% of inflow)
Center-of-Mass det. time= 63.4 min (901.0 - 837.5)

Volume	Invert	Avail.Storage	Storage Description
#1	264.00'	60,348 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
264.00	15,497	0	0
265.00	18,193	16,845	16,845
265.50	19,541	9,434	26,279
265.51	20,484	200	26,479
266.00	21,485	10,282	36,761
267.00	25,689	23,587	60,348

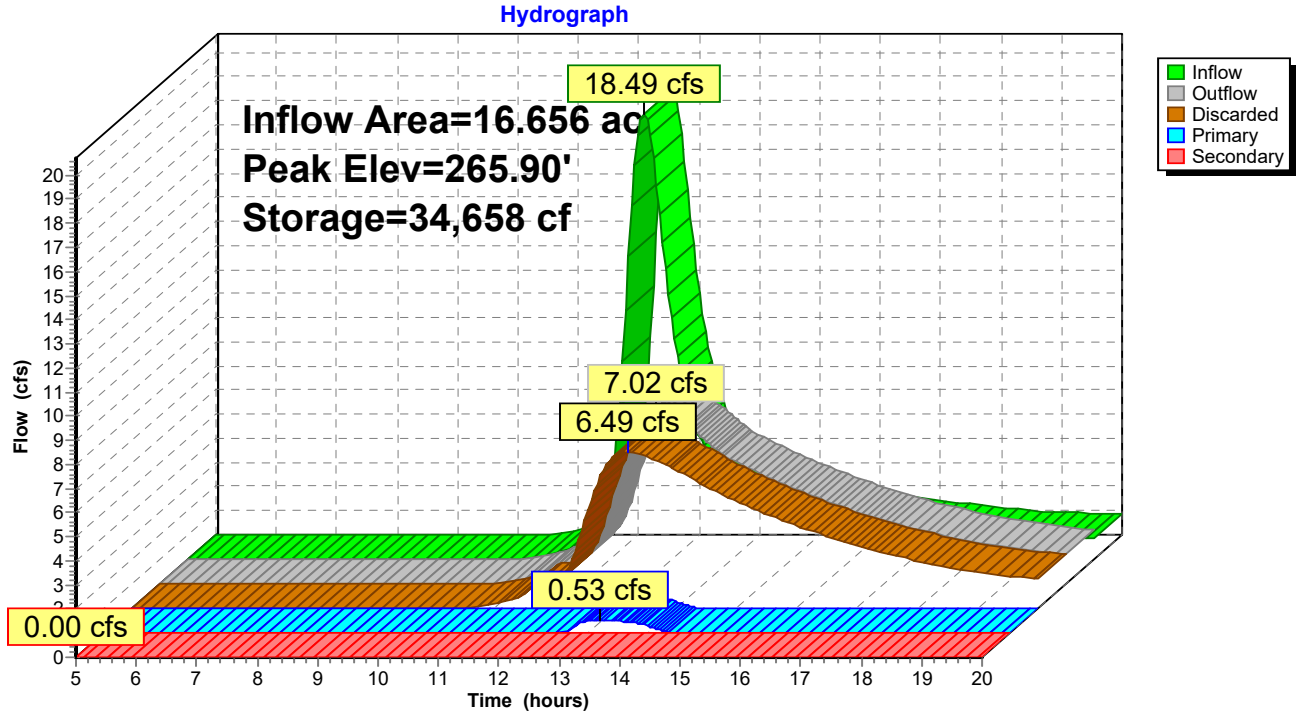
Device	Routing	Invert	Outlet Devices
#1	Primary	263.75'	**15.0" Round Culvert** L= 42.0' Ke= 0.500 Inlet / Outlet Invert= 263.75' / 263.67' S= 0.0019 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#2	Device 1	265.50'	**4.0' long Sharp-Crested Vee/Trap Weir** Cv= 2.62 (C= 3.28)
#3	Device 1	261.25'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 2	265.40'	**15.0" Round Culvert** L= 8.0' Ke= 0.500 Inlet / Outlet Invert= 265.40' / 264.47' S= 0.1162 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#5	Device 4	261.25'	**6.0" Round Culvert** L= 40.0' Ke= 0.500 Inlet / Outlet Invert= 261.25' / 261.25' S= 0.0000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf
#6	Discarded	264.00'	**2.400 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 263.67'
#7	Secondary	266.25'	**40.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Discarded OutFlow Max=6.49 cfs @ 13.22 hrs HW=265.90' (Free Discharge)
└**6=Exfiltration** (Controls 6.49 cfs)

Primary OutFlow Max=0.53 cfs @ 13.22 hrs HW=265.90' TW=0.00' (Dynamic Tailwater)
└**1=Culvert** (Passes 0.53 cfs of 6.38 cfs potential flow)
  └**2=Sharp-Crested Vee/Trap Weir** (Passes 0.49 cfs of 3.33 cfs potential flow)
    └**4=Culvert** (Passes 0.49 cfs of 1.11 cfs potential flow)
      └**5=Culvert** (Outlet Controls 0.49 cfs @ 2.48 fps)
  └**3=Orifice/Grate** (Orifice Controls 0.04 cfs @ 7.06 fps)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=264.00' TW=0.00' (Dynamic Tailwater)
└**7=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond P: Stormwater Pond

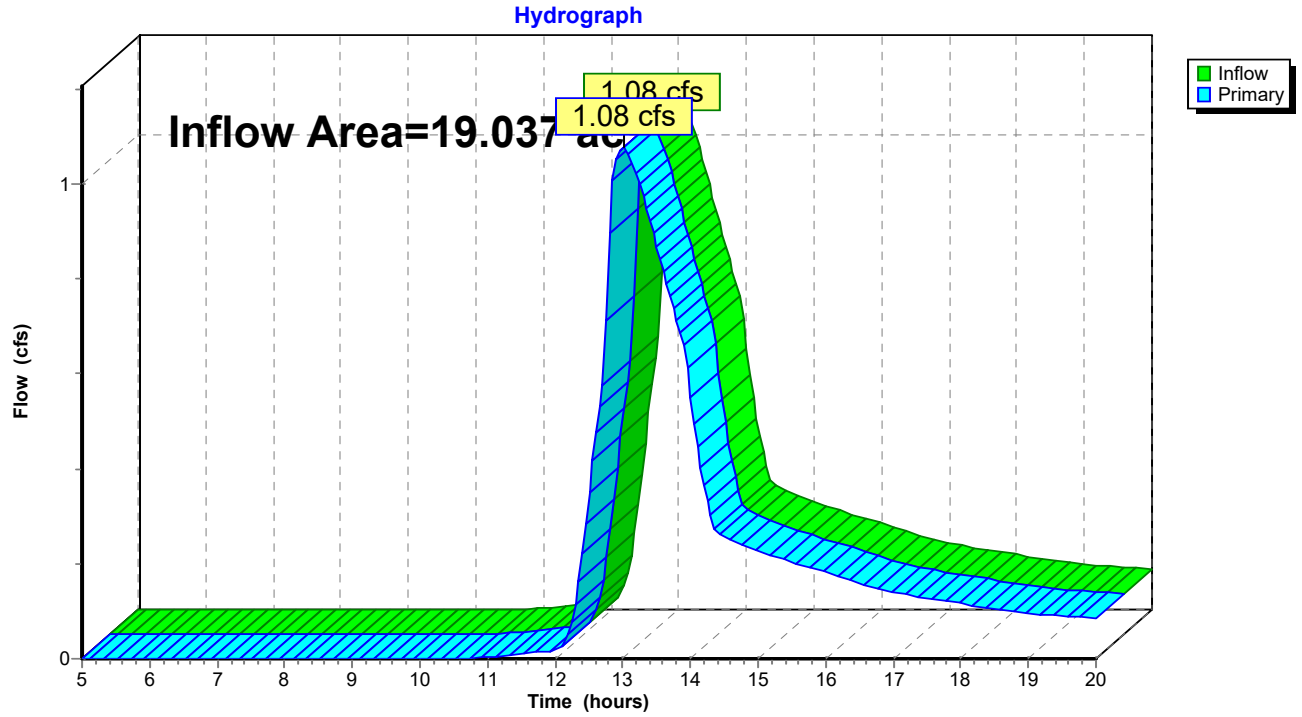


Summary for Link SP1: Area Downgradient of Parcel to the East

Inflow Area = 19.037 ac, 30.99% Impervious, Inflow Depth > 0.12" for 25 Year event
Inflow = 1.08 cfs @ 13.01 hrs, Volume= 0.189 af
Primary = 1.08 cfs @ 13.01 hrs, Volume= 0.189 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP1: Area Downgradient of Parcel to the East



Summary for Link SP2: Danville Corner Road

Inflow Area = 2.531 ac, 13.04% Impervious, Inflow Depth > 0.44" for 25 Year event
Inflow = 0.43 cfs @ 12.74 hrs, Volume= 0.092 af
Primary = 0.43 cfs @ 12.74 hrs, Volume= 0.092 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP2: Danville Corner Road

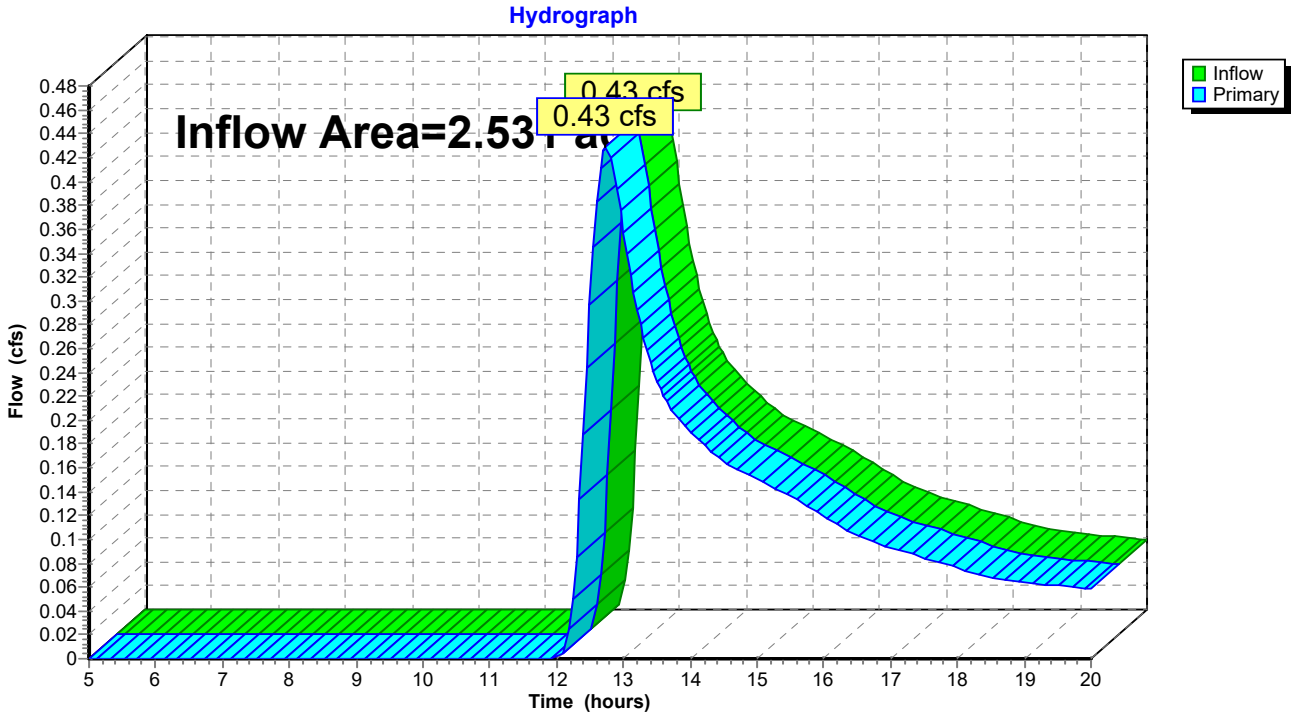


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27 Link SP2: Danville Corner Road

APPENDIX 6

WATERSHED MAPS

WATERSHED LEGEND

PRE DEVELOPMENT		POST DEVELOPMENT
	WATERSHED BOUNDARY	
	Tc FLOWPATH	
	REACH PATH	
	SOILS BOUNDARY	
000	SUBCATCHMENT	000
000	POND	000
000	REACH	000
000	STUDY POINT	000
A	Tc LABEL	A

GRID NORTH

ChC (A)

SyC (C)

ChC (A)

HfC (D)

CfC2 (A)

OLD DANVILLE ROAD

SP1

NgB (C)

HkC (A)

CfB (A)

CfB (A)

NgB (C)

1

SCF
L=772'
S=0.06

MkB (A)

CfC2 (A)

AUD

SF
L=150'
S=0.03

2

DANVILLE CORNER ROAD

SP2

CfB (A)

SF
L=150'
S=0.05

NgB (C)

CfC2 (A)

MkC2 (A)

BuB2 C/D

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 INCH = 50 FT.

NO.	DATE	REVISION
NO.	DATE	REVISIONS

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE:
(207) 926-5111
WEB SITE:
www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:

SHEET TITLE:
PRE-DEVELOPMENT WATERSHED PLAN

CLIENT:

DATE:
SCALE:
JOB NO:
SHEET: WS-1.0

C:\OD\Terradyn Consultants\Project Folders - Documents\2024 Jobs\24-164 Millett Danville Corner Auburn Map 122 Lot 4\CAD\Permitting\24-164 SWP.dwg

WATERSHED LEGEND

PRE DEVELOPMENT		POST DEVELOPMENT
	WATERSHED BOUNDARY	
	Tc FLOWPATH	
	REACH PATH	
	SOILS BOUNDARY	
000	SUBCATCHMENT	000
000	POND	000
000	REACH	000
000	STUDY POINT	000
A	Tc LABEL	A

GRID NORTH

SP1

GW

PF
L=603'
S=0.05
PIPE 24"

SCF
L=455'
S=0.08
WOODS

SCF
L=90'
S=Var3
PAVEMENT

SCF
L=115'
S=0.06
GRASS

SCF
L=108'
S=0.08
WOODS

SF
L=150'
S=0.07
WOODS

SF
L=150'
S=0.04
WOODS

SF
L=115'
S=0.02
WOODS

1A

1B

2A

47

DANVILLE CORNER ROAD

OLD DANVILLE ROAD

SP2

HkC (A)

ChC (A)

SyC (C)

HrC (D)

CfC2 (A)

SyB (C)

CfB (A)

NgB (C)

MkB (A)

MkC2 (A)

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 INCH = 50 FT.

STATE OF MAINE
CRAIG M. SWEET
No. 15060
LICENSED PROFESSIONAL ENGINEER

DATE: 02-28-2025

NO.	DATE	REVISIONS
3	02-28-2025	CONCEPT PLAN RESUBMISSION
2	01-28-2025	REVISIONS PER CITY STAFF COMMENTS
1	01-06-2025	REVISIONS PER CITY STAFF COMMENTS

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PHONE:
(207) 926-5111

WEB SITE:
www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC

Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN, MAINE

SHEET TITLE:
POST-DEVELOPMENT WATERSHED PLAN

CLIENT:
TIMOTHY MILLETT
154 BAILEY HILL ROAD
POLAND, MAINE 04274

DATE: 09-16-2024
SCALE:
JOB NO: 24-164
SHEET: WS-2.0

C:\OD\Terradyn Consultants\Project Folders - Documents\2024 Jobs\24-164 Millett Danville Corner Auburn Map 122 Lot 4\CAD\Permitting\24-164 SWP.dwg

Attachment 5

Financial Capacity

MAINE
COMMUNITY BANK

December 4, 2024

City of Auburn
60 Court Street
Auburn, Maine 04210

Re: Real Estate Development – Timothy A. Millett – Danville Corner Road, Lot 122-004, Auburn, Maine 04210

To Whom It May Concern:

Please be advised that Mr. Timothy A. Millett is a valued client of Maine Community Bank ("the Bank") and has been for many years. As the relationship manager for the banking relationship with Mr. Millett, I can attest that all accounts have been and continue to be handled as agreed.

It is our understanding that Mr. Millett is in the process of completing all the necessary requirements to obtain the appropriate approvals for the proposed real estate development located at Danville Corner Road, Lot 122-004, Auburn, Maine 04210, which includes the development of multiple single-family homes. The Bank and Mr. Millett have had preliminary conversations regarding the proposed project and although the Bank has not received any formal request to be involved in financing of the proposed project, the Bank is confident that Mr. Millett, along with potential investment sponsors, will have the capacity to construct and manage the proposed project.

If you should need any additional information, please feel free to contact me directly at 207 333-4505 or tsavage@mainecb.com.

Sincerely,

Todd L. Savage
Regional Vice President
Commercial Banking

MEMBER FDIC
EQUAL HOUSING LENDER

Attachment 6

Cost Estimate

TERRADYN CONSULTANTS, LLC
P.O. Box 339
New Gloucester, ME 04260
(207) 926-5111

JOB NO. 24-164
SHEET NO. 1 OF 1
CALCULATED BY CMS DATE 10/9/2025

BUDGETARY COST ESTIMATE - SITE WORK
DANVILLE CORNER HOUSING - AUBURN MAINE

ITEM	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
	EARTHWORK				
1	GRUB OPEN AREA	AC	$2,000.00	10	$20,000.00
	ROADWAY AND SIDEWALKS				
2	HOT BITUMINOUS SURFACE PAVEMENT	TON	$75.00	510	$38,250.00
3	HOT BITUMINOUS BINDER PAVEMENT	TON	$90.00	710	$63,900.00
4	BASE GRAVEL MDOT TYPE A	CY	$27.00	624	$16,848.00
5	SUBBASE GRAVEL MDOT TYPE D	CY	$18.00	3128	$56,304.00
6	SLIPFORM CURB (ROAD & PARKING)	LF	$12.00	5600	$67,200.00
8	STRIPING	LS	$2,000.00	1	$2,000.00
	SITE IMPROVEMENTS				
9	SIGNS	EA	$250.00	6	$1,500.00
	DRAINAGE				
11	15" DIAMETER STORM DRAIN	LF	$30.00	3200	$96,000.00
14	4' DIAMETER CATCH BASIN	EA	$2,800.00	37	$103,600.00
15	4' DIAMETER DRAINAGE MANHOLE	EA	$4,000.00	6	$24,000.00
16	Gravel Wetland	EA	$75,000.00	1	$75,000.00
	UTILITIES				
17	8" SEWER LINE	LF	$75.00	2800	$210,000
18	6" SEWER LINE	LF	$60.00		$0
19	4' DIAMETER SEWER MANHOLE	EA	$5,000.00	22	$110,000
20	8" WATER LINE - PRIVATE	LF	$60.00	2800	$168,000
21	4" WATER LINE - PRIVATE	LF	$45.00	0	$0
22	2" WATER LINE - PRIVATE	LF	$25.00	0	$0
23	8" TAPPING SLEEVE & 8" GATE VALVE	EA	$2,500.00	1	$2,500
24	8"x8" TEE & 8" GATE VALVE	EA	$1,500.00	2	$3,000
25	4" GATE VALVE	EA	$1,500.00	0	$0
26	TRANSFORMER PAD	EA	$1,000.00	1	$1,000
27	LIGHT POLE BASES	EA	$600.00	20	$12,000
28	SITE ELECTRICAL	LF	$15.00	4000	$60,000
	EROSION & SEDIMENT CONTROL				
29	STABILIZED CONSTRUCTION ENTRANCE	EA	$1,000.00	1	$1,000.00
30	RIPRAP	CY	$40.00	0	$0.00
31	EROSION CONTROL BLANKET	SY	$15.00	0	$0.00
32	SILT FENCE	LF	$5.00	5000	$25,000.00
33	LOAM & SEED	CY	$8.00	1000	$8,000.00
34	LANDSCAPING	LS	$20,000.00	1	$20,000.00

SITE WORK TOTAL= $1,185,102.00

NOTES

1. THE OPINION OF PROBABLE CONSTRUCTION COST IS BASED UPON THE PERMITTING PLANS FOR DANVILLE CORNER HOUSING DEVELOPMENT DATED DECEMBER 6, 2024, PREPARED BY TERRADYN CONSULTANTS, LLC. THIS ESTIMATE IS IN NO WAY, IMPLIED OR EXPRESSED OTHERWISE, A WARRANTEE THAT THE PROJECT CAN BE CONSTRUCTED FOR THE ABOVE COSTS. THIS ESTIMATE IS INTENDED TO BE USED AS A SITE WORK ALLOWANCE FOR PERFORMANCE GUARANTEE PURPOSES ONLY. IT DOES NOT INCLUDE COST ASSOCIATED WITH THE BUILDING CONSTRUCTION, ENGINEERING DESIGN FEES, LAND ACQUISITION, LEGAL FEES, PERMITING FEES, TESTING SERVICES OR CONSTRUCTION PHASE SERVICES.

2. THE ONSITE PAVEMENT AND GRANULAR MATERIAL QUANTITIES FOR THE PARKING LOT ARE BASED UPON THE FOLLOWING SECTION:

MATERIAL DESCRIPTION	PAVEMENT BUILDUP (IN)		
	ROAD	PARKING LOT	DRIVEWAY
BITUMINOUS CONCRETE SURFACE COURSE (INCHES)	N/A	1	N/A
BITUMINOUS CONCRETE BINDER COURSE (INCHES)	N/A	2	N/A
AGGREGATE BASE GRAVEL (INCHES)	N/A	3	N/A
AGGREGATE SUBBASE GRAVEL (INCHES)	N/A	15	N/A

Attachment 7

Building Plans

architecturaldesigns.com

COUNTRY COTTAGE

897 Sq Ft | 2 BED | 2 BATHS





677031NWL

GENERAL NOTES:

1. THE INTENT OF THE CONTRACT DOCUMENTS IS TO ALLOW FOR THE PERFORMANCE OF THE WORK. EVERY ITEM NECESSARILY REQUIRED MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN. UNLESS EXPRESSLY STATED, ALL SYSTEMS AND EQUIPMENT SHALL BE COMPLETED AND APPROPRIATELY OPERABLE. FURNISH AND INSTALL ALL SPECIFIED AND APPROPRIATE ITEMS AND ALL INCIDENTAL, ACCESSORY, AND OTHER ITEMS NOT SPECIFIED BUT REQUIRED FOR A COMPLETE AND FINISHED PROJECT.
2. EXECUTE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES, MANUFACTURER'S RECOMMENDATIONS AND TRADE REFERENCE STANDARDS.
3. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN.
4. ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE OF VIBRATION.
5. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS. NOTIFY THE ARCHITECT FOR RESOLUTION OF ANY DISCREPANCIES OR CONDITIONS ADVERSELY AFFECTING THE DESIGN PRIOR TO PROCEEDING WITH THE ITEM OF THE WORK AFFECTED.
6. INVESTIGATE AND VERIFY LOCATIONS OF STRUCTURAL, MECHANICAL AND ELECTRICAL ELEMENTS AND OTHER EXISTING CONDITIONS PRIOR TO DRILLING OR CUTTING OF SLABS OR STRUCTURAL MEMBERS. NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO BEGINNING WORK.
7. PRIOR TO CORE DRILLING, COORDINATE THE LOCATION OF EACH CORE DRILL WITH THE EXISTING STRUCTURE, PIPING, CONDUIT, MECHANICAL AND ELECTRICAL ELEMENTS BELOW SLAB. NOTIFY THE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
8. PROVIDE FIRE STOPPING AT ALL PENETRATIONS OF FIRE RATED ELEMENTS TO MATCH THE RATING OF THE ELEMENT.
9. DETAILS ARE GENERALLY NOTED ONLY ONCE. THEY ARE TYPICAL FOR SIMILAR CONDITIONS ELSEWHERE UNO.
10. 'TYPICAL' OR 'TYP' MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNO.
11. 'SIMILAR' OR 'SIM' MEANS COMPARABLE CHARACTERISTICS TO THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
12. 'VERIFY' OR 'VIF' MEANS TO ASCERTAIN AND CONFIRM APPLICATION WITH APPROPRIATE PARTY AS NOTED.
13. FURNITURE IS FOR REFERENCE ONLY AND IS TO BE FURNISHED AND IS INSTALLED BY OTHERS EXCEPT AS NOTED ON DRAWINGS.
26. ALL WOOD THAT COMES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
27. SMOKE ALARMS ARE TO BE HARDWIRED AND INSTALLED WITHIN ALL SLEEPING ROOMS, OUTSIDE OF AND IN THE VICINITY OF EACH SLEEPING AREA, ON EACH ADDITIONAL STORY, AND NOT LESS THAN 3 FEET HORIZONTALLY FROM A BATHROOM DOOR CONTAINING A SHOWER OR BATHTUB.
28. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE ALL BEDROOMS AND FUEL APPLIANCE AREAS.
29. A CO2 ALARM SHALL BE INSTALLED IN BEDROOMSOR ATTACHED BATHROOMS WITH FUEL-BURNING APPLIANCE.
30. MAX SILL HEIGHT FOR EGRESS WINDOWS IN UPSTAIRS BEDROOM WINDOWS TO BE 44" A.F.F. PROVIDE TEMPERED GLAZING AT STAIRS.

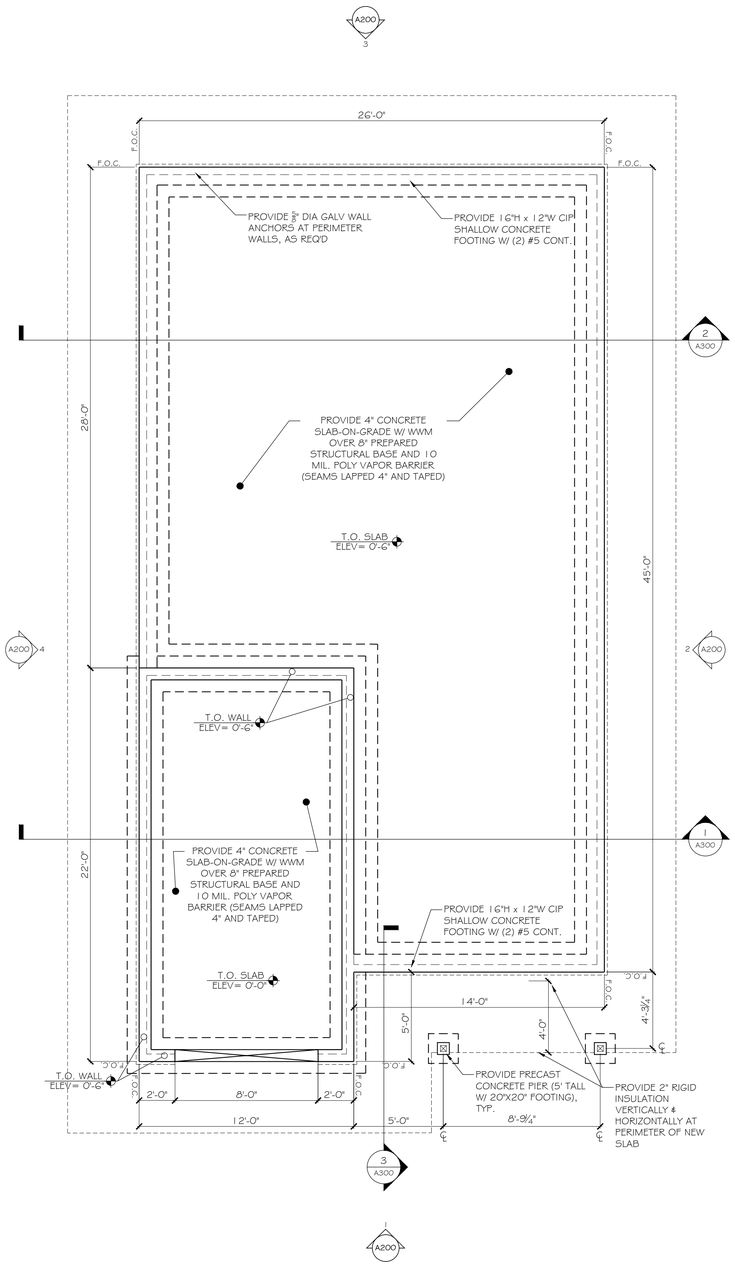
GENERAL LIFE SAFETY NOTES:

1. INSTALL ALL LIFE SAFETY FIXTURES PER ALL CODE AND LOCAL AHJ REQUIREMENTS, WITH FIXTURE TYPES AND LOCATIONS COORDINATED WITH OWNER.
2. ALL NEWLY INSTALLED ELECTRICAL EQUIPMENT AND WIRING SHALL COMPLY WITH NFPA 70.
3. PROVIDE EQUIPMENT CLEARANCES AS REQUIRED BY NFPA 70.
4. PROVIDE LOCAL EXHAUST FOR ALL NEW EQUIPMENT, AS REQUIRED.

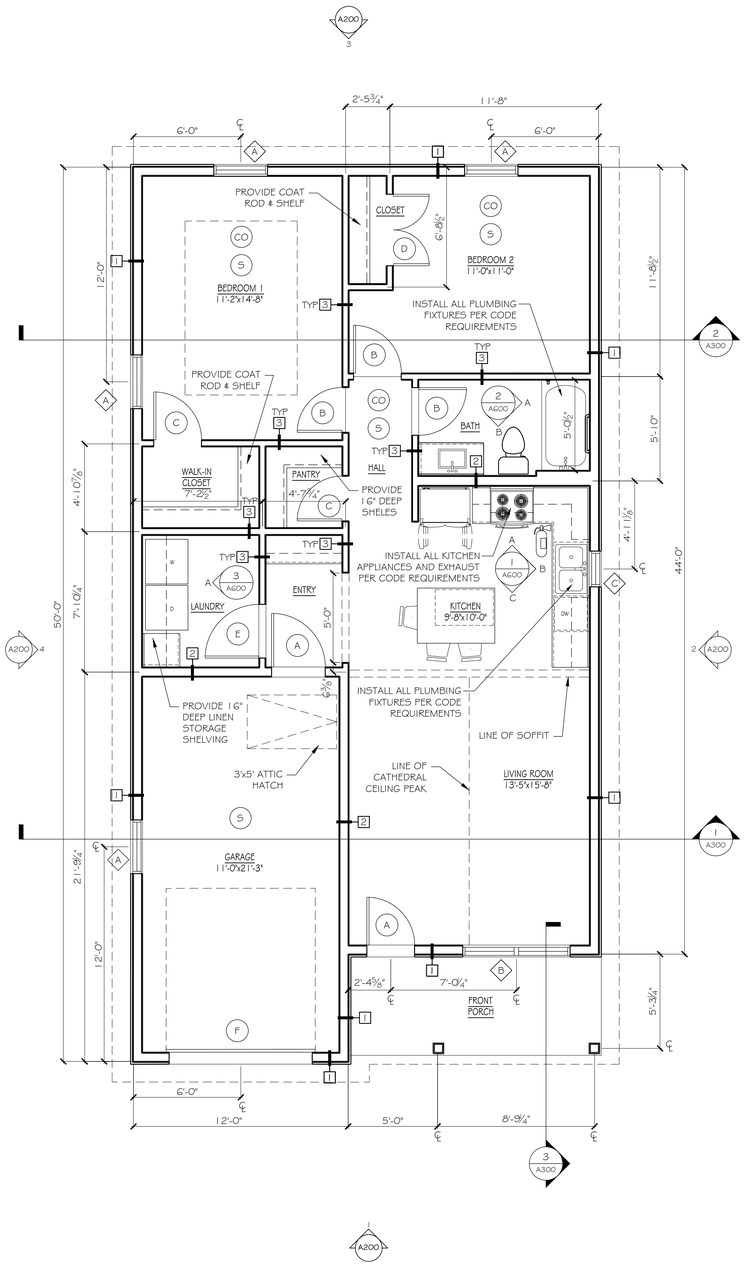
EMERGENCY FIXTURE LEGEND

- (CO) CO DETECTOR
- (S) SMOKE DETECTOR
- PORTABLE FIRE EXTINGUISHER

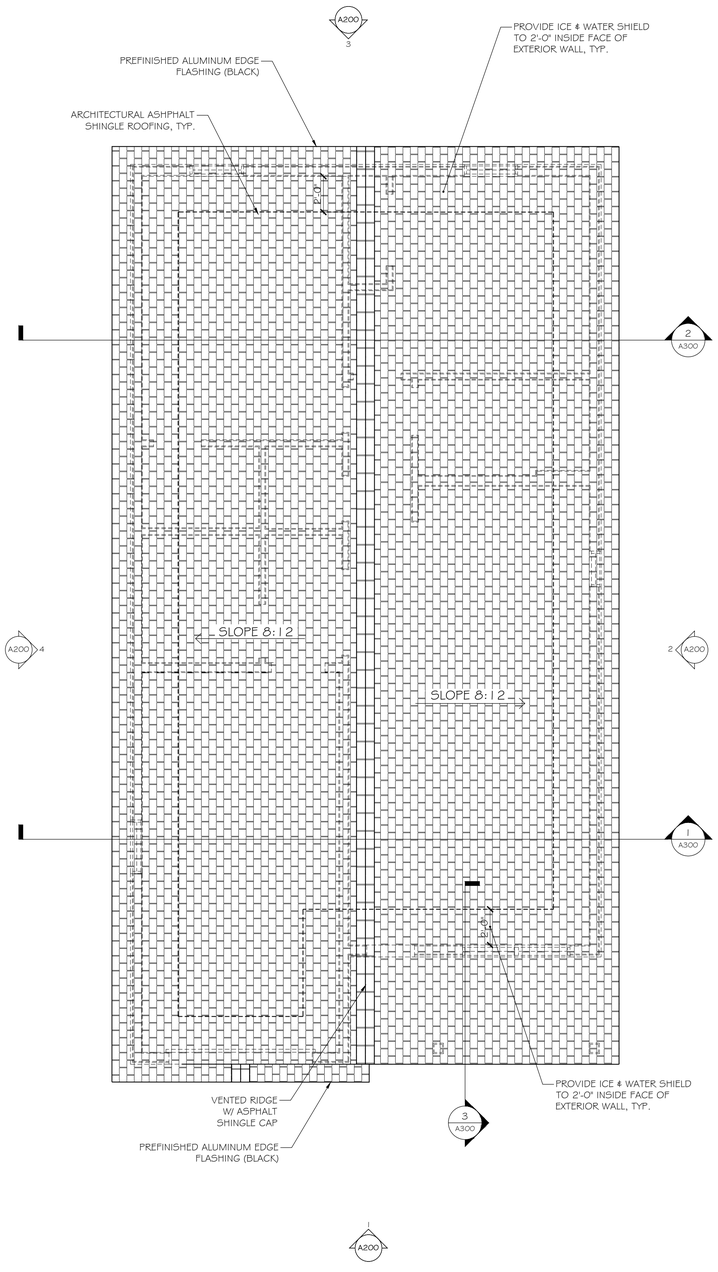
4 GENERAL CONSTRUCTION NOTES
A100 SCALE: N.T.S.



1 FOUNDATION PLAN
C100 SCALE: 1/4" = 1'-0"



2 FLOOR PLAN
A100 SCALE: 1/4" = 1'-0"



3 ROOF PLAN
A100 SCALE: 1/4" = 1'-0"

PLATZ ASSOCIATES
Architects - Engineers
Construction Managers
Tel 207-784-2941
Fax 207-784-3856
Two Great Falls Plaza, Auburn, Maine 04210

Proposed Design of:

DANVILLE CORNER HOUSING
2-BEDROOM UNIT W/ GARAGE
DANVILLE CORNER ROAD (LOT 122-004)
AUBURN, MAINE 04210

SEAL
LICENSED ARCHITECT
TRAVIS R. NADEAU
4038
STATE OF MAINE

ORIGINAL DATE: 09/08/2025

DRAWING ISSUE

No.	DESCRIPTION	DATE

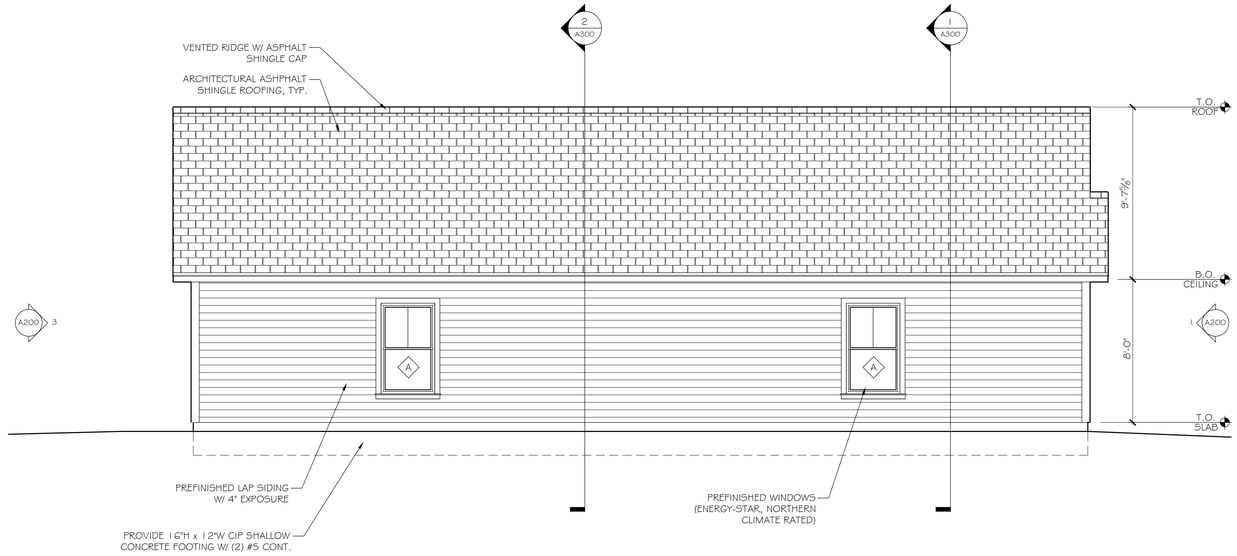
JOB NO. 202417

DRAWN BY: TRN
CHECKED BY: TRN

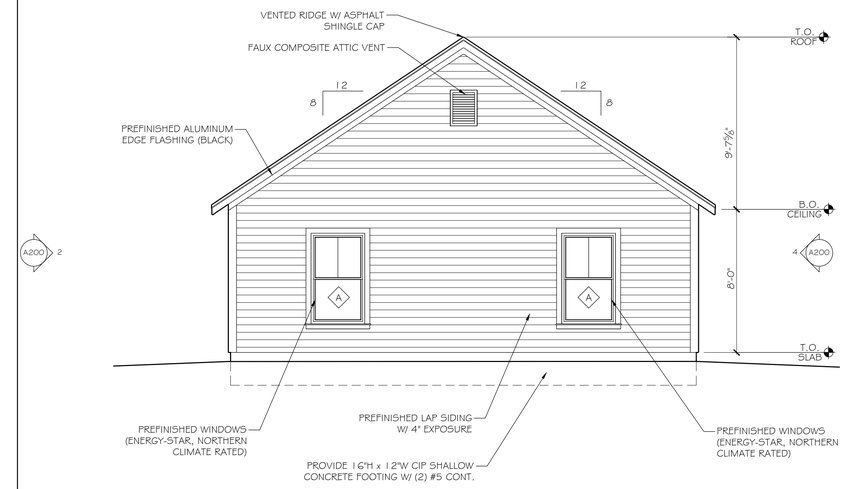
SHEET TITLE: FLOOR PLANS

SHEET: A100

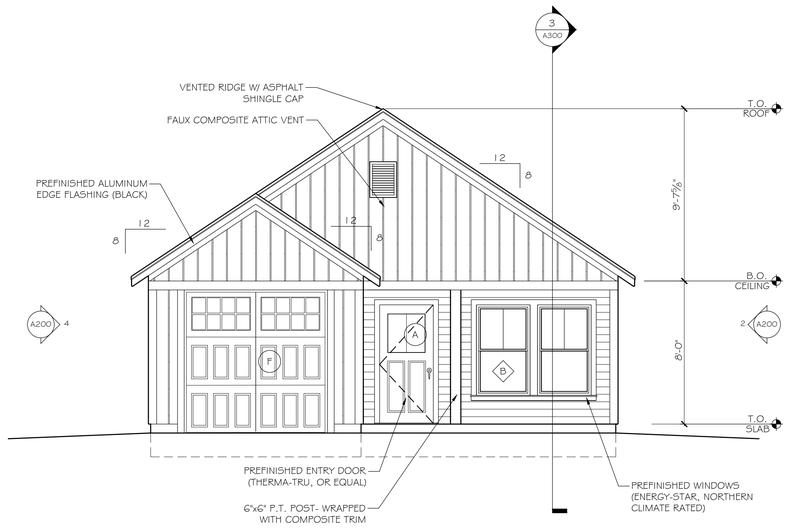
I:\202417 - Danville Corner, Auburn\CONDOCS\Danville Corner.DWG



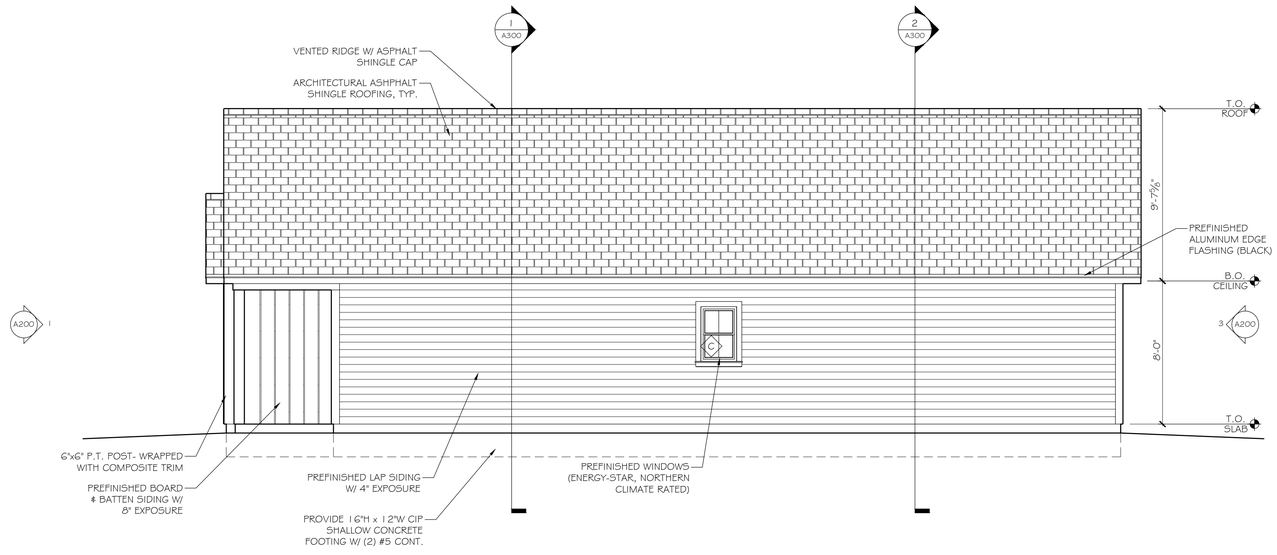
3 SIDE EXTERIOR ELEVATION- LEFT
A100 SCALE: 1/4" = 1'-0"



4 REAR EXTERIOR ELEVATION
A100 SCALE: 1/4" = 1'-0"



1 FRONT EXTERIOR ELEVATION
A100 SCALE: 1/4" = 1'-0"



2 SIDE EXTERIOR ELEVATION- RIGHT
A100 SCALE: 1/4" = 1'-0"

PLATZ ASSOCIATES
Architects - Engineers
Construction Managers
Tel 207-784-2941
Fax 207-784-3856
Two Great Falls Plaza, Auburn, Maine 04210

Proposed Design of:

DANVILLE CORNER HOUSING
2-BEDROOM UNIT W/ GARAGE
DANVILLE CORNER ROAD (LOT 122-004)
AUBURN, MAINE 04210

SEAL

LICENSED ARCHITECT
TRAVIS R NADEAU
4038
STATE OF MAINE

ORIGINAL DATE: 09/08/2025

DRAWING ISSUE

No.	DESCRIPTION	DATE

JOB NO. 202417

DRAWN BY: TRN
CHECKED BY: TRN

SHEET TITLE: EXTERIOR ELEVATIONS

SHEET: A200

City of Auburn, Maine
Office of Planning & Permitting
www.auburnmaine.gov | 60 Court Street
Auburn, Maine 04210 207.333.6601

To: Auburn Planning Board
From: David Hediger, Director of Planning
Re: PUBLIC HEARING/ SITE PLAN and PRELIMINARY SUBDIVISION REVIEW: 15 Academy Street (PID 230-132): Application by Gorrill Palmer on behalf of Auburn Town Center Apartments, LLC for the construction of a 53-unit residential development. This property is located in the Traditional Downtown Neighborhood (T-4.2) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.
Date: December 3, 2025

PROPOSAL
This item is continued from the November 10, 2025 meeting. Staff recommends the Board review the staff memo dated November 6, 2025, for additional information.

Gorrill Palmer, on behalf of Auburn Town Center Apartments, LLC, has submitted an application for the construction of a 53-unit residential development at 15 Academy Street. The development consists of two vacant parcels totaling approximately 1.43 acres, some of which is currently used as a parking lot by the Community Little Theatre. Access to the site will be from Main Street in coordination with the existing 5-unit townhouses at the corner of Academy Street and Main Street. The site will consist of a single, three-story building (53 units, 20,858 SF footprint, 62,574 SF gross) with individual ground-floor entrances and stair towers.



RECAP OF NOVEMEMBER 10, 2025 HEARING
The Board raised several questions and concerns at the last hearing, including but not limited to:

1. Parking Deficiency
    - The site is deficient by 15 parking spaces. The Board discussed the need for these spaces.
    - The applicant has provided a Letter of Understanding with Mike and Belinda Vallee (owners of the Village Inn) to lease parking spaces across three parcels on High Street. These sites are within 1,000 feet of the principal building, as measured along public access routes, and meet code requirements.

2. Sight Distance at Main Street Driveway
    - Concerns were raised about limited sight distance when exiting onto Main Street.
    - The applicant has contacted the Police Department for input and is awaiting a response. They note the sight distance issue is an existing condition common to most driveways in the area. They are willing to follow any solution recommended by City Staff.
3. Traffic and Vehicle Stacking at Main & Academy Streets
    - Concerns were expressed about traffic impacts and vehicle stacking at the Main and Academy Street intersection.
    - The applicant submitted a traffic analysis covering the intersections at Academy/Main and Elm/Main Streets. The study concluded that all intersections, including the project driveway, would operate at acceptable levels of service and require no further review or mitigation.
4. Financial Capacity
    - The initial evidence of financial capacity was deemed insufficient.
    - The applicant has since submitted updated documentation regarding financial capacity and ownership.
5. Waiver for Maximum Building Width
    - Concerns were raised about the requested waiver to allow a 276-foot building width along Academy Street.
    - Revised architectural plans have been submitted, including updated elevation sheet A201, showing façade changes to comply with the form-based code and avoid blank wall violations**.**

MAJOR SUBDIVISION REVIEW PROCESS

As a reminder, Auburn requires a two-step review (preliminary and final) for major subdivisions, as it has not adopted the one-meeting process allowed by state law.

- Preliminary Review:
  The Board holds a preliminary review meeting where it may set conditions. Preliminary approval serves as guidance only and is not final.
- Final Review:
  The applicant must return for final approval within six months of preliminary approval (a one-time six-month extension may be granted). The Board may require resubmission of the preliminary plan instead of acting on the final plan.
- Final Decision:
  Within 30 days of the final plan hearing, the Board will approve, conditionally approve, approve with conditions, or disapprove the plan, providing written reasons. Typically, a motion to approve is made during the final hearing.

STAFF RECOMMENDATIONS

Staff recommends the Board review the staff memo dated November 6, 2025, for additional comments and specific code references when considering findings of fact and conclusions.

Staff recommend that should the Planning Board find that the Site Plan for the proposed development meets the requirements of Sec. 60-1277 and the Subdivision Guidelines, Sec. 60-1359, preliminary approval be granted with the following conditions:

1. Prior to the issuance of building permits, the final subdivision plan shall be recorded at the Androscoggin County Registry of Deeds.
2. No plans shall be recorded, and no permits issued, until the applicant demonstrates to City staff (or the Planning Board, if necessary) that 15 additional off-street parking spaces have been provided.
3. No plans shall be recorded, and no permits issued, until the applicant demonstrates that final easements are signed and recorded.
4. A waiver from the maximum building width shall be granted to allow the proposed 276' building width along Academy Street.
5. Before the issuance of a Certificate of Occupancy, the applicant must coordinate with the City to determine whether parking restrictions on Main Street are necessary in the immediate vicinity of the driveway

Suggested Motion:
I make a motion that the proposal meets the requirements of Sections 60-1277 and 60-1359 and grant preliminary approval to Gorrill Palmer on behalf of Auburn Town Center Apartments, LLC for the construction of a 53-unit residential development at 15 Academy Street subject to submission of the final plan for Board review and recording after meeting all preliminary conditions. The proposed project has met the standards pursuant to Chapter 60. Article IV, Division 14 – Form Based Code, Article XVI, Division 2 – Site Plan Review, and Division 4 – Subdivision.

City of Auburn, Maine
Office of Planning & Permitting
www.auburnmaine.gov | 60 Court Street
Auburn, Maine 04210 207.333.6601

To: Auburn Planning Board
From: David Hediger, Director of Planning
Re: PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: 15 Academy Street (PID 230-132): Application by Gorrill Palmer on behalf of Auburn Town Center Apartments, LLC for the construction of a 53-unit residential development. This property is located in the Traditional Downtown Neighborhood (T-4.2) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.
Date: November 6, 2025

PROPOSAL

Gorrill Palmer, on behalf of Auburn Town Center Apartments, LLC, has submitted an application for the construction of a 53-unit residential development at 15 Academy Street. The development consists of two vacant parcels totaling approximately 1.43 acres, some of which is currently used as a parking lot by the Community Little Theatre. Access to the site will be from Main Street in coordination with the existing 5-unit townhouses at the corner of Academy Street and Main Street. The site will consist of a single, three-story building (53 units, 20,858 SF footprint, 62,574 SF gross) with individual ground-floor entrances and stair towers.



ZONING CONSIDERATIONS

The site is located in the T-4.2 Traditional Downtown Neighborhood District, which allows multifamily residential uses by right. The intent and purpose of this district are characterized by small- to medium-sized buildings with smaller front yards and stoops in a more compact urban environment, and include traditional neighborhood-sized storefronts. The smaller minimum and maximum building setbacks create a moderately dense street-wall pattern, allow for diverse architectural styles, and promote pedestrian-friendly streets and sidewalks.

Projects must meet specific requirements of the T-4.2 district unless a waiver is granted pursuant to Sec. 60-558(c)(1). Any waiver request of form-based code standards and requirements must identify which regulation is being requested for the waiver and include a narrative explaining

how the waiver, if approved, will allow the project to meet the purpose of the form-based code and the objectives of Sec. 60-1277, site plan review.

Initially, the applicant requested several waivers from the T-4.2 district requirements. Upon further review, revisions have been provided, and the applicant has met the building placement and configuration, building frontages, and external elements of the T-4.2 district, with the exception of Sec. 60-549.1.

The applicant requests a waiver from the maximum building width. The code requires that frontage build-out (i.e., the amount or length of the building facing or along a lot's frontage or access way) shall not exceed 60% of the lot's width. The property is unique in that it is one of the largest parcels in the T-4.2 district, with approximately 300' of frontage on Academy Street. This lot size creates a conflict in the Building Placement and Configuration Standards, where the required Frontage Build-Out is 60% minimum, and the maximum building and lot width requirements are 110' and 120'. Based on the 300' frontage, meeting the Frontage Build-Out standards would require a building at least 180' long, which conflicts with the 110' maximum building width.

The proposed building is approximately 276' along Academy Street, exceeding the 110' maximum noted in the standards. Although the building has a continuous footprint, it is broken up along Academy Street in two ways:

1. Façade undulations occur along each building module at intervals of 10–12' but no greater than 25'.
2. Building steps occur eight (8) times along Academy Street due to finished site grades.

These design elements provide the appearance of separate structures along the façade, supporting the intent of the Traditional Downtown Neighborhood and reinforcing a moderately dense street-wall pattern.

Staff recommends that any waiver granted by the Board be noted as a condition of approval.

SITE PLAN REVIEW AND SUBDIVISION STANDARDS

The division of a new structure on a tract or parcel of land into three or more dwelling units within a five-year period is considered a subdivision pursuant to 30-A M.R.S.A. § 4401. Therefore, this project is subject to Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision. The applicant has addressed the criteria of both ordinance sections, including, but not limited to:

- Access: Access will be from Main Street via a shared driveway and parking area with the existing townhouses at Main Street and Academy. Necessary easements and agreements for site reconfiguration and improvements have been negotiated. Final easements will be executed upon Site and Subdivision approval.
- Unit entrances: All ground-level units will have individual entrances via stoops along the building, as well as interior hallway access. All other units will be accessed via one of three stair towers located along the building.
- Traffic analysis: The site is expected to generate up to 415 weekday trips and 30 PM peak hour trips, below MaineDOT thresholds for a Traffic Movement Permit. One nearby high-crash intersection (Elm Street/High Street) has had mitigation measures(i.e., raised

intersection) that appear to have reduced incidents. Sight distance from the site's Main Street driveway exceeds City and MaineDOT requirements, though nearby parking may obstruct views. The project is not anticipated to create significant traffic or safety issues. However, the report notes that the sight distance looking left was obstructed by a parked vehicle along Main Street. It was determined that without the parked vehicle the sight distance would exceed requirements and that the City may want to consider restricting parking in the immediate area of the driveway. Therefore, the Board may want to consider a condition that before the issuance of a Certificate of Occupancy, the applicant must coordinate with the City to determine whether parking restrictions on Main Street are necessary in the immediate vicinity of the driveway.

- Parking: The site proposes 58 on-site parking spaces, including spaces for the existing 5-unit townhouses. Code requires 73 spaces. Per Sec. 60-607, required off-street parking in Form-Based Code areas may be substituted by public or private parking within 1,000 feet of the principal building, as measured along lines of public access. The code does not allow for a waiver of this provision. The applicant is pursuing multiple off-site parking locations, including the Community Little Theatre (CLT) lot and The Village Inn lot. The Board may require as a condition of approval that no approved plans be recorded and no permits issued until 15 additional off-street parking spaces are secured.
- Site grades and landscaping: Many property lines include retaining walls, varying from 1' to 7' in height. Except for the wall abutting the existing townhouses, all areas will be complemented with extensive landscaping.
- Stormwater: Stormwater will be managed via a subsurface chamber system meeting Maine DEP and City requirements.
- Lighting: A lighting plan with cutoff downward fixtures has been provided, minimizing impact to abutters.

DEPARTMENT REVIEW

The application and revisions provided have addressed concerns raised by city staff. There are no remaining concerns at this time.

ADDITIONAL ITEMS

The development is being reviewed as a major subdivision pursuant to Sec. 60-1361. Being a major subdivision, the code requires a two-meeting process, which differs from past Board practice where subdivision approval was completed in one meeting utilizing Site Plan review standards. This is allowed by state statute, if a municipality adopts this provision. . Auburn has not formally adopted the one-meeting process and has been advised that until an amendment is made, major subdivisions are subject preliminary and final review process; therefore, major subdivisions are subject to preliminary and final review.

Specifically, the Planning Board reviews preliminary plans at a public hearing, sets any conditions for the final plan, and grants preliminary approval as a guide; however, final plan approval is separate and may require additional changes or another hearing. The Board, by majority vote, may determine whether a public hearing is necessary for final plan review. The subdivider must submit the final subdivision plan within six months of preliminary approval. One six-month extension may be granted for good cause if requested in writing at least 30 days before the original deadline. The Board may require resubmission of the preliminary plan instead of acting on the final plan.

Within 30 days of the public hearing on the final plan, the Planning Board will approve, conditionally approve, approve with conditions, or disapprove the plan, providing written reasons for its decision. Typically, the Board will make a motion to approve at the meeting of the final hearing.

PLANNING BOARD ACTION

The proposed project requires review and findings for approval under Sections 60-1277 and 60-1359:

Site Plan Review – Section 60-1277

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. 60-1359. Guidelines.

When reviewing any subdivision for approval, the planning board shall consider the following criteria, and before granting either approval or denial, shall determine that the proposed subdivision:

(1) Will not result in undue water, air or noise pollution. In making this determination it shall at least consider:

a. The elevation of land above sea level and its relation to the floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal;

b. The slope of the land and its effect on effluents;

c. The availability of streams for disposal of effluents; and

d. The applicable state and local health and water resources regulations, including stormwater management requirements in accordance with section 60-1301(14);

(2) Has sufficient water available for the reasonably foreseeable needs of the subdivision;

(3) Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;

(4) Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;

(5) Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;

(6) Will provide for adequate sewage waste disposal;

(7) Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized;

(8) Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas;

(9) Is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;

(10) Is funded by a subdivider has adequate financial and technical capacity to meet the standards of this section;
(11) Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;
(12) Has provisions for on-site landscaping that are adequate to screen neighboring properties from unsightly features of the development;
(13) Will not create a fire hazard and has provided adequate access to the site for emergency vehicles;
(14) Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;
(15) Does not have long-term cumulative effects of the proposed subdivision will that unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.

Any denial of a project must include reference to the criteria found in Section 60-1304.(2) and Section 60-1365

STAFF RECOMMENDATIONS
Staff recommend that should the Planning Board find that the Site Plan for the proposed development meets the requirements of Sec. 60-1277 and the Subdivision Guidelines, Sec. 60-1359, preliminary approval be granted with the following conditions:

1. Prior to the issuance of building permits, the final subdivision plan shall be recorded at the Androscoggin County Registry of Deeds.
2. No plans shall be recorded, and no permits issued, until the applicant demonstrates to City staff (or the Planning Board, if necessary) that 15 additional off-street parking spaces have been provided.
3. No plans shall be recorded, and no permits issued, until the applicant demonstrates that final easements are signed and recorded.
4. A waiver from the maximum building width shall be granted to allow the proposed 276' building width along Academy Street.
5. Before the issuance of a Certificate of Occupancy, the applicant must coordinate with the City to determine whether parking restrictions on Main Street are necessary in the immediate vicinity of the driveway

Suggested Motion:
I make a motion that the proposal meets the requirements of Sections 60-1277 and 60-1359 and grant preliminary approval to Gorrill Palmer on behalf of Auburn Town Center Apartments, LLC for the construction of a 53-unit residential development at 15 Academy Street subject to submission of the final plan for Board review and recording after meeting all preliminary conditions. The proposed project has met the standards pursuant to Chapter 60. Article IV, Division 14 – Form Based Code, Article XVI, Division 2 – Site Plan Review, and Division 4 – Subdivision.

GORRILL PALMER
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November 24, 2025

Mr. David Hediger
Director of Planning
City of Auburn
60 Court Street
Auburn, ME 04210

Subject: Auburn Town Center Apartments
15 Academy Street
Site/Subdivision Review Application
Letter of Response to Comments #3

Dear David,

On behalf of **Auburn Town Center Apartments, LLC (Applicant)** our office is pleased to provide this letter of response in support of the ongoing Site Plan & Subdivision Review Application for the multi-family residential development at 15 Academy Street. At this time, we understand that the Staff review of the application has been satisfied, however, several items requiring further discussion arose from the Planning Board's initial review of the application which we are providing below. We have provided a summarized version of these additional items for discussion below in *italics* followed by our responses for the City's consideration in **bold.**

1. *Traffic:*
    - *Sight distance obstructed by adjacent parking on Main Street.*
    - *Potential conflict with driveway access and queueing from Academy/Main Street Intersection.*

    Response: Planning Staff and our office have contacted the Police Department for input on the sight distance conflict identified and are awaiting a response. In our opinion, the sight distance conflict is an existing condition which is true for most all driveways in this area onto Main Street and, so, the parking spaces could effectively be kept in place. However, we remain amenable to whatever solution City Staff pursue to this issue.

    An additional Traffic Impact Analysis was completed dated November 15, 2024 and previously submitted to the City for review which was unintentionally omitted from this Site & Subdivision application but is now provided with this updated response package. This analysis studied the adjacent intersections at Academy/Main Street and Elm/Main Street and concluded that these two intersections and the project driveway would operate at acceptable levels of service and required no additional review or mitigation. In addition to this traffic analysis, Gorrill Palmer also consulted with AVCOG traffic engineering to confirm their understanding of the levels of service of these adjacent intersections. It is understood that the southbound approach to the

Academy/Main Street intersection does not experience lengthy queues which agrees with the counts and modelling prepared to date.

2. *Off-site parking to meet parking requirements.*

Response: The Applicant has coordinated and come to a verbal agreement with the owner of the properties located at 143, 145, and 164 High Street to provide additional off-street parking for the project. As previously identified, the project requires 15 additional parking spaces to meet the parking requirements of the code which includes solely parking spaces for guest parking. A letter acknowledging this agreement is forthcoming and will be provided to the Planning Department as soon as it is received.

3. *Financial Capacity update.*

Response: The Applicant has met with Planning Staff to discuss this requirement further and is currently coordinating with their financial institution to provide an updated letter. This will be provided to the Planning Department as soon as it is received.

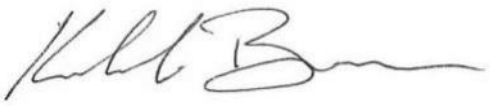
4. *Architectural Plan Updates:*

Response: Revised architectural plans are provided with this letter which include a revised elevation sheet A201 demonstrating the façade revisions undertaken to avoid upsetting the blank wall requirements of the form-based code. Sheet A001 has been removed from the plan set which was an informative plan only and did not reflect the correct underlying civil site layout conditions.

We appreciate the opportunity to provide this additional information and look forward to Staff and the Board's continued review of this application. If you require any additional information, please do not hesitate to contact me directly.

Sincerely,

GORRILL PALMER



Kaleb Bourassa, PE
Project Manager
Phone: 207-772-2515 x297
kbourassa@gorrillpalmer.com

cc: Matt Leonard, Auburn Town Center Apartments, LLC

Attachments: Traffic Impact Analysis
Revised Architectural Plans

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Traffic Impact Analysis

To: **Mr. Eric Cousens**
City Planner

From: **Randy Dunton, PE, PTOE**
Project Manager

Date: **November 15, 2024**

Re: **Proposed Residential Development**
15 Academy Street, Auburn, ME
Auburn Town Center Apartments, LLC

Project Understanding

The proposed project site is made up of two parcels located at 15 Academy Street and 261 Main Street. It is our understanding that the proposed use will include 53 residential units within a three-story building with associated parking. The property is currently vacant with a cleared lawn area along Academy Street and parking with access from Main Street.

Ch. 46, Article V, Division 4 – Traffic Impact Analysis Standards, Section 46-235 outlines the procedures for conducting a traffic impact analysis. Those standards are repeated below followed by our responses/results for the required information.

Analysis

Sec. 46-235. Procedure for conducting analysis.

a) Inventory of existing and proposed land use.

1) Existing land use. Site location and setting are important in determining the potential impacts of development on a given site. The site description shall include the following:

a. Exact physical location of the proposed development.
Made up of two parcels located at 15 Academy Street and 261 Main Street.

b. Physical characteristics, such as land configuration, unique features, water bodies, trees, developable acres and topography.
The existing lot is currently made up of an empty field, wooded area, and an existing parking lot. There are 1.42 acres of developable land for the proposed project.

c. Existing land uses, such as the actual use, zoning and land use classification.
Based on the Auburn, Maine zoning viewer the existing land around the proposed project is located in Traditional Downtown neighborhood. The zoning for the proposed project is located in Traditional Downtown neighborhood.

d. Land uses of adjacent property.
Based on the Auburn map of the 2021 City of Auburn Comprehensive Plan the adjacent property to the north, west, and east is located in a growth area. The adjacent property to the south is both a growth area and a non-growth area.

2) *Proposed land use. Adopted comprehensive plans, community development plans, long range plans or similar documents shall be checked as part of the inventory of proposed land uses. This will provide an indication of the type and direction of future development that is generally acceptable to the community and that may be facilitated by community facilities, such as streets, sewers and water lines. Quantification of trip generation shall also be developed.*

Quantification of Trip Generation:

Trip generation for the site has been calculated using the Institute of Transportation Engineers' (ITE) publication, *Trip Generation,* 11th Edition, the most recent edition accepted by MaineDOT. (See attached supporting information for trip generation) Recent MaineDOT methodology requires review of both average rate and the fitted curve equation in determining trip generation. If the $r^2 \geq 0.80$, then the fitted curve equation is typically used. If $r^2 < 0.80$, then the average rate is typically used. After careful review of the Land Use Code (LUC) provided in the 11th Edition of the *Trip Generation*, the following was selected to calculate the trip generation for the proposed site:

Proposed Trip Generation Variables

- **LUC 220 – Multifamily Housing (Low-Rise) – 53 Units**

Table 1 – Trip Generation

Time Period	Trip Generation (Trip Ends)	
	Rate	Trips
Weekday	7.83*	415
AM Peak Hour of Adjacent Street	0.40	21
PM Peak Hour of Adjacent Street	0.51 (0.81)*	27 (43)*
AM Peak Hour of Generator	0.47	25
PM Peak Hour of Generator	0.57 (1.08)*	30 (57)*
Saturday Peak Hour of Generator**	0.41	22

*** Based on using fitted curve equation**

****Only one study available for comparison**

It should be noted that in reviewing the fitted curve and average rates for this land use, the trip generation for the two PM peak hours using the fitted curve equations appeared excessively high, since the fitted curve equations automatically add 20.55 & 34.78 trips to the PM peak hour of adjacent street and generator respectively, regardless of the number of units. Therefore, for the purposes of this evaluation, the average rates were used since they appeared more accurate and consistent with the AM peak hours.

Table 2 – Trip Distribution

Time Period	Trip Distribution (Trip Ends)		
	Enter	Exit	Total
Weekday	208	207	415
AM Peak Hour of Adjacent Street	5	16	21
PM Peak Hour of Adjacent Street	17	10	27
AM Peak Hour of Generator	6	19	25
PM Peak Hour of Generator	19	11	30
Saturday Peak Hour of Generator	11	11	22

MaineDOT Traffic Movement Permit: To require a MaineDOT Traffic Movement Permit (TMP), the project must generate a net increase of 100 trip ends during any hour of any day. MaineDOT has two levels of Traffic Movement Permit (TMP), a 100-200 passenger car equivalents (pce) and an over 200 pce. Based on the net increase in trip generation, this project will not require a MaineDOT TMP since it does not exceed 100 trip ends during any hour.

b) *Inventory of existing and proposed transportation system.*

1) *Existing transportation system. An understanding of the nature and function of the existing and proposed transportation system in the area near a proposed development site is essential for predicting traffic patterns, performing the traffic analysis and developing necessary improvement alternatives. The following information shall be provided:*

a. *Current and proposed street network, including functional classification, route jurisdiction and the number of moving traffic lanes.*

The site is proposed to use Main Street as the primary access location. Vehicles exiting the proposed development can be expected to utilize the surrounding street network of Main Street (Route 136), Academy Street, and High Street. Main Street is classified as a minor arterial, Academy Street and High Street are classified as an "other principal arterial". Each street has one travel lane in each direction.

b. *Geometrics and characteristics, especially at critical intersections, including such items as curb parking and potential street improvements.*

Due to the low volume of trips generated by the proposed residential units, the study of intersections do not go past Elm Street / Main Street and Academy Street / Main Street.

Elm / Main Street: There is street parking traveling southbound before and after the intersection. A left turn lane is provided traveling northbound to turn onto Elm Street. Right and left turn lanes are provided for vehicles traveling from Elm Street to Main Street. Crosswalks are provided on the north and west sides of the intersection.

Academy Street / Main Street: There is no street parking entering this intersection. A right turn lane is provided traveling southbound, a left turn lane is provided northbound, right and left turn lanes are provided traveling

eastbound. Crosswalks are provided on all three approaches.

c. *Intersection traffic control.*
The intersection of Academy Street / Main Street is a signalized intersection. The intersection of Elm Street / Main Street is an unsignalized intersection.

d. *Signal timing and system operation at signalized intersections.*
See attached signal and timing operations for the Main Street @ Academy Street intersection. This information was provided by ATRC. It should be noted that the capacity analysis provided herein is based on optimizing signal timing.

e. *Existing or proposed intersection and development access points and configurations.*
The proposed access will be onto Main Street. Vehicles will travel through the intersections of Academy Street / Main Street and Elm Street / Main Street.

f. *Existing and proposed rights-of-way.*
The right of way exists along the north side of Academy Street and along the west side of Main Street.

g. *Available hourly traffic counts.*
A traffic count was completed at the intersections of Elm Street / Main Street and Academy Street / Main Street. The traffic counts were completed by accurate counts from 3:00 PM to 6:00 PM on Thursday November 10, 2022, and Saturday November 12, 2022. This information was obtained by a recently accepted TMP by Sebago Technics at 186 Main Street, Auburn, ME. (See attached).

h. *Peak period turning movements at critical intersections.*
PM peak hour is provided for the intersection of Academy Street / Main Street. (See attached).

i. *Accident information.*

To complete the safety review, information presented on MaineDOT Public Map Viewer was reviewed and the latest three-year crash history (2021-2023) was requested from MaineDOT (see attached). The purpose of this review was to identify if there are any high crash locations within the study area. To evaluate whether a location has a crash problem, MaineDOT uses two criteria to define a High Crash Location (HCL). Both criteria must be met to be classified as an HCL. The criteria are as follows:

1. **A critical rate factor (CRF) of 1.00 or more for a three-year period. A CRF compares the actual crash rate to the rate for similar intersections in the state, A CRF of less than 1.00 indicates a rate of less than average and:**

2. **A minimum of eight crashes over the same three-year period.**

Based on a review of the crash history information, there are no HCLs within the study area of the site.

j. *Transit routes/headways.*
There are two transit routes traveling through the intersection of Elm Street / Main Street, CityLink Bus route 4 & 9. CityLink Bus route 9 is the only transit route that travels through the intersection of Academy Street / Main Street.

k. *Transit stops/station locations.*
There is a transit stop on Elm Street, at the intersection of Elm Street / High Street.

2) *Proposed transportation system.*

a. *Comprehensive transportation plan.*
In reviewing the 2021 Auburn Comprehensive Transportation Plan, there are several mentions of possible improvements to the intersections being evaluated for this project. A recommendation of increased on street parking for Elm Street, Academy Street, and Main Street was mentioned. A recommendation was to encourage traffic to use Elm Street as the primary route from Main Street to Minot Avenue.

b. *Future improvements, committed and planned.*
Due to the low volume of trips our project will generate, we do not expect the adjacent roadway network to require any mitigation.

c) *Forecasted nonsite traffic volumes. Nonsite traffic consists of through traffic volumes, having neither an origin nor a destination in the vicinity of the development, and traffic generated by developments adjacent to and affected by, or having an impact on, the proposed development. Methods used to determine nonsite traffic volumes shall include use of the following:*

1) *Comprehensive transportation plans or related data projections; land use and socioeconomic information shall be checked.*
Comprehensive transportation plans show that the City would like to continue improving its mobility around the City.

2) *Typical annual growth rates; sufficient historic volume information shall be provided and factors shall be developed to apply to existing counts.*
Based on other completed Gorrill Palmer projects in the Auburn area, the annual growth rate is 0.5%/year.

3) *Known site-specific development in planning/construction phases.*
None identified that would impact or change the conclusions of this review.

d) *Site related traffic. Site related traffic shall be determined as follows:*

1) *Divide activities associated with development into components.*
All the traffic generated within our proposed development will be residential.

2) *Identify trip generation units of measure and rates for components.*
Refer to section A.2. for trip generation calculations.

3) *Estimate development-generated units of measure and rates for components.*
Refer to section A.2. for trip generation calculations.

4) *Identify the critical hours of analysis, such as the adjacent street morning and evening peak hours or the proposed development peak hour of activity.*
The completed trip generation shows that the PM peak hour of the generator will generate the most activity to/from the development.

5) *The trips generated shall then be distributed to the transportation system on the basis of land use, population or employment, distance, accessibility and any local factors affecting distribution. The distribution should reflect conditions for the analysis year, and the methodology should be well documented.*
Trip distribution is based on knowledge of the area, MaineDOT AADT, and a PM traffic count provided by Accurate counts in 2022. (See attached).

6) *If the magnitude of the development is significant, a determination of the mode of travel*

may be necessary. The determination of trips generated is most likely in terms of vehicle trips; therefore, an assessment of vehicle occupancy shall be performed to convert vehicle-trips to person-trips. Then, the alternative modes of travel shall be analyzed as to their attractiveness to development-generated traffic.

The magnitude of the development trips will not be significant.

7) *Trips for various transportation modes shall be assigned to existing and proposed transportation networks based on available system capacity, convenience and other relevant criteria. Traffic assignments shall reflect logical routing and realistic roadway capacity potential.*

To be conservative, all trips were assumed to be vehicular. In reality, it is expected that some of the tenants will use other forms of transportation such as walking, bicycling, and transit.

e) *Traffic analysis.*

1) *Non-site and site-related traffic shall be combined (i.e., the traffic volumes for the various stages of the proposed development and the determined analysis periods (morning, evening or development peak hours), estimated in previous steps, in order to obtain estimates of total projected traffic volumes).*

The most significant impact for this project would be expected to occur in the PM peak hour. A capacity analysis for the PM peak hour is attached with the results summarized herein.

2) *Capacity analyses shall be conducted for all critical intersections and access points during peak traffic periods. Critical intersections usually fall into the following categories:*

a. *All major intersections within a certain distance of the development as agreed to by the city engineer.*

The intersections of Academy Street / Main Street and Elm Street / Main Street were identified for the capacity analysis, as they are the first major intersection in each direction from the site driveway.

b. *All affected intersections where development traffic would increase the volume to a level that would warrant improvements.*

The capacity analysis was completed for the PM condition with traffic counts completed by accurate counts on Thursday, November 10, 2022. Additional trips were added to these counts for our site and for the 186 Main Street Mixed Use Restaurant / Multi-Family Residential. The capacity analysis did not show that the intersections warranted mitigation.

c. *All affected intersections that operate or would, after development, operate below design levels of service.*

The capacity analysis shows the study area intersections are forecast to operate at acceptable levels of service.

3) *The results of the capacity analyses shall be used to identify street and road segments and intersections near the development that are or will, after development, be deficient in capacity, and to identify safety-related constraints.*

Capacity analyses have been completed using the Synchro/SimTraffic computer analysis software (Version 12). Hard copies of the capacity analyses are attached. Level of service rankings are similar to the academic rankings system where an 'A' is good with little control delay and an 'F' represents poor traffic conditions. If the level of service falls below a 'D' an evaluation should be made to determine if mitigation is warranted. The capacity analysis was completed for the PM peak hour assuming full occupancy of the site and using the existing geometry.

The following Tables 3 & 4 summarize the levels of service for an unsignalized and signalized intersections.

Table 3 – Unsignalized Intersection

Level of Service	Control Delay per Vehicle (s)
A	Less than 10.0
B	10.1 to 15.0
C	15.1 to 25.0
D	25.1 to 35.0
E	35.1 to 50.0
F	Greater than 50.0

Table 4 – Signalized Intersection

Level of Service	Control Delay per Vehicle (s)
A	Less than 10.0
B	10.1 to 20.0
C	20.1 to 35.0
D	35.1 to 55.0
E	55.1 to 80.0
F	Greater than 80.0

The following Table 5 summarizes the results of the capacity analyses of postdevelopment conditions with both level of service and delay (rounded up to the nearest second) shown. The results represent the average of five SimTraffic runs.

Table 5 – Capacity Analyses – Postdevelopment

Intersection Movement	PM Peak Hour (delay/LOS)	
Main @ Academy	**Signalized**	
Academy Street EB	**13**	**B**
Main Street NB	**8**	**A**
Main Street SB	**15**	**B**
Total	**12**	**B**
Main @ Site Drive	**Unsignalized**	
Site Drive EB	**12**	**B**
Main Street NB	**2**	**A**
Main Street SB	**2**	**A**
Main @ Elm	**Unsignalized**	
Elm Street EB	**14**	**B**
Main Street NB	**1**	**A**
Main Street SB	**4**	**B**

NB = Northbound, SB = Southbound, EB = Eastbound, WB = Westbound

Based on a review of the Capacity analyses data located in Table 5, the intersections are forecast to operate at adequate levels of service. Therefore, because of the minimal impact of the project's site traffic on the adjacent roadway network, no mitigation is required.

f) Street/road and access improvements. The information determined pursuant to subsection (e) of this section is then used to identify and evaluate improvements that can be made to maintain acceptable levels of service and to help decision-makers to determine whether the impact of the proposed development on the surrounding area is acceptable. Level of service D shall be considered appropriate for urban design unless otherwise indicated by the city engineer or as required in section 46-179(j) and (k). The following elements shall be addressed as applicable:

This Section is not applicable since no mitigation/improvements are required.

1) External street/road system improvements.

a. Review of design vehicle requirements.

b. New streets/roads and lanes.

c. New or modified interchanges.

d. Additional through lanes.

e. Turn lanes, including storage lengths.

f. Acceleration/deceleration and bypass lanes.

g. New signals.

h. Modification of existing signals.

2) Internal street system.

a. Review of design vehicle requirements.

b. Lane requirements.

c. Traffic control.

d. Driveway design.

3) Evaluation of improvements.

a. Impact on operating characteristics.

b. Cost.



Attachments:

Attachment A – Trip Generation
Attachment B – Signal Timing
Attachment C – Traffic Volumes
Attachment D – Crash History
Attachment E – Trip Distribution
Attachment F – Capacity Analysis

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Attachment A

Trip Generation

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

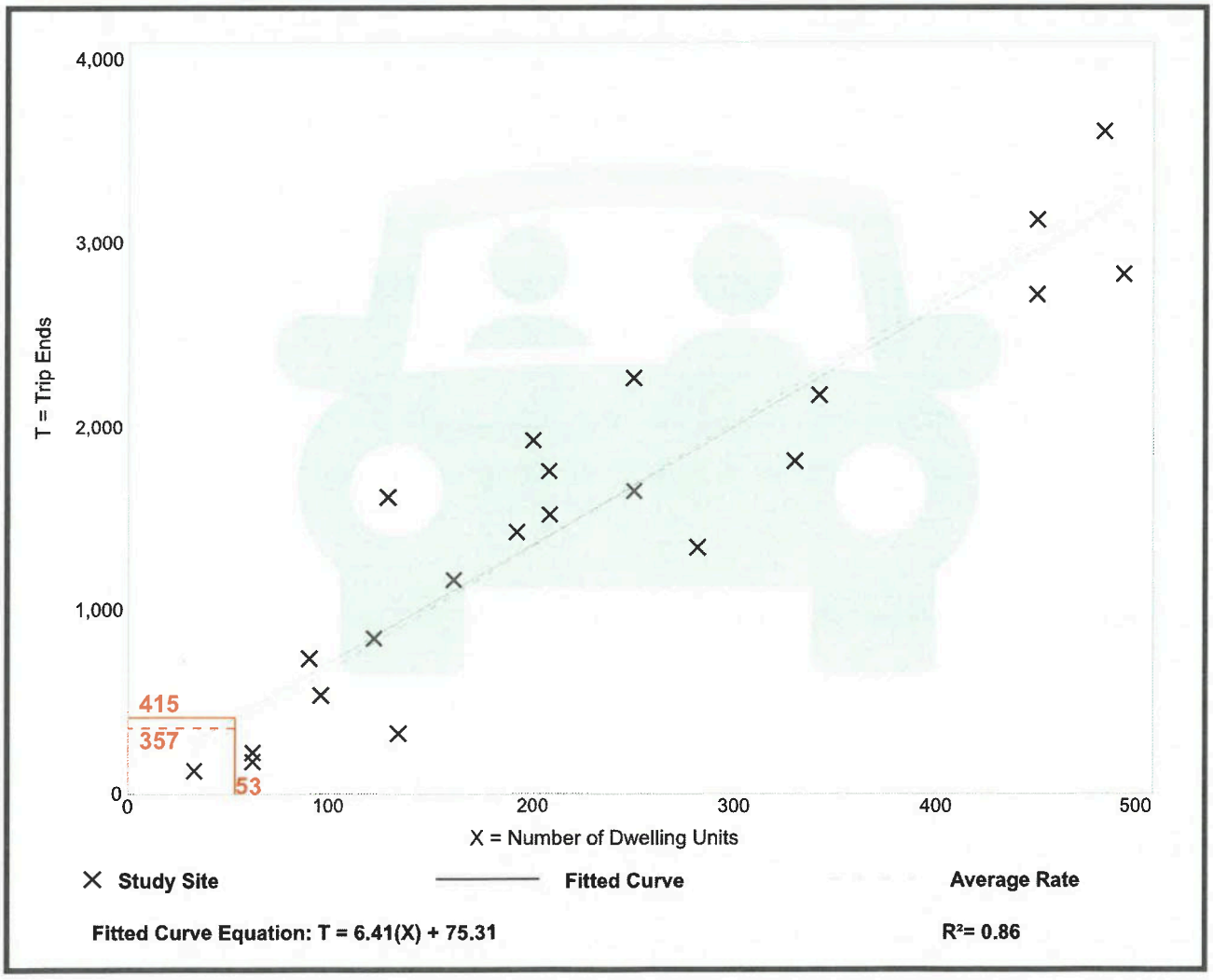
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



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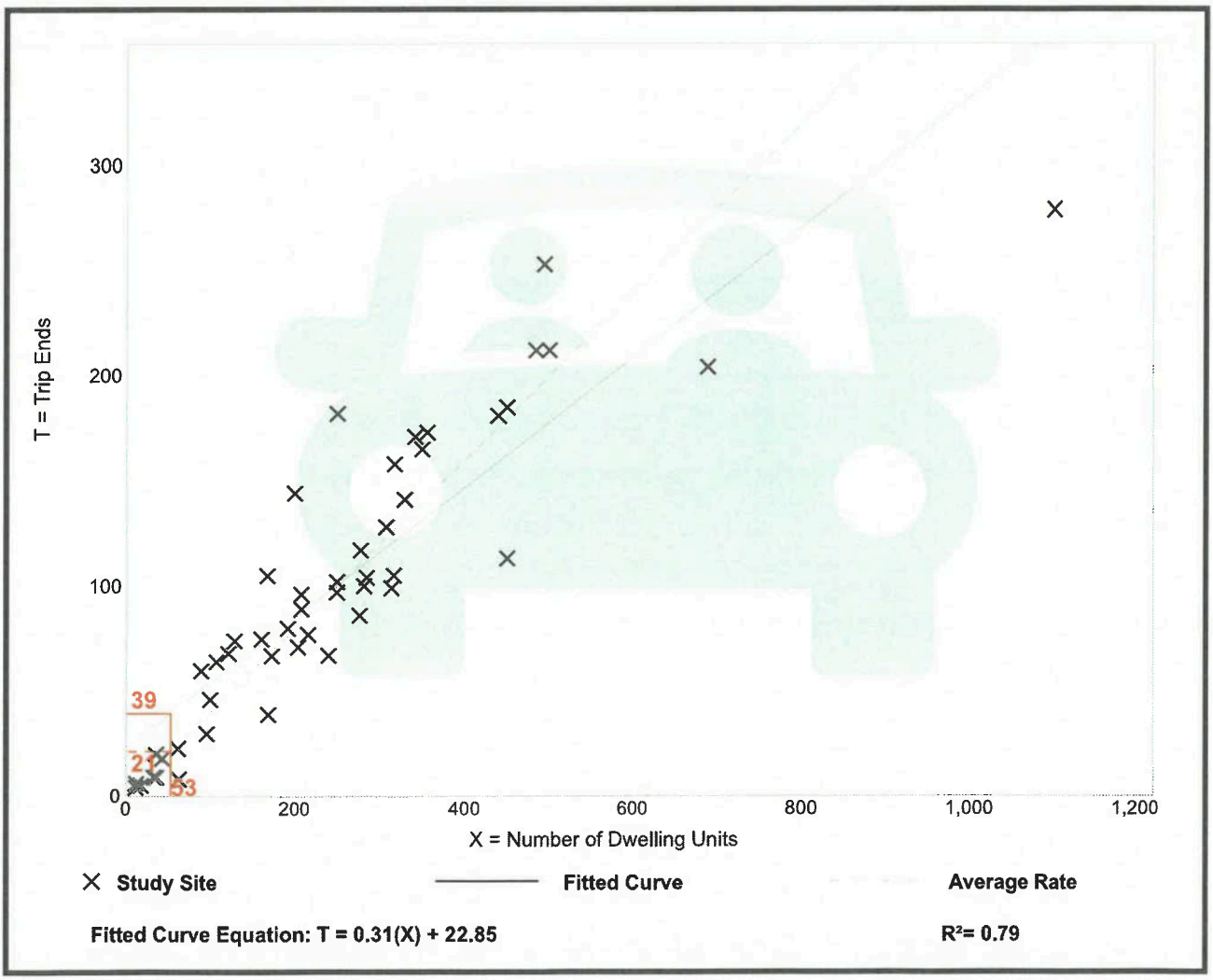
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



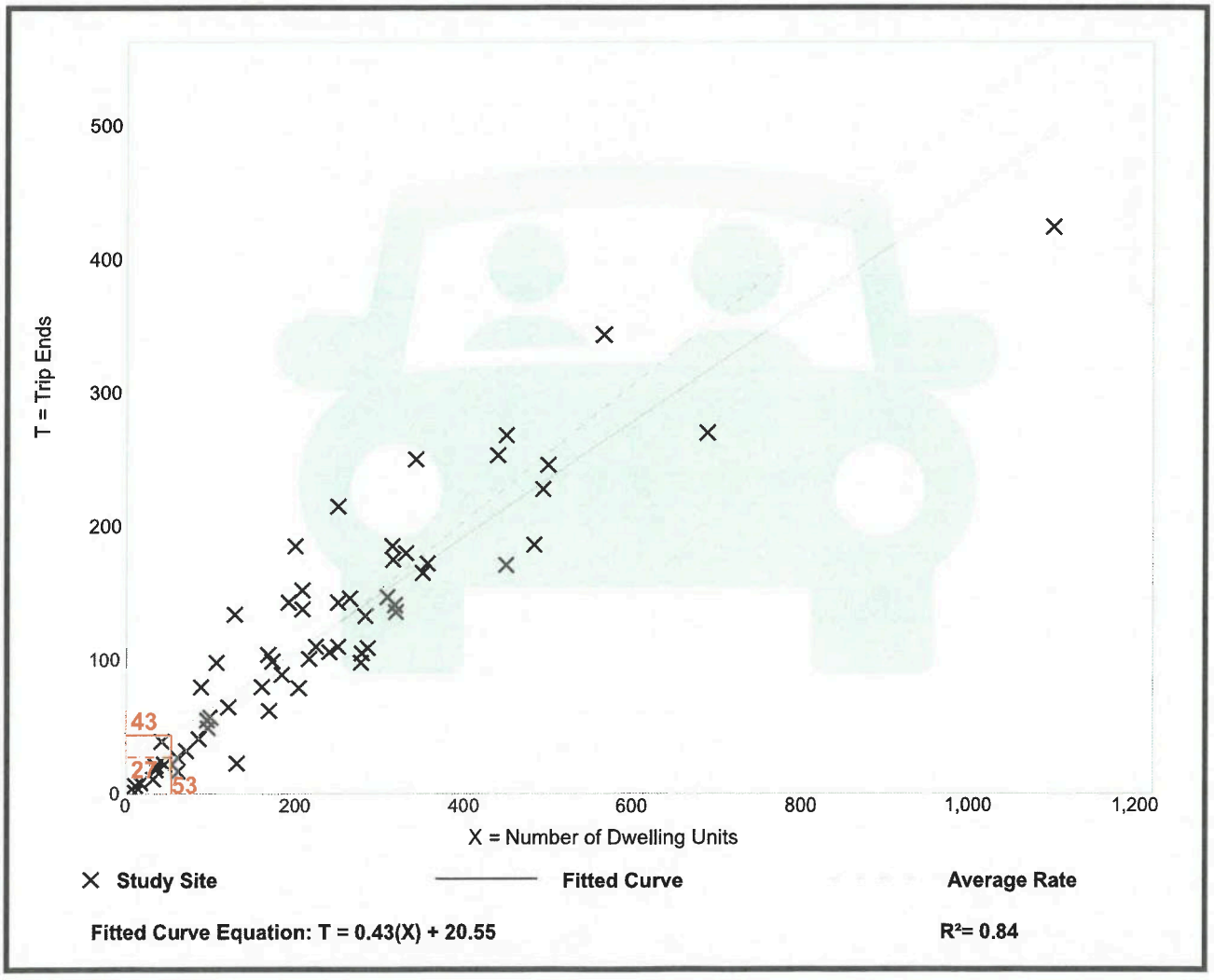
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

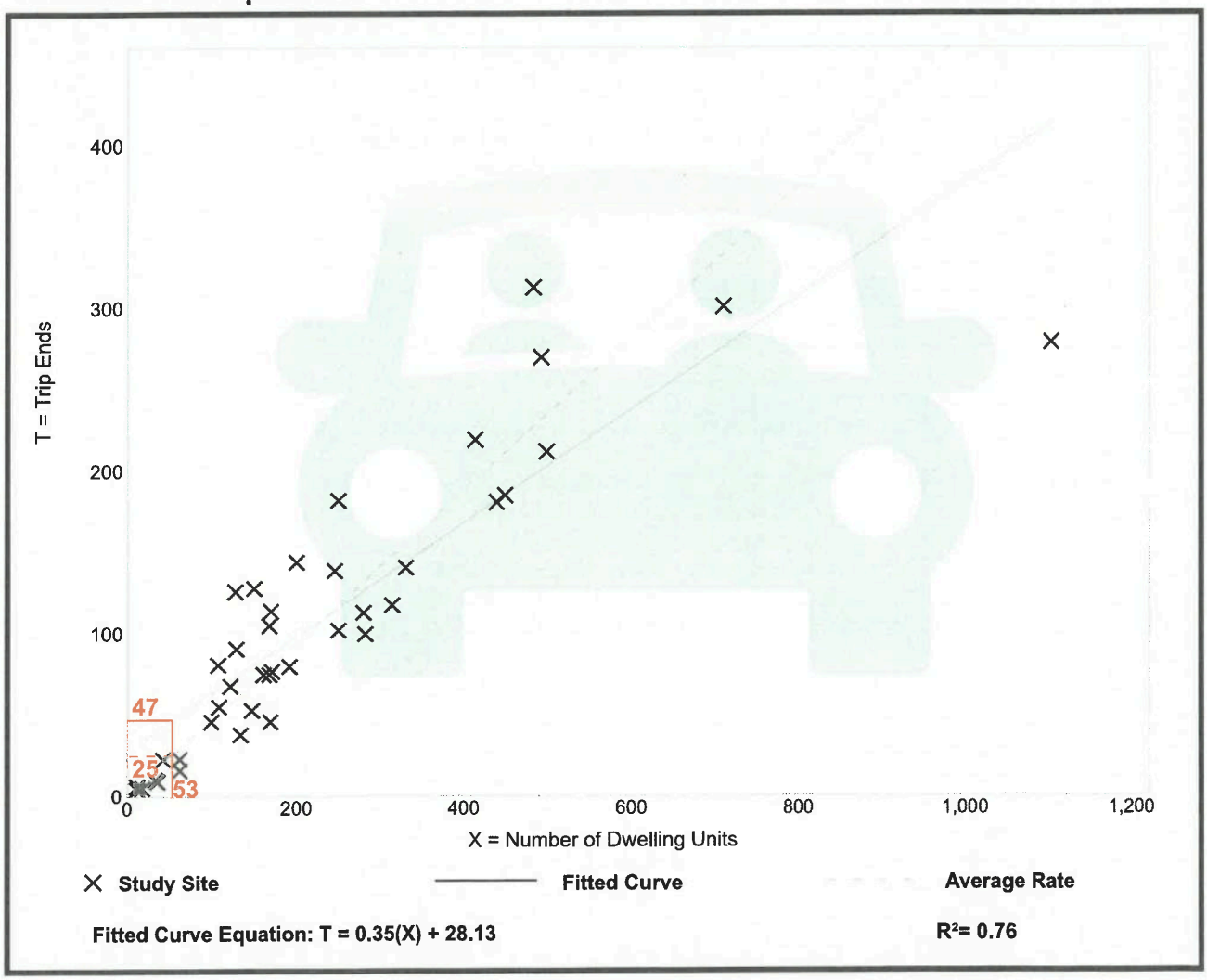
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 40
Avg. Num. of Dwelling Units: 234
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.47	0.25 - 0.98	0.16

Data Plot and Equation



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

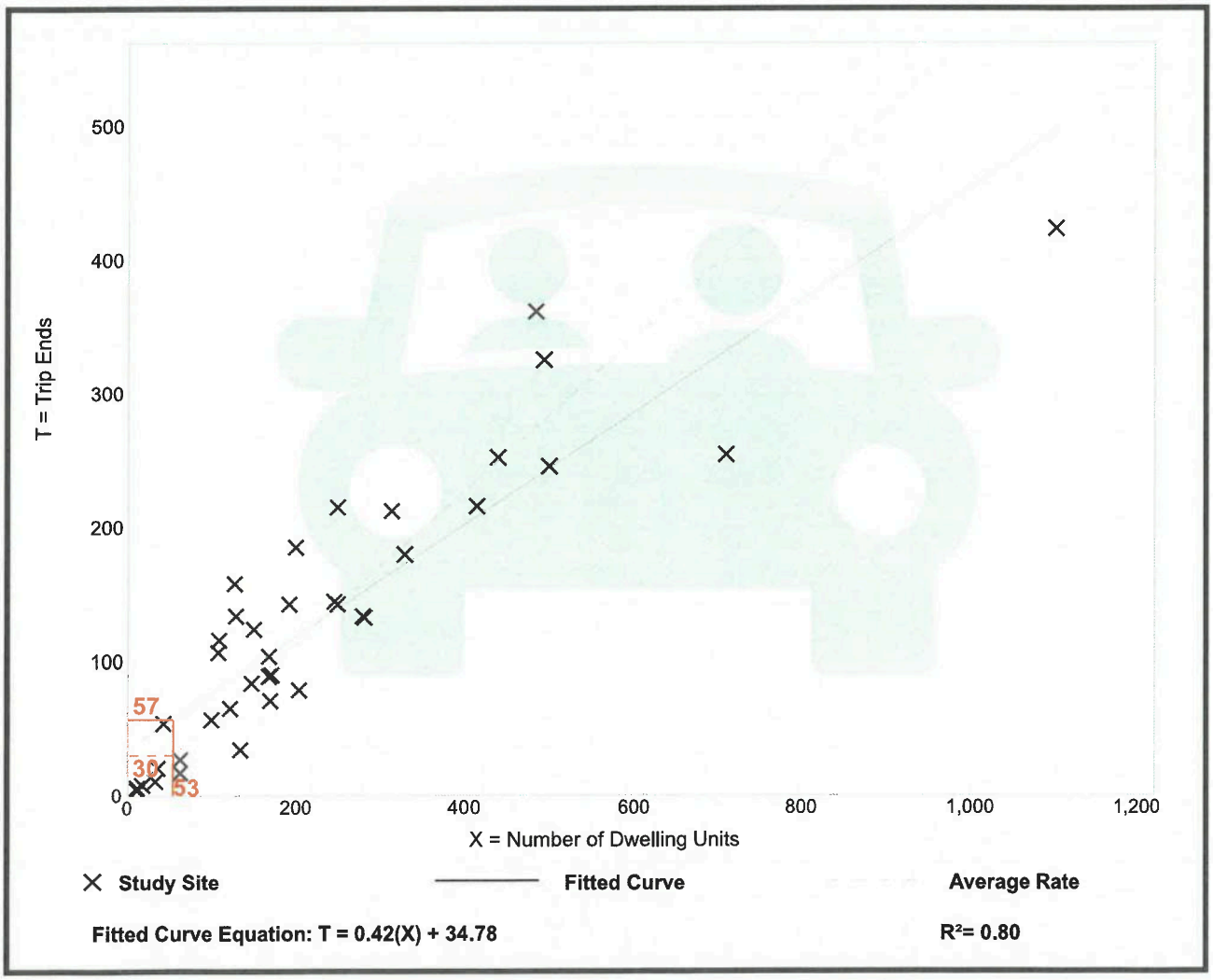
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 38
Avg. Num. of Dwelling Units: 231
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.25 - 1.26	0.20

Data Plot and Equation



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Saturday, Peak Hour of Generator**

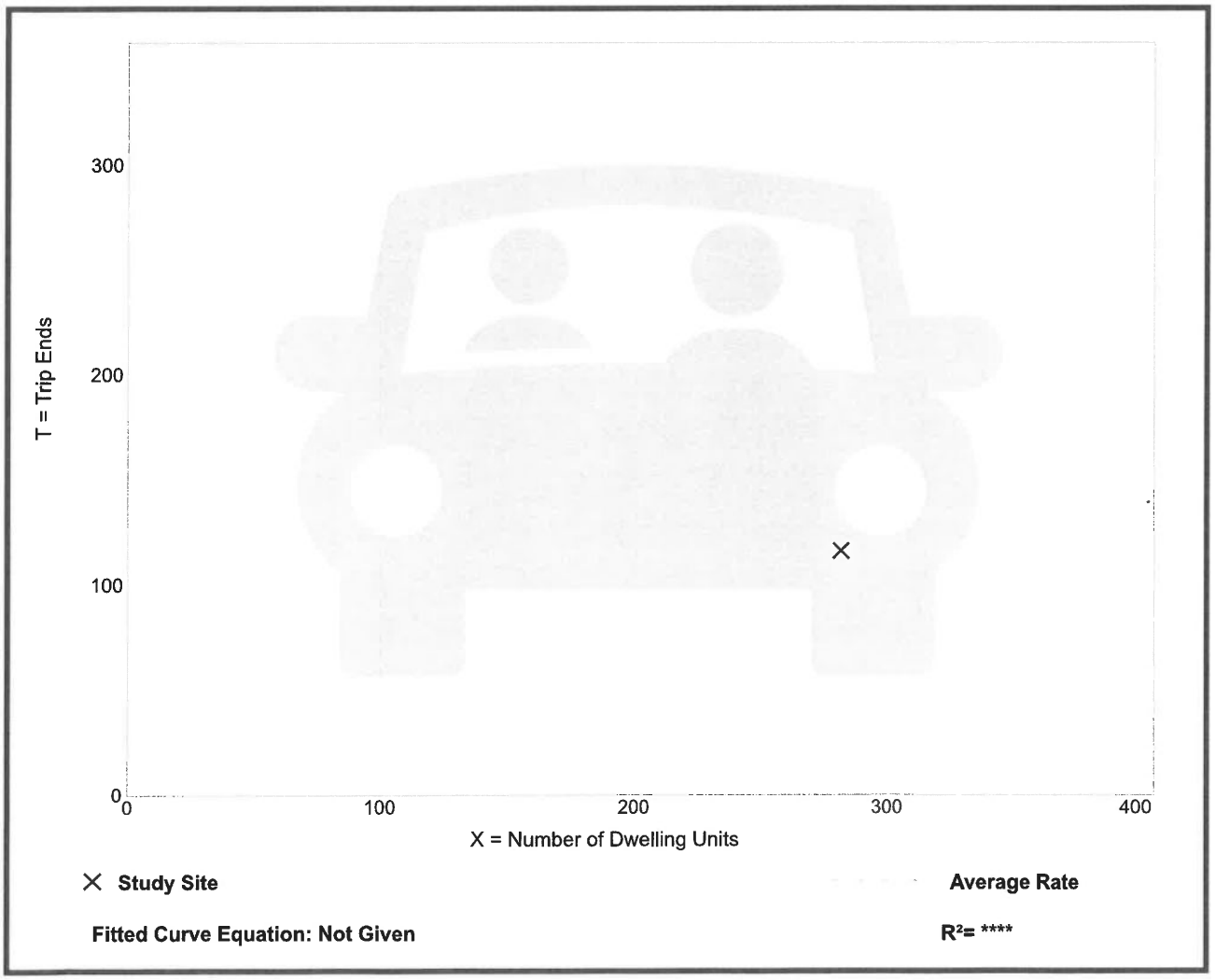
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. Num. of Dwelling Units: 282
Directional Distribution: Not Available

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.41 - 0.41	*

Data Plot and Equation

Caution – Small Sample Size



Attachment B

Signal Timings

Station : 117 - Main @ Academy (Standard File)

Phase [1.1.1]

	ϕ1	ϕ2 (NT)	ϕ3	ϕ4 (EL)	ϕ5 (NL)	ϕ6 (ST)	ϕ7	ϕ8	ϕ9	ϕ10	ϕ11	ϕ12	ϕ13	ϕ14	ϕ15	ϕ16
Walk	0	5	0	5	15	5	0	0	0	0	0	0	0	0	0	0
Ped Clearance	0	13	0	15	0	18	0	0	0	0	0	0	0	0	0	0
Min Green	0	5	0	5	5	5	0	0	0	0	0	0	0	0	0	0
Passage	0	3	0	3	3	3	0	0	0	0	0	0	0	0	0	0
Max1	0	30	0	10	10	20	0	0	0	0	0	0	0	0	0	0
Max2	0	30	0	10	10	20	0	0	0	0	0	0	0	0	0	0
Yellow	3	3	3	3	3	3	3	3	0	0	0	0	0	0	0	0
Red	0	2.5	0	2.5	2.5	2.5	2	2	0	0	0	0	0	0	0	0
Red Revert	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Added Initial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Max Initial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time Before Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Before Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reduce By	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dynamic Max Limit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dynamic Max Step	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Enable		ON		ON	ON	ON										
Auto Entry				ON				ON								
Auto Exit		ON				ON										
Non Act1																
Non Act2																
Lock Call									ON	ON	ON	ON	ON	ON	ON	ON
Min Recall																
Max Recall																
Ped Recall																
Soft Recall		ON				ON										
Dual Entry		ON		ON		ON		ON								
Sim Gap Enable		ON		ON		ON		ON								
Guar Passage																
Rest In Walk																
Cond Service																
Add Init Calc																

Close Loop Active	OFF

Prepared By **System**	Date Implemented
Reviewed By	Approved By

AVCOG Timing Sheet 9/25/2024 3:50:04 PM

Station : 117 - Main @ Academy (Standard File)

PreemptionTimes[3.1]/Phases[3.2]/Options[3.3]/Times+[3.4]

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Flash	ON	ON	ON	ON	ON	ON
Override Higher	ON	ON	ON	ON	ON	ON
Flash Dwell				ON	ON	ON
Link	0	0	0	0	0	0
Delay	0	0	0	0	0	0
Min Duration	10	10	10	0	0	0
Min Green	10	10	10	0	0	0
Min Walk	0	0	0	0	0	0
Ped Clear	255	255	255	0	0	0
Track Green	0	0	0	0	0	0

Low Priority Preempt [3]

Preempt	7	8	9	10
Min	0	0	0	0
Max	0	0	0	0
Type				
Platoon Rx				
Cond Lockout				
Coord in Preempt				
Platoon Tx				
Lock				
Begin Mode	SKIP	SKIP	SKIP	SKIP
Priority P1	0	0	0	0
Priority P2	0	0	0	0
Priority P3	0	0	0	0

Min Dwell	10	10	10	0	0	0
Max Presence	120	120	120	0	0	0
Track R1	0	0	0	0	0	0
Track R2	0	0	0	0	0	0
Track R3	0	0	0	0	0	0
Track R4	0	0	0	0	0	0
Dwell P1	4	6	2	0	0	0
Dwell P2	0	0	5	0	0	0
Dwell P3	0	0	0	0	0	0
Dwell P4	0	0	0	0	0	0
Exit R1	2	2	2	0	0	0
Exit R2	6	6	6	0	0	0
Exit R3	0	0	0	0	0	0
Exit R4	0	0	0	0	0	0
Enable	ON	ON	ON			
Type	EMERG	EMERG	EMERG	EMERG	EMERG	EMERG
Skip Track						
Track Over 1	0	0	0	0	0	0
Track Over 2	0	0	0	0	0	0
Track Over 3	0	0	0	0	0	0
Track Over 4	0	0	0	0	0	0
Ped Clear	0	0	0	0	0	0
Yellow	0	0	0	0	0	0
Red	0	0	0	0	0	0

Priority P4	0	0	0	0
Max Lockout	0	0	0	0
Ext Dwell	0	0	0	0
Ant Arrival	0	0	0	0
Max Grn 1	0	0	0	0
Max Grn 2	0	0	0	0
Max Grn 3	0	0	0	0
Max Grn 4	0	0	0	0
Max Grn 5	0	0	0	0
Max Grn 6	0	0	0	0
Max Grn 7	0	0	0	0
Max Grn 8	0	0	0	0
Max Grn 9	0	0	0	0
Max Grn 10	0	0	0	0
Max Grn 11	0	0	0	0
Max Grn 12	0	0	0	0
Max Grn 13	0	0	0	0
Max Grn 14	0	0	0	0
Max Grn 15	0	0	0	0
Max Grn 16	0	0	0	0
Headway Group				
Queue Jump				
Headway Time	0	0	0	0
TX Time	0	0	0	0
PP Hold Time	0	0	0	0
PP Tx Phase 1	0	0	0	0
PP Tx Phase 2	0	0	0	0
PP Tx Phase 3	0	0	0	0
PP Tx Phase 4	0	0	0	0

Overlap Program Parameters [1.5.2.1]

Overlap	Included Phases								Modifer Phases								Type	Green	Yellow	Red
Overlap 1	4	5															NORMAL		3	2
Overlap 2	4	6															NORMAL		3.5	1.5
Overlap 3																	NORMAL		3.5	1.5
Overlap 4																	NORMAL		3.5	1.5
Overlap 5																	NORMAL		3.5	1.5
Overlap 6																	NORMAL		3.5	1.5
Overlap 7																	NORMAL		3.5	1.5
Overlap 8																	NORMAL		3.5	1.5
Overlap 9																	NORMAL		3.5	1.5
Overlap 10																	NORMAL		3.5	1.5
Overlap 11																	NORMAL		3.5	1.5
Overlap 12																	NORMAL		3.5	1.5
Overlap 13																	NORMAL		3.5	1.5
Overlap 14																	NORMAL		3.5	1.5
Overlap 15																	NORMAL		3.5	1.5
Overlap 16																	NORMAL		3.5	1.5

Station : 117 - Main @ Academy (Standard File)

Coordination, Pattern 1-16 [2.4]

Pattern	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle Time	100	100														
Offset Time	1	1														
Split Number	1	2														
Seq Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Short	10	10														
Long	24	24	17	17	17	17	17	17	17	17	17	17	17	17	17	17
Offset	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN

Coordination, Pattern 17-32 [2.4]

Pattern	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Cycle Time																
Offset Time																
Split Number																
Seq Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Short																
Long	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17
Offset	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN	BEGGRN

Coordination, Splits [2.7.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1-Time		27		73		27	26	47								
1-Mode	NON	NON	NON	NON	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON
1-Coord-Ph								ON								
2-Time		32		68		32	26	42								
2-Mode	NON	NON	NON	NON	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON
2-Coord-Ph								ON								
3-Time																
3-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
3-Coord-Ph																
4-Time																
4-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
4-Coord-Ph																
5-Time																
5-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
5-Coord-Ph																
6-Time																
6-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
6-Coord-Ph																
7-Time																
7-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
7-Coord-Ph																
8-Time																
8-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
8-Coord-Ph																
9-Time																
9-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
9-Coord-Ph																
10-Time																
10-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
10-Coord-Ph																
11-Time																
11-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
11-Coord-Ph																
12-Time																
12-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
12-Coord-Ph																
13-Time																
13-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
13-Coord-Ph																
14-Time																
14-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
14-Coord-Ph																
15-Time																
15-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
15-Coord-Ph																
16-Time																
16-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
16-Coord-Ph																
17-Time																
17-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
17-Coord-Ph																
18-Time																
18-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
18-Coord-Ph																
19-Time																
19-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
19-Coord-Ph																
20-Time																
20-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
20-Coord-Ph																

21-Time																
21-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
21-Coord-Ph																
22-Time																
22-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
22-Coord-Ph																
23-Time																
23-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
23-Coord-Ph																
24-Time																
24-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
24-Coord-Ph																
25-Time																
25-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
25-Coord-Ph																
26-Time																
26-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
26-Coord-Ph																
27-Time																
27-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
27-Coord-Ph																
28-Time																
28-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
28-Coord-Ph																
29-Time																
29-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
29-Coord-Ph																
30-Time																
30-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
30-Coord-Ph																
31-Time																
31-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
31-Coord-Ph																
32-Time																
32-Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
32-Coord-Ph																

Station : 117 - Main @ Academy (Standard File)

TB Coor, Advanced Scheduler [4.3]

	Month											Day of Week							Day of Month										1										2										3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1	1	1						1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
3																																																	1
4																																																		1
5																																																		1
6																																																		1
7																																																		1
8																																																		1
9																																																		1
10																																																		1
11																																																		1
12																																																		1
13																																																		1
14																																																		1
15																																																		1
16																																																		1
17																																																		1
18																																																		1
19																																																		1
20																																																		1
21																																																		1
22																																																		1
23																																																		1
24																																																		1

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**EASY**															
		54	254																							
7		1	1	100	1	1	1	10	24			27		73		27	26	47								
13		2	2	100	1	2	1	10	24			32		68		32	26	42								
19		54	254																							
Day Plan 2											**EASY**															
		54	254																							
10		1	1	100	1	1	1	10	24			27		73		27	26	47								
18		54	254																							

Station : 117 - Main @ Academy (Standard File)

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 3											**EASY**															
Day Plan 4											**EASY**															

Ring Sequence [1.2.4]

Ring	P1	P2	P3	P4	P5	P6	P7	P8
Table : 1 Ring 1	1	2	3	4				
Table : 1 Ring 2	5	6	7	8				
Table : 1 Ring 3								
Table : 1 Ring 4								
Table : 2 Ring 1	1	2	3	4				
Table : 2 Ring 2	5	6	7	8				
Table : 2 Ring 3								
Table : 2 Ring 4								
Table : 3 Ring 1	3	4	1	2				
Table : 3 Ring 2	7	8	5	6				
Table : 3 Ring 3								
Table : 3 Ring 4								
Table : 4 Ring 1	3	4	1	2				
Table : 4 Ring 2	7	8	5	6				
Table : 4 Ring 3								
Table : 4 Ring 4								
Table : 5 Ring 1	3	4	1	2				
Table : 5 Ring 2	7	8	5	6				
Table : 5 Ring 3								
Table : 5 Ring 4								
Table : 6 Ring 1	3	4	1	2				
Table : 6 Ring 2	7	8	5	6				
Table : 6 Ring 3								
Table : 6 Ring 4								
Table : 7 Ring 1	3	4	1	2				
Table : 7 Ring 2	7	8	5	6				
Table : 7 Ring 3								
Table : 7 Ring 4								
Table : 8 Ring 1	3	4	1	2				
Table : 8 Ring 2	7	8	5	6				
Table : 8 Ring 3								
Table : 8 Ring 4								
Table : 9 Ring 1	3	4	1	2				
Table : 9 Ring 2	7	8	5	6				
Table : 9 Ring 3								
Table : 9 Ring 4								
Table : 10 Ring 1	3	4	1	2				
Table : 10 Ring 2	7	8	5	6				
Table : 10 Ring 3								
Table : 10 Ring 4								
Table : 11 Ring 1	3	4	1	2				
Table : 11 Ring 2	7	8	5	6				

Table : 11 Ring 3								
Table : 11 Ring 4								
Table : 12 Ring 1	3	4	1	2				
Table : 12 Ring 2	7	8	5	6				
Table : 12 Ring 3								
Table : 12 Ring 4								
Table : 13 Ring 1	3	4	1	2				
Table : 13 Ring 2	7	8	5	6				
Table : 13 Ring 3								
Table : 13 Ring 4								
Table : 14 Ring 1	3	4	1	2				
Table : 14 Ring 2	7	8	5	6				
Table : 14 Ring 3								
Table : 14 Ring 4								
Table : 15 Ring 1	3	4	1	2				
Table : 15 Ring 2	7	8	5	6				
Table : 15 Ring 3								
Table : 15 Ring 4								
Table : 16 Ring 1	3	4	1	2				
Table : 16 Ring 2	7	8	5	6				
Table : 16 Ring 3								
Table : 16 Ring 4								

Channels/SDLC+, IO Logic [1.8.7]

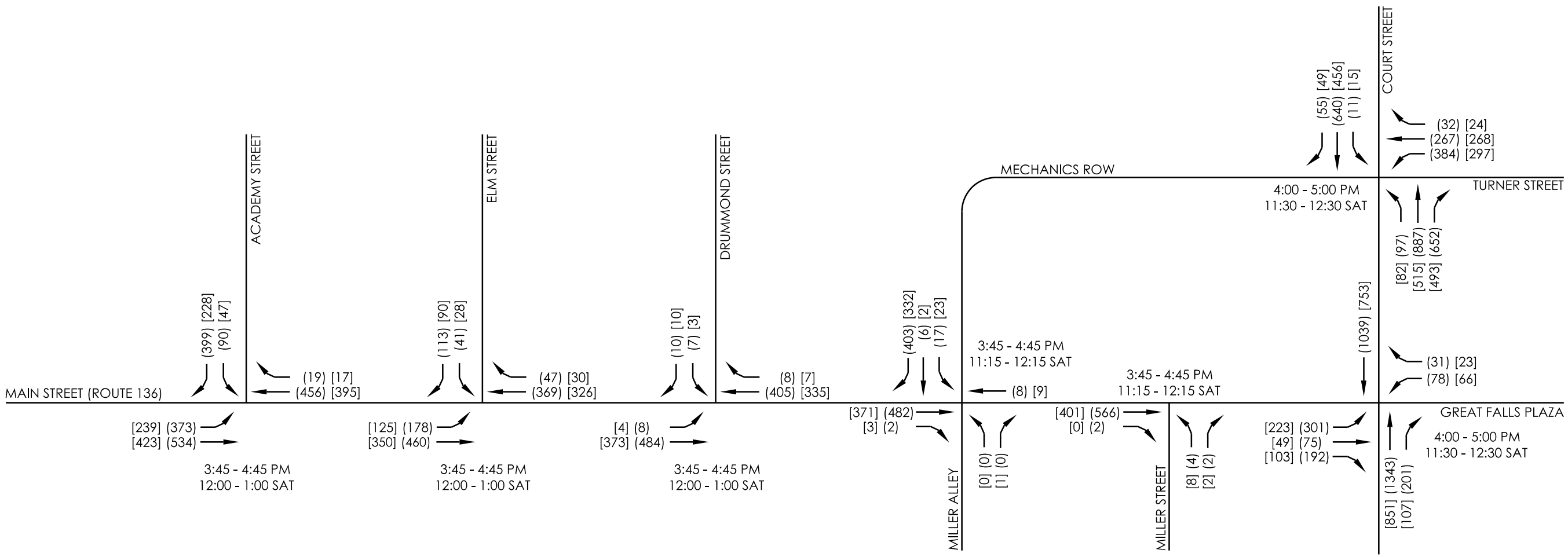
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**
Result	0	0	0	0	0	0	0	0	0	0
Operand 1 Result	I	I	I	I	I	I	I	I	I	I
Operand 1 IO	I	I	I	I	I	I	I	I	I	I
Operand 1 Invert	-	-	-	-	-	-	-	-	-	-
Operand 1	0	0	0	0	0	0	0	0	0	0
Operator 2 Function	----	----	----	----	----	----	----	----	----	----
Operand 2 IO	I	I	I	I	I	I	I	I	I	I
Operand 2 Invert	-	-	-	-	-	-	-	-	-	-
Operand 2	0	0	0	0	0	0	0	0	0	0
Operator 3 Function	----	----	----	----	----	----	----	----	----	----
Operand 3 IO	I	I	I	I	I	I	I	I	I	I
Operand 3 Invert	-	-	-	-	-	-	-	-	-	-
Operand 3	0	0	0	0	0	0	0	0	0	0
Time Operator	DLY	DLY	DLY	DLY	DLY	DLY	DLY	DLY	DLY	DLY
Time	0	0	0	0	0	0	0	0	0	0

User Comments:

Attachment C

Traffic Volumes

NOTES:
1. VOLUMES COLLECTED ON NOVEMBER 10, 2022 AND AND NOVEMBER 12, 2022 AND WERE ADJUSTED TO 30TH HIGHEST HOUR USING 2022 MAINEDOT WEEKLY GROUP MEAN FACTORS FOR A GROUP I ROADWAY: 0.96/0.87 = 1.10



(PM PEAK HOUR)
[SAT PEAK HOUR]

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

2022 BACKGROUND VOLUMES
186 MAIN STREET

LOCATION:
186 MAIN STREET
AUBURN, MAINE

FOR:
JCS 18, LLC
20 MECHANIC STREET
GORHAM, MAINE 04038

SCALE: N.T.S

DATE: 12/14/22

SHEET: 1 OF 5

Attachment D

Crash History


AUBURN
LEWIST
DRUMMOND ST
VINE ST
ELM ST
ACADEMY ST
MAIN ST
SPRING ST
PLEASANT ST
MYRTLE ST
HIGH ST
MILLER ST
WATER ST
RAILROAD AVE
LINCOLN STREET ALY
HINES ALY
BEECH ST
OXFORD ST
LINCOLN ST
RIVER ST
NEWBURY ST
LAUREL AVE
HUTCHINS ST
WASHINGTON ST N
DANA AVE
CUSHMAN PL
RIVERWALK TER
MECHANICS ROW
Androscoggin River
Little Androscoggin River
Scale: 1:4500
300ft

Maine Department Of Transportation - Office of Safety, Crash Records Section

Crash Summary Report

Report Selections and Input Parameters

REPORT SELECTIONS

☑ Crash Summary I ☐ Section Detail ☑ Crash Summary II ☐ 1320 Public ☐ 1320 Private ☐ 1320 Summary

REPORT DESCRIPTION

Auburn
Main St,High St,Myrtle St,Acamedy St,Elm St,Maple St,Vine St area

REPORT PARAMETERS

Year 2021, Start Month 1 through Year 2023 End Month: 12

Route: **0110447**	Start Node: **2483**	Start Offset: **0**	☐ **Exclude First Node**
	End Node: **3274**	End Offset: **0**	☐ **Exclude Last Node**
Route: **0110243**	Start Node: **2470**	Start Offset: **0**	☐ **Exclude First Node**
	End Node: **2482**	End Offset: **0**	☐ **Exclude Last Node**
Route: **0110115**	Start Node: **2485**	Start Offset: **0**	☐ **Exclude First Node**
	End Node: **3273**	End Offset: **0**	☐ **Exclude Last Node**
Route: **0110001**	Start Node: **2485**	Start Offset: **0**	☑ **Exclude First Node**
	End Node: **3272**	End Offset: **0**	☐ **Exclude Last Node**
Route: **0110315**	Start Node: **2470**	Start Offset: **0**	☑ **Exclude First Node**
	End Node: **2471**	End Offset: **0**	☑ **Exclude Last Node**
Route: **0110274**	Start Node: **2484**	Start Offset: **0**	☑ **Exclude First Node**
	End Node: **2486**	End Offset: **0**	☑ **Exclude Last Node**
Route: **0110181**	Start Node: **2483**	Start Offset: **0**	☑ **Exclude First Node**
	End Node: **2482**	End Offset: **0**	☑ **Exclude Last Node**
Route: **0110181**	Start Node: **2482**	Start Offset: **0**	☑ **Exclude First Node**
	End Node: **2481**	End Offset: **0**	☑ **Exclude Last Node**
Route: **0110181**	Start Node: **2481**	Start Offset: **0**	☑ **Exclude First Node**
	End Node: **5011**	End Offset: **0**	☑ **Exclude Last Node**
Route: **0136X**	Start Node: **3273**	Start Offset: **0**	☑ **Exclude First Node**
	End Node: **3274**	End Offset: **0**	☑ **Exclude Last Node**
Route: **0136X**	Start Node: **3272**	Start Offset: **0**	☑ **Exclude First Node**

Crash Summary Report

Report Selections and Input Parameters

REPORT SELECTIONS

☑ Crash Summary I ☐ Section Detail ☑ Crash Summary II ☐ 1320 Public ☐ 1320 Private ☐ 1320 Summary

REPORT DESCRIPTION

Auburn
Main St,High St,Myrtle St,Acamedy St,Elm St,Maple St,Vine St area

REPORT PARAMETERS

Year 2021, Start Month 1 through Year 2023 End Month: 12

	End Node: **3273**	End Offset: **0**	☑ **Exclude Last Node**
Route: **0136X**	Start Node: **3271**	Start Offset: **0**	☐ **Exclude First Node**
	End Node: **3272**	End Offset: **0**	☑ **Exclude Last Node**

Crash Summary I

Nodes

Node	Route - MP	Node Description	U/R	Total Crashes	Injury Crashes K	A	B	C	PD	Percent Injury	Annual M Ent-Veh	Crash Rate	Critical Rate	CRF
2483	0110447 - 0	0104251 AUB,VINE ST,HIGH ST	2	0	0	0	0	0	0	0.0	0.397	0.00	0.56	0.00
												Statewide Crash Rate:	0.13	
3274	0110447 - 0.10	Int of MAIN ST VINE ST	2	0	0	0	0	0	0	0.0	2.408	0.00	0.45	0.00
												Statewide Crash Rate:	0.15	
2470	0110243 - 0	Int of MAPLE ST PLEASANT ST	2	0	0	0	0	0	0	0.0	0.236	0.00	0.53	0.00
												Statewide Crash Rate:	0.13	
2482	0110243 - 0.06	Int of HIGH ST MAPLE ST	2	0	0	0	0	0	0	0.0	0.429	0.00	0.56	0.00
												Statewide Crash Rate:	0.13	
A2485	0110115 - 0.10	Int of ACADEMY ST ELM ST	2	0	0	0	0	0	0	0.0	0.000	0.00	0.00	0.00
												Statewide Crash Rate:	0.15	
P2471	0110115 - 0.11	Int of ELM ST, PLEASANT ST	2	1	0	0	0	1	0	100.0	1.457	0.23	0.51	0.00
												Statewide Crash Rate:	0.15	
2484	0110115 - 0.14	Int of ELM ST MYRTLE ST	2	0	0	0	0	0	0	0.0	1.124	0.00	0.54	0.00
												Statewide Crash Rate:	0.15	
2481	0110115 - 0.17	Int of ELM ST HIGH ST	2	11	0	0	0	4	7	36.4	1.543	2.38	0.51	4.70
												Statewide Crash Rate:	0.15	
3273	0110115 - 0.27	Int of ELM ST MAIN ST	2	2	0	0	0	1	1	50.0	3.624	0.18	0.41	0.00
												Statewide Crash Rate:	0.15	
2486	0110001 - 0.11	Int of ACADEMY ST MYRTLE ST	2	0	0	0	0	0	0	0.0	0.189	0.00	0.48	0.00
												Statewide Crash Rate:	0.13	
5011	0110001 - 0.14	Int of ACADEMY ST HIGH ST	2	7	0	0	0	2	5	28.6	3.351	0.70	0.37	1.87
												Statewide Crash Rate:	0.13	
3272	0110001 - 0.26	Int of ACADEMY ST MAIN ST	9	12	0	0	0	1	11	8.3	5.889	0.68	1.20	0.00
												Statewide Crash Rate:	0.71	
3271	0136X - 18.64	Int of MAIN ST NEWBURY ST	2	6	0	0	1	0	5	16.7	5.538	0.36	0.33	1.10
												Statewide Crash Rate:	0.13	
Study Years:	3.00	**NODE TOTALS:**		39	0	0	1	9	29	25.6	26.185	0.50	0.41	1.20

Crash Summary I

Sections

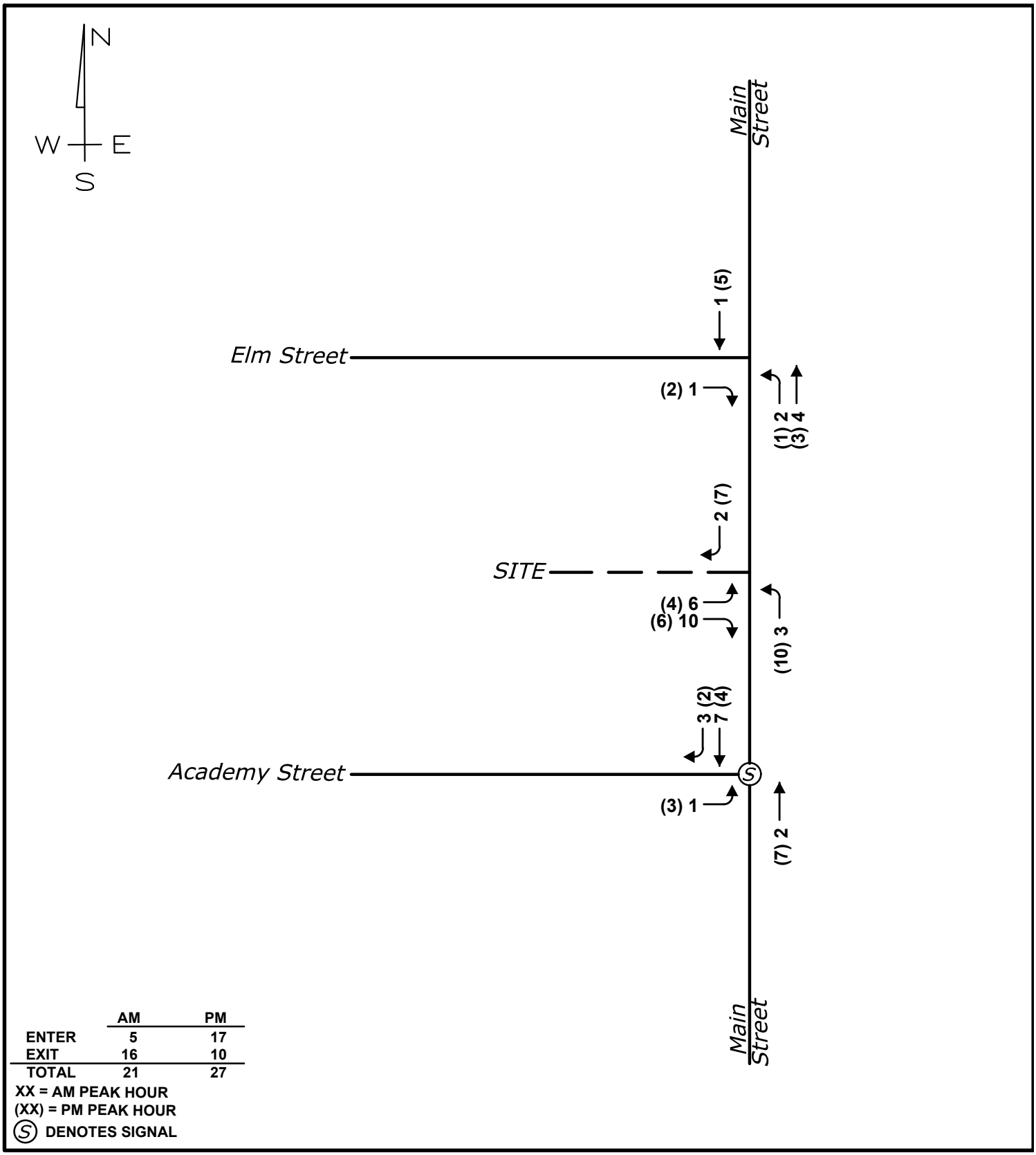
Start Node	End Node	Element	Offset Begin - End	Route - MP	Section Length	U/R	Total Crashes	Injury Crashes K	A	B	C	PD	Percent Injury	Annual HMVM	Crash Rate	Critical Rate	CRF
2483	3274	174261	0 - 0.10	0110447 - 0	0.10	2	0	0	0	0	0	0	0.0	0.00009	0.00	1519.10	0.00
0104251 AUB,VINE ST,HIGH ST				RD INV 01 10447											Statewide Crash Rate: 370.63		
2470	2482	5083880	0 - 0.06	0110243 - 0	0.06	2	1	0	0	0	0	1	0.0	0.00002	21437.61	-3087.04	0.00
Int of MAPLE ST PLEASANT ST				RD INV 01 10243											Statewide Crash Rate: 370.63		
2471	2485	3121684	0 - 0.01	0110115 - 0.10	0.01	2	0	0	0	0	0	0	0.0	0.00013	0.00	815.93	0.00
Int of ELM ST, PLEASANT ST				RD INV 01 10115											Statewide Crash Rate: 209.27		
2471	2484	3120078	0 - 0.03	0110115 - 0.11	0.03	2	0	0	0	0	0	0	0.0	0.00033	0.00	888.54	0.00
Int of ELM ST, PLEASANT ST				RD INV 01 10115											Statewide Crash Rate: 209.27		
2481	2484	3130379	0 - 0.03	0110115 - 0.14	0.03	2	0	0	0	0	0	0	0.0	0.00033	0.00	887.93	0.00
Int of ELM ST HIGH ST				RD INV 01 10115											Statewide Crash Rate: 209.27		
2481	3273	3131292	0 - 0.10	0110115 - 0.17	0.10	2	0	0	0	0	0	0	0.0	0.00119	0.00	692.91	0.00
Int of ELM ST HIGH ST				RD INV 01 10115											Statewide Crash Rate: 209.27		
2485	2486	5083878	0 - 0.11	0110001 - 0	0.11	2	0	0	0	0	0	0	0.0	0.00014	0.00	1599.31	0.00
Int of ACADEMY ST ELM ST				RD INV 01 10001											Statewide Crash Rate: 370.63		
2486	5011	5083879	0 - 0.03	0110001 - 0.11	0.03	2	0	0	0	0	0	0	0.0	0.00006	0.00	1321.49	0.00
Int of ACADEMY ST MYRTLE ST				RD INV 01 10001											Statewide Crash Rate: 370.63		
3272	5011	3104160	0 - 0.12	0110001 - 0.14	0.12	2	0	0	0	0	0	0	0.0	0.00334	0.00	508.32	0.00
Int of ACADEMY ST MAIN ST				RD INV 01 10001											Statewide Crash Rate: 197.05		
2470	2471	174236	0 - 0.03	0110315 - 0.38	0.03	2	0	0	0	0	0	0	0.0	0.00006	0.00	1229.99	0.00
Int of MAPLE ST PLEASANT ST				RD INV 01 10315											Statewide Crash Rate: 370.63		
2484	2486	5083877	0 - 0.08	0110274 - 0	0.08	2	0	0	0	0	0	0	0.0	0.00003	0.00	233.81	0.00
Int of ELM ST MYRTLE ST				RD INV 01 10274											Statewide Crash Rate: 370.63		
2482	2483	174260	0 - 0.03	0110181 - 0.21	0.03	2	1	0	0	0	0	1	0.0	0.00012	2725.28	1596.93	1.71
Int of HIGH ST MAPLE ST				RD INV 01 10181											Statewide Crash Rate: 370.63		
2481	2482	174256	0 - 0.03	0110181 - 0.24	0.03	2	0	0	0	0	0	0	0.0	0.00013	0.00	1599.00	0.00
Int of ELM ST HIGH ST				RD INV 01 10181											Statewide Crash Rate: 370.63		
2481	5011	5083876	0 - 0.07	0110181 - 0.27	0.07	2	2	0	0	0	0	2	0.0	0.00026	2609.26	1509.58	1.73
Int of ELM ST HIGH ST				RD INV 01 10181											Statewide Crash Rate: 370.63		
3273	3274	3104161	0 - 0.06	0136X - 18.80	0.06	2	1	0	0	0	0	1	0.0	0.00155	215.07	648.24	0.00
Int of ELM ST MAIN ST				ST RTE 136											Statewide Crash Rate: 209.27		
3272	3273	3131309	0 - 0.07	0136X - 18.73	0.07	2	2	0	0	0	0	2	0.0	0.00243	274.08	576.99	0.00
Int of ACADEMY ST MAIN ST				ST RTE 136											Statewide Crash Rate: 209.27		
3271	3272	3120476	0 - 0.09	0136X - 18.64	0.09	2	3	0	0	0	1	2	33.3	0.00497	201.33	459.73	0.00
Int of MAIN ST NEWBURY ST				ST RTE 136											Statewide Crash Rate: 197.05		
Study Years: 3.00				**Section Totals:**	1.05		10	0	0	0	1	9	10.0	0.01517	219.66	377.03	0.58
				Grand Totals:	1.05		49	0	0	1	10	38	22.4	0.01517	1076.34	513.67	2.10

Attachment E

Trip Distribution

TRIP DISTRIBUTION

Figure No. 1



	AM	PM
ENTER	5	17
EXIT	16	10
TOTAL	21	27

XX = AM PEAK HOUR
(XX) = PM PEAK HOUR
(S) DENOTES SIGNAL

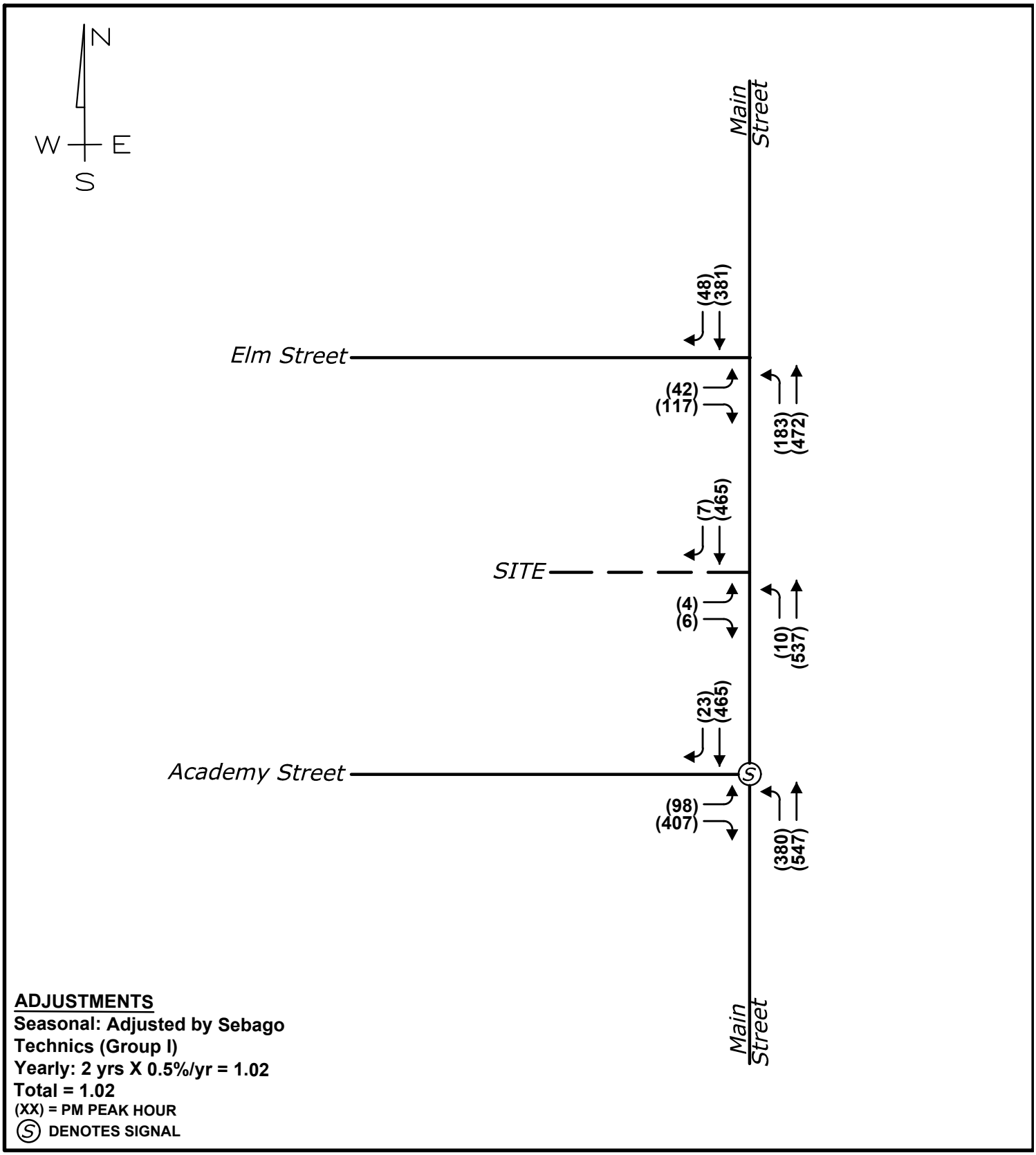
ACADEMY STREET RESIDENTIAL DEVELOPMENT
AUBURN, MAINE

Design: KJB Scale: NONE
Draft: KJB Date: 9/25/2024
Checked: RED File Name: Figure Set.dwg

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CAPACITY ANALYSIS

Figure No. 2



ADJUSTMENTS
Seasonal: Adjusted by Sebago Technics (Group I)
Yearly: 2 yrs X 0.5%/yr = 1.02
Total = 1.02
(XX) = PM PEAK HOUR
(S) DENOTES SIGNAL

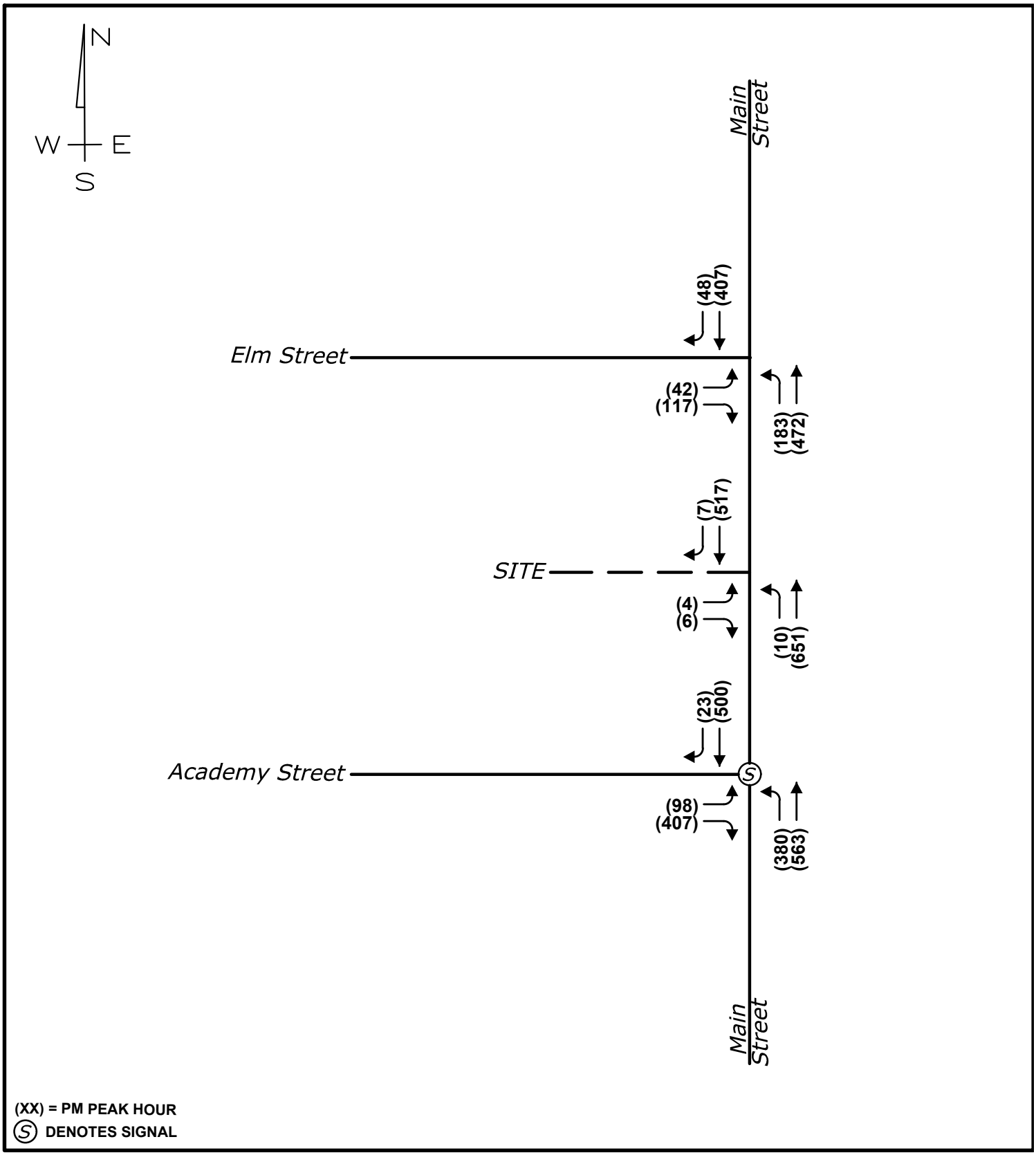
ACADEMY STREET RESIDENTIAL DEVELOPMENT
AUBURN, MAINE

Design:	KJB	Scale:	NONE
Draft:	KJB	Date:	9/25/2024
Checked:	RED	File Name:	Figure Set.dwg

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CAPACITY ANALYSIS BALANCED

Figure No. 3



ACADEMY STREET RESIDENTIAL DEVELOPMENT
AUBURN, MAINE

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Draft:	KJB	Date:	9/25/2024
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Attachment F

Capacity Analysis

Summary of All Intervals

Run Number	1	2	3	4	5	Avg
Start Time	3:30	3:30	3:30	3:30	3:30	3:30
End Time	4:35	4:35	4:35	4:35	4:35	4:35
Total Time (min)	65	65	65	65	65	65
Time Recorded (min)	60	60	60	60	60	60
# of Intervals	2	2	2	2	2	2
# of Recorded Intervals	1	1	1	1	1	1
Vehs Entered	2011	2155	2091	2092	2065	2083
Vehs Exited	2014	2155	2102	2091	2073	2087
Starting Vehs	31	30	36	24	36	32
Ending Vehs	28	30	25	25	28	25
Travel Distance (mi)	473	505	489	491	485	489
Travel Time (hr)	26.3	28.8	28.4	27.9	26.8	27.7
Total Delay (hr)	8.5	9.9	10.1	9.5	8.7	9.3
Total Stops	1324	1433	1453	1402	1337	1391
Fuel Used (gal)	20.5	21.9	21.6	21.4	20.8	21.3

Interval #0 Information Seeding

Start Time	3:30
End Time	3:35
Total Time (min)	5

Volumes adjusted by Growth Factors.

No data recorded this interval.

Interval #1 Information Recording

Start Time	3:35
End Time	4:35
Total Time (min)	60

Volumes adjusted by Growth Factors.

Run Number	1	2	3	4	5	Avg
Vehs Entered	2011	2155	2091	2092	2065	2083
Vehs Exited	2014	2155	2102	2091	2073	2087
Starting Vehs	31	30	36	24	36	32
Ending Vehs	28	30	25	25	28	25
Travel Distance (mi)	473	505	489	491	485	489
Travel Time (hr)	26.3	28.8	28.4	27.9	26.8	27.7
Total Delay (hr)	8.5	9.9	10.1	9.5	8.7	9.3
Total Stops	1324	1433	1453	1402	1337	1391
Fuel Used (gal)	20.5	21.9	21.6	21.4	20.8	21.3

3: Main Street & Academy Street Performance by approach

Approach	EB	NB	SB	All
Denied Del/Veh (s)	3.0	2.2	0.0	1.8
Total Del/Veh (s)	13.0	7.4	14.3	10.7

5: Main Street & Elm Street Performance by approach

Approach	EB	NB	SB	All
Denied Del/Veh (s)	3.0	0.0	0.4	0.5
Total Del/Veh (s)	11.4	1.6	1.4	2.8

7: Main Street & Site Drive Performance by approach

Approach	EB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	14.0	0.8	3.2	2.0

Total Network Performance

Denied Del/Veh (s)	2.1
Total Del/Veh (s)	13.9

Intersection: 3: Main Street & Academy Street

Movement	EB	EB	NB	NB	SB	SB
Directions Served	L	R	L	T	T	R
Maximum Queue (ft)	98	194	198	202	142	35
Average Queue (ft)	49	97	96	78	126	9
95th Queue (ft)	89	161	162	153	161	32
Link Distance (ft)	543			456	127	127
Upstream Blk Time (%)					12	
Queuing Penalty (veh)					30	
Storage Bay Dist (ft)		200	200			
Storage Blk Time (%)		0	0	0		
Queuing Penalty (veh)		0	1	0		

Intersection: 5: Main Street & Elm Street

Movement	EB	EB	NB	SB
Directions Served	L	R	L	TR
Maximum Queue (ft)	72	104	105	90
Average Queue (ft)	29	40	46	7
95th Queue (ft)	59	74	81	44
Link Distance (ft)	692		119	398
Upstream Blk Time (%)			0	
Queuing Penalty (veh)			1	
Storage Bay Dist (ft)		250		
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 7: Main Street & Site Drive

Movement	EB	NB	SB
Directions Served	LR	LT	TR
Maximum Queue (ft)	41	61	132
Average Queue (ft)	9	5	47
95th Queue (ft)	31	29	122
Link Distance (ft)	92	127	119
Upstream Blk Time (%)			2
Queuing Penalty (veh)			9
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

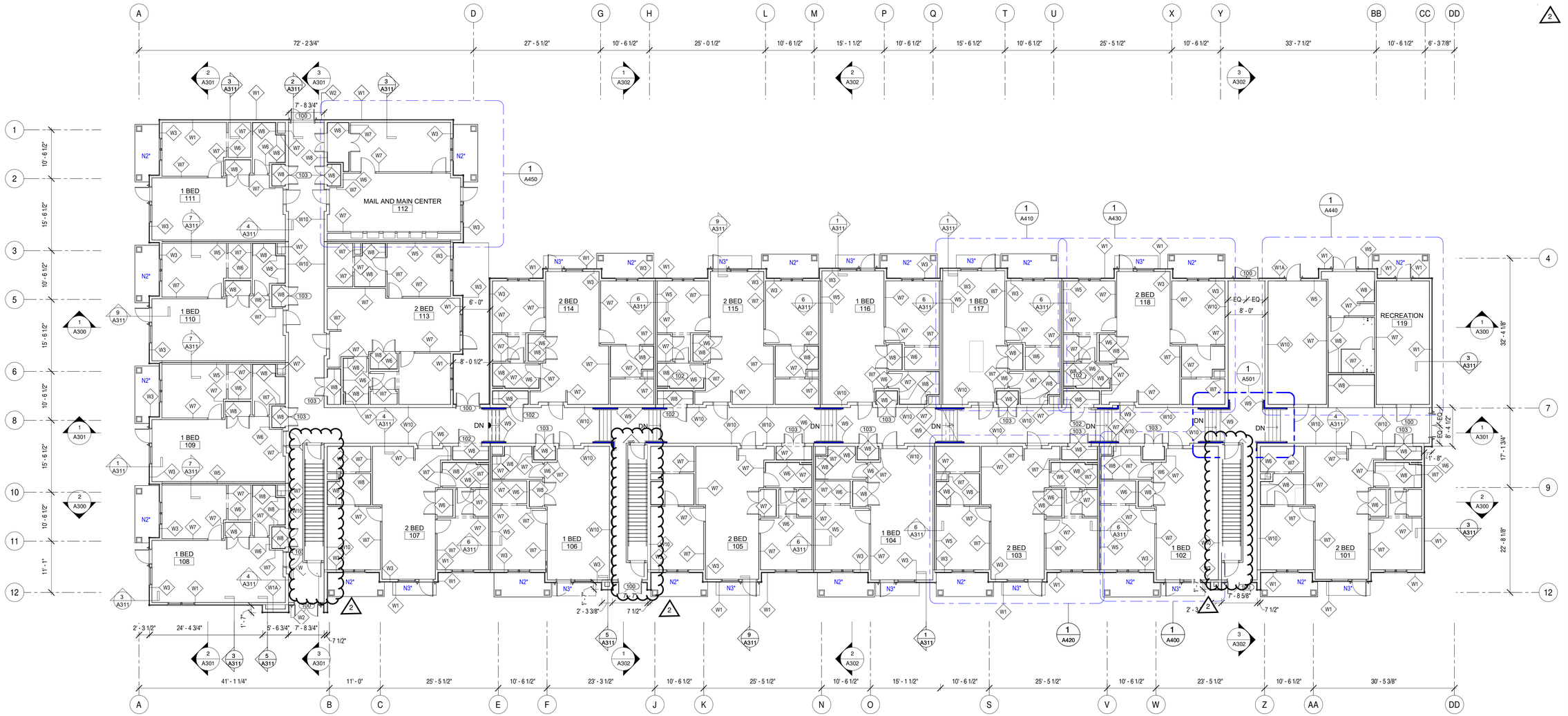
Network Summary

Network wide Queuing Penalty: 42

Intersection: 3: Main Street & Academy Street

Phase	2	4	5	6
Movement(s) Served	NBTL	EBL	NBL	SBT
Maximum Green (s)	39.0	10.0	11.5	22.0
Minimum Green (s)	5.0	5.0	5.0	5.0
Recall	None	None	None	None
Avg. Green (s)	0.1	8.0	-6.7	0.1
g/C Ratio	NA	NA	NA	NA
Cycles Skipped (%)	34	39	4	5
Cycles @ Minimum (%)	0	0	1	0
Cycles Maxed Out (%)	39	18	78	39
Cycles with Peds (%)	0	0	0	0

Controller Summary
Average Cycle Length (s): -4.9
Number of Complete Cycles : 77
Average All-Red Dwell (s): 0.2
Cycles with All-Red Dwell (%): 3

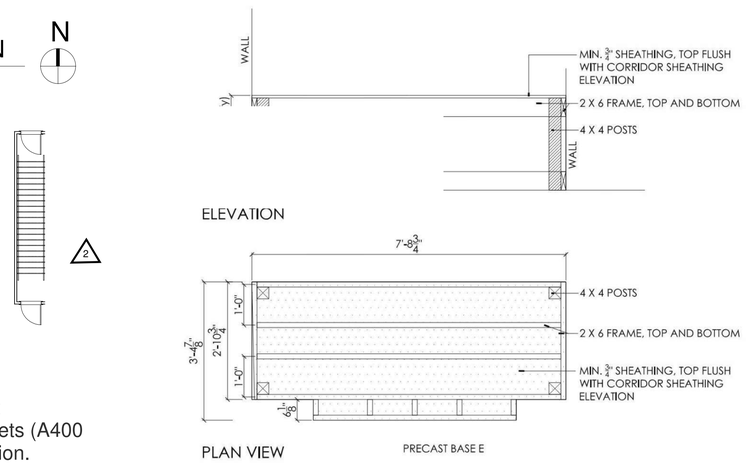


1 FIRST FLOOR PLAN

3/32" = 1'-0"

N

Note:
Floor plan illustrates overall unit assembly, refer to enlarged sheets (A400 series) for detailed unit information. Residential unit floor plans repeat throughout.



FALSE FLOOR PLATFORM - UTILITY CLOSET UNITS 118. 218, 318

SCALE: ¾" = 1'-0"

NOTES: REFER PLAN FOR TAG

N1* - HEAD PROTECTION RAILING UNDER THE STAIRS
N2* - BROOM FINISHED CONCRETE PATIOS ON ALL OF THE UNITS. COORDINATE WITH THE CIVIL AND DRAWINGS FOR FINAL DETIALS.N3* - SEE CIVIL DRAWINGS FOR FINAL PLACEMENT - ALIGN THEM WITH THE OVERHEAD CANOPY

GENERAL NOTES:

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9. ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT BUILDING CODE FIRE PREVENTION CODE.
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WALL TYPE LEGEND:

W1 - EXTERIOR WALL - (UL 305) - 5/8" GYP INTERIOR - WATER VAPOR MEMBRANE - 2 X 6 STUD FRAMING - CAVITY W/ R20 ROCKWOOL MINERAL WOOL INSULATION - EXTERIOR SHEATHING PER STRUCTURAL - 1" CONTINOUS INSULATION (PROVIDING MIN 3.8" R-VALUE) WATER RESISTANT MEMBRANE - THIN BRICK EXTERIOR FINISH INSTALLED PER MFG AND CODE REQUIREMENTS.

W2 - EXTERIOR WALL - (UL 305)- 5/8" GYP INTERIOR - WATER VAPOR MEMBRANE - 2 X 6 STUD FRAMING - CAVITY W/ R20 ROCKWOOL MINERAL WOOL INSULATION - EXTERIOR SHEATHING PER STRUCTURAL - 1" CONTINOUS INSULATION (PROVIDING MIN 3.8" R-VALUE) WATER RESISTANT MEMBRANE - THIN STONE EXTERIOR FINISH INSTALLED PER MFG AND CODE REQUIREMENTS.

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W4 - COORIDOR WALL - (UL 305) - 5/8" GYP INTERIOR - 2 X 6 STUD FRAMING - CAVITY W/ R19 SOUND BATT INSULATION - 5/8" GYP INTERIOR.

W5 - UNIT DIVIDER WALL - (UL 3350) - 5/8" GYP INTERIOR - 2 X 4 STUD FRAMING - CAVITY W/ R19 SOUND BATT INSULATION - 3/4" AIR GAP - 2 X 4 STUD FRAMING - 5/8" GYP INTERIOR.

W6 - 2 X 6 INTERIOR WALL - 5/8" GYP INTERIOR - 2 X 6 STUD FRAMING - 5/8" GYP INTERIOR. WHEN USED TO SEPARATE BEDROOM AND BATHROOM WALLS - R-11 SOUND BATTS ARE TO BE PLACED IN THE CAVITY.

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R1 - CEILING - (P 522) - TPO STYLE LOW SLOPE SYSTEM - R30 BATT INSULATION - 15/32" EXTERIOR STRUCUTRAL SHEATHING - SLOPED ROOF TRUSSES SPACED AND DESIGNED PER STRUCTURAL DRAWINGS - 25 GA RESILIENT CHANNELS SPACED 16" O.C. - 5/8" TYPE X GYP.

KEY HOSPITALITY INTERIORS PROCUREMENT OUTDOORS
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PONTE VEDRA BEACH, FL 32082
PH: 813.417.9901

AUBURN TOWN CENTER

261 MAIN STREET AND 15 ACADEMY STREET,
AUBURN, ME 04210

1ST FLOOR BUILDING DIMENSION PLAN

ISSUE FOR PERMIT SET

LICENSED ARCHITECT
JOSHUA BUONO
No. 4440
STATE OF MAINE
06.05.2025

DRAWN BY: DRAFTING TEAM
CHECKED BY: CG/JB

PLOT DATE:06.05.2025

REVISION

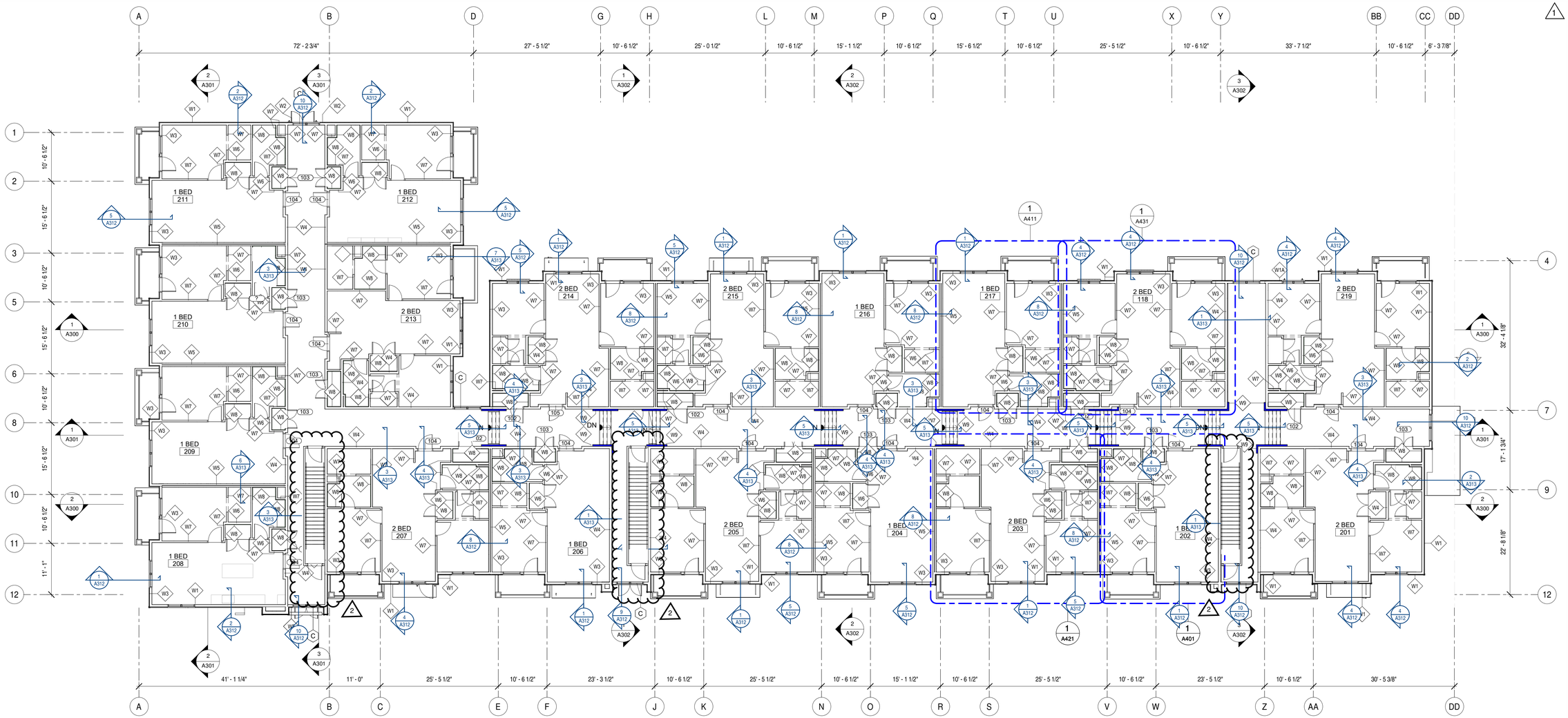
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SCALE:

PROJECT NO: A0.2

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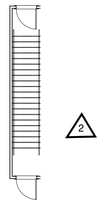


2 SECOND FLOOR PLAN

3/32" = 1'-0"

N

Note:
Floor plan illustrations how units assemble, refer to enlarged sheets (A400 Sheets) for detailed unit information. Residential Unit Floor plans repeat throughout.



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N1* - HEAD PROTECTION RAILING UNDER THE STAIRS
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W2 - EXTERIOR WALL - (UL 305)- 5/8" GYP INTERIOR - WATER VAPOR MEMBRANE - 2 X 6 STUD FRAMING - CAVITY W/ R20 ROCKWOOL MINERAL WOOL INSULATION - EXTERIOR SHEATHING PER STRUCTURAL - 1" CONTINOUS INSULATION (PROVIDING MIN 3.8" R-VALUE) WATER RESISTANT MEMBRANE - THIN STONE EXTERIOR FINISH INSTALLED PER MFG AND CODE REQUIREMENTS.

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W4 - COORIDOR WALL - (UL 305) - 5/8" GYP INTERIOR - 2 X 6 STUD FRAMING - CAVITY W/ R19 SOUND BATT INSULATION - 5/8" GYP INTERIOR.

W5 - UNIT DIVIDER WALL - (UL 3350) - 5/8" GYP INTERIOR - 2 X 4 STUD FRAMING - CAVITY W/ R19 SOUND BATT INSULATION - 3/4" AIR GAP - 2 X 4 STUD FRAMING - 5/8" GYP INTERIOR.

W6 - 2 X 6 INTERIOR WALL - 5/8" GYP INTERIOR - 2 X 6 STUD FRAMING - 5/8" GYP INTERIOR. WHEN USED TO SEPARATE BEDROOM AND BATHROOM WALLS - R-11 SOUND BATTS ARE TO BE PLACED IN THE CAVITY.

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R1 - CEILING - (P 522) - TPO STYLE LOW SLOPE SYSTEM - R30 BATT INSULATION - 15/32" EXTERIOR STRUCUTRAL SHEATHING - SLOPED ROOF TRUSSES SPACED AND DESIGNED PER STRUCTURAL DRAWINGS - 25 GA RESILIENT CHANNELS SPACED 16" O.C. - 5/8" TYPE X GYP.

KEY HOSPITALITY INTERIORS PROCUREMENT OUTDOORS
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ISLANDS ARCHITECTURE & DESIGN
73 ARUBA LANE
PONTE VEDRA BEACH, FL 32082
PH: 813.417.9901

AUBURN TOWN CENTER

261 MAIN STREET AND 15 ACADEMY STREET,
AUBURN, ME 04210

2ND FLOOR BUILDING DIMENSION PLAN

ISSUE FOR PERMIT SET

LICENSED ARCHITECT
JOSHUA BUONO
No. 4440
STATE OF MAINE
06.05.2025

DRAWN BY: DRAFTING TEAM
CHECKED BY: CG/JB

PLOT DATE: 06.05.2025

REVISION

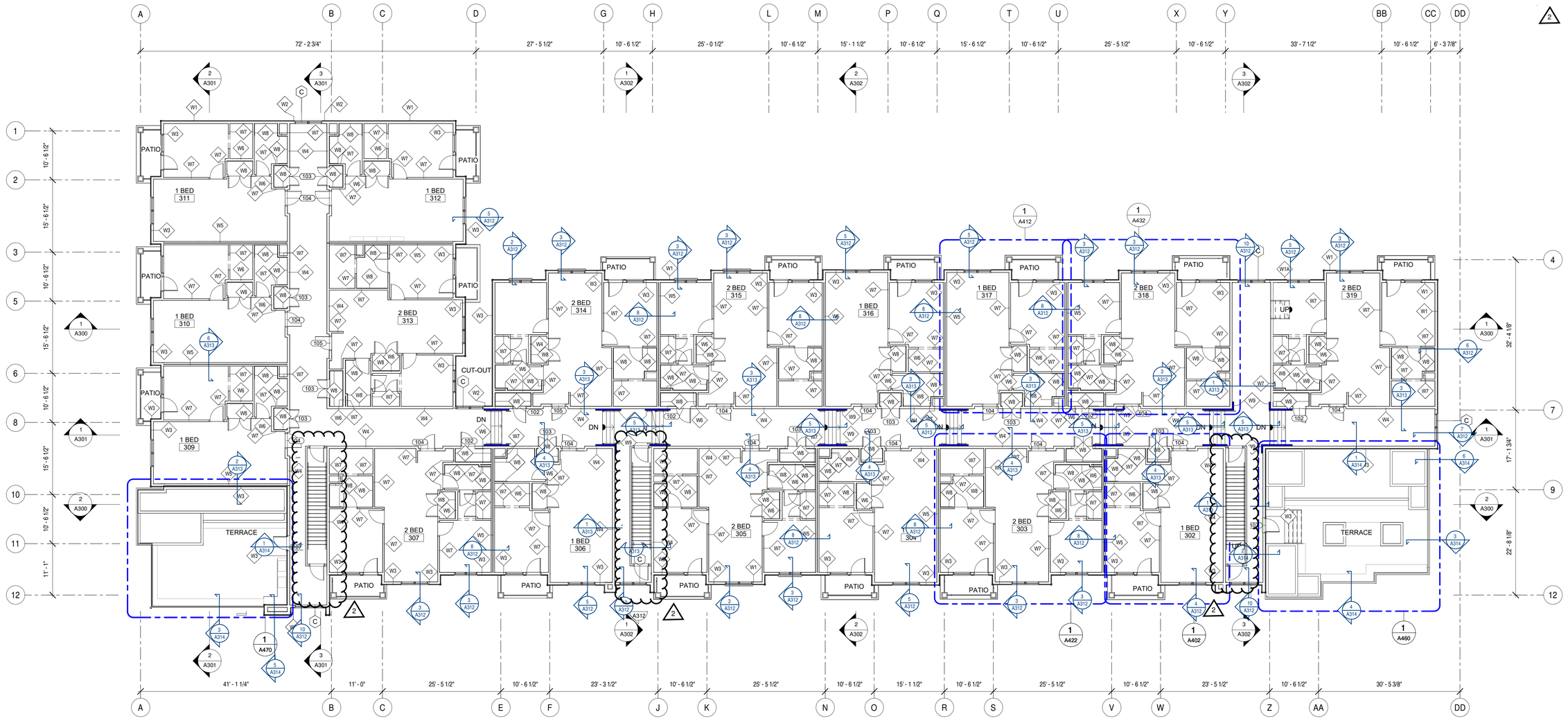
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2	02.25.2025	OWNER AND CITY COMMENTS
3	06.05.2025	OWNER COMMENTS

SCALE:

PROJECT NO: A0.2

A110

SHEET NO:



2 THIRD FLOOR PLAN

3/32" = 1'-0"

N

Note:
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R1 - CEILING - (P 522) - TPO STYLE LOW SLOPE SYSTEM - R30 BATT INSULATION - 15/32" EXTERIOR STRUCUTRAL SHEATHING - SLOPED ROOF TRUSSES SPACED AND DESIGNED PER STRUCTURAL DRAWINGS - 25 GA RESILIENT CHANNELS SPACED 16" O.C. - 5/8" TYPE X GYP.

3KEY HOSPITALITY INTERIORS PROCUREMENT OUTDOORS
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3RD FLOOR BUILDING DIMENSION PLAN

ISSUE FOR PERMIT SET

LICENSED ARCHITECT
JOSHUA BUONO
No. 4440
STATE OF MAINE
06.05.2025

DRAWN BY: DRAFTING TEAM
CHECKED BY: CG/JB

PLOT DATE: 06.05.2025

REVISION

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2	06.05.2025	OWNER COMMENTS

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PROJECT NO: A0.2

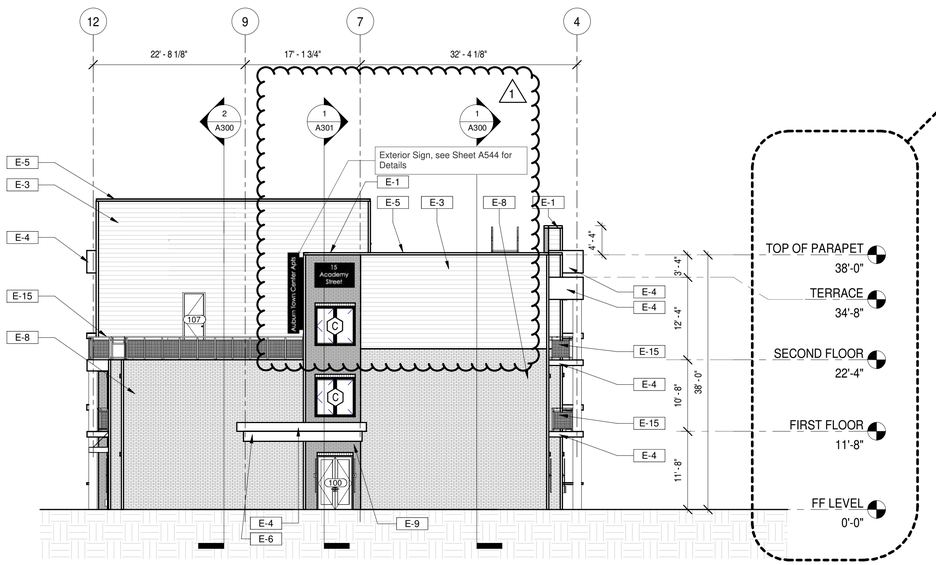
A120

SHEET NO:



1 EXTERIOR ELEVATION - NORTH

3/32" = 1'-0"



2 EXTERIOR ELEVATION - EAST

3/32" = 1'-0"

ELEVATION FINISH SCHEDULE

KEY/T...	DESCRIPTION	MFG	MODEL	NOTES
E-1	METAL PARAPET CAPS		MATTE BLACK FINISH	SAMPLE TO BE PROVIDED FOR...
E-2	TRIM COLOUR	SHERWIN...		
E-3	ELEVATION COLOUR A	SHERWIN WILLIAMS	GREAT GREEN	TYPICALLY HARDIBOARD...
E-4	ELEVATION COLOUR B	SHERWIN...	BLACK SWAN	AWINGS AND...
E-5	ELEVATION COLOUR C	SHERWIN...	VIRTUAL TAUPE	
E-6	ELEVATION COLOUR D	SHERWIN...	CRYSTALLINE - #9691	PATIO COLUMN...
E-7	STONE ACCENT	VERSETTA...	STONE VENEER- PLUM CREEK COLOR	STAIR TOWER...
E-8	BRICK TYPE 1	ENDICOTT BRICK	AUTUMN SANDS- HERITAGE THIN BRICK	
E-9	BRICK TYPE 2	ENDICOTT BRICK	COPPERTONE THIN BRICK	STAIR TOWER...
E-14	AMENTITY AREA PAINT		TO BE PROVIDED BY CHAD	
E-15	RAILING FINISH		POWDERCOATED MATTE BLACK FINISH	SAMPLE TO BE PROVIDED FOR...

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AUBURN TOWN CENTER

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EXTERIOR ELEVATIONS - NORTH AND EAST

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SCALE:

PROJECT NO: A0.2

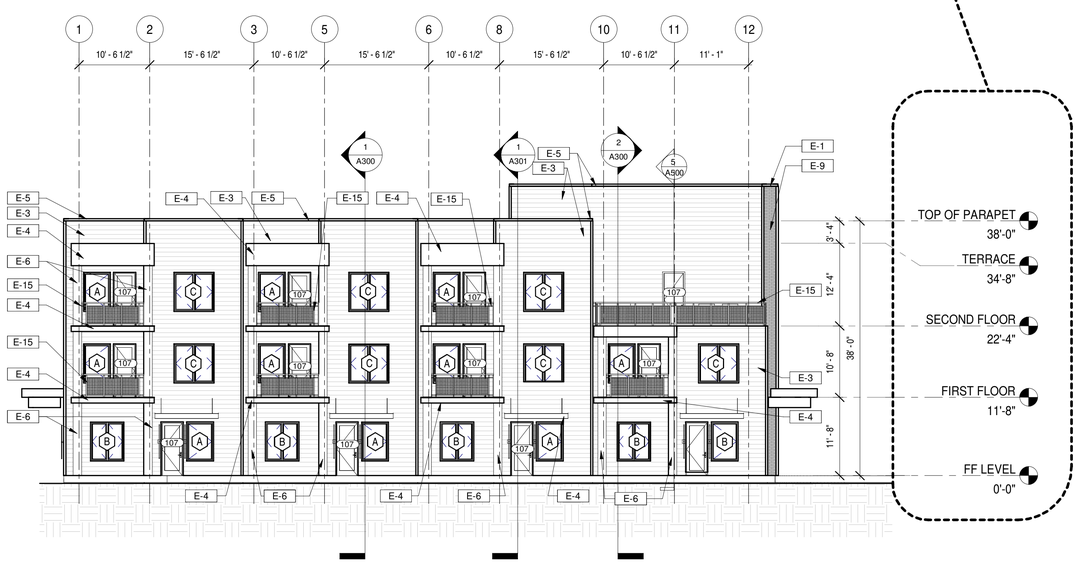
A200

SHEET NO:



1 EXTERIOR ELEVATION - SOUTH

3/32" = 1'-0"



2 EXTERIOR ELEVATION - WEST

3/32" = 1'-0"

ELEVATION FINISH SCHEDULE

KEY/T...	DESCRIPTION	MFG	MODEL	NOTES
E-1	METAL PARAPET CAPS		MATTE BLACK FINISH	SAMPLE TO BE PROVIDED FOR...
E-2	TRIM COLOUR	SHERWIN...		
E-3	ELEVATION COLOUR A	SHERWIN WILLIAMS	GREAT GREEN	TYPICALLY HARDIBOARD...
E-4	ELEVATION COLOUR B	SHERWIN...	BLACK SWAN	AWINGS AND...
E-5	ELEVATION COLOUR C	SHERWIN...	VIRTUAL TAUPE	
E-6	ELEVATION COLOUR D	SHERWIN...	CRYSTALLINE - #9691	PATIO COLUMN...
E-7	STONE ACCENT	VERSETTA...	STONE VENEER- PLUM CREEK COLOR	STAIR TOWER...
E-8	BRICK TYPE 1	ENDICOTT BRICK	AUTUMN SANDS- HERITAGE THIN BRICK	
E-9	BRICK TYPE 2	ENDICOTT BRICK	COPPERTONE THIN BRICK	STAIR TOWER...
E-14	AMENTITY AREA PAINT		TO BE PROVIDED BY CHAD	
E-15	RAILING FINISH		POWDERCOATED MATTE BLACK FINISH	SAMPLE TO BE PROVIDED FOR...

KEY HOSPITALITY INTERIORS PROCUREMENT OUTDOORS
4530 ST JOHNS AVENUE
SUITE 15, UNIT 316
JACKSONVILLE, FL 32210
PH: 904-236-9757

ISLANDS ARCHITECTURE & DESIGN
173 ARUBA LANE
PONTE VEDRA BEACH, FL
32082
PH: 813.417.9901

AUBURN TOWN CENTER

261 MAIN STREET AND 15 ACADEMY STREET,
AUBURN, ME 04210

EXTERIOR ELEVATIONS - SOUTH AND WEST

ISSUE FOR PERMIT SET

LICENSED ARCHITECT
JOSHUA BUONO
No. 4440
STATE OF MAINE
06.05.2025

DRAWN BY: DRAFTING TEAM
CHECKED BY: CG/JB

PLOT DATE:06.05.2025

REVISION

No.	Date	Revision
0	08.20.2024	ISSUE FOR PERMIT
1	02.25.2025	OWNER AND CITY COMMENTS

SCALE:

PROJECT NO: A0.2

A201

SHEET NO:


AUBURN FLATS

November 26, 2025

Glen E. Holmes

Director of Business and Community Development

City of Auburn, ME

207-333-6600 ext. 1159

Dear Glen

Matthew Leanoard has asked me to provide a relationship letter for himself, Dr. Daniel Steece, and Highgate Development. I am currently Dr. Steece's commercial loan officer. He has had a commercial relationship with the Bank for more than ten years. During that time, all accounts have been paid as agreed.

Highgate Development is also a customer of the Bank and currently maintains a deposit relationship with Maine Community Bank. The account was established to pay project costs related to the ongoing planning for the project known as Auburn Town Center Apartments.

Lastly, Matthew Leonard has been a commercial customer in the past and paid all accounts as agreed.

Mr. Leonard has discussed the proposed project located at Academy Street in Auburn and has provided initial information to me.

Please feel free to reach out directly to me at 207-333-4585 or chanks@mainecb.com for further information.

Christiopher J. Hanks

Christopher J Hanks

VP, Commercial Banking Officer

Maine Community Bank

LIMITED LIABILITY COMPANY AGREEMENT OF
AUBURN TOWN CENTER, LLC

(a Sole Member, Manager-Managed Maine Limited Liability Company)

Dated: 03 / 16 / 2023

This Limited Liability Company Agreement (the "LLC Agreement") of the Maine limited liability company known as "Auburn Town Center Apartments, LLC" (the "Company"), formed under the Maine Limited Liability Company Act, 31 M.R.S.A. Section 1501 et seq. (as it may be amended, the "Act"), is entered into as of the above date by Highgate Development, LLC (the "Sole Member"), and the Company.

ARTICLE 1
Business

The Company is formed as a limited liability company under the laws of the State of Maine, and the purpose of the Company is to acquire, own, hold, manage, lease, and convey real property and to otherwise conduct business for related purposes permitted under Maine law (the "Business"). The Company, acting through its Manager(s), shall have all authority and powers necessary or convenient to carry out the Business. The Company's principal business location shall be at such location(s) as the Manager(s) shall select from time to time.

ARTICLE 2
Members

The Sole Member shall be the only initial Member of the Company. The effective date of the Sole Member's admission shall be the date indicated above. No additional Members may be admitted without the Consent of Manager(s). Each additional Member, as a condition to admission to the Company, shall enter into this LLC Agreement, as it may be amended.

ARTICLE 3
Membership Interests; Capital Contributions

The Sole Member shall not be obligated to make any capital contribution to the Company. The Sole Member shall own one hundred percent (100%) of the equity interests of the Company ("Membership Interest").

ARTICLE 4
Liability

No Member shall have any liability for the debts and obligations of the Company.

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ARTICLE 5
Profits, Losses and Distributions; Capital Accounts

5.1 Allocations. Profits, losses, and distributions of cash or other property from the Company shall be allocated or distributed as follows: 66 2/3 percent to the Sole Member and 33 1/3 percent to Matthew Leonard. For the avoidance of doubt, all profits includes funds generated from debt refinancing and standard distributions.

5.2 Capital Accounts. The Company shall maintain the Sole Member's Capital Accounts in accordance with Section 704(b) of the Internal Revenue Code and the Treasury Regulations promulgated thereunder.

ARTICLE 6
Management and Officers

6.1 Authority. The Company shall be managed by one or more Managers appointed by the Sole Member. The Manager(s) shall be vested with the exclusive power and authority to manage the Company's Business. The Manager(s) shall serve at the pleasure of the Sole Member and may be removed and replaced by the Sole Member at any time without prior notice. Initially, Dr. Daniel Steece and Matthew Leonard shall serve as Managers of the Company.

6.2 Powers. Without limitation, the Manager(s) is authorized to purchase, sell, mortgage, lease and dispose of real, personal and intangible property, appoint officers, hire employees, contract with third parties, including affiliates, borrow money and pledge the assets of the Company.

6.3 Action by Manager(s) Without a Meeting. Actions required or permitted to be taken at a meeting of Manager(s) may be taken without a meeting if the action is evidenced by one or more written consents describing the action taken, signed by all of the Managers and delivered to the Company for inclusion on the minutes or for filing with the Company records. Actions taken under this Section are effective when all of the Managers have signed the consent, unless the consent specifies a different effective date.

6.4 Officers. The officers of the Company may consist of a Chairman of the Board, a President, one or more Vice Presidents, a Treasurer, a Secretary and such other officers as designated from time to time by Consent of Manager(s), all with such powers and responsibilities as determined by the Manager(s). Each officer shall hold office until the officer's successor is elected and qualifies or until the officer's death, resignation or removal in the manner hereinafter provided. Any two or more offices may be held by the same person. In its discretion, the Manager(s) may leave any or all offices unfilled. Election of an officer or agent shall not of itself create contract rights between the Company and that officer or agent.

ARTICLE 7
Term; Dissolution

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7.1 Term. The Company shall exist perpetually until dissolved by consent of the Manager(s) or as otherwise provided under Maine law.

7.2 Dissolution. Upon the Company's dissolution, the Manager(s) shall take all necessary actions to wind up the Company's affairs and shall make all appropriate filings with the Maine Secretary of State. The Company's existence continues until completion of the winding up of the Company's affairs, or until a decree dissolving the Company has been entered by a court of competent jurisdiction.

ARTICLE 8
Disassociation Rights; Successors

Upon the occurrence of death, adjudication of incompetency, bankruptcy or insolvency, dissolution or voluntary or involuntary disassociation of a Member (the "Disassociated Member"), the Disassociated Member's heirs, successors and assigns shall be entitled to all of the rights and benefits represented by such Disassociated Member's Membership Interest, including the right to name a substitute Member in place of the Disassociated Member. The substitute Member shall appoint a Manager if the Dissociated Member was the sole Manager of the Company. The disassociation of a Member shall not cause the dissolution of the Company.

ARTICLE 9
Indemnity

The doing of any act or the failure to do any act by a Manager or a Member, the effect which may cause or result in loss or damage to the Company or its property, shall not subject the Manager or Member to any personal liability to the Company or the other Members, unless the Manager's or Member's acts or omissions constituted bad faith, gross negligence, willful misconduct, fraud, or, in the case of a Manager, a material violation of this Agreement. The Company shall indemnify the Managers and Members and make advances for expenses incurred in defense of claims of liability to the maximum extent permitted under the Act. The Company shall indemnify its employees and agents who are not Managers or Members to the fullest extent permitted by law provided that such indemnification is first approved by the Manager(s). The right to indemnification under this Agreement shall be fully vested with respect to any matter. No amendment to this Agreement shall have any retroactive effect except to enhance such right for the benefit of the indemnitee.

ARTICLE 10
Miscellaneous

10.1. Registered Agent and Office. The Company shall have the registered agent and office determined from time to time by the Manager(s) and as reported on filings made with the Maine Secretary of State as required by the Act.

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10.2 Ratification. All actions taken on behalf of the Company by the Sole Member up to and including the date hereof are hereby ratified and confirmed.

10.3 Accounting Period and Methods. The Company's accounting period shall be the calendar year. The Company shall use such accounting methods as the Manager(s) deems most advantageous.

10.4 Records. The Company shall maintain complete and accurate books and records of the Company's affairs. At a minimum, the Company shall maintain copies of its Certificate of Formation and any Limited Liability Company Agreement, with all amendments, current and past lists of all members and their addresses, tax returns and financial statements for the past six years, consents or minutes of all meetings of the Members and all documents relative to any Member's obligation to contribute cash, property or services.

10.5 Governing Law; Binding Effect. This Agreement shall be governed by, and construed in accordance with, Maine law. This Agreement is binding upon and inures to the benefit of the parties' heirs, successors and assigns.

10.6 Amendments. This Agreement may be amended only with consent of the Sole Member and Consent of Manager(s).

10.7 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall be deemed to be one and the same instrument. Any signature delivered by a party by facsimile or any other form of electronic transmission shall be deemed to be an original signature hereto.

WHEREFORE, the Sole Member has executed this Agreement.

Dated: 03 / 16 / 2023

HIGHGATE DEVELOPMENT, LLC

Daniel M. Steece

By: Dr. Daniel Steece
Its: Member and Manager
Sole Member of Auburn Town Center Apartments, LLC

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SCHEDULE A

AUBURN TOWN CENTER APARTMENTS, LLC
LIMITED LIABILITY COMPANY AGREEMENT

As of Formation

Member	Initial Contribution	Percentage of Membership Interests
Highgate Development, LLC	$100.00	100%

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ACTION IN
WRITING UNDER
MAINE LIMITED LIABILITY COMPANY ACT

IN LIEU OF SPECIAL MEETING OF THE MEMBERS OF

HIGHGATE DEVELOPMENT, LLC

WHEREAS, the undersigned constitute the entirety of the Members of Highgate Development, LLC, a Maine limited liability company (the "Company"); and

WHEREAS, the undersigned desire by this writing, filed with the minutes of the proceedings of the Company, to take various actions and to do so in lieu of holding a meeting of the Members; and

NOW, THEREFORE, the following is hereby adopted as an action taken by the Company:

VOTED: That pursuant to Section 6.1 of the Limited Liability Company Agreement of the Company, the Sole Member hereby appoints Matthew Leonard as a Manager of the Company to serve in said capacity along with the Sole Member;

VOTED: That the Registered Agent of this Company is hereby authorized and directed to file this consent with the records of the meetings of the Members; and

IN WITNESS WHEREOF, the undersigned has subscribed their names as of the date indicated below.

Dated: 03 / 16 / 2023

Daniel M. Steece
Dr. Daniel Steece, Sole Member

Doc ID: c28fcfbb12d0e8260f239725b6add3e621f033a4

November 20, 2025

Auburn Town Center Apartments, LLC
Attn: Matt Leonard
799 Washington St N
Auburn, ME 04210

Re: **Letter of Understanding – Use of Parking Spaces at High Street, Auburn, Maine**

Dear Matt Leonard:

This Letter of Understanding ("**Letter**") sets forth the current intentions and general understanding between **Mike and Belinda Vallee** ("**Lessor**") and **Auburn Town Center Apartments, LLC** ("**Lessee**") regarding the proposed use by Lessee of certain parking spaces located on property owned by Lessor along High Street in Auburn, Maine (the "**Property**"). This Letter is intended as a framework for negotiating a definitive parking agreement and does not constitute a binding lease, except as expressly stated herein.

1. Property and Parking Spaces

1.1 **Property.** Lessor is the owner of certain real property located on or near High Street in Auburn, Maine, consisting of one or more parcels (collectively, the "Property").

1.2 **Parking Spaces.** Subject to the parties' negotiation and execution of a definitive parking agreement (the "Definitive Agreement"), Lessor intends to make available to Lessee **not fewer than fifteen (15)** striped and usable parking spaces (the "Parking Spaces") on the Property. The final number, configuration, and precise location of the Parking Spaces will be determined upon completion of site planning, engineering, and municipal approvals.

1.3 **Location and Configuration.** The parties acknowledge that the Parking Spaces may be distributed among multiple areas on the Property, as may be required by site design, circulation, code requirements, or municipal approvals. Lessor will use good-faith efforts to locate the Parking Spaces in reasonably proximate and practical locations for Lessee's intended use.

2. Intended Use and Operating Parameters

2.1 **Permitted Use.** The Parking Spaces are intended to be used by Lessee for the parking of standard passenger vehicles (and light-duty vehicles as agreed) related to Lessee's operations at Lessee's residential development known as Auburn Town Center Apartments (e.g., residents, guests, staff, and service providers). Any long-term storage of vehicles, commercial fleet parking, or use by heavy vehicles or equipment will require Lessor's prior written consent.

2.2 **Hours of Use.** The anticipated standard hours of use will be twenty-four (24) hours per day, seven (7) days per week, subject to refinement in the Definitive Agreement. The parties agree to

cooperate in defining hours of use that are compatible with other uses on the Property and with neighborhood considerations.

2.3 **Compliance with Laws.** Use of the Parking Spaces by the Lessee will comply with all applicable laws, ordinances, and regulations, including, but not limited to, zoning, building, fire, and accessibility requirements. Lessee will cause its residents, guests, staff, and other invitees to comply with all reasonable rules and regulations adopted by Lessor for safe and efficient use of the Property.

3. Term and Commencement

3.1 **Anticipated Term.** The parties anticipate an initial term of approximately **3 years, with** renewal option(s), to be documented in the Definitive Agreement.

3.2 **Commencement.** The commencement of Lessee's right to use the Parking Spaces (the "Commencement Date") will be tied to the later of: (a) substantial completion of Lessor's and/or Lessee's site improvements providing the Parking Spaces; and (b) receipt of all required municipal approvals and permits allowing such use. The specific Commencement Date, as well as any delay or abatement mechanisms, will be addressed in the Definitive Agreement.

4. Maintenance, Snow Removal, and Operations

4.1 **Maintenance.** Lessor and Lessee will determine responsibilities for general maintenance of the Parking Spaces and related drive aisles, including pavement upkeep, striping, lighting (if any), and general repairs, all to a standard reasonably consistent with comparable properties in the area. The Definitive Agreement will address the allocation of costs related to such maintenance.

4.2 **Snow and Ice Removal.** In view of local climate and conditions in Auburn, Maine, Lessor and Lessee will determine responsibilities for reasonable snow and ice removal for the Parking Spaces and related access areas. The scope, timing, and cost allocation for such services will be defined in the Definitive Agreement.

4.3 **Signage and Designation.** The parties contemplate that the Parking Spaces will be clearly marked and/or signed to indicate availability and any restrictions (e.g., "Reserved," time limits, or shared-use arrangements). The type, location, and responsibility for signage (including any branding) will be agreed upon in the Definitive Agreement.

5. Financial Terms (To Be Determined)

5.1 **Rental/License Fee.** The parties acknowledge and agree that **financial terms have not yet been determined**. Upon completion of final site plans, engineering, and approvals, the parties will negotiate in good faith to establish an appropriate monetary structure, which may include one or more of the following:

- A fixed monthly or annual rental/license fee for Lessee's use of the Parking Spaces,
- A cost-sharing arrangement for maintenance, snow removal, lighting, and related common area expenses; and/or
- A contribution toward capital costs associated with constructing or improving the Parking Spaces

5.2 **Basis for Financial Terms.** In determining financial terms, the parties anticipate considering factors such as the total number and location of the Parking Spaces; the nature and intensity of Lessee's use; the cost of construction and improvement; ongoing operating and maintenance expenses; and prevailing market rates for comparable parking arrangements in the Auburn, Maine area.

5.3 **No Binding Obligation as to Economics.** The parties expressly acknowledge that **no agreement has been reached on pricing, rent, or other financial terms**, and that neither party will be bound to proceed with the transaction unless and until a Definitive Agreement is negotiated, agreed upon, and executed.

6. Insurance and Risk Allocation

6.1 **Insurance.** In connection with any eventual parking arrangement, the parties anticipate that:

- Lessor will maintain property and liability insurance customary for owners of similar properties; and
- Lessee will maintain commercial general liability insurance for its operations, naming Lessor as an additional insured, all as will be more fully detailed in the Definitive Agreement.

6.2 **Indemnification.** The parties anticipate including mutual indemnification provisions in the Definitive Agreement, allocating risk in a commercially reasonable manner for claims arising out of each party's negligence or willful misconduct.

7. Non-Binding Nature; Good-Faith Negotiations

7.1 **Non-Binding Letter.** This Letter is intended to reflect the general business terms and understanding of the parties as of the date hereof. Except for Sections 7.2 and 8 (which the parties intend to be binding), this Letter does **not** constitute a binding lease, license, easement, or other definitive agreement, and does not obligate either party to proceed with the transaction.

7.2 **Good-Faith Negotiations.** The parties agree to negotiate in good faith toward the preparation and execution of a Definitive Agreement consistent with the general terms outlined in this Letter. Either party may discontinue negotiations at any time, in its sole discretion, if it determines that mutually acceptable terms cannot be reached.

8. Governing Law and Miscellaneous

8.1 **Governing Law.** This Letter will be governed by and construed in accordance with the laws of the State of Maine, without regard to its conflict-of-laws principles.

8.2 **Costs and Expenses.** Each party will bear its own costs and expenses (including attorney's fees) incurred in connection with the negotiation and drafting of this Letter and any Definitive Agreement.

8.3 **No Third-Party Beneficiaries.** This Letter is for the benefit of the parties hereto and their respective successors and assigns, and no other person or entity shall be a third-party beneficiary.

8.4 **Counterparts; Electronic Signatures.** This Letter may be executed in counterparts, each of which will be deemed an original and all of which together will constitute one and the same instrument. Signatures exchanged by electronic or digital means (e.g., PDF, DocuSign) will be deemed original signatures for all purposes.

If the foregoing accurately reflects your understanding and general agreement with respect to the matters described herein, please indicate your acknowledgment and acceptance by signing below and returning a fully executed copy to the undersigned.

Sincerely,

LESSOR:

Michael R Vallee

[Lessor Name]
Title: Owner
Date: 12-1-25

Acknowledged and agreed:

LESSEE:
Auburn Town Center Apartments, LLC

Name: Matt Leonard
Title: Development Project Manager
Date: 11/20/25

GORRILL PALMER
An LJB Engineering Company

300 Southborough Drive, Suite 200, South Portland, ME 04106
(207) 772-2515 | GorrillPalmer.com

October 31, 2025

Mr. David Hediger
Director of Planning
City of Auburn
60 Court Street
Auburn, ME 04210

Subject: Auburn Town Center Apartments
15 Academy Street
Site/Subdivision Review Application
Letter of Response to Comments #2

Dear David,

On behalf of **Auburn Town Center Apartments, LLC (Applicant)** our office is pleased to provide this letter of response to the City Staff review comments, for the proposed development at 15 Academy Street. We have repeated the outstanding items identified and remaining comments/questions, below. For ease of reference, we have repeated those comments in *italics* followed by our responses for the City's consideration in **bold.**

City Planner Comments received via email on October 24th, 2025:

1. *The application states that the project requires 71 parking spaces, but the site only provides 58 spaces. Based on the calculations, 73 spaces are required. The 71 spaces listed include parking for the existing townhouses. However, 53 + 5 = 58 spaces, plus 14.5 for visitor parking equals 72.5, or 73 spaces.*

   Response: We appreciate the review and have updated the parking requirement accordingly. Further discussion is provided below regarding satisfaction of the parking requirements.

2. *The applicant notes that parking may be provided by the municipality via on-street spaces. Per Sec. 60-607 – General Provisions and Design Standards (18):*

   Required off-street parking in the Form-Based Code areas for lots that cannot provide their own parking because of location, lot size, or existing development may be substituted by parking facilities which, in the public's interest, may be provided by the municipality or private parking resources. No such public or private off-street parking shall be considered a substitute unless located within 1,000 feet of the principal building or use, as measured along lines of public access.

   Bonney Park has seven spaces, but parking there is limited to dawn to dusk and not available per the Police Department. Parking permits are not issued for lots other than the garage and Great Falls lot. Furthermore, these locations may not meet the distance requirements.

Response: The Applicant is pursuing multiple sites for off-site parking which may include the City-owned Community Little Theatre (CLT) lot and The Village Inn lot. We understand that the CLT leases the property from the City and that leasing spaces would include approval from both the City and CLT. We note these spaces would solely benefit the required guest parking. Additionally, although they cannot be strictly reserved or leased, there are public on-street parking spaces in the direct vicinity of the project on Main Street and Elm Street which may also be available to guests visiting the property. This would not be an irregular condition for guests of a residential use to utilize on-street parking supply for visits.

3. *If elderly units are provided (i.e., housing constructed under special local, state, or federal guidelines restricting occupancy to elderly persons), parking requirements are reduced to 0.5 spaces per unit. The applicant would need to specifically limit eight units for elderly occupancy. If this route is pursued, it should be noted on the subdivision plan as the number of elderly units.*

   Response: Elderly units are not being provided as part of the project scope at this time.

4. *If on-street parking is approved on Academy Street by MDOT, it must be adopted into the ordinance for Police Department enforcement. In any event, the required number of parking spaces cannot be waived. Per Sec. 60-554, parking requirements in T-4.2 zones may be met by municipal or private parking resources located within 500 feet (or 1,000 feet, per Sec. 60-607) of the principal building, subject to Planning Board approval.*

   Response: We understand this requirement and have provided further discussion in our response to Comment #2, above.

5. *It is noted that the six spaces proposed on Academy Street are conceptual in nature, while the image in Section D shows 17 spaces. Please provide clarification regarding off-site improvements.*

   Response: The offsite improvements contemplated are as shown on the site plans. The architectural site plan in Attachment D was not up to date and contemplated offsite improvements that are no longer proposed. Attachment D will be revised with later submissions to reflect the correct base conditions which are demonstrated in the civil site package.

6. *If on-street parking on Academy Street is approved by MDOT, it must be adopted into the ordinance for PD enforcement. How will these or other on-street spaces be dedicated to this project?*

   Response: The intent of the on-street parking spaces is for public parking spaces that could be used by the general public.

7. *Reference is made to parking at the Community Little Theatre. Has an agreement been made with the City to provide dedicated parking there?*

Response: The Applicant has contacted the CLT and The Village Inn to begin discussions for potential parking agreements. Further information will be provided as the discussions have progressed, however, the Applicant is confident that sufficient parking may be accommodated at these locations currently.

8. *Please clarify the scope of off-site improvements (e.g. sidewalk, lighting, etc.). Are these part of this approval process, or are they conceptual? Are improvements within the Academy Street right-of-way (such as sidewalk grading) necessary to support the proposed project?*

   Response: The current scope of offsite improvements includes:

   - **Reconstructed Sidewalk along Academy Street**
   - **Remove overhead wires along frontage on Academy to corner of Main Street**
   - **City standard street lights along Academy Street frontage**
   - **On-street parking including curb and striping realignment**
   - **Landscaping/Street Trees at ends of on-street parking**

   These offsite improvements, although not necessarily required for the onsite buildout, have been contemplated as part of the project scope in some shape or form since the Applicant began negotiations with the City for the purchase and buildout of the parcel. It is understood these improvements would enhance both the public right of way conditions and benefit both the public and adjacent property owners.

9. *The boundary discrepancy in the northwest corner has been resolved. Plans should be updated per the revised deeds found in Section B of the application.*

   Response: All plans have been updated to show the current boundary lines.

10. *Section B – Quit Claim Deed: The deed from the City of Auburn to Auburn Town Center Apartments (page 3) references a July 15th, 2025 deadline to obtain permits. It also states that the grantee agrees not to seek any change, amendment, or waiver to the City's Land Use and Zoning Ordinances. However, waivers are currently being requested from the Form-Based Code requirements.*

    Response: The Applicant and City Staff have reviewed the deed and coordinated to restate the deed with the City Council and City Attorney, accordingly. The restated deed will be provided to City Planning as soon as it is executed.

11. *As noted on Sheet C-3.0, Main Street and Academy Street are subject to pavement moratoriums. Any activity must be coordinated with MDOT and Auburn Public Works.*

    Response: We are understanding of the current moratorium and have coordinated with Public Works for the moratorium pavement restoration conditions. The limits of pavement moratorium are shown on the plans.

12. *Evidence of financial capacity required.*

Response: We're attaching a letter from Maine Community Bank provided to the Applicant at the beginning of the permitting process. The Applicant is currently going through the construction loan process with Maine Community Bank.

13. *Clarify the height of retaining walls.*

    Response: Notes have been added to Sheet C-4.0 to identify the bottom and top of the retaining walls on site.

14. *The neighbor at 35 Academy Street has expressed concerns. What measures can be taken to reduce visual impact along this property line: fencing, taller vegetation, etc.?*

    Response: A 6' fence is currently proposed along the west and northerly property lines. The landscape plan includes viburnum bushes and three lilac trees along this property boundary. The lilac trees will provide additional buffering in addition to the fencing.

15. *Sheet C-3.0: Building setbacks should be shown, particularly those related to the requested waivers.*

    Response: The building setbacks were unintentionally omitted from the previous plan. The plans have been revised accordingly with the setbacks.

16. *No part of any building, except for overhanging eaves, awnings, balconies, bay windows, stoops, and other architectural features, may encroach beyond the minimum front setback line. The canopy at the west entrance must meet this requirement.*

    Response: The building has been moved back from Academy Street to meet the minimum front setback for the primary structure and to locate the front entrance canopy within the property lines.

17. *Subdivision Plan (Sheet 1 of 1): References to waivers should be corrected: Waiver #4 is not a waiver, but rather a Planning Board finding. Pending Planning Board approval, the note should be revised to reflect how parking requirements are being met.*

    Response: The Subdivision Plan has been revised accordingly to remove reference to Waiver #1, #3, and #4. Now, the only waiver being requested is for Sec. 60-549.1 for the total building length along the frontage.

18. *Auburn Water & Sewer District (AWSD): Plans show both a 4" and 6" water main connection in Main Street. The drawings also show the 4" connecting to the 6" closer to the building on C-5.0, which may be an error. Recommend one connection in Main Street, splitting as shown near the building.*

Response: We have revised the plan to show the water main connection in Main Street to be only a 6" service connection and the 4" domestic line will stem from the 6" private main within the site.

19. *Attachment A: Application is incomplete.*

    Response: The application has been revised and included with this submittal.

20. *APD: does the site have adequate room for snow removal/storage? The plans do not demonstrate an obvious area for that and with an already challenging parking plan this should be considered. If an appropriate amount of parking is not provided on site there will be issues during winter parking bans where street parking is prohibited. Traffic on Main Street is a concern as well, specifically access and egress from the property.*

    Response: Snow storage areas have been added to the plan adjacent the dumpster area and in the center landscaped island between the top and bottom parking areas. The snow storage provided is sufficient to push snow and in a larger storm event, similar to other downtown lots, the Applicant and/or their hired snow plowing contractor may elect to haul snow offsite.

We appreciate the opportunity to provide these additional responses and look forward to Staff and the Board's continued review of this application. If you require any additional information, please do not hesitate to contact me directly.

Sincerely,

GORRILL PALMER



Kaleb Bourassa, PE
Project Manager
Phone: 207-772-2515 x297
kbourassa@gorrillpalmer.com

cc: Matt Leonard, Auburn Town Center Apartments, LLC

Attachments: A – Site & Subdivision Application Form
Revised Plan Set

MAINE COMMUNITY BANK

November 5, 2023

Glen E. Holmes

Director of Business and Community Development

City of Auburn, ME

207-333-6600 ext. 1159

Dear Glen

Matthew Leanoard has asked me to provide a relationship letter for himself, Dr. Daniel Steece, and Highgate Development. I am currently Dr. Steece's commercial loan officer. He has had a commercial relationship with the Bank for more than ten years. During that time, all accounts have been paid as agreed.

Highgate Development is also a customer of the Bank, and currently maintains a deposit relationship with Maine Community Bank.

Lastly, Matthew Leonard, has been a commercial customer in the past, and paid all accounts as agreed.

Mr. Leonard has discussed the proposed project located at Academy Street in Auburn and has provided initial information to me.

Please feel free to reach out directly to me at 207-333-4585 or chanks@mainecb.com for further information.

Christiopher J. Hanks

VP, Commercial Loan Officer

Maine Community Bank

Corrective
QUITCLAIM DEED
Without Covenant
(Release)

KNOW ALL PERSONS BY THESE PRESENTS, that the **CITY OF AUBURN**, a municipal corporation existing under the laws of the State of Maine and located at 60 Court Street, Auburn, Maine 04210, for One ($1.00) Dollar and other valuable consideration, does hereby REMISE, RELEASE AND CONVEY, and forever QUITCLAIM unto **AUBURN TOWN CENTER APARTMENTS, LLC**, a Maine limited liability company whose address is 799 Washington Street North, Auburn, Maine 04210, the real property situated in the City of Auburn, County of Androscoggin and State of Maine, more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the City of Auburn has caused this instrument to be signed and sealed in its corporate name by Philip L. Crowell, Jr., its City Manager, thereunto duly authorized this ___ day of November, 2025.

SIGNED, SEALED AND DELIVERED
In presence of

CITY OF AUBURN

Witness

By: _____
Phillip L. Crowell, Jr.
Its City Manager

STATE OF MAINE
COUNTY OF ANDROSCOGGIN

November 3, 2025

Then personally appeared the above-named Phillip L. Crowell, Jr., City Manager of the City of Auburn, in his said capacity, and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of the City of Auburn.

_____
Notary Public/Attorney at Law
Print Name: _____
My commission expires: _____

GLEN E. HOLMES NOTARY PUBLIC Expires 11/10/2025 STATE OF MAINE

EXHIBIT A

Parcel 1

That certain lot or parcel of land with the buildings thereon situated in the City of Auburn, County of Androscoggin and State of Maine, bounded and described as follows:

Beginning at an iron set in the ground in the northeasterly side line of Academy Street, said iron being one hundred sixteen (116) feet northwesterly of the northwesterly line of Main Street; thence running North 63° West in the said northeasterly side line of Academy Street two hundred ninety-nine and ninety-two hundredths (299.92) feet to another iron set in the ground, said iron being one hundred twenty (120) feet southeasterly from the southeasterly line of High Street; thence from said last mentioned iron running North 27° East eighty-six and thirty-three hundredths (86.33) feet of land owned or occupied by Auburn Home for Aged Women to another iron set in the ground; thence running South 63° East by land owned or occupied by Pauline Deburra three and twenty-two hundredths (3.22) feet to another iron set in the ground; thence running North 36° 57½' East forty-four and twelve hundredths (44.12) feet to land owned or occupied by John B. Morrison at another iron set in the ground; thence running South 53° 49' East by said Morrison land forty-five and seventy-two hundredths (45.72) feet to another iron set in the ground; thence running North 26° 51' East by said Morrison land thirty-nine and eighty-nine hundredths (39.89) feet to another iron set in the ground; thence running South 63° 38' East along land owned or occupied by Erlon Freeman, Mrs. Wallace White, Jr., Victorienne Beaulieu and Albert Ouellette two hundred forty-one and twenty- four hundredths (241.24) feet to another iron set in the ground; thence running South 26° 8½' West by land owned or occupied by Rene Chicoine one hundred sixty-nine and seventy-three hundredths (169.73) feet to the point of beginning.

The foregoing parcel of land is conveyed subject to and with the benefit of all easements, restrictions and other matters of record, insofar as the same are now in force and applicable;

SUBJECT to the exceptions and reservations reserved to New England Telephone and Telegraph Company as set forth in the Quitclaim Deed dated July 24, 2006 and recorded in the Androscoggin County of Deed in Book 6851, Page 40.

Meaning and intending to convey the same premises conveyed to the City of Auburn by Quitclaim Deed from New England Telephone and Telegraph Company dated July 24, 2006 and recorded in the Androscoggin County of Deed in Book 6851, Page 40.

Parcel 2

That certain lot or parcel of land on the westerly line of Main Street depicted as Lot 2 on the plan prepared by Jones Associates, Inc., Michael A. Hartman, PLS #2433, entitled, Division

Plan, CEI Housing, Inc., 261 Main Street, Auburn, Maine dated January 13, 2012 and recorded on April 3, 2012 in the Androscoggin County Registry of Deeds in Plan Book 49, Page 93.

Said Lot is conveyed with the benefit of and subject to the Declaration of Easements and Covenants for 261 Main Street, Auburn, Maine by CEI Housing, Inc. dated March 21, 2013 and recorded in said registry in Book 8629, Page 340.

This conveyance is subject to all matters shown on said plan and all existing improvements and utilities located upon and within said parcel of land.

Both Parcel 1 and Parcel 2 conveyed herein (collectively the "Property") are conveyed subject to the following use and development restrictions and covenants for the benefit of the Grantor which shall be deemed covenants running with the land and so binding on future owners, to which Grantee agrees and binds itself, its successors and assigns, by accepting delivery of this deed and recording the same in the Androscoggin County Registry of Deeds.

1. Project. Grantee shall construct a residential housing development consisting of a minimum of sixteen (16) market rate apartments with common space, green space and adequate parking on the Property to be *known* as "Auburn Town Center Apartments" (the "Project").

2. Permits and Approvals; Construction Commencement and Completion. Grantee agrees to undertake reasonably good faith efforts to obtain the necessary federal, state, and local permits and approvals (the "Permits and Approvals") to construct the Project. Grantee covenants and agrees not to seek Permits and Approvals for the Property for a use other than the Project, without the prior written consent of Grantor, in its sole and absolute discretion. Grantee covenants and agrees that the Project shall comply with the City of Auburn's land use ordinances and regulations in effect as of the date of this deed. Grantee agrees to make reasonable efforts to commence construction of the Project no later than April 8, 2026 (the "Construction Commencement Deadline"), and to complete construction of the Project no later than April 8, 2027 (the "Construction Completion Date") provided, however, if construction of the Project cannot be completed by Grantee prior to the expiration of the Construction Completion Date, Grantor agrees to extend the Construction Completion Date for two (2) successive periods of six (6) months each, provided that Grantee is exercising reasonable good faith diligence and using commercially reasonable efforts to complete construction of the Project in a timely manner. If Grantee fails to (i) commence construction of the Project by the Construction Commencement Deadline, (ii) complete construction of the Project by the Construction Completion Date, as the same may be extended or (iii) if Grantee, at any time after delivery of this deed, delivers written notice to Grantor that it does not intend to commence construction of the Project (the "No Construction Notice Date"), then Grantor shall have the right, but not the obligation, to repurchase the Property from Grantee on the terms set herein. Grantor shall have a right, but not

the obligation, to repurchase the Property for the total purchase price paid by Grantee for the Property, minus its actual closing costs reflected on the settlement statement from the original sale of the Property to Grantee; provided further that such closing costs shall be limited to transfer taxes, recording fees, pro-rata adjustments, and any incentive, loan or grant funds provided by Grantor for the Project. Grantor shall exercise its right to repurchase by delivery of written notice thereof by certified mail to Grantee or its successors or assigns (the "Notice of Election") within thirty (30) days after i) the Approval Deadline if Grantee has not received its Permits and Approvals by the Approval Deadline, ii) within thirty (30) days after the Construction Commencement Deadline if Grantee has *not* commenced construction of the Project by the Construction Commencement Deadline, (iii) within thirty (30) days after the Construction Completion Date if Grantee has not completed construction of the Project by the Construction Completion Date, as the same may be extended or (iv) within thirty (30) days after receipt of the No Construction Notice Date, as may be applicable. If Grantor fails to exercise its repurchase right within such time period, or if Grantor delivers the Notice of Election but fails to close within thirty (30) days after the delivery of the Notice of Election, Grantor's right to repurchase shall automatically terminate and Grantee shall be entitled to record an affidavit in the Registry of Deeds evidencing such fact. Within ten (10) days after a request from Grantee, Grantor, or its successors and assigns, will provide Grantee with an original, executed and notarized instrument, suitable for recording, evidencing Grantee's receipt of its Permits and Approvals, commencement of construction prior to the Construction Commencement Deadline, completion of construction prior to the Construction Completion Date, as the same may have been, extended, and the termination of Grantor's repurchase right.

3. Prohibited Transfer, Sale, or Conveyance. Grantee shall be prohibited from the transfer, sale, or conveyance of the Property ("Prohibited Transfer") for the period commencing on the date of this deed and ending on the Construction Completion Date, as the same may have been extended, and issuance of certificates of occupancy of the Project (the "Prohibited Transfer Period"), unless such transfer, sale, or conveyance is approved in writing by Grantor, in its sole and absolute discretion. Within ten (10) days after a request from Grantee, Grantor, or its successors and assigns, will provide Grantee with an original, executed and notarized instrument, suitable for recording, evidencing Grantee's completion of construction and issuance of certificates of occupancy of the Project, and the termination of Grantee's Prohibited Transfer obligation.

PROJECT PARCEL SITE		
ZONING: T-4.2 Traditional Downtown Neighborhood District		
AUBURN TAX ASSESSOR'S MAP AND LOT NUMBERS		
MAP	LOT	REGISTRY (A.C.R.D.) INFO
230	132	BOOK 11792, PAGE 1
231	004	BOOK 11792, PAGE 1
231	004-006	BOOK 8177, PAGE 45

APPLICANT/OWNER OF RECORD:
Auburn Town Center Apartments, LLC
799 WASHINGTON STREET N.
AUBURN, ME 04210
ATTN: MATT LEONARD

A.C.R.D. BOOK 11792, PAGE 1

SITE DEVELOPMENT PLANS

FOR

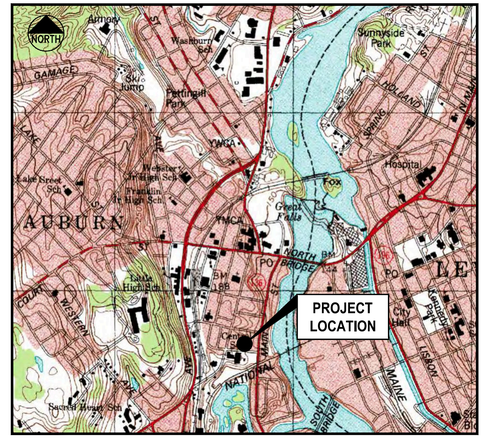
AUBURN TOWN CENTER APARTMENTS

15 ACADEMY STREET

AUBURN, MAINE

PERMIT PLAN SUBMISSION

OCTOBER 2025



LOCATION MAP
N.T.S.

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C-3.0 SITE LAYOUT PLAN
C-3.1 SUBDIVISION PLAN (BY SEBAGO TECHNICS)
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C-9.0 PHOTOMETRICS PLAN (BY SWANEY LIGHTING)

LANDSCAPE PLANS (BY 3KEY HOSPITALITY)
A460 EAST TERRACE - PLANTING/PLANTERS
A470 WEST TERRACE - PLANTING/PLANTERS
A480 SITE LANDSCAPE PLAN

*NOT INCLUDED IN SUBMISSION

UTILITIES

WATER & SEWER:
AUBURN WATER & SEWERAGE DISTRICT
268 COURT STREET
AUBURN, MAINE 04210
207.784.6469
CONTACT:

ELECTRIC:
CENTRAL MAINE POWER
740 MAIN STREET
LEWISTON, MAINE 04240
800.750.4000
CONTACT: Rick Delaney
Richard.Delaney@CMPCO.com

TELEPHONE:
CONSOLIDATED COMMUNICATIONS
5 DAVIS HILL FARM ROAD
PORTLAND, MAINE 04103
802.272.2646
CONTACT: KURT BOMBARDIER

NATURAL GAS:
UNITIL
376 RIVERSIDE INDUSTRIAL PARKWAY
PORTLAND, MAINE 04103
207.541.2543
CONTACT: SCOTT CARPENTER
carpenters@unitil.com

CABLE TV:
SPECTRUM
37 ALFRED PLOURDE PARKWAY
LEWISTON, MAINE 04240
207.253.2210
CONTACT: SCOTT REED

DIG SAFE:
CALL BEFORE YOU DIG
DIAL 811 (AT LEAST 72 HRS IN ADVANCE)

PERMITS / APPROVALS

LOCAL	GOVERNING BODY	STATUS
MAJOR DEVELOPMENT REVIEW	CITY OF AUBURN - PLANNING BOARD 60 COURT STREET AUBURN, MAINE 04210 207.333.6600	SITE PLAN SUBMISSION 07.08.2024 SITE/SUBDIVISION RESUBMITTED 10.10.2025
BUILDING PERMIT	AUBURN CODE ENFORCEMENT DEPT. 60 COURT STREET AUBURN, MAINE 04210 207.333.6600	TO BE FILED PRIOR TO CONSTRUCTION BY CONTRACTOR
STREET OPENING PERMIT	AUBURN PUBLIC WORKS DEPT. 296 GRACELAWN ROAD AUBURN, MAINE 04210 207.333.6670	TO BE FILED PRIOR TO CONSTRUCTION BY CONTRACTOR

STATE	GOVERNING BODY	STATUS
STORMWATER PERMIT BY RULE	MAINEDEP - CENTRAL MAINE REGIONAL OFFICE 32 BLOSSOM LANE AUGUSTA, MAINE 04333 207.287.7688	SUBMITTED 10.10.2025

ALL PERMITS ARE ANTICIPATED TO HAVE CONDITIONS ATTENDANT WITH THEIR APPROVAL. THE CONTRACTOR SHALL REVIEW ALL PERMITS AND THE CONDITIONS ATTENDANT WITH APPROVALS PRIOR TO THE START OF THE WORK. UNLESS OTHERWISE STIPULATED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR IS REQUIRED TO COMPLY AND FULFILL ALL CONDITIONS OF APPROVAL.

CONSULTANT LIST

CIVIL ENGINEER/TRAFFIC ENGINEER:
Gorrill Palmer Consulting Engineers, Inc.
300 SOUTHBOROUGH DRIVE, SUITE 200
SOUTH PORTLAND, MAINE 04106
207.772.2515
ATTN: KALEB BOURASSA, PE
kbourassa@gorrillpalmer.com

SURVEYOR:
Sebago Technics
75 JOHN ROBERTS ROAD, SUITE 4A
SOUTH PORTLAND, ME 04106
207.200.2100
ATTN: MATTHEW W. EK, P.L.S. 2117
www.sebagotechnics.com

BUILDING ARCHITECT:
Josh Buono, NCARB, AIA, LEED AP
173 ARUBA LANE
PONTE VEDRA BEACH, FL 32082
813.417.9901
jbuono.bac@gmail.com

MEP ENGINEER & STRUCTURAL ENGINEER:
Case Engineering, Inc.
796 MERUS COURT
ST. LOUIS, MO 63026
636.349.1600
ATTN: MATT CASE, PE, LEED AP
MATT BONO, PE, SE

GEOTECHNICAL ENGINEER:
S.W.Cole Engineering, Inc.
286 PORTLAND ROAD
GRAY, ME 04039
207.657.2866
ATTN: EVAN M, WALKER, P.E.

LANDSCAPE ARCHITECT:
3Key Hospitality
4530 ST. JOHNS AVENUE
JACKSONVILLE, FL 32210
904.236.9757
ATTN: JOSH BUONO, NCARB, AIA, LEED AP

I HEREBY ACKNOWLEDGE THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AND THAT I AM COMPETENT TO PREPARE THIS DOCUMENT.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE · KALEB A. BOURASSA · No. 17072 · LICENSED PROFESSIONAL ENGINEER · 10.31.2025
KALEB A. BOURASSA, P.E.
LIC. #17072

Rev.	Date	Revision

Rev.	Date	Revision
6	2025.10.31	RESUBMITTED TO CITY PER COMMENTS
5	2025.10.10	SUBMITTED FOR CITY SITE/SUBDIVISION APPLICATION
4	2025.08.11	RELEASED TO OWNER FOR PRICING
3	2024.08.27	RESUBMITTED TO CITY PER COMMENTS
2	2024.08.13	RELEASED TO OWNER FOR PRICING
1	2024.07.08	SUBMITTED FOR CITY SITE PLAN APPLICATION

Design: KAB	Draft: CDD	Date: JAN. 2024
Checked: SRB	Scale: AS NOTED	Job No.: 4228
File Name: 4228-COVER.dwg		

This plan shall not be modified without written permission from Gorrill Palmer. Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to Gorrill Palmer.

GORRILL PALMER
An LJB Engineering Company

Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name:	COVER SHEET
Project:	AUBURN TOWN CENTER APARTMENTS 15 ACADEMY STREET, AUBURN, MAINE
Client:	HIGHGATE DEVELOPMENT, LLC 799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No.
C-1.0

K:\3Key Hospitality\4228_Academy Street Residential Development_Auburn\2 - CAD\DWG\4228-COVER.dwg 10/30/2025 5:27 PM

GENERAL NOTES

1. IN ADDITION TO THESE PLANS AND NOTES, THE CONTRACTOR SHALL REFER TO THE PROJECT MANUAL OR MOST CURRENT MAINE DEPARTMENT OF TRANSPORTATION (MAINE DOT) SPECIFICATIONS FOR CONSTRUCTION SPECIFICATIONS AND BIDDING PROCEDURES.

2. THIS PROJECT WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF ALL PERMITS ISSUED BY LOCAL UTILITY COMPANIES AND THE CITY OF AUBURN.

3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCE, PAVING, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE POINTS. ENTRANCES IN MOST LOCATIONS REQUIRE STRUCTURAL SLABS. REFER TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR INFORMATION ON THE STRUCTURAL SLAB ENTRANCES.

4. ALL REQUIRED AND NECESSARY INSPECTIONS AND OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSIONS AND THE FINAL SERVICE CONNECTIONS.

5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS, AT ITS SOLE COST.

6. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE APPLICANT AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR THE CITY, AT NO ADDITIONAL COST TO THE OWNER.

7. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.

8. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE PROJECT SPECIFICATIONS, THE CITY OF AUBURN AND SERVICING UTILITY REQUIREMENTS, IN CASES WHERE THESE CONFLICT THE MOST STRINGENT SHALL APPLY AT NO EXTRA COST TO THE OWNER.

9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RECORD DRAWINGS THROUGHOUT THE PROJECT AND PROVIDING THE OWNER WITH A SET OF ELECTRONIC FINAL RECORD DRAWINGS WHEN THE PROJECT IS COMPLETE.

10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCESS TO THE SITE AND ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY MARKINGS, SIGNAGE AND INCIDENTALS TO MAINTAIN SAFE VEHICLE AND PEDESTRIAN ACCESS THROUGH OUT THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE CITY OF AUBURN ROUTINELY REGARDING TEMPORARY IMPACT OR CHANGES TO SITE ACCESS CONDITIONS, SIDEWALK AND / OR STREET CLOSINGS.

PERMITTING NOTES

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SITE PLAN PERMIT FROM THE CITY OF AUBURN, AND MEDEP STORMWATER PBR / MCGP, WHICH WILL BE MADE A PART OF THE CONTRACT BID DOCUMENTS. THE CONSTRUCTION WILL BE GOVERNED BY THE ZONING ORDINANCES WHICH ARE AVAILABLE FOR VIEWING AT THE OFFICE OF THE ENGINEER, THE MUNICIPAL OFFICE, OR THE MUNICIPAL WEBSITE.

2. THE CONTRACTOR SHALL REVIEW THE ABOVE-REFERENCED PERMITS PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.

SITE LAYOUT NOTES

1. BITUMINOUS CONCRETE CURB, SLIPFORM CONCRETE CURB AND GRANITE CURB SHALL MEET THE REQUIREMENTS OF MDOT 702.001, 703.07 AND 609.04.

2. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR THE FACE OF THE BUILDING.

3. EXCEPT WHERE INDICATED OTHERWISE, THE PAVEMENT IS TO BE STANDARD DUTY PAVEMENT.

4. ALL TRAFFIC CONTROL SIGNS INDICATED ON THE SITE LAYOUT PLAN ARE TO MEET ALL REQUIREMENTS & STANDARDS OF THE MAINE DEPARTMENT OF TRANSPORTATION, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITIONS AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.

GRADING & DRAINAGE NOTES:

1. ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNINGS ROUGHNESS COEFFICIENT OF N = 0.012 OR LESS.

2. AN "AS-BUILT" CERTIFICATION AND PLANS OF THE STORMWATER DRAINAGE SYSTEM IS REQUIRED PRIOR TO THE OWNER ACCEPTING ANY BUILDINGS AND PROPERTY. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ANY DEVIATION FROM THE PLANS MAY DELAY THE ACCEPTANCE OF THE PROJECT, WITH CONTRACTOR RESPONSIBLE FOR ANY ASSOCIATED COSTS.

3. A DETAILED O&M MANUAL FOR STORMWATER MANAGEMENT SYSTEMS IS (WILL BE) FILED WITH THE CITY OF AUBURN DURING THE PERMIT REVIEW PROCESS. A SPECIFIC MANUAL HAS BEEN PREPARED FOR O&M OF THE DRAINAGE SYSTEM.

4. SEE EXISTING CONDITIONS FOR BENCHMARK INFORMATION.

5. SEE GRADING, DRAINAGE AND EROSION/SEDIMENT CONTROL FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.

6. ALL DISTURBED AREAS NOT TO BE PAVED, GRAVELED, SODDED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER AND MULCH.

7. COMPACTION REQUIREMENTS:

LOCATION	MINIMUM COMPACTION*
SUBBASE AND BASE GRAVEL BELOW PAVED OR CONCRETE AREAS	95%
SUBGRADE FILL BELOW PAVED AREAS	90%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREAS	90%
STRUCTURAL FILL WITHIN PROPOSED BUILDING AREA	95%
SELECT FILL ADJACENT BUILDING FOUNDATIONS, EXTERIOR FOUNDATIONS	95%
AND WITHIN 8 INCHES OF THE SLAB-ON-GRADE	

*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM-D-1557.

8. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.

9. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND EXIT RAMPS ADJACENT TO THE BUILDING AND ALONG NEW CURBED AREAS.

10. PROVIDE STABILIZATION OR SEPARATION GEOTEXTILE FABRIC OVER UNSTABLE SOILS AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND IN ACCORDANCE WITH THE FINAL GEOTECHNICAL RECOMMENDATIONS.

11. STORMWATER MANAGEMENT CHAMBER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND APPLICABLE INSTALLATION GUIDES PROVIDED BY THE CHAMBER SYSTEM MANUFACTURER. SHOULD THESE PLANS CONFLICT WITH THE INSTALLATION GUIDE, THESE PLANS SHALL TAKE PRECEDENCE.

LOCAL APPROVALS, WAIVERS AND VARIANCES

THE CONSTRUCTION PLANS ARE TO BE SUBMITTED TO THE CITY OF AUBURN FOR THEIR REVIEW, APPROVAL AND RECORDS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

UTILITY NOTES

1. ALL REQUIRED UTILITIES SERVING THE PROJECT SHALL BE COORDINATED AND CONSTRUCTED BY THE SITE CONTRACTOR TO WITHIN 5 FEET OF THE BUILDINGS, AT A LOCATION COORDINATED WITH THE MEP CONTRACTOR(S) AND THE BUILDING PLANS. SITE WORK WITHIN 5 FEET OF UNDERSLAB UTILITIES SHALL CONSIST OF TRENCHING AND BACKFILLING. ACTUAL UTILITY INSTALLATION SHALL BE BY THE MEP CONTRACTOR. ALL REQUIRED CONNECTION FEES SHALL BE PAID BY THE GENERAL CONTRACTOR.

2. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF AND/OR RELOCATION OF OVERHEAD AND UNDERGROUND TELEPHONE WITH THE SERVICING UTILITY COMPANY. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUITS, PULL WIRES, TRENCHING AND BACKFILLING NECESSARY TO COMPLETE THE WORK.

3. ALL SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE MAINE STATE PLUMBING CODE AND AUBURN WATER & SEWERAGE DISTRICT. CONNECTIONS TO EXISTING SEWER SHALL BE PERFORMED IN ACCORDANCE WITH AUBURN WATER & SEWERAGE DISTRICT RECOMMENDATIONS AND REGULATIONS.

4. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRIC SERVICE WITH CENTRAL MAINE POWER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCHING, CONDUIT AND BACKFILLING ASSOCIATED WITH UNDERGROUND POWER, COMMUNICATIONS AND CABLE.

5. COORDINATE ALL OTHER UTILITY WORK WITH THE APPROPRIATE UTILITY COMPANY. ALL UTILITY WORK SHALL CONFORM TO THE STANDARDS OF THE UTILITY COMPANY AND PROJECT SPECIFICATIONS, WHICHEVER IS MORE STRINGENT, AT NO EXTRA EXPENSE TO THE OWNER.

6. THE LOCATIONS OF THE NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE SERVING UTILITY COMPANY, PROJECT ARCHITECTS AND MEP DESIGNERS.

7. UNDERGROUND ELECTRICAL, CONDUIT MATERIAL AND INSTALLATION SHALL CONFORM TO CENTRAL MAINE POWER STANDARDS AND PROJECT SPECIFICATIONS, WHICH EVER IS MORE STRINGENT.

8. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OR WORK TO FINISH GRADE.

9. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.

10. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO COMPLETION OF THE PROJECT.

11. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL, AT NO EXTRA EXPENSE TO THE OWNER.

12. A 10 FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18 INCH OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER AND SANITARY SEWER CROSSINGS.

EROSION CONTROL NOTES:

1. PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES, GRADING LIMITS SHALL BE STAKED BY THE CONTRACTOR BASED ON THE LIMITS OF GRADING SHOWN ON THE DRAWINGS AND ACCEPTED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. AFTER THE GRADING LIMITS HAVE BEEN ACCEPTED, THE CONTRACTOR SHALL INSTALL THE PERIMETER SILT FENCE, SEDIMENT BARRIERS AND THE CONSTRUCTION ENTRANCE ASSOCIATED WITH THE PROJECT.

2. ALL GROUND AREAS GRADED FOR CONSTRUCTION SHALL BE GRADED, LOAMED, SEEDED AND MULCHED AS SOON AS POSSIBLE. TEMPORARY/PERMANENT SEED MIXTURES SHALL CONFORM TO THE SEEDING PLAN CONTAINED IN THE EROSION CONTROL PROJECT PREPARED FOR THIS PROJECT.

3. PRIOR TO PAVING OR GRAVEL PLACEMENT, THE CONTRACTOR SHALL REMOVE SILT FROM ALL STORM LINES AND APPURTANCES.

4. SILT BARRIERS SHALL BE INSPECTED, REPAIRED AND CLEANED AS NOTED IN THE EROSION CONTROL NOTES SHOWN ON THE EROSION CONTROL DETAIL SHEET.

5. THE CONTRACTOR SHALL REPAIR AND ADD STONE TO THE CONSTRUCTION ENTRANCES AS IT BECOMES SATURATED WITH MUD TO ENSURE THAT IT FUNCTIONS TO CAPTURE MUD FROM THE TIRES OF CONSTRUCTION VEHICLES DURING CONSTRUCTION. THE PURPOSE OF THE CONSTRUCTION ENTRANCE IS TO KEEP ADJACENT STREETS CLEAR OF DIRT AND MUD. SWEEPING OF THE ROADWAYS SHALL BE PERFORMED BY THE CONTRACTOR ON AN AS NEEDED BASIS, BUT AT A MINIMUM ONCE A WEEK.

6. SILT REMOVED FROM AROUND INLETS AND BEHIND THE SILT FENCES SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MIXED INTO TOPSOIL FOR USE IN LANDSCAPING OPERATIONS.

7. LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE WHICH CAUSE THE LEAST PRACTICAL UNPROTECTED DENUDED AREAS ON THE SITE DURING CONSTRUCTION.

8. THE CONTRACTOR IS CAUTIONED THAT FAILURE TO COMPLY WITH THE SEQUENCE OF CONSTRUCTION, EROSION/SEDIMENT CONTROL PLAN, AND OTHER PERMIT REQUIREMENTS MAY RESULT IN MONETARY PENALTIES AS ENFORCED BY THE MEDEP OR LOCAL AGENCIES. THE CONTRACTOR SHALL BE ASSESSED ALL SUCH PENALTIES AT NO COST TO THE OWNER OR PERMITTEE.

9. A FULL EROSION/SEDIMENTATION CONTROL PLAN ACCOMPANIES THIS DRAWING SET AND IS ALSO CONTAINED IN THE SPECIFICATIONS OR FROM THE OWNER.

10. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS AS SHOWN AND MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED.

11. INSPECT EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH RAIN STORM OF 0.25 INCHES OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE FILTER EFFICIENCY. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 OF THE STRUCTURE HEIGHT.

12. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2014".

EXISTING

- IRON PIPE OR ROD FND
- MONUMENT FOUND
- GAS VALVE
- WATER VALVE
- UTILITY POLE
- LIGHT POLE
- DRAINAGE MANHOLE
- ELECTRIC MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- SIGN
- EDGE OF PAVEMENT
- CURB
- ohw — OVERHEAD WIRES
- uge — UNDERGROUND ELECTRIC
- T — TELEPHONE
- 12"w — WATER LINE
- g — GAS LINE
- 12"san — SANITARY SEWER
- 12"sd — STORM DRAIN
- 15 — 1' CONTOUR
- × 15.23 — SPOT ELEVATION
- TREE
- TREE LINE OR LIMIT OF CLEARING
- BUILDING
- RETAINING WALL/WOOD TILES
- PROPERTY LINE
- EASEMENT LINE
- B-101 — TEST BORING
- HYDRANT

PROPOSED

- BARRIER FREE SYMBOL
- SIGN
- SIGN LABEL
- BUILDING / BUILDING ACCESS
- VERTICAL GRANITE CURB
- CB-1 — CATCH BASIN
- 22 — CONTOUR LABEL
- DMH-1 — DRAIN MANHOLE
- 2 / 1 2:1 — SLOPE DESIGNATION
- 18.73 — SPOT GRADE
- 28.58 TW / 16.20 BW — SPOT GRADE AT RETAINING WALL (TW = TOP WALL / BW = BOTTOM WALL)
- 6"UD — UNDERDRAIN
- SD-1 — STORM DRAIN
- CURB STOP
- HYDRANT
- LIGHT POLE WITH FIXTURE(S)
- SMH — SANITARY SEWER MANHOLE
- TEST PIT
- UTILITY POLE
- VALVE
- 6" SAN — SANITARY SEWER
- W — DOMESTIC/ FIRE WATER MAIN
- 2"G — GAS MAIN
- UGE/T/C — UNDERGROUND ELECTRIC

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE · KALEB A. BOURASSA · No. 17072 · LICENSED PROFESSIONAL ENGINEER

10.31.2025

KALEB A. BOURASSA, P.E.
LIC. #17072

Rev.	Date	Revision

Rev.	Date	Revision
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Design: KAB	Draft: CDD	Date: JAN. 2024
Checked: SRB	Scale: AS NOTED	Job No.: 4228
File Name: 4228-GEN NOTES.dwg		

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GORRILL PALMER
An LJB Engineering Company

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300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name: GENERAL NOTES & LEGEND

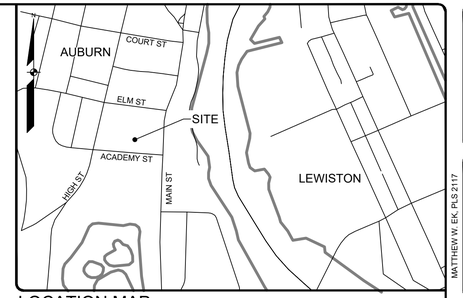
Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No. C-1.1

K:\Jkey Hospitality\4228_Academy Street Residential Development_Auburn\Z - CAD\DWG\4228-GEN NOTES.dwg 10/30/2025 5:28 PM





LOCATION MAP N.T.S.

MATTHEW W. EK, PLS 2117

STATE OF MAINE
MATTHEW W. EK
2117
PROFESSIONAL LAND SURVEYOR
Matthew W. Ek

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS CITY OF AUBURN BY DEED DATED MARCH 26, 2013 AND JULY 24, 2006 RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS (ACRD) IN BOOK 8632, PAGE 345 AND BOOK 6851, PAGE 040.
2. THE PROPERTY IS SHOWN AS LOT 004 ON THE CITY OF AUBURN TAX MAP 231 AND SHOWN AS LOT 132 ON THE CITY OF AUBURN TAX MAP 230 AND IS LOCATED IN THE TRADITIONAL DOWNTOWN NEIGHBORHOOD DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE TRADITIONAL DOWNTOWN NEIGHBORHOOD DISTRICT ARE AS FOLLOWS:

MINIMUM FRONT YARD:	5 FEET
MINIMUM SIDE YARD:	5 FEET
MINIMUM REAR YARD:	10 FEET
MAXIMUM BUILDING HEIGHT:	3 STORY
MAXIMUM BUILDING COVERAGE:	70%

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. TOTAL AREA OF PARCEL IS TO BE DETERMINED, UPON GAP OVERLAP DETERMINATION. AS SHOWN THE PROJECT PARCEL IS APPROXIMATELY --- ACRES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN OCTOBER AND NOVEMBER OF 2022.
6. PLAN REFERENCES:
   - A. STANDARD BOUNDARY SURVEY FOR NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, BY CIVIL-TEC, PROFESSIONAL LAND SURVEYORS, JOB NO. 94.171, DATED NOVEMBER OF 1994.
   - B. SITE PLAN OF ACADEMY STREET PARKING LOT, FOR CITY OF AUBURN, BY WOODARD & CURRAN, JOB NO. 203970.01, DATED NOVEMBER OF 2007.
   - C. ALTA / ACSM LAND TITLE SURVEY OF 261 MAIN STREET, AUBURN, MAINE, FOR COASTAL ENTERPRISES, INC., BY JONES ASSOCIATES INC, DATED JUNE 15, 2011, AND RECORDED IN ACRD PLAN BOOK 49 PAGE 92.
   - D. DIVISION PLAN CEI HOUSING INC. OF 261 MAIN STREET, AUBURN, MAINE, FOR CEI HOUSING INC., BY JONES ASSOCIATES INC, DATED JANUARY 13, 2012, AND RECORDED IN ACRD PLAN BOOK 49 PAGE 93.
   - E. LOT 1 SUBDIVISION PLAN, CEI HOUSING INC. 261 MAIN STREET, AUBURN, MAINE, FOR CEI HOUSING, INC., BY JONES ASSOCIATES INC, DATED JANUARY 13, 2012, AND RECORDED IN ACRD PLAN BOOK 49 PAGE 94.
   - F. PLAN BY WILLIAM GARCELON, DATED SEPTEMBER OF 1847 AND RECORDED IN THE ACRD IN PLAN BOOK 1 VOLUME 1, PAGE 2 (1/B1-2).
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CI/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. UNDERGROUND UTILITIES SHOWN HEREON WERE MARKED BY PROMARK UTILITIES IN NOVEMBER OF 2022 AND LOCATED BY SEBAGO TECHNICS, INC.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR AUBURN, MAINE, ANDROSCOGGIN COUNTY, COMMUNITY-PANEL NUMBER 23001C0328E, HAVING AN EFFECTIVE DATE OF JULY 8, 2013. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
10. NO WETLANDS WERE FOUND ON THE SUBJECT PROPERTIES.
11. THERE IS AN APPARENT OVERLAP IN DEEDS FROM 124 HIGH STREET ONTO THE LOCUS PARCEL AS SHOWN HEREON. ON OCTOBER 21, 1861 HANNIBAL R. SMITH PURCHASED LOT 7 IN THE GARCELON SUBDIVISION REFERENCED IN NOTE 6F PER DEED BOOK 28 PAGE 440. ON MARCH 2, 1865 HANNIBAL SMITH SWAPPED LAND WITH ORLAND E. LUQUES (MISREFERENCED IN SEVERAL DEEDS AS "SUQUES"), WHO OWNED LOT 8 OF PLAN REFERENCE 6F, SEE DEED BOOK 39 PAGES 98 AND 116. ON JULY 25, 1871 HANNIBAL SMITH SOLD HIS PROPERTY TO JACOB ROAD IN DEED BOOK 65 PAGE 41. THIS DEED DESCRIPTION HAD AN ADDITIONAL 45 FOOT BY 12 FOOT PARCEL ON THE EASTERLY END OF THE PARCELS PURCHASED BY HANNIBAL SMITH. NO CONVEYANCE INTO HANNIBAL SMITH FOR THE ADDITIONAL 45 FOOT BY 12 FOOT PARCEL WAS FOUND, AND THIS IS AN OVERLAP INTO THE RECORD DESCRIPTION OF THE LOCUS PARCEL. WE RECOMMEND THE CITY HAVE THEIR LEGAL COUNCIL REVIEW THIS ISSUE.
12. THERE IS AN APPARENT GORE BETWEEN THE DEEDS OF: JOHANNA CARTER, BOOK 6732 PAGE 348, AT 120 HIGH STREET; PAUL & JEANNETTE TREMBLAY, BOOK 1361 PAGE 209, AT 28 ELM STREET; AND THE LOCUS PROPERTY AS SHOWN HEREON. WE RECOMMEND THE CITY HAVE THEIR LEGAL COUNCIL REVIEW THIS ISSUE.

LEGEND

- PROPERTY LINE/R.O.W.
- ABUTTER LINE/R.O.W.
- MONUMENT
- IRON PIPE/ROD
- DRILL HOLE
- C1/L1 — CURVE/LINE NO.
- N/F — NOW OR FORMERLY
- BM-1 — BENCHMARK
- STOCKADE FENCE
- BUILDING
- DECK/STEPS/ OVERHANG
- EDGE PAVEMENT
- PAVEMENT PAINT
- CURB LINE
- TREELINE
- 120 / 118 — CONTOURS
- BARB WIRE FENCE
- DECIDUOUS TREE
- MULCH LINE
- SIGN
- G — GAS
- GAS GATE VALVE
- GM — GAS METER
- W — WATER
- WATER GATE VALVE
- HYDRANT
- S — SANITARY MANHOLE
- SD — STORM DRAIN
- D — DRAINAGE MANHOLE
- CATCH BASIN
- OHU — OVERHEAD UTILITY
- EM — ELECTRIC METER
- UTILITY POLE
- GUY WIRE

REV	BY	DATE	STATUS
B	MWE	1/12/23	RELEASED STAMPED SURVEY FOR CLIENT USE.
A	MWE	11/22/22	ISSUED DRAFT PLAN TO CLIENT FOR PRELIMINARY REVIEW

THIS PLAN IS NOT TO BE USED, IN WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, UNAUTHORIZED OR OTHERWISE, SHALL BE ACTIVELY PURSUED AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel: 207-200-2100

EXISTING CONDITIONS
OF:
MAIN-ACADEMY STREET
261 MAIN STREET & 15 ACADEMY STREET
AUBURN, ME
FOR RECORD OWNER:
CITY OF AUBURN
60 COURT STREET
AUBURN, ME 04210

DESIGNED	-
DRAWN	JS / JMC
CHECKED	MWE
DATE	11/02/2022
SCALE	1" = 30'
PROJECT	220537

SHEET 1 OF 1

220537EC.dwg, TAB:EC

NOTES:

1. REMOVAL / RELOCATION OF ANY AND ALL PROPERTY OF THE EXISTING CONDOMINIUMS AT 3, 5, 7, 9, AND 11 ACADEMY STREET, THE CONDOMINIUM ASSOCIATION OR PROPERTY MANAGEMENT COMPANY SHALL BE COORDINATED WITH THE OWNER PRIOR TO COMMENCEMENT OF THE WORK.
2. DEMOLITION AND REMOVALS ALONG ACADEMY STREET DO NOT CONTEMPLATE PUBLIC IMPROVEMENTS WHICH WILL BE COORDINATED BETWEEN THE DEVELOPER AND CITY.

PLAN REFERENCES:

1. "EXISTING CONDITIONS OF: MAIN-ACADEMY STREET, 261 MAIN STREET & 15 ACADEMY STREET, AUBURN, ME, FOR RECORD OWNER: CITY OF AUBURN, 60 COURT STREET, AUBURN, ME 04210", BY SEBAGO TECHNICS, DATED: 11/02/2022, LATEST REVISION DATE OF 1/12/23, SHEET 1 OF 1.
2. "ALTA / ACSM LAND TITLE SURVEY, 261 MAIN STREET, AUBURN, MAINE", PREPARED FOR COASTAL ENTERPRISES, INC., P.O. BOX 268, WISCASSET, ME 04578, PREPARED BY: JONES ASSOCIATES, INC., PLAN DATE: JUNE 15, 2011, RECORDED IN A.C.R.D. ON APRIL 3, 2012, RECORDED IN PLAN BOOK 49, PAGE 92.
3. "LOT 1 SUBDIVISION PLAN, CEI HOUSING INC., 261 MAIN STREET, AUBURN, MAINE", PREPARED FOR CEI HOUSING INC., P.O. BOX 268, WISCASSET, ME 04578, PREPARED BY: JONES ASSOCIATES, INC., PLAN DATE: JANUARY 13, 2012, RECORDED IN A.C.R.D. ON APRIL 3, 2012. RECORDED IN PLAN BOOK 49, PAGE 94.

ELM STREET
HIGH STREET
ACADEMY STREET (SPEED LIMIT 25)
MAIN STREET (SPEED LIMIT 25)
CONCRETE WALK
66' R.O.W.
50' R.O.W.

N/F PAUL & JEANNETE TREMBLAY 1361/209 230-126 28 ELM ST
N/F RONALD & DORIS RUSSELL 1075/603 230-125 20 ELM ST
N/F BK HOMES LLC 7099/139 230-124 14 ELM ST
N/F 22 BISHOP LLC 9886/319 230-127 118 HIGH ST
N/F JOHANNA CARTER 6732/348 230-128 120 HIGH ST
N/F MATTHEW CARTER 7069/93 230-129 124 HIGH ST
N/F PATSY GODIN 7967/292 230-131 35 ACADEMY ST
N/F CITY OF AUBURN 75/130 230-163 277 MAIN ST
N/F CITY OF AUBURN 6851/40 230-132 15 ACADEMY ST
N/F CITY OF AUBURN 8632/345 231-004 261 MAIN ST
N/F CEI HOUSING INC. 8177/045 231-004-006 ACADEMY ST
N/F GERARD MORIN 2585/286 231-005 247 MAIN ST
N/F DONTE X. & MALLORY M. LOWNDES 10537/145 231-004-005 11 ACADEMY ST
N/F SUZANNE P. RUSSELL 9917/342 231-004-004 9 ACADEMY ST
N/F RAVI KUMAR 9954/170 231-004-003 7 ACADEMY ST
N/F PAULINE KENEBRUS 9952/53 231-004-002 5 ACADEMY ST
N/F PAMELA & MARTIN GORMLEY 10385/338 231-004-001 3 ACADEMY ST

REFER TO REPORT ENTITLED "EXPLORATIONS AND GEOTECHNICAL ENGINEERING SERVICES, PROPOSED APARTMENT BUILDING, 261 MAIN STREET & 15 ACADEMY STREET, AUBURN, MAINE", PREPARED BY S.W. COLE ENGINEERING, INC., DATED DECEMBER 1, 2023, FOR INFORMATION PERTAINING TO BORINGS IDENTIFIED ON THIS PLAN

LIMITS OF CLEARING, TYP. CONTRACTOR TO COORDINATE REMOVAL / LIMBING OF TREES ALONG PROPERTY LINE WITH OWNER AND ENGINEER PRIOR TO WORK NO CLEARING SHALL OCCUR BEYOND PROJECT PROPERTY BOUNDARY, TYP.

REMOVE FENCING WITHIN PROJECT PARCEL BOUNDARY, TYP.

STABILIZED CONSTRUCTION ENTRANCE

SAWCUT & REMOVE EX. PAVEMENT BACK TO PROPERTY LINE

REMOVE TREES

REMOVE SIGNS - RETURN TO CITY PUBLIC WORKS DEPT.

SIGN 'CITY OF AUBURN PUBLIC PARKING LOT'

SIGNS 'CITY OF AUBURN PUBLIC PARKING LOT'

BENCHMARK #1 SPIKE IN UTILITY POLE CMP3 ELEVATION=189.04

BITUMINOUS WALK
GRANITE CURB
GRANITE RET. WALL
GRANITE STEPS
BITUMINOUS WALK
GRANITE RET. WALL
BITUMINOUS WALK
GRANITE CURB
GRAVEL

EX. UTILITY POLE /STREET LIGHT

SIGN 'NO PARKING – THIS SIDE OF STREET'

SIGN 'NO PARKING – THIS SIDE OF STREET'

SAWCUT & GRIND EX. PAVEMENT

EX. UTILITY POLE w/STREET LIGHT

SEWER SERVICE STATUS UNKNOWN

ASPHALT REMAINS

GRAVEL / DIRT CITY OF AUBURN PARKING LOT

APPARENT SATELLITE DISH AND CABLE LINE ENCROACHMENT

REMOVE SATELLITE DISH & CABLE LINES - COORDINATE WITH OWNER

REMOVE BLOCK RETAINING WALL

REMOVE TREES

REMOVE PAVEMENT

CLEARING LIMIT

PROTECT EX. CATCH BASIN

REMOVE EX. GRANITE BLOCK WALL, MONUMENTS & STAIRS ALONG ACADEMY STREET - COORDINATE WITH OWNER

BLOCK RET. WALL

EX. PAVED PARKING LOT

DIRT PARKING AREA

ACCESS EASEMENT (SEE PLAN C)

REMOVE CURB

REMOVE EX. STORM DRAIN & CATCH BASINS

REMOVE EX. BIT. SIDEWALK & CURB

EX. ELEC. & GAS METERS AT REAR OF EACH UNIT

PROTECT EX. CATCH BASIN

REMOVE EX. CONCRETE SIDEWALK AT NEAREST JOINT - KEEP EX. BRICK PAVERS FOR REUSE IN COORDINATION WITH CITY PUBLIC WORKS

TEST PIT TO DETERMINE EXACT DEPTH / LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION, TYP.

SAWCUT & GRIND EX. PAVEMENT

REMOVE / RELOCATE EX. MAILBOXES & SIGNAGE FOR CONDOMINIUMS IN COORDINATION WITH OWNER

REMOVE EX. GRANITE CURB FOR REUSE

REMOVE & RELOCATE EX. CITY STREET LIGHT - COORDINATE WITH CITY PUBLIC WORKS

INVESTIGATE EXISTING ONSITE SEWER & INVERTS & CONNECTION TO PUBLIC MAIN - CONTRACTOR SHALL CAMERA EXISTING SEWER PIPES TO CONFIRM LIMITS OF SYSTEM. PROTECT EXIST. ACTIVE SEWER SERVICES DURING CONSTRUCTION, TYP.

INSTALL CATCH BASIN INLET PROTECTION PRIOR TO THE START OF WORK, TYP.

BENCHMARK #2 SPIKE IN UTILITY POLE ELEVATION:162.41

EX. PED. SIGNAL

EX. TEL. / CABLE PEDESTALS

EX. UTILITY POLE w/GUY LINES

EX. UTILITY POLE w/STREET LIGHT

5/8" ROD IN WALK

EX. HYDRANT

NORTH

1 inch = 20 ft.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE
KALEB A. BOURASSA
No. 17072
LICENSED PROFESSIONAL ENGINEER
10.31.2025

KALEB A. BOURASSA, P.E.
LIC. #17072

Rev.	Date	Revision

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Design: KAB	Draft: CDD	Date: JAN. 2024
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An LJB Engineering Company

Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
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300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name: EXISTING CONDITIONS & REMOVALS PLAN

Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No. C-2.0

K:\3Key Hospitality\4228_Academy Street Residential Development_Auburn\2 – CAD\DWG\4228-EX & REMOVALS.dwg 10/30/2025 5:29 PM

SPACE & BULK REGULATIONS – FORMED-BASED CODE TRADITIONAL DOWNTOWN NEIGHBORHOOD (T-4.2)

SPACE & BULK REGULATION	REQUIRED	PROVIDED
MINIMUM LOT SIZE	0 SF	62,732 SF
MINIMUM FRONTAGE BUILDOUT	60%	> 60%
MINIMUM FRONT SETBACK	5 FT	6 FT
MAXIMUM FRONT SETBACK	15 FT	6 FT
MINIMUM SIDE SETBACK	5 FT	6 FT
MINIMUM REAR SETBACK	10 FT	14.9 FT
MAXIMUM BUILDING HEIGHT	3 STORIES	3 STORIES
MAXIMUM BUILDING LOT COVERAGE	70%	33.3%
MINIMUM OPEN SPACE	10%	> 10%

WAIVERS:

1. SECTION 60-549.1 - REQUESTING A WAIVER FOR BUILDING LENGTH OF 276' AS OPPOSED TO 110' MAXIMUM.

PLAN REFERENCES:

1. "EXISTING CONDITIONS OF: MAIN-ACADEMY STREET, 261 MAIN STREET & 15 ACADEMY STREET, AUBURN, ME, FOR RECORD OWNER: CITY OF AUBURN, 60 COURT STREET, AUBURN, ME 04210", BY SEBAGO TECHNICS, DATED: 11/02/2022, LATEST REVISION DATE OF 1/12/23, SHEET 1 OF 1.
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NOTES:

1. CONTRACTOR SHALL REVIEW SCOPE OF WORK AND ASSESS/COORDINATE TEMPORARY EASEMENTS WITH DEVELOPER/OWNER AND ABUTTING PROPERTY OWNERS PRIOR TO CONSTRUCTION.
2. IMPROVEMENTS WITHIN ACADEMY STREET TOWNHOUSES COMMON AREA IS SUBJECT TO AGREEMENT BETWEEN DEVELOPER AND CONDO OWNERS.
3. THE CONSTRUCTION MANAGEMENT PLAN SHALL INCLUDE PROVISIONS TO MAINTAIN ACCESS AND UTILITY SERVICES TO EXISTING CONDOS DURING CONSTRUCTION.
4. ALL RETAINING WALLS GREATER THAN 36" SHALL REQUIRE A WALL DESIGN SUBMITTAL STAMPED BY AN ENGINEER IN THE STATE OF MAINE FOR REVIEW AND APPROVAL BY THE ENGINEER OF RECORD.
5. MAIN STREET AND ACADEMY STREET ARE UNDER MORATORIUM AND REQUIRE MORATORIUM PAVEMENT RESTORATION IN ACCORDANCE WITH CITY STANDARDS. COORDINATE WITH DPW.
6. THE REQUIRED PARKING SPACES IS 73. 58 PARKING SPACES WILL BE PROVIDED ON SITE AND THE APPLICANT WILL ACQUIRE AN AGREEMENT WITH ADJACENT PROPERTY OWNERS TO SECURE THE REMAINING PARKING SPACES REQUIRED.

CITY OF AUBURN PLANNING BOARD
SITE PLAN APPROVAL

CHAIRMAN _____

_____ _____

_____ _____

_____ _____

_____ _____

DATE _____

ELM STREET

HIGH STREET

MAIN STREET (SPEED LIMIT 25)

ACADEMY STREET (SPEED LIMIT 25)

N/F PAUL & JEANNETE TREMBLAY 1361/209 230-126 29 ELM ST

N/F RONALD & DORIS RUSSELL 1075/603 230-125 20 ELM ST

N/F BK HOMES LLC 7099/139 230-124 14 ELM ST

N/F 22 BISHOP LLC 9886/319 230-127 118 HIGH ST

N/F JOHANNA CARTER 6732/348 230-128 120 HIGH ST

N/F MATTHEW CARTER 7069/93 230-129 124 HIGH ST

N/F PATSY GODIN 7967/292 230-131 35 ACADEMY ST

N/F CITY OF AUBURN 75/130 230-163 277 MAIN ST

N/F GERARD MORIN 2585/286 231-005 247 MAIN ST

N/F DONTE X. & MALLORY M. LOWNDES 10537/145 231-004-005 11 ACADEMY ST

N/F SUZANNE P. RUSSELL 9917/342 231-004-004 9 ACADEMY ST

N/F RAVI KUMAR 9954/170 231-004-003 7 ACADEMY ST

N/F PAULINE KENEBORUS 9952/53 231-004-002 5 ACADEMY ST

N/F PAMELA & MARTIN GORMLEY 10385/338 231-004-001 3 ACADEMY ST

SNOW STORAGE

10' REAR SETBACK

10' MIN

472' x 6' HIGH WHITE PVC FENCE, TYP.

RETAINING WALL - CONTRACTOR TO PROVIDE SUBMITTAL STAMPED BY A LICENSED STRUCTURAL ENGINEER AND / OR GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION, TYP.

VERTICAL CURB, TYP.

24 POP

3/4" PIPE

CAPPED ROD PLS 2428

10"

CAPPED ROD (ILLEGIBLE)

DIRT PARKING AREA

66' R.O.W.

EX. PARALLEL PARKING

STANDARD-DUTY BITUMINOUS PAVEMENT, TYP.

TD

RELOCATED LIGHT POLE & FIXTURE IN COORDINATION WITH CITY

STANDARD MDOT / ADA RAMP, TYP.

BOLLARD (SEE DETAILS)

EMERGENCY VEHICLE TURNAROUND

TOTAL 58 PARKING SPACES (55 STANDARD, 3 ADA)

CAST IN PLACE CONCRETE RAMP

MEP / MAIL

12' x 18' CONC. PAD FOR SOLID WASTE ENCLOSURE

PRECAST STAIRS W/ RAILING (TYP.)

GROUND FLOOR UNIT LANDING, TYP. - SEE ARCHITECTURAL

PATIO & UPPER LEVEL BALCONY, TYP. - SEE ARCHITECTURAL

5' SIDE SETBACK

RETAINING WALL

L/S

BITUMINOUS SIDEWALK - DIMENSIONS AS SHOWN, TYP.

KAYAK STORAGE/ SPRINKLER ROOM

DOG WASH & BATHROOM

RECREATION/ STORAGE

CONC. PAD FOR GAZEBO STRUCTURE - SEE ARCHITECTURAL PLANS

ACCESS AND UTILITY EASEMENTS TO BE VACATED AND REESTABLISHED BETWEEN CONDO OWNERS AND DEVELOPER BASED ON FINAL PLAN - SEE SUBDIVISION PLAN

DECORATIVE WALL (SEE DETAILS)

VERTICAL CURB, TYP.

RETAINING WALL - SEE NOTES

AUBURN TOWN CENTER APARTMENTS
20,858 SF FOOTPRINT - TOTAL 53 RESIDENTIAL UNITS
(31 ONE-BEDROOM / 22 TWO-BEDROOM)

THIRD FLOOR TERRACE

ENTRANCE/STAIR

4' STAIR, TYP. - MATERIAL TBD

15' MAX FRONT SETBACK

4" TYP.

20' TYP.

6' MIN FRONT SETBACK

50' R.O.W.

FRONT ENTRANCE CANOPY APPROX. 3" FROM R.O.W LINE

VERTICAL GRANITE CURB, TYP.

4" WHITE LINE, TYP.

EX. UTILITY POLE w/STREET LIGHT

EX. TEL. / CABLE PEDESTALS

EX. UTILITY POLE w/STREET LIGHT 5/8" ROD IN WALK

CITY STANDARD STREET LIGHT, TYP. OF 6 ALONG ACADEMY STREET

1.5' WIDE COBBLES ALONG PROJECT ACADEMY STREET FRONTAGE. TYP.

EX. PED. SIGNAL

EX. HYDRANT

PROPOSED PUBLIC IMPROVEMENTS INCLUDE ONSTREET PARKING, REALIGNED WESTBOUND TRAVELWAY, CURBING, SIDEWALK AND COBBLES, CITY STANDARD STREET LIGHT POLES AND REMOVAL OF OVERHEAD WIRES ALONG PROJECT FRONTAGE ON ACADEMY STREET. FINAL IMPROVEMENTS ARE SUBJECT TO FINAL REVIEW AND COORDINATION WITH THE CITY AND DEVELOPER.

NORTH

20 0 10 20 40

1 inch = 20 ft.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE KALEB A. BOURASSA No. 17072 LICENSED PROFESSIONAL ENGINEER

10.31.2025

KALEB A. BOURASSA, P.E.
LIC. #17072

K:\3Key Hospitality\4228_Academy Street Residential Development_Auburn\2 – CAD\DWG\4228-SITE.dwg 10/30/2025 5:24 PM

Rev.	Date	Revision

Rev.	Date	Revision
6	2025.10.31	RESUBMITTED TO CITY PER COMMENTS
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Design: KAB	Draft: CDD	Date: JAN. 2024
Checked: SRB	Scale: AS NOTED	Job No.: 4228
File Name: 4228-SITE.dwg		

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GORRILL PALMER
An LJB Engineering Company

Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name: SITE LAYOUT PLAN

Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No. C-3.0

N

GRID

LEGEND

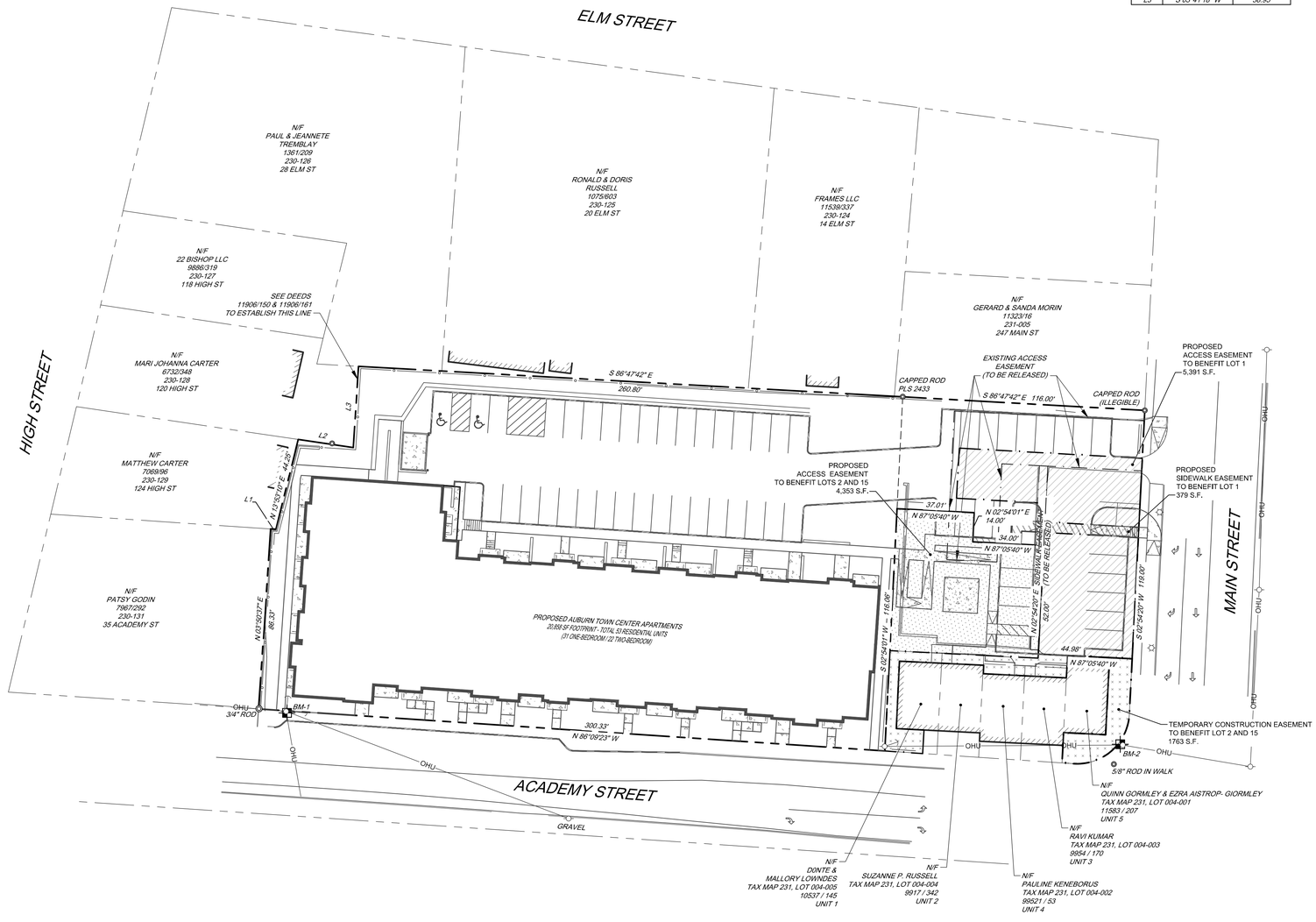
PROPERTY LINE/R.O.W.	OVERHANG
ABUTTER LINE/R.O.W.	EDGE PAVEMENT
MONUMENT	PAVEMENT PAINT
IRON PIPE/ROD	CURB LINE
DRILL HOLE	RETAINING WALL
C1/L1 CURVE/LINE NO.	HYDRANT
N/F NOW OR FORMERLY	OHU OVERHEAD UTILITY
BM-1 BENCHMARK	UTILITY POLE
CHAIN LINK FENCE	GUY WIRE
BUILDING	EDGE OF CONCRETE

WAIVERS REQUESTED:

1. SECTION 549.1 - REQUESTING A WAIVER FOR BUILDING LENGTH OF 276' AS OPPOSED TO 110' MAXIMUM.

PROPERTY LINE TABLE

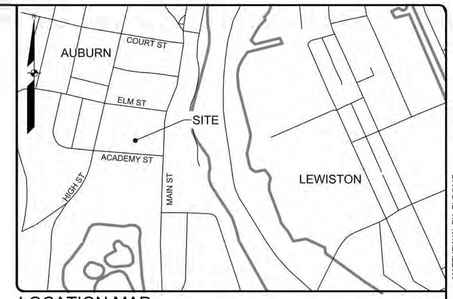
LINE	BEARING	DISTANCE
L1	S 86°09'23" E	2.56'
L2	N 91°36'54" W	26.67'
L3	S 03°41'18" W	38.95'



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.



LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS AUBURN TOWN CENTER APARTMENTS LLC BY DEED DATED MARCH 20, 2025 RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS (ACRD) IN BOOK 11792 PAGE 1.
2. THE PROPERTY IS SHOWN AS LOT 004 ON THE CITY OF AUBURN TAX MAP 231 AND SHOWN AS LOT 132 ON THE CITY OF AUBURN TAX MAP 230 AND IS LOCATED IN THE TRADITIONAL DOWNTOWN NEIGHBORHOOD DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE TRADITIONAL DOWNTOWN NEIGHBORHOOD DISTRICT ARE AS FOLLOWS:

MINIMUM FRONT YARD:	5 FEET
MINIMUM SIDE YARD:	5 FEET
MINIMUM REAR YARD:	10 FEET
MAXIMUM BUILDING HEIGHT:	3 STORY
MAXIMUM BUILDING COVERAGE:	70%

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. TOTAL AREA OF THE PROJECT PARCEL IS APPROXIMATELY 58,192 SQUARE FEET.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN OCTOBER AND NOVEMBER OF 2022. SEE PLAN REFERENCE 6G FOR SITE TOPOGRAPHY AND ADDITIONAL SITE DETAILS.
6. PLAN REFERENCES:
   - A. STANDARD BOUNDARY SURVEY FOR NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, BY CIVIL-TEC, PROFESSIONAL LAND SURVEYORS, JOB NO. 94.171, DATED NOVEMBER OF 1994.
   - B. SITE PLAN OF ACADEMY STREET PARKING LOT, FOR CITY OF AUBURN, BY WOODARD & CURRAN, JOB NO. 203970.01, DATED NOVEMBER OF 2007.
   - C. ALTA / ACSM LAND TITLE SURVEY OF 261 MAIN STREET, AUBURN, MAINE, FOR COASTAL ENTERPRISES, INC., BY JONES ASSOCIATES INC, DATED JUNE 15, 2011, AND RECORDED IN ACRD PLAN BOOK 49 PAGE 92.
   - D. DIVISION PLAN CEI HOUSING INC. OF 261 MAIN STREET, AUBURN, MAINE, FOR CEI HOUSING INC., BY JONES ASSOCIATES INC, DATED JANUARY 13, 2012, AND RECORDED IN ACRD PLAN BOOK 49 PAGE 93.
   - E. LOT 1 SUBDIVISION PLAN, CEI HOUSING INC. 261 MAIN STREET, AUBURN, MAINE, FOR CEI HOUSING, INC., BY JONES ASSOCIATES INC, DATED JANUARY 13, 2012, AND RECORDED IN ACRD PLAN BOOK 49 PAGE 94.
   - F. PLAN BY WILLIAM GARCELON, DATED SEPTEMBER OF 1847 AND RECORDED IN THE ACRD IN PLAN BOOK 1 VOLUME 1, PAGE 2 (V1B1-2).
   - G. EXISTING CONDITIONS OF MAIN-ACADEMY STREET, FOR CITY OF AUBURN, BY SEBAGO TECHNICS, INC. DATED THROUGH JANUARY 12, 2023.
   - H. EASEMENT EXHIBIT OF MAIN-ACADEMY STREET FOR THE CITY OF AUBURN, BY SEBAGO TECHNICS, INC., DATED THROUGH JULY 15, 2025.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CI/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC, (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. UNDERGROUND UTILITIES SHOWN HEREON WERE MARKED BY PROMARK UTILITIES IN NOVEMBER OF 2022 AND LOCATED BY SEBAGO TECHNICS, INC.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR AUBURN, MAINE. ANDROSCOGGIN COUNTY, COMMUNITY-PANEL NUMBER 2300103328E, HAVING AN EFFECTIVE DATE OF JULY 8, 2013. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
10. NO WETLANDS WERE FOUND ON THE SUBJECT PROPERTIES.
11. PROPOSED FEATURES SHOWN HEREON ARE BASED UPON THE SITE PLAN SET OF AUBURN TOWN CENTER APARTMENTS BY GORRILL PALMER. FOR ADDITIONAL SITE AND DESIGN INFORMATION SEE SAID PLAN SET.
12. SEE PLAN REFERENCE H. FOR MORE DETAIL ON THE FOUR PROPOSED EASEMENTS SHOWN HEREON.
13. BENCHMARK:

BM-1	SPIKE IN CMP POLE #3	ELEVATION: 189.04 (NAVD88)
BM-2	SPIKE IN CMP POLE	ELEVATION: 162.41 (NAVD88)

APPROVAL- CITY OF AUBURN PLANNING BOARD

DATE

CHAIRPERSON

STATE OF MAINE, ANDROSCOGGIN COUNTY SS, REGISTRY OF DEEDS

RECEIVED _____, 20____
AT ____H _____M _____M AND
RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST: _____
REGISTER

MATTHEW W. EK, P.S 2117

STATE OF MAINE MATTHEW W. EK 2117 PROFESSIONAL LAND SURVEYOR

REV.	BY	DATE:	STATUS:
A	MWE	10/31/2025	REVISED BUILDING, SITE FEATURE LOCATIONS, AND WAIVER NOTES.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC., ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel: 207-200-2100
WWW.SEBAGOTECHNICS.COM

SUBDIVISION PLAN
OF:
AUBURN TOWN CENTER APARTMENTS
261 MAIN STREET & 15 ACADEMY STREET
AUBURN, MAINE
FOR:
HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N.
AUBURN, MAINE 04210

RECORD OWNER:
AUBURN TOWN CENTER APARTMENTS, LLC
799 WASHINGTON STREET N.
AUBURN, MAINE 04210

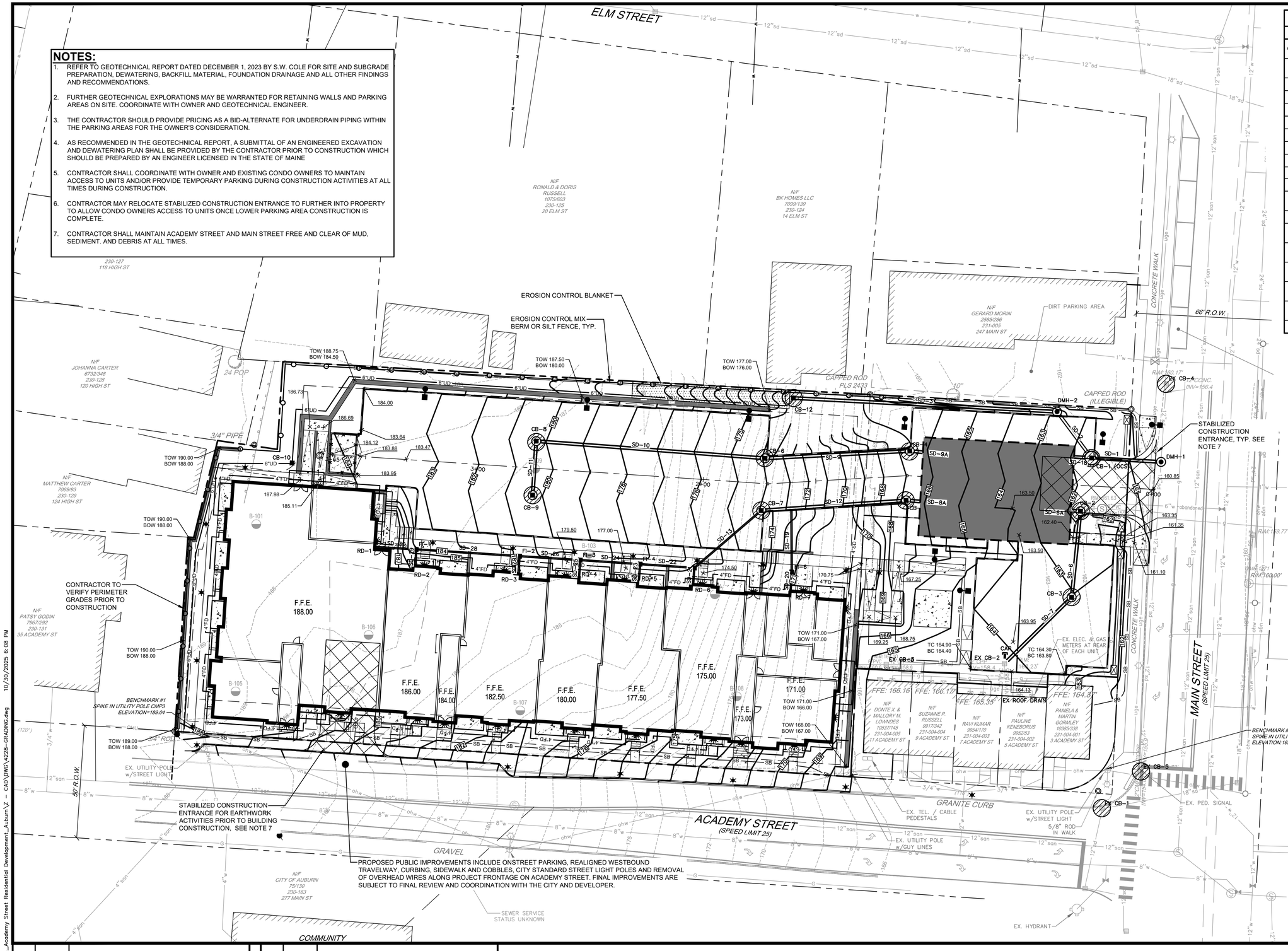
DESIGNED	-
DRAWN	JMC
CHECKED	MWE
DATE	10/9/2025
SCALE	1" = 30'
PROJECT	220537

SHEET 1 OF 1

220537SB.dwg TAB:SUB

NOTES:

1. REFER TO GEOTECHNICAL REPORT DATED DECEMBER 1, 2023 BY S.W. COLE FOR SITE AND SUBGRADE PREPARATION, DEWATERING, BACKFILL MATERIAL, FOUNDATION DRAINAGE AND ALL OTHER FINDINGS AND RECOMMENDATIONS.
2. FURTHER GEOTECHNICAL EXPLORATIONS MAY BE WARRANTED FOR RETAINING WALLS AND PARKING AREAS ON SITE. COORDINATE WITH OWNER AND GEOTECHNICAL ENGINEER.
3. THE CONTRACTOR SHOULD PROVIDE PRICING AS A BID-ALTERNATE FOR UNDERDRAIN PIPING WITHIN THE PARKING AREAS FOR THE OWNER'S CONSIDERATION.
4. AS RECOMMENDED IN THE GEOTECHNICAL REPORT, A SUBMITTAL OF AN ENGINEERED EXCAVATION AND DEWATERING PLAN SHALL BE PROVIDED BY THE CONTRACTOR PRIOR TO CONSTRUCTION WHICH SHOULD BE PREPARED BY AN ENGINEER LICENSED IN THE STATE OF MAINE
5. CONTRACTOR SHALL COORDINATE WITH OWNER AND EXISTING CONDO OWNERS TO MAINTAIN ACCESS TO UNITS AND/OR PROVIDE TEMPORARY PARKING DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR MAY RELOCATE STABILIZED CONSTRUCTION ENTRANCE TO FURTHER INTO PROPERTY TO ALLOW CONDO OWNERS ACCESS TO UNITS ONCE LOWER PARKING AREA CONSTRUCTION IS COMPLETE.
7. CONTRACTOR SHALL MAINTAIN ACADEMY STREET AND MAIN STREET FREE AND CLEAR OF MUD, SEDIMENT. AND DEBRIS AT ALL TIMES.



STORM DRAIN STRUCTURE SCHEDULE

STRUCTURE	SIZE	RIM	INV. IN/SIZE (FROM)	INV. OUT/SIZE (TO)
CB-1 (OCS)	6'ø	161.55	156.62/12"(DMH-2) 156.52/12"(SWM-2)	156.42/12"(DMH-1)
CB-2	4'ø	161.84	156.70/12"(SWM-1) 156.84/12"(CB-3)	
CB-3	4', ø	163.05	157.33/12"(EX CB-2)	157.23/12"(CB-2)
CB-4	4'ø	166.62	162.11/12"(CB-6)	156.76/12"(SWM-4)
CB-5	4'ø	166.86	162.11/12"(CB-7)	156.76/12"(SWM-3)
CB-6	4'ø	173.91	169.39/12"(CB-8)	164.04/12"(CB-4)
CB-7	4'ø	173.99	170.41/6"(FI-5)	164.04/12"(CB-5)
CB-8	4'ø	180.26	176.76/12"(CB-9)	172.44/12"(CB-6)
CB-9	4'ø	180.26		177.00/12"(CB-8)
CB-10	2' SQ.	188.25	184.50/6" UD	184.40/6" UD
CB-12	2' SQ.	174.11	172.5/6" UD	169.00/12"(DMH-2)
DMH-1	4'ø	160.74	156.20/12"(CB-1 (OCS)) 156.33/12"(EX CB-4)	156.10/12"(EX CB-5)
DMH-2	4'ø	162.05	158.50/12"(CB-12)	156.88/12"(CB-1 (OCS))
FI-1	2' SQ.	184.38	183.82/6"(RD-1) 181.90/6"(RD-2)	178.81/6"(FI-2)
FI-2	2' SQ.	181.89	178.35/6"(FI-1) 178.40/6"(RD-3)	176.29/6"(FI-3)
FI-3	2' SQ.	179.52	176.02/6"(FI-2) 175.90/6"(RD-4)	174.67/6"(FI-4)
FI-4	2' SQ.	177.88	174.40/6"(FI-3) 173.40/6"(RD-5)	171.14/6"(FI-5)
FI-5	2' SQ.	175.85	170.90/6"(FI-4) 170.90/6"(RD-6)	170.80/6"(CB-7)
FI-6	2' SQ.	171.16	166.89/6"(RD-7)	165.52/6"(12 x 6 TEE)

STORM DRAIN PIPE TABLE

PIPE LABEL	SIZE	LENGTH	SLOPE
SD-1	12"	31'	0.0071
SD-2	12"	26'	0.0102
SD-3	12"	117'	0.0897
SD-6	12"	38'	0.0102
SD-6A	12"	4'	0.0100
SD-7	12"	42'	0.0100
SD-8A	12"	6'	0.0100
SD-9	12"	64'	0.0300
SD-9A	12"	6'	0.0102
SD-10	12"	102'	0.0300
SD-11	12"	24'	0.0100
SD-12	12"	64'	0.0300
SD-13	6"	39'	0.0100
SD-18	12"	8'	0.0103
SD-19	6"	28'	0.0700
SD-20	6"	8'	0.0138
SD-21	6"	7'	0.0140
SD-22	6"	24'	0.0100
SD-23	6"	7'	0.0138
SD-24	6"	27'	0.0100
SD-25	6"	7'	0.0138
SD-26	6"	27'	0.0100
SD-27	6"	7'	0.0138
SD-28	6"	46'	0.0100
SD-29	6"	7'	0.0141
SD-30	6"	18'	0.0101

NORTH

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE — KALEB A. BOURASSA — No. 17072 — LICENSED PROFESSIONAL ENGINEER — 10.31.2025

KALEB A. BOURASSA, P.E.
LIC. #17072

Rev.	Date	Revision

Rev.	Date	Revision
6	2025.10.31	RESUBMITTED TO CITY PER COMMENTS
5	2025.10.10	SUBMITTED FOR CITY SITE/SUBDIVISION APPLICATION
4	2025.08.11	RELEASED TO OWNER FOR PRICING
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Design: KAB	Draft: CDD	Date: JAN. 2024
Checked: SRB	Scale: AS NOTED	Job No.: 4228
File Name: 4228-GRADING.dwg		

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(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

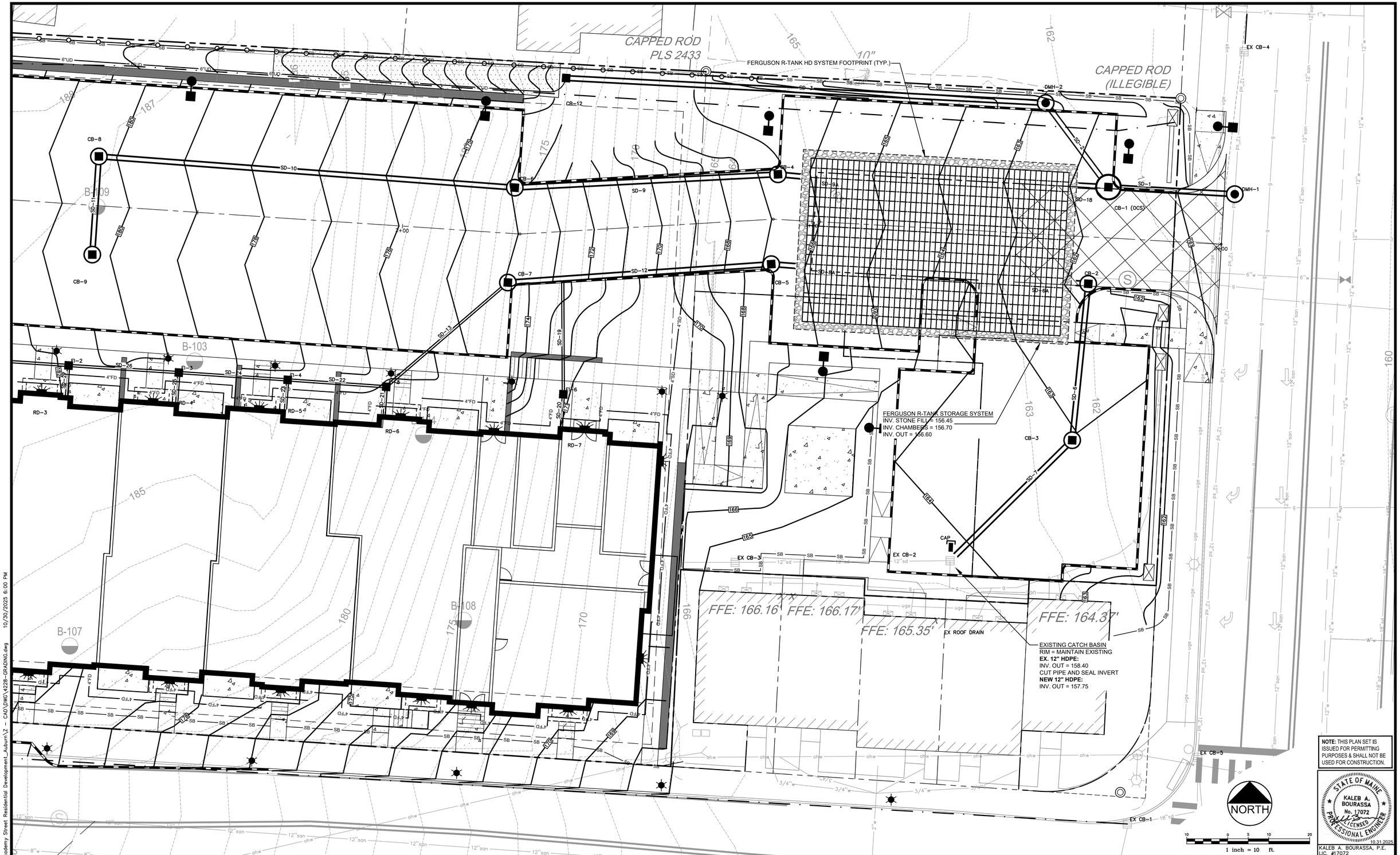
Drawing Name: GRADING, DRAINAGE & EROSION CONTROL PLAN

Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No. C-4.0

K:\Key Hospitality\4228_Academy Street Residential Development_Auburn\2 - CAD\DWG\4228-GRADING.dwg 10/30/2025 6:08 PM



NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE
KALEB A. BOURASSA
No. 17072
LICENSED PROFESSIONAL ENGINEER
10.31.2025

KALEB A. BOURASSA, P.E.
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GORRILL PALMER
An LJB Engineering Company
Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name: STORMWATER MANAGEMENT PLAN

Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

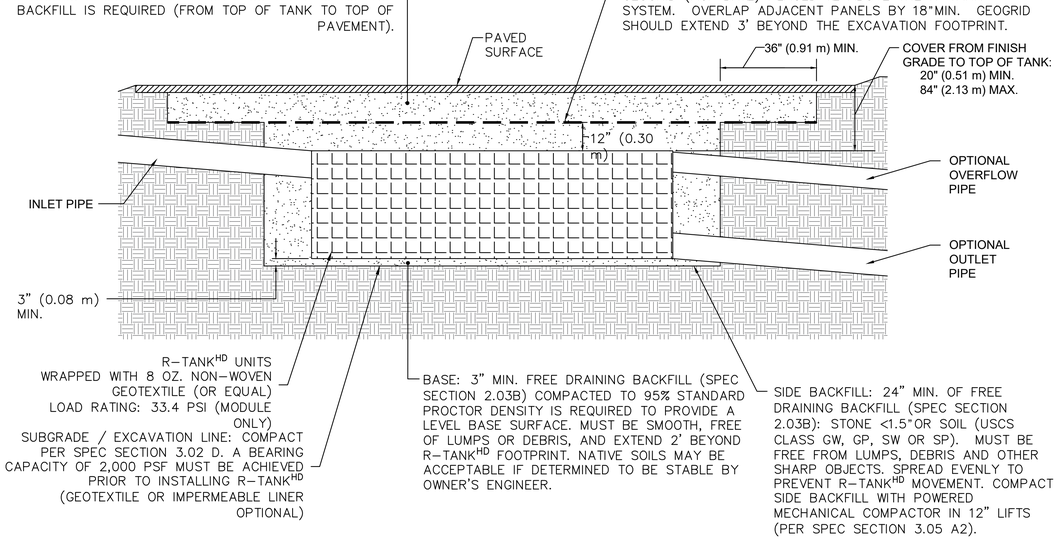
Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

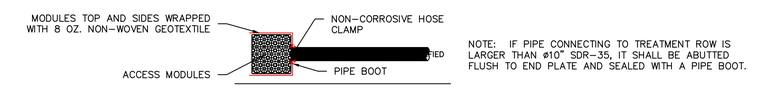
Drawing No. C-4.1

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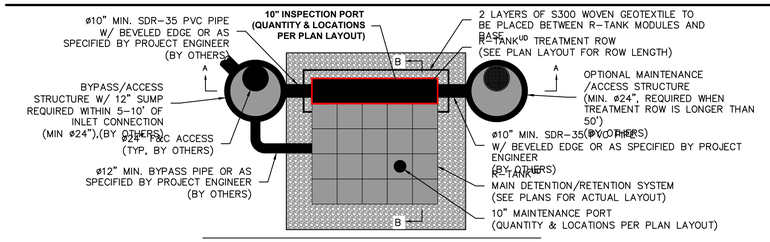
TOTAL COVER: 20"MINIMUM AND 84"MAXIMUM. FIRST 12"MUST BE FREE DRAINING BACKFILL (SPEC SECTION 2.03B): STONE <1.5"OR SOIL (USCS CLASS GW, GP, SW OR SP). ADDITIONAL FILL MAY BE STRUCTURAL FILL (SPEC SECTION 2.03C): STONE OR SOIL (USCS CLASS SM, SP, SW, GM, GP OR GW) WITH MAX CLAY CONTENT<10%, MAX 25% PASSING NO. 200 SIEVE, AND MAX PLASTICITY INDEX OF 4. A MIN. 12" COVER MUST BE MAINTAINED BETWEEN BACKFILL EQUIPMENT AND THE TOP OF THE R-TANK™ SYSTEM AT ALL TIMES. TOTAL HEIGHT OF TOP BACKFILL SHOULD NOT EXCEED 7'. CONTACT FERGUSON WATERWORKS IF MORE THAN 7' OR LESS THAN 20" OF TOP BACKFILL IS REQUIRED (FROM TOP OF TANK TO TOP OF PAVEMENT).

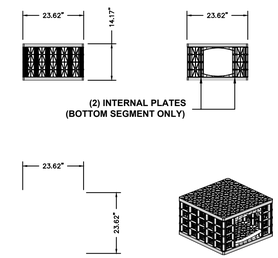
NOTES:
1. FOR COMPLETE MODULE DATA, SEE APPROPRIATE R-TANK^{HD} MODULE SHEET .
2. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, CUSTOMARY U.S. UNITS, 7TH EDITION, 2014 WITH 2015 AND 2016 INTERIM REVISIONS.
3. PRE-TREATMENT STRUCTURES NOT SHOWN.
4. FOR INFILTRATION APPLICATIONS, GEOTEXTILE ENVELOPING R-TANK SHALL BE ACF M200 (PER SPEC SECTION 2.02A) AND BASE SHALL BE 4" MIN. UNCOMPACTED FREE DRAINING BACKFILL (SPEC SECTION 2.03A) TO PROVIDE A LEVEL BASE. SURFACE MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK^{HD} FOOTPRINT.



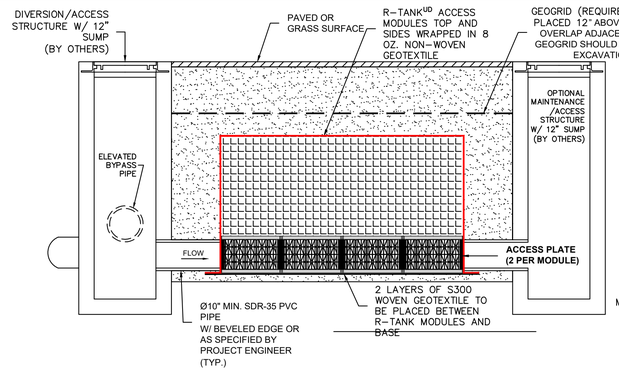


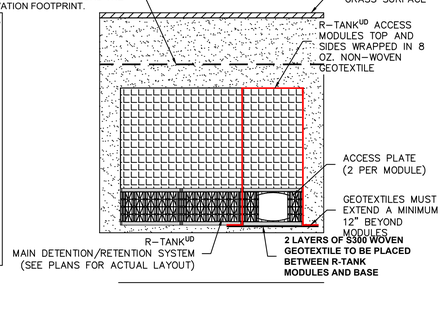
NOTE: IF PIPE CONNECTING TO TREATMENT ROW IS LARGER THAN ø10" SDR-35, IT SHALL BE ABUTTED FLUSH TO END PLATE AND SEALED WITH A PIPE BOOT.





(FOR MODULE DATA, SEE STANDARD MODULE DETAIL)





NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE
KALEB A. BOURASSA
No. 17072
LICENSED PROFESSIONAL ENGINEER
10.31.2025
KALEB A. BOURASSA, P.E.
LIC. #17072

Rev.	Date	Revision

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1	2024.07.08	SUBMITTED FOR CITY SITE PLAN APPLICATION

Design: KAB	Draft: CDD	Date: JAN. 2024
Checked: SRB	Scale: AS NOTED	Job No.: 4228
File Name: 4228-GRADING.dwg		

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(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name: STORMWATER MANAGEMENT DETAILS

Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No. C-4.2

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NOTES:

1. COORDINATE ALL UTILITY ENTRANCES WITH FINAL BUILDING DESIGN PLANS PRIOR TO CONSTRUCTION - IF INCONSISTENCIES BETWEEN CIVIL PLANS AND OTHER BUILDING DESIGN PLANS THE CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER OF RECORD, AND ARCHITECT FOR FINAL REVIEW/CLARIFICATION.
2. FINAL UNDERGROUND POWER DESIGN INCLUDING DROP POLE, GUY ANCHORING, CONDUIT/WIRE SIZING, TRANSFORMER SIZES, AND PULL BOX SIZES AND LOCATIONS FOR ALL ITEMS ARE SUBJECT TO FINAL REVIEW BY CMP AND IN COORDINATION WITH SITE ELECTRICAL ENGINEER. FINAL LOAD INFORMATION REQUIRED BY CMP PRIOR TO FINAL 905 DESIGN.
3. OVERHEAD WIRES ALONG ACADEMY STREET PROJECT FRONTAGE AND NEW SERVICES FOR 3, 5, 7, 9, AND 11 ACADEMY TOWNHOUSES TO BE COORDINATED WITH CMP AND APPLICABLE UTILITY PROVIDERS FOR PROPER REMOVAL AND SEQUENCING DURING CONSTRUCTION.
4. STREET LIGHTING ALONG ACADEMY STREET TO BE COORDINATED WITH CITY.

ELM STREET

HIGH STREET

ACADEMY STREET (SPEED LIMIT 25)

MAIN STREET (SPEED LIMIT 25)

66' R.O.W.

AUBURN TOWN CENTER APARTMENTS
20,858 SF FOOTPRINT - TOTAL 53 RESIDENTIAL UNITS
(31 ONE-BEDROOM / 22 TWO-BEDROOM)

THIRD FLOOR TERRACE

ENTRANCE/STAIR

MEP / MAIN

KAYAK STORAGE/ SPRINKLER ROOM

DOG WASH & BATHROOM

RECREATION/ STORAGE

DIRT PARKING AREA

CONCRETE WALK

GRANITE CURB

CONDUIT FOR 2 EV CHARGING STATIONS (2 VEHICLES EACH)

POTENTIAL EV CHARGING STATION - COORDINATE WITH ELECTRICAL

6" D.I. FIRE SERVICE (SEE WATER SERVICE PROFILE ON SHEET C-5.1)

6" x 4" TAPPING SLEEVE & 4" GATE VALVE

6" FIRE SERVICE ENTRY POINT

AIR VALVE

4" DOMESTIC WATER SERVICE

4" DOMESTIC WATER SERVICE ENTRY POINT

8" SANITARY SEWER EXIT POINT

8" SAN L=66' S=0.010

EX SMH-2
RIM = 179.32
12" SAN
APPROX. INV. IN = 168.01
APPROX. INV. OUT (ACADEMY ST.) = 167.87

SMH-1
RIM = 167.53
8" SAN INV. IN = 164.50
12" SAN APPROX. INV. IN = 161.14
12" SAN APPROX. INV. OUT = 160.90
(COORDINATE INTERNAL OR EXTERNAL DROP MANHOLE WITH CITY)

TEST PIT TO DETERMINE EXACT DEPTH / LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION, TYP.

UTILITY POLE TO BE REMOVED IN COORDINATION WITH CMP - OVERHEAD WIRES ALONG PROJECT FRONTAGE TO BE REMOVED IN COORDINATION WITH CMP AND APPLICABLE UTILITY PROVIDERS

RELOCATE EXISTING UTILITY POLE AND ESTABLISH UTILITY DROPS FOR NEW CITY STREET LIGHTS ALONG PROJECT FRONTAGE - COORDINATE WITH CMP AND CITY

UNDERGROUND SECONDARY POWER AND COMMUNICATIONS - COORDINATE WITH CMP, CITY AND COMMUNICATIONS PROVIDERS

NEW SERVICE RISER POLE WITH POLE-MOUNTED TRANSFORMERS - COORDINATE WITH CMP AND CITY

CITY STANDARD STREET LIGHT, TYP. OF 6 ALONG ACADEMY STREET

UNDERGROUND POWER FOR CITY STREET LIGHTS - COORDIANTE WITH SITE ELECTRICAL AND CITY

PROTECT WATER SERVICE DURING FENCE/WALL INSTALLATION

TEST PIT TO DETERMINE EXACT DEPTH / LOCATION OF EXISTING UTILITIES 14 DAYS PRIOR TO CONSTRUCTION. REPORT RESULTS TO ENGINEER, TYP.

UNDERGROUND PRIMARY AND SECONDARY POWER AND TELECOM CONDUITS - COORDINATE WITH SITE ELECTRICAL

NEW POLE-MOUNTED TRANSFORMER TO BE SET ON EXISTING OR NEW POLE FOR EXISTING ACADEMY STREET TOWNHOUSES - COORDINATE WITH CMP

EX SMH-1
RIM = 160.60
12" SAN INV. IN (ACADEMY ST.) = 153.48
12" SAN INV. IN (MAIN ST.) = 153.48
15" SAN INV. OUT = 152.42

EX. PARALLEL PARKING

EX. HYDRANT

EX. PED. SIGNAL

NORTH

1 inch = 20 ft.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE
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No. 17072
LICENSED
PROFESSIONAL ENGINEER
10.31.2025

KALEB A. BOURASSA, P.E.
LIC. #17072

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Design: KAB	Draft: CDD	Date: JAN. 2024
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File Name: 4228-UTILITY.dwg		

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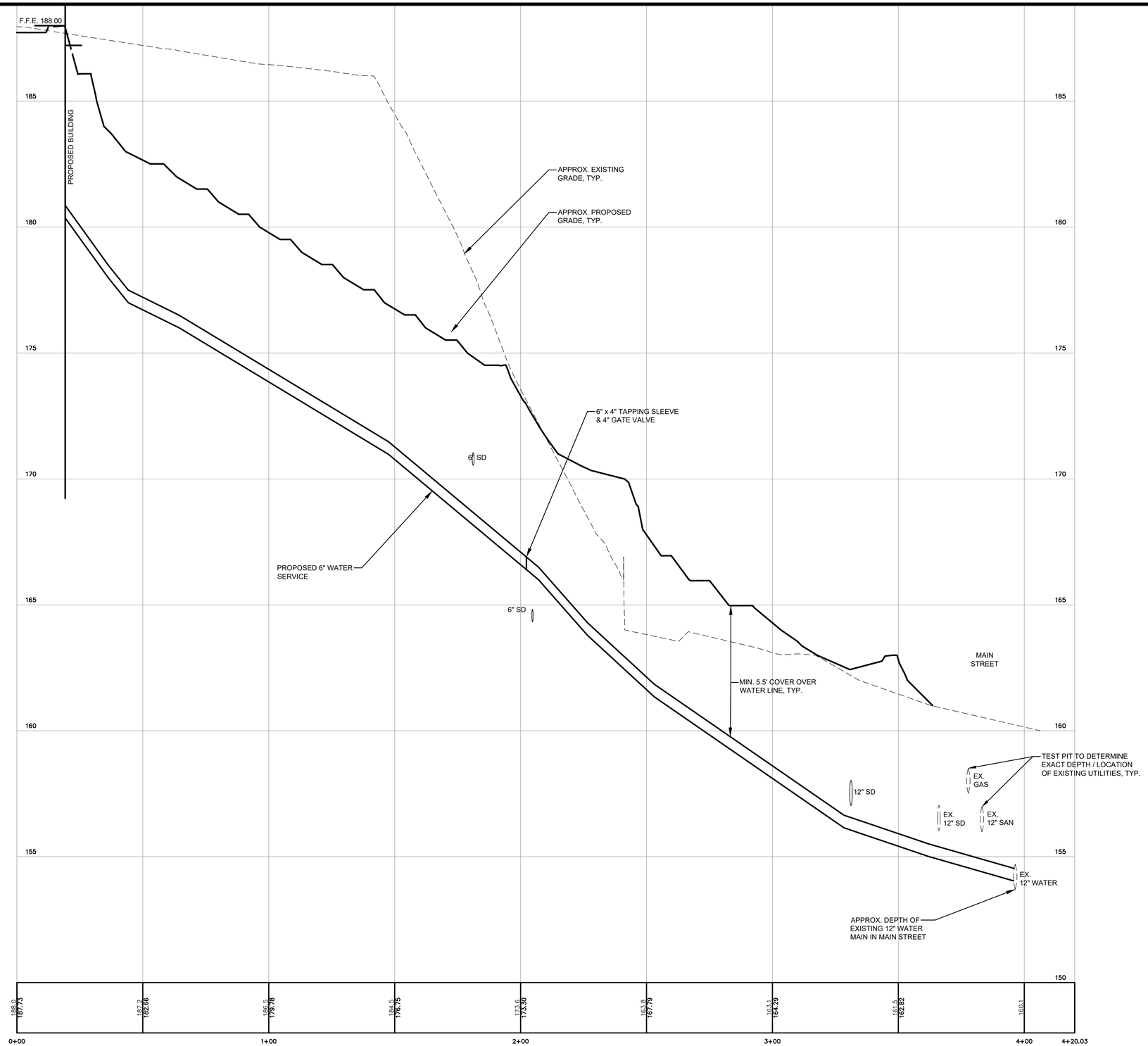
Drawing Name: UTILITY PLAN

Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No. C-5.0

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WATER SERVICE PROFILE

SCALE: 1" = 20' HORZ. / 1" = 2' VERT.

20 0 10 20 40

1 inch = 20 ft.

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10.31.2025

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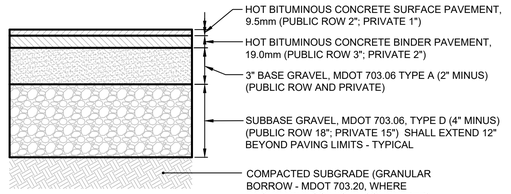
Drawing Name: UTILITY PROFILES

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Drawing No. C-5.1

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NOTES:

1. APPLY TACK COAT BETWEEN BINDER AND SURFACE COURSES.
2. ALL MATERIALS SHALL CONFORM TO MDOT SPECIFICATIONS, LATEST REVISION AND/OR CITY OF PORTLAND TECHNICAL STANDARD, WHICHEVER IS MORE STRINGENT. COMPACTION OF ALL MATERIALS TO BE IN ACCORDANCE WITH THE MDOT STANDARD SPECIFICATIONS.
3. CONTRACTOR TO VERIFY TRENCH RESTORATION SECTION IN CASCO STREET WITH THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY EXCAVATION.

(A) BITUMINOUS CONCRETE PAVEMENT SECTION
N.T.S.

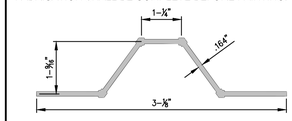
LENGTH: AS REQUIRED

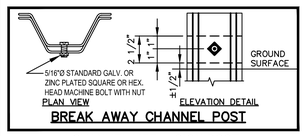
WEIGHT PER LINEAR FOOT: 2.50 LBS. MIN.

HOLES: ⅜" DIAMETER, 1" C-C FULL LENGTH

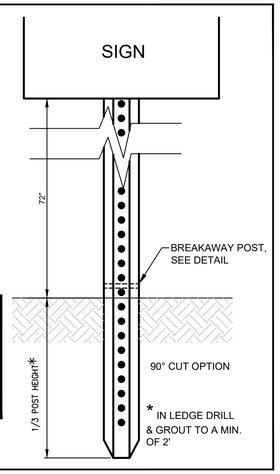
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASSTM A-576 (GRADE 1070 - 1080)

FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

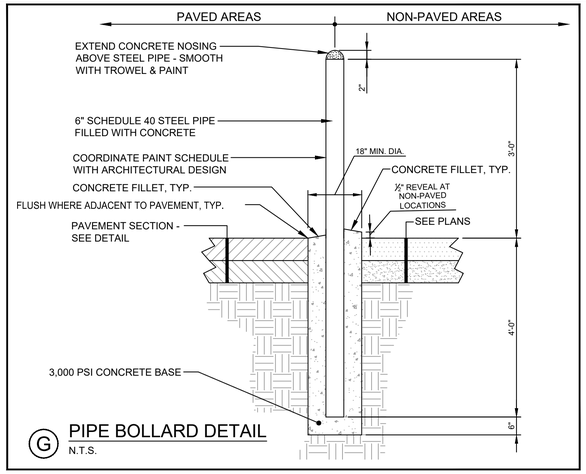




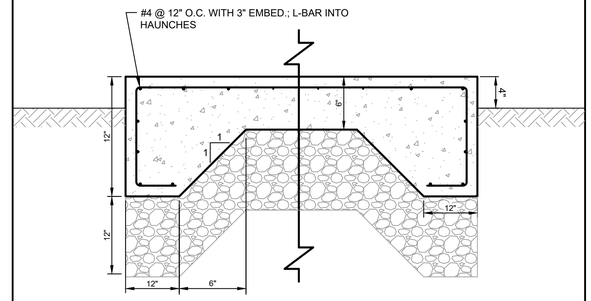
BREAK AWAY CHANNEL POST



(D) U-CHANNEL METAL SIGN POST
N.T.S.



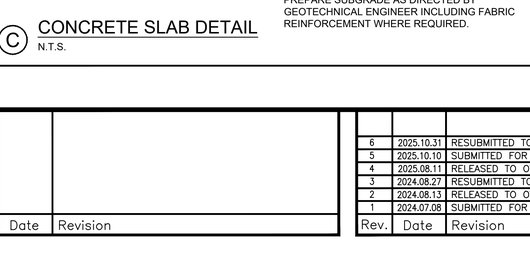
(G) PIPE BOLLARD DETAIL
N.T.S.



NOTES:

1. SEE SITE LAYOUT PLAN FOR PAD DIMENSIONS.
2. 12" BASE GRAVEL SHALL BE MDOT 703.06 STANDARDS FOR TYPE D GRAVEL.
3. CONCRETE PAD SHALL HAVE COMPRESSIVE STRENGTH OF 4,500 PSI.
4. PROVIDE BROOM FINISH AND SALTGUARD™ CHLORIDE INHIBITOR.

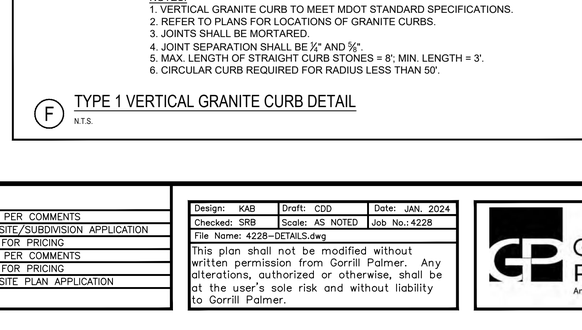
(J) STAND-ALONE CONCRETE PAD DETAIL
N.T.S.



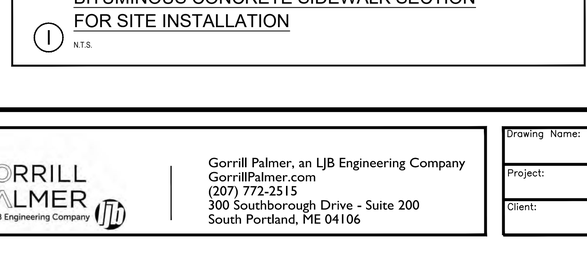
NOTES:

1. USE THIS DETAIL FOR THE RADIUS FILLET AT THE DRIVEWAY ENTRANCE TO THE PUBLIC STREETS OR TO MATCH PARKING LOT/DRIVE PAVEMENTS WHERE WIDENING OF EXISTING PAVEMENT AREA IS REQUIRED.
2. WHERE SURFACE PAVEMENT HAS NOT BEEN INSTALLED, THE 2'-0" WIDE GRIND IS NOT REQUIRED.

(B) PAVEMENT SAWCUT DETAIL
N.T.S.



(E) TRAFFIC SIGN (WITH BACKING)
N.T.S.

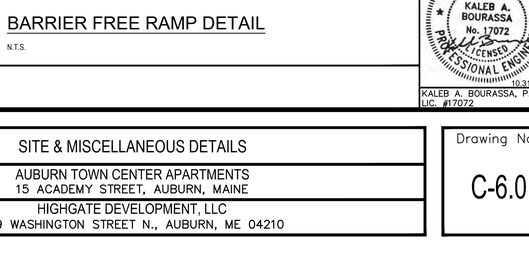


* 4'-0" IS MINIMUM IN AREAS NOT ADJACENT TO SIDEWALKS
7'-0" IS MINIMUM AT ADA RAMP LOCATIONS - LENGTH MAY NEED TO BE EXTENDED TO MEET ADA REQUIREMENTS

NOTE:

REFER TO PLANS FOR LOCATIONS & LENGTHS OF TIPDOWNS.

(H) GRANITE CURB TIPDOWN INSTALLATION DETAIL
N.T.S.



NOTE:

1. BARRIER FREE STALLS SHALL BE DELINEATED WITH THIS SYMBOL IN WHITE MARKING ON NON-SKID BLUE BACKGROUND.
2. CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY FOR CURRENT INTERNATIONAL SYMBOL OF ACCESS PAINTING STENCIL.

(K) INTERNATIONAL BARRIER FREE SYMBOL DETAIL
N.T.S.

(C) CONCRETE SLAB DETAIL
N.T.S.

NOTES:
1. VERTICAL GRANITE CURB TO MEET MDOT STANDARD SPECIFICATIONS.
2. REFER TO PLANS FOR LOCATIONS OF GRANITE CURBS.
3. JOINTS SHALL BE MORTARED.
4. JOINT SEPARATION SHALL BE ¼" AND ⅝".
5. MAX. LENGTH OF STRAIGHT CURB STONES = 8'; MIN. LENGTH = 3'.
6. CIRCULAR CURB REQUIRED FOR RADIUS LESS THAN 50'.

(F) TYPE 1 VERTICAL GRANITE CURB DETAIL
N.T.S.

NOTES:

1. ALL MATERIALS SHALL CONFORM TO MDOT SPECIFICATIONS, LATEST REVISION.
2. COMPACTION OF ALL MATERIALS TO BE IN ACCORDANCE WITH THE SPECIFICATIONS.
3. 2% MAXIMUM CROSS SLOPE ON ALL SIDEWALKS AND ADA PARKING SPACES.

(I) BITUMINOUS CONCRETE SIDEWALK SECTION FOR SITE INSTALLATION
N.T.S.

NOTES:
1. RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA).
2. SCORE LINES ARE NOT APPLICABLE TO BITUMINOUS CONCRETE SIDEWALKS.
3. SEE PLANS FOR LOCATION(S) AND TYPES OF CURB.

(L) BARRIER FREE RAMP DETAIL
N.T.S.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE — KALEB A. BOURASSA — No. 17072 — LICENSED PROFESSIONAL ENGINEER — 10.31.2025

KALEB A. BOURASSA, P.E.
LIC. #17072

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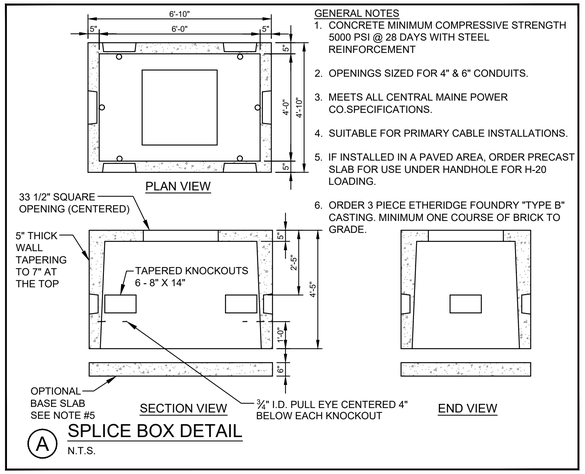
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(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name:	SITE & MISCELLANEOUS DETAILS
Project:	AUBURN TOWN CENTER APARTMENTS 15 ACADEMY STREET, AUBURN, MAINE
Client:	HIGHGATE DEVELOPMENT, LLC 799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No.
C-6.0

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GENERAL NOTES

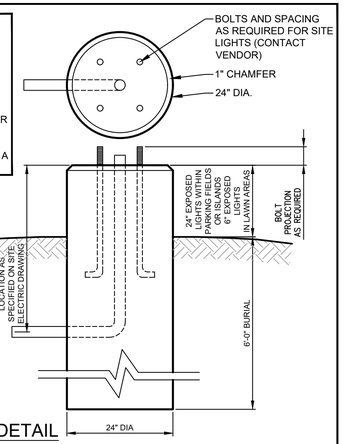
1. CONCRETE MINIMUM COMPRESSIVE STRENGTH 5000 PSI @ 28 DAYS WITH STEEL REINFORCEMENT
2. OPENINGS SIZED FOR 4" & 6" CONDUITS.
3. MEETS ALL CENTRAL MAINE POWER CO.SPECIFICATIONS.
4. SUITABLE FOR PRIMARY CABLE INSTALLATIONS.
5. IF INSTALLED IN A PAVED AREA, ORDER PRECAST SLAB FOR USE UNDER HANDHOLE FOR H-20 LOADING.
6. ORDER 3 PIECE ETHERIDGE FOUNDRY "TYPE B" CASTING. MINIMUM ONE COURSE OF BRICK TO GRADE.

(A) SPLICE BOX DETAIL

N.T.S.

NOTES:

1. ANCHOR BOLTS TO BE PROVIDED TO DIVISION 2 CONTRACTOR BY DIVISION 16 CONTRACTOR THROUGH LIGHT STANDARD SUPPLIER. DIVISION 2 CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL LIGHT POLE FOUNDATIONS. DIVISION 2 CONTRACTOR IS ALSO RESPONSIBLE FOR TRENCHING AND BACKFILLING ALL CONDUITS.
2. BOLLARD LIGHTS MAY BE INSTALLED ON A FLUSH 12" BASE



DESIGN NOTES:

1. CONCRETE 4,000 PSI AT 28 DAYS
2. REINFORCING IS AS SPECIFIED. (TYP. 4 - #4 VERTICALLY AND #3 STIRRUPS 12" O.C. HORIZONTALLY)
3. ANCHOR BOLTS AND GROUNDING AS SPECIFIED AND REQUIRED BY SUPPLIER.
4. EXPOSED PORTION OF CONCRETE FOUNDATION TO BE PAINTED WITH 2 COATS OF ACRYLIC PAINT. COLOR TO MATCH POLE COLOR.

(B) LIGHT POLE BASE DETAIL

N.T.S.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE
KALEB A. BOURASSA
No. 17072
LICENSED PROFESSIONAL ENGINEER
10.31.2025

KALEB A. BOURASSA, P.E.
LIC. #17072

Rev.	Date	Revision

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Design: KAB	Draft: CDD	Date: JAN. 2024
Checked: SRB	Scale: AS NOTED	Job No.: 4228
File Name: 4228-DETAILS.dwg		

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GORRILL PALMER
An LJB Engineering Company
Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

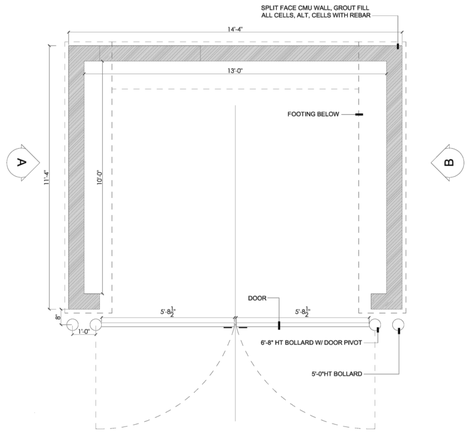
Drawing Name: SITE & MISCELLANEOUS DETAILS

Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

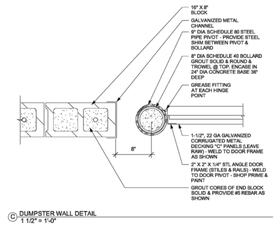
Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No. C-6.1

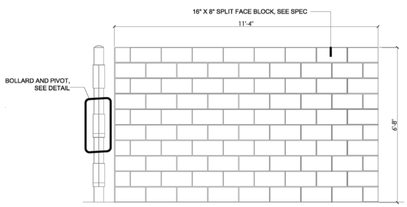
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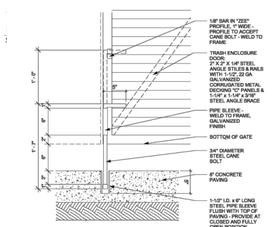
DUMPSTER PLAN VIEW
SCALE: $\frac{1}{4}$" = 1'-0"



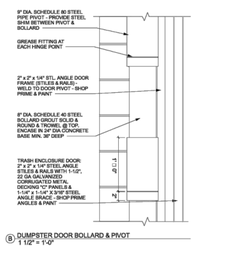
C DUMPSTER WALL DETAIL
1 1/2" = 1'-0"



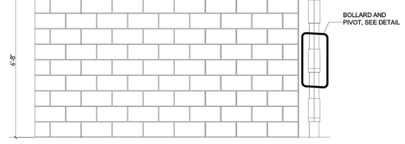
DUMPSTER SIDE ELEVATION - B
SCALE: $\frac{1}{4}$" = 1'-0"



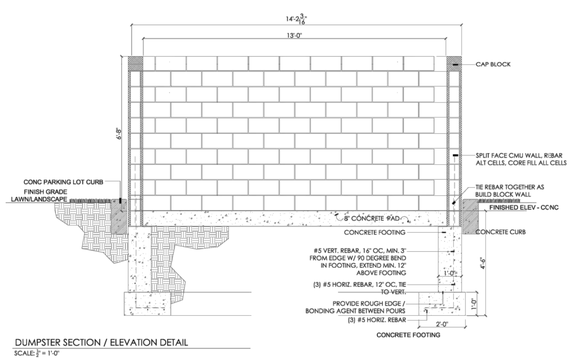
A TYPICAL CANE BOLT DETAIL
1 1/2" = 1'-0"



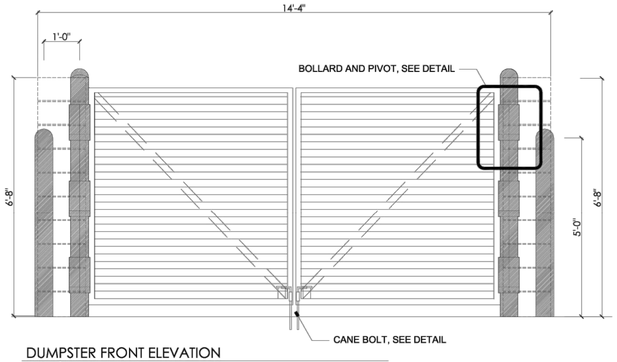
B DUMPSTER DOOR BOLLARD & PIVOT
1 1/2" = 1'-0"



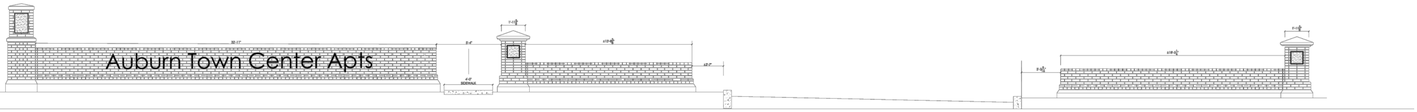
DUMPSTER SIDE ELEVATION - B
SCALE: $\frac{1}{4}$" = 1'-0"

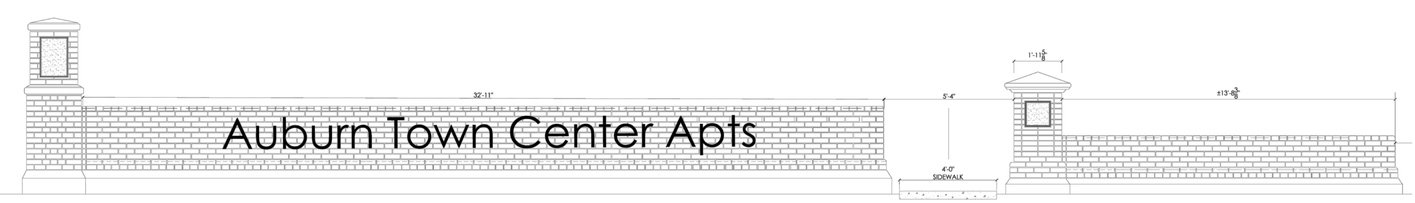


DUMPSTER SECTION / ELEVATION DETAIL
SCALE: $\frac{1}{4}$" = 1'-0"



DUMPSTER FRONT ELEVATION
SCALE: $\frac{1}{4}$" = 1'-0"





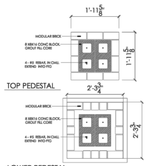
BRICK MONUMENT A

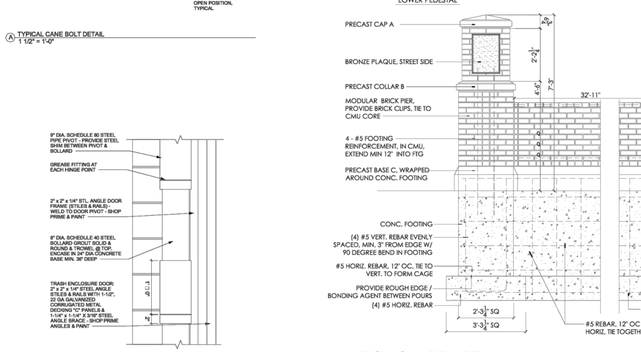
BRICK MONUMENT B

FREESTANDING LETTER SIGN
ALL BOARD MOUNTED ACRYLIC LETTERS, CHANNEL CAVITY, GLOSS BLACK, DIRECT FACE MOUNTED INTO BRICK PER DIMENSIONS SHOWN BELOW. PROVIDE SHOP DRAWING FOR APPROVAL.

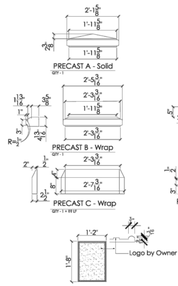


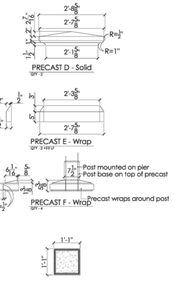
FREESTANDING LETTER SIGN - ELEVATION AND SIZING

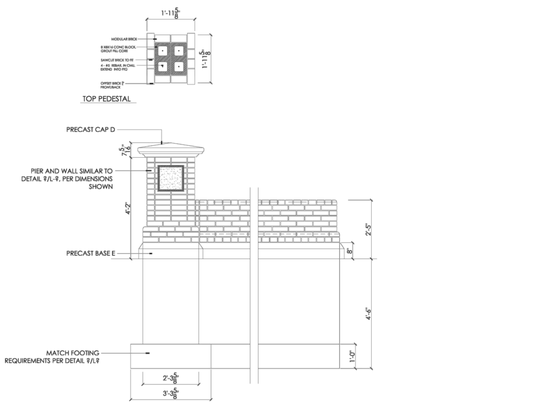




BRICK MONUMENT A - DETAIL
SCALE: $\frac{1}{4}$" = 1'-0"







BRICK MONUMENT B - DETAIL
SCALE: $\frac{1}{4}$" = 1'-0"

NOTES:

1. DESIGN OF THE DECORATIVE WALL, DUMPSTER ENCLOSURE, AND ASSOCIATED FOUNDATIONS SHOULD BE REVIEWED AND CONFIRMED WITH THE ARCHITECTURAL AND STRUCTURAL DESIGNERS. THESE COMPONENTS ARE HELD IN THE CIVIL SET TO ENSURE THESE ITEMS ARE INCLUDED WITHIN THE CIVIL/SITE PACKAGE.
2. THE DUMPSTER ENCLOSURE DEPICTS THE TYPICAL MASONRY BLOCK WALL, WALL HEIGHT, AND SLAB/FOUNDATIONS DESIGNED BY OTHERS. REFER TO CIVIL SITE DRAWINGS FOR EXACT DIMENSIONS OF THE ENCLOSURE AREA.
3. REFER TO THE CIVIL SITE DRAWINGS FOR LENGTHS AND SPACING OF THE DECORATIVE RETAINING WALL.
4. REFER TO GEOTECHNICAL RECOMMENDATIONS FOR PREPARATION OF SUBGRADE ASSOCIATED WITH THE DUMPSTER ENCLOSURE AND DECORATIVE RETAINING WALL FOUNDATIONS. IT IS RECOMMENDED THAT 12" OF 3/4" CRUSHED STONE BE PLACED UNDERNEATH THESE FOUNDATIONS AND SLABS.

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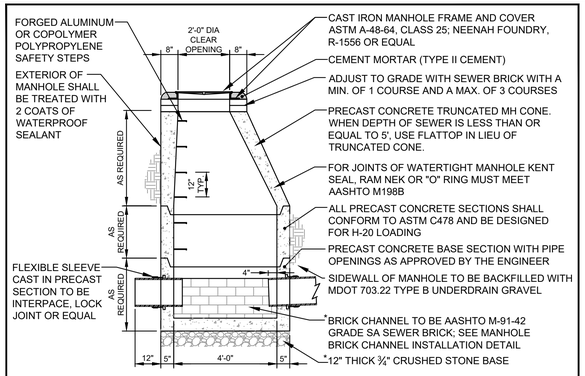
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GORRILL PALMER
An LJB Engineering Company
Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name:	SITE & MISCELLANEOUS DETAILS
Project:	AUBURN TOWN CENTER APARTMENTS 15 ACADEMY STREET, AUBURN, MAINE
Client:	HIGHGATE DEVELOPMENT, LLC 799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No.
C-6.2

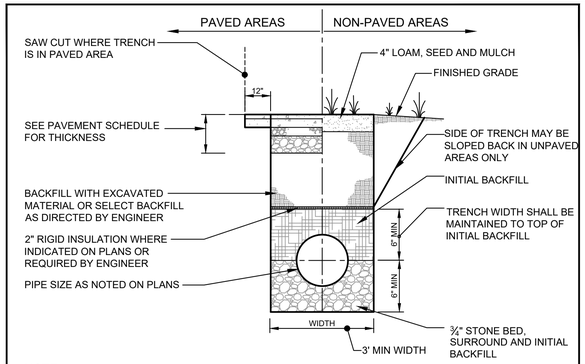
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4'-0" DIA. PRECAST SEWER & STORM DRAIN MANHOLE DETAIL

(A) N.T.S.

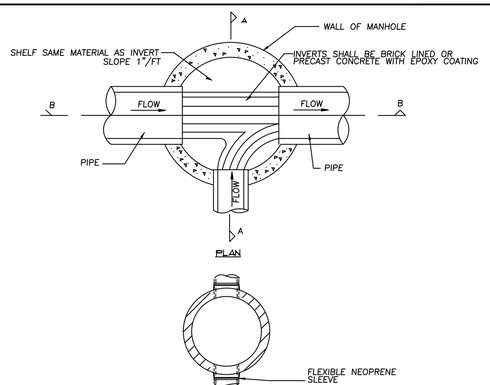
*NOTE:
CHANNEL MAY ALSO BE A PREFABRICATED FIBERLINER 2000 CHANNEL AS FABRICATED BY GDT, INC. OF ESSEX, CT OR EQUAL



NOTE:
BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

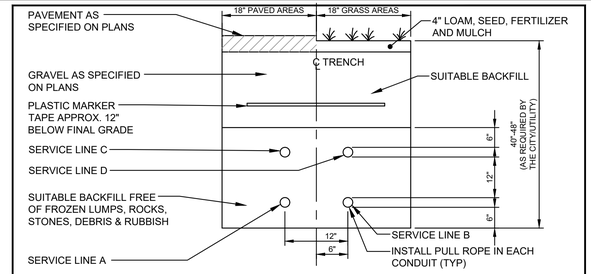
TYPICAL SEWER AND STORM DRAIN TRENCH SECTION

(D) N.T.S.



PRECAST CONCRETE SEWER MANHOLE DETAIL

(G) N.T.S.



CONDUIT TYPE

SERVICE	CONDUIT SIZE	GRASS AREAS	PAVED AREAS	UTILITY	REMARKS
A	2-6"	SCHEDULE 40 PVC ELECTRICAL GRADE	RIGID GALVANIZED STEEL, ASTM A120*	POWER	SEE NOTE
B	2-4"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120*	TELEPHONE	SEE NOTE
C	2-4"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120*	COMMUNICATION	SEE NOTE
D	2-4"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120*	SPARES	SEE NOTE

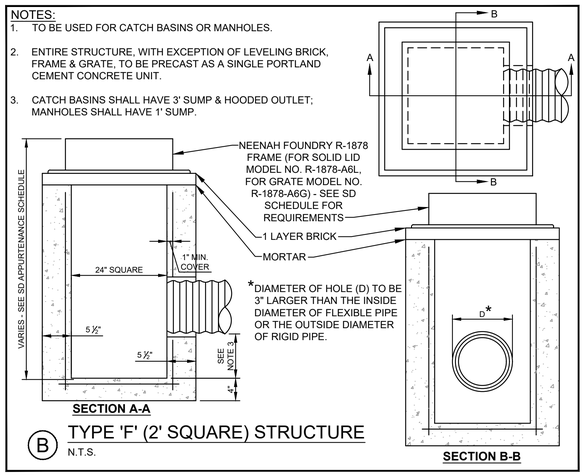
*AS REQUIRED BY CITY /UTILITY

NOTES:
1. ONE CONDUIT CAPPED FOR SPARE. PROVIDE GALVANIZED STEEL LONG SWEEP AT RISER POLE AND EXTEND GALVANIZED CONDUIT TO 10' ABOVE GRADE AT POLE WITH STAND-OFF BRACKETS. COORDINATE WITH ELECTRICAL SITE PLANS BY E.S. BOULOS.
2. IN CITY RIGHT OF WAY, CONDUITS TO HAVE 36" MIN. COVER AND BE ENCASED WITH MIN. 3" CONCRETE ON ALL SIDES.

UTILITY TRENCH - PRIMARY ELEC., TEL. & COMM.

(I) N.T.S.

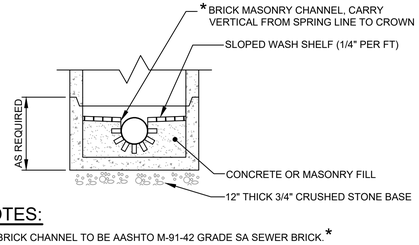
NOTES:
1. TO BE USED FOR CATCH BASINS OR MANHOLES.
2. ENTIRE STRUCTURE, WITH EXCEPTION OF LEVELING BRICK, FRAME & GRATE, TO BE PRECAST AS A SINGLE PORTLAND CEMENT CONCRETE UNIT.
3. CATCH BASINS SHALL HAVE 3' SUMP & HOODED OUTLET; MANHOLES SHALL HAVE 1' SUMP.



TYPE 'F' (2' SQUARE) STRUCTURE

(B) N.T.S.

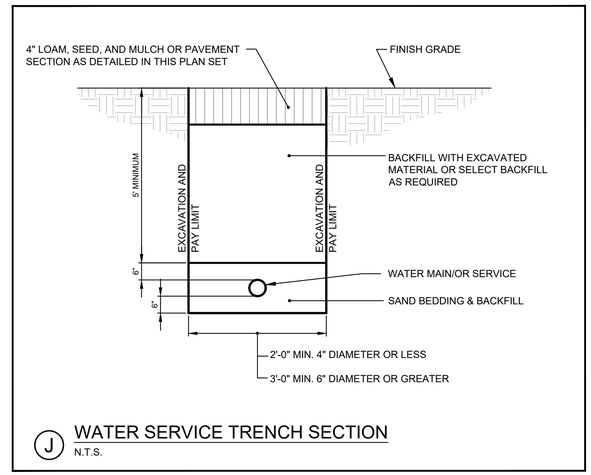
*NOTE:
CHANNEL MAY ALSO BE A PREFABRICATED FIBERLINER 2000 CHANNEL AS FABRICATED BY GDT, INC. OF ESSEX, CT OR EQUAL



NOTES:
1. BRICK CHANNEL TO BE AASHTO M-91-42 GRADE SA SEWER BRICK.*
2. MANHOLE TEST TO BE ACCOMPLISHED AFTER CHANNEL INSTALLATION IS COMPLETE.
3. WHERE THE ALIGNMENT CHANGES OR SIDE FLOW ENTERS THE MANHOLE, CONSTRUCT CHANNEL WITH A SMOOTH RADIAL CHANNEL TO ACCOMPLISH ALL JUNCTIONAL CHANGE OF ALIGNMENT WITHIN MANHOLE.

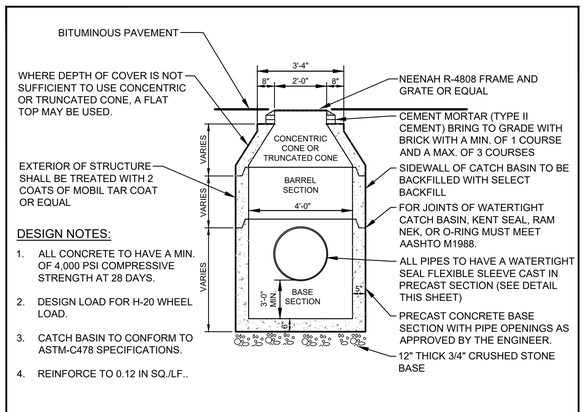
MANHOLE BRICK CHANNEL INSTALLATION DETAIL

(E) N.T.S.



WATER SERVICE TRENCH SECTION

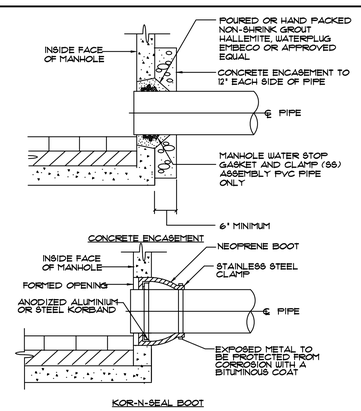
(J) N.T.S.



DESIGN NOTES:
1. ALL CONCRETE TO HAVE A MIN. OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. DESIGN LOAD FOR H-20 WHEEL LOAD.
3. CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
4. REINFORCE TO 0.12 IN SQ./LF..

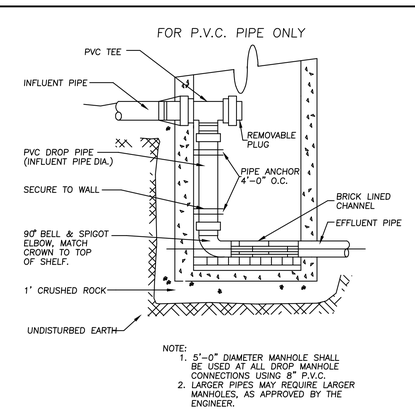
4'-0" PRECAST CATCH BASIN DETAIL

(C) N.T.S.



MANHOLE PIPE CONNECTIONS FOR SEWER DETAIL

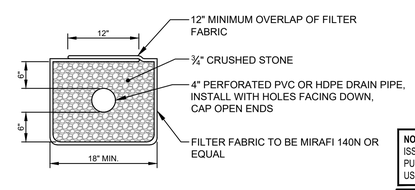
(F) N.T.S.



NOTE:
1. 5'-0" DIAMETER MANHOLE SHALL BE USED AT ALL DROP MANHOLE CONNECTIONS USING 8" P.V.C.
2. LARGER PIPES MAY REQUIRE LARGER MANHOLES, AS APPROVED BY THE ENGINEER.

MANHOLE PVC DROP CONNECTION DETAIL

(H) N.T.S.



NOTE:
LOCATIONS AS NOTED ON PLANS - COORDINATE WITH ARCHITECTURAL AND / OR STRUCTURAL PLANS.

TYPICAL FOUNDATION DRAIN DETAIL

(K) N.T.S.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE
KALEB A. BOURASSA
No. 17072
LICENSED PROFESSIONAL ENGINEER
10.31.2025

KALEB A. BOURASSA, P.E.
LIC. #17072

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Design: KAB	Draft: CDD	Date: JAN. 2024
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File Name: 4228-DETAILS.dwg		

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An LJB Engineering Company
Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name:	STORM DRAIN & UTILITY DETAILS
Project:	AUBURN TOWN CENTER APARTMENTS 15 ACADEMY STREET, AUBURN, MAINE
Client:	HIGHGATE DEVELOPMENT, LLC 799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No.
C-6.3

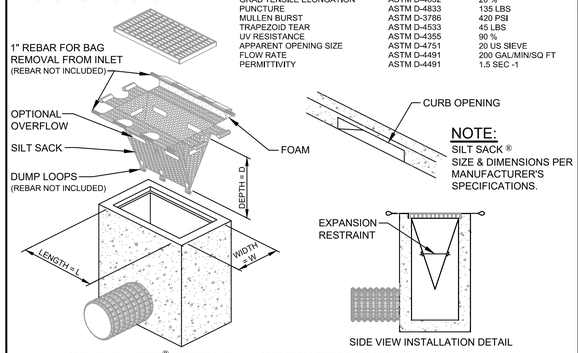
K:\Key Hospitality\4228_Academy Street Residential Development_Auburn\Z - CAD\DWG\4228-DETAILS.dwg 10/30/2025 6:17 PM

NOTE: THE SILT SACK ® WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

HIGH-FLOW SILT SACK ® (FOR USE IN LOW POINTS/SAGS)

(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

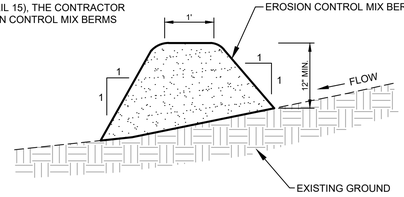
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1



NOTE:
SILT SACK ® SIZE & DIMENSIONS PER MANUFACTURER'S SPECIFICATIONS.

(A) SILT SACK ® DETAIL & SPECIFICATIONS
N.T.S.

NOTE:
DURING PERIODS OF WINTER CONSTRUCTION (NOV. 15 THROUGH APRIL 15), THE CONTRACTOR SHALL INSTALL EROSION CONTROL MIX BERMS IN LIEU OF SILT FENCE.

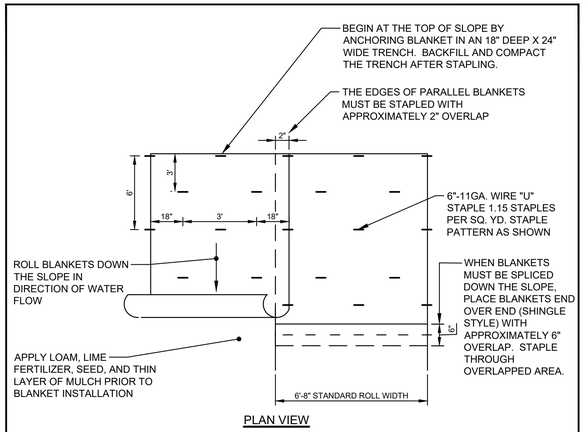


EROSION CONTROL MIX:

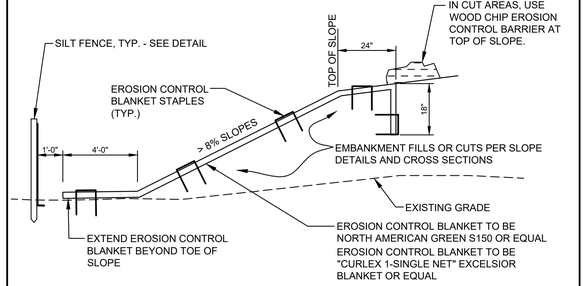
EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES & MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:

- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80 AND 100%, DRY WEIGHT BASIS.
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85%, PASSING A 0.75" SCREEN.
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 mmhos/cm.
- PH SHALL FALL BETWEEN 5.0 AND 8.0.

(D) EROSION CONTROL MIX BERM DETAIL
N.T.S.



PLAN VIEW



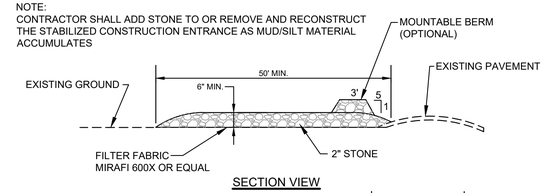
SECTION VIEW

NOTE:
EROSION CONTROL BLANKET STAPLE SIZE AND DISTRIBUTION PER MANUFACTURER'S SPECIFICATIONS.

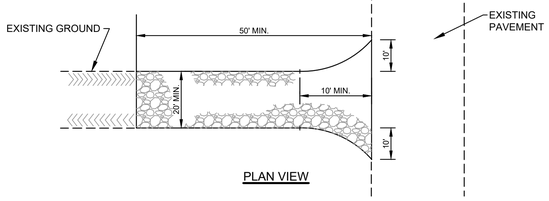
NOTES:
1. IF GRASS CATCH IS NOT 75% BY SEPTEMBER 1, ADD #4 REBARS @ 3'-0" ROWS @ 3' CENTERS. REMOVE OR DRIVE REBARS 3" BELOW GRADE IN SPRING FOLLOWING TURF ESTABLISHMENT.
2. MULCH RATE TO BE 1/2 THE RATE OTHERWISE SPECIFIED.

(F) EROSION CONTROL BLANKET SLOPE STABILIZATION DETAIL
N.T.S.

NOTE:
CONTRACTOR SHALL ADD STONE TO OR REMOVE AND RECONSTRUCT THE STABILIZED CONSTRUCTION ENTRANCE AS MUD/SILT MATERIAL ACCUMULATES

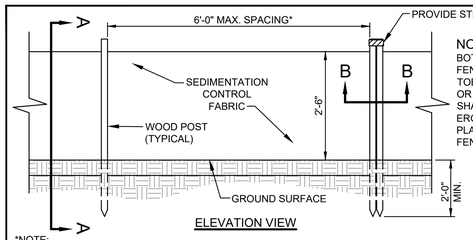


SECTION VIEW



PLAN VIEW

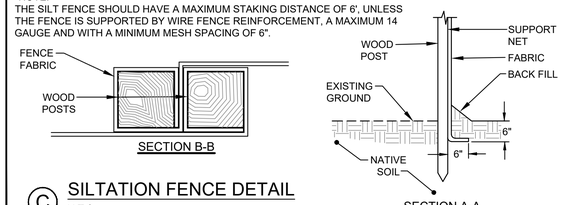
(B) STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.



ELEVATION VIEW

NOTE:
BOTTOM OF SILT FENCE MUST BE TOED INTO GROUND OR NO PAYMENT SHALL BE MADE. SEE EROSION CONTROL PLAN(S) FOR SILT FENCE LOCATION(S).

*NOTE:
THE SILT FENCE SHOULD HAVE A MAXIMUM STAKING DISTANCE OF 6', UNLESS THE FENCE IS SUPPORTED BY WIRE FENCE REINFORCEMENT, A MAXIMUM 14 GAUGE AND WITH A MINIMUM MESH SPACING OF 6".



(C) SILTATION FENCE DETAIL
N.T.S.

SPECIFICATIONS AND REQUIREMENTS FOR DEWATERING

THIS PROJECT WILL REQUIRE THE DISCHARGE OF CONSTRUCTION DEWATERING AND TURBID LADEN RUNOFF, FROM THE REMEDIAL CONSTRUCTION OF THE EXISTING STORMWATER BASIN, TO BE DIRECTED AND DISCHARGED THROUGH A DIRTBAG, WITHIN A DEWATERING SUMP. THIS DESCRIPTION ALSO CONTAINS APPENDED MATERIALS DESCRIBING THE DIRTBAGS REFERRED TO IN THIS NARRATIVE.

DEWATERING OF THE REMEDIAL CONSTRUCTION OF THE EXISTING BASIN SHALL BE ACCOMPLISHED USING THE FOLLOWING MEASURES:

- THE PUMPING OF WATER WITHIN THE POND TO A DIRTBAG (PATENTED PRODUCT BY ACF ENVIRONMENTAL PRODUCTS) WITH RELEASE THROUGH A VEGETATED BUFFER AT LEAST 100 FEET UPGRADIENT OF A WETLAND DURING THE REMEDIAL CONSTRUCTION OF THE EXISTING BASIN.

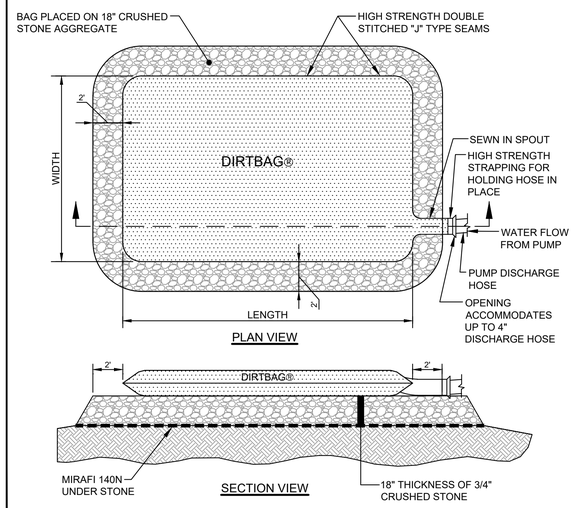
REQUIREMENTS FOR DIRTBAGS:

AT ALL TIMES THERE MUST BE AN UNUSED DIRTBAG AVAILABLE FOR EMERGENCY USE.

AT ALL TIMES (AFTER INITIAL SITE PREPARATION), THE CONTRACTOR SHALL HAVE ONE DIRTBAG ACTIVE OR READY FOR USE. THE DIRTBAGS SHALL BE FIELD LOCATED BY THE CONTRACTOR BUT ARE NOT TO BE INSTALLED WITHIN 100 FEET OF THE WETLANDS. THE DIRTBAG SHALL BE INSTALLED ON A PREPARED SUBGRADE. THIS SUBGRADE SHALL CONSIST OF THE INSTALLATION OF A LAYER OF MIRAFI 140N, AND 18 INCHES OF 3/4 INCH CRUSHED STONE. THE PLAN DIMENSION OF THE CRUSHED STONE PAD SHALL EXCEED THE PLAN AREA OF THE DIRTBAG BY AT LEAST TWO FEET IN ALL DIRECTIONS. THE DIRTBAG SHALL NOT BE INSTALLED ON AN UNDERLYING SLOPE OF GREATER THAN 15 PERCENT.

CONSTRUCTION DEWATERING OPERATIONS:

ALL CONSTRUCTION-DEWATERING OPERATIONS ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR. IT SHALL BE THE SITE CONTRACTOR WHO IS RESPONSIBLE FOR SELECTING THE SITE FOR THE DIRTBAG, THE SELECTION OF THE USE OF THE DIRTBAG OR THE SEDIMENTATION BASIN FOR DIRECTING DEWATERING, EXCEPT THAT THE OWNER MAY DIRECT THE SITE CONTRACTOR TO ALTER THE SELECTED OPERATION IF TURBID DISCHARGE TO A WETLAND IS OBSERVED.



(E) DIRTBAG® DETAIL AND SPECIFICATIONS
N.T.S.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE — KALEB A. BOURASSA — No. 17072 — LICENSED PROFESSIONAL ENGINEER — 10.31.2025

KALEB A. BOURASSA, P.E.
LIC. #17072

Rev.	Date	Revision

Rev.	Date	Revision
6	2025.10.31	RESUBMITTED TO CITY PER COMMENTS
5	2025.10.10	SUBMITTED FOR CITY SITE/SUBDIVISION APPLICATION
4	2025.08.11	RELEASED TO OWNER FOR PRICING
3	2024.08.27	RESUBMITTED TO CITY PER COMMENTS
2	2024.08.13	RELEASED TO OWNER FOR PRICING
1	2024.07.08	SUBMITTED FOR CITY SITE PLAN APPLICATION

Design: KAB	Draft: CDD	Date: JAN. 2024
Checked: SRB	Scale: AS NOTED	Job No.: 4228
File Name: 4228-DETAILS.dwg		

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South Portland, ME 04106

Drawing Name: EROSION & SEDIMENT CONTROL DETAILS

Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No. C-6.4

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14.0 EROSION CONTROL MEASURES AND SITE STABILIZATION

THE PRIMARY EMPHASIS OF THE EROSION/SEDIMENTATION CONTROL PLAN, WHICH WILL BE IMPLEMENTED FOR THIS PROJECT, IS AS FOLLOWS:

- DEVELOPMENT OF A CAREFUL CONSTRUCTION SEQUENCE.
- RAPID REVEGETATION OF DENUDED AREAS TO MINIMIZE THE PERIOD OF SOIL EXPOSURE.
- RAPID STABILIZATION OF DRAINAGE PATHS TO AVOID RILL AND GULLY EROSION.
- THE USE OF ON-SITE MEASURES TO CAPTURE SEDIMENT (SEDIMENTATION BASINS, HAY BALES/STONE CHECK DAMS/SILT FENCE, ETC.)

THE FOLLOWING TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL DEVICES WILL BE IMPLEMENTED AS PART OF THE SITE DEVELOPMENT. THESE DEVICES SHALL BE INSTALLED AS INDICATED ON THE PLANS OR AS DESCRIBED WITHIN THIS REPORT. FOR FURTHER REFERENCE, SEE THE LATEST EDITION OF THE MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS.

A. DEWATERING

WATER FROM CONSTRUCTION TRENCH DEWATERING SHALL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (E.G. HAY BALE LINED POOL) PRIOR TO DISCHARGE. THE DISCHARGE SITE SHALL BE SELECTED TO AVOID FLOODING, ICING, AND SEDIMENT DISCHARGES TO A PROTECTED RESOURCE. IN NO CASE SHALL THE FILTER BAG OR CONTAINMENT STRUCTURE BE LOCATED WITHIN 50 FEET OF A PROTECTED NATURAL RESOURCE.

B. INSPECTION AND CONSTRUCTION MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. BEFORE AND WITHIN 24 HOURS AFTER EACH WET WEATHER EVENT THAT PRODUCES MORE THAN 0.5 INCH OF RAINFALL IN A CONSECUTIVE 24-HOUR PERIOD, SNOWSTORM, OR PERIOD OF THAWING AND RUNOFF, THE QUALIFIED CONTRACTOR KNOWLEDGEABLE OF DEP STANDARDS SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. ADDITIONALLY, INSPECTIONS SHALL BE PERFORMED AT LEAST ONCE A WEEK. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/OR UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

THE FOLLOWING STANDARDS MUST BE MET DURING CONSTRUCTION.

1. INSPECTION AND CORRECTIVE ACTION. AN ENGINEER OR SOMEONE WITH KNOWLEDGE OF EROSION AND STORMWATER STANDARDS AS DESCRIBED IN THE CONDITIONS OF THE PERMIT SHALL INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES (INCLUDING CATCH BASIN INLET PROTECTION MEASURES, SEDIMENT FILTER MEASURES, AND STABILIZATION OF SLOPES), MATERIALS STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT (WET WEATHER EVENT THAT PRODUCES MORE THAN 0.5 INCH IN A CONSECUTIVE 24-HOUR PERIOD), AND PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES. UPON FINAL SUBDIVISION PLANS, THE INSPECTION LOG WILL BE UPDATED TO REFLECT ALL STRUCTURES.

2. MAINTENANCE. IF BEST MANAGEMENT PRACTICES (BMPS) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE ASSOCIATED WITH THESE INSPECTIONS. IF ADDITIONAL BMPS OR SIGNIFICANT REPAIR OF BMPS ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (WET WEATHER EVENT THAT PRODUCES MORE THAN 0.5 INCH IN A CONSECUTIVE 24-HOUR PERIOD). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.

3. DOCUMENTATION. KEEP A LOG (REPORT) SUMMARIZING THE INSPECTIONS AND ANY CORRECTIVE ACTION TAKEN. THE LOG MUST INCLUDE THE NAME(S) AND QUALIFICATIONS OF THE PERSON MAKING THE INSPECTIONS, THE DATE(S) OF THE INSPECTIONS, AND MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS, MATERIALS STORAGE AREAS, AND VEHICLE ACCESS POINTS TO THE PARCEL. MAJOR OBSERVATIONS MUST INCLUDE BMPS THAT NEED MAINTENANCE, BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPLACEMENT, AND LOCATION NEEDING ADDITIONAL BMPS, NOTE IN THE LOG THE CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

C. TEMPORARY EROSION CONTROL MEASURES

EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT ANY AREA LEFT EXPOSED CAN BE CONTROLLED BY THE CONTRACTOR. LIMIT THE EXPOSED AREA TO ONE ACRE AT A TIME OR NO LARGER AREA THAT CAN BE MULCHED IN ONE DAY.

TYPICAL SLOPE RESTORATION:

- EROSION CONTROL BLANKETS REQUIRED BETWEEN 2:1 AND 3:1 SLOPES
- SLOPES STEEPER THAN 8% REQUIRE EROSION CONTROL MULCH
- SLOPES STEEPER THAN 2:1 SHALL NOT USE SOLELY VEGETATED STABILIZATION METHODS
- 1.5:1 SLOPES ARE PROHIBITED.

THE FOLLOWING MEASURES ARE PLANNED AS TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION:

1. A CRUSHED STONE-STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE APPROVED ACCESS DRIVE ON ACADEMY STREET AND MAIN STREET.

2. SILTATION FENCE OR WOOD WASTE COMPOST BERMS SHALL BE INSTALLED DOWNSTREAM OF ANY DISTURBED AREAS TO TRAP RUNOFF-- BORNE SEDIMENTS UNTIL GRASS AREAS ARE REVEGETATED. THE SILT FENCE AND/OR WOOD WASTE COMPOST BERMS SHALL BE INSTALLED PER THE DETAILS PROVIDED IN THIS PACKAGE AND INSPECTED AT LEAST ONCE A WEEK AND BEFORE AND IMMEDIATELY AFTER A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST DAILY DURING PROLONGED RAINFALL. REPAIRS SHALL BE MADE IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE OR BERM LINE. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE ENDS, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THE FENCE OR BERM, THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM. WOOD WASTE COMPOST BERMS ARE NOT TO BE USED ADJACENT TO WETLAND AREAS THAT ARE NOT TO BE DISTURBED, BUT IT CAN BE PLACED INSIDE THE SILT FENCE AS A SECONDARY ROW.

3. STRAW OR HAY MULCH INCLUDING HYDROSEEDING IS INTENDED TO PROVIDE COVER FOR DENUDED OR SEEDED AREAS UNTIL REVEGETATION IS ESTABLISHED. MULCH PLACED BETWEEN APRIL 15TH AND OCTOBER 15TH ON SLOPES OF LESS THAN 15 PERCENT SHALL BE ANCHORED BY APPLYING WATER; MULCH PLACED ON SLOPES OF EQUAL TO OR STEEPER THAN 15 PERCENT SHALL BE COVERED BY A FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. FABRIC NETTING AND STAPLES SHALL BE USED ON DISTURBED AREAS WITHIN 50' OF LAKES, STREAMS, AND WETLANDS REGARDLESS OF THE UPSTREAM SLOPE. MULCH PLACED BETWEEN OCTOBER 15TH AND APRIL 15TH ON SLOPES EQUAL TO OR STEEPER THAN 8 PERCENT SHALL BE COVERED WITH A FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SLOPES STEEPER THAN 3:1 AND EQUAL TO OR FLATTER THAN 2:1, WHICH ARE TO BE REVEGETATED, SHALL RECEIVE CURLEX BLANKETS BY AMERICAN EXCELSIOR OR EQUAL. SLOPES STEEPER THAN 2:1 SHALL RECEIVE RIPRAP AS NOTED ON THE PLANS. THE MULCH APPLICATION RATE FOR BOTH TEMPORARY AND PERMANENT SEEDING IS 75 LBS PER 1000 SF AS IDENTIFIED IN ATTACHMENT A OF THIS SECTION. MULCH SHALL NOT BE PLACED OVER SNOW.

4. TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION WILL BE PROTECTED AS FOLLOWS:

a) TEMPORARY STOCKPILES SHALL NOT BE LOCATED WITHIN 50 FEET OF ANY WETLANDS WHICH WILL NOT BE DISTURBED AND SHALL BE LOCATED AWAY FROM DRAINAGE SWALES.

b) STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS BY EITHER TEMPORARILY SEEDING THE STOCKPILE BY A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH, SUCH AS HAY, STRAW, OR EROSION CONTROL MIX.

c) STOCKPILES SHALL BE SURROUNDED BY SEDIMENTATION BARRIER AT THE TIME OF FORMATION. SEDIMENT BARRIERS SHOULD BE INSTALLED DOWNGRADIENT OF STOCKPILES. ADDITIONALLY, STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO STOCKPILES.

6. ALL DENUDED AREAS THAT ARE WITHIN 50 FEET OF AN UNDISTURBED WETLAND, WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN A BUILDING PAD, PARKING AREA, OR ACCESS DRIVE SUBBASE AREA, SHALL RECEIVE MULCH OR EROSION CONTROL MESH FABRIC WITHIN 48 HOURS OF INITIAL DISTURBANCE OF SOIL. ALL AREAS WITHIN 75 FEET OF AN UNDISTURBED WETLAND SHALL BE MULCHED PRIOR TO ANY PREDICTED RAIN EVENT REGARDLESS OF THE 48 HOUR WINDOW. IN OTHER AREAS, THE TIME PERIOD MAY BE EXTENDED TO 7 DAYS.

7. ACADEMY AND MAIN STREETS (UNDISTURBED PORTIONS ENTERING THE PROJECT SITE) SHALL BE SWEPT TO CONTROL MUD AND DUST AS NECESSARY. ADDITIONAL STONE SHALL BE ADDED TO THE STABILIZED CONSTRUCTION ENTRANCE TO MINIMIZE THE TRACKING OF MATERIAL OFF THE SITE AND ONTO THE SURROUNDING ROADWAYS.

8. DURING GRUBBING OPERATIONS STONE CHECK DAMS SHALL BE INSTALLED AT ANY EVIDENT CONCENTRATED FLOW DISCHARGE POINTS AND AS DIRECTED ON THE EROSION CONTROL PLANS.

9. SILT FENCING WITH A MAXIMUM STAKE SPACING OF 6 FEET SHALL BE USED. UNLESS THE FENCE IS SUPPORTED BY WIRE FENCE REINFORCEMENT OF MINIMUM 14 GAUGE AND WITH A MAXIMUM MESH SPACING OF 6 INCHES, IN WHICH CASE STAKES MAY BE SPACED A MAXIMUM OF 10 FEET APART. THE BOTTOM OF THE FENCE SHALL BE ANCHORED.

10. WOOD WASTE COMPOST/BARK BERMS MAY BE USED IN LIEU OF SILTATION FENCING IN AREAS NOT ADJACENT TO WETLANDS, BUT CAN BE USED INSIDE OF SILT FENCE AS A SECONDARY ROW. BERMS SHALL BE REMOVED AND SPREAD IN A LAYER NOT TO EXCEED 3" THICK ONCE UPSTREAM AREAS ARE COMPLETED AND A 90% CATCH OF VEGETATION IS ATTAINED.

11. WATER AND/OR CALCIUM CHLORIDE SHALL BE FURNISHED AND APPLIED IN ACCORDANCE WITH MDOT SPECIFICATIONS – SECTION 637 – DUST CONTROL.

12. LOAM AND SEED IS INTENDED TO SERVE AS THE PRIMARY PERMANENT REVEGETATIVE MEASURE FOR ALL DENUDED AREAS NOT PROVIDED WITH OTHER EROSION CONTROL MEASURES, SUCH AS RIPRAP. APPLICATION RATES ARE PROVIDED IN ATTACHMENT A OF THIS SECTION. SEEDING SHALL NOT OCCUR OVER SNOW.

13. ALL CATCH BASINS SHALL BE PROTECTED DURING CONSTRUCTION WITH A CATCH BASIN INLET FILTER AND, IN CASES OF HEAVY FLOWS, A STONE SEDIMENT BARRIER AS SHOWN ON SHEET C406.

D. PERMANENT EROSION CONTROL MEASURES

THE FOLLOWING PERMANENT EROSION CONTROL MEASURES HAVE BEEN DESIGNED AS PART OF THE EROSION/SEDIMENTATION CONTROL PLAN:

1. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, GRAVEL SUBBASE, ETC.) WILL BE LOAMED, LIMED, FERTILIZED, MULCHED, AND SEEDED. FABRIC NETTING, ANCHORED WITH STAPLES, SHALL BE PLACED OVER THE MULCH IN AREAS AS NOTED IN TEMPORARY EROSION CONTROL MEASURES PARAGRAPH 4 OF THIS REPORT. ALL AREAS WITHIN 50 FEET OF AN UNDISTURBED WETLAND SHALL BE MULCHED PRIOR TO ANY PREDICTED RAIN EVENT REGARDLESS OF THE 48-HOUR WINDOW. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.

2. ALL STORM DRAIN PIPE OUTLETS SHALL HAVE RIPRAP APRONS AT THEIR OUTLET TO PROTECT THE OUTLET AND RECEIVING CHANNEL FROM SCOUR AND DETERIORATION. INSTALLATION DETAILS ARE PROVIDED IN THE PLAN SET. THE APRONS SHALL BE INSTALLED AND STABILIZED TO THE EXTENT PRACTICABLE PRIOR TO DIRECTING RUNOFF TO THE TRIBUTARY PIPE OR CULVERT.

3. CATCH BASINS SHALL BE PROVIDED WITH SEDIMENT SUMPS AND INLET HOODS (THE SNOUT) FOR ALL OUTLET PIPES THAT ARE 18" IN DIAMETER OR LESS.

14.1 IMPLEMENTATION SCHEDULE

THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE REQUIRED TO ENSURE THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE OPTIMIZED:

NOTE: FOR ALL GRADING ACTIVITIES, THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION NOT TO OVEREXPOSE THE SITE, THIS SHALL BE ACCOMPLISHED BY LIMITING THE DISTURBED AREA. AREA SHALL BE LIMITED TO NO MORE THAN THE CONTRACTOR CAN MULCH IN ONE DAY.

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES AT THE APPROVED LOCATIONS.
2. INSTALL PERIMETER SILT FENCE AND/OR WOOD WASTE BERMS.
3. INSTALL SEDIMENT BASINS, DIVERSION DIKES, OR CHECK DAMS (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL BMP'S)
4. CLEAR AND GRUB SITE. INSTALL STONE CHECK DAMS AT ANY EVIDENT CONCENTRATED FLOW DISCHARGE POINTS.
5. COMMENCE INSTALLATION OF DRAINAGE APPURTENANCES.
6. COMMENCE EARTHWORK FOR STORMWATER FACILITIES.
7. COMMENCE EARTHWORK AND GRADING TO SUBGRADE.
8. COMMENCE INSTALLATION OF RETAINING WALLS (IF NECESSARY).
9. COMMENCE INSTALLATION OF WATER AND SEWER LINES.
10. CONTINUE EARTHWORK AND GRADING TO SUBGRADE AS NECESSARY FOR CONSTRUCTION.
11. COMPLETE INSTALLATION OF UNDERGROUND UTILITIES TO WITHIN 5' OF FUTURE BUILDINGS.
12. INSTALL LIGHT POLE FOUNDATIONS AND LIGHT POLES.
13. COMPLETE REMAINING EARTHWORK OPERATIONS.
14. COMPLETE INSTALLATION OF DRAINAGE APPURTENANCES.
15. INSTALL SUB-BASE AND BASE GRAVEL WITHIN PARKING AREAS, WALKWAYS, AND ALL DRIVEWAYS.
16. INSTALL CURBING IN PARKING AREAS AS NEEDED.
17. INSTALL BASE COURSE PAVING FOR DRIVES AND PARKING AREA AS WELL AS CONCRETE SURFACES.
18. LOAM, LIME, FERTILIZE, SEED AND MULCH DISTURBED AREAS AND COMPLETE ALL LANDSCAPING.
19. INSTALL SURFACE COURSE PAVING FOR DRIVES AND PARKING AREAS. STRIPE PER PLAN.
20. ONCE THE SITE IS STABILIZED AND A 90% CATCH OF VEGETATION HAS BEEN OBTAINED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
21. TOUCH UP LOAM AND SEED.

PRIOR TO CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL SUBMIT TO THE OWNER A SCHEDULE FOR THE COMPLETION OF THE WORK, WHICH WILL SATISFY THE FOLLOWING CRITERIA:

1. THE ABOVE CONSTRUCTION SEQUENCE SHOULD GENERALLY BE COMPLETED IN THE SPECIFIED ORDER; HOWEVER, SEVERAL SEPARATE ITEMS MAY BE CONSTRUCTED SIMULTANEOUSLY, WORK MUST ALSO BE SCHEDULED OR PHASED TO REDUCE THE EXTENT OF THE EXPOSED AREAS AS SPECIFIED BELOW. THE INTENT OF THIS SEQUENCE IS TO PROVIDE FOR EROSION CONTROL AND TO HAVE STRUCTURAL MEASURES SUCH AS SILT FENCE AND CONSTRUCTION ENTRANCES IN PLACE BEFORE LARGE AREAS OF LAND ARE DENUDED.

2. THE WORK SHALL BE CONDUCTED IN SECTIONS WHICH SHALL:

(a) LIMIT THE AMOUNT OF EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE PROCEEDING 30 DAYS.

(b) REVEGETATE DISTURBED AREAS AS RAPIDLY AS POSSIBLE. ALL AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR BEFORE A STORM EVENT OR TEMPORARILY STABILIZED WITHIN 48 HOURS OF INITIAL DISTURBANCE OF SOIL FOR AREAS WITHIN 50 FEET OF AN UNDISTURBED WETLAND AND 7 DAYS FOR ALL OTHER AREAS. AREAS WITHIN 50 FEET OF AN UNDISTURBED WETLAND SHALL BE MULCHED PRIOR TO ANY PREDICTED RAIN EVENT REGARDLESS OF THE 48 HOUR WINDOW.

(c) INCORPORATE PLANNED INLETS AND DRAINAGE SYSTEM AS EARLY AS POSSIBLE INTO THE CONSTRUCTION PHASE. THE DITCHES SHALL BE IMMEDIATELY LINED OR REVEGETATED AS SOON AS THEIR INSTALLATION IS COMPLETE.

14.2 EROSION, SEDIMENTATION AND STABILIZATION CONTROL PLAN

THE EROSION CONTROL INFORMATION IS INCLUDED IN THE PLAN SET.

14.3 DETAILS AND SPECIFICATIONS

THE EROSION CONTROL DETAILS AND SPECIFICATIONS ARE INCLUDED IN THE PLAN SET.

14.4 WINTER STABILIZATION PLAN

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT; VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD.

WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT ANY AREA LEFT EXPOSED CAN BE CONTROLLED BY THE CONTRACTOR. LIMIT THE EXPOSED AREA TO ONE ACRE OR AN AREA THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.

ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN PARKING AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS./1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.

FOR WORK, WHICH IS CONDUCTED BETWEEN OCTOBER 15TH AND APRIL 15TH OF ANY CALENDAR YEAR, ALL DENUDED AREAS, SHALL BE COVERED WITH HAY MULCH OR EROSION CONTROL MIX, APPLIED AT TWICE THE NORMAL APPLICATION RATE AND ANCHORED WITH A FABRIC NETTING. THE TIME PERIOD FOR APPLYING MULCH SHALL BE LIMITED TO 2 DAYS FOR ALL AREAS.

THE CONTRACTOR SHALL INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

1. SOIL STOCKPILES
STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOODWASTE EROSION CONTROL MIX. THIS SHALL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE SHALL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 50 FEET FROM ANY NATURAL RESOURCES.

2. NATURAL RESOURCE PROTECTION
ANY AREAS WITHIN 25 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 90% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 75 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

3. SEDIMENT BARRIERS
DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

4. MULCHING
AN AREA SHALL BE CONSIDERED DENUDED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW SHALL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA SHALL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3 TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH.

BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, OR WOOD CELLULOSE FIBER, WHEN GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH THEN COVER IS SUFFICIENT. AFTER NOVEMBER 1, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

5. MULCHING ON SLOPES AND DITCHES
SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8%.

MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAT 8%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 8%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

6. SEEDING
BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS/1,000 S.F. ALL AREAS SEEDED DURING THE WINTER SHALL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 90% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

7. WINTER CONSTRUCTION INSPECTION
AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE QUALIFIED CONTRACTOR KNOWLEDGEABLE OF DEP STANDARDS SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO ENSURE THEIR CONTINUOUS FUNCTION. INSPECTIONS SHALL BE PERFORMED A MINIMUM OF ONCE PER WEEK AND SHALL BE CONDUCTED IN ACCORDANCE WITH THE EROSION CONTROL MEASURES AND SITE STABILIZATION WITHIN THE EROSION CONTROL REPORT.

14.5 STANDARDS FOR TIMELY STABILIZATION OF CONSTRUCTION SITES DURING WINTER

STANDARD FOR THE TIMELY STABILIZATION OF DITCHES AND CHANNELS – THE APPLICANT SHALL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS ON THE SITE BY NOVEMBER 15. THE APPLICANT SHALL CONSTRUCT AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS ON THE SITE BY SEPTEMBER 1. IF THE APPLICANT FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED BY SEPTEMBER 1, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.

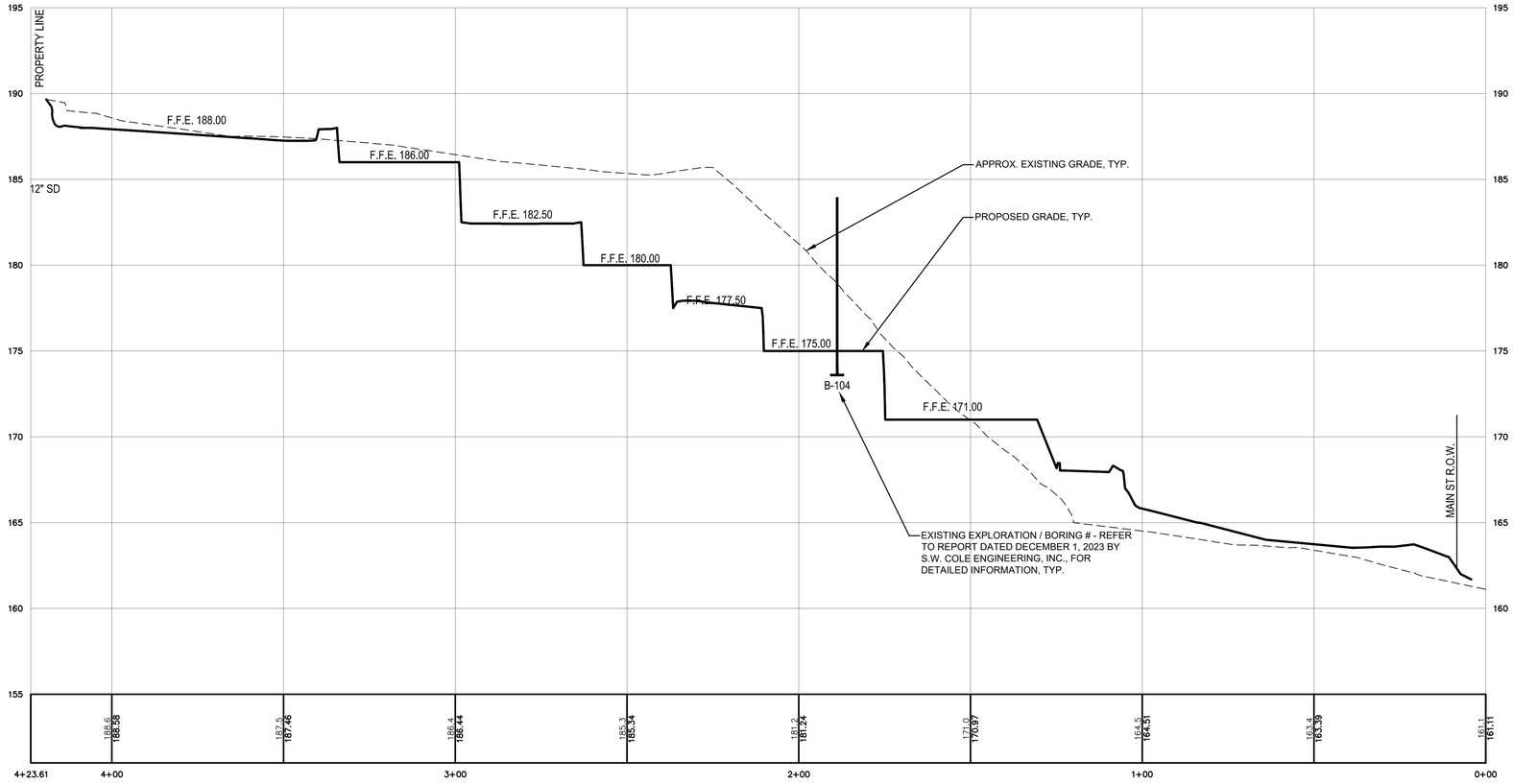
INSTALL A SOD LINING IN THE DITCH -- THE APPLICANT SHALL LINE THE DITCH WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOD WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD STRIPS FROM SLOUGHING DURING FLOW CONDITIONS.

INSTALL A STONE LINING IN THE DITCH --THE APPLICANT SHALL LINE THE DITCH WITH STONE RIPRAP BY NOVEMBER 15. THE CONTRACTOR SHALL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR SHALL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE CONTRACTOR SHALL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE APPLICANT SHALL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 1. THE DEPARTMENT SHALL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF THE APPLICANT FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 1, THEN THE APPLICANT SHALL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY SEPTEMBER 1 THE CONTRACTOR SHALL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE APPLICANT SHALL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT SHALL COVER THE SLOPE WITH A LAYER OF WOODWASTE COMPOST AS DESCRIBED IN ITEM III OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM IV OF THIS STANDARD.

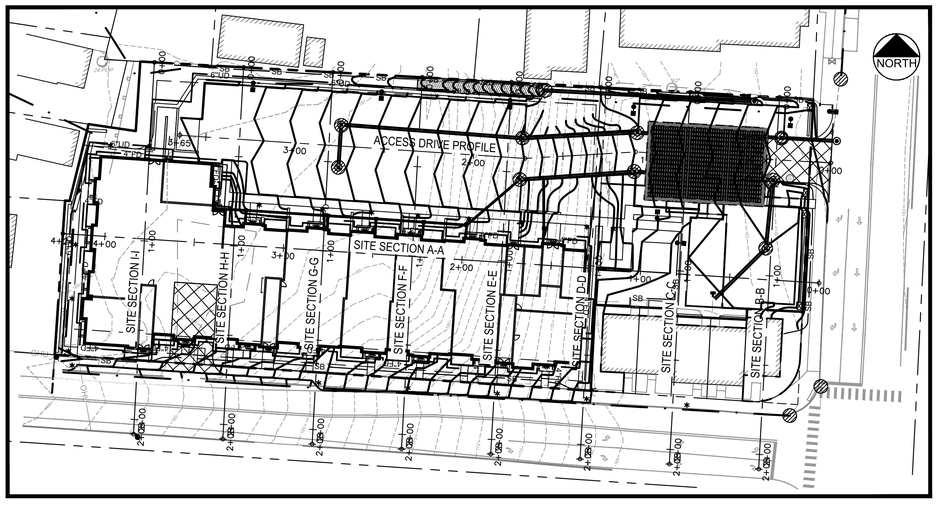
STABILIZE THE SLOPE WITH SOD -- THE CONTRACTOR SHALL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY SEPTEMBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GRO



SITE SECTION A-A

SCALE: 1" = 20' HORZ. / 1" = 4' VERT.

20'
4'



ORIENTATION SKETCH

SCALE: 1" = 40'

40 0 20 40 80

1 inch = 40 ft.

NOTE:

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REFERENCES:

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STATE OF MAINE
KALEB A. BOURASSA
No. 17072
LICENSED PROFESSIONAL ENGINEER
10.31.2025

KALEB A. BOURASSA, P.E.
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Design: KAB	Draft: CDD	Date: JAN. 2024
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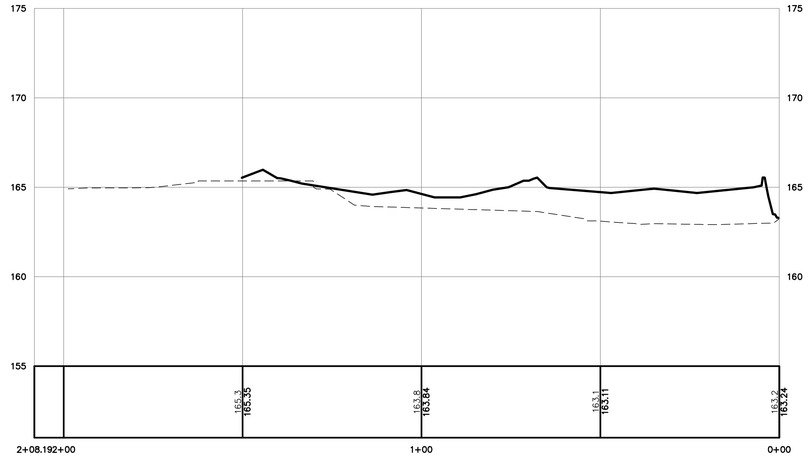
Drawing Name: SITE SECTIONS

Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

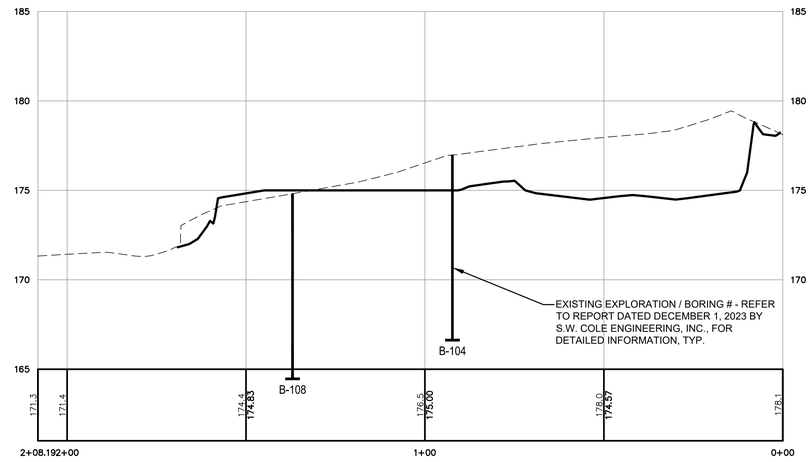
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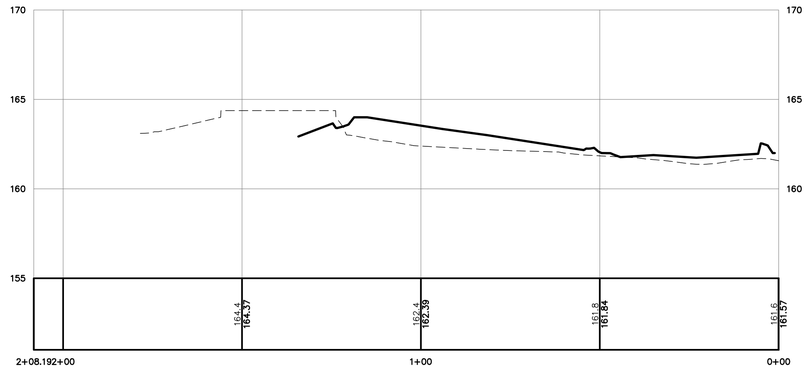
SITE SECTION C-C

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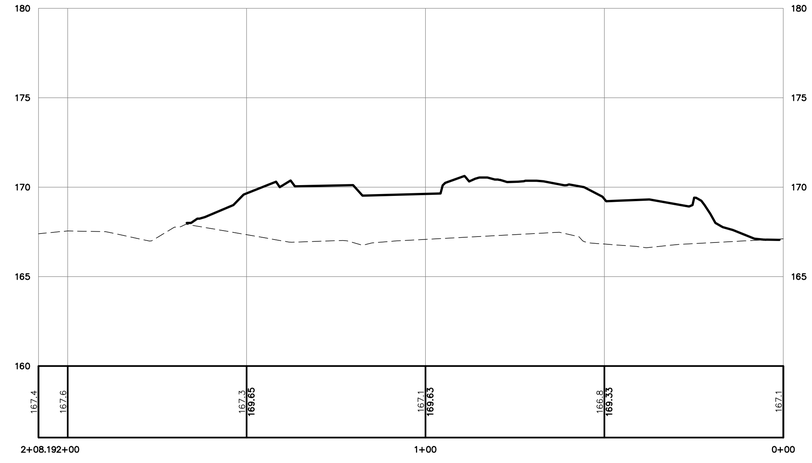
SITE SECTION E-E

SCALE: 1" = 20' HORZ. / 1" = 4' VERT.



SITE SECTION B-B

SCALE: 1" = 20' HORZ. / 1" = 4' VERT.



SITE SECTION D-D

SCALE: 1" = 20' HORZ. / 1" = 4' VERT.

20'
4'

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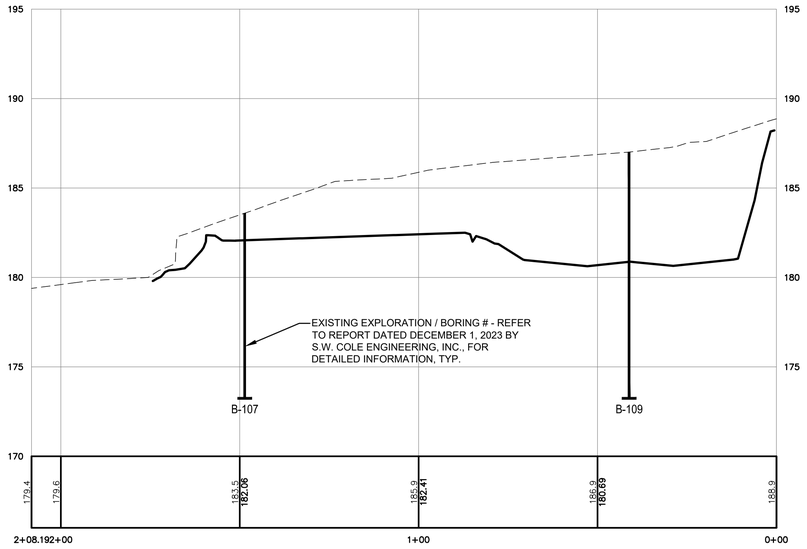
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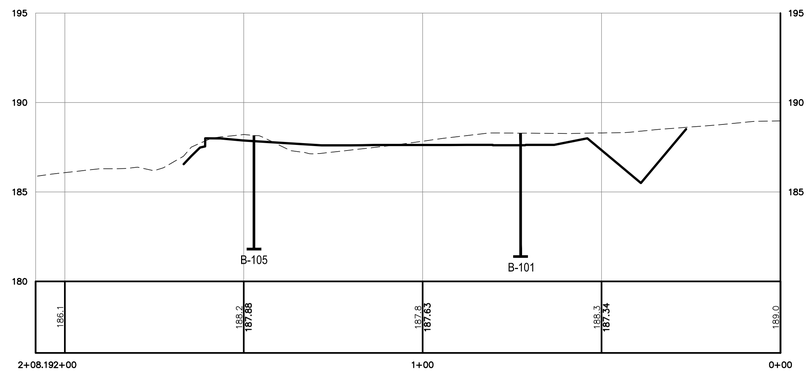
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SITE SECTION G-G

SCALE: 1" = 20' HORZ. / 1" = 4' VERT.



SITE SECTION I-I

SCALE: 1" = 20' HORZ. / 1" = 4' VERT.

SITE SECTION F-F

SCALE: 1" = 20' HORZ. / 1" = 4' VERT.

SITE SECTION H-H

SCALE: 1" = 20' HORZ. / 1" = 4' VERT.

20'
4'

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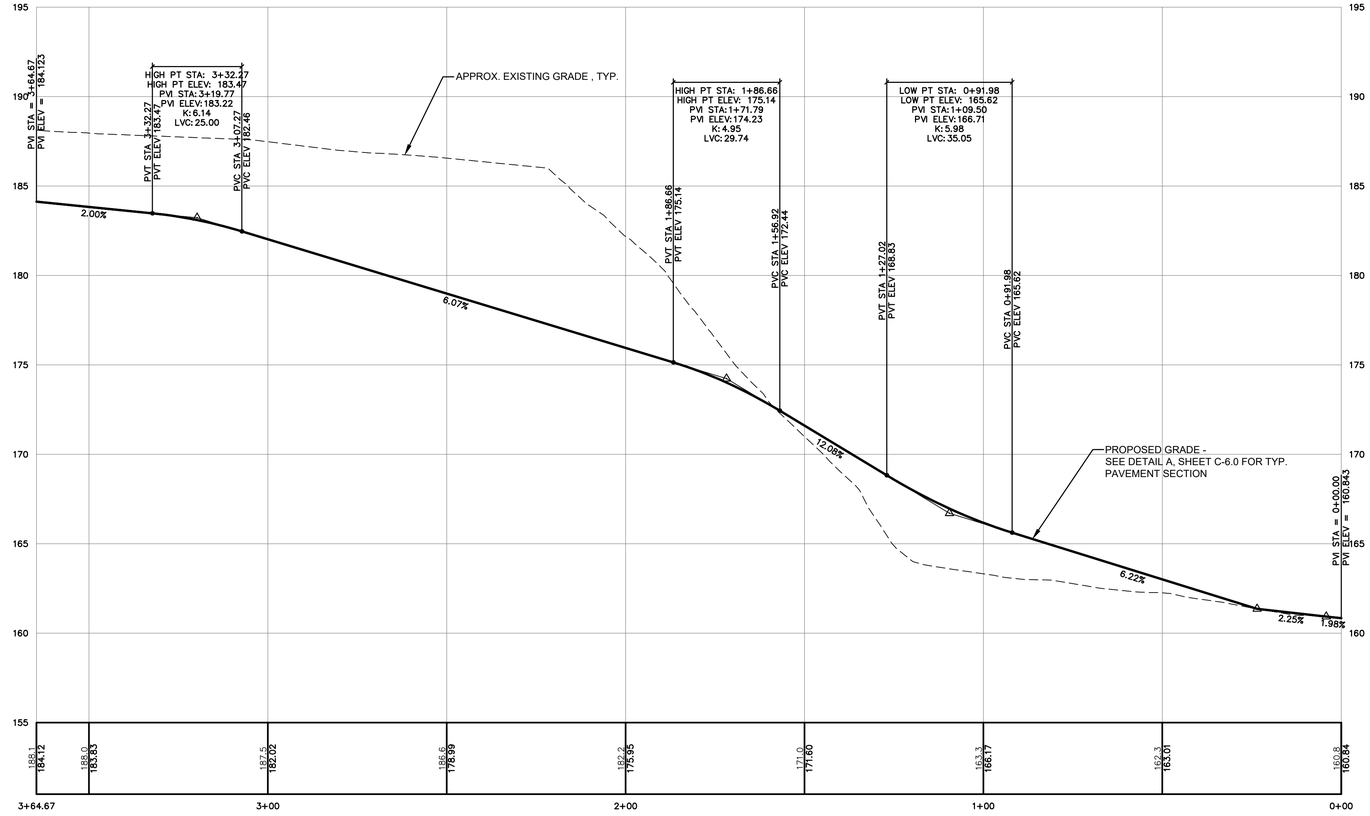
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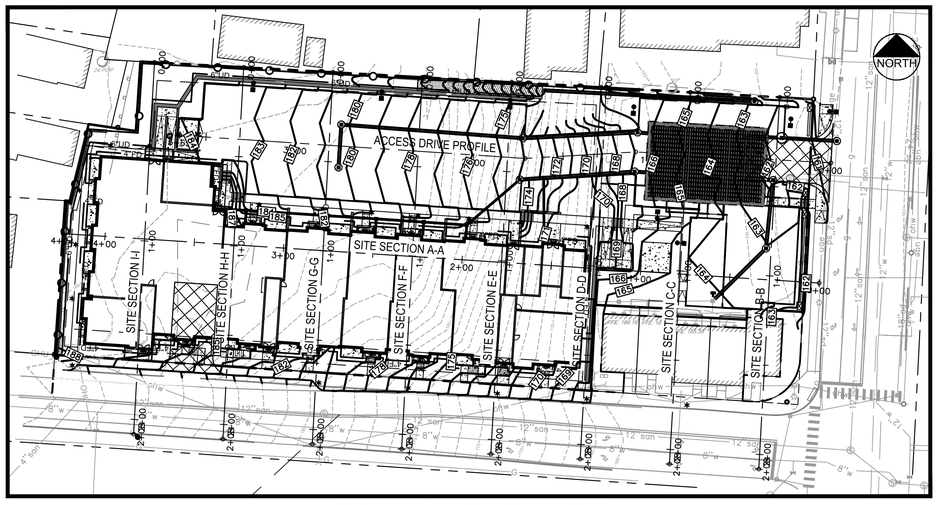
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ACCESS DRIVE PROFILE

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20'
4'



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Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

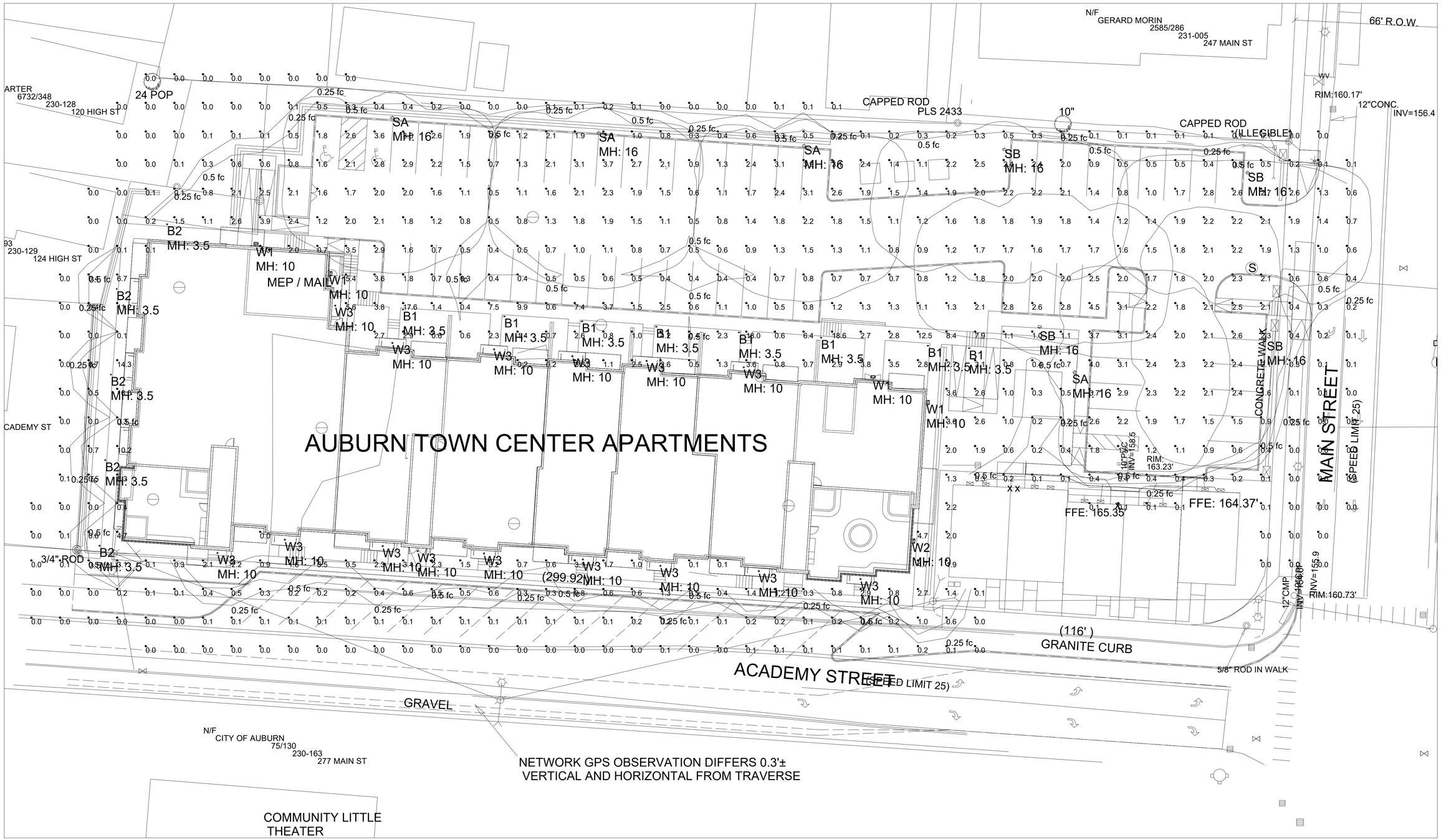
Drawing No. C-8.0

K:\Jkey Hospitality\4228_Academy Street Residential Development_Auburn\Z - CAD\DWG\4228-GRADING.dwg 10/30/2025 6:01 PM

Luminaire Schedule (note fixture cataloge numbers are not complete)						
Type	**Qty**	**Lum. Lumens**	**LLF**	**Lum. Watts**	**Description**	**Mounting Height**
B1	8	1761	0.900	14	VPB-24L-15-3K7-4W	3.5
B2	5	1683	0.900	14	VPB-24L-15-3K7-3	3.5
SA	4	6177	0.900	55	VP-ST-1-36L-55-3K7-4F-BC	16
SB	4	5354	0.900	55	VP-ST-1-36L-55-3K7-4W-BC	16
W1	4	3222	0.900	22.6	VPW2-18L-25-3K7-4F	10
W2	1	3171	0.900	22.6	VPW2-18L-25-3K7-2	10
W3	15	1145	0.900	13	LBSE-6RD-30K8	10

Calculation Summary					
Label	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
SITE	1.34	18.6	0.0	N.A.	N.A.

NOTES:
1) EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
2) CALCULATIONS MAY or MAY NOT SHOW THE EFFECT OF SHADOWING CAUSED BY BUILDINGS AND OBJECTS WITHIN THE CALCULATED SPACE OR IN THE SITE AREA.
3) READINGS SHOWN ARE INITIAL HORIZONTAL FOOTCANDLES ON A FLAT SITE WITHOUT REFLECTIONS OR OBSTRUCTIONS UNLESS OTHERWISE INDICATED.
4) THIS CALCULATION IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO SWANEY LIGHTING ASSOCIATES AND STANDARD ASSUMPTIONS OF THE SPACE AND/OR SITE.
5) CONFORMANCE TO CODES AND OTHER LOCAL REQUIREMENTS AS DETERMINED BY THE AHJ ARE THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
6) THIS LAYOUT DRAWING MUST BE COORDINATED WITH THE SITE LOCATION FOR CORRECT FIXTURE ORIENTATION.
7) DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY APPEAR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.



PLAN VIEW

TITLE: 15 ACADEMY ST - AUBURN TOWN CENTER APT
AUBURN, ME
SITE LIGHTING LAYOUT

site ltg 7-1-24 AGI

GENERATED BY SWANEY LIGHTING, SCARBOROUGH ME – 207-883-7100 – swaneylighting.com

GENERATED FOR: GORHILL PALMER

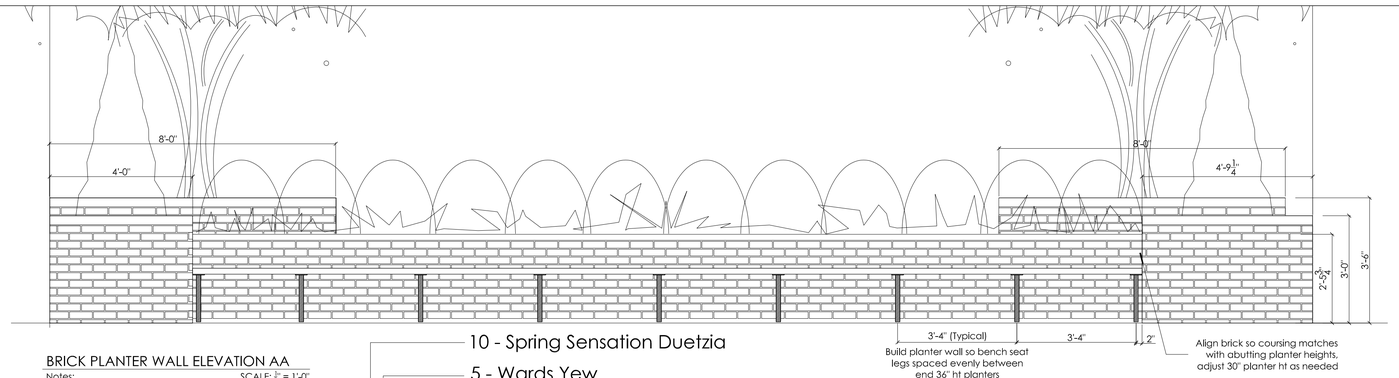
SCALE NOT TO SCALE

Date:7/1/2024

Page 1 of 1

SWANEY LIGHTING ASSOCIATES, INC.

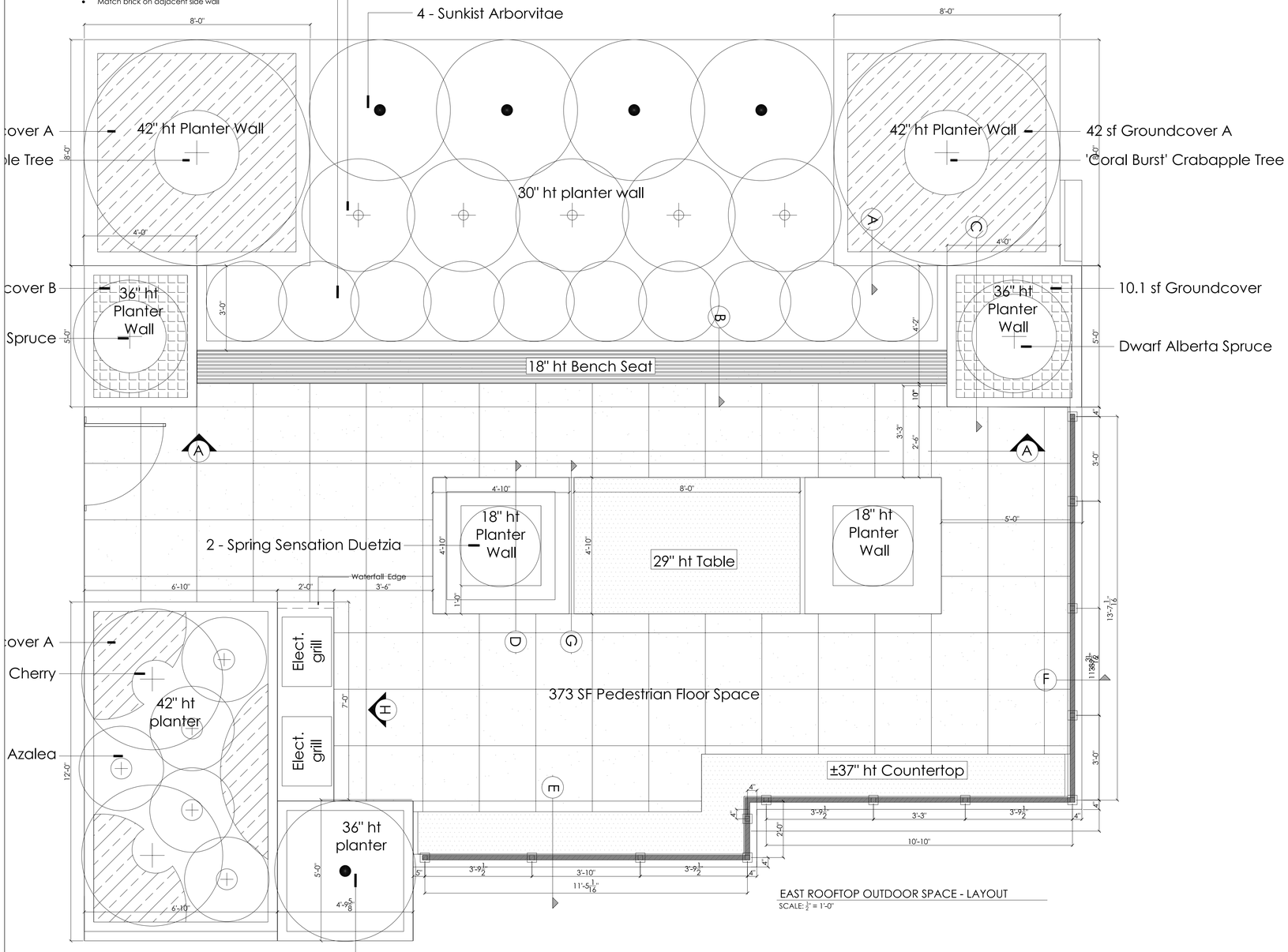
NOTICE: THIS DRAWING IS THE EXCLUSIVE PROPERTY OF SWANEY LIGHTING ASSOCIATES. ITS ACCEPTANCE CONSTITUTES AN AGREEMENT THAT THE DRAWING WILL BE TREATED AS CONFIDENTIAL, THIS DRAWING IS TO BE USED FOR NO PURPOSE OTHER THAN AS DETAILED HEREIN AND CONTAINS INFORMATION PROPRIETARY TO SWANEY LIGHTING ASSOCIATES AND IS TO BE RETURNED UPON REQUEST AND IS NOT TO BE COMMUNICATED, DISCLOSED OR COPIED, EXCEPT AS NECESSARY TO IMPLEMENT THE PURPOSE STATED ABOVE. © 2017 SWANEY LIGHTING ASSOCIATES. NOTICE: THE INTENT OF THIS LIGHTING LAYOUT IS TO SUGGEST THE BEST UTILIZATION OF LIGHTING FIXTURES INCLUDED IN THIS DRAWING. IT IS PROVIDED USING FIXTURE PHOTOMETRICS FURNISHED BY THE MANUFACTURER. FOR A LAYOUT TO BE ACCURATE, THE FIXTURES MUST BE INSTALLED AS SPECIFIED. THE MANUFACTURER MUST GUARANTEE THE PERFORMANCE OF THE FIXTURES. SWANEY LIGHTING ASSOCIATES IS NOT RESPONSIBLE FOR ANY DEVIATION FROM THE LAYOUT AS SHOWN. IT IS THE RESPONSIBILITY OF THE MANUFACTURER. ITS USE FOR ANY OTHER PURPOSE IS NOT AUTHORIZED BY SWANEY LIGHTING ASSOCIATES.



BRICK PLANTER WALL ELEVATION AA

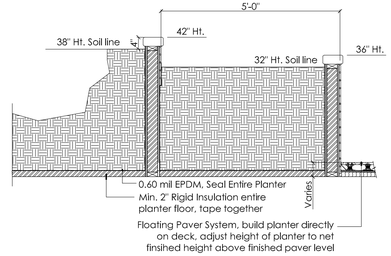
Notes:
- Match brick on adjacent side wall

SCALE: 3/4" = 1'-0"



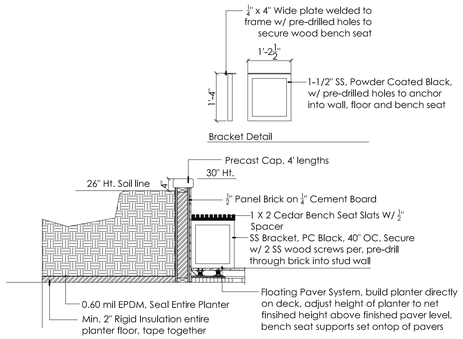
EAST ROOFTOP OUTDOOR SPACE - LAYOUT

SCALE: 1/4" = 1'-0"



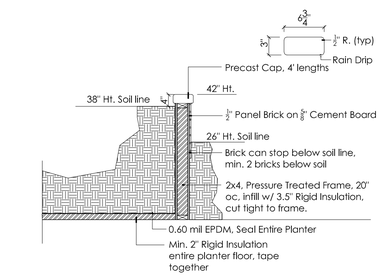
BRICK PLANTER WALL - DETAIL C

SCALE: 3/4" = 1'-0"



BRICK PLANTER WALL - DETAIL B

SCALE: 3/4" = 1'-0"



BRICK PLANTER WALL - DETAIL A

SCALE: 3/4" = 1'-0"

3KEY HOSPITALITY
4530 ST JOHNS AVENUE
SUITE 15, UNIT 316
JACKSONVILLE, FL 32210
PH: 904-236-9757

JOSH BUONO - ARCHITECT
NCARB, AIA, LEED AP
173 ARUBA LANE, PONTE
VEDRA BEACH, FL 32082
813.417.9901

AUBURN TOWN CENTER

261 MAIN STREET AND 15 ACADEMY STREET,
AUBURN, ME 04210

EAST Terrace - Planting / Planters

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DRAWN BY: Author

CHECKED BY: Checker

PLOT DATE: 09/09/23

REVISION

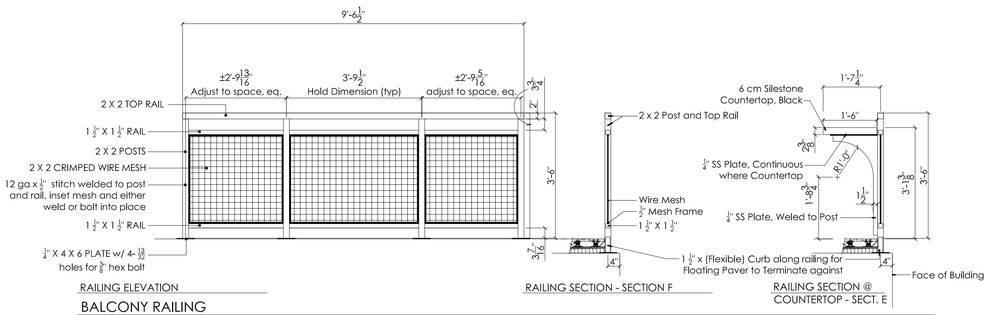
R.No.	Date	Revision

SCALE: 1/4" = 1'-0"

PROJECT NO: A0.2

A460

SHEET NO:



RAILING ELEVATION

RAILING SECTION - SECTION F

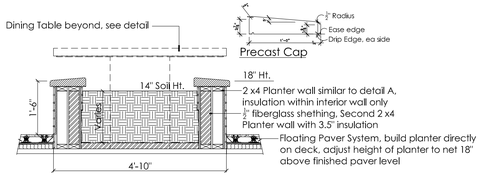
RAILING SECTION @ COUNTERTOP - SECT. E

BALCONY RAILING

SCALE: 1/2" = 1'-0"

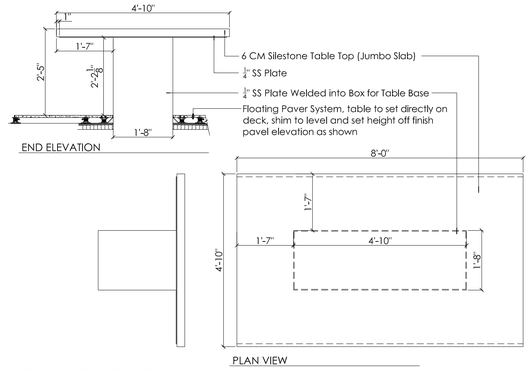
Notes:

- Railing shall be stainless steel posts, rails and base plate, powder coated
- Countertop bracket shall be SS, welded to posts, powder coated.
- Wire mesh shall be 2x2 crimped or welded 304 stainless steel, bolted to frame
- All railing hardware shall be stainless steel
- Countertop shall be Silestone, "Cinder Craze Slab", or approved equal



18" HEIGHT PLANTER / SEATWALL - Detail D

SCALE: 1/2" = 1'-0"

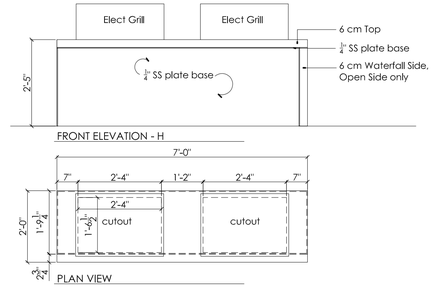


DINING TABLE - DETAIL G

SCALE: 1/2" = 1'-0"

Notes:

- Plate shall be 304 Stainless Steel, powder coated
- Countertop shall be Silestone, "Cinder Craze Slab", Jumbo Slab, or approved equal

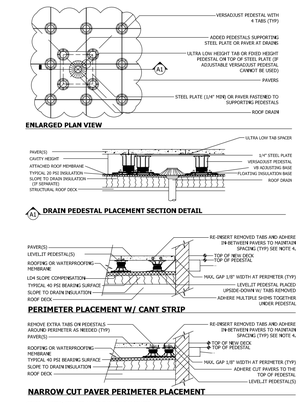


OUTDOOR GRILL - DETAIL H

SCALE: 1/2" = 1'-0"

Notes:

- Plate shall be 304 Stainless Steel, powder coated
- Countertop shall be Silestone, "Cinder Craze Slab", Jumbo Slab, or approved equal
- Grill - Kenyon Texan Two Zone Single Lid Built-In 240V Electric Grill W/ Lite Touch Control & Mounting Holes - B70420WH, as supplied by BBQ Guys

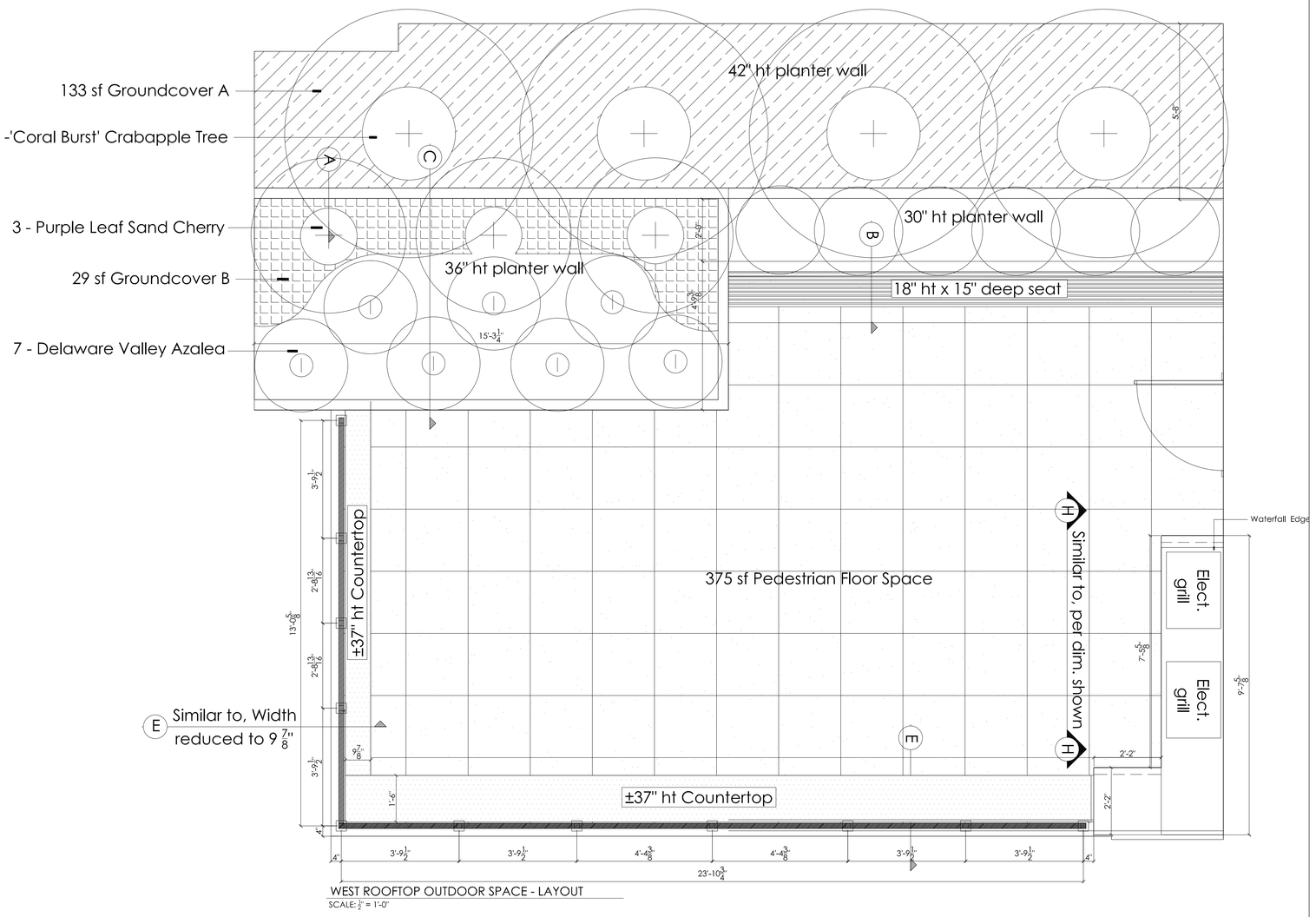


FLOATING PAVER SYSTEM

SCALE: N.T.S.

Notes:

- Floating Paver System by Bison Innovative Products, https://bisonip.com/
- 24" x 24" Pavers, "Mark Chrome" over pan, and leveling pads, install per manufacturers recommendations
- All planters, railing, table, grill stands shall be build and set onto roof deck, pavers shall abut up to per details. Bench seat supports can set onto pavers.



WEST ROOFTOP OUTDOOR SPACE - LAYOUT

SCALE: 1/2" = 1'-0"

3KEY HOSPITALITY
4530 ST JOHNS AVENUE
SUITE 15, UNIT 316
JACKSONVILLE, FL 32210
PH: 904-236-9757

JOSH BUONO - ARCHITECT
NCARB, AIA, LEED AP
173 ARUBA LANE, PONTE VEDRA BEACH, FL 32082
813.417.9901

AUBURN TOWN CENTER

261 MAIN STREET AND 15 ACADEMY STREET,
AUBURN, ME 04210

West Terrace - Planting / Planters

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DRAWN BY: Author

CHECKED BY: Checker

PLOT DATE: 09/09/23

REVISION

R.No.	Date	Revision

SCALE: 1/4" = 1'-0"

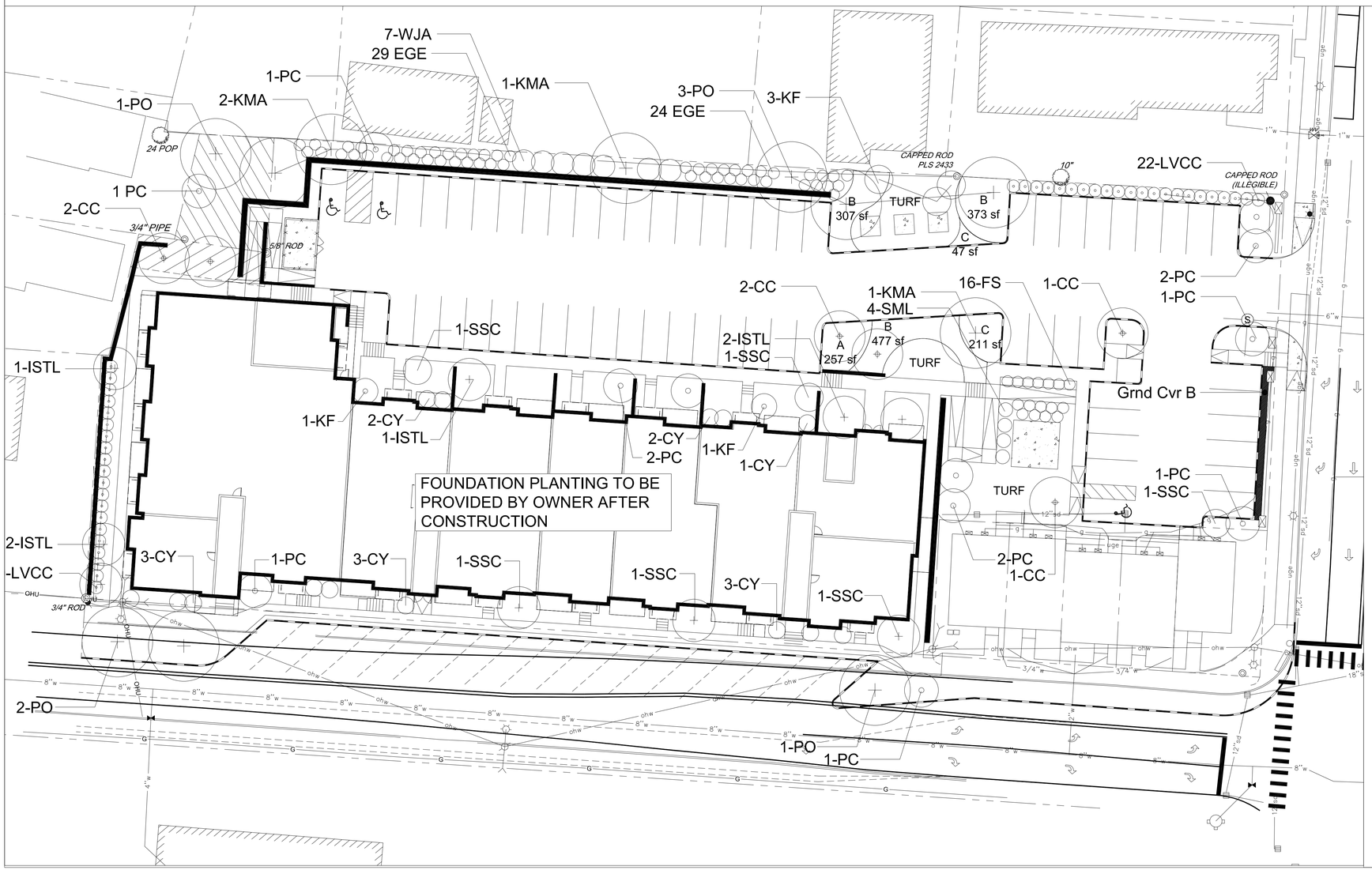
PROJECT NO: A0.2

A470

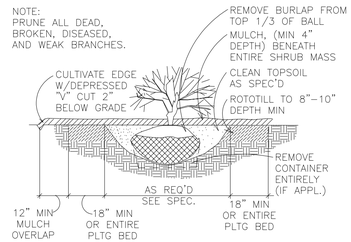
SHEET NO:

Plant List

Qty	Tag	Common Name	Size	Space	Genus / Species
53	EGE	Emerald Gaiety Euonymus	3 gal	3' oc	Euonymus fortunei 'Emerald Gaiety'
14	CY	Cap Yew	10 gal		Taxus cuspidata 'Capitata'
5	KF	Korean Fir	15 gal		Abies koreana
6	ISTL	Ivory Silk Lilac Tree	25 gal		Syringa reticulata 'Ivory Silk'
8	PO	Pin Oak	100 gal		Quercus palustris
4	KMA	Korean Mountain Ash	100 gal		Sorbus alnifolia
6	CC	Centurion Crabapple	50 gal		Malus 'Centzam'
6	SSC	Spring Snow Crabapple	25 gal		Malus 'Spring Snow'
12	PC	Plum Cherry	50 gal		Prunus cerasifera 'Newport'
7	VVJA	Valley Valentine Japanese Andromeda	5 gal	6' oc	Pieris japonica 'Valley Valentine'
42	LVCC	Linden Viburnum 'Cardinal Candy	5 gal	4' oc	Viburnum dentatum 'Cardinal Candy'
16	FS	Froebel Spiraea	3 gal	3' oc	Spiraea x bumalda 'Froebelii'
4	SML	Snowdrift Mountain Laurel	5 gal	6' oc	Kalmia latifolia 'Snowdrift'
6	CC	Coralburst Crabapple	25 gal		Malus 'Coralcole'
5	PLS	Purple Leaf Sandcherry	25 gal		Prunus cistena
12	DVA	Delaware Valley Azalea	3 gal		Rhododendron 'Delaware Valley'
2	DAS	Dwarf Alberta Spruce	10 gal		Picea glauca
2	SSD	Spring Sensation Deutzia	3 gal		Deutzia gracilis 'Kolmaspri'
2	TA	Technito Arborvitae	10 gal		Thuja occidentalis 'Bailjohn'
457	SF A	Groundcover A - Tom Thumb Cotoneaster	3 gal	4' oc	Cotoneaster adpressus 'Tom Thumb'
1326	SF B	Groundcover B - Creeping Wintergreen	6" Pot	18" oc	Gaultheria procumbens
258	SF C	Groundcover C - Massachusetts Bearberry	1 gal	4' oc	Arctostaphylos uva-ursi
5	WY	Ward Yew	5 gal		Taxus media 'Wardii'
4	SA	Sunkist Arborvitae	15 gal		Thuja occidentalis 'Sunkist'



NOTE:
PRUNE ALL DEAD, BROKEN, DISEASED, AND WEAK BRANCHES.

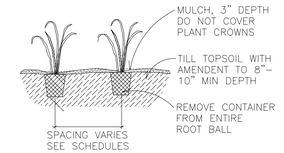


SHRUB PLANTING DETAIL

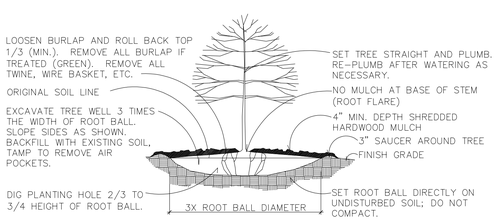
NOTE:
PRUNE ALL DEAD, BROKEN, DISEASED, AND WEAK BRANCHES.

DO NOT CUT ROOTBALL, SPREAD ROOTS OUT AWAY FROM CONTAINER BALL

SOIL ADMENDENT:
3 PARTS SILTY LOAM
1 PART SPHAGNUM PEAT MOSS
1 PART SAND
18–6–12 N–P–K CONTROL RELEASE FERTILIZER OSMOCOAT OR EQUAL (RATE AS PER MANUF. RECOMMEDATIONS)



PLANTING BED DETAIL



TREE PLANTING DETAIL

3KEY HOSPITALITY
4530 ST JOHNS AVENUE
SUITE 15, UNIT 316
JACKSONVILLE, FL 32210
PH: 904-236-9757

JOSH BUONO - ARCHITECT
NCARB, AIA, LEED AP
173 ARUBA LANE, PONTE
VEDRA BEACH, FL 32082
813.417.9901

AUBURN TOWN CENTER

261 MAIN STREET AND 15 ACADEMY STREET,
AUBURN, ME 04210

Site Landscape Plan

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DRAWN BY: Author

CHECKED BY: Checker

PLOT DATE: 09/09/23

REVISION

R.No.	Date	Revision

SCALE: 1/4" = 1'-0"

PROJECT NO: A0.2

A480

SHEET NO:

GORRILL PALMER
An LJB Engineering Company

300 Southborough Drive, Suite 200, South Portland, ME 04106
(207) 772-2515 | GorrillPalmer.com

October 10, 2025

Mr. David Hediger, Planner Director
City of Auburn
60 Court Street
Auburn, ME 04210

Subject: Auburn Town Center Apartments
15 Academy Street
Applicant: Auburn Town Center Apartments, LLC
Submission for Site Plan Review Application

Dear Eric:

On behalf of **Auburn Town Center Apartments, LLC**, Gorrill Palmer is pleased to make this Site and Subdivision Plan Review submission for the proposed Auburn Town Center Apartments, a 53-unit, residential development located at 15 Academy Street in Auburn, ME. Gorrill-Palmer has been retained and authorized by the Applicant to perform all work necessary to submit this application. A $700 Site Plan Application fee was submitted to the Planning Department based on the Planning & Permitting Fee Schedule document last revised 1/2022. A copy of the Final Application form is included as Attachment A to this submission.

PROJECT DESCRIPTION

Auburn Town Center Apartments, LLC is the owner of two parcels located at 15 Academy Street and 261 Main Street which are identified as Map 230, Lot 132 and Map 231, Lot 4, respectively. These parcels are also identified by deed in ACRD Bk 11792, Pg 1 which is provided in Attachment B. The properties are bound by Main Street, Academy Street, and residential properties to the north and west. The proposed 53-unit building development is situated on these two parcels and is also proposed to include a portion of the adjacent 3-11 Academy Street Townhouse condos common area which currently shares cross-access easements with the subject parcels. The approximate project area is shown in the image to the side and totals approximately 1.43 acres across these three parcels. The Applicant has coordinated with the adjacent condominium owners and prepared draft easement documentation which is discussed further below.

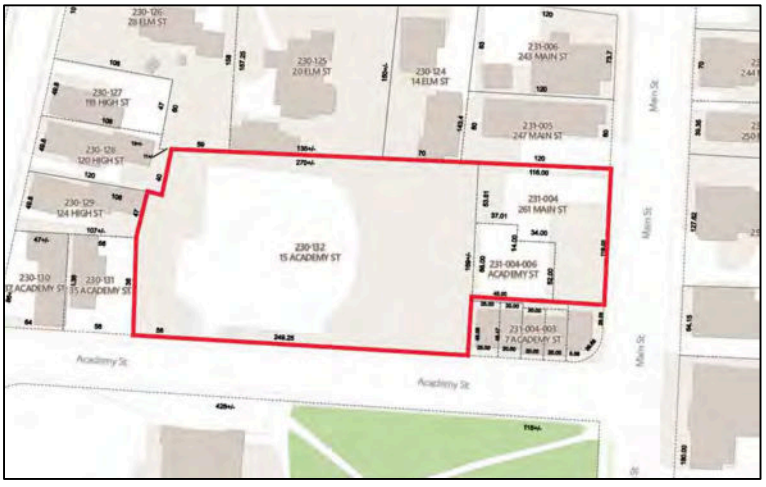


Figure 1: Development Lots (Auburn Public Parcel Viewer)

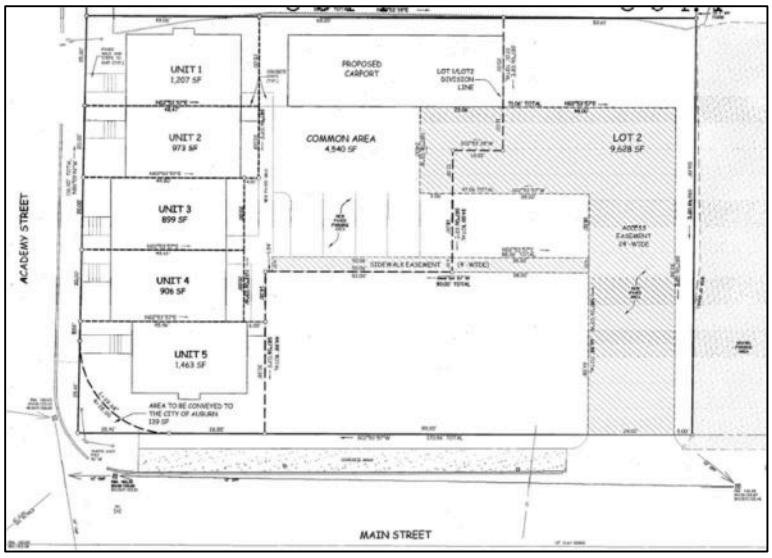


Figure 2: Proposed Subdivison Plan (ACRD, Book 49, Page 94)

The subject parcels are partially developed but remain primarily vacant. The 15 Academy parcel is currently a vacant lot, but remnants of the previous development are still apparent, including brick and concrete debris from a previous structure, as well as gravel from a previous driveway. The 261 Main Street parcel is developed with a lawn and parking lot which provides driveway access to the adjacent Academy Street Townhouses located at 3-11 Academy Street. The 261 main parcel and the Academy Street Townhouses parcel were both the subject of a Lot Division circa 2013, which established cross easements for access and utilities between the two parcels. The proposed development will reconfigure the Townhouses' common parking area to allow a more efficient access for both developments. This will include flipping the lawn area on the subject parcel with the existing parking area. Additionally, the lawn area will be improved with plantings, a gazebo, utility improvements, and new drainage facilities to benefit both parties. This work will require easements between the Applicant and the Townhouse condo owners to allow the development to utilize the condo association common area and reestablish easements and responsibilities between the Townhouse owners and Applicant. The Applicant has coordinated this effort with the associated parties and prepared draft easements based on these discussions which are provided in Attachment B. The final easements will be executed upon Site and Subdivision approval of the project. Additionally, in the northwest corner of the parcel the survey plan identified a deed overlap and a gore between the subject parcel and the adjacent parcels. The Applicant has recently executed boundary resolutions with the adjacent property owners and documentation which is identified in multiple deeds provided in Attachment B.

The 15 Academy and 261 main parcels are generally flat (1%-5%) slopes and are separated by a ±25' slope which is currently vegetated with a mix of trees and brush. Stormwater runoff generally flows east-southeasterly towards a closed storm drain system in Main Street, which ultimately flows to the Androscoggin River. The shared parking lot between the 261 Main Street parcel and the Townhouses contains a closed storm drain system which captures some amount of runoff from the rooftop, parking area, and the slope from the 15 Academy parcel. This onsite system connects to the drainage system in Main Street which flows through a series of pipes before entering the Androscoggin River.

The proposed site improvements include a three-story, fifty-three (53) unit structure with a footprint of 20,858 square-feet (SF) and 62,574SF gross. As shown in Figure 3 below, the building will be situated along the Academy Street frontage on the southern border of the property. Primary vehicular access into the site will be from Main St. To overcome the significant grade change across the project site, the building will have multiple steps in the foundation and an expanded landscaped island in the parking area to provide a steeper slope than in the parking stalls. All ground-level units will have individual entrances via stoops along the building as well as interior hallway corridor access. All other units will be accessed via one of three stair towers located along the building. The building finished floor elevations have been designed to

be ±2' above the adjacent Academy Street grades which will reinforce the street wall along Academy Street. However, along the backside of the building against the parking area, there will be varying relation to the ground level entrances since the parking lot grading does not match the existing grades along Academy Street.

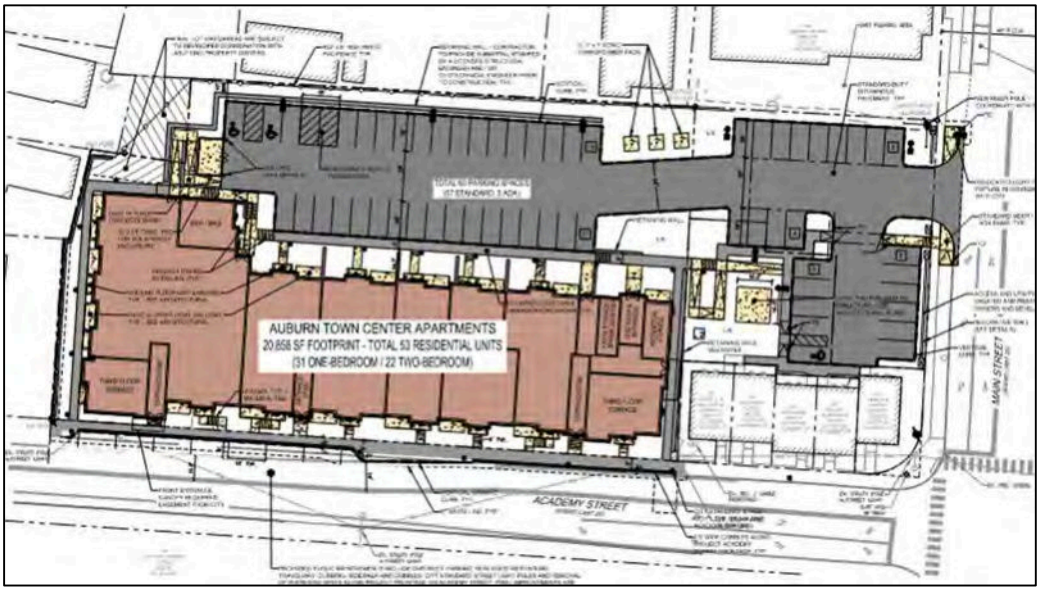


Figure 3: Proposed Site Plan

Architectural floor plans and elevations have been prepared by 3Key Hospitality which are provided in Attachment D. These depict the ground level entrance conditions from the parking area and Academy Street.

The development has been designed to leverage its location in the Auburn downtown neighborhood, adjacency to the park, riverwalk, and downtown area. Multiple access points on both sides of the building offer options for residents and guests who arrive/depart for various activities. Ground floor amenities include a mail room, kayak storage, bike storage, and ground floor restroom. A terrace is provided accessible from the third floor at each end of the building for additional recreational space internal to the building. Opportunities for placemaking on site are provided with a gazebo structure and other seating areas adjacent the bike and kayak storage entrances in the northeast corner of the building. Pedestrian access is provided from multiple points on Academy and Main Street from the site. Twenty-nine bike storage racks will be provided inside the building for residents as well as an outdoor bike wash station and bike service center within the bike storage area.

Parking will be provided on site for 58 vehicles. Per Sec. 60.554 – Form Based Code Use and Parking Matrix, multifamily dwellings are required to provide 1 space per dwelling unit plus 1 space per every 4 units for guest spaces. The existing Academy Street Townhouses also require 5 parking spaces for those units. In total, the parking required on site is 71 parking spaces. We note that there will be at least 1 parking space for every unit, however, not all guest parking spaces are provided on site. Per Sec. 60-554(1) of the Form Based Code, the parking requirements may be provided by the municipality via on-street or other public parking located within 500 feet of the project. Although the parking provided on site is 13 spaces less than that required, we find that there is sufficient parking supply located within the project vicinity on Main Street, Academy Street, High Street, and Elm Street. The public park and community theatre also includes an underutilized parking lot which may have capacity along High and Academy

Streets. Additionally, the Applicant has been approved by City Council for a TIF/CEA for certain public improvements which are envisioned to include expansion of 6 public parking spaces along the project frontage within Academy Street. This proposed parking layout is conceptually shown on the Site Plan to enhance the vision for the project and Academy Street. We note the final public improvements plan is subject to final coordination between the City and the Developer. The plan currently includes on-street parking, lighting, sidewalk, landscaping, and other utility improvements. Onsite, conduits and electrical service will be supplied to provide a minimum of two EV charging stations within the parking lot.

The building will be served by public water, public sewer, power, and communications facilities emanating from the project's frontage on Academy and Main Streets. Public sewer will exit the east end of the building and connect to the public sewer main in Academy Street. The new sewer service will require a manhole connection at the public main in Academy Street. A 6" private water service will extend into the site from Main Street and split at the building to provide 4" domestic and 6" fire services. Power and communications facilities will extend into the site from Academy Street via underground secondaries fed from a pole-mounted transformers. This will require a new utility pole to be placed across the street along the westerly project frontage on Academy Street. New underground power and communications services will be provided for the Academy Street Townhouses which will require a new pole and pole-mounted transformer for those units.

The project will disturb more than one acre of land but create less than one acre of new impervious structure, which qualifies for a Stormwater Management Permit By Rule and Maine Construction General Permit Notification. A Stormwater Permit By Rule has been submitted to the Maine Department of Environmental Protection (MEDEP). No wetland impacts are proposed as a result of the project.

The Applicant will coordinate with City staff to satisfy the financial capacity and performance guarantee requirements. Construction is anticipated to commence in Spring 2026 with completion within 18-24 months.

Table 1, below, demonstrates how the project complies with the requirements of the Form Based Code 60.549-.3 for the Traditional Downtown Neighborhood:

Table 1 – Traditional Downtown Neighborhood T-4.2		
Space, Bulk, or Form-Based Regulation	**Required**	**Provided**
Minimum Setbacks:		
Front	5ft min. – 15ft max.	3.26'*
Side	5ft	6.00'
Rear	10ft	19.1'
Building Lot Coverage	70%	33.3%
Useable Open Space	10%	>10%
Frontage Build-Out	60% min.	91.9%
Lot Width	24ft min. – 120ft max.	300.3'
Building Width	14ft min. – 110ft max.	276'*
Building Height	1-story min. – 3-story max. (excluding attic story)	3-stories
Building Frontage Type	Common Yard; Porch Yard, Stoop, and Storefront	Stoop
Building Entries	Primary entry door is encouraged along ground story façade facing a primary street.	Yes

Table 1 – Traditional Downtown Neighborhood T-4.2		
Space, Bulk, or Form-Based Regulation	**Required**	**Provided**
Ground Story Building Frontage Façade	Residential – Windows and doors shall comprise a minimum of 25% and maximum 60% coverage of the total ground story frontage façade.	25%
Upper Story Building Frontage Façade	Windows and doors shall comprise a minimum of 20% and maximum 40% coverage of the total upper story building frontage façade.	25%
Ground Story Finished Floor Elevation	Residential – The ground story elevation must be a minimum of 2 feet minimum and 6 feet maximum above the front yard elevation (average grade). Commercial – The ground story elevation must be at a minimum of sidewalk grade to maximum of 2 feet.	2' or greater
Frontage Façade Wall	Blank lengths of wall exceeding 10 linear feet are prohibited.	**
Front Yard Fence	Residential – A front yard fence a minimum of 2 feet and a maximum of 4 feet in height is encouraged to maintain spatial edge of street. No chain link, vinyl, split rail, or barbed wire is allowed	N/A
Front Yard Fence/Wall Opening	A vehicle entry way, as part of a front fence/wall, shall be a Opening: maximum width of 20 feet; a pedestrian entry way shall be a maximum width of 6 feet.	N/A
Building Projections	No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops and other architectural features shall encroach beyond the minimum front setback line.	*
Porch & Stoop Encroachments	Porches & Stoops may encroach upon the minimum front setback line by the following distances: Front Setback, Principal Frontage 5 ft. maximum. Front Setback, Secondary Frontage 5 ft. maximum.	Met
Garages	Detached garages shall be located a minimum of 20 feet from any street right-of-way.	N/A
Driveways	Driveways are encouraged to be on the secondary street frontage. Driveways shall be paved and a minimum of 8 feet wide and a maximum of 20 feet wide.	Met
Parking	**Residential** – Vehicle parking areas shall be located only on driveways or designated parking areas and shall not extend into the street right-of-way or sidewalk.	Met
Accessory Structures	Accessory structures shall be located a minimum of 20 feet from any street right-of-way and 5 feet from either side or rear property line.	Met
Landscaping	Landscaping is encouraged but shall not extend into any street right-of-way or sidewalk. Street trees are encouraged.	Met****
Foundation Planting	Foundation plantings are encouraged but should be pruned and maintained with enough clearance from the building façade to encourage air circulation.	Met

*See Waiver section below. Only 39.07 linear feet of the building is within 5' of the front property line.

**See Waiver section below. Maximum blank wall length is 24' in southwest building façade, all other portions of the front building façade meet the blank wall/fenestration requirements.

***See Waiver section below. The building design provides distinct building modules with façade undulation and vertical separation further breaking up the building.

****Some landscaping shown on Landscape Plan within right of way is for informational purposes only as part of ongoing coordination with Applicant and City on public improvements.

SITE PLAN REVIEW STANDARDS

Chapter 60, Article XVI, Division 2 of the City of Auburn Code of Ordinances (City Code) defines the procedures and approval criteria for a site plan review. This section of the application narrative will identify each applicable ordinance, then summarize how the development has been designed to comply with those ordinances.

Sec. 60-1301: Scale; Required Information

Section 60-1301.(1-24) outlines the site plan submission requirements which we have repeated below in *italics,* followed by responses for each standard accordingly:

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

The Applicant current has a purchase and sale agreement with the City of Auburn who is the current owner of record for the parcels. The Applicant/Developer is:

Auburn Town Center Apartments, LLC
799 Washington Street North
Auburn, ME 04212
Attn: Matt Leonard

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

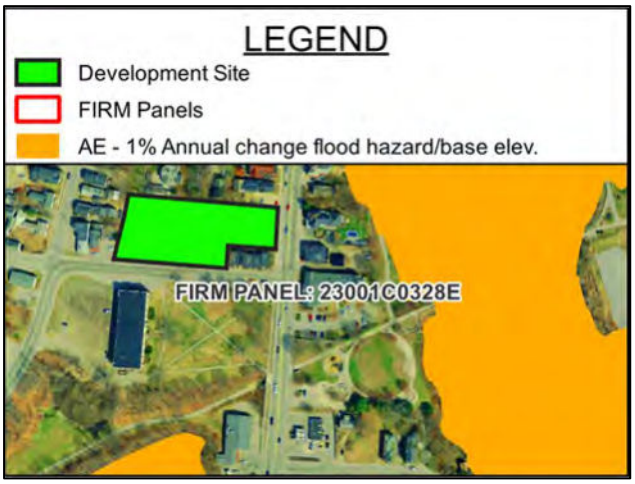
The project name is the Auburn Town Center Apartments which is included on the project plans.

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

Included on the project plans.

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

The figure below shows the location of the development site relative to the 100-yr floodplain and confirming the project is not located within the floodplain.



Development Parcel Relative to 100-yr Floodplain

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

All existing easements and property boundaries are shown on the project plans. As previously discussed, the Applicant is coordinating new easements with the adjacent condominium owners. It is understood that the existing access and utility easements will need to be vacated as part of the new parking reconfiguration. The gore and deed overlap in the northwest corner of the property have been resolved and deeds are provided in Attachment B. These boundary resolutions ultimately affected three parcels; the Applicant's parcel, 120 High Street, and 124 High Street.

(6) Topographic map of the site, containing the following:

a. Existing contours, where the slope of existing ground surface is generally two percent or more, the topographic map shall show contours at intervals of five feet of elevation (or lesser intervals as the planning board or engineering department may prescribe). Where the slope of the existing ground surface is generally less than two percent, contour intervals of one foot shall be shown. These contours shall not be copied from the city topographic maps and shall be determined from an on-site survey certified by a registered land surveyor

b. Proposed contours shall be shown at intervals to be determined by the city engineer.

The project plans include existing and proposed contours at one foot intervals which were gathered via on the ground survey.

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

No watercourses, wetlands, marshes, surface water or rock outcroppings have been identified on the site. Existing wooded areas are shown on the civil plans.

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

This development will not remove any existing buildings. Existing buildings located on adjacent parcels are depicted in the existing conditions information within the project plans.

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

Existing utility information has been gathered via survey, available record information and field reconnaissance by Gorrill Palmer for utilities onsite and within the public right of way in Academy and Main Streets.

(10) *Existing soil conditions and soil suitability test results.*

The project is proposed to be served by public sewer and proposes no infiltration of stormwater therefore, no soil testing relative to infiltration capacity has been conducted. Geotechnical explorations were conducted by S.W. Cole to inform the foundation design and general site construction.

(11) *Locations of proposed buildings and uses thereof.*

The development will include construction of one (1), three-story, fifty-three (53) unit apartment building.

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

There are no traffic patterns proposed to be changed in the public right of way as a result of this project. The project will reestablish and utilize the driveway entrance onto Main Street. A traffic study is provided in Attachment G which outlines the anticipated trip generation, distribution, and a safety analysis. The project is proposed to generate 25 and 30 trip ends in the AM and PM peak hour of generator, respectively.

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

Existing utilities serving the site are shown on the project plans. The project is proposed to be served by public water, public sewer, and power. Natural gas is available; however, the Applicant is intending to utilize electricity for heating and cooling functions within the building at this time.

(14) *Site developments requiring stormwater permits pursuant to 38 M.R.S.A. § 420-D shall include the required plan and to the extent permitted under 38 M.R.S.A. § 489-A, be reviewed under the procedures of article XVI of this chapter; and they shall meet and comply with 38 M.R.S.A. § 484(4-A) and those Rules promulgated by the Maine Department of Environmental Protection pursuant to the Site Law and section 420-D, specifically Rules 500, 501 and 502, as last amended August 12, 2015. If a project*

proposes infiltration and the standards in Rule 500, appendix D are not met, then a waste discharge license may be required from the Maine Department of Environmental Protection. An infiltration system serving a development regulated under the Site Location of Development Act may be required to meet standards in addition to those in appendix D.

The project is proposed to create less than one acre of new impervious area and will not require a Stormwater Management Law permit, however, greater than one acre of disturbance is planned, requiring a Stormwater Permit By Rule which was submitted on October 10th, 2025. The stormwater management design for the project meets the City's Ordinance for flooding control by utilizing a subsurface chamber system in the lower parking area near Main Street which will provide sufficient storage to reduce the peak rate of runoff from the development before discharging to the City's storm drain system. A stormwater management memo is provided in Attachment E which discussed the proposal further.

Additionally, an operations and maintenance manual for the stormwater facilities is included in the Erosion and Sedimentation Control Report provided in Attachment F which complies with the City's Post-Construction Stormwater Management Ordinance.

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

The site will be accessed via Main Street and will include 58 parking spaces. The standard parking stall size is 9' wide by 18' long which is demonstrated in the project plans details.

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

A photometrics plan prepared by Swaney Lighting Associates is provided in the project plans. The lighting plan utilizes pole mounted fixtures within the parking areas and wall packs at the primary building entrances. Additionally, bollard lights are proposed for secondary lighting along walkways and at ground floor unit entrances. Cut sheets for the lighting fixtures are provided in Attachment H.

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

The proposed landscape plantings exceed form-based code criteria. Adjacent residential properties will be screened with shrub borders and trees strategically located to buffer views. The planting design utilizes deciduous shade trees around the parking lot, allowing sunlight to reach the pavement during cold weather. There are two outdoor terraces, also planted, providing trees three outdoor recreational areas for residents, inclusive of the passive space with gazebo on-site. A brick wall screens Main Street from direct views into the parking lot.

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

Three signs are proposed for the project:

1. One consists of static letters, 15.75" in height, mounted to the brick wall screening the parking lot from Main Street. The sign will be illuminated with landscape lighting.

2. Two sign boxes will be mounted to the building, towards the eve line. The boxes are 6" in depth and will be backlit within the box. The two boxes work together, with one box identifying the project name and the other identifies the address.

(19) Disposal of sewage, trash, solid waste, oil waste, hazardous waste or radioactive waste showing disposal facilities, receptacles or areas.

The project will be served by public sewer which will exit the east end of the building and connect to the sewer main in Academy Street. Trash and/or recycling will be handled via a private trash collection vendor. A dumpster enclosure will be located at the west end of the parking lot which is shown on the site plans.

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

A survey plan is provided in the plan set which depicts the total lot boundaries.

(21) Description and plan of capacity and location of means of sewage disposal together with approval of sewer district engineer or evidence of soil suitability for such disposal (test pit locations shall be shown on the plans) similarly approved by the city engineer department.

A capacity to serve confirmation has been received from the Auburn Water and Sewer District to accept the sewer flows emanating from the development. We are still waiting for final confirmation from the district on the proposed design, however, we have coordinated the location and connection into Academy Street. The capacity to serve memo is provided in Attachment C.

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

Table 1, above, provides responses to the Form Based Code dimensional standards for the project. The total lot area is 1.44 acres. The building footprint is 20,858SF which is 33.3% of the total lot area. The proposed density is 36.8 units/acre with 53 total units. The total amount of pavement including the parking area and sidewalks is 28,139SF.

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

The project is not proposed to be phased and will be constructed in one continuous sequence.

(24) A statement by the developer assuring that he has the financial capabilities to fully carry out the project and to comply with the conditions imposed by the planning board.

The applicant is currently going through the funding application process with their financial institution, Mechanics Savings Bank, and will provide confirmation of funding as soon as possible.

SUBDIVISION PLAN STANDARDS

Chapter 60, Article XVI, Division 4 of the City of Auburn Code of Ordinances (City Code) defines the procedures and approval criteria for a subdivision plan review. This section of the application narrative will identify each applicable ordinance, then summarize how the development has been designed to comply with those ordinances.

Sec. 60-1359: Guidelines

Section 60-1359 outlines the subdivision approval criteria which we have repeated below in *italics,* followed by responses for each standard accordingly:

(1) Will not result in undue water, air or noise pollution. In making this determination it shall at least consider:

a. The elevation of land above sea level and its relation to the floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal;

b. The slope of the land and its effect on effluents;

c. The availability of streams for disposal of effluents; and

d. The applicable state and local health and water resources regulations, including stormwater management requirements in accordance with section 60-1301(14);

The residential use of the site is consistent with adjacent land uses and will not result in undue air or noise pollution. The project proposes to utilize public water and public sewer and, therefore, will not include discharge of effluent to the ground and/or adjacent streams. The project is designed

to provide stormwater management controls in accordance with the City's Ordinance including erosion control and water quantity/quality measures.

(2) Has sufficient water available for the reasonably foreseeable needs of the subdivision;

The proposed design has been reviewed and approved by the Auburn Water and Sewer District. A memo is provided in Attachment C confirming the District's ability to provide water service to the project.

(3) Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;

As described above, we have coordinated with the Auburn Water and Sewer District and understand that existing public water system has sufficient capacity to provide water supply for the development.

(4) Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;

An Erosion & Sedimentation Control Report has been prepared for this project which outlines temporary and permanent erosion control practices in accordance with the MaineDEP Ch. 500 Basic Standards. The Erosion & Sedimentation Control Report is provided in Attachment F.

(5) Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;

The project has provided a Traffic Study in Attachment G in accordance with the City's Ordinance which included a trip generation, safety review, and driveway sight distance review. We conclude the project will not cause unreasonable traffic congestion or unsafe conditions.

(6) Will provide for adequate sewage waste disposal;

The Auburn Water and Sewer District has reviewed and approved the proposed design and confirmed there is sufficient sewer capacity to serve the development. This correspondence is provided in Attachment C.

(7) Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized;

As discussed above, the Auburn Water and Sewer District has provided confirmation that the public sewer system has sufficient capacity to serve the development.

(8) Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas;

This project is an infill development in Auburn's downtown area located at the corner of Main Street and Academy Street. The 3-story multifamily development will be consistent with the adjacent land uses and will not diminish the scenic character of the neighborhood. There are no rare or irreplaceable natural areas on the property.

(9) Is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;

The project narrative provided above demonstrates the development's conformance with the zoning ordinance and comprehensive plan.

(10) Is funded by a subdivider who has adequate financial and technical capacity to meet the standards of this section;

The Applicant has the financial and technical capacity to complete the project. The Applicant has assembled a team which includes:

- Civil/Traffic Engineer & Permitting – Gorrill Palmer
- Surveyor – Sebago Technics
- Landscape Architect – 3Key Hospitality
- Architect – Josh Buono
- Structural/MEP Engineer – Case Engineering

These team members have adequate capacity to complete the project.

(11) Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;

The proposed development will have a positive impact on the neighborhood and adjacent property values.

(12) Has provisions for on site landscaping that are adequate to screen neighboring properties from unsightly features of the development;

The project includes landscaping and fencing which will sufficiently buffer adjacent properties to the greatest extent possible.

(13) Will not create a fire hazard and has provided adequate access to the site for emergency vehicles;

The Fire Department has reviewed the Site Plans and has determined that the development can be serviced onsite and from Academy Street. Emergency vehicle turning templates were previously

provided to the Planning Office and Fire Department for review and are provided in Attachment I with this submission.

(14) Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;

The project proposes to utilize public water and public sewer and, therefore, will not have an adverse impact on the groundwater quality and quantity.

(15) Does not have long-term cumulative effects of the proposed subdivision will that unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.

The project is not in the watershed of a great pond and, therefore, is not subject to specific stormwater phosphorous controls.

Sec. 60-1365: General Requirements

Section 60-1365 outlines the subdivision approval criteria which we have repeated below in *italics,* followed by responses for each standard accordingly:

(1) Subdivision plan shall conform to the comprehensive plan. Any proposed subdivision shall be in conformity with the comprehensive plan of the city and with the provisions of all pertinent state and local codes and ordinances.

As provided in the narrative above, the project conforms to the City's Comprehensive Plan, Zoning Ordinance, and applicable State requirements.

(2) Preservation of natural and historic features. The board may require that a proposed subdivision design include a landscape plan that will show the preservation of existing trees and vegetation, graded contours, streams and the preservation of scenic, historic or environmentally desirable areas. The street and lot layout shall be adapted to the topography. Extensive grading and filling shall be avoided as far as possible.

The project is an infill lot on two parcels that have been historically developed, however, currently remain vacant. There are no natural or historic features which are required to be maintained on the parcel.

(3) Lots.

This project does not propose any new lots.

WAIVER REQUESTS

The applicant requests that the planning board grant waivers from the following standards:

- Section 60-549.1. – Building Placement and Configuration; Front Setback
  The Applicant requests a waiver from the minimum front setback requirement for the building as a portion of the front façade on Academy Street is located within 5' from the right of way line. Approximately 24.3' of the building is located 4.15' from the right of way line and 14.77' of the building is located 3.26' from the right of way line. In total, the building is approximately 276' wide along Academy Street. This accounts for encroachment within the setback of approximately 14% of the building. This area of the building is located in the westerly frontage at the primary entrance which projects out from the rest of the building. Based on the shape of the lot and spatial needs of the parking field and sidewalk space to the north of the building, we find this building placement is necessary and cannot be moved further back. Additionally, the location of the building against the right of way line is appropriate and meets the intent of the form based code which enhances the street wall and the traditional neighborhood feel. Maintaining building projections and stoops along the entire building façade will also help blend in this slight encroachment.

- Section 60-549.1. – Building Placement and Configuration; Building Width
  The Applicant requests a waiver from the maximum building width. The existing building is approximately 276' along Academy Street which is greater than the 110' maximum as noted in the standards. Although all provided in one continuous building footprint, the structure is effectively broken up in two different ways along Academy Street. First, the front façade is broken up with building undulation which occurs along each building module at intervals of 10'-12' but no greater than 25'. Second, the building is stepped eight (8) times along Academy Street of which seven of those building steps will be visible from the street. One step in the building is associated with a stair entry to the lower, east end of the structure and is not visible from the outside of the structure. In addition to the building undulation across the façade, these building steps across the building will provide the appearance that each building module is a separate structure. This building design supports the intent of the Traditional Downtown Neighborhood and reinforces a moderately dense street wall pattern. Additionally, the property is unique in that it is one of the largest parcels in the Traditional Downtown Neighborhood district with approximately 300' of frontage on Academy Street. This lot size creates a conflict in the Building Placement and Configuration Standards where the required Frontage Build-Out is 60% minimum and the maximum building and lot widths are 110' and 120', respectively. Based on the 300' frontage, to meet the Frontage Build-Out standards, the building would be required to be at least 180' long which does not agree with the maximum building width.

- Section 60-549.2. – Building Frontages T-4.2; Front Façade Wall
  The Applicant requests a waiver from the form based code front façade wall standard where a small portion of the building façade will have greater than 10' of blank wall. The building is approximately 276' wide. In general, the fenestration requirements are met with 25% fenestration on the ground level and upper levels. However, in the westerly building façade at the main entrance, the end of the building is a two-story brick façade with the third level utilized as an open terrace space. In this area of wall, the greatest length of blank wall is approximately 24'. In review of the building elevations and perspectives, we feel this blank wall space is acceptable as

the material utilized is brick which matches the adjacent community theatre bufilding and it serves as a marker for the end of the street wall created by the proposed building. Based on this small area, the blank wall space will not be detrimental to the buildings ability to meet the form based code.

- Section 60-554 – Multifamily Parking

  The Applicant requests a waiver from the form based code parking standard where not all parking spaces required are provided on site. As previously described in the narrative above, Sec. 60-554(2) notes that the parking standards may utilize public parking adjacent to the site, subject to planning board approval. In addition to the existing public parking supply on the adjacent streets, the project is proposing to construct 6 new public parking spaces on Academy Street. Therefore, we respectfully request a waiver from the parking standards based on that fact that a public parking supply sufficient to meet the project's needs currently exists and the Applicant is coordinating with the City to provide additional on-street parking at the project frontage.

CLOSURE

Twelve (12) complete submission packages are provided for your consideration which include one (1) full size plan set and twelve (12) 11"x17" plan sets. We look forward to reviewing this project with you and the Planning Board at the next available meeting. If you have any questions about the information being submitted, please contact our office.

Sincerely,

GORRILL-PALMER



Kaleb Bourassa, P.E.
Project Manager
Phone: 207-772-2515 x297
kbourassa@gorrillpalmer.com

Attachments:

A - Planning Board Application
B - Evidence of Title, Right, or Interest
C - Utility Correspondence
D - Architectural Plans
E - Stormwater Memo
F - Erosion & Sediment Control Report
G - Traffic Memo
H - Lighting Cut Sheets
I - Emergency Vehicle Turning Figures

cc: Matt Leonard, Auburn Town Center Apartments, LLC

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ATTACHMENT A

City of Auburn, Maine
Office of Planning & Permitting
Eric J. Cousens, Director
60 Court Street | Auburn, Maine 04210
www.auburnmaine.gov | 207.333.6601

Development Review Application

PROJECT NAME: Auburn Town Center Apartments

PROPOSED DEVELOPMENT ADDRESS: 15 Academy Street

PARCEL ID #: 230-132, 231-004, and 231-004-006

REVIEW TYPE:
Site Plan ■ **Site Plan Amendment** □
Subdivision □ **Subdivision Amendment** □

PROJECT DESCRIPTION: A residential development including a three-story, fifty-three (53) unit structure with associated parking, gazebo, lawn, and drainage facilities.

CONTACT INFORMATION:

Applicant

Name: Auburn Town Center Apartments, LLC
Address: 799 Washington Street North
City / State Auburn, Maine
Zip Code 04210
Work #:
Cell #:
Fax #:
Home #:
Email:

Property Owner

Name: Auburn Town Center Apartments, LLC
Address: 799 Washington Street North
City / State Auburn, Maine
Zip Code 04210
Work #:
Cell #:
Fax #:
Home #:
Email:

Project Representative

Name: Kaleb Bourassa, P.E., Gorrill Palmer
Address: 300 Southborough Drive, Suite 200
City / State South Portland, Maine
Zip Code 04106
Work #: 207.772.2515 x297
Cell #:
Fax #:
Home #:
Email: kbourassa@gorrillpalmer.com

Other professional representatives for the project (surveyors, engineers, etc.),

Name:
Address:
City / State
Zip Code
Work #:
Cell #:
Fax #:
Home #:
Email:

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	11,050	sq. ft.
Proposed Total Paved Area	28,139	sq. ft.
Proposed Total Impervious Area	48,997	sq. ft.
Proposed Impervious Net Change	+37,947	sq. ft.
Impervious surface ratio existing	17.7	% of lot area
Impervious surface ratio proposed	78.6	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	0	sq. ft.
Proposed Building Footprint	20,858	sq. ft.
Proposed Building Footprint Net change	+20,858	sq. ft.
Existing Total Building Floor Area	0	sq. ft.
Proposed Total Building Floor Area	62,574	sq. ft.
Proposed Building Floor Area Net Change	+62,574	sq. ft
New Building	Yes	(yes or no)
Building Area/Lot coverage existing	0	% of lot area
Building Area/Lot coverage proposed	33.3%	% of lot area

ZONING

Existing	T-4.2
Proposed, if applicable	N/A

LAND USE

Existing	n/a
Proposed	Residential

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	-
Proposed Number of Residential Units	53
Subdivision, Proposed Number of Lots	-

PARKING SPACES

Existing Number of Parking Spaces	-
Proposed Number of Parking Spaces	55
Number of Handicapped Parking Spaces	3
Proposed Total Parking Spaces	58

ESTIMATED COST OF PROJECT: $10,000,000

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	10,070	sq. ft.
Proposed Disturbed Area	62,400	sq. ft.
Proposed Impervious Area	39,455	sq. ft.

1. ***If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.***
2. ***If the proposed impervious area is greater than one acre including any impervious area crated since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.***
3. ***If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.***
4. ***If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.***

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing (Since July 1, 1997) 0 passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 30 passenger car equivalents (PCE)

If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the T-4.2 (Traditional Downtown Neighborhood) zoning district.
2. Parcel Area: 1.44 acres / 62,732 square feet(sf).

Regulations	Required/Allowed	Provided	
Min Lot Area	/		
Street Frontage	Build-Out 60% min	/ 91.9%	
Min Front Yard	5' min. (15' max.)	/ 3.26'	
Min Rear Yard	10'	/ 19.1'	
Min Side Yard	5'	/ 6.00'	
Max. Building Height	3 Story	/ 3 Story (38')	
Use Designation	Residential/Commercial	/ Residential	
Parking Requirement	~~1 space/ per square feet of floor area~~		1 per dwelling unit plus 1 space per every 4 for guest parking
Total Parking:	71	/ 58	
Overlay zoning districts (if any):	/	/	

Urban impaired stream watershed? YES/NO If yes, watershed name NO

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative. (NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

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

To view the City of Auburn Zoning Ordinance, go to:
www.auburnmaine.gov under City Departments / Planning, Permitting & Code / Subdivisions / Land Use /Zoning Ordinance

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant:	**Date:**
Matthew J. Leonard	10.10.2025

City of Auburn, Maine
Office of Planning & Permitting
Eric J. Cousens, Director
60 Court Street | Auburn, Maine 04210
www.auburnmaine.gov | 207.333.6601

Development Review Checklist

The following information is required where applicable to be submitted for an application to be complete

PROJECT NAME: Auburn Town Center Apartments
PROPOSED DEVELOPMENT ADDRESS: 15 Academy Street
PARCEL #: 230-132, 231-004, and 231-004-006

Required Information		*Check when Submitted*		*Applicable Ordinance*
Site Plan		*Applicant*	*Staff*	
	Owner's Names/Address	X		
	Names of Development	X		
	Professionally Prepared Plan	X		
	Tax Map or Street/Parcel Number	X		
	Zoning of Property	X		
	Distance to Property Lines	X		
	Boundaries of Abutting land	X		
	Show Setbacks, Yards and Buffers	X		
	Airport Area of Influence	N/A		
	Parking Space Calcs	X		
	Drive Openings/Locations	X		
	Subdivision Restrictions	N/A		
	Proposed Use	X		
	PB/BOA/Other Restrictions	x		
	Fire Department Review	x		
	Open Space/Lot Coverage	x		

Required Information		*Check when Submitted*		*Applicable Ordinance*
Landscape Plan		*Applicant*	*Staff*	
	Greenspace Requirements	X		
	Setbacks to Parking	X		
	Buffer Requirements	X		
	Street Tree Requirements	N/A		
	Screened Dumpsters	X		
	Additional Design Guidelines			
	Planting Schedule	X		
Stormwater & Erosion Control Plan		*Applicant*	*Staff*	
	Compliance w/ chapter 500	X		
	Show Existing Surface Drainage	X		
	Direction of Flow	X		
	Location of Catch Basins, etc.	X		
	Drainage Calculations	X		
	Erosion Control Measures	X		
	Maine Construction General Permit	X		
	Bonding and Inspection Fees			
	Post-Construction Stormwater Plan	X		
	Inspection/monitoring requirements	X		
Lighting Plan		*Applicant*	*Staff*	
	Full cut-off fixtures	X		
	Meets Parking Lot Requirements	X		
Traffic Information		*Applicant*	*Staff*	
	Access Management	X		
	Signage			
	PCE - Trips in Peak Hour	X		

Required Information		*Check when Submitted*		*Applicable Ordinance*
	Vehicular Movements	X		
	Safety Concerns	X		
	Pedestrian Circulation			
	Police Traffic			
	Engineering Traffic			
Utility Plan		*Applicant*	*Staff*	
	Water	X		
	Adequacy of Water Supply	X		
	Water main extension agreement	N/A		
	Sewer	X		
	Available city capacity	X		
	Electric	X		
	Natural Gas	X		
	Cable/Phone	X		
Natural Resources		*Applicant*	*Staff*	
	Shoreland Zone	N/A		
	Flood Plain	None		
	Wetlands or Streams	None		
	Urban Impaired Stream	None		
	Phosphorus Check	N/A		
	Aquifer/Groundwater Protection	N/A		
	Applicable State Permits	N/A		
	Lake Auburn Watershed	N/A		
	Taylor Pond Watershed	N/A		
Right, Title or Interest		*Applicant*	*Staff*	
	Verify			
	Document Existing Easements, Covenants, etc.	X		

Required Information		*Check when Submitted*		*Applicable Ordinance*
Technical & Financial Capacity		***Applicant***	***Staff***	
	Cost Est./Financial Capacity	X		
	Performance Guarantee	X		
State Subdivision Law	N/A	***Applicant***	***Staff***	
	Verify/Check			
	Covenants/Deed Restrictions			
	Offers of Conveyance to City			
	Association Documents			
	Location of Proposed Streets & Sidewalks			
	Proposed Lot Lines, etc.			
	Data to Determine Lots, etc.			
	Subdivision Lots/Blocks			
	Specified Dedication of Land			
Additional Subdivision Standards	N/A	***Applicant***	***Staff***	
	Mobile Home Parks	N/A		
	PUD	N/A		
A JPEG or PDF of the proposed site plan	X	***Applicant***	***Staff***	
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving				

ATTACHMENT B

Bk 11792 Pg1 #3713
03-20-2025 @ 02:37p

DLN #2491753 NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

QUITCLAIM DEED
Without Covenant
(Release)

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

KNOW ALL PERSONS BY THESE PRESENTS, that the **CITY OF AUBURN**, a municipal corporation existing under the laws of the State of Maine and located at 60 Court Street, Auburn, Maine 04210, for One ($1.00) Dollar and other valuable consideration, does hereby **REMISE, RELEASE AND CONVEY**, and forever **QUITCLAIM** unto **AUBURN TOWN CENTER APARTMENTS, LLC**, a Maine limited liability company whose address is 799 Washington Street North, Auburn, Maine 04210, the real property situated in the City of Auburn, County of Androscoggin and State of Maine, more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the City of Auburn has caused this instrument to be signed and sealed in its corporate name by Phillip L. Crowell, Jr., its City Manager, thereunto duly authorized this 20 day of March, 2025.

SIGNED, SEALED AND DELIVERED
In presence of

CITY OF AUBURN

Witness

By: _____
Phillip L. Crowell, Jr.
Its City Manager

STATE OF MAINE
COUNTY OF ANDROSCOGGIN

March 20, 2025

Then personally appeared the above-named Phillip L. Crowell, Jr., City Manager of the City of Auburn, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the City of Auburn.

Before me,

Notary public / Attorney at Law
Printed Name: RITA P. BEAUDRY
Commission Expires: 1.27.2031

NOT AN OFFICIAL COPY

EXHIBIT A

NOT AN OFFICIAL COPY

Parcel 1

NOT AN OFFICIAL COPY

That certain lot or parcel of land with the buildings thereon situated in the City of Auburn, County of Androscoggin and State of Maine, bounded and described as follows:

Beginning at an iron set in the ground in the northeasterly side line of Academy Street, said iron being one hundred sixteen (116) feet northwesterly of the northwesterly line of Main Street; thence running North 63° West in the said northeasterly side line of Academy Street two hundred ninety-nine and ninety-two hundredths (299.92) feet to another iron set in the ground, said iron being one hundred twenty (120) feet southeasterly from the southeasterly line of High Street; thence from said last mentioned iron running North 27° East eighty-six and thirty-three hundredths (86.33) feet of land owned or occupied by Auburn Home for Aged Women to another iron set in the ground; thence running South 63° East by land owned or occupied by Pauline Deburra three and twenty-two hundredths (3.22) feet to another iron set in the ground; thence running North 36° 57½' East forty-four and twelve hundredths (44.12) feet to land owned or occupied by John B. Morrison at another iron set in the ground; thence running South 53° 49' East by said Morrison land forty-five and seventy-two hundredths (45.72) feet to another iron set in the ground; thence running North 26° 51' East by said Morrison land thirty-nine and eighty-nine hundredths (39.89) feet to another iron set in the ground; thence running South 63° 38' East along land owned or occupied by Erlon Freeman, Mrs. Wallace White, Jr., Victorienne Beaulieu and Albert Ouellette two hundred forty-one and twenty- four hundredths (241.24) feet to another iron set in the ground; thence running South 26° 8½' West by land owned or occupied by Rene Chicoine one hundred sixty-nine and seventy-three hundredths (169.73) feet to the point of beginning.

The foregoing parcel of land is conveyed subject to and with the benefit of all easements, restrictions and other matters of record, insofar as the same are now in force and applicable;

SUBJECT to the exceptions and reservations reserved to New England Telephone and Telegraph Company as set forth in the Quitclaim Deed dated July 24, 2006 and recorded in the Androscoggin County of Deed in Book 6851, Page 40.

Meaning and intending to convey the same premises conveyed to the City of Auburn by Quitclaim Deed from New England Telephone and Telegraph Company dated July 24, 2006 and recorded in the Androscoggin County of Deed in Book 6851, Page 40.

Parcel 2

That certain lot or parcel of land on the westerly line of Main Street depicted as Lot 2 on the plan prepared by Jones Associates, Inc., Michael A. Hartman, PLS #2433, entitled, Division

Plan, CEI Housing, Inc., 261 Main Street, Auburn, Maine dated January 13, 2012 and recorded on April 3, 2012 in the Androscoggin County Registry of Deeds in Plan Book 49, Page 93.

Said Lot is conveyed with the benefit of and subject to the Declaration of Easements and Covenants for 261 Main Street, Auburn, Maine by CEI Housing, Inc. dated March 21, 2013 and recorded in said registry in Book 8629, Page 340.

This conveyance is subject to all matters shown on said plan and all existing improvements and utilities located upon and within said parcel of land.

Both Parcel 1 and Parcel 2 conveyed herein (collectively the "Property") are conveyed subject to the following use and development restrictions and covenants for the benefit of the Grantor which shall be deemed covenants running with the land and so binding on future owners, to which Grantee agrees and binds itself, its successors and assigns, by accepting delivery of this deed and recording the same in the Androscoggin County Registry of Deeds.

1. Project. Grantee shall construct a residential housing development consisting of a minimum of sixteen (16) market rate apartments with common space, green space and adequate parking on the Property to be known as "Auburn Town Center Apartments" (the "Project").

2. Permits and Approvals; Construction Commencement; Construction Completion. Grantee agrees to undertake reasonably good faith efforts to obtain the necessary federal, state, and local permits and approvals (the "Permits and Approvals") to construct the Project. Grantee shall have until July 15, 2025 to obtain all necessary Permits and Approvals for the Project (the "Approval Deadline"). Grantee covenants and agrees not to seek Permits and Approvals for the Property for a use other than the Project, without the prior written consent of Grantor, in its sole and absolute discretion. Grantee covenants and agrees that the Project shall comply with the City of Auburn's land use ordinances and regulations in effect as of the date of this deed, and Grantee covenants and agrees that it shall not seek any change, amendment, or waiver to the City of Auburn's land use and zoning ordinances in effect as of the date of this deed. Grantee agrees to make reasonable efforts to commence construction of the Project no later than April 8, 2026 (the "Construction Commencement Deadline"), and to complete construction of the Project no later than April 8, 2027 (the "Construction Completion Date"); provided, however, if construction of the Project cannot be completed by Grantee prior to the expiration of the Construction Completion Date, Grantor agrees to extend the Construction Completion Date for two (s) successive periods of six (6) months each, provided that Grantee is exercising reasonable good faith diligence and using commercially reasonable efforts to complete construction of the Project in a timely manner. If Grantee fails to (i) obtain the necessary Permits and Approval by the Approval Deadline, (ii) commence construction of the Project by the Construction Commencement Deadline, (iii) complete construction of the Project by the Construction Completion Date, as the same may be extended or (iv) if Grantee, at any time after delivery of this deed, delivers written notice to Grantor that it does not intend to commence construction of the Project (the "No Construction Notice Date"), then Grantor shall have the right, but not the obligation, to repurchase the Property from Grantee on the terms set herein. Grantor shall have a right, but not the obligation, to repurchase the Property for the total purchase price paid by Grantee for the Property, minus its actual closing costs reflected on the settlement statement

from the original sale of the Property to Grantee; provided further that such closing costs shall be limited to transfer taxes, recording fees, pro-rata adjustments, and any incentive, loan or grant funds provided by Grantor for the Project. Grantor shall exercise its right to repurchase by delivery of written notice thereof by certified mail to Grantee or its successors or assigns (the "Notice of Election") within thirty (30) days after i) the Approval Deadline if Grantee has not received its Permits and Approvals by the Approval Deadline, ii) within thirty (30) days after the Construction Commencement Deadline if Grantee has not commenced construction of the Project by the Construction Commencement Deadline, (iii) within thirty (30) days after the Construction Completion Date if Grantee has not completed construction of the Project by the Construction Completion Date, as the same may be extended or (iv) within thirty (30) days after receipt of the No Construction Notice Date, as may be applicable. If Grantor fails to exercise its repurchase right within such time period, or if Grantor delivers the Notice of Election but fails to close within thirty (30) days after the delivery of the Notice of Election, Grantor's right to repurchase shall automatically terminate and Grantee shall be entitled to record an affidavit in the Registry of Deeds evidencing such fact. Within ten (10) days after a request from Grantee, Grantor, or its successors and assigns, will provide Grantee with an original, executed and notarized instrument, suitable for recording, evidencing Grantee's receipt of its Permits and Approvals, commencement of construction prior to the Construction Commencement Deadline, completion of constriction prior to the Construction Completion Date, as the same may have been extended, and the termination of Grantor's repurchase right.

3. Prohibited Transfer. Sale, or Conveyance. Grantee shall be prohibited from the transfer, sale, or conveyance the Property ("Prohibited Transfer") for the period commencing on the date of this deed and ending on the Construction Completion Date, as the same may have been extended, and issuance of certificates of occupancy of the Project (the "Prohibited Transfer Period"), unless such transfer, sale, or conveyance is approved in writing by Grantor, in its sole and absolute discretion. Within ten (10) days after a request from Grantee, Grantor, or its successors and assigns, will provide Grantee with an original, executed and notarized instrument, suitable for recording, evidencing Grantee's completion of construction and issuance of certificates of occupancy of the Project, and the termination of Grantee's Prohibited Transfer obligation.

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

Bk 11906 Pg156 #13294
08-26-2025 @ 11:53a

DLM #3099441

QUITCLAIM DEED

Mari Johanna Carter, an individual with a mailing address of 120 High Street, Auburn, Maine 04210 and **Matthew J. Carter,** an individual with a mailing address of 50 Elm Street, Auburn, Maine 04210, for consideration paid, release to **Auburn Town Center Apartments, LLC,** a Maine Limited Liability Company with a mailing address of 799 Washington Street North, Auburn, Maine 04210, a certain lot or parcel of land with any improvements thereon situated on the northerly side of but not adjacent to Academy Street and the easterly side of but not adjacent to High Street, in Auburn, Androscoggin County, Maine, as shown as "Property from Apparent Deed Overlap to be Retained by Auburn Town Center Apartments, LLC" on Exhibit B of Proposed Boundary Agreements, by Sebago Technics, Inc., dated March 7, 2025, and being more particularly bounded and described as follows:

Beginning at the northeasterly corner of land of Matthew Carter as described in Deed Book 7069, Page 93 of the Androscoggin County Registry of Deeds;

1. Thence S 81°36'54" E, along land now or formerly of Johanna Carter as described in Deed Book 6732, Page 348, along a portion of gore area to be retained by Johanna Carter, and along a portion of gore area to be retained by Auburn Town Center Apartments, LLC, a distance of 45.74 feet to a 5/8" iron rod;
2. Thence S 03°41'18" W, along land to be conveyed from the City of Auburn to Auburn Town Center Apartments, LLC, a distance of 12.00 feet;
3. Thence N 81°35'15" W, along land to be conveyed from the City of Auburn to Auburn Town Center Apartments, LLC, a distance of 47.87 feet;
4. Thence N 13°53'10" E, along land of Carter, a distance of 11.99 feet to the **Point of Beginning**.

Meaning and intending to describe a portion of the apparent gore between deeds, being approximately 0.01 Acres.

The bearings shown hereon are Grid North, Maine State Plane Coordinate System, West Zone 1802, NAD83.

Being a portion of the premises conveyed to Mari Johanna Carter by virtue of the deed from April L. Sanders dated April 17, 2006 and recorded in the Androscoggin County Registry of Deeds in Book 6732, Page 348.

Being a portion of the premises conveyed to Matthew J. Carter by virtue of the deed from Deutsche Bank National Trust Company as Trustee to Matthew Carter dated February 13, 2007 and recorded in the Androscoggin County Registry of Deeds in Book 7069, Page 96.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 21st day of ~~May~~ August, 2025.

Witness

Mari Johanna Carter

Witness

Matthew J. Carter

STATE OF MAINE
ANDROSCOGGIN, SS.

~~May~~ June 2, 2025

Then personally appeared the above-named **Mari Johanna Carter** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

~~Notary Public~~ Attorney at Law
Print Name: Daniel A. D'Auteuil Jr
~~My Commission Expires:~~

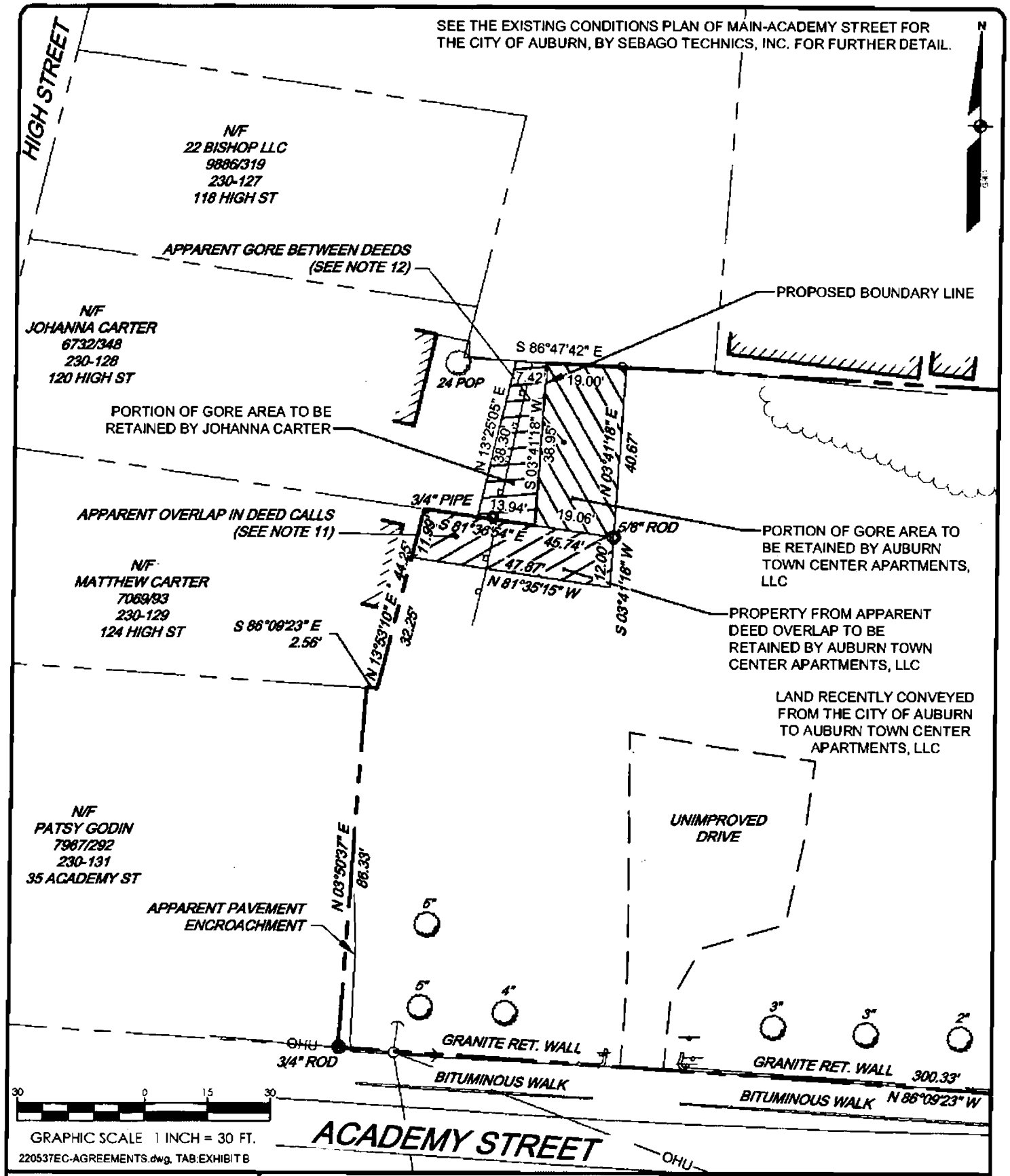
STATE OF MAINE
ANDROSCOGGIN, SS.

May 21, 2025

Then personally appeared the above-named **Matthew J. Carter** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

~~Notary Public~~ Attorney at law
Print Name: Daniel A. D'Auteuil Jr.
~~My Commission Expires:~~



SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd., Suite 4A
South Portland, ME 04106
Tel: 207-200-2100

EXHIBIT B
OF PROPOSED BOUNDARY AGREEMENTS

LOCATION: 15 ACADEMY STREET, AUBURN, MAINE

FOR: CITY OF AUBURN, 60 COURT STREET, AUBURN, MAINE 04210

SCALE:	1" = 30'
DATE:	3/7/2024
PROJECT:	220537
SHEET:	1 OF 1

MORTGAGEE CONSENT

MAINE FAMILY FEDERAL CREDIT UNION, a Federal Credit Union with a place of business in Lewiston, Maine, holder of a certain mortgage from Mari J. Carter dated August 12, 2021 and recorded in the Androscoggin County Registry of Deeds in Book 10847, Page 334, joins in this Deed for the sole purpose of releasing its interest in above-described property, and no more, said mortgage otherwise to remain in full force and effect.

Maine Family Federal Credit Union

BY: Shantel Fournier

Shantel Fournier

Its ~~Loan Officer~~ AVP of Mortgages

STATE OF MAINE
ANDROSCOGGIN, SS.

June
~~May~~ 20, 2025

Personally appeared the above-named Shantel Fournier duly authorized representative of Maine Family Federal Credit Union and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Credit Union.

Before me,

Danielle Dawn Lee Chabot

Notary Public
Print Name: Danielle Dawn Lee Chabot
My Commission Expires: 10-9-2031

DANIELLE DAWN LEE CHABOT
NOTARY PUBLIC
State of Maine
My Commission Expires
October 9, 2031

MORTGAGEE CONSENT AND PARTIAL RELEASE

MAINE COMMUNITY BANK formerly known as MECHANICS SAVINGS BANK, a Division of Maine Community Bank, a Maine banking corporation with a place of business in Auburn, Maine, holder of a certain mortgage from Matthew J. Carter dated July 9, 2020 and recorded in the Androscoggin County Registry of Deeds in Book 10422, Page 223, joins in this Deed for the sole purpose of releasing its interest in above-described property, and no more, said mortgage otherwise to remain in full force and effect.

Maine Community Bank

BY: _____
Bryan Campbell
Its Loan Officer

STATE OF MAINE
ANDROSCOGGIN, SS.

AUGUST 21, 2025

Personally appeared the above-named Bryan Campbell, duly authorized representative of Maine Community Bank and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Bank.

Before me,

_____
Notary Public
Print Name:
My Commission Expires:

ERIN L O'BRIEN
NOTARY PUBLIC
State of Maine
My Commission Expires
April 17, 2032

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

Bk 11906 Pg150 #13293
08-26-2025 @ 11:53a

DLN #3067083

QUITCLAIM DEED

Mari Johanna Carter, an individual with a mailing address of 120 High Street, Auburn, Maine 04210, **Matthew J. Carter,** an individual with a mailing address of 50 Elm Street, Auburn, Maine 04210 and **Jeannette Tremblay,** an individual with a mailing address of 28 Elm Street, Auburn, Maine 04210, for consideration paid, release to **Auburn Town Center Apartments, LLC,** a Maine Limited Liability Company with a mailing address of 799 Washington Street North, Auburn, Maine 04210, a certain lot or parcel of land with any improvements thereon situated on the northerly side of but not adjacent to Academy Street and the easterly side of but not adjacent to High Street, in Auburn, Androscoggin County, Maine, as shown as "Portion of Gore Area to be Retained by Auburn Town Center Apartments, LLC" on Exhibit B of Proposed Boundary Agreements, by Sebago Technics, Inc., dated March 7, 2025, and being more particularly bounded and described as follows:

Beginning at the northwesterly corner of land to be conveyed from the City of Auburn to Auburn Town Center Apartments, LLC;

1. Thence N 86°47'42" W, along land now or formerly of Paul and Jeannette Tremblay as described in Deed Book 1361, Page 209 of the Androscoggin County Registry of Deeds, a distance of 19.00 feet to the northeasterly corner of the portion of gore area to be retained by Johanna Carter;
2. Thence S 03°41'18" W, along The Proposed Boundary Line, a distance of 38.95 feet to the southeasterly corner of the portion of gore area to be retained by Johanna Carter;
3. Thence S 81°36'54" E, along the northerly sideline of property from apparent deed overlap to be retained by Auburn Town Center Apartments, LLC, a distance of 19.06 feet to a 5/8" iron rod;
4. Thence N 03°41'18" E, along land to be conveyed from the City of Auburn to Auburn Town Center Apartments, LLC, a distance of 40.67 feet to the **Point of Beginning**.

Meaning and intending to describe a portion of the apparent gore between deeds, being approximately 0.02 Acres.

Being a portion of the premises conveyed to Mari Johanna Carter by virtue of the deed from April L. Sanders dated April 17, 2006 and recorded in the Androscoggin County Registry of Deeds in Book 6732, Page 348.

Being a portion of the premises conveyed to Matthew J. Carter by virtue of the deed from Deutsche Bank National Trust Company as Trustee to Matthew Carter dated February 13, 2007 and recorded in the Androscoggin County Registry of Deeds in Book 7069, Page 96.

Being a portion of the premises conveyed to Jeannette Tremblay by virtue of the deed from Northeast Bank of Lewiston as Trustee to Jeannette Tremblay and Paul Tremblay dated August 18, 1978 and recorded in the Androscoggin County Registry of Deeds in Book 1361, Page 209. Said Paul Tremblay died on July 19, 2018.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 21st day of ~~May~~ August, 2025.

Witness

Mari Johanna Carter

Witness

Matthew J. Carter

Witness

Jeannette Tremblay

STATE OF MAINE
ANDROSCOGGIN, SS.

~~May~~ June 2, 2025

Then personally appeared the above-named **Mari Johanna Carter** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

~~Notary Public~~ Attorney at Law
Print Name: David A. DiAntonio IV
~~My Commission Expires:~~

STATE OF MAINE
ANDROSCOGGIN, SS.

May 30, 2025

Then personally appeared the above-named **Matthew J. Carter** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

~~Notary Public~~ Attorney at law
Print Name: Daniel A. D'Auteuil, Jr.
~~My Commission Expires~~:

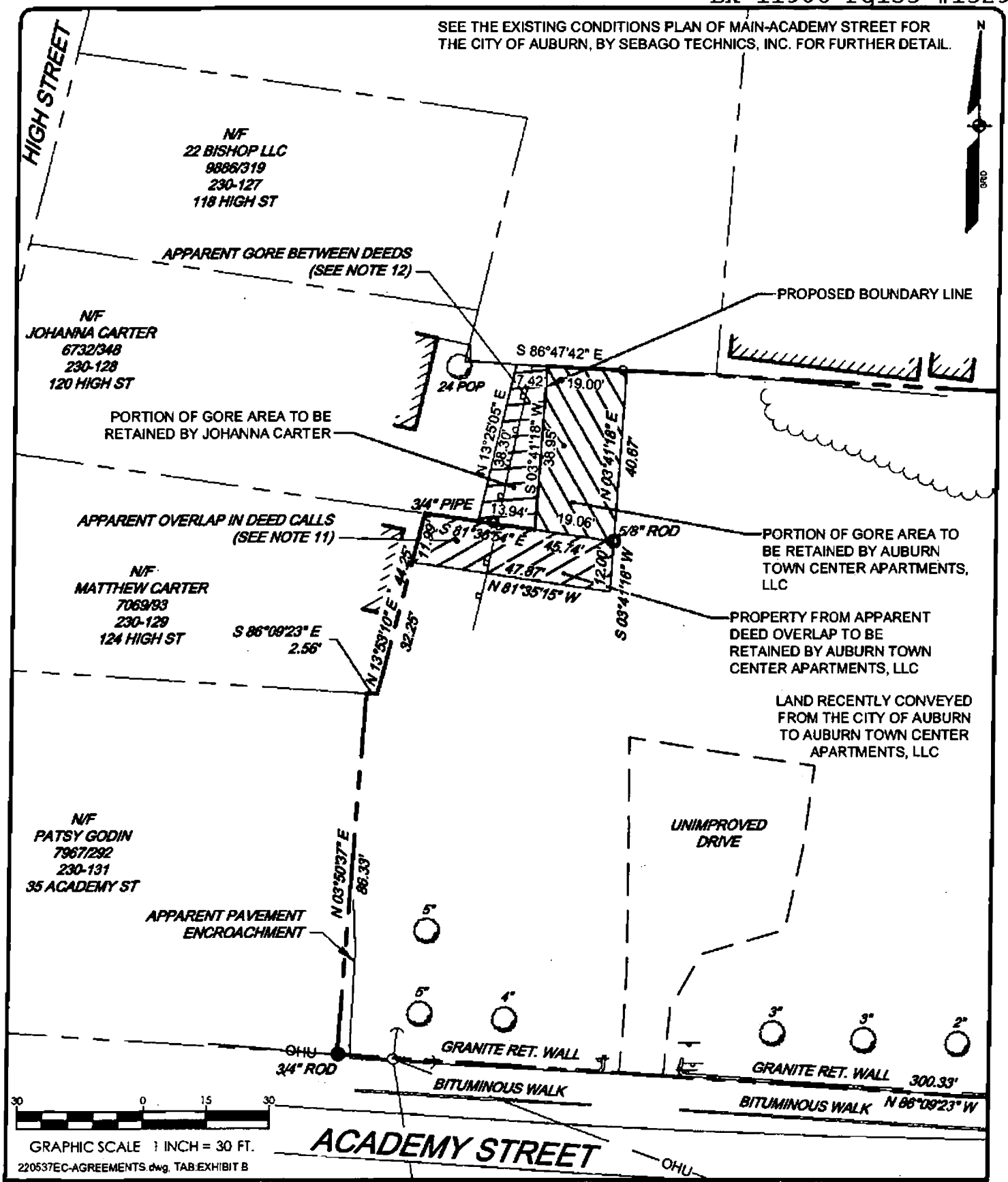
STATE OF MAINE
ANDROSCOGGIN, SS.

June 11
~~May~~ __, 2025

Then personally appeared the above-named **Jeannette Tremblay** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

~~Notary Public~~ Attorney at law
Print Name: Daniel A. D'Auteuil, Jr.
~~My Commission Expires:~~



SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd., Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

EXHIBIT B
OF PROPOSED BOUNDARY AGREEMENTS

LOCATION: 15 ACADEMY STREET, AUBURN, MAINE

FOR: CITY OF AUBURN, 60 COURT STREET, AUBURN, MAINE 04210

SCALE:	1" = 30'
DATE:	3/7/2024
PROJECT:	220537
SHEET:	1 OF 1

MORTGAGEE CONSENT AND PARTIAL RELEASE

MAINE COMMUNITY BANK also known as MECHANICS SAVINGS BANK, a Division of Maine Community Bank, a Maine banking corporation with a place of business in Auburn, Maine, holder of a certain mortgage from Matthew J. Carter dated July 9, 2020 and recorded in the Androscoggin County Registry of Deeds in Book 10422, Page 223, joins in this Deed for the sole purpose of releasing its interest in above-described property, and no more, said mortgage otherwise to remain in full force and effect.

MAINE COMMUNITY BANK

BY: _____
Bryan Campbell
Its Loan Officer

STATE OF MAINE
ANDROSCOGGIN, SS.

AUGUST 21, 2025

Personally appeared the above-named Bryan Campbell duly authorized representative of Maine Community Bank and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Bank.

Before me,

_____
Notary Public
Print Name:
My Commission Expires:

ERIN L O'BRIEN
NOTARY PUBLIC
State of Maine
My Commission Expires
April 17, 2032

MORTGAGEE CONSENT

MAINE FAMILY FEDERAL CREDIT UNION, a Federal Credit Union with a place of business in Lewiston, Maine, holder of a certain mortgage from Mari J. Carter dated August 12, 2021 and recorded in the Androscoggin County Registry of Deeds in Book 10847, Page 334, joins in this Deed for the sole purpose of releasing its interest in above-described property, and no more, said mortgage otherwise to remain in full force and effect.

Maine Family Federal Credit Union

BY: Shanti L Fournier
Shanti L Fournier
Its ~~Loan Officer~~ Aff of Mortgages

STATE OF MAINE
ANDROSCOGGIN, SS.

June ~~May~~ 20, 2025

Personally appeared the above-named Shanti Fournier, duly authorized representative of Maine Family Federal Credit Union and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Credit Union.

Before me,

Danielle Dawn Lee Chabot
Notary Public
Print Name: Danielle Dawn Lee Chabot
My Commission Expires: 10-9-2031

DANIELLE DAWN LEE CHABOT
NOTARY PUBLIC
State of Maine
My Commission Expires
October 9, 2031

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

Bk 11906 Pg161 #13295
08-26-2025 @ 11:53a

DLN #3042507

QUITCLAIM DEED

Auburn Town Center Apartments, LLC, a Maine Limited Liability Company with a mailing address of 799 Washington Street North, Auburn, Maine 04210, **Matthew J. Carter,** an individual with a mailing address of 50 Elm Street, Auburn, Maine 04210 and **Jeannette Tremblay,** an individual with a mailing address of 28 Elm Street, Auburn, Maine 04210, for consideration paid, release to **Mari Johanna Carter**, an individual with a mailing address of 120 High Street, Auburn, Maine 04210, a certain lot or parcel of land with any improvements thereon situated on the northerly side of but not adjacent to Academy Street and the easterly side of but not adjacent to High Street, in Auburn, Androscoggin County, Maine, as shown as "Portion of Gore Area to be Retained by Johanna Carter" on Exhibit B of Proposed Boundary Agreements, by Sebago Technics, Inc., dated March 7, 2025, and being more particularly bounded and described as follows:

Beginning at the northeasterly corner of land of Mari Johanna Carter as described in Deed Book 6732, Page 348;

1. Thence S 86°47'42" E, along land now or formerly of Paul and Jeannete Tremblay as described in Deed Book 1361, Page 209 of the Androscoggin County Registry of Deeds, a distance of 7.42 feet to the northwesterly corner of the portion of gore area to be retained by Auburn Town Center Apartments, LLC;
2. Thence S 03°41'18" W, along The Proposed Boundary Line, a distance of 38.95 feet to the southeasterly corner of the portion of gore area to be retained by Mari Johanna Carter;
3. Thence N 81°36'54" W, along the northerly sideline of property from apparent deed overlap to be retained by Auburn Town Center Apartments, LLC, a distance of 13.94 feet to land of Mari Johanna Carter as described in Deed Book 6732, Page 348;
4. Thence N 13°25'05" E, along land of Carter, a distance of 38.30 feet to the **Point of Beginning**.

Meaning and intending to describe a portion of the apparent gore between deeds, being approximately 0.01 Acres.

The bearings shown hereon are Grid North, Maine State Plane Coordinate System, West Zone 1802, NAD83.

Being a portion of the premises conveyed to Auburn Town City Apartments, LLC by virtue of the deed from City of Auburn dated March 20, 2025 and recorded in the Androscoggin County Registry of Deeds in Book 11792, Page 1.

Being a portion of the premises conveyed to Matthew J. Carter by virtue of the deed from Deutsche Bank National Trust Company as Trustee to Matthew Carter dated February 13, 2007 and recorded in the Androscoggin County Registry of Deeds in Book 7069, Page 96.

Being a portion of the premises conveyed to Jeannette Tremblay by virtue of the deed from Northeast Bank of Lewiston as Trustee to Jeannette Tremblay and Paul Tremblay dated August 18, 1978 and recorded in the Androscoggin County Registry of Deeds in Book 1361, Page 209. Said Paul Tremblay died on July 19, 2018.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 7th day of ~~May~~ August, 2025.

Witness

Witness

Witness

Auburn Town Center Apartments, LLC

By: _____
Matt J. Leonard, Its Member

_____
Matthew J. Carter

_____
Jeannette Tremblay

STATE OF MAINE
ANDROSCOGGIN, SS.

June 11, 2025

Then personally appeared the above-named **Matt J. Leonard**, Member of Auburn Town Center Apartments, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Company.

Before me,

~~Notary Public~~ Attorney At Law
Print Name: Daniel A. D'Auteuil, Jr.
~~My Commission Expires:~~

STATE OF MAINE
ANDROSCOGGIN, SS.

June 11, 2025

Then personally appeared the above-named **Jeannette Tremblay** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

~~Notary Public~~ Attorney at Law
Print Name: DANIEL A. D'AUTEUIL, JR.
~~My Commission Expires~~:

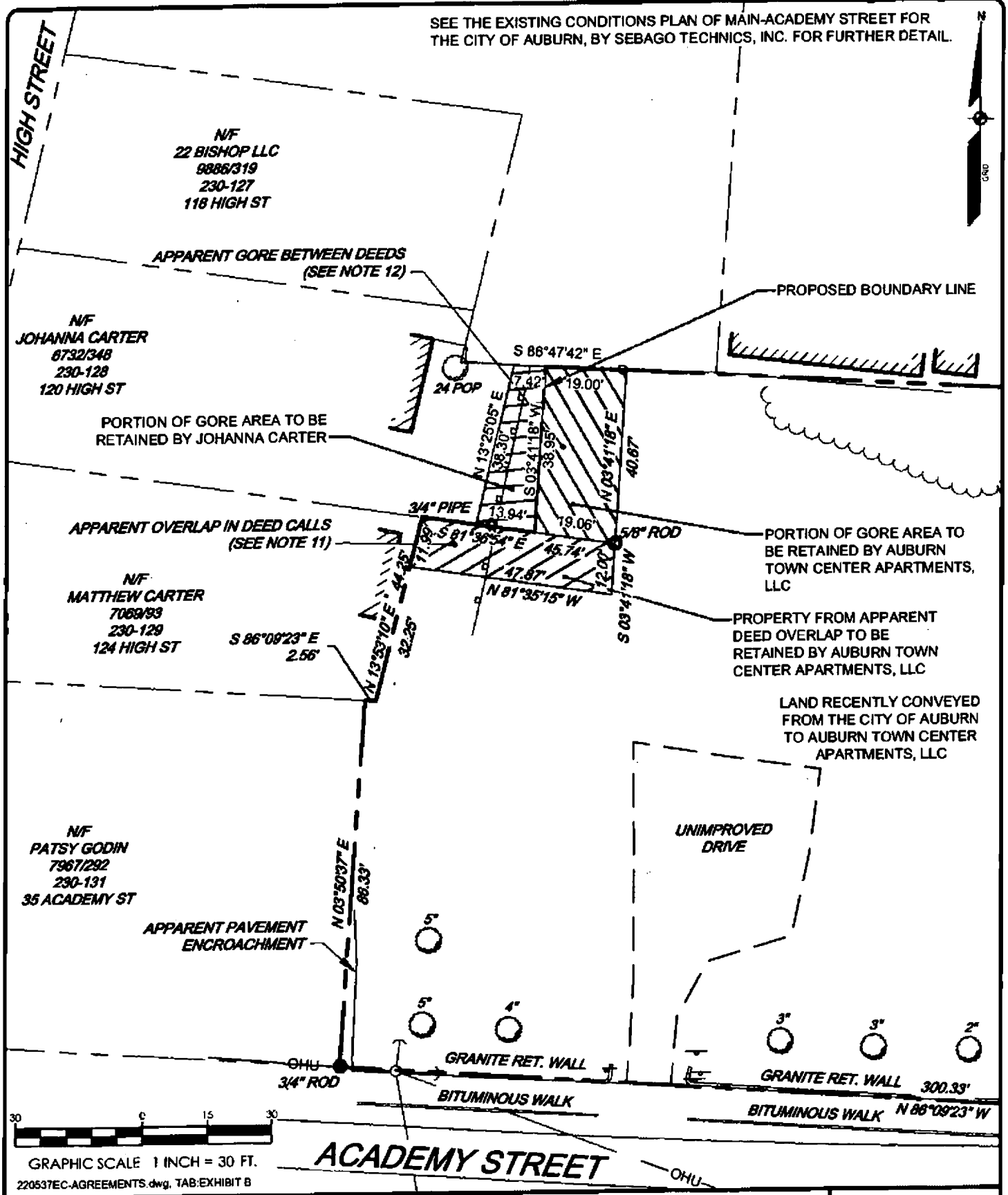
STATE OF MAINE
ANDROSCOGGIN, SS.

May 30, 2025

Then personally appeared the above-named **Matthew J. Carter** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

~~Notary Public~~ Attorney at Law
Print Name: Daniel A. D'Auteuil, Jr.
~~My Commission Expires~~:



SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd., Suite 4A
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Tel. 207-200-2100

EXHIBIT B
OF PROPOSED BOUNDARY AGREEMENTS

LOCATION: 15 ACADEMY STREET
AUBURN
MAINE

FOR: CITY OF AUBURN
60 COURT STREET
AUBURN, MAINE 04210

SCALE:	1" = 30'
DATE:	3/7/2024
PROJECT:	220537
SHEET:	1 OF 1

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Maine Community Bank

BY: _____
Bryan Campbell
Its Loan Officer

STATE OF MAINE
ANDROSCOGGIN, SS. AUGUST 21, 2025

Personally appeared the above-named Bryan Campbell, duly authorized representative of Maine Community Bank and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of Bank.

Before me,

_____
Notary Public
Print Name:
My Commission Expires:

ERIN L O'BRIEN
NOTARY PUBLIC
State of Maine
My Commission Expires
April 17, 2032

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

ATTACHMENT C

Auburn Water and Sewer Districts

MEMO

To: Andrew Manzi

From: Michael Broadbent, Superintendent

CC: Katharine Cook, Matt Waite

Date: December 22, 2023

Re: 15 Academy

After review of your e-mail dated December 21, 2023, I offer the following comments.

The District has sufficient Water and Sewer Capacity to serve this development.

The plans do not show building layout or external plumbing so we cannot comment on that at this time. Before final approval we reserve the right to review this layout, the material submittals for the water mains and services. There are connection fees for sewer, those are based off the size of the water meter. There are fees and further requirements for main approval and acceptance testing as well.

Once you have the design and materials list, please re-submit the plans to us for review.

ATTACHMENT D

ACCESSIBLE PARKING
ACCESSIBLE RAMP
RETAINING WALL
ELECTRICAL TRANSFORMERS
24 POP
CAPPED ROD PLS 2433
10"
CAPPED ROD (ILLEGIBLE)
3/4" PIPE
5/8" ROD
60 PARKING STALLS
GREENSPACE W/ GAZEBO
ACCESSIBLE RAMP
PARKING SCREEN WALL W/ MONUMENTS
PARKING SCREEN WALL PROJECT SIGN
SIGN ON BUILDING
GAZEBO
Area C
53 UNIT, 3 STORY MULTIFAMILY, SEE FLOOR PLANS
BUILDING ENTRY/EXIT (TYP)
GROUND FLOOR UNIT ENTRY/EXIT (TYP)
NEW PUBLIC WALKWAY
Area A
Area B
3/4" ROD
17 ON-STREET PUBLIC PARKING STALLS
STREET SIDE ENTRY DOORS AND STAIRS W/ STOOP
RETAINING WALL

Outdoor Green Space Areas:

Area A includes:
Seating, Table, Grill, Landscape

Area B includes:
Seating, Table, Grill, Landscape

Area C includes:
Seating, Table, Grill, Landscape

ARCHITECTURAL SITE PLAN FOR RELATIONSHIP REFERENCE ONLY, SEE CIVIL FOR FULL SITE DETAILS AND COORDINATION

KEY HOSPITALITY INTERIORS PROCUREMENT OUTDOORS
4530 ST JOHNS AVENUE
SUITE 15, UNIT 316
JACKSONVILLE, FL 32210
PH: 904-236-9757

ISLANDS ARCHITECTURE & DESIGN
173 ARUBA LANE
PONTE VEDRA BEACH, FL 32082
PH: 813.417.9901

AUBURN TOWN CENTER

261 MAIN STREET AND 15 ACADEMY STREET,
AUBURN, ME 04210

Site Plan

ISSUE FOR PERMIT SET

LICENSED ARCHITECT
JOSHUA BUONO
No. 4440
STATE OF MAINE
06.05.2025

DRAWN BY: DRAFTING TEAM
CHECKED BY: CG/JB

PLOT DATE: 06.05.2025

REVISION

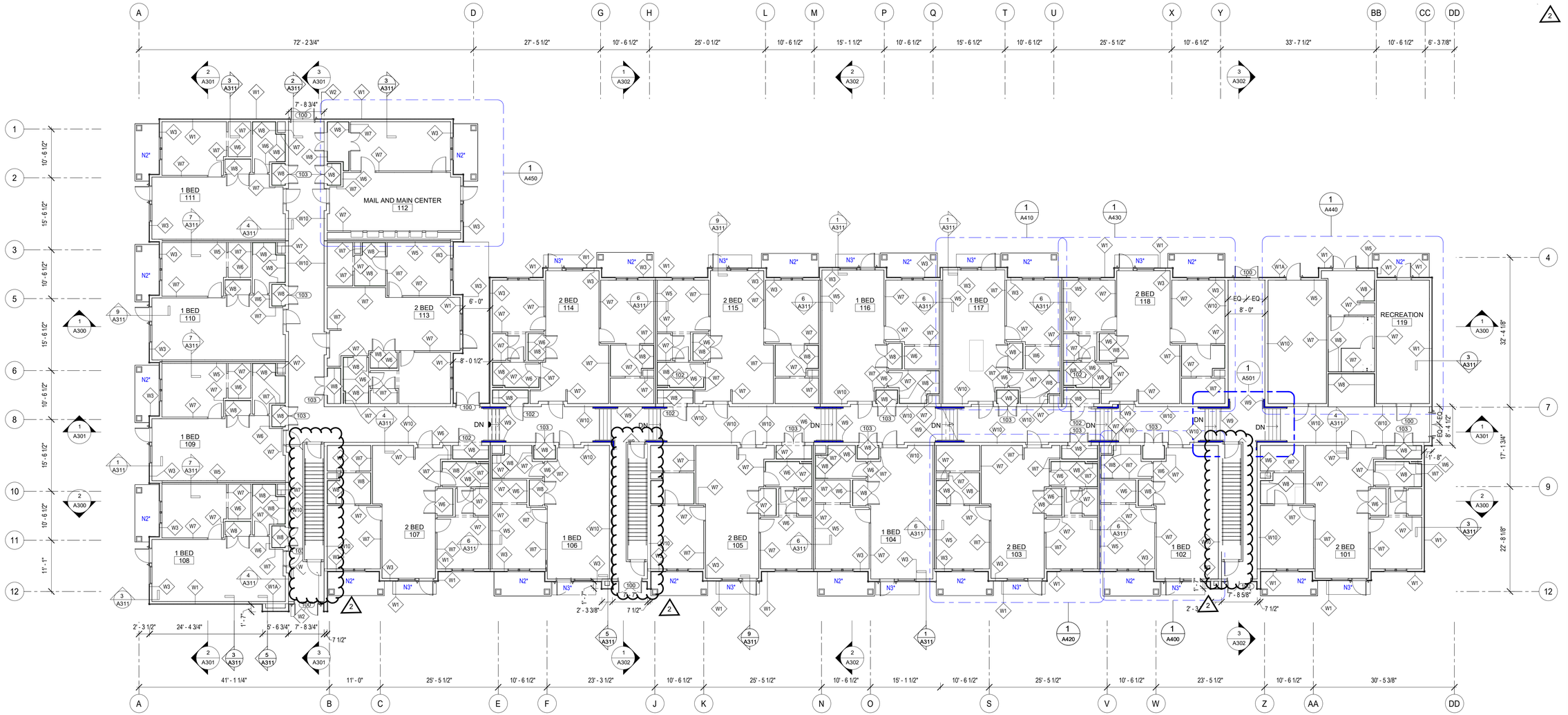
R.No.	Date	Revision
0	08.20.2024	ISSUE FOR PERMIT
1	02.25.2025	OWNER AND CITY COMMENTS

SCALE:

PROJECT NO: A0.2

A001

SHEET NO:

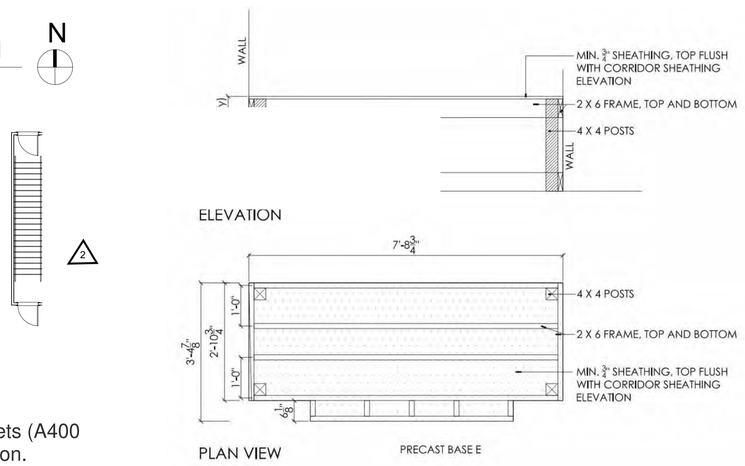


1 FIRST FLOOR PLAN

3/32" = 1'-0"

N

Note:
Floor plan illustrates overall unit assembly, refer to enlarged sheets (A400 series) for detailed unit information. Residential unit floor plans repeat throughout.



FALSE FLOOR PLATFORM - UTILITY CLOSET UNITS 118. 218, 318

SCALE: ¾" = 1'-0"

NOTES: REFER PLAN FOR TAG

N1* - HEAD PROTECTION RAILING UNDER THE STAIRS
N2* - BROOM FINISHED CONCRETE PATIOS ON ALL OF THE UNITS. COORDINATE WITH THE CIVIL AND DRAWINGS FOR FINAL DETIALS N3* - SEE CIVIL DRAWINGS FOR FINAL PLACEMENT - ALIGN THEM WITH THE OVERHEAD CANOPY

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS.
2. IF THE CONTRACTOR DISCOVERS DISCREPANCIES BETWEEN DRAWINGS AND THE CONDITIONS FOUND ON-SITE, CONFLICTING INFORMATION BETWEEN DRAWINGS, AND/OR CONFLICTING INFORMATION BETWEEN DRAWINGS OF THE VARIOUS DISCIPLINES; THE CONTRACTOR SHALL IMMEDIATELY CONSULT THE ARCHITECT / OWNER BEFORE PROCEEDING WITH THE WORK. SHOULD THE CONTRACTOR PROCEED WITH WORK BASED ON ASSUMED INTENT, CONFLICTING INFORMATION, AND/OR INCOMPLETE INFORMATION, HE/SHE DOES SO AT HIS/HER OWN RISK AND MAY BE HELD LIABLE FOR BOTH THE UNAPPROVED WORK AND ANY WORK TO RESTORE CONDITIONS TO THEIR ORIGINAL / INTENDED STATE.
3. PROVIDE SHOP DRAWINGS / CUT SHEETS FOR APPROVAL TO ARCHITECT / OWNER FOR ALL MILLWORK PRIOR TO FABRICATION.
4. PROVIDE BLOCKING / REINFORCEMENT BEHIND ALL WALL MOUNTED MILLWORK.
5. VERIFY APPLIANCE SPECIFICATIONS AND SIZES W/ OWNER PRIOR TO FABRICATING ADJACENT MILLWORK OR MILLWORK TO RECEIVE APPLIANCES.
6. APPLIANCES SHOWN ARE BASIS-OF-DESIGN ONLY. COORDINATE ACTUAL PRODUCT SELECTIONS WITH OWNER.
7. CONTRACTOR SHALL VISIT THE SITE DURING BIDDING AND SHALL FAMILIARIZE HIM OR HERSELF WITH THE EXISTING CONDITIONS.
8. CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS FOR THE WORK INDICATED.
9. ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT BUILDING CODE FIRE PREVENTION CODE.
10. WHERE APPLICABLE, PROVIDE BLOCKING / REINFORCEMENT BEHIND ALL GRAB BAR LOCATIONS.

WALL TYPE LEGEND:

W1 - EXTERIOR WALL - (UL 305) - 5/8" GYP INTERIOR - WATER VAPOR MEMBRANE - 2 X 6 STUD FRAMING - CAVITY W/ R20 ROCKWOOL MINERAL WOOL INSULATION - EXTERIOR SHEATHING PER STRUCTURAL - 1" CONTINOUS INSULATION (PROVIDING MIN 3.8" R-VALUE) WATER RESISTANT MEMBRANE - THIN BRICK EXTERIOR FINISH INSTALLED PER MFG AND CODE REQUIREMENTS.

W2 - EXTERIOR WALL - (UL 305)- 5/8" GYP INTERIOR - WATER VAPOR MEMBRANE - 2 X 6 STUD FRAMING - CAVITY W/ R20 ROCKWOOL MINERAL WOOL INSULATION - EXTERIOR SHEATHING PER STRUCTURAL - 1" CONTINOUS INSULATION (PROVIDING MIN 3.8" R-VALUE) WATER RESISTANT MEMBRANE - THIN STONE EXTERIOR FINISH INSTALLED PER MFG AND CODE REQUIREMENTS.

W3 - EXTERIOR WALL - (UL 305) - 5/8" GYP INTERIOR - WATER VAPOR MEMBRANE - 2 X 6 STUD FRAMING - CAVITY W/ R20 ROCKWOLL MINERAL WOOL INSULATION - EXTERIOR SHEATHING PER STRUCTURAL - 1" CONTINOUS INSULATION (PROVIDING MIN 3.8" R-VALUE) WATER RESISTANT MEMBRANE - HARDIBOARD SIDING FINISH INSTALLED PER MFG AND CODE REQUIREMENTS.

W4 - COORIDOR WALL - (UL 305) - 5/8" GYP INTERIOR - 2 X 6 STUD FRAMING - CAVITY W/ R19 SOUND BATT INSULATION - 5/8" GYP INTERIOR.

W5 - UNIT DIVIDER WALL - (UL 3350) - 5/8" GYP INTERIOR - 2 X 4 STUD FRAMING - CAVITY W/ R19 SOUND BATT INSULATION - 3/4" AIR GAP - 2 X 4 STUD FRAMING - 5/8" GYP INTERIOR.

W6 - 2 X 6 INTERIOR WALL - 5/8" GYP INTERIOR - 2 X 6 STUD FRAMING - 5/8" GYP INTERIOR. WHEN USED TO SEPARATE BEDROOM AND BATHROOM WALLS - R-11 SOUND BATTS ARE TO BE PLACED IN THE CAVITY.

W7 - 2 X 4 INTERIOR WALL - 5/8" GYP INTERIOR - 2 X 4 STUD FRAMING - 5/8" GYP INTERIOR. WHEN USED TO SEPARATE BEDROOM AND BATHROOM WALLS - R-11 SOUND BATTS ARE TO BE PLACED IN THE CAVITY.

W8 - SPECIAL WALL TREATMENT - 5/8" WATER RESISTANT GREEN GYP BOARD. - SHOWN AS DASH LINE WHERE APPLICABLE.

W9 - SPECIAL WALL TREATMENT - 5/8" TYP X GYP BOARD OVER 2 X 4 WOOD STUD FRAMING TURNED ON END TO PROVIDE AESTHETIC BUMP OUT IN COORIDORS. FASTEN ADDITIONAL FRAMING TO MAIN COORDIOR STRUCTURAL FRAMING.

FLOOR AND CEILING TYPE LEGEND:

F1 - SLAB ON GRADE - INTERIOR FINISH FLOORING OVER SLAB ON GRADE CONCRETE. THICKNESS AS PER STRUCTRUAL DRAWING REQUIREMENTS AND SPECIFICATIONS.

F2 - WOOD FLOOR - (L 521) - FINISH FLOORING PER FINISH SCHEDULE - 3/4" LEVEL ROCK OR EQUAL - 1/4" LEVEL ROCK SOUND ATTENUTATION MAT, OR EQUAL - 23/32" PLYWOOD SUBFLOOR - 18" DEEP TRUSS PER STRUCTURAL DRAWINGS - CAVITY W/ R30 BATT INSULATION - 25 GA RESILIENT CHANNELS SPACED 16" O.C. - 5/8" TYPE X GYP.

R1 - CEILING - (P 522) - TPO STYLE LOW SLOPE SYSTEM - R30 BATT INSULATION - 15/32" EXTERIOR STRUCUTRAL SHEATHING - SLOPED ROOF TRUSSES SPACED AND DESIGNED PER STRUCTURAL DRAWINGS - 25 GA RESILIENT CHANNELS SPACED 16" O.C. - 5/8" TYPE X GYP.

KEY HOSPITALITY INTERIORS PROCUREMENT OUTDOORS
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SUITE 15, UNIT 316
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173 ARUBA LANE
PONTE VEDRA BEACH, FL 32082
PH: 813.417.9901

AUBURN TOWN CENTER

261 MAIN STREET AND 15 ACADEMY STREET,
AUBURN, ME 04210

1ST FLOOR BUILDING DIMENSION PLAN

ISSUE FOR PERMIT SET

LICENSED ARCHITECT
JOSHUA BUONO
No. 4440
STATE OF MAINE
06.05.2025

DRAWN BY: DRAFTING TEAM
CHECKED BY: CG/JB

PLOT DATE:06.05.2025

REVISION

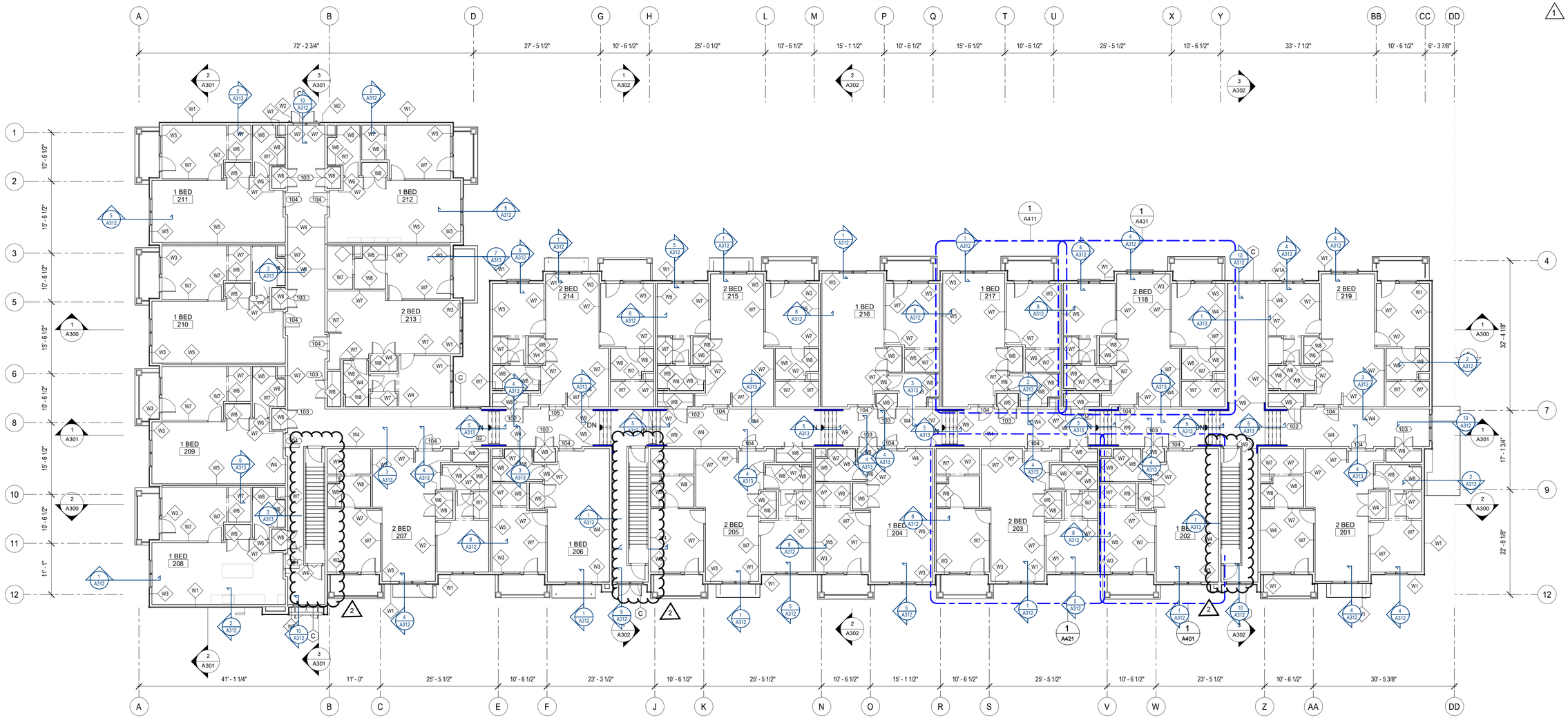
R.No.	Date	Revision
0	08.20.2024	ISSUE FOR PERMIT
1	02.25.2025	OWNER AND CITY COMMENTS
2	06.05.2025	OWNER COMMENTS

SCALE:

PROJECT NO: A0.2

A100

SHEET NO:

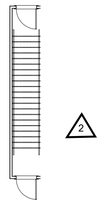


2 SECOND FLOOR PLAN

3/32" = 1'-0"

N

Note:
Floor plan illustrations how units assemble, refer to enlarged sheets (A400 Sheets) for detailed unit information. Residential Unit Floor plans repeat throughout.



NOTES: REFER PLAN FOR TAG

N1* - HEAD PROTECTION RAILING UNDER THE STAIRS
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9. ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT BUILDING CODE FIRE PREVENTION CODE.
10. WHERE APPLICABLE, PROVIDE BLOCKING / REINFORCEMENT BEHIND ALL GRAB BAR LOCATIONS.

WALL TYPE LEGEND:

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W2 - EXTERIOR WALL - (UL 305)- 5/8" GYP INTERIOR - WATER VAPOR MEMBRANE - 2 X 6 STUD FRAMING - CAVITY W/ R20 ROCKWOOL MINERAL WOOL INSULATION - EXTERIOR SHEATHING PER STRUCTURAL - 1" CONTINOUS INSULATION (PROVIDING MIN 3.8" R-VALUE) WATER RESISTANT MEMBRANE - THIN STONE EXTERIOR FINISH INSTALLED PER MFG AND CODE REQUIREMENTS.

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73 ARUBA LANE
PONTE VEDRA BEACH, FL 32082
PH: 813.417.9901

AUBURN TOWN CENTER

261 MAIN STREET AND 15 ACADEMY STREET,
AUBURN, ME 04210

2ND FLOOR BUILDING DIMENSION PLAN

ISSUE FOR PERMIT SET

LICENSED ARCHITECT
JOSHUA BUONO
No. 4440
STATE OF MAINE
06.05.2025

DRAWN BY: DRAFTING TEAM
CHECKED BY: CG/JB

PLOT DATE: 06.05.2025

REVISION

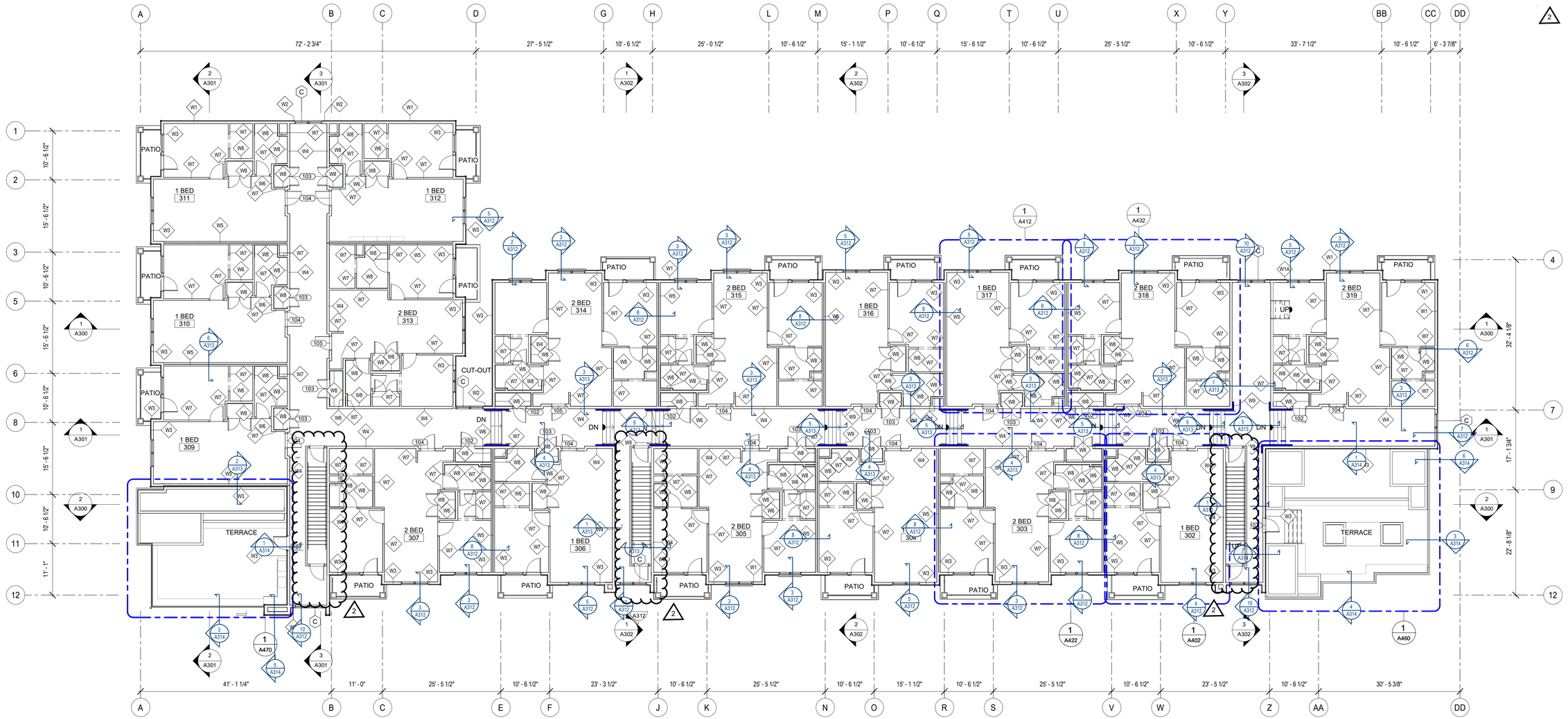
No.	Date	Revision
0	08.20.2024	ISSUE FOR PERMIT
1	02.25.2025	OWNER AND CITY COMMENTS
2	06.05.2025	OWNER COMMENTS

SCALE:

PROJECT NO: A0.2

A110

SHEET NO:



2 THIRD FLOOR PLAN

3/32" = 1'-0"

N

Note:
Floor plan illustrations how units assemble, refer to enlarged sheets (A400 Sheets) for detailed unit information. Residential Unit Floor plans repeat throughout.

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS.
2. IF THE CONTRACTOR DISCOVERS DISCREPANCIES BETWEEN DRAWINGS AND THE CONDITIONS FOUND ON-SITE, CONFLICTING INFORMATION BETWEEN DRAWINGS, AND/OR CONFLICTING INFORMATION BETWEEN DRAWINGS OF THE VARIOUS DISCIPLINES; THE CONTRACTOR SHALL IMMEDIATELY CONSULT THE ARCHITECT / OWNER BEFORE PROCEEDING WITH THE WORK. SHOULD THE CONTRACTOR PROCEED WITH WORK BASED ON ASSUMED INTENT, CONFLICTING INFORMATION, AND/OR INCOMPLETE INFORMATION, HE/SHE DOES SO AT HIS/HER OWN RISK AND MAY BE HELD LIABLE FOR BOTH THE UNAPPROVED WORK AND ANY WORK TO RESTORE CONDITIONS TO THEIR ORIGINAL / INTENDED STATE.
3. PROVIDE SHOP DRAWINGS / CUT SHEETS FOR APPROVAL TO ARCHITECT / OWNER FOR ALL MILLWORK PRIOR TO FABRICATION.
4. PROVIDE BLOCKING / REINFORCEMENT BEHIND ALL WALL MOUNTED MILLWORK.
5. VERIFY APPLIANCE SPECIFICATIONS AND SIZES W/ OWNER PRIOR TO FABRICATING ADJACENT MILLWORK OR MILLWORK TO RECEIVE APPLIANCES.
6. APPLIANCES SHOWN ARE BASIS-OF-DESIGN ONLY. COORDINATE ACTUAL PRODUCT SELECTIONS WITH OWNER.
7. CONTRACTOR SHALL VISIT THE SITE DURING BIDDING AND SHALL FAMILIARIZE HIM OR HERSELF WITH THE EXISTING CONDITIONS.
8. CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS FOR THE WORK INDICATED.
9. ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT BUILDING CODE FIRE PREVENTION CODE.
10. WHERE APPLICABLE, PROVIDE BLOCKING / REINFORCEMENT BEHIND ALL GRAB BAR LOCATIONS.

WALL TYPE LEGEND:

W1 - EXTERIOR WALL - (UL 305) - 5/8" GYP INTERIOR - WATER VAPOR MEMBRANE - 2 X 6 STUD FRAMING - CAVITY W/ R20 ROCKWOOL MINERAL WOOL INSULATION - EXTERIOR SHEATHING PER STRUCTURAL - 1" CONTINOUS INSULATION (PROVIDING MIN 3.8" R-VALUE) WATER RESISTANT MEMBRANE - THIN BRICK EXTERIOR FINISH INSTALLED PER MFG AND CODE REQUIREMENTS.

W2 - EXTERIOR WALL - (UL 305)- 5/8" GYP INTERIOR - WATER VAPOR MEMBRANE - 2 X 6 STUD FRAMING - CAVITY W/ R20 ROCKWOOL MINERAL WOOL INSULATION - EXTERIOR SHEATHING PER STRUCTURAL - 1" CONTINOUS INSULATION (PROVIDING MIN 3.8" R-VALUE) WATER RESISTANT MEMBRANE - THIN STONE EXTERIOR FINISH INSTALLED PER MFG AND CODE REQUIREMENTS.

W3 - EXTERIOR WALL - (UL 305) - 5/8" GYP INTERIOR - WATER VAPOR MEMBRANE - 2 X 6 STUD FRAMING - CAVITY W/ R20 ROCKWOLL MINERAL WOOL INSULATION - EXTERIOR SHEATHING PER STRUCTURAL - 1" CONTINOUS INSULATION (PROVIDING MIN 3.8" R-VALUE) WATER RESISTANT MEMBRANE - HARDIBOARD SIDING FINISH INSTALLED PER MFG AND CODE REQUIREMENTS.

W4 - COORIDOR WALL - (UL 305) - 5/8" GYP INTERIOR - 2 X 6 STUD FRAMING - CAVITY W/ R19 SOUND BATT INSULATION - 5/8" GYP INTERIOR.

W5 - UNIT DIVIDER WALL - (UL 3350) - 5/8" GYP INTERIOR - 2 X 4 STUD FRAMING - CAVITY W/ R19 SOUND BATT INSULATION - 3/4" AIR GAP - 2 X 4 STUD FRAMING - 5/8" GYP INTERIOR.

W6 - 2 X 6 INTERIOR WALL - 5/8" GYP INTERIOR - 2 X 6 STUD FRAMING - 5/8" GYP INTERIOR. WHEN USED TO SEPARATE BEDROOM AND BATHROOM WALLS - R-11 SOUND BATTS ARE TO BE PLACED IN THE CAVITY.

W7 - 2 X 4 INTERIOR WALL - 5/8" GYP INTERIOR - 2 X 4 STUD FRAMING - 5/8" GYP INTERIOR. WHEN USED TO SEPARATE BEDROOM AND BATHROOM WALLS - R-11 SOUND BATTS ARE TO BE PLACED IN THE CAVITY.

W8 - SPECIAL WALL TREATMENT - 5/8" WATER RESISTANT GREEN GYP BOARD. - SHOWN AS DASH LINE WHERE APPLICABLE.

W9 - SPECIAL WALL TREATMENT - 5/8" TYP X GYP BOARD OVER 2 X 4 WOOD STUD FRAMING TURNED ON END TO PROVIDE AESTHETIC BUMP OUT IN COORIDORS. FASTEN ADDITIONAL FRAMING TO MAIN COORDIOR STRUCTURAL FRAMING.

FLOOR AND CEILING TYPE LEGEND:

F1 - SLAB ON GRADE - INTERIOR FINISH FLOORING OVER SLAB ON GRADE CONCRETE. THICKNESS AS PER STRUCTRUAL DRAWING REQUIREMENTS AND SPECIFICATIONS.

F2 - WOOD FLOOR - (L 521) - FINISH FLOORING PER FINISH SCHEDULE - 3/4" LEVEL ROCK OR EQUAL - 1/4" LEVEL ROCK SOUND ATTTENUTATION MAT, OR EQUAL - 23/32" PLYWOOD SUBFLOOR - 18" DEEP TRUSS PER STRUCTURAL DRAWINGS - CAVITY W/ R30 BATT INSULATION - 25 GA RESILIENT CHANNELS SPACED 16" O.C. - 5/8" TYPE X GYP.

R1 - CEILING - (P 522) - TPO STYLE LOW SLOPE SYSTEM - R30 BATT INSULATION - 15/32" EXTERIOR STRUCUTRAL SHEATHING - SLOPED ROOF TRUSSES SPACED AND DESIGNED PER STRUCTURAL DRAWINGS - 25 GA RESILIENT CHANNELS SPACED 16" O.C. - 5/8" TYPE X GYP.

3KEY HOSPITALITY
INTERIORS PROCUREMENT OUTDOORS
4530 ST JOHNS AVENUE
SUITE 15, UNIT 316
JACKSONVILLE, FL 32210
PH: 904-236-9757

ISLANDS ARCHITECTURE & DESIGN
173 ARUBA LANE
PONTE VEDRA BEACH, FL 32082
PH: 813.417.9901

AUBURN TOWN CENTER

261 MAIN STREET AND 15 ACADEMY STREET,
AUBURN, ME 04210

3RD FLOOR BUILDING DIMENSION PLAN

ISSUE FOR PERMIT SET

LICENSED ARCHITECT
JOSHUA BUONO
No. 4440
STATE OF MAINE
06.05.2025

DRAWN BY: DRAFTING TEAM
CHECKED BY: CG/JB

PLOT DATE: 06.05.2025

REVISION

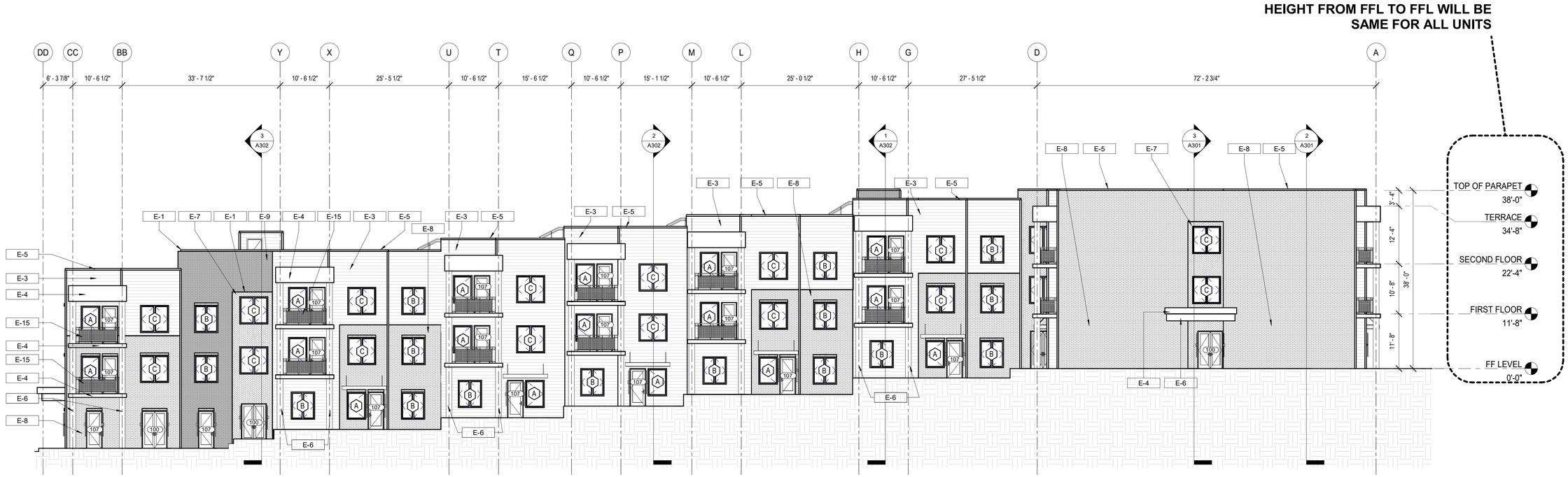
S.No.	Date	Revision
0	08.20.2024	ISSUE FOR PERMIT
1	02.25.2025	OWNER AND CITY COMMENTS
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SCALE:

PROJECT NO: A0.2

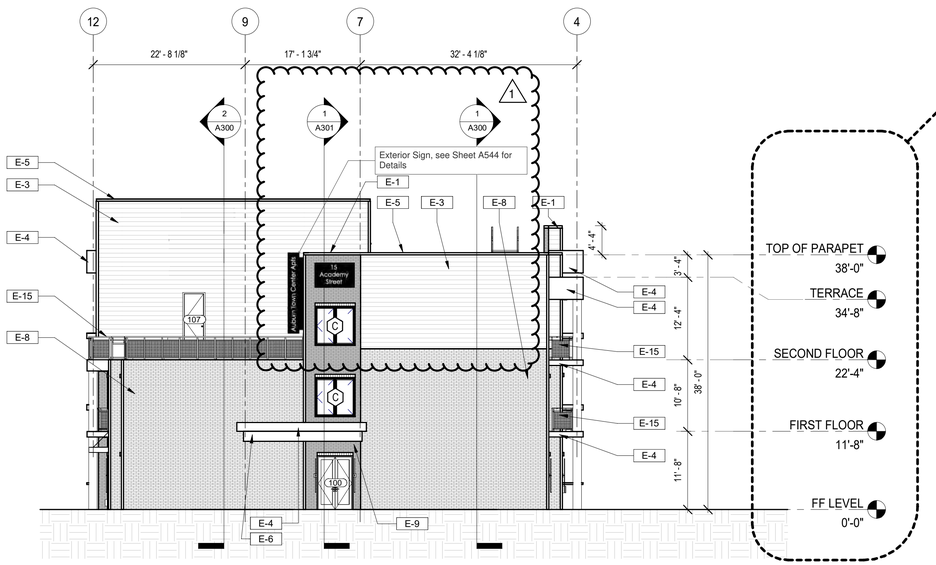
A120

SHEET NO:



1 EXTERIOR ELEVATION - NORTH

3/32" = 1'-0"



2 EXTERIOR ELEVATION - EAST

3/32" = 1'-0"

ELEVATION FINISH SCHEDULE				
KEY/T...	DESCRIPTION	MFG	MODEL	NOTES
E-1	METAL PARAPET CAPS		MATTE BLACK FINISH	SAMPLE TO BE PROVIDED FOR...
E-2	TRIM COLOUR	SHERWIN...		
E-3	ELEVATION COLOUR A	SHERWIN WILLIAMS	GREAT GREEN	TYPICALLY HARDIBOARD...
E-4	ELEVATION COLOUR B	SHERWIN...	BLACK SWAN	AWINGS AND...
E-5	ELEVATION COLOUR C	SHERWIN...	VIRTUAL TAUPE	
E-6	ELEVATION COLOUR D	SHERWIN...	CRYSTALLINE - #9691	PATIO COLUMN...
E-7	STONE ACCENT	VERSETTA...	STONE VENEER- PLUM CREEK COLOR	STAIR TOWER...
E-8	BRICK TYPE 1	ENDICOTT BRICK	AUTUMN SANDS- HERITAGE THIN BRICK	
E-9	BRICK TYPE 2	ENDICOTT BRICK	COPPERTONE THIN BRICK	STAIR TOWER...
E-14	AMENTITY AREA PAINT		TO BE PROVIDED BY CHAD	
E-15	RAILING FINISH		POWDERCOATED MATTE BLACK FINISH	SAMPLE TO BE PROVIDED FOR...

KEY HOSPITALITY INTERIORS PROCUREMENT OUTDOORS
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ISLANDS ARCHITECTURE & DESIGN
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PONTE VEDRA BEACH, FL
32082
PH: 813.417.9901

AUBURN TOWN CENTER

261 MAIN STREET AND 15 ACADEMY STREET,
AUBURN, ME 04210

EXTERIOR ELEVATIONS - NORTH AND EAST

ISSUE FOR PERMIT SET

LICENSED ARCHITECT
JOSHUA BUONO
No. 4440
STATE OF MAINE
06.05.2025

DRAWN BY: DRAFTING TEAM
CHECKED BY: CG/JB

PLOT DATE:06.05.2025

REVISION

R.No.	Date	Revision
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SCALE:

PROJECT NO: A0.2

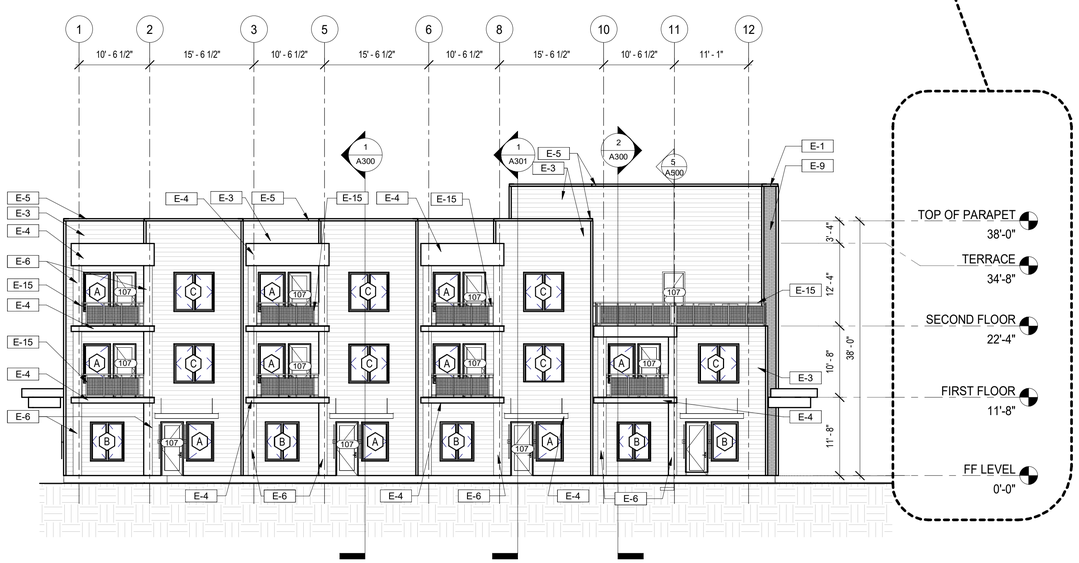
A200

SHEET NO:



1 EXTERIOR ELEVATION - SOUTH

3/32" = 1'-0"



2 EXTERIOR ELEVATION - WEST

3/32" = 1'-0"

ELEVATION FINISH SCHEDULE

KEY/T...	DESCRIPTION	MFG	MODEL	NOTES
E-1	METAL PARAPET CAPS		MATTE BLACK FINISH	SAMPLE TO BE PROVIDED FOR...
E-2	TRIM COLOUR	SHERWIN...		
E-3	ELEVATION COLOUR A	SHERWIN WILLIAMS	GREAT GREEN	TYPICALLY HARDIBOARD...
E-4	ELEVATION COLOUR B	SHERWIN...	BLACK SWAN	AWINGS AND...
E-5	ELEVATION COLOUR C	SHERWIN...	VIRTUAL TAUPE	
E-6	ELEVATION COLOUR D	SHERWIN...	CRYSTALLINE - #9691	PATIO COLUMN...
E-7	STONE ACCENT	VERSETTA...	STONE VENEER- PLUM CREEK COLOR	STAIR TOWER...
E-8	BRICK TYPE 1	ENDICOTT BRICK	AUTUMN SANDS- HERITAGE THIN BRICK	
E-9	BRICK TYPE 2	ENDICOTT BRICK	COPPERTONE THIN BRICK	STAIR TOWER...
E-14	AMENTITY AREA PAINT		TO BE PROVIDED BY CHAD	
E-15	RAILING FINISH		POWDERCOATED MATTE BLACK FINISH	SAMPLE TO BE PROVIDED FOR...

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AUBURN TOWN CENTER

261 MAIN STREET AND 15 ACADEMY STREET,
AUBURN, ME 04210

EXTERIOR ELEVATIONS - SOUTH AND WEST

ISSUE FOR PERMIT SET

LICENSED ARCHITECT
JOSHUA BUONO
No. 4440
STATE OF MAINE
06.05.2025

DRAWN BY: DRAFTING TEAM
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PLOT DATE:06.05.2025

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1	02.25.2025	OWNER AND CITY COMMENTS

SCALE:

PROJECT NO: A0.2

A201

SHEET NO:


AUBURN FLATS

ATTACHMENT E

Stormwater Memo Rev. 1

To:	**Eric Cousens, City Planner**	**From:**	**Kaleb Bourassa, PE**
Date:	**August 27, 2024**	**Re:**	**Auburn Town Center Apartments Auburn, ME 3Key Hospitality**

Task:

Perform a stormwater management analysis for the proposed development of a 53-unit apartment building on Academy Street in Auburn, ME.

References:

- Field reconnaissance by Gorrill Palmer
- LiDAR topography from the U.S. Geological Survey
- "Existing Conditions of Main-Academy Street" Survey dated November 02, 2022, and prepared by Sebago Technics for 3Key Hospitality.
- Design plans titled "Auburn Town Center Apartments – Residential Development" prepared by Gorrill Palmer
- The Code of Ordinances of the City of Auburn, Maine

Background:

Auburn Town Center Apartments, LLC is currently seeking approval from the Planning Board of the City of Auburn for the construction of a new 53-unit housing development, known as the Auburn Town Center Apartments. The project site spans approximately 1.43 acres across three parcels located adjacent to the intersection of Academy St. and Main St. Two parcels located at 15 Academy Street and 261 Main Street are currently under contract to purchase and are identified as Map 230, Lot 132 and Map 231, Lot 4, respectively. The third parcel is a common area for the adjacent Academy Street Townhouses which currently benefits from cross easements on the 261 Main Street parcel for access and utilities. The Applicant is coordinating with the adjacent land owner(s) to execute license agreements and/or easements to reestablish access and parking to benefit both developments.

State-level regulations applicable to this project are defined by Chapter 500 of the Code of Maine Rules for the Department of Environmental Protection (06-096 CMR Chapter 500). The project will disturb more than one acre of land, and requires a Stormwater Management Permit pursuant to the Stormwater Management Law 38 M.R.S. §420-D. However, because the project proposes less than one acre of new impervious surface, less than five acres of new developed area, and does not require a Site Law permit, the project qualifies for a Stormwater Permit by Rule (PBR), which requires compliance with fewer standards than a normal Stormwater Management

(SWM) permit. These standards include: The Erosion and Sedimentation Control Standards (Appendix A of Chapter 500), as well as the Inspection and Maintenance Standards (Section 1 of Appendix B of Chapter 500). A Stormwater Permit By Rule notification will be submitted to MaineDEP separately.

The municipal-level regulations applicable to this project are defined by the Code of Ordinances of the City of Auburn (City Code). The applicable standards include *Chapter 46 Article V Division 4. – Drainage and Erosion Control Standards*, and *Chapter 18 Article II. – Soil Disturbance and Fill Standards*. These Ordinances define standards for the design, construction, operation, and maintenance of Stormwater Management infrastructure within the City's jurisdiction. These standards require stormwater flooding control be provided onsite to ensure the post-developed stormwater discharges are reduced from pre-development levels.

The plans prepared by Gorrill Palmer include the infrastructure necessary to serve the project and to comply with current State and Municipal stormwater standards. Erosion and Sedimentation Controls are summarized by the Erosion and Sedimentation Control Plans and Details provided on Sheets C-4.0, C-6.3, and C-6.4. An Operation and Maintenance Manual has been prepared by Gorrill Palmer that outlines the inspection and maintenance requirements for the proposed stormwater facilities; and is included in Attachment E.

The purpose of this analysis and memorandum is to document what measures will be implemented to provide stormwater management for the project. Based on our review of applicable State and Municipal regulations, the project is not required to provide water quality treatment and is required to provide water quantity control. The proposed stormwater management BMPs were designed to treat stormwater runoff from their tributary areas in accordance with the *Maine Stormwater Management Design Manual, Volume III, Technical Design Manual*, published by the Maine Department of Environmental Protection (MEDEP).

Existing Conditions

The site is situated on a hillside which is high to the west and low to the east. Two level areas from previous developments are present at each end of the site and are separated by a large, wooded slope. The site is partially developed with a paved parking area along Main Street, wooded hillside in the center of the site and a cleared area from a previous developed at the top of the hill along Academy Street. The existing impervious area on the site is a combination of an existing gravel drive into the Academy Street lot and an existing paved parking lot area along Main Street which serves the existing Academy Street Townhouses. The total existing impervious area is approximately 10,070 SF.

Soil data for the project site and its surrounding area were retrieved from the identifies the site soils to be comprised of:

Soil Description	Map Symbol	Hydrologic Soil Group
Made Land, Loamy Materials	Md	D
Adams Loamy Sand, 0-8% Slopes	AaB	A

The footprint of the development is somewhat evenly split between Made Land and Adams Loamy Sand, which is considered to be poorly draining to well-draining, respectively. A geotechnical investigation has been performed by S.W. Cole and their findings include surficial soils consisting of stiff clay overlying softer clay at

depth. The stiff clay layer has been found to be acceptable to support the proposed development with a traditional spread footing foundation. The soils are also acceptable to support the installation of the proposed SWM BMP's, using proper installation techniques and measures to prevent erosion.

Proposed Development

The project proposes a new three-story apartment building with 53 units and a footprint of 20,858 SF, a new parking lot with a footprint of 19,900 SF, landscaped islands, a gazebo and small lawn areas. In total, the proposed project is anticipated to create approximately 39,455 SF of new impervious area, and 52,940 SF of overall new developed area.

Analysis:

The proposed development was designed in accordance with the requirements of State and Municipal regulations, which require the project to:

- Prevent the peak discharge of runoff from the site from exceeding that of pre-development for the two- ten- and twenty-five-year storms.
- Provide emergency overflow facilities for storms with greater rainfall depths than the 25-yr storm
- Implement an acceptable erosion and sedimentation control plan
- Satisfy other technical standards set by the City of Auburn and the MEDEP

Estimation of the peak discharge and volume of runoff were measured using HydroCAD software based on the Department of Agriculture's TR-55 "Urban Hydrology for Small Watersheds" standards. The HydroCAD model (included in Attachment B) was developed to predict peak discharge rates at the Point of Interest (POI) depicted on the watershed maps (included in Attachment A). Rainfall data used by the model was retrieved from data published by Northeast Regional Climate Center (NRCC), who provide continually updated models of extreme precipitation events.

In general, the runoff in the post-developed condition from the site flows from West to East until it is collected by the City's storm drain network which outlets a short distance away to the Androscoggin River. The slopes range from 3% within the grassed lawn area to 20% along the lawn area embankments as you travel further east along the site with a %-3% flat area along Main Street. Elevations relative to the North American Vertical Datum of 1988 (NAVD88), range from 190 feet along the Western edge of the property to 160 feet at the Eastern edge of the property along Main St. The proposed site plans have been designed to match the existing drainage patterns to the greatest extent practicable, however, site grading will maintain sustained slopes within the driveway/parking area from 3%-12% to accommodate the proposed parking and building access conditions.

Existing Conditions

The existing watershed was modeled as four subcatchments draining to three POI's as shown on Sheet WS-1. All three POI's are existing catch basins along Main and Academy Streets.

- S1 makes up the southerly and westerly regions of the watershed, which are comprised of existing residences, most of the dirt parking lot on the 15 Academy St. parcel, and the north side of Academy Street itself. Runoff flows southeasterly across this subcatchment until it is collected by the gutter on the north side of Academy St. The catch basin at the east end of this gutter is POI #1.

- S2 consists of a parking lot, a lawn, and parts of Main St. Runoff flows northeasterly across the subcatchment until it is collected by the gutter on the west side of Main St., which then carries it south to the catch basin identified as POI #2.
- S3 makes up the northerly portion of the watershed, and is almost entirely off-site. The landcover here consists of existing buildings, some woods, lawns, and another section of Main St. Runoff makes its way easterly across the subcatchment until it is collected by a gutter on the west side of Main St. this gutter conveys runoff to the south where it is discharged to the catch basin on the border of S2 and S3 identified as POI #3.
- S4 lies in the center of the watershed, and is defined by woods, portions of the existing dirt parking lot, a paved parking lot, and the roofs of five nearby condos. Runoff again drains southeasterly across the subcatchment, until it is ultimately collected by catch basins in the paved parking lot, and discharged to POI #3.

Post-Development Conditions

The post-development condition was modeled as five subcatchments, draining to the same three POI's. As shown on Sheet WS-2, the total area of the watershed does not change, The new subcatchments are described as follows:

- S1-1 consists of the north side of Academy St, and two abutting properties. Runoff in this subcatchment will be collected by a shallow ditch that conveys it to a pair of new catch basins. These basins will then discharge the collected runoff to a proposed extension of the City's storm drains, which includes another pair of catch basins to be installed along the north side of Academy St. The proposed extension ultimately discharges to POI #1.
- S1-2 makes up the Northwest corner of the watershed as well as the westerly side of the proposed building, comprised mostly of off-site areas. Runoff will flow southeasterly from off-site, where it is collected by catch basins and perimeter drains conveyed to a subsurface detention system, which ultimately dischargies directly into the City's storm drain system via a new manhole on Main St. where it meets POI #2.
- S2-1 consists only of portion of the west side of Main St. and the driveway entrance to the proposed parking lot. Like its pre-development condition (S2), runoff is collected by the gutter along Main St. and convey directly to the catch basin identified as POI #2.
- S3-1 remains virtually unchanged from its pre-development condition (S3), with runoff flowing easterly across off-site areas until it is collected by the gutter along Main St. and conveyed to POI #3.
- S4-1 Sees the most change in the post-development condition. It grows in size, an encompasses almost all of the area developed by the project, as well as the existing condo buildings the majority of the parcel they were built on. Runoff from this subcatchment will be collected by the project's storm drain network and conveyed to a subsurface detention system, where it will gradually be released into the City's storm drains and discharged to POI #2.

Proposed BMPs

The project's stormwater management system is required by the regulations referenced earlier in this memorandum to capture runoff from the proposed development and release it in a slow, controlled manner that prevents the post-development peak discharge rate measured at each POI from exceeding their pre-development values during certain storm events. The system will accomplish this using a combination of catch basins, manholes, perimeter drains, and internal roof drains to capture runoff and convey it to either, the City's

storm drains, or series of R-tank storage chambers beneath the proposed parking lot. The chambers are part of a proprietary stormwater management system developed by a company called Ferguson Waterworks.

R-Tank HD Chamber System

A subsurface chamber system will be employed to provide flood control on site. This system will capture all runoff from the rooftop, parking area, and other site areas. Two rows of chambers (one for each at each inlet point) will be designated as "separator rows" that will filter out sediments and other fine particles that were picked up by the runoff. This prevents sediment buildup from occurring in other parts of the system that would be difficult to clean if they became clogged, increasing the reliability of the system. And by concentrating sediment buildup into two chambers, which maintenance crews will be able to access from either end of the system for easier cleanout. The chamber system will be controlled by an outlet control structure with a weir wall and an orifice to control the outflow for various storm events.

Conclusion:

Table 2 shows the peak flows measured at the points-of-interest in the pre- and post-development conditions:

Table 2 Comparison of Pre- and Post-Development Peak Flow Rates

Point of Interest	Inflow Area (acres)		Peak Flow (cfs)					
			2 Year		10 Year		25 Year	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post
POI #1	1.61	0.64	0.96	1.27	2.32	2.02	3.54	2.61
POI #2	0.25	2.04	0.50	1.25	0.81	1.78	1.06	2.40
POI #3	1.44	0.62	1.60	1.08	2.80	1.79	3.75	2.35
Total Outflow	*3.30*	***3.30***	*2.98*	***3.60***	*5.81*	***5.83***	*8.19*	***7.64***

Although three separate points of analysis are utilized for the development, the total of the three POI's represents the total runoff emanating from the subject property. The HydroCAD model does include a *Total Outflow* node which is shown in Table 2 above. We note the total outflow may not be the summation of all POI's since the individual POI's may have a slightly different peaking time. All three points of analysis are identified as individual entry points in the existing public storm drain system which all come together less than 150' down system. Ultimately, the closed storm drain system discharges directly to the Androscoggin River. Typically, a project with direct discharges to a major river would be subject to a waiver from providing flood control on site. However, we are providing flood control via the subsurface chamber system to ensure the capacity of the public storm drain system is not adversely impacted by an increase in the rate of runoff. Table 2, above, demonstrates that the total peak runoff rate in the post-developed condition is less than that generated from the property in the pre-developed condition for the 10- and 25-year storm events, and slightly above for the 2-year event. The minor increase in the 2-year event is still acceptable since we are more concerned with the maximum capacity of the public storm drain system which has been reviewed using the 25-year storm. We conclude that proposed stormwater management design for the development meets the intent of the City's Ordinance and will not have an adverse impact on the public storm drain system.

Erosion and sediment control measures will be employed during construction that comply with State and Municipal regulations, preventing construction activity from transporting sediments off the site, and reducing the likelihood of a serious erosion problem developing during or after construction.

Gorrill Palmer



Kaleb Bourassa, PE
Project Manager
Gorrill-Palmer
Phone: 207.772.2515 x297
kbourassa@gorrillpalmer.com

Attachments:

A	Watershed Maps:
	WS1 Predevelopment Watershed Map
	WS2 Post Development Watershed Map
B	Pre and Post Development HydroCAD Models

u:\4228_academy street residential development_auburn\i stormwater\4228-stormwatermemo_final_rev. 1.docx

ATTACHMENT A

Watershed Maps

WATERSHED LEGEND

	WATERSHED BOUNDARY
S1-1	SUBCATCHMENT I.D.
W1	POND
R1	REACH
	TIME OF CONCENTRATION FLOW PATH
SF	SHEET FLOW
SCF	SHALLOW CONCENTRATED FLOW
PF	PIPE FLOW
CF	CHANNEL FLOW

ELM STREET

HIGH STREET

MAIN STREET (SPEED LIMIT 25)

ACADEMY STREET (SPEED LIMIT 25)

S1 S2 S3 S4

POI #1

POI #2

POI #3

NORTH

1 inch = 30 ft.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE KALEB A. BOURASSA No. 17072 LICENSED PROFESSIONAL ENGINEER

07.08.2024

KALEB A. BOURASSA, P.E.
LIC. #17072

Rev.	Date	Revision

Rev.	Date	Revision
1	2024.07.08	SUBMITTED FOR CITY SITE PLAN APPLICATION

Design: KAB	Draft: CDD	Date: JAN. 2024
Checked: SRB	Scale: AS NOTED	Job No.: 4228
File Name: 4228-GRADING.dwg		

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An LJB Engineering Company

Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name: PRE-DEVELOPMENT WATERSHED PLAN

Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No. WS-1

U:\4228_Academy Street Residential Development_Auburn\Z - CAD\DWG\4228-GRADING.dwg 7/8/2024 2:05 PM

WATERSHED LEGEND

	WATERSHED BOUNDARY
S1-1	SUBCATCHMENT I.D.
W1	POND
R1	REACH
	TIME OF CONCENTRATION FLOW PATH
SF	SHEET FLOW
SCF	SHALLOW CONCENTRATED FLOW
PF	PIPE FLOW
CF	CHANNEL FLOW

ELM STREET

HIGH STREET

MAIN STREET (SPEED LIMIT 25)

ACADEMY STREET (SPEED LIMIT 25)

S1-1 S1-2 S2-1 S3-1 S4-1

8P

POI #1

POI #2

POI #3

BENCHMARK #1
SPIKE IN UTILITY POLE CMP3
ELEVATION=169.04

BENCHMARK #2
SPIKE IN UTILITY POLE
ELEVATION:162.41

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

NORTH

1 inch = 30 ft.

STATE OF MAINE
KALEB A. BOURASSA
No. 17072
LICENSED PROFESSIONAL ENGINEER
07.08.2024
KALEB A. BOURASSA, P.E.
LIC. #17072

Rev.	Date	Revision

Rev.	Date	Revision
1	2024.07.08	SUBMITTED FOR CITY SITE PLAN APPLICATION

Design: KAB	Draft: CDD	Date: JAN. 2024
Checked: SRB	Scale: AS NOTED	Job No.: 4228
File Name: 4228-GRADING.dwg		

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(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name: POST-DEVELOPMENT WATERSHED PLAN

Project: AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

Client: HIGHGATE DEVELOPMENT, LLC
799 WASHINGTON STREET N., AUBURN, ME 04210

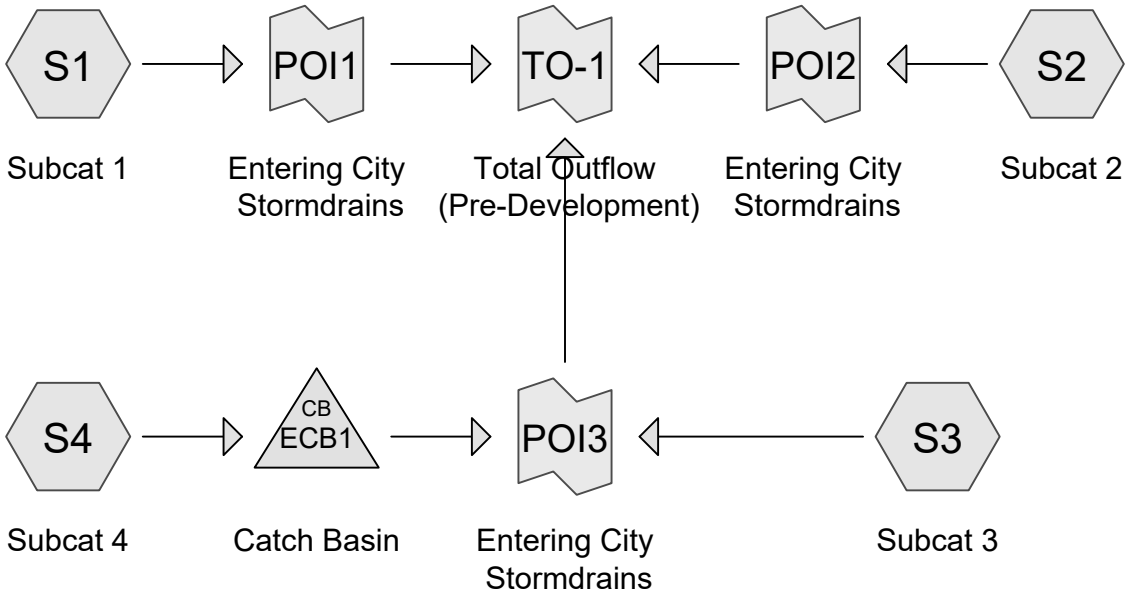
Drawing No. WS-2

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ATTACHMENT B

Pre- and Post-development HydroCAD Model

Pre-Development Model



Subcat Reach Pond Link

Time span=0.00-36.00 hrs, dt=0.0100 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment S1: Subcat 1 Runoff Area=70,135 sf 37.91% Impervious Runoff Depth=0.76"
Flow Length=602' Tc=12.6 min CN=71 Runoff=0.96 cfs 4,444 cf

Subcatchment S2: Subcat 2 Runoff Area=10,956 sf 53.61% Impervious Runoff Depth=1.98"
Flow Length=192' Tc=8.6 min CN=90 Runoff=0.50 cfs 1,812 cf

Subcatchment S3: Subcat 3 Runoff Area=26,120 sf 52.99% Impervious Runoff Depth=1.90"
Flow Length=313' Tc=11.1 min CN=89 Runoff=1.03 cfs 4,135 cf

Subcatchment S4: Subcat 4 Runoff Area=36,494 sf 37.46% Impervious Runoff Depth=1.45"
Flow Length=398' Tc=23.4 min CN=83 Runoff=0.79 cfs 4,399 cf

Pond ECB1: Catch Basin Peak Elev=157.73' Inflow=0.79 cfs 4,399 cf
15.0" Round Culvert n=0.009 L=20.0' S=0.0100 '/' Outflow=0.79 cfs 4,399 cf

Link POI1: Entering City Stormdrains Inflow=0.96 cfs 4,444 cf
Primary=0.96 cfs 4,444 cf

Link POI2: Entering City Stormdrains Inflow=0.50 cfs 1,812 cf
Primary=0.50 cfs 1,812 cf

Link POI3: Entering City Stormdrains Inflow=1.60 cfs 8,535 cf
Primary=1.60 cfs 8,535 cf

Link TO-1: Total Outflow (Pre-Development) Inflow=2.98 cfs 14,790 cf
Primary=2.98 cfs 14,790 cf

Total Runoff Area = 143,705 sf Runoff Volume = 14,790 cf Average Runoff Depth = 1.24"
58.27% Pervious = 83,734 sf 41.73% Impervious = 59,971 sf

Time span=0.00-36.00 hrs, dt=0.0100 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment S1: Subcat 1 Runoff Area=70,135 sf 37.91% Impervious Runoff Depth=1.70"
Flow Length=602' Tc=12.6 min CN=71 Runoff=2.32 cfs 9,912 cf

Subcatchment S2: Subcat 2 Runoff Area=10,956 sf 53.61% Impervious Runoff Depth=3.33"
Flow Length=192' Tc=8.6 min CN=90 Runoff=0.81 cfs 3,039 cf

Subcatchment S3: Subcat 3 Runoff Area=26,120 sf 52.99% Impervious Runoff Depth=3.23"
Flow Length=313' Tc=11.1 min CN=89 Runoff=1.71 cfs 7,028 cf

Subcatchment S4: Subcat 4 Runoff Area=36,494 sf 37.46% Impervious Runoff Depth=2.66"
Flow Length=398' Tc=23.4 min CN=83 Runoff=1.46 cfs 8,100 cf

Pond ECB1: Catch Basin Peak Elev=157.91' Inflow=1.46 cfs 8,100 cf
15.0" Round Culvert n=0.009 L=20.0' S=0.0100 '/' Outflow=1.46 cfs 8,100 cf

Link POI1: Entering City Stormdrains Inflow=2.32 cfs 9,912 cf
Primary=2.32 cfs 9,912 cf

Link POI2: Entering City Stormdrains Inflow=0.81 cfs 3,039 cf
Primary=0.81 cfs 3,039 cf

Link POI3: Entering City Stormdrains Inflow=2.80 cfs 15,128 cf
Primary=2.80 cfs 15,128 cf

Link TO-1: Total Outflow (Pre-Development) Inflow=5.81 cfs 28,079 cf
Primary=5.81 cfs 28,079 cf

Total Runoff Area = 143,705 sf Runoff Volume = 28,079 cf Average Runoff Depth = 2.34"
58.27% Pervious = 83,734 sf 41.73% Impervious = 59,971 sf

Time span=0.00-36.00 hrs, dt=0.0100 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment S1: Subcat 1 Runoff Area=70,135 sf 37.91% Impervious Runoff Depth=2.54"
Flow Length=602' Tc=12.6 min CN=71 Runoff=3.54 cfs 14,849 cf

Subcatchment S2: Subcat 2 Runoff Area=10,956 sf 53.61% Impervious Runoff Depth=4.41"
Flow Length=192' Tc=8.6 min CN=90 Runoff=1.06 cfs 4,025 cf

Subcatchment S3: Subcat 3 Runoff Area=26,120 sf 52.99% Impervious Runoff Depth=4.30"
Flow Length=313' Tc=11.1 min CN=89 Runoff=2.25 cfs 9,361 cf

Subcatchment S4: Subcat 4 Runoff Area=36,494 sf 37.46% Impervious Runoff Depth=3.68"
Flow Length=398' Tc=23.4 min CN=83 Runoff=2.00 cfs 11,179 cf

Pond ECB1: Catch Basin Peak Elev=158.04' Inflow=2.00 cfs 11,179 cf
15.0" Round Culvert n=0.009 L=20.0' S=0.0100 '/' Outflow=2.00 cfs 11,179 cf

Link POI1: Entering City Stormdrains Inflow=3.54 cfs 14,849 cf
Primary=3.54 cfs 14,849 cf

Link POI2: Entering City Stormdrains Inflow=1.06 cfs 4,025 cf
Primary=1.06 cfs 4,025 cf

Link POI3: Entering City Stormdrains Inflow=3.75 cfs 20,539 cf
Primary=3.75 cfs 20,539 cf

Link TO-1: Total Outflow (Pre-Development) Inflow=8.19 cfs 39,413 cf
Primary=8.19 cfs 39,413 cf

Total Runoff Area = 143,705 sf Runoff Volume = 39,413 cf Average Runoff Depth = 3.29"
58.27% Pervious = 83,734 sf 41.73% Impervious = 59,971 sf

Summary for Subcatchment S1: Subcat 1

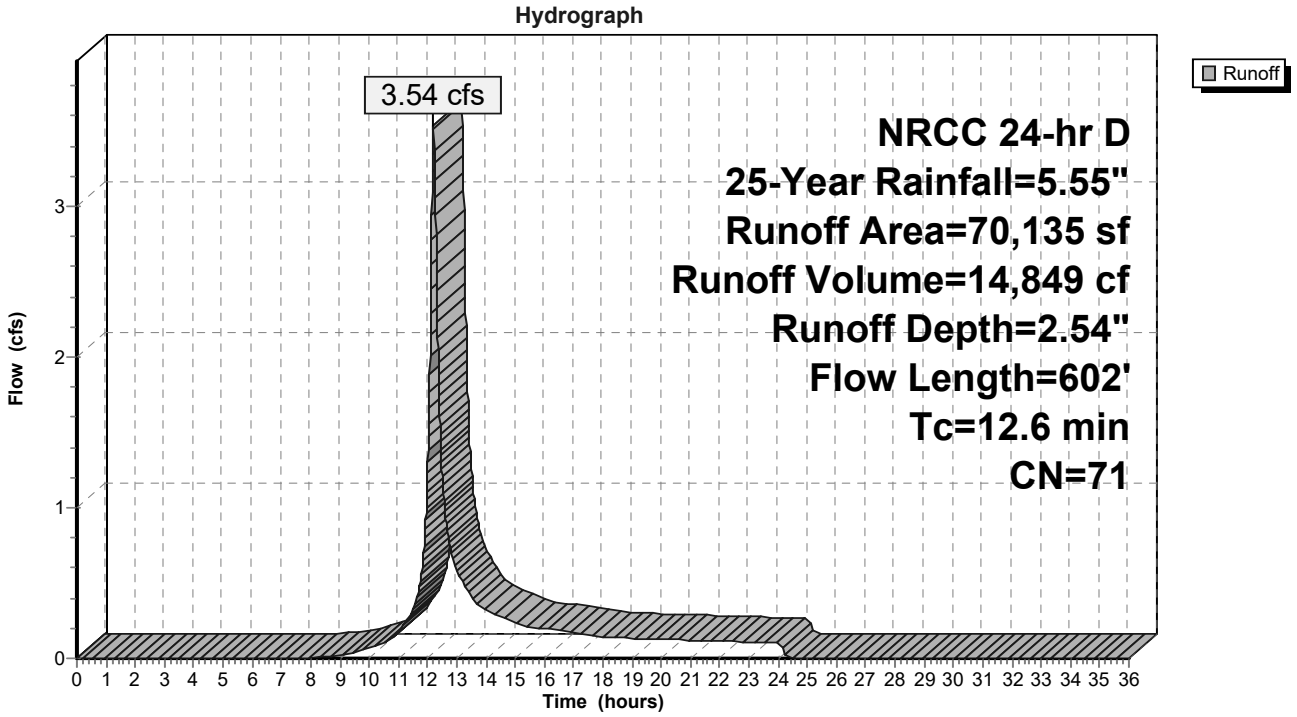
Runoff = 3.54 cfs @ 12.20 hrs, Volume= 14,849 cf, Depth= 2.54"
Routed to Link POI1 : Entering City Stormdrains

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs
NRCC 24-hr D 25-Year Rainfall=5.55"

Area (sf)	CN	Description
12,262	98	Paved parking, HSG A
7,264	98	Paved parking, HSG D
26,370	39	>75% Grass cover, Good, HSG A
2,039	80	>75% Grass cover, Good, HSG D
10,788	77	Newly graded area or bare soil, HSG A
1,937	94	Newly graded area or bare soil, HSG D
7,060	98	Unconnected roofs, HSG A
0	98	Unconnected roofs, HSG D
473	30	Woods, Good, HSG A
1,942	77	Woods, Good, HSG D
70,135	71	Weighted Average
43,549		62.09% Pervious Area
26,586		37.91% Impervious Area
7,060		26.56% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	72	0.0118	0.12		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.00" Using McCuen-Spiess flow length
1.5	171	0.0154	1.86		**Shallow Concentrated Flow, B-C** Grassed Waterway Kv= 15.0 fps
0.8	125	0.0650	2.55		**Shallow Concentrated Flow, C-D** Nearly Bare & Untilled Kv= 10.0 fps
0.7	234	0.0716	5.43		**Shallow Concentrated Flow, D-E** Paved Kv= 20.3 fps
12.6	602	Total			

Subcatchment S1: Subcat 1



Summary for Subcatchment S2: Subcat 2

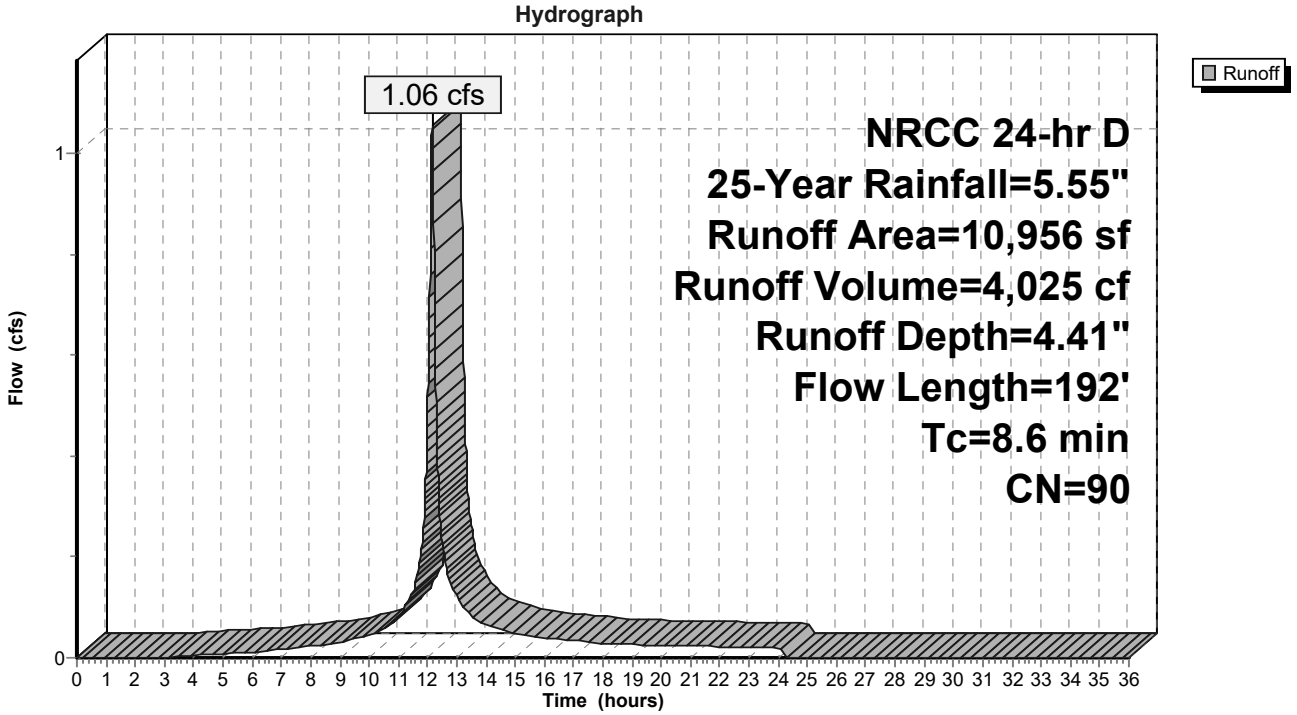
Runoff = 1.06 cfs @ 12.16 hrs, Volume= 4,025 cf, Depth= 4.41"
Routed to Link POI2 : Entering City Stormdrains

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs
NRCC 24-hr D 25-Year Rainfall=5.55"

Area (sf)	CN	Description
5,874	98	Paved parking, HSG D
5,061	80	>75% Grass cover, Good, HSG D
21	94	Newly graded area or bare soil, HSG D
10,956	90	Weighted Average
5,082		46.39% Pervious Area
5,874		53.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.3	52	0.0470	0.20		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.00"
4.3	140	0.0018	0.54		**Sheet Flow, B-C** Smooth surfaces n= 0.011 P2= 3.00"
8.6	192	Total			

Subcatchment S2: Subcat 2



Summary for Subcatchment S3: Subcat 3

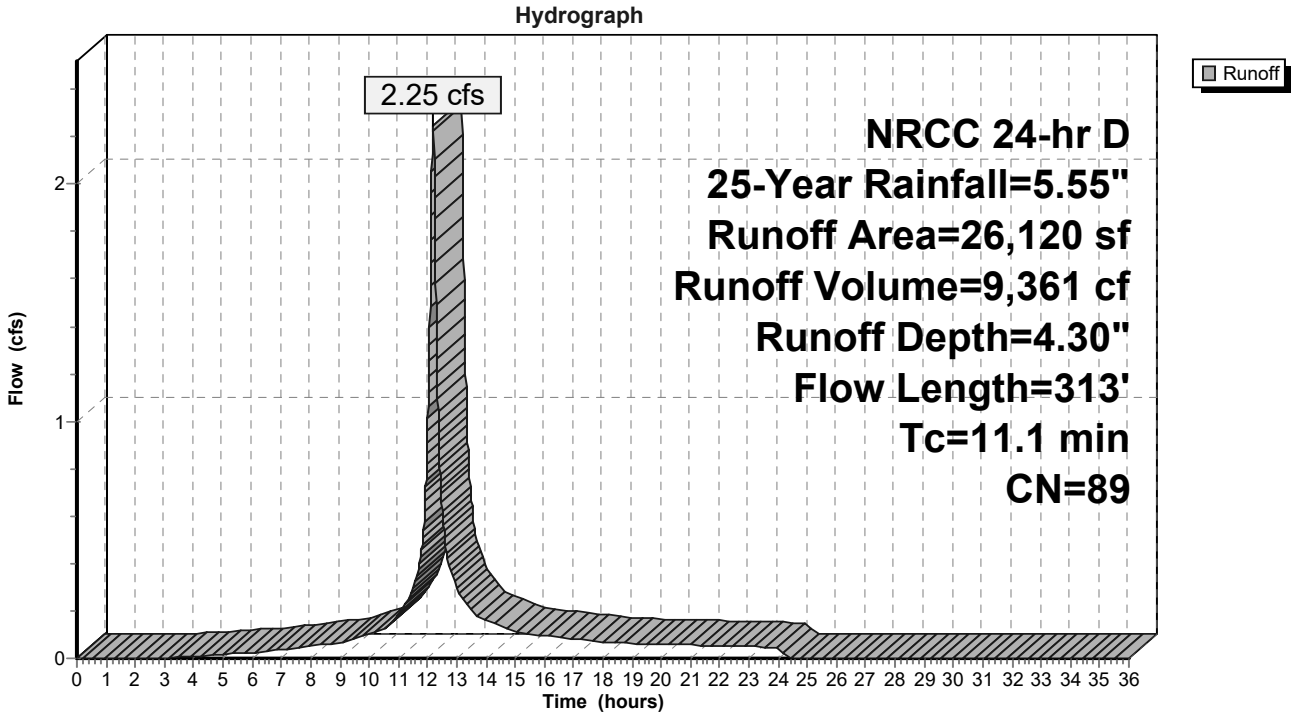
Runoff = 2.25 cfs @ 12.18 hrs, Volume= 9,361 cf, Depth= 4.30"
Routed to Link POI3 : Entering City Stormdrains

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs
NRCC 24-hr D 25-Year Rainfall=5.55"

Area (sf)	CN	Description
169	98	Paved parking, HSG A
4,898	98	Paved parking, HSG D
944	39	>75% Grass cover, Good, HSG A
6,096	80	>75% Grass cover, Good, HSG D
0	77	Newly graded area or bare soil, HSG A
2,608	94	Newly graded area or bare soil, HSG D
1,032	98	Unconnected roofs, HSG A
7,743	98	Unconnected roofs, HSG D
0	30	Woods, Good, HSG A
2,630	77	Woods, Good, HSG D
26,120	89	Weighted Average
12,278		47.01% Pervious Area
13,842		52.99% Impervious Area
8,775		63.39% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	41	0.1098	0.07		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00" Using McCuen-Spiess flow length
0.1	12	0.3765	1.53		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
0.4	86	0.1289	3.59		**Shallow Concentrated Flow, C-D** Nearly Bare & Untilled Kv= 10.0 fps
1.0	174	0.0357	3.04		**Shallow Concentrated Flow, D-E** Unpaved Kv= 16.1 fps
11.1	313	Total			

Subcatchment S3: Subcat 3



Summary for Subcatchment S4: Subcat 4

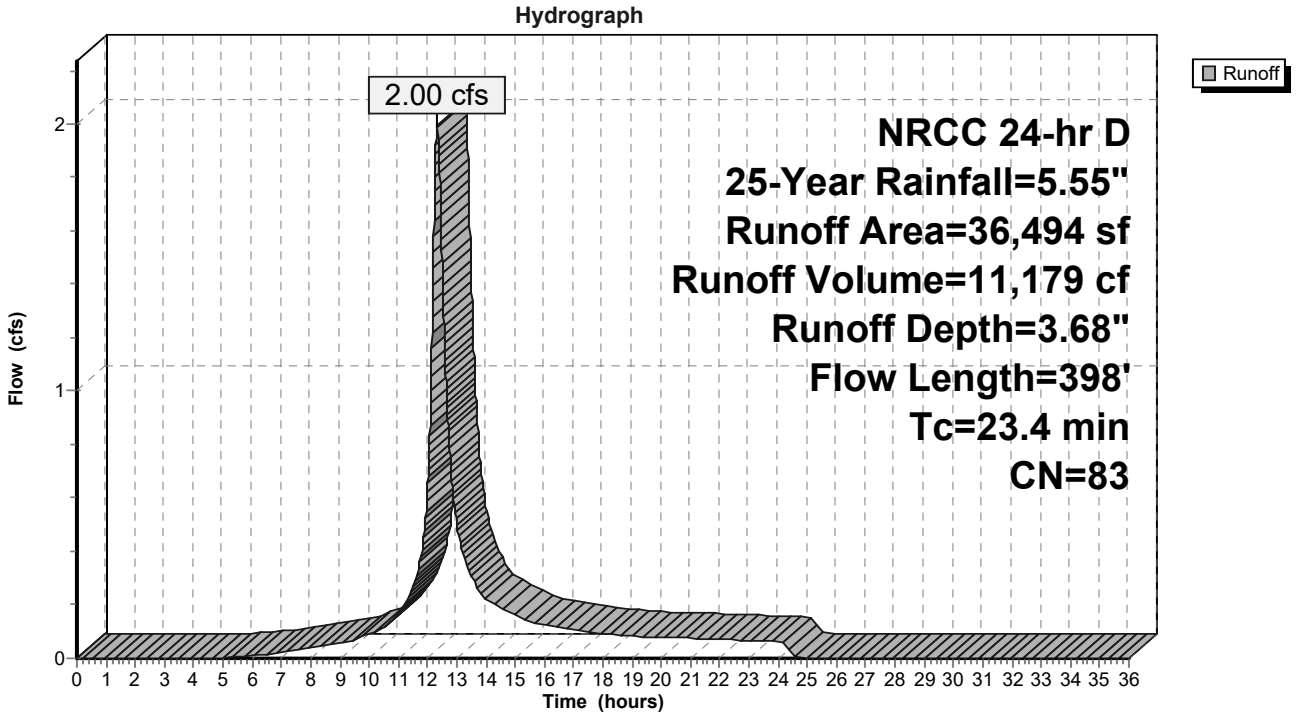
Runoff = 2.00 cfs @ 12.33 hrs, Volume= 11,179 cf, Depth= 3.68"
Routed to Pond ECB1 : Catch Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs
NRCC 24-hr D 25-Year Rainfall=5.55"

Area (sf)	CN	Description
1,098	98	Paved parking, HSG A
7,448	98	Paved parking, HSG D
1,429	39	>75% Grass cover, Good, HSG A
3,723	80	>75% Grass cover, Good, HSG D
215	77	Fallow, bare soil, HSG A
1,258	94	Fallow, bare soil, HSG D
1,680	98	Unconnected roofs, HSG A
202	98	Unconnected roofs, HSG D
3,241	98	Roofs, HSG D
1,036	30	Woods, Good, HSG A
15,164	77	Woods, Good, HSG D
36,494	83	Weighted Average
22,825		62.54% Pervious Area
13,669		37.46% Impervious Area
1,882		13.77% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.1	94	0.0051	0.76		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.00"
5.3	29	0.0605	0.09		**Sheet Flow, B-C** Woods: Light underbrush n= 0.400 P2= 3.00"
5.3	49	0.0246	0.16		**Sheet Flow, C-D** Grass: Short n= 0.150 P2= 3.00"
9.6	53	0.1800	0.09		**Sheet Flow, D-E** Woods: Dense underbrush n= 0.800 P2= 3.00" Using McCuen-Spiess flow length
0.8	51	0.1800	1.06		**Shallow Concentrated Flow, E-F** Forest w/Heavy Litter Kv= 2.5 fps
0.2	72	0.0973	6.33		**Shallow Concentrated Flow, F-G** Paved Kv= 20.3 fps
0.1	50	0.0100	7.60	9.33	**Pipe Channel, G-H** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.009 Corrugated PE, smooth interior
23.4	398	Total			

Subcatchment S4: Subcat 4



Summary for Pond ECB1: Catch Basin

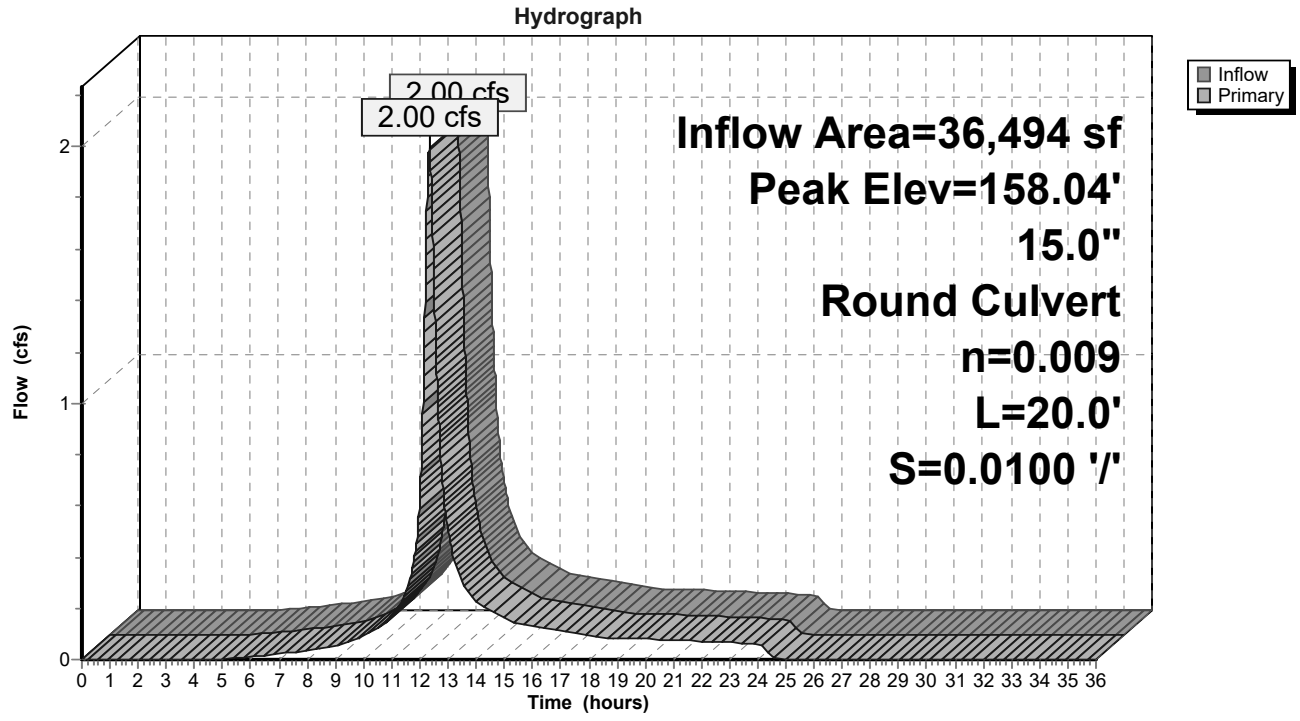
Inflow Area = 36,494 sf, 37.46% Impervious, Inflow Depth = 3.68" for 25-Year event
Inflow = 2.00 cfs @ 12.33 hrs, Volume= 11,179 cf
Outflow = 2.00 cfs @ 12.33 hrs, Volume= 11,179 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.00 cfs @ 12.33 hrs, Volume= 11,179 cf
Routed to Link POI3 : Entering City Stormdrains

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs
Peak Elev= 158.04' @ 12.33 hrs
Flood Elev= 160.91'

Device	Routing	Invert	Outlet Devices
#1	Primary	157.30'	**15.0" Round 15"_CPP Round** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 157.30' / 157.10' S= 0.0100 '/' Cc= 0.900 n= 0.009 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=1.99 cfs @ 12.33 hrs HW=158.04' TW=0.00' (Dynamic Tailwater)
↑**1=15"_CPP Round** (Barrel Controls 1.99 cfs @ 3.77 fps)

Pond ECB1: Catch Basin

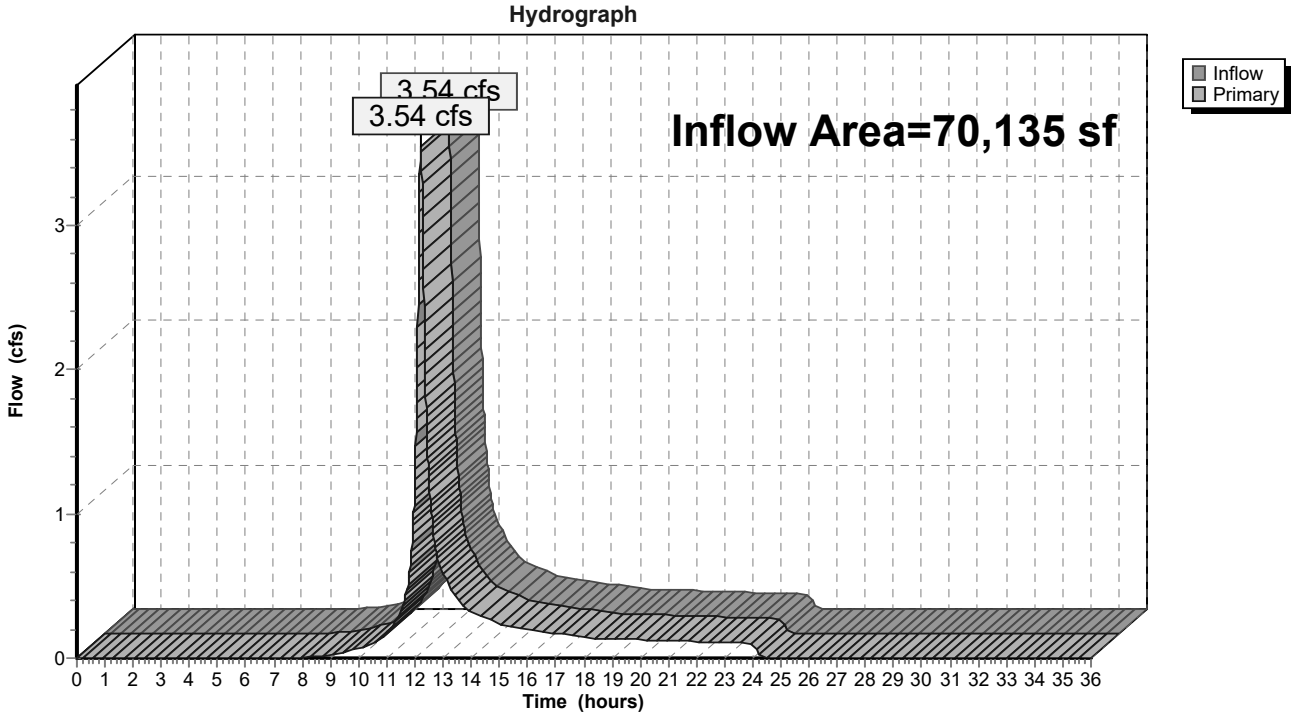


Summary for Link POI1: Entering City Stormdrains

Inflow Area = 70,135 sf, 37.91% Impervious, Inflow Depth = 2.54" for 25-Year event
Inflow = 3.54 cfs @ 12.20 hrs, Volume= 14,849 cf
Primary = 3.54 cfs @ 12.20 hrs, Volume= 14,849 cf, Atten= 0%, Lag= 0.0 min
Routed to Link TO-1 : Total Outflow (Pre-Development)

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs

Link POI1: Entering City Stormdrains

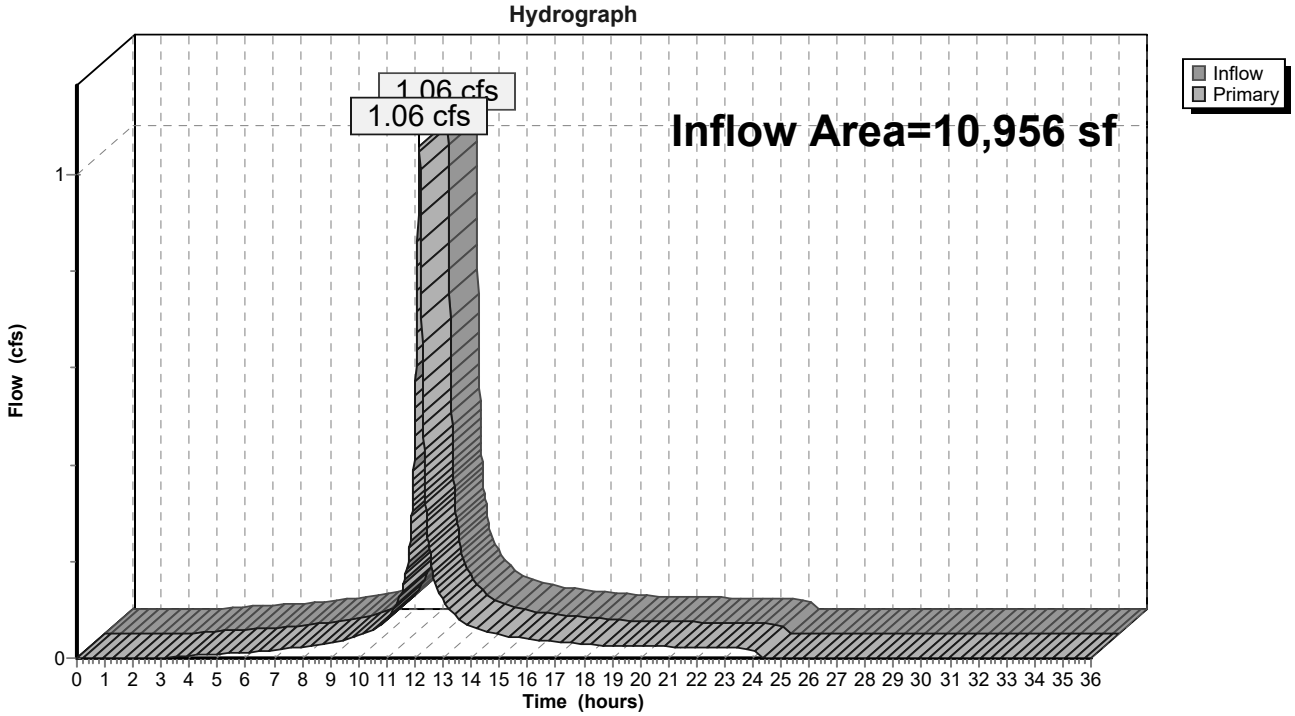


Summary for Link POI2: Entering City Stormdrains

Inflow Area = 10,956 sf, 53.61% Impervious, Inflow Depth = 4.41" for 25-Year event
Inflow = 1.06 cfs @ 12.16 hrs, Volume= 4,025 cf
Primary = 1.06 cfs @ 12.16 hrs, Volume= 4,025 cf, Atten= 0%, Lag= 0.0 min
Routed to Link TO-1 : Total Outflow (Pre-Development)

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs

Link POI2: Entering City Stormdrains

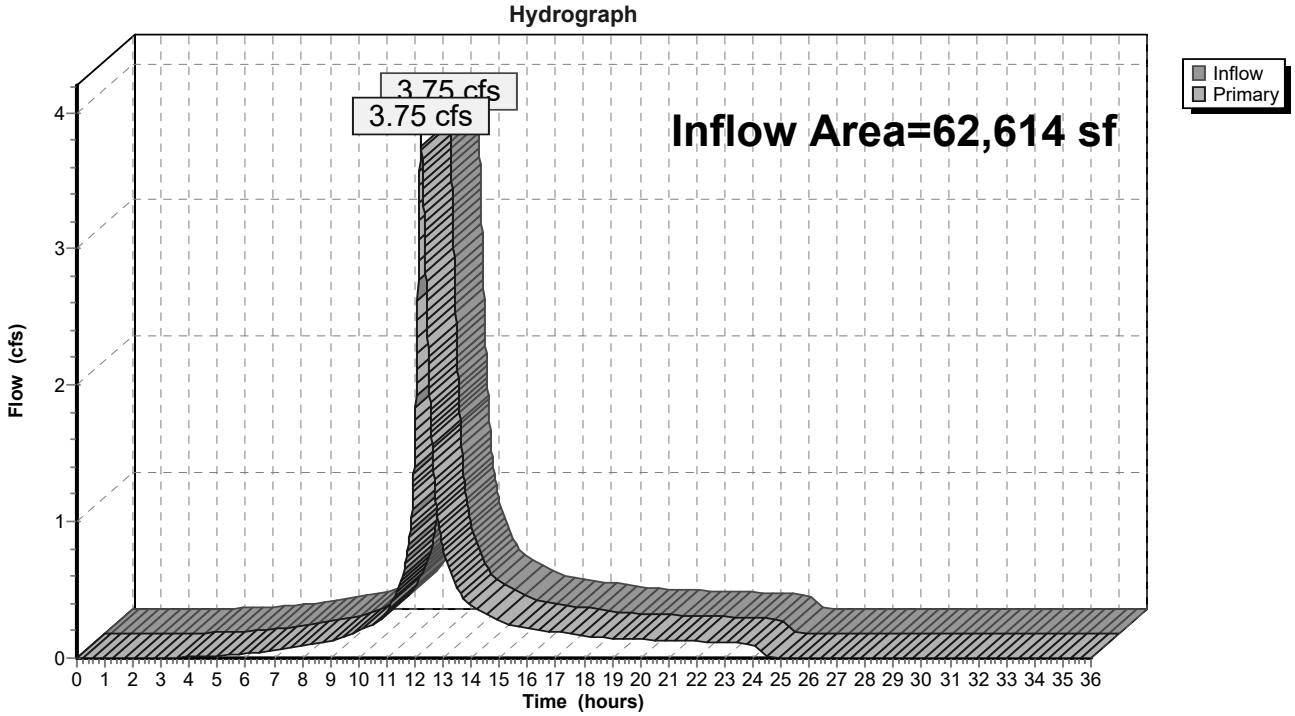


Summary for Link POI3: Entering City Stormdrains

Inflow Area = 62,614 sf, 43.94% Impervious, Inflow Depth = 3.94" for 25-Year event
Inflow = 3.75 cfs @ 12.21 hrs, Volume= 20,539 cf
Primary = 3.75 cfs @ 12.21 hrs, Volume= 20,539 cf, Atten= 0%, Lag= 0.0 min
Routed to Link TO-1 : Total Outflow (Pre-Development)

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs

Link POI3: Entering City Stormdrains

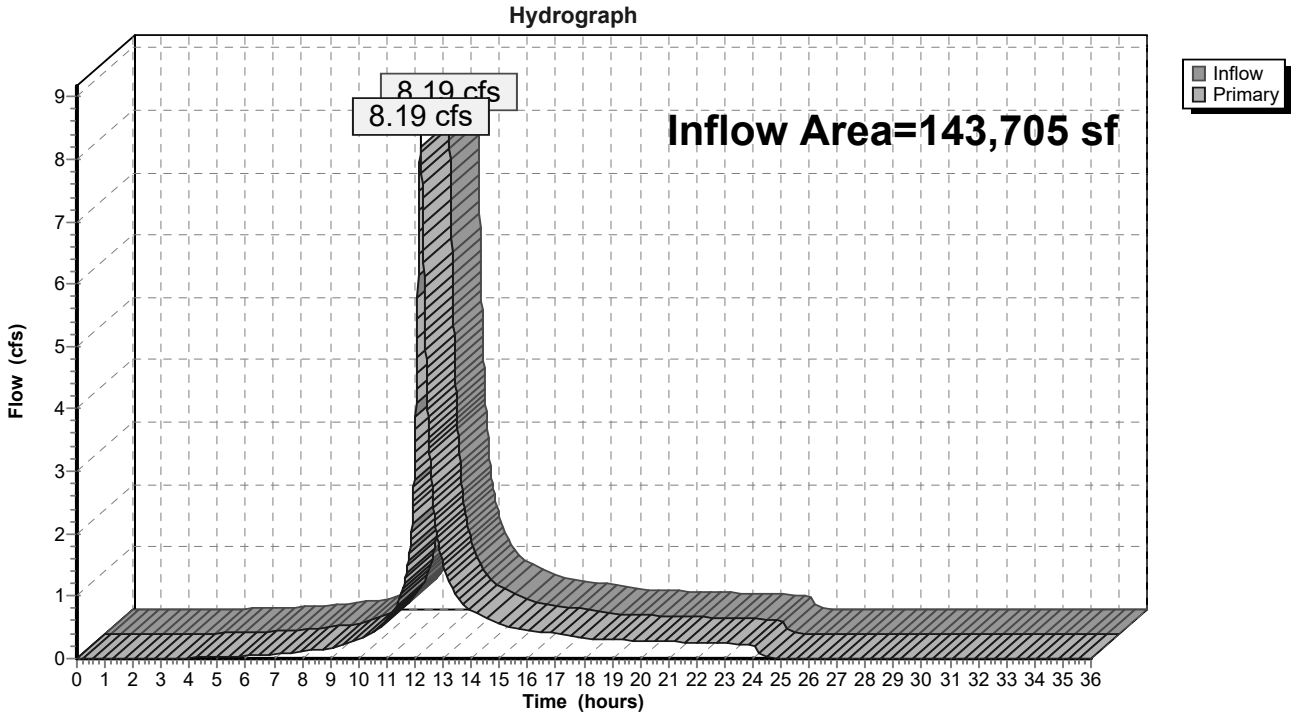


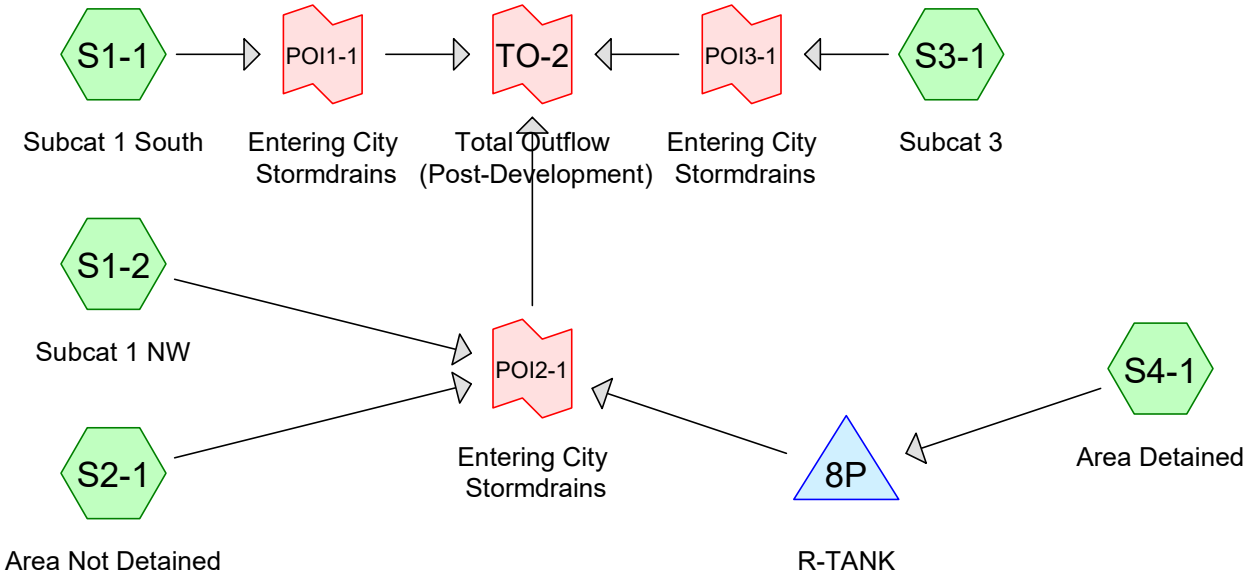
Summary for Link TO-1: Total Outflow (Pre-Development)

Inflow Area = 143,705 sf, 41.73% Impervious, Inflow Depth = 3.29" for 25-Year event
Inflow = 8.19 cfs @ 12.20 hrs, Volume= 39,413 cf
Primary = 8.19 cfs @ 12.20 hrs, Volume= 39,413 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs

Link TO-1: Total Outflow (Pre-Development)





Subcat Reach Pond Link

Routing Diagram for 4228-HCADModel, Revised 1/29/2024
Prepared by Gorrill Palmer Consulting Engs, Printed 8/27/2024
HydroCAD® 10.20-5a s/n 01265 © 2023 HydroCAD Software Solutions LLC

Time span=0.00-36.00 hrs, dt=0.0100 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment S1-1: Subcat 1 South Runoff Area=27,889 sf 86.24% Impervious Runoff Depth=2.16"
Flow Length=597' Tc=10.2 min CN=92 Runoff=1.27 cfs 5,023 cf

Subcatchment S1-2: Subcat 1 NW Runoff Area=24,098 sf 30.29% Impervious Runoff Depth=0.27"
Flow Length=523' Tc=10.7 min CN=58 Runoff=0.05 cfs 550 cf

Subcatchment S2-1: Area Not Detained Runoff Area=7,460 sf 80.11% Impervious Runoff Depth=2.35"
Tc=6.0 min CN=94 Runoff=0.42 cfs 1,461 cf

Subcatchment S3-1: Subcat 3 Runoff Area=27,121 sf 51.41% Impervious Runoff Depth=1.90"
Flow Length=303' Tc=10.9 min CN=89 Runoff=1.08 cfs 4,294 cf

Subcatchment S4-1: Area Detained Runoff Area=57,108 sf 86.18% Impervious Runoff Depth=2.45"
Tc=6.0 min CN=95 Runoff=3.33 cfs 11,657 cf

Pond 8P: R-TANK Peak Elev=157.87' Storage=3,281 cf Inflow=3.33 cfs 11,657 cf
Outflow=0.92 cfs 11,323 cf

Link POI1-1: Entering City Stormdrains Inflow=1.27 cfs 5,023 cf
Primary=1.27 cfs 5,023 cf

Link POI2-1: Entering City Stormdrains Inflow=1.25 cfs 13,334 cf
Primary=1.25 cfs 13,334 cf

Link POI3-1: Entering City Stormdrains Inflow=1.08 cfs 4,294 cf
Primary=1.08 cfs 4,294 cf

Link TO-2: Total Outflow (Post-Development) Inflow=3.57 cfs 22,650 cf
Primary=3.57 cfs 22,650 cf

Total Runoff Area = 143,676 sf Runoff Volume = 22,984 cf Average Runoff Depth = 1.92"
30.06% Pervious = 43,190 sf 69.94% Impervious = 100,486 sf

Time span=0.00-36.00 hrs, dt=0.0100 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment S1-1: Subcat 1 South Runoff Area=27,889 sf 86.24% Impervious Runoff Depth=3.53"
Flow Length=597' Tc=10.2 min CN=92 Runoff=2.02 cfs 8,213 cf

Subcatchment S1-2: Subcat 1 NW Runoff Area=24,098 sf 30.29% Impervious Runoff Depth=0.87"
Flow Length=523' Tc=10.7 min CN=58 Runoff=0.37 cfs 1,746 cf

Subcatchment S2-1: Area Not Detained Runoff Area=7,460 sf 80.11% Impervious Runoff Depth=3.75"
Tc=6.0 min CN=94 Runoff=0.66 cfs 2,329 cf

Subcatchment S3-1: Subcat 3 Runoff Area=27,121 sf 51.41% Impervious Runoff Depth=3.23"
Flow Length=303' Tc=10.9 min CN=89 Runoff=1.79 cfs 7,297 cf

Subcatchment S4-1: Area Detained Runoff Area=57,108 sf 86.18% Impervious Runoff Depth=3.86"
Tc=6.0 min CN=95 Runoff=5.09 cfs 18,348 cf

Pond 8P: R-TANK Peak Elev=158.57' Storage=5,075 cf Inflow=5.09 cfs 18,348 cf
Outflow=1.21 cfs 18,014 cf

Link POI1-1: Entering City Stormdrains Inflow=2.02 cfs 8,213 cf
Primary=2.02 cfs 8,213 cf

Link POI2-1: Entering City Stormdrains Inflow=2.02 cfs 22,090 cf
Primary=2.02 cfs 22,090 cf

Link POI3-1: Entering City Stormdrains Inflow=1.79 cfs 7,297 cf
Primary=1.79 cfs 7,297 cf

Link TO-2: Total Outflow (Post-Development) Inflow=5.81 cfs 37,600 cf
Primary=5.81 cfs 37,600 cf

Total Runoff Area = 143,676 sf Runoff Volume = 37,935 cf Average Runoff Depth = 3.17"
30.06% Pervious = 43,190 sf 69.94% Impervious = 100,486 sf

Time span=0.00-36.00 hrs, dt=0.0100 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment S1-1: Subcat 1 South Runoff Area=27,889 sf 86.24% Impervious Runoff Depth=4.63"
Flow Length=597' Tc=10.2 min CN=92 Runoff=2.61 cfs 10,755 cf

Subcatchment S1-2: Subcat 1 NW Runoff Area=24,098 sf 30.29% Impervious Runoff Depth=1.48"
Flow Length=523' Tc=10.7 min CN=58 Runoff=0.70 cfs 2,979 cf

Subcatchment S2-1: Area Not Detained Runoff Area=7,460 sf 80.11% Impervious Runoff Depth=4.85"
Tc=6.0 min CN=94 Runoff=0.84 cfs 3,016 cf

Subcatchment S3-1: Subcat 3 Runoff Area=27,121 sf 51.41% Impervious Runoff Depth=4.30"
Flow Length=303' Tc=10.9 min CN=89 Runoff=2.35 cfs 9,719 cf

Subcatchment S4-1: Area Detained Runoff Area=57,108 sf 86.18% Impervious Runoff Depth=4.96"
Tc=6.0 min CN=95 Runoff=6.46 cfs 23,628 cf

Pond 8P: R-TANK Peak Elev=159.15' Storage=6,571 cf Inflow=6.46 cfs 23,628 cf
Outflow=1.41 cfs 23,293 cf

Link POI1-1: Entering City Stormdrains Inflow=2.61 cfs 10,755 cf
Primary=2.61 cfs 10,755 cf

Link POI2-1: Entering City Stormdrains Inflow=2.68 cfs 29,287 cf
Primary=2.68 cfs 29,287 cf

Link POI3-1: Entering City Stormdrains Inflow=2.35 cfs 9,719 cf
Primary=2.35 cfs 9,719 cf

Link TO-2: Total Outflow (Post-Development) Inflow=7.61 cfs 49,762 cf
Primary=7.61 cfs 49,762 cf

Total Runoff Area = 143,676 sf Runoff Volume = 50,096 cf Average Runoff Depth = 4.18"
30.06% Pervious = 43,190 sf 69.94% Impervious = 100,486 sf

Summary for Subcatchment S1-1: Subcat 1 South

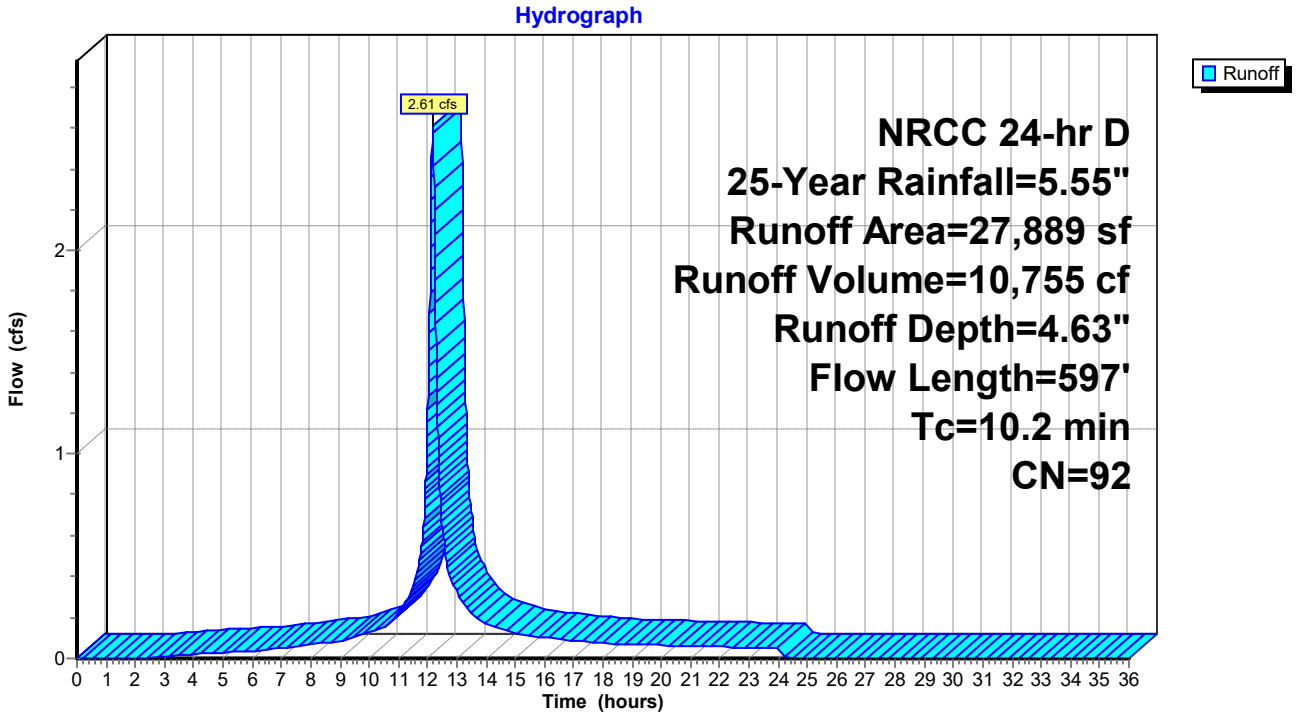
Runoff = 2.61 cfs @ 12.17 hrs, Volume= 10,755 cf, Depth= 4.63"
Routed to Link POI1-1 : Entering City Stormdrains

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs
NRCC 24-hr D 25-Year Rainfall=5.55"

Area (sf)	CN	Description
12,867	98	Paved parking, HSG A
7,890	98	Paved parking, HSG D
2,107	39	>75% Grass cover, Good, HSG A
1,730	80	>75% Grass cover, Good, HSG D
3,295	98	Unconnected roofs, HSG A
27,889	92	Weighted Average
3,837		13.76% Pervious Area
24,052		86.24% Impervious Area
3,295		13.70% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	105	0.0250	0.18		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.00" Using McCuen-Spiess flow length
0.6	492	0.0500	14.65	11.51	**Pipe Channel, B-C** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.009 Corrugated PE, smooth interior
10.2	597	Total			

Subcatchment S1-1: Subcat 1 South



Summary for Subcatchment S1-2: Subcat 1 NW

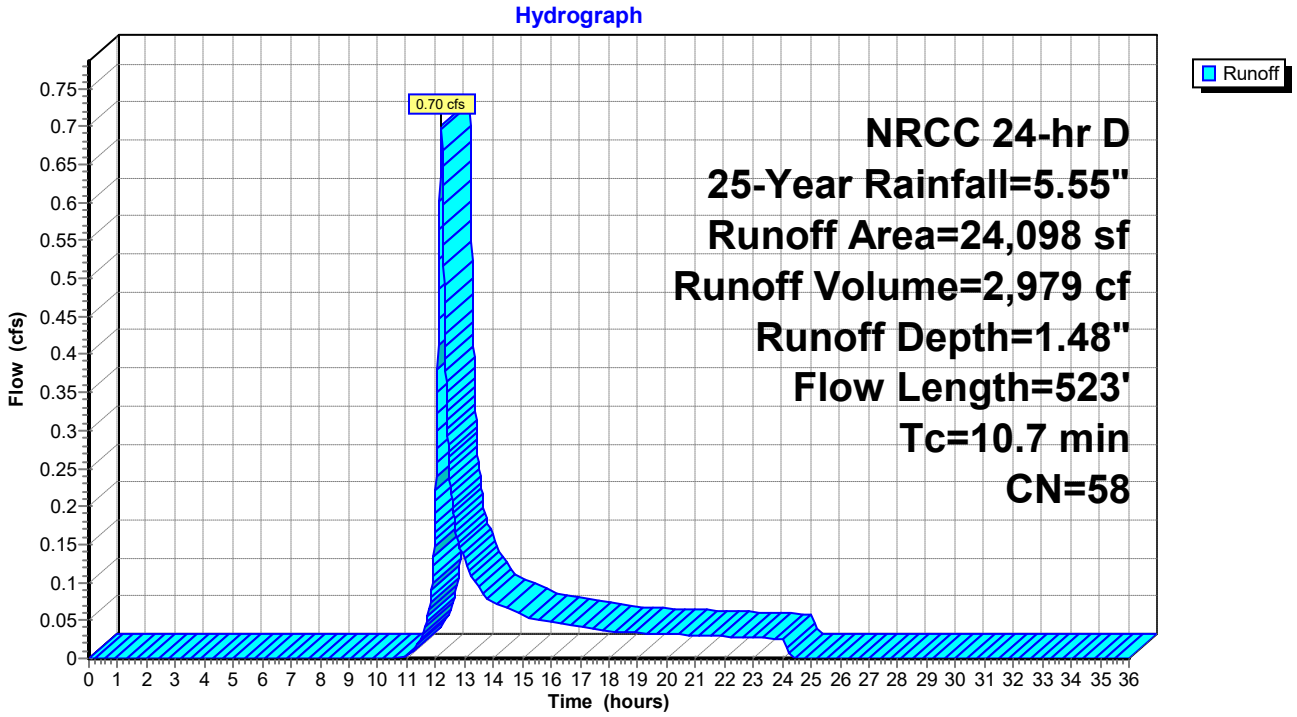
Runoff = 0.70 cfs @ 12.19 hrs, Volume= 2,979 cf, Depth= 1.48"
Routed to Link POI2-1 : Entering City Stormdrains

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs
NRCC 24-hr D 25-Year Rainfall=5.55"

Area (sf)	CN	Description
2,223	98	Paved parking, HSG A
16,156	39	>75% Grass cover, Good, HSG A
643	80	>75% Grass cover, Good, HSG D
5,076	98	Unconnected roofs, HSG A
24,098	58	Weighted Average
16,799		69.71% Pervious Area
7,299		30.29% Impervious Area
5,076		69.54% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	72	0.0118	0.12		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.00" Using McCuen-Spiess flow length
0.8	84	0.0154	1.86		**Shallow Concentrated Flow, B-C** Grassed Waterway Kv= 15.0 fps
0.3	367	0.0750	17.94	14.09	**Pipe Channel, C-D** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.009 Corrugated PE, smooth interior
10.7	523	Total			

Subcatchment S1-2: Subcat 1 NW



Summary for Subcatchment S2-1: Area Not Detained

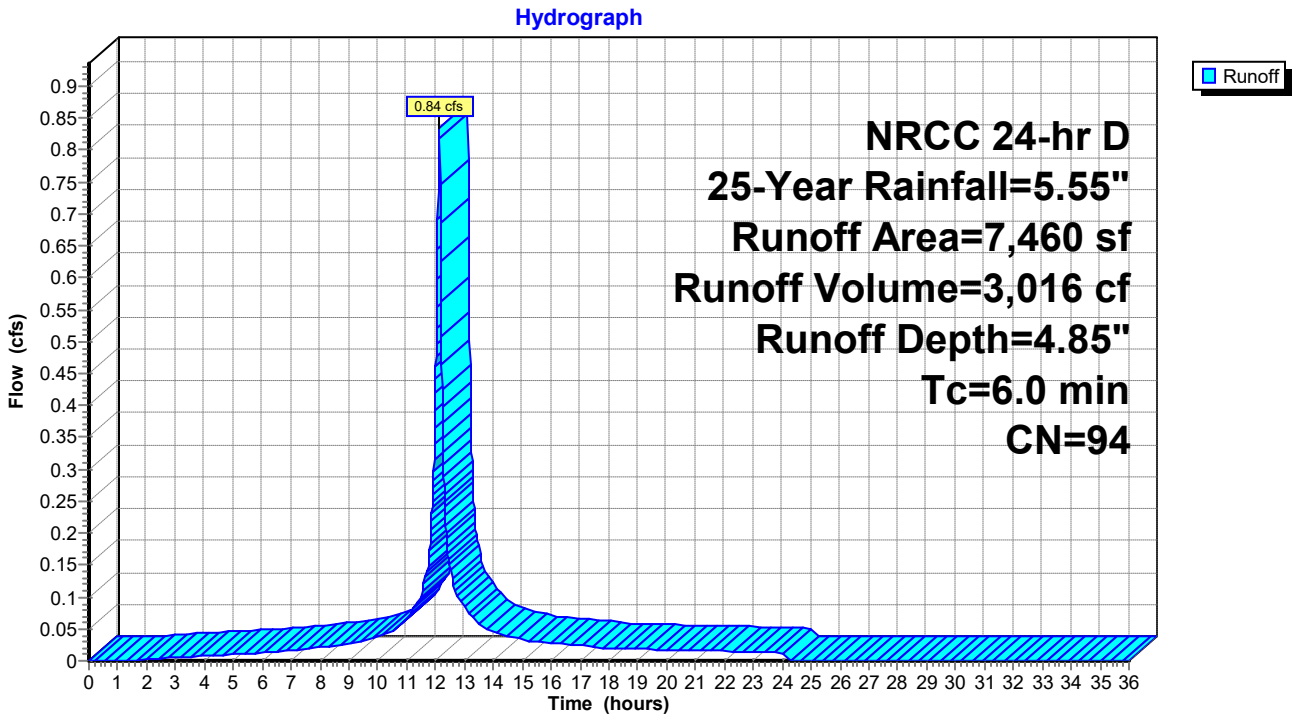
Runoff = 0.84 cfs @ 12.13 hrs, Volume= 3,016 cf, Depth= 4.85"
Routed to Link POI2-1 : Entering City Stormdrains

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs
NRCC 24-hr D 25-Year Rainfall=5.55"

Area (sf)	CN	Description
5,976	98	Paved parking, HSG D
1,463	80	>75% Grass cover, Good, HSG D
21	94	Newly graded area or bare soil, HSG D
7,460	94	Weighted Average
1,484		19.89% Pervious Area
5,976		80.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Assumed minimum**

Subcatchment S2-1: Area Not Detained



Summary for Subcatchment S3-1: Subcat 3

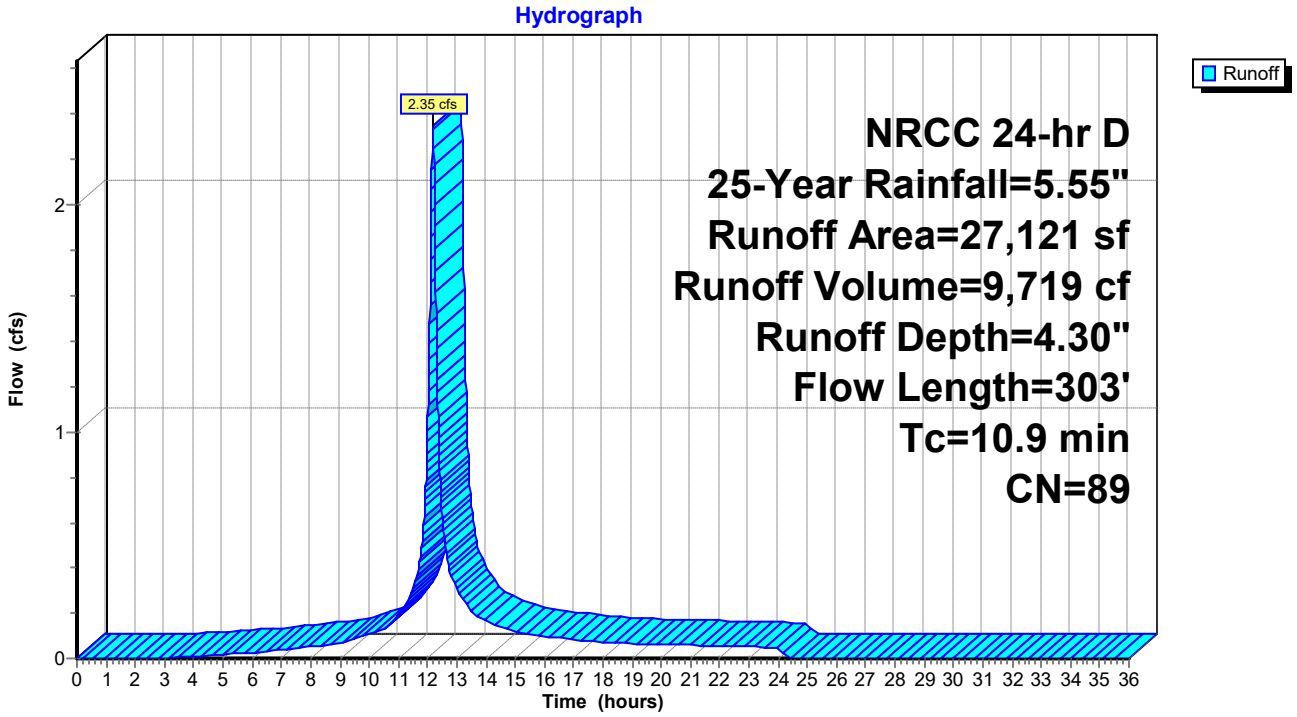
Runoff = 2.35 cfs @ 12.18 hrs, Volume= 9,719 cf, Depth= 4.30"
Routed to Link POI3-1 : Entering City Stormdrains

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs
NRCC 24-hr D 25-Year Rainfall=5.55"

Area (sf)	CN	Description
165	98	Paved parking, HSG A
4,801	98	Paved parking, HSG D
944	39	>75% Grass cover, Good, HSG A
6,764	80	>75% Grass cover, Good, HSG D
3,002	94	Newly graded area or bare soil, HSG D
1,032	98	Unconnected roofs, HSG A
7,945	98	Unconnected roofs, HSG D
2,468	77	Woods, Good, HSG D
27,121	89	Weighted Average
13,178		48.59% Pervious Area
13,943		51.41% Impervious Area
8,977		64.38% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	41	0.1098	0.07		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00" Using McCuen-Spiess flow length
1.0	205	0.1114	3.34		**Shallow Concentrated Flow, B-C** Nearly Bare & Untilled Kv= 10.0 fps
0.3	57	0.0328	3.68		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
10.9	303	Total			

Subcatchment S3-1: Subcat 3



Summary for Subcatchment S4-1: Area Detained

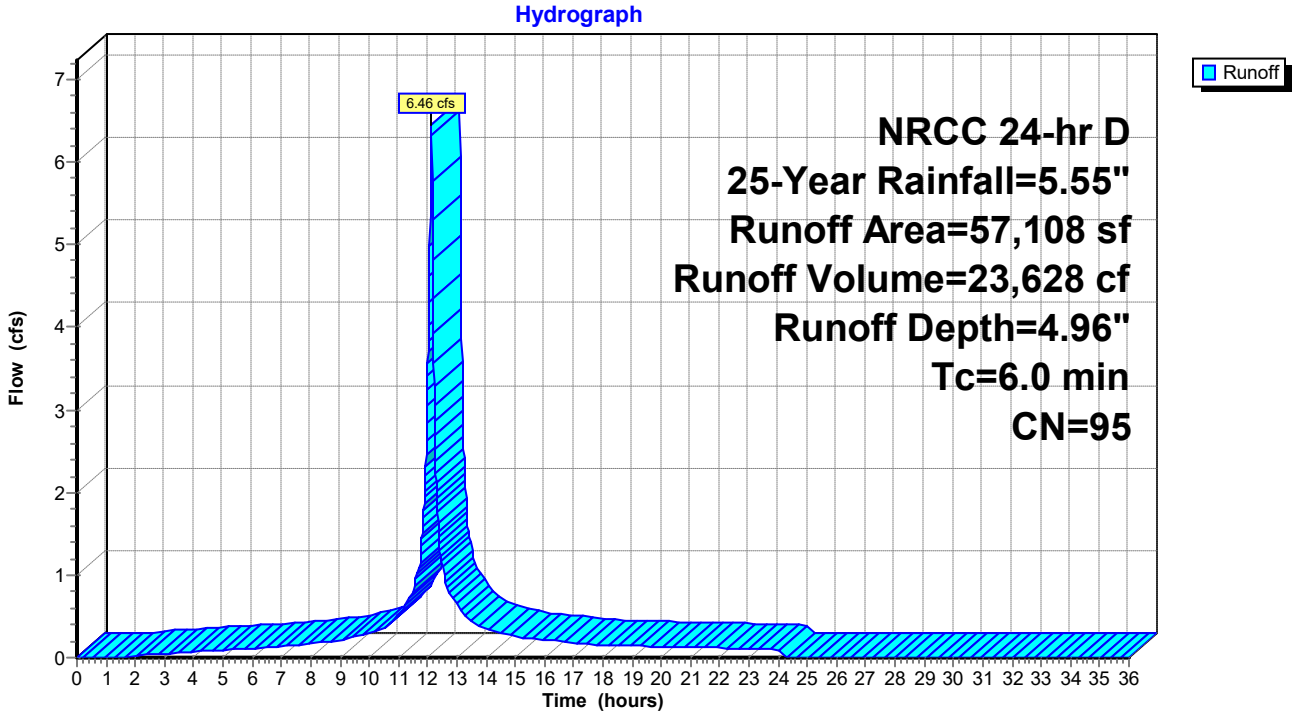
Runoff = 6.46 cfs @ 12.13 hrs, Volume= 23,628 cf, Depth= 4.96"
Routed to Pond 8P : R-TANK

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs
NRCC 24-hr D 25-Year Rainfall=5.55"

Area (sf)	CN	Description
6,908	98	Paved parking, HSG A
17,898	98	Paved parking, HSG D
1,117	39	>75% Grass cover, Good, HSG A
6,775	80	>75% Grass cover, Good, HSG D
24,410	98	Roofs, HSG D
57,108	95	Weighted Average
7,892		13.82% Pervious Area
49,216		86.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Assumed minimum**

Subcatchment S4-1: Area Detained



Summary for Pond 8P: R-TANK

Inflow Area = 57,108 sf, 86.18% Impervious, Inflow Depth = 4.96" for 25-Year event
Inflow = 6.46 cfs @ 12.13 hrs, Volume= 23,628 cf
Outflow = 1.41 cfs @ 12.39 hrs, Volume= 23,293 cf, Atten= 78%, Lag= 15.7 min
Primary = 1.41 cfs @ 12.39 hrs, Volume= 23,293 cf
Routed to Link POI2-1 : Entering City Stormdrains

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs
Peak Elev= 159.15' @ 12.39 hrs Surf.Area= 2,940 sf Storage= 6,571 cf

Plug-Flow detention time= 74.4 min calculated for 23,286 cf (99% of inflow)
Center-of-Mass det. time= 65.3 min (836.8 - 771.6)

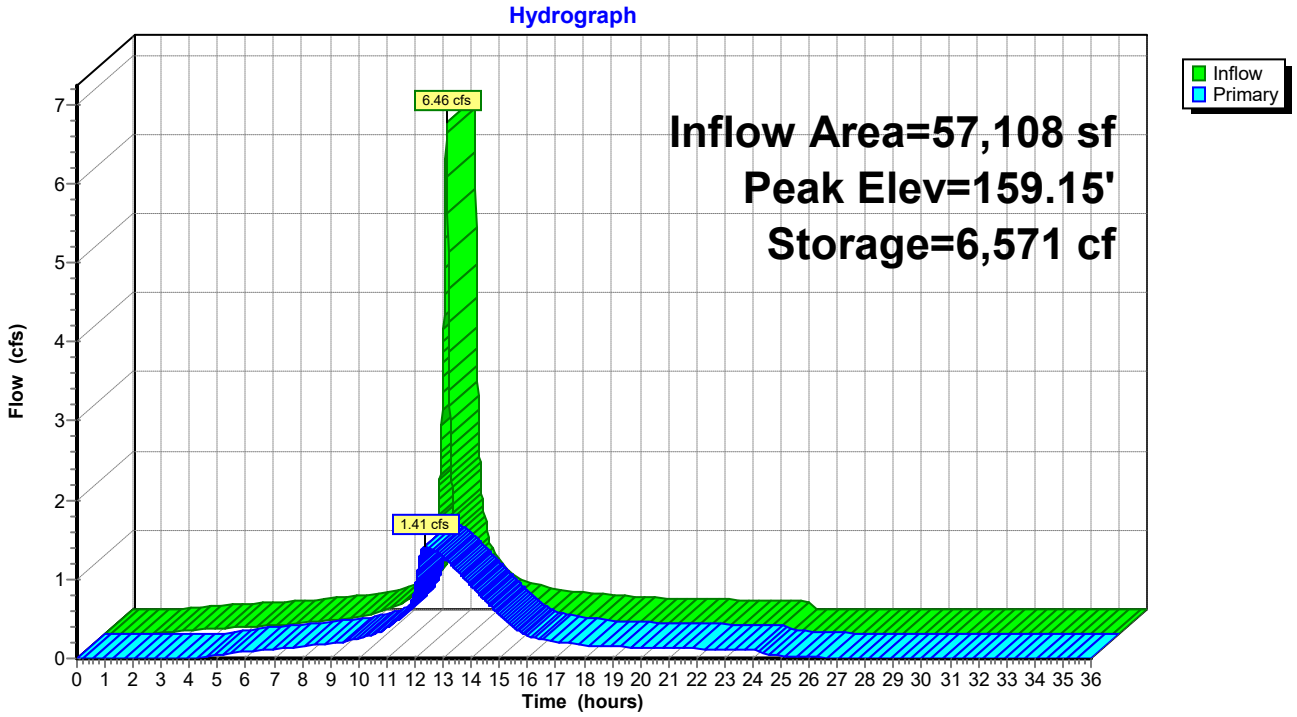
Volume	Invert	Avail.Storage	Storage Description
#1A	156.45'	1,952 cf	**66.99'W x 43.88'L x 4.07'H Field A** 11,968 cf Overall - 7,088 cf Embedded = 4,881 cf x 40.0% Voids
#2A	156.70'	6,733 cf	**Ferguson R-Tank HD 2** x 816 Inside #1 Inside= 15.7"W x 33.9"H => 3.52 sf x 2.35'L = 8.3 cf Outside= 15.7"W x 33.9"H => 3.70 sf x 2.35'L = 8.7 cf 816 Chambers in 48 Rows
		8,686 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	156.70'	**12.0" Round 12"_HDPE Round** L= 27.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 156.70' / 156.57' S= 0.0048 '/' Cc= 0.900 n= 0.009 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	156.67'	**6.0" Vert. Low-Level Orifice** C= 0.600 Limited to weir flow at low heads
#3	Primary	159.25'	**6.00' long x 0.50' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=1.41 cfs @ 12.39 hrs HW=159.15' TW=0.00' (Dynamic Tailwater)
- **1=12"_HDPE Round** (Passes 1.41 cfs of 5.29 cfs potential flow)
  - **2=Low-Level Orifice** (Orifice Controls 1.41 cfs @ 7.20 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 8P: R-TANK

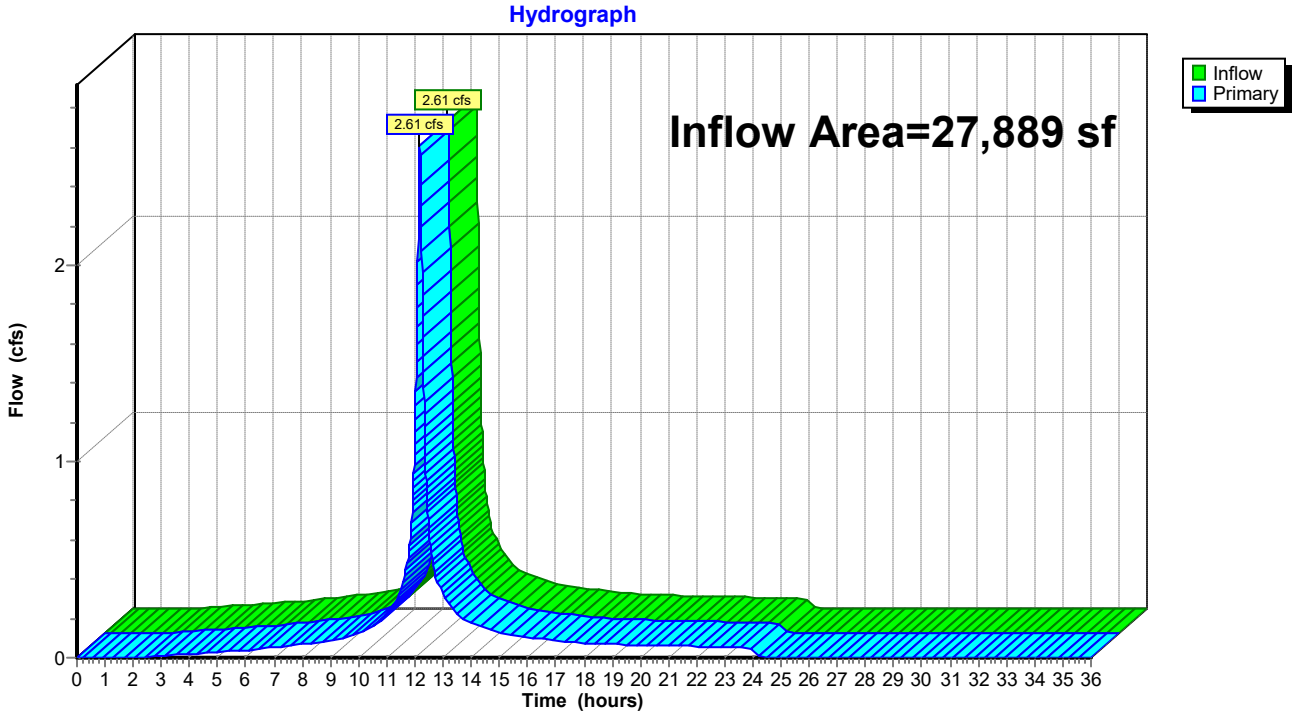


Summary for Link POI1-1: Entering City Stormdrains

Inflow Area = 27,889 sf, 86.24% Impervious, Inflow Depth = 4.63" for 25-Year event
Inflow = 2.61 cfs @ 12.17 hrs, Volume= 10,755 cf
Primary = 2.61 cfs @ 12.17 hrs, Volume= 10,755 cf, Atten= 0%, Lag= 0.0 min
Routed to Link TO-2 : Total Outflow (Post-Development)

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs

Link POI1-1: Entering City Stormdrains

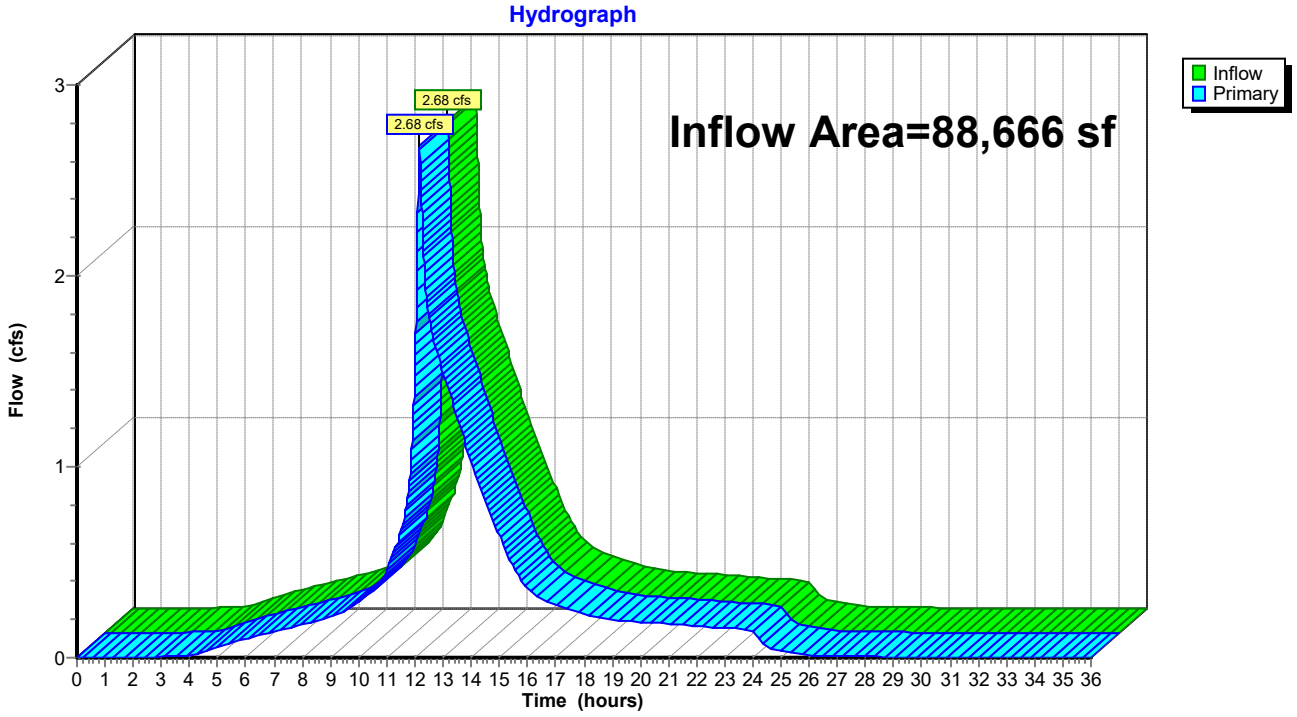


Summary for Link POI2-1: Entering City Stormdrains

Inflow Area = 88,666 sf, 70.48% Impervious, Inflow Depth > 3.96" for 25-Year event
Inflow = 2.68 cfs @ 12.16 hrs, Volume= 29,287 cf
Primary = 2.68 cfs @ 12.16 hrs, Volume= 29,287 cf, Atten= 0%, Lag= 0.0 min
Routed to Link TO-2 : Total Outflow (Post-Development)

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs

Link POI2-1: Entering City Stormdrains

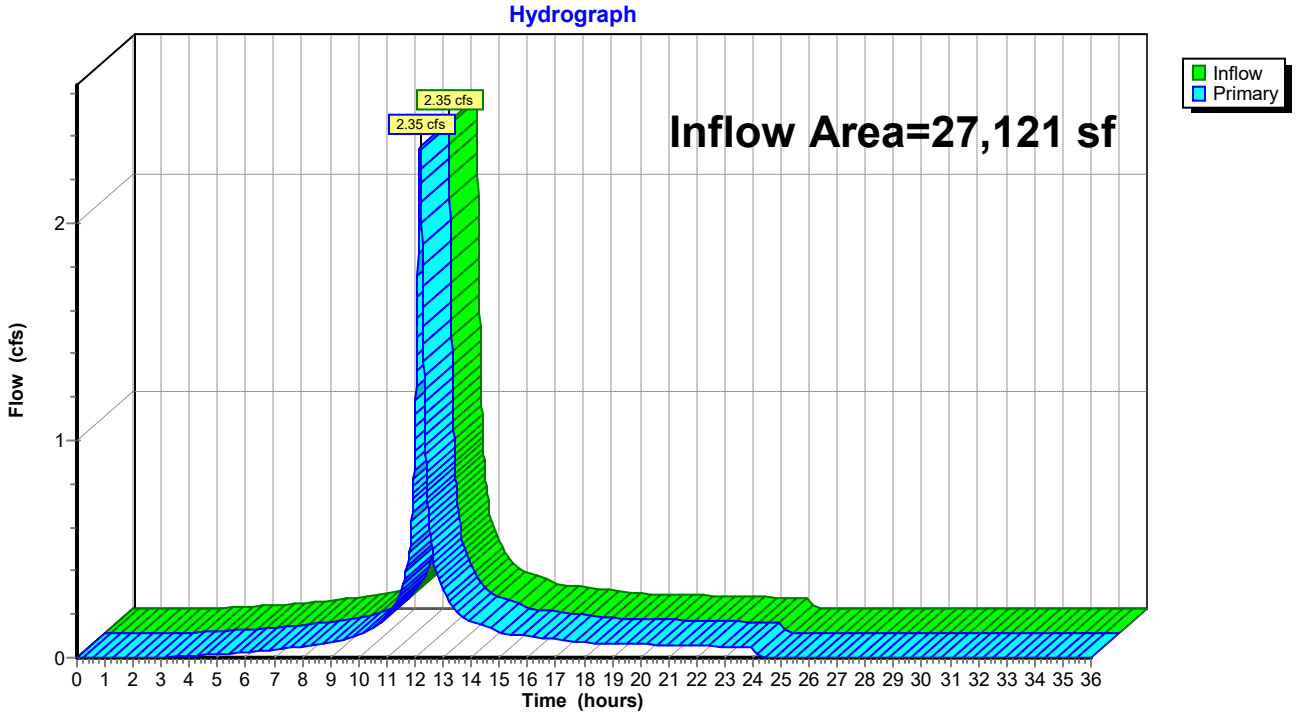


Summary for Link POI3-1: Entering City Stormdrains

Inflow Area = 27,121 sf, 51.41% Impervious, Inflow Depth = 4.30" for 25-Year event
Inflow = 2.35 cfs @ 12.18 hrs, Volume= 9,719 cf
Primary = 2.35 cfs @ 12.18 hrs, Volume= 9,719 cf, Atten= 0%, Lag= 0.0 min
Routed to Link TO-2 : Total Outflow (Post-Development)

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs

Link POI3-1: Entering City Stormdrains

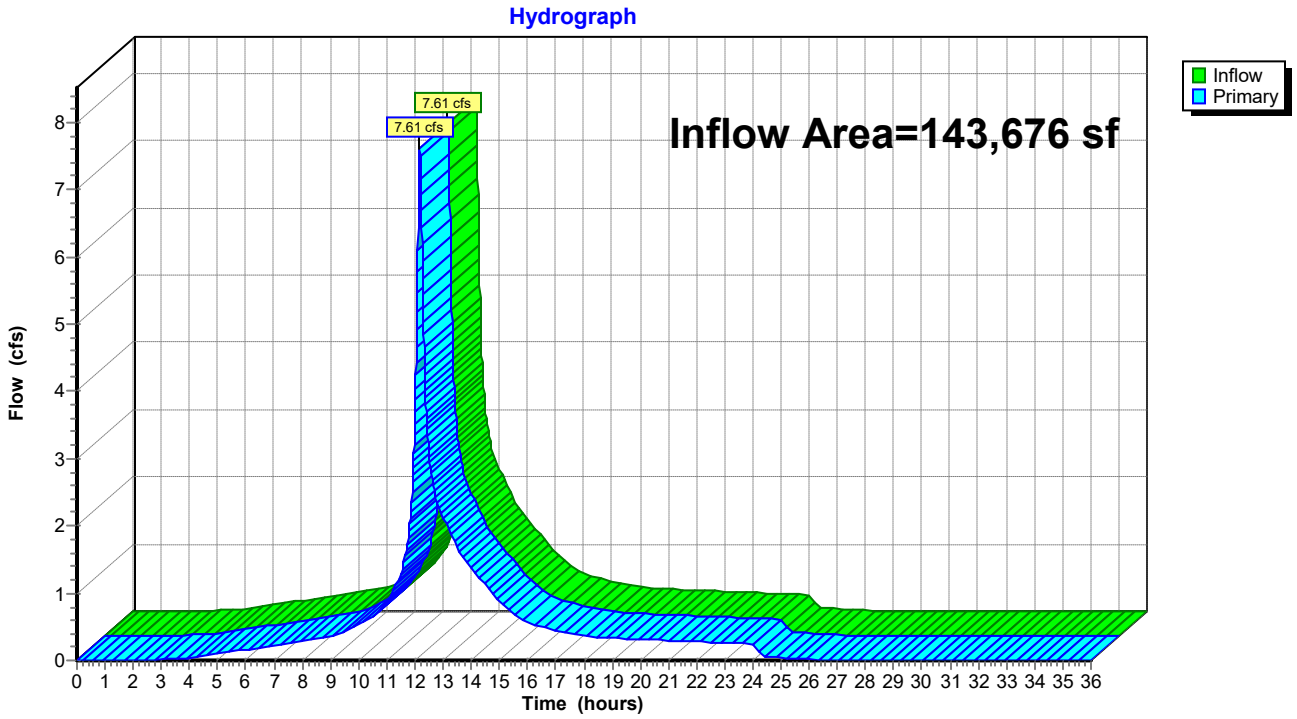


Summary for Link TO-2: Total Outflow (Post-Development)

Inflow Area = 143,676 sf, 69.94% Impervious, Inflow Depth > 4.16" for 25-Year event
Inflow = 7.61 cfs @ 12.17 hrs, Volume= 49,762 cf
Primary = 7.61 cfs @ 12.17 hrs, Volume= 49,762 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs

Link TO-2: Total Outflow (Post-Development)



ATTACHMENT F

SECTION 14

BASIC STANDARDS
EROSION AND SEDIMENTATION CONTROL REPORT

AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET & 261 MAIN STREET
AUBURN, MAINE

Prepared for
Auburn Town Center Apartments, LLC
799 Washington Street
Auburn, ME 04210

Prepared by

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207.772.2515

September 2025

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Attachments

Attachment A – Typical Seeding Plan

Attachment B – Operations and Maintenance Manual

SECTION 14

EROSION AND SEDIMENTATION CONTROL BASIC STANDARDS

14.1 Overview

Gorrill Palmer has been retained by [client] to prepare local and state permit applications for a residential development to be located at 15 Academy Street in Auburn, Maine. The project site is 1.42 acres spread across two parcels shown on Auburn's Tax Map 230 as Lot 132 and Tax Map 231 as Lot 04.

This narrative contains the general erosion and sedimentation control measures which are appropriate for the construction of this project. Erosion and sedimentation control plans and details are included in the project plans.

14.2 Narrative

Existing Conditions and Soil Types

The site is currently partially developed and functions as an unpaved parking lot. Abutting land uses are mostly residential, with small amounts of commercial and office uses mixed in. The topography of the project site slopes downhill from West to East, dropping from elevation 190 feet to around elevation 160 feet. Slopes in the area range from approximately 0.0% to 25%.

Soil information was retrieved from publicly available data published by the Natural Resource Conservation Service via their Web Soil Survey (WSS) online application. The WSS identified two soil types in the area, which are summarized in the table below:

Soil Description	Map Symbol	Hydrological Soil Group
Made Land, Loamy Materials	Md	D
Adams Loamy Sand, 0-8% Slopes	AaB	A

Existing Erosion Problems

Gorrill Palmer is not aware of any existing erosion problems onsite.

Protected Natural Resources

Gorrill Palmer is not aware of any protected natural resources onsite.

Critical Areas

Critical areas that would require special attention during construction include areas near the westerly and northerly property line where a large retaining wall is to be built. There is a relatively short distance between the proposed wall and structures on abutting properties. This makes these areas critical areas because if an erosion problem develops during construction, it could damage those abutting structures.

14.3 Erosion Control Measures and Site Stabilization

The primary emphasis of the erosion/sedimentation control plan, which will be implemented for this project, is as follows:

- Development of a careful construction sequence.
- Rapid revegetation of denuded areas to minimize the period of soil exposure.
- Rapid stabilization of drainage paths to avoid rill and gully erosion.
- The use of on-site measures to capture sediment (sedimentation basins, hay bales/stone check dams/silt fence, etc.)

The following temporary and permanent erosion and sediment control devices are anticipated to be implemented as part of the site development. These devices shall be installed as indicated on the plans or as described within this report. For further reference, see the latest edition of the Maine Erosion and Sediment Control Practices Field Guide for Contractors.

A. Pollution Prevention

Minimize disturbed areas and protect natural downgradient buffer areas to the greatest extent practicable. The maximum winter open area will be considered what the contractor can mulch in one day. Control stormwater volume and velocity within the site to minimize soil erosion. Minimize the disturbance of steep slopes. Control stormwater discharges, including both peak flow rates and volume, to minimize erosion at outlets. The discharge may not result in erosion of any open drainage channels, swales, stream channels or stream banks, upland, or coastal or freshwater wetlands off the project site.

Whenever practicable, no disturbance activities should take place within 50 feet of any protected natural resource. If disturbance activities take place between 30 and 50 feet of any protected natural resource, permitted erosion controls must be doubled. If disturbance activity takes place less than 30 feet from any protected natural resource, and stormwater discharges through the disturbed areas toward the protected natural resource, perimeter erosion controls must be doubled and disturbed areas must be temporarily or permanently stabilized within 7 days. Geotextile silt sacks shall be used at all catch basin inlets within any disturbed areas, and shall be installed downgradient of paved areas before construction. All catch basins shall be cleaned out at the end of the project.

B. Dewatering

Water from construction trench dewatering shall pass first through a filter bag or secondary containment structure (e.g. hay bale lined pool) prior to discharge. The discharge site shall be selected to avoid flooding, icing, and sediment discharges to a protected resource. In no case shall the filter bag or containment structure be located within 50 feet of a protected natural resource.

C. Inspection and Construction Monitoring

Maintenance measures shall be applied as needed during the entire construction season. Before and within 24 hours after, any event that produces more than 0.5 inch of precipitation in a consecutive 24-hour period, a qualified contractor knowledgeable of MEDEP standards shall perform a visual inspection of all installed erosion control devices, and recommend which, if any, corrective actions should be taken to ensure the continuous function of those devices. Additional inspections shall be performed at least once a week, and following any temporary or permanent seeding and mulching activity. the contractor shall in the spring inspect and repair any damages and/or unestablished spots. Established vegetative cover means a minimum of 90% of areas vegetated with vigorous growth.

The following standards must be met during construction.

1. **Inspection and Corrective Action**. An Engineer or someone with knowledge of erosion and stormwater standards as described in the conditions of the permit shall inspect disturbed and impervious areas, erosion control measures (including catch basin inlet protection measures, sediment filter measures, and stabilization of slopes), materials storage areas that are exposed to precipitation, and locations where vehicles enter or exit the site. Inspect these areas at least once a week as well as before and within 24 hours after a storm event (wet weather event that produces more than 0.5 inch in a consecutive 24-hour period), and prior to completing permanent stabilization measures**.**
2. **Maintenance**. If erosion and sedimentation control (ESC) measures need to be repaired, the repair work should be initiated upon discovery of the problem but no later than the end of the next workday. The contractor is responsible for all maintenance associated with these inspections. If additional ESC measures or significant repair of ESC measures are necessary, implementation must be completed within 7 calendar days and prior to any storm event (wet weather event that produces more than 0.5 inch in a consecutive 24-hour period). All measures must be maintained in effective operating condition until areas are permanently stabilized.
3. **Documentation.** Keep a log (report) summarizing the inspections and any corrective action taken. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of erosion and sedimentation controls, disturbed and impervious areas, materials storage areas, and vehicles access points to the parcel. Major observations must include ESC measures that need maintenance, that failed to operate as designed or proved inadequate for a particular location, and location(s) where additional ESC measures are needed. For each ESC measure requiring maintenance, needing replacement, and location needing additional ESC measures, note in the log the corrective action taken and when it was taken.

The log must be made accessible to Department staff and a copy must be provided upon request. The permittee shall retain a copy of the log for a period of at least three years from the completion of permanent stabilization.

D. Temporary Erosion Control Measures

Excavation and earthwork shall be completed such that any area left exposed can be controlled by the contractor. Limit the exposed area to one acre at a time or no larger area that can be mulched in one day. The current resource for the design of ESC measures is the 2016 Revision of the *Maine Erosion and Sediment Control Best Management Practices (BMPs) Manual for Designers and Engineers*. Additionally, the current resource for installation and construction of ESC measures is the 2014 *Revision of the Maine Erosion and Sediment Control Field Guide for Contractors*.

Typical Slope Restoration:

- Erosion Control Mulch placed on slopes between April 15th and October 15th of less than 15% shall be anchored by water, and steeper than 15% require erosion control blankets.
- Erosion control blankets required between 2:1 and 3:1 slopes and on disturbed areas within 50' of lakes, streams, and wetlands regardless of slope.
- Mulch placed on slopes from October 15th to April 15th steeper than 8% require blankets
- Slopes steeper than 2:1 shall not use solely vegetated stabilization methods
- 1.5:1 slopes are prohibited.

The following measures are planned as temporary erosion/sedimentation control measures during construction:

1. A crushed stone-stabilized construction entrance shall be placed at the approved access drives. Sediment tracking shall be removed immediately and prior to rain.

2. Siltation fence or erosion control mulch berms shall be installed downstream of any disturbed areas to trap runoff- borne sediments until grass areas are revegetated, prior to land disturbance. The silt fence and/or mulch berms shall be installed per the details provided in this package and inspected at least once a week and before and immediately after a storm event of 0.5 inches or greater, and at least daily during prolonged rainfall. Repairs shall be made if there are any signs of erosion or sedimentation below the fence or berm line. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind the fence or berm, the barrier shall be replaced with a stone check dam. Double row of erosion control barriers shall be used adjacent to Natural Resources. Erosion control mulch berms are not to be used adjacent to wetland areas that are not to be disturbed, but it can be placed inside the silt fence as a secondary row.

3. Straw or hay mulch including hydroseeding is intended to provide cover for denuded or seeded areas until revegetation is established. Mulch placed between April 15th and October 15th on slopes of less than 15 percent shall be anchored by applying water; mulch placed on slopes of equal to or steeper than 15 percent shall be covered by a fabric netting and anchored with staples in accordance with manufacturer's recommendation. Fabric netting and staples shall be used on disturbed areas within 50' of lakes, streams, and wetlands regardless of the upstream slope. Mulch placed between October 15th and April 15th on slopes equal to or steeper than 8 percent shall be covered with a fabric netting and anchored with staples in accordance with the manufacturer's recommendations. Slopes steeper than

3:1 and equal to or flatter than 2:1, which are to be revegetated, shall receive Curlex® blankets by American Excelsior or equal fabric netting. Slopes steeper than 2:1 shall receive riprap as noted on the plans. The mulch application rate for both temporary and permanent seeding is 75 lbs. per 1000 sf as identified in Attachment A of this section. Mulch shall not be placed over snow.

4. Temporary stockpiles of stumps, grubbings, or common excavation and soil surcharging for ground improvements will be protected as follows:

   a) Temporary stockpiles shall not be located within 50 feet of any wetlands which will not be disturbed and shall be located away from drainage swales.

   b) Stockpiles shall be stabilized within 7 days by either temporarily seeding the stockpile by a hydroseed method containing an emulsified mulch tackifier or by covering the stockpile with mulch, such as hay, straw, or erosion control mix.

   c) Stockpiles shall be a maximum of 8 feet in height above the surrounding existing grade.

   d) Stockpiles shall be surrounded by sedimentation barrier prior to stockpiling materials. Sediment barriers should be installed downgradient of stockpiles. Additionally, stormwater shall be prevented from running onto stockpiles.

5. All denuded areas that are within 50 feet of an undisturbed wetland, which have been rough graded and are not located within a building pad, parking area, or access drive subbase area, shall receive mulch or erosion control mesh fabric within 48 hours of initial disturbance of soil. All areas within 75 feet of an undisturbed wetland shall be mulched prior to any predicted rain event regardless of the 48-hour window. In other areas, the time period may be extended to 7 days.

6. Geotextile Filter Bags (e.g. Dirtbags™) shall be installed in accordance with the plan locations and details in the plan set. The filter bags function on the project is to receive any water pumped from excavations during construction. A filter bag shall be installed and prepared for operation prior to any trenching onsite. When filter bags are observed to be at 50% capacity, they shall be cleaned or replaced. Stone under the filter bag shall be removed and replaced concurrently with the replacement of the filter bag.

7. All adjacent roads shall be vacuum swept to control mud and dust as necessary. Additional stone shall be added to the stabilized construction entrance to minimize the tracking of material off the site and onto the surrounding roadways.

8. During grubbing operations stone check dams shall be installed at any evident concentrated flow discharge points and as directed on the Erosion Control Plans.

9. Silt fencing with a minimum stake spacing of 6 feet shall be used, unless the fence is supported by wire fence reinforcement of minimum 14 gauge and with a maximum mesh spacing of 6 inches, in which case stakes may be spaced a maximum of 10 feet apart. The bottom of the fence shall be anchored.

10. Erosion control mulch berms may be used in lieu of siltation fencing in areas not adjacent to wetlands, but can be used inside of silt fence as a secondary row. Berms shall be removed and spread in a layer not to exceed 3" thick once upstream areas are completed, and a 90% catch of vegetation is attained.

11. Water and/or calcium chloride shall be furnished and applied in accordance with MDOT specifications – Section 637 – Dust Control.

12. Loam and seed application is intended to serve as the primary permanent vegetative measure for all denuded areas not provided with other erosion control measures, such as riprap. Application rates are provided in Attachment A of this section. Seeding shall not occur over snow.

13. All catch basins shall be protected during construction with a catch basin inlet filter and, in cases of heavy flows, a stone sediment barrier.

Temporary erosion and sedimentation control measures can be removed when permanent stabilization has been achieved. Permanent stabilization shall be defined as one or more of the following:

- **Seeded areas**. For seeded areas, permanent stabilization means a 90% cover of the disturbed area with mature, healthy plants with no evidence of washing or rilling of the topsoil.

- **Sodded areas**. For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying soil with no slumping of the sod or die-off.

- **Permanent Mulch.** For mulched areas, permanent mulching means total coverage of the exposed area with an approved mulch material. Erosion Control Mix may be used as mulch for permanent stabilization according to the approved application rates and limitations.

- **Riprap.** For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an appropriate backing of a well-graded gravel or approved geotextile to prevent soil movement from behind the riprap. Stone must be sized appropriately. It is recommended that angular stone be used.

- **Paved Areas**. For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed, provided it is free of fine materials that may runoff with a rain event.

- **Ditches, Channels and Swales**. For open channels, permanent stabilization means the channel is stabilized with a 90% cover of healthy vegetation, with a well-graded riprap lining, turf reinforcement mat, or with another non-erosive lining such as concrete or asphalt pavement. There must be no evidence of slumping of the channel lining, undercutting of the channel banks, or down-cutting of the channel.

E. Permanent Erosion Control Measures

The following permanent erosion control measures have been designed as part of the Erosion/Sedimentation Control Plan:

1. All areas disturbed during construction, but not subject to other restoration (paving, riprap, gravel base, subbase gravel etc.) will be loamed, limed, fertilized, mulched, and seeded. Fabric netting, anchored with staples, shall be placed over the mulch in areas as noted in **Temporary Erosion Control Measures** paragraph 4 of this report. All areas within 50 feet of an undisturbed wetland shall be mulched prior to any predicted rain event regardless of the 48-hour window. Native topsoil shall be stockpiled and reused for final restoration when it is of sufficient quality.

2. Catch basins shall be provided with sediment sumps and inlet hoods (the Snout) for all outlet pipes that are 18" in diameter or less.

14.4 Implementation Schedule

The following is a detailed and generic construction sequence. The intent of the following is to depict typical construction sequencing to ensure the effectiveness of the erosion and sedimentation control measures are optimized.

It is anticipated that construction will span several years and occur in multiple phases.

Note: For all grading activities, the contractor shall exercise extreme caution not to overexpose the site, this shall be accomplished by limiting the disturbed area. Area shall be limited to no more than the contractor can mulch in one day.

1. Install stabilized construction entrance at the access drive.

2. Install perimeter silt fence and/or erosion control mulch berms.

3. Install sediment basins, diversion dikes, and check dams (clear only those areas necessary to install BMP's) as necessary and per the Erosion and Sedimentation Control Plan

4. Clear and grub site. Install stone check dams at any evident concentrated flow discharge points.

5. Commence installation of drainage appartenances.

6. Commence earthwork and grading to subgrade.

7. Commence installation of utility lines.

8. Continue earthwork and grading to subgrade as necessary for construction.

9. Complete installation of underground utilities to within 5' of the buildings.

10. Install light pole foundations and light poles.

11. Complete remaining earthwork operations.

12. Complete installation of drainage appurtenances.

13. Install sub-base and base gravel within parking areas, walkways, and all other paved areas.

14. Install curbing in parking areas and drive aisles as needed.

15. Install base course paving for drives and parking area as well as concrete surfaces.

16. Loam, lime, fertilize, seed and mulch disturbed areas and complete all landscaping.

17. Install surface course paving for drives and parking areas. Stripe per plan.

18. Once the site is stabilized and a 90% catch of vegetation has been obtained, remove all temporary erosion control measures.

19. Touch up loam and seed.

14.5 Erosion, Sedimentation and Stabilization Control Plan

The Erosion Control information is included in the plan set.

14.6 Details and Specifications

The Erosion Control details and specifications are included in the plan set.

14.7 Winter Stabilization Plan

The winter construction period is from November 1 through April 15. However, it is understood that no vegetation growth occurs in Southern Maine after October 15th and even earlier in northern parts of the state. If the construction site is not stabilized with pavement, a road gravel base, or riprap by November 1 then the site needs to be protected with over-winter stabilization. An area considered open is any area not stabilized with pavement, vegetation, mulching, erosion control mats, rip-rap, or gravel base on a road.

Winter excavation and earthwork shall be completed such that any area left exposed can be controlled by the contractor. Limit the exposed area to one acre or an area that can be mulched in one day prior to any snow event.

All areas shall be considered to be denuded until the subbase gravel is installed in roadway/parking areas or the areas of future loam and seed have been loamed, seeded, and mulched. Hay and straw mulch rate shall be twice the normal rate, a minimum of 150 lbs./1,000 SF (3 tons/acre) and shall be properly anchored.

For work, which is conducted between October 15th and April 15th of any calendar year, all denuded areas, shall be covered with hay mulch or erosion control mix, applied at twice the normal application rate and anchored with a fabric netting. The time period for applying mulch shall be limited to 2 days for all areas.

1. ***Standard for the Timely Stabilization of Ditches and Channels***
   The applicant shall construct and stabilize all stone-lined ditches and channels on the site by November 15. The applicant shall construct and stabilize all grass-lined ditches and channels on the site by September 1. If the applicant fails to stabilize a ditch or channel to be grass-lined by September 1, then the applicant will take one of the following actions to stabilize the ditch for late fall and winter.

   Install a Sod Lining in the Ditch – The applicant shall line the ditch with properly installed sod by October 1. Proper installation includes the applicant pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, watering the sod to promote root growth into the disturbed soil, and anchoring the sod with jute or plastic mesh to prevent the sod strips from sloughing during flow conditions.

   Install a Stone Lining in the Ditch – The applicant shall line the ditch with stone riprap by November 15. The applicant shall hire a registered professional engineer to determine the stone size and lining thickness needed to withstand the anticipated flow velocities and flow depths within the ditch. If necessary, the applicant shall regrade the ditch prior to placing the stone lining so to prevent the stone lining from reducing the ditch's cross-sectional area.

2. ***Standard for the Timely Stabilization of Disturbed Slopes***
   The applicant shall construct and stabilize stone-covered slopes by November 15. The applicant shall seed and mulch all slopes to be vegetated by September 1. The department shall consider any area having a grade greater than 15% to be a slope. If the applicant fails to stabilize any slope to be vegetated by September 1, then the applicant shall take one of the following actions to stabilize the slope for late fall and winter.

   Stabilize the Soil with Temporary Vegetation and Erosion Control Mats – By September 1 the applicant shall seed the disturbed slope with winter rye at a seeding rate of 3 pounds per 1,000 square feet and apply erosion control mats over the mulched slope. The applicant shall monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or cover at least 75% of the disturbed slope by November 1, then the applicant shall cover the slope with a layer of wood waste compost as described in item iii of this standard or with stone riprap as described in item iv of this standard.

   Stabilize the Slope with Sod – The applicant shall stabilize the disturbed slope with properly installed sod by September 1. Proper installation includes the applicant pinning the sod onto the slope with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil. The applicant shall not use late-season sod installation to stabilize slopes having a grade greater than 33% (3H:1V).

Stabilize the Slope with Wood Waste Compost – The applicant shall place a six-inch layer of wood waste compost on the slope by November 15. Prior to placing the wood waste compost, the applicant shall remove any snow accumulation on the disturbed slope. The applicant shall not use wood waste compost to stabilize slopes having grades greater than 50% (2H:1V) or having groundwater seeps on the slope face.

Stabilize the Slope with Stone Riprap – The applicant shall place a layer of stone riprap on the slope by November 15. The applicant shall hire a registered professional engineer to determine the stone size needed for stability and to design a filter layer for underneath the riprap.

3. ***Standard for the Timely Stabilization of Disturbed Soils***

By September 15 the applicant shall seed and mulch all disturbed soils on areas having a slope less than 15%. If the applicant fails to stabilize these soils by this date, then the applicant shall take one of the following actions to stabilize the soil for late fall and winter.

Stabilize the Soil with Temporary Vegetation – By September 1 the applicant shall seed the disturbed soil with winter rye at a seeding rate of 3 pounds per 1000 square feet, lightly mulch the seeded soil with hay or straw at 75 pounds per 1000 square feet, and anchor the mulch with plastic netting. The applicant shall monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or cover at least 90% of the disturbed soil before November 1, then the applicant shall mulch the area for over-winter protection as described below.

Stabilize the Soil with Sod – The applicant shall stabilize the disturbed soil with properly installed sod by September 15. Proper installation includes the applicant pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil.

Stabilize the Soil with Mulch – By November 15 the applicant shall mulch the disturbed soil by spreading hay or straw at a rate of at least 150 pounds per 1000 square feet on the area so that no soil is visible through the mulch. Prior to applying the mulch, the applicant shall remove any snow accumulation on the disturbed area. Immediately after applying the mulch, the applicant will anchor the mulch with plastic netting to prevent wind from moving the mulch off the disturbed soil.

The contractor shall install any added measures which may be necessary to control erosion/sedimentation from the site dependent upon the actual site and weather conditions. Continuation of earthwork operations on additional areas shall not begin until the exposed soil surface on the area being worked has been stabilized, in order to minimize areas without erosion control protection.

1. Soil Stockpiles

Stockpiles of soil or subsoil shall be mulched for over winter protection with hay or straw at twice the normal rate or at 150 lbs./1,000 SF. (3 tons per acre) or with a four-inch layer of wood waste erosion control mix. This shall be done within 24 hours of stocking and re-established prior to any rainfall or snowfall. Any soil stockpile shall not be placed (even covered with hay or straw) within 50 feet from any natural resources.

2. Natural Resource Protection

   Any areas within 75 feet from any natural resources, if not stabilized with a minimum of 90% mature vegetation catch, shall be mulched by December 1 and anchored with plastic netting or protected with erosion control mats. During winter construction, a double line of sediment barriers (i.e. silt fence backed with hay bales or erosion control mix) shall be placed between any natural resource and the disturbed area. Projects crossing the natural resource shall be protected a minimum distance of 75 feet on either side from the resource. Existing projects not stabilized by December 1 shall be protected with the second line of sediment barrier to ensure functionality during the spring thaw and rains.

3. Sediment Barriers

   All sediment barriers shall be installed prior to any land disturbance. During frozen conditions, sediment barriers shall consist of erosion control mulch berms as frozen soil prevents the proper installation of hay bales and sediment silt fences.

4. Mulching

   An area shall be considered denuded until areas of future loam and seed have been loamed, seeded and mulched. Hay and straw mulch shall be applied at a rate of 150 lb. per 1,000 square feet or 3 tons/acre (twice the normal accepted rate of 75-lbs./1,000 SF or 1.5 tons/acre) and shall be properly anchored. Mulch shall not be spread on top of snow. The snow shall be removed down to a one-inch depth or less prior to application. After each day of final grading, the area shall be properly stabilized with anchored hay or straw or erosion control matting. An area shall be considered to have been stabilized when exposed surfaces have been either mulched with straw or hay at a rate of 150 lb. per 1,000 square feet (3 tons/acre) and adequately anchored that ground surface is not visible though the mulch.

   Between the dates of November 1 and April 15, all mulch shall be anchored by peg line, mulch netting, asphalt emulsion chemical, or wood cellulose fiber. When ground surface is not visible through the mulch then cover is sufficient. After November 1st, mulch and anchoring of all bare soil shall occur at the end of each final grading workday.

5. Mulching on Slopes and Ditches

   Slopes shall not be left exposed for any extended time of work suspension unless fully mulched and anchored with peg and netting or with erosion control blankets. Mulching shall be applied at a rate of 230 lbs./1,000 SF on all slopes greater than 8%.

   Mulch netting shall be used to anchor mulch in all drainage ways with a slope greater than 3% for slopes exposed to direct winds and for all other slopes greater that 8%. Erosion control blankets shall be used in lieu of mulch in all drainage ways with slopes greater than 8%. Erosion control mix can be used to substitute erosion control blankets on all slopes except ditches.

6. Seeding

   Between the dates of October 15 and April 1st, loam or seed will not be required. During periods of above freezing temperatures finished areas shall be fine graded and either protected with mulch or temporarily seeded and mulched until such time as the final treatment can be applied. If the date is after November 1st and if the exposed area has been loamed, final graded with a uniform surface, then the area may be dormant seeded at a rate of 3 times higher than specified for permanent seed

and then mulched. Dormant seeding may be selected to be placed prior to the placement of mulch and fabric netting anchored with staples. If dormant seeding is used for the site, all disturbed areas shall receive 4" of loam and seed at an application rate of 5 lbs./1,000 SF. All areas seeded during the winter shall be inspected in the spring for adequate catch. All areas insufficiently vegetated (less than 90% catch) shall be revegetated by replacing loam, seed, and mulch. If dormant seeding is not used for the site, all disturbed areas shall be revegetated in the spring.

7. Winter Construction Inspection

   After each rainfall, snowstorm or period of thawing and runoff, the qualified contractor knowledgeable of DEP standards shall perform a visual inspection of all installed erosion control measures and perform repairs as needed to insure their continuous function. Inspections shall be performed a minimum of once per week and shall be conducted in accordance with Attachment B of Erosion Control Measures and Site Stabilization within the Erosion Control Report.

14.8 Stormwater Channels

Ditches, swales, and other open stormwater channels must be designed, constructed, and stabilized using measures that achieve long-term erosion control. Ditches, swales, and other open stormwater channels must be sized to handle, at a minimum, the expected volume run-off. Each channel should be constructed in sections so that the section's grading, shaping, and installation of the permanent lining can be completed the same day. If a channel's final grading or lining installation must be delayed, then diversion berms must be used to divert stormwater away from the channel, properly-spaced check dams must be installed in the channel to slow the water velocity, and a temporary lining installed along the channel to prevent scouring. Stone check damns shall be used in channels with a slopes between 2 and 3%, and erosion control blankets shall be used in channels with a slope greater than 3%.

(a) The channel should receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or side slopes.

(b) When the watershed draining to a ditch or swale is less than 1 acre of total drainage and less than ¼ acre of impervious area, diversion of runoff to adjacent wooded or otherwise vegetated buffer areas is encouraged where the opportunity exists.

14.9 Housekeeping

1. Spill Prevention
   Controls must be used to prevent pollutants from construction and waste materials stored on site to enter stormwater, which includes storage practices to minimize exposure of the materials to stormwater. The site contractor or operator must develop, and implement as necessary, appropriate spill prevention, containment, and response planning measures.

2. Groundwater Protection
   During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials. Any project proposing infiltration of stormwater must provide adequate pre-treatment of stormwater prior to discharge of stormwater to the infiltration area, or provide for treatment within the infiltration area, in order to prevent the accumulation of fines, reduction in infiltration rate, and consequent flooding and destabilization.

3. Fugitive Sediment and Dust
   Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control, but other water additives may be considered as needed. A stabilized construction entrance (SCE) should be included to minimize tracking of mud and sediment. If off-site tracking occurs, public roads should be swept immediately and no less than once a week and prior to significant storm events. Operations during dry months, that experience fugitive dust problems, should wet down unpaved access roads once a week or more frequently as needed with a water additive to suppress fugitive sediment and dust.

4. Debris and Other Materials
   Minimize the exposure of construction debris, building and landscaping materials, trash, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials to precipitation and stormwater runoff. These materials must be prevented from becoming a pollutant source.

5. Excavation Dewatering
   Excavation de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water removed from the ponded area, either through gravity or pumping, must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved by the Department.

14.10 Chapter 500: Appendix C – Good Housekeeping

Authorized Non-Stormwater Discharges. Identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater discharges exist, they must be identified, and steps should be taken to ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge. Authorized non-stormwater discharges are:

1. Discharges from firefighting activity.
2. Fire hydrant flushings.
3. Vehicle wash water if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage and transmission washing is prohibited).
4. Dust control runoff in accordance with permit conditions and Appendix (C)(3).
5. Routine external building wash-down, not including surface paint removal, that does not involve detergents.
6. Pavement wash water (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material had been removed) if detergents are not used.
7. Uncontaminated air conditioning or compressor condensate.
8. Uncontaminated groundwater or spring water.
9. Foundation or footer drain-water where flows are not contaminated.
10. Uncontaminated excavation dewatering (see requirements in Appendix C(5)).
11. Potable water sources including waterline flushings; and
12. Landscape irrigation.

Unauthorized Non-Stormwater Discharges. The Department's approval under this Chapter does not authorize a discharge that is mixed with a source of non-stormwater, other than those discharges in compliance with Appendix C (6). Specifically, the Department's approval does not authorize discharges of the following:

(a) Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials.

(b) Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance.

(c) Soaps, solvents, or detergents used in vehicle and equipment washing.

(d) Toxic or hazardous substances from a spill or other release.

14.11 Conclusion

The Applicant has provided temporary and permanent erosion control measures as well as specifying a sequence of construction as measures to minimize erosion and sedimentation.

14.12 Attachments

Attachment A – Typical Seeding Plan

Attachment B – Operations and Maintenance Manual

ATTACHMENT A

SEEDING PLAN

Project: Auburn Town Center Apartments

Site Location: 15 Academy Street Auburn, ME

☒ Permanent Seeding ☐ Temporary Seeding

1. Instruction on preparation of soil: Prepare a good seed bed for planting method used.
2. Apply lime as follows: _____# / acres, OR 138 # /M Sq. Ft.
3. Fertilize with _____ pounds of _____ N-P-K/ac. OR 18.4 pounds of 10-20-20 N-P-K/M Sq. Ft.
4. Method of applying lime and fertilizer: Spread and work into the soil before seeding.
5. Seed with the following mixture:

   40% Creeping Red Fescue

   30% Charger II Perennial Ryegrass

   20% KenBlue Kentucky Bluegrass

   10% Tiffany Chewings Fescue
6. Mulching instructions: Apply at the rate of _____per acre, OR 75 pounds per M. Sq. Ft.

	Amount	Unit # Tons. Etc.
7. TOTAL LIME	138	#/1000 sq. ft.
8. TOTAL FERTILIZER	18.4	#/1000 sq. ft.
9. TOTAL SEED	1.03	#/1000 sq. ft.
10. TOTAL MULCH	75	#/1000 sq. ft.
11. TOTAL other materials, seeds, etc.		
12. REMARKS		

Spring seeding is recommended, however, late summer (prior to September 1) seeding can be made. Permanent seeding should be made prior to August 5 or as a dormant seeding after the first killing frost and before the first snowfall. If seeding cannot be done within these seeding dates, temporary seeding and mulching shall be used to protect the site. Permanent seeding shall be delayed until the next recommended seeding period.

SEEDING PLAN

Project: Auburn Town Center Apartments

Site Location: 15 Academy Street Auburn, ME

☐ Permanent Seeding ☒ Temporary Seeding

1. Instruction on preparation of soil: Prepare a good seed bed for planting method used.
2. Apply lime as follows: _____# / acres, OR 138 # /M Sq. Ft.
3. Fertilize with _____ pounds of _____ N-P-K/ac. OR 13.8 pounds of 10-10-10 N-P-K/M Sq. Ft.
4. Method of applying lime and fertilizer: Spread and work into the soil before seeding.
5. Seed with the following mixture:

   50% Winter Rye

   50% Annual Rye

6. Mulching instructions: Apply at the rate of _____per acre, OR 75 pounds per M. Sq. Ft.

	Amount	Unit # Tons. Etc.
7. TOTAL LIME	138	#/1000 sq. ft.
8. TOTAL FERTILIZER	13.8	#/1000 sq. ft.
9. TOTAL SEED	1.03	#/1000 sq. ft.
10. TOTAL MULCH	75	#/1000 sq. ft.
11. TOTAL other materials, seeds, etc.		
12. REMARKS		

Spring seeding is recommended; however, late summer (prior to September 1) seeding can be made. Permanent seeding should be made prior to August 5 or as a dormant seeding after the first killing frost and before the first snowfall. If seeding cannot be done within these seeding dates, temporary seeding and mulching shall be used to protect the site. Permanent seeding shall be delayed until the next recommended seeding period.

ATTACHMENT B

AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET & 261 MAIN STREET
AUBURN, MAINE

STORMWATER MANAGEMENT SYSTEM
OPERATIONS & MAINTENANCE MANUAL

Prepared for

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July 2024

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I. INTRODUCTION

Runoff from developed areas may contain contaminants, especially when emanating from rooftops, paved or lawn areas. This runoff can contain a significant amount of non-point contaminants, which can have an adverse impact on the receiving waters. If this runoff is not released at a slow, controlled rate, the flooding and erosion that will likely follow, can have adverse or damaging impacts on areas downstream. The effectiveness of a stormwater management system at preventing such impacts is dependent on the condition of its components, and that effectiveness will degrade over time. To mitigate this degradation, it is critical that stormwater management facilities are inspected on a regular, recurring basis, and that maintenance is performed when needed.

The purpose of this document is to define the inspection and maintenance requirements of each component of the developments stormwater management system (the system). This Operations and Maintenance Manual will identify each component of the system, how they should be operated, when they should be inspected, and what corrective actions should be taken to maintain them.

A. Guidelines Overview

Each component of the system will be described in detail with the following format:

Preface: A general description of what function/benefit the element is intended to provide. This is a short summary and not intended to provide the design basis, which can be found in other sources.

Inspection: This section provides the inspection requirements for the individual component.

Maintenance: The section provides general information on the routine maintenance requirements of this element.

Frequency: This section outlines the best judgment of the designer of the system to the frequency of maintenance.

Comments: This section provides any particular comment on the site-specific features of this element. This is a summary only. The owner/operator should review the design drawings and documents carefully to understand the particular elements of the project. The end of this section should allow the owner/operator to make notes on the specific program. This may include the selected maintenance procedure, cross-references to applicable design drawings, etc.

B. Responsible Party

The responsible party for operation and maintenance of the stormwater and other site infrastructure will be the applicant, their agents, or assigns.

II. PROJECT OVERVIEW

Key permits issued (or applied for) on the project include:

- Site Plan Approval from the City of Auburn (The City)
- Stormwater Permit-by-Rule from the Maine Department of Environmental Protection (MEDEP)

A copy of the permits should be appended to this manual as Appendix C. The Owner/Operator of the stormwater management system should review these permits for a general description and background of the project, as well as any conditions under which the project was approved. Such conditions can include obligations that must be met by any current or future owner of the project.

The applicant retained Gorrill Palmer to provide civil engineering services for the project, which include the design of the stormwater management system, and this manual. Should any questions or concerns about this manual, or any other civil engineering services that were provided, Gorrill Palmer may be contacted at:

300 Southborough Drive – Suite 200
South Portland, Maine 04106
207.772.2515

Other documents referenced by this manual are:

1. Civil Site Plans Prepared by Gorrill Palmer
2. The Erosion Control/Sedimentation Control Plan for the project
3. The Stormwater Management Plan for the project

A copy of these documents should be preserved alongside this manual.

The system includes: catch basins, manholes, conveyance pipes, roof drains, a proprietary subsurface chamber system, and an outlet control structure.

The receiving waters for this project are the City of Auburn's storm drain network, which discharges to the Androscoggin River, East of the project site.

The manual is intended for general guidance; however, any substituted deviations from the manual should be reviewed with respect to provisions of Appendix C.

III. INSPECTION & MAINTENANCE DESCRIPTIONS

The following narratives describe the inspection/maintenance provisions for the Stormwater Management system. Proper O&M is necessary to make sure the system will provide its intended purpose of conveying runoff, removing a substantial amount of the suspended solids, and other contaminants in the stormwater runoff.

A. Stormwater Inlets

Preface: The success of any stormwater facility relies on the ability to intercept stormwater runoff at the design locations. Stormwater inlets include structures catch basins, culverts, and field inlets. Manholes are also included in this section since they are similar to catch basins. Many inlets also function as pre-treatment devices for other stormwater controls. The purpose of a pretreatment device is to remove heavier sediments and debris from the runoff water before it enters another structure or treatment device. Pre-treatment devices can include: forebays, hooded outlets, and sumps.

Inspection: The inspection of inlets should be coordinated with other maintenance items, such as building maintenance and groundskeeping. The most important things to look for when inspecting inlets are obstructions and debris. Inlets will not function properly if they become blocked by debris or another obstruction, runoff could back-up and cause flooding in other areas.

Maintenance: If an inlet is found to be obstructed, the proper course of action is to remove the blockage so that runoff may flow freely into the inlet. This includes the removal of snow from the inlet. Grass clippings and leaves near each inlet should be bagged and removed before they can block the inlet. All obstructions should be disposed of such that they will not reenter the runoff collection system. Depending on the frost susceptibility of the soil, the rims may become elevated over time causing flow to circumvent the inlet. Elevations on the rim of catch basins should be adjusted as needed to assure optimal water entry. If a temporary filter bag has been designated for the inlet during construction, silt and other deleterious materials can significantly reduce the flow capacity of the bag. Filter bags should be replaced regularly to prevent tears and back-ups.

Frequency: All inlets should be inspected on a quarterly basis, and after any storm event that produces one or more inches of rain. Adjustment of inlet rim elevations should be on an as needed basis. Sediment build-up in pre-treatment devices such as sumps and forebays should be removed if the build-up exceeds more than one-third of the depth of the device (i.e. a one foot sump should be cleaned if more than four inches of sediment has built up).

Comments: Maintenance of inlets is critical to all stormwater management systems. Runoff cannot be treated or controlled if it cannot enter the system.

B. Pipes & Other Closed Conduits

Preface: Stormwater from most of the project will be carried from one structure to another via a drainpipe or another type of closed conduit.

Inspection: All pipes should be free of obstructions like sediment and debris, and should not be sagging or warping. Some inspections may need to be performed using cameras or a light and mirror procedure. Special attention should be paid to pipes laid at shallower slopes because water will not flow though them as quickly, making it easier for sediment to build up.

Maintenance: Maintenance of the storm drainage system must assure that it continues to serve its design function on a long-term basis, and that its operation does not transport excessive sediments to any downstream treatment device or the receiving waters. If sediment in the pipeline is observed, it should be removed. This may be accomplished by hydraulic flushing, or by mechanical means. If hydraulic flushing should only be used if it will not cause adverse impacts to downstream areas.

Frequency: All pipes should be inspected on an annual basis. Pipes may be cleaned on an as-needed basis, so long as sediment does not accumulate fast enough to impede flow through the pipe.

Comments: None.

C. Ditches & Swales, Overland Flow, and Other Open Stormwater Channels

Preface: Open stormwater channels include anything that carries runoff in an open-air fashion. Examples include grass or rip-rap lined ditches, canals, and other channels. Also in this category are less obvious devices such as curbside gutters and low points across a parking lot or driveway.

Inspection: Similar to inlets and conduits, inspections should look for debris accumulation. Woody vegetation cannot be allowed to grow in ditches as it will obstruct flow. Check the lining and the bottom of all ditches for signs of erosion. Take note of any depressions or ponding, as they will be more likely to accumulate sediment and debris, and repetitive freezing and thawing of water in these depressions can crack pavement over time.

Maintenance: Remove any obstructions to flow, including accumulated sediments, debris and any vegetation that is not the prescribed grass cover especially if it is woody vegetation. Repair any erosion or slumping of the ditch bottom and lining as soon as possible. Vegetated ditches will be mowed at least annually to control the growth of woody vegetation. If the ditch has a rip-rap lining, replace rip-rap wherever the filter fabric or underdrain gravel is showing through the stone, or where stones have dislodged. Keep paved areas clear of sediment and other debris that could be carried away by runoff.

Frequency: Inspect 2 times per year (preferably in Spring and Fall) to ensure they are working in their intended fashion and that they are free of sediment and debris. The facilities shall be inspected after major storms (one or more inches of rain) and any identified deficiencies shall be corrected.

Comments: None.

D. Outlet Control Structures

Preface: Outlet control structures of assorted sizes are commonly utilized to control discharge from stormwater management features. The outlet control structure on this project uses an orifice and a weir to regulate the discharge of water from the project's underground detention system.

Inspection: Inspection of these structures and the devices within them should be performed after each major rainfall event (one inch or more) to ensure that there are no blockages and to determine that the devices inside the structure or needs to be adjusted. This should be done after major storm events to ensure that the BMP's are draining within 24-48hrs.

Maintenance: The structure should be opened and the weir and orifice reviewed.

Frequency: The outlet control devices should be inspected at least once per year and maintained as needed.

Comments: None.

E. Drive Aisles and Parking Surfaces

Clear accumulations of winter sand in parking lots and along roadways at least once a year, preferably in the spring. Accumulations on pavement may be removed by pavement sweeping or

removing manually by front end loader or skid steer. Repair potholes and other roadway obstructions and hazards. Plowing and sanding of paved areas shall be performed as necessary to maintain vehicular traffic safety.

F. Underground Detention

Preface: This development utilizes an underground stormwater detention system; a series of plastic chambers buried in a layer of stone laid beneath the parking lot. The purpose of this system is to store runoff from larger precipitation events, then slowly release that runoff through its outlet control structure. This reduces the peak discharge rate of runoff from the development, and ensures that the development does not create or contribute to flooding and erosion problems downstream.

Inspection: The detention system at this development uses manholes to control flow into the chambers, and an outlet control structure (O.C.S.) to control flow out of the chambers. See, **A. Stormwater Inlets**, and **D. Outlet Control Structures**, for their respective inspection and maintenance requirements. The chambers themselves are equipped with inspection ports that allow maintenance personnel to look inside the chamber with a flashlight or a camera.

More frequent inspections may be warranted if sediment build-up in the inlet manholes occurs at an increasing rate, or if water is observed backing up anywhere upstream of the chambers.

Maintenance: If more than 6 inches of sediment is observed in a chamber during an inspection, personnel must make arrangements for the sediment to be removed before the following winter. If multiple chambers have exceeded the threshold, then they should be cleaned as soon as possible.

Frequency: Personnel should open the ports and inspect each chamber at the following times:

- After the first flush, which is the first time that one or more inches of runoff passes through the system at once.
- Once per year during the spring. Specifically, after the snow has melted, the ground has thawed, and any leftover sand from winter maintenance operations has been swept up.

Comments: Contact the manufacturer or the design engineer with any specific questions or concerns about the chambers. Some manufacturers may offer product warranties or assistance with maintenance under certain terms and conditions; contact the manufacturer for more information.

G. Orifice Control Devices

Preface: Orifices of assorted sizes are commonly utilized to control discharge from stormwater management features. This project uses one orifice control located at the base of the concrete weir, inside the outlet control structure associated with the underground detention system.

Inspection: Similar to inlets, the most important thing to look for when inspecting an orifice device is a blockage or other obstruction. Water must be able to flow unimpeded through the orifice in order for it to function properly.

Maintenance: If the orifice is capped, remove the cap, then flush out any and all sediment and debris from the pipe. Reinstall the cap after flushing is complete. An orifice in a weir wall should be cleared of debris by hand.

Frequency: Inspection of orifices should be performed after any major rainfall event (one inch or more) and at least once per year.

Comments: None.

H. Litter

Litter should be removed as a matter of course by workers and as part of the ground's maintenance contract.

IV. PROGRAM ADMINISTRATION

A. General

A reliable administrative structure must be established to assure implementation of the maintenance programs described in the foregoing section. Key factors that must be considered in establishing a responsive administrative structure include:

1. Administrative body must be responsible for long-term operation and maintenance of the facilities. (Maintenance continues for the lifespan of the development in accordance with this document)

2. Administrative body must have the financial resources to accomplish the inspection and maintenance program over the life of the facility.

3. The administrative body must have a responsible administrator to manage the inspection and maintenance programs.

4. The administrative body must have the staff to accomplish the inspection and maintenance programs or must have authority to contract for the required services.

5. The administrative body must have a management information system sufficient to file, retain, and retrieve all inspection and maintenance records associated with the inspection and maintenance programs.

6. A qualified post construction inspector shall be retained by the Owner. His/her duties shall include preparing schedules for the Owner's maintenance, summarizing the results of this maintenance and preparing an annual report on the operation, maintenance, and repair of the stormwater system which must be copied to the City of Auburn. (The Owner shall be responsible for retaining a separate entity to perform maintenance which cannot be performed by the management of building and property grounds.) This person shall also participate in troubleshooting of the stormwater management system if a problem develops.

If any of the above criteria cannot be met by the entity assigned inspection and maintenance responsibilities, it is likely that the system will fail to meet its water quality objectives at some

point during its life. While each of the above criteria may be met by a variety of formats, it is critical to clearly establish the assigned administrative body in a responsible and sustainable manner.

B. Record Keeping

Records of all inspections and maintenance work accomplished must be kept and maintained to document facility operations. These records should be filed and retained for a minimum 5-year time span. The filing system should be capable of ready retrieval of data for periodic reviews by appropriate regulatory bodies. Where possible, copies of such records should also be filed with the designated primary regulatory agency for their review for compliance with permit conditions. Typical inspection and maintenance record forms are attached hereto as Appendix B.

On or by June 1st of each year, the qualified post construction inspector shall provide a completed and signed certification to the Department of Public Works and/or Engineering Department certifying that the person has inspected, cleaned, and maintained the stormwater management facilities, describing any deficiencies found during inspection of the stormwater management facilities, and certifying that the person has repaired any deficiencies in the stormwater management facilities noted during the annual inspection.

C. Contract Services

In some instances, or at specific times, the Maintenance Personnel may not have the staff to conduct the required inspection and/or maintenance programs as outlined in this document. In such cases, the work should be accomplished on a contractual basis with a firm or organization that has the staff and equipment to accomplish the required work.

The service contract for inspection and maintenance should be formal, well written legal document which clearly defines the services to be provided, the contractual conditions that will apply, and detailed payment schedules. Liability insurance should be required in all contracts.

APPENDIX A

Summary Checklist
Inspection and Maintenance

Stormwater Management System Maintenance Program Summary Checklist						
Item	**Commentary**	**Frequency**				
		Monthly	**Quarterly**	**Semi-Annual**	**Annual**	**Long Term**
Stormwater Inlets	Stormwater inlets allow flow entry from a surface swale to a piped system. Entry may or may not be equipped with a bar rack. Inspect entry for debris accumulation. Remove debris to allow unimpeded entry. Lawn clippings and leaves should be removed from yard areas.		X		X Clearing	
Pipes & Other Closed Conduits	Inspect to assure that the carrying capacity has not been diminished by debris, sediment or other hydraulic impediments.				X	
Underground Detention	Inspect maintenance ports after rain events >1" and remove sediment. Check for signs of clogging and flush pretreatment row as necessary.				X	
Orifice Control Structures & Devices	Inspect after major storm events and clear debris from orifice. May require flushing of pipes.			X		
Ditches Swales and Other open Stormwater Channels	Inspect to ensure the ditch is not eroding or blocked by debris.			X		
Drive Aisles and Parking Surfaces	Remove accumulated sand and debris.				X	
Litter	Litter should be removed daily.					

APPENDIX B

Sample Inspection Logs

AUBURN TOWN CENTER APARTMENTS, LLC
AUBURN, MAINE

STORMWATER MANAGEMENT
SAMPLE STORMWATER INSPECTION & MAINTENANCE LOG

This log is intended to accompany the Operation and Maintenance Manual for Stormwater Management and Related Facilities. All stormwater BMPs shall be maintained in effective operating condition. A person with knowledge of erosion and stormwater control, including the standards and conditions of the City Site Plan Permit, shall conduct inspections of the facilities as described in the O&M Manual and on this form, and identified deficiencies must be corrected. This log shall be kept on file for a minimum of five (5) years.

A. General Information			
Project Name:		**Inspection Date:**	
Parcel/Lot:		**Current Weather:**	
BMP Owner:		**Date/Amount Last Precip.:**	
Owner Mailing Address:		**Inspection Company:**	
Owner Phone #:		**Inspection Co. Mailing Address:**	
Owner Email:		**Inspector Name:**	
		Inspector Phone #:	
		Inspector Email:	

B. Stormwater Inlets	**Observations**
Frequency: Annually in the spring	
Accumulated sediments from inflow channels and pipes between basins have been removed and legally disposed of	☐ Yes ☐ No ☐ NA
Floating debris and large sediment particles have been removed from inlets.	☐ Yes ☐ No ☐ NA
Stormwater Inlet Notes:	

C. Pipes & Other Closed Conduits	**Observations**
Frequency: Annually spring or late fall and after heavy rains	
Remove and legally dispose of sediments	☐ Yes ☐ No ☐ NA
Remove floatables and other objects	☐ Yes ☐ No ☐ NA
Check pipelines for siltation and clogging	☐ Yes ☐ No ☐ NA
Tributary Drainage System Notes:	

D. Underground Detention	Observations
Frequency: Semi Annually	
Check that inlets are clear and flow into pretreatment row is not obstructed	☐ Yes ☐ No ☐ NA
Inspect maintenance ports and clear debris or buildup	☐ Yes ☐ No ☐ NA
Check for signs of clogging, or water is not draining within 48-72 hours	☐ Yes ☐ No ☐ NA
	☐ Yes ☐ No ☐ NA
Subsurface Sand Filter Notes:	

E. Orifice Control Structures & Devices	Observations
Frequency: Semi-Annually	
Check for debris blocking orifice	☐ Yes ☐ No ☐ NA
If applicable, flush underdrain pipe	☐ Yes ☐ No ☐ NA
Orifice Control Devices Notes:	

F. Ditches, Swales, and Other Open Stormwater Channels	Observations
Frequency: Semi Annually spring and late fall and after heavy rains	
Remove and legally dispose of sediments	☐ Yes ☐ No ☐ NA
Remove floatables and other objects	☐ Yes ☐ No ☐ NA
Check for overgrown vegetation impeding flow.	☐ Yes ☐ No ☐ NA
Mow to control growth and maintain flow capacity.	☐ Yes ☐ No ☐ NA
Repair any slumping side slopes or erosion	☐ Yes ☐ No ☐ NA
Replace any riprap on areas where any underlying fabric or underlying gravel is exposed.	☐ Yes ☐ No ☐ NA
Ditches Swales and Other Channel Notes:	

G. Drive Aisles and Parking Surfaces	Observations
Frequency: Annually preferably in spring	
Remove and legally dispose of accumulated winter sand	☐ Yes ☐ No ☐ NA
Repair potholes and other roadway obstructions and hazards.	☐ Yes ☐ No ☐ NA
Roadways and Parking Surfaces Notes:	

APPENDIX C

Permits for Project

(To be Added at a Subsequent Time)

ATTACHMENT G

GORRILL PALMER
An LJB Engineering Company

300 Southborough Drive, Suite 200, South Portland, ME 04106
(207) 772-2515 | GorrillPalmer.com

TRAFFIC EVALUATION
ACADEMY STREET RESIDENTIAL DEVELOPMENT
AUBURN, ME
July 1, 2024

PROJECT UNDERSTANDING

The proposed project site is made up of two parcels located at 15 Academy Street and 261 Main Street. It is our understanding the proposed use will include 53 residential units within a three story building with associated parking. The property is currently vacant with a cleared lawn area along Academy Street and parking with access from Main Street.

For the purposes of this evaluation, the study area included the intersections of Elm Street / Main Street and Academy Street / Main Street.

As part of this traffic evaluation, we have reviewed/evaluated the following;

- Trip Generation
- Safety Review
- Driveway Sight Distance

The following summarizes the data and information used, the methodology, and the results of the evaluation.

TRIP GENERATION

Trip generation for the site has been calculated using the Institute of Transportation Engineers' (ITE) publication, *Trip Generation,* 11th Edition, the most recent edition accepted by MaineDOT. Recent MaineDOT methodology requires review of both average rate and the fitted curve equation in determining trip generation. If the $r^2 \geq 0.80$, then the fitted curve equation is typically used. If $r^2 < 0.80$, then the average rate is typically used. After careful review of the Land Use Code (LUC) provided in the 11th Edition of the *Trip Generation*, the following was selected to calculate the trip generation for the proposed site:

Proposed Trip Generation Variables

- LUC 220 – Multifamily Housing (Low-Rise) – 53 Units

Table 1 – Trip Generation

Time Period	Trip Generation (Trip Ends)	
	Rate	Trips
Weekday	7.83*	415
AM Peak Hour of Adjacent Street	0.40	21
PM Peak Hour of Adjacent Street	0.51	27
AM Peak Hour of Generator	0.47	25
PM Peak Hour of Generator	0.57	30
Saturday Peak Hour of Generator	0.41	22

* Trip gen rates based on fitted curve equation

It should be noted that in reviewing the fitted curve and average rates for this land use, the trip generation for the two PM peak hours using the fitted curve equations were excessively high, since the fitted curve equations automatically add 20.55 & 34.78 trips to the PM peak hour of adjacent street and generator respectively, regardless of the number of units. Therefore, for the purposes of this evaluation, the average rates were used since they appeared more accurate.

Table 2 – Trip Distribution

Time Period	Trip Distribution (Trip Ends)		
	Enter	Exit	Total
Weekday	208	207	415
AM Peak Hour of Adjacent Street	5	16	21
PM Peak Hour of Adjacent Street	17	10	27
AM Peak Hour of Generator	6	19	25
PM Peak Hour of Generator	19	11	30
Saturday Peak Hour of Generator	11	11	22

MaineDOT Traffic Movement Permit: To require a MaineDOT Traffic Movement Permit (TMP), the project must generate a net increase of 100 trip ends during any hour of any day. MaineDOT has two levels of Traffic Movement Permit (TMP), a 100-200 passenger car equivalents (pce) and an over 200 pce during any peak hour of any day. Based on the net change in trip generation, this project will not require a MaineDOT TMP since it does not exceed 100 trip ends during any hour.

SAFETY REVIEW

To complete the safety review, information presented on MaineDOT Public Map Viewer was reviewed and the latest three-year crash history (2021-2023) was requested from MaineDOT. The purpose of this review was to identify if there are any high crash locations within the study area. To evaluate whether a

location has a crash problem, MaineDOT uses two criteria to define a High Crash Location (HCL). Both criteria must be met to be classified as an HCL. The criteria are as follows:

1. A critical rate factor (CRF) of 1.00 or more for a three-year period. A CRF compares the actual crash rate to the rate for similar intersections in the state, A CRF of less than 1.00 indicates a rate of less than average **and:**

2. A minimum of eight crashes over the same three-year period.

Based on a review of the crash history information, there is one HCL within the immediate vicinity of the site. The location is described in more detail as follows:

- Intersection of Elm Street and High Street (Node 2481, 11 crashes & CRF 4.71) – this is a four-way unsignalized intersection.

After reviewing the HCL collision diagram, an angle crash pattern (6 crashes) was identified between northbound High Street which is STOP controlled and westbound Elm Street which is free flow. The majority of crashes (4 total) occurred in 2021. Safety improvements at this intersection were constructed approximately 2020-2021. When reviewing the intersection on-site, High Street has flashing stop signs along with a raised intersection warning sign in both directions. Elm street has raised intersection signs with a decreased speed limit to 15 mph when approaching the intersection as well. That mitigation may have addressed the crash issue since the angle crashes reduced to one in 2022 & one in 2023.

DRIVEWAY SIGHT DISTANCE EVALUATION

The existing site currently has one access driveway onto Main Street. Gorrill Palmer completed a site visit to evaluate sight distances for the existing driveway. Both the City of Auburn and MaineDOT have standards for sight distances. The table below presents the standard distances for both MaineDOT and the City of Auburn.

Table 4 – Standards for Sight Distance

Speed Limit (mph)	MaineDOT Required (ft)	City of Auburn (Passenger Car -2 lane)
25	200	250
30	250	300
35	305	350
40	360	400
45	425	450

Since the City of Auburn requirements for sight distance are greater than MaineDOT, the City of Auburn criteria was used for this evaluation. The City of Auburn and MaineDOT use similar evaluation methodology to measure sight distance. The City of Auburn and MaineDOT methods are as follows:

The MaineDOT uses the following evaluation methodology to measure sight distance:

Driveway Observation Point: 10 feet from traveled way
Height of Eye at Driveway: 3.5 feet above the ground
Height of Approaching vehicle: 4.25 feet above the ground

Based on the MaineDOT Map Viewer, the legal speed limit of Main Street along the site frontage is 25 mph, which results in a required sight distance of 250 feet. The following Table 5 summarizes the required and measured sight distances at the existing driveway.

Table 5 – Available Sight Distance Summary

Approach	Sight Distance (ft)		
	Required for passenger vehicle (ft)	Available	
		Looking Left	Looking Right
Exiting onto Main Street – (25 mph)	250	375+	375+

As shown in Table 5, the available sight distance exceeds required. Although available sight distances are adequate, it should be noted that the sight distance looking left was obstructed by a parked vehicle along Main Street. It was determined that without the parked vehicle the sight distance would exceed requirements. The City may want to consider restricting parking in the immediate area of the driveway.

CONCLUSIONS

1. The trip generation for this project does not trigger the need for a MaineDOT TMP.

2. One high crash location was identified within the immediate area. The crash patterns may have been addressed with recent mitigation, but it is too early to tell for sure.

3. Based on sight distance evaluations, sight distances exiting the site driveway exceed required, provided it is not blocked by parked cars.

Attachments:

Attachment A – Trip Generation
Attachment B – Safety Review



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An LJB Engineering Company

Attachment A

Trip Generation

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

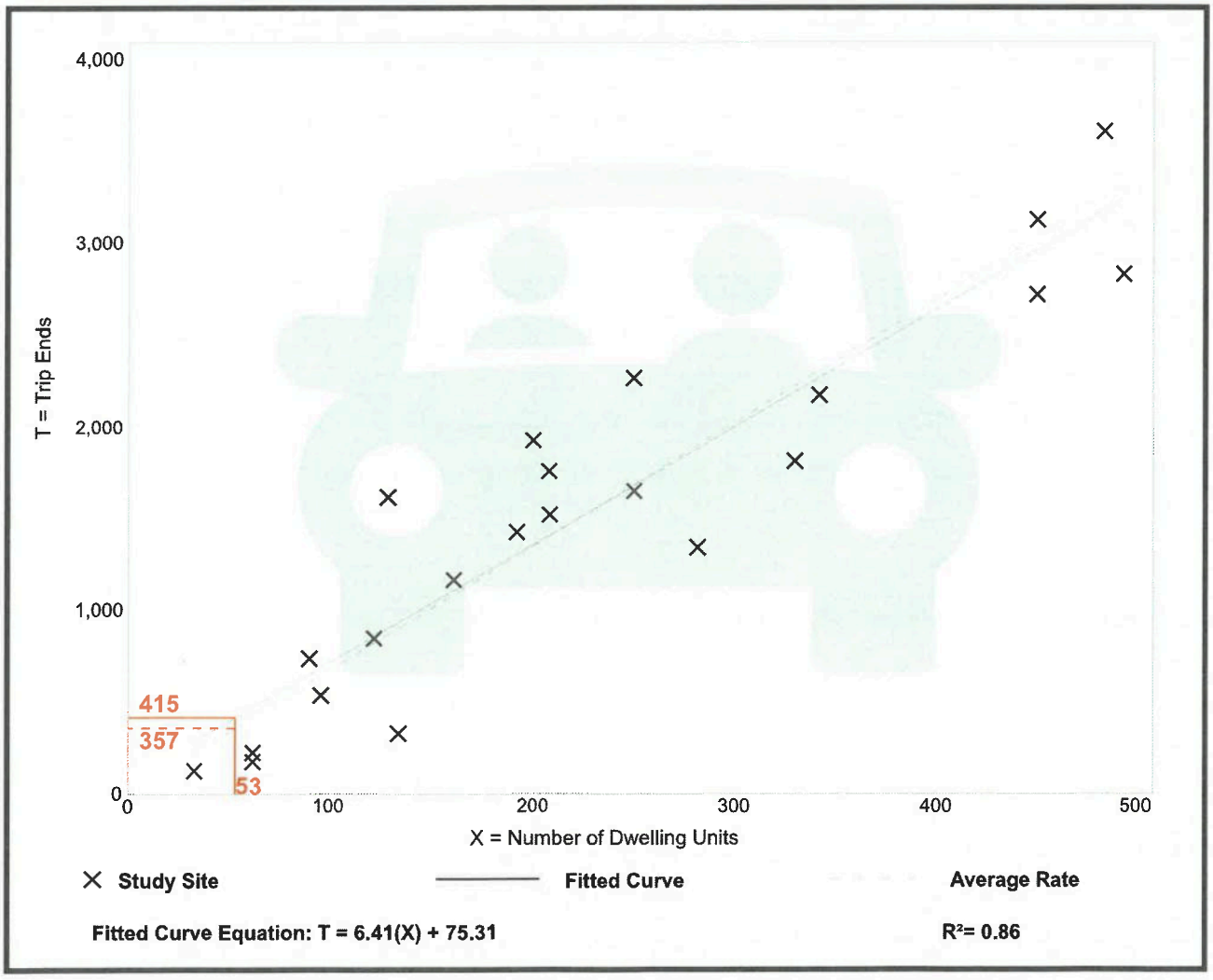
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



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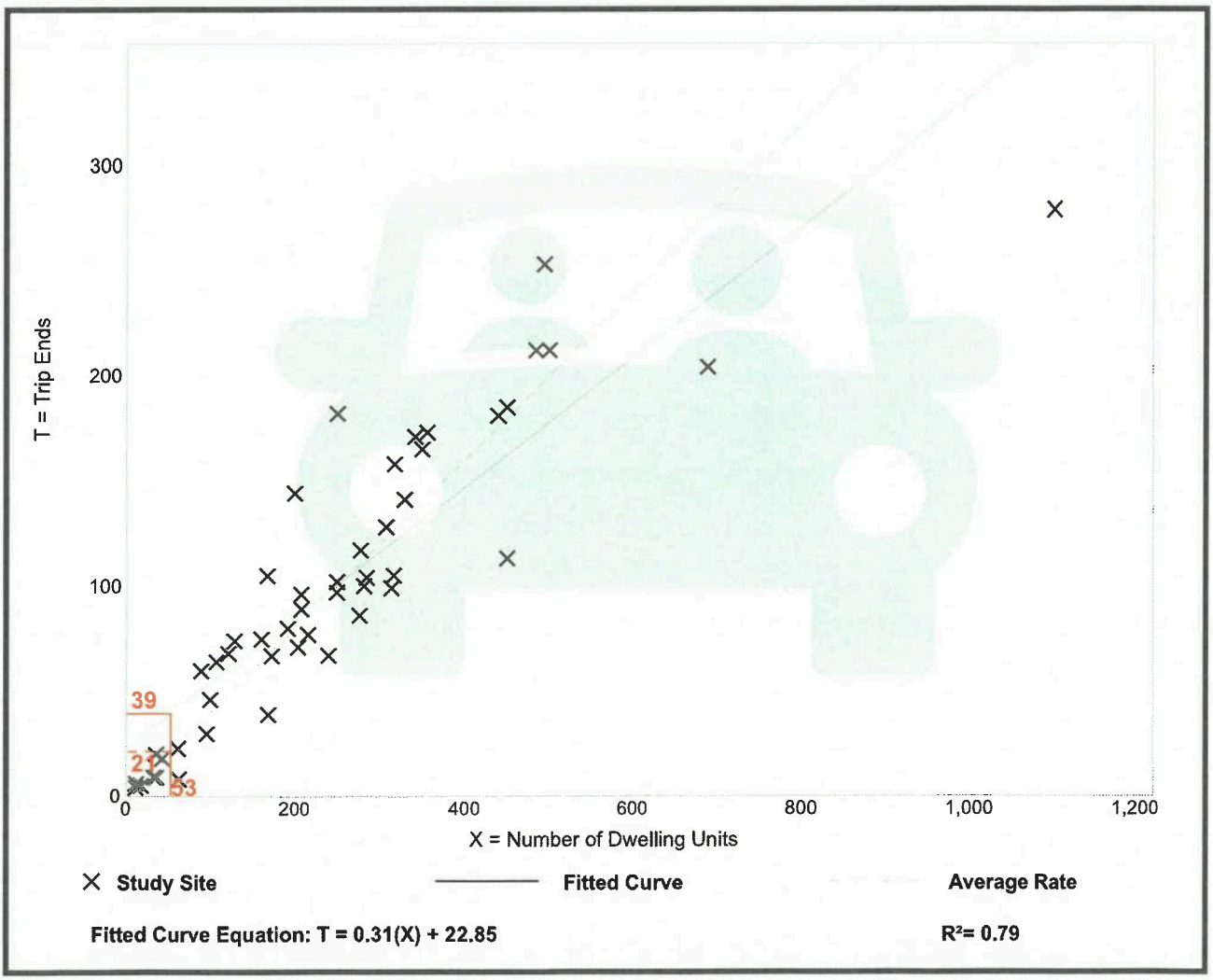
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



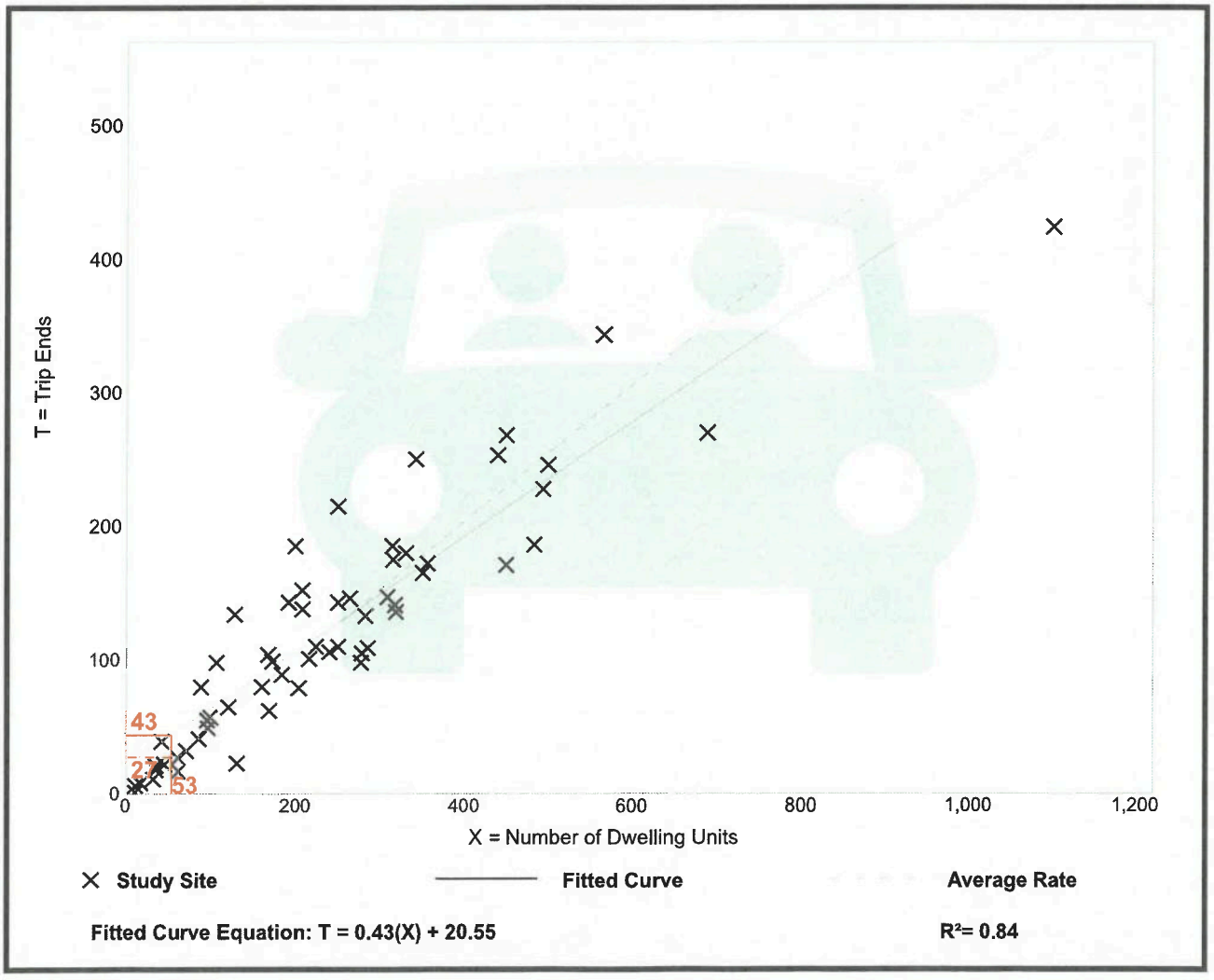
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

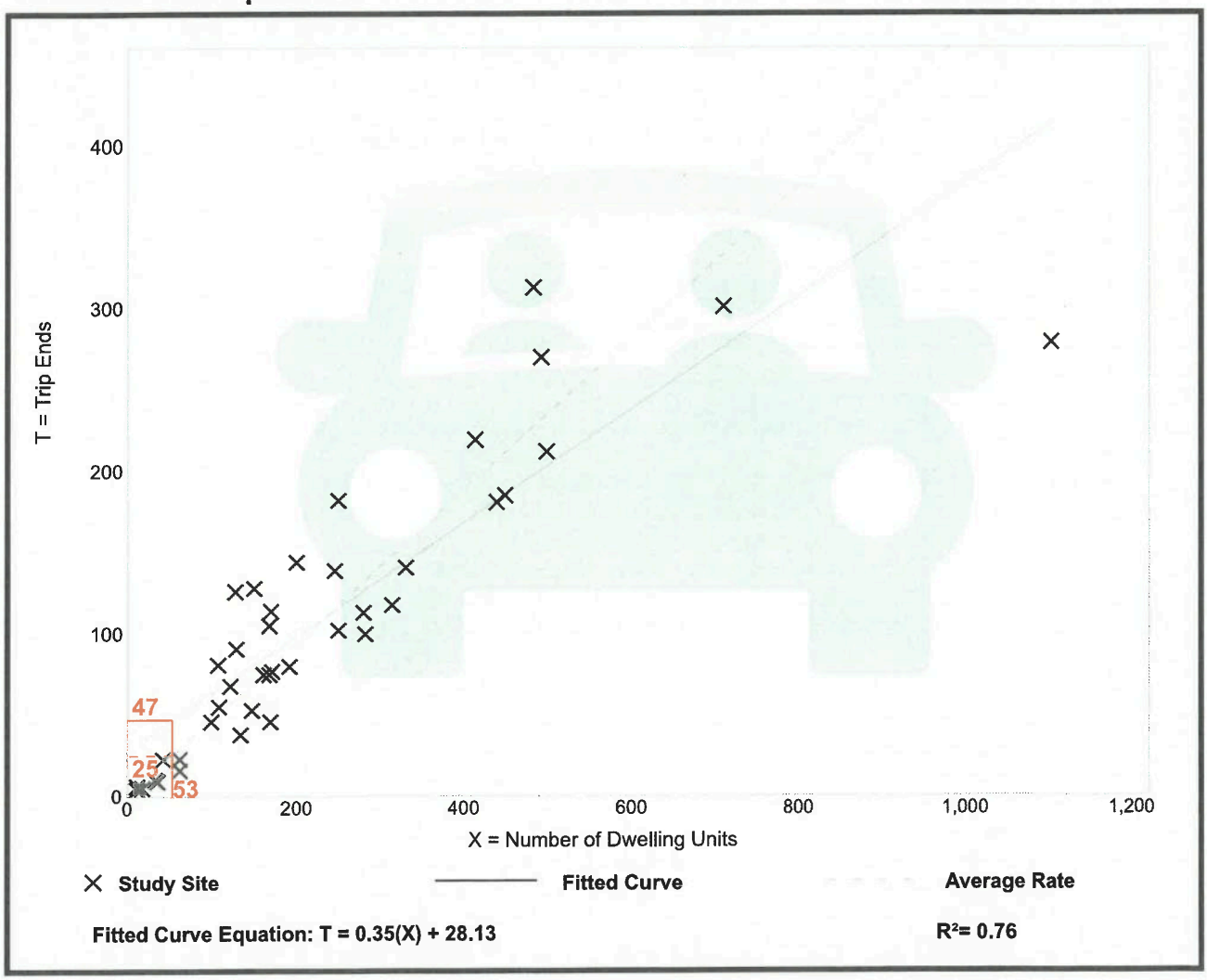
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 40
Avg. Num. of Dwelling Units: 234
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.47	0.25 - 0.98	0.16

Data Plot and Equation



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

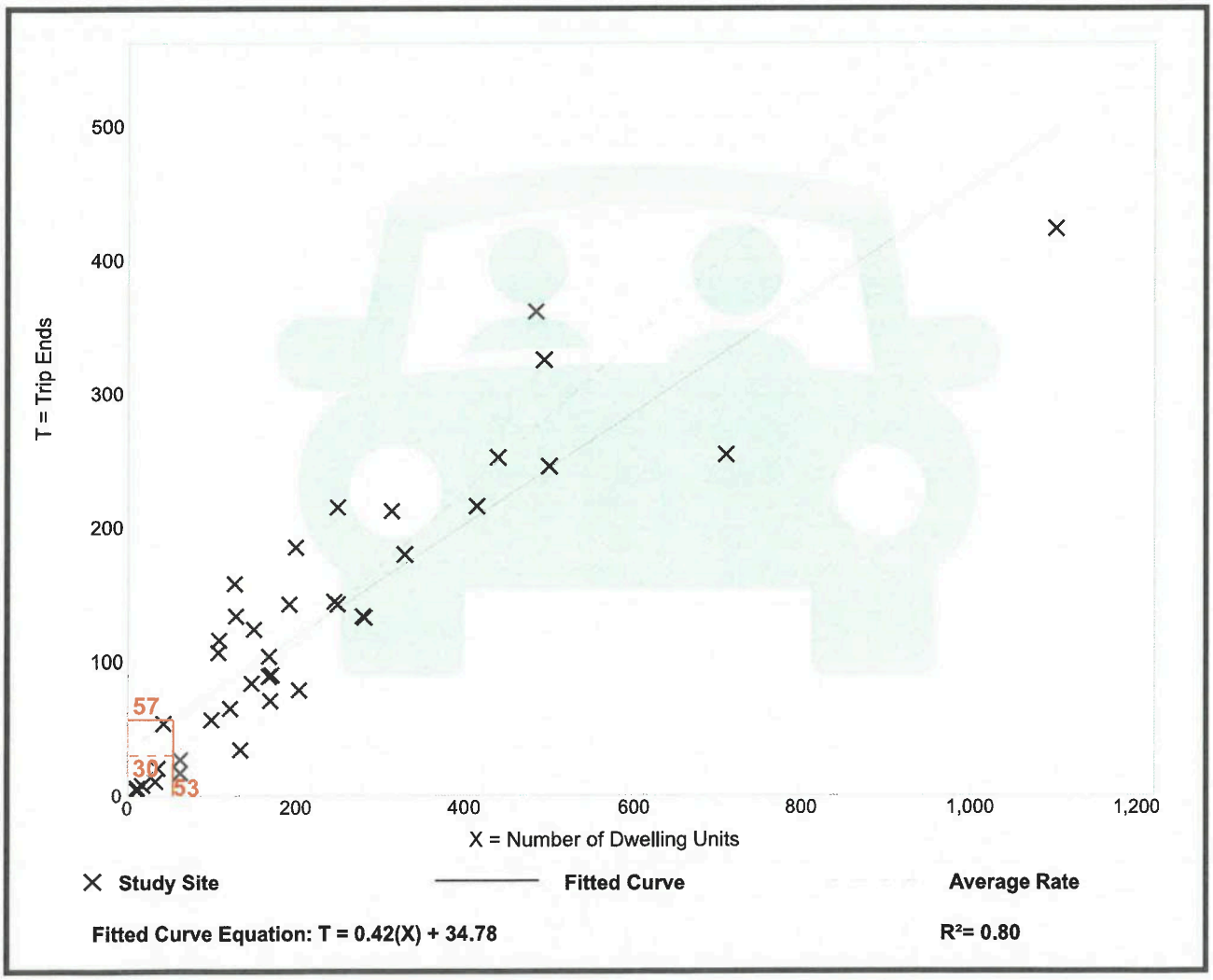
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 38
Avg. Num. of Dwelling Units: 231
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.25 - 1.26	0.20

Data Plot and Equation



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Saturday, Peak Hour of Generator**

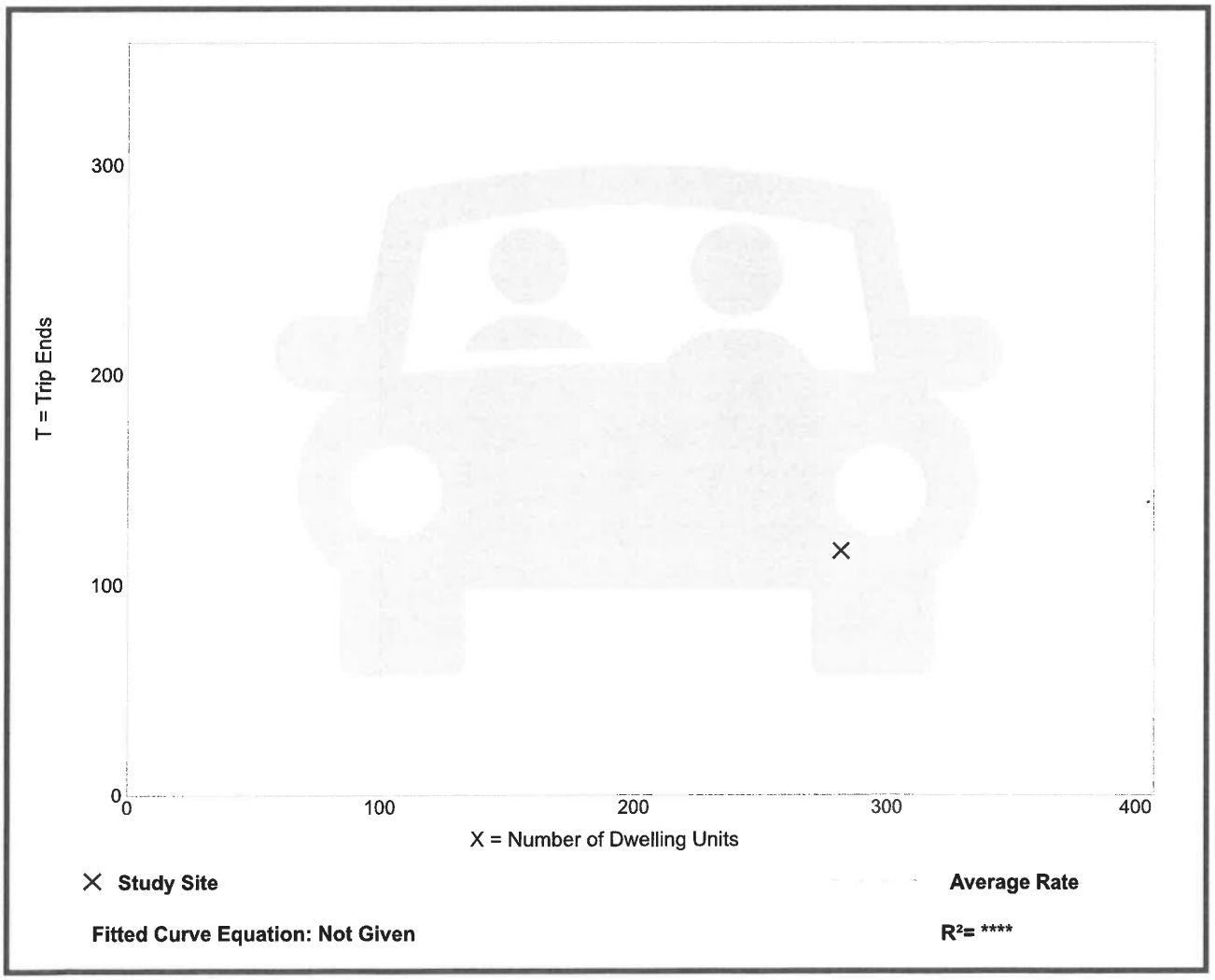
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. Num. of Dwelling Units: 282
Directional Distribution: Not Available

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.41 - 0.41	*

Data Plot and Equation

Caution – Small Sample Size



× **Study Site** **Average Rate**

Fitted Curve Equation: Not Given **R^2= ****

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Attachment B

Safety Review

H. C. L.
CRASH COLLISION DIAGRAM
DATA PACKAGE

COUNTY: **ANDROSCOGGIN** TOWN: **AUBURN**

LOW NODE: **2481** HIGH NODE: **0000** REGION: **1** U/R: **URBAN**

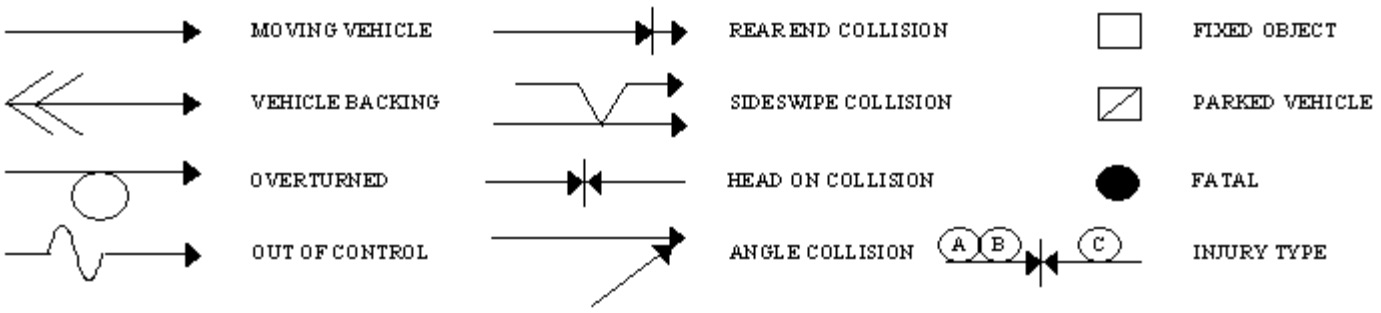
DESCRIPTION: **Int of Elm St and High St**

RTE # / RD #: **0110115** DATE DRAWN: **4/29/2024** DRAWN BY: **Tim**

STUDY FROM: **1/1/2021** STUDY TO: **12/31/2023**

CRASH RATE: **2.38** CRF: **4.71** % INJURY: **36.4** TOTAL CRASHES: **11**

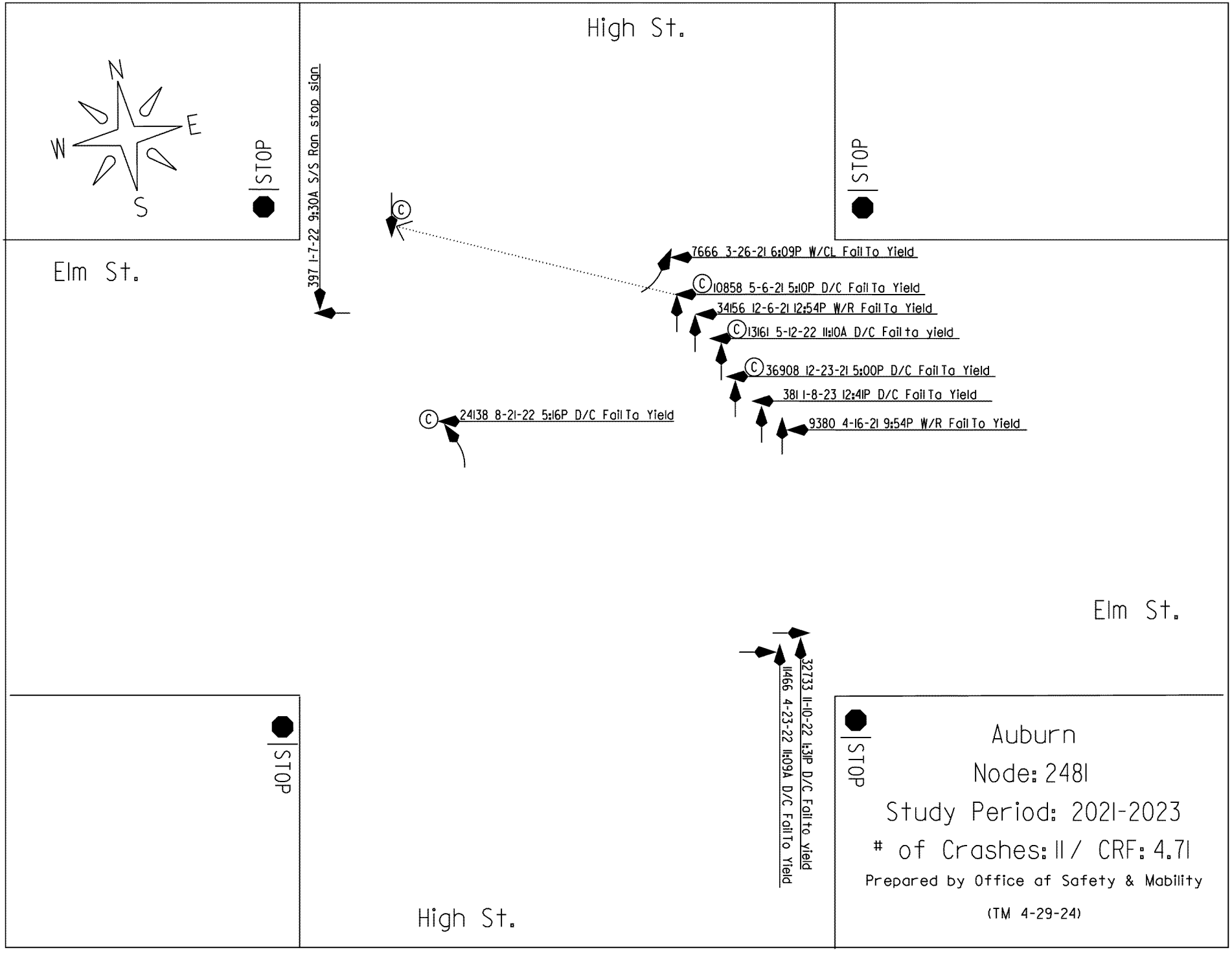
LEGEND



PAVEMENT: D - DRY, I - ICY, W - WET, S - SNOW

WEATHER: C - CLEAR, F - FOG, R - RAIN, SL - SLEET, S - SNOW, CL - CLOUDY

TIME: A - AM, P - PM


High St.
N
W
E
S
STOP
STOP
Elm St.
397 1-7-22 9:30A S/S Ran stop sign
7666 3-26-21 6:09P W/CL Fail To Yield
10858 5-6-21 5:10P D/C Fail To Yield
34156 12-6-21 12:54P W/R Fail To Yield
13161 5-12-22 11:10A D/C Fail to yield
36908 12-23-21 5:00P D/C Fail To Yield
381 1-8-23 12:41P D/C Fail To Yield
9380 4-16-21 9:54P W/R Fail To Yield
24138 8-21-22 5:16P D/C Fail To Yield
Elm St.
32733 11-10-22 4:39P D/C Fail to yield
11466 4-23-22 11:09A D/C Fail To Yield
STOP
STOP
High St.
Auburn
Node: 2481
Study Period: 2021-2023
# of Crashes: 11 / CRF: 4.71
Prepared by Office of Safety & Mobility
(TM 4-29-24)

Crash Summary Report

Report Selections and Input Parameters

REPORT SELECTIONS

☑ Crash Summary I ☐ Section Detail ☑ Crash Summary II ☐ 1320 Public ☐ 1320 Private ☐ 1320 Summary

REPORT DESCRIPTION

Auburn
Main St,High St,Myrtle St,Acamedy St,Elm St,Maple St,Vine St area

REPORT PARAMETERS

Year 2021, Start Month 1 through Year 2023 End Month: 12

Route: 0110447	Start Node: 2483	Start Offset: 0	☐ Exclude First Node
	End Node: 3274	End Offset: 0	☐ Exclude Last Node
Route: 0110243	Start Node: 2470	Start Offset: 0	☐ Exclude First Node
	End Node: 2482	End Offset: 0	☐ Exclude Last Node
Route: 0110115	Start Node: 2485	Start Offset: 0	☐ Exclude First Node
	End Node: 3273	End Offset: 0	☐ Exclude Last Node
Route: 0110001	Start Node: 2485	Start Offset: 0	☑ Exclude First Node
	End Node: 3272	End Offset: 0	☐ Exclude Last Node
Route: 0110315	Start Node: 2470	Start Offset: 0	☑ Exclude First Node
	End Node: 2471	End Offset: 0	☑ Exclude Last Node
Route: 0110274	Start Node: 2484	Start Offset: 0	☑ Exclude First Node
	End Node: 2486	End Offset: 0	☑ Exclude Last Node
Route: 0110181	Start Node: 2483	Start Offset: 0	☑ Exclude First Node
	End Node: 2482	End Offset: 0	☑ Exclude Last Node
Route: 0110181	Start Node: 2482	Start Offset: 0	☑ Exclude First Node
	End Node: 2481	End Offset: 0	☑ Exclude Last Node
Route: 0110181	Start Node: 2481	Start Offset: 0	☑ Exclude First Node
	End Node: 5011	End Offset: 0	☑ Exclude Last Node
Route: 0136X	Start Node: 3273	Start Offset: 0	☑ Exclude First Node
	End Node: 3274	End Offset: 0	☑ Exclude Last Node
Route: 0136X	Start Node: 3272	Start Offset: 0	☑ Exclude First Node

Crash Summary Report

Report Selections and Input Parameters

REPORT SELECTIONS

☑ Crash Summary I ☐ Section Detail ☑ Crash Summary II ☐ 1320 Public ☐ 1320 Private ☐ 1320 Summary

REPORT DESCRIPTION

Auburn
Main St,High St,Myrtle St,Acamedy St,Elm St,Maple St,Vine St area

REPORT PARAMETERS

Year 2021, Start Month 1 through Year 2023 End Month: 12

	End Node: 3273	End Offset: 0	☑ Exclude Last Node
Route: 0136X	Start Node: 3271	Start Offset: 0	☐ Exclude First Node
	End Node: 3272	End Offset: 0	☑ Exclude Last Node

Crash Summary I

Nodes

Node	Route - MP	Node Description	U/R	Total Crashes	Injury Crashes K	A	B	C	PD	Percent Injury	Annual M Ent-Veh	Crash Rate	Critical Rate	CRF
2483	0110447 - 0	0104251 AUB,VINE ST,HIGH ST	2	0	0	0	0	0	0	0.0	0.397	0.00	0.56	0.00
												Statewide Crash Rate:	0.13	
3274	0110447 - 0.10	Int of MAIN ST VINE ST	2	0	0	0	0	0	0	0.0	2.408	0.00	0.45	0.00
												Statewide Crash Rate:	0.15	
2470	0110243 - 0	Int of MAPLE ST PLEASANT ST	2	0	0	0	0	0	0	0.0	0.236	0.00	0.53	0.00
												Statewide Crash Rate:	0.13	
2482	0110243 - 0.06	Int of HIGH ST MAPLE ST	2	0	0	0	0	0	0	0.0	0.429	0.00	0.56	0.00
												Statewide Crash Rate:	0.13	
A2485	0110115 - 0.10	Int of ACADEMY ST ELM ST	2	0	0	0	0	0	0	0.0	0.000	0.00	0.00	0.00
												Statewide Crash Rate:	0.15	
P2471	0110115 - 0.11	Int of ELM ST, PLEASANT ST	2	1	0	0	0	1	0	100.0	1.457	0.23	0.51	0.00
												Statewide Crash Rate:	0.15	
2484	0110115 - 0.14	Int of ELM ST MYRTLE ST	2	0	0	0	0	0	0	0.0	1.124	0.00	0.54	0.00
												Statewide Crash Rate:	0.15	
2481	0110115 - 0.17	Int of ELM ST HIGH ST	2	11	0	0	0	4	7	36.4	1.543	2.38	0.51	4.70
												Statewide Crash Rate:	0.15	
3273	0110115 - 0.27	Int of ELM ST MAIN ST	2	2	0	0	0	1	1	50.0	3.624	0.18	0.41	0.00
												Statewide Crash Rate:	0.15	
2486	0110001 - 0.11	Int of ACADEMY ST MYRTLE ST	2	0	0	0	0	0	0	0.0	0.189	0.00	0.48	0.00
												Statewide Crash Rate:	0.13	
5011	0110001 - 0.14	Int of ACADEMY ST HIGH ST	2	7	0	0	0	2	5	28.6	3.351	0.70	0.37	1.87
												Statewide Crash Rate:	0.13	
3272	0110001 - 0.26	Int of ACADEMY ST MAIN ST	9	12	0	0	0	1	11	8.3	5.889	0.68	1.20	0.00
												Statewide Crash Rate:	0.71	
3271	0136X - 18.64	Int of MAIN ST NEWBURY ST	2	6	0	0	1	0	5	16.7	5.538	0.36	0.33	1.10
												Statewide Crash Rate:	0.13	
Study Years: 3.00		NODE TOTALS:		39	0	0	1	9	29	25.6	26.185	0.50	0.41	1.20

Crash Summary I

Sections

Start Node	End Node	Element	Offset Begin - End	Route - MP	Section Length	U/R	Total Crashes	Injury Crashes K	A	B	C	PD	Percent Injury	Annual HMVM	Crash Rate	Critical Rate	CRF
2483	3274	174261	0 - 0.10	0110447 - 0	0.10	2	0	0	0	0	0	0	0.0	0.00009	0.00	1519.10	0.00
0104251 AUB,VINE ST,HIGH ST				RD INV 01 10447											Statewide Crash Rate: 370.63		
2470	2482	5083880	0 - 0.06	0110243 - 0	0.06	2	1	0	0	0	0	1	0.0	0.00002	21437.61	-3087.04	0.00
Int of MAPLE ST PLEASANT ST				RD INV 01 10243											Statewide Crash Rate: 370.63		
2471	2485	3121684	0 - 0.01	0110115 - 0.10	0.01	2	0	0	0	0	0	0	0.0	0.00013	0.00	815.93	0.00
Int of ELM ST, PLEASANT ST				RD INV 01 10115											Statewide Crash Rate: 209.27		
2471	2484	3120078	0 - 0.03	0110115 - 0.11	0.03	2	0	0	0	0	0	0	0.0	0.00033	0.00	888.54	0.00
Int of ELM ST, PLEASANT ST				RD INV 01 10115											Statewide Crash Rate: 209.27		
2481	2484	3130379	0 - 0.03	0110115 - 0.14	0.03	2	0	0	0	0	0	0	0.0	0.00033	0.00	887.93	0.00
Int of ELM ST HIGH ST				RD INV 01 10115											Statewide Crash Rate: 209.27		
2481	3273	3131292	0 - 0.10	0110115 - 0.17	0.10	2	0	0	0	0	0	0	0.0	0.00119	0.00	692.91	0.00
Int of ELM ST HIGH ST				RD INV 01 10115											Statewide Crash Rate: 209.27		
2485	2486	5083878	0 - 0.11	0110001 - 0	0.11	2	0	0	0	0	0	0	0.0	0.00014	0.00	1599.31	0.00
Int of ACADEMY ST ELM ST				RD INV 01 10001											Statewide Crash Rate: 370.63		
2486	5011	5083879	0 - 0.03	0110001 - 0.11	0.03	2	0	0	0	0	0	0	0.0	0.00006	0.00	1321.49	0.00
Int of ACADEMY ST MYRTLE ST				RD INV 01 10001											Statewide Crash Rate: 370.63		
3272	5011	3104160	0 - 0.12	0110001 - 0.14	0.12	2	0	0	0	0	0	0	0.0	0.00334	0.00	508.32	0.00
Int of ACADEMY ST MAIN ST				RD INV 01 10001											Statewide Crash Rate: 197.05		
2470	2471	174236	0 - 0.03	0110315 - 0.38	0.03	2	0	0	0	0	0	0	0.0	0.00006	0.00	1229.99	0.00
Int of MAPLE ST PLEASANT ST				RD INV 01 10315											Statewide Crash Rate: 370.63		
2484	2486	5083877	0 - 0.08	0110274 - 0	0.08	2	0	0	0	0	0	0	0.0	0.00003	0.00	233.81	0.00
Int of ELM ST MYRTLE ST				RD INV 01 10274											Statewide Crash Rate: 370.63		
2482	2483	174260	0 - 0.03	0110181 - 0.21	0.03	2	1	0	0	0	0	1	0.0	0.00012	2725.28	1596.93	1.71
Int of HIGH ST MAPLE ST				RD INV 01 10181											Statewide Crash Rate: 370.63		
2481	2482	174256	0 - 0.03	0110181 - 0.24	0.03	2	0	0	0	0	0	0	0.0	0.00013	0.00	1599.00	0.00
Int of ELM ST HIGH ST				RD INV 01 10181											Statewide Crash Rate: 370.63		
2481	5011	5083876	0 - 0.07	0110181 - 0.27	0.07	2	2	0	0	0	0	2	0.0	0.00026	2609.26	1509.58	1.73
Int of ELM ST HIGH ST				RD INV 01 10181											Statewide Crash Rate: 370.63		
3273	3274	3104161	0 - 0.06	0136X - 18.80	0.06	2	1	0	0	0	0	1	0.0	0.00155	215.07	648.24	0.00
Int of ELM ST MAIN ST				ST RTE 136											Statewide Crash Rate: 209.27		
3272	3273	3131309	0 - 0.07	0136X - 18.73	0.07	2	2	0	0	0	0	2	0.0	0.00243	274.08	576.99	0.00
Int of ACADEMY ST MAIN ST				ST RTE 136											Statewide Crash Rate: 209.27		
3271	3272	3120476	0 - 0.09	0136X - 18.64	0.09	2	3	0	0	0	1	2	33.3	0.00497	201.33	459.73	0.00
Int of MAIN ST NEWBURY ST				ST RTE 136											Statewide Crash Rate: 197.05		
Study Years: 3.00				Section Totals:	1.05		10	0	0	0	1	9	10.0	0.01517	219.66	377.03	0.58
				Grand Totals:	1.05		49	0	0	1	10	38	22.4	0.01517	1076.34	513.67	2.10

Crash Summary

Section Details

Start Node	End Node	Element	Offset Begin - End	Route - MP	Total Crashes	Injury Crashes K	A	B	C	PD	Crash Report	Crash Date	Crash Mile Point	Injury Degree
2483	3274	174261	0 - 0.10	0110447 - 0	0	0	0	0	0	0				
2470	2482	5083880	0 - 0.06	0110243 - 0	1	0	0	0	0	1	2021-13597	06/04/2021	0.03	PD
2471	2485	3121684	0 - 0.01	0110115 - 0.10	0	0	0	0	0	0				
2471	2484	3120078	0 - 0.03	0110115 - 0.11	0	0	0	0	0	0				
2481	2484	3130379	0 - 0.03	0110115 - 0.14	0	0	0	0	0	0				
2481	3273	3131292	0 - 0.10	0110115 - 0.17	0	0	0	0	0	0				
2485	2486	5083878	0 - 0.11	0110001 - 0	0	0	0	0	0	0				
2486	5011	5083879	0 - 0.03	0110001 - 0.11	0	0	0	0	0	0				
3272	5011	3104160	0 - 0.12	0110001 - 0.14	0	0	0	0	0	0				
2470	2471	174236	0 - 0.03	0110315 - 0.38	0	0	0	0	0	0				
2484	2486	5083877	0 - 0.08	0110274 - 0	0	0	0	0	0	0				
2482	2483	174260	0 - 0.03	0110181 - 0.21	1	0	0	0	0	1	2022-17535	06/25/2022	0.23	PD
2481	2482	174256	0 - 0.03	0110181 - 0.24	0	0	0	0	0	0				
2481	5011	5083876	0 - 0.07	0110181 - 0.27	2	0	0	0	0	2	2021-9943	04/23/2021	0.33	PD
											2021-23999	09/10/2021	0.33	PD
3273	3274	3104161	0 - 0.06	0136X - 18.80	1	0	0	0	0	1	2022-6390	02/25/2022	18.81	PD
3272	3273	3131309	0 - 0.07	0136X - 18.73	2	0	0	0	0	2	2021-3937	02/15/2021	18.77	PD
											2021-19731	08/01/2021	18.78	PD
3271	3272	3120476	0 - 0.09	0136X - 18.64	3	0	0	0	1	2	2022-37917	12/19/2022	18.65	C
											2022-24023	08/22/2022	18.68	PD
											2021-23272	09/03/2021	18.72	PD
				Totals:	10	0	0	0	1	9				

Crash Summary II - Characteristics

Crashes by Day and Hour

	AM												PM													
	Hour of Day																									
Day Of Week	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	Un	Tot
SUNDAY	0	0	0	0	0	0	0	0	0	0	0	2	1	1	0	1	0	1	0	1	0	0	0	0	0	7
MONDAY	0	0	0	0	0	0	0	1	2	1	0	0	3	0	1	2	1	0	0	0	0	0	0	0	0	11
TUESDAY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	2	0	0	0	0	0	0	3
WEDNESDAY	0	0	0	0	0	0	0	0	0	0	1	0	1	1	0	1	1	0	0	0	0	0	0	0	0	5
THURSDAY	0	0	0	0	0	0	0	0	0	0	0	2	0	1	1	0	0	3	0	0	0	0	0	0	0	7
FRIDAY	0	0	0	1	0	0	0	1	0	1	0	0	0	1	0	0	2	1	2	1	1	1	0	0	0	12
SATURDAY	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	4
Totals	0	0	0	1	0	0	0	2	2	2	2	5	5	4	2	5	4	5	5	3	1	1	0	0	0	49

Vehicle Counts by Type

Unit Type	Total
1-Passenger Car	43
2-(Sport) Utility Vehicle	31
3-Passenger Van	2
4-Cargo Van (10K lbs or Less)	1
5-Pickup	17
6-Motor Home	0
7-School Bus	1
8-Transit Bus	0
9-Motor Coach	0
10-Other Bus	0
11-Motorcycle	0
12-Moped	0
13-Low Speed Vehicle	0
14-Autocycle	0
15-Experimental	0
16-Other Light Trucks (10,000 lbs or Less)	0
17-Medium/Heavy Trucks (More than 10,000 lbs)	3
18-ATV - (4 wheel)	0
20-ATV - (2 wheel)	0
21-Snowmobile	0
22-Pedestrian	0

Unit Type	Total
23-Bicyclist	0
24-Witness	4
25-Other	0
26-Construction	0
27-Farm Vehicle	0
28-Horse and Buggy	0
Total	102

Crash Summary II - Characteristics

Crashes by Driver Action at Time of Crash

Driver Action at Time of Crash	Dr 1	Dr 2	Dr 3	Dr 4	Dr 5	Other	Total
No Contributing Action	6	37	5	0	0	0	48
Ran Off Roadway	3	0	0	0	0	0	3
Failed to Yield Right-of-Way	18	2	0	0	0	0	20
Ran Red Light	1	0	0	0	0	0	1
Ran Stop Sign	1	0	0	0	0	0	1
Disregarded Other Traffic Sign	0	0	0	0	0	0	0
Disregarded Other Road Markings	0	0	0	0	0	0	0
Exceeded Posted Speed Limit	0	0	0	0	0	0	0
Drove Too Fast For Conditions	2	1	0	0	0	0	3
Improper Turn	1	0	0	0	0	0	1
Improper Backing	4	0	0	0	0	0	4
Improper Passing	0	0	0	0	0	0	0
Wrong Way	0	0	0	0	0	0	0
Followed Too Closely	9	0	0	0	0	0	9
Failed to Keep in Proper Lane	0	0	0	0	0	0	0
Operated Motor Vehicle in Erratic, Reckless, Careless, Negligent or Aggressive Manner	2	0	0	0	0	0	2
Swerved or Avoided Due to Wind, Slippery Surface, Motor Vehicle, Object, Non-Motorist in Roadway	0	0	0	0	0	0	0
Over-Correcting/Over-Steering	0	0	0	0	0	0	0
Other Contributing Action	2	1	0	0	0	0	3
Unknown	0	0	0	0	0	0	0
Total	49	41	5	0	0	0	95

Crashes by Apparent Physical Condition And Driver

Apparent Physical Condition	Dr 1	Dr 2	Dr 3	Dr 4	Dr 5	Other	Total
Apparently Normal	48	41	5	0	0	0	94
Physically Impaired	0	0	0	0	0	0	0
Emotional(Depressed, Angry, Disturbed, etc.)	0	0	0	0	0	0	0
Ill (Sick)	0	0	0	0	0	0	0
Asleep or Fatigued	0	0	0	0	0	0	0
Under the Influence of Medications/Drugs/Alcohol	0	0	0	0	0	0	0
Other	1	0	0	0	0	0	1
Total	49	41	5	0	0	0	95

Driver Age by Unit Type

Age	Driver	Bicycle	SnowMobile	Pedestrian	ATV	Total
09-Under	0	0	0	0	0	0
10-14	0	0	0	0	0	0
15-19	3	0	0	0	0	3
20-24	11	0	0	0	0	11
25-29	12	0	0	0	0	12
30-39	23	0	0	0	0	23
40-49	14	0	0	0	0	14
50-59	14	0	0	0	0	14
60-69	11	0	0	0	0	11
70-79	4	0	0	0	0	4
80-Over	4	0	0	0	0	4
Unknown	2	0	0	0	0	2
Total	98	0	0	0	0	98

Crash Summary II - Characteristics

Most Harmful Event

Most Harmful Event	Total	Most Harmful Event	Total
1-Overturn / Rollover	0	38-Other Fixed Object (wall, building, tunnel, etc.)	1
2-Fire / Explosion	0	39-Unknown	0
3-Immersion	0	40-Gate or Cable	0
4-Jackknife	0	41-Pressure Ridge	0
5-Cargo / Equipment Loss Or Shift	0	Total	97
6-Fell / Jumped from Motor Vehicle	0		
7-Thrown or Falling Object	0		
8-Other Non-Collision	0		
9-Pedestrian	0		
10-Pedalcycle	0		
11-Railway Vehicle - Train, Engine	0		
12-Animal	0		
13-Motor Vehicle in Transport	90		
14-Parked Motor Vehicle	2		
15-Struck by Falling, Shifting Cargo or Anything Set in Motion by Motor Vehicle	0		
16-Work Zone / Maintenance Equipment	0		
17-Other Non-Fixed Object	0		
18-Impact Attenuator / Crash Cushion	0		
19-Bridge Overhead Structure	0		
20-Bridge Pier or Support	0		
21-Bridge Rail	0		
22-Cable Barrier	0		
23-Culvert	0		
24-Curb	0		
25-Ditch	0		
26-Embankment	0		
27-Guardrail Face	0		
28-Guardrail End	0		
29-Concrete Traffic Barrier	0		
30-Other Traffic Barrier	0		
31-Tree (Standing)	0		
32-Utility Pole / Light Support	3		
33-Traffic Sign Support	0		
34-Traffic Signal Support	1		
35-Fence	0		
36-Mailbox	0		
37-Other Post, Pole, or Support	0		

Injury Data

Severity Code	Injury Crashes	Number Of Injuries
K	0	0
A	0	0
B	1	1
C	10	12
PD	38	0
Total	49	13

Road Character

Road Grade	Total
1-Level	43
2-On Grade	3
3-Top of Hill	3
4-Bottom of Hill	0
5-Other	0
Total	49

Traffic Control Devices

Traffic Control Device	Total
1-Traffic Signals (Stop & Go)	13
2-Traffic Signals (Flashing)	0
3-Advisory/Warning Sign	1
4-Stop Signs - All Approaches	0
5-Stop Signs - Other	23
6-Yield Sign	0
7-Curve Warning Sign	0
8-Officer, Flagman, School Patrol	0
9-School Bus Stop Arm	1
10-School Zone Sign	0
11-R.R. Crossing Device	0
12-No Passing Zone	0
13-None	11
14-Other	0
Total	49

Light

Light Condition	Total
1-Daylight	39
2-Dawn	0
3-Dusk	5
4-Dark - Lighted	4
5-Dark - Not Lighted	1
6-Dark - Unknown Lighting	0
7-Unknown	0
Total	49

Crash Summary II - Characteristics

Crashes by Year and Month

Month	2021	2022	2023	Total
JANUARY	1	4	2	7
FEBRUARY	2	1	1	4
MARCH	2	0	2	4
APRIL	3	1	0	4
MAY	2	3	1	6
JUNE	1	2	0	3
JULY	1	1	1	3
AUGUST	2	2	0	4
SEPTEMBER	3	1	0	4
OCTOBER	1	2	1	4
NOVEMBER	0	1	0	1
DECEMBER	3	2	0	5
Total	21	20	8	49

Report is limited to the last 10 years of data.

Crash Summary II - Characteristics

Crashes by Crash Type and Type of Location

Crash Type	Straight Road	Curved Road	Three Leg Intersection	Four Leg Intersection	Five or More Leg Intersection	Driveways	Bridges	Interchanges	Other	Parking Lot	Private Way	Cross Over	Railroad Crossing	Traffic Circle-Roundabout	Total
Object in Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rear End - Sideswipe	3	0	13	1	0	3	0	0	0	0	0	0	0	0	20
Head-on - Sideswipe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Intersection Movement	0	0	3	17	0	4	0	0	0	0	0	0	0	0	24
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Train	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Went Off Road	1	0	2	0	0	1	0	0	0	0	0	0	0	0	4
All Other Animal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Jackknife	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rollover	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Submersion	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Thrown or Falling Object	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bear	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Moose	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Turkey	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	5	0	18	18	0	8	0	0	0	0	0	0	0	0	49

Crash Summary II - Characteristics

Crashes by Weather, Light Condition and Road Surface

Weather / Light	Dry	Ice/Frost	Mud, Dirt, Gravel	Oil	Other	Sand	Slush	Snow	Unknown	Water (Standing, Moving)	Wet	Total
Blowing Sand, Soil, Dirt												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Blowing Snow												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Clear												
Dark - Lighted	2	0	0	0	0	0	0	0	0	0	0	2
Dark - Not Lighted	1	0	0	0	0	0	0	0	0	0	0	1
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	26	0	0	0	0	0	0	2	0	0	0	28
Dusk	5	0	0	0	0	0	0	0	0	0	0	5
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Cloudy												
Dark - Lighted	0	0	0	0	0	0	0	1	0	0	0	1
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	5	0	0	0	0	0	0	0	0	0	1	6
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0

Crash Summary II - Characteristics

Crashes by Weather, Light Condition and Road Surface

Weather / Light	Dry	Ice/Frost	Mud, Dirt, Gravel	Oil	Other	Sand	Slush	Snow	Unknown	Water (Standing, Moving)	Wet	Total
Fog, Smog, Smoke												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Other												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Rain												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	1	1
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	2	2
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Severe Crosswinds												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0

Crash Summary II - Characteristics

Crashes by Weather, Light Condition and Road Surface

Weather / Light	Dry	Ice/Frost	Mud, Dirt, Gravel	Oil	Other	Sand	Slush	Snow	Unknown	Water (Standing, Moving)	Wet	Total
Sleet, Hail (Freezing Rain or Drizzle)												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	1	0	0	0	0	0	0	0	0	0	1
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Snow												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	2	0	0	0	2
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	39	1	0	0	0	0	0	5	0	0	4	49

ATTACHMENT H

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DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

VIPER Bollard

LED BOLLARD

FEATURES

- Rectilinear Bollard luminaire to match the Viper Area, Flood and Wall product lines
- Available in 24", 30", 36" and 42" heights
- Options including button photo control, fusing and surge protection
- Full cutoff luminaire produces no light above 90 degrees which makes all configurations U0.



SPECIFICATIONS

CONSTRUCTION

- Bollard is available in 42", 36", 30" and 24" heights.
- Die cast aluminum top housing attaches to extruded aluminum riser with die cast aluminum base assembly.
- Corrosion resistant, aluminum construction with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

LEDS AND OPTICS

- Available in 70 and 80 CRI (see Ordering Guide for more information)
- Broad range of CCT options, including 2700K, 3000K, 3500K, 4000K, 5000K; also available in phosphor converted amber
- TIR Optical lenses are clear injection molded PMMA acrylic
- One-piece silicone gasket ensures a weatherproof seal around each optical bezel
- All configurations are full cut-off with zero up-light from the source

INSTALLATION

- Adjustable baseplate to provide preferred fixture alignment, with up to 10-degrees of adjustment
- Fixture will ship with cast aluminum 360 alloy anchor base; four 1/2" x 10" anchor bolts.

ELECTRICAL

- Universal 120-347VAC Input Voltage, 50/60Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- Optional 10kA Surge protection available
- Complies with FCC 47 CFR Part 18.

CONTROLS

- Photo control available for 120-277V applications for on/off control. Photo control is mounted on the side of the product.
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 0-10V Dimming Drivers are standard. The CD option extends the dimming leads outside the fixture for easy access

CERTIFICATIONS

- Certified to UL 1598 and CSA 22.2#250.0-24
- Fixture head is IP65 rated
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225- 11). See Buy America(n) Solutions (link to https://http://www.currentlighting.com/resources/americasolutions)

WARRANTY

- 5 year limited warranty

KEY DATA	
Lumen Range	1000-6000
Wattage Range	10-50W
Efficacy Range (LPW)	73–82
Weights lbs. (kg)	16–22 (7.3–10)

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DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

VIPER Bollard

LED BOLLARD

ORDERING GUIDE

Example: VPB-48L-20-4K7-3-UNV-DBT

CATALOG #

Model	
VPB	Viper Bollard

# LEDs Wattage	
24L-10	Single head, 1,000 Lumens; 180-Degree Beam
24L-15	Single head, 2,000 Lumens; 180-Degree Beam
24L-25	Single head, 3,000 Lumens; 180-Degree Beam
48L-20	Double head, 2,000 Lumens; 360-Degree Beam
48L-30	Double head, 4,000 Lumens; 360-Degree Beam
48L-50	Double head, 6,000 Lumens; 360-Degree Beam

CCT/CRI	
27K8	2700K, 80 CRI
3K7	3000K, 70 CRI
4K7	4000K, 70 CRI
5K7	5000K, 70 CRI
3K8	3000K, 80 CRI
35K8	3500K, 80 CRI
4K8	4000K, 80 CRI
5K8	5000K, 80 CRI
AP	Phosphor converted Amber

Distribution	
2	Type 2
3	Type 3
4F	Type 4 Front
4W	Type 4 Wide

Voltage	
UNV	Universal 120–277
120	120V
208	208V
240	240V
277	277V
347	347V

Heights	
24	24" High
30	30" High
36	36" High
42	42" High

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Textured
DBS	Dark Bronze Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Matte Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option	
CC	Custom Color

Options	
PC	Button Photocontrol (120-277V only)
CD	Customer Dimming
SP	10kA Surge Protector

ELECTRICAL DATA

# OF LEDS	24L (180-Degree Beam)		
NOMINAL WATTAGE	10	15	25
SYSTEM POWER (W)	6.6	14	23
INPUT VOLTAGE (V)	CURRENT (Amps)		
120	0.06	0.12	0.19
208	0.03	0.07	0.11
240	0.03	0.06	0.10
277	0.02	0.05	0.08
347	0.02	0.04	0.07
480	0.01	0.03	0.05

# OF LEDS	48L (360-Degree Beam)		
NOMINAL WATTAGE	20	30	50
SYSTEM POWER (W)	20.2	29	48.1
INPUT VOLTAGE (V)	CURRENT (Amps)		
120	0.17	0.24	0.40
208	0.10	0.14	0.23
240	0.08	0.12	0.20
277	0.07	0.10	0.17
347	0.06	0.08	0.14
480	0.04	0.06	0.10

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Bollard

LED BOLLARD

PERFORMANCE DATA

DESCRIPTION	# OF LEDS	NOMINAL WATTS	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)		4K (4000K nominal, 70 CRI)		3K (3000K nominal, 70 CRI)	
					LUMENS	LPW	LUMENS	LPW	LUMENS	LPW
VPB	24L	10	6.6	2	888	134	883	134	850	129
				3	829	126	825	125	794	120
				4F	871	132	867	131	834	126
				4W	867	131	863	131	830	126
		15	14	2	1883	134	1830	131	1802	129
				3	1759	126	1750	125	1683	120
				4F	1848	132	1839	131	1769	126
				4W	1839	131	1873	134	1761	126
		25	23	2	3116	135	3043	132	2982	130
				3	2910	127	3029	132	2785	121
				4F	3059	133	3100	135	2928	127
				4W	3044	132	2896	126	2914	127
	48L	20	20.2	2	2624	130	2608	129	2509	124
				3	2677	133	2661	132	2560	127
				4F	2553	126	2538	126	2441	121
				4W	2593	128	2577	128	2479	123
		30	29	2	3540	122	3519	121	3386	117
				3	3613	125	3591	124	3455	119
				4F	3445	119	3424	118	3294	114
				4W	3499	121	3478	120	3346	115
		50	48.1	2	5376	112	5237	109	5038	105
				3	5126	105	5344	11	5141	107
				4F	5207	108	5175	107	4902	101
				4W	5268	110	5096	105	4979	103

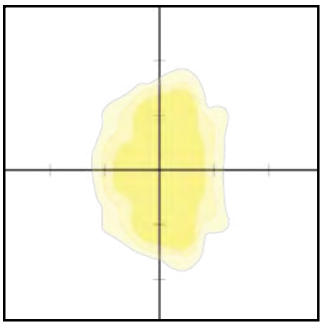
PHOTOMETRY

MOUNTING: 3.5 FT

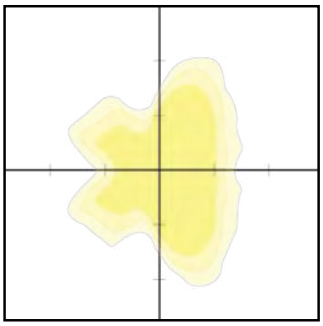
SCALE: 1IN = 10 FT

.5 .2 .1

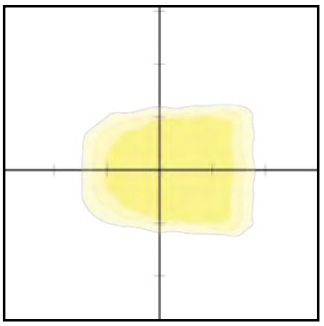
SINGLE OUTPUT



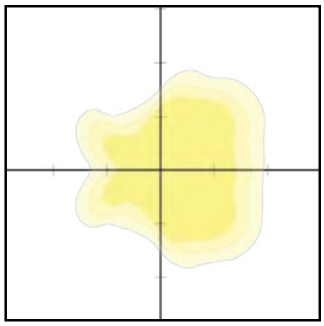
TYPE 2



TYPE 3

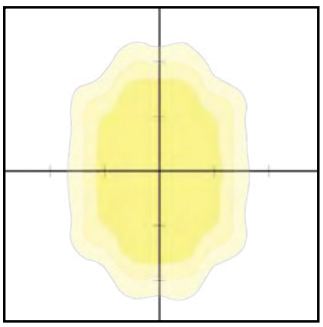


TYPE 4F

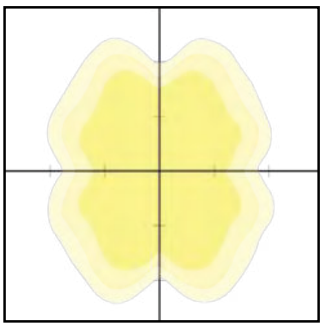


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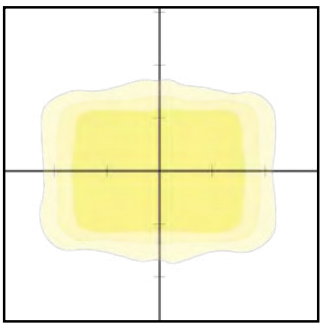
DOUBLE OUTPUT



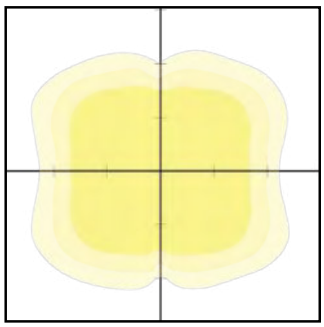
TYPE 2



TYPE 3



TYPE 4F



TYPE 4W

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DATE: | LOCATION:

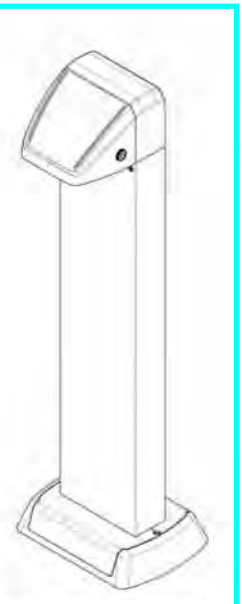
TYPE: | PROJECT:

CATALOG #:

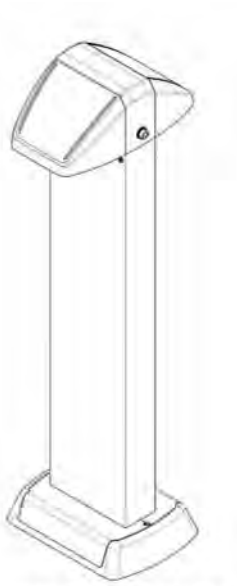
VIPER Bollard

LED BOLLARD

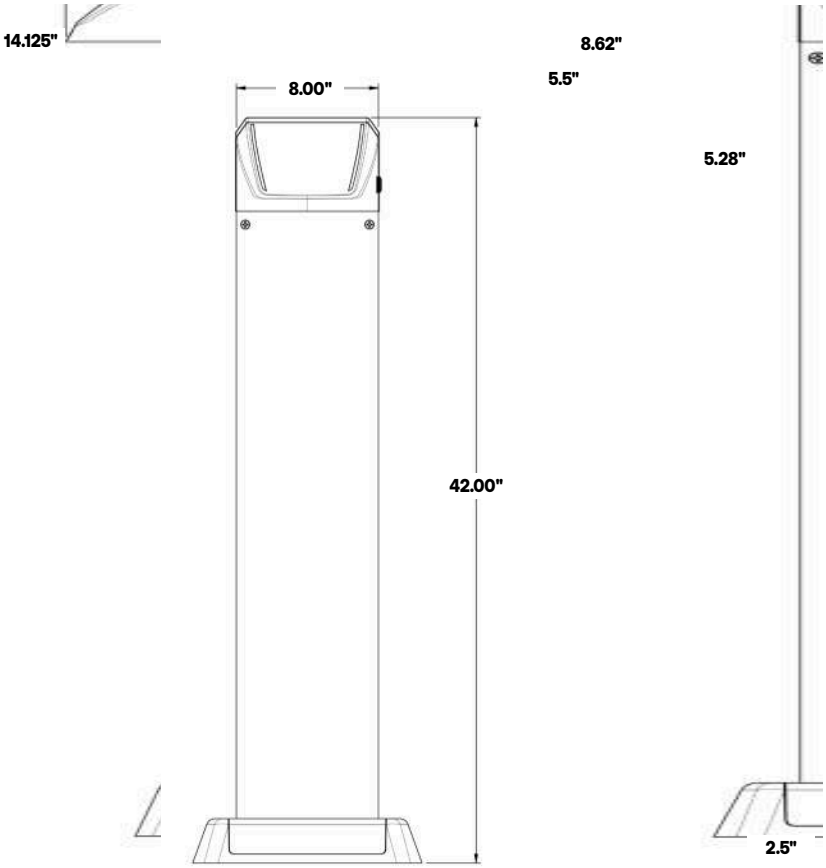
DIMENSIONS

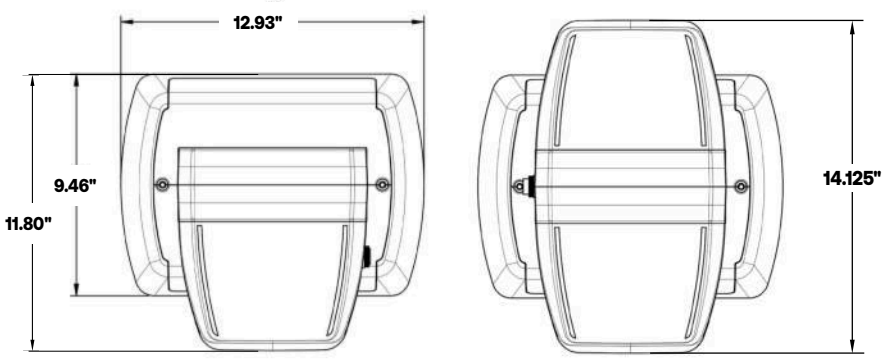


VIPER SINGLE



VIPER DOUBLE





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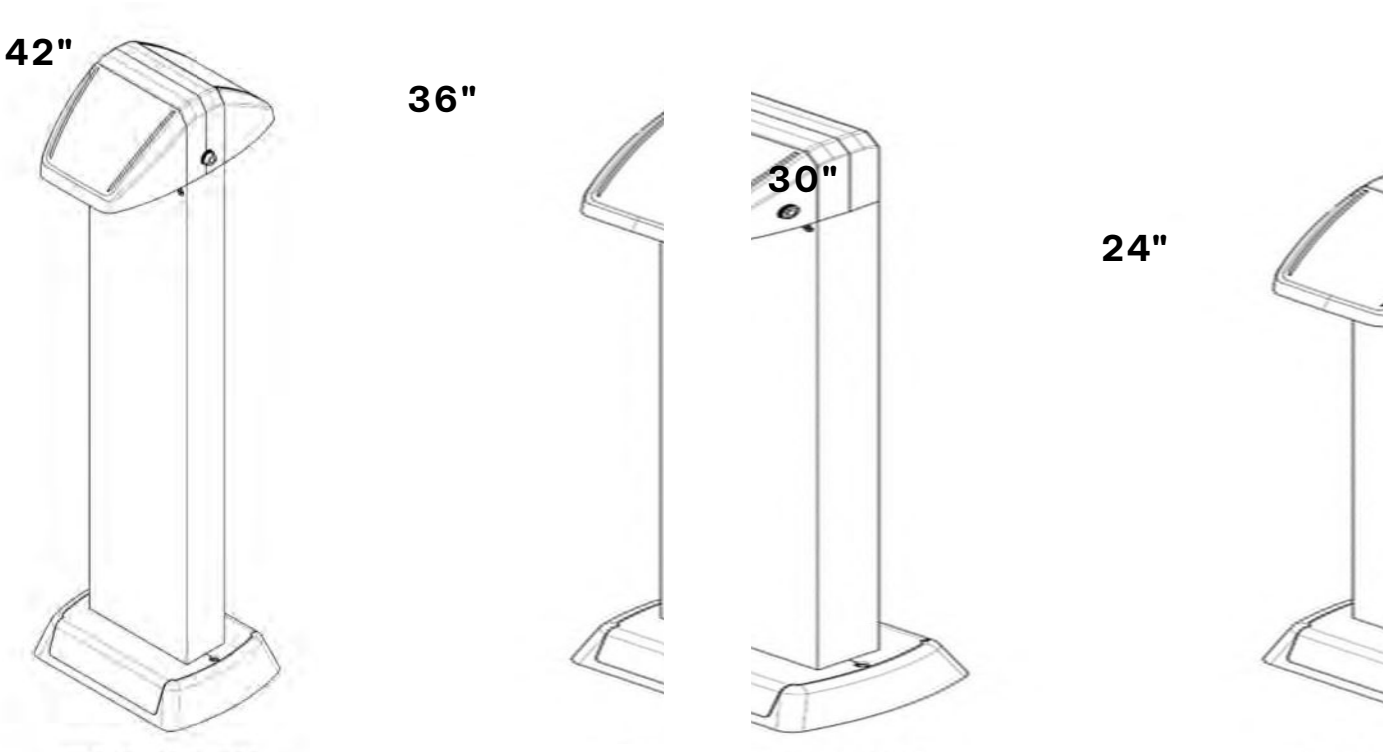
DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

VIPER Bollard

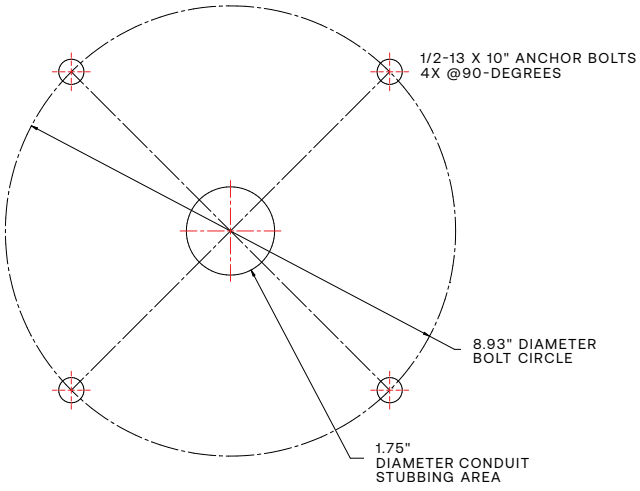
LED BOLLARD

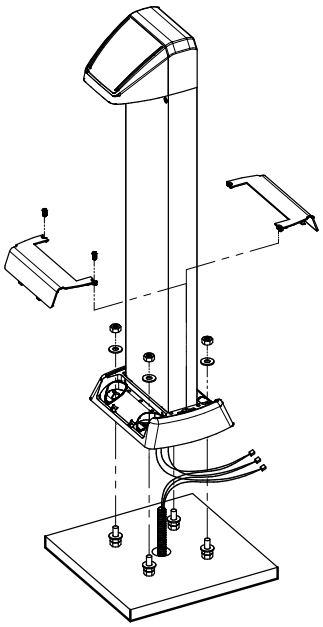
BOLLARD HEIGHTS

SINGLE OR DOUBLE HEAD AVAILABLE IN ALL HEIGHTS



ANCHOR BOLT





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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICRO STRIKE | OPTICS STRIKE

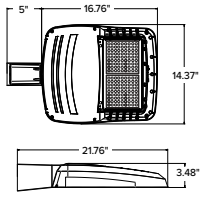


FEATURES

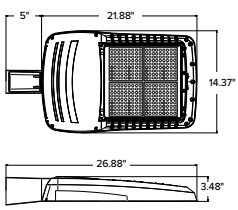
- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

c UL us IP65 DLC LISTED DLC LISTED PREMIUM ida DARK SKY APPROVED 2016 BAA TAA

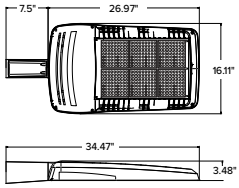
SIZE 1



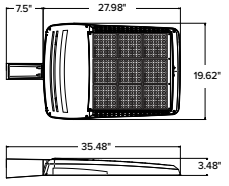
SIZE 2



SIZE 3



SIZE 4



CONTROL TECHNOLOGY

NX CONNECT NX WIRED NX WIRELESS LIGHTGRID

SERVICE PROGRAMS

STOCK QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0- 10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions).

WARRANTY

- 5 year warranty

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DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires QS10

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP – | Series | Optic Platform | Size | Light Engine | CCT/CRI | Distribution | Optic Rotation | Voltage |

Series	
VP	Viper

Optic Platform
Micro Strike

Size	
1	Size 1
2	Size 2
3	Size 3
4	Size 4

Light Engine	
160L-35 [6]	5500 lumens
160L-50 [6]	7500 lumens
160L-75	10000 lumens
160L-100	12500 lumens
160L-115	15000 lumens
160L-135	18000 lumens
160L-160	21000 lumens
320L-145	21000 lumens
320L-170	24000 lumens
320L-185	27000 lumens
320L-210	30000 lumens
320L-235	33000 lumens
320L-255	36000 lumens
320L-315 [6]	40000 lumens
480L-285	40000 lumens
480L-320	44000 lumens
480L-340	48000 lumens
480L-390	52000 lumens
480L-425	55000 lumens
480L-470	60000 lumens
720L-435	60000 lumens
720L-475	65000 lumens
720L-515	70000 lumens
720L-565 [6]	75000 lumens
720L-600 [6]	80000 lumens
CLO	Custom Lumen Output [1]

CCT/CRI	
AP	AP-Amber Phosphor Converted
27K8	2700K, 80 CRI
3K7	3000K, 70 CRI
3K8	3000K, 80 CRI
35K8	3500K, 80 CRI
3K9	3000K, 90 CRI
4K7	4000K, 70 CRI
4K8	4000K, 80 CRI
4K9	4000K, 90 CRI
5K7	5000K, 70 CRI
5K8	5000K, 80 CRI

Distribution	
2	Type 2
3	Type 3
4F	Type 4 Forward
4W	Type 4 Wide
5QW	Type 5 Square Wide

Optic Rotation	
BLANK	No Rotation
L	Optic rotation left
R	Optic rotation right

Voltage	
UNV	120-277V
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

– | Mounting | Color | Options | Network Control Options | Stand Alone Sensors | Programmed Controls | Photocontrols

Mounting	
A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)
A_	Arm mount for round pole [2]
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern
A_U	Universal arm mount for round pole [2]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [2]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [2]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option	
CC	Custom Color

Options	
F	Fusing
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control [8]
TB	Terminal Block

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [3,4]
WIR	LightGRID+ In-Fixture Module [3,4]
WIRSC	LightGRID+ Module and Occupancy Sensor [3,4]

Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]

Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [9]
ADD	AutoDim Timer Based Dimming [4]
ADT	AutoDim Time of Day Dimming [4]

Photocontrols	
PC	Button Photocontrol [4,7]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions
9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

STRIKE OPTIC – ORDERING GUIDE

Example: VP–ST–1–36L-39–3K7–2–UNV–A–BLT

CATALOG #

VP –

Series	Optic Platform	Size	Light Engine		CCT/CRI		Distribution		Optic Rotation		Voltage	
VP Viper	ST Strike	1 Size 1	36L-39 [8]	5500 lumens	AM	monochromatic amber, 595nm	FR	Auto Front Row	BLANK	No Rotation	UNV	120-277V
			36L-55 [8]	7500 lumens	27K8	2700K, 80 CRI	2	Type 2	L	Optic rotation left	120	120V
			36L-85	10000 lumens	3K7	3000K, 70 CRI	3	Type 3	R	Optic rotation right	208	208V
			36L-105	12500 lumens	3K8	3000K, 80 CRI	4F	Type 4 Forward			240	240V
			36L-120	14000 lumens	3K9	3000K, 90 CRI	4W	Type 4 Wide			277	277V
		2 Size 2	72L-115	15000 lumens	35K8	3500K, 80 CRI	5QN	Type 5 Square Narrow			347	347V
			72L-145	18000 lumens	4K7	4000K, 70 CRI	5QW	Type 5 Square Wide			480	480V
			72L-180	21000 lumens	4K8	4000K, 80 CRI	5QM	Type 5 Square Medium		
			72L-210	24000 lumens	4K9	4000K, 90 CRI	5W	Type 5 Wide (Round)		
			72L-240	27000 lumens	5K7	5000K, 70 CRI	5RW	Type 5 Rectangular		
		3 Size 3	108L-215 [8]	27000 lumens	5K8	5000K, 80 CRI	C	Corner Optic		
			108L-250	30000 lumens			TC	Tennis Court Optic		
			108L-280	33000 lumens						
			108L-325	36000 lumens						
			108L-365	40000 lumens						
		4 Size 4	162L-320	40000 lumens						
			162L-365 [10]	44000 lumens						
			162L-405	48000 lumens						
			162L-445	52000 lumens						
			162L-485	55000 lumens						
			162L-545 [8]	60000 lumens						
			CLO	Custom Lumen Output [1]						

– | Mounting | | Color | | Color Option | | Options | |
|---|---|---|---|---|---|---|---|
| A | Arm mount for square pole/flat surface | BLT | Black Matte Textured | CC | Custom Color | F | Fusing |
| A_ | Arm mount for round pole [3] | BLS | Black Gloss Smooth | | | E | Battery Backup [1,2,7,8,9] |
| ASQU | Universal arm mount for square pole | DBT | Dark Bronze Matte Textured | | | 2PF | Dual Power Feed |
| A_U | Universal arm mount for round pole [3] | DBS | Dark Bronze Gloss Smooth | | | 2DR | Dual Driver |
| AAU | Adjustable arm for pole mounting (universal drill pattern) | GTT | Graphite Matte Textured | | | TE | Tooless Entry |
| AA_U | Adjustable arm mount for round pole [3] | LGS | Light Grey Gloss Smooth | | | BC | Backlight Control |
| ADU | Decorative upswept Arm (universal drill pattern) | LGT | Light Grey Gloss Textured | | | TB | Terminal Block |
| AD_U | Decorative upswept arm mount for round pole [3] | PSS | Platinum Silver Smooth | | | | |
| MAF | Mast arm fitter for 2-3/8" OD horizontal arm | WHT | White Matte Textured | | | | |
| K | Knuckle | WHS | White Gloss Smooth | | | | |
| T | Trunnion | VGT | Verde Green Textured | | | | |
| WB | Wall Bracket, horizontal tenon with MAF | | | | | | |
| WM | Wall mount bracket with decorative upswept arm | | | | | | |
| WA | Wall mount bracket with adjustable arm | | | | | | |

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4,5]
WIR	LightGRID+ In-Fixture Module [4,5]
WIRSC	LightGRID+ Module and Occupancy Sensor [4,5]
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BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]
Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [11]
ADD	AutoDim Timer Based Dimming [4]
ADT	AutoDim Time of Day Dimming [4]
Photocontrols	
PC	Button Photocontrol [4,7]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Battery temperature rating -20C to 55C
3 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
4 – Networked Controls cannot be combined with other control options
5 – Not available with 2PF option
6 – Not available with 480V
7 – Not available with 347 or 480V
8 – Not available with Dual Driver option
9 – Only available in Size 1 housing, up to 105 Watts
10 – Some voltage restrictions may apply when combined with controls
11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

ORDERING GUIDE (CONT'D)

CATALOG #

Accessory Type		Size		Option		Color	
SHD	Shield	**1**	Size 1	**HSS-90-B**	House Side Shield 90° Back	**BLS**	Black Gloss Smooth
		2	Size 2	**HSS-90-F**	House Side Shield 90° Front	**BLT**	Black Matte Textured
		3	Size 3	**HSS-90-S**	House Side Shield 90° Side	**DBS**	Dark Bronze Gloss Smooth
		4	Size 4	**HSS-270-BSS**	House Side Shield 270° Back/Side/Side	**DBT**	Dark Bronze Matte Textured
				HSS-270-FSS	House Side Shield 270° Front/Side/Side	**GTT**	Graphite Matte Textured
				HSS-270-FSB	House Side Shield 270° Front/Side/Back	**LGS**	Light Gray Gloss Smooth
				HSS-360	House Side Shield 360°	**PSS**	Platinum Silver Smooth
				BC	Back Light Control	**WHS**	White Gloss Smooth
MTG	Mounting			**A**	Arm Mount for square pole/flat surface	**WHT**	White Matte Textured
				ASQU	Universal Arm Mount for square pole	**VGT**	Green Landscape Decorative
				AAU	Adjustable Arm for pole mounting	**LEG**	Legacy Colors
				ADU	Decorative upswept Arm	**Color Option**	
				RPA	Round Pole Adapter	**CC**	Custom Color
				MAF	Mast Arm Fitter for 2-3/8" OD horizontal arm		
				K	Knuckle		
				T	Trunnion		
				WB	Wall Bracket (compatible with universal arm mounts)		

Accessory Type		Option	
MSC	Miscellaneous	**BIRD SPK**	Bird Spike

Current Control Solutions — Accessories (Sold Separately)

NX Lighting Controls

☐ **NXOFM-1R1D-UNV** — On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NX Radio and Bluetooth® Radio, 120–480VAC

LightGRID+ Lighting Control

☐ **WIR-RME-L** — On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with LightGRID+ Radio, 110–480VAC

☐ **SCP-REMOTE** — Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor

For additional information related to these accessories please visit currentlighting.com/beacon. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

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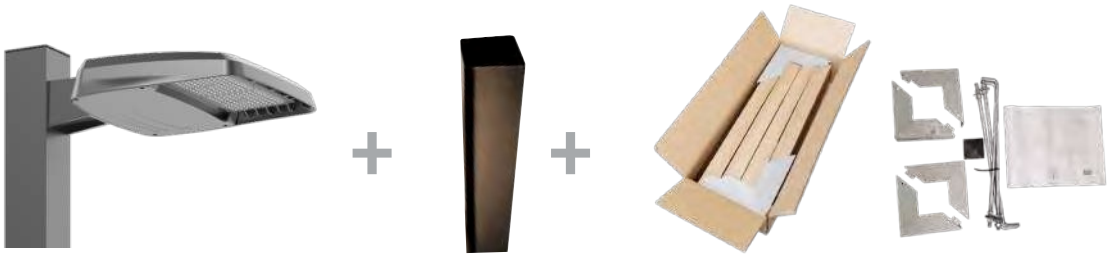
TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

VIPER POLE EXPRESS COMBO – ORDERING GUIDE



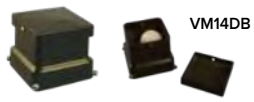
Catalog Number	Pole	Single or Double Head	Fixture	Lumens*	Wattage	Distribution	CCT/CRI	Mounting	Finish
VP-1-160-4K-3-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – STOCK LUMINAIRE SKUS

Catalog Number	Lumens	LPW	Distribution	Wattage	CCT/CRI	Voltage	Mounting	Finish
VP-1-160-4K-3-LS	19584	123.9	3	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-4K-4F-LS	19426	122.9	4F	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-3-LS	19499	123.4	3	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-4F-LS	19186	121.4	4F	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – ACCESSORIES

Catalog Number	Description
VM14DB	Vibration Dampener, mounts to top of pole for reduced vibration



VM14DB

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VIPER Area/Site

VIPER LUMINAIRE

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

LIGHTGRID+

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXOFM1R1D-UNV	NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	–		NXOFM-1R1D-UV
NX Wireless	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
NX Wireless	NXWS12F	NX Networked Wireless Enabled Integral NXSMP2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
NX Wireless	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
NX Wireless	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+	WIR	LightGRID+ In-Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR
LightGRID+	WIR-RME-L	LightGRID+ On Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR-RME-L
LightGRID+	WIRSC	LightGRID+ Module and Occupancy Sensor	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
Independent	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
Independent	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

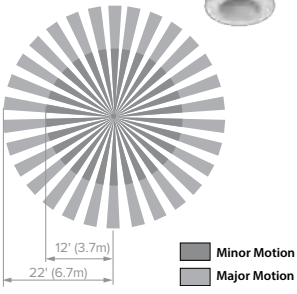
DEFAULT SETTINGS

NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	On
"Passcode Factory Passcode: HubbN3T!"	Enabled

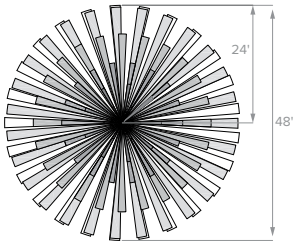
Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	50%
Daylight Sensor	Disabled

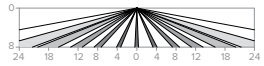
NX WIRELESS COVERAGE PATTERNS

NXSMP2-OMNI



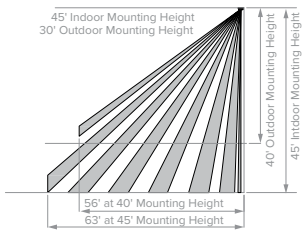
NXSMP2-LMO





Sensor Lens Coverage and Detection Patterns When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO



Sensor Lens Coverage and Detection Patterns When Mounted at 40ft and 45ft with Standard Lens

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VIPER Area/Site

VIPER LUMINAIRE

DATE: | LOCATION:

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CATALOG #:

NX LIGHTING CONTROLS FREE APP



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

Apple App

Google Play

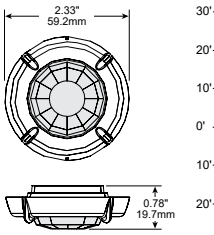
CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

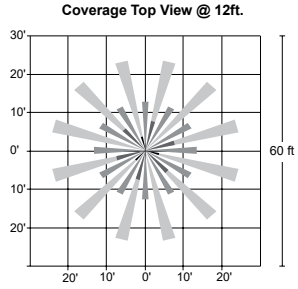
OUTDOOR LIGHTING CONTROLS OPTIONS

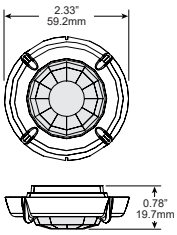
CONTROLS FUNCTIONALITY

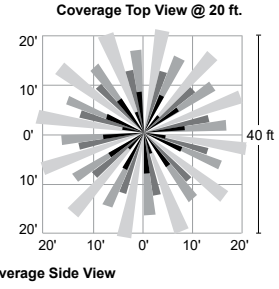
	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
Independent	SCP_F	Sensor Control Programmable, 8F or 40F	–	–	–	✓	✓	✓	✓	–	8ft or 40ft	SCP_F
	ADD	AutoDIM Timer Based Dimming	–	–	✓	–	–	–	✓	–	–	ADD
	ADT	AutoDIM Time of Day Dimming	–	–	✓	–	–	–	✓	–	–	ADT
	7PR	7-Pin Receptacle	–	–	Paired with external control	–	Paired with external control	–	Paired with external control	–	–	7PR
	7PR-SC	7-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–	7PR-SC
	3PR	3-Pin twist lock	–	–	–	–	–	–	Paired with external control	–	–	3PR
	3PR-SC	3-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–	3PR-SC
	3PR-TL	3-Pin with photocontrol	–	–	–	–	✓	–	✓	–	–	3PR-TL

COVERAGE PATTERNS FOR SCP_F

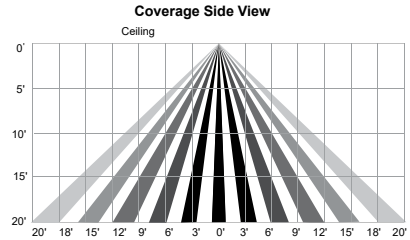


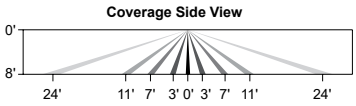


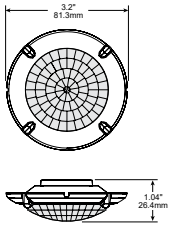


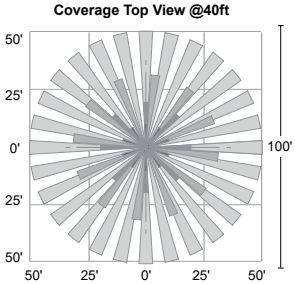


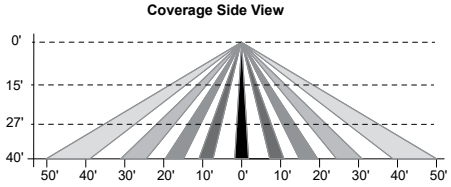
Coverage Side View











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DATE: LOCATION:

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VIPER Area/Site

VIPER LUMINAIRE

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L_{70} (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791
AP-Amber Phosphor Converted Multiplier			
Amber	0.710		

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	See Amber Spec Sheet		

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VIPER Area/Site

VIPER LUMINAIRE

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

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All values are design or typical values when measured under laboratory conditions.

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	0.96
208	0.19	0.26	0.41	0.50	0.55
240	0.16	0.23	0.35	0.44	0.48
277	0.14	0.20	0.31	0.38	0.42
347	0.11	0.16	0.24	0.30	0.33
480	0.08	0.11	0.18	0.22	0.24

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	1.00	1.21	1.50	1.75	1.79
208	0.58	0.70	0.87	1.01	1.03
240	0.50	0.60	0.75	0.88	0.90
277	0.43	0.52	0.65	0.76	0.78
347	0.35	0.42	0.52	0.61	0.62
480	0.25	0.30	0.38	0.44	0.45

# OF LEDS	108				
NOMINAL WATTAGE	215	250	280	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.00	2.08	2.33	3.04	2.67
208	1.15	1.20	1.35	1.75	1.54
240	1.00	1.04	1.17	1.52	1.33
277	0.87	0.90	1.01	1.32	1.16
347	0.69	0.72	0.81	1.05	0.92
480	0.50	0.52	0.58	0.76	0.67

# OF LEDS		162				
NOMINAL WATTAGE	320	365	405	445	485	545
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1	543.9
INPUT VOLTAGE (V)		CURRENT (Amps)				
120	2.71	2.67	3.38	3.71	4.04	4.54
208	1.56	1.54	1.95	2.14	2.33	2.62
240	1.35	1.33	1.69	1.85	2.02	2.27
277	1.17	1.16	1.46	1.61	1.75	1.97
347	0.94	0.92	1.17	1.28	1.40	1.57
480	0.68	0.67	0.84	0.93	1.01	1.14

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

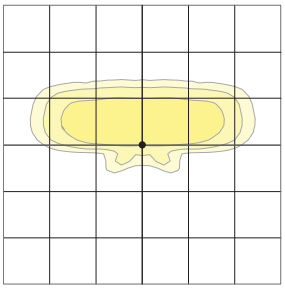
TYPE: PROJECT:

CATALOG #:

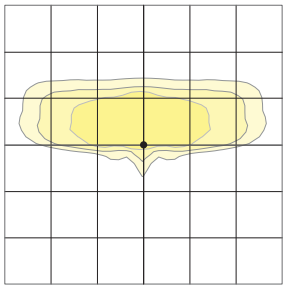
MICRO STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

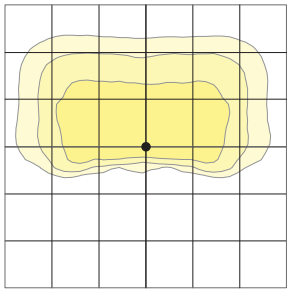
Type 2



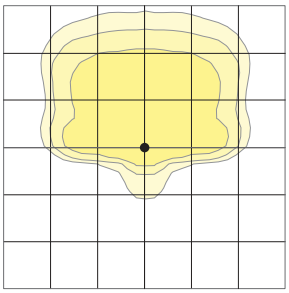
Type 3



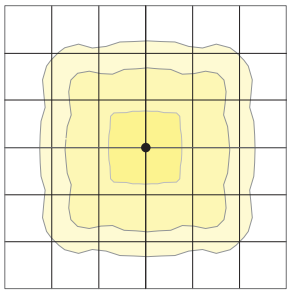
Type 4 Wide



Type 4F



Type 5QW



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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

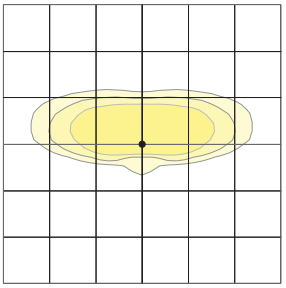
TYPE: PROJECT:

CATALOG #:

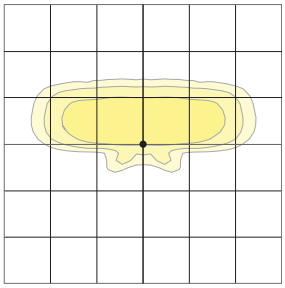
OPTIC STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

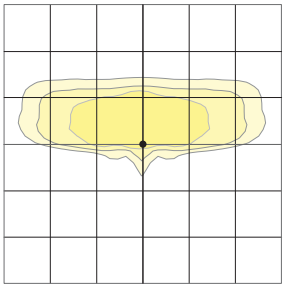
Type FR – Front Row/Auto Optic



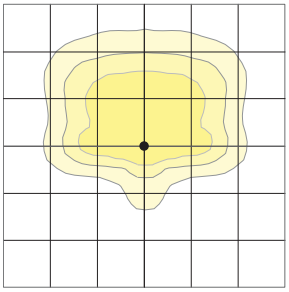
Type 2



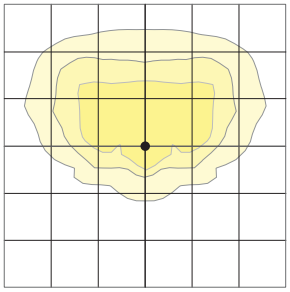
Type 3



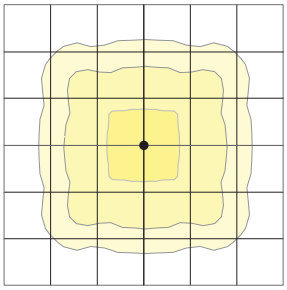
Type 4 Forward



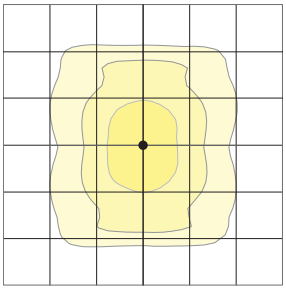
Type 4 Wide



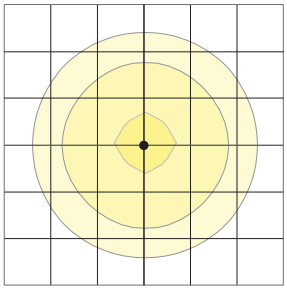
Type 5QM



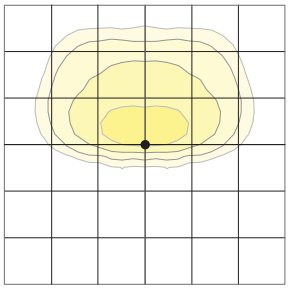
Type 5RW (rectangular)



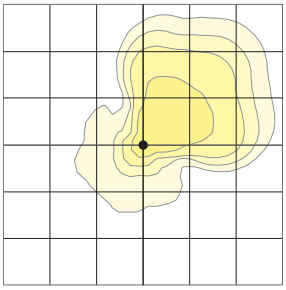
Type 5W (round wide)



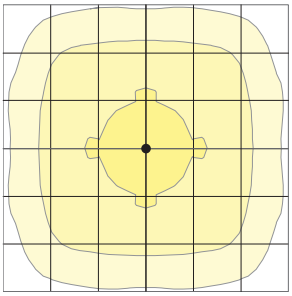
Type TC



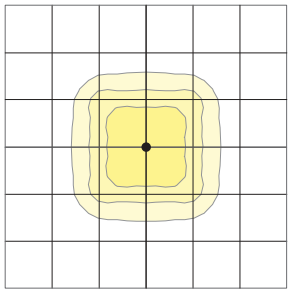
Type Corner



Type 5QW



Type 5QN



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BEACON
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DATE: LOCATION:

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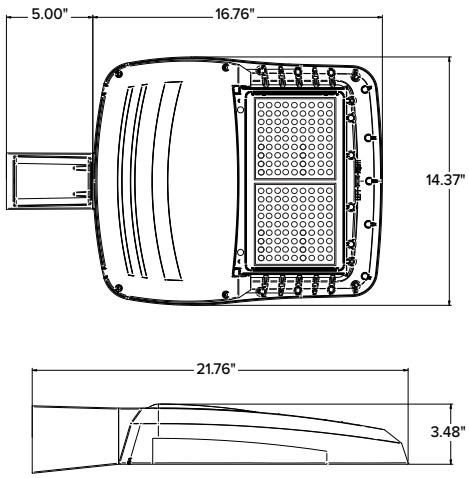
CATALOG #:

VIPER Area/Site

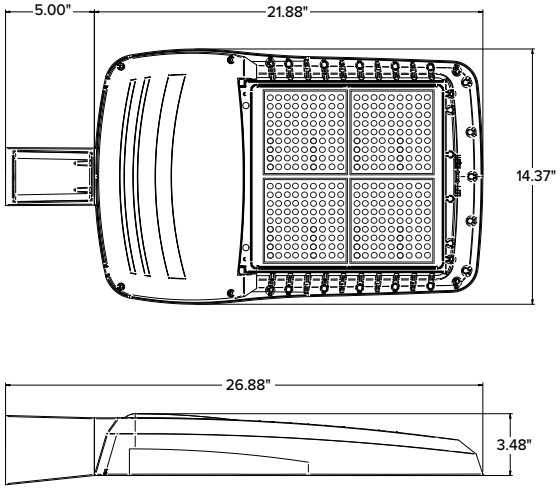
VIPER LUMINAIRE

DIMENSIONS

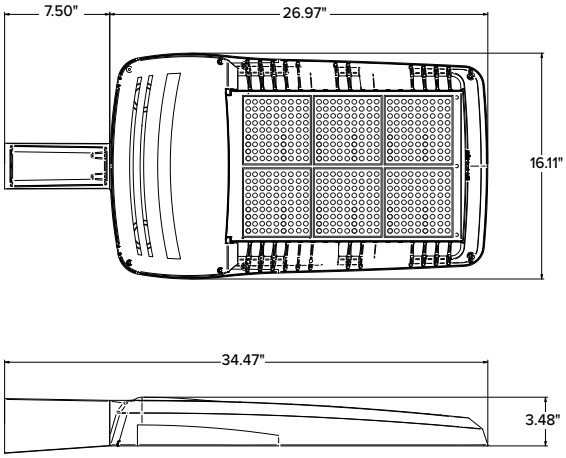
SIZE 1



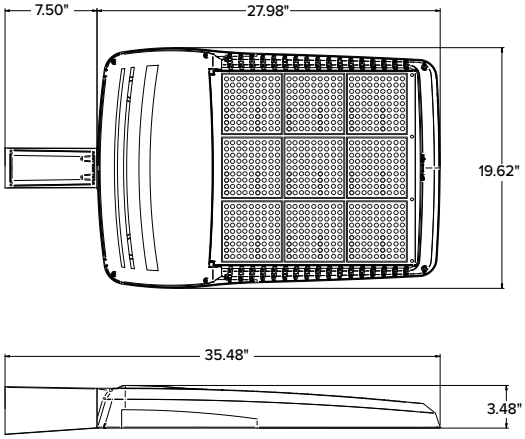
SIZE 2



SIZE 3



SIZE 4



	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

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VIPER Area/Site

VIPER LUMINAIRE

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TYPE: PROJECT:

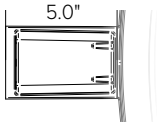
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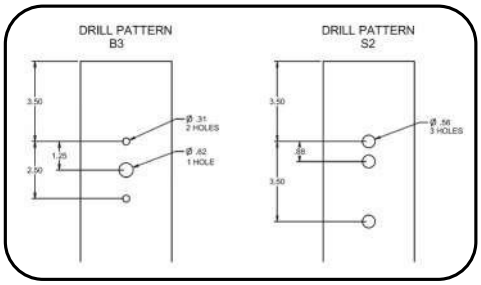
MOUNTING

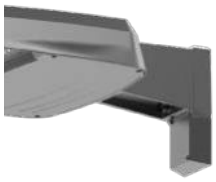


A–STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)

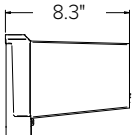


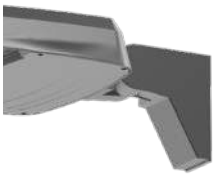




ASQU–UNIVERSAL ARM MOUNT

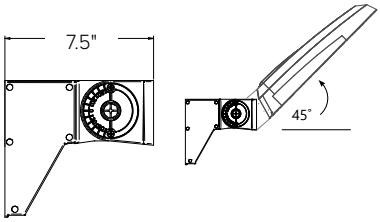
Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)





AAU–ADJUSTABLE ARM FOR POLE MOUNTING

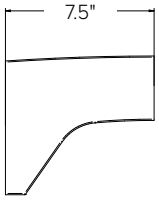
Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5˚ aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





ADU–DECORATIVE UPSWEPT ARM

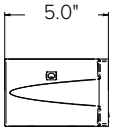
Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).





MAF–MAST ARM FITTER

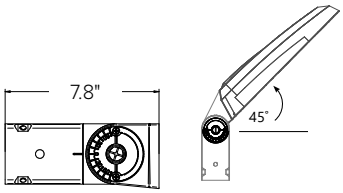
Fits 2-3/8" OD horizontal tenons.

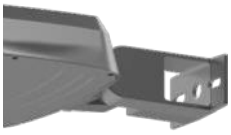




K–KNUCKLE

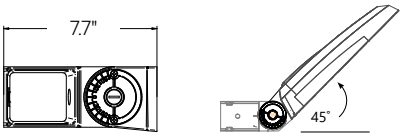
Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





T–TRUNNION

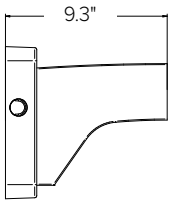
Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





WM–WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



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VIPER Area/Site

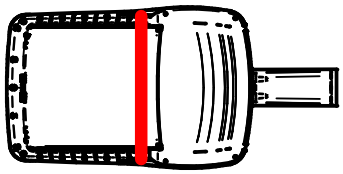
VIPER LUMINAIRE

ADDITIONAL INFORMATION (CONTINUED)

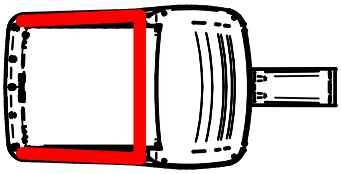
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

HSS has a depth of 5" for all Viper sizes
Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

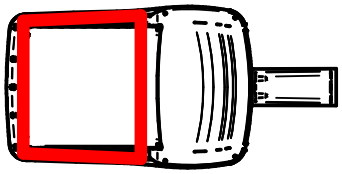
VPR2x HSS-90-B-xx



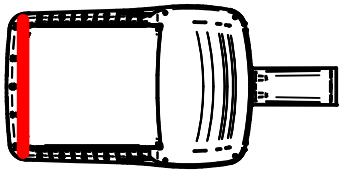
VPR2x HSS-270-BSS-xx



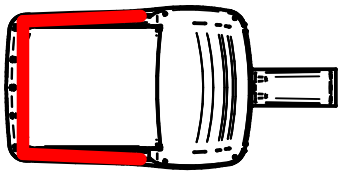
VPR2x HSS-360-xx



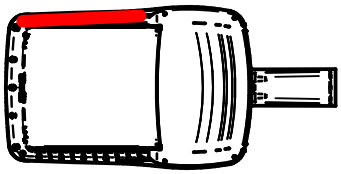
VPR2x HSS-90-F-xx



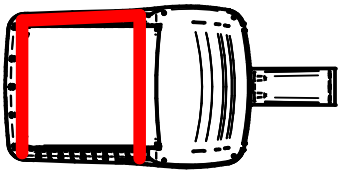
VPR2x HSS-270-FSS-xx



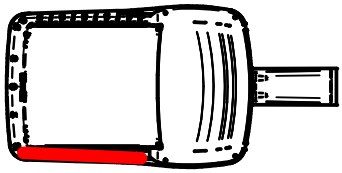
VPR2x HSS-90-S-xx



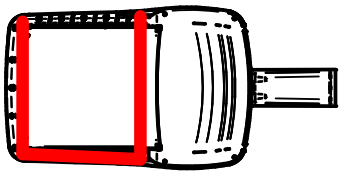
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



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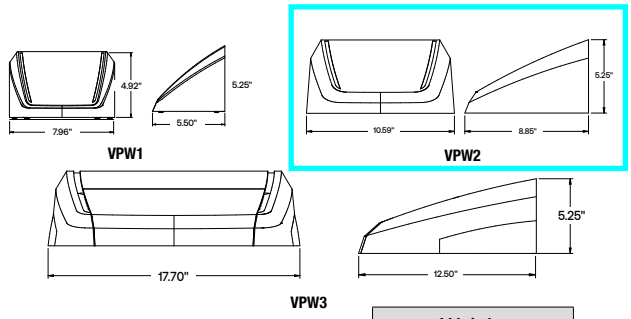
VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

MICRO STRIKE | OPTICS STRIKE





	Weight
VPW1	4.1 lbs / 1.86 kg
VPW2	7.15 lbs / 3.24 kg
VPW3	17.1 lbs / 7.80 kg

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual Comfort - Option for Size 2 and Size 3
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, and LightGRID+.
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada

C US BAA TAA

CONTROL TECHNOLOGY

NX CONNECT NX WIRED NX WIRELESS LIGHTGRID

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 2700K, 3000K, 3500K, 4000K and 5000K CCTs
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions.

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V input is available in most wattage, 480V is available for 55W and above.
- Ambient operating temperature -40˚C to 40˚C
- Driver RoHS and IP66
- 10kV Surge Protector optional
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one same fixture.
- Dimming drivers are standard. Select CD (Customer Dimming) for the dimming wires to be extended outside the fixture.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

CONTROLS CONTINUED

- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -20˚C to 40˚C.
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor.

CERTIFICATIONS

- Certified to UL 1598 and CSA 22.2#250.0-24
- IP65 rated housing
- Emergency battery backup options are California Energy Commission (CEC) Title 20 Compliant
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225- 11). See Buy America(n) Solutions (link to https://http://www.currentlighting.com/resources/americasolutions).

WARRANTY

- 5 year limited warranty

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

ORDERING GUIDE

Example: VPW1–24L-10–3K7–2–UNV–BLS

CATALOG # _____ – _____ – _____ – _____ – _____ – _____ – _____

Series		# LEDs - Wattage		CCT/CRI		Distribution		Voltage		Color	
VPW1	Viper Wall 1	**24L-10**	1,000 Lumens	**27K8**	2700K, 80 CRI	**FR**	Auto Front Row[7]	**UNV**	120-277V	**BLT**	Black Matte Textured
		24L-15	2,000 Lumens	**3K7**	3000K, 70 CRI	**2**	IES TYPE 2	**120**	120V	**BLS**	Black Gloss Smooth
		24L-25	3,000 Lumens	**4K7**	4000K, 70 CRI	**3**	IES TYPE 3	**208**	208V	**DBT**	Dark Bronze Matte Textured
VPW2	Viper Wall 2	**48L-15**	2,000 Lumens	**5K7**	5000K, 70 CRI	**4F**	IES TYPE 4 Forward	**240**	240V	**DBS**	Dark Bronze Gloss Smooth
		48L-20	3,000 Lumens	**3K8**	3000K, 80 CRI	**4W**	IES TYPE 4W	**277**	277V	**GTT**	Graphite Matte Textured
		48L-30	4,000 Lumens	**35K8**	3500K, 80 CRI			**347**	347V	**LGS**	Light Grey Gloss Smooth
		48L-35	5,000 Lumens	**4K8**	4000K, 80 CRI			**480**	480V	**LGT**	Light Grey Matte Textured
		48L-45	6,000 Lumens	**5K8**	5000K, 80 CRI					**PSS**	Platinum Silver Smooth
		80L-20	3,000 Lumens	**AP**	Phosphor Converted Amber[1]					**WHT**	White Matte Textured
		80L-25	4,000 Lumens							**WHS**	White Gloss Smooth
		80L-35	5,000 Lumens							**VGT**	Verde Green Textured
		80L-45	6,000 Lumens							**Color Option**	
		80L-55	7,000 Lumens							**CC**	Custom Color
		80L-65	8,000 Lumens								
		80L-70	8,500 Lumens								
		18L-25	3,000 Lumens, Strike Optics								
		18L-30	4,000 Lumens, Strike Optics								
		18L-39	4,750 Lumens, Strike Optics								
		18L-50	6,000 Lumens, Strike Optics								
		18L-60	6,500 Lumens, Strike Optics								
VPW3	Viper Wall 3	**160L-45**	7,000 Lumens								
		160L-70	10,000 Lumens								
		160L-95	12,500 Lumens								
		160L-105	15,000 Lumens								
		160L-135	17,500 Lumens								
		160L-155	20,000 Lumens								
		36L-55	7,000 Lumens, Strike Optics								
		36L-80	9,500 Lumens, Strike Optics								
		36L-100	11,500 Lumens, Strike Optics								
		36L-120	13,000 Lumens, Strike Optics								

– _____ – _____

Control Options Network[3,7,11,13]	
NXWS12F	NX Networked Wireless Enabled Integral NXSMP2-OMNI PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming[14]
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming[9]
NXWS24F	NX Networked Wireless Enabled Integral NXSMP2-OMNI-HM PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming[9]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming[9]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor
WIR	LightGRID+ In-Fixture Module[9]
WIRSC	LightGRID+ In-Fixture Moduel with BTS occupancy[9]
Stand Alone Sensors[7,11,13]	
BTS-14F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor[4,9]
BTS-40F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor[4,9]
BTSO-12F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height[14]
Photocontrol[13]	
PC	Button Photocontrol 120-277V

Options	
F	Fusing[5,7]
E	Battery[6,7,8]
EH	Battery with Heater[6,7,8]
CS	Comfort Shield[7,10]
SP	10kA Surge Protector
2PF	Dual Power Feed[2,7,8]
2DR	Dual Driver[2,7,8]
CD	Customer Dimming[12]
DTS	Dimming Transfer Switch[7]

Notes:

1 Available with Micro Strike Optics only
2 Not available with 480V in Size 1 and Size 2
3 Networked controls cannot be combined with other control options
4 Not available with VPW1 or with 2PF or 2DR options
5 Must specify voltage (VPW1 & VPW2: 120V, 277V or 347V; VPW3: 120V, 208V, 240V, 277V, 347V or 480V)
6 See page 10 for detail Battery configurations
7 Not available in VPW1
8 2PF can't be combined with E or EH; 2DR can't be combined with E or EH in VPW2
9 Not avialable in VPW1 and VPW2
10 Not available with Micro Strike 24L and 48L. Not available with Strike 18L and 36L
11 Not available with 2PF
12 Not available with Network Control options or Stand Alone Sensors. Can be ordered with PC
13 Not available in 480V in VPW2; Only available in 480V in VPW3 in 80W, 100W, 120W, 135W and 155W
14 NXWS12F and BTSO-12F are the only sensors available in VPW2

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VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

	Catalog Number	Description
☐	**WP-BB-XXX**	Accessory for conduit entry[1]
☐	**CS**	Comfort Shield[2]

Notes:
1 replace "xxx" with color option
2 Not available with Micro Strike 24L and 48L or Strike 18L and 36L

CONTROLS FUNCTIONALITY

OUTDOOR LIGHTING CONTROLS OPTIONS

LIGHTGRID+

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
NX Wireless	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
NX Wireless	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+	WIR	LightGRID+ In-Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR
Independant	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
Independant	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
Independant	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

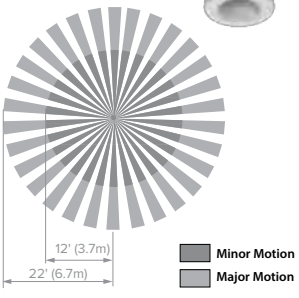
DEFAULT SETTINGS

NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	Off
"Passcode Factory Passcode: HubbN3T!"	Enabled

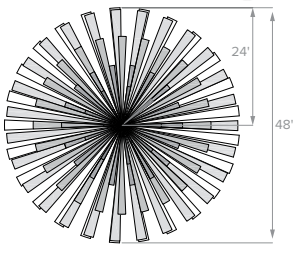
Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0% (Off)
Daylight Sensor	Disabled

NX WIRELESS COVERAGE PATTERNS

NXSMP2-OMNI



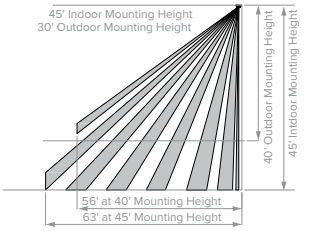
NXSMP2-LMO





Sensor Lens Coverage and Detection Patterns
When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO



Sensor Lens Coverage and Detection Patterns
When Mounted at 40ft and 45ft with Standard Lens

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DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

NX LIGHTING CONTROLS FREE APP



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

NX LIGHTING CONTROLS

Apple App Google Play

CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98
50°C	122°F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

	OPERATING HOURS		
Ambient Temp.	0	25,000	TM-21-22 60,000
25°C / 77°F	1.00	0.91	0.83
40°C / 104°F	0.99	0.90	0.82

Lumen maintenance values calculated per TM-21 using six times the LM-80 test time for the LED and in-situ thermal testing of the luminaire.

MULTIPLIER

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791
Monochromatic Amber Multiplier			
Amber	0.710		

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	See Amber Spec Sheet		

PERFORMANCE DATA: MICROSTRIKE

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW1	24L	10	6.6	2	888	134	0	0	0	883	134	0	0	0	850	129	0	0	0
				3	829	126	0	0	0	825	125	0	0	0	794	120	0	0	0
				4W	867	131	0	0	1	863	131	0	0	1	830	126	0	0	1
		15	14	2	1883	134	1	0	1	1873	134	1	0	1	1802	129	1	0	1
				3	1759	126	1	0	1	1750	125	1	0	1	1683	120	0	0	1
				4W	1839	131	0	0	1	1830	131	0	0	1	1761	126	0	0	1
		25	23.0	2	3116	135	1	0	1	3100	135	1	0	1	2982	130	1	0	1
				3	2910	127	1	0	1	2896	126	1	0	1	2785	121	1	0	1
				4W	3044	132	1	0	1	3029	132	1	0	1	2914	127	1	0	1

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

PERFORMANCE DATA: MICROSTRIKE CONT'D

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW2	48L	15	13.1	2	1866	142	1	0	1	1857	142	1	0	1	1786	136	1	0	1
				3	1743	133	1	0	1	1734	132	1	0	1	1668	127	0	0	1
				4F	1832	140	0	0	1	1823	139	0	0	1	1754	134	0	0	1
				4W	1823	139	0	0	1	1814	138	0	0	1	1745	133	0	0	1
		20	20.5	2	2791	136	1	0	1	2777	135	1	0	1	2671	130	1	0	1
				3	2606	127	1	0	1	2593	127	1	0	1	2495	122	1	0	1
				4F	2740	134	1	0	1	2726	133	1	0	1	2622	128	1	0	1
				4W	2726	133	1	0	1	2713	132	1	0	1	2610	127	1	0	1
		30	28.8	2	3766	131	1	0	1	3747	130	1	0	1	3605	125	1	0	1
				3	3517	122	1	0	1	3500	122	1	0	1	3367	117	1	0	1
				4F	3697	128	1	0	1	3678	128	1	0	1	3539	123	1	0	1
				4W	3679	128	1	0	1	3661	127	1	0	1	3522	122	1	0	1
		35	37.3	2	4707	126	1	0	1	4684	126	1	0	1	4506	121	1	0	1
				3	4396	118	1	0	1	4375	117	1	0	1	4208	113	1	0	1
				4F	4621	124	1	0	1	4598	123	1	0	1	4423	119	1	0	1
				4W	4599	123	1	0	2	4576	123	1	0	2	4402	118	1	0	2
		45	45.9	2	5604	121	1	0	1	5576	121	1	0	1	5364	116	1	0	1
				3	5234	114	1	0	2	5208	113	1	0	2	5010	109	1	0	2
				4F	5501	119	1	0	2	5474	118	1	0	2	5266	114	1	0	2
				4W	5475	116	1	0	2	5447	115	1	0	2	5240	111	1	0	2
	80L	20	19.4	2	2978	154	1	0	1	2963	153	1	0	1	2851	147	1	0	1
				3	3028	156	1	0	1	3013	155	1	0	1	2898	149	1	0	1
				4F	3039	157	1	0	1	3024	156	1	0	1	2909	150	1	0	1
				4W	2968	153	1	0	1	2953	152	1	0	1	2841	146	1	0	1
		25	26.7	2	3723	139	1	0	1	3704	139	1	0	1	3563	133	1	0	1
				3	3785	142	1	0	1	3766	141	1	0	1	3623	136	1	0	1
				4F	3799	142	1	0	1	3780	142	1	0	1	3636	136	1	0	1
				4W	3710	139	1	0	1	3692	138	1	0	1	3551	133	1	0	1
		35	34.2	2	4775	140	1	0	1	4751	139	1	0	1	4571	134	1	0	1
				3	4855	142	1	0	1	4831	141	1	0	1	4647	136	1	0	1
				4F	4872	142	1	0	1	4848	142	1	0	1	4664	136	1	0	1
				4W	4759	139	1	0	1	4735	138	1	0	1	4555	133	1	0	1
		45	41.7	2	6032	145	1	0	2	6002	144	1	0	2	5774	138	1	0	1
				3	6133	147	1	0	2	6102	146	1	0	2	5870	141	1	0	2
				4F	6155	148	1	0	2	6124	147	1	0	2	5891	141	1	0	2
				4W	6012	144	1	0	2	5982	143	1	0	2	5754	138	1	0	2
		55	50.6	2	6999	138	1	0	2	6964	138	1	0	2	6700	132	1	0	2
				3	7116	141	1	0	2	7081	140	1	0	2	6812	135	1	0	2
				4F	7142	141	1	0	2	7106	140	1	0	2	6836	135	1	0	2
				4W	6976	138	1	0	2	6941	137	1	0	2	6677	132	1	0	2
		65	58.3	2	7910	136	2	0	2	7871	135	2	0	2	7572	130	1	0	2
				3	8042	138	1	0	2	8002	137	1	0	2	7698	132	1	0	2
				4F	8071	138	2	0	2	8031	138	2	0	2	7726	133	1	0	2
				4W	7884	135	1	0	2	7844	135	1	0	2	7546	129	1	0	2
		70	63.5	2	8506	134	2	0	2	8463	133	2	0	2	8142	128	2	0	2
				3	8648	136	1	0	2	8605	136	1	0	2	8278	130	1	0	2
				4F	8679	137	2	0	2	8636	136	2	0	2	8308	131	2	0	2
				4W	8477	133	1	0	2	8435	133	1	0	2	8114	128	1	0	2

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

PERFORMANCE DATA: MICROSTRIKE CONT'D

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW3	160L	45	46.2	2	6702	145	1	0	2	6668	144	1	0	2	6415	139	1	0	2
				3	6814	147	1	0	2	6780	147	1	0	2	6522	141	1	0	2
				4F	6838	148	1	0	2	6804	147	1	0	2	6546	142	1	0	2
				4W	6679	145	1	0	2	6646	144	1	0	2	6393	138	1	0	2
		70	68.3	2	9550	140	2	0	2	9502	139	2	0	2	9141	134	2	0	2
				3	9710	142	2	0	2	9661	141	2	0	2	9294	136	2	0	2
				4F	9744	143	2	0	2	9696	142	2	0	2	9327	137	2	0	2
				4W	9518	139	2	0	2	9470	139	2	0	2	9111	133	2	0	2
		95	91	2	13202	145	2	0	2	13136	144	2	0	2	12637	139	2	0	2
				3	13423	148	2	0	2	13356	147	2	0	2	12849	141	2	0	2
				4F	13471	148	2	0	2	13404	147	2	0	2	12895	142	2	0	2
				4W	13158	145	2	0	2	13092	144	2	0	2	12595	138	2	0	2
		105	106.3	2	14073	132	2	0	2	14003	132	2	0	2	13471	127	2	0	2
				3	14309	135	2	0	2	14238	134	2	0	2	13697	129	2	0	2
				4F	14360	135	2	0	2	14289	134	2	0	2	13746	129	2	0	2
				4W	14026	132	2	0	3	13956	131	2	0	3	13426	126	2	0	2
		135	134.8	2	17223	128	3	0	3	17137	127	3	0	3	16486	122	3	0	3
				3	17511	130	2	0	3	17424	129	2	0	3	16762	124	2	0	3
				4F	17574	130	3	0	3	17487	130	3	0	3	16822	125	3	0	3
				4W	17165	127	2	0	3	17080	127	2	0	3	16431	122	2	0	3
		155	158.3	2	19716	125	3	0	3	19618	124	3	0	3	18872	119	3	0	3
				3	20046	127	3	0	3	19946	126	3	0	3	19188	121	3	0	3
				4F	20118	127	3	0	3	20018	126	3	0	3	19257	122	3	0	3
				4W	19650	124	3	0	3	19552	124	3	0	3	18809	119	3	0	3

PERFORMANCE DATA: STRIKE

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW2	18L	25	22.6	2	3314	147	1	0	1	3298	146	1	0	G1	3171	140	1	0	1
				3	3356	148	1	0	1	3340	148	1	0	G1	3212	142	1	0	1
				4F	3367	149	0	0	1	3351	148	0	0	G1	3222	143	0	0	1
				4W	3361	149	1	0	2	3345	148	1	0	G2	3216	142	1	0	2
		30	31.3	2	4124	132	1	0	1	4104	131	1	0	G1	3946	126	1	0	1
				3	4176	133	1	0	2	4156	133	1	0	G2	3996	128	1	0	1
				4F	4189	134	1	0	1	4169	133	1	0	G1	4009	128	1	0	1
				4W	4182	134	1	0	2	4162	133	1	0	G2	4002	128	1	0	2
		39	38.8	2	4894	126	1	0	1	4870	126	1	0	G1	4683	121	1	0	1
				3	4956	128	1	0	2	4932	127	1	0	G2	4742	122	1	0	2
				4F	4972	128	1	0	2	4948	128	1	0	G2	4758	123	1	0	2
				4W	4963	128	1	0	2	4939	127	1	0	G2	4749	122	1	0	2
		50	52.6	2	6325	120	1	0	1	6295	120	1	0	G1	6052	115	1	0	1
				3	6405	122	1	0	2	6374	121	1	0	G2	6129	117	1	0	2
				4F	6426	122	1	0	2	6395	122	1	0	G2	6149	117	1	0	2
				4W	6414	122	1	0	3	6384	121	1	0	G3	6138	117	1	0	3
		60	60.4	2	6865	114	1	0	2	6832	113	1	0	G2	6569	109	1	0	2
				3	6952	115	1	0	2	6919	115	1	0	G2	6652	110	1	0	2
				4F	6974	115	1	0	2	6941	115	1	0	G2	6674	110	1	0	2
				4W	6962	115	1	0	3	6929	115	1	0	G3	6662	110	1	0	3

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VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

PERFORMANCE DATA: STRIKE CONT'D

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW3	36L	55	63.1	2	7284	135	1	0	2	7249	134	1	0	G2	6970	129	1	0	2
				3	7376	137	1	0	2	7341	136	1	0	G2	7058	131	1	0	2
				4F	7400	137	1	0	2	7364	137	1	0	G2	7081	131	1	0	2
				4W	7387	137	1	0	3	7351	136	1	0	G3	7069	131	1	0	3
		80	77.6	2	9788	126	2	0	2	9741	126	2	0	G2	9366	121	2	0	2
				3	9912	128	1	0	3	9864	127	1	0	G3	9485	122	1	0	3
				4F	9944	128	1	0	2	9896	128	1	0	G2	9516	123	1	0	2
				4W	9926	128	1	0	3	9879	127	1	0	G3	9499	122	1	0	3
		105	108.2	2	12650	128	2	0	2	12589	127	2	0	G2	12105	122	2	0	2
				3	12810	130	2	0	3	12748	129	2	0	G3	12258	124	2	0	3
				4F	12851	130	1	0	3	12790	129	1	0	G3	12298	124	1	0	3
				4W	12829	130	2	0	3	12767	129	2	0	G3	12276	124	2	0	3
		120	120.9	2	13730	114	2	0	2	13664	113	2	0	G2	13138	109	2	0	2
				3	13904	115	2	0	3	13837	114	2	0	G3	13305	110	2	0	3
				4F	13949	115	1	0	3	13882	115	1	0	G3	13348	110	1	0	3
				4W	13924	115	2	0	4	13857	115	2	0	G4	13324	110	2	0	3

ELECTRICAL DATA: STRIKE

# OF LEDS	18L				
NOMINAL WATTAGE	25	30	39	50	60
SYSTEM POWER (W)	22.6	31.3	38.8	52.6	60.4
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.21	0.26	0.32	0.44	0.50
208	0.12	0.15	0.19	0.25	0.29
240	0.10	0.13	0.16	0.22	0.25
277	0.09	0.11	0.14	0.19	0.22
347	0.07	0.09	0.11	0.15	0.17
480	0.05	0.07	0.08	0.11	0.13

# OF LEDS	36L			
NOMINAL WATTAGE	55	80	100	120
SYSTEM POWER (W)	53.9	77.6	98.9	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)			
120	0.45	0.65	0.82	1.01
208	0.26	0.37	0.48	0.58
240	0.22	0.32	0.41	0.50
277	0.19	0.28	0.36	0.44
347	0.16	0.22	0.29	0.35
480	0.11	0.16	0.21	0.25

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DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

ELECTRICAL DATA: MICROSTRIKE

# OF LEDS	24L		
NOMINAL WATTAGE	10	15	25
SYSTEM POWER (W)	6.6	14.0	23.0
INPUT VOLTAGE (V)	CURRENT (Amps)		
120	0.06	0.12	0.19
208	0.03	0.07	0.11
240	0.03	0.06	0.10
277	0.02	0.05	0.08
347	0.02	0.04	0.07
480	0.01	0.03	0.05

# OF LEDS	48L				
NOMINAL WATTAGE	15	20	30	35	45
SYSTEM POWER (W)	13.1	20.5	28.8	37.3	45.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.11	0.17	0.24	0.31	0.38
208	0.06	0.10	0.14	0.18	0.22
240	0.05	0.09	0.12	0.16	0.19
277	0.05	0.07	0.10	0.13	0.17
347	0.04	0.06	0.08	0.11	0.13
480	0.03	0.04	0.06	0.08	0.10

# OF LEDS	80L						
NOMINAL WATTAGE	20	25	35	45	55	65	70
SYSTEM POWER (W)	19.4	26.7	34.2	41.7	50.6	58.3	63.5
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.16	0.22	0.29	0.35	0.42	0.49	0.53
208	0.10	0.13	0.18	0.22	0.27	0.28	0.31
240	0.08	0.12	0.15	0.19	0.24	0.24	0.26
277	0.07	0.10	0.13	0.17	0.21	0.21	0.23
347	0.06	0.08	0.11	0.13	0.16	0.17	0.18
480	0.04	0.06	0.08	0.10	0.12	0.12	0.13

# OF LEDS	160L					
NOMINAL WATTAGE	45	70	95	105	135	155
SYSTEM POWER (W)	46.2	68.3	91	106.3	134.8	158.3
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	0.39	0.57	0.76	0.89	1.12	1.32
208	0.22	0.33	0.44	0.51	0.65	0.76
240	0.19	0.28	0.38	0.44	0.56	0.66
277	0.17	0.25	0.33	0.38	0.49	0.57
347	0.13	0.20	0.26	0.31	0.39	0.46
480	0.10	0.14	0.19	0.22	0.28	0.33

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BEACON
design . performance . technology

VIPER Wall

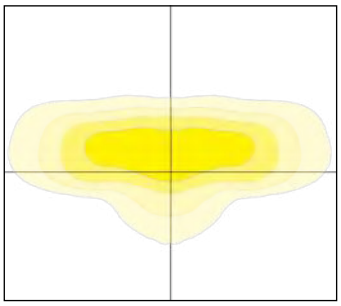
VPW1/VPW2/VPW3 LED WALLPACK

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

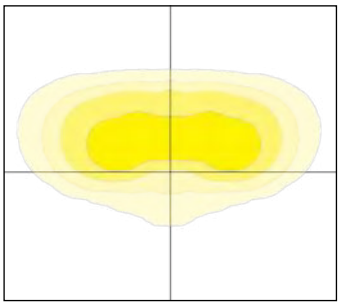
PHOTOMETRY

Mounting Height: 10ft

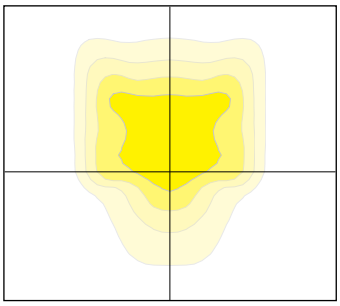
Type 2



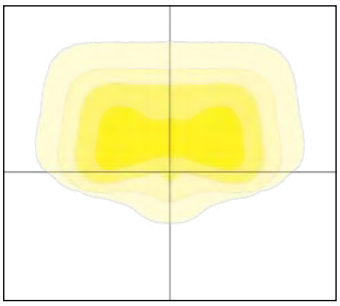
Type 3



Type 4F

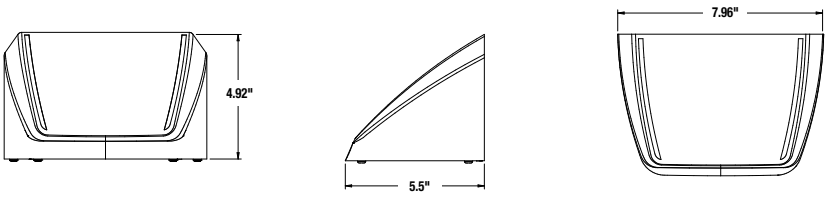


Type 4W

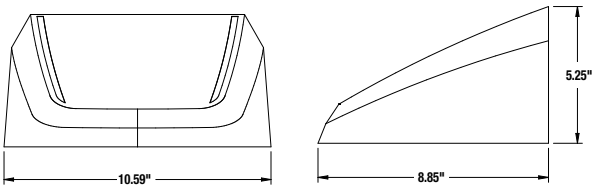


DIMENSIONS

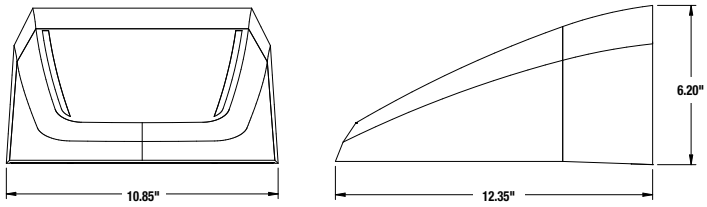
VPW1



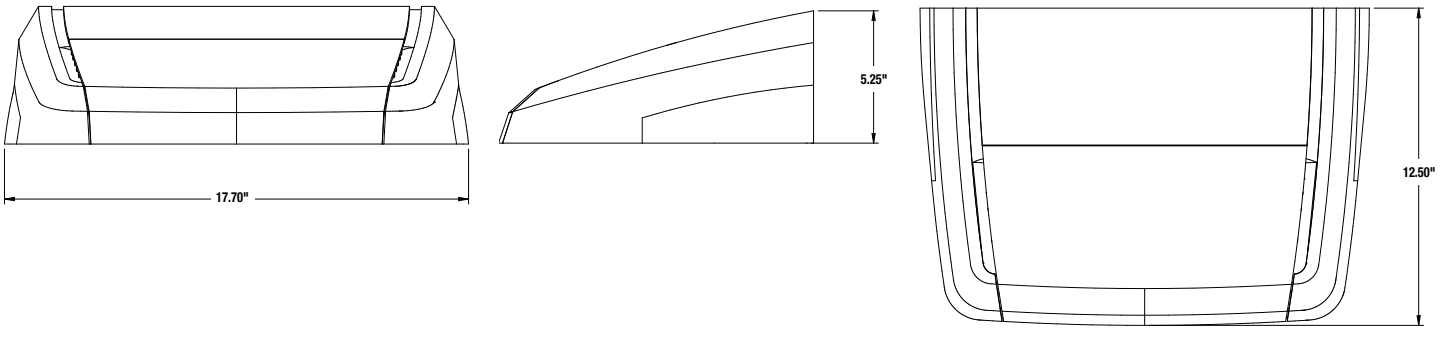
VPW2



VPW2 with Back Box



VPW3



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VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

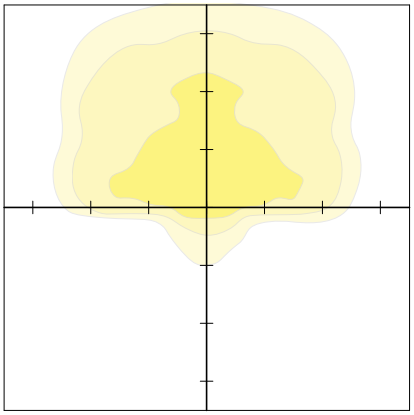
BATTERY OPTIONS & HOUSING SIZES

SIZE	OPTICS	OPTION	BATTERY WATTAGE	FIXTURE WATTAGES	HOUSING
VPW1	NO BATTERY OFFERED				
VPW2	Micro Strike	E	10W	20W, 25W, 35W	Standard
	Micro Strike	E	10W	45W, 55W, 65W, 70W	Not offered
	Micro Strike	EH	13W	20W, 25W, 35W, 45W, 55W, 65W, 70W	Housing with Backbox
	Strike	E	10W	15W, 20W, 25W, 35W, 39W	Standard
	Strike	E	10W	50W, 60W	Not offered
	Strike	EH	13W	15W, 20W, 25W, 30W, 39W, 50W, 60W	Housing with Backbox
VPW3	Micro Strike	E	10W	Not offered	
	Micro Strike	EH	13W	45W, 70W, 95W, 105W	Standard
	Micro Strike	EH	13W	135W, 155W	Not offered
	Strike	E	10W	Not offered	
	Strike	EH	13W	55W, 80W, 100W	Standard
	Strike	EH	13W	120W	Not offered

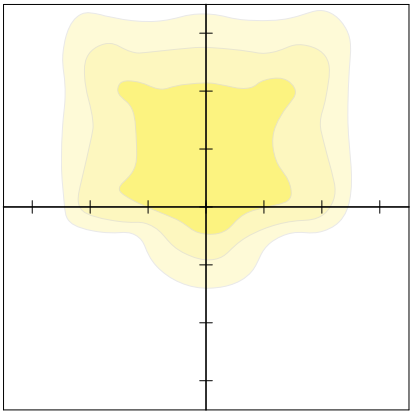
PHOTOMETRY - BATTERY

Mounting Height: 12ft
Scale: 10ft

18L BATTERY PHOTOMETRY



80L BATTERY PHOTOMETRY



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prescolite

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LBSE-RD

EDGE-LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT

LITEBOX® edge-lit



FEATURES

- 4”, 6”, and 8” aperture, delivering 750-1750 lumens
- Low surface profile of ½”
- Quick snap installation with no housing required
- Installs directly to most 3-1/2” and 4” J-Boxes
- Fixed CCT (3000K or 3500K, 80+ CRI) options
- Universal 120-277V, ideal for commercial applications
- All models standard with 0-10V/Triac/ELV dimming

WET LOCATION

ETL LISTED c US Intertek

ENERGY STAR

IC

SERVICE PROGRAMS

STOCK

SPECIFICATIONS

CONSTRUCTION

- Durable cast aluminum low profile trim with ½" surface profile
- Suitable for New Construction or remodel, IC or Non-IC applications
- Eliminates the need for a recessed housing, ideal for areas with limited plenum space
- Optional non-conductive Decorative Color Trim accessories available in White, Black, Silver, and Brushed Oil Rubbed Bronze

OPTICS

- Utilizes the latest Edge-Lit LED technology
- Integral diffuse polycarbonate lens provides uniform light distribution
- Light distribution is free of distracting bright spots
- Visually comfortable with low glare

ELECTRICAL

- Edge-Lit LED array with 3 SDCM color consistency
- Long LED life: Maintains 80% of lumen output at 54,000 hours of operation, L80 at >54,000 hours (TM-21)
- Available in Fixed CCT in 3000K or 3500K, 80+ CRI
- High efficiency integral driver with universal 120V-277V, 50/60Hz

ELECTRICAL (CONTINUED)

- All models have flicker-free dimming with 120-277V 0-10V Dim to Off or 120V Triac or ELV phase cut to 5%
- See Additional Information section for a list of recommended dimmers
- EMI: Meets Class A (<24dba) noise rating, FCC CFR 47 Part 15 Class B, ≥0.9 Power Factor, <20% THD

INSTALLATION

- Installs directly to most common 3-1/2” or 4” octagonal and round junction boxes with a minimum 1-1/2” depth including fire rated (by others)
- Metal plate mounts to the J-Box and accepts snap-in spring clips for a secure fit

CERTIFICATIONS

- cETLus listed to UL1598
- Can be used in direct contact with insulation (IC Rated)
- Suitable for wet locations, covered ceiling
- Suitable for use in clothes closets when installed in accordance to N.E.C. 410.16
- ENERGY STAR® certified

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	783-1973
Wattage Range	10.4-20.0
Efficacy Range (LPW)	75-99
Reported Life (Hours)	L80 / >54,000
Input Current (mA)	87-167 (120V)

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prescolite

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LBSE-RD

EDGE-LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT

STOCK

ORDERING GUIDE

Example: LBSE-4RD-35K8-WH

CATALOG #

HOUSING

LBSE – – –

Model/CCT Configuration		Aperture/Shape/Function		CCT/CRI		Trim Color	
LBSE	Edge-Lit Surface, Fixed CCT, 120-277V with 0-10V/Triac/ELV dimming	**4RD**	4" Round, Direct J-Box Mount, 750 Lumens	**30K8**	3000K, 80+ CRI	**WH**	White
		6RD	6" Round, Direct J-Box Mount, 1100 Lumens	**35K8**	3500K, 80+ CRI		
		8RD	8" Round, Direct J-Box Mount, 1750 Lumens				

Accessories	
☐ **LBSE-4RD-T-WH**	Trim Accessory, 4" Round, White
☐ **LBSE-4RD-T-BL**	Trim Accessory, 4" Round, Black
☐ **LBSE-4RD-T-BBZ**	Trim Accessory, 4" Round, Brushed Oil Rubbed Bronze
☐ **LBSE-4RD-T-SVR**	Trim Accessory, 4" Round, Silver
☐ **LBSE-6RD-T-WH**	Trim Accessory, 6" Round, White
☐ **LBSE-6RD-T-BL**	Trim Accessory, 6" Round, Black
☐ **LBSE-6RD-T-BBZ**	Trim Accessory, 6" Round, Brushed Oil Rubbed Bronze
☐ **LBSE-6RD-T-SVR**	Trim Accessory, 6" Round, Silver
☐ **LBSE-8RD-T-WH**	Trim Accessory, 8" Round, White
☐ **LBSE-8RD-T-BL**	Trim Accessory, 8" Round, Black
☐ **LBSE-8RD-T-BBZ**	Trim Accessory, 8" Round, Brushed Oil Rubbed Bronze
☐ **LBSE-8RD-T-SVR**	Trim Accessory, 8" Round, Silver
☐ **LBSES-C-12**	Extension Cable, LBSE/LBSES, 12"
☐ **LBSES-C-24**	Extension Cable, LBSE/LBSES, 24"

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prescolite

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

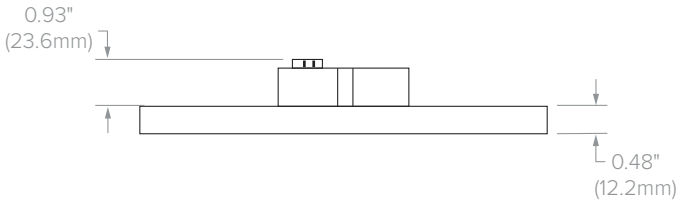
LBSE-RD

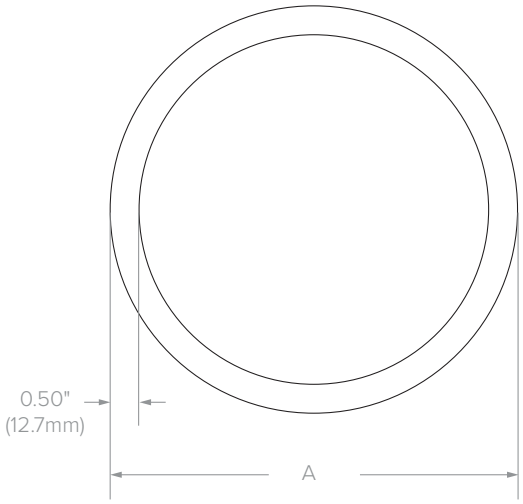
EDGE-LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT

PERFORMANCE DATA TABLE

Nominal Aperture	Nominal Lumens	Cat #	CCT	CRI	Delivered Lumens	Watts	LPW
4"	750	LBSE-4RD-30K8-WH	3000K	80	783	10.4	75
		LBSE-4RD-35K8-WH	3500K		846	10.4	81
6"	1100	LBSE-6RD-30K8-WH	3000K	80	1144	12.9	89
		LBSE-6RD-35K8-WH	3500K		1237	12.9	96
8"	1750	LBSE-8RD-30K8-WH	3000K	80	1825	20.0	91
		LBSE-8RD-35K8-WH	3500K		1973	20.0	99

DIMENSIONS





Dimensional Data	
Aperture (Cat Logic)	"A"
4" (4RD)	ø4.61" (117.1mm)
6" (6RD)	ø6.00" (152.4mm)
8" (8RD)	ø8.00" (203.2mm)

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prescolite

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LBSE-RD

EDGE-LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT

PHOTOMETRY

LBSE-4RD-30K8-WH

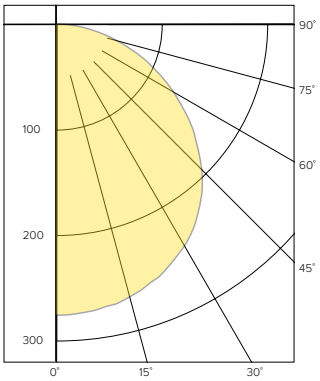
LUMINAIRE DATA

Test No.	**R20.00827-01**
Description	**4" Downlight, 3000K, 80 CRI**
Delivered Lumens	**783**
Watts	**10.4W**
Efficacy	**75.0**
Mounting	**Surface**
Spacing Criterion	**1.3**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	342	43.6
0-60	611	78.0
0-90	783	100.0
0-180	783	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	260
5	259
15	253
25	239
35	217
45	184
55	142
65	98
75	55
85	15
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	48544
55°	46342
65°	43318
75°	39448
85°	32315

*Candela/Square Meter

LBSE-6RD-30K8-WH

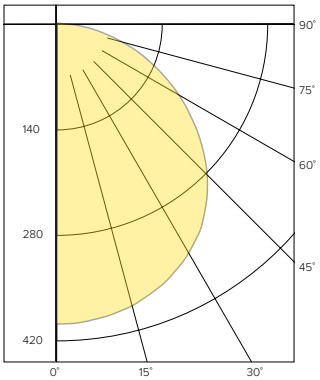
LUMINAIRE DATA

Test No.	**R20.00832-01**
Description	**6" Downlight, 3000K, 80 CRI**
Delivered Lumens	**1144**
Watts	**12.9W**
Efficacy	**89**
Mounting	**Surface**
Spacing Criterion	**1.3**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	499	43.6
0-60	891	77.9
0-90	1144	100.0
0-180	1144	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	380
5	379
15	369
25	348
35	317
45	268
55	207
65	144
75	80
85	23
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	23513
55°	22408
65°	21066
75°	19135
85°	16235

*Candela/Square Meter

LBSE-8RD-30K8-WH

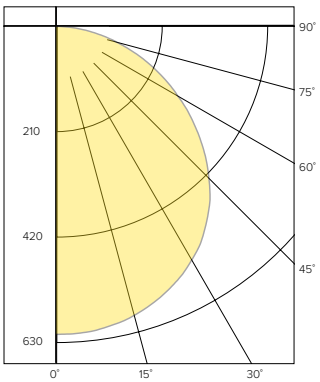
LUMINAIRE DATA

Test No.	**R20.00834-01**
Description	**8" Downlight, 3000K, 80 CRI**
Delivered Lumens	**1826**
Watts	**20W**
Efficacy	**92**
Mounting	**Surface**
Spacing Criterion	**1.3**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	798	43.7
0-60	1422	77.9
0-90	1826	100.0
0-180	1826	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	608
5	607
15	592
25	558
35	505
45	427
55	331
65	228
75	127
85	38
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	24287
55°	23187
65°	21736
75°	19752
85°	17413

*Candela/Square Meter

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LBSE-RD

EDGE-LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT

ADDITIONAL INFORMATION

Dimming Compatibility

For more details and recommended dimmer list, see Dimming Compatibility Information at www.currentlighting.com/prescolite.

J-Box Compatibility

LITEBOX® Edge-Lit Direct J-Box Mount downlights are compatible with many standard 3-1/2” and 4” octagonal and round J-Boxes with a 1-1/2” minimum depth. Fire rated J-Boxes may also be used.









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ATTACHMENT I



U:\4228_Academy Street Residential Development_Auburn\Z - CAD\DWG\4228-PBASE.dwg ethan.chadwick 7/23/2024 8:22 AM

GORRILL PALMER
An LJB Engineering Company

Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Client/Project

AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

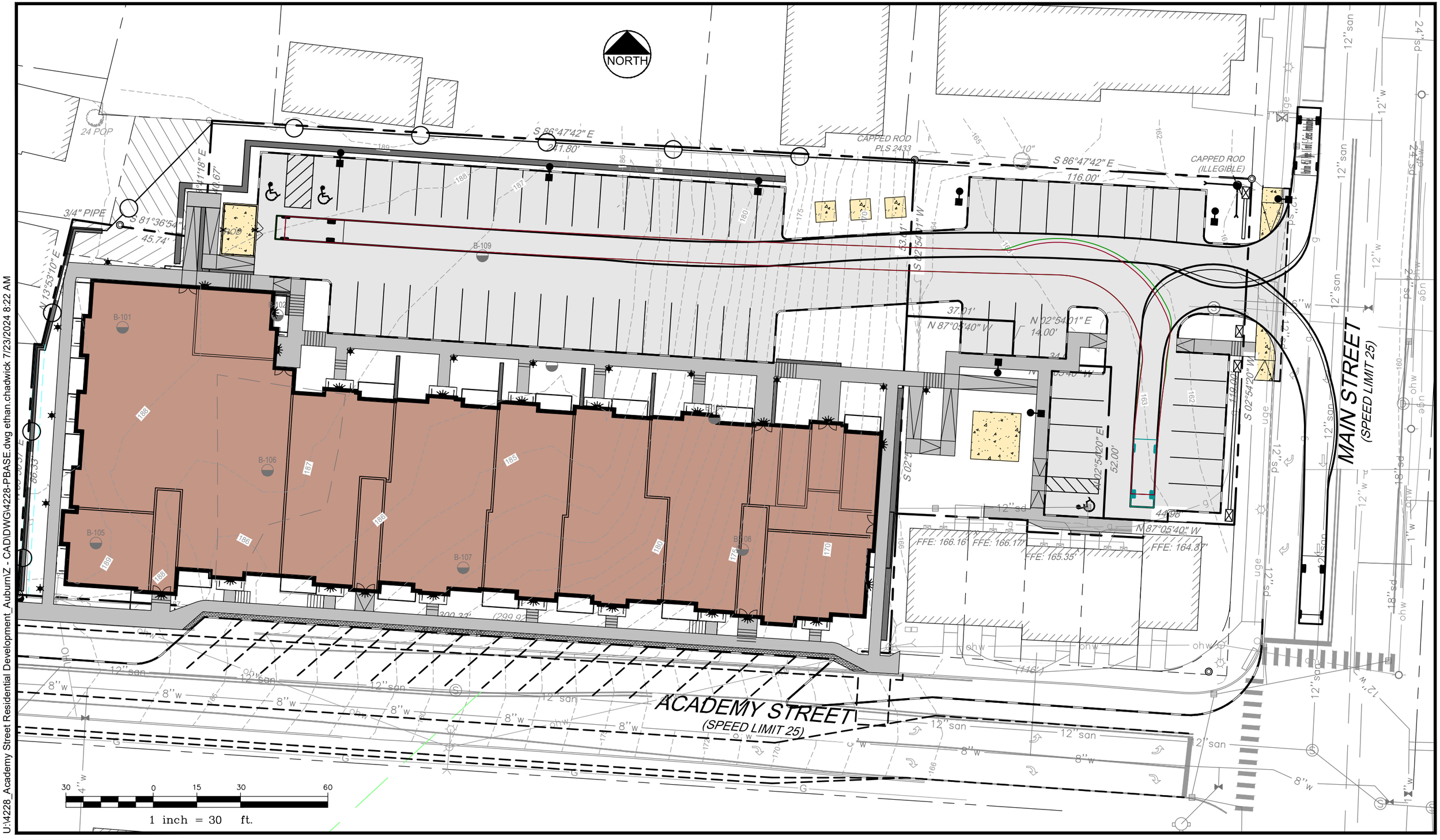
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	DWN.	CHKD.	DSGN.	DATE

Title

FIRE TRUCK ACCESS

Figure No.

1



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GORRILL PALMER
An LJB Engineering Company

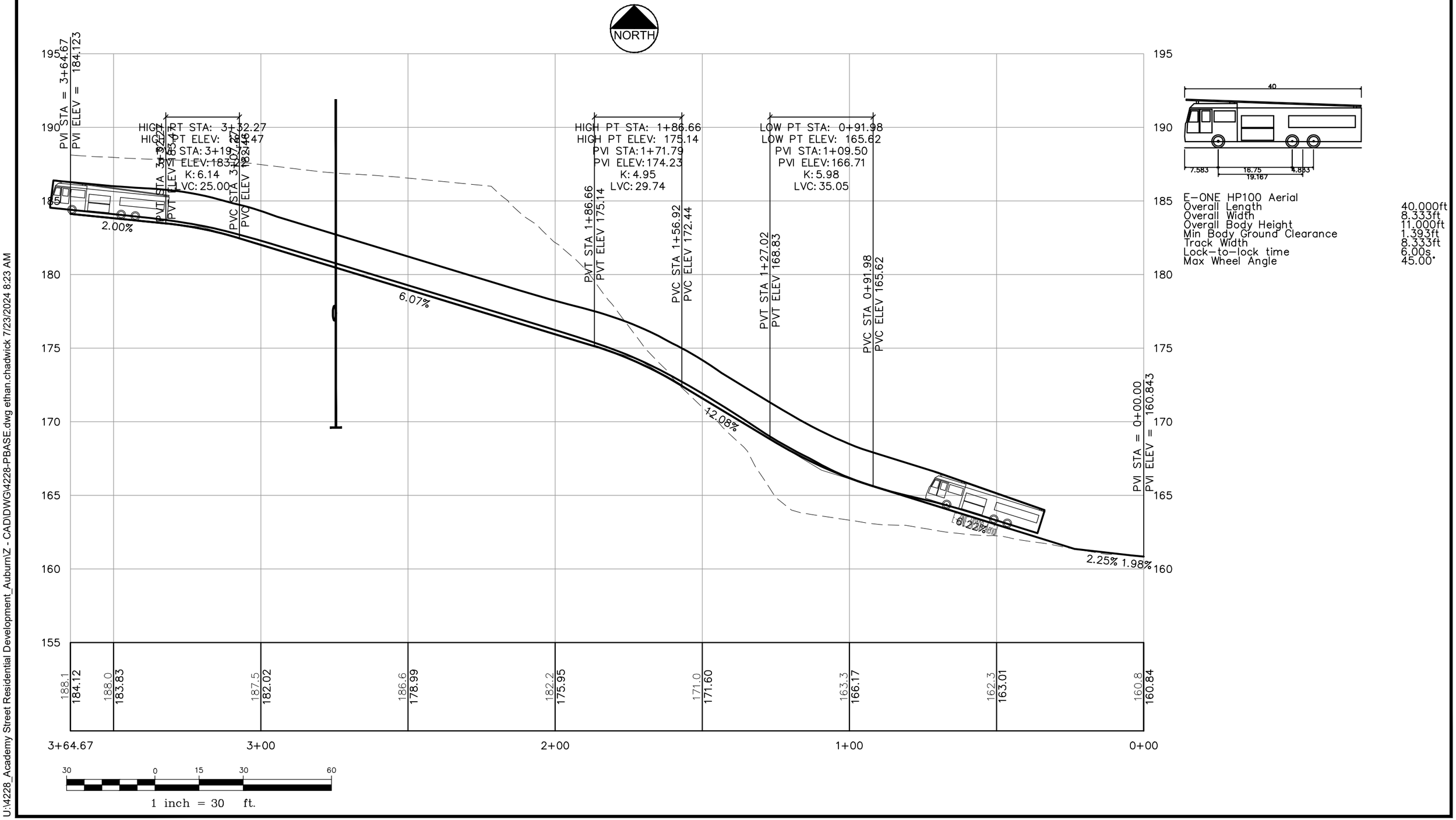
Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Client/Project
AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

Title
AMBULANCE ACCESS

File Name:	CDD	-	-	24.07.22
	DWN.	CHKD.	DSGN.	DATE

Figure No.
2



E-ONE HP100 Aerial	
Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

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GORRILL PALMER
An LJB Engineering Company

Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Client/Project
AUBURN TOWN CENTER APARTMENTS
15 ACADEMY STREET, AUBURN, MAINE

Title
VERTICAL FIRE TRUCK MOVEMENT

File Name:	CDD	-	-	24.07.22
	DWN.	CHKD.	DSGN.	DATE

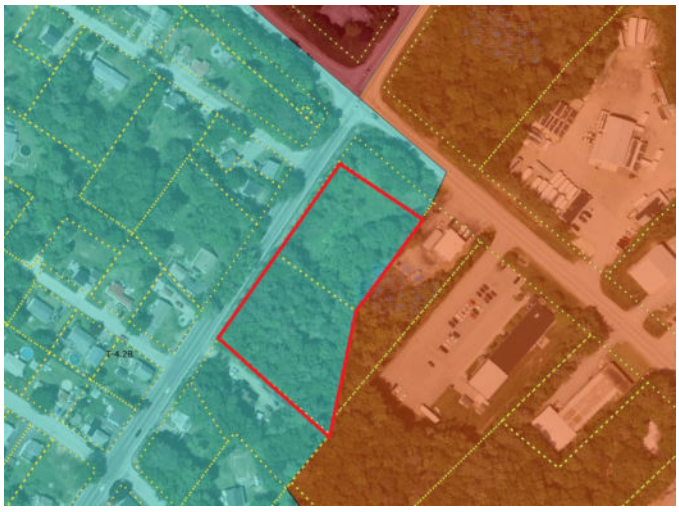
Figure No.
3

City of Auburn, Maine
Office of Planning & Permitting
www.auburnmaine.gov | 60 Court Street
Auburn, Maine 04210 207.333.6601

To: Auburn Planning Board
From: David Hediger, Director of Planning
Re: PUBLIC HEARING/ SITE PLAN REVIEW and PRELIMINARY SUBDIVISION REVIEW: 146 Manley Road (PID 198-037 & 198-038): Application by Trillium Engineering Group on behalf of Homes For All, LLC for a proposed 14 lot single-family subdivision. This property is located in the Traditional Neighborhood Development district (T-4.2B) and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 - Subdivision Review

Date: December 3, 2025

PROPOSAL
Trillium Engineering Group on behalf of Homes For All, LLC has submitted an application for a proposed 14-lot single-family subdivision at 146 Manley Road (PID 198-037 & 198-038). The property is located in the Traditional Neighborhood (T-4.2B). Access to the proposed structures will be provided by a new city street.



ZONING CONSIDERATIONS
The site is located in the T-4.2B Traditional Neighborhood District, which allows single-family dwellings by right. The intent and purpose of this district are characterized by small- to medium-sized buildings with smaller front yards and stoops, creating a compact urban environment. The smaller minimum and maximum building setbacks form a moderately dense street-wall pattern, promote diverse architectural styles, and support pedestrian-friendly streets.

The applicant has met the building placement and configuration, building frontages, and external element requirements of the T-4.2B district.

SITE PLAN REVIEW AND SUBDIVISION STANDARDS

The division of a tract or parcel of land into three or more dwelling units within a five-year period is considered a subdivision pursuant to 30-A M.R.S.A. § 4401. Therefore, this project will be subject to Chapter 60, Article XVI, Division 2 – Site Plan Review, and Division 4 – Subdivision. The applicant has addressed many criteria of both ordinance sections, including but not limited to:

- Submission Requirements (Sec. 60-1301):
  Updated site plans include all required information.
- Subdivision Standards (Sec. 60-1359):
  Applicant asserts:
  - No undue pollution or erosion
  - Adequate City water and sewer capacity
  - Negligible traffic impacts
  - No adverse effects on natural beauty or neighborhood character
  - Adequate emergency access and landscaping
  - No groundwater impacts or phosphorus concerns
  - Financial and technical capacity documentation forthcoming
- Form-Based Code (Sec. 60-558):
  Applicant confirms zoning compliance, has completed pre-application consultation, and has submitted required materials with the full application. No waivers ae being requested at this time
- Traffic Impact Analysis: The subdivision expected to generate ~17 AM/PM peak-hour trips, considered negligible.

DEPARTMENT REVIEW

The application and subsequent revisions have addressed some concerns raised by staff. However, the following issues remain:

- Environmental Permitting
  - The site contains a large amount of wetlands. The applicant has noted they will obtain necessary MDEP wetland disturbance permits and comply with required setbacks.
  - Staff recommends any required disturbance and setback be shown on the site plan
- Recreation/Open Space Requirements
  - Per Section 60-1367 (Recreation/Open Space Standards) this 14 single-family lot development must provide 63,560 SF of open space. The total lot area of the subdivision is 2.53 acres/110,207 SF. Given the density proposed, the applicant is interested in contributing to a fee-in-lieu of land being dedicated for open space. The ordinance states: …the developer may contribute to the city, or to a condominium or homeowners' association, a fee-in-lieu amount in cash which is essentially equivalent to the value which such dedicated land rights in the area where the proposed subdivision is located would have had. This fee will be capped at and based on the average market value of similarly zoned land in the immediate area of the proposed development at the time of final subdivision approval as determined by the city tax assessor.
- Water and Sewer System Requirements

- City requests connection to Manley Rd, ideally looping the system. However, the road is subject to an excavation moratorium having recently been paved. As an alternative, utilizes may be connected to Rodman Road. However, for this to occur, a utility easement from the city will be necessary to cross a vacant city owned lot (PID# 198-036). The city is concerned about a shallow sewer main and gravity flow if connected to Rodman Road. At this time, the applicant has noted that it will coordinate on main size, hydrants, easements, and service details with the City and Auburn Water and Sewer District.

- Engineering (Stormwater, Roadway, Sidewalk, Turning Movements)
  - The applicant has not provided a stormwater design or analysis for the development. The applicant is aware of the need to provide this and the requirement coordinate stormwater responsibilities (City vs. HOA).
  - The applicant needs to evaluate sidewalk connection to Manley Rd and address horizontal curve requirements.
- Financial Capacity
  - Evidence of financial capacity has not yet been provided.

PLANNING BOARD ACTION

The proposed project requires review and findings for approval under Sections 60-1277 and 60-1359:

Site Plan Review – Section 60-1277

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. 60-1359. Guidelines.

When reviewing any subdivision for approval, the planning board shall consider the following criteria, and before granting either approval or denial, shall determine that the proposed subdivision:

(1) Will not result in undue water, air or noise pollution. In making this determination it shall at least consider:

a. The elevation of land above sea level and its relation to the floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal;

b. The slope of the land and its effect on effluents;

c. The availability of streams for disposal of effluents; and

d. The applicable state and local health and water resources regulations, including stormwater management requirements in accordance with section 60-1301(14);

(2) Has sufficient water available for the reasonably foreseeable needs of the subdivision;

(3) Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;
(4) Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
(5) Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;
(6) Will provide for adequate sewage waste disposal;
(7) Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized;
(8) Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas;
(9) Is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;
(10) Is funded by a subdivider has adequate financial and technical capacity to meet the standards of this section;
(11) Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;
(12) Has provisions for on-site landscaping that are adequate to screen neighboring properties from unsightly features of the development;
(13) Will not create a fire hazard and has provided adequate access to the site for emergency vehicles;
(14) Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;
(15) Does not have long-term cumulative effects of the proposed subdivision will that unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.

Any denial of a project must include reference to the criteria found in Section 60-1304.(2) and Section 60-1365.

STAFF RECOMMENDATIONS
As noted above, the applicant must provide additional information before staff can recommend full approval. However, given that this is a preliminary hearing, the Planning Board may consider making a finding that the Site Plan for the proposed development meets the requirements of Section 60-1277 (Site Plan Review) and the Subdivision Guidelines under Section 60-1359, and may grant preliminary approval of the application subject to the following conditions:

1. Environmental Permitting
    - Applicant shall obtain all required MDEP wetland permits.
    - All wetland boundaries, disturbances, and setbacks must be shown on the final site plan.
2. Open Space (Sec. 60-1367)
    - Applicant must meet the 63,560 SF open space requirement or obtain approval for a fee-in-lieu.

    - Fee-in-lieu amount to be determined by the City Tax Assessor at final approval.
3. Water & Sewer
    - Applicant shall coordinate all water/sewer design with the City and AWSD, including main size, hydrants, and service details.
    - Connection to Manley Road is preferred; if connecting to Rodman Road, a City utility easement (PID# 198-036) is required and gravity flow must be verified.
4. Engineering / Site Design
    - Full stormwater design and maintenance plan (City vs. HOA) must be provided before final approval.
    - Applicant shall address sidewalk connection to Manley Road, required roadway geometry, and provide updated fire apparatus turning movements.
5. Financial Capacity
    - Applicant shall submit acceptable financial capacity documentation prior to final approval.
6. Prior to recording and issuance of building permits, the final subdivision plan shall be recorded at the Androscoggin County Registry of Deeds.

Suggested Motion:
I make a motion that the proposal meets the requirements of Sections 60-1277 and 60-1359 and preliminary approve the application and site plan submitted by Trillium Engineering Group on behalf of Homes For All, LLC has submitted an application for a proposed 14 lot single-family subdivision, at 146 Manley Road (PID 198-037 & 198-038). The proposed project has met the standards pursuant to Chapter 60. Article IV, Division 14 – Form Based Code, Article XVI, Division 2 – Site Plan Review, and Division 4 – Subdivision.

189 Main Street, Suite 200
Yarmouth, ME 04096

Wahan Oaks

Development Review Package

Date Issued: December 1, 2025



Project Title: Wahan Oaks

Owner: Homes for All LLC

Site Location: 146 Manley Rd. Auburn, ME

TRILLIUM ENGINEERING GROUP

189 Main Street, Suite 200
Yarmouth, ME 04096

Attachments

A. Response to Staff Review Comments
B. Project Narrative
C. Application
D. Deed
E. LLC Docs
F. Agent Authorization
G. Abutters List
H. Technical Capability
I. Financial Capacity
J. Misc. Maps & Exhibits
K. Site Plans

TRILLIUM
ENGINEERING GROUP

189 Main Street, Suite 200
Yarmouth, ME 04096

A. Response to Staff Review Comments

189 Main Street, Suite 200
Yarmouth, ME 04096

December 1, 2025

City of Auburn
60 Court St.
Auburn, ME 04210

RE: Wahan Oaks– Subdivision
Development Review Application – Response to Staff Review Comments

Dear City of Auburn:

Trillium Engineering Group is providing this response to staff review comments received on 11/21/25 from Planner Director David Hediger via email. The comments were in response to a preliminary review performed by city staff for the proposed Wahan Oaks Subdivision project located at 146 Manley Rd. Please see below for the comments received and our (Trillium's) responses.

Comments Received 11/22/25 – Staff Preliminary Review

1. **Comment Received:** *Ownership Clarification*
   The applicant is listed as Homes For All, LLC, but the property deeds indicate a different owner. Please demonstrate legal right, title, or interest in the property.
   Response:
   - The owner is Homes for All, LLC, an updated deed has been attached to the response package.

2. **Section & Requirement:** *Environmental Permitting*
   Will the project require permitting from the Maine Department of Environmental Protection (DEP) for wetland alterations? Additionally, are there any required setbacks from natural resources that must be observed?
   Response:
   - Permitting of on-site wetland disturbance will be addressed by the applicant. Setbacks from wetlands are to be abided by unless a permit has been filed, allowing for permitted disturbance.

3. **Section & Requirement:** *Road Classification*
   Please clarify whether the proposed road is intended to be a city-accepted public street or a privately maintained road.
   Response:
   - The proposed road is intended to be a city-accepted public street.

4. **Section & Requirement:** *Code References*
   The application must reference and address the applicable criteria outlined in the following sections of the Auburn Code of Ordinances:
   Section 60-1277 – Site Plan Review Objectives
   Section 60-1301 – Site Plan Submission Requirements
   Section 60-1359 – Subdivision Review Standards
   Response:
   - See the updated site plan narrative addressing the applicable criteria in the outlined sections.

TRILLIUM ENGINEERING GROUP

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Yarmouth, ME 04096

5. Section & Requirement: *Traffic Impact Analysis*
Address the applicable criteria of Division 4 – Traffic Impact Analysis Standards. Note that the City Engineer may waive or modify any requirements of this division if the developer's certified traffic engineer demonstrates that such requirements are unnecessary due to the size, type, or location of the development, or if alternative analytical methods are equally effective. A full waiver may be granted if a certified civil engineer demonstrates that traffic impacts (e.g., volume, type, and pattern changes) are negligible.
Response:
   - The proposed traffic to be generated by the subdivision is approximately 17 peak-hour am and pm trips generated daily. This increase is not to cause undue negative impacts to the surrounding traffic patterns/circulation. The overall increase in volume is negligible.

6. Section & Requirement: *Form-Based Code Compliance*
The property is located within the Form-Based Code District. The application must address the Discretionary Criteria of Section 60-558, specifically those related to the T4-2B Transect.
Response:
   - See the updated site plan narrative addressing the applicable criteria in the outlined sections.

7. Section & Requirement: *Recreation and Open Space Standards*
The application must address the requirements of Section 60-1367 – Recreation Area/Open Space Standards, including the minimum land area required
Response:
   - The applicant is currently working with the City of Auburn regarding this requirement and the possibility of paying a fee-in-leu instead of providing the required open space.

8. Section & Requirement: *Water*
We would like to see them connect the new water main to Manley Rd, NOT Rodman Rd as showing in the plans. Ideally, they would connect both sides of this new main to form a loop. This will enhance water quality and fire flows.. What size are they proposing for the new main? Are they going to need fire hydrants per the FD? If so, the main size will need to reflect this. The plans should also show the individual services to each building. We would need utility easements to take over this as a public main. It must also be constructed to our specifications. If they wish for the main to be private, then they must install a meter pit, and will have one bill for the entire development.
Response:
   - The applicant will work with the City regarding water utility specifications, location, demand, etc.

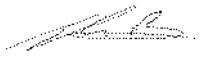
9. Section & Requirement: *Sewer*
Need to check elevations if they expect to get gravity as it's shown on the plans. This main is very shallow, and the District has concerns about whether or not the slope for gravity is possible.
Response:
   - The applicant will work with the City regarding sewer utility specifications,

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Yarmouth, ME 04096

location, slope, etc.

10. Section & Requirement: *Engineering*
    The future stormwater responsibilities will need to be included later on for approvals. Either the City will need to maintain the stormwater infrastructure that will be included in the MS4 permit or a homeowners association needs to be set up to take on those responsibilities. There is a sidewalk on Manley Road so a connecting sidewalk would make sense for this proposed roadway. Horizontal curves shall be no closer than 135 feet to the center of an intersection unless otherwise approved by the City Engineer. 75' radius for the horizontal curve of the road is tight. I would want to see autoturn with AFD's apparatus and other turning movements.
11. Response:
    - The applicant will work with the City regarding stormwater management and will provide research/calculations if deemed necessary as well as coordinate with public works for any tie-in connections to the City system, etc.

Thank you for taking the time to review this. Should you have any further questions or require any additional information, please do not hesitate to ask.
Sincerely,



Kyle Berwick
Trillium Engineering Group

TRILLIUM ENGINEERING GROUP

189 Main Street, Suite 200
Yarmouth, ME 04096

B. Project Narrative

189 Main Street, Suite 200
Yarmouth, ME 04096

December 1, 2025

City of Auburn
60 Court St,
Auburn, ME 04210

RE: Wahan Oaks
Pre-Application Review Narrative - Updated to Address 11/21 Staff Comments

Dear City of Auburn:

Trillium Engineering Group is providing this updated project narrative for the proposed project located at 146 Manley Rd in Auburn, ME (Tax Map 19B, Lots 37,38) in the T-4.2B – Traditional Neighborhood Development District. The project proposes the subdivision of two existing lots which are currently vacant wooded lots, into one overall plot of land with 14 individual single family residential lots. In addition to the 14 individual lots the project proposes a paved roadway with each lot being serviced by City utilities (sewer, water, etc.). See the proposed site plans for an overall layout with potential housing locations with driveways, approximate utility locations, and zoning requirement table. All solid waste is, presumably, to be serviced by the local City pick-up/disposal system. Regarding stormwater/permitting, the applicant will work with the City to provide all necessary design, calculations, etc. as well as work with public works regarding existing drainage infrastructure and proposed connections. Permitting of on-site wetland disturbance will be addressed by the applicant. The construction process will be cognizant of any environmentally sensitive areas and provide all appropriate erosion and sedimentation control methods to minimize disturbances outside the project boundaries. Additional criteria and documentation relating to the project will be provided upon completion of the first planning board meeting/review, and once the applicant has received correspondence regarding the fee-in-leu for open-space requirements. Please see the attached supporting documents for the updated application package addressing 11/21 staff comments.

Section 60-1277 – Site Plan Review Objectives: *In considering a site plan, the planning board shall make findings that the development has made provisions for the following:*

Section Requirement (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;*
Response:

- The proposed project will not cause undue detrimental nor offensive uses on the site and will provide adequate drainage design, provide buffers in accordance with City standards, etc. The nature of the subdivision, being single-family residential lots, allows for the site to have limited and reasonable levels artificial/reflected light, sound generation, dust and vibration generation, etc.

Section Requirement (2): *Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas*
Response:

- The proposed project provides a 24' roadway which safely allows vehicles to maneuver throughout the subdivision, while also allowing safe pedestrian circulation with the 24' roadway creating space between vehicular circulation and pedestrian movement. A City sidewalk is provided along the frontage of the lots. See the attached turning analysis exhibit with a fire truck as the vehicle, showing adequate movement

for a large vehicle.

Section Requirement (3): *Adequacy of the methods of disposal for wastes*
Response:

- Since the proposed subdivision is 14 individual single-family residential lots, it is presumed that all solid waste will be serviced by the local City pick-up/disposal system.

Section Requirement (4): *Protection of environmental features on the site and in adjacent areas.*
Response:

- The project proposes limiting all disturbance around and within the on-site wetland areas, however, not all wetland areas can be avoided and permitting with the MDEP will be completed if necessary.

Section 60-1301 – Scale; Required Information: *The original plan shall be drawn on reproducible Mylar at a scale of no more than 100 feet to the inch. Each site plan shall contain the following information…*

Section Requirement (1): *The requirements in this section all pertain to the site plan drawing and the information to be present on the drawings*
Response:

- The information required within this section can be seen on the existing and proposed site plans, see the updated site plans for more information/detail.

Section 60-1359 – Subdivision Guidelines: *When reviewing any subdivision for approval, the planning board shall consider the following criteria, and before granting either approval or denial, shall determine that the proposed subdivision…*

Section Requirement (1): *Will not result in undue water, air or noise pollution. In making this determination it shall at least consider:*
a. The elevation of land above sea level and its relation to the floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal;
b. The slope of the land and its effect on effluents;
c. The availability of streams for disposal of effluents; and
d. The applicable state and local health and water resources regulations, including stormwater management requirements in accordance with section 60-1301(14); The information required within this section can be seen on the existing and proposed site plans, see the updated site plans for more information/detail.
Response:

- The proposed project will not cause undue water, air or noise pollution as the project will have appropriate stormwater management BMPs and be designed to lessen untreated surface runoff, etc. In addition, the site is elevated well above sea level, and the only environmentally sensitive areas on-site are the wetland areas, which will be permitted for any disturbance that meets the permitting criteria. Air and noise pollution will not be an issue as single-family residences tend to not generate much air/noise pollution in general.

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Yarmouth, ME 04096

Section Requirement (2): *Has sufficient water available for the reasonably foreseeable needs of the subdivision*
Response:

- The subdivision proposes the use of City water, and the applicant will work with the City department to ensure there is adequate ability to serve.

Section Requirement (3): *Will not cause an unreasonable burden on an existing water supply, if one is to be utilized*
Response:

- As previously stated, the subdivision proposes the use of City water, and the applicant will work with the City department to ensure there is an adequate ability to serve.

Section Requirement (4): *Will not cause unreasonable soil erosion or reduction in the Capacity of the land to hold water so that a dangerous or unhealthy condition may result*
Response:

- The project will cognizant, especially during the construction phase, of erosion and sedimentation and the contract will institute all appropriate erosion and sedimentation BMPs to ensure it is minimized and soils are stabilized. Regarding post-construction, the site will be graded adequately, and stormwater will be addressed to ensure that runoff is not adversely affecting the site and causing erosion or reduction in the permeability of the site.

Section Requirement (5): *Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;*
Response:

- As stated in the response to comments narrative, the proposed traffic to be generated by the subdivision is approximately 17 peak-hour am and pm trips generated daily. This increase is not to cause undue negative impacts to the surrounding traffic patterns/circulation. The overall increase in volume is negligible.

Section Requirement (6): *Will provide for adequate sewage waste disposal*
Response:

- The subdivision proposes the use of City sewer, and the applicant will work with the City department to ensure there is an adequate ability to serve.

Section Requirement (7): *Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized*
Response:

- As previously stated, the subdivision proposes the use of City sewer, and the applicant will work with the City department to ensure there is an adequate ability to serve. As for solid waste, the subdivision should not cause undue burden on the City services.

Section Requirement (8): *Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas;*
Response:

- The subdivision doesn't intend to cause any undue adverse effects on the scenic nor natural beauty of the area, aesthetics, historic sites, etc. The proposed lot is within an already developed area within the City, and the subdivision would not be an outlier in terms of development and impervious area when considering its surroundings. Any

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disturbance to the on-site wetlands that constitute permitting shall be permitted through the DEP.

Section Requirement (9): *Is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any*
Response:

- The subdivision will be in conformance with any applicable City regulations/ordinances.

Section Requirement (10): *Is funded by a subdivider has adequate financial and technical capacity to meet the standards of this section;*
Response:

- The applicant/developer is to provide a letter of financial capacity at a later date and will work with the City, see attached for a letter of technical capacity.

Section Requirement (11): *Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application*
Response:

- The proposed subdivision will not adversely affect the character of the surrounding neighborhood, the surrounding area abutting the project site is developed and a mix of residential and commercial land/buildings. With the proposed subdivision consisting of single-family residential lots, it will fit the existing character of the area.

Section Requirement (12): *Has provisions for on site landscaping that are adequate to screen neighboring properties from unsightly features of the development;*
Response:

- The applicant is to provide adequate landscaping to meet standards and will work with the City on requirements. The project, as proposed, meets all setback requirements.

Section Requirement (13): *Will not create a fire hazard and has provided adequate access to the site for emergency vehicles;*
Response:

- The project will not create a fire hazard and the subdivision accessway provides ample room for emergency vehicles to access all lots/buildings of the subdivision, see the attached turning template exhibit showing a fire truck safely navigating the accessway.

Section Requirement (14): *Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;*
Response:

- The project will not adversely affect the quality and/or quantity of groundwater as the subdivision will follow all applicable stormwater regulations/requirements along with impervious surface requirements to allow for rainwater permeability into the ground. There will be no wells on site, and the lots will be serviced by City utilities.

Section Requirement (15): *Does not have long-term cumulative effects of the proposed subdivision will that unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision*

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Response:

- The project will not have long-term cumulative effects nor a significantly increased amount of phosphorus concentration, the project will follow all applicable stormwater and phosphorous control regulations/requirements and measures.

Section 60-558 – Form Based Code Development Application Procedure.:

Section Requirement (b-1): *Applicant identifies subject property's zoning/transect and determines what plan type the project is.*
Response:

- The project is a proposed subdivision, see site plans for zoning requirement table.

Section Requirement (b-2): *Applicant reviews the project's compliance for the applicable form based code development standards sections 60-548 through 60-552; including all sections on purpose, building placement and configuration, building frontages, external elements, lot layout, the Parking and Use Matrix Chart and administration; along with any other applicable zoning ordinance regulations.*
Response:

- The applicant will work with the City to satisfy all City zoning and land use requirements, see site plans for zoning requirement table and proposed conditions, specifically for the T4.2.B Traditional Neighborhood.

Section Requirement (b-3): *Pre-development consultation. All potential development and project applicants are encouraged to contact the Auburn Planning Office for a pre-development consultation to confirm the form based code or zoning regulations and discuss the form based code requirements and related zoning and/or other regulatory items. Failure to consult with the planning office may result in the delay of acceptance, review and approval of the application.*
Response:

- The applicant has submitted a sketch plan application and had a meeting with City staff; staff review has supplied the applicant with initial comments that are being addressed within this narrative and within the "response to comments" narrative.

Section Requirement (b-4): *Discretionary plan applicants will submit; a development review application, a form based code development checklist the appropriate application fee and number of applications to the planning office for review and consideration by the planning board according to their normal submission deadline and meeting schedule.*
Response:

- The applicant has submitted a sketch plan package and will submit all appropriate applications, documents, etc. for planning review.

Section Requirement (b-5): *Applications not meeting all the requirements of the form based code may include waiver as per section 60-1312 or variance requests as part of their application*
Response:

- No response needed, noted.

Waiver Requests:

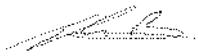
No waiver requests at this time. As previously mentioned, the applicant is working with the

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City regarding a fee-in-leu for the required open space area to meet requirements. Any waivers deemed necessary by staff or planning board will be addressed accordingly.

Thank you for taking the time to review this. Should you have any further questions or require any additional information, please do not hesitate to ask.

Sincerely,



Kyle Berwick
Trillium Engineering Group

TRILLIUM ENGINEERING GROUP

189 Main Street, Suite 200
Yarmouth, ME 04096

C. Application

City of Auburn, Maine
Office of Planning & Permitting
60 Court Street | Auburn, Maine 04210
www.auburnmaine.gov | 207.333.6601

Development Review Application

PROJECT NAME: Wahan Oaks

PROPOSED DEVELOPMENT ADDRESS: 146 Manley Rd. Auburn, ME

PARCEL ID #: Tax Map 198 / Lots 37, 38

REVIEW TYPE:
Site Plan ☐ Site Plan Amendment ☐
Subdivision ☒ Subdivision Amendment ☐

PROJECT DESCRIPTION: The project proposes a 14-unit single-family residential subdivision with a proposed public road.

CONTACT INFORMATION:

Applicant
Name: Homes for All, LLC
Address: 34 Harvest Hill Lane
City / State Auburn, ME
Zip Code 04210
Work #:
Cell #:
Fax #:
Home #:
Email: John@homesforallme.com

Property Owner (See Applicant)
Name:
Address:
City / State
Zip Code
Work #:
Cell #:
Fax #:
Home #:
Email:

Project Representative
Name: Trillium Engineering Group
Address: 251 US Route-1
City / State Falmouth, ME
Zip Code 04105
Work #: 207-307-0872
Cell #:
Fax #:
Home #:
Email: ericd@trilliumeg.com

Other professional representatives for the project (surveyors, engineers, etc.),
Name: (See Project Rep)
Address:
City / State
Zip Code
Work #:
Cell #:
Fax #:
Home #:
Email:

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	0	sq. ft.
Proposed Total Paved Area	13,342	sq. ft.
Proposed Total Impervious Area	13,342	sq. ft.
Proposed Impervious Net Change	+ 13,342	sq. ft.
Impervious surface ratio existing	0	% of lot area
Impervious surface ratio proposed	13.5	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	0	sq. ft.
Proposed Building Footprint	TBD (Subdivision)	sq. ft.
Proposed Building Footprint Net change	TBD (Subdivision)	sq. ft.
Existing Total Building Floor Area	0	sq. ft.
Proposed Total Building Floor Area	TBD (Subdivision)	sq. ft.
Proposed Building Floor Area Net Change	TBD (Subdivision)	sq. ft
New Building	yes (1 per lot)	(yes or no)
Building Area/Lot coverage existing	0	% of lot area
Building Area/Lot coverage proposed	TBD (Subdivision)	% of lot area

ZONING

T-4.2B (Traditional Neighborhood Development District)

Existing	
Proposed, if applicable	N/A

LAND USE

Existing	Vacant Lot
Proposed	Moderate Density Neighborhood Conservation (Future Land Use)

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	0
Proposed Number of Residential Units	14 (1 Unit per Lot)
Subdivision, Proposed Number of Lots	14

PARKING SPACES

Existing Number of Parking Spaces	N/A
Proposed Number of Parking Spaces	
Number of Handicapped Parking Spaces	
Proposed Total Parking Spaces	

ESTIMATED COST OF PROJECT: $195,000

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	sq. ft.
Proposed Disturbed Area	sq. ft.
Proposed Impervious Area	sq. ft.

1. ***If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.***
2. ***If the proposed impervious area is greater than one acre including any impervious area crated since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.***
3. ***If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.***
4. ***If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.***

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing (Since July 1, 1997) 0 passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 17 am/pm passenger car equivalents (PCE)

If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary *See Site Plans for Table

1. Property is located in the _____zoning district.
2. Parcel Area: _____acres / _____ square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area		/
Street Frontage		/
Min Front Yard		/
Min Rear Yard		/
Min Side Yard		/
Max. Building Height		/
Use Designation		/
Parking Requirement	1 space/ per_____square feet of floor area	
Total Parking:		/
Overlay zoning districts (if any):		/ /
Urban impaired stream watershed?	YES/NO If yes, watershed name_____	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

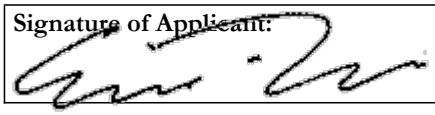
1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative. (NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

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

To view the City of Auburn Zoning Ordinance, go to:
www.auburnmaine.gov under City Departments / Planning, Permitting & Code / Subdivisions / Land Use /Zoning Ordinance

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant:	**Date:**
	12/1/2025

City of Auburn, Maine
Economic & Community Development
Eric Cousens, Director
60 Court Street | Auburn, Maine 04210
www.auburnmaine.gov | 207.333.6601

Development Review Checklist

The following information is required where applicable to be submitted for an application to be complete

PROJECT NAME: Wahan Oaks
PROPOSED DEVELOPMENT ADDRESS: 146 Manley Rd. Auburn, ME
PARCEL #: Tax Map 198 / Lots 37, 38

Required Information		*Check when Submitted*		*Applicable Ordinance*
Site Plan		*Applicant*	*Staff*	
	Owner's Names/Address	X		
	Names of Development	X		
	Professionally Prepared Plan	X		
	Tax Map or Street/Parcel Number	X		
	Zoning of Property	X		
	Distance to Property Lines	X		
	Boundaries of Abutting land	X		
	Show Setbacks, Yards and Buffers	X		
	Airport Area of Influence	X		
	Parking Space Calcs	N/A		
	Drive Openings/Locations	X		
	Subdivision Restrictions	X		
	Proposed Use	X		
	PB/BOA/Other Restrictions	TBD		
	Fire Department Review	TBD		
	Open Space/Lot Coverage	TBD		

Required Information		*Check when Submitted*		*Applicable Ordinance*
Landscape Plan	*TBD will work w/ city regarding landscaping requirments	*Applicant*	*Staff*	
	Greenspace Requirements			
	Setbacks to Parking			
	Buffer Requirements			
	Street Tree Requirements			
	Screened Dumpsters			
	Additional Design Guidelines			
	Planting Schedule			
Stormwater & Erosion Control Plan	*TBD will work w/ city regarding stormwater & E&S	*Applicant*	*Staff*	
	Compliance w/ chapter 500			
	Show Existing Surface Drainage			
	Direction of Flow			
	Location of Catch Basins, etc.			
	Drainage Calculations			
	Erosion Control Measures			
	Maine Construction General Permit			
	Bonding and Inspection Fees			
	Post-Construction Stormwater Plan			
	Inspection/monitoring requirements			
Lighting Plan	*Residential subdivision, lighting will be low-level residential	*Applicant*	*Staff*	
	Full cut-off fixtures			
	Meets Parking Lot Requirements			
Traffic Information	*See Narrative	*Applicant*	*Staff*	
	Access Management			
	Signage			
	PCE - Trips in Peak Hour	17 am/pm		

Required Information		*Check when Submitted*		*Applicable Ordinance*
	Vehicular Movements	X		
	Safety Concerns			
	Pedestrian Circulation			
	Police Traffic			
	Engineering Traffic			
Utility Plan	*TBD will work w/ city public works regarding ability to serve for water/sewer	***Applicant***	***Staff***	
	Water	X		
	Adequacy of Water Supply	TBD		
	Water main extension agreement	TBD		
	Sewer	X		
	Available city capacity	TBD		
	Electric	X		
	Natural Gas	X		
	Cable/Phone	X		
Natural Resources		***Applicant***	***Staff***	
	Shoreland Zone			
	Flood Plain			
	Wetlands or Streams	X		
	Urban Impaired Stream			
	Phosphorus Check			
	Aquifer/Groundwater Protection			
	Applicable State Permits			
	Lake Auburn Watershed			
	Taylor Pond Watershed			
Right, Title or Interest		***Applicant***	***Staff***	
	Verify	X		
	Document Existing Easements, Covenants, etc.	X		

Required Information		*Check when Submitted*		*Applicable Ordinance*
Technical & Financial Capacity		***Applicant***	***Staff***	
	Cost Est./Financial Capacity	To be submitted		
	Performance Guarantee	X		
State Subdivision Law		***Applicant***	***Staff***	
	Verify/Check	X		
	Covenants/Deed Restrictions	TBD		
	Offers of Conveyance to City	TBD		
	Association Documents	TBD		
	Location of Proposed Streets & Sidewalks	X		
	Proposed Lot Lines, etc.	X		
	Data to Determine Lots, etc.	X		
	Subdivision Lots/Blocks	X		
	Specified Dedication of Land	TBD (OPEN SPACE)		
Additional Subdivision Standards		***Applicant***	***Staff***	
	Mobile Home Parks			
	PUD			
A JPEG or PDF of the proposed site plan		***Applicant***	***Staff***	
		X		
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving				

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189 Main Street, Suite 200
Yarmouth, ME 04096

D. Deed

QUITCLAIM DEED
Statutory Short Form

DLN:

KNOW ALL BY THESE PRESENTS, That **Ralph J. Sawyer**, of Leesburg, Florida, whose mailing address is P.O. Box 3486, Auburn, Maine 04212, **and Stanley J. Sawyer**, whose mailing address is 1715 Enrique Drive, Lady Lake, The Villages, Florida 32159 for consideration paid, grant to **Homes For All LLC**, a Maine Limited Liability Company, whose principal place of business is 34 Harvest Hill Lane, Auburn, Maine 04210, with Quitclaim Covenant, the real property in the City of **Auburn**, County of **Androscoggin** and State of **Maine**, more particularly described as follows:

Two (2) certain lots or parcels of land, with any buildings and improvements thereon, situated in Auburn, Androscoggin County, Maine, bounded and described as follows:

Parcel 1: Beginning at an iron pin on the southerly side of Manley Road, which pin is two hundred seventy-two (272) feet, more or less, southwesterly from the northeasterly corner of land conveyed by Ernest Boisclair et al to C. Walter Guilmette Realty Development Corp., by deed dated September 9, 1965, recorded in the Androscoggin County Registry of Deeds in Book 946, Page 420; thence running South forty-one degrees (41°) East, two hundred (200) feet, more or less, on said Guilmette's line to an iron pin and corner in Guilmette's line; thence running South forty-nine degrees (49°) West two hundred twenty-five (225) feet, more or less, on Guilmette's line to an iron pin and corner in Guilmette's line; thence running North forty-one degrees (41°) West, two hundred (200) feet, more or less, on said Guilmette's line to an iron pin in the line of said road; thence running northeasterly on the line of said road two hundred twenty-five (225) feet, more or less, to the point of beginning.

Parcel 2: Beginning on the southeasterly side of the Manley Road at the southwesterly corner of land now or formerly of Rose Boisclair; thence in a southeasterly direction by line of land of said Boisclair a distance of two hundred (200) feet, more or less, to its southeasterly or southerly corner; thence by a straight line in a southerly direction a distance of two hundred sixty (260) feet, more or less, to the easterly corner of land now or formerly of Marie Hurd; thence in a northwesterly direction by line of land of said Hurd a distance of two hundred eighty-five (285) feet, more or less, to the Manley Road; thence in a northeasterly direction a distance of two hundred seven (207) feet, more or less, to the point of beginning.

Meaning and intending to convey and conveying the premises described in a deed to Ralph J. Sawyer and Stanley J. Sawyer, dated October 3, 2023, and recorded in the Androscoggin County Registry of Deeds in Book 11536, Page 197. *Title not searched by preparer, Scrivener only.

Witness our hands and seals this 24th day of July, 2025.

Witness

to both

Ralph J. Sawyer

Stanley J. Sawyer

STATE OF MAINE

COUNTY OF CUMBERLAND, ss July 24, 2025

Personally appeared on the above date, the above-named Ralph J. Sawyer and Stanley J. Sawyer and acknowledged the foregoing instrument to be their free act and deed.

Before me,

~~Notary~~ Public/Attorney at Law
Print name: James Mundy
Exp: #5154

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

TRILLIUM ENGINEERING GROUP

189 Main Street, Suite 200
Yarmouth, ME 04096

E. LLC Docs

MAINE

Department of the Secretary of State

Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Fri Oct 10 2025 10:26:10. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
HOMES FOR ALL LLC	20251432DC	LIMITED LIABILITY COMPANY	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
10/12/2023	N/A	MAINE

Other Names	(A=Assumed ; F=Former)
NONE	

Principal Home Office Address

Physical	Mailing
34 HARVEST HILL LANE AUBURN, ME 04210	34 HARVEST HILL LANE AUBURN, ME 04210

Clerk/Registered Agent

Physical	Mailing
MAURICE A. SELINGER, III ONE CANAL PLAZA, SUITE 1000 PORTLAND, ME 04101	MAURICE A. SELINGER, III P.O. BOX 7320 PORTLAND, ME 04112-7320

TRILLIUM ENGINEERING GROUP

189 Main Street, Suite 200
Yarmouth, ME 04096

F. Agent Authorization

189 Main Street, Suite 200
Yarmouth, ME 04096

November 26, 2025

To Whom It May Concern:

We hereby authorize

Trillium Engineering Group
189 Main Street
Yarmouth, ME 04096

As our agent to act on our behalf in all matters relating to all processes required in the proposed Wahan Oaks project located at 146 Manley Rd in Auburn, ME.

This certification commences on the date of signing and is valid for two years from November 26, 2025, to November 26, 2027.

This certificate will become null and void unless it is agreed between both parties to make an extension.

Sincerely,



Eric Dube, P.E.
Trillium Engineering Group



_____
Signature of Owner(s)/Representative(s)
Homes for All, LLC



_____
Signature of Agent
Eric Dube, P.E.

TRILLIUM ENGINEERING GROUP

189 Main Street, Suite 200
Yarmouth, ME 04096

G. Abutters List

500' Abutter List - Wahan Oaks

Name, First-Last	Property Address	Mailing Address	Parcel ID
DULAC LUCIEN	83 POLIQUIN AVE	83 POLIQUIN AV AUBURN, ME 04210	198-018
ANDROSCOGGIN VALLEY COUNCIL	125 MANLEY RD	125 MANLEY RD AUBURN, ME 04210	198-041
CLEMENTS JOHN A II	167 MANLEY RD	167 MANLEY ROAD AUBURN, ME 04210	197-086
BLOODGOOD SCOTT M	181 MANLEY RD	181 MANLEY ROAD AUBURN, ME 04210	197-085
AAA FIRE EXTINGUISHER CO INC	328 RODMAN RD	328 RODMAN RD AUBURN, ME 04210	198-035
KENDALL SUSAN B	87 POLIQUIN AVE	PO BOX 1832 AUBURN, ME 04211	197-089
CHAFFEE JUSTIN F	196 MANLEY RD	196 MANLEY RD AUBURN, ME 04210	197-088
SCOTSMAN GROUP INC THE	325 RODMAN RD	901 SOUTH BOND STREET SUITE 600 BALTIMORE, MD 21231	198-043
BELLMAN DALE C	1594 HOTEL RD	1594 HOTEL RD AUBURN, ME 04210	197-058
WARD MEREDITH K	36 SNOW AVE	36 SNOW AV AUBURN, ME 04210	197-053
GONDEK TRACY	14 LUFKIN ST	PO BOX 82 AUBURN, ME 04212	197-063
WHITE RAYMOND L	191 MANLEY RD	191 MANLEY RD AUBURN, ME 04210	197-084
WALKER SAMUEL A	19 LUFKIN ST	19 LUFKIN STREET AUBURN, ME 04210	197-061
GUIMOND ALLAN R	182 MANLEY RD	182 MANLEY ROAD AUBURN, ME 04210	197-087
KALLEN CASSANDRA	35 SNOW AVE	35 SNOW AVENUE AUBURN, ME 04210	197-054
HODSDON FAMILY TRUST	300 RODMAN RD	163 BRADBURY HILL RD MINOT, ME 04258	198-033
EMERALD HOLDINGS, LLC	306 RODMAN RD	PO BOX 1150 AUBURN, ME 04211	198-034
ENGLISH WILLIAM D	199 MANLEY RD	199 MANLEY ROAD AUBURN, ME 04210	197-083
AUBURN CITY OF	RODMAN RD	60 COURT ST AUBURN, ME 04210	198-036
LEONARD PAUL N	22 LUFKIN ST	PO BOX 1482 AUBURN, ME 04211	197-063-001
SAWYER RALPH J	146 MANLEY RD	54 ABENAKI WAY TURNER, ME 04282	198-037
CYR MARC L	121 POLIQUIN AVE	121 POLIQUIN AVENUE AUBURN, ME 04210	197-068
PERSONAL ONSITE DEVELOPMENT	100 MANLEY RD	100 MANLEY RD AUBURN, ME 04210	198-042
SAVAGE EVELYN L	15 LUFKIN ST	15 LUFKIN ROAD AUBURN, ME 04210	197-062
PROVENCHER, DAVID A.	151 MANLEY RD	41 FOREST DRIVE POLAND, ME 04274	198-040
MANLEY ASSOCIATES	362 RODMAN RD	155 CENTER STREET BLDG G BOX 6 AUBURN, ME 04210	197-048
LACHANCE ANTHONY A	155 MANLEY RD	155 MANLEY ROAD AUBURN, ME 04210	198-039
SAWYER RALPH J	MANLEY RD	54 ABENAKI WAY TURNER, ME 04282	198-038
BAKER NORMAN O	25 SNOW AVE	25 SNOW AV AUBURN, ME 04210	197-055
VERIZON NEW ENGLAND INC	362 RODMAN RD	2116 SOUTH 17TH ST MATTOON, IL 61938	197-048-000-001
CORRAO ANTHONY	280 RODMAN RD	280 RODMAN ROAD AUBURN, ME 04210	198-032

TRILLIUM ENGINEERING GROUP

189 Main Street, Suite 200
Yarmouth, ME 04096

H. Technical Capability

189 Main Street, Suite 200
Yarmouth, ME 04096

November 29, 2025

City of Auburn
60 Court St,
Auburn, ME 04210

Re: **City Of Auburn**
Letter of Technical Capability

Dear City of Auburn:

The Applicant has assembled a team of qualified professionals for the design and permitting of the project. Each team member has extensive experience in the design and permitting of projects throughout the state of Maine. The consultant team consists of the following members:

Civil Engineering:

Eric Dube, P.E.
Trillium Engineering Group
189 Main Street Suite 200
Yarmouth, Maine 04096
(207) 307-0872
ericd@trilliumeg.com

Kyle Berwick
Trillium Engineering Group
189 Main Street Suite 200
Yarmouth, Maine 04096
(207) 307-0872
kyleb@trilliumeg.com

Brad Van Damm
Trillium Engineering Group
189 Main Street Suite 200
Yarmouth, Maine 04096
(207) 307-0872
bradv@trilliumeg.com

TRILLIUM ENGINEERING GROUP

189 Main Street, Suite 200
Yarmouth, ME 04096

I. Financial Capacity

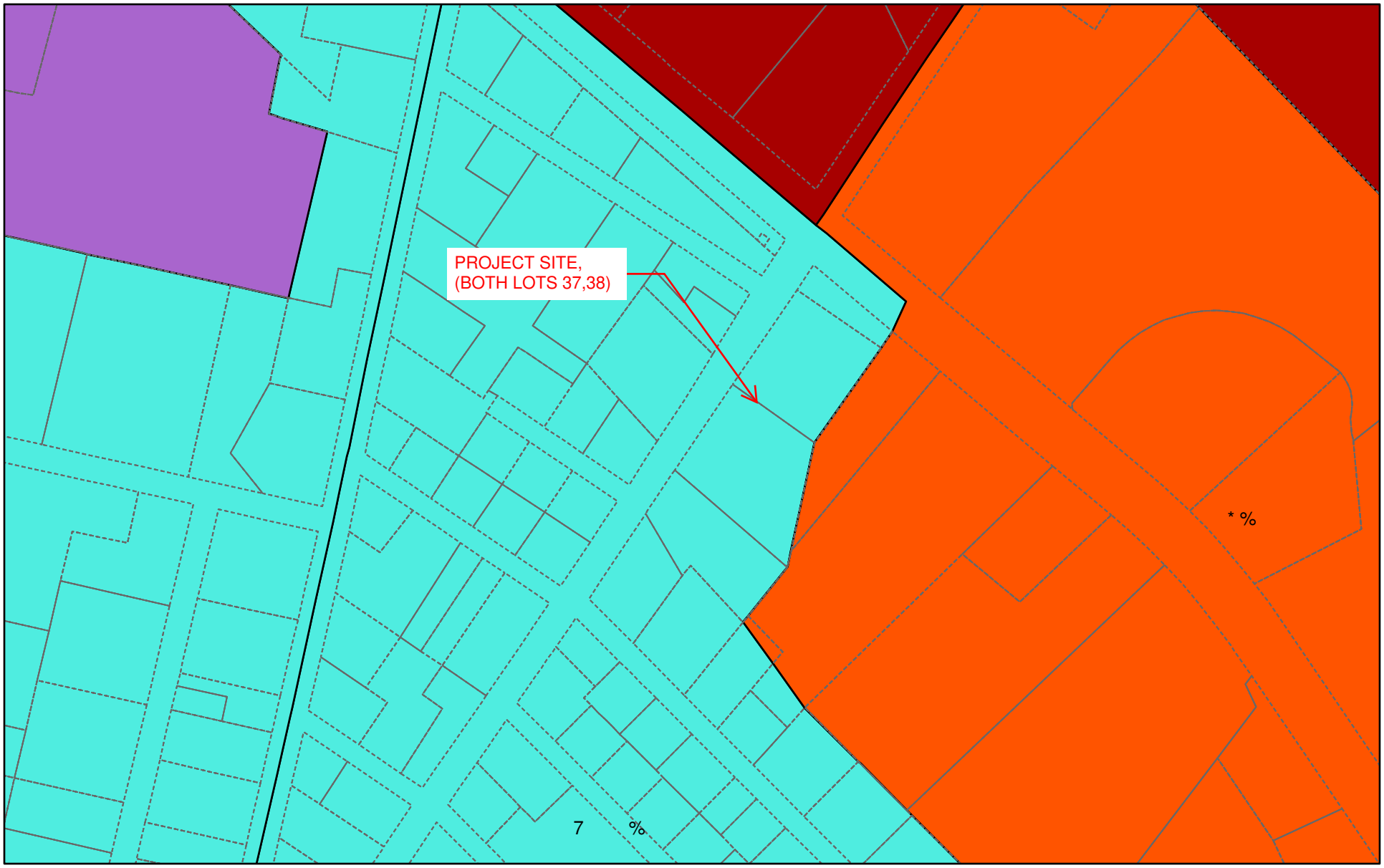
*To be submitted by applicant to the City

TRILLIUM ENGINEERING GROUP

189 Main Street, Suite 200
Yarmouth, ME 04096

J. Misc. Maps & Exhibits

$XEXUQ $UF*,6 0DS :DKDQ 2DNV



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0DLOLQJ /DEHO ,' ,QGXVWULDO

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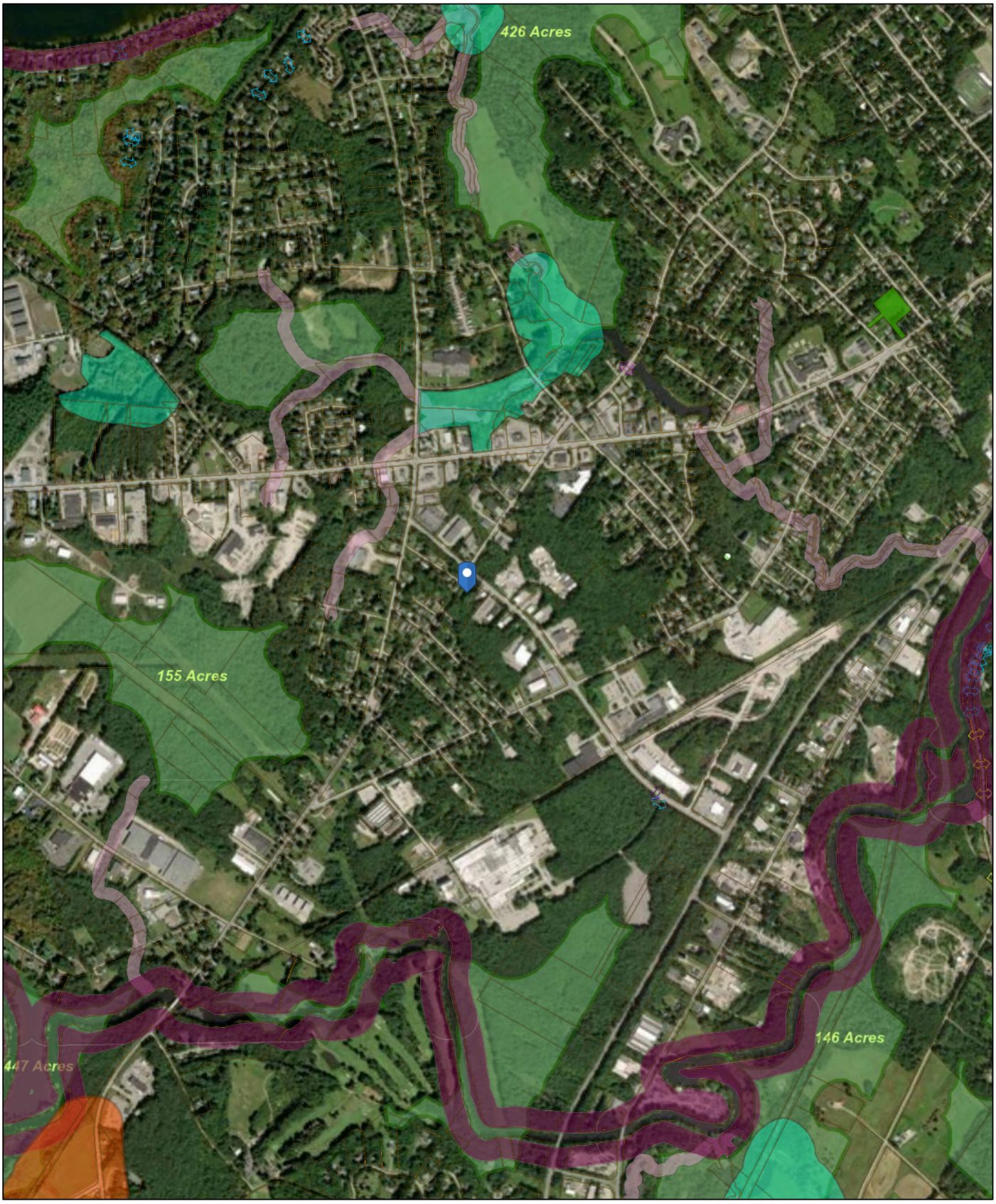
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6KRHOILVK %HGV 'HHU :LQWHULQJ $UHDV /HVV WKDQ 9HKLFOHV 'D\
6WUHDP %XIIHU ^^ IHHW (VVHQWLDO :LOGOLIH +DELWDW 0RUH WKDQ 9HKLFOHV 'D\
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$TXLIHU 6DOLQH +DELWDW 1DWXUDO &RPPXQLWLHV /HVV WKDQ 9HKLFOHV 'D\
6KRUHOLQH +DELWDW 5DUH 3ODQWV DQG 1DWXUDO &RPPXQLWLHV 0RUH WKDQ 9HKLFOHV 'D\
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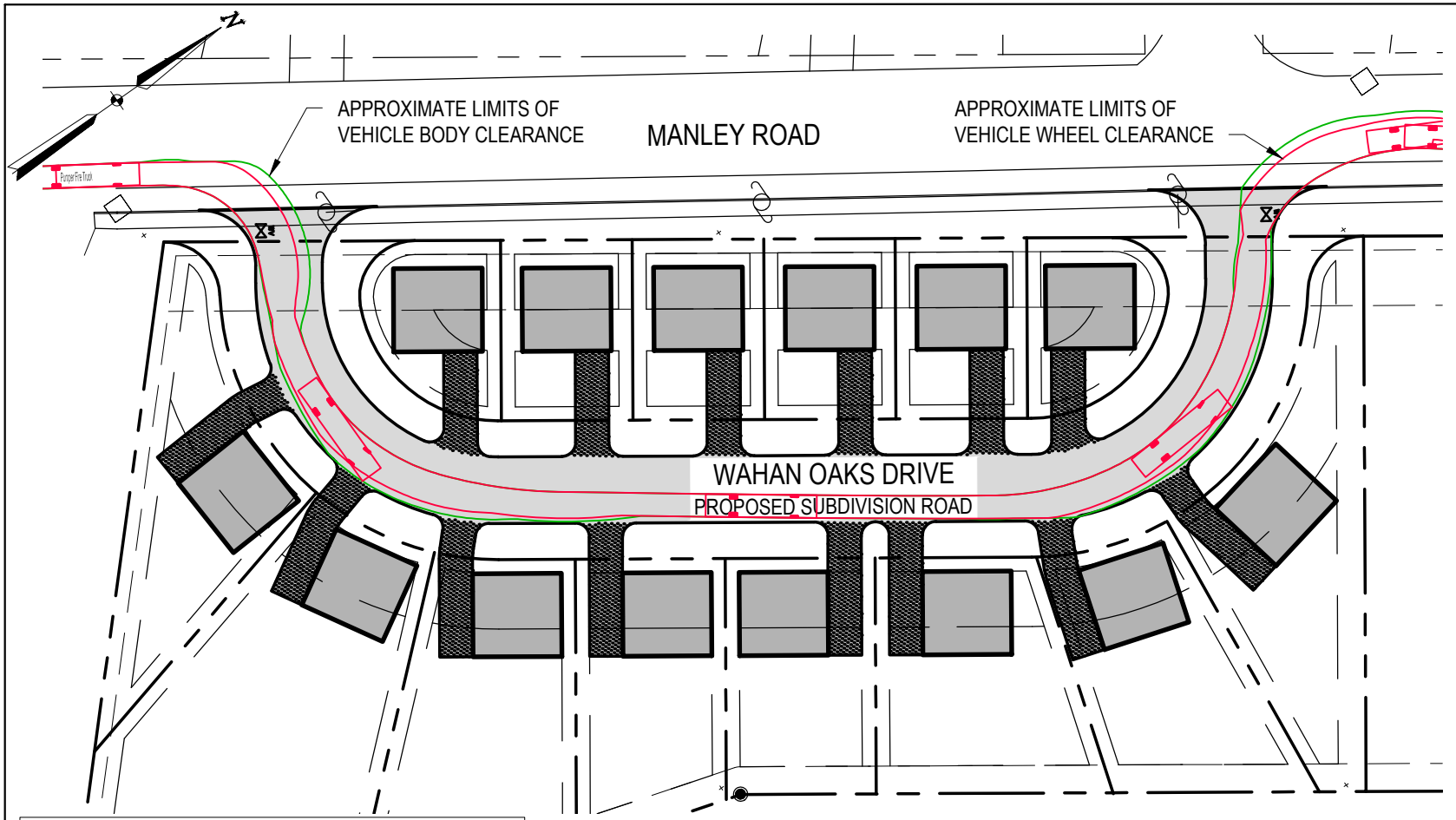
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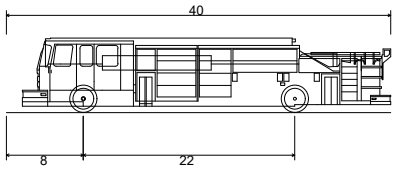
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map
US Topo

MINOT QUADRANGLE
MAINE
7.5-MINUTE SERIES


PROJECT SITE, 146 MANLEY RD.
Mechanic Falls
Taylor Pond
Androscoggin River Reservoir
Minot
Hackett Mills
Mount Sam
Stevens Mill
Haskell Corner
ME AUBURN TRAINING SITE
East Poland
AUBURN
Littlefield Corner
Empire
Rumford Junction
Lewiston Junction
Marston Corner
Lower Range Pond
Polard Spring
Danville Corner
Danville
Androscoggin River
Maine Turnpike
Range Hill
Bald Hill
Shaker Hill
Mount Apatite
Pleasant Hill
Merrill Hill
Stubbs Hill
Spruce Hill
Ricker Hill
Elmhurst Hill
Bunker Hill
Bodge Hill
Bryant Pond
Bear Pond
Bear Brook
Dyke Brook
Taylor Brook
Stubbs Brook
Lower Range Brook
Meadow Brook
Royal River
Mechanic Falls Rd
Minot Ave
Haskell Rd
Auburn Rd
Ricker Rd
Danville Junction Rd
Maine Turnpike
Androscoggin River
Lewiston Junction
Auburn
Danville
Poland
Minot
Mechanic Falls
Rumford Junction
Marston Corner
Littlefield Corner
Haskell Corner
Stevens Mill
Taylor Pond
Lower Range Pond
Polard Spring
Danville Corner
Empire
East Poland
Hackett Mills
Mount Sam
Androscoggin River Reservoir
ME AUBURN TRAINING SITE





Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 INCH = 60 FT.

TRILLIUM
ENGINEERING GROUP
251 US ROUTE 1, SUITE C-2
FALMOUTH, ME 04105

CLIENT:
HOMES FOR
ALL LLC

34 HARVEST HILL LANE
AUBURN, ME 04210

WAHAN OAKS
146 MANLEY ROAD
AUBURN, MAINE

FIRE TRUCK TURNING MOVEMENT DIAGRAM

SCALE:	1" = 60'
DESIGNED:	BVD
DRAWN:	BVD
DATE:	11/26/2025
PROJECT NUMBER:	25-009

SK1

TRILLIUM ENGINEERING GROUP

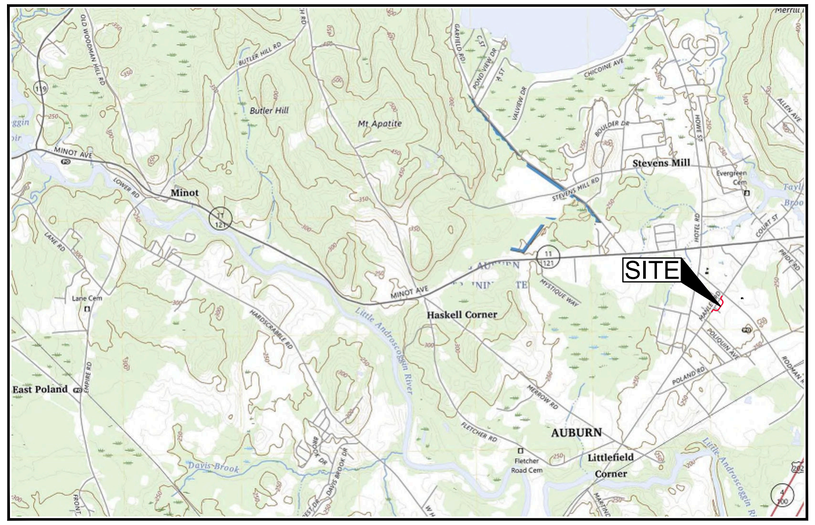
189 Main Street, Suite 200
Yarmouth, ME 04096

K. Site Plans

WAHAN OAKS - PROPOSED SUBDIVISION

146 MANLEY ROAD, AUBURN MAINE

DECEMBER 2025



LOCUS MAP
NOT TO SCALE

DRAWING LIST

C001	COVER SHEET
C100	EXISTING SITE PLAN
C101	PROPOSED SUBDIVISION PLAN
C102	SUBDIVISION ROAD PLAN AND PROFILE
C200	SITE DETAILS
C201	SITE DETAILS
C300	EROSION CONTROL DETAILS

OWNER:

HOMES FOR ALL, LLC
34 HARVEST HILL LANE
AUBURN, ME 04210

CONSULTANTS:

TRILLIUM ENGINEERING GROUP
251 US ROUTE 1, SUITE 2
FALMOUTH, ME 04105

TRILLIUM
ENGINEERING GROUP
251 US ROUTE 1, SUITE O-2
FALMOUTH, ME 04105

CLIENT:
HOMES FOR ALL LLC

34 HARVEST HILL LANE
AUBURN, ME 04210

PRELIMINARY
NOT FOR CONSTRUCTION

WAHAN OAKS
PROPOSED SUBDIVISION
146 MANLEY ROAD
AUBURN, MAINE

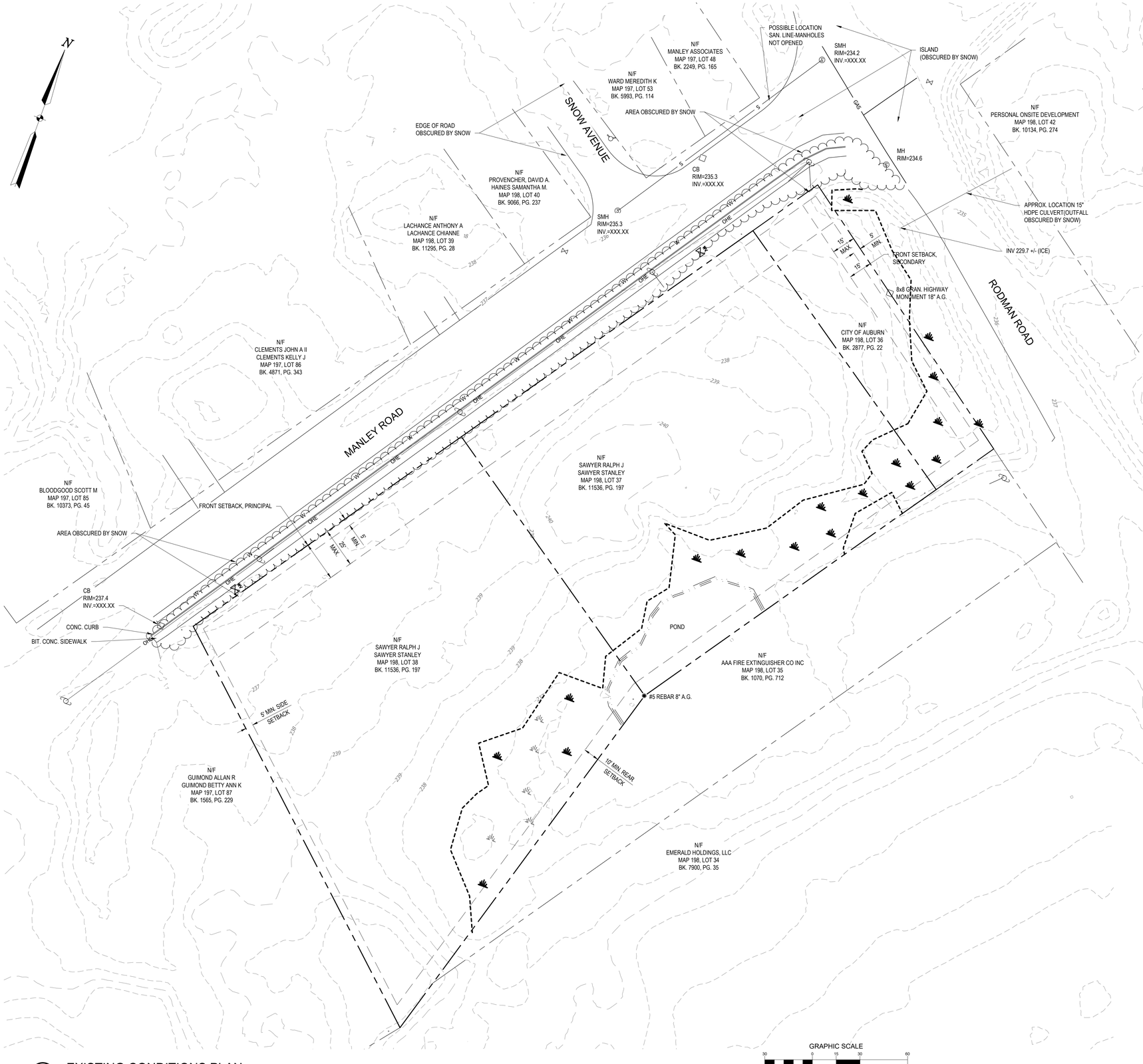
ISSUED			
NUMBER	DESCRIPTION	BY	DATE
A	PRE-APPLICATION REVIEW	ED	10/10/2025
B	RESPONSE TO COMMENTS	ED	12/1/2025

SHEET TITLE:
COVER SHEET

DESIGNED BY:	BVD
DRAWN BY:	BVD
DATE:	10/9/2025
PROJECT NUMBER:	25-009

C001

Z:\01 - PROJECTS\2025\25-009 146 MANLEY ROAD SITE\03 - DWG\25-009 - C100.DWG - 12/1/2025 - BRAD VAN DAMM



1 EXISTING CONDITIONS PLAN
1" = 30'

GENERAL NOTES

1) BOUNDARY AND TOPOGRAPHY SURVEY PERFORMED BY TRILLIUM ENGINEERING GROUP.
2) THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FURNISHING ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, IMPLEMENTS, PARTS AND SUPPLIES NECESSARY FOR OR APPURTENANT TO, THE INSTALLATION OF CONSTRUCTION IMPROVEMENTS IN ACCORDANCE WITH THESE DRAWINGS AND AS FURTHER ELABORATED IN ANY ACCOMPANYING SPECIFICATIONS.
3) THE WORK SHALL BE PERFORMED IN A THOROUGH WORKMANLIKE MANNER. ALL CONTRACTORS TO CONFORM TO ALL APPLICABLE OSHA STANDARDS. ANY REFERENCE TO A SPECIFICATION OR DESIGNATION OF THE AMERICAN SOCIETY FOR TESTING MATERIALS, FEDERAL SPECIFICATIONS, OR OTHER STANDARDS, CODES OR ORDERS, REFERS TO THE MOST RECENT OR LATEST SPECIFICATION OR DESIGNATION.
4) ALL CONSTRUCTION WITHIN THE CITY RIGHT OF WAY SHALL COMPLY WITH CITY PUBLIC WORKS STANDARDS. ALL CONSTRUCTION WITHIN A STATE RIGHT OF WAY SHALL COMPLY WITH MAINE D.O.T. STANDARDS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO RESPECTIVE UTILITY STANDARDS.
5) THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY THE CITY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY REQUIRED TO PERFORM ALL THE WORK (STREET OPENINGS, BUILDING PERMIT, ETC.). THE CONTRACTOR SHALL POST ALL BONDS AS REQUIRED, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
6) PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR IS TO INFORM ALL AREA UTILITY COMPANIES AND GOVERMENTAL AGENCIES OF PLANNED CONSTRUCTION. THE SITE CONTRACTOR IS REQUIRED TO CONTACT DIG-SAFE (1-800-225-4977) AT LEAST 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION TO VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS.
7) THE PROJECT DRAWINGS ARE GENERALLY SCHEMATIC AND INDICATE THE POSSIBLE LOCATION OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY MAPS, MUNICIPAL RECORD MAPS, AND FIELD SURVEY. IT IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES, WHEN THOSE SERVICES ARE TO BE LEFT IN PLACE. THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATING AND BACKFILLING OPERATIONS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE FOUND, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
8) OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN FEET (10') OF ANY ELECTRIC LINE. IF THE CONTRACTOR MUST OPERATE CLOSER THAN 10', THE CONTRACTOR MUST CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS BEFORE ENCROACHING ON THIS REQUIREMENT.
9) IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLANS, APPROVALS, AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS IN THE FIELD AND CONTACT THE DESIGN ENGINEER IF THERE ARE ANY DISCREPANCIES REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT AN APPROPRIATE REVISION CAN BE MADE PRIOR TO BIDDING.
10) THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF THE BUILDING AREA. BUILDING AND DRIVEWAYS SHOWN ARE CONCEPTUAL. ALL SITE DIMENSIONS ARE REFERENCED TO PROPERTY LINES, THE FACE OF CURBS, OUTSIDE FACE OF WALLS, OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
11) ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED IN WRITING BY THE OWNER, DESIGN ENGINEER, AND APPROPRIATE GOVERNMENTAL AGENCY PRIOR TO INSTALLATION.
12) THE CONTRACTOR SHALL RESTORE ALL UTILITY STRUCTURES, PIPE, UTILITIES, PAVEMENT, CURBS, SIDEWALKS, AND LANDSCAPED AREAS DISTURBED BY CONSTRUCTION TO AS GOOD AS BEFORE BEING DISTURBED AS DETERMINED BY CITY CODE ENFORCEMENT OFFICIALS. ANY DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13) ALL EXCAVATION SHALL BE BACKFILLED TO EXISTING GRADE BEFORE THE END OF THE DAY OR ADEQUATELY PROTECTED FROM DANGER TO HUMANS AND ANIMALS.
14) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE OWNER WILL PROVIDE A BENCH MARK AT THE CONSTRUCTION SITE FROM WHICH TO BEGIN LAYOUT.
15) THE CONTRACTOR SHALL GUARANTEE THE FAITHFUL REMEDY OF ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND GUARANTEES PAYMENT FOR ANY RESULTING DAMAGE WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT.
16) THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
17) A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER, DESIGNERS, CITY OFFICIALS AND CONTRACTOR SHALL BE REQUIRED BEFORE ANY CONSTRUCTION OCCURS ON THE PROJECT. DURING CONSTRUCTION THERE SHALL BE WEEKLY PROGRESS MEETINGS WITH THE OWNER (ON SITE OR TELECONFERCE) UNTIL PROJECT COMPLETION.
18) PROPER IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE OF PARAMOUNT IMPORTANCE FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR STATE/LOCAL/ FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER.

CITY OF AUBURN ZONING SUMMARY
TAX MAP 198 / LOTS 37, 38
ZONE: T-4.2B - TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT
OVERLAY ZONES: MANUFACTURED HOUSING OVERLAY DISTRICT, FIREARMS RESTRICTED ZONE, AIRPORT AOI, GAS ZONE (LOT 37)
FUTURE LAND USE: MODERATE DENSITY NEIGHBORHOOD CONSERVATION

	REQUIRED
FRONT SETBACK, PRINCIPAL	5' MIN./25' MAX*
(CORNER LOT) FRONT SETBACK, SECONDARY	5' MIN./15' MAX.
SIDE SETBACK	5' MIN.
REAR SETBACK	10' MIN.
BUILDING LOT COVERAGE	70% MAX.
USEABLE OPEN SPACE	10% MIN.
FRONTAGE BUILDOUT	60% MIN. **
BUILDING WIDTH	14' MIN./110' MAX.
BUILDING HEIGHT MINIMUM	1 STORY MIN.
BUILDING HEIGHT MAXIMUM	3 STORY MAX. ***

* WHERE ADJACENT BUILDINGS EXCEED THE MAXIMUM SETBACK, THE MAXIMUM SETBACK MAY BE CALCULATED BY THE AVERAGE SETBACK OF PRINCIPAL STRUCTURES ON ADJACENT LOTS. FOR UNDEVELOPED ADJACENT LOTS, A SETBACK OF 25' SHALL BE USED FOR THE CALCULATION. FRONT SETBACK, PRINCIPAL - WHERE A PRIVATE SHARED ACCESS DRIVE IS PROVIDED SERVING MORE THAN ONE STRUCTURE (MINIMIZING ACCESS POINTS ON ANY PUBLIC ROAD), THE FRONT SETBACK MAY BE MEASURED FROM THE PRIVATE ACCESS DRIVE, PEDESTRIAN ACCESS WAY, OR PARKING AREA.

** FOR COMMERCIAL AND MULTI-FAMILY USES AND 30% MINIMUM FOR SINGLE FAMILY AND TWO-FAMILY HOMES. THIS PROVISION DOES NOT APPLY TO DEVELOPMENTS WITH PRIVATE SHARED ACCESS WAYS TO MORE THAN ONE STRUCTURE

*** EXCLUDING ATTIC STORY

LEGEND

EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
	GRANITE MONUMENT - 3' OFFSET	S	SEWER LINE
IPF	IRON PIN FOUND/SET	SMH	SEWER MANHOLE
IRF	IRON ROD FOUND	DMH	DRAINAGE MANHOLE
CIRF	CAPPED IRON ROD FOUND	CB	CATCH BASIN
DHF	DRILL HOLE FOUND	SD	STORMDRAIN
MON	GRANITE MONUMENT FOUND	UD	UNDERDRAIN
	STREET LINE		SILT FENCE
	LOT SETBACKS		TEMP. STONE CHECK DAM
	PROPERTY LINE		GRADING AND FLOW DIRECTION
	ABUTTER LINE		HAY BALES
	"NO CUT" BUFFER		EROSION CONTROL BLANKET
	WETLANDS		STORMWATER BOUNDARY
	EDGE OF ROAD/TRAVELED WAY		STORMWATER FLOW (Tc)
TP #9	SOIL TEST PIT		FACE OF LEDGE OUTCROP
420	CONTOUR		DECIDUOUS TREE
	SPOT GRADE		CONIFEROUS TREE
GAS	GAS SHUT-OFF		TREE LINE
UP UP	UTILITY POLE		SITE LIGHTING
OHU	OVERHEAD UTILITIES		STONE WALL
UGU	UNDERGROUND ELECTRICAL		
T	ELECTRICAL TRANSFORMER		
	FIRE HYDRANT		
W	WATER LINE		
WG	WATER GATE		

TRILLIUM ENGINEERING GROUP
251 US ROUTE 1, SUITE 0-2
FALMOUTH, ME 04105

CLIENT:
HOMES FOR ALL LLC

34 HARVEST HILL LANE
AUBURN, ME 04210

PRELIMINARY
NOT FOR CONSTRUCTION

WAHAN OAKS
PROPOSED SUBDIVISION

146 MANLEY ROAD
AUBURN, MAINE

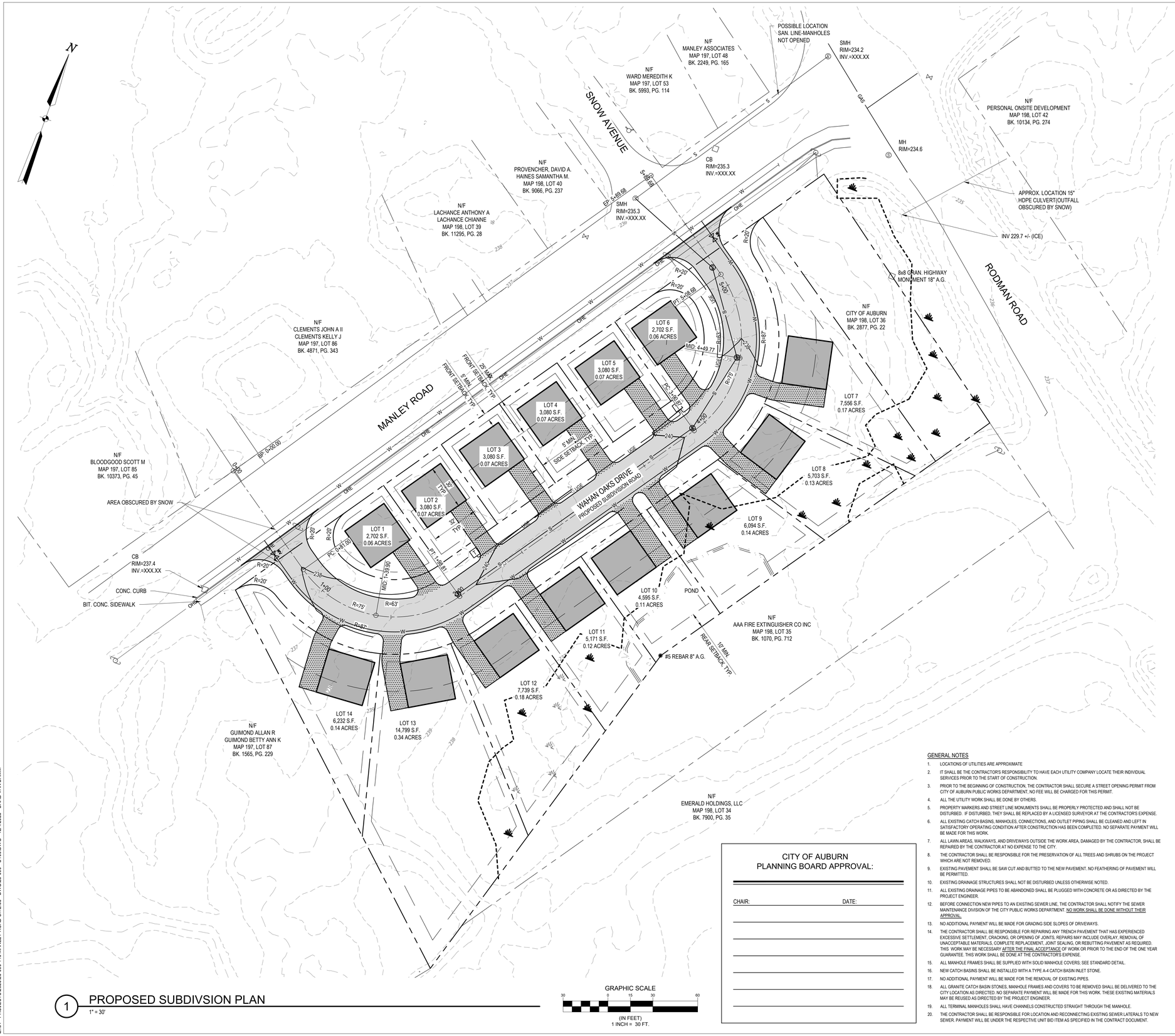
NUMBER	DESCRIPTION	BY	DATE
ISSUED			
A	PRE-APPLICATION REVIEW	ED	10/10/2025
B	RESPONSE TO COMMENTS	ED	12/1/2025

SHEET TITLE:
EXISTING CONDITIONS PLAN

DESIGNED BY: BVD
DRAWN BY: BVD
DATE: 10/9/2025
PROJECT NUMBER: 25-009

C100

Z:\01 - PROJECTS\2025\25-009 146 MANLEY ROAD SITE\03 - DWG\25-009 - C100.DWG - 12/1/2025 - BRAD VAN DAMM



1 PROPOSED SUBDIVSION PLAN
1" = 30'

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

CITY OF AUBURN
PLANNING BOARD APPROVAL:

CHAIR: DATE:

GENERAL NOTES

1. LOCATIONS OF UTILITIES ARE APPROXIMATE
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE THEIR INDIVIDUAL SERVICES PRIOR TO THE START OF CONSTRUCTION.
3. PRIOR TO THE BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SECURE A STREET OPENING PERMIT FROM CITY OF AUBURN PUBLIC WORKS DEPARTMENT, NO FEE WILL BE CHARGED FOR THIS PERMIT.
4. ALL THE UTILITY WORK SHALL BE DONE BY OTHERS.
5. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AND SHALL NOT BE DISTURBED. IF DISTURBED, THEY SHALL BE REPLACED BY A LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
6. ALL EXISTING CATCH BASINS, MANHOLES, CONNECTIONS, AND OUTLET PIPING SHALL BE CLEANED AND LEFT IN SATISFACTORY OPERATING CONDITION AFTER CONSTRUCTION HAS BEEN COMPLETED. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
7. ALL LAWN AREAS, WALKWAYS, AND DRIVEWAYS OUTSIDE THE WORK AREA, DAMAGED BY THE CONTRACTOR, SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE CITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL TREES AND SHRUBS ON THE PROJECT WHICH ARE NOT REMOVED.
9. EXISTING PAVEMENT SHALL BE SAW CUT AND BUTTED TO THE NEW PAVEMENT. NO FEATHERING OF PAVEMENT WILL BE PERMITTED.
10. EXISTING DRAINAGE STRUCTURES SHALL NOT BE DISTURBED UNLESS OTHERWISE NOTED.
11. ALL EXISTING DRAINAGE PIPES TO BE ABANDONED SHALL BE PLUGGED WITH CONCRETE OR AS DIRECTED BY THE PROJECT ENGINEER.
12. BEFORE CONNECTION NEW PIPES TO AN EXISTING SEWER LINE, THE CONTRACTOR SHALL NOTIFY THE SEWER MAINTENANCE DIVISION OF THE CITY PUBLIC WORKS DEPARTMENT. NO WORK SHALL BE DONE WITHOUT THEIR APPROVAL.
13. NO ADDITIONAL PAYMENT WILL BE MADE FOR GRADING SIDE SLOPES OF DRIVEWAYS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY TRENCH PAVEMENT THAT HAS EXPERIENCED EXCESSIVE SETTLEMENT, CRACKING, OR OPENING OF JOINTS, REPAIRS MAY INCLUDE OVERLAY, REMOVAL OF UNACCEPTABLE MATERIALS, COMPLETE REPLACEMENT, JOINT SEALING, OR REBUTTING PAVEMENT AS REQUIRED. THIS WORK MAY BE NECESSARY AFTER THE FINAL ACCEPTANCE OF WORK OR PRIOR TO THE END OF THE ONE YEAR GUARANTEE. THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
15. ALL MANHOLE FRAMES SHALL BE SUPPLIED WITH SOLID MANHOLE COVERS. SEE STANDARD DETAIL.
16. NEW CATCH BASINS SHALL BE INSTALLED WITH A TYPE A-4 CATCH BASIN INLET STONE.
17. NO ADDITIONAL PAYMENT WILL BE MADE FOR THE REMOVAL OF EXISTING PIPES.
18. ALL GRANITE CATCH BASIN STONES, MANHOLE FRAMES AND COVERS TO BE REMOVED SHALL BE DELIVERED TO THE CITY LOCATION AS DIRECTED. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK. THESE EXISTING MATERIALS MAY BE REUSED AS DIRECTED BY THE PROJECT ENGINEER.
19. ALL TERMINAL MANHOLES SHALL HAVE CHANNELS CONSTRUCTED STRAIGHT THROUGH THE MANHOLE.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND RECONNECTING EXISTING SEWER LATERALS TO NEW SEWER. PAYMENT WILL BE UNDER THE RESPECTIVE UNIT BID ITEM AS SPECIFIED IN THE CONTRACT DOCUMENT.



LOCATION MAP
NOT TO SCALE

IMPERVIOUS AREA TABLE

LOT AREA (S.F.)	98,852 S.F.
TYPE OF COVER	PROPOSED IMP. AREA (S.F.)
BUILDING (TO BE DETERMINED)	0
PAVEMENT (WITHIN PROPOSED RIGHT-OF-WAY)	13,342 S.F.
TOTAL	13,342 S.F.
PERCENT IMPERVIOUS	13.5%

AUBURN MAINE ZONING SUMMARY
TAX MAP 198 / LOTS 37,38
T-4.2B - TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT

	REQUIRED	PROPOSED
MIN. LOT AREA	N/A	98,852 S.F.
LOT WIDTH	24' MIN/120' MAX.	47'±
FRONT SETBACK	5' MIN./25' MAX.	5'
REAR SETBACK	10' MIN.	10'
SIDE SETBACK	5' MIN.	5'
BUILDING LOT COVERAGE	70%	35%
BUILDING WIDTH	14' MIN./110' MAX.	32'
BUILDING HEIGHT	1 STORY MIN./3 STORY MAX.*	2 STORY

* MAX. BUILDING HEIGHT EXCLUDES ATTIC STORY

OVERLAY ZONES:
MANUFACTURED HOUSING OVERLAY DISTRICT
FIREARMS RESTRICTED ZONE
AIRPORT AOI
GAS ZONE, RODMAN ROAD: ENCOMPASSES 2/3 OF LOT 198-037. 198-038 CLEAR
FUTURE LAND USE: MODERATE DENSITY NEIGHBORHOOD CONSERVATION

LEGEND

EXISTING	DESCRIPTION	PROPOSED
■	MONUMENT	□
●	IRON REBAR/ROD/PIPE, LOCATED BY TEG	○
◒	IRON REBAR/ROD/PIPE, LOCATED BY OTHERS	
	STREET LINE	
	LOT SETBACKS	
	PROPERTY LINE	
	ABUTTER LINE	
	"NO CUT" BUFFER	
	WETLANDS	
	EDGE OF ROAD/TRAVELED WAY	
TP 69	SOIL TEST PIT	
420	CONTOUR	420
	SPOT GRADE	
GAS	GAS SHUT-OFF	
UP UP	UTILITY POLE	
OHU	OVERHEAD UTILITIES	OHU
UGU	UNDERGROUND ELECTRICAL	UGE
T	ELECTRICAL TRANSFORMER	T
	FIRE HYDRANT	
W	WATER LINE	W
WG	WATER GATE	
S	SEWER LINE	S
SMH	SEWER MANHOLE	● SMH-1
DMH	DRAINAGE MANHOLE	● DMH-1
CB	CATCH BASIN	■ CB-1
SD	STORMDRAIN	SD
UD	UNDERDRAIN	UD
	SILT FENCE	SF
	TEMP. STONE CHECK DAM	
	GRADING AND FLOW DIRECTION	
	HAY BALES	
	EROSION CONTROL BLANKET	
	STORMWATER BOUNDARY	
	STORMWATER FLOW (Tc)	
	FACE OF LEDGE OUTCROP	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	TREE LINE	
	SITE LIGHTING	
	STONE WALL	

TRILLIUM ENGINEERING GROUP
251 US ROUTE 1, SUITE 0-2
FALMOUTH, ME 04105

CLIENT:
HOMES FOR ALL LLC

34 HARVEST HILL LANE
AUBURN, ME 04210

PRELIMINARY
NOT FOR CONSTRUCTION

WAHAN OAKS
PROPOSED SUBDIVISION
146 MANLEY ROAD
AUBURN, MAINE

ISSUED

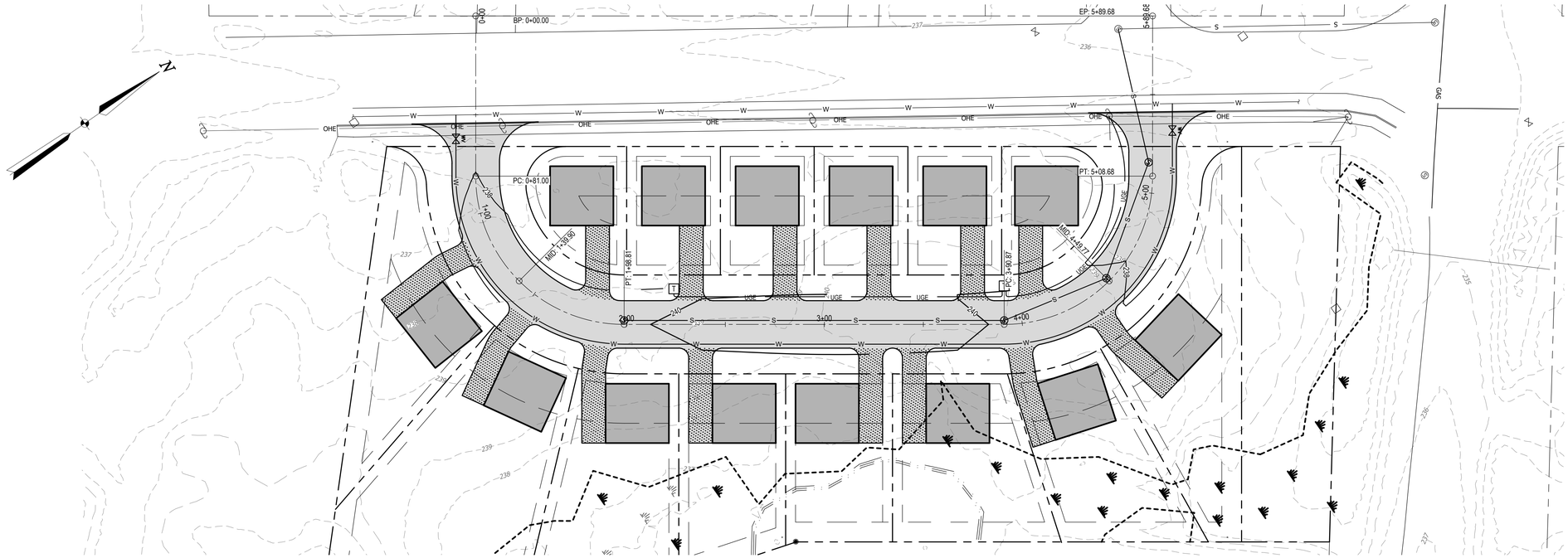
NUMBER	DESCRIPTION	BY	DATE
A	PRE-APPLICATION REVIEW	ED	10/10/2025
B	RESPONSE TO COMMENTS	ED	12/1/2025

SHEET TITLE:
PROPOSED SUBDIVISION PLAN

DESIGNED BY: BVD
DRAWN BY: BVD
DATE: 10/9/2025
PROJECT NUMBER: 25-009

C101

Z:\01. PROJECTS\2025\25-009 146 MANLEY ROAD SITE\6D_DWG\25-009 - C100.DWG - 12/1/2025 - BRAD VAN DAMM



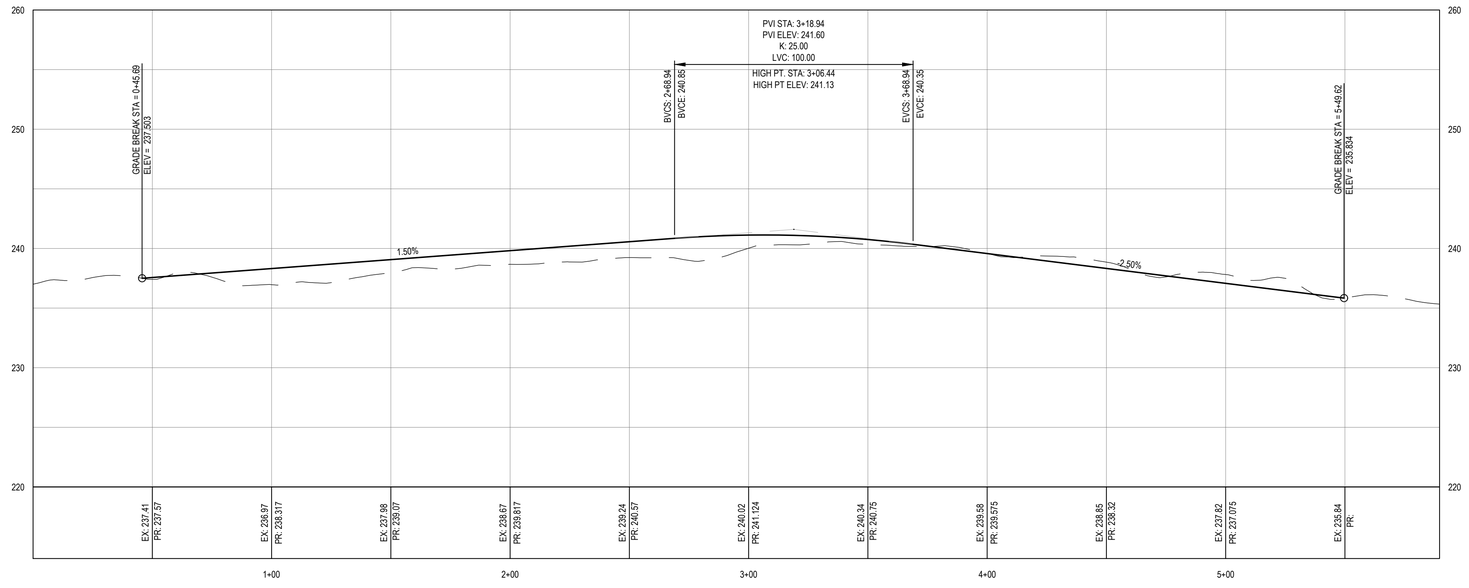
1 SUBDIVSION ROAD PLAN

1" = 30'

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.



1 SUBDIVSION ROAD PROFILE

H: 1" = 30' / V: 1" = 6'

TRILLIUM
ENGINEERING GROUP
251 US ROUTE 1, SUITE 0-2
FALMOUTH, ME 04105

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WAHANHAN OAKS
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146 MANLEY ROAD
AUBURN, MAINE

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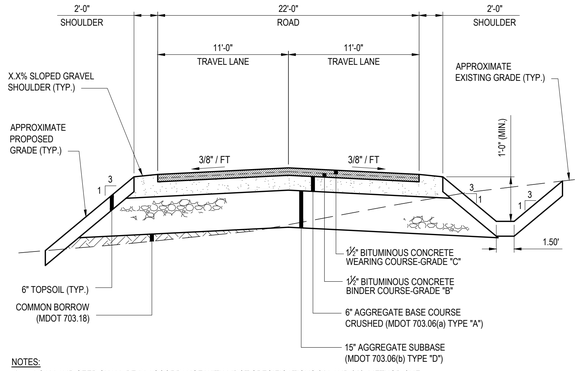
SHEET TITLE:

SUBDIVISION ROAD
PLAN AND PROFILE

DESIGNED BY:	BVD
DRAWN BY:	BVD
DATE:	10/9/2025
PROJECT NUMBER:	25-009

C102

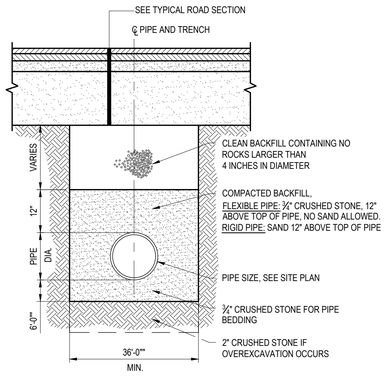
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NOTES:

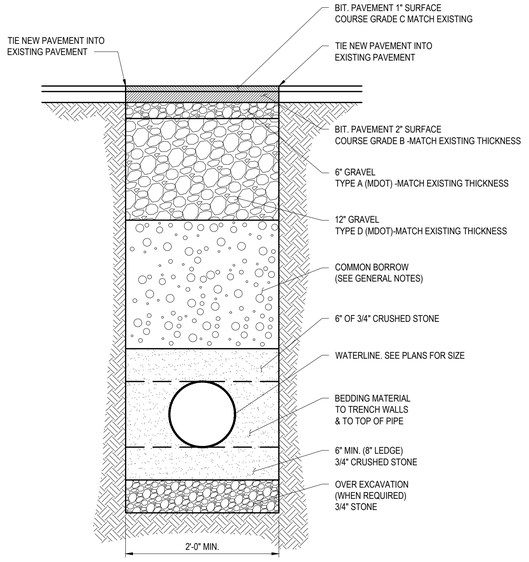
1. LOAM AND SEED SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS 615 AND 618, METHOD ONE.
2. ENTIRE WIDTH OF ROADWAY AND SHOULDERS SHALL BE STRIPPED AND GRUBBED OF TOP SOIL, ORGANICS AND OTHER DELETERIOUS MATERIAL. ALL STUMPS AND UNSUITABLE MATERIAL (IF ANY) SHALL BE REMOVED IF WITHIN 5 FEET OF FINISHED GRADE UNDER ALL PAVED AREAS.
3. SUITABLE GRANULAR FILL MATERIAL SHALL CONSIST OF HARD DURABLE MINERALS LESS VERY FINE SANDS, SILT, CLAY, OR ORGANIC MATERIALS. MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12 INCHES. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS OF A "DYNAPAC", TANDEM VIBRATORY WALK BEHIND ROLLER, OR TRACKING WITH HEAVY EQUIPMENT.

1 TYPICAL ROAD SECTION
NTS

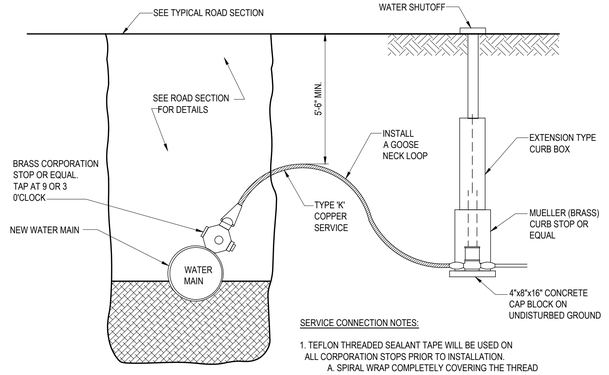


NOTE:
ANY ALTERNATE TRENCHING OR PAYMENT METHODS SHALL BE APPROVED BY THE CITY.

2 TYPICAL UNDERGROUND PIPE TRENCH SECTION
NTS



3 WATER MAIN TRENCH SECTION
NTS



SERVICE CONNECTION NOTES:

1. TEFLON THREADED SEALANT TAPE WILL BE USED ON ALL CORPORATION STOPS PRIOR TO INSTALLATION.
   A. SPIRAL WRAP COMPLETELY COVERING THE THREAD AREA WITH TWO WRAPS.
   B. PIPE DOPE OR OTHER LIQUID THREAD SEALANTS ARE NOT ACCEPTABLE.
2. LEAVE UP TO THREE THREADS SHOWING OUTSIDE OF PIPE. A TORQUE OF 35 POUNDS IS RECOMMENDED.

GENERAL NOTES

1. CONTRACTOR SHALL CONFIRM ALL PIPE SIZES WITH THE CITY WATER DISTRICT.
2. WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY WATER DISTRICT STANDARDS.
3. CONTRACTOR SHALL STUB NEW SERVICES AT THE EDGE OF THE R.O.W. IN THE MIDDLE OF EACH LOT, UNLESS OTHERWISE NOTED ON THE PLAN/PROFILES.
4. FINAL LOCATION OF ALL BLOW OFF VALVES, SHUT OFF VALVES, STREET BOXES AND HYDRANT VALVES SHALL BE IN ACCORDANCE WITH THE CITY WATER DISTRICT.

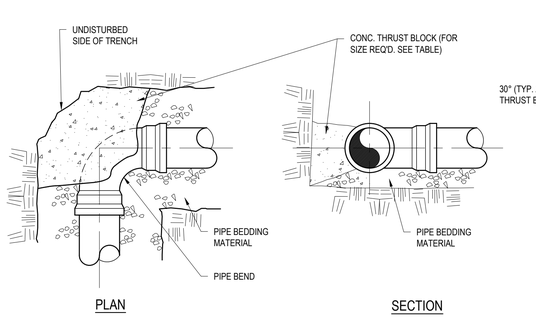
4 TYPICAL WATER SERVICE CONNECTION DETAIL
NTS

CONCRETE THRUST BLOCK SIZE REQUIREMENTS					
		SQUARE FEET OF BEARING ON UNDISTURBED SOIL			
FITTINGS		90° BENDS	45° BENDS	TEES & PLUGS	HYDRANTS
PIPE SIZE (IN)	4	2.0	1.0	1.0	N/A
	6	3.0	2.0	2.0	6.0
	8	5.0	3.0	4.0	N/A
	10	7.0	4.0	5.0	N/A
	12	10.0	6.0	7.0	N/A
	14	13.0	7.0	10.0	N/A
	16	17.0	9.0	12.0	N/A

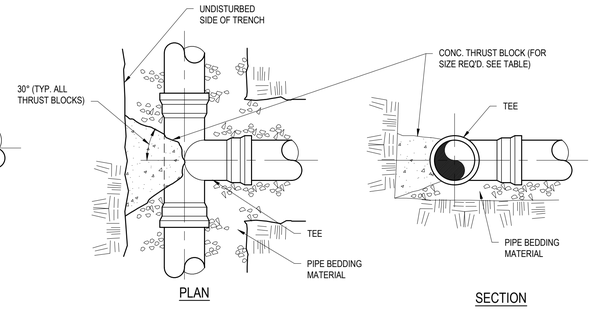
NOTES:

1. FOR TRENCHES IN ROCK WHERE THE TOP OF THE ROCK FACE IS AT OR ABOVE THE PIPE CROWN, CONC. SHALL BE PLACED BETWEEN THE PIPE AND THE ROCK FACE.
2. FOR BENDS HAVING A DEFLECTION OF LESS THAN 45°, THE THRUST BLOCK AREAS STATED FOR A 45° BEND SHALL BE USED.
3. THE THRUST BLOCK BEARING AREAS ARE BASED ON A RESULTANT THRUST AT FITTINGS OFF 100 PSI WATER PRESSURE AND A SOIL WITH A BEARING CAPACITY OF 2000 POUNDS PER SQUARE FOOT. DIFFERENT SOIL CONDITIONS MAY REQUIRE DIFFERENT BEARING AREAS AT THE DIRECTION OF THE ENGINEER.
4. THE MAXIMUM HEIGHT OF EACH THRUST BLOCK SHALL BE EQUAL TO 1/2 THE DISTANCE BETWEEN THE GROUND SURFACE AND THE BOTTOM OF THAT THRUST BLOCK.
5. JOINTS SHALL NOT BE ENCASED IN CONCRETE.

SIZE REQUIREMENT TABLE

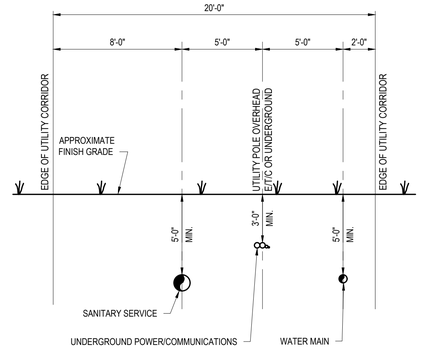


PLACEMENT ON BENDS



PLACEMENT ON TEES

5 TYPICAL THRUST BLOCK DETAILS
NTS



6 TYPICAL UTILITY CORRIDOR SECTION
NTS

TRILLIUM
ENGINEERING GROUP
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PRELIMINARY
NOT FOR CONSTRUCTION

WAHANHAN OAKS
PROPOSED SUBDIVISION

146 MANLEY ROAD
AUBURN, MAINE

ISSUED	NUMBER	DESCRIPTION	BY	DATE
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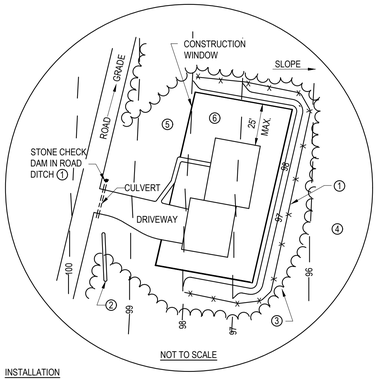
SHEET TITLE:

SITE DETAILS

DESIGNED BY:	BVD
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C200

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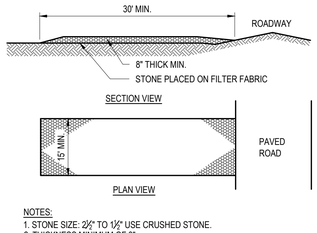
INSTALLATION

1. INSTALL SEDIMENT BARRIERS ON YOUR SITE BEFORE DISTURBING SOILS. SEE THE "SEDIMENT BARRIERS" MEASURE FOR DETAILS ON INSTALLATION AND MAINTENANCE.
2. CONSTRUCT A DIVERSION DITCH TO KEEP UPSLOPE RUNOFF OUT OF WORK AREA.
3. MARK CLEARING LIMITS ON THE SITE TO KEEP EQUIPMENT OUT OF AREAS WITH STEEP SLOPES, CHANNELIZED FLOW, OR ADJACENT SURFACE WATERS AND WETLANDS.
4. PRESERVE BUFFERS BETWEEN THE WORK AREA AND ANY DOWNSTREAM SURFACE WATERS AND WETLANDS. SEE THE "BUFFERS" MEASURE FOR BUFFER PRESERVATION.
5. USE TEMPORARY MULCH AND RYE-SEED TO PROTECT DISTURBED SOILS OUTSIDE THE ACTIVE CONSTRUCTION AREA. SEE THE "MULCHING" MEASURE AND "VEGETATION" MEASURE FOR DETAILS AND SPECIFICATIONS FOR THESE CONTROLS.
6. PERMANENTLY SEED AREAS NOT TO BE PAVED WITHIN SEVEN DAYS OF COMPLETING FINAL GRADING. SEE "VEGETATION" MEASURE FOR INFORMATION ON PROPER SEEDING.

MAINTENANCE

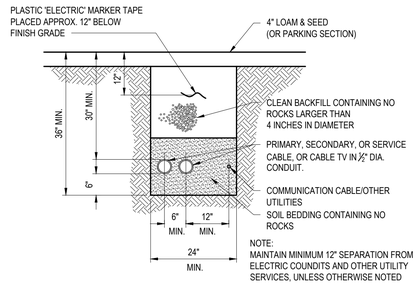
EVERY MONTH THE FIRST YEAR AFTER CONSTRUCTION AND YEARLY THEREAFTER, INSPECT FOR AREAS SHOWING EROSION OR POOR VEGETATION GROWTH. THESE PROBLEMS SHALL BE FIXED AS SOON AS POSSIBLE. EACH SPRING REMOVE ANY ACCUMULATION OF DEBRIS OR WINTER SAND THAT WOULD IMPEDE RUNOFF FROM ENTERING A BUFFER OF DITCH.

1 HOUSE LOT EROSION CONTROL
NTS



NOTES:
1. STONE SIZE: 2½" TO 1½" USE CRUSHED STONE.
2. THICKNESS MINIMUM OF 8".
3. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC TRAVELED WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE.

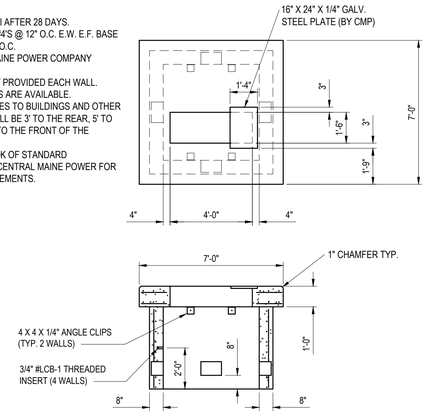
2 STABILIZED CONSTRUCTION ENTRANCE
NTS



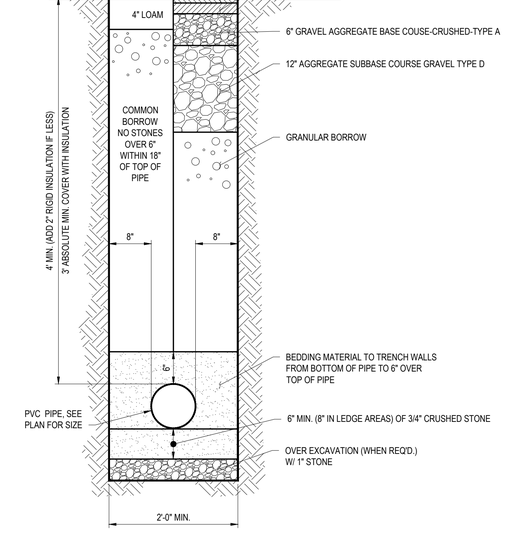
NOTE:
MAINTAIN MINIMUM 12" SEPARATION FROM ELECTRIC COUNDITS AND OTHER UTILITY SERVICES, UNLESS OTHERWISE NOTED

3 TYPICAL UNDERGROUND WIRE TRENCH SECTION
NTS

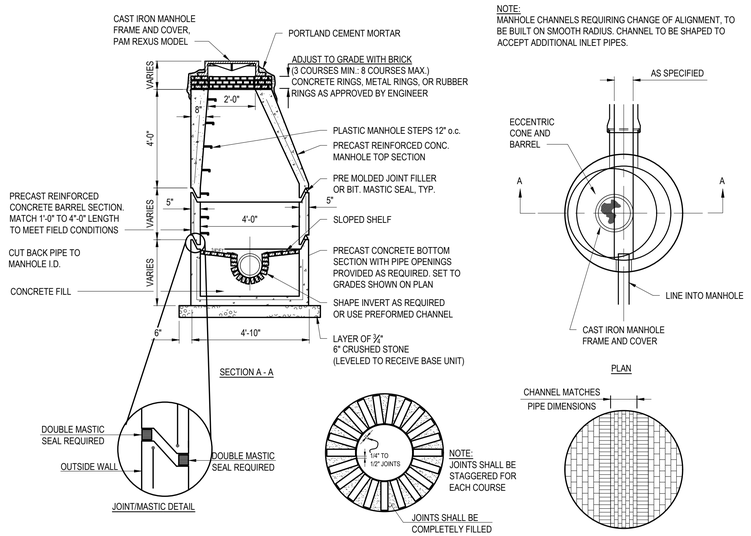
NOTES:
1. CONCRETE: 4,000 PSI AFTER 28 DAYS.
2. REINFORCING: PAD #4'S @ 12" O.C. E.W. E.F. BASE 1-MAT OF #4'S @ 12" O.C.
3. AS PER CENTRAL MAINE POWER COMPANY SPECIFICATIONS.
4. 1-8" X 12" KNOCKOUT PROVIDED EACH WALL. LARGER KNOCKOUTS ARE AVAILABLE.
5. MINIMUM CLEARANCES TO BUILDINGS AND OTHER OBSTRUCTIONS SHALL BE 3' TO THE REAR, 5' TO THE SIDES, AND 10' TO THE FRONT OF THE TRANSFORMER PAD.
6. REFER TO HANDBOOK OF STANDARD REQUIREMENTS BY CENTRAL MAINE POWER FOR ADDITIONAL REQUIREMENTS.



4 TRANSFORMER PAD DETAIL
NTS



5 TYPICAL GRAVITY SANITARY TRENCH SECTION
NTS



6 TYPICAL SEWER MANHOLE
NTS

TRILLIUM ENGINEERING GROUP
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WAHAN OAKS
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146 MANLEY ROAD
AUBURN, MAINE

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SHEET TITLE:
SITE DETAILS

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C201

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EROSION AND SEDIMENTATION NOTES

1. THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR DEALING WITH SOIL EROSION AND SEDIMENTATION DURING AND AFTER PROJECT CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARD AND SPECIFICATIONS FOR EROSION PREVENTION AS CONTAINED IN THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: "MAINE EROSION AND SEDIMENT CONTROL BMPs" PUBLISHED BY THE MAINE DEP, LATEST EDITION.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

1. EROSION/SEDIMENT CONTROL DEVICES

   THE FOLLOWING EROSION SEDIMENTATION CONTROL DEVICES ARE PROPOSED FOR CONSTRUCTION ON THIS PROJECT. INSTALL THESE DEVICES AS INDICATED ON THE PLANS.

1.1. SILT FENCE: SILT FENCE WILL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SILT FENCE WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SILT FENCE AND TO PROVIDE ADDITIONAL TREATMENT.

1.2. HAY BALES TO BE PLACED IN LOW FLOW DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES. DO NOT PLACE HAY BALES IN FLOWING WATER OR STREAMS.

1.3. RIPRAP: PROVIDE RIPRAP IN AREAS WHERE CULVERTS DISCHARGE OR AS SHOWN ON THE PLANS.

1.4. LOAM, SEED, & MULCH: ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS. THE DISTURBED AREAS WILL BE REVEGETATED WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED AT THE END OF THIS SPECIFICATION.

1.5. STRAW AND HAY MULCH; USED TO COVER DENUDED AREAS UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH BY ITSELF CAN BE USED ON SLOPES LESS THAN 15% IN SUMMER AND 8% IN WINTER. ALL OTHER SLOPES MUST BE COVERED WITH JUTE MESH OVER MULCH, OR CURLEX II OR EXCELSIOR MAY BE USED IN PLACE OF JUTE MESH AND MULCH OVER LOAM AND SEED.

1.6. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%. VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCELSIOR OR CURLEX.

2. TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES

   PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

2.1. SILTATION FENCE ALONG THE DOWNGRADIENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SILTATION FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS 85% REVEGETATED.

2.2. HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SILT FENCE.

2.3. PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:

   A. SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.

   B. AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW.

   C. STABILIZE STOCKPILES WITHIN 15 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.

   D. SURROUND STOCKPILE SOIL WITH SILTATION FENCE AT BASE OF PILE.

2.1. ALL DENUDED AREAS WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA SHALL RECEIVE MULCH WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL OR WITHIN 15 DAYS AFTER COMPLETING THE ROUGH GRADING OPERATIONS. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOD WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE, IS NOT REQUIRED.

2.2. IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 15 DAY MAXIMUM.

2.3. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

3. PERMANENT EROSION CONTROL MEASURES

   THE FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/SEDIMENTATION CONTROL PLAN:

3.1. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SEEDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.

3.2. SLOPES GREATER THAN 2:1 WILL RECEIVE RIPRAP.

CONSTRUCTION PHASE

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION DURING CONSTRUCTION OF THIS PROJECT.

1. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. IF FINAL GRADING, LOAMING AND SEEDING WILL NOT OCCUR WITHIN 15 DAYS, SEE ITEM NO. 4.
2. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING AND/OR HAY BALES WILL BE INSTALLED AT THE TOE OF SLOPE AND IN AREAS AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION. IMMEDIATELY FOLLOWING CONSTRUCTION OF CULVERTS AND SWALES, RIP RAP APRONS SHALL BE INSTALLED, AS SHOWN ON THE PLANS.
3. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. NO STOCKPILE SHALL BE CLOSER THEN 100' OF A RESOURCE INCLUDING, BUT NOT LIMITED TO, WETLANDS, STREAMS, AND OPEN WATER BODIES. ALL STOCKPILES SHALL HAVE A SILTATION FENCE BELOW THEM REGARDLESS OF TIME OF PRESENCE. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 15 DAYS SHALL BE:
   A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
   B. SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
   C. INSTALL SILT FENCE AROUND STOCKPILE AT BASE OF PILE.

   STOCKPILES TO HAVE SILT FENCE INSTALLED AT TIME OF ESTABLISHMENT AT BASE OF PILE.
4. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 30 DAYS SHALL BE EITHER:
   A. TREATED WITH ANCHORED MULCH IMMEDIATELY, OR
   B. SEEDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LBS/1000 SQ. FT) AND MULCHED IMMEDIATELY.
5. ALL GRADING WILL BE HELD TO A MAXIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING, OR WITH STONE, WITHIN 5 DAYS AFTER FINAL GRADING IS COMPLETE. (SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION.)
6. ALL CULVERTS WILL BE PROTECTED WITH STONE RIPRAP (D50 = 6" UNLESS OTHERWISE SPECIFIED) AT INLETS AND OUTLETS.

POST-CONSTRUCTION REVEGETATION

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING.

1. A MINIMUM OF 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.
2. IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 138 LBS/1000 SQ. FT. AND 10:20:20 FERTILIZER AT A RATE OF 18.4 LBS/1000 SQ.FT WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:

LAWNS	SWALES
KENTUCKY BLUEGRASS 0.46 LBS/1000 SF.	RED TOP 0.05 LBS/1000 SF.
CREEPING RED FESCUE 0.46 LBS/1000 SF.	TALL FESCUE 0.46 LBS/1000 SF.
PERENNIAL RYE GRASS 0.11 LB/1000 SF.	

3. AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IS HAS BEEN SEEDED. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO-MULCH, JUTE NET OVER MULCH, PRE-MANUFACTURED EROSION MATS OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.
   A. HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER: (NOTE: SOIL SHALL NOT BE VISIBLE)
   I. BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
   II. BLANKETED BY TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%.
   III. SEE NOTE 6, GENERAL NOTES, AND NOTE 8, WINTER CONSTRUCTION.
   B. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER ASPHALT, WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.
4. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15 AND APRIL 15 THE FOLLOWING PROCEDURE SHALL BE FOLLOWED. ALSO REFER TO NOTE 9 OF WINTER CONSTRUCTION.
   A. ONLY UNFROZEN LOAM SHALL BE USED.
   B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
   C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 SQ.FT) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREAS.
   D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
   E. FERTILIZING, SEEDING AND MULCHING SHALL BE APPLIED TO LOAM THE DAY THE LOAM IS SPREAD BY MACHINERY.
   F. ALTERNATIVE HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.
5. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 85% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO. MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

1. HAY BALE BARRIERS, SILT FENCE, AND STONE CHECK DAMS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SILT FENCE BEHIND THE HAY BALES.
2. VISUALLY INSPECT RIPRAP ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ATTAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RISER. DISTRIBUTE REMOVED SEDIMENT OFF-SITE OR TO AN AREA UNDERGOING FINAL GRADING.
3. REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE-COURSE/STREAM WILL BE SEEDED WITH THE "MEADOW AREA MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEEDED AS NEEDED. EXPOSED AREAS WILL BE RESEEDED AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIPRAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.

EROSION CONTROL DURING WINTER CONSTRUCTION

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHALL BE LIMITED TO THOSE AREAS TO BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AT THE END OF EACH WORK WEEK NO AREAS MAY BE LEFT UNSTABILIZED OVER THE WEEKEND.
4. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1000 S.F. (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ANCHORED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH. NOTE: AN AREA IS ALSO CONSIDERED STABLE IF SODDED, COVERED WITH GRAVEL (PARKING LOTS) OR STRUCTURAL SAND.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW, DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY, SILT FENCE OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE DESIGN DRAWINGS. NOTE: DORMANT SEEDING SHOULD NOT BE ATTEMPTED UNLESS SOIL TEMPERATURE REMAINS BELOW 50 DEGREES AND DAY TIME TEMPERATURES REMAIN IN THE 30'S.
7. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%. VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCELSIOR OR CURLEX.
8. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1 THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
9. BETWEEN THE DATES OF OCTOBER 15 TO NOVEMBER 1, WINTER RYE IS RECOMMENDED FOR STABILIZATION. AFTER NOVEMBER 1, WINTER RYE IS NOT EFFECTIVE. AROUND NOVEMBER 15 OR LATER, ONCE TEMPERATURES OF THE AIR AND SOIL PERMIT, DORMANT SEEDING IS EFFECTIVE.
10. IN THE EVENT OF SNOWFALL (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM THE AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

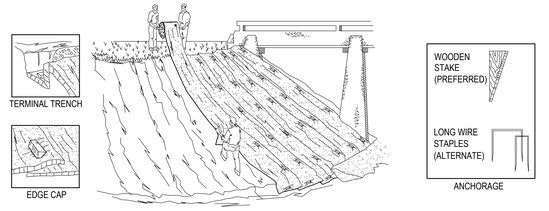
SITE INSPECTION AND MAINTENANCE

1. WEEKLY INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING RAIN FALLS, SHALL BE CONDUCTED BY THE GENERAL CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROLS UNTIL FINAL ACCEPTANCE OF THE PROJECT (85% GRASS CATCH). NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETERIORATION. FINAL ACCEPTANCE SHALL INCLUDE A SITE INSPECTION TO VERIFY THE STABILITY OF ALL DISTURBED AREAS AND SLOPES. UNTIL FINAL INSPECTION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL IMMEDIATELY BE CLEANED, AND REPAIRED BY THE GENERAL CONTRACTOR AS REQUIRED. DISPOSAL OF ALL TEMPORARY EROSION AND CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

   IT IS RECOMMENDED THAT THE OWNER HIRE THE SERVICES OF THE DESIGN ENGINEER TO PROVIDE COMPLIANCE INSPECTIONS (DURING ACTIVE CONSTRUCTION) RELATIVE TO IMPLEMENTATION OF THE STORMWATER AND EROSION CONTROL PLANS. SUCH INSPECTIONS SHOULD BE LIMITED TO ONCE A WEEK OR AS NECESSARY AND BE REPORTABLE TO THE OWNER, TOWN AND DEP.
2. SHORT-TERM SEDIMENTATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN OUT ALL SWALES AND STRUCTURES PRIOR TO TURNING PROJECT OVER TO THE CITY.

MAINTENANCE AFTER CONSTRUCTION

1. LONG-TERM PROVISIONS FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL FACILITIES AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER OR THEIR DESIGNEE. SUCH RESPONSIBILITIES INCLUDE BUT ARE NOT LIMITED TO THOSE DETAILED AS FOLLOWS:
   A. PARKING LOT SHALL BE MECHANICALLY SWEPT TWICE PER YEAR. THE FIRST SHALL TAKE PLACE IN THE MID WINTER (JANUARY THAW) TO REMOVE ACCUMULATED SANDS FROM WINTER SANDING TO THIS POINT. THE SECOND SWEEPING SHALL TAKE PLACE AFTER WINTER SANDING OPERATIONS TERMINATE BUT PRIOR TO MAY 1.
   B. INSPECTION OF STORMWATER OUTLET STRUCTURE SHOULD BE CONDUCTED TWICE PER YEAR. ACCESS TO THE STRUCTURE IS THROUGH THE TOP. THE OIL/WATER SEPARATOR UNIT SHALL BE PUMPED DOWN AND THE SEDIMENT AND TRASH SHALL BE REMOVED AT THE TIME OF THE INSPECTION. THE REMOVAL OF ALL SEDIMENT AND TRASH WILL HELP MINIMIZE VOLUME LOSS.
2. THE OWNER SHALL FILE A YEARLY MAINTENANCE REPORT TO THE CITY DOCUMENTING THE REQUIRED MAINTENANCE FOR THE STORMWATER SYSTEM.



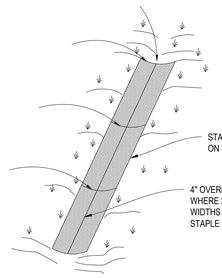
- UNROLL MAT ONTO GROUND IN DIRECTION OF WATER FLOW.
- MAT SHOULD LIE FLAT. DO NOT STRETCH MAT OVER GROUND. STRETCHING MAY CAUSE MAT TO BRIDGE DEPRESSIONS IN THE SURFACE AND ALLOW EROSION UNDERNEATH.
- BURY TRANSVERSE TERMINAL ENDS OF MAT TO SECURE AND PREVENT EROSIVE FLOW UNDERNEATH.
- SECURE MAT SNUGLY INTO ALL TRANSVERSE CHECK SLOTS.
- BACKFILL AND COMPACT TRENCHES AND CHECK SLOTS AFTER STAKING THE MAT IN BOTTOM OF TRENCH.
- OVERLAP ROLL ENDS BY THREE (3) FEET (MIN.) WITH UPSLOPE MAT ON TOP TO PREVENT UPLIFT OF MAT END BY WATER FLOW. IF INSTALLING IN THE DIRECTION OF A CONCENTRATED WATER FLOW, START NEW ROLLS IN A TRANSVERSE DITCH.
- OVERLAP ADJACENT EDGES OF MAT BY THREE (3) INCHES (MIN.) AND STAKE.
- WOOD STAKES ARE RECOMMENDED FOR PINNING MAT TO THE GROUND SURFACE. STAKES SHOULD BE 1" X 3" NOMINAL STOCK CUT IN A TRIANGULAR SHAPE. STAKES SHOULD BE 12" TO 18" LONG, DEPENDING ON SOIL DENSITY.
- DRIVE WOODEN STAKES TO WITHIN THREE (3) INCHES OF GROUND SURFACE. DO NOT DRIVE FLUSH TO SURFACE.
- IN ALL TRANSVERSE TERMINAL TRENCHES AND CHECK SLOTS, STAKE EACH MAT AT ITS CENTER AND OVERLAP EDGES BEFORE BACKFILLING AND COMPACTING.
- STAKE OVERLAPS LONGITUDINALLY AT THREE (3) TO FIVE (5) FOOT INTERVALS.
- FOLLOW COLORED DOT PATTERNS BY MANUFACTURER

  REQUIRED ON ALL SLOPES > 8% (WINTER CONSTRUCTION)

  REQUIRED ON ALL SLOPES > 15% (SUMMER CONSTRUCTION)

EROSION CONTROL BLANKET
GENERAL INSTALLATION GUIDELINES ON SLOPES

NTS



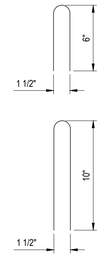
CONSTRUCTION NOTES:

A. BURY THE TOP OF THE NETTING IN A TRENCH 6" OR MORE DEEP

B. TAM TRENCH FULL OF SOIL. SECURE WITH ROW OF STAPLES, 12" SPACING, 4" DOWN FROM THE TRENCH

C. OVERLAP- BURY UPPER END OF LOWER STRIP AS IN "A" & "B". OVERLAP END OF TOP STRIP 4" AND STAPLE

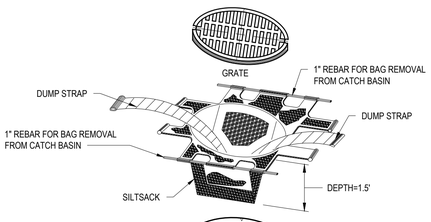
D. CHECK SLOT- FOLD OF NETTING BURIED IN SLIT TRENCH AND TAMPED; DOUBLE ROW OF STAPLES AT 12" SPACING. USE CHECK SLOTS AT 15' SPACING IN DITCHES OR STEEP SLOPES.

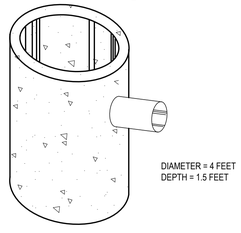


TYPICAL STAPLES NO. 11 GAUGE WIRE

EROSION CONTROL BLANKET
REQUIRED IN ALL DITCHES > 3%

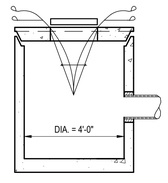
NOTE: GRADING PLAN GOVERNS IN ALL LOCATIONS



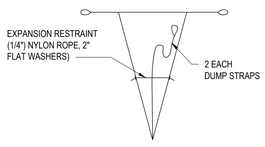


"SILTSACK" INSTALLATION INSTRUCTION

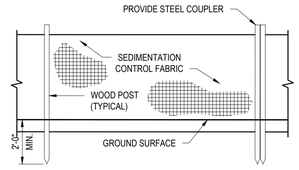
1. REMOVE THE CATCH BASIN GRATE AND PLACE THE SACK INTO THE OPENING. HOLD OUT APPROXIMATELY SIX (6) INCHES OF THE SACK BEYOND THE BASIN FRAME TO ALLOW ACCESS TO THE "SILTSACK" LIFTING STRAPS. REPLACING THE GRATE BACK INSIDE OF ITS FRAME WILL HOLD THE SACK IN PLACE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND MAINTAINING THIS SEDIMENT CONTROL DEVICE. THE SACK IS CONSIDERED FULL AND READY TO EMPTY WHEN THE THE "RESTRAINT CORD" IS NO LONGER VISIBLE.
3. THE "SILTSACK" IS REMOVED BY PLACING TWO (2) PIECES IF 1 INCH DIAMETER REBAR THROUGH THE LIFTING LOOPS LOCATED ON EACH SIDE OF THE SACK AND LIFTING WITH AN APPROPRIATE PIECE OF CONSTRUCTION EQUIPMENT. THE LIFTING STRAPS ARE CONNECTED TO THE BOTTOM OF THE SACK AND THE LIFTING ACTION WILL CAUSE THE SACK TO TURN INSIDE OUT, AND EMPTYING THE CONTENTS. THE SACK SHOULD THEN BE CLEANED, RINSED AND RETURNED TO ITS ORIGINAL SHAPE AND PLACED BACK IN THE BASIN.
4. THE "SILTSACK" IS REUSABLE, THEREFORE, ONCE THE CONSTRUCTION CYCLE IS COMPLETE, REMOVE THE SACK FROM THE BASIN, CLEAN AND STORE OUT OF DIRECT SUNLIGHT UNTIL ITS NEXT USE.
5. THE "SILTSACK" SEDIMENT CONTROL DEVICE IS MANUFACTURED BY: ACF ENVIRONMENTAL

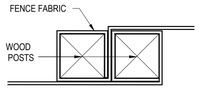


INSTALLATION DETAIL

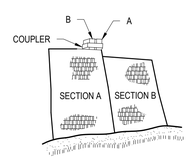


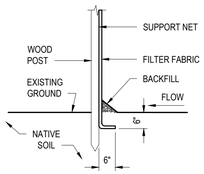
BAG DETAIL





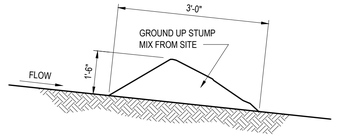
NOTE:
BOTTOM OF SILT FENCE MUST BE TOED INTO GROUND





SILTATION FENCE DETAIL

NTS



MAY BE USED IN LIEU OF SILT FENCE

EROSION CONTROL MIX DETAIL

N.T.S.

SILTATION FENCE INSTALLATION

1. EXCAVATE A 6"x6" 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. JOIN SECTION AS SHOWN ABOVE.
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 ACCOMPLISHED BY AN INTERCEPTION DITCH.
5. BARRIER SHALL BE MIRAFI SILT FENCE OR APPROVED EQUAL.

TRILLIUM ENGINEERING GROUP
251 US ROUTE 1, SUITE 2
FALMOUTH, ME 04105

CLIENT:
HOMES FOR ALL LLC

34 HARVEST HILL LANE
AUBURN, ME 04210

PRELIMINARY
NOT FOR CONSTRUCTION

WAHAN OAKS
PROPOSED SUBDIVISION
146 MANLEY ROAD
AUBURN, MAINE

NUMBER	DESCRIPTION	BY	DATE
A	PRE-APPLICATION REVIEW	ED	10/10/2025
B	RESPONSE TO COMMENTS	ED	12/1/2025

ISSUED

SHEET TITLE:

EROSION CONTROL DETAILS

DESIGNED BY:	BVD
DRAWN BY:	BVD
DATE:	10/9/2025
PROJECT NUMBER:	25-009

C300

Z:\01. PROJECTS\2025\25-009 146 MANLEY ROAD SITE\ED\ DWG\25-009 - C200.DWG - 12/1/2025 - BRAD VAN DAMM



FRONT ELEVATION



RIGHT ELEVATION



BACK ELEVATION



LEFT ELEVATION

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PROJECT:

HOMES FOR ALL LLC
AUBURN COLONIAL

AUBURN

REVISIONS

#	DATE
1	2/17/2025

UPCHARGE REVISIONS

NOTES:

SCALE :

1/4"=1'

DRAWN BY :
JOANNE TARR
JTARR@HANCOCKLUMBER.COM
DIRECT LINE: 207-430-4888

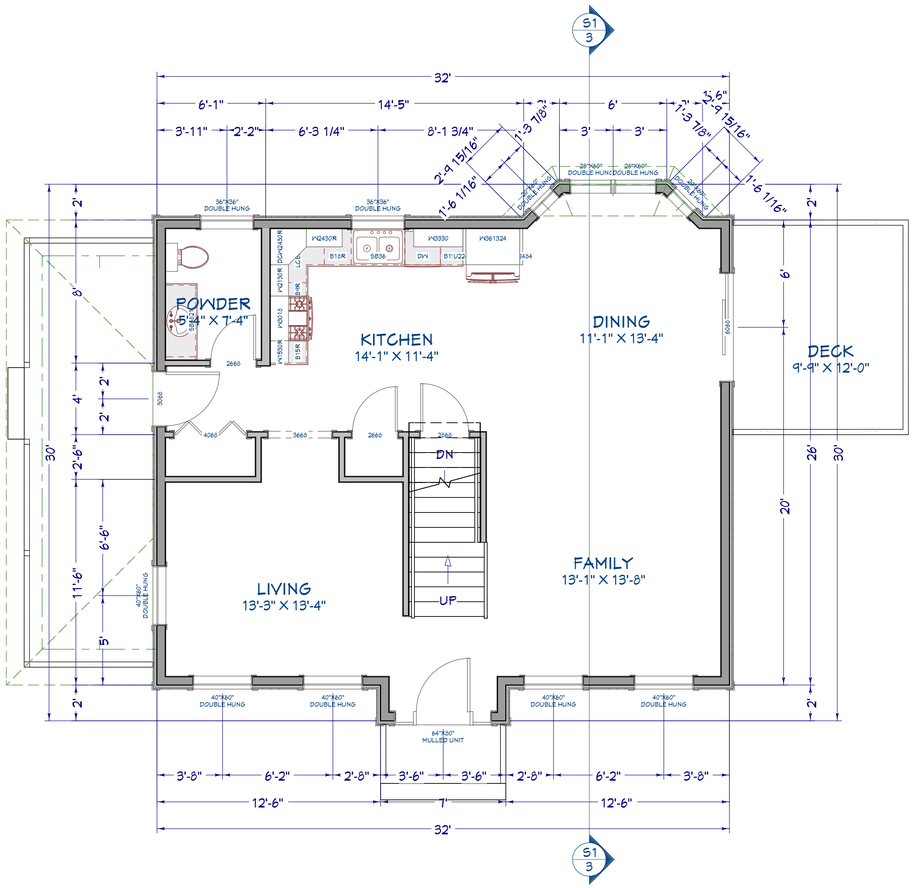
PRINT DATE:

2/17/2025

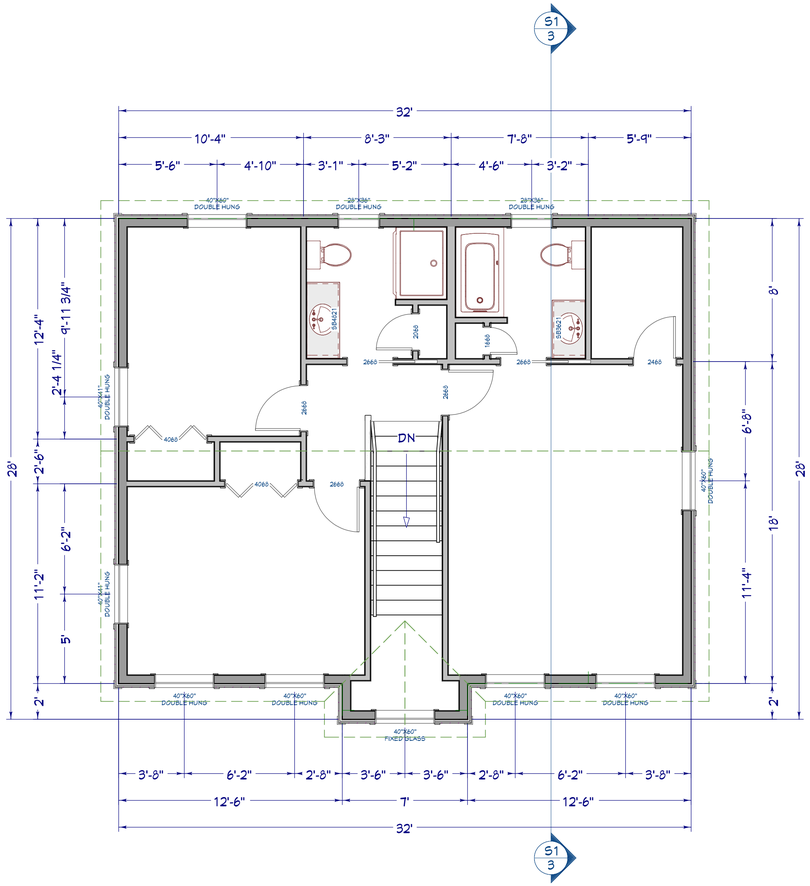
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

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11 LUMBERYARD LOCATIONS

AUGUSTA • BRUNSWICK • CASCO
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NORTH CONWAY NH • WINDHAM
YARMOUTH • BRIDGTON • SACO
WOLFEBORO, NH

PROJECT:

HOMES FOR ALL LLC
AUBURN COLONIAL

AUBURN

REVISIONS

#	DATE
1	2/17/2025

UPCHARGE REVISIONS

NOTES:

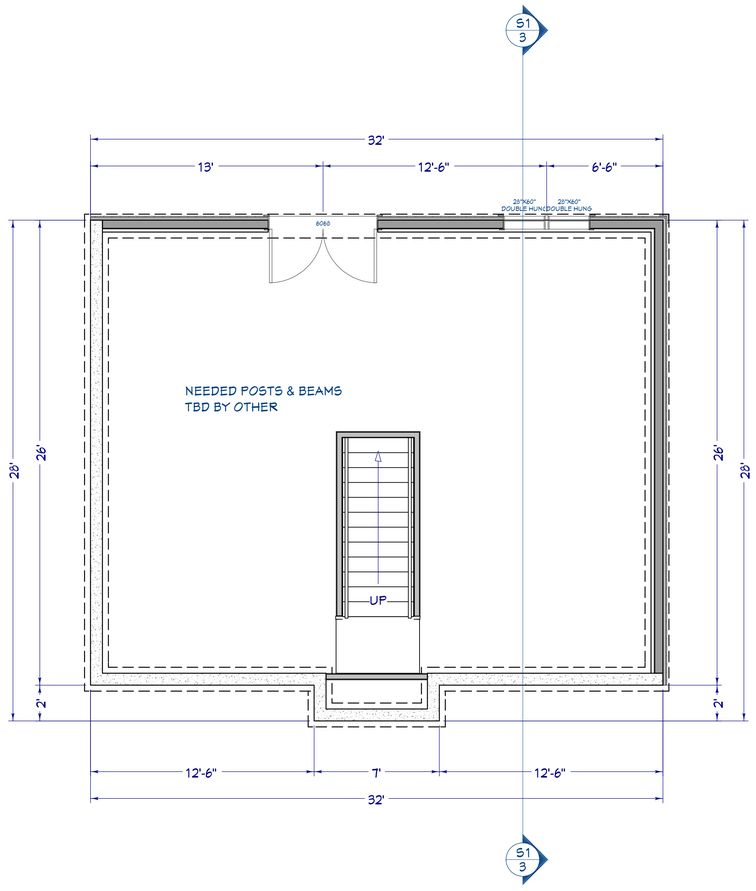
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1/4"=1'

DRAWN BY :
JOANNE TARR
JTARR@HANCOCKLUMBER.COM
DIRECT LINE: 207-430-4888

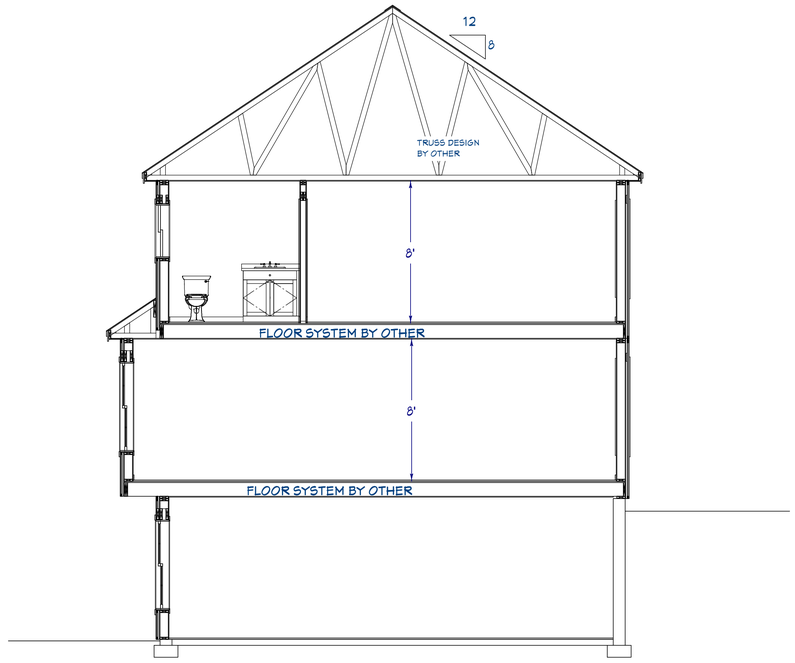
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BASEMENT AREA



S1 CROSS SECTION 1
1/4 in = 1 ft

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CURTIS THAXTER
ATTORNEYS AT LAW

ONE CANAL PLAZA, SUITE 1000, P.O. BOX 7320, PORTLAND, ME 04112-7320
TEL: 207.774.9000 • FAX 207.775.0612 • www.curtisthaxter.com

James Mundy
jmundy@curtisthaxter.com

December 3, 2025

VIA EMAIL

David Hediger, Director of Planning
City of Auburn

Re: Request for Utility Corridor Easement over property of Auburn for Wahan Oaks Subdivision (146 Manley Road)

Dear Mr. Hediger:

This law firm represents Homes for All, LLC with regard to legal aspects of its proposed Wahan Oaks Subdivision located at 146 Manley Road (the "Subdivision"). I am writing to confirm that the City of Auburn is still willing to grant Homes for All, LLC a utility easement over a portion of an unbuildable piece of the City's land shown on Map 198 as Lot 36 (the "City Parcel") in order to provide utility services to the Subdivision from Rodman Road.

While the Subdivision will have significant frontage on and access from Manley Road, that road is currently under a moratorium on excavation and disturbance. For that reason, Homes for All, LLC proposed an easement over the City Parcel, and Glen Holmes indicated in the attached email from January 2025 that the easement should be feasible if the developer covered all legal costs.

As the subdivision application moves forward, we would like to confirm that the City is still willing to provide that easement and work towards whatever documentation or approvals would be required. I've attached the plan from the pre-application packet, as well as a plan excerpt showing the easement area. Please let me know if you have any questions about this request or the proposed easement or if you would like to discuss further.

Sincerely,

James Mundy

James S. Mundy

encs: as stated

From: Glen Holmes <gholmes@auburnmaine.gov>
Sent: Wednesday, January 29, 2025 9:39 AM
To: john badgewick <jbadgewick@gmail.com>
Subject: RE: [External]Homes For All LLC - 146 Manley Road Project

John,

I have spoken with Senior staff, and we feel allowing an easement for utilities across the adjoining parcel would be the best alternative. As long as the developer covers all legal costs, we should be able to get that done.

As for HOME Funds, currently, they are all on hold, awaiting information from HUD regarding the Presidents funding freeze.

Chat soon

Yours in Service

Glen E. Holmes | Director of Business & Community Development
City of Auburn, Maine | 207.333.6600 X1159

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

From: john badgewick <jbadgewick@gmail.com>
Sent: Wednesday, January 22, 2025 1:08 PM
To: Glen Holmes <gholmes@auburnmaine.gov>
Subject: [External]Homes For All LLC - 146 Manley Road Project

You don't often get email from jbadgewick@gmail.com. Learn why this is important

Glen

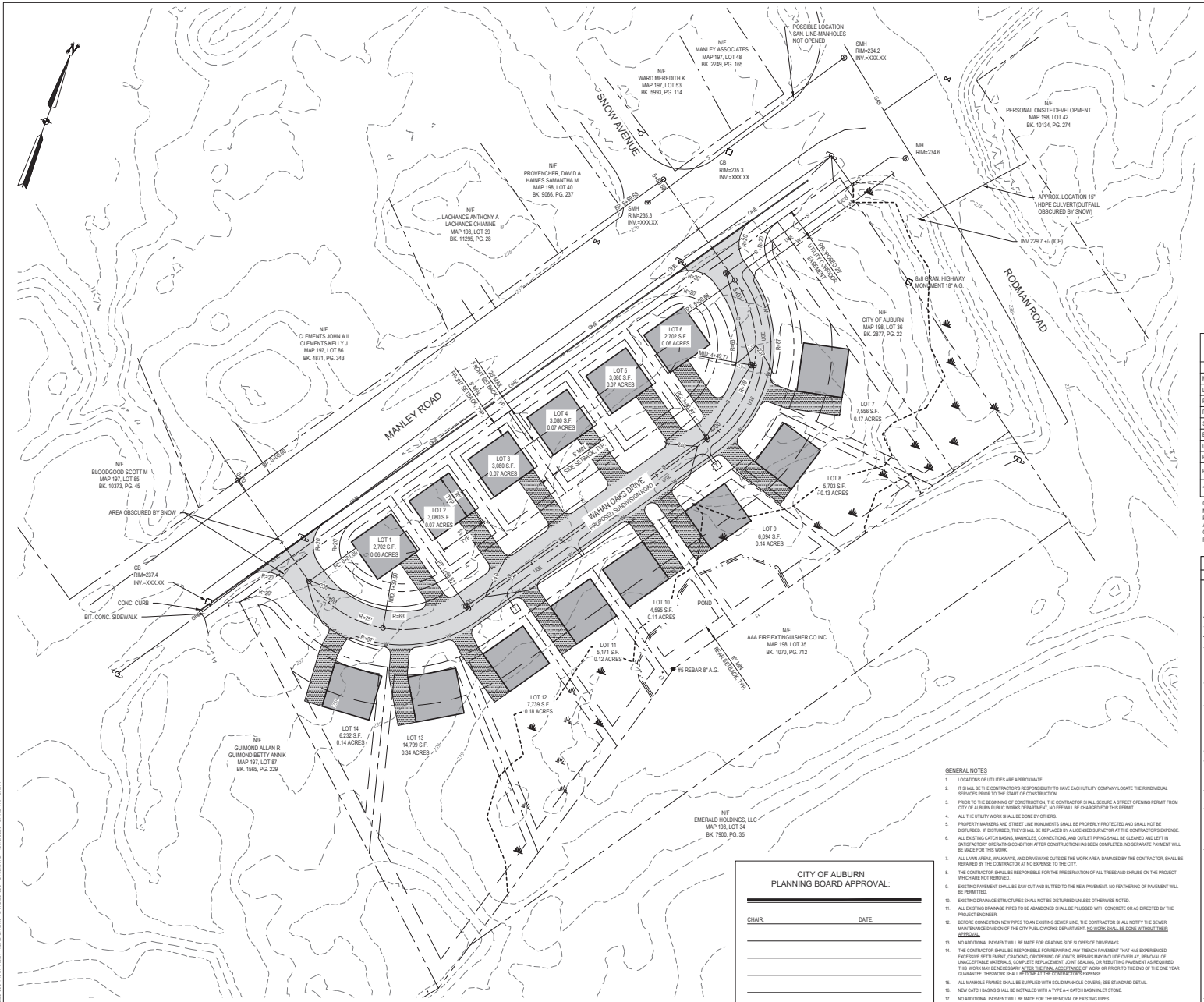
Wanted to thank you for the letter of support last week, which we included in our AHOP application. It is a comfort that the City endorses this project and will be the start of a good relationship between the City and Homes For All LLC.

We have a couple questions that you may be able to help us with -

Who do we talk to from the City about the acquisition of the lot next to 146 Manley Road, lot 198-036 ?
Would this project be eligible for Auburn HOME funds?

Thank You
John Badgewick
Homes For All LLC.

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1 PROPOSED SUBDIVSION PLAN
1" = 30'

GRAPHIC SCALE
(IN FEET)
1 INCH = 30 FT.

CITY OF AUBURN
PLANNING BOARD APPROVAL:

CHAIR: DATE:

GENERAL NOTES

1. LOCATIONS OF UTILITIES ARE APPROXIMATE
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE THEIR INDIVIDUAL SERVICES PRIOR TO THE START OF CONSTRUCTION.
3. PRIOR TO THE BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SECURE A STREET OPENING PERMIT FROM CITY OF AUBURN PUBLIC WORKS DEPARTMENT, NO FEE WILL BE CHARGED FOR THIS PERMIT.
4. ALL THE UTILITY WORK SHALL BE DONE BY OTHERS.
5. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AND SHALL NOT BE DISTURBED. IF DISTURBED, THEY SHALL BE REPLACED BY A LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
6. ALL EXISTING CATCH BASINS, MANHOLES, CONNECTIONS, AND OUTLET PIPING SHALL BE CLEANED AND LEFT IN SATISFACTORY OPERATING CONDITION AFTER CONSTRUCTION HAS BEEN COMPLETED. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
7. ALL LAWN AREAS, WALKWAYS, AND DRIVEWAYS OUTSIDE THE WORK AREA, DAMAGED BY THE CONTRACTOR, SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE CITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL TREES AND SHRUBS ON THE PROJECT WHICH ARE NOT REMOVED.
9. EXISTING PAVEMENT SHALL BE SAW CUT AND BUTTED TO THE NEW PAVEMENT. NO FEATHERING OF PAVEMENT WILL BE PERMITTED.
10. EXISTING DRAINAGE STRUCTURES SHALL NOT BE DISTURBED UNLESS OTHERWISE NOTED.
11. ALL EXISTING DRAINAGE PIPES TO BE ABANDONED SHALL BE PLUGGED WITH CONCRETE OR AS DIRECTED BY THE PROJECT ENGINEER.
12. BEFORE CONNECTION NEW PIPES TO AN EXISTING SEWER LINE, THE CONTRACTOR SHALL NOTIFY THE SEWER MAINTENANCE DIVISION OF THE CITY PUBLIC WORKS DEPARTMENT. NO WORK SHALL BE DONE WITHOUT THEIR APPROVAL.
13. NO ADDITIONAL PAYMENT WILL BE MADE FOR GRADING SIDE SLOPES OF DRIVEWAYS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY TRENCH PAVEMENT THAT HAS EXPERIENCED EXCESSIVE SETTLEMENT, CRACKING, OR OPENING OF JOINTS. REPAIRS MAY INCLUDE OVERLAY, REMOVAL OF UNACCEPTABLE MATERIALS, COMPLETE REPLACEMENT, JOINT SEALING, OR REBUTTING PAVEMENT AS REQUIRED. THIS WORK MAY BE NECESSARY AFTER THE FINAL ACCEPTANCE OF WORK OR PRIOR TO THE END OF THE ONE YEAR GUARANTEE. THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
15. ALL MANHOLE FRAMES SHALL BE SUPPLIED WITH SOLID MANHOLE COVERS. SEE STANDARD DETAIL.
16. NEW CATCH BASINS SHALL BE INSTALLED WITH A TYPE A-4 CATCH BASIN INLET STONE.
17. NO ADDITIONAL PAYMENT WILL BE MADE FOR THE REMOVAL OF EXISTING PIPES.
18. ALL GRANITE CATCH BASIN STONES, MANHOLE FRAMES AND COVERS TO BE REMOVED SHALL BE DELIVERED TO THE CITY LOCATION AS DIRECTED. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK. THESE EXISTING MATERIALS MAY BE REUSED AS DIRECTED BY THE PROJECT ENGINEER.
19. ALL TERMINAL MANHOLES SHALL HAVE CHANNELS CONSTRUCTED STRAIGHT THROUGH THE MANHOLE.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND RECONNECTING EXISTING SEWER LATERALS TO NEW SEWER. PAYMENT WILL BE UNDER THE RESPECTIVE UNIT BID ITEM AS SPECIFIED IN THE CONTRACT DOCUMENT.

AUBURN MAINE ZONING SUMMARY
TAX MAP 198 / LOTS 37,38
T-4.2B - TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT

	REQUIRED	PROPOSED
MIN. LOT AREA	N/A	
LOT WIDTH	24' MIN/120' MAX.	47'±
FRONT SETBACK	5' MIN./25' MAX.	5'
REAR SETBACK	10' MIN.	10'
SIDE SETBACK	5' MIN.	5'
BUILDING LOT COVERAGE	70%	35%
USEABLE OPEN SPACE	10%	
BUILDING WIDTH	14' MIN./110' MAX.	3'
BUILDING HEIGHT	1 STORY MIN./3 STORY MAX.*	2 STORY

* MAX. BUILDING HEIGHT EXCLUDES ATTIC STORY

OVERLAY ZONES:
MANUFACTURED HOUSING OVERLAY DISTRICT
FIREARMS RESTRICTED ZONE
AIRPORT AOI
GAS ZONE, RODMAN ROAD: ENCOMPASSES 2/3 OF LOT 198-037, 198-038 CLEAR
FUTURE LAND USE: MODERATE DENSITY NEIGHBORHOOD CONSERVATION

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	MONUMENT	
	IRON REBAR/RCD/PPE, LOCATED BY TEG	
	IRON REBAR/RCD/PPE, LOCATED BY OTHERS	
	STREET LINE	
	LOT SETBACKS	
	PROPERTY LINE	
	ABUTTER LINE	
	"NO CUT" BUFFER	
	WETLANDS	
	EDGE OF ROAD/TRAVELED WAY	
TP-III	SOIL TEST PIT	
420	CONTOUR	420
	SPOT GRADE	
GAS	GAS SHUT-OFF	
UP	UTILITY POLE	
OHE	OVERHEAD UTILITIES	OHE
UGE	UNDERGROUND ELECTRICAL	UGE
T	ELECTRICAL TRANSFORMER	T
	FIRE HYDRANT	
W	WATER LINE	W
WG	WATER GATE	
S	SEWER LINE	S
SMH	SEWER MANHOLE	SMH-1
DMH	DRAINAGE MANHOLE	DMH-1
CB	CATCH BASIN	CB-1
SD	STORMDRAIN	SD
UD	UNDERDRAIN	UD
	SILT FENCE	SF
	TEMP. STONE CHECK DAM	
	GRADING AND FLOW DIRECTION	
	HAY BALES	
	EROSION CONTROL BLANKET	
	STORMWATER BOUNDARY	
	STORMWATER FLOW (Tc)	
	FACE OF LEDGE OUTCROP	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	TREE LINE	
	SITE LIGHTING	
	STONE WALL	

LOCATION MAP
NOT TO SCALE

TRILLIUM ENGINEERING GROUP
[illegible] SUITE 2, SUITE F
FALMOUTH, ME 04105

CLIENT:
HOMES FOR ALL LLC

34 HARVEST HILL LANE
AUBURN, ME 04210

PRELIMINARY
NOT FOR CONSTRUCTION

WAHAN OAKS
PROPOSED SUBDIVISION

146 MANLEY ROAD
AUBURN, MAINE

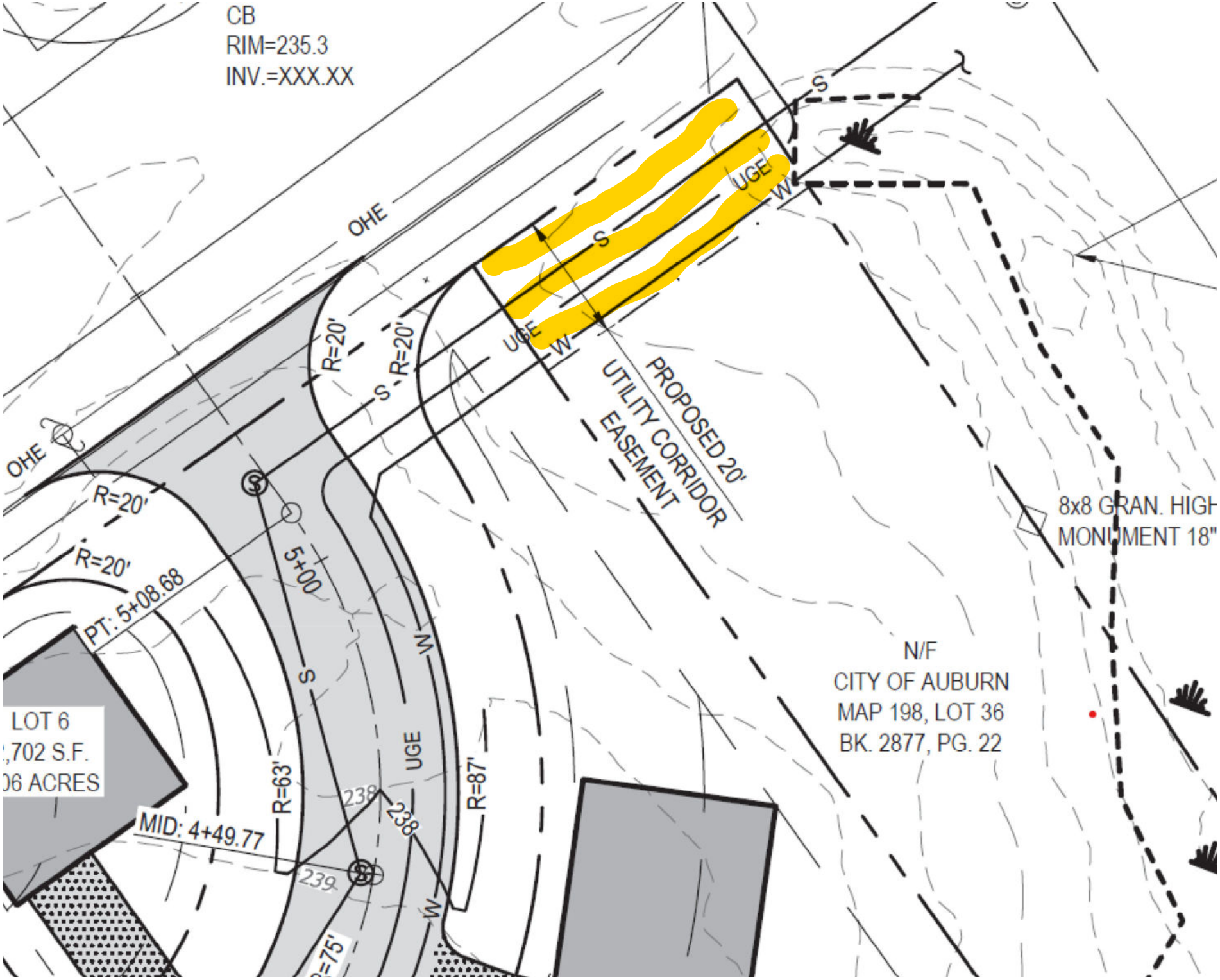
ISSUED			
NUMBER	DESCRIPTION	BY	DATE
A	PRE-APPLICATION REVIEW	ED	10/10/2025

SHEET TITLE:
PROPOSED SUBDIVISION PLAN

DESIGNED BY: BVD
DRAWN BY: BVD
DATE: 10/9/2025
PROJECT NUMBER: 25-009

C101

Z:\01 - PROJECTS\2025\25-009 146 MANLEY ROAD SITE\DI - DWG\25-009 - C101.DWG - 10/10/2025 - BRAD VAN DAAM


CB
RIM=235.3
INV.=XXX.XX
OHE
OHE
S
UGE
W
S
UGE
W
S
R=20'
R=20'
R=20'
R=20'
PROPOSED 20'
UTILITY CORRIDOR
EASEMENT
8x8 GRAN. HIGH
MONUMENT 18"
N/F
CITY OF AUBURN
MAP 198, LOT 36
BK. 2877, PG. 22
PT: 5+08.68
5+00
S
W
UGE
W
R=63'
R=87'
238
238
239
MID: 4+49.77
LOT 6
,702 S.F.
06 ACRES
R=75'

City of Auburn, Maine
Office of Planning and Permitting
60 Court Street | Auburn, Maine 04210
www.auburnmaine.gov | 207.333.6601

To: Auburn Planning Board
From: David Hediger, Director of Planning
Re: **PUBLIC HEARING/ SITE PLAN REVIEW:** 100 Penley Corner Road (PID 139-012): Application by TRC Companies on behalf of Auburn Renewables 2, LLC for a proposed 11.9 acres 0.99-megawatt (MW) ground solar array. This property is located in the Agriculture and Resource Protection district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 3 Special Exception.
Date: December 3, 2025

PROPOSAL

TRC and NexAmp, on behalf of Auburn Renewables 2, LLC are seeking Site Plan/Special Exception pursuant to Sec. 60-45 of the Auburn Code of Ordinances to construct a 0.99-megawatt (MW) ground solar array on approximately 11.9 acres on Penley Corner Road. The parcel is located in the Agriculture and Resource Protection District.



The proposal replaces a previously approved 2.5MW-DC solar project with a slightly reduced footprint, reducing impervious surfaces.

ZONING CONSIDERATIONS

The project falls under the Agriculture and Resource Protection District (AG) and is regulated under Chapter 60, Article XVIII: Solar Energy Generating Systems and Chapter 60, Article IV, Division 2 – Agriculture and Resource Protection District, Sec. 60-145: Use Regulations.

Chapter 60, Article XVIII: Solar Energy Generating Systems

(1) Yard Requirements: Solar energy generating systems in the AG Zone must comply with specific setback requirements. A minimum rear yard setback of 50 feet or 20% of the average lot depth (whichever is less), a minimum side yard setback of 5 feet plus an increase of one foot for every three feet of street frontage over 60 feet (up to a maximum setback of 35 feet), and a minimum front yard setback of 35 feet or 15% of

the average lot depth (whichever is less) are required. The applicant has provided a site plan demonstrating compliance with these setbacks.

(2) Lot Coverage: Photovoltaic cells, panels, arrays, and inverters are not considered impervious areas, provided the soil underneath remains vegetated in accordance with Chapter 500 stabilization standards. The AG Zone allows a maximum of 30% impervious lot coverage. The proposed impervious coverage is 0.54 acres within the 11.9-acre project site, well below the limit.

(3) Height Regulations: The total height of the solar energy generating system and all appurtenant structures, including equipment shelters, storage facilities, transformers, and substations, shall not exceed 30 feet. The proposed solar arrays will have a maximum height of 14 feet, complying with this requirement.

(4) Technical and Safety: A final as-built site plan must be provided to the Fire Prevention Officer, indicating all shut-down mechanisms for emergency response. The applicant has been in contact with the Fire Prevention Officer and will submit the as-built plan upon project completion.

(5) Maintenance: The facility must be maintained in good condition, including infrastructure and access ways. The applicant has submitted an Operation and Maintenance Plan as part of the application, which outlines maintenance procedures throughout the project's life. Proper maintenance includes ensuring functionality, site security, and adherence to fire safety regulations.

(6) Glare: Solar panels are designed to absorb sunlight rather than reflect it; however, their placement should minimize any glare impact on nearby properties or roadways. The applicant states in their narrative that most of the project is set back from the roadway and will not be visible to passing vehicles. The site is not within a two-nautical-mile radius of the Auburn Lewiston Municipal Airport, so additional glare mitigation measures are not required.

(7) Visual Impact: The ordinance requires reasonable efforts to minimize visual impact through screening, considering site topography and surrounding developments. The project is sited within existing open fields and surrounded by natural forested buffers to the north, east, and southwest, minimizing visibility from nearby homes. Residences located 450–860 feet away are screened by mature trees. An additional 280 feet of evergreen saplings along Penley Corner Road will remain for added screening. The 14-foot-tall solar arrays are well below the 30-foot height limit and set back approximately 150 feet from the road. No significant visual impacts are expected.

(8) Lighting: Lighting must be limited to operational and safety requirements and shielded from abutting properties. No exterior lighting is proposed.

(9) Unbuilt Areas: Where possible, in unbuilt areas, solar energy generating system installations must maintain ground permeability. Clearing of natural vegetation should be limited to what is necessary for construction, operation, and maintenance. The Applicant has sited the proposed facility in an open, existing and well-maintained open field habitat. Therefore, no clearing is required as part of the project.

(10) Operation and Maintenance Plan: An Operation and Maintenance Plan must be submitted, detailing long-term maintenance measures, including safe access to the installation and stormwater controls. The applicant has provided an Operations and Maintenance Plan included in the submission materials.

(11) Standard Compliance: All solar energy generating systems must comply with the National Fire Protection Association (NFPA) and National Electrical Code (NEC). The applicant is working to ensure full compliance with fire and electrical safety standards.

Sec. 60-1507: Abandonment & Decommissioning

Solar facilities must provide a financial surety to cover future removal costs and site restoration upon decommissioning. The owner or operator must remove all solar photovoltaic installations, structures, and equipment within six months of the system reaching the end of its useful life. The applicant has submitted a decommissioning plan. They have also provided a copy of an executed bond that was required by Maine DEP as part of the State's decommissioning application

Chapter 60, Article IV, Division 2 – Agriculture and Resource Protection District, Sec. 60-145(b)(19): Use Regulations, Special Exception Uses

(a) Compliance with Article XVIII: The proposed project complies with the provisions set forth in Article XVIII regarding solar energy systems (see above).

(b) Setbacks:

1. Rear Yard Requirement: The ordinance mandates a minimum rear yard setback of 25 feet behind all structures associated with a solar energy generating system. The applicant's site plan meets this requirement, ensuring compliance.
2. Side Yard Requirement: A minimum distance of 15 feet is required between any solar structure and the side property line. The proposed project adheres to this setback, with no encroachments.
3. Front Yard Requirement: A minimum front yard setback of 25 feet or 25% of the average lot depth, whichever is less, is required. The applicant's site plan confirms compliance with this requirement.

(c) Lot Coverage: The ordinance states that lot coverage shall not exceed 30% of the total parcel area. The proposed impervious coverage is 0.54 acres within the 11.9-acre project site, well below the limit.

(d) Total Land Area: Once 1% of the AG District has been developed into solar energy generating systems, the Planning Board must determine whether additional projects will materially alter the district's land use stability. The proposed project is below the 1% threshold, and it is not expected to impact agricultural land use patterns negatively. Including this project, approximately 73 acres of 19,037 acres (.004 percent) of land zoned Agriculture has been approved and/or occupied by solar generating systems since the adoption of the ordinance in May 2020.

(e) Grid Infrastructure: The ordinance encourages projects to limit the need for grid

(f) Solar Development on Forestland or Prime Farmland:

1. The ordinance requires that solar projects avoid unnecessary soil erosion or loss. The applicant has designed the site to minimize disturbance and has indicated that soil integrity will be maintained.

2. Upon decommissioning, the Planning Board must review the site for conversion back to farmland or forestland. The applicant's decommissioning plan addresses site restoration requirements.
3. A wildlife habitat survey is required if the project is located in essential habitat. The site is not located in an essential habitat site identified by the IF&W maps.
4. A vegetative cover plan should demonstrate the preservation of prime soils and replanting of disturbed forested areas. The applicant has not proposed replanting, as they are proposing very limited disturbance of forested areas and it will not be required.

(g) Prime Soils: Solar energy generating systems in the AG District require a soil analysis to determine if prime farmland is present. Least productive soils should be prioritized for development unless non-prime farmland is unavailable.

The Project is not located on Prime Farmland but is partially located on Farmland of Statewide Significance. See Section 9, attachment 9A in the application for the location of Farmland of Statewide Significance. Farmland of Statewide Significance is located on the southwest portion of the project parcel. The reason the arrays cannot be located off the Farmland of Statewide Significance is due to the presence of wetlands on the property and the need to be offset from the southern property line to minimize shading of the array. The design puts the array in the most compact footprint that limits the amount of disturbance. The tracker system also has less flexibility in modification and customization of racking configuration to form odd shapes. The facility has been designed to minimize impact to the Farmland of Statewide Significance soils.

Difference between Prime Farmland and Soils of Statewide Significance:

Prime Farmland: Land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops, and is also available for these uses (the land could be in cropland, pastureland, rangeland, forest land, or other land, but not urban built-up land or water). It has the soil quality, growing season and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to acceptable farming methods.

Soils of Statewide Significance: Additional farmlands of statewide importance include those that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods.

(h) Siting and Construction Requirements:
1. The overall facility and panels must follow the existing land contours. The site plan indicates that the project design aligns with existing topography.
2. Pile-driven or ballast block footing must be used to minimize soil disturbance. The applicant has confirmed that pile-driven foundations will be used.
3. Infrastructure should avoid steep slopes. The project is sited on relatively flat land, complying with this provision.

4. A topsoil maintenance plan is required. The applicant has not provided this plan, and it must be submitted as a condition of approval.

The Applicant addressed these items throughout their submittal materials. Topsoil maintenance was addressed as part of the Vegetation Management Plan as well as Section 9.E pertaining to soils.

(i) Operations and Maintenance Plan:
The applicant has submitted an Operations and Maintenance (O&M) Plan that prioritizes agricultural co-use and long-term site sustainability. The plan outlines provisions for seeding the area under the panels with a pollinator-friendly seed mix. They have also created a Sheep Solar Grazing Program for vegetation maintenance at the site.

DEPARTMENT REVIEW
No comments or concerns remain at this time from city departments.

PLANNING BOARD ACTION
The proposed project requires review and findings for approval under Sections 60-1277 and 60-1359:

Site Plan Review – Section 60-1277
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.

Special Exception - Sec. 60-1336.
(a)As conditions prerequisite to the granting of any special exceptions, the board shall require evidence of the following:

(1)That the special exception sought fulfills the specific requirements, if any, set forth in the zoning ordinance relative to such exception.
(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**.**

Any denial of a project must include reference to the criteria found in Section 60-1304(2) and Section 60-1336.

STAFF RECOMMENDATIONS
Staff recommend that the Planning Board find that the application for the proposed development meets the requirements Sec. 60-1277 (Site Plan Objectives), Sec. 60-1336 (Special Exception Conditions), Article XVIII – Solar Energy Generating Systems, with the following condition:

- Prior to the final electrical approval, the applicant shall submit a final as-built site plan to the Fire Prevention Officer, indicating all shut-down mechanisms for emergency response.

Suggested Motion:
I make a motion to approve the Site Plan/Special Exception by Auburn Renewables 2, LLC construct a 0.99-megawatt (MW) ground solar array on approximately 11.9 acres on Penley Corner Road. The proposed project meets the standards pursuant to Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 3 – Special Exception., and Article XVIII – Solar Energy Generating Systems.

63 Marginal Way
Portland, ME 04101

t 207.879.1930

Memorandum

To:	David Heideger, Director of Planning
	Henry Barrett, Nexamp; Tom Daniels PE, TRC
From:	Heather Storlazzi Ward
Subject:	Auburn Renewables 2 – Response to Staff Comments
Date:	December 1, 2025
Project No.:	683959

As requested, TRC provides this memorandum for clarification regarding the *City Staff comments*, identified in italics. Response is provided below each comment.

1. ***Comment:*** *Please address the typos in the Application narrative and Application Form.*

   Response:
   a. The revised application form with corrections is included in Attachment 1 of this memorandum. The impervious area reflects the Civil Drawings, and is 23,622 square feet (22,083 sq-ft of access road and 1,539 sq-ft of equipment pad/gravel/underground to aboveground box).

   b. The temporary construction laydown area is 0.35-acre.

   c. The fenced area is 5.93-acres.

2. ***Comment:*** *The Lease agreement provided indicates the need for extensions. Provide documentation of lease extensions.*

   Response:
   a. The attached **First Amendment to Amend and Restated Ground Lease** provides documentation in Section 2.3 (page 2) that the Lease Agreement is extended on a monthly basis due to utility delays.

3. ***Comment:*** *The application is very thorough. Please clarify the following specific ordinance requirements have been addressed:*

   a. *Site plan review: Sec. 60-1277 and 60-1301*

      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;*

      Response:

The Project will not significantly alter the existing *surface water drainage* characteristics, as provided in Section 10. Stormwater Management (pg 152) and Section 11.C Groundwater Protection Plan & Monitoring (pg 290). The Project will not significantly alter existing surface water drainage characteristics. Existing topography generally slopes to the northeast toward Penley Brook. Under post-development conditions, site drainage will generally remain the same. Mass import or export of earth n materials is not anticipated. Localized grading within the Project Area has been designed to give preference to existing natural drainageways and provide a balanced earthwork project (i.e., equal cuts and fills) to meet the slope tolerances of the array racking and accommodate the proposed access road. The access road will be graded to promote runoff from impervious surfaces to existing vegetated areas as sheet flow.

Buffers against artificial and reflected light and sight is addressed in Section 6.A. Glare, Lighting, Visual Quality & Scenic Character (pg 72), where the application states that no lighting will be installed as part of this Project. Furthermore, the Project has existing forested buffers to the north, east, and southwest, and is setback 150-feet from the road.

Sound, dust and vibration; and preservation of light and air has been addressed in Section 5. General Performance Standards Section 5.A. Noise (pg 62) - daytime sound levels from the proposed equipment is below the 60-dBA outlined in the City of Auburn Noise Standards. There will be no noise generated during the night. Section 5.B Vibration (pg 64) – blasting is not anticipated; Section 5.D – Air Pollution and Smoke – there will be brief discharges of dust generated by general construction activities; but the Project is not expected to adversely affect or degrade air quality, as solar panels generate electricity that is distributed to the regional grid without producing air emissions. The solar panels will not exceed the height of vegetated buffers and site is planned to be set approximately 150-ft back from the road. The proposed arrays are approximately 14-feet tall, which is less than the required maximum structure height of 30-feet.

2. *Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas*;

Response:
Traffic is addressed in Section 14 (pg 295) and indicates that anticipated traffic is expected to be minor, with most notable increase of a temporary nature, and restricted to the construction phase. The Project will neither create nor aggravate a traffic hazard and will not block or hamper the master development plan pattern of highway circulation or of planned major public or semipublic land acquisition.

3. Adequacy of the methods of disposal for wastes; and

Response:
Solid Waste is addressed in Section 12.C. Solid Waste (pg 293) of the Application and indicates it is expected to generate approximately 0.5 tons of cardboard waste (consisting of approximately 330 broken-down solar panel boxes) and 11.6 tons of clean wood waste

(consisting of approximately 330 wood pallets). Adequate provisions for solid waste disposal have been made.

4. Protection of environmental features on the site and in adjacent areas.

Response:
Protection of the environment is addressed in various sections of the application, including Section 5. Environmental Performance Standards; Section 6. Adjacent Uses (glare, lighting, visual quality, buffers, natural resource buffers, wildlife movement); Section 7 Wildlife and Fisheries and Section 8. Unusual Natural Areas.

Section 60-1301:

Response:
Per communications with the City Planning Department, mylars are not required. Items 1-24 have been addressed in the Application materials.

Items 1-9, 11, 13 included in the Civil Drawings, Volume II of the Application materials.

Item 10 included in Section 9.A Soil Survey Map

Item14 in Section 10 Stormwater Management;

Items 15-16; 18; 19, 21, 22 not applicable;

Item 17 Volume II, Civil Drawings;

Item 20 Attachment 3 provides a Boundary Plan;

Item 23 included in Section 1.C Construction Plan; and

Item 24 included in Section 3 Financial Capacity.

b. Special exception: Sec. 60-1336(a)

(a) As conditions prerequisite to the granting of any special exceptions, the board shall require evidence of the following:

Response:
The following items 1-7 have been addressed within the Application materials.

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.

4. Sec. 60-145(b)(19)(g) states:

Comment: *Prime soils. All solar energy generating systems proposed in the agriculture and resource protection district shall include a soil analysis. Such analysis shall demonstrate if the site proposed for development contains prime farmland as defined by the United States Department of Agriculture (USDA). Least productive agricultural soils shall be considered first for development unless it can be demonstrated to the planning board that:*

1.Non-prime farmland is not reasonably available on the subject property.

Please clarify if the site is situated on prime farmland or farmland of statewide significance, the latter not regulated by city ordinance. The previous approved project consisted of a larger project located on both farmland of state-wide importance and non-farmland. Is there a reason this smaller-sized project can not be further relocated on non- farmland in areas that were previously approved for panels?

Response:
The Project is not located on Prime Farmland but is partially located on Farmland of Statewide Significance. See Section 9, attachment 9A in the application for the location of Farmland of Statewide Significance. Farmland of Statewide Significance is located on the southwest portion of the project parcel. The reason the arrays cannot be located off of the Farmland of Statewide Significance is due to the presence of wetlands on the property and the need to be offset from the southern property line to minimize shading of the array. The design puts the array in the most compact footprint that limits the amount of disturbance. The tracker system also has less flexibility in modification and customization of racking configuration to form odd shapes. The facility has been designed to minimize impact to the Farmland of Statewide Significance soils.

5. ***Comment:*** *As with the last time approved, staff will recommend a condition of approval that all bonding and inspection fees shall be paid and a notice to proceed issued by the Engineering Department before the start of construction. This condition is not related to the decommissioning of the site but any site improvements.*

Response:
Noted – thank you.

6. ***Comment:*** *Staff will be recommending a condition that before the start of construction, the owner or operator of a solar energy system shall provide a form of surety, either though escrow account, performance bond or letter of credit from a creditable financial institution, in an amount sufficient to cover the cost of decommissioning in the event the city determines the solar energy system to be abandoned*.

   Response:
   Please see Attachment 4, a copy of the executed bond. This was mailed to the Maine Department of Environmental Protection, as part of the Solar Decommissioning Application.

Attachments:

Attachment 1 - Revised Application Form
Attachment 2 - Lease Agreement Extensions Documentation
Attachment 3 – Boundary Plan
Attachment 4 – Copy of Executed Bond for Decommissioning

Attachment 1
Revised Application Form

City of Auburn, Maine
Office of Planning & Permitting
Eric J. Cousens, Director
60 Court Street | Auburn, Maine 04210
www.auburnmaine.gov | 207.333.6601

Development Review Application

PROJECT NAME: Auburn Renewables 2 Solar Project

PROPOSED DEVELOPMENT ADDRESS: 100 Penley Corner Road, Auburn, Maine

PARCEL ID #: 139-012

REVIEW TYPE: Site Plan ☒ Site Plan Amendment ☐
Subdivision ☐ Subdivision Amendment ☐

PROJECT DESCRIPTION: The Project consists of a 0.99 Megawatt (MW) ground-mounted solar photovoltic array on approximately 11.9 acres.

CONTACT INFORMATION:

Applicant	Auburn Renewables 2, LLC
Name:	Henry Barrett
Address:	101 Summer Street 2nd Floor
City / State	Boston, MA
Zip Code	02110
Work #:	413-717-2720
Cell #:	
Fax #:	
Home #:	
Email:	hbarrett@nexamp.com

Property Owner	
Name:	Roger Gauthier
Address:	276 Penley Corner Road
City / State	Auburn, ME
Zip Code	04210
Work #:	
Cell #:	207-576-0888
Fax #:	
Home #:	
Email:	

Project Representative	TRC Companies
Name:	Heather Storlazzi Ward
Address:	63 Marginal Way, 4th Floor
City / State	Portland, ME
Zip Code	04101
Work #:	
Cell #:	207-317-6630
Fax #:	
Home #:	
Email:	hstorlazziward@trccompanies.com

Other professional representatives for the project (surveyors, engineers, etc.),	
Name:	Tom Daniels, PE
Address:	249 Western Avenue
City / State	Augusta, ME
Zip Code	04330
Work #:	
Cell #:	207-530-4559
Fax #:	
Home #:	
Email:	tdaniels@trccompanies.com

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	0 sq. ft.
Proposed Total Paved Area	0 sq. ft.
Proposed Total Impervious Area	23,622 SF (22,083SF for access road & 1,539 SF for equipment pad)
Proposed Impervious Net Change	23,622 sq. ft.
Impervious surface ratio existing	0 % of lot area
Impervious surface ratio proposed	2.64 % of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	N/A sq. ft.
Proposed Building Footprint	N/A sq. ft.
Proposed Building Footprint Net change	N/A sq. ft.
Existing Total Building Floor Area	N/A sq. ft.
Proposed Total Building Floor Area	N/A sq. ft.
Proposed Building Floor Area Net Change	N/A sq. ft
New Building	N/A (yes or no)
Building Area/Lot coverage existing	N/A % of lot area
Building Area/Lot coverage proposed	N/A % of lot area

ZONING

Existing	N/A
Proposed, if applicable	Agricultural & Resource Protection

LAND USE

Existing	Corn Field
Proposed	Solar Array

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	N/A
Proposed Number of Residential Units	N/A
Subdivision, Proposed Number of Lots	N/A

PARKING SPACES

Existing Number of Parking Spaces	N/A
Proposed Number of Parking Spaces	N/A
Number of Handicapped Parking Spaces	N/A
Proposed Total Parking Spaces	N/A

ESTIMATED COST OF PROJECT: $3.6 million

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	0 sq. ft.
Proposed Disturbed Area	11.9 acres sq. ft.
Proposed Impervious Area	23,622 sq. ft.

1. ***If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.***
2. ***If the proposed impervious area is greater than one acre including any impervious area crated since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.***
3. ***If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.***
4. ***If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.***

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing (Since July 1, 1997) N/A passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) N/A passenger car equivalents (PCE)

If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the Agriculture & Resource Protection zoning district.
2. Parcel Area: 20.27 acres / 882,961 square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	>10 ac	20.3 ac
Street Frontage	250	+/-865
Min Front Yard	35	102
Min Rear Yard	50	400
Min Side Yard	35	42
Max. Building Height	30	+/-14
Use Designation	Public Utility	
Parking Requirement	1 space/ per square feet of floor area	
Total Parking:	N/A	
Overlay zoning districts (if any):	N/A	
Urban impaired stream watershed?	YES/(NO) If yes, watershed name	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative. (NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

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

To view the City of Auburn Zoning Ordinance, go to:
www.auburnmaine.gov under City Departments / Planning, Permitting & Code / Subdivisions / Land Use /Zoning Ordinance

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant:	**Date:**
for Nexamp	December 1, 2025

Attachment 2
Lease Agreement Extensions Documentation

FIRST AMENDMENT TO AMENDED AND RESTATED GROUND LEASE

This First Amendment to Amended and Restated Ground Lease (this "Amendment") is entered into as of the 3rd day of April, 2023 (the "Amendment Effective Date"), by and between ROGER G. GAUTHIER, JR. ("Landlord") and AUBURN RENEWABLES 2, LLC, a Delaware limited liability company, ("Tenant") (each a "Party" and together, the "Parties"), with respect to the following:

RECITALS:

WHEREAS, Landlord owns certain real property located at Penley Corner Road, Auburn, Maine, generally depicted as Tax Map 139, Lot 12 on the Auburn Tax Maps, containing approximately 20 acres, as more particularly described in a warranty deed from Alfred T. Libby to Roger G. Gauthier, Jr. dated April 14, 1997 and recorded in the Androscoggin County Registry of Deeds in Book 3762, Page 218 (the "Property");

WHEREAS, Landlord and Auburn Renewables, LLC ("Original Tenant") entered into a Lease Option Agreement dated on or about October 25, 2019 (the "Option Agreement"), under which Landlord granted to Original Tenant the right to perform due diligence work regarding a solar energy generating project and an option to lease the Properties in accordance with the lease attached to such Option Agreement (the "Original Lease");

WHEREAS, Original Tenant exercised its Option under the Option Agreement and Landlord and Original Tenant executed the Original Lease; and

WHEREAS, Original Tenant and Landlord amended the Original Lease to divide the Original Lease into two separate leases, and in connection therewith executed and delivered an Amended and Restated Ground Lease with respect to the Property dated as of April 22, 2022 (as amended, the "Lease");

WHEREAS, in accordance with Section 14(a) of the Lease, Original Tenant has assigned its tenant interest to its Affiliate, Auburn Renewables 2, LLC, by Assignment Agreement dated as of May 18, 2022 (the "Assignment");

WHEREAS, in accordance with the Lease, Tenant (i) has obtained a survey of the Property, (ii) has identified the portions of the Property and the boundaries of the areas within which Tenant is constructing its solar powered electric generation facility (as defined in the Lease, the "Facility"), and (iii) wishes to confirm by this Amendment that the Lease Area (as defined in the Lease) shall be the portions of the Property described as "Lease Area" on Exhibit B to this Amendment;

WHEREAS, Landlord and Tenant wish to enter into this Amendment to amend the Lease on the terms and conditions contained herein.

AGREEMENT:

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Original Landlord, Landlord and Tenant hereby agree as follows:

1. Definitions. Capitalized terms used in this Amendment and not otherwise defined herein shall have the definitions set forth for such terms in the Lease.

2. Amendments to Lease. Effective as of the Amendment Effective Date, the following shall apply:

2.1 Lease Area. The Lease Area shall be the portion of the Property described as "Lease Area" on Exhibit B attached to this Amendment and incorporated herein.

2.2 Revised Exhibit B. Exhibit B to the Lease is hereby deleted in its entirety and replaced with a new Exhibit B, in the form set forth and attached to this Amendment as Exhibit B.

2.3 D&C Extension Period. Section 4.(a)(i)(B) is deleted and replaced with the following new text:

> "(B) Thirty-Six (36) months after the commencement of the Development and Construction Period, except that such Period shall automatically extend for up to two (2) additional periods (each, a "D&C Extension Period"), the first being for twelve (12) months and the second being for six (6) months, and thereafter shall be further extended automatically on a monthly basis for delays by the Utility in the completion of any interconnection upgrades or in interconnecting the Facility; and"

2.5. D&C Extension Period Rent Payments. A new paragraph is added to follow the first paragraph of Section 7.(a):

> "Notwithstanding the foregoing, if the Development and Construction Period is automatically extended in accordance with Section 4.(a)(i)(B), the Development and Construction Period Rent Payments payable during such D&C Extension Period shall increase to the amount that would be due as Base Operations Period Rent under Section 7(b) if the Operations Period had commenced."

2.6 Taxes. Paragraph (b) of Section 8 of the Lease is deleted and replaced with the following new paragraph (b):

"(b) Tenant shall be responsible for the following taxes:

(i) during the Term, all personal property taxes assessed against the Facility; and

(ii) any increase in the real estate taxes for the Property that occurs during the Development and Construction Period; provided, however, that Tenant's obligation shall not include any real estate tax increase that occurs due to Landlord Improvements on the Property;

(iii) the real estate taxes for the Property during the Operations Period and until the expiration of the Term; provided, however, that Tenant's obligation shall not include any real estate taxes due to Landlord improvements on the Property."

3. Amendment to Memorandum of Lease. Landlord shall execute and deliver, with this Amendment, the Amendment to Memorandum of Lease in the form attached to this Amendment as Exhibit C.

[redacted]

5. Miscellaneous. Except as specifically amended by this Amendment, the terms and provisions of the Lease are reaffirmed and continue in full force and effect. In the event there is any conflict between the terms and provisions of the Lease and this Amendment, the terms and conditions of this Amendment shall control. Tenant reserves the right to further modify the Lease Area granted herein and to describe Easements pursuant to Section 3 of the Lease. This Amendment shall be binding upon the heirs, administrators, successors and assigns (as the case may be) of the parties hereto. This Amendment may be executed and sent to the other party via facsimile, PDF or other electronic transmission, and in any number of counterparts, each of which shall be considered an original and all of which, taken together, shall comprise a single instrument; however, Landlord shall promptly execute and deliver an original, signed counterpart of the Amendment to Memorandum of Lease to Tenant upon signing this Amendment.

[Intentional end of page. Signatures follow on next page(s).]

IN WITNESS WHEREOF, Tenant and Landlord enter into this Amendment as of the Amendment Effective Date.

TENANT:

AUBURN RENEWABLES 2, LLC

By: _____

Name: CHRIS CLARK

Title: Authorized Officer

LANDLORD:

_____

Roger G. Gauthier, Jr.

IN WITNESS WHEREOF, Tenant and Landlord enter into this Amendment as of the Amendment Effective Date.

TENANT:

AUBURN RENEWABLES 2, LLC

By: _____

Name: _____
Title: Authorized Officer

LANDLORD:

_____
Roger G. Gauthier, Jr.

EXHIBIT A
[NONE - INTENTIONALLY OMITTED]

EXHIBIT B

LEGAL DESCRIPTION OF LEASE AREA

A certain lot or parcel of land (the "Lease Area") situated on the southeasterly side of Penley Corner Road, so called, in the City of Auburn, County of Androscoggin, State of Maine, being more particularly bounded and described as follows:

Beginning on the southeasterly sideline of Penley Corner Road at a point which is N 36°00'27" E a distance of 11.53 feet from a capped rebar marked "2433" set at the northerly corner of land now or formerly of Roger G. Gauthier as described in a deed recorded at the Androscoggin County Registry of Deeds in Book 10994, Page 125 and the westerly corner of Roger G. Gauthier, Jr. as described in Book 3762, Page 218;
thence N 36°00'27" E along the southeasterly sideline of said Penley Corner Road, a distance of 60.39 feet to a capped rebar marked "2433";
thence N 31°28'27" E along the southeasterly sideline of said Penley Corner Road, a distance of 289.75 feet;
thence S 56°38'36" E through land of said Gauthier, a distance of 30.06 feet;
thence N 33°21'24" E through land of said Gauthier, a distance of 325.97 feet;
thence N 90°00'00" E through land of said Gauthier, a distance of 164.09 feet to the southwesterly sideline of a 50-foot-wide drainage easement benefiting the City of Auburn as described in Book 2940, Page 235;
thence S 41°28'13" E through land of said Gauthier along the southwesterly sideline of said drainage easement, a distance of 157.50 feet;
thence N 48°31'47" E through land of said Gauthier along the southeasterly sideline of said drainage easement, a distance of 3.37 feet;
thence S 41°49'48" E through land of said Gauthier, a distance of 414.94 feet;
thence S 04°10'36" W through land of said Gauthier, a distance of 315.32 feet;
thence S 27°43'31" W through land of said Gauthier, a distance of 187.80 feet;
thence N 89°58'32" W through land of said Gauthier, a distance of 414.13 feet;
thence N 49°30'22" W through land of said Gauthier, a distance of 544.81 feet to the point of beginning.

The above described Lease Area contains 13.17 acres.

All bearings noted are referenced to NAD83 Maine State Plane West Zone grid North.

The above described Lease Area is a portion of the premises conveyed to Roger G. Gauthier, Jr. by a deed from Alfred T. Libby, dated April 14, 1997, recorded at the Androscoggin County Registry of Deeds in Book 3762, Page 218.

EXHIBIT C

AMENDMENT TO MEMORANDUM OF LEASE

(SEE ATTACHED)

AMENDMENT OF MEMORANDUM OF LEASE

LANDLORD:

Roger G. Gauthier, Jr.
276 Penley Corner Road
Auburn, ME 04210

TENANT:

Auburn Renewables 2, LLC
a Delaware limited liability company
c/o Nexamp, Inc.
101 Summer Street, 3rd Floor
Boston, MA 02110
Attn: Chris Clark

ORIGINAL TENANT:

Auburn Renewables, LLC
a Delaware limited liability company
c/o Nexamp, Inc.
101 Summer Street, 3rd Floor
Boston, MA 02110
Attn: Chris Clark

In accordance with the provisions of 33 M.R.S. Section 201, notice is hereby provided of the following:

1. This Amendment of Memorandum of Lease provides notice that the Ground Lease (the "Original Lease"), evidenced by the Memorandum of Lease recorded in Book 10545, Page 261 of the Androscoggin County Registry of Deeds (the "Original Memorandum"), which provided notice of the lease of certain property located (i) on Riverside Drive and generally depicted on the City of Auburn Tax Map 162 Lot 01 and Tax Map 137 Lot 28 and more particularly described in Exhibit A to the Original Memorandum (the "Riverside Drive Property") and (ii) on Penley Corner Road and generally depicted on the City of Auburn Tax Map 139 as Lot 12 and more particularly described in Exhibit A to the Original Memorandum (the "Penley Corner Road Property"), was amended, dividing the Original Lease into two separate leases, one with respect to the Riverside Drive Property (the "Riverside Drive Lease"), and one with respect to the Penley Corner Road Property (the "Penley Corner Road Lease"), each of which maintains the Original Lease Effective Date of April 22, 2020 (the "Lease Effective Date").

2. Notice is hereby given that the Original Memorandum has been amended by executing two separate memorandum to be recorded in the Androscoggin County Registry of Deeds: (1) this Memorandum, with respect to the Penley Corner Road Lease, which is executed by Landlord, Tenant and Original Tenant, and (2) a Memorandum with respect to the Riverside Drive Lease, executed by Landlord and the tenant thereunder, Auburn Renewables, LLC, to which reference is hereby made.

PROPERTY SUBJECT TO LEASE:	Certain real property more particularly described on Exhibit A attached hereto and made a part hereof, being a portion of certain real property located at Penley Corner Road, Auburn, Sagadahoc County, Maine, described in a warranty deed from Alfred T. Libby to Roger G. Gauthier, Jr. dated April 14, 1997, and recorded in the Androscoggin County Registry of Deeds in Book 3762, Page 218, and being a portion of the property generally depicted as Tax Map 139, Lot 12 on the Auburn Tax Maps.
LEASE EFFECTIVE DATE:	April 22, 2020
LEASE TERM:	Lease Term consists of a Development and Construction Period, an Operations Period, and a Decommissioning Period. The Development and Construction Period of 36 months commences upon the Lease Commencement Date, and is subject to two (2) extensions, the first being an extension period of twelve months, and the second being an extension period of six months each as set forth in the Lease. The Operations Period of 20 years commences on the day after the Commercial Operations Date and is subject to a single ten year extension and thereafter, two five-year extensions. The Decommissioning Period commences upon the expiration of Operations Period and extensions and continues for 180 days (provided that if such 180 day term begins or ends within the months of December, January, February, March, or April, the Decommissioning Period shall extend to the next-occurring July 31).

[Intentional end of page. Signatures and acknowledgments follow on next page(s).]

IN WITNESS WHEREOF, the undersigned have executed this Amendment to Memorandum of Lease as of this 31 day of March, 2023.

WITNESS:

Name of witness (print below):
Melissa Thibault

LANDLORD

Roger G. Gauthier, Jr.

STATE OF MAINE
COUNTY OF SAGADAHOC

March 31, 2023

Then personally appeared before me the above-named Roger G. Gauthier, Jr., as aforesaid, and acknowledged the foregoing instrument to be his free act and deed.

ANGELA T. RICHARDSON
Notary Public, State of Maine
My Commission Expires Mar. 08, 2030

Notary Public

Name: Angela T Richardson

My Commission Expires: March 31, 2030

TENANT:

AUBURN RENEWABLES 2, LLC

By: _____

Name: Chris Clark
Title: Senior Vice President

ORIGINAL TENANT:

AUBURN RENEWABLES, LLC

By: _____

Name: Chris Clark
Title: Senior Vice President

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Suffolk

Then personally appeared before me this 3rd day of April, 2023, the above-named Chris Clark, Senior Vice President of Auburn Renewables, LLC and Auburn Renewables 2, LLC, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacities and the free act and deed of said limited liability companies.

_____
Notary Public

Name: Brianna Rainville

My Commission Expires: 2/3/2028

BRIANNA RAINVILLE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 3, 2028

EXHIBIT A
to
Amendment to Memorandum of Lease

LEGAL DESCRIPTION OF LEASE AREA

A certain lot or parcel of land (the "Lease Area") situated on the southeasterly side of Penley Corner Road, so called, in the City of Auburn, County of Androscoggin, State of Maine, being more particularly bounded and described as follows:

Beginning on the southeasterly sideline of Penley Corner Road at a point which is N 36°00'27" E a distance of 11.53 feet from a capped rebar marked "2433" set at the northerly corner of land now or formerly of Roger G. Gauthier as described in a deed recorded at the Androscoggin County Registry of Deeds in Book 10994, Page 125 and the westerly corner of Roger G. Gauthier, Jr. as described in Book 3762, Page 218;
thence N 36°00'27" E along the southeasterly sideline of said Penley Corner Road, a distance of 60.39 feet to a capped rebar marked "2433";
thence N 31°28'27" E along the southeasterly sideline of said Penley Corner Road, a distance of 289.75 feet;
thence S 56°38'36" E through land of said Gauthier, a distance of 30.06 feet;
thence N 33°21'24" E through land of said Gauthier, a distance of 325.97 feet;
thence N 90°00'00" E through land of said Gauthier, a distance of 164.09 feet to the southwesterly sideline of a 50-foot-wide drainage easement benefiting the City of Auburn as described in Book 2940, Page 235;
thence S 41°28'13" E through land of said Gauthier along the southwesterly sideline of said drainage easement, a distance of 157.50 feet;
thence N 48°31'47" E through land of said Gauthier along the southeasterly sideline of said drainage easement, a distance of 3.37 feet;
thence S 41°49'48" E through land of said Gauthier, a distance of 414.94 feet;
thence S 04°10'36" W through land of said Gauthier, a distance of 315.32 feet;
thence S 27°43'31" W through land of said Gauthier, a distance of 187.80 feet;
thence N 89°58'32" W through land of said Gauthier, a distance of 414.13 feet;
thence N 49°30'22" W through land of said Gauthier, a distance of 544.81 feet to the point of beginning.

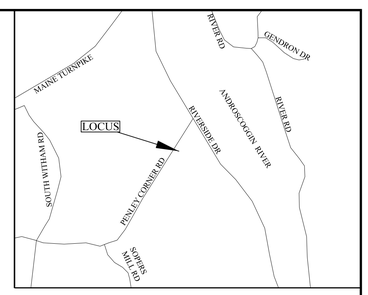
The above described Lease Area contains 13.17 acres.

All bearings noted are referenced to NAD83 Maine State Plane West Zone grid North.

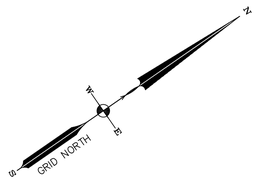
The above described Lease Area is a portion of the premises conveyed to Roger G. Gauthier, Jr. by a deed from Alfred T. Libby, dated April 14, 1997, recorded at the Androscoggin County Registry of Deeds in Book 3762, Page 218.

Attachment 3
Boundary Plan





LOCATION PLAN



NOTES:

1. RECORD OWNER: ROGER G. GAUTHIER JR.
2. PARCEL DEED REFERENCE: SEE DEED FROM ALFRED T. LIBBY TO ROGER G. GAUTHIER JR. DATED APRIL 14, 1997, RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 3762, PAGE 218.
3. ALL BOOK AND PAGE REFERENCES REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
4. PARCEL TAX MAP REFERENCE: TOWN OF AUBURN, MAP 139, LOT 012
32
5. TOTAL AREA OF PARCEL 20.26 ACRES.
6. ALL BEARINGS ARE REFERENCED TO NAD83 MAINE STATE PLANE WEST ZONE GRID NORTH.
7. ELEVATIONS SHOWN ARE TIED TO NAVD88 BY OPUS GPS OBSERVATIONS.
8. CONTOURS SHOWN ARE BASED ON DRONE CONTOURS FLOWN BY JONES ASSOCIATES INC. WITHIN THE FIELD AREAS, SURVEY POINTS WITHIN TWO FIELD DRAINAGE AREAS, AND LIDAR ELEVATIONS AVAILABLE FROM NATIONAL OCEANIC AND ATMOSPHERIC NOAA DATA.
9. THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND OR STRUCTURES NOT DETERMINED BY THIS SURVEY.
10. PORTIONS OF EDGE OF GRAVEL AND OTHER FEATURES SHOWN HEREON LOCATED UTILIZING AERIAL PHOTOGRAPHY.
11. SURVEYOR OF RECORD AND ABUTTERS UPDATED 12-1-25. PINS SET ARE MARKED #2433. NO OTHER ALTERATIONS FROM THE PREVIOUS SURVEYOR'S WORK WERE MADE TO THE PLAN.
12. THIS PARCEL IS SUBJECT TO AN AMENDED LEASE GRANTED TO AUBURN RENEWABLES 2, LLC BY ROGER G. GAUTHIER, JR. DATED APRIL 3, 2023 AND RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 11330, PAGE 176.
13. PLAN REFERENCES:

    A. "CONSTRUCTION DOCUMENTATION PLAN, PENLEY CORNER ROAD" PREPARED FOR LEWISTON AUBURN WATER POLLUTION CONTROL AUTHORITY, PREPARED BY TECHNICAL SERVICES INC., DATED JULY, 1994. ON FILE AT THE CITY OF AUBURN ENGINEERING DEPARTMENT.

LEGEND

	SUBJECT BOUNDARY LINE
	ABUTTER OR RIGHT OF WAY LINE
	STONE WALL
	TREELINE
N/F	NOW OR FORMERLY
000/000	DEED BOOK PAGE REFERENCE
000-000	TAX MAP AND LOT NUMBER
	DECIDUOUS / CONIFEROUS TREE
MF	GRANITE MONUMENT FOUND
IPF/IRF/RBF	IRON PIPE/ROD/REBAR FOUND
DHF	DRILL HOLE FOUND
CRBS	5/8" REBAR W/ CAP #2433 SET
	UTILITY POLE

GRAPHIC SCALE

0 50 100 200

1 inch = 100 ft.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS TO THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, STANDARDS OF PRACTICE (CHAPTER 90, SECTIONS 1 & 2).

AARON L. KINNEY, P.L.S. #2685
FOR JONES ASSOCIATES, INC.

PLAN PRELIMINARY UNLESS EMBOSSED HERE

STATE OF MAINE · AARON L KINNEY · NO. 2685 · PROFESSIONAL LAND SURVEYOR

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	12/1/25	UPDATED SURVEYOR OF RECORD/ ABUTTER	AK

PLAN OF LAND OF
100 PENLEY CORNER ROAD
AUBURN, MAINE

PREPARED FOR:
TRC
650 SUFFOLK STREET
LOWELL, MA 01854

PREPARED BY:
JONES ASSOCIATES INC.
Foresters, Surveyors And Environmental Consultants
280 POLAND SPRING ROAD, AUBURN, MAINE 04210
(207) 241-0235

RECORD OWNERS:
ROGER GAUTHIER, JR
276 PENLEY CORNER ROAD
AUBURN, MAINE

PLAN DATE: 1/9/2020

SCALE: 1" = 100'

PROJ. #: 19-087

Attachment 4
Copy of Executed Bond for Decommissioning

Bond No. SU 1212251

Arch Insurance Company
Solar Facility Decommissioning Bond

KNOW ALL MEN BY THESE PRESENTS: That Auburn Renewables 2, LLC (hereinafter called the Principal), and **Arch Insurance Company** (hereinafter called the Surety), a corporation duly organized under the laws of the Commonwealth of Missouri, are held and firmly bound unto **The State of Maine, Department of Environmental Protection** (hereinafter called the Obligee), in the full and just sum of Forty Thousand Eight Hundred Five and 00/100 Dollars ($40,805.00), the payment of which sum, well and truly to be made, the said Principal and Surety bind themselves, and each of their heirs, administrators, executors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Obligee has approved, in order #L-L-29666-DP-A-N, Principal's decommissioning plan for the solar energy development located 100 Penley Corner Road, Auburn ME and as a requirement of such order the Principal is obligated to remove the solar development and related equipment from property and restore the site consistent with the approved decommissioning plan.

WHEREAS, the Obligee has agreed to accept this bond as security for performance of Principal's obligations under said order during the time period this bond remains in effect.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that if the Principal shall perform its obligations under said order as stipulated above, then this obligation shall be void, otherwise to remain in full force and effect, unless otherwise cancelled as hereinafter provided.

PROVIDED HOWEVER, that this bond is executed subject to the following express provisions and conditions:

1) The term of this Bond is for one (1) year beginning on the date of construction commencement, and such term shall automatically renew thereafter and until such time that the decommissioning requirements have been fully performed.

   a) Prior to the expiration of the term of this Bond, Principal, or its successor in interest to the facility, shall be responsible for renewing the Bond and this obligation shall continue until the decommissioning requirements have been met.
   b) Within thirty (30) days of the posting of the renewal, Principal will provide a copy of the renewal certificate to the Obligee.

2) Principal's decommissioning obligation are defined in order #L-L-29666-DP-A-N a copy of which is attached and is made a part hereof and incorporated herein by reference, except that nothing said therein shall alter, enlarge, expand or otherwise modify the terms of the bond as set out below.

3) In the event the Obligee becomes aware:
   a) That the Principal has abandoned the facility, or
   b) That the Principal has violated its decommissioning obligation under the order and the Obligee has issued a notice of violation to the Principal for the same ,

   The Obligee will notify the Surety in writing of the Principal's breach and such notice will be provided within 30 days of Obligee becoming aware of the abandonment or issuing the notice of

violation. Notice of the breach will be sent to Surety by certified mail, or delivered by hand, at the following address:

Arch Insurance Company
Attention: Surety Department
Harborside 3, 210 Hudson Street, Suite 600
Jersey City, NJ 07311-1107

Surety will investigate the claim and notify Principal of said breach within 10 days of receipt. Principal will have 60 days from receipt of notification to cure. If Principals fails to cure, Surety shall issue the surety amount to Obligee.

4) This bond may be terminated or canceled by Surety by giving not less than sixty (60) days written notice to the Obligee, stating therein the effective date of such termination or cancellation. Such notice shall not limit or terminate any obligations resulting from default by the Principal that may have accrued under this bond as a result of default by Principal prior to the effective date of such termination.

5) Neither cancellation nor termination of this bond by Surety, nor inability of Principal to file a replacement bond or replacement security for its obligations, shall constitute a loss to the Obligee recoverable under this bond.

6) No claim, action, suit or proceeding shall be instituted against this bond unless same be brought or instituted and process served one year after termination or cancellation of this bond.

7) No right of action shall accrue on this bond for the use of any person, corporation or entity other than the Obligee named herein or the heirs, executors, administrators or successors of the Obligee.

8) The aggregate liability of the surety is limited to the penal sum stated herein regardless of the number of years this bond remains in force or the amount or number of claims brought against this bond.

9) If any conflict or inconsistency exists between the Surety's obligations as described in this bond and as may be described in any underlying agreement, permit, document or contract to which this bond is related, then the terms of this bond shall prevail in all respects.

10) It is expressly understood and agreed that this bond does not cover or guarantee rent or lease payments of any kind.

11) This bond shall not bind the Surety unless the bond is accepted by the Obligee. If the Obligee objects to any language contained herein, within 30 days of the date this bond is signed and sealed by the Surety, Obligee shall return this bond, certified mail or express courier, to the Surety at its address at:

Arch Insurance Company
Attn. Surety Department
Harborside 3, 210 Hudson Street, Suite 600
Jersey City , NJ 07311-1107

Failure to return the bond as described above shall constitute Obligee's acceptance of the terms and conditions herein.

IN WITNESS WHEREOF, the above bounded Principal and Surety have hereunto signed and sealed this bond effective this 18th day of November, 2025 .

Principal	**Surety**
Auburn Renewables 2, LLC	**Arch Insurance Company**
By: _____	**By:** _____
Name & Title: Christopher Clark, SVP	**Michelle Anne McMahon, Attorney-in-fact**

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:
That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Connor Wolpert, Doritza Mojica, Gentry Stewart, Jennifer Godere, Jonathan Gleason, Joshua Sanford, Kathryn Pryor, Kristopher Pisano, Melissa J. Stanton, Michelle Anne McMahon, Nicholas Miller, Richard Hackner, Robyn Salley and Sarah Murtha of Hartford, CT (EACH)

its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One Hundred Fifty Million Dollars ($150,000,000.00). This authority does not permit the same obligation to be split into two or more bonds In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:
"**VOTED**, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof**, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this **25th day of October, 2023**.

Attested and Certified

Regan A. Shulman, Secretary

Arch Insurance Company — CORPORATE SEAL 1971 — Missouri

Arch Insurance Company

Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, **Michele Tripodi**, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

Commonwealth of Pennsylvania - Notary Seal
MICHELE TRIPODI, Notary Public
Philadelphia County
My Commission Expires July 31, 2025
Commission Number 1168622

Michele Tripodi, Notary Public
My commission expires 07/31/2025

CERTIFICATION

I, **Regan A. Shulman**, Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney dated October 25, 2023** on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this **18th day of November, 2025**.

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:
Arch Insurance – Surety Division
3 Parkway, Suite 1500
Philadelphia, PA 19102

Arch Insurance Company — CORPORATE SEAL 1971 — Missouri

To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.

Volume I - Site Plan Review Application, Special Exception

Ch. 60, Article XVI., Division 3 Code of Ordinances City of Auburn, Maine

November 2025

Auburn Renewables 2 Solar Project
Auburn, Maine

Auburn Renewables 2, LLC

Prepared For:

nexamp

Prepared By:

TRC
63 Marginal Way, 4th Floor
Portland, ME 04101



Volume I – Contents

- **DEVELOPMENT REVIEW APPLICATION**
- **APPLICATION NARRATIVE**

Site Plan Review Application, Special Exception

Ch. 60, Article XVI., Division 3 Code of Ordinances City of Auburn, Maine

November 2025

Auburn Renewables 2 Solar Project
Auburn, Maine

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October 2, 2025

To Whom It May Concern:

Please be advised that TRC Environmental Corporation ("TRC") is hereby authorized to act on behalf of Auburn Renewables 2, LLC for the exclusive purposes of procuring and fulfilling the application requirements of the City of Auburn and the Maine Department of Environmental Protection permits.

On behalf of Auburn Renewables 2, LLC:



Henry Barrett
Director, Business Development – New England
Nexamp

City of Auburn, Maine
Office of Planning & Permitting
Eric J. Cousens, Director
60 Court Street | Auburn, Maine 04210
www.auburnmaine.gov | 207.333.6601

Development Review Application

PROJECT NAME: Auburn Renewables 2 Solar Project

PROPOSED DEVELOPMENT ADDRESS: 100 Penley Corner Road, Auburn, Maine

PARCEL ID #: 139-012

REVIEW TYPE: Site Plan ☒ Site Plan Amendment ☐
Subdivision ☐ Subdivision Amendment ☐

PROJECT DESCRIPTION: The Project consists of a 0.99 Megawatt (MW) ground-mounted solar photovoltic array on approximately 11.9 acres.

CONTACT INFORMATION:

Applicant	Auburn Renewables 2, LLC
Name:	Henry Barrett
Address:	101 Summer Street 2nd Floor
City / State	Boston, MA
Zip Code	02110
Work #:	413-717-2720
Cell #:	
Fax #:	
Home #:	
Email:	hbarrett@nexamp.com

Property Owner	
Name:	Roger Gauthier
Address:	276 Penley Corner Road
City / State	Auburn, ME
Zip Code	04210
Work #:	
Cell #:	207-576-0888
Fax #:	
Home #:	
Email:	

Project Representative	TRC Companies
Name:	Heather Storlazzi Ward
Address:	63 Marginal Way, 4th Floor
City / State	Portland, ME
Zip Code	04101
Work #:	
Cell #:	207-317-6630
Fax #:	
Home #:	
Email:	hstorlazziward@trccompanies.com

Other professional representatives for the project (surveyors, engineers, etc.),	
Name:	Tom Daniels, PE
Address:	249 Western Avenue
City / State	Augusta, ME
Zip Code	04330
Work #:	
Cell #:	207-530-4559
Fax #:	
Home #:	
Email:	tdaniels@trccompanies.com

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	0	sq. ft.
Proposed Total Paved Area	0	sq. ft.
Proposed Total Impervious Area	11,438	sq. ft.
Proposed Impervious Net Change	11,438	sq. ft.
Impervious surface ratio existing	0	% of lot area
Impervious surface ratio proposed	2.97	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	N/A	sq. ft.
Proposed Building Footprint	N/A	sq. ft.
Proposed Building Footprint Net change	N/A	sq. ft.
Existing Total Building Floor Area	N/A	sq. ft.
Proposed Total Building Floor Area	N/A	sq. ft.
Proposed Building Floor Area Net Change	N/A	sq. ft
New Building	N/A	(yes or no)
Building Area/Lot coverage existing	N/A	% of lot area
Building Area/Lot coverage proposed	N/A	% of lot area

ZONING

Existing	N/A
Proposed, if applicable	Agricultural & Resource Protection

LAND USE

Existing	Corn Field
Proposed	Solar Array

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	N/A
Proposed Number of Residential Units	N/A
Subdivision, Proposed Number of Lots	N/A

PARKING SPACES

Existing Number of Parking Spaces	N/A
Proposed Number of Parking Spaces	N/A
Number of Handicapped Parking Spaces	N/A
Proposed Total Parking Spaces	N/A

ESTIMATED COST OF PROJECT: $3.6 million

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	0	sq. ft.
Proposed Disturbed Area	11.9 acres	sq. ft.
Proposed Impervious Area	11,438	sq. ft.

1. ***If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.***
2. ***If the proposed impervious area is greater than one acre including any impervious area crated since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.***
3. ***If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.***
4. ***If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.***

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing (Since July 1, 1997) N/A passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) N/A passenger car equivalents (PCE)

If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the Agriculture & Resource Protection zoning district.
2. Parcel Area: 20.26 acres / 882,745 square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	>10 ac	20.3 ac
Street Frontage	250	+/-865
Min Front Yard	35	102
Min Rear Yard	50	400
Min Side Yard	35	42
Max. Building Height	30	+/-14
Use Designation	Public Utility	
Parking Requirement	1 space/ per square feet of floor area	
Total Parking:	N/A	
Overlay zoning districts (if any):	N/A	
Urban impaired stream watershed?	YES/(NO) If yes, watershed name	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative. (NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

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

To view the City of Auburn Zoning Ordinance, go to:
www.auburnmaine.gov under City Departments / Planning, Permitting & Code / Subdivisions / Land Use /Zoning Ordinance

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant:	**Date:**
for Nexamp	November 5, 2025

ACRONYMS AND ABBREVIATIONS

AC	Alternating current
AG	Agriculture and Resource Protection
Applicant	Auburn Renewables 2, LLC
CEO	Code Enforcement Officer
CMP	Central Maine Power Co.
CMR	Code of Maine Rules
CWA	Clean Water Act
dBA	A-weighted decibels
DC	Direct Current
DPS	Distinct Population Segment
GIS	geographic information system
MDEP	Maine Department of Environmental Protection
MDIFW	Maine Department Inland Fisheries and Wildlife
MESA	Maine Endangered Species Act
MGS	Maine Geological Society
MHPC	Maine Historic Preservation Commission
MNAP	Maine Natural Areas Program
MW	megawatt
Nexamp	Nexamp Solar, LLC
NLEB	Northern Long-eared Bat
NRCS	Natural Resources Conservation Service
NRPA	Natural Resources Protection Act
POI	Point of Interconnect
Project	Auburn Renewables 2 Solar Project
PV	photovoltaic
PVP	Potential Vernal Pool
SVP	Significant Vernal Pool
SWH	Significant Wildlife Habitat
TRC	TRC Environmental Corporation
UL	Underwriter Laboratories
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service

SECTION 1. DEVELOPMENT DESCRIPTION

1.A. Narrative

Auburn Renewables 2, LLC (the Applicant) a wholly owned subsidiary of Nexamp Solar, LLC (Nexamp) is proposing to construct and operate the Auburn Renewables 2 Solar Project (the Project), an approximately 0.99-megawatt (MW[1]) solar energy generation facility located in Auburn, Androscoggin County, Maine. The Project will be located on a parcel consisting of approximately 20.3 acres (Project Site) as shown on Figure 1-1 and the site drawings included in Volume II. The Project will connect to an existing Central Maine Power Co. (CMP) distribution line along Penley Corner Road. The Project has been designed to achieve the maximum solar energy output while minimizing overall impacts to protected natural resources.

The Project parcel is privately owned and Nexamp has entered into a lease option agreement and grant of easements (see Section 2, Right, Title or Interest). The Project Site consists of one parcel comprised of open field used for agricultural corn production. The parcel has approximately 874-feet of frontage on Penley Corner Road. The Project includes a 11.9-acre limit of disturbance (Project Area), including a 5.79-acre fenced facility area, and a 0.54-acre proposed impervious cover area. Project components include a single gravel access road, an array of single-axis tracker photovoltaic (PV) modules and mounting system, one (1) equipment pad, and other necessary infrastructure (e.g., security fences, underground conduit, overhead utility line). The Project Area will be accessed and serviced by a 20-foot-wide gravel road extending off Penley Corner Road. Following construction and once the Project is in service, the Project will be self-operating, needing only intermittent maintenance. The solar panels consist of PV panels arranged on racks in linear arrays. Ground-mounted, rotating solar panels would be installed within the Project Area. The rotating solar panels are mounted on metal rails supported by fixed vertical screw driven piles. In some areas, screws, rock pins, ballasts, or other anchoring technologies may be used in lieu of posts, depending on site conditions. It is anticipated that the posts will consist of screw driven posts. Approximately 2,116 panels occupying the solar array area will be installed to meet the Project purpose and need. The solar panels installed within the Project Area will be connected to the Point of Interconnection (POI) by buried and overhead electric collector lines (see Table 1-1 for a summary of the Project Components). A fully executed Interconnection Agreement for the Project is provided as Attachment 1A.

As further described herein, the Project will not adversely affect existing land uses, scenic character, air quality, water quality, or other natural resources in the municipality or neighboring municipalities. Further, as demonstrated herein, Nexamp has made adequate provision for existing utilities, and the Project will not have an unreasonable adverse effect on the existing or proposed utilities in the municipality, or their service areas.

This project is a resubmission of the previously named 100 Penley Corner Road Solar Project (2.5 MW). The proposed solar facility in this iteration remains entirely within the footprint of the previous layout and has a footprint of 11.9 acres compared to the previous version, which was approximately 14.6 acres. The now expired, and previously received approval is included in Attachment 1B and a comparison of the previously approved project and the current proposal is included in Attachment 1C

Nexamp has a proven record of accomplishment bringing solar projects through permitting, construction, and ultimately delivering power to market. The Project team brings national

[1] Unless otherwise noted, Project MW production reflects the projected power output in alternating current (AC).

capability along with local, Maine-based regulatory and natural resources expertise that will support the development of this Project within the regulatory framework set by the City of Auburn.

1.A.1. Project Details

The Project Site consists of open fields currently planted with corn and woodlands. There are no existing facilities or structures within the proposed limits of disturbance on these lands. An existing field track will be improved with gravel to serve as the 20-foot-wide Project access road. The proposed Project components are described in Table 1-1, below and are shown on the engineering drawings provided in Volume II.

Table 1-1. Project Components

Component	Description
Solar Panels	The solar panels consist of PV panels arranged on racks in linear arrays. Ground-mounted, 2,116 single axis tracking solar panels will be installed within the Project Area. The fixed-tilt solar panels are mounted on metal rails supported by fixed vertical screw driven piles; in some areas, screws, rock pins, ballasts, or other anchoring technologies may be used in lieu of posts (depending on site conditions).
Transformers and Inverters	The Project will have one (1) pad-mounted transformer/inverter equipment pad (on approximately 538square-foot pad) located within the interior portion of the parcel, on the southwestern side. Direct current (DC) electricity from the solar panels to the transformer stations will be routed through buried collector cables.
Collector Lines	From the transformer stations AC electricity will be routed via underground collector lines, which will emerge to connect to an existing CMP distribution line along Penley Corner Road. Up to 6 above-ground utility poles may be installed nearer to the POI.
POI Distribution Line	The Project's interconnection with the distribution grid will be made via an overhead 3-phase line, connecting directly to CMP's existing overhead 3-phase distribution line along Penley Corner Road.
Access Roads	The Project will include construction of a single gravel access road. The gravel access will be 20-feet wide and will provide access to the Project Area from Penley Corner Road. As shown in Project drawings, roads have been designed to allow for easy ingress and egress by larger emergency vehicles, if needed. Stabilized construction entrances will be installed during construction at the point of access/egress.
Temporary Laydown Area	The Project includes use of one (1) 0.38-acre temporary construction laydown area sited within the western field portion of the Site. Access to the laydown area will be via the gravel access road off Penley Corner Road. The temporary construction laydown area will be restored to pre-construction grades, seeded with the same mixture used within the solar array areas, and mulched following Project completion.
Fencing	Fixed-knot seven (7)-foot tall farm fence with 6-inch wildlife gap, will be installed surrounding solar arrays, per the National Electric Safety Code.

1.A.2. Project Objectives

Project Objectives: The purpose of the Project is to construct and operate an approximately 0.99-MW, solar energy facility in the City of Auburn, Androscoggin County, Maine to support the State of Maine's renewable energy objectives, as well as to deliver locally generated clean energy to the CMP distribution grid.

Project Benefits: The Project will have tangible local and regional economic benefits including: creation of near-term, specialized construction jobs and long-term operations and maintenance

jobs, and an input of clean and reliable energy to the CMP power grid - enough energy to power nearly 300 Maine homes.

1.A.3. Permits and Approvals

The proposed Project does not impact wetlands or other protected natural resources and will not require authorization from the Maine Department of Environmental Protection (MDEP) under the Natural Resources Protection Act (NRPA) or from the U.S. Army Corps of Engineers (USACE) under the Clean Water Act (CWA). The Project does not propose any tree clearing, either in wetlands, or uplands, as depicted on the Project Drawings in Volume II.

A list of applicable local, state, and federal permits and approvals for the Project is provided in Table 1-2, below. Permit approvals can be forwarded to the City of Auburn upon receipt.

Table 1-2. Permits and Approvals

Agency	Permit / Approval / Consultation	Submittal Date / [Anticipated Submittal Date]	Approval Date / [Anticipated Approval Date]
U.S. Army Corps of Engineers	Maine General Permit Cat 2	Not Applicable	Not Applicable
Maine Department of Environmental Protection	Natural Resources Protection Act Tier 1 Permit	Not Applicable	Not Applicable
	Stormwater Permit By Rule	[November 2025]	[December 2025]
	Solar Decommissioning Permit	[November 2025]	[December 2025]
City of Auburn Planning Board	Site Plan Review, Special Exception	November 2025	December 2025
Auburn Code Enforcement Officer (CEO)	Building Permit	TBD	TBD
Auburn Code Enforcement Officer (CEO)	Driveway Permit	TBD	TBD

1.B. Topographic Maps

Figure 1-1 shows the Project's location overlain on a U.S. Geological Survey topographic map excerpt from the Lewiston quadrangle.

1.C. Construction Plan

Site development will generally consist of the following activities.

- ***Component Delivery*** – Materials and equipment transportation and delivery will begin before site work and will continue throughout the construction phase. Larger equipment, such as the transformers, and utility poles will be delivered on flatbed trailers. Other Project equipment (e.g., wire, cable, and construction materials) will be transported on standard-width passenger and commercial utility trucks.

- ***Flagging/Marking*** – Sensitive resources, buffers, access points, limits of disturbance, and other significant features will be flagged and signed in the field prior to construction, to maintain compliance with the Project design and permit conditions.
- ***Clearing*** – No clearing is required for this Project.
- ***Grading*** – Grading for the Project will be minimal and is associated with driving posts for the solar arrays and applying gravel to the existing access road to be upgraded for the Project. Development of the Project does not anticipate making alterations to natural drainage ways, or non-jurisdictional drainage ways.
- ***Access Road Construction*** – The main gravel entrance road will be constructed prior to the installation of solar panels support racking. Construction of the access road will consist of vegetation removal, subgrade improvement (i.e., proof rolling), and importing and compacting an engineered gravel fill. Access road construction will be ongoing with component delivery.
- ***Solar Panel Racking*** – The solar panel racking posts will either be placed into the ground via screw-driven piles, direct drilling, pile driving, vibratory hammering (to a depth of four [4] to eight [8] feet on average). The solar panel racks will be assembled and bolted together in the field onto the posts.
- ***Trenching for Underground Collection Lines*** – Concurrent with the solar panel racking, the buried DC lines connecting solar panels to the equipment pads will be installed. Trench excavations will be backfilled to match existing grades, and then exposed soils will be temporarily stabilized via mulch cover. There is no proposed trenching in wetlands.
- ***Installation of Solar Panels*** – The solar panels will be mounted as the racking system is assembled.
- ***Inverter and Step-up Transformer Station Construction*** – The transformer and centralized inverter station will be installed in the same order as the solar panel racking is installed. The inverter and transformers will be constructed on a common pad as a single unit.
- ***AC Electric Collector Lines*** – The inverter/transformer stations will be connected to the POI via aboveground and underground collector lines. The underground lines will be installed via a combination of open trenching and horizontal directional drilling. These lines will be installed at the same time as the inverter pads. AC collector lines may be accompanied by fiber optic data cables that transmit data and information between the generation portions of the Project and the substation.
- **Project Commissioning** – All electrical components of the Project will be commissioned, and the Project will start supplying power to the grid.
- **Demobilization Work** – All exposed soils on the Project will be seeded and mulched and stabilized. Final landscaping and fencing adjustments will be completed, and the final construction site laydown area will be removed and restored to vegetated conditions.

In general, pre-construction activities will take approximately three (3) months, construction will take approximately five (5) months and final testing and inspections will take approximately three (3) months. Pending approvals, construction is anticipated to commence in Q2 2026 and is anticipated to be operational in Q4 2026.

1.D. Drawings

Engineering design drawings for the proposed Project facilities are provided in Volume II. As depicted in the drawings and further described in the following sections, the Project has made

adequate provisions for land space, lot width, lot area, stormwater management, meadow buffers, access road layout, and fire safety. No off-street parking, common green space, sewage disposal, water supply, or lighting are proposed.
Setbacks for the Project facilities meet the following setbacks for Solar Energy Generating System installations[2] in the City of Auburn Agriculture and Resource Protection District, including appurtenant structures and parking areas:

a. *Rear There shall be behind every structure associated with a Solar Energy Generating System a rear yard having a minimum depth of 50 feet or 20 percent of the average depth of the lot, whichever is less. The Project provides 400 feet.*

b. *Side There shall be a distance of 5 feet between any structure associated with a Solar Energy Generating System and the side property line, plus the side yard setback shall be increased one foot for every three feet or part thereof increased in street frontage over 60 feet to a maximum of 35 feet for every side yard setback. The Project provides a minimum 42 feet.*

c. *Front There shall be in front of every structure associated with a solar energy generating system a front yard having a minimum depth of 35 feet or 15 percent of the average depth of the lot whichever is less. No front yard need be any deeper than the average depth of front yards on the lots next thereto on either side. A vacant lot or a lot occupied by a building with a front yard more than 35 feet shall be considered as having a front yard of 35 feet. The Project provides 102 feet.*

[2] City of Auburn Solar Ordinance, Chapter 60, Article XVIII Solar Energy Generating Systems, Sec. 60-1506. 1. Yard Requirements: https://library.municode.com/me/auburn/codes/code_of_ordinances?nodeId=PTIICOOR_CH60ZO_ARTXVIIISOENGESY

Attachment 1A
Interconnection Agreement

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Level 4 Interconnection Agreement

This Agreement is made and entered into this 19th day of March 2025 by and between Auburn Renewables 2, LLC, ("Interconnection Customer") located at 100 Penley Corner Road, Auburn, Maine, and Central Maine Power Company, a Maine corporation having its office and principal place of business in Augusta, Kennebec County, Maine, existing under the laws of the State of Maine, ("T & D Utility"). Interconnection Customer and T & D Utility each may be referred to as a "Party," or collectively as the "Parties."

Recitals:

Whereas, Interconnection Customer is proposing to develop a Small Generator Facility, consistent with the Interconnection Request completed by Interconnection Customer on August 7, 2019; and

Whereas, Interconnection Customer desires to interconnect the Small Generator Facility with T & D Utility 's Electric Distribution System.

Now, therefore, in consideration of and subject to the mutual covenants contained herein, the Parties agree as follows:

Article 1. Scope and Limitations of Agreement

1.1 This Agreement shall be used for all approved Level 2, Level 3, and Level 4 Interconnection Requests according to the procedures set forth in the Standard Small Generator Interconnection Rule.

1.2 This Agreement governs the terms and conditions under which the Small Generator Facility will interconnect to, and operate in Parallel with, T & D Utility 's Electric Distribution System.

1.3 This Agreement does not constitute an agreement to purchase or deliver the Interconnection Customer's power.

1.4 Nothing in this Agreement is intended to affect any other agreement between T & D Utility and the Interconnection Customer. However, in the event that the provisions of this agreement are in conflict with the provisions of the T & D Utility tariff, the T & D Utility tariff shall control.

1.5 Responsibilities of the Parties

1.5.1 The Parties shall perform all obligations of this Agreement in accordance with all Applicable Laws and Regulations, and Operating Requirements.

1.5.2 The Interconnection Customer shall construct, interconnect, operate and maintain its Small Generator Facility, and construct, operate, and maintain its Interconnection Equipment in accordance with the applicable manufacturer's recommended maintenance schedule, in accordance with this Agreement.

1.5.3 T & D Utility shall construct, own, operate, and maintain its Electric Distribution System and Interconnection Facilities in accordance with this Agreement.

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1.5.4 The Interconnection Customer agrees to construct its facilities or systems in accordance with applicable specifications that meet or exceed the National Electrical Code, the American National Standards Institute, IEEE, Underwriters Laboratories, and any other Operating Requirements.

1.5.5 Each Party shall operate, maintain, repair, and inspect, and shall be fully responsible for the facilities that it now or subsequently may own unless otherwise specified in the Exhibits to this Agreement and shall do so in a manner as to reasonably minimize the likelihood of a disturbance adversely affecting or impairing the other party

1.5.6 Each Party shall be responsible for the safe installation, maintenance, repair and condition of their respective lines and appurtenances on their respective sides of the Point of Common Coupling.

1.6 Parallel Operation Obligations Once the Small Generator Facility has been authorized to commence parallel operation, the Interconnection Customer shall abide by all written rules and procedures developed by the T & D Utility which pertain to the parallel operation of the Small Generator Facility, copies of which are provided as an Exhibits 1, 2, and 3 to this Agreement.

1.7 Reactive Power
The Interconnection Customer shall design its Small Generator Facility to maintain a composite power delivery at continuous rated power output at the Point of Common Coupling at a power factor within the range of 0.95 leading to 0.95 lagging.

Article 2. Inspection, Testing, Authorization, and Right of Access

2.1 Equipment Testing and Inspection
The Interconnection Customer shall test and inspect its Small Generator Facility and Interconnection Facilities prior to interconnection, and in accordance with IEEE 1547 Standards.

2.2 Certificate of Completion
Prior to commencing parallel operation, the Interconnection Customer shall provide T & D Utility with a Certificate of Completion in the form of Attachment 6 of the Interconnection Forms and Agreements. The Certificate of Completion must either be signed by an electrical inspector with the authority to approve the interconnection or be accompanied by the electrical inspector's own form authorizing interconnection of the Small Generation Facility.

2.3 Parallel Operation Obligations
The Interconnection Customer shall abide by all permissible written rules and procedures developed by the T & D Utility which pertain to the parallel operation of the Small Generation Facility. In the event of conflicting provisions, the Interconnection Procedures shall take precedence over the T & D Utility's rule or procedure. Copies of the Utilities rules and procedures for parallel operation are either provided as an Exhibit to this Agreement or an Exhibit that provides a reference to a website where copies of the rule or procedure is maintained.

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2.4 Right of Access
At reasonable hours, and upon reasonable notice, or at any time without notice in the event of an emergency or hazardous condition, Company shall have access to Customer's premises for any reasonable purpose in connection with the performance of the obligations imposed on it by this Agreement or if necessary to meet its legal obligation to provide service to its Customers.

Article 3. Effective Date, Term, Termination, and Disconnection

3.1 Effective Date
This Agreement shall become effective upon execution by the Parties.

3.2 Term of Agreement
This Agreement shall become effective on the Effective Date and shall remain in effect perpetually, unless terminated earlier in accordance with Article 3.3 of this Agreement.

3.3 Termination
No termination shall become effective until the Parties have complied with all Applicable Laws and Regulations applicable to such termination.

3.3.1 The Interconnection Customer may terminate this Agreement at any time by giving T & D Utility 20 Business Days written notice.

3.32 Either Party may terminate this Agreement after Default pursuant to Article 6.6.

3.33 Upon termination of this Agreement, the Small Generator Facility will be disconnected from T & D Utility's Electric Distribution System. The termination of this Agreement shall not relieve either Party of its liabilities and obligations, owed or continuing at the time of the termination.

3.3.4 The provisions of this Article shall survive termination or expiration of this Agreement.

3.4 Temporary Disconnection
The T & D Utility may temporarily disconnect the Small Generator Facility from its Electric Distribution System for so long as reasonably necessary in the event one or more of the following conditions or events occurs:

3.4.1 Emergency Conditions
"Emergency Condition" shall mean a condition or situation: (1) that in the judgment of the Party making the claim is imminently likely to endanger life or property; or (2) that, in the case of T & D Utility, is imminently likely (as determined in a non-discriminatory manner) to cause a material adverse effect on the security of, or damage to the Electric Distribution System, T & D Utility 's Interconnection Facilities or (3) that, in the case of the Interconnection Customer, is imminently likely (as determined in a non-discriminatory manner) to cause a material adverse effect on the security of, or damage to, the Small Generator Facility or the Interconnection Equipment. Under Emergency Conditions, T & D Utility or the Interconnection Customer may immediately suspend interconnection service and temporarily disconnect the Small Generator Facility. T & D Utility shall notify the Interconnection Customer promptly when it becomes aware of an Emergency Condition that may reasonably be expected to affect the Interconnection Customer's operation of the Small Generator Facility. The

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Interconnection Customer shall notify T & D Utility promptly when it becomes aware of an Emergency Condition that may reasonably be expected to affect T & D Utility's Electric Distribution System. To the extent information is known, the notification shall describe the Emergency Condition, the extent of the damage or deficiency, the expected effect on the operation of both Parties' facilities and operations, its anticipated duration, and the necessary corrective action.

3.4.2 Routine Maintenance, Construction, and Repair
T & D Utility may interrupt interconnection service or curtail the output of the Small Generator Facility and temporarily disconnect the Small Generator Facility from T & D Utility's Electric Distribution System when necessary for routine maintenance, construction, and repairs on T & D Utility's Electric Distribution System. T & D Utility shall provide the Interconnection Customer with five Business Days notice prior to such interruption. T & D Utility shall use reasonable efforts to coordinate such reduction or temporary disconnection with the Interconnection Customer.

3.4.3 Forced Outages
During any forced outage, T & D Utility may suspend interconnection service to effect immediate repairs on T & D Utility's Electric Distribution System. T & D Utility shall use reasonable efforts to provide the Interconnection Customer with prior notice. If prior notice is not given, T & D Utility shall, upon request, provide the Interconnection Customer written documentation after the fact explaining the circumstances of the disconnection.

3.4.4 Adverse Operating Effects
T & D Utility shall provide the Interconnection Customer with a written notice of its intention to disconnect the Small Generator Facility if, based on Good Utility Practice, the T & D Utility determines that operation of the Small Generator Facility will likely cause disruption or deterioration of service to other Customers served from the same electric system, or if operating the Small Generator Facility could cause damage to T & D Utility's Electric Distribution System. Supporting documentation used to reach the decision to disconnect shall be provided to the Interconnection Customer upon request. T & D Utility may disconnect the Small Generator Facility if, after receipt of the notice, the Interconnection Customer fails to remedy the adverse operating effect within a reasonable time which shall be at least five Business Days from the date the Interconnection Customer receives the T & D Utility's written notice supporting the decision to disconnect, unless Emergency Conditions exist in which case the provisions of Article 3.4.1 apply.

3.4.5 Modification of the Small Generator Facility
The Interconnection Customer must receive written authorization from T & D Utility before making any change to the Small Generator Facility that may have a material impact on the safety or reliability of the Electric Distribution System. Such authorization shall not be unreasonably withheld. Modifications shall be done in accordance with Good Utility Practice. If the Interconnection Customer makes such modification without T & D Utility's prior written authorization, the latter shall have the right to temporarily disconnect the Small Generator Facility.

3.4.6 Reconnection
The Parties shall cooperate with each other to restore the Small Generator

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Facility, Interconnection Facilities, and T & D Utility 's Electric Distribution System to their normal operating state as soon as reasonably practicable following a temporary disconnection.

Article 4. Cost Responsibility for Interconnection Facilities and Distribution Upgrades

4.1 Interconnection Facilities

4.1.1 The Interconnection Customer shall pay for the cost of the Interconnection Facilities itemized in the Exhibits to this Agreement. If a Facilities Study was performed, T & D Utility shall identify its Interconnection Facilities necessary to safely interconnect the Small Generator Facility with T & D Utility's Electric Distribution System, the cost of those facilities, and the time required to build and install those facilities.

4.1.2 The Interconnection Customer shall be responsible for its share of all reasonable expenses, including overheads, associated with (1) owning, operating, maintaining, repairing, and replacing its Interconnection Equipment, and (2) operating, maintaining, repairing, and replacing T & D Utility's Interconnection Facilities as set forth in the Exhibits to this Agreement.

4.2 Distribution Upgrades
T & D Utility shall design, procure, construct, install, and own any Distribution Upgrades. The actual cost of the Distribution Upgrades, including overheads, shall be directly assigned to the Interconnection Customer.

Article 5. Billing, Payment, Milestones, and Financial Security

5.1 Billing and Payment Procedures and Final Accounting

5.1.1 T & D Utility shall bill the Interconnection Customer for the design, engineering, construction, and procurement costs of T & D Utility provided Interconnection Facilities and Distribution Upgrades contemplated by this Agreement as set forth in the Exhibits to this Agreement, on a monthly basis, or as otherwise agreed by the Parties. The Interconnection Customer shall pay each bill within thirty (30) calendar days of receipt, or as otherwise agreed to by the Parties.

5.1.2 Within ninety (90) calendar days of completing the construction and installation of T & D Utility 's Interconnection Facilities and Distribution Upgrades described in the Exhibits to this Agreement, T & D Utility shall provide the Interconnection Customer with a final accounting report of any difference between (1) the actual cost incurred to complete the construction and installation and the budget estimate provided to the Interconnection Customer and a written explanation for any significant variation. (2) the Interconnection Customer's previous deposit and aggregate payments to T & D Utility for such Interconnection Facilities and Distribution Upgrades. If the Interconnection Customer's cost responsibility exceeds its previous deposit and aggregate payments, T & D Utility shall invoice the Interconnection Customer for the amount due and the Interconnection Customer shall make payment to T & D Utility within thirty (30) calendar days. If the Interconnection Customer's previous deposit and aggregate payments exceed its cost responsibility under this Agreement, T & D Utility shall refund to the Interconnection Customer an amount equal to the

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difference within thirty (30) calendar days of the final accounting report.

5.2 Interconnection Customer Deposit
At least twenty (20) Business Days prior to the commencement of the design, procurement, installation, or construction of a discrete portion of T & D Utility 's Interconnection Facilities and Distribution Upgrades, the Interconnection Customer shall provide T & D Utility with a deposit equal to 50 percent of the cost estimated for its Interconnection Facilities prior to its beginning design of such facilities.

Article 6. Assignment, Liability, Indemnity, Force Majeure, Consequential Damages, and Default

6.1 Assignment
This Agreement may be assigned by either Party upon fifteen (15) Business Days prior written notice, and with the opportunity to object by the other Party. When required, consent to assignment shall not be unreasonably withheld; provided that:

6.1.1 Either Party may assign this Agreement without the consent of the other Party to any affiliate of the assigning Party with an equal or greater credit rating and with the legal authority and operational ability to satisfy the obligations of the assigning Party under this Agreement;

6.1.2 The Interconnection Customer shall have the right to assign this Agreement, without the consent of T & D Utility, for collateral security purposes to aid in providing financing for the Small Generator Facility;

6.1.3 Any attempted assignment that violates this Article is void and ineffective. Assignment shall not relieve a Party of its obligations, nor shall a Party's obligations be enlarged, in whole or in part, by reason thereof. An assignee is responsible for meeting the same obligations as the Interconnection Customer.

6.2 Limitation of Liability
Each Party's liability to the other Party for any loss, cost, claim, injury, liability, or expense, including reasonable attorney's fees, relating to or arising from any act or omission in its performance of this Agreement, shall be limited to the amount of direct damage actually incurred. In no event shall either Party be liable to the other Party for any indirect, special, consequential, or punitive damages, except as authorized by this Agreement.

6.3 Indemnity

6.3.1 This provision protects each Party from liability incurred to third Parties as a result of carrying out the provisions of this Agreement. Liability under this provision is exempt from the general limitations on liability found in Article 6.2.

6.3.2 The Parties shall at all times indemnify, defend, and hold the other Party harmless from, any and all damages, losses, claims, including claims and actions relating to injury to or death of any person or damage to property, demand, suits, recoveries, costs and expenses, court costs, attorney fees, and all other obligations by or to third Parties, arising out of or resulting from the indemnified Party's action or failure to meet its obligations under this Agreement on behalf of the indemnifying Party, except in cases of gross negligence or intentional wrongdoing by the indemnified Party.

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6.3.3 If an indemnified person is entitled to indemnification under this Article as a result of a claim by a third party, and the indemnifying Party fails, after notice and reasonable opportunity to proceed under this Article, to assume the defense of such claim, such indemnified person may at the expense of the indemnifying Party contest, settle or consent to the entry of any judgment with respect to, or pay in full, such claim.

6.3.4 If an indemnifying party is obligated to indemnify and hold any indemnified person harmless under this Article, the amount owing to the indemnified person shall be the amount of such indemnified person's actual loss, net of any insurance or other recovery.

6.3.5 Promptly after receipt by an indemnified person of any claim or notice of the commencement of any action or administrative or legal proceeding or investigation as to which the indemnity provided for in this Article may apply, the indemnified person shall notify the indemnifying party of such fact. Any failure of or delay in such notification shall not affect a Party's indemnification obligation unless such failure or delay is materially prejudicial to the indemnifying party.

6.4 Consequential Damages

Neither Party shall be liable under any provision of this Agreement for any losses, damages, costs or expenses for any special, indirect, incidental, consequential, or punitive damages, including but not limited to loss of profit or revenue, loss of the use of equipment, cost of capital, cost of temporary equipment or services, whether based in whole or in part in contract, in tort, including negligence, strict liability, or any other theory of liability; provided, however, that damages for which a Party may be liable to the other Party under another agreement will not be considered to be special, indirect, incidental, or consequential damages hereunder.

6.5 Force Majeure

6.5.1 As used in this Article, a Force Majeure Event shall mean "any act of God, labor disturbance, act of the public enemy, war, acts of terrorism, insurrection, riot, fire, storm or flood, explosion, breakage or accident to machinery or equipment, any order, regulation or restriction imposed by governmental, military or lawfully established civilian authorities, or any other cause beyond a Party's control. A Force Majeure Event does not include an act of negligence or intentional wrongdoing."

6.5.2 If a Force Majeure Event prevents a Party from fulfilling any obligations under this Agreement, the Party affected by the Force Majeure Event (Affected Party) shall promptly notify the other Party of the existence of the Force Majeure Event. The notification must specify in reasonable detail the circumstances of the Force Majeure Event, its expected duration, and the steps that the Affected Party is taking to mitigate the effects of the event on its performance, and if the initial notification was verbal, it should be promptly followed up with a written notification. The Affected Party shall keep the other Party informed on a continuing basis of developments relating to the Force Majeure Event until the event ends. The Affected Party will be entitled to suspend or modify its performance of obligations under this Agreement (other than the obligation to make payments) only to the extent that the effect of the Force Majeure Event cannot be reasonably mitigated. The Affected Party will use reasonable efforts to resume its performance as soon as possible.

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6.6 Default

6.6.1 No Default shall exist where such failure to discharge an obligation (other than the payment of money) is the result of a Force Majeure Event as defined in this Agreement, or the result of an act or omission of the other Party. Upon a Default, the non-defaulting Party shall give written notice of such Default to the defaulting Party. Except as provided in Article 6.6.2, the defaulting Party shall have 60 calendar days from receipt of the Default notice within which to cure such Default; provided however, if such Default is not capable of cure within 60 calendar days, the defaulting Party shall commence such cure within 20 calendar days after notice and continuously and diligently complete such cure within six months from receipt of the Default notice; and, if cured within such time, the Default specified in such notice shall cease to exist.

6.6.2 If a Default is not cured as provided for in this Article, or if a Default is not capable of being cured within the period provided for herein, the non-defaulting Party shall have the right to terminate this Agreement by written notice at any time until cure occurs, and be relieved of any further obligation hereunder and, whether or not that Party terminates this Agreement, to recover from the defaulting Party all amounts due hereunder, plus all other damages and remedies to which it is entitled at law or in equity. The provisions of this Article will survive termination of this Agreement.

Article 7. Insurance

The Interconnection Customer may be required by the T & D Utility to carry liability insurance for its interconnection subject to the restrictions and limitations found in Maine Public Utility Commission Rule Ch. 324 §15(F). To the extent T & D Utility requires liability insurance, its requirements for the Interconnecting Customer and any required documentation of coverage shall be included herewith under Exhibit 4.

Article 8. Dispute Resolution (see provisions in the Maine Public Utility Commission's Standard Small Generator Interconnection Rules)

Article 9. Miscellaneous

9.1 Governing Law, Regulatory Authority, and Rules
The validity, interpretation and enforcement of this Agreement and each of its provisions shall be governed by the laws of the State of Maine, without regard to its conflicts of law principles. This Agreement is subject to all Applicable Laws and Regulations. Each Party expressly reserves the right to seek changes in, appeal, or otherwise contest any laws, orders, or regulations of a Governmental Authority.

9.2 Amendment
The Parties may amend this Agreement by a written instrument duly executed by both Parties.

9.3 No Third-Party Beneficiaries
This Agreement is not intended to and does not create rights, remedies, or benefits of any character whatsoever in favor of any persons, corporations, associations, or entities other than the Parties, and the obligations herein assumed are solely for the use and benefit of the Parties, their successors in interest and where permitted, their assigns.

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9.4 Waiver

9.4.1 The failure of a Party to this Agreement to insist, on any occasion, upon strict performance of any provision of this Agreement will not be considered a waiver of any obligation, right, or duty of, or imposed upon, such Party.

9.4.2 Any waiver at any time by either Party of its rights with respect to this Agreement shall not be deemed a continuing waiver or a waiver with respect to any other failure to comply with any other obligation, right, duty of this Agreement. Termination or default of this Agreement for any reason by Interconnection Customer shall not constitute a waiver of the Interconnection Customer's legal rights to obtain an interconnection from T & D Utility. Any waiver of this Agreement shall, if requested, be provided in writing.

9.5 Entire Agreement
This Agreement, including all Exhibits, constitutes the entire Agreement between the Parties with reference to the subject matter hereof, and supersedes all prior and contemporaneous understandings or agreements, oral or written, between the Parties with respect to the subject matter of this Agreement. There are no other agreements, representations, warranties, or covenants which constitute any part of the consideration for, or any condition to, either Party's compliance with its obligations under this Agreement.

9.6 Multiple Counterparts
This Agreement may be executed in two or more counterparts, each of which is deemed an original but all constitute one and the same instrument.

9.7 No Partnership
This Agreement shall not be interpreted or construed to create an association, joint venture, agency relationship, or partnership between the Parties or to impose any partnership obligation or partnership liability upon either Party. Neither Party shall have any right, power or authority to enter into any agreement or undertaking for, or act on behalf of, or to act as or be an agent or representative of, or to otherwise bind, the other Party.

9.8 Severability
If any provision or portion of this Agreement shall for any reason be held or adjudged to be invalid or illegal or unenforceable by any court of competent jurisdiction or other Governmental Authority, (1) such portion or provision shall be deemed separate and independent, (2) the Parties shall negotiate in good faith to restore insofar as practicable the benefits to each Party that were affected by such ruling, and (3) the remainder of this Agreement shall remain in full force and effect.

9.9 Environmental Releases
Each Party shall notify the other Party, first orally and then in writing, of the release any hazardous substances, any asbestos or lead abatement activities, or any type of remediation activities related to the Small Generator Facility or the Interconnection Facilities, each of which may reasonably be expected to affect the other Party. The notifying Party shall (1) provide the notice as soon as practicable, provided such Party makes a good faith effort to provide the notice no later than 24 hours after such Party becomes aware of the occurrence, and (2) promptly furnish to the other Party copies of any publicly available reports filed with any governmental authorities addressing such events.

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9.10 Subcontractors

Nothing in this Agreement shall prevent a Party from utilizing the services of any subcontractor as it deems appropriate to perform its obligations under this Agreement; provided, however, that each Party shall require its subcontractors to comply with all applicable terms and conditions of this Agreement in providing such services and each Party shall remain primarily liable to the other Party for the performance of such subcontractor.

9.10.1 The creation of any subcontract relationship shall not relieve the hiring Party of any of its obligations under this Agreement. The hiring Party shall be fully responsible to the other Party for the acts or omissions of any subcontractor the hiring Party hires as if no subcontract had been made; provided, however, that in no event shall T & D Utility be liable for the actions or inactions of the Interconnection Customer or its subcontractors with respect to obligations of the Interconnection Customer under this Agreement. Any applicable obligation imposed by this Agreement upon the hiring Party shall be equally binding upon, and shall be construed as having application to, any subcontractor of such Party.

9.10.2 The obligations under this Article will not be limited in any way by any limitation of subcontractor's insurance.

Article 10. Notices

10.1 General

Unless otherwise provided in this Agreement, any written notice, demand, or request required or authorized in connection with this Agreement ("Notice") shall be deemed properly given if delivered in person, delivered by recognized national currier service, or sent by first class mail, postage prepaid, to the person specified below:

If to Interconnection Customer:

Auburn Renewables 2, LLC
101 Summer Street, 2nd Floor
Boston, MA 02110
Phone: (617.431.1440
Email: interconnections@nexamp.com

If to T & D Utility:

Central Maine Power Company
Attention: Distribution Interconnection Services
83 Edison Drive
Augusta, ME 04336
Phone: 207-716-7920

With Copy to:

Legal Department
Central Maine Power Company
83 Edison Drive
Augusta, ME 04336
Phone: 207-621-6546

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10.2.1 Billing and Payment

Billings and payments shall be sent to the addresses set out below:

If to Interconnection Customer:

Auburn Renewables 2, LLC
101 Summer Street, 2nd Floor
Boston, MA 02110
Phone: (617.431.1440
Email: interconnections@nexamp.com

If to T & D Utility:

Central Maine Power Company
Attention: Distribution Interconnection Services
83 Edison Drive
Augusta, ME 04336
Phone: 207-716-7920

10.3 Designated Operating Representative

The Parties may also designate operating representatives to conduct the communications which may be necessary or convenient for the administration of this Agreement. This person will also serve as the point of contact with respect to operations and maintenance of the Party's facilities.

If to Interconnection Customer:

Auburn Renewables 2, LLC
101 Summer Street, 2nd Floor
Boston, MA 02110
Phone: (617.431.1440
Email: interconnections@nexamp.com

If to T & D Utility:

Central Maine Power Company
Attention: Distribution Interconnection Services
83 Edison Drive
Augusta, ME 04336
Phone: 207-716-7920

Docusign Envelope ID: 0C3D52EA-7EA0-4A3D-8B7F-EBC5827D1B74

Article 11. Signatures

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives.

For the Transmission Provider: Central Maine Power Company

Signed by:
Name: Andrea VanLuling Date: 2025-04-07
Andrea VanLuling

Title: Vice-President Controller, Treasurer

Signed by:
Name: Nathan Pelletier Date: 2025-04-07
Nathan Pelletier

Title: Director – Interconnection Services

For the Interconnection Customer: Auburn Renewables 2, LLC

Signed by:
Name: Chris Clark Date: 4/3/25
Chris Clark

Title: Senior Vice President

Exhibits:

1. **Transmission & Distribution Interconnection Requirements for Generation**
2. **Metering O&M Charge for Metering Equipment (Schedule D)**
3. **Interconnection Facilities Support Charges (Schedule L)**
4. **Insurance Requirements**
5. **Biennial relay calibration and operational testing**
6. **Costs**
7. **ISO-NE i.3.9 and Reliability Committee approval**
8. **Payment Plan**
9. **Max Net Power Injection at the POI (MW)**
10. **Representations and Indemnification**
11. **T-GFOV Cost Sharing**
12. **Cost Sharing Identified**

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EXHIBIT 1

Transmission & Distribution Interconnection Requirements for Generation: The customer is required to be interconnected per CMP's Transmission & Distribution Interconnection Requirements for Generation (also known as the "Blue Book") which is updated annually and can be found on CMP's website.

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EXHIBIT 2

Metering O&M Charge for Metering Equipment (Schedule D):

This EXHIBIT 2 is based on estimates from the Impact Study. The parties agree that this exhibit will be amended once actual costs have been determined.



Note: The Interconnection Customer is responsible for providing a phone line for the metering equipment and is responsible for all associated costs for this phone line.

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EXHIBIT 3

Interconnection Facilities Support Charges (Schedule L):

This EXHIBIT 3 is based on estimates from the Impact Study. The parties agree that this exhibit will be amended once actual costs have been determined.



Note: The applicable rates for monthly Operation and Maintenance (herin "O&M") charges for Distribution Upgrades and Interconnection Facilities installed by the T&D Utility pursuant to the Interconnection Agreement and those set forth in Section 55 of T&D Utility's Terms and Conditions, filed with and approved by the Maine Public Utilities Commission, as revised from time to time.

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EXHIBIT 4

Insurance Requirement: The customer is responsible for having insurance for their interconnection. Please see below requirements of insurance and provide an updated insurance certificate annually.

i. For non-inverter-based Generating Facilities:

Generating Capacity greater than 5 MW: $3,000,000

Generating Capacity greater than 2 MW up to and including 5 MW: $2,000,000

Generating Capacity greater than 500 kW up to and including 2 MW: $1,000,000

Generating Capacity greater than 50 kW up to and including 500 kW: $500,000

Generating Capacity less than or equal to 50 kW: no insurance required

ii. For inverter-based Generating Facilities:

Generating Capacity greater than 5 MW: $2,000,000

Generating Capacity greater than 2 MW up to and including 5 MW: $1,000,000

Generating Capacity less than or equal to1 MW: no insurance required

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EXHIBIT 5

Biennial relay calibration and operational testing of your facility's protection system is required per in the Transmission and Distribution Interconnection Requirements for Generations.

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EXHIBIT 6

Cost: A [redacted] identified within PRJ 34's – Restudy 2 Nexamp Solar LLC (Auburn Renewables) Final Report Distribution Interconnection Impact Study dated February 12th, 2025. Per the Chapter 324 of the MPUC rules, the Feasibility/Impact Final Report is intended to produce an estimate of system modification costs (within ± twenty-five percent (25%)). The Company and Customer have mutually agreed to not conduct a facilities study, which would have provided the detailed costs of the electric system modifications necessary to interconnect the Customer's proposed generator. Therefore, the Customer shall be responsible for all costs of such electric system modifications, even if they are in excess of $861,094, plus twenty-five percent. In executing this Interconnection Agreement, the Customer is agreeing to proceed forward financially as well as within the parameters defined within PRJ 34's – Restudy 2 Nexamp Solar LLC (Auburn Renewables) Final Report Distribution Interconnection Impact Study dated February 12th, 2025

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EXHIBIT 7

Additional Utility Study, ISO-NE i.3.9, and Reliability Committee Approval:

Both Parties agree that permission to operate will not be granted by the T&D Utility until the Interconnection Customer has:

1) Completed any T&D Utility required transmission study, including but not limited to non-comprehensive, cluster, or regional studies, and agreed to any resulting upgrades required to interconnect;
2) Completed the ISO-NE i.3.9 process and agreed to any resulting upgrades required to interconnect;
3) Upon completion of the i.3.9 process, received approval at the most immediately available Reliability Committee meeting;

The Interconnection Customer may delay payment for upgrades called for in Chapter 324 until the Interconnection Customer's Small Generator Facility has been approved by the NEPOOL Reliability Committee. Upon Reliability Committee approval, payment shall be made in accordance with Chapter 324 and this Interconnection Agreement. Should the Interconnection Customer elect to delay payment pursuant to the previous sentence, the payment terms and timelines outlined in Exhibit 8 remain valid, except that the first payment will be due 30 days after Reliability Committee approval and subsequent payments will be in accordance with the time period between payments as established in Exhibit 8.

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EXHIBIT 8

In accordance with the September 30, 2020 Maine Public Utilities Commission ("MPUC") Order Granting Waiver in Docket No. 2020-00211, the Payment of System Modifications required under Section 14(T) of Chapter 324 shall be based on the Section I.3.9 approval date by ISO-NE rather than the execution date of the Interconnection Agreement.

Under this approved waiver, the Project shall have 90 Business Days from the date of ISO-NE Section I.3.9 approval to make the initial payment (25% of the quoted costs or first installment of a payment plan, as applicable under MPUC Chapter 324) for any required Distribution Upgrades and Interconnection Facilities.

Additionally, and pursuant to the same Order Granting Waiver, the good faith estimate of construction timelines required under Section 14(S) of Chapter 324 of the MPUC rules will be provided upon project receipt of Section I.3.9 approval by ISO-NE. CMP will provide this good faith estimate of construction timelines within 10 Business Days of the project's electronic submittal of the Section I.3.9 approval letter from ISO-NE to CMP.

Payment Plan: The Parties agree that this Interconnection Agreement shall be governed by Chapter 324 of the rules of the Maine Public Utilities Commission ("MPUC"), as adopted by the MPUC though Order Amending Rule dated March 6, 2020, which rule became effective on March 15, 2020 ("Chapter 324"). In the event of any conflict between the provisions set forth in this Interconnection Agreement and those set forth in Chapter 324, the provisions of Chapter 324 shall govern.

- First 20% Payment is due 90 Business Days (BD) of i.3.9 approval,
- Second 30% Payment is due 90 BD of first payment,
- Final 50% payment is due within 90 BD second payment.

This payment schedule shall supersede the payment schedule set forth in Article 5 of this Interconnection Agreement. Any such payments will be adjusted and refunded to the Interconnection Customer in accordance with § 14(G) Cost Sharing, § 15(I) (Cancellation of Interconnection Agreement), and 15(J) Cost Reconciliation of Chapter 324.

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EXHIBIT 9

Max Net Power Injection at the POI (MW): As seen in the conclusion section within PRJ 34's – Restudy 2 Nexamp Solar LLC (Auburn Renewables) Final Report Distribution Interconnection Impact Study dated February 12th, 2025. In executing this Interconnection Agreement, the Customer is agreeing to within the parameters defined below.

- Application size of .999 MW of photovoltaic (PV) generation.

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EXHIBIT 10

Representations and Indemnification

Representation and Covenant

IRS Notice 2016-36 provides a safe harbor for transfers of property from either an electricity generation, cogeneration facility or an energy storage facility to a regulated public utility, used to facilitate the transmission of electricity over the utility's distribution system, to be treated as a contribution to the capital of a corporation under Internal Revenue Code § 118(a), and not a contribution in aid of construction (CIAC) under Internal Revenue Code § 118(b). This notice requires five safe harbor conditions to be met for transfers of property from an Interconnection customer to a regulated public utility for treatment as a non-taxable event.

One such condition in Notice 2016-36 is that the Interconnection Customer represents and covenants that for income tax purposes, the amount of any payments and the cost of any property transferred to the T&D Utility for the Interconnecting Facilities will be capitalized by Interconnection Customer as an intangible asset and recovered using the straight-line method over a useful life of twenty (20) years.
With this representation and covenant, the T&D Utility shall not include a gross-up for the cost consequences of any current tax liability in the amounts it charges the Interconnection Customer under this agreement.

Indemnification

Notwithstanding Article 6.3, Interconnection Customer shall protect, indemnify and hold harmless Central Maine Power Company from the cost consequences of any current tax liability imposed against Central Maine Power Company as the result of payments or property transfers made by Interconnection Customer to Central Maine Power Company under this Level 4 Interconnection Agreement, as well as any interest and penalties, other than interest and penalties attributable to any delay caused by Central Maine Power.

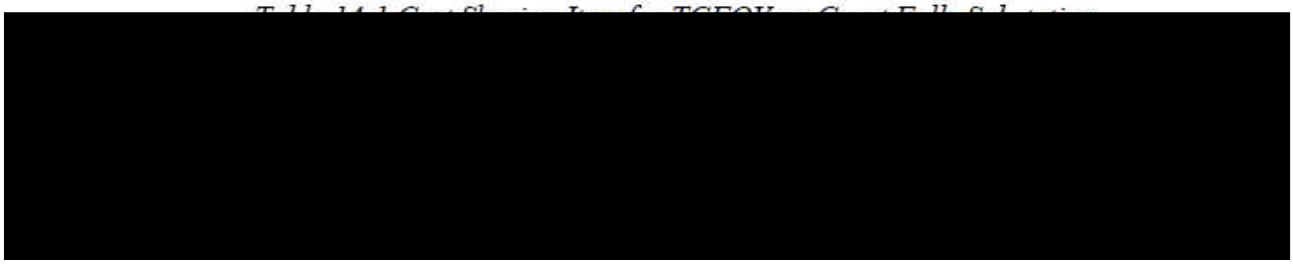
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EXHIBIT 11

T-GFOV Cost Sharing:

Under the provisions outlined in Section 14(G) of the MPUC Chapter 324 rule and the May 6, 2021 Commission-approved CMP waiver (dated April 9, 2021 and subsequently referred to as "the waiver"), the T-GFOV upgrades identified in this report/Interconnection Agreement qualify for cost sharing. Under the provisions of the waiver, the initial payment of cost sharing upgrades will be prorated on a per MW basis by the triggering and cost sharing projects identified and posted to the CMP Interconnections website on April 5, 2021. Should a subsequent project interconnect at this substation, normal cost sharing under Section 14(G) of the MPUC Chapter 324 will apply to that project and these upgrades.

In the case of the interconnecting substation related to this project, there is one triggering project and one cost sharing project. The T-GFOV cost sharing for these projects breakdown as follows:



Note: Per the MPUC Chapter 324 rule, the triggering project bears the entire cost of the identified cost sharing upgrade. That total cost is offset by subsequent cost sharing projects at their commercial operation. Under the waiver and specific to these T-GFOV upgrades, each project identified in the initial cost sharing as of April 5, 2021 assumes the financial obligation of any/all other identified cost sharing or triggering projects should any/all of these projects withdraw prior to commercial operation. This includes the potential for the triggering project to reach commercial operation and one of the initially identified cost sharing projects under the waiver withdraws. Should this occur, cost sharing among the waiver identified projects would be recalculated and any amount due shall be settled within 30 calendar days. Failure to settle financial obligations as a result of recalculated cost sharing will result in termination of the Interconnection Agreement of the non-compliant project(s).

Note: The implementation of any T-GFOV related upgrades will not delay the commercial operation date of the project.

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EXHIBIT 12

Cost sharing – Identified:

The estimated upgrade(s) identified below qualify for cost sharing under the Maine Public Utilities Commission (MPUC) Chapter 324 Rule. Subsequent projects interconnecting to this substation and benefitting from these upgrades will share in the cost of these upgrades, if applicable, in accordance with the MPUC Chapter 324 rule:

[redacted]

The estimated line voltage regulator upgrade o[redacted]entioned in this study qualifies for cost sharing under the Maine PUC Chapter 324 rule. Any subsequent projects interconnecting to this substation that benefit from this upgrade will cost share in these upgrades in accordance with the Chapter 324 rule.

- [redacted]o upgrade three (3) single-phase voltage regulators near poles #23-25 Riverside Dr. from 3-219A regulators to 3-328A regulators.

Attachment 1B
Planning Board Approval Letter October 18, 2021

City of Auburn, Maine
Office of Planning & Permitting
Eric Cousens, Director
60 Court Street | Auburn, Maine 04210
www.auburnmaine.gov | 207.333.6601

October 18, 2021

Applicant:
Auburn Renewables 2, LLC
C/O Henry Barrett
101 Summer Street 2nd FL
Boston, MA 02110

Re: Proposed 20 acre, 2.5MW solar array at 100 Penley Corner Road (PID: 139-012), Auburn Renewables 2, LLC on a parcel located in the Agriculture and Resource Protection Zoning District.
Dear Mr. Barrett,

This letter is to notify you that approval for your application for a 20 acre, 2.5MW solar array at 100 Penley Corner Road was approved by the Auburn Planning Board at their October 12, 2021 meeting, reviewed exhibits include:

Exhibit A: Site Plan Review Application Packet, Special Exception: Penley Corner Road Solar Project, Auburn, Maine. Auburn Renewables 2, LLC. Prepared for NexAmp, Prepared by: TRC. Dated September 2021.
Exhibit B: Penley Corner Road Solar Project. Proposed 2.5MW AC Solar Array, 100 Penley Corner Road, Auburn, Androscoggin County, Maine. Prepared for Auburn Renewables 2, LLC, Prepared by: TRC. Sheets: G1.00-G1-02; C1:00-C5:00. Dated September 2021.
Exhibit C: Response to Staff Comments: Application for Site Plan Review and Special Exception Permit for Penley Corner Road Solar Project – Tax Map/Lot 139/12, 100 Penley Corner Road, Auburn, Maine. Prepared by TRC, Dated October 6, 2021.
Exhibit D: Staff Report to the Auburn Planning Board, from Megan Norwood, City Planner re: Proposed 20 acre, 2.5MW solar array at 100 Penley Corner Road (PID: 139-012), Auburn Renewables 2, LLC on a parcel located in the Agriculture and Resource Protection Zoning District. Dated October 12, 2021.

Findings: The Planning Board approved the project with the following findings:
A. Site Plan Review, Section 60-1277:

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.

B. Special Exception, Section 60-1336:

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.

C. Special Exception, Section 60-145(b)(18): Ground-Mounted and Dual-Use Solar Energy Generating Systems greater than one acre in total land area as defined in Sec. 60-1425, subject to the following conditions:

a. Must comply with the provisions of Article XVIII under this chapter;

b. Setbacks, including appurtenant structures and parking areas, shall be subject to the following yard requirements:

1. *Rear*. There shall be behind every structure associated with a Solar Energy Generating System a rear yard having a minimum depth of 25 feet.

2. *Side*. There shall be a minimum distance of 15 feet between any structure associated with a Solar Energy Generating System and the side property line.

3. *Front*. There shall be in front of every structure associated with a Solar Energy Generating System a front yard having a minimum depth of 25 feet or 25 percent of the average depth of the lot whichever is less.

c. Lot coverage shall not exceed 30%, as defined under Sec. 60-1430(a)(II).

d. *Total Land Area*. Once one percent of the Agriculture and Resource Protection District has been developed into Solar Energy Generating Systems, the Planning Board must find that any additional proposed Solar Energy Generating Systems will not materially alter the stability of the overall land use pattern of the Agriculture and Resource Protection District. In making this determination, the Planning Board shall consider the overall effect of existing and potential Solar Energy Generating Systems and if it will be more difficult for existing farms in the area to continue operation due to diminished opportunities to expand, purchase or lease farmland, acquire water rights, or diminish the number of tracts or acreage in farm use in a manner that will destabilize the overall character of the surrounding area. The Planning Board shall request an assessment of the proposed project based on Sec. 60-145(b)(18)(d) by the Agriculture Committee and, if located in the Resource Protection District, the Conservation Commission and carefully consider their recommendations.

e. All applications shall consider the location of existing grid infrastructure and plan to limit the need to extend the amenities for optimal efficiency.

f. If a Solar Energy Generating System is proposed on forestland in the Agriculture and Resource Protection District, on a parcel adjacent to prime farmland or land currently used for farming, clearing of forestland or the use of prime farmland may be permitted under the following conditions:

a. The presence of the Solar Energy Generating System will not result in unnecessary soil erosion or loss that could limit agricultural productivity on the subject property or abutting properties.

b. At the time of decommissioning of any Solar Energy Generating System approved by the Planning Board, the current sitting Planning Board shall review the site and proposed decommissioning plan for the conversion of the parcel into prime farmland or forestland, as applicable under the current ordinance standards.

c. A survey of critical wildlife habitat is provided at the time of application, if a project is located in an area determined to be essential habitat, as defined by the Maine Department of Inland Fisheries and Wildlife, an IF&W recommendation shall be secured before a Planning Board ruling.

d. A Vegetative Cover Plan is provided that demonstrates, where feasible, the replanting of forested areas disturbed during construction and preservation of prime soils throughout the life of the project.

g. *Prime Soils*. All Solar Energy Generating Systems proposed in the Agriculture and Resource Protection District shall include a soil analysis. Such analysis shall demonstrate if the site proposed for development contains prime farmland as defined by the United States Department of Agriculture (USDA). Least productive agricultural soils shall be considered first for development unless it can be demonstrated to the Planning Board that:

1. Non-prime farmland is not reasonably available on the subject property;

h. All applications for Solar Energy Generating Systems in the Agriculture and Resource Protection District shall be subject to the following provisions:

1. Siting of the overall facility and individual panels shall keep with the existing contours of the land, and
2. Only pile driven, or ballast block footing shall be used so as to minimize the disturbance of soils during installation, and
3. To the extent possible, infrastructure shall not be located on steep slopes, and
4. A plan for topsoil maintenance shall be provided at the time of application to the Planning Board.

i. All Operations and Maintenance Plans shall also include:
1. A plan prioritizing the ability to co-mingle agricultural and energy generation land uses including but not limited to: apiaries, grazing or handpicked crops.
2. A plan that provides habitat for native plants and animals and native pollinators.

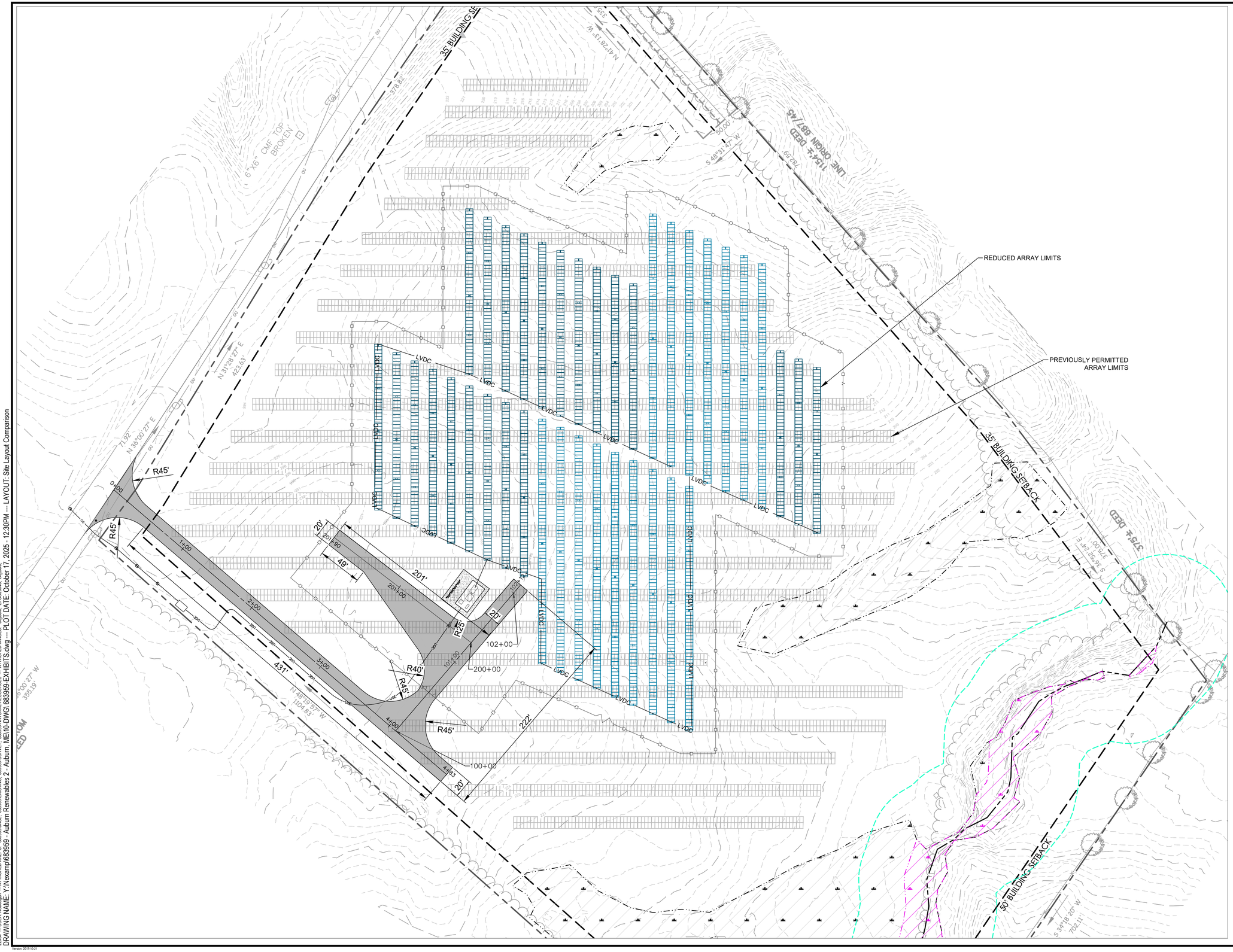
This approval is granted based on the following **Conditions** being met:
1. All bonding and inspection fees shall be paid and a notice to proceed issued by the Engineering Department before the start of construction.

Megan Norwood

_____
Megan Norwood, City Planner

C: File

Attachment 1C
Site Layout Comparison Plan



LEGEND

- SURVEYED PROPERTY BOUNDARY
- APPROXIMATE ABUTTING PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE (PROPOSED)
- RIGHT-OF-WAY LINE (OLD)
- EASEMENT
- STONE/GRANITE MONUMENT, FOUND
- IRON PIPE, FOUND
- WOODEN POST, FOUND
- EXISTING EDGE OF PAVEMENT/CONCRETE
- EXISTING EDGE OF GRAVEL
- EXISTING FENCE
- EXISTING STONEWALL
- EXISTING OVERHEAD ELECTRIC & POLES
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREES AND/OR BRUSH
- EXISTING BLAZED TREE
- ARRAY SETBACK
- DELINEATED WETLAND
- DELINEATED WETLAND OF SPECIAL SIGNIFICANCE
- DELINEATED STREAM
- 75' STREAM BUFFER
- PROPOSED GRAVEL ACCESS/PAD
- PROPOSED CONCRETE EQUIPMENT PAD
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED TREE LINE/CLEARING LIMITS
- PROPOSED PERIMETER SECURITY FENCE
- PROPOSED OVERHEAD ELECTRIC LINE AND POLE
- PROPOSED UNDERGROUND ELECTRIC LINE
- LIMITS OF DISTURBANCE
- PROPOSED SILT FENCE
- PROPOSED ARRAY
- PROPOSED LAYDOWN AREA
- PROPOSED EROSION CONTROL BLANKET
- PROPOSED SOIL STOCKPILE

0 50 100 150 200

SCALE IN FEET

PERMITTING

NOT FOR CONSTRUCTION

SEAL:

PROFESSIONAL ENGINEER:

DATE:

PROJECT:

AUBURN RENWABLES 2, LLC
PENLEY CORNER ROAD SOLAR GENERATION FACILITY PROJECT
PROPOSED 0.99 MW AC SOLAR ARRAY
100 PENLEY CORNER ROAD, AUBURN, MAINE

TITLE:

SITE LAYOUT COMPARISON PLAN

PERMITTING

DRAWN BY:	AFC
CHECKED BY:	TND
APPROVED BY:	TND
DATE:	10/13/2025

PROJ. NO.: 683959

SLC-1

TRC
249 Western Ave.
Augusta, ME 04330
Phone: 207.621.7000
www.trccompanies.com

FILE NO.: 683959-EXHIBITS.dwg

20:24 - \\USER-AD\shpm ---ATTACHED XREFS: 683959-BASE; 683959-EXISTING; 683959-SURVEY; 683959-NATURALRESOURCES --ATTACHED IMAGES: ByBlk; ByBlk; 683959-Base; ByBlk;
DRAWING NAME: Y:\Newamp\683959 - Auburn Renewables 2 - Auburn, ME\10-DWG\ 683959-EXHIBITS.dwg --- PLOT DATE: October 17, 2025 - 12:30PM --- LAYOUT: Site Layout Comparison
Version: 2017.10-21

SECTION 2. RIGHT, TITLE, OR INTEREST

Nexamp's rights to the Project Area are through a grant of easements with an auto-executed lease option between Auburn Renewables 2, LLC (a wholly owned subsidiary of Nexamp) and the owner of the Project parcel. Attachment 2A provides documentation of Project right, title, or interest in the Project Area.

Attachment 2A
Documentation of Right, Title, or Interest

AMENDMENT OF MEMORANDUM OF LEASE

LANDLORD: Roger G. Gauthier, Jr.
276 Penley Corner Road
Auburn, ME 04210

TENANT: Auburn Renewables 2, LLC
a Delaware limited liability company
c/o Nexamp, Inc.
101 Summer Street, 3rd Floor
Boston, MA 02110
Attn: Chris Clark

ORIGINAL TENANT: Auburn Renewables, LLC
a Delaware limited liability company
c/o Nexamp, Inc.
101 Summer Street, 3rd Floor
Boston, MA 02110
Attn: Chris Clark

In accordance with the provisions of 33 M.R.S. Section 201, notice is hereby provided of the following:

1. This Amendment of Memorandum of Lease provides notice that the Ground Lease (the "Original Lease"), evidenced by the Memorandum of Lease recorded in Book 10545, Page 261 of the Androscoggin County Registry of Deeds (the "Original Memorandum"), which provided notice of the lease of certain property located (i) on Riverside Drive and generally depicted on the City of Auburn Tax Map 162 Lot 01 and Tax Map 137 Lot 28 and more particularly described in Exhibit A to the Original Memorandum (the "Riverside Drive Property") and (ii) on Penley Corner Road and generally depicted on the City of Auburn Tax Map 139 as Lot 12 and more particularly described in Exhibit A to the Original Memorandum (the "Penley Corner Road Property"), was amended, dividing the Original Lease into two separate leases, one with respect to the Riverside Drive Property (the "Riverside Drive Lease"), and one with respect to the Penley Corner Road Property (the "Penley Corner Road Lease"), each of which maintains the Original Lease Effective Date of April 22, 2020 (the "Lease Effective Date").

2. Notice is hereby given that the Original Memorandum has been amended by executing two separate memorandum to be recorded in the Androscoggin County Registry of Deeds: (1) this Memorandum, with respect to the Penley Corner Road Lease, which is executed by Landlord,

Tenant and Original Tenant, and (2) a Memorandum with respect to the Riverside Drive Lease, executed by Landlord and the tenant thereunder, Auburn Renewables, LLC, to which reference is hereby made.

PROPERTY SUBJECT TO LEASE:	Certain real property more particularly described on Exhibit A attached hereto and made a part hereof, being a portion of certain real property located at Penley Corner Road, Auburn, Sagadahoc County, Maine, described in a warranty deed from Alfred T. Libby to Roger G. Gauthier, Jr. dated April 14, 1997, and recorded in the Androscoggin County Registry of Deeds in Book 3762, Page 218, and being a portion of the property generally depicted as Tax Map 139, Lot 12 on the Auburn Tax Maps.
LEASE EFFECTIVE DATE:	April 22, 2020
LEASE TERM:	Lease Term consists of a Development and Construction Period, an Operations Period, and a Decommissioning Period. The Development and Construction Period of 36 months commences upon the Lease Commencement Date, and is subject to two (2) extensions, the first being an extension period of twelve months, and the second being an extension period of six months each as set forth in the Lease. The Operations Period of 20 years commences on the day after the Commercial Operations Date and is subject to a single ten year extension and thereafter, two five-year extensions. The Decommissioning Period commences upon the expiration of Operations Period and extensions and continues for 180 days (provided that if such 180 day term begins or ends within the months of December, January, February, March, or April, the Decommissioning Period shall extend to the next-occurring July 31).

[Intentional end of page. Signatures and acknowledgments follow on next page(s).]

IN WITNESS WHEREOF, the undersigned have executed this Amendment to Memorandum of Lease as of this 31 day of March, 2023.

WITNESS:

Name of witness (print below):
Melissa Thibault

LANDLORD

Roger G. Gauthier, Jr.

STATE OF MAINE
COUNTY OF SAGADAHOC

March 31, 2023

Then personally appeared before me the above-named Roger G. Gauthier, Jr., as aforesaid, and acknowledged the foregoing instrument to be his free act and deed.

ANGELA T. RICHARDSON
Notary Public, State of Maine
My Commission Expires Mar. 08, 2030

Notary Public

Name: Angela T Richardson

My Commission Expires: March 31, 2030

TENANT:

AUBURN RENEWABLES 2, LLC

By: _____

Name: Chris Clark
Title: Senior Vice President

ORIGINAL TENANT:

AUBURN RENEWABLES, LLC

By: _____

Name: Chris Clark
Title: Senior Vice President

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Suffolk

Then personally appeared before me this 3rd day of April, 2023, the above-named Chris Clark, Senior Vice President of Auburn Renewables, LLC and Auburn Renewables 2, LLC, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacities and the free act and deed of said limited liability companies.

_____
Notary Public

Name: Brianna Rainville

My Commission Expires: 2/3/2028

BRIANNA RAINVILLE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 3, 2028

EXHIBIT A
to
Amendment to Memorandum of Lease

LEGAL DESCRIPTION OF LEASE AREA

A certain lot or parcel of land (the "Lease Area") situated on the southeasterly side of Penley Corner Road, so called, in the City of Auburn, County of Androscoggin, State of Maine, being more particularly bounded and described as follows:

Beginning on the southeasterly sideline of Penley Corner Road at a point which is N 36°00'27" E a distance of 11.53 feet from a capped rebar marked "2433" set at the northerly corner of land now or formerly of Roger G. Gauthier as described in a deed recorded at the Androscoggin County Registry of Deeds in Book 10994, Page 125 and the westerly corner of Roger G. Gauthier, Jr. as described in Book 3762, Page 218;
thence N 36°00'27" E along the southeasterly sideline of said Penley Corner Road, a distance of 60.39 feet to a capped rebar marked "2433";
thence N 31°28'27" E along the southeasterly sideline of said Penley Corner Road, a distance of 289.75 feet;
thence S 56°38'36" E through land of said Gauthier, a distance of 30.06 feet;
thence N 33°21'24" E through land of said Gauthier, a distance of 325.97 feet;
thence N 90°00'00" E through land of said Gauthier, a distance of 164.09 feet to the southwesterly sideline of a 50-foot-wide drainage easement benefiting the City of Auburn as described in Book 2940, Page 235;
thence S 41°28'13" E through land of said Gauthier along the southwesterly sideline of said drainage easement, a distance of 157.50 feet;
thence N 48°31'47" E through land of said Gauthier along the southeasterly sideline of said drainage easement, a distance of 3.37 feet;
thence S 41°49'48" E through land of said Gauthier, a distance of 414.94 feet;
thence S 04°10'36" W through land of said Gauthier, a distance of 315.32 feet;
thence S 27°43'31" W through land of said Gauthier, a distance of 187.80 feet;
thence N 89°58'32" W through land of said Gauthier, a distance of 414.13 feet;
thence N 49°30'22" W through land of said Gauthier, a distance of 544.81 feet to the point of beginning.

The above described Lease Area contains 13.17 acres.

All bearings noted are referenced to NAD83 Maine State Plane West Zone grid North.

The above described Lease Area is a portion of the premises conveyed to Roger G. Gauthier, Jr. by a deed from Alfred T. Libby, dated April 14, 1997, recorded at the Androscoggin County Registry of Deeds in Book 3762, Page 218.

TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

SECTION 3. FINANCIAL CAPACITY

3.A. Estimated Costs

The total estimated cost for the Project is $3.6 million. The estimated cost includes the Project cost to implement measures to prevent adverse effects on the environment during construction (e.g., stormwater, soil erosion and sediment control, environmental inspection, mulching, seeding, and landscaping).

3.B. Financing

A copy of a letter from a financial institution indicating an interest in providing financing to support the Project is provided in Attachment 3A.

3.C. Certificate of Good Standing

Nexamp Solar, LLC is a registered Limited Liability Company in the State of Delaware. A Certificate of Good Standing furnished by the Maine Secretary of State affirming that Auburn Renewables 2, LLC is in good standing, and authorized to conduct business in the State of Maine is provided in Attachment 3B.

Attachment 3A
Letter of Financial Interest

Docusign Envelope ID: FA070D7F-6DAC-45D4-AA6B-25C557AC0C0A

October 27, 2025

RE: Letter of Intent to Provide Funding for Auburn Renewables 2, LLC

To Whom It May Concern:

Please accept this letter, on behalf of Nexamp Inc (together with its affiliates, ("Nexamp"), as evidence of our intent to provide funding to be utilized by Auburn Renewables 2, LLC for the development and construction of an approximately 1.4 MW DC (.975 MW AC) solar photovoltaic energy generating facility in Auburn, Maine (the "Project"). Nexamp regularly finances facilities similar to the Project, including in excess of 245 megawatts of distributed-generation solar and storage projects in the past twelve months alone.

For the avoidance of doubt, the provision of the finance described above is subject to Nexamp's internal approval, and nothing expressed or implied in this non-binding letter will be deemed to constitute, create, or otherwise recognize the existence of a joint venture, partnership, or other formal business entity or arrangement of any kind with Nexamp.

We look forward to the prospect of bringing this project to fruition.

Sincerely,

Nexamp Inc.

DocuSigned by:

By: Peter Tawczynski
AC2B279C2912482...

Name: Peter Tawczynski
Title: Chief Financial Officer
Date: October 27, 2025

101 Summer Street, 2nd Floor
Boston, MA 02110
617.431.1440
www.nexamp.com

Attachment 3B
Certificate of Good Standing

MAINE
Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Fri Oct 24 2025 14:07:45. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
AUBURN RENEWABLES 2, LLC	20211780FC	LIMITED LIABILITY COMPANY DOING BUSINESS IN MAINE	GOOD STANDING

Qualification Date	Expiration Date	Jurisdiction
06/30/2021	N/A	DELAWARE

Other Names **(A=Assumed ; F=Former)**

NONE

Principal Home Office Address

Physical

C/O NEXAMP, INC.
101 SUMMER STREET
BOSTON, MA 02110

Mailing

C/O NEXAMP, INC.
101 SUMMER STREET
BOSTON, MA 02110

Clerk/Registered Agent

Physical

C T CORPORATION SYSTEM
3 CHASE AVENUE
AUGUSTA, ME 04330

Mailing

C T CORPORATION SYSTEM
3 CHASE AVENUE
AUGUSTA, ME 04330

New Search

Click on a link to obtain additional information.

List of Filings	View list of filings
Obtain additional information:	
Certificate of Existence (Good Standing) (more info)	Short Form without amendments ($30.00)

Certificate of Legal Existence (more info)	Short Form without amendments ($30.00)

You will need Adobe Acrobat version 3.0 or higher in order to view PDF files.
If you encounter problems, visit the troubleshooting page.



If you encounter technical difficulties while using these services, please contact the Webmaster. If you are unable to find the information you need through the resources provided on this web site, please contact the Division of Corporations, UCC & Commissions Reporting and Information Section at 207-624-7752 or e-mail.

© Department of the Secretary of State

SECTION 4. TECHINICAL ABILITY

Nexamp is a privately held corporation founded in 2007. 2015 marked Nexamp's first community solar project and the beginning of a new chapter for the company. Leveraging its integrated approach of developing, building, owning and operating solar plants, Nexamp turned its focus to community solar, and alongside that the mission of making the benefits of solar power available to everyone—homeowners, renters, non-profits, small businesses, farms, and more. Nexamp was named the Northeast Clean Energy Council, Clean Energy Company of the Year in 2015 and a Solar Power World Top 3 Commercial Solar Developer in 2017, with over 400 MWs of solar projects operating or under construction across the country[3].

Project Decommissioning is addressed in Section 17, below.

[3] See Nexamp - Projects

SECTION 5. GENERAL ENVIRONMENTAL PERFORMANCE STANDARDS

5.A. Noise

The Project is located entirely on privately owned undeveloped land. The maximum permissible noise level according to the zoning of the lot adjacent to the Project is described in Table 5-1 below, as outlined in Article XIII, Division 1, Section 60-1037 of the City of Auburn Zoning Ordinance. The abutting parcels of the Project are classified to be in the Agriculture and Resource Protection (AG) District, which is most in line with General Business, and therefore sound generated by this development shall be less than 60 A-weighted decibels (dBA) at the nearest property line.

Table 5-1: City of Auburn Noise Ordinance – Zoning of Adjacent Lot

Equipment	Residential	General Business	Light Industrial
Maximum Sound Level (dB)	50	60	70
NOTES: Noise resulting from temporary construction activity that occurs between 7:00a.m. and 7:00p.m. shall be exempt from the requirements of this section.			

The primary sources of noise generation associated with the proposed development will be the various pieces of equipment located on the proposed equipment pad. A tabular summary of the sound emitting equipment and the applicable manufacturer's sound data is provided in Table 5.2 below. According to the manufacturers data, these pieces of equipment only operate during the daytime during power generation.

Table 5-2: Sound-emitting Equipment Summary

Equipment	Number of Co-located of Sources	Listed Sound Pressure (dBA)	Distance of Observed Sound Level (meters)
Solectria XGI 1500-250 String Inverters	4	67	3
1500KVA Transformer	1	61	3

The primary component of the inverters that contributes to noise generation are the cooling fans. These fans operate as needed to cool the equipment based on several factors, and therefore the rate and noise generation fluctuate based on cooling needs. The equipment pad contains multiple pieces of equipment that are a source of sound which need to be added together to determine the combined sound level from all collocated equipment.

Total sound pressure from the equipment pad was calculated as shown below:

Combine 4 String Inverters:

Add Multiple Sound Levels of equal Strength - $Lt = Ls + 10\log_{10}(n)$

Where:
Lt = Total sound level (dBA)
Ls = Sound Level from Each Sour (dBA)

n = Number of Sources

4 String Inverters = $\boldsymbol{Lt = 67 + 10log_{10}(4)}$ =**73.02 dBA**

1 Transformer = **61 dBA**

Equipment Pad Combined

Add Multiple Sound Levels of Different Strength - $Lt = 10\log_{10}(10^{Da/10} + 10^{Db/10})$

Where:
Lt = Total sound level (dBA)
Da = Sound Level from Source A (dBA)
Db = Sound Level from Source B (dBA)

Combined Sound from Equipment Pad $= \boldsymbol{10log_{10}(10^{\frac{73.02}{10}} + 10^{\frac{61}{10}})}$ **= 73.29 dBA**

Calculate Anticipated Sound Level at Nearest Property Boundary

As shown in the civil site plan drawing set, the proposed equipment pads are centrally located on the parcel and setback from adjacent property lines. The southwestern parcel boundary at access road station 3+70 is the nearest property line and is approximately 63 meters (208 feet) from the Equipment Pad. Using the following dampening equation, anticipated sound levels at this property line are as shown below:

$$Lb = La - 20 \times \log_{10}(\frac{Db}{Da})$$

Where:
Lb = Noise level at new distance (dBA)
La = Noise level at original distance (dBA)
Db = New distance from source of noise (meters)
Da = Original distance from source of noise (meters)

Equipment Pad $= \boldsymbol{73.29dBA - 20 \times log_{10}\left(\frac{63}{3}\right) = 46.85\ dBA}$

Based on the anticipated operations sound levels presented above, daytime sound levels from the proposed equipment is below the 60-dBA outlined in the City of Auburn Noise Standards. Furthermore, rural residences in the vicinity of the Project Area are buffered from sound-emitting Project components by distance and forested area. There will be no nighttime sound generated from the Project as equipment will not operate at night. It should also be noted that the performed calculations do not account for additional sound dampening associated with trees, vegetation, structures, or other obstructions; therefore, the projected sound levels should be considered as a theoretical maximum. As noted in Table 5-1 above, the City of Auburn does not regulate noise generated from temporary construction activities between 7:00 a.m. and 7:00 p.m. The Applicant will limit the hours of construction to these hours.

5.B. Vibration

Based on the assessment of the underlying soil conditions as described in Section 9, Soils, Nexamp does not anticipate the need for blasting of rock or other earth materials during installation of the solar panels or electrical infrastructure, or during construction of the substation and access roads. While not anticipated, if blasting is required during construction, it will be conducted in accordance with Title 38 MRS 490-Z.14.

5.C. Odors

The construction phases of the Project will not create significant odors. For a limited time, during the construction process, odors may be emitted as a result of exhaust generated by construction equipment. As a result of this Project, significant odors will not be generated from construction or operation of the Project facilities.

5.D. Air Pollution and Smoke

During the construction of the Project, there will be temporary and minor air emissions from the construction equipment and vehicle emissions, as well as brief discharges of dust generated by general construction activities. Dust will be monitored throughout the construction period, and actions will be taken to reduce or avoid increasing the amount of fugitive dust in the air by the use of water sprayers or other non-intrusive means as necessary.

During operation, the Project is not expected to adversely affect or degrade air quality, as solar panels generate electricity that is distributed to the regional grid without producing air emissions. There will be no substantial air emissions from the operations of vehicle exhaust and or dust from driving on access roads. No emission sources associated with the operation of the Project will require an MDEP air permit.

The Project will not result in any adverse impacts to air quality as a result of construction and or post-construction activities.

5.E. Electrical disturbance or Interference

The solar generation equipment has been approved under the Underwriter Laboratories (UL) certification program and complies with all applicable local, state and federal codes/regulations with the standard regarding signal interference as documented in Attachment 5A.

Attachment 5A
UL Certificate of Approval

Certificate

TÜVRheinland

Certificate no. US 72226018 01

License Holder:
Solectria Renewables LLC
360 Merrimack Street, Bldg. 9, 2nd
Lawrence MA 01843
USA

Manufacturing Plant:
Yaskawa America Inc
1067 Johnson Drive
Buffalo Grove IL 60089
USA

Test report no.: USA-LH US22OTAY 001 **Client Reference:** Thomas Shanahan

Tested to: UL 1741:2010 R2.18

Certified Product: Grid Support Utility Interactive Inverter **License Fee - Units**

Model Designation:
1) XGI 1500-125/125-UL; 2) XGI 1500-125/150-UL;
3) XGI 1500-150/166-UL; 4) XGI 1500-166/166-UL;
5) XGI 1500-125/125-3S; 6) XGI 1500-166/166-3S;
7) XGI 1500-125/125-UL-A; 8) XGI 1500-125/150-UL-A;
9) XGI 1500-150/166-UL-A; 10) XGI 1500-166/166-UL-A;
11) XGI 1500 250/250-600; 12) XGI 1500 225-600;
13) XGI 1500 200/200-480; 14) XGI 1500 175-480

Rated Voltage: DC 1500V max.
Operating Voltage Range: 1) -12) DC 860-1450V;
13)-14) DC 750-1450V contd.
Appendix: 1, 1-40

Licensed Test mark:

TÜVRheinland US

Date of Issue (day/mo/yr)
10/06/2022

Certificate

Certificate no. US 72226018 04

License Holder:
Solectria Renewables LLC
360 Merrimack Street, Bldg. 9, 2nd
Lawrence MA 01843
USA

Manufacturing Plant:
Yaskawa America Inc
1067 Johnson Drive
Buffalo Grove IL 60089
USA

Test report no.: USA-LHUS22OTAY 003
Client Reference: Thomas Shanahan
Tested to: UL 1741:2021

Certified Product: Grid Support Utility Interactive Inverter
License Fee - Units

Change:
Upgrade of standard for all models: see above

Special Remarks: Also evaluated to:
1) UL 1741 Edition 3 Supplement SB for grid interactive functions and IEEE 1547-2018 and IEEE 1547.1-2020
   - IEEE1547.1-2020: Normal Operating Performance B;
   - Abnormal Operating Performance III
2) UL 1741 Edition 3 Supplement SB for interoperability
   - IEEE 1547-2018 and IEEE 1547.1-2020: Using SunSpec Modbus protocol

Appendix: 1, 1-40

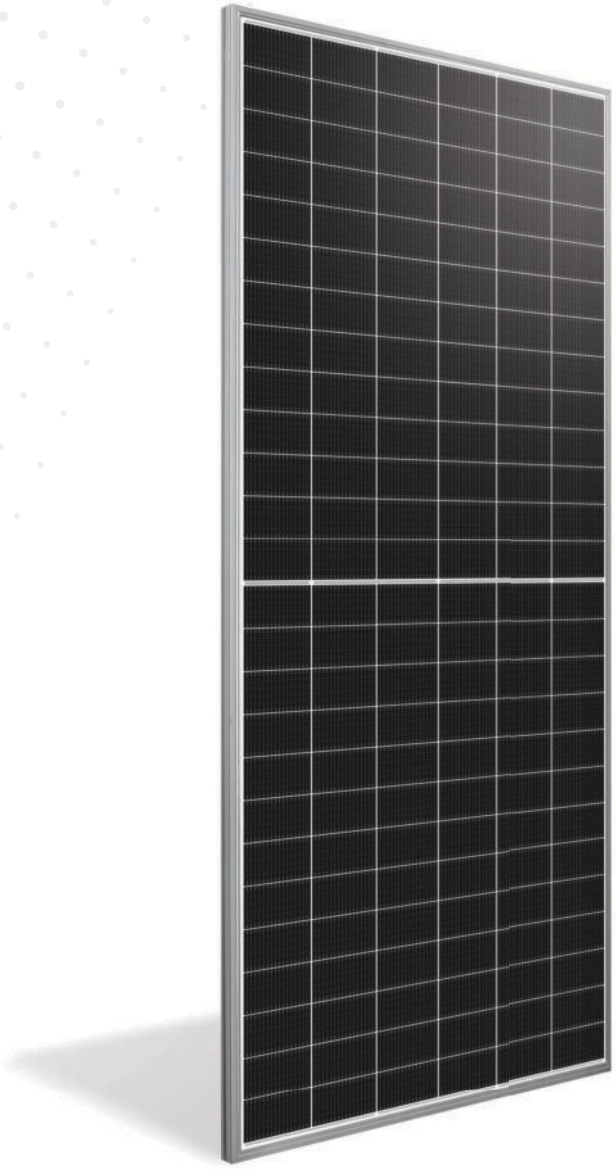
Licensed Test mark:

Date of Issue (day/mo/yr)
30/01/2023

SILFAB UTILITY NTC

SIL-620/630/640 XL
BIFACIAL

SILFAB SOLAR®



SILFAB UTILITY PANEL WITH N-TYPE CELL TECHNOLOGY

Manufactured exclusively in the USA.

- Improved Shade Tolerance
- Improved Low-Light Performance
- Increased Performance in High Temperatures
- Efficient Bifacial Energy Yield
- Enhanced Durability
- Reduced Degradation Rate
- 25-Year Product Warranty/ 30-Year Performance Warranty

SILFABSOLAR.COM

ELECTRICAL SPECIFICATIONS		620			630			640		
Test Conditions		STC	BSTC	NOCT	STC	BSTC	NOCT	STC	BSTC	NOCT
Module Power (Pmax)	Wp	620	686.96	463.48	630	698.04	470.96	640	709.12	478.44
Maximum power voltage (Vpmax)	V	48.16	48.16	44.95	48.47	48.47	45.24	48.78	48.78	45.53
Maximum power current (Ipmax)	A	12.87	14.26	10.31	13.00	14.40	10.41	13.12	14.54	10.51
Open circuit voltage (Voc)	V	57.21	57.50	53.85	57.49	57.78	54.11	57.76	58.05	54.37
Short circuit current (Isc)	A	13.55	15.01	10.91	13.66	15.13	11.00	13.76	15.25	11.09
Module efficiency	%	22.20%			22.56%			22.92%		
Maximum system voltage (VDC)	V	1500								
Series fuse rating	A	30								
Power Tolerance	Wp	0 to +10								
Bifaciality Factor	%	80 ± 10								

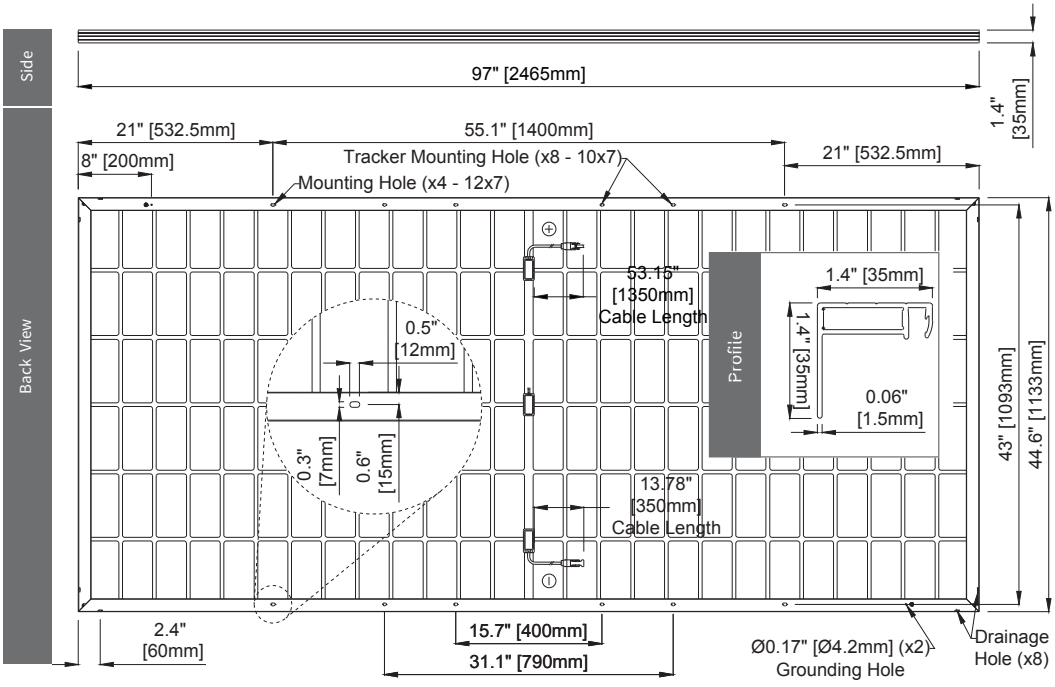
Performance conditions: Measurement tolerance ≤ 3% • Standard Test Conditions (STC): 1000 W/m², AM 1.5, Temperature 25 °C • Nominal Operating Cell Temperature (NOCT): 800 W/m², AM 1.5 • Bifacial Standard Test Conditions (BSTC): 1000 W/m2 + φ × 135 W/m2 , φ = 80 % , AM 1.5 • Electrical characteristics may vary by ±5%.

MECHANICAL PROPERTIES / COMPONENTS	METRIC	IMPERIAL
Module weight	29.5 kg ± 0.25 kg	65.8 lbs ± 0.5 lbs
Dimensions (H x L x D)	2465 mm x 1133 mm x 35 mm	97.0 in x 44.6 in x 1.4 in
Maximum surface load (wind/snow)*	2400 Pa rear load / 5400 Pa front load	50.1 lb/ft² rear load / 112.8 lb/ft² front load
Hail impact resistance	ø 25 mm at 83 km/h	ø 1 in at 51.6 mph
Cells	156 Half cells - N-Type Silicon solar cell 182 x 91 mm	156 Half cells - N-Type Silicon solar cell 3.58 x 7.16 in
Glass	3.2 mm high transmittance, tempered, antireflective coating	0.126 in high transmittance, tempered, antireflective coating
Cables and connectors (refer to installation manual)	(+)1350 mm, (-)350 mm, ø 5.7 mm, EVO2 from Staubli	(+)53.1 in, (-)13.8 in, ø 0.22 in (12AWG), EVO2 from Staubli
Backsheet	High durability, superior hydrolysis and UV resistance, multi-layer dielectric film, transparent PV backsheet	
Frame	Anodized Aluminum (Silver)	
Junction Box	IP68 rated, 3 diodes	

TEMPERATURE RATINGS		WARRANTIES	
Temperature Coefficient Isc	0.04 %/°C	Module product workmanship warranty	25 years**
Temperature Coefficient Voc	-0.24 %/°C	Linear power performance guarantee	30 years
Temperature Coefficient Pmax	-0.29 %/°C		≥ 98% end 1st yr ≥ 94.7% end 12th yr ≥ 90.8% end 25th yr ≥ 89.3% end 30th yr
NOCT (± 2°C)	45 °C		
Operating temperature	-40/+85 °C		

CERTIFICATIONS		SHIPPING SPECS	
Product	UL 61215***, UL 61730*** , CSA C22.2#61730***, IEC 61215***, IEC 61730***, IEC 61701 (Salt Mist Corrosion), IEC 62716 (Ammonia Corrosion), CEC Listing***, UL Fire Rating: Type 1	Modules Per Pallet:	31 or 31 (California)
		Pallets Per Truck	19 or 18 (California)
Factory	ISO9001:2015	Modules Per Truck	589 or 558 (California)

* ⚠ Warning. Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.
** 12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at silfabsolar.com.
*** Certification and CEC listing in progress.



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SOLECTRIA® XGI 1500-250 SERIES

PREMIUM 3-PHASE TRANSFORMERLESS UTILITY-SCALE INVERTERS

FEATURES

- NEW and MORE POWERFUL!
  - XGI 1500-250/250-600
  - XGI 1500-225-600 (Selectable: 225kW/225kVA or 225kW/250kVA)
  - XGI 1500-200/200-480
  - XGI 1500-175-480 (Selectable: 175kW/175kVA or 175kW/200kVA)
- Industry-leading maximum DC/AC Ratio of 2.0
- Accepts two input PV Output Circuits, with no overcurrent protection required
- Made in the USA with global components
- Buy American Act (BAA) compliant
- 99.0% peak efficiency
- Flexible solution for distributed and centralized system architecture
- Advanced grid-support functionality Rule 21/UL1741SB
- Robust, dependable and built to last
- Lowest O&M and installation costs
- Access all inverters on site via WiFi from one location
- Remote diagnostics and firmware upgrades
- SunSpec Modbus Certified

OPTIONS

- PV Source Circuit Combiners
- Web-based monitoring
- Extended warranty

MADE IN THE USA
With U.S. and Global Components

Yaskawa Solectria Solar is pleased to introduce its most powerful XGI 1500 inverters, with the XGI 1500-250 models at 600 Vac, and the XGI 1500-200 models for 480 Vac service.



The XGI 1500-250 and XGI 1500-200 feature SiC technology, high power and high efficiency that places them at the top end of the utility-scale string inverters in the market.

Yaskawa Solectria Solar designs all XGI 1500 utility-scale string inverters for high reliability and builds them with the highest quality components -- selected, tested and proven to last beyond their warranty. The XGI 1500 inverters provide advanced grid-support functionality and meet the latest IEEE 1547 and UL 1741 standards for safety.

The XGI 1500 inverters provide ideal solutions for ground-mounted utility-scale PV systems, with models available for service connections at 600 Vac and 480 Vac. Designed and engineered in Lawrence, MA, the SOLECTRIA XGI inverters are assembled and tested at Yaskawa America's facilities in Buffalo Grove, IL. The XGI 1500 inverters are Made in the USA with global components, and are compliant with the Buy American Act.

YASKAWA
SOLECTRIA SOLAR

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SPECIFICATIONS

PRODUCT SPECIFICATION		XGI 1500 INVERTER MODEL			
		XGI 1500 250/250-600	XGI 1500 225-600	XGI 1500 200/200-480	XGI 1500 175-480
DC Input	Absolute Maximum Input Voltage	1500 VDC			
	Maximum Power Voltage Range (MPPT)	860-1250 VDC		750-1250 VDC	
	Operating Voltage Range (MPPT)	860-1450 VDC		750-1450 VDC	
	Number of MPP Trackers	1 MPPT			
	Maximum Operating Input Current	296.7 A	267 A	237.3 A	207.6 A
	Maximum Operating PV Power	255 kW	230 kW	204 kW	179 kW
	Maximum DC/AC Ratio | Max Rated PV Power	2.0 | 500 kW	2.22 | 500 kW	2.5 | 500 kW	2.86 | 500 kW
	Max Rated PV Short-Circuit Current (∑Isc x 1.25)	800 A			
AC Output	Nominal Output Voltage	600 VAC, 3-Phase		480 VAC, 3-Phase	
	AC Voltage Range	-12% to +10%			
	Continuous Real Output Power	250 kW	225 kW	200 kW	175 kW
	Continuous Apparent Output Power (kVA)	250	250 / 225	200	200 / 175
	Maximum Output Current (A_{RMS})	240.6	XGI 1500-225/225: 216.5 225/250: 240.6	240.6	XGI 1500-175/175: 210.5 175/200: 240.6
	Fault Current Contribution (1 cycle RMS)	390 A	390 A / 351 A	312 A	312 A / 273 A
	Conductor Compatibility	600 kcmil max, Cu or Alum, 1 or 2 conductors with lugs			
	Nominal Output Frequency	60 Hz			
	Power Factor (Unity default)	+/- 0.80 Adjustable			
	Total Harmonic Distortion (THD) @ Rated Load	< 3%			
	Grid Connection Type	3-Ph + N/GND			
Efficiency	Peak Efficiency	99.0%			
	CEC Average Efficiency	98.5%			
	Tare Loss	<1 W			
Temperature	Ambient Temperature Range	-40°F to 140°F (-40°C to 60°C)			
	De-Rating Temperature	113°F (45°C)	127°F (53°C)	113°F (45°C)	131°F (55°C)
	Storage Temperature Range	-40°F to 167°F (-40°C to 75°C)			
	Relative Humidity (non-condensing)	0 - 95%			
	Operating Altitude	9,840 ft (3 km)			
Communications	Advanced Graphical User Interface	WiFi			
	Communication Interface	Ethernet			
	Third-Party Monitoring Protocol	SunSpec Modbus TCP/IP			
	Web-Based Monitoring	Optional			
	Firmware Updates	Remote and Local			
Testing & Certifications	Safety Listings & Certifications	UL 1741, IEEE 1547, UL 1699b Photovoltaic Arc-Fault Circuit Protection Certified			
	Advanced Grid Support Functionality	Rule 21, UL 1741SB			
	Testing Agency	ETL			
	FCC Compliance	FCC Part 15 (Subpart B, Class A)			
Warranty	Standard and Options	5 Years Standard; Option for 10 Years			
Enclosure	Acoustic Noise Rating	73 dBA @ 1 m ; 67dBA @ 3 m			
	DC Disconnect	Integrated 2-Pole 400 A DC Disconnect			
	Mounting Angle	Vertical only			
	Dimensions	Height: 29.5 in. (750 mm) | Width: 44.3 in. (1125 mm) | Depth: 15.4 in. (390 mm)			
	Weight	290 lbs (131.5 kg)			
	Enclosure Rating and Finish	NEMA 4X and IEC IP66, Polyester Powder-Coated Aluminum			

ETL LISTED

IT'S PERSONAL

YASKAWA SOLECTRIA SOLAR

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SECTION 6. ADJACENT USES

6.A. Glare, Lighting, Visual Quality and Scenic Character

The solar panels are designed to absorb light instead of reflect light; minimizing glare and include an anti-glare coating. Additionally, the tracking solar panels are oriented and inclined in an east-west orientation (not in-line with ground level receptors). There are approximately 280-feet of young evergreen saplings along the roadside, on the northern end of the road frontage, which would present as a partial visual buffer between Penley Corner Road and the proposed solar array. Furthermore, the Lewiston-Auburn Municipal Airport is approximately 3.7 miles from the proposed Project Site.

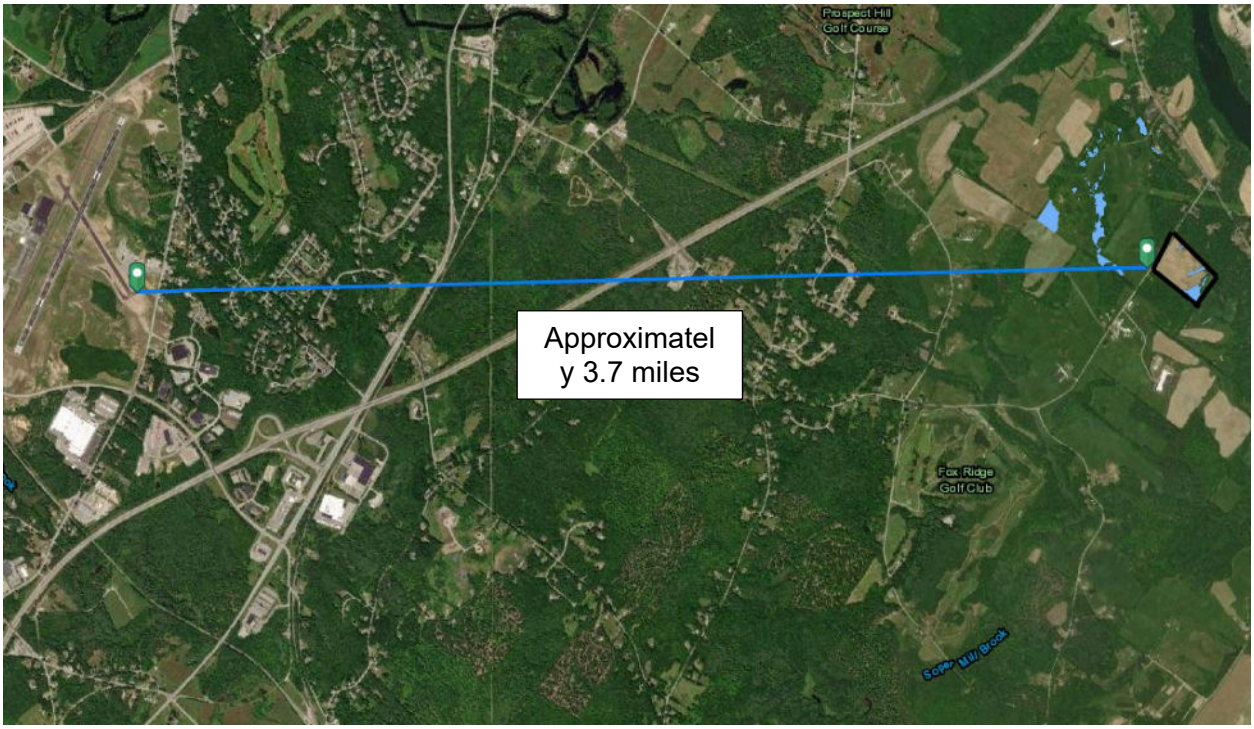


Photo 1. Project Area is approximately 3.7 miles from the Lewiston-Auburn Municipal Airport.

The Project has been sited to minimize the Project's visual impact on the surrounding area. Project facilities will be installed within undeveloped existing, maintained open / agricultural field areas. The Project Area has existing forested buffers to the north, east, and southwest (see the existing and proposed treeline depicted on the site drawings in Volume II, sheets C2.00) that allow for visual screening of the proposed facility for the residential homes within the Project vicinity.

Residential homes within the vicinity of the Project include two private residences located approximately 450-feet north of the Project's nearest point, and a third residence located approximately 860-feet from the Project's nearest point. These homes are surrounded by mature forested land which will provide screening between the proposed Project and the homes.



Photo 2. Approximately 280-feet of young evergreen saplings would remain in place, serving as a visual screening between Penley Corner Road and the solar array.

Findings indicate that adverse impacts on visual quality or scenic character are not expected for the residents of the immediate vicinity. The proposed facilities would not exceed the height of vegetated buffers and site is planned to be set approximately 150-ft back from the road. The proposed arrays are approximately 14-feet tall, which is less than the required maximum structure height of 30-feet.

No lighting will be installed as part of the proposed Project.

6.B. Buffers

The Project will maintain existing wooded buffers to the extent practicable as depicted on the Project drawings included in Volume II (see the existing and proposed treeline depicted on sheets C2.00). Maintaining existing wooded buffer strips will protect waterbodies within and adjacent to the development from sedimentation and surface runoff, will provide for adequate movement of wildlife between habitats, and will shield adjacent uses from the Project facilities, as described in the following sections. Because existing vegetated buffers will be maintained throughout construction, no buffer area planting is proposed as part of the Project. As supported in the sections below, the Project 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.

6.B.1. Natural Resource Buffers

Natural resource buffers have been included in the Project design where practicable and can be viewed on the Project drawings provided in Volume II (see treeline depicted in Volume II, sheets C2.00). Selected contractors will be instructed to maintain these buffers throughout Project construction. No equipment refueling or maintenance will occur within at least 100 feet of delineated resources. Nexamp will use grazing animals for vegetation maintenance where practical, otherwise mowing underneath the solar panels will occur no more than two (2) times per year.

6.B.2. Wildlife Movement

Vegetative buffers are important for maintaining the water quality of local surface waters and providing habitat and travel corridors for wildlife. Additionally, vegetative buffers provide effective visual screens for filters for runoff. Existing vegetative buffers (i.e., treeline) will be actively maintained throughout both construction and post-construction operations of the Project as depicted on the Project drawings in Volume II. These buffers include vegetation along the property line, road front, and streams within the Project Site. Maintaining the existing buffers will provide adequate space for movement of wildlife between habitats. To ensure long-term maintenance of buffers, Nexamp's lease agreement for the Project Area will consist of a 20-year base term, plus one 10-year and two (2) 5-year extensions.

6.B.3. Adjoining and Neighboring Properties

Nexamp proposes to maintain existing roadside and property line vegetated buffers (i.e., treeline) as depicted on the Project drawings in Volume II, which will function to shield adjacent uses from the Project facilities. Minor areas disturbed to upgrade the existing access road for the Project will be permanently stabilized with a conservation seed mix and maintained as meadow habitat as described in the Stormwater Management Report in Attachment 10A. No on-site lighting is proposed.

6.C. Historic Sites

The Maine Historic Preservation Commission (MHPC) was consulted to identify potential for adverse effects on historic sites, historic structures, or archaeological resources associated with construction and operations of the Project. A letter requesting Project Review was submitted to MHPC on December 19, 2019. The MHPC responded on January 23, 2020 concluding that there are no National Register listed or known eligible properties on or adjacent to the proposed Project Site. In addition, the MHPC concluded that the Project parcel is not considered sensitive for archeological resources (see Attachment 6A).

Attachment 6A
Maine Historic Preservation Commission Correspondence

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

January 23, 2020

Ms. Vanessa P. Sullivan
TRC
6 Ashley Dr, 1st Floor
Scarborough, ME 04074

Project: MHPC #0077-20 City of Auburn; 100 Penley Corner Solar Project

Town: Auburn, ME

Dear Ms. Sullivan:

In response to your recent request, I have reviewed the information received January 15, 2020 to initiate consultation on the above referenced project in accordance with the requirements of Maine Department of Environmental Protection.

Based on the information provided, I have concluded that there are no National Register listed or known eligible properties on or adjacent to the proposed project site. In addition, the parcel is not considered sensitive for archaeological resources.

Please contact Megan M. Rideout of our staff, at megan.m.rideout@maine.gov or 207-287-2992, if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney

Kirk F. Mohney
State Historic Preservation Officer

PHONE: (207) 287-2132 FAX: (207) 287-2335

SECTION 7. WILDLIFE AND FISHERIES

7.A. Introduction

This section provides an overview of the existing wildlife and fisheries habitats that occur within and adjacent to the Project Site. To identify existing resources, Nexamp consulted the Maine Department of Inland Fisheries and Wildlife (MDIFW), Maine Natural Areas Program (MNAP), and the U.S. Fish and Wildlife Service (USFWS) (see Attachment 7A and Attachment 8A). In addition, a desktop review of publicly-available resource mapping was compiled into a GIS, including Maine Beginning with Habitat mapping[4], to prepare for resource field delineations (see Attachment 7B Environmental Resource Map). The following subsections describe the results of these consultations, geographic information system (GIS) analyses, and field surveys and describe Nexamp's plans for avoiding and minimizing the Project's potential adverse effects on wildlife and fisheries.

7.B. Agency Consultations

A copy of the consultation letter submitted to MDIFW, the MDIFW response letter, and the USFWS Official Species List for the Project are included in Attachment 7A (correspondence with MNAP is provided in Attachment 8A).

7.C. Upland Habitats

Existing Conditions

Upland Forest

Upland forest in the Project Area is characterized as Northern Hardwoods Forest Community. The Northern Hardwoods Forest Community is state ranked S5 (i.e., demonstrably secure in Maine) (MNAP, 2019). Hardwood species include red maple (*Acer rubrum*), red oak (*Quercus rubra*), and American beech (*Fagus grandifolia*). Conifers present in the Project Site include Eastern white pine (*Pinus strobus*) and hemlock (*Tsuga canadensis*). Common wildlife species using this forest community include white-tailed deer (*Odocoileus virginianus borealis*), raccoon (*Procyon lotor*), and red squirrel (*Tamiasciurus hudsonicus*). Characteristic bird species include downy woodpecker (*Dryobates pubescens*), black-capped chickadee (*Poecile atricapillus*), and blue jay (*Cyanocitta cristata*).

Open Field

The Project Area primarily includes existing, maintained open agricultural fields. Typical vegetation in the upland fields include planted corn with meadow edge habitat consisting of Canada bluegrass (*Poa compressa*), Canada goldenrod (*Solidago canadensis*), blackberry (*Rubus allegheniensis*), red clover (*Trifolium pretense*), and common dandelion (*Taraxacum officinale*). The same mammal species noted above, for upland forest, also utilize open field habitat. Forest edge bird species such as the American robin (*Turdus migratorius*), American crow (*Corvus brachyrhynchos*), and brown-headed cowbird (*Molothrus ater*) are likely present.

[4] Maine Beginning with habitats mapping available online and accessed on October 1, 2025: http://webapps2.cgis-solutions.com/beginningwithhabitat.

Construction and Operation Impact Avoidance and Minimization

Upland Forest

No tree clearing is required for construction and operation of the Project. Nexamp has avoided forestland clearing to the extent practicable by primarily siting the Project in existing, maintained open field habitat.

Open Field

Approximately 14 acres of open field habitat is located within the Project Site, the majority of this open field habitat will be restored to pre-construction (grassed) vegetative conditions following construction.

Upland Habitat Impact Avoidance and Minimization

The Project has been designed to avoid and minimize impacts to upland habitats to the extent practicable. In addition, Nexamp will maintain vegetated buffers along property lines and streams (see the existing and proposed treeline as depicted on the site plans presented in Volume II, sheets C1.00) within the Project Site (see Section 6.B., Buffers) to provide wildlife with travel lanes between available habitats. Based on the scale of the proposed solar facilities, the use of existing open fields to the extent practicable, and the availability and extent of similar wildlife habitats in the Project vicinity, no adverse effects on upland wildlife habitats are anticipated as the result of construction or operation of the Project.

A Vegetation Management Plan is provided in Attachment 7C, which outlines how these habitats shall be maintained throughout the life of the Project.

7.D. Wetlands, Waterbodies, and Vernal Pools

Existing Conditions

TRC Environmental Corporation (TRC) performed resource field delineations within the Project Site during the fall of 2019 and reaffirmed in October 2025. The following sections provide a brief overview of the wetlands and waterbodies identified within the Project Site during field surveys. No vernal pools were delineated during the field efforts.

Wetlands and Waterbodies

Based on the 2019 field surveys, two (2) wetlands were delineated in the Project Site. Wetland W1 is combination of a palustrine emergent wetland and palustrine forested wetland. Wetland 1 (W1) is associated with an intermittent stream. W2 is a palustrine emergent wetland with dominant vegetation including reed canarygrass (*Phalaris arundinacea*), woolgrass (*Scirpus cyperinus*), common rush (*Juncus effusus*), and sensitive fern (*Onoclea sensibilis*). Since 2019, the overall Project size has decreased, and the current design avoids impacts to any wetland or waterbody feature.

Waterbodies

Waterbodies in the Project Site were delineated by TRC during the fall of 2019. Jurisdictional features identified within the Project Area included one (1) intermittent stream (S1). The

delineated stream flows towards the Androscoggin River (located approximately 0.6 stream mile from the Project Site based on desktop review of the National Hydrography Dataset).

Vernal Pools

Due to the time of year (i.e., fall 2019 and outside MDEP's specified identification period for vernal pool breeding amphibians), a survey for Potential Vernal Pools (PVPs) was conducted during resource field delineation surveys. TRC scientists reviewed the Project Area for topographic depressions and field characteristics that met the NRPA or USACE's Maine General Permit definitions for vernal pools. No PVPs were identified within the Project Survey Area during 2019 field surveys. Additionally, a review of Maine GIS data layers for Significant Vernal Pools (SVPs)and consultation with MDIFW and MNAP did not identify any SVPs in the vicinity of the Project (see Attachments 7A and 8A).

Construction and Operation Impact Avoidance and Minimization

Wetlands and Waterbodies

Direct and indirect impacts to wetlands will be avoided by the Project. There will be no permanent or temporary fill associated with the Project. There will be no conversion of wetland covertypes.

Vernal Pools

As noted above, no PVPs were identified during field surveys conducted for the Project during the fall of 2019 and no SVPs were identified in consultation with MDIFW or MNAP (see Attachments 7A and 8A). Therefore, no impacts to vernal pools are anticipated from construction or operation of the Project.

7.E. Significant Wildlife Habitats

TRC consulted with the MDIFW to identify the potential occurrence of significant wildlife habitats (SWHs) in the Project Area. MDIFW responded that at this time, MDIFW SWH Maps indicate no known presence of SWHs subject to protection under the NRPA within the Project Area, which include Waterfowl and Wading Bird Habitats, Seabird Nesting Islands, Shorebird Areas, and SVPs (see Attachment 7A). MDIFW recommended surveys to determine if unmapped SVPs are present. As indicated previously, Nexamp performed field delineations to search for PVPs during the fall of 2019 and none were identified in the Project Survey Area. No impacts on MDIFW SWHs are anticipated from construction or operation of the Project.

7.F. Endangered and Threatened Species

Federally Listed Species

TRC, on behalf of Nexamp, obtained an Official Species List for the Project from the USFWS Maine Ecological Services Field Office (see correspondence included in Attachment 7A), to identify federally listed threatened and endangered species and Critical Habitats potentially present in the vicinity of the Project. Species and Critical Habitat identified on the Official Species List are described below.

Atlantic Salmon (Salmo salar)

The Gulf of Maine Distinct Population Segment (DPS) of Atlantic salmon (*Salmo salar*) is a federally listed endangered fish species. Atlantic salmon is an anadromous fish species that spends most of its adult life in the ocean but returns to freshwater to reproduce. Atlantic salmon require cool, clean, well-oxygenated water in streams, rivers, ponds, and lakes and can utilize a wide variety of habitat types (USFWS, 2025). The Official Species List obtained for the Project also identifies the Project Area as located within federally designated Critical Habitat for the Gulf of Maine DPS of Atlantic salmon.

Adult salmon spawn in October and November in coarse gravel or cobbles (up to fist-sized rocks) in moving water. After spawning, adult salmon return to the ocean to feed and regain body weight so that they are able to spawn again. Most Atlantic salmon return to their natal river to spawn. Salmon eggs hatch in March or April. After usually 2 or 3 years of stream life, young salmon (called smolts) migrate downstream to the Atlantic Ocean from April to June. Distribution in Maine includes all anadromous Atlantic salmon whose freshwater range occurs in the watersheds from the Androscoggin River northward along the Maine coast to the Denny's River, and wherever these fish occur in the estuarine and marine environment. The upstream extent of the species associated with the Androscoggin River is Rumford Falls in the Town of Rumford (upstream of the Project Area) (USFWS, 2025).

No in-water work is proposed and there is no activity within 228 feet of S1, thus no effects are anticipated to Atlantic salmon.

Monarch Butterfly (Danaus Plexippus)

The Monarch Butterfly is a proposed federally listed threatened species. The monarch is a brightly colored butterfly species, native to North America, with a range that has expanded west via human assistance to many islands in the Pacific Ocean and to the east to the Iberian Peninsula to now occupy 90 countries, islands, and island groups. Despite the expansion, over 90 percent of monarchs worldwide continue to live and migrate in their native range in North America. The species requires habitat with milkweed as a larval host plant and floral nectar sources for adults. Migratory monarchs in North America also use overwintering habitat, where the adults cluster on trees. (USFWS, 2025). The Official Species List obtained for the Project also identifies the Project Area as located within proposed federally designated Critical Habitat for the Monarch Butterfly.

Large portions of the Project area are currently utilized in active agriculture, therefore impacts to any current milkweed patches will be minimal.

<u>State-Listed Species</u>

TRC, on behalf of Nexamp, requested an environmental review of the Project from MDIFW and a site review from MNAP (see correspondence included in Attachment 7A and Attachment 8A), to identify state listed rare, threatened, and endangered species and Essential Habitats potentially present in the vicinity of the Project. No rare botanical features documented within the Project Site were identified by MNAP (see Attachment 8A). Consultation with MDIFW identified eight (8) species of state-listed bats potentially present in the Project Area. The MDIFW response stated that no MDIFW mapped Essential Habitats would be directly affected by the Project (see Attachment 7A). Four (4) of the bat species identified by MDIFW are protected under Maine Endangered Species Act (MESA) and have special protection under 12 M.R.S § 12801 - §12810. These four species include:

- Little brown bat (*Myotis lucifugus*) – State listed as endangered, not federally listed;
- NLEB (*Myotis septentrionalis*) - State listed as endangered, federally threatened with 4(d) rule;
- Eastern small-footed bat (*Myotis leibii*) – State listed as threatened, not federally listed; and
- Tri-colored bat (*Perimyotis subflavus*) – State listed as Threatened, proposed for federal listing as Endangered.

Four of the remaining bat species are listed as Species of Special Concern:

- Big brown bat (*Eptesicus fucus*);
- Red bat (*Lasiurus borealis*);
- Hoary bat (*Lasiurus cinereus*); and
- Silver-haired bat (*Lasionycteris noctivagans*).

The MDIFW response letter stated that while a comprehensive statewide inventory for bats has not been completed, based on historical evidence, it is likely that several of these species occur within the Project Area during the fall/spring migration, summer breeding season, and/or for overwintering. MDIFW recommended contacting the USFWS if the Project has a federal nexus, or if the Project is not consistent with the USFWS 4(d) Rule. Additionally, MDIFW advised that all areas of talus and rocky features of approximately 1,000 square feet or greater in size be documented on and within 250 feet of the Project Area, including smaller areas of rock piles and tailings (i.e., quarry spoils) (see Attachment 7A). Field surveys within the Project Area during the fall of 2019 did not identify any talus or rocky features 1,000 square feet or greater in size.

Construction and Operation Impact Avoidance and Minimization

Federally Listed Species

NLEB

In 2015, the NLEB was listed as federally threatened, and in 2016 the final section 4(d) took effect. The 4(d) ruling contains the following provisions inside the White Nose Syndrome zone:

- All take within known hibernacula is prohibited;
- For areas of the country impacted by white-nose syndrome, the measures provided in the 4(d) rule (as applied to this Project) exempt incidental take as long as clearing activities include the following measures:
    - Activity must occur more than 0.25 mile (0.4 kilometer) from a known, occupied hibernacula; and
    - Activity avoids cutting or destroying known, occupied maternity roosts and trees within a 150-foot radius of the maternity roost tree during the pup season (June 1 through July 31).

The Project Area is located within the White Nose Syndrome Zone and consultation with MDIFW did not identify any known hibernacula or maternity roost trees in the vicinity of the Project Area; therefore, the Project is consistent with the USFWS 4(d) Rule. Additionally, routine operation of

the Project is not expected to affect NLEB or their habitat. Subsequent to construction; maintenance activities (i.e., vegetation management) within the grassed solar array areas will occur periodically to maintain a cleared area around the facilities. Due to regular maintenance, trees will not become established to sufficient size to provide roosting habitat for listed species. Nexamp has taken measures to minimize the loss of potential bat habitat by locating the Project facilities primarily within existing, maintained open field. No tree clearing is proposed as part of this Project.

Atlantic Salmon

While Nexamp has included a minimum 75-foot buffer to the stream within the Project Site, there will be no activity to the intermittent stream on site. closer than 228-feet. To ensure no off-site impacts occur to waterbodies during construction, the contractor will install erosion and sedimentation controls, as needed, at the construction work limits. In addition, Environmental Inspectors will be on-site during construction to ensure erosion controls are installed and maintained properly and to ensure disturbed areas are restored and stabilized following construction.

Based on installation of erosion controls, post-construction restoration, and environmental oversight during construction, the Project will not result in adverse environmental effects on the Gulf of Maine DPS of Atlantic salmon or its Critical Habitat. Nexamp will continue to consult with MDIFW and USFWS to identify Best Management Practices (e.g., proper erosion control adjacent to streams and Spill Prevention, Control, and Countermeasure plans) to ensure no adverse environmental effect on the Gulf of Maine DPS of Atlantic salmon as a result of the Project.

State Listed Species

Impact minimization for NLEB discussed above would also provide protection for state-listed and special concern bat species. No tree clearing is proposed. Nexamp will continue to consult with MDIFW to ensure that no adverse environmental effects on wildlife, including listed bat species, occurs as a result of Project construction or operation.

7.G. Fisheries

TRC delineated waterbodies in the Project Area during the fall of 2019, and reaffirmed features in the Project Area in 2025. TRC delineated jurisdictional features within the Project Area, which included one intermittent stream (S1). The delineated stream drains towards the Androscoggin River (located approximately 0.6 stream mile from the Project Area based on a desktop review of the National Hydrography Dataset). All activity will be at least 75-feet from S1. The nearest activity is 228-feet from S1.

Fisheries Classification

On behalf of Nexamp, TRC contacted the MDIFW, and reviewed the Maine Beginning with Habitat Maps, for information regarding fisheries resources in the vicinity of the Project. Consultation with MDIFW and review of the Maine Beginning with Habitat Maps did not identify any wild brook trout (*Salvelinus fontinalis*) habitat within the Project Area (see Attachment 7A).

In its consultation response for the Project, MDIFW recommended that a 100-foot undisturbed vegetative buffer be maintained along streams, measured from the edge of the stream or associated fringe and floodplain wetlands. MDIFW stated that maintaining and enhancing buffers

along streams that support coldwater fisheries is critical to the protection of water temperatures, water quality, natural inputs of coarse woody debris, and various forms of aquatic life necessary to support conditions required by many fish species. (see Attachment 7A). No instream work is proposed, no work within 75-feet of streams is proposed. The nearest activity is 228-feet from S1.

Construction and Operation Impact Avoidance and Minimization

Nexamp has included a 75-foot buffer to streams within the Project Site, and we note that there is no activity proposed that is closer than 228-feet to the stream. Best Management Practices identified for the Gulf of Maine DPS of Atlantic salmon identified in Section 7.F, Endangered and Threatened Species, above will be equally protective of fisheries resources in the Project Area.

7.H. References

Caceres, M. C. and R. M. R. Barclay. 2000. *Myotis septentrionalis*. Mammalian Species 634:1-4.

Maine Department of Inland Fisheries and Wildlife (MDIFW). 2016. *Myotis septentrionalis* (Northern Long-eared Myotis). Maine 2015 Wildlife Action Plan Revision. Report Date January 13, 2016. Available online at: https://www.maine.gov/ifw/wildlife/reports/pdfs/SGCN_Reports/SGCN/Northern%20Long-eared%20Myotis__Myotis%20septentrionalis.pdf. Accessed on October 1, 2025.

Maine Natural Areas Program. 2025. Natural Community Fact Sheets. Available online: https://www.maine.gov/dacf/mnap/features/commsheets.htm. Accessed on October 1, 2025.

USFWS. 2025. Environmental Conservation Online System (ECOS) – Threatened and Endangered Species Profiles. Available online at: http://ecos.fws.gov/ecp/. Accessed on October 1, 2025.

USFWS. 2025. Gulf of Maine Distinct Population Segment of Atlantic Salmon (*Salmo salar)* – Endangered. Maine Field Office – Ecological Services, Last Updated March 28, 2019. Available online at: https://www.fws.gov/mainefieldoffice/Atlantic_salmon.html. Accessed on October 1, 2025.

Whitaker, J.O., Jr. and R.E. Mumford. 2009. Northern Myotis. P. 207-214. *In:* Mammals of Indiana. Indiana University Press, Bloomington, Indiana. 352 pp.

Attachment 7A
Fish and Wildlife Agency Correspondence
(IPaC & MDIFW)

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Maine Ecological Services Field Office
P. O. Box A
East Orland, ME 4431
Phone: (207) 469-7300 Fax: (207) 902-1588

In Reply Refer To: 09/29/2025 15:43:00 UTC
Project Code: 2025-0155806
Project Name: Penley Corner Rd - Auburn

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

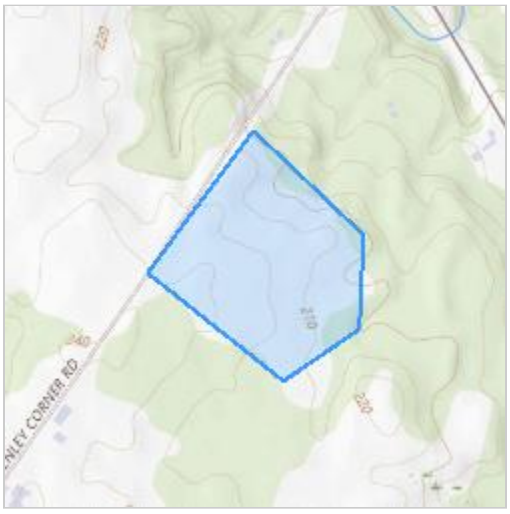
This species list is provided by:

Maine Ecological Services Field Office
P. O. Box A
East Orland, ME 4431
(207) 469-7300

PROJECT SUMMARY

Project Code: 2025-0155806
Project Name: Penley Corner Rd - Auburn
Project Type: Power Gen - Solar
Project Description: 0.99 solar energy development
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@44.04697055,-70.20258586572528,14z



Counties: Androscoggin County, Maine

ENDANGERED SPECIES ACT SPECIES

There is a total of 2 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

FISHES

NAME	STATUS
Atlantic Salmon *Salmo salar* Population: Gulf of Maine DPS There is **final** critical habitat for this species. Your location overlaps the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2097	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

There is 1 critical habitat wholly or partially within your project area under this office's jurisdiction.

NAME	STATUS
Atlantic Salmon *Salmo salar* https://ecos.fws.gov/ecp/species/2097#crithab	Final

IPAC USER CONTACT INFORMATION

Agency:	Private Entity
Name:	Olivia Hansen
Address:	41 Pine Street
Address Line 2:	B
City:	Portland
State:	ME
Zip:	04102
Email	ohansen@trccompanies.com
Phone:	5187912655

JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
353 WATER STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041

JUDITH CAMUSO
COMMISSIONER

October 21, 2025

Olivia Hansen
TRC Companies Inc.
249 Western Avenue
Augusta, ME 04330

RE: Information Request - 100 Penley Corner Road, Solar, Auburn Project ID 3840-11082

Dear Olivia:

Per your request received on **September 29, 2025**, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information sources for known locations of Endangered, Threatened, and Special Concern (Rare) species; designated Essential and Significant Wildlife Habitats; inland fisheries and aquatic habitats; and other protected natural resource concerns within the vicinity of the ***100 Penley Corner Road, Solar, Auburn*** project, pursuant to MDIFW's authority. MDIFW understands the project proposes a 0.99 MW ground-mounted solar generation facility with associated access and utility infrastructure. MDIFW also understands the project site is currently utilized for agriculture and no stream crossings are proposed. It is assumed that overhead electric lines will utilize Penley Corner Road to connect to existing overhead electric lines. Given this scope, we have tailored our review accordingly. Please note that as project details are lacking, our comments should be considered preliminary.

Our Department has not mapped any Essential Habitats that would be affected by this project.

ENDANGERED, THREATENED, AND SPECIAL CONCERN SPECIES

Bat Species

Of the eight species of bats that occur in Maine, four species are afforded protection under Maine's Endangered Species Act (MESA, 12 M.R.S 12801 et. seq.): little brown bat (State Endangered), northern long-eared bat (State Endangered), eastern small-footed bat (State Threatened), and tri-colored bat (State Threatened). The four remaining bat species are designated as Species of Special Concern: big brown bat, red bat, hoary bat, and silver-haired bat. While a comprehensive statewide inventory for bats has not been completed, based on MDIFW's bat occurrence data, it is likely that several of these species occur within the project area during the fall/spring migration, the summer breeding season, and/or for overwintering. MDIFW Endangered Species Rules for bats (Chapter 8.06; see https://www.maine.gov/sos/rulemaking/agency-rules/department-inland-fisheries-and-wildlife-rules) provide seasonal protection of maternity roost trees for state-listed bats, seasonally prohibits entry into subsurface winter hibernacula, and has additional protections for tree removal within 0.25 mile of subsurface winter hibernacula. However, given the project parcel is predominately cleared from previous agricultural use, our Department anticipates minimal impacts to bats as a result of project activities.

SIGNIFICANT WILDLIFE HABITAT

Significant Vernal Pools

At this time MDIFW Significant Wildlife Habitat maps indicate no known presence of Significant Vernal Pools (SVPs) in the project search area. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. SVPs are not included on MDIFW maps until project areas have been surveyed using approved methods and the survey results confirmed. Therefore, their absence from resource maps is not necessarily indicative of an absence on the ground.

Our Department recommends that any potential Significant Vernal Pool depressions be avoided as well as the 250-feet surrounding the pool, which is the associated Critical Terrestrial Habitat. If not already completed, we recommend that surveys for vernal pools be conducted within the project boundary by qualified wetland scientists prior to final project design to determine whether there are Significant Vernal Pools present in the area. These surveys should extend up to 250 feet beyond the anticipated project footprint because of potential performance standard requirements for off-site Significant Vernal Pools, assuming such pools are located on land owned or controlled by the applicant. Once surveys are completed, survey forms should be submitted to our Agency for review well before the submission of any necessary permits. Our Department will need to review and verify any vernal pool data prior to final determination of significance.

AQUATIC RESOURCES

Fish Habitat

We generally recommend that 100-foot undisturbed vegetated buffers be maintained along streams. However, the potential habitat buffer in the project area has been compromised by previous development. Therefore, we recommend that the buffer for any potential streams in your project area be allowed to regenerate to reestablish a natural vegetative condition. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining and enhancing buffers along streams is critical to the protection of water temperatures, water quality, natural inputs of coarse woody debris, and various forms of aquatic life necessary to support conditions required by many fish species. Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fisheries and aquatic habitat.

WILDLIFE PERMEABLE FENCING

MDIFW recommends the use of wildlife-permeable fencing to address the need for site safety and security, while allowing for access and use of the project area by small animals. Options for wildlife-permeable fencing include solid lock game fencing designed with increasing sized openings, installed so that larger openings (7x12 inches) are located at the bottom and smaller

openings are at the top. Alternatively, other fencing may be used if elevated to provide at least 7 inches of clearance along the entire perimeter to allow for movement of small wildlife throughout the facility. We recommend inspection and maintenance of fence lines annually to ensure that the prescribed openings remain free of debris and fully functional.

Based on reports of deer becoming trapped inside solar facilities, we recommend that the applicant/owner establish procedures for regular monitoring and the timely release of any trapped wildlife. MDIFW recommends the installation of gates at regular intervals along fenced enclosures to provide nearby exits through which trapped wildlife can be released with minor encouragement, and/or designs that provide for self-release such as one-way gates or, for fences lower than 7 feet in height, earthen ramps on the interior side that allow trapped wildlife to jump out on their own.

Finally, please note that MDIFWs wildlife fencing recommendations continue to evolve with new information and can vary depending upon site- or project-specific considerations (e.g., size and location of project, proximity to protected resource, potential for habitat fragmentation, displacement, and barriers to wildlife movement, etc.).

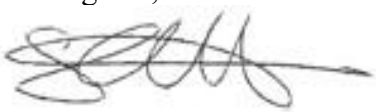
VEGETATION MANAGEMENT

MDIFW generally recommends that cleared areas associated with facilities, such as for shade management, stormwater management structures, and vegetated areas within arrays, should be revegetated using seed mixes and/or plantings of pollinator-friendly species native to the area.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance, we recommend additional consultation with the municipality, and other state resource and regulatory agencies including the Maine Natural Areas Program and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance. For information on federally listed species, contact the U.S. Fish and Wildlife Service's Maine Field Office (207-469-7300, mainefieldoffice@fws.gov).

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

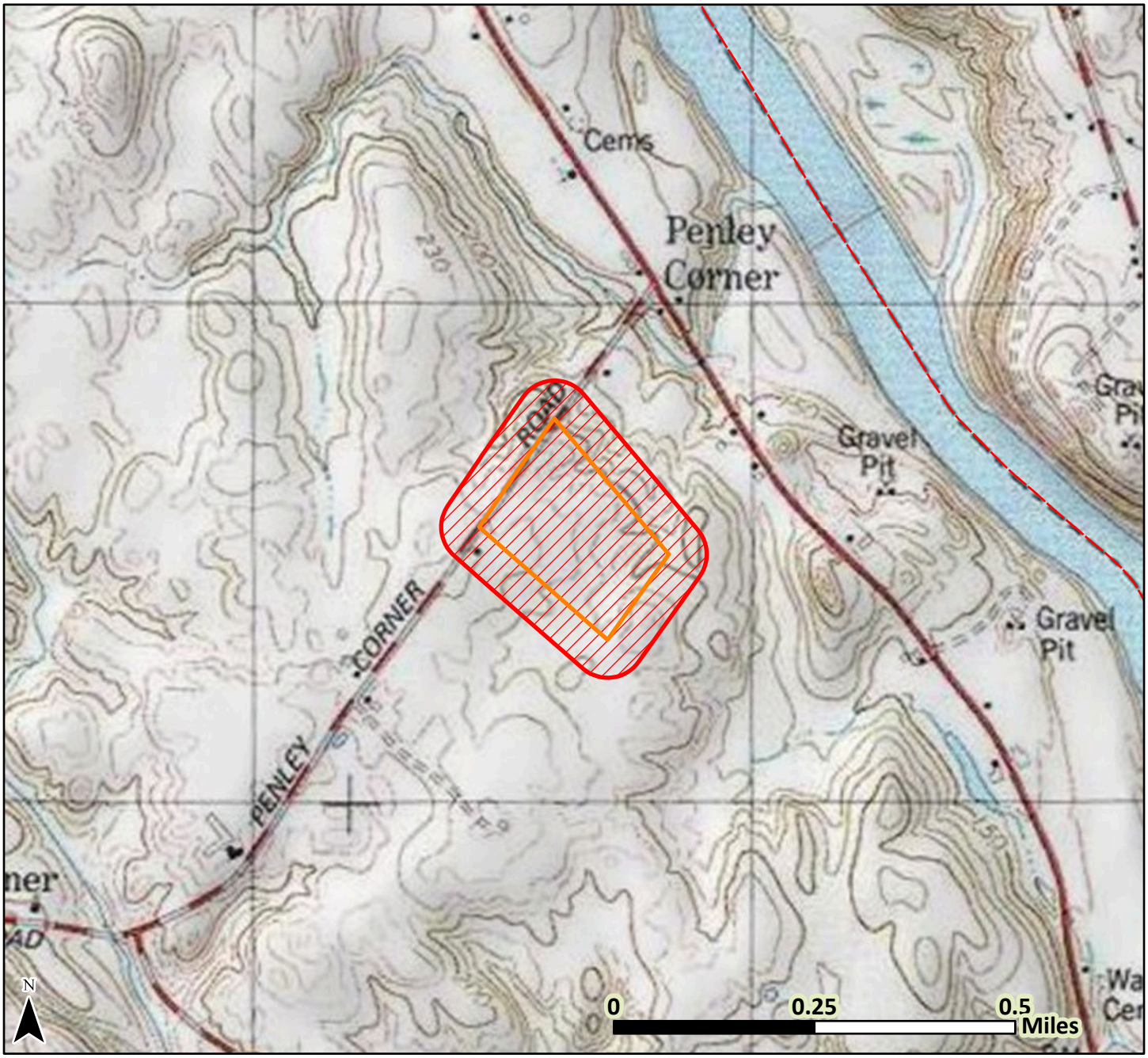


Laura Hatmaker
Natural Resource Biologist

Maine Department of Inland Fisheries and Wildlife
Project Area Review of Fish and Wildlife Observations and Priority Habitats

100 Penley Corner Road, Solar, Auburn

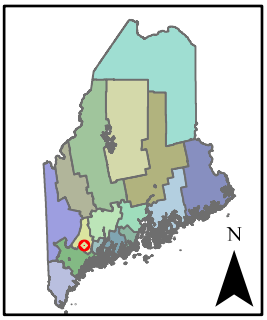
Project ID 3840, Version ID 11082



Legend only lists resources visible in the map; see response letter for all resources that were evaluated.

- County Boundary
- Township Boundary
- Project Footprint
- Search Area

Date: 10/6/2025
UTM Zone 19N, NAD83



This map contains sensitive information - do not distribute it beyond the project applicant, consultant, or the permitting agency.

Attachment 7B
Environmental Resource Map



Survey Area Boundary
Delineated Stream
Delineated Wetland
Wetland of Special Significance
Wetland USACE Plot
Upland USACE Plot
Wetlands (NWI)
Waterbody (NHD)
Stream (NHD)
Special Flood Hazard Area
Significant Vernal Pool (MDIFW)

Note: Some items in the legend may not have data visible in current map extent

N

0 75 150
Feet

CANADA
ME
VT
NH
Site Location

Sources: USFWS, USGS, MEGIS, TRC
Base Map: Esri "World Imagery"

TRC
6 Ashley Dr
1st Floor
Scarborough
ME 04074

Natural Resource Map

100 Penley Solar Project

100 Penley Corner Rd
Auburn, ME

Figure 2 | October 2025

S:\1-PROJECTS\Nexamp\367501_Maine\5-MXD\WDR\AttA_Envi_Res100_Penley_20210722.mxd

Attachment 7C
Vegetation Management Plan

MEMORANDUM

To: **City of Auburn**

Date: **October, 2025**

Re: **Auburn Renewables 2 – Vegetation Management Plan**

Introduction

Nexamp has prepared this Vegetative Management Plan (Plan) for the Auburn Renewables 2, LLC, Photovoltaic (PV) Facility (Facility or Project) to be located off Penley Corner Road in Auburn, Maine. This Plan has been prepared to fulfill the requirements of the local permitting bylaws and zoning ordinances in accordance with solar development best practices.

Facility Description

The proposed Facility consists of a .99-megawatt (MW) capacity solar power-generating operation secured within an eight (8)-foot security fence surrounding the PV solar panels and equipment and accessed via a locked gate from Penley Corner Road in Auburn, Maine. The proposed lease area for the Facility is previously cleared field accessed by a gravel drive. The Facility will include the following site features:

- An approximately 6-7-acre array of PV modules and mounting system.
- Screw driven piles supporting the photovoltaic modules.
- One (1) pad-mounted transformer and one pad-mounted (1) inverter (filled with biodegradable vegetable oil).
- Underground conduit.
- An eight (8)-foot security fence.
- Underground conduit and wires.
- Up to four (4) above-ground, wooden utility poles.
- Overhead wires.
- A gravel access road; and
- A metal security gate at the access road entrance off Penley Corner Road.

Vegetation Management Plan

Nexamp will implement the measures described in the following sections to manage vegetation during Project construction and operation. Long-term vegetation management provides site-stabilization and stormwater runoff control, while minimizing potential fire hazard fuel sources and optimizing solar capture.

Topsoil Maintenance

Where topsoil is proposed to be stripped from the site for grading (see Volume II, sheet C-300

and C-301, Grading Plan), topsoil will be stockpiled in accordance with the topsoil stockpile typical detail included in the Project Drawings (see Volume II, sheet C-501, Erosion Control Notes). Protecting stockpiled topsoil with silt fence and vegetative cover will prevent loss of Farmland of Statewide Importance soils during construction. Additionally, low pressure tracked equipment may be used during construction to minimize soil compaction. Once grading is complete, stockpiled topsoil will be spread onto the disturbed area and seeded and mulched within six (6) days of final grading (see Volume II, sheet C-501, Erosion Control Notes).

Post-Construction Restoration

Seeding and mulching for final stabilization shall be completed as soon as practicable and phased throughout construction. All areas achieving final grades or topsoil placement shall be seeded and mulched within seven (7) calendar days. Areas of final stabilization shall be clearly marked in the field and protected to prevent damage from construction vehicle traffic.

Areas shall be inspected throughout construction and at a minimum of monthly after Project completion until 90 percent vegetative growth is achieved. The following tables provide a summary of permanent mulch and seeding requirements.

SUMMARY OF TEMPORARY AND PERMANENT MULCH APPLICATION REQUIREMENTS			
CONDITION	**TIMING**	**MULCH TYPE**	**APPLICATION RATES**
Temporary			
Inactive Areas	If no activity in exposed areas for 7 days, or prior to a predicted storm event.	Straw Mulch, Wood Fiber Mulch, Erosion Control Mix (ECM)	2 tons/acre 1 ton/acre 2" thick over area
All Disturbed Areas of the Construction Workspace	Apply mulch to all exposed areas if no activity occurs within 30 days. Apply mulch and temporary seeding sooner when it can be anticipated that activity is not going to occur within 30 days.	Straw Mulch, Wood Fiber Mulch	2 tons/acre 1 ton/acre
All Work Areas Exposed Are to Be Mulched Each Time Soil Is Disturbed	November 1 through April 15	Straw Mulch, Wood Fiber Mulch	3 tons/acre 1.5 tons/acre
Permanent			
On all Exposed Areas After Seeding to Stabilize the Soil Surface	Permanent grass and/or legume seeding covered by hay or straw mulch on all areas that have been restored to final grade. This does not apply to areas stabilized by other means such as Erosion Control Blanket (ECB) or permanent ECM.	Crimped Straw Mulch, Paper Mulch, Wood Fiber Mulch	2 tons/acre 1500lbs/acre 1 ton/acre
Wood Chip Application Areas	Permanent grass and/or legume seeding covered by hay or straw mulch on all areas that have been restored to final grade. This does not apply to areas stabilized by other means such as ECB or permanent ECM.	Crimped Straw Mulch, Paper Mulch, Wood Fiber Mulch	2 tons/acre 1500lbs/acre 1 ton/acre
Solar Array Drip Edge	Permanent grass and/or legume seeding covered by hay or straw mulch on all areas that have been restored to final grade. This does not apply to areas stabilized by other means such as ECB or permanent ECM.	Crimped Straw Mulch, Paper Mulch, Wood Fiber Mulch	3 tons/acre 1 tons/acre 1.5 tons/acre

Notes:

1. Straw and hay mulch may be used interchangeably, except in wetland areas where straw mulch will be required.
2. Double the rate of wood fiber mulch when used in or adjacent to critical areas.
3. Straw, hay, or hydraulic mulch shall provide a minimum of 90% ground cover.
4. Paper mulch is acceptable for use during the growing season only. On slopes greater than 30 percent and in areas where vegetation has not established well, additional hay mulch will be added as a winterizing measure.

SEED MIX SPECIFICATIONS		
SEEDING PLAN AND SEED MIX	**SEED MIX COMPONENTS**	**LB./ACRE**
Temporary Seeding		
Uplands: Annual Ryegrass	Annual Ryegrass	40
Permanent Seeding		
Uplands: New England Logging Road Mix (New England Wetland Plants) or similar if approved	Native Grasses, Rushes and Forbs	20
Designated Pollinator Planting Areas: New England Conservation/Wildlife Mix (New England Wetland Plants) or similar if approved	Native Grasses, Rushes and Wildflowers	35
Woodchip Application Areas: New England Logging Road Mix (New England Wetland Plants) or similar if approved	Native Grasses, Rushes and Forbs	20
Wetlands: N/A	N/A	N/A
Supplemental Winter Seed Mix: Winter Ryegrass	Winter Ryegrass	120

Notes:
1. Increase seeding rates by 10% when hydroseeding.
2. Winter rye will be added to permanent upland mix at a rate of 120 lb/acre between October 1 and April 15.

SUMMARY OF SEEDING REQUIREMENTS		
CONDITION	**TIMING**	**SEED MIX**
Temporary Seeding	Between April 15 and October 1 Only. Disturbed areas or soil stockpiles will be seeded immediately if further disturbance is not expected for 30 days or more.	Annual Ryegrass
Permanent Seeding		
Upland Areas	Exposed soils to be seeded within 7 days of final grading and topsoil placement	Permanent Upland Mix
Slopes > 3H:1V	Seeded immediately after seedbed preparation	Permanent Upland Mix
Wetlands	No disturbance or seeding in wetlands	N/A
Woodchip Application Areas	Seeded within 7 days of final grading and topsoil placement	Woodchip Application Seed Mix
Winter Dormant Seeding	Seeded within 7 days of final grading and topsoil placement	Permanent Upland + Winter Rye
Buffer Areas	Seeded immediately after seedbed preparation	Permanent Upland Mix

Notes:
1. Timing: Weather conditions permitting.
2. Areas that do not successfully revegetate within appropriate period will be reseeded as necessary.
3. Scarify compacted surfaces to a minimum depth of four (4)-inches.
4. Top dress with four (4) to six (6) inches of loam, as needed.

Operational Maintenance

Ground cover within the fenced solar array area and a minimum of ten (10)-feet outside the fence is proposed to be maintained in a meadow (i.e., grassed) condition during operation of the Project. It is Nexamp's intent to use sheep for vegetation maintenance where practical, otherwise mowing underneath the solar panels will occur as needed. If sheep will be used, then a sheep-friendly seed mix, similar to the "Fuzz and Buzz" mix as shown in Attachment A will be utilized. If sheep are not utilized, then a pollinator-friendly seed mix as shown in the Table above will be used.

Nexamp's proven sheep grazing program has been implemented on multiple Nexamp sites in the Northeast and has several advantages to traditional gasoline mowers, including:

- Reduced fossil fuel emissions
- Lower maintenance costs
- Extra income for local sheep farmers
- Safe environment for the sheep and fresh pasture
- In harmony with the City of Auburn Planning Board goals of dual-use agriculture with solar facilities

Sheep are ideally suited for the task because they eat almost anything that grows, but do not bother any of the equipment and require little to no supervision. Farmers monitor the health of the sheep, providing water and vitamins for additional nutrition.

Where sheep grazing is not implemented, mowing operations are typically conducted one (1) to two (2) times per year, depending on the weather conditions and resultant growth. Normally, two (2) to four (4) personnel using ride-on and self-propelled mowers and weed whackers will perform the mowing operations.

In addition to maintaining the fenced solar array area as meadow cover-type, an arborist utilizing a boom truck will thin and/or selectively cut shading tree growth and treefall danger areas as needed to ensure the array achieves optimal solar irradiance capture and to protect the panels from tree fall damage. These areas will be selectively cut as needed for the life of the Project depending on site-specific tree growth rates.

Decommissioning

Any areas of the site that are disturbed during decommissioning will be stabilized with a ground treatment approved by the Auburn Planning Board, including application of a drought-tolerant grass seed mix to disturbed surfaces. The gravel access road from Penley Corner Road, including the portion within the perimeter fence surrounding the PV modules, will remain intact and shall be not removed.

Upon removal of the solar facilities, portions of the Project mapped as Farmland of Statewide Importance according to the USDA NRCS SSURGO soils database will be allowed to revert to Farmland. Farmland of Statewide Importance soils, where present, will be preserved during operation of the facility as the groundcover will be maintained during operation in a meadow condition. Post- decommissioning, topsoil preserved by meadow cover could be mowed or tilled for agricultural use by the landowner at their discretion.

SECTION 8. UNUSUAL NATURAL AREAS

8.A. Existing Data

Nexamp consulted MNAP to identify unusual natural areas located in the Project Area. Based on this consultation, no rare or unique botanical features are documented in the vicinity of the Project. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities (see Attachment 8A). No Critical Habitats for plant species were identified on the USFWS Official Species List for the Project.

Attachment 8A
Maine Natural Areas Program Correspondence

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

October 1, 2025

Olivia Hansen
TRC
249 Western Ave
Augusta, ME 04330

Via email: ohansen@trccompanies.com

Re: Rare and exemplary botanical features in proximity to: #683959, Nexamp Inc-Auburn Renewables 2 Solar Project, 100 Penley Corner Road, Auburn, Maine

Dear Olivia Hansen:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received September 29, 2025 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Auburn, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM
90 BLOSSOM LANE, DEERING BUILDING

PHONE: (207) 287-8048
WWW.MAINE.GOV/DACF/MNAP

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

The Maine Natural Areas Program has instituted a fee structure of $75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for $150.00 for two hours of our services.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

Lisa St. Hilaire

Lisa St. Hilaire | Information Manager | Maine Natural Areas Program
207-287-8044 | lisa.st.hilaire@maine.gov

Rare and Exemplary Botanical Features within 4 miles of
Project: #683959, Nexamp Inc - Auburn Renewables 2 Solar Project, 100 Penley Corner Road, Auburn, ME

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Broad Beech Fern						
	SC	S2	G5	1991-06	18	Hardwood to mixed forest (forest, upland)
Dry Land Sedge						
	SC	S2	G5	1997-07-08	3	Old field/roadside (non-forested, wetland or upland)
	SC	S2	G5	2018-07-03	4	Old field/roadside (non-forested, wetland or upland)
Fern-leaved False Foxglove						
	SC	S3	G5	1938-08-18	11	Dry barrens (partly forested, upland),Hardwood to mixed forest (forest, upland)
Smooth Winterberry Holly						
	SC	S3	G5	1989	22	Forested wetland

Date Exported: 10/1/2025

Conservation Status Ranks

State and Global Ranks: This ranking system facilitates a quick assessment of a species' or habitat type's rarity and is the primary tool used to develop conservation, protection, and restoration priorities for individual species and natural habitat types. Each species or habitat is assigned both a state (S) and global (G) rank on a scale of critically imperiled (1) to secure (5). Factors such as range extent, the number of occurrences, intensity of threats, etc., contribute to the assignment of state and global ranks. The definitions for state and global ranks are comparable but applied at different geographic scales; something that is state imperiled may be globally secure.

The information supporting these ranks is developed and maintained by the Maine Natural Areas Program (state ranks) and NatureServe (global ranks).

Rank	Definition
S1 **G1**	**Critically Imperiled** – At very high risk of extinction or elimination due to very restricted range, very few populations or occurrences, very steep declines, very severe threats, or other factors.
S2 **G2**	**Imperiled** – At high risk of extinction or elimination due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.
S3 **G3**	**Vulnerable** – At moderate risk of extinction or elimination due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.
S4 **G4**	**Apparently Secure** – At fairly low risk of extinction or elimination due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.
S5 **G5**	**Secure** – At very low risk of extinction or elimination due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats.
SX **GX**	**Presumed Extinct** – Not located despite intensive searches and virtually no likelihood of rediscovery.
SH **GH**	**Possibly Extinct** – Known from only historical occurrences but still some hope of rediscovery.
S#S# **G#G#**	**Range Rank** – A numeric range rank (e.g., S2S3 or S1S3) is used to indicate any range of uncertainty about the status of the species or ecosystem.
SU **GU**	**Unrankable** – Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.
GNR **SNR**	**Unranked** – Global or subnational conservation status not yet assessed.
SNA **GNA**	**Not Applicable** – A conservation status rank is not applicable because the species or ecosystem is not a suitable target for conservation activities (e.g., non-native species or ecosystems.
Qualifier	**Definition**
S#? **G#?**	**Inexact Numeric Rank** – Denotes inexact numeric rank.
Q	**Questionable taxonomy that may reduce conservation priority** – Distinctiveness of this entity as a taxon or ecosystem type at the current level is questionable. The "Q" modifier is only used at a global level.
T#	**Infraspecific Taxon (trinomial)** – The status of infraspecific taxa (subspecies or varieties) are indicated by a "T-rank" following the species' global rank.

State Status: Endangered and Threatened are legal status designations authorized by statute. Please refer to MRSA Title 12, §544 and §544-B.

Status	Definition
E	**Endangered** – Any native plant species in danger of extinction throughout all or a significant portion of its range within the State or Federally listed as Endangered.
T	**Threatened** – Any native plant species likely to become endangered within the foreseeable future throughout all or a significant portion of its range in the State or Federally listed as Threatened.
SC	**Special Concern** – A native plant species that is rare in the State, but not rare enough to be considered Threatened or Endangered.
PE	**Potentially Extirpated** – A native plant species that has not been documented in the State in over 20 years, or loss of the last known occurrence.

Element Occurrence (EO) Ranks: Quality assessments that designate viability of a population or integrity of habitat. These ranks are based on size, condition, and landscape context. Range ranks (e.g., AB, BC) and uncertainty ranks (e.g., B?) are allowed. The Maine Natural Areas Program tracks all occurrences of rare plants and natural communities/ecosystems (S1-S3) as well as exemplary common natural community types (S4-S5 with EO ranks A/B).

Rank	Definition
A	**Excellent** – Excellent estimated viability/ecological integrity.
B	**Good** – Good estimated viability/ecological integrity.
C	**Fair** – Fair estimated viability/ecological integrity.
D	**Poor** – Poor estimated viability/ecological integrity.
E	**Extant** – Verified extant, but viability/ecological integrity not assessed.
H	**Historical** – Lack of field information within past 20 years verifying continued existence of the occurrence, but not enough to document extirpation.
X	**Extirpated** – Documented loss of population/destruction of habitat.
U	**Unrankable** – Occurrence unable to be ranked due to lack of sufficient information (e.g., possible mistaken identification).
NR	**Not Ranked** – An occurrence rank has not been assigned.

Visit the Maine Natural Areas Program website for more information
http://www.maine.gov/dacf/mnap

SECTION 9. SOILS

9.A. Soil Survey Map

A custom U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Resource Report for the Project limits of disturbance is included as Attachment 9A. Table 9-1 below summarizes the six (6) soil types and respective slopes, ranging from 0 to 15 percent, within the Project Area. In addition, the acreage and percentage of each soil type within the limits of disturbance affected by the Project are presented.

Soils within the Project Area are also mapped on Project drawings provided in Volume II.

Table 9-1. Soils within the Project Area

Map Unit Symbol	Map Unit Name	Acres within Limit of Disturbance	Percent of Limit of Disturbance	Farmland of Statewide Importance
AaB	Adams loamy sand, 0 to 8 percent slopes	1.6	11.8%	Yes
AaC	Adams loamy sand, 8 to 15 percent slopes	2.7	20.0%	No
BgB	Nicholville very fine sandy loam, 0 to 8 percent slopes	3.3	24.1%	Yes
HfB	Hartland very fine sandy loam, 2 to 8 percent slopes	2.0	14.8%	Yes
HfC2	Hartland very fine sandy loam, 8 to 15 percent slopes, eroded	4.0	29.3%	No
Source: https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm. See Attachment 9A.				

9.B. Geotechnical Investigations

Geotechnical field surveys were completed. If requested, a copy of the geotechnical investigations will be provided to the City of Auburn Planning Board.

9.C. Hydric Soils Mapping

Hydric soils were identified and mapped during the wetland delineations performed for the Project. Hydric soil determinations were made based on the USDA's Field Indicators of Hydric Soils in the United States, ver. 8.2. See also Attachment 7B, Environmental Resource Map.

9.D. Farmland of Statewide Importance

Farmland of Statewide Importance soils are present on the Project Site. Based on the USDA NRCS Soil Resource Report, of the six (6) mapped soil units within the Project Area, three (3) soil units are mapped as Farmland of Statewide Importance, comprising approximately 6.9 acres (50.7 percent) of the Project Area.

On behalf of Nexamp, TRC requested information regarding soils identified as being Farmland of Statewide Importance, within the Project Area. A response letter from the Maine Department of

Agriculture, Conservation & Forestry regarding Farmland of Statewide Importance soils within the Project Area is provided in Attachment 9B.

Prime Farmland, as defined by the USDA, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied.

Farmland of Statewide Importance soils generally include areas that nearly meet the requirements for Prime Farmland and economically may produce high yields of crops when treated and managed according to acceptable farming methods (see Attachment 9A and 9B).

Proposed earthwork is best described as primarily localized grading at shallow depths and will not result in significant alterations of the existing terrain. All soils shall remain on-site. After construction, soils on-site will not be impacted by the proposed development. There will be minimal to no compaction by routine equipment or vehicular travel, there will be no vegetative harvest activity or soil tilling, all intensive farming activities that can degrade soil structure over time. Soils, in effect, will be in a resting state, and allowed to continue the natural progression of soil horizon development. Upon removal of the solar facilities, portions of the Project mapped as Farmland of Statewide Importance will be allowed to revert back to pre-development conditions. Post-decommissioning, topsoil preserved by meadow cover could be mowed or tilled for agricultural use by the landowner at their discretion.

9.E. Topsoil Maintenance

Where topsoil is proposed to be stripped from the site for grading (see Volume II, sheet C-400, Grading & Drainage Plan), topsoil will be stockpiled in accordance with the topsoil stockpile typical detail included in the Project Drawings (see Volume II, sheet C-302, Erosion & Sediment Control Details). Protecting stockpiled topsoil with silt fence and vegetative cover will prevent loss of soils identified as Farmland of Statewide Importance during construction. Additionally, low pressure tracked equipment may be used during construction to minimize compaction. Once grading is complete, stockpiled topsoil will be spread onto the disturbed area and seeded and mulched within seven (7) days of final grading (see Volume II, sheet C-301, Summary of Seeding Requirements). Ground cover in the solar array area is proposed to be maintained in a meadow condition during operation of the Project. Nexamp will use grazing animals for vegetation maintenance where practical, otherwise mowing underneath the solar panels will occur no more than two (2) times per year. Nexamp's Operation and Maintenance Plan for the Project is provided in Attachment 9C. Based on preservation of topsoil during construction, restoration of stockpiled topsoil to disturbed areas post-construction, and little to no use of high compaction equipment during operation of the facility, soils identified as Farmland of Statewide Importance will be preserved for the life of the Project.

Attachment 9A
USDA NRCS Soil Report and Map

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Androscoggin and Sagadahoc Counties, Maine



October 15, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

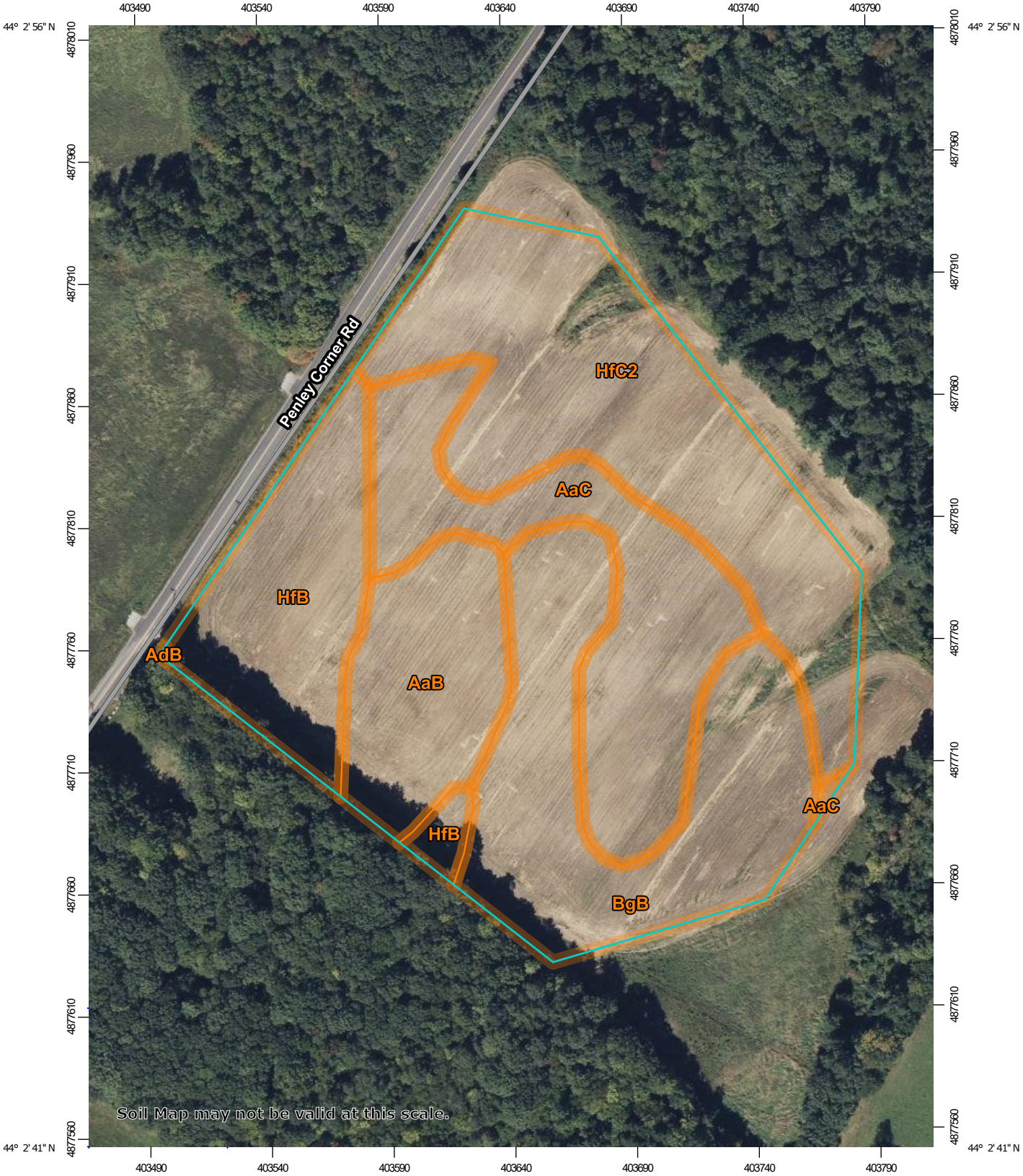
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:2,240 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Androscoggin and Sagadahoc Counties, Maine
Survey Area Data: Version 26, Aug 29, 2025

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

Date(s) aerial images were photographed: Jul 11, 2021—Oct 29, 2021

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

MAP LEGEND

MAP INFORMATION

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AaB	Adams loamy sand, 0 to 8 percent slopes	1.6	11.8%
AaC	Adams loamy sand, 8 to 15 percent slopes	2.7	20.0%
AdB	Agawam fine sandy loam, 2 to 8 percent slopes	0.0	0.0%
BgB	Nicholville very fine sandy loam, 0 to 8 percent slopes	3.3	24.1%
HfB	Hartland very fine sandy loam, 2 to 8 percent slopes	2.0	14.8%
HfC2	Hartland very fine sandy loam, 8 to 15 percent slopes, eroded	4.0	29.3%
Totals for Area of Interest		**13.6**	**100.0%**

Map Unit Descriptions

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

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

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

mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

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

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

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

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

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

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

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

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

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

Androscoggin and Sagadahoc Counties, Maine

AaB—Adams loamy sand, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2wqn9
Elevation: 10 to 2,000 feet
Mean annual precipitation: 31 to 95 inches
Mean annual air temperature: 27 to 52 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

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

Description of Adams

Setting

Landform: Outwash terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy glaciofluvial deposits

Typical profile

Ap - 0 to 7 inches: loamy sand
Bs - 7 to 21 inches: sand
BC - 21 to 27 inches: sand
C - 27 to 65 inches: sand

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (1.42 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Ecological site: F144BY601ME - Dry Sand
Hydric soil rating: No

AaC—Adams loamy sand, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2wqn8
Elevation: 10 to 2,000 feet
Mean annual precipitation: 31 to 95 inches
Mean annual air temperature: 27 to 52 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Farmland of local importance

Map Unit Composition

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

Description of Adams

Setting

Landform: Outwash terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy glaciofluvial deposits

Typical profile

Ap - 0 to 7 inches: loamy sand
Bs - 7 to 21 inches: sand
BC - 21 to 27 inches: sand
C - 27 to 65 inches: sand

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (1.42 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: F144BY601ME - Dry Sand
Hydric soil rating: No

AdB—Agawam fine sandy loam, 2 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9kcj
Elevation: 10 to 1,800 feet
Mean annual precipitation: 34 to 50 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 80 to 160 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Agawam and similar soils: 85 percent
Minor components: 3 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Agawam

Setting

Landform: Outwash plains
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Coarse-loamy glaciofluvial deposits derived from slate

Typical profile

H1 - 0 to 3 inches: fine sandy loam
H2 - 3 to 37 inches: fine sandy loam
H3 - 37 to 72 inches: very fine sand

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F144BY501ME - Loamy Slope (Northern Hardwoods)
Hydric soil rating: No

Minor Components

Roundabout

Percent of map unit: 2 percent
Landform: Lakebeds
Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

Naumburg

Percent of map unit: 1 percent
Landform: Outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

BgB—Nicholville very fine sandy loam, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2yjg5
Elevation: 20 to 2,300 feet
Mean annual precipitation: 34 to 50 inches
Mean annual air temperature: 37 to 45 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Nicholville and similar soils: 85 percent
Minor components: 2 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nicholville

Setting

Landform: Lakebeds (relict)
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-silty glaciomarine deposits

Typical profile

Ap - 0 to 7 inches: very fine sandy loam
Bs - 7 to 19 inches: very fine sandy loam
BC - 19 to 30 inches: very fine sandy loam
C - 30 to 65 inches: loamy very fine sand

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)

Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 10.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F144BY501ME - Loamy Slope (Northern Hardwoods)
Hydric soil rating: No

Minor Components

Roundabout

Percent of map unit: 2 percent
Landform: Lakebeds (relict)
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

HfB—Hartland very fine sandy loam, 2 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9kd6
Elevation: 0 to 1,750 feet
Mean annual precipitation: 34 to 49 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 80 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Hartland and similar soils: 85 percent
Minor components: 3 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hartland

Setting

Landform: Lakebeds
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-silty glaciolacustrine deposits

Typical profile

H1 - 0 to 10 inches: very fine sandy loam

H2 - 10 to 19 inches: very fine sandy loam
H3 - 19 to 28 inches: very fine sandy loam
H4 - 28 to 65 inches: very fine sandy loam

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 11.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F144BY501ME - Loamy Slope (Northern Hardwoods), F144BY508ME - Silty Slope
Hydric soil rating: No

Minor Components

Roundabout

Percent of map unit: 3 percent
Landform: Lakebeds
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

HfC2—Hartland very fine sandy loam, 8 to 15 percent slopes, eroded

Map Unit Setting

National map unit symbol: 9kd7
Elevation: 0 to 410 feet
Mean annual precipitation: 46 to 49 inches
Mean annual air temperature: 45 degrees F
Frost-free period: 150 to 160 days
Farmland classification: Farmland of local importance

Map Unit Composition

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

Description of Hartland

Setting

Landform: Lakebeds
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-silty glaciolacustrine deposits

Typical profile

H1 - 0 to 10 inches: very fine sandy loam
H2 - 10 to 19 inches: very fine sandy loam
H3 - 19 to 28 inches: very fine sandy loam
H4 - 28 to 65 inches: very fine sandy loam

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 11.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: F144BY501ME - Loamy Slope (Northern Hardwoods), F144BY508ME - Silty Slope
Hydric soil rating: No

Soil Information for All Uses

Suitabilities and Limitations for Use

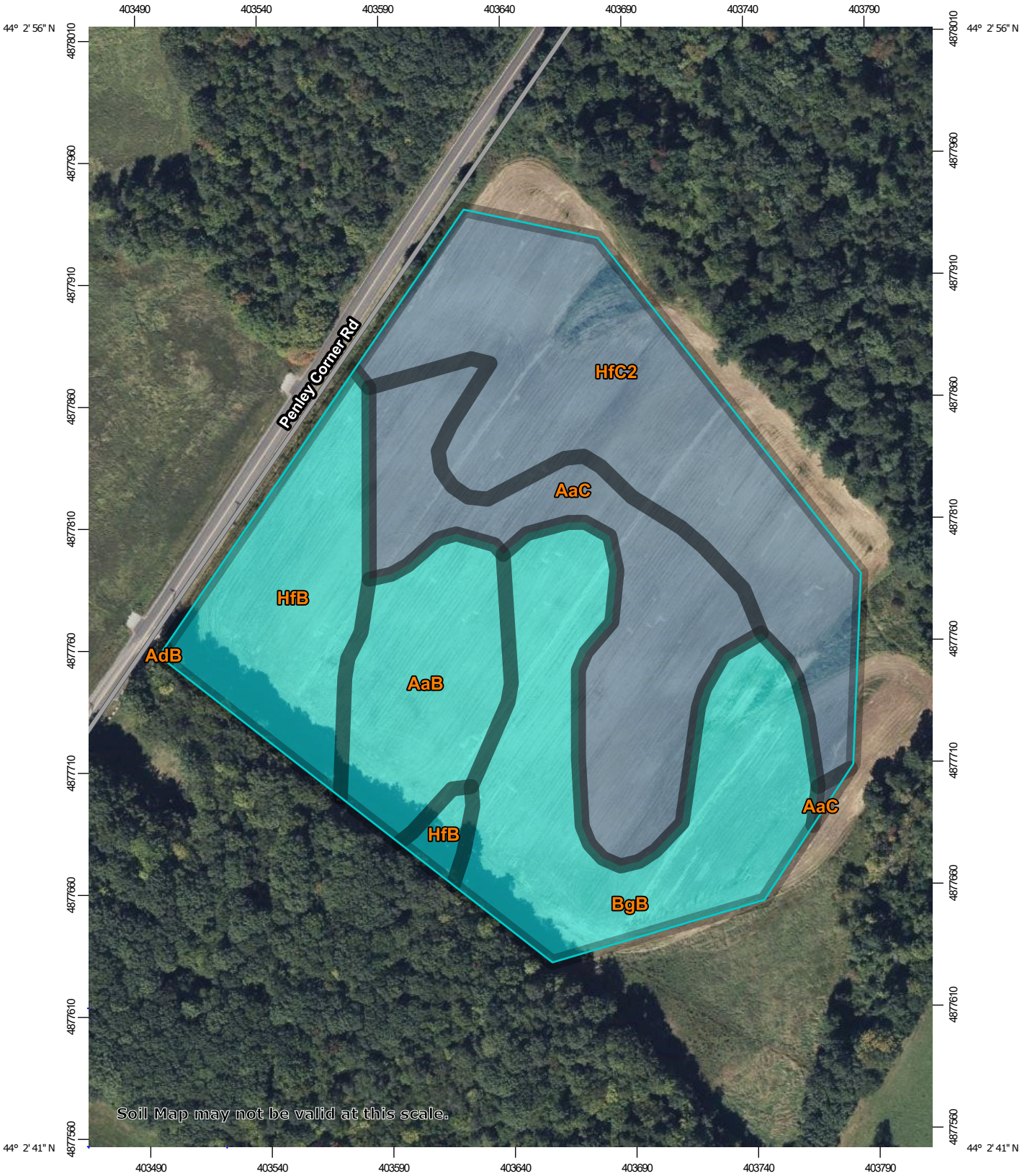
The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Farmland Classification

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.



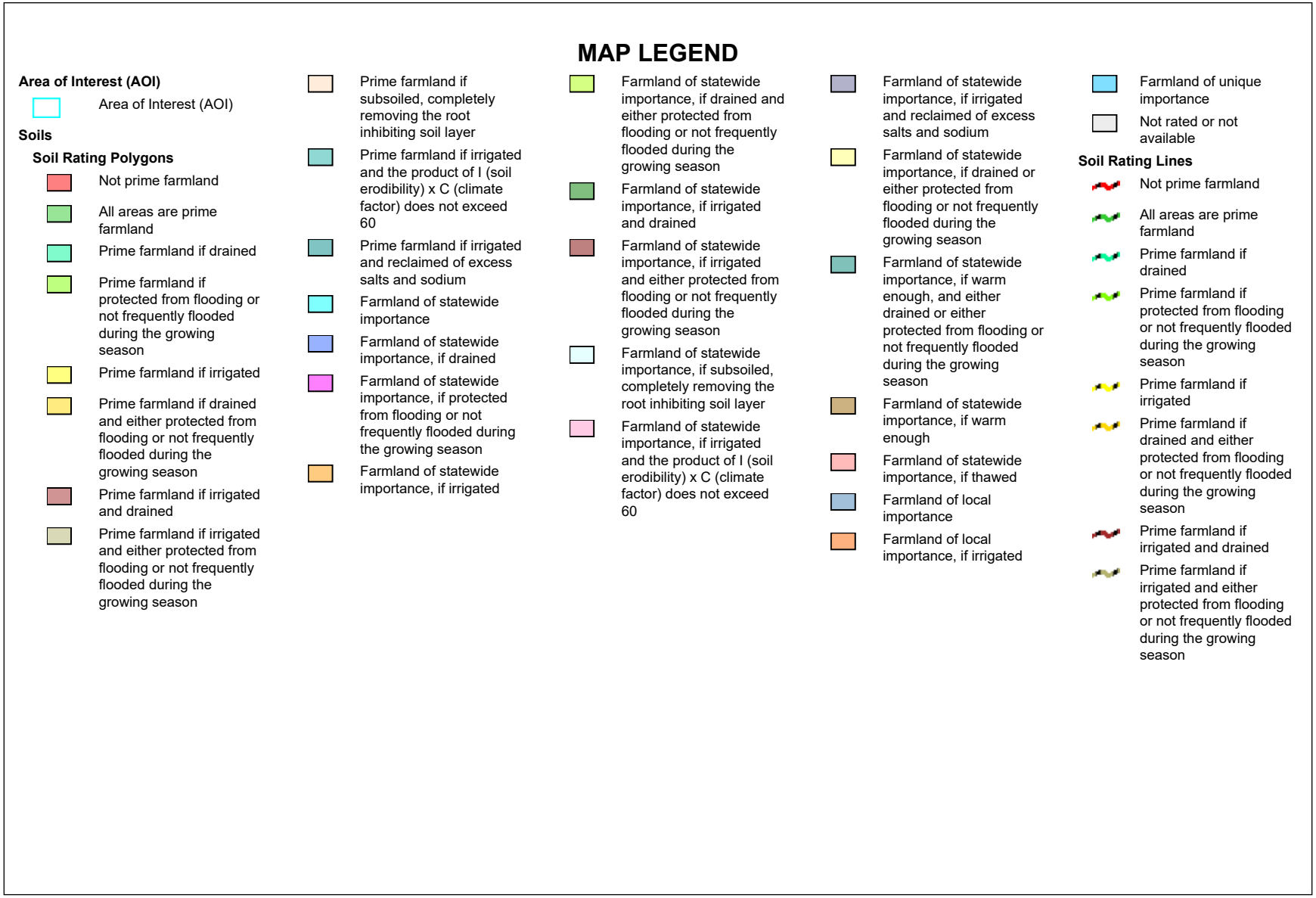
Map Scale: 1:2,240 if printed on A portrait (8.5" x 11") sheet.

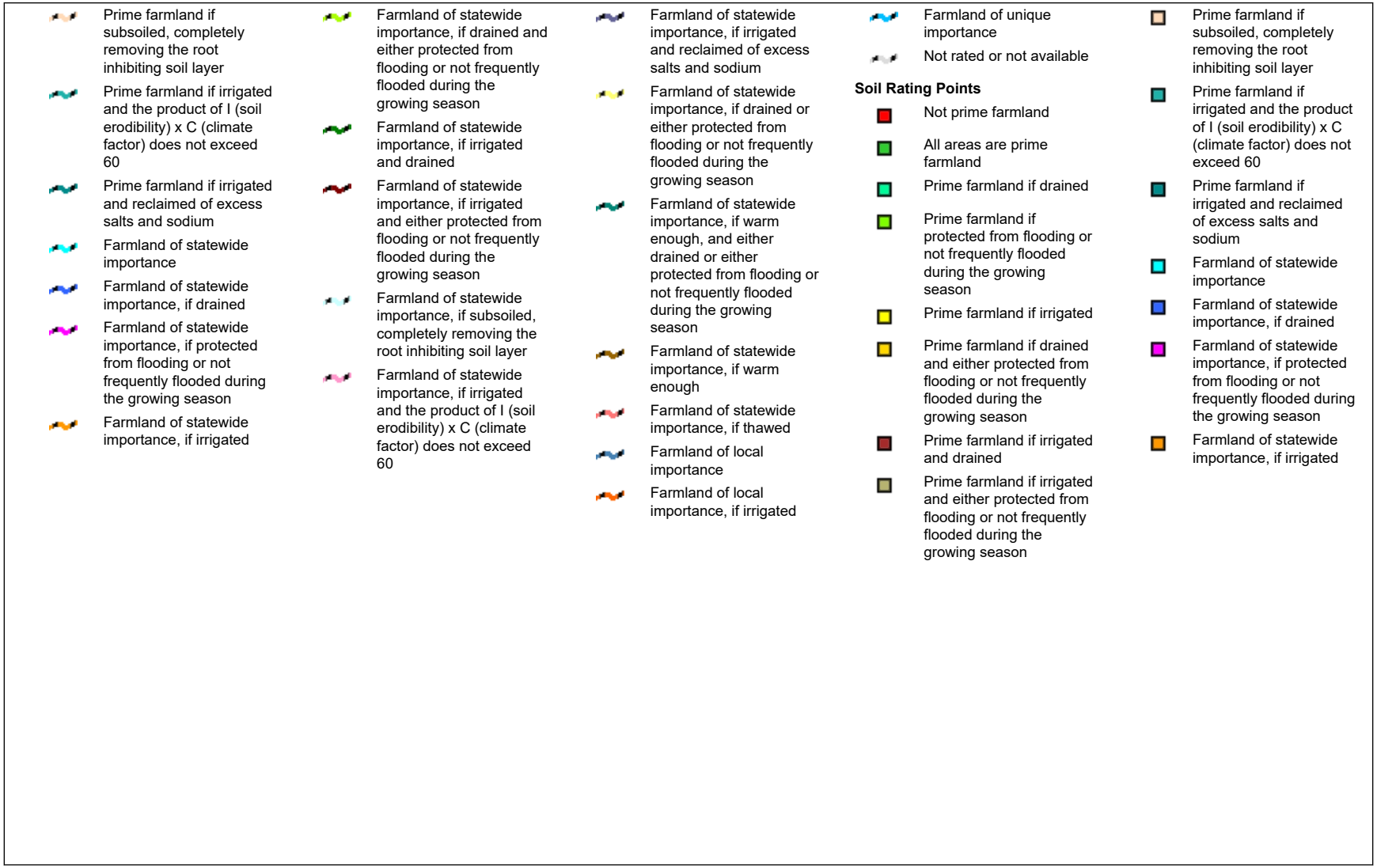
N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84


MAP LEGEND
Area of Interest (AOI)
Area of Interest (AOI)
Soils
Soil Rating Polygons
Not prime farmland
All areas are prime farmland
Prime farmland if drained
Prime farmland if protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated and drained
Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated and drained
Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough
Farmland of statewide importance, if thawed
Farmland of local importance
Farmland of local importance, if irrigated
Farmland of unique importance
Not rated or not available
Soil Rating Lines
Not prime farmland
All areas are prime farmland
Prime farmland if drained
Prime farmland if protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated and drained
Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season


Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated and drained
Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough
Farmland of statewide importance, if thawed
Farmland of local importance
Farmland of local importance, if irrigated
Farmland of unique importance
Not rated or not available
Soil Rating Points
Not prime farmland
All areas are prime farmland
Prime farmland if drained
Prime farmland if protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated and drained
Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated

- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

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

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

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

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

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

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

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

Soil Survey Area: Androscoggin and Sagadahoc Counties, Maine
Survey Area Data: Version 26, Aug 29, 2025

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

Date(s) aerial images were photographed: Jul 11, 2021—Oct 29, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AaB	Adams loamy sand, 0 to 8 percent slopes	Farmland of statewide importance	1.6	11.8%
AaC	Adams loamy sand, 8 to 15 percent slopes	Farmland of local importance	2.7	20.0%
AdB	Agawam fine sandy loam, 2 to 8 percent slopes	All areas are prime farmland	0.0	0.0%
BgB	Nicholville very fine sandy loam, 0 to 8 percent slopes	Farmland of statewide importance	3.3	24.1%
HfB	Hartland very fine sandy loam, 2 to 8 percent slopes	Farmland of statewide importance	2.0	14.8%
HfC2	Hartland very fine sandy loam, 8 to 15 percent slopes, eroded	Farmland of local importance	4.0	29.3%
Totals for Area of Interest			**13.6**	**100.0%**

Rating Options—Farmland Classification

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

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Attachment 9B
Maine Department of Agriculture, Conservation & Forestry Farmland Soils Letter

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
BUREAU OF AGRICULTURE, FOOD & RURAL RESOURCES
28 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

July 7, 2021

Heather Storlazzi Ward
6 Ashley Drive, 1st Floor
Scarborough, ME 04074

Via email: hstorlazziward@trccompanies.com

RE: Proposed Nexamp Inc, Penley Corner Road Solar, Auburn; Mapped Farmland Soils

Dear Ms. Storlazzi Ward:

In collaboration with the Maine Natural Areas Program (MNAP), the Bureau of Agriculture, Food and Rural Resources has searched the USDA Natural Resource Conservation Service (NRCS) Farmland Soils Data in response to your request received by MNAP on July 6, 2021 for information on the presence of land identified as Prime Farmland or Farmland of Statewide Importance at your project site in Auburn, Maine. This letter is provided for informational purposes only.

Prime Farmland is land identified with the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. This land may or may not be active farmland, but it is not currently urban, developed or inundated by water. Farmland of Statewide Importance generally includes areas that nearly meet the requirements for Prime Farmland and economically may produce high yields of crops when treated and managed according to acceptable farming methods.

☐ NO HIT: According to the information currently in the Farmland Soils Data layer, there are no farmland soils (Prime Farmland or Farmland of Statewide Importance) mapped specifically within the project area.

☒ FARMLAND SOIL HIT: According to the information currently in the Farmland Soils Data layer, the project site includes areas with mapped farmland soils. Agricultural siting best practices recommend avoiding conversion of land designated as Prime Farmland or Farmland of Statewide Importance. This project area includes soils mapped as:

- ☐ Prime Farmland
- ☒ Farmland of Statewide Importance

Our review covers only areas mapped as Prime Farmland or Farmland of Statewide Importance. This finding is not a substitute for on-site surveys. Field surveys are needed for solar project clearance according to the Maine Public Utilities Commission Procurement Announcement, Appendix A, Project Attribute Criteria #9.

NANCY MCBRADY, BUREAU DIRECTOR
AGRICULTURE, FOOD & RURAL RESOURCES
90 BLOSSOM LANE, DEERING BUILDING

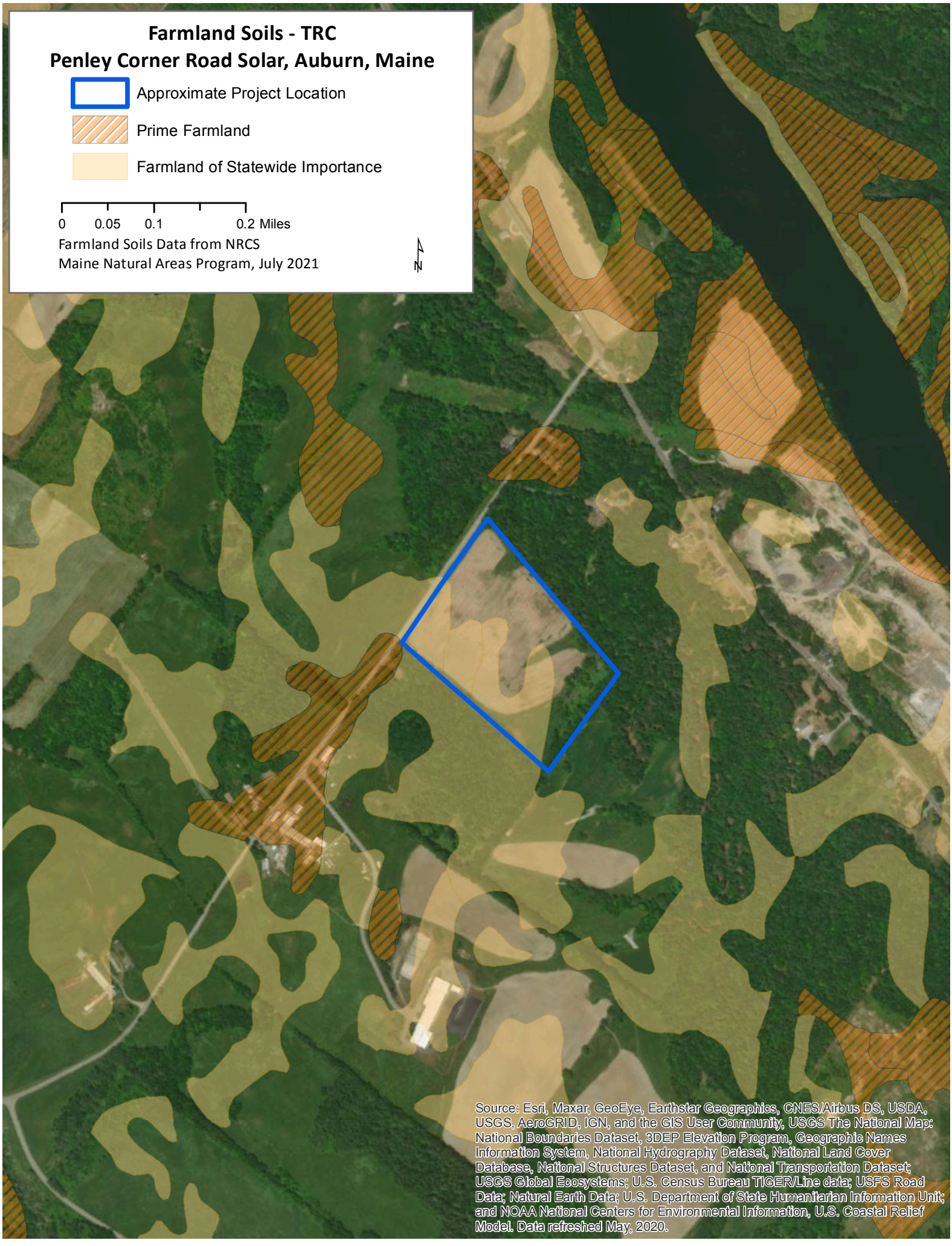
PHONE: (207) 287-3491
FAX: (207) 287-7548
WWW.MAINE.GOV/DACF

As a general statement of policy, the Maine Department of Agriculture, Conservation and Forestry recommends that whenever possible, commercial scale solar projects be sited on non-agricultural lands. If that is not possible, the Department recommends minimizing the footprint of solar development on high value agriculture soils and encourages the development of dual use solar projects. The Department is currently in the process of developing technical guidance for solar developments to help minimize impacts to agricultural lands. For more information about this guidance, contact the Bureau of Agriculture's Division of Agricultural Resource Development at (207) 287-3491.

Sincerely,



Nancy McBrady, Director
Bureau of Agriculture, Food and Rural Resources


Farmland Soils - TRC
Penley Corner Road Solar, Auburn, Maine
Approximate Project Location
Prime Farmland
Farmland of Statewide Importance
0 0.05 0.1 0.2 Miles
Farmland Soils Data from NRCS
Maine Natural Areas Program, July 2021
N
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed May, 2020.

Attachment 9C
Project Operation and Maintenance Plan

MEMORANDUM

To: **City of Auburn**

Date: **October, 2025**

Re: **Auburn Renewables 2 – Operation & Maintenance Plan**

Introduction

Nexamp has prepared this Operation & Maintenance Plan (Plan) for the .99 MW Photovoltaic Facility (Facility) to be located off Penley Corner Road in Auburn, Maine. This Plan has been prepared to fulfill the requirements of the state and local permitting bylaws and zoning ordinances in accordance with solar development best practices.

Attached to this Plan is a typical scope of work for an O&M provider for a solar PV array of this scale and Nexamp has used this scope of work as the basis for its services for infrastructure that it currently maintains.

The primary services under the scope of an O&M agreement include:

- Biannual array maintenance inspections, remote monitoring, unscheduled maintenance (fault detection), and scheduled equipment replacement.
- On-site services typically require a single pick-up truck and 2-4 licensed technicians.
- Technicians perform work with hand tools and battery-operated power tools and rarely require generators or any motorized or heavy equipment.
- The array is designed to facilitate major equipment replacement using truck mounted boom lift every 5-10 years.
- Auburn Renewables 2, LLC will develop the site using a pile-driven or screw mounting system for the array.

Maintenance Activities include:

- Mowing operations are typically conducted 1 to 2 times per season, depending on the weather conditions and resultant growth. Normally, 2 to 4 personnel using ride-on and self-propelled mowers and weed whackers will perform the mowing operations.
- The entire Site is inspected for any erosion problems upon each site visit and maintenance activity, a minimum of two times per year. Any erosion to roads, embankments, drainage structures/basins, ground cover, etc. is repaired using similar

methods to the initial install, with like equipment and materials. Potentially, additional erosion control blankets, jute netting, etc. will be added to protect the maintenance improvement.

- Depending on the array location and surrounding vegetation, an arborist with boom truck will thin shading tree growth.
- In the event that weed control is required, only non-persistent solutions previously approved for use by DEP and many municipalities for use in regulated and protected areas will be utilized. The frequency of this activity is typically annually or biannually, if at all. Work is typically performed by licensed applicators using trailer born and backpack spraying apparatus.
- Module washing at this site is not anticipated. In the event that modules are washed, cleaning solution consists of 95% water and 5% non-toxic, non-persistent soap solution. Work is typically performed by 2-4 technicians using backpacks and scrubbing wands.
- Some snow removal may be required to allow site access during winter months, however no snow removal operations will be performed within the array areas.
- Inspection of the storm water management facilities will occur at each site inspection, no less than biannually, and maintenance provided to restore the facilities to their original condition.

Scope of Work – O&M Services Contract

The services to be provided will include the operation, repair, monitoring and maintenance services listed below.

FACILITY OPERATIONS

The Facility will be operated in conformity to the operating specifications and requirements set forth in the O&M Manual, in compliance with prudent industry practices, in accordance with the terms and conditions of the interconnection agreement between the Owner and the local distribution utility, and in accordance with applicable law. As required to achieve these operational requirements, the O&M Contractor shall be present at the Facility site.

PERFORMANCE MONITORING AND OPERATIONS REPORTING

During the Service Term, Contractor shall:

- At all times perform basic monitoring of the Facility to make sure Facility is fully functional and record and report all meter data consistent with all Solar Program requirements.
- Provide Owner with web access to basic monitoring data.

- Provide Owner with quarterly reporting of performance against predicted power and historical performance beginning three calendar months after the Commercial Operations Date (as defined as "Substantial Completion" in the EPC Agreement) is achieved, including, summaries of energy measured and reported by the Facility's revenue grade meters, a summary of planned maintenance, and a summary of all forced outages and emergency response measures and the steps that were taken to resolve such forced outages and emergency situations.
- Provide copies of all such information no later than thirty (30) calendar days of making or receiving information pertaining to maintenance and/or repair pertaining to the system and/or any portion thereof or the Interconnection.
- Maintain warranty records with all inverter, module, and mounting suppliers.
- Maintain service agreements with DAS suppliers.

SCHEDULED INSPECTION AND MAINTENANCE

- Contractor will perform required maintenance of the Facility in accordance with the written manufacturer requirements for operation and maintenance of the equipment that is part of the Facility (such written instructions are included in the O&M Manual).
- Contractor will provide continuous 24/7 active monitoring of Facility performance and provide a single point of contact for Facility maintenance and repair related issues.
- Contractor will implement the preventive maintenance schedule, if any, for each item of equipment that is part of the Facility, as set forth in the relevant portions of the O&M Manual.
- Contractor will maintain maintenance logs, records and reports documenting the provision of O&M Services hereunder in sufficient detail to allow Owner to verify that the Facility is performing in accordance with the Project Warranty and the performance requirements for the Facility. Contractor shall maintain current revisions of the drawings, specifications, lists, clarifications and other materials relating to the Facility.
- Contractor will complete and submit to Owner in a timely manner maintenance log sheets to document Contractor's provision of Services as required hereby in sufficient detail to allow Owner to verify that the Facility is performing in accordance with the Project Warranty and the performance requirements for the Facility.
- Contractor will regularly maintain the Facility, in accordance with the O&M Manual, and provide semi-annual on-site inspections by completing the following:
    - Visual inspection of all feeder terminations for corrosion.
    - Visual check of all power terminations/connections associated with the system e.g. DC combiner boxes, DC and AC disconnects, surge arrestors, inverters and PV modules and re-torque as necessary.
    - Test of ground continuity and correct any unsafe or abnormal issues.

- Check of all fuses in inverters, combiner boxes, and disconnects (AC&DC).
- Testing and recording of voltage and amperage of the arrays at the string level.
- Inspection of the combiner boxes, disconnects (AC&DC), and inverters with an infrared camera, with the purpose of detecting hotspots, bad connections, etc.
- Checking of the mechanical and structural integrity of the system.
- Cleaning or replacement of inverter air filters where applicable if necessary.
- Checking of inverter housing for dust/water ingress.
- Checking and replacement of any unserviceable system labeling as necessary.
- Visual inspection of weather stations and calibration verification against monitored data.
- Checking of modules for excessive dirt and debris. Cleaning is excluded.
- Providing written documentation to include summary report of findings including actions taken and recommendations for additional maintenance or repairs, etc.

FAULT DETECTION AND DISPATCH

- Contractor shall respond to all alarms, alerts and service requests pertaining to the system within 24 hours of such alarm, alert and/or service request, as personnel safety and weather conditions permit.
- Contractor shall monitor and respond to forced outages and performance trends. Contractor and Owner shall notify the other as soon as practically possible, but in no event later than twenty-four (24) hours following their discovery, of "Forced Outage", which is defined as: (a) any material malfunction in the operation of the Facility and/or (b) any interruption in the delivery of energy to the Facility's revenue grade meters. Contractor shall apply safe industry best practices to fully resolve any Forced Outage as quickly as possible. To the extent the correction of the Forced Outage requires either O&M Services or Warranty Services, Contractor shall initiate the O&M Services or Warranty Services needed to return the Facility to service within 24 hours of such notice, and where applicable, as manufacturer service capabilities permit. Contractor shall provide Owner with an estimate of the time necessary to return the Facility to fully operational service. Contractor agrees to notify the Owner as soon as practicable when the Facility returns to service, but in no event later than twenty-four (24) hours following the Facility's return to service.
- Contractor and Owner agree to notify the other upon the discovery of an Emergency condition pertaining to the Facility. If Contractor is notified of an Emergency condition by Owner or otherwise learns of an Emergency condition, Contractor agrees to promptly dispatch appropriate personnel to address such Emergency as quickly as possible in accordance with industry best practices, and as personnel safety permits. Contractor

maintains the right to disconnect the Facility and/or to otherwise isolate the Facility from the electric distribution system servicing Owner's and Owner's property as a result of any Emergency condition pertaining to the Facility as determined at the Contractor's discretion; provided, however, that the Contractor shall be responsible for any adverse consequences caused by such exercise of discretion if the exercise is negligent or represents a breach hereof.

Wildlife & Impacts

As outlined in the City of Auburn Solar Ordinance, Nexamp has designed the system to minimize any impacts on wildlife and ecosystems while preserving the land for future potential agricultural purposes post-decommissioning. There is no known presence of Significant Wildlife Habitats in the project area and as such no impacts are anticipated from construction or operation of the project.

Nexamp is also maintaining adequate space for the movement of wildlife between habitats and around the project area in addition to planting a pollinator-friendly seed mix within the project area. Over the past several years Nexamp has developed a comprehensive Sheep Solar Grazing Program through which Nexamp hires local sheep farmers to use their flocks for vegetation maintenance within the fenced area of the solar array. Nexamp would be pleased to work with the City and members of the Agricultural Committee to pursue this option and implement a similar program for this project.

Nexamp has implemented the Grazing Program on multiple sites across the Northeast, and it has several advantages to traditional gasoline-powered mowers, including:

- Reduced fossil fuel use and emissions
- Lower maintenance costs
- Extra income for local sheep farmers
- Safe environment for the sheep, fresh pasture and soil regeneration
- In harmony with the City of Auburn's goals of dual-use agriculture with solar facilities
- As opposed to goats or other animals, sheep will eat almost anything that grows, but do not bother the equipment and require little to no supervisions

SECTION 10. STORMWATER MANAGEMENT

A stormwater report for the Project describing and quantifying pre- and post-development stormwater characteristics at the Project Site and demonstrating Project compliance with the applicable MDEP Chapter 500 Stormwater Management Standards (38 MRS §420-D)[5] is provided in Attachment 10A. As described in the Stormwater Report, the Project is subject to and in conformance with the Basic and General stormwater standards. The Project is not located within the Lake Auburn or Taylor Pond watersheds; therefore, the Project is not subject to the phosphorous control standards in Article XIII. Division 2 of the City of Auburn Code of Ordinances [6].

In summary, the Project meets the requirements for water quality through implementation of the 50-foot vegetated buffers for the Project access road and equipment pads (depicted on the site drawings in Volume II, sheets C-200). Additionally, ground cover in the Project Area will be improved overall post-construction from farmland to meadow conditions, decreasing overall runoff in the Project Area. The proposed scheme of development generally maintains existing hydrology and drainage patterns (see Attachment 10A).

10.A. Urban Impaired Streams

The Project does not occur within the direct watershed of an urban impaired stream or stream segment (MDEP regulations 06-096, Code of Maine Rules [CMR] c. 502)[7]. Therefore, the urban impaired stream standard does not apply to the proposed Project.

10.B. Basic Standards

An Erosion and Sedimentation Control Plan for the Project, based on good engineering practices, generally accepted industry standards, and in accordance with the guidance provided in the "Maine Erosion and Sediment Control Best Management Practices Manual for Designers and Engineers" (MDEP, October 2016[8]), is provided in the Stormwater Report in Attachment 10A. Additionally, erosion and pollution control drawings (plan sheets C-300) and civil details (plan sheets C-800) are provided on the Project drawings in Volume II.

10.C. Flooding

According to Federal Emergency Management Agency Flood Insurance Rate Map data, there are no 100-year floodplains on the Project parcels (see Figure 10-1). There will be no impacts or surface disturbances, including loss of vegetation or loss of flood storage due to impervious surfaces, in any mapped floodplain. The measures that will be taken to preserve water quality and comply with state requirements related to stormwater management are addressed in Section 6.B., Buffers, and the Stormwater Management Report in Attachment 10A.

Based on the avoidance of development within the 100-year floodplain, along with the studies and measures described in the Stormwater Management Plan, the Project will not cause or

[5] Available Online: http://096c500.docx
[6] AccessAuburn Advanced Viewer. Watersheds. Zoning Viewer
[7] Available Online: 096c502.docx
[8] Available online: http://www.maine.gov/dep/land/erosion/escbmps/esc_bmp_engineers.pdf.

increase flooding or cause an unreasonable flood hazard to any structure, and the proposed Project will not cause an unreasonable alteration of natural drainage ways.

Attachment 10A
Stormwater Package

Stormwater Management Plan

November 2025

Penley Corner Road Solar Project
0.999 MW Solar Array | Penley Road, Auburn, Maine

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ATTACHMENTS

Attachment A – Figures & Maps
Attachment B – Construction and Post-Construction Stormwater Inspection & Maintenance Log Examples
Attachment C – Stormwater Design Calculations

ACRONYMS

AC	Alternating current
BMP	Best Management Practice
CFS	Cubic Feet per Second
CPESC	Certified Professional in Erosion and Sedimentation Control
ECB	Erosion Control Blanket
ECM	Erosion Control Mix
EI	Engineer Intern
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
MDEP	Maine Department of Environmental Protection
MW	Megawatt
NRCS	Natural Resources Conservation Service
PE	Professional Engineer
Project	Penley Corner Road Solar Project – Auburn, ME

1.0 Project Narrative

This Stormwater Management Report has been prepared for the Auburn Renewables 2, LLC 0.999 MW_{AC} Solar Array Project (the Project) to demonstrate that the proposed development will comply with the applicable Maine Department of Environmental Protection (MDEP) stormwater management requirements prescribed in Chapter 500 as well as additional requirements specified in applicable section of the City of Auburn ordinances. The report is prepared in accordance with the basic stormwater standards to show that drainageways will not be altered to have an unreasonable adverse impact on wetlands, waterbodies, or adjacent downgradient properties.

1.1 Project Location

The proposed ground-mounted photovoltaic solar module system will be constructed on portions of an approximately 20.3-acre parcel of land located on the east side of Penley Corner Road in the City of Auburn, Maine. The Project Site is described by the City's tax assessor as Map 139, Lot 012. The parcel is undeveloped land that has a history of agricultural use. Land use of abutting parcels consists of undeveloped forested land, sparse low-density residential and agricultural use. The Project will be accessed by constructing a gravel driveway that extends from Penley Corner Road, along the western boundary of the parcel. Approximately 785 feet of 20' wide gravel driveway will be constructed to provide access for long-term operation and maintenance of the solar array. This access road includes two turnarounds, for a total of 22,083 sq-ft of gravel. There is also 916 sq-ft of gravel and 538 sq-ft of concrete pads located near the access road turnaround. These areas will be used for accessing and maintaining any equipment and central inverter racks of the solar generating facility.

1.2 Surface Water On or Abutting the Site

Natural resources at and abutting the site were delineated by qualified wetlands scientists from TRC in November of 2019. The locations of delineated natural resources are shown on the Issued For Permitting (IFP) drawing set.

1.3 Downstream Waterbodies

The Project Area is located within the Lower Androscoggin watershed (HUC 01040002). Runoff from the Project drains to Penley Brook through a series of interconnected unnamed streams. Penley Brook drains to the Androscoggin River. No portion of the Project is located within the watershed of a lake or pond, or "Urban Impaired Stream" or "Lake Most at Risk from New Development" as defined in Chapter 502.

1.4 General Topography

Two-foot contours for the Project Area were generated from a drone flown by Jones Associates Inc. of Auburn Maine, on the ground survey points, and from LiDAR data obtained from the Maine Office of GIS. Existing topography generally slopes to the northeast toward Penley Brook. Under post-development conditions, site drainage will generally remain the same. Mass import or export of earthen materials is not anticipated. Localized grading within the Project Area has been designed to give preference to existing natural drainageways and provide a balanced earthwork project (i.e., equal cuts and fills) to meet the slope tolerances of the array racking and accommodate the proposed access road. The access road will be graded to promote runoff from impervious surfaces to existing vegetated areas as sheet flow. Additional stormwater

management features include a culvert at the entrance to maintain positive drainage along the existing roadside ditching of Penley Corner Road. Inlet and outlet protection is provided at the culvert to provide flow dissipation and prevent erosion in the roadside ditch.
Overall, the proposed site design gives preference to the natural drainage patterns and was developed to promote sheet flow over vegetated areas.

1.5 Flood Plain

The Federal Emergency Management Authority (FEMA) maintains materials developed to support flood hazard mapping for the National Flood Insurance Program (NFIP). According to Flood Insurance Rate Map (FIRM) for Auburn, panel number 23001C0337E revised July 8, 2013, the Project Area does not contain any land designated within a 100-year flood zone (see **Attachment A**).

1.6 Alterations to Existing Drainage Ways

Construction of the proposed Project will not significantly alter natural drainage ways. A culvert is proposed to maintain drainage along the existing roadside ditching on Penley Corner Road. Calculations supporting the sizing and design of the proposed culvert and outlet apron are provided in the HydroCAD model included in **Attachment C** and summaries are provided in **Table 1.1.** and **Table 1.2**.

Table 1.1. Summary of Culvert Calculations

CULVERT SUMMARY							
CULVERT ID	DRAINAGE AREA (AC.)	PEAK FLOW (CFS) 25-YR STORM	DIAMETER (IN)	LENGTH (FT)	SLOPE (FT/FT)	DISCHARGE VELOCITY (FPS)	OUTLET STABILIZATION
SD-1	1.432	3.74	15	50	.03	3.02	D_{50}=9" Apron (see Table 1.2.)

Table 1.2. Summary of Outlet Apron Calculations

CULVERT SUMMARY							
CULVERT ID	PEAK FLOW (CFS) 25-YR STORM	DIAMETER (FT)	TAILWATER (FT)	APRON LENGTH (FT)	APRON WIDTH AT DISCHARGE (FT)	APRON WIDTH AT OUTLET (FT)	D_{50}
SD-1	3.74	1.25	0.13	13	4	16.5	9"

1.7 Alterations to Land Cover Within Watershed

The location of the proposed development currently consists of a corn field and meadow land. land. Under proposed development conditions, alterations to land cover generally consist of an increase in gravel area for the proposed access road, placement of an impervious concrete pad for electrical equipment, installation of the solar array over land that will be maintained as a meadowed field, and installation of perimeter fencing. Ground disturbance will be minimized as much as possible and will only occur in areas necessary for installation of the proposed access road, electrical conduit runs, proposed grading, equipment pads, array racking posts, fencing, and installation of stormwater management features to maintain existing drainage pathways. Portions of the proposed array area will be graded to promote positive drainage and achieve slopes consistent with array racking tolerances. Proposed earthwork is best described as primarily localized grading at shallow depths and will not result in significant alterations of the existing

terrain. There is no tree clearing anticipated for this development, and disturbed areas will be revegetated to further improve post-construction ground cover.

New impervious surfaces associated with the proposed development consist of the gravel access road, post-supported racking system, and equipment pads. The solar panels themselves are not considered an impervious surface with respect to stormwater runoff as they are elevated above grade. Separation between rows of panels will allow the passage of precipitation to the ground surface. The array racking system is anticipated to be supported by driven piles; however, the final design will depend on the structural design provided by the racking manufacturer. Common racking supports consist of either steel beams (W6x8.5) with an area of approximately 2.52 square inches each or approximately 3-inch diameter ground screw foundations. Impervious surfaces associated with the array posts are considered de minimis and negligible in terms of providing stormwater impacts.

The total increase in impervious surfaces is estimated at 0.542 acres. **Table 1.2** below provides a summary of land cover changes as represented by the composite runoff curve numbers (CNs) within the assessed watershed:

Table 1.2. Pre- and Post-Development Land Cover Comparison

SUBCATCHMENT ID	PRE-DEVELOPMENT CONDITIONS		POST-DEVELOPMENT CONDITIONS	
	CN	AREA (Ac.)	CN	AREA (Ac.)
1S	73	8.849	55	8.849
2S	61	11.943	52	11.943

As shown in the table, the overall composite CN for the delineated watershed under post-development conditions is substantially lower than that of pre-development conditions due to the conversion of the corn field to a meadowed field. Since the CN is lower, there will be a decrease in stormwater runoff under post-development conditions. A summary of the land cover types and CNs for the pre- and post-development subcatchments are provided in **Attachment C**.

1.8 Stormwater Runoff Analysis

Stormwater runoff was estimated using HydroCAD, Version 10.2. HydroCAD software is based on methodologies developed by the United States Department of Agriculture Soil Conservation Service (USDA-SCS[1]), namely *Urban Hydrology for Small Watersheds*, Technical Release 55 and Technical Release 20 (TR-55 and TR-20), in combination with other hydraulic and hydrologic calculations. Based on site-specific information including subcatchment area and slopes, on-site soil types, land cover types, and rainfall data, the program estimates inflow and outflow hydrographs for each subcatchment and performs reach and pond routing calculations. The pre- and post-development runoff analysis calculations are provided in **Attachment C**.

The hydrologic analysis for this project consists of delineating two subcatchments for both pre- and post-development conditions which each contribute runoff to an analysis point. The

[1] Now known as the Natural Resource Conservation Service (NRCS)

subcatchment boundaries were determined from the existing and proposed contours. Runoff from the subcatchments were analyzed at the point of intersection of the respective longest hydrologic flow paths and either a subcatchment boundary, stormwater conveyance or Project Area boundary. The intent of the hydrologic analysis is to demonstrate that the changes in ground cover resulting from the Project will not adversely affect downgradient properties or natural resources. Relevant design information is shown on the Pre- and Post-Development Drainage Plans, included in **Attachment C**.

- **Precipitation**

Design storms modeled for the pre- and post-development runoff analyses are based on the information provided in Chapter 500, Appendix H – *24-hour duration rainfalls for various return periods* for Androscoggin County. Precipitation events with a 24-hour duration having a Type III distribution with return periods of 2-, 10-, 25-, and 100-years were used. Rainfall depths for these events are 3.07, 4.62, 5.58, and 7.07 inches respectively.

- **Runoff Curve Numbers**

A summary of the land cover types, hydrologic soil groups (HSGs), and CNs for the pre- and post-development subcatchments are provided in the stormwater calculation package in **Attachment B**. Cover types for the impacted areas were determined from the natural resource field surveys, multiple site visits, and publicly available aerial imagery.

The soil types and HSG information for the Project are based on NRCS soil maps. The HSGs within the runoff analysis area are shown on the NRCS soils mapping included with **Attachment A** and the Pre- and Post-Development Drainage Plans.

The CNs were selected from HydroCAD software which incorporates a complete curve number lookup table based on the data developed by the NRCS and published in TR-55, based on the observed cover types and hydrologic soil groups.

- **Time of Concentration Calculations**

Times of concentration were calculated using NRCS TR-55 methodologies considering the hydrologic flow lengths, slope, land cover type, and surface roughness. The type and length of each flow line segment determining travel times in the area to be developed are indicated on the pre- and post-development drainage plans. A maximum sheet flow length of 100 feet was used for this analysis. Shallow concentrated flow was used for portions of the flow path beyond 100 feet extending until a channel, culvert, or subcatchment boundary was encountered. For each subcatchment, the travel times were summed to determine the time of concentration, which was then input directly into HydroCAD. The calculation spreadsheets are included with the calculations in **Attachment C**.

- **Peak Discharge Calculations**

Peak discharge calculations are included in the HydroCAD output. One analysis point was assessed under both pre- and post-development conditions. Results of the pre- and post-development runoff analyses are shown and compared in **Table 1.3** below.

Table 1.3. Pre- and Post-Development Stormwater Runoff Analysis

ANALYSIS POINT: DP-1				
DESIGN STORM	PRE-DEVELOPMENT		POST-DEVELOPMENT	
	RUNOFF VOL. (AF)	RUNOFF RATE (cfs)	RUNOFF VOL. (AF)	RUNOFF RATE (cfs)
2-Year, 24-hour	0.664	5.27	0.158	0.55
10-Year, 24-hour	1.465	12.42	0.588	3.85
25-Year, 24-hour	2.023	17.34	0.946	7.00
100-Year, 24-hour	2.946	25.37	1.599	12.84

ANALYSIS POINT: DP-2				
DESIGN STORM	PRE-DEVELOPMENT		POST-DEVELOPMENT	
	RUNOFF VOL. (AF)	RUNOFF RATE (cfs)	RUNOFF VOL. (AF)	RUNOFF RATE (cfs)
2-Year, 24-hour	0.390	2.21	0.143	0.32
10-Year, 24-hour	1.141	8.94	0.638	3.84
25-Year, 24-hour	1.722	14.31	1.070	7.70
100-Year, 24-hour	2.739	23.71	1.879	15.28

The analyses demonstrate that peak volumes and rates of runoff under post-development conditions are less than that of pre-development conditions. This can be attributed to the lower composite curve number, which is a result of the change in land use from a corn field to a meadow field. Based on these results, the Project will not impact abutting properties, downgradient drainage structures, or sensitive receptors.

2.0 Maps and Drawing Set

2.1 Topographic Site Map

A map of the Project boundaries overlaid on a USGS 7.5-minute topographic quadrangle map is included as **Figure 1** in **Attachment A**.

2.2 Civil Design Drawings

An Issued For Permitting (IFP) civil design drawing set has been prepared for the proposed development. The IFP drawing set includes Sheet C-100: Existing Conditions Plan, detailing the pre-construction site topography and nearby water resources. It also includes a Site Layout Plan on Sheet C-200 which provides locations of the solar array, equipment pads, and access road. Additionally, an Erosion & Sediment Control sheet, Sheet C-300 is included with proposed grading, additional system components, stormwater management features and erosion and sediment control measures. Erosion and sediment control details and notes are included in the

IFP drawing set and an Erosion and Sedimentation Control Plan has been prepared in Section 3 below.

3.0 Erosion & Sedimentation Control Plan

This plan has been developed based on good engineering practices, generally accepted industry standards, and in accordance with the guidance provided in the "Maine Erosion and Sediment Control Best Management Practices Manual for Designers and Engineers" (MDEP, Rev. October 2016[2]).

3.1 Project Schedule

Construction of the Project is tentatively scheduled to commence in the Spring of 2026 with the intent of being fully operational in the 2027 calendar year. Currently, the total Project duration is anticipated to be approximately 4 to 6 months.

Additionally, specifics of how work is completed will be based on environmental considerations associated with seasonal changes. The following dates are provided to establish a general guideline for these seasons:

- Winter: November 1 to March 19
- Mud Season: March 20 to April 30
- Spring: May 1 to June 21
- Summer: June 22 to September 21
- Fall: September 22 to October 31

3.2 Erosion and Sediment Control Measures

The contractor shall utilize the following general measures and practices throughout construction and development of the Project:

- Erosion and sedimentation control BMPs shall be implemented prior to commencing earth disturbing activities;
- Phase construction activities as practicable to minimize the area and duration bare soils are exposed;
- Route all construction traffic through approved points of access and egress and over stabilized construction entrances;
- Only areas of active construction shall remain un-stabilized or unvegetated;
- Protect and maintain identified buffer areas throughout construction;
- Continuously maintain and inspect installed BMPs;
- Double rows or paired BMP systems shall be implemented to protect critical areas; and
- Stabilize disturbed areas within 100 feet of a protected natural resource within 7 days, or prior to a storm event.

[2] Available online: http://www.maine.gov/dep/land/erosion/escbmps/esc_bmp_engineers.pdf

3.2.1 Temporary Measures

The following temporary erosion control BMPs are proposed and/or are likely anticipated to be needed during construction and development of the Project:

- *Stabilized Construction Entrance:* As indicated on the civil design drawings, stabilized construction entrances will be required at each point of ingress/egress. These features will be important at intersections with public roads. Construction entrances shall have a minimum length of 50 feet and an appropriate width (minimum of 12 feet) to fully contain anticipated construction vehicles. Construction entrances shall be constructed of a 6-inch thick layer of 2-inch angular crushed stone underlain by a woven geotextile fabric. A diversion ridge shall be required at the bottom of slopes exceeding 5% to intercept runoff. Berms may be necessary to divert runoff from the construction entrance to a temporary sediment trap. Under extremely wet conditions or during the mud season, a standard construction entrance may not be sufficient to fully remove sediment from vehicle tires and prevent tracking. In these instances, a construction entrance may either be lengthened as necessary or a wheel washing procedure shall be employed. Stabilized construction entrances shall be inspected on a weekly basis and prior to and immediately following significant rain events (those exceeding 0.5-inches in 24-hours). Tracked mud or sediment shall be removed prior to the next rain event. Periodic replacement of the stone material may be required as sediment accumulates and fills the voids.

- *Dust Control:* Measures to control creation and migration of nuisance dust shall be implemented throughout construction. Primary travel ways and laydown areas shall be surfaced with base gravel or coarse gravel as soon as possible to minimize the creation of dust. Traffic control shall be implemented to reduce speeds and restrict traffic. Frequently traveled surfaces shall be periodically watered to reduce dust. Areas that become a significant source of dust may be treated with calcium chloride to reduce frequency of watering. Paved surfaces shall be vacuum swept when dry.

- *Erosion Control Mix:* Erosion control mix (ECM) mulch may be utilized to stabilize slopes, frozen ground, forested areas, or to provide immediate stabilization without waiting for vegetation to establish. ECM shall be placed at a minimum thickness of 2 inches on slopes of 3H:1V or flatter. Slopes steeper than 3H:1V require a minimum of 4 inches. ECM shall be evenly distributed by hand, excavator bucket, or pneumatic blower. ECM alone is not suitable in areas of groundwater seepage, converging flows, or low-lying areas where ponding is expected.

- *Erosion Control Mix Berms:* Erosion control mix berms shall be lightly compacted or bucket-tamped to minimize large voids within the filter media. Berms shall be a minimum of 12-inches tall and 2 feet wide. Condition of erosion control berms shall be continuously monitored throughout construction and replaced or repaired as necessary.

- *Silt Fence:* Silt fence shall be installed in an alignment that follows the contour as much as practicable. Stakes shall be anchored a minimum of 12-inches into the ground and the bottom flap of the geotextile fabric shall be keyed in a 6-inch by 6-inch trench excavated on the upgradient face of the fence line. Trench shall then be backfilled with compacted native materials and compacted. When joints are necessary, the fabric shall be spliced by wrapping end stakes together.

- *Straw Bale Barrier:* Straw bales are intended for use as a sediment barrier when the contributing drainage area is small or where site conditions prevent installation of more substantive measures. Their use may also be necessary as a secondary form of protection when paired with another sediment barrier (i.e., silt fence) to further protect critical areas or as an emergency measure for controlling unexpected sedimentation until a permanent BMP can be implemented. When installed, straw bales should be entrenched a minimum of 4-inches and anchored with 2 stakes per bale. Gaps between adjacent bales should be chinked with straw to prevent flow between the bales. Overtime straw bales will degrade and deteriorate and will require frequent inspection and periodic replacement. Due to their versatility and ability for rapid deployment during an emergency, it is recommended that a supply of straw bales be maintained on site at all times.

- *Semi-Pervious Sediment Barrier:* Semi-pervious sediment barriers consist of straw bales and a semi-pervious rock spillway and are intended for use across small drainageways or gently sloping swales. This measure is intended to intercept and detain small amounts of sediment while allowing runoff to flow through or over the barrier. They also slow runoff velocities which reduces the risk of downgradient channel erosion. The sediment barriers are best suited for small channel flow situations. The rock size shall be modified as needed to accommodate the anticipated flows. Semi-pervious sediment barriers shall be inspected on a weekly basis and prior to and immediately following significant rain events. Accumulated sediment/debris shall be removed and repairs shall be made as needed.

- *Compost Filter Sock:* Compost filter sock can be purchased from a commercial manufacturer or field-built from nonwoven geotextile fabric and processed ECM or other finely shredded material (i.e., coconut fiber, etc.). Compost filter sock can be a useful sediment barrier for small drainage areas or where trenching for silt fence is not possible (i.e., pavement). Compost filter socks shall be installed so that complete contact with the ground is achieved across the entire length. Staking will be necessary on steeper slopes. Once stabilization is achieved compost filter socks can be cut open and the filter material can be spread in place.

- *Topsoil Stockpile:* All topsoil stripped from work areas shall be stockpiled onsite for future use. Areas chosen for topsoil stockpiling shall be dry and stable. Stockpiles shall have a maximum slope of 2H:1V and be surrounded by perimeter sediment barriers (i.e., silt fence, filter socks, etc.). Once constructed, stockpiles shall be stabilized with seed and mulch for permanent stabilization or covered as temporary stabilization.

- *Concrete Washout:* Concrete washout(s) shall be sized to contain all wash water and solids without overflowing. A below-grade washout shall be sized to contain all liquid wastes with 4 inches of freeboard. Access to the washout shall be stable and secure. A washout facility shall not be placed within 50 feet of a storm drain or discharge point unless the containment is lined with anchored plastic sheeting (10-mil min. thickness) and is not allowed to overflow. Inspect washouts daily to assess usage and identify leaks. Dispose of solids appropriately.

- *Temporary Mulching:* Temporary mulching shall be applied to areas not yet prepared for permanent stabilization but that have been or shall be inactive for 7-days.

Temporary mulching shall consist of spreading straw mulch or erosion control mix across bare soil. Erosion control blankets or other methods may be substituted for areas where temporary mulching has proven to be ineffective. Areas of temporary mulching shall be inspected weekly and before and after significant storm events (greater than 0.5-inches in 24hrs). Temporary mulch application rates shall be doubled from November 1 through April 15.

3.2.2 Permanent Measures

The following erosion control BMPs are proposed to be used during construction and shall remain in-place after Project completion and be maintained throughout operation of the facility:

- *Erosion Control Blanket:* Erosion control blanket (ECB) shall be utilized on disturbed slopes steeper than 3H:1V, vegetated swales or ditches, to stabilize the array drip edge as necessary, and areas where immediate stabilization is desired. ECB shall be installed on prepared soils in a manner such that complete contact with the subgrade is achieved. ECB shall be anchored with ground staples in accordance with the manufacturer's recommendations and aligned parallel to slopes.

- *Gravel Roads:* Roads shall be constructed with a crown or super-elevated as indicated on the design drawings to ensure runoff is delivered immediately to adjacent stabilized areas. Roadways shall be aligned in general conformance with those shown on the design drawings and constructed of specified aggregate base and subbase materials. Roadways shall be inspected for rutting, washboarding, and other signs of erosion. Installation of water bars, french drains, or other features may be necessary depending on conditions observed in the field and as directed by the Engineer during construction. Sections of permeable road base should be routinely inspected to ensure the inlet and outlets are not clogged by eroded soil, road sand, debris, or leaf litter.

- *Vegetative Stabilization:* Seeding and mulching for final stabilization shall be completed as soon as practicable and phased throughout construction. All areas achieving final grades or topsoil placement shall be seeded and mulched within 7 calendar days. Areas of final stabilization shall be clearly marked in the field and protected so as to prevent damage from construction vehicle traffic. Areas shall be inspected throughout construction and at a minimum of monthly after Project completion until 90% vegetative growth is achieved. The following tables provide a summary of permanent mulch and seeding requirements.

Table 3.1. Mulch application rates

SUMMARY OF TEMPORARY AND PERMANENT MULCH APPLICATION REQUIREMENTS			
CONDITION	**TIMING**	**MULCH TYPE[2]**	**APPLICATION RATES**
Temporary			
Disturbed areas upgradient to and less than 100 feet of any protected natural resource	If no activity in exposed areas for 7 days, or prior to a predicted storm event.	Straw Mulch[1], Wood Fiber Mulch Erosion Control Mix	2 tons/acre 1 ton/acre 2" thick over area
All Other Disturbed Areas of the Construction Workspace	Apply mulch to all exposed areas if no activity occurs within 14 days. Apply mulch and temporary seeding sooner when it can be anticipated that activity is not going to occur within 30 days.	Straw Mulch Wood Fiber Mulch	2 tons/acre 1 ton/acre[3]
Winter Construction[5]	All work areas exposed are to be mulched daily each time soil is disturbed November 1 through April 15	Straw Mulch Wood Fiber Mulch	4 tons/acre 2 tons/acre
Permanent			
On all Exposed Areas After Seeding To Stabilize the Soil Surface	Permanent grass and/or legume seeding covered by hay or straw mulch within 7 days of final grading. This does not apply to areas stabilized by other means such as ECB or permanent ECM.	Crimped Straw Mulch Paper Mulch Wood Fiber Mulch	2 tons/acre 1500lbs/acre[4] 1 ton/acre

Notes:

1. Straw and hay mulch may be used interchangeably, except in wetland areas where straw mulch will be required.
2. Double the rate of wood fiber mulch when used in or adjacent to critical areas. Increase mulch rate by half under solar array drip edge.
3. Straw, hay, or hydraulic mulch shall provide a minimum of 90% ground cover.
4. Paper mulch is acceptable for use during the growing season only. On slopes greater than 30% and in areas where vegetation has no established well, additional hay mulch will be added as a winterizing measure.
5. Mulch may not be spread on top of snow.

Table 3.2. Seed mixes

SEED MIX SPECIFICATIONS		
SEEDING PLAN AND SEED MIX	**SEED MIX COMPONENTS**	**LB./ACRE**
Temporary Seeding		
Uplands	Annual Ryegrass	40
Permanent Seeding		
Uplands	MDOT Roadside Mixture #2 Section 717.03 (or approved alternate)	175
Designated Pollinator Planting Areas (if applicable)	New England Conservation/Wildlife Mix (New England Wetland Plants) or Ernst Seeds Fuzz&Buzz™ Mix *or similar if approved*	35
Supplemental Winter Seed Mix	Winter Ryegrass	120

Notes:

1. Increase seeding rates by 10% when hydroseeding.
2. Winter rye will be added to permanent upland mix at a rate of 120lb/acre between October 1 and April 15.
3. If sheep grazing is utilized, the Earnst Seeds Fuzz&Buzz Mix™, or approved equal, will be used for seed mix in upland areas, and no pollinator seed mix will be used.

Table 3.3. Seeding requirements

SUMMARY OF SEEDING REQUIREMENTS		
CONDITION	**TIMING**	**SEED MIX**
Temporary Seeding	Between April 15 and October 1 only. Disturbed areas or soil stockpiles will be seeded immediately if further disturbance is not expected for 30 days or more.	Annual Ryegrass
Permanent Seeding		
Upland Areas	Exposed soils to be seeded within 7 days of final grading and topsoil placement	Permanent Upland Mix
Slopes > 3H:1V	Seeded immediately after seedbed preparation	Permanent Upland Mix
Winter Dormant Seeding	Seeded within 7 days of final grading and topsoil placement between October 1 and April 15 only.	Permanent Upland + Winter Rye

Notes:

1. Timing: Weather conditions permitting.
2. Areas that do not successfully revegetate within appropriate period of time will be reseeded as necessary.
3. Scarify compacted surfaces to a minimum depth of 4-inches.
4. Top dress with 4 to 6 inches of loam, as needed.

3.2.3 Erosion Control Measure Removal

The removal and disposal of erosion and sedimentation control measures shall be the responsibility of the Contractor. BMPs shall remain in-place until a minimum of 90% cover of vegetation has been achieved or other permanent measures of stabilization are installed (i.e., rip rap, erosion control mix, etc.). Sediment trapped in front of perimeter sediment barriers shall be spread within an area undergoing final grading and distributed in a uniform manner conforming to local topography, and then seeded and mulched. Erosion control berms and compost filter socks

may be demolished, and the erosion control mix filter media may be evenly distributed across the adjacent areas.

3.3 Overwinter Construction

The following general practices and procedures should be utilized during any construction occurring over the winter season and through April 15:

- Exposed areas should be limited to those where work will occur within the next 14 calendar days;
- Exposed areas should not exceed the limit of what can be mulched in one day (prior to predicted precipitation);
- At the end of each construction day, areas that have been brought to final grade must be stabilized; Where frozen ground prevents installation of silt fence or ground penetrating sediment barriers, the Contractor shall request an appropriate detail modification from the Engineer;
- Permanent seeding shall not be attempted, unless a dormant seeding application method is approved by the Engineer;
- All areas within 75 feet of a protected natural resource must be protected with a double row of sediment barriers; and
- All vegetated ditch lines that have not been stabilized by November 1, or will be worked on between November 1 and April 15, must be stabilized with stone lining backed by gravel bed or geotextile as specified by the Engineer.

3.4 Housekeeping

As an authorized agent of the Applicant, the Contractor shall maintain the Project site in accordance with the following performance standards and housekeeping practices:

Spill Prevention: Controls shall be in place to prevent pollutants from being discharged from materials used and stored onsite. Appropriate controls include, but are not limited to, proper storage practices that minimize exposure of materials to stormwater, and appropriate spill prevention, containment, and response planning and implementation.

Groundwater Protection: During construction, the Contractor may not store or handle liquid petroleum products and other hazardous materials with the potential to contaminate groundwater in areas of the Project sites draining to an infiltration area or within 100 feet of a critical resource area or stream. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storing and handling liquid hazardous materials.

Fugitive Sediment and Dust: During construction, the Contractor shall take all necessary actions to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Operations during dry months, that experience fugitive dust problems, should wet down unpaved access roads once a week or more frequently as needed with a water additive. Oil may not be used for dust control. The Contractor shall monitor vehicles entering and exiting the Project site for evidence of tracking mud onto public or private roadways outside the work area. If necessary, the Contractor shall provide a means for sweeping and cleaning road areas experiencing tracking. If off-site tracking occurs on public roads, they should be swept immediately and no less than once a week and prior to significant storm events. During the mud season, it may be necessary to increase the size of stabilized construction entrances, add a steel

rattle grate, or provide a wheel washing station. The Contractor is responsible for ensuring suitable provisions are provided to prevent tracking.

Debris and Other Materials: The Contractor shall manage all litter, construction debris, and construction chemicals exposed to stormwater to prevent materials from becoming a source of pollution.

Trench or Foundation Dewatering: Trench dewatering is the removal of water from trenches, foundations, coffer dams, ponds, sumps, basins, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The Contractor shall remove collected water from the ponded areas, either through gravity or by pumping, in a manner that spreads effluent through natural wooded buffers or to areas that are specifically designed to collect the maximum amount of sediment possible (i.e., cofferdam sediment basin or dirt-bag). The Contractor shall avoid practices that allow sediment laden water from dewatering to flow over disturbed areas of the Project site. Other measures or methods may be utilized as reviewed and approved by the Engineer and, if necessary, the MDEP. A typical detail for standard dewatering practices is provided on the civil design drawings.

Non-Stormwater Discharges: The Contractor shall identify and prevent contamination by unauthorized non-stormwater discharges. Unauthorized stormwater discharges include, but are not limited to, wastewater from concrete washout, fuels or hazardous substances, and detergents used in vehicle and equipment washing.

3.5 Inspection & Maintenance

The Contractor shall bear the responsibility of installation, maintenance, and day to day monitoring, repair, and replacement of erosion and sedimentation control measures throughout the entire duration of the Project. It is the responsibility of the Contractor to ensure installed measures are effective and functioning as designed. Inspections may indicate additional or more substantive measures as required.

At a minimum, inspections shall be conducted on a weekly basis o once every 14 days and within 24-hours of a significant rain event (greater than 0.25 inches in 24-hours). Inspections shall be documented in site inspection reports that are kept on the Project site at all times. An example inspection report template is provided as **Attachment B**. A copy of the site inspection reports shall be retained by Auburn Renewables 2, LLC for a period of at least five years from the completion of permanent stabilization.

Presence of a third-party inspector does not relieve the Contractor of inspection and reporting responsibilities.

3.6 Erosion & Sedimentation Control Conclusion

In the event that a situation arises that is not specified above or depicted on the civil design drawings, the Contractor shall follow the guidance of “Maine Erosion and Sediment Control Best Management Practices Manual for Designers and Engineers” (MDEP, Rev. October 2016) and/or the “Maine Erosion and Sediment Control Practices Field Guide for Contractors (MDEP, 2014 Revision). If the Project is phased and constructed in accordance with the specifications and requirements of the civil design drawings and basic standards listed above, the Project will not result in significant erosion or sedimentation.

4.0 Post-Construction Stormwater Maintenance Plan

The Project will be owned, operated, and maintained solely by Auburn Renewables 2, LLC. During construction, the site will be periodically inspected by a qualified engineer or professional (PE, CPESC, or similar specialist) to ensure the work is being conducted in accordance with the civil design drawings and the erosion and sedimentation control plan, and that applicable features are functioning as designed. Once permanent stabilization is achieved, the Project will be operated by a qualified maintenance representative who will be responsible for maintenance of the entire grounds and stormwater management features.

4.1 Facilities to be Maintained

The stormwater management features to be maintained at the Project include:

- Access Road;
- Culverts;
- Vegetated Areas Beneath Array Drip Edges; and
- Revegetated Areas and Embankments.

4.2 General Inspection and Maintenance Requirements

Generally, the proposed facility will be operated and maintained in a manner consistent with good utility practices, including a minimum of quarterly onsite inspections and maintenance of stormwater management system components, as needed. A post-construction maintenance and inspection log will be completed as part of the biannual onsite inspections, refer to **Attachment B** for a template of this inspection log. A copy of the log shall be retained by Auburn Renewables 2, LLC for a period of at least five years from the completion of permanent stabilization.

Auburn Renewables 2, LLC shall be responsible for maintaining vegetation within the limits of the fenced-in solar array. It is anticipated that mowing will be performed twice annually, with schedule adjusted as needed, to maintain vegetation to 20 inches in height or less between each cutting.

Potential maintenance concerns associated with specific areas and facilities at the facility are discussed in the following paragraphs.

4.3 Access Road

The access road will typically require little on-going maintenance, owing to their primary and limited use by light-duty vehicles. These areas will be inspected quarterly, and signs of existing or developing erosion, rutting, trash or unwanted vegetation will be removed/repaired as needed. Additionally, shoulders shall be inspected for low spots or evidence of channelized flow and false ditching. Repair/maintenance shall be completed as necessary to ensure runoff from the roadways is conveyed as sheet flow to the downgradient stabilized areas.

4.4 Culverts

Culverts and associated inlet/outlet protection will be inspected bi-annually. Sediment, debris or other obstructions accumulating within or at the inlet and/or outlet of the culverts shall be removed. Any evidence of scour or erosion at the inlet and outlet of the culverts shall be repaired and additional stabilization measures added as applicable. Overall condition of the culvert barrel

section shall be assessed for signs of damage, heaving, settlement, deflection, or other structural damage; as well as evidence of flow piping around the culvert, undermining the inlet, or evidence of high water above the culvert crown. Outlets should be adjusted as necessary to ensure discharge is being distributed to sheet flow. Repair/maintenance shall be completed as necessary to ensure proper drainage is maintained through culverts.

4.5 Vegetated Areas Beneath Array Drip Edges

Vegetated areas beneath the solar array drip edges will be inspected quarterly for signs of erosion and for the condition of erosion control blankets (where they exist). Any signs of erosion or inadequate vegetation of these areas will be corrected as needed. Any deficiencies in the erosion control blankets will be repaired as needed.

4.6 Revegetated Areas and Embankments

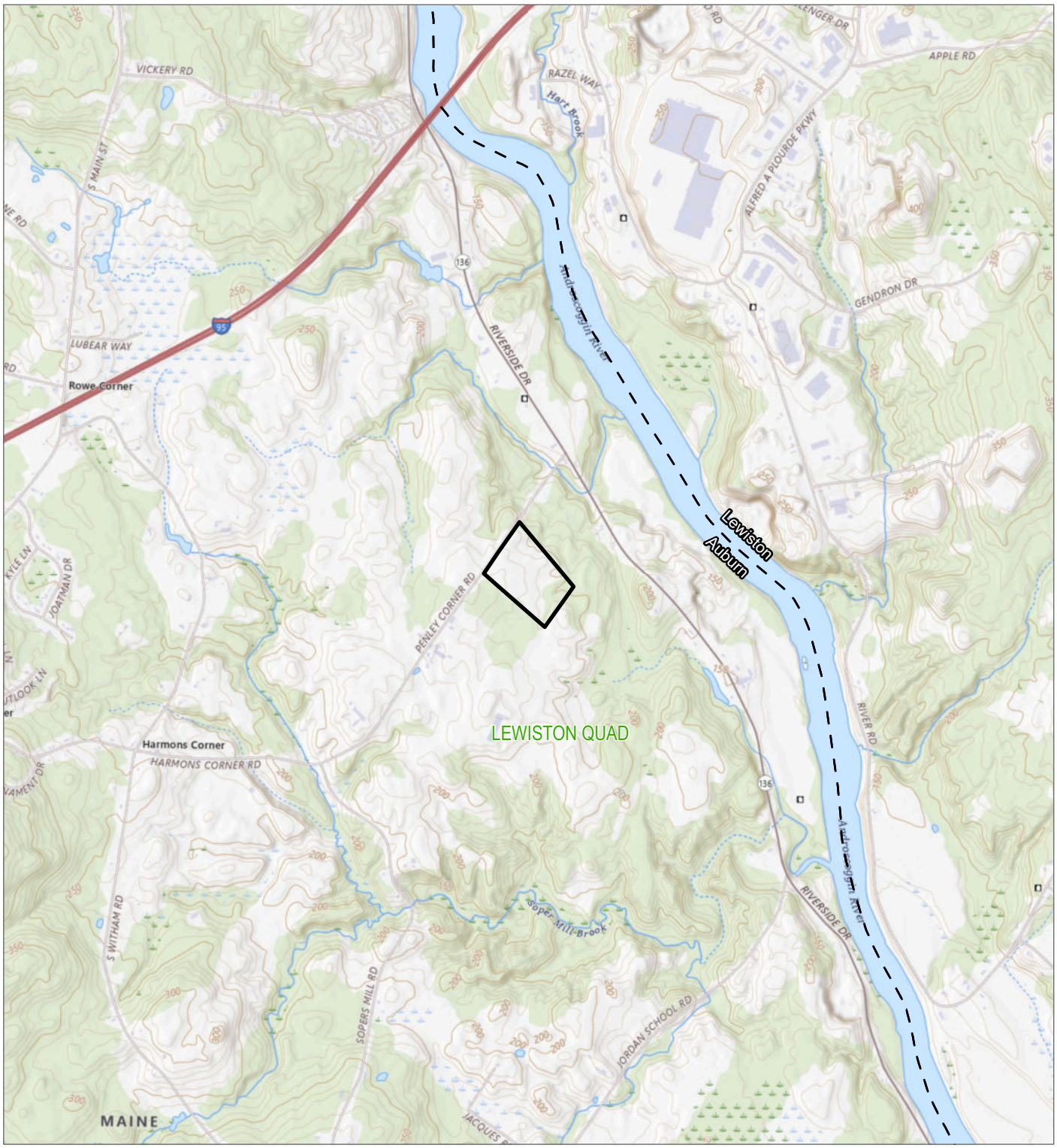
Revegetated areas and embankments will be inspected bi-annually. Any signs of erosion or inadequate revegetation of these areas will be corrected as needed.

4.7 Re-certification

As required in Chapter 500, re-certification will be required for each five-year interval from the date of issuance of the permit. The Owner shall submit certification of the following items within 3-months of the expiration of each permit interval:

- All areas of the Project site have been inspected for evidence of erosion, and all areas of identified erosion have been permanently stabilized.
- All aspects of the permanent stormwater management system have been inspected for evidence of damage, wear, and malfunction, and that all necessary steps have been taken to repair or replace the system, or portions of the system.
- The erosion and stormwater management plan for the Project is being implemented as written, or modifications to the plan have been submitted to and approved by the Department, and the maintenance log is being maintained.

Attachment A: Figures & Maps



SUBJECT PROPERTY BOUNDARY

7.5' USGS QUADRANGLE BOUNDARY

BASE MAP: USGS COLOR ORTHO IMAGERY
DATA SOURCES: TRC

N

0 1,000 2,000

FEET

1:24,000 1" = 2,000'



PROJECT:

NEXAMP INC
100 PENLEY CORNER ROAD
AUBURN, androscoggin COUNTY, ME 04210

TITLE:

SUBJECT PROPERTY LOCATION

DRAWN BY:	D. MARINO	PROJ. NO.:	683959.0001
CHECKED BY:	L. LILL		
APPROVED BY:	A. CADOGAN		**FIGURE 1**
DATE:	SEPTEMBER 2025		

TRC

63 MARGINAL WAY
4TH FLOOR
PORTLAND, ME 04101
PHONE: 207.879.1930

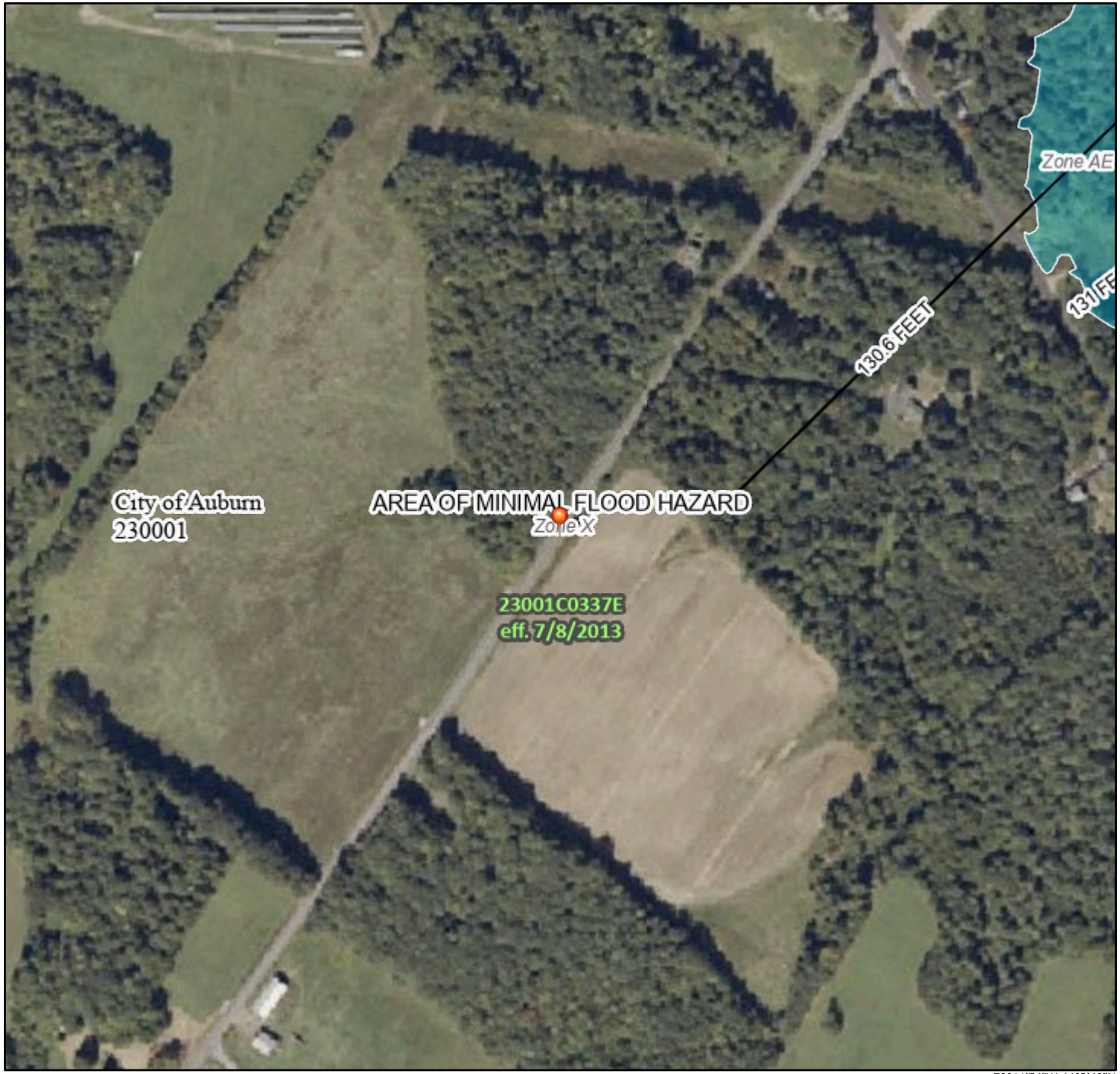
FILE: 100_PENLEYCORNERRD

COORDINATE SYSTEM: NAD 1983 UTM ZONE 19N; MAP ROTATION: 0
-- SAVED BY: DMARINO ON 9/17/2025, 14:33:21 PM; FILE PATH: T:\1-PROJECTS\NEXAMP\683959_100_PENLEYCORNERRD\2-APRX\100_PENLEYCORNERRD.APRX; LAYOUT NAME: 100 PENLEY CORNER RD FIG 1 SITE LOCATION

National Flood Hazard Layer FIRMette

FEMA

70°12'31"W 44°3'6"N



70°11'54"W 44°2'40"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/17/2025 at 2:49 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Custom Soil Resource Report
Soil Map



Map Scale: 1:3,460 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

Attachment B: Construction and Post-Construction Stormwater Inspection & Maintenance Log Examples

CONSTRUCTION STORMWATER SITE INSPECTION REPORT
PENLEY CORNER ROAD SOLAR PROJECT

General Information			
Project Name	Penley Corner Road Solar Proejct		
Permit No.		**Location**	100 Penley Corner Road, Auburn, Maine
Date of Inspection		**Start/End Time**	
Inspector's Name(s)			
Inspector's Title(s)			
Inspector's Contact Information			
Describe present phase of construction			

Type of Inspection:
❑ Regular ❑ Pre-storm event ❑ During storm event ❑ Post-storm event

Weather Information

Has there been a storm event since the last inspection? ❑Yes ❑No
If yes, provide:
Storm Start Date & Time: Storm Duration (hrs): Approximate Amount of Precipitation (in):

Weather at time of this inspection?
❑ Clear ❑Cloudy ❑ Rain ❑ Sleet ❑ Fog ❑ Snowing ❑ High Winds
❑ Other: Temperature:

Have any discharges occurred since the last inspection? ❑Yes ❑No
If yes, describe:

Are there any discharges at the time of inspection? ❑Yes ❑No
If yes, describe:

Site-specific BMPs

- *Number the structural and non-structural BMPs identified in your Stormwater Management Report on your site map and list them below (add as many BMPs as necessary). Carry a copy of the numbered site map with you during your inspections. This list will ensure that you are inspecting all required BMPs at your site.*
- *Describe corrective actions initiated, date completed, and note the person that completed the work in the Corrective Action Log.*

	BMP	BMP Installed?	BMP Maintenance Required?	Corrective Action Needed and Notes
1		❑Yes ❑No	❑Yes ❑No	
2		❑Yes ❑No	❑Yes ❑No	
3		❑Yes ❑No	❑Yes ❑No	
4		❑Yes ❑No	❑Yes ❑No	
5		❑Yes ❑No	❑Yes ❑No	
6		❑Yes ❑No	❑Yes ❑No	
7		❑Yes ❑No	❑Yes ❑No	
8		❑Yes ❑No	❑Yes ❑No	
9		❑Yes ❑No	❑Yes ❑No	

	BMP	BMP Installed?	BMP Maintenance Required?	Corrective Action Needed and Notes
10		❑Yes ❑No	❑Yes ❑No	

Overall Site Issues

- *Below are some general site issues that should be assessed during inspections. Customize this list as needed for conditions at your site.*

	BMP/activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes
1	Are all slopes and disturbed areas not actively being worked properly stabilized?	❑Yes ❑No	❑Yes ❑No	
2	Are perimeter controls and sediment barriers adequately installed?	❑Yes ❑No	❑Yes ❑No	
3	Are discharge points and receiving waters free of any sediment deposits?	❑Yes ❑No	❑Yes ❑No	
4	Are storm drain inlets properly protected?	❑Yes ❑No	❑Yes ❑No	
5	Is the construction exit preventing sediment from being tracked into the street?	❑Yes ❑No	❑Yes ❑No	
6	Is trash/litter from work areas collected and placed in covered dumpsters?	❑Yes ❑No	❑Yes ❑No	
7	Are vehicle and equipment cleaning, and maintenance areas free of spills, leaks, or any other deleterious material?	❑Yes ❑No	❑Yes ❑No	
8	Are materials that are potential stormwater contaminants stored inside or under cover?	❑Yes ❑No	❑Yes ❑No	

	BMP/activity	Implemented?	Maintenance Required?	Corrective Action Needed and Notes
9	Are non-stormwater discharges (e.g., wash water, dewatering) properly controlled?	❑Yes ❑No	❑Yes ❑No	
10	Are areas beneath solar array drip edges properly stabilized?	❑Yes ❑No	❑Yes ❑No	
11	(Other)	❑Yes ❑No	❑Yes ❑No	

Non-Compliance

Describe any incidents of non-compliance not described above:

CERTIFICATION STATEMENT

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Print name and title: _____

Signature:_____ Date:_____

STORMWATER MANAGEMENT SYSTEM: POST-CONSTRUCTION MAINTENANCE & INSPECTION LOG				
	SCHEDULE		INITIALS & DATE	COMMENTS
	QRTLY INSP.	MAINTENANCE		
REVEGETATED AREAS AND EMBANKMENTS				
Inspect revegetated areas and embankments	X			
Replant bare areas or areas with sparse growth		As Required		
Armor areas with rill erosion with an appropriate lining		As Required		
ARRAY DRIP EDGE				
Inspect areas beneath array drip edge for signs of erosion	X			
Correct any erosion		As Required		
DRAINAGE CONVEYANCE SYSTEMS				
Inspect swales and areas of concentrated flow for evidence of erosion, debris, woody growth, and excessive sediment accumulation	X			
Remove any obstructions and accumulated sediments or debris		As Required		
Control vegetated growth and woody vegetation (as allowed)		As Required		
Repair any erosion of the swale lining		As Required		
Mow vegetated swales (as allowed)		As Required		
Clean-out any accumulation of sediment		As Required		
Remove woody vegetation growing through rip-rap		As Required		
Repair any slumping side slopes		As Required		
Replace rip-rap where underlying filter fabric is showing or where stones have dislodged		As Required		
CULVERTS				
Inspect Culvert inlets, outlets, and armoring	X			
Remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit		As Required		
Repair any erosion damage at the culvert's inlet and outlet		As Required		
ACCESS ROAD SURFACES				
Inspect access road surfaces and shoulders for erosion, false ditches, rutting, or excess accumulation of fines that could impede water flow	X			
Remove excess fines either manually or with a front-end loader		As Required		
Re-grade roads and shoulders		As Required		
MAINTENANCE NEEDED AND WHEN:				

Attachment C: Stormwater Design Calculations

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Androscoggin and Sagadahoc Counties, Maine



September 17, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:3,460 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Androscoggin and Sagadahoc Counties, Maine
Survey Area Data: Version 25, Aug 26, 2024

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

Date(s) aerial images were photographed: Jul 11, 2021—Oct 29, 2021

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

MAP LEGEND

MAP INFORMATION

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AaB	Adams loamy sand, 0 to 8 percent slopes	1.7	5.8%
AaC	Adams loamy sand, 8 to 15 percent slopes	7.1	24.2%
AaD	Adams loamy sand, 15 to 30 percent slopes	0.3	1.0%
AdB	Agawam fine sandy loam, 2 to 8 percent slopes	0.3	0.9%
BgB	Nicholville very fine sandy loam, 0 to 8 percent slopes	5.7	19.2%
HfB	Hartland very fine sandy loam, 2 to 8 percent slopes	3.8	12.9%
HfC2	Hartland very fine sandy loam, 8 to 15 percent slopes, eroded	9.8	33.4%
HfD2	Hartland very fine sandy loam, 15 to 25 percent slopes, eroded	0.7	2.5%
Totals for Area of Interest		**29.4**	**100.0%**

Map Unit Descriptions

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

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

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the

scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

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

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

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

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

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

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

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

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

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

Androscoggin and Sagadahoc Counties, Maine

AaB—Adams loamy sand, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2wqn9
Elevation: 10 to 2,000 feet
Mean annual precipitation: 31 to 95 inches
Mean annual air temperature: 27 to 52 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Adams and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Adams

Setting

Landform: Outwash terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy glaciofluvial deposits

Typical profile

Ap - 0 to 7 inches: loamy sand
Bs - 7 to 21 inches: sand
BC - 21 to 27 inches: sand
C - 27 to 65 inches: sand

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (1.42 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Ecological site: F144BY601ME - Dry Sand
Hydric soil rating: No

Minor Components

Croghan

Percent of map unit: 5 percent

Landform: Outwash terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: No

Colton

Percent of map unit: 5 percent
Landform: Outwash terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Base slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Allagash

Percent of map unit: 3 percent
Landform: Outwash terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Nicholville

Percent of map unit: 2 percent
Landform: Outwash terraces
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: No

AaC—Adams loamy sand, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2wqn8
Elevation: 10 to 2,000 feet
Mean annual precipitation: 31 to 95 inches
Mean annual air temperature: 27 to 52 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Farmland of local importance

Map Unit Composition

Adams and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Adams

Setting

Landform: Outwash terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy glaciofluvial deposits

Typical profile

Ap - 0 to 7 inches: loamy sand
Bs - 7 to 21 inches: sand
BC - 21 to 27 inches: sand
C - 27 to 65 inches: sand

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (1.42 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: F144BY601ME - Dry Sand
Hydric soil rating: No

Minor Components

Colton

Percent of map unit: 8 percent
Landform: Outwash terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Side slope, base slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Croghan

Percent of map unit: 3 percent
Landform: Outwash terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: No

Nicholville

Percent of map unit: 2 percent

Landform: Outwash terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Sheepscot

Percent of map unit: 2 percent
Landform: Outwash terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

AaD—Adams loamy sand, 15 to 30 percent slopes

Map Unit Setting

National map unit symbol: 9kcf
Elevation: 10 to 2,200 feet
Mean annual precipitation: 30 to 50 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 70 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Adams and similar soils: 86 percent
Minor components: 14 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Adams

Setting

Landform: Outwash terraces
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy glaciofluvial deposits derived from crystallin rock

Typical profile

H1 - 0 to 4 inches: loamy sand
H2 - 4 to 24 inches: loamy sand
H3 - 24 to 40 inches: fine sand

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: More than 80 inches

Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 2.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: F144BY601ME - Dry Sand
Hydric soil rating: No

Minor Components

Merrimac

Percent of map unit: 5 percent
Landform: Outwash terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Adams, slopes < 15 percent

Percent of map unit: 3 percent
Landform: Outwash terraces
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Adams, slopes > 30 percent

Percent of map unit: 2 percent
Landform: Outwash terraces
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Croghan

Percent of map unit: 2 percent
Landform: Outwash plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Rock outcrop

Percent of map unit: 1 percent
Hydric soil rating: No

Hinckley

Percent of map unit: 1 percent
Landform: Outwash terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

AdB—Agawam fine sandy loam, 2 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9kcj
Elevation: 10 to 2,000 feet
Mean annual precipitation: 34 to 50 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 80 to 160 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Agawam and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Agawam

Setting

Landform: Outwash plains
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Coarse-loamy glaciofluvial deposits derived from slate

Typical profile

H1 - 0 to 3 inches: fine sandy loam
H2 - 3 to 37 inches: fine sandy loam
H3 - 37 to 72 inches: very fine sand

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F144BY501ME - Loamy Slope (Northern Hardwoods)
Hydric soil rating: No

Minor Components

Ninigret

Percent of map unit: 4 percent

Landform: Outwash terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Belgrade

Percent of map unit: 3 percent
Landform: Lakebeds
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Hartland

Percent of map unit: 3 percent
Landform: Lakebeds
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Roundabout

Percent of map unit: 2 percent
Landform: Lakebeds
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

Naumburg

Percent of map unit: 1 percent
Landform: Outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Agawam, slopes > 8 percent

Percent of map unit: 1 percent
Landform: Outwash plains
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Agawam, slopes < 2 percent

Percent of map unit: 1 percent
Landform: Outwash plains
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

BgB—Nicholville very fine sandy loam, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2yjg5
Elevation: 20 to 2,300 feet
Mean annual precipitation: 34 to 50 inches
Mean annual air temperature: 37 to 45 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Nicholville and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nicholville

Setting

Landform: Lakebeds (relict)
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-silty glaciomarine deposits

Typical profile

Ap - 0 to 7 inches: very fine sandy loam
Bs - 7 to 19 inches: very fine sandy loam
BC - 19 to 30 inches: very fine sandy loam
C - 30 to 65 inches: loamy very fine sand

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 10.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F144BY501ME - Loamy Slope (Northern Hardwoods)
Hydric soil rating: No

Minor Components

Roundabout, somewhat poorly drained
Percent of map unit: 5 percent
Landform: Lakebeds (relict)
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Croghan
Percent of map unit: 5 percent
Landform: Lakebeds (relict)
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Salmon
Percent of map unit: 3 percent
Landform: Lakebeds (relict)
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Linear
Across-slope shape: Convex
Hydric soil rating: No

Roundabout
Percent of map unit: 2 percent
Landform: Lakebeds (relict)
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

HfB—Hartland very fine sandy loam, 2 to 8 percent slopes

Map Unit Setting
National map unit symbol: 9kd6
Elevation: 0 to 1,750 feet
Mean annual precipitation: 34 to 49 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 80 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition
Hartland and similar soils: 85 percent

Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hartland

Setting

Landform: Lakebeds
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-silty glaciolacustrine deposits

Typical profile

H1 - 0 to 10 inches: very fine sandy loam
H2 - 10 to 19 inches: very fine sandy loam
H3 - 19 to 28 inches: very fine sandy loam
H4 - 28 to 65 inches: very fine sandy loam

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 11.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F144BY501ME - Loamy Slope (Northern Hardwoods), F144BY508ME - Silty Slope
Hydric soil rating: No

Minor Components

Belgrade

Percent of map unit: 7 percent
Landform: Lakebeds
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Roundabout

Percent of map unit: 3 percent
Landform: Lakebeds
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

Melrose

Percent of map unit: 3 percent
Landform: Stream terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Hartland, slopes > 8 percent

Percent of map unit: 1 percent
Landform: Lakebeds
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Hartland, slopes < 2 percent

Percent of map unit: 1 percent
Landform: Lakebeds
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

HfC2—Hartland very fine sandy loam, 8 to 15 percent slopes, eroded

Map Unit Setting

National map unit symbol: 9kd7
Elevation: 0 to 1,750 feet
Mean annual precipitation: 34 to 49 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 80 to 160 days
Farmland classification: Farmland of local importance

Map Unit Composition

Hartland and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hartland

Setting

Landform: Lakebeds
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear

Parent material: Coarse-silty glaciolacustrine deposits

Typical profile

H1 - 0 to 10 inches: very fine sandy loam
H2 - 10 to 19 inches: very fine sandy loam
H3 - 19 to 28 inches: very fine sandy loam
H4 - 28 to 65 inches: very fine sandy loam

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 11.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: F144BY501ME - Loamy Slope (Northern Hardwoods), F144BY508ME - Silty Slope
Hydric soil rating: No

Minor Components

Belgrade

Percent of map unit: 7 percent
Landform: Lakebeds
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Melrose

Percent of map unit: 4 percent
Landform: Stream terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Hartland, slopes < 8 percent

Percent of map unit: 2 percent
Landform: Lakebeds
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Hartland, slopes > 15 percent

Percent of map unit: 1 percent

Landform: Lakebeds
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Roundabout

Percent of map unit: 1 percent
Landform: Lakebeds
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: No

HfD2—Hartland very fine sandy loam, 15 to 25 percent slopes, eroded

Map Unit Setting

National map unit symbol: 9kd8
Elevation: 0 to 900 feet
Mean annual precipitation: 34 to 49 inches
Mean annual air temperature: 43 to 46 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Hartland and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hartland

Setting

Landform: Lakebeds
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-silty glaciolacustrine deposits

Typical profile

H1 - 0 to 10 inches: very fine sandy loam
H2 - 10 to 19 inches: very fine sandy loam
H3 - 19 to 28 inches: very fine sandy loam
H4 - 28 to 65 inches: very fine sandy loam

Properties and qualities

Slope: 15 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 11.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: F144BY501ME - Loamy Slope (Northern Hardwoods), F144BY508ME - Silty Slope
Hydric soil rating: No

Minor Components

Belgrade

Percent of map unit: 5 percent
Landform: Lakebeds
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Hartland, slopes < 15 percent

Percent of map unit: 3 percent
Landform: Lakebeds
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Suffield

Percent of map unit: 3 percent
Landform: Marine terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Hartland, slopes > 25 percent

Percent of map unit: 2 percent
Landform: Lakebeds
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Melrose

Percent of map unit: 2 percent
Landform: Stream terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread

Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

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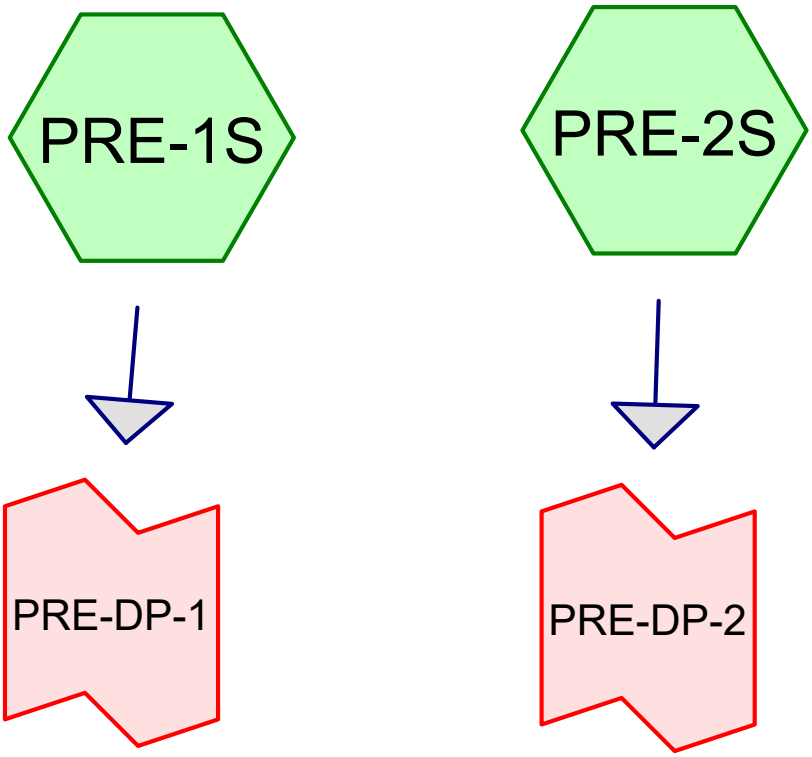
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Subcat Reach Pond Link

Routing Diagram for Auburn Renewables 2 Pre_Post- Stormwater Model
Prepared by TRC Companies, Printed 10/2/2025
HydroCAD® 10.20-7a s/n 01402 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-YR	Type III 24-hr		Default	24.00	1	3.07	2
2	10-YR	Type III 24-hr		Default	24.00	1	4.62	2
3	25-YR	Type III 24-hr		Default	24.00	1	5.58	2
4	100-YR	Type III 24-hr		Default	24.00	1	7.07	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.040	82	Dirt roads, HSG B (PRE-1S)
1.233	30	Meadow, non-grazed, HSG A (PRE-2S)
1.976	58	Meadow, non-grazed, HSG B (PRE-1S, PRE-2S)
2.310	71	Meadow, non-grazed, HSG C (PRE-2S)
0.263	98	Paved Roads, HSG B (PRE-1S)
4.073	67	Row crops, straight row, Good, HSG A (PRE-1S, PRE-2S)
5.802	78	Row crops, straight row, Good, HSG B (PRE-1S, PRE-2S)
2.511	85	Row crops, straight row, Good, HSG C (PRE-1S, PRE-2S)
2.047	30	Woods, Good, HSG A (PRE-2S)
0.521	55	Woods, Good, HSG B (PRE-1S, PRE-2S)
0.017	70	Woods, Good, HSG C (PRE-2S)
20.792	**66**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
7.353	HSG A	PRE-1S, PRE-2S
8.601	HSG B	PRE-1S, PRE-2S
4.837	HSG C	PRE-1S, PRE-2S
0.000	HSG D	
0.000	Other	
20.792		**TOTAL AREA**

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.040	0.000	0.000	0.000	0.040	Dirt roads	PRE-1S
1.233	1.976	2.310	0.000	0.000	5.519	Meadow, non-grazed	PRE-1S, PRE-2S
0.000	0.263	0.000	0.000	0.000	0.263	Paved Roads	PRE-1S
4.073	5.802	2.511	0.000	0.000	12.385	Row crops, straight row, Good	PRE-1S, PRE-2S
2.047	0.521	0.017	0.000	0.000	2.584	Woods, Good	PRE-1S, PRE-2S
7.353	**8.601**	**4.837**	**0.000**	**0.000**	**20.792**	**TOTAL AREA**	

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment PRE-1S: Runoff Area=385,456 sf 2.97% Impervious Runoff Depth=0.90"
Tc=25.0 min CN=73 Runoff=5.27 cfs 0.664 af

Subcatchment PRE-2S: Runoff Area=520,235 sf 0.00% Impervious Runoff Depth=0.39"
Tc=23.1 min CN=61 Runoff=2.21 cfs 0.390 af

Link PRE-DP-1: Analysis Point Inflow=5.27 cfs 0.664 af
Primary=5.27 cfs 0.664 af

Link PRE-DP-2: Analysis Point Inflow=2.21 cfs 0.390 af
Primary=2.21 cfs 0.390 af

Total Runoff Area = 20.792 ac Runoff Volume = 1.054 af Average Runoff Depth = 0.61"
98.74% Pervious = 20.529 ac 1.26% Impervious = 0.263 ac

Summary for Subcatchment PRE-1S:

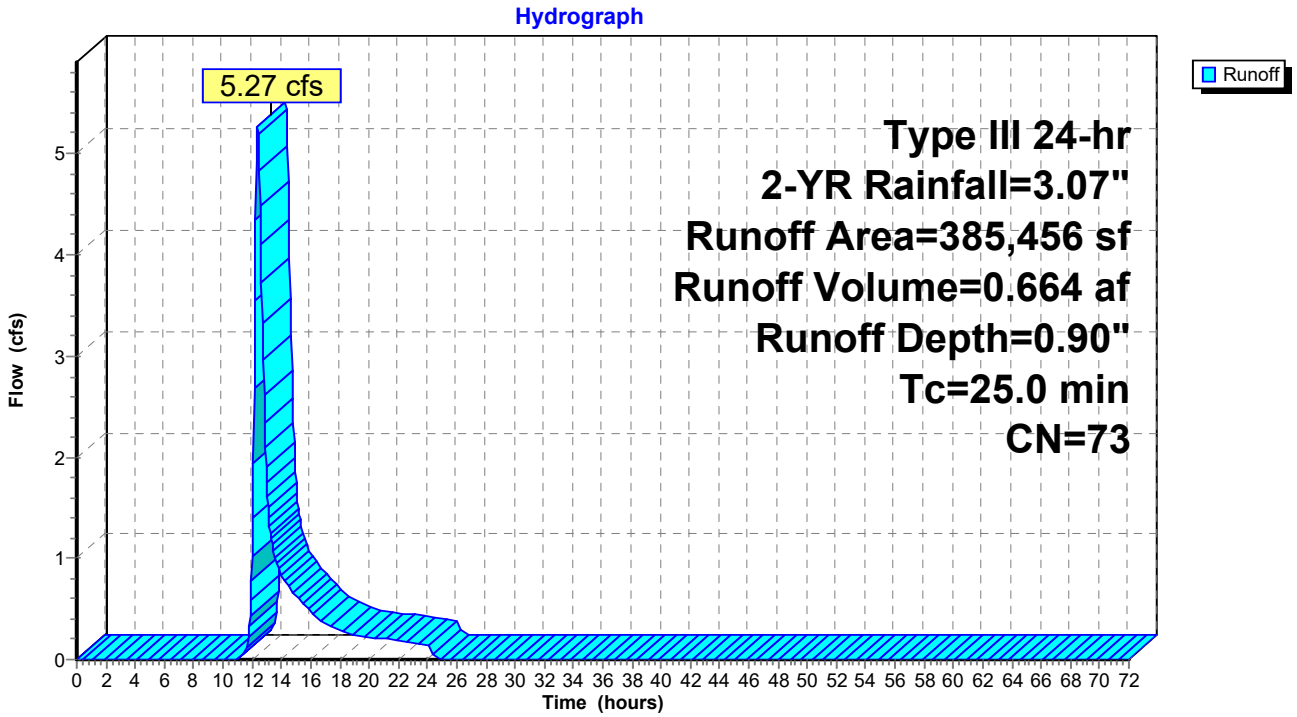
Runoff = 5.27 cfs @ 12.39 hrs, Volume= 0.664 af, Depth= 0.90"
Routed to Link PRE-DP-1 : Analysis Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.07"

	Area (sf)	CN	Description
*	11,438	98	Paved Roads, HSG B
	20,685	85	Row crops, straight row, Good, HSG C
	1,750	82	Dirt roads, HSG B
	204,465	78	Row crops, straight row, Good, HSG B
	81,114	67	Row crops, straight row, Good, HSG A
	54,095	58	Meadow, non-grazed, HSG B
	11,909	55	Woods, Good, HSG B
	385,456	73	Weighted Average
	374,018		97.03% Pervious Area
	11,438		2.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.0					**Direct Entry,**

Subcatchment PRE-1S:



Summary for Subcatchment PRE-2S:

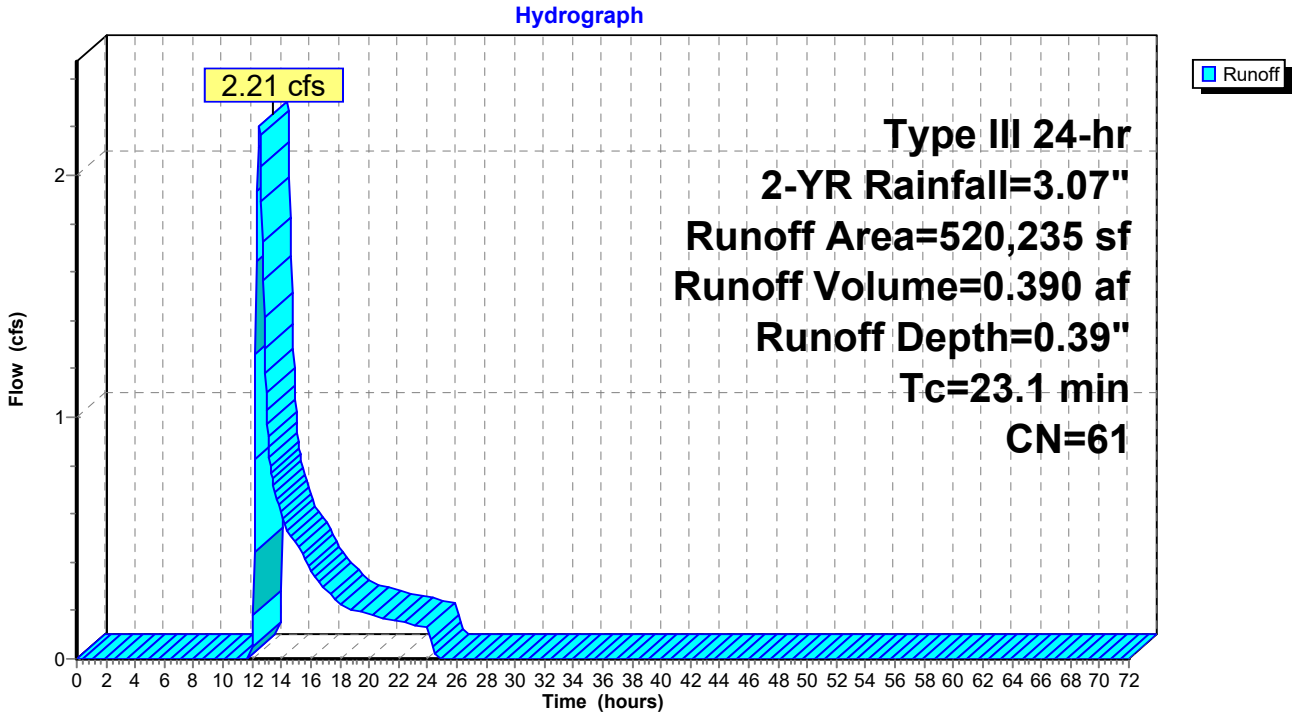
Runoff = 2.21 cfs @ 12.47 hrs, Volume= 0.390 af, Depth= 0.39"
Routed to Link PRE-DP-2 : Analysis Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.07"

	Area (sf)	CN	Description
*	0	98	Paved Roads, HSG B
	88,680	85	Row crops, straight row, Good, HSG C
	0	82	Dirt roads, HSG B
	48,263	78	Row crops, straight row, Good, HSG B
	100,614	71	Meadow, non-grazed, HSG C
	736	70	Woods, Good, HSG C
	96,305	67	Row crops, straight row, Good, HSG A
	31,983	58	Meadow, non-grazed, HSG B
	10,772	55	Woods, Good, HSG B
	89,155	30	Woods, Good, HSG A
	53,727	30	Meadow, non-grazed, HSG A
	520,235	61	Weighted Average
	520,235		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.1					**Direct Entry,**

Subcatchment PRE-2S:

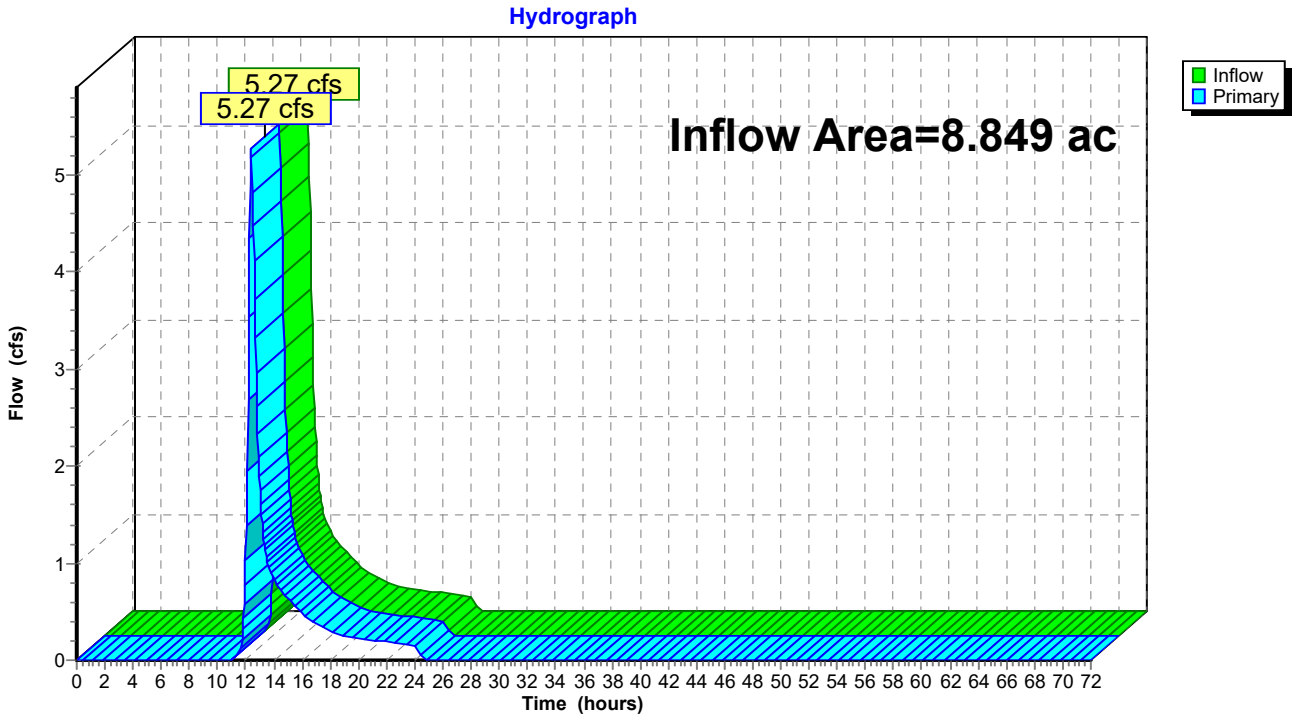


Summary for Link PRE-DP-1: Analysis Point

Inflow Area = 8.849 ac, 2.97% Impervious, Inflow Depth = 0.90" for 2-YR event
Inflow = 5.27 cfs @ 12.39 hrs, Volume= 0.664 af
Primary = 5.27 cfs @ 12.39 hrs, Volume= 0.664 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link PRE-DP-1: Analysis Point

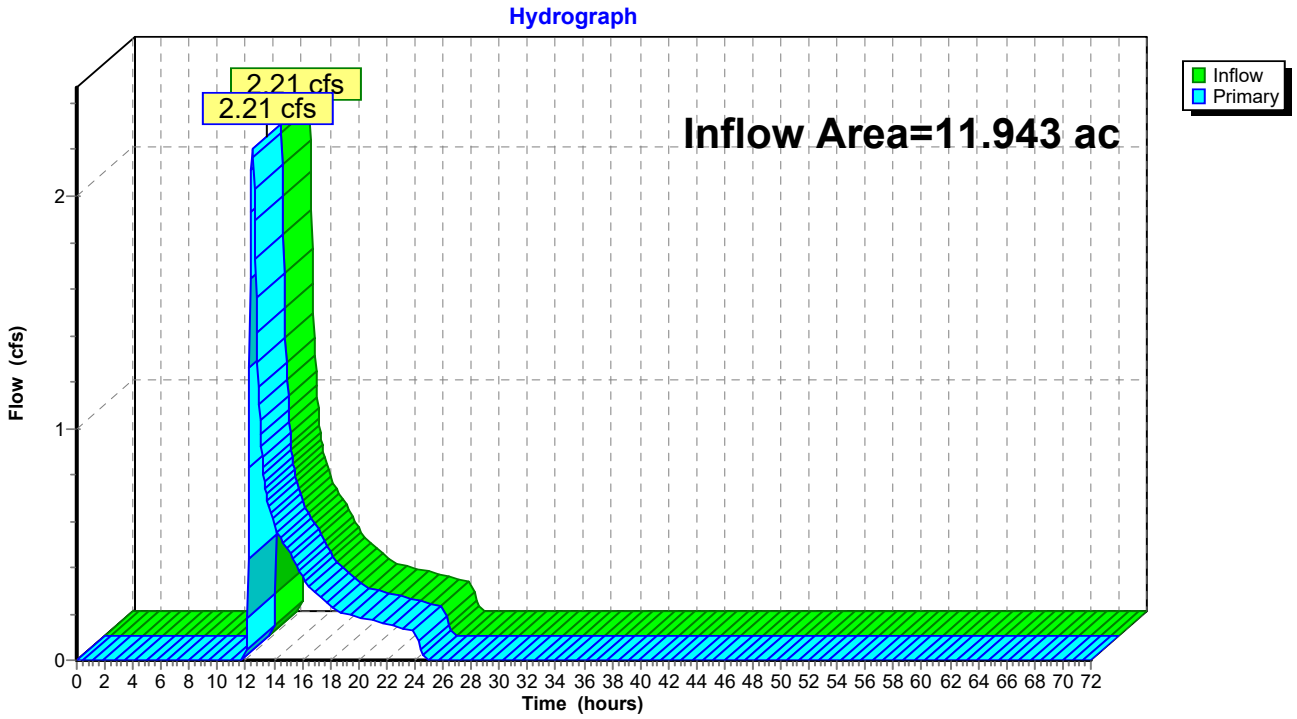


Summary for Link PRE-DP-2: Analysis Point

Inflow Area = 11.943 ac, 0.00% Impervious, Inflow Depth = 0.39" for 2-YR event
Inflow = 2.21 cfs @ 12.47 hrs, Volume= 0.390 af
Primary = 2.21 cfs @ 12.47 hrs, Volume= 0.390 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link PRE-DP-2: Analysis Point



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment PRE-1S: Runoff Area=385,456 sf 2.97% Impervious Runoff Depth=1.99"
Tc=25.0 min CN=73 Runoff=12.42 cfs 1.465 af

Subcatchment PRE-2S: Runoff Area=520,235 sf 0.00% Impervious Runoff Depth=1.15"
Tc=23.1 min CN=61 Runoff=8.94 cfs 1.141 af

Link PRE-DP-1: Analysis Point Inflow=12.42 cfs 1.465 af
Primary=12.42 cfs 1.465 af

Link PRE-DP-2: Analysis Point Inflow=8.94 cfs 1.141 af
Primary=8.94 cfs 1.141 af

Total Runoff Area = 20.792 ac Runoff Volume = 2.606 af Average Runoff Depth = 1.50"
98.74% Pervious = 20.529 ac 1.26% Impervious = 0.263 ac

Summary for Subcatchment PRE-1S:

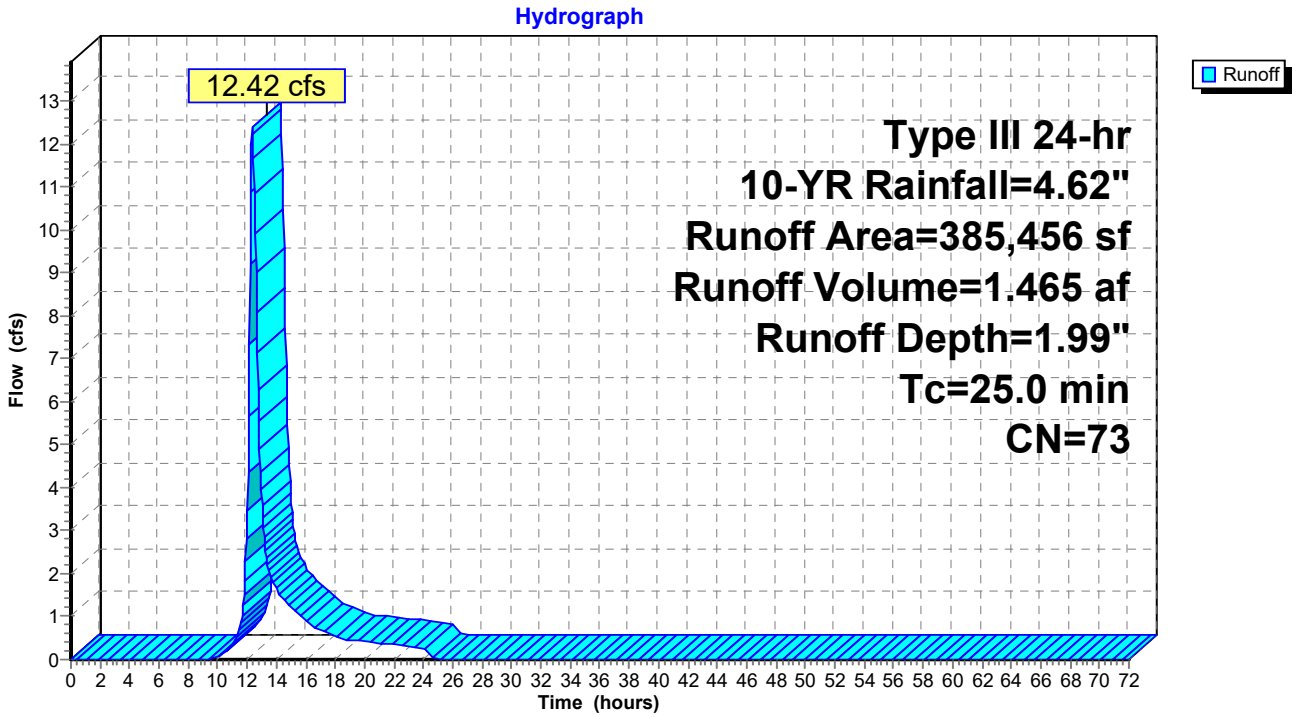
Runoff = 12.42 cfs @ 12.36 hrs, Volume= 1.465 af, Depth= 1.99"
Routed to Link PRE-DP-1 : Analysis Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-YR Rainfall=4.62"

	Area (sf)	CN	Description
*	11,438	98	Paved Roads, HSG B
	20,685	85	Row crops, straight row, Good, HSG C
	1,750	82	Dirt roads, HSG B
	204,465	78	Row crops, straight row, Good, HSG B
	81,114	67	Row crops, straight row, Good, HSG A
	54,095	58	Meadow, non-grazed, HSG B
	11,909	55	Woods, Good, HSG B
	385,456	73	Weighted Average
	374,018		97.03% Pervious Area
	11,438		2.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.0					**Direct Entry,**

Subcatchment PRE-1S:



Summary for Subcatchment PRE-2S:

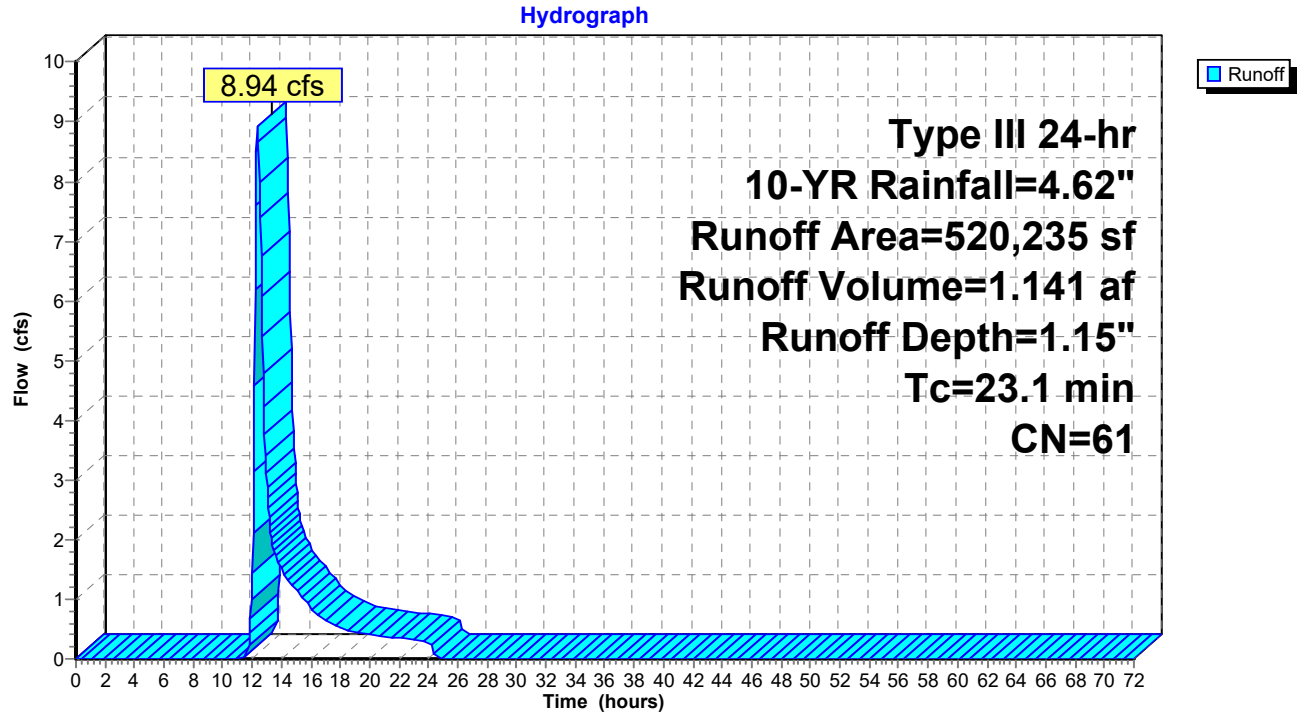
Runoff = 8.94 cfs @ 12.37 hrs, Volume= 1.141 af, Depth= 1.15"
Routed to Link PRE-DP-2 : Analysis Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-YR Rainfall=4.62"

	Area (sf)	CN	Description
*	0	98	Paved Roads, HSG B
	88,680	85	Row crops, straight row, Good, HSG C
	0	82	Dirt roads, HSG B
	48,263	78	Row crops, straight row, Good, HSG B
	100,614	71	Meadow, non-grazed, HSG C
	736	70	Woods, Good, HSG C
	96,305	67	Row crops, straight row, Good, HSG A
	31,983	58	Meadow, non-grazed, HSG B
	10,772	55	Woods, Good, HSG B
	89,155	30	Woods, Good, HSG A
	53,727	30	Meadow, non-grazed, HSG A
	520,235	61	Weighted Average
	520,235		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.1					**Direct Entry,**

Subcatchment PRE-2S:

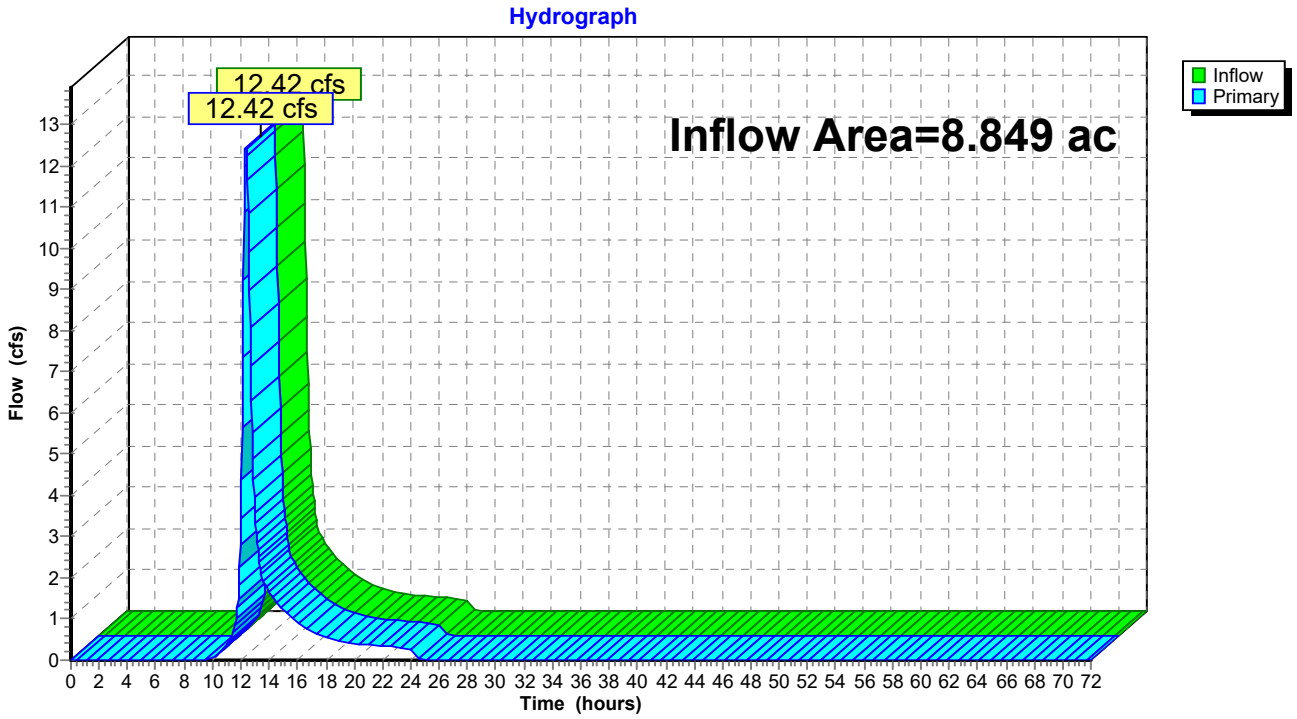


Summary for Link PRE-DP-1: Analysis Point

Inflow Area = 8.849 ac, 2.97% Impervious, Inflow Depth = 1.99" for 10-YR event
Inflow = 12.42 cfs @ 12.36 hrs, Volume= 1.465 af
Primary = 12.42 cfs @ 12.36 hrs, Volume= 1.465 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link PRE-DP-1: Analysis Point

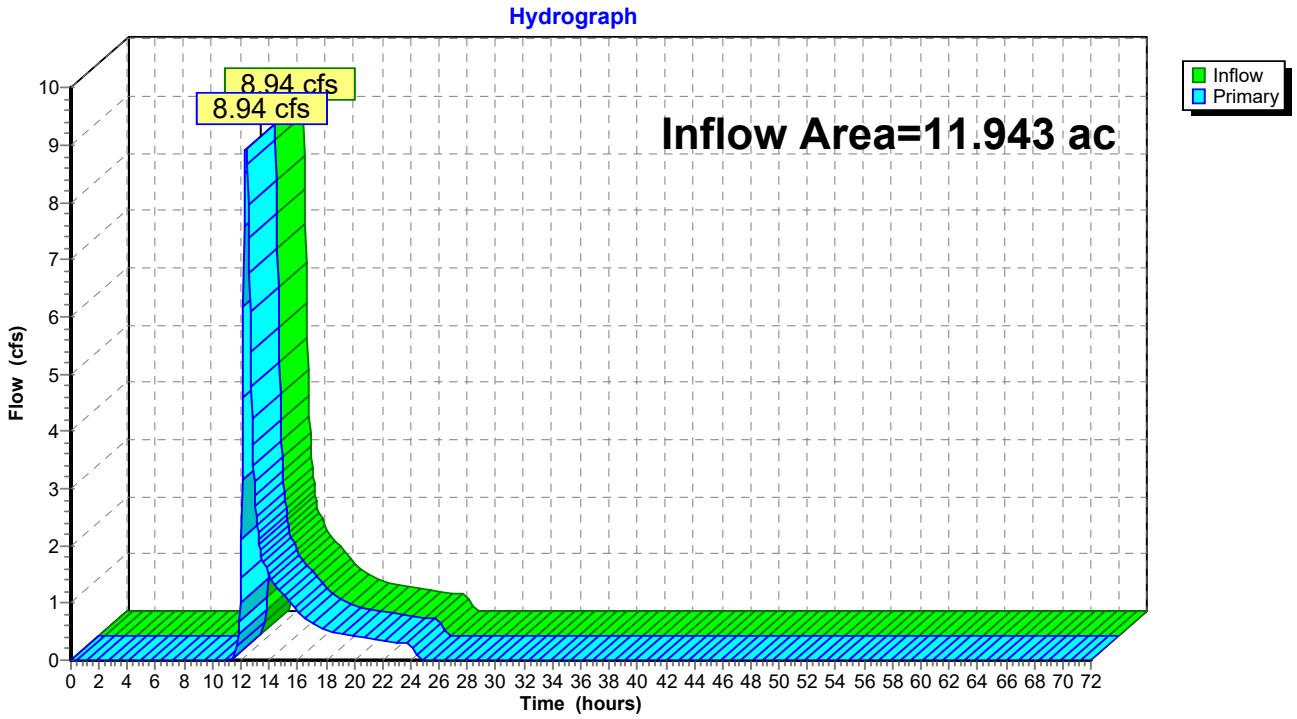


Summary for Link PRE-DP-2: Analysis Point

Inflow Area = 11.943 ac, 0.00% Impervious, Inflow Depth = 1.15" for 10-YR event
Inflow = 8.94 cfs @ 12.37 hrs, Volume= 1.141 af
Primary = 8.94 cfs @ 12.37 hrs, Volume= 1.141 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link PRE-DP-2: Analysis Point



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment PRE-1S: Runoff Area=385,456 sf 2.97% Impervious Runoff Depth=2.74"
Tc=25.0 min CN=73 Runoff=17.34 cfs 2.023 af

Subcatchment PRE-2S: Runoff Area=520,235 sf 0.00% Impervious Runoff Depth=1.73"
Tc=23.1 min CN=61 Runoff=14.31 cfs 1.722 af

Link PRE-DP-1: Analysis Point Inflow=17.34 cfs 2.023 af
Primary=17.34 cfs 2.023 af

Link PRE-DP-2: Analysis Point Inflow=14.31 cfs 1.722 af
Primary=14.31 cfs 1.722 af

Total Runoff Area = 20.792 ac Runoff Volume = 3.745 af Average Runoff Depth = 2.16"
98.74% Pervious = 20.529 ac 1.26% Impervious = 0.263 ac

Summary for Subcatchment PRE-1S:

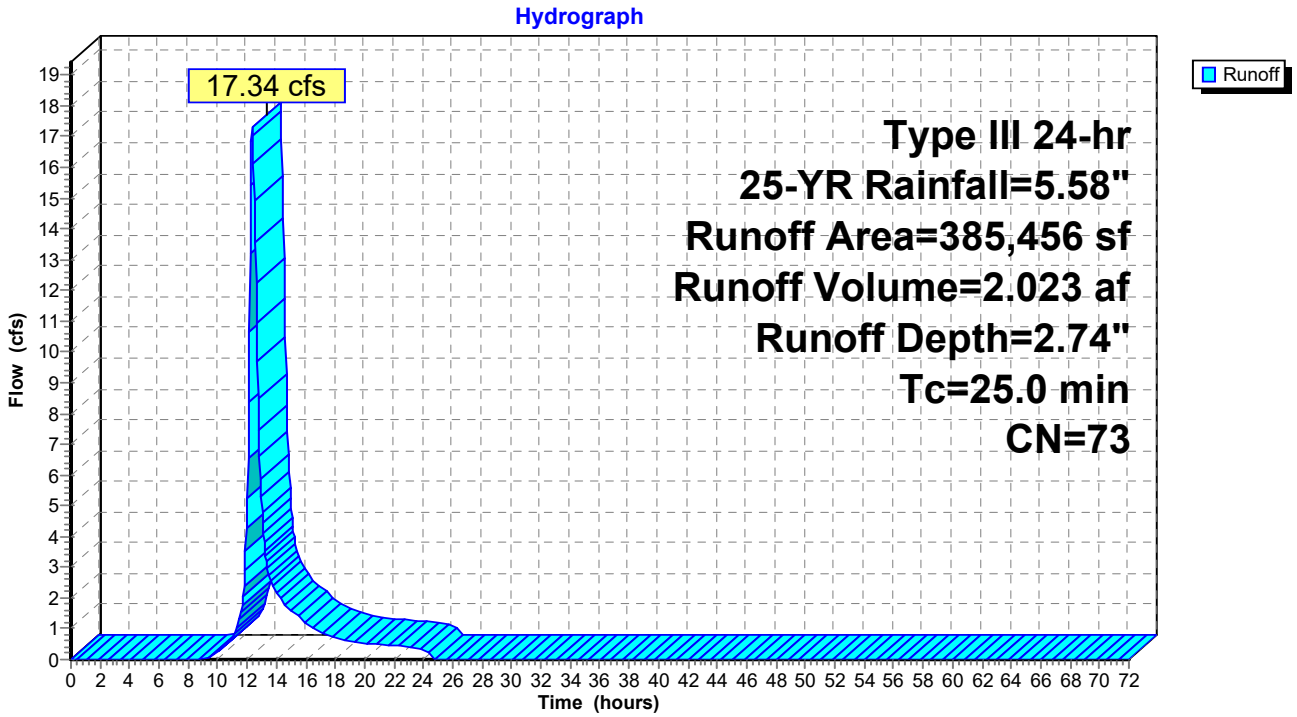
Runoff = 17.34 cfs @ 12.36 hrs, Volume= 2.023 af, Depth= 2.74"
Routed to Link PRE-DP-1 : Analysis Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-YR Rainfall=5.58"

	Area (sf)	CN	Description
*	11,438	98	Paved Roads, HSG B
	20,685	85	Row crops, straight row, Good, HSG C
	1,750	82	Dirt roads, HSG B
	204,465	78	Row crops, straight row, Good, HSG B
	81,114	67	Row crops, straight row, Good, HSG A
	54,095	58	Meadow, non-grazed, HSG B
	11,909	55	Woods, Good, HSG B
	385,456	73	Weighted Average
	374,018		97.03% Pervious Area
	11,438		2.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.0					**Direct Entry,**

Subcatchment PRE-1S:



Summary for Subcatchment PRE-2S:

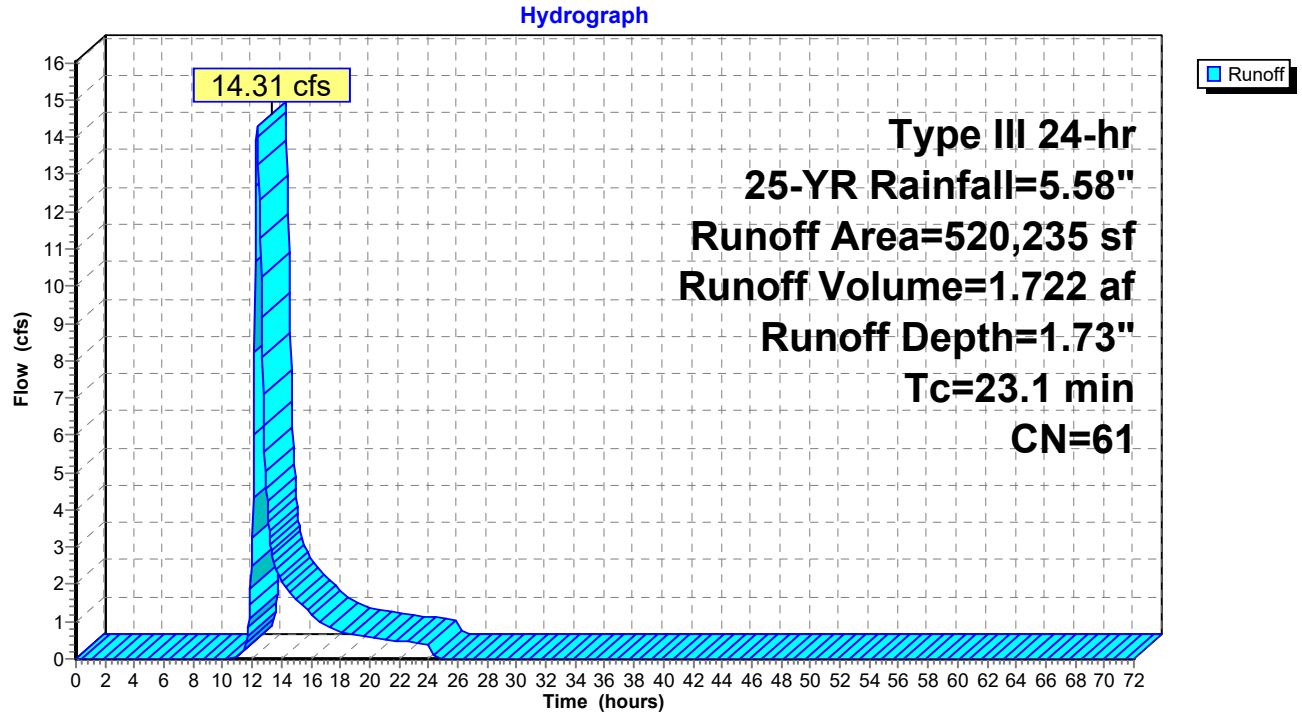
Runoff = 14.31 cfs @ 12.35 hrs, Volume= 1.722 af, Depth= 1.73"
Routed to Link PRE-DP-2 : Analysis Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-YR Rainfall=5.58"

	Area (sf)	CN	Description
*	0	98	Paved Roads, HSG B
	88,680	85	Row crops, straight row, Good, HSG C
	0	82	Dirt roads, HSG B
	48,263	78	Row crops, straight row, Good, HSG B
	100,614	71	Meadow, non-grazed, HSG C
	736	70	Woods, Good, HSG C
	96,305	67	Row crops, straight row, Good, HSG A
	31,983	58	Meadow, non-grazed, HSG B
	10,772	55	Woods, Good, HSG B
	89,155	30	Woods, Good, HSG A
	53,727	30	Meadow, non-grazed, HSG A
	520,235	61	Weighted Average
	520,235		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.1					**Direct Entry,**

Subcatchment PRE-2S:

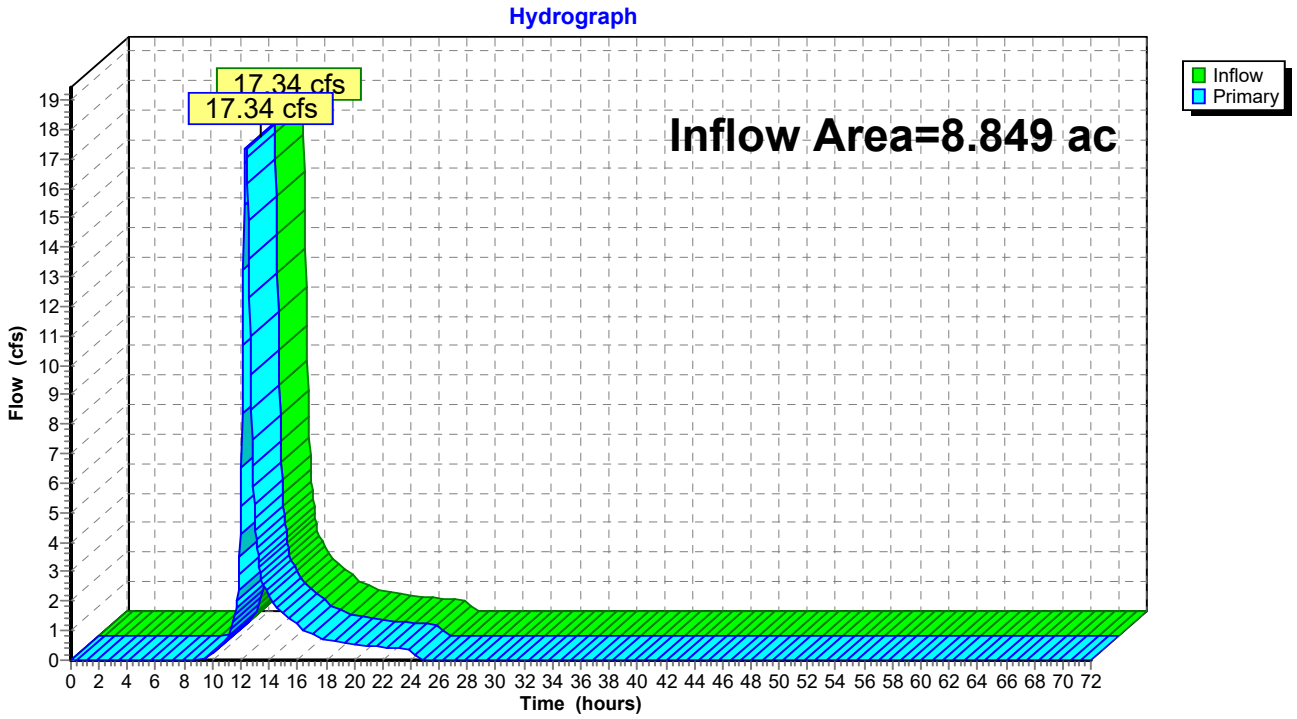


Summary for Link PRE-DP-1: Analysis Point

Inflow Area = 8.849 ac, 2.97% Impervious, Inflow Depth = 2.74" for 25-YR event
Inflow = 17.34 cfs @ 12.36 hrs, Volume= 2.023 af
Primary = 17.34 cfs @ 12.36 hrs, Volume= 2.023 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link PRE-DP-1: Analysis Point

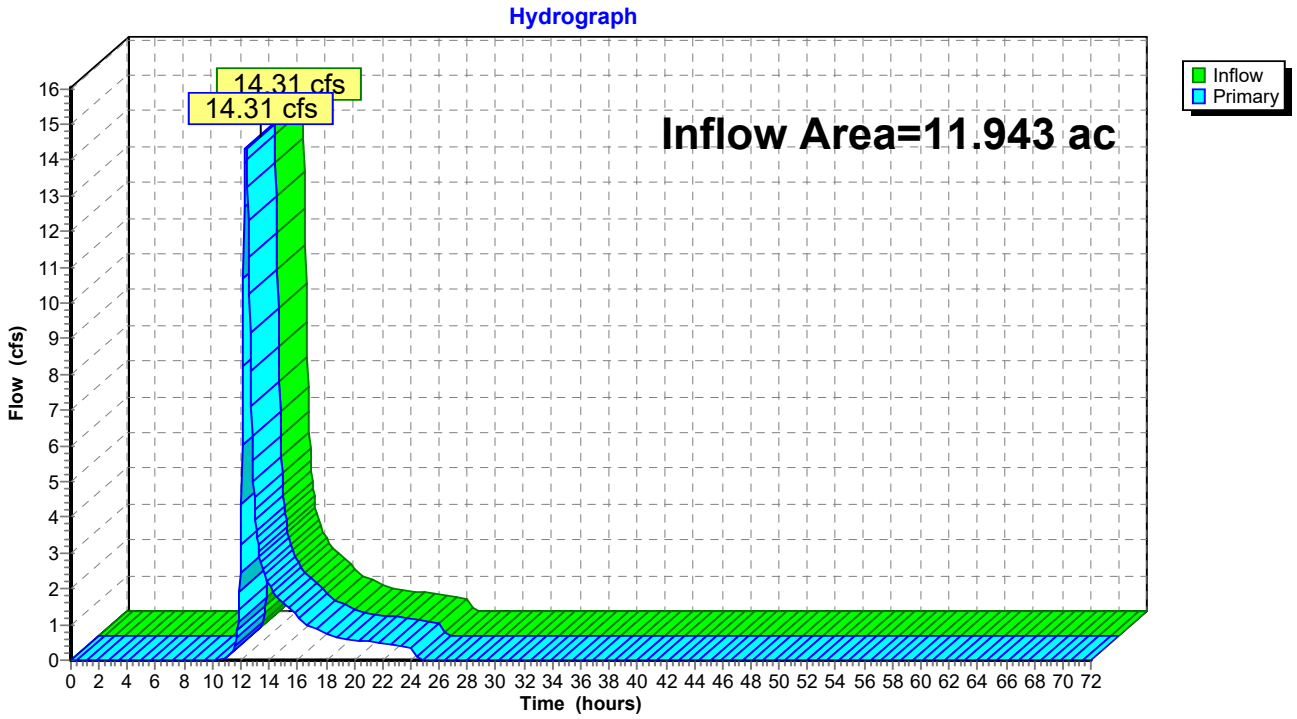


Summary for Link PRE-DP-2: Analysis Point

Inflow Area = 11.943 ac, 0.00% Impervious, Inflow Depth = 1.73" for 25-YR event
Inflow = 14.31 cfs @ 12.35 hrs, Volume= 1.722 af
Primary = 14.31 cfs @ 12.35 hrs, Volume= 1.722 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link PRE-DP-2: Analysis Point



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment PRE-1S: Runoff Area=385,456 sf 2.97% Impervious Runoff Depth=4.00"
Tc=25.0 min CN=73 Runoff=25.37 cfs 2.946 af

Subcatchment PRE-2S: Runoff Area=520,235 sf 0.00% Impervious Runoff Depth=2.75"
Tc=23.1 min CN=61 Runoff=23.71 cfs 2.739 af

Link PRE-DP-1: Analysis Point Inflow=25.37 cfs 2.946 af
Primary=25.37 cfs 2.946 af

Link PRE-DP-2: Analysis Point Inflow=23.71 cfs 2.739 af
Primary=23.71 cfs 2.739 af

Total Runoff Area = 20.792 ac Runoff Volume = 5.686 af Average Runoff Depth = 3.28"
98.74% Pervious = 20.529 ac 1.26% Impervious = 0.263 ac

Summary for Subcatchment PRE-1S:

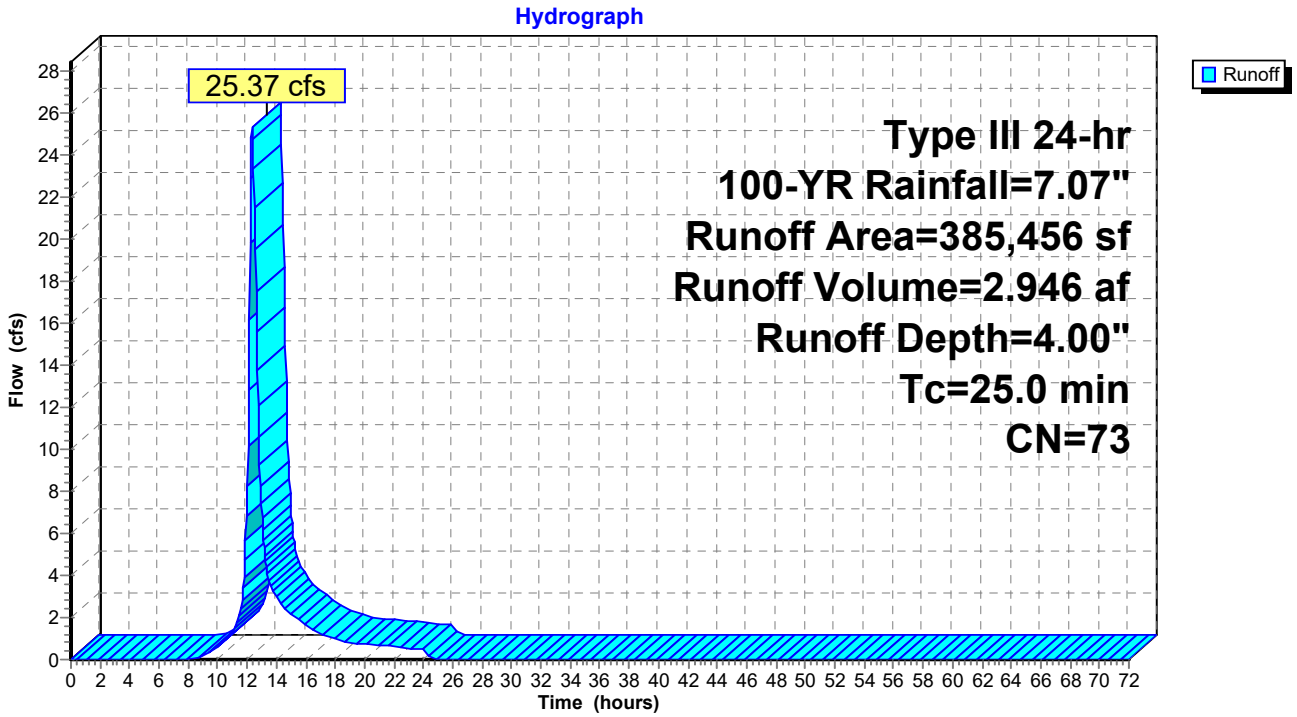
Runoff = 25.37 cfs @ 12.35 hrs, Volume= 2.946 af, Depth= 4.00"
Routed to Link PRE-DP-1 : Analysis Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-YR Rainfall=7.07"

	Area (sf)	CN	Description
*	11,438	98	Paved Roads, HSG B
	20,685	85	Row crops, straight row, Good, HSG C
	1,750	82	Dirt roads, HSG B
	204,465	78	Row crops, straight row, Good, HSG B
	81,114	67	Row crops, straight row, Good, HSG A
	54,095	58	Meadow, non-grazed, HSG B
	11,909	55	Woods, Good, HSG B
	385,456	73	Weighted Average
	374,018		97.03% Pervious Area
	11,438		2.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.0					**Direct Entry,**

Subcatchment PRE-1S:



Summary for Subcatchment PRE-2S:

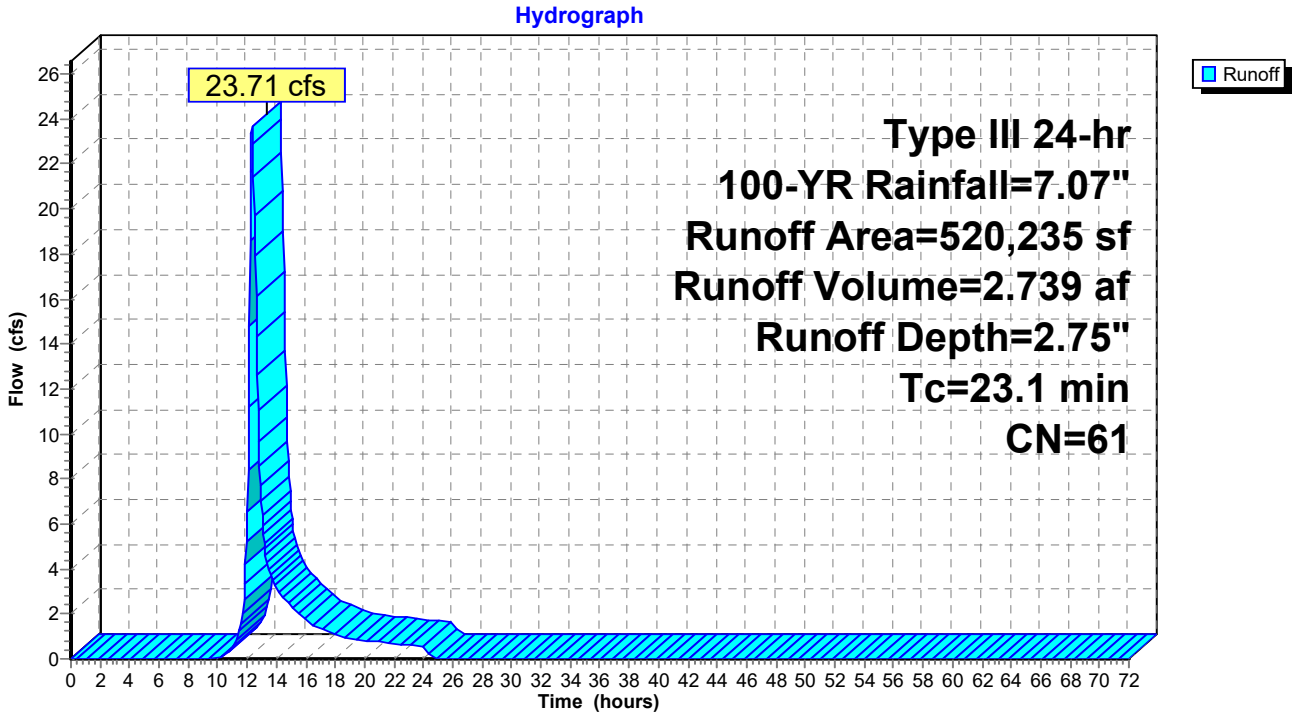
Runoff = 23.71 cfs @ 12.34 hrs, Volume= 2.739 af, Depth= 2.75"
Routed to Link PRE-DP-2 : Analysis Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-YR Rainfall=7.07"

	Area (sf)	CN	Description
*	0	98	Paved Roads, HSG B
	88,680	85	Row crops, straight row, Good, HSG C
	0	82	Dirt roads, HSG B
	48,263	78	Row crops, straight row, Good, HSG B
	100,614	71	Meadow, non-grazed, HSG C
	736	70	Woods, Good, HSG C
	96,305	67	Row crops, straight row, Good, HSG A
	31,983	58	Meadow, non-grazed, HSG B
	10,772	55	Woods, Good, HSG B
	89,155	30	Woods, Good, HSG A
	53,727	30	Meadow, non-grazed, HSG A
	520,235	61	Weighted Average
	520,235		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.1					**Direct Entry,**

Subcatchment PRE-2S:

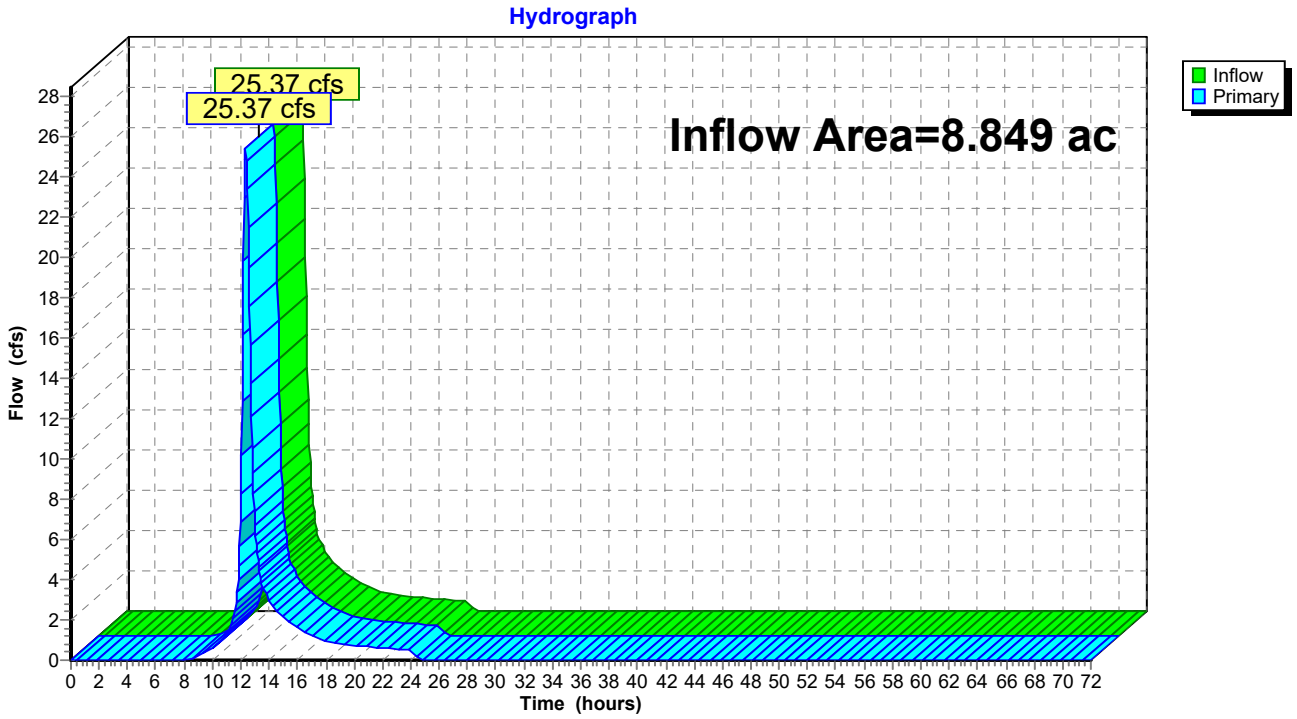


Summary for Link PRE-DP-1: Analysis Point

Inflow Area = 8.849 ac, 2.97% Impervious, Inflow Depth = 4.00" for 100-YR event
Inflow = 25.37 cfs @ 12.35 hrs, Volume= 2.946 af
Primary = 25.37 cfs @ 12.35 hrs, Volume= 2.946 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link PRE-DP-1: Analysis Point

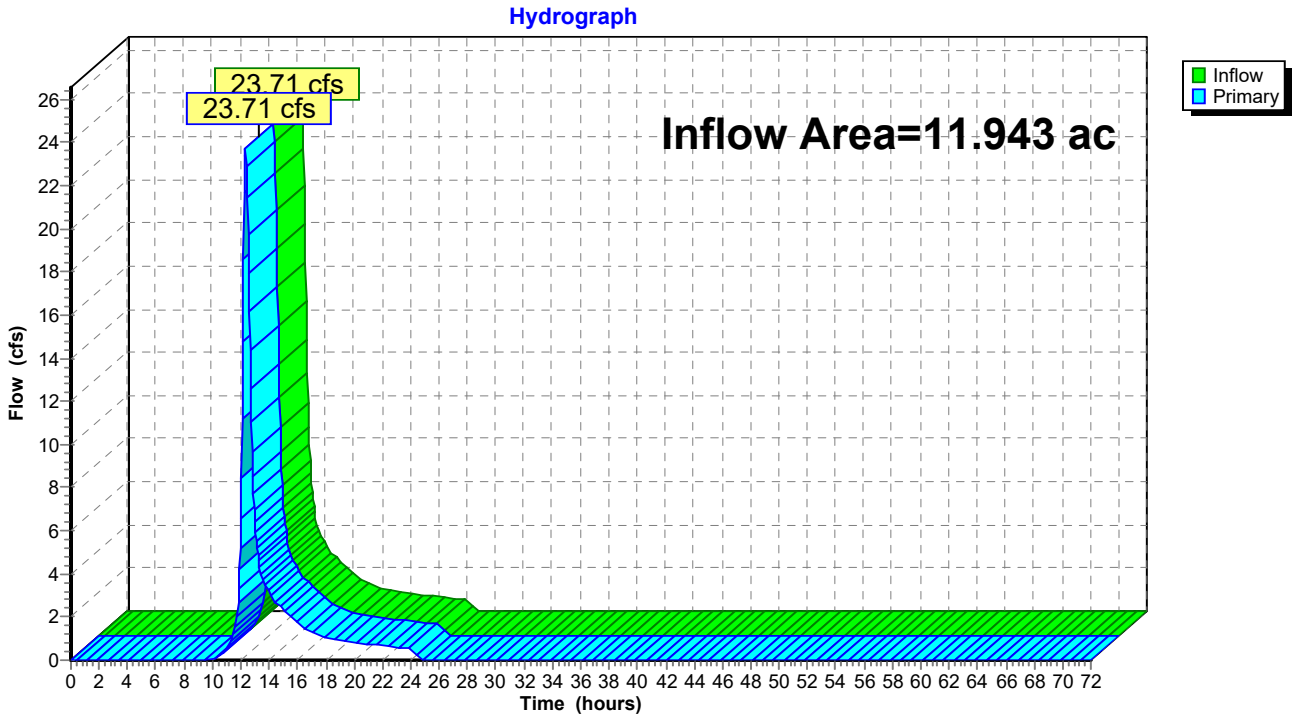


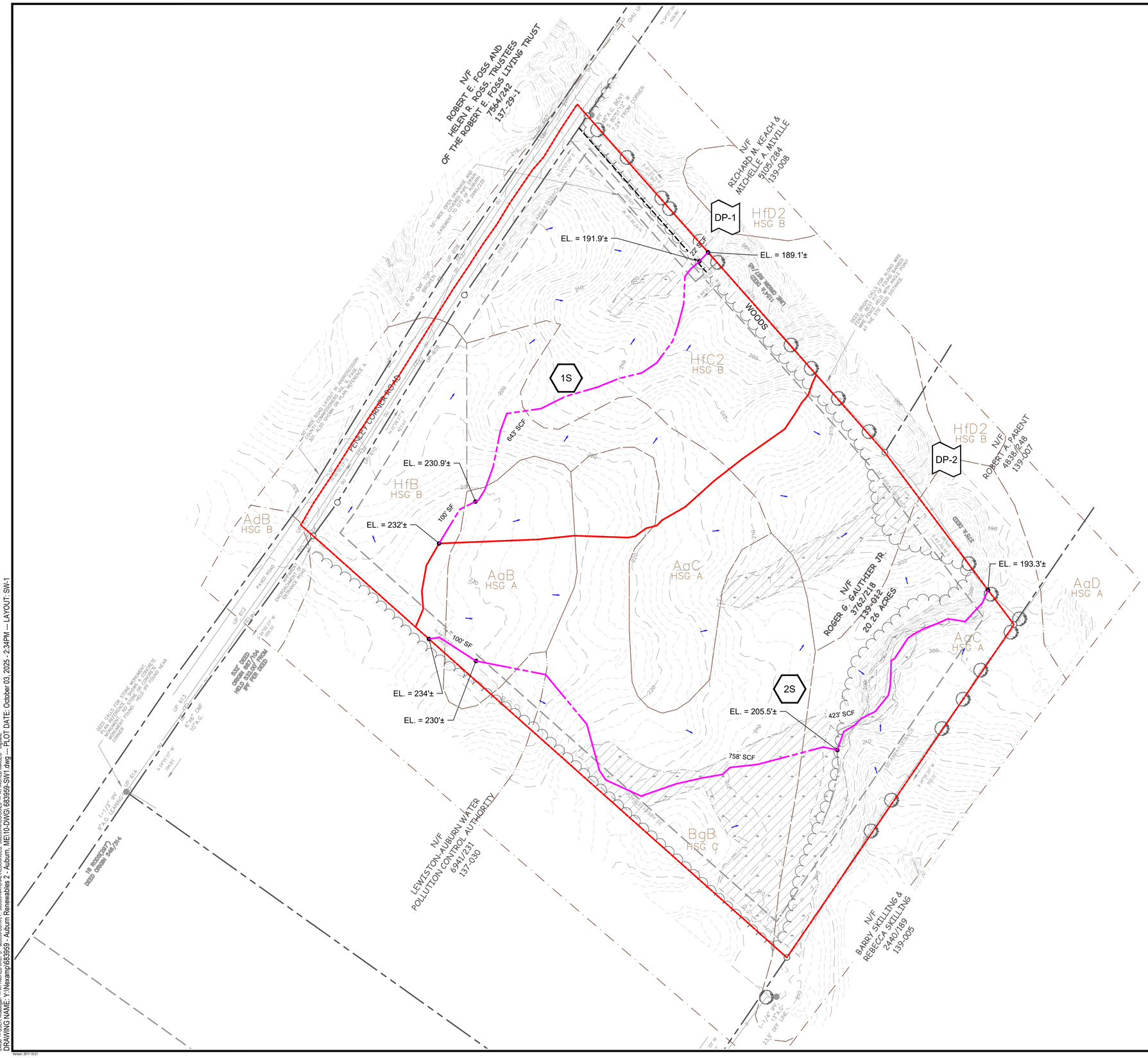
Summary for Link PRE-DP-2: Analysis Point

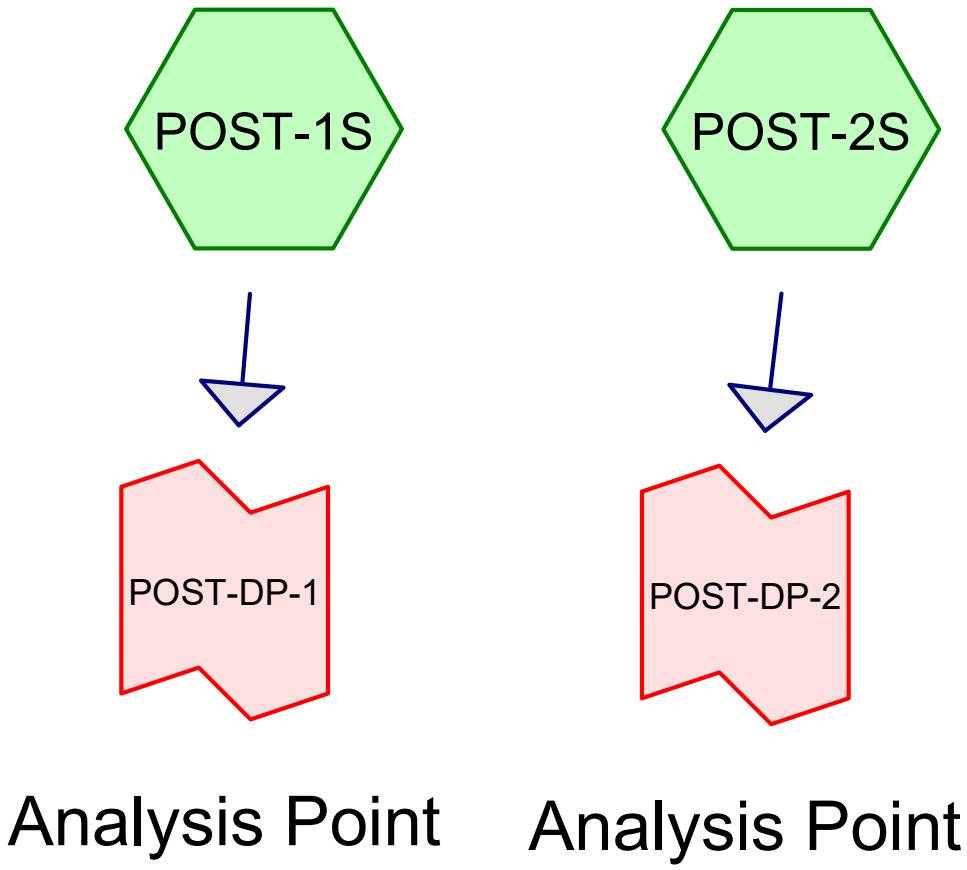
Inflow Area = 11.943 ac, 0.00% Impervious, Inflow Depth = 2.75" for 100-YR event
Inflow = 23.71 cfs @ 12.34 hrs, Volume= 2.739 af
Primary = 23.71 cfs @ 12.34 hrs, Volume= 2.739 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link PRE-DP-2: Analysis Point




N/F
ROBERT E. FOSS AND
HELEN R. ROSS, TRUSTEES
OF THE ROBERT E. FOSS LIVING TRUST
7564/242
137-29-1
N/F
RICHARD M. KEACH &
MICHELLE A. MILVILLE
5105/284
139-008
PENLEY CORNER ROAD
DP-1
DP-2
1S
2S
HfD2
HSG B
HfC2
HSG B
HfB
HSG B
AdB
HSG B
AaB
HSG A
AaC
HSG A
AaD
HSG A
BgB
HSG C
EL. = 191.9'±
EL. = 189.1'±
EL. = 230.9'±
EL. = 232'±
EL. = 234'±
EL. = 230'±
EL. = 205.5'±
EL. = 193.3'±
643' SCF
100' SF
100' SF
423' SCF
758' SCF
WOODS
N/F
ROBERT A. PARENT
4838/248
139-007
N/F
ROGER G. GAUTHIER JR.
3762/218
139-012
20.26 ACRES
N/F
LEWISTON-AUBURN WATER
POLLUTION CONTROL AUTHORITY
6941/231
137-030
N/F
BARRY SKILLING &
REBECCA SKILLING
2440/189
139-005
50' WIDE ROAD LAYOUT BY ANDROSCOGGIN COUNTY COMMISSIONERS, NOT SURVEYED. ALSO SHOWN ON PLAN REFERENCE A.
50'-WIDE OPEN DRAINAGE AND UTILITY EASEMENT TO CENTRAL MAINE POWER COMPANY AND THE CITY OF AUBURN IN 2347/233
DEED CALLS FOR STONE MONUMENT, PLAN REFERENCE A SAYS A CONCRETE MONUMENT. NO STONE OR CONCRETE FOUND NEAR CORNER
DEED CALLS FOR LYING WIRE FENCE. WIRE FENCE IS ON LAND RUNNING WITH FENCE HEAD IN A NORTHERLY DIRECTION AT THE 270° DEED BEARING
TREE LINE SHOWN ON PLAN REFERENCE A
DEED CALLS FOR STONE MONUMENT, PLAN REFERENCE A SAYS A CONCRETE MONUMENT. NO STONE OR CONCRETE FOUND NEAR CORNER
5/8" IRF
0.3' N.G.
LEANING
1-1/2" IPF
0.4' N.G.
LEANING
16 ROSS/207
DEED ORDER 044/314
5/8" IRF
0.3' N.G.
1-1/4" IPF
0.4' N.G.
215' OFF LINE
5/8" IRF
0.3' N.G.
5/8" IRF
0.3' N.G.
5/8" IRF
0.3' N.G.



Subcat Reach Pond Link

Routing Diagram for Auburn Renewables 2 Pre_Post- Stormwater Model
Prepared by TRC Companies, Printed 10/30/2025
HydroCAD® 10.20-7a s/n 01402 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-YR	Type III 24-hr		Default	24.00	1	3.07	2
2	10-YR	Type III 24-hr		Default	24.00	1	4.62	2
3	25-YR	Type III 24-hr		Default	24.00	1	5.58	2
4	100-YR	Type III 24-hr		Default	24.00	1	7.07	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.528	96	Compacted Gravel (POST-1S, POST-2S)
0.033	82	Dirt roads, HSG B (POST-1S)
0.014	98	Equipment Pad (POST-1S, POST-2S)
4.940	30	Meadow, non-grazed, HSG A (POST-1S, POST-2S)
7.615	58	Meadow, non-grazed, HSG B (POST-1S, POST-2S)
4.816	71	Meadow, non-grazed, HSG C (POST-1S, POST-2S)
0.262	98	Paved Roads, HSG B (POST-1S)
2.047	30	Woods, Good, HSG A (POST-2S)
0.521	55	Woods, Good, HSG B (POST-1S, POST-2S)
0.017	70	Woods, Good, HSG C (POST-2S)
20.792	**53**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
6.986	HSG A	POST-1S, POST-2S
8.430	HSG B	POST-1S, POST-2S
4.833	HSG C	POST-1S, POST-2S
0.000	HSG D	
0.542	Other	POST-1S, POST-2S
20.792		**TOTAL AREA**

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	0.528	0.528	Compacted Gravel	POST-1S, POST-2S
0.000	0.033	0.000	0.000	0.000	0.033	Dirt roads	POST-1S
0.000	0.000	0.000	0.000	0.014	0.014	Equipment Pad	POST-1S, POST-2S
4.940	7.615	4.816	0.000	0.000	17.371	Meadow, non-grazed	POST-1S, POST-2S
0.000	0.262	0.000	0.000	0.000	0.262	Paved Roads	POST-1S
2.047	0.521	0.017	0.000	0.000	2.584	Woods, Good	POST-1S, POST-2S
6.986	**8.430**	**4.833**	**0.000**	**0.542**	**20.792**	**TOTAL AREA**	

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points x 5
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment POST-1S: Runoff Area=385,456 sf 2.98% Impervious Runoff Depth=0.21"
Tc=24.9 min CN=55 Runoff=0.55 cfs 0.158 af

Subcatchment POST-2S: Runoff Area=520,235 sf 0.10% Impervious Runoff Depth=0.14"
Tc=22.2 min CN=52 Runoff=0.32 cfs 0.143 af

Link POST-DP-1: Analysis Point Inflow=0.55 cfs 0.158 af
Primary=0.55 cfs 0.158 af

Link POST-DP-2: Analysis Point Inflow=0.32 cfs 0.143 af
Primary=0.32 cfs 0.143 af

Total Runoff Area = 20.792 ac Runoff Volume = 0.300 af Average Runoff Depth = 0.17"
98.67% Pervious = 20.515 ac 1.33% Impervious = 0.276 ac

Summary for Subcatchment POST-1S:

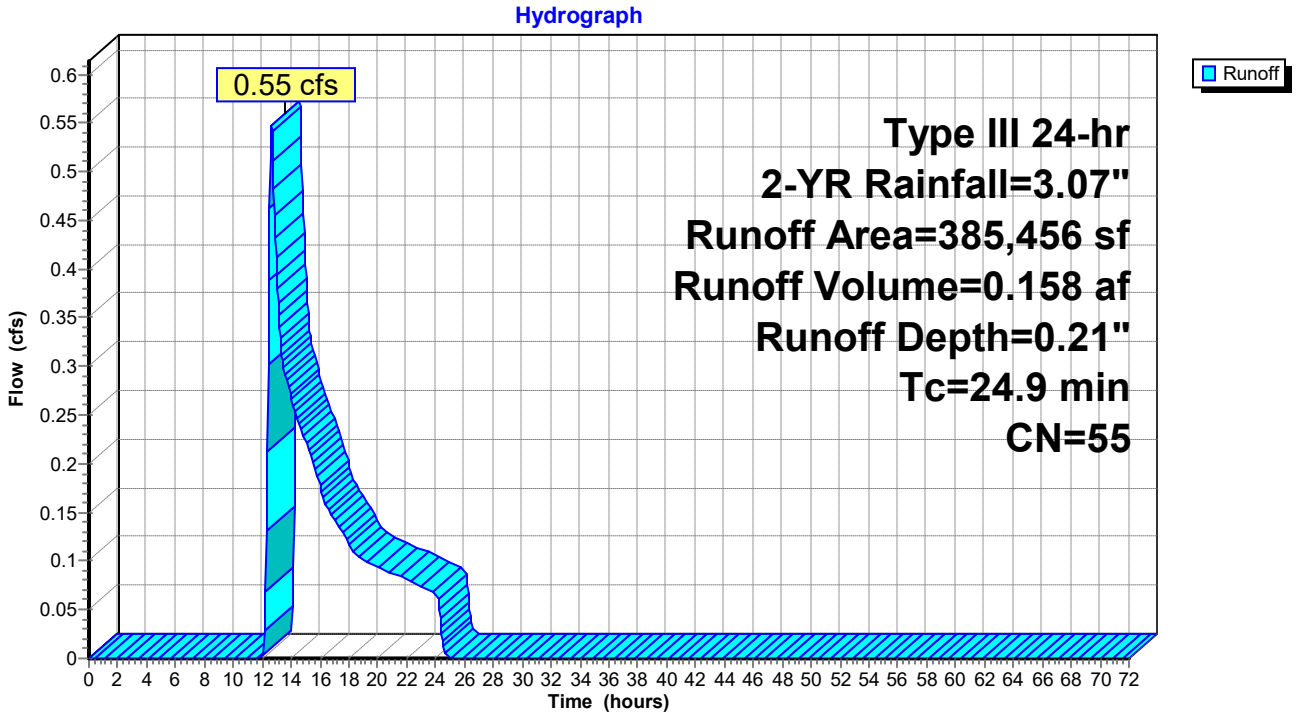
Runoff = 0.55 cfs @ 12.64 hrs, Volume= 0.158 af, Depth= 0.21"
Routed to Link POST-DP-1 : Analysis Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.07"

	Area (sf)	CN	Description
*	11,420	98	Paved Roads, HSG B
*	84	98	Equipment Pad
*	5,928	96	Compacted Gravel
	0	85	Row crops, straight row, Good, HSG C
	1,417	82	Dirt roads, HSG B
	0	78	Row crops, straight row, Good, HSG B
	20,685	71	Meadow, non-grazed, HSG C
	0	67	Row crops, straight row, Good, HSG A
	253,353	58	Meadow, non-grazed, HSG B
	11,909	55	Woods, Good, HSG B
	80,660	30	Meadow, non-grazed, HSG A
	385,456	55	Weighted Average
	373,952		97.02% Pervious Area
	11,504		2.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.9					**Direct Entry,**

Subcatchment POST-1S:



Summary for Subcatchment POST-2S:

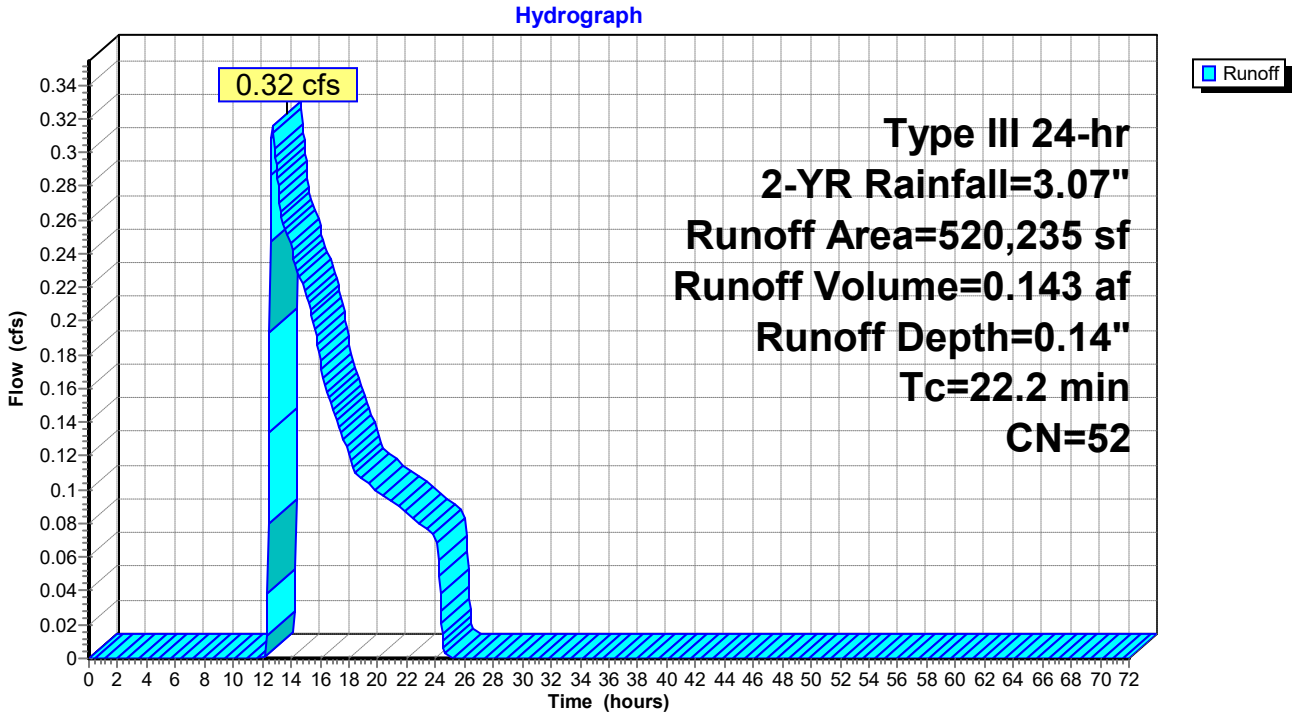
Runoff = 0.32 cfs @ 12.71 hrs, Volume= 0.143 af, Depth= 0.14"
Routed to Link POST-DP-2 : Analysis Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.07"

	Area (sf)	CN	Description
*	0	98	Paved Roads, HSG B
*	538	98	Equipment Pad
*	17,062	96	Compacted Gravel
	0	85	Row crops, straight row, Good, HSG C
	0	82	Dirt roads, HSG B
	0	78	Row crops, straight row, Good, HSG B
	189,118	71	Meadow, non-grazed, HSG C
	736	70	Woods, Good, HSG C
	0	67	Row crops, straight row, Good, HSG A
	78,340	58	Meadow, non-grazed, HSG B
	10,772	55	Woods, Good, HSG B
	89,155	30	Woods, Good, HSG A
	134,514	30	Meadow, non-grazed, HSG A
	520,235	52	Weighted Average
	519,697		99.90% Pervious Area
	538		0.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.2					**Direct Entry,**

Subcatchment POST-2S:

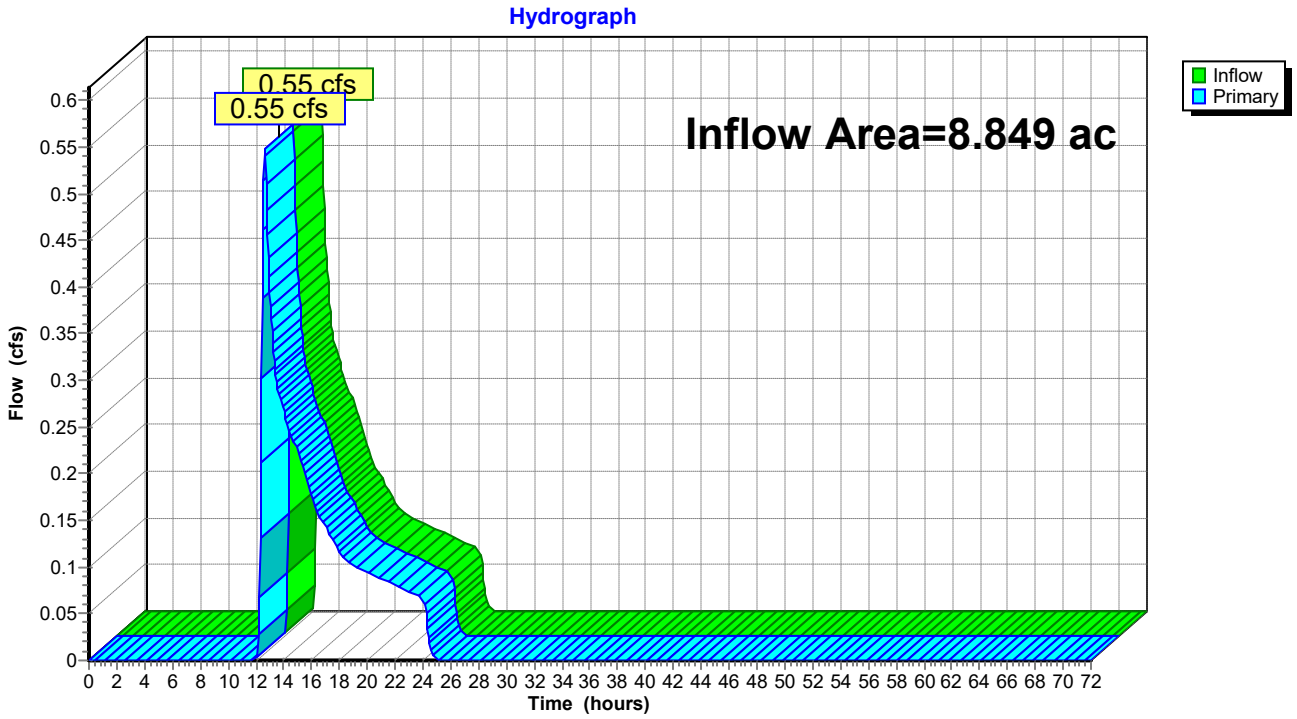


Summary for Link POST-DP-1: Analysis Point

Inflow Area = 8.849 ac, 2.98% Impervious, Inflow Depth = 0.21" for 2-YR event
Inflow = 0.55 cfs @ 12.64 hrs, Volume= 0.158 af
Primary = 0.55 cfs @ 12.64 hrs, Volume= 0.158 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link POST-DP-1: Analysis Point

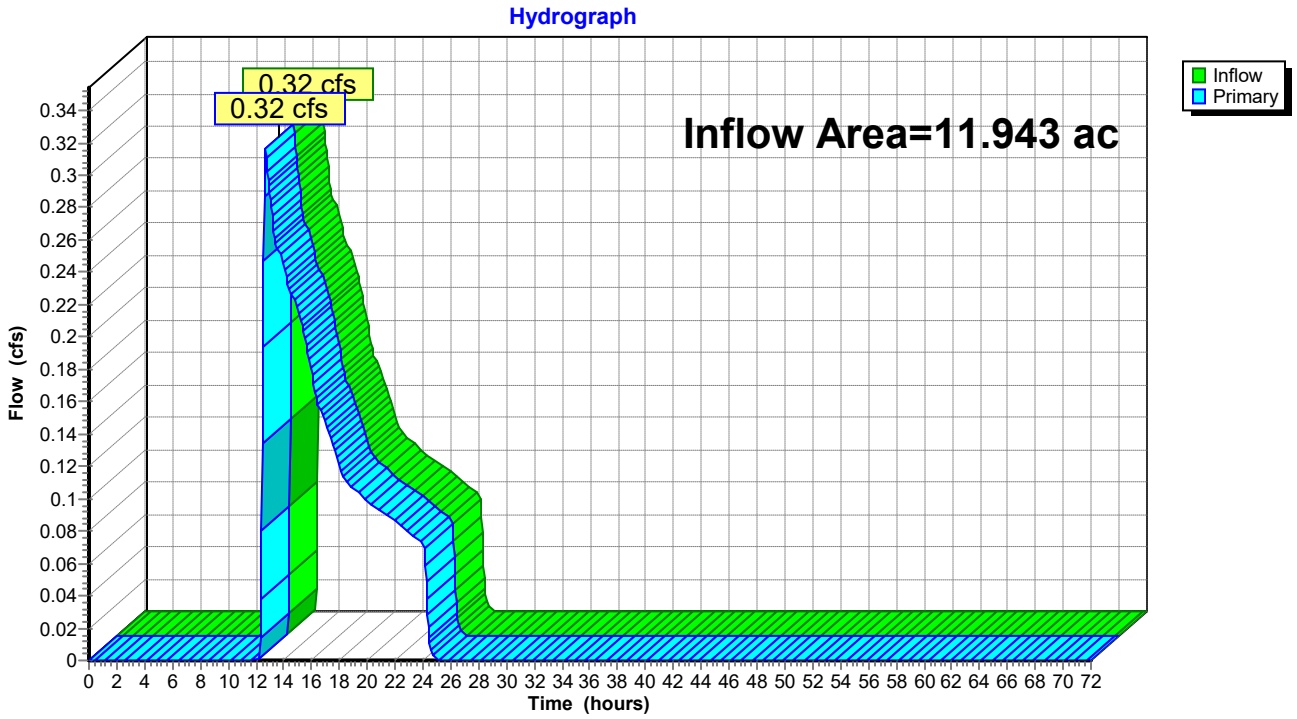


Summary for Link POST-DP-2: Analysis Point

Inflow Area = 11.943 ac, 0.10% Impervious, Inflow Depth = 0.14" for 2-YR event
Inflow = 0.32 cfs @ 12.71 hrs, Volume= 0.143 af
Primary = 0.32 cfs @ 12.71 hrs, Volume= 0.143 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link POST-DP-2: Analysis Point



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points x 5
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment POST-1S: Runoff Area=385,456 sf 2.98% Impervious Runoff Depth=0.80"
Tc=24.9 min CN=55 Runoff=3.85 cfs 0.588 af

Subcatchment POST-2S: Runoff Area=520,235 sf 0.10% Impervious Runoff Depth=0.64"
Tc=22.2 min CN=52 Runoff=3.84 cfs 0.638 af

Link POST-DP-1: Analysis Point Inflow=3.85 cfs 0.588 af
Primary=3.85 cfs 0.588 af

Link POST-DP-2: Analysis Point Inflow=3.84 cfs 0.638 af
Primary=3.84 cfs 0.638 af

Total Runoff Area = 20.792 ac Runoff Volume = 1.226 af Average Runoff Depth = 0.71"
98.67% Pervious = 20.515 ac 1.33% Impervious = 0.276 ac

Summary for Subcatchment POST-1S:

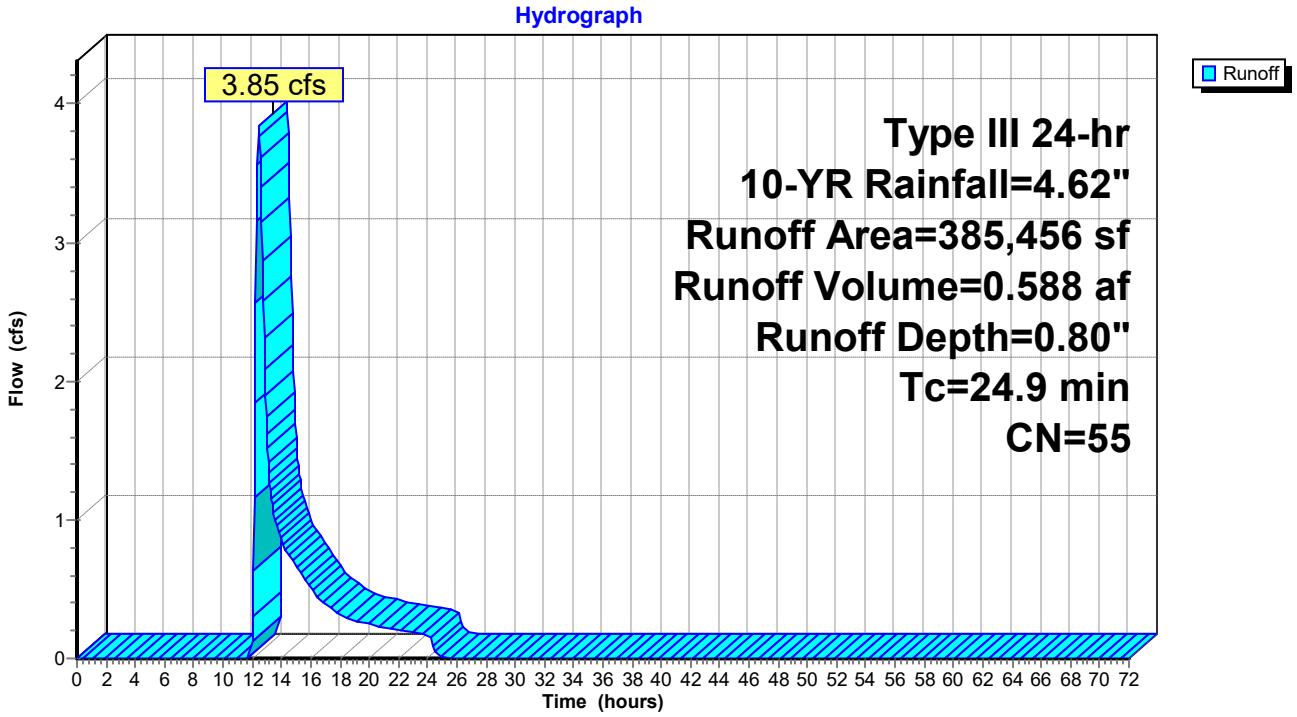
Runoff = 3.85 cfs @ 12.45 hrs, Volume= 0.588 af, Depth= 0.80"
Routed to Link POST-DP-1 : Analysis Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-YR Rainfall=4.62"

	Area (sf)	CN	Description
*	11,420	98	Paved Roads, HSG B
*	84	98	Equipment Pad
*	5,928	96	Compacted Gravel
	0	85	Row crops, straight row, Good, HSG C
	1,417	82	Dirt roads, HSG B
	0	78	Row crops, straight row, Good, HSG B
	20,685	71	Meadow, non-grazed, HSG C
	0	67	Row crops, straight row, Good, HSG A
	253,353	58	Meadow, non-grazed, HSG B
	11,909	55	Woods, Good, HSG B
	80,660	30	Meadow, non-grazed, HSG A
	385,456	55	Weighted Average
	373,952		97.02% Pervious Area
	11,504		2.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.9					**Direct Entry,**

Subcatchment POST-1S:



Summary for Subcatchment POST-2S:

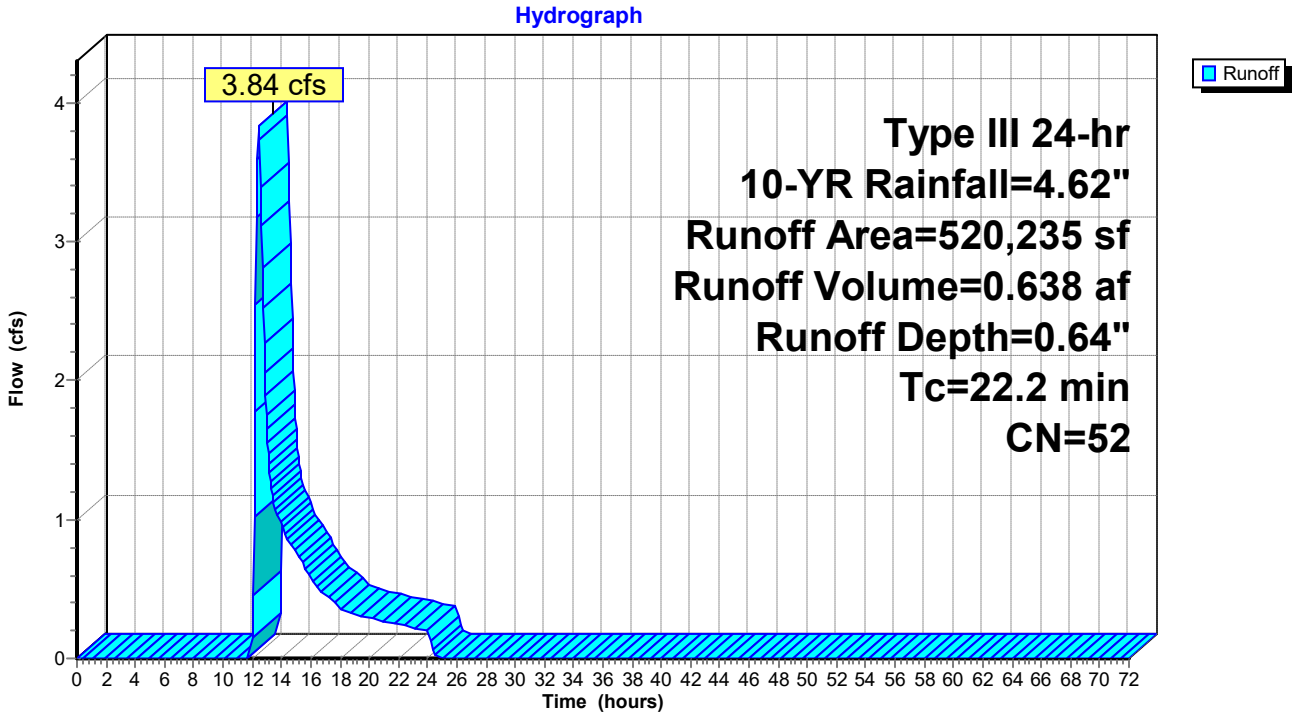
Runoff = 3.84 cfs @ 12.44 hrs, Volume= 0.638 af, Depth= 0.64"
Routed to Link POST-DP-2 : Analysis Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-YR Rainfall=4.62"

	Area (sf)	CN	Description
*	0	98	Paved Roads, HSG B
*	538	98	Equipment Pad
*	17,062	96	Compacted Gravel
	0	85	Row crops, straight row, Good, HSG C
	0	82	Dirt roads, HSG B
	0	78	Row crops, straight row, Good, HSG B
	189,118	71	Meadow, non-grazed, HSG C
	736	70	Woods, Good, HSG C
	0	67	Row crops, straight row, Good, HSG A
	78,340	58	Meadow, non-grazed, HSG B
	10,772	55	Woods, Good, HSG B
	89,155	30	Woods, Good, HSG A
	134,514	30	Meadow, non-grazed, HSG A
	520,235	52	Weighted Average
	519,697		99.90% Pervious Area
	538		0.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.2					**Direct Entry,**

Subcatchment POST-2S:

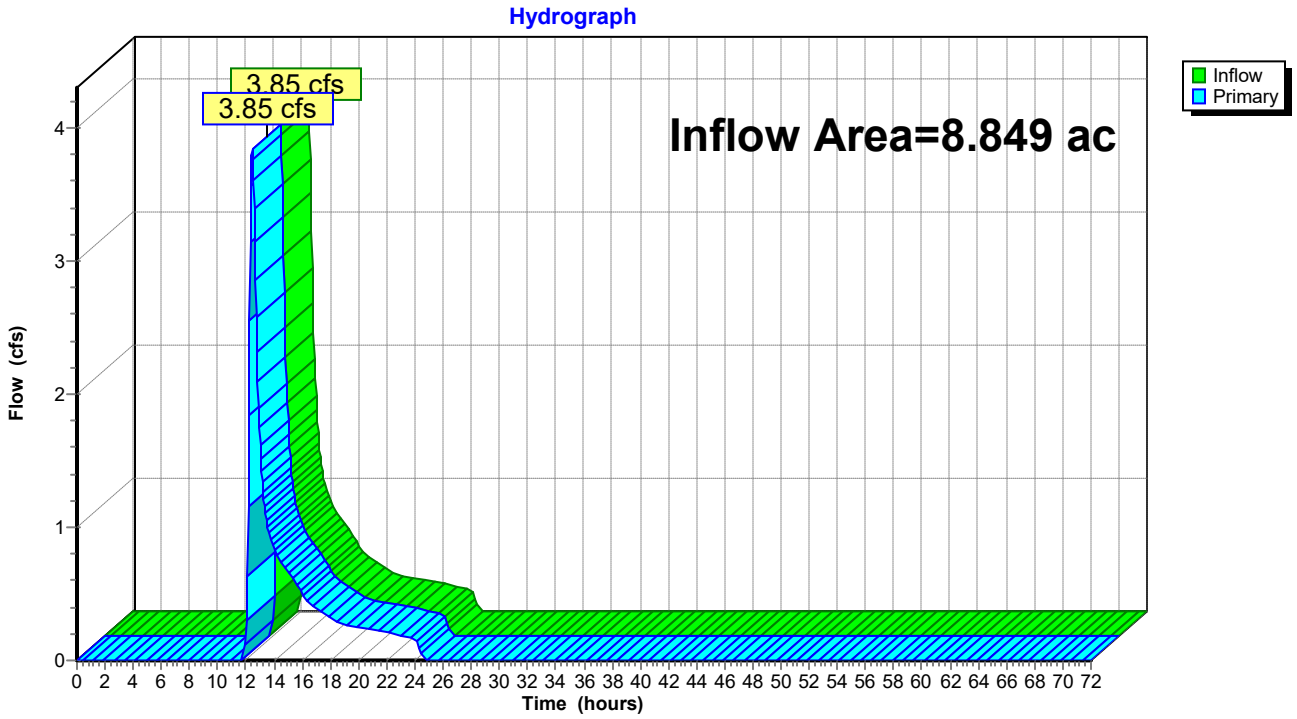


Summary for Link POST-DP-1: Analysis Point

Inflow Area = 8.849 ac, 2.98% Impervious, Inflow Depth = 0.80" for 10-YR event
Inflow = 3.85 cfs @ 12.45 hrs, Volume= 0.588 af
Primary = 3.85 cfs @ 12.45 hrs, Volume= 0.588 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link POST-DP-1: Analysis Point

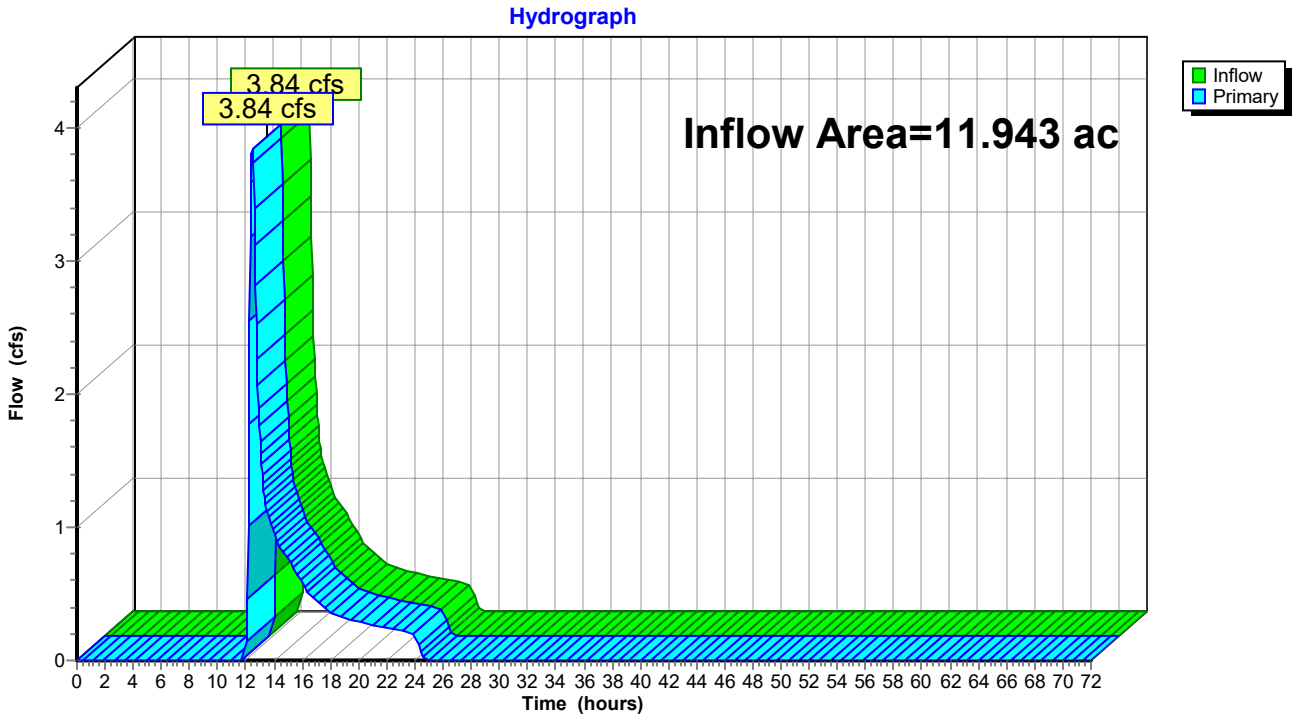


Summary for Link POST-DP-2: Analysis Point

Inflow Area = 11.943 ac, 0.10% Impervious, Inflow Depth = 0.64" for 10-YR event
Inflow = 3.84 cfs @ 12.44 hrs, Volume= 0.638 af
Primary = 3.84 cfs @ 12.44 hrs, Volume= 0.638 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link POST-DP-2: Analysis Point



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points x 5
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment POST-1S: Runoff Area=385,456 sf 2.98% Impervious Runoff Depth=1.28"
Tc=24.9 min CN=55 Runoff=7.00 cfs 0.946 af

Subcatchment POST-2S: Runoff Area=520,235 sf 0.10% Impervious Runoff Depth=1.08"
Tc=22.2 min CN=52 Runoff=7.70 cfs 1.070 af

Link POST-DP-1: Analysis Point Inflow=7.00 cfs 0.946 af
Primary=7.00 cfs 0.946 af

Link POST-DP-2: Analysis Point Inflow=7.70 cfs 1.070 af
Primary=7.70 cfs 1.070 af

Total Runoff Area = 20.792 ac Runoff Volume = 2.016 af Average Runoff Depth = 1.16"
98.67% Pervious = 20.515 ac 1.33% Impervious = 0.276 ac

Summary for Subcatchment POST-1S:

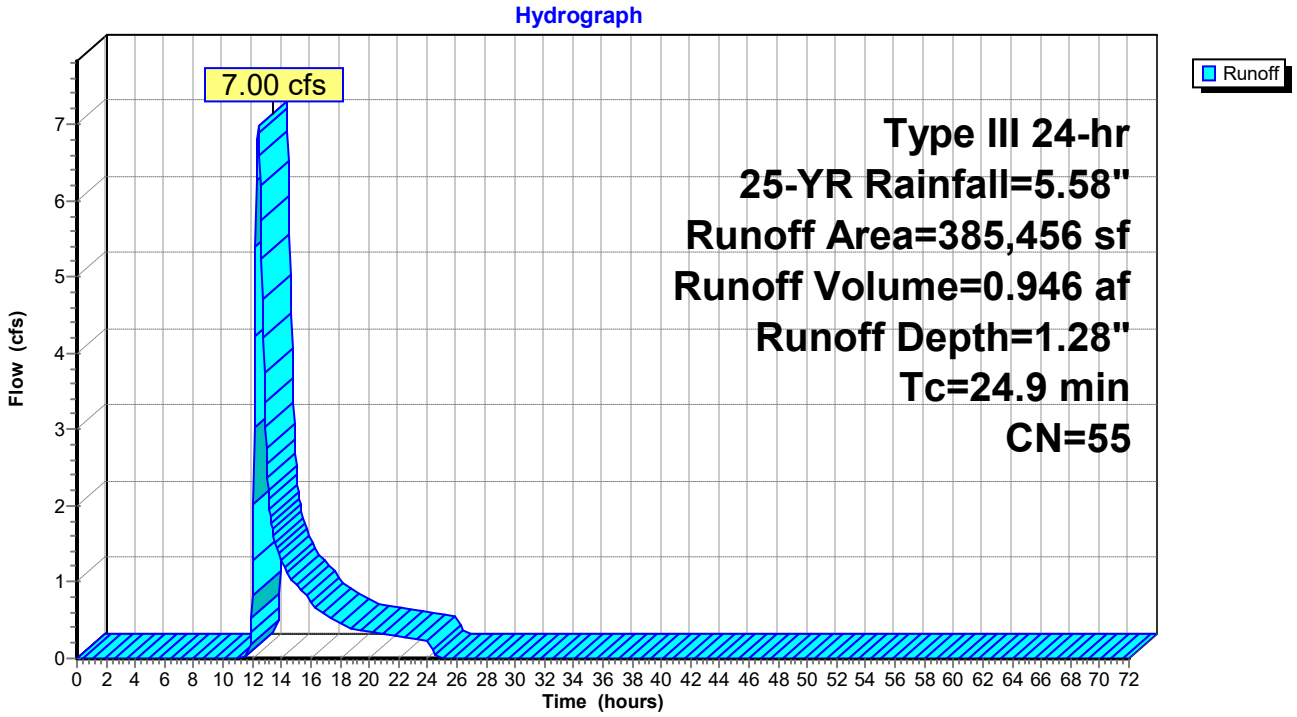
Runoff = 7.00 cfs @ 12.41 hrs, Volume= 0.946 af, Depth= 1.28"
Routed to Link POST-DP-1 : Analysis Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-YR Rainfall=5.58"

	Area (sf)	CN	Description
*	11,420	98	Paved Roads, HSG B
*	84	98	Equipment Pad
*	5,928	96	Compacted Gravel
	0	85	Row crops, straight row, Good, HSG C
	1,417	82	Dirt roads, HSG B
	0	78	Row crops, straight row, Good, HSG B
	20,685	71	Meadow, non-grazed, HSG C
	0	67	Row crops, straight row, Good, HSG A
	253,353	58	Meadow, non-grazed, HSG B
	11,909	55	Woods, Good, HSG B
	80,660	30	Meadow, non-grazed, HSG A
	385,456	55	Weighted Average
	373,952		97.02% Pervious Area
	11,504		2.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.9					**Direct Entry,**

Subcatchment POST-1S:



Summary for Subcatchment POST-2S:

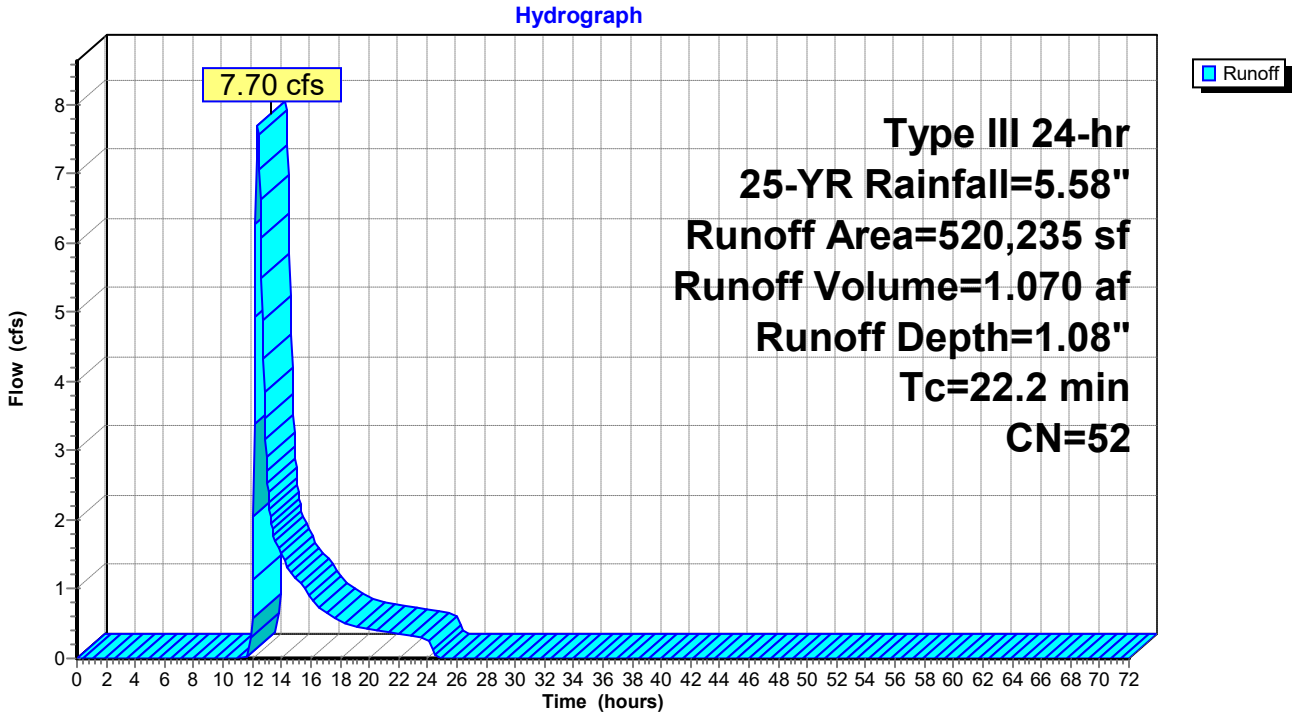
Runoff = 7.70 cfs @ 12.38 hrs, Volume= 1.070 af, Depth= 1.08"
Routed to Link POST-DP-2 : Analysis Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-YR Rainfall=5.58"

	Area (sf)	CN	Description
*	0	98	Paved Roads, HSG B
*	538	98	Equipment Pad
*	17,062	96	Compacted Gravel
	0	85	Row crops, straight row, Good, HSG C
	0	82	Dirt roads, HSG B
	0	78	Row crops, straight row, Good, HSG B
	189,118	71	Meadow, non-grazed, HSG C
	736	70	Woods, Good, HSG C
	0	67	Row crops, straight row, Good, HSG A
	78,340	58	Meadow, non-grazed, HSG B
	10,772	55	Woods, Good, HSG B
	89,155	30	Woods, Good, HSG A
	134,514	30	Meadow, non-grazed, HSG A
	520,235	52	Weighted Average
	519,697		99.90% Pervious Area
	538		0.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.2					**Direct Entry,**

Subcatchment POST-2S:

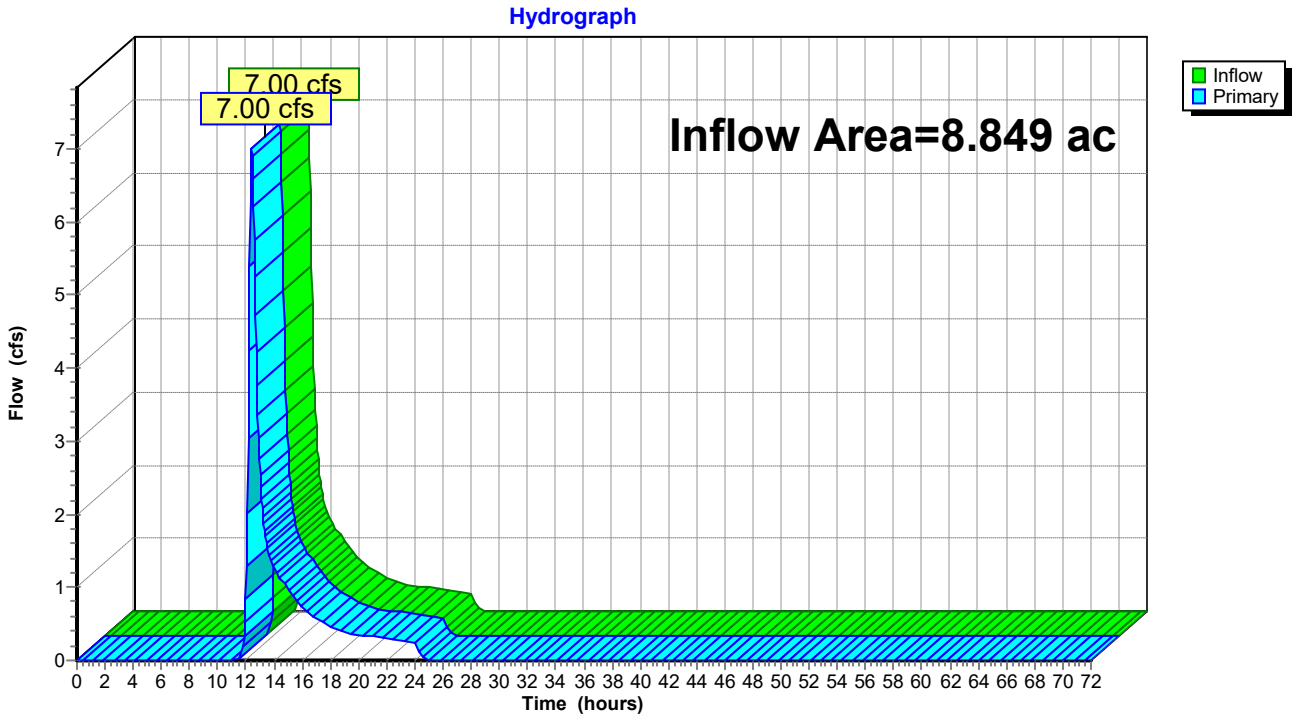


Summary for Link POST-DP-1: Analysis Point

Inflow Area = 8.849 ac, 2.98% Impervious, Inflow Depth = 1.28" for 25-YR event
Inflow = 7.00 cfs @ 12.41 hrs, Volume= 0.946 af
Primary = 7.00 cfs @ 12.41 hrs, Volume= 0.946 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link POST-DP-1: Analysis Point

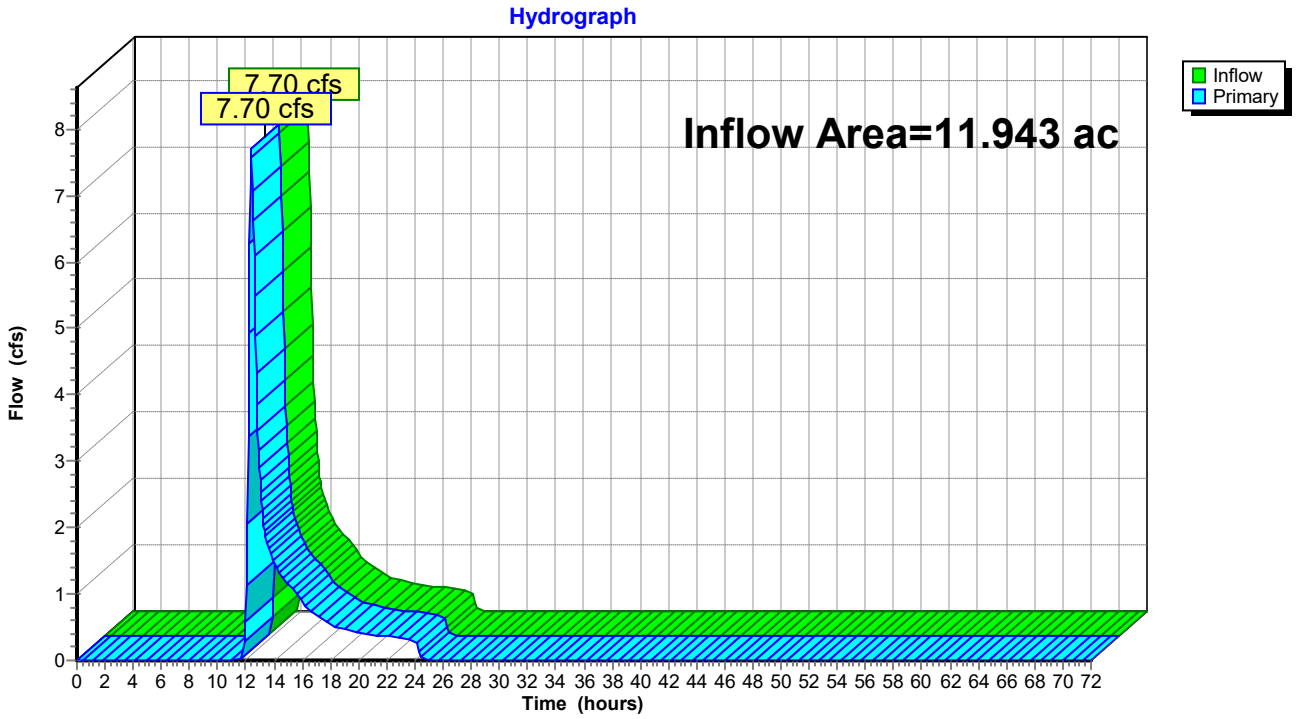


Summary for Link POST-DP-2: Analysis Point

Inflow Area = 11.943 ac, 0.10% Impervious, Inflow Depth = 1.08" for 25-YR event
Inflow = 7.70 cfs @ 12.38 hrs, Volume= 1.070 af
Primary = 7.70 cfs @ 12.38 hrs, Volume= 1.070 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link POST-DP-2: Analysis Point



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points x 5
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment POST-1S: Runoff Area=385,456 sf 2.98% Impervious Runoff Depth=2.17"
Tc=24.9 min CN=55 Runoff=12.84 cfs 1.599 af

Subcatchment POST-2S: Runoff Area=520,235 sf 0.10% Impervious Runoff Depth=1.89"
Tc=22.2 min CN=52 Runoff=15.28 cfs 1.879 af

Link POST-DP-1: Analysis Point Inflow=12.84 cfs 1.599 af
Primary=12.84 cfs 1.599 af

Link POST-DP-2: Analysis Point Inflow=15.28 cfs 1.879 af
Primary=15.28 cfs 1.879 af

Total Runoff Area = 20.792 ac Runoff Volume = 3.478 af Average Runoff Depth = 2.01"
98.67% Pervious = 20.515 ac 1.33% Impervious = 0.276 ac

Summary for Subcatchment POST-1S:

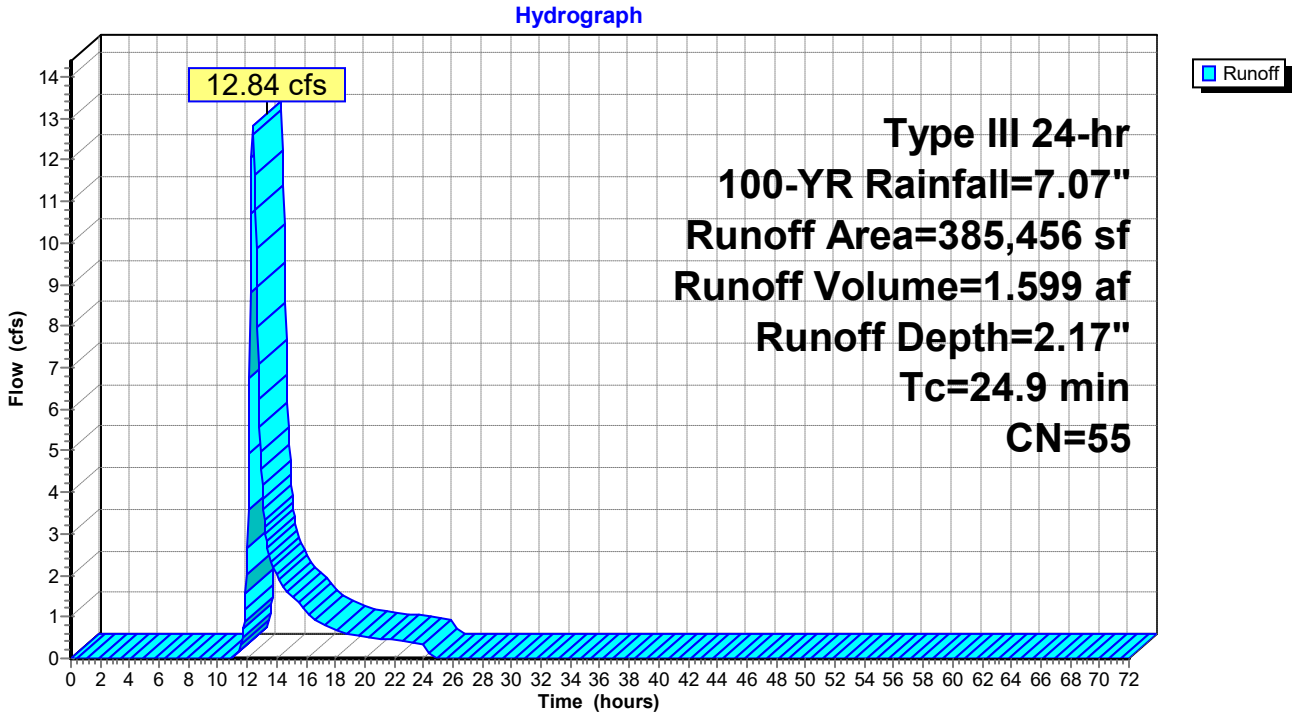
Runoff = 12.84 cfs @ 12.38 hrs, Volume= 1.599 af, Depth= 2.17"
Routed to Link POST-DP-1 : Analysis Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-YR Rainfall=7.07"

	Area (sf)	CN	Description
*	11,420	98	Paved Roads, HSG B
*	84	98	Equipment Pad
*	5,928	96	Compacted Gravel
	0	85	Row crops, straight row, Good, HSG C
	1,417	82	Dirt roads, HSG B
	0	78	Row crops, straight row, Good, HSG B
	20,685	71	Meadow, non-grazed, HSG C
	0	67	Row crops, straight row, Good, HSG A
	253,353	58	Meadow, non-grazed, HSG B
	11,909	55	Woods, Good, HSG B
	80,660	30	Meadow, non-grazed, HSG A
	385,456	55	Weighted Average
	373,952		97.02% Pervious Area
	11,504		2.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.9					**Direct Entry,**

Subcatchment POST-1S:



Summary for Subcatchment POST-2S:

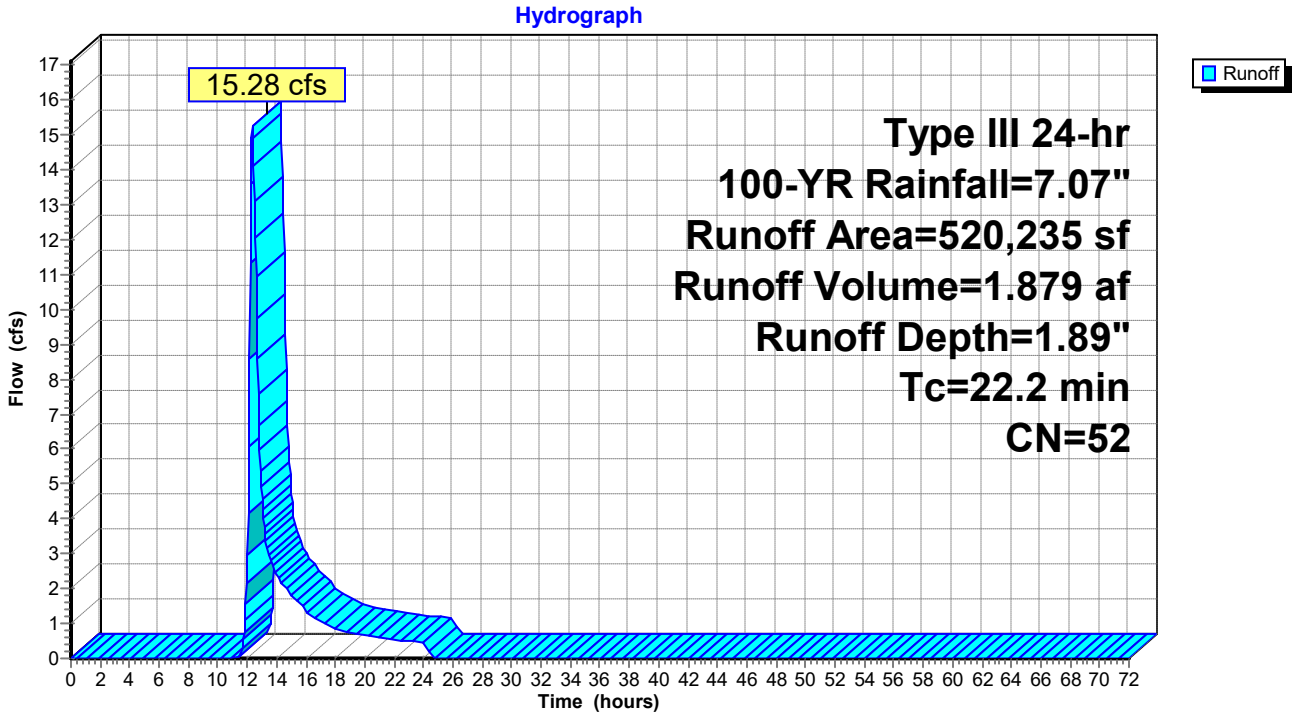
Runoff = 15.28 cfs @ 12.35 hrs, Volume= 1.879 af, Depth= 1.89"
Routed to Link POST-DP-2 : Analysis Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-YR Rainfall=7.07"

	Area (sf)	CN	Description
*	0	98	Paved Roads, HSG B
*	538	98	Equipment Pad
*	17,062	96	Compacted Gravel
	0	85	Row crops, straight row, Good, HSG C
	0	82	Dirt roads, HSG B
	0	78	Row crops, straight row, Good, HSG B
	189,118	71	Meadow, non-grazed, HSG C
	736	70	Woods, Good, HSG C
	0	67	Row crops, straight row, Good, HSG A
	78,340	58	Meadow, non-grazed, HSG B
	10,772	55	Woods, Good, HSG B
	89,155	30	Woods, Good, HSG A
	134,514	30	Meadow, non-grazed, HSG A
	520,235	52	Weighted Average
	519,697		99.90% Pervious Area
	538		0.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.2					**Direct Entry,**

Subcatchment POST-2S:

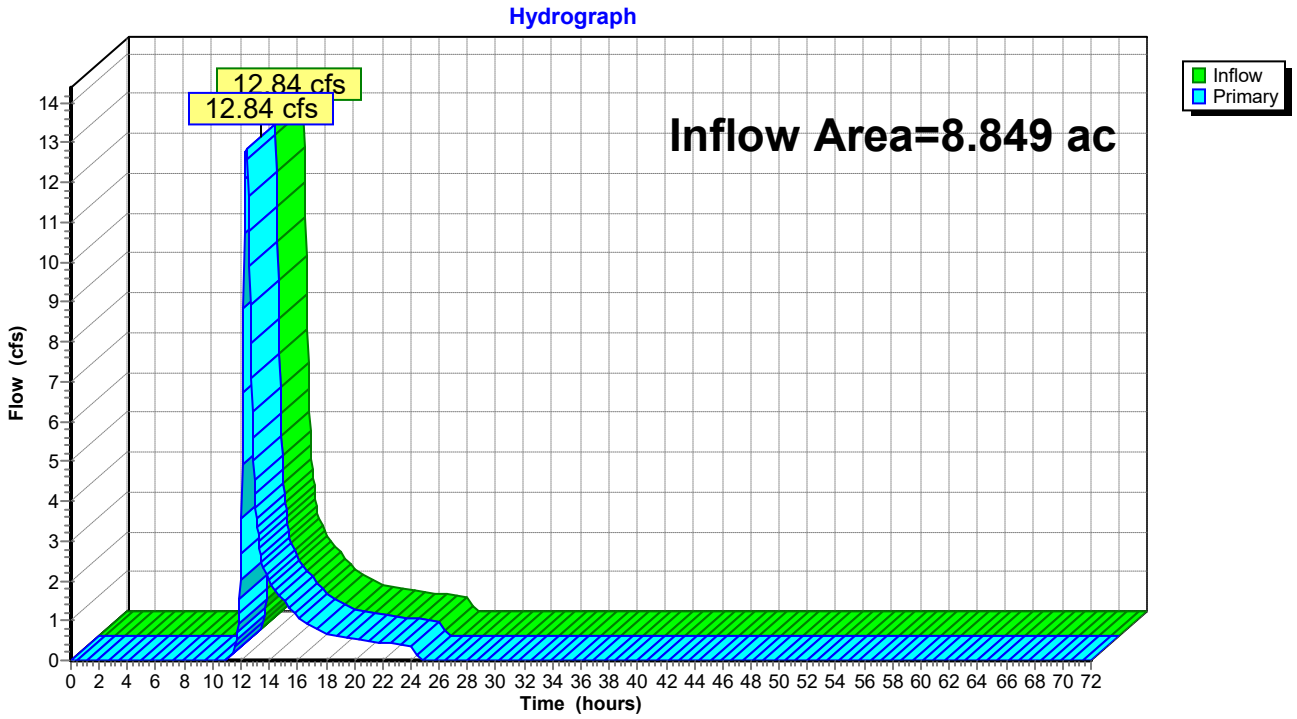


Summary for Link POST-DP-1: Analysis Point

Inflow Area = 8.849 ac, 2.98% Impervious, Inflow Depth = 2.17" for 100-YR event
Inflow = 12.84 cfs @ 12.38 hrs, Volume= 1.599 af
Primary = 12.84 cfs @ 12.38 hrs, Volume= 1.599 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link POST-DP-1: Analysis Point

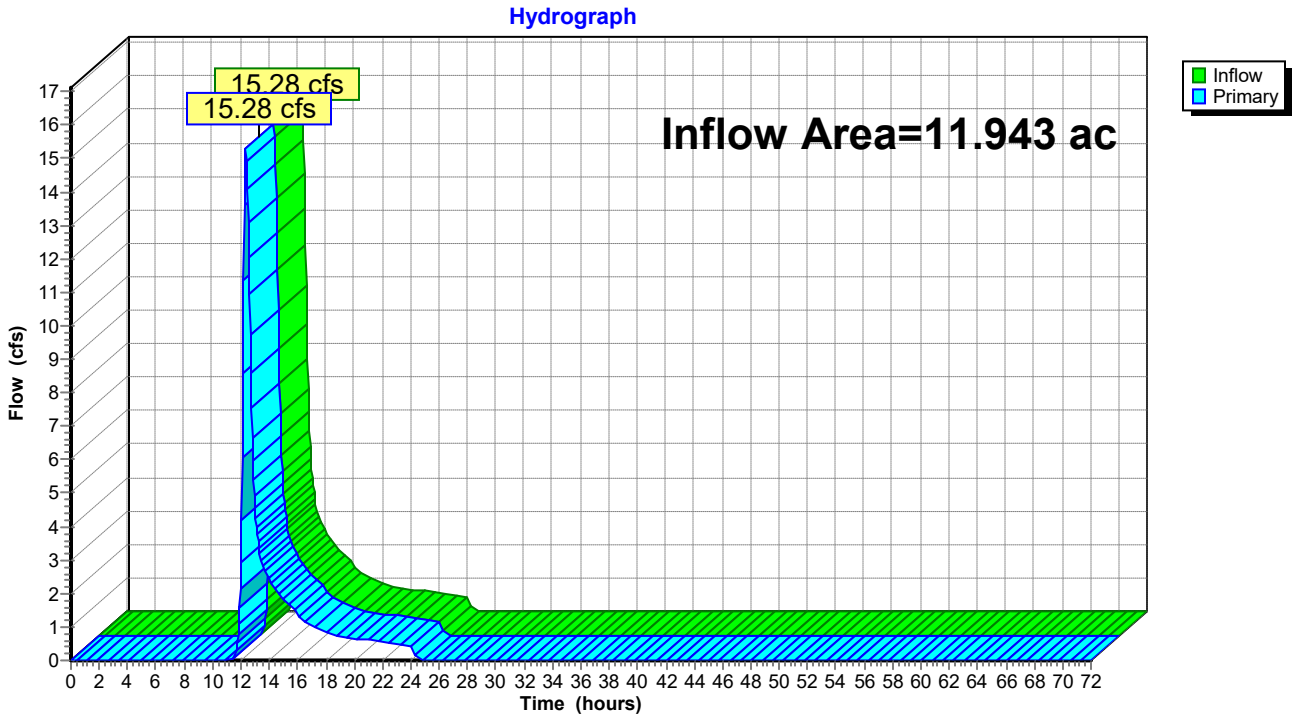


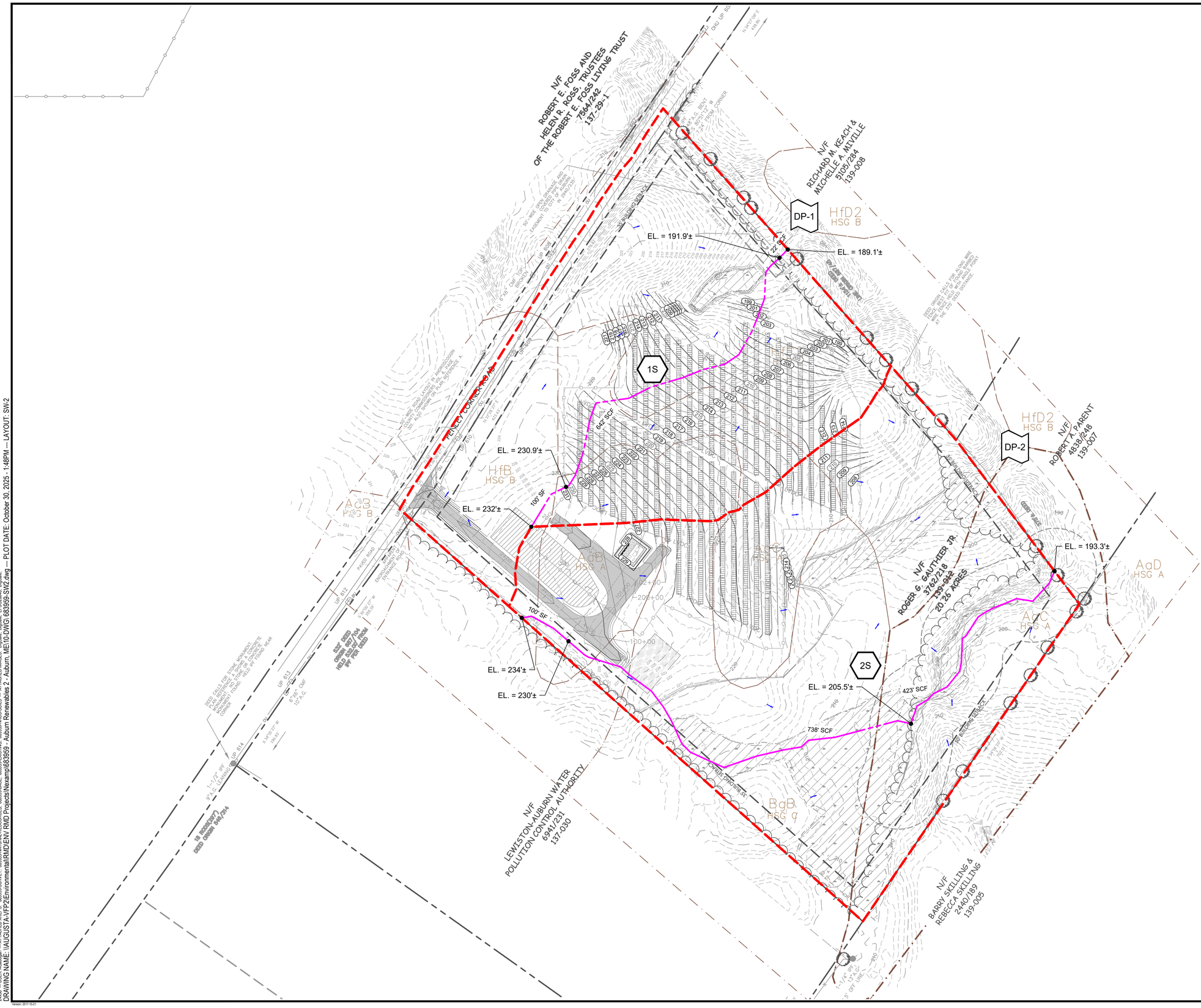
Summary for Link POST-DP-2: Analysis Point

Inflow Area = 11.943 ac, 0.10% Impervious, Inflow Depth = 1.89" for 100-YR event
Inflow = 15.28 cfs @ 12.35 hrs, Volume= 1.879 af
Primary = 15.28 cfs @ 12.35 hrs, Volume= 1.879 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link POST-DP-2: Analysis Point





LEGEND

- 1S — SUBCATCHMENT ID
- SURVEYED PROPERTY BOUNDARY
- SUBCATCHMENT BOUNDARY
- TC FLOWPATH
- REACH FLOWPATH
- NRCS SOILS DATA

SITE SPECIFIC SOILS TABLE

ID	NAME	SLOPE RANGE	TEXTURE	HYDROLOGIC SOIL GROUP
AaB	ADAMS	0-8%	LOAMY SAND	A
AaC	ADAMS	8-15%	LOAMY SAND	A
AaD	ADAMS	15-30%	LOAMY SAND	A
AdB	AGAWAM	2-8%	FINE SANDY LOAM	B
BgB	NICHOLVILLE	0-8%	VERY FINE SANDY LOAM	C
HfB	HARTLAND	2-8%	VERY FINE SANDY LOAM	B
HfC2	HARTLAND	8-15%	VERY FINE SANDY LOAM	B
HfD2	HARTLAND	15-25%	VERY FINE SANDY LOAM	B

N

0 80 160 240 320

SCALE IN FEET

PERMITTING
NOT FOR CONSTRUCTION

811 DigSafe MA 900 900 85 97

SEAL:

PROFESSIONAL ENGINEER:

DATE:

NO.	BY	DATE	REVISION	APP'D.

PROJECT:
NEXAMP
PENLEY CORNER ROAD SOLAR PROJECT
PROPOSED 0.99 MW AC SOLAR ARRAY
100 PENLEY CORNER ROAD, AUBURN, MAINE

TITLE:
POST-DEVELOPMENT STORMWATER PLAN

DRAWN BY:	AFC	PROJ. NO.:	683959
CHECKED BY:	TND		
APPROVED BY:	TND		**SW2**
DATE:	OCTOBER 2025		

TRC
14 Gabriel Drive
Augusta, ME 04330
Phone: 207.620.3800
www.trcsolutions.com

FILE NO.: 683959-SW2.dwg

24x36 --- USER: AOstrom --- ATTACHED XREFS: 683959-SURVEY; 683959-NATURAL-RESOURCES; 683959-BASE; 683959-EXISTING; 683959-NRCS-SOILS --- ATTACHED IMAGES: DigSafe; DigSafe; EPSG26848; DigSafe;
DRAWING NAME: \\AUGUSTA-VFP2\Environmental\RMD\ENV RMD Projects\Nexamp\683959 - Auburn Renewables 2 - Auburn, ME\10-DWG\ 683959-SW2.dwg --- PLOT DATE: October 30, 2025 - 1:48PM
Version: 2017.10.21

Penley Corner Road Solar

Time of Concentration Summary

Description: This worksheet provides the equations and constants used to determine the time of concentrations calculated in the subsequent worksheets using the Natural Resources Conservation Service (NRCS) (formerly the Soil Conservation Service (SCS)) velocity method.

Time of Concentration Equations:

1. Where	$T_t = \frac{0.007(n\ell)^{0.8}}{(P_2)^{0.5} S^{0.4}}$	from NRCS TR-55 where P_2 = 2-Year, 24 Hour Rainfall (in)	For Sheet Flow (300 feet or less, typically no more than 100 feet) (York County, ME: P2= 3.3 inches)
2. Where	$T_t = \frac{\ell}{3{,}600V}$	from the SCS Upland Method *Channel Flow Chart*	Travel time equation
3. Where	$V = 20.328(s)^{0.5}$	from the SCS Upland Method *Channel Flow Chart*	For Shallow Concentrated Flow - Paved surfaces
4. Where	$V = 16.1345(s)^{0.5}$	from the SCS Upland Method *Channel Flow Chart*	For Shallow Concentrated Flow - Unpaved surfaces and grassed waterways
5. Where	$V = 6.962(s)^{0.5}$	from the SCS Upland Method *Channel Flow Chart*	For Shallow Concentrated Flow - Short-grass pasture
6. Where	$V = 5.032(s)^{0.5}$	from the SCS Upland Method *Channel Flow Chart*	For Shallow Concentrated Flow - Woodlands
7. Where	$V = 12(s)^{0.5}$	from the SCS Upland Method *Channel Flow Chart*	For Channel Flow - Waterways and swamps, no channels
8. Where	$V = 15(s)^{0.5}$	from the SCS Upland Method *Channel Flow Chart*	For Channel Flow - Grassed waterways and roadside ditches
9. Where	$V = 21(s)^{0.5}$	from the SCS Upland Method *Channel Flow Chart*	For Channel Flow - Small tributary & swamp w/ channels
10. Where	$V = 35(s)^{0.5}$	from the SCS Upland Method *Channel Flow Chart*	For Channel Flow - Large tributary
11. Where	$V = 60(s)^{0.5}$	from the SCS Upland Method *Channel Flow Chart*	For Channel Flow - Main river
12. Where	$V = \frac{1.49 r^{\frac{2}{3}} s^{\frac{1}{2}}}{n}$		For Channel Flow - Culvert flow

Manning's Roughness Coefficients for Sheet Flow

Surface Description	n - value
Smooth surface	0.011
Crushed stone/Substation yard	0.025
Fallow	0.050
Cultivated: Residue<=20%	0.060
Cultivated: Residue>20%	0.170
Grass: Short	0.150
Grass: Dense	0.240
Grass: Bermuda	0.410
Range	0.130
Woods: Light underbrush	0.400
Woods: Dense underbrush	0.800

Penley Corner Road Solar
Time of Concentration Calc. Worksheet

PROJECT NO.: 440453
CALC. BY:J. PACENT
CHECKED BY: T.DANIELS
DATE: 2021.08.16

Subcatchment ID:	PRE-1S

	Seg 1	Seg 2	Seg 3	Seg 4	Seg 5	Seg 6	Seg 7	Seg 8	
SHEET FLOW									
Manning's No.	0.240								
Length, ft	100								
$P_{2,}$ in	3.1								
Slope, ft/ft	0.011								
T_t[1], hr	0.308								0.3084
SHALLOW CONCENTRATED FLOW									
Paved									
Length, ft									
Slope, ft/ft									
Velocity[3], ft/sec									
T_t[2], hr									0.0000
Unpaved Surfaces & Grassed Waterways									
Length, ft									
Slope, ft/ft									
Velocity[4], ft/sec									
T_t[2], hr									0.0000
Short-Grass Pasture									
Length, ft		643							
Slope, ft/ft		0.061							
Velocity[5], ft/sec		1.7146							
T_t[2], hr		0.104							0.1042
Woodland									
Length, ft			22						
Slope, ft/ft			0.127						
Velocity[6], ft/sec			1.7952						
T_t[2], hr			0.003						0.0034
CHANNEL FLOW									
Waterways & Swamps, No Channels									
Length, ft									
Slope, ft/ft									
Velocity[7], ft/sec									
T_t[2], hr									0.0000
Grassed Waterways/Roadside Ditches									
Length, ft									
Slope, ft/ft									
Velocity[8], ft/sec									
T_t[2], hr									0.0000
Small Tributary & Swamp w/Channels									
Length, ft									
Slope, ft/ft									
Velocity[9], ft/sec									
T_t[2], hr									0.0000
Large Tributary									
Length, ft									
Slope, ft/ft									
Velocity[10], ft/sec									
T_t[2], hr									0.0000
Main River									
Length, ft									
Slope, ft/ft									
Velocity[11], ft/sec									
T_t[2], hr									0.0000
Culvert									
Diameter, ft									
Area, ft^2									
Wetted Perimeter, ft									
Hydraulic Radius, R, ft									
Slope, ft/ft									
Manning's No.									
Velocity[12], ft/sec									
Length, L, ft									
T_t[2], hr									0.0000

Time of Concentration, T_c, hr:	0.416
Time of Concentration, T_c, min:	**24.96**

Notes:

Penley Corner Road Solar
Time of Concentration Calc. Worksheet

PROJECT NO.: 440453
CALC. BY:J. PACENT
CHECKED BY: T.DANIELS
DATE: 2021.08.16

Subcatchment ID:	PRE-2S

	Seg 1	Seg 2	Seg 3	Seg 4	Seg 5	Seg 6	Seg 7	Seg 8	
SHEET FLOW									
Manning's No.	0.240								
Length, ft	100								
$P_{2,}$ in	3.1								
Slope, ft/ft	0.040								
T_t[1], hr	0.184								0.1840
SHALLOW CONCENTRATED FLOW									
Paved									
Length, ft									
Slope, ft/ft									
Velocity[3], ft/sec									
T_t[2], hr									0.0000
Unpaved Surfaces & Grassed Waterways									
Length, ft									
Slope, ft/ft									
Velocity[4], ft/sec									
T_t[2], hr									0.0000
Short-Grass Pasture									
Length, ft		758							
Slope, ft/ft		0.032							
Velocity[5], ft/sec		1.2516							
T_t[2], hr		0.168							0.1682
Woodland									
Length, ft									
Slope, ft/ft									
Velocity[6], ft/sec									
T_t[2], hr									0.0000
CHANNEL FLOW									
Waterways & Swamps, No Channels									
Length, ft									
Slope, ft/ft									
Velocity[7], ft/sec									
T_t[2], hr									0.0000
Grassed Waterways/Roadside Ditches									
Length, ft									
Slope, ft/ft									
Velocity[8], ft/sec									
T_t[2], hr									0.0000
Small Tributary & Swamp w/Channels									
Length, ft				423					
Slope, ft/ft				0.029					
Velocity[9], ft/sec				3.566					
T_t[2], hr				0.033					0.0329
Large Tributary									
Length, ft									
Slope, ft/ft									
Velocity[10], ft/sec									
T_t[2], hr									0.0000
Main River									
Length, ft									
Slope, ft/ft									
Velocity[11], ft/sec									
T_t[2], hr									0.0000
Culvert									
Diameter, ft									
Area, ft^2									
Wetted Perimeter, ft									
Hydraulic Radius, R, ft									
Slope, ft/ft									
Manning's No.									
Velocity[12], ft/sec									
Length, L, ft									
T_t[2], hr									0.0000

Time of Concentration, T_c, hr:	0.385
Time of Concentration, T_c, min:	**23.11**

Notes:

Penley Corner Road Solar
Time of Concentration Calc. Worksheet

PROJECT NO.: 440453
CALC. BY:J. PACENT
CHECKED BY: T.DANIELS
DATE: 2021.08.16

Subcatchment ID:	POST-1S

	Seg 1	Seg 2	Seg 3	Seg 4	Seg 5	Seg 6	Seg 7	Seg 8	
SHEET FLOW									
Manning's No.	0.240								
Length, ft	100								
$P_{2,}$ in	3.1								
Slope, ft/ft	0.011								
T_t[1], hr	0.308								0.3084
SHALLOW CONCENTRATED FLOW									
Paved									
Length, ft									
Slope, ft/ft									
Velocity[3], ft/sec									
T_t[2], hr									0.0000
Unpaved Surfaces & Grassed Waterways									
Length, ft									
Slope, ft/ft									
Velocity[4], ft/sec									
T_t[2], hr									0.0000
Short-Grass Pasture									
Length, ft		642							
Slope, ft/ft		0.061							
Velocity[5], ft/sec		1.7159							
T_t[2], hr		0.104							0.1039
Woodland									
Length, ft			22						
Slope, ft/ft			0.127						
Velocity[6], ft/sec			1.7952						
T_t[2], hr			0.003						0.0034
CHANNEL FLOW									
Waterways & Swamps, No Channels									
Length, ft									
Slope, ft/ft									
Velocity[7], ft/sec									
T_t[2], hr									0.0000
Grassed Waterways/Roadside Ditches									
Length, ft									
Slope, ft/ft									
Velocity[8], ft/sec									
T_t[2], hr									0.0000
Small Tributary & Swamp w/Channels									
Length, ft									
Slope, ft/ft									
Velocity[9], ft/sec									
T_t[2], hr									0.0000
Large Tributary									
Length, ft									
Slope, ft/ft									
Velocity[10], ft/sec									
T_t[2], hr									0.0000
Main River									
Length, ft									
Slope, ft/ft									
Velocity[11], ft/sec									
T_t[2], hr									0.0000
Culvert									
Diameter, ft									
Area, ft^2									
Wetted Perimeter, ft									
Hydraulic Radius, R, ft									
Slope, ft/ft									
Manning's No.									
Velocity[12], ft/sec									
Length, L, ft									
T_t[2], hr									0.0000

Time of Concentration, T_c, hr:	0.416
Time of Concentration, T_c, min:	**24.95**

Notes:

Penley Corner Road Solar
Time of Concentration Calc. Worksheet

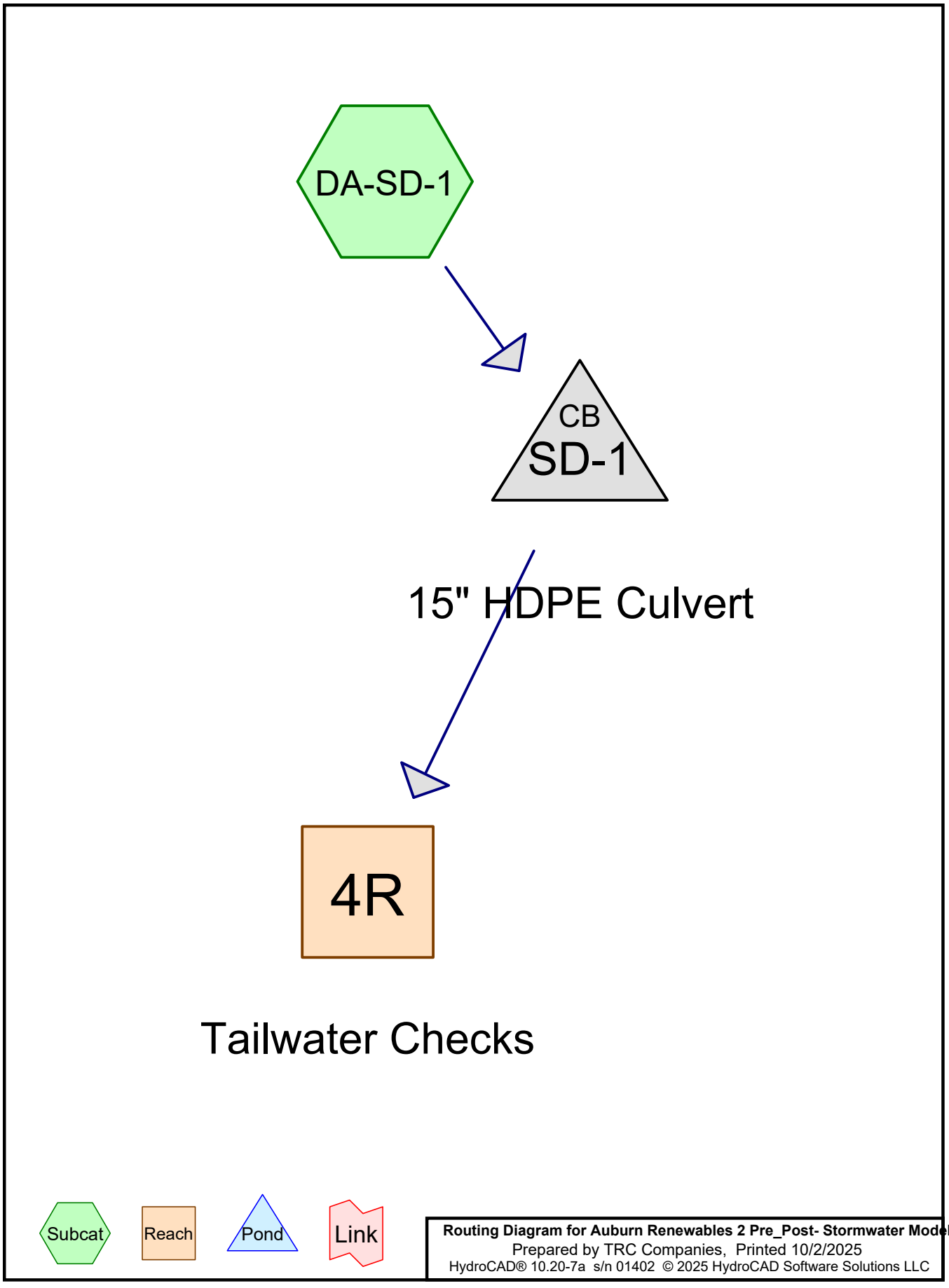
PROJECT NO.: 440453
CALC. BY:J. PACENT
CHECKED BY: T.DANIELS
DATE: 2021.08.16

Subcatchment ID:	POST-2S

	Seg 1	Seg 2	Seg 3	Seg 4	Seg 5	Seg 6	Seg 7	Seg 8	
SHEET FLOW									
Manning's No.	0.240								
Length, ft	100								
$P_{2,}$ in	3.1								
Slope, ft/ft	0.050								
T_t[1], hr	0.168								0.1683
SHALLOW CONCENTRATED FLOW									
Paved									
Length, ft									
Slope, ft/ft									
Velocity[3], ft/sec									
T_t[2], hr									0.0000
Unpaved Surfaces & Grassed Waterways									
Length, ft									
Slope, ft/ft									
Velocity[4], ft/sec									
T_t[2], hr									0.0000
Short-Grass Pasture									
Length, ft		758							
Slope, ft/ft		0.032							
Velocity[5], ft/sec		1.2516							
T_t[2], hr		0.168							0.1682
Woodland									
Length, ft									
Slope, ft/ft									
Velocity[6], ft/sec									
T_t[2], hr									0.0000
CHANNEL FLOW									
Waterways & Swamps, No Channels									
Length, ft									
Slope, ft/ft									
Velocity[7], ft/sec									
T_t[2], hr									0.0000
Grassed Waterways/Roadside Ditches									
Length, ft									
Slope, ft/ft									
Velocity[8], ft/sec									
T_t[2], hr									0.0000
Small Tributary & Swamp w/Channels									
Length, ft				423					
Slope, ft/ft				0.029					
Velocity[9], ft/sec				3.566					
T_t[2], hr				0.033					0.0329
Large Tributary									
Length, ft									
Slope, ft/ft									
Velocity[10], ft/sec									
T_t[2], hr									0.0000
Main River									
Length, ft									
Slope, ft/ft									
Velocity[11], ft/sec									
T_t[2], hr									0.0000
Culvert									
Diameter, ft									
Area, ft^2									
Wetted Perimeter, ft									
Hydraulic Radius, R, ft									
Slope, ft/ft									
Manning's No.									
Velocity[12], ft/sec									
Length, L, ft									
T_t[2], hr									0.0000

Time of Concentration, T_c, hr:	0.369
Time of Concentration, T_c, min:	**22.17**

Notes:



Routing Diagram for Auburn Renewables 2 Pre_Post- Stormwater Model
Prepared by TRC Companies, Printed 10/2/2025
HydroCAD® 10.20-7a s/n 01402 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	25-YR	Type III 24-hr		Default	24.00	1	5.58	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.325	69	50-75% Grass cover, Fair, HSG B (DA-SD-1)
0.298	58	Meadow, non-grazed, HSG B (DA-SD-1)
0.166	98	Paved Roads, HSG B (DA-SD-1)
0.124	98	Roads (DA-SD-1)
0.518	55	Woods, Good, HSG B (DA-SD-1)
1.432	**68**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
1.308	HSG B	DA-SD-1
0.000	HSG C	
0.000	HSG D	
0.124	Other	DA-SD-1
1.432		**TOTAL AREA**

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.325	0.000	0.000	0.000	0.325	50-75% Grass cover, Fair	DA-SD-1
0.000	0.298	0.000	0.000	0.000	0.298	Meadow, non-grazed	DA-SD-1
0.000	0.166	0.000	0.000	0.000	0.166	Paved Roads	DA-SD-1
0.000	0.000	0.000	0.000	0.124	0.124	Roads	DA-SD-1
0.000	0.518	0.000	0.000	0.000	0.518	Woods, Good	DA-SD-1
0.000	**1.308**	**0.000**	**0.000**	**0.124**	**1.432**	**TOTAL AREA**	

Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	SD-1	228.50	227.00	50.0	0.0300	0.013	0.0	15.0	0.0	

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points x 5
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment DA-SD-1: Runoff Area=62,373 sf 20.31% Impervious Runoff Depth=2.30"
Tc=6.0 min CN=68 Runoff=3.74 cfs 0.275 af

Reach 4R: Tailwater Checks Avg. Flow Depth=0.13' Max Vel=0.95 fps Inflow=3.74 cfs 0.275 af
n=0.040 L=40.0' S=0.0100 '/' Capacity=113.13 cfs Outflow=3.74 cfs 0.275 af

Pond SD-1: 15" HDPE Culvert Peak Elev=229.77' Inflow=3.74 cfs 0.275 af
15.0" Round Culvert n=0.013 L=50.0' S=0.0300 '/' Outflow=3.74 cfs 0.275 af

Total Runoff Area = 1.432 ac Runoff Volume = 0.275 af Average Runoff Depth = 2.30"
79.69% Pervious = 1.141 ac 20.31% Impervious = 0.291 ac

Summary for Subcatchment DA-SD-1:

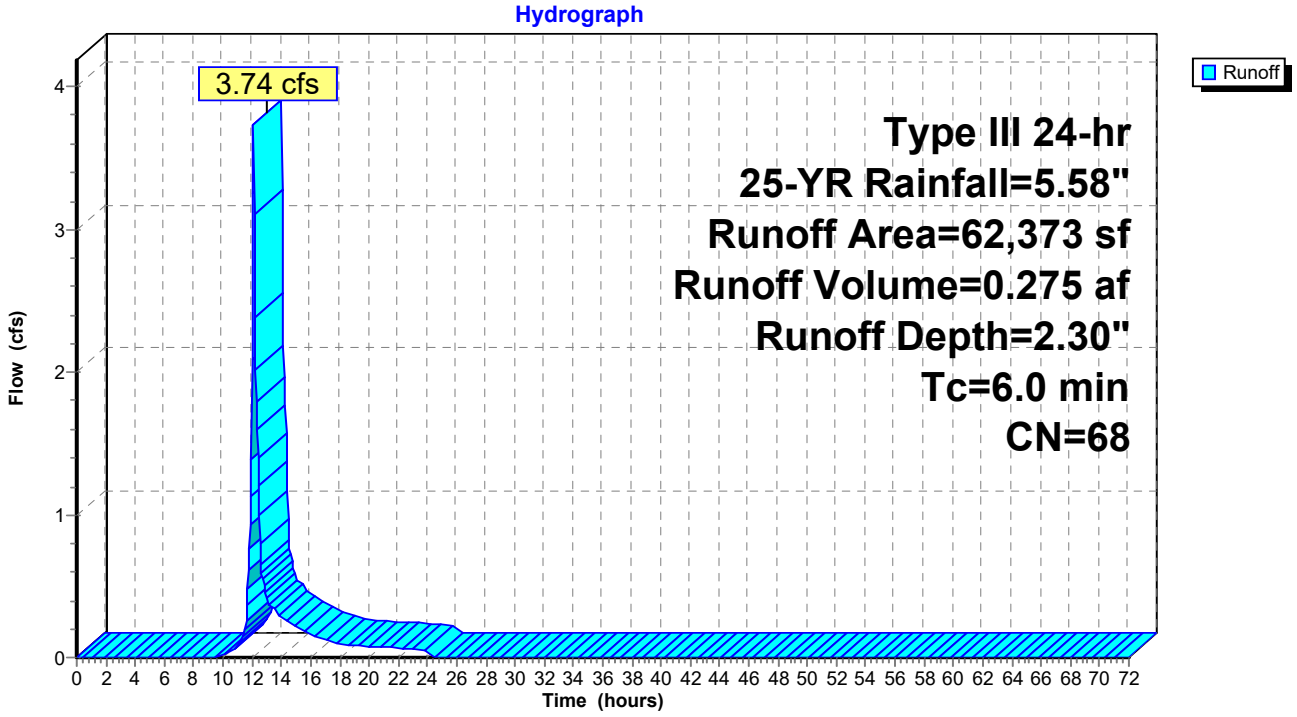
Runoff = 3.74 cfs @ 12.10 hrs, Volume= 0.275 af, Depth= 2.30"
Routed to Pond SD-1 : 15" HDPE Culvert

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-YR Rainfall=5.58"

	Area (sf)	CN	Description
*	7,248	98	Paved Roads, HSG B
	22,555	55	Woods, Good, HSG B
	14,165	69	50-75% Grass cover, Fair, HSG B
	12,987	58	Meadow, non-grazed, HSG B
*	5,418	98	Roads
	62,373	68	Weighted Average
	49,707		79.69% Pervious Area
	12,666		20.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-SD-1:



Summary for Reach 4R: Tailwater Checks

Inflow Area = 1.432 ac, 20.31% Impervious, Inflow Depth = 2.30" for 25-YR event
Inflow = 3.74 cfs @ 12.10 hrs, Volume= 0.275 af
Outflow = 3.74 cfs @ 12.10 hrs, Volume= 0.275 af, Atten= 0%, Lag= 0.5 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 5
Max. Velocity= 0.95 fps, Min. Travel Time= 0.7 min
Avg. Velocity = 0.27 fps, Avg. Travel Time= 2.5 min

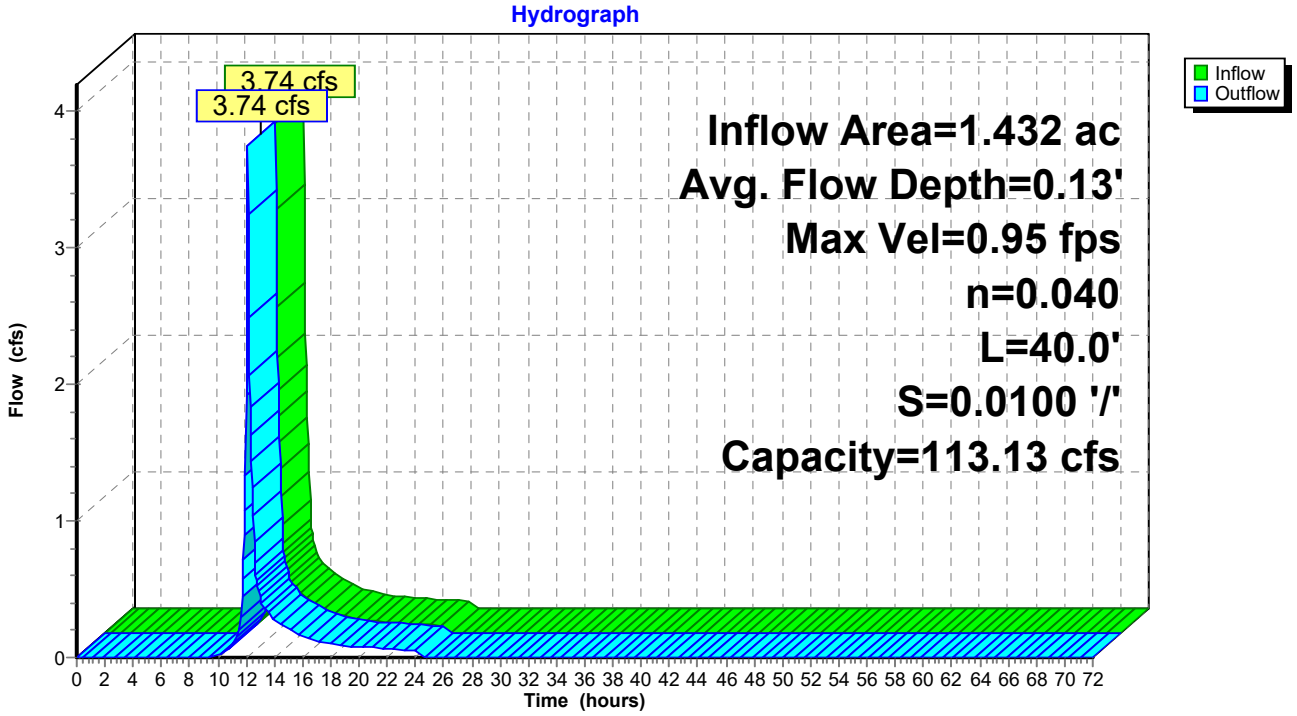
Peak Storage= 158 cf @ 12.10 hrs
Average Depth at Peak Storage= 0.13' , Surface Width= 30.52'
Bank-Full Depth= 1.00' Flow Area= 32.0 sf, Capacity= 113.13 cfs

30.00' x 1.00' deep channel, n= 0.040 Earth, cobble bottom, clean sides
Side Slope Z-value= 2.0 '/' Top Width= 34.00'
Length= 40.0' Slope= 0.0100 '/'
Inlet Invert= 226.90', Outlet Invert= 226.50'



‡

Reach 4R: Tailwater Checks



Summary for Pond SD-1: 15" HDPE Culvert

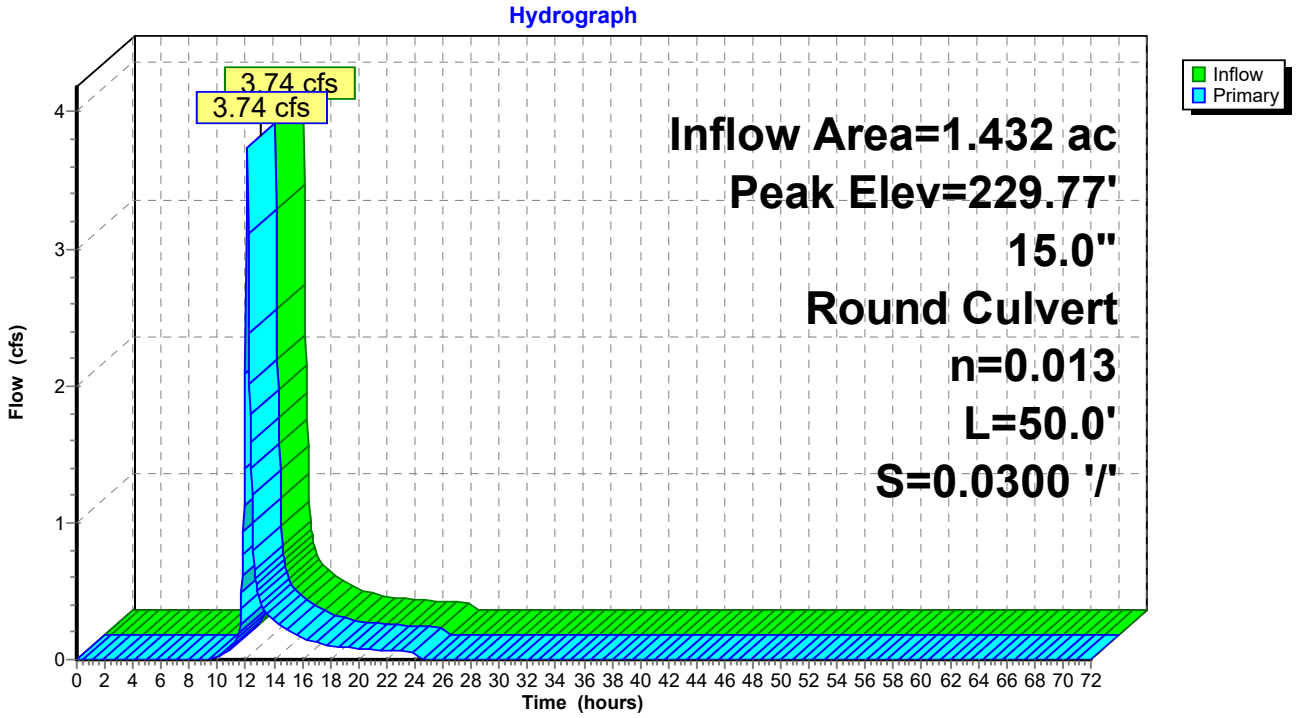
Inflow Area = 1.432 ac, 20.31% Impervious, Inflow Depth = 2.30" for 25-YR event
Inflow = 3.74 cfs @ 12.10 hrs, Volume= 0.275 af
Outflow = 3.74 cfs @ 12.10 hrs, Volume= 0.275 af, Atten= 0%, Lag= 0.0 min
Primary = 3.74 cfs @ 12.10 hrs, Volume= 0.275 af
Routed to Reach 4R : Tailwater Checks

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 5
Peak Elev= 229.77' @ 12.10 hrs
Flood Elev= 230.25'

Device	Routing	Invert	Outlet Devices
#1	Primary	228.50'	**15.0" Round Culvert** L= 50.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 228.50' / 227.00' S= 0.0300 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=3.70 cfs @ 12.10 hrs HW=229.75' TW=227.03' (Dynamic Tailwater)
1=Culvert (Inlet Controls 3.70 cfs @ 3.02 fps)

Pond SD-1: 15" HDPE Culvert



PROJECT NO.: 683959
CACLULATED: A.CADOGAN
CHECKED BY:T. DANIELS
DATE: 2025.10.06

PROJECT: PENLEY CORNER ROAD SOLAR

Description: This calculation determines appropraite outlet stabilization for a culvert or channel based on the selected design storm. Reference: NH DES Stormwater Manual Vol. 2

=Input Value
=Calculated

Givens:

L_a = Length of Apron Required, ft
Q = Discharge from Design Storm, cfs
D_o = Culvert Diameter or Channel Width, ft
TW = Tailwater Depth, ft
W_1 = Width of Apron Required at Discharge, ft
W_2 = Width of Apron Required at Outlet, ft
D_{50} = Required Diameter of Rip-Rap, ft

Equations:

$La = \frac{1.8Q}{1.50D_O} + 7D_o$ When TW < $0.5D_o$

$La = \frac{3.0Q}{1.50D_O} + 7D_o$ When TW > $0.5D_o$

$W_1 = 3D_o$

$W_2 = 3D_O + L_a$ When TW < 0.5Do

$W_2 = 3D_O + 0.4L_a$ When TW > 0.5Do

$D_{50} = (0.02Q^{1.3})/(TW*D_o)$

Input:

Q=	3.74	cfs
D_o=	1.25	ft
TW=	0.13	ft

Output:

TW <$0.5D_o$			**TW >$0.5D_o$**		
L_a =	12	ft	L_a =	NA	ft
W_1 =	4	ft	W_1 =	4	ft
W_2 =	16.0904	ft	W_2 =	NA	ft
D_{50} =	0.7	ft	D_{50} =	0.7	ft

SECTION 11. GROUNDWATER

11.A. Location, Quantity, and Potential Sources of Contamination

11.A.1. Location

Hydrogeologic conditions within the Project Site were assessed through desktop review of the Maine Geologic Society (MGS) Significant Sand and Gravel Aquifer Maps[9]. Resources identified through this review are identified on Figure 11-1 (see Attachment 11A-Aquifer Maps); described in the following sections.

Significant Sand and Gravel Aquifers

Review of the MGS Significant Sand and Gravel Aquifer Maps identified no mapped significant sand and gravel aquifers (i.e., yields greater than 10 gallons per minute) underlying any portion of the Project Site (see Figure 11-1, Attachment 11A).

Review of the U.S. Environmental Protection Agency Sole Source Aquifer mapping[10] did not identify any U.S. Environmental Protection Agency-designated sole source aquifers in the vicinity of the Project Site. No known public drinking water supply wells or source water protection areas were identified in the vicinity of the Project Site[11].

11.A.2. Quantity

Construction and operation of the Project will not require the use of on-site groundwater (see Section 12.A., Water Supply, below). The Project will not use, discharge, or extract on-site groundwater during construction or operation of the solar Project or associated electrical infrastructure. Additionally, no use of pesticides is proposed; therefore, the Project is not anticipated to adversely impact groundwater quantity or quality.

11.A.3. Sources

A potential source of contamination that could occur from construction of the Project would be the inadvertent spill of fuel or lubricating oil used by construction equipment. Routine operations and maintenance of the Project will involve the use of common lubricants and petroleum products used on mobile equipment operated on-site (e.g., maintenance mowing). No use, on-site storage, or disposal of hazardous materials, fuel, solvents or other chemicals, other than potentially normal household quantities are proposed. Re-fueling will take place off-site. Nexamp will not use herbicides, pesticides, or fertilizers and no on-site septic is proposed. A Phase I or II Environmental Site Assessment has not been conducted for the Project to date.

[9] Available online accessed on October 1, 2025. Maine Geological Survey Maps (arcgis.com)

[10] Sole Source Aquifers available online accessed on October 1, 2025. https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b.

[11] Beginning with Habitat Map 1 Water Resources and Riparian Habitats available online accessed on October 1, 2025. https://webapps2.cgis-solutions.com/beginningwithhabitat/map1/.

11.B. Measures to Prevent Degradation

The Project will not have direct effects on subsurface waters; the appropriate erosion prevention and sedimentation control measures will be implemented during construction and operations. The following discussion demonstrates the proposed Project will not have an unreasonable risk that a discharge to significant ground water aquifer will occur, and that the proposed Project will not have an unreasonable adverse effect on ground water quality or quantity.

The potential sources of groundwater contamination during construction stem from fuel, hydraulic, and lubricating oils used in the operation of vehicles and construction equipment. However, any spills of these materials from the equipment are typically minimal, are of short duration, and can be reasonably managed. Spills that are adequately addressed will not threaten groundwater quality. The construction contractors will be responsible for storage and handling of these materials; including adhering to contingency plans to address any spills that may occur. The MDEP Central Maine Regional Office in Augusta, Maine will be notified in a timely manner if spills occur during the construction or operation of the Project.

The procedures proposed to prevent groundwater degradation during construction of the Project are incorporated into the erosion and sedimentation control requirements and stormwater management procedures described in Section 10. A plan to prevent spills and the steps to be taken following an accidental spill will be created prior to construction activities. This plan will outline procedures to prevent, respond to, and report spills and procedures for routine equipment inspection and maintenance. The plan will be prepared by the contractor and submitted to the MDEP prior to construction.

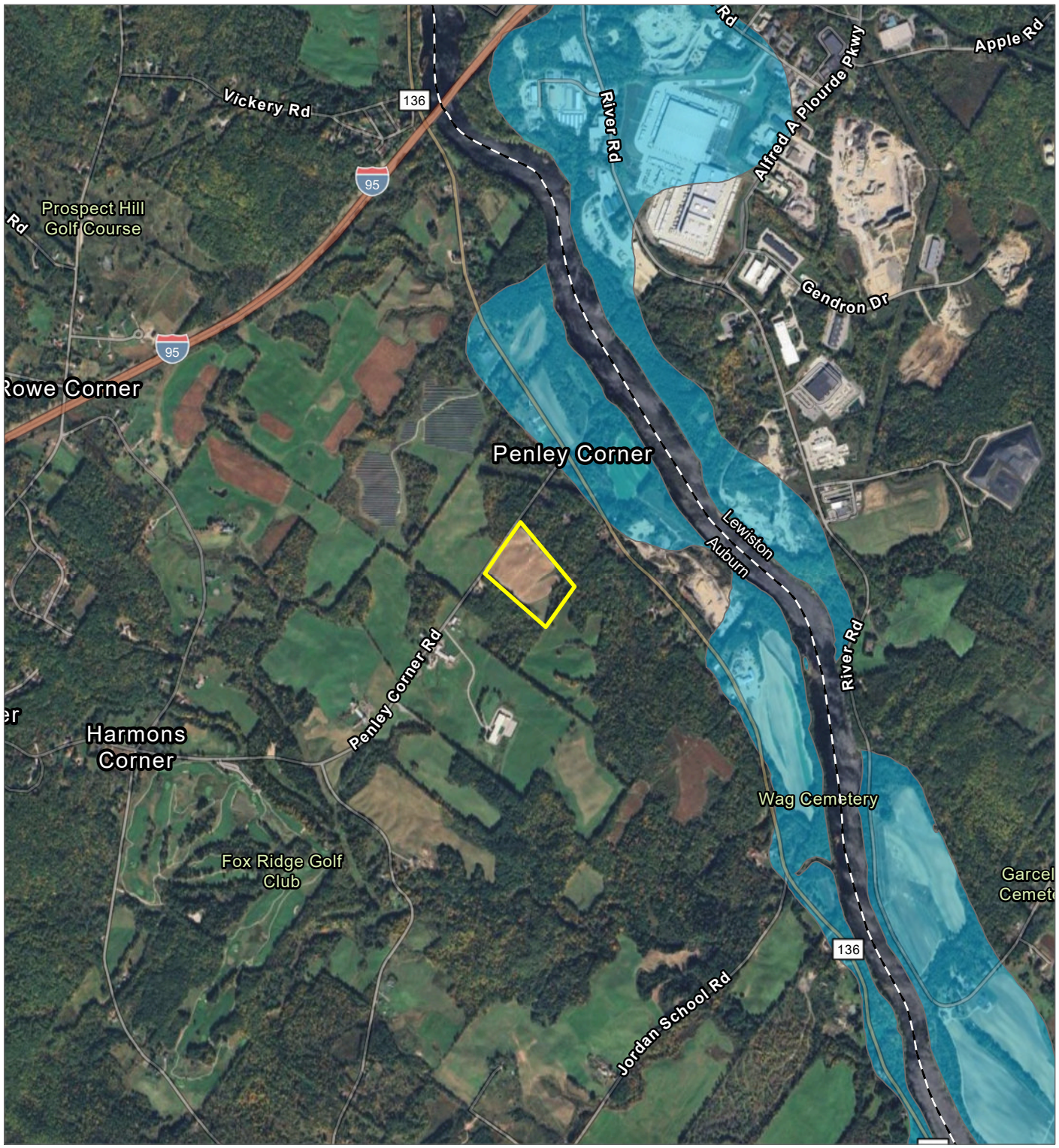
11.C. Groundwater Protection Plan and Monitoring

The Project will not significantly alter existing surface water drainage characteristics, as provided by the stormwater management plan for the solar facility (see Section 10, Stormwater Management). Therefore, groundwater recharge characteristics will not be affected by operation of the proposed modifications. Temporary impacts to surface water drainage will be encountered during construction. The use of petroleum and other hydrocarbon products during construction and operation represent a potential threat to groundwater quality. Measures to be utilized to address potential impacts will be included in the plan to prevent spills. This document and adherence to the design and procedural features they contain represent the groundwater protection and monitoring plans for the Project. Accordingly, construction and operations of the solar facility are not expected to adversely affect groundwater resources.

11.D. References

Neil, Craig D. and Daniel B. Locke. 1999. Significant Sand and Gravel Aquifers Lewiston Quadrangle, Maine. Maine Department of Conservation, Maine Geological Survey, Open-File No. 99-22. Available online at: https://maine.maps.arcgis.com/apps/webappviewer/index.html?id=f52e6fa4f79b46a48203ad07cd55a9d7. Accessed on August 25, 2021.

Attachment 11A
Aquifer Map



SUBJECT PROPERTY BOUNDARY

AQUIFER

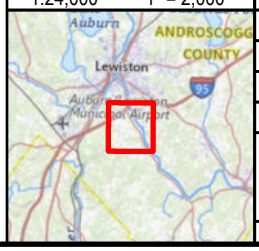
MUNICIPAL BOUNDARY

N

0 1,000 2,000

FEET

1:24,000 1" = 2,000'



BASE MAP: GOOGLE EARTH SERVICE LAYER, (6/13/2024).
DATA SOURCES: TRC

PROJECT:

NEXAMP INC
100 PENLEY CORNER ROAD
AUBURN, ANDROSCOGGIN COUNTY, ME 04210

TITLE:

AQUIFER MAP

DRAWN BY:	D. MARINO	PROJ. NO.:	683959.0003
CHECKED BY:	J. CORSO		
APPROVED BY:	O. HANSEN		**FIGURE 11-1**
DATE:	OCTOBER 2025		

TRC
63 MARGINAL WAY
4TH FLOOR
PORTLAND, ME 04101
PHONE: 207.879.1930

FILE: 100_PENLEYCORNERRD

COORDINATE SYSTEM: NAD 1983 UTM ZONE 19N; MAP ROTATION: 0
-- SAVED BY: DMARINO ON 10/7/2025, 15:20:27 PM; FILE PATH: T:\1-PROJECTS\NEXAMP\683959_100_PENLEYCORNERRD\2-APRX\100_PENLEYCORNERRD.APRX; LAYOUT NAME: 100 PENLEY CORNER RD FIG 3 AQUIFER

SECTION 12. UTILITIES

12.A. Water Supply

The Project will not require water supply for the operation of the solar panels or electrical infrastructure. During construction, the only anticipated water usage will be associated with temporary construction demand for bottled drinking water for construction personnel and dust abatement. Water for dust abatement will be withdrawn from publicly accessible, off-site water sources, excluding streams, brooks, and groundwater sources. If necessary, surface water withdrawals will be conducted in accordance with the requirements of 38 M.R.S.A. § 470-B[12] and pond water level regulations in 06-096 CMR Chapter 587[13]. Water for dust abatement will be supplied by a tanker truck.

12.B. Wastewater Disposal

The Project will not produce wastewater and is not proposing to install a subsurface wastewater disposal system, nor will it contribute to the local municipal facility's sewage disposal capacity. Portable bathroom facilities will be located within the temporary laydown area during construction of the Project, as depicted on the Project drawings in Volume II.

12.C. Solid Waste

Construction of the Project is expected to generate approximately 0.5 tons of cardboard waste (consisting of approximately 330 broken-down solar panel boxes) and 11.6 tons of clean wood waste (consisting of approximately 330 wood pallets). Recycling and reuse will be the preferred method of disposing these solar panel delivery materials. The solid waste contractor for the Project has not been selected at this time, but an acknowledgement from that contractor can be provided upon selection.

Concrete trucks shall, whenever possible, use washout facilities at their own plant or dispatch facility. If necessary, the contractor will designate specific washout areas and design facilities to handle washout water. Washout areas will be located at least 150 feet away from any storm drains, swales, or delineated streams and wetlands. If used, washout facilities will be inspected daily. Washout facilities are not expected to be needed due to the limited amount of concrete needed.

The Project has made adequate provisions for solid waste disposal.

[12] Available Online: http://legislature.maine.gov/statutes/38/title38ch3.pdf
[13] Available Online: https://www.maine.gov/sos/cec/rules/06/096/096c587.doc

SECTION 13. LIGHTING

No on-site lighting is proposed.

SECTION 14. TRAFFIC

Access to the Project will be from the existing entrance off Penley Corner Road. In the Project vicinity, Penley Corner Road is a rural municipally maintained road; traffic counts and accident data were not available. Penley Corner Road is classified by the U.S. Federal Highway Administration as a local road, and anticipated traffic is expected to be minor, serving primarily as direct access to abutting land. Project-related construction traffic along Penley Corner Road would consist of peak hours between 7 a.m. and 5 p.m. Peak construction equipment traffic is anticipated to consist of three (3) to five (5) trucks per day for a period of two (2) months during peak construction. Post construction, traffic to the site would be minimal and consist of one light-duty truck visiting the site once or twice per year.

The Project will be entered only from Penley Corner Road; therefore, a Driveway Permit may be required from the City of Auburn. If applicable, Nexamp will obtain a driveway permit from the City of Auburn prior to the start of construction.

As such the Project will neither create nor aggravate a traffic hazard and will not block or hamper the master development plan pattern of highway circulation or of planned major public or semipublic land acquisition.

SECTION 15. FIRE AND SAFETY

Safe emergency vehicle access will be maintained during construction and operations from Penley Corner Road and along the Project access road. The Project access road extends the length of the Project Area and provides access to the Project facilities. Additionally, a 20-foot vehicle access gate and four (4)-foot personnel access gate with warning plaque and Knox Box will be installed at the southwest Project limit, for emergency access. A Knox Box is a small wall-mounted safe that holds keys for fire departments and emergency services. Local fire departments can hold master keys in their response area, so that they can quickly enter without having to force entry or find individual keys held in deposit at the Fire Station.

Nexamp will conduct a Project Site information training for local first responders prior to operation of the Project. At the training, Nexamp will appraise the local first responders of the site and the electrical equipment installed. Nexamp will also identify likely scenarios that may be encountered during operation and location of site entrances.

As such the Project will neither create nor aggravate a fire hazard or any other safety hazard.

SECTION 16. SHORELAND ZONE

The Project is not located within the City of Auburn Shoreland Overlay District; therefore, the Project is not subject to the Shoreland Overlay District Ordinance of the City of Auburn. An approximation of the nearest mapped City of Auburn Shoreland Overlay District is depicted on Figure 16-1.

SECTION 17. DECOMISSIONING PLAN

Nexamp has developed a Decommissioning Plan for the Project, provided as Attachment 17A. The Decommissioning Plan has been prepared to fulfill the requirements of MDEP, local permitting bylaws and zoning ordinances in accordance with solar development best practices.

Upon removal of the solar facilities, portions of the Project mapped as Farmland of Statewide Importance according to the USDA NRCS SSURGO soils database will be allowed to revert back to Farmland of Statewide Importance. Farmland of Statewide Importance, where present, will be preserved during operation of the facility as the groundcover will be maintained during operation in a meadow condition. Post-decommissioning, topsoil preserved by meadow cover could be mowed or tilled for agricultural use by the landowner at their discretion. Farmland of Statewide Importance for the Project are identified in Section 9, above.

Abandonment or decommissioning.

(a) Abandonment and removal of ground mounted and dual use solar energy systems.

(1) The owner or operator shall, at their expense, complete the removal of the solar energy system within six months of the end of the useful life of the solar energy system or within six months of the date of abandonment as defined in section 60-1501. The owner or operator shall notify the economic and community development department by certified mail of the proposed date of discontinued operations and plans for removal. decommissioning shall consist of:

a. Physical removal of all ground-mounted solar energy generating systems including solar photovoltaic installations, structures, equipment, security barriers and transmission lines from the site.

b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.

c. Stabilization or re-vegetation of the site as necessary to minimize erosion. The economic and community development department, in conformance with applicable regulations, may allow the owner or operator to leave existing landscaping or specifically designated belowgrade foundations in place in order to minimize erosion and disruption to vegetation.

(2) The city may revoke any approvals and/or pursue removal of the solar energy system at the owner or operator's expense in the following circumstances:

a. The solar energy system is not installed and functioning within 24-months from the date of approval under this ordinance; or

b. The solar energy system is at any time left in an unsafe condition in respect to federal, state or local safety standards (as determined by the city); or

c. The solar energy system has not been brought back to a safe condition/operation or removed from the site within the required timeframe; or

d. The solar energy system is defective or abandoned and has not been removed from the site within required timeframe.

(3) Financial surety. Before the start of construction, the owner or operator of a solar energy system shall provide a form of surety, either though escrow account, performance bond or letter of credit from a creditable financial institution, in an amount sufficient to cover the cost of decommissioning in the event the city determines the solar energy system to be abandoned in accordance with subsection (a)(2) above. The financial

guarantee shall include a provision granting and guaranteeing the city the authority to access the funds and property and perform the decommissioning should the facility be abandoned and the owner or operator fails to meet their obligations to remove the solar energy system. This amount shall be based upon a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer, and submitted to the planning board at the time of application. The amount shall include a mechanism for calculating increasing removal costs due to inflation.

(4) If the owner or operator of the solar energy generating system fails to remove the installation in accordance with requirements of this section within six months of abandonment of the end of the useful life or date of abandonment, the city retains the right to use the performance guarantee and all other available means to cause an abandoned, hazardous or decommissioned solar energy generating system to be removed.[14]

[14] City of Auburn Solar Ordinance, Chapter 60, Article XVIII Solar Energy Generating Systems, Sec. 60-1507. Abandonment or decommissioning: https://library.municode.com/me/auburn/codes/code_of_ordinances?nodeId=PTIICOOR_CH60ZO_ARTXVIIISOENGESY_S60-1507ABDE

Attachment 17A
Decommissioning Plan

MEMORANDUM

To: **City of Auburn & Maine DEP**

Date: **October 2, 2025**

Re: **Decommissioning Plan & Cost Estimate**

Introduction

Nexamp has prepared this Decommissioning Plan (Plan) for the proposed Photovoltaic Facility (Facility) to be located off Penley Corner Road, Auburn, Maine. This Plan has been prepared to fulfill the requirements of the City of Auburn Ordinances & Maine Department of Environmental Protection and in accordance with solar development best practices.

Facility Description

The proposed Facility consists of an approximately 1.4 Megawatt (MW) DC capacity solar power-generating operation secured within an 8ft high security fence surrounding the solar panels and equipment and accessed via a locked fence gate from Penley Corner Road, Auburn, Maine. The proposed lease area for the facility is a former hay field accessed by an existing farm road. The Facility will include the following site features:

- An approximately 6-7-acre array of photovoltaic (PV) modules and mounting system;
- Screw driven piles supporting the photovoltaic modules;
- One (1) transformer (filled with biodegradable vegetable oil);
- Underground conduit;
- An eight (8)-foot farm-style security fence;
- Underground conduit and wires;
- Up to four (4) above-ground, wooden utility poles
- Overhead wires;
- A gravel access road; and
- A metal security gate at the access road entrance off the farm road.

Decommissioning Plan

The Facility will be decommissioned by completing the following major steps: 1) Dismantlement and Demolition, Disposal or Recycle; and 2) Site Stabilization, as further described below.

Dismantlement, Demolition, and Disposal or Recycle

A significant portion of the components of the photovoltaic system at the Facility will include recyclable or re-saleable components, including copper, aluminum, galvanized steel, and modules. Due to their re-sale monetary value, these components will be dismantled and disassembled rather than being demolished and disposed of.

Following coordination with CMP regarding timing and required procedures for disconnecting the Facility from the utility distribution network, all electrical connections to the system will be disconnected and all connections will be tested locally to confirm that no electric current is running through them before proceeding. All electrical connections to the panels will be cut at the panel and then removed from their framework by cutting or dismantling the connections to the supports. Each panel will be individually lifted from its support (likely using a small crane and synthetic rigging straps), wrapped in sheet plastic and taped before being removed. They will then be stacked and cushioned on pallets, plastic wrapped, and transferred to a flat-bed truck for transfer to the purchaser or recycler. The exterior glass of the solar panels is commercial-grade and tempered, designed to significantly reduce a complete fracture. However, in the event of a total fracture, the interior materials are silicon-based and are not considered to be hazardous materials. Disposal of these materials at a landfill or recycled will be permissible and will follow all local, state and federal waste disposal regulations.

The PV mounting system framework will be dismantled and recycled. The metal screw piles will be removed from their approximated depth of four feet and recycled.

Finally, all associated structures will be demolished and removed from the site for recycling or disposal. This will include the site fence and gates, which will likely be reclaimed or recycled. Grade slabs will be broken and removed and clean concrete will be crushed and disposed of off-site or recycled (reused either on- or off-site). All subsurface equipment will be removed to a depth of at least 48 inches below ground, or to bedrock, whichever is shallower.

Aboveground utility poles owned by Nexamp will be completely removed and disposed of off-site in accordance with utility best practices. Overhead wires will be removed from the area of the solar modules and terminated at the utility-owned utility poles located on Penley Corner Road. The access road will remain in place and CMP will be responsible for dismantling those overhead wires and poles under its ownership. Coordination with CMP personnel will be conducted to facilitate CMP's removal of its aboveground poles and overhead wires located on the site.

A final site walkthrough will be conducted to remove debris and/or trash generated within the site during the decommissioning process and will include removal and proper disposal of any

debris that may have been wind-blown to areas outside the immediate footprint of the facility being removed.

Site Stabilization

Any areas of the Facility that are disturbed during decommissioning will be stabilized with a ground treatment, including application of a drought-tolerant grass seed mix to disturbed surfaces. Nexamp will work with the landowner to identify opportunities to restore native vegetation and use pollinator-friendly seed mixtures to the maximum extent possible for ground cover. The gravel access road, including the portion within the perimeter fence surrounding the photovoltaic modules, will remain intact and shall be not removed.

Erosion and Sediment controls during decommissioning will be done in accordance with the plans to be submitted by TRC Environmental Group ("TRC") to DEP as part of the Stormwater PBR application and Maine Construction General Permit.

Permitting Requirements

Given the size and location of the Facility, several approvals are required prior to initiation of ground-disturbing activity. Table 1 provides a summary of the expected approvals if the decommissioning were to take place in October, 2025. Noting, however, that because the decommissioning is expected to occur at a later date, the permitting requirements listed in the table below will be reviewed and updated based on current local, state, and federal regulations at the time.

Table 1. Current Permitting Requirements for Decommissioning

Permit	Agency
Stormwater Permit By Rule	Maine DEP
Building Permit	City of Auburn Building Department
Solar Decommissioning Application	Maine DEP

Schedule

The decommissioning process is estimated to take approximately six to eight (6-8) weeks depending on seasonality. Decommissioning will be completed outside of the winter season.

Surety Proposal / Decommissioning Cost Estimate

As required per the City of Auburn's bylaws and the Maine Department of Environmental (DEP) Protection, prior to construction the operator will secure a bond in an amount sufficient to cover the costs of decommissioning the solar energy development. Per DEP regulations, the

amount of the bond will be updated 15 years after the approval of the plan and no less frequently than every 5 years thereafter.

Consistent with the Maine DEP-approved approach and cost from solar projects of similar size and scope, the cost of the decommissioning surety to be posted prior to construction will be in the amount of $40,805. This amount is intended to cover the cost of decommissioning in the unlikely event that Nexamp is unable to meet its contractual obligations for solar removal and site restoration.

In developing the proposed amount of the decommissioning surety, Nexamp utilized recent decommissioning cost estimates from a variety of sources and feedback from DEP. Nexamp has not included salvage value in its estimates and has fully accounted for the full value of demolishing and removing all solar array materials, and protecting and restoring the topsoil for potential future farming activities as portions of the site are located in areas of Farmland of Statewide Importance. In addition to the decommissioning cost, Nexamp as included a 5% contingency.

ITEM	COST	
Contractor fees, including mobilization & demobilization;	$	1,000
Installation of temporary erosion controls	$	6,103
Uninstall & disconnect solar panels, racking / trackers and inverters	$	6,348
Removal of foundation/inverter	$	3,600
Removal of electrical collection system	$	3,167
Fence & Road Removal	$	15,485
Native seed mix	$	3,160
5% contingency	$	1,943
Total	**$**	**40,805**

Volume II – Project Drawings

Ch. 60, Article XVI., Division 3 Code of Ordinances City of Auburn, Maine

November 2025

Auburn Renewables 2 Solar Project
Auburn, Maine

Prepared For:

nexamp

Prepared By:

TRC
63 Marginal Way, 4th Floor
Portland, ME 04101



PENLEY CORNER ROAD SOLAR GENERATION FACILITY PROJECT

PROPOSED 0.999 MW AC SOLAR ARRAY

100 PENLEY CORNER ROAD, AUBURN, ANDROSCOGGIN COUNTY, MAINE

30% CIVIL PERMIT SET

PROJECT DEVELOPER / APPLICANT	PARCEL OWNERSHIP & ACREAGE
NEXAMP SOLAR, LLC 101 SUMMER STREET 2ND FLOOR BOSTON, MA 02110 PHONE: 617.431.1440 CONTACT: HENRY BARRETT DIRECTOR BUSINESS DEVELOPMENT EMAIL: HBARRETT@NEXAMP.COM PHONE 617.431.1440	ROGER G. GAUTHIER, JR 100 PENLEY CORNER ROAD AUBURN, MAINE TAX ID#: 139-012 ACREAGE: 20.27 AC
CIVIL ENGINEER	**SURVEYOR**
TRC 63 MARGINAL WAY PORTLAND, ME 04101 LICENSED ENGINEERS: THOMAS N. DANIELS - STATE PE REG# 14060	JONES ASSOCIATES, INC. 280 POLAND SPRING ROAD AUBURN, MAINE 04210 ph: 207.241.0235 DATES OF SURVEYS: 1/12/2022
PROJECT DESCRIPTION	
LATITUDE/LONGITUDE	44.047251, -70.204055
LIMIT OF DISTURBANCE	11.9 ACRES

PREPARED FOR: AUBURN RENEWABLES 2, LLC
C/O NEXAMP, INC.
101 SUMMER STREET, 2ND FLOOR
BOSTON, MA 02110

PREPARED BY: TRC ENVIRONMENTAL CORPORATION
249 WESTERN AVENUE
AUGUSTA, ME 04330

DATE: NOVEMBER 2025

ZONING REQUIREMENTS

ZONING DISTRICTS SUMMARY TABLE	
GENERAL ZONING DISTRICT	**OVERLAY ZONING DISTRICT**
AGRICULTURE AND RESOURCE PROTECTION (AG)	NONE

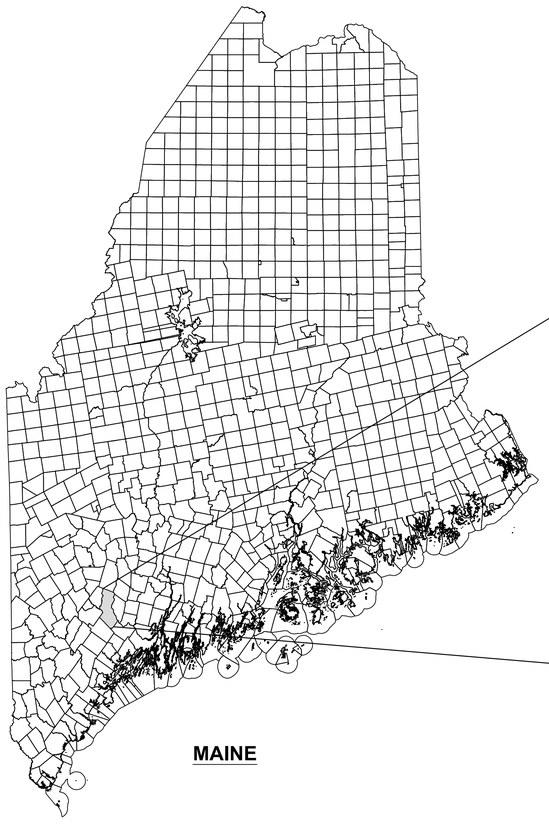
DIMENSIONAL STANDARDS								
DISTRICT	FRONT YARD SETBACK, MIN.		SIDE YARD SETBACK, MIN.		REAR YARD SETBACK, MIN.		STRUCTURE HEIGHT, MAX.	
	REQUIRED	*PROVIDED*	*REQUIRED*	*PROVIDED*	*REQUIRED*	*PROVIDED*	*REQUIRED*	*PROVIDED*
AG*	35'	102'	35'	42'	50'	400'	30'	<30'

*SEE AUBURN CODE OF ORDINANCES, CHAPTER 60, ARTICLE XVIII, SECTION 60-1506 FOR SETBACK REQUIREMENTS FOR SOLAR ENERGY GENERATING SYSTEMS

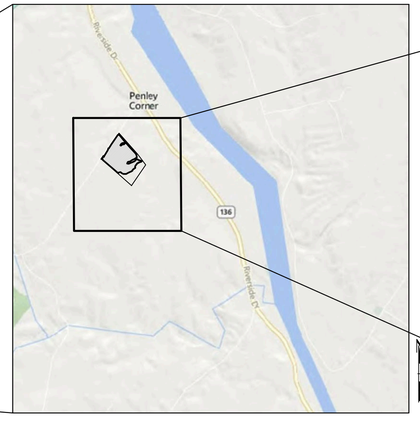
APPROVED: CITY OF AUBURN PLANNING BOARD		
SIGNATURE	DATE	APPROVED
		☐
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SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-000	CIVIL COVER SHEET
C-001	GENERAL NOTES & LEGEND
C-100	EXISTING CONDITIONS PLAN
C-200	SITE LAYOUT PLAN
C-300	EROSION & SEDIMENT CONTROL PLAN
C-301	EROSION & SEDIMENT CONTROL NOTES
C-302	EROSION & SEDIMENT CONTROL DETAILS
C-400	GRADING & DRAINAGE PLAN
C-600	CIVIL DETAILS
C-601	CIVIL & PRELIMINARY ELECTRICAL DETAILS



MAINE



AUBURN



SITE LOCATOR

STATE OF MAINE
THOMAS N. DANIELS, JR.
14060
2025-11-05
LICENSED PROFESSIONAL ENGINEER

PERMITTING

NOTE: THESE PLANS ARE ACCOMPANIED BY DEVELOPMENT REVIEW AND STORMWATER PERMIT-BY-RULE APPLICATIONS OF THE SAME TITLE. THESE DOCUMENTS ARE INTERRELATED AND ARE INTENDED TO BE USED TOGETHER FOR PERMITTING PURPOSES ONLY.

NOT FOR CONSTRUCTION

TRC
249 Western Ave.
Augusta, ME 04330
Phone: 207.621.7000
www.trccompanies.com

Date: 11/5/2025 - Name: jwilson - Xrefs: none - Plotted by: jwilson
DRAWING NAME: I:\AUGUSTA-VP\PZ\Environmental\Projects\New\HNDESIV (NM) Projects\New\proj\683959 - Auburn Renewables 2 - Auburn, ME\10-DWG\683959-G-SHEETS.dwg -- PLOT DATE: November 05, 2025 - 11:57AM -- LAYOUT: C-000
Version: 2014/2x3

GENERAL NOTES

1. THE PROJECT HORIZONTAL COORDINATES SYSTEM IS BASED ON NAD83 MAINE STATE PLANE (US SURVEY FEET, WEST ZONE, ME83-WF). ELEVATIONS ARE BASED ON NAVD88 (US SURVEY FEET).
2. PROJECT PROPERTY BOUNDARIES ARE BASED UPON ON-THE-GROUND FIELD SURVEY COMPLETED BY JONES ASSOCIATES, INC. OF AUBURN, MAINE IN JANUARY 2020. SITE TOPOGRAPHIC INFORMATION IS BASED ON DRONE CONTOURS FLOWN BY JONES ASSOCIATES INC. WITHIN THE FIELD AREAS, AND NOAA LIDAR DATA. SURVEY INFORMATION OBTAINED FROM A COMBINATION OF CITY OF AUBURN TAX MAPS, FIELD SURVEY AND DEED RESEARCH. BOUNDARY SURVEY PLANS SEALED BY A LICENSED PROFESSIONAL LAND SURVEYOR ARE TO BE PROVIDED UNDER SEPARATE COVER.
3. THE SUBJECT PROPERTY LIES WITHIN "ZONE X, AREA OF MINIMAL FLOOD HAZARD" ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 23001C0337E, EFFECTIVE DATE OF MONTH 07/08/2013) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
4. UTILITY INFORMATION DEPICTED IS COMPILED USING PHYSICAL SURFACE EVIDENCE LOCATED IN THE FIELD IN CONJUNCTION WITH ANY RECORD INFORMATION AVAILABLE AT THE TIME OF THE FIELD SURVEY AND MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. THEREFORE ALL UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND BE VERIFIED BY THE CONTRACTOR. DIGSAFE SHALL BE NOTIFIED A MINIMUM OF 72-HOURS PRIOR TO COMMENCING ANY EXCAVATION. FULL UTILITY COORDINATION WITH NON-MEMBER UTILITIES AND USE OF GROUND-PENETRATING RADAR TO LOCATE UTILITIES SHOULD BE PERFORMED AS NECESSARY.
5. NATURAL RESOURCE DELINEATION WAS PERFORMED BY TRC IN NOVEMBER 2019 AND LOCATED USING MAPPING GRADE GPS UNITS.
6. THIS IS A PRELIMINARY DESIGN PLAN. FINAL DESIGN SHALL BE MODIFIED BY CONTRACTOR TO MATCH FINAL ELECTRICAL INTERCONNECTION STUDIES, EQUIPMENT PURCHASED, AND POSSIBLE PERMIT CONSTRAINTS REVEALED DURING PROJECT'S REVIEW. ELECTRICAL EQUIPMENT LAYOUT, INCLUDING SOLAR ARRAY, EQUIPMENT PADS, UTILITY POLES, ETC. WERE PROVIDED BY OTHERS AND ARE SHOWN FOR REFERENCE ONLY. FINAL ELECTRICAL DESIGN AND EQUIPMENT LAYOUT WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT APPLICATIONS.
7. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, THE PROJECT GEOTECHNICAL REPORT, AND ANY OTHER APPLICABLE TECHNICAL REPORTS. WHERE INDICATED, STATE AND/OR LOCAL STANDARD SPECIFICATIONS SHALL APPLY.
8. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING STATE AND FEDERAL REQUIREMENTS WITH RESPECT TO STORMWATER DISCHARGE.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN OR ADJACENT TO THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
10. CONSTRUCTION SHALL NOT OCCUR IN ANY PUBLIC RIGHTS OF WAY, PUBLIC OR PRIVATE EASEMENTS, BEYOND THE LIMITS OF DISTURBANCE, OR OUTSIDE THE PROPERTY LIMITS WITHOUT NECESSARY PERMITS. ANY PUBLIC OR PRIVATE PROPERTY OR IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE COST OF THE CONTRACTOR.
11. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT OF WAY. OVERNIGHT PARKING OF CONSTRUCTION VEHICLES ON PRIVATE PROPERTY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
12. ALL PROPERTY CORNERS OR MONUMENTS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MAINE.
13. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS CONTROLLING THE POLLUTION OF THE ENVIRONMENT.
14. CONTRACTOR TO ENSURE ALL WORK PERFORMED IS IN ACCORDANCE WITH EXISTING PROJECT PERMITS, STUDIES, AND REPORTS PROVIDED IN THE CONTRACT DOCUMENTS INCLUDING STATE STORMWATER MANAGEMENT PERMIT AND LOCAL ORDINANCE.
15. IT IS THE INTENT OF THESE PLANS THAT THE CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE THE IDENTIFIED PROJECT BOUNDARIES AND APPROVED LIMITS OF DISTURBANCE.
16. IF ACTIVITIES SHOULD TAKE PLACE UPGRADIENT TO AND LESS THAN 50 FEET OF ANY PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED. ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS NOVEMBER 1 THROUGH APRIL 15. EXPOSED AREAS UPGRADIENT TO AND LESS THAN 100 FEET OF ANY PROTECTED NATURAL RESOURCE MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS, OR PRIOR TO A STORM EVENT.
17. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING DRAINAGE THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
18. THE CONTRACTOR SHALL SECURE PERMITS FROM THE STATE AND CITY OF AUBURN AS NECESSARY BEFORE DRIVING CONSTRUCTION EQUIPMENT OVER AND ACROSS STATE AND TOWN MAINTAINED ROADS.
19. ALL WORK IN THE PUBLIC RIGHTS OF WAY SHALL CONFORM WITH THE MAINE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS".
20. WHERE APPROVAL OR DIRECTION BY AN ENGINEER IS SPECIFIED, THIS INCLUDES A QUALIFIED ENGINEER OR PROFESSIONAL (MAINE REGISTERED PROFESSIONAL ENGINEER (PE), CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENTATION CONTROL (CPESC), OR SIMILAR SPECIALIST).

LEGEND

- SURVEYED PROPERTY BOUNDARY
- APPROXIMATE ABUTTING PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE (PROPOSED)
- RIGHT-OF-WAY LINE (OLD)
- EASEMENT
- STONE/GRANITE MONUMENT, FOUND
- IRON PIPE, FOUND
- WOODEN POST, FOUND
- EXISTING EDGE OF PAVEMENT/CONCRETE
- EXISTING EDGE OF GRAVEL
- EXISTING FENCE
- EXISTING STONEWALL
- EXISTING OVERHEAD ELECTRIC & POLES
- EXISTING MAJOR CONTOUR (280)
- EXISTING MINOR CONTOUR (279)
- EXISTING SPOT ELEVATION (x 279.7)
- EXISTING TREES AND/OR BRUSH
- EXISTING BLAZED TREE
- BUILDING SETBACK
- DELINEATED WETLAND
- DELINEATED WETLAND OF SPECIAL SIGNIFICANCE
- DELINEATED STREAM
- 75' STREAM BUFFER
- PROPOSED GRAVEL ACCESS/PAD
- PROPOSED CONCRETE EQUIPMENT PAD
- PROPOSED MAJOR CONTOUR (280)
- PROPOSED MINOR CONTOUR (278)
- PROPOSED TREE LINE/CLEARING LIMITS
- PROPOSED PERIMETER SECURITY FENCE
- PROPOSED OVERHEAD ELECTRIC LINE AND POLE
- PROPOSED UNDERGROUND ELECTRIC LINE
- LIMITS OF DISTURBANCE
- PROPOSED SILT FENCE
- PROPOSED ARRAY
- PROPOSED LAYDOWN AREA
- PROPOSED EROSION CONTROL BLANKET
- PROPOSED SOIL STOCKPILE

PROJECT SCHEDULE

SPECIFICS OF HOW WORK IS TO BE COMPLETED SHALL ALSO BE BASED ON ENVIRONMENTAL CONSIDERATIONS ASSOCIATED WITH SEASONAL CHANGES. THE FOLLOWING DATES ARE PROVIDED TO ESTABLISH A GENERAL GUIDELINE FOR THESE SEASONS:

- WINTER: NOVEMBER 1 TO MARCH 19
- MUD SEASON: MARCH 20 TO APRIL 30
- SPRING: MAY 1 TO JUNE 21
- SUMMER: JUNE 22 TO SEPTEMBER 21
- FALL: SEPTEMBER 22 TO OCTOBER 31

PERMITTING
NOT FOR CONSTRUCTION

811 DigSafe

SEAL:

STATE OF MAINE
THOMAS N. DANIELS, JR.
2025-11-05
LICENSED PROFESSIONAL ENGINEER

NO.	BY	DATE	REVISION	APP'D

PROJECT:
AUBURN RENEWABLES 2, LLC
PENLEY CORNER ROAD SOLAR GENERATION FACILITY PROJECT
PROPOSED 0.999 MW AC SOLAR ARRAY
100 PENLEY CORNER ROAD, AUBURN

TITLE:
GENERAL NOTES & LEGEND
PERMITTING

DRAWN BY:	DO/AFC	PROJ. NO.:	683959
CHECKED BY:	TND		
APPROVED BY:	TND		C-001
DATE:	NOVEMBER 2025		

TRC
249 Western Ave.
Augusta, ME 04330
Phone: 207.621.7000
www.trccompanies.com

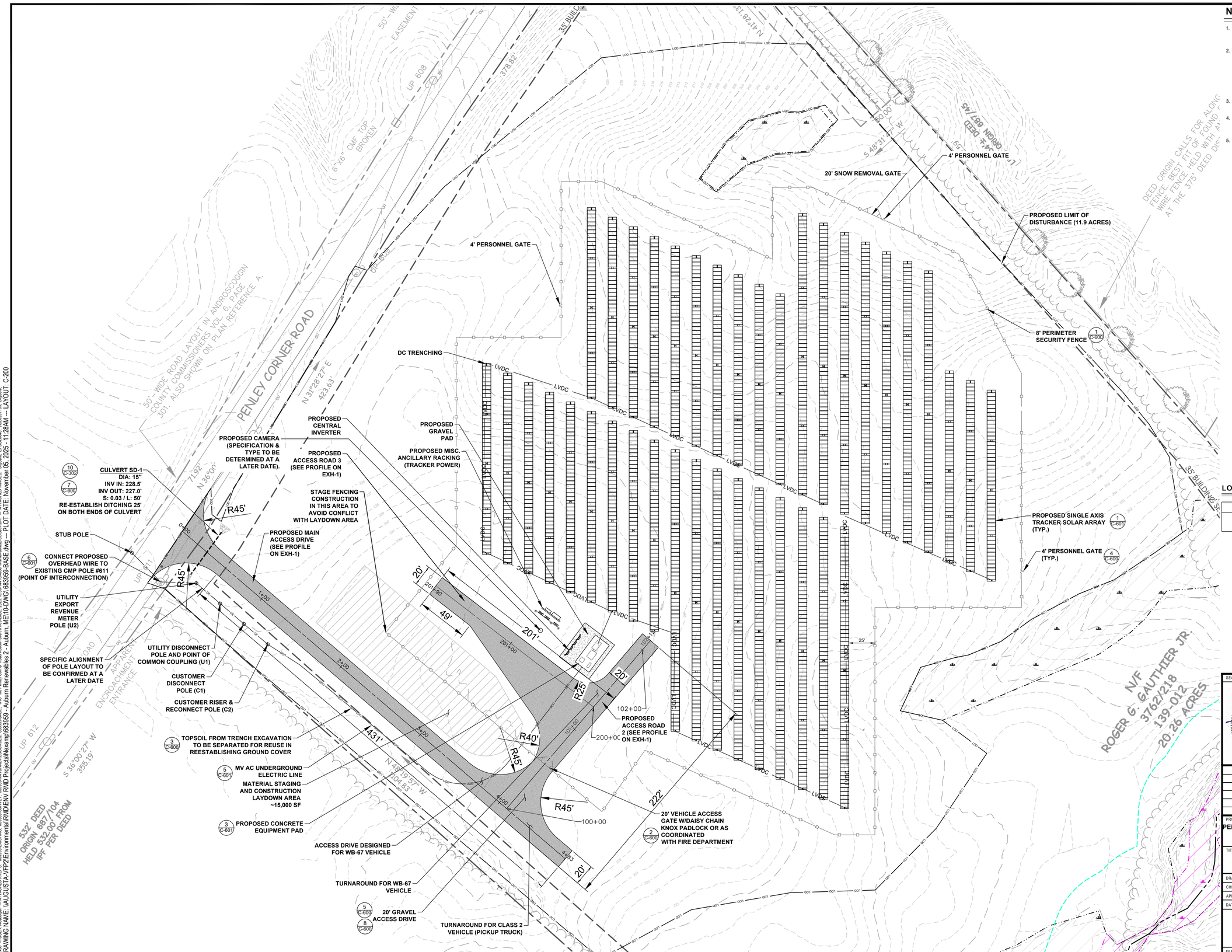
FILE NO.: 683959-G-SHEETS.dwg

24x36 --- USER: ACadogan --- ATTACHED XREFS: Maine outline w Town boundaries --- ATTACHED IMAGES: Aerial; DigSafe, trc20251105;
DRAWING NAME: \\AUGUSTA-VFP2\Environmental\RMD\ENV RMD Projects\Nexamp\683959 - Auburn Renewables 2 - Auburn, ME\10-DWG\ 683959-G-SHEETS.dwg --- PLOT DATE: November 05, 2025 - 11:28AM --- LAYOUT: C-001
Version: 2017-10-21

24x36 -- USER: TDaniels -- ATTACHED XREFS: 683959-SURVEY; 683959-NATURAL_RESOURCES; 683959-BASE -- ATTACHED IMAGES: DigSafe; tnc20251105;
DRAWING NAME: \\AUGUSTA-VFP2\Environmental\RMD\ENV RMD Projects\Nexamp\683959 - Auburn Renewables 2 - Auburn, ME\10-DWG\ 683959-EXISTING.dwg -- PLOT DATE: November 05, 2025 - 12:01PM -- LAYOUT: C-100
Version: 2017-10-21


N/F
ROBERT E. FOSS AND
HELEN R. ROSS, TRUSTEES
OF THE ROBERT E. FOSS LIVING TRUST
7864/242
137-29-1
N/F
RICHARD M. KEACH &
MICHELLE A. MITVILLE
5105/284
139-008
N/F
ROBERT A. PARENT
4838/248
139-007
N/F
ROGER G. GAUTHIER JR.
3762/218
139-012
20.25 ACRES
N/F
LEWISTON-AUBURN WATER
POLLUTION CONTROL AUTHORITY
6941/231
137-030
N/F
BARRY SKELLING &
REBECCA SKELLING
2440/189
139-005
PENLEY CORNER ROAD
PAVED ROAD
GRAVEL ROAD
CMF
IPF
IPF 0.4' ABOVE GROUND
N 30°57'27" W
2.24' FROM CORNER
N 30°57'27" W
30.53'
N 30°57'27" W
30.53'
S 30°57'27" W
30.53'
S 30°57'27" W
30.53'
N 30°57'27" W
30.53'
N 30°57'27" W
30.53'
N

24x36 --- USER: ACadcopn --- ATTACHED XREFS: 683959-EXISTING, 683959-SURVEY, 683959-NATURAL-RESOURCES, 683959-BASE, TRC 100 Penley Corner Road Auburn Draft 01-09-2020, 2025.10.30-14178AuburnRenewables2-CDSet-Revit --- ATTACHED IMAGES: DigSafe, EPS529848, trc20251105, DigSafe; DRAWING NAME: \\AUGUSTA-VFP2\Environmental\RMD\ENV RMD Projects\Nexamp\683959 - Auburn Renewables 2 - Auburn, ME\10-DWG\ 683959-BASE.dwg --- PLOT DATE: November 05, 2025 - 11:28AM --- LAYOUT: C-200



NOTES

1. THE PROJECT HORIZONTAL COORDINATE SYSTEM IS BASED ON NAD83 MAINE STATE PLANE (US SURVEY FEET, WEST, ME83-WF). ELEVATIONS ARE BASED ON NAD88 (US SURVEY FEET).
2. PROJECT PROPERTY BOUNDARIES ARE BASED UPON ON-THE-GROUND FIELD SURVEY COMPLETED BY JONES ASSOCIATES, INC. OF AUBURN, MAINE IN JANUARY 2020. SITE TOPOGRAPHIC INFORMATION IS BASED ON DRONE CONTOURS FLOWN BY JONES ASSOCIATES INC. WITHIN THE FIELD AREAS, AND NOAA LIDAR DATA. SURVEY INFORMATION OBTAINED FROM A COMBINATION OF CITY OF AUBURN TAX MAPS, FIELD SURVEY AND DEED RESEARCH. BOUNDARY SURVEY PLANS SEALED BY A LICENSED PROFESSIONAL LAND SURVEYOR ARE TO BE PROVIDED UNDER SEPARATE COVER.
3. ELECTRICAL EQUIPMENT LAYOUT & ARRAY LAYOUT WAS PROVIDED BY NEXAMP IN SEPTEMBER 2025.
4. SITE LAYOUT FEATURES SHOWN ARE PROVIDED FOR PROJECT PLANNING PURPOSES. FINAL SITE DESIGN IS SUBJECT TO AHJ APPROVAL AND EQUIPMENT PROCUREMENT.
5. CONTRACTOR SHALL REFER TO ELECTRICAL PLANS FOR LOCATION OF ALL ELECTRICAL COMPONENTS.

LOT COVERAGE

ACCESS DRIVE	SOLAR ARRAY	EQUIPMENT PAD
0.50 ac, 2.46%	3.82 ac, 19.0%	0.01 ac, 0.06%

0 40 80 120 160
SCALE IN FEET

PERMITTING
NOT FOR CONSTRUCTION

811 DigSafe

SEAL:

STATE OF MAINE
THOMAS N. DANIELS JR.
14000
2025-11-05
LICENSED PROFESSIONAL ENGINEER

PROJECT:
AUBURN RENEWABLES 2, LLC
PENLEY CORNER ROAD SOLAR GENERATION FACILITY PROJECT
PROPOSED 0.999 MW AC SOLAR ARRAY
100 PENLEY CORNER ROAD, AUBURN

TITLE:
SITE LAYOUT PLAN
PERMITTING

DRAWN BY:	DO/AFC	PROJ. NO.:	683959
CHECKED BY:	TND		
APPROVED BY:	TND		C-200
DATE:	NOVEMBER 2025		

TRC
249 Western Ave
Augusta, ME 04330
Phone: 207.621.7000
www.trccompanies.com

FILE NO.: 683959-BASE.dwg

Version: 2017-10-21

NOTES

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3. ELECTRICAL EQUIPMENT LAYOUT & ARRAY LAYOUT WAS PROVIDED BY NEXAMP IN SEPTEMBER 2025.
4. SITE LAYOUT FEATURES SHOWN ARE PROVIDED FOR PROJECT PLANNING PURPOSES. FINAL SITE DESIGN IS SUBJECT TO AHJ APPROVAL AND EQUIPMENT PROCUREMENT.
5. CONTRACTOR SHALL REFER TO ELECTRICAL PLANS FOR LOCATION OF ALL ELECTRICAL COMPONENTS.

LOT COVERAGE

ACCESS DRIVE	SOLAR ARRAY	EQUIPMENT PAD
0.50 ac, 2.46%	3.82 ac, 19.0%	0.01 ac, 0.06%

0 40 80 120 160
SCALE IN FEET

PERMITTING
NOT FOR CONSTRUCTION

SEAL:

THOMAS N. DANIELS JR. 14080 2025-11-05 LICENSED PROFESSIONAL ENGINEER STATE OF MAINE

PROJECT:
AUBURN RENEWABLES 2, LLC
PENLEY CORNER ROAD SOLAR GENERATION FACILITY PROJECT
PROPOSED 0.999 MW AC SOLAR ARRAY
100 PENLEY CORNER ROAD, AUBURN

TITLE:
EROSION & SEDIMENT CONTROL PLAN

PERMITTING

DRAWN BY:	DO/AFC	PROJ NO.:	683959
CHECKED BY:	TND		
APPROVED BY:	TND		C-300
DATE:	NOVEMBER 2025		

TRC
249 Western Ave
Augusta, ME 04330
Phone: 207.621.7000
www.trccompanies.com

FILE NO.: 683959-BASE.dwg

CULVERT SD-1
DIA: 15"
INV IN: 228.5'
INV OUT: 227.0'
S: 0.03 / L: 50'
RE-ESTABLISH DITCHING 25' ON BOTH ENDS OF CULVERT

TEMPORARY CONSTRUCTION ENTRANCE

PROPOSED CONCRETE WASHOUT

SEMI-PERVIOUS SEDIMENT BARRIER

STABILIZE HIGH SLOPE DISTURBED AREAS WITH EROSION CONTROL BLANKET OR APPROVED EQUAL (TYP)

SILT FENCE (TYP)

TEMPORARY SOIL STOCKPILE (0.13 ACRES) AREA TO BE RESTORED AND REVEGETATED FOLLOWING CONSTRUCTION

PENLEY CORNER ROAD

50' WIDE ROAD LAYOUT IN ANDROSCOGGIN COUNTY COMMISSIONERS VOL. 6, PAGE 301. ALSO SHOWN ON PLAN REFERENCE A.

532' DEED ORIGIN 687/104 HELD 532.00' FROM IPF PER DEED

1154± DEED 687/4± LINE ORIGIN

DEED ORIGIN CALLS FOR ALONG FENCE, BEST FIT OF FOUND WIRE FENCE, HELD WITH AT THE 375' DEED DIS

N/F ROGER G. GAUTHIER JR. 3762/218 139-012 20.26 ACRES

811 DigSafe MAINE MEMBER

24x36 — USER: ACdopson — ATTACHED XREFS: 683959-EXISTING, 683959-SURVEY, 683959-NATURAL-RESOURCES, 683959-BASE — TRC 100 Penley Corner Road Auburn Draft 01-09-2020, 2025.10.30-14478AuburnRenewables2-C2Sht-Revit — ATTACHED IMAGES: DigSafe, EPSG26848, trc20251105, DigSafe; DRAWING NAME: \\AUGUSTA-VFP2\Environmental\RMD\ENV RMD Projects\Nexamp\683959 - Auburn Renewables 2 - Auburn, ME\10-DWG\ 683959-BASE.dwg — PLOT DATE: November 05, 2025 - 11:28AM — LAYOUT: C-300
Version: 2017.10.21

MAINE CONSTRUCTION GENERAL PERMIT NOTES

1. THE CONTRACTOR SHALL BE CONSIDERED THE OPERATOR OF THE SITE DURING CONSTRUCTION AND SHALL SUBMIT A NOTICE OF INTENT FOR COVERAGE UNDER THE 2025 MAINE CONSTRUCTION GENERAL PERMIT (MCGP) A MINIMUM OF 30-CALENDAR DAYS PRIOR TO COMMENCING EARTH DISTURBING ACTIVITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING TO THE MDEP A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE MINIMUM REQUIREMENTS OF THE MCGP. THE FINAL SWPPP AND PROOF OF NOI SHALL BE PROVIDED TO THE OWNER AND ENGINEER PRIOR TO INITIATING CONSTRUCTION AND EARTH DISTURBING ACTIVITIES.
3. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (N.O.T.) TO THE MDEP WITHIN 30-DAYS OF COMPLETING CONSTRUCTION AND ACHIEVING PERMANENT STABILIZATION. DOCUMENTATION OF ACCEPTED N.O.T. SHALL BE PROVIDED TO THE OWNER AND ENGINEER WITH THE CONTRACTOR'S REQUEST FOR FINAL PAYMENT OR RELEASE OF RETAINAGE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CHANGES IN CONDITION, ACTIVITY, OR OPERATOR THAT WOULD REQUIRE UPDATING THE PROJECT'S NOI, SWPPP, OR MDEP NOTIFICATION. THE OWNER AND ENGINEER SHALL BE INCLUDED IN ALL CORRESPONDENCE WITH THE MDEP REGARDING THE PROJECT'S COVERAGE UNDER THE MCGP.

EROSION AND SEDIMENTATION CONTROL NOTES

1. INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL MEASURES AND ASSOCIATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS" (REVISED 2014) AND THE 2025 MCGP.
2. IN THE EVENT A SITUATION ARISES THAT IS NOT DEPICTED IN THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND FOLLOW THE GUIDANCE OF THE "MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL FOR DESIGNERS AND ENGINEERS" (REVISED 2016) AND/OR THE "MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS" (REVISED 2014).
3. THE CONTRACTOR SHALL PROTECT NATURAL DOWNGRADIENT BUFFER AREAS TO THE MAXIMUM EXTENT PRACTICABLE. BUFFER AREAS OUTSIDE THE APPROVED LIMITS OF WORK IMPACTED BY CONSTRUCTION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
4. DISTURBANCE OF STEEP SLOPES (25% OR GREATER) SHALL BE MINIMIZED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING AND CONTROLLING STORMWATER RUNOFF THROUGHOUT THE DURATION OF CONSTRUCTION. STORMWATER DISCHARGES, INCLUDING PEAK RATE AND VOLUME, SHALL BE CONTROLLED AND MANAGED TO PREVENT EROSION AT OUTLETS AND TO PREVENT ADVERSE IMPACTS AND/OR FLOODING TO DOWNGRADIENT SENSITIVE RECEPTORS, ABUTTING LAND USES, DRAINAGE CHANNELS, SWALES, STREAM CHANNELS, STREAM BANKS, UPLANDS, OR PROTECTED NATURAL RESOURCES.
6. NO DISTURBANCE SHALL OCCUR WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCE UNLESS APPROVED IN THE PROJECT'S PERMITS. NATURAL RESOURCES WITHIN 50 FEET OF THE LIMITS OF DISTURBANCE OR LOCATION OF STORMWATER DISCHARGES SHALL BE PROTECTED BY A DOUBLE ROW OR PAIRED EROSION CONTROL MEASURES.
7. TOPSOIL STRIPPED OR REMOVED SHALL BE PRESERVED AND STOCKPILED ONSITE FOR USE IN RECLAIMING DISTURBED AREAS. NO TOPSOIL SHALL BE REMOVED FROM THE SITE WITHOUT AUTHORIZATION OF THE OWNER. TOPSOIL STOCKPILES SHALL BE SEEDED, MULCHED, OR OTHERWISE STABILIZED.
8. THE CONTRACTOR SHALL MINIMIZE COMPACTION OF SOILS IN AREAS TO BE REVEGETATED OR WHERE INFILTRATION PRACTICES WILL BE INSTALLED. SCARIFYING AND SOIL RESTORATION PRACTICES SHALL BE IMPLEMENTED TO REHABILITATE COMPACTED SOILS TO A CONDITION THAT IS NECESSARY TO SUPPORT VEGETATIVE GROWTH.
9. THE CONTRACTOR SHALL AVOID DISTURBANCE OF HIGH INFILTRATION CAPACITY SOILS (HSG A AND HSG B) EXCEPT IN LOCATIONS SPECIFIED ON THE DRAWINGS WITHIN THE APPROVED LIMITS OF DISTURBANCE.
10. INSTALL AND MAINTAIN PERIMETER SEDIMENT BARRIERS SUCH AS SILT FENCING AND/OTHER APPROVED EROSION CONTROL BARRIERS ALONG THE DOWNHILL LIMIT OF DISTURBANCE AS SHOWN ON THE DRAWINGS. SEDIMENT BARRIER LOCATIONS MAY BE ADJUSTED IN THE FIELD BASED ON ACTUAL SITE CONDITIONS AS DEEMED NECESSARY TO ENSURE PROPER FUNCTION. WHERE SILT FENCE CANNOT BE TOED-IN PROPERLY DUE TO TREE ROOTS, ROCKS, OR FROZEN GROUND, HAY BALES OR AN EROSION CONTROL MIX BERM MAY BE SUBSTITUTED. PERIMETER SEDIMENT BARRIERS SHALL BE INSTALLED AS SOON AS POSSIBLE BUT MAY FOLLOW INITIAL SITE PREPARATION. EROSION OR SEDIMENTATION ISSUES DEVELOPING DURING INITIAL SITE PREPARATION SHALL BE TEMPORARILY STABILIZED AS NECESSARY.
11. PRIOR TO CONSTRUCTION, STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ACCESS AND EGRESS OF CONSTRUCTION VEHICLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND/OR REPLACING THE STABILIZED CONSTRUCTION ENTRANCE AS NECESSARY TO PREVENT SEDIMENT TRACK-OUT.
12. CONTRACTOR SHALL STABILIZE EXPOSED SOILS WITH MULCH OR OTHER NON-ERODIBLE COVER WITHIN 7 DAYS OF CESSATION OF CONSTRUCTION ACTIVITIES. AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE SHALL BE TEMPORARILY STABILIZED WITHIN 48-HOURS OF THE INITIAL DISTURBANCE OR PRIOR TO ANY 0.5-INCH 24-HOUR RAINFALL EVENT.
13. STORMWATER CONVEYANCES: INSTALL PROPERLY SPACED STONE CHECK DAMS IN ANY SECTION OF DITCH WITHIN 24-HOURS OF FORMING, SHAPING, OR ROUGH GRADING THAT SECTION OF DITCH. CULVERT INLETS AND OUTLETS MUST BE PROTECTED WITH APPROPRIATE MATERIALS INSTALLED WITHIN 48-HOURS OF CULVERT INSTALLATION.
14. UTILITY TRENCHES, INCLUDING SPOIL AND BACKFILL PILES, SHALL BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY. TRENCHES SHALL BE DEWATERED IN ACCORDANCE WITH DEWATERING NOTES.
15. APPLY TEMPORARY SEED AND MULCH TO EXPOSED AREAS WHERE ACTIVITY IS NOT ANTICIPATED FOR 14-DAYS.
16. MAINTAIN ALL TEMPORARY EROSION CONTROLS AND SEDIMENT BARRIERS UNTIL VEGETATION HAS BEEN ESTABLISHED OVER 90% OF THE AREA TO BE REVEGETATED. RESEED SPARSELY VEGETATED AREAS AS NECESSARY. REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ONCE THE SITE IS PERMANENTLY STABILIZED. SEDIMENT TRAPPED IN FRONT OF PERIMETER SEDIMENT BARRIERS SHALL BE SPREAD WITHIN AN AREA UNDERGOING FINAL GRADING AND DISTRIBUTED IN A UNIFORM MANNER CONFORMING TO LOCAL TOPOGRAPHY AND THEN STABILIZED WITH SEED AND MULCH. EROSION CONTROL MIX BERMS AND FILTER SOCKS MAY BE DEMOLISHED, AND THE EROSION CONTROL MIX FILTER MEDIA MAY BE EVENLY DISTRIBUTED ACROSS ADJACENT UPLAND (NON-WETLAND) AREAS.

HOUSEKEEPING NOTES

CONTRACTOR SHALL MAINTAIN THE PROJECT SITE IN ACCORDANCE WITH THE FOLLOWING PERFORMANCE STANDARDS:

1. SPILL PREVENTION: CONTROLS SHALL BE IN PLACE TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS USED AND STORED ONSITE. APPROPRIATE CONTROLS INCLUDE, BUT ARE NOT LIMITED TO, PROPER STORAGE PRACTICES THAT MINIMIZE EXPOSURE OF MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
2. GROUNDWATER PROTECTION: DURING CONSTRUCTION, THE CONTRACTOR MAY NOT STORE OR HANDLE LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER IN AREAS OF THE PROJECT SITES DRAINING TO AN INFILTRATION AREA OR WITHIN 100 FEET OF A CRITICAL RESOURCE AREA OR STREAM. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORING AND HANDLING LIQUID HAZARDOUS MATERIALS.
3. FUGITIVE SEDIMENT AND DUST: CONTRACTOR SHALL TAKE ALL NECESSARY ACTIONS TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER AND/OR OIL AND SALT ADDITIVE. OIL MAY NOT BE USED FOR DUST CONTROL. CONTRACTOR SHALL MONITOR VEHICLES ENTERING AND EXITING THE PROJECT SITE FOR EVIDENCE OF TRACKING MUD ONTO PUBLIC OR PRIVATE ROADWAYS OUTSIDE THE WORK AREA. IF NECESSARY, CONTRACTOR SHALL PROVIDE MEANS FOR SWEEPING AND CLEANING ROAD AREAS EXPERIENCING TRACKING. IF OFF-SITE TRACKING OCCURS ON PUBLIC ROADS, THEY SHOULD BE SWEPT IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. DURING THE MUD SEASON IT MAY BE NECESSARY TO INCREASE THE SIZE OF STABILIZED CONSTRUCTION ENTRANCES OR PROVIDE A WHEEL WASHING STATION. **CATIONIC TREATMENT CHEMICALS, SUCH AS POLYMERS, FLOCCULANTS, OR OTHER CHEMICALS THAT CONTAIN AN OVERALL POSITIVE CHARGE DESIGNED TO REDUCE TURBIDITY IN STORMWATER, SHALL NOT BE USED UNLESS AUTHORIZED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.**
4. DEBRIS AND OTHER MATERIALS: CONTRACTOR SHALL MANAGE ALL LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER TO PREVENT MATERIALS FROM BECOMING A SOURCE OF POLLUTION. CONTRACTOR SHALL MINIMIZE THE EXPOSURE OF BUILDING AND LANDSCAPING MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
5. EXCAVATION DE-WATERING: EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, SUMPS, BASINS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE CONTRACTOR SHALL REMOVE COLLECTED WATER FROM THE PONDED AREAS, EITHER THROUGH GRAVITY OR PUMPING, IN A MANNER THAT SPREADS IT THROUGH NATURAL WOODED BUFFERS OR TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE (E.G.SEDIMENT BASIN). THE CONTRACTOR SHALL AVOID PRACTICES THAT ALLOW SEDIMENT LADEN WATER FROM DEWATERING TO FLOW OVER DISTURBED AREAS OF THE PROJECT SITES. OTHER MEASURES OR METHODS MAY BE UTILIZED AS REVIEWED AND APPROVED BY THE ENGINEER AND, IF NECESSARY, THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
6. VEHICLE AND EQUIPMENT WASHING: THE CONTRACTOR SHALL PROVIDE AN EFFECTIVE MEANS OF MINIMIZING THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER TYPES OF WASH WATERS. THEY MUST ENSURE THERE IS NO DISCHARGES OF SOAPS, SOLVENTS, OR DETERGENTS IN EQUIPMENT AND VEHICLE WASH WATER, FOR WASHING APPLICATORS OR CONTAINERS USED FOR CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, OR OTHER MATERIALS, DIRECT WASH WATER INTO A LEAK-PROOF CONTAINER OR LEAK-PROOF AND LINED PIT DESIGNED SO NO OVERFLOWS CAN OCCUR DUE TO INADEQUATE SIZING OR PRECIPITATION. LOCATE ANY WASHOUT OR CLEANOUT ACTIVITIES AS FAR AWAY AS POSSIBLE FROM RECEIVING WATERS, CONSTRUCTED OR NATURAL SITE DRAINAGE FEATURES, AND STORM DRAIN INLETS, AND, TO THE EXTENT FEASIBLE, DESIGNATE AREAS TO BE USED FOR THESE ACTIVITIES AND CONDUCT SUCH ACTIVITIES IN THESE AREAS.
7. AUTHORIZED NON-STORMWATER DISCHARGES: THE CONTRACTOR SHALL IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHALL BE TAKEN TO ENSURE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENTS OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE: DISCHARGES FROM FIREFIGHTING ACTIVITY, FIRE HYDRANT FLUSHING, VEHICLE WASH WATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES, DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX C(3) OF THE MCGP, ROUTINE EXTERNAL BUILDING WASHDOWN (EXCLUDING PAINT REMOVAL AND USE OF DETERGENTS), PAVEMENT WASH WATER (EXCLUDING AREAS OF SPILLS OR LEAKS OF TOXIC/HAZARDOUS MATERIALS AND USE OF DETERGENTS), UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE, UNCONTAMINATED GROUNDWATER OR SPRING WATER, FOUNDATION OR FOOTING DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED, UNCONTAMINATED EXCAVATION DEWATERING PER APPENDIX C(5) OF THE MCGP, POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHING, AND LANDSCAPE IRRIGATION.
8. UNAUTHORIZED NON-STORMWATER DISCHARGES: THE CONTRACTOR SHALL IDENTIFY AND PREVENT CONTAMINATION BY UNAUTHORIZED NON-STORMWATER DISCHARGES. UNAUTHORIZED STORMWATER DISCHARGES INCLUDE, BUT ARE NOT LIMITED TO, WASTEWATER FROM CONCRETE WASHOUT, FUELS OR HAZARDOUS SUBSTANCES, SOAPS, SOLVENTS OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING, AND TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.
9. ADDITIONAL REQUIREMENTS: COMPLETION OF THE WORK WILL REQUIRE FREQUENT ACCESS TO VARIOUS PORTIONS OF THE PROJECT AREA FROM STATE AND LOCAL ROADWAYS. CONTRACTOR SHALL MONITOR PUBLIC ROADWAYS AND SHALL CLEAN PAVEMENT BY MEANS NECESSARY IN THE EVENT THAT SEDIMENT OR TRACKING IS OBSERVED. SIGNAGE SHALL BE POSTED AT INTERSECTIONS OF PROJECT ACCESS ROADS AND PUBLIC WAYS, STATING COMPANY NAME AND 24-HOUR CONTACT PHONE NUMBER.

NRCS SOILS TABLE

ID	NAME	SLOPE RANGE	HYDROLOGIC SOIL GROUP	EROSION FACTOR, K_W
AaB	Adams loamy sand	0-8%	A	0.20
AaC	Adams loamy sand	8-15%	A	0.20
AaD	Adams loamy sand	15-30%	A	0.15
AdB	Agawam fine sand loam	2-8%	B	0.32
BgB	Nicholville very fine sandy loam	0-8%	C	0.64
HfB	Hartland very fine sandy loam	2-8%	B	0.49
HfC2	Hartland very fine sandy loam	8-15%	B	0.49
HfD2	Hartland very fine sandy loam	15-25%	B	0.49

NRCS SOILS MAP



INSPECTION & MAINTENANCE REQUIREMENTS

1. INSPECTION: THE CONTRACTOR SHALL INSPECT DISTURBED AREAS, EROSION CONTROL MEASURES, MATERIAL STORAGE AREAS, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE PER WEEK AS WELL AS BEFORE AND WITHIN 24-HOURS OF A 0.5-INCH RAINFALL EVENT. INSPECTIONS SHALL BE PERFORMED BY A QUALIFIED PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS OF THE PROJECT'S PERMIT AND THE MCGP.
2. MAINTENANCE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND UPKEEP OF EROSION AND SEDIMENTATION CONTROLS AND BEST MANAGEMENT PRACTICES TO ENSURE THEY REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED. REPAIR WORK SHALL BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN BY THE END OF THE NEXT WORKDAY. ACCUMULATED SEDIMENT SHALL BE REMOVED AS NEEDED TO MAINTAIN AT LEAST 1/2 OF THE DESIGN CAPACITY.
3. FOR REPEATED ROUTINE MAINTENANCE ITEMS, THE CONTRACTOR SHALL EITHER COMPLETE WORK NECESSARY TO PREVENT SUBSEQUENT OCCURRENCES OF THIS SAME PROBLEM, OR DOCUMENT IN THE INSPECTION REPORTS WHY THE SPECIFIC REOCCURRENCE OF THIS SAME PROBLEM SHOULD BE CONSIDERED ROUTINE MAINTENANCE AND DOES NOT REQUIRE FORMAL CORRECTIVE ACTION.
4. CORRECTIVE ACTION: SIGNIFICANT OR REPEATED REPAIRS (I.E. 3 OR MORE TIMES) OR A NEW OR REPLACEMENT CONTROL REQUIRE A CORRECTIVE ACTION THAT SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO A 24-HOUR RAINFALL EVENT IF IT IS INFEASIBLE TO COMPLETE THE REPAIR OR INSTALLATION WITHIN 7 CALENDAR DAYS, THE CONTRACTOR SHALL DOCUMENT IN THE INSPECTION REPORT WHY IT IS INFEASIBLE AND SPECIFY A SCHEDULE FOR COMPLETING THE REPAIR, INSTALLING THE BMP, AND MAKING IT OPERATIONAL.
5. DOCUMENTATION: THE CONTRACTOR SHALL KEEP A LOG OF COMPLETED INSPECTIONS AND MAINTENANCE ACTIVITIES IN WRITTEN REPORTS THAT ARE MADE AVAILABLE TO THE OWNER, ENGINEER, OR MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION STAFF UPON REQUEST. THE CONTRACTOR SHALL MAINTAIN THESE REPORTS FOR A PERIOD OF AT LEAST 3 YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION AND SUBMITTAL OF THE NOTICE OF TERMINATION (NOT). THE REPORT LOG SHALL CONTAIN THE FOLLOWING INFORMATION: NAME AND QUALIFICATION OF INSPECTOR, INSPECTION DATE, MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS, MATERIALS STORAGE AREAS, AND VEHICLE ACCESS POINTS. MAJOR OBSERVATIONS SHALL INCLUDE, BMPs THAT NEED MAINTENANCE, BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED. REPORTS SHALL NOTE THE NATURE AND DATE OF CORRECTIVE ACTIONS TAKEN FOR INDIVIDUAL BMPs REQUIRING MAINTENANCE, REPAIR, OR REPLACEMENT.

DEWATERING NOTES

1. THE CONTRACTOR SHALL INSTALL, MAINTAIN, AND OPERATE ALL CHANNELS, SUMPS, AND ALL OTHER TEMPORARY DIVERSION AND PROTECTIVE WORKS NEEDED TO DIVERT STREAM FLOW AND OTHER SURFACE WATER THROUGH OR AROUND THE CONSTRUCTION SITE. CONTROL OF SURFACE WATER SHALL BE CONTINUOUS DURING THE PERIOD THAT DAMAGE TO CONSTRUCTION WORK COULD OCCUR.
2. OPEN EXCAVATIONS SHALL BE DEWATERED AND KEPT FREE OF STANDING WATER AND MUDDY CONDITIONS AS NECESSARY FOR THE PROPER EXECUTION OF THE WORK. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND MAINTAIN ALL DRAINS, SUMPS AND ALL OTHER EQUIPMENT REQUIRED TO PROPERLY DEWATER THE SITE. DEWATERING SYSTEMS THAT CAUSE A LOSS OF SOIL FINES FROM THE FOUNDATION AREAS WILL NOT BE PERMITTED.
3. INSTALL DIVERSION DITCHES OR BERMS IF NECESSARY TO MINIMIZE THE AMOUNT OF CLEAN STORMWATER RUNOFF ALLOWED INTO THE EXCAVATION AREA.
4. REMOVAL OF WATER FROM THE CONSTRUCTION SITE SHALL BE ACCOMPLISHED SO THAT EROSION AND TRANSPORTATION OF SEDIMENT AND OTHER POLLUTANTS ARE MINIMIZED.
5. DISCHARGE DEWATERING EFFLUENT TO AREAS AS INDICATED IN THE DRAWINGS. DISCHARGE SHALL BE MANAGED TO ENSURE SHEET FLOW.
6. DEWATERING IN PERIODS OF INTENSE HEAVY RAIN OR WHEN THE INFILTRATIVE CAPACITY OF THE SOIL IS EXCEEDED, SHALL BE AVOIDED TO THE MAXIMUM EXTENT PRACTICABLE.
7. FLOW TO THE SEDIMENT REMOVAL STRUCTURE MAY NOT EXCEED THE STRUCTURE'S CAPACITY TO SETTLE AND FILTER FLOW OR THE STRUCTURE'S VOLUME CAPACITY.
8. WHEN TEMPORARY WORKS ARE NO LONGER NEEDED, THE CONTRACTOR SHALL REMOVE AND RETURN THE AREA TO A CONDITION SIMILAR TO THAT WHICH EXISTED BEFORE CONSTRUCTION. AREAS WHERE TEMPORARY WORKS WERE LOCATED SHALL BE GRADED SLIGHTLY FOR APPEARANCE WITH NO OBSTRUCTION TO NATURAL SURFACE WATER FLOWS OR THE PROPER FUNCTIONING AND ACCESS TO THE WORKS OF IMPROVEMENTS INSTALLED. THE CONTRACTOR SHALL EXERCISE EXTREME CARE DURING THE REMOVAL STAGES TO MINIMIZE THE LOSS OF SOIL SEDIMENT AND DEBRIS THAT WAS COLLECTED DURING CONSTRUCTION.

LAYDOWN, STAGING, & CONSTRUCTION VEHICLE PARKING AREAS

1. LAYDOWN, STAGING, AND PARKING AREAS SHALL BE IN UPLAND (NON-WETLAND) AREAS AS SHOWN IN THE DRAWINGS OR APPROVED BY THE ENGINEER. UPGRADIENT STORMWATER DIVERSION SHALL BE USED TO DIVERT RUNOFF AROUND THESE AREAS. TEMPORARY LAYDOWN, STAGING AND PARKING AREAS USED FOR MORE THAN 12-MONTHS REQUIRE STORMWATER QUALITY TREATMENT IN ACCORDANCE WITH CHAPTER 500 STANDARDS.
2. LAYDOWN, STAGING, AND PARKING AREAS SHALL BE CONSTRUCTED TO DELIVER RUNOFF TO ADJACENT AREAS WITHOUT CAUSING EROSION OR SEDIMENTATION. SURFACES SHALL BE ADEQUATELY COMPACTED AND MAINTAINED TO ENSURE RUNOFF IS EVENLY DISTRIBUTED TO RECEIVING AREAS.

WINTER CONSTRUCTION NOTES

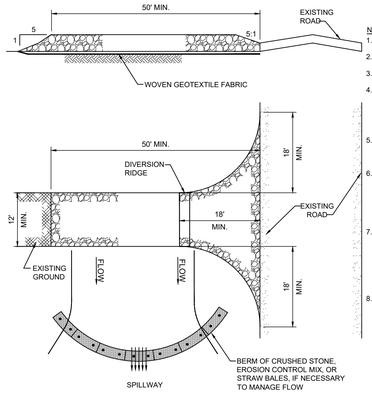
WINTER CONSTRUCTION IS ANY CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1 THROUGH APRIL 15, OR WHEN THE GROUND IS FROZEN OR SNOW COVERED. PORTIONS OF THE SITE NOT STABILIZED WITH PERMANENT MEASURES BY NOVEMBER 15 SHALL BE STABILIZED IN ACCORDANCE WITH THE WINTER CONSTRUCTION STABILIZATION MEASURES SPECIFIED BELOW.

1. SITE STABILIZATION: STRAW MULCH SHALL BE APPLIED AT TWICE THE STANDARD RATE (150 LBS /1,000 SF OR 3 TONS/ACRE). MULCH SHALL BE APPLIED TO DISTURBED AREAS BROUGHT TO FINISH GRADE AT THE END OF EACH WORK DAY. MULCH SHALL NOT BE SPREAD OVER SNOW. A 3-INCH APPLICATION OF EROSION CONTROL MIX SHALL BE A SUITABLE ALTERNATIVE FOR WINTER MULCHING RATES.
2. SEDIMENT BARRIERS: ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE SHALL BE PROTECTED WITH A DOUBLE ROW OR PAIRED SEDIMENT BARRIERS. REFER TO DETAIL SHEETS.
3. DITCHING/SWALES: VEGETATED DITCHES, SWALES, OR CONCENTRATED FLOW PATHS THAT HAVE NOT BEEN STABILIZED WITH PERMANENT VEGETATION BY NOVEMBER 1, OR WILL CONTINUE TO BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, SHALL BE STABILIZED WITH RIP-RAP OR EROSION CONTROL GEOTEXTILE AS APPROVED BY THE ENGINEER.
4. SLOPES: SLOPES STEEPER THAN 8% AND SHALLOWER THAN 1H:1V THAT ARE NOT VEGETATED PRIOR TO NOVEMBER 1, SHALL BE STABILIZED WITH EROSION CONTROL BLANKET OR 4-INCHES OF EROSION CONTROL MIX. EROSION CONTROL BLANKET SHALL NOT BE ANCHORED INTO FROZEN GROUND. RIP-RAP SHALL BE USED TO STABILIZE SLOPES WITH GROUNDWATER SEEPAGE OR WHERE CONCENTRATED FLOW IS ANTICIPATED.
5. TEMPORARY WINTER SEEDING: TEMPORARY SEEDING SHALL BE APPLIED BY OCTOBER 1 IN PREPARATION FOR WINTER CONDITIONS. WINTER RYE SHALL BE APPLIED AT A RATE OF 3LBS/1,000 SF AND MULCHED IN ACCORDANCE WITH MULCHING RATES SPECIFIED IN THESE WINTER CONSTRUCTION NOTES. IF WINTER RYE FAILS TO ACHIEVE 75% COVERAGE WITH A HEIGHT OF 3-INCHES BY NOVEMBER 1, THE AREA SHALL BE STABILIZED IN ACCORDANCE WITH WINTER CONSTRUCTION SITE STABILIZATION REQUIREMENTS.
6. DORMANT SEEDING:DORMANT SEEDING SHALL BE APPLIED AT 3 TIMES THE SPECIFIED AMOUNT AFTER OCTOBER 15 OR THE FIRST KILLING FROST.
7. WINTER STABILIZATION ACCEPTANCE: PRIOR TO DEMOBILIZING FOR THE WINTER, THE CONTRACTOR SHALL REQUEST ACCEPTANCE OF WINTER STABILIZATION CRITERIA BY THE ENGINEER OR THIRD-PARTY INSPECTOR AND SUBMIT WRITTEN DOCUMENTATION TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE, AND REPAIR OF ALL EROSION CONTROLS AND SITE STABILIZATION MEASURES DURING WINTER DEMOBILIZATION.

LARGE CONSTRUCTION ACTIVITY REQUIREMENTS (MCGP APPENDIX D)

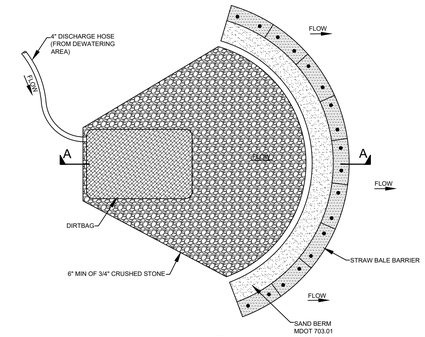
THE PROJECT IS CONSIDERED A **LEVEL 1** LARGE CONSTRUCTION ACTIVITY AS DEFINED IN THE MCGP AND IS SUBJECT TO THE REQUIREMENTS BELOW. IF A REQUIREMENT IN THESE NOTES CONTRADICTS WITH ANOTHER REQUIREMENT IN THE DRAWINGS, SPECIFICATIONS, OR PROJECT PERMIT, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

1. CONSTRUCTION SEQUENCING:
   - 1.1. SOIL DISTURBANCE SHALL BE SEQUENCED IN AN UPSLOPE-DOWNSLOPE DIRECTION. THIS SEQUENCING DOES NOT APPLY TO SOIL DISTURBANCE FOR CONSTRUCTION OF STORMWATER BMPS AND CONVEYANCES.
   - 1.2. ACTIVE AREAS OF EARTH DISTURBANCE SHALL BE LIMITED TO 5-ACRES OR THE AMOUNT THAT CAN BE TEMPORARYILY STABILIZED IN ONE DAY, WHICHEVER IS LESS.
2. ONSITE MINIMUM MULCH STORAGE: CONTRACTOR SHALL *KEEP* A MINIMUM OF 9 TONS OF STRAW MULCH RESERVE ONSITE AT ALL TIMES. MULCH RESERVES SHALL BE REPLENISHED AS MATERIAL IS USED.
3. DEDICATED ENVIRONMENTAL CREW: CONTRACTOR SHALL IDENTIFY PERSONNEL RESPONSIBLE FOR INSTALLATION, INSPECTION, MAINTENANCE, AND REPAIR OF EROSION CONTROL MEASURES.
4. INSPECTIONS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A RESIDENT INSPECTOR CERTIFIED IN EROSION CONTROL PRACTICES BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION TO CARRY OUT THE CONSTRUCTION PHASE INSPECTION REQUIREMENTS SPECIFIED IN THE INSPECTION & MAINTENANCE NOTES.
5. CONTRACTOR CERTIFICATION: THE CIVIL/EARTHWORK CONTRACTOR SHALL BE CERTIFIED IN EROSION CONTROL PRACTICES BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. PROOF OF CERTIFICATION SHALL BE RECORDED IN THE SWPPP.
6. BUFFERS: UNLESS AUTHORIZED IN THE PROJECT'S MDEP PERMITS, THE FOLLOWING BUFFERS SHALL APPLY TO CONSTRUCTION ACTIVITIES TO THE MAXIMUM EXTENT PRACTICABLE. NATURAL VEGETATION WITHIN THE BUFFER AREAS SHALL BE PRESERVED DURING CONSTRUCTION. IF EXISTING BUFFER VEGETATION IS SPARSE, THE CONTRACTOR SHALL REVEGETATE IN ACCORDANCE WITH PROJECT SPECIFICATIONS:
   - 6.1. NO DISTURBANCE SHALL TAKE PLACE WITHIN 100 FEET OF ANY DOWNSLOPE PROTECTED NATURAL RESOURCE.
   - 6.2. NO DISTURBANCE SHALL TAKE PLACE WITHIN 50 FEET OF ANY DOWNSLOPE PARCEL, BOUNDARY LINE, OR RIGHT OF WAY NOT UNDER PROJECT CONTROL.
7. TEMPORARY SEDIMENT BASIN:TEMPORARY BASINS ARE REQUIRED UPSLOPE OF A PERIMETER CONTROL IF THE DRAINAGE AREA OF THE PERIMETER CONTROL IS 10-ACRES OR GREATER AND IF BUFFER REQUIREMENTS SPECIFIED ABOVE CANNOT BE MET. TEMPORARY SEDIMENT BASINS ADDED BY THE CONTRACTOR SHALL BE DESIGNED BY A MAINE PROFESSIONAL ENGINEER. TEMPORARY BASINS SHALL REMAIN IN PLACE UNTIL CONTRIBUTING DRAINAGE AREA HAS MET FINAL STABILIZATION CRITERIA.
8. ELEVATED EROSION RISK (EER) SUBCATCHMENTS: EER SUBCATCHMENTS AS DEFINED IN THE EROSION CONTROL PLAN SHALL BE SUBJECT TO THE FOLLOWING REQUIREMENTS:
   - 8.1. DOUBLE OR PAIRED SEDIMENT C



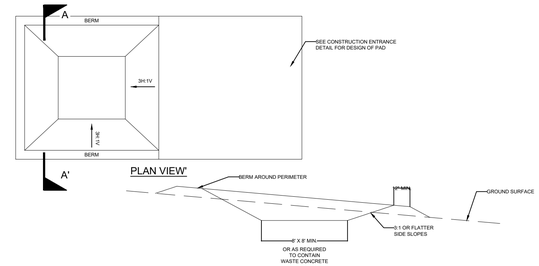
NOTES:
1. STONE SIZE - USE 2" CRUSHED STONE.
2. LENGTH - NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MIN. BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. WOVEN GEOTEXTILE FABRIC - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN VEHICLE WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

1 STABILIZED CONSTRUCTION ENTRANCE
(NOT TO SCALE)



DEWATERING DETAIL NOTES:
1. DIRT BAG MATERIAL BASED ON PARTICLE SIZE IN DIRTY WATER, I.E. FOR COARSE PARTICLES A WOVEN MATERIAL IS PREFERRED; FOR SILTS/CLAYS A NON-WOVEN MATERIAL SHOULD BE IMPLEMENTED.
2. DO NOT OVER PRESSURIZE DIRT BAG OR USE BEYOND CAPACITY.
3. LOCATE DISCHARGE SITE AS INDICATED ON THE SITE GRADING PLAN.
4. DOWN GRADIENT RECEIVING AREA MUST BE WELL VEGETATED OR OTHERWISE STABLE FROM EROSION, E.G., PERMANENT VEGETATION OR COARSE GRAVEL/STONE.
5. DISCHARGE OF DEWATERING ACTIVITIES PROHIBITED WITHIN 25' OF A NATURAL RESOURCE.

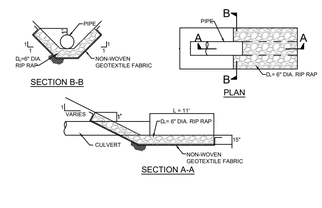
4 EXCAVATION DEWATERING DETAIL
(NOT TO SCALE)



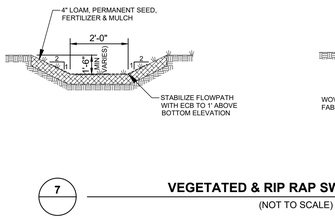
CONCRETE WASHOUT AREA INSTALLATION AREA:
1. CONCRETE WASHOUT AREAS ARE TO BE INSTALLED AT SUBSTATION SITE, LAYDOWN AREA AND WHEREVER ELSE CONCRETE IS USED FOR THE PROJECT.
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THE SITE.
3. VEHICLE TRACKING CONTROL IS REQUIRED AT THE ACCESS POINT
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. MATERIAL EXCAVATED TO CREATE CONCRETE WASHOUT PIT SHALL BE UTILIZED TO CONSTRUCT PERIMETER BERM AROUND PIT.

CONCRETE WASHOUT AREA MAINTENANCE NOTES:
1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, REMOVE ALL CONCRETE, COVER THE DISTURBED AREA WITH TOPSOIL, DRILL SEED AND CRIMP MULCH OR OTHERWISE STABILIZE IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

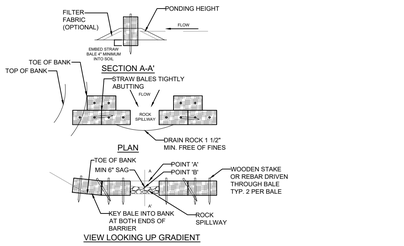
6 CONCRETE WASHOUT AREA
(NOT TO SCALE)



10 CULVERT INLET/OUTLET PROTECTION
(NOT TO SCALE)

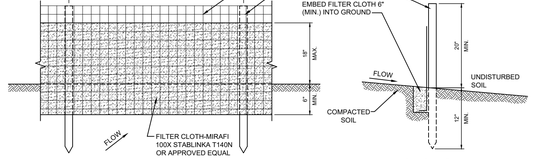


7 VEGETATED & RIP RAP SWALE DETAILS
(NOT TO SCALE)



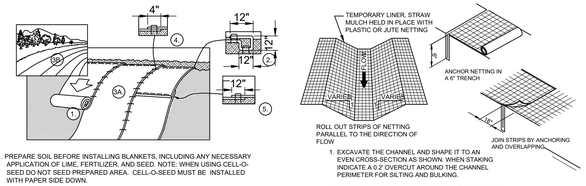
NOTES:
1. PLACE BALES PERPENDICULAR TO FLOW.
2. EMBED THE BALE 4" INTO THE SOIL AND KEY THE END BALES INTO THE SOIL AND "KEY" THE END BALES INTO THE CHANNEL BANKS TO PREVENT FLOW AROUND THE BALES.
3. BALES PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING.
4. POINT "A" SHALL BE HIGHER THAN POINT "B."
5. SPILLWAY HEIGHT SHALL NOT EXCEED 24".
6. SILT FENCE MAY BE USED IN LIEU OF BALES (FOLLOW SAME GUIDELINES).

11 SEMI-PERVIOUS SEDIMENT BARRIER DETAIL
(NOT TO SCALE)



1. WOVEN WIRE FENCE TO BE FASTENED TO FENCE POSTS WITH WIRE TIES OR STAPLES.	POSTS:	STEEL "T" OR "U" TYPE OR 2" HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MIDSECTION.	FENCE:	WOVEN WIRE. 14 1/2 GA 6" MAX MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.	FILTER CLOTH:	FILTER X, MIRAFI 100X, STABLINKA T140N OR APPROVED EQUAL.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BUILD-UP REACHES 1/3 THE HEIGHT OF THE FENCE.	PREFABRICATED:	ENVIROFENCE OR APPROVED EQUAL

2 SILT FENCE DETAIL
(NOT TO SCALE)

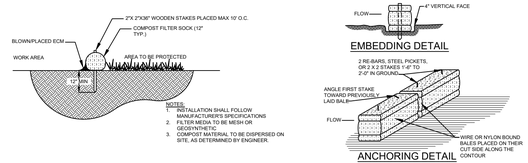


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 12" DEEP X 12" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN THE SLOPE. HORIZONTAL (B) INSTALLATION MAY BE APPROPRIATE IN SOME INSTANCES AS APPROVED BY THE ENGINEER. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH A MINIMUM OF 4"-6" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 12" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.

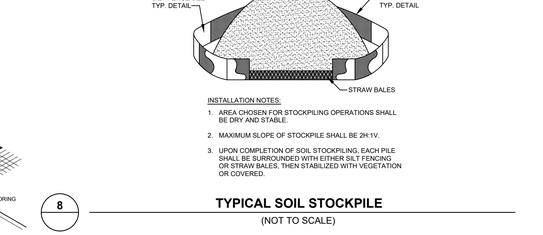
NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

1. EXCAVATE THE CHANNEL AND SHAPE IT TO AN EVEN CROSS-SECTION AS SHOWN. WHEN STAKING INDICATE A 0.2' OVERCUT AROUND THE CHANNEL PERIMETER FOR SILTING AND BULKING.
2. GRADE SOIL AWAY FROM CHANNEL SO THAT SURFACE WATER MAY ENTER FREELY.
3. APPLY LIME, FERTILIZER AND SEED TO THE CHANNEL AND ADJOINING AREAS IN ACCORDANCE WITH THE EROSION CONTROL PLAN.
4. SPREAD HAY OR STRAW MULCH AT THE RATE OF 100LB/1000 SF.
5. HOLD MULCH IN PLACE IMMEDIATELY AFTER SPREADING WITH A PLASTIC NETTING INSTALLED AS SHOWN.
6. START LAYING THE NET FROM THE TOP OF THE UPSTREAM END OF THE CHANNEL AND UNROLL IT DOWN GRADE. DO NOT STRETCH THE NETTING.
7. BURY THE UP SLOPE END AND STAPLE THE NET EVERY 12" ACROSS THE TOP END, EVERY 3 FT AROUND THE EDGES AND ACROSS THE NET SO THAT THE STRAW IS HELD CLOSELY AGAINST THE SOIL. HOWEVER, DO NOT STRETCH THE NETTING WHEN STAPLING.
8. NETTING STRIPS SHOULD BE JOINED TOGETHER ALONG THE SIDES WITH A 3" OVERLAP AND STAPLED TOGETHER.
9. TO JOIN ENDS OF STRIPS, INSERT A NEW ROLL OF NET IN A TRENCH AS WITH THE UP SLOPE END AND OVERLAP IT 18" WITH THE PREVIOUSLY LAID UPPER ROLL. TURN UNDER 6" OF THE 18" OVERLAP AND STAPLE EVERY 12" ACROSS THE END.

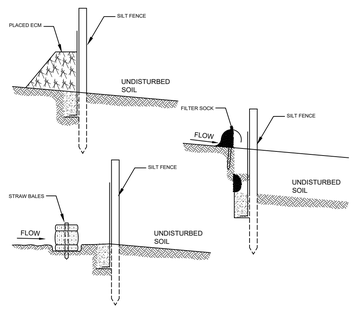
5 EROSION CONTROL BLANKET & GRASS LINED DITCH
(NOT TO SCALE)



3 COMPOST FILTER SOCK & STRAW BALE BARRIER
(NOT TO SCALE)



8 TYPICAL SOIL STOCKPILE
(NOT TO SCALE)



9 PAIRED PERIMETER CONTROLS FOR CRITICAL AREAS
(NOT TO SCALE)

PERMITTING
NOT FOR CONSTRUCTION

811 DigSafe

SEAL:

STATE OF MAINE
THOMAS N. DANIELS, JR.
2025
2025-11-05
LICENSED PROFESSIONAL ENGINEER

NO.	BY	DATE	REVISION	APP'D

PROJECT:
AUBURN RENEWABLES 2, LLC
PENLEY CORNER ROAD SOLAR GENERATION FACILITY PROJECT
PROPOSED 0.999 MW AC SOLAR ARRAY
100 PENLEY CORNER ROAD, AUBURN

TITLE:
EROSION & SEDIMENT CONTROL DETAILS

DRAWN BY:	DO/AFC	PROJ. NO.:	683959
CHECKED BY:	TND		
APPROVED BY:	TND		C-302
DATE:	NOVEMBER 2025		

TRC
249 Western Ave.
Augusta, ME 04330
Phone: 207.621.7000
www.trccompanies.com

FILE NO.: 683959-G-SHEETS.dwg

24:05 — USER: ACadogan — ATTACHED XREFS: ...\Maine outline w Town boundaries — ATTACHED IMAGES: ...\Aerial, DigSafe, trc20251105;
DRAWING NAME: \\AUGUSTA-VFP2\Environmental\RMD\ENV RMD Projects\Nexamp\683959 - Auburn Renewables 2 - Auburn, ME\10-DWG\ 683959-G-SHEETS.dwg --- PLOT DATE: November 05, 2025 - 11:28AM --- LAYOUT: C-302
Version: 2017-10-21

24x36 — USER: ACdesgn — ATTACHED XREFS: 683959-EXISTING, 683959-SURVEY, 683959-NATURAL-RESOURCES, 683959-BASE - TRC 100 Penley Corner Road Auburn Draft 01-09-2020, 2025.10.30-14478AuburnRenewables2-C2Site1.dwt — ATTACHED IMAGES: DigSafe_EPS5226848_trc2025110S, DigSafe;
DRAWING NAME: \\AUGUSTA-VFP2\Environmental\RMD\ENV RMD Projects\Nexamp\683959 - Auburn Renewables 2 - Auburn, ME\10-DWG\ 683959-BASE.dwg — PLOT DATE: November 05, 2025 - 11:28AM — LAYOUT: C-400
Version: 2017-10-21

NOTES

1. THE PROJECT HORIZONTAL COORDINATE SYSTEM IS BASED ON NAD83 MAINE STATE PLANE (US SURVEY FEET, WEST, ME83-WF). ELEVATIONS ARE BASED ON NAD88 (US SURVEY FEET).
2. PROJECT PROPERTY BOUNDARIES ARE BASED UPON ON-THE-GROUND FIELD SURVEY COMPLETED BY JONES ASSOCIATES, INC. OF AUBURN, MAINE IN JANUARY 2020. SITE TOPOGRAPHIC INFORMATION IS BASED ON DRONE CONTOURS FLOWN BY JONES ASSOCIATES INC. WITHIN THE FIELD AREAS, AND NOAA LIDAR DATA. SURVEY INFORMATION OBTAINED FROM A COMBINATION OF CITY OF AUBURN TAX MAPS, FIELD SURVEY AND DEED RESEARCH. BOUNDARY SURVEY PLANS SEALED BY A LICENSED PROFESSIONAL LAND SURVEYOR ARE TO BE PROVIDED UNDER SEPARATE COVER.
3. ELECTRICAL EQUIPMENT LAYOUT & ARRAY LAYOUT WAS PROVIDED BY NEXAMP IN SEPTEMBER 2025.
4. SITE LAYOUT FEATURES SHOWN ARE PROVIDED FOR PROJECT PLANNING PURPOSES. FINAL SITE DESIGN IS SUBJECT TO AHJ APPROVAL AND EQUIPMENT PROCUREMENT.
5. CONTRACTOR SHALL REFER TO ELECTRICAL PLANS FOR LOCATION OF ALL ELECTRICAL COMPONENTS.

LOT COVERAGE

ACCESS DRIVE	SOLAR ARRAY	EQUIPMENT PAD
0.50 ac, 2.46%	3.82 ac, 19.0%	0.01 ac, 0.06%

0 40 80 120 160
SCALE IN FEET

PERMITTING
NOT FOR CONSTRUCTION

SEAL:
STATE OF MAINE — THOMAS N. DANIELS JR. — 14630 — 2025-11-05 — LICENSED PROFESSIONAL ENGINEER

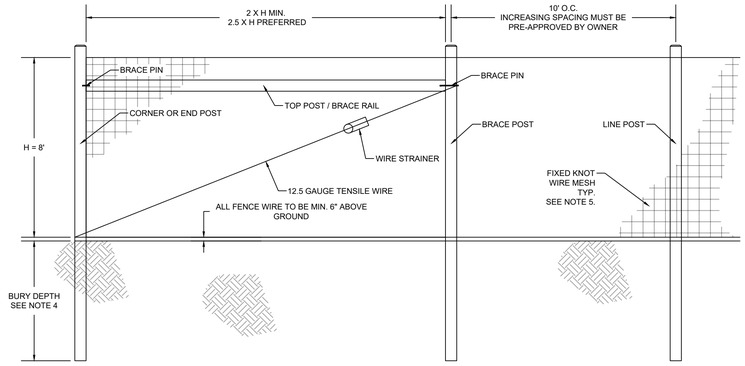
PROJECT:
AUBURN RENEWABLES 2, LLC
PENLEY CORNER ROAD SOLAR GENERATION FACILITY PROJECT
PROPOSED 0.999 MW AC SOLAR ARRAY
100 PENLEY CORNER ROAD, AUBURN

TITLE:
GRADING & DRAINAGE PLAN
PERMITTING

DRAWN BY:	DO/AFC	PROJ NO.:	683959
CHECKED BY:	TND		
APPROVED BY:	TND		C-400
DATE:	NOVEMBER 2025		

TRC
249 Western Ave
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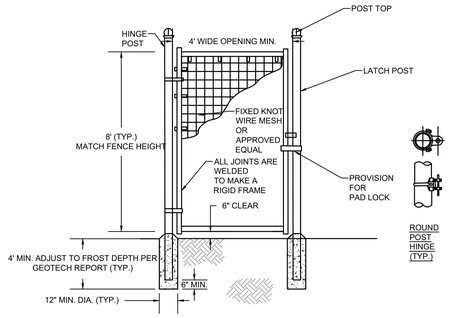
FILE NO.: 683959-BASE.dwg



1 FIXED KNOT FENCE WITH 6" WILDLIFE GAP DETAIL

(NOT TO SCALE)

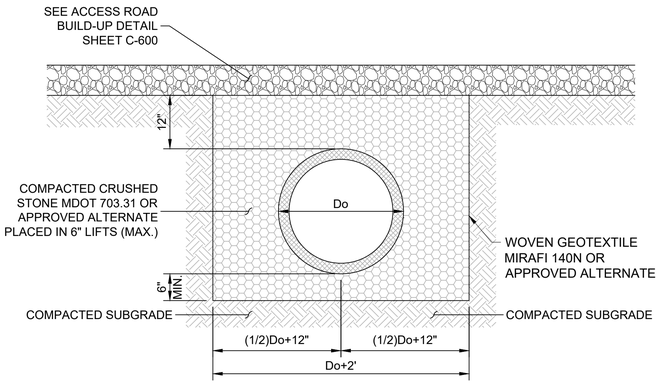
NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURES SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. ALL SQUARE POSTS TO BE MIN. 5"X5" NOMINAL SIZE OR ROUND POST WITH MIN. 5" OR 6" DIAMETER PRESSURE TREATED WOOD OR APPROVED EQUAL. PREFER POSTS TO HAVE A CHAMFERED TOP.
4. ALL LINE POST TO BE SET TO A MIN. DEPTH OF 4' BELOW GRADE, ALL CORNER, END OR GATE POSTS SHALL BE SET TO A MIN. DEPTH OF 6' BELOW GRADE, UNLESS OTHERWISE NOTED.
5. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK© PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL.
6. BRACING IS REQUIRED AT ALL CORNER, END, AND GATE POSTS. DOUBLE BRACING (TWO BRACE ASSEMBLIES IN A ROW) SHOULD BE USED FOR STRAIGHT RUNS OF FENCE THAT EXCEED 1,000 LF. AN ADDITIONAL BRACE ASSEMBLY SHOULD BE INSTALLED MID SPAN FOR STRAIGHT RUNS OF FENCE THAT EXCEED 1,320 LF. ADDITIONAL BRACING MAY BE STILL BE REQUIRED OVER UNEVEN TERRAIN. CONTRACTOR SHALL INSTALL ADDITIONAL BRACING AS NEEDED IF DEFLECTION IS NOTICED DURING TENSIONING.
7. PROVIDE A MINIMUM 6" OF CLEARANCE FROM FINAL GRADE TO FACILITATE WILDLIFE PASSAGE.



NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURES SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. HINGE POSTS MAY BE TIMBER IF CONTRACTOR DESIRES, TIMBER HINGE POSTS DO NOT NEED TO BE SET IN CONCRETE. UTILIZE HINGE THRU BOLTS TO CONNECT TO TIMBER HINGE POSTS OR LAG SCREWS, PER MANUFACTURERS RECOMMENDATIONS.
4. IF CONTRACTOR UTILIZES METAL HINGE POST THAN POSTS SHALL BE SET IN CONCRETE AS SHOWN ON DETAIL.
5. BRACING REQUIRED AT FOR ALL GATES. SEE FIXED KNOT FARM FENCE DETAIL.
6. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK© PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL.
7. BRACE RAILS AND/ OR TRUSS RODS ARE NOT SHOWN, MAY BE REQUIRED PER MANUFACTURES RECOMMENDATIONS
5. PROVIDE A MINIMUM 6" OF CLEARANCE FROM FINAL GRADE TO FACILITATE WILDLIFE PASSAGE.

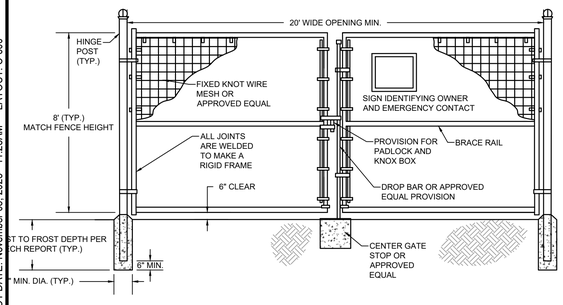
4 FIXED KNOT FENCE PERSONNEL GATE WITH 6" WILDLIFE GAP DETAIL

(NOT TO SCALE)



7 CULVERT TRENCH DETAIL

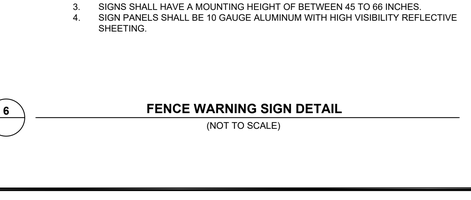
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NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURES SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. HINGE POSTS MAY BE TIMBER IF CONTRACTOR DESIRES, TIMBER HINGE POSTS DO NOT NEED TO BE SET IN CONCRETE. UTILIZE HINGE THRU BOLTS TO CONNECT TO TIMBER HINGE POSTS OR LAG SCREWS, PER MANUFACTURERS RECOMMENDATIONS.
4. IF CONTRACTOR UTILIZES METAL HINGE POST THAN POSTS SHALL BE SET IN CONCRETE AS SHOWN ON DETAIL.
5. BRACING REQUIRED AT FOR ALL GATES. SEE FIXED KNOT FARM FENCE WITH 6" WILDLIFE GAP DETAIL.
6. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK© PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL.
7. BRACE RAIL SHOWN FOR REFERENCE ADDITIONAL BRACE RAILS MAY BE REQUIRED (NOT SHOWN) OR TRUSS RODS MAY BE REQUIRED PER MANUFACTURES RECOMMENDATIONS
8. PROVIDE A MINIMUM 6" OF CLEARANCE FROM FINAL GRADE TO FACILITATE WILDLIFE PASSAGE.
9. ALL VEHICLE GATES TO HAVE LOCK WITH PROVISIONS FOR KNOX LOCK OR KNOX BOX AS COORDINATED WITH LOCAL FIRE DEPARTMENT.

2 20' WIDE DOUBLE SWING GATE WITH 6" WILDLIFE GAP DETAIL

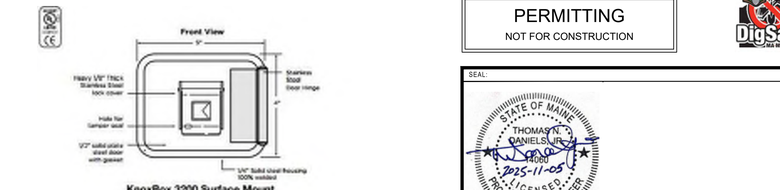
(NOT TO SCALE)



CONSTRUCTION NOTES:
1. MODIFIED MDOT 703.06 TYPE D SHALL HAVE A MAXIMUM PARTICLE SIZE OF 2 INCHES, AND 7 TO 12 PERCENT PASSING THE NO. 200 SIEVE.
2. GRAVEL SHALL CONFORM TO MDOT 703.06. AGGREGATE SHALL BE DURABLE CRUSHED ROCK CONSISTING OF THE ANGULAR FRAGMENTS OBTAINED BY BREAKING AND CRUSHING SOLID OR SHATTERED NATURAL ROCK, AND FREE FROM, A DETRIMENTAL QUANTITY OF THIN, FLAT, ELONGATED, OR OTHER OBJECTIONABLE PIECES.
3. GRAVEL SHALL BE COMPACTED TO 95% OF ASTM D1557 AND PLACED IN MAXIMUM COMPACTED LIFTS OF 9-INCHES.
4. VEGETATION AND TOPSOIL WITHIN LIMIT OF ROAD FILL SHALL BE STRIPPED PRIOR TO PLACEMENT OF SUBGRADE FILL.
5. SUBGRADE SHALL BE COMPACTED TO 95% OF ASTM D1557 TO A DEPTH OF 18-INCHES.

5 ACCESS ROAD BUILDUP

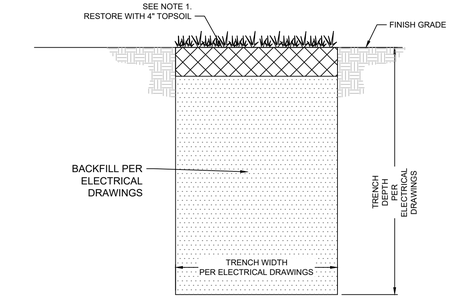
(NOT TO SCALE)



CONSTRUCTION NOTES:
1. BUILD-UP OF ACCESS ROAD SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ACCESS ROAD BUILD-UP DETAIL.
2. GRAVEL SURFACE SHALL BE SUPERELEVATED AND SLOPED A MINIMUM OF 2% AS INDICATED IN PLAN VIEW. CROSS SLOPE SHALL NOT EXCEED 4%.
3. VEGETATION AND TOPSOIL WITHIN LIMIT OF ROAD FILL SHALL BE REMOVED PRIOR TO PLACEMENT OF ROAD BUILD-UP MATERIALS AND USED IN SUPPORT OF STABILIZING ROADWAY SHOULDERS.
4. ROADWAY SHOULDER SHALL BE VEGETATED AND PREPARED TO DIRECT RUNOFF AS SHEETFLOW TO UNDISTURBED AREAS.
5. MAXIMUM ROADWAY SHOULDER SLOPES SHALL BE 3H:1V WITHIN ARRAY FIELD.

8 PROPOSED ACCESS ROAD DETAIL

(NOT TO SCALE)



CONSTRUCTION NOTES:
1. TRENCHING SHALL BE PERFORMED IN LAYERS TO FIRST REMOVE AND SET ASIDE TOPSOIL WITH VEGETATION FOR RE-USE, THEN EXCAVATE TO SPECIFIED DEPTH AS DEPICTED IN ELECTRICAL DRAWINGS. PLACE BACKFILL IN THE SAME ORDER RETURNING TOPSOIL AND VEGETATION TO THE SURFACE. MINIMUM 4" TOPSOIL LAYER SHALL BE PROVIDED.

3 TRENCH RESTORATION DETAIL

(NOT TO SCALE)

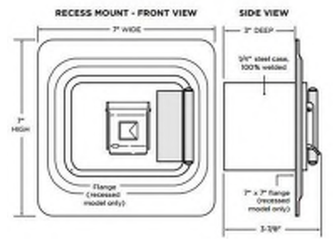


NOTES

1. SIGNS SHALL CONFORM TO THE 2013 OSHA AND ANSI REQUIREMENTS.
2. SIGNS SHALL BE 20" WIDE BY 14" HIGH.
3. SIGNS SHALL HAVE A MOUNTING HEIGHT OF BETWEEN 45 TO 66 INCHES.
4. SIGN PANELS SHALL BE 10 GAUGE ALUMINUM WITH HIGH VISIBILITY REFLECTIVE SHEETING.

6 FENCE WARNING SIGN DETAIL

(NOT TO SCALE)



9 PROPOSED KNOX BOX DETAIL

(NOT TO SCALE)

PERMITTING
NOT FOR CONSTRUCTION

811 DigSafe

SEAL:

STATE OF MAINE
THOMAS N. DANIELS JR.
2025-11-05
LICENSED PROFESSIONAL ENGINEER

NO.	BY	DATE	REVISION	APP'D

PROJECT:
AUBURN RENEWABLES 2, LLC
PENLEY CORNER ROAD SOLAR GENERATION FACILITY PROJECT
PROPOSED 0.999 MW AC SOLAR ARRAY
100 PENLEY CORNER ROAD, AUBURN

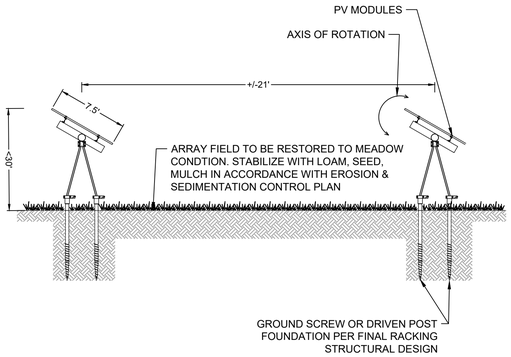
TITLE:
CIVIL DETAILS
PERMITTING

DRAWN BY:	DO/AFC	PROJ. NO.:	683959
CHECKED BY:	TND		
APPROVED BY:	TND		C-600
DATE:	NOVEMBER 2025		

TRC
249 Western Ave.
Augusta, ME 04330
Phone: 207.621.7000
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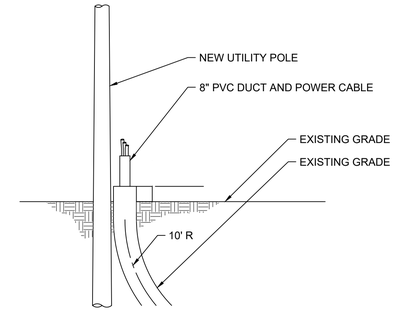
FILE NO.: 683959-DT.dwg

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DRAWING NAME: \\AUGUSTA-VFP2\Environmental\RMD\ENV RMD Projects\Nexamp\683959 - Auburn Renewables 2 - Auburn, ME\10-DWG\683959-DT.dwg --- PLOT DATE: November 05, 2025 - 11:28AM --- LAYOUT: C-600
Version: 2017-10-31



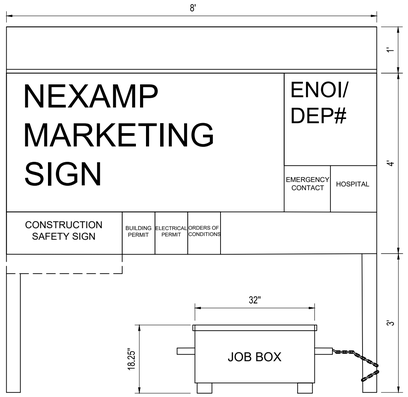
NOTE: CONTRACTOR SHALL REFER TO ELECTRICAL PLANS FOR ALL ELECTRICAL AND RACKING COMPONENTS.

1 **TYPICAL SINGLE AXIS TRACKING ARRAY ELEVATION DETAIL**
(NOT TO SCALE)

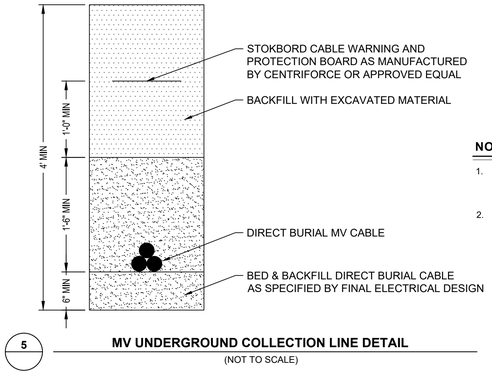


NOTES:
1. EXTEND CONCRETE ENCASED DUCTBANK TO APPROXIMATELY 1'-0" ABOVE GRADE. CONTINUE PVC DUCT BANK TO TERMINATION / TRIFURCATION.
2. TOP OF DUCT SHALL BE SEALED WITH APPROVED FIRE RETARDANT SEALER TERMINATION FITTING SUCH AS CONDULATOR BY ROBERT'S ELECTRIC PRODUCTS.

4 **UNDERGROUND TO OVERHEAD DETAIL**
(NOT TO SCALE)

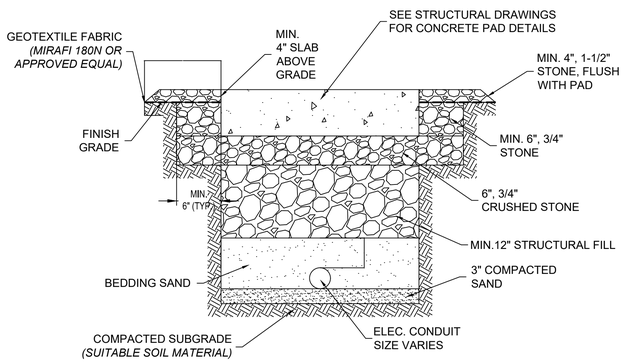


2 **NEXAMP JOB BOARD DETAIL**
(NOT TO SCALE)



NOTES
1. DETAILS THIS SHEET ARE FOR CONCEPTUAL AND ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT AND CONFIGURATION IS SUBJECT TO DETAILED ENGINEERING DESIGN, INTERCONNECTION AGREEMENT, AND FINAL AHJ APPROVAL.
2. FINAL EQUIPMENT CLEARANCES ARE SUBJECT TO AHJ APPROVAL AND NEC CODE COMPLIANCE.

5 **MV UNDERGROUND COLLECTION LINE DETAIL**
(NOT TO SCALE)



3 **TYPICAL EQUIPMENT PAD DETAIL**
(NOT TO SCALE)

PERMITTING
NOT FOR CONSTRUCTION

811 DigSafe

SEAL:

STATE OF MAINE
THOMAS N. DANIELS, JR.
14300
2025-11-05
LICENSED PROFESSIONAL ENGINEER

NO.	BY	DATE	REVISION	APP'D

PROJECT:
AUBURN RENEWABLES 2, LLC
PENLEY CORNER ROAD SOLAR GENERATION FACILITY PROJECT
PROPOSED 0.999 MW AC SOLAR ARRAY
100 PENLEY CORNER ROAD, AUBURN

TITLE:
CIVIL & PRELIMINARY ELECTRICAL DETAILS

PERMITTING

DRAWN BY:	DO/AFC	PROJ. NO.:	683959
CHECKED BY:	TND		
APPROVED BY:	TND		C-601
DATE:	NOVEMBER 2025		

TRC
249 Western Ave.
Augusta, ME 04330
Phone: 207.621.7000
www.trccompanies.com

FILE NO.: 683959-DT.dwg

24x36 ---- USER: ACadogan ---- ATTACHED XREFS: ---- ATTACHED IMAGES: DigSafe, Fence Signage, KNOXBOX, ind20251105.
DRAWING NAME: \AUGUSTA-VFP2\Environmental\RMD\ENV RMD Projects\Nexamp\683959 - Auburn Renewables 2 - Auburn, ME\10-DWG\683959-DT.dwg --- PLOT DATE: November 05, 2025 - 11:28AM --- LAYOUT: C-601
Version: 2017-10-21

City of Auburn, Maine
Office of Planning & Permitting
www.auburnmaine.gov | 60 Court Street
Auburn, Maine 04210 207.333.6601

To: Auburn Planning Board
From: David Hediger, Director of Planning
Re: ZONING MAP AMENDMENT: Initiated by the City Council at the request of the Auburn-Lewiston Municipal Airport pursuant to Chapter 60, Article XVII, Division 2, Amendment to the Zoning Ordinance or Zoning Map. The intent is to amend the map on approximately 27 acres from either Suburban Residential (parcel I.D. 156-015) or Low-Density Country Residential (parcel I.D. 107-011) to the Industrial zoning district for the purpose of conforming all land owned by the Auburn Lewiston Municipal Airport to the Industrial Zone

Date: December 3, 2025

PROPOSAL
At the request of the Auburn–Lewiston Municipal Airport, the Auburn City Council voted unanimously on October 6, 2025, to direct staff to prepare a zoning map amendment for public hearing and Planning Board recommendation, pursuant to Chapter 60, Article XVII, Division 2 of the Auburn Zoning Ordinance.

The proposal seeks to rezone approximately 27 acres of Airport-owned land from:
- Suburban Residential (Parcel ID: 156-015), and
- Low-Density Country Residential (Parcel ID: 107-011)
  to the Industrial zoning district.

Both parcels are currently split-zoned (residential/industrial) and are owned by the Airport. The intent is to bring all Airport owned land into full compliance by designating it entirely as Industrial Zone.

ZONING CONSIDERATIONS
Two Airport-owned parcels in Auburn are partially zoned for residential use:
- Roundy Property (parcel I.D. 156-015)
  - This lot consists of approximately 23.96 acres of which approximately 8.7 acres is zoned Suburban Residential
- 185 Foster Road (parcel I.D. 107-011)
  - This lot consists of approximately 76.29 acres of which approximately 18.5 acres is zoned Low Density Country Residential.

The Cities of Auburn and Lewiston, as joint Airport Sponsors, are federally obligated under FAA Grant Assurance 21 to prevent incompatible land uses, especially residential development, near the Auburn–Lewiston Municipal Airport. These obligations are tied to the Airport's eligibility for federal funding and are enforced through zoning and land use controls. The Airport notes that the residentially zoned portions of these lots are inconsistent and incompatible with FAA requirements and pose a compliance risk

The Airport is requesting the rezoning of these parcels to Industrial Zone to:

- Ensure compliance with FAA Grant Assurance 21
- Eliminate land use conflicts
- Protect future federal funding
- Maintain safety and operational efficiency
- Avoid development that could obstruct airspace or introduce noise-sensitive uses
- Support long-term Airport growth and funding
- Allow the Comprehensive Plan update to proceed without unresolved compliance issues

PLANNING BOARD ACTION

Zoning map amendments are made pursuant to Chapter 60, Article XVII, Division 2, Amendment to the Zoning Ordinance or Zoning Map. Amendments to the zoning map, may be initiated by the planning board on its own initiative or upon request by the city council or by a petition signed by not less than 25 registered voters of the city. In this case, the amendment was initiated by the City Council at the Airport's request. The Planning Board must, within 30 days of the public hearing, submit a written report and recommendation to the City Council.

STAFF RECOMMENDATIONS

This rezoning addresses an immediate FAA compliance issue and resolves broader land use concerns. Split-zoned properties often create confusion and allow for incompatible uses. Rezoning will:

- Improve land use consistency
- Support Airport operations
- Protect funding and safety

Suggested Motion:

I make a motion pursuant to Chapter 60, Article XVII, Division 2, Amendment to the Zoning Ordinance or Zoning Map to rezone approximately 27 acres from Suburban Residential (parcel I.D. 156-015) and Low-Density Country Residential (parcel I.D. 107-011)to the Industrial zoning district.

ORDER 93-10062025

City Council Order

IN COUNCIL

ORDERED, that the Auburn City Council directs staff to prepare a zoning map amendment for Public Hearing and a Recommendation by the Auburn Planning Board pursuant to Chapter 60, Article XVII, Division 2, Amendment to the Zoning Ordinance or Zoning Map. The intent is to amend the map on approximately 27 acres from either Suburban Residential (parcel I.D. 156-015) or Low-Density Country Residential (parcel I.D. 107-011) to the Industrial zoning district as shown on the attached maps. The area proposed to be rezoned encompasses the portions of the above referenced City Assessor's parcels not currently zoned Industrial. The purpose of this proposal is to conform all land owned by the Auburn Lewiston Municipal Airport to the Industrial Zone.

Passed 6-0, 10/6/25.

Richard S. Whiting, Ward One
Benjamin J. Weisner, Ward Four
Belinda A. Gerry, At Large

Timothy M. Cowan, Ward Two
Leroy G. Walker, Sr., Ward Five
Jeffrey D. Harmon, Mayor

Stephen G. Milks, Ward Three
Adam R. Platz, At Large
Phillip L. Crowell, Jr., City Manager

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TO: City of Auburn Planning Board
FROM: Jonathan P. LaBonte, C.M, A.C.E - Transportation Systems Director, City of Auburn and Airport Director, Auburn–Lewiston Municipal Airport
DATE: December 2, 2025
SUBJECT: FAA Grant Assurance 21 – Land Use Compatibility Considerations Relevant to Planning Board Review

Purpose
This memo supplements the request to Mayor Harmon and the City Council related to the rezoning of Airport-owned parcels. While the original request addresses the specific zoning action, this document provides broader context on the federal obligations of the Airport Sponsor, how those obligations relate to land use, and why they are relevant to the Planning Board's work—particularly in light of the City of Auburn's ongoing Comprehensive Plan update. This memo also references the CFR Part 77 Airspace Map included as an attachment and provides explanations of the various airspace "imaginary surfaces" shown in that map.

Key Definitions for Planning Board Members
What is an Airport Sponsor?
An Airport Sponsor is the public entity that owns or controls a public use airport and is legally responsible to the Federal Aviation Administration (FAA) for ensuring the airport is operated safely, efficiently, and in compliance with federal requirements. For the Auburn–Lewiston Municipal Airport, the Cities of Auburn and Lewiston jointly serve as the Airport Sponsors. Although the Airport is currently governed by a joint Airport Board established in 1979, the FAA holds the municipal governments responsible. Since July 1, 2024, the Airport has been managed directly by the City of Auburn under an Memorandum of Understanding (MOU) with the Airport Board of Directors though both cities remain obligated to maintain compliance.

What are FAA Grant Assurances?
Grant Assurances are a set of federal obligations that Airport Sponsors must agree to as a condition of receiving Airport Improvement Program (AIP) funding. They have been included in FAA grant agreements since the Airport and Airway Improvement Act of 1982. There are currently 40 Grant Assurances covering responsibilities such as safety, access, financial integrity, protection of airspace, and preventing diversion of airport revenues. Grant Assurance 21 specifically requires Airport Sponsors to restrict incompatible land uses near the airport.

Grant Assurance 21 – Compatible Land Use
Under Grant Assurance 21, Airport Sponsors must restrict the development or intensification of incompatible land uses near the airport. FAA identifies residential uses as incompatible due to noise sensitivity, overflight impacts, and safety considerations. This obligation applies to the airport influence area, not only Airport-owned property.

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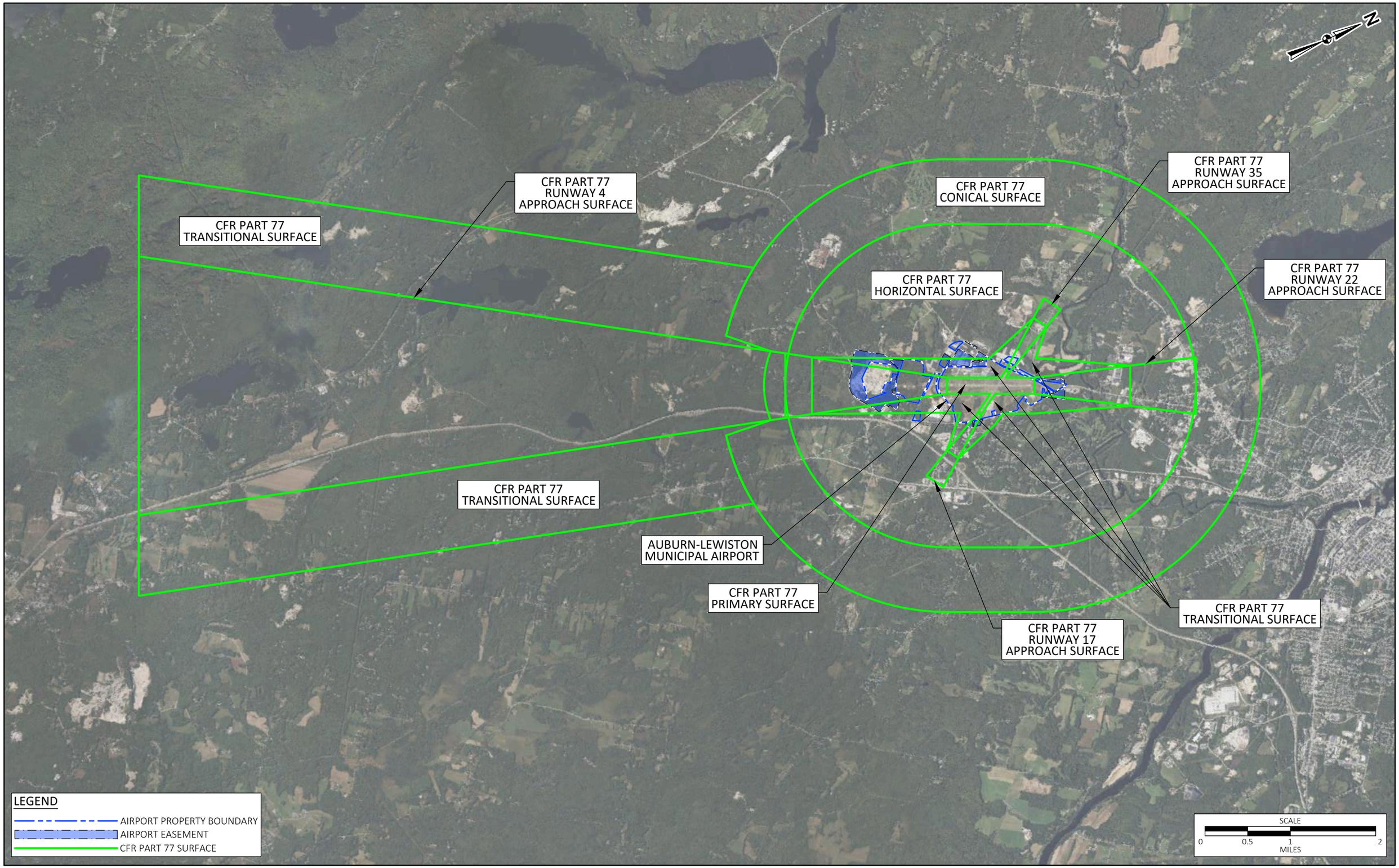
CFR Part 77 (Title 14)
This is the regulation that sets the rules for objects that could affect navigable airspace, including establishing standards for what counts as an obstruction and requiring notification for new construction. It defines imaginary "surfaces" above and around airports that need to be kept clear of obstructions for safety and mandates that anyone proposing a construction project that might exceed these limits must notify the Federal Aviation Administration (FAA).

There are multiple “imaginary surfaces” that rise in three dimensions around the Airport and extend well beyond Airport-owned property. These surfaces are shown in the attached map and are specific to the runways of the Auburn-Lewiston Municipal Airport and the approach and departure procedures. These surfaces include:
Primary Surface: Flat area surrounding each runway.
Approach Surfaces: Extend outward and upward from runway ends to protect landing and takeoff paths.
Transitional Surfaces: Slope upward from the sides of runways and approach areas.
Horizontal Surface: A flat plane 150 feet above airport elevation.
Conical Surface: A sloped surface extending outward from the horizontal surface for additional airspace protection.

Why Planning Board Review Matters
FAA compatibility obligations extend beyond Airport property. Planning Board decisions influence land-use compatibility across the airport influence area, affecting noise-sensitive uses, airspace obstruction risk, airport development potential, and federal compliance. The Airport has been actively participating in the Comprehensive Plan process, with subcommittees and Planning Department staff, along with our aviation engineering consultants. In addition, we have engaged other Maine communities with public-use airports to understand best practices that may be applied in Auburn. The FAA encourages embedding compatibility principles in comprehensive plans so zoning, ordinances, and development reviews remain aligned with federal expectations.

Conclusion
The near-term rezoning request for Airport-owned parcels was initiated in response to direct comments from FAA Office of Airports staff at the New England Regional Office. While that action addresses an immediate concern, the broader obligation under Grant Assurance 21 requires compatibility throughout the airport influence area. The Planning Board’s leadership in the Comprehensive Plan update will be essential to meeting federal expectations, protecting funding eligibility, and supporting the long-term development of the Auburn–Lewiston Municipal Airport.

Attachments:
Auburn Lewiston Municipal Airport CFR Part 77 Map



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TO: Mayor Jeff Harmon and Members of the Auburn City Council
FROM: Jonathan P. LaBonte, Airport Director, Auburn-Lewiston Municipal Airport
DATE: October 1st, 2025
SUBJECT: Rezoning of Airport-Owned Parcels to for Compliance with FAA Grant Assurances

Background
Under Federal Aviation Administration (FAA) Grant Assurance 21, the Cities of Auburn and Lewiston, as joint Airport Sponsors, are obligated to ensure safe and efficient airport operations by restricting incompatible land uses in the vicinity of the Airport. The FAA requires that Airport Sponsors take appropriate action, including the adoption of zoning measures, to prevent uses that could interfere with aircraft operations or create hazards.

Residential development is considered incompatible with airport operations under FAA guidance. Maintaining zoning that aligns with compatible aviation-related land uses is essential for safety, operational efficiency, and continued eligibility for federal aviation funding.

Current Issue
During a recent Airport Master Plan briefing, FAA staff noted concern that certain Airport-owned parcels within Auburn are currently zoned, at least in part, for residential use. Specifically:

- **Roundy Property (Tax Map 156, Lot 015)** – located at Hotel Road and Constellation Drive, Airport-owned, with portions currently zoned residential.
- **185 Foster Road (Tax Map 107, Lot 011)** – also Airport-owned, with partial residential zoning.

The presence of residential zoning on Airport-owned land is inconsistent with FAA expectations and creates a compliance issue under Grant Assurance 21.

Relationship to Comprehensive Plan Update
The City of Auburn is currently engaged in the development of its updated Comprehensive Plan, in which future land use and zoning policies will be discussed at length. The Airport looks forward to actively participating in that process to help ensure that long-term zoning and land use decisions are coordinated with aviation operations and FAA requirements.

While those broader discussions will shape the City's future vision, the immediate issue of residentially zoned Airport-owned parcels requires timely action to remain in compliance with FAA Grant Assurance 21.

Requested Action
The Auburn City Council has the authority to initiate zoning change requests to the Auburn Planning Board. On behalf of the Auburn-Lewiston Municipal Airport, I respectfully request that

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the Council initiate rezoning of the above-listed parcels to remove residential designations and align their classifications with uses compatible with aviation through the Industrial Zone designation.

Proactively addressing this matter will:

- Ensure compliance with FAA Grant Assurance 21.
- Reduce risk of conflicts between Airport operations and surrounding land uses.
- Protect future eligibility for federal aviation funding and support ongoing Airport development.
- Allow the City's Comprehensive Plan discussions to focus on broader regional and long-term planning issues, without leaving unresolved compliance concerns on Airport-owned property.

Recommendation: That the City Council initiate the rezoning process for the Roundy Property (Tax Map 156, Lot 15) and 185 Foster Road (Tax Map 107, Lot 011) to remove residential zoning and bring these parcels into compliance with FAA requirements by designating the entire parcels as Industrial Zone.

Board Action: The Auburn-Lewiston Municipal Airport Board of Directors voted unanimously to submit this request to the Auburn City Council.

Partnership Statement: The Auburn-Lewiston Municipal Airport is committed to working collaboratively with the City Council, Planning Board, and City staff during this rezoning effort, as well as through the Comprehensive Plan update process, to ensure that airport-related land use considerations are addressed in a way that supports both community development and aviation operations.

Attachments:

1. FAA Grant Assurances, which include the specific language of Assurance 21 – Land Use
2. Maps of Roundy Property (Tax Map 156, Lot 15) and 185 Foster Road (Tax Map 107, Lot 011)

ASSURANCES

AIRPORT SPONSORS

A. General.

1. These assurances shall be complied with in the performance of grant agreements for airport development, airport planning, and noise compatibility program grants for airport sponsors.
2. These assurances are required to be submitted as part of the project application by sponsors requesting funds under the provisions of Title 49, U.S.C., subtitle VII, as amended. As used herein, the term "public agency sponsor" means a public agency with control of a public-use airport; the term "private sponsor" means a private owner of a public-use airport; and the term "sponsor" includes both public agency sponsors and private sponsors.
3. Upon acceptance of this grant offer by the sponsor, these assurances are incorporated in and become part of this Grant Agreement.

B. Duration and Applicability.

1. Airport Development or Noise Compatibility Program Projects Undertaken by a Public Agency Sponsor.

The terms, conditions, and assurances of this Grant Agreement shall remain in full force and effect throughout the useful life of the facilities developed or equipment acquired for an airport development or noise compatibility program project, or throughout the useful life of the project items installed within a facility under a noise compatibility program project, but in any event not to exceed twenty (20) years from the date of acceptance of a grant offer of Federal funds for the project. However, there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport. There shall be no limit on the duration of the terms, conditions, and assurances with respect to real property acquired with federal funds. Furthermore, the duration of the Civil Rights assurance shall be specified in the assurances.

2. **Airport Development or Noise Compatibility Projects Undertaken by a Private Sponsor.**

The preceding paragraph (1) also applies to a private sponsor except that the useful life of project items installed within a facility or the useful life of the facilities developed or equipment acquired under an airport development or noise compatibility program project shall be no less than ten (10) years from the date of acceptance of Federal aid for the project.

3. **Airport Planning Undertaken by a Sponsor.**

Unless otherwise specified in this Grant Agreement, only Assurances 1, 2, 3, 5, 6, 13, 18, 23, 25, 30, 32, 33, 34, 37, and 40 in Section C apply to planning projects. The terms, conditions, and assurances of this Grant Agreement shall remain in full force and effect during the life of the project; there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport.

C. Sponsor Certification.

The sponsor hereby assures and certifies, with respect to this grant that:

1. General Federal Requirements

The Sponsor will comply with all applicable Federal laws, regulations, executive orders, policies, guidelines, and requirements as they relate to the application, acceptance, and use of Federal funds for this Grant. Performance under this agreement shall be governed by and in compliance with the following requirements, as applicable, to the type of organization of the Sponsor and any applicable sub-recipients. The applicable provisions to this agreement include, but are not limited to, the following:

FEDERAL LEGISLATION

a. 49 U.S.C. subtitle VII, as amended.

b. Davis-Bacon Act, as amended — 40 U.S.C. §§ 3141-3144, 3146, and 3147, et seq.[1]

c. Federal Fair Labor Standards Act – 29 U.S.C. § 201, et seq.

d. Hatch Act – 5 U.S.C. § 1501, et seq.[2]

e. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 U.S.C. 4601, et seq.[1, 2]

f. National Historic Preservation Act of 1966 – Section 106 – 54 U.S.C. § 306108.[1]

g. Archeological and Historic Preservation Act of 1974 – 54 U.S.C. § 312501, et seq.[1]

h. Native Americans Grave Repatriation Act – 25 U.S.C. § 3001, et seq.

i. Clean Air Act, P.L. 90-148, as amended – 42 U.S.C. § 7401, et seq.

j. Coastal Zone Management Act, P.L. 92-583, as amended – 16 U.S.C. § 1451, et seq.

k. Flood Disaster Protection Act of 1973 – Section 102(a) - 42 U.S.C. § 4012a.[1]

l. 49 U.S.C. § 303, (formerly known as Section 4(f)).

m. Rehabilitation Act of 1973 – 29 U.S.C. § 794.

n. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq.) (prohibits discrimination on the basis of race, color, national origin).

o. Americans with Disabilities Act of 1990, as amended, (42 U.S.C. § 12101 et seq.) (prohibits discrimination on the basis of disability).

p. Age Discrimination Act of 1975 – 42 U.S.C. § 6101, et seq.

q. American Indian Religious Freedom Act, P.L. 95-341, as amended.

r. Architectural Barriers Act of 1968, as amended – 42 U.S.C. § 4151, et seq.[1]

s. Powerplant and Industrial Fuel Use Act of 1978 – Section 403 – 42 U.S.C. § 8373.[1]

t. Contract Work Hours and Safety Standards Act – 40 U.S.C. § 3701, et seq.[1]

u. Copeland Anti-kickback Act – 18 U.S.C. § 874.[1]

v. National Environmental Policy Act of 1969 – 42 U.S.C. § 4321, et seq.[1]

w. Wild and Scenic Rivers Act, P.L. 90-542, as amended – 16 U.S.C. § 1271, et seq.

x. Single Audit Act of 1984 – 31 U.S.C. § 7501, et seq.[2]

y. Drug-Free Workplace Act of 1988 – 41 U.S.C. §§ 8101 through 8105.

z. The Federal Funding Accountability and Transparency Act of 2006, as amended (P.L. 109-282, as amended by section 6202 of P.L. 110-252).

aa. Civil Rights Restoration Act of 1987, P.L. 100-259.

bb. Infrastructure Investment and Jobs Act, P.L. 117-58, Title VIII.

cc. Build America, Buy America Act, P.L. 117-58, Title IX.

dd. Endangered Species Act – 16 U.S.C. 1531, et seq.

ee. Title IX of the Education Amendments of 1972, as amended – 20 U.S.C. 1681–1683 and 1685–1687.

ff. Drug Abuse Office and Treatment Act of 1972, as amended – 21 U.S.C. 1101, et seq.

gg. Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970, P.L. 91-616, as amended – 42 U.S.C. § 4541, et seq.

hh. Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970, P.L. 91-616, as amended – 42 U.S.C. § 4541, et seq.

ii. Appropriated Funds to Influence Certain Federal Contracting and Financial Transactions – 31 U.S.C. § 1352.

EXECUTIVE ORDERS

a. Executive Order 11990 – Protection of Wetlands

b. Executive Order 11988 – Floodplain Management

c. Executive Order 12372 – Intergovernmental Review of Federal Programs

d. Executive Order 12699 – Seismic Safety of Federal and Federally Assisted New Building Construction[1]

e. Executive Order 14005 – Ensuring the Future is Made in all of America by All of America's Workers

f. Executive Order 14149 – Restoring Freedom of Speech and Ending Federal Censorship

g. Executive Order 14151 – Ending Radical and Wasteful Government DEI Programs and Preferencing

h. Executive Order 14154 – Unleashing American Energy

i. Executive Order 14168 – Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government

j. Executive Order 14173 – Ending Illegal Discrimination and Restoring Merit-Based Opportunity

FEDERAL REGULATIONS

a. 2 CFR Part 180 – OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement).

b. 2 CFR Part 200 and 1201 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. [3, 4, 5]

c. 2 CFR Part 1200 – Nonprocurement Suspension and Debarment.

d. 14 CFR Part 13 – Investigative and Enforcement Procedures.

e. 14 CFR Part 16 – Rules of Practice for Federally-Assisted Airport Enforcement Proceedings.

f. 14 CFR Part 150 – Airport Noise Compatibility Planning.

g. 28 CFR Part 35 – Nondiscrimination on the Basis of Disability in State and Local Government Services.

h. 28 CFR § 50.3 – U.S. Department of Justice Guidelines for the Enforcement of Title VI of the Civil Rights Act of 1964.

i. 29 CFR Part 1 – Procedures for Predetermination of Wage Rates.[1]

j. 29 CFR Part 3 – Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States.[1]

k. 29 CFR Part 5 – Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction (Also Labor Standards Provisions Applicable to Nonconstruction Contracts Subject to the Contract Work Hours and Safety Standards Act).[1]

l. 41 CFR Part 60 – Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor (Federal and Federally-assisted contracting requirements).[1]

m. 49 CFR Part 20 – New Restrictions on Lobbying.

n. 49 CFR Part 21 – Nondiscrimination in Federally-Assisted Programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964.

o. 49 CFR Part 23 – Participation by Disadvantage Business Enterprise in Airport Concessions.

p. 49 CFR Part 24 – Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs.[1, 2]

q. 49 CFR Part 26 – Participation by Disadvantaged Business Enterprises in Department of Transportation Financial Assistance Programs.

r. 49 CFR Part 27 – Nondiscrimination on the Basis of Disability in Programs or Activities Receiving Federal Financial Assistance.[1]

s. 49 CFR Part 28 – Enforcement of Nondiscrimination on the Basis of Handicap in Programs or Activities Conducted by the Department of Transportation.

t. 49 CFR Part 30 – Denial of Public Works Contracts to Suppliers of Goods and Services of Countries That Deny Procurement Market Access to U.S. Contractors.

u. 49 CFR Part 32 – Governmentwide Requirements for Drug-Free Workplace (Financial Assistance).

v. 49 CFR Part 37 – Transportation Services for Individuals with Disabilities (ADA).

w. 49 CFR Part 38 – Americans with Disabilities Act (ADA) Accessibility Specifications for Transportation Vehicles.

x. 49 CFR Part 41 – Seismic Safety.

FOOTNOTES TO ASSURANCE (C)(1)

[1] These laws do not apply to airport planning sponsors.
[2] These laws do not apply to private sponsors.
[3] 2 CFR Part 200 contains requirements for State and Local Governments receiving Federal assistance. Any requirement levied upon State and Local Governments by this regulation shall apply where applicable to private sponsors receiving Federal assistance under Title 49, United States Code.
[4] Cost principles established in 2 CFR Part 200 subpart E must be used as guidelines for determining the eligibility of specific types of expenses.
[5] Audit requirements established in 2 CFR Part 200 subpart F are the guidelines for audits.

SPECIFIC ASSURANCES

Specific assurances required to be included in grant agreements by any of the above laws, regulations or circulars are incorporated by reference in this Grant Agreement.

2. Responsibility and Authority of the Sponsor.

a. Public Agency Sponsor:

It has legal authority to apply for this Grant, and to finance and carry out the proposed project; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.

b. Private Sponsor:

It has legal authority to apply for this Grant and to finance and carry out the proposed project and comply with all terms, conditions, and assurances of this Grant Agreement. It shall designate an official representative and shall in writing direct and authorize that person to file this application, including all understandings and assurances contained therein; to act in connection with this application; and to provide such additional information as may be required.

3. Sponsor Fund Availability.

It has sufficient funds available for that portion of the project costs which are not to be paid by the United States. It has sufficient funds available to assure operation and maintenance of items funded under this Grant Agreement which it will own or control.

4. Good Title.

a. It, a public agency or the Federal government, holds good title, satisfactory to the Secretary, to the landing area of the airport or site thereof, or will give assurance satisfactory to the Secretary that good title will be acquired.

b. For noise compatibility program projects to be carried out on the property of the sponsor, it holds good title satisfactory to the Secretary to that portion of the property upon which Federal funds will be expended or will give assurance to the Secretary that good title will be obtained.

5. Preserving Rights and Powers.

a. It will not take or permit any action which would operate to deprive it of any of the rights and powers necessary to perform any or all of the terms, conditions, and assurances in this Grant Agreement without the written approval of the Secretary, and will act promptly to acquire, extinguish or modify any outstanding rights or claims of right of others which would interfere with such performance by the sponsor. This shall be done in a manner acceptable to the Secretary.

b. Subject to 49 U.S.C. 47107(a)(16) and (x), it will not sell, lease, encumber, or otherwise transfer or dispose of any part of its title or other interests in the property shown on Exhibit A to this application or, for a noise compatibility program project, that portion of the property upon which Federal funds have been expended, for the duration of the terms, conditions, and assurances in this Grant Agreement without approval by the Secretary. If the transferee is found by the Secretary to be eligible under Title 49, United States Code, to assume the obligations of this Grant Agreement and to have the power, authority, and financial resources to carry out all such obligations, the sponsor shall insert in the contract or document transferring or disposing of the sponsor's interest, and make binding upon the transferee all of the terms, conditions, and assurances contained in this Grant Agreement.

c. For all noise compatibility program projects which are to be carried out by another unit of local government or are on property owned by a unit of local government other than the sponsor, it will enter into an agreement with that government. Except as otherwise specified by the Secretary, that agreement shall obligate that government to the same terms, conditions, and assurances that would be applicable to it if it applied directly to the FAA for a grant to undertake the noise compatibility program project. That agreement and changes thereto must be satisfactory to the Secretary. It will take steps to enforce this agreement against the local government if there is substantial non-compliance with the terms of the agreement.

d. For noise compatibility program projects to be carried out on privately owned property, it will enter into an agreement with the owner of that property which includes provisions specified by the Secretary. It will take steps to enforce this agreement against the property owner whenever there is substantial non-compliance with the terms of the agreement.

e. If the sponsor is a private sponsor, it will take steps satisfactory to the Secretary to ensure that the airport will continue to function as a public-use airport in accordance with these assurances for the duration of these assurances.

f. If an arrangement is made for management and operation of the airport by any agency or person other than the sponsor or an employee of the sponsor, the sponsor will reserve sufficient rights and authority to ensure that the airport will be operated and maintained in accordance with Title 49, United States Code, the regulations and the terms, conditions and assurances in this Grant Agreement and shall ensure that such arrangement also requires compliance therewith.

g. Sponsors of commercial service airports will not permit or enter into any arrangement that results in permission for the owner or tenant of a property used as a residence, or zoned for

residential use, to taxi an aircraft between that property and any location on airport. Sponsors of general aviation airports entering into any arrangement that results in permission for the owner of residential real property adjacent to or near the airport must comply with the requirements of Sec. 136 of Public Law 112-95 and the sponsor assurances.

6. **Consistency with Local Plans.**

   The project is reasonably consistent with plans (existing at the time of submission of this application) of public agencies that are authorized by the State in which the project is located to plan for the development of the area surrounding the airport.

7. **Consideration of Local Interest.**

   It has given fair consideration to the interest of communities in or near where the project may be located.

8. **Consultation with Users.**

   In making a decision to undertake any airport development project under Title 49, United States Code, it has undertaken reasonable consultations with affected parties using the airport at which project is proposed.

9. **Public Hearings.**

   In projects involving the location of an airport, an airport runway, or a major runway extension, it has afforded the opportunity for public hearings for the purpose of considering the economic, social, and environmental effects of the airport or runway location and its consistency with goals and objectives of such planning as has been carried out by the community and it shall, when requested by the Secretary, submit a copy of the transcript of such hearings to the Secretary. Further, for such projects, it has on its management board either voting representation from the communities where the project is located or has advised the communities that they have the right to petition the Secretary concerning a proposed project.

10. **Metropolitan Planning Organization.**

    In projects involving the location of an airport, an airport runway, or a major runway extension at a medium or large hub airport, the sponsor has made available to and has provided upon request to the metropolitan planning organization in the area in which the airport is located, if any, a copy of the proposed amendment to the airport layout plan to depict the project and a copy of any airport master plan in which the project is described or depicted.

11. **Pavement Preventive Maintenance-Management.**

    With respect to a project approved after January 1, 1995, for the replacement or reconstruction of pavement at the airport, it assures or certifies that it has implemented an effective airport pavement maintenance-management program, and it assures that it will use such program for the useful life of any pavement constructed, reconstructed, or repaired with Federal financial assistance at the airport. It will provide such reports on pavement condition and pavement management programs as the Secretary determines may be useful.

12. **Terminal Development Prerequisites.**

    For projects which include terminal development at a public use airport, as defined in Title 49, it has, on the date of submittal of the project grant application, all the safety equipment required for

certification of such airport under 49 U.S.C. 44706, and all the security equipment required by rule or regulation, and has provided for access to the passenger enplaning and deplaning area of such airport to passengers enplaning and deplaning from aircraft other than air carrier aircraft.

13. Accounting System, Audit, and Record Keeping Requirements.

a. It shall keep all project accounts and records which fully disclose the amount and disposition by the recipient of the proceeds of this Grant, the total cost of the project in connection with which this Grant is given or used, and the amount or nature of that portion of the cost of the project supplied by other sources, and such other financial records pertinent to the project. The accounts and records shall be kept in accordance with an accounting system that will facilitate an effective audit in accordance with the Single Audit Act of 1984.

b. It shall make available to the Secretary and the Comptroller General of the United States, or any of their duly authorized representatives, for the purpose of audit and examination, any books, documents, papers, and records of the recipient that are pertinent to this Grant. The Secretary may require that an appropriate audit be conducted by a recipient. In any case in which an independent audit is made of the accounts of a sponsor relating to the disposition of the proceeds of a grant or relating to the project in connection with which this Grant was given or used, it shall file a certified copy of such audit with the Comptroller General of the United States not later than six (6) months following the close of the fiscal year for which the audit was made.

14. Minimum Wage Rates.

It shall include, in all contracts in excess of $2,000 for work on any projects funded under this Grant Agreement which involve labor, provisions establishing minimum rates of wages, to be predetermined by the Secretary of Labor under 40 U.S.C. 3141-3144, 3146, and 3147, Public Building, Property, and Works), which contractors shall pay to skilled and unskilled labor, and such minimum rates shall be stated in the invitation for bids and shall be included in proposals or bids for the work.

15. Veteran's Preference.

It shall include in all contracts for work on any project funded under this Grant Agreement which involve labor, such provisions as are necessary to insure that, in the employment of labor (except in executive, administrative, and supervisory positions), preference shall be given to Vietnam era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns owned and controlled by disabled veterans as defined in 49 U.S.C. 47112. However, this preference shall apply only where the individuals are available and qualified to perform the work to which the employment relates.

16. Conformity to Plans and Specifications.

It will execute the project subject to plans, specifications, and schedules approved by the Secretary. Such plans, specifications, and schedules shall be submitted to the Secretary prior to commencement of site preparation, construction, or other performance under this Grant Agreement, and, upon approval of the Secretary, shall be incorporated into this Grant Agreement. Any modification to the approved plans, specifications, and schedules shall also be subject to approval of the Secretary and incorporated into this Grant Agreement.

17. Construction Inspection and Approval.

It will provide and maintain competent technical supervision at the construction site throughout the project to assure that the work conforms to the plans, specifications, and schedules approved by the Secretary for the project. It shall subject the construction work on any project contained in an approved project application to inspection and approval by the Secretary and such work shall be in accordance with regulations and procedures prescribed by the Secretary. Such regulations and procedures shall require such cost and progress reporting by the sponsor or sponsors of such project as the Secretary shall deem necessary.

18. Planning Projects.

In carrying out planning projects:

a. It will execute the project in accordance with the approved program narrative contained in the project application or with the modifications similarly approved.

b. It will furnish the Secretary with such periodic reports as required pertaining to the planning project and planning work activities.

c. It will include in all published material prepared in connection with the planning project a notice that the material was prepared under a grant provided by the United States.

d. It will make such material available for examination by the public and agrees that no material prepared with funds under this project shall be subject to copyright in the United States or any other country.

e. It will give the Secretary unrestricted authority to publish, disclose, distribute, and otherwise use any of the material prepared in connection with this grant.

f. It will grant the Secretary the right to disapprove the sponsor's employment of specific consultants and their subcontractors to do all or any part of this project as well as the right to disapprove the proposed scope and cost of professional services.

g. It will grant the Secretary the right to disapprove the use of the sponsor's employees to do all or any part of the project.

h. It understands and agrees that the Secretary's approval of this project grant or the Secretary's approval of any planning material developed as part of this grant does not constitute or imply any assurance or commitment on the part of the Secretary to approve any pending or future application for a Federal airport grant.

19. Operation and Maintenance.

a. The airport and all facilities which are necessary to serve the aeronautical users of the airport, other than facilities owned or controlled by the United States, shall be operated at all times in a safe and serviceable condition and in accordance with the minimum standards as may be required or prescribed by applicable Federal, state, and local agencies for maintenance and operation. It will not cause or permit any activity or action thereon which would interfere with its use for airport purposes. It will suitably operate and maintain the airport and all facilities thereon or connected therewith, with due regard to climatic and flood conditions. Any proposal to temporarily close the airport for non-aeronautical purposes must first be approved by the Secretary. In furtherance of this assurance, the sponsor will have in effect arrangements for:

1. Operating the airport's aeronautical facilities whenever required;
2. Promptly marking and lighting hazards resulting from airport conditions, including temporary conditions; and
3. Promptly notifying pilots of any condition affecting aeronautical use of the airport. Nothing contained herein shall be construed to require that the airport be operated for aeronautical use during temporary periods when snow, flood, or other climatic conditions interfere with such operation and maintenance. Further, nothing herein shall be construed as requiring the maintenance, repair, restoration, or replacement of any structure or facility which is substantially damaged or destroyed due to an act of God or other condition or circumstance beyond the control of the sponsor.

b. It will suitably operate and maintain noise compatibility program items that it owns or controls upon which Federal funds have been expended.

20. Hazard Removal and Mitigation.

It will take appropriate action to assure that such terminal airspace as is required to protect instrument and visual operations to the airport (including established minimum flight altitudes) will be adequately cleared and protected by removing, lowering, relocating, marking, or lighting or otherwise mitigating existing airport hazards and by preventing the establishment or creation of future airport hazards.

21. Compatible Land Use.

It will take appropriate action, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft. In addition, if the project is for noise compatibility program implementation, it will not cause or permit any change in land use, within its jurisdiction, that will reduce its compatibility, with respect to the airport, of the noise compatibility program measures upon which Federal funds have been expended.

22. Economic Nondiscrimination.

a. It will make the airport available as an airport for public use on reasonable terms and without unjust discrimination to all types, kinds and classes of aeronautical activities, including commercial aeronautical activities offering services to the public at the airport.

b. In any agreement, contract, lease, or other arrangement under which a right or privilege at the airport is granted to any person, firm, or corporation to conduct or to engage in any aeronautical activity for furnishing services to the public at the airport, the sponsor will insert and enforce provisions requiring the contractor to:

1. Furnish said services on a reasonable, and not unjustly discriminatory, basis to all users thereof, and
2. Charge reasonable, and not unjustly discriminatory, prices for each unit or service, provided that the contractor may be allowed to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

c. Each fixed-based operator at the airport shall be subject to the same rates, fees, rentals, and other charges as are uniformly applicable to all other fixed-based operators making the same or similar uses of such airport and utilizing the same or similar facilities.

d. Each air carrier using such airport shall have the right to service itself or to use any fixed-based operator that is authorized or permitted by the airport to serve any air carrier at such airport.

e. Each air carrier using such airport (whether as a tenant, non-tenant, or subtenant of another air carrier tenant) shall be subject to such nondiscriminatory and substantially comparable rules, regulations, conditions, rates, fees, rentals, and other charges with respect to facilities directly and substantially related to providing air transportation as are applicable to all such air carriers which make similar use of such airport and utilize similar facilities, subject to reasonable classifications such as tenants or non-tenants and signatory carriers and non-signatory carriers. Classification or status as tenant or signatory shall not be unreasonably withheld by any airport provided an air carrier assumes obligations substantially similar to those already imposed on air carriers in such classification or status.

f. It will not exercise or grant any right or privilege which operates to prevent any person, firm, or corporation operating aircraft on the airport from performing any services on its own aircraft with its own employees (including, but not limited to maintenance, repair, and fueling) that it may choose to perform.

g. In the event the sponsor itself exercises any of the rights and privileges referred to in this assurance, the services involved will be provided on the same conditions as would apply to the furnishing of such services by commercial aeronautical service providers authorized by the sponsor under these provisions.

h. The sponsor may establish such reasonable, and not unjustly discriminatory, conditions to be met by all users of the airport as may be necessary for the safe and efficient operation of the airport.

i. The sponsor may prohibit or limit any given type, kind or class of aeronautical use of the airport if such action is necessary for the safe operation of the airport or necessary to serve the civil aviation needs of the public.

23. Exclusive Rights.

It will permit no exclusive right for the use of the airport by any person providing, or intending to provide, aeronautical services to the public. For purposes of this paragraph, the providing of the services at an airport by a single fixed-based operator shall not be construed as an exclusive right if both of the following apply:

a. It would be unreasonably costly, burdensome, or impractical for more than one fixed-based operator to provide such services, and

b. If allowing more than one fixed-based operator to provide such services would require the reduction of space leased pursuant to an existing agreement between such single fixed-based operator and such airport. It further agrees that it will not, either directly or indirectly, grant or permit any person, firm, or corporation, the exclusive right at the airport to conduct any aeronautical activities, including, but not limited to charter flights, pilot training, aircraft rental and sightseeing, aerial photography, crop dusting, aerial advertising and surveying, air carrier operations, aircraft sales and services, sale of aviation petroleum products whether or not

conducted in conjunction with other aeronautical activity, repair and maintenance of aircraft, sale of aircraft parts, and any other activities which because of their direct relationship to the operation of aircraft can be regarded as an aeronautical activity, and that it will terminate any exclusive right to conduct an aeronautical activity now existing at such an airport before the grant of any assistance under Title 49, United States Code.

24. Fee and Rental Structure.

It will maintain a fee and rental structure for the facilities and services at the airport which will make the airport as self-sustaining as possible under the circumstances existing at the particular airport, taking into account such factors as the volume of traffic and economy of collection. No part of the Federal share of an airport development, airport planning or noise compatibility project for which a Grant is made under Title 49, United States Code, the Airport and Airway Improvement Act of 1982, the Federal Airport Act or the Airport and Airway Development Act of 1970 shall be included in the rate basis in establishing fees, rates, and charges for users of that airport.

25. Airport Revenues.

a. All revenues generated by the airport and any local taxes on aviation fuel established after December 30, 1987, will be expended by it for the capital or operating costs of the airport; the local airport system; or other local facilities which are owned or operated by the owner or operator of the airport and which are directly and substantially related to the actual air transportation of passengers or property; or for noise mitigation purposes on or off the airport. The following exceptions apply to this paragraph:

   1. If covenants or assurances in debt obligations issued before September 3, 1982, by the owner or operator of the airport, or provisions enacted before September 3, 1982, in governing statutes controlling the owner or operator's financing, provide for the use of the revenues from any of the airport owner or operator's facilities, including the airport, to support not only the airport but also the airport owner or operator's general debt obligations or other facilities, then this limitation on the use of all revenues generated by the airport (and, in the case of a public airport, local taxes on aviation fuel) shall not apply.

   2. If the Secretary approves the sale of a privately owned airport to a public sponsor and provides funding for any portion of the public sponsor’s acquisition of land, this limitation on the use of all revenues generated by the sale shall not apply to certain proceeds from the sale. This is conditioned on repayment to the Secretary by the private owner of an amount equal to the remaining unamortized portion (amortized over a 20-year period) of any airport improvement grant made to the private owner for any purpose other than land acquisition on or after October 1, 1996, plus an amount equal to the federal share of the current fair market value of any land acquired with an airport improvement grant made to that airport on or after October 1, 1996.

   3. Certain revenue derived from or generated by mineral extraction, production, lease, or other means at a general aviation airport (as defined at 49 U.S.C. 47102), if the FAA determines the airport sponsor meets the requirements set forth in Section 813 of Public Law 112-95.

b. As part of the annual audit required under the Single Audit Act of 1984, the sponsor will direct that the audit will review, and the resulting audit report will provide an opinion concerning, the use of airport revenue and taxes in paragraph (a), and indicating whether funds paid or

transferred to the owner or operator are paid or transferred in a manner consistent with Title 49, United States Code and any other applicable provision of law, including any regulation promulgated by the Secretary or Administrator.

c. Any civil penalties or other sanctions will be imposed for violation of this assurance in accordance with the provisions of 49 U.S.C. 47107.

26. Reports and Inspections.

It will:

a. submit to the Secretary such annual or special financial and operations reports as the Secretary may reasonably request and make such reports available to the public; make available to the public at reasonable times and places a report of the airport budget in a format prescribed by the Secretary;

b. for airport development projects, make the airport and all airport records and documents affecting the airport, including deeds, leases, operation and use agreements, regulations and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request;

c. for noise compatibility program projects, make records and documents relating to the project and continued compliance with the terms, conditions, and assurances of this Grant Agreement including deeds, leases, agreements, regulations, and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request; and

d. in a format and time prescribed by the Secretary, provide to the Secretary and make available to the public following each of its fiscal years, an annual report listing in detail:

   1. all amounts paid by the airport to any other unit of government and the purposes for which each such payment was made; and

   2. all services and property provided by the airport to other units of government and the amount of compensation received for provision of each such service and property.

27. Use by Government Aircraft.

It will make available all of the facilities of the airport developed with Federal financial assistance and all those usable for landing and takeoff of aircraft to the United States for use by Government aircraft in common with other aircraft at all times without charge, except, if the use by Government aircraft is substantial, charge may be made for a reasonable share, proportional to such use, for the cost of operating and maintaining the facilities used. Unless otherwise determined by the Secretary, or otherwise agreed to by the sponsor and the using agency, substantial use of an airport by Government aircraft will be considered to exist when operations of such aircraft are in excess of those which, in the opinion of the Secretary, would unduly interfere with use of the landing areas by other authorized aircraft, or during any calendar month that:

a. Five (5) or more Government aircraft are regularly based at the airport or on land adjacent thereto; or

b. The total number of movements (counting each landing as a movement) of Government aircraft is 300 or more, or the gross accumulative weight of Government aircraft using the airport (the total movement of Government aircraft multiplied by gross weights of such aircraft) is in excess of five million pounds.

28. Land for Federal Facilities.

It will furnish without cost to the Federal Government for use in connection with any air traffic control or air navigation activities, or weather-reporting and communication activities related to air traffic control, any areas of land or water, or estate therein as the Secretary considers necessary or desirable for construction, operation, and maintenance at Federal expense of space or facilities for such purposes. Such areas or any portion thereof will be made available as provided herein within four months after receipt of a written request from the Secretary.

29. Airport Layout Plan.

a. The airport owner or operator will maintain a current airport layout plan of the airport showing:

   1. boundaries of the airport and all proposed additions thereto, together with the boundaries of all offsite areas owned or controlled by the sponsor for airport purposes and proposed additions thereto;

   2. the location and nature of all existing and proposed airport facilities and structures (such as runways, taxiways, aprons, terminal buildings, hangars and roads), including all proposed extensions and reductions of existing airport facilities;

   3. the location of all existing and proposed non-aviation areas and of all existing improvements thereon; and

   4. all proposed and existing access points used to taxi aircraft across the airport's property boundary.

b. Subject to subsection 49 U.S.C. 47107(x), the Secretary will review and approve or disapprove the plan and any revision or modification of the plan before the plan, revision, or modification takes effect.

c. The owner or operator will not make or allow any alteration in the airport or any of its facilities unless the alteration—

   1. is outside the scope of the Secretary's review and approval authority as set forth in subsection (x); or

   2. complies with the portions of the plan approved by the Secretary.

d. When the airport owner or operator makes a change or alteration in the airport or the facilities which the Secretary determines adversely affects the safety, utility, or efficiency of any federally owned, leased, or funded property on or off the airport and which is not in conformity with the airport layout plan as approved by the Secretary, the owner or operator will, if requested, by the Secretary:

   1. eliminate such adverse effect in a manner approved by the Secretary; or

   2. bear all costs of relocating such property or its replacement to a site acceptable to the Secretary and of restoring the property or its replacement to the level of safety, utility, efficiency, and cost of operation that existed before the alteration was made, except in the case of a relocation or replacement of an existing airport facility due to a change in the Secretary's design standards beyond the control of the airport sponsor.

30. Civil Rights.

It will promptly take any measures necessary to ensure that no person in the United States shall, on the grounds of race, color, and national origin (including limited English proficiency) in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d to 2000d-4); creed and sex per 49 U.S.C. 47123 and related requirements; age per the Age Discrimination Act of 1975 and related requirements; or disability per the Americans with Disabilities Act of 1990 and related requirements, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in any program and activity conducted with, or benefiting from, funds received from this Grant.

a. Using the definitions of activity, facility, and program as found and defined in 49 CFR 21.23(b) and 21.23(e), the sponsor will facilitate all programs, operate all facilities, or conduct all programs in compliance with all non-discrimination requirements imposed by or pursuant to these assurances.

b. Applicability

   1. Programs and Activities. If the sponsor has received a grant (or other federal assistance) for any of the sponsor's program or activities, these requirements extend to all of the sponsor's programs and activities.

   2. Facilities. Where it receives a grant or other federal financial assistance to construct, expand, renovate, remodel, alter, or acquire a facility, or part of a facility, the assurance extends to the entire facility and facilities operated in connection therewith.

   3. Real Property. Where the sponsor receives a grant or other Federal financial assistance in the form of, or for the acquisition of real property or an interest in real property, the assurance will extend to rights to space on, over, or under such property.

c. Duration.

   The sponsor agrees that it is obligated to this assurance for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or structures or improvements thereon, in which case the assurance obligates the sponsor, or any transferee for the longer of the following periods:

   1. So long as the airport is used as an airport, or for another purpose involving the provision of similar services or benefits; or

   2. So long as the sponsor retains ownership or possession of the property.

d. Required Solicitation Language. It will include the following notification in all solicitations for bids, Requests For Proposals for work, or material under this Grant Agreement and in all proposals for agreements, including airport concessions, regardless of funding source:

   "The (**[Selection Criteria: Sponsor Name]**), in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, all businesses will be afforded full and fair opportunity to submit bids in response to this invitation and no businesses will be discriminated against on the grounds of

race, color, national origin (including limited English proficiency), creed, sex , age, or disability in consideration for an award."

e. Required Contract Provisions.

1. It will insert the non-discrimination contract clauses requiring compliance with the acts and regulations relative to non-discrimination in Federally-assisted programs of the Department of Transportation (DOT), and incorporating the acts and regulations into the contracts by reference in every contract or agreement subject to the non-discrimination in Federally-assisted programs of the DOT acts and regulations.

2. It will include a list of the pertinent non-discrimination authorities in every contract that is subject to the non-discrimination acts and regulations.

3. It will insert non-discrimination contract clauses as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a sponsor.

4. It will insert non-discrimination contract clauses prohibiting discrimination on the basis of race, color, national origin (including limited English proficiency), creed, sex, age, or disability as a covenant running with the land, in any future deeds, leases, license, permits, or similar instruments entered into by the sponsor with other parties:

a. For the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and

b. For the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.

f. It will provide for such methods of administration for the program as are found by the Secretary to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the acts, the regulations, and this assurance.

g. It agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the acts, the regulations, and this assurance.

31. Disposal of Land.

a. For land purchased under a grant for airport noise compatibility purposes, including land serving as a noise buffer, it will dispose of the land, when the land is no longer needed for such purposes, at fair market value, at the earliest practicable time. That portion of the proceeds of such disposition which is proportionate to the United States' share of acquisition of such land will be, at the discretion of the Secretary, (1) reinvested in another project at the airport, or (2) transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order:

1. Reinvestment in an approved noise compatibility project;

2. Reinvestment in an approved project that is eligible for grant funding under 49 U.S.C. 47117(e);

3. Reinvestment in an approved airport development project that is eligible for grant funding under 49 U.S.C. 47114, 47115, or 47117;
4. Transfer to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport; or
5. Payment to the Secretary for deposit in the Airport and Airway Trust Fund.

If land acquired under a grant for noise compatibility purposes is leased at fair market value and consistent with noise buffering purposes, the lease will not be considered a disposal of the land. Revenues derived from such a lease may be used for an approved airport development project that would otherwise be eligible for grant funding or any permitted use of airport revenue.

b. For land purchased under a grant for airport development purposes (other than noise compatibility), it will, when the land is no longer needed for airport purposes, dispose of such land at fair market value or make available to the Secretary an amount equal to the United States' proportionate share of the fair market value of the land. That portion of the proceeds of such disposition which is proportionate to the United States' share of the cost of acquisition of such land will, upon application to the Secretary, be reinvested or transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order:
   1. Reinvestment in an approved noise compatibility project;
   2. Reinvestment in an approved project that is eligible for grant funding under 49 U.S.C. 47117(e);
   3. Reinvestment in an approved airport development project that is eligible for grant funding under 49 U.S.C. 47114, 47115, or 47117;
   4. Transfer to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport; or
   5. Payment to the Secretary for deposit in the Airport and Airway Trust Fund.
c. Land shall be considered to be needed for airport purposes under this assurance if (1) it may be needed for aeronautical purposes (including runway protection zones) or serve as noise buffer land, and (2) the revenue from interim uses of such land contributes to the financial self-sufficiency of the airport. Further, land purchased with a grant received by an airport operator or owner before December 31, 1987, will be considered to be needed for airport purposes if the Secretary or Federal agency making such grant before December 31, 1987, was notified by the operator or owner of the uses of such land, did not object to such use, and the land continues to be used for that purpose, such use having commenced no later than December 15, 1989.
d. Disposition of such land under (a), (b), or (c) will be subject to the retention or reservation of any interest or right therein necessary to ensure that such land will only be used for purposes which are compatible with noise levels associated with operation of the airport.

32. Engineering and Design Services.

If any phase of such project has received Federal funds under Chapter 471 subchapter 1 of Title 49 U.S.C., it will award each contract, or sub-contract for program management, construction

management, planning studies, feasibility studies, architectural services, preliminary engineering, design, engineering, surveying, mapping or related services in the same manner as a contract for architectural and engineering services is negotiated under Chapter 11 of Title 40 U S.C., or an equivalent qualifications-based requirement prescribed for or by the sponsor of the airport.

33. Foreign Market Restrictions.

It will not allow funds provided under this Grant to be used to fund any project which uses any product or service of a foreign country during the period in which such foreign country is listed by the United States Trade Representative as denying fair and equitable market opportunities for products and suppliers of the United States in procurement and construction.

34. Policies, Standards, and Specifications.

It will carry out any project funded under an Airport Improvement Program Grant in accordance with policies, standards, and specifications approved by the Secretary including, but not limited to, current FAA Advisory Circulars for AIP projects as of [Selection Criteria: Project Application Date].

35. Relocation and Real Property Acquisition.

a. It will be guided in acquiring real property, to the greatest extent practicable under State law, by the land acquisition policies in Subpart B of 49 CFR Part 24 and will pay or reimburse property owners for necessary expenses as specified in Subpart B.

b. It will provide a relocation assistance program offering the services described in Subpart C of 49 CFR Part 24 and fair and reasonable relocation payments and assistance to displaced persons as required in Subpart D and E of 49 CFR Part 24.

c. It will make available within a reasonable period of time prior to displacement, comparable replacement dwellings to displaced persons in accordance with Subpart E of 49 CFR Part 24.

36. Access By Intercity Buses.

The airport owner or operator will permit, to the maximum extent practicable, intercity buses or other modes of transportation to have access to the airport; however, it has no obligation to fund special facilities for intercity buses or for other modes of transportation.

37. Disadvantaged Business Enterprises.

The sponsor shall not discriminate on the basis of race, color, national origin, or sex, in the award and performance of any DOT-assisted contract covered by 49 CFR Part 26, or in the award and performance of any concession activity contract covered by 49 CFR Part 23. In addition, the sponsor shall not discriminate on the basis of race, color, national origin or sex in the administration of its Disadvantaged Business Enterprise (DBE) and Airport Concessions Disadvantaged Business Enterprise (ACDBE) programs or the requirements of 49 CFR Parts 23 and 26. The sponsor shall take all necessary and reasonable steps under 49 CFR Parts 23 and 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts, and/or concession contracts. The sponsor's DBE and ACDBE programs, as required by 49 CFR Parts 26 and 23, and as approved by DOT, are incorporated by reference in this agreement. Implementation of these programs is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the sponsor of its failure to carry out its approved program, the Department may impose sanctions as provided for under Parts 26 and 23 and may, in appropriate cases, refer the matter for

enforcement under 18 U.S.C. § 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. §§ 3801-3809, 3812).

38. Hangar Construction.

If the airport owner or operator and a person who owns an aircraft agree that a hangar is to be constructed at the airport for the aircraft at the aircraft owner's expense, the airport owner or operator will grant to the aircraft owner for the hangar a long term lease that is subject to such terms and conditions on the hangar as the airport owner or operator may impose.

39. Competitive Access.

a. If the airport owner or operator of a medium or large hub airport (as defined in 49 U.S.C. § 47102) has been unable to accommodate one or more requests by an air carrier for access to gates or other facilities at that airport in order to allow the air carrier to provide service to the airport or to expand service at the airport, the airport owner or operator shall transmit a report to the Secretary that:

   1. Describes the requests;
   2. Provides an explanation as to why the requests could not be accommodated; and
   3. Provides a time frame within which, if any, the airport will be able to accommodate the requests.

b. Such report shall be due on either February 1 or August 1 of each year if the airport has been unable to accommodate the request(s) in the six-month period prior to the applicable due date.

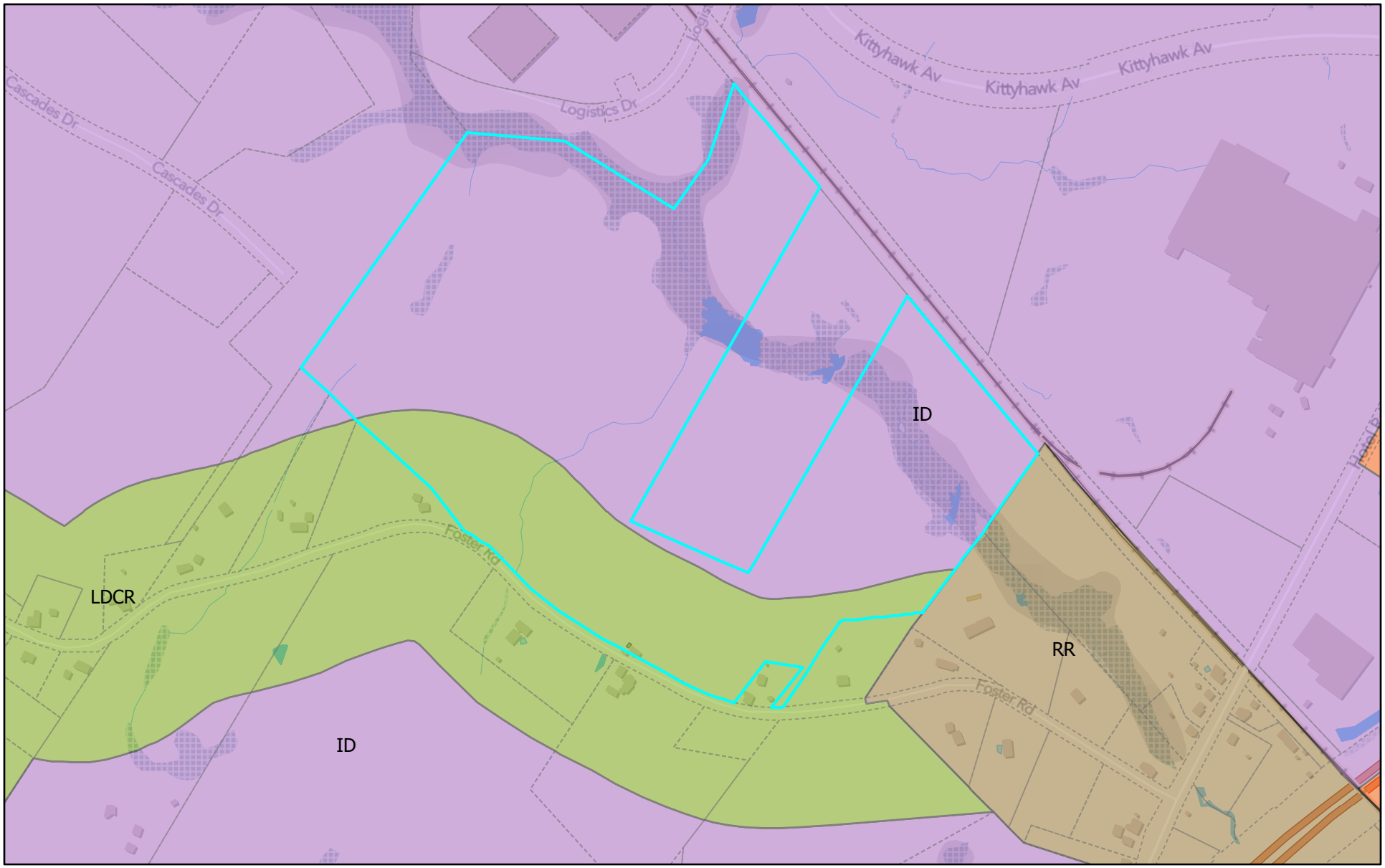
40. **Access to Leaded Aviation Gasoline**

a. If 100-octane low lead aviation gasoline (100LL) was made available at an airport, at any time during calendar year 2022, an airport owner or operator may not restrict or prohibit the sale of, or self-fueling with 100-octane low lead aviation gasoline.

b. This requirement remains until the earlier of December 31, 2030, or the date on which the airport or any retail fuel seller at the airport makes available an unleaded aviation gasoline that has been authorized for use by the FAA as a replacement for 100-octane low lead aviation gasoline for use in nearly all piston-engine aircraft and engine models; and meets either an industry consensus standard or other standard that facilitates the safe use, production, and distribution of such unleaded aviation gasoline, as determined appropriate by the FAA.

c. An airport owner or operator understands and agrees, that any violation of this grant assurance is subject to civil penalties as provided for in 49 U.S.C. § 46301(a)(8).

Foster Road Property - Residential Zoning



7/2/2025, 12:19:47 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Current Parcels _ Public

Auburn Zoning

GB - General Business

ID - Industrial

LDCR - Low Density Country Residential

RR - Rural Residential

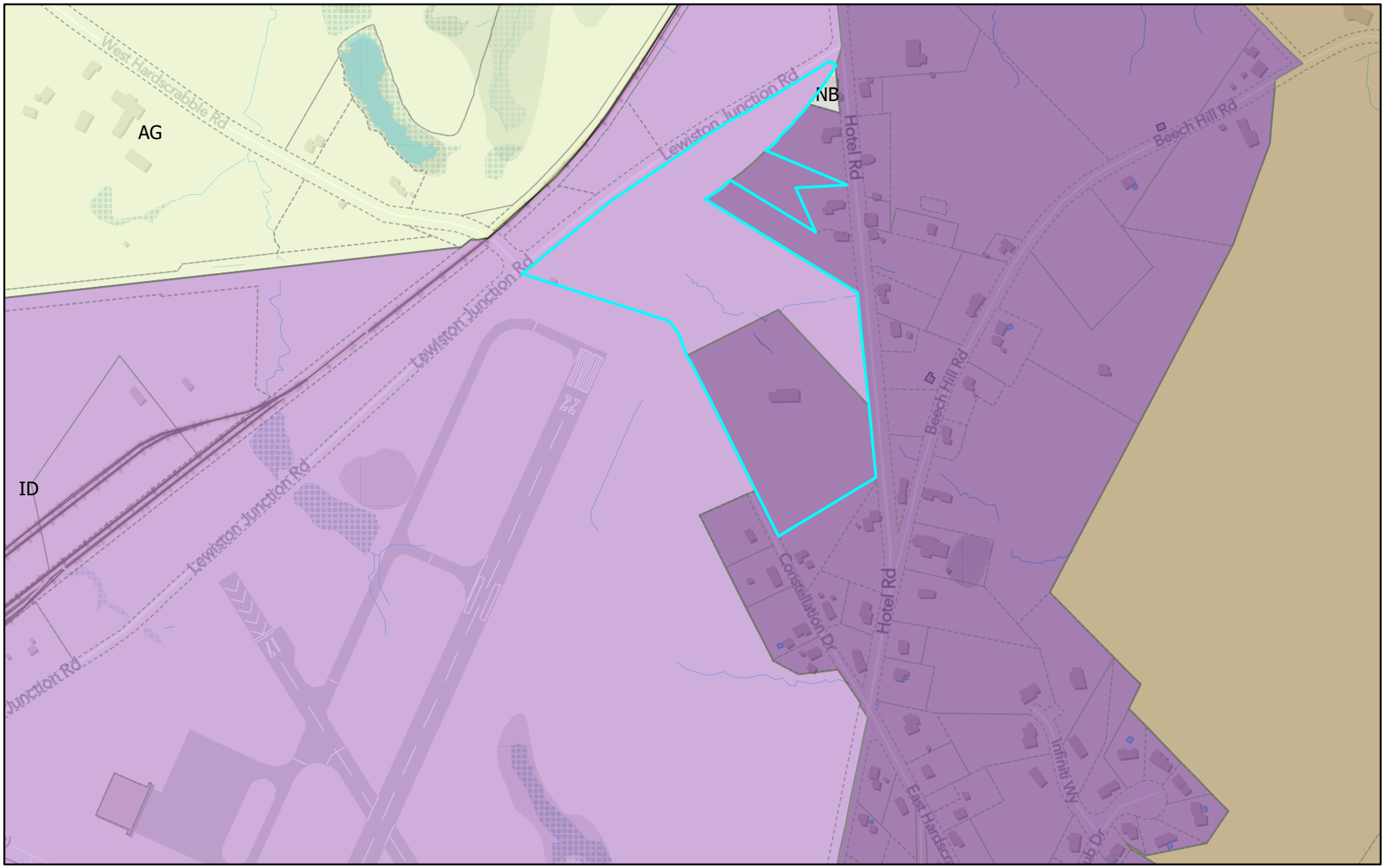
Wetlands

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS

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Roundy Property - Residential Zoning



7/2/2025, 12:12:23 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Current Parcels _ Public

Auburn Zoning

- AG - AGRICULTURE AND RESOURCE PROTECTION
- ID - Industrial
- NB - Neighborhood Business
- RR - Rural Residential
- SR - Suburban Residential
- Wetlands

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