

**CITY OF LEWISTON
PLANNING BOARD MEETING**
Monday, March 11, 2013 – 5:30 P.M.
Third Floor Conference Room
Lewiston City Building
27 Pine Street, Lewiston

AGENDA

I. ROLL CALL

II. ADJUSTMENTS TO THE AGENDA

III. CORRESPONDENCE

IV. PUBLIC HEARINGS:

An application submitted by Terradyn Consultants, LLC on behalf of Thompson Rolec Enterprises, LLC for the construction of a new 20,000 s.f. equipment repair building and outside equipment storage area at 14 Rousseau Way.

V. OTHER BUSINESS:

Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

VIII. READING OF THE MINUTES: Motion to adopt the draft minutes from February 11, 2013 and February 25, 2013.

VII. ADJOURNMENT



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: March 7, 2013
RE: March 11, 2013 Planning Board Agenda Item IV(a)

An application submitted by Terradyn Consultants, LLC on behalf of Thompson Rolec Enterprises, LLC for the construction of a new 20,000 s.f. equipment repair building and outside equipment storage area at 14 Rousseau Way.

Terradyn Consultants, LLC on behalf of Thompson Rolec Enterprises, LLC has submitted an application for the construction of 20,000 square foot structure and a 4.0 acre gravel equipment parking area. Thompson specializes in providing and servicing equipment for the crushing, screening and recycling industries. The structure will be used for the maintenance and repair of said equipment. This property of approximately 6.61 acres is located in the Highway Business (HB) district in which equipment dealer and repair facilities are allowed as a conditional use. The site is currently undeveloped and wooded. The proposed improvements will result in a total impervious area of approximately 4.5 acres. This project is being considered pursuant to Article X, Section 3 and XIII, Section 4 of the Zoning and Land Use Code.

Staff has been working closely with the applicant's representative to address concerns and questions. The applicant has since provided revised plans and documentation referencing these comments (see application section 3, January 29, 2013 letter). Staff notes the following with respect to the proposed development:

- The proposed improvements will result in a total impervious area of approximately 4.5 acres. Therefore, this project is subject to delegated review by the City on behalf of DEP being a project in excess of 3 but less than 7 acres non-revegetated ground area. DEP has signed off on the city's review of this project.
- Staff initially had a number of concerns with the amount of drainage directed toward abutting properties. The applicant has since revised the plans to the satisfaction of staff. It is imperative and the applicant has acknowledged that construction and stabilization of the stormwater facilities must occur prior to construction of the impervious storage area. Staff recommends as a condition of approval to be noted on Sheet 1 that no certificates of occupancy or use of the site for storage of equipment occur until a professional engineer inspects and provides a stamped statement that all stormwater improvements have been completed in accordance with the approved plans.
- Equipment dealers and repair facilities are allowed as a conditional use in the HB district. The applicant has specifically addressed the conditional use criteria in the February 6, 2013 cover letter. Pursuant to Article X, Section 5 no conditional use permit shall be valid for a period longer than six months from the date of issue, or such other time, up to two years. While the applicant has not made the specific request, staff recommends the

conditional use permit be valid for a period of 24-months from the date of approval to be consistent with the 24-month expiration of development review approved projects.

- Access to and on the site has been designed to accommodate vehicles with a wheel base of 67'. That said, the radius at intersection of North Lisbon Road and Rousseau Way must be increased to accommodate right turning vehicles on to Rousseau Way. The current radius is 10' and is proposed to be constructed at 30' to improve maneuverability. Staff is recommending as a condition of approval to be noted on Sheet 1 all off-site improvements, including the street improvements at the intersection of Rousseau Way and North Lisbon Road must be completed to the City's satisfaction prior to issuance of any certificates of occupancy or use of the site for storage of equipment.
- The applicant is requesting a side yard modification along the western side property line by Rousseau Way (see sheet 1 and page four of applicants cover letter). The applicant acquired land from the self-storage facility at 7 North Lisbon Road along Rousseau Way to assemble the requisite frontage needed for 14 Rousseau to be a developable lot. In doing so, a portion of the paved access for the self-storage facility is now on the applicant's lot and creates a violation of the 10' side yard requirement in the HB. The applicant is requesting a modification pursuant to Article IX, Section 11 to allow for the paved area to remain within the required yard. Maintaining the paved area will continue to provide sufficient access around the self-storage site. With a modification allowed, the applicant proposes to grant an easement to the self-storage facility so that they may continue to use and maintain that portion of their parking lot now located on the applicant's lot. Should the modification not be granted, both the applicant and the self-storage facility will need to remove pavement from their side yards. Should the Board grant the requested modification, staff recommends as a condition of approval to be noted on Sheet 1 that no certificates of occupancy or use of the site for storage of equipment occur until an access easement is recorded between the applicant's property at 14 Rousseau Way and the self-storage facility at 7 North Lisbon Road. Said easement must reference a specific site plan showing the area of the yard modification, a standard boundary survey, and the Planning Board's approval of granting a yard modification in accordance with Article IX, Section 3(11) of the Zoning and Land Use Code.

No other concerns have been raised by city staff. Therefore, approval is recommended with the following conditions to be noted on the plan:

1. No certificates of occupancy or use of the site for storage of equipment occur until a professional engineer inspects and provides a stamped statement that all stormwater improvements have been completed in accordance with the approved plans.
2. All off-site improvements, including the street improvements at the intersection of Rousseau Way and North Lisbon Road must be completed to the City's satisfaction prior to issuance of any certificates of occupancy or use of the site for storage of equipment.
3. No certificates of occupancy or use of the site for storage of equipment occur until an access easement is recorded between the applicant's property at 14 Rousseau Way and the self-storage facility at 7 North Lisbon Road. Said easement must reference a specific site plan showing the area of the yard modification, a standard boundary survey, and the Planning Board's approval of granting a yard

modification in accordance with Article IX, Section 3(11) of the Zoning and Land Use Code.

4. The conditional use permit is valid for a period of 24-months from the date of approval to be consistent with the 24-month expiration of development review approved projects. This should be noted on plan sheet 1 as well as the expiration of approval language contained in Article XIII, Section 11.

ACTIONS NECESSARY

1. Make a motion to consider an application submitted by Terradyn Consultants, LLC on behalf of Thompson Rolec Enterprises, LLC for the construction of a new 20,000 s.f. equipment repair building and outside equipment storage area at 14 Rousseau Way.
2. Obtain input on the application;
3. Make a determination that the application is complete;
4. Make finding that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article IX, Section 1, Article X, Section 3 and Article XIII, Section 4 of the Zoning and Land Use Code and to grant approval to Thompson Rolec Enterprises, LLC for the construction of a new 20,000 s.f. equipment repair building and outside equipment storage area at 14 Rousseau Way subject to any concerns raised by the Planning Board or staff.

February 6, 2013

City of Lewiston, Maine Planning Department
c/o Mr. David Hediger, Deputy Director / City Planner
27 Pine Street
3rd Floor
Lewiston, ME 04240

Major Site Plan Application – Thompson Rolec Enterprises, LLC, Lewiston, Maine

On behalf of Thompson Rolec Enterprises, LLC, we are pleased to submit the Major Site Plan Review and Site Location of Development (SLODA) Applications for the proposed Thompson Rolec Facility. The development includes a 20,000 SF building, a half-acre paved employee parking & truck maneuvering area and a 4.5 acre gravel equipment parking area. The development property is located off the north-northwest end of Rousseau Way in Lewiston, Maine. Rousseau Way is a short (approximately 360' long) dead end street that connects to North Lisbon Road.

The parcel is approximately 6.61 acres and is shown as Lot 2 on the City of Lewiston Tax Map #97. It is located within the Highway Business (HB) District. All adjacent parcels are also located within the HB District. The site is an undeveloped forest that contains no wetland areas and is located within the No Name Brook Watershed.

Thompson Rolec specializes in providing equipment for the crushing, screening & recycling industries. Their current facility is located only a few hundred feet away from the project site on North Lisbon Road. It is far too small to store all of their equipment on site. It also does not have adequate maintenance facilities. Thompson Rolec currently stores several pieces of equipment on a nearby parcel that fronts on Route 196, but the site is not secure, nor does it provide any screening. The equipment is plainly visible from the road.

Thompson Rolec Enterprises, LLC purchased the proposed development parcel in October of 2012. The deed is included in Section 2 of the Site Location of Development Application (SLODA). They purchased enough land to provide them with slightly more than the required minimum frontage (150') along Rousseau Way.

Their new site will be large enough to securely store all of their existing equipment while providing enough room for future expansion. It has been designed to allow for easy maneuverability into and around the site for the tractor trailer trucks that transport their equipment. Their new facility will also have 4 maintenance bays for them to service their equipment. Schematically, the new site was designed to comfortably store the applicant's large equipment while providing easy access for large trucks. Some of the applicant's largest pieces of equipment are nearly 100' long. Their equipment is hauled by WB-67 trucks. These large trucks require approximately 85' to maneuver the equipment into and out of the storage areas. You will see that the gravel storage areas

were designed to accommodate a 100' long equipment parking area (including a 10' rear overhang) and an 85' wide drive aisle. The building was located to provide an 85' long approach to the garages at a 2% grade. The access drive steadily transitions down from the 8% grades in Rousseau Way down to the 2% approach.

The proposed cuts & fills have been minimized to a practical extent. An earthwork analysis was performed to ensure that no material would need to be brought into the site to prepare the parking lot sub-grade elevation. Additionally, the equipment parking area located on the southwest side of the property was raised to reduce the amount of expected blasting. There are bedrock outcroppings that can be seen in this area of the site and extensive blasting is anticipated. A blasting plan can be found in Section 20 of the SLODA. Surficial drainage swales were used in lieu of catch basins and culverts as the primary stormwater conveyance device to reduce the amount of necessary blasting.

The new building will connect to the public water & sewer systems in the Rousseau Way Right of Way. According to City plans, there is an existing 8" PVC SDR 35 sewer line and a 6" ductile iron water main located within the Rousseau Way right of way. Overhead power will be brought up the south side of Rousseau Way and then drop to an underground line as it enters the property. The connection to the public sewer will minimize the potential to groundwater contamination. Additionally, the project area is not located on a sand or gravel aquifer.

SurveyWorks, Inc explored the site for wetland areas in November of 2012 and found none, so there are no proposed wetland impacts associated with the project (see Note #6 on attached Existing Conditions Plan). They have also provided a stamped boundary survey. They performed topographic surveys in both proposed stormwater pond areas as well as the Rousseau Way/North Lisbon Road intersection. Additionally, they provided us with sporadic elevation points in the body of the site that were used to confirm the accuracy of the topography that was provided by the City of Lewiston's GIS system.

A stormwater management evaluation has been prepared to consider both pre and post-development peak rates of runoff for the 2, 10 & 25 year/24 hour storm events, as well as proposed water quality treatment (See Section 12 of SLODA). The stormwater management system includes a wet pond, a filtration basin and roof-drain filter strips along a portion of the building. An erosion control plan has been provided per MDEP guidelines (See the attached plans and Section 14 of SLODA).

An engineer's estimate for the site work can be found in Section 3 of the SLODA. The site work is estimated at approximately \$550,000. The portion that is located within the public right of way is estimated at approximately \$22,000 (see attached estimate).

The applicants do not have proposed sign designs at this time.

The development is not expected to have any discernable traffic impact to the immediate neighborhood since the applicants are moving their existing operation from a nearby lot onto the new parcel and are not expected to add additional employees at this time. They currently have a total of 11 employees. The estimated vehicular traffic can be obtained from the Trip Generation Manual, published by the Institute of Transportation Engineers. We believe that Section 150 – Warehousing is the closest comparable use

to Thompson Rolec Enterprises, LLC and was used as a basis for the calculation and is summarized as follows:

- Average Daily Trip Generation = 3.89 Trips /Employee = **43 Trips/Day**
- Average Weekday AM Peak Hour = 0.55 Trips/Employee = **7 Trips/Hour**
- Average Weekday PM Peak Hour = 0.59 Trips/Employee = **7 Trips/Hour**

The project should not have a significant impact to the City water and sewer departments. They are not a high volume water user and are simply moving their operations center up Rousseau Way.

Conditional Use Criteria:

During the preparation of this application, the applicant's proposed use of Equipment Dealer was changed from an accepted use to a conditional use for the Highway Business District. Therefore, we are addressing the conditional use criteria of Article X, Section 3 below:

1. Neither the proposed use nor the proposed site upon which the use will be located is of such a character that the use will have significant adverse impact upon the value or quiet possession of surrounding properties greater than would normally occur from such a use in the zoning district because:
 - a. The proposed building is similar in size to surrounding uses. The building is larger than the existing Thompson Rolec facility but significantly smaller than the adjacent Lewiston Liberty, LLC building. The proposed building is far below the maximum building coverage for the site.
 - b. The Thompson Rolec facility is moving from an adjacent lot, so no increase in traffic is expected. The hours of operation will not change. The parking spaces are comparable to surrounding uses. The parking lots are of similar size to the abutting Lewiston Liberty, LLC facility.
 - c. No additional noise, dust, odor, vibration, glare, smoke, litter or other nuisances will be created since the existing facility is one of the abutting uses. The new facility will allow for the proper storage of their large scale crushing equipment. They will be able to remove their equipment from the Lisbon Street road side. The new site will improve the visual quality of the immediate neighborhood.
 - d. The new site will not have any increased impact to the quality or quantity of groundwater available to abutting properties. The new building will not have an equipment washing station.
 - e. There are no physical characteristics of the new site that will create an adverse impact on surrounding properties.
2. Vehicular and pedestrian access to, into and within the site will be safe and will not be overburdened or create hazards because they are inadequate. See attached Turning Movement Exhibit.
 - a. Vehicular access to the site will be on roads that currently serve the existing facility with the exception being Rousseau Way. The applicant has indicated that he will take financial responsibility for making the necessary improvements to the Rousseau Way/North Lisbon Road intersection to allow for easier maneuverability of large trucks.

- b. The proposed driveway meets the City of Lewiston's design and construction standards.
 - c. Facilities are present to assure the safety of pedestrians passing by or through the site. The property is located at the end of a dead end street. The employee and visitor parking area is clearly visible in front of the building and has been separated from the large truck & equipment parking area. A sidewalk is located along side of the visitor parking area that provides direct access to the building.
3. Municipal or other facilities serving the proposed use will not be over-burdened or create hazards because they are inadequate.
 4. The existing soils have adequate capacity and stability to support all loadings. Much of the site has shallow bedrock. The will be stabilized using accepted BMPs and MDEP supported techniques (See Plans & Section 14 of the attached SLODA). The peak stormwater flows will not increase in the post development condition (See Section 12 of the attached SLODA).
 5. The proposed building will be similar in scale and design to structures within 500', including their existing facility.

Yard Waiver Request:

The applicant would like to formally request a waiver of the side yard requirements in the western corner of the property. The applicant purchased a small strip of land from the abutting owner in order to gain the necessary frontage along Rousseau Way. Our existing conditions survey indicates that a small portion of the abutting self storage facilities parking area is now located on the applicant's property. City officials have indicated that this parking area may need to be removed in order to comply with the ordinance-stipulated 10' wide vegetated side yard standard.

We understand that a waiver may be granted by the planning board that would allow a reduction of the side yard down to zero. We are asking for that waiver to be granted. The applicant believes that the abutting owner was acting as a "good neighbor" when he sold the necessary street frontage. The applicant does not wish to negatively impact the self storage facility in any way.

The applicant understands the need for proper yards and buffering and proposes to provide a 20' wide "No Disturbance Forested Buffer" area to be located just southwest of the parking lot. In essence, the applicant wishes to provide the combined side yards in the area directly adjacent to the parking lot. He also wishes to grant an easement to the self storage facility so that they may continue to use and maintain the portion of their parking lot that is located on the applicant's property.

The following items are attached to this submittal:

- Development Review & SLODA Application Fee (\$1,700 – Previously Submitted)
- Plan Set (including Site Plan, Grading & Erosion Control Plan, Utility Plan, Landscaping & Lighting Plan and Construction Details & Notes)
- Existing Conditions Plan
- Turning Movement Exhibit
- MDEP Site Location of Development Application & required attachments



- Attachment 1: Development Review Application
- Attachment 2: Engineering & Planning Comment Response Letter
- Attachment 3: Engineering Cost Estimate for Bonding
- Attachment 4: Sample Lighting Detail Sheets.
- Attachment 5: Sample Deed Restriction Language for the No Disturbance Buffer

We are hopeful that we have addressed all of your comments and provided all of the information necessary for you to place this project on the next available Planning Board meeting agenda. Thank you for your consideration, and please call me if you have any questions as you review the enclosed plans and information.

Sincerely,



January 29, 2013

Mr. David Hediger, City Planner/Deputy Director Planning and Code Enforcement
City of Lewiston
27 Pine Street
Lewiston, ME 04240-7201

Subject: Comment Response – Thompson Rolec Equipment – City Review

Mr. Hediger:

In response to the December 18, 2012 review memo that you provided to us and the December 19, 2012 review memo provided by Ryan Barnes, P.E. of the City of Lewiston Public Works Department regarding the Thompson Rolec Equipment Project we would like to offer the following responses:

PLANNING & CODE ENFORCEMENT REVIEW

1. Sheet 1:
 - a. Note 8 should be revised to reflect use as equipment dealer and equipment garage. Parking calculations must be revised to correct use.
 - b. Expiration of approval language from Article XIII, Section 11 must be added.

Response: Note 8 has been revised as requested. Parking calculations were revised accordingly. The expiration of approval language is included in Note #9 on the Site Plan.

2. All site plans show a 30' front setback along the southerly property line along Rousseau Way. This applies only to that section of the lot abutting Rousseau Way. The setback then becomes 20'. Plan should be amended.

Response: The plan has been amended as requested.

3. The plans provided show development meeting the minimum setback and yard requirements of the HB district. As proposed, all existing vegetation is proposed to be removed along the northern and western property lines and very little is proposed to remain along the eastern and southern property lines. Areas where vegetation is removed is proposed to be loamed and seeded. Staff asks the applicant to consider the following:
 - a. The grass swales along the northern and western property lines be widened to maintain a consistent width. This would result in a minor increase in impervious area, allow for a wider swale which would be easier to mow and maintain.
 - b. Buffering is not required for this development. However given the amount of existing vegetation to be removed and the size of the equipment

to be store on this site, consideration should be given to evergreen plantings to soften any visual impact should abutting properties be developed. Plantings should be 3'-5' in height when planted around the perimeter of the gravel parking area, spaced 30'-50'.

Response: We have revised the layout as requested. The exterior green space along the northern and western edges has been widened by 10'. The original layout provided 100' long equipment spaces. The equipment parking spaces have been shortened to 90' long to reflect the overhang. Additionally, we have added a series of evergreen plantings to portions of the perimeter of the gravel parking area (see Landscaping Plan).

4. Sheet 2:

- a. Drainage outlets for Pond 1, Pond 2, and the roof drains direct flow direct towards property lines with little to no area being provided for infiltration. Ordinance requires that proposed improvements will not create adverse impacts downstream. Applicant should demonstrate that focusing overall drainage to these areas will not create an adverse impact.
- b. Outlet of Pond 1 is right on the property line. This needs to be amended to allow for drainage to infiltrate across the applicants property without causing water to intrude upon adjacent parcels.
- c. Outlet of Pond 2: is this draining toward the Moore self-storage property or Rousseau Way? Will concentrated flow from this pond create an adverse impact?

Response: We have added level lip spreaders at the outlet of each pond. The level spreaders will allow the runoff to leave the site in a sheet flow condition.

In the case of Pond #1, we have provided a 60' long level spreader. The level spreader will closely simulate the existing runoff pattern. We don't expect any adverse conditions to develop downstream of this location. Once leaving the site, the runoff enters a large wetland system that is located approximately 50'-60' downstream. The post-development runoff at this property corner is less than or equal to the existing condition. The offsite wetland feeds a stream that crosses beneath North Lisbon Road approximately 550' north-northwest of the intersection with Rousseau Way.

In the case of Pond #2, we have provided a 40' long level spreader. The level spreader will put the rainwater back into sheet flow and direct it onto an abutting property that contains a self storage facility. The self storage facility has a perimeter ditch that intercepts all offsite runoff from the applicant's property. The swale flows into the site's closed stormwater system and eventually outlets into the North Lisbon Road stormwater drainage system. We don't expect any adverse conditions to develop downstream of our site because the post-development runoff along the northern property line is less than the existing condition and the runoff is immediately channelized in a stable ditch. Offsite runoff will enter into the site's closed stormwater system in the same manner that it currently does. The stormwater system will generally experience a small decrease in the peak flow rate of the offsite watershed.

5. Sheet 3: will the garage bays have floor drains? If so, grease, oil and sand interceptors must be installed. Detail should be provided.

Response: According to the applicant, the garage bays will not have floor drains.

6. Sheet 7: Pond detail should include proposed outlet pipes/structures.

Response: The outlet pipes have been added to the pond cross sections on Sheet 7.

7. Page 1 of City application references WB-67 truck transporting equipment to the site. Does the existing radii of Rousseau Way at North Lisbon Road allow for this turning movement? Are intersection improvements needed?

Response: We are proposing to modify the northwest corner of the intersection of Rousseau Way & North Lisbon Road to allow for easier access. The existing intersection has a radius of approximately 10'. We propose to widen the radius to 30'. Please see the attached turning template worksheet for an illustration of the turning movements.

8. Section 1 of SLODA application references phasing of construction. Said phasing should be shown on the site plan. Staff agrees all stormwater improvements must be completed prior to impervious areas being constructed.

Response: The applicants plan to construct the development in one general phase. They acknowledge that they must construct and stabilize the stormwater facilities prior to constructing the impervious areas. Section 1 has been modified to reflect the applicants plan.

9. Section 3 of SLODA: referenced letter of intent from bank not included.

Response: The letter of intent to fund from the applicant's bank is attached to this submittal.

10. Staff understands that a portion of land was purchased from 7 North Lisbon Road, Moore Self Storage in order to obtain the requisite frontage for this lot to be developed. The site plans show that a small portion of the existing impervious area on the self-storage lot now has been split by the new property line. A 10' side yard or pervious area must be maintained on both sides of the lot. Please speak to how this will be resolved.

Response: The applicant hopes to avoid the need to remove a portion of the self storage parking lot. The owner of the self storage facility acted as a good neighbor in allowing the applicant the ability to gain the necessary frontage. The applicants proposes to give the self-storage facility an access easement over the portion of parking lot that is located on the applicant's property. The applicant also proposes to preserve a 20' wide no disturbance buffer directly adjacent to the parking area. This buffer will act in practice as the required 20' wide yard area for both lots. The access easement and buffer area is shown on the site plan.

PUBLIC WORKS REVIEW

City Application

1. The letter states that plans are based on limited topographic survey and the City of Lewiston GIS System, this system in unobstructed areas has a vertical accuracy of +/- 8" which may not be accurate enough in some areas to assure grading does not encroach on the abutting properties.

Response: A detailed topographic survey was conducted in both pond areas and the intersection of Rousseau Way & North Lisbon Road. Additional spot topography was obtained at various point on the site. The topography was generally found to be within 1'+/- of the given GIS elevation. We reduced the size of the parking area by 10' in many areas. This increased the available distance that we had to match into the existing ground. Our fill slopes are typically proposed at a 3:1 slope. If the topography were off by a full foot, we would need an additional 3' to match in. We are not within 5' of the property line anywhere that we haven't verified the topography. The north, west & south edges of the parking area have been revised and are all now greater than 10' away from the property line.

2. The engineers estimate for the work within the right of way does not include any costs associated with the proposed water lines.

Response: The water line costs have been added to the engineer's estimate.

3. The application states that the site will be serviced by WB-67 trucks; please provide a turning diagram to show that the trucks can safely access Rousseau Way from North Lisbon Road, and North Lisbon Road from Route 196.

Response: We are proposing to modify the northwest corner of the intersection of Rousseau Way & North Lisbon Road to allow for easier access. The existing intersection has a radius of approximately 10'. We propose to widen the radius to 30'. Please see the attached turning template worksheet for an illustration of the turning movements.

SLDA Application

1. The Permit application identifies the subject parcel as Map 2 Lot 97 this should be revised to Map 97 Lot 2.

Response: The permit application has been corrected.

Section 3 – Financial Capacity

1. A letter of commitment to fund was not provided.

Response: The letter of intent to fund from the applicant's bank is included in Section 3 of the application.

2. The Engineers Cost Estimate includes 3,000 c.y. of Subbase Gravel Type D, this would be enough to cover approximately 65,000 s.f., not the 170,000 s.f. of gravel and paved areas proposed.

Response: The quantity of subbase gravel has been corrected.

Section 7 – Wildlife and Fisheries

1. Please provide the letter from MDIF&W once it is received.

Response: The letter from MDIF&W is attached to Section 7 of the application.

Section 12 – Stormwater Management

1. Per our phone conversation please provide calculations showing that roof drain filters will not cause an increase in the post development run off.

Response: Roof drain filters have been added to the Hydrocad analysis. Post development flows are less than or equal to predevelopment flows for the entire project. See Section 12 for revised calculations.

2. Please provide spillway calculations showing that the 100 year storm can safely be conveyed without overtopping the embankment.

Response: Spillway calculations have been included in Section 12 as requested.

3. The maintenance plan states that “maintenance dredging” is required when the pond volumes is reduced by 15%, which is approximately 15-20 years. Due to the large gravel service of this

Response: The maintenance plan has been revised to indicate that the pond shall be dredged every 5-10 years instead of 15-20. See Section 12.

Section 16 – Water Supply

1. If there is no anticipated increase in water usage why is the size of the service increasing?

Response: There is no anticipated increase in water usage. The service size has been revised to be the same size as their existing water service.

Plan Set

Grading & Erosion Control Plan

1. Per our phone conversation redirect outlets and emergency spillway from Pond 1 to discharge to parcel to the north of the property. (Please note that this will require an easement from the property owner for discharging water across their property).

Response: We have slightly moved the pond away from the northwest property corner to make room for a 60' long level spreader. We have also modified the pre-development watershed to show the existing flows that leave the site at that corner and have reduced our post-development flow rate accordingly. See our answer to Question 4 of the Planning & Code Enforcement Review for more information.

2. Per our phone conversation show the existing easement and swale located between the subject parcel and the property to the east and show the existing catchbasin within the parking lot and the any inlet pipes that collect water from the swale. Please provide calculations verifying that this project will not cause failure in the closed drainage system located on the property to the east.

Response: Per our subsequent conversation, you said that you went to the site and saw that the drainage swale does exist. The swale drains to the onsite closed stormwater system. Since the swale is existing, offsite runoff enters their drainage system in a channelized manner. Therefore, an easy comparison can be made between the post-development and the pre-development conditions by examining their peak runoff rates. The post development flows are slightly less than the existing condition (See Section 12 for calculations). Our development should not have an adverse effect on their drainage system since the flow rate and manner with which the runoff enters their system is basically unchanged. The swale has been graphically labeled on the grading plan.

3. The application indicates that the plan was generated utilizing the City of Lewiston GPS mapping and select survey which has a vertical accuracy of 8"±, the plans show grading extending close to the property lines on most borders, please provide a plan showing that adequate survey exists along the property lines to assure that grading can be completed on the subject parcel or provide a wider buffer along the property lines.

Response: See Comment #1 of this section.

Utility Plan

1. Waterline notes make references to the PWD standards, revise notes to reference LPW Water and Sewer Division Standards.

Response: All references and notes have been revised accordingly.

2. The curb stop for the 2" water service needs to be moved to be located within the City right of way.

Response: The curb stop for the water service has been moved within the City right of way.

3. Is the 2" water service proposed to supply washing facilities? If so the Lewiston-Auburn Water Pollution Control Authority (LAWPCA) Industrial Pretreatment Program will need to be followed to prevent grit and oil from entering the sewer.

Response: There are no proposed washing facilities on the property or in the building. We have also reduced the size of the water service.

Landscaping and Lighting Plan

1. The plans reference medium cut off light fixtures, all light fixtures shall be full cut of light fixtures.

Response: The lighting fixtures have been revised to show full cut off fixtures. See attached cut sheet.

Details & Notes

1. The *Typical Trench Section* detail shall be revised to include $\frac{3}{4}$ crushed stone to be used as backfill to 6" above the pipes.

Response: The Typical Trench Section detail has been revised as requested. See Sheet 5 of plans.

2. The *Precast Sewer Manhole* detail shall be revised to include a note requiring new connections to existing structures to be cored and booted.

Response: The detail has been revised as requested. See Sheet 6 of plans.

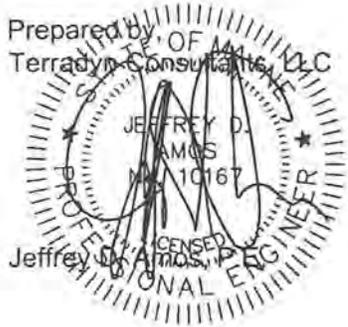
3. The details reference *Hot Bituminous Pavement Grade B & C*, these references are out of date and should be revised to include the Hot Mix Asphalt 19.0mm and 12.5mm mixes.

Response: The details have been revised as requested. See Sheet 6 of plans.

4. Note #4 of the *Pond #2 Filtration Basin* detail requires a nonwoven geotextile but specified Mirafi 600x which is a woven geotextile, please revise to specify a nonwoven geotextile.

Response: The detail has been modified accordingly. Mirafi S600, or approved equal is now specified.

We hope that these responses address your concerns. Please contact me directly with any additional questions or concerns.



PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	0	sq. ft.
Proposed Total Paved Area	24,105	sq. ft.
Proposed Total Impervious Area	195,451	sq. ft.
Proposed Impervious Net Change	195,451	sq. ft.
Impervious surface ratio existing	0	% of lot area
Impervious surface ratio proposed	68	% of lot area

BUILDING AREA/LOT

COVERAGE

Existing Building Footprint	0	sq. ft.
Proposed Building Footprint	20,000	sq. ft.
Proposed Building Footprint Net change	20,000	sq. ft.
Existing Total Building Floor Area	0	sq. ft.
Proposed Total Building Floor Area	20,000	sq. ft.
Proposed Building Floor Area Net Change	20,000	sq. ft.
New Building	yes	(yes or no)
Building Area/Lot coverage existing	0	% of lot area
Building Area/Lot coverage proposed	6.9	% of lot area

ZONING

Existing	HB	
Proposed, if applicable	HB	

LAND USE

Existing	vacant	
Proposed	equipment dealer	

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	N/A	
Proposed Number of Residential Units		
Subdivision, Proposed Number of Lots		

PARKING SPACES

Existing Number of Parking Spaces	0	
Proposed Number of Parking Spaces	19+	
Required Number of Parking Spaces	19	
Number of Handicapped Parking Spaces	1	

ESTIMATED COST OF PROJECT

\$550,000

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	0	sq. ft.
Proposed Disturbed Area	288,248	sq. ft.
Proposed Impervious Area	195,451	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 created since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.*
3. *If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.*
4. *If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.*

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing (Since July 1, 1997) 7 @ existing facility passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 7 @ new facility passenger car equivalents (PCE)
 If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the HB zoning district.

2. Parcel Area: 6.61 acres / 287,847 square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	none	---
Street Frontage	150'	150.12'
Min Front Yard	20'	20'
Min Rear Yard	10'	20'
Min Side Yard	10'	13.9'
Max. Building Height	65'	<65'
Use Designation	vacant	equipment dealer
Parking Requirement	1 space/ per square feet of floor area 1/employee + 2/bay	
Total Parking:	19	19+
Overlay zoning districts (if any):	none	none / none
Urban impaired stream watershed?	YES/NO If yes, watershed name <u>NO</u>	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submission shall include payment of fee and fifteen (15) complete packets containing the following materials:

1. Full size plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

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

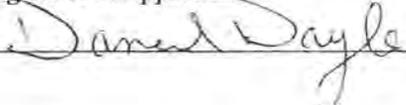
L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

Auburn: www.auburnmaine.org under City Departments/ Planning and Permitting/Land Use Division/ Zoning Ordinance

Lewiston: <http://www.ci.lewiston.me.us/clerk/ordinances.htm> Refer to Appendix A of the Code of Ordinances

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

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

Signature of Applicant: 	Date: 2/5/2013
--	-------------------

Development Review Checklist
 City of Auburn Planning and Permitting Department
 City of Lewiston Department of Planning and Code
 Enforcement



THE FOLLOWING INFORMATION IS REQUIRED WHERE APPLICABLE TO BE
 SUBMITTED FOR AN APPLICATION TO BE COMPLETE

PROJECT NAME: Thompson Rolec Equipment

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: RE00013746

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
	Owner's Names/Address	x			
	Names of Development	x			
	Professionally Prepared Plan	x			
	Tax Map or Street/Parcel Number	x			
	Zoning of Property	x			
	Distance to Property Lines	x			
	Boundaries of Abutting land	x			
	Show Setbacks, Yards and Buffers	x			
	Airport Area of Influence (Auburn only)	n/a			
	Parking Space Calcs	x			
	Drive Openings/Locations	x			
	Subdivision Restrictions	n/a			
	Proposed Use	x			
	PB/BOA/Other Restrictions	n/a			
	Fire Department Review	----			
	Open Space/Lot Coverage	x			
	Lot Layout (Lewiston only)	x			
	Existing Building (s)	x			
	Existing Streets, etc.	x			
	Existing Driveways, etc.	x			
	Proposed Building(s)	x			
	Proposed Driveways				
Landscape Plan					
	Greenspace Requirements	x			
	Setbacks to Parking	x			
	Buffer Requirements	x			
	Street Tree Requirements	x			
	Screened Dumpsters	x			
	Additional Design Guidelines	n/a			

	Planting Schedule	x			
Stormwater & Erosion Control Plan					
	Compliance w/ chapter 500	x			
	Show Existing Surface Drainage	x			
	Direction of Flow	x			
	Location of Catch Basins, etc.	x			
	Drainage Calculations	x			
	Erosion Control Measures	x			
	Maine Construction General Permit	---			
	Bonding and Inspection Fees	x			
	Post-Construction Stormwater Plan	x			
	Inspection/monitoring requirements	---			
	Third Party Inspections (Lewiston only)				
Lighting Plan					
	Full cut-off fixtures	x			
	Meets Parking Lot Requirements	x			
Traffic Information					
	Access Management	x			
	Signage	x			
	PCE - Trips in Peak Hour	x			
	Vehicular Movements	x			
	Safety Concerns	x			
	Pedestrian Circulation	x			
	Police Traffic	---			
	Engineering Traffic	x			
Utility Plan					
	Water	x			
	Adequacy of Water Supply	x			
	Water main extension agreement	n/a			
	Sewer	x			
	Available city capacity	x			
	Electric	n/a			
	Natural Gas	x			
	Cable/Phone				
Natural Resources					
	Shoreland Zone	n/a			
	Flood Plain	n/a			
	Wetlands or Streams	n/a			
	Urban Impaired Stream	n/a			
	Phosphorus Check	n/a			
	Aquifer/Groundwater Protection	n/a			
	Applicable State Permits	x			
	No Name Pond Watershed (Lewiston only)	n/a			

	Lake Auburn Watershed (Auburn only)	n/a			
	Taylor Pond Watershed (Auburn only)	n/a			
Right Title or Interest					
	Verify	x			
	Document Existing Easements, Covenants, etc.	n/a			
Technical & Financial Capacity					
	Cost Est./Financial Capacity	x/----			
	Performance Guarantee	----			
State Subdivision Law					
	Verify/Check	n/a			
	Covenants/Deed Restrictions	n/a			
	Offers of Conveyance to City	n/a			
	Association Documents	n/a			
	Location of Proposed Streets & Sidewalks	n/a			
	Proposed Lot Lines, etc.	n/a			
	Data to Determine Lots, etc.	n/a			
	Subdivision Lots/Blocks	n/a			
	Specified Dedication of Land				
Additional Subdivision Standards					
	Single-Family Cluster (Lewiston only)	n/a			
	Multi-Unit Residential Development (Lewiston only)	n/a			
	Mobile Home Parks	n/a			
	Private Commercial or Industrial Subdivisions (Lewiston only)	n/a			
	PUD (Auburn only)				
A jpeg or pdf of the proposed site plan		-----			
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		-----			

TERRADYN CONSULTANTS, LLC

P.O. Box 339
 New Gloucester, ME 04260
 (207) 926-5111

JOB

1224 Thompson Rolec

SHEET NO.

1

OF

1

CALCULATED BY

JDA

DATE

1/8/2013

ENGINEER'S COST ESTIMATE - R.O.W. only

ITEM	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
1	SAWCUT PAVEMENT	LF	\$2.50	166	\$415.00
2	BITUMINOUS SURFACE MDOT 12.5 MM	TON	\$80.00	4	\$320.00
3	BITUMINOUS BINDER MDOT 19 MM	TON	\$70.00	8	\$560.00
4	BASE GRAVEL MDOT TYPE A	CY	\$21.00	4	\$84.00
5	SUBBASE GRAVEL MDOT TYPE D	CY	\$18.00	34	\$612.00
6	12" DIAM. STORM DRAIN	LF	\$50.00	10	\$500.00
7	CATCH BASIN	EACH	\$4,000.00	1	\$4,000.00
8	INSTALL MANHOLE COVER	EACH	\$800.00	1	\$800.00
9	8" DIAM. SANITARY SEWER	LF	\$45.00	33	\$1,485.00
10	1" WATER SERVICE	LF	\$20.00	8	\$160.00
11	6" WATER MAIN	LF	\$65.00	20	\$1,300.00
12	6" WATER VALVES & BENDS	EACH	\$800.00	2	\$1,600.00
13	2" WATER VALVES & BENDS	EACH	\$400.00	2	\$800.00
14	OVERHEAD ELECTRIC AND POLES	LF	\$25.00	362	\$9,050.00
15	TRENCH CAP FOR WATER & SEWER	LF	\$20.00	15	\$300.00

SITE WORK TOTAL=	\$21,986.00
-------------------------	--------------------

NOTES

1. THE OPINION OF PROBABLE CONSTRUCTION COST IS BASED UPON THE SITE PLAN, DATED 12/5/12, AS PREPARED BY TERRADYN CONSULTANTS, LLC. THIS OPINION OF COST IS IN NO WAY, IMPLIED OR EXPRESSED OTHERWISE, AS A WARRANTEE THAT THE PROJECT CAN BE CONSTRUCTED FOR T

CIMARRON LED

NEW

Cat.#		Approvals
Job	Type	

SPAULDING LIGHTING

LED

CONSTRUCTION

- Stylish vertically finned die-cast solid top housing for maximum heat dissipation; Stops collection of unsightly debris from gathering on top of the housing
- Rugged lower die-cast aluminum heat sink accelerates thermal management and optimizes PCB and optical performance
- Separate optical and electrical compartment for optimum component operation
- One piece die cut silicone gasket ensures weather proof seal around each individual LED for IP65 rating
- Stamped bezel provides mechanical compression to seal the optical assembly
- Complements the Hubbell SouthWest Series of outdoor fixtures
- Weight - 45.0 pounds
- EPA - 1.3 ft²
- Features exclusive wiHUBB technology
 - Wireless system for On/Off and 0-10VDC full range dimming control
 - Programmable autonomous operation



OPTICS

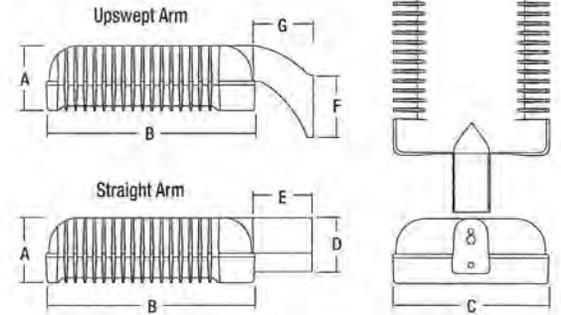
- Choice of 32 high brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions
- CCT: 5000K standard, 4000K option
- CRI: 70

ELECTRICAL

- Universal input voltage 120-277 VAC, 50/60 Hz
- Integral step-down transformer for 347V and 480V
- Ambient operating temperature -30° C to 40° C
- Drivers have greater than 90% power factor and less than 10% THD
- Optional continuous dimming to 10% or dual circuitry available
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- 1050 mA driver available with 90L configuration for increased lumen output
- LED electrical assembly, including PR devices, consumes no power in the 'off' state
- Surge protection of 10KA 8/20 μSec wave; clamping voltage of 320V & surge rating of 273J
- Automatic thermal self-protection
- Long life - 60,000 hours (L90 at 40°C)

MOUNTING

- Two die-cast aluminum arm designs are available providing maximum design flexibility
- The decorative arm offers a sleek upswept look while the straight arm follows the housing's contoured lines for continuity of style
- Fixture ships with arm installed for ease of installation and mounts to #2 drill pattern
- Wall bracket, mast arm fitter and pole accessories are also available allowing easy mounting for virtually any application



A	B	C	D	E	F	G	EPA	Weight
6 3/4" 171mm	21 3/4" 552mm	16" 406mm	6 5/8" 168mm	6 5/16" 160mm	5 5/8" 143mm	6 1/8" 155mm	1.3 ft ² .12m ²	45 lbs. 20.4 kg

FINISH

- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

WARRANTY

- 5 year limited warranty

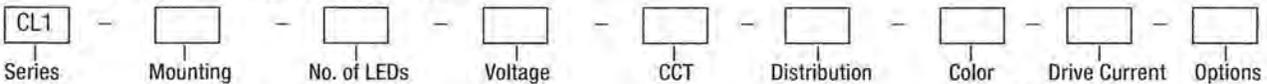
LISTINGS

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- IP65
- DLC listed
- IDA approved



ORDERING INFORMATION

ORDERING EXAMPLE: CL1-A-90L-U-5K-3-DB-RPA3



SERIES

CL1 Cimarron LED

MOUNTING

- A** Arm mount construction (6" straight rigid arm included & acceptable for 90° configurations)
- AD** Decorative arm mount const. (6" decorative upswept arm incl. & acceptable for 90° configurations)
- MAF** Mast Arm Fitter for mounting to standard 2 3/8" mast arm bracket, includes 6" straight rigid arm

NO. OF LEDs

- 90L** 90 High brightness LEDs
- 60L** 60 High brightness LEDs
- 30L** 30 High brightness LEDs

VOLTAGE

- U³** Universal 120V-277V, 50/60 Hz
- 5** 480V, 60 Hz
- F** 347V, 60 Hz
- E⁴** 220V, 50 Hz

CCT

- 4K** 4000K
- 5K** 5000K

DISTRIBUTION

- 2** Type II
- 3** Type III
- 4** Type IV
- 5** Type V

COLOR

- DB** Dark Bronze
- BL** Black
- WH** White
- GR** Gray
- PS** Platinum Silver
- RD** Red

COLOR Cont.

- FG** Forest Green
- CC** Custom Color

DRIVE CURRENT

105 1050 mA (use with 90L only for higher lumen output)

OPTIONS

- BL^{1,2,5}** Bi-level dimming
- CD²** Continuous dimming
- WB** Wall bracket
- RPA3** 3" Round pole adapter
- RPA4** 4" Round pole adapter
- RPA5** 5" Round pole adapter
- RPA6** 6" Round pole adapter
- F(X)^{3,4}** Fusing (replace X with voltage 1-120V, 2-208V, 3-240V, 4-277V, 5-480V, 6-347V)
- PR(X)⁵** NEMA Photocell receptacle - (replace X with voltage U-120-277V, 5-480V, 6-347V)
- WIH** In fixture wireless control module (120V, 277V, 347V or 480V only) (contact factory)
- VG** Vandal guard

Notes: 1- For 90L and 60Ls N/A 347V & 480V • 2- BL & CD cannot be combined • 3- Fuse option not available with universal voltage • 4- Select F3 fusing option for 220V • 5- Photocell Receptacle not available with BL option

ACCESSORIES

CATALOG #	DESCRIPTION
CR-RPA3-XX¹	Round pole adapter for straight arm (3¼ - 3¾")
CR-RPA4-XX¹	Round pole adapter for straight arm (3½ - 4½")
CR-RPA5-XX¹	Round pole adapter for straight arm (5")
CR-RPA6-XX¹	Round pole adapter for straight arm (6")
CRD-RPA2-XX¹	Round pole adapter for upswept arm (2¾ - 3½")
CRD-RPA3-XX¹	Round pole adapter for upswept arm (3¼ - 3¾")
CRD-RPA4-XX¹	Round pole adapter for upswept arm (3½ - 4½")
CRD-RPA5-XX¹	Round pole adapter for upswept arm (5")
CRD-RPA6-XX¹	Round pole adapter for upswept arm (6")
WB-CR-XX¹	Wall bracket
TPLB-XX¹	Twin parallel luminaire bracket
MAF-CL-XX²	Horizontal mast arm fitter for 2 3/8" OD arm. Mounts to standard 6" arm (ordered with fixture)

1 Replace XX with color choice, eg.: DB for Dark Bronze.

2 When ordering poles, specify Pole Drill Pattern #2

3 Fixture must include standard 6" arm

TENON TOP POLE BRACKET ACCESSORIES (2 3/8" OD tenon) (RSS version requires 4" round pole adapter)

CATALOG #	DESCRIPTION
SETA-XX¹	Square pole tenon adapter (4 at 90 degrees)
RETA-XX¹	Round pole tenon adapter (4 at 90 degrees)
TETA-XX¹	Hexagonal pole tenon adapter (3 at 120 degrees)

1 Replace XX with color choice, eg.: DB for Dark Bronze.

PHOTOCONTROL EQUIPMENT

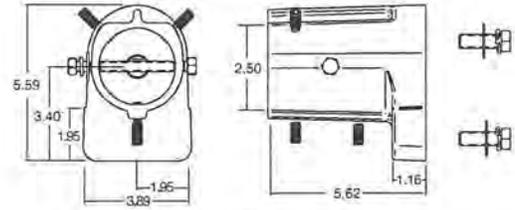
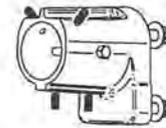
CATALOG #	DESCRIPTION
PTL-1	Photocontrol - twist-lock cell (120V)
PTL-8	Photocontrol - twist-lock cell (120-277V)
PTL-5	Photocontrol - twist-lock cell (480V)
PTL-6	Photocontrol - twist-lock cell (347V)
PSC	Shorting cap - twist-lock

ENERGY SAVING DATA

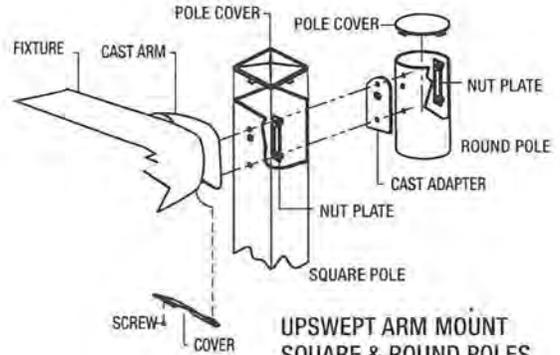
ENERGY DATA	
Power Factor	>.9
Total Harmonic Distortion	<10%

LIGHT ENGINE	INPUT WATTS		LUMENS DELIVERED			
	120V-277V	347V-480V	TYPE II	TYPE III	TYPE IV	TYPE V
30L-5K	70	87	4,998	5,264	4,933	5,208
60L-5K	140	157	9,865	9,937	9,714	10,417
90L-5K	210	227	14,336	14,708	14,166	15,625
90L-5K-105	310	335	19,711	20,599	19,169	22,354
30L-4K	70	87	4,562	4,603	4,488	5,058
60L-4K	140	157	8,842	9,037	8,723	9,363
90L-4K	210	227	12,991	13,289	12,611	13,715
90L-4K-105	310	335	16,740	17,367	16,364	18,988

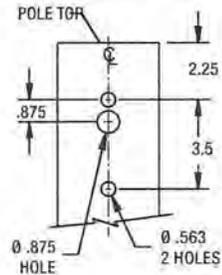
Note: Lumen values based on 5000K CCT, 700 mA and 1050 mA, 25 Deg C ambient temperature.



MAF - HORIZONTAL MAST ARM FITTER



UPSWEPT ARM MOUNT
SQUARE & ROUND POLES



#2 DRILL PATTERN FOR POLES

Spaulding Lighting

lighting facts[®]

A Program of the U.S. DOE

Light Output (Lumens) **15056**

Watts **208.8**

Lumens per Watt (Efficacy) **72**

Color Accuracy

Color Rendering Index (CRI) **76**

Light Color

Dimmed Color Temperature (CCT) **5433 (Daylight)**

Warm White

Bright White

Daylight

5000K

2700K

3000K

4500K

6500K

All results are according to ASTM E 1615-09. Approved Method for the Photometric Determination of Self-Serve Lighting. The U.S. Department of Energy (DOE) releases product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: A358-180-054 (11/21/2011)

Model Number: CL-FA2-90L-1-9K-0

Type: Outdoor emergency fixture.

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

**SPAULDING
LIGHTING**

Spaulding Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • PHONE: 864-678-1000

For more information visit our web site: www.spauldinglighting.com

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LAREDO SERIES

LMC – 18 LEDs **NEW**

Cat.#		Approvals
Job	Type	



SPECIFICATIONS

Intended Use:

Full cut-off, IDA compliant perimeter or entry lighting for 12-15ft mounting heights that require high light output and maximum energy efficiency. Laredo LMC-18 LED wallpack provides low installation costs with little or no maintenance and great energy savings. Ideal for schools, factories, hospitals, warehouses and retail applications.

Construction:

Decorative die-cast aluminum housing and door. Rugged design protects internal components and provides excellent thermal management for 70% lumen maintenance at 50,000 hours minimum LED life. 800 series powder paint finishes provide lasting appearance in outdoor environments. Five standard finishes include: Bronze, Black, Gray, White and Platinum.

Optics:

LED: 18 High power LEDs deliver 2038 lumens. Combination of optical lenses and reflectors deliver light in a rectangular pattern with better than 3 to 1 max to min uniformity. 5000K/70 CRI LEDs provide excellent color rendition at 46 lumens per watt.

Lenses:

Full cut-off distribution - flat glass and LED optics provide wide spread with an environmentally friendly light control.

Electrical:

Electronic driver 44.5w system, 0.4 AMPS max, 120-277V, 50/60Hz
Optional battery for emergency egress – 120 or 277V – provides 90 minute/615 lumens

Installation:

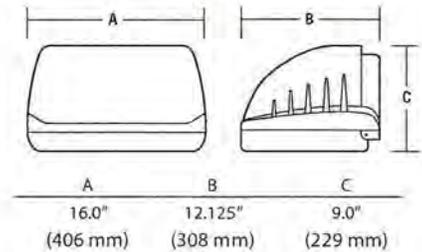
Quick mount system provides rigid mounting over recessed junction boxes – fixture does not require opening for mounting. Foam gasket for sealing to smooth surfaces provided.

Listings:

Listed and labeled to UL 1598 for wet locations, 25° C ambient environments.
U.S. Patent No. D563,587

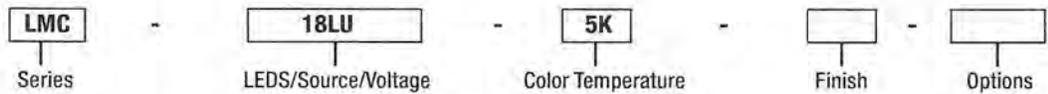
Warranty:

5 year limited warranty



ORDERING INFORMATION

ORDERING EXAMPLE: LMC-18LU-5K-1-PC(4)



SERIES	LEDS/SOURCE/VOLTAGE	COLOR TEMPERATURE	FINISH	OPTIONS
LMC Laredo Medium Cut-off	18LU 18 LEDs, 2038 lumens, 44.5w input, Universal voltage 120-277V	5K Nominal 5000K high CRI	1 Bronze 2 Black 3 Gray 4 White 5 Platinum	PC(X) Button photocontrol replace X with voltage, specify 1-120V, 2-208V, 3-240V, 4-277V BOC-LED(X) Emergency battery providing 615 lumens for egress, specify 1-120V or 4-277V WIH In fixture wireless control module, (120V & 277V only) order separately, consult factory

ACCESSORIES – ORDER SEPARATELY

LMC-SPC	Polycarbonate shield
PBT-1	120V button photocontrol
PBT-1	208/240/277V button photocontrol

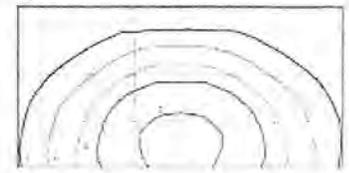
ACCESSORIES – ORDER SEPARATELY

7737101	Replacement lens
----------------	------------------

PHOTOMETRICS

18 LED – Clear lens	LMC-18LU-5K.IES
---------------------	------------------------

Application Template
12 Ft. Mounting Height



LAREDO SERIES

LCC SERIES

NEW

Cat.#	Approvals	
Job	Type	



SPECIFICATIONS

Intended Use

- Full cutoff*, IDA compliant entry or perimeter lighting
- Six to twelve foot typical mounting heights

Construction

- Decorative die-cast aluminum housing and door. Rugged design protects internal components and provides excellent thermal management for long life
- Flat, tempered, impact-resistant glass lens protects optics
- 800 Series powder paint finishes provide lasting appearance and are available in standard finishes: Dark Bronze, Black, White, Gray and Platinum

Electrical

- HID units are medium base; CFL units have insert and twist electronic socket
- Lamps are optional
- Systems include Pulse Start 50-70w, CFL 26-42w, HPS 50-70w and LED 12w
- Optional socket available for remote power for power outage egress applications

LED

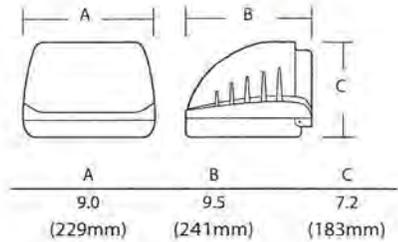
- NEW 12 LED system delivers 802 lumens at 12.4w for 64LPW efficiency
- Universal 120-277V, 50/60Hz driver, .5 amp max

Installation

- Two-point lag mount securely holds housing to surface; Mounting template is provided.
- Designed for mounting over standard recessed junction boxes or for wiring with surface conduit; 1/2" hubs with plugs provided on top and sides for versatile access

Listings

- Listed to UL 1598 for use in wet locations
- IDA Dark Sky compliant
- * (PSMH, CFL and HPS only) LED unit IDA compliant – no uplight



ORDERING INFORMATION

ORDERING EXAMPLE: LCC-70P8-1-LP

LCC				
Series	Wattage/Source/Voltage	Finish	Options	
SERIES	WATTAGE/SOURCE/VOLTAGE	FINISH	OPTIONS*	
LCC	Laredo Compact Cutoff		PG1	Button photocontrol 120V
	ELECTRONIC FLUORESCENT	1 Bronze	PC2 ¹	Button photocontrol 208V
	26F 8 26w, 120-277V	2 Black	PC3 ¹	Button photocontrol 240V
	32F 8 32w, 120-277V	3 Gray	PC4 ¹	Button photocontrol 277V
	42F 8 42w, 120-277V	4 White		
	PULSE START METAL HALIDE	5 Platinum		
	50P 9 50w, 120/277V			
	70P 8 70w, 120-277V			
	HPS			
	50S 1 50w, 120V NPF			
	70S 1 70w, 120V NPF			
	50S 8 50w, 120-277V			
	70S 8 70w, 120-277V			
	LED			
	12LU-5K 12w, 120-277V			
				Egress Lamp Socket
				EM Mini can base socket only for remote, power by others (Max 50w Halogen recommended)
				LP Lamp shipped in carton with fixture (Standard on LED units) Fluorescent lamps are 3500K

LCC LED System:

- 5000K color temperature
- Five year limited warranty
- Typical spacing of three times mounting height
- LED is IDA approved – no uplight

ACCESSORIES

LCC-SPC	Polycarbonate shield
PBT-1	120V button photocontrol
PBT-234 ¹	208/240/277V button photocontrol
PTA-1	External 120V Photocontrol (use for 70w)
PTA-8	External photocontrol 120-277V (use for 70w and above)

¹ For use on CFL and LED units only

Note: 347V is available in 50P, 70P and 70S

Example: Change 50P8 to 50P6

*Not recommended at 70w

B. Forested buffer, no disturbance

DECLARATION OF RESTRICTIONS

(Forested Buffer, No Disturbance)

THIS DECLARATION OF RESTRICTIONS is made this _____ day of _____, 20____,
by _____,
(name) (street address)

_____, _____ County, Maine, _____, (herein referred to as the
(city or town) (county) (zipcode)

"Declarant", pursuant to a permit received from the Maine Department of Environmental Protection under
the Stormwater Management Law, to preserve a buffer area on a parcel of land near

_____,
(road name) (known feature and/or town)

WHEREAS, the Declarant holds title to certain real property situated in _____, Maine
(town)

described in a deed from _____ to _____, dated
(name) (name of Declarant)
_____, 20____, and recorded in Book ____ Page ____ at the _____ County
Registry of Deeds, herein referred to as the "property"; and

WHEREAS, Declarant desires to place certain restrictions, under the terms and conditions herein, over a
portion of said real property (hereinafter referred to as the "Restricted Buffer") described as follows:
(Note: Insert description of restricted buffer location here)

WHEREAS, pursuant to the Stormwater Management Law, 38 M.R.S.A. Section 420-D and
Chapter 500 of rules promulgated by the Maine Board of Environmental Protection
("Stormwater Management Rules"), Declarant has agreed to impose certain restrictions on the
Restricted Buffer Area as more particularly set forth herein and has agreed that these restrictions
may be enforced by the Maine Department of Environmental Protection or any successor
(hereinafter the "MDEP"),

NOW, THEREFORE, the Declarant hereby declares that the Restricted Buffer Area is and shall
forever be held, transferred, sold, conveyed, occupied and maintained subject to the conditions
and restrictions set forth herein. The Restrictions shall run with the Restricted Buffer Area and
shall be binding on all parties having any right, title or interest in and to the Restricted Buffer
Area, or any portion thereof, and their heirs, personal representatives, successors, and assigns.
Any present or future owner or occupant of the Restricted Buffer Area or any portion thereof, by
the acceptance of a deed of conveyance of all or part of the Covenant Area or an instrument
conveying any interest therein, whether or not the deed or instrument shall so express, shall be
deemed to have accepted the Restricted Buffer Area subject to the Restrictions and shall agree to
be bound by, to comply with and to be subject to each and every one of the Restrictions
hereinafter set forth.

1. Restrictions on Restricted Buffer Area. Unless the owner of the Restricted Buffer Area, or any successors or assigns, obtains the prior written approval of the MDEP, the Restricted Buffer Area must remain undeveloped in perpetuity. To maintain the ability of the Restricted Buffer Area to filter and absorb stormwater, and to maintain compliance with the Stormwater Management Law and the permit issued thereunder to the Declarant, the use of the Restricted Buffer Area is hereinafter limited as follows.

a. No soil, loam, peat, sand, gravel, concrete, rock or other mineral substance, refuse, trash, vehicle bodies or parts, rubbish, debris, junk waste, pollutants or other fill material will be placed, stored or dumped on the Restricted Buffer Area, nor shall the topography of the area be altered or manipulated in any way;

b. No trees may be cut or sprayed with biocides except for the normal maintenance of dead, windblown or damaged trees and for pruning of tree branches below a height of 12 feet provided two thirds of the tree's canopy is maintained;

c. No undergrowth, ground cover vegetation, leaf litter, organic duff layer or mineral soil may be disturbed except that one winding path, that is no wider than six feet and that does not provide a downhill channel for runoff, is allowed through the area;

d. No building or other temporary or permanent structure may be constructed, placed or permitted to remain on the Restricted Buffer Area, except for a sign, utility pole or fence;

e. No trucks, cars, dirt bikes, ATVs, bulldozers, backhoes, or other motorized vehicles or mechanical equipment may be permitted on the Restricted Buffer Area;

f. Any level lip spreader directing flow to the Restricted Buffer Area must be regularly inspected and adequately maintained to preserve the function of the level spreader.

Any activity on or use of the Restricted Buffer Area inconsistent with the purpose of these Restrictions is prohibited. Any future alterations or changes in use of the Restricted Buffer Area must receive prior approval in writing from the MDEP. The MDEP may approve such alterations and changes in use if such alterations and uses do not impede the stormwater control and treatment capability of the Restricted Buffer Area or if adequate and appropriate alternative means of stormwater control and treatment are provided.

2. Enforcement. The MDEP may enforce any of the Restrictions set forth in Section 1 above.

3. Binding Effect. The restrictions set forth herein shall be binding on any present or future owner of the Restricted Buffer Area. If the Restricted Buffer Area is at any time owned by more than one owner, each owner shall be bound by the foregoing restrictions to the extent that any of the Restricted Buffer Area is included within such owner's property.

4. Amendment. Any provision contained in this Declaration may be amended or revoked only by the recording of a written instrument or instruments specifying the amendment or the revocation signed by the owner or owners of the Restricted Buffer Area and by the MDEP.

5. Effective Provisions of Declaration. Each provision of this Declaration, and any agreement, promise, covenant and undertaking to comply with each provision of this Declaration, shall be deemed a land use restriction running with the land as a burden and upon the title to the Restricted Buffer Area.

6. Severability. Invalidity or unenforceability of any provision of this Declaration in whole or in part shall not affect the validity or enforceability of any other provision or any valid and enforceable part of a provision of this Declaration.

7. Governing Law. This Declaration shall be governed by and interpreted in accordance with the laws of the State of Maine.

(NAME)

STATE OF MAINE, _____ County, dated _____, 20__.
(County) . (date)

Personally appeared before me the above named _____, who swore to the truth of the foregoing to the best of (his/her) knowledge, information and belief and acknowledged the foregoing instrument to be (his/her) free act and deed.

Notary Public

EXISTING CONDITIONS PLAN
"ROUSEAU WAY"
 ROUSEAU WAY - LOUSTON MAINE
 ANDROSCOGGIN COUNTY
 OWNER OF RECORD & PREPARED FOR
THOMPSON/OLEC ENTERPRISES, LLC
LOUSTON MAINE 04240



LEGEND:

●	NEIGHBORING LOCATED SURVEY MONUMENT FOUND (AS NOTED)
○	5/8" REBAR MONUMENT 18" x 18" x 36" SET
---	EDGE OF PAVEMENT
---	EDGE OF GRAVE
---	UTILITY POLE WITH OVERHEAD LINES
○	SURVEY STATION
□	CATCH BASIN

- NOTES**
- 1) ALL BEARINGS REFER TO MAGNETIC NORTH BASED ON PLAN REFERENCED IN NOTE 4A.
 - 2) ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY DEEDS (ACRD).
 - 3) OWNER OF RECORD, THOMPSON/OLEC ENTERPRISES, LLC DEED FROM MAINE MORTGAGE GROUP LLC DATED OCTOBER 9, 2012 RECORDED AT THE ACRD IN BOOK 862 PAGE 202.
 - 4) PLAN REFERENCES:
 - A) STANDING DIMENSION SURVEY FOR MARCEL MOORE BY DAVID E. BAKER DATED AUGUST 19, 2014 NOT RECORDED.
 - B) TOPOGRAPHIC SITE PLAN FOR THOMPSON MACHINE, INC. BY TECHNICAL SERVICES, INC. DATED NOVEMBER 9, 2014 ON FILE AT THE CITY OF LOUSTON'S ENGINEERING DEPARTMENT.
 - 5) PREMISES ARE NOT LOCATED IN A 100-YEAR FLOOD HAZARDOUS AREA BASED ON THE CITY OF LOUSTON'S FLOOD INSURANCE RATE MAP COMPANY FILE NUMBER 280004 0000 B EFFECTIVE DATE SEPTEMBER 28, 2013.
 - 6) NO SETBACK AREAS WERE FOUND WITHIN THE BOUNDARIES OF THE PROPERTY BASED ON A FIELD DELINEATION ON NOVEMBER 30, 2017 CONDUCTED BY JASON COLEMAN OF SURVEYWORKS, INC. THE METHODOLOGY DESCRIBED IN THE US ARMY CORPS OF ENGINEERS DOCUMENT INTEREST REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH CENTRAL AND NORTHEAST REGION (2007) WAS USED.
 - 7) THE DEPTH, SIZE, LOCATION, EVIDENCE, ADEQUACY OF UNDERGROUND UTILITIES AND/OR STRUCTURES WERE NOT LOCATED AS PART OF THIS SURVEY. YOU ARE REQUIRED TO NOTIFY THE EAGER OR OTHER QUALIFIED AGENCIES TO LOCATE ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE BEGINNING ANY EXCAVATION.
 - 8) THIS SURVEYOR HAS MADE NO INVESTIGATION OR NEIGHBORING SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, EASEMENTS, ETC. YOU ARE REQUIRED TO NOTIFY THE EAGER OR OTHER FACTS THAT A CURRENT AND ACCURATE TITLE SEARCH MAY DISCLOSE.

PREPARED BY

SurveyWorks, Inc.
 Lead Use Consultants
 528 River Road
 Greensboro, Maine 04238
 (207) 946-4480
 JUNE 13, 2017
 DATE

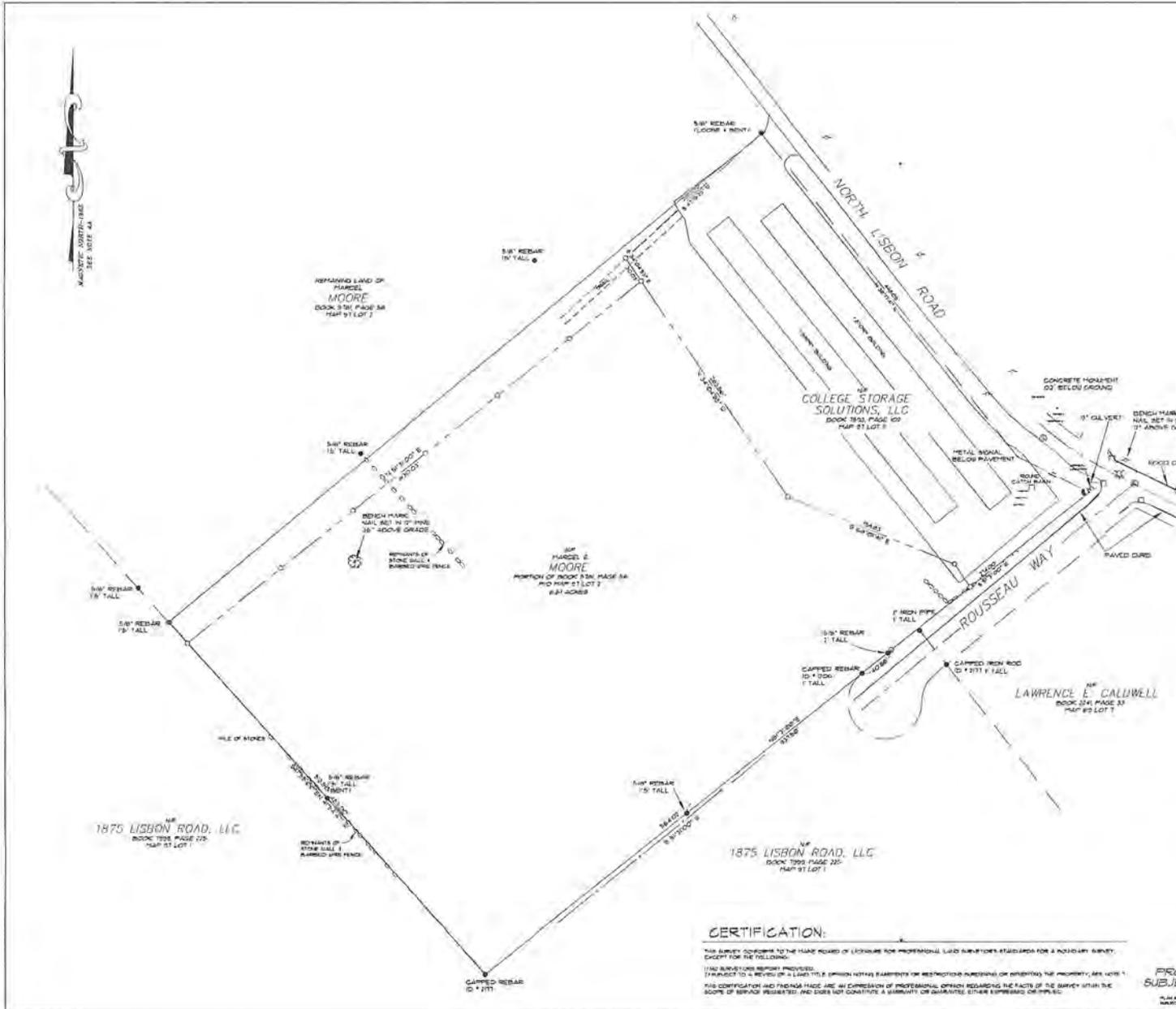
PROGRESS PRINT
 SUBJECT TO CHANGE

DATE
 SURVEYWORKS, INC.



CERTIFICATION:

THIS SURVEY CONFORMS TO THE HIGHEST STANDARD OF ACCURACY FOR PROFESSIONAL LEAD SURVEYORS ESTABLISHED FOR A NON-CADASTRAL SURVEY, EXCEPT FOR THE FOLLOWING:
 THIS SURVEYOR HAS MADE NEIGHBORING SEARCHES FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, EASEMENTS, ETC. YOU ARE REQUIRED TO NOTIFY THE EAGER OR OTHER FACTS THAT A CURRENT AND ACCURATE TITLE SEARCH MAY DISCLOSE.
 THIS CERTIFICATION AND FINDINGS ARE AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY WITHIN THE SCOPE OF SERVICES REQUESTED AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.





NO.	DATE	REVISIONS
1	12/13	REVISED PER CITY COMMENTS

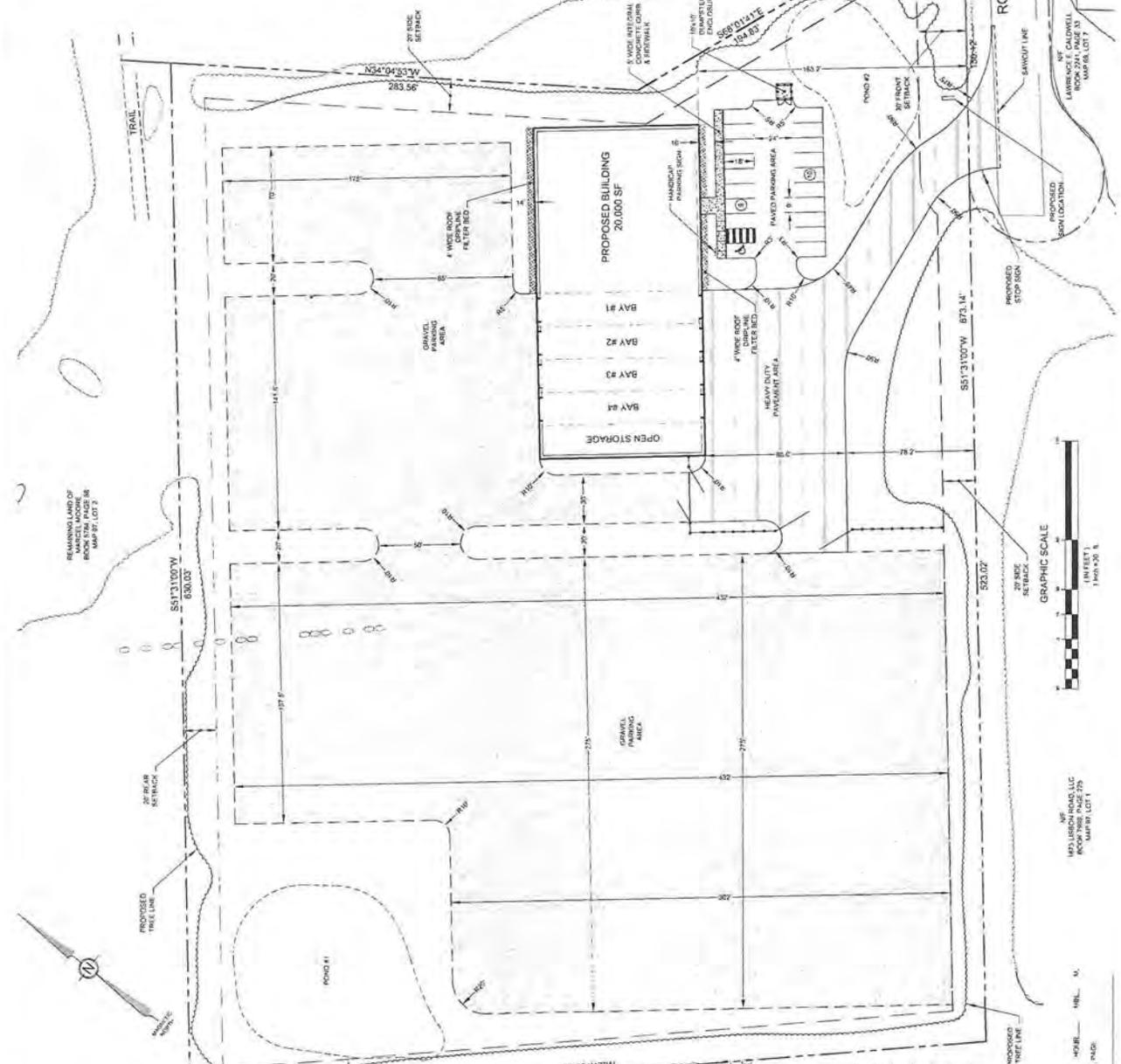
City Engineering - Land Planning - Community Design - Community Development
TERADYN CONSULTANTS, LLC
 1111 Broadway Ave. Suite 200
 Lewiston, ME 04201
 Phone: (207) 925-5111
 Fax: (207) 925-1217
 www.teradyn.com

THOMPSON ROLEC EQUIPMENT
SITE PLAN
 THOMPSON ROLEC ENTERPRISES, LLC
 70 BOX 1911
 LEWISTON, ME 04201
 SHEET 1 OF 7
 DATE 12/24
 SCALE 1/8"=1'-0"



GENERAL NOTES:

1. THE PROPERTY IS SHOWN AS LOT 7 ON THE CITY OF LEWISTON TAX MAP BY AND IS LOCATED IN THE HIGHWAY BUSINESS DISTRICT (HBD).
2. SURVEY INFORMATION BEHIND HEREON IS BASED UPON A SURVEY BY M. J. MOORE, DATED JAN. 13, 2017, AND IS SUBJECT TO THE CITY OF LEWISTON TAX MAP.
3. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON THE CITY OF LEWISTON GIS PUBLIC WEB MAPPING.
4. THE TOTAL AREA OF PARCELS A-B-E AC IS 277,477 SQ FT.
5. SPACE AND BULK CRITERIA:
 - HIGHWAY BUSINESS DISTRICT (HBD):
 - MAX. LOT SIZE: 100,000 SQ FT
 - MAX. FRONT SETBACK: 20 FT
 - MAX. SIDE & REAR SETBACK: 20 FT
 - MAX. SIDE & REAR YARD: 10 FT
 - MAX. LOT COVERAGE: 50%
 - MAX. LOT COVERAGE: 50%
 - MAX. OPEN SPACE: 10%
6. TOTAL IMPROVED AREA: 49.46 AC (APPROXIMATE) (SEE PLAN)
7. THE PROPOSED DEVELOPMENT IS NOT TO BE CONSIDERED AS A FIELD REPORT ISSUED BY TERADYN, INC. DATED NOVEMBER 20, 2017.
8. PARKING CALCULATION:
 - USE: EQUIPMENT DEALER & EQUIPMENT GARAGE
 - TYPE: TYPE 1
 - REQUIRED SPACES: 4 SPACES
 - 11 EMPLOYEES x 1.5 SPACES
 - TOTAL: 15 SPACES REQUIRED
9. TOTAL PROPOSED SPACES:
 - 15 TRUCK SPACES PLUS
 - 100 TRACTOR TRAILER SPACES
10. EXPLANATION OF APPROVAL:
 - (A) THE PROPOSED DEVELOPMENT IS NOT TO BE CONSIDERED AS A FIELD REPORT ISSUED BY TERADYN, INC. DATED NOVEMBER 20, 2017.
 - (B) THE APPROVED DEVELOPMENT IS NOT TO BE CONSIDERED AS A FIELD REPORT ISSUED BY TERADYN, INC. DATED NOVEMBER 20, 2017.
 - (C) THE APPROVED DEVELOPMENT IS NOT TO BE CONSIDERED AS A FIELD REPORT ISSUED BY TERADYN, INC. DATED NOVEMBER 20, 2017.



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING DRIVE
- PROPOSED DRIVE
- PARKING SPACE QUANTITY
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED WATERBODIES
- PROPOSED WATERBODIES
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED DRIVE
- WETLAND AREA

APPROVED:
CITY OF LEWISTON

DATE: _____
 DRAWN BY: _____

ADJACENT LOTS TABLE

LINE	LENGTH	BEARING	AREA
L1	30.62	S89°01'11\"/>	

RECORDING INFORMATION:

ANDROSCOGG COUNTY REGISTRY OF RECORDS
 RECEIVED _____ AT _____
 AND RECORDED IN PLAN BOOK _____ PAGE _____
 ATTEST: _____ REGISTRAR



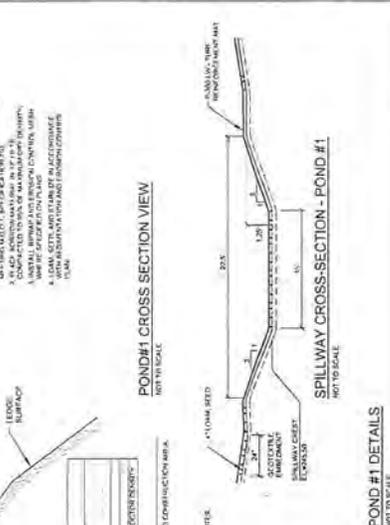
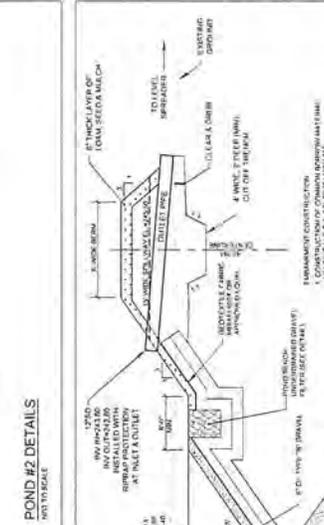
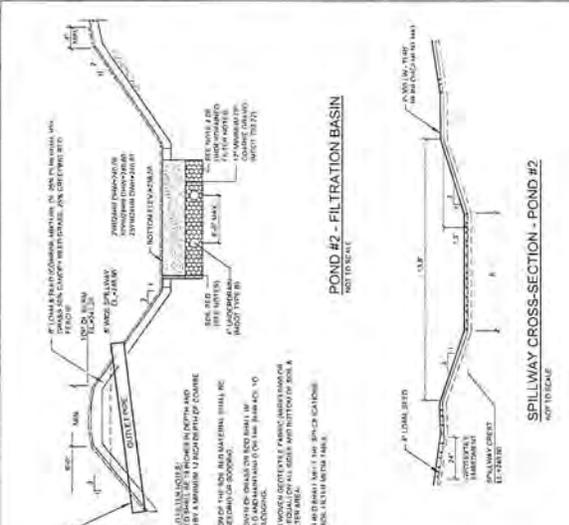
MAP # 1911
 MAP # 1911



NO.	DATE	REVISIONS
1	12/13	ISSUED FOR PERMITS
2	12/13	REVISED FOR CITY COMMENTS

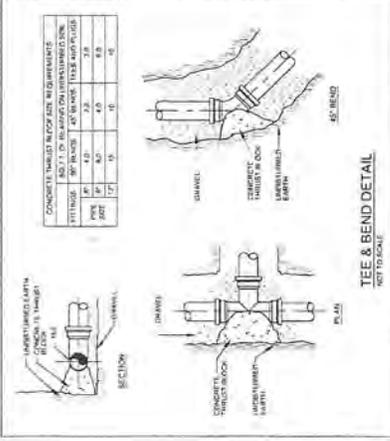
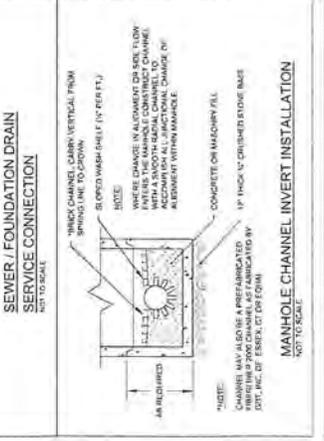
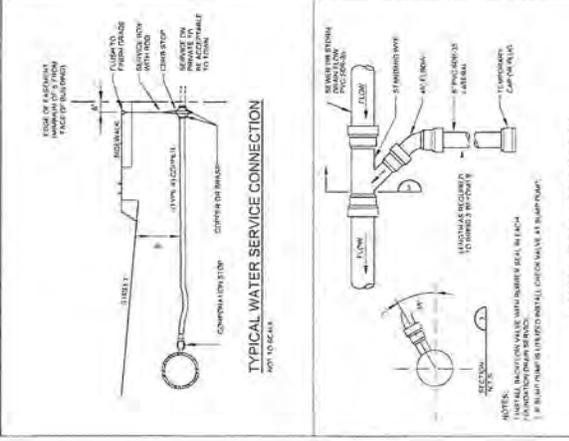
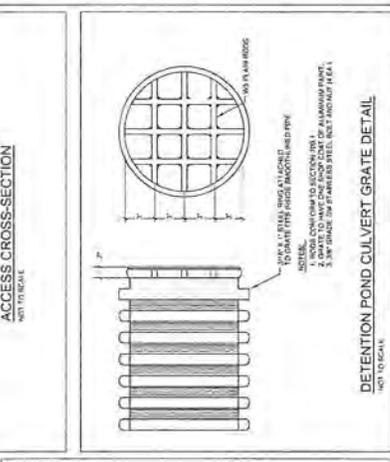
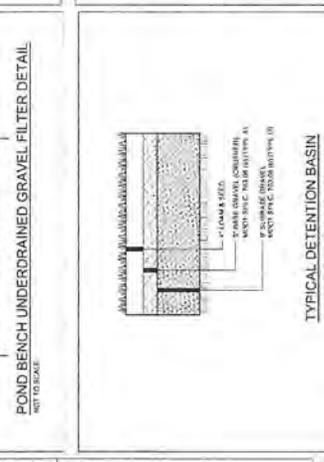
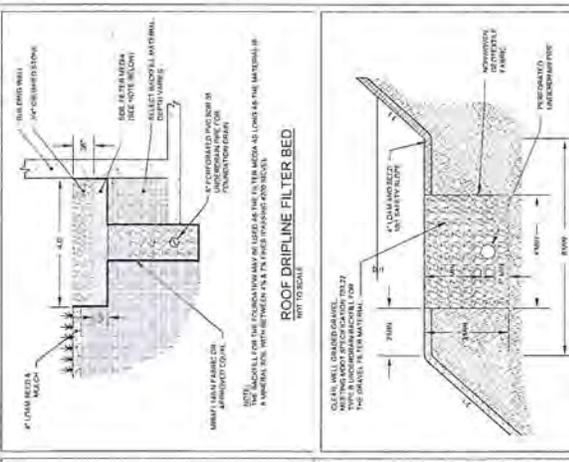
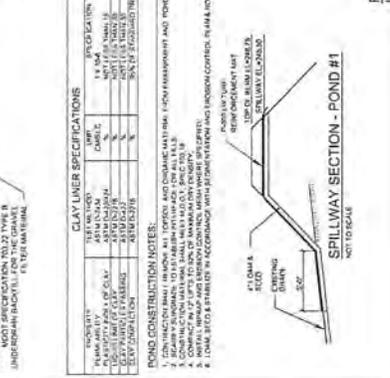
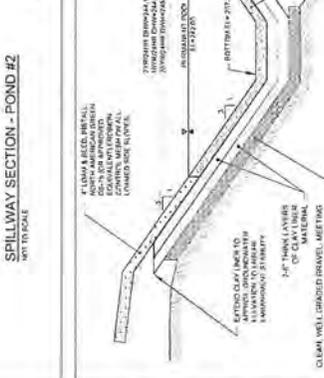
C/E Engineering - Land Planning - Surveying - Environmental Planning
 TERRADYNE CONSULTANTS, LLC
 111 E. BROADWAY
 NEW YORK, NY 10004
 (212) 221-1111
 www.terradyne.com

PROJECT DESCRIPTION	SHEET NO.	TOTAL SHEETS
THOMPSON ROLEC EQUIPMENT	7	7



TYPE	MINIMUM SIZE	SPICE CAUTION
GRAVEL	3/8\"	
SAND	20\"	
TOPSOIL	20\"	
MULCH	2\"	

1. 12\"/>



ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE CHANNEL INVERT FOR 48\"/>	1	LINEAL FOOT
2	48\"/>	1	LINEAL FOOT
3	48\"/>	1	LINEAL FOOT
4	48\"/>	1	LINEAL FOOT
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6	48\"/>	1	LINEAL FOOT
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99	48\"/>	1	LINEAL FOOT
100	48\"/>	1	LINEAL FOOT

SITE LOCATION OF DEVELOPMENT PERMIT APPLICATION 38 M.R.S.A. §§481-490

PLEASE TYPE OR PRINT IN *INK ONLY*

This application is for: (CHECK THE ONE THAT APPLIES)		<input type="checkbox"/> 20 acre development	<input type="checkbox"/> Marine Oil Terminal	<input type="checkbox"/> Major Amendment
		<input checked="" type="checkbox"/> Planning Permit	<input type="checkbox"/> Structure	<input type="checkbox"/> Minor Amendment
		<input type="checkbox"/> Metallic Mining	<input type="checkbox"/> Subdivision	
1. Name of Applicant:	Thompson Rolec Enterprises, LLC		6. Name of Agent: (if applicable)	
2. Applicant's Mailing Address:	P.O. Box 1911 Lewiston, ME 04241-1911		7. Agent's Mailing Address:	
3. Applicant's Daytime Phone #:	207-784-6273		8. Agent's Daytime Phone #:	
4. Applicant's Fax #: (if available)	207-784-9483		9. Agent's Fax #:	
5. Applicant's e-mail address: (license will be sent via e-mail)	sales@thompsonrolec.com		10. Agent's e-mail address (license will be sent via e-mail)	
PROJECT INFORMATION				
11. Name of Development:	Thompson Rolec Equipment			
12. Map and Lot #'s:	Map #: 97	Lot #: 2	13. Deed Reference #'s:	Book #: 8512 Page #: 305-307
14. Location of Project City/Town:	Lewiston	15. County:	Androscoggin	16. UTM Northing
				17. UTM Easting
18. Brief Description of Project including total parcel size:	Development of a 20,000 SF building, parking areas, storage areas and stormwater facilities on an undeveloped 6.6 acre property.			
19. Type of Direct Watershed: (Check all that apply)	<input type="checkbox"/> Lake not most at risk <input checked="" type="checkbox"/> River, stream or brook <input type="checkbox"/> Coastal wetland <input type="checkbox"/> Lake most at risk <input type="checkbox"/> Urban impaired stream <input type="checkbox"/> Wellhead or public water <input type="checkbox"/> Lake most at risk, severely blooming <input type="checkbox"/> Freshwater wetland			
19. Name of Waterbody Project Site drains to:	No Name Brook, Sabattus River, Androscoggin River			
21. Amount of Developed Area:	Total acres: 6.6	Existing Developed area: 0 acres	New Developed area: 6.6 acres	
22. Amount of Impervious Area:	Total acres: 4.59	Existing Impervious areas 0 acres	New Impervious area: 4.59 acres	
23. Development started prior to obtaining a license?:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
24. Development or any portion of the site subject to enforcement action?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, name of enforcement staff involved?	
25. Common scheme of development?:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	26. Title, Right or Interest:	<input checked="" type="checkbox"/> own <input type="checkbox"/> lease	<input type="checkbox"/> purchase option <input type="checkbox"/> written agreement
27. Natural Resources Protection Act permit required?:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes:	<input type="checkbox"/> PBR <input type="checkbox"/> Tier 1 <input type="checkbox"/> Full Permit <input type="checkbox"/> Tier 2	
28. Existing DEP Permit number (if applicable):	N/A			
29. Names of DEP staff person(s) present at the pre-application meeting:	Delegated Review - City of Lewiston			
30. Does agent have an interest in project? If yes, what is the interest?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

IMPORTANT: IF THE SIGNATURE BELOW IS NOT THE APPLICANT'S SIGNATURE, ATTACH LETTER OF AGENT AUTHORIZATION SIGNED BY THE APPLICANT.

By signing below the applicant (or authorized agent), certifies that he or she has read and understood the following :

CERTIFICATIONS / SIGNATURES

<p>"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 am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment. I 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.</p>	
<p>Signed: <u>Daniel Doyle</u> Title <u>Manager</u> Date: <u>12/5/2012</u></p>	
<p>Notice of Intent to Comply with Maine Construction General Permit</p>	<p>With this Site Law application form and my signature, I am filing notice of my intent to carry out work which meets the requirements of the Maine Construction General Permit (MCGP). I have read and will comply with all of the MCGP standards.</p> <p>If this form is not being signed by the landowner or lessee of the property, attach documentation showing authorization to sign.</p> <p>Signed: <u>Daniel Doyle</u> Date: <u>12/5/2012</u></p>

NOTE: You must file a MCGP Notice of Termination (Form K) within 20 days of completing permanent stabilization of the project site.

CERTIFICATION

The person responsible for preparing this application and/or attaching pertinent site and design information hereto, by signing below, certifies that the application for development approval is complete and accurate to the best of his/her knowledge.

Signature: [Signature]

Name (print): Jeffrey D. Amos, P.E.

Date: 12/5/2012 1/29/2013

Re/Cert/Lic No.: _____
 Engineer ME #10167
 Geologist _____
 Soil Scientist _____
 Land Surveyor _____
 Site Evaluator _____
 Active Member of the Maine Bar _____
 Professional Landscape Architect _____
 Other _____

"I hereby authorize the DEP to send me an electronically signed decision on the license I am applying for with this application by emailing the decision to the address located on the front page of this application (see #5 for the applicant and #10 for the agent). *Do not sign if you elect to "opt out" or receive the decision via regular mail.*

Signed (Applicant) Daniel Doyle Date: 12/5/2012
 and/or
 Signed (Agent) _____ Date: _____



MAINE

Department of the Secretary of State

Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Thu Dec 06 2012 13:39:26. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
THOMPSONROLEC ENTERPRISES, LLC	19990345DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
12/01/1998	N/A	MAINE

Other Names (A=Assumed ; F=Former)

NONE

Clerk/Registered Agent

JOHN V. BONNEAU
P.O. BOX 7230
LEWISTON, ME 04243 7230

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[Certificate of Existence](#) [\(more info\)](#)

[Short Form without
amendments](#)

[Long Form with
amendments](#)

(\$30.00)

(\$30.00)

SUBMISSIONS CHECKLIST

If a provision is not applicable, put "NA"

Section 1. Development description

- A. Narrative
 - 1. Objectives and details
 - 2. Existing facilities (with dates of construction)
- B. Topographic map
 - 1. Location of development boundaries
 - 2. Quadrangle name
- C. Construction plan
 - 1. Outline of construction sequence (major aspects)
 - 2. Dates
- D. Drawings
 - 1. Development facilities
 - a. Location, function and ground area
 - b. Length/cross-sections for roads
 - 2. Site work (nature and extent)
 - 3. Existing facilities (location, function ground area and floor area)
 - 4. Topography
 - a. Pre- and post-development (contours 2 ft or less)
 - b. Previous construction, facilities and lot lines

Section 2. Title, right or interest (copy of document)

Section 3. Financial capacity

- A. Estimated costs
- B. Financing
 - 1. Letter of commitment to fund
 - 2. Self-financing
 - a. Annual report
 - b. Bank statement
 - 3. Other
 - a. Cash equity commitment
 - b. Financial plan
 - c. Letter
 - 4. Affordable housing information

Section 4. Technical ability (description)

- A. Prior experience (statement)
- B. Personnel (documents)

Section 5. Noise

- A. Developments producing a minor noise impact (statement)
 - 1. Residential developments
 - 2. Certain non-residential subdivisions
 - 3. Schools and hospitals
 - 4. Other developments
 - a. Type, source and location of noise
 - b. Uses, zoning and plans
 - c. Protected locations
 - d. Minor nature of impact

N/A

- b. Sand and gravel aquifer map
- c. Subsurface investigation report with test pit or boring logs
- d. Permeability analysis
- e. Infiltration structure design
- f. Pollutant generation and transport analysis
- g. Monitoring and operations plan
 - i. Locations of storage points of potential contaminants
 - ii. Locations of observation wells and infiltration monitoring plan
 - iii. Groundwater quality monitoring plan

5. Drainage easement declarations.

F. Stormwater quality treatment plan peak discharge calculations

1. Basic stabilization plan

- a. Ditches, swales, and other open channel stabilization
- b. Culvert and storm-drain outfall stabilization
- c. Earthen slope and embankment stabilization
- d. Disturbed area stabilization
- e. Gravel roads and drives stabilization

2. General Standard

- a. Calculations for sizing BMP
- b. Impervious area calculation
- c. Developed area calculation
- d. Summary spreadsheet of calculations

3. Phosphorus control plan

- a. Calculations for the site's allowable phosphorus export
- b. Calculations for determining the developed site's phosphorus export
- c. Calculations for determining any phosphorus compensation fees

4. Offset Credits

- a. Urban impaired stream
 - Offset credit calculation
- b. Phosphorus credit determination
 - i. Location map
 - ii. Scaled plan
 - iii. Title and right
 - iv. Demolition plan
 - v. Vegetation plan
 - vi. Offset credit calculation
 - vii. Calculation for the new allowable export

5. Runoff treatment measures

- a. structural measures
 - i. Design drawings and specifications
 - ii. Design calculations
 - iii. Maintenance plan
 - iv. TSS removal or phosphorus treatment factor determinations
 - v. Stabilization plan
- b. Vegetated buffers
 - i. Soil survey
 - ii. Buffer plan
 - iii. Turnout and level spreader designs
 - iv. Deed restrictions

6. Control plan for thermal impacts to coldwater fisheries

7. Control plan for other pollutants

8. Engineering inspection of stormwater management facilities

G. Maintenance of common facilities or property

1. Components of the maintenance plan

- A. Maintenance of facilities by owner or operator

- N/A
- 4. Well construction details
- 5. Borehole logs
- 6. Summary of depth measurements
- 7. Characteristics of subsurface strata
- 8. Well installation contract
- 9. Schematic cross-sections
- 10. Monitoring point summary table
- 11. Protective casing
- 12. On-site well identification

Section 16. Water supply

- ✓
- N/A
- A. Water supply method
 - 1. Individual wells (evidence of sufficient/healthful supply)
 - a. Support of findings by well drillers
 - b. Support of findings by geologist
 - 2. Common well(s) (reports)
 - a. Hydrogeology report
 - b. Engineering report
 - c. Well installation report
 - d. Long-term safe yield and zone of influence determination
 - e. Public water supply
 - i. Proposed well or wells
 - ii. Existing well or wells
 - iii. Water quality analysis
 - 3. Well construction in shallow-to-bedrock areas
 - 4. Additional information
 - 5. Off-site utility company or public agency
 - 6. Other sources
- B. Subsurface wastewater disposal systems (locations of systems and wells)
- C. Total usage (statement re: total anticipated water usage)

Section 17. Wastewater disposal

- N/A
- A. On-site subsurface wastewater disposal systems (investigation results)
 - 1. Site plan
 - 2. Soil conditions summary table
 - 3. Logs of subsurface explorations
 - 4. Additional test pits, borings or probes
 - a. Soil conditions A
 - b. Soils with Profiles 8 and 9 parent material
 - c. Soil conditions D
 - d. Disposal field length 60 feet or greater
 - 5. 3-bedroom design
 - 6. Larger disposal systems
 - a. System design details
 - b. Plan view
 - c. Cross sections
 - d. Test pit data
 - e. Mounding analysis
- B. Nitrate-nitrogen impact assessment
 - 1. When required
 - a. Exempted _____
 - i. Conventional systems meeting certain setbacks
 - ii. Denitrification systems
 - b. Special conditions and other exemptions
 - 2. Assumptions
 - a. Initial concentration

- N/A b. Background concentration
- c. Contribution from development
- d. Mixing and dilution
- e. Severe-drought scenario
- f. Wastewater flow to subsurface wastewater disposal fields
- 3. Assessment report minimum requirements
 - a. Narrative and calculations
 - b. Site plan
 - i. Well locations
 - ii. 10 mg/l and 8 mg/l isocons
 - iii. Groundwater contours and groundwater flow divides
 - c. References
- 4. Denitrification systems
 - a. Design plans and specifications
 - b. Installation information
 - c. Monitoring plan
 - d. Maintenance
 - ✓ e. Backup system
- ✓ D. Municipal facility or utility company letter
- N/A E. Storage or treatment lagoons

✓ **Section 18. Solid waste** (list: type, quantity, method of collection and location)

- N/A A. Commercial solid waste facility (final disposal location)
- N/A B. Off-site disposal of construction/demolition debris (final disposal location)
- ✓ C. On-site disposal of woodwaste/land clearing debris
 - 1. Applicability of rules (evidence re: applicability of rules)
 - 2. Burning of wood wastes
 - N/A a. Delineation on site plan
 - b. Plans for handling unburned woodwaste and woodash
 - c. Evidence of capacity to accept waste (approved facility)
 - d. Usage of materials
 - e. Data on mixing ratios and application rates
- D. Special or Hazardous Waste

✓ **Section 19. Flooding**

- ✓ A. Explanation of flooding impact
- ✓ B. Site plan showing 100-year flood elevation
- ✓ C. Hydrology analysis
- ✓ D. FEMA flood zone map with site boundaries

✓ **Section 20. Blasting**

- ✓ A. Site Plan or map
- ✓ B. Report
 - 1. Assessment
 - 2. Blasting plan

✓ **Section 21. Air emissions** (narrative and summary)

- ✓ A. Point and non-point sources identified
- ✓ B. Emission components (point sources)

✓ **Section 22. Odors**

- ✓ A. Identification of nature/source
- N/A B. Estimate of areas affected
- C. Methods of control

✓ **Section 23. Water vapor** (narrative)

✓ Section 24. Sunlight (statement and drawing, if required)

Section 25. Notices

- N/A A. Evidence that notice sent
- ✓ B. List of abutters for purposes of notice

Supplimental requirements for Wind Energy Developments only:

Section 26. Shadow flicker

- N/A A. A copy of the Windpro Anaylsis and associated narrative

Section 27. Public Safety

- N/A A. Design safety certifications or other documents attesting to the safety of the wind turbine equipment.
- B. Evidence pertaining to overspeed controls
- C. Site plan documenting safety setbacks zones for each wind turbine
- B. Other documents as necessary to demonstrate safety considerations

Section 28. Tangible Benefits

- N/A A. Narrative demonstration of tangible benefits

Section 29. Decommissioning

- N/A A. Description of implementation trigger for decommissioning
- B. Description of extent of decommissioning
- C. Itemization of total cost to complete decommissioning
- D. Demonstration of financial assurance for completeness of decommissioning plan

Section 30. Generating Facility-visual Quality and Scenic Character

- N/A A. (narrative, description, visual impact analysis)

Section 1 – Development description

Narrative

On behalf of Thompson Rolec Enterprises, LLC, we are pleased to submit the Site Location of Development Application for the proposed Thompson Rolec Facility. The development includes a 20,000 SF building, a half-acre paved employee parking & truck maneuvering area and a 4.5 acre gravel equipment parking area. The development property is located off the north-northwest end of Rousseau Way in Lewiston, Maine. Rousseau Way is a short (approximately 360' long) dead end street that connects to North Lisbon Road.

The parcel is approximately 6.61 acres and is shown as Lot 2 on the City of Lewiston Tax Map #97. It is located within the HB (Highway Business) District. The site is an undeveloped forest that contains no wetland areas and is located within the No Name Brook Watershed.

Thompson Rolec specializes in providing equipment for the crushing, screening & recycling industries. Their current facility is located only a few hundred feet away from the project site on North Lisbon Road. It is far too small to store all of their equipment on site. It also does not have adequate maintenance facilities. Thompson Rolec currently stores several pieces of equipment on a nearby parcel that fronts on Route 196, but the site is not secure.

Their new site will be large enough to securely store all of their existing equipment while providing enough room for future expansion. It has been designed to allow for easy maneuverability into and around the site for the tractor trailer trucks that transport their equipment. Their new facility will also have 4 maintenance bays for them to service their equipment.

The new building will connect to the public water & sewer systems in the Rousseau Way Right of Way. Overhead power will be brought up the south side of Rousseau Way and then drop to an underground line as it enters the property.

SurveyWorks, Inc explored the site for wetland areas in November of 2012 and found none, so there are no proposed wetland impacts associated with the project.

A stormwater management evaluation has been conducted to consider both pre and post-development peak rates of runoff, as well as proposed water quality treatment. The stormwater management system includes a wet pond, a filtration basin and roof-drain filter strips along a portion of the building. Each of the individual application sections discusses the project elements in further detail.

Topographic Map

SurveyWorks, Inc prepared a standard boundary survey for the property. That drawing is attached and shows all project boundaries. Information obtained from the City of Lewiston GIS website was used as the basis for the existing site topographic information. The GIS contours were supplemented with an on-the-ground topographic survey in the pond areas. A copy of the U.S.G.S. Quadrangle Map (Lewiston) is attached to this submittal.

Construction Plan

The applicants plan to construct the project in one general phase. If they choose to develop the property in separate phases, they understand that proper site erosion control and both stormwater ponds will need to be constructed in the first phase of development.

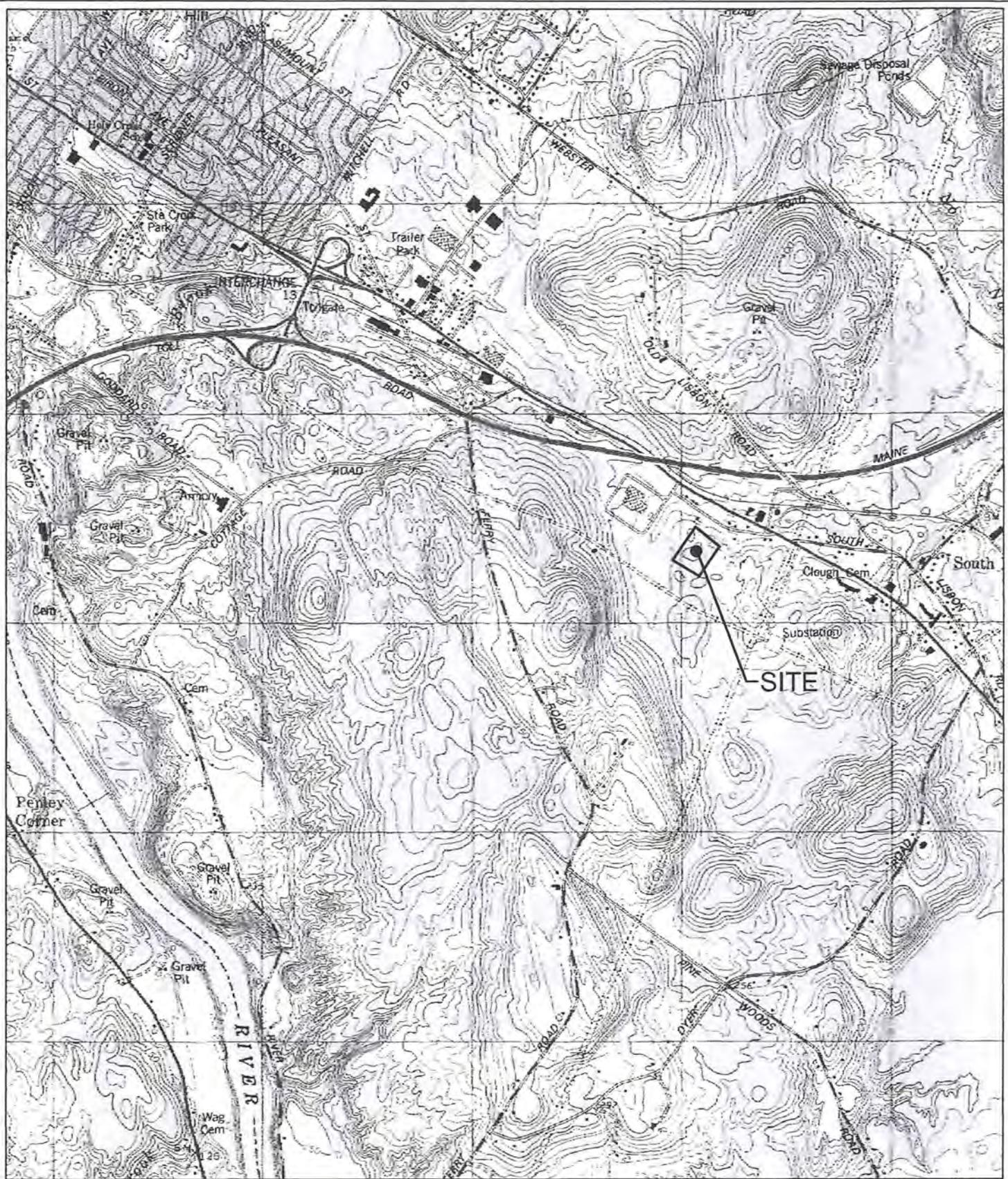
The site work is estimated to take between 6 & 8 months to complete and would generally correspond to the following table:

	Start	Finish
1. Estimated construction time: 6 months	April 1, 2013	November 1, 2013
2. Erosion control measures placed	April 1, 2013	April 8, 2013
3. Site clearing, grubbing, excavation, filling and construction stormwater facilities	April 8, 2013	August 1, 2013
4. Excavation & construction of roads, parking lots and underground utilities.	May 1, 2013	August 1, 2013
5. Mulch spread for winter erosion control. (if necessary)	November 15, 2013	May 1, 2014
6. Start progressive final seeding on prepared areas.	Within 24 hours of loam placement	September 15, 2013
7. Bi-weekly monitoring of vegetative growth.	April 22, 2013	November 1, 2013
8. Re-seed, if necessary, and continue monitoring of growth until established.	April 22, 2013	November 1, 2013
9. Progressive removal of erosion control devices, based on field inspection.	April 22, 2013	November 1, 2013

Drawings

A full set of construction plans have been attached with this submittal, including:

- Site Plan
- Grading & Erosion Control Plan
- Utility Plan
- Landscaping & Lighting Plan
- Detail Sheets
- Existing Conditions Plan



SHEET DESCRIPTION

U.S.G.S. QUADRANGLE MAP
LEWISTON

PREPARED FOR

THOMPSON ROLEC ENTERPRISES, LLC

P.O. BOX 1911
LEWISTON, ME 04241



Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

P.O. Box 339
111 Elderberry Lane
New Gloucester, ME 04260
Office: (207) 926-5111
Fax: (207) 221-1317
www.terradynconsultants.com

JOB NO.

1224

DATE

10/17/12

SCALE

1"=2,000'

SHEET

1

OF

1

Section 2 – Title, right or interest

A copy of the property deed is included in this submittal.

QUITCLAIM DEED WITH COVENANT

Maine Storage Group LLC, a Maine limited liability company with an address of P.O. Box 1078, Lewiston, Maine, 04243-1078, for consideration paid, grants to **Thompsonrolec Enterprises, LLC**, a Maine limited liability company with an office in Lewiston, Maine, with **QUITCLAIM COVENANT**, a certain lot or parcel of land situated in **Lewiston**, County of **Androscoggin**, and State of **Maine**, bounded and described as follows:

Beginning at the southerly corner of the parcel conveyed by deed from Theresa S. Moore to College Storage Solutions LLC dated December 30, 2008 and recorded in Book 7593, Page 102, on the northerly line of Rousseau Way;

Thence N 51° 31' 00" E along the northwesterly line of Rousseau Way and the southeasterly line of said parcel conveyed to College Storage Solutions LLC a distance of 109.12 feet;

Thence N 34° 04' 53" W on a line parallel to the southwesterly line of said parcel conveyed to College Storage Solutions LLC a distance of 30.00 feet;

Thence in a more westerly direction a distance of 196 feet, more or less, to a point in the southwesterly line of said parcel conveyed to College Storage Solutions LLC which point is located N 34° 04' 53" W along said southwesterly line of said parcel a distance of 200.00 feet from the point of beginning;

Thence S 34° 04' 53" E along said southwesterly line of said parcel conveyed to College Storage Solutions and the northeasterly line of land now or formerly of Marcel E. Moore a distance of 200.00 feet to the point of beginning.

Being a part of the premises conveyed by said deed from Theresa S. Moore to College Storage Solutions LLC dated December 30, 2008 and recorded in Book 7593, Page 102.

Bearings are based on Magnetic North based on a plan of a standard boundary survey for Marcel Moore by David E. Buker dated August 5, 1985, unrecorded, as described in a boundary survey of the "Moore Property" prepared for Marcel E. Moore by SurveyWorks, Inc., George A. Courbron, Jr., PLS #1126, dated May 31, 2012, unrecorded.

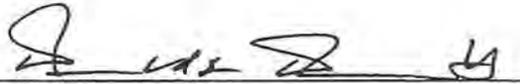
This is a conveyance to an abutter, the grantee herein having this date acquired the abutting parcel by deed from Marcel E. Moore.

MAINE REAL ESTATE
TRANSFER TAX PAID

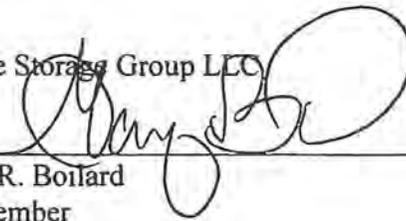
SUBJECT TO the following to the extent they encumber the above described premises:

1. Easement for storm water and other water runoff into a brook or ditches as granted in the deed from Ovila H. Goyette and Jeannette N. Goyette to Lewiston Development Corporation recorded in Book 823, Page 348, as amended by Agreement between Liberty Mutual Insurance Company and Marcel E. Moore dated April 9, 1986 and recorded April 22, 1986 in Book 1918, Page 309.
2. Drainage Easement from Theresa S. Moore to Marcel E. Moore dated December 30, 2008 and recorded in the Androscoggin County Registry of Deeds in Book 7593, Page 97.
3. Terms and conditions of the Agreement among Theresa S. Moore, Marcel E. Moore and College Storage Solutions LLC dated December 30, 2008 and recorded in the Androscoggin County Registry of Deeds in Book 7593, Page 98.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of October, 2012.



Witness

Maine Storage Group LLC
By: 

Gary R. Boilard
Its Member

STATE OF MAINE
ANDROSCOGGIN COUNTY

October 12, 2012

Then personally appeared the above-named Gary R. Boilard and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Maine Storage Group LLC.

Before me,



Print Name: Ronald L Bissonnette
~~Notary Public~~ / Attorney at Law
My Commission Expires: N/A

dft/F:\Darlene\CLIENTS\Maine Storage Group LLC\Sale to Marcel Moore\Quitclaim Deed with Covenant.doc

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

WARRANTY DEED

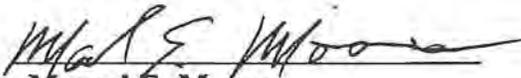
KNOW ALL MEN BY THESE PRESENTS, that **MARCEL E. MOORE**, an individual with a mailing address of 91 East Avenue, Lewiston, Maine 04240, for consideration paid, grants to **THOMPSONROLEC ENTERPRISES, LLC**, a Maine Limited Liability Company with an address of 51 North Lisbon Road, P.O. Box 1911, Lewiston, Maine 04241-1911 with **WARRANTY COVENANTS**, that certain lot and parcel of land situated in **Lewiston**, County of **Androscoggin** and State of Maine more particularly bounded and described as set forth on Exhibit A attached hereto and made a part hereof

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed on this 12th day of October, 2012.

MAINE REAL ESTATE
TRANSFER TAX PAID



Witness

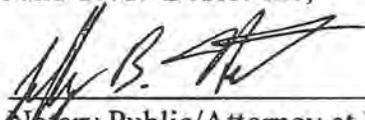


Marcel E. Moore

STATE OF MAINE
Androscoggin, ss.

October 12, 2012

Then personally appeared the above named **Marcel E. Moore** and acknowledged the foregoing instrument to be his free act and deed. Before me,



Notary Public/Attorney at Law

Jeffrey B. Herbert

Print Name

EXHIBIT A

A certain lot or parcel of land lying on the southwesterly side of the North Lisbon Road, so-called, but not contiguous thereto, said lot or parcel of land also being on the northwesterly side of Rousseau Way, so-called, in the City of Lewiston, County of Androscoggin, State of Maine, being bounded and described as follows:

Beginning at an iron rod set at the most southerly corner of land now or formerly of College Storage Solutions, LLC. (Deed Reference Book 7593, Page 102). Said point also being on the northwesterly side line of Rousseau Way;

Thence S 51° 31' 00" W along the said northwesterly side line of Rousseau Way and along the northwesterly line of land now or formerly of 1875 Lisbon Road, LLC. (Deed Reference Book 7999, Page 225) a distance of five hundred sixty-four and two hundredths (564.02) feet to a 5/8" capped iron rebar found with ID# 2177;

Thence N 41° 54' 47" W along the northeasterly line of land now or formerly of said 1875 Lisbon Road, LLC. (Deed Reference Book 7999, Page 225) a distance of four hundred eighty-three and zero hundredths (483.00) feet to a 5/8" capped iron rod set;

Thence N 51° 31' 00" E along remaining land of the herein named grantor a distance of six hundred thirty and three hundredths (630.03) feet to a capped iron rod set on the southwesterly line of land now or formerly of said College Storage Solutions, LLC. (Deed Reference Book 7593, Page 102);

Thence S 34° 04' 53" E along the said southwesterly line of land now or formerly of College Storage Solutions, LLC. (Deed Reference Book 7593, Page 102) a distance of four hundred eighty-three and fifty-six hundredths (483.56) feet to the point of beginning.

Containing 6.61 acres

All Bearings are referenced to Magnetic North as delineated on a plan entitled, "Standard Boundary Survey", prepared for Marcel Moore, by David E. Buker, PLS# 1189, dated August 5, 1985, unrecorded.

Capped iron rods set refer to iron rods set with surveyors ID cap stamped "SWI PLS1126".

Being a portion of the premises conveyed by warranty deed from Theresa S. Moore to Marcel E. Moore by two deeds, one dated January 22, 2004 and recorded at the

Androscoggin County Registry of Deeds in Book 5781, Page 58, and the other dated January 6, 2009 and recorded in Book 7598, Page 190.

The premises hereinabove described are conveyed subject to any easements and restrictions of record and together with the benefit of all rights, easements, privileges, and appurtenances belonging thereto.

1622307-1

ANDROSCOGGIN COUNTY
TINA M. CHOUINARD
REGISTER OF DEEDS

Section 3 – Financial Capacity

Thompson Rolec Enterprises, LLC are proposing to develop a new facility including a 0.5 acre employee & customer parking area, a 0.4 acre paved truck maneuvering area and a 4.5 acre gravel equipment storage area. The site will contain two stormwater ponds, a series of perimeter swales. The site will be served by public water & sewer. Overhead power will be brought up Rousseau Way. The anticipated cost for the construction of their new facility is approximately \$550,000 (see attached Engineer's Cost Estimate).

Thompson Rolec will pay for the proposed site work from a loan by a local institution. Attached is a letter of intent to fund from their bank.



Raymond T. "Chip" Kelley
Senior Vice President
Relationship Team Manager

Commercial Banking

Mailcode: ME-01-CP-0402
One Canal Plaza
Portland, Maine 04101

Tel: 207-874-7045
Fax: 207-874-7737

January 29, 2013

Mr. Dan Doyle
President
Thompsonrolec Enterprises, LLC
51 North Lisbon Road
Lewiston, Maine 04241

Dear Dan:

This letter shall serve to confirm we have discussed your acquisition of the seven acre parcel behind your current operation on Lisbon Road. We understand that you do not intend to seek financing for the acquisition and site work to be performed on the parcel. We have also discussed your intention of expanding your business and constructing a building on the site at some future date.

Though it is not your intent to seek financing at this time, I would like to confirm that we view you as a valued client in good standing and we would be pleased to discuss providing support for this project either now or in the future. Given the scope of the current phase of the project with estimated costs of \$540,000 and any future construction costs, I believe you have demonstrated the capacity to seek financing for the entire project.

If you have any further questions or if you would like me to be available to confirm your standing with a representative from the City of Lewiston, I will gladly do so.

Sincerely,


Raymond T. Kelley,
Senior Vice President

TERRADYN CONSULTANTS, LLC

P.O. Box 339
 New Gloucester, ME 04260
 (207) 926-5111

JOB

1224 Thompson Rolec

SHEET NO

1

OF

1

CALCULATED BY

JDA

DATE

1/29/2013

ENGINEER'S COST ESTIMATE

ITEM	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
1	CLEAR, GRUB, AND SITE PREPARATION (WOODED AREA)	AC	\$4,000.00	6	\$24,000.00
2	COMMON EXCAVATION	CY	\$8.00	12000	\$96,000.00
3	BITUMINOUS SURFACE MDOT 12.5 MM	TON	\$80.00	263	\$21,040.00
4	BITUMINOUS BINDER MDOT 19 MM	TON	\$70.00	637	\$44,590.00
5	BASE GRAVEL MDOT TYPE A	CY	\$21.00	1664	\$34,944.00
6	SUBBASE GRAVEL MDOT TYPE D	CY	\$18.00	7330	\$131,940.00
7	CONCRETE SIDEWALK	SY	\$20.00	66	\$1,320.00
8	SAWCUT PAVEMENT	LF	\$2.50	85	\$212.50
9	FILTRATION POND	LS	\$30,000.00	1	\$30,000.00
10	WET POND	LS	\$45,000.00	1	\$45,000.00
11	12" DIAM. STORM DRAIN	LF	\$50.00	148	\$7,400.00
12	15" DIAM. STORM DRAIN	LF	\$50.00	300	\$15,000.00
13	CATCH BASIN	EACH	\$4,000.00	1	\$4,000.00
14	INSTALL MANHOLE COVER	EACH	\$800.00	1	\$800.00
15	6" UNDER DRAIN	LF	\$25.00	250	\$6,250.00
16	4" SEWER SERVICE	LF	\$25.00	82	\$2,050.00
17	8" DIAM. SANITARY SEWER	LF	\$45.00	124	\$5,580.00
18	4' DIAM. SANITARY SEWER MANHOLE	VF	\$425.00	6	\$2,550.00
19	2" WATER SERVICE	LF	\$25.00	196	\$4,900.00
20	6" WATER MAIN	LF	\$65.00	172	\$11,180.00
21	6" WATER VALVES & BENDS	EACH	\$800.00	3	\$2,400.00
22	2" WATER VALVES & BENDS	EACH	\$400.00	3	\$1,200.00
23	OVERHEAD ELECTRIC AND POLES	LF	\$25.00	362	\$9,050.00
24	TRENCH CAP FOR WATER & SEWER	LF	\$20.00	15	\$300.00
25	EXCAVATION AND BACKFILL FOR UGE	LF	\$20.00	300	\$6,000.00
26	SITE LIGHTING UGE TRENCHING AND CONCRETE BASES	EACH	\$2,000.00	2	\$4,000.00
27	LANDSCAPING	LS	\$5,000.00	1	\$5,000.00
28	WOODEN FENCE	LF	\$25.00	40	\$1,000.00
29	LOAM	CY	\$12.00	995	\$11,940.00
30	SIGNAGE	EACH	\$230.00	2	\$460.00
31	MISCELLANEOUS PAVEMENT MARKINGS	LS	\$2,000.00	1	\$2,000.00
32	SILTATION FENCE	LF	\$5.00	2200	\$11,000.00
33	STABILIZED CONSTRUCTION ENTRANCE	EACH	\$2,300.00	1	\$2,300.00
34	RIPRAP	SY	\$35.00	75	\$2,625.00

SITE WORK TOTAL= \$548,031.50

NOTES

1. THE OPINION OF PROBABLE CONSTRUCTION COST IS BASED UPON THE SITE PLAN, DATED 12/5/12, AS PREPARED BY TERRADYN CONSULTANTS, LLC. THIS OPINION OF COST IS IN NO WAY, IMPLIED OR EXPRESSED OTHERWISE, AS A WARRANTEE THAT THE PROJECT CAN BE CONSTRUCTED FOR THE ABOVE COSTS. CONTRACTOR WORKLOAD, LABOR AVAILABILITY, AND MARKET CLIMATE ARE FACTORS THAT THIS OPINION OF COST CANNOT AND DOES NOT ATTEMPT TO QUANTIFY. THIS OPINION OF PROBABLE CONSTRUCTION COST IS LIMITED TO THE WORK INVOLVED TO CONSTRUCT THE PROJECT AND DOES NOT INCLUDE COST ASSOCIATED WITH THE ENGINEERING DESIGN FEES, LAND ACQUISITION, LEGAL FEES, PERMITTING FEES, TESTING SERVICES OR CONSTRUCTION PHASE SERVICES.

Section 4 - Technical ability

Terradyn Consultants, LLC has been retained to obtain the Maine Department of Environmental Protection (MDEP) Site Location of Development Permit on behalf of Thompson Rolec Enterprises, LLC for the Thompson Rolec Equipment Site.

The technical phase of the project includes the preparation of detailed site plans, project details, site grading, stormwater management, erosion and sediment control and utility layout. The permitting phase of this project consists of the preparation of all state and local application permits required for the City of Lewiston Site Plan Approval for the Thompson Rolec Equipment Site, including the MDEP Site Location of Development Permit.

Terradyn Consultants, LLC was established in 2005 and currently has two professional engineers on staff, Jeffrey D. Amos, P.E. and Jon H. Whitten, Jr., P.E. Terradyn Consultants, LLC provides land planning, stormwater management design and environmental permitting technical assistance to developers, contractors and municipalities in the areas of commercial, residential and industrial developments. The principal owners have previously been involved in the successful design and permitting of many projects of similar size and scope. See attached resumes.

Terradyn Consultants, LLC was assisted by the Surveyworks, Inc. They provided the Boundary Survey, partial topography, wetland delineation & test pit data. They have provided survey, wetland and soil evaluation services on many similar projects over the past two decades.



Jeffrey D. Amos, P.E.
President

Project Assignment

Project Manager

Education

B.S. Civil Engineering, 1997
University of Maine, Orono

Registrations

Maine P.E. # 10167

MDOT LPA Certified:

April 2012 - April 2017

Professional Affiliations

American Society of Civil
Engineers

Public Service

Town of New Gloucester
Land Management Planning
Committee

Chairman, 2012-present
Vice Chairman, 2011-2012

GNG High School Indoor &
Outdoor Track & Field
Team volunteer assistant
coach, 2012-present

Presentations

*Summary of Current MDEP
Stormwater Regulations*, An-
droscoffin Chapter of Land
Surveyors, January 2009

Experience Summary:

Mr. Amos has a diverse background in civil/site & roadway design. He has more than 15 years of experience with federal, state and local regulatory permitting and has been involved in the management, design and permitting of a wide variety of projects since forming Terradyn Consultants, LLC in 2005. Past projects include: subdivision planning & permitting, site planning & permitting, municipal roadway & utility design, re-zoning applications, stormwater & erosion control design, construction cost estimates, earthwork volume calculations, construction observation, post construction inspections and securing permits from MDEP, MDOT, NRPA, FEMA, US Army Corp of Engineers & local municipalities.

Municipal Roadway Projects:

Brickyard Hill Road, Durham:

Client: Town of Durham

Description: Re-design of approximately 1,100 LF of roadway including the intersection of Brickyard Hill Road & Route 125. Designed a new closed stormwater system including catch basins & retention pond to mitigate existing drainage and erosion control problems. Design refined road profile, added standard cross section, retaining wall & guardrails, provided increased snow storage and improved pedestrian safety.

Marilyn Avenue Storm-Drain Improvements, Westbrook

Davis Road Shoulder Improvements, Durham

High Road Improvements Project, Cornish

Seneca Avenue & Park Street, Sanford

Commercial Site Plans:

Dyer Straights Transportation, Hebron

Description: 12,000 SF trucking facility on Route 119 in Hebron. Site was designed with AUTOTURN Software to ensure that WB-67 sized vehicles could properly maneuver around the site. Plan provided 65 truck parking spaces, loading dock, an employee parking area, and an underdrained filter basin. Permits received included MDEP Stormwater Permit and NRPA Tier 1 Wetland Alteration Permit.

Sebago Fire & Rescue Station, Sebago

Dielectric Facility Improvements, Raymond

DMAX, Auburn

Lord's Clam Box Restaurant, Sanford

Aubuchon Hardware Store, Lisbon,

Harvest Hill Farms, Mechanic Falls

Children's Dentistry of Sanford, Sanford

Peak's Island Fuel, Peak's Island

Dearborn Precision Instruments, Fryeburg

Ted's Fried Clams, Shapleigh



Serving Southern, Central & Coastal Maine since 2005...

General Services:

Civil Engineering
Land Planning
Stormwater Design
Environmental Permitting (MDEP, MDOT, NRPA, FEMA)
Construction Cost Estimates
Construction Administration
Earthwork Quantities
Mineral Extraction Permits

Residential:

Subdivisions
Site Plans
Private Ways
Erosion Control Plans
Phosphorus Control Plans

Commercial:

Subdivisions
Business Parks
Site Plans

Municipal:

Roadway Designs
Utility Designs
Bid/Construction Docs.
Peer Reviews
3rd Party Inspections

Commercial & Industrial Business Parks:

Castlerock Business Park, Cumberland

Client: Private Developer & Town of Cumberland

Description: 9 Lot commercial business park with curbing, sidewalks and shared stormwater system. The Town of Cumberland provided TIF money for the a dedicated turning lane that was constructed in Route 100 as well as portions of the interior stormwater system and landscaping. We led a successful re-zoning petition to expand the commercial zone.

Westbrook Heights Business Park, Westbrook

Eastern Slope Industrial Park, Fryeburg

Route 302 Business Park, Bridgton

Residential Developments:

Gardenside Estates, A 55+ Community, Standish

38 unit age restricted condominium development. Project included roadway, stormwater management system, water, sewer, underground electric and erosion control design, coordination with MDEP, Army Corp of Engineers, Portland Water District and the Town of Standish.

Longfellow Street Condominiums, Westbrook

Country Village Mobile Home Park, Saco

Rolling Brook Subdivision, Raymond

Countryside Village Subdivision, Buckfield

Diamond Ridge Subdivision, Fryeburg

Serenity Drive Subdivision, Naples

Chandler Mill Subdivision, New Gloucester

Mousam Road Apartments, Springvale

Woodman Family Subdivision, Yarmouth

Libby Hill Road Subdivision, Gray

Woodstone Subdivision, Naples

Morrison Road Subdivision, Springvale

Doyon Avenue Subdivision, Lewiston

Sherman Woods Subdivision, Falmouth

Burrill Farms Subdivision, Windham

Rockwood Estates, Sanford

Morrison Road Subdivision, Springvale,

George Street, Lewiston

Environmental Permitting:

Elizabeth Farms Subdivision & NRPA Permit, Windham

Prepared and received 'After the Fact' MDEP Stormwater & NRPA Tier 2 Applications for a 14 lot residential subdivision in Windham. Project included the design of Stormwater and Erosion Control Plans, Compensation & Mitigation Plans, Alternatives Analysis, as well as coordination with MDEP, & The Army Corp of Engineers.

Watchic Lake Stormwater Improvements, Standish

Keene Road Flood Study, Windham

Hickey NRPA Permit, Palermo

Dupuis Stream Crossing, Greene

Beaulieu Tier 1 Wetland Fill Permit, Windham

Copp Tier 1 Wetland Permit, Cumberland

Section 5 - Noise

The anticipated noise generated by the project will be minor in nature. The Thompson Rolec Equipment Site will primarily be used for the long term storage of crushing, screening & recycling equipment. The new building will contain four indoor garages for their equipment to be serviced.

The existing Thompson Rolec facility is located on the southeast side of Rousseau Way and is generally across the street to the new entrance. The current facility is inadequate and they service many of their equipment outside. If the new site has any impact on noise, it would likely be a reduction over the levels produced from their existing facility.

Short-term noise effects may occur during construction because of the use of normal construction equipment on the site.

Section 6 - Visual Quality and Scenic Character

The new Thompson Rolec facility is expected to improve the visual quality and scenic character of the neighborhood. Their existing facility is far too small to store and service all of their equipment. They store several large pieces of equipment right along Route 196. City officials have indicated that they are excited to see the large equipment moved off of the Route 196 corridor. The new facility will be large enough to store all of their equipment on the site. An effort will be made to keep many of the trees that are located along the site perimeter. These trees will help screen the neighboring commercial & industrial properties.

Section 7 - Wildlife and Fisheries

The Maine Department of Inland Fisheries and Wildlife was contacted to determine whether there were any significant wildlife/fisheries habitats associated with the proposed Thompson Rolec Facility. We informed them that

- There are no wetlands on the site.
- The property is not located within a deer wintering area (see attached Deer Wintering Area Map)

They reviewed the project and concluded that there were no known fisheries resources on site and that there are no known essential or significant wildlife habitats, nor any documented occurrences of rare, threatened or endangered species at or adjacent to this property. See attached correspondence.

From: Brautigam, Francis [mailto:Francis.Brautigam@maine.gov]
Sent: Monday, January 28, 2013 3:34 PM
To: 'Jeff Amos'
Cc: Lindsay, Scott; Walker, Steve; Lewis, Brian
Subject: RE: Thompson Rolec - Auburn, Maine

Hi Jeff, Your request was forwarded to Scott for Wildlife review. A review of your email attachments by the Fisheries Division indicates there are no known fishery resources on site. Scott will need to respond to any wildlife resources that may be on site. In the future I would suggest these inquiries be sent directly to our main office in Augusta, attention "Environmental Coordinator". Francis

Francis Brautigam
Regional Fishery Biologist
Sebago Lake Region
358 Shaker Road
Gray, Maine 04039
207-657-2345, ext 112



PAUL R. LEPAGE
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
284 STATE STREET
41 STATE HOUSE STATION
AUGUSTA, ME 04333-0041
TEL: 207-287-8000

CHANDLER E. WOODCOCK
COMMISSIONER

Wildlife Division – Region A
358 Shaker Rd.
Gray, ME 04039
Phone: (207) – 657-2345 x 110
Fax: (207) – 657-2980
Scott.Lindsay@maine.gov

January 28, 2013

Jeff Amos
Terradyn Consultants, LLC
P.O. Box 339
New Gloucester, ME 04260

RE: DEP Site Location Application: Thompson Rolec Equipment, Lewiston

Dear Mr. Amos,

You have contacted this office requesting information on any known wildlife habitat of management concern occurring at a the site of a proposed commercial development for Thompson Rolec Equipment on a 6.6 acre parcel of land on Rousseau Way, located off Lisbon St. in the City of Lewiston.

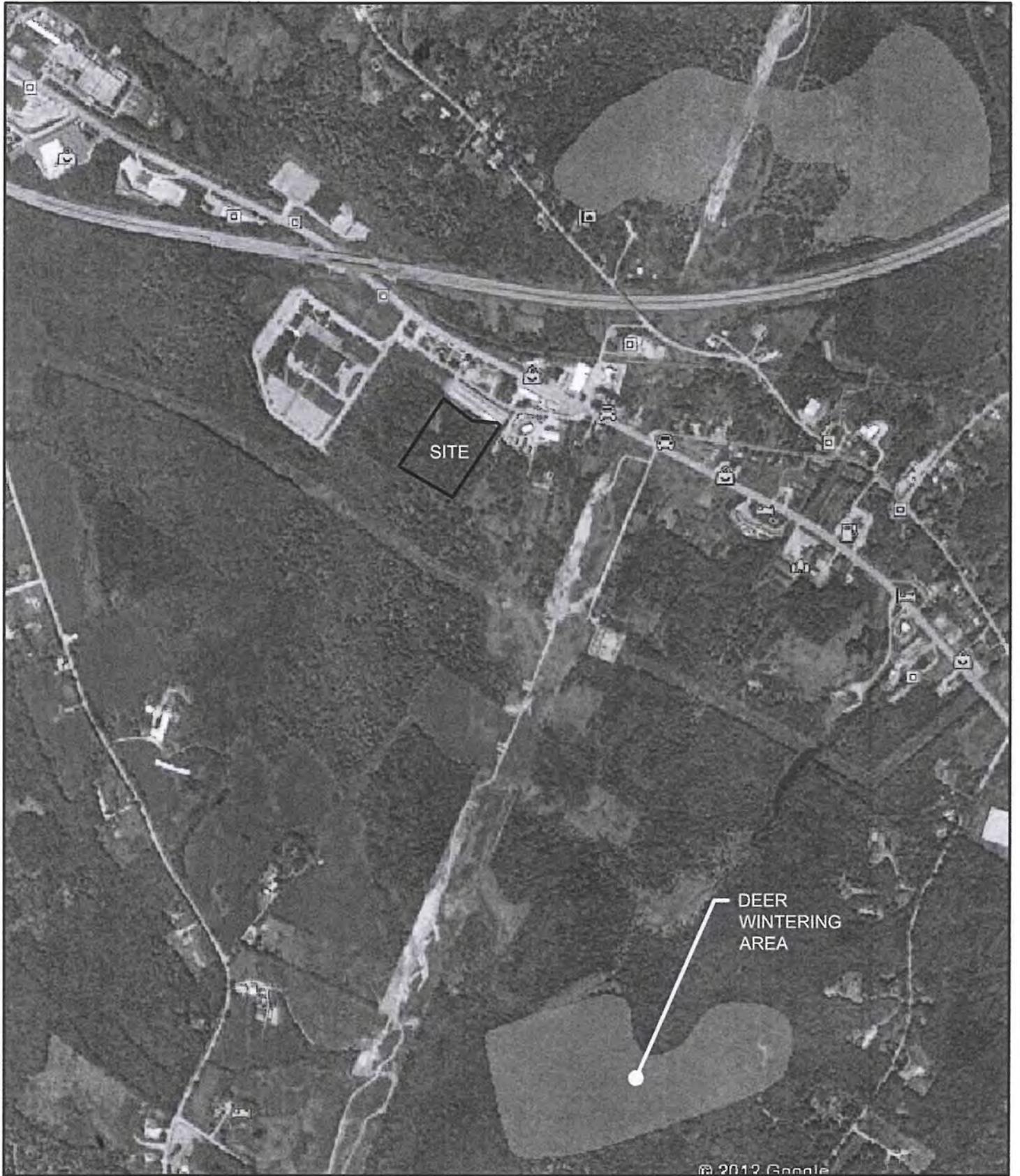
Based upon a review of the most current data available, there are no known essential or significant wildlife habitats, nor any documented occurrences of rare, threatened or endangered species at or adjacent to this property.

Though most development does reduce the quantity and quality of wildlife habitat for a variety of species, a well designed development, at this location, that maintains undisturbed travel corridors and a diversity of cover types with as little site modification as feasible, would have minimal negative impact on regional wildlife goals and management objectives

Sincerely,

Scott Lindsay

Scott Lindsay
Regional Wildlife Biologist



SHEET DESCRIPTION
 DEER WINTERING AREA MAP

PREPARED FOR
 THOMPSON ROLEC ENTERPRISES, LLC
 P.O. BOX 1911
 LEWISTON, ME 04241



TERRADYN
 CONSULTANTS, LLC

P.O. Box 339
 111 Elderberry Lane
 New Gloucester, ME 04260
 Office: (207) 926-5111
 Fax: (207) 221-1317
 www.terradynconsultants.com

Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

JOB NO.	1224	SHEET 1
DATE	12/2/12	
SCALE	1"=1,000'	OF 1

Section 8 - Historic Sites

On October 19, 2012, the Maine Historic Preservation Commission (MHPC) was contacted regarding the presence of any areas of historic, architectural or archaeological significance on the property or in the immediate vicinity.

Upon review, they then stamped our original letter with their approval block that states that they have concluded that there will be no historic properties affected by the proposed undertaking. That letter is attached.

October 19, 2012

Mr. Earle G. Shettleworth, Jr.
Maine Historic Preservation Commission
55 Capitol Street
State House Station 65
Augusta, ME 04333

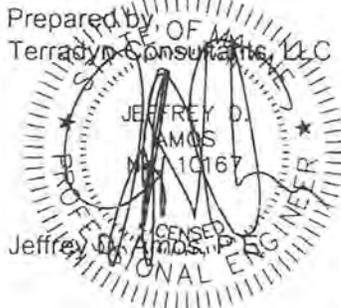
1097-12

Historic Preservation Commission Review
Thompson Rolec Equipment, Lewiston, Maine

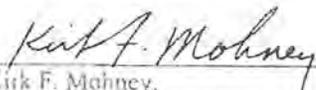
Mr. Shettleworth:

I am preparing a DEP Site Location Application for Thompson Rolec Equipment. Thompson Rolec sells equipment for the crushing, screening & recycling industries. They have outgrown their current facility at 51 North Lisbon Road in Lewiston, Maine and propose to move across Rousseau Way and build a new facility and equipment parking area on a 6.6 acre parcel that they recently purchased. The new property is undeveloped and is located within the Highway Business Zone. I wish to request your review of the Historic Preservation Commission database for any historic significance to this property, as shown on the attached U.S.G.S. Quadrangle Map.

If you have any comments or questions relating to this project, please do not hesitate to contact me. Thank you for your time.



Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.


Kirk F. Mohney,
Deputy State Historic Preservation Officer
Maine Historic Preservation Commission

11/6/12
Date

Section 9 - Unusual Natural Areas

The Natural Heritage Program was contacted on October 19, 2012 regarding the presence of rare vascular plants, natural communities, registered critical areas, or other natural features of special concern on the property or in the immediate vicinity. We have attached the October 23, 2012 letter and supporting documents from the Maine Natural Areas Program that states that there are no known rare botanical features documented specifically within the project area.



STATE OF MAINE

OFFICE OF THE ATTORNEY GENERAL
100 State Street
Augusta, Maine 04333
(207) 624-5000

WILLIAM H. BEARDSLEE
ATTORNEY GENERAL

October 23, 2012

Jeffry Amos
Terradyn Consultants, LLC
PO Box 339
New Gloucester, ME 04260

Re: Rare and exemplary botanical features in proximity to: Project #1224, Thompson Rolec Equipment, Lewiston, Maine

Dear Mr. Amos:

I have searched the Natural Areas Program's Biological and Conservation Data System files in response to your request received October 23, 2012 for information on the presence of rare or unique botanical features documented from the vicinity of the project site in Lewiston, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

WILLIAM H. BEARDSLEE
ATTORNEY GENERAL
100 State Street
Augusta, Maine 04333
(207) 624-5000

Rare and Exemplary Botanical Features in the Project Vicinity

Documented within a four-mile radius of the proposed Project #1224, Thompson Rolec Equipment, Lewiston, Maine.

Feature Name	Global Rank	State Rank	State Status	EO Number	Last Seen	Habitat
Carex siccata	G5	S2	SC	3	1997-07-08	Old field/roadside (non-forested, wetland or upland)
Ilex laevigata	G5	S3	SC	22	1989	Forested wetland
Aureolaria pedicularia	G5	S3	SC	11	1938-08-18	Hardwood to mixed forest (forest, upland)
Carex siccata	G5	S2	SC	4	2007-09-14	Old field/roadside (non-forested, wetland or upland)

Print Date 10/23/2011

For more information visit our website <http://www.maine.gov/doc/nrimc/mnap>

Page 1

STATE RARITY RANKS

- S1 Critically imperiled in Maine because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.
- S2 Imperiled in Maine because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- S3 Rare in Maine (20-100 occurrences).
- S4 Apparently secure in Maine.
- S5 Demonstrably secure in Maine.
- SH Known historically from the state, not verified in the past 20 years.
- SX Apparently extirpated from the state, loss of last known occurrence has been documented.
- SU Under consideration for assigning rarity status; more information needed on threats or distribution.
- S#? Current occurrence data suggests assigned rank, but lack of survey effort along with amount of potential habitat create uncertainty (e.g. S3?).
- SNR State rank not yet assessed.

Note: **State Rarity Ranks** are determined by the Maine Natural Areas Program.

GLOBAL RARITY RANKS

- G1 Critically imperiled globally because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extinction.
- G2 Globally imperiled because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- G3 Globally rare (20-100 occurrences).
- G4 Apparently secure globally.
- G5 Demonstrably secure globally.
- GNR Global rank not yet assessed.

Note: **Global Ranks** are determined by NatureServe, for more information see <http://www.natureserve.org/explorer/ranking.htm>.

STATE LEGAL STATUS

Note: State legal status is according to 5 M.R.S.A. § 13076-13079, which mandates the Department of Conservation to produce and biennially update the official list of Maine's **Endangered** and **Threatened** plants. The list is derived by a technical advisory committee of botanists who use data in the Natural Areas Program's database to recommend status changes to the Department of Conservation.

- E ENDANGERED; Rare and in danger of being lost from the state in the foreseeable future; or federally listed as Endangered.
- T THREATENED; Rare and, with further decline, could become endangered; or federally listed as Threatened.

NON-LEGAL STATUS

- SC SPECIAL CONCERN; Rare in Maine, based on available information, but not sufficiently rare to be considered Threatened or Endangered.
- PE Potentially Extirpated; Species has not been documented in Maine in past 20 years or loss of last known occurrence has been documented.

Visit our website for more information on rare, threatened, and endangered species!
<http://www.maine.gov/doc/nrimc/mnap>

Section 10 - Buffers

The project meets the City of Lewiston Zoning & Land Use Ordinance requirements for front, side and rear yards. Yards are required to be free of buildings, structures, parking lots and storage areas. The yard areas must be landscaped. The front yard area will contain a screen of existing trees along much of the length so the development will be screened from view over much of Rousseau Way. Existing trees will be preserved wherever possible along the side and rear yard areas. There are a series of perimeter swales that are located within the side and rear yard areas. The swales will be loamed, seeded and regularly mowed.

The site layout was revised to increase the landscaping along the project perimeter. The outer equipment parking areas were shortened from 100' to 90'. This will allow the largest equipment to overhang 10' beyond the edge of the gravel, if necessary.

Section 11 - Soils

The available Class D – Medium Intensity Soil Survey was used prepare the stormwater calculations. See Section 12 for the soils map and summary.

A wetland delineation was performed by Jason Courbron of SurveyWorks, Inc. No wetland were found on the project site. See existing conditions plan.

Section 12 – Stormwater Management

Table of Contents

Stormwater Narrative

- Pond Sizing Calculations

- U.S.G.S. Quadrangle Map

- Aerial Map

- Soil Survey Map

- FEMA Flood Map

Pre & Post Stormwater Calculations

- Emergency Spillway Calculations

- 100 Year Pond Capacity Calculations

- Inspection & Maintenance Plan

- Housekeeping Plan

- Pre & Post Watershed Maps

STORMWATER MANAGEMENT PLAN

Thompson Rolec Enterprises, LLC
Lewiston, Maine

The following Stormwater Management Plan has been prepared for Thompson Rolec Enterprises, LLC to evaluate stormwater runoff and erosion control for the proposed 20,000 SF commercial building with associated parking area, 4+/- acres of equipment storage area & stormwater facilities to be located on Rousseau Way in Lewiston, Maine.

Site Calculations

Total Property Area	6.89 Ac (+/-)
Existing Impervious Area	0.00 Ac (0 SF)
Total New Impervious Area	4.49 Ac (195,451 SF)
Total Disturbed/Developed Area	6.62 Ac (288,248 SF)

Existing Conditions

The development parcel is located on the north-northwest side of the terminus of Rousseau Way in Lewiston, Maine. Rousseau Way is a short (approximately 360' long) dead end street that connects to North Lisbon Road. The site is an undeveloped forest that contains no wetland areas. The property is located within the No Name Brook Watershed. A copy of the U.S.G.S. Quadrangle Map (Lewiston) is attached to this submittal.

The property is located at the top of a hill. Runoff leaves the site in three general areas. These areas are modeled as Study Points 1, 2 & 3, respectively. Study Point 1 is located along the northeastern side of the property. This part of the parcel is located closest to North Lisbon Road and is immediately upstream from a self-storage facility. Approximately 60% of the property drains to this location. Study Point 2 is located along the north western property corner. This area flows to an offsite wetland system that feeds a downstream brook. Study Point #3 is located along the north-northwest property line. This area drains flows overland to an un-named stream that is located approximately 500' northwest of the property line. Once offsite, the runoff from all three study points recombine and eventually drain to No Name Brook.

Proposed Development

The applicant intends to construct a new 20,000 SF office & garage with a 4-5 acre gravel parking area that will be used to store their equipment. Thompson Rolec specializes in providing equipment for the crushing, screening & recycling industries and need a site that contains ample space for storage and maneuvering. Their current facility is located on North Lisbon Road and some of their equipment is parked in a

vacant lot that fronts on Route 196. The new development will connect to the end of Rousseau Road. Two stormwater ponds and a roof-drain filter system will be constructed to control the peak rate of runoff as well as provide water quality treatment for both watersheds. Altogether, the building, employee/customer parking area and gravel equipment parking area will create approximately 4.5 acres of new impervious area.

Flooding

The development area is not located within an area of flood hazard according to the Federal Insurance Rate Map 230004 00105 B. See attached map.

Modeling Assumptions

The onsite stormwater facilities were sized utilizing the USDA Soil Conservation Service (SCS) TR-20 Runoff Simulation Model, as contained in the HydroCAD computer software program (Version 9.0). Runoff curve numbers were determined for each direct watershed by measuring the area of each hydrologic soil group within each type of land cover. Weighted curve numbers were then calculated using curve numbers for various cover types and hydrologic soil groups, assuming "good" conditions as defined in U.S Soil Conservation Service (SCS) publications. Times of concentration and travel times were determined from site topographic maps in accordance with SCS procedures. A maximum length of 150 feet was used for sheet flow.

All of the watersheds' peak runoff rates were analyzed for the 2, 10, and 25-year frequency, 24-hour duration storm events. A Type III rainfall distribution was applied to these storms. The rainfall amounts for Androscoggin County are as follows:

Storm Frequency Precipitation (in./24 hr)	
2-year	3.0
10-year	4.6
25-year	5.4

Onsite & Offsite Soils

The soils were delineated from the Androscoggin County Medium Intensity Soil Survey as shown on the Soil Data Viewer on the NRCS website (See attached map). The soil survey reports that the watershed soils are as summarized below:

Soil Type Summary Table		
Soil Symbol	Soil Name	HSG
BuB2	Buxton	D
BuC2	Buxton	C
HrB	Hollis	C/D
Md	Made Land	C
ScA	Scantic	D

Water Quantity (Flooding Standard)

The following table summarizes the results of stormwater calculations for the design storm events for the project areas. Calculations and computer modeling sheets are provided with this report.

Table 1 - Stormwater Runoff Summary Table Pre-Development vs. Post-Development						
Study Point #	2Yr/24Hr (cfs)		10Yr/24Hr (cfs)		25Yr/24Hr (cfs)	
	Pre	Post	Pre	Post	Pre	Post
1	1.6	0.9	4.2	3.8	5.7	5.2
2	0.8	0.8	1.9	1.6	2.5	1.8
3	0.5	0.2	1.2	0.3	1.6	0.5

As the above result table shows, the post-development flow rate for the 2, 10, and 25-year/24 hour design storm events are below the pre-development condition for all three study points.

Water Quality (BMP Standard)

Best Management Practices (BMPs) including a wet pond, a filtration pond and roof drain filter beds will be implemented to reduce the impacts of the proposed site development on downstream water quality. The project is required to meet the MDEP General Standards. Therefore, we must treat 95% of the new impervious area. The new impervious area has been calculated to be approximately 195,451 SF.

Pond 1 is a wet pond. The proposed watershed will contain approximately:

- 152,008 SF of New Impervious Area
- 49,237 SF of Landscaped Area
- 201,245 SF of Disturbed Area

Pond 2 is a filtration pond. The proposed watershed will contain approximately:

- 30,147 SF of New Impervious Area
- 20,843 SF of Landscaped Area
- 50,990 SF of Disturbed Area

The Roof Drain Filter Beds will treat approximately 10,000 SF of roof.

Treatment Calculation:

Project Impervious Area

Total Treated New Impervious Area: 152,008 + 30,147 + 10,000 = 192,155 SF

$$192,155/195,451=0.983$$

% of Treatment of the New Impervious Area = 98.3% (95% required)

Project Developed Area:

Total Treated Developed Area: 201,245 + 50,990+ 10,000 = 262,235 SF

$$262,235/288,248=0.910$$

% of Treatment of the Disturbed Area = 91.0% (80% required)

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

Roof Dripline Filter Bed Sizing

We propose to provide treatment by constructing a Roof Dripline Filter Bed along the and back of half of the commercial building. Each bed will receive the runoff from 5,000 SF. Each bed is required to provide volume for 1" of runoff from the contributing area and store it within a reservoir bed. The bed sizing is as follows:

Area of Watershed: 5,000 SF

Treatment Volume Required: Area x runoff depth: 5,000 SF x 1/12 FT = 416.7 CF

Bed Sizing:

Porosity = 40' Bed Length = 100' Bed Width = 4' Bed Depth = 3'

Available Volume= 100' x 4' x 3' x 0.40= 480 CF.

The design is adequate since the available volume exceeds the required volume:

$$480 \text{ CF} > 416.7 \text{ CF}$$

Summary

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



Inspection & Maintenance Plan

**MAINTENANCE PLAN OF STORMWATER MANAGEMENT FACILITIES
FOR:
THOMPSON ROLEC ENTERPRISES
LEWISTON, MAINE**

Project Developer: Thompson Rolec Enterprises, LLC
P.O. Box 1911
Lewiston, ME 04241

Responsible Party: Thompson Rolec Enterprises, LLC
P.O. Box 1911
Lewiston, ME 04241

List of Stormwater Measures:

Vegetated Areas

Conveyance & Distribution System (Stormwater Channels & Culverts)

Roadways and Parking Surfaces

Introduction:

The owner or operator of the proposed project will be responsible for the maintenance of all stormwater management structures, the establishment of any contract services required to implement the program, and the keeping of records and maintenance log book. Records of all inspections and maintenance work accomplished must be kept on file and retained for a minimum 5 year time span. The maintenance log book will be made available to the DEP upon request. At a minimum, the appropriate and relevant activities for each of the stormwater management systems will be performed on the prescribed schedule.

Inspection & Maintenance Tasks:

Inspections should be performed by qualified erosion control professional. NOTE: The following instruction are excerpts from the Maine Department of Environmental Protection's *Stormwater Management for Maine, Volume III BMPs Technical Design Manual*, dated January 2006.

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

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

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

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

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

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

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

Roadways & Parking Surfaces:

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

Runoff Filtration Systems:

1. Maintenance Agreement: A legal entity should be established with responsibility for inspecting and maintaining any underdrained filter. The legal agreement establishing the entity should list specific maintenance responsibilities (including timetables) and provide for the funding to cover long-term inspection and maintenance.

2. Soil Filter Inspection: The soil filter should be inspected after every major storm in the first few months to ensure proper function. Thereafter, the filter should be inspected at least once every six months to ensure that it is draining within 24 hours.

3. Soil Filter Replacement: The top several inches of the filter shall be replaced with fresh material when water ponds on the surface of the bed for more than 72 hours. The removed sediments should be disposed in an acceptable manner.

4. Sediment Removal: Sediment and plant debris should be removed from the pretreatment structure at least annually.

5. Mowing: Filters with grass cover should be mowed no more than 2 times per growing season to maintain grass heights less than 12 inches.

6. Fertilization: Fertilization of the underdrained filter area should be avoided unless absolutely necessary to establish vegetation.

7. Harvesting and Weeding: Harvesting and pruning of excessive growth will need to be done occasionally. Weeding to control unwanted or invasive plants may also be necessary.

Wet Ponds:

1. Maintenance Agreement: A legal entity should be established with responsibility for inspecting and maintaining a wet pond. The legal agreement establishing the entity should list specific maintenance responsibilities and provide for the funding to cover long-term inspection and maintenance.

2. Clearing Inlets and Outlets: The inlet and outlet of the pond should be checked periodically to ensure that flow structures are not blocked by debris. All ditches or pipes connecting ponds in series should be checked for debris that may obstruct flow. Inspections should be conducted monthly during wet weather conditions from March to November. It is important to design flow structures that can be easily inspected for debris blockage.

3. Gravel Trench Outlet Inspection: The gravel trench outlet should be inspected after every major storm in the first few months to ensure proper function. Thereafter, the gravel trench should be inspected at least once every six months. Inspection consists of verifying that the pond is slowly emptying through the gravel filter for a short time (12- 24 hours) after a storm and those potentially clogging materials such as accumulations of decaying leaves are not preventing discharge through the gravel.

4. Gravel Replacement: The top several inches of the gravel in the outlet trench must be replaced with fresh material when water ponds above the permanent pool for more than 72 hours. The removed sediments should be disposed of in an acceptable manner.

5. Inspecting Ponds for Instability and Erosion: Wet ponds should be inspected annually for erosion, destabilization of side slopes, embankment settling and other signs of structural failure. Corrective action should be taken immediately upon identification of problems.

6. Maintenance Dredging: Wet ponds lose 0.5-1.0% of their volume annually due to sediment accumulation. Dredging is required when accumulated volume loss reaches 15%, or approximately every 15-20 years.

Housekeeping Plan

HOUSEKEEPING PERFORMANCE STANDARDS
FOR:
THOMPSON ROLEC ENTERPRISES
LEWISTON, MAINE

Project Developer: Thompson Rolec Enterprises, LLC
P.O. Box 1911
Lewiston, ME 04241

Responsible Party: Thompson Rolec Enterprises, LLC
P.O. Box 1911
Lewiston, ME 04241

Introduction:

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

Standards:

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

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

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

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

To prevent these materials from becoming a source of pollutants, construction and post-construction activities related to a project may be required to comply with applicable provision of rules related to solid, universal, and hazardous waste,

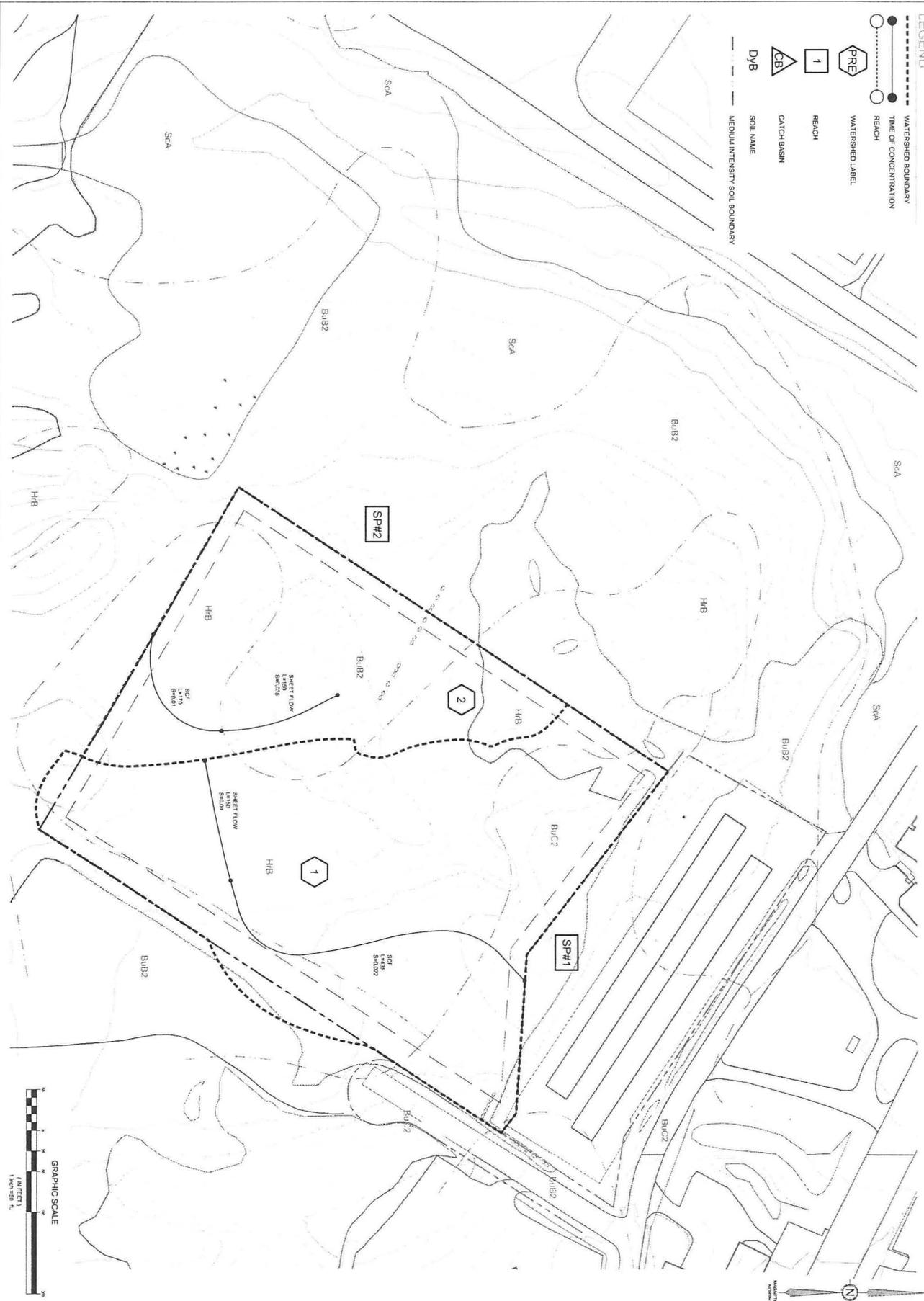
including, but not limited to, the Maine solid waste and hazardous waste management rules; Maine hazardous waste management rules; Maine oil conveyance and storage rules; and Maine pesticide requirements.

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

Watershed Drainage Maps

LEGEND

- WATERSHED BOUNDARY
- TIME OF CONCENTRATION
- REACH
- WATERSHED LABEL
- 1 REACH
- △ CATCH BASIN
- △ DYB
- MEDIUM INTENSITY SOIL BOUNDARY



SHEET DESCRIPTION	
THOMPSON ROLEC EQUIPMENT PRE-DEVELOPMENT WATERSHED MAP	
DATE	11/29/12
SCALE	1" = 50'
PREPARED FOR	
THOMPSON ROLEC ENTERPRISES, LLC	
P.O. BOX 1911 LEWISTON, ME 04241	


TERRADYN
 CONSULTANTS, LLC
 Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

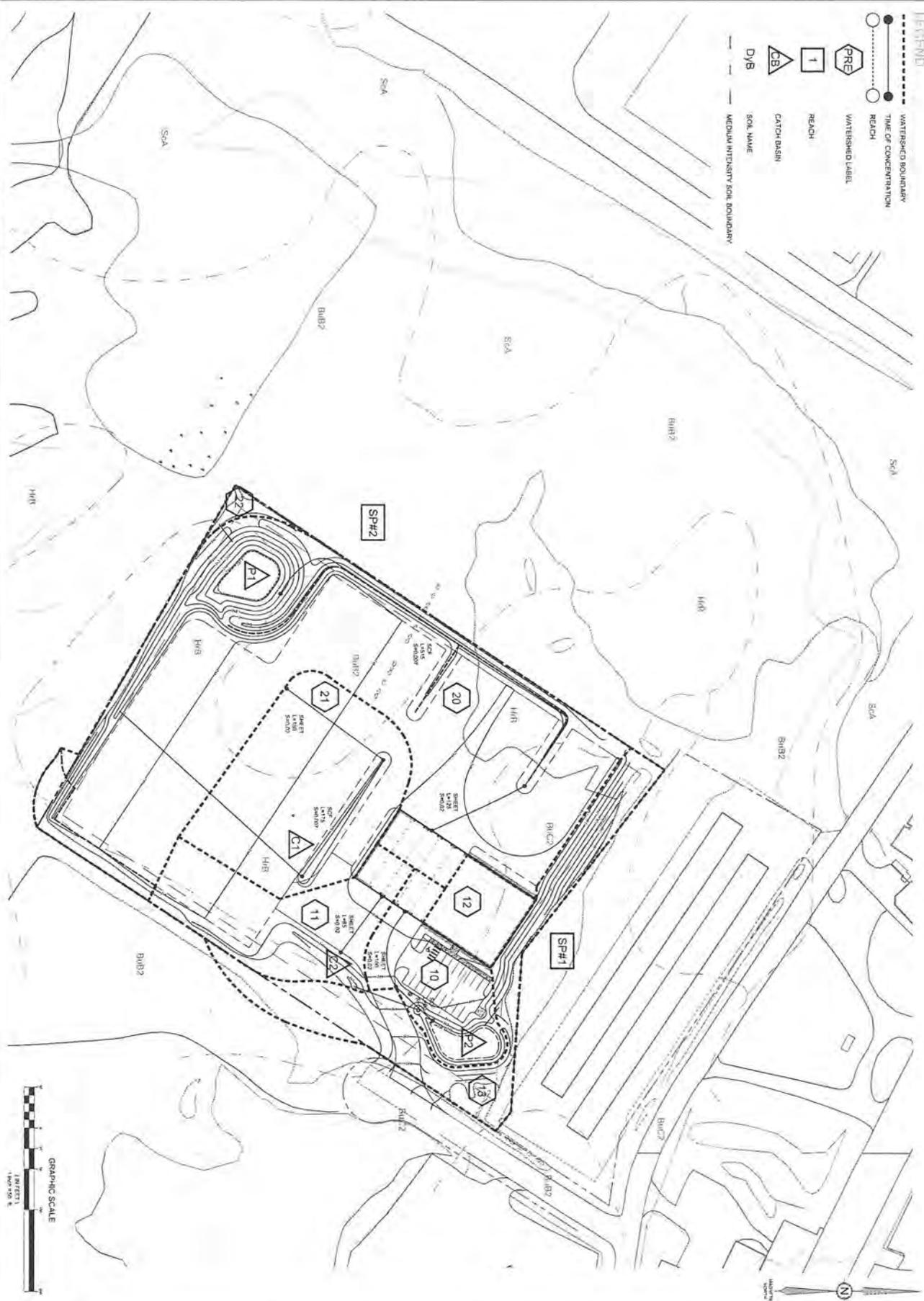
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 Office: (207) 926-5111
 Fax: (207) 224-1117
 www.terradynconsultants.com

NO.	DATE	REVISIONS	JDA	ASD	BY



LEGEND

- WATERSHED BOUNDARY
- TIME OF CONCENTRATION
- REACH
- PRE WATERSHED LABEL
- 1 REACH
- △ CATCH BASIN
- △ D/B
- SOIL NAME
- MEDIA INTENSITY SOIL BOUNDARY



SHEET DESCRIPTION	
THOMPSON ROLEC EQUIPMENT PRE-DEVELOPMENT WATERSHED MAP	
DATE	1/20/12
SCALE	AS SHOWN
PREPARED FOR	
THOMPSON ROLEC ENTERPRISES, LLC	
P.O. BOX 1911 LEWISTON, ME 04241	


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NO.	DATE	REVISIONS



Section 13 - Urban Impaired Stream Submissions

The property is not located in the watershed of an urban impaired stream. This section is not applicable.

Section 14 - Basic Standards

Temporary and Permanent Erosion and Sedimentation Control

Introduction

This Erosion and Sediment Control Plan has been prepared to provide guidelines for soil erosion and sedimentation control during the construction of Thompson Rolec Facility. This plan has been developed using the Maine Department of Environmental Protection's Best Management Practices and the standards.

Pre-Construction Phase

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

BMP Construction Phase

A. Sediment Barriers. Prior to the beginning of any construction, properly install sediment barriers at the edge of any downgradient disturbed area and adjacent to any drainage channels within the proposed disturbed area. Maintain the sediment barriers until the disturbed area is permanently stabilized. At a minimum, silt fences shall be inspected and repaired once a week or immediately following any significant rainfall or snow melt. Sediment trapped behind these barriers shall be excavated and re-graded onto the site when it reaches a depth of 6 inches. All silt fences shall be installed where shown on the plans and according to the engineer's specifications.

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

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

D. Temporary Stabilization. Stabilize with temporary seeding, mulch, or other non-erodible cover any exposed soils that will remain unworked for more than 14 days except, stabilize areas within 100 feet of a wetland or waterbody within 7 days or prior to

a predicted storm event, whichever comes first. If hay or straw mulch is used, the application rate must be 2 bales (70-90 pounds) per 1000 SF or 1.5 to 2 tons (90-100 bales) per acre to cover 75 to 90% of the ground surface. Hay mulch must be kept moist or anchored to prevent wind blowing. An erosion control blanket or mat shall be used at the base of grassed waterways, steep slopes (15% or greater) and on any disturbed soil within 100 feet of lakes, streams and wetlands. Grading shall be planned so as to minimize the length of time between initial soil exposure and final grading. On large projects this should be accomplished by phasing the operation and completing the first phase up to final grading and seeding before starting the second phase, and so on.

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

Permanent Stabilization Defined

Permanent stabilization for the following list of BMPs is defined as:

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

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

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

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

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

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

G. Ditches, Channels, and Swales. For open channels, permanent stabilization means the channel is stabilized with mature vegetation at least three inches in height, with well-graded riprap, or with another non-erosive lining capable of withstanding the anticipated flow velocities and flow depths without reliance on check dams to slow flow. There must

be no evidence of slumping of the lining, undercutting of the banks, or down-cutting of the channel.

General Construction Phase

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

A. All topsoil shall be collected, stockpiled, seeded with rye at 3 pounds/1,000 SF and mulched, and reused as required. Siltation fencing shall be placed down gradient from the stockpiled loam. Loam shall be stockpiled at location designated by the owner and inspecting engineer.

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

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

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

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

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

G. Unless otherwise authorized by the project engineer, any fill used on the site will meet M.D.O.T. Standard 703.08 for common borrow, 703.06(b) for subbase aggregate, and 703.06(a) for base.

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

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

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

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

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

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

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

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

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

Permanent Vegetation

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

Seedbed Preparation

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

B. Apply limestone and fertilizer according to soil tests such as those offered by the University of Maine Soil Testing Laboratory. Soil sample mailers are available from the local Cooperative Extension Service Office. If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 800 pounds per acre or 18.4 pounds per 1,000 square feet using 10-20-20 (N-P₂O₅-K₂O) or equivalent. Apply ground limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of 3 tons per acre (138 lb. Per 1,000 sq. ft).

C. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, spring tooth harrow or other suitable equipment. The final harrowing operation should be on the general contour. Continue tillage until a reasonably uniform, fine seedbed is prepared. All but clay or silty soils and coarse sands should be rolled to firm the seedbed wherever feasible.

D. Remove from the surface all stones 2 inches or larger in any dimension. Remove all other debris, such as wire, cable, tree roots, concrete, clods, lumps or other unsuitable material.

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

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

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

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

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

Winter Construction phase

The winter construction period is from November 15 through April 15. If an area is not stabilized with temporary or permanent measures by November 15, then the site must be protected with additional stabilization measures.

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

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

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

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

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

F. During frozen conditions, sediment barriers shall consist of wood-waste filter berms as frozen soil prevents the proper installation of hay bales and silt fences.

G. Between the dates of October 15th 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 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 5lbs/1000 s.f. All areas seeded during the winter will be inspected in the spring for adequate catch. All areas not sufficiently vegetated (less than 75 % catch) shall be re-vegetated by replacing loam, seed and mulch.

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

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

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

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

L. In the event of a snowfall greater than 1 inch (fresh or cumulative), the snow shall be removed from the areas due to be seeded and mulched.

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

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

O. Maintenance measures shall be applied as needed during the entire construction season. After each rainfall, snow storm or period of thawing and runoff, the site contractor shall perform a visual inspection of all installed erosion control measures and perform repairs as needed to ensure their continuous function. Following the temporary and or final seeding and mulching, the contractor shall in the spring inspect and repair any damages and/ or unestablished spots. Established vegetative cover means a minimum of 85 to 90% of areas vegetated with vigorous growth.

Construction Schedule

The facility may be constructed in phases. Its likely that the building, employee parking area, some of the equipment parking area and both stormwater ponds would be constructed in the first phase. The exact schedule is not known, but an assumed schedule is as follows:

	Start	Finish
1. Estimated construction time: 6 months	May 1, 2013	November 1, 2007
2. Erosion control measures placed	May 1, 2013	May 8, 2013
3. Site clearing, grubbing, excavation, filling and construction of parking areas and underground utilities.	May 8, 2013	September 15, 2013
4. Mulch spread for winter erosion control. (if necessary)	November 15, 2013	May 1, 2014
5. Start progressive final seeding on prepared areas.	May 8, 2013	September 15, 2013
6. Bi-weekly monitoring of vegetative growth.	May 8, 2013	November 1, 2013
7. Re-seed, if necessary, and continue monitoring of growth until established.	May 8, 2013	November 1, 2013
8. Progressive removal of erosion control	May 8, 2013	November 1, 2013

devices, based on field inspection.		
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Dates are subject to change at the discretion of the engineer depending on construction progress.

Maintenance and Inspection Phase

A. Contractor shall inspect disturbed and impervious areas, and erosion and stormwater control measures, areas used for storage that are exposed to precipitation, and locations where vehicles enter or exit the parcel at least once a week and before and after a storm event, prior to completion of permanent stabilization. A person with knowledge of erosion and stormwater must conduct the inspection. This person must be identified in the inspection log. If best management practices (BMPs) need to be modified or if additional BMPs are necessary, implementation must be completed within 7 calendar days and prior to any storm event (rainfall). All measures must be maintained in effective operating condition until areas are permanently stabilized.

Following the final seedings, reseeded will be carried out, with follow-up inspections, in the event of any failures. All erosion control measures will be removed within 10 days after vegetation is adequately established. The applicant shall be responsible for making arrangements for the inspections.

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

Section 15 - Groundwater

The project will not have any expected impact to the groundwater. The wet pond will be lined with clay and the project will connect to public sewer. Additionally, the attached figure shows the site is not located on a sand and gravel aquifer. Please refer to the attached figure and legend for underlying material descriptions.



SHEET DESCRIPTION
GOOGLE EARTH SAND AND GRAVEL
AQUIFER MAP
 PREPARED FOR
THOMPSON ROLEC ENTERPRISES, LLC
 P.O. BOX 1911
 LEWISTON, ME 04241



Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

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JOB NO.	1224	SHEET 1
DATE	11/17/12	
SCALE	NTS	OF 1

Section 16 - Water Supply

The Thompson Rolec facility will connect to the City of Lewiston public water main that is located within the Rousseau Way right-of-way. The City of Lewiston Sewer & Water Departments are reviewing the proposal for adherence to their standards. They have ample capacity to handle the new facility. The Thompson Rolec operations are moving from North Lisbon Road to the new property. The City is currently serving the existing facility with public water and sewer service. The applicants do not believe that their usage will increase since they are not adding any additional employees.

Section 17 - Wastewater Disposal

The Thompson Rolec facility will connect to the City of Lewiston public sewer main that is located within the Rousseau Way right-of-way. The City of Lewiston Sewer & Water Departments are reviewing the proposal for adherence to their standards. They have ample capacity to handle the new facility. The Thompson Rolec operations are moving from North Lisbon Road to the new property. The City is currently serving the existing facility with public water and sewer service. The applicants do not believe that their usage will increase since they are not adding any additional employees.

Section 18 - Solid Waste

The Thompson Rolec Equipment facility will result in the clearing of a majority of the 6.6 acre property. The existing parcel is an undeveloped forest. Limited debris is expected during the construction of the site (not including building construction).

The majority of the waste will be generated by the harvesting of the trees and the removal of the stumps. Cleared vegetation will be harvested and removed and as merchantable forest products or chipped and spread onsite.

Marketable timber will be removed from the project site and sold. Smaller woody debris will be mulched and used as a soil amendment or as an erosion control measure. Stump grindings will be used to make erosion control mix berms, which will be used to augment or substitute for silt fence. Excess stumps and other organic debris may need to be disposed of at a licensed facility. An estimate of the amount of stumps/grinding waste can be calculated by assuming that 400 CY of material will be produced per acre of disturbance of mature forest. This approximation yields 2,640 CY over the 6.6 acre site.

Any general construction debris associated with the Project, including packing or transportation materials, will be disposed of at appropriately licensed disposal facilities. We anticipate that construction and demolition debris will be transported to KTI Biofuels of Lewiston, ME., where it will be transported to the Juniper Ridge Landfill in West Old Town, ME.

Thompson Rolec Enterprises, LLC will be moving their operations from their current undersized facility on North Lisbon Road. They will be moving into a larger building with adequate maintenance facilities but will not be adding any additional employees or expanding their operations. They are not anticipating an increase in solid waste production as a result of the move. They currently have a disposal contract with Waste Management to haul all of their trash. There will be no change to that contract as a result of the move.

Section 19 - Flooding

The development area is not located within an area of flood hazard according to the Federal Insurance Rate Map 230004 00105 B. See Section 12 for attached map and further information on stormwater flows.

Section 20 - Blasting

The attached figure shows the expected areas where shallow bedrock may be encountered. The aerial figure shows the region within 2000' of the potential blast areas. Most of the blasting is expected to be associated with a ridge that runs from the easterly corner of the building and the easterly corner of the property, where Pond #1 is located. As the attached Blasting Location Map shows, some neighboring properties lie within 500' of the potential blasting areas.

A professional (licensed in the State of Maine) blasting contractor will be employed to conduct any blasting work in accordance with applicable State and local laws. At a minimum, the blasting contractor shall conduct his work in accordance with the following criteria:

1. "Manual of Accident Prevention in Construction" issued by Associated General Contractors of America, Inc.
2. "Construction Safety Rules and Regulations" as adopted by the State Board of Construction Safety, Augusta, Maine.
3. Section 107.12 of the "Standard Specifications" Maine Department of Transportation.
4. 30 CMR 815.64.

The blasting contractor will be required to prepare and submit a blasting plan to the owner prior to construction. At a minimum, the plan shall outline his proposal for monitoring of blasts, sequencing of blasts, sketches of proposed drill patterns, and specified field procedures, including the hours of operation, use of blasting mats, safety procedures, security measures in the work zone, and warning sequences. Blasting mats or earth cover shall be used to limit peak air overpressures and to protect against uncontrolled blast rock. Blasting vibrations, frequencies and overpressures shall not exceed the limits established by State or local codes. The maximum Peak Particle Velocity (PPV) shall be based on Fig. B-1 of Appendix B from the U. S. Bureau of Mines RI 8507

The Contractor shall design his charges using the Scaled Distance Equation as follows:

$$W = (D/D_s)^2$$

Where:

- | | | |
|----------------|---|--|
| W | = | Maximum allowable weight of explosives per delay of 8 milliseconds or greater. |
| D | = | The shortest distance between the blast area and any inhabitable structure not owned or controlled by the developer. |
| D _s | = | 70 ft./lb ^{1/2} |

The contractor shall prepare and submit a blasting schedule which shall be presented to the owner, the municipality, and the MDEP prior to blasting. This schedule shall, at a minimum, include the following:

- Name, address and phone number of blaster;
- Identification of specific blasting areas;
- Dates and times of blasts;
- Methods to restrict access in the blast area and warning whistle announcements;
- All blasting work shall be the responsibility of the blasting contractor.

The blasting contractor shall maintain accurate and current blasting records which shall be submitted to the owner, the municipality, and the MDEP on a weekly basis during blasting operations. These records shall contain, at a minimum:

- General location of the blast
- Depth and number of drill holes
- Type and quantity of explosives used
(including sizing calculations based on the scaled distance equation)
- Time of blast
- Seismographic record of each blast taken within 300' of the blast area

The blasting contractor shall retain an independent firm to provide a seismograph to be set up within a 300 foot radius of blasting activities. The seismograph shall have a Seismic Frequency Range of 2 to 150 Hertz and a sound frequency range of 1-500 Hz. It shall be capable to recording longitudinal, transverse, and vertical peak particle motion and frequency. The following information shall be printed out for each blast:

- Instrument Type
- Instrument Calibration Date
- Date and Time of Blast
- Instrument Location
- Distance to Blast
- Resultant Peak Particle Velocity (in/sec)
- Longitudinal, Vertical and Transverse Peak Particle Velocity (in/sec)
- Frequency (Hz)
- Seismograph Operator
- Airblast (dB)
- Stratum Directly Beneath Geophone

The seismograph shall be used to determine the air blast and peak particle velocity of each shot in the area where the seismograph is set. Peak particle velocities recorded with a 300' radius which exceed the Frequency-Peak Particle Velocity Curve (Figure B from Appendix B of the US Bureau of Mines RI 8507) shall be documented and reported by the blaster to the owner's representative and a copy forwarded to the Department within 7 days of the record becoming available.

During the blasting operation, the blasting contractor shall be responsible for control of access in and around the general blast area. Equipment and traffic shall be stopped far enough away to ensure work area safety and shall not be released until the blast

foreman issues the "all clear signal". Warning signals shall be issued prior to every shot as follows:

- 3 whistles at 5 minutes prior to blast
- 2 whistles at 1 minute prior to blast
- once the shot has been checked for any misfires, one whistle will issue the "all clear"

Blasting shall only occur as needed during the hours of 7:00 A.M. to 5:00 P.M. daily, Monday through Friday. Explosives shall be delivered to the job site on a daily basis. Only that amount necessary for the day's work shall be brought to the site. Explosives shall be transported and stored in approved magazines when not in use. No overnight storage of explosives on the site shall be permitted.

Section 21 - Air Emissions

No significant adverse air emissions are anticipated. The Thompson Rolec Equipment Site will primarily be used for the long term storage of crushing, screening & recycling equipment. The new building will contain four indoor garages for their equipment to be serviced. The estimated peak hour vehicle trips are not expected to be a significant source of air emissions. Temporary emissions may occur during the construction of the project due to earth moving activities and construction equipment. These emissions are expected to be limited in nature and of short duration. Provisions for dust control, if needed during construction, have been included in the Erosion and Sediment Control Plan attached to Section 14 of this application. Once the construction phase is complete, no significant adverse air emissions are expected.

Section 22 - Odors

No significant odor generation is anticipated. The existing facility is located a few hundred feet away from the proposed site. There is no record of odor problems associated with the existing facility so none is expected at the new facility. Temporary limited odors may arise during construction as a result of construction equipment working on the site. This short-term odor potential is also not expected to be significant.

Section 23 - Water Vapor

The existing facility is located a few hundred feet away from the proposed site. It does not produce large scale water vapor emissions so none are expected at the new facility.

Section 24 - Sunlight

The new facility will not contain any buildings or structures that will block access to direct sunlight for structures on adjacent properties utilizing solar energy through active or passive systems. The new facility will be constructed at the terminus of a dead-end road on what is currently an undeveloped lot. The building will be no closer than 20' to the nearest property line. It will not block the sunlight for any neighboring properties. The only adjacent parcel that is developed is one to the northeast that contains a self-storage facility. That facility does not utilize solar energy in an active or passive manner. No apparent detrimental effects to the increased sunlight exposure are expected for any adjacent parcel.

Section 25 - Notices

The City of Lewiston will notify the project abutters per MDEP requirements as part of the Planning Board and related public hearing that will be held for this project.