



PLANNING BOARD AGENDA
January 13, 2026 – 6:00 p.m.
City Council Chambers, 60 Court Street

- 1. ROLL CALL**
- 2. MINUTES:** Acceptance of the December 9, 2025 meeting minutes.
- 3. PUBLIC HEARING/ SITE PLAN REVIEW/SUBDIVISION REVIEW:** 15 Academy Street (PID 230-132) Application by Gorrill Palmer on behalf of Auburn Town Center Apartments, LLC for final approval of 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.
- 4. PUBLIC HEARING: LAWPCA 230 Penley Corner Road (PID 137-032)** Application to cease operations of the composting facility on behalf of the Lewiston Auburn Clean Water Authority (LAWPCA). This property is located in the Agriculture and Resource Protection district. The submission serves to satisfy the condition of approval from the September, 2020 Planning Board meeting, which states, upon deactivation of the facility, a plan shall be provided to the City of Auburn that includes future use or demolition of the buildings and structures and disposal of any new waste materials on the site.
- 5. OTHER BUSINESS:**
Staff request that the Planning Board vote to initiate consideration of an amendment to Chapter 60, Sec. 60-42 Unsewered Lots, of Auburn’s Zoning Ordinance to allow for the development of lots under 20,000 square feet in specific instances, pursuant to Chapter 60, Sec. 60-1445.
- 6. PUBLIC COMMENT**
- 7. MISCELLANEOUS**
- 8. ADJOURNMENT**



PLANNING BOARD MINUTES - DRAFT December 9, 2025

1. **ROLL CALL:** Stacey LeBlanc (Chair), Ed Bearor (Associate Member), Riley Bergeron, Darren Finnegan, Bob Hayes, Bilal Hussein (Associate Member), and Paul Jacques

Absent: Tim DeRoche, Maureen Hopkins, and Ngengele Adlophe (Student Representative)

Staff members present: David Hediger (Planning Director) and Sam Peikes (Planning Coordinator)

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

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

Motion made by Ed Bearor and seconded by Bob Hayes to approve the November 10, 2025 minutes as amended Vote 7-0 Motion Carries

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.

David Hediger gave a staff report indicating this item is continued from the November 10, 2025 meeting and that the applicant addressed the board's concerns regarding financial capacity, form-based code requirements, and dumpster location.

Craig Sweet of Terradyn Consultants said they updated the renderings, shifted some parking near building 3 to keep the same number of parking spaces but move the dumpster to that location, and the applicant provided updated financial capacity.

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

There were no public comments.

**Motion made by Darren Finnegan and seconded by Bilal Hussein to close public comment:
Vote: 7-0 Motion Carries**

Motion made by Ed Bearor and seconded by Paul Jacques 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. Vote 7-0 Motion Carries

- 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.

David gave a staff report indicating this item is continued from the November 10, 2025 meeting and that the applicant addressed the board’s concerns regarding right, title, and interest, financial capacity, ownership and land lease, and open space requirements. The traffic impact analysis study is in progress and the applicant requested that it be made a condition of preliminary approval.

Craig Sweet of Terradyn Consultants reviewed the board’s concerns stating that they spoke to MDOT and they have preliminarily stated that the development is not expected to significantly impact the Danville Corner/Washing Street signal project and the applicant is requesting a condition for preliminary approval.

There was discussion about if the minimum lot sizes requirements are being met, the open space not being contiguous, the possibility of obtaining a fee in lieu of meeting the open space standards to go towards recreation, and getting something in writing from MDOT stating that this project is being considered and what impact it might have upon the planning process.

**Motion made by Riley Bergeron and seconded by Bob Hayes to open public comment:
Vote: 7-0 Motion Carries**

Stephen Beal of 575 Johnson Road– explained he spoke to Stephen Leberge of MDOT regarding the impending placement of a full control traffic light at the intersection of Washington Street, Beech Hill Road, and Danville Corner Road and expressed safety concerns he had as a citizen but he did not mention development project.

**Motion made by Riley Bergeron and seconded by Paul Jacques to close public comment:
Vote: 7-0 Motion Carries**

Motion made by Ed Bearor and seconded by Bilal Hussein 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 with the following additional conditions: Before final approval is given (1) a written opinion from MDOT be provided to the Planning Board indicating that the intersection of Washington Street and Danville Corner Road light project will not be adversely affected by this project, (2) the final plan show 2000 sf leased lot per single family dwelling, (3) the final plan depict an open space that is contiguous as required by the ordinance or that the applicant present an alternative plan or other proposal as allowed under Section 1367 of the zoning ordinance regarding recreation area and open space standards

**Motion made by Riley Bergeron seconded by Darren Finnegan to amend the motion to include the condition that a traffic impact analysis must be submitted to assess system impacts and identify improvements necessary to maintain acceptable service levels.
Vote 7-0 Motion Carries**

**Motion made by Bob Hayes seconded by Riley Bergeron to amend the motion to include the conditions that the final subdivision plan must be recorded at the Androscoggin County Registry of Deeds prior to issuance of building permits and water and sewer easements must be granted to the Auburn Water & Sewer District prior to activation of the mains
Vote 7-0 Motion Carries**

Vote on the original motion 7-0 Motion Carries

- 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.

David gave a staff report indicating this item is continued from the November 10, 2025 meeting and that the applicant addressed the board's concerns regarding parking deficiency, traffic and vehicle stacking at Main & Academy Street, financial capacity, and waiver for maximum building width. The applicant is working with the Police Department about how to address the sight distance.

Kaleb Bourassa of Gorrill Palmer reviewed and addressed the board's concerns stating that he is working with the Police Department on sight distance and that he will go along with any recommendations from them or the Board but that he does not think it's an uncommon condition for their to be temporary sight distance coming out onto Main Street where on street parking is allowed and that he does not think there will be an issue.

**Motion made by Riley Bergeron and seconded by Bilal Hussein to open public comment:
Vote: 7-0 Motion Carries**

There was no public comment.

**Motion made by Bob Hayes and seconded by Darren Finnegan to close public comment:
Vote: 7-0 Motion Carries**

**Motion made by Riley Bergeron and seconded by Bob Hayes 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 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.
Vote 7-0 Motion Carries**

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

David gave a staff report stating that there are several issues that remain that the applicant is working on to address regarding the site containing a large amount of wetlands, the applicant contributing to a fee-in-lieu of land being dedicated for open space, water and sewer system connection requirements, stormwater design or analysis not being provided, and sidewalk connection and horizontal curve requirements.

Eric Dube of Trillium Engineering Group reviewed the project stating that they are working with staff on the utility connectivity issues, and will work with them on options regarding stormwater requirements, that due to the lot area of the subdivision and the density proposed it's tough to meet the open space requirements and they are requesting a fee in lieu of, that the wetlands are under the threshold, and that they would like the Board's feedback, and that the items will be addressed before they come back for final approval.

Motion made by Darren Finnegan and seconded by Riley Bergeron to open public comment. Vote 7-0 Motion Carries

Chelsea Eaton of Trappe Road – asked for clarification on what the \$6,300 for the Recreation Department is for.

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

David explained because the applicant cannot provide the required amount of open space within the development, the ordinance gives them the ability to contribute fee in exchange for providing that open space and that fee can be used to provide recreation improvements somewhere.

Motion made by Bilal Hussein and seconded by Bob Hayes that the proposal meets the requirements of Sections 60-1277 and 60-1359 and preliminarily 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 with 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 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.

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

Vote 7-0 Motion Carries

- 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.

David gave a staff report indicating that the project was previously approved but the approval has expired. It was originally approved as a 2.5 megawatt facility so the requested .99 megawatt is a slightly smaller impervious area.

Henry Barrett of Nexamp explained the project is smaller due to impact study delays with CMP and the State changing rules on how big a project they could do and that they have gone through all the studies with CMP and signed an interconnection agreement with them.

Tom Daniels of TRC reviewed the site plan showing the changes that have been made since the original approval.

Motion made by Bob Hayes and seconded by Paul Jacques to open public comment:

Vote: 7-0 Motion Carries

Stephen Beal of 575 Johnson Road – asked why the application is being reviewed under the more general special exceptions provisions of the ordinance and not under the very specific provisions governing solar arrays in Section 145, Chapter 60.

Robert Parent of 1313 Riverside Drive – questioned how an industrial use can be put on agricultural land and expressed concern regarding how it would impact the value of his property.

Motion made by Bilal Hussein and seconded by Riley Bergeron to close public comment:

Vote: 7-0 Motion Carries

David explained that the applicant has addressed the criteria of 60-145, that section is referenced on page one of the staff report, but that the motion doesn't reference those criteria, and suggested to include that section in the motion. He also explained that the ordinance does allow solar projects in the agriculture zone if the requirements are met and once 1% of the land is developed with solar projects then there are additional criteria that would need to be met.

Motion made by Riley Bergeron and seconded by Bob Hayes to approve the Site Plan/Special Exception by Auburn Renewables 2, LLC to 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 as well as Section 60-4, Division 2, Section 145 with the condition that prior to 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. Vote 7-0 Motion Carries

- 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.

David gave a staff report explaining that the purpose of the rezoning is due to grant assistance for the airport to be in compliance with FAA requirements.

Motion made by Darren Finnegan and seconded by Paul Jacques 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.

Motion made by Darren Finnegan seconded by Bilal Hussein to suspend the motion. Vote 7-0 Motion Carries

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

There was no public comment

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

Motion made by Darren Finnegan and seconded by Bob Hayes 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. Vote 7-0 Motion Carries

5. PUBLIC COMMENT: None

6. MISCELLANEOUS: None

7. ADJOURNMENT

Motion made by Paul Jacques and seconded by Darren Finnegan to adjourn at 8:30 p.m. Vote: 7-0 Motion Carries

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.

DRAFT



To: Auburn Planning Board

From: Sam Peikes, Planning Coordinator

Re: PUBLIC HEARING/ SITE PLAN and FINAL 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 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: January 7, 2025

PROPOSAL

This item is continued from the December 9, 2025 meeting. Staff recommends the Board review the staff memo dated December 3, 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.

The project was last brought before the Planning Board for the December 9 meeting. At that meeting the Board granted preliminary approval on the application 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.



ITEMS ADDRESSED SINCE DECEMBER 9, 2025 HEARING

The applicant has addressed the following items since the last Public Hearing December 9:

1. Parking
 - The applicant has corresponded with the Police Department regarding the on-street parking requirements. The Department has no further needs.
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. The Police Department states in the attached email that it will be up to City administration to make a determination on how to proceed.
3. Waiver for Maximum Building Width
 - The applicant has presented a waiver request to allow for a 276-foot building width along Academy Street. The Board should be prepared to act on this waiver request at the meeting.

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. The applicant corresponded with the Police Department December 23, 2025 and they recommended to leave the Main Street parking as is.

- **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. Staff recommends that the Board 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. The applicant has provided a photometric plan submitted with the November 3, 2025 plan set, which demonstrates that lighting from the property will not create a nuisance to abutting properties.
- **Noise, Vibration, Odors and Air Pollution:** In accordance with Sec. 60-1037, noise levels in residential zones shall not exceed 50 dba measured at the property line. The applicant should ensure any noise from the property is mitigated as much as possible. The proposed development is not anticipated to generate vibration, odors or air pollution.
- **Building Design:** The Form Based Code T-4.2 is characterized by small to medium sized buildings that frame the street to create a traditional neighborhood feel. Buildings are encouraged to include stoops or porches, small front yards and frontage fences. The applicant has included a detailed rendering of the proposed building in the application package dated November 4, 2025. The proposed building facade length exceeds the standard in the ordinance. The applicant is proposing to mitigate this by breaking up the front facade with building undulation and additional tree plantings. The Board should be prepared to act on the applicant's waiver request and determine if the building design meets the standards of the ordinance.

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 recommends that the Planning Board act on the applicant's waiver requests pertaining to Sec 60-549-1 Building Front Setback, Building Width and Sec 60-549-2 Building Frontages based on the letter submitted with the previous application dated October 31, 2025 before granting final approval.

Suggested Motion Approval of Waiver Request:

I make a motion to **[approve/deny]** the proposed waiver request from Sec 60-549-1 Building Front Setback, Building Width and Sec 60-549-2 Building Frontage based on the written responses from the applicant in the submission dated November 4, 2025.

Suggested Motion Final Approval:

I make a motion to **[approve/approve with condition(s)/deny]** the proposal on behalf of Auburn Town Center Apartments, LLC for the construction of a 53-unit residential development at 15 Academy Street pursuant to Chapter 60 Article IV, Division 14 – Form Based Code, Article XVI, Division 2 – Site Plan Review, and Division 4- Subdivision 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.



300 Southborough Drive, Suite 200, South Portland, ME 04106
(207) 772-2515 | GorrillPalmer.com

December 29, 2025

Ms. Sam Peikes
Planning Coordinator

City of Auburn
60 Court Street
Auburn, ME 04210

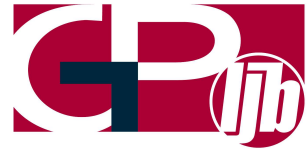
Subject: Auburn Town Center Apartments
15 Academy Street
Site/Subdivision Review Application

Dear Sam,

On behalf of **Auburn Town Center Apartments, LLC (Applicant)** our office is providing this letter requesting to be heard for final review by the Planning Board at their next available meeting on January 13th, 2026. As you are aware, this project received Preliminary Approval at the December 9th Planning Board meeting. Pursuant to our conversation after the Preliminary Plan approval, we understand no additional application materials need to be provided in support of the final review application.

As a brief summary to our previous submissions and conversations with the Board, we have provided additional information related to traffic queueing and capacity, driveway sight distance, financial capacity, offsite parking requirements, architectural updates, and the waiver request. One remaining item perhaps requiring additional input as enumerated by Planning Staff is regarding the sight distance conflict at the project driveway. We have reached out to the Police Department and confirmed that no change or removal of the on-street parking is necessary at this time. An email confirming this conclusion with the police department is provided with this letter.

We appreciate the opportunity to provide this update and look forward to being heard at the Planning Board's next available meeting on January 13th, 2026. If you require any additional information, please do not hesitate to contact me directly.



Sincerely,

GORRILL PALMER

A handwritten signature in black ink, appearing to read 'Kaleb Bourassa'.

Kaleb Bourassa, PE

Project Manager

Phone: 207-772-2515 x297

kbourassa@gorrillpalmer.com

cc: Matt Leonard, Auburn Town Center Apartments, LLC

Attachments: Police Correspondence

Kaleb Bourassa

From: Ben Quinnell <bquinnell@auburnmaine.gov>
Sent: Tuesday, December 23, 2025 8:25 AM
To: Kaleb Bourassa
Subject: Re: [External]RE: [External]RE: [External]RE: [External]RE: Planning Board Agenda and Packet

Good morning Kaleb,

The easiest way to go about this would be to leave the Main Street parking situation as it currently is. Any changes to the current format would need to be brought before the council for review and approval. The only "No Parking" condition listed in the current ordinance that is close to the area in question is:

On the westerly side beginning at the northerly curblineline of Academy Street and extending northerly for 68 feet

Lieutenant Benjamin Quinnell
Auburn Police Department
60 Court Street, Auburn, ME 04210
207.333.6650 X2066



The City of Auburn is subject to statutes relating to public records. E-mail sent or received by City employees are subject to these laws.

Senders and receivers of City e-mail should presume that messages are subject to release.

From: Kaleb Bourassa <kbourassa@gorrillpalmer.com>
Sent: Monday, December 22, 2025 11:21 AM
To: Ben Quinnell <bquinnell@auburnmaine.gov>
Subject: [External]RE: [External]RE: [External]RE: [External]RE: Planning Board Agenda and Packet

You don't often get email from kbourassa@gorrillpalmer.com. [Learn why this is important](#)

Hi Lieutenant,

I just called and left a message at your desk. I wanted to follow up with you on our recent exchange regarding this potential on-street parking conflict. Planning Staff are hoping that you and I may come to an agreement together as to best approach. In my opinion, I don't think any action is necessary based on the information below. Additionally, as I review on street-view it doesn't appear that technically the northwest side of Main Street is striped or signed for on-street parking. So, technically this is also a non-issue?

Can you let me know your thoughts?

Kaleb Bourassa | Project Manager



300 Southborough Drive, Suite 200 | South Portland, ME 04106
207.772.2515 x297 (office)
www.gorrillpalmer.com

From: Kaleb Bourassa <kbourassa@gorrillpalmer.com>
Sent: Sunday, December 7, 2025 1:50 PM
To: Ben Quinnell <bquinnell@auburnmaine.gov>
Subject: RE: [External]RE: [External]RE: [External]RE: Planning Board Agenda and Packet

Thanks, Lieutenant,

My opinion of this potential conflict is that this would not be an unordinary condition for most driveways in the downtown area where onstreet parking exists and, although it would be alleviated by the removal of an onstreet parking space, it may not warrant it understanding that this sight distance measurement only accounts for a specific location and height of measure at the driveway (10' from travel way and 3.25' off the ground) when in fact someone exiting the site would have the ability to also pull forward enough to see past the parked car and safely exit the driveway.

If it seems reasonable to you to keep the onstreet parking spaces given the above, I'd request perhaps you're approval of the same and I can report back to the Planning Dept. and Planning Board that we have at least discussed and intend to keep the onstreet parking spaces as is.

Thanks,

Kaleb Bourassa | Project Manager



300 Southborough Drive, Suite 200 | South Portland, ME 04106
207.772.2515 x297 (office)
www.gorrillpalmer.com

From: Ben Quinnell <bquinnell@auburnmaine.gov>
Sent: Tuesday, November 25, 2025 10:58 AM
To: Kaleb Bourassa <kbourassa@gorrillpalmer.com>
Subject: Re: [External]RE: [External]RE: [External]RE: Planning Board Agenda and Packet

Good morning, Kaleb,

I did meet with David in regard to the concerns. After meeting with him it is my understanding that the concern is regarding a few preexisting curbside parking spaces that are at or near the driveway exit. I discussed this concern with Deputy Chief Cogle to see what, if anything we might be able to do to help address this. I was informed that in order to add or remove designated parking areas; it would need to be approved at the city level and potentially a change to city ordinance. Ultimately, the city administration would have to make the determination on how to proceed.

Lieutenant Benjamin Quinnell

Auburn Police Department

60 Court Street, Auburn, ME 04210

207.333.6650 X2066



The City of Auburn is subject to statutes relating to public records. E-mail sent or received by City employees are subject to these laws.

Senders and receivers of City e-mail should presume that messages are subject to release.

From: Kaleb Bourassa <kbourassa@gorrillpalmer.com>
Sent: Monday, November 24, 2025 2:59 PM
To: Ben Quinnell <bquinnell@auburnmaine.gov>
Subject: [External]RE: [External]RE: [External]RE: Planning Board Agenda and Packet

You don't often get email from kbourassa@gorrillpalmer.com. [Learn why this is important](#)
Hi Lieutenant,

I just left a voicemail at your desk and wanted to follow up. Please let me know your thoughts and if the Police Department takes issue with the current sight distance which may potentially be obstructed for our proposed driveway onto Main Street. This is certainly an existing condition which I would think would be acceptable, however, interested to hear your thoughts and what I may be able to report back to the Planning Board and Planning Staff.

Thanks,

Kaleb Bourassa | Project Manager



300 Southborough Drive, Suite 200 | South Portland, ME 04106
207.772.2515 x297 (office)
www.gorrillpalmer.com

From: Kaleb Bourassa
Sent: Monday, November 17, 2025 3:17 PM
To: Ben Quinnell <bquinnell@auburnmaine.gov>
Subject: RE: [External]RE: [External]RE: Planning Board Agenda and Packet

Hi Ben,

I trust you've been caught up to speed as David Hediger has mentioned. I'm looking for some guidance on the on-street parking that has been identified to hinder the view from our driveway. Although it was identified in our analysis, what wasn't mentioned was that this is a pre-existing condition where our project driveway will remain in the same location as the existing driveway serving the site. If the City would like to remove the on-street parking space then we as the Applicant are certainly amenable to that approach. It would be good to understand how that would be done if that is the case.

Kaleb Bourassa | Project Manager



300 Southborough Drive, Suite 200 | South Portland, ME 04106
207.772.2515 x297 (office)
www.gorrillpalmer.com

From: David Hediger <dhediger@auburnmaine.gov>
Sent: Monday, November 17, 2025 3:13 PM
To: Kaleb Bourassa <kbourassa@gorrillpalmer.com>; Matt Leonard <mattjleonard@gmail.com>
Cc: Ben Quinnell <bquinnell@auburnmaine.gov>
Subject: RE: [External]RE: [External]RE: Planning Board Agenda and Packet

Kaleb:
Please reach out to Lieutenant Ben Quinnell (copied) at Auburn PD regarding the on-street parking between Elm and Academy. I provided him with a summary of the concerns.

Thanks.

David Hediger, Director of Planning
City of Auburn
60 Court Street, Auburn, ME 04210
207.333.6601 X1154

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 NOVEMBER 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.



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

A handwritten signature in black ink, appearing to read 'Kaleb Bourassa'.

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



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.

Christopher 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



Witness

CITY OF AUBURN

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: _____



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.

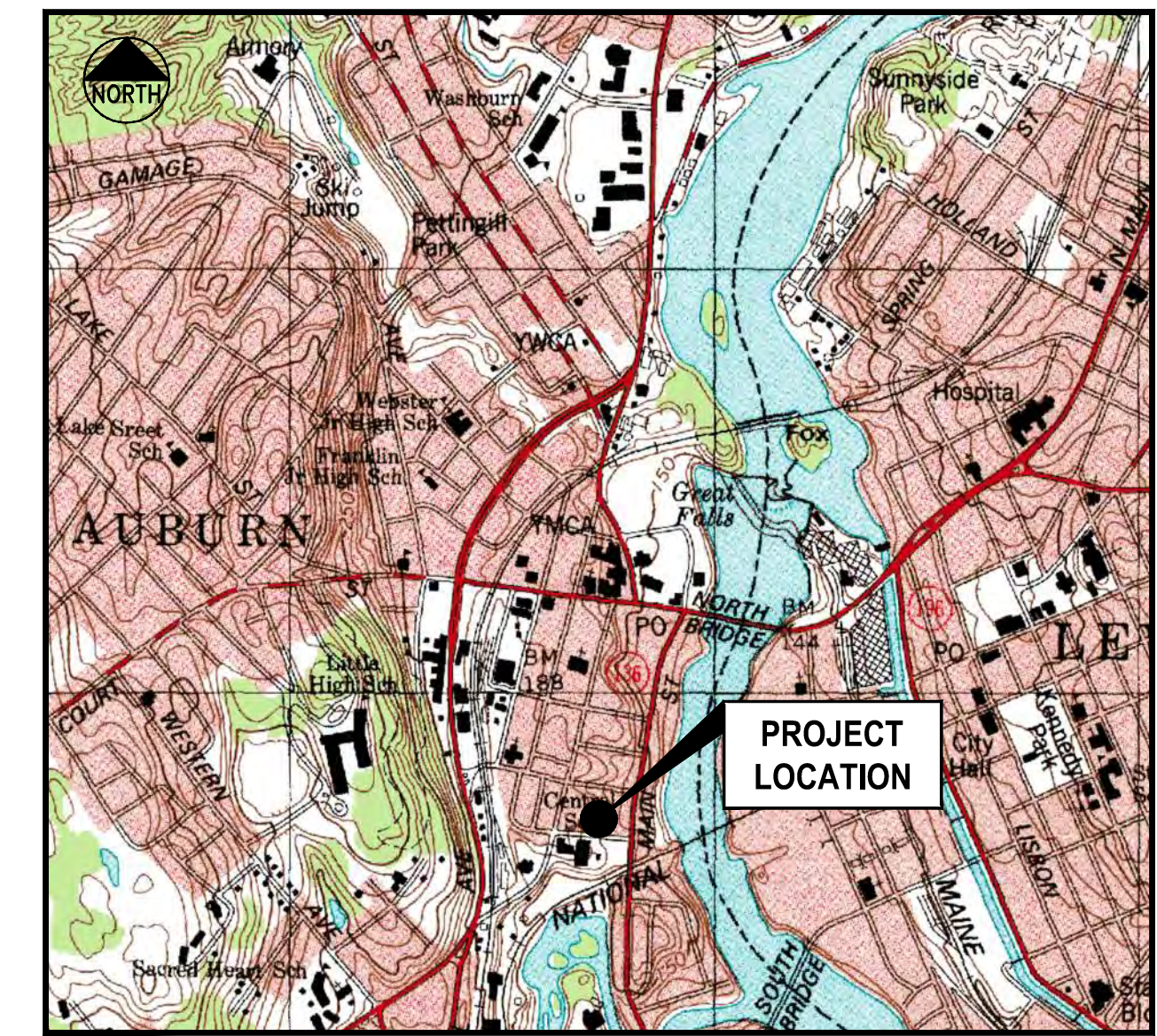
3. Prohibited Transfer, Sale, or Conveyance. Grantee shall be prohibited from the transfer, sale, or conveyance of the Property ("Prohibited Transfer") for the period commencing on the date of this deed and ending on the Construction Completion Date, as the same may have been extended, and issuance of 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.

INDEX

- C-1.0 COVER SHEET
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- C-3.0 SITE LAYOUT PLAN
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- C-4.0 GRADING, DRAINAGE & EROSION CONTROL PLAN
- C-4.1 STORMWATER MANAGEMENT PLAN
- C-4.2 STORMWATER MANAGEMENT DETAILS
- C-5.0 UTILITY PLAN
- C-5.1 UTILITY PROFILES
- C-6.0 SITE & MISCELLANEOUS DETAILS
- C-6.1 SITE & MISCELLANEOUS DETAILS
- C-6.2 SITE & MISCELLANEOUS DETAILS
- C-6.3 STORM DRAIN & UTILITY DETAILS
- C-6.4 EROSION & SEDIMENT CONTROL DETAILS
- C-6.5 EROSION & SEDIMENT CONTROL NARRATIVE
- C-7.0 SITE SECTIONS
- C-7.1 SITE SECTIONS
- C-7.2 SITE SECTIONS
- C-8.0 ACCESS DRIVE PROFILE
- 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

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.

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@CMPCCO.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

MAJOR DEVELOPMENT REVIEW

BUILDING PERMIT

STREET OPENING PERMIT

STATE

STORMWATER PERMIT BY RULE

GOVERNING BODY

CITY OF AUBURN - PLANNING BOARD
60 COURT STREET
AUBURN, MAINE 04210
207.333.6600

AUBURN CODE ENFORCEMENT DEPT.
60 COURT STREET
AUBURN, MAINE 04210
207.333.6600

AUBURN PUBLIC WORKS DEPT.
296 GRACELAWN ROAD
AUBURN, MAINE 04210
207.333.6670

GOVERNING BODY

MAINEDEP - CENTRAL MAINE REGIONAL OFFICE
32 BLOSSOM LANE
AUGUSTA, MAINE 04333
207.287.7688

STATUS

SITE PLAN SUBMISSION 07.08.2024
SITE/SUBDIVISION RESUBMITTED 10.10.2025

TO BE FILED PRIOR TO CONSTRUCTION
BY CONTRACTOR

TO BE FILED PRIOR TO CONSTRUCTION
BY CONTRACTOR

STATUS

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

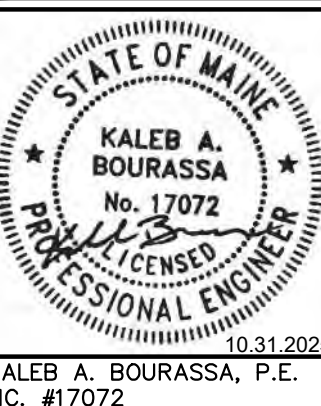
GEOTECHNICAL ENGINEER:

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

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.



KALEB A. BOURASSA, P.E.
LIC. #17072

K:\3key Hospitality\4228_Academy Street Residential Development_Auburn\Z - CAD\DWG\4228-COVER.dwg 10/30/2025 5:27 PM

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		

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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
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GENERAL NOTES

- 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.
- THIS PROJECT WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF ALL PERMITS ISSUED BY LOCAL UTILITY COMPANIES AND THE CITY OF AUBURN.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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

- 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.
- 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

- BITUMINOUS CONCRETE CURB, SLIPFORM CONCRETE CURB AND GRANITE CURB SHALL MEET THE REQUIREMENTS OF MDOT 702.001, 703.07 AND 609.04.
- ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR THE FACE OF THE BUILDING.
- EXCEPT WHERE INDICATED OTHERWISE, THE PAVEMENT IS TO BE STANDARD DUTY PAVEMENT.
- 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:

- ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNINGS ROUGHNESS COEFFICIENT OF N = 0.012 OR LESS.
- 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.
- 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.
- SEE EXISTING CONDITIONS FOR BENCHMARK INFORMATION.
- SEE GRADING, DRAINAGE AND EROSION/SEDIMENT CONTROL FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
- ALL DISTURBED AREAS NOT TO BE PAVED, GRAVELED, SODDED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER AND MULCH.
- 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 AND WITHIN 8 INCHES OF THE SLAB-ON-GRADE	95%

*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.
- ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- 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.
- PROVIDE STABILIZATION OR SEPARATION GEOTEXTILE FABRIC OVER UNSTABLE SOILS AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND IN ACCORDANCE WITH THE FINAL GEOTECHNICAL RECOMMENDATIONS.
- 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

- 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.
- 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.
- 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.
- 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.
- 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.
- THE LOCATIONS OF THE NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE SERVING UTILITY COMPANY, PROJECT ARCHITECTS AND MEP DESIGNERS.
- UNDERGROUND ELECTRICAL, CONDUIT MATERIAL AND INSTALLATION SHALL CONFORM TO CENTRAL MAINE POWER STANDARDS AND PROJECT SPECIFICATIONS, WHICH EVER IS MORE STRINGENT.
- ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OR WORK TO FINISH GRADE.
- ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- 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.
- 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.
- 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:

- 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.
- 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.
- PRIOR TO PAVING OR GRAVEL PLACEMENT, THE CONTRACTOR SHALL REMOVE SILT FROM ALL STORM LINES AND APPURTANCES.
- SILT BARRIERS SHALL BE INSPECTED, REPAIRED AND CLEANED AS NOTED IN THE EROSION CONTROL NOTES SHOWN ON THE EROSION CONTROL DETAIL SHEET.
- 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.
- 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.
- LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE WHICH CAUSE THE LEAST PRACTICAL UNPROTECTED DENUDED AREAS ON THE SITE DURING CONSTRUCTION.
- 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.
- A FULL EROSION/SEDIMENTATION CONTROL PLAN ACCOMPANIES THIS DRAWING SET AND IS ALSO CONTAINED IN THE SPECIFICATIONS OR FROM THE OWNER.
- 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.
- 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.
- 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" son — 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
- 1/2 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

K:\Key Hospitality\4228_Academy Street Residential Development_Auburn\Z - CAD\DWG\4228-GEN NOTES.dwg 10/30/2025 5:28 PM

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-GEN NOTES.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.		

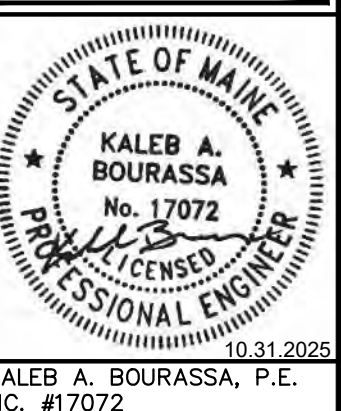
GORRILL PALMER
An LJB Engineering Company

Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name:	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
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NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.

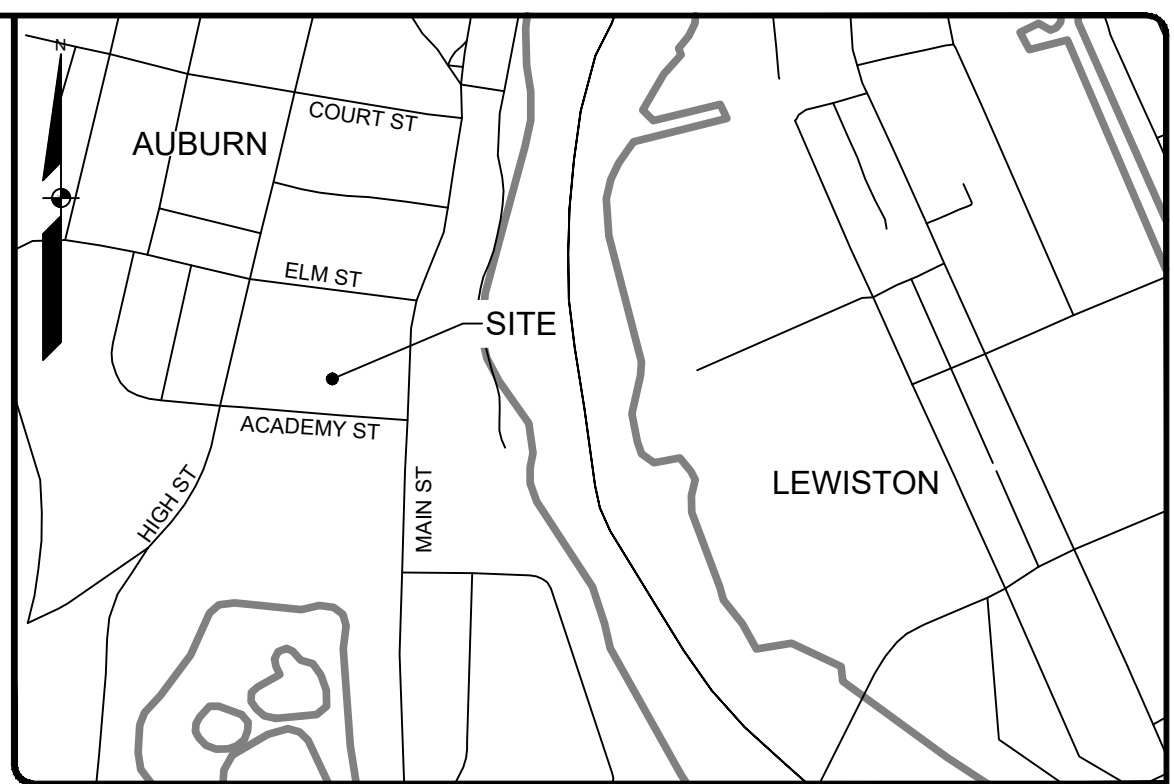
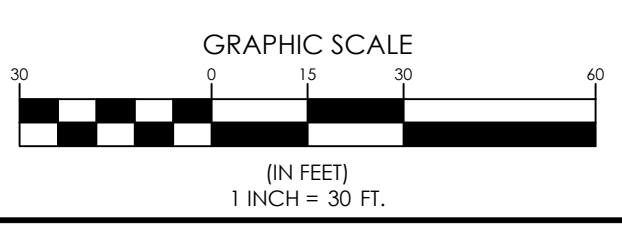


KALEB A. BOURASSA, P.E.
LIC. #17072



LEGEND

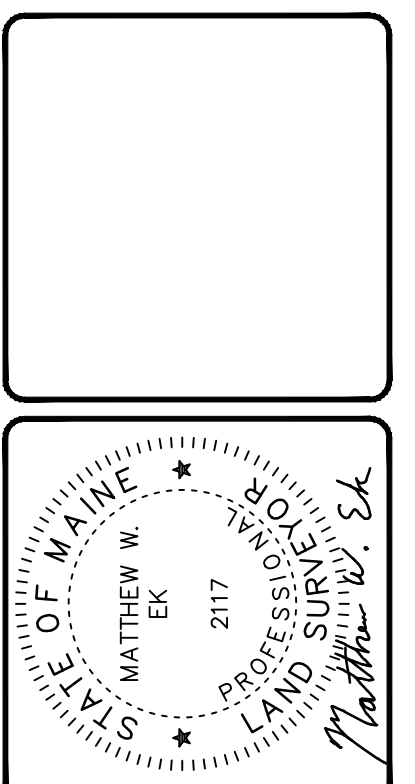
---	PROPERTY LINE/R.O.W.
- - -	ABUTTER LINE/R.O.W.
□	MONUMENT
○	IRON PIPE/ROD
⊙	DRILL HOLE
C/L 1	CURVE/LINE NO.
N/F	NOW OR FORMERLY
BM-1	BENCHMARK
□	STOCKADE FENCE
▨	BUILDING
▨	DECK/STEPS/ OVERHANG
▨	EDGE PAVEMENT
▨	PAVEMENT PAINT
▨	CURB LINE
~~~~~	TREELINE
- - - 120 - - - 118 - - -	CONTOURS
X	BARB WIRE FENCE
○	DECIDUOUS TREE
- - -	MULCH LINE
↑	SIGN
⊕	GAS
⊕	GAS GATE VALVE
⊕	GAS METER
⊕	WATER
⊕	WATER GATE VALVE
⊕	HYDRANT
⊕	SANITARY MANHOLE
⊕	STORM DRAIN
⊕	DRAINAGE MANHOLE
⊕	CATCH BASIN
⊕	OVERHEAD UTILITY
⊕	ELECTRIC METER
⊕	UTILITY POLE
⊕	GUY WIRE



LOCATION MAP N.T.S.

**GENERAL NOTES:**

- 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 8851, PAGE 040.
- 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.
- 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.
- TOTAL AREA OF PARCEL IS TO BE DETERMINED, UPON GAP OVERLAP DETERMINATION. AS SHOWN THE PROJECT PARCEL IS APPROXIMATELY --- ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN OCTOBER AND NOVEMBER OF 2022.
- 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).
- 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.
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD Q146-92. 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.
- 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 2300100329E, 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.
- NO WETLANDS WERE FOUND ON THE SUBJECT PROPERTIES.
- 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 8F PER DEED BOOK 28 PAGE 440. ON MARCH 2, 1865 HANNIBAL SMITH SWAPPED LAND WITH ORLAND E. LIQUES (MISREFERENCED IN SEVERAL DEEDS AS "SUQUES"), WHO OWNED LOT 8 OF PLAN REFERENCE 8F, 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.
- 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.



REV.	BY	DATE	STATUS
B	MWE	11/22/22	RELEASED STAMPED SURVEY FOR CLIENT USE
A	MWE	11/22/22	ISSUED DRAFT PLAN TO CLIENT FOR PRELIMINARY REVIEW

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.

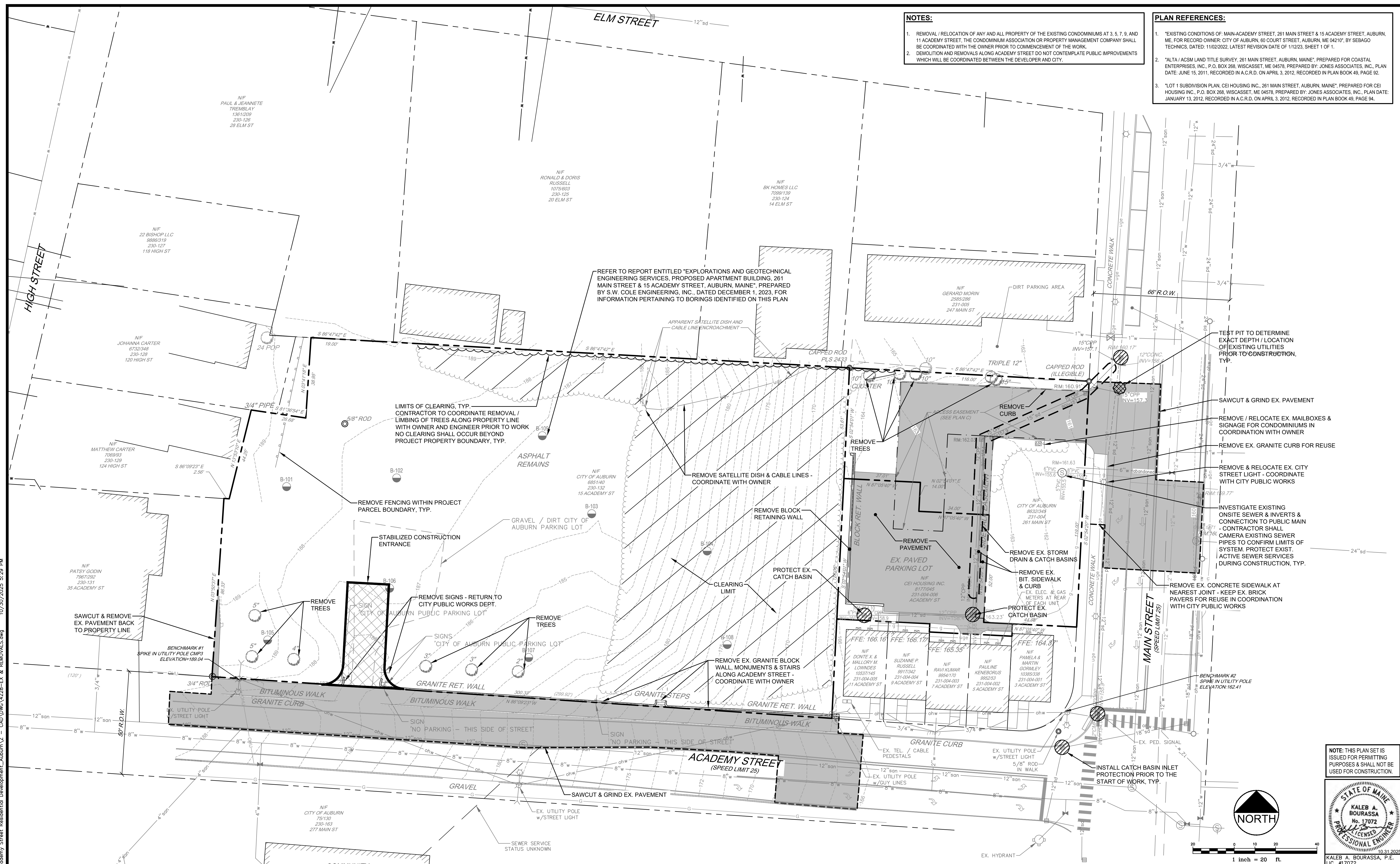
**SEBAGO TECHNICS**  
 WWW.SEBAGOTECHNICS.COM  
 75 John Roberts Rd.  
 South Portland, ME 04106  
 Tel. 207-500-2100

**EXISTING CONDITIONS**  
 OF:  
**MAIN-ACADEMY STREET**  
 261 MAIN STREET & 15 ACADEMY STREET  
 AUBURN, ME  
**CITY OF AUBURN**  
 60 COURT STREET  
 AUBURN, ME 04210

DESIGNED	-
DRAWN	JS / JMC
CHECKED	MWE
DATE	11/02/2022
SCALE	1" = 30'
PROJECT	220537

220537EC.dwg, TAB:EC





**NOTES:**

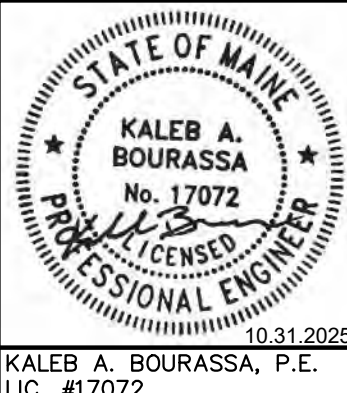
- REMOVAL / RELOCATION OF ANY AND ALL PROPERTY OF THE EXISTING CONDOMINIUMS AT 3, 5, 7, 9, AND 11 ACADEMY STREET, THE CONDOMINIUM ASSOCIATION OR PROPERTY MANAGEMENT COMPANY SHALL BE COORDINATED WITH THE OWNER PRIOR TO COMMENCEMENT OF THE WORK.
- DEMOLITION AND REMOVALS ALONG ACADEMY STREET DO NOT CONTEMPLATE PUBLIC IMPROVEMENTS WHICH WILL BE COORDINATED BETWEEN THE DEVELOPER AND CITY.

**PLAN REFERENCES:**

- "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.
- "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.
- "LOT 1 SUBDIVISION PLAN, CEI HOUSING INC., 261 MAIN STREET, AUBURN, MAINE", PREPARED FOR CEI HOUSING INC., P.O. BOX 388, 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.

K:\Key Hoopcity\4228_Academy Street Residential Development_Auburn_Z - CAD\DWG\4228-EX & REMOVALS.dwg 10/30/2025 5:29 PM

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.



KALEB A. BOURASSA, P.E. LIC. #17072

Rev.	Date	Revision
6	2025.10.31	RESUBMITTED TO CITY PER COMMENTS
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Rev.	Date	Revision

Design: KAB    Draft: CDD    Date: JAN, 2024  
 Checked: SRB    Scale: AS NOTED    Job No.: 4228  
 File Name: 4228-EX & REMOVALS.dwg  
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 300 Southborough Drive - Suite 200  
 South Portland, ME 04106

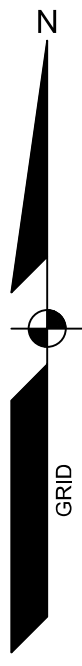
Drawing Name: **EXISTING CONDITIONS & REMOVALS PLAN**  
 Project: **AUBURN TOWN CENTER APARTMENTS  
 15 ACADEMY STREET, AUBURN, MAINE**  
 Client: **HIGHGATE DEVELOPMENT, LLC  
 799 WASHINGTON STREET N., AUBURN, ME 04210**

Drawing No. **C-2.0**









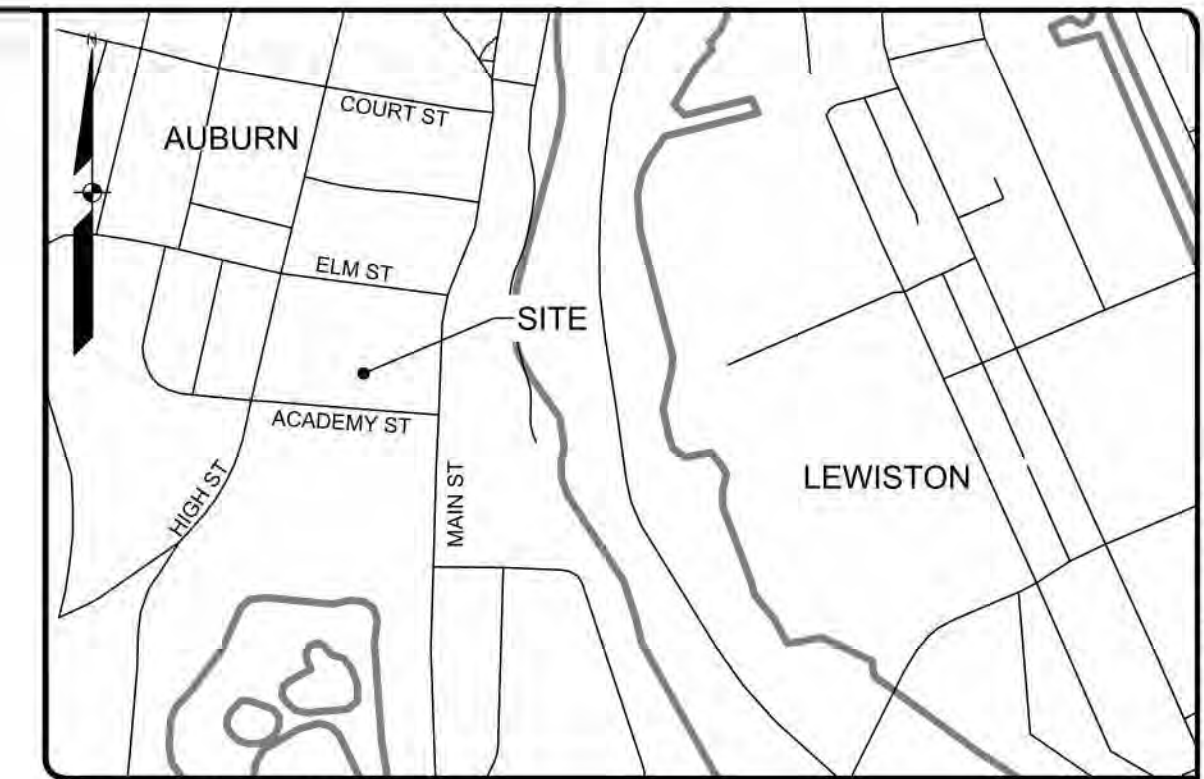
**LEGEND**

	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
	C/L 1 CURVE LINE NO.		HYDRANT
	N/F NOW OR FORMERLY		OVERHEAD UTILITY
	BM-1 BENCHMARK		UTILITY POLE
	CHAIN LINK FENCE		GUY WIRE
	BUILDING		EDGE OF CONCRETE

**WAIVERS REQUESTED:**

- SECTION 549.1 - REQUESTING A WAIVER FOR BUILDING LENGTH OF 276' AS OPPOSED TO 110' MAXIMUM.

LINE	BEARING	DISTANCE
L1	S 86°09'23" E	2.56'
L2	N 81°36'54" W	26.67'
L3	S 03°41'18" W	38.95'



**LOCATION MAP**

N.T.S.

**GENERAL NOTES:**

- 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.
- 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.
- SPACE AND BULK CRITERIA FOR THE TRADITIONAL DOWNTOWN NEIGHBORHOOD DISTRICT ARE AS FOLLOWS:  
 MINIMUM FRONT YARD: 5 FEET  
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 MINIMUM REAR YARD: 10 FEET  
 MAXIMUM BUILDING HEIGHT: 3 STORY  
 MAXIMUM BUILDING COVERAGE: 70%  
 * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF THE PROJECT PARCEL IS APPROXIMATELY 58,192 SQUARE FEET.
- 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 66 FOR SITE TOPOGRAPHY AND ADDITIONAL SITE DETAILS.
- 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.  
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 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.
- 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.
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASSE) STANDARD QJASCE 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.
- 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, 2015. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- NO WETLANDS WERE FOUND ON THE SUBJECT PROPERTIES.
- 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.
- SEE PLAN REFERENCE H. FOR MORE DETAIL ON THE FOUR PROPOSED EASEMENTS SHOWN HEREON.
- BENCHMARK:  
 BM-1 SPIKE IN CMP POLE #3 ELEVATION: 189.04 (NAVD88)  
 BM-2 SPIKE IN CMP POLE ELEVATION: 162.41 (NAVD88)

REV.	BY	DATE	STATUS	REVISIONS
A	MWE	10/31/2025	REVISED BUILDING, SITE FEATURE LOCATIONS, AND WAIVER NOTES.	

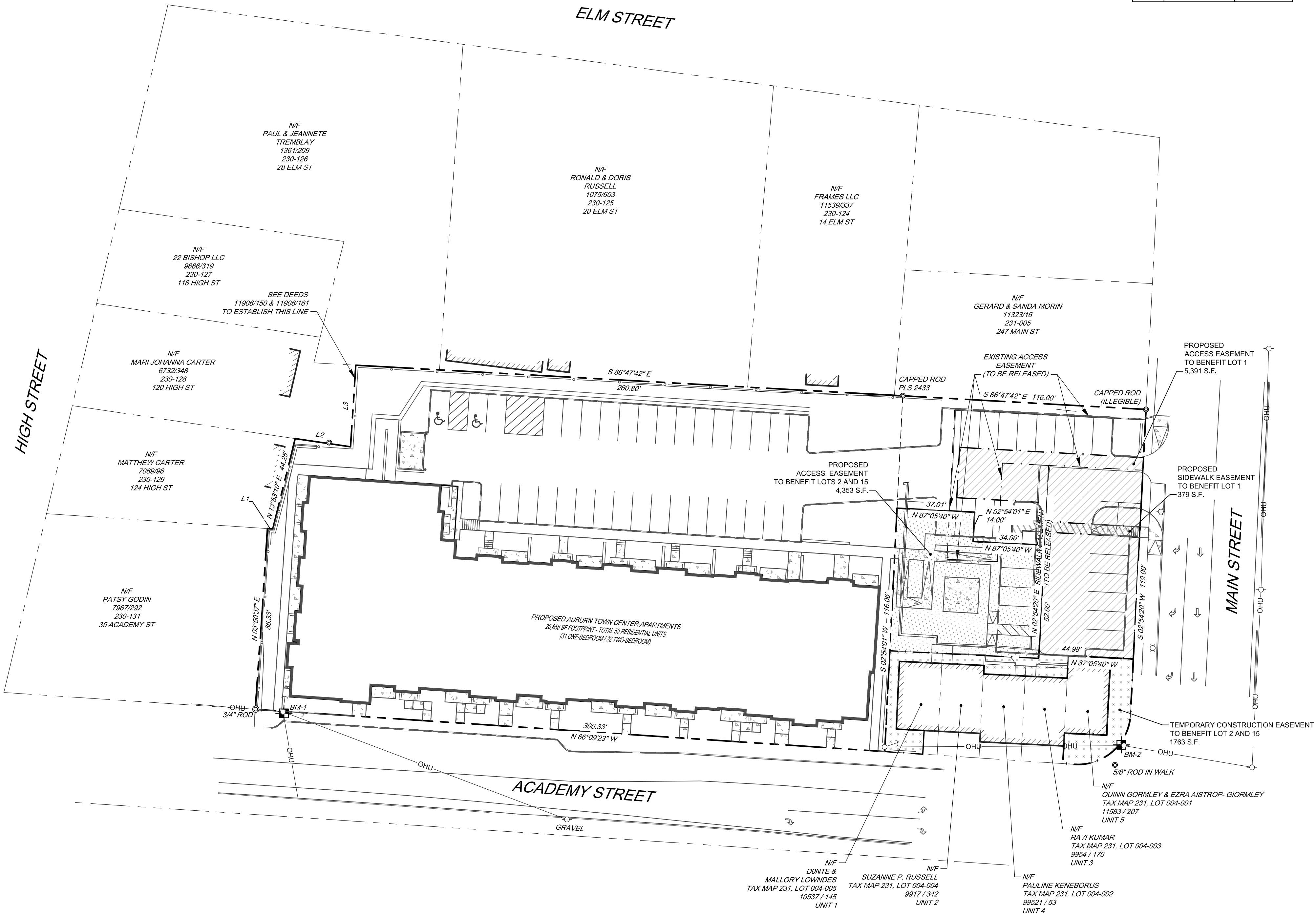
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK, AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**SEBAGO TECHNICS**  
 WWW.SEBAGOTECHNICS.COM  
 75 John Roberts Rd.  
 Suite 4A  
 South Portland, ME 04106  
 Tel. 207-200-2100

**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



**APPROVAL-  
CITY OF AUBURN  
PLANNING BOARD**

DATE _____

CHAIRPERSON _____

STATE OF MAINE, ANDROSCOGGIN COUNTY SS, REGISTRY OF DEEDS

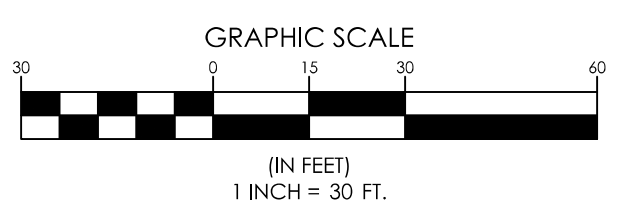
RECEIVED _____ 20____

AT _____ H _____ M _____ AND _____ M _____

RECORDED IN _____

PLAN BOOK _____ PAGE _____

ATTEST: _____ REGISTER



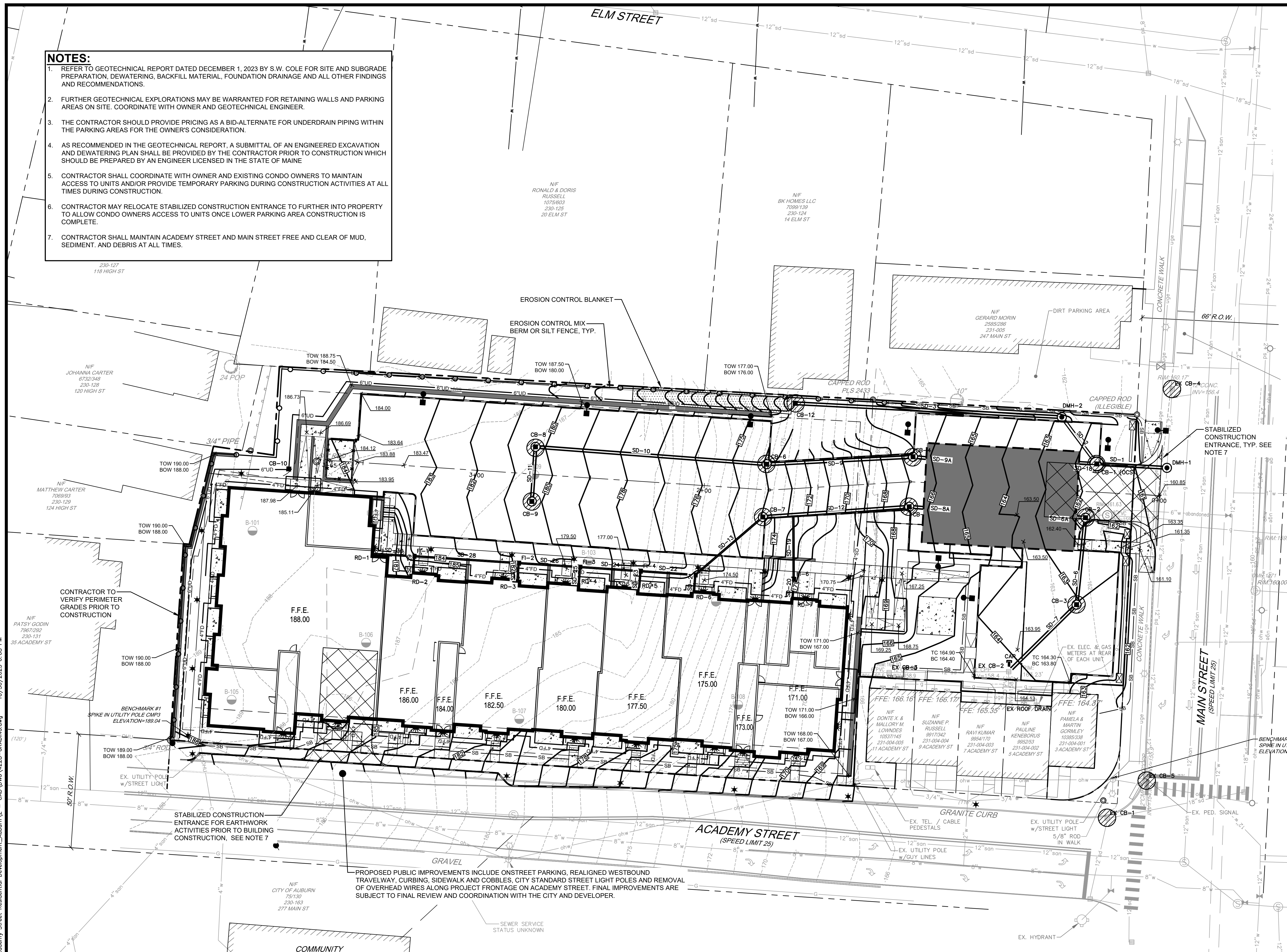
220537SB.dwg, TAB SUB



- NOTES:**
- 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.
  - FURTHER GEOTECHNICAL EXPLORATIONS MAY BE WARRANTED FOR RETAINING WALLS AND PARKING AREAS ON SITE. COORDINATE WITH OWNER AND GEOTECHNICAL ENGINEER.
  - THE CONTRACTOR SHALL PROVIDE PRICING AS A BID-ALTERNATE FOR UNDERDRAIN PIPING WITHIN THE PARKING AREAS FOR THE OWNER'S CONSIDERATION.
  - 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.
  - 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.
  - CONTRACTOR MAY RELOCATE STABILIZED CONSTRUCTION ENTRANCE TO FURTHER INTO PROPERTY TO ALLOW CONDO OWNERS ACCESS TO UNITS ONCE LOWER PARKING AREA CONSTRUCTION IS COMPLETE.
  - 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) 156.64/12"(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



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1	2024.07.08	SUBMITTED FOR CITY SITE PLAN APPLICATION

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Design: KAB Draft: CDD Date: JAN. 2024  
 Checked: SRB Scale: AS NOTED Job No.: 4228  
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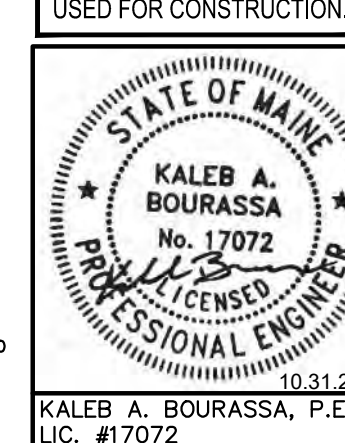


Gorrill Palmer, an LJB Engineering Company  
 GorrillPalmer.com  
 (207) 772-2515  
 300 Southborough Drive - Suite 200  
 South Portland, ME 04106

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

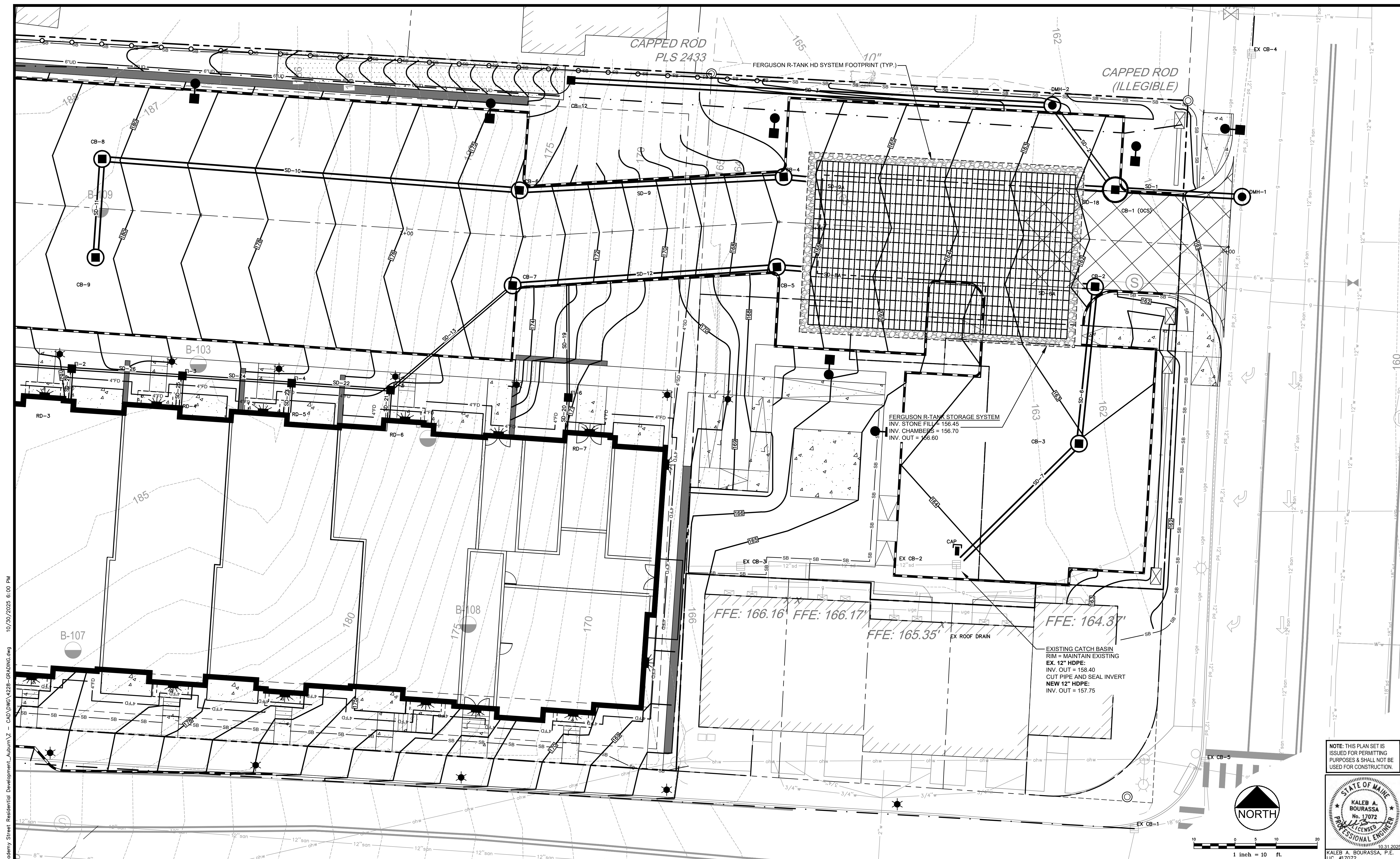
Drawing No. C-4.0

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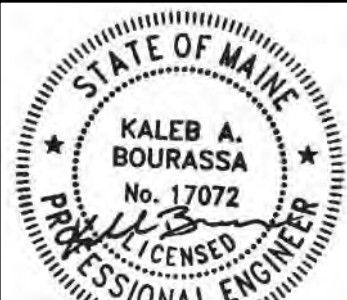
KALEB A. BOURASSA, P.E. LIC. #17072





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LIC. #17072



1 inch = 10 ft.

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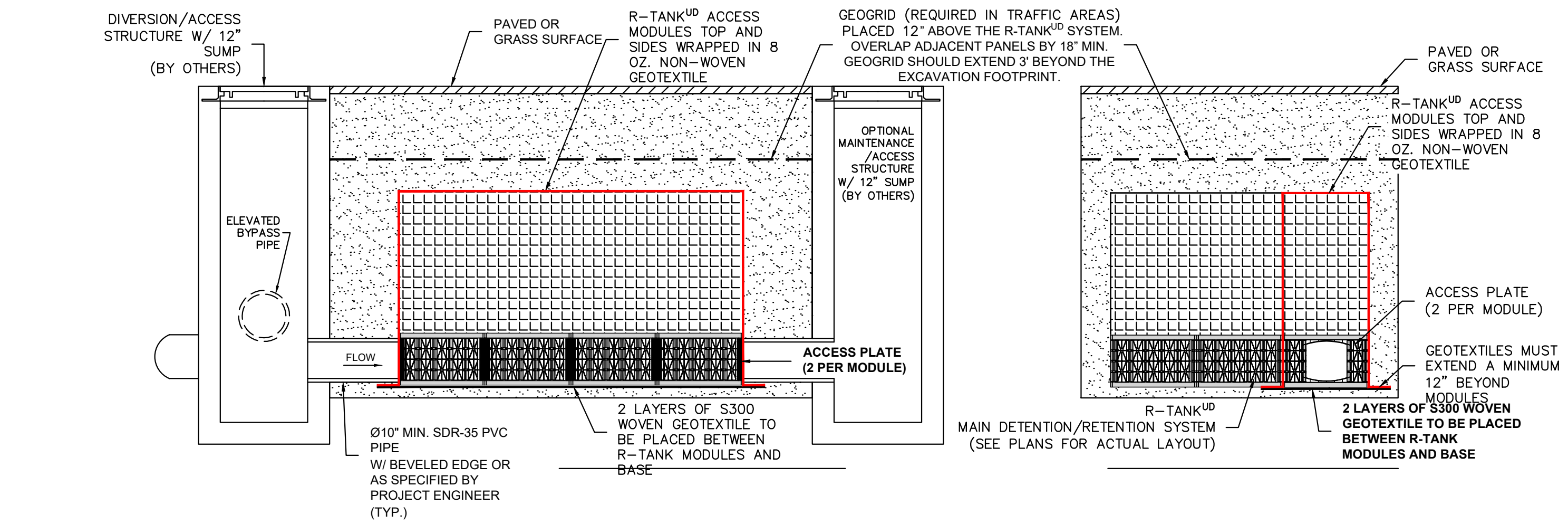
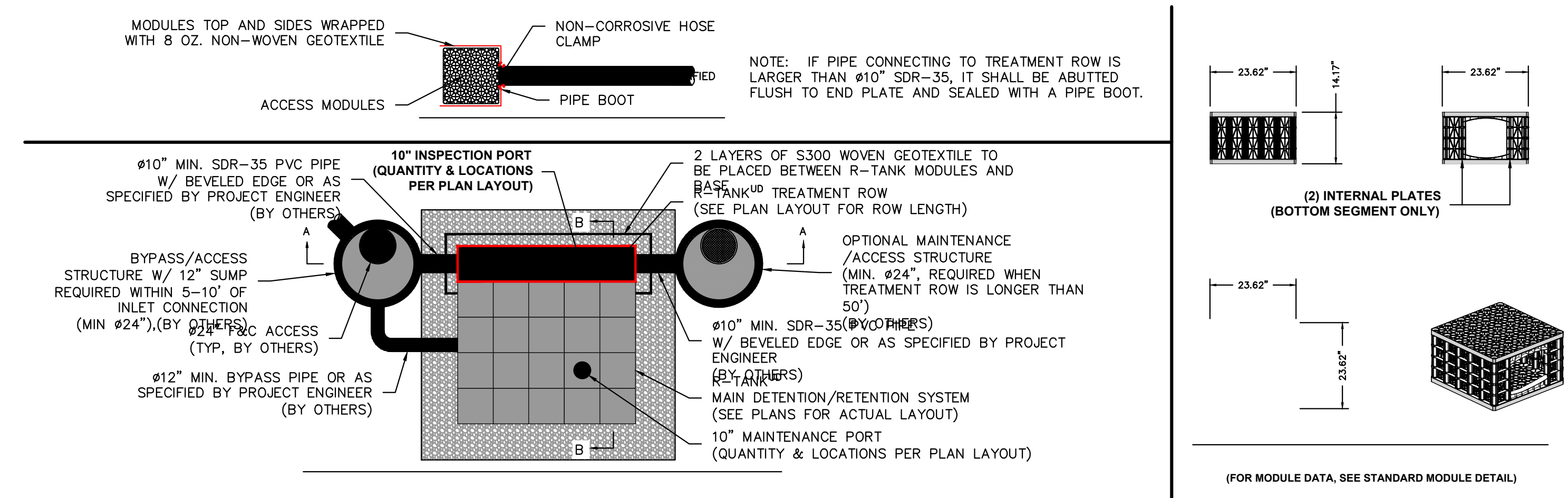


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 GorriilPalmer.com  
 (207) 772-2515  
 300 Southborough Drive - Suite 200  
 South Portland, ME 04106

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

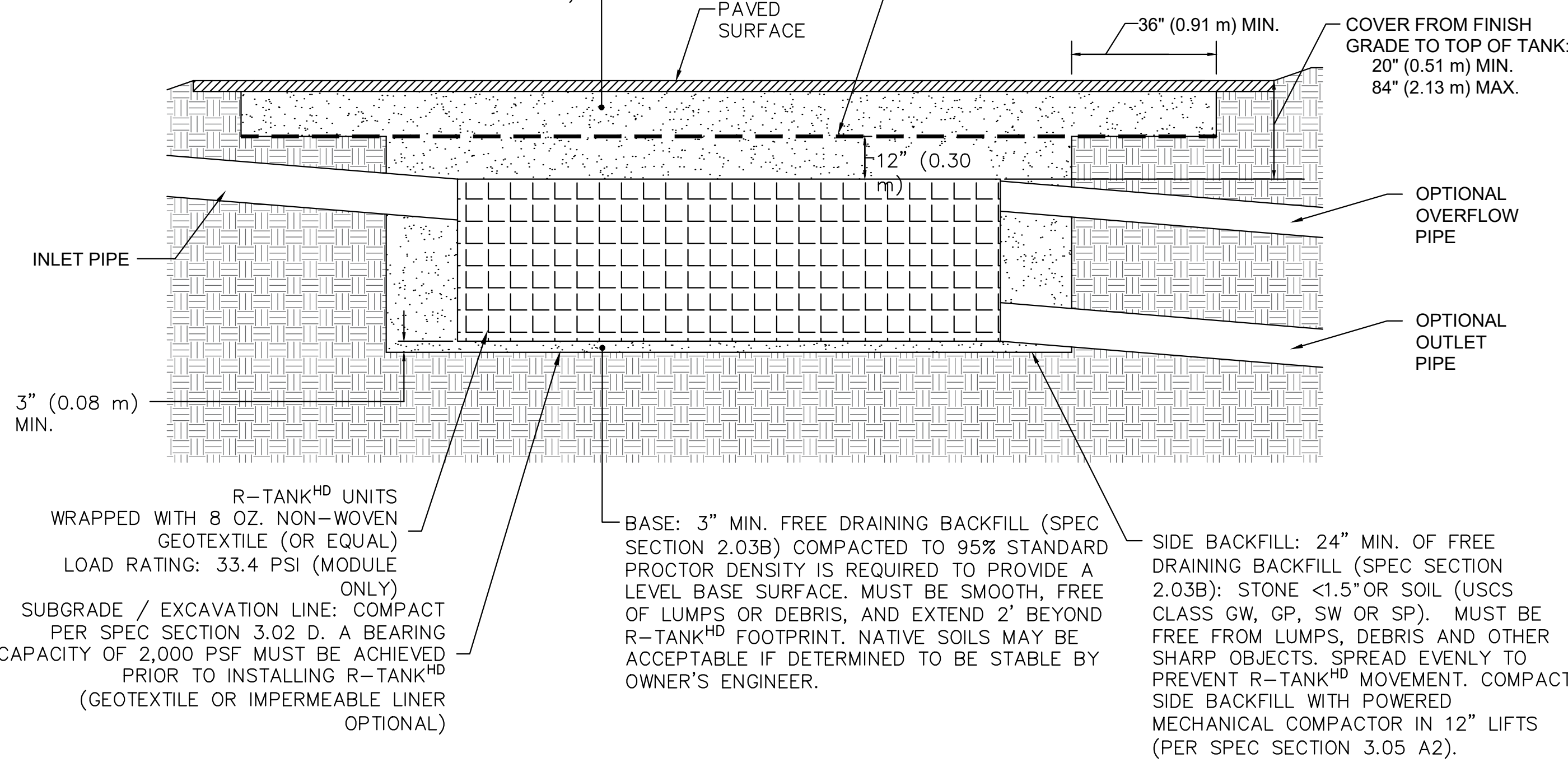
Drawing No.  
**C-4.1**





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.



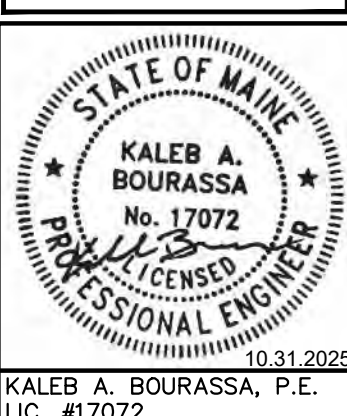
R-TANK^{HD} UNITS WRAPPED WITH 8 OZ. NON-WOVEN GEOTEXTILE (OR EQUAL) LOAD RATING: 33.4 PSI (MODULE ONLY) SUBGRADE / EXCAVATION LINE: COMPACT PER SPEC SECTION 3.02 D. A BEARING CAPACITY OF 2,000 PSF MUST BE ACHIEVED PRIOR TO INSTALLING R-TANK^{HD} (GEOTEXTILE OR IMPERMEABLE LINER OPTIONAL)

BASE: 3" MIN. FREE DRAINING BACKFILL (SPEC SECTION 2.03B) COMPACTED TO 95% STANDARD PROCTOR DENSITY IS REQUIRED TO PROVIDE A LEVEL BASE SURFACE. MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK^{HD} FOOTPRINT. NATIVE SOILS MAY BE ACCEPTABLE IF DETERMINED TO BE STABLE BY OWNER'S ENGINEER.

SIDE BACKFILL: 24" MIN. OF FREE DRAINING BACKFILL (SPEC SECTION 2.03B): STONE <1.5" OR SOIL (USCS CLASS GW, GP, SW OR SP). MUST BE FREE FROM LUMPS, DEBRIS AND OTHER SHARP OBJECTS. SPREAD EVENLY TO PREVENT R-TANK^{HD} MOVEMENT. COMPACT SIDE BACKFILL WITH POWERED MECHANICAL COMPACTOR IN 12" LIFTS (PER SPEC SECTION 3.05 A2).

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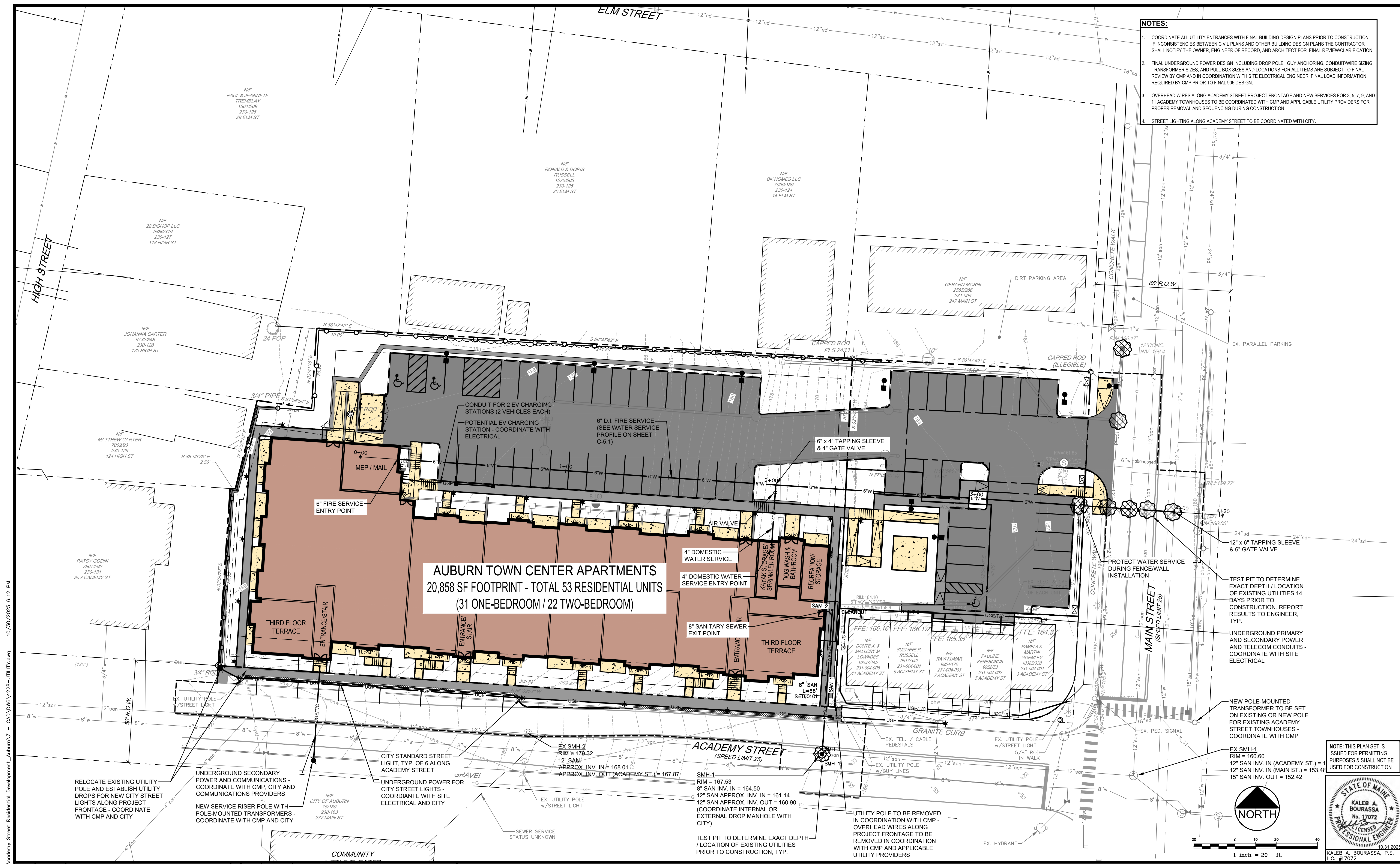


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 300 Southborough Drive - Suite 200  
 South Portland, ME 04106

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**

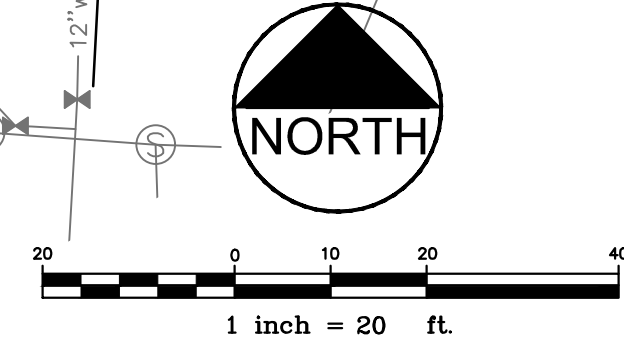
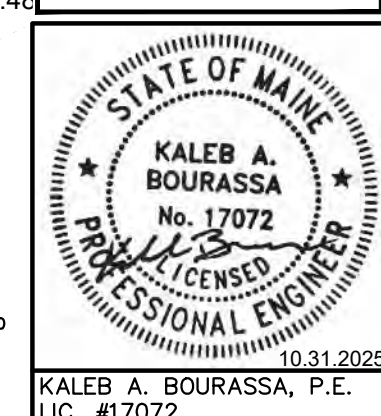




- NOTES:**
- COORDINATE ALL UTILITY ENTRANCES WITH FINAL BUILDING DESIGN PLANS PRIOR TO CONSTRUCTION. IF INCONSISTENCIES BETWEEN CIVIL PLANS AND OTHER BUILDING DESIGN PLANS THE CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER OF RECORD, AND ARCHITECT FOR FINAL REVIEW/CLARIFICATION.
  - FINAL UNDERGROUND POWER 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.
  - 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.
  - STREET LIGHTING ALONG ACADEMY STREET TO BE COORDINATED WITH CITY.

**AUBURN TOWN CENTER APARTMENTS**  
 20,858 SF FOOTPRINT - TOTAL 53 RESIDENTIAL UNITS  
 (31 ONE-BEDROOM / 22 TWO-BEDROOM)

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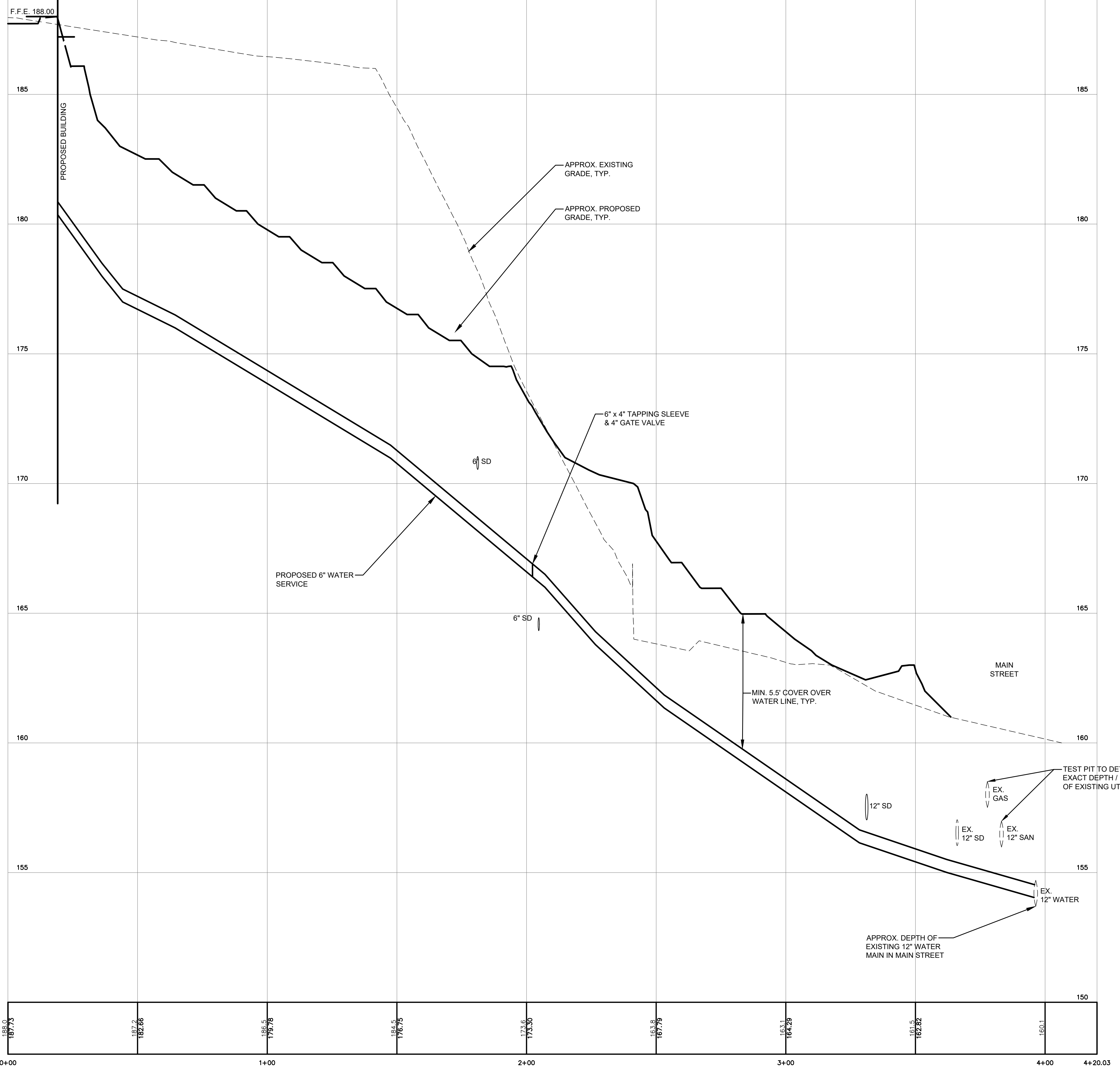
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 (207) 772-2515  
 300 Southborough Drive - Suite 200  
 South Portland, ME 04106

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

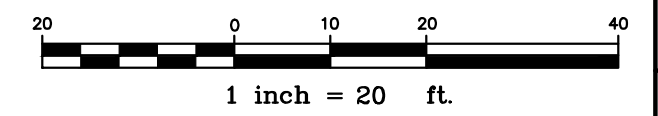
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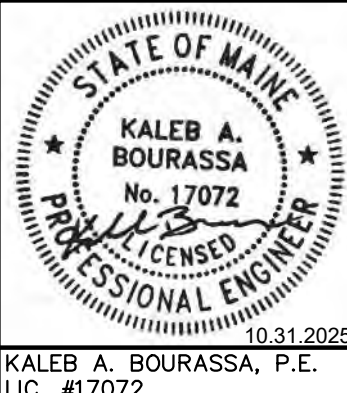
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**WATER SERVICE PROFILE**  
SCALE: 1" = 20' HORZ. / 1" = 2' VERT.



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LIC. #17072

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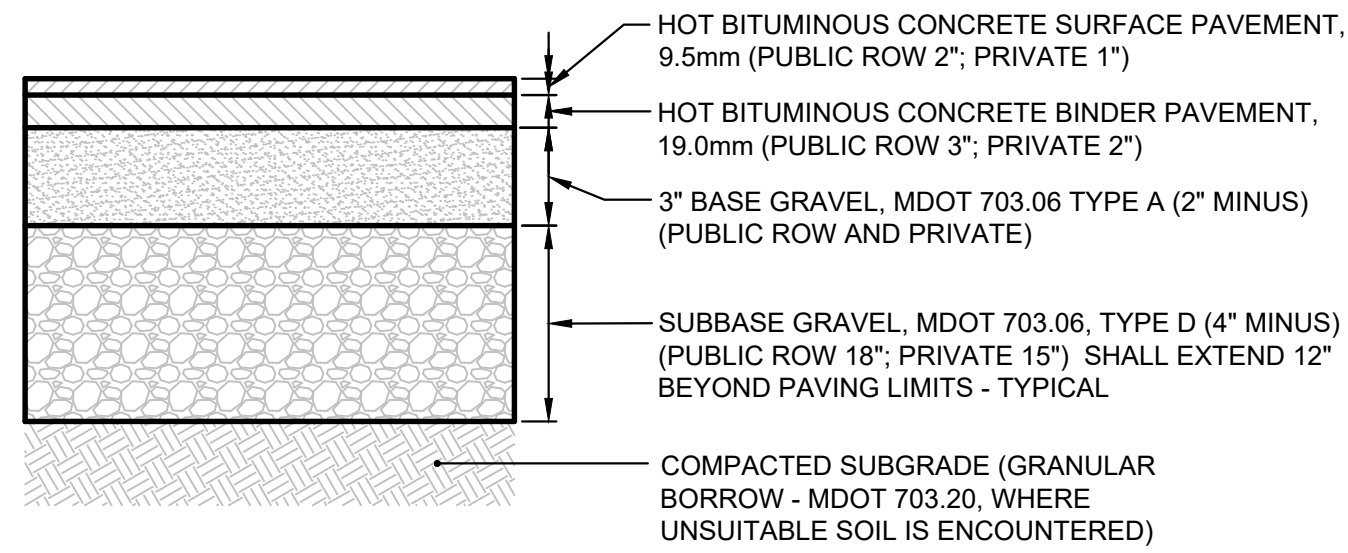
Design: KAB Draft: CDD Date: JAN. 2024  
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Drawing Name:	UTILITY PROFILES
Project:	AUBURN TOWN CENTER APARTMENTS 15 ACADEMY STREET, AUBURN, MAINE
Client:	HIGHGATE DEVELOPMENT, LLC 799 WASHINGTON STREET N., AUBURN, ME 04210

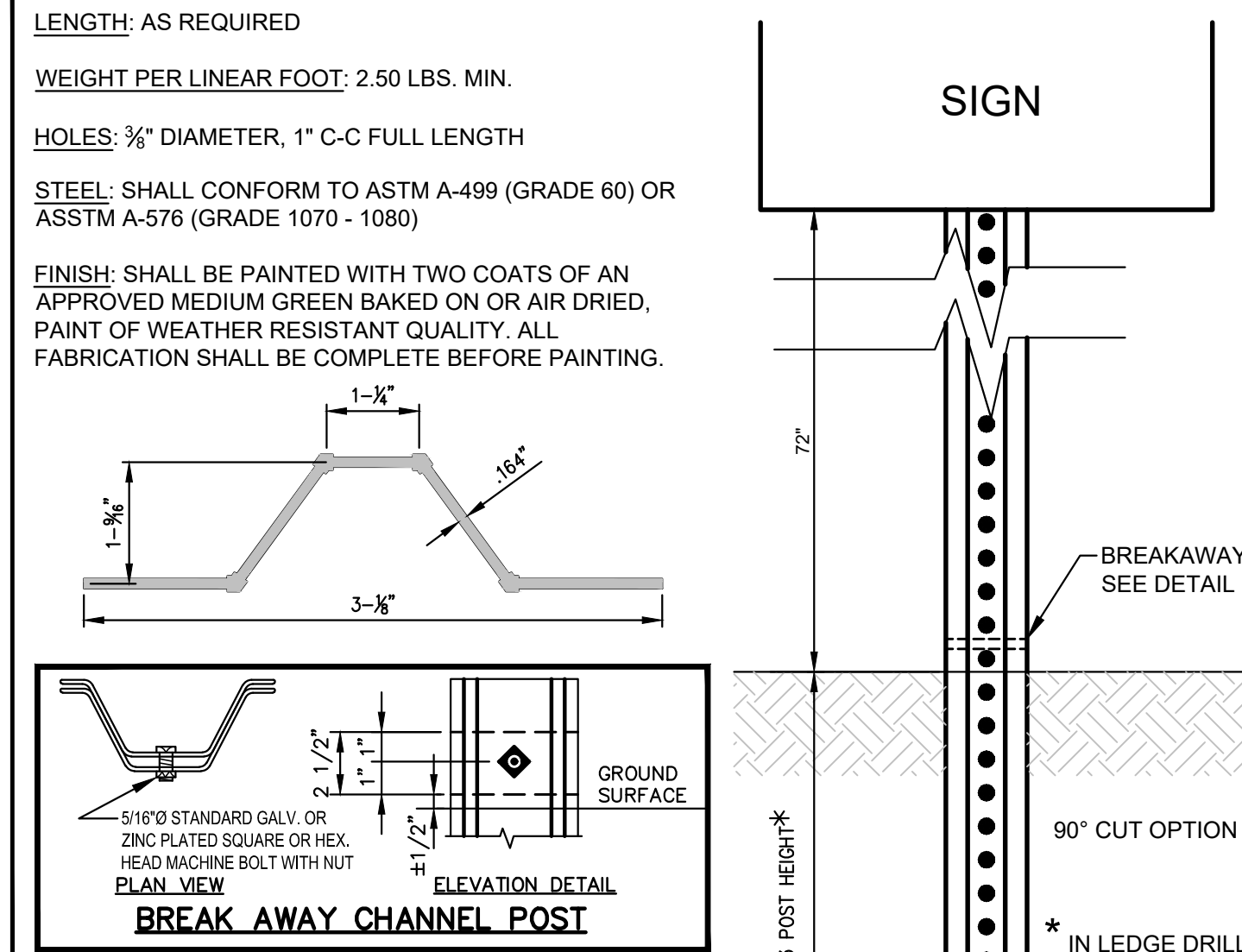
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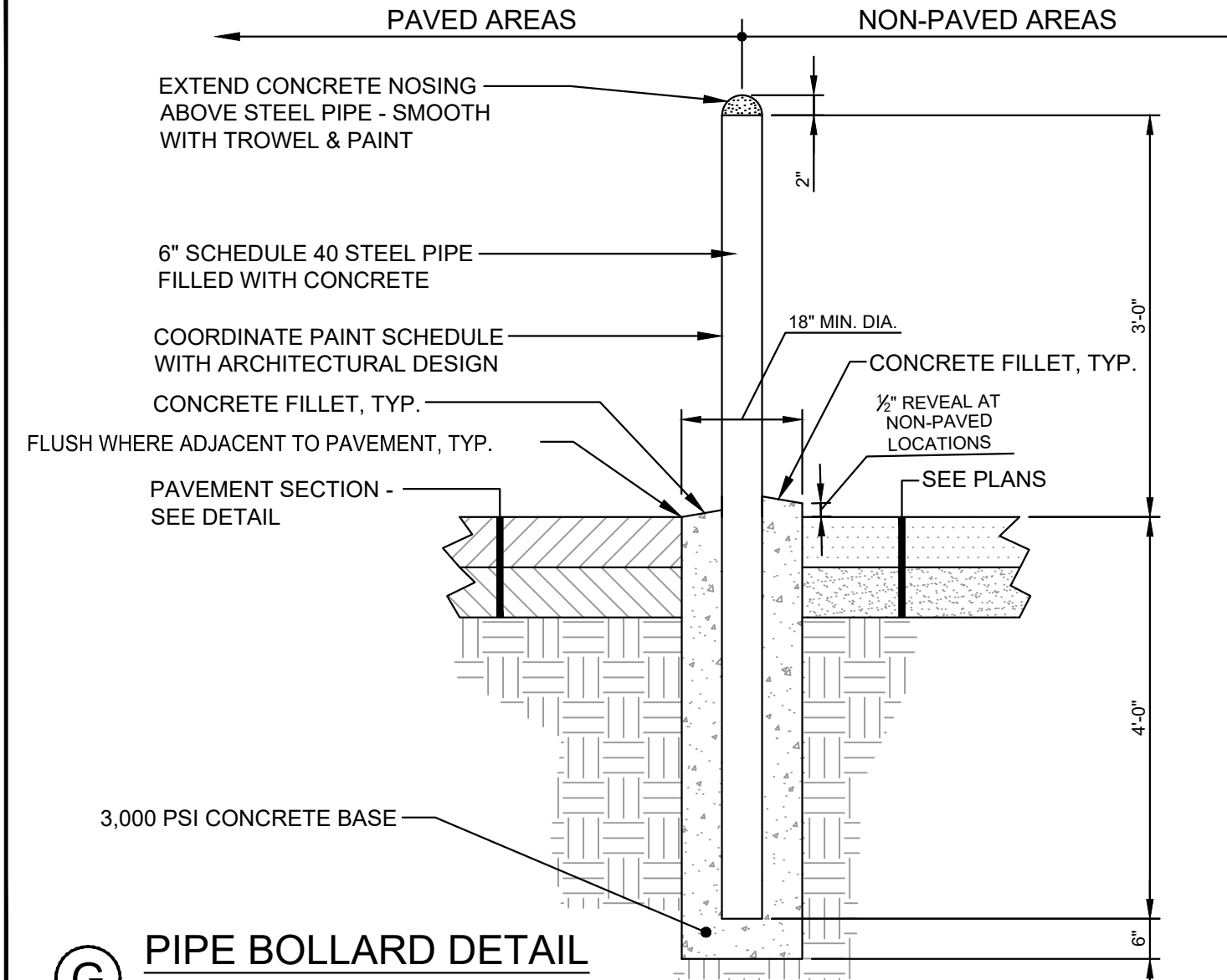
**NOTES:**

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.

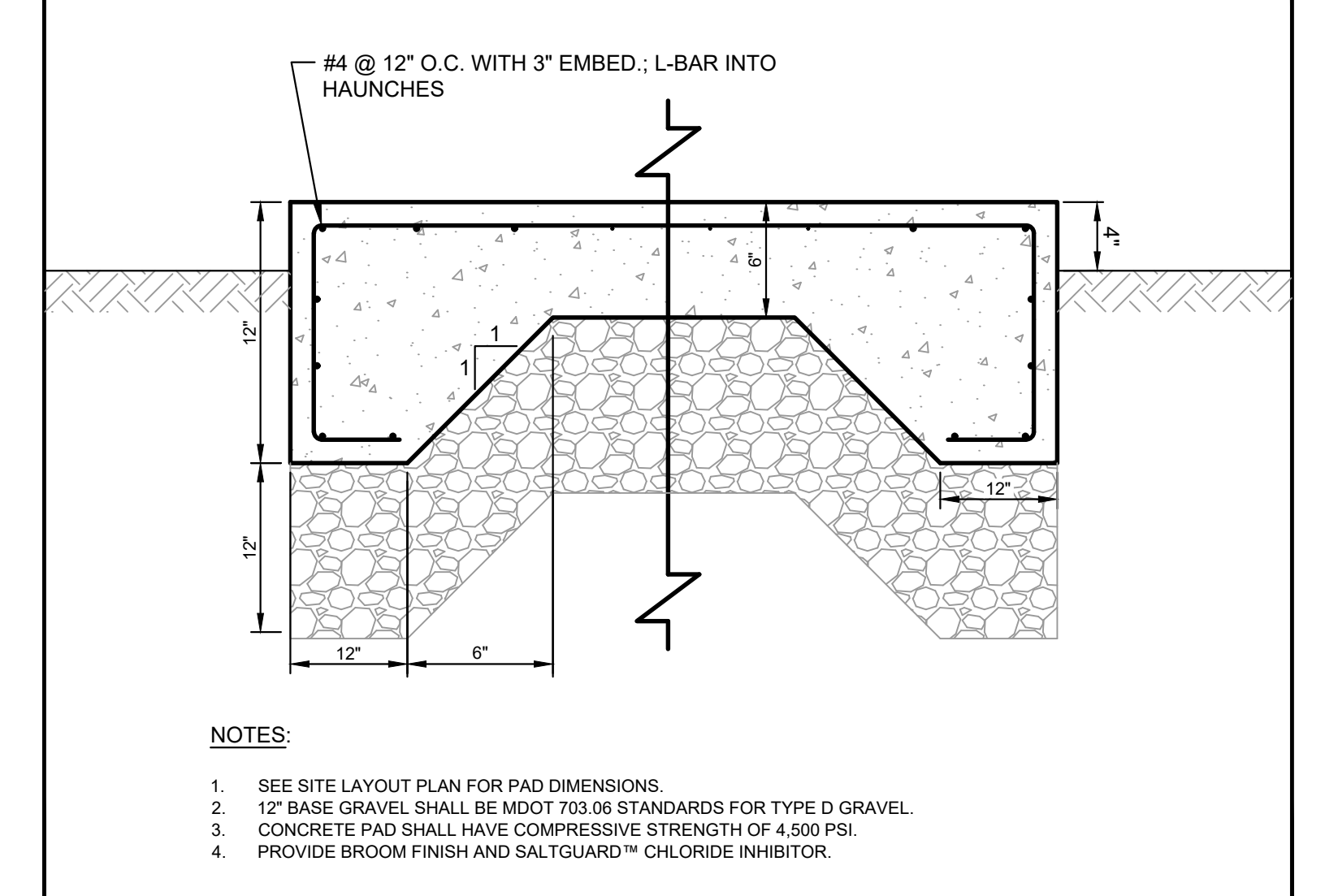
**(A) BITUMINOUS CONCRETE PAVEMENT SECTION**  
N.T.S.



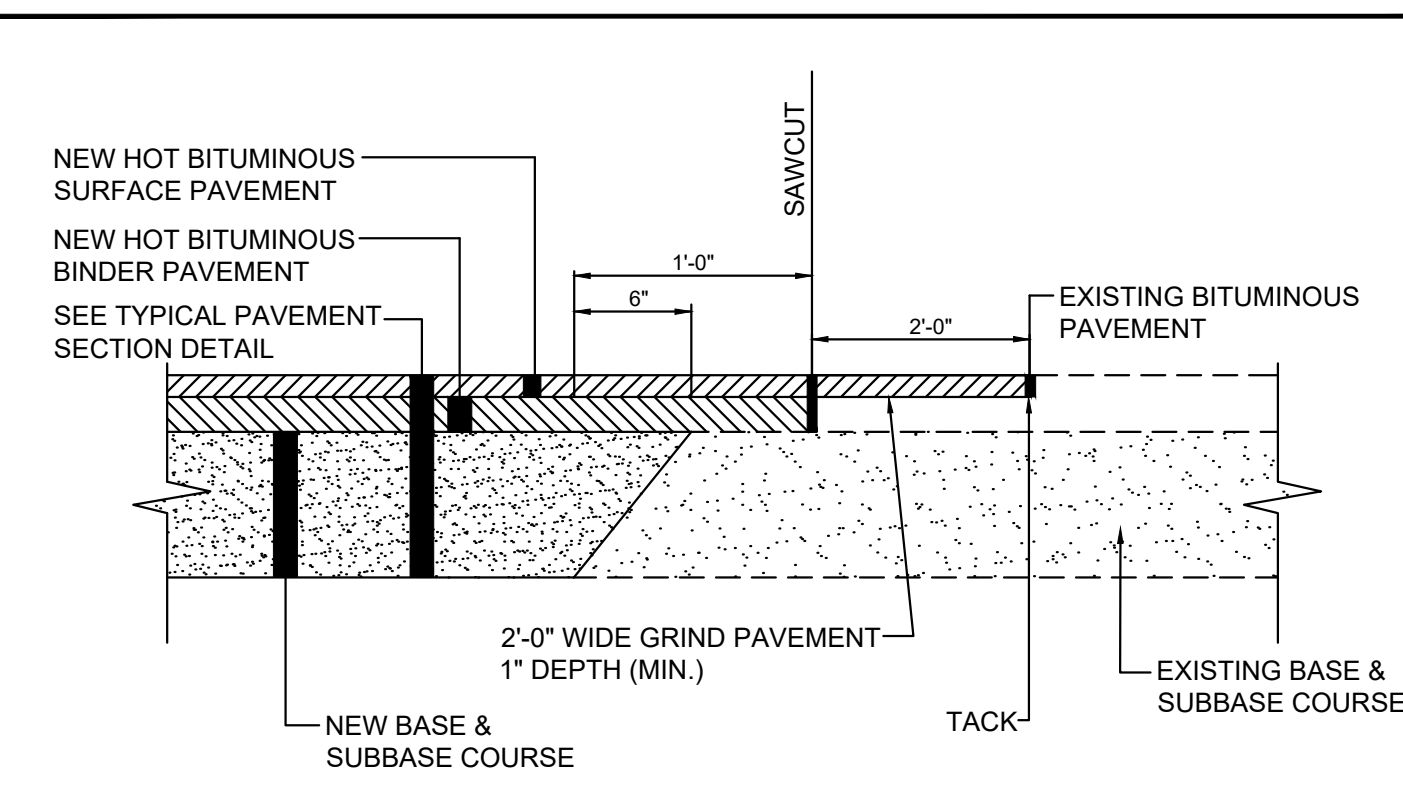
**(D) U-CHANNEL METAL SIGN POST**  
N.T.S.



**(G) PIPE BOLLARD DETAIL**  
N.T.S.



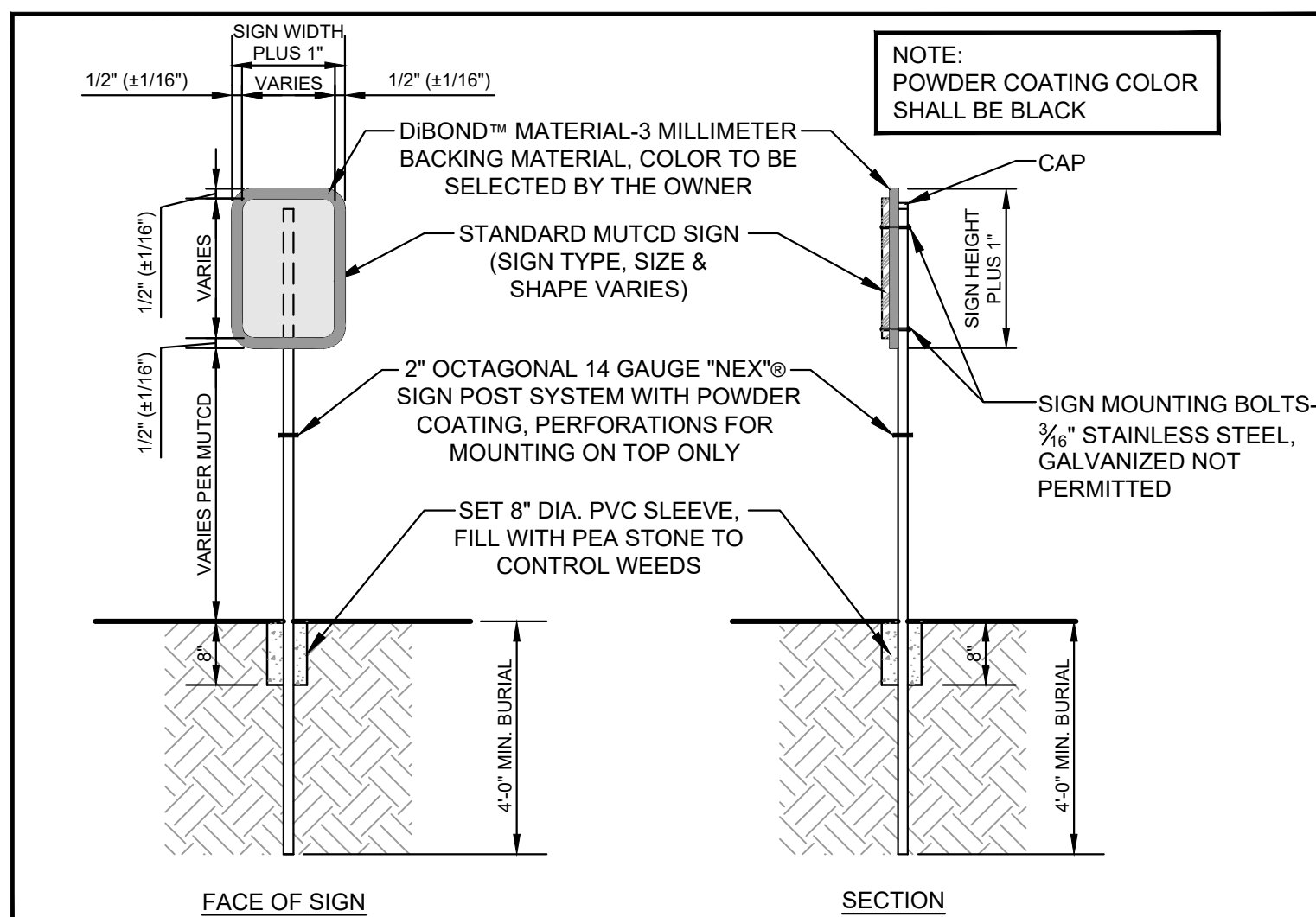
**(J) STAND-ALONE CONCRETE PAD DETAIL**  
N.T.S.



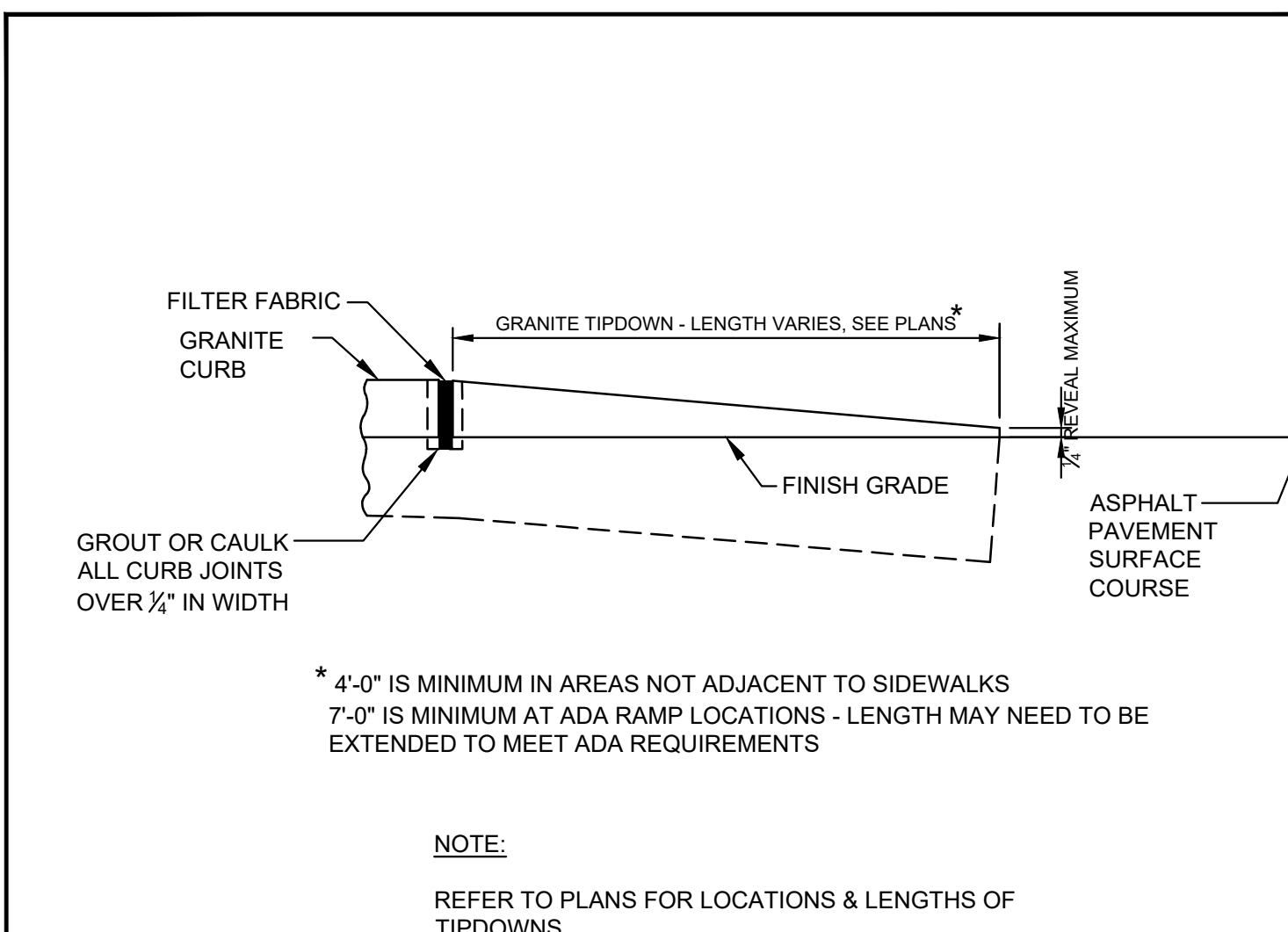
**NOTES:**

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.

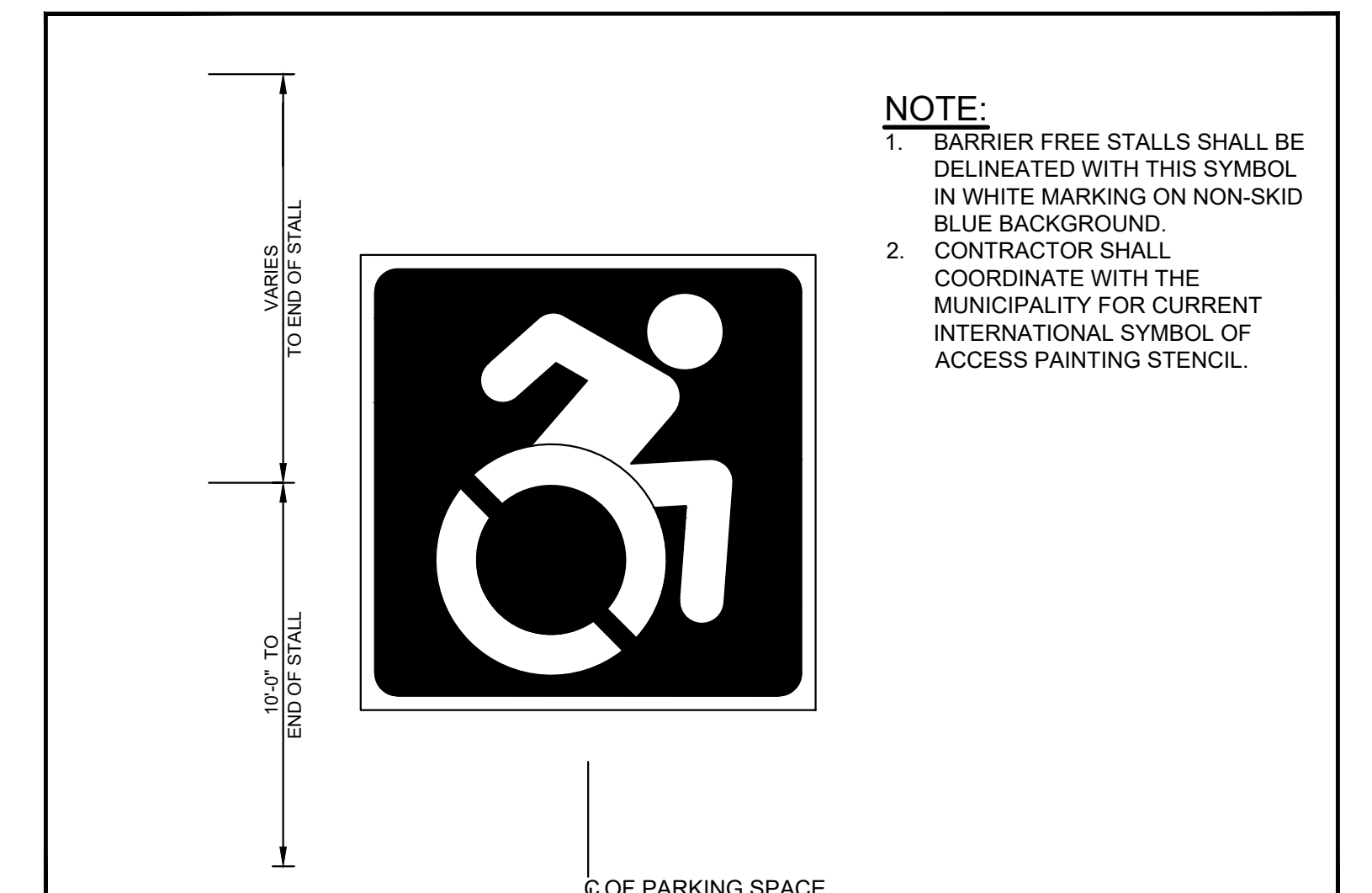
**(B) PAVEMENT SAWCUT DETAIL**  
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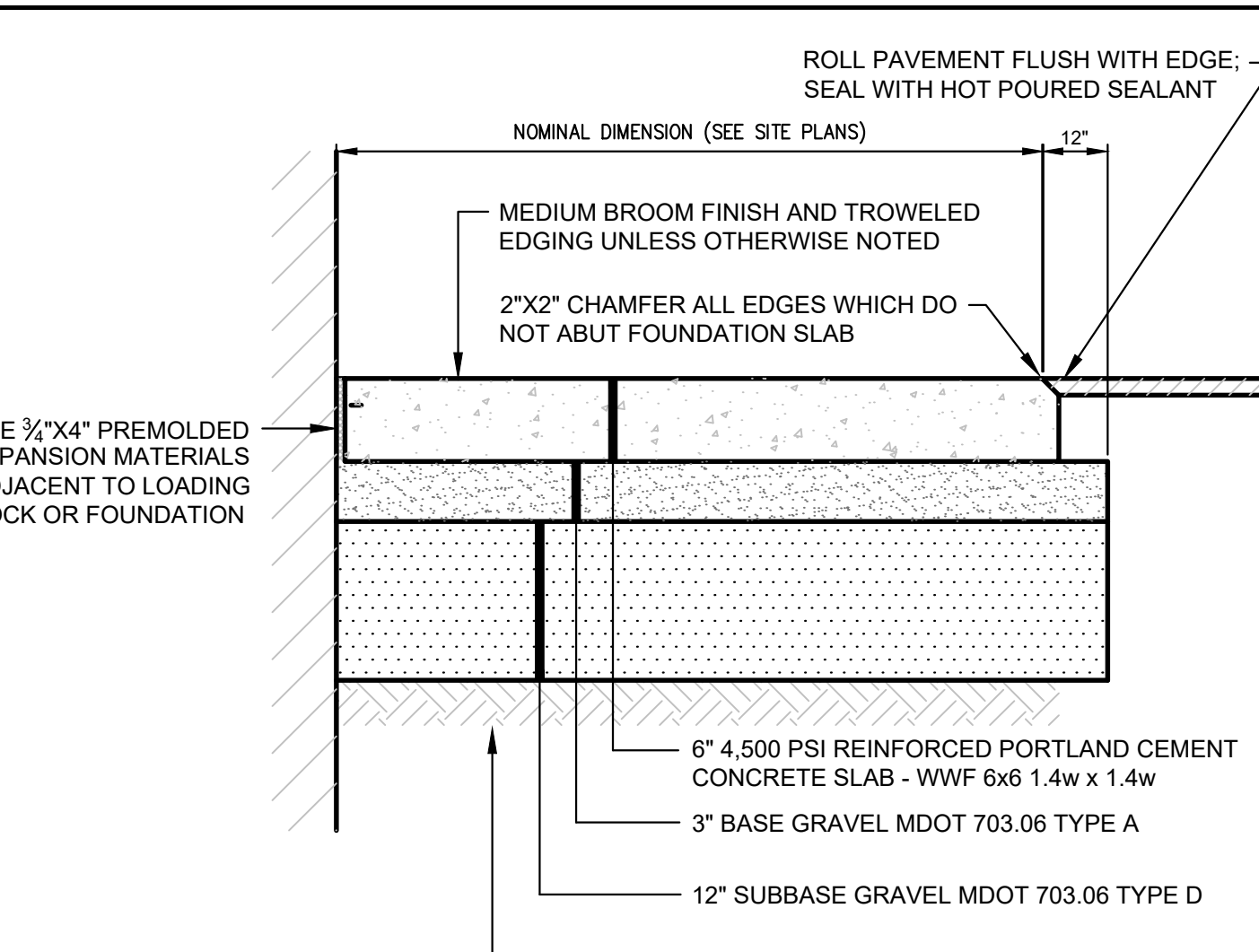
**(E) TRAFFIC SIGN (WITH BACKING)**  
N.T.S.



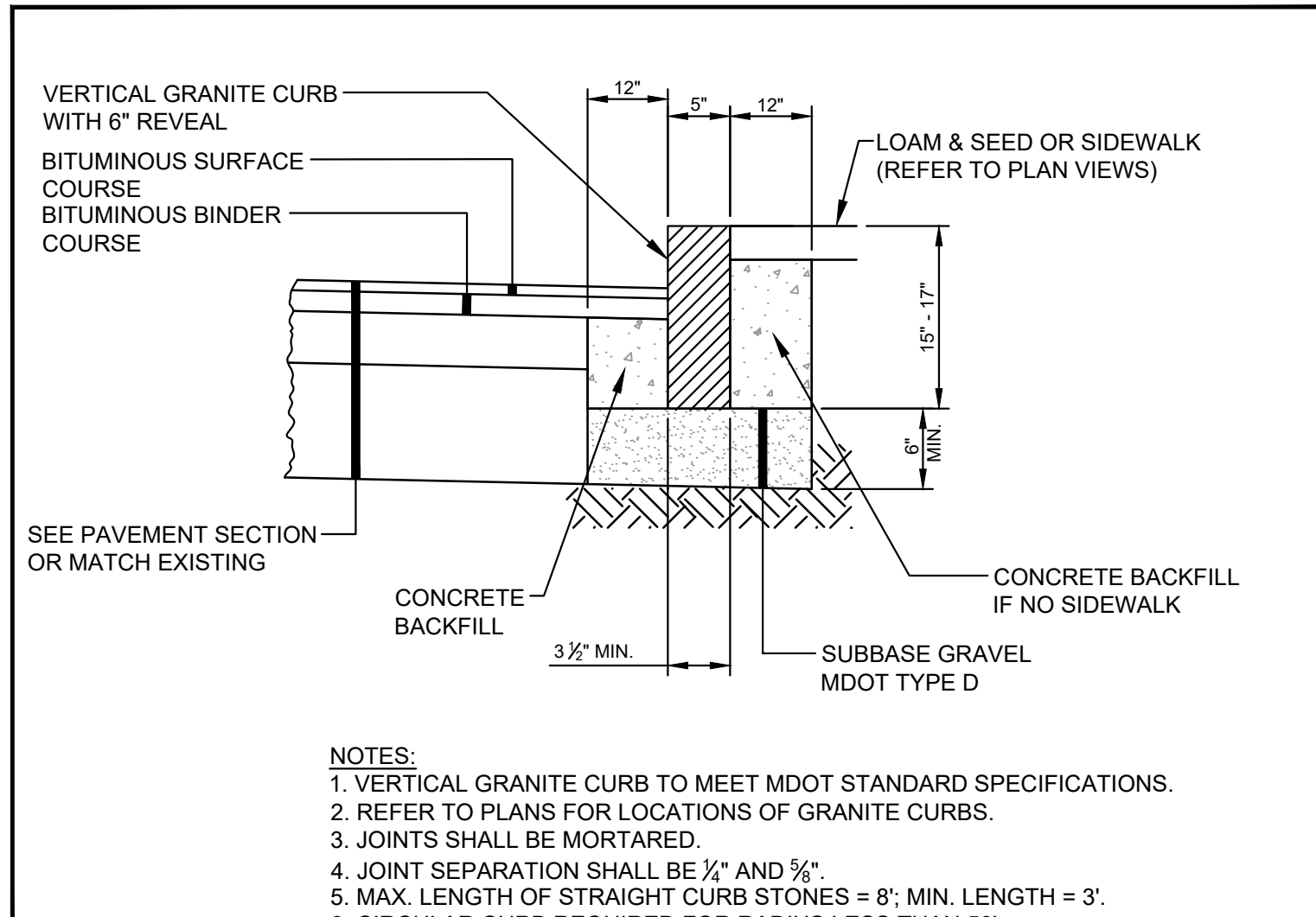
**(H) GRANITE CURB TIPDOWN INSTALLATION DETAIL**  
N.T.S.



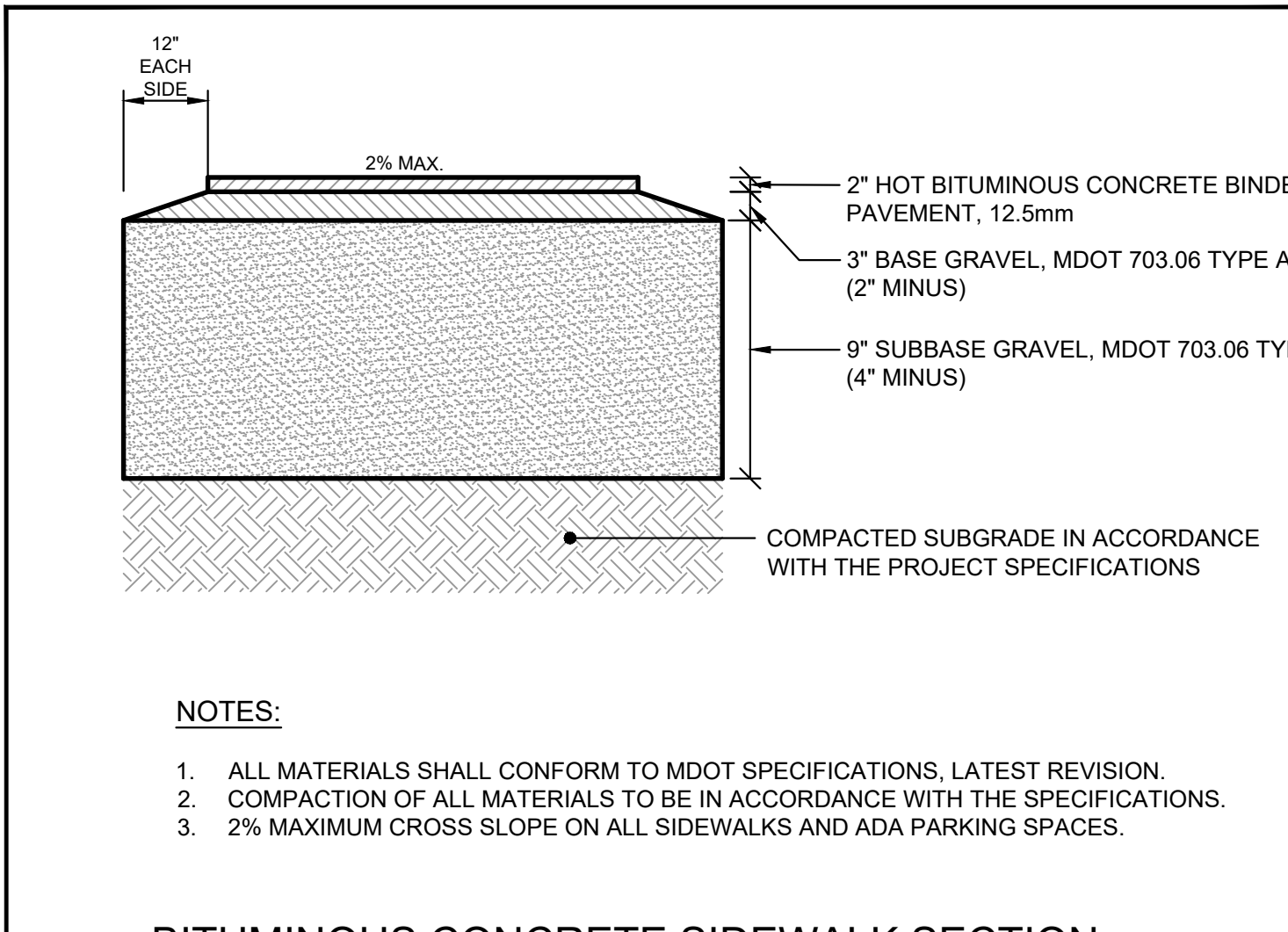
**(K) INTERNATIONAL BARRIER FREE SYMBOL DETAIL**  
N.T.S.



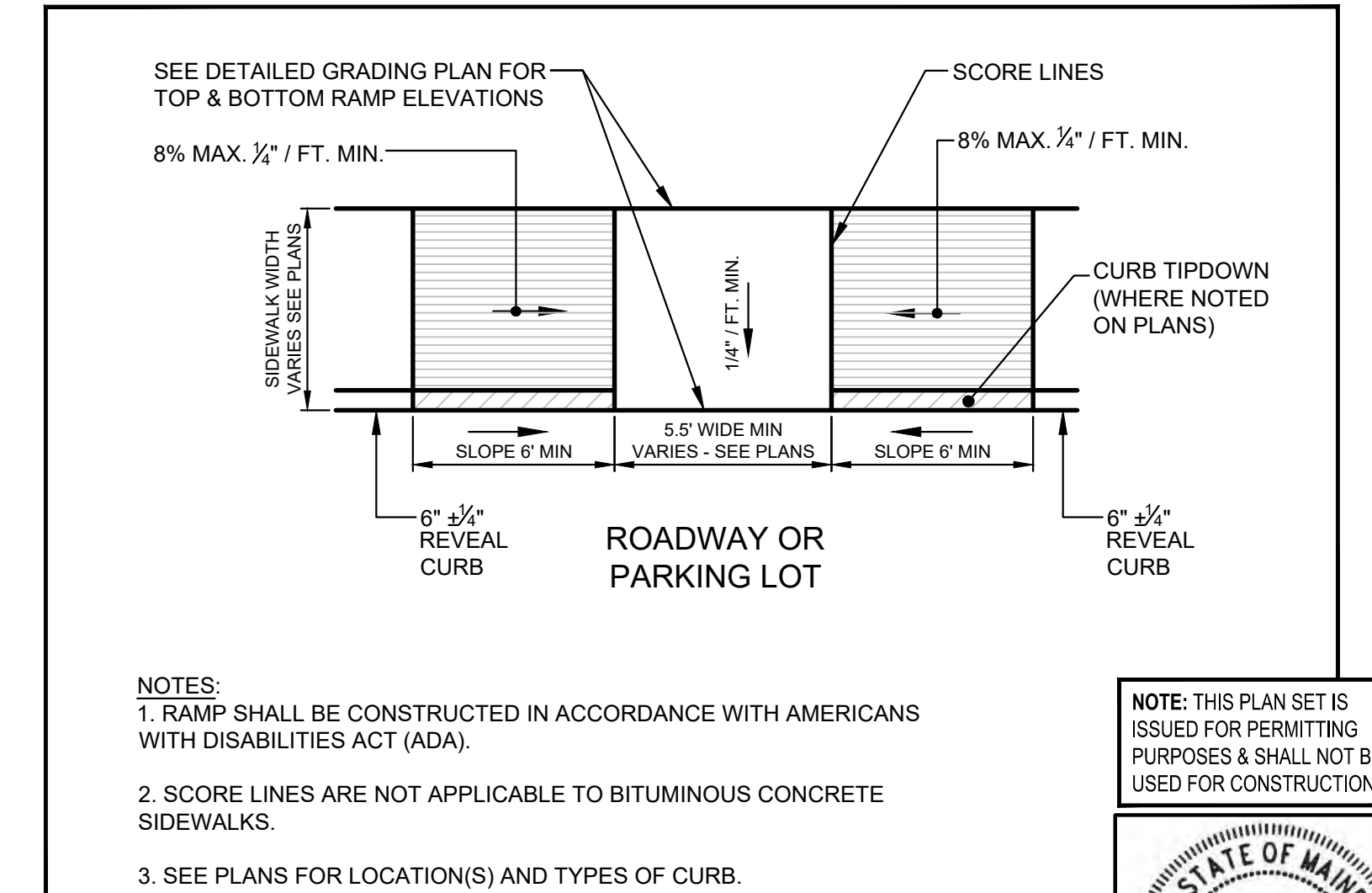
**(C) CONCRETE SLAB DETAIL**  
N.T.S.



**(F) TYPE 1 VERTICAL GRANITE CURB DETAIL**  
N.T.S.



**(I) BITUMINOUS CONCRETE SIDEWALK SECTION FOR SITE INSTALLATION**  
N.T.S.



**(L) BARRIER FREE RAMP DETAIL**  
N.T.S.

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1	2024.07.08	SUBMITTED FOR CITY SITE PLAN APPLICATION

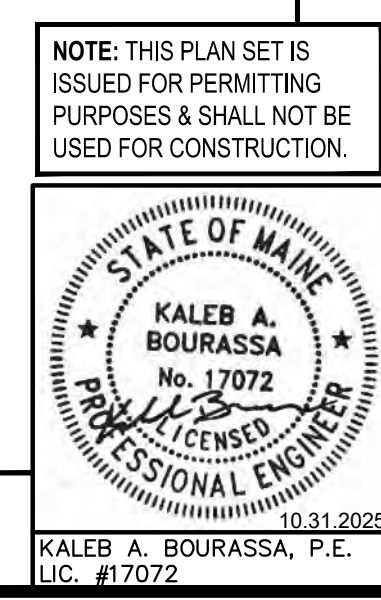
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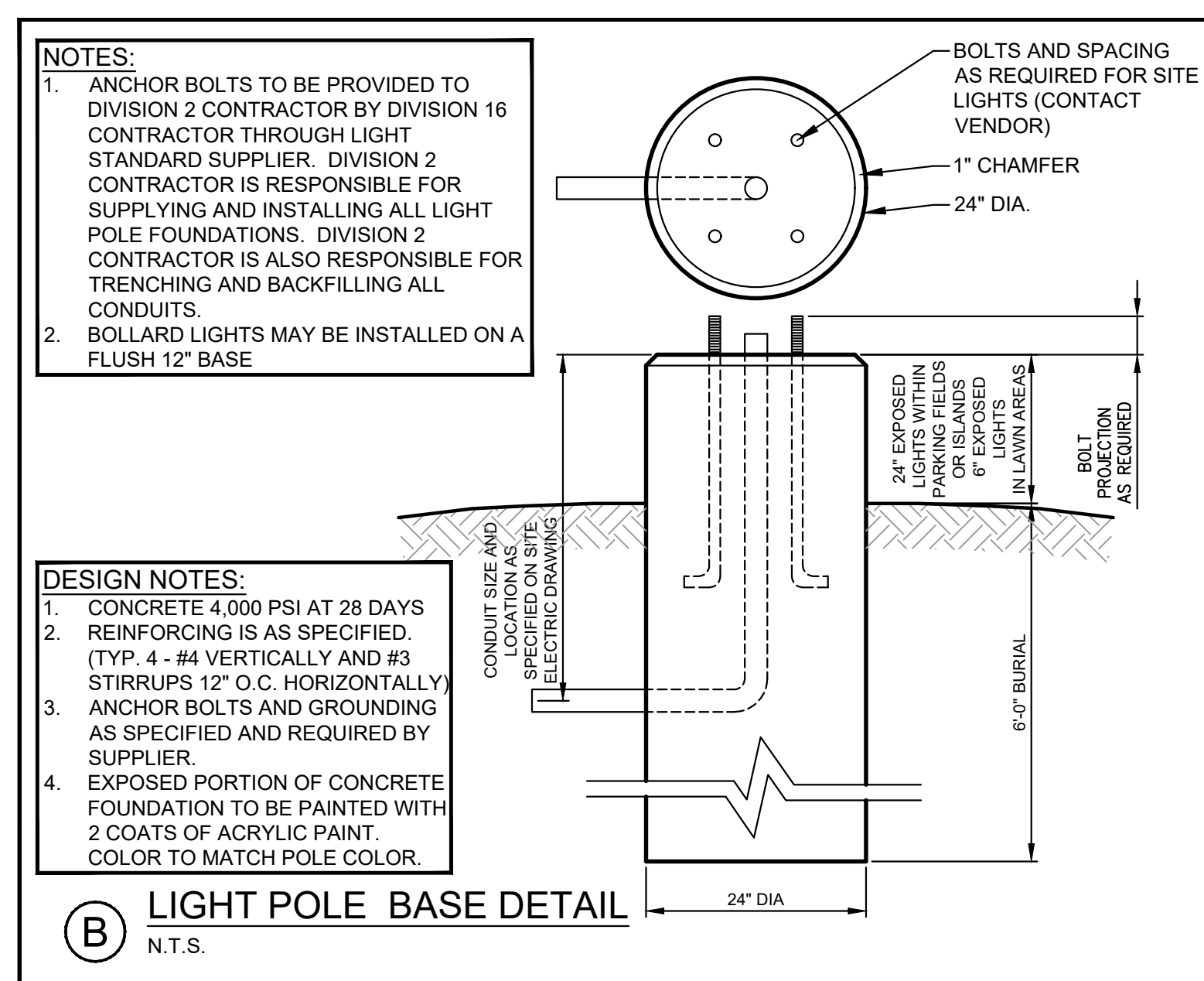
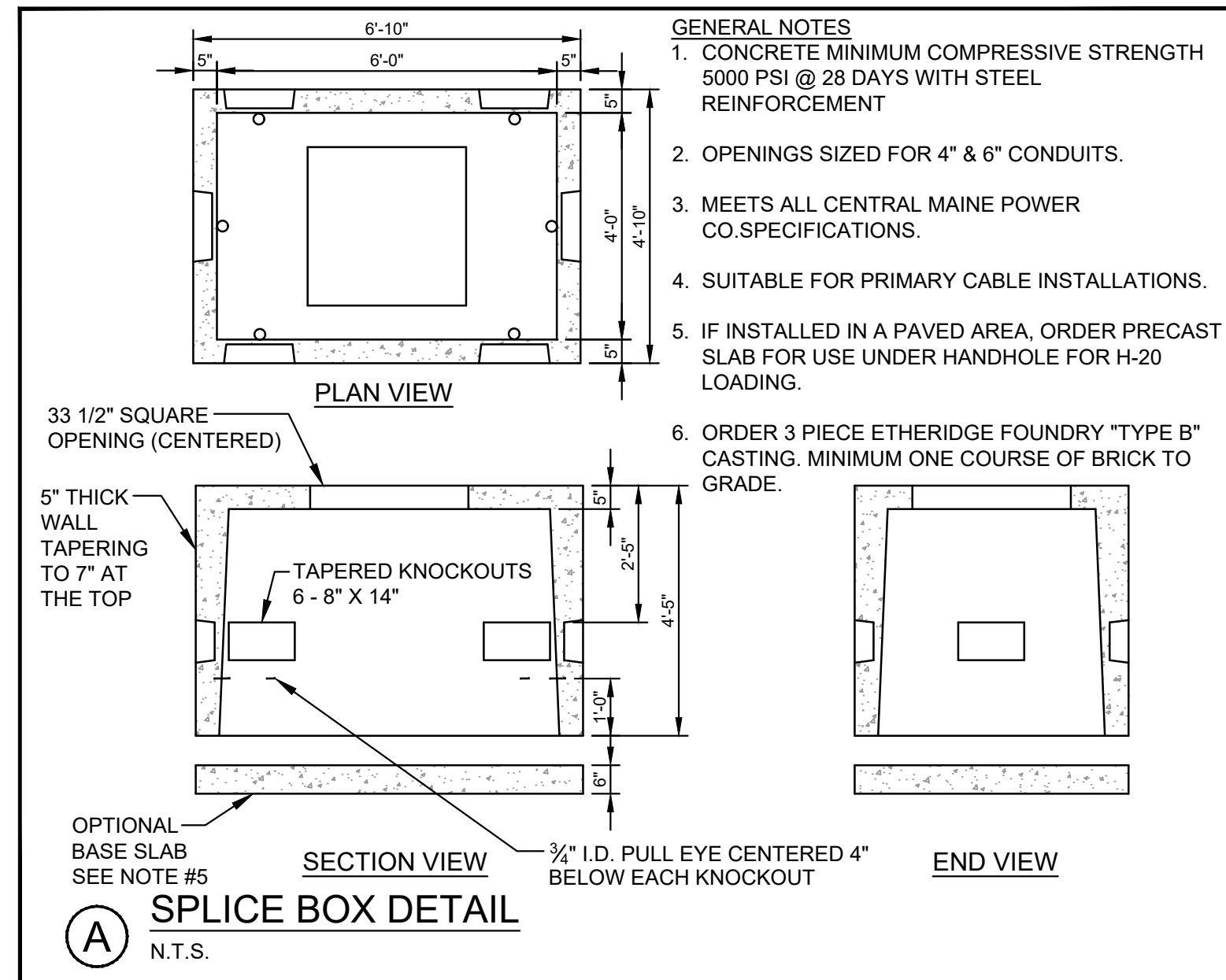
Gorrill Palmer, an LJB Engineering Company  
 GorrillPalmer.com  
 (207) 772-2515  
 300 Southborough Drive - Suite 200  
 South Portland, ME 04106

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-6.0**



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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
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Design: KAB	Draft: CDD	Date: JAN. 2024
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File Name: 4228-DETAILS.dwg		
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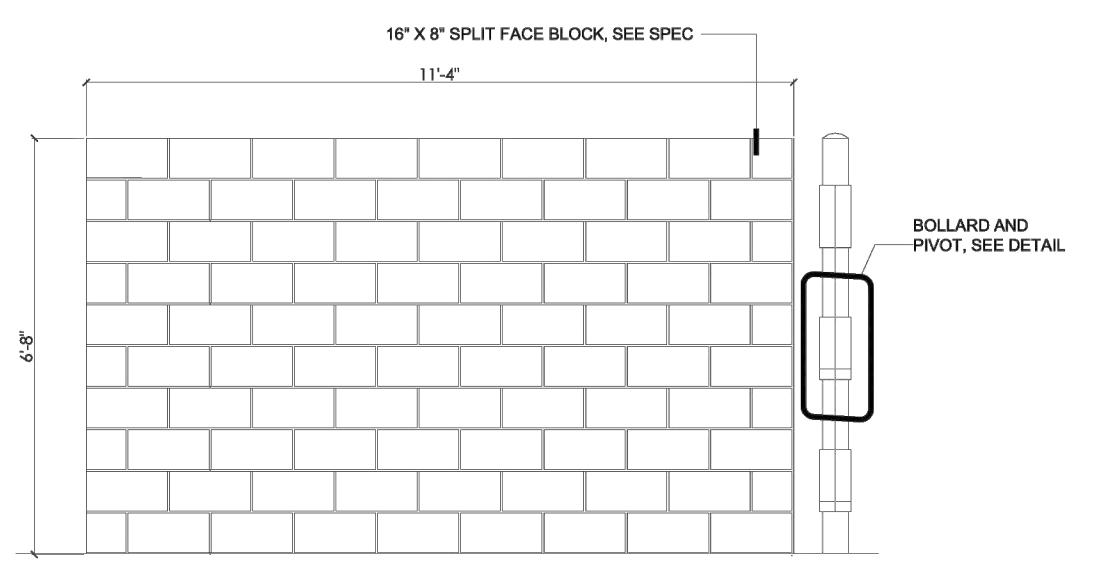
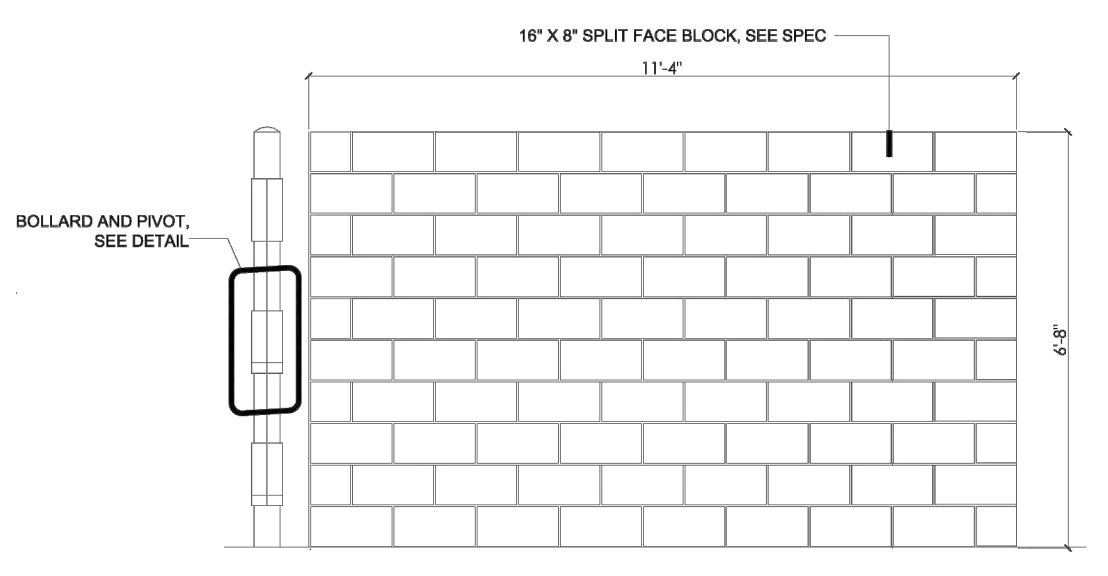
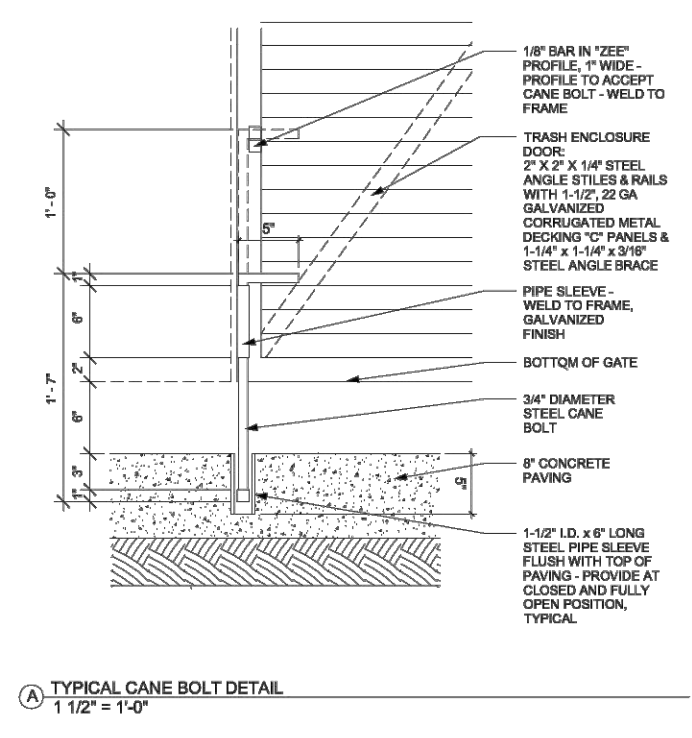
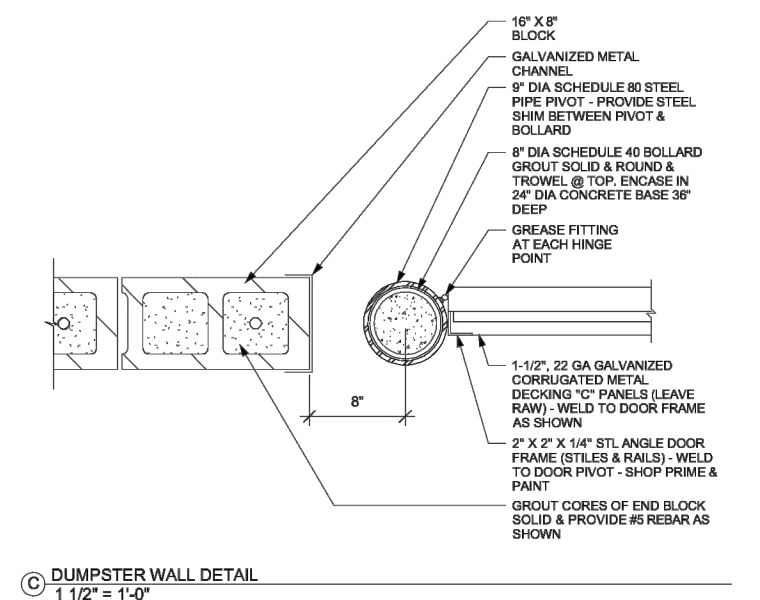
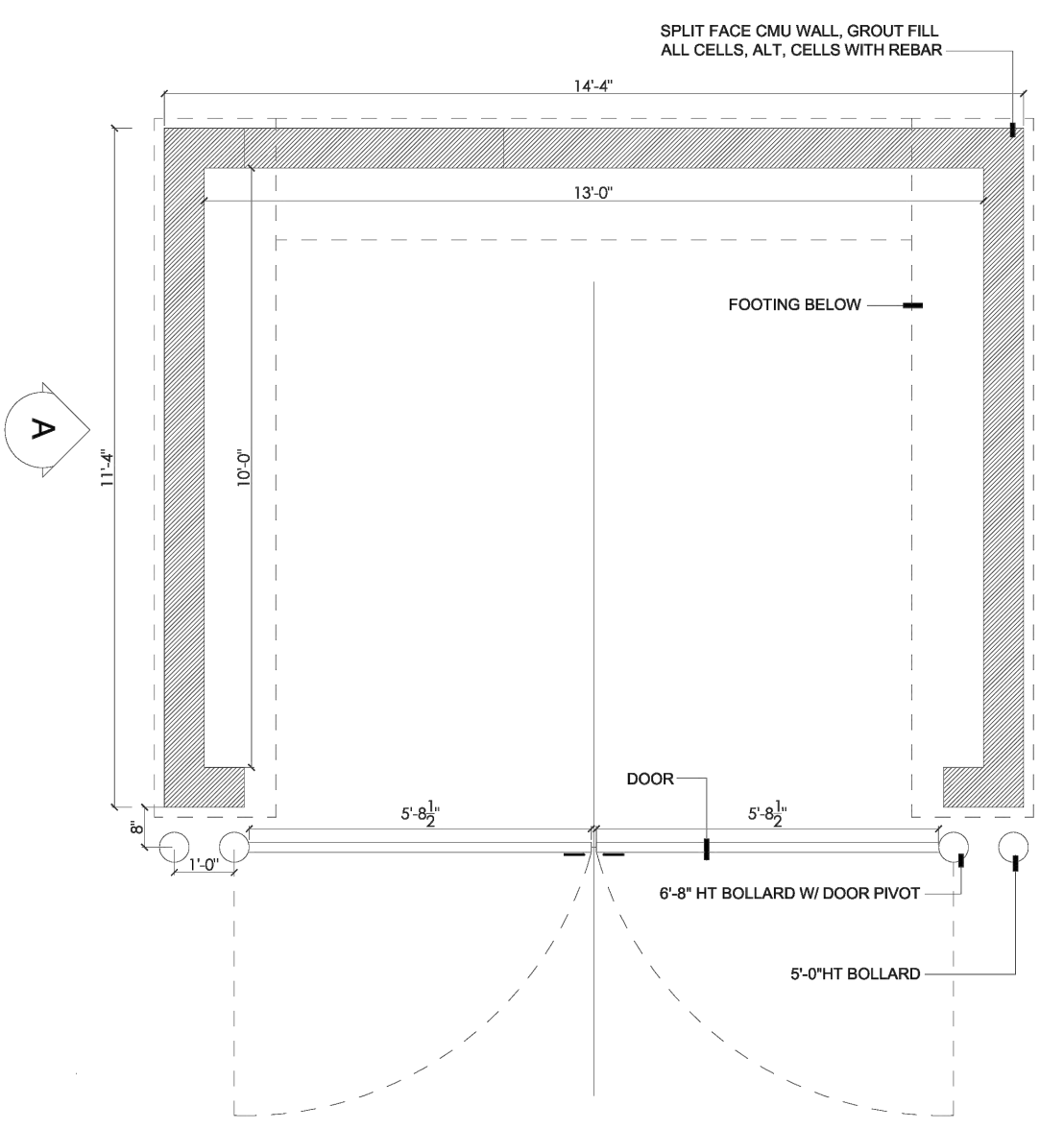
Gorrill Palmer, an LJB Engineering Company  
 GorrillPalmer.com  
 (207) 772-2515  
 300 Southborough Drive - Suite 200  
 South Portland, ME 04106

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

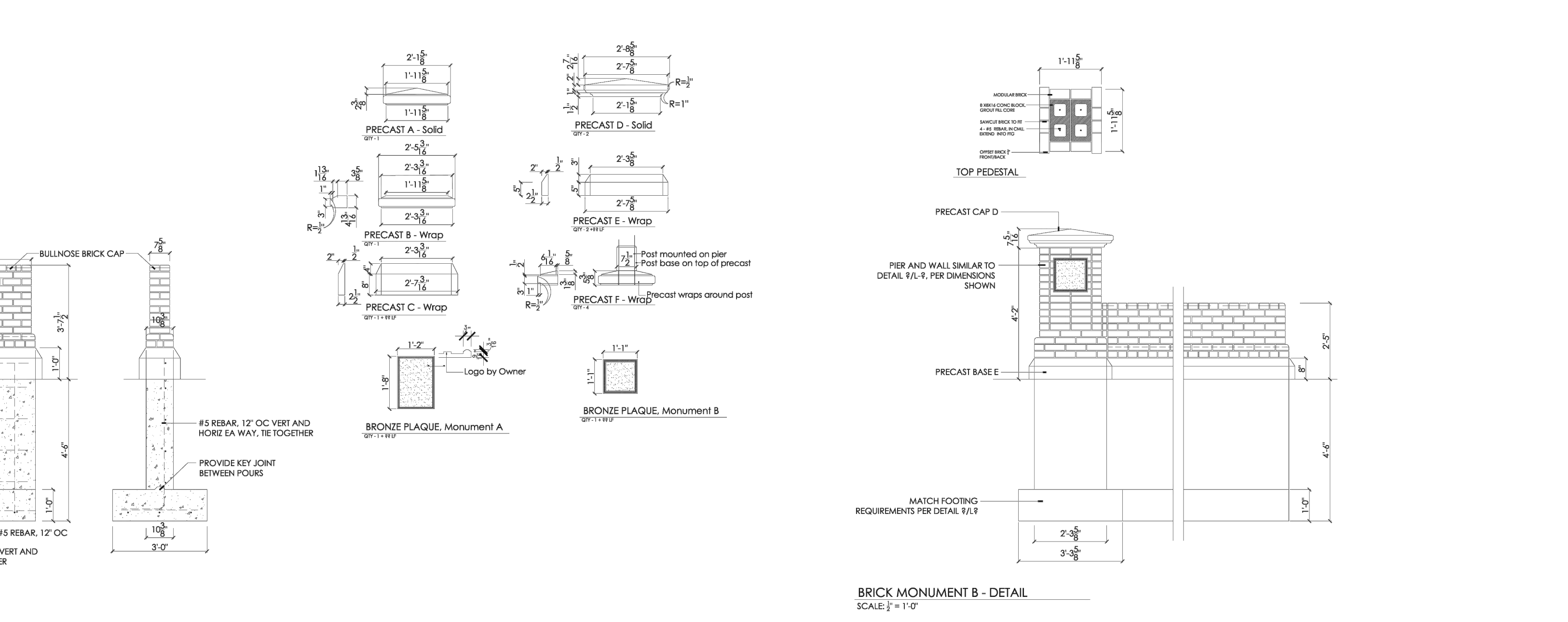
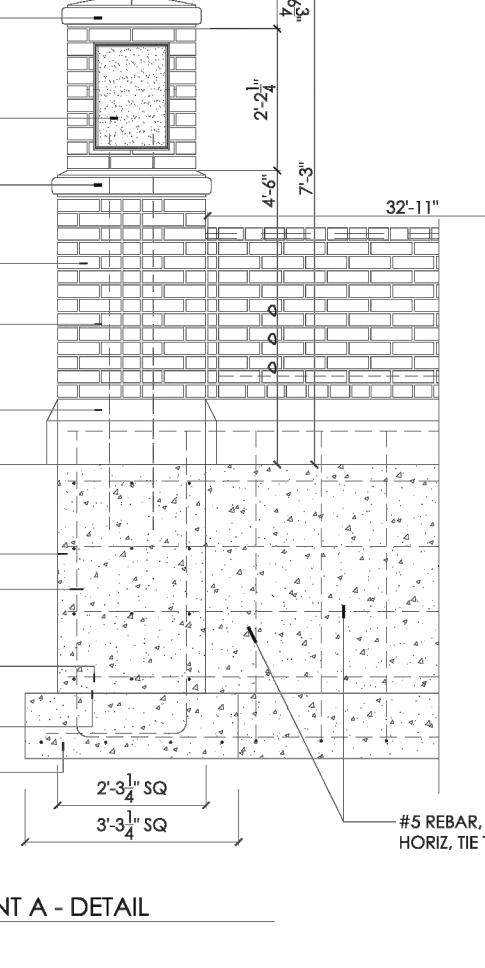
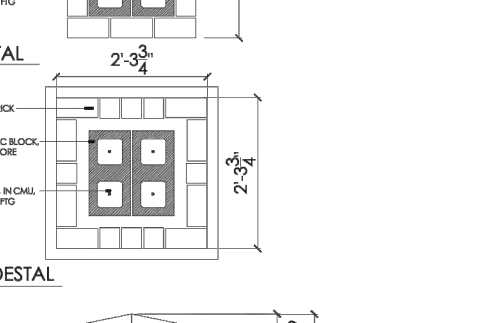
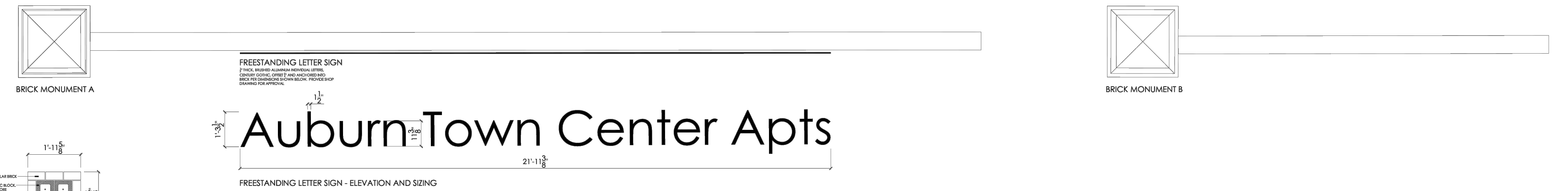
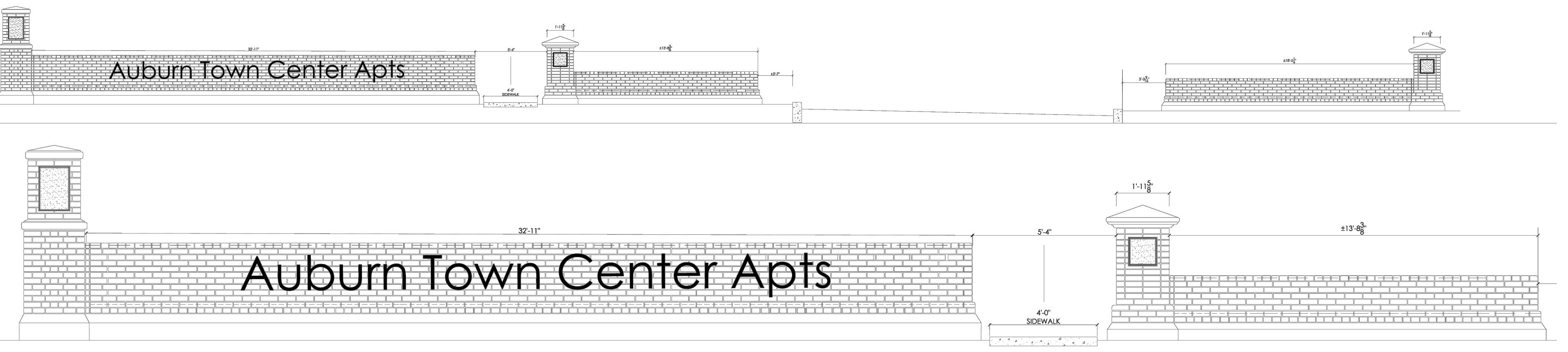
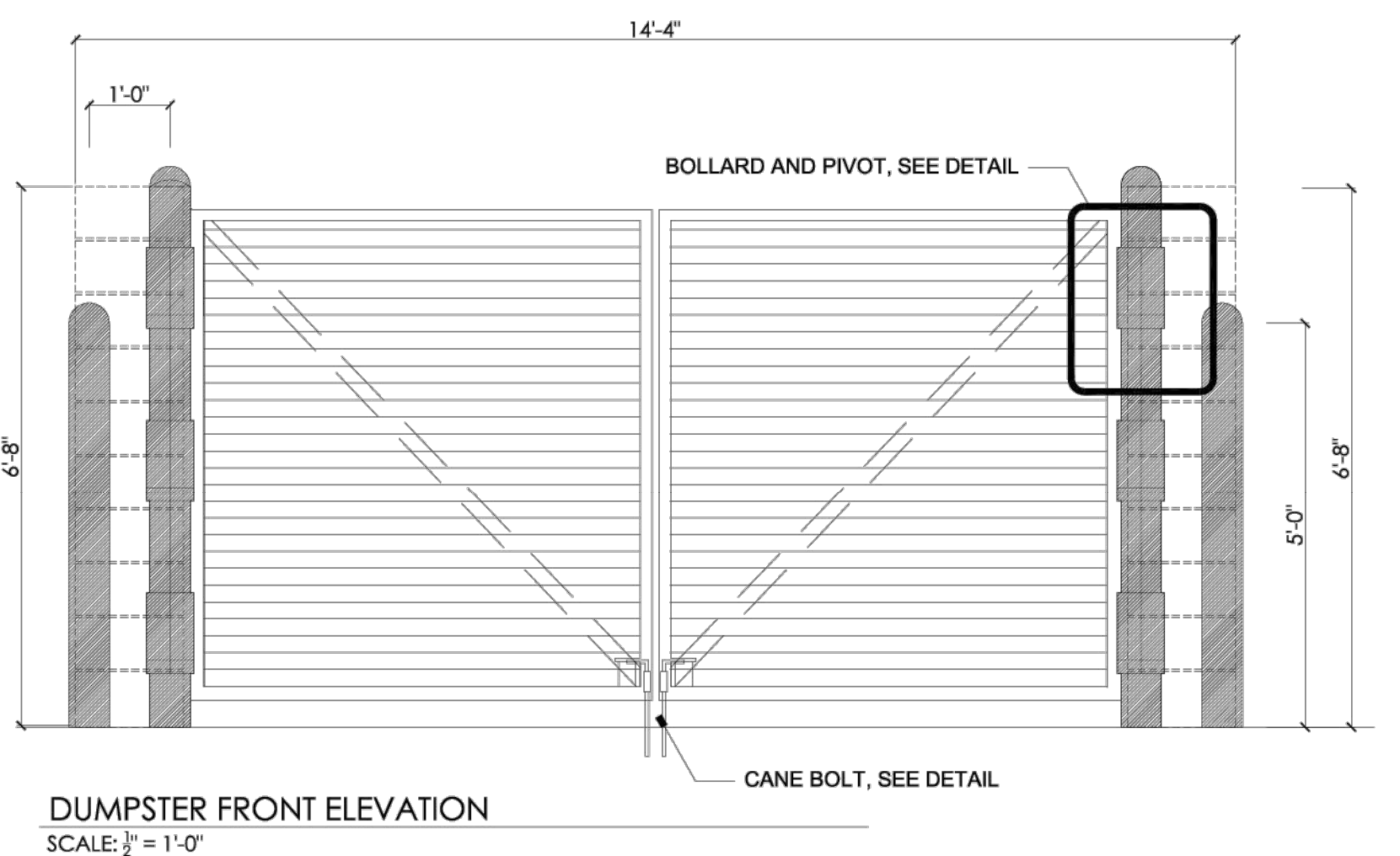
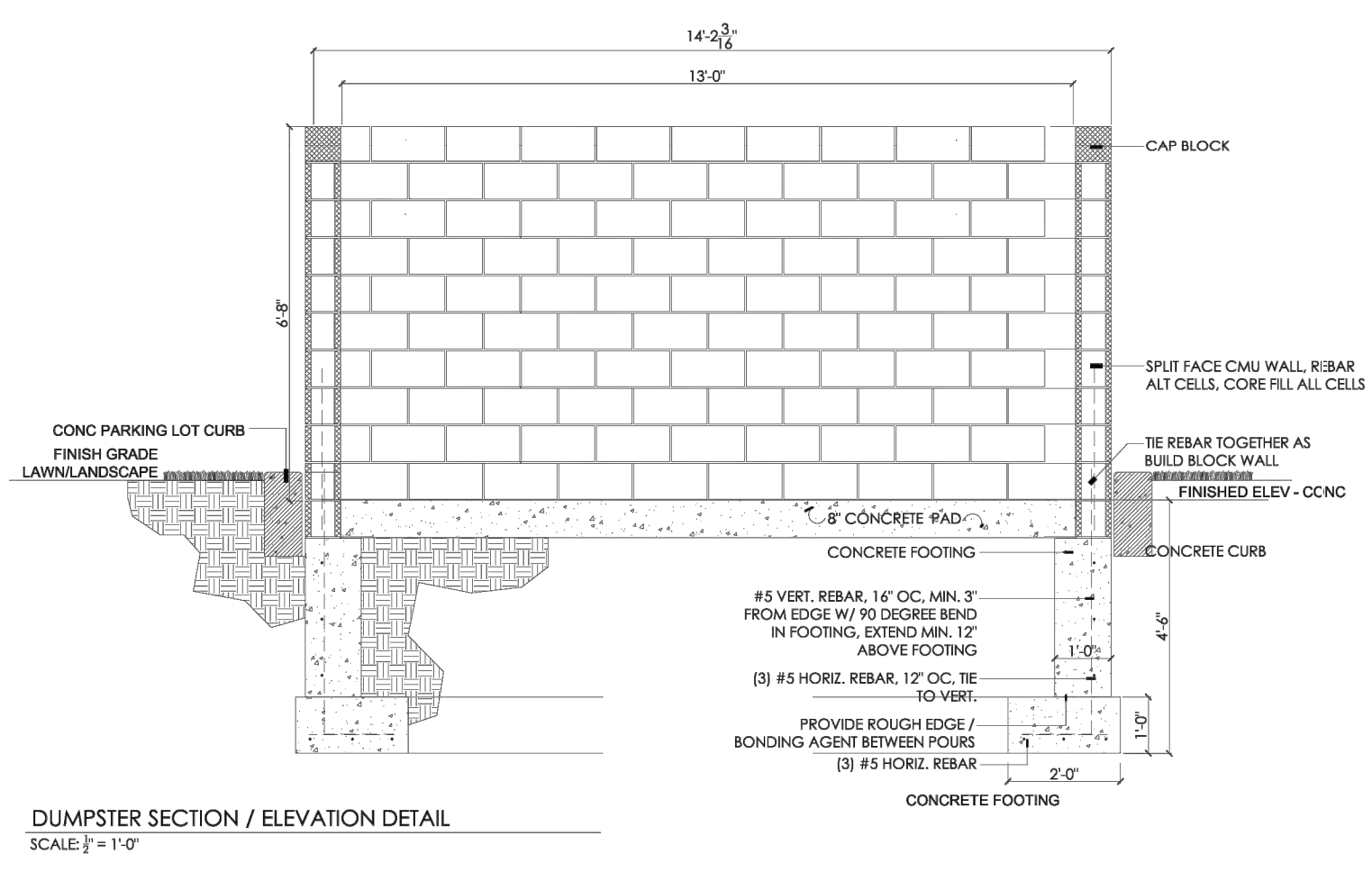
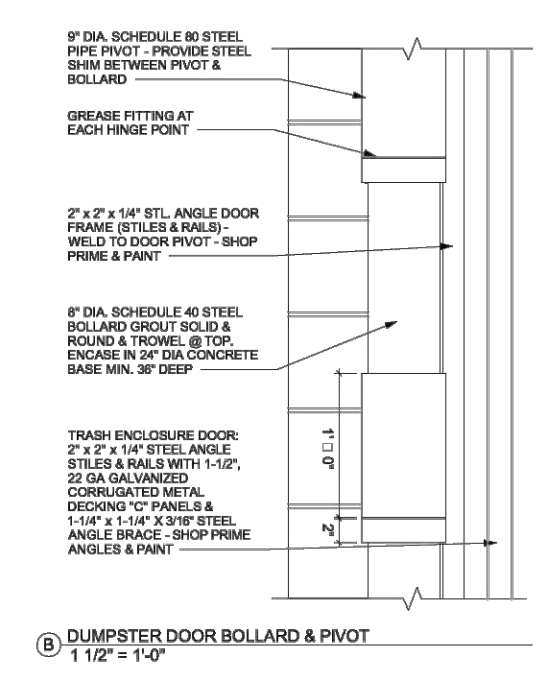
Drawing No.  
**C-6.1**



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DUMPSTER SIDE ELEVATION - B  
SCALE: 1/2" = 1'-0"



**NOTES:**

- 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.
- 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.
- REFER TO THE CIVIL SITE DRAWINGS FOR LENGTHS AND SPACING OF THE DECORATIVE RETAINING WALL.
- 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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 Checked: SRB | Scale: AS NOTED | Job No.: 4228  
 File Name: 4228-DETAILS.dwg

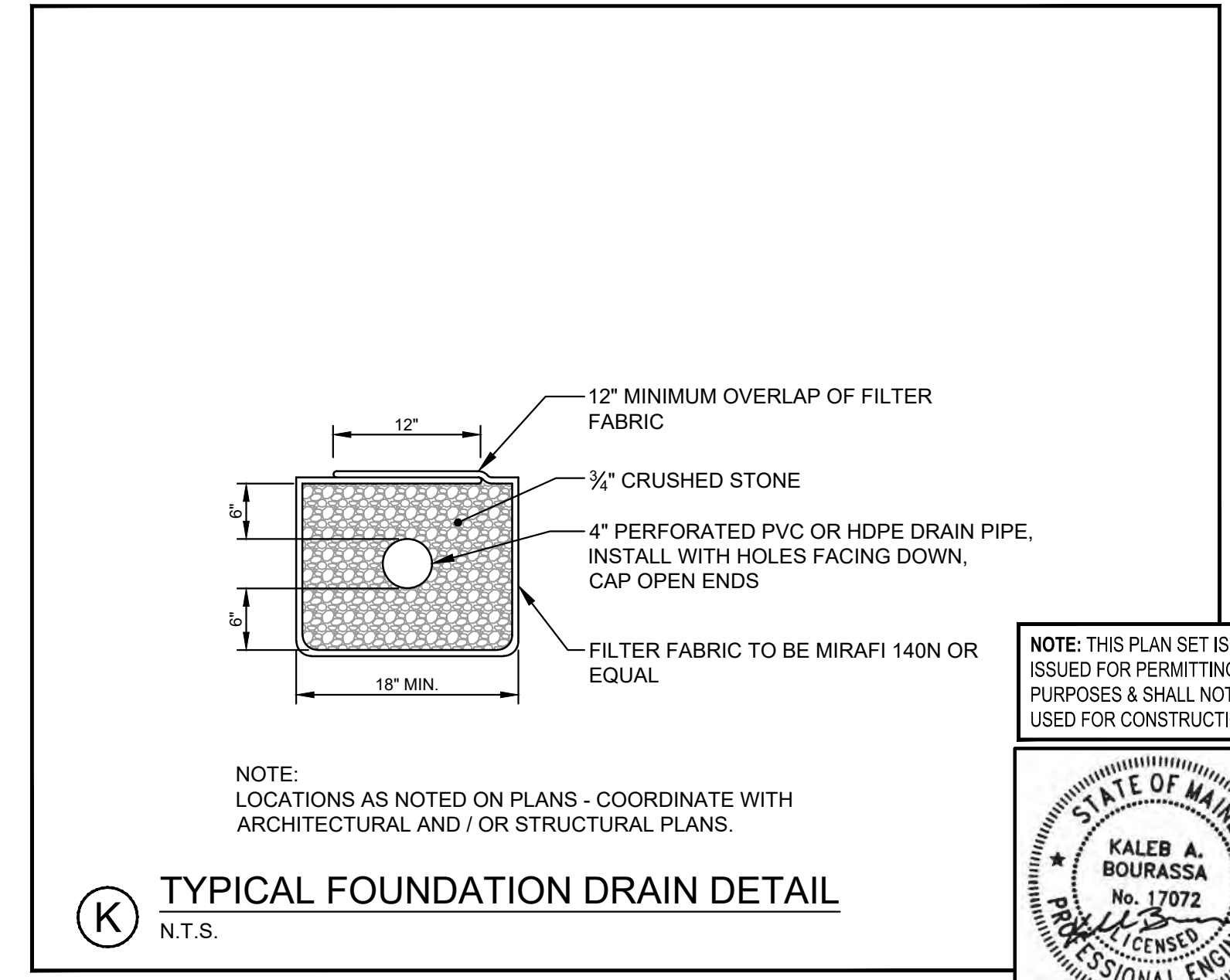
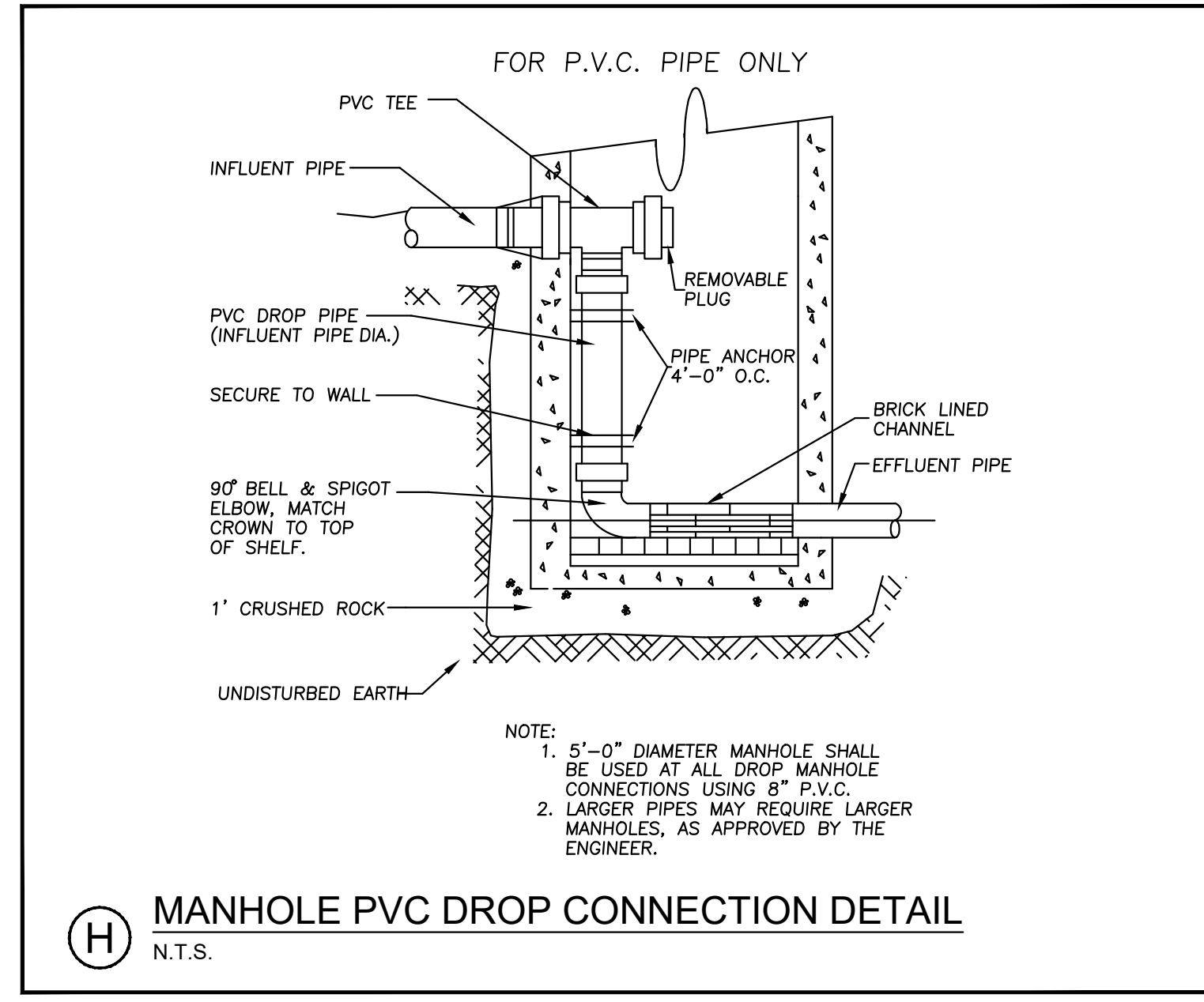
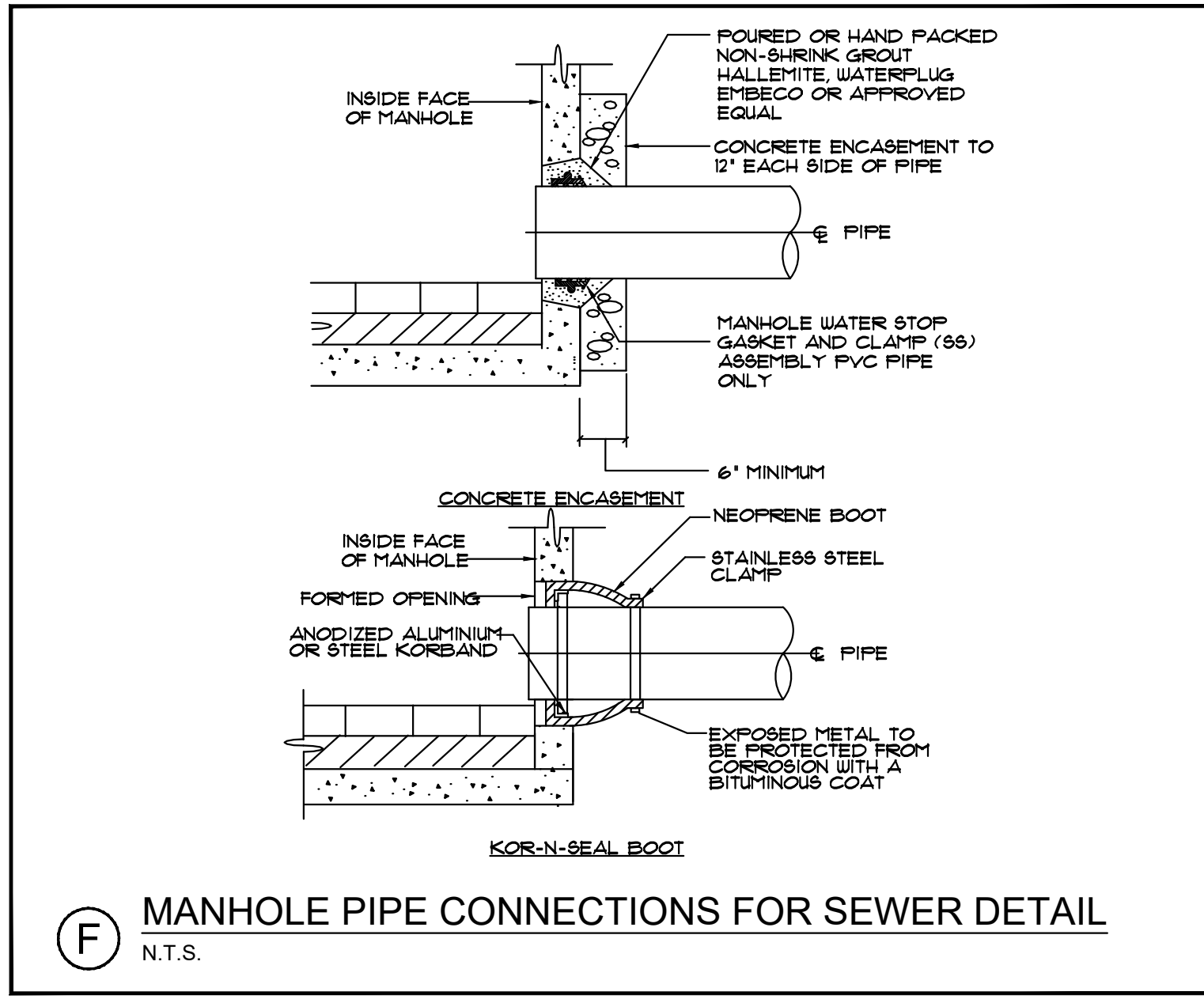
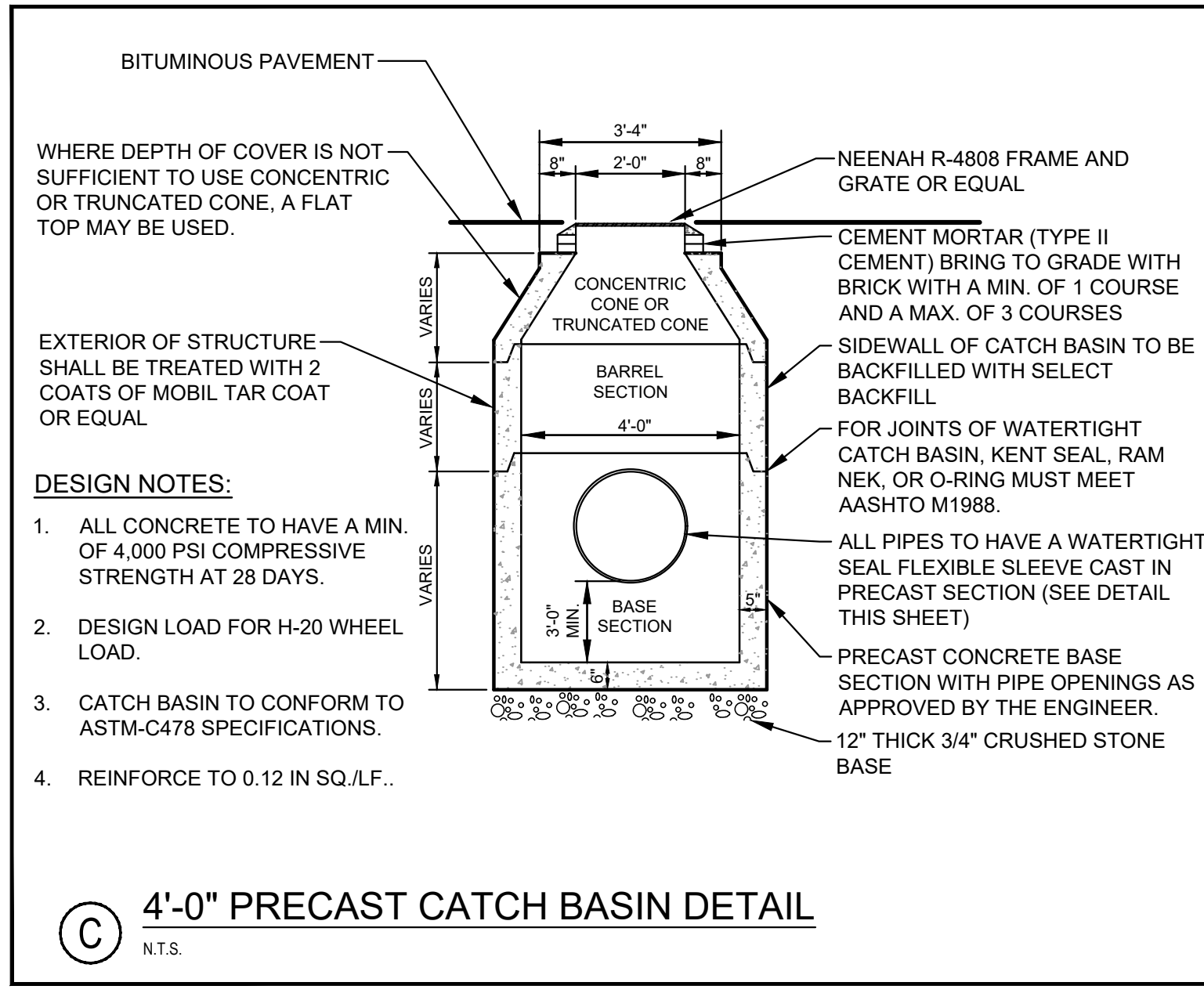
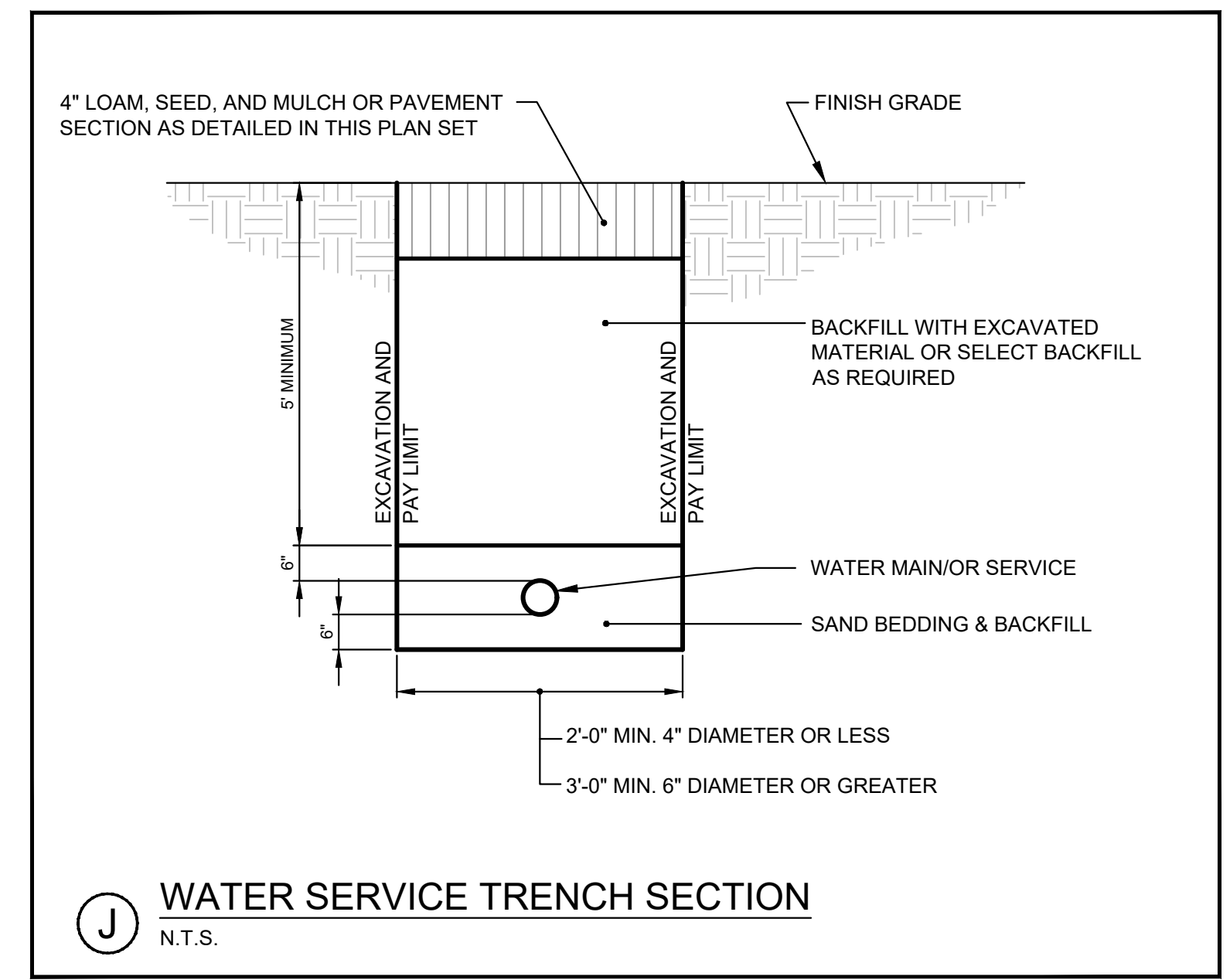
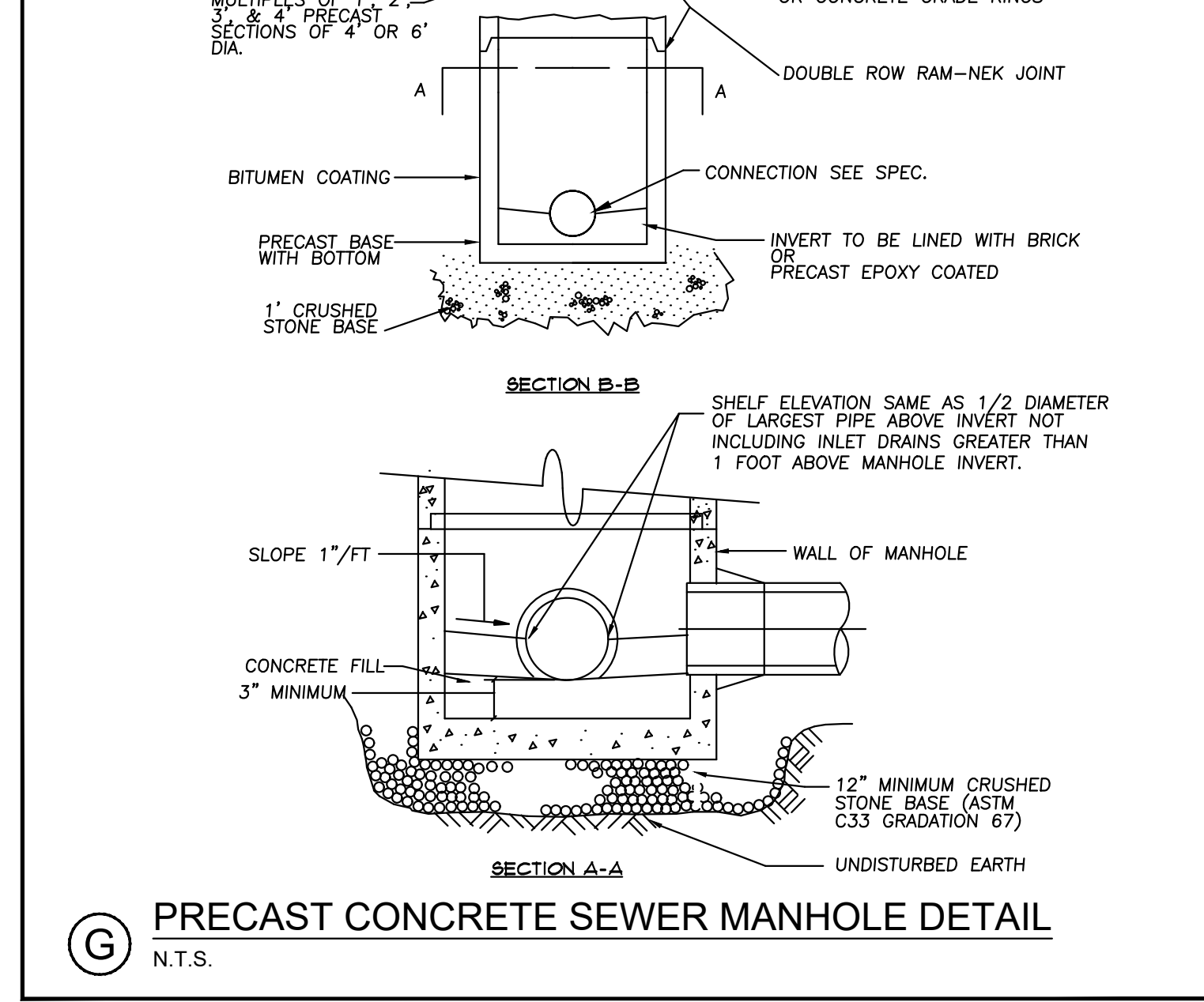
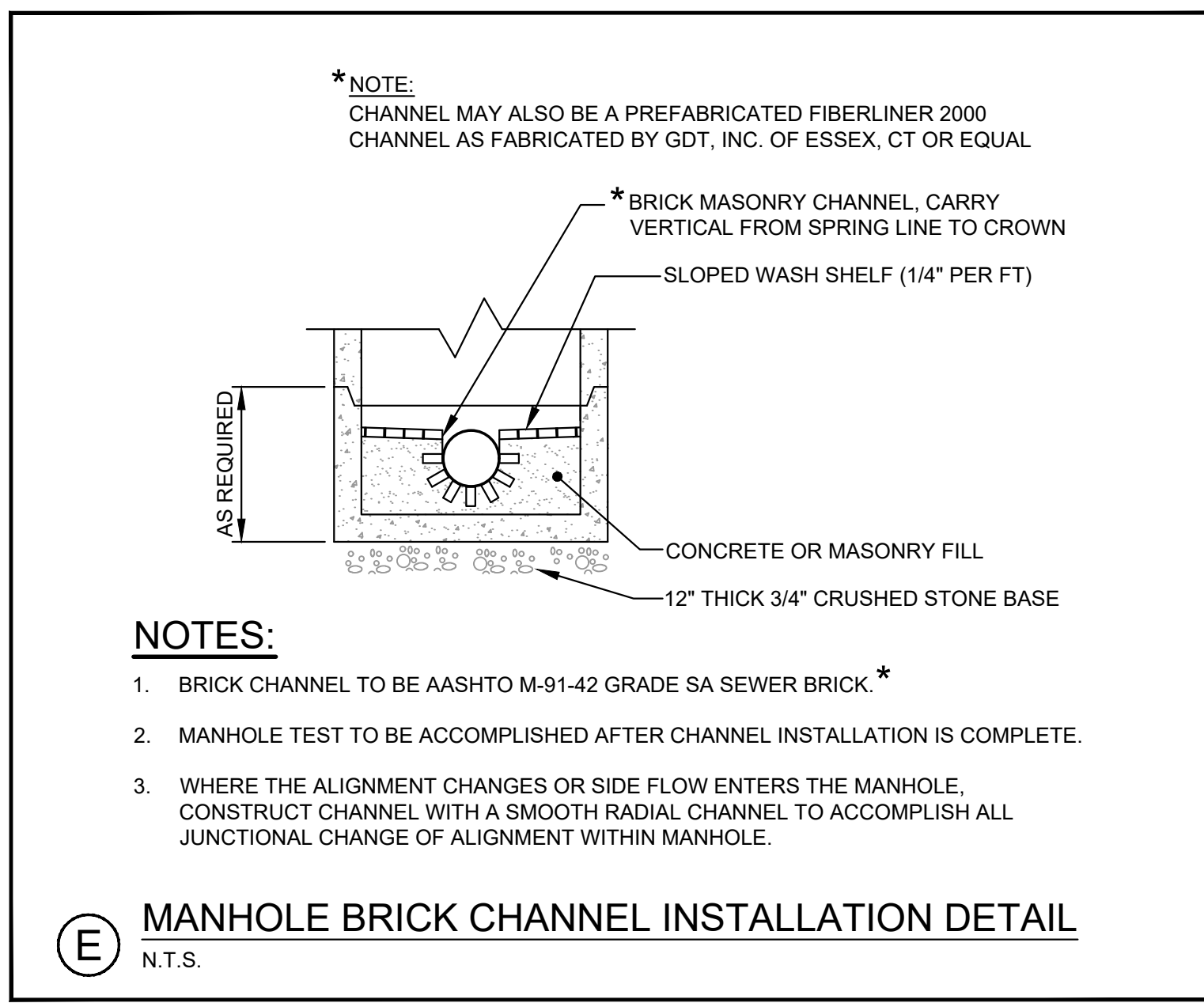
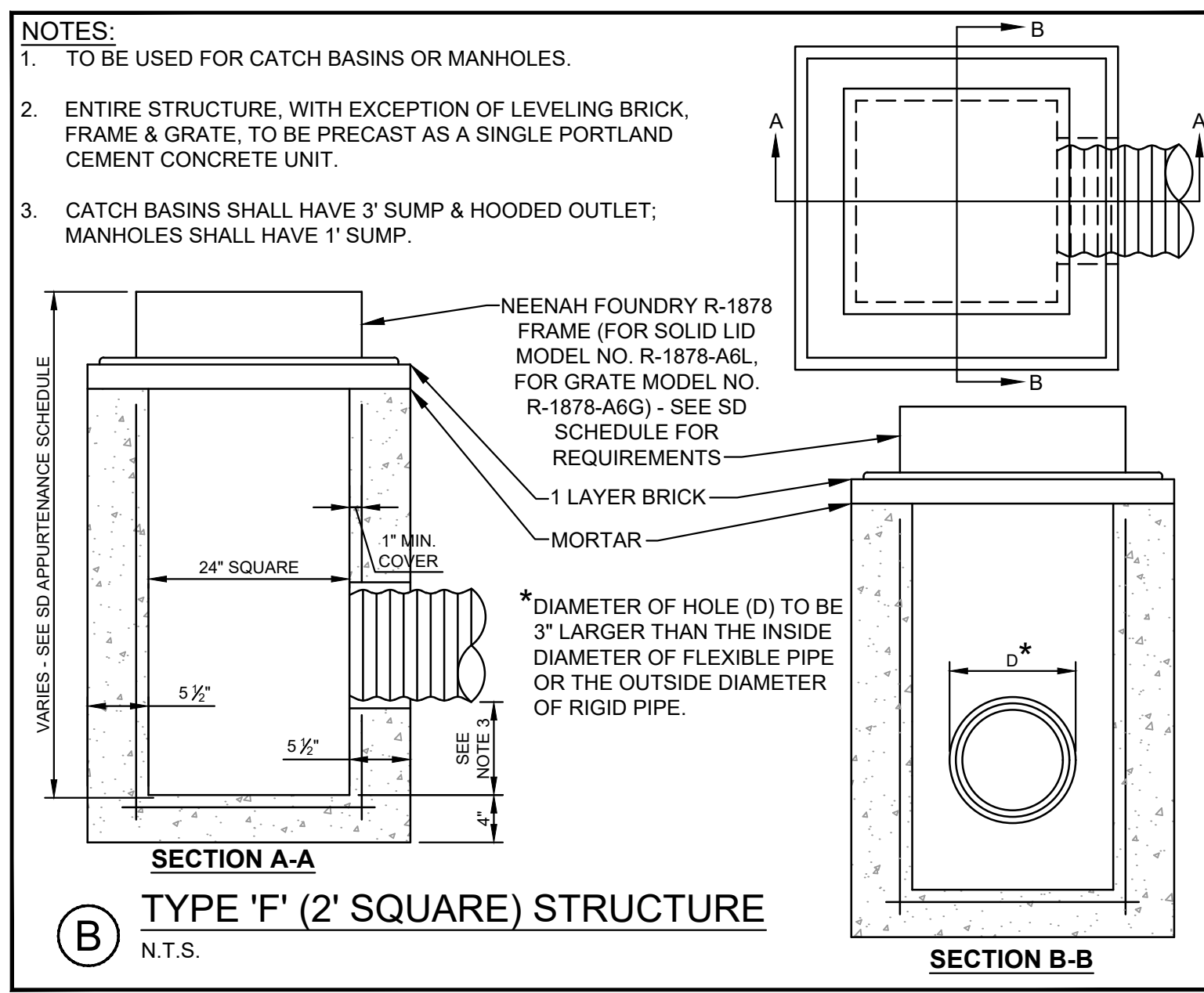
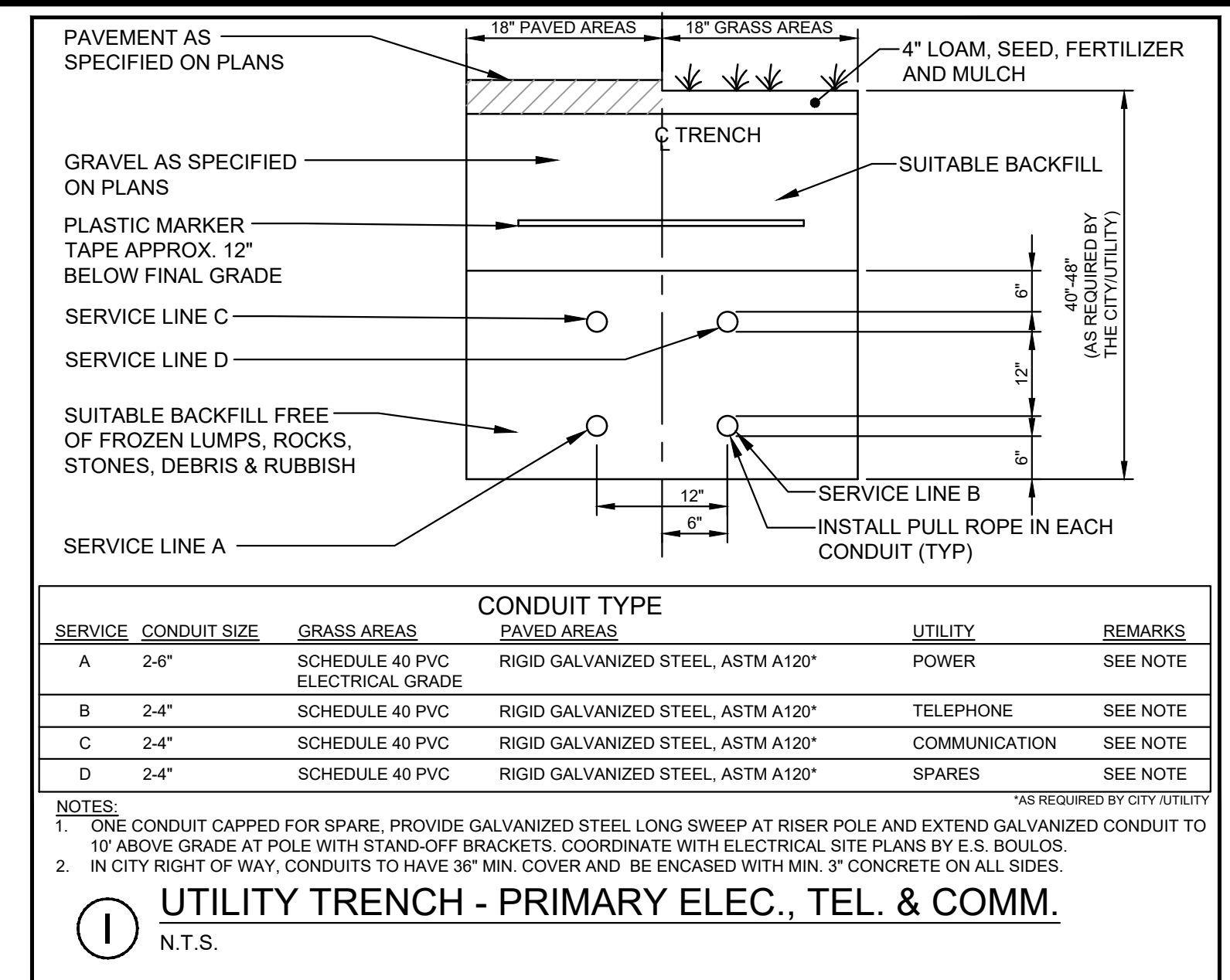
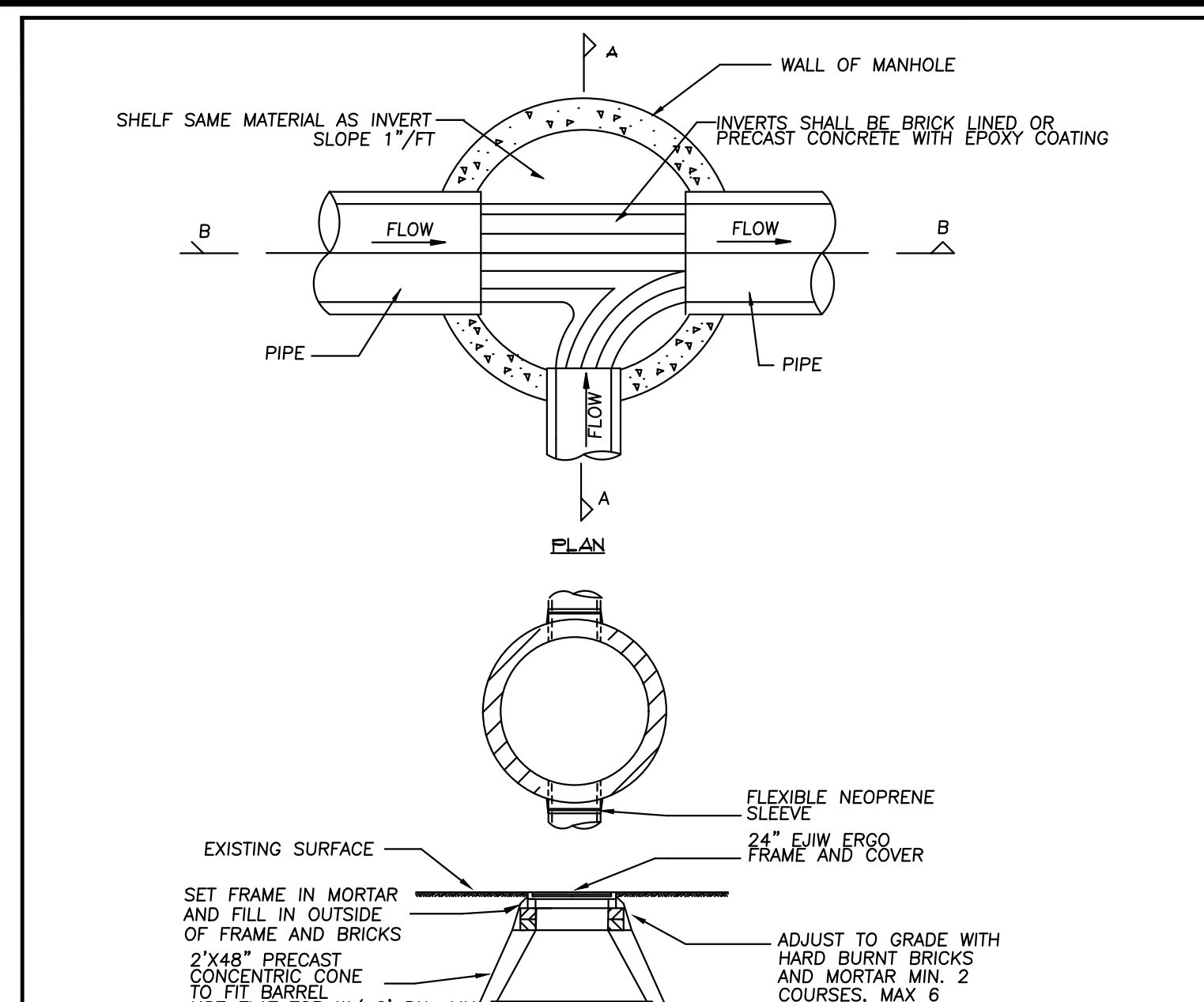
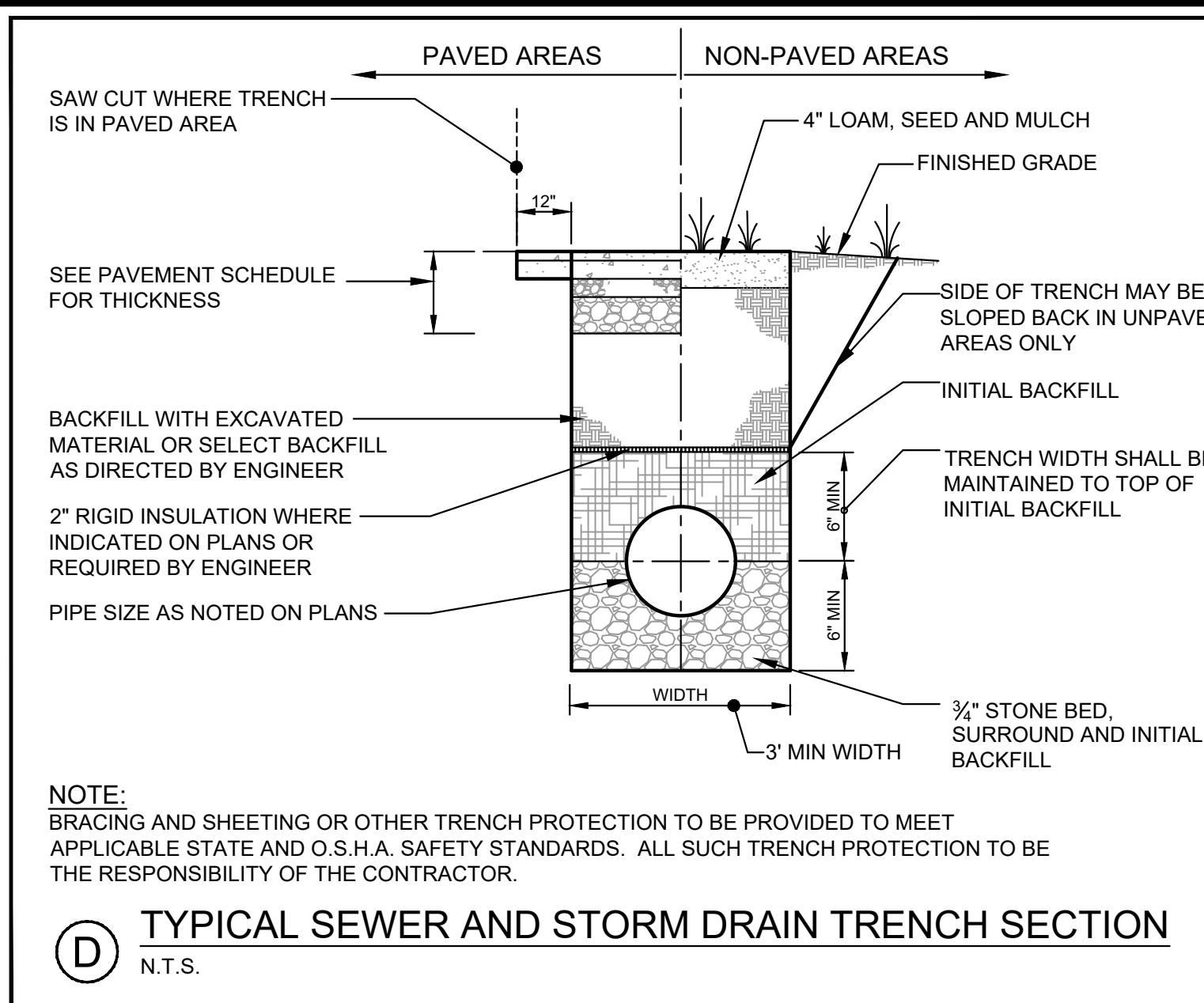
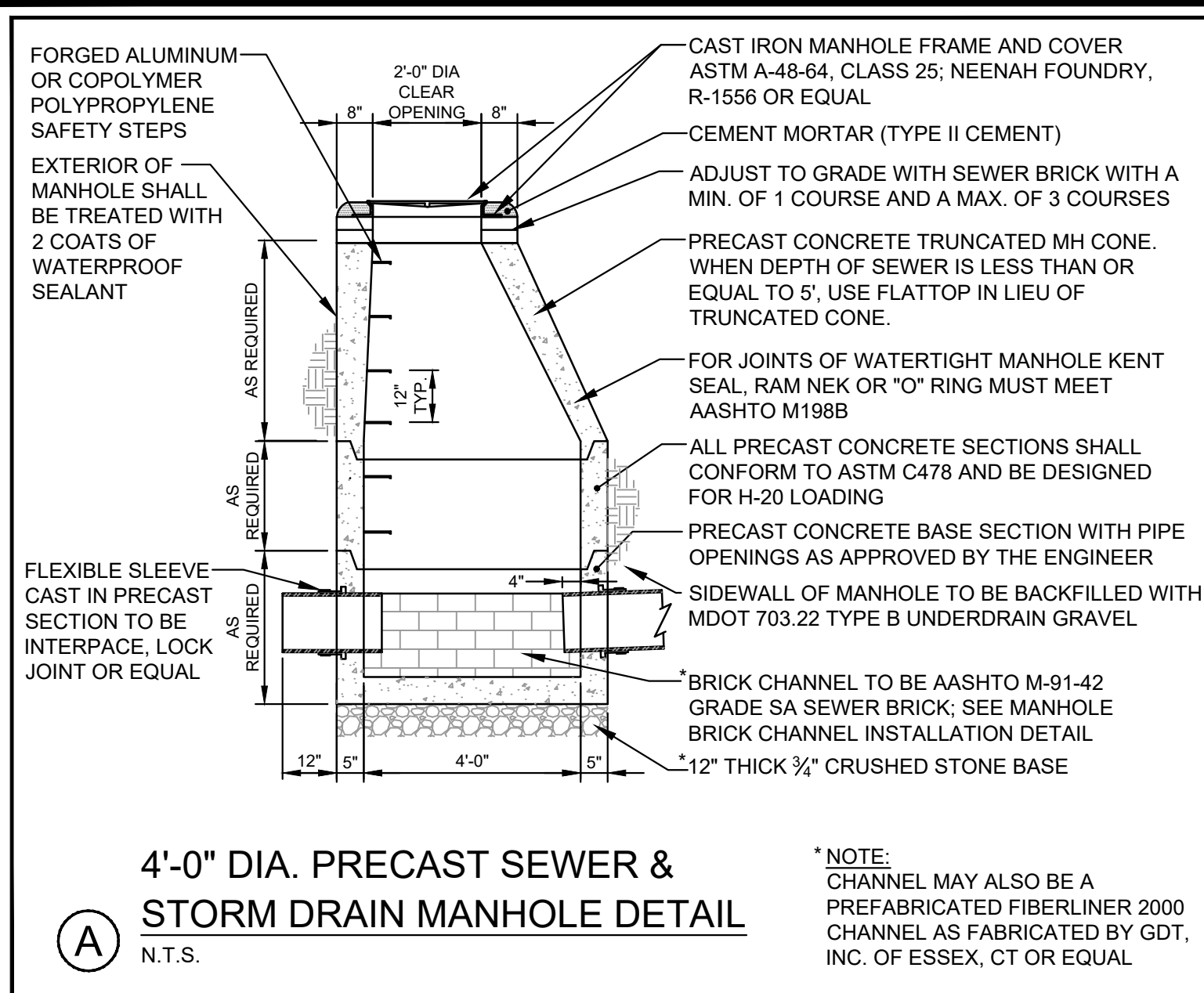
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 South Portland, ME 04106

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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Rev.	Date	Revision
6	2025.10.31	RESUBMITTED TO CITY PER COMMENTS
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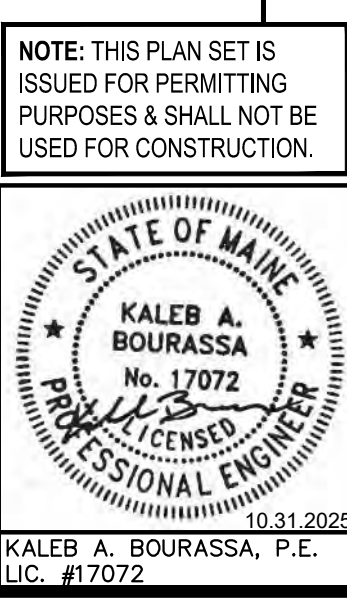
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Checked: SRB	Scale: AS NOTED	Job No.: 4228
File Name: 4228-DETAILS.dwg		
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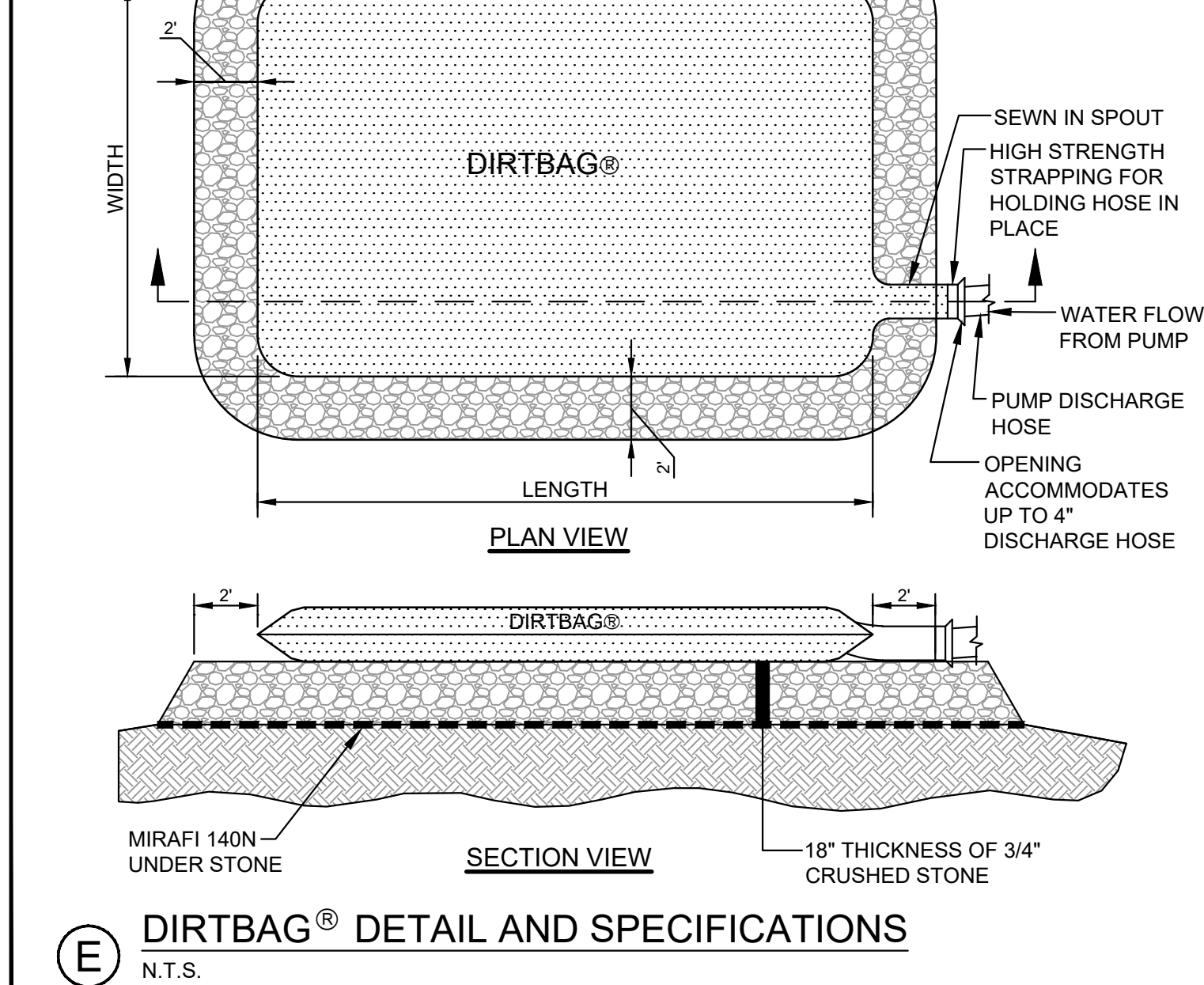
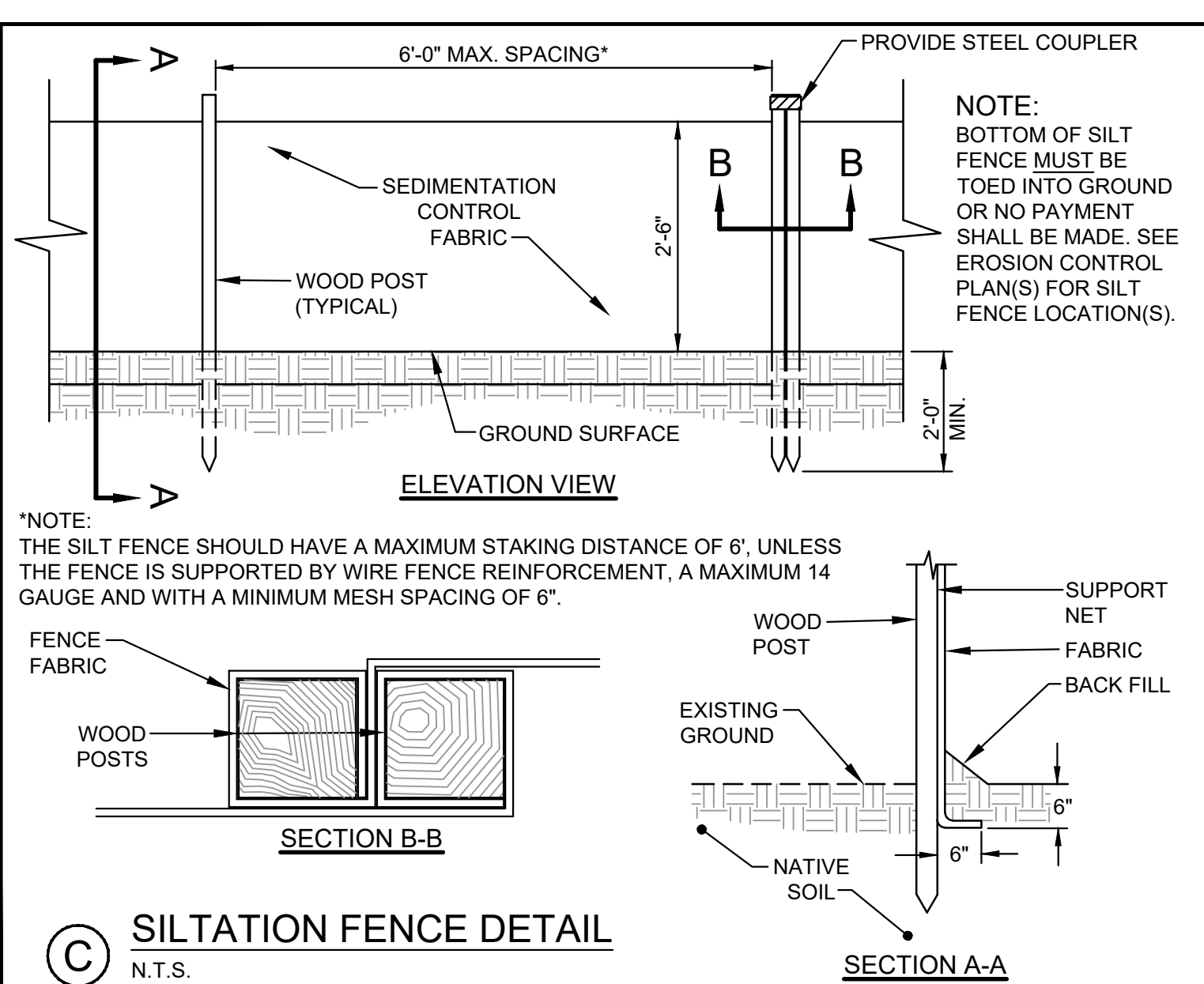
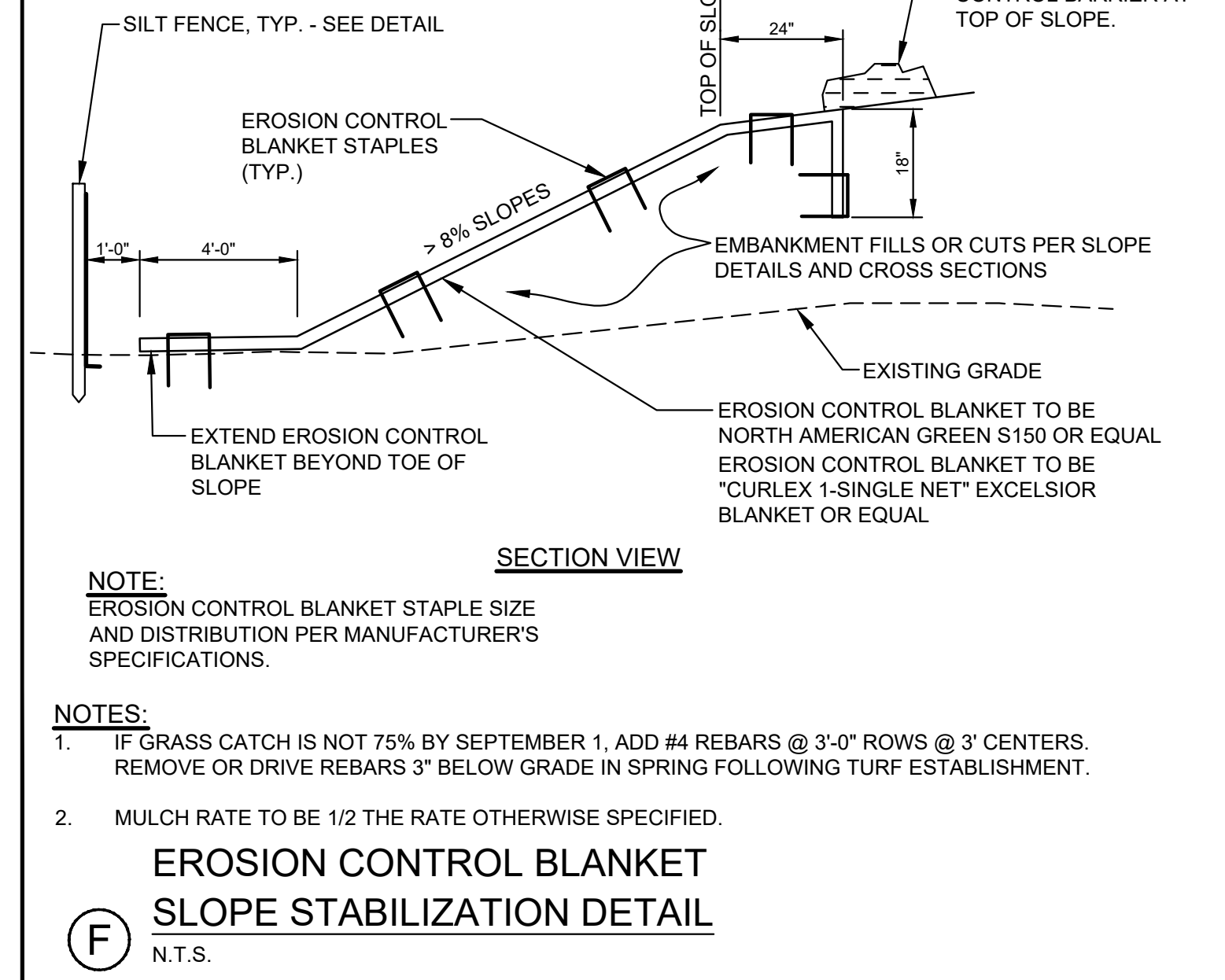
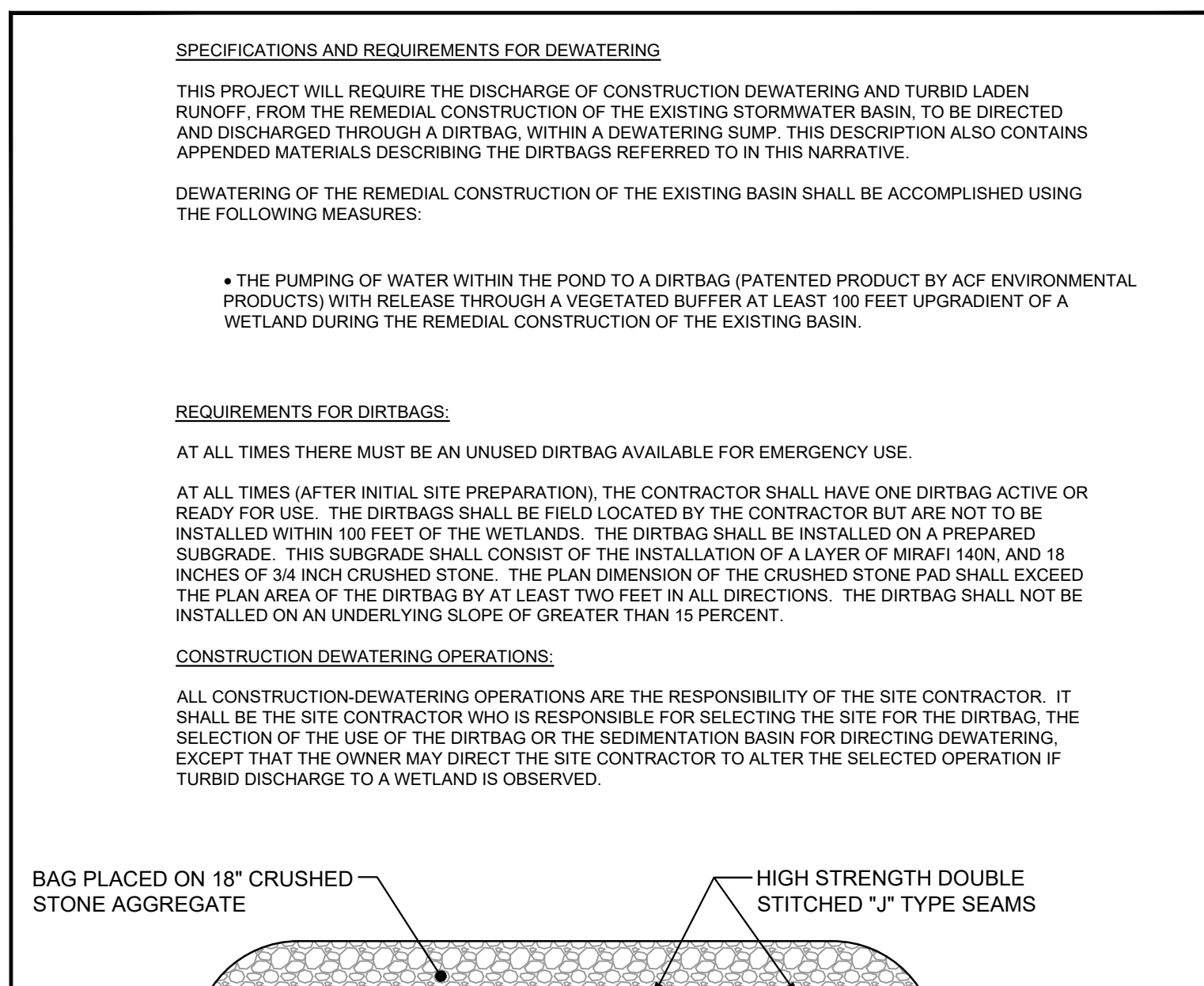
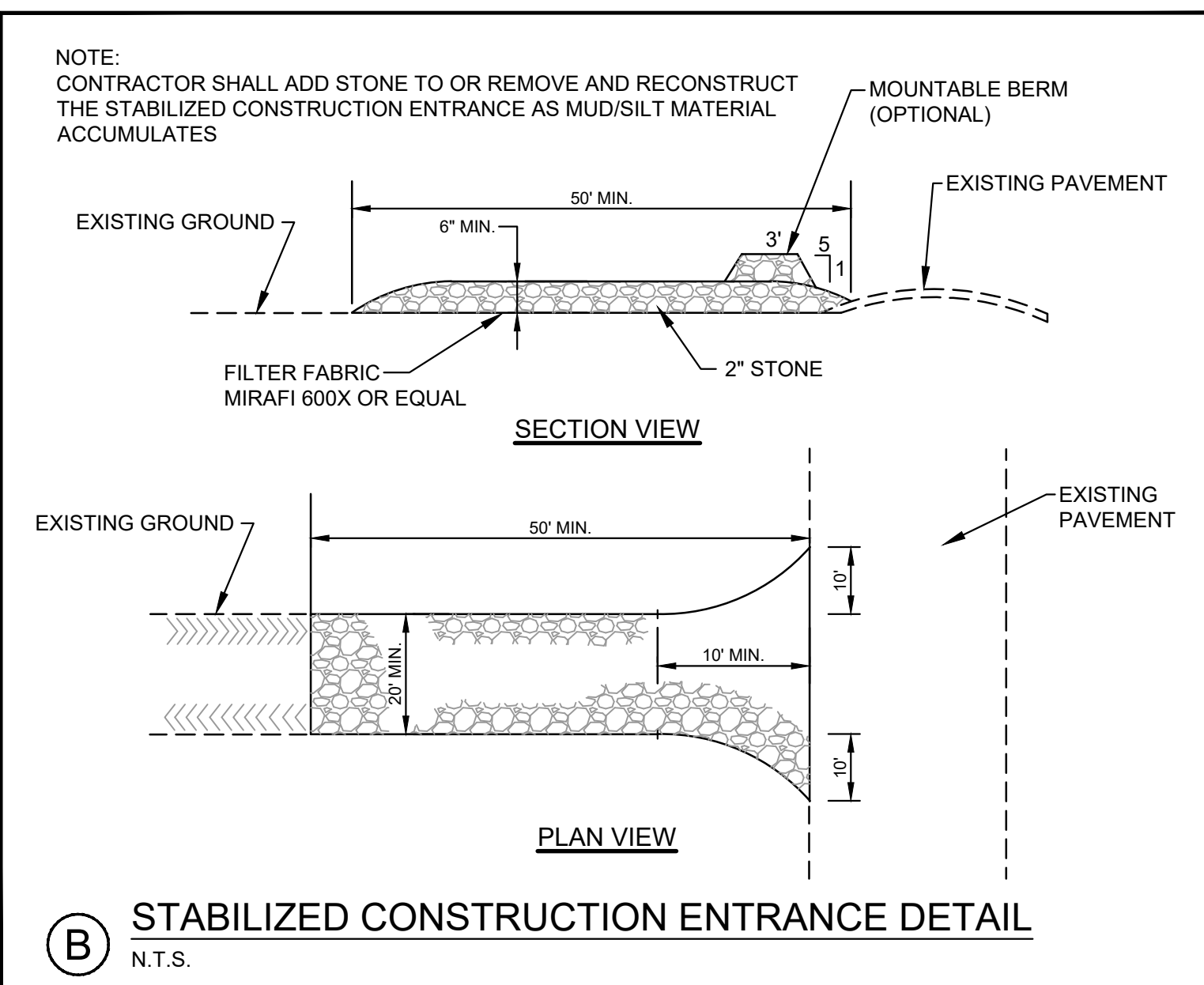
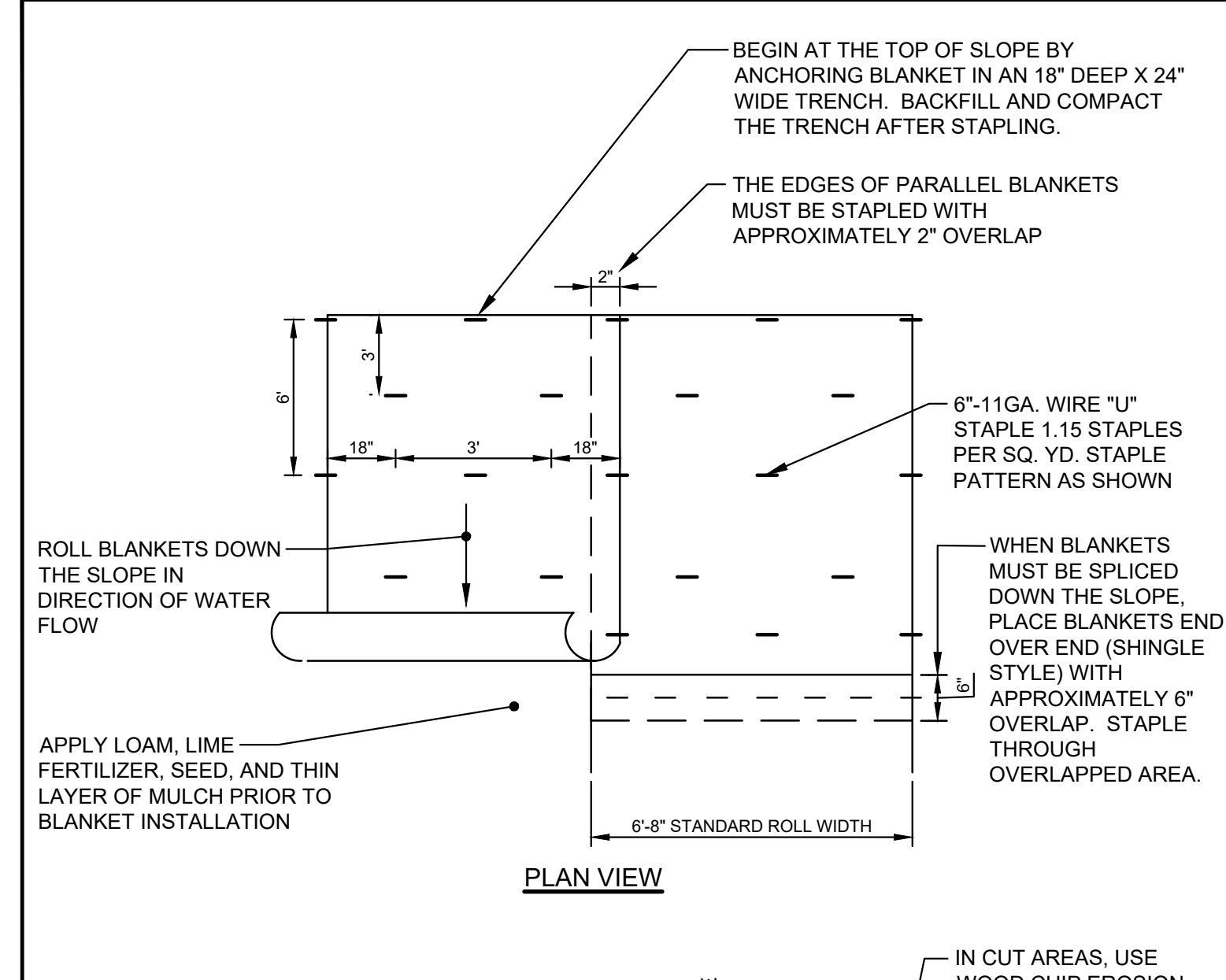
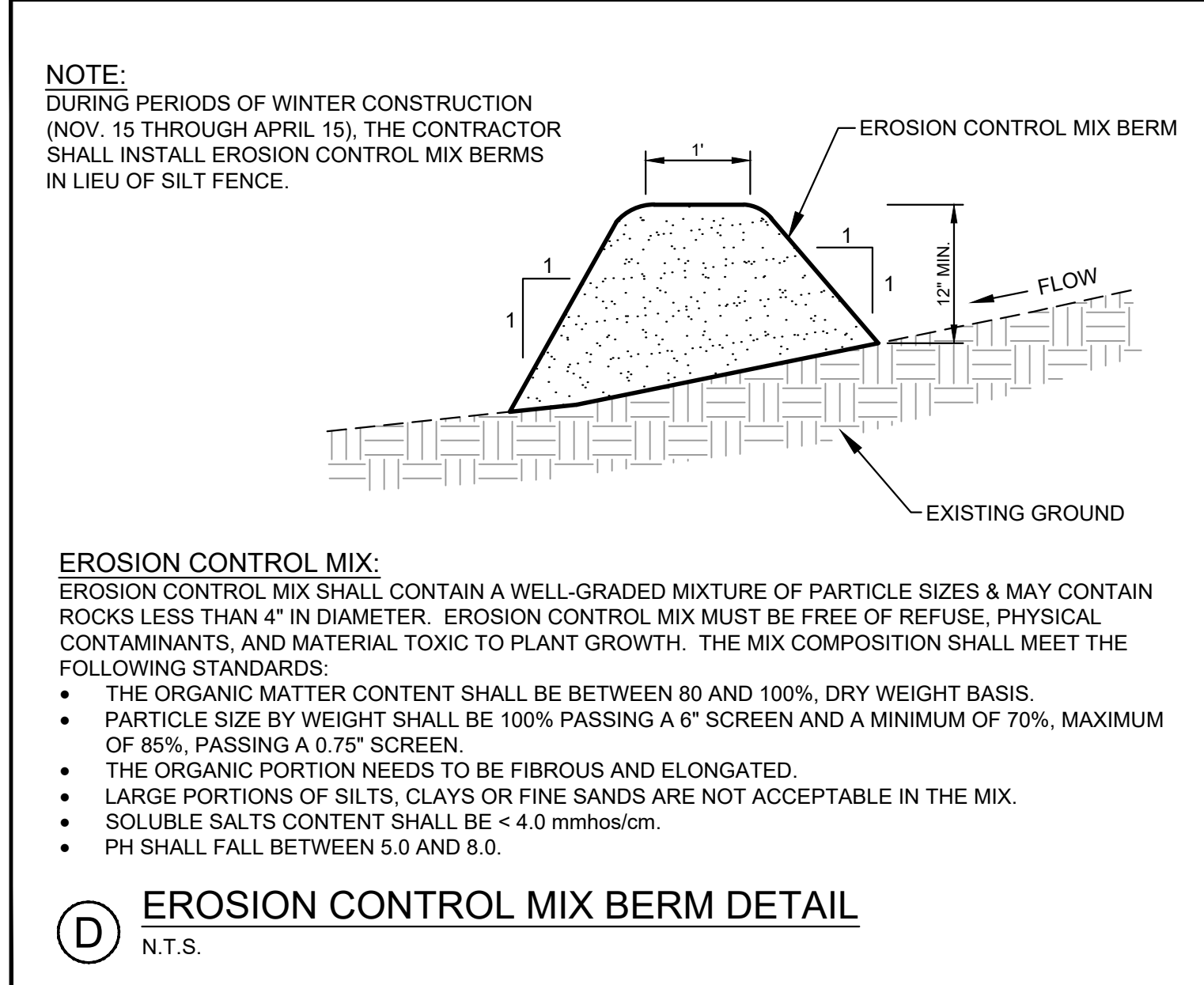
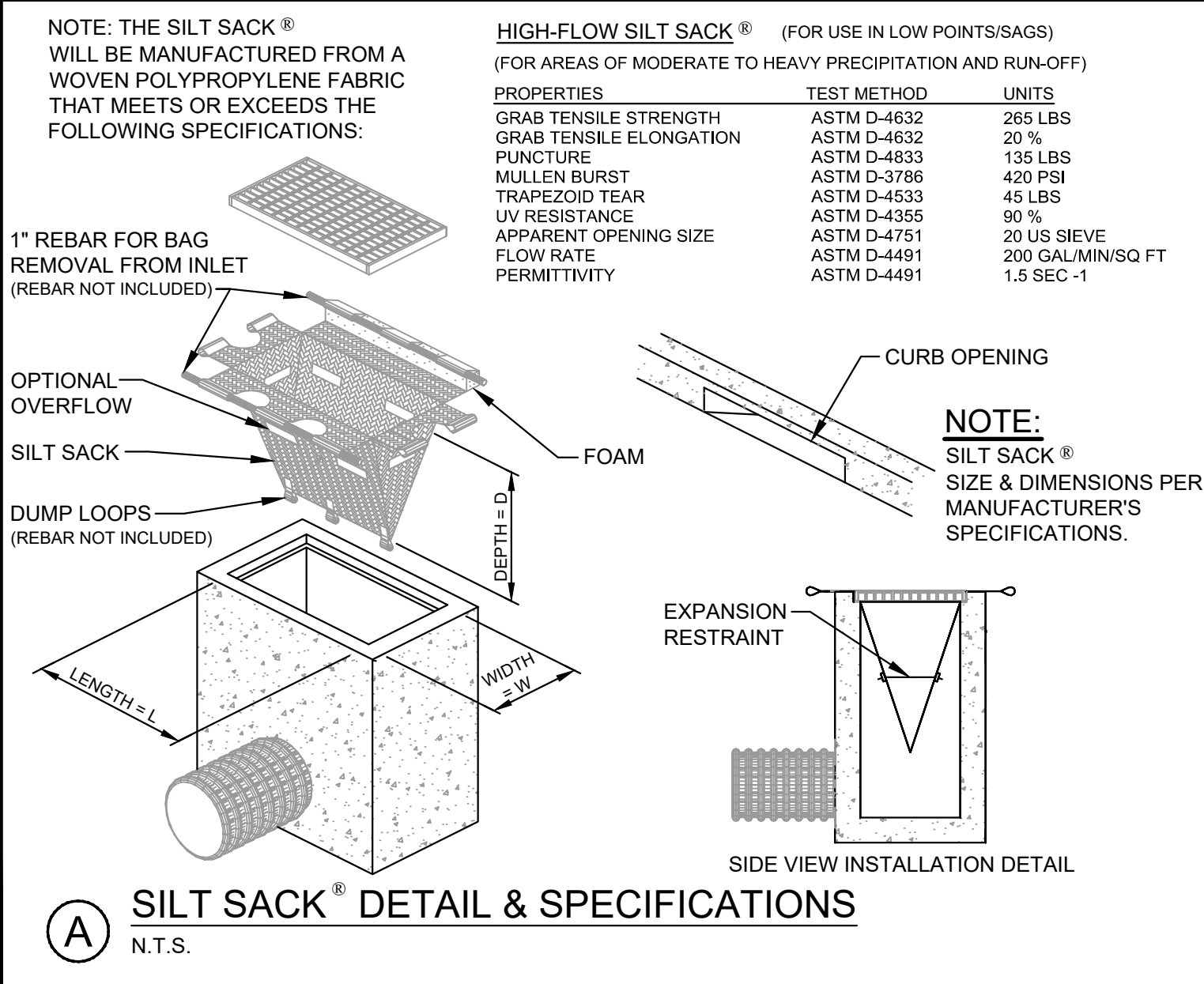
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Project:	AUBURN TOWN CENTER APARTMENTS 15 ACADEMY STREET, AUBURN, MAINE
Client:	HIGHGATE DEVELOPMENT, LLC 799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No.  
**C-6.3**

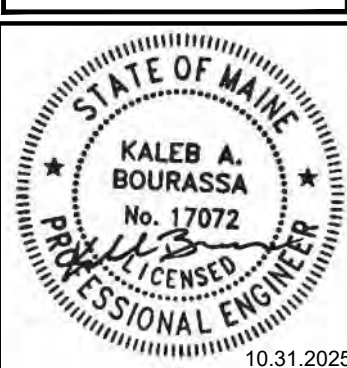




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KALEB A. BOURASSA, P.E. LIC. #17072

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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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South Portland, ME 04106

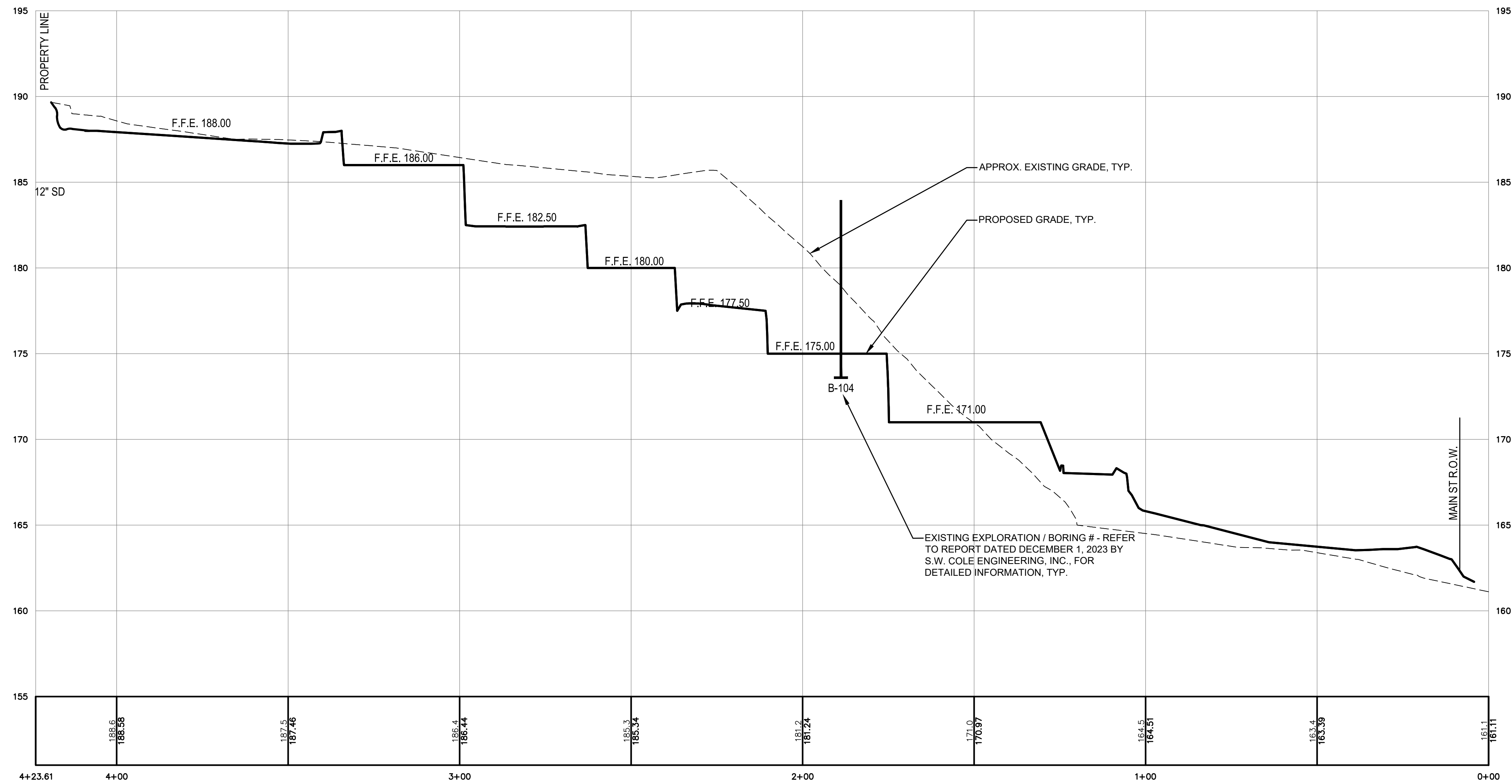
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Project:	AUBURN TOWN CENTER APARTMENTS 15 ACADEMY STREET, AUBURN, MAINE
Client:	HIGHGATE DEVELOPMENT, LLC 799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No.  
**C-6.4**



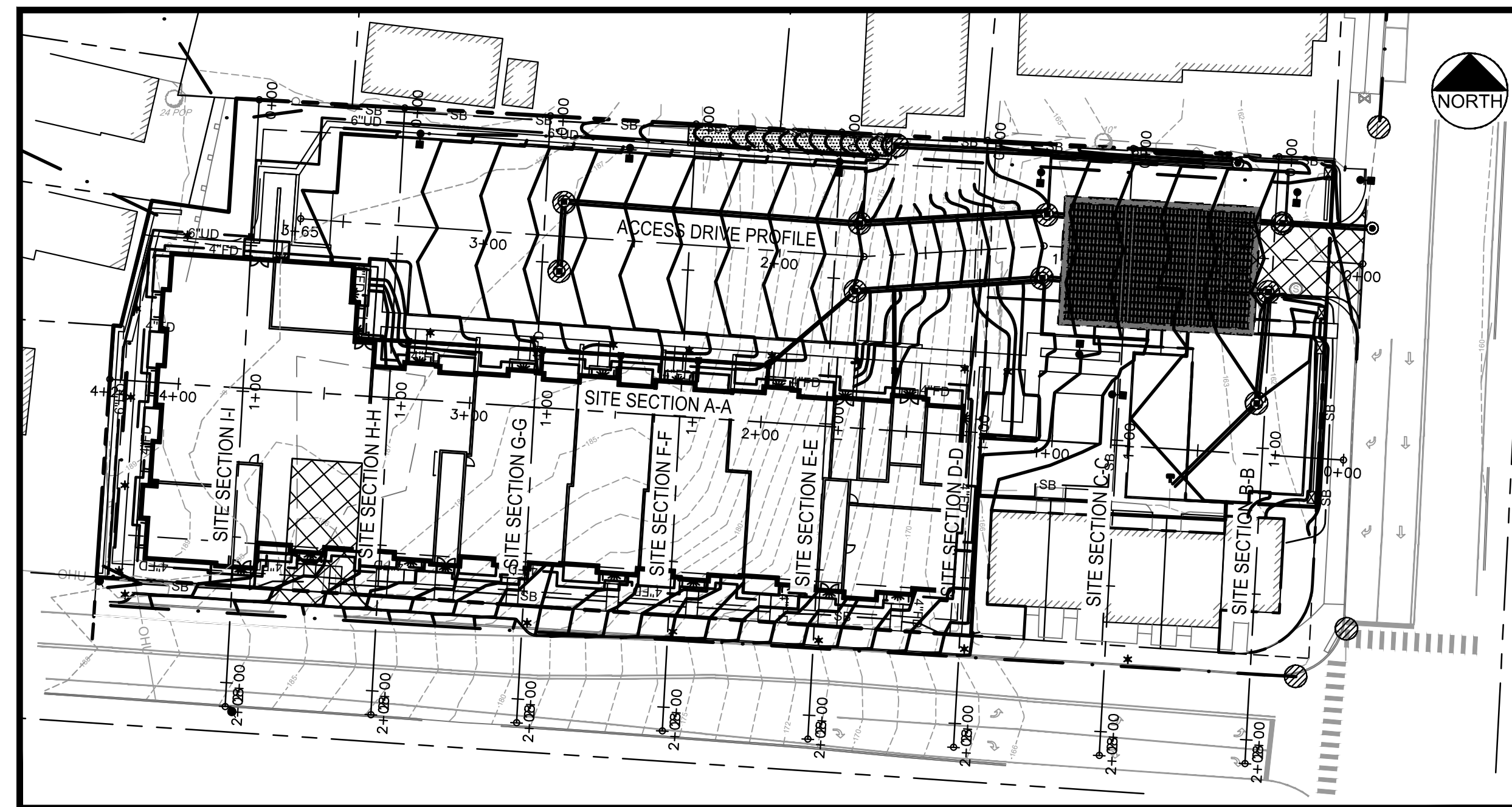
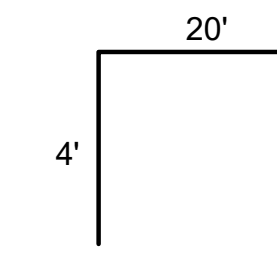


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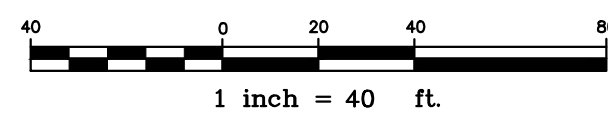
**SITE SECTION A-A**

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**ORIENTATION SKETCH**

SCALE: 1" = 40'



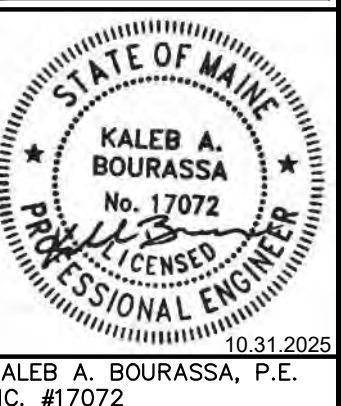
**NOTE:**

THIS SHEET FOR INFORMATION ONLY - ENGINEER MAKES NO GUARANTEE THAT CONDITIONS WILL MATCH WHAT IS SHOWN AND THAT UNFORESEEN SOILS CONDITIONS MAY EXIST. ALL UNFORESEEN GROUND CONDITIONS SHALL BE REPORTED TO OWNERS REPRESENTATIVE IMMEDIATELY WHEN DISCOVERED.

**REFERENCES:**

- REPORT 23-1443 S, "EXPLORATIONS AND GEOTECHNICAL ENGINEERING SERVICES PROPOSED APARTMENT BUILDING 261 MAIN STREET & 15 ACADEMY STREET, AUBURN, MAINE". PREPARED FOR HIGHGATE DEVELOPMENT, LLC, 799 WASHINGTON STREET, NORTH AUBURN, ME 04210, PREPARED BY: S.W. COLE ENGINEERING, INC., DATED: DECEMBER 1, 2023

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KALEB A. BOURASSA, P.E. 10/31/2025 LIC. #17072

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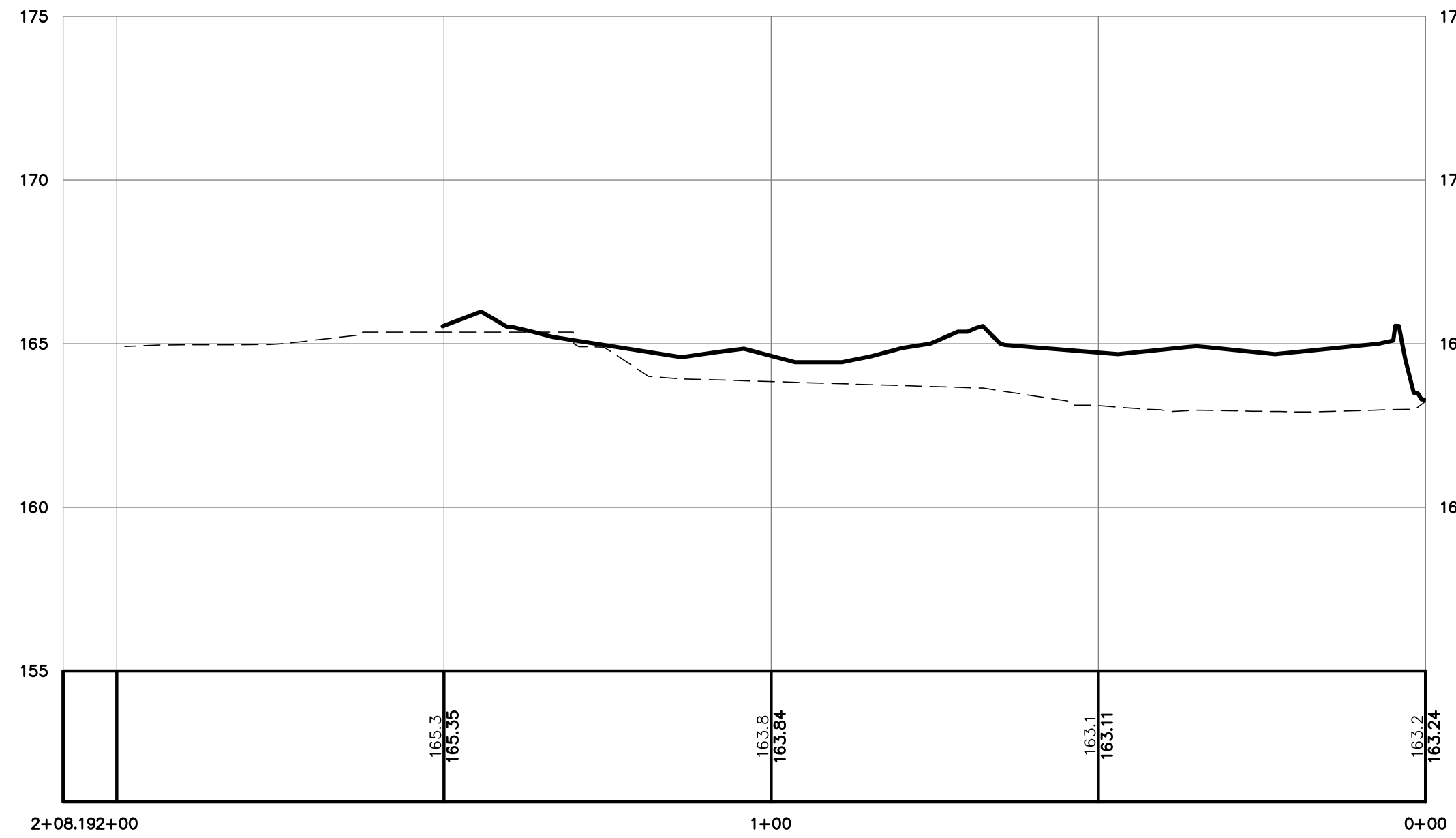
Gorrill Palmer, an LJB Engineering Company  
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 300 Southborough Drive - Suite 200  
 South Portland, ME 04106

Drawing Name:	SITE SECTIONS
Project:	AUBURN TOWN CENTER APARTMENTS 15 ACADEMY STREET, AUBURN, MAINE
Client:	HIGHGATE DEVELOPMENT, LLC 799 WASHINGTON STREET N., AUBURN, ME 04210

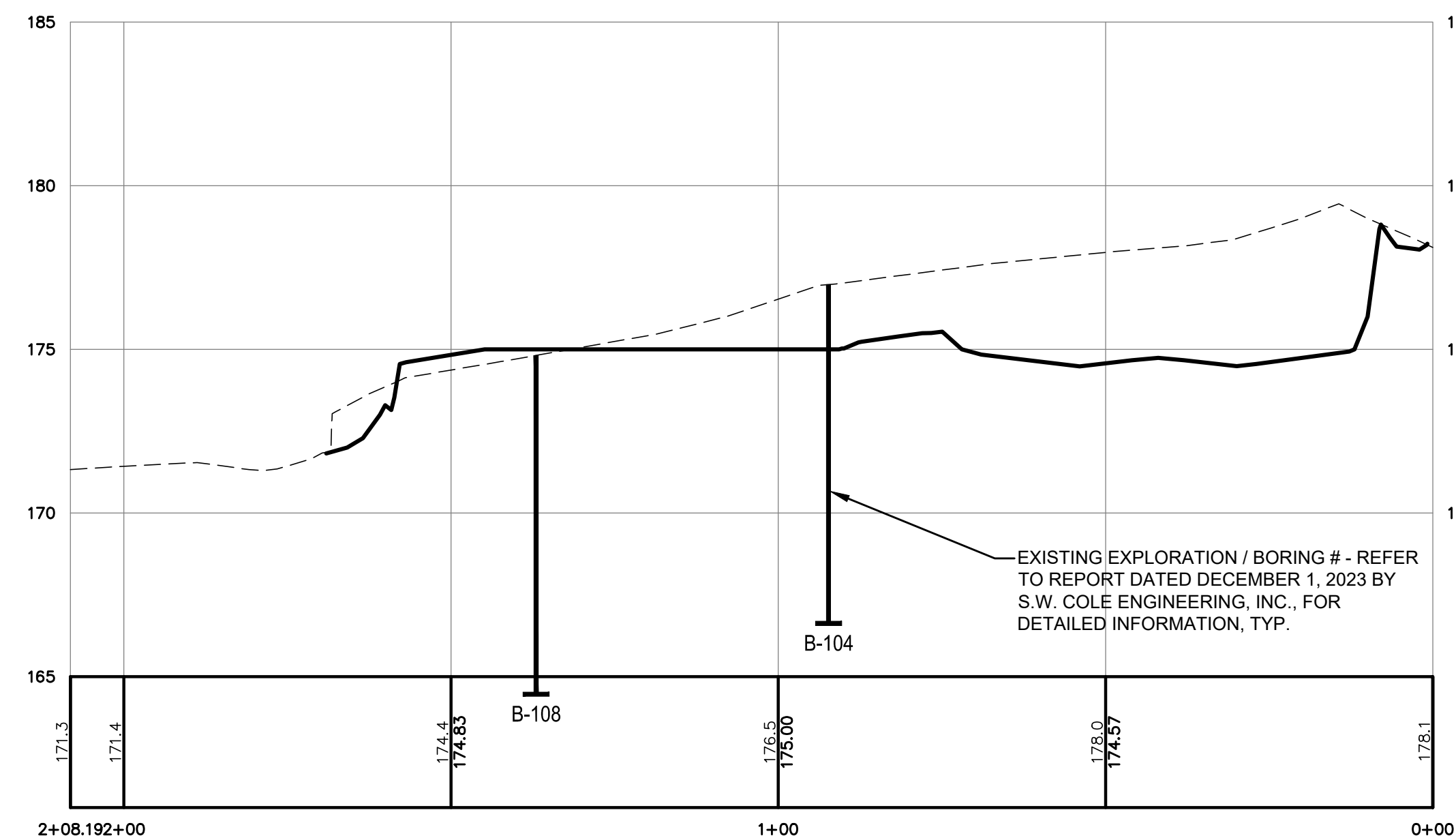
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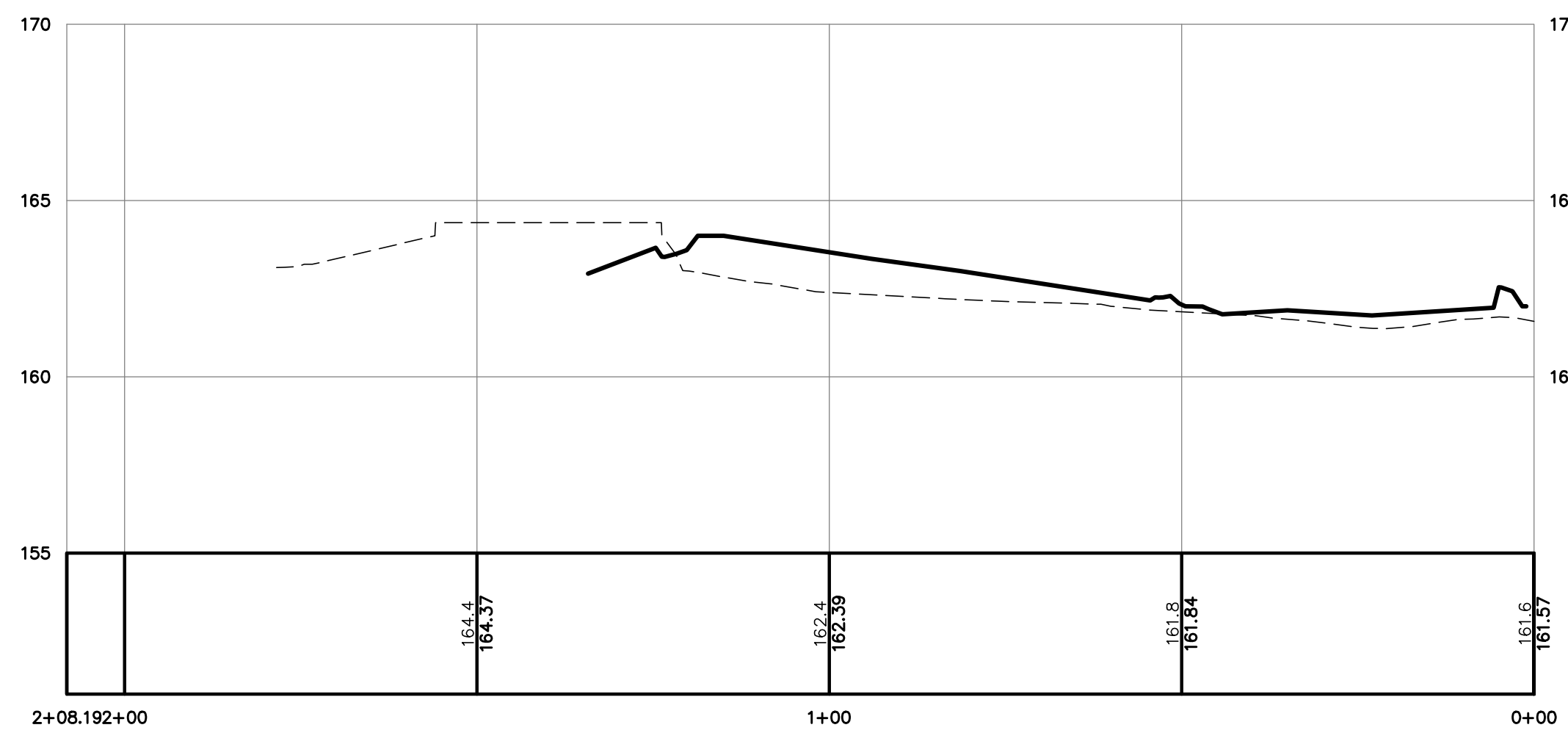
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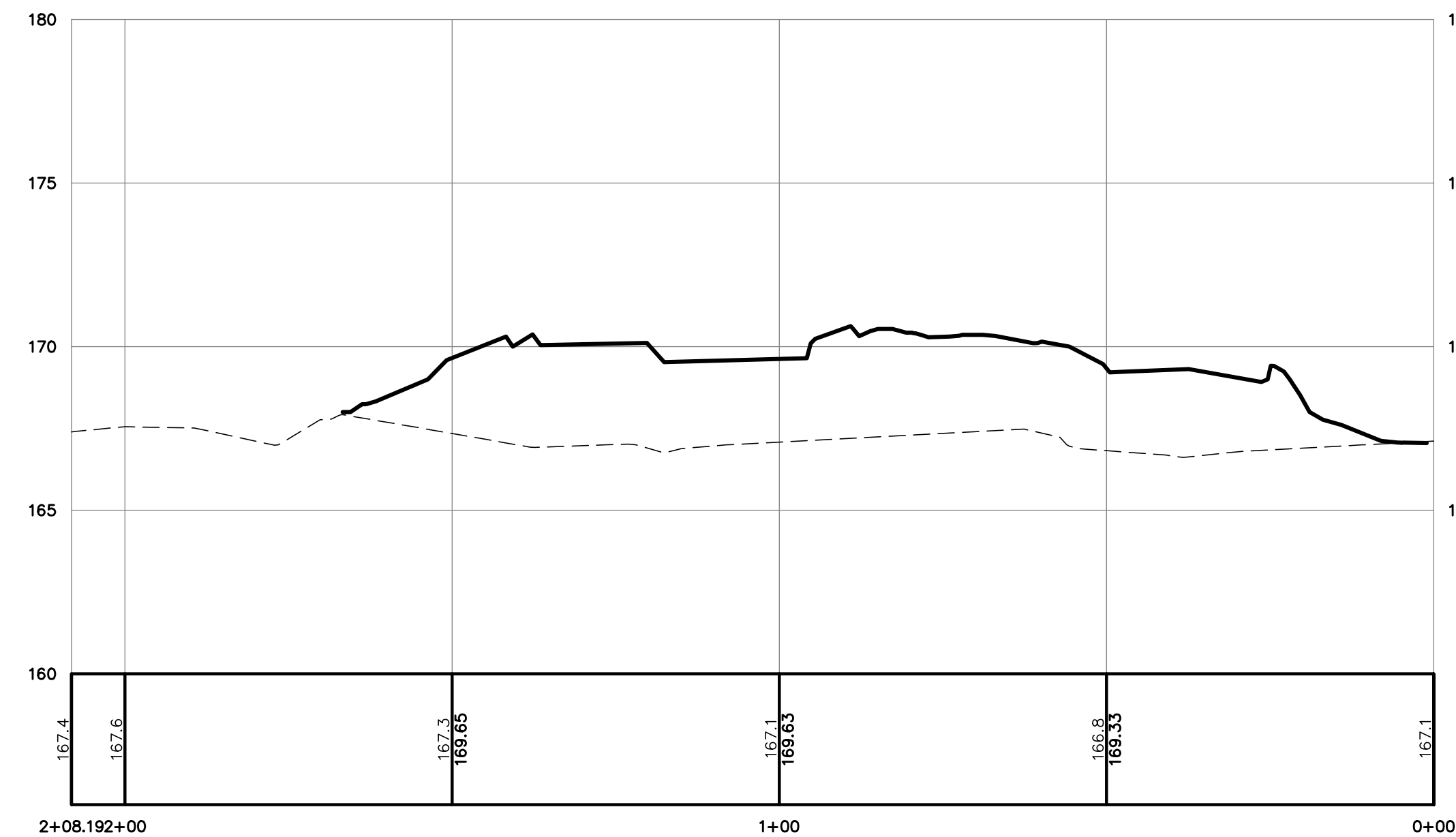
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**SITE SECTION E-E**  
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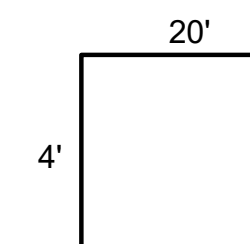
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SCALE: 1" = 20' HORZ. / 1" = 4' VERT.



**SITE SECTION D-D**  
SCALE: 1" = 20' HORZ. / 1" = 4' VERT.

**NOTE:**

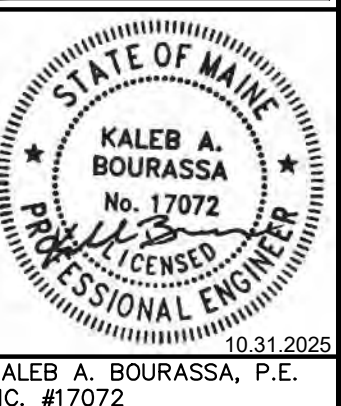
THIS SHEET FOR INFORMATION ONLY - ENGINEER MAKES NO GUARANTEE THAT CONDITIONS WILL MATCH WHAT IS SHOWN AND THAT UNFORESEEN SOILS CONDITIONS MAY EXIST. ALL UNFORESEEN GROUND CONDITIONS SHALL BE REPORTED TO OWNERS REPRESENTATIVE IMMEDIATELY WHEN DISCOVERED.



**REFERENCES:**

- REPORT 23-1443 S, "EXPLORATIONS AND GEOTECHNICAL ENGINEERING SERVICES PROPOSED APARTMENT BUILDING 261 MAIN STREET & 15 ACADEMY STREET, AUBURN, MAINE". PREPARED FOR HIGHGATE DEVELOPMENT, LLC, 799 WASHINGTON STREET, NORTH AUBURN, ME 04210, PREPARED BY: S.W. COLE ENGINEERING, INC., DATED: DECEMBER 1, 2023

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.



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-GRADING.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.

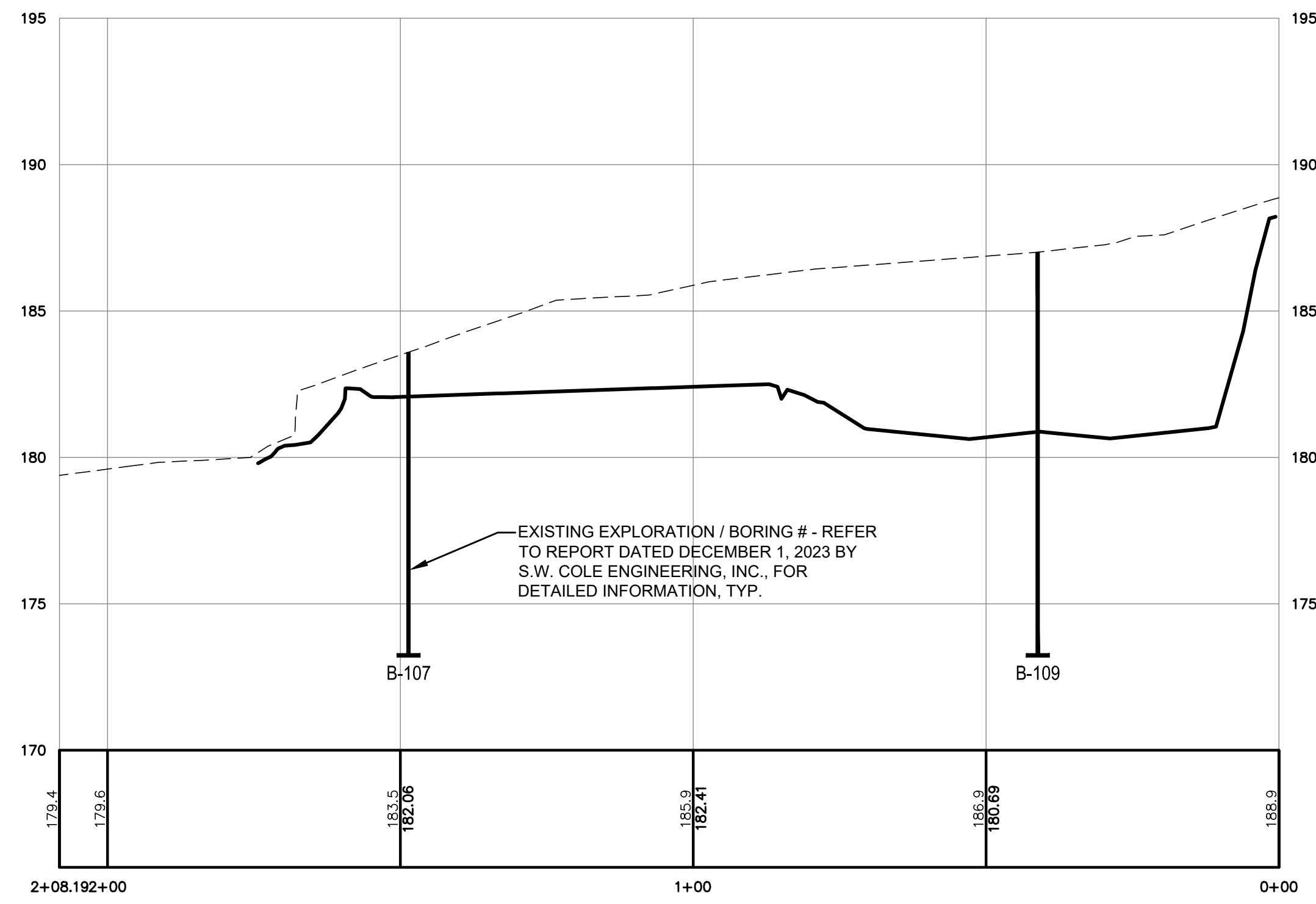


Gorrill Palmer, an LJB Engineering Company  
 GorrillPalmer.com  
 (207) 772-2515  
 300 Southborough Drive - Suite 200  
 South Portland, ME 04106

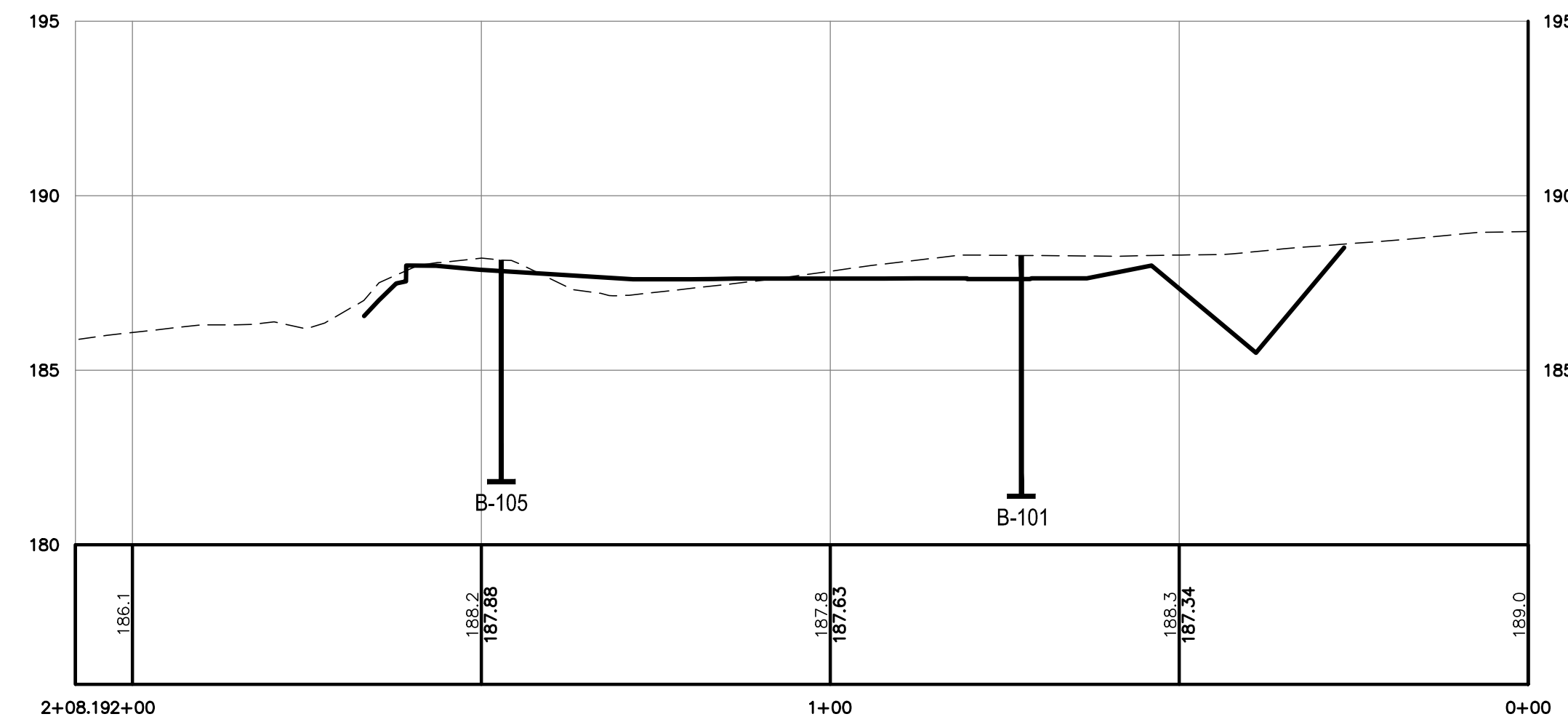
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Project:	AUBURN TOWN CENTER APARTMENTS 15 ACADEMY STREET, AUBURN, MAINE
Client:	HIGHGATE DEVELOPMENT, LLC 799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No.	C-7.1
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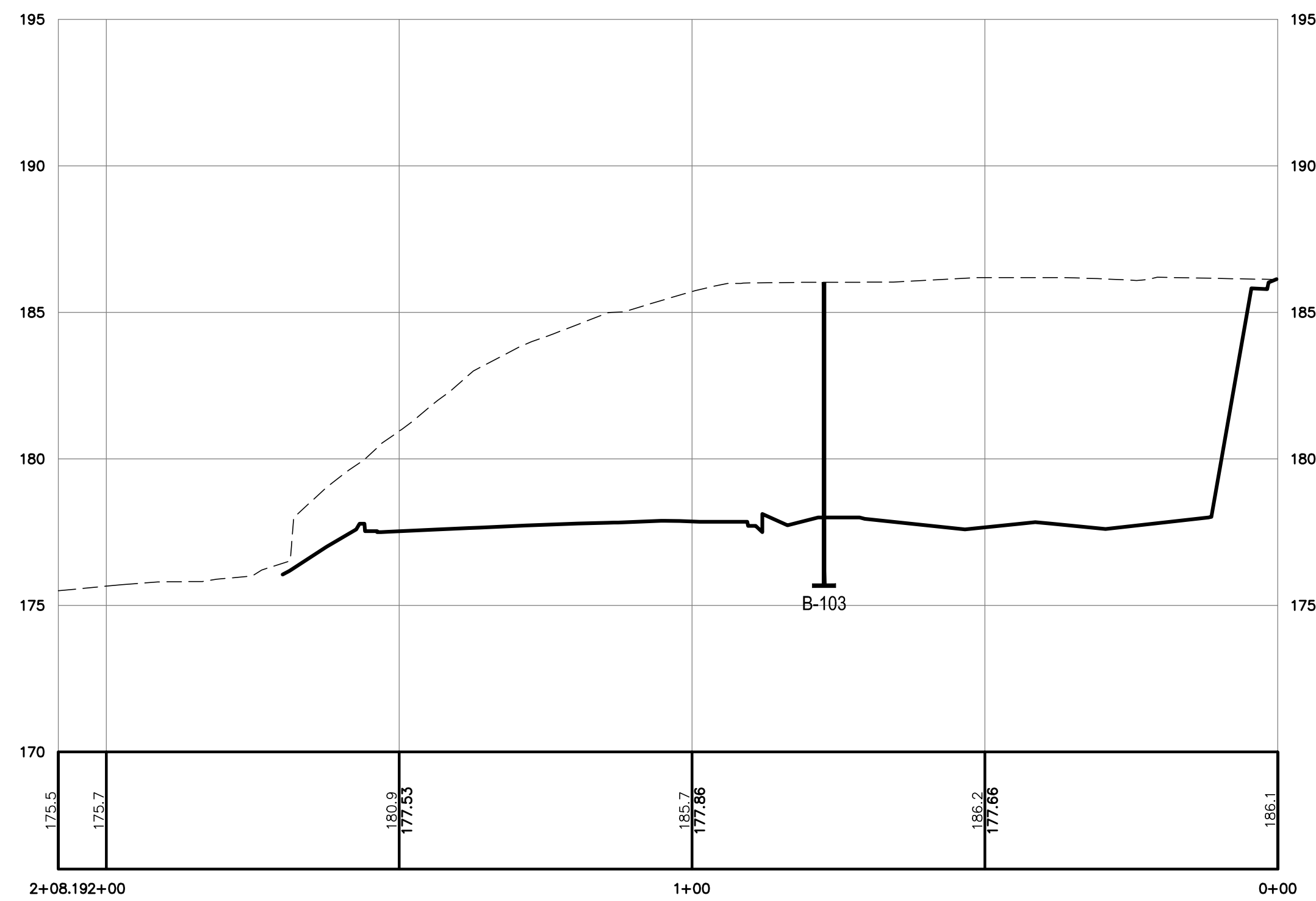
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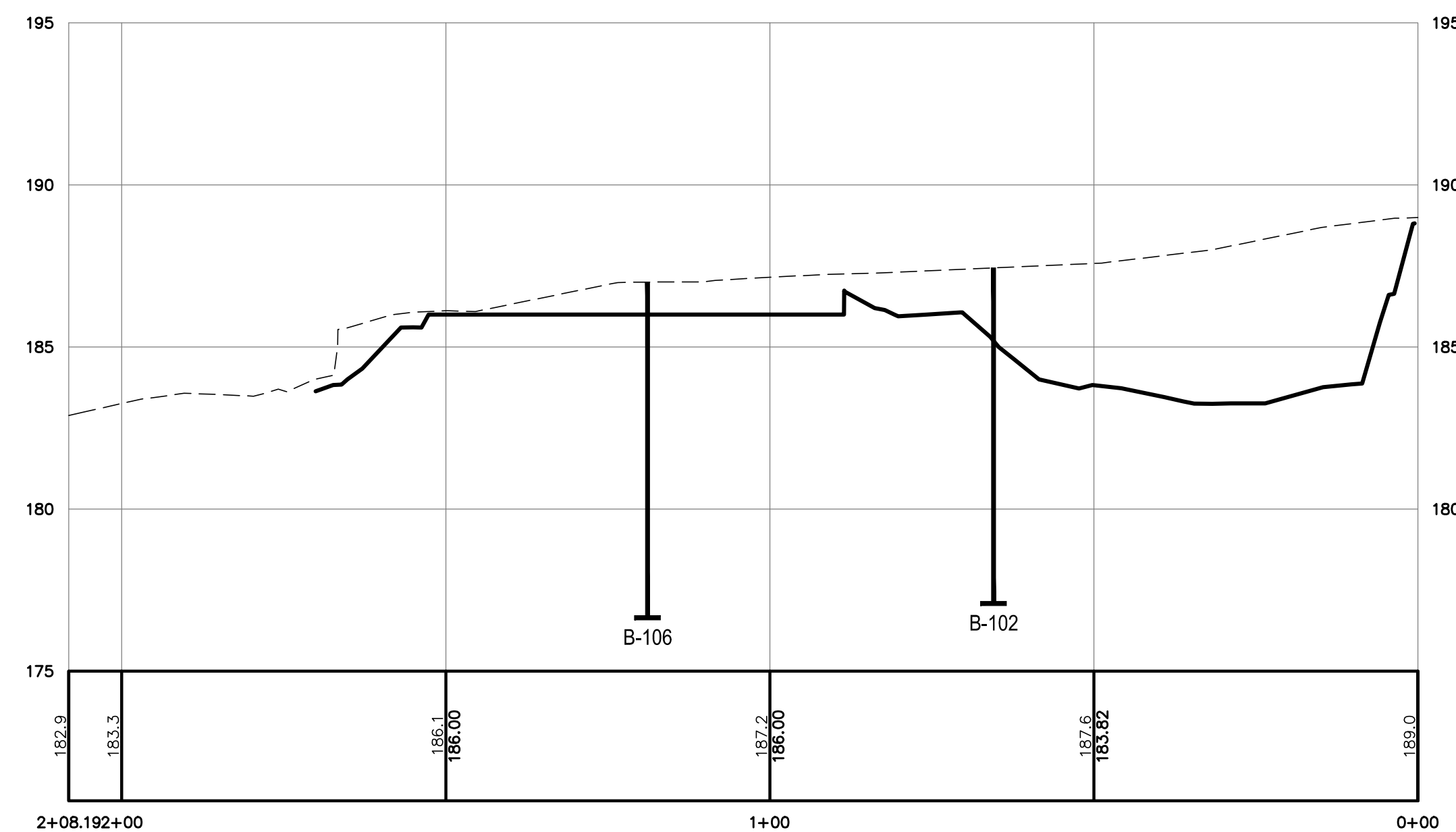
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SCALE: 1" = 20' HORZ. / 1" = 4' VERT.



**SITE SECTION I-I**  
SCALE: 1" = 20' HORZ. / 1" = 4' VERT.



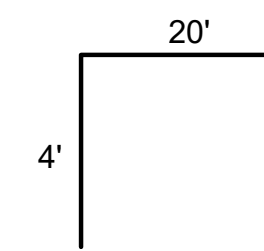
**SITE SECTION F-F**  
SCALE: 1" = 20' HORZ. / 1" = 4' VERT.



**SITE SECTION H-H**  
SCALE: 1" = 20' HORZ. / 1" = 4' VERT.

**NOTE:**

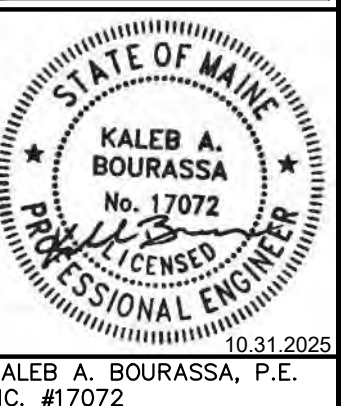
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Checked: SRB Scale: AS NOTED Job No.: 4228  
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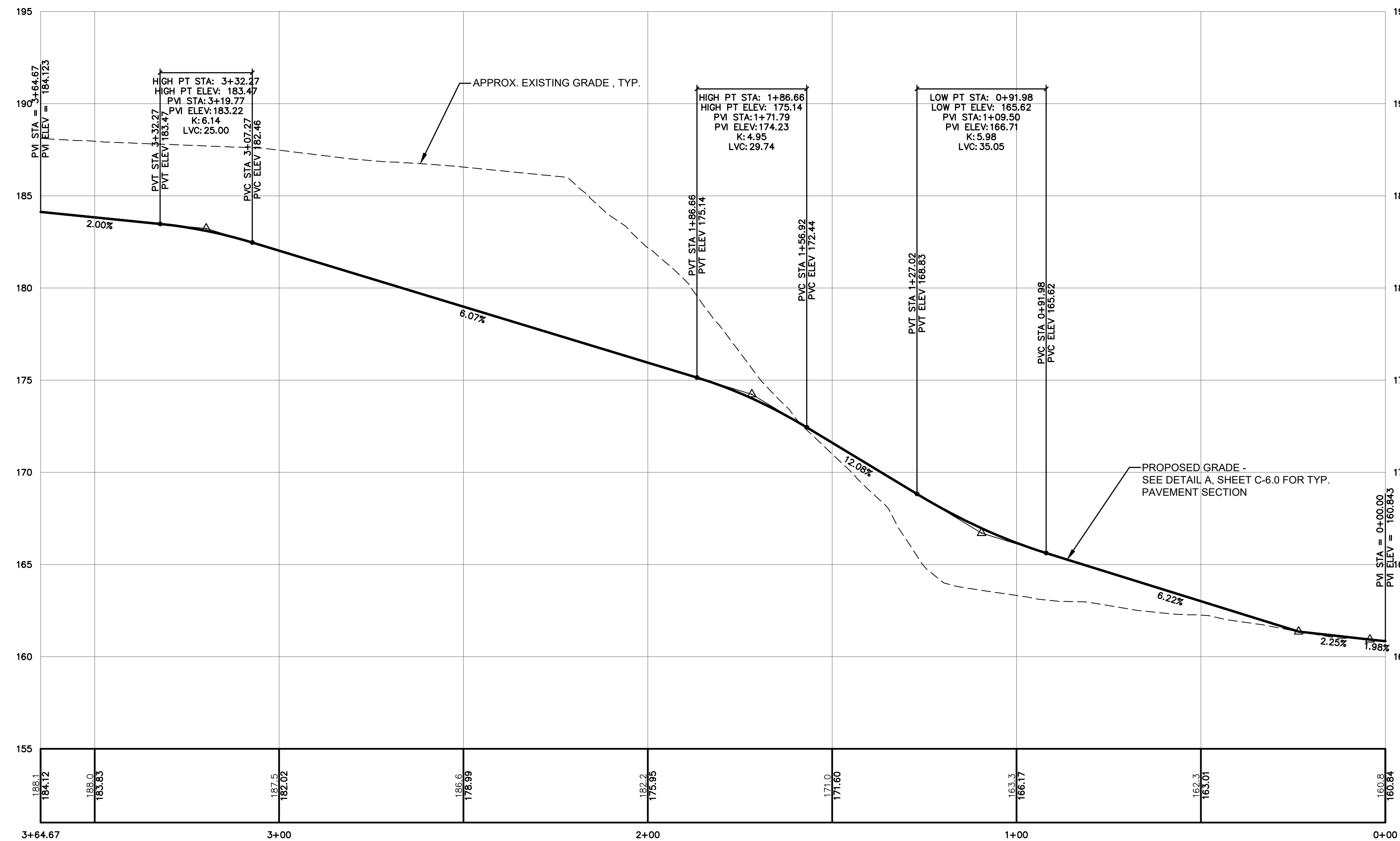


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Client:	HIGHGATE DEVELOPMENT, LLC 799 WASHINGTON STREET N., AUBURN, ME 04210

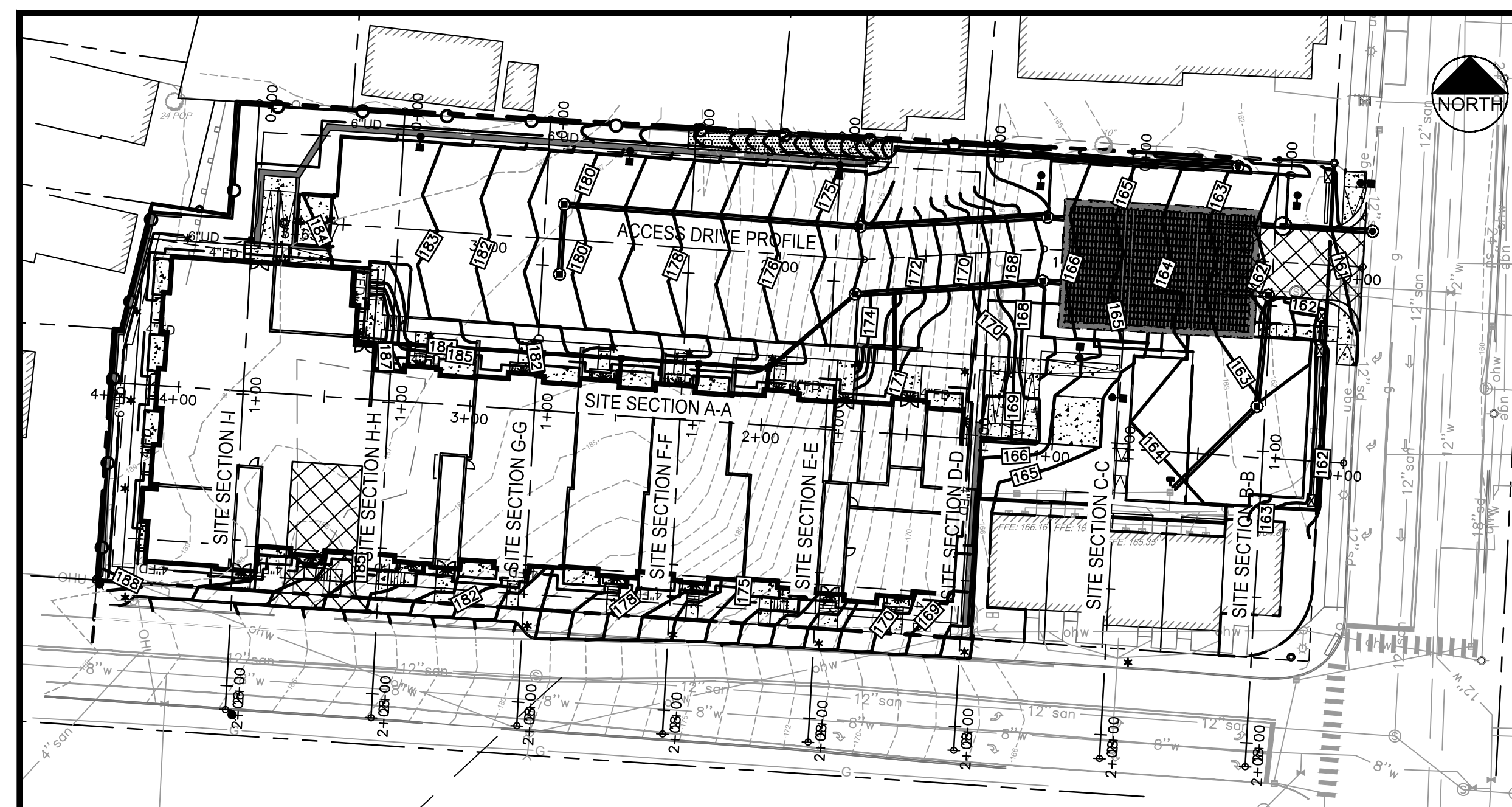
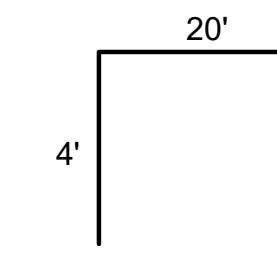
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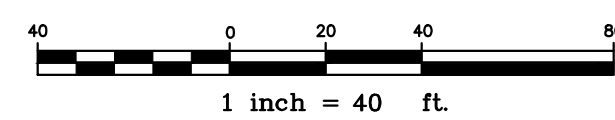
**ACCESS DRIVE PROFILE**

SCALE: 1" = 20' HORZ. / 1" = 4' VERT.

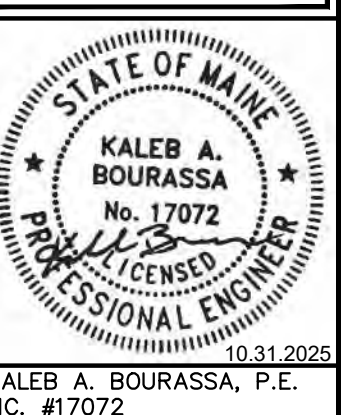


**ORIENTATION SKETCH**

SCALE: 1" = 40'



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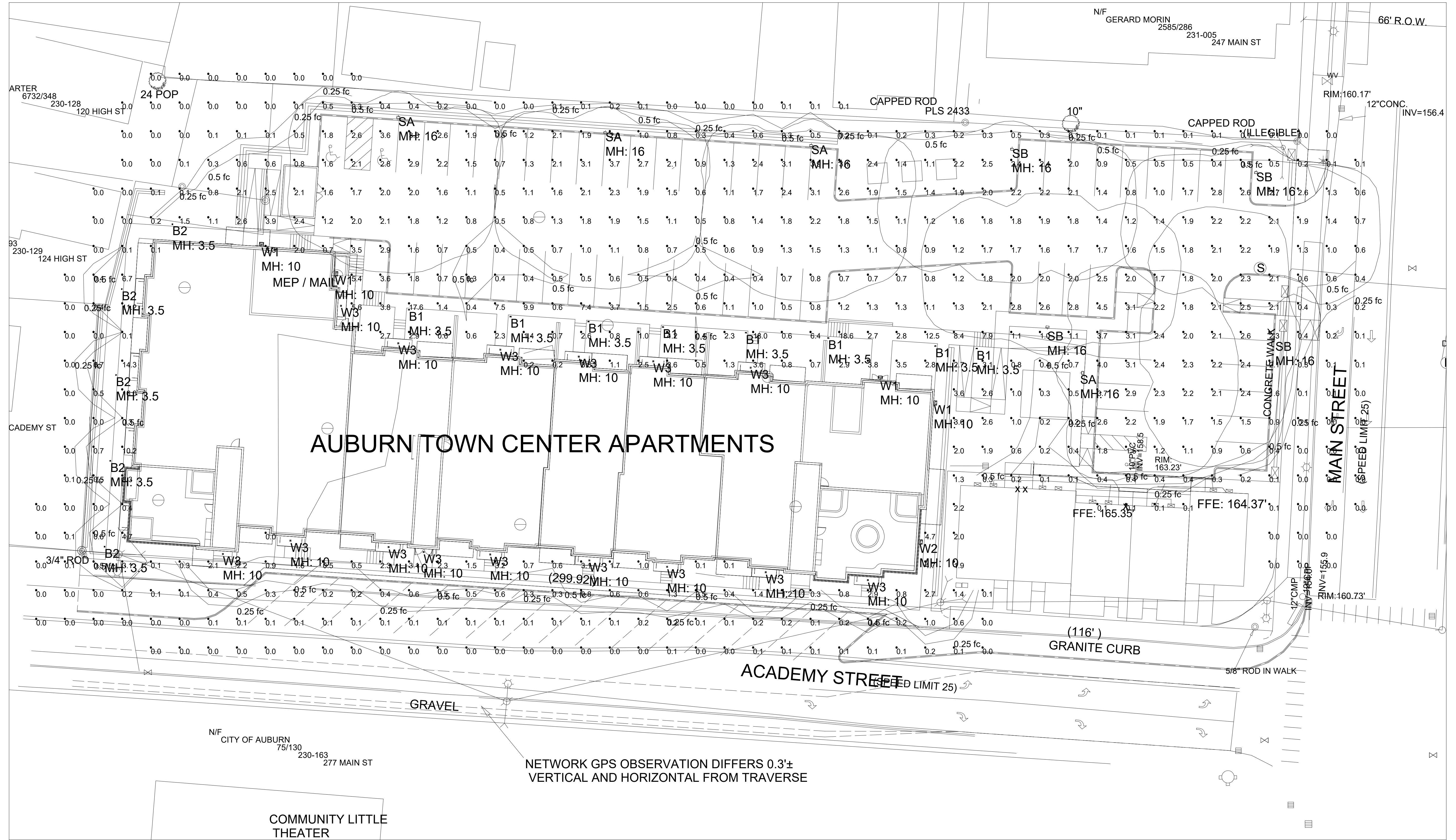
Drawing No.	C-8.0
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Luminaire Schedule (note fixture catalogue numbers are not complete)						
Type	Qty	Lum. Lumens	LLF	Lum. Watts	Description	Mounting Height
B1	8	1761	0.900	14	VPB-24L-15-3K7-4W	3.5
B2	5	1683	0.900	14	VPB-24L-15-3K7-3	3.5
SA	4	6177	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

15 ACADEMY ST - AUBURN TOWN CENTER APT  
AUBURN, ME  
SITE LIGHTING LAYOUT

GENERATED FOR:  
CORRILL PALMER  
SCALE NOT TO SCALE



NOTICE: THIS DRAWING IS THE EXCLUSIVE PROPERTY OF SWANEY LIGHTING ASSOCIATES. CONFIDENTIAL: THIS DRAWING IS TO BE USED FOR THE PURPOSES INDICATED. THIS DRAWING IS TO BE INFORMATION CONCERNING THE OPERATION OF UNITS INDICATED. THIS DRAWING IS TO BE AS EXPRESSLY AUTHORIZED BY SWANEY LIGHTING ASSOCIATES. UNLESS OTHERWISE NOTICED, THE INTENT OF THIS LIGHTING LAYOUT IS TO SUGGEST THE BEST UTILIZATION OF THE FIXTURES SHOWN IN THIS FILE IS NOT THE RESPONSIBILITY OF THE MANUFACTURER. ITS USE FOR ANY OTHER PURPOSE IS NOT AUTHORIZED BY SWANEY LIGHTING ASSOCIATES.

site lcg 7-1-24.AGI

GENERATED BY SWANEY LIGHTING, SCARBOROUGH ME - 207-883-7100 - swaneylighting.com

Date: 7/1/2024

Page 1 of 1





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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OR IN PART WITHOUT THE EXPRESS WRITTEN  
PERMISSION BY 3KEY HOSPITALITY AND JOSH  
BUONO - ARCHITECT

DRAWN BY: Author

CHECKED BY: Checker

PLOT DATE: 09/09/23

REVISION

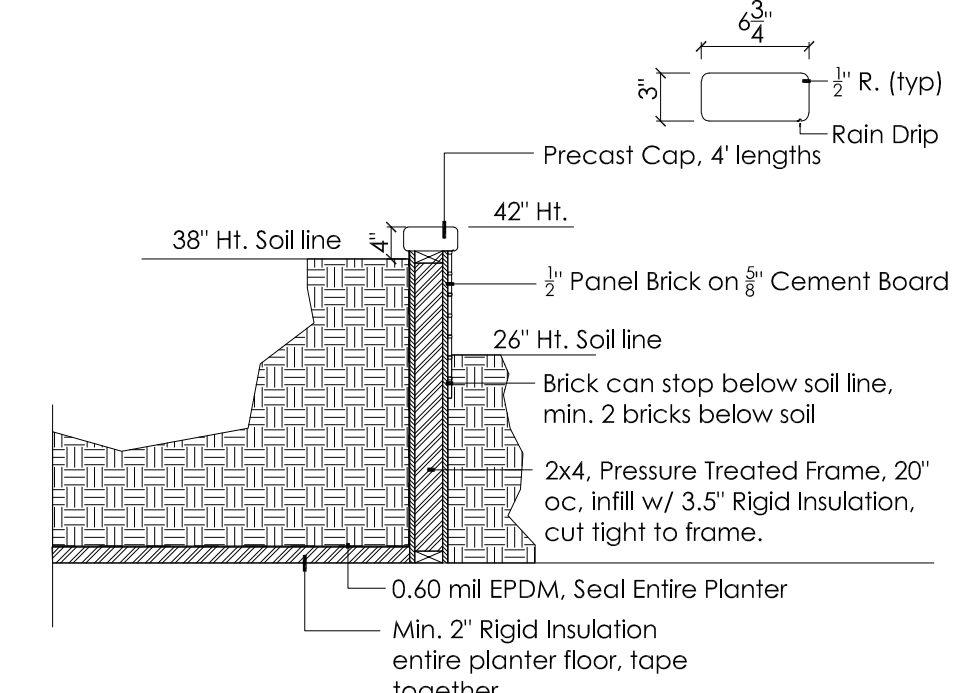
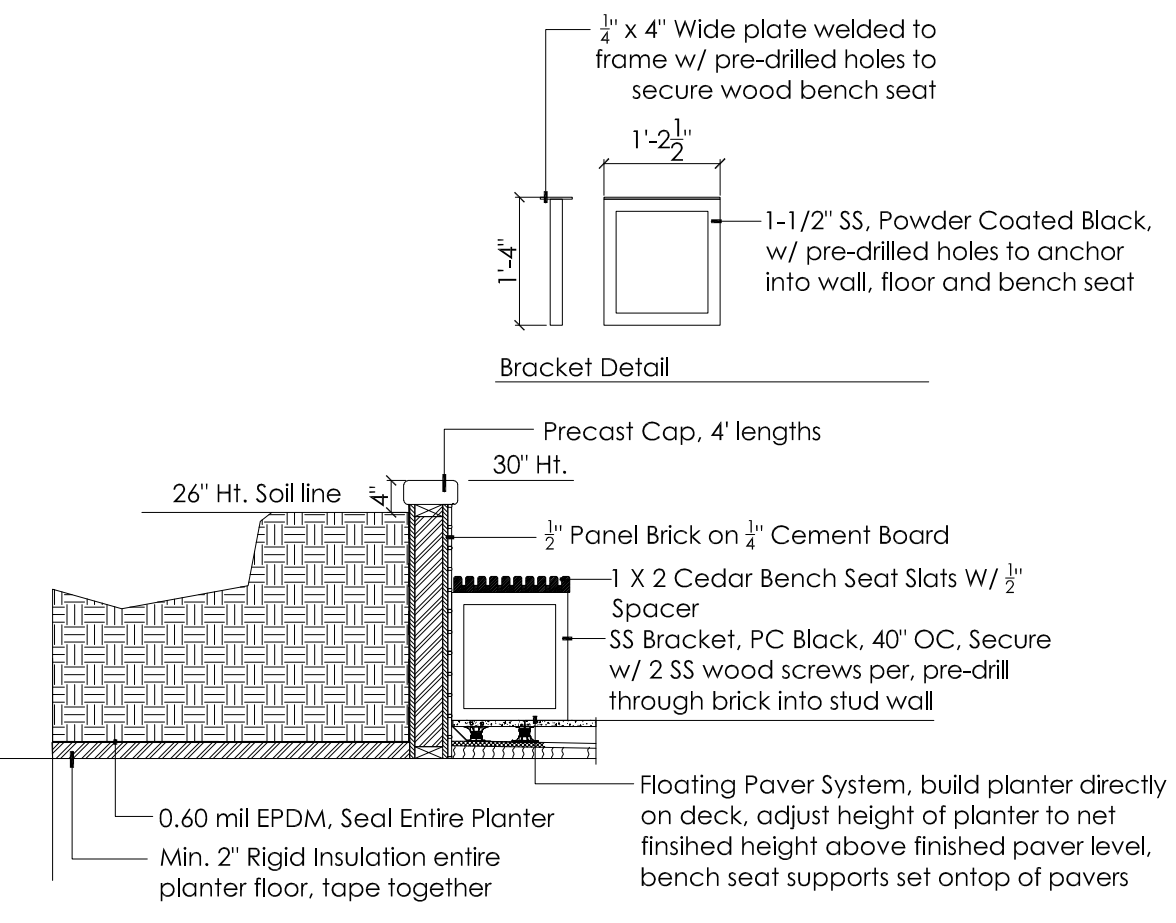
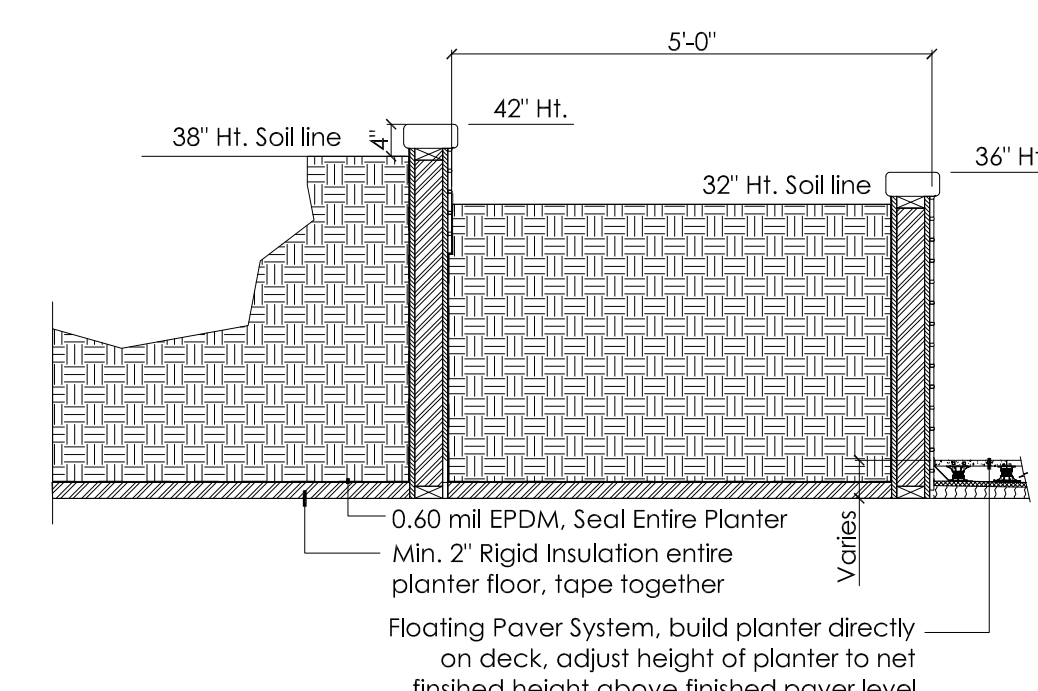
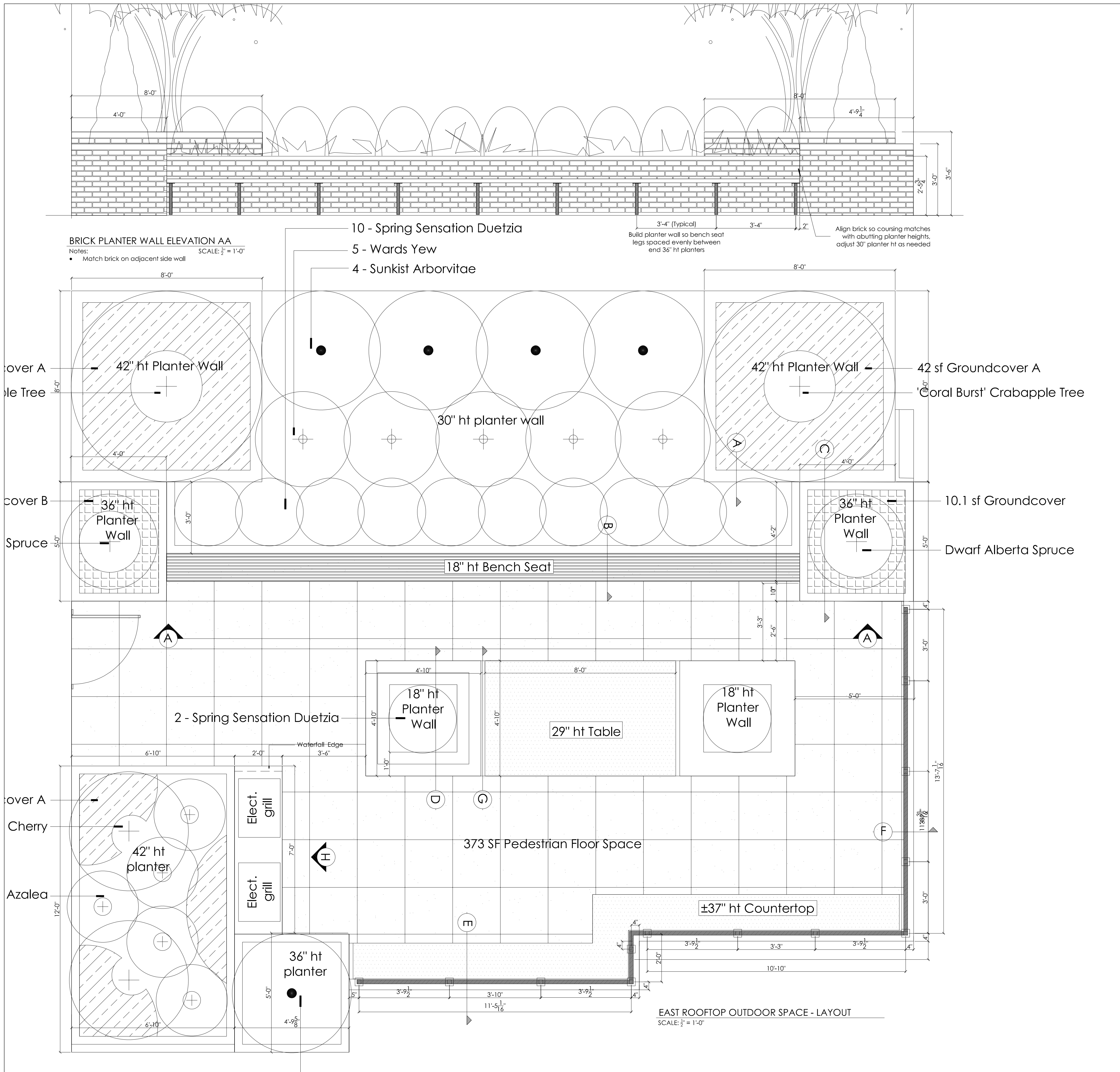
No.	Date	Revision

SCALE: 1/4" = 1'-0"

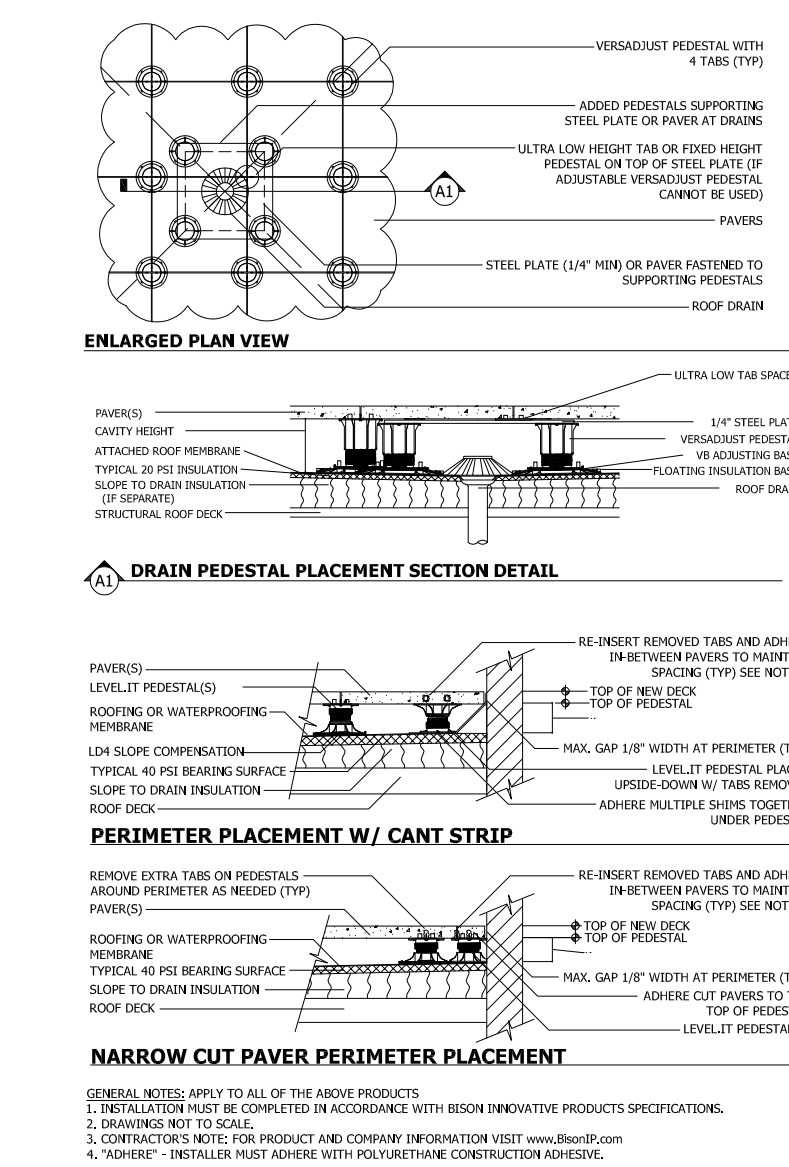
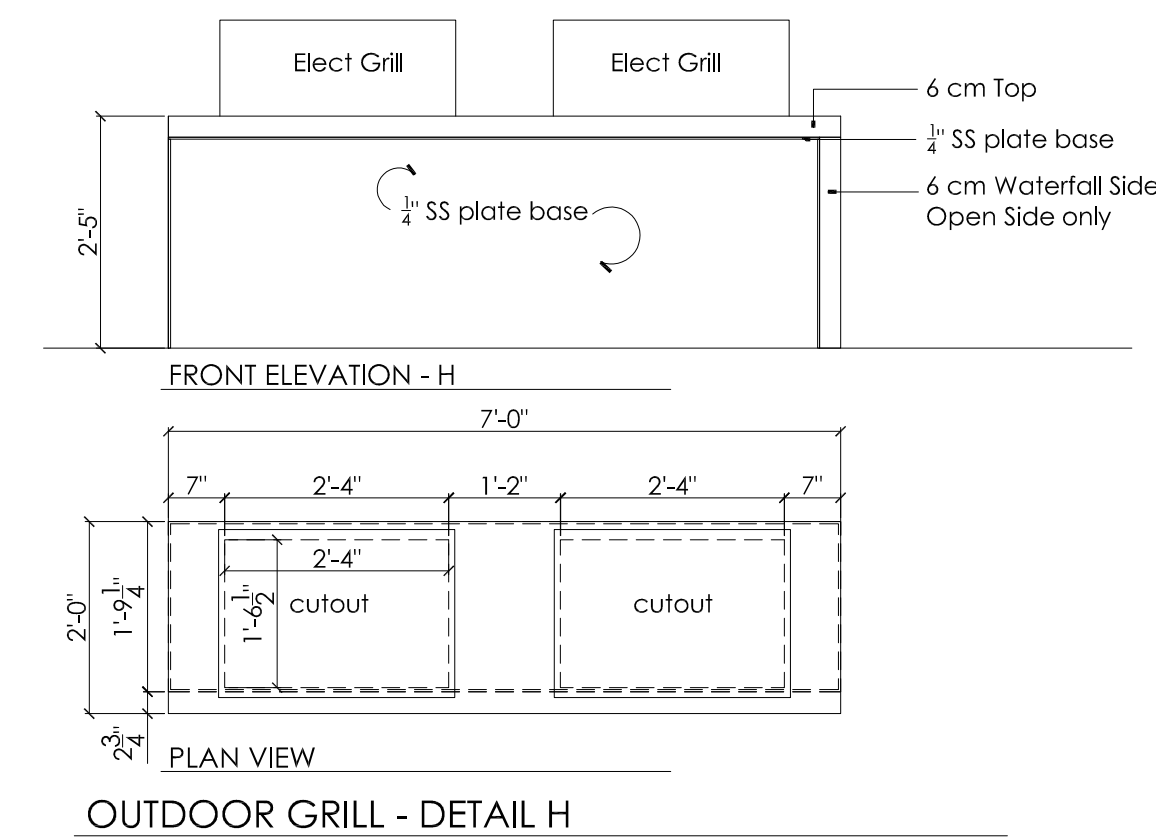
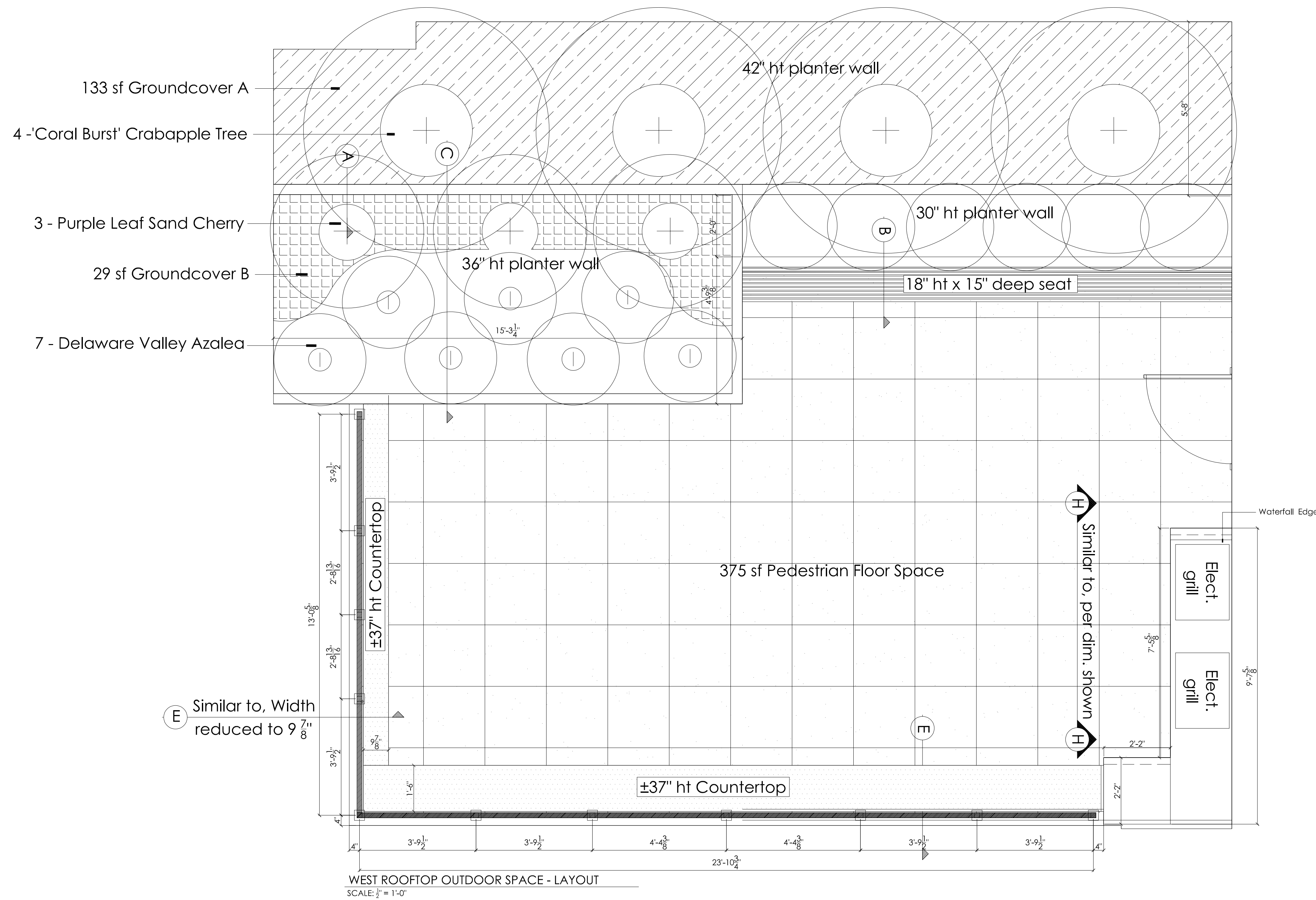
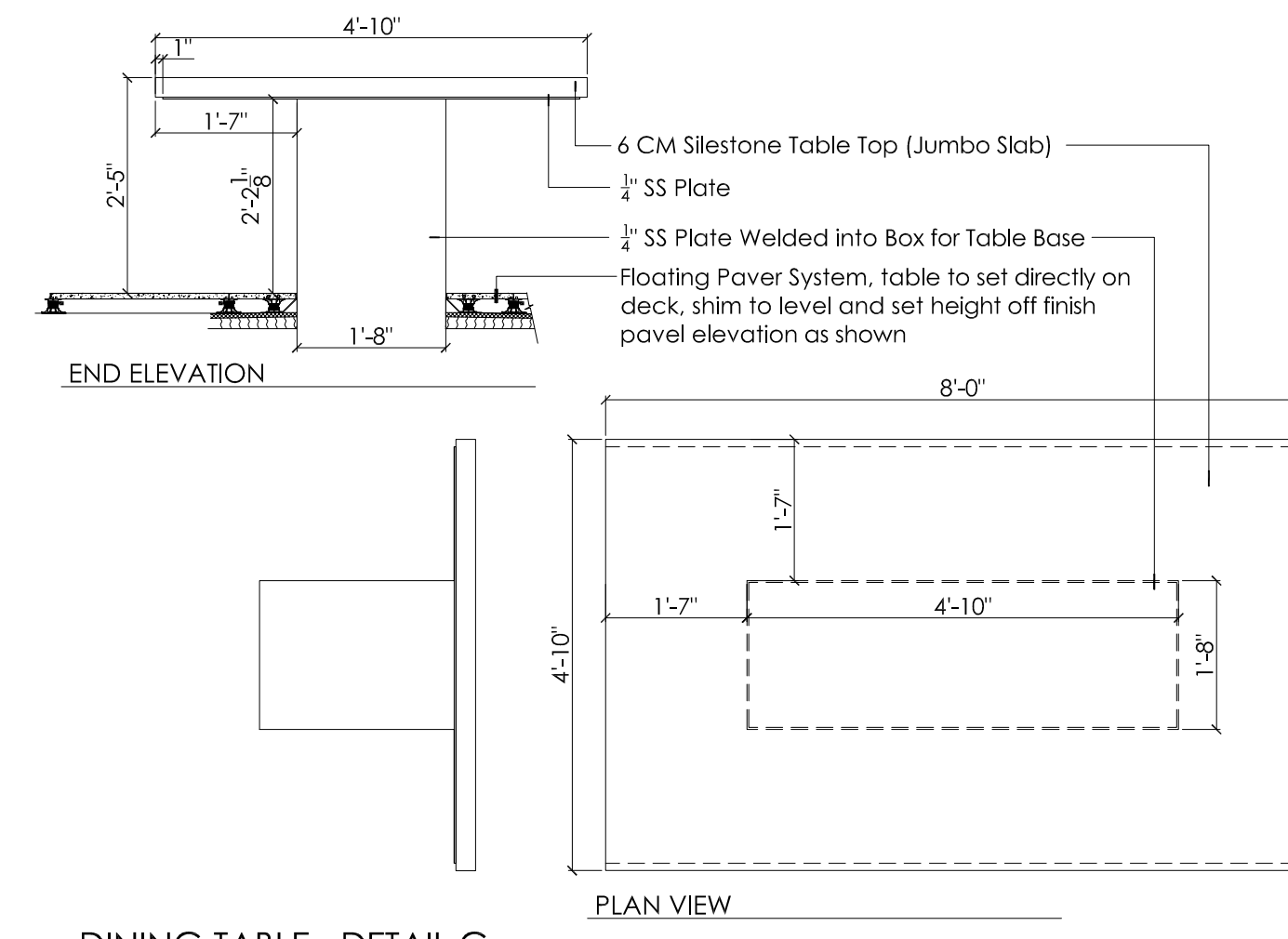
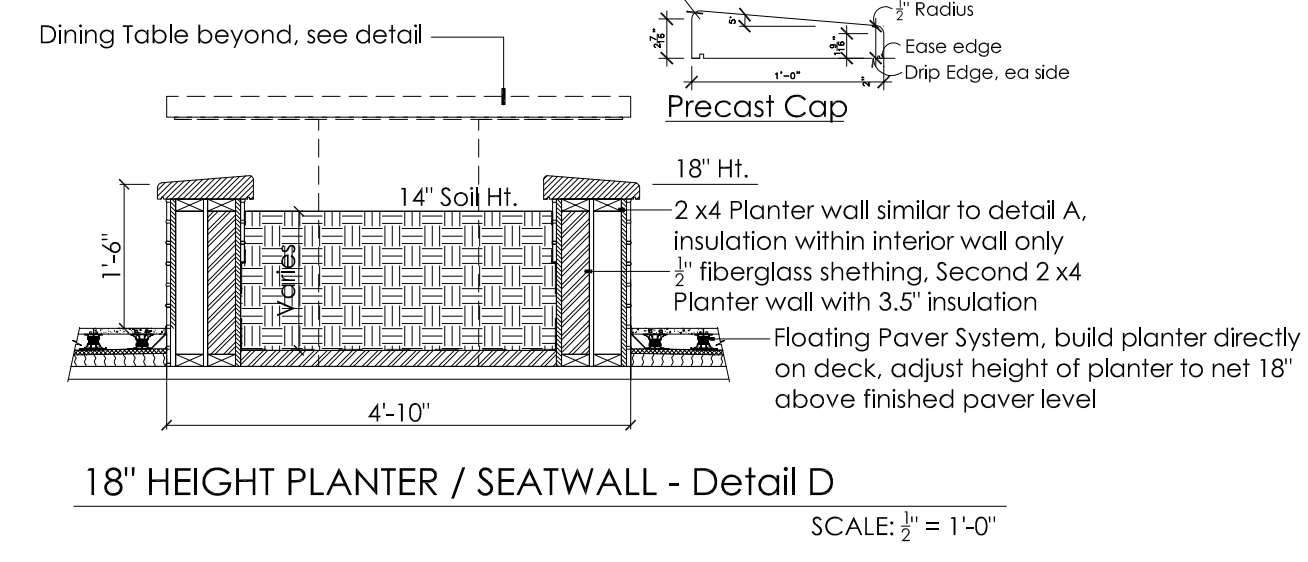
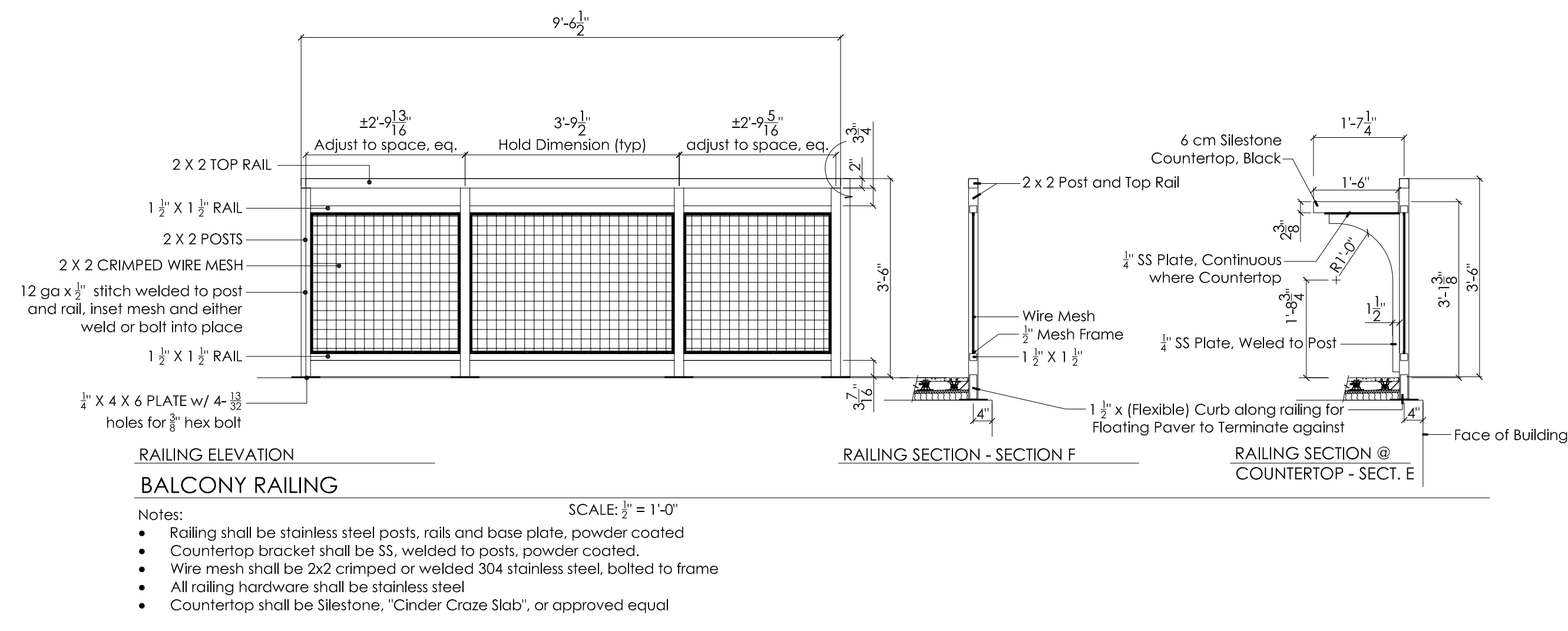
PROJECT NO: A0.2

A460

SHEET NO:







**FLOATING PAVER SYSTEM**  
 Notes:  
 • Floating Paver System by Bison Innovative Products, <https://bisonid.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.

SCALE: N.T.S.



**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	DATE	REVISION

SCALE: 1/4" = 1'-0"

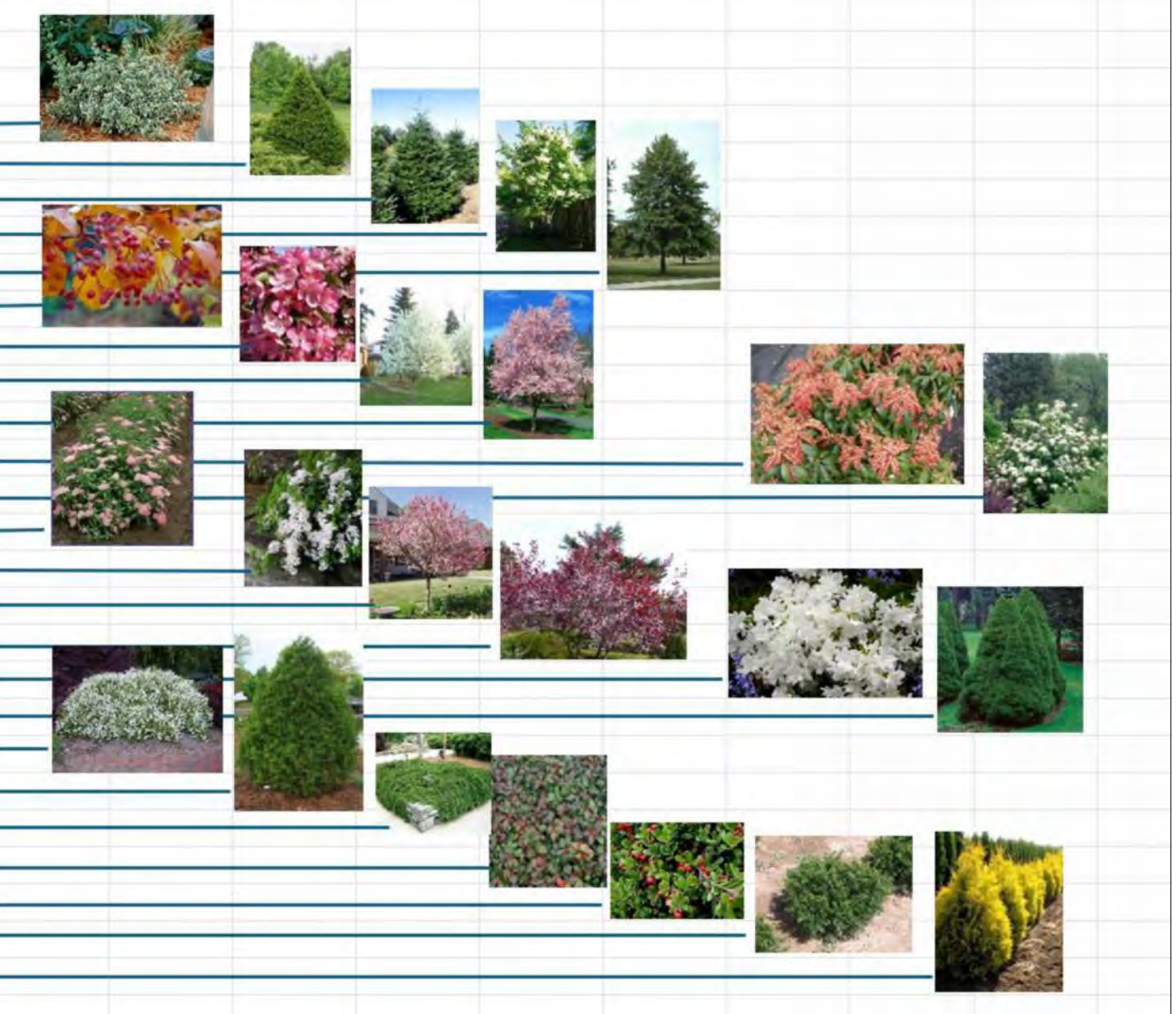
PROJECT NO: A0.2

**A470**

SHEET NO:



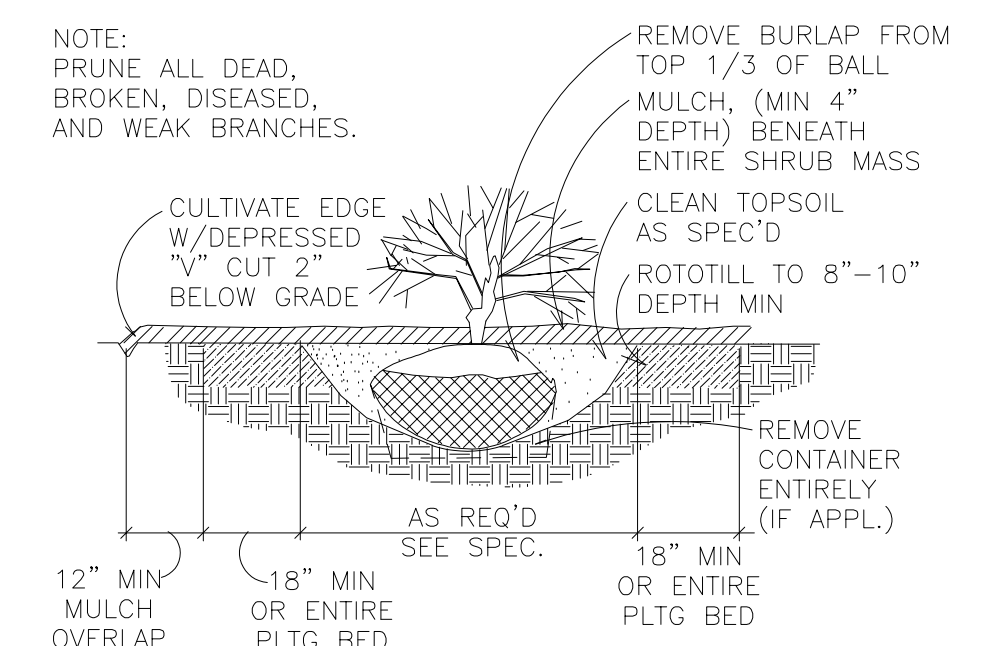
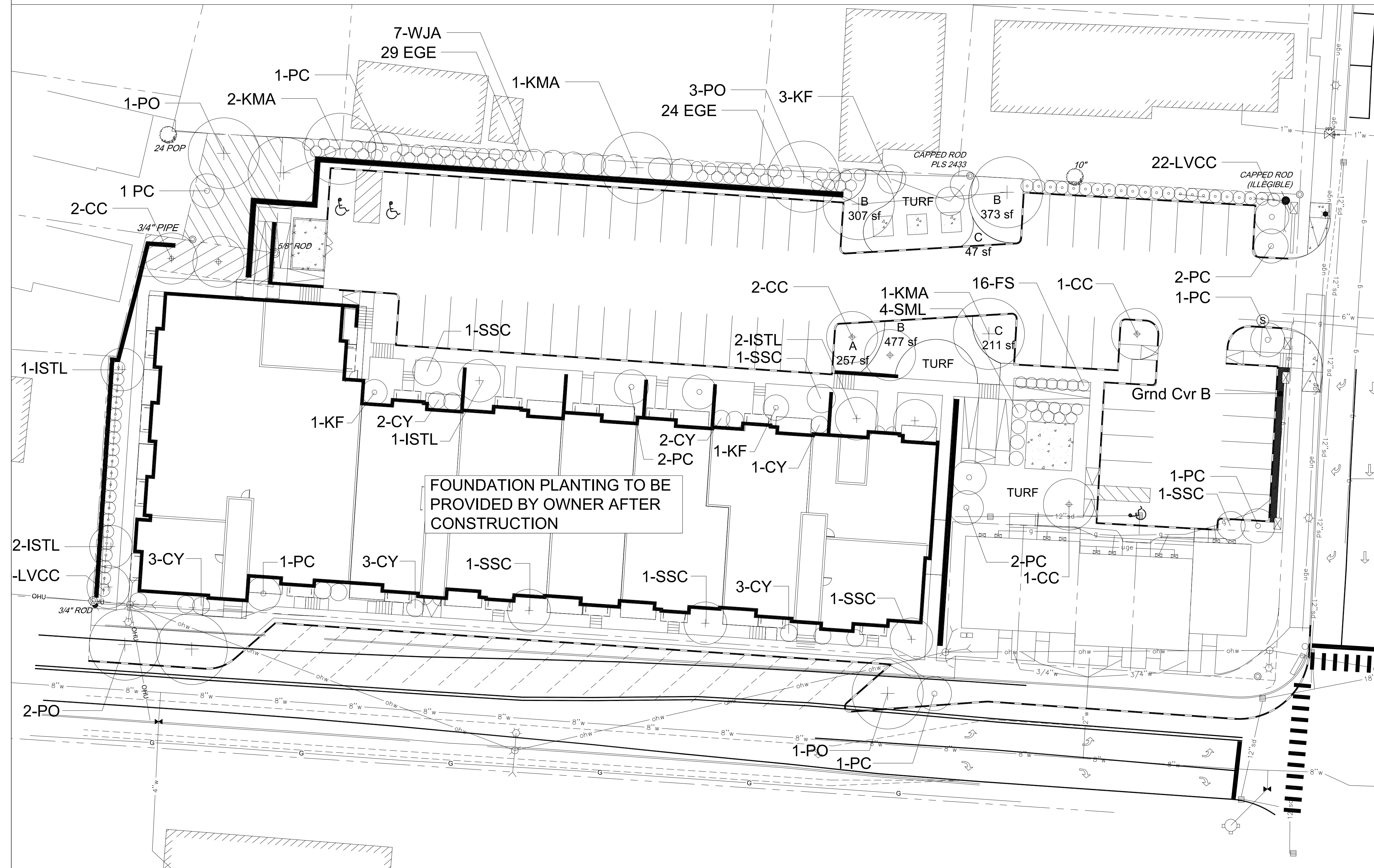
Qty	Tag	Common Name	Size	Space	Genus / Species
53	EGE	Emerald Gaiety Euonymus	3 gal	3' oc	Euonymus fortunei 'Emerald Gaiety'
14	CY	Cap Yew	10 gal		Taxus cuspidata 'Capitata'
5	KF	Korean Fir	15 gal		Abies koreana
6	ISTL	Ivory Silk Lilac Tree	25 gal		Syringa reticulata 'Ivory Silk'
8	PO	Pin Oak	100 gal		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	WJA	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'



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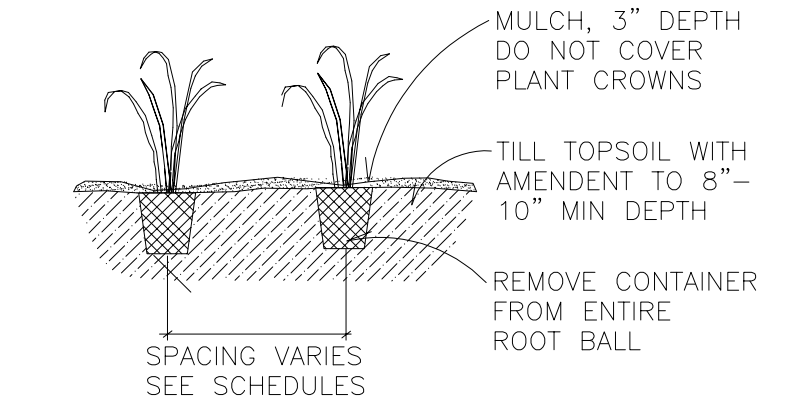
**AUBURN TOWN CENTER**  
 261 MAIN STREET AND 15 ACADEMY STREET,  
 AUBURN, ME 04210  
 Site Landscape Plan



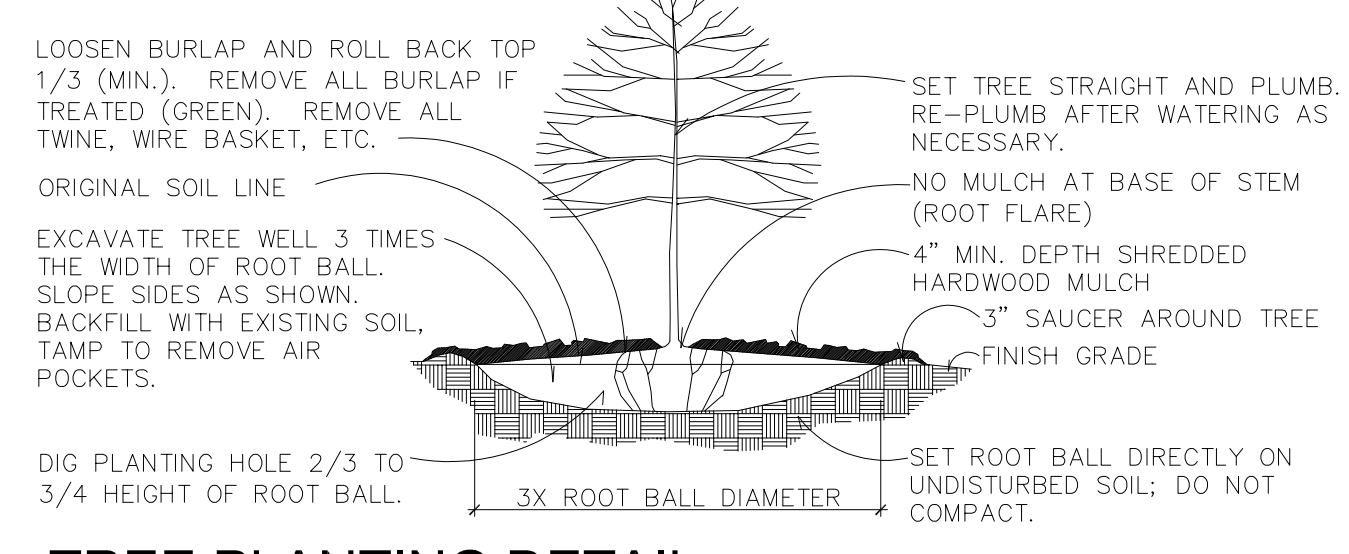
**SHRUB PLANTING DETAIL**

**NOTE:** PRUNE ALL DEAD, BROKEN, DISEASED, AND WEAK BRANCHES.  
 DO NOT CUT ROOTBALL, SPREAD ROOTS OUT AWAY FROM CONTAINER BALL

**SOIL ADMENDMENT:**  
 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. RECOMMENDATIONS)



**PLANTING BED DETAIL**



**TREE PLANTING DETAIL**

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DRAWN BY: Author

CHECKED BY: Checker

PLOT DATE: 09/09/23

REVISION	
No.	Description

SCALE: 1/4" = 1'-0"

PROJECT NO: A0.2

**A480**

SHEET NO:



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)



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

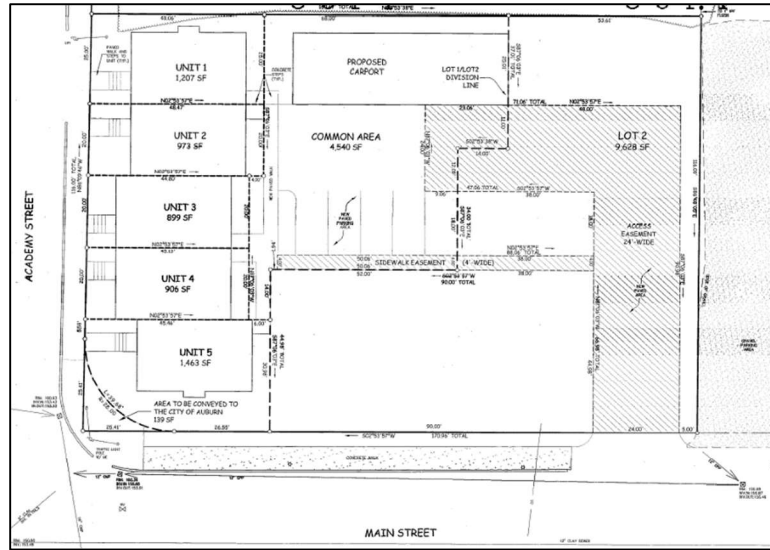


Figure 2: Proposed Subdivision Plan (ACRD, Book 49, Page 94)

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  $\pm 25'$  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  $\pm 2'$  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.

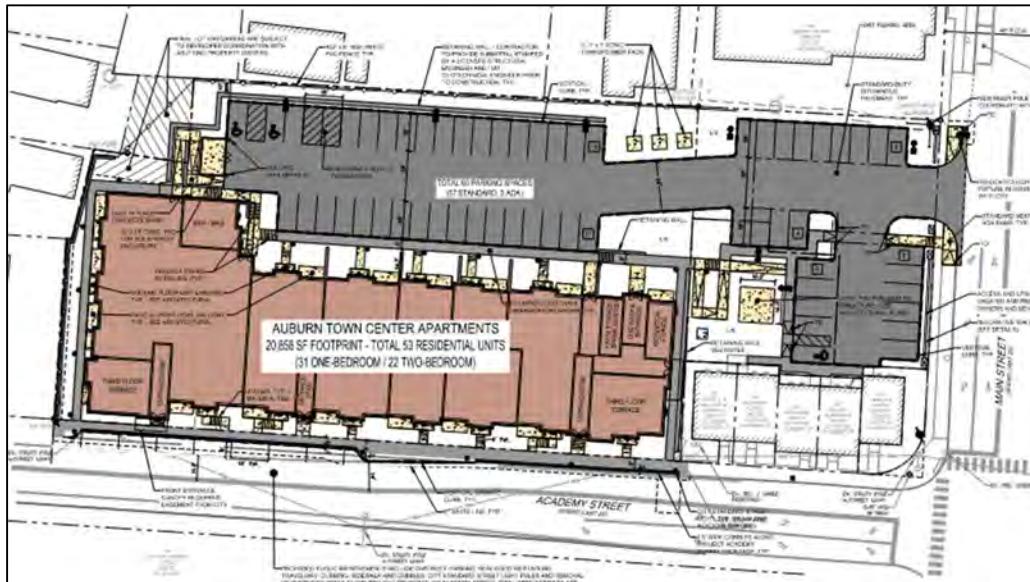


Figure 3: Proposed Site Plan

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:

<b>Table 1 – Traditional Downtown Neighborhood T-4.2</b>		
<b>Space, Bulk, or Form-Based Regulation</b>	<b>Required</b>	<b>Provided</b>
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



<b>Table 1 – Traditional Downtown Neighborhood T-4.2</b>		
<b>Space, Bulk, or Form-Based Regulation</b>	<b>Required</b>	<b>Provided</b>
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	<b>Residential</b> – 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**

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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.

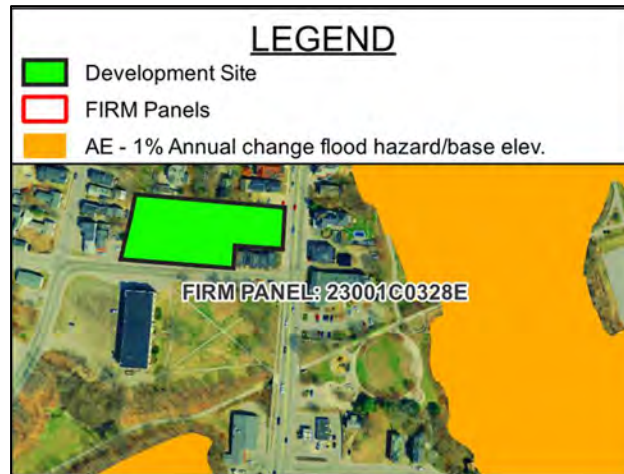
- (3) *Names and addresses of all owners of record of all adjacent property as appear on assessor's records.*

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:*
- 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*
  - 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 eave 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**

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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 – Sebage 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**

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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 building 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 building's 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

A handwritten signature in black ink, appearing to read 'Kaleb Bourassa'.

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

*k:\3key hospitality\4228_academy street residential development_auburn\p applications\local\revised site-subdivision application\final_site-sub plan_hediger_2025.10.10.docx*

# **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:

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 _____ sq. ft.  
Proposed Total Paved Area _____ sq. ft.  
Proposed Total Impervious Area _____ sq. ft.  
Proposed Impervious Net Change _____ sq. ft.  
Impervious surface ratio existing _____ % of lot area  
Impervious surface ratio proposed _____ % of lot area

## BUILDING AREA/LOT COVERAGE

Existing Building Footprint _____ sq. ft.  
Proposed Building Footprint _____ sq. ft.  
Proposed Building Footprint Net change _____ sq. ft.  
Existing Total Building Floor Area _____ sq. ft.  
Proposed Total Building Floor Area _____ sq. ft.  
Proposed Building Floor Area Net Change _____ sq. ft.  
New Building _____ (yes or no)  
Building Area/Lot coverage existing _____ % of lot area  
Building Area/Lot coverage proposed 33.3% _____ % of lot area

## ZONING

Existing _____  
Proposed, if applicable _____

## LAND USE

Existing _____ n/a  
Proposed _____

## RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units _____  
Proposed Number of Residential Units _____  
Subdivision, Proposed Number of Lots _____

## PARKING SPACES

Existing Number of Parking Spaces _____  
Proposed Number of Parking Spaces 55 _____  
Number of Handicapped Parking Spaces _____  
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 _____ passenger car equivalents (PCE)  
(Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) _____ 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.





# 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: _____

PROPOSED DEVELOPMENT ADDRESS: _____

PARCEL #: 230-132, 231-004, and 231-004-006

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
		<i>Applicant</i>	<i>Staff</i>	
<b>Site Plan</b>				
	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			
	Parking Space Calcs			
	Drive Openings/Locations			
	Subdivision Restrictions			
	Proposed Use			
	PB/BOA/Other Restrictions			
	Fire Department Review			
	Open Space/Lot Coverage			

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
		<i>Applicant</i>	<i>Staff</i>	
<b>Landscape Plan</b>		<i>Applicant</i>	<i>Staff</i>	
	Greenspace Requirements			
	Setbacks to Parking			
	Buffer Requirements			
	Street Tree Requirements			
	Screened Dumpsters			
	Additional Design Guidelines			
	Planting Schedule			
<b>Stormwater &amp; Erosion Control Plan</b>		<i>Applicant</i>	<i>Staff</i>	
	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			
<b>Lighting Plan</b>		<i>Applicant</i>	<i>Staff</i>	
	Full cut-off fixtures			
	Meets Parking Lot Requirements			
<b>Traffic Information</b>		<i>Applicant</i>	<i>Staff</i>	
	Access Management			
	Signage			
	PCE - Trips in Peak Hour			



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

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
<b>Technical &amp; Financial Capacity</b>		<i>Applicant</i>	<i>Staff</i>	
	Cost Est./Financial Capacity			
	Performance Guarantee			
<b>State Subdivision Law</b>		<i>Applicant</i>	<i>Staff</i>	
	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			
<b>Additional Subdivision Standards</b>		<i>Applicant</i>	<i>Staff</i>	
	Mobile Home Parks			
	PUD			
<b>A JPEG or PDF of the proposed site plan</b>		<i>Applicant</i>	<i>Staff</i>	
<b>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</b>				

**ATTACHMENT B**



DLN #2491753

NOT AN OFFICIAL COPY  
NOT AN OFFICIAL COPY  
**QUITCLAIM DEED**

Without Covenant  
(Release)  
NOT AN

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

*Phillip L. Crowell, Jr.*  
Witness

**CITY OF AUBURN**  
By: *[Signature]*  
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 Signature*  
Notary public / Attorney at Law  
Printed Name: KATHA P. BEAUSKY  
Commission Expires: 1.27.2031



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 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 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.



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 ^{August} day of ~~May~~, 2025.

  
_____  
Witness

  
_____  
Mari Johanna Carter

  
_____  
Witness


  
_____  
Matthew J. Carter

STATE OF MAINE  
ANDROSCOGGIN, SS.

June 2  
May __, 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.

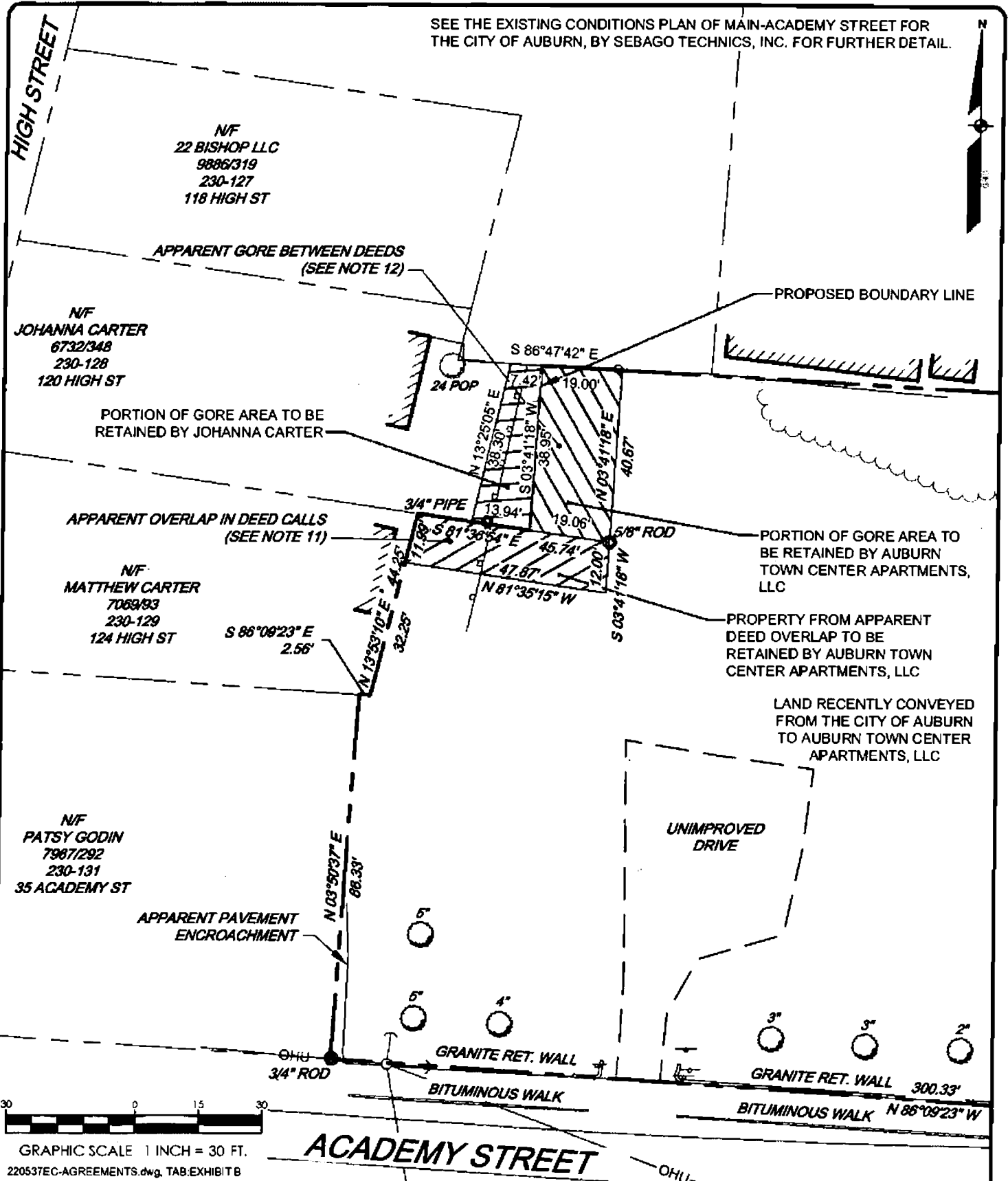
May 30, 2025

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:~~

SEE THE EXISTING CONDITIONS PLAN OF MAIN-ACADEMY STREET FOR THE CITY OF AUBURN, BY SEBAGO TECHNICS, INC. FOR FURTHER DETAIL.



GRAPHIC SCALE 1 INCH = 30 FT.  
220537EC-AGREEMENTS.dwg, TAB EXHIBIT B



**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: Shantell Fournier  
Shantell Fournier  
~~Its Loan Officer~~ AVP of mortgages

STATE OF MAINE  
ANDROSCOGGIN, SS.

June  
May 20, 2025

Personally appeared the above-named Shantell 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

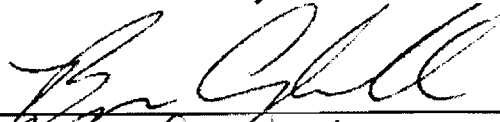
DANIELLE DAWN LEE CHABOT  
NOTARY PUBLIC  
State of Maine  
My Commission Expires  
October 9, 2031



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**

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.

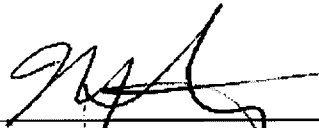
Being a portion of the premises conveyed to Mari Johanna Carter by virtue of the deed from April L. Sanders dated April 17, 2006 and recorded in the Androscoggin County Registry of Deeds in Book 6732, Page 348.

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.

June 2  
May 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 *Adorreyaklaw*  
Print Name: *Daniel A. D'Amico 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,



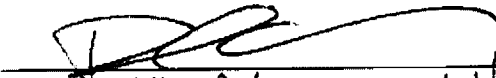
~~Notary Public Attorney at Law~~  
Print Name: Daniel A. DiAuteuil, Jr.  
~~My Commission Expires:~~

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.

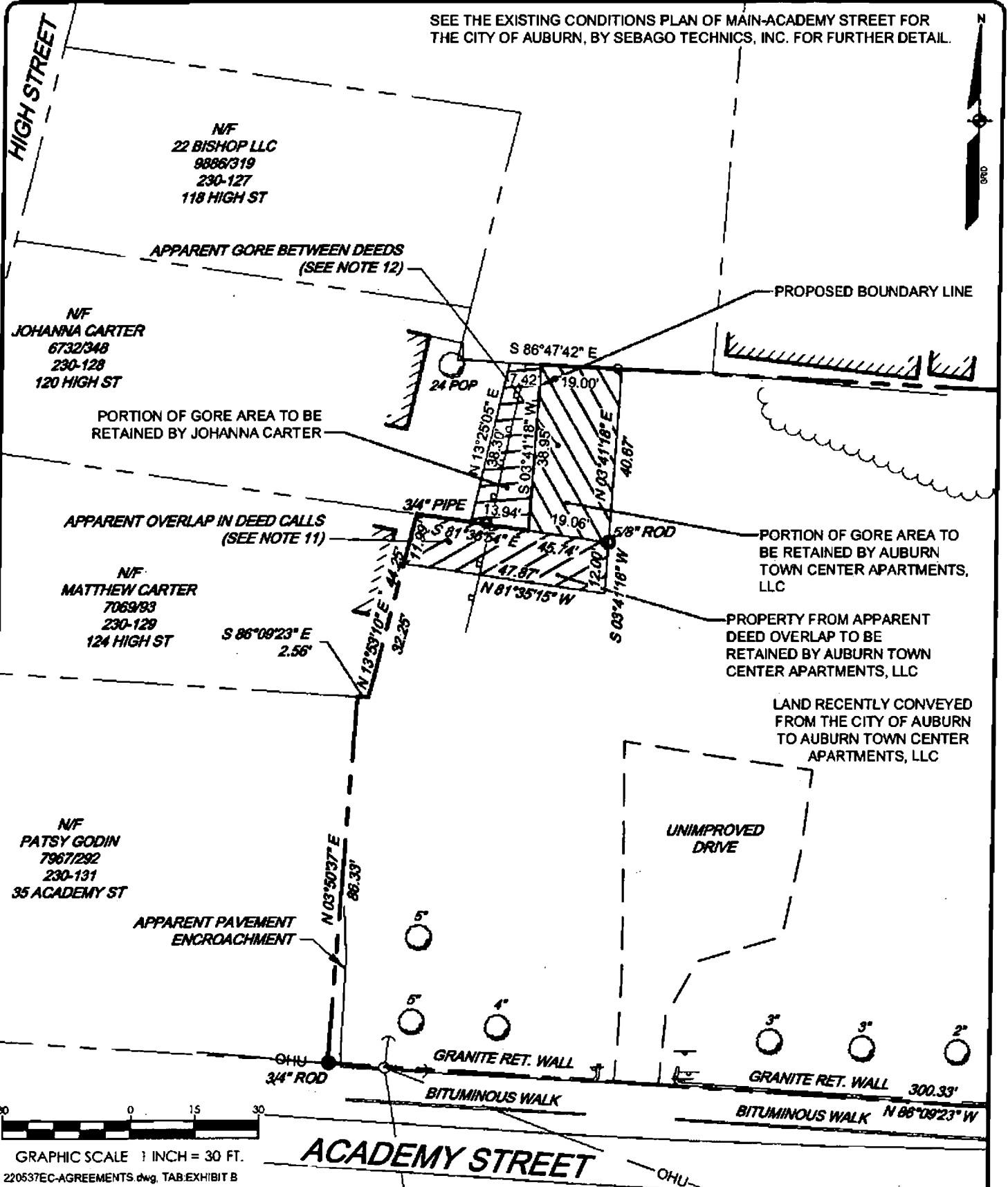
Before me,



~~Notary Public Attorney at Law~~  
Print Name: Daniel A. DiAuteuil, Jr.  
~~My Commission Expires:~~



SEE THE EXISTING CONDITIONS PLAN OF MAIN-ACADEMY STREET FOR THE CITY OF AUBURN, BY SEBAGO TECHNICS, INC. FOR FURTHER DETAIL.



GRAPHIC SCALE 1 INCH = 30 FT.  
220537EC-AGREEMENTS.dwg, TAB:EXHIBIT B

**SEBAGO**  
TECHNICS  
WWW.SEBAGOTECHNICS.COM  
75 John Roberts Rd., Suite 4A  
South Portland, ME 04106  
Tel. 207-200-2100

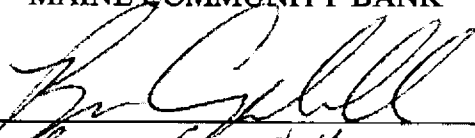
<b>EXHIBIT B</b>	
<b>OF PROPOSED BOUNDARY AGREEMENTS</b>	
LOCATION: 15 ACADEMY STREET AUBURN MAINE	FOR: CITY OF AUBURN 60 COURT STREET AUBURN, MAINE 04210

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: Shantell Fournier  
Shantell Fournier  
~~Its Loan Officer~~ Aff of Mortgages

STATE OF MAINE  
ANDROSCOGGIN, SS.

June  
~~May~~ 20, 2025

Personally appeared the above-named Shantell 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

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.



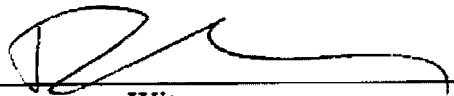
The bearings shown hereon are Grid North, Maine State Plane Coordinate System, West Zone 1802, NAD83.


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.

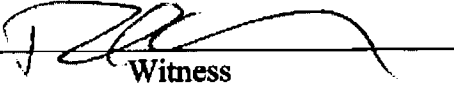
Being a portion of the premises conveyed to Matthew J. Carter by virtue of the deed from Deutsche Bank National Trust Company as Trustee to Matthew Carter dated February 13, 2007 and recorded in the Androscoggin County Registry of Deeds in Book 7069, Page 96.

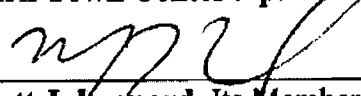
Being a portion of the premises conveyed to Jeannette Tremblay by virtue of the deed from Northeast Bank of Lewiston as Trustee to Jeannette Tremblay and Paul Tremblay dated August 18, 1978 and recorded in the Androscoggin County Registry of Deeds in Book 1361, Page 209. Said Paul Tremblay died on July 19, 2018.

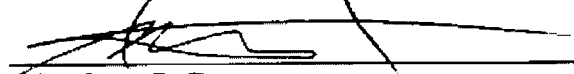
IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 24th day of ~~May~~^{August}, 2025.

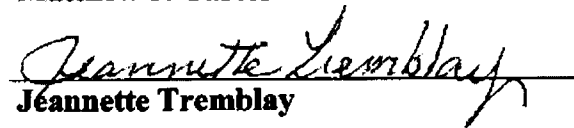
  
 _____  
 Witness

  
 _____  
 Witness

  
 _____  
 Witness

**Auburn Town Center Apartments, LLC**  
 By:   
 _____  
 Matt J. Leonard, Its Member

  
 _____  
 Matthew J. Carter


  
 _____  
 Jeannette Tremblay

STATE OF MAINE  
ANDROSCOGGIN, SS.

*Turell*  
May 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.

*Turell*  
May 11, 2025

Then personally appeared the above-named **Jeannette Tremblay** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

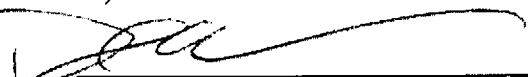
  
_____  
Notary Public ~~Attorney at Law~~  
Print Name: *Daniel A. D'Auteuil, Jr.*  
~~My Commission Expires:~~

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:~~



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:

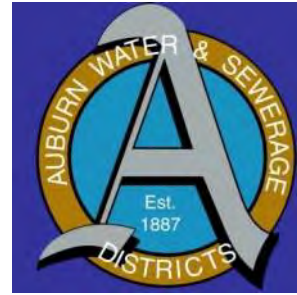
My Commission Expires:

**ERIN L O'BRIEN**  
**NOTARY PUBLIC**  
**State of Maine**  
**My Commission Expires**  
**April 17, 2032**



**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

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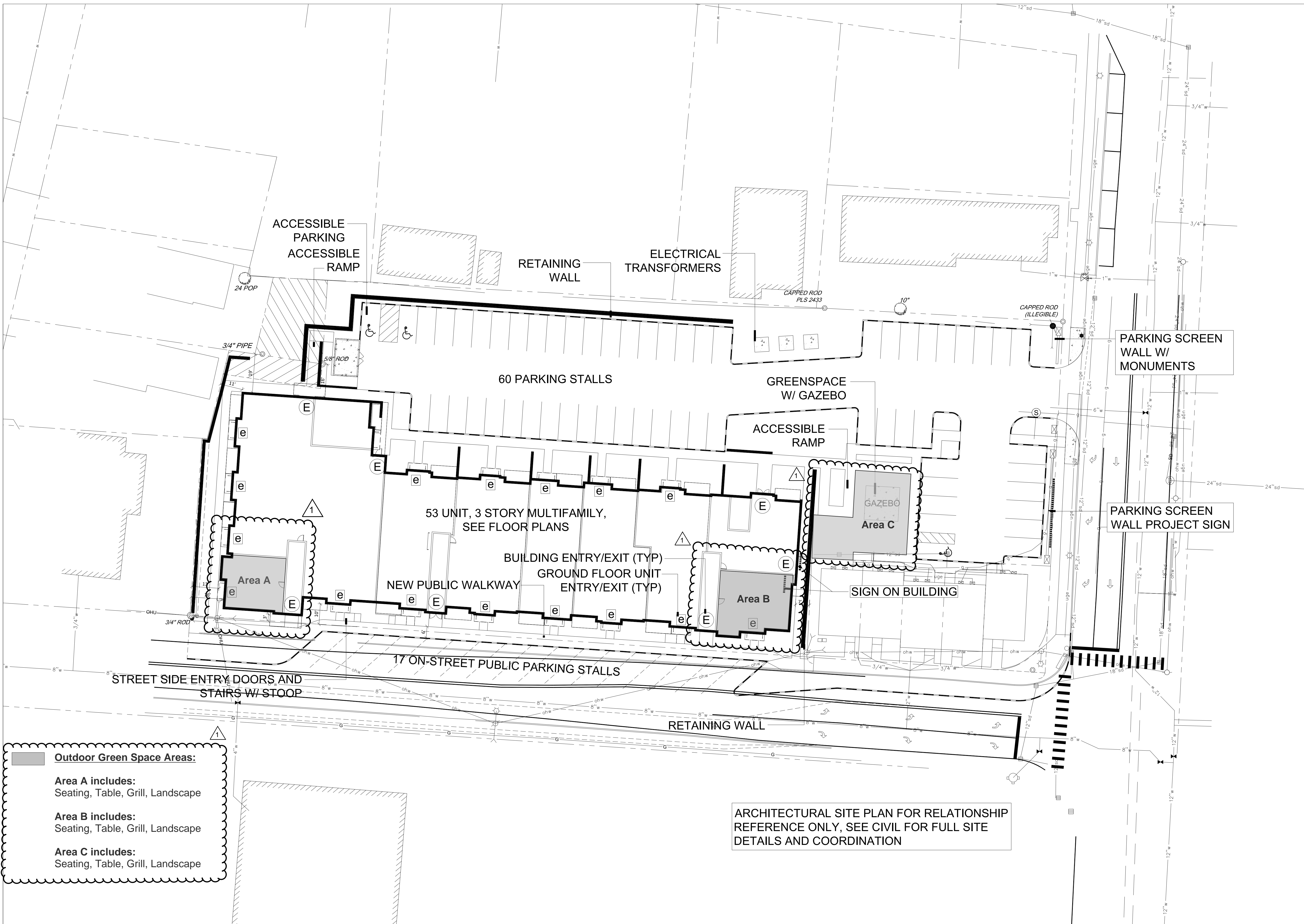
After review of your e-mail dated December 21, 2023, I offer the following comments.

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.

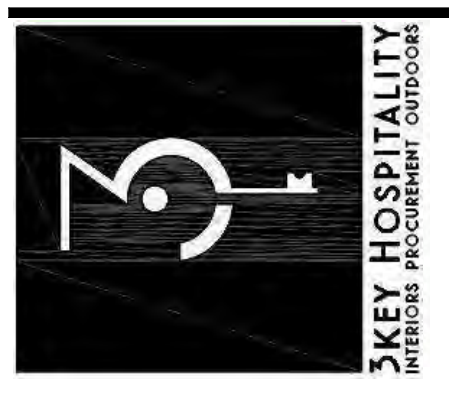
Once you have the design and materials list, please re-submit the plans to us for review.

**ATTACHMENT D**



- 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



4530 ST JOHNS AVENUE  
SUITE 15, UNIT 316  
JACKSONVILLE, FL 32210  
PH: 904-236-9757



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



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:





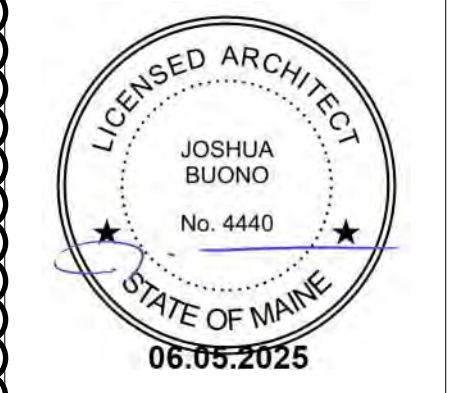
4530 ST. JOHNS AVENUE  
SUITE 15, UNIT 316  
JACKSONVILLE, FL 32210  
PH: 904-236-9757



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



DRAWN BY: DRAFTING TEAM  
CHECKED BY: CG/JB

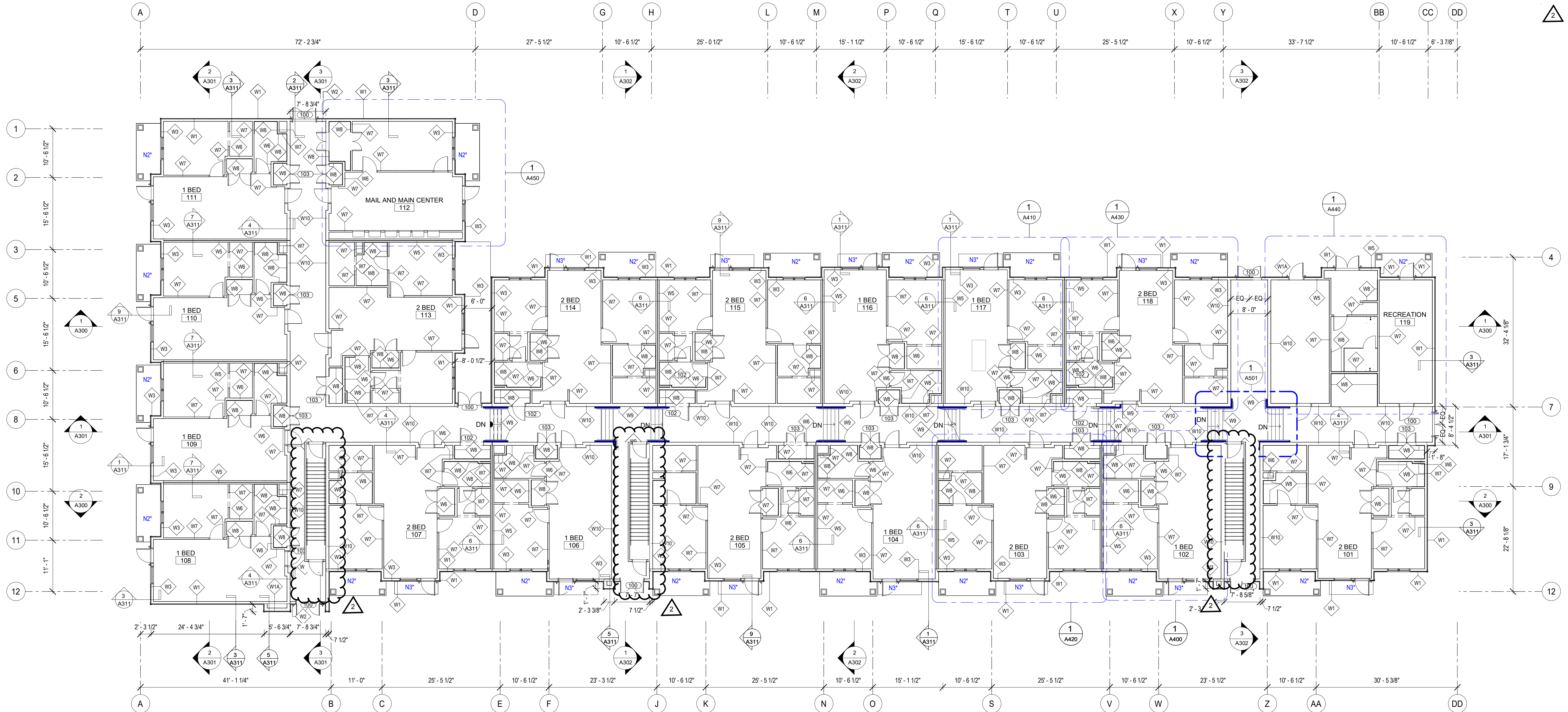
PLOT DATE: 06.05.2025

REV.	DATE	REVISION
1	06.20.2024	ISSUE FOR PERMIT
2	02.25.2025	OWNER AND CITY COMMENTS
3	06.05.2025	OWNER COMMENTS

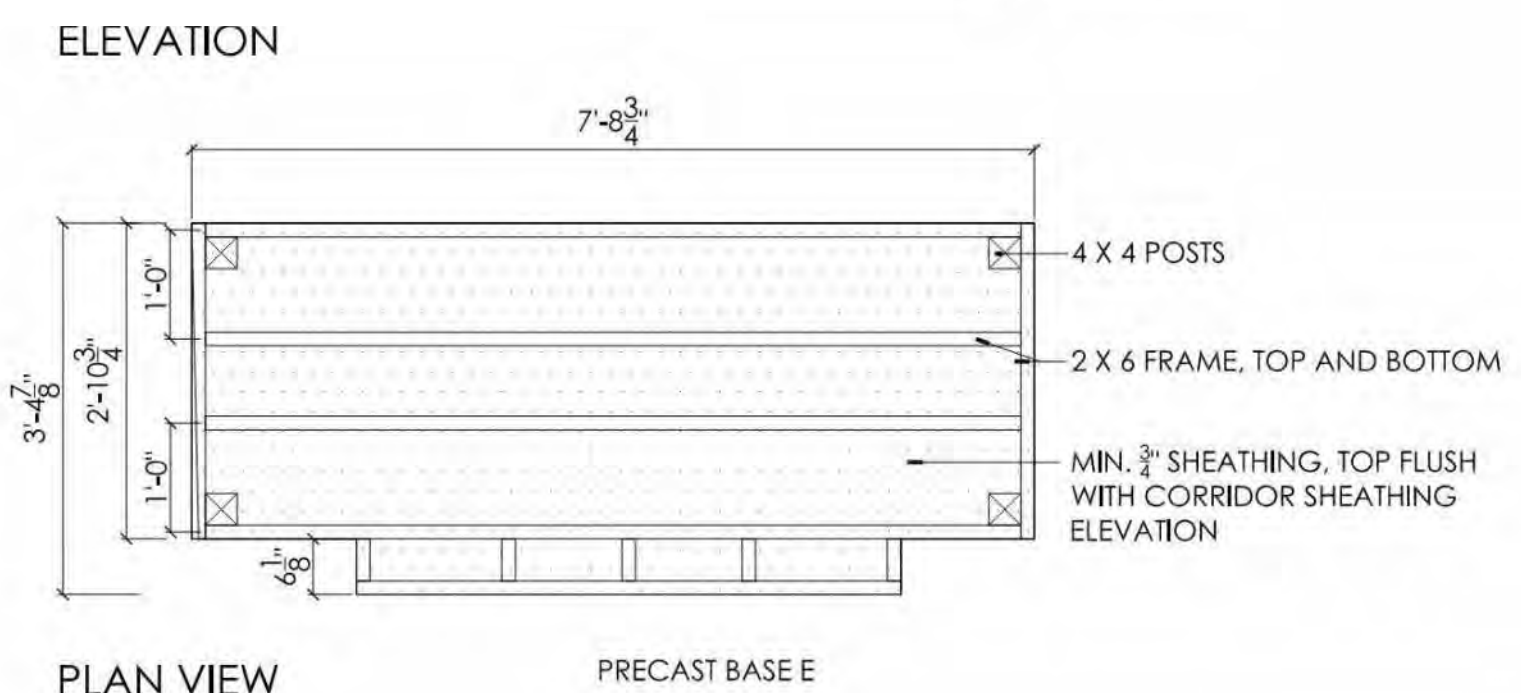
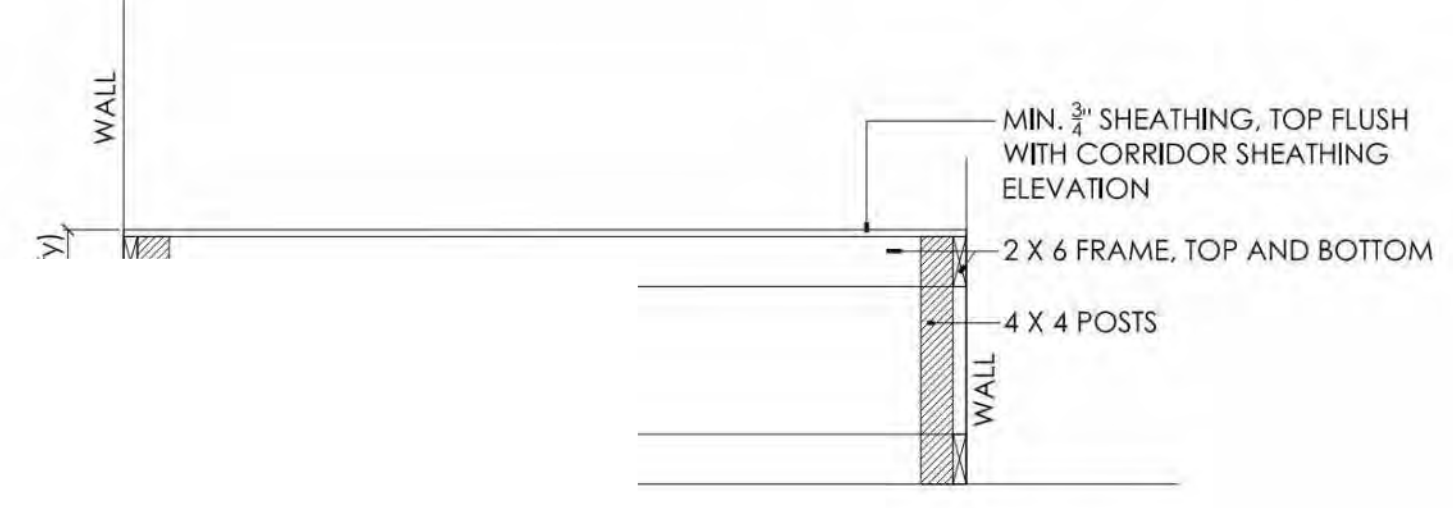
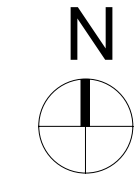
SCALE: PROJECT NO: A0.2

**A100**

SHEET NO:



**1 FIRST FLOOR PLAN**  
3/32" = 1'-0"



FALSE FLOOR PLATFORM - UTILITY CLOSET UNITS 118, 218, 318  
SCALE: 1/2" = 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 DETAILS. N3* - SEE CIVIL DRAWINGS FOR FINAL PLACEMENT - ALIGN THEM WITH THE OVERHEAD CANOPY

**GENERAL NOTES:**

- DO NOT SCALE DRAWINGS.
- 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.
- PROVIDE SHOP DRAWINGS / CUT SHEETS FOR APPROVAL TO ARCHITECT / OWNER FOR ALL MILLWORK PRIOR TO FABRICATION.
- PROVIDE BLOCKING / REINFORCEMENT BEHIND ALL WALL MOUNTED MILLWORK.
- VERIFY APPLIANCE SPECIFICATIONS AND SIZES W/ OWNER PRIOR TO FABRICATING ADJACENT MILLWORK OR MILLWORK TO RECEIVE APPLIANCES.
- APPLIANCES SHOWN ARE BASIS-OF-DESIGN ONLY. COORDINATE ACTUAL PRODUCT SELECTIONS WITH OWNER.
- CONTRACTOR SHALL VISIT THE SITE DURING BIDDING AND SHALL FAMILIARIZE HIM OR HERSELF WITH THE EXISTING CONDITIONS.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS FOR THE WORK INDICATED.
- ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT BUILDING CODE FIRE PREVENTION CODE.
- WHERE APPLICABLE, PROVIDE BLOCKING / REINFORCEMENT BEHIND ALL GRAB BAR LOCATIONS.

**WALL TYPE LEGEND:**

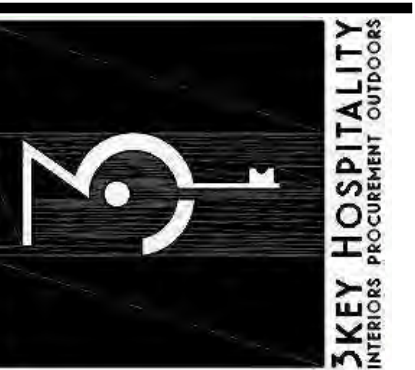
- W1** - EXTERIOR WALL - (UL 305) - 5/8" GYP INTERIOR - WATER VAPOR MEMBRANE - 2 X 6 STUD FRAMING - CAVITY W/ R20 ROCKWOOL MINERAL WOOL INSULATION - EXTERIOR SHEATHING PER STRUCTURAL - 1" CONTINUOUS INSULATION (PROVIDING MIN 3.8" R-VALUE) WATER RESISTANT MEMBRANE - THIN BRICK EXTERIOR FINISH INSTALLED 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" CONTINUOUS 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 ROCKWOOL MINERAL WOOL INSULATION - EXTERIOR SHEATHING PER STRUCTURAL - 1" CONTINUOUS INSULATION (PROVIDING MIN 3.8" R-VALUE) WATER RESISTANT MEMBRANE - HARDBOARD SIDING FINISH INSTALLED PER MFG AND CODE REQUIREMENTS.
- W4** - CORRIDOR 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 COORIDRS. FASTEN ADDITIONAL FRAMING TO MAIN COORIDR STRUCTURAL FRAMING.

**FLOOR AND CEILING TYPE LEGEND:**

- F1** - SLAB ON GRADE - INTERIOR FINISH FLOORING OVER SLAB ON GRADE CONCRETE. THICKNESS AS PER STRUCTURAL 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 ATTENUATION 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 STRUCTURAL SHEATHING - SLOPED ROOF TRUSSES SPACED AND DESIGNED PER STRUCTURAL DRAWINGS - 25 GA RESILIENT CHANNELS SPACED 16" O.C. - 5/8" TYPE X GYP.

Note:  
Floor plan illustrates overall unit assembly, refer to enlarged sheets (A400 series) for detailed unit information. Residential unit floor plans repeat throughout.





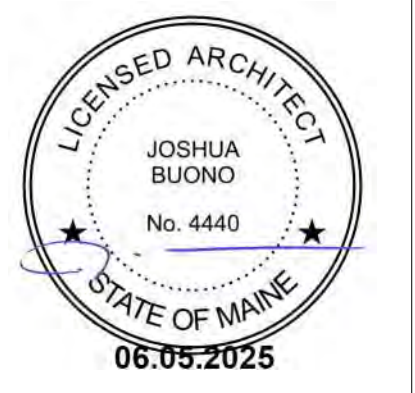
4530 ST. JOHNS AVENUE  
SUITE 15, UNIT 316  
JACKSONVILLE, FL 32210  
PH: 904-236-9757



73 ARUBA LANE  
MONTE 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



DRAWN BY: DRAFTING TEAM  
CHECKED BY: CG/JB

PLOT DATE: 06.05.2025

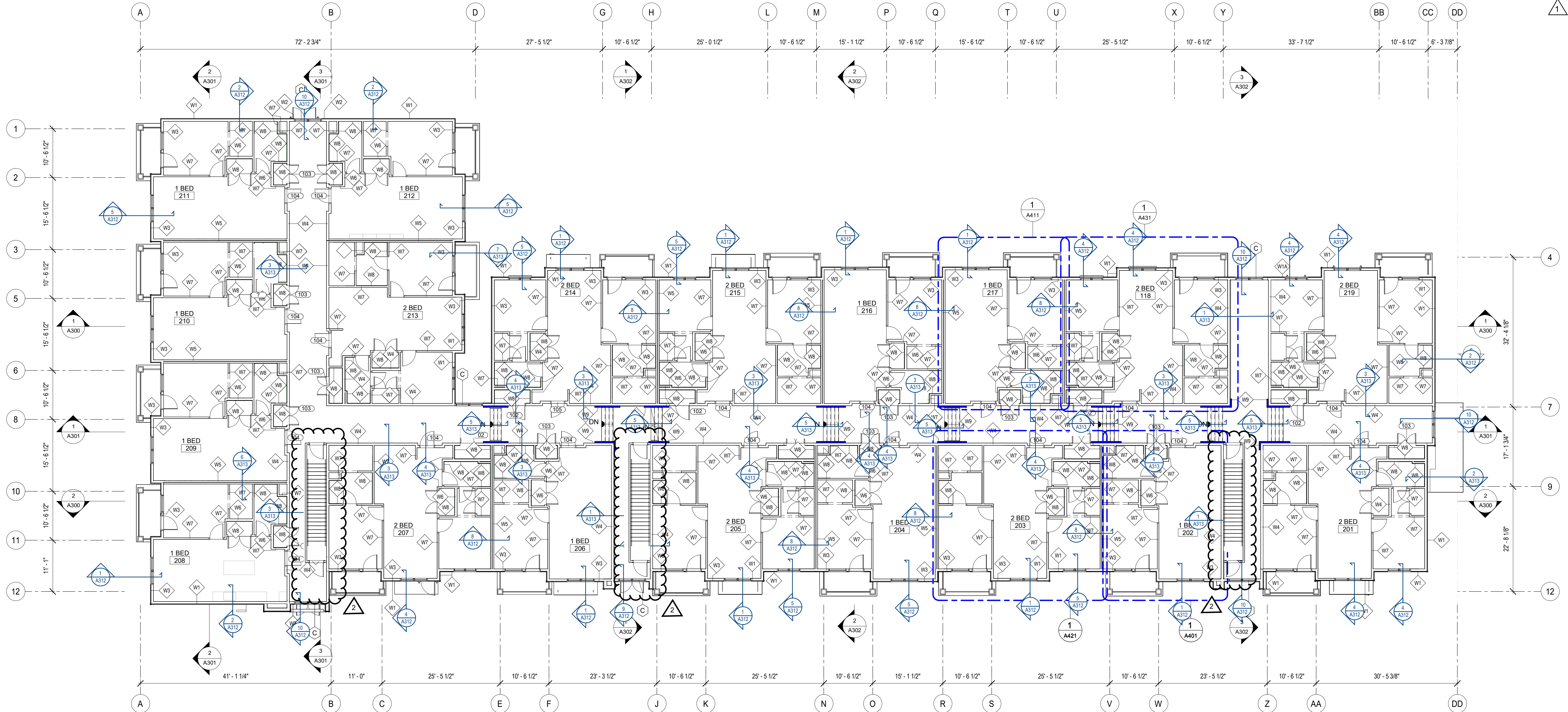
NO.	DATE	REVISION
1	06.20.2024	ISSUE FOR PERMIT
2	02.26.2025	OWNER AND CITY COMMENTS
3	06.05.2025	OWNER COMMENTS

NO.	DATE	REVISION

SCALE: PROJECT NO: A0.2

**A110**

SHEET NO:



**2 SECOND FLOOR PLAN**  
3/32" = 1'-0"

**Note:**  
Floor plan illustrations show 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  
N2 - BROOM FINISHED CONCRETE PATIOS ON ALL OF THE UNITS. COORDINATE WITH THE CIVIL AND DRAWINGS FOR FINAL DETAILS. N3 - SEE CIVIL DRAWINGS FOR FINAL PLACEMENT - ALIGN THEM WITH THE OVERHEAD CANOPY

**GENERAL NOTES:**

- DO NOT SCALE DRAWINGS.
- 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.
- PROVIDE SHOP DRAWINGS / CUT SHEETS FOR APPROVAL TO ARCHITECT / OWNER FOR ALL MILLWORK PRIOR TO FABRICATION.
- PROVIDE BLOCKING / REINFORCEMENT BEHIND ALL WALL MOUNTED MILLWORK.
- VERIFY APPLIANCE SPECIFICATIONS AND SIZES W/ OWNER PRIOR TO FABRICATING ADJACENT MILLWORK OR MILLWORK TO RECEIVE APPLIANCES.
- APPLIANCES SHOWN ARE BASIS-OF-DESIGN ONLY. COORDINATE ACTUAL PRODUCT SELECTIONS WITH OWNER.
- CONTRACTOR SHALL VISIT THE SITE DURING BIDDING AND SHALL FAMILIARIZE HIM OR HERSELF WITH THE EXISTING CONDITIONS.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS FOR THE WORK INDICATED.
- ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT BUILDING CODE FIRE PREVENTION CODE.
- 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" CONTINUOUS 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" CONTINUOUS 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 ROCKWOOL MINERAL WOOL INSULATION - EXTERIOR SHEATHING PER STRUCTURAL - 1" CONTINUOUS INSULATION (PROVIDING MIN 3.8" R-VALUE) WATER RESISTANT MEMBRANE - HARDBOARD 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 COORIDRS. FASTEN ADDITIONAL FRAMING TO MAIN COORIOR STRUCTURAL FRAMING.**

**FLOOR AND CEILING TYPE LEGEND:**

**F1 - SLAB ON GRADE - INTERIOR FINISH FLOORING OVER SLAB ON GRADE CONCRETE. THICKNESS AS PER STRUCTURAL 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 ATTENUATION 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 STRUCTURAL SHEATHING - SLOPED ROOF TRUSSES SPACED AND DESIGNED PER STRUCTURAL DRAWINGS - 25 GA RESILIENT CHANNELS SPACED 16" O.C. - 5/8" TYPE X GYP.**





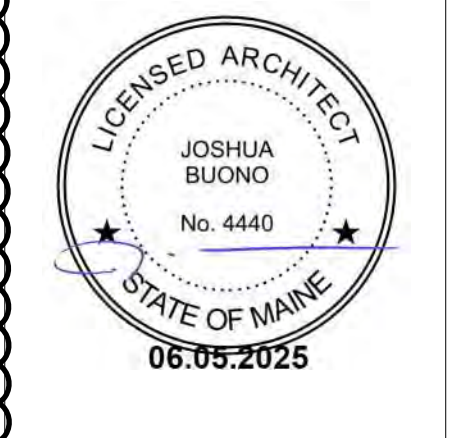
4530 ST JOHNS AVENUE  
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**AUBURN TOWN CENTER**  
261 MAIN STREET AND 15 ACADEMY STREET,  
AUBURN, ME 04210  
**3RD FLOOR BUILDING**  
**DIMENSION PLAN**

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DRAWN BY: DRAFTING TEAM  
CHECKED BY: CG/JB

PLOT DATE: 06.05.2025

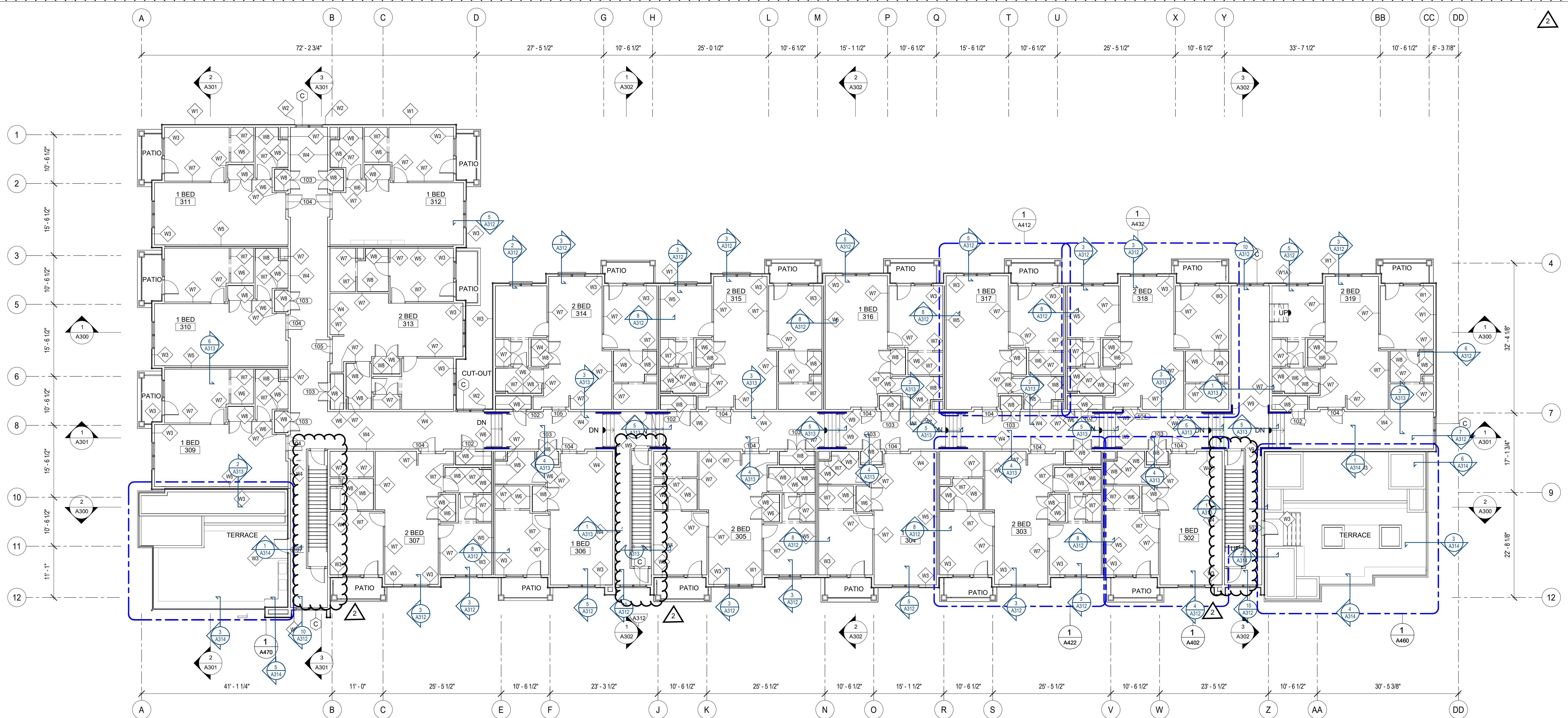
NO.	Date	Revision
01	06.20.2024	ISSUE FOR PERMIT
1	02.25.2025	OWNER AND CITY COMMENTS
2	06.05.2025	OWNER COMMENTS

SCALE:

PROJECT NO: A0.2

**A120**

SHEET NO:



**2 THIRD FLOOR PLAN**  
3/32" = 1'-0"

**Note:**  
Floor plan illustrations show units assemble, refer to enlarged sheets (A400 Sheets) for detailed unit information. Residential Unit Floor plans repeat throughout.

- GENERAL NOTES:**
- DO NOT SCALE DRAWINGS.
  - 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.
  - PROVIDE SHOP DRAWINGS / CUT SHEETS FOR APPROVAL TO ARCHITECT / OWNER FOR ALL MILLWORK PRIOR TO FABRICATION.
  - PROVIDE BLOCKING / REINFORCEMENT BEHIND ALL WALL MOUNTED MILLWORK.
  - VERIFY APPLIANCE SPECIFICATIONS AND SIZES W/ OWNER PRIOR TO FABRICATING ADJACENT MILLWORK OR MILLWORK TO RECEIVE APPLIANCES.
  - APPLIANCES SHOWN ARE BASIS-OF-DESIGN ONLY. COORDINATE ACTUAL PRODUCT SELECTIONS WITH OWNER.
  - CONTRACTOR SHALL VISIT THE SITE DURING BIDDING AND SHALL FAMILIARIZE HIM OR HERSELF WITH THE EXISTING CONDITIONS.
  - CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS FOR THE WORK INDICATED.
  - ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT BUILDING CODE FIRE PREVENTION CODE.
  - 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" CONTINUOUS INSULATION (PROVIDING MIN 3.8" R-VALUE) WATER RESISTANT MEMBRANE - THIN BRICK EXTERIOR FINISH INSTALLED PER MFG AND CODE REQUIREMENTS.**

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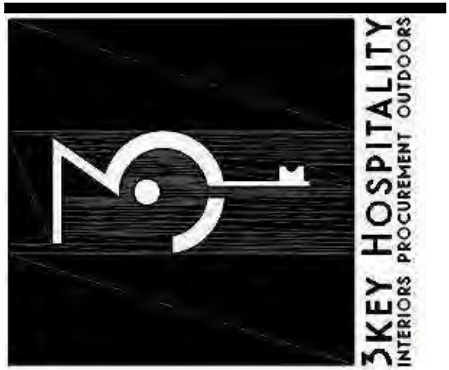
**FLOOR AND CEILING TYPE LEGEND:**

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**AUBURN TOWN CENTER**  
261 MAIN STREET AND 15 ACADEMY STREET,  
AUBURN, ME 04210  
**EXTERIOR ELEVATIONS - NORTH  
AND EAST**

ISSUE FOR PERMIT SET



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

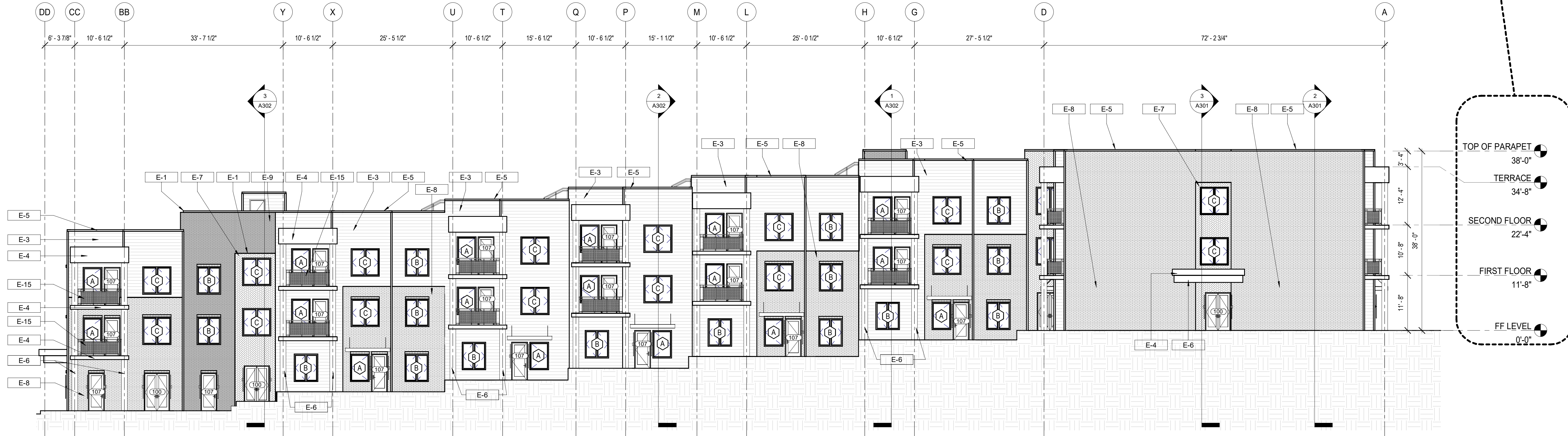
SCALE:

PROJECT NO: A0.2

**A200**

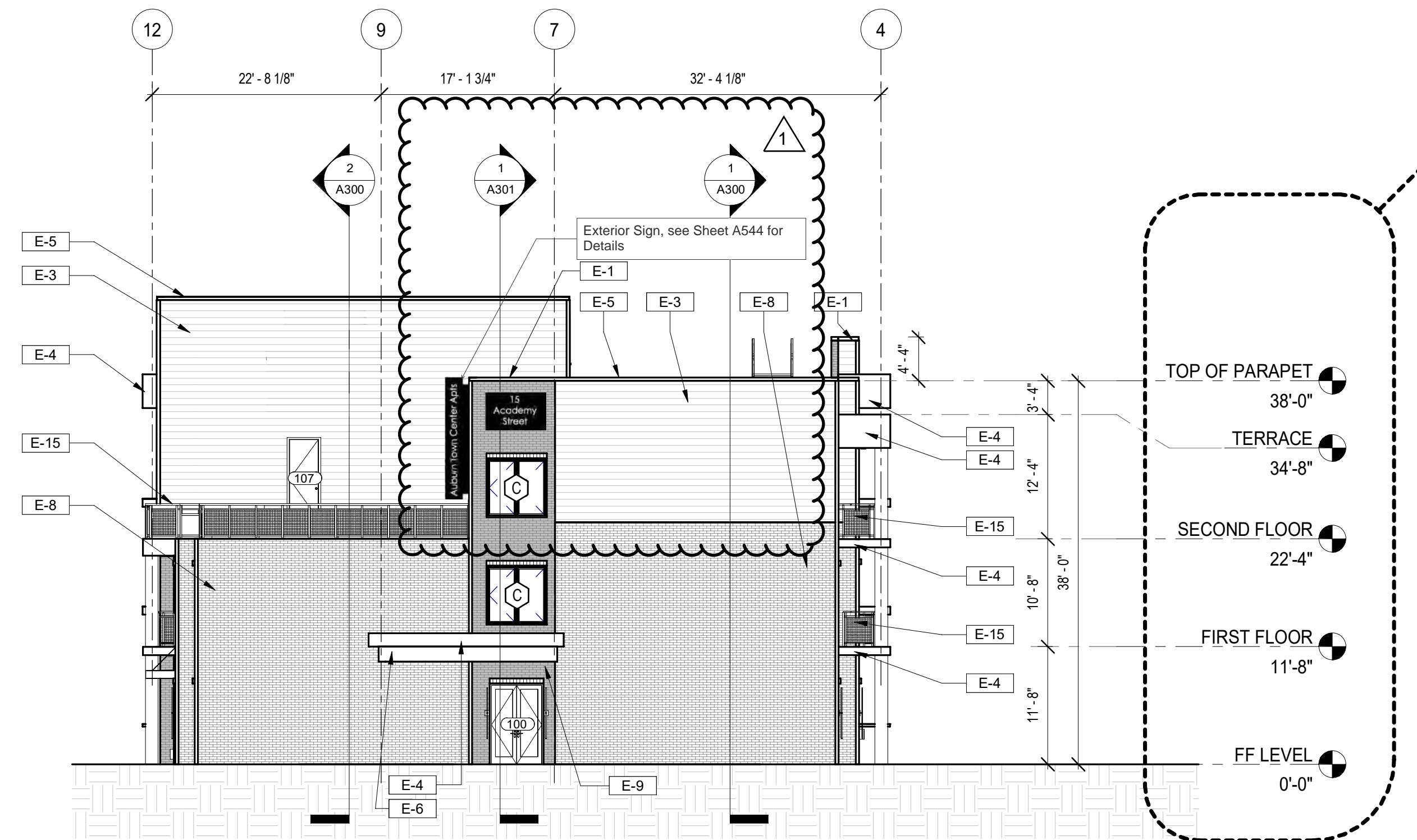
SHEET NO:

HEIGHT FROM FFL TO FFL WILL BE SAME FOR ALL UNITS



**1 EXTERIOR ELEVATION - NORTH**  
3/32" = 1'-0"

HEIGHT FROM FFL TO FFL WILL BE SAME FOR ALL UNITS



**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 HARDBOARD...
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	AMENITY AREA PAINT		TO BE PROVIDED BY CHAD	
E-15	RAILING FINISH		POWDERCOATED MATTE BLACK FINISH	SAMPLE TO BE PROVIDED FOR...





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32082  
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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



DRAWN BY: DRAFTING TEAM  
CHECKED BY: CG/JB

PLOT DATE: 06.05.2025

REVISION

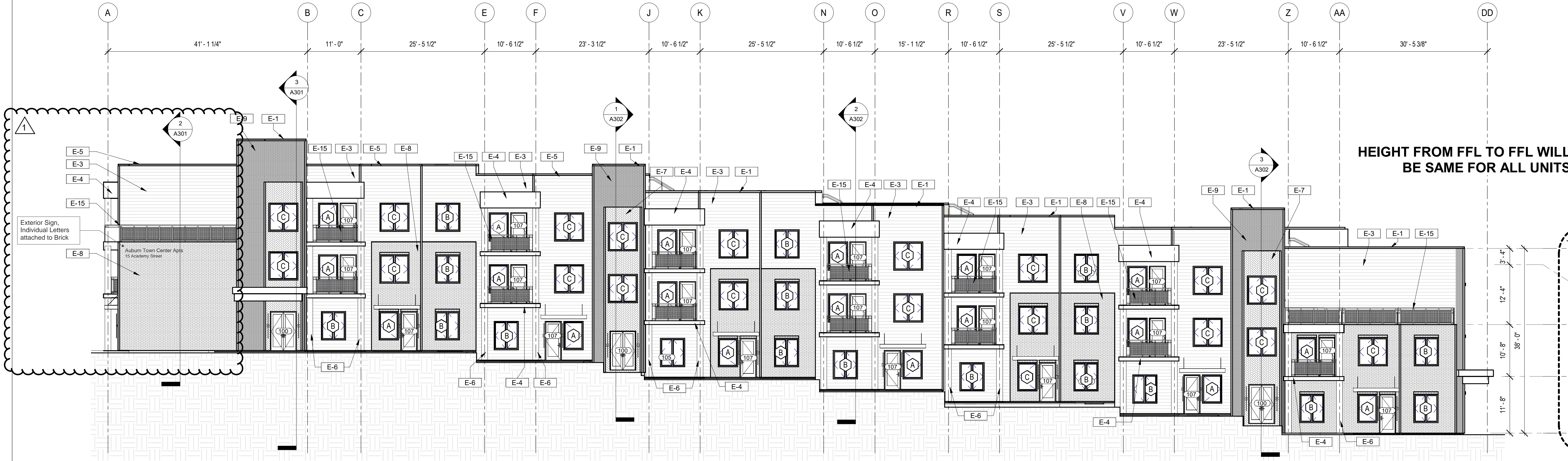
R.No.	Date	Revision
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1	02.25.2025	OWNER AND CITY COMMENTS

SCALE:

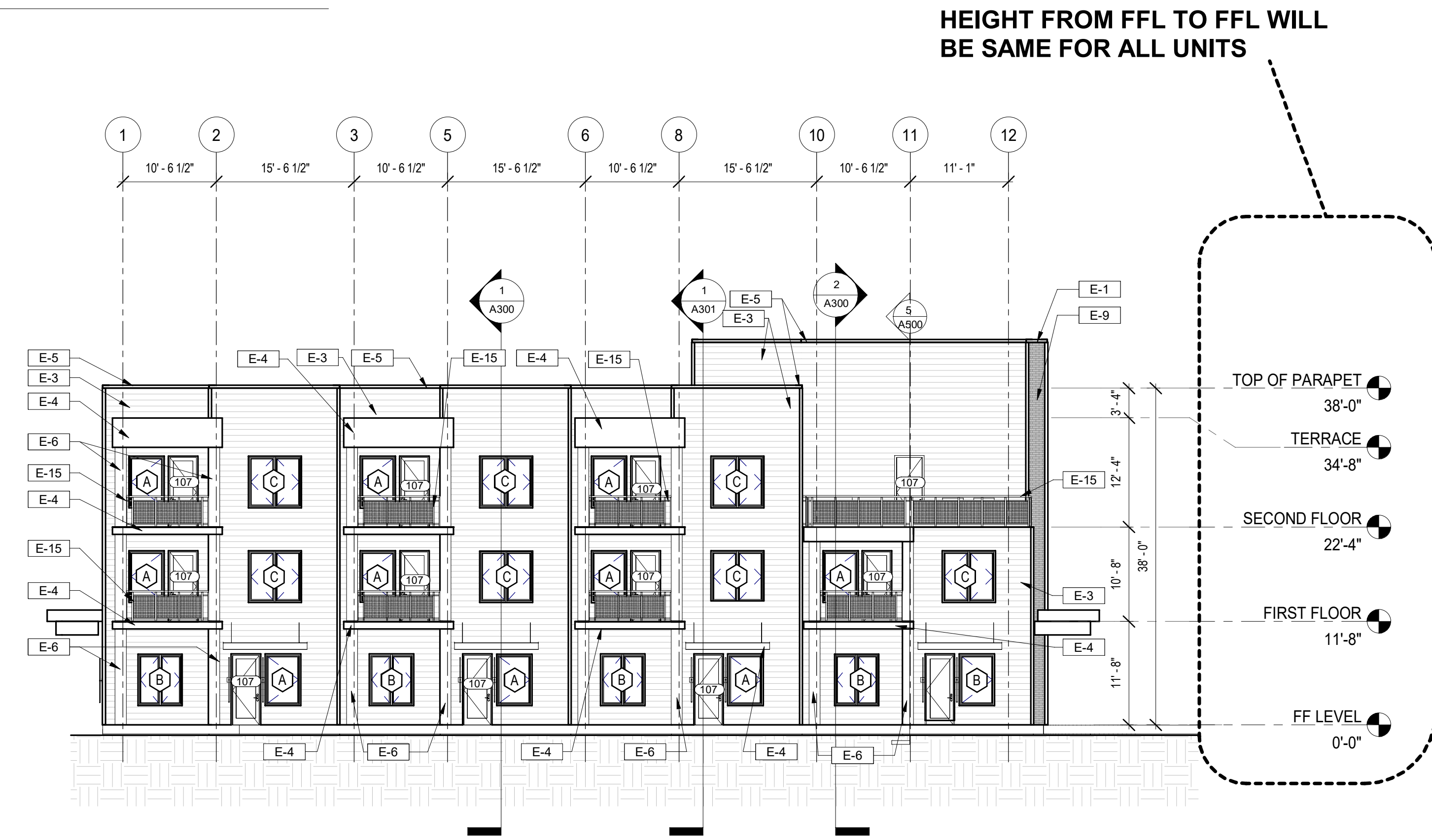
PROJECT NO: A0.2

**A201**

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 HARDBOARD...
E-4	ELEVATION COLOUR B	SHERWIN...	BLACK SWAN	AWINGS AND...
E-5	ELEVATION COLOUR C	SHERWIN...	VIRTUAL TAUPE	
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E-7	STONE ACCENT	VERSETTA...	STONE VENEER- PLUM CREEK COLOR	STAIR TOWER...
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E-15	RAILING FINISH		POWDERCOATED MATTE BLACK FINISH	SAMPLE TO BE PROVIDED FOR...







## **ATTACHMENT E**



## Stormwater Memo Rev. 1

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**To:** Eric Cousens,  
City Planner

**From:** Kaleb Bourassa, PE

**Date:** August 27, 2024

**Re:** Auburn Town Center Apartments  
Auburn, ME  
3Key Hospitality

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### **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 discharges 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)					
	Pre	Post	2 Year		10 Year		25 Year	
			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
<i>Total Outflow</i>	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**

A handwritten signature in black ink, appearing to read 'Kaleb Bourassa'.

**Kaleb Bourassa, PE**

Project Manager  
Gorrill-Palmer  
Phone: 207.772.2515 x297  
[kbourassa@gorrillpalmer.com](mailto:kbourassa@gorrillpalmer.com)

Attachments:


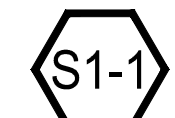



- A Watershed Maps:
  - WS1 Predevelopment Watershed Map
  - WS2 Post Development Watershed Map
- B Pre and Post Development HydroCAD Models

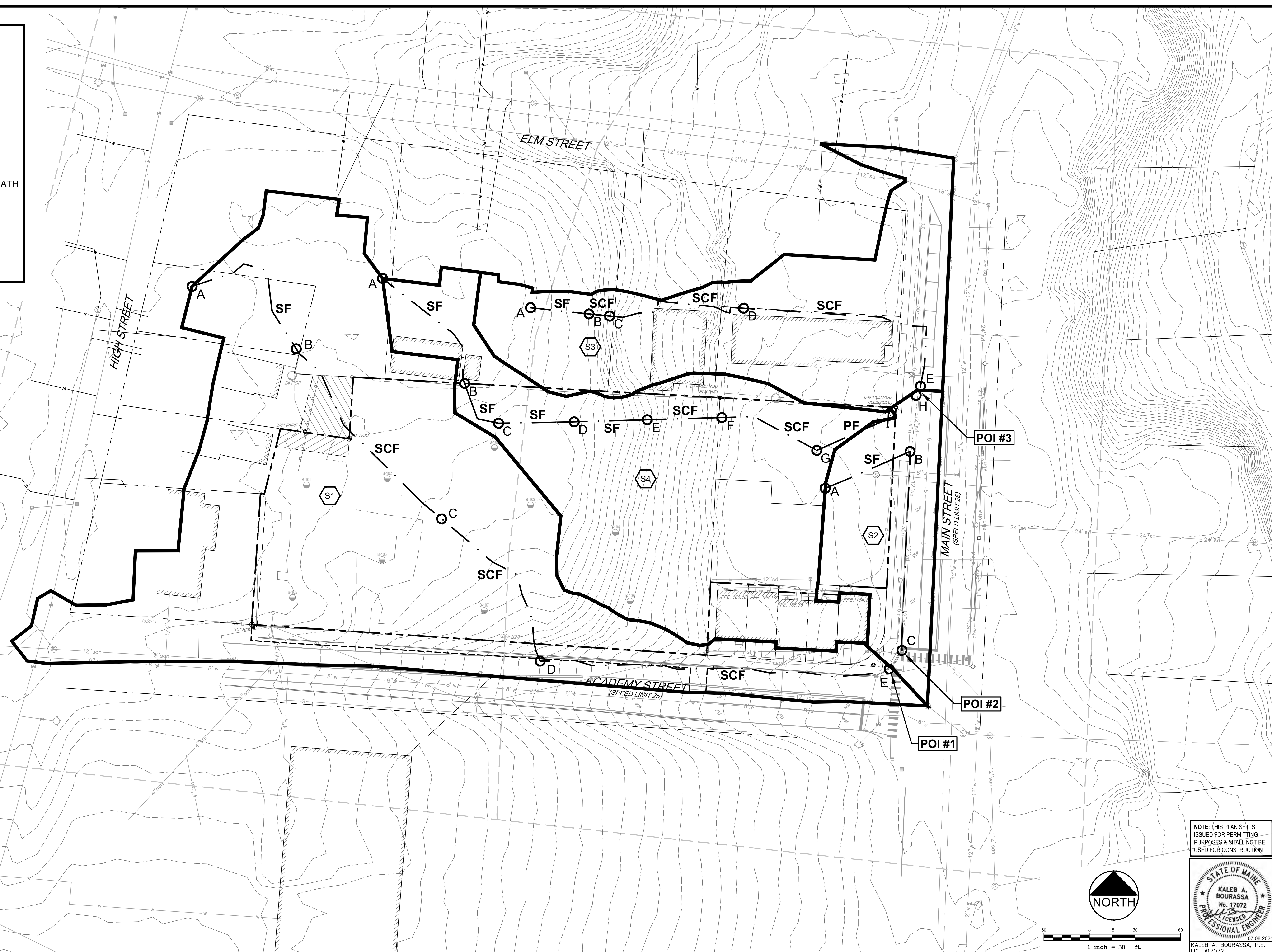
# **ATTACHMENT A**

## **Watershed Maps**



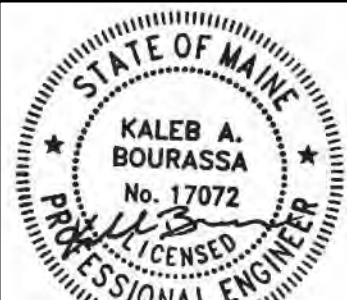
**WATERSHED LEGEND**

-  WATERSHED BOUNDARY
-  SUBCATCHMENT I.D.
-  POND
-  REACH
-  TIME OF CONCENTRATION FLOW PATH
- SF SHEET FLOW
- SCF SHALLOW CONCENTRATED FLOW
- PF PIPE FLOW
- CF CHANNEL FLOW



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NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.



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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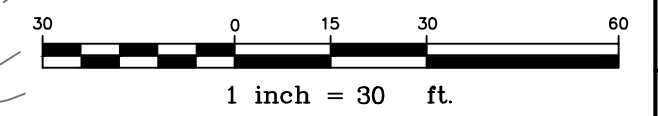
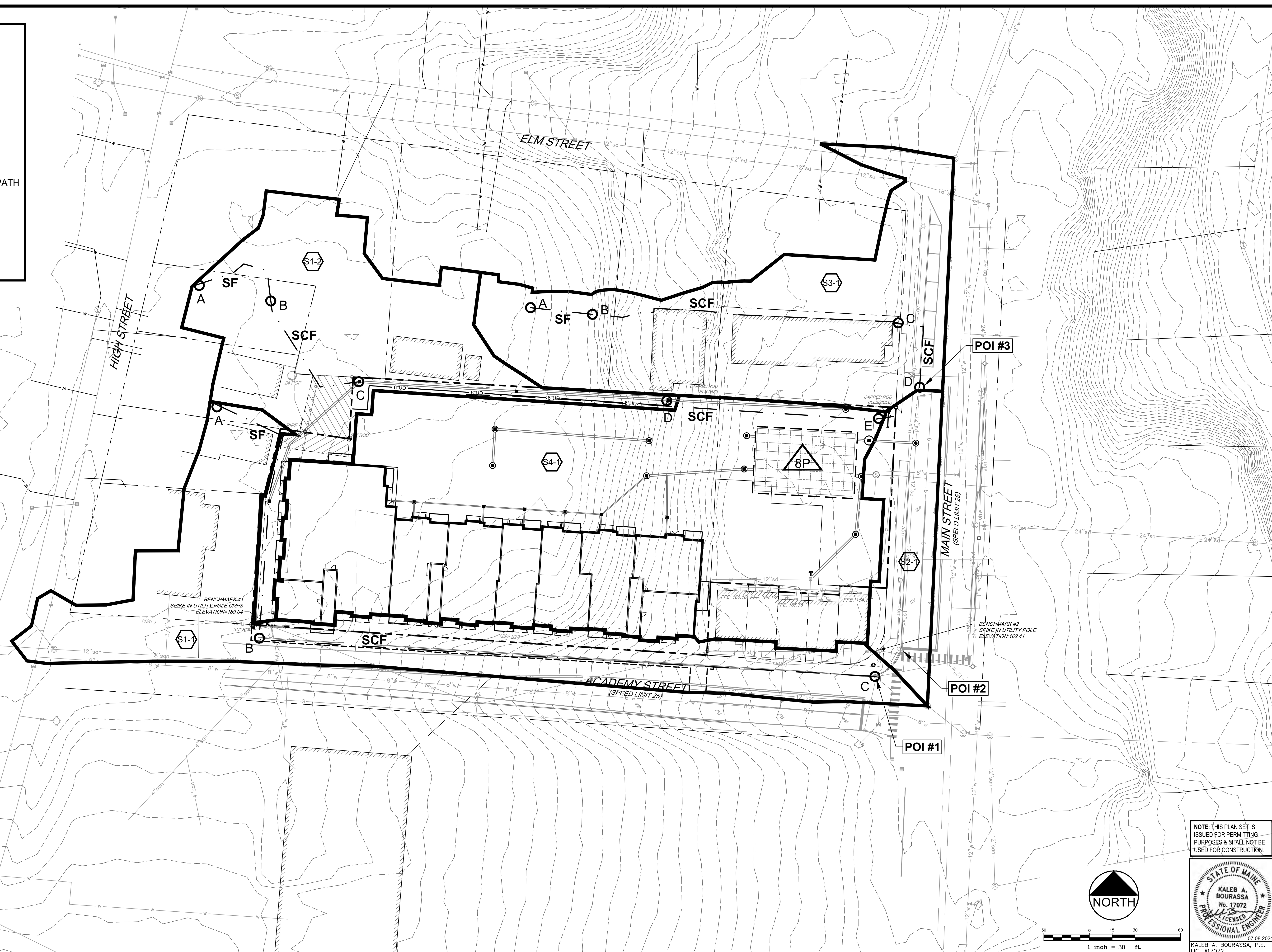
Drawing Name:	PRE-DEVELOPMENT WATERSHED PLAN
Project:	AUBURN TOWN CENTER APARTMENTS 15 ACADEMY STREET, AUBURN, MAINE
Client:	HIGHGATE DEVELOPMENT, LLC 799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No.  
**WS-1**

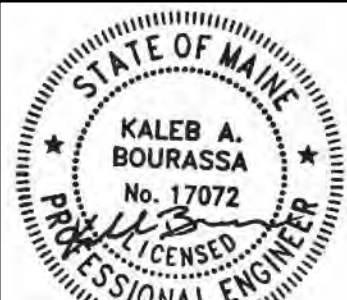


**WATERSHED LEGEND**

- 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



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KALEB A. BOURASSA, P.E.  
LIC. #17072

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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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 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

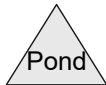
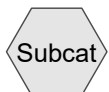
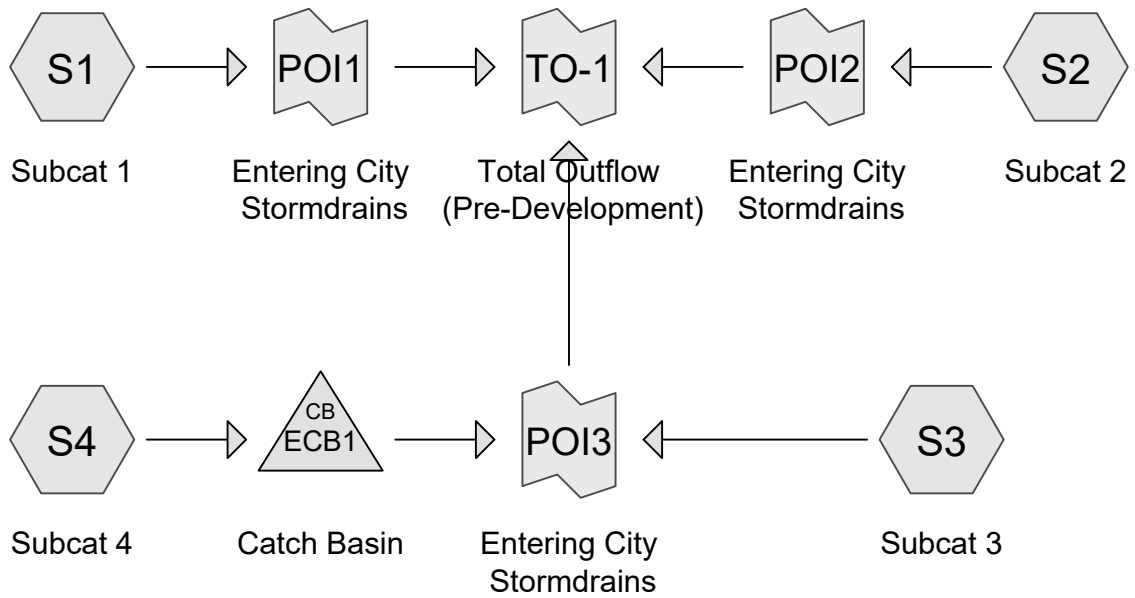
Drawing No.  
**WS-2**

# **ATTACHMENT B**

## **Pre- and Post-development HydroCAD Model**



## Pre-Development Model



**Routing Diagram for 4228-HCAD Model, Revised 1/29/2024**  
Prepared by Gorrill Palmer Consulting Engs, Printed 7/8/2024  
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**4228-HCADModel**

Prepared by Gorrill Palmer Consulting Engs

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NRCC 24-hr D 2-Year Rainfall=3.00"

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Page 2

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

<b>Subcatchment S1: Subcat 1</b>	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
<b>Subcatchment S2: Subcat 2</b>	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
<b>Subcatchment S3: Subcat 3</b>	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
<b>Subcatchment S4: Subcat 4</b>	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
<b>Pond ECB1: Catch Basin</b>	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
<b>Link POI1: Entering City Stormdrains</b>	Inflow=0.96 cfs 4,444 cf Primary=0.96 cfs 4,444 cf
<b>Link POI2: Entering City Stormdrains</b>	Inflow=0.50 cfs 1,812 cf Primary=0.50 cfs 1,812 cf
<b>Link POI3: Entering City Stormdrains</b>	Inflow=1.60 cfs 8,535 cf Primary=1.60 cfs 8,535 cf
<b>Link TO-1: Total Outflow (Pre-Development)</b>	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**

**4228-HCADModel**

Prepared by Gorrill Palmer Consulting Engs

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NRCC 24-hr D 10-Year Rainfall=4.43"

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Page 3

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

<b>Subcatchment S1: Subcat 1</b>	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
<b>Subcatchment S2: Subcat 2</b>	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
<b>Subcatchment S3: Subcat 3</b>	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
<b>Subcatchment S4: Subcat 4</b>	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
<b>Pond ECB1: Catch Basin</b>	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
<b>Link POI1: Entering City Stormdrains</b>	Inflow=2.32 cfs 9,912 cf Primary=2.32 cfs 9,912 cf
<b>Link POI2: Entering City Stormdrains</b>	Inflow=0.81 cfs 3,039 cf Primary=0.81 cfs 3,039 cf
<b>Link POI3: Entering City Stormdrains</b>	Inflow=2.80 cfs 15,128 cf Primary=2.80 cfs 15,128 cf
<b>Link TO-1: Total Outflow (Pre-Development)</b>	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**



**4228-HCADModel**

Prepared by Gorrill Palmer Consulting Engs

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NRCC 24-hr D 25-Year Rainfall=5.55"

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Page 1

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

<b>Subcatchment S1: Subcat 1</b>	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
<b>Subcatchment S2: Subcat 2</b>	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
<b>Subcatchment S3: Subcat 3</b>	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
<b>Subcatchment S4: Subcat 4</b>	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
<b>Pond ECB1: Catch Basin</b>	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
<b>Link POI1: Entering City Stormdrains</b>	Inflow=3.54 cfs 14,849 cf Primary=3.54 cfs 14,849 cf
<b>Link POI2: Entering City Stormdrains</b>	Inflow=1.06 cfs 4,025 cf Primary=1.06 cfs 4,025 cf
<b>Link POI3: Entering City Stormdrains</b>	Inflow=3.75 cfs 20,539 cf Primary=3.75 cfs 20,539 cf
<b>Link TO-1: Total Outflow (Pre-Development)</b>	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**

**4228-HCADModel**

Prepared by Gorrill Palmer Consulting Engs

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NRCC 24-hr D 25-Year Rainfall=5.55"

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Page 2

**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

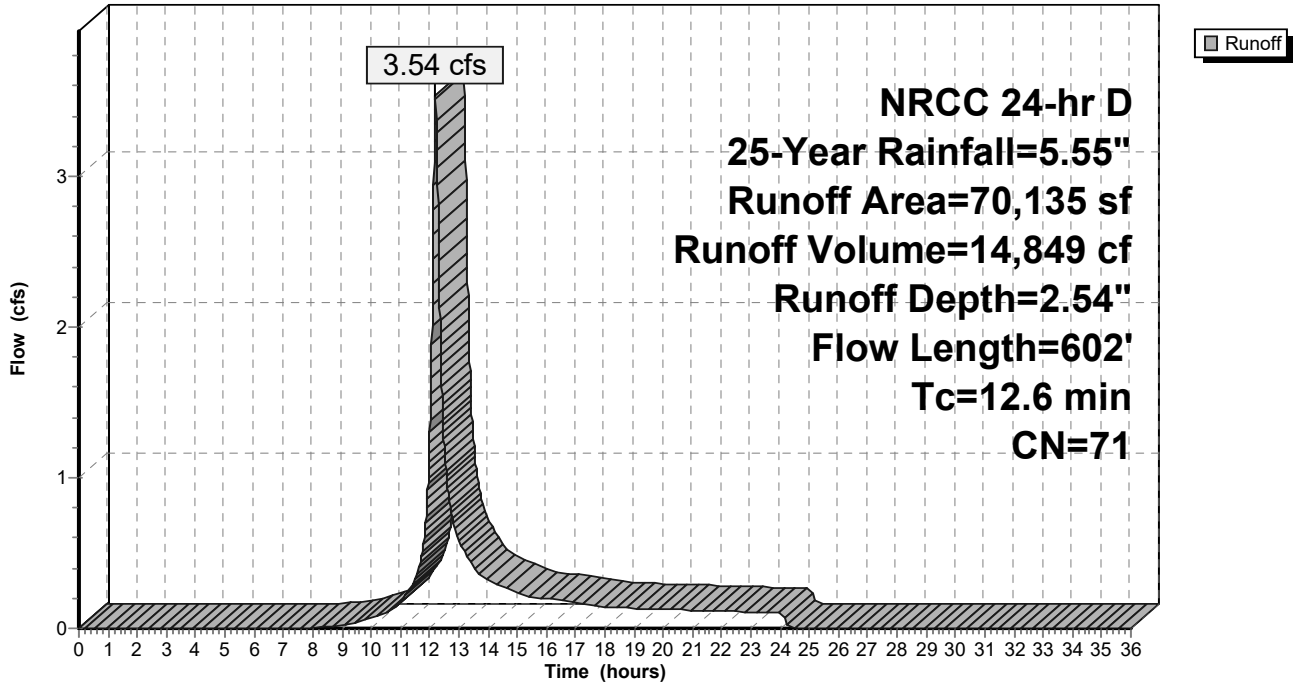
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs  
 NRCC 24-hr D 25-Year Rainfall=5.55"

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		<b>Sheet Flow, A-B</b> Grass: Short n= 0.150 P2= 3.00" Using McCuen-Spiess flow length
1.5	171	0.0154	1.86		<b>Shallow Concentrated Flow, B-C</b> Grassed Waterway Kv= 15.0 fps
0.8	125	0.0650	2.55		<b>Shallow Concentrated Flow, C-D</b> Nearly Bare & Untilled Kv= 10.0 fps
0.7	234	0.0716	5.43		<b>Shallow Concentrated Flow, D-E</b> Paved Kv= 20.3 fps
12.6	602	Total			

### Subcatchment S1: Subcat 1

Hydrograph





**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

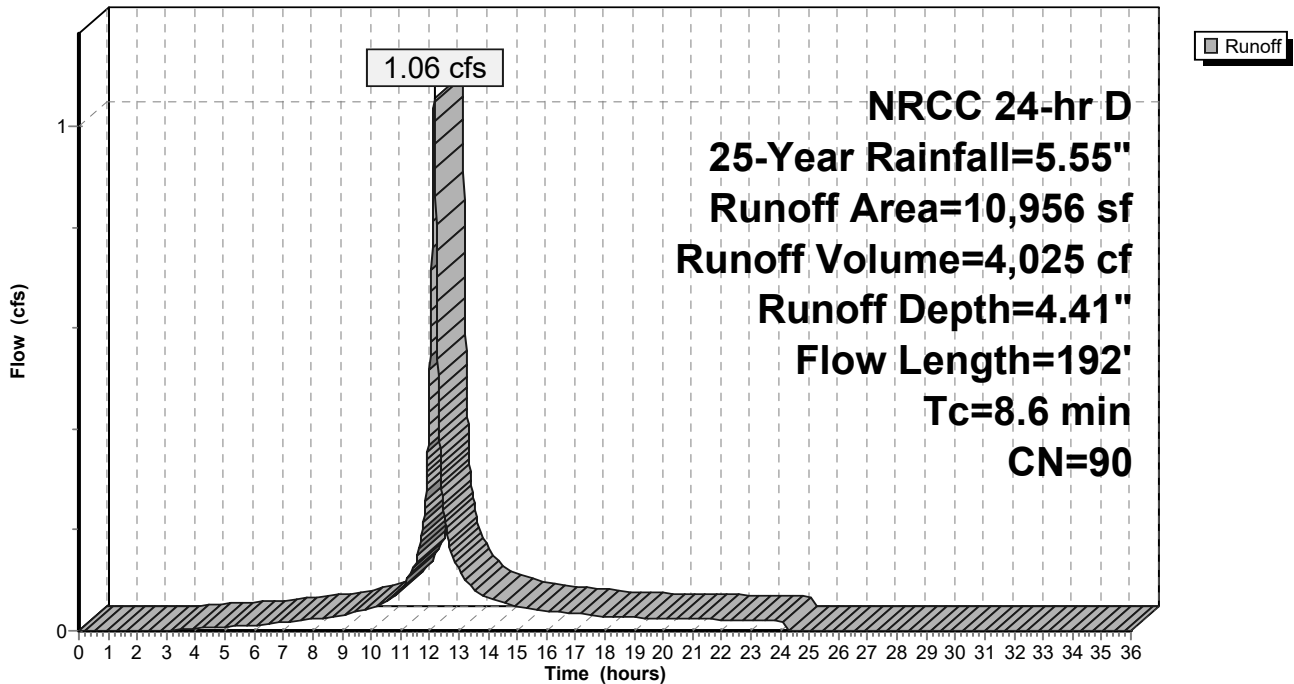
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs  
 NRCC 24-hr D 25-Year Rainfall=5.55"

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		<b>Sheet Flow, A-B</b> Grass: Short n= 0.150 P2= 3.00"
4.3	140	0.0018	0.54		<b>Sheet Flow, B-C</b> Smooth surfaces n= 0.011 P2= 3.00"
8.6	192	Total			

**Subcatchment S2: Subcat 2**

Hydrograph



**4228-HCADModel**

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NRCC 24-hr D 25-Year Rainfall=5.55"

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Page 5

**Summary for Subcatchment S3: Subcat 3**

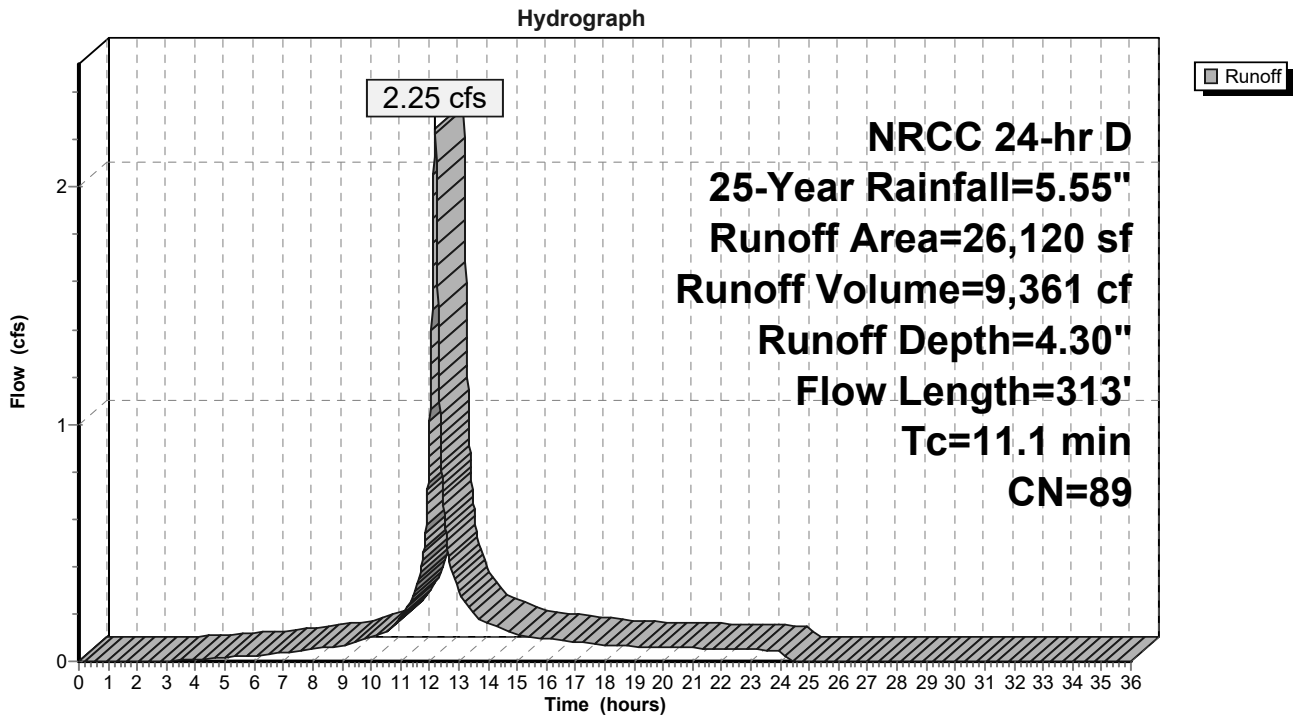
Runoff = 2.25 cfs @ 12.18 hrs, Volume= 9,361 cf, Depth= 4.30"  
 Routed to Link POI3 : Entering City Stormdrains

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		<b>Sheet Flow, A-B</b> Woods: Dense underbrush n= 0.800 P2= 3.00" Using McCuen-Spiess flow length
0.1	12	0.3765	1.53		<b>Shallow Concentrated Flow, B-C</b> Forest w/Heavy Litter Kv= 2.5 fps
0.4	86	0.1289	3.59		<b>Shallow Concentrated Flow, C-D</b> Nearly Bare & Untilled Kv= 10.0 fps
1.0	174	0.0357	3.04		<b>Shallow Concentrated Flow, D-E</b> Unpaved Kv= 16.1 fps
11.1	313	Total			

### Subcatchment S3: Subcat 3





**4228-HCADModel**

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NRCC 24-hr D 25-Year Rainfall=5.55"

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Page 7

**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"

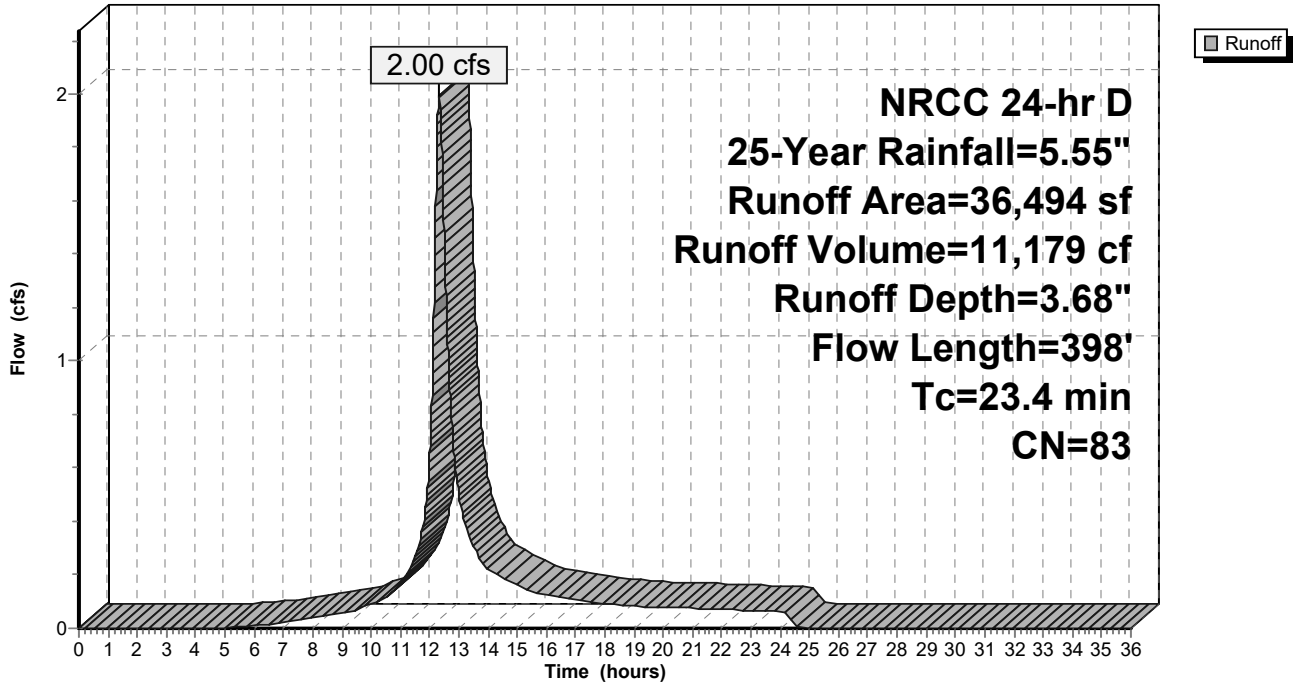
Area (sf)	CN	Description
1,098	98	Paved parking, HSG A
7,448	98	Paved parking, HSG D
1,429	39	>75% Grass cover, Good, HSG A
3,723	80	>75% Grass cover, Good, HSG D
215	77	Fallow, bare soil, HSG A
1,258	94	Fallow, bare soil, HSG D
1,680	98	Unconnected roofs, HSG A
202	98	Unconnected roofs, HSG D
3,241	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		<b>Sheet Flow, A-B</b> Smooth surfaces n= 0.011 P2= 3.00"
5.3	29	0.0605	0.09		<b>Sheet Flow, B-C</b> Woods: Light underbrush n= 0.400 P2= 3.00"
5.3	49	0.0246	0.16		<b>Sheet Flow, C-D</b> Grass: Short n= 0.150 P2= 3.00"
9.6	53	0.1800	0.09		<b>Sheet Flow, D-E</b> Woods: Dense underbrush n= 0.800 P2= 3.00" Using McCuen-Spiess flow length
0.8	51	0.1800	1.06		<b>Shallow Concentrated Flow, E-F</b> Forest w/Heavy Litter Kv= 2.5 fps
0.2	72	0.0973	6.33		<b>Shallow Concentrated Flow, F-G</b> Paved Kv= 20.3 fps
0.1	50	0.0100	7.60	9.33	<b>Pipe Channel, G-H</b> 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

Hydrograph



**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

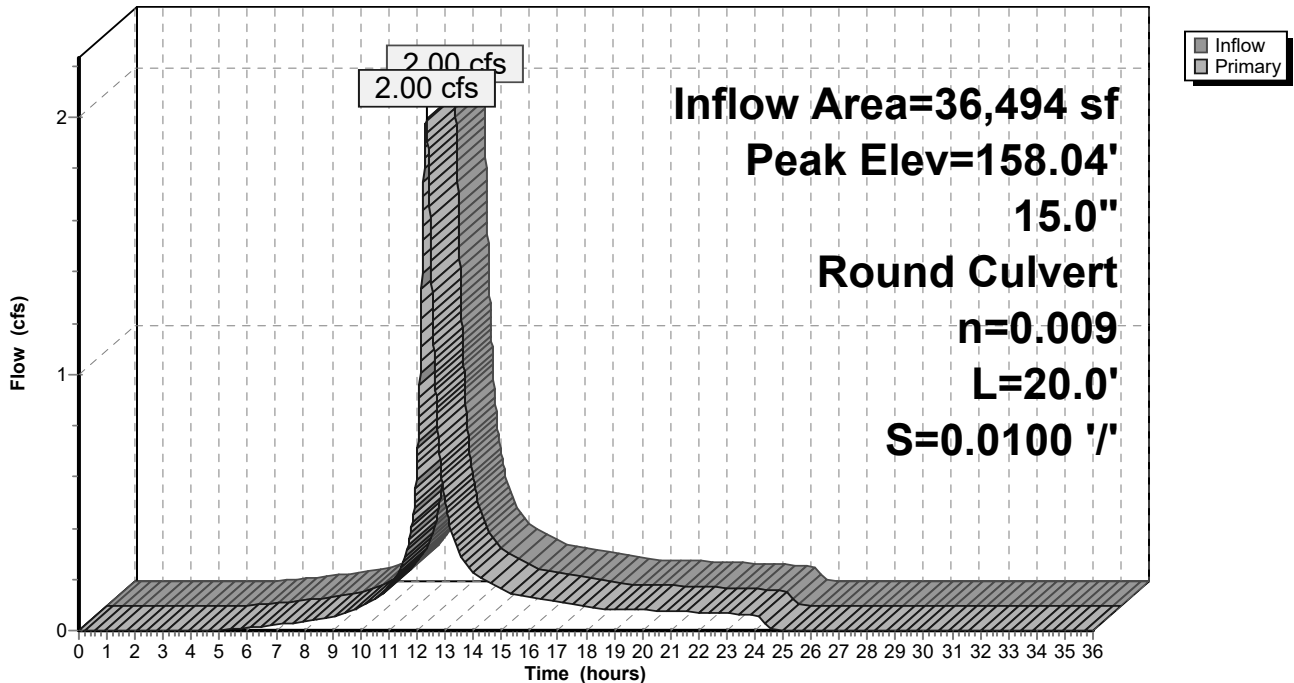
Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs  
 Peak Elev= 158.04' @ 12.33 hrs  
 Flood Elev= 160.91'

Device	Routing	Invert	Outlet Devices
#1	Primary	157.30'	<b>15.0" Round 15" CPP Round</b> 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**

Hydrograph



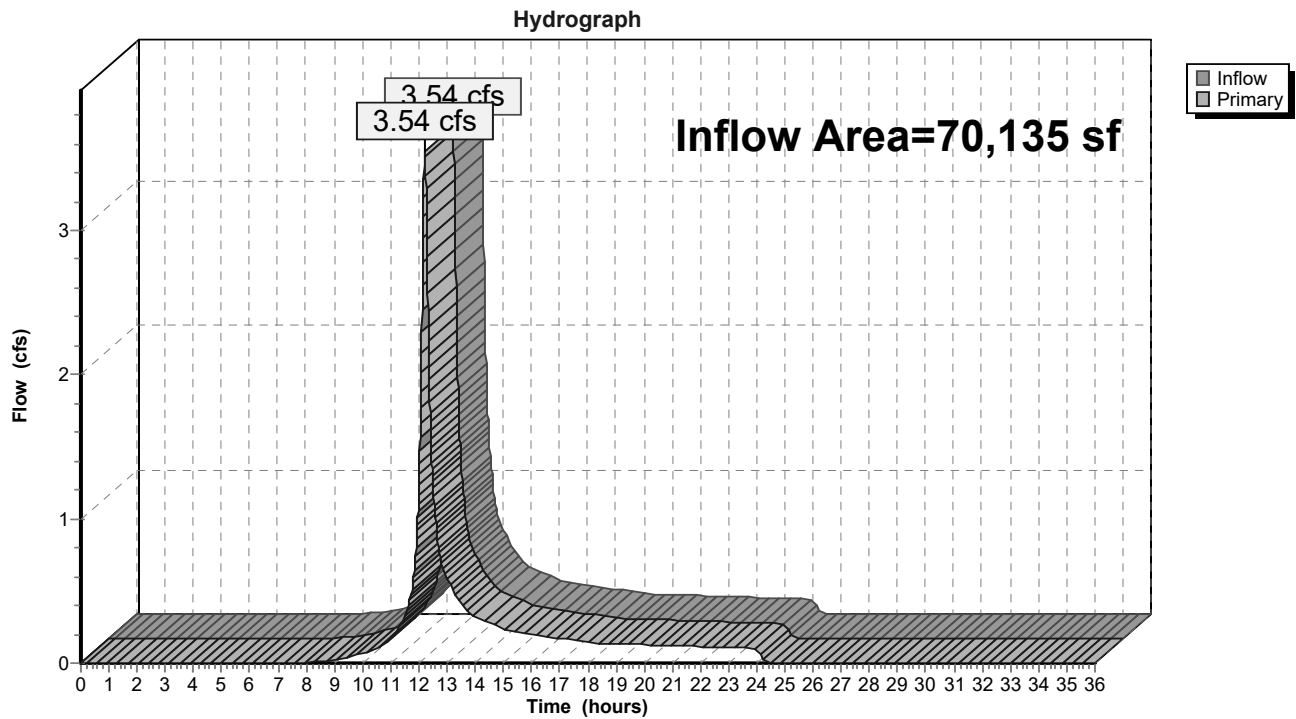


### Summary for Link POI1: Entering City Stormdrains

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

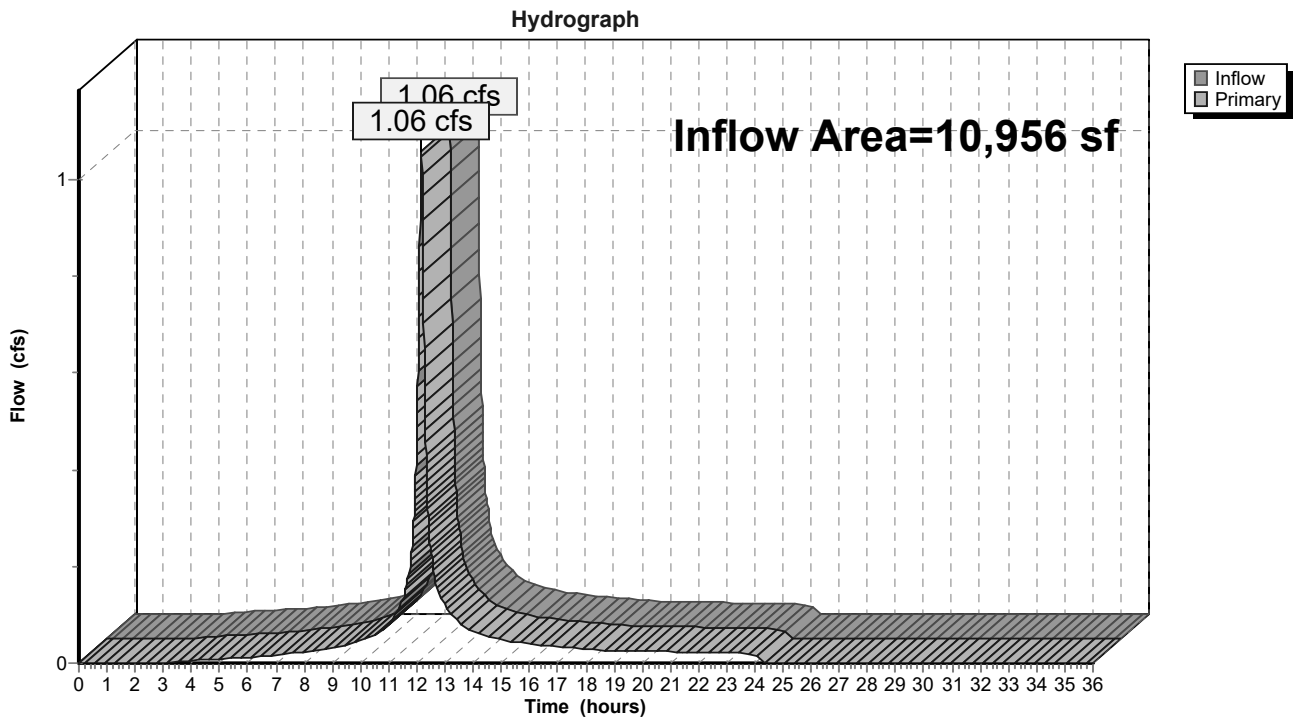


### Summary for Link POI2: Entering City Stormdrains

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

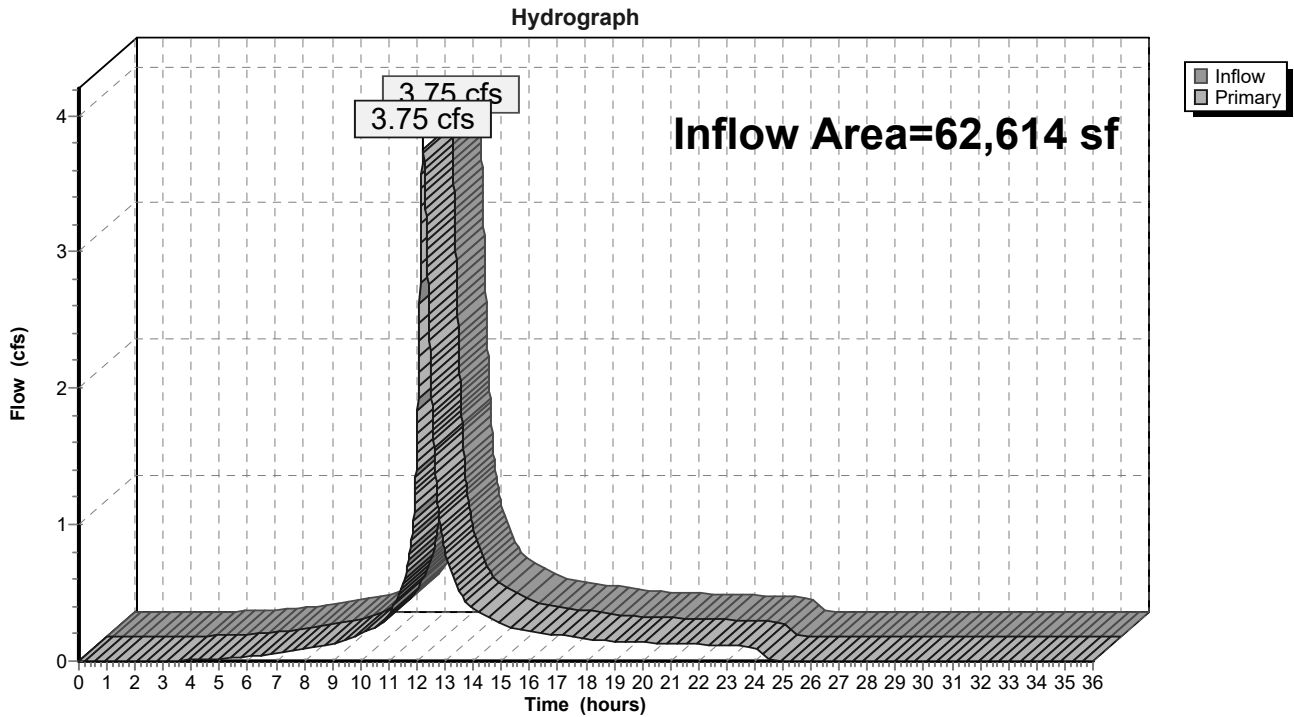


### Summary for Link POI3: Entering City Stormdrains

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



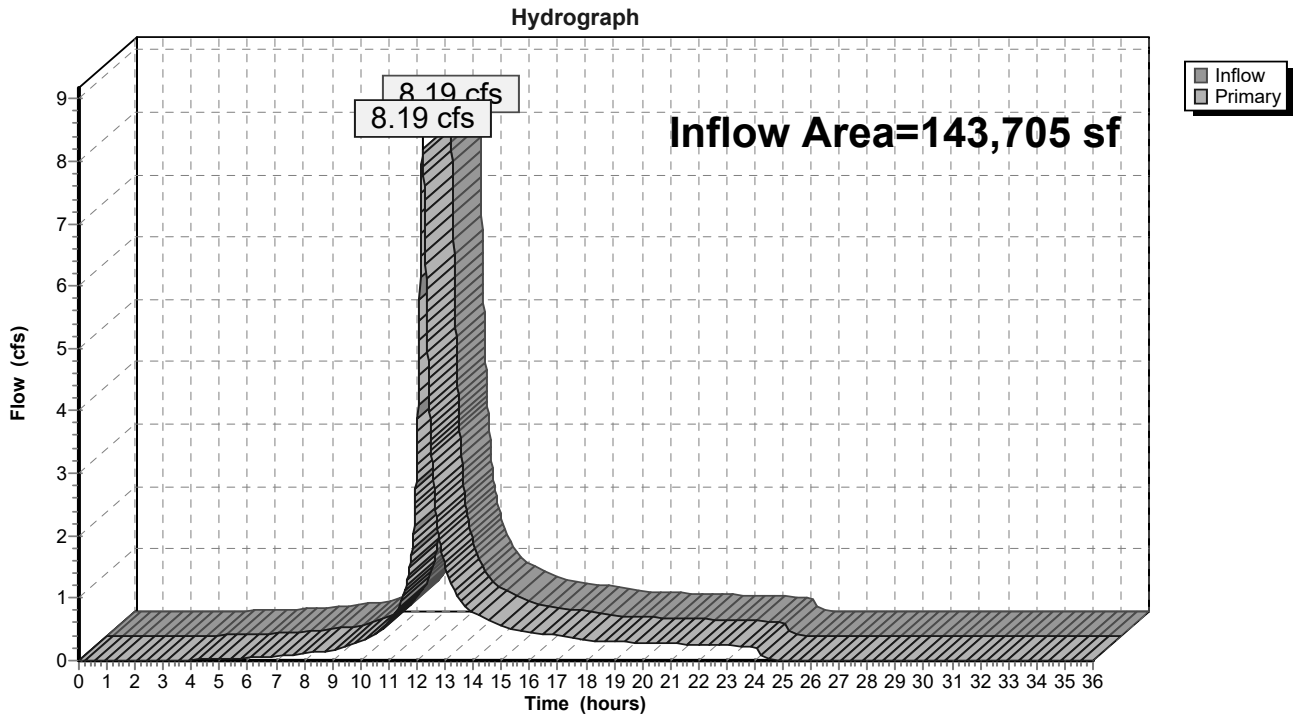


### Summary for Link TO-1: Total Outflow (Pre-Development)

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)





**4228-HCADModel**

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NRCC 24-hr D 2-Year Rainfall=3.00"

Revised 1/29/2024 Printed 8/27/2024

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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

<b>Subcatchment S1-1: Subcat 1 South</b>	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
<b>Subcatchment S1-2: Subcat 1 NW</b>	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
<b>Subcatchment S2-1: Area Not Detained</b>	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
<b>Subcatchment S3-1: Subcat 3</b>	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
<b>Subcatchment S4-1: Area Detained</b>	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
<b>Pond 8P: R-TANK</b>	Peak Elev=157.87' Storage=3,281 cf Inflow=3.33 cfs 11,657 cf Outflow=0.92 cfs 11,323 cf
<b>Link POI1-1: Entering City Stormdrains</b>	Inflow=1.27 cfs 5,023 cf Primary=1.27 cfs 5,023 cf
<b>Link POI2-1: Entering City Stormdrains</b>	Inflow=1.25 cfs 13,334 cf Primary=1.25 cfs 13,334 cf
<b>Link POI3-1: Entering City Stormdrains</b>	Inflow=1.08 cfs 4,294 cf Primary=1.08 cfs 4,294 cf
<b>Link TO-2: Total Outflow (Post-Development)</b>	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**



**4228-HCADModel**

NRCC 24-hr D 10-Year Rainfall=4.43"

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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

<b>Subcatchment S1-1: Subcat 1 South</b>	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
<b>Subcatchment S1-2: Subcat 1 NW</b>	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
<b>Subcatchment S2-1: Area Not Detained</b>	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
<b>Subcatchment S3-1: Subcat 3</b>	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
<b>Subcatchment S4-1: Area Detained</b>	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
<b>Pond 8P: R-TANK</b>	Peak Elev=158.57' Storage=5,075 cf Inflow=5.09 cfs 18,348 cf Outflow=1.21 cfs 18,014 cf
<b>Link POI1-1: Entering City Stormdrains</b>	Inflow=2.02 cfs 8,213 cf Primary=2.02 cfs 8,213 cf
<b>Link POI2-1: Entering City Stormdrains</b>	Inflow=2.02 cfs 22,090 cf Primary=2.02 cfs 22,090 cf
<b>Link POI3-1: Entering City Stormdrains</b>	Inflow=1.79 cfs 7,297 cf Primary=1.79 cfs 7,297 cf
<b>Link TO-2: Total Outflow (Post-Development)</b>	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**

**4228-HCADModel**

NRCC 24-hr D 25-Year Rainfall=5.55"

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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"

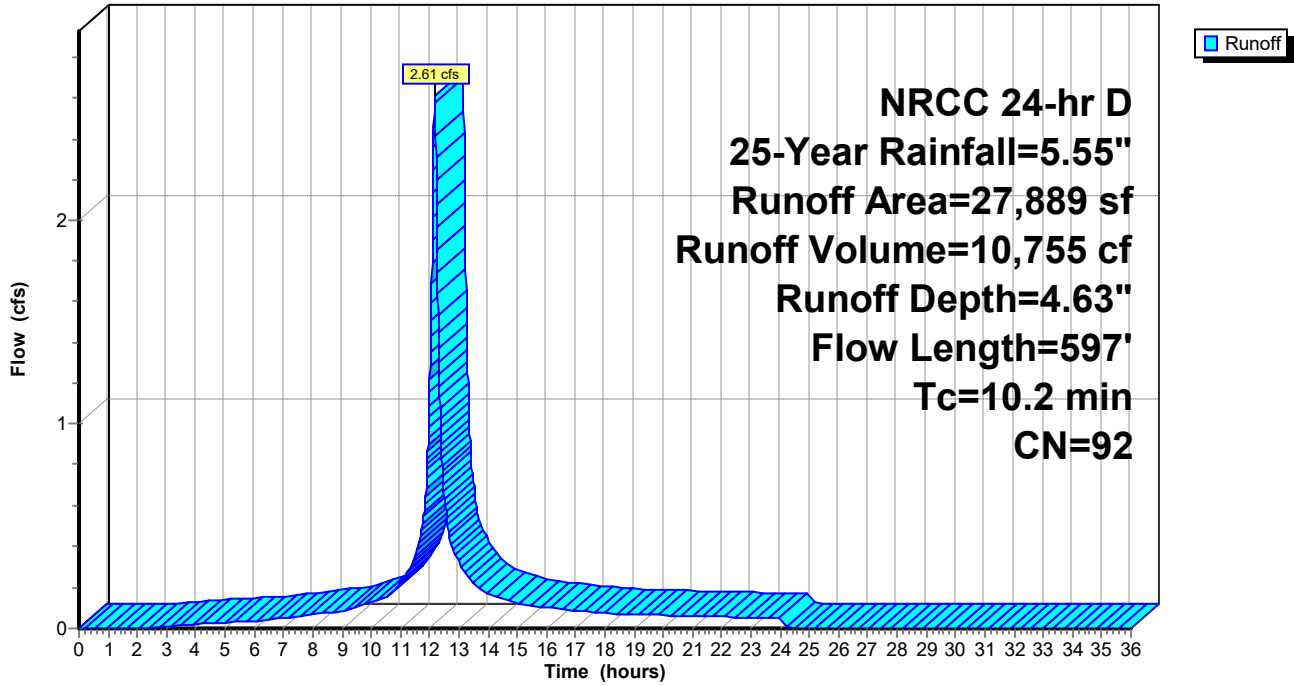
Area (sf)	CN	Description
12,867	98	Paved parking, HSG A
7,890	98	Paved parking, HSG D
2,107	39	>75% Grass cover, Good, HSG A
1,730	80	>75% Grass cover, Good, HSG D
3,295	98	Unconnected roofs, HSG A
27,889	92	Weighted Average
3,837		13.76% Pervious Area
24,052		86.24% Impervious Area
3,295		13.70% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	105	0.0250	0.18		<b>Sheet Flow, A-B</b> Grass: Short n= 0.150 P2= 3.00" Using McCuen-Spiess flow length
0.6	492	0.0500	14.65	11.51	<b>Pipe Channel, B-C</b> 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

Hydrograph



**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

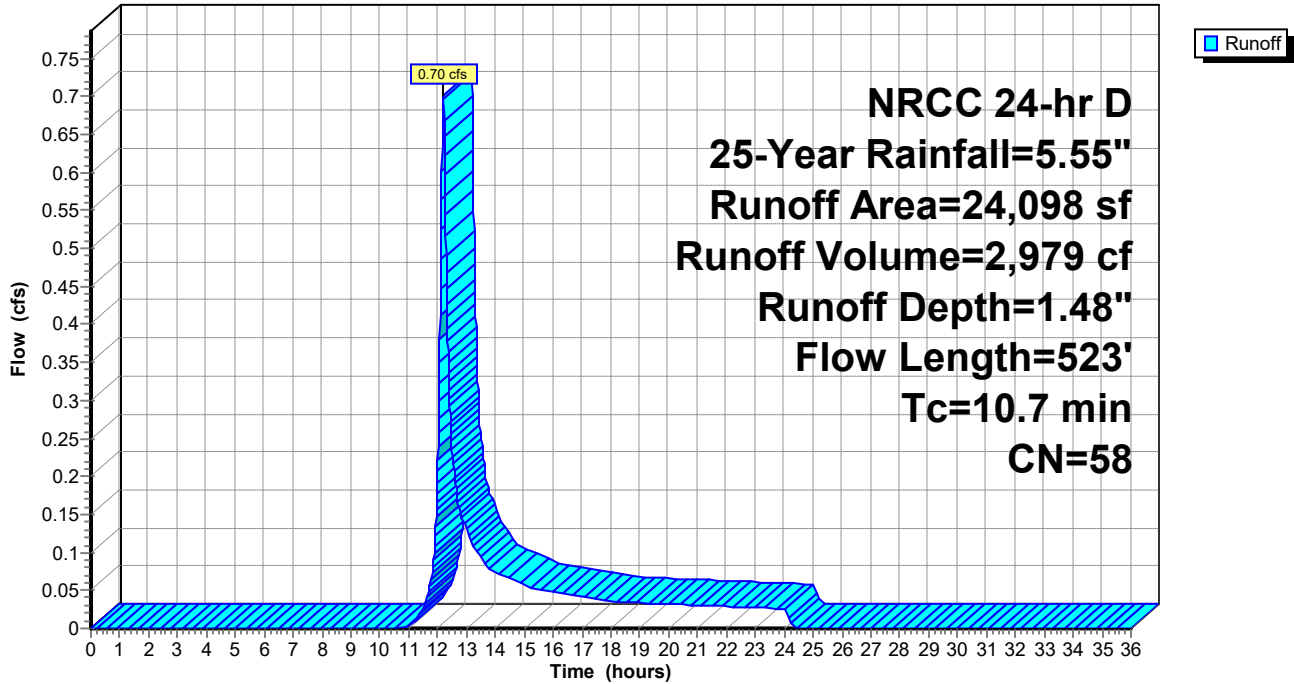
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs  
 NRCC 24-hr D 25-Year Rainfall=5.55"

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		<b>Sheet Flow, A-B</b> Grass: Short n= 0.150 P2= 3.00" Using McCuen-Spiess flow length
0.8	84	0.0154	1.86		<b>Shallow Concentrated Flow, B-C</b> Grassed Waterway Kv= 15.0 fps
0.3	367	0.0750	17.94	14.09	<b>Pipe Channel, C-D</b> 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

Hydrograph





**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

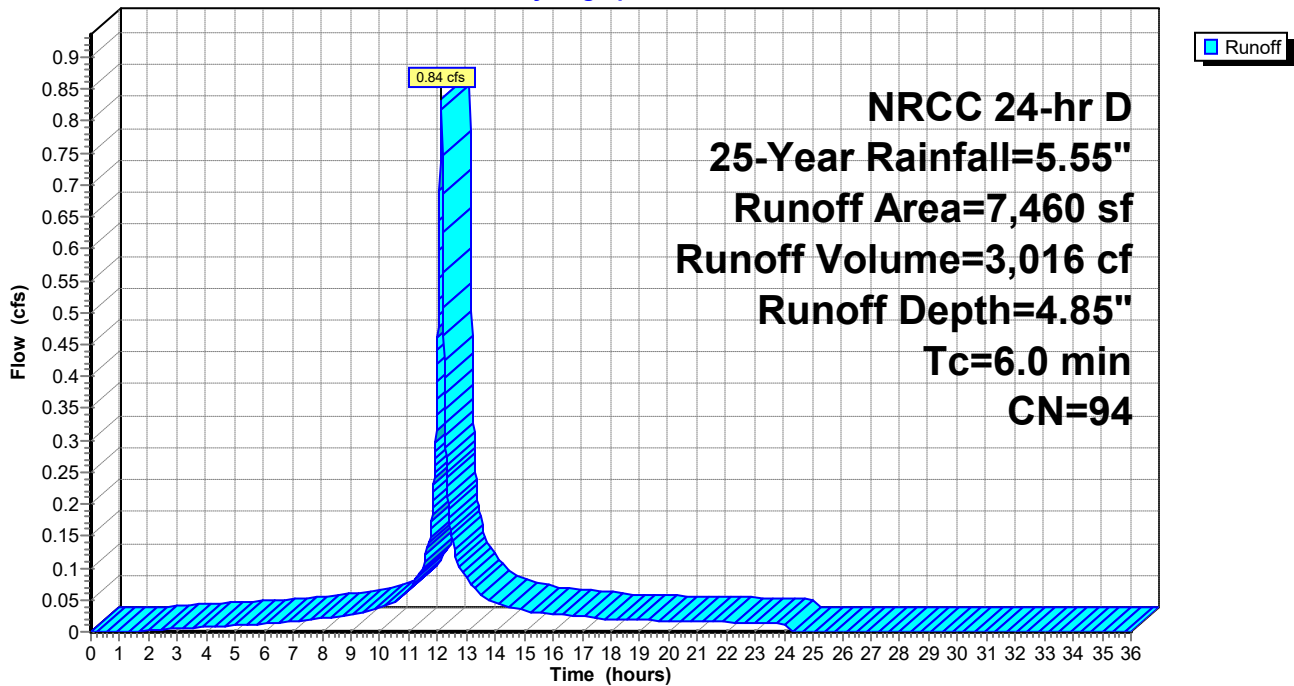
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs  
 NRCC 24-hr D 25-Year Rainfall=5.55"

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**

Hydrograph



**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

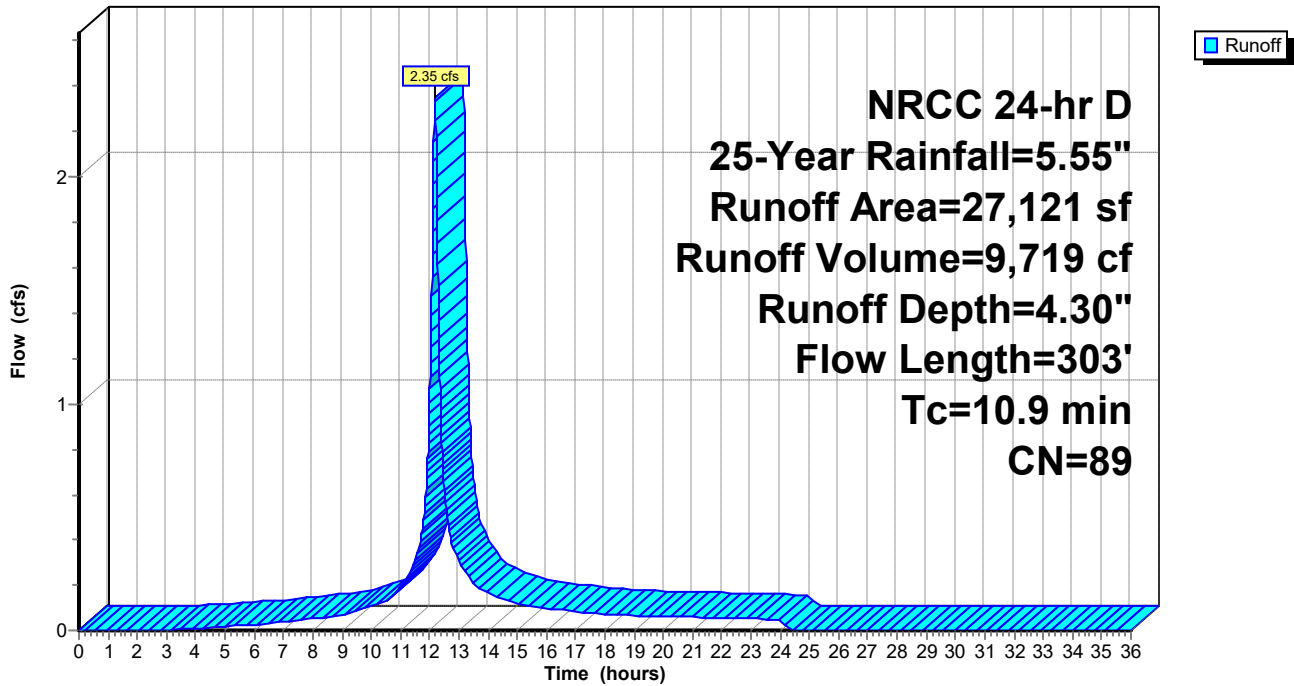
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs  
 NRCC 24-hr D 25-Year Rainfall=5.55"

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		<b>Sheet Flow, A-B</b> Woods: Dense underbrush n= 0.800 P2= 3.00" Using McCuen-Spiess flow length
1.0	205	0.1114	3.34		<b>Shallow Concentrated Flow, B-C</b> Nearly Bare & Untilled Kv= 10.0 fps
0.3	57	0.0328	3.68		<b>Shallow Concentrated Flow, C-D</b> Paved Kv= 20.3 fps
10.9	303	Total			

### Subcatchment S3-1: Subcat 3

Hydrograph





**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

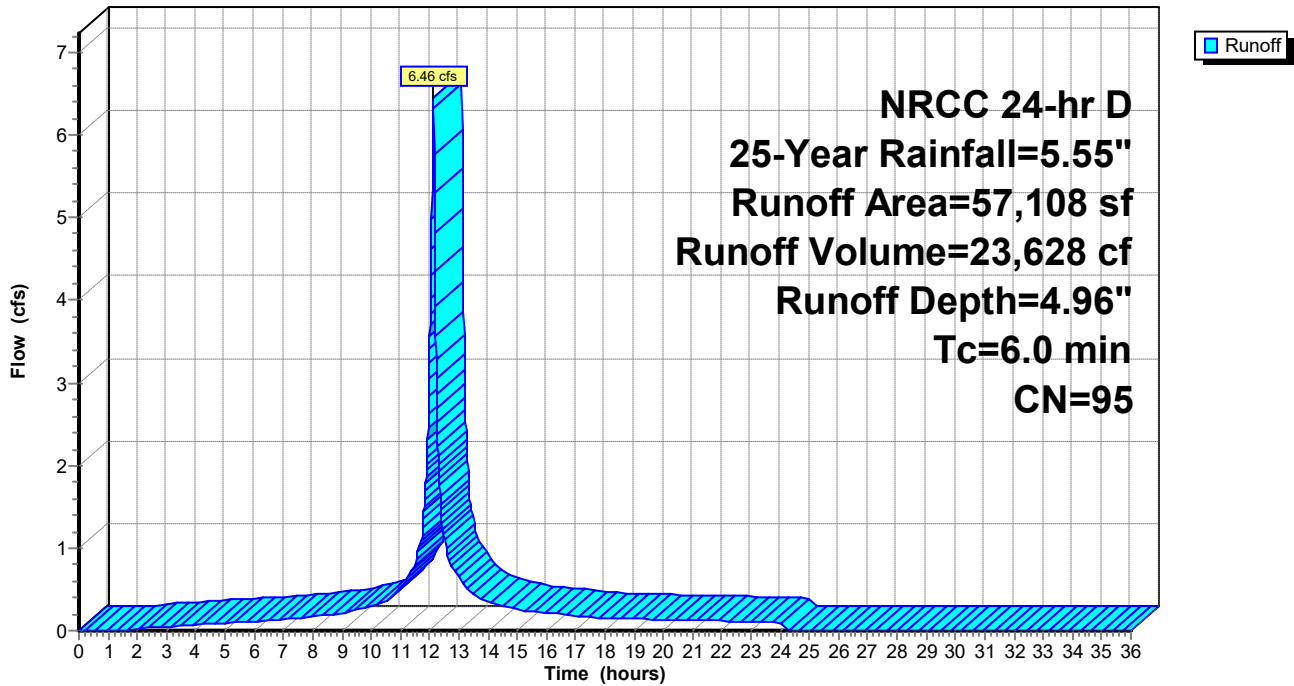
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.0100 hrs  
 NRCC 24-hr D 25-Year Rainfall=5.55"

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**

Hydrograph



**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	<b>66.99'W x 43.88'L x 4.07'H Field A</b> 11,968 cf Overall - 7,088 cf Embedded = 4,881 cf x 40.0% Voids
#2A	156.70'	6,733 cf	<b>Ferguson R-Tank HD 2 x 816 Inside #1</b> 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

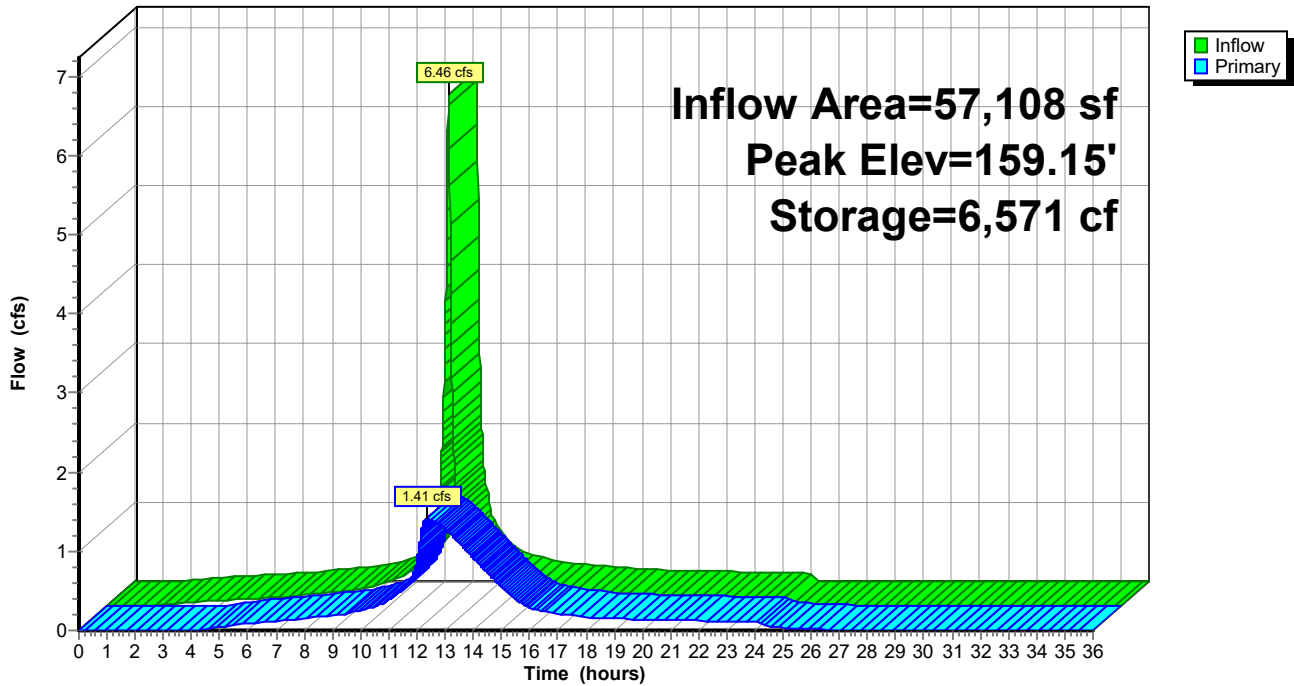
Device	Routing	Invert	Outlet Devices
#1	Primary	156.70'	<b>12.0" Round 12"_HDPE Round</b> L= 27.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 156.70' / 156.57' S= 0.0048 '/' Cc= 0.900 n= 0.009 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	156.67'	<b>6.0" Vert. Low-Level Orifice</b> C= 0.600 Limited to weir flow at low heads
#3	Primary	159.25'	<b>6.00' long x 0.50' breadth Broad-Crested Rectangular Weir</b> 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

#### Hydrograph



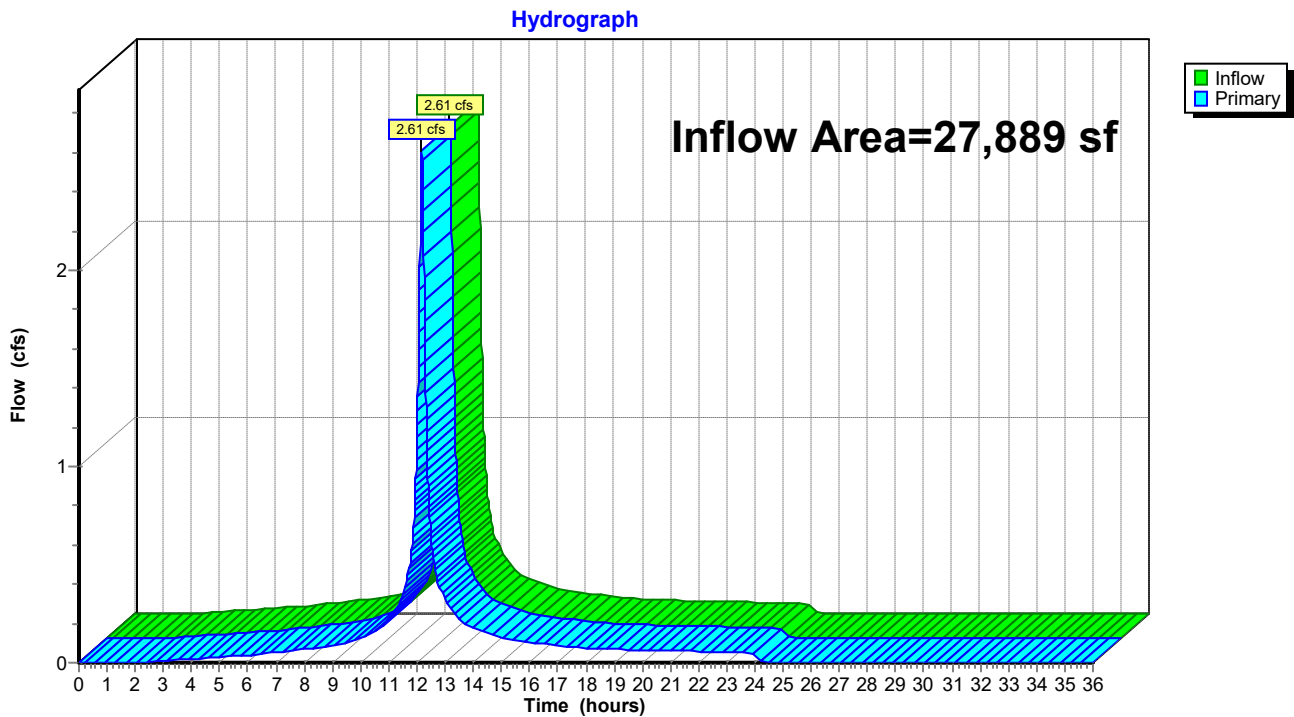


### Summary for Link POI1-1: Entering City Stormdrains

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

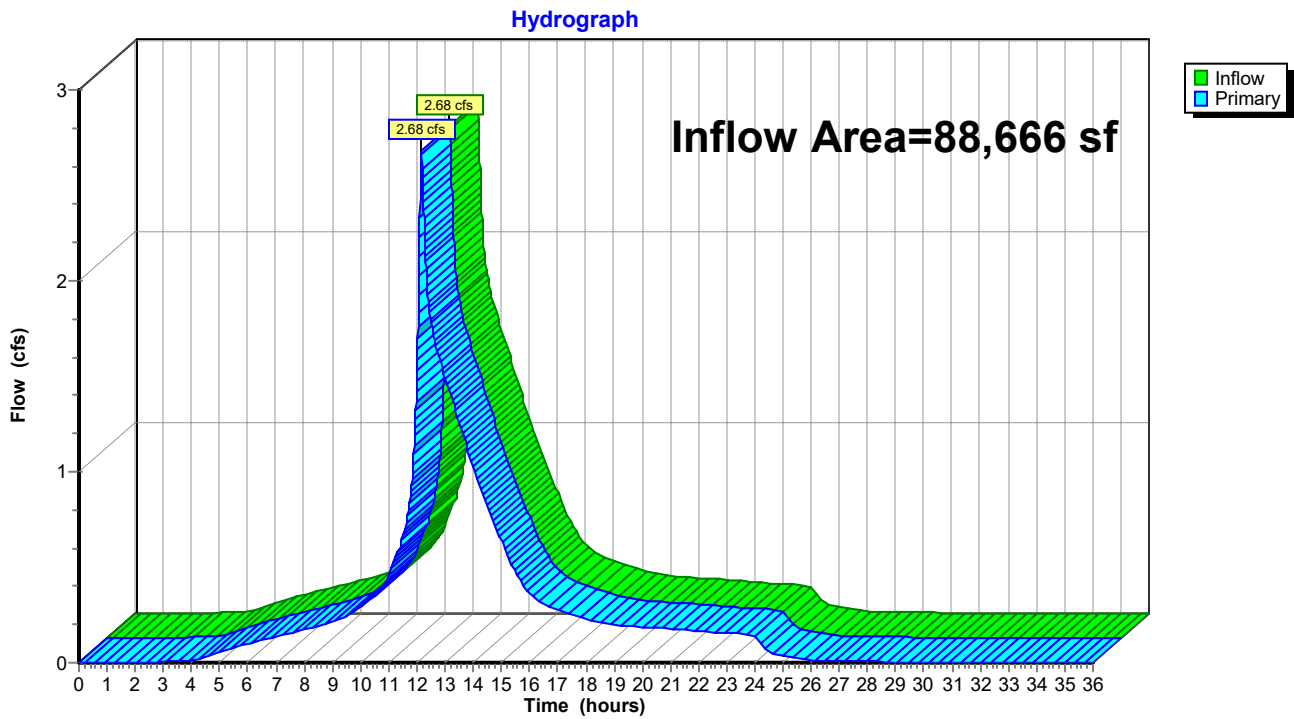


### Summary for Link POI2-1: Entering City Stormdrains

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

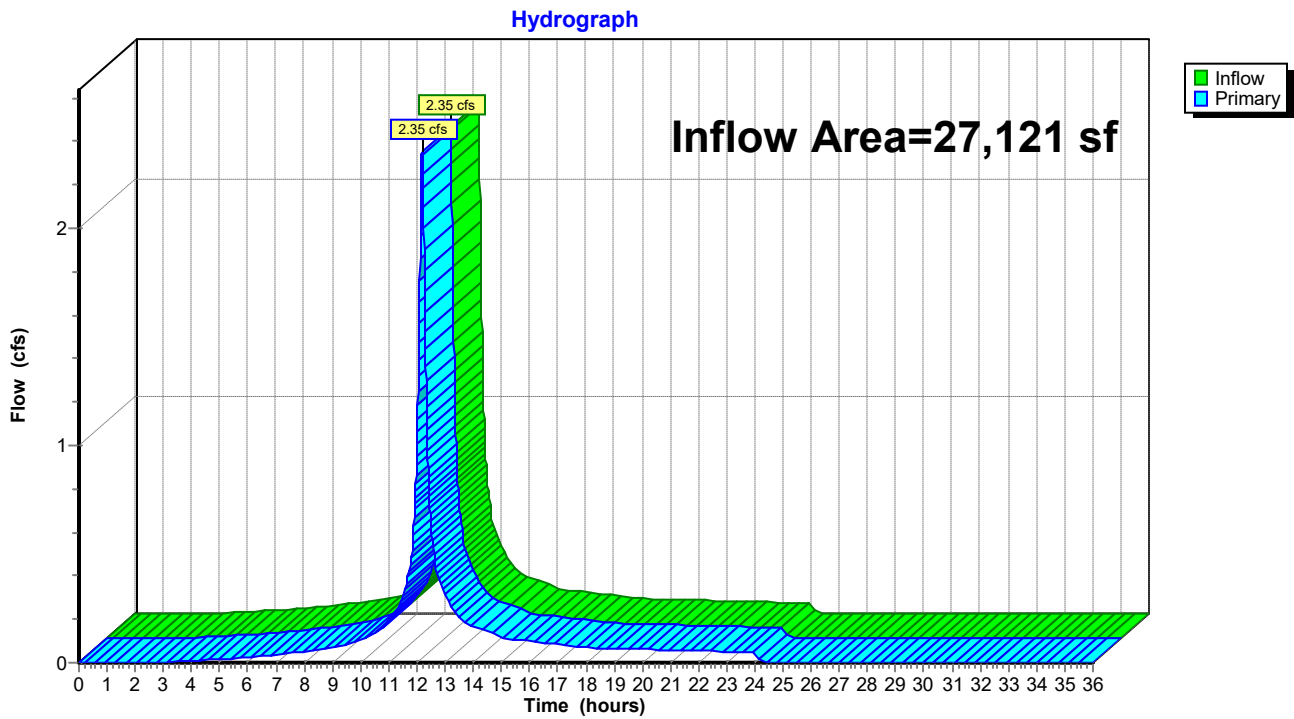


### Summary for Link POI3-1: Entering City Stormdrains

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





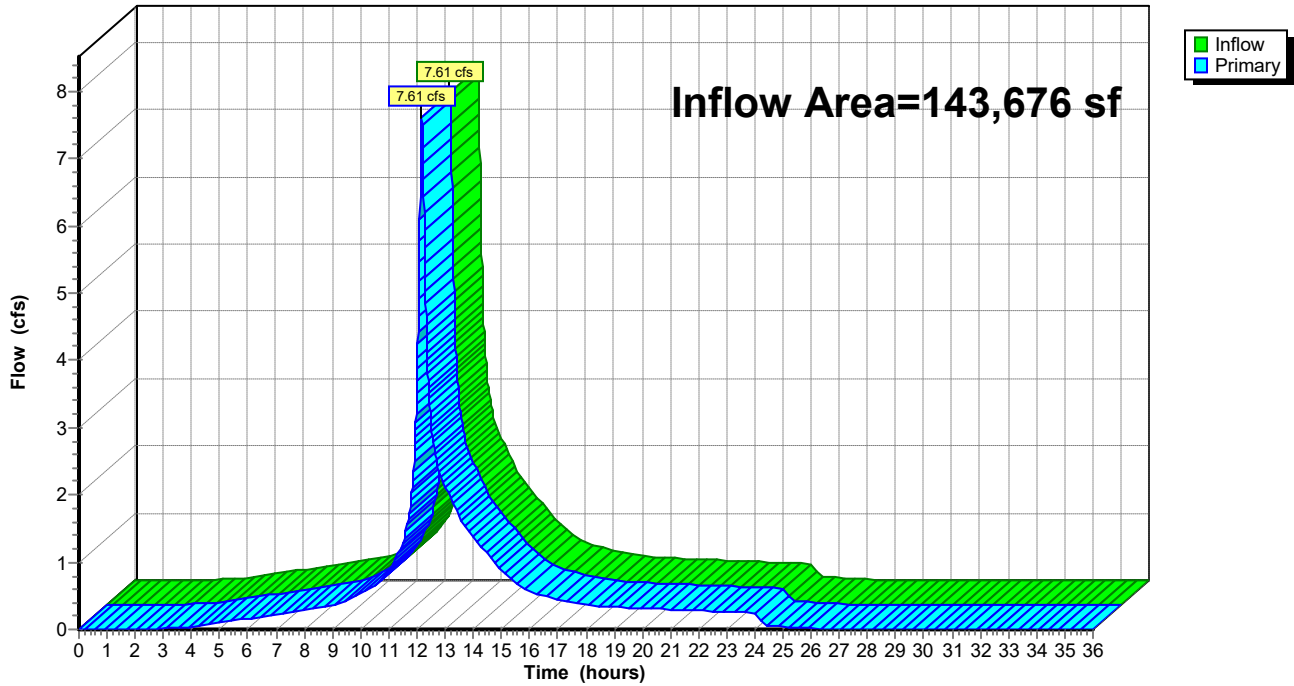
### Summary for Link TO-2: Total Outflow (Post-Development)

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)

Hydrograph



**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**

**Gorrill Palmer  
300 Southborough Drive – Suite 200  
South Portland, Maine 04106  
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:

<b>Soil Description</b>	<b>Map Symbol</b>	<b>Hydrological Soil Group</b>
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, grubblings, 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 appertenances.
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:IV).

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 through 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 than 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 dams 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  $\frac{1}{4}$  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.

	<u>Amount</u>	<u>Unit # Tons. Etc.</u>
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.

	<u>Amount</u>	<u>Unit # Tons. Etc.</u>
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.	<hr/>	
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**

**Auburn Town Center Apartments, LLC  
799 Washington Street  
Auburn, ME 04210**

**Prepared by**

**Gorrill Palmer  
300 Southborough Drive – Suite 200  
South Portland, Maine 04106  
207.772.2515**

**July 2024**



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### APPENDICES

Appendix A – Summary Checklist for Inspection and Maintenance

Appendix B – Inspection Logs

Appendix C – Permits for Project

## **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 through 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.

<b>A. General Information</b>	
<b>Project Name:</b>	<b>Inspection Date:</b>
<b>Parcel/Lot:</b>	<b>Current Weather:</b>
<b>BMP Owner:</b>	<b>Date/Amount Last Precip.:</b>
<b>Owner Mailing Address:</b>	<b>Inspection Company:</b>
<b>Owner Phone #:</b>	<b>Inspection Co. Mailing Address:</b>
<b>Owner Email:</b>	<b>Inspector Name:</b>
	<b>Inspector Phone #:</b>
	<b>Inspector Email:</b>
<b>B. Stormwater Inlets</b>	<b>Observations</b>
<b>Frequency: Annually in the spring</b>	
Accumulated sediments from inflow channels and pipes between basins have been removed and legally disposed of	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Floating debris and large sediment particles have been removed from inlets.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
<b>Stormwater Inlet Notes:</b>	
<b>C. Pipes &amp; Other Closed Conduits</b>	<b>Observations</b>
<b>Frequency: Annually spring or late fall and after heavy rains</b>	
Remove and legally dispose of sediments	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Remove floatables and other objects	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Check pipelines for siltation and clogging	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
<b>Tributary Drainage System Notes:</b>	



<b>D. Underground Detention</b>	<b>Observations</b>
<b>Frequency: Semi Annually</b>	
Check that inlets are clear and flow into pretreatment row is not obstructed	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Inspect maintenance ports and clear debris or buildup	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Check for signs of clogging, or water is not draining within 48-72 hours	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
<b>Subsurface Sand Filter Notes:</b>	
<b>E. Orifice Control Structures &amp; Devices</b>	<b>Observations</b>
<b>Frequency: Semi-Annually</b>	
Check for debris blocking orifice	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
If applicable, flush underdrain pipe	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
<b>Orifice Control Devices Notes:</b>	
<b>F. Ditches, Swales, and Other Open Stormwater Channels</b>	<b>Observations</b>
<b>Frequency: Semi Annually spring and late fall and after heavy rains</b>	
Remove and legally dispose of sediments	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Remove floatables and other objects	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Check for overgrown vegetation impeding flow.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Mow to control growth and maintain flow capacity.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Repair any slumping side slopes or erosion	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Replace any riprap on areas where any underlying fabric or underlying gravel is exposed.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
<b>Ditches Swales and Other Channel Notes:</b>	
<b>G. Drive Aisles and Parking Surfaces</b>	<b>Observations</b>
<b>Frequency: Annually preferably in spring</b>	
Remove and legally dispose of accumulated winter sand	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Repair potholes and other roadway obstructions and hazards.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
<b>Roadways and Parking Surfaces Notes:</b>	

## **APPENDIX C**

### **Permits for Project**

**(To be Added at a Subsequent Time)**

## **ATTACHMENT G**

**TRAFFIC EVALUATION**  
**ACADEMY STREET RESIDENTIAL DEVELOPMENT**  
**AUBURN, ME**  
**July 1, 2024**

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### **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**

<b>Speed Limit (mph)</b>	<b>MaineDOT Required (ft)</b>	<b>City of Auburn (Passenger Car -2 lane)</b>
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

u:\4228_academy street residential development_auburn\traffic\traffic evaluation 07-01-24.docx



# Attachment A

## Trip Generation



# Land Use: 220

## Multifamily Housing (Low-Rise)

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### 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)

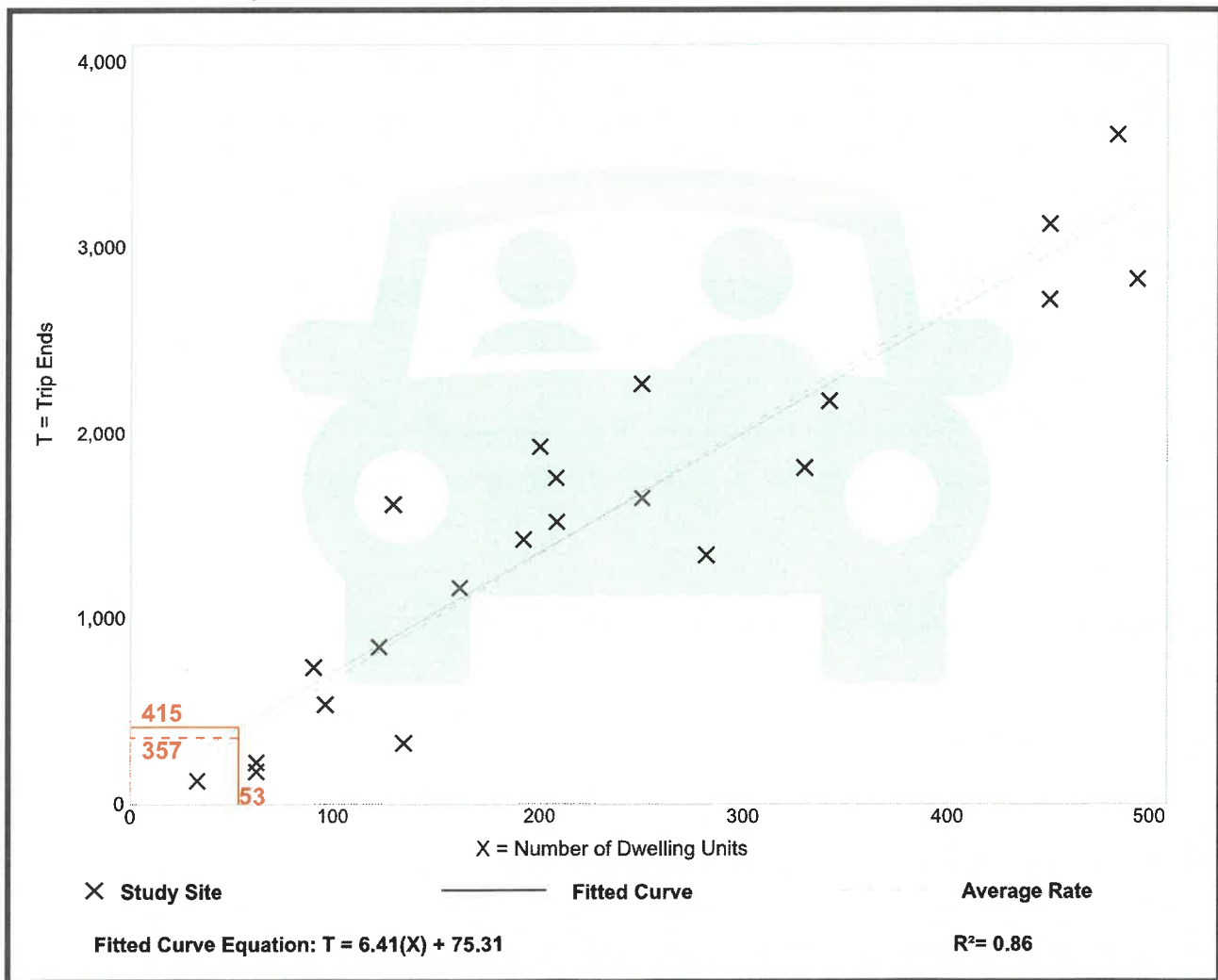
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

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



# 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

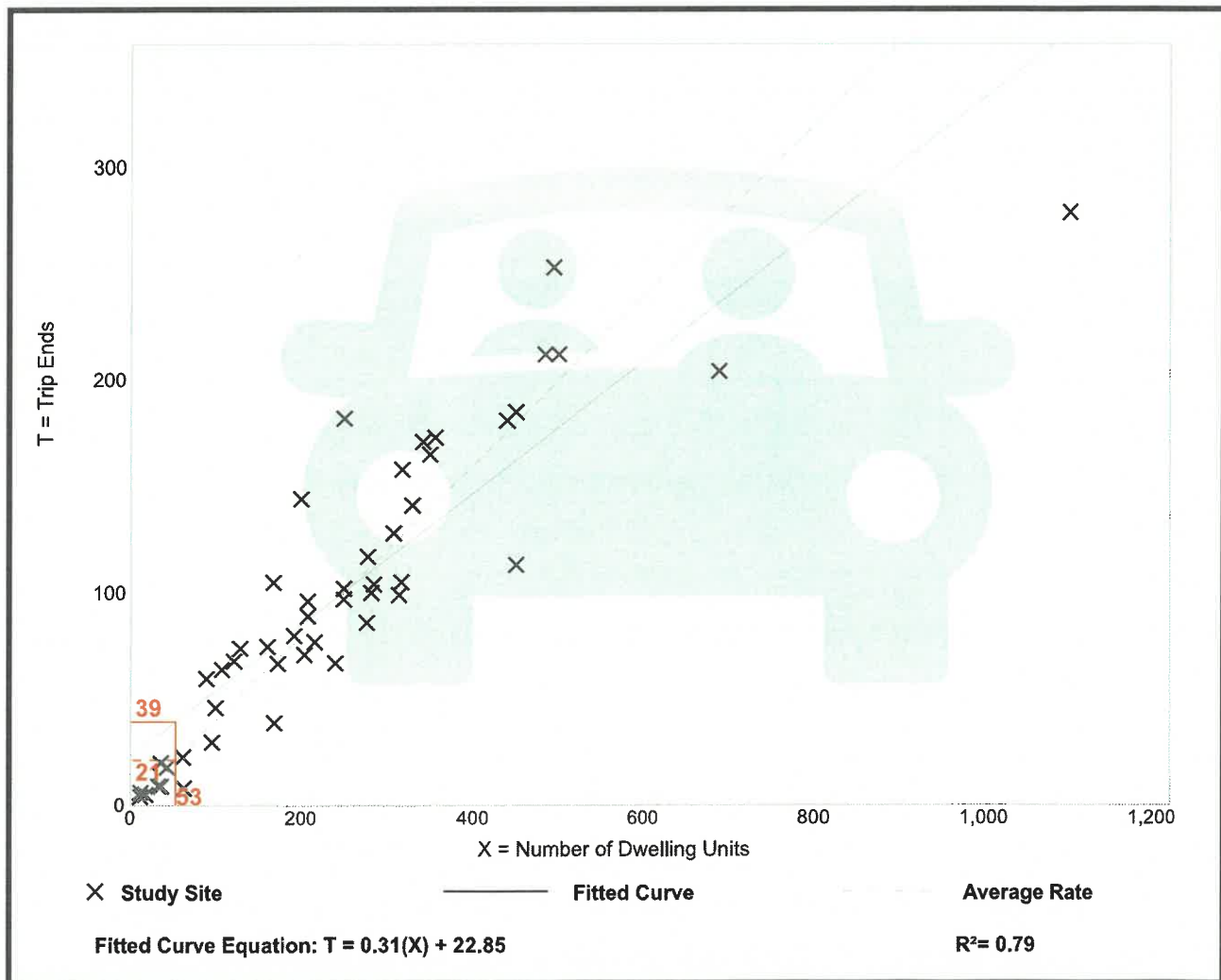
Avg. Num. of Dwelling Units: 249

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

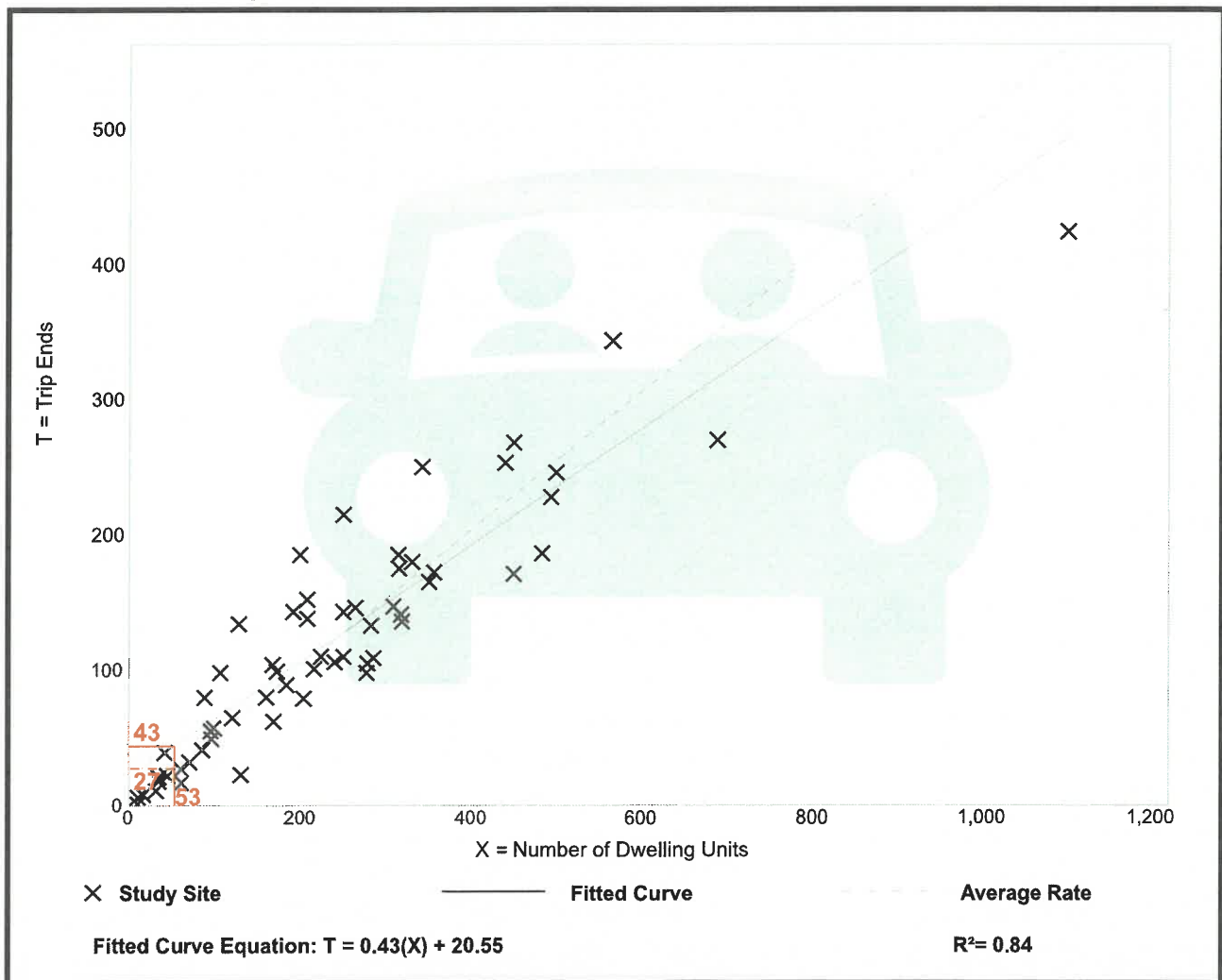
Avg. Num. of Dwelling Units: 241

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)

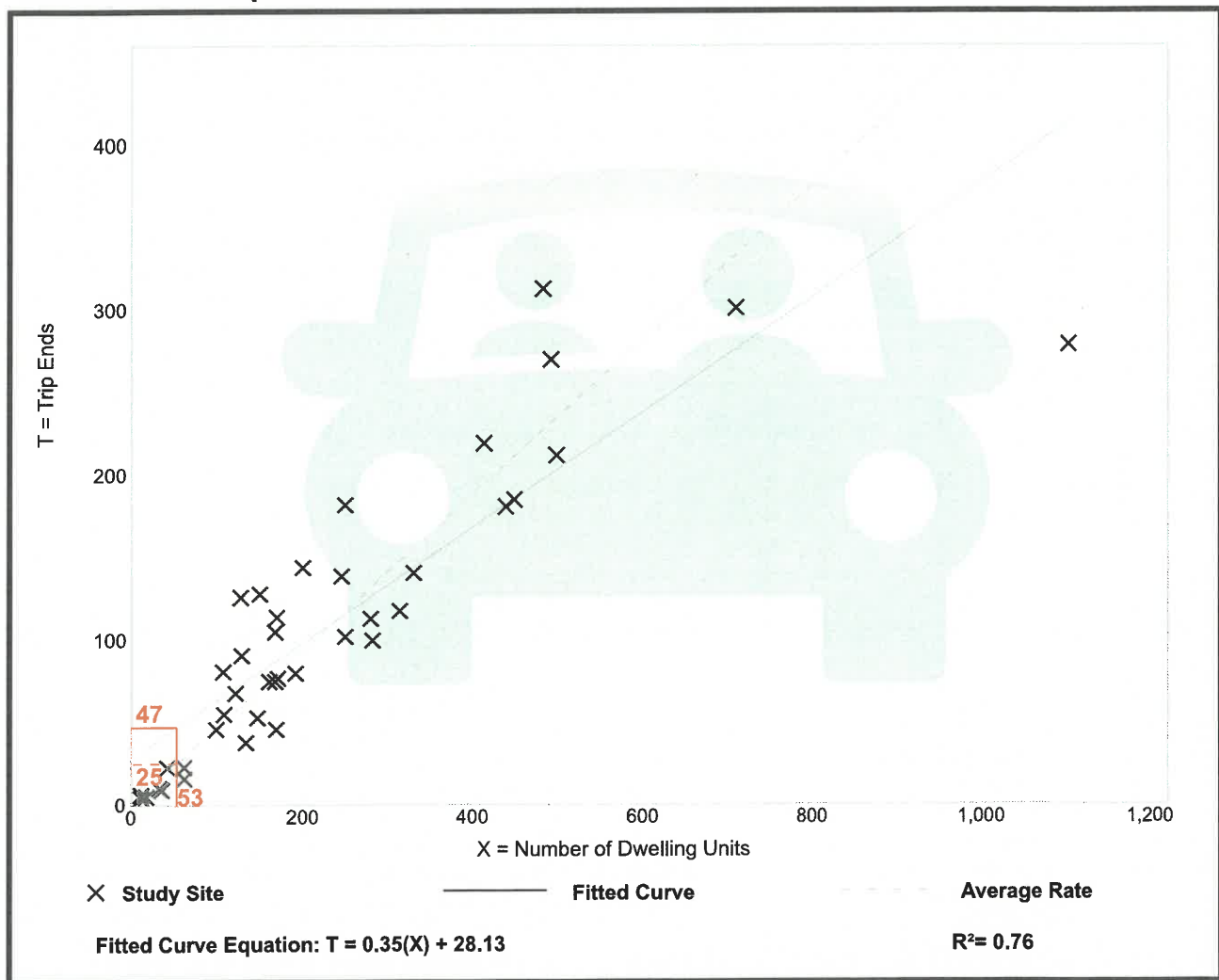
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday,  
AM Peak Hour of Generator

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)

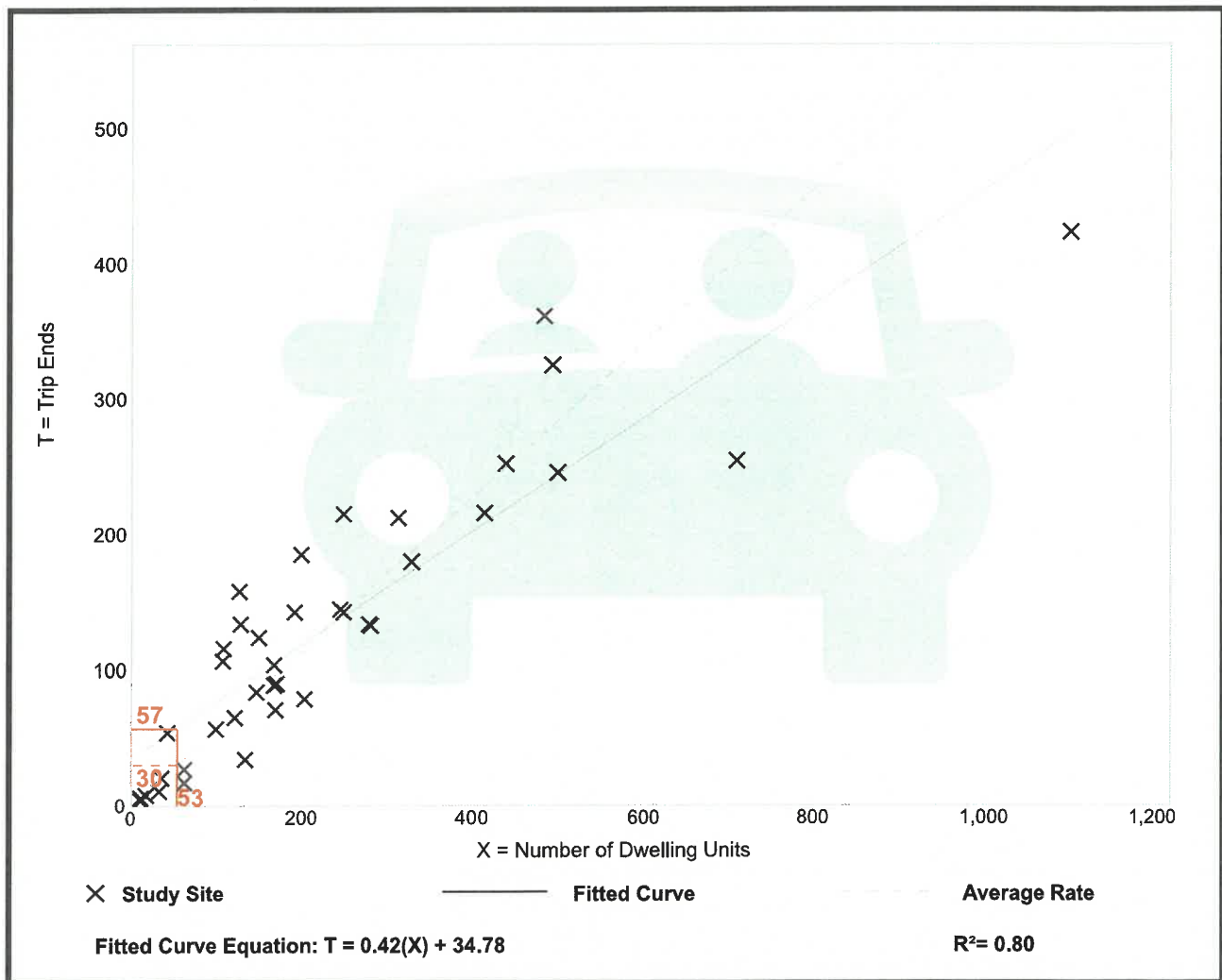
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday,  
PM Peak Hour of Generator

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

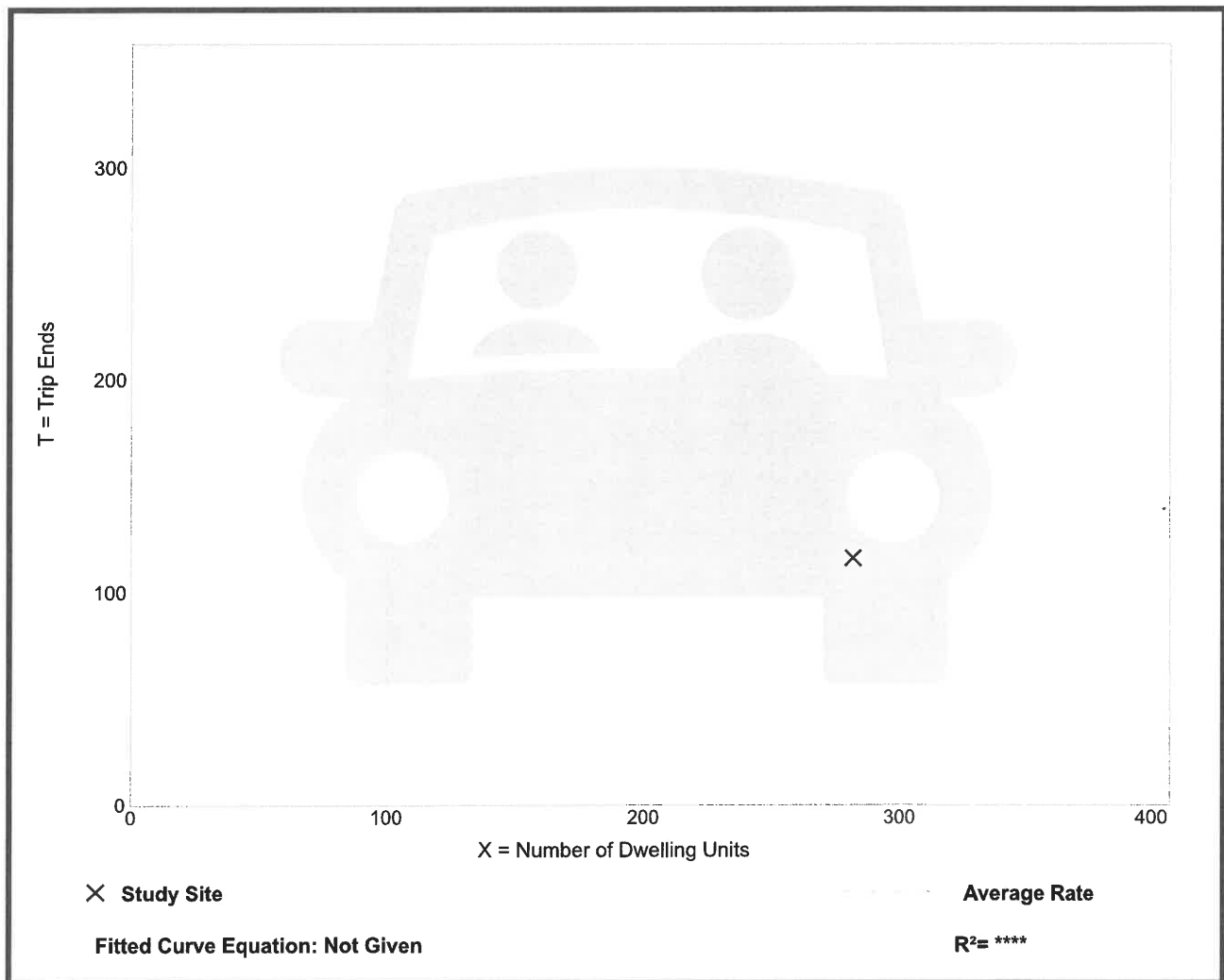
Setting/Location: General Urban/Suburban  
Number of Studies: 1  
Avg. Num. of Dwelling Units: 282  
Directional Distribution: Not Available

## 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

## Safety Review

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# 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**

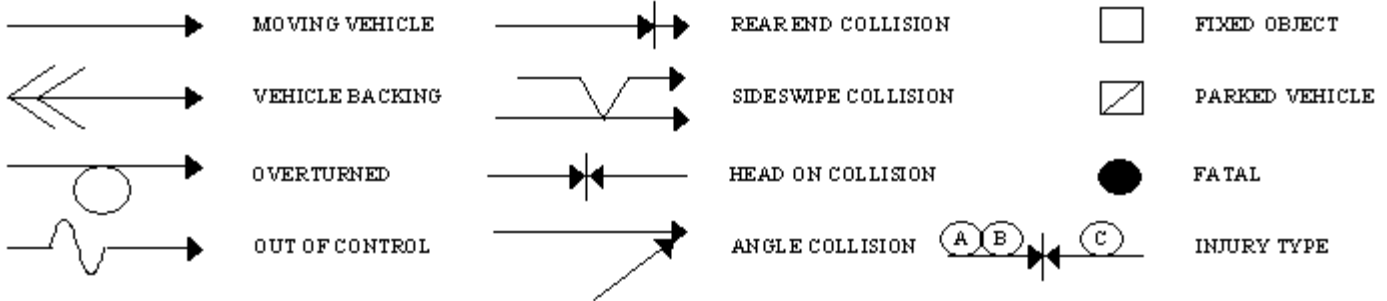
CRASH RATE: **2.38**

CRF: **4.71**

% INJURY: **36.4**

TOTAL CRASHES: **11**

## LEGEND

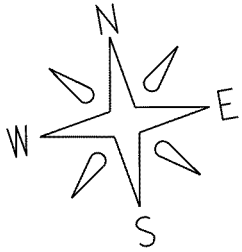


--- PATH OF: P PEDESTRIAN B BICYCLE A ANIMAL S SLED

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



STOP

397 1-7-22 9:30A S/S Ran stop sign

High St.

STOP

Elm St.



7666 3-26-21 6:09P W/CL Fail To Yield

(C) 10858 5-6-21 5:10P D/C Fail To Yield

34156 12-6-21 12:54P W/R Fail To Yield

(C) 13161 5-12-22 11:10A D/C Fail to yield

(C) 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

(C) 24138 8-21-22 5:16P D/C Fail To Yield

Elm St.

STOP

High St.

STOP

32733 11-10-22 1:31P D/C Fail to Yield  
1466 4-23-22 11:09A D/C Fail To Yield

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: <b>0110447</b>	Start Node: <b>2483</b> End Node: <b>3274</b>	Start Offset: <b>0</b> End Offset: <b>0</b>	<input type="checkbox"/> Exclude First Node <input type="checkbox"/> Exclude Last Node
Route: <b>0110243</b>	Start Node: <b>2470</b> End Node: <b>2482</b>	Start Offset: <b>0</b> End Offset: <b>0</b>	<input type="checkbox"/> Exclude First Node <input type="checkbox"/> Exclude Last Node
Route: <b>0110115</b>	Start Node: <b>2485</b> End Node: <b>3273</b>	Start Offset: <b>0</b> End Offset: <b>0</b>	<input type="checkbox"/> Exclude First Node <input type="checkbox"/> Exclude Last Node
Route: <b>0110001</b>	Start Node: <b>2485</b> End Node: <b>3272</b>	Start Offset: <b>0</b> End Offset: <b>0</b>	<input checked="" type="checkbox"/> Exclude First Node <input type="checkbox"/> Exclude Last Node
Route: <b>0110315</b>	Start Node: <b>2470</b> End Node: <b>2471</b>	Start Offset: <b>0</b> End Offset: <b>0</b>	<input checked="" type="checkbox"/> Exclude First Node <input checked="" type="checkbox"/> Exclude Last Node
Route: <b>0110274</b>	Start Node: <b>2484</b> End Node: <b>2486</b>	Start Offset: <b>0</b> End Offset: <b>0</b>	<input checked="" type="checkbox"/> Exclude First Node <input checked="" type="checkbox"/> Exclude Last Node
Route: <b>0110181</b>	Start Node: <b>2483</b> End Node: <b>2482</b>	Start Offset: <b>0</b> End Offset: <b>0</b>	<input checked="" type="checkbox"/> Exclude First Node <input checked="" type="checkbox"/> Exclude Last Node
Route: <b>0110181</b>	Start Node: <b>2482</b> End Node: <b>2481</b>	Start Offset: <b>0</b> End Offset: <b>0</b>	<input checked="" type="checkbox"/> Exclude First Node <input checked="" type="checkbox"/> Exclude Last Node
Route: <b>0110181</b>	Start Node: <b>2481</b> End Node: <b>5011</b>	Start Offset: <b>0</b> End Offset: <b>0</b>	<input checked="" type="checkbox"/> Exclude First Node <input checked="" type="checkbox"/> Exclude Last Node
Route: <b>0136X</b>	Start Node: <b>3273</b> End Node: <b>3274</b>	Start Offset: <b>0</b> End Offset: <b>0</b>	<input checked="" type="checkbox"/> Exclude First Node <input checked="" type="checkbox"/> Exclude Last Node
Route: <b>0136X</b>	Start Node: <b>3272</b>	Start Offset: <b>0</b>	<input checked="" type="checkbox"/> 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

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Maine Department Of Transportation - Office of Safety, Crash Records Section

## Crash Summary I

Nodes																		
Node	Route - MP	Node Description	U/R	Total Crashes	K	A	B	C	PD	Percent Annual M Injury	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						
<b>Study Years: 3.00</b>				<b>NODE TOTALS:</b>				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 U/R Length	Total Crashes	K	Injury Crashes				Percent Injury	Annual HMVM	Crash Rate	Critical Rate	CRF	
								A	B	C	PD						
2483	3274	174261	0 - 0.10	0110447 - 0	0.10	2	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	
<b>Study Years:</b>			3.00	<b>Section Totals:</b>		1.05	10	0	0	0	1	9	10.0	0.01517	219.66	377.03	0.58
<b>Grand Totals:</b>						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				Crash Report	Crash Date	Crash Mile Point	Injury Degree	
						K	A	B	C					PD
2483	3274	174261	0 - 0.10	0110447 - 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
<b>Totals:</b>					10	0	0	0	1	9				



## Crash Summary II - Characteristics

### Crashes by Day and Hour

Day Of Week	AM											PM											Un	Tot		
	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9			10	11
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
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>5</b>	<b>5</b>	<b>4</b>	<b>2</b>	<b>5</b>	<b>4</b>	<b>5</b>	<b>5</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>49</b>

### Vehicle Counts by Type

Unit Type	Total	Unit Type	Total
1-Passenger Car	43	23-Bicyclist	0
2-(Sport) Utility Vehicle	31	24-Witness	4
3-Passenger Van	2	25-Other	0
4-Cargo Van (10K lbs or Less)	1	26-Construction	0
5-Pickup	17	27-Farm Vehicle	0
6-Motor Home	0	28-Horse and Buggy	0
7-School Bus	1	<b>Total</b>	<b>102</b>
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		

## 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
<b>Total</b>	<b>49</b>	<b>41</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>95</b>

### 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
<b>Total</b>	<b>49</b>	<b>41</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>95</b>

### 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
<b>Total</b>	<b>98</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>98</b>

## 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		
6-Fell / Jumped from Motor Vehicle	0	<b>Total</b>	<b>97</b>
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		

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	
<b>Total</b>	<b>49</b>	

Injury Data		
Severity Code	Injury Crashes	Number Of Injuries
K	0	0
A	0	0
B	1	1
C	10	12
PD	38	0
<b>Total</b>	<b>49</b>	<b>13</b>

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
<b>Total</b>	<b>49</b>

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
<b>Total</b>	<b>49</b>

# 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
<b>Total</b>	<b>21</b>	<b>20</b>	<b>8</b>	<b>49</b>

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
<b>Total</b>	<b>5</b>	<b>0</b>	<b>18</b>	<b>18</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>49</b>

## 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
<b>Blowing Sand, Soil, Dirt</b>												
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
<b>Blowing Snow</b>												
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
<b>Clear</b>												
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
<b>Cloudy</b>												
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
<b>Fog, Smog, Smoke</b>												
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
<b>Other</b>												
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
<b>Rain</b>												
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
<b>Severe Crosswinds</b>												
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
<b>Sleet, Hail (Freezing Rain or Drizzle)</b>												
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
<b>Snow</b>												
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
<b>TOTAL</b>	<b>39</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>49</b>



**ATTACHMENT H**

# 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#2500-24
- 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)

# VIPER Bollard

LED BOLLARD

## ORDERING GUIDE

Example: VPB-48L-20-4K7-3-UNV-DBT

CATALOG #

Model	# LEDs Wattage	CCT/CRI	Distribution	Voltage	Heights
<b>VPB</b> Viper Bollard	<b>24L-10</b> Single head, 1,000 Lumens; 180-Degree Beam <b>24L-15</b> Single head, 2,000 Lumens; 180-Degree Beam <b>24L-25</b> Single head, 3,000 Lumens; 180-Degree Beam <b>48L-20</b> Double head, 2,000 Lumens; 360-Degree Beam <b>48L-30</b> Double head, 4,000 Lumens; 360-Degree Beam <b>48L-50</b> Double head, 6,000 Lumens; 360-Degree Beam	<b>27K8</b> 2700K, 80 CRI <b>3K7</b> 3000K, 70 CRI <b>4K7</b> 4000K, 70 CRI <b>5K7</b> 5000K, 70 CRI <b>3K8</b> 3000K, 80 CRI <b>35K8</b> 3500K, 80 CRI <b>4K8</b> 4000K, 80 CRI <b>5K8</b> 5000K, 80 CRI <b>AP</b> Phosphor converted Amber	<b>2</b> Type 2 <b>3</b> Type 3 <b>4F</b> Type 4 Front <b>4W</b> Type 4 Wide	<b>UNV</b> Universal 120-277 <b>120</b> 120V <b>208</b> 208V <b>240</b> 240V <b>277</b> 277V <b>347</b> 347V	<b>24</b> 24" High <b>30</b> 30" High <b>36</b> 36" High <b>42</b> 42" High

Color	
<b>BLT</b>	Black Matte Textured
<b>BLS</b>	Black Gloss Smooth
<b>DBT</b>	Dark Bronze Textured
<b>DBS</b>	Dark Bronze Smooth
<b>GTT</b>	Graphite Matte Textured
<b>LGS</b>	Light Grey Gloss Smooth
<b>LGT</b>	Light Grey Matte Textured
<b>PSS</b>	Platinum Silver Smooth
<b>WHT</b>	White Matte Textured
<b>WHS</b>	White Gloss Smooth
<b>VGT</b>	Verde Green Textured
Color Option	
<b>CC</b>	Custom Color

Options	
<b>PC</b>	Button Photocontrol (120-277V only)
<b>CD</b>	Customer Dimming
<b>SP</b>	10kA Surge Protector

## ELECTRICAL DATA

# OF LEDS	24L (180-Degree Beam)		
	NOMINAL WATTAGE	SYSTEM POWER (W)	INPUT VOLTAGE (V)
	10	15	25
	6.6	14	23
	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	SYSTEM POWER (W)	INPUT VOLTAGE (V)
	20	30	50
	20.2	29	48.1
	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

# VIPER Bollard

LED BOLLARD

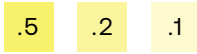
## PERFORMANCE DATA

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

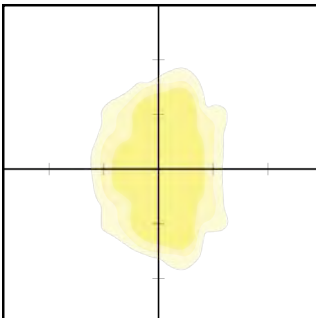
## PHOTOMETRY

MOUNTING: 3.5 FT

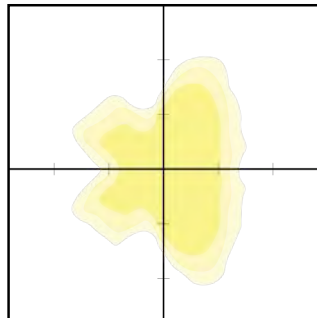
SCALE: 1IN = 10 FT



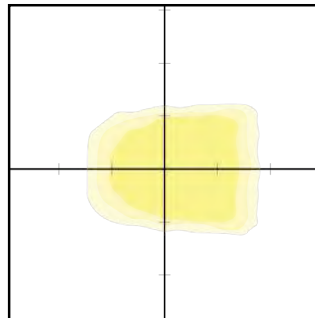
## SINGLE OUTPUT



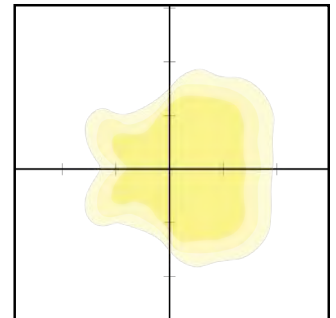
TYPE 2



TYPE 3

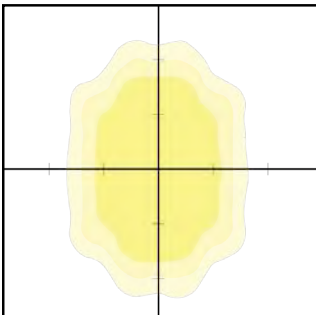


TYPE 4F

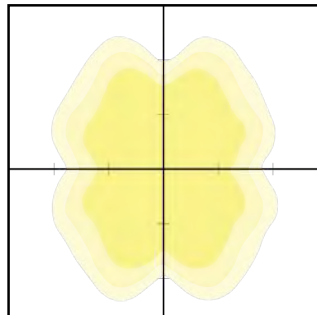


TYPE 4W

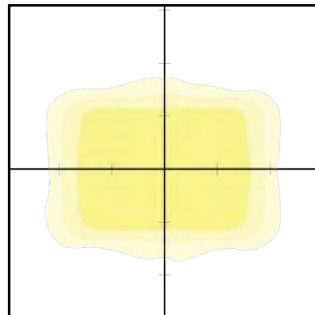
## DOUBLE OUTPUT



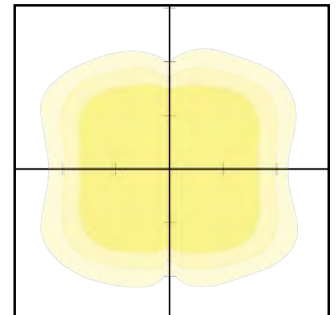
TYPE 2



TYPE 3



TYPE 4F



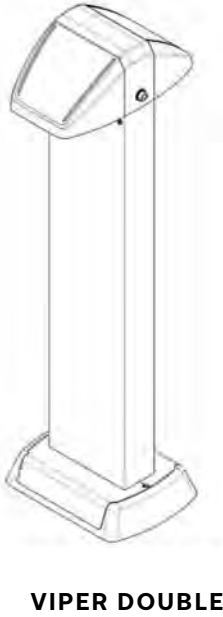
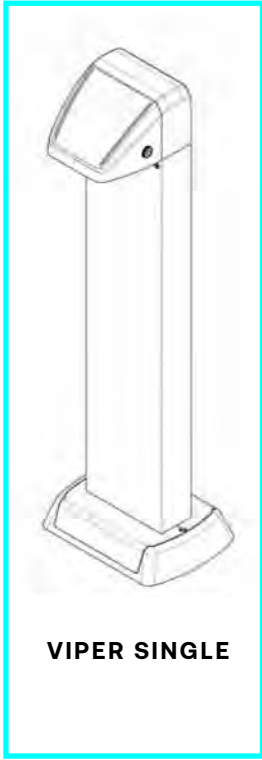
TYPE 4W



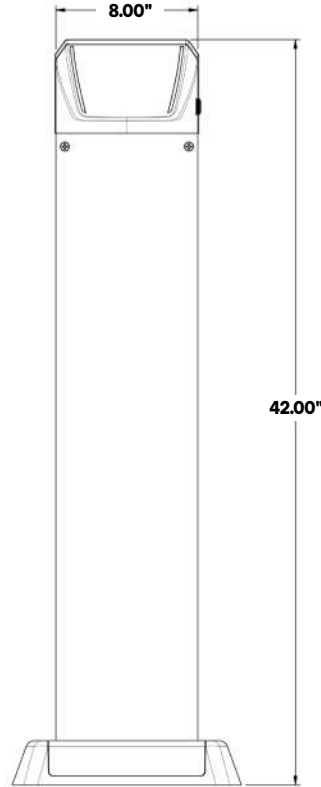
# VIPER Bollard

LED BOLLARD

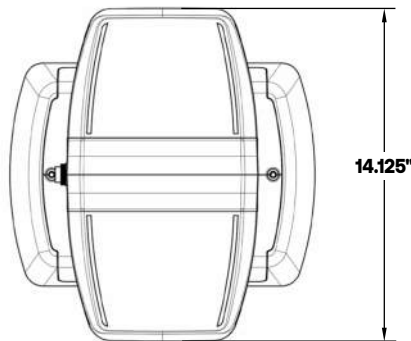
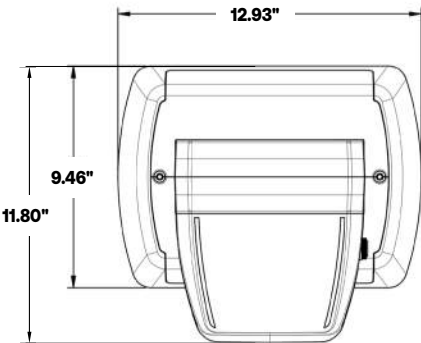
## DIMENSIONS



14.125"



8.62"  
5.5"



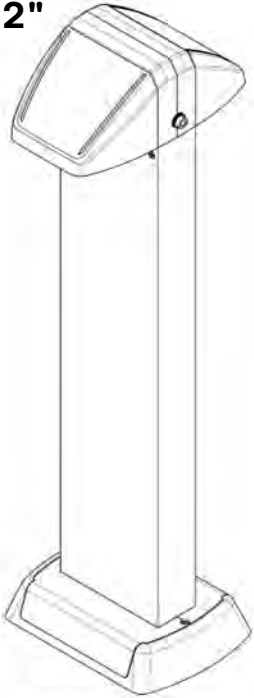
# VIPER Bollard

LED BOLLARD

## BOLLARD HEIGHTS

SINGLE OR DOUBLE HEAD AVAILABLE IN ALL HEIGHTS

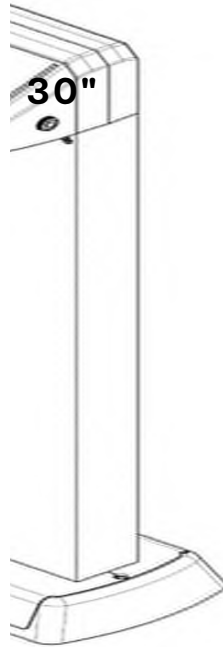
42"



36"



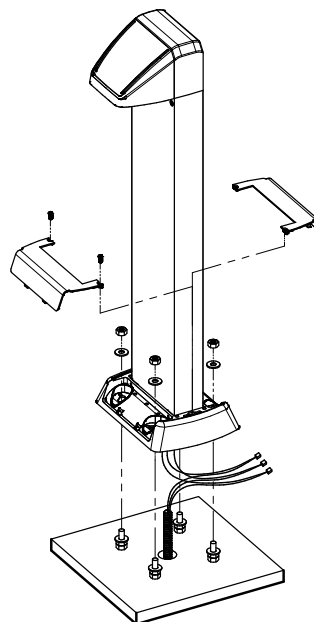
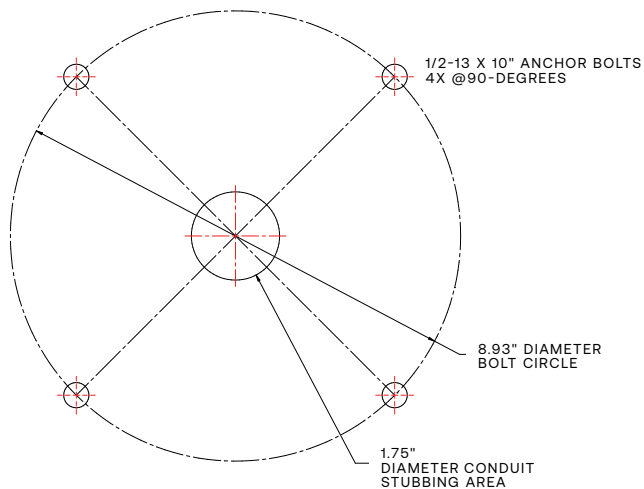
30"



24"



## ANCHOR BOLT



# VIPER Area/Site

VIPER LUMINAIRE

## 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



## CONTROL TECHNOLOGY



## SERVICE PROGRAMS



## 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 than 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

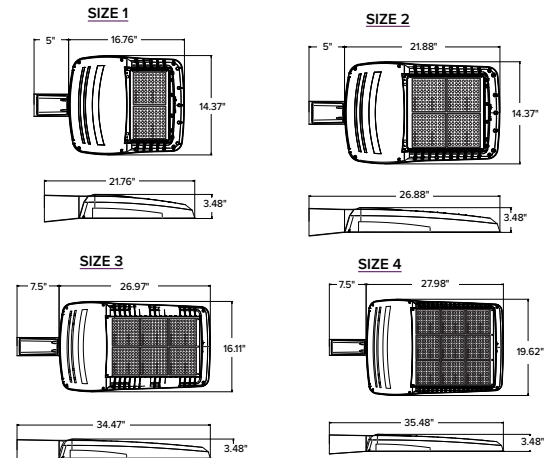
### CONTROLS







- 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

## MICRO STRIKE | STRIKE OPTICS



	EPA				Config
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
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

# VIPER Area/Site

VIPER LUMINAIRE

## MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires



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
VP Viper	Micro Strike	1 Size 1	<b>160L-35</b> ⁶ 5500 lumens <b>160L-50</b> ⁶ 7500 lumens <b>160L-75</b> 10000 lumens <b>160L-100</b> 12500 lumens <b>160L-115</b> 15000 lumens <b>160L-135</b> 18000 lumens <b>160L-160</b> 21000 lumens <b>320L-145</b> 21000 lumens <b>320L-170</b> 24000 lumens <b>320L-185</b> 27000 lumens <b>320L-210</b> 30000 lumens <b>320L-235</b> 33000 lumens <b>320L-255</b> 36000 lumens <b>320L-315</b> ⁶ 40000 lumens <b>480L-285</b> 40000 lumens <b>480L-320</b> 44000 lumens <b>480L-340</b> 48000 lumens <b>480L-390</b> 52000 lumens <b>480L-425</b> 55000 lumens <b>480L-470</b> 60000 lumens <b>720L-435</b> 60000 lumens <b>720L-475</b> 65000 lumens <b>720L-515</b> 70000 lumens <b>720L-565</b> ⁶ 75000 lumens <b>720L-600</b> ⁶ 80000 lumens <b>CLO</b> Custom Lumen Output ¹	<b>AP</b> AP-Amber Phosphor Converted <b>27K8</b> 2700K, 80 CRI <b>3K7</b> 3000K, 70 CRI <b>3K8</b> 3000K, 80 CRI <b>35K8</b> 3500K, 80 CRI <b>3K9</b> 3000K, 90 CRI <b>4K7</b> 4000K, 70 CRI <b>4K8</b> 4000K, 80 CRI <b>4K9</b> 4000K, 90 CRI <b>5K7</b> 5000K, 70 CRI <b>5K8</b> 5000K, 80 CRI	<b>2</b> Type 2 <b>3</b> Type 3 <b>4F</b> Type 4 Forward <b>4W</b> Type 4 Wide <b>5QW</b> Type 5 Square Wide	<b>BLANK</b> <b>No Rotation</b> <b>L</b> Optic rotation left <b>R</b> Optic rotation right	<b>UNV</b> 120-277V <b>120</b> 120V <b>208</b> 208V <b>240</b> 240V <b>277</b> 277V <b>347</b> 347V <b>480</b> 480V
		2 Size 2					
		3 Size 3					
		4 Size 4					

Mounting	Color	Options	Network Control Options
<b>A</b> Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter) <b>A_</b> Arm mount for round pole ² <b>ASQU</b> Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern <b>A_U</b> Universal arm mount for round pole ² <b>AAU</b> Adjustable arm for pole mounting (universal drill pattern) <b>AA_U</b> Adjustable arm mount for round pole ² <b>ADU</b> Decorative upswept Arm (universal drill pattern) <b>AD_U</b> Decorative upswept arm mount for round pole ² <b>MAF</b> Mast arm fitter for 2-3/8" OD horizontal arm <b>K</b> Knuckle <b>T</b> Trunnion <b>WB</b> Wall Bracket, horizontal tenon with MAF <b>WM</b> Wall mount bracket with decorative upswept arm <b>WA</b> Wall mount bracket with adjustable arm	<b>BLT</b> Black Matte Textured <b>BLS</b> Black Gloss Smooth <b>DBT</b> Dark Bronze Matte Textured <b>DBS</b> Dark Bronze Gloss Smooth <b>GTT</b> Graphite Matte Textured <b>LGS</b> Light Grey Gloss Smooth <b>LGT</b> Light Grey Gloss Textured <b>PSS</b> Platinum Silver Smooth <b>WHT</b> White Matte Textured <b>WHS</b> White Gloss Smooth <b>VGT</b> Verde Green Textured <b>Color Option</b> <b>CC</b> Custom Color	<b>F</b> Fusing <b>2PF</b> Dual Power Feed <b>2DR</b> Dual Driver <b>TE</b> Toolless Entry <b>BC</b> Backlight Control ⁸ <b>TB</b> Terminal Block	<b>NXWS16F</b> NX Networked Wireless Enabled Integral NX SMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4} <b>NXWS40F</b> NX Networked Wireless Enabled Integral NX SMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4} <b>NXW</b> NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{3,4} <b>WIR</b> LightGRID+ In-Fixture Module ^{3,4} <b>WIRSC</b> LightGRID+ Module and Occupancy Sensor ^{3,4} <b>Stand Alone Sensors</b> <b>BTS-14F</b> Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens <b>BTS-40F</b> Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens <b>BTSO-12F</b> Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens <b>7PR</b> 7-Pin Receptacle ⁴ <b>7PR-SC</b> 7-Pin Receptacle with shorting cap ⁴ <b>3PR</b> 3-Pin twist lock ⁴ <b>3PR-SC</b> 3-Pin receptacle with shorting cap ⁴ <b>3PR-TL</b> 3-Pin PCR with photocontrol ⁴ <b>Programmed Controls</b> <b>SCP-_F</b> Sensor Control Programmable, 8F or 40F ⁹ <b>ADD</b> AutoDim Timer Based Dimming ⁴ <b>ADT</b> AutoDim Time of Day Dimming ⁴ <b>Photocontrols</b> <b>PC</b> 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.

# 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	<b>36L-39</b> ⁸ 5500 lumens <b>36L-55</b> ⁸ 7500 lumens <b>36L-85</b> 10000 lumens <b>36L-105</b> 12500 lumens <b>36L-120</b> 14000 lumens	<b>AM</b> monochromatic amber, 595nm  <b>27K8</b> 2700K, 80 CRI <b>3K7</b> 3000K, 70 CRI <b>3K8</b> 3000K, 80 CRI <b>3K9</b> 3000K, 90 CRI <b>35K8</b> 3500K, 80 CRI <b>4K7</b> 4000K, 70 CRI <b>4K8</b> 4000K, 80 CRI <b>4K9</b> 4000K, 90 CRI <b>5K7</b> 5000K, 70 CRI <b>5K8</b> 5000K, 80 CRI	<b>FR</b> Auto Front Row <b>2</b> Type 2 <b>3</b> Type 3 <b>4F</b> Type 4 Forward <b>4W</b> Type 4 Wide <b>5QN</b> Type 5 Square Narrow <b>5QW</b> Type 5 Square Wide <b>5QM</b> Type 5 Square Medium <b>5W</b> Type 5 Wide (Round) <b>5RW</b> Type 5 Rectangular <b>C</b> Corner Optic <b>TC</b> Tennis Court Optic	<b>BLANK</b> No Rotation <b>L</b> Optic rotation left <b>R</b> Optic rotation right	<b>UNV</b> 120-277V <b>120</b> 120V <b>208</b> 208V <b>240</b> 240V <b>277</b> 277V <b>347</b> 347V <b>480</b> 480V
		2 Size 2	<b>72L-115</b> 15000 lumens <b>72L-145</b> 18000 lumens <b>72L-180</b> 21000 lumens <b>72L-210</b> 24000 lumens <b>72L-240</b> 27000 lumens				
		3 Size 3	<b>108L-215</b> ⁸ 27000 lumens <b>108L-250</b> 30000 lumens <b>108L-280</b> 33000 lumens <b>108L-325</b> 36000 lumens <b>108L-365</b> 40000 lumens				
		4 Size 4	<b>162L-320</b> 40000 lumens <b>162L-365</b> ¹⁰ 44000 lumens <b>162L-405</b> 48000 lumens <b>162L-445</b> 52000 lumens <b>162L-485</b> 55000 lumens <b>162L-545</b> ⁸ 60000 lumens <b>CLO</b> Custom Lumen Output ¹				

Mounting	
<b>A</b>	Arm mount for square pole/flat surface
<b>A_</b>	Arm mount for round pole ³
<b>ASQU</b>	Universal arm mount for square pole
<b>A_U</b>	Universal arm mount for round pole ³
<b>AAU</b>	Adjustable arm for pole mounting (universal drill pattern)
<b>AA_U</b>	Adjustable arm mount for round pole ³
<b>ADU</b>	Decorative upswept Arm (universal drill pattern)
<b>AD_U</b>	Decorative upswept arm mount for round pole ³
<b>MAF</b>	Mast arm fitter for 2-3/8" OD horizontal arm
<b>K</b>	Knuckle
<b>T</b>	Trunnion
<b>WB</b>	Wall Bracket, horizontal tenon with MAF
<b>WM</b>	Wall mount bracket with decorative upswept arm
<b>WA</b>	Wall mount bracket with adjustable arm

Color	
<b>BLT</b>	Black Matte Textured
<b>BLS</b>	Black Gloss Smooth
<b>DBT</b>	Dark Bronze Matte Textured
<b>DBS</b>	Dark Bronze Gloss Smooth
<b>GTT</b>	Graphite Matte Textured
<b>LGS</b>	Light Grey Gloss Smooth
<b>LGT</b>	Light Grey Gloss Textured
<b>PSS</b>	Platinum Silver Smooth
<b>WHT</b>	White Matte Textured
<b>WHS</b>	White Gloss Smooth
<b>VGT</b>	Verde Green Textured
Color Option	
<b>CC</b>	Custom Color

Options	
<b>F</b>	Fusing
<b>E</b>	Battery Backup ^{1,2,7,8,9}
<b>2PF</b>	Dual Power Feed
<b>2DR</b>	Dual Driver
<b>TE</b>	Toolless Entry
<b>BC</b>	Backlight Control
<b>TB</b>	Terminal Block

Network Control Options	
<b>NXWS16F</b>	NX Networked Wireless Enabled Integral NXSM2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,4,5}
<b>NXWS40F</b>	NX Networked Wireless Enabled Integral NXSM2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,4,5}
<b>NXW</b>	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{4,5}
<b>WIR</b>	LightGRID+ In-Fixture Module ^{4,5}
<b>WIRSC</b>	LightGRID+ Module and Occupancy Sensor ^{4,5}
Stand Alone Sensors	
<b>BTS-14F</b>	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
<b>BTS-40F</b>	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
<b>BTSO-12F</b>	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
<b>7PR</b>	7-Pin Receptacle ⁴
<b>7PR-SC</b>	7-Pin Receptacle with shorting cap ⁴
<b>3PR</b>	3-Pin twist lock ⁴
<b>3PR-SC</b>	3-Pin receptacle with shorting cap ⁴
<b>3PR-TL</b>	3-Pin PCR with photocontrol ⁴
Programmed Controls	
<b>SCP_F</b>	Sensor Control Programmable, 8F or 40F ¹¹
<b>ADD</b>	AutoDim Timer Based Dimming ⁴
<b>ADT</b>	AutoDim Time of Day Dimming ⁴
Photocontrols	
<b>PC</b>	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.

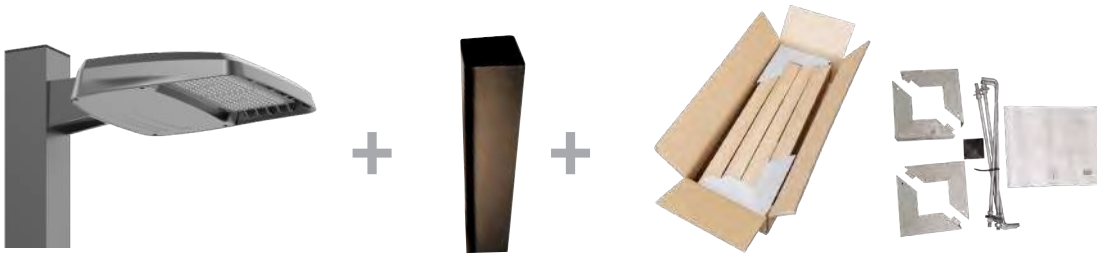




# VIPER Area/Site

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



# VIPER Area/Site

VIPER LUMINAIRE

## OUTDOOR LIGHTING CONTROLS OPTIONS    CONTROLS FUNCTIONALITY    LIGHT GRID+

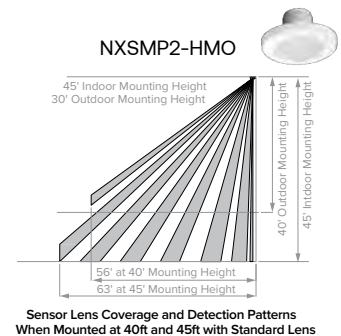
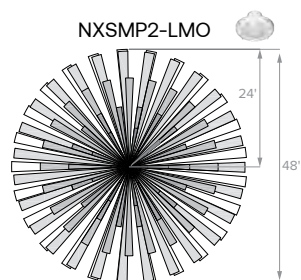
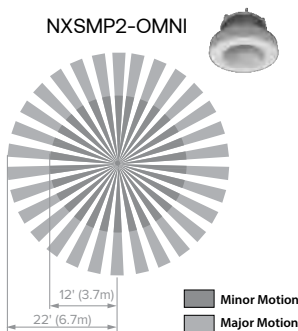
Control Option Ordering Logic & Description	Control Option Functionality										Control Option Components
	Networkable	Grouping	Scheduling	Occupancy/Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
<b>NX Wireless</b> NXOFMIRID-UNV NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	-		NXOFM-IRID-UV
NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	-	-	✓	✓	✓	-		NXRM2-H
NXWS12F NX Networked Wireless Enabled Integral NXSMP2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
NXWS16F NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
NXWS40F NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
<b>LightGRID+</b> WIR LightGRID+ In-Fixture Module	✓	-	✓	-	-	✓	✓	Gateway	-		WIR
WIR-RME-L LightGRID+ On Fixture Module	✓	-	✓	-	-	✓	✓	Gateway	-		WIR-RME-L
WIRSC LightGRID+ Module and Occupancy Sensor	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
<b>Independent</b> BTSO-12F Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
BTS-14F Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
BTS-40F Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

### DEFAULT SETTINGS

<b>NX Wireless</b>	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

<b>Stand Alone</b>	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



# VIPER Area/Site

VIPER LUMINAIRE

## NX LIGHTING CONTROLS FREE APP

## CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)



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 luminaires 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&q=US](https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&q=US)






Apple App

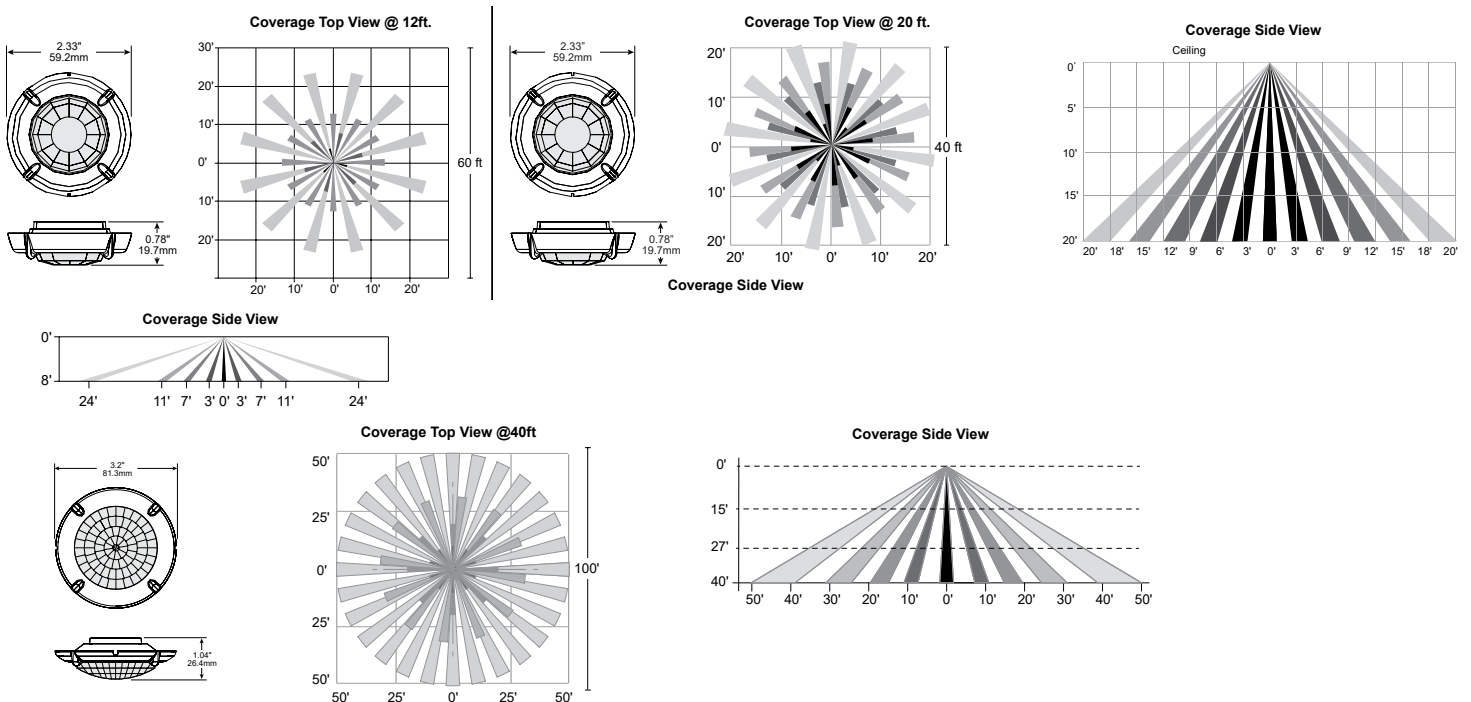


Google Play

## 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		
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



# 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](http://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	Micro Strike Lumen Multiplier				Strike Lumen Multiplier			
°C	°F		CCT	70 CRI	80 CRI	90 CRI	CCT	70 CRI	80 CRI	90 CRI
0°C	32°F	1.03	2700K	-	0.841	-	2700K	0.9	0.81	0.62
10°C	50°F	1.01	3000K	0.977	0.861	0.647	3000K	0.933	0.853	0.659
20°C	68°F	1.00	3500K	-	0.900	-	3500K	0.959	0.894	0.711
25°C	77°F	1.00	4000K	1	0.926	0.699	4000K	1	0.9	0.732
30°C	86°F	0.99	5000K	1	0.937	0.791	5000K	1	0.9	0.732
40°C	104°F	0.98	AP-Amber Phosphor Converted Multiplier				Monochromatic Amber Multiplier			
			Amber	0.710			Amber	See Amber Spec Sheet		



# 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

# 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

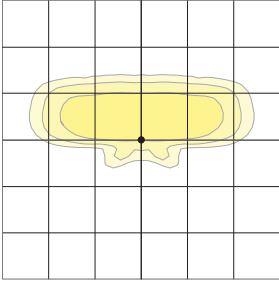
# VIPER Area/Site

VIPER LUMINAIRE

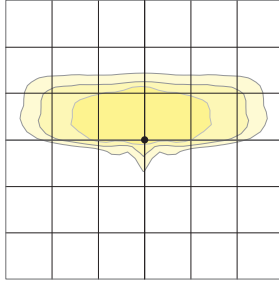
## MICRO STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

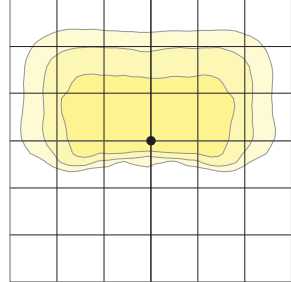
Type 2



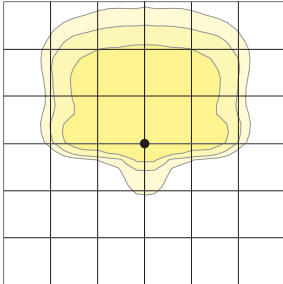
Type 3



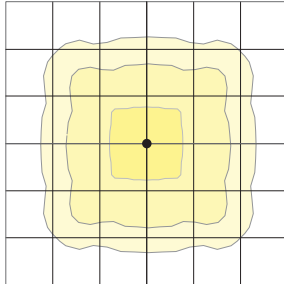
Type 4 Wide



Type 4F



Type 5QW



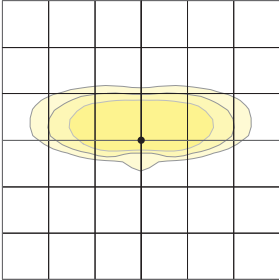
# VIPER Area/Site

VIPER LUMINAIRE

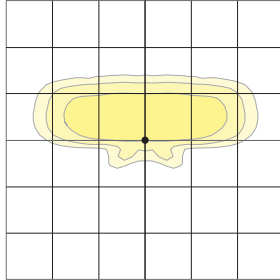
## OPTIC STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

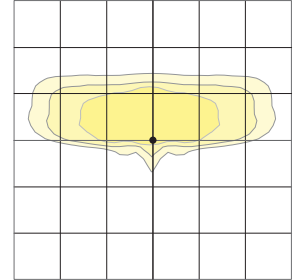
Type FR – Front Row/Auto Optic



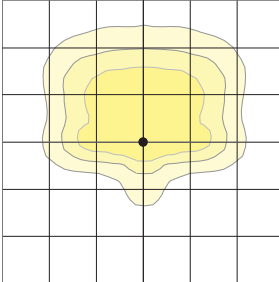
Type 2



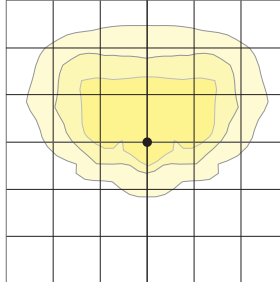
Type 3



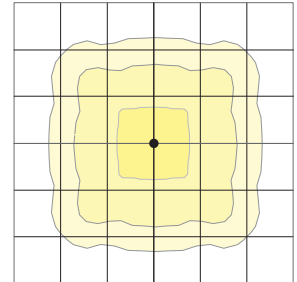
Type 4 Forward



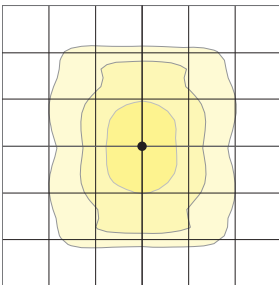
Type 4 Wide



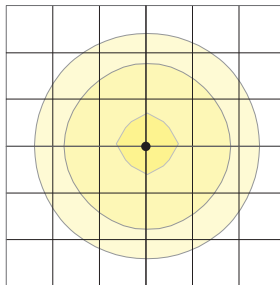
Type 5QM



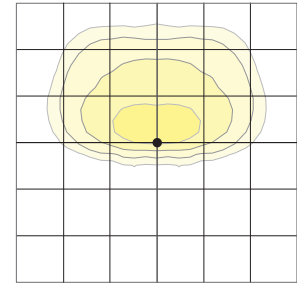
Type 5RW (rectangular)



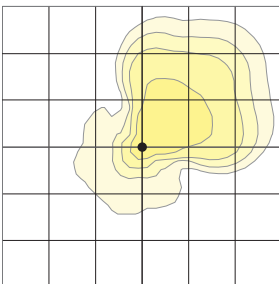
Type 5W (round wide)



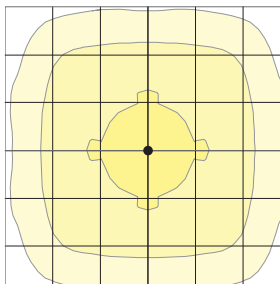
Type TC



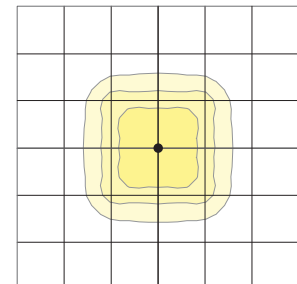
Type Corner



Type 5QW



Type 5QN

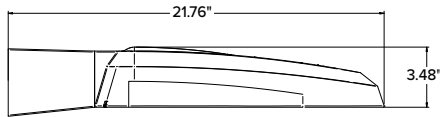
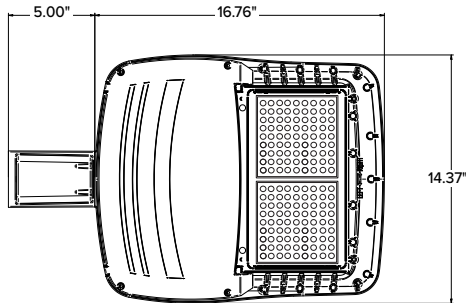


# VIPER Area/Site

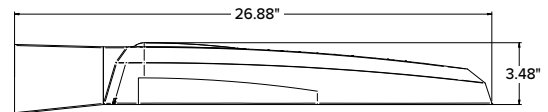
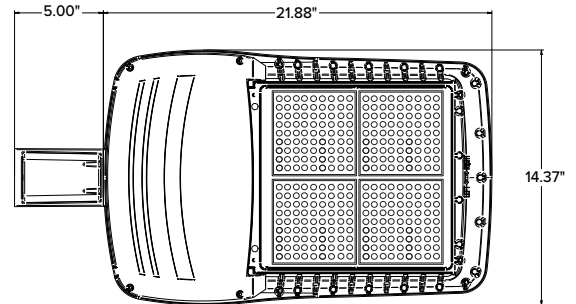
VIPER LUMINAIRE

## DIMENSIONS

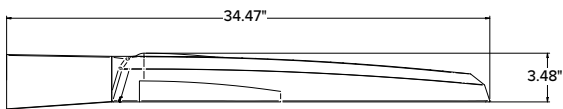
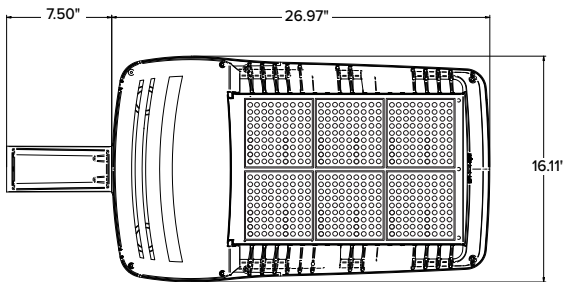
### SIZE 1



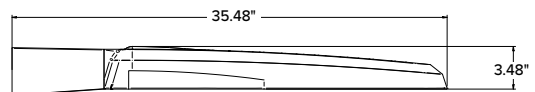
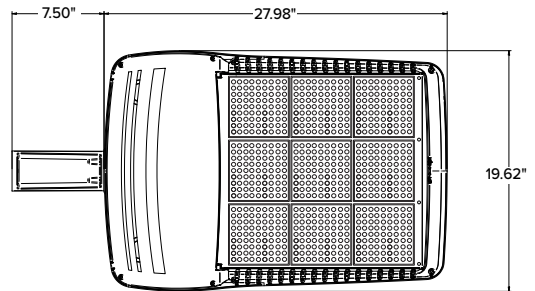
### SIZE 2









### SIZE 3



### SIZE 4



	EPA				Config.
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
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



# VIPER Area/Site

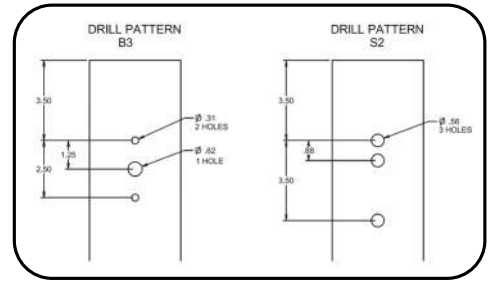
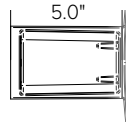
VIPER LUMINAIRE

## MOUNTING



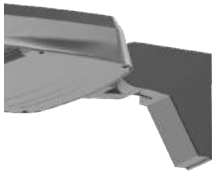
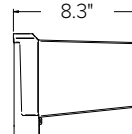
### A-STRAIGHT ARM MOUNT

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)



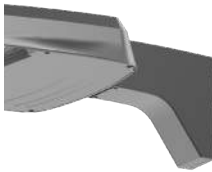
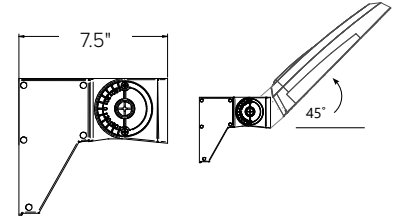
### ASQU-UNIVERSAL ARM MOUNT

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.



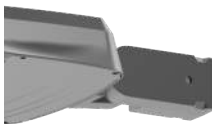
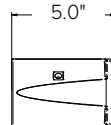
### ADU-DECORATIVE UPSWEPT ARM

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).



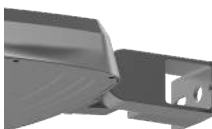
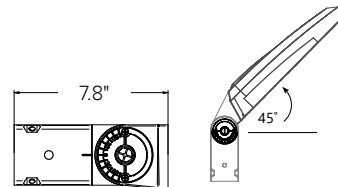
### MAF-MAST ARM FITTER

Fits 2-3/8" OD horizontal tenons.



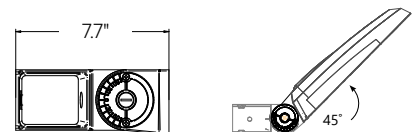
### K-KNUCKLE

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.



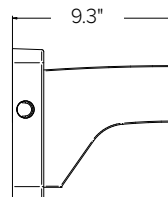
### T-TRUNNION

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.



# VIPER Area/Site

VIPER LUMINAIRE

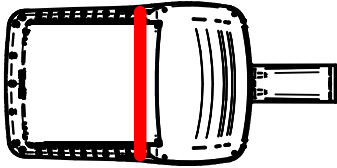
## ADDITIONAL INFORMATION (CONTINUED)

### HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

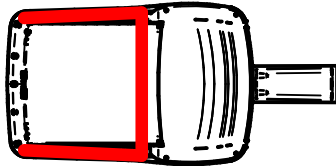
HSS has a depth of 5" for all Viper sizes

Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

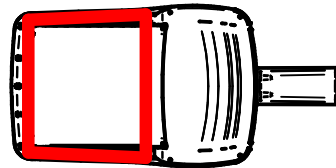
VPR2x HSS-90-B-xx



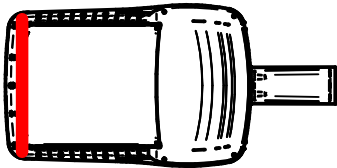
VPR2x HSS-270-BSS-xx



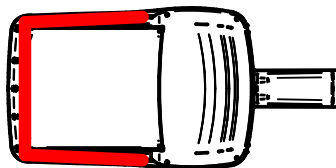
VPR2x HSS-360-xx



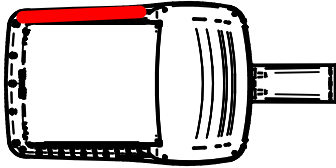
VPR2x HSS-90-F-xx



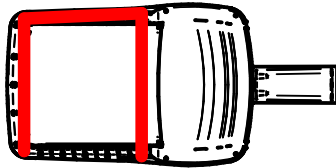
VPR2x HSS-270-FSS-xx



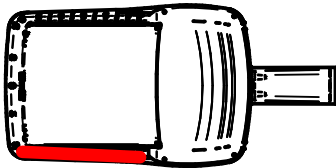
VPR2x HSS-90-S-xx



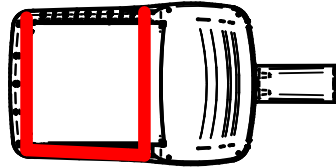
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



# VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

## 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



## CONTROL TECHNOLOGY



## 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

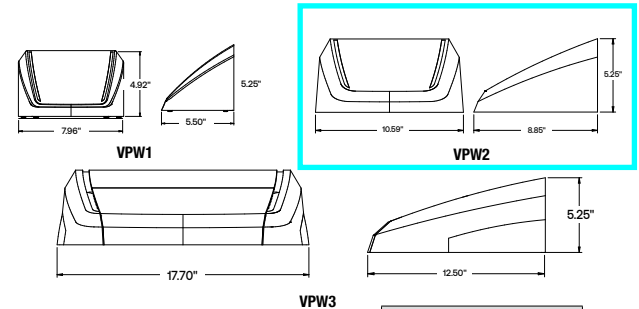
- Certified to UL 1598 and CSA 22.2#250.0-24
- IP65 rated housing
- Emergency battery backup options are California Energy Commission (CEC) Title 20 Compliant
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225- 11). See Buy America(n) Solutions (link to <https://http://www.currentlighting.com/resources/americasolutions>).

### WARRANTY

- 5 year limited warranty

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

# 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	<b>24L-10</b> 1,000 Lumens	<b>27K8</b> 2700K, 80 CRI	<b>FR</b> Auto Front Row ⁷	<b>UNV</b> 120-277V	<b>BLT</b> Black Matte Textured	
	<b>24L-15</b> 2,000 Lumens	<b>3K7</b> 3000K, 70 CRI	<b>2</b> IES TYPE 2	<b>120</b> 120V	<b>BLS</b> Black Gloss Smooth	
	<b>24L-25</b> 3,000 Lumens	<b>4K7</b> 4000K, 70 CRI	<b>3</b> IES TYPE 3	<b>208</b> 208V	<b>DBT</b> Dark Bronze Matte Textured	
	VPW2 Viper Wall 2	<b>48L-15</b> 2,000 Lumens	<b>5K7</b> 5000K, 70 CRI	<b>4F</b> IES TYPE 4 Forward	<b>240</b> 240V	<b>DBS</b> Dark Bronze Gloss Smooth
		<b>48L-20</b> 3,000 Lumens	<b>3K8</b> 3000K, 80 CRI	<b>4W</b> IES TYPE 4W	<b>277</b> 277V	<b>GTT</b> Graphite Matte Textured
		<b>48L-30</b> 4,000 Lumens	<b>35K8</b> 3500K, 80 CRI		<b>347</b> 347V	<b>LGS</b> Light Grey Gloss Smooth
		<b>48L-35</b> 5,000 Lumens	<b>4K8</b> 4000K, 80 CRI		<b>480</b> 480V	<b>LGT</b> Light Grey Matte Textured
		<b>48L-45</b> 6,000 Lumens	<b>5K8</b> 5000K, 80 CRI			<b>PSS</b> Platinum Silver Smooth
		<b>80L-20</b> 3,000 Lumens	<b>AP</b> Phosphor Converted Amber ¹			<b>WHT</b> White Matte Textured
		<b>80L-25</b> 4,000 Lumens				<b>WHS</b> White Gloss Smooth
<b>80L-35</b> 5,000 Lumens					<b>VGT</b> Verde Green Textured	
<b>80L-45</b> 6,000 Lumens					<b>Color Option</b>	
<b>80L-55</b> 7,000 Lumens					<b>CC</b> Custom Color	
VPW3 Viper Wall 3	<b>18L-25</b> 3,000 Lumens, Strike Optics					
	<b>18L-30</b> 4,000 Lumens, Strike Optics					
	<b>18L-39</b> 4,750 Lumens, Strike Optics					
	<b>18L-50</b> 6,000 Lumens, Strike Optics					
	<b>18L-60</b> 6,500 Lumens, Strike Optics					
	<b>160L-45</b> 7,000 Lumens					
	<b>160L-70</b> 10,000 Lumens					
	<b>160L-95</b> 12,500 Lumens					
	<b>160L-105</b> 15,000 Lumens					
	<b>160L-135</b> 17,500 Lumens					
<b>160L-155</b> 20,000 Lumens						
<b>36L-55</b> 7,000 Lumens, Strike Optics						
<b>36L-80</b> 9,500 Lumens, Strike Optics						
<b>36L-100</b> 11,500 Lumens, Strike Optics						
<b>36L-120</b> 13,000 Lumens, Strike Optics						

Control Options Network ^{3,7,11,13}	
<b>NXWS12F</b>	NX Networked Wireless Enabled Integral NXSMP2-OMNI PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ¹⁴
<b>NXWS16F</b>	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ⁹
<b>NXWS24F</b>	NX Networked Wireless Enabled Integral NXSMP2-OMNI-HM PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ⁹
<b>NXWS40F</b>	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ⁹
<b>NXW</b>	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor
<b>WIR</b>	LightGRID+ In-Fixture Module ⁹
<b>WIRSC</b>	LightGRID+ In-Fixture Module with BTS occupancy ⁹
Stand Alone Sensors ^{7,11,13}	
<b>BTS-14F</b>	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor ^{4,9}
<b>BTS-40F</b>	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor ^{4,9}
<b>BTSO-12F</b>	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height ¹⁴
Photocontrol ¹³	
<b>PC</b>	Button Photocontrol 120-277V

Options	
<b>F</b>	Fusing ^{5,7}
<b>E</b>	Battery ^{6,7,8}
<b>EH</b>	Battery with Heater ^{6,7,8}
<b>CS</b>	Comfort Shield ^{7,10}
<b>SP</b>	10kA Surge Protector
<b>2PF</b>	Dual Power Feed ^{2,7,8}
<b>2DR</b>	Dual Driver ^{2,7,8}
<b>CD</b>	Customer Dimming ²
<b>DTS</b>	Dimming Transfer Switch ⁷

Notes:

- Available with Micro Strike Optics only
- Not available with 480V in Size 1 and Size 2
- Networked controls cannot be combined with other control options
- Not available with VPW1 or with 2PF or 2DR options
- Must specify voltage (VPW1 & VPW2: 120V, 277V or 347V; VPW3: 120V, 208V, 240V, 277V, 347V or 480V)
- See page 10 for detail Battery configurations
- Not available in VPW1
- 2PF can't be combined with E or EH; 2DR can't be combined with E or EH in VPW2
- Not available in VPW1 and VPW2
- Not available with Micro Strike 24L and 48L. Not available with Strike 18L and 36L
- Not available with 2PF
- Not available with Network Control options or Stand Alone Sensors. Can be ordered with PC
- Not available in 480V in VPW2; Only available in 480V in VPW3 in 80W, 100W, 120W, 135W and 155W
- NXWS12F and BTSO-12F are the only sensors available in VPW2

# VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

## ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
<input type="checkbox"/> WP-BB-XXX	Accessory for conduit entry ¹
<input type="checkbox"/> CS	Comfort Shield ²








Notes:

- replace "xxx" with color option
- Not available with Micro Strike 24L and 48L or Strike 18L and 36L

## CONTROLS FUNCTIONALITY

### OUTDOOR LIGHTING CONTROLS OPTIONS



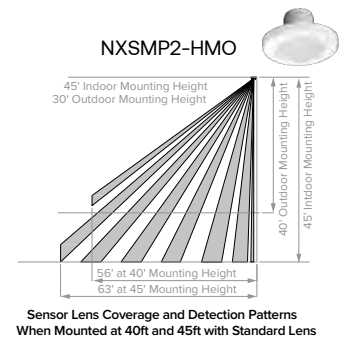
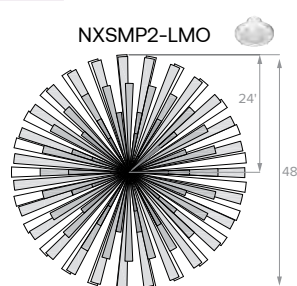
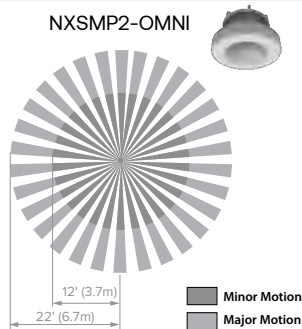
Control Option Ordering Logic & Description	Control Option Functionality										Control Option Components	
	Networkable	Grouping	Scheduling	Occupancy/Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height			
NX Wireless	NXW	NX Networked Wireless Radio Module NXR2 and Bluetooth Programming, without Sensor	✓	✓	✓	-	-	✓	✓	✓	-	 NXRM2-H
	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft	 NXSMP2-LMO
	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
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	12ft	 BTSMP-OMNI-O
	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	14ft	 BTSMP-LMO
	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





# VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

## NX LIGHTING CONTROLS FREE APP

## CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)



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 luminaires 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](https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US)



Apple App



Google Play

## LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF) PROJECTED LUMEN MAINTENANCE

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

Ambient Temp.	OPERATING HOURS		
	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.

Use these factors to determine relative lumen output for average ambient temperatures from 0-40° C (32-104° F).

## 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	<a href="#">See Amber Spec Sheet</a>		

## 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	

# 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	

# 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	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	

# VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

## 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
		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		
		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		
	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



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



# VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

## PHOTOMETRY

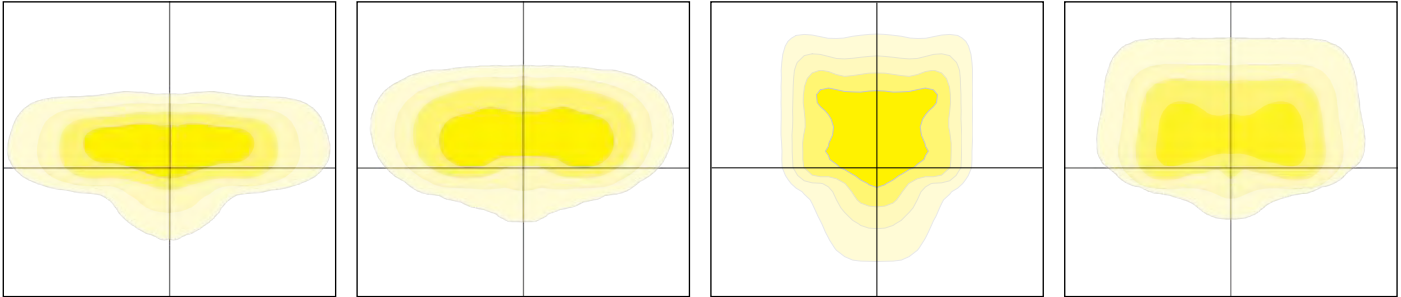
Mounting Height: 10ft

Type 2

Type 3

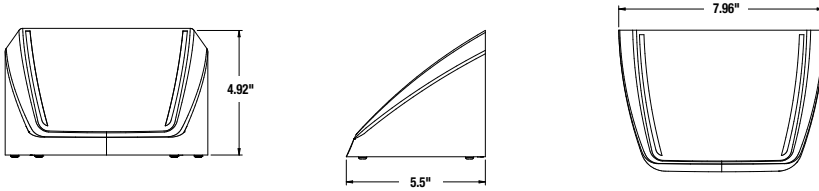
Type 4F

Type 4W

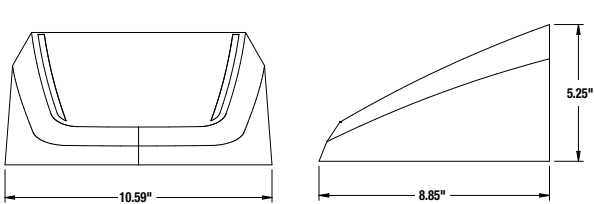


## DIMENSIONS

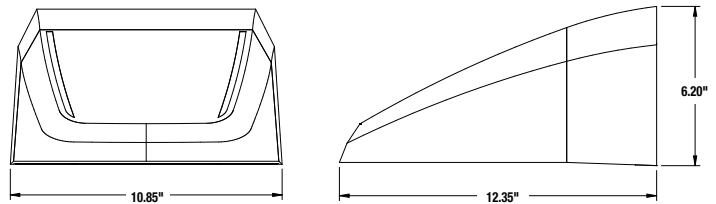
### VPW1



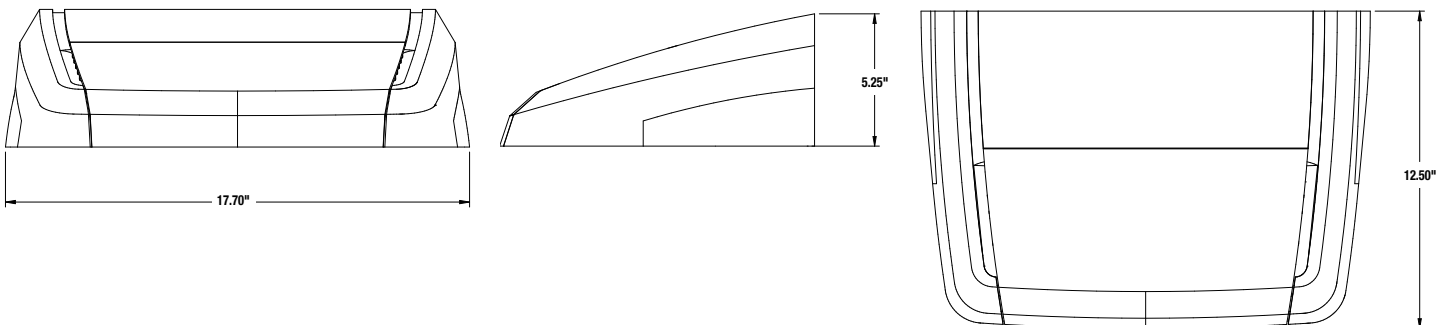
### VPW2



### VPW2 with Back Box



### VPW3



# VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

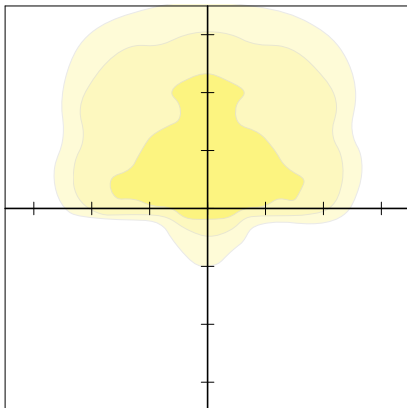
## BATTERY OPTIONS & HOUSING SIZES

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

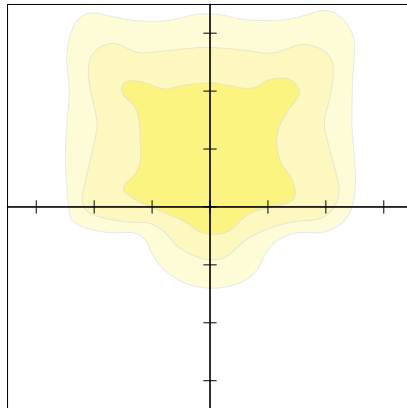
## PHOTOMETRY - BATTERY

Mounting Height: 12ft  
Scale: 10ft

18L BATTERY PHOTOMETRY



80L BATTERY PHOTOMETRY



# LBSE-RD

EDGE-LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT



## FEATURES

- 4", 6", and 8" aperture, delivering 750-1750 lumens
- Low surface profile of 1/2"
- 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

## SERVICE PROGRAMS



## SPECIFICATIONS

### CONSTRUCTION

- Durable cast aluminum low profile trim with 1/2" 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)

# LBSE-RD

EDGE-LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT



## ORDERING GUIDE

Example: LBSE-4RD-35K8-WH

CATALOG #

### HOUSING

LBSE	Aperture/Shape/Function	CCT/CRI	Trim Color
<b>Model/CCT Configuration</b>			
<b>LBSE</b> Edge-Lit Surface, Fixed CCT, 120-277V with 0-10V/Triac/ELV dimming	<b>4RD</b> 4" Round, Direct J-Box Mount, 750 Lumens	<b>30K8</b> 3000K, 80+ CRI	<b>WH</b> White
	<b>6RD</b> 6" Round, Direct J-Box Mount, 1100 Lumens	<b>35K8</b> 3500K, 80+ CRI	
	<b>8RD</b> 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"

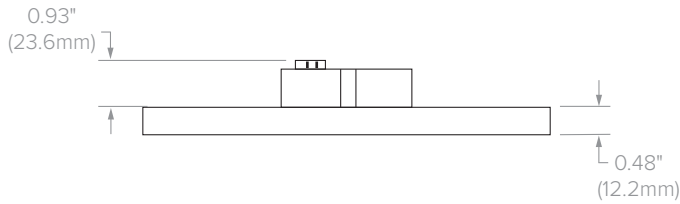
# LBSE-RD

EDGE-LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT

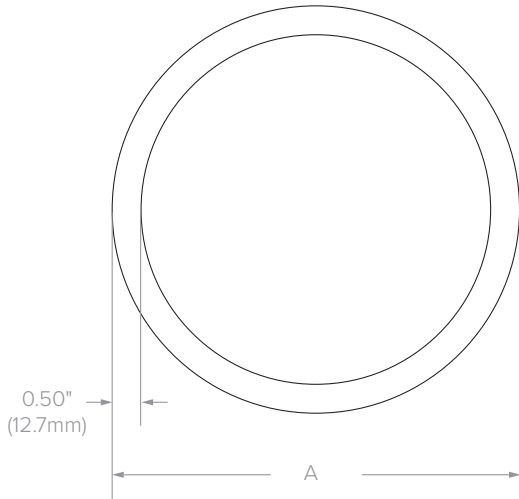
## PERFORMANCE DATA TABLE

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)





# LBSE-RD

EDGE-LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT

## PHOTOMETRY

### LBSE-4RD-30K8-WH

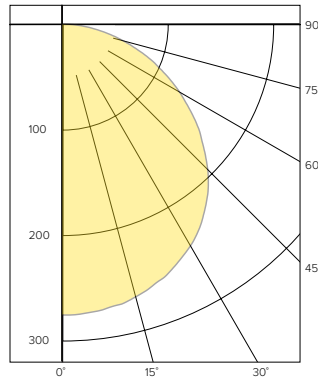
#### LUMINAIRE DATA

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

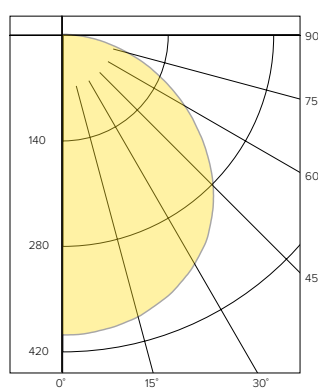
#### LUMINAIRE DATA

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

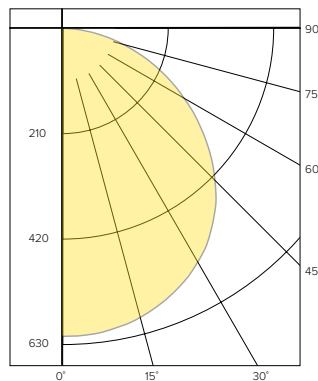
#### LUMINAIRE DATA

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

# 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](http://www.currentlighting.com/prescolite).

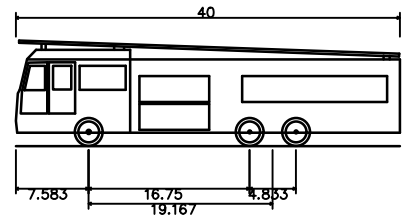
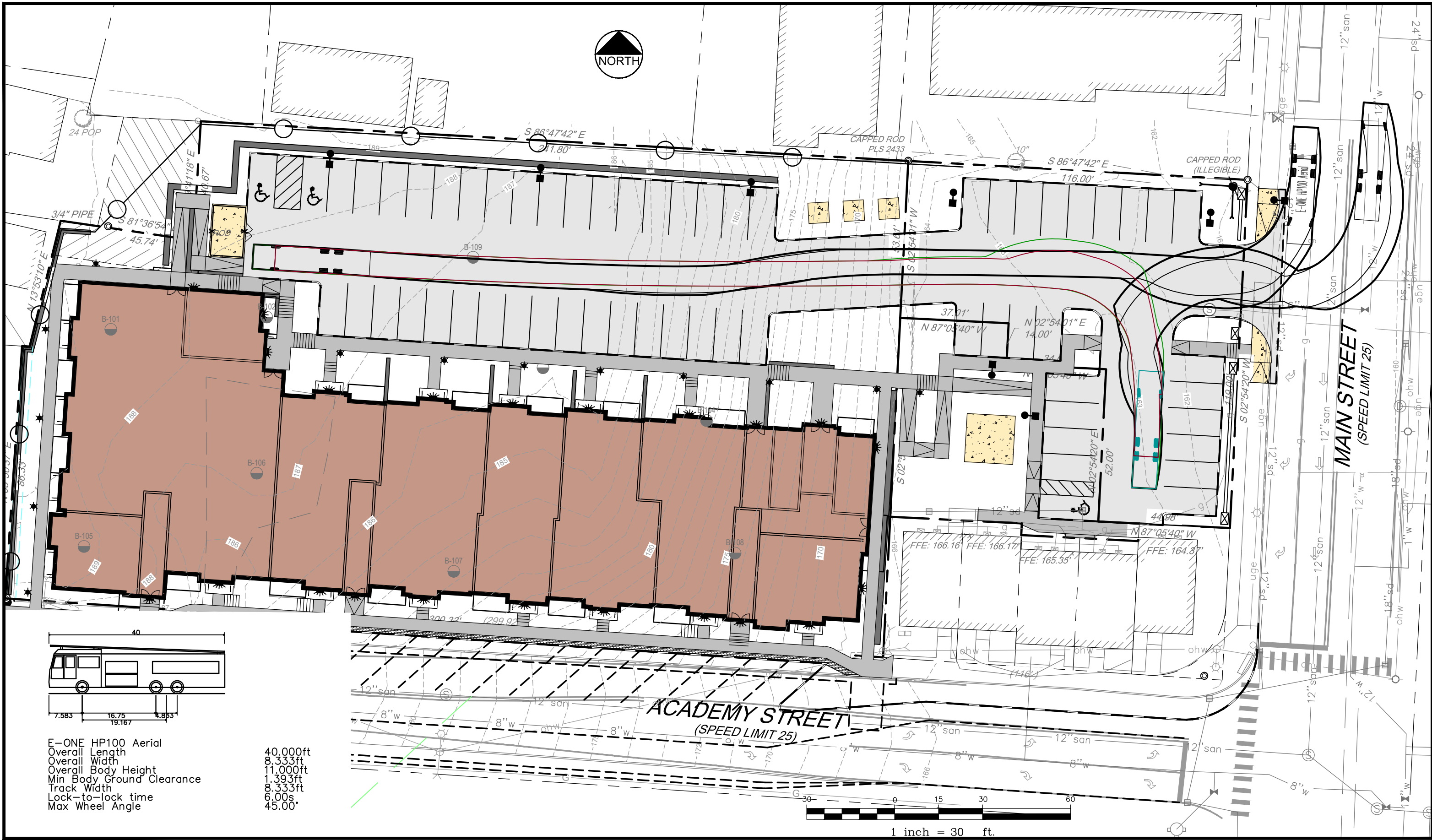
### J-Box Compatibility

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.



# **ATTACHMENT I**

U:\4228_Academy Street Residential Development_Auburn\Z - CAD\DWG\4228-PBASE.dwg ethan.chadwick 7/23/2024 8:22 AM



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°



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

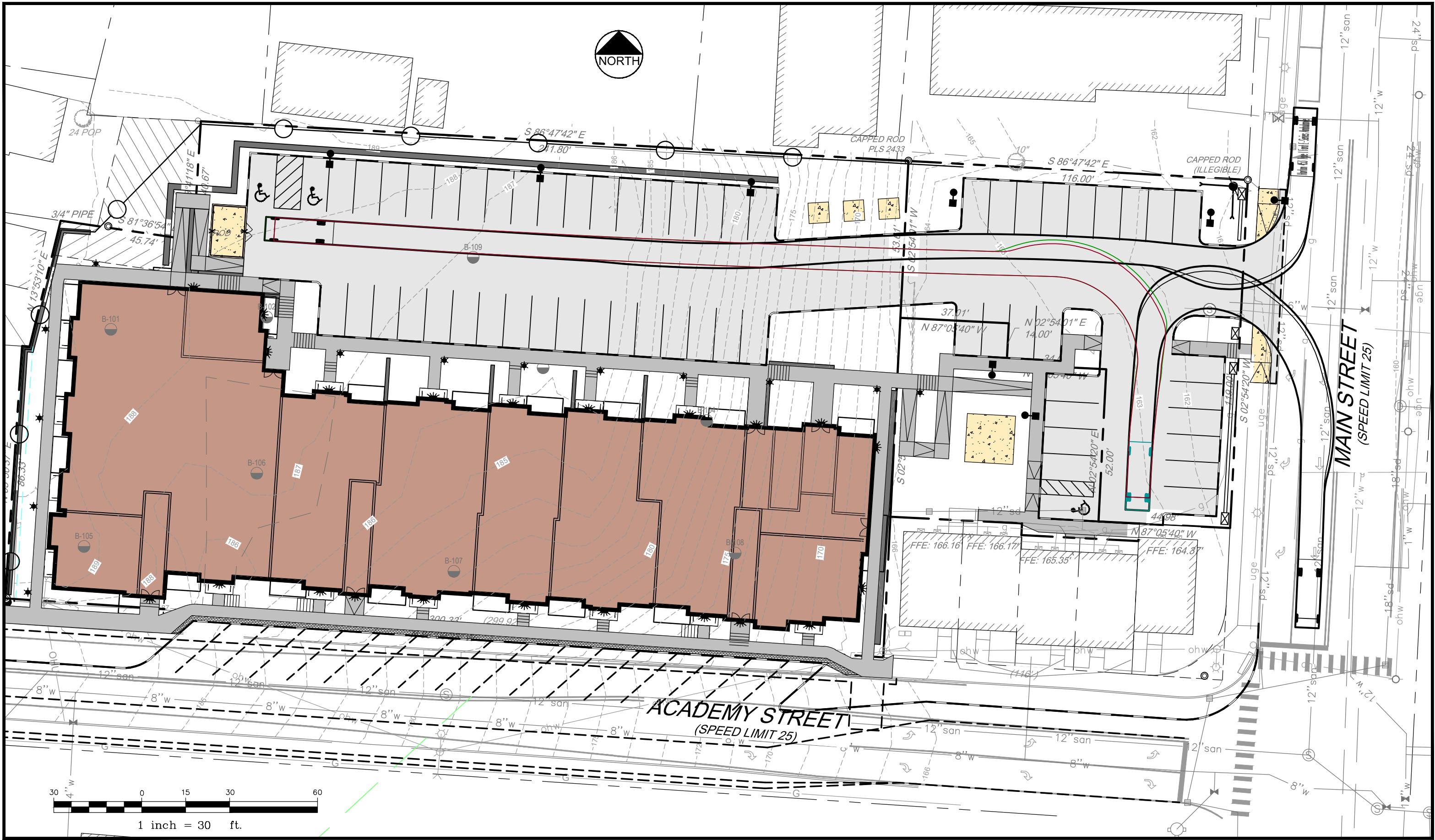
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	DWN.	CHKD.	DSGN.	DATE

Title  
**FIRE TRUCK ACCESS**

Figure No.



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 15 ACADEMY STREET, AUBURN, MAINE

File Name:	CDD	-	-	24.07.22
	DWN.	CHKD.	DSGN.	DATE

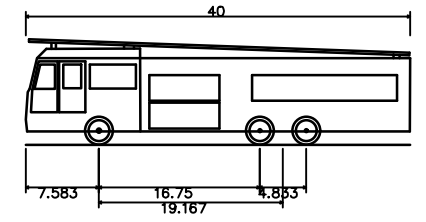
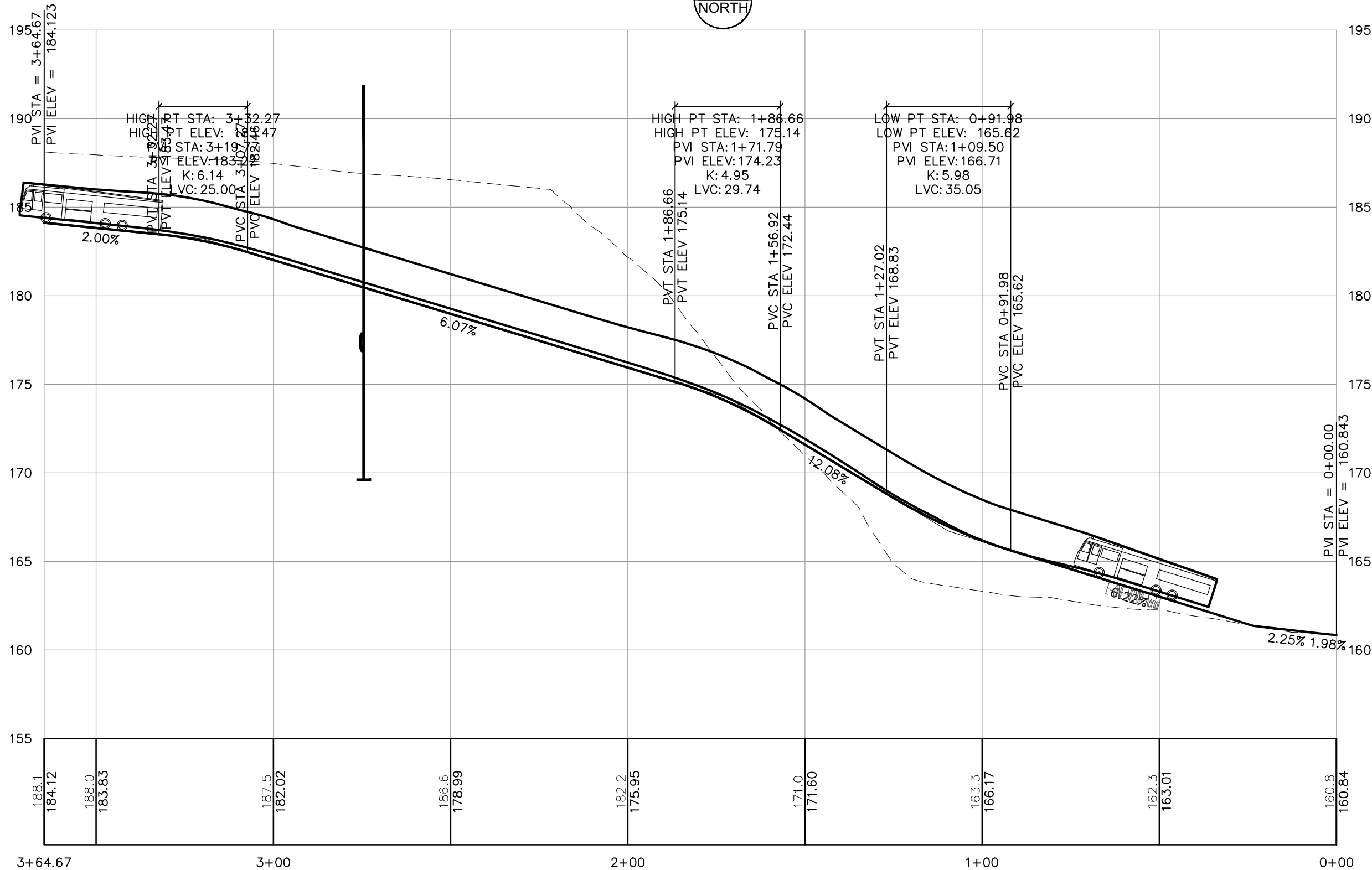
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**AMBULANCE ACCESS**

Figure No.

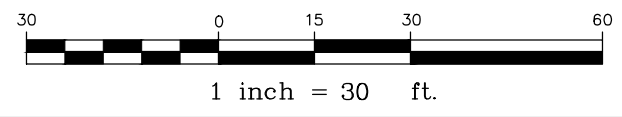
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E-ONE HP100 Aerial  
 Overall Length 40.000ft  
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 Track Width 8.333ft  
 Lock-to-lock time 6.00s  
 Max Wheel Angle 45.00°



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**AUBURN TOWN CENTER APARTMENTS**  
 15 ACADEMY STREET, AUBURN, MAINE

File Name:	CDD	-	-	24.07.22
	DWN.	CHKD.	DSGN.	DATE

Title  
**VERTICAL FIRE TRUCK MOVEMENT**

Figure No.

3

**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.

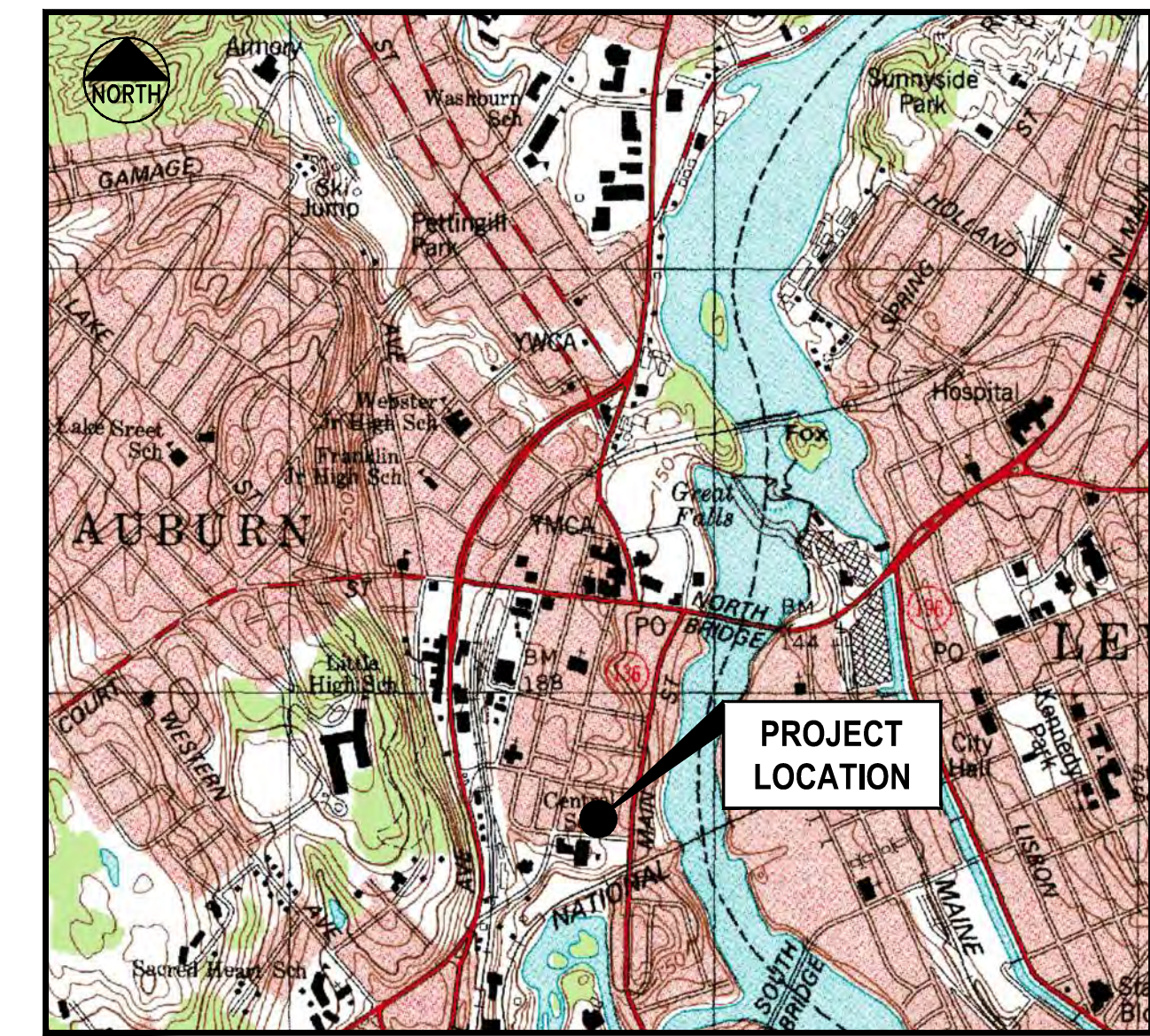


PROJECT PARCEL SITE		
ZONING: T-4.2 Traditional Downtown Neighborhood District		
AUBURN TAX ASSESSOR'S MAP AND LOT NUMBERS		
MAP	LOT	REGISTRY (A.C.R.D.) INFO
230	132	BOOK 11792, PAGE 1
231	004	BOOK 11792, PAGE 1
231	004-006	BOOK 8177, PAGE 45

**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.

**INDEX**

- C-1.0 COVER SHEET
- C-1.1 GENERAL NOTES & LEGEND
- C-1.2 SURVEY PLAN (BY SEBAGO TECHNICS)
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- C-3.0 SITE LAYOUT PLAN
- C-3.1 SUBDIVISION PLAN (BY SEBAGO TECHNICS)
- C-4.0 GRADING, DRAINAGE & EROSION CONTROL PLAN
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- C-5.0 UTILITY PLAN
- C-5.1 UTILITY PROFILES
- C-6.0 SITE & MISCELLANEOUS DETAILS
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- C-8.0 ACCESS DRIVE PROFILE
- 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@CMPCCO.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**

MAJOR DEVELOPMENT REVIEW

BUILDING PERMIT

STREET OPENING PERMIT

**STATE**

STORMWATER PERMIT BY RULE

**GOVERNING BODY**

CITY OF AUBURN - PLANNING BOARD  
60 COURT STREET  
AUBURN, MAINE 04210  
207.333.6600

AUBURN CODE ENFORCEMENT DEPT.  
60 COURT STREET  
AUBURN, MAINE 04210  
207.333.6600

AUBURN PUBLIC WORKS DEPT.  
296 GRACELAWN ROAD  
AUBURN, MAINE 04210  
207.333.6670

**GOVERNING BODY**

MAINEDEP - CENTRAL MAINE REGIONAL OFFICE  
32 BLOSSOM LANE  
AUGUSTA, MAINE 04333  
207.287.7688

**STATUS**

SITE PLAN SUBMISSION 07.08.2024  
SITE/SUBDIVISION RESUBMITTED 10.10.2025

TO BE FILED PRIOR TO CONSTRUCTION  
BY CONTRACTOR

TO BE FILED PRIOR TO CONSTRUCTION  
BY CONTRACTOR

**STATUS**

SUBMITTED 10.10.2025

**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.

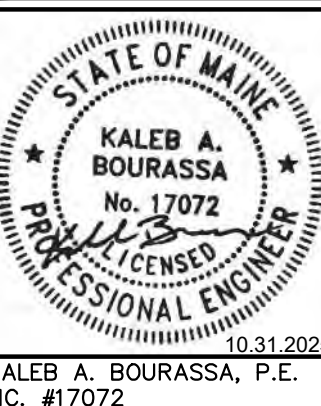
**LANDSCAPE ARCHITECT:**

3Key Hospitality  
4530 ST. JOHNS AVENUE  
JACKSONVILLE, FL 32210  
904.236.9757  
ATTN: JOSH BUONO, NCARB, AIA, LEED AP

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.

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.



K:\3key Hospitality\4228_Academy Street Residential Development_Auburn\Z - CAD\DWG\4228-COVER.dwg 10/30/2025 5:27 PM

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  
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
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**GENERAL NOTES**

- 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.
- THIS PROJECT WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF ALL PERMITS ISSUED BY LOCAL UTILITY COMPANIES AND THE CITY OF AUBURN.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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**

- 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.
- 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**

- BITUMINOUS CONCRETE CURB, SLIPFORM CONCRETE CURB AND GRANITE CURB SHALL MEET THE REQUIREMENTS OF MDOT 702.001, 703.07 AND 609.04.
- ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR THE FACE OF THE BUILDING.
- EXCEPT WHERE INDICATED OTHERWISE, THE PAVEMENT IS TO BE STANDARD DUTY PAVEMENT.
- 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:**

- ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNINGS ROUGHNESS COEFFICIENT OF N = 0.012 OR LESS.
- 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.
- 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.
- SEE EXISTING CONDITIONS FOR BENCHMARK INFORMATION.
- SEE GRADING, DRAINAGE AND EROSION/SEDIMENT CONTROL FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
- ALL DISTURBED AREAS NOT TO BE PAVED, GRAVELED, SODDED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER AND MULCH.
- 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 AND WITHIN 8 INCHES OF THE SLAB-ON-GRADE	95%

*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.
- ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- 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.
- PROVIDE STABILIZATION OR SEPARATION GEOTEXTILE FABRIC OVER UNSTABLE SOILS AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND IN ACCORDANCE WITH THE FINAL GEOTECHNICAL RECOMMENDATIONS.
- 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**

- 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.
- 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.
- 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.
- 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.
- 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.
- THE LOCATIONS OF THE NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE SERVING UTILITY COMPANY, PROJECT ARCHITECTS AND MEP DESIGNERS.
- UNDERGROUND ELECTRICAL, CONDUIT MATERIAL AND INSTALLATION SHALL CONFORM TO CENTRAL MAINE POWER STANDARDS AND PROJECT SPECIFICATIONS, WHICH EVER IS MORE STRINGENT.
- ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OR WORK TO FINISH GRADE.
- ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- 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.
- 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.
- 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:**

- 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.
- 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.
- PRIOR TO PAVING OR GRAVEL PLACEMENT, THE CONTRACTOR SHALL REMOVE SILT FROM ALL STORM LINES AND APURTANCES.
- SILT BARRIERS SHALL BE INSPECTED, REPAIRED AND CLEANED AS NOTED IN THE EROSION CONTROL NOTES SHOWN ON THE EROSION CONTROL DETAIL SHEET.
- 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.
- 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.
- LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE WHICH CAUSE THE LEAST PRACTICAL UNPROTECTED DENUDED AREAS ON THE SITE DURING CONSTRUCTION.
- 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.
- A FULL EROSION/SEDIMENTATION CONTROL PLAN ACCOMPANIES THIS DRAWING SET AND IS ALSO CONTAINED IN THE SPECIFICATIONS OR FROM THE OWNER.
- 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.
- 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.
- 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" son — 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
- 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

K:\Key Hospitality\4228_Academy Street Residential Development_Auburn\Z - CAD\DWG\4228-GEN NOTES.dwg 10/30/2025 5:28 PM

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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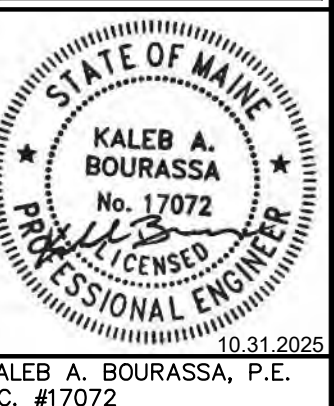


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South Portland, ME 04106

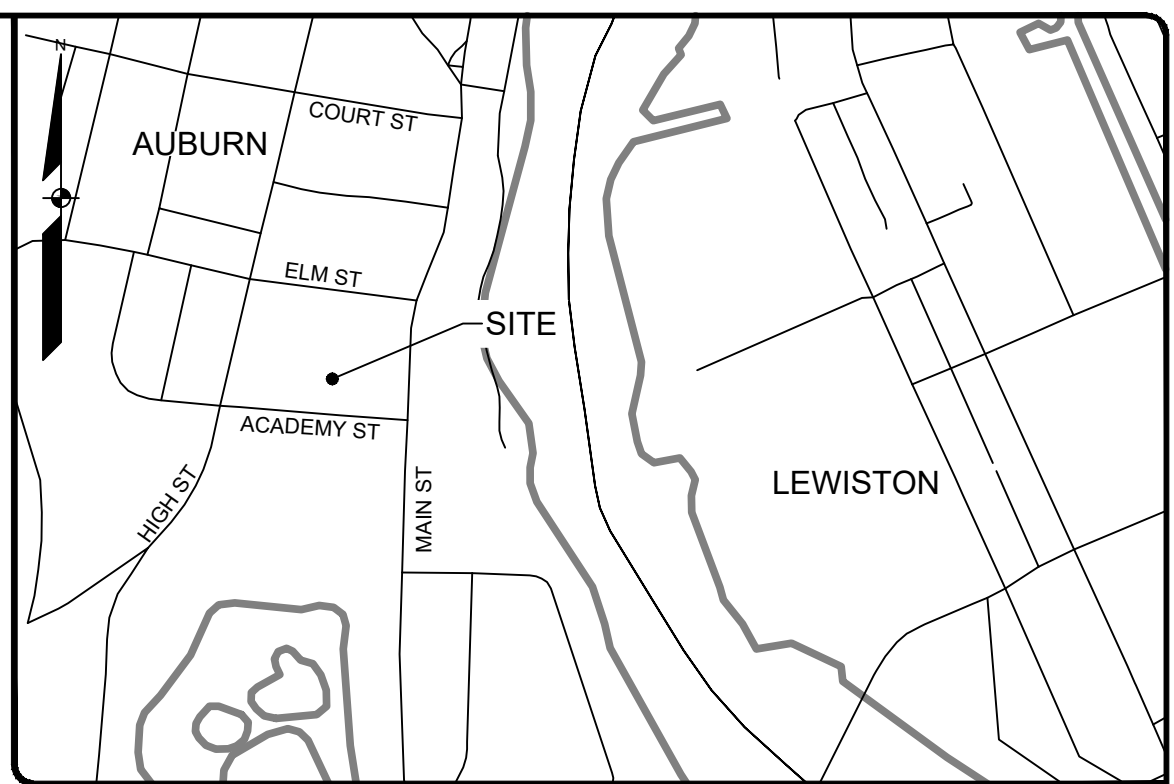
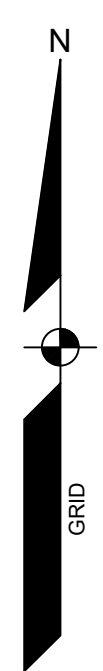
Drawing Name:	<b>GENERAL NOTES &amp; LEGEND</b>
Project:	AUBURN TOWN CENTER APARTMENTS 15 ACADEMY STREET, AUBURN, MAINE
Client:	HIGHGATE DEVELOPMENT, LLC 799 WASHINGTON STREET N., AUBURN, ME 04210

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.



KALEB A. BOURASSA, P.E.  
LIC. #17072

Drawing No.	<b>C-1.1</b>
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LOCATION MAP N.T.S.

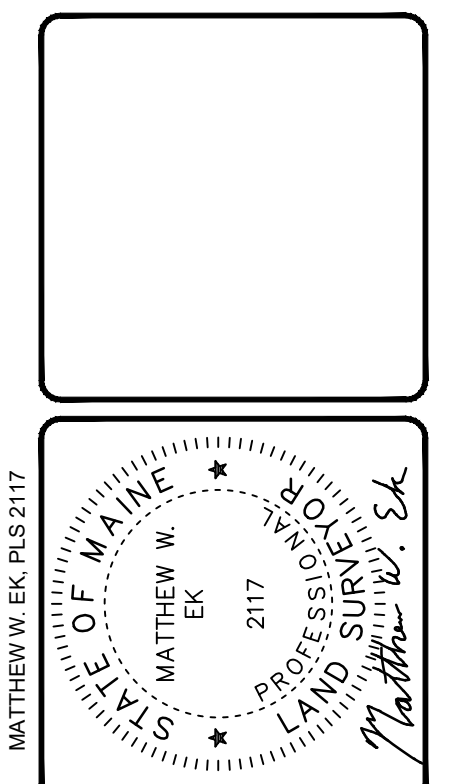
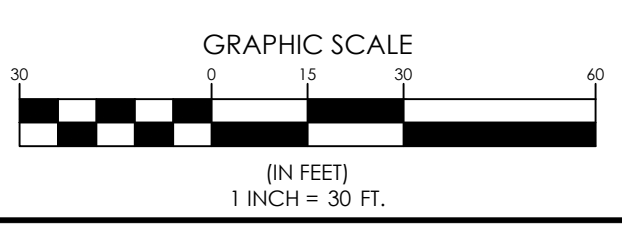
GENERAL NOTES:

- 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 8851, PAGE 040.
- 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.
- 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.
- TOTAL AREA OF PARCEL IS TO BE DETERMINED, UPON GAP OVERLAP DETERMINATION. AS SHOWN THE PROJECT PARCEL IS APPROXIMATELY --- ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHINCS, INC. IN OCTOBER AND NOVEMBER OF 2022.
- 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).
- 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.
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD Q146-92. 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 TECHINCS, INC.
- 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 2300100328E. 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.
- NO WETLANDS WERE FOUND ON THE SUBJECT PROPERTIES.
- 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 9F PER DEED BOOK 28 PAGE 440. ON MARCH 2, 1865 HANNIBAL SMITH SWAPPED LAND WITH ORLAND E. LIQUES (MISREFERENCED IN SEVERAL DEEDS AS "SUQUES"), WHO OWNED LOT 8 OF PLAN REFERENCE 8F. 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.
- 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
C/L 1	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
X	BARB WIRE FENCE
○	DECIDUOUS TREE
- - -	MULCH LINE
↑	SIGN
⊕	GAS
⊕	GAS GATE VALVE
⊕	GAS METER
⊕	WATER
⊕	WATER GATE VALVE
⊕	HYDRANT
⊕	SANITARY MANHOLE
⊕	STORM DRAIN
⊕	DRAINAGE MANHOLE
⊕	CATCH BASIN
⊕	OVERHEAD UTILITY
⊕	ELECTRIC METER
⊕	UTILITY POLE
⊕	GUY WIRE



REV.	BY	DATE	STATUS
B	MWE	11/22/23	RELEASED STAMPED SURVEY FOR CLIENT USE
A	MWE	11/22/22	ISSUED DRAFT PLAN TO CLIENT FOR PRELIMINARY REVIEW

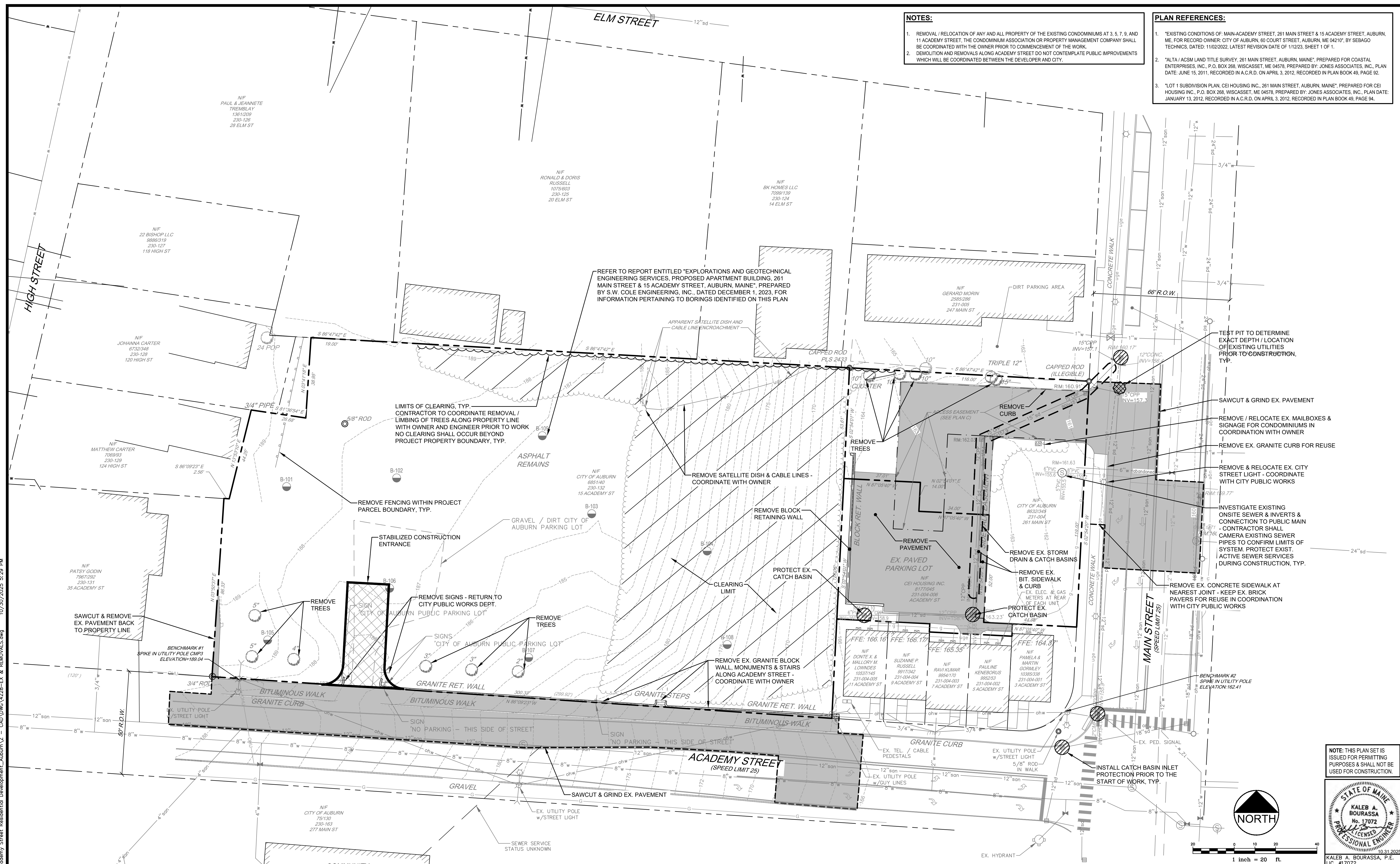
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC.

**SEBAGO TECHINCS**  
 WWW.SEBAGOTECHINCS.COM  
 75 John Roberts Rd.  
 Suite 4A  
 South Portland, ME 04106  
 Tel. 207-500-2100

**EXISTING CONDITIONS**  
 OF:  
**MAIN-ACADEMY STREET**  
 261 MAIN STREET & 15 ACADEMY STREET  
 AUBURN, ME  
**CITY OF AUBURN**  
 60 COURT STREET  
 AUBURN, ME 04210

DESIGNED	-
DRAWN	JS / JMC
CHECKED	MWE
DATE	11/02/2022
SCALE	1" = 30'
PROJECT	220537





**NOTES:**

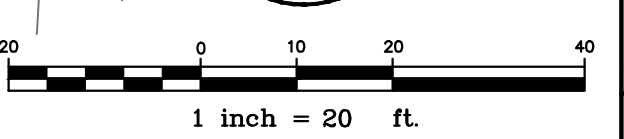
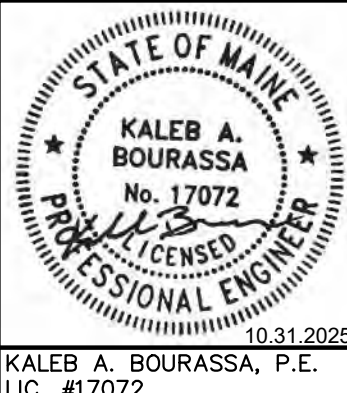
- REMOVAL / RELOCATION OF ANY AND ALL PROPERTY OF THE EXISTING CONDOMINIUMS AT 3, 5, 7, 9, AND 11 ACADEMY STREET, THE CONDOMINIUM ASSOCIATION OR PROPERTY MANAGEMENT COMPANY SHALL BE COORDINATED WITH THE OWNER PRIOR TO COMMENCEMENT OF THE WORK.
- DEMOLITION AND REMOVALS ALONG ACADEMY STREET DO NOT CONTEMPLATE PUBLIC IMPROVEMENTS WHICH WILL BE COORDINATED BETWEEN THE DEVELOPER AND CITY.

**PLAN REFERENCES:**

- "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.
- "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.
- "LOT 1 SUBDIVISION PLAN, CEI HOUSING INC., 261 MAIN STREET, AUBURN, MAINE", PREPARED FOR CEI HOUSING INC., P.O. BOX 388, 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.

K:\Key Hoopcity\4228_Academy Street Residential Development_Auburn,ME - CAD\DWG\4228-EX & REMOVALS.dwg 10/30/2025 5:29 PM

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.



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6	2025.10.31	RESUBMITTED TO CITY PER COMMENTS
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1	2024.07.08	SUBMITTED FOR CITY SITE PLAN APPLICATION

Rev.	Date	Revision

Design: KAB    Draft: CDD    Date: JAN, 2024  
 Checked: SRB    Scale: AS NOTED    Job No.: 4228  
 File Name: 4228-EX & REMOVALS.dwg  
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Drawing Name:	<b>EXISTING CONDITIONS &amp; REMOVALS PLAN</b>
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**



ELM STREET

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%

- PLAN REFERENCES:**
- "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 TECHINCS, DATED: 11/02/2022, LATEST REVISION DATE OF 11/23/23, SHEET 1 OF 1.
  - "ALTA / ACSM LAND TITLE SURVEY, 261 MAIN STREET, AUBURN, MAINE", PREPARED FOR COASTAL ENTERPRISES, INC., P.O. BOX 288, 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.
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CITY OF AUBURN PLANNING BOARD  
SITE PLAN APPROVAL

CHAIRMAN _____

_____

_____

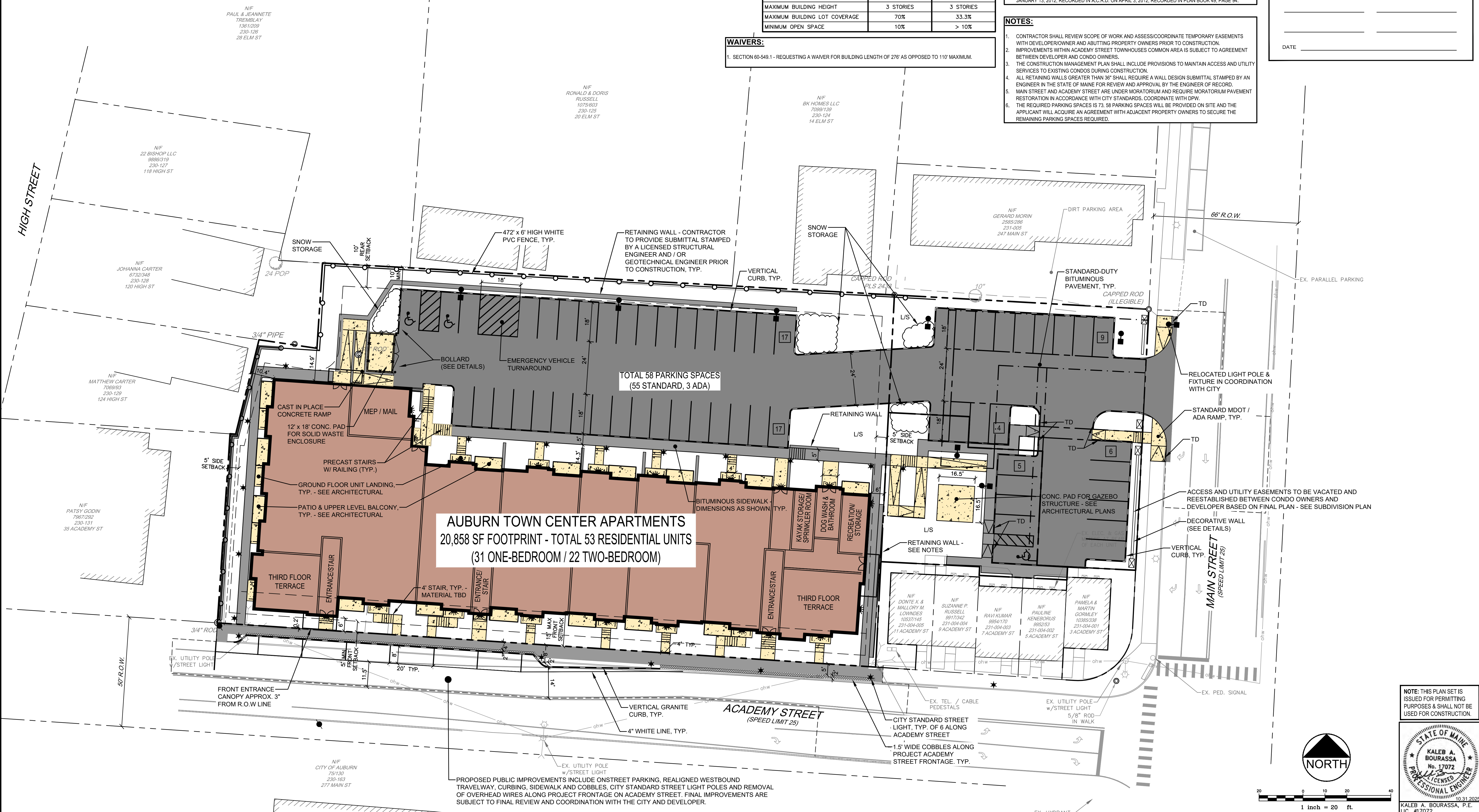
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DATE _____

- WAIVERS:**
- SECTION 60-549.1 - REQUESTING A WAIVER FOR BUILDING LENGTH OF 276' AS OPPOSED TO 110' MAXIMUM.

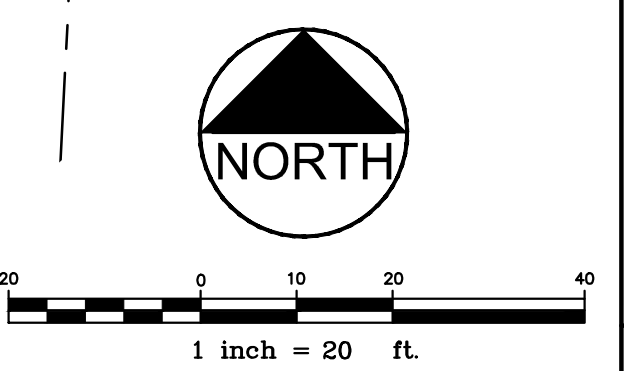
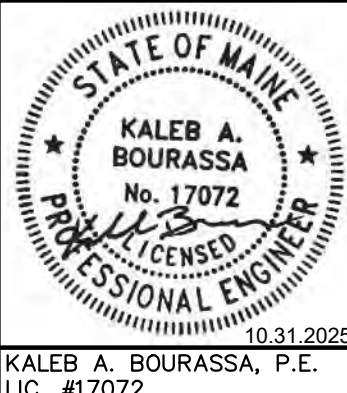
- NOTES:**
- CONTRACTOR SHALL REVIEW SCOPE OF WORK AND ASSESS/COORDINATE TEMPORARY EASEMENTS WITH DEVELOPER/OWNER AND ABUTTING PROPERTY OWNERS PRIOR TO CONSTRUCTION.
  - IMPROVEMENTS WITHIN ACADEMY STREET TOWNHOUSES COMMON AREA IS SUBJECT TO AGREEMENT BETWEEN DEVELOPER AND CONDO OWNERS.
  - THE CONSTRUCTION MANAGEMENT PLAN SHALL INCLUDE PROVISIONS TO MAINTAIN ACCESS AND UTILITY SERVICES TO EXISTING CONDOS DURING CONSTRUCTION.
  - 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.
  - MAIN STREET AND ACADEMY STREET ARE UNDER MORATORIUM AND REQUIRE MORATORIUM PAVEMENT RESTORATION IN ACCORDANCE WITH CITY STANDARDS. COORDINATE WITH DPW.
  - 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.

HIGH STREET



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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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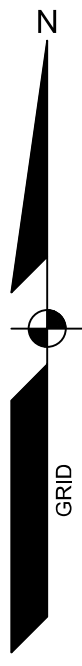


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 300 Southborough Drive - Suite 200  
 South Portland, ME 04106

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**





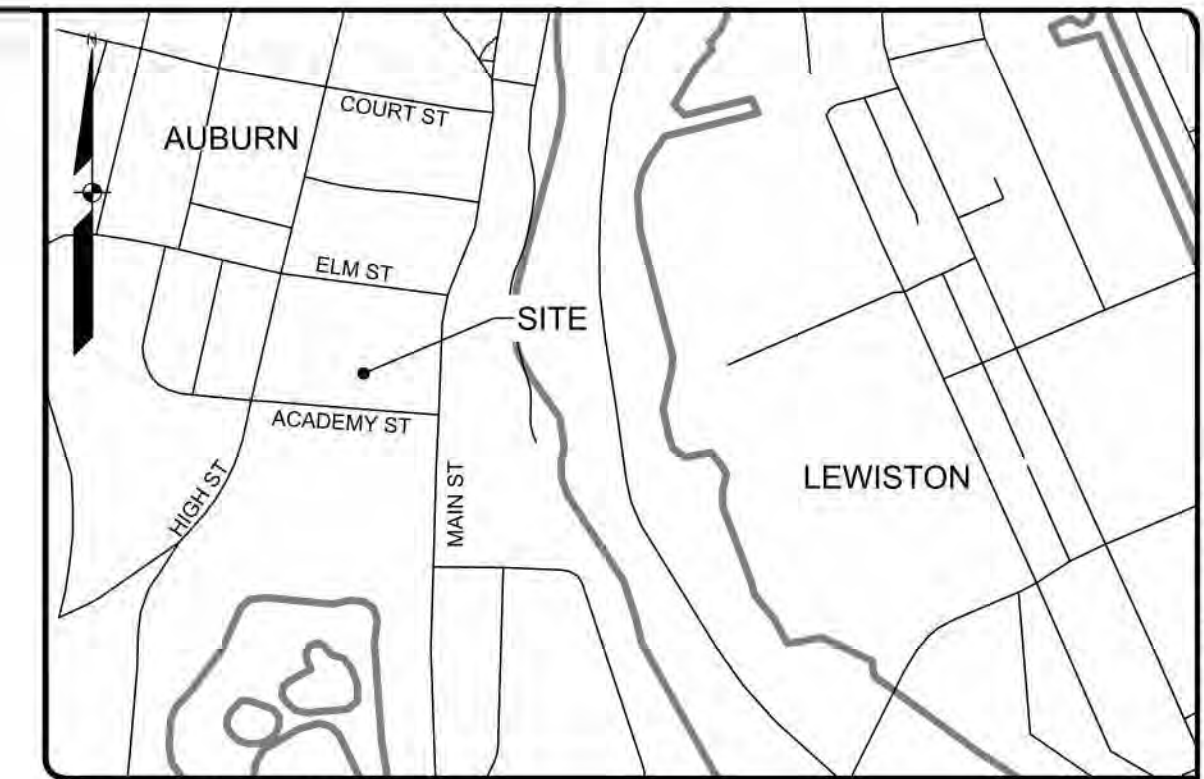
**LEGEND**

---	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
C/L1	CURVE LINE NO.	○	HYDRANT
N/F	NOW OR FORMERLY	○	OVERHEAD UTILITY
⊕	BENCHMARK	○	UTILITY POLE
○	CHAIN LINK FENCE	---	GUY WIRE
---	BUILDING	---	EDGE OF CONCRETE

**WAIVERS REQUESTED:**

- SECTION 549.1 - REQUESTING A WAIVER FOR BUILDING LENGTH OF 276' AS OPPOSED TO 110' MAXIMUM.

LINE	BEARING	DISTANCE
L1	S 86°09'23" E	2.56'
L2	N 81°36'54" W	26.67'
L3	S 03°41'18" W	38.95'



LOCATION MAP N.T.S.

**GENERAL NOTES:**

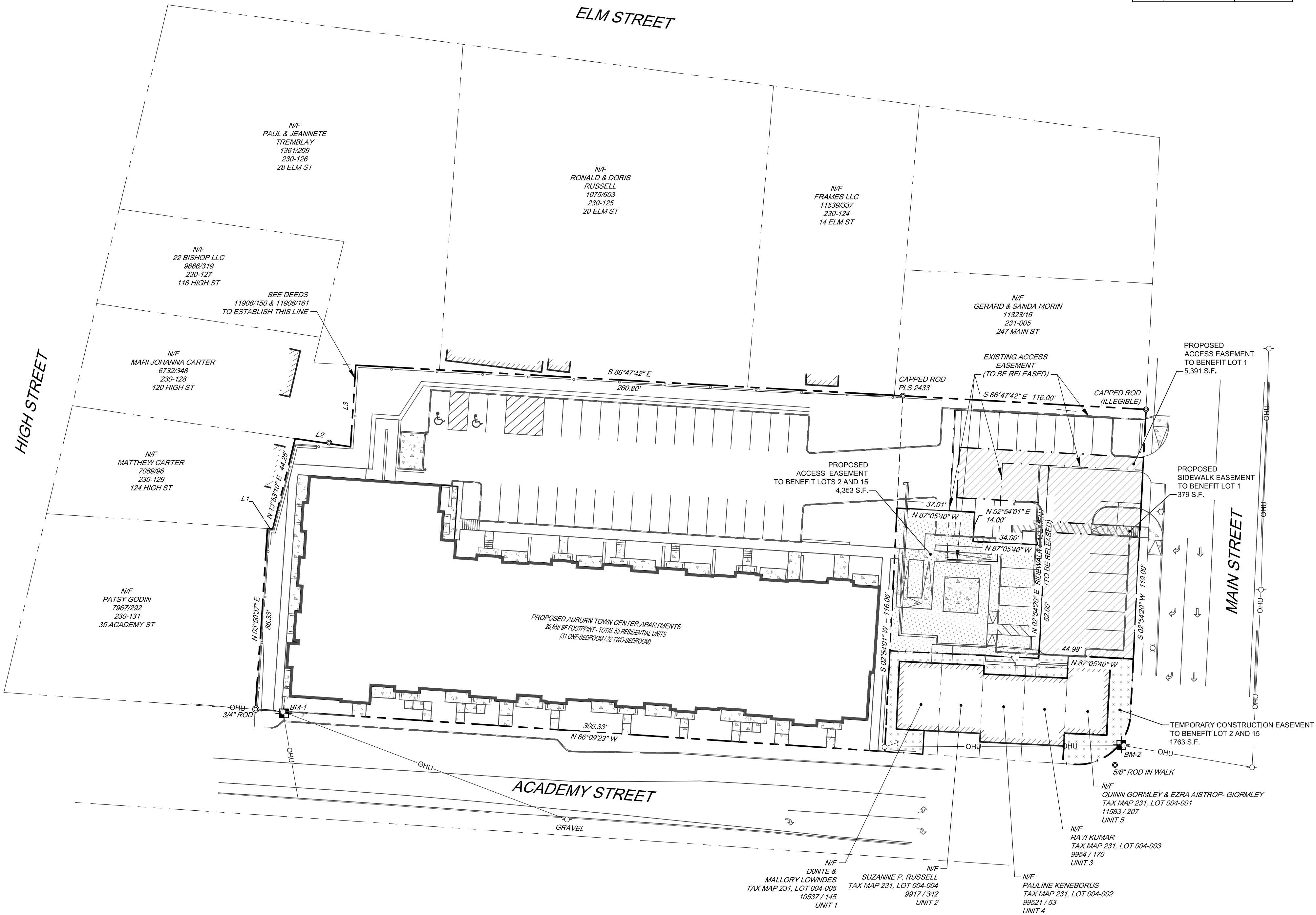
- THE RECORD OWNER OF THE PARCEL IS AUBURN TOWN CENTER APARTMENTS LLC BY DEED DATED MARCH 20, 2025 RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS (ACRD) IN BOOK 11792 PAGE 1.
- THE PROPERTY IS SHOWN AS LOT 004 ON THE CITY OF AUBURN TAX MAP 231 AND SHOWN AS LOT 132 ON THE CITY OF AUBURN TAX MAP 230 AND IS LOCATED IN THE TRADITIONAL DOWNTOWN NEIGHBORHOOD DISTRICT.
- 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.
- TOTAL AREA OF THE PROJECT PARCEL IS APPROXIMATELY 58,192 SQUARE FEET.
- 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 66 FOR SITE TOPOGRAPHY AND ADDITIONAL SITE DETAILS.
- 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.
- 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.
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASSE) STANDARD QJASCE 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.
- 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, 2015. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- NO WETLANDS WERE FOUND ON THE SUBJECT PROPERTIES.
- 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.
- SEE PLAN REFERENCE H. FOR MORE DETAIL ON THE FOUR PROPOSED EASEMENTS SHOWN HEREON.
- BENCHMARK:  
 BM-1 SPIKE IN CMP POLE #3 ELEVATION: 189.04 (NAVD88)  
 BM-2 SPIKE IN CMP POLE ELEVATION: 162.41 (NAVD88)

REV.	BY	DATE	STATUS	REVISIONS
A	MWE	10/31/2025	REVISED BUILDING, SITE FEATURE LOCATIONS, AND WAIVER NOTES.	

**SEBAGO TECHNICS**  
 WWW.SEAGOTECHNICS.COM  
 75 John Roberts Rd.  
 Suite 4A  
 South Portland, ME 04106  
 Tel. 207-200-2100

**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

DESIGNED	-
DRAWN	JMC
CHECKED	MWE
DATE	10/9/2025
SCALE	1" = 30'
PROJECT	220537



**APPROVAL-  
CITY OF AUBURN  
PLANNING BOARD**

DATE _____

CHAIRPERSON _____

STATE OF MAINE, ANDROSCOGGIN COUNTY SS, REGISTRY OF DEEDS

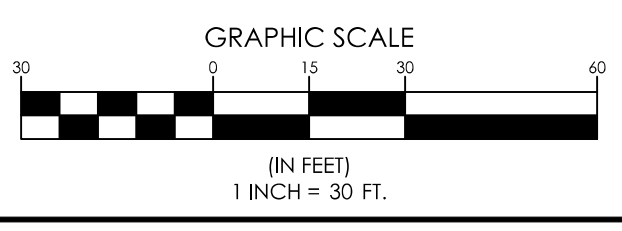
RECEIVED _____ 20____

AT _____ H _____ M _____ AND _____ M _____

RECORDED IN _____

PLAN BOOK _____ PAGE _____

ATTEST: _____ REGISTER



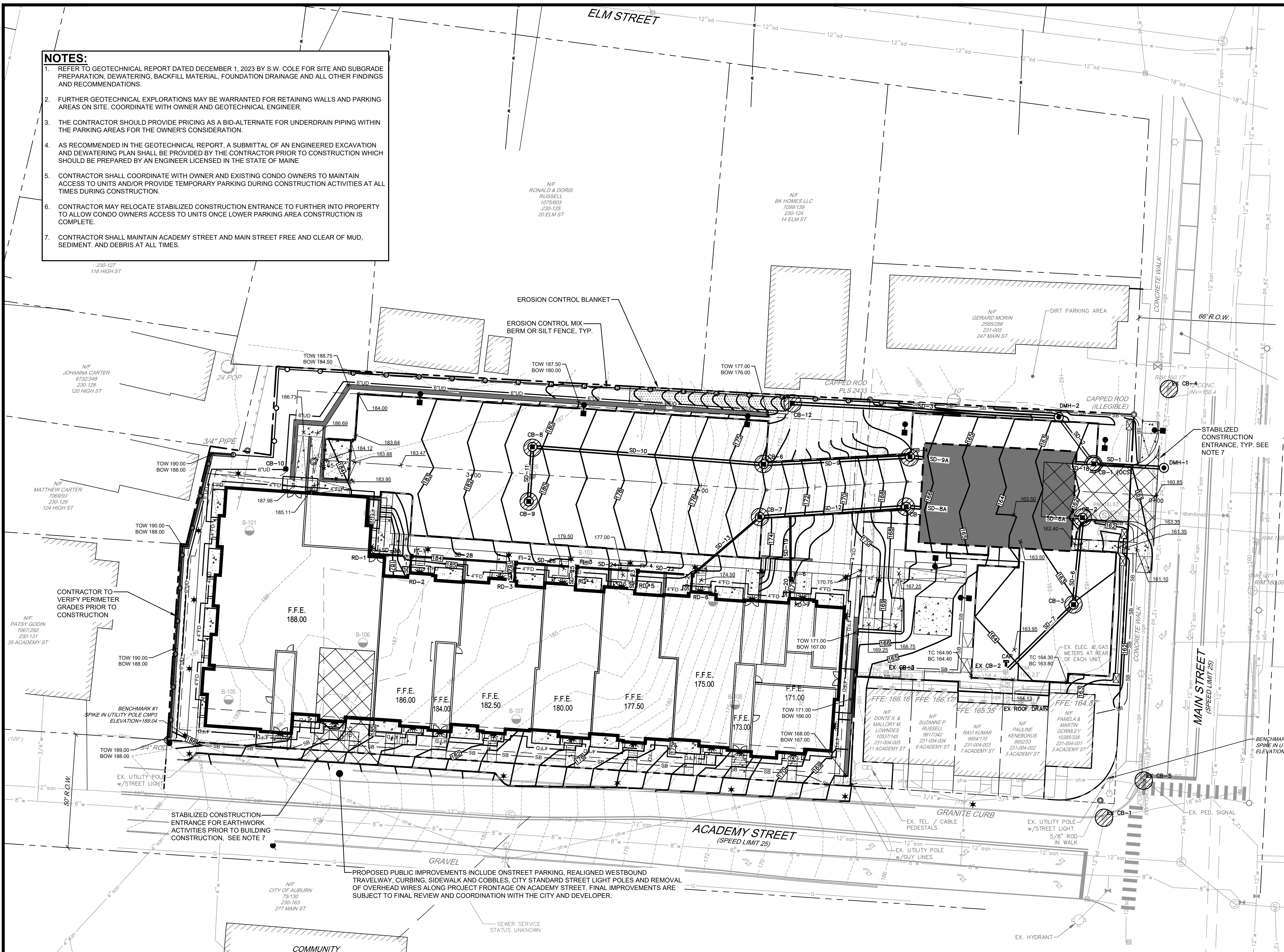
220537SB.dwg, TAB SUB



- NOTES:**
- 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.
  - FURTHER GEOTECHNICAL EXPLORATIONS MAY BE WARRANTED FOR RETAINING WALLS AND PARKING AREAS ON SITE. COORDINATE WITH OWNER AND GEOTECHNICAL ENGINEER.
  - THE CONTRACTOR SHALL PROVIDE PRICING AS A BID-ALTERNATE FOR UNDERDRAIN PIPING WITHIN THE PARKING AREAS FOR THE OWNER'S CONSIDERATION.
  - 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.
  - 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.
  - CONTRACTOR MAY RELOCATE STABILIZED CONSTRUCTION ENTRANCE TO FURTHER INTO PROPERTY TO ALLOW CONDO OWNERS ACCESS TO UNITS ONCE LOWER PARKING AREA CONSTRUCTION IS COMPLETE.
  - 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) 156.64/12"(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



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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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2	2024.08.13	RELEASED TO OWNER FOR PRICING
1	2024.07.08	SUBMITTED FOR CITY SITE PLAN APPLICATION

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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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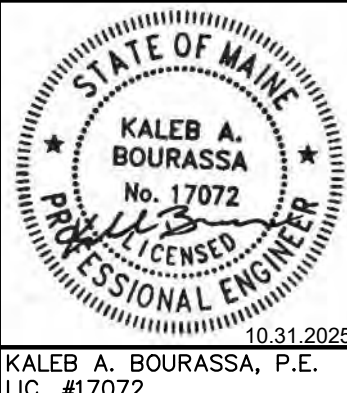


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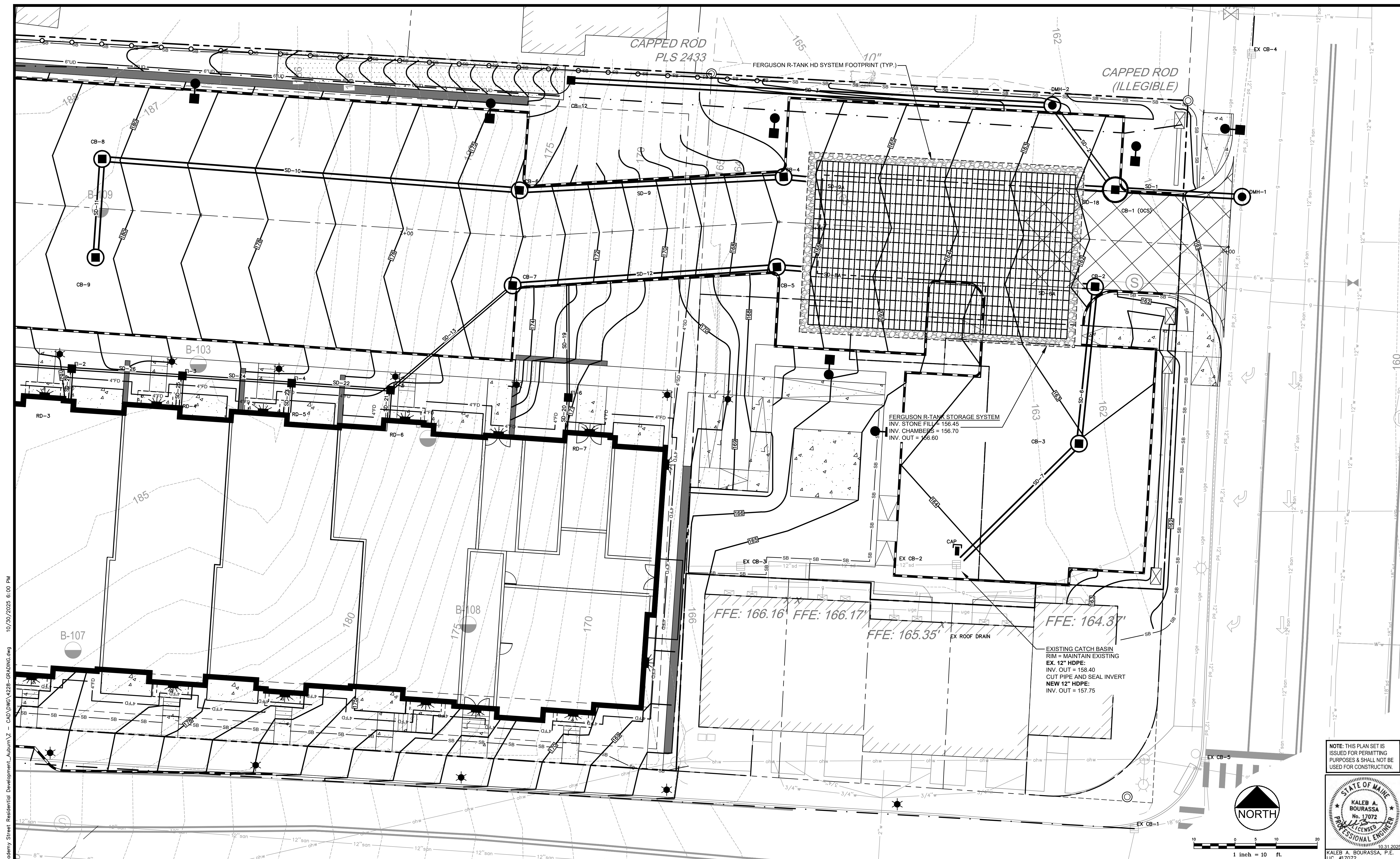
Drawing Name: **GRADING, DRAINAGE & EROSION CONTROL PLAN**  
 Project: AUBURN TOWN CENTER APARTMENTS  
 15 ACADEMY STREET, AUBURN, MAINE  
 Client: HIGHGATE DEVELOPMENT, LLC  
 799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No. **C-4.0**

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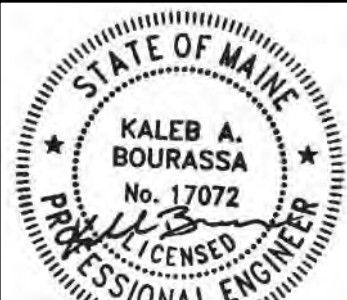






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KALEB A. BOURASSA, P.E. LIC. #17072



1 inch = 10 ft.

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Design: KAB Draft: CDD Date: JAN. 2024  
 Checked: SRB Scale: AS NOTED Job No.: 4228  
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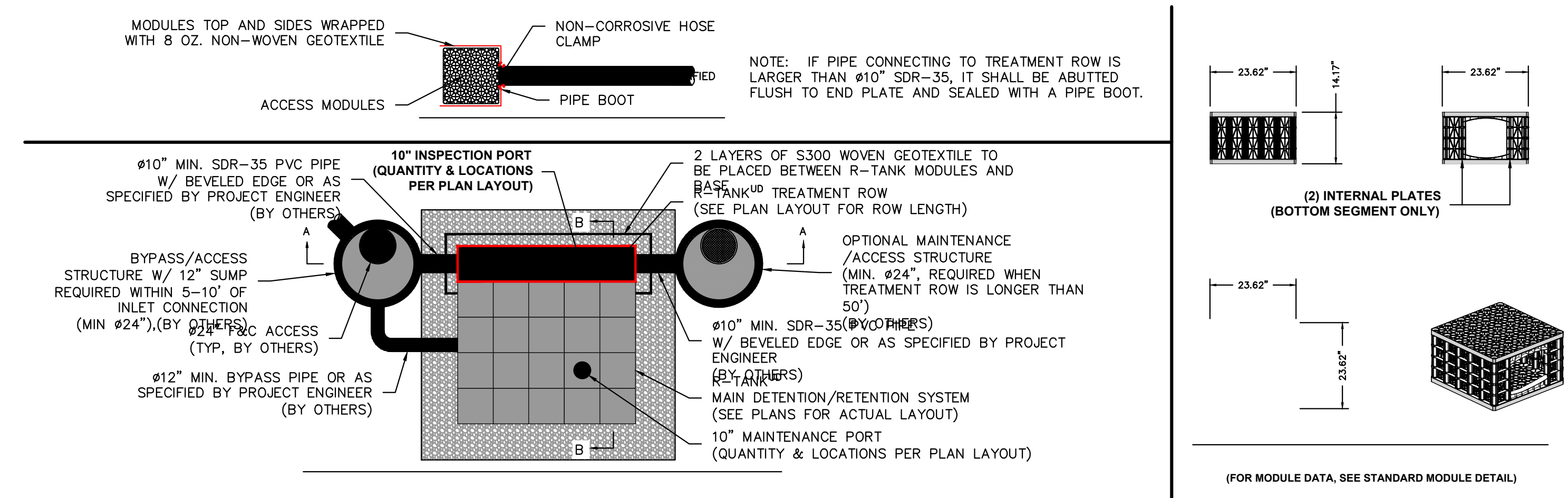


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Drawing Name: **STORMWATER MANAGEMENT PLAN**  
 Project: AUBURN TOWN CENTER APARTMENTS  
 15 ACADEMY STREET, AUBURN, MAINE  
 Client: HIGHGATE DEVELOPMENT, LLC  
 799 WASHINGTON STREET N., AUBURN, ME 04210

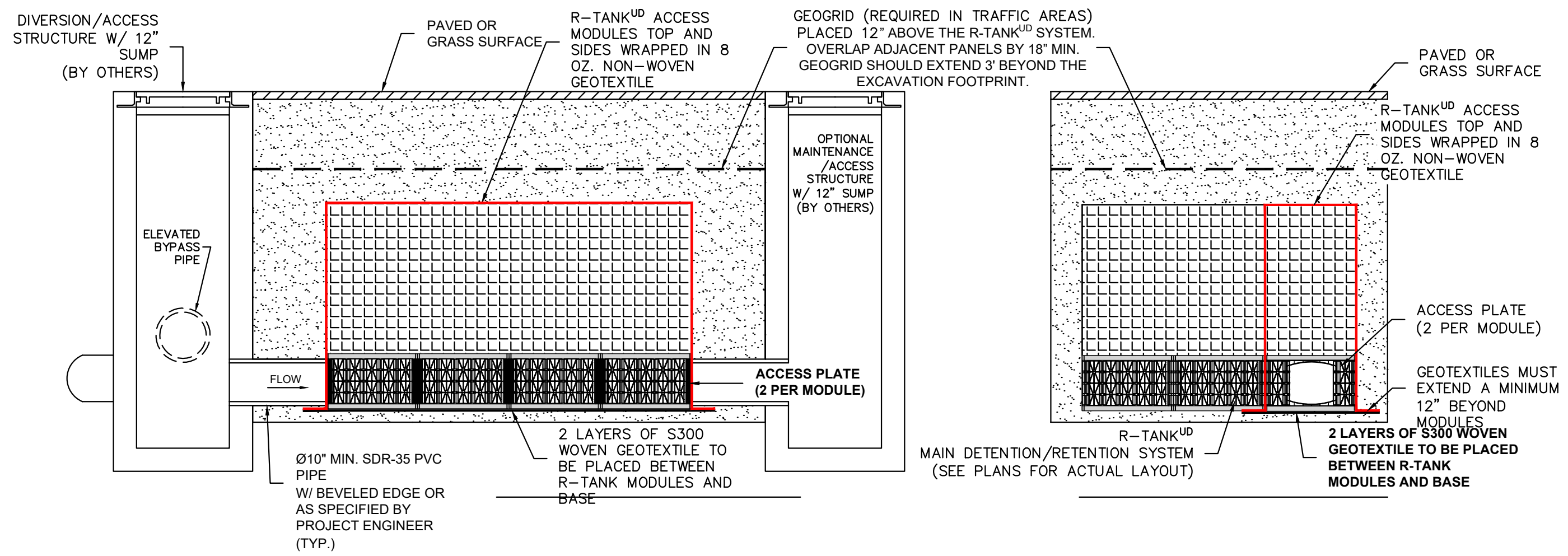
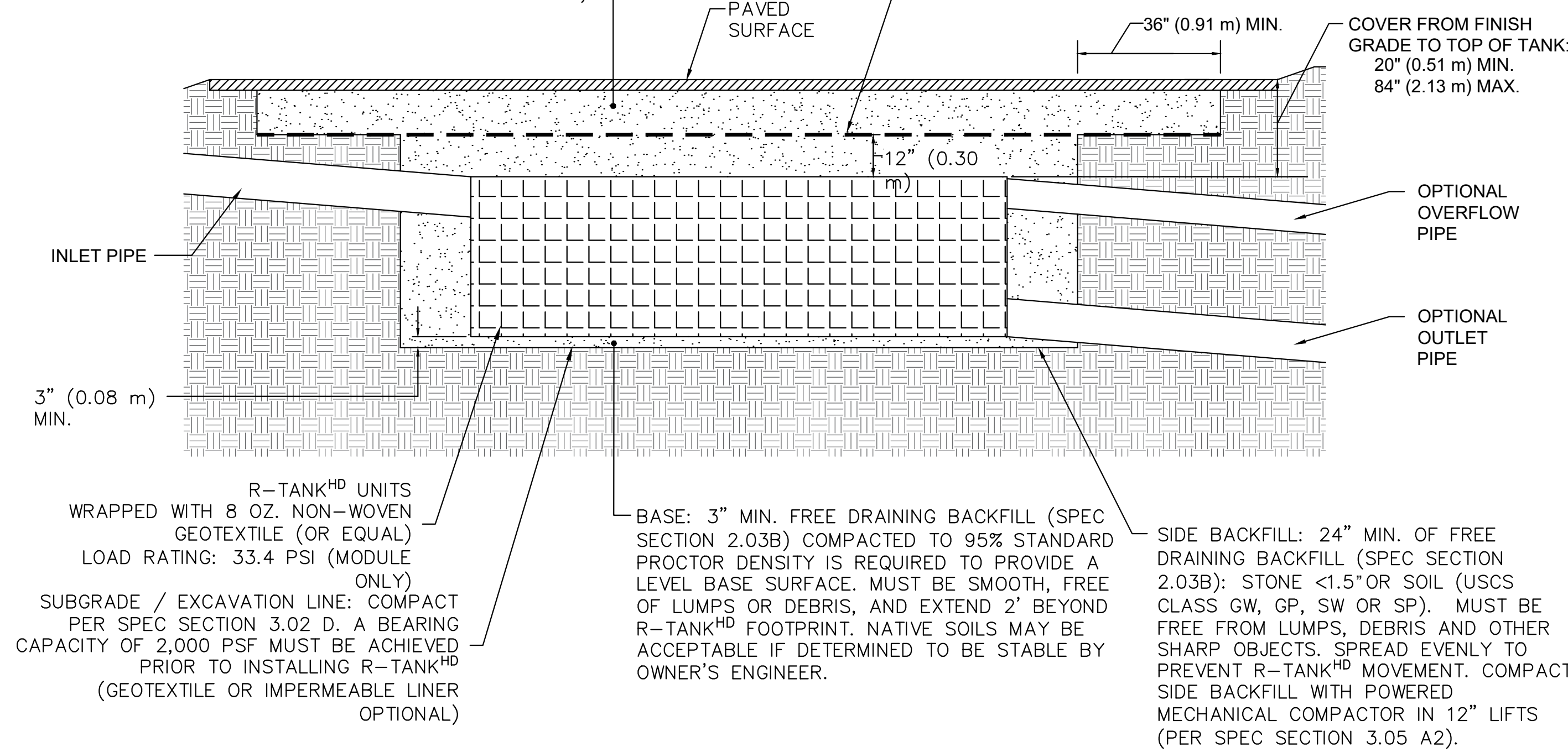
Drawing No. **C-4.1**





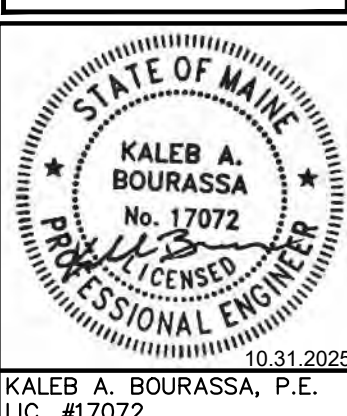
TOTAL COVER: 20" MINIMUM AND 84" MAXIMUM. FIRST 12" MUST BE FREE DRAINING BACKFILL (SPEC SECTION 2.03B): STONE <1.5" OR SOIL (USCS CLASS GW, GP, SW OR SP). ADDITIONAL FILL MAY BE STRUCTURAL FILL (SPEC SECTION 2.03C): STONE OR SOIL (USCS CLASS SM, SP, SW, GM, GP OR GW) WITH MAX CLAY CONTENT <10%, MAX 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:
- FOR COMPLETE MODULE DATA, SEE APPROPRIATE R-TANK^{HD} MODULE SHEET.
  - 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.
  - PRE-TREATMENT STRUCTURES NOT SHOWN.
  - 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.



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Design: KAB Draft: CDD Date: JAN. 2024  
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 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

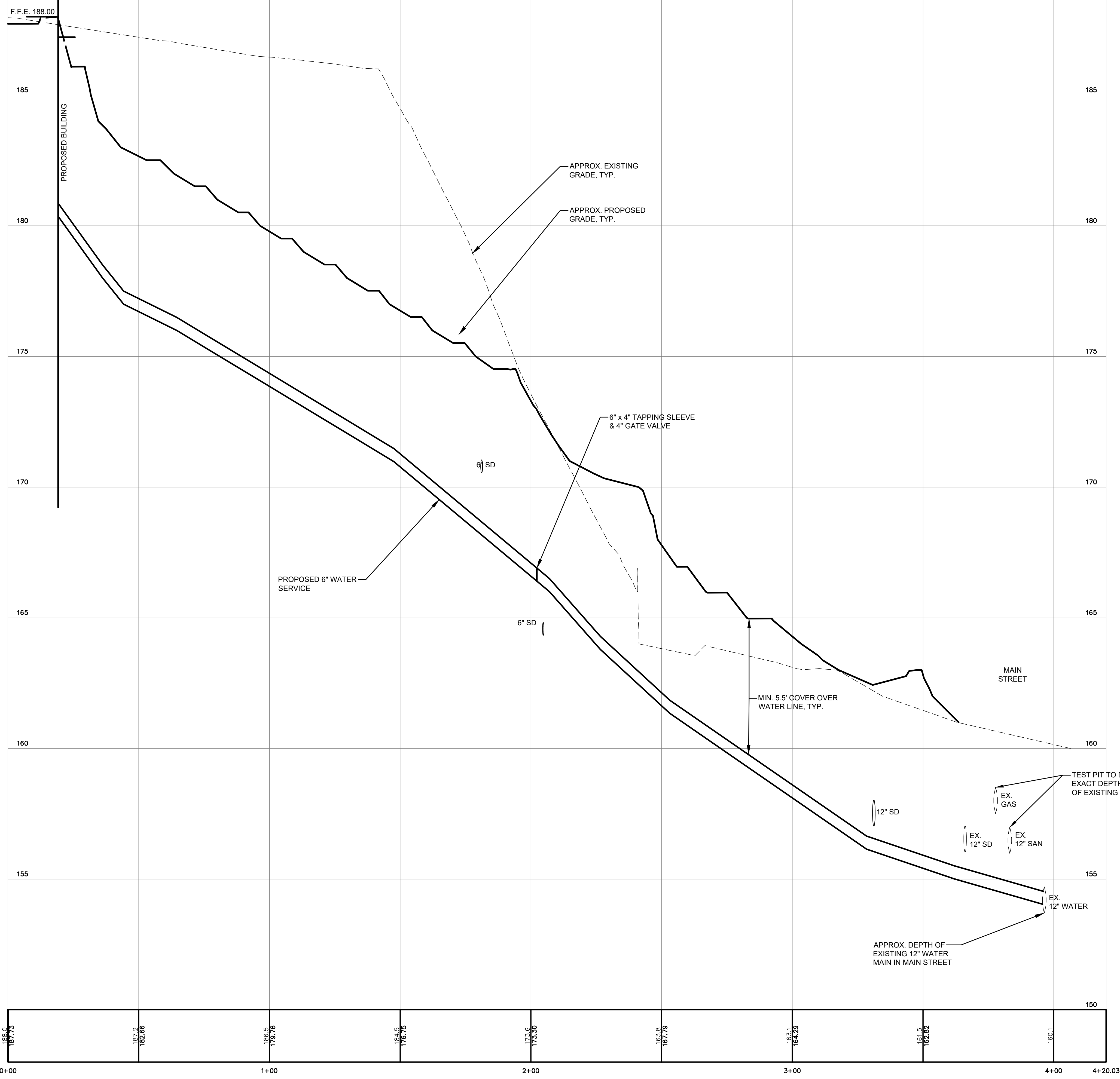
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**C-4.2**



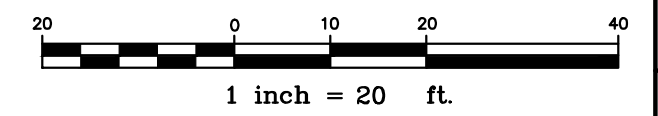




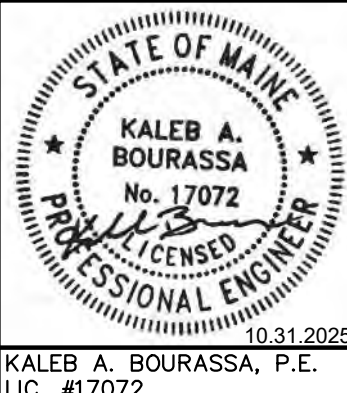
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**WATER SERVICE PROFILE**  
SCALE: 1" = 20' HORZ. / 1" = 2' VERT.



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KALEB A. BOURASSA, P.E.  
LIC. #17072

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Design: KAB    Draft: CDD    Date: JAN. 2024  
 Checked: SRB    Scale: AS NOTED    Job No.: 4228  
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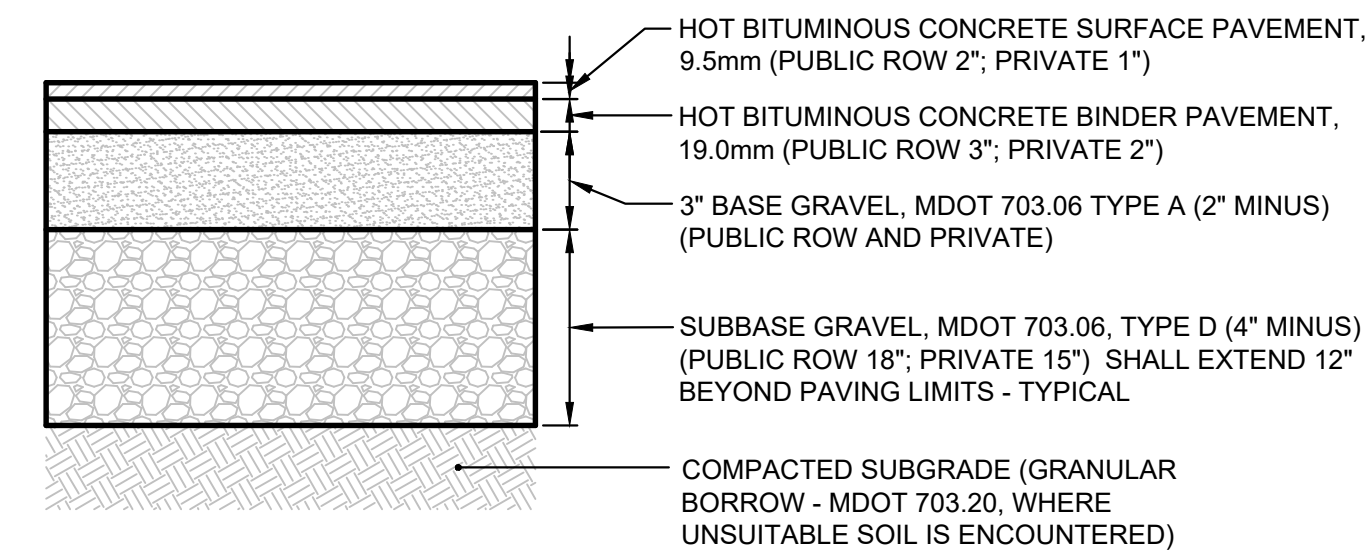
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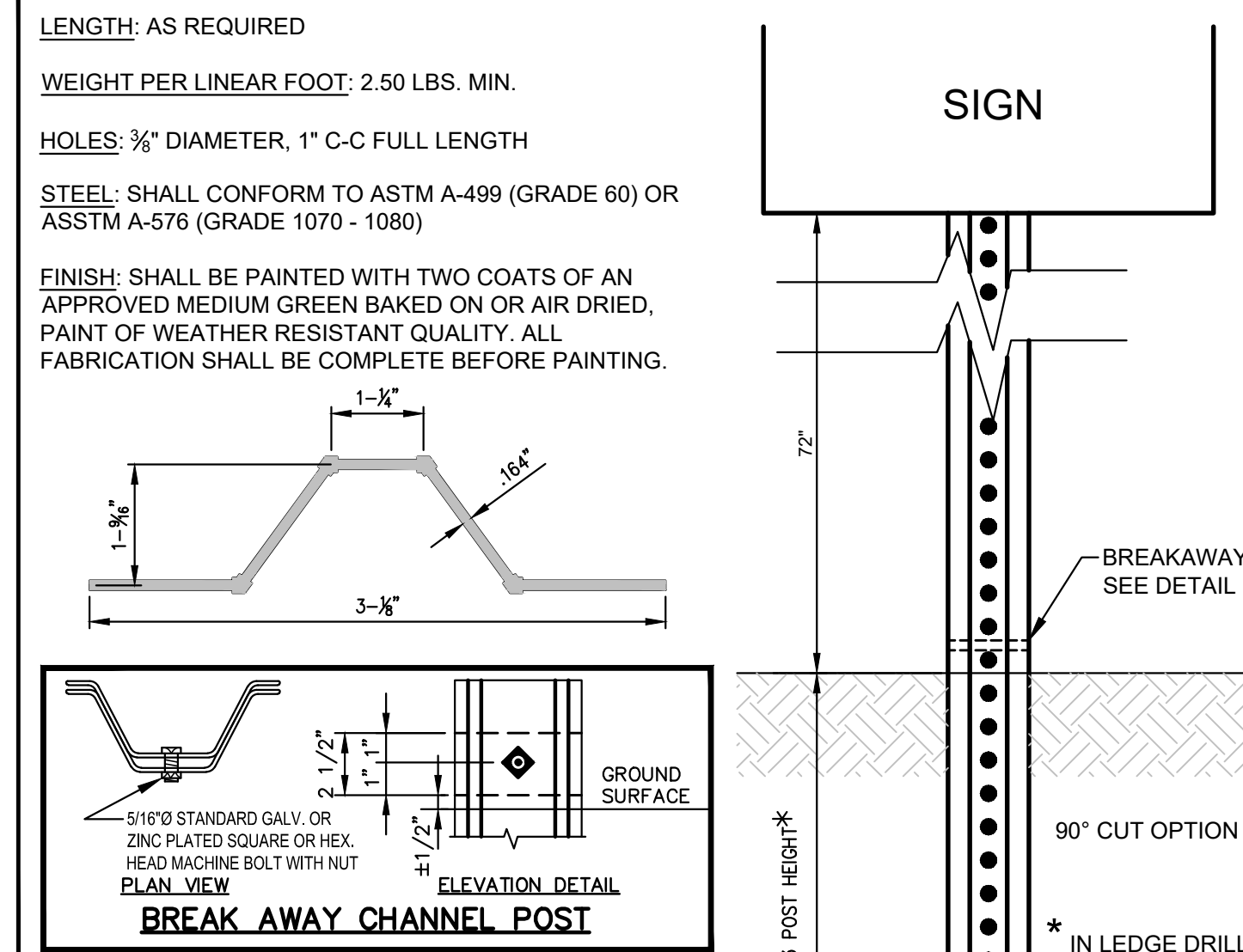
Drawing Name:	UTILITY PROFILES
Project:	AUBURN TOWN CENTER APARTMENTS 15 ACADEMY STREET, AUBURN, MAINE
Client:	HIGHGATE DEVELOPMENT, LLC 799 WASHINGTON STREET N., AUBURN, ME 04210

Drawing No.  
**C-5.1**

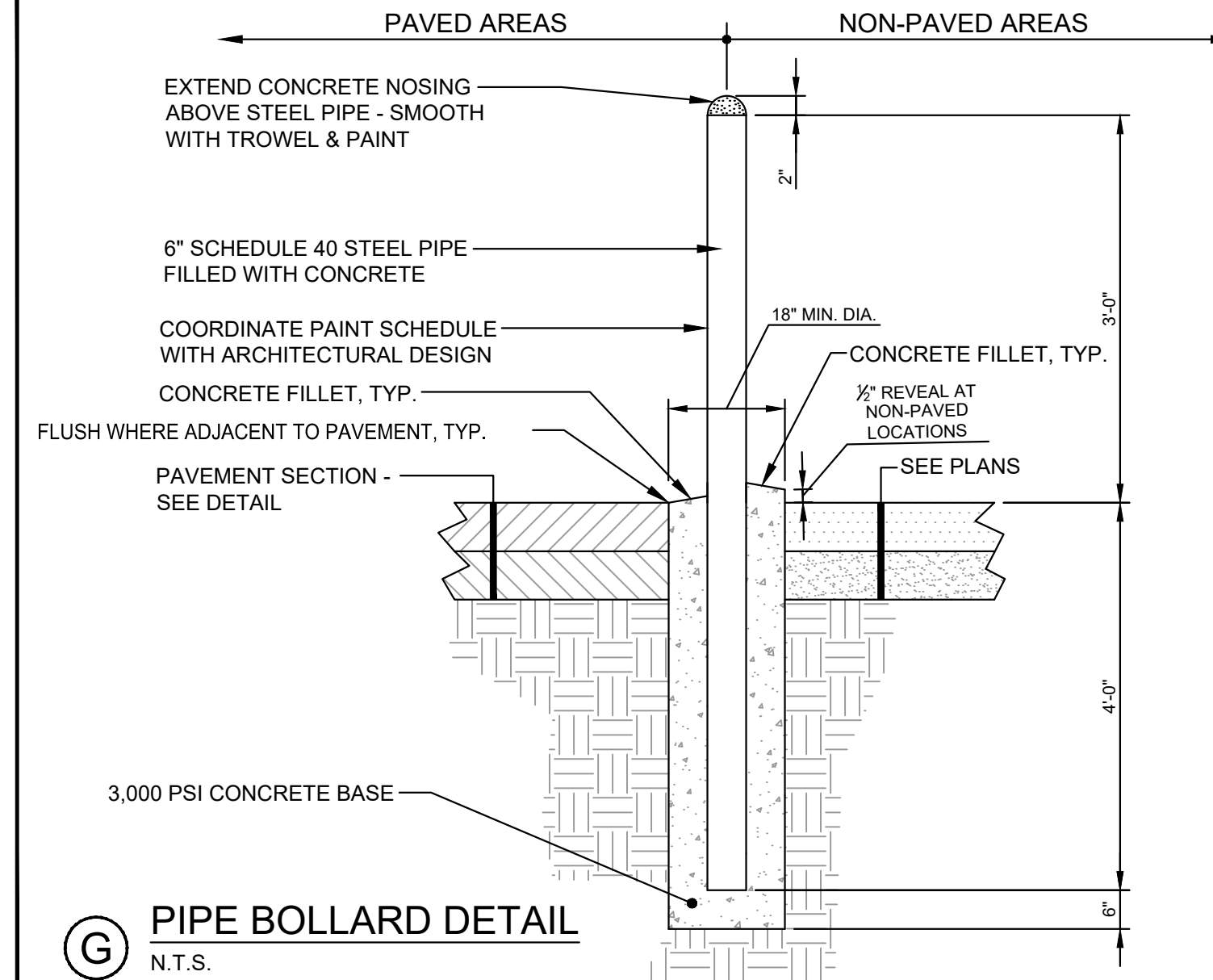


- NOTES:**
1. APPLY TACK COAT BETWEEN BINDER AND SURFACE COURSES.
  2. ALL MATERIALS SHALL CONFORM TO MDT SPECIFICATIONS, LATEST REVISION AND/OR CITY OF PORTLAND TECHNICAL STANDARD, WHICHEVER IS MORE STRINGENT. COMPACTION OF ALL MATERIALS TO BE IN ACCORDANCE WITH THE MDT STANDARD SPECIFICATIONS.
  3. CONTRACTOR TO VERIFY TRENCH RESTORATION SECTION IN CASCO STREET WITH THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY EXCAVATION.

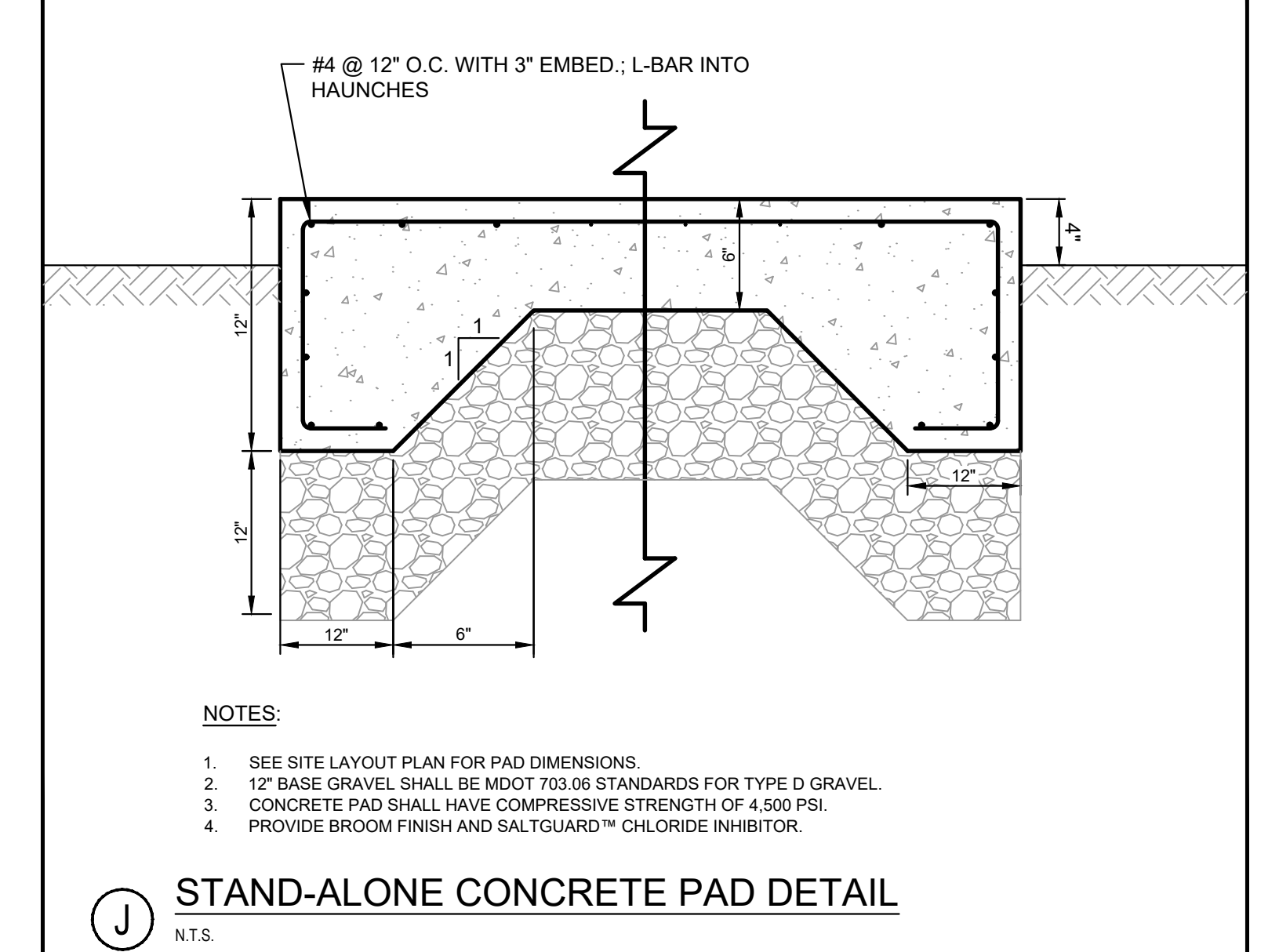
**(A) BITUMINOUS CONCRETE PAVEMENT SECTION**  
N.T.S.



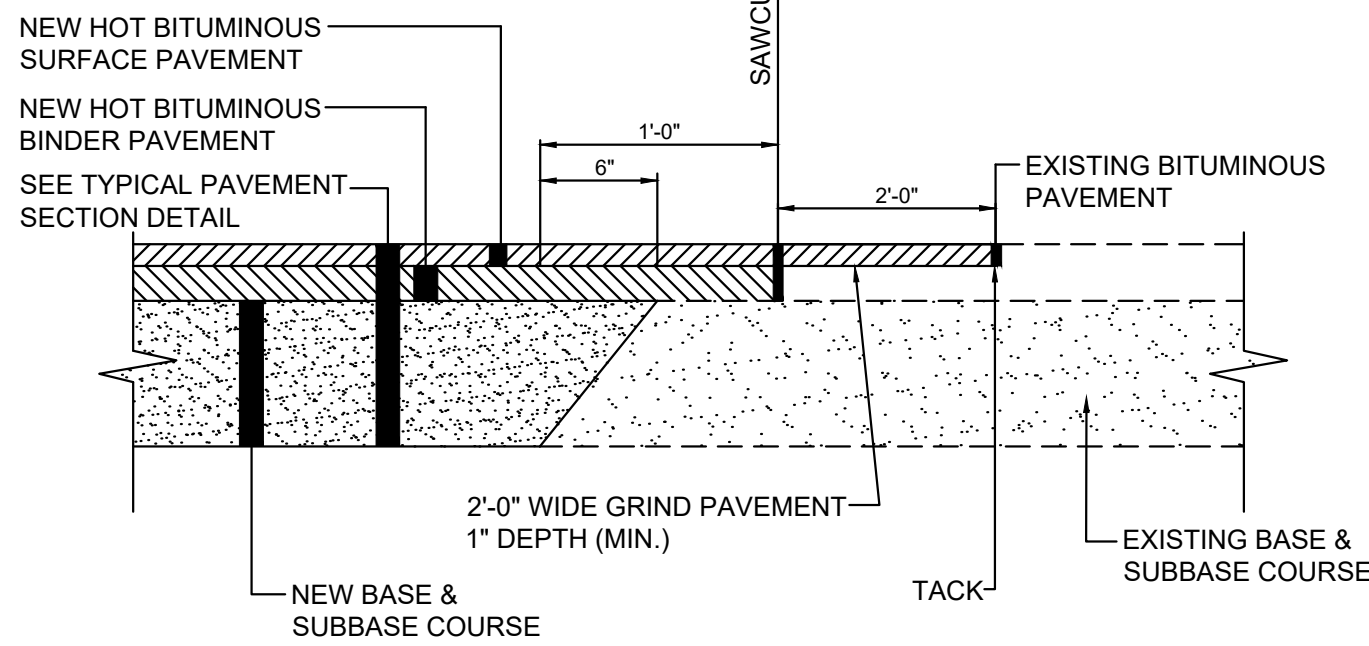
**(D) U-CHANNEL METAL SIGN POST**  
N.T.S.



**(G) PIPE BOLLARD DETAIL**  
N.T.S.

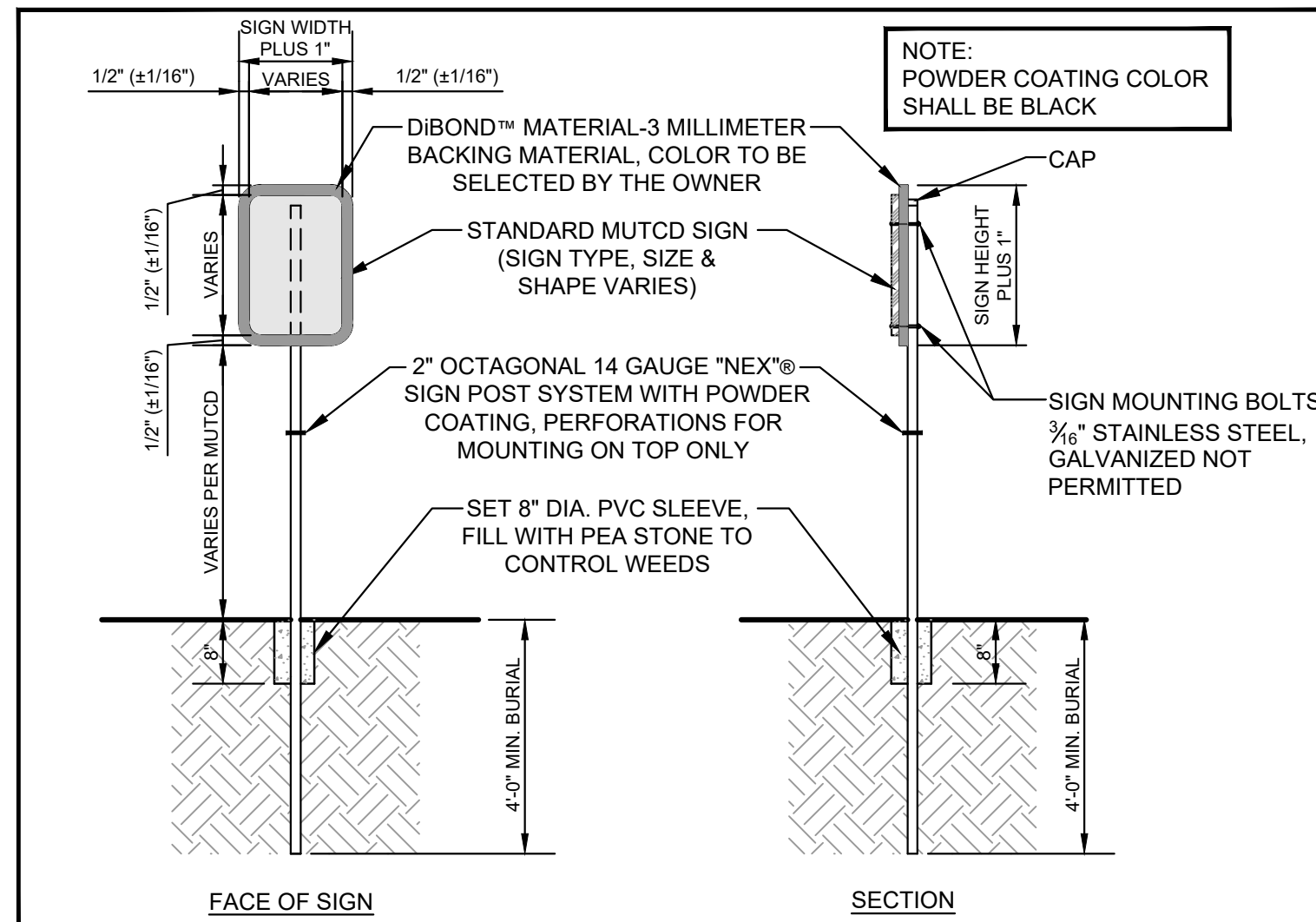


**(J) STAND-ALONE CONCRETE PAD DETAIL**  
N.T.S.

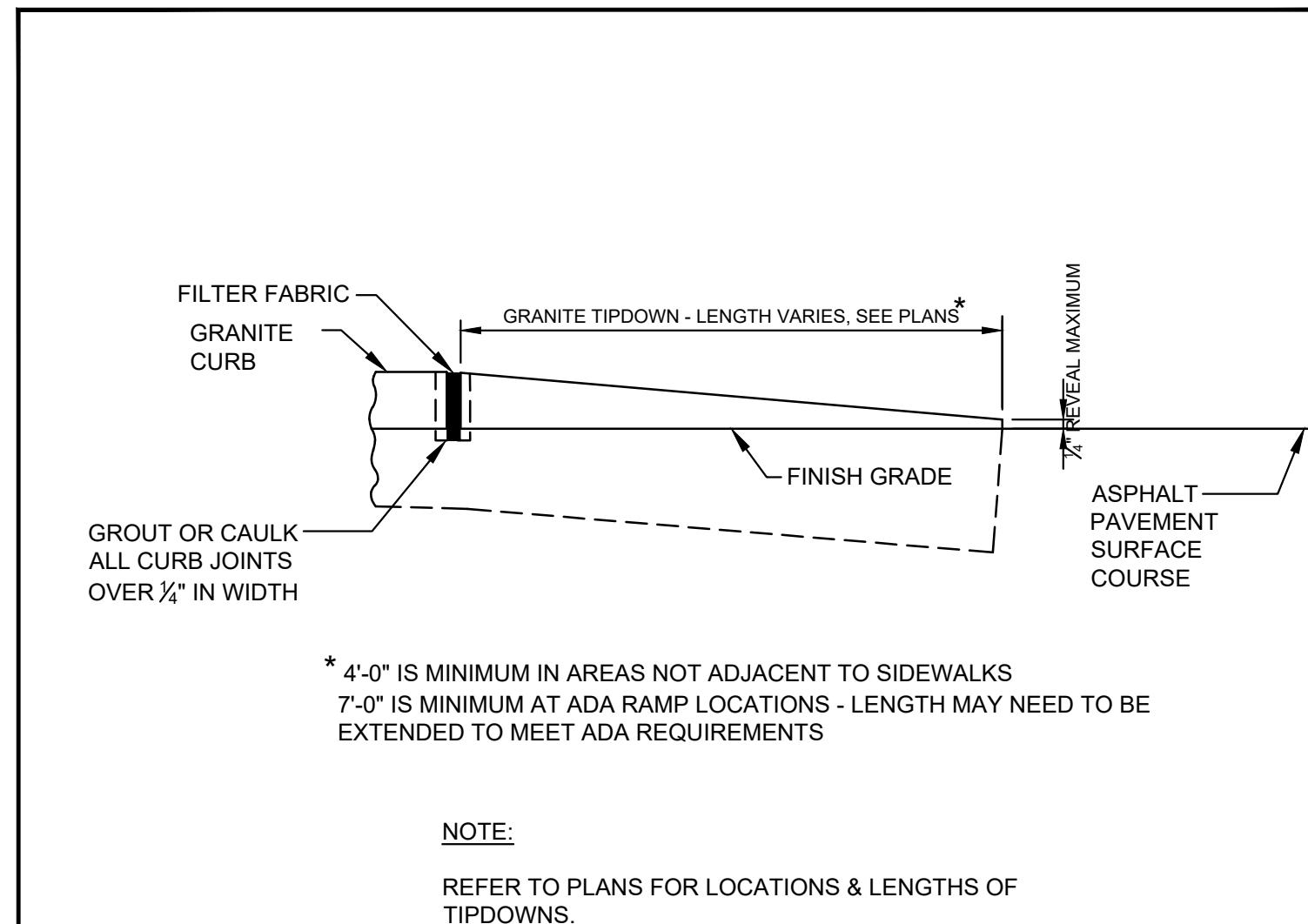


- NOTES:**
1. USE THIS DETAIL FOR THE RADIUS FILLET AT THE DRIVEWAY ENTRANCE TO THE PUBLIC STREETS OR TO MATCH PARKING LOT/DRIVE PAVEMENTS WHERE WIDENING OF EXISTING PAVEMENT AREA IS REQUIRED.
  2. WHERE SURFACE PAVEMENT HAS NOT BEEN INSTALLED, THE 2'-0" WIDE GRIND IS NOT REQUIRED.

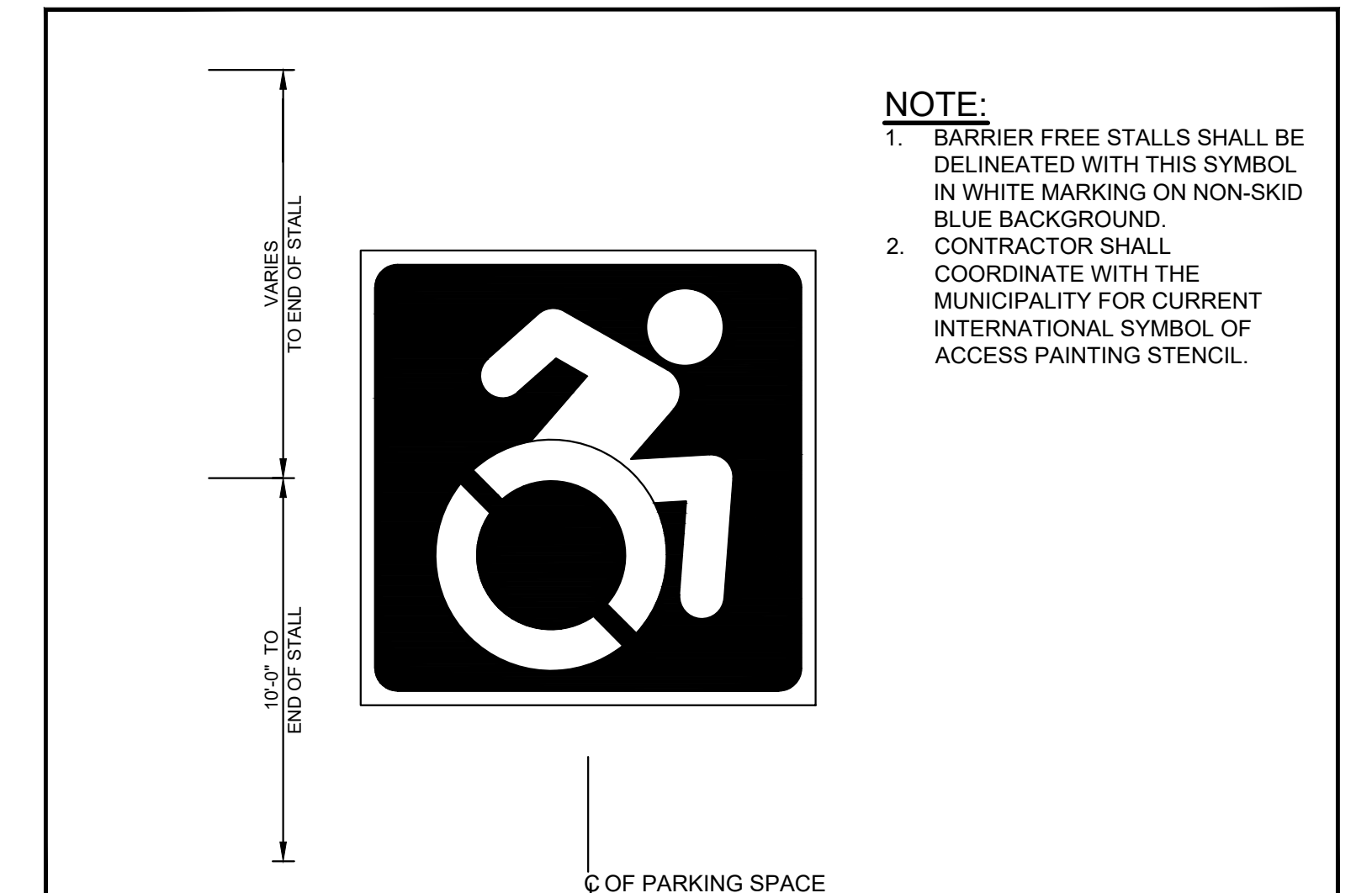
**(B) PAVEMENT SAWCUT DETAIL**  
N.T.S.



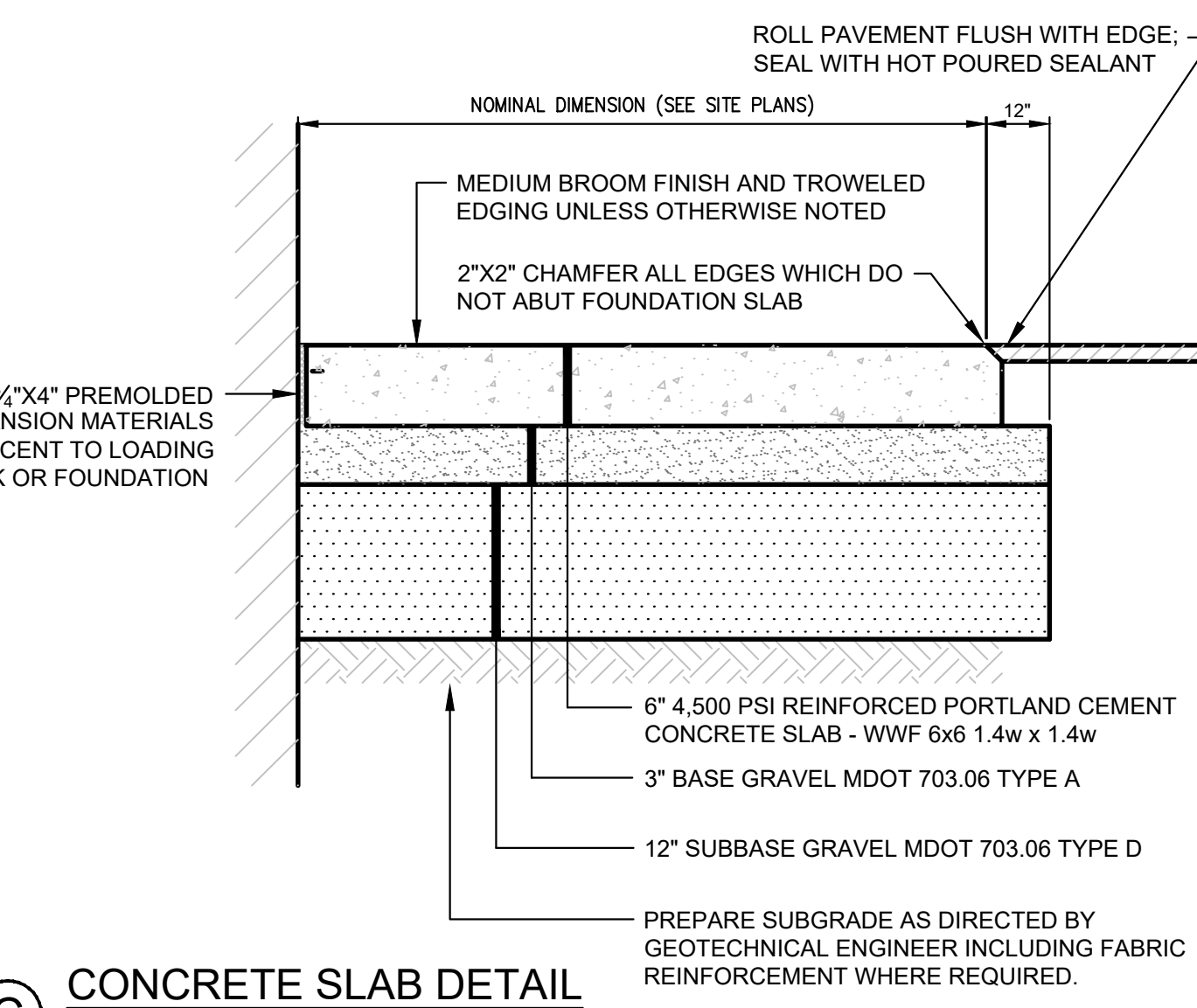
**(E) TRAFFIC SIGN (WITH BACKING)**  
N.T.S.



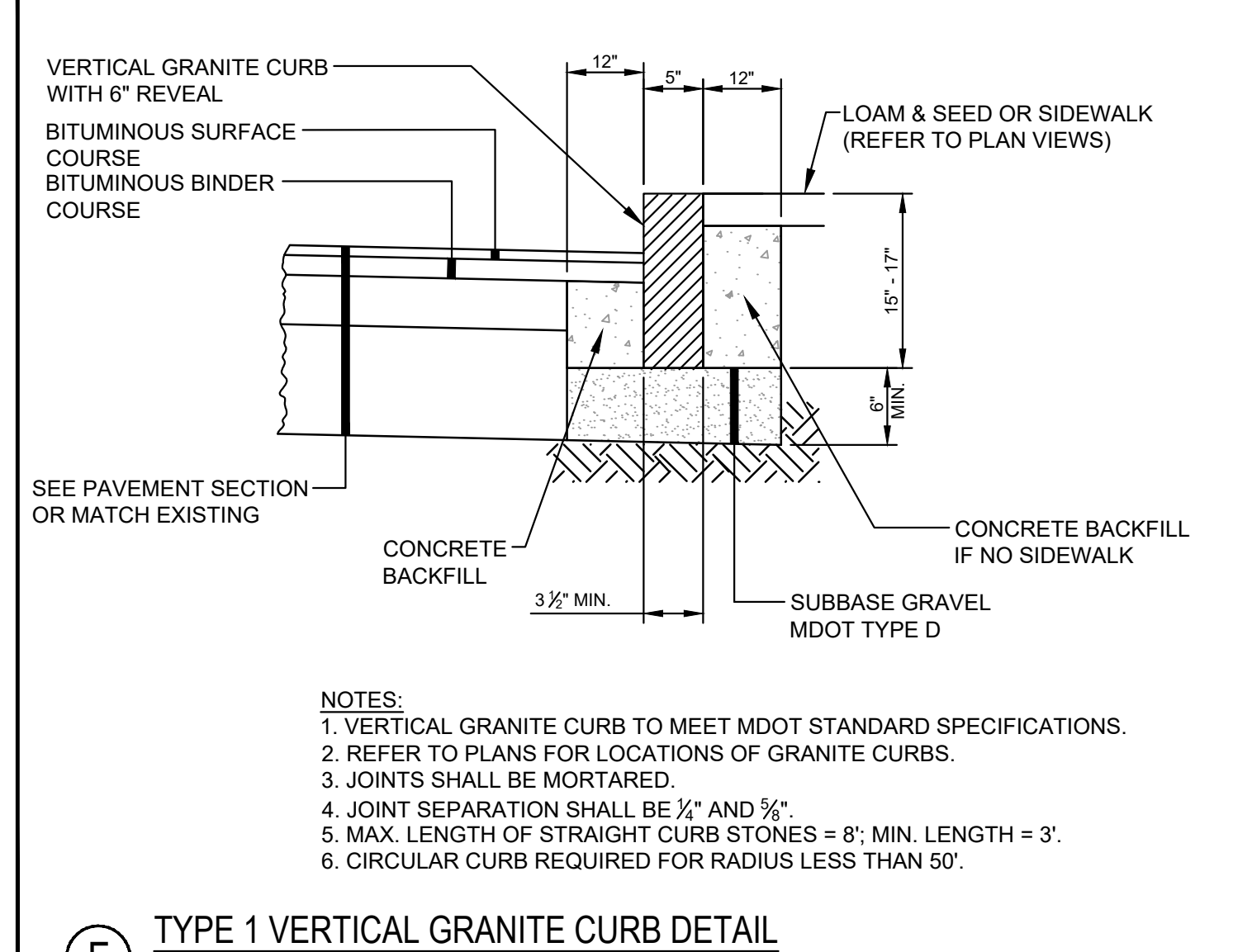
**(H) GRANITE CURB TIPDOWN INSTALLATION DETAIL**  
N.T.S.



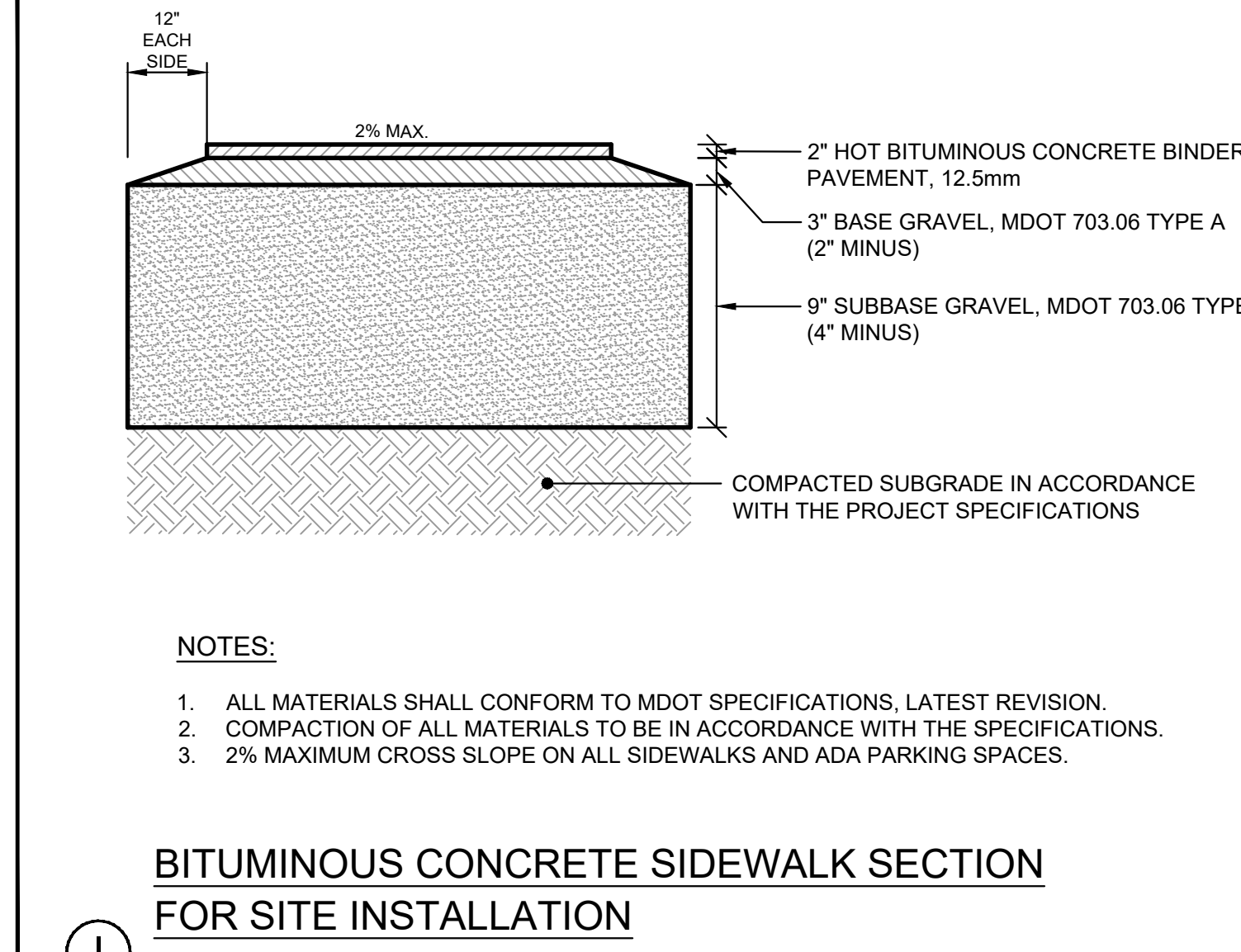
**(K) INTERNATIONAL BARRIER FREE SYMBOL DETAIL**  
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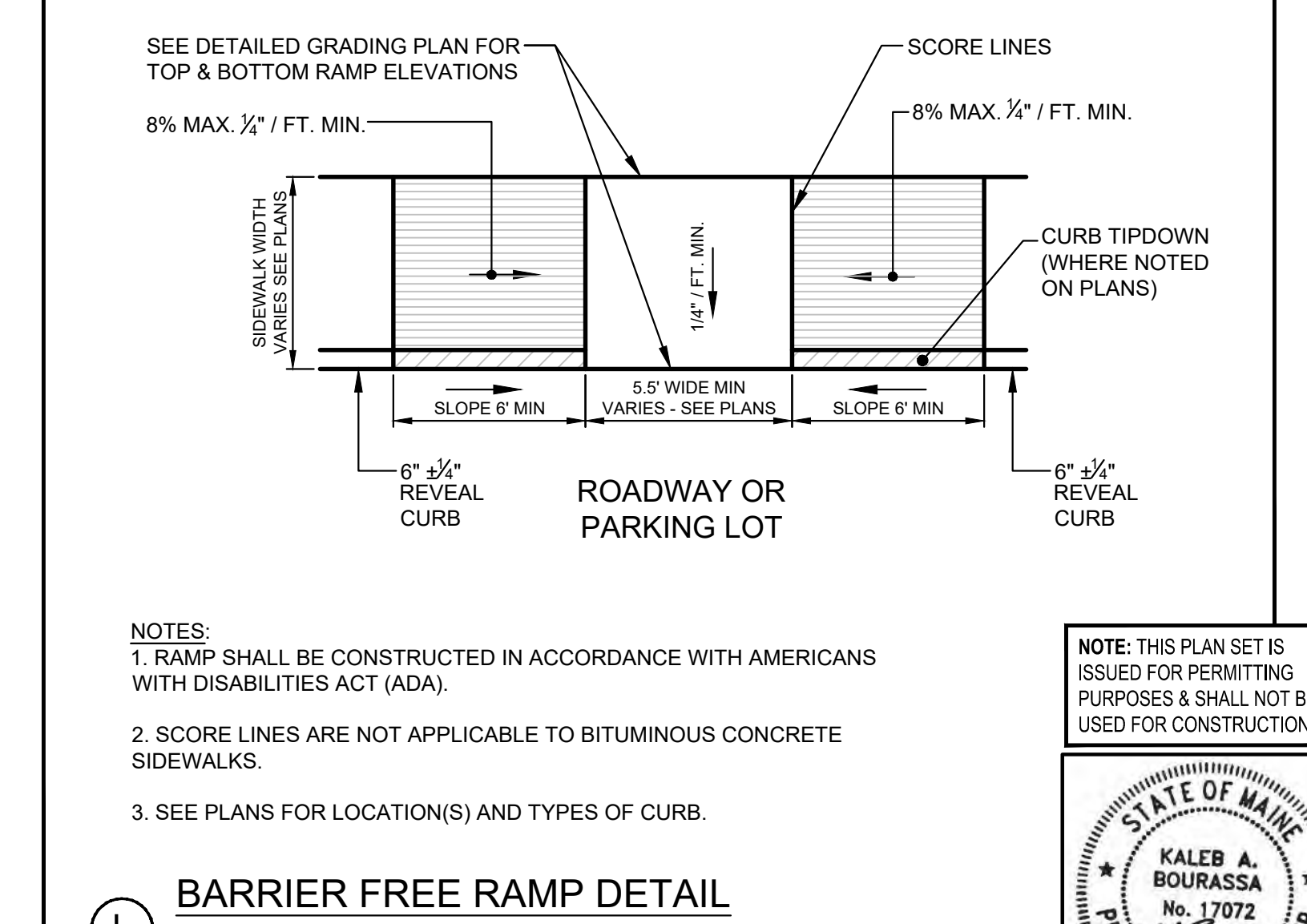
**(C) CONCRETE SLAB DETAIL**  
N.T.S.



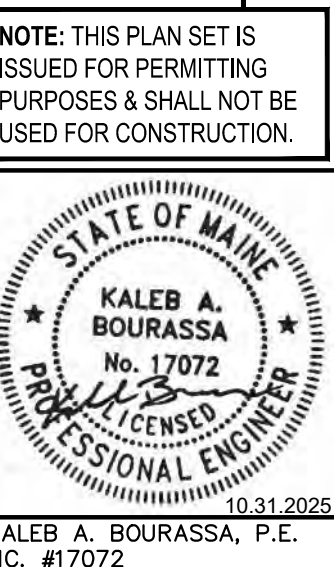
**(F) TYPE 1 VERTICAL GRANITE CURB DETAIL**  
N.T.S.



**(I) BITUMINOUS CONCRETE SIDEWALK SECTION FOR SITE INSTALLATION**  
N.T.S.



**(L) BARRIER FREE RAMP DETAIL**  
N.T.S.



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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-DETAILS.dwg  
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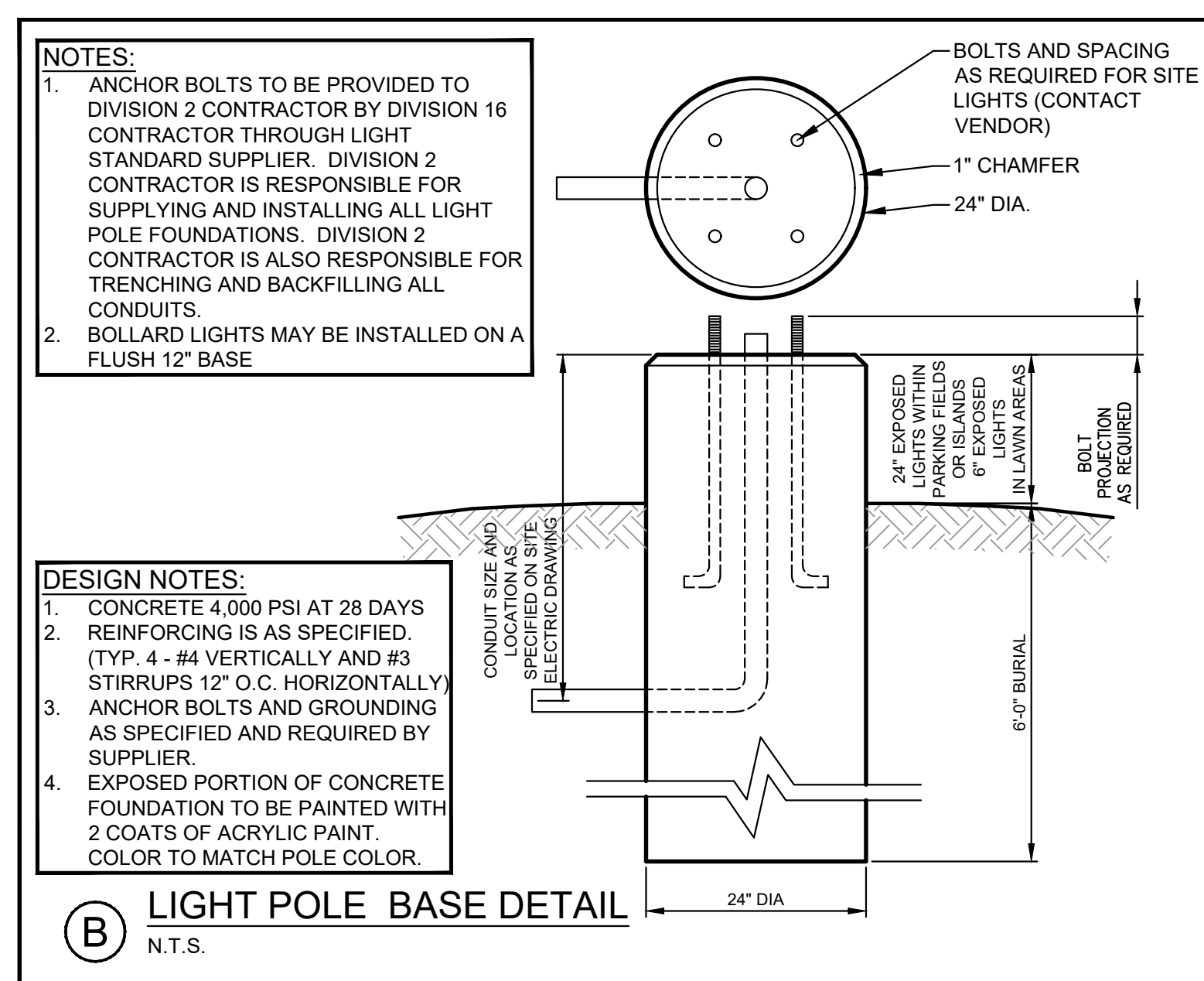
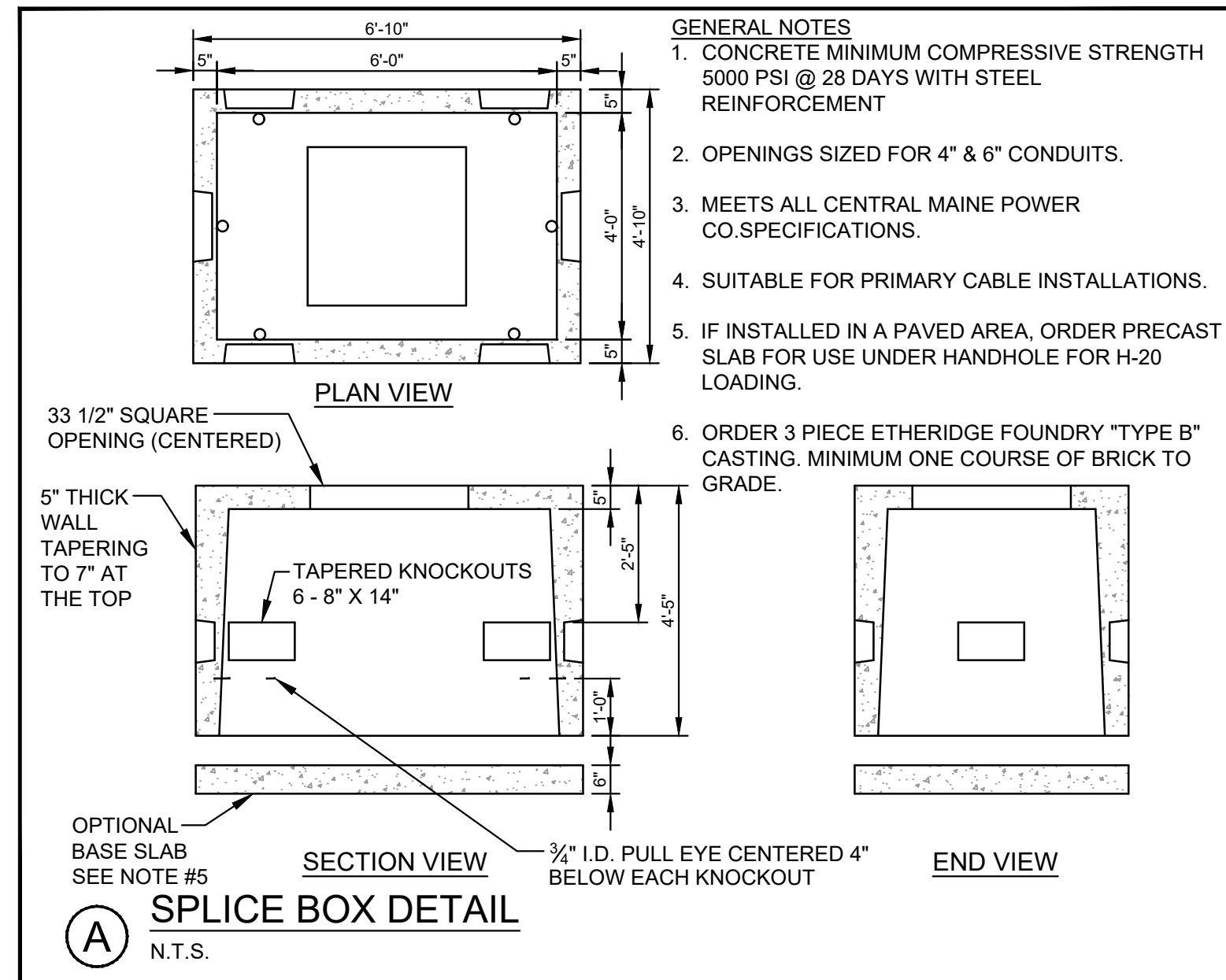
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 GorrillPalmer.com  
 (207) 772-2515  
 300 Southborough Drive - Suite 200  
 South Portland, ME 04106

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-6.0**

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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
Checked: SRB	Scale: AS NOTED	Job No.: 4228
File Name: 4228-DETAILS.dwg		
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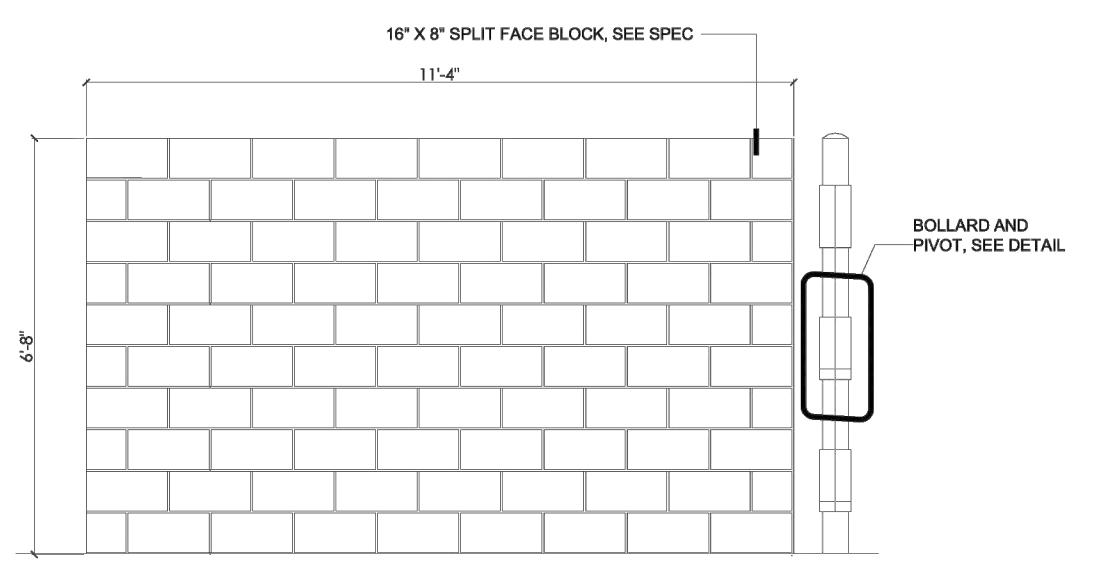
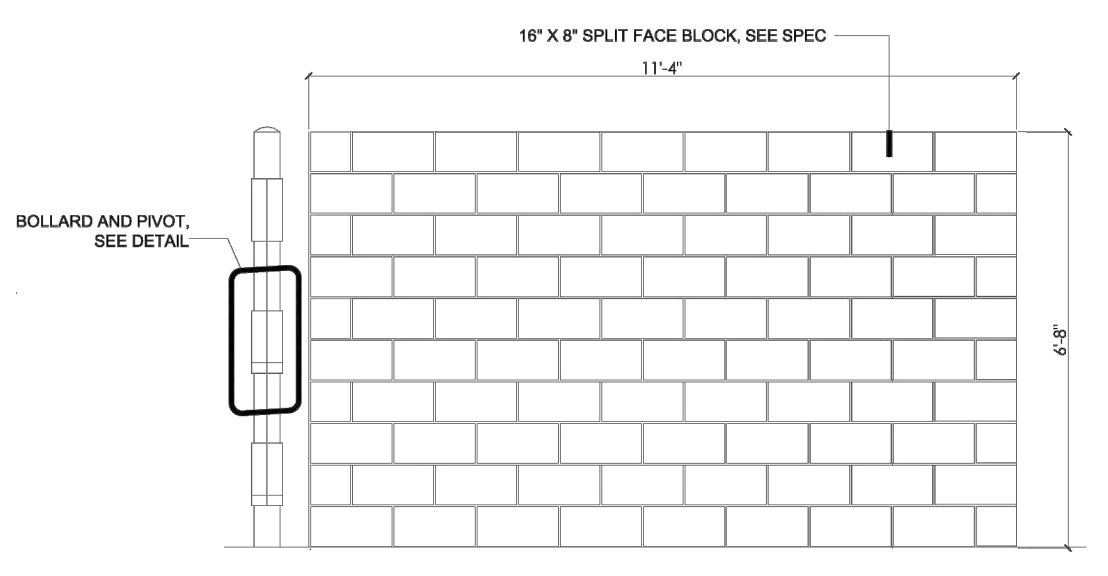
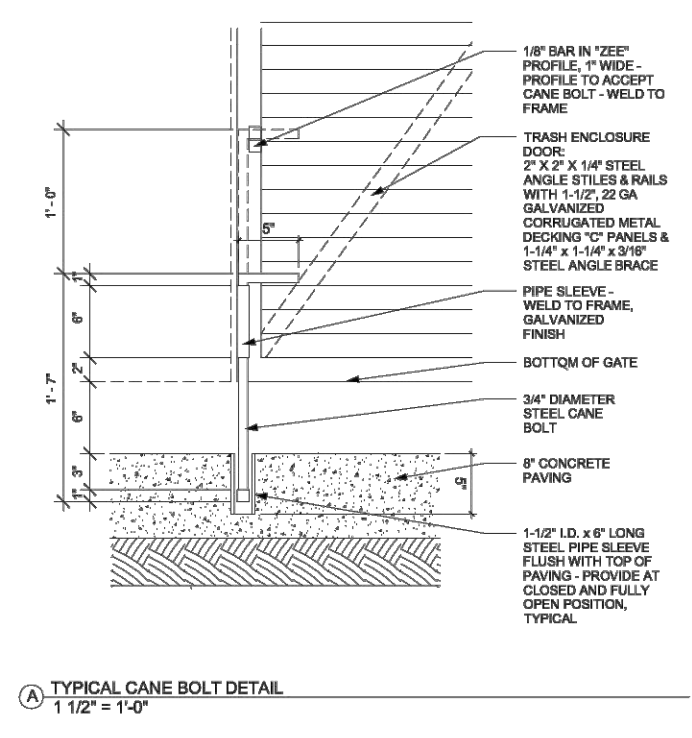
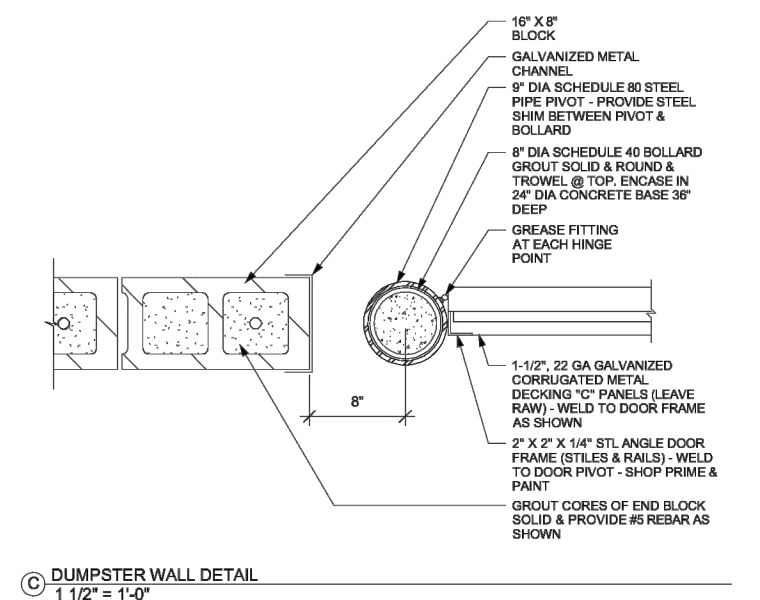
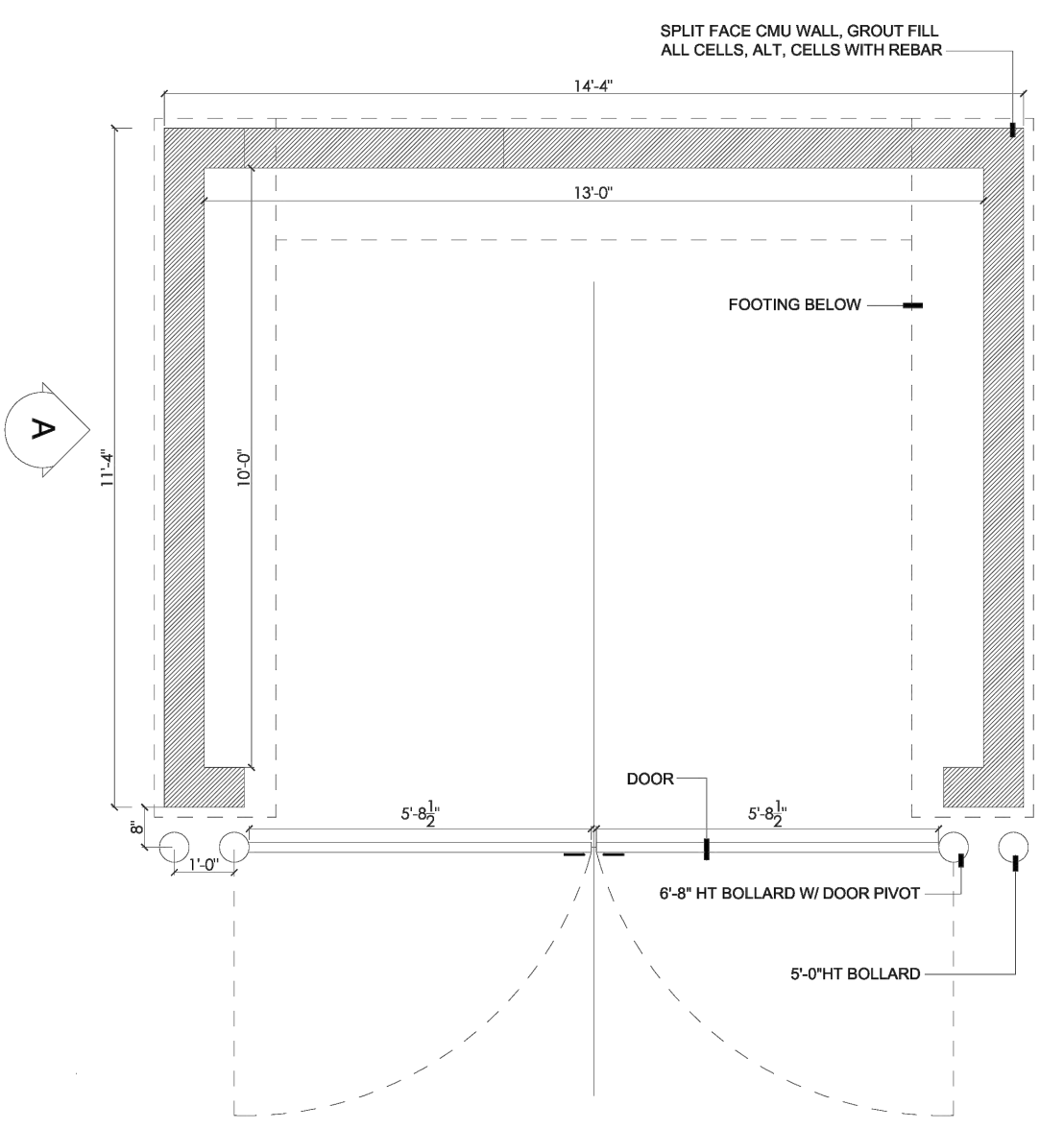
Gorrill Palmer, an LJB Engineering Company  
GorrillPalmer.com  
(207) 772-2515  
300 Southborough Drive - Suite 200  
South Portland, ME 04106

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

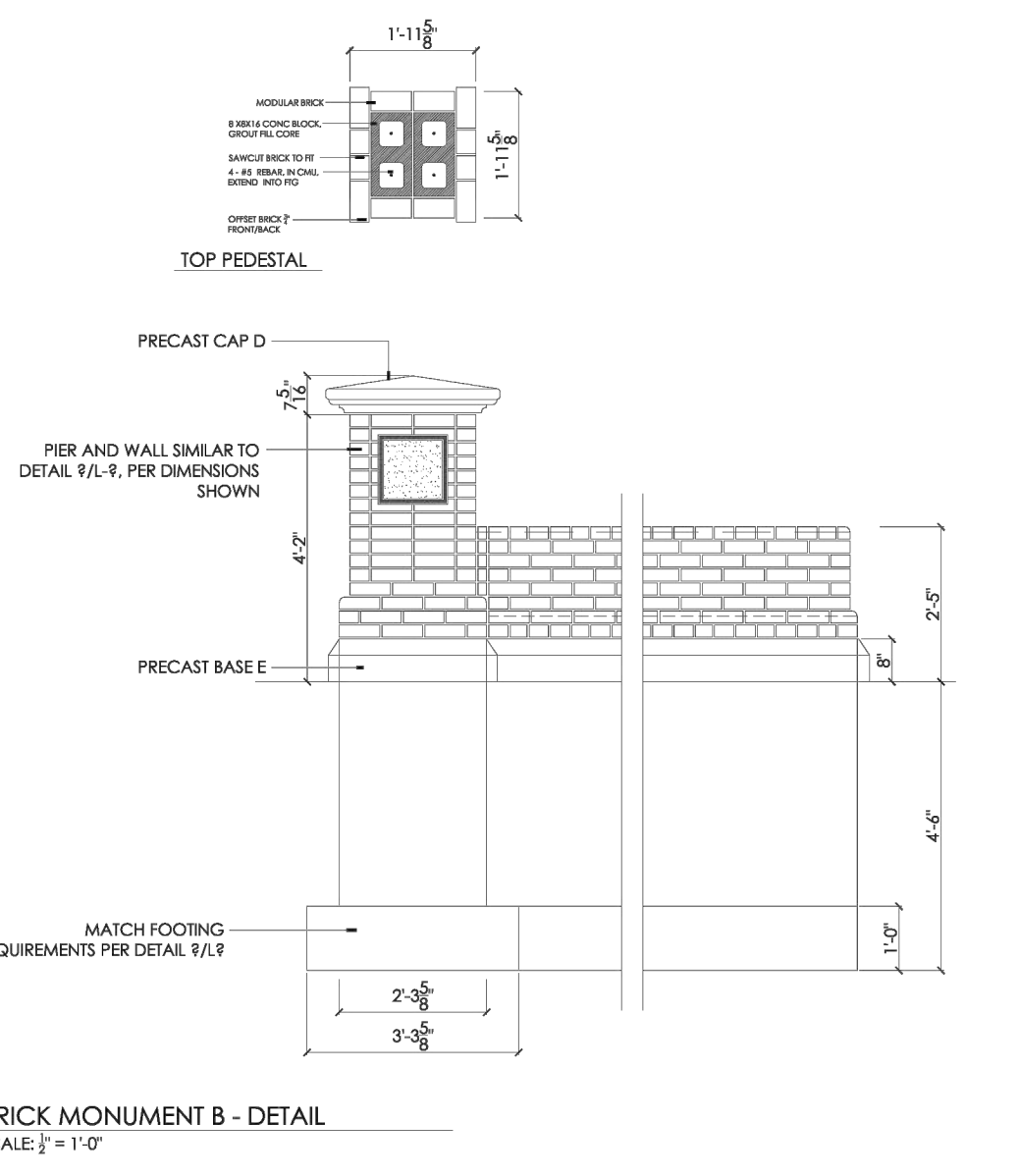
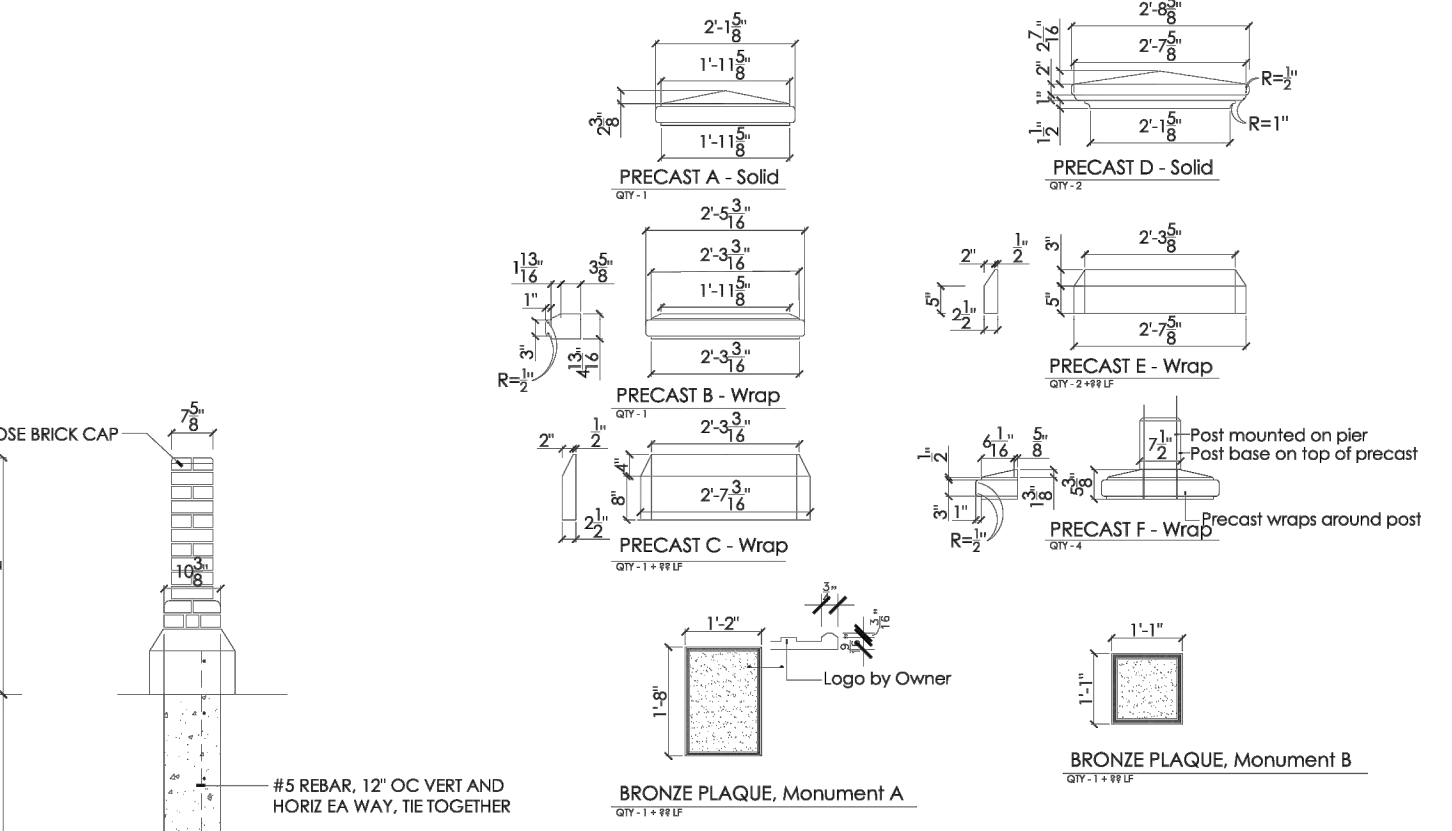
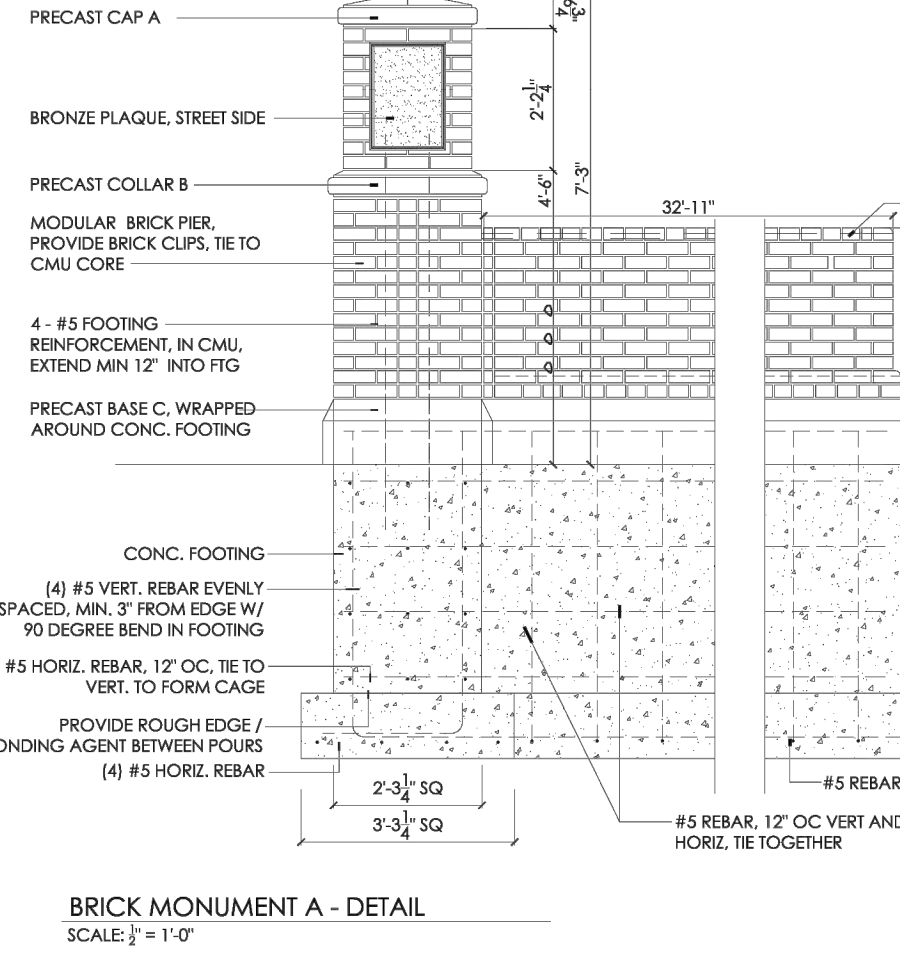
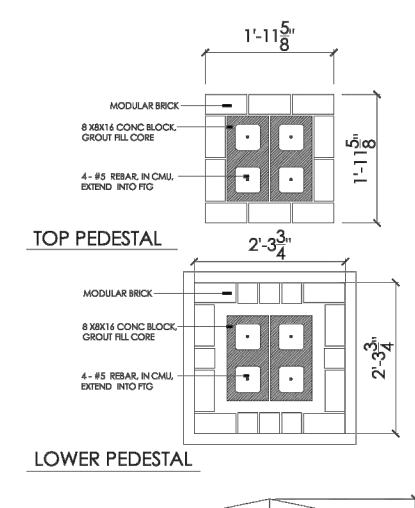
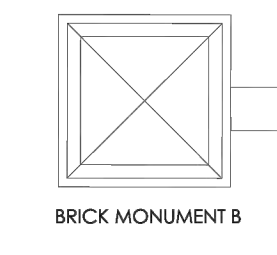
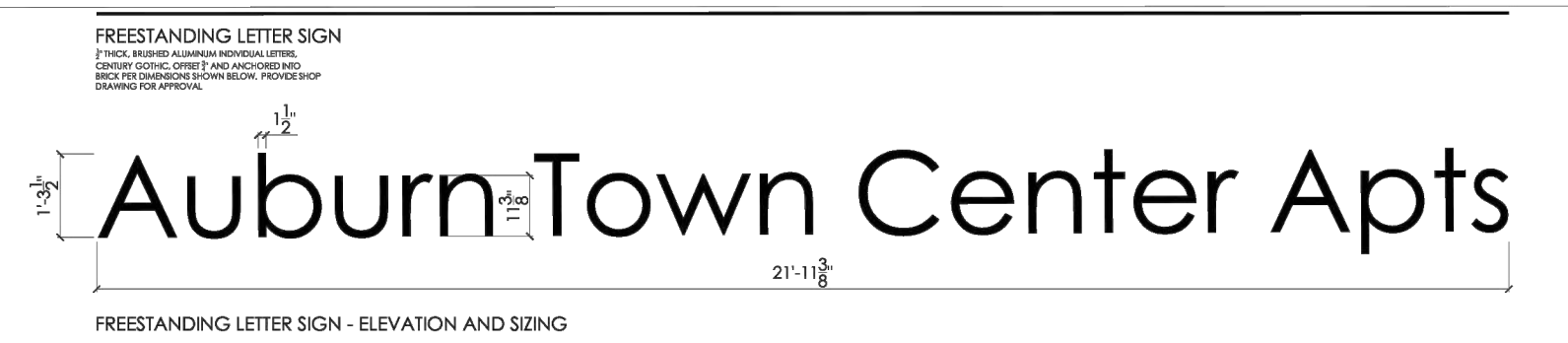
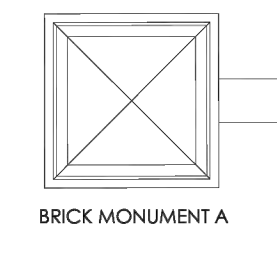
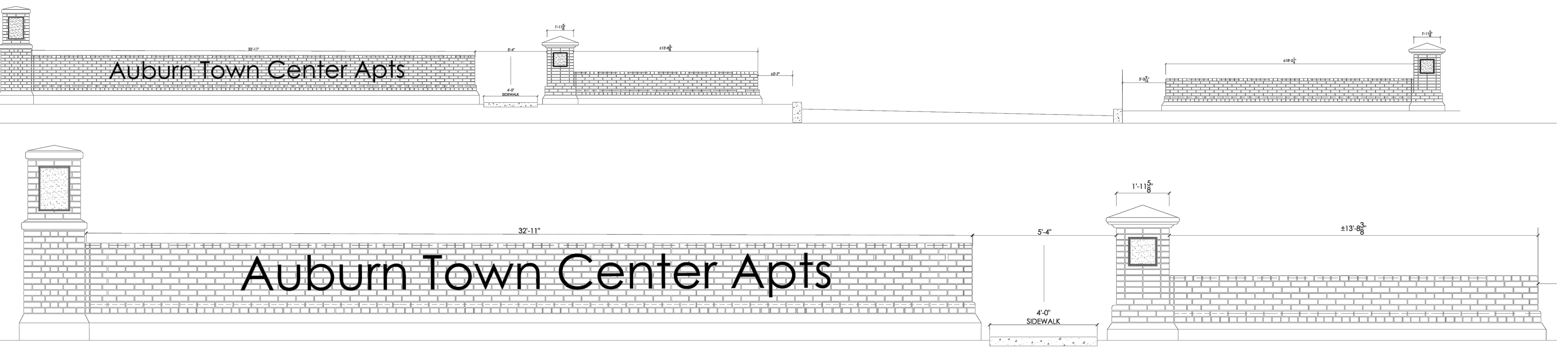
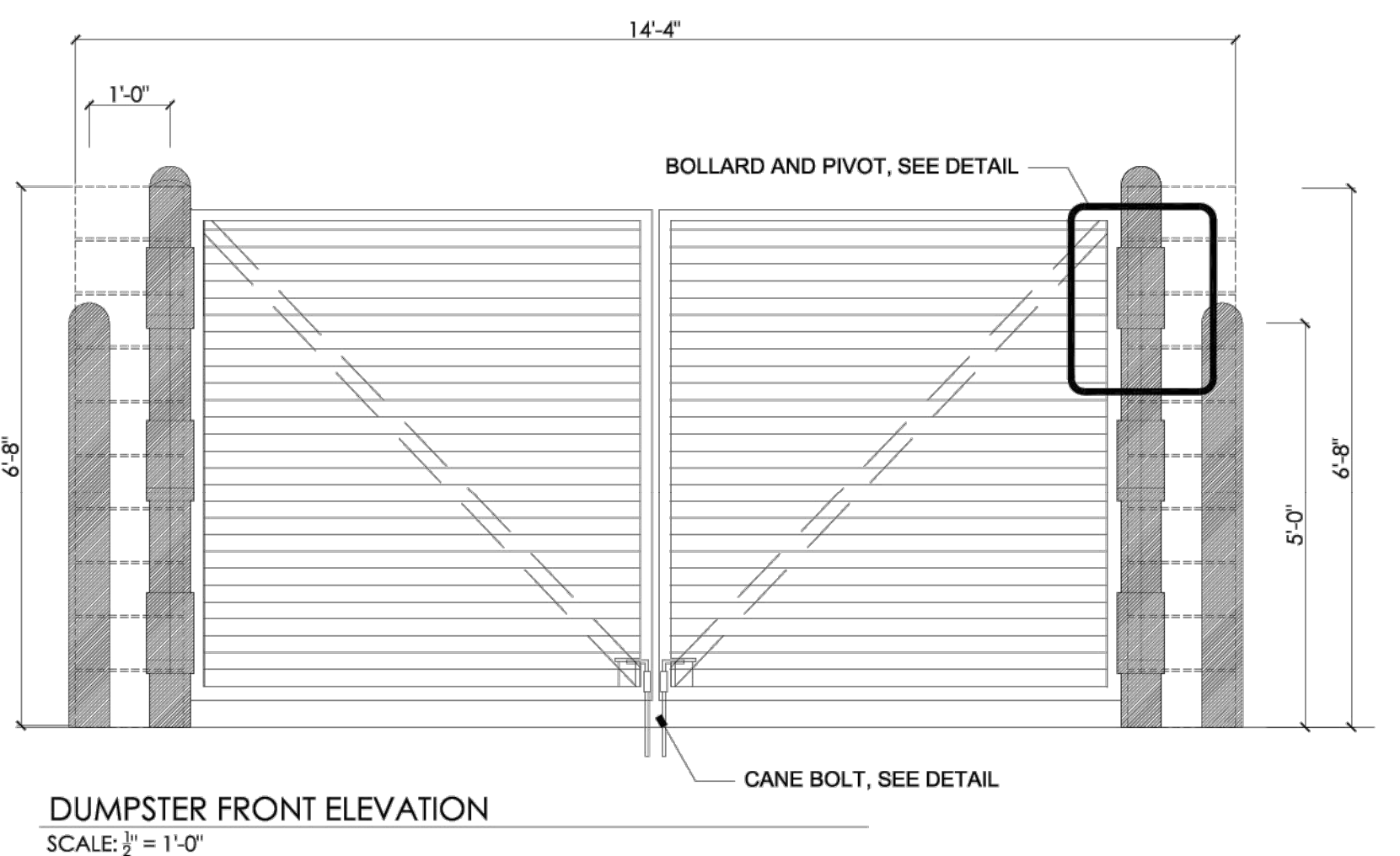
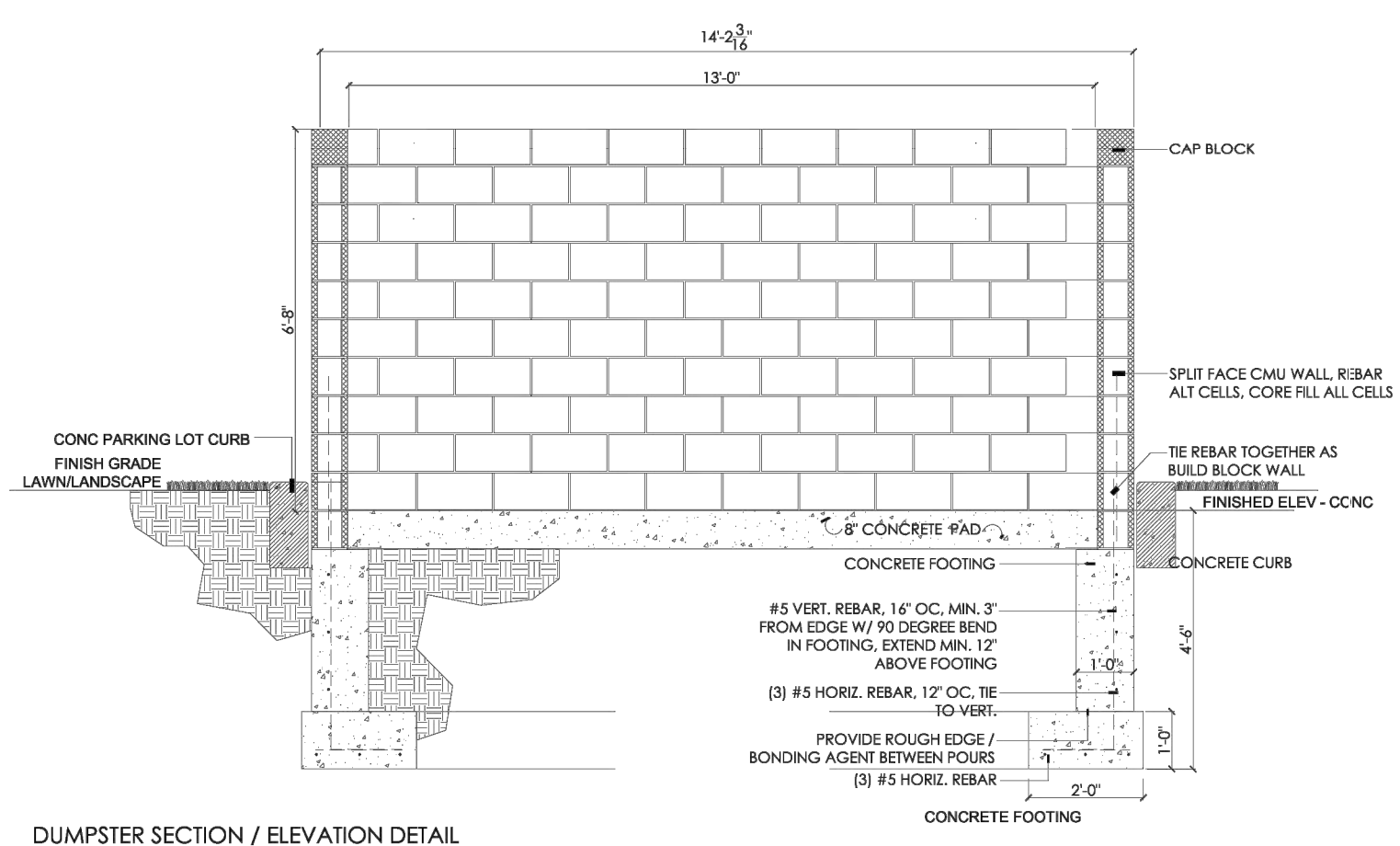
Drawing No.  
**C-6.1**



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DUMPSTER SIDE ELEVATION - B  
SCALE: 1/2" = 1'-0"



**NOTES:**

- 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.
- 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.
- REFER TO THE CIVIL SITE DRAWINGS FOR LENGTHS AND SPACING OF THE DECORATIVE RETAINING WALL.
- 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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Design: KAB Draft: CDD Date: JAN. 2024  
 Checked: SRB Scale: AS NOTED Job No.: 4228  
 File Name: 4228-DETAILS.dwg

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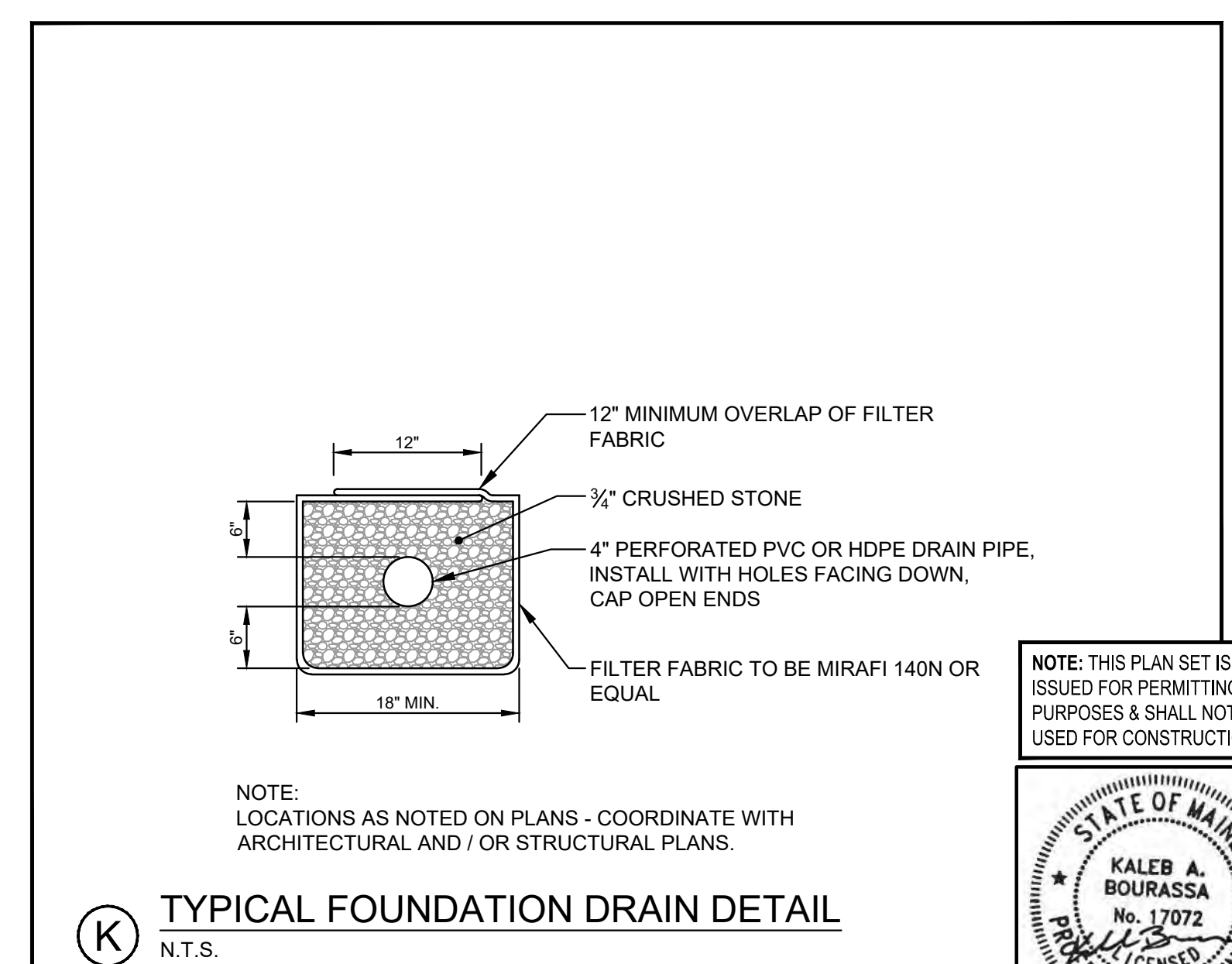
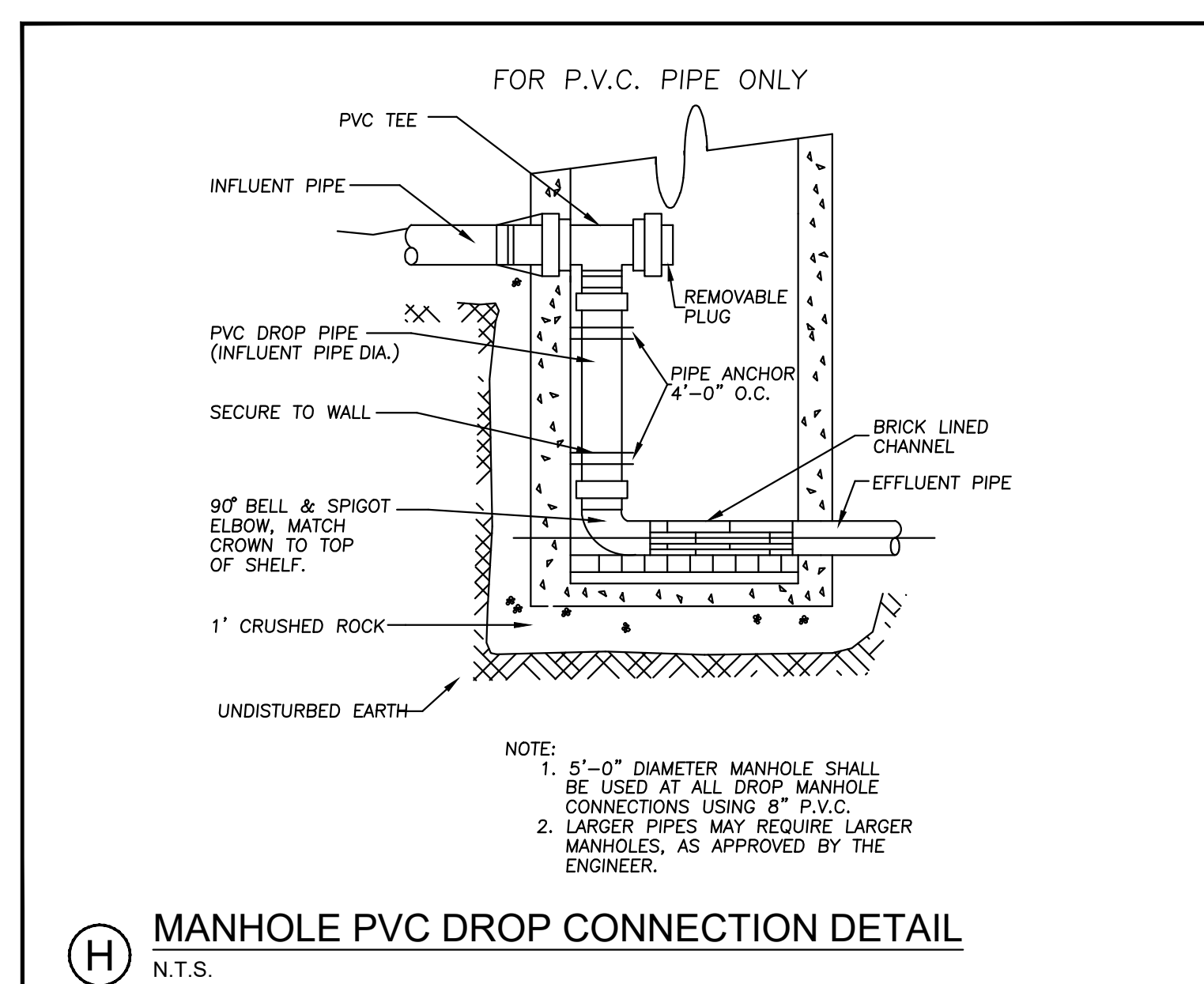
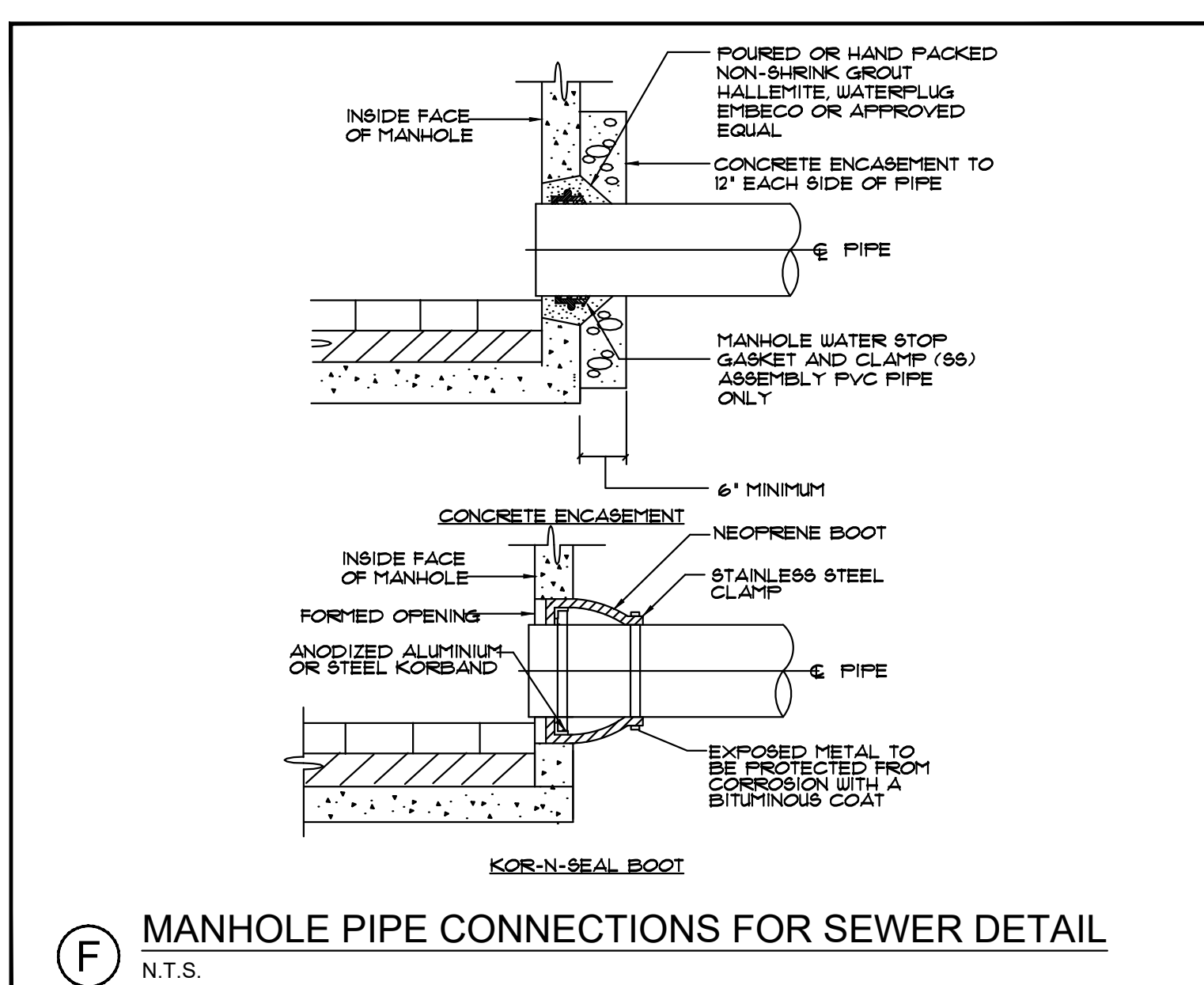
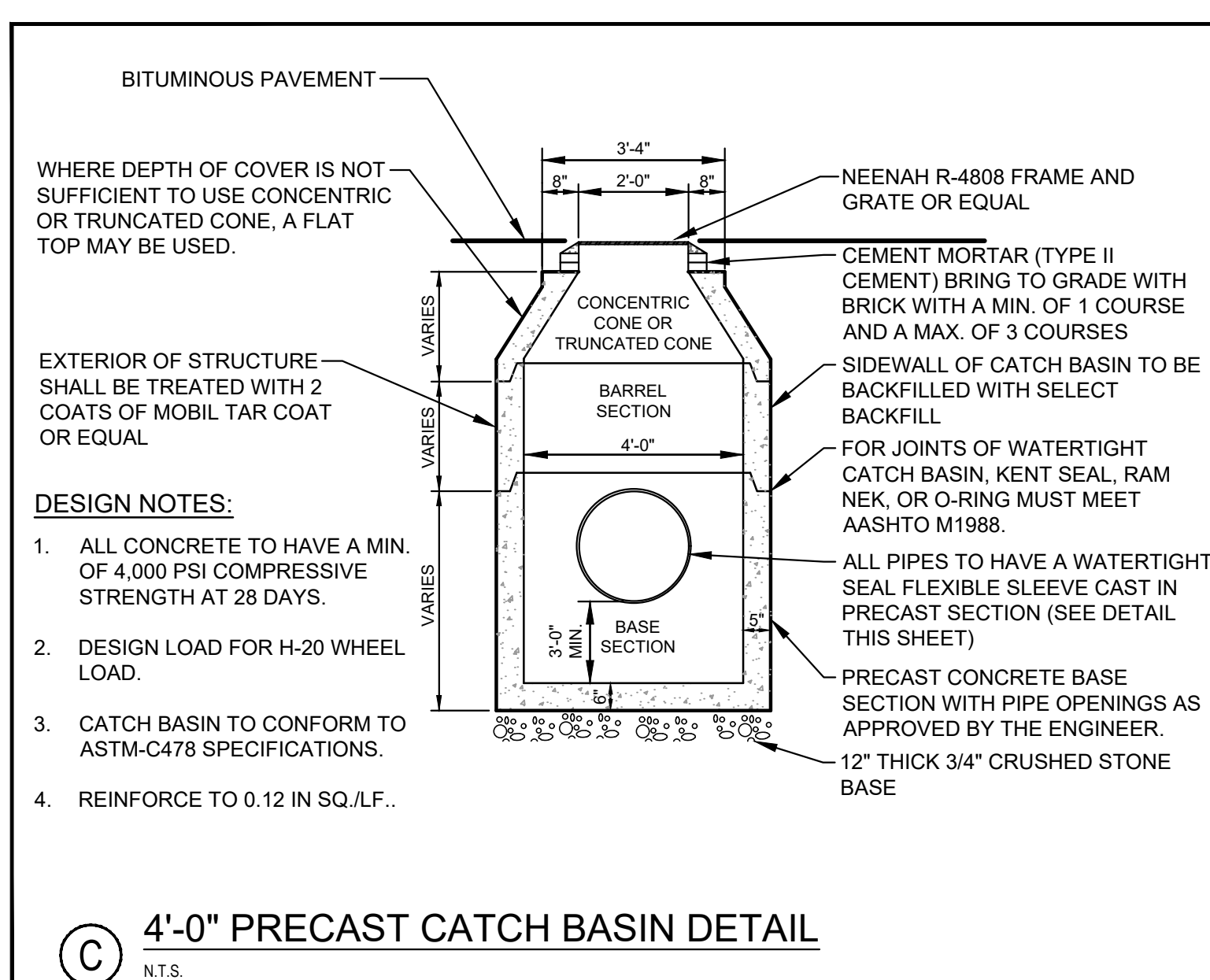
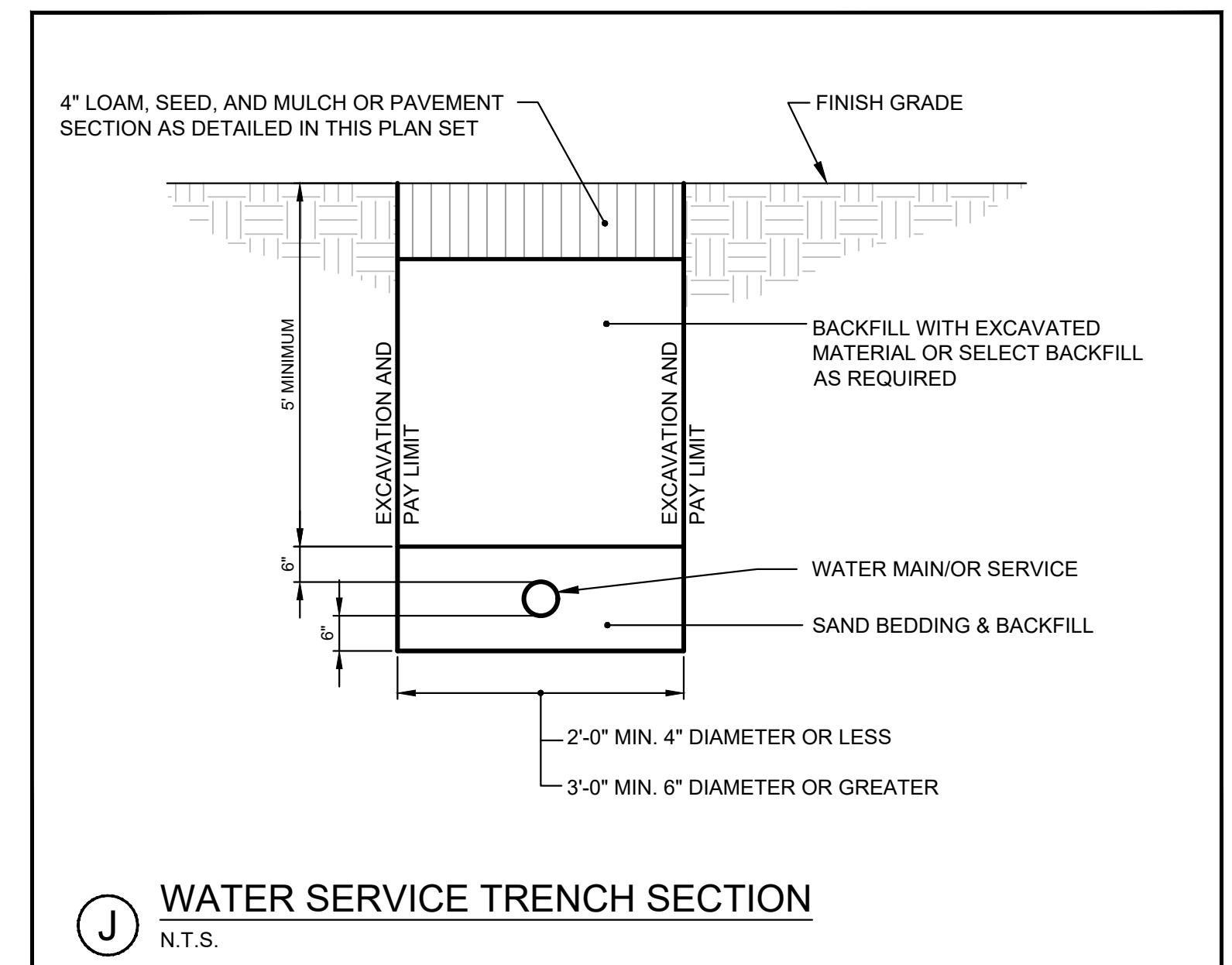
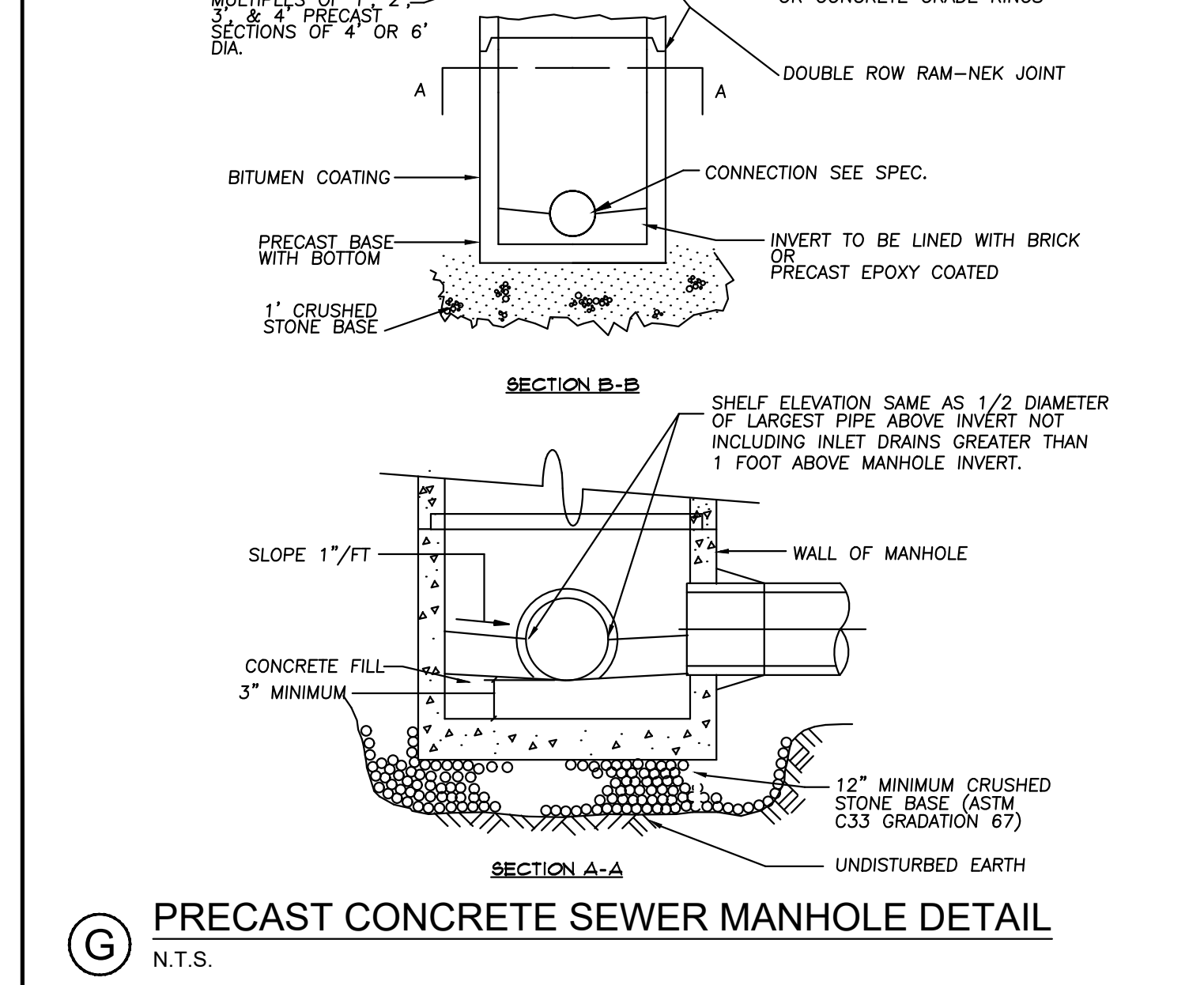
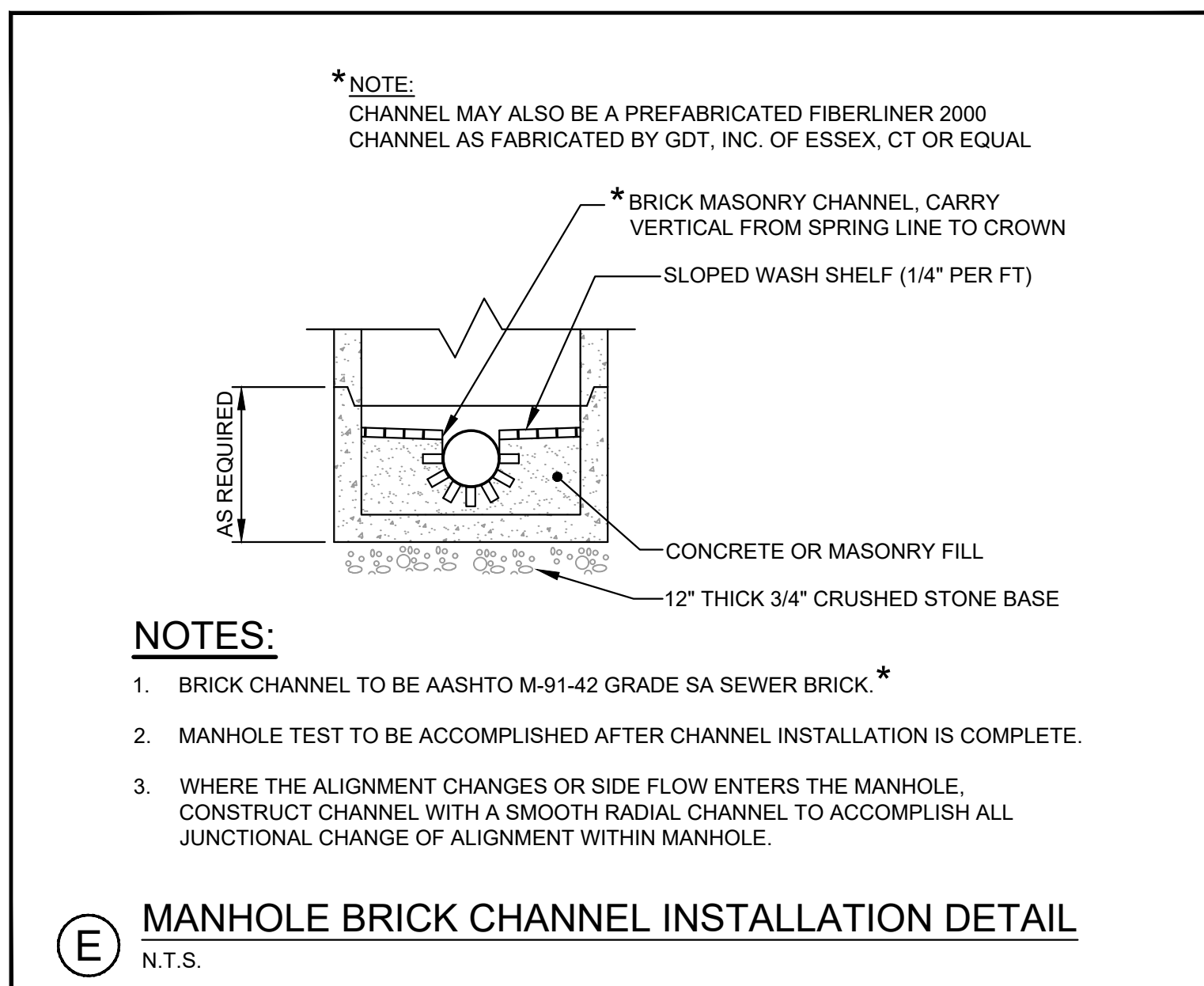
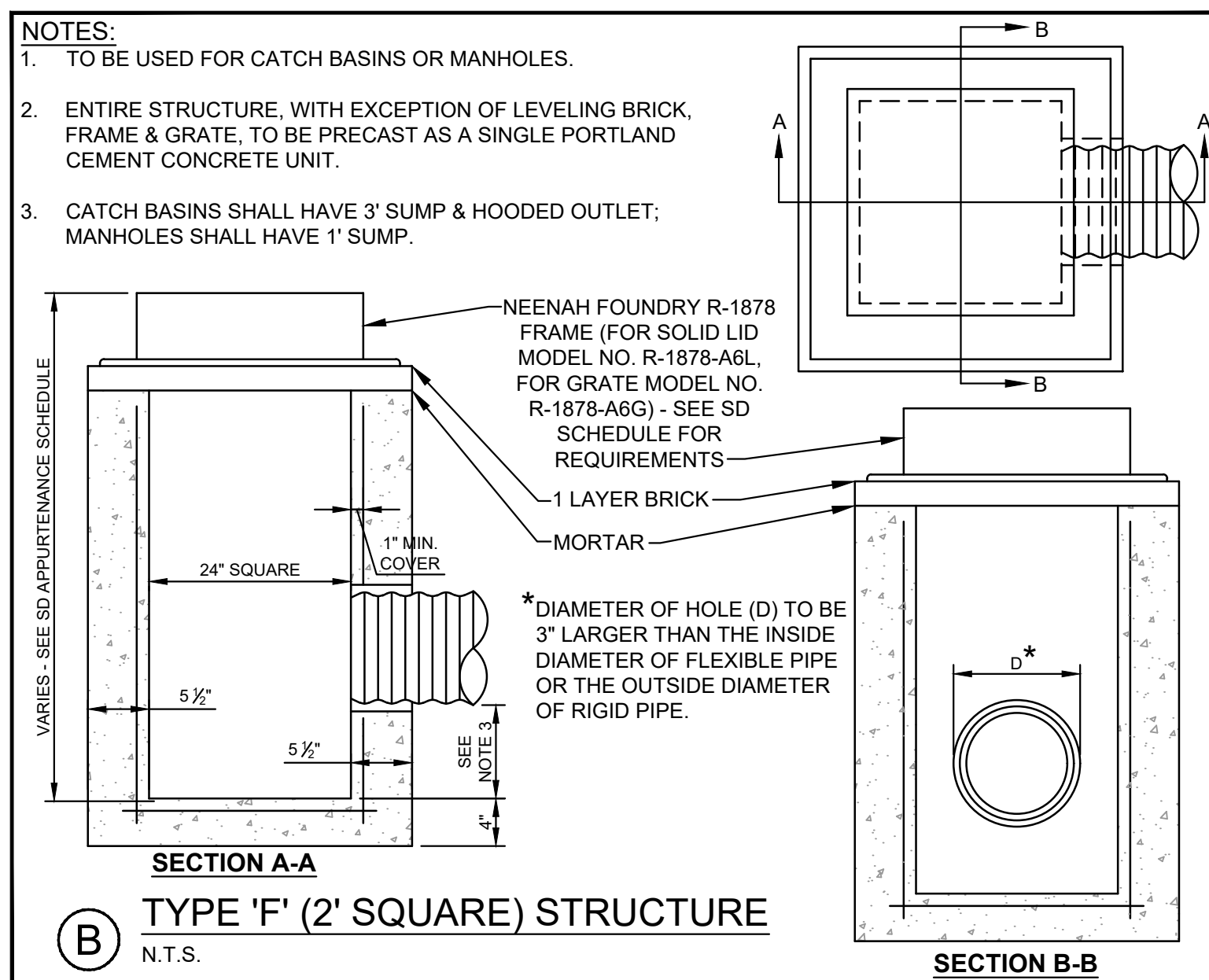
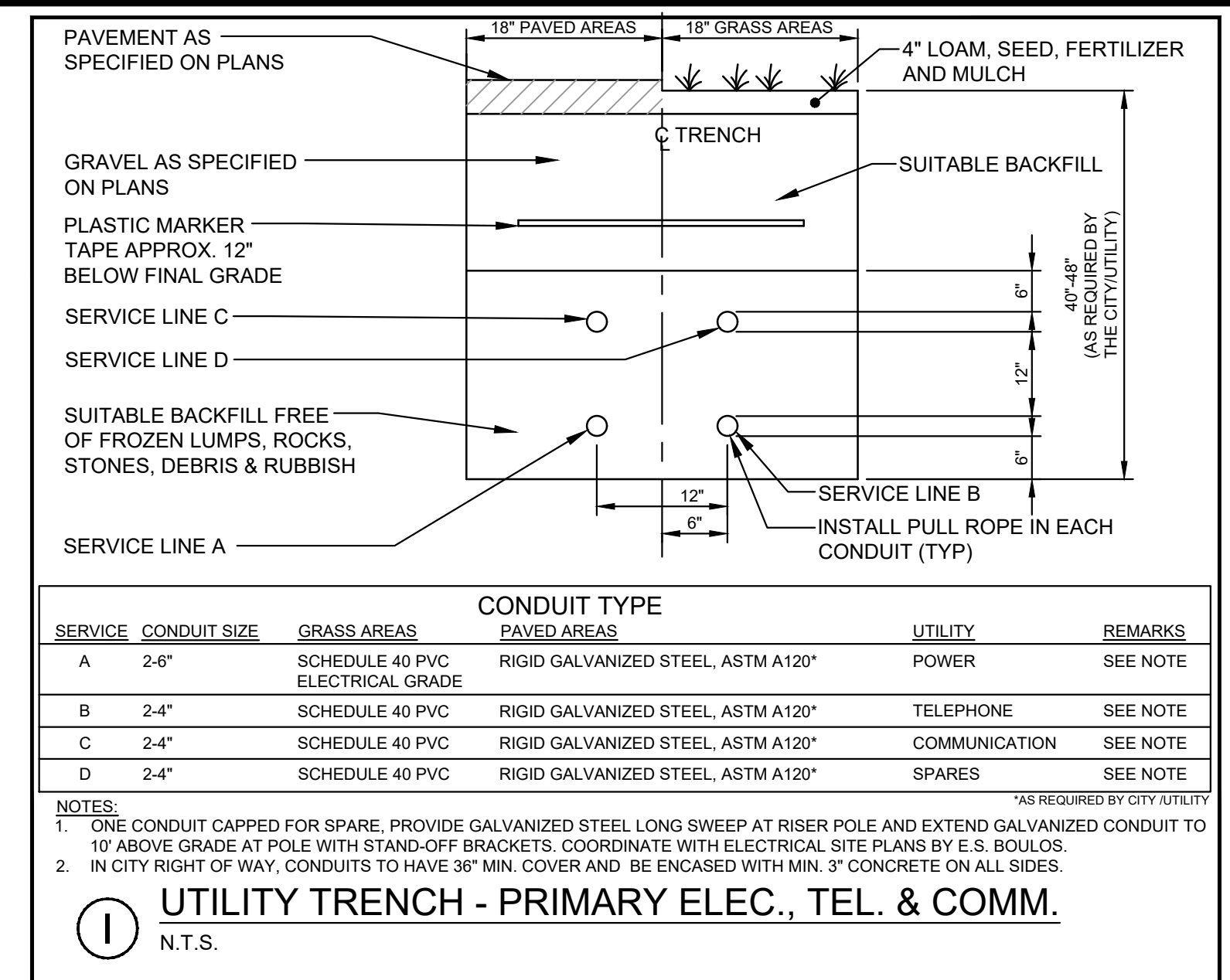
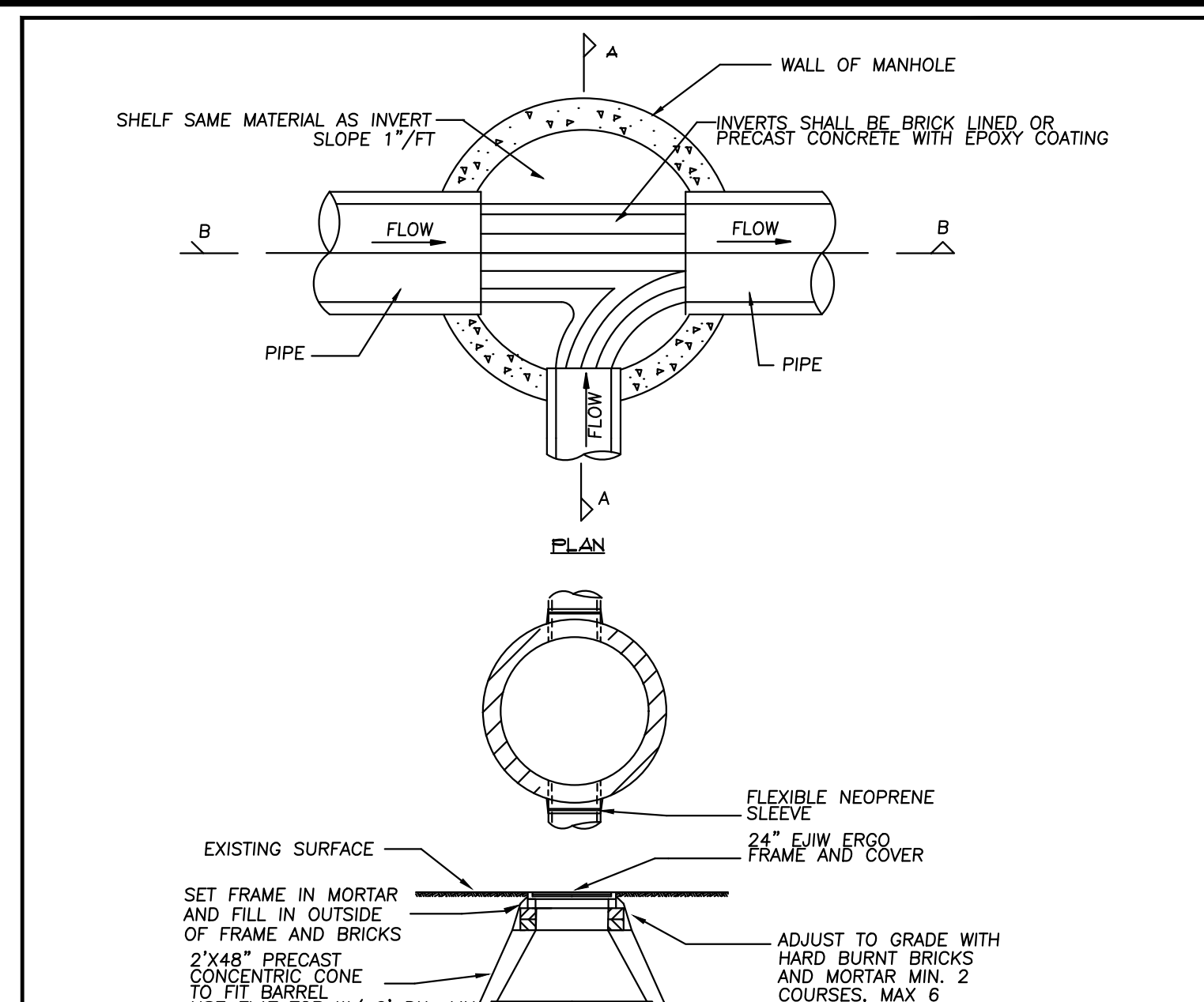
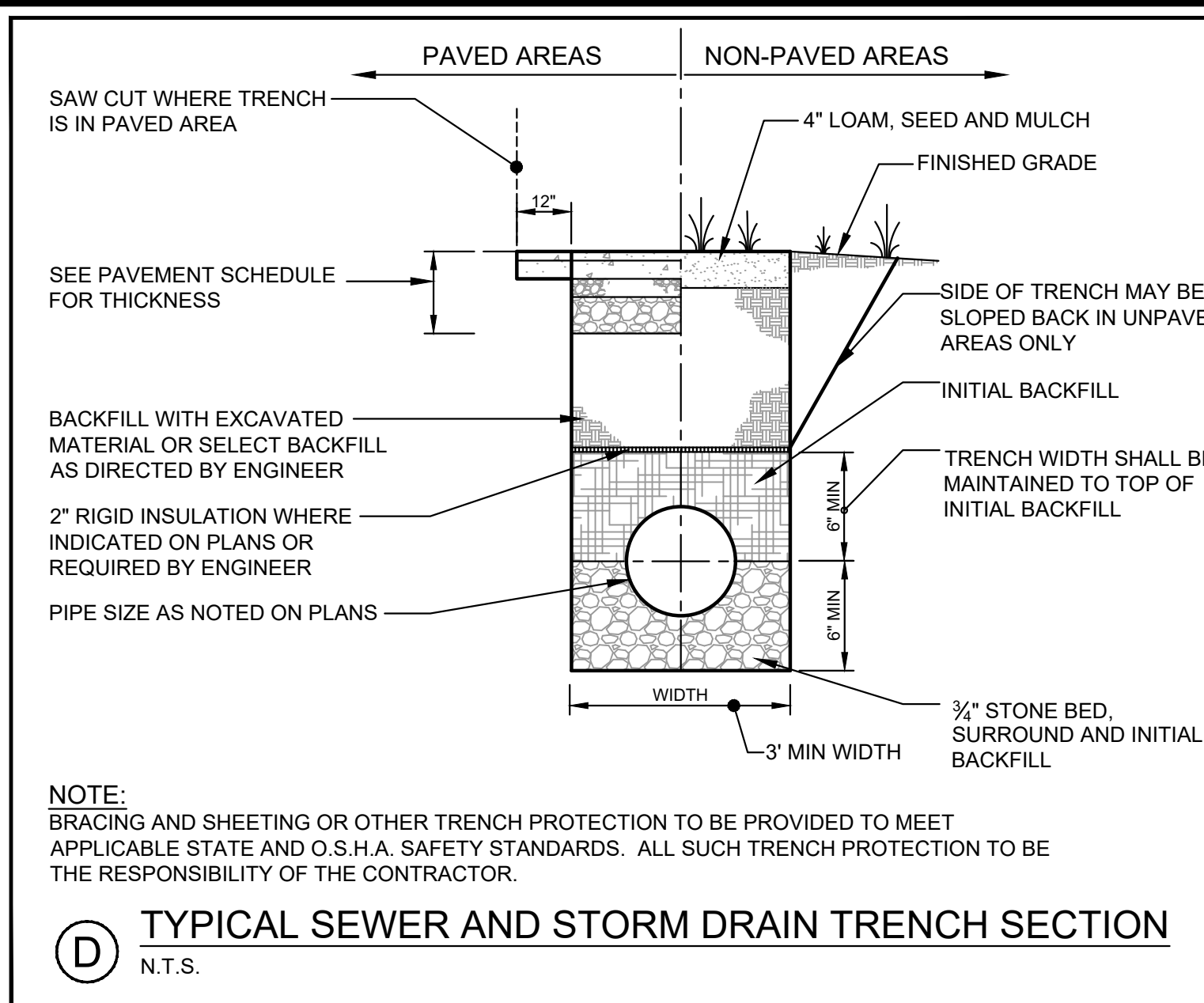
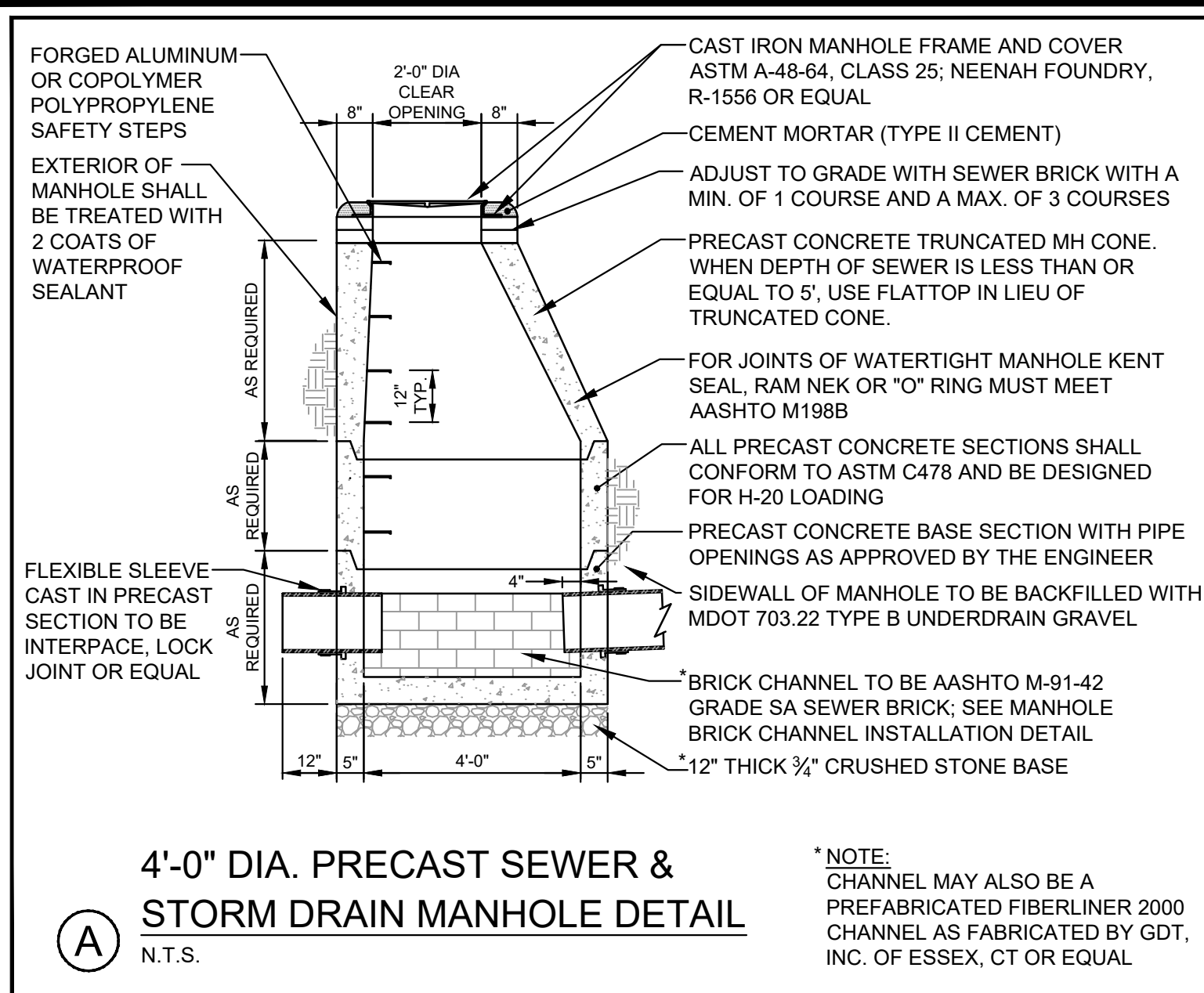
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 (207) 772-2515  
 300 Southborough Drive - Suite 200  
 South Portland, ME 04106

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-6.2





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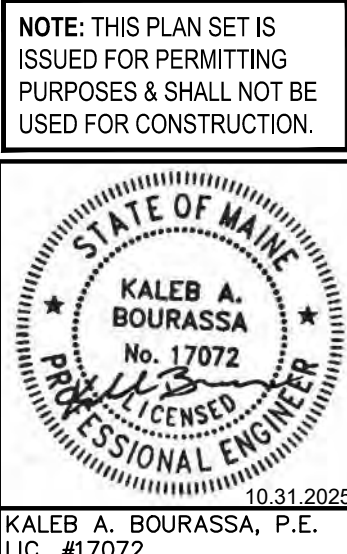
Design: KAB	Draft: CDD	Date: JAN. 2024
Checked: SRB	Scale: AS NOTED	Job No.: 4228
File Name: 4228-DETAILS.dwg		
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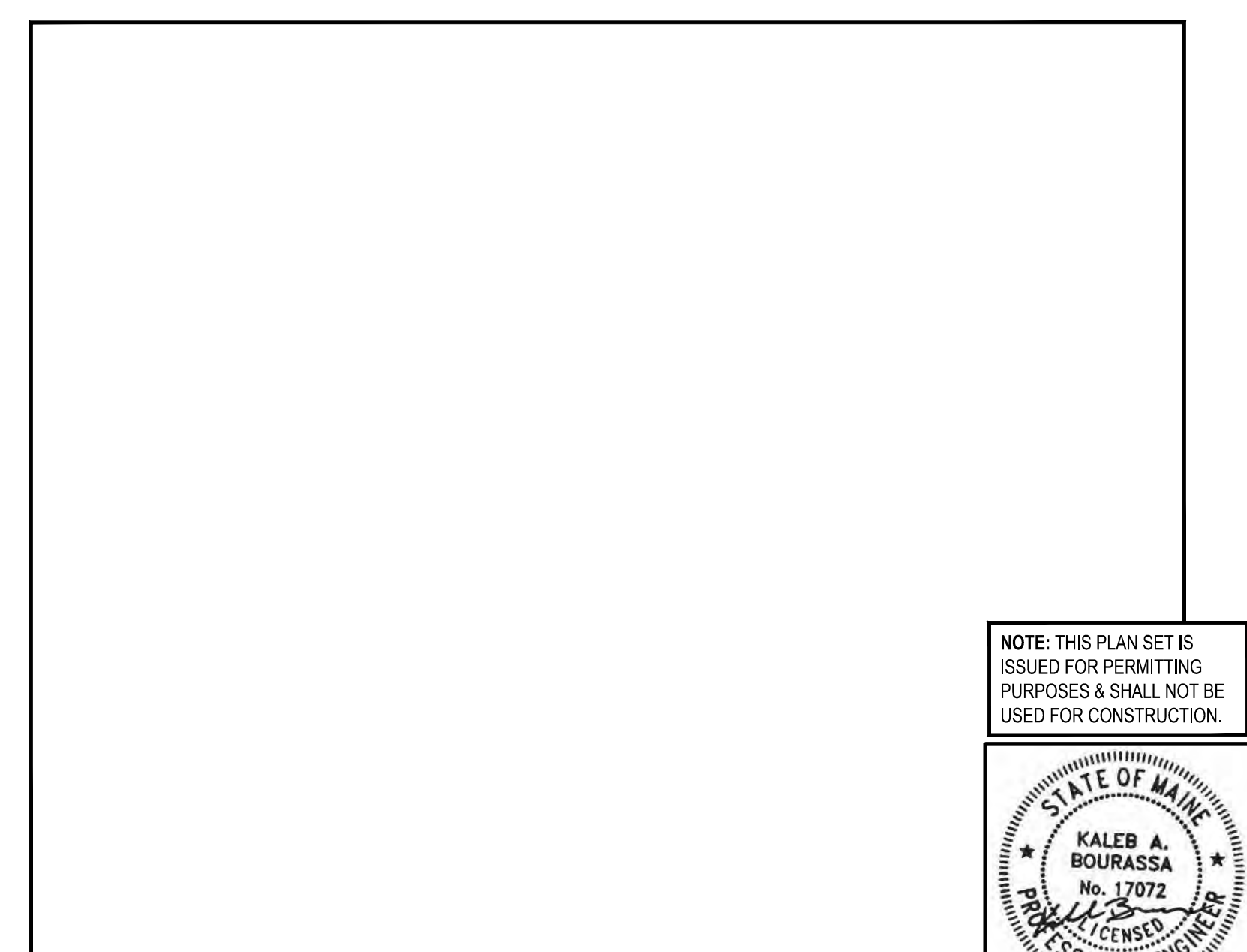
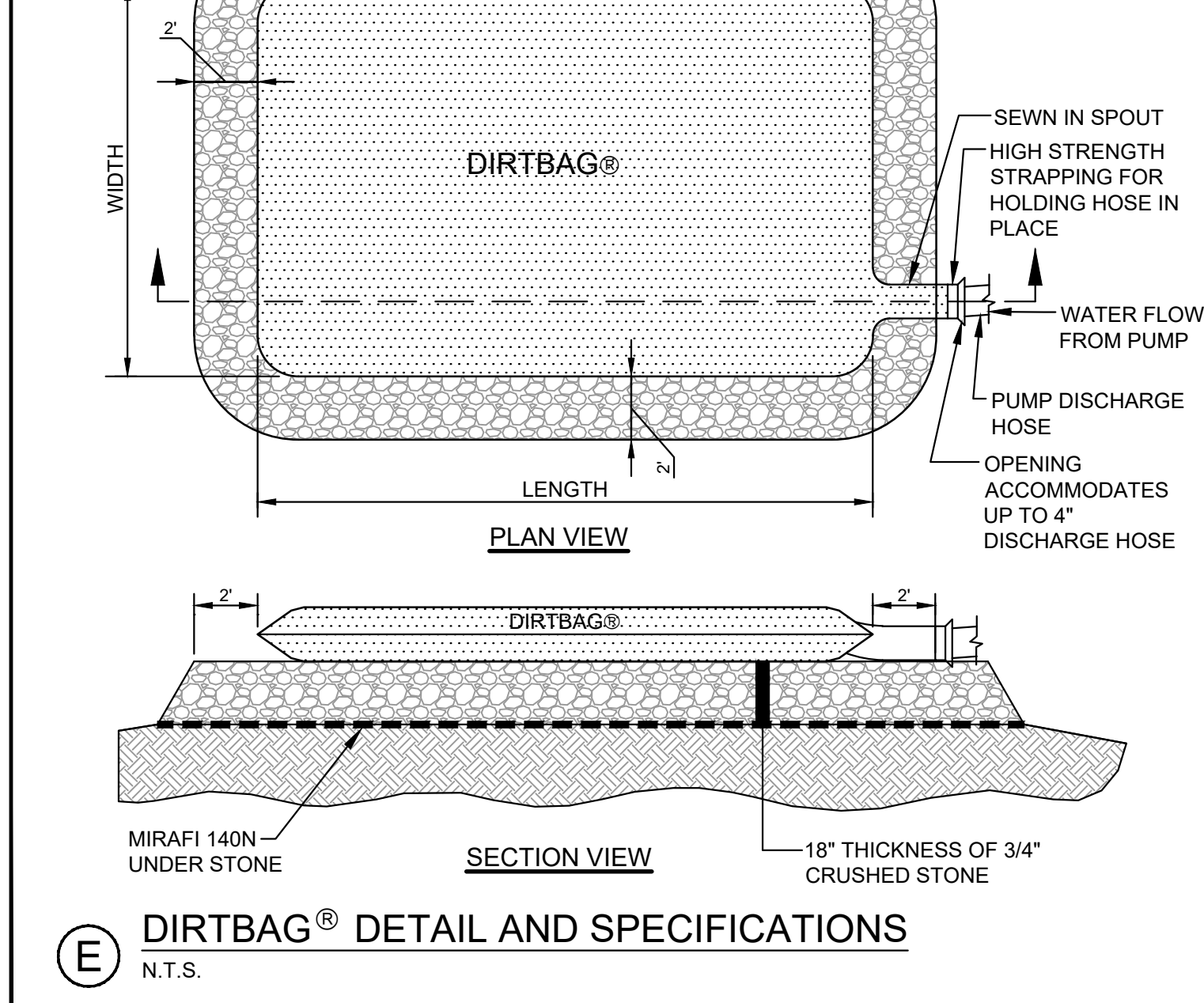
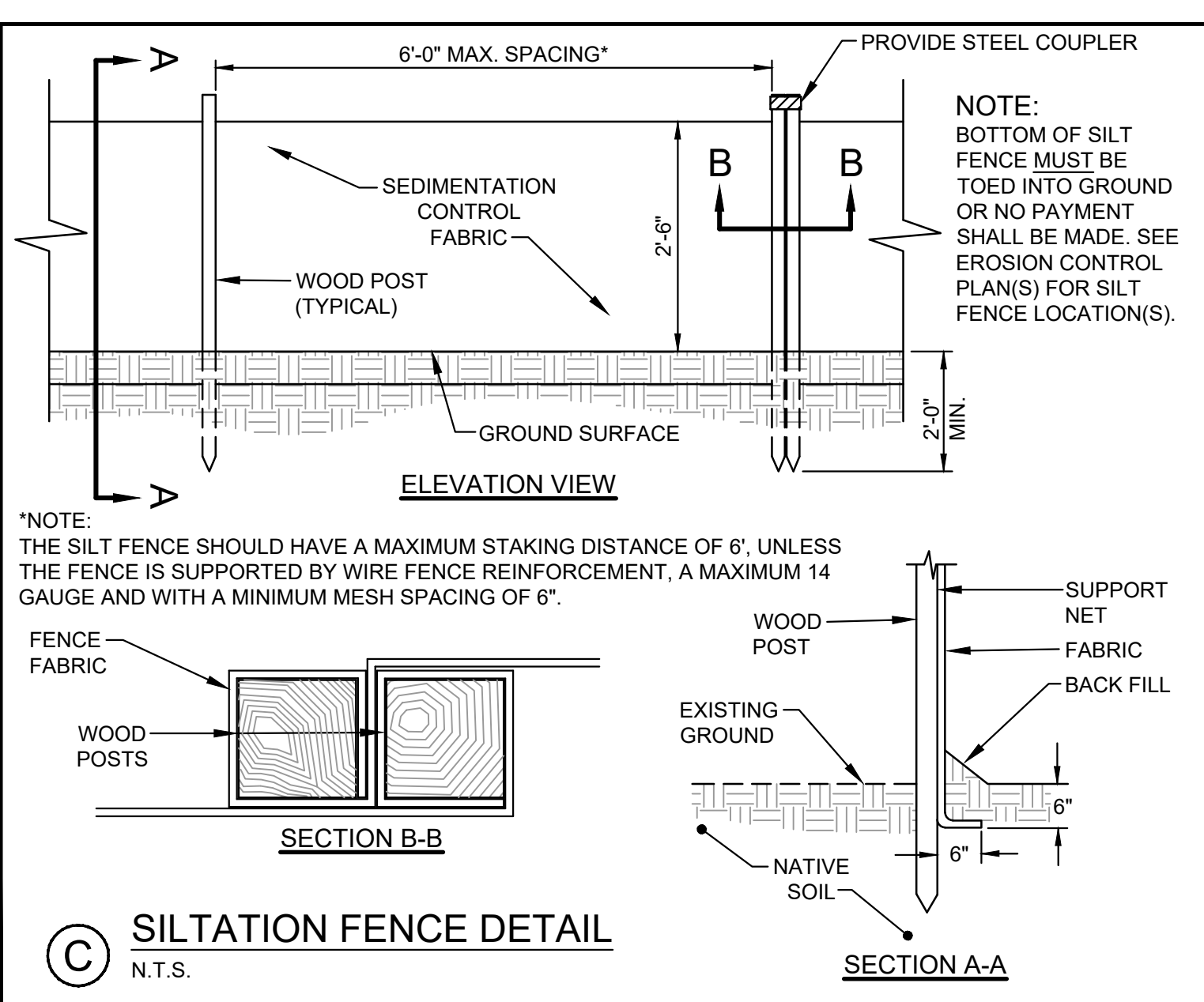
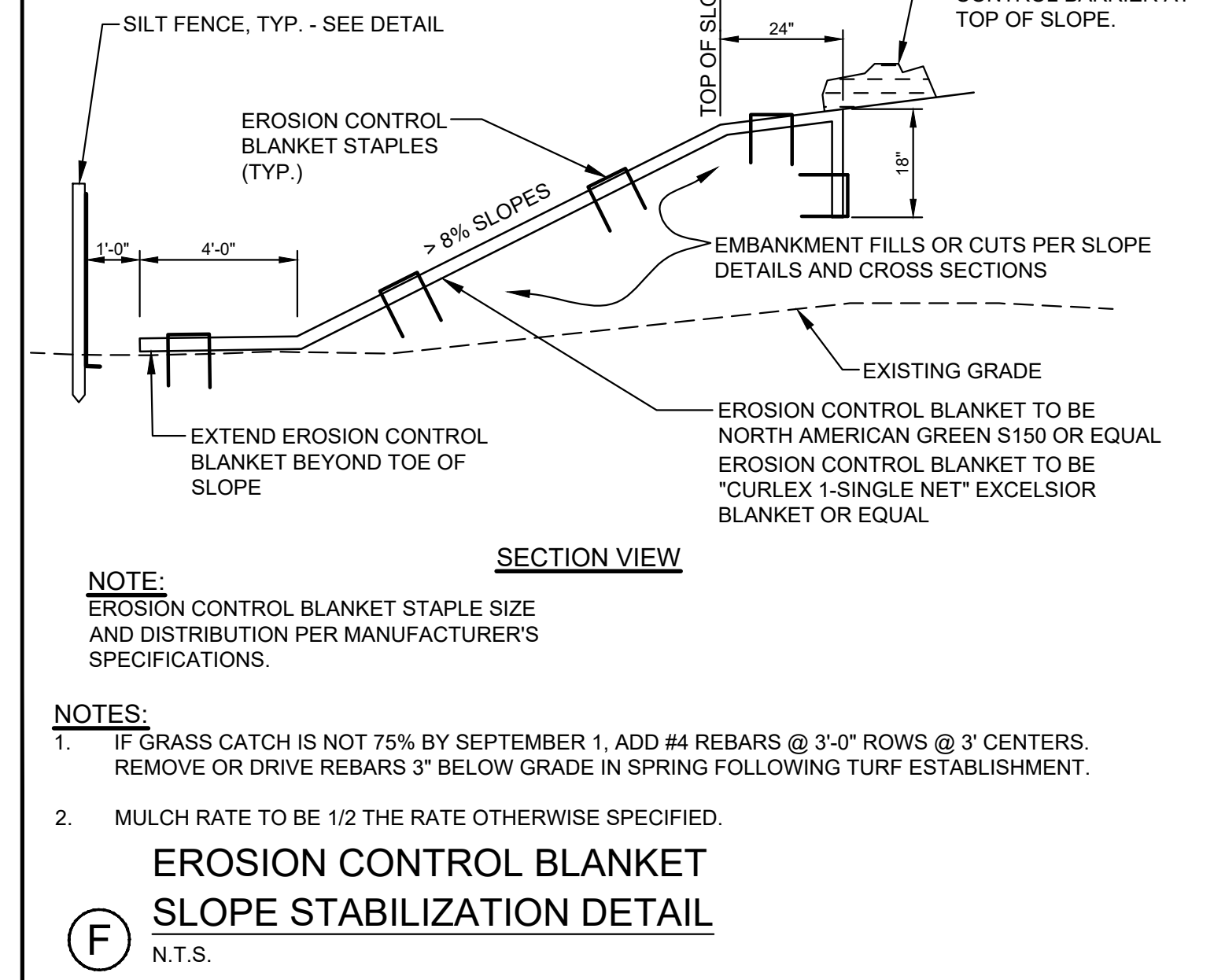
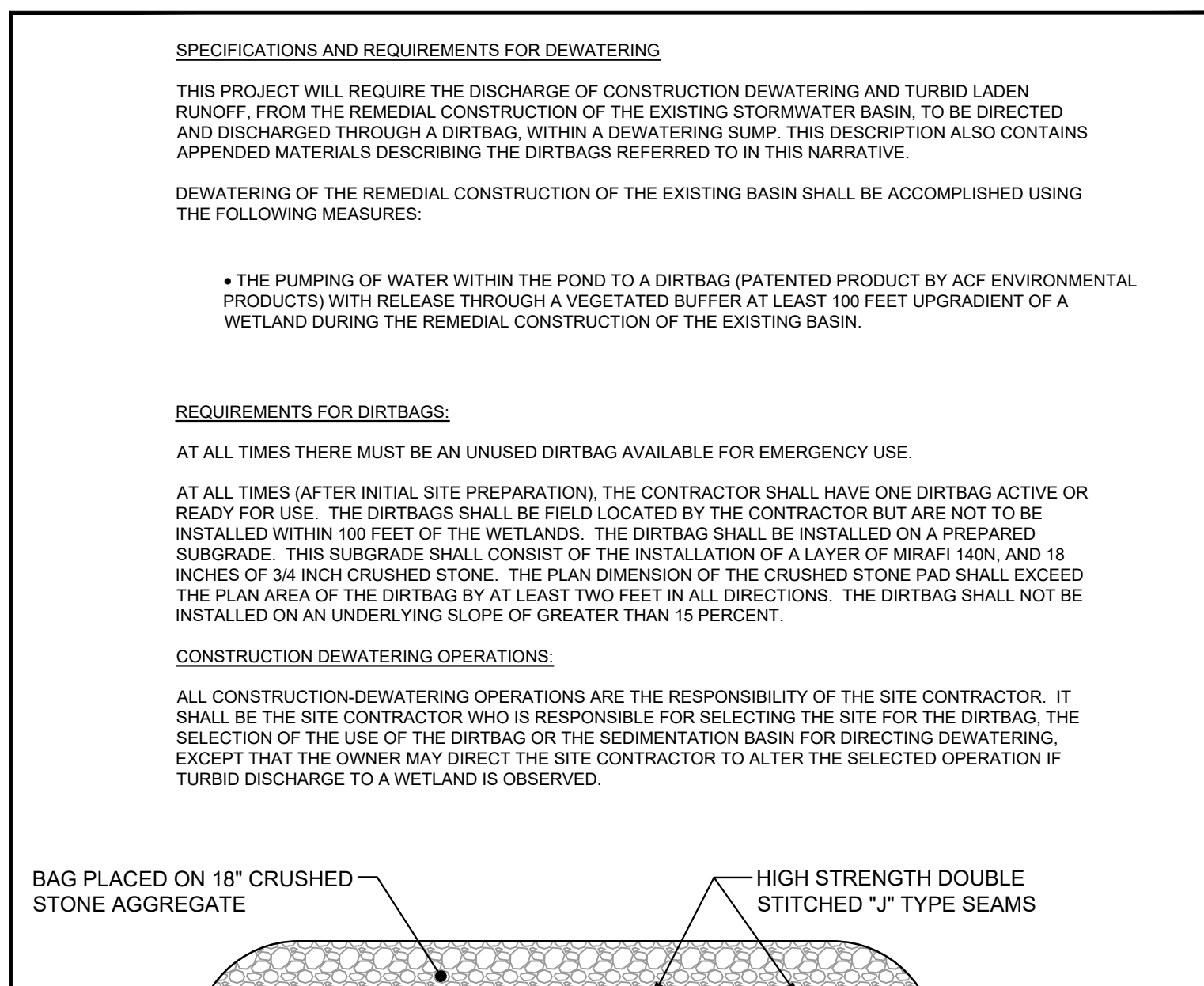
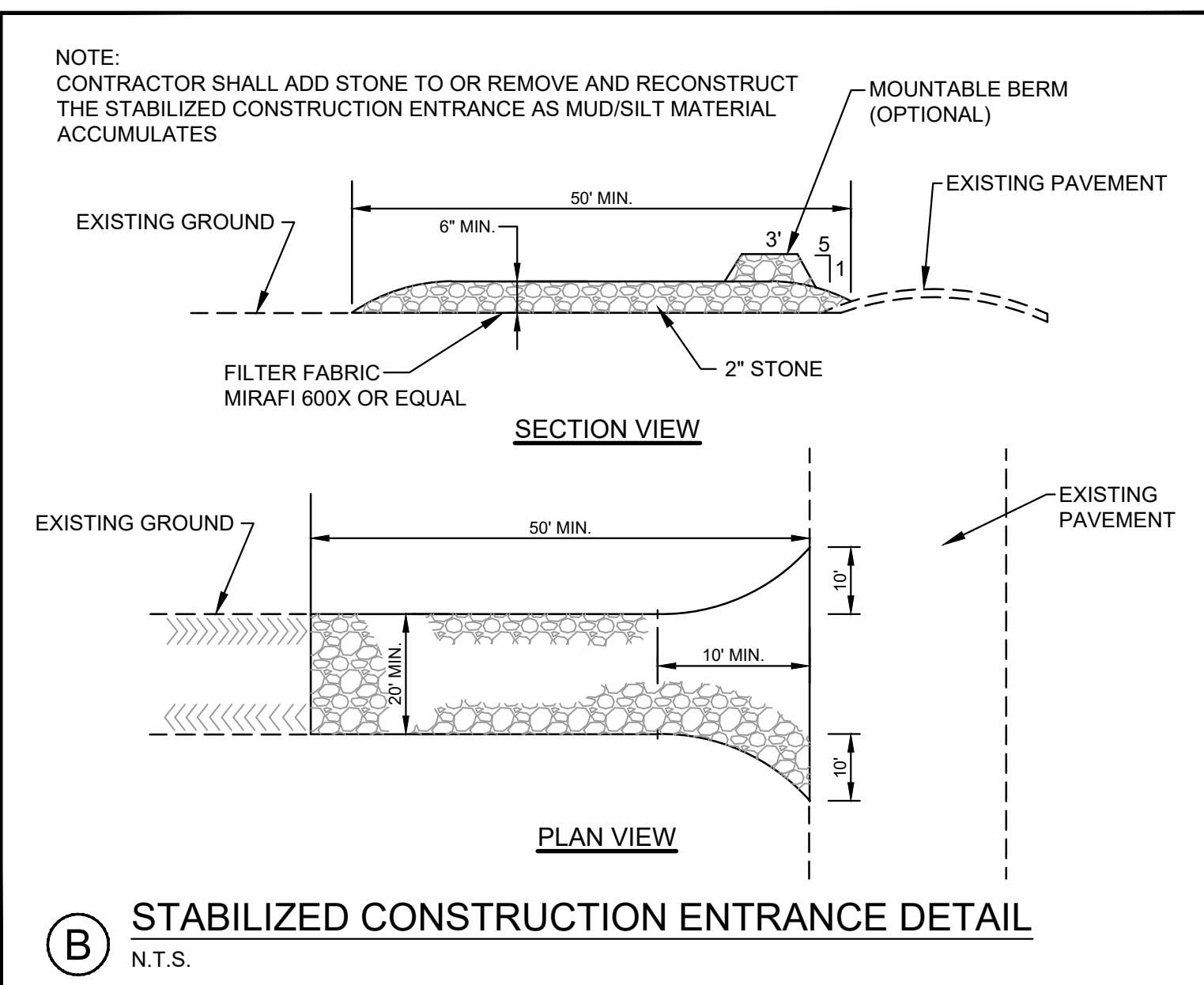
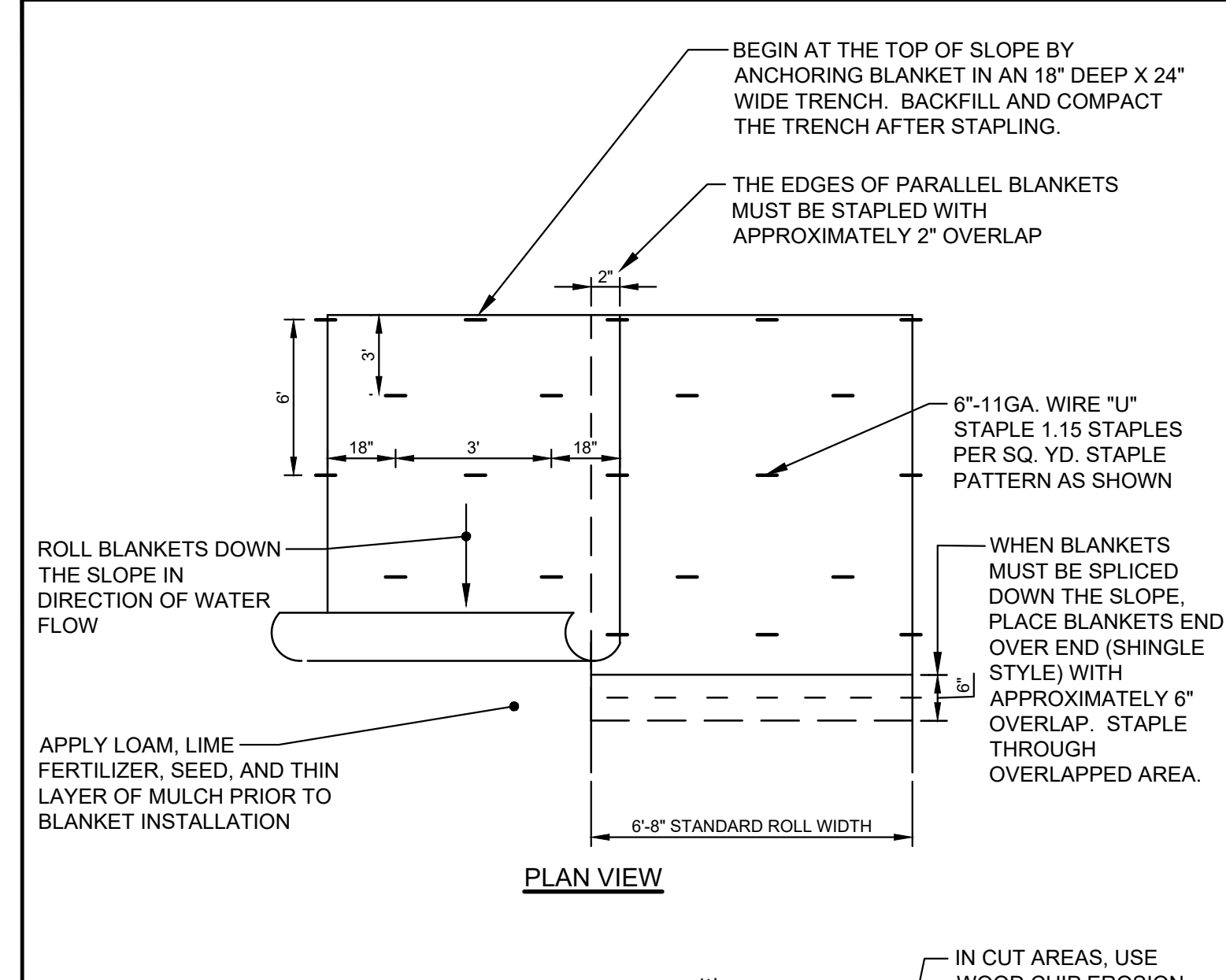
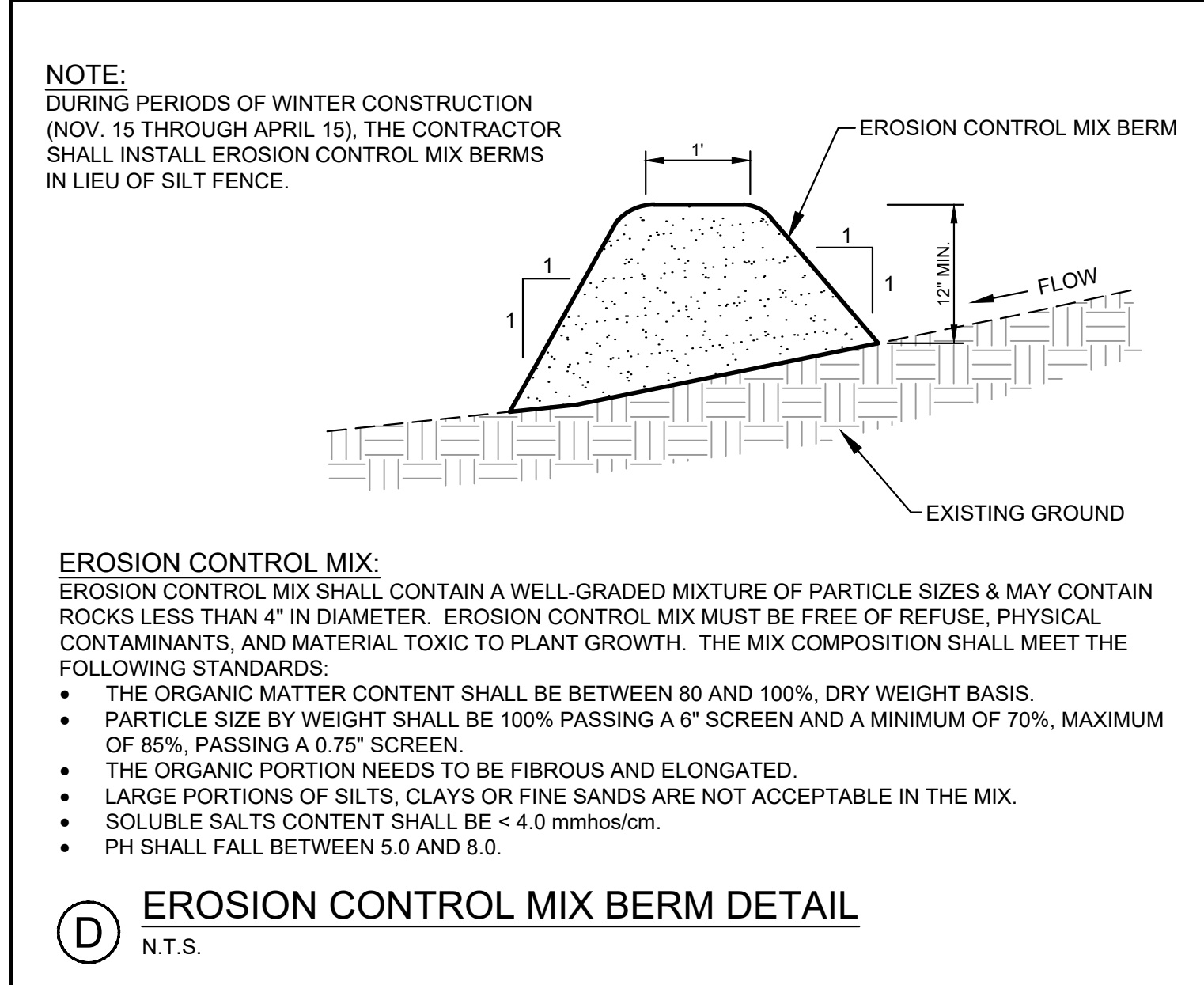
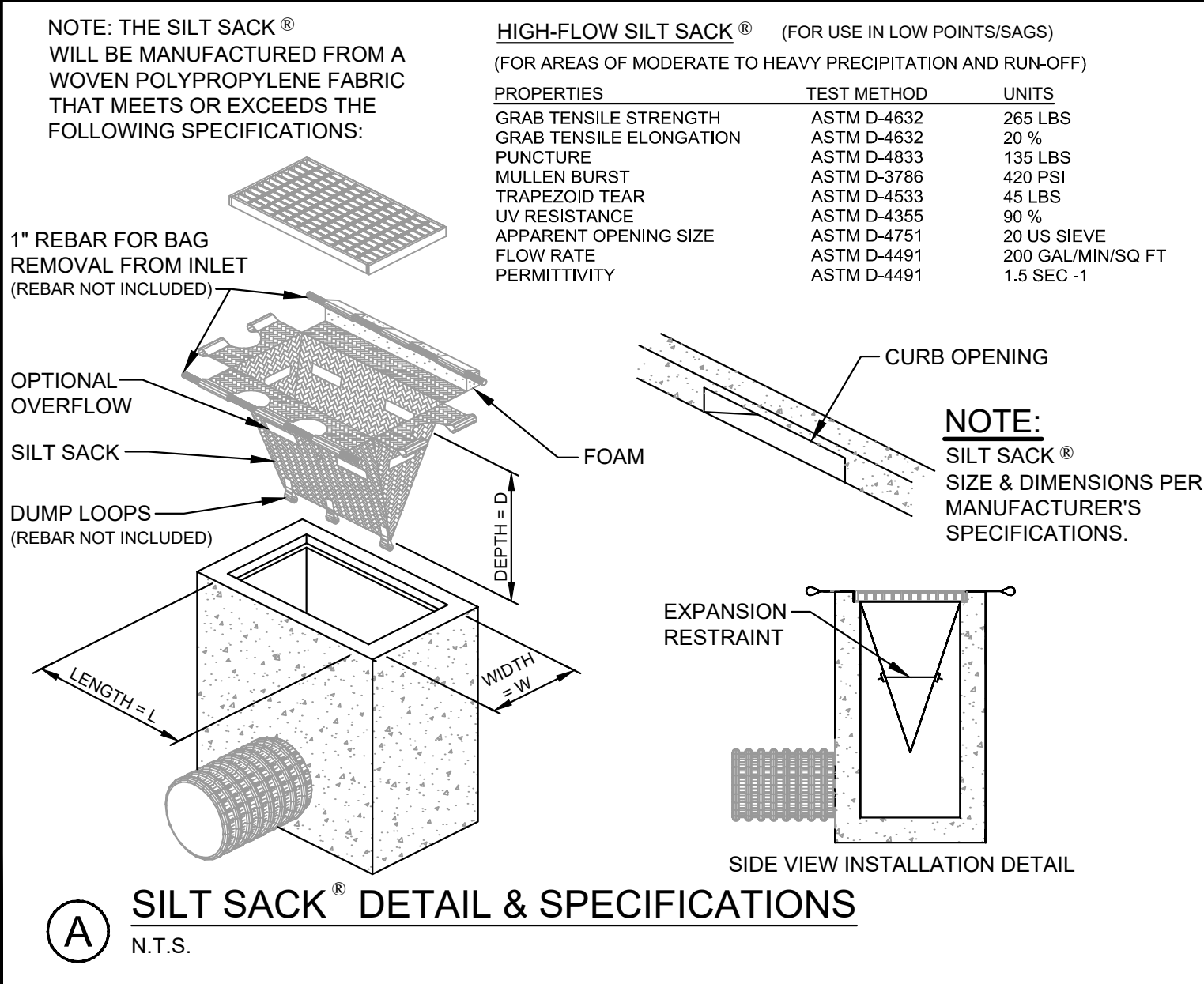
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 GorriilPalmer.com  
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 300 Southborough Drive - Suite 200  
 South Portland, ME 04106

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**



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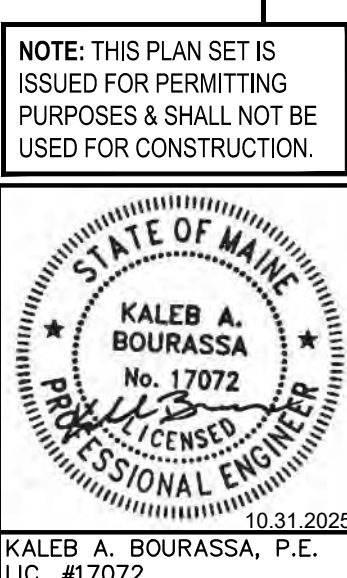
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(207) 772-2515  
300 Southborough Drive - Suite 200  
South Portland, ME 04106

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

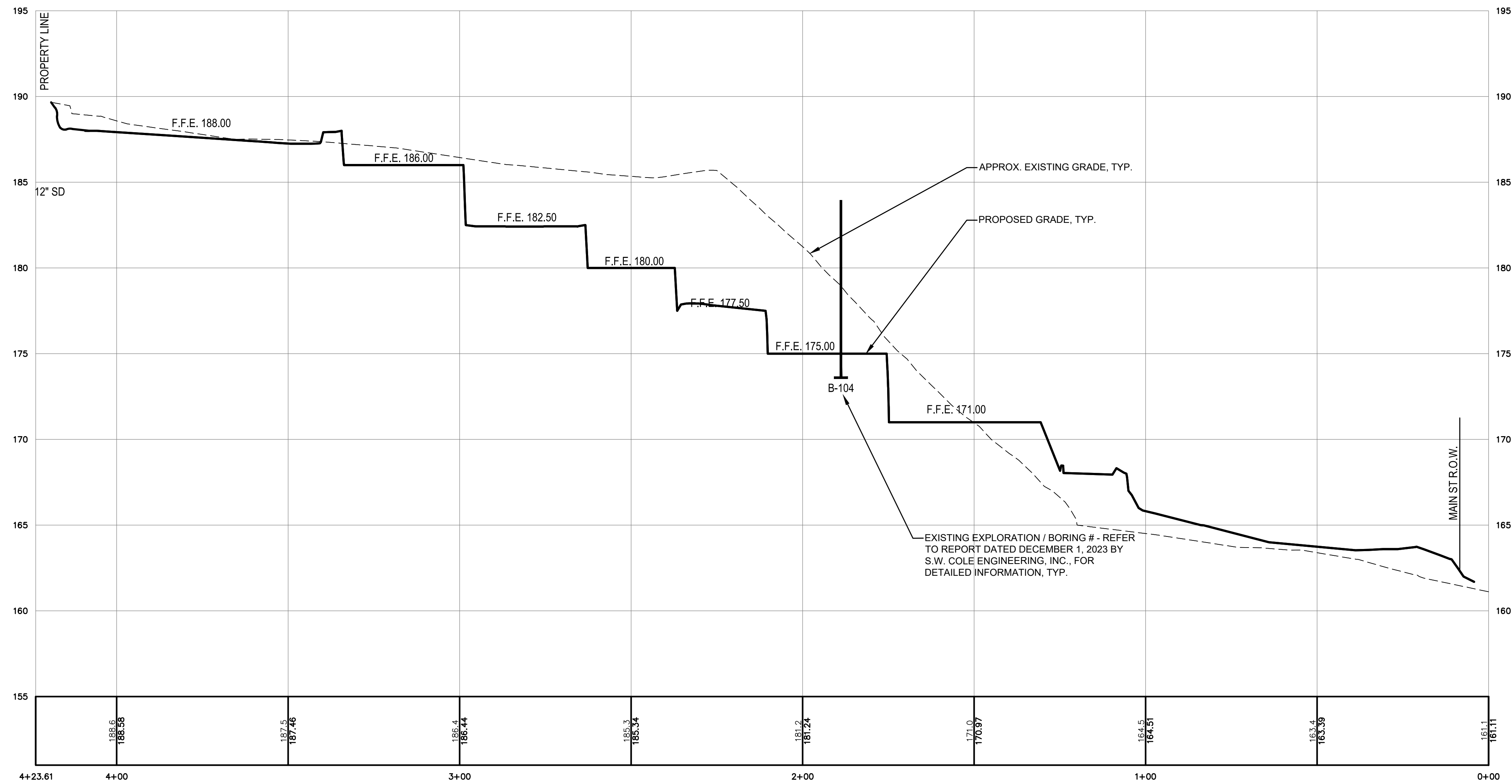
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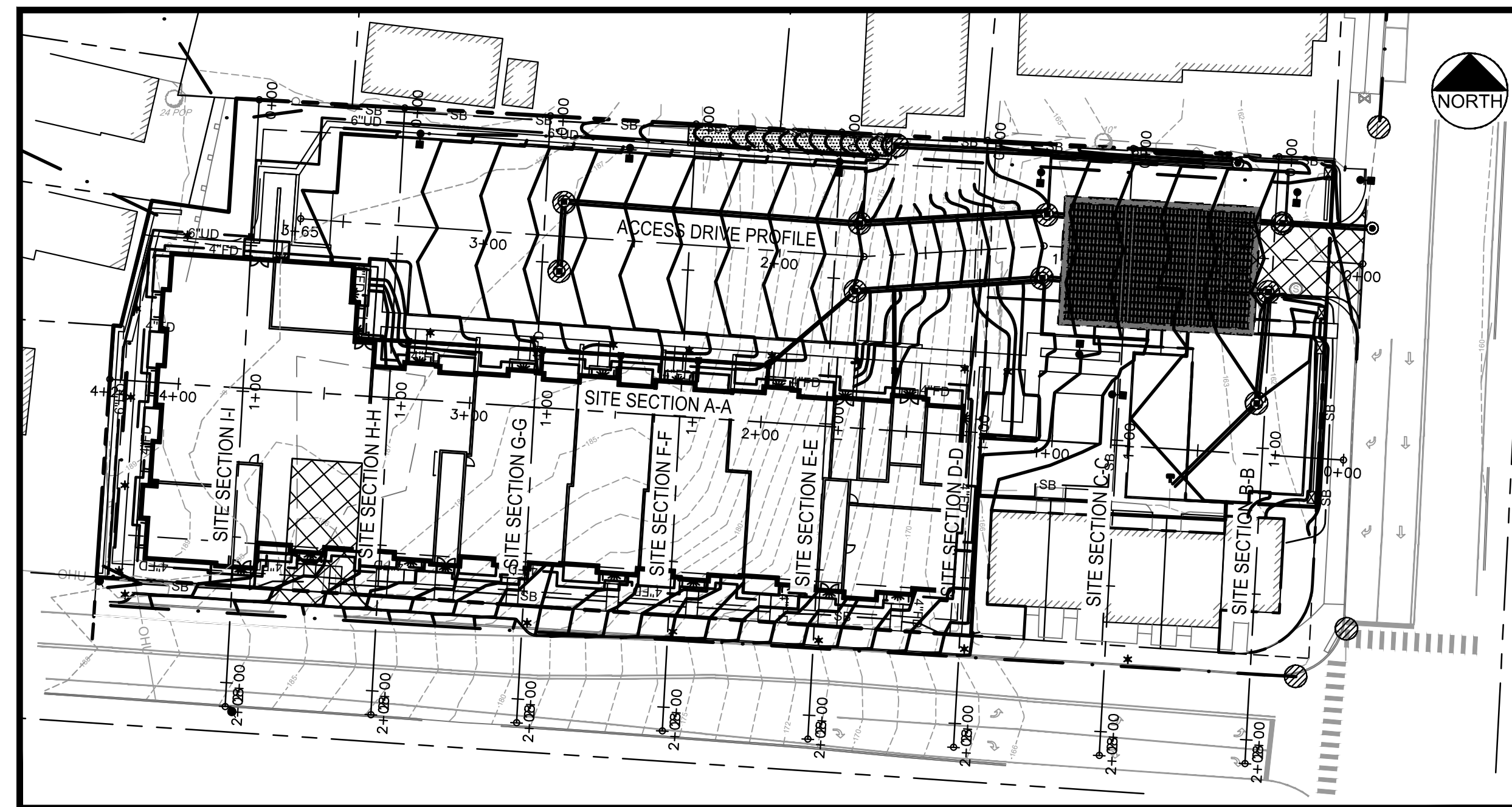
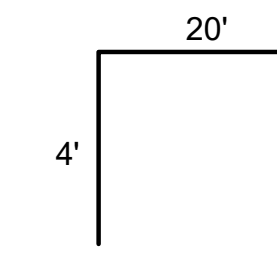


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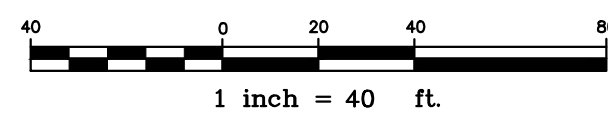
**SITE SECTION A-A**

SCALE: 1" = 20' HORZ. / 1" = 4' VERT.



**ORIENTATION SKETCH**

SCALE: 1" = 40'



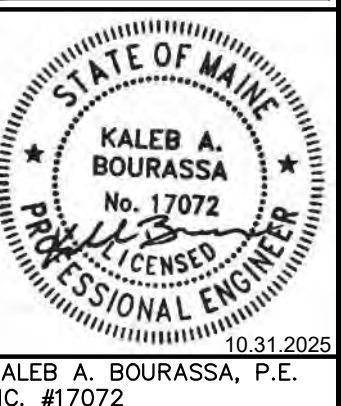
**NOTE:**

THIS SHEET FOR INFORMATION ONLY - ENGINEER MAKES NO GUARANTEE THAT CONDITIONS WILL MATCH WHAT IS SHOWN AND THAT UNFORESEEN SOILS CONDITIONS MAY EXIST. ALL UNFORESEEN GROUND CONDITIONS SHALL BE REPORTED TO OWNERS REPRESENTATIVE IMMEDIATELY WHEN DISCOVERED.

**REFERENCES:**

- REPORT 23-1443 S, "EXPLORATIONS AND GEOTECHNICAL ENGINEERING SERVICES PROPOSED APARTMENT BUILDING 261 MAIN STREET & 15 ACADEMY STREET, AUBURN, MAINE". PREPARED FOR HIGHGATE DEVELOPMENT, LLC, 799 WASHINGTON STREET, NORTH AUBURN, ME 04210, PREPARED BY: S.W. COLE ENGINEERING, INC., DATED: DECEMBER 1, 2023

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.



KALEB A. BOURASSA, P.E. LIC. #17072

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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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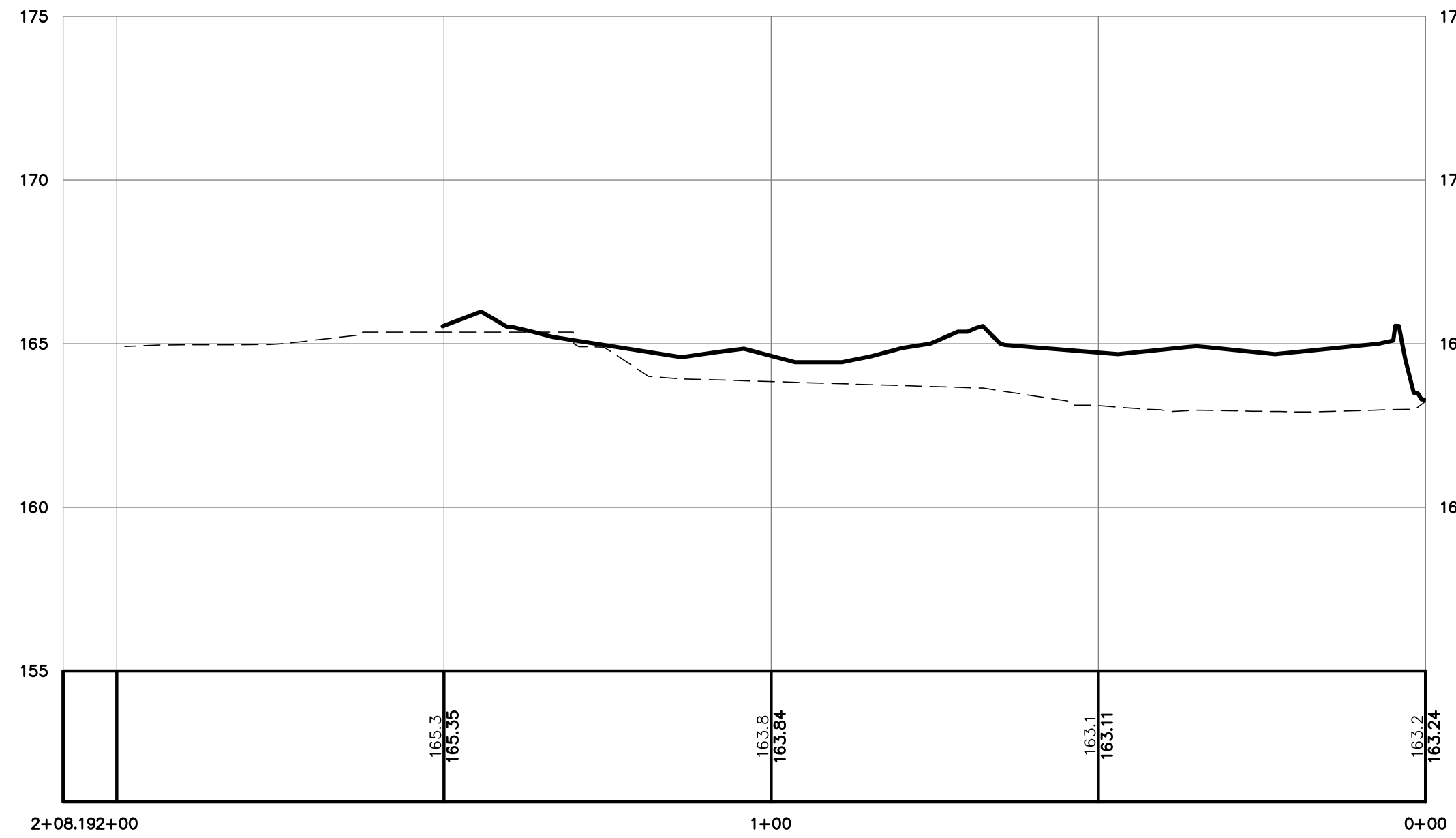
Gorrill Palmer, an LJB Engineering Company  
 GorrillPalmer.com  
 (207) 772-2515  
 300 Southborough Drive - Suite 200  
 South Portland, ME 04106

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

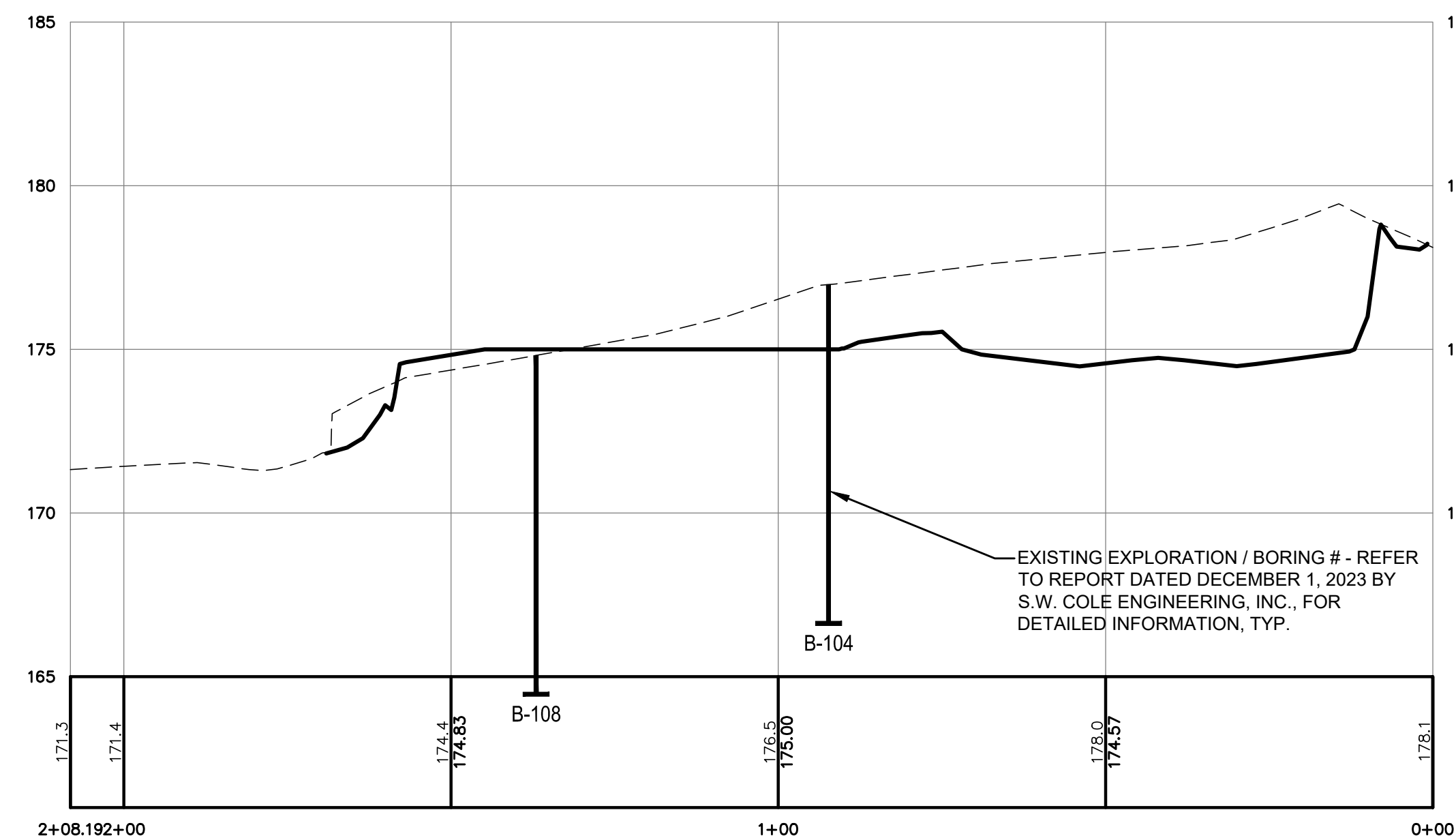
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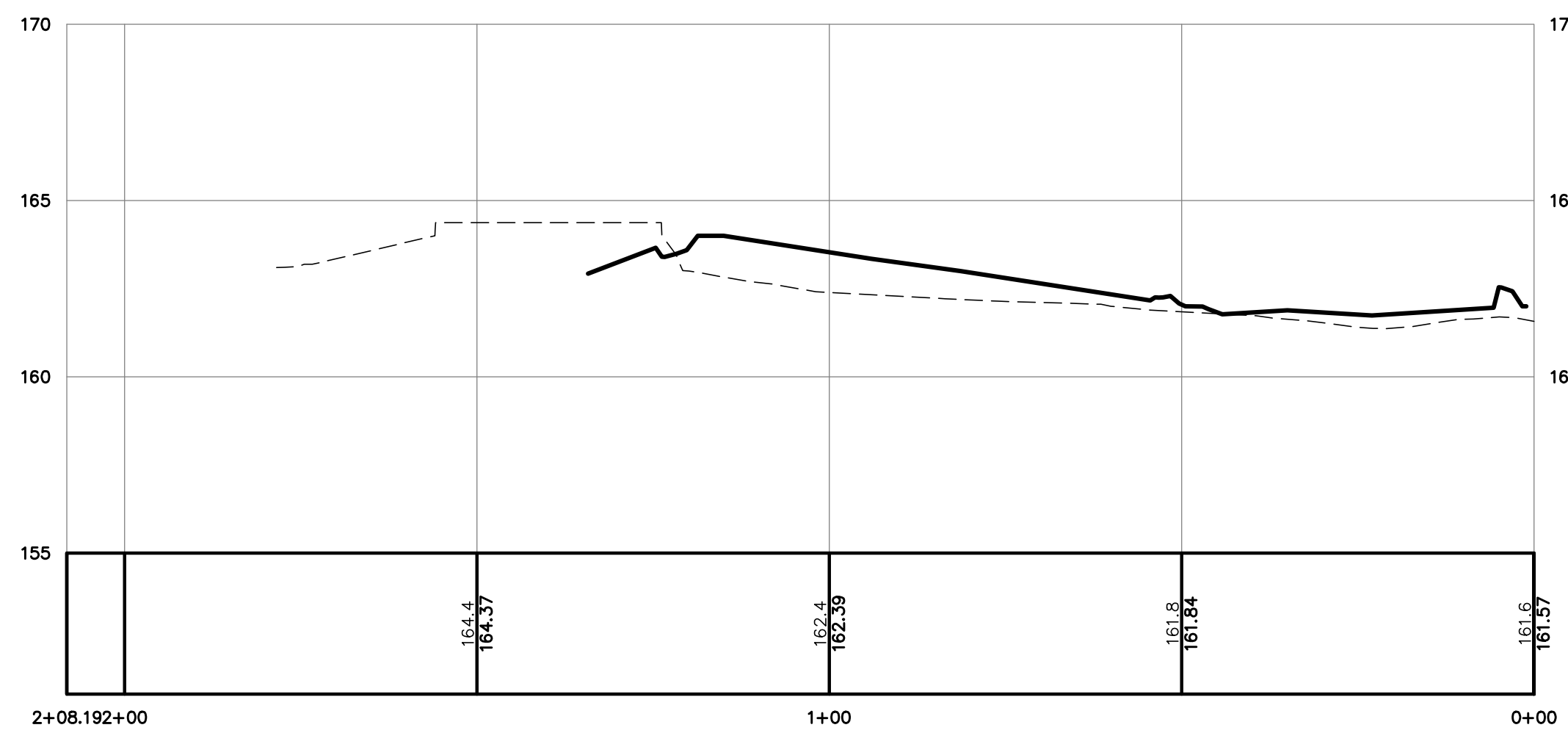
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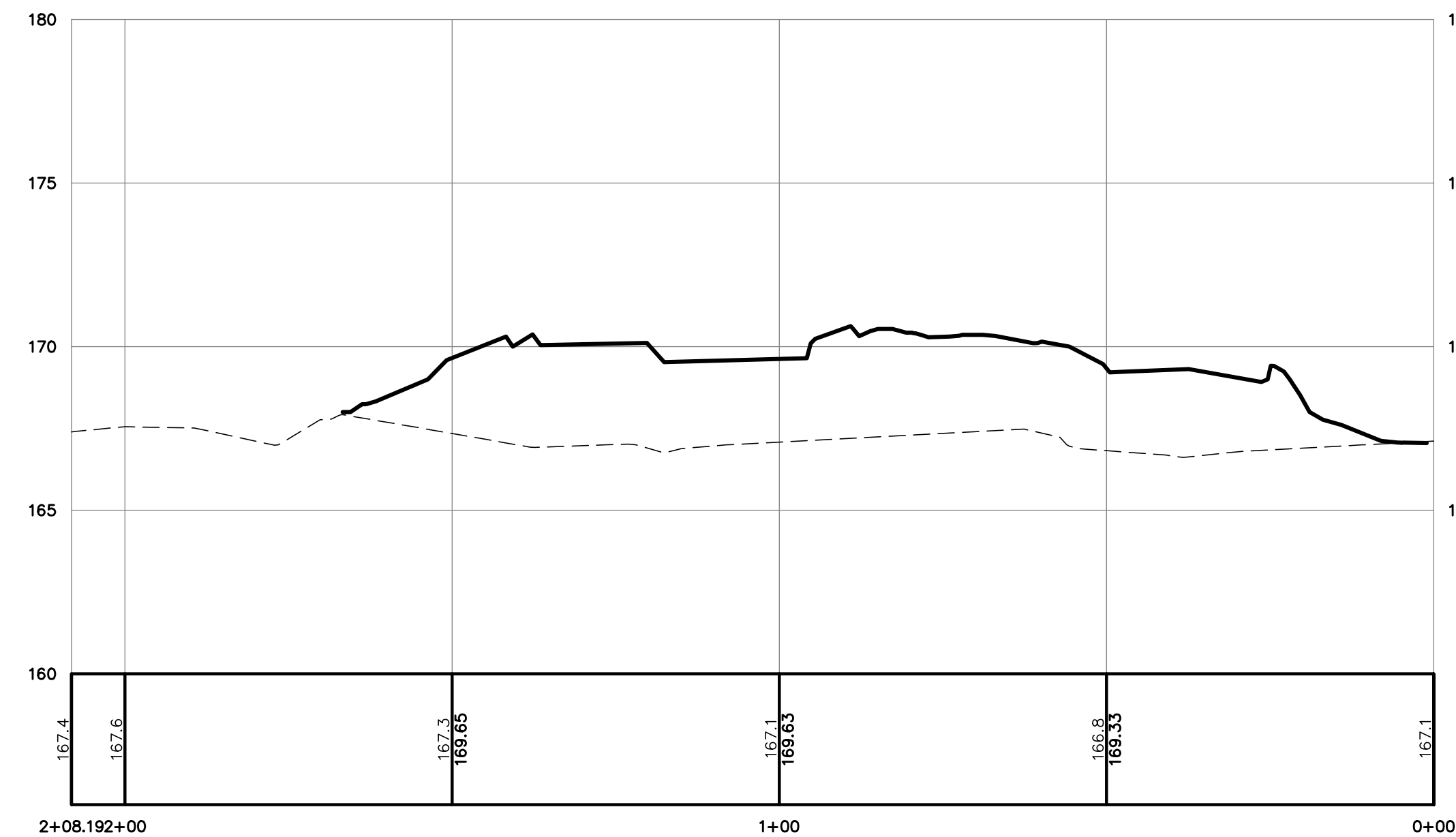
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**SITE SECTION E-E**  
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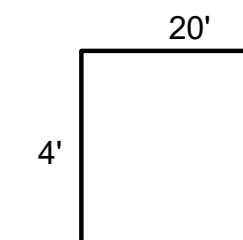


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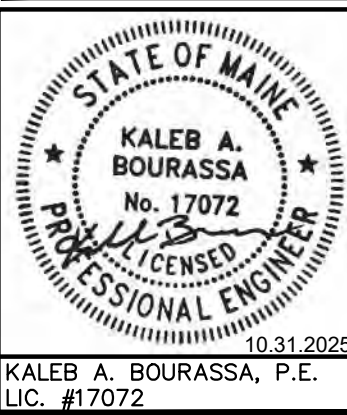
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SCALE: 1" = 20' HORZ. / 1" = 4' VERT.

**NOTE:**  
THIS SHEET FOR INFORMATION ONLY - ENGINEER MAKES NO GUARANTEE THAT CONDITIONS WILL MATCH WHAT IS SHOWN AND THAT UNFORESEEN SOILS CONDITIONS MAY EXIST. ALL UNFORESEEN GROUND CONDITIONS SHALL BE REPORTED TO OWNERS REPRESENTATIVE IMMEDIATELY WHEN DISCOVERED.



- REFERENCES:**
- REPORT 23-1443 S, "EXPLORATIONS AND GEOTECHNICAL ENGINEERING SERVICES PROPOSED APARTMENT BUILDING 261 MAIN STREET & 15 ACADEMY STREET, AUBURN, MAINE". PREPARED FOR HIGHGATE DEVELOPMENT, LLC, 799 WASHINGTON STREET, NORTH AUBURN, ME 04210, PREPARED BY: S.W. COLE ENGINEERING, INC., DATED: DECEMBER 1, 2023

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.



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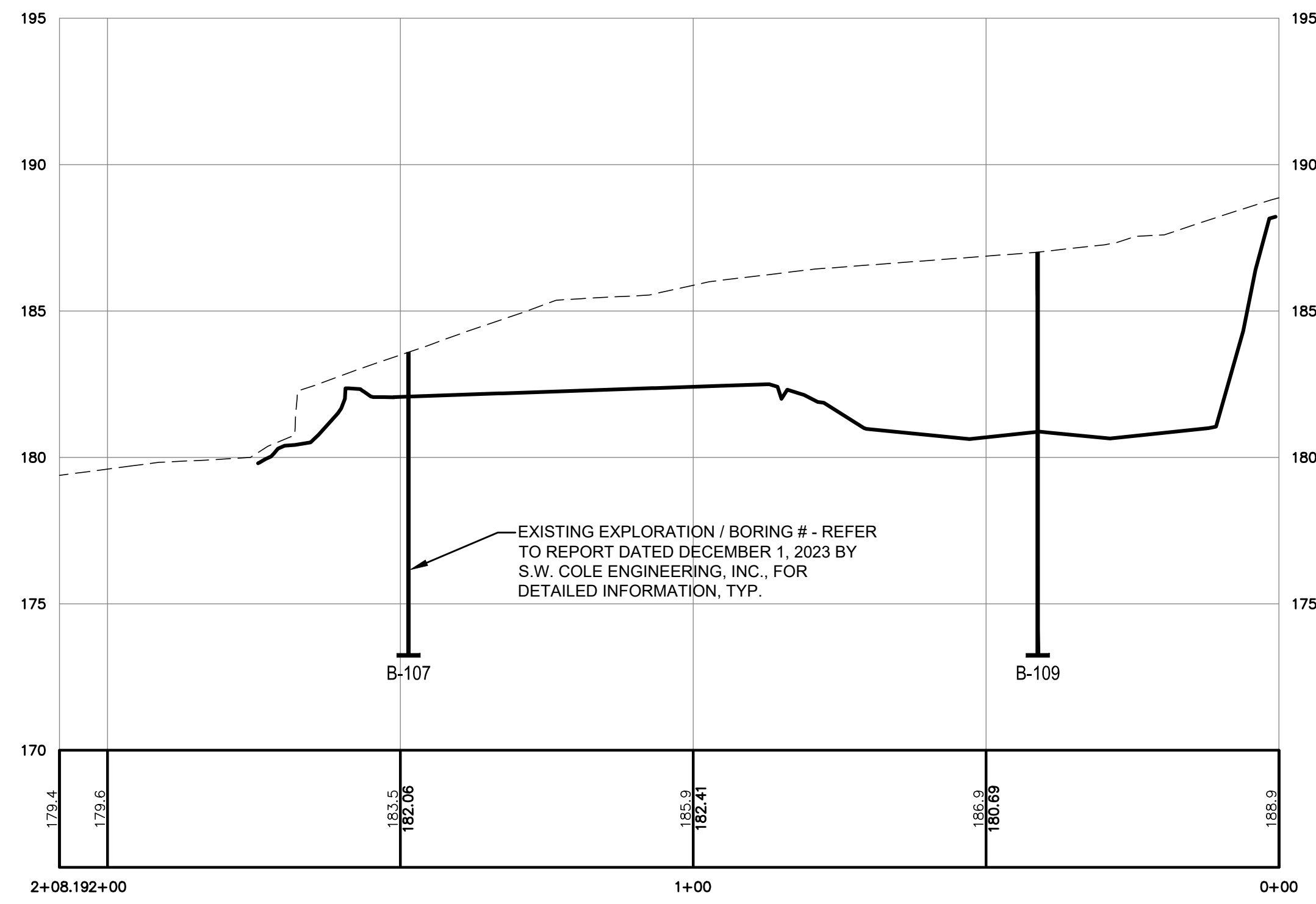
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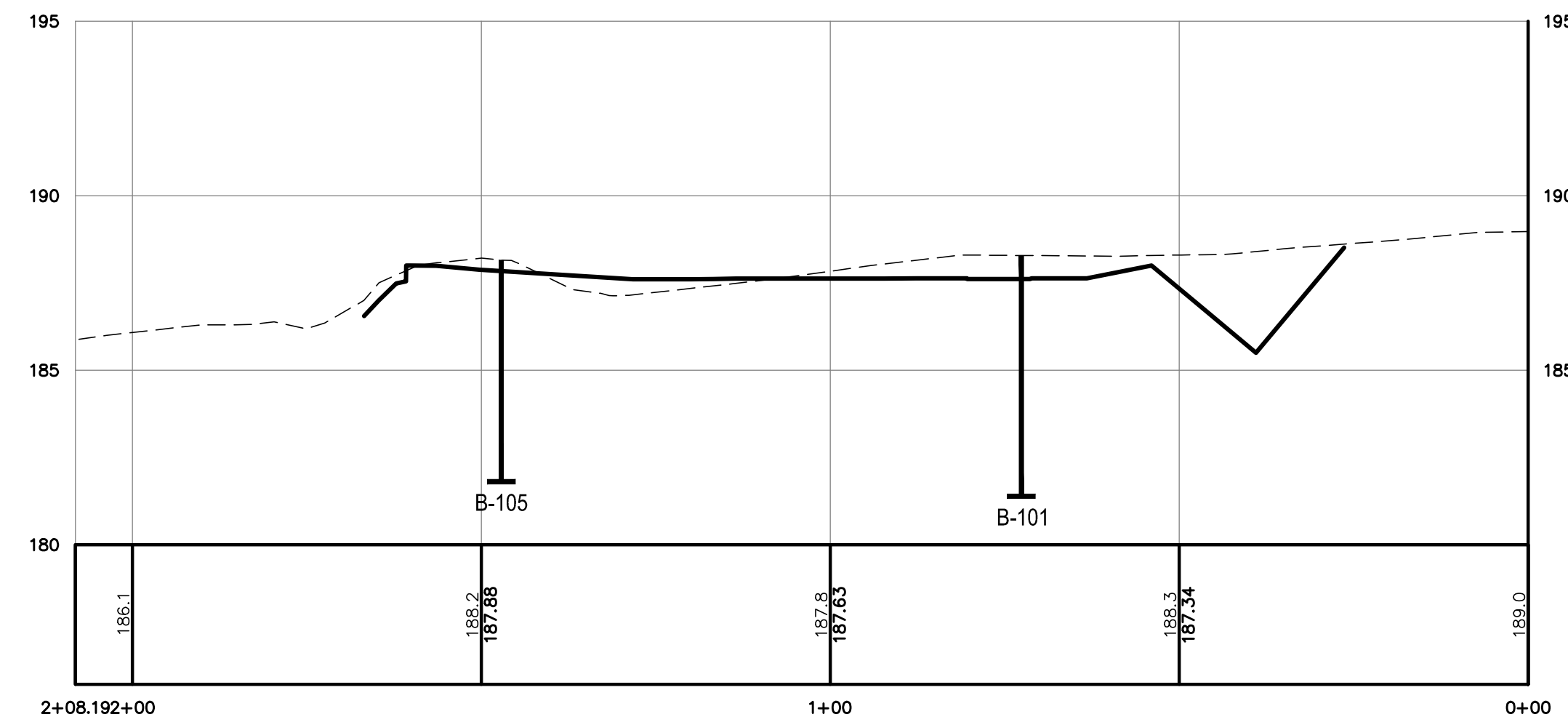
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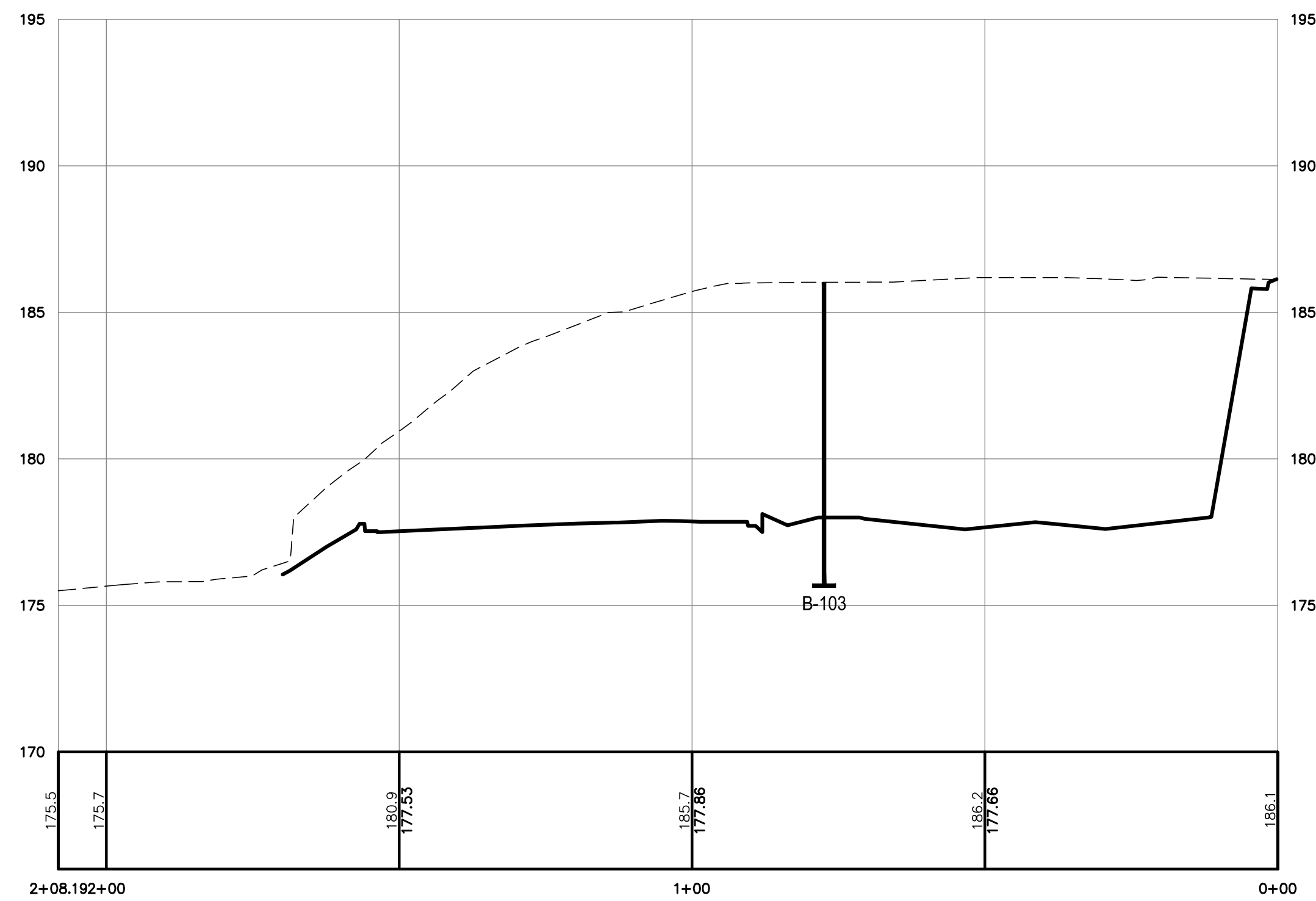
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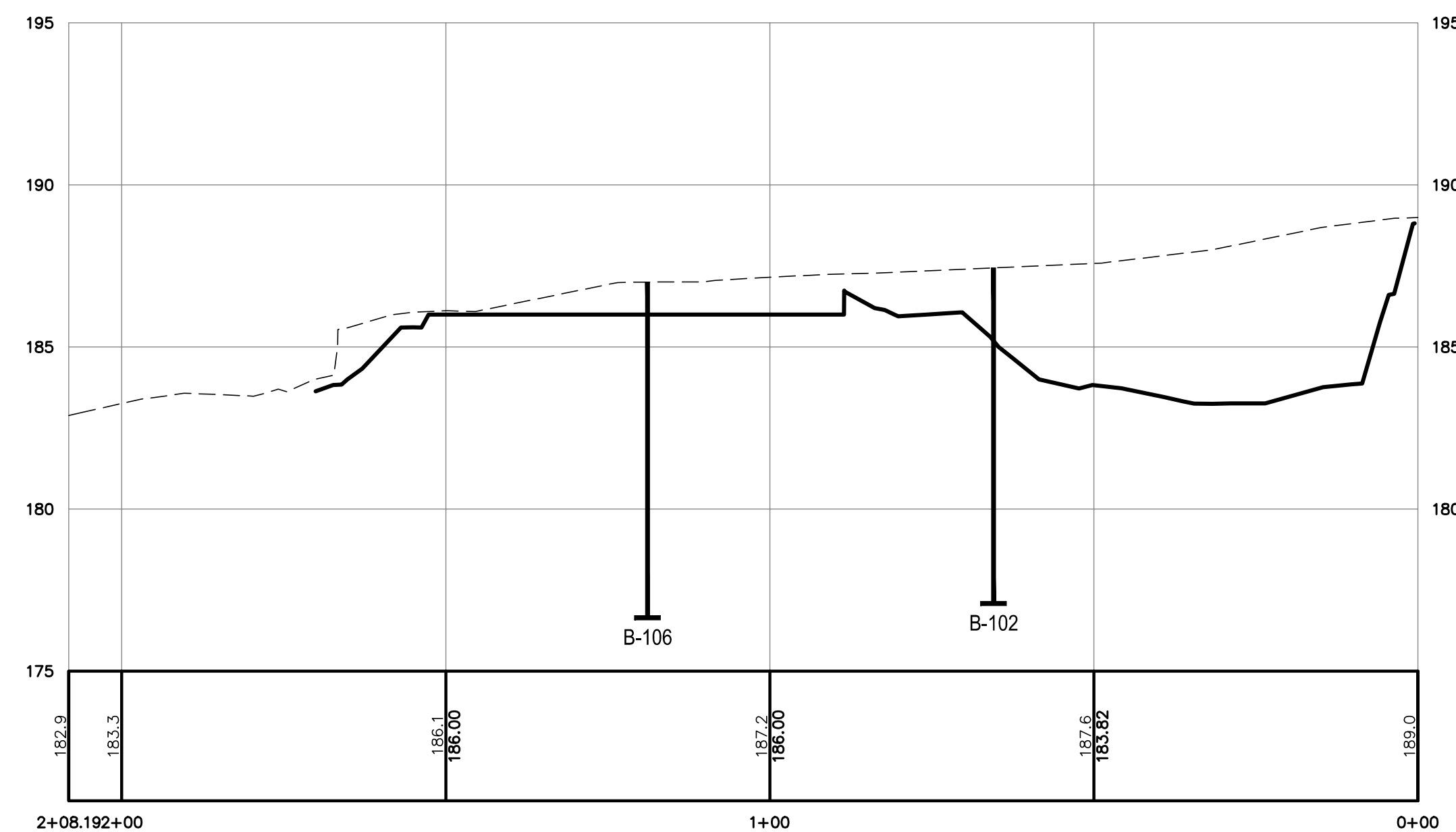
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SCALE: 1" = 20' HORZ. / 1" = 4' VERT.



**SITE SECTION I-I**  
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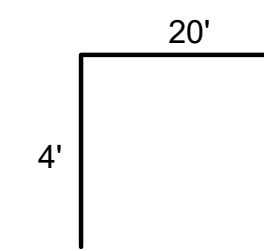
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SCALE: 1" = 20' HORZ. / 1" = 4' VERT.



**SITE SECTION H-H**  
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**NOTE:**

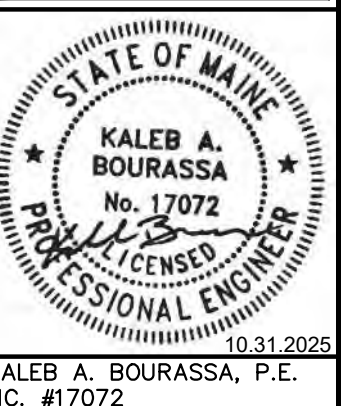
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KALEB A. BOURASSA, P.E.  
LIC. #17072

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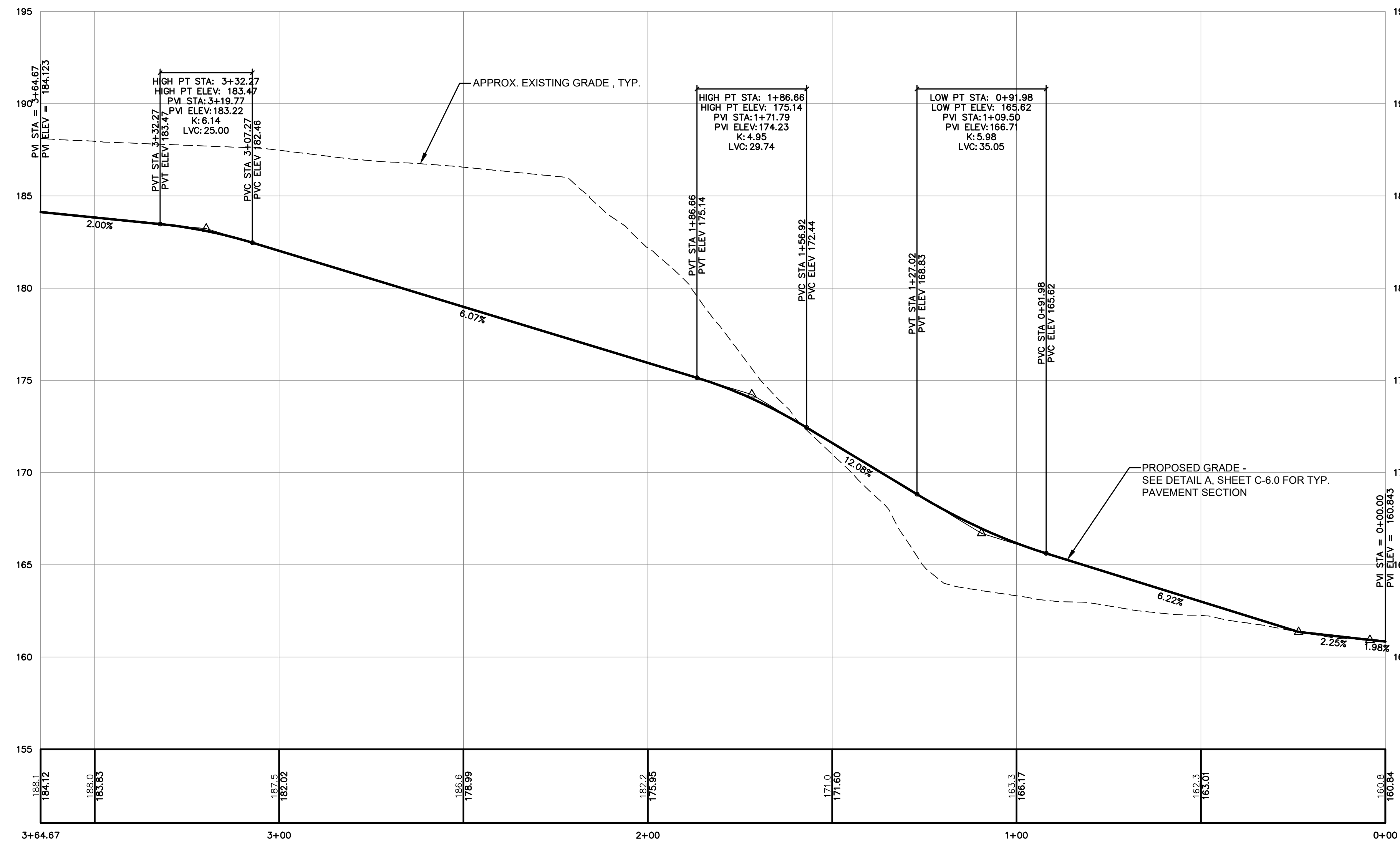


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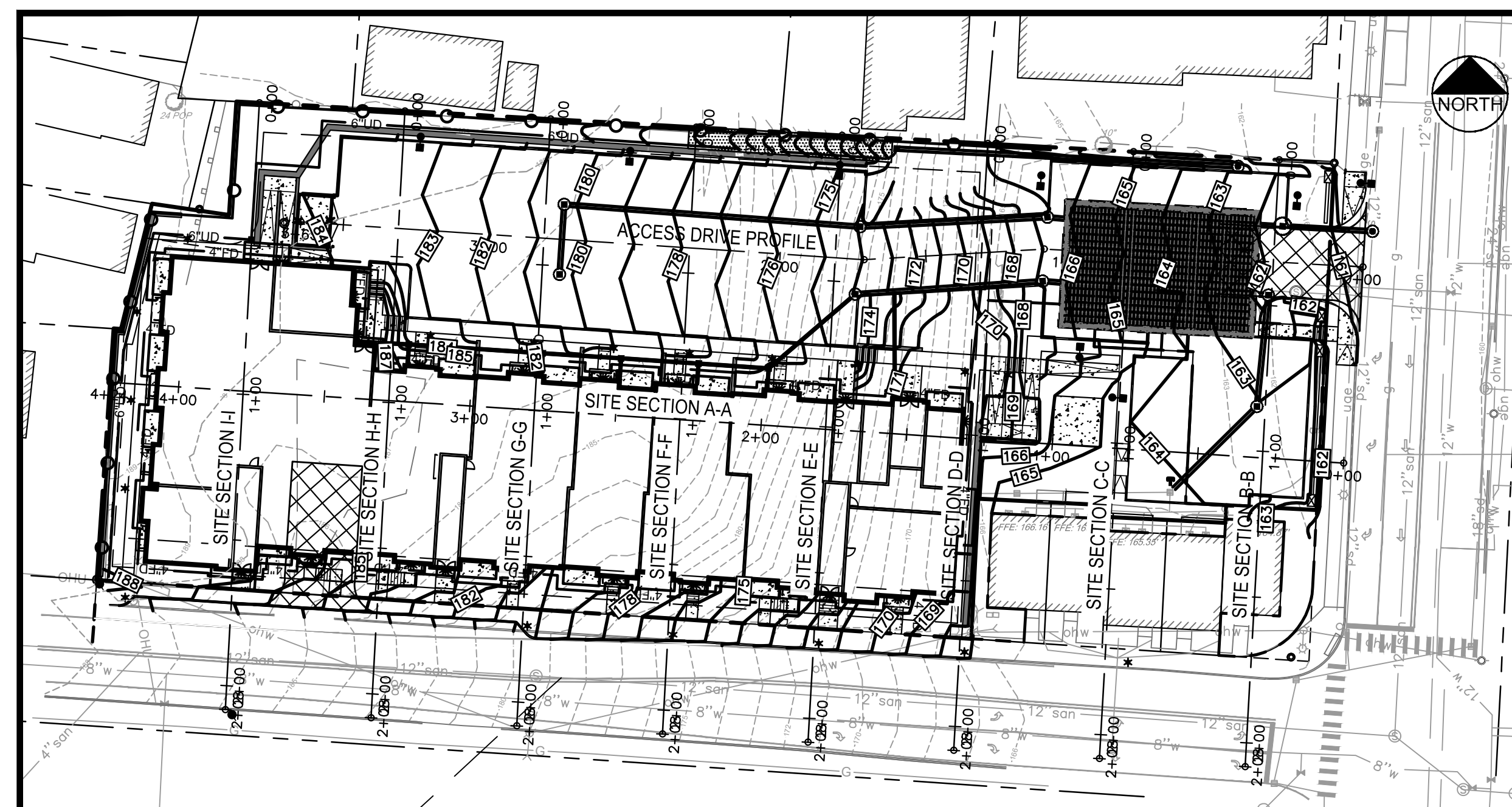
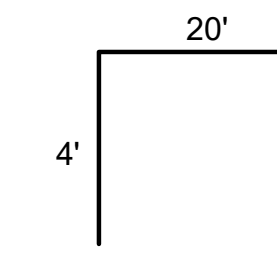
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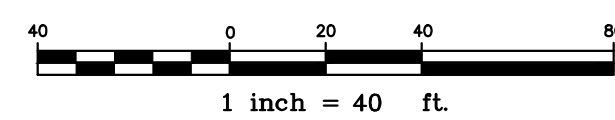
**ACCESS DRIVE PROFILE**

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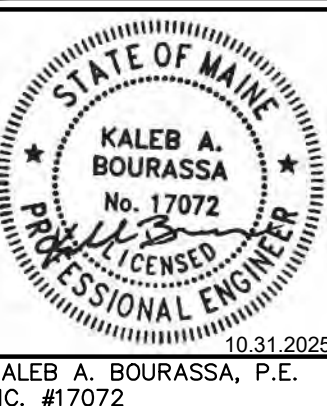


**ORIENTATION SKETCH**

SCALE: 1" = 40'



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KALEB A. BOURASSA, P.E.  
LIC. #17072

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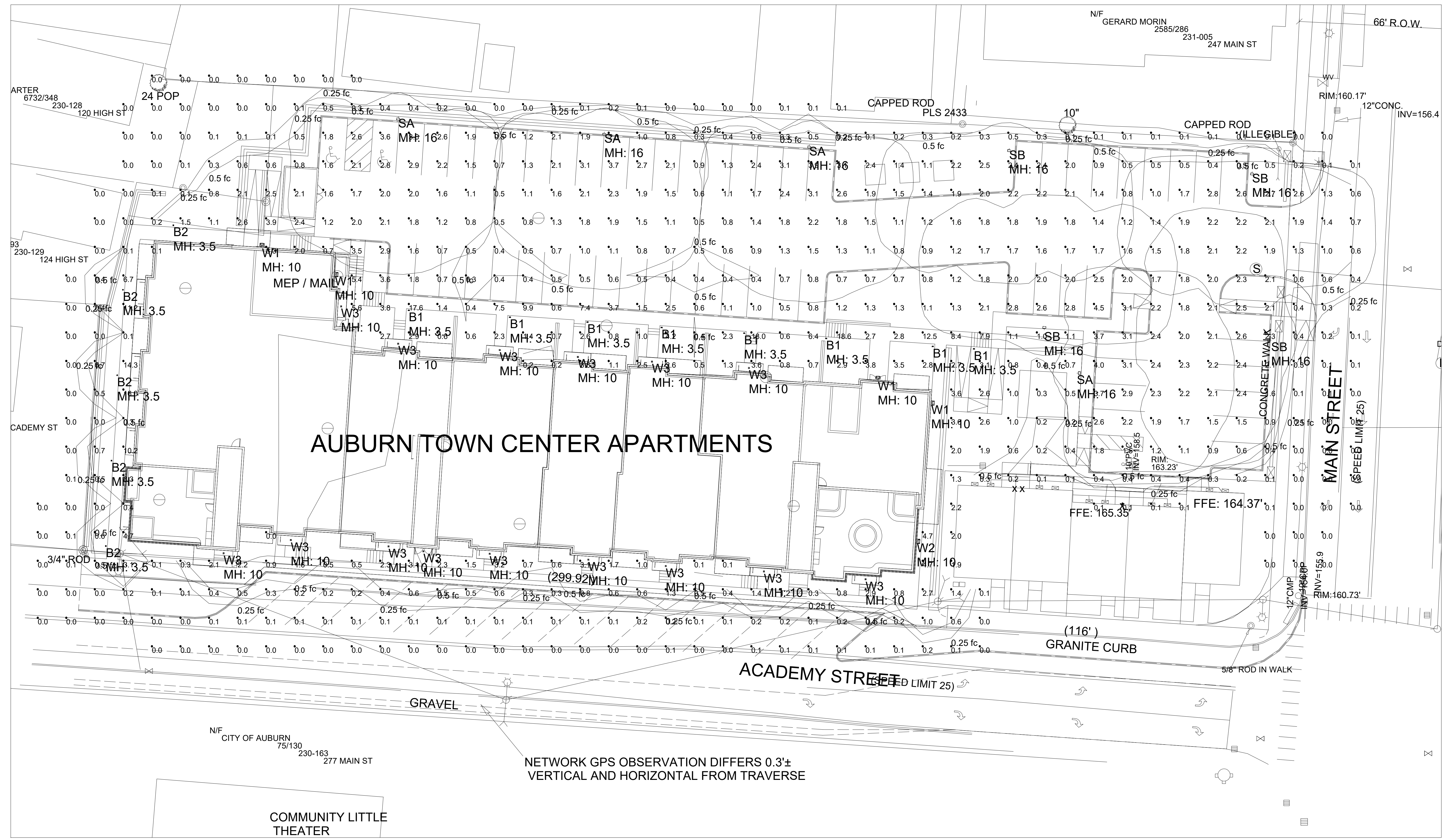
Drawing No.	C-8.0
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Luminaire Schedule (note fixture catalogue numbers are not complete)						
Type	Qty	Lum. Lumens	LLF	Lum. Watts	Description	Mounting Height
B1	8	1761	0.900	14	VPB-24L-15-3K7-4W	3.5
B2	5	1683	0.900	14	VPB-24L-15-3K7-3	3.5
SA	4	6177	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.



# AUBURN TOWN CENTER APARTMENTS

NETWORK GPS OBSERVATION DIFFERS 0.3'± VERTICAL AND HORIZONTAL FROM TRAVERSE

PLAN VIEW

15 ACADEMY ST - AUBURN TOWN CENTER APT  
AUBURN, ME  
SITE LIGHTING LAYOUT

GENERATED FOR: CORRILL PALMER  
SCALE: NOT TO SCALE

DATE: 7/1/2024  
Page 1 of 1

SWANEY LIGHTING ASSOCIATES, INC.

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site lcg 7-1-24.AGI  
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 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

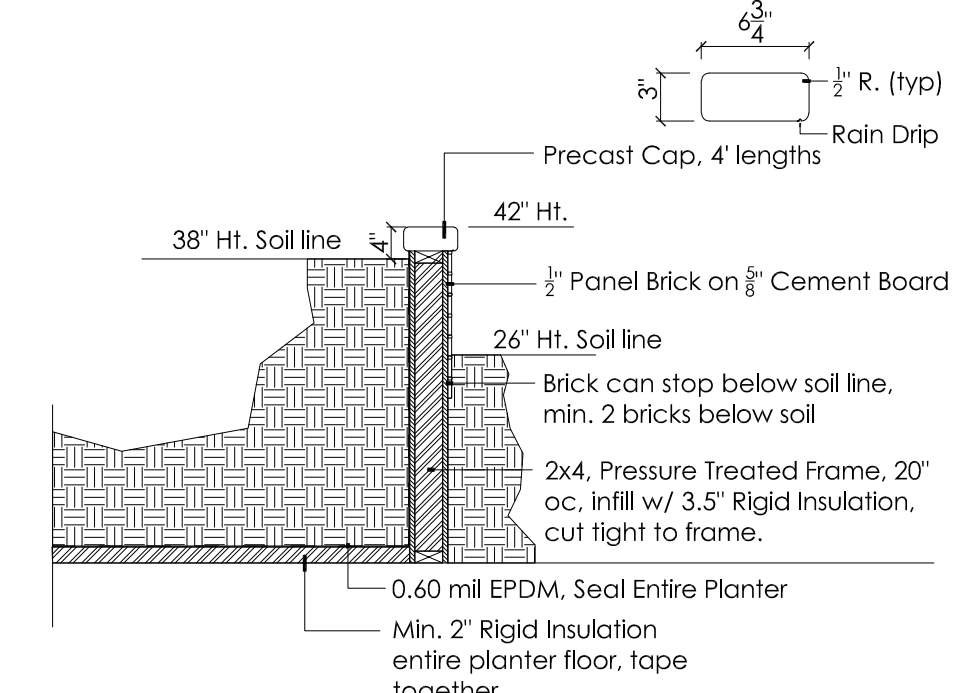
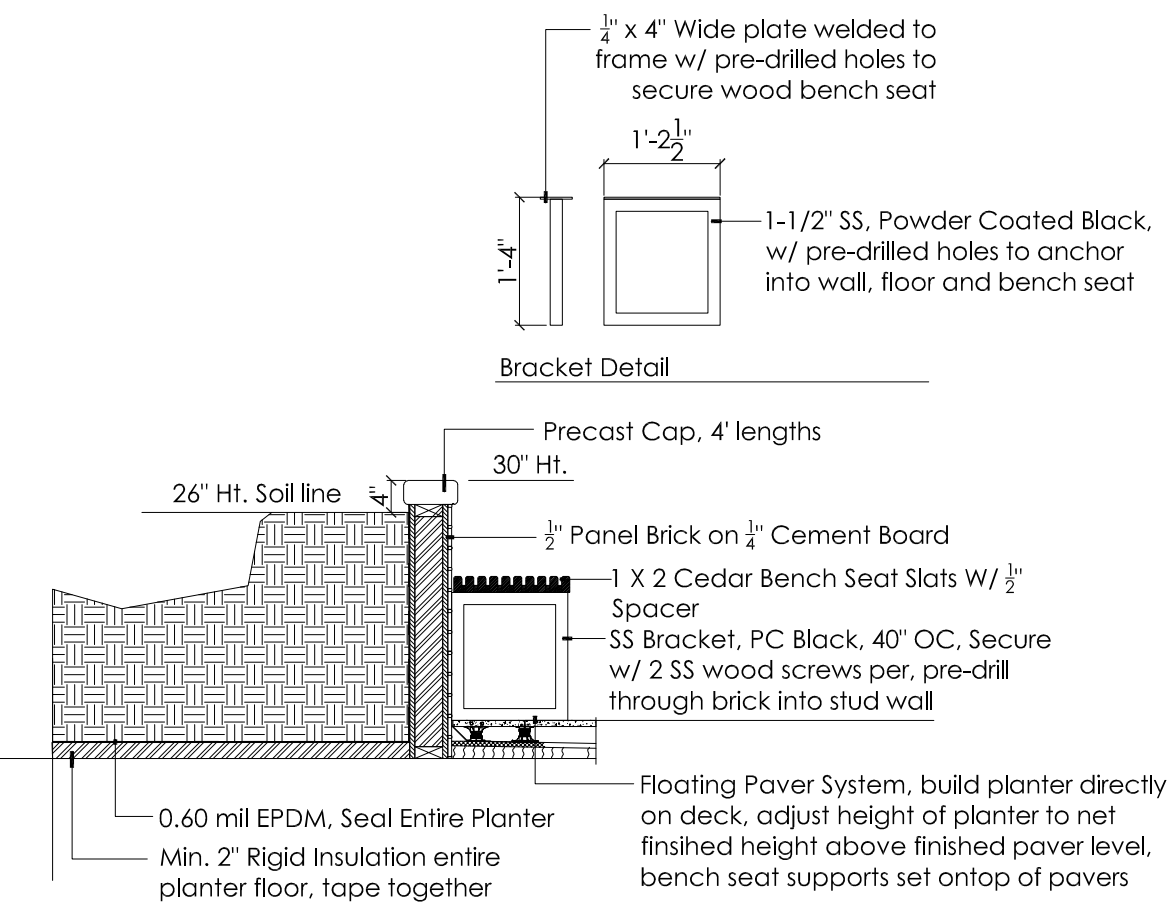
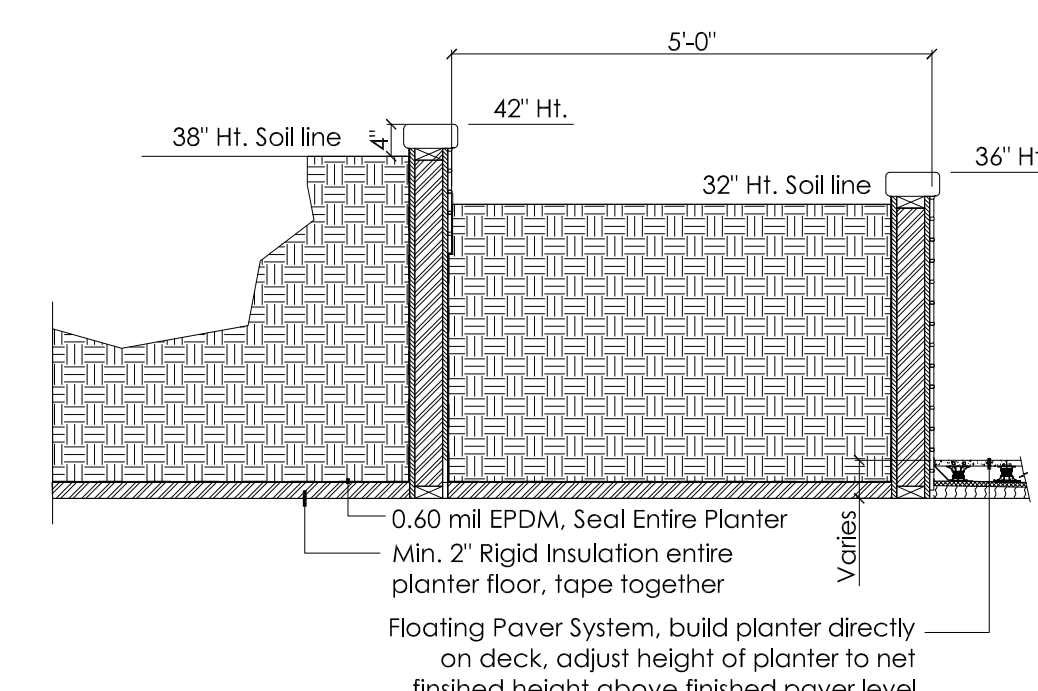
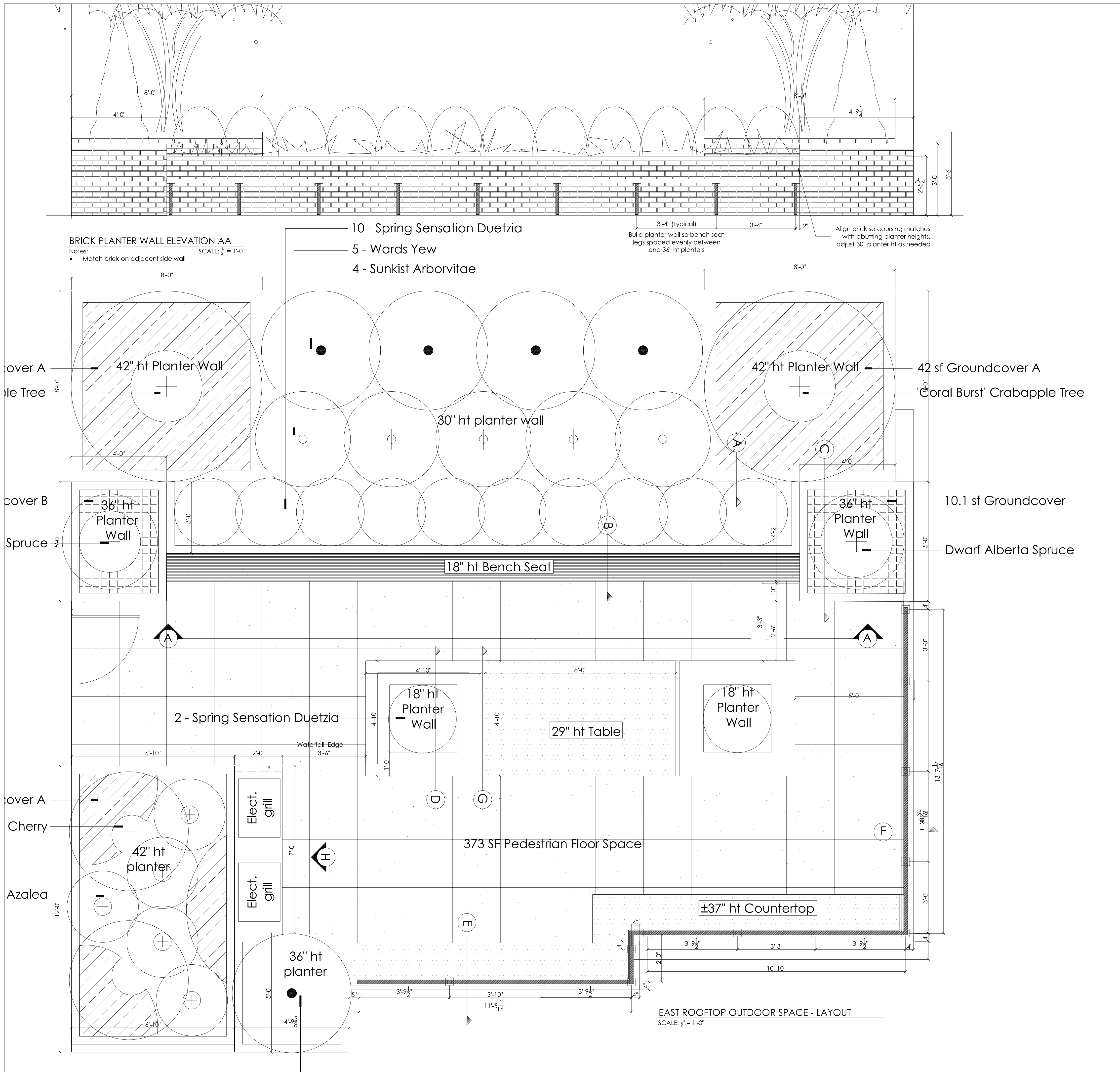
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No.	Description

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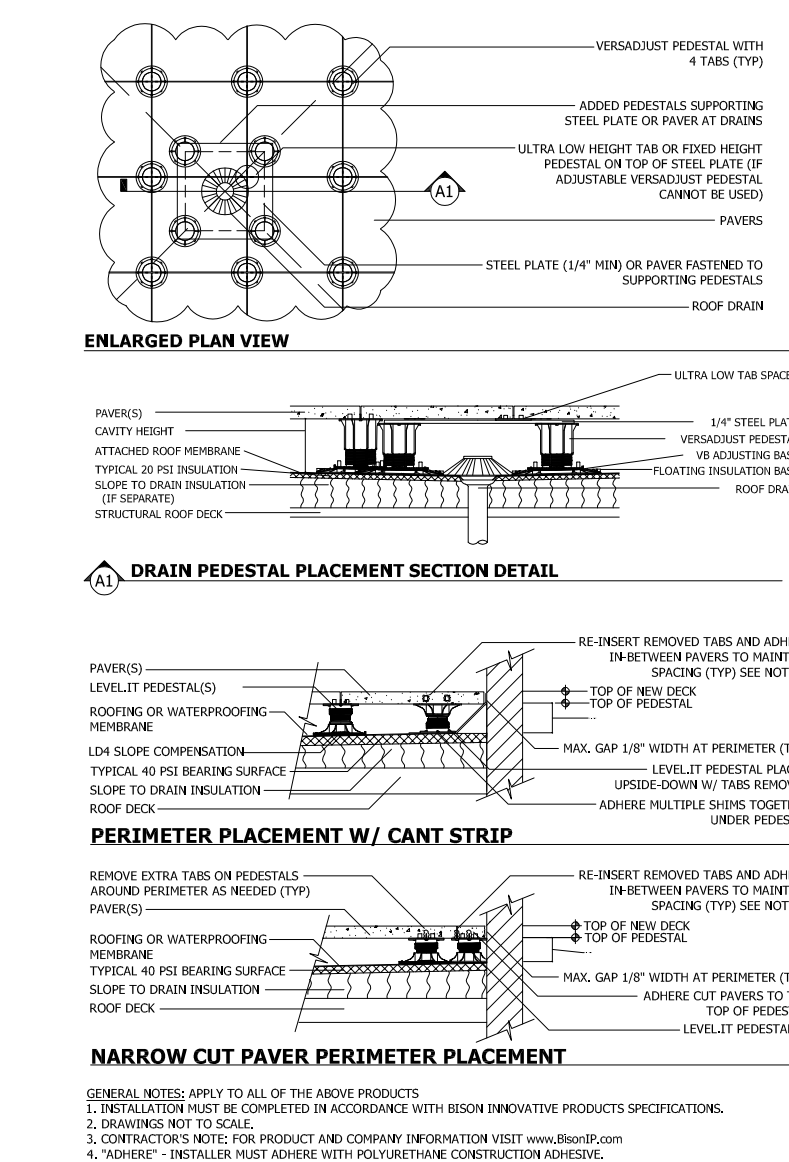
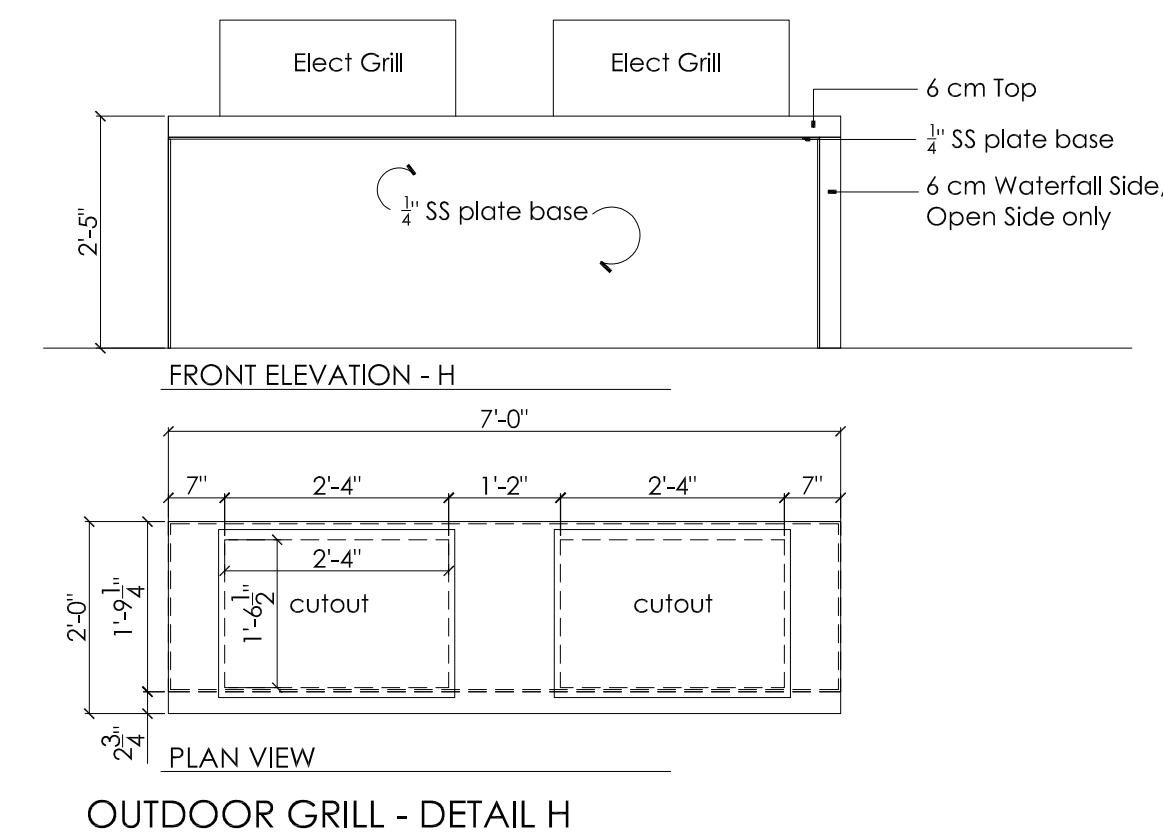
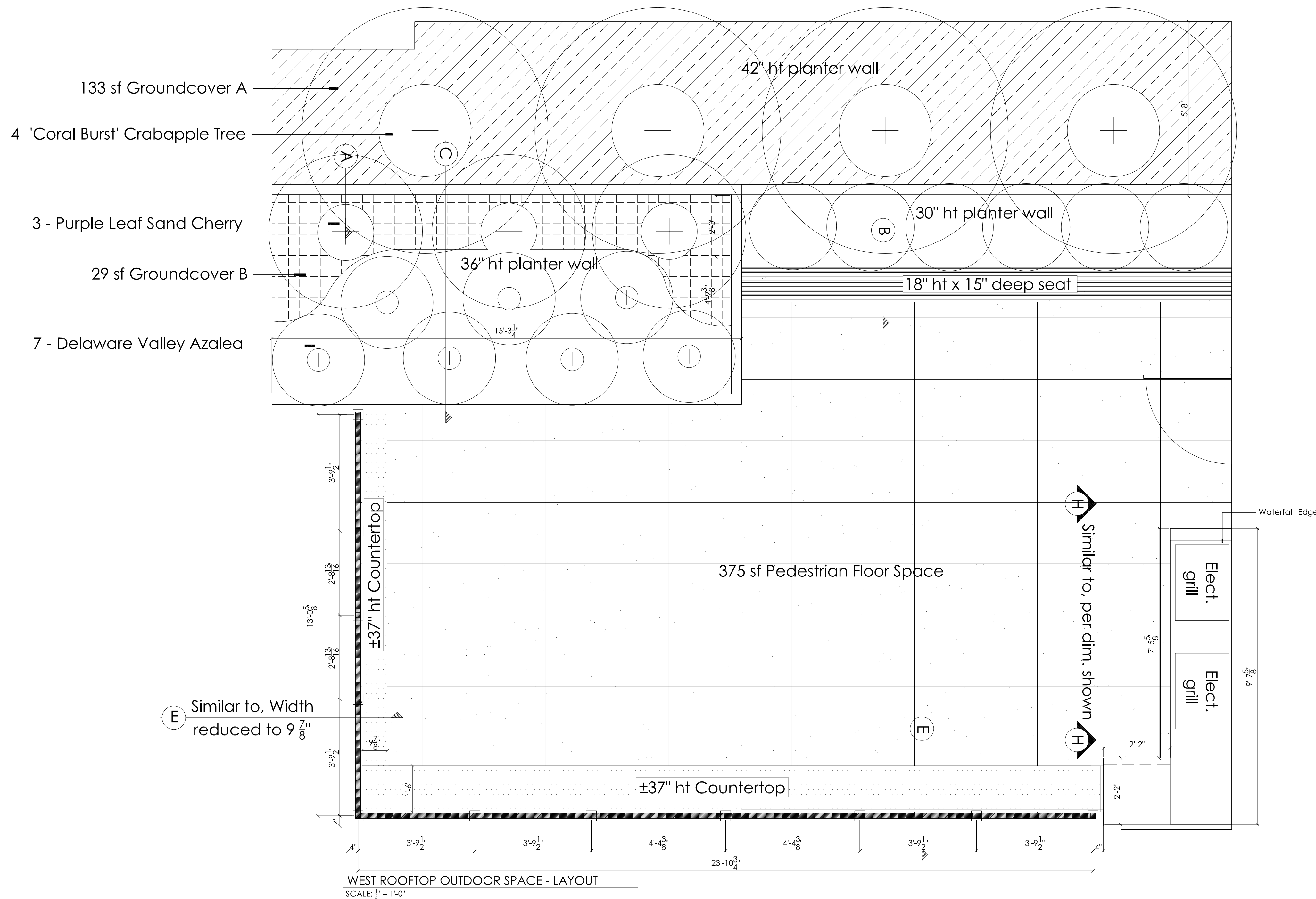
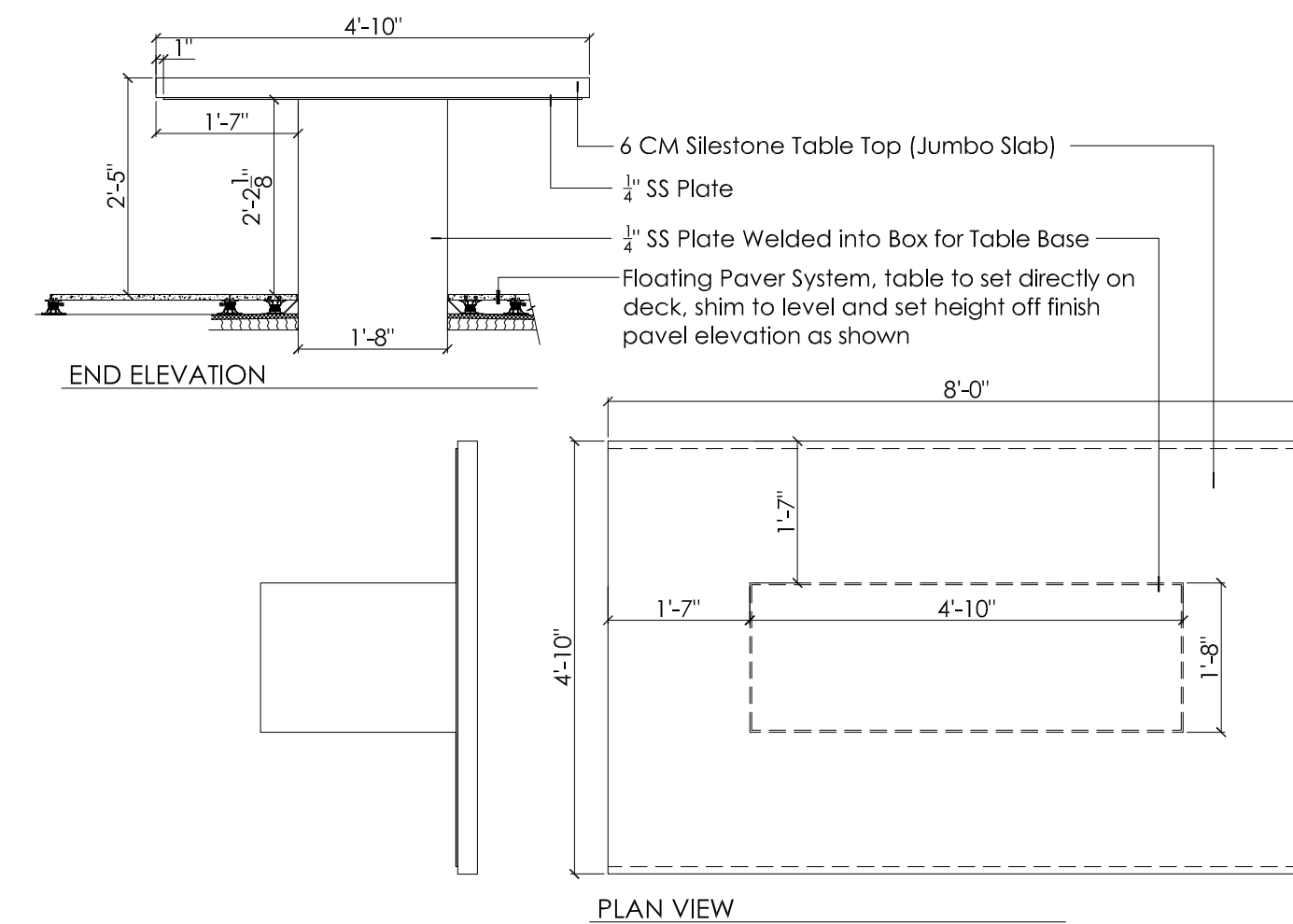
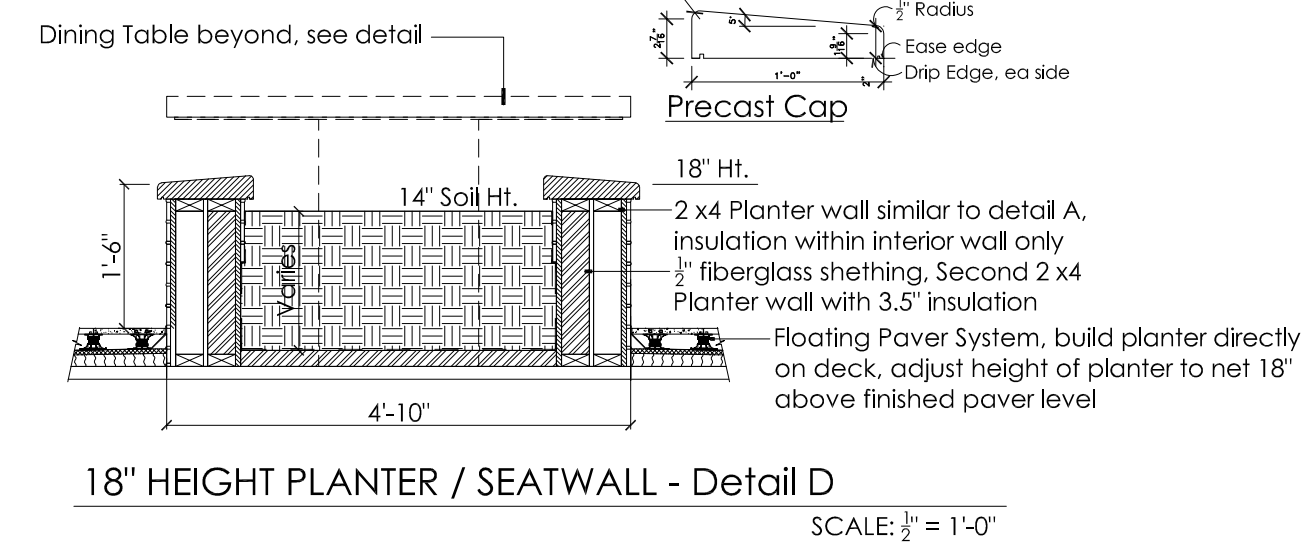
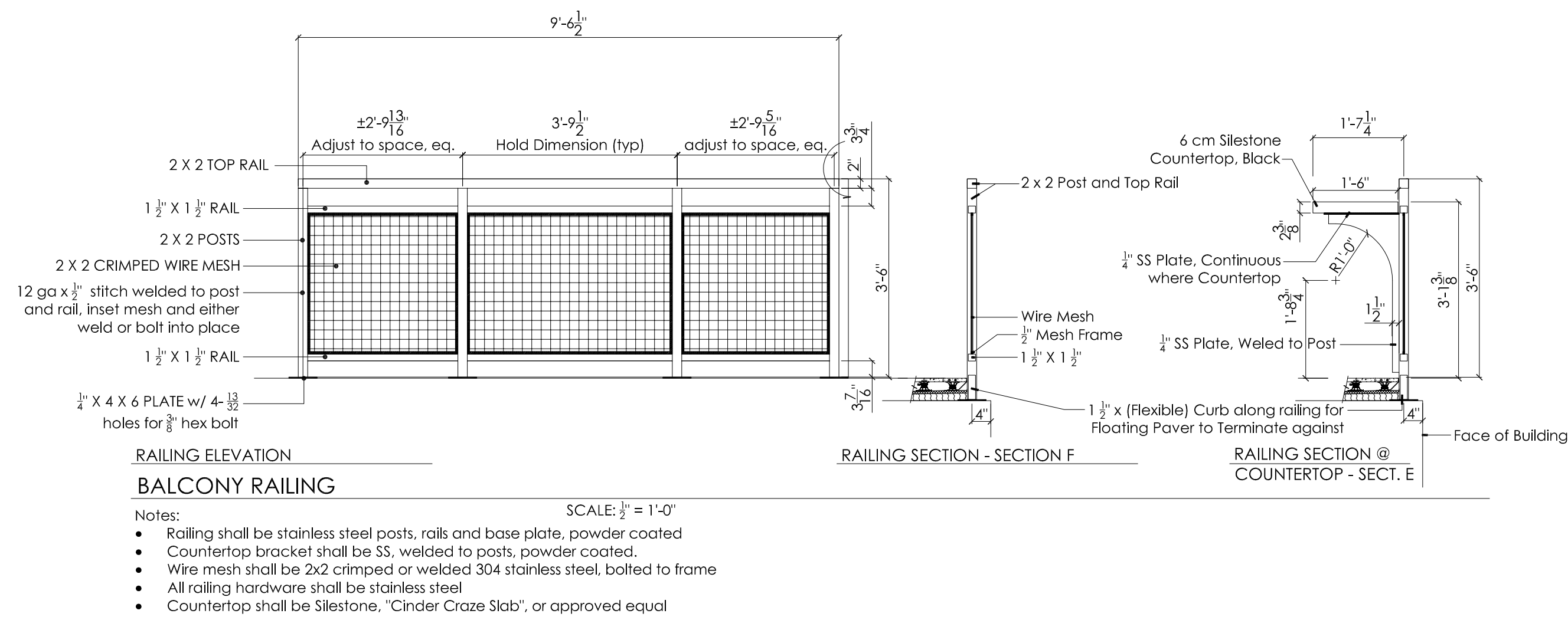
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**A460**

SHEET NO:





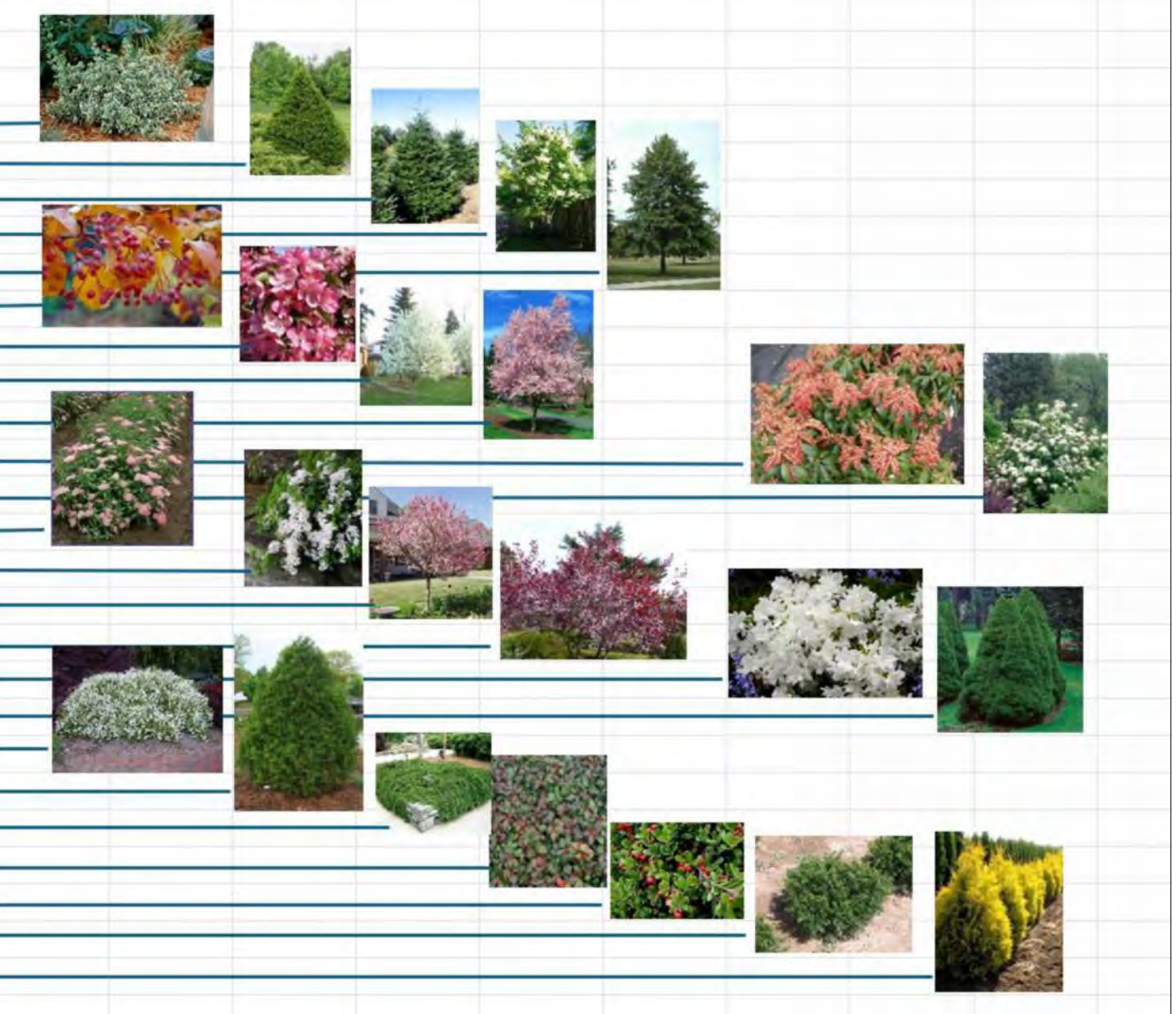


**FLOATING PAVER SYSTEM**  
 Notes:  
 • Floating Paver System by Bison Innovative Products, <https://bisonid.com/>  
 • 24" x 24" Pavers, "Mark Chrome" over pan, and leveling pads. Install per manufacturers recommendations  
 • All planters, railing, table, grill stands shall be build and set onto roof deck, pavers shall abut up to per details. Bench seat supports can set onto pavers.

**FLOATING PAVER SYSTEM**  
 SCALE: N.T.S.



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	WJA	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'



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**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

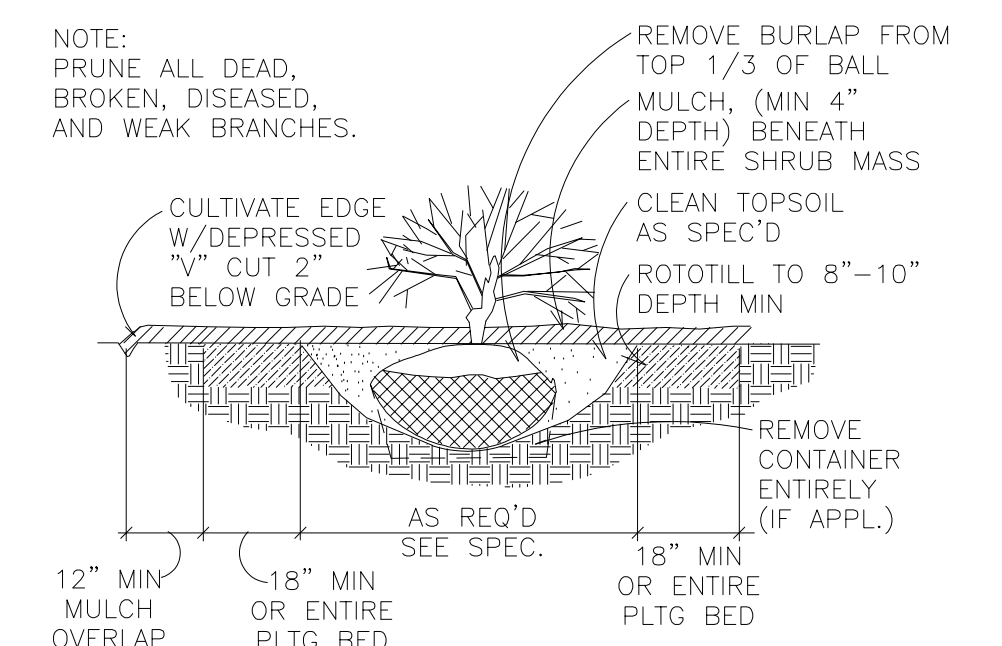
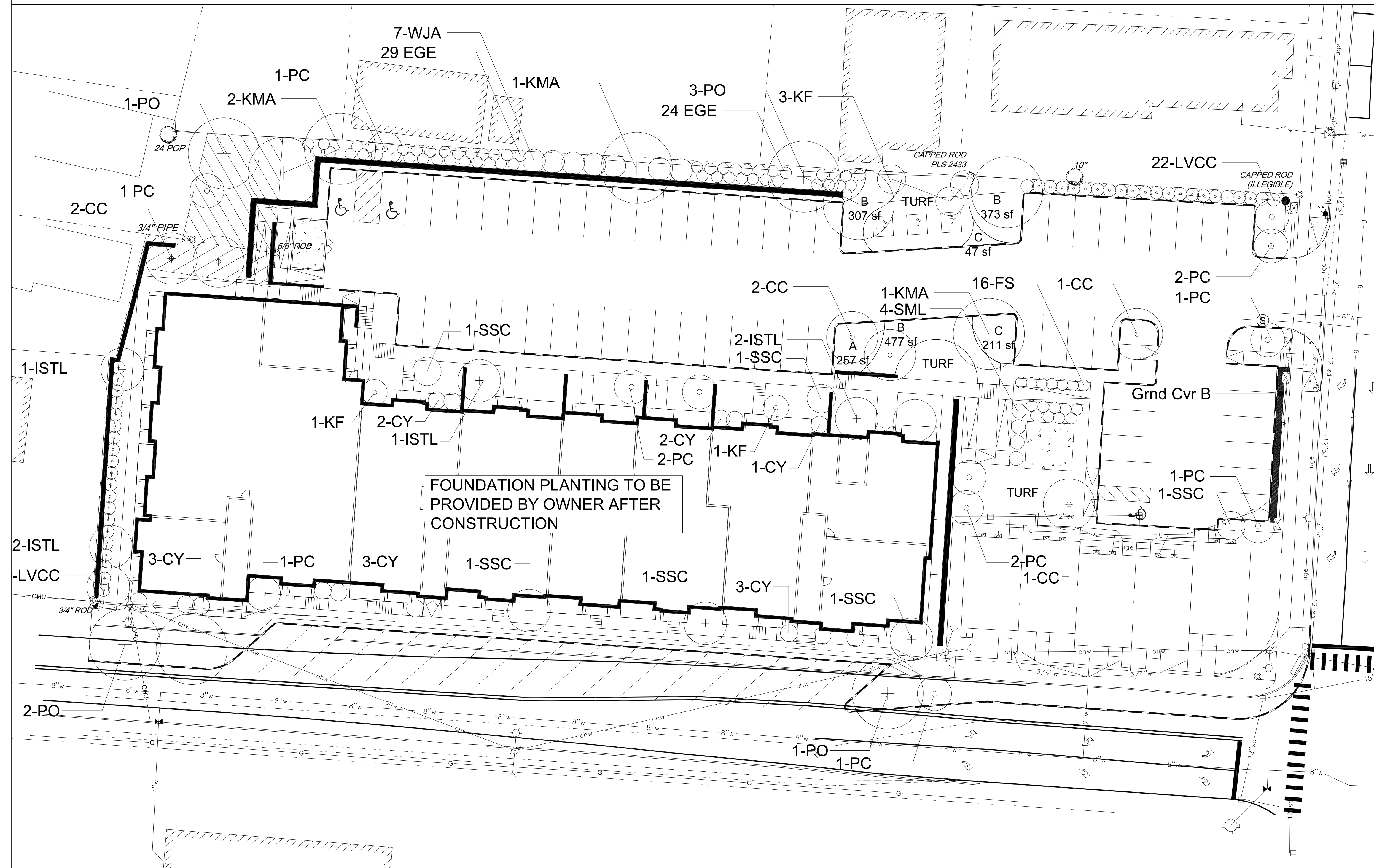
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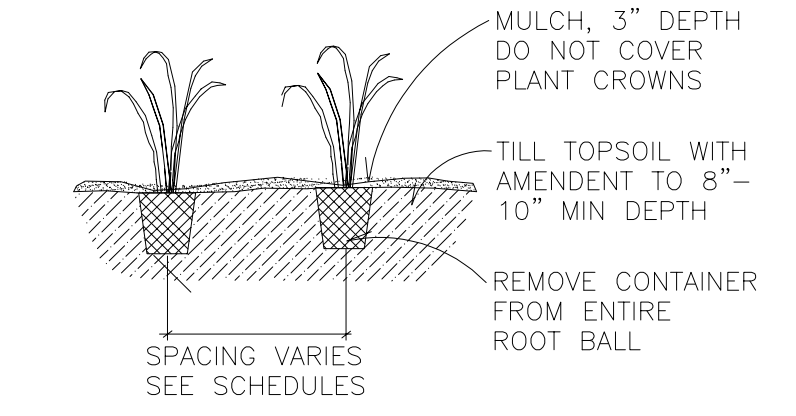
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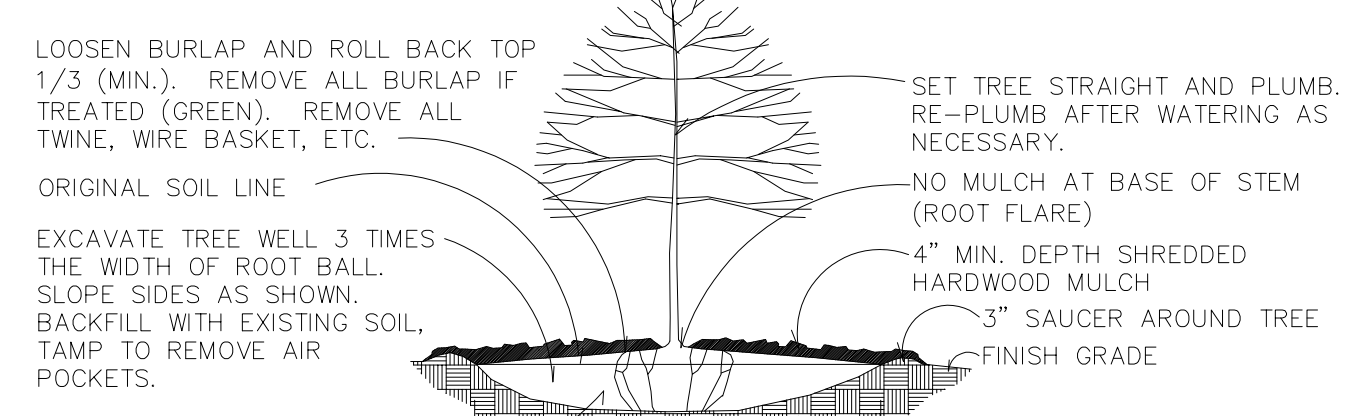
SHRUB PLANTING DETAIL

NOTE: PRUNE ALL DEAD, BROKEN, DISEASED, AND WEAK BRANCHES.  
 DO NOT CUT ROOTBALL, SPREAD ROOTS OUT AWAY FROM CONTAINER BALL

SOIL ADMENDMENT:  
 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. RECOMMENDATIONS)



PLANTING BED DETAIL



TREE PLANTING DETAIL



**To:** Auburn Planning Board

**From:** Sam Peikes, Planning Coordinator

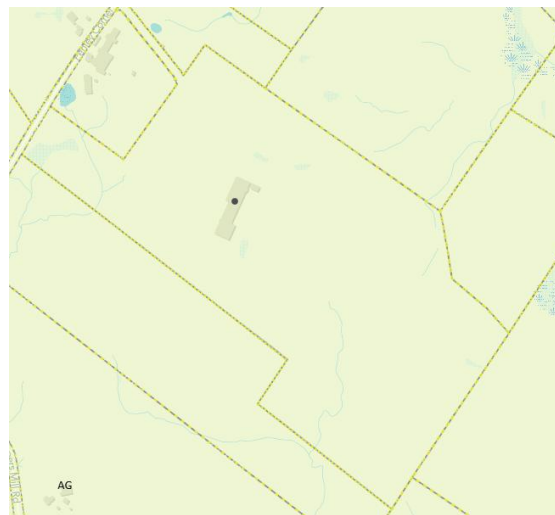
**Re: PUBLIC HEARING:** LAWPCA 230 Penley Corner Road (PID 137-032): Application by Lewiston Auburn Clean Water Authority (LAWPCA) to cease operation of the composting facility.

**Date:** January 7, 2025

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## PROPOSAL

The Lewiston Auburn Clean Water Authority (LAWPCA) is seeking Planning Board approval to cease operation of the city composting facility located at 230 Penley Corner Road (PID 137-032) located in the Agriculture and Resource Protection district. The submission serves to satisfy the condition of approval from the September 2020 Planning Board meeting, which states, upon deactivation of the facility, a plan shall be provided to the City of Auburn that includes future use or demolition of the buildings and structures and disposal of any new waste materials on the site.



## PROJECT HISTORY

The composting facility received Planning Board approval February 1992 and has been in operation since 1993. The approval required LAWPCA to submit to the Auburn City Manager for approval and consultation with the Planning Board, a plan of operations that document any changes to the operation of the facility from its original designed operations on or before September 30, 2020. Between September 2019 to January 2020, the facility completed a pilot project with Maine DEP to evaluate operating with composting LAWPCA produced anaerobically digested solids with no odor control system. The pilot project was successful and LAWPCA secured approval to operate that way from DEP in June 2020. The change was brought before the Planning Board for the meeting August 2020, and the Planning Board approval was granted with a condition stating that in the event the LAWPCA decides to cease operation of the facility, it shall deliver to the Auburn City Manager for approval by the Planning Board, a plan for deactivation of the facility.

The applicant proposes to close the facility and has submitted a plan for deactivation concurrently with DEP. The applicant states in the cover memo that they propose to maintain all aspects of the site during post closure and intend to sell the property to a prospective buyer, who will be responsible for future site use and obligations.

In support of this application the applicant has provided an estimated financial cost to close the facility, a written memo demonstrating technical ability, a detailed plan to close the compost facility including environmental monitoring and remediation measures, and the findings of fact from the first Planning Board approval.

### **STAFF RECOMMENDATIONS**

Staff recommend that the Planning Board approve the application submitted by the Lewiston Auburn Clean Water Authority (LAWPCA) to cease operation of the city composting facility located at 230 Penley Corner Road.

### **Suggested Motion:**

I make a motion to approve the application submitted by the Lewiston Auburn (LAWPCA) to cease operation of the city composting facility located at 230 Penley Corner Road (PID 137-032) based on the application submission letter and materials dated December 18, 2025.



Application for Approval of a Residuals Composting Facility CLOSURE PLAN and POST-CLOSURE CARE PROGRAM PLAN

For DEP Use Only ATS ID: Seq: DEP ID: DEP Rec'd Date:  
Bureau: S Type of Application: Activity: Fees Paid:  
Project Analyst: Check #:

Attention:  
**BRWM Materials Management Division**  
**Department of Environmental Protection**  
**17 State House Station**  
**Augusta ME 04333-0017**  
**Phone: 1-207-287-7688**

DEP Site License Number: S-020780-CI-A-N  
Location of Facility: (Municipality) 230 Penley Corner Road, Auburn, Maine  
License Holder Name: Lewiston Auburn Clean Water Authority (formerly LAWPCA)  
License Holder Address: 535 Lincoln Street  
Municipality: Auburn State: Maine Zip: 04240  
Phone 207-782-0917  
E-mail Address: [Tpeaslee@lacwa.org](mailto:Tpeaslee@lacwa.org)  
Contact Person Name: Travis Peaslee  
Contact Person Address: Mailing - P.O. Box 1928-04241 Physical - 535 Lincoln Street  
Municipality: Lewiston State: Maine Zip: 04240  
Site Owner: Lewiston Auburn Clean Water Authority Site Operator: Travis Peaslee

# Application for Approval of a Residuals Composting Facility CLOSURE PLAN and POST-CLOSURE CARE PROGRAM PLAN

## General Application

### Financial Ability

Due to the fact that: the facility has been non-operational for nearly 6 years, all water and heat have been shut off, the biofilter has been formally closed, and a recent environmental monitoring plan (EMP) reduction in testing frequency has been prepared and approved by the Maine Department of Environmental Protection (DEP), we estimate cost for post-closure care of the facility to be relatively low. The estimated annual costs for the post-closure care of the facility include:

Staffing (maintenance, snow removal, mowing, etc.): N/A

Groundwater monitoring and reporting: \$19,750

Biofilter mowing: \$3,000

Insurance: \$14,000

Phone: \$780

Fire Alarm System: \$1,000

The Authority is a quasi-municipal entity located at 535 Lincoln St. in Lewiston, whose operations and obligations are paid for in part by the City of Lewiston, and the Auburn Water and Sewerage District. The above costs have been approved in the 2026 budget. A copy of the 2026 budget summary, and legislative charter obligating those entities to pay such costs, are included with this application.

### Technical Ability

The LACWA General Manager, Travis Peaslee, P.E., has been employed by the Authority since 2009. He has over 16-years of operational and facility management experience at this site, was intimately involved with the site groundwater issues and biofilter closure, and has overseen all aspects of the facility since its operational stop in 2020. He has managed all aspects of the environmental monitoring plan, property transactions, licensing, and development of the facility closure, and post-closure plan.

In addition to post closure care by the LACWA staff, the Authority contracts Sevee & Maher Engineers (SME) to perform all site groundwater analysis, evaluation, and reporting. SME has performed these services at the site for nearly 20 years, and led efforts on the design of the biofilter closure, as well as helped the Authority ensure compliance with the associated DEP administrative consent agreement. SME is extremely knowledgeable with the site, its former operation, and the Authority's plan for post closure care. The SME lead for post closure environmental monitoring plan and reporting compliance, will be Andrew Gobeil, L.G., L.S.E, Senior Hydrogeologist.

## Application for Approval of a Residuals Composting Facility CLOSURE PLAN and POST-CLOSURE CARE PROGRAM PLAN

### Compost Facility Closure Plan Requirement

In 1991, LACWA built the Compost Facility in Auburn. As a result of the project, the Authority paid for upgrades of an electrical substation and for 3-phase power to be run down Riverside Drive and up Penley Corner Road, as well as for improvements to Riverside Drive and Penley Corner Road.

The 47,000 ft² building sits on 10 acres within the original 116-acre parcel. The composting facility is located at 230 Penley Corner Road, in the City of Auburn's Agriculture and Resource protection zone with an approved special exception. The original siting approvals were issued by the Auburn City Council, as well as the Auburn Planning Board. In 2020, the approvals were consolidated in to one single Auburn Planning Board agreement for continued operation.

The facility operated with only LACWA biosolids from 1992 until early 2013, which is when the Anaerobic Digestion system went online. The facility worked with the DEP to address groundwater issues, primarily nitrate, presumably leaking from the biofilter odor control system. From 2013 through 2018, the facility was operated primarily with biosolids from other Maine facilities, contracted through Casella Organics, while the majority of the treatment plant biosolids were utilized in a land application program. During the summer of 2018, the Authority was issued a DEP consent agreement due to the ground water contamination, and elected at that time to halt the operation. The facility remained offline until the summer of 2019, at which time the Authority undertook a 6-month pilot project to demonstrate it could operate with LACWA anaerobically digested sludge, and no odor control system. The pilot was successful, and in June of 2020, the DEP issued the Authority a license amendment to operate under those conditions. Despite this, and due to a number of factors, the Authority elected to not continue operating, and instead mothballed the facility while keeping it in an operationally ready state. The last material processed at the facility was in January of 2020, and the material was fully composted and sold in the Spring of 2021.

In 2021, as a result of various property sale transactions, the 116.2-acre compost parcel life tenancy was removed, and 17.43 acres of that parcel was granted to Roger Gauthier and Virginia Beauchesne. In 2023, LACWA expanded the 17.43-acre parcel granted to Roger Gauthier and Virginia Beauchesne in to (2) 10-acre parcels, in exchange for approximately 1 acre of access road ownership, meaning the 230 Penley Corner parcel is now close to +/- 96.2 acres.

The Compost Facility was a much needed and well operated facility that served its purpose for over 30 years. The savings to the Authority was worth the investment, and the benefits to the environment were tremendous. However, the realities of today are that the facility has little value to the Authority, and is no longer part its mission. Additionally, staffing and maintaining the facility has become challenging, and we have been incurring expenses to keep a building and site maintained that provides minimal benefit. The largest benefit to the Authority over the past few years was the emergency use of the covered storage area for stockpiling biosolids. The

## Application for Approval of a Residuals Composting Facility CLOSURE PLAN and POST-CLOSURE CARE PROGRAM PLAN

Authority has since developed a plan to utilize the City of Lewiston landfill for such emergency use.

The Authority issued a request for proposals (RFP) for the sale of the compost facility in late 2024, and is currently negotiating the terms of a purchase agreement with a prospective buyer. It is anticipated that a purchase agreement will be finalized by the end of quarter 1 of 2026, and that the presumed site closure order will be transferred to the new site owner. In preparation for closure, and the sale of the property, the Authority has completed the below:

- Removed all compost, wastes, secondary materials, leachate and leachate-contaminated sediment and residue, including compost screenings, from the facility. This included emptying both the septic and holding tanks, as well as the facility diesel tank. The only liquid that will remain onsite is the hydraulic fluid within the two turner reservoirs.
- Removed all composting equipment and ancillary items at the facility, with the exception of the two turners, which are intended to be utilized by the prospective buyer. The two turners are parked within the composting bins, and are powered off and locked out. All other equipment, including loaders, lawn tractors, tools, air handling, and laboratory equipment have been permanently removed from the site. Turner spare parts, and some facility type items that could be utilized by future owner(s) are organized and stored within the maintenance shop.
- Cleaned all facility spaces, surfaces, removed all material, including composting and storage pads.
- Shut off all electrical breakers, with the exception of site lighting, phone, and fire alarm equipment circuits.
- Locked all exterior doors and placed “authorized personnel only” signage on all man doors.
- Locked entrance gate and placed no trespassing signs on the gate and throughout the access road.
- Submitted an application to the DEP to relinquish site land application license.
- Shut off power to all overhead doors, and hung all manual operator chains at elevations that could not be accessed from ground level
- Shut off and valved out all propane and vaporizer lines.
- Locked out the well pump and provided the key to the LACWA General Manager. Additionally, “non-potable use only” signage was placed at appropriate locations within the facility.

In addition to the above items that were recently completed, the below list is the state the Authority proposes to leave the facility in during closure, while we own the property:

- The phone line and fire alarm panel with remote monitoring will remain operational.



## Application for Approval of a Residuals Composting Facility CLOSURE PLAN and POST-CLOSURE CARE PROGRAM PLAN

- The odor control system was taken offline as part of 2020 biofilter closure, and is no longer physically connected nor operational. This equipment is shut off and will remain off.
- The facility heat will remain off.
- The facility water will remain off, and all fixtures will remain non-operational.
- Staffing/presence will be provided (at a minimum weekly) to perform property and safety equipment inspections, as well as handle facilities maintenance such as plowing, mowing, and general upkeep.
- Commercial insurance, at adequate levels, will remain on the property.
- A structural assessment was done in early 2023 and showed that the building is in reasonable condition. The structure, including the roof, will be inspected periodically, and any deficiencies will be addressed.
- All (3) 1000 lb. propane tanks contain approximately 25% of fuel each. These tanks are in good shape, and had fresh paint and labels applied to them in 2021. These tanks are valved closed, will remain onsite for future use, and will be inspected periodically.
- All fire tanks will remain with water.
- The fire alarm system was overhauled in 2017 & 2018 with new conduit runs, heated pull stations, and a new fire alarm panel. The system will remain active and monitored by a remote vendor.
- The biofilter area, including all associated in-ground structures, will remain closed/covered.
- Stormwater control structures will remain operational during closure, and are expected to be utilized by the future property owner.

With the exception of the Environmental Monitoring Plan (EMP) requirements, non-potable use of the existing water supply well, and deed restrictions placed on the site, the proposed post closure state of the site is not intended to obligate any future property owner who may elect to return any offline equipment to an operable state.

### **Environmental Monitoring**

LACWA Consultant, Sevee & Maher Engineers, after consultation with DEP staff, submitted a revised Environmental Monitoring Plan (EMP) on October 10, 2025. The revised EMP includes a reduction of monitoring events from semi-annual frequency in the spring and fall to annual frequency in the spring. The revised EMP also includes the addition of Per- and Poly-fluoroalkyl substances as monitoring parameters. LACWA will submit an annual report before 12/31/2025, and will perform the first round of sampling under the recently submitted EMP in the spring of 2026. LACWA fully understands that post-closure monitoring is required for continued assessment of environmental impacts beyond the facility closure date. LACWA also understands that the approval of facility closure does not relieve the Authority of post-closure care (including monitoring) requirements. The requirements within the EMP will remain active for future property owners unless revised or removed by the Department.

## Application for Approval of a Residuals Composting Facility CLOSURE PLAN and POST-CLOSURE CARE PROGRAM PLAN

### **Remediation**

LACWA is not proposing additional remediation at the site. An Administrative Consent Agreement (ACA) was signed by the Authority, MEDEP, and the Maine Office of the Attorney General in 2019. Closure of the Biofilter System was a condition of the ACA and the Biofilter System was closed during the spring of 2020. Additionally, the composting operations at the site ended January 15, 2020. We believe these actions were the only remediation requirements, which have been properly addressed. The authority achieved a successful corrective action determination by the MEDEP on February 25, 2025.

### **Institutional and Engineering Controls**

The site has a locked gate at the site entrance, along with “no trespassing” signage on the gate. Additional “no trespassing” signs are posted throughout the site. All facility doors are locked, and have signage indicating “authorized personnel only”. All overhead doors have power circuits off, and manual operator chains have been placed at a height not accessible from ground level. The well pump is locked out at its respective control panel, and the lock key is kept secure by the General Manager, at the Lewiston treatment plant location. LACWA staff will inspect the site weekly at a minimum to ensure post closure care.

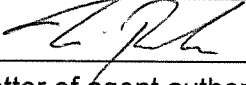
Deed restrictions have been placed on the site to: 1) restrict residential development; (2) prohibit installation of any wells for groundwater extraction without consent from MEDEP, and (3) outline an area around the closed biofilter where excavation or disturbance of soils are prohibited without consent from MEDEP.

Application for Approval of a Residuals Composting Facility CLOSURE PLAN and POST-CLOSURE CARE PROGRAM PLAN

### CERTIFICATION

By signing this application, the applicant certifies that he or she has: (1) published the public notice form once in a newspaper circulated in the area where the project is located, (2) sent a copy of the public notice form to the owners of property abutting the land upon which the project is located, (3) sent a copy of the public notice form to the chief municipal officer and chair of the municipal planning board of the municipality in which the project is located (4) filed a complete copy of this application in the municipal office of the municipality in which the project is located, (5) reviewed the instructions contained in this application form, and (6) reviewed the appropriate state laws that relate to the proposed project.

I certify under penalty of law that I have personally examined the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I, the property owner or lessee, authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

Date	12/18/2025	Name	Travis Peaslee
Signature			
(If other than applicant, attach letter of agent authorization)			

## Supplemental Information

1-Proof of newspaper circulation

2-Proof of certified mailings

3-LACWA 2026 approved budget

4-LACWA Charter



FORD

Continued from Page B1

vans, hybrids and high-margin opportunities like our new battery energy storage business."

Ford said it now expects half of its global volume will be hybrids, extended-range EVs... which also incorporate a gasoline-powered engine... and full EVs by 2030, up from 17% this year.

"Ford's elimination of the electric F-150 Lightning is not much of a surprise after the truck failed to come close to filling the plant's capacity. Ford's choice to convert an existing gas-powered truck to accept the electric drivetrain helped reduce their upfront costs which, in hindsight, was the right move."



The Ford F-150 Lightning pickup truck on display in 2023. (ASSOCIATED PRESS FILE)

the direction of this large plant," Fiorani added. "Adding an affordable vehicle to the Ford lineup fills a glaring gap in the market."

Several other automakers have made changes to their electrified product plans in recent years as consumer demand for EVs in the U.S. hasn't quite met expecta-

tions. EVs accounted for about 8% of new vehicles sold in the U.S. last year but factors such as cost and charging infrastructure remain concerns for mainstream buyers.

The average transaction price for a new EV last month was \$58,638, com-

pared with \$49,814 for a new vehicle overall, according to auto buying resource Kelley Blue Book.

Meanwhile, while public charging availability has improved, the industry has relied on home charging as a selling point for prospective buyers, and not everyone has access to charging at home.

Since taking office for a second time, President Donald Trump has drastically shifted U.S. policy away from EVs, calling EV-friendly policy set under former President Joe Biden a "mandate."

Though Biden-era policies — including generous tax incentives for consumers, and tailpipe and fuel

economy rules for automakers — encouraged EV adoption, no policies required the industry to sell or Americans to buy EVs. Biden targeted half of new vehicle sales in the U.S. to be electric by 2030.

The Trump administration has since slashed tax credits and proposed weakening the emissions and gas mileage rules.

"The one-two punch of the public's slow EV adoption and the Trump administration's soft stance on fuel economy and emissions has encouraged every automaker rethink their current direction," Fiorani added.

"Electric vehicles are still the future, but the transition to EVs was always going to be slower than automakers have been promising the public."

PUBLIC NOTICE OF INTENT TO FILE: Please take notice that Lewiston Auburn Clean Water Authority, 515 Lincoln Street, Lewiston, Maine 04203-7822 (907) 522-1100, has an application with the Maine Department of Environmental Protection (DOP) on or about December 16, 2025 pursuant to the provisions of 24 M.R.S. §§ 1301 to 1319F and 96 M.R.S. Chapter 400 through 419. The application for Clean and Potable Water Care of the Composting Facility at 230 Penobscot Corner, Bangor, Maine, owned and operated by the Lewiston Auburn Clean Water Authority. According to Department regulations, interested parties must be notified, including written comments invited, and a public hearing opportunity for public hearing areas. A request for a public hearing, or that the Board of Environmental Protection assume jurisdiction of the application, must be received by the Department, in writing, no later than 20 days after the application is accepted by the Department as complete for processing. The application and supporting documentation are available for review at the Department of Health and Waste Management (DHW) at the appropriate DHW regional office, during normal working hours. A copy of the application and supporting documentation may also be viewed at the municipal office in Auburn, Maine. Send all correspondence to: Maine Department of Environmental Protection, Bureau of Remediation and Waste Management, 17 State House Station, Augusta, Maine 04333-0017 (202) 267-6846 (800) 452-1942.

TOWN OF NEWRY

PUBLIC NOTICE

FINANCIAL BOARD

PUBLIC HEARING

The Town of Newry Planning Board will hold a Public Hearing at the Newry Town Office, 422 Bow Road, Newry, Maine 04262 at 6:00 p.m. to hear and act upon public comments of the proposed amendments to the Unified Planning Ordinance. A summary of the changes can be viewed at the Newry Town Office, after 2:30 p.m. on 12/17/25. In addition, interested parties may request a public hearing or consent to the amendments.

NOTICE OF STATE RULEMAKING

Wednesday, December 17, 2025 Public Input for Rules

PUBLIC INPUT FOR RULES: A list of state agency rule proposals is published here each Wednesday. You can get a copy of a proposed rule by contacting the person listed in the notice. You can comment on a proposed rule by submitting a written comment to the agency or by attending the public hearing, if one is scheduled. If no hearing is scheduled, you can request one. The agency must hold a hearing if it receives 5 or more requests. If you have a disability and need assistance to participate in a hearing, you should tell the agency at least 7 days before the hearing. ONLINE INFORMATION Weekly notices, full text of adopted rules, and a list of agency rulemaking contacts are available at this website: https://www.maine.gov/dhs/cecr/rules/index.html

Table with 3 columns: AGENCY, PROPOSALS, and CONTACT PERSON FOR THIS FILING. Contains detailed information for various rule proposals across different agencies like Department of Professional and Financial Regulation, Maine Public Employees Retirement System, Department of Health and Human Services, etc.

Public Notices are a permanent and independent record of government and court actions. These include state and local government meetings, rule making, available contracts, zoning changes, and many more, as required by law. In addition, parties to some court proceedings, such as foreclosures, probate, and estate actions are required to publish notices to ensure notification of affected parties, as well as the general public. These notices also alert business owners, large and small, to potential government contractual jobs, helping to ensure economic activity across a level playing field. Public notices have existed to ensure transparency in all levels of government since the founding of the United States. State and local notices are published in Maine newspapers and are also recorded at mainenotices.com, where anyone can browse or search notices, and sign up to receive email alerts when relevant notices appear.

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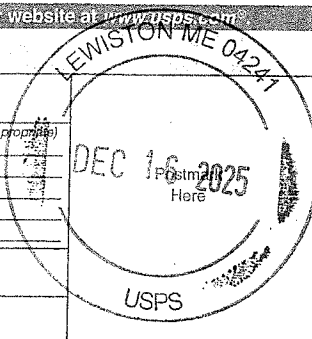
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**Roger Gauthier**  
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**276 Penley Corner Rd**  
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**Auburn ME 04210**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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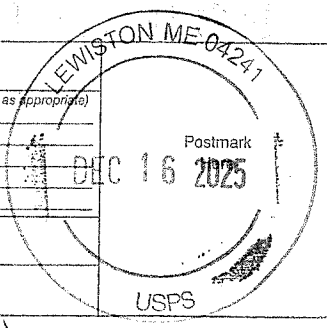
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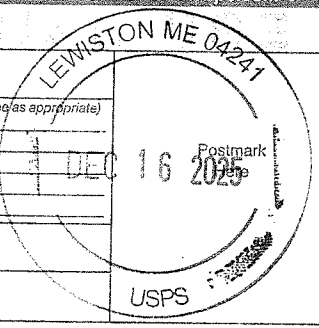
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**81 Russ Point Rd**  
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**W. Vernon, ME 04352**

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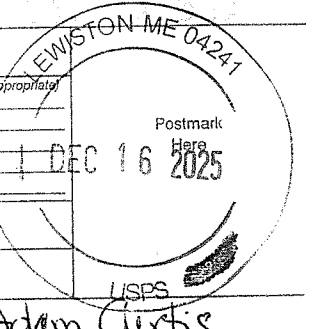
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Postage  
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 City, State, ZIP+4®  
**Auburn ME 04210**

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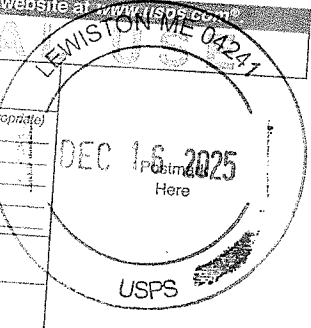
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Postage  
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Total Postage and Fees  
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**Auburn, ME 04210**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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\$

Extra Services & Fees (check box, add fee as appropriate)

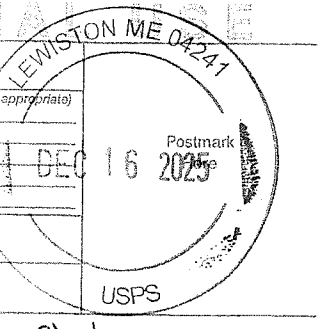
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total Postage and Fees  
\$ **6.04**

Sent To  
**Joseph + Stephen Chidawa**  
 Street and Apt. No., or PO Box No.  
**2915 Ironback Dr**  
 City, State, ZIP+4®  
**Santa Rosa, CA 95403**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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**OFFICIAL USE**

Certified Mail Fee  
 \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

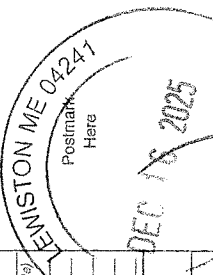
Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$



Sent To: Roger Gauthier  
 Virginia Bedouches  
 Street and Apt. No. or PO Box No. 336 South Witham Rd  
 City, State, ZIP+4® Auburn, ME 04210

See Reverse for Instructions

7017 0190 0000 2835 0749

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**OFFICIAL USE**

Certified Mail Fee  
 \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

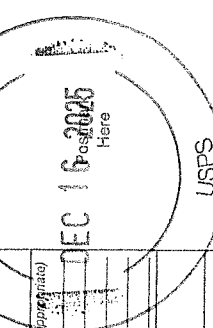
Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$



Sent To: Charles Bosworth  
 Street and Apt. No. or PO Box No. 349 Jordan School Rd  
 City, State, ZIP+4® Auburn, ME 04210

See Reverse for Instructions

7017 0190 0000 2835 0749

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Certified Mail Fee  
 \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

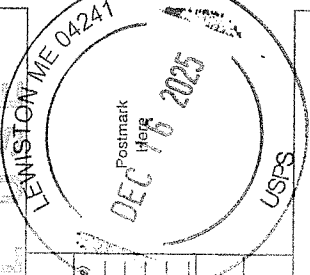
Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$



Sent To: Phillip Crowel Jr.  
 Street and Apt. No. or PO Box No. 100 Main St

7017 0190 0000 2835 0756

**U.S. Postal Service™**  
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Certified Mail Fee  
 \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

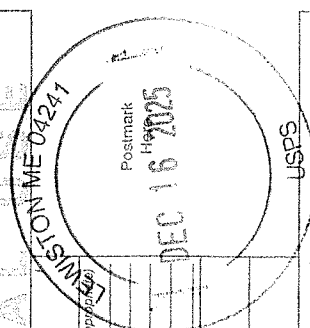
Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$



Sent To: Auburn Planning Board  
 Street and Apt. No. or PO Box No. 100 Main St

7017 0190 0000 2835 0756

**BUDGET SUMMARY 2026**

Acct. #	Account	2024 Final		2025 Budget		2025 Projected		2026 Final	
		Total	Total	Total	Total	Total	Total		
<b>OPERATING EXPENSES</b>									
602	Operating Chem. & Amend.		\$230,958	\$250,000	\$201,618	\$201,618	\$235,000	\$235,000	\$235,000
	TP	\$230,958		\$250,000	\$201,618	\$201,618	\$235,000	\$235,000	\$235,000
603	Equipment Rep. & Maint.		\$200,436	\$300,000	\$322,000	\$322,000	\$314,500	\$314,500	\$314,500
	TP	\$200,436		\$300,000	\$322,000	\$322,000	\$314,500	\$314,500	\$314,500
604	Buildings & Grounds		\$109,647	\$159,000	\$152,000	\$152,000	\$158,500	\$158,500	\$158,500
	TP	\$108,332		\$158,000	\$151,000	\$151,000	\$158,500	\$158,500	\$158,500
	CF	\$1,315		\$1,000	\$1,000	\$1,000	\$0	\$0	\$0
605	Vehicle Expense		\$80,553	\$102,000	\$100,000	\$100,000	\$110,000	\$110,000	\$110,000
	TP	\$80,553		\$102,000	\$100,000	\$100,000	\$110,000	\$110,000	\$110,000
606	Residuals Disposal		\$699,183	\$720,000	\$680,000	\$680,000	\$715,000	\$715,000	\$715,000
	TP	\$699,183		\$720,000	\$680,000	\$680,000	\$715,000	\$715,000	\$715,000
607	Laboratory Expense		\$90,394	\$85,000	\$80,000	\$80,000	\$49,750	\$49,750	\$49,750
	TP	\$53,300		\$45,000	\$45,000	\$45,000	\$30,000	\$30,000	\$30,000
	CF	\$37,094		\$40,000	\$35,000	\$35,000	\$19,750	\$19,750	\$19,750
608	Pretreatment		\$14,413	\$22,000	\$22,000	\$22,000	\$24,000	\$24,000	\$24,000
			\$14,413	\$22,000	\$22,000	\$22,000	\$24,000	\$24,000	\$24,000
609	Safety		\$25,750	\$26,000	\$25,000	\$25,000	\$26,000	\$26,000	\$26,000
	TP	\$25,750		\$26,000	\$25,000	\$25,000	\$26,000	\$26,000	\$26,000



Acct. #	Account	2024 Final		2025 Budget		2025 Projected		2026	
		Total	Total	Total	Total	Total	Total		
611	Electric Power	TP	\$249,891	\$288,500	\$285,000	\$287,500	\$318,000		
		CF	\$247,583	\$285,000	\$2,500	\$315,000			
				\$3,500			\$3,000		
612	Fuel	TP	\$29,070	\$55,000	\$46,000	\$46,000	\$55,000		
613	Water & Utilities	TP	\$7,715	\$8,500	\$7,800	\$7,800	\$8,200		
615	Landfill Maint./Monitoring	TP	\$15,519	\$30,000	\$28,000	\$28,000	\$34,000		
616	Leasing Expense		\$0	\$0	\$0	\$0	\$0		
617	PFAS Contingency		\$0	\$0	\$0	\$0	\$0		
701	Office Expense	TP	\$19,819	\$19,500	\$19,500	\$19,500	\$20,500		
702	Telephone & Communications	TP	\$22,494	\$20,000	\$19,750	\$20,500	\$20,800		
		CF	\$21,720	\$750	\$750	\$800			
703	Insurance	TP	\$148,733	\$165,000	\$160,604	\$160,604	\$175,000		
704	Legal & Audit	TP	\$14,950	\$24,000	\$17,000	\$17,000	\$20,000		

Acct. #	Account	2024 Final		2025 Budget		2025 Projected		2026	
		Total	Total	Total	Total	Total	Total	Total	Total
705	Advertising & PR		\$14,099	\$14,099	\$3,000	\$3,000	\$2,000	\$2,000	\$6,000
	TP		\$14,099	\$14,099	\$3,000	\$3,000	\$2,000	\$2,000	\$6,000
706	Salaries & Wages		\$1,036,364	\$1,036,364	\$1,120,000	\$1,120,000	\$1,100,000	\$1,100,000	\$1,185,000
	TP		\$1,036,364	\$1,036,364	\$1,120,000	\$1,120,000	\$1,100,000	\$1,100,000	\$1,185,000
707	Employee Benefits		\$339,260	\$339,260	\$442,000	\$442,000	\$420,000	\$420,000	\$440,000
	TP		\$339,260	\$339,260	\$442,000	\$442,000	\$420,000	\$420,000	\$440,000
708	Professional Development		\$19,825	\$19,825	\$25,000	\$25,000	\$17,000	\$17,000	\$22,000
	TP		\$19,825	\$19,825	\$25,000	\$25,000	\$17,000	\$17,000	\$22,000
709	Licensing Fees		\$29,732	\$31,459	\$32,750	\$32,750	\$32,000	\$32,000	\$33,260
	CF		\$1,727	\$0	\$0	\$0	\$32,000	\$32,000	\$31,510
	Subtotal O & M Expenses		\$3,400,532	\$3,400,532	\$3,897,250	\$3,897,250	\$3,740,522	\$3,740,522	\$3,970,510
OTHER EXPENSES									
720	Misc. Expense				\$0	\$0		\$0	\$0
801	Interest Expense			\$168,838	\$87,928	\$87,928	\$88,329	\$88,329	\$330,142
802	Debt Expense (admin fee)				\$70,382	\$70,382	\$70,402	\$70,402	\$96,480
614	Replacement Appropriation			\$126,799	\$176,352	\$176,352	\$176,352	\$176,352	\$100,000
	Bonds Payable (principal)			\$1,313,003	\$1,319,703	\$1,319,703	\$1,319,703	\$1,319,703	\$1,599,456
203	Notes Payable				\$0	\$0	\$0	\$0	\$0
165	CF Plant & Equipment			\$0	\$0	\$0	\$0	\$0	\$0
170	Office Equipment			\$0	\$0	\$0	\$0	\$0	\$0

171 TP Plant & Equipment	\$102,563	\$38,000	\$198,000	\$30,000
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180 Transportation Equipment	\$0	\$13,000	\$11,350	\$0
Total Expenditure				
Replacement Fund Contribution				

TOTAL EXPENSES	\$5,111,735	\$5,602,615	\$5,604,658	\$6,126,588
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Acct. #	Account	2024 Final Total	2025 Budget Total	2025 Projected Total	2025 Total
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OUTSIDE REVENUES

403 Outside Waste Revenue					
Septic Revenue	\$693,776	\$540,000	\$655,897	\$644,634	
Septic Licenses		\$5,500	\$5,500	\$5,500	
Feedstocks		\$36,000	\$25,000	\$18,000	
Vactor Pad charges		\$6,000	\$4,000	\$2,960	

405 Industrial Revenue					
Program Base Charge	\$69,200	\$60,000	\$57,000	\$60,000	
Nutrient Reimbursement					
Temporary Licenses & Penalties					

407 Interest Revenue	\$61,947	\$35,000	\$60,000	\$40,000
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410 Energy Revenue		\$6,000	\$6,000	\$6,000
Renewable Energy Credits	\$59,035	\$52,560	\$52,560	\$63,840

Misc. Income	\$79,446	\$1,000	\$10,800	\$1,000
Subtotal Outside Revenue	\$963,404	\$742,060	\$876,757	\$841,934

Budget TOTAL	\$4,148,331	\$4,860,555	\$4,727,902	\$5,284,655
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Approved Chapter

May 2 '67 92

State of Maine

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By Governor P&S Law

In the Year of Our Lord Nineteen Hundred  
Sixty-Seven

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H.P. 535 --- L.D. 770

AN ACT Establishing the Lewiston-Auburn Water Pollution Control  
Authority.

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BE IT ENACTED BY THE PEOPLE OF THE STATE OF MAINE, AS FOLLOWS:

Sec. 1. Incorporation and purposes. There is hereby created a nonprofit body corporate and politic to be known as the Lewiston-Auburn Water Pollution Control Authority, hereinafter called "the authority". The authority may also operate under the assumed name of The Lewiston Auburn Clean Water Authority. The purposes of the authority are to operate, maintain and improve a sewage treatment plant or plants and other facilities necessarily incident thereto, and to receive and treat and dispose of the wastewaters discharged by the sewage systems of the City of Lewiston and the Auburn Sewerage District. The authority has all such powers, rights, privileges and immunities as may be necessary for the accomplishment of the aforesaid purposes, whether or not such powers are hereinafter specifically given.

Sec. 2. Acquisition of property; right of eminent domain. The authority may acquire by purchase or otherwise, or through the exercise of the power of eminent domain, such real property, personal property, easements or other interests therein as may be necessary or convenient to accomplish its purpose. The authority is also authorized to lay and maintain its pipes and equipment in the public highways of Lewiston and Auburn and across other public lands where such construction and repair would not unduly interfere with some other existing public purpose of either city. If public highways are entered for said purposes, the work shall be done expeditiously and with as little obstruction to the public traffic as possible. At the completion of the work, the highway or other public land shall be restored as nearly as practicable to its previous condition. The authority shall assume responsibility for all costs of such work and shall indemnify the cities for any liability which they may incur to 3rd persons from negligent performance of the work.

Sec. 3. Crossing public utilities. Where it is proposed that the sewer lines or other installations of the authority shall cross or otherwise occupy property of a public utility and where consent of said utility to such crossing or installation is refused, application



shall be made to the Public Utilities Commission to determine the place, manner and condition of such crossing or installation. Such crossing or installation shall thereafter be made only to the extent permitted and subject to conditions imposed by the Public Utilities Commission and such work shall be performed under its supervision.

Sec. 4. Procedure in eminent domain proceedings. When property is to be taken through the exercise of the power of eminent domain, the authority shall cause to be recorded in the Androscoggin County Registry of Deeds a description identifying the property to be taken with reasonable accuracy and indicating the names of the owners thereof, if known, together with a notice that the same is to be taken by the authority, signed by a majority of the members of the board of the authority as hereinafter constituted and defined in section 14. Copies of the notice and description shall also be sent at the same time by registered mail to all persons whose whereabouts are known having an interest of record in such property. No entry shall be made upon private lands so taken within 10 days after such recording except to make surveys. At the end of said 10-day period, title to said property shall vest in the authority and possession of the same may be taken. After the expiration of said 10-day period, the authority shall promptly submit in writing to the persons or corporations whose property is taken an offer in writing to pay an amount found by the board to represent fair compensation therefore. The offer of the authority as to the amount of damages due shall be final and binding upon all parties having an interest in the property unless, within 60 days from the date on which such offer is made, an appeal is taken from the authority's determination of damages to the Androscoggin County Superior Court. Such appeal shall be taken in the manner prescribed by rule 80B of the Maine Rules of Civil Procedure and any amendments thereto, except in those respects in which proceeding under the rule would be inconsistent with the express provisions of this act. In the event of such appeal, any person having an interest in the property to be taken may petition any justice of the Superior or Supreme Judicial Court to order that the authority furnish security to be deposited with the clerk of the Superior Court in an amount found to represent the value of such person's interest. Such judge or justice may hear such evidence as he may require to reach an initial determination of the value of such interest. The amount so deposited may be used to satisfy any judgment recovered against the authority, the excess, if any, to be returned to the authority.

Sec. 5. Disposal of surplus property. When the authority determines that any real or personal property or interests therein in its possession are no longer needed in the accomplishment of the purposes of the authority, it may dispose of the same on such terms as it shall judge to be in the best interest of the authority.

Sec. 6. Inspection, rules and regulations. The authority shall prevent, as much as practicable, the discharge into the sewers of substances which might damage the sewage treatment facilities or interfere with their maintenance and operation, pass through to the receiving waters, or endanger the health and safety of any authority employee. The authority's officers and agents have free access to all premises served by the sewage treatment facilities at reasonable times in order to inspect the sewers, drains, sewage pumping stations, tanks or treatment works, and determine the amount and character of sewage, drainage or other wastes flowing from the sewers, drains, sewage pumping

stations, tanks or treatment works and whether such sewage, drainage or other waste do, or are likely to, damage or impair the sewage treatment facilities, interfere with their maintenance and operation, pass through to the receiving water or endanger the health and safety of any authority employee.

The authority may, for the proper operation of the sewage treatment facilities, issue administrative orders, rules and regulations which are binding on the Auburn Sewerage District and the City of Lewiston and the inhabitants of each, as to the quantity and character of any sewage, drainage or other waste distribution into any sewer connected with the plant.

These orders, rules and regulation may incorporate industrial pretreatment requirements including, without limitation, reporting, monitoring and other requirements imposed on the authority by federal or state law or regulations or requirements adopted by the authority, and the authority may require industrial pretreatment of wastes discharged into the sewage treatment facilities or into any systems connecting with the sewage treatment facilities.

Sec. 7. Contracts. In the performance of its purposes, the authority is authorized to enter binding contracts with other persons, corporations, governmental bodies or agencies thereof, and to negotiate for, receive and use grants and loans from any governmental body or agency which are available for use in furtherance of any of the purposes of the authority.

Sec. 7-A. Permits. The authority may, through its rules and regulations, issue permits or other control mechanisms to individual users of the sewage treatment facilities, for the purposes of controlling the amount and character of the wastes discharged into the sewage treatment plant, and for other requirements imposed on the authority by federal or state law, rules or regulations.

Sec. 8. Bonds. For the purpose of financing construction of a sewage treatment plant and related facilities together with all necessary organizational expenses of the authority whether incurred by it or by someone else on its behalf, the authority is authorized to borrow money and issue, from time to time, bonds, notes or other evidences of indebtedness of the authority in one series, or in separate series, in such amounts and bearing interest at such rates as it shall determine to be advisable.

The authority is authorized to borrow money and issue, from time to time, bonds, notes or other evidence of indebtedness as aforesaid for the purpose of paying, redeeming or refunding outstanding bonds, notes or evidences of indebtedness issued under the authority of this section and for the purpose of financing necessary improvements to or extensions of the sewage treatment plant and related facilities. In anticipation of any such permanent borrowing permitted by this section, the authority is authorized to issue its temporary notes payable from the proceeds of the bonds or other evidence of indebtedness.

Any such notes, bonds or other evidences of indebtedness may be issued to mature serially or made to run for such periods as the board of the authority may determine and each authorized issue shall constitute a separate loan. When bonds are issued to mature on a fixed date after issuance rather than serially, they shall be retired, in whole or in part, through the creation of a sinking fund in which the authority shall annually deposit a sum equal to at least 1% of the indebtedness secured by said bonds. The sinking fund shall be invested in such investments as are authorized for savings banks of this State and shall be held, together with accumulated income thereon, for the sole purpose of paying the principal of said bonds. Bonds, notes, or other evidences of indebtedness may be issued with or without provision for calling the same prior to maturity, and if callable, may be made callable at par or at such premises as the board of the authority may determine. All bonds, notes, or other evidences of indebtedness shall be signed by the treasurer and countersigned by the chairman of the board of the authority, and if coupon bonds are issued, the interest coupons attached thereto shall bear the facsimile signature of the treasurer of the board. All bonds, notes, or other evidences of indebtedness shall be signed by the treasurer and countersigned by the chairman of the board of the authority, and if coupon bonds are issued, the interest coupons attached thereto shall bear the facsimile signature of the treasurer of the authority.

All such bonds, notes and other evidences of indebtedness of the authority shall be legal obligations of the authority enforceable against all property of whatever kind owned by it.

In the event of default in the payment of any of the bonds or the coupons attached thereto, any holder thereof may petition any Justice of the Supreme Judicial Court, for the benefit of himself as well as for the benefit of all other holders of bonds, to declare the authority insolvent and enforce the lien of the bonds by appointment of a receiver for the authority and by sale of its property according to the usual practice in the case of insolvent private corporations.

Sec. 9. Temporary borrowing. The authority is authorized to issue from time to time its temporary notes and renewal notes in anticipation of assessments to be paid by the City of Lewiston and the Auburn Sewerage District pursuant to sections law. The aggregate amount of such temporary notes shall not exceed the total of the assessments made for the fiscal year in which such temporary notes are issued, and any such temporary notes shall be payable in such fiscal year; provided, however, that if the assessments for the existing fiscal year have not yet been made, the aggregate amount of such temporary notes shall not exceed the estimated assessments for such fiscal year as determined by the board.

Sec. 10. Apportionment of capital cost.

With respect to the costs of the planning and construction of improvements and additions to the sewage treatment plant and related facilities, the board of the authority shall issue a determination as to the proportionate shares of the cost to be borne by the City of Lewiston and by the Auburn Sewerage District., based upon the estimated benefit that each will receive from the use of said proposed new facility. Such determination must

include consideration of such reliable estimates as to the annual volume of sewage and other waterborne wastes produced by the respective sewage systems and of the types of sewage which each system is expected to produce and the relative expense of treating the same as may be available to the board and such other factors as the board considers necessary or appropriate.

When a determination of the respective proportionate shares of the City of Lewiston and the Auburn Sewerage District has been finally made for a particular project, such proportionate shares may not be charged until all debts incurred to finance the particular project in respect of which such determination was made have been paid and discharged in full.

Sec. 11. Estimating annual expenses of the authority. The authority shall annually prepare an itemized budget for its coming fiscal year itemizing expenses of operation, maintenance and repair, costs of contemplated capital construction and payments of principal and interest on fixed indebtedness and other borrowings. Such budget must include such other details as to present assets, surplus, expenses, and liabilities as the board determines to be advisable and as the City of Lewiston and the Auburn Sewerage District may reasonably require.

Sec. 12 Assessment of expenses. The board of the authority shall determine the proportionate share of the expense of operation, maintenance, and repair be allocated to the City of Lewiston and the Auburn Sewerage District on the basis of the average inflow of sewage and other waterborne wastes metered at the sewage treatment facilities of the respective sewer systems.

Sec. 13. Property tax exempt. The real and personal property, rights and franchises of the authority shall forever be exempt from taxation.

Sec. 14. Board of the Authority. The authority is under the management and direction of a board of directors, which is known as the Lewiston-Auburn Water Pollution Control Board, also referred to as “the board” or “the board of the authority” The board consist of 7 members. The director of the Lewiston Department of Public Works, the City Administrator or acting City Administrator of the City of Lewiston or another employee of the City of Lewiston designated by the City Administrator, the superintendent and the president of the Auburn Sewerage District and the City Manager or acting City Manager of the City of Auburn or another employee of the City of Auburn designated by the City Manager, are members of the board by virtue of their respective offices. If the president of the Auburn Sewerage District Trustees declines to serve or resigns as a member of the board of the authority, the president shall select, subject to confirmation by the Auburn Sewerage District Trustees, another trustee or resident of Auburn to serve for the remainder of the term. Notice of the appointment must be given in writing by the clerk of the Auburn Sewerage District to the board of the authority. The Mayor of Lewiston shall appoint, subject to confirmation of the city council, a qualified voter of the City of Lewiston to serve for a 2-year term on the board



of the authority and thereafter until a successor takes office. In the event that either the Lewiston resident so selected or the appointee of the president of the Auburn Sewerage District ceases to be a resident of that person's respective city, or dies, becomes incapacitated, or otherwise ceases to be a member of the Auburn Sewerage District Trustees, or if the president of the Auburn Sewerage District dies or becomes incapacitated while serving on the board of the authority, a successor must be elected to serve out the remainder of the term by the Mayor and City Council of Lewiston or the Auburn Sewerage District Trustees, as the case may be.

Reasonable notice of the date of the meeting and of the necessity of electing a new member of the board of the authority, who may be an incumbent, must be given to the mayor of Lewiston by the clerk of the authority.

At the initial meeting for organization of the authority, or as soon after the initial meeting as practicable, the 6 members of the board shall elect a 7th member who must be a resident of Auburn or Lewiston but may not hold any public municipal office or be a member of any municipal board or committee. If the 6 members are unable to agree upon the naming of a 7th member of the board, any Justice of the Superior Court or Supreme Judicial Court, shall, on petition of any 4 of the members, select the 7th member of the board. The 7th member of the board serves for a 3-year term and until the member's successor is appointed, and may be elected to serve additional 3-year terms of office. When a vacancy occurs in the position of the 7th member of the board, a replacement must be elected by the remaining members of the board to serve for the remainder of the term in the same manner as initial elections are held. The members of the board serve without compensation, but are reimbursed for their actual expenses incurred in the performance of their duties, on approval of the board.

Sec. 15. Election of Officers. The board shall appoint and determine the compensation of a General Manager who is the administrative officer. The board has the power to remove the General Manager at the board's pleasure. The General Manager must be an individual meeting the requirements for the operator in charge of a wastewater treatment plant under the Maine Revised Statutes, Title 32, chapter 62, except that an uncertified person or unregistered professional engineer who is nevertheless eligible for certification or registration as a professional engineer may be appointed as acting General Manager and serve for a period of up to one year. In the board's discretion, the board may reappoint the acting General Manager for additional one-year terms.

The board may appoint, and may at the board's pleasure remove, a treasurer and clerk who are not members of the board, and both offices, if the board determines it advisable, may be held by the same person. The treasurer shall furnish the board with a bond payable to the authority issued by a surety company authorized to transact business in the State and satisfactory to the board as surety, in such sum as the board may prescribe and conditioned on the faithful performance of the treasurer's duties. The duties of the treasurer and clerk are those usually appertaining to those offices, respectively, and in addition such duties as may from time to time be prescribed by the board. The compensation of the treasurer and of the clerk is determined by the board. The General

Manager, with the approval of the board, shall from time to time appoint or employ such engineers and such experts, agents, officers, clerks and other employees as the General Manager determines necessary, and shall determine their duties. The salaries and compensation of all persons appointed or employed under this section, together with other expenses, are paid by the authority and are considered a part of the expense of operation of the authority.

Sec.16. Office, records, seal. The board shall establish a fiscal year for the authority and shall adopt and may thereafter amend bylaws for the conduct of its affairs.

The authority shall establish an office at the site of the sewage treatment facilities in which its business may be conducted and in which maps, plans, documents, records and other papers relating to its business, land and other works and property in its charge, shall be kept. It shall at all times keep full and accurate accounts of its receipts, expenditures, disbursements, assets and liabilities, which shall at all reasonable times be open to inspection by representatives of the Cities of Auburn or Lewiston or of the Auburn Sewerage District.

The authority shall make an annual report of its activities for the preceding year and shall submit a copy thereof to the City of Lewiston, and the President of the Auburn Sewerage District trustees.

The authority shall have a seal consisting of a circular die bearing the words “Lewiston-Auburn Water Pollution Control Authority, 1967” which may be used whenever deemed advisable by the board on papers and documents issued or executed by it or its officers or employees on its behalf.

Sec. 17. Injury to property of the authority or interference with the operation of the authority. Any person who places, discharges, spills, leaks or leaves any offensive or injurious matter or material on or in the conduits, catch basins or receptacles of or served by the authority contrary to the authority’s regulation is liable to pay twice the amount of damages to the authority, to be recovered in any proper action.

Any person who knowingly injures any conduit, pipe, reservoir, flush tank, catch basin, manhole, outlet, engine, pump or other property held, owned or used by the authority is guilty of a Class E crime.

The authority may seek, in a civil action, injunctive relief and civil penalties pursuant to the Maine Revised Statutes, Title 38, section 1252, subsection 8 against an industrial user of the authority that violates any pretreatment standard or requirement administered by the authority.

Notwithstanding other civil or criminal penalties provided by and imposed under federal or state law, except penalties sought by the authority pursuant to Title 38, section 1252, subsection 8, the Lewiston-Auburn Water Pollution Control Board may assess administrative penalties of not more than \$1,000 per day for each violation by an

industrial user of any pretreatment standard or requirement administered by the authority. In assessing any penalties under this paragraph, the board must conduct its proceedings in accordance with the Maine Administrative Procedure Act, Title 5, chapter 375, subchapter IV. A person aggrieved by any action by the board under this paragraph is entitled to judicial review in the Superior Court in the manner provided in Title 5, chapter 375, subchapter VII. The authority may by rule provide for assessment and collection of the administrative penalties as well as procedures for notification to industrial users of the penalties and enforcement of the administrative penalties provided these rules are in accordance with the Maine Administrative Procedure Act as specified in this paragraph. The authority may not seek civil monetary penalties under Title 38, section 1252, subsection 8 if the board has assessed administrative penalties under this section. Nothing in this paragraph prohibits the authority from seeking injunctive relief pursuant to Title 38, section 1252, subsection 8 in addition to administrative penalties imposed pursuant to this paragraph.

This copy of our Charter includes the original Act H.P. 535 – L.D. 77 and all amendments enacted in 1969, 1975, 1980, 1993, 2001, 2012, 2022, 2025.



December 18, 2025

Mr. Phillip Crowell, Jr.  
City of Auburn  
60 Court Street  
Auburn, Maine 04210

Dear Mr. Crowell:

The Lewiston Auburn Clean Water Authority (formerly LAWPCA), has decided to cease operation of our composting facility, located at 230 Penley Corner Road, Auburn. The Authority is in the process of relinquishing our DEP composting license, obtaining a DEP closure order for the site, and then selling the property, to which the future owner would then be obligated to requirements of said DEP closure order. An application for approval of a Residuals Composting Facility closure plan and post-closure care program plan is being submitted to the DEP, and a copy of that application will be submitted to you separately as part of the application notice requirements.

As you may recall, in 2020, the Auburn City Council and Auburn Planning Board agreed to issue a single planning board approval for continued operation of the compost facility. In that agreement, it notes *"In the event that LAWPCA decides or is required by a governmental entity having jurisdiction to cease operation of the facility, it shall deliver to the Auburn City Manager for approval by the Planning Board, a plan for deactivation of the facility. The plan will include future use or demolition of the buildings and structures, disposal of any waste materials on the site including but not limited to sewerage sludges, compost, amendment materials, equipment and vehicles"*. I am now delivering to you, our plan for deactivation, concurrently with the DEP application for closure. As you will see, we propose to maintain all aspects of the site during post closure, and intend to sell the property to a prospective buyer, who will then be responsible for future site use and obligations. I have included a copy of the Auburn Planning board agreement for reference, and I am happy to answer any questions you, or the Planning Board may have.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Peaslee".

Travis Peaslee, P.E.  
General Manager



# LACWA Compost Facility Closure Plan for the City of Auburn

## Financial Ability

Due to the fact that: the facility has been non-operational for nearly 6 years, all water and heat have been shut off, the biofilter has been formally closed, and a recent environmental monitoring plan (EMP) reduction in testing frequency has been prepared and approved by the Maine Department of Environmental Protection (DEP), we estimate cost for post-closure care of the facility to be relatively low. The estimated annual costs for the post-closure care of the facility include:

Staffing (maintenance, snow removal, mowing, etc.): N/A

Groundwater monitoring and reporting: \$19,750

Biofilter mowing: \$3,000

Insurance: \$14,000

Phone: \$780

Fire Alarm System: \$1,000

The Authority is a quasi-municipal entity located at 535 Lincoln St. in Lewiston, whose operations and obligations are paid for in part by the City of Lewiston, and the Auburn Sewerage District. The above costs have been approved in the 2026 budget.

## Technical Ability

The LACWA General Manager, Travis Peaslee, P.E., has been employed by the Authority since 2009. He has over 16-years of operational and facility management experience at this site, was intimately involved with the site groundwater issues and biofilter closure, and has overseen all aspects of the facility since its operational stop in 2020. He has managed all aspects of the environmental monitoring plan, property transactions, licensing, and development of the facility closure, and post-closure plan.

In addition to post closure care by the LACWA staff, the Authority contracts Sevee & Maher Engineers (SME) to perform all site groundwater analysis, evaluation, and reporting. SME has performed these services at the site for nearly 20 years, and led efforts on the design of the biofilter closure, as well as helped the Authority ensure compliance with the associated DEP administrative consent agreement. SME is extremely knowledgeable with the site, its former operation, and the Authority's plan for post closure care. The SME lead for post closure environmental monitoring plan and reporting compliance, will be Andrew Gobeil, L.G., L.S.E, Senior Hydrogeologist.

## **Compost Facility Closure Plan Requirement**

In 1991, LACWA built the Compost Facility in Auburn. As a result of the project, the Authority paid for upgrades of an electrical substation and for 3-phase power to be run down Riverside Drive and up Penley Corner Road, as well as for improvements to Riverside Drive and Penley Corner Road.

The 47,000 ft² building sits on 10 acres within the original 116-acre parcel. The composting facility is located at 230 Penley Corner Road, in the City of Auburn's Agriculture and Resource protection zone with an approved special exception. The original siting approvals were issued by the Auburn City Council, as well as the Auburn Planning Board. In 2020, the approvals were consolidated in to one single Auburn Planning Board agreement for continued operation.

The facility operated with only LACWA biosolids from 1992 until early 2013, which is when the Anaerobic Digestion system went online. The facility worked with the DEP to address groundwater issues, primarily nitrate, presumably leaking from the biofilter odor control system. From 2013 through 2018, the facility was operated primarily with biosolids from other Maine facilities, contracted through Casella Organics, while the majority of the treatment plant biosolids were utilized in a land application program. During the summer of 2018, the Authority was issued a DEP consent agreement due to the ground water contamination, and elected at that time to halt the operation. The facility remained offline until the summer of 2019, at which time the Authority undertook a 6-month pilot project to demonstrate it could operate with LACWA anaerobically digested sludge, and no odor control system. The pilot was successful, and in June of 2020, the DEP issued the Authority a license amendment to operate under those conditions. Despite this, and due to a number of factors, the Authority elected to not continue operating, and instead mothballed the facility while keeping it in an operationally ready state. The last material processed at the facility was in January of 2020, and the material was fully composted and sold in the Spring of 2021.

In 2021, as a result of various property sale transactions, the 116.2-acre compost parcel life tenancy was removed, and 17.43 acres of that parcel was granted to Roger Gauthier and Virginia Beauchesne. In 2023, LACWA expanded the 17.43-acre parcel granted to Roger Gauthier and Virginia Beauchesne in to (2) 10-acre parcels, in exchange for approximately 1 acre of access road ownership, meaning the 230 Penley Corner parcel is now close to +/- 96.2 acres.

The Compost Facility was a much needed and well operated facility that served its purpose for over 30 years. The savings to the Authority was worth the investment, and the benefits to the environment were tremendous. However, the realities of today are that the facility has little value to the Authority, and is no longer part its mission. Additionally, staffing and maintaining the facility has become challenging, and we have been incurring expenses to keep a building and site maintained that provides minimal benefit. The largest benefit to the Authority over the

past few years was the emergency use of the covered storage area for stockpiling biosolids. The Authority has since developed a plan to utilize the City of Lewiston landfill for such emergency use.

The Authority issued a request for proposals (RFP) for the sale of the compost facility in late 2024, and is currently negotiating the terms of a purchase agreement with a prospective buyer. It is anticipated that a purchase agreement will be finalized by the end of quarter 1 of 2026, and that the presumed site closure order will be transferred to the new site owner. In preparation for closure, and the sale of the property, the Authority has completed the below:

- Removed all compost, wastes, secondary materials, leachate and leachate-contaminated sediment and residue, including compost screenings, from the facility. This included emptying both the septic and holding tanks, as well as the facility diesel tank. The only liquid that will remain onsite is the hydraulic fluid within the two turner reservoirs.
- Removed all composting equipment and ancillary items at the facility, with the exception of the two turners, which are intended to be utilized by the prospective buyer. The two turners are parked within the composting bins, and are powered off and locked out. All other equipment, including loaders, lawn tractors, tools, air handling, and laboratory equipment have been permanently removed from the site. Turner spare parts, and some facility type items that could be utilized by future owner(s) are organized and stored within the maintenance shop.
- Cleaned all facility spaces, surfaces, removed all material, including composting and storage pads.
- Shut off all electrical breakers, with the exception of site lighting, phone, and fire alarm equipment circuits.
- Locked all exterior doors and placed “authorized personnel only” signage on all man doors.
- Locked entrance gate and placed no trespassing signs on the gate and throughout the access road.
- Submitted an application to the DEP to relinquish site land application license.
- Shut off power to all overhead doors, and hung all manual operator chains at elevations that could not be accessed from ground level
- Shut off and valved out all propane and vaporizer lines.
- Locked out the well pump and provided the key to the LACWA General Manager. Additionally, “non-potable use only” signage was placed at appropriate locations within the facility.

In addition to the above items that were recently completed, the below list is the state the Authority proposes to leave the facility in during closure, while we own the property:

- The phone line and fire alarm panel with remote monitoring will remain operational.

- The odor control system was taken offline as part of 2020 biofilter closure, and is no longer physically connected nor operational. This equipment is shut off and will remain off.
- The facility heat will remain off.
- The facility water will remain off, and all fixtures will remain non-operational.
- Staffing/presence will be provided (at a minimum weekly) to perform property and safety equipment inspections, as well as handle facilities maintenance such as plowing, mowing, and general upkeep.
- Commercial insurance, at adequate levels, will remain on the property.
- A structural assessment was done in early 2023 and showed that the building is in reasonable condition. The structure, including the roof, will be inspected periodically, and any deficiencies will be addressed.
- All (3) 1000 lb. propane tanks contain approximately 25% of fuel each. These tanks are in good shape, and had fresh paint and labels applied to them in 2021. These tanks are valved closed, will remain onsite for future use, and will be inspected periodically.
- All fire tanks will remain with water.
- The fire alarm system was overhauled in 2017 & 2018 with new conduit runs, heated pull stations, and a new fire alarm panel. The system will remain active and monitored by a remote vendor.
- The biofilter area, including all associated in-ground structures, will remain closed/covered.
- Stormwater control structures will remain operational during closure, and are expected to be utilized by the future property owner.

With the exception of the Environmental Monitoring Plan (EMP) requirements, non-potable use of the existing water supply well, and deed restrictions placed on the site, the proposed post closure state of the site is not intended to obligate any future property owner who may elect to return any offline equipment to an operable state.

### **Environmental Monitoring**

LACWA Consultant, Sevee & Maher Engineers, after consultation with DEP staff, submitted a revised Environmental Monitoring Plan (EMP) on October 10, 2025. The revised EMP includes a reduction of monitoring events from semi-annual frequency in the spring and fall to annual frequency in the spring. The revised EMP also includes the addition of Per- and Poly-fluoroalkyl substances as monitoring parameters. LACWA will submit an annual report before 12/31/2025, and will perform the first round of sampling under the recently submitted EMP in the spring of 2026. LACWA fully understands that post-closure monitoring is required for continued assessment of environmental impacts beyond the facility closure date. LACWA also understands that the approval of facility closure does not relieve the Authority of post-closure care



(including monitoring) requirements. The requirements within the EMP will remain active for future property owners unless revised or removed by the Department.

## **Remediation**

LACWA is not proposing additional remediation at the site. An Administrative Consent Agreement (ACA) was signed by the Authority, MEDEP, and the Maine Office of the Attorney General in 2019. Closure of the Biofilter System was a condition of the ACA and the Biofilter System was closed during the spring of 2020. Additionally, the composting operations at the site ended January 15, 2020. We believe these actions were the only remediation requirements, which have been properly addressed. The authority achieved a successful corrective action determination by the MEDEP on February 25, 2025.

## **Institutional and Engineering Controls**

The site has a locked gate at the site entrance, along with “no trespassing” signage on the gate. Additional “no trespassing” signs are posted throughout the site. All facility doors are locked, and have signage indicating “authorized personnel only”. All overhead doors have power circuits off, and manual operator chains have been placed at a height not accessible from ground level. The well pump is locked out at its respective control panel, and the lock key is kept secure by the General Manager, at the Lewiston treatment plant location. LACWA staff will inspect the site weekly at a minimum to ensure post closure care.

Deed restrictions have been placed on the site to: 1) restrict residential development; (2) prohibit installation of any wells for groundwater extraction without consent from MEDEP, and (3) outline an area around the closed biofilter where excavation or disturbance of soils are prohibited without consent from MEDEP.

## CITY OF AUBURN PLANNING BOARD

### APPLICATION OF THE LEWISTON-AUBURN WATER POLLUTION CONTROL AUTHORITY FOR APPROVAL OF CONTINUED OPERATION OF A MUNICIPAL WASTE WATER SLUDGE COMPOSTING FACILITY.

The Planning Board approves the application of the Lewiston-Auburn Water Pollution Control Authority (“LAWPCA” or “Applicant”) for Approval to continue operations under modified conditions and parameters under the Auburn Zoning Ordinance. After review of the LAWPCA Application, and after notice and hearing as required under the Ordinance, the Planning Board makes the following findings of fact and conclusions of law in support of its decision.

#### PROCEDURAL HISTORY

On February 10, 1992 LAWPCA submitted a complete written application for Site Plan Approval and a Special Exception Permit to construct a Municipal Waste Water Sludge Composting Facility on Penley Corner Road in Auburn. After appropriate notice, the Planning Board held a public hearing on the application on March 10, and continued the proceeding for additional public hearings, Board deliberations, and decision on the following dates: March 12, March 23, and April 2, 1992.

The Penley Corner Road sludge composting facility lies wholly within an area designated by the Auburn Zoning Ordinance as an “Agriculture and Resource Protection District.” Article 3.31 of the Auburn Zoning Ordinance provides that permitted uses within this zone include farms, plant and tree nurseries, greenhouses, the handling, storage and sale of agricultural products grown on the premises, livestock operations and wayside stands. Special Exception uses approved for the zone include sawmills, veterinary hospitals, handling, storage and sale of agricultural services, municipal sanitary landfills, wholesale nurseries, and municipal waste water sewerage sludge composting facilities.

The Planning Board reviewed the LAWPCA application, public hearing testimony and exhibits, as well as the February 27, 1992 Planning Board Report Submitted by Planning Board Staff and independent consultants, E.A. Environmental/EMCOM, Inc. Based upon this review, the Board found that the proposed sludge composting facility would be in harmony with the expressed intent of the Zoning Ordinance and with the major purposes of the Auburn Master Development Plan as required by Chapter 29, Article 7.2 of the Auburn Zoning Ordinance. The Board further found that pursuant to Article 7.2 that the proposed use would substantially serve the public convenience and welfare of all Auburn residents, and will not involve dangers to health or safety. The Board finds that in this year, 2020, the facility has operated for many years with little or no detrimental effect to residents in the general area of the facility. The Board finds after review of the facility, its operational history, and changed circumstances since the original approval of the facility that a new approval for the facility is warranted. The Board further notes that as a voting member of the Lewiston-Auburn Water Pollution Control Authority Board of Directors, the Auburn City Manager or the Manager’s designee is in a unique position to monitor the activities of the LAWPCA and its compost facility in the best interests of Auburn citizens.

The Board makes the following findings:

1. All plans presented to the Planning Board are in full compliance with all applicable federal, state and local ordinances. No federal permits are required for operation of the facility and appropriate State permits have been obtained by the Lewiston-Auburn Water Pollution Control Authority. Federal and state regulations will govern use of the compost product.
  
2. Applicant has demonstrated the ability to operate the facility and make a product which is beneficial to the community and affirms that the Lewiston-Auburn Water Pollution Control Authority will submit, for approval by the City, an end use plan upon the event that the facility is no longer to be operated.
  
3. The Board found that the proposed composting facility would neither create nor aggravate a traffic hazard, a fire hazard or any other safety hazard.
  
4. The Board finds that continued operation of the facility under the limitations and modifications as proposed will not block or hamper the Master Development plan pattern of highway circulation or of planned major public or semi-public land acquisition. Neither the City of Auburn nor any quasi-public local entity has expressed any intention of acquiring land on or in the immediate vicinity of this parcel. The City is also unaware of any plans to extend or create new highways within the proposed development area. The Board finds that the operating facility has not altered the essential characteristics of the neighborhood and has not negatively effected the value of property adjoining and neighboring the property under application.



5. The composting facility is located in the Agriculture and Resource Protection District of Auburn. This District is classified as a Resource District rather than a Residential District, reflecting the City's goal of maintaining its agricultural base to the maximum extent possible. To that end, no new residences are allowed in this District except those associated with substantial on-site agricultural or forest-based activities. This minimizes the potential for future residential use conflicts for the compost facility.

The compost facility consumes only a small portion of the active agricultural land on the Gauthier Farm. Pursuant to the Agreement between Mr. Gauthier and the applicant, Mr. Gauthier is obligated to continue agricultural use of the property as part of his life tenancy. Thus, the project will preserve the essential agriculture characteristics of the neighborhood.

6. Reasonable provisions have been made for the criteria listed in Article 7.2.B.1.e, including adequate lot area, drainage, road access, parking, landscaping, building separation, and sewerage disposal.

7. The standards imposed are, in all cases, at least as stringent as those elsewhere imposed by the Auburn Building Code and by the provisions of this Chapter. The Board notes that composting complies with the Environmental Compliance Standards of Chapter 29, Article 5.6 of the Ordinance, specifically the noise and odor provisions.

8. The Board finds that the Agricultural and Resource Protection District is properly considered a "light industrial/industrial zone" for purposes of determining the maximum permitted sound level under Ordinance Articles 5.6.C.3 and .4. This category is the most compatible with the

goals and purposes of the Agriculture and Resource Protection District, assuring that there will be sufficient latitude to allow new farming activities and compatible special exception uses to be developed within the District. LAWPCA's application makes clear that the 70 dBA noise limit, as modified by the intermittent noise provisions of 5.6.C.4, will be met by the proposed facility. Over the course of many years of operation, LAWPCA has never received a complaint concerning noise from the facility. The Board finds that the proposed project, as conditioned by this decision will not have any significant or unreasonable odor impact on adjoining properties. A reasonable reading of Article 5.6.E, consistent with the goals and objectives of the Ordinance, leads to the conclusion that a new non-residential use must not have a significant or unreasonable impact on surrounding properties, even though some odors may from time to time be detectable at property lines. A stricter reading of these Ordinance provisions could halt new farm or other non-residential development altogether in the City, a result certainly not intended by the City Council in creating the ordinance standard. The Board's reading is consistent with the odor control provisions of the Site Location of Development Act regulations (Department of Environmental Protection Regulations Chapter 373.4), the standards which the Council sought to satisfy in order to gain DEP approval as a delegated municipal approval authority under 38 M.R.S.A. §489-A when the Ordinance Article 5.6 provisions were adopted. Therefore, properly read, the Board finds that the provisions of Article 5.6.E are satisfied by the conditions concerning odor imposed upon the project. In sum, the Planning Board finds that all criteria for approval of a Special Exception as set forth in Article 3.31.B.2 and 7.2.B.1.a – g have been satisfied.

## SITE PLAN APPROVAL

The Planning Board finds that LAWPCA also satisfied all Site Plan Review criteria set forth in Article 7.1. The applicant submitted the necessary Site Plan review application and supporting documents required under 7.1.D.1 and 2. Applicant has demonstrated that the proposed project will constitute a suitable development and will not result in detriment to the City, neighborhood or the environment, as required by Articles 7.1.A and 7.1.D.5 The Board finds further that none of the reasons for denial of an application listed in 7.1.D.5.a – i are applicable. The Board finds that the facility as operated and conditioned, fulfills all the objectives set forth in 7.1.B.1 – 4, as detailed further by the specific factual findings in the Special Exception Use section above.

### 1. Protection of adjacent areas against detrimental uses on the site

#### A. Surface water drainage

LAWPCA has made provisions for the containment of surface water runoff by the establishment of detention ponds. The detention ponds have been sized in accordance with Chapter 32 of the Auburn Ordinance and are determined to be adequate to contain surface water runoff.

#### B. Buffers against artificial and reflected light

The facility is located on 10 acres in the middle of a 116 acre site. All outdoor lighting is directed down so that light and glare are not shed outside of the project site. Outdoor lighting is only used during hours of operation and, therefore, is designed not to be a detriment or nuisance to adjacent properties.

### C. Sight

This site is located on the backside of a knoll located in the middle of the property. Locating the facility in this way and the further buffering of the building by the bio-filter on the street side will tend to reduce any visual impact. Although the biofilter is no longer in use and has been closed and capped in compliance with Maine Department of Environmental Protection Rules, the closed biofilter continues to provide this visual buffering function. LAWPCA also planted trees and other vegetation which provides additional site buffering.

### D. Sound

LAWPCA has operated the facility for many years without noise issues. The only equipment that is used outside is a front-end loader, for periods totaling about one and one-half hours per day. This type of equipment is used currently in the surrounding farm areas.

### E. Dust

There has not been any significant increase in dust levels due to the project, given the paved road and gravel area design, and prohibition against on-site amendment reduction.

### F. Vibration

There has not been any significant vibration associated with the operation of the facility.



### G. Preservation of Light and Air

This criterion is applied when structures are being built in a very dense pattern, in order to assure that healthful conditions exist between buildings (i.e. setbacks). This is not a concern at this 116 acre project site.

### 2. Vehicular and pedestrian movement

The applicant submitted a site plan which was reviewed by both the Police and Fire Departments. Neither Department stated any major concerns with the project. Off-site considerations were limited to the impact of the additional traffic on Penley Corner Road and Riverside Drive, and, as indicated previously, applicant completed off-site improvements through its Agreement with the City of Auburn that improved road conditions.

Further, LAWPCA shall make provisions in the contractual agreements to receive compost amendments to include a truck transportation routing plan that directs heavy trucks to stay on State Highway or arterial roads and away from minor roads, such as Penley Corner Road, (south of entrance to Composting Facility), Harmon's Corner Road and Old Danville Road.

### 3. Waste disposal

The solid waste generated at this facility will be taken care of by three methods of disposal: (1) All general office wastes that are generated at the facility will be disposed of in a manner consistent with other businesses by utilizing the Mid Maine Waste Action Corporation's facility on Goldthwaite Road; (2) Any debris that cannot be handled at the MMWAC facility will be disposed of at another licensed landfill; (3) Any residual waste water created at the facility is stored in a holding tank located on the site. The holding tank is periodically pumped and the

waters taken to the LAWPCA wastewater treatment plant in Lewiston for proper treatment. Domestic sanitary waste water is treated on site utilizing a subsurface waste water disposal system.

4. Protection of the environment features on the site and in adjacent areas LAWPCA has taken steps to protect all environmental features on the site. This includes the identification and buffering of wetlands from development; the development and design of detention ponds to adequately collect all surface runoff waters resulting from the development; and in cooperation with Mr. Gauthier, has continued farming activities on the site. Noting that the facility is located in the middle of a 116 acre site, there are no environmental features on adjacent lands that have been or are likely to be impacted.

Based upon these findings of fact and conclusions of law, the Planning Board approves the LAWPCA Special Exception Use of the Penley Road site as a Municipal Waste Water Sewerage Sludge Facility under Article 3.31.B.2, and also approves the Site Plan under Article 7.1 and 7.2, subject to the following special conditions:

#### SPECIAL CONDITIONS

On or before September 30, 2020 LAWPCA shall submit to the Auburn City Manager for approval and consultation with the Planning Board, a plan of operations that will document any changes to the operation of the facility from its original designed operation.

A. In the event that LAWPCA decides or is required by a governmental entity having jurisdiction to cease operation of the facility, it shall deliver to the Auburn City Manager for approval by the

Planning Board, a plan for deactivation of the facility. The plan will include future use or demolition of the buildings and structures, disposal of any waste materials on the site including but not limited to sewerage sludges, compost, amendment materials, equipment and vehicles.

B. LAWPCA shall conduct any emergency backup procedures at the facility in accordance with the Emergency Backup Disposal Plan submitted to the Planning Board.

C. No amendment preparation (e.g. size reduction or metal separation) shall take place at the sludge composting facility. All amendment material at the sludge composting facility, including rejected materials, shall be stored inside the building. Any biosolids being temporarily stored at the facility prior to composting, land application or disposal shall be managed so as not to produce runoff or odors capable of impacting the surrounding properties or general environment, all materials shall be screened from the public way and abutting properties.

D. The granting of this approval is dependent upon and limited to compliance with the proposals, plans and oral statements as submitted by or on behalf of LAWPCA to the Auburn City Council and the Auburn Planning Board.

E. LAWPCA shall comply with the Agreement and all applicable federal, state, and local laws and requirements, including, but not limited to, licenses, permits, authorizations, conditions, agreements, and orders during operation.

F. LAWPCA shall annually submit, to all property abutters via certified mail, an update of operations and plans for the future year.

G. All trucks carrying sludge, amendment, or end product to and from the facility shall be covered and adequately sealed at all times traveling through the City of Auburn.

H. The facility shall operate in compliance with the following performance standards at all times:

1. LAWPCA shall ensure that odor intensity measured at any dwelling or any public road shall not be more than 1.0 unit higher than background levels if the odor is characteristic of sludge, compost or the composting process and attributable to the composting operation. Odor intensity shall be measured on the butanol scale in accordance with ASTM E 544.

During periods of operation, at the request of the Auburn City Manager or the Auburn Planning Board, LAWPCA agrees to perform odor intensity testing at any dwelling or public road per ASTM E 544.

Recognizing the odor potential of any composting operation, LAWPCA agrees that only anaerobically digested sewage sludge from its treatment plant and amendment materials having little or no potential to generate odors (such as sawdust, wood shavings, wood ash and spent coffee grounds) will be composted at the facility unless material that is low in potential to produce odors and is approved in advance by the City of Auburn.



All studies, tests and monitoring required by this Article shall be conducted by independent laboratories agreed upon by LAWPCA and the City Manager. LAWPCA shall submit the results of any studies and testing required under this Article to the City Manager and the City Council. If the standards for odor control referred to in this Article are violated, LAWPCA will have 72 hours to comply and if unable to do so, will shut down operations and cease bringing amendments to the site until such time as it can comply. If the facility must shut down more than 3 times in any 12- month period, it will remain shut down until such time as it can comply. If the facility must shut down more than 3 times in any 12- month period, it will remain shut down until such time as LAWPCA demonstrates, to the satisfaction of the City Council, that continued operation of the Facility will not violate such odor control standards. In the event that the facility must be shut down due to odors, or for some other reason under agreement between the City of Auburn and LAWPCA, LAWPCA shall have 30 days to complete removal of compost material and sludge unless an alternative schedule is agreed upon by the City Manager and LAWPCA in order to minimize odor impacts.

2. LAWPCA shall not subcontract the operation of the Facility, or otherwise transfer responsibility for operating the Facility, without obtaining the consent of the Auburn City Council, which consent will not be unreasonably withheld. If LAWPCA desires to transfer operating responsibilities for the Facility, such transfer shall be subject to the Auburn City Council finding, prior to the transfer, that the proposed operator has adequate financial capacity to ensure the Facility will be operated in full compliance with this Agreement and to secure the payment of any cost or damage arising out of noncompliance. Such financial assurance may but is not required to include, without limitation and subject to the approval of the Auburn City

Council, a performance bond, letter of credit or other form of liquid, third-party credit enhancement.

Approval by the Auburn City Council for the transfer shall also be conditioned upon the conclusion of a separate agreement between the City and LAWPCA regarding financial assurance, including but not limited to: (1) the amount and type of financial assurance mechanism; (2) the City's rights to receive payment under the mechanism; (3) actions by the private contractor which trigger the City's right to recover under the mechanism; and, (4) the period of time for which approval of the transfer is granted by the Auburn City Council.

Notwithstanding the transfer of operating responsibilities, LAWPCA acknowledges that it retains responsibility for operation of the Facility and for full compliance with this Agreement.

3. LAWPCA agrees that the Facility shall be operated in compliance with all state and federal laws and regulations and local ordinances, including the Environmental Performance Standards adopted by the City, and will not become a private or public nuisance as a result of noise, odor, fumes or otherwise. LAWPCA also agrees that the Facility shall be operated in such a manner that it will not violate any state, federal, or local health standard.

4. LAWPCA agrees that the Facility will be maintained in good repair including provision for an adequate reserve of any and all spare and replacement parts such that the Facility will be operated in accordance with the Agreement. The City shall have the right to enter the Site at reasonable times for the purpose of assuring that LAWPCA is complying with the terms of this Agreement.

5. LAWPCA shall defend, indemnify and hold harmless the City and its respective officials, agents and employees (the “City employees”) from and against all losses, costs, damages and expenses (including reasonable attorneys’ fees) incurred by the City or the City employees arising out of any claim, action, demand or liability threatened or asserted against the City or the City employees relating in any way to the Facility including, without limitation, the design, construction, maintenance or operation of the Facility or the transportation of the Sludge, the Bulking Agents or the composted material. LAWPCA specifically agrees to defend and indemnify the City and the City employees from any claims brought against them by employees of LAWPCA or employees of any subcontractor of LAWPCA for injuries allegedly suffered during the course of their employment. Provided, nevertheless, that to the extent such injury is caused by any willful or negligent act or omission by the City, LAWPCA shall have a right of contribution against the City

#### BINDING EFFECT

This Agreement shall be binding upon and inure to the benefit of the parties to this Agreement and their respective successors and assigns.

#### OTHER DOCUMENTS

Each party promises and agrees to execute and deliver any instruments and to perform any acts which may be necessary or reasonably required in order to give full effect to this Agreement.

### SEVERABILITY

In the event any covenant, condition or provision of this Agreement is held to be invalid or unenforceable by a final judgment of a court of competent jurisdiction, or by any other tribunal, board, or other entity, the decision of which is binding upon the parties and which becomes final, such invalidity or unenforceability shall in no way affect any of the other covenants, conditions or provisions of this Agreement.

### APPLICABLE LAW

The laws of the State of Maine shall govern the validity, interpretation, and performance of this Agreement.

### AMENDMENT OF AGREEMENT

No amendment to this Agreement may be made unless it is in writing and signed by both parties.

### NONDISCRIMINATION

The parties agree that the terms of this Agreement will be performed in a manner which allows equal opportunity and which shall not discriminate on the basis of age, race, religion, color, creed, sex, sexual preference, disability, financial status or national origin: (a) in the persons served or in the manner of service; or (b) in the hiring, assignment, promotion, salary determination or other conditions of employment.



## NOTICE

All notices required or permitted to be given or furnished under this Agreement by either party to the other shall be in writing and shall be deemed sufficiently given and served upon the other party if hand delivered or sent postage prepaid, addressed as follows: if to the City: City Manager, 60 Court Street, Auburn, Maine 04210; if to LAWPCA: Superintendent, P.O. Box 1928, Lewiston, Maine 04241.

Said notice shall be deemed given when mailed. By notice given in conformity with this article, each party shall have the right, from time to time, to designate a different person or address to whom or to which notice shall be given.

## ARBITRATION

Any dispute arising under this Agreement shall be resolved by arbitration in accordance with the rules of the American Arbitration Association. The arbitration proceeding shall be held in Auburn, Maine and each party shall pay its own costs of the proceeding plus one half the costs and charges of the arbitrators.

## ENTIRE AGREEMENT

This Agreement sets forth the entire understanding of the parties with respect to the subject matter hereof and supersedes all prior understandings and Agreements between the parties, and may be altered or amended only by a writing signed by the parties.



**To:** Auburn Planning Board  
**From:** David Hediger, Director of Planning  
**Re:** Initiate an amendment to Chapter 60 of Auburn’s Zoning Ordinance to allow for the development of lots under 20,000 square feet in specific instances.  
**Date:** October 9, 2025

Staff is requesting that the Planning Board initiate an amendment to Chapter 60 of Auburn’s Zoning Ordinance to allow for the development of lots under 20,000 square feet in specific instances.

### **Background**

Under the current language, any unsewered lot under 20,000 square feet is not developable, even if it is a lawfully created lot of record predating zoning. If public sewer were available, such lots could be developed under Sec. 60-39, but because of Sec. 60-42, they are effectively prohibited from development.

#### Sec. 60-39 – Lot Area, Width, and Depth Exception:

The lot area (except as otherwise may be required), lot width, and lot depth requirements of this chapter shall not apply to any lot which was lawfully laid out in conformance with zoning regulations in effect at the time of lot creation and duly recorded by plan or deed.

This language suggests that the area, width, and depth requirements should not apply. However, the phrase “lot area (except as otherwise may be required)” implies that other sections of the code referencing lot area requirements may still need to be considered. Because of this, the following section applies:

#### Sec. 60-42 – Unsewered Lots:

The minimum lot sizes specified in this chapter for residential districts are for lots having sanitary sewer service. No unsewered lots having an area less than 20,000 square feet shall be developed for residential dwelling purposes. This regulation does not reduce lot size requirements in residential districts having larger minimum lot sizes.

This provision is inconsistent with the Maine State Plumbing Code, which allows for septic systems on lots smaller than 20,000 square feet under certain design and soil suitability conditions. As a result, Auburn’s ordinance is more restrictive than necessary under state standards, inadvertently preventing infill development on existing legally nonconforming lots, particularly in older neighborhoods where many such lots exist.

### **Recommendation for Ordinance Amendment**

Staff recommends that the ordinance be amended to align with the Maine Plumbing Code while ensuring protection of Auburn’s critical water resources, especially within the Lake Auburn and Taylor Pond watersheds. At this time, staff believes the amendment should include, but may not be limited to:

1. Maintaining the prohibition on creating new undersized lots.
2. Allowing development of existing, legally created lots of record smaller than 20,000 square feet if:
  - a. The lot can support a subsurface wastewater disposal system meeting all applicable Maine Plumbing Code standards;
  - b. The lot meets minimum setback and buffer requirements; and
  - c. In watershed protection areas (e.g., Lake Auburn, Taylor Pond), additional review is conducted to ensure no adverse environmental impacts to water quality.

**Planning Board Action**

Pursuant to Sec. 60-1445, amendments to the zoning ordinance may be initiated by the Planning Board on its own initiative. This amendment would bring Auburn's ordinance into alignment with the Maine Plumbing Code, enable reasonable infill development on legally nonconforming lots, and protect critical watershed areas.

**Staff Recommendation**

Staff recommends the Board initiate an amendment for the Planning Board and City Council's consideration.

**Suggested Motion:**

I make a motion, pursuant to Sec. 60-1445, that staff be directed to prepare an amendment to Sec. 60-39, Sec. 60-42, and other applicable sections as deemed necessary to align Auburn's ordinance with the Maine Plumbing Code; enable reasonable infill development on legally nonconforming lots; and, protect critical watershed areas.