

CITY OF LEWISTON
PLANNING BOARD MEETING
Monday, May 22, 2017 – 5:30 P.M.
City Council Chambers – First Floor
Lewiston City Building
27 Pine Street, Lewiston, ME

AGENDA

I. ROLL CALL

II. ADJUSTMENTS TO THE AGENDA

III. CORRESPONDENCE

IV. PUBLIC HEARINGS:

To consider an application submitted by Guggenheim Real Estates Partners, Inc. for the construction of a proposed fuel facility, restaurant with drive-thru window, and carwash at 449 Sabattus Street.

V. OTHER BUSINESS:

- a) De minimis change amendment: Leblanc Subdivision, 610 Webster Street
- b) Disposition of 502 Lisbon Street.
- c) Request to initiate an amendment to Article IX, Section 12 of the Zoning and Land Use Code.
- d) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

VI. READING OF THE MINUTES: Motion to adopt the April 24, 2017 draft minutes

VII. ADJOURNMENT



CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, City Planner
DATE: May 18, 2017
RE: May 22, 2017 Planning Board Agenda Item IV(a)

Consider an application submitted by Guggenheim Real Estates Partners, Inc. for the construction of a proposed fuel facility, restaurant with drive-thru window, and carwash at 449 Sabattus Street.

Guggenheim Real Estates Partner, Inc. has submitted an application for the construction of 6,000 square-foot convenience store of which 950 square-feet will be used for a restaurant with a drive-thru window, the construction of a 4,800 square-foot carwash (tunnel), and nine fuel dispensers (17 pumps nozzles) with associated canopy structure at 449 Sabattus Street. This site is currently occupied by a vacant 27,460 square-foot commercial building which will be demolished as part of this project. This property of approximately 2.6 acres is located in the Community Business (CB) district in which retail with accessory fueling stations and uses (i.e. carwash) are allowed is a permitted use.

The project is subject to the development review criteria of Article XIII, Section 4 of the Zoning and Land Use Code. The project is also subject to the City's delegated review authority from Maine DOT for issuance of a Traffic Movement Permit (TMP) being a project exceeding 100 vehicular tips in a peak hour.

Staff has worked closely with the applicant and notes the following:

- 1) The existing site is nonconforming with respect to impervious area at approximately 88 percent. The maximum impervious area in the CB is 70 percent. The proposed project will decrease the amount of impervious area by approximately 25,769 square feet, due in large part to landscaping, for a total impervious area of approximately 65%. Any reduction in impervious area is welcomed by staff, bringing the property into compliance with the space and bulk regulations.
- 2) The existing site has a couple catch basins along the rear property line, behind the existing structure. Otherwise, the entire site currently sheet flows into East Avenue and Sabattus Street. The proposed site improvements include a stormwater management plan, improving the collection of stormwater over existing conditions with the installation of new catch basins on site. Two oil/water separator structures will be installed to treat water before entering the city's storm drain system. With respect to waste water and sewage, an oil/grit separator for the carwash and precast grease trap for the restaurant and store will be installed. Public Works in the process of completing their review of revisions provided by the applicant. An update will be provided that the meeting. Overall, the project is improving upon existing site conditions.
- 3) The project will result in over one acre of disturbance during construction and is located in a MS4 watershed. Because of this, the applicant is aware that a performance guarantee

must be recorded at the Registry of Deeds referencing the required annual inspection and maintenance of their stormwater system in accordance with Article XIII, Section 15, Post-construction stormwater management. A note to this effect has been added to sheet c-1 indicating this must be completed prior to any certificates of occupancy being issued for the site.

- 4) The applicant has acknowledged an inspection of the storm water system shall be provided to the city by the designing engineer along with a final written statement indicating that the storm water system and all site improvements have been completed in accordance with the approved plans prior issuance of a certificate of occupancy; see c-1, city specific notes..
- 5) The project is subject to the issuance of a traffic movement permit (TMP), which the applicant has drafted. The site is expected to generate 240 vehicle trips during the weekday AM peak hour, 272 vehicle trips during the weekday PM peak hour. The site currently has five curb cuts providing access to East Avenue and Sabattus Street. Upon review by the City's peer traffic engineer HNTB, MDOT, and staff, traffic mitigation required for the property shall consist of the following:
 - i) Reducing the number of curb cuts accessing the site to two: one on East Avenue and one on Sabattus Street. Both access points are being constructed as far from the traffic signal as possible to improve access in-and-out of the site.
 - ii) The intersection of East Avenue and Sabattus is an existing high crash location. As a result, the applicant shall provide updated signal timings at East and Sabattus and associated coordination signal timings within the existing interconnected signal system and will be responsible for the implementation of the timing adjustments. These timing adjustments must be provided prior to the issuance of a certificate of occupancy for the site. The draft TMP included in the application references this condition.
 - iii) Due to limited circulation space for fuel delivery via tanker tractor-trail, staff has recommended fuel deliveries be limited to non-peak hours. The applicant has noted efforts will be made to meet this request (it's preferred by the delivery drivers, too). However, they have requested the ability to accept deliveries during peak hours in an emergency condition. Staff understands this request and recommends the TMP make specific reference to fuel deliveries being limited to non-peak hours with the exception of emergency conditions.
- 6) The applicant has noted that the carwash facility will include a dryer system and vacuums. Staff has requested documentation that noise generated from the site will meet the applicable noise provisions of Article XII, Section 19(2). The applicant has requested that prior to the issuance of a building permit, the applicant shall provide documentation demonstrating compliance with the noise provisions. Staff recommends this be a condition of approval.
- 7) The applicant will be planting a staggered row of evergreen trees along the abutting residential property at 9 Spofford Street. Technically, this buffer is not required since the site is already developed with a nonresidential use and 9 Spofford Street is zoned CB. Staff appreciates the applicant's cooperation in adding the buffer.
- 8) Staff met with the applicant many months ago before knowing what type of new use would occupy the site. At that time, the applicant was made aware of the new comprehensive plans reference to the intersection of East and Sabattus as an example of how the city should proceed with future development. Included in the plan is a conceptual image of this

intersection and site. It is for illustrative purposes only and does not apply specifically to this specific area, but possibly other appropriate areas of the community. Staff recognizes the eventual build-out of this area will likely vary based on landowner interests, zoning regulations, location of available infrastructure, and other factors. Currently, there are no requirements that development meet the plans vision; however, staff suggested the applicant to take them into consideration. The applicant has since provided proposed elevations for the convenience store and carwash, sheets A2.0 and A2.1. Nouria, the fuel company that will be utilizing this property, has many sites throughout New England. While not a requirement, staff has encouraged the applicant to consider providing the Planning Board a couple options on the appearance of these structures. The applicant has since noted that architectural options will be presented to the Board at the meeting for consideration.

Staff has no additional comments at this time. While the proposed improvements will result in an intensification of use of the site, the overall improvements being made will result in greater conformance with the Zoning and Land Use Code. Staff recommends approval of the proposed project, with the following conditions:

- 1) Prior to any site work commencing or permits being issued:
 - a) Any remaining issues referenced in the May 2017 memorandum from City Project Engineer Ryan Barnes to David Hediger must be resolved to the satisfaction of Public Works.
 - b) The applicant shall provide documentation demonstrating compliance with the noise provisions pursuant to Article XII, Section 19(2) of the Zoning and Land Use Code.
 - c) The TMP is amended to make specific reference to fuel deliveries being limited to non-peak hours with the exception of emergency conditions.
- 2) Prior to any certificate of occupancy being issued:
 - a) Evidence of the post-construction stormwater management guarantee having been recorded at the Registry of Deeds must be provided.
 - b) Evidence of a final inspection of the storm water system shall be provided to the city by the designing engineer along with a written statement indicating that the storm water system and all site improvements have been completed in accordance with the approved plans.

ACTION NECESSARY

Make a motion that the application submitted by Guggenheim Real Estates Partners, Inc. for the construction of a proposed fuel facility, restaurant with drive-thru window, and carwash at 449 Sabattus Street meets all of the necessary criteria contained in the Zoning and Land Use Code, including but not limited to Article XIII, Section 4 of the Zoning and Land Use Code, and that approval be granted (including, if any, specific conditions raised by the Planning Board or staff).



Department of Public Works

David A. Jones, P.E., Director

DATE: May, 2017

TO: David Hediger, Planning Director

FROM: Ryan Barnes, P.E., Project Engineer

SUBJECT: 445-449 Sabattus Street
J&S Oil

Lewiston Public Works has the following comments at this time upon reviewing the application dated **May 10, 2017**:

Application:

1. Stormwater Management – Please provide pre and post stormwater water maps illustrating where the stormwater is entering the City System in the Pre-condition and the Post-Condition showing that the stormwater has not been concentrated to one portion of the City’s closed drainage system. Will the concentration of any flows create capacity issues in the City System?
2. The ability to serve letter provided in the application states that a 4” line will be installed, the plans indicate a 1.5” line which is correct?

Plans:

1. Grading and Drainage Plan:
 - a. The plans show connecting into an existing catchbasin on East Avenue, the existing conditions plans indicate this is a manhole.
 - b. What size is the size and condition of the existing manhole that the 24” stormdrain is tying into? It may need to be replaced in order to accommodate the large diameter pipe, or the channel may need to be modified. More information should be provided on this connection.
2. Utility Plan:
 - a. The ability to serve letter provided in the application states that a 4” line will be installed, the plans indicate a 1.5” line which is correct?
 - b. The new water line must have a shut off located at the right of way.
 - c. The new water line shall connect to the Fuel Facility with a master water meter for both the Fuel Facility and the Car Wash.

The City of Lewiston does not discriminate against or exclude individuals from its municipal facilities, and/or in the delivery of its programs, activities and services based on an individual person's ethnic origin, color, religion, sex, age, physical or mental disability, veteran status, or inability to speak English. For more information about this policy, contact or call Compliance Officer Mike Paradis at (V) 207-513-3003, (TTY) 207-513-3007, or email mparadis@ci.lewiston.me.us.

3. Site Details:

- a. Utility Trench Detail – Stormdrain and Sanitary Sewer installed in the City ROW shall be bedded and backfilled (8" above the pipe) with $\frac{3}{4}$ " crushed stone.
- b. Vertical Granite Curb Detail – Vertical granite curb installed in the ROW shall be bedded and backfilled with concrete.
- c. Bituminous Concrete Sidewalk Detail – Sidewalks in the ROW shall be constructed with 12" of gravel.
- d. Bituminous Concrete Pavement Section – Work in East Avenue and Sabattus Street shall be constructed with 24" of Gravel and 6" of Hot Mix Asphalt.
- e. Accessible Curb Ramp Detail – Detectable Warning Fields shall be constructed of Cast Iron Detectable Warning Plates (Natural Patina) bedded in 6" of Type A Concrete, with a minimum of 6" of concrete installed around the perimeter of the plates. Where plates are installed on a radius, curved plates should be used.
- f. Accessible Parking Space Detail – The accessible Parking Space detail shows a different striping pattern than the plan views. Using the detail would reduce the number of parking spaces.
- g. Stabilized Construction Entrance – The construction entrance should be installed with a minimum of 6" depth.

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PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	<u>99,076</u> sq. ft.
Proposed Total Paved Area	<u>62,480</u> sq. ft.
Proposed Total Impervious Area	<u>73,280</u> sq. ft.
Proposed Impervious Net Change	<u>-25,796</u> sq. ft.
Impervious surface ratio existing	<u>88.3</u> % of lot area
Impervious surface ratio proposed	<u>65.3</u> % of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	<u>27,460</u> sq. ft.
Proposed Building Footprint	<u>10,800</u> sq. ft.
Proposed Building Footprint Net change	<u>-16,660</u> sq. ft.
Existing Total Building Floor Area	<u>27,460</u> sq. ft.
Proposed Total Building Floor Area	<u>10,800</u> sq. ft.
Proposed Building Floor Area Net Change	<u>-16,660</u> sq. ft.
New Building	<u>Yes</u> (yes or no)
Building Area/Lot coverage existing	<u>24.5</u> % of lot area
Building Area/Lot coverage proposed	<u>9.6</u> % of lot area

ZONING

Existing
Proposed, if applicable

CB- Community Business
CB- Community Business

LAND USE

Existing
Proposed

Retail
Retail/Gas Station

RESIDENTIAL, IF APPLICABLE

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

N/A
N/A
N/A

PARKING SPACES

Existing Number of Parking Spaces
Proposed Number of Parking Spaces
Required Number of Parking Spaces
Number of Handicapped Parking Spaces

N/A
44 Spaces
44 Spaces
2 Spaces

ESTIMATED COST OF PROJECT

\$ 3,210,258.00

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	<u>75,034</u> sq. ft.
Proposed Disturbed Area	<u>112,194</u> sq. ft.
Proposed Impervious Area	<u>73,280</u> 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) 0 passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 272 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.

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: Proposed Fuel Facility and Car Wash

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: 445 Sabattus Street, Lewiston, ME
Map 146, Lot 4 & 5 and Map 173, Lot 49

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	X			
	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	X			
Landscape Plan		X			
	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	X			
	Bonding and Inspection Fees	N/A			
	Post-Construction Stormwater Plan	X			
	Inspection/monitoring requirements	X			
	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	X			
	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	X			
	Natural Gas	X			
	Cable/Phone	X			
Natural Resources					
	Shoreland Zone	N/A			
	Flood Plain	N/A			
	Wetlands or Streams	N/A			
	Urban Impaired Stream	X			
	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.	X			
Technical & Financial Capacity					
	Cost Est./Financial Capacity	X			
	Performance Guarantee	N/A			
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	N/A			
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)	N/A			
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					

Property Deed

Apr. 30, 1952

The debt secured by the within Mortgage has been paid in full and this mortgage is hereby discharged.

FIRST NATIONAL BANK
Lewiston, Maine
Stanley W. Robbins, Asst. Cashier

State of Maine)
County of Androscoggin) ss.

Apr. 30, 1952

Personally appeared Stanley W. Robbins, Cashier of the First National Bank of Lewiston, Maine and acknowledged the above to be his free act and deed and the free act and deed of said First National Bank.

Bertha M. Legendre, Notary Public (SEAL)
Notary Public, State of Maine, Commission Expires, Jan. 4, 1956.

Received May 1, 1952 at 10 H. 40 M., A.M. and recorded from the original.

Attest:

Raymond J. Legendre

Register.
Lewiston, Maine, April 30th, 1952

The note secured by this mortgage having been satisfied in full is hereby discharged and cancelled. This mortgage to be discharged.

Florence Roux (SEAL)
Sign

State of Maine

Androscoggin, ss.

April 30, 1952

Subscribed and sworn to as true.

Before me, Adrian A. Cote
Justice of the Peace

Received May 2, 1952 at 7 H. -- M. A.M. and recorded from the original.

Attest:

Raymond J. Legendre

Register.

\$1.10 Doc. Rev. Stamps Cancelled.

KNOW ALL MEN BY THESE PRESENTS,

THAT Albert B. Garcelon of Uxbridge, Worcester County, Massachusetts, Alonzo H. Garcelon of Arlington, Middlesex County, Massachusetts, Louis Garcelon of Boston, Suffolk County, Massachusetts, Gertrude C. Garcelon of Auburn, Androscoggin County, Maine, unmarried, and Mary E. Garcelon and Gerald G. Garcelon, trustees under the will of William S. Garcelon late of Sabattus, Androscoggin County, Maine in consideration of one dollar and other valuable considerations paid by Eugene E. Coulombe and Odile Coulombe, husband and wife, of Lewiston, Maine, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Eugene E. Coulombe and Odile Coulombe, as tenants by the entirety, their heirs and assigns forever, a certain lot or parcel of land, situated in said Lewiston, bounded and described as follows, to wit:

Mortgage
Recorded
B. 576
P. 10

Mortgage
Recorded
B. 631
P. 98

Beginning at a point on Spofford Street at the Southerly corner of a lot conveyed by the grantors to the grantees, dated April 1948;

Thence in a Southerly direction along the Westerly line of said Spofford Street to the Northeasterly corner of a lot conveyed by grantors to Roland J. and Simons M. Bilodeau by deed dated August 12, 1948, thirty (30) feet more or less;

Thence in a Southwesterly direction on the Northwesterly line of said Bilodeau lot, one hundred (100) feet more or less;

Thence in a Northwesterly direction by a line parallel with the Southwesterly side of that part of Spofford Street, extending from said Bilodeau lot to Farwell Street, one hundred (100) feet more or less;

Thence in a Northeasterly direction to the Southwesterly corner of a lot conveyed by the grantors to Ronaldo D. Oulette and Mamie A. Oulette by deed dated June 24, 1948, forty (40) feet more or less;

Thence in an Easterly direction along the Southerly line of the two lots conveyed by grantors to said Ronaldo D. Oulette and Mamie A. Oulette and grantees, one hundred (100) feet more or less to the point of beginning.

This conveyance is made subject to the following restrictions;

- a. Any house erected on said lot shall be not less than twenty-five (25) feet from the line of the sidewalk on Spofford Street.
- b. No dwelling shall be constructed on said lot costing less than thirty-five hundred (\$3500) dollars.
- c. No flat roof building shall be erected on said lot and any building erected on said lot shall be for residential purposes only and is hereby limited to buildings to be occupied by not more than two families and no more than a two car private garage and no building erected thereon shall at any time be used except for such purposes.

And we do covenant with the Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises that they are free of all incumbrances; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

TO HAVE AND TO HOLD, the same, together with all the privileges and appurtenances thereunto belonging, to the said Eugene E. Colombe and Odile Coulombe, their heirs and assigns forever, to them and their use and behoof forever.

IN WITNESS WHEREOF, we, the said Albert B. Garcelon, Alonzo H. Garcelon, Louis Garcelon, Gertrude C. Garcelon, Mary E. Garcelon, and Gerald G. Garcelon, Trustees under the will of William S. Garcelon and Helen S. Garcelon, wife of said Albert B. Garcelon, Marion Garcelon, wife of Alonzo H. Garcelon, aforesaid, and Ethel C. Garcelon, wife of Louis Garcelon, aforesaid, joining in this deed as Grantors, and relinquishing and conveying their rights by descent and all other rights in the above described premises, have hereunto set their hands and seals this first day of May in the year of our Lord one thousand nine hundred and fifty-two.

Signed, Sealed and Delivered
in presence of

Alonzo H. Garcelon

Louis Garcelon (SEAL)
Ethel C. Garcelon (SEAL)
Gertrude C. Garcelon (SEAL)
Alonzo H. Garcelon (SEAL)
Marion Garcelon (SEAL)
Helen S. Garcelon (SEAL)
Albert B. Garcelon (SEAL)
Mary E. Garcelon (SEAL)
Trustee u/will of William S. Garcelon
Gerald G. Garcelon (SEAL)
Trustee u/will of William S. Garcelon

State, of Maine

Androscoggin County, ss.

May 1, 1952.

Personally appeared the above named Alonzo H. Garcelon and acknowledged the above instrument to be -- free act and deed.

Before me, Arthur J. S. Keene
Justice of the Peace

Received May 2, 1952 at 7 H. 04 M. A.M. and recorded from the original.

Attest:

Raymond J. Penick
Register.

Form 668--Rev. Nov. 1943
Treasury Department
Internal Revenue Service
No. 2878

*Discharge
Recorded
B. 690
462*

NOTICE OF TAX LIEN(S) UNDER INTERNAL REVENUE LAWS

United States Internal Revenue,
District of Maine
April 30, 1952

Pursuant to the provisions of Sections 3670, 3671, and 3672 of the Internal Revenue Code of the United States, notice is hereby given that there have been assessed under the Internal Revenue laws of the United States against the following-named taxpayer, taxes (including interest and penalties) which after demand for payment thereof remain unpaid, and that by virtue of the above-mentioned statutes

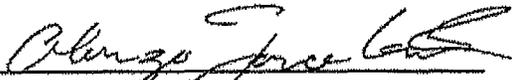
Covenants

Quitclaim Deed With Covenant

Alonzo H. Garcelon, V of Augusta, Kennebec County, Maine, for no consideration paid, grants to 449 Sabattus Street LLC, a Maine limited liability company with a mailing address of 64 Westwood Road, Augusta, Kennebec County, Maine, with quitclaim covenants, certain lots or parcels of land, with any buildings thereon, situated in Lewiston, Androscoggin County, Maine, and more particularly described in Exhibit A which is appended hereto and fully incorporated herein by reference.

In Witness Whereof, the Grantor has set his hand and seal effective this 18th day of December, 2014.

Witness



Alonzo H. Garcelon, V

State of Maine
Androscoggin, SS.

December 18, 2014

Then personally appeared the above-named Alonzo H. Garcelon, V and acknowledged the foregoing instrument to be his free act and deed.

Before me,



K. Alexander Visbaras, Attorney-At-Law

NO MAINE R.E. TRANSFER TAX PAID

451 Sabattus Street - Rear

A certain lot or parcel of land, with any buildings located thereon, situated in Lewiston, Androscoggin County, Maine, bounded and described as follows:

Beginning at a point on the northerly line of land now or formerly owned by Eugene E. and Odile Coulombe and recorded in the Androscoggin County Registry of Deeds in Book 670, Page 361, said point being one hundred feet (100') westerly from the westerly line of Spofford Street; thence in a southerly direction and parallel to said Spofford Street, as said Spofford Street intersects with Sabattus Street, sixty feet (60'), more or less, to the southwesterly line of said Coulombe; thence in a northwesterly direction along the southwesterly line of said Coulombe forty-five feet (45') more or less to an angle in said Coulombe lot; thence in a northeasterly direction along the northwesterly line of said Coulombe forty feet (40') more or less, to the point of beginning.

Being the same premises conveyed by UNUM Life Insurance Company of America to Alonzo H. Garcelon, V dated May 21, 2001 and recorded in said Registry in Book 4688, Page 107.

449 Sabattus Street

A certain lot or parcel of land, with any buildings located thereon, situated in Lewiston, Androscoggin County, Maine, bounded and described as follows:

Beginning at a point on the southerly line of Sabattus Street, said point being the northeasterly corner of land now or formerly owned by Barbara Jane Garcelon and now or formerly leased to Sun Oil Co.; thence in a southerly direction along the easterly line of said Barbara Garcelon land sixty-two and fifty-five hundredths (62.55) feet; thence in a southwesterly direction along the southeasterly line of said Barbara Garcelon land one hundred thirteen and forty-eight hundredths (113.48) feet to a point; thence in a northwesterly direction along the southwesterly line of said Barbara Garcelon land one hundred and fifty (150) feet to a point on the southeasterly line of East Avenue; thence in a southwesterly direction along the southeasterly line of East Avenue ninety-five (95) feet to a point and the northeasterly line of a proposed street to be known as Alonzo Street; thence in a southeasterly direction along the northeasterly line of said proposed street one hundred seventy-five and fifty-six hundredths (175.56) feet to a point; thence in a southeasterly direction and parallel to Sabattus Street four hundred ninety-two and ninety-five hundredths (492.95) feet to a point on the southwesterly line of land now or formerly owned by Eugene Coulombe; thence in a northwesterly direction along land of said Coulombe one hundred fifty-five and thirty-two hundredths (155.32) feet to a point; thence in a northeasterly direction along the northwesterly line of said Coulombe land forty-five and forty-eight hundredths (45.48) feet to a point, said point being the southwesterly corner of land now or formerly owned by George E. Pushard; thence in a northerly direction along the westerly line of said Pushard land one hundred (100) feet to a point on the southerly line of Sabattus Street; thence in a westerly direction along the southerly line of Sabattus Street two hundred ninety-five and twenty-seven hundredths (295.27) feet to the point of beginning.

Being the same premises described in a certain Deed of Distribution dated December 17, 1997 recorded in said Registry in Book 3904, Page 281. Reference should also be made to a certain Certificate of Trust recorded by Boston Safe Deposit in said Registry at Book 3904, Page 284.

445 Sabattus Street

A certain lot or parcel of land, with any buildings located thereon, situated in Lewiston, Androscoggin County, Maine, bounded and described as follows:

Beginning at the corner of Sabattus Street and East Avenue; thence in a southerly direction along the easterly side of East Avenue sixty-two and five-tenths (62.5) feet to a stake or marker; thence at about right angles in a southeasterly direction one hundred and fifty (150) feet to a stake or marker; thence at about right angles in a northeasterly direction one hundred thirteen and forty-five hundredths (113.45) feet to a stake; thence at an angle in a northerly direction sixty-two and sixty-two hundredths (62.62) feet to a stake at Sabattus Street; thence at about right angles along said Sabattus Street in a westerly direction one hundred forty-two and fifty hundredths (142.50) feet to the point begun at. Being a portion of the Garcelon Farm, so-called, in said Lewiston.

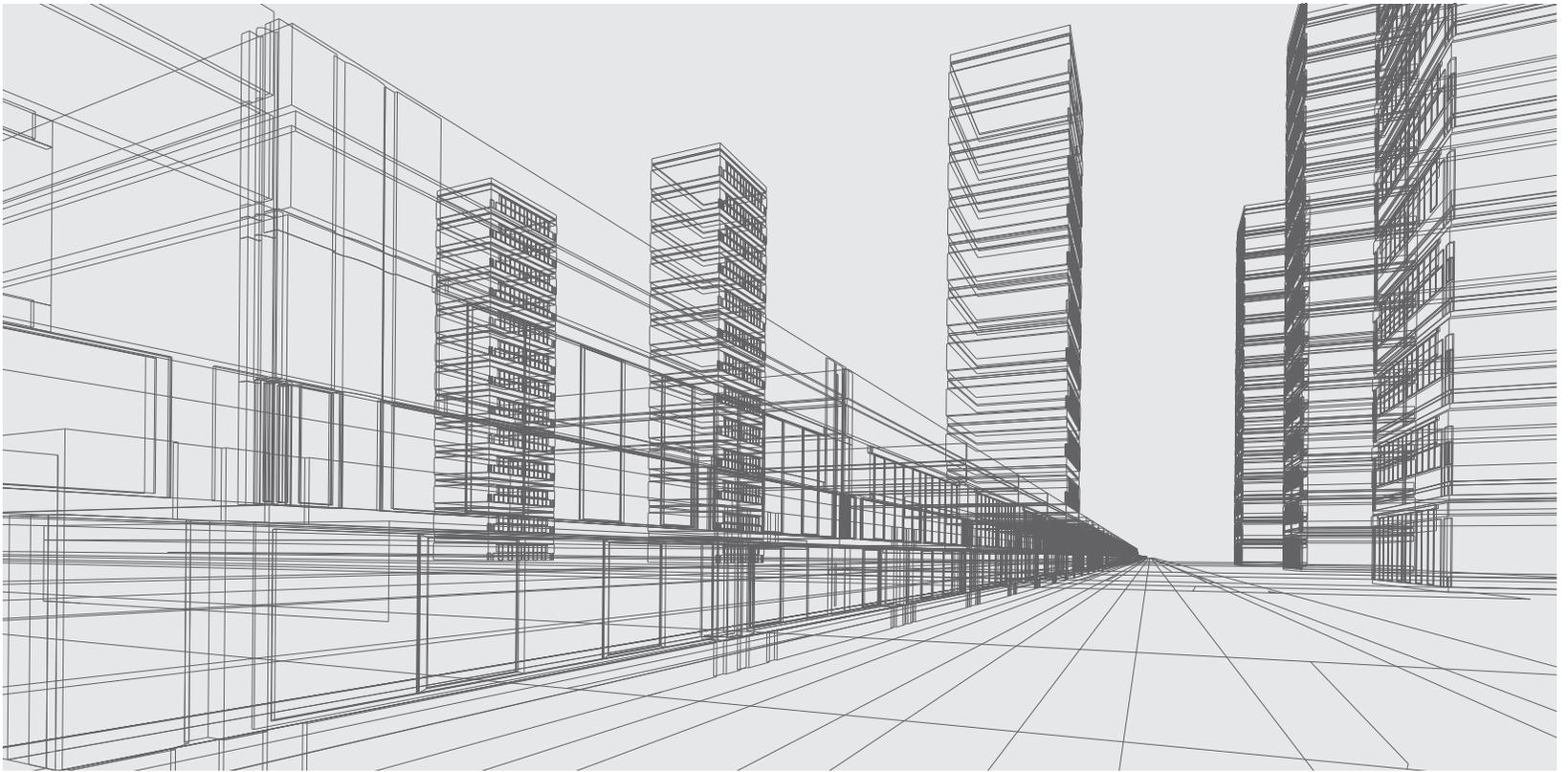
Being the same premises described in a deed from Mary S. Garcelon (f/k/a Mary G. Smith) to Alonzo H. Garcelon V dated August 3, 1995 and recorded in said Registry in Book 3459, Page 233.

Financial Capacity

GUGGENHEIM

A Guggenheim Partners, LLC Company

**Guggenheim Retail
Real Estate Partners, Inc.**



Innovative Solutions. **Enduring Values.**[®]

A wireframe architectural rendering of a modern building complex, showing the structural framework of multiple interconnected volumes. The lines are white and set against a light gray background, creating a sense of depth and geometric complexity.

Guggenheim Retail Real Estate Partners, Inc.

Guggenheim Retail Real Estate Partners (GRREP) is the real estate development company of Guggenheim Partners, a global investment and advisory firm with more than \$240 billion* in assets under management and a track record of delivering results through innovative solutions. Founded in 2005 and headquartered in Dallas, Texas, GRREP's business strategy is to provide our partners with cost-effective solutions and the expertise needed to achieve their market penetration goals.

* Assets under management are as of 6.30.2015 and include consulting services for clients whose assets are valued at approximately \$49bn.

Services

Guggenheim Retail Real Estate Partners offers full build-to-suit and fee development services. The scope of our services is diverse and fully customizable to our clients' needs. The benefit of these services to our clients is to create value, minimize risks and increase sales weeks. GRREP can deliver every step of the project process from selecting a site and preparing a budget to hiring contractors, vendors and consultants.

Acting as either the developer/landlord or as a project management team, assisting an owner with process, mitigating risks and decision-making is a practical means to implementing projects today. Development is not only about managing a process—it is about constantly making difficult and time-sensitive decisions while leading and managing a diverse group of team members to achieve our clients' established goal.

Whether Guggenheim is acting in a Build-to-Suit or Fee-for-Service role for our clients, the development team is involved in all aspects of the process. Each team member has significant input in the process as appropriate to their scope of work.

A Build-to-Suit Program allows a retailer to preserve and re-invest its capital back into its business operations rather than tying up capital in real estate. Since the rate of return on capital invested in a successful business is almost always greater than the rate of return earned on capital invested in real estate, many business owners logically prefer to keep their capital productively invested in the operations and growth of their business, instead of invested in its infrastructure.

The GRREP build-to-suit program provides a partnership approach to store delivery that enables us to accelerate the delivery of projects, ensure quality and minimize costs while satisfying the retailer's unique requirements. Utilizing our integrated team of acquisition, construction, financial, legal and management professionals, we can offer a single point of contact that results in seamless, on-time and on-budget projects.

The Fee-for-Service Program incorporates all of the disciplines utilized in the build-to-suit program, with the exception that the retailer purchases the fee simple interest in the land and self-finances the construction costs. In this regard, GRREP serves as an extension of our clients' professional real estate and development staff.



Experienced Team

Guggenheim Retail Real Estate Partners is managed by a group of seasoned real estate professionals. Our Senior Executive Team averages more than twenty-nine years of experience in commercial real estate financing, acquisition, leasing and development. The professionals of Guggenheim Retail Real Estate Partners have vast experience with numerous retail companies. Those experiences perpetuate an acute understanding of the sound fundamentals needed to aggressively grow a retail company through new store openings, as well as the reliance retailers place in their growth partners.

GRREP also partners with the best third party consultants in the development industry, from civil engineers and architects, to the specific general contractors that put the finishing touches on our projects. These partnerships are based on sharing of core values and the unwavering professional commitment GRREP makes to its clients.

Financial Stability

Guggenheim Retail Real Estate Partners, Inc., as a wholly-owned subsidiary of Guggenheim Partners LLC, has not been constrained by the inconsistency of the traditional lending environment that most, if not all, developers must navigate to actually get plans off of the table and deliver stores. Second only to its people, a key component of GRREP's strength is its overall financial stability. We take great pride in our ability to assure our clients that financing will never be an obstacle to opening a single store in their program. The overall benefit to our clients is a partnership that can not only meet, but enhance our clients' growth plans in any financial environment. During today's uncertain economic market conditions, GRREP only sees tremendous opportunity.



Guggenheim Retail Real Estate Partners also has the flexibility to move completed projects outside the firm on the open market or hold properties within the firm if market conditions show a temporary environment suggesting patience. Regardless of placement, GRREP is never subject to liquidity issues due to unsold properties. Many developers must sell completed inventory before having the equity to start new projects but we have the financial capability to start any number of new projects without the necessity or burden of moving completed inventory. In fact, our clients actually benefit from the ability to fund projects within our firm. The overall benefit to our clients is a partnership that can not only meet, but enhance our clients' growth plans in any financial environment.

Building Partnerships

Guggenheim Retail Real Estate Partners and each of its professionals take great pride in being a "growth program provider" for quality retailers in contrast to being a typical developer.

GRREP has earned the opportunity to work closely with its retail clients in a partnership that allows the retailer to identify specific targeted market areas and engage our firm on a local, regional or national basis. GRREP has the expertise and experience to ensure delivery of new locations to meet that retailer's quarterly and fiscal year new store count goals.

Guggenheim Retail Real Estate Partners has had the privilege of working with a diverse client group of high quality, national retailers, including Starbucks, Family Dollar, Dave and Busters, Firestone Complete Auto Care, Chase Bank and 7-Eleven among others.

GRREP has enjoyed a long-term Preferred Developer relationship with Firestone Complete Auto Care Centers. Firestone's growth plan has relied on GRREP for the delivery of a significant number of new retail units annually. GRREP believes the structure of this partnership with Firestone is a true representation of GRREP's core model for success as a growth program provider.

GRREP's original client was Starbucks Coffee Company®. The Starbucks® program led GRREP to become an expert in entitling and developing drive-through-anchored centers. GRREP's strong knowledge in the site selection, approval, and permitting processes needed in this specialty field has been the catalyst for our success.

At its core, Guggenheim Retail Real Estate Partners is a single source growth partner capable of delivering nationwide store openings.

Scope of Development Services

Development Services range from pre-development consulting to full development. Services include:

- Site Selection
- Property Due Diligence
- Budgeting and Cost Control
- Project Financing

- Project Scheduling from Project Inception to Store Opening
- Design RFP's and Design Management
- Entitlements, Zoning and Permitting
- Construction Management
- Bank Draw Process Management
- Project Close-out/Punch List
- Final Budget to Actual Reporting
- Web Based Project Management Software
- Weekly Reporting
- Budget to Actual Reporting
- Weekly Schedule Management

Other Services

In addition to our Development Services, Guggenheim Retail Real Estate Partners is also committed to providing accurate and up-to-date market research to our clients. Our clients receive customized market information with critical data including:

- Demographic Information on Target Markets, Including Labor Statistics
- Lease and Sale Comparables
- Transportation Analysis / Traffic Counts
- Aerial Photography and Mapping



A Model Partnership

The Firestone / Guggenheim Partnership

Our team at Guggenheim Retail Real Estate Partners is confident that the partnership created with Firestone provides a solid template for a successful relationship between a growth-oriented retailer and their preferred developer. We take pride in this partnership and believe that preserving our long-term relationship is the direct result of trust, hard work and most importantly, solid results.

Guggenheim Retail Real Estate Partners and each of our in-house experts incorporate the mindset that we are an extension of our partners' professional real estate and development staff.

Our client partnerships mandate that the members of GRREP's real estate department function as if they were direct employees. Our clients provide GRREP's real estate team with pertinent company criteria, allowing us to effectively "mine" new real estate opportunities on their behalf. Our partners share proprietary corporate information pinpointing exact submarkets where demand for a new facility is warranted. This is based on either simple spacing or a trend that shows specific demographics that can lead to a successful location. The resulting benefit is an extremely efficient real estate tour that only includes viable new locations that specifically meet the partner's needs.

Similarly effective and efficient cross-sharing can be seen up and down the store development process: a thorough understanding of our partners' legal "sacred cows" provides solid guardrails during all negotiations with third-party landowners; a well established understanding of our partners' designs and specifications assures that Guggenheim Retail Real Estate Partners delivers a store meeting all client expectations; detailed reporting and communication tools provide dynamic insight into the overall growth program as well as any specific new store within the program.

Firestone has been a valued partner to Guggenheim Retail Real Estate Partners over the last several years. As such, GRREP works diligently every day to demonstrate to Firestone our appreciation for their loyalty. This is confirmed through our unwavering effort to consistently deliver new stores, at or below budget, on a schedule that supports aggressive store growth goals.

The partnership utilizes a template lease regardless of where in the country we are developing a store. The benefit is not only tremendous efficiency while expediting the Tenant/Landlord lease process but also substantially reduces legal costs to both parties. Comparable to the above mentioned efficiencies with the cross-sharing of information, there are literally hundreds of different points in the overall store development process where very real cost savings can be realized and which the GRREP partnership can offer compared to traditional new store development. Some costs are extremely obvious and substantial, such as the cost of architectural and engineering drawings. Other cost-saving opportunities are less obvious but a testament just as impactful and can occur throughout the development process.

This leveraging of efficiencies and cost savings can be realized by any tenant with a medium-to-large growth program and the right preferred developer. The key to reaching the bottom line for results is quality of performance and consistency. The success of the Firestone partnership is due to the thorough planning, in-house talent and focus our firms bring to the table.



Principal Profiles

Kelly Van Meter

Kelly Van Meter is a Senior Managing Director for Guggenheim Partners and has been active in the commercial real estate market for the past 27 years. During this time, he has gained experience in virtually all aspects of the real estate industry including acquisition, disposition, financing (equity and debt), development and management of real estate assets. Since joining Guggenheim Partners in 2001, Mr. Van Meter has held several senior positions including Chief Financial Officer, and currently serves as (i) Business Leader of Guggenheim's Financial Structuring Group, and (ii) Chairman of Guggenheim Retail Real Estate Partners, Inc. The Financial Structuring Group is responsible for designing, structuring, and executing capital markets transactions for Guggenheim Partners and its clients. GRREP offers full build-to-suit and fee development services to commercial retailers. Upon development, these assets are subsequently sold to third-party investors.

Formerly a Senior Vice President at GE Capital Real Estate and GE Capital's Capital Markets Services business units, Mr. Van Meter served in various senior level positions primarily designing, structuring and executing nearly \$8 billion of structured finance transactions which included accounting, tax, legal and regulatory compliance. Mr. Van Meter was also responsible for building GE Capital Real Estate's private placement business. Mr. Van Meter has extensive management and finance experience through his responsibilities at GE Capital. Prior to joining Guggenheim and GE Capital, Mr. Van Meter was a Managing Director in the Real Estate Group of the Chase Manhattan Bank, and Vice President in the Real Estate Investment Banking Division of Merrill Lynch.

Mr. Van Meter received an MBA in Finance, Investment & Banking from the University of Wisconsin, and a BBA in Finance & Management from Iowa State University.

Kelly Van Meter can be reached at:
Kelly.VanMeter@GuggenheimPartners.com

Bob Strandt

Bob Strandt, Senior Managing Director at Guggenheim Partners, has managed the daily operations of Guggenheim Retail Real Estate Partners since 2006 and serves as President. Bob has 23 years of experience in the development of retail property with a core expertise in the management of large corporate growth programs.

Before joining Guggenheim Partners, Bob served as the Senior Vice President of Development for Extra Space Storage where he was responsible for all aspects of the growth of Extra Space's portfolio. Extra Space grew from 68 properties to over 550 facilities nationwide during that time span. Bob was a vital contributor in Extra Space's successful IPO in August of 2004. Extra Space currently trades as a REIT on the NYSE under the symbol EXR.

Bob developed retail real estate for 14 years before joining Extra Space. The majority of Bob's experience was in the real estate development of grocery and drug stores. Bob spent 9 years with American Stores Company where he progressed to Vice President of Real Estate and was a key contributor to American Stores' aggressive \$1.3 billion growth program which produced over 120 new grocery and drug stores annually nationwide. At the time of American Stores merger with Albertsons in 1999, American Stores was the second largest grocery and drug store company with sales of over \$18 billion dollars annually.

Bob is an active member of ICSC and holds a Bachelor of Science in Architecture from the University of Illinois.

Robert Strandt can be reached at:
Robert.Strandt@GuggenheimPartners.com



Ali Laureda

Ali Laureda, Managing Director at Guggenheim Partners, oversees several aspects of the daily operations of GRREP including property underwriting, third party financing facilities and property disposition. Ali has extensive experience in property and loan underwriting, risk management, and managing real estate lending and business processes.

Before joining Guggenheim Partners in late 2005, Ali spent 10 years at GE Capital Real Estate where she lastly served as Vice President of the Global Valuation Team overseeing GE Real Estate's property and loan underwriting in connection with Large Loan Acquisitions, REIT Acquisitions and Equity and Debt Placements. Transactions underwritten totaled over \$15 billion in value across all property types. During her tenure there, Ali was also involved in CMBS BBB bond purchases, Large Loan Syndications and Performing and Non-Performing Loan Portfolio dispositions.

Before joining GE Capital, Ali was a Manager in the Management Advisory Services Group of Ernst & Young Kenneth Leventhal Real Estate Group. During her tenure there, she provided real estate consulting services related to numerous asset and loan portfolio valuations and dispositions, debt securitizations, bankruptcies, project feasibility and diagnostic reviews for all commercial property types.

Ali is an active member of ICSC and holds a bachelor's degree in business administration from Georgetown University.

Ali Laureda can be reached at:
Ali.Laureda@GuggenheimPartners.com

James Kainer

James Kainer, Executive Vice President at Guggenheim Retail Real Estate Partners, manages all development operations for the retail growth program. James has extensive experience in managing large growth programs for retailers and a successful track record in large growth programs in many retail sectors.

Prior to joining Guggenheim Partners in 2007, James served as Vice President of Construction for Whole Foods Market in Austin, TX where he was responsible for all new store development for Whole Foods stores in the US and the United Kingdom. Whole Foods' growth program during his tenure was between 30 and 35 stores per year at an average of \$18mm per project.

James developed real estate for 16 years prior to joining Whole Foods, mostly in the grocery industry but spent three years developing major power centers in Texas for a regional retail developer. Shopping centers included Target and Home Depot-anchored centers with averages of 750K SF of retail space. Most of his career was spent with Randall's Food Markets in Houston, TX where he was Vice President of Development and Construction and helped Randall's grow from 39 stores to over 130 in 12 years.

James is an active member of ICSC, sits on the Board for Buildpoint, a retail construction symposium, and holds a bachelor's degree in business management from the University of Houston.

James Kainer can be reached at:
James.Kainer@GuggenheimPartners.com



D.R. Randy Recer

Randy Recer, Senior Vice President of Real Estate at Guggenheim Retail Real Estate Partners, manages all real estate activities for the firm across the United States. Randy has extensive experience in corporate retailer growth programs and retail property development.

Before joining Guggenheim Partners in 2015, Randy served as a Vice President of Development for Regal Entertainment Group with direct responsibility for all new theater expansion and Luxury Seat Renovation programs throughout the eastern half of the United States.

Prior to joining Regal, Randy served as Vice President of Development for Cinemark Theatres in Dallas, Texas. Randy was directly responsible for new theater development nationwide, opening an average of seven to nine new theaters per year across the country.

Randy developed retail real estate for over 23 years before joining Cinemark, leading expansion programs for national retailers such as Costco Wholesale/ Northwest Atlantic, Eckerd Corporation, Pier 1 Imports, Unigate Restaurants and Steak & Ale Corporation.

Randy is an active member of ICSC and holds a bachelor's degree in business management from Texas Tech University.

Randy Recer can be reached at:
Randy.Recer@GuggenheimPartners.com



Raymond R. Parker

Ray Parker, Senior Vice President of Development and Construction at Guggenheim Retail Real Estate Partners manages all development and construction activities for the firm across the United States. Ray has over 30 years of experience in retail development and construction as an owner's representative, as a developer and as a general contractor.

Before joining Guggenheim Partners in 2011 Ray served as Senior Project Manager for White-Spinner Construction overseeing construction projects ranging from \$100m Auburn University Student Housing Project to various big box retail projects.

Prior to White-Spinner, Ray served as the Construction Manager for Endeavor Real Estate Group's Dallas office (now Edge Realty Partners). Ray managed all construction-related activities and budgeting for new retail developments. These ranged from multi-tenant shopping centers to single big box developments.

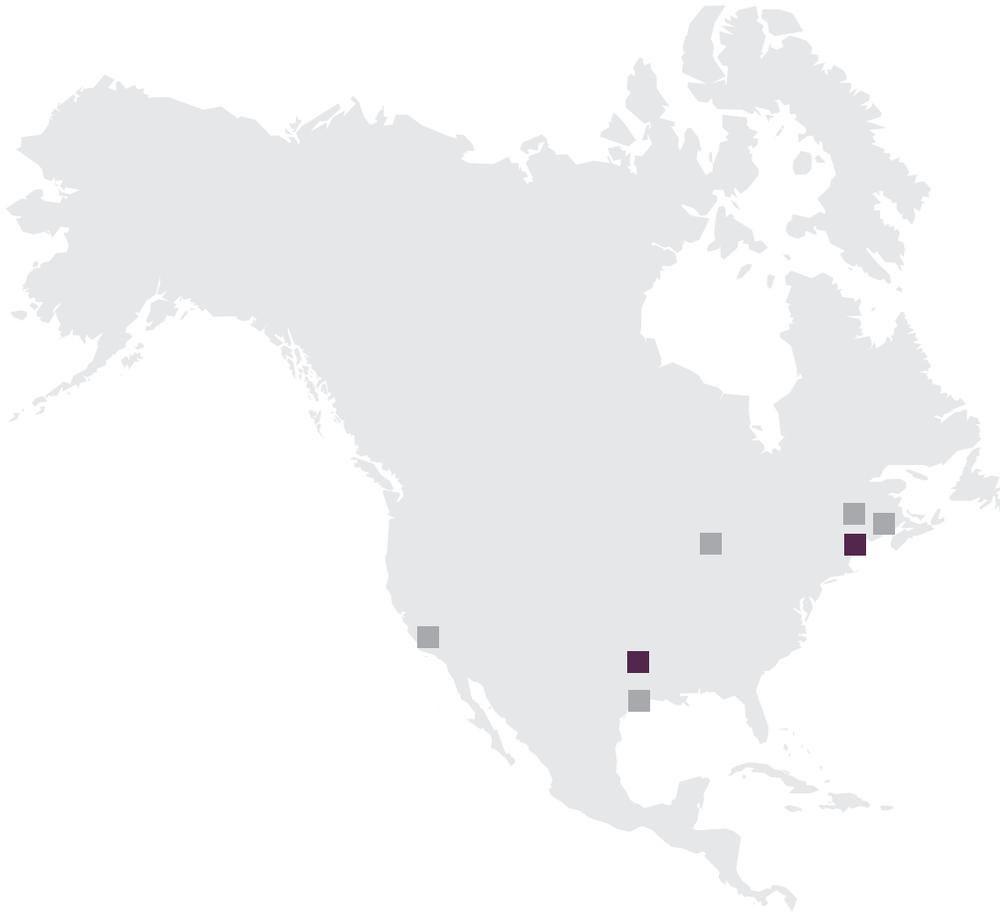
Ray spent over eight years as a Senior Project Manager with The Home Depot working out of the Southwest Division offices. During this time he completed over 60 new Home Depot developments and numerous special projects. Ray oversaw the expansion and remodel program as well as the roll out of new business units that Home Depot was exploring at the time. Ray was recognized in 2005 as one of the "Top Fifty" outstanding associates at Home Depot.

Ray has developed and constructed retail real estate for over 15 years before joining Home Depot. He led programs for Food Concepts International, managed high end department store construction and remodels for The May Company, Federated Department Stores and Neiman Marcus.

Ray is an active member of ICSC, is a licensed certified general contractor in FL, TN, AL, MS and LA.

Ray Parker, can be reached at:
Raymond.Parker,@GuggenheimPartners.com

National and Regional Office Locations



Headquarters

Corporate Office

330 Madison Avenue
New York, New York 10017
T: 212 918 8778

Dallas Headquarters

3000 Internet Blvd., Suite 570
Frisco, Texas 75034
T: 214 872 4000
F: 214 872 4001

Regional Offices

500 Boylston Street
Boston, Massachusetts 02116
T: 617 850 4600

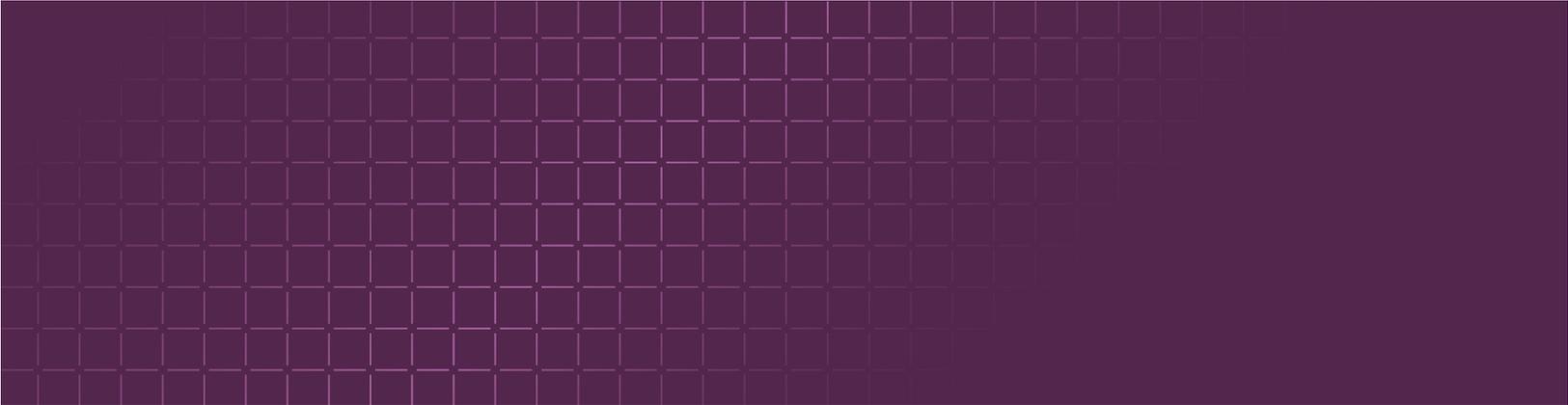
28 Thorndal Circle
Darien, Connecticut 06820
T: 203 202 8313

227 West Monroe Street, 8th Floor
Chicago, Illinois 60606
T: 312 357 7265

1301 McKinney
Houston, Texas 77010
T: 281 717 1219

100 Wilshire Boulevard
Santa Monica, California 90401
T: 310 576 1270





Guggenheim Retail Real Estate Partners, Inc. ("GRREP"), a wholly-owned subsidiary of Guggenheim Partners, is a real estate development company which was formed to partner with select retailers on their national store growth programs.

GuggenheimPartners.com/RetailRealEstate

Evidence of Right Title and Interest

AGREEMENT OF SALE AND PURCHASE

This Agreement of Sale and Purchase (this "**Agreement**") is made and entered into between 449 SABATTUS STREET LLC, a Maine limited liability company (hereinafter referred to as "**Seller**"), and GUGGENHEIM RETAIL REAL ESTATE PARTNERS, INC., a Delaware corporation and/or its assigns (hereinafter referred to as "**Purchaser**"). The effective date of this Agreement shall be the later of the dates on which Seller and Purchaser have executed this Agreement (the "**Effective Date**").

ARTICLE I SALE OF PROPERTY

1.1 **Property.** Seller is the owner of that certain real property consisting of approximately 0.35 acres of land located at 445 Sabattus Street, Lewiston, Androscoggin County, Maine 04240, as more specifically described on **Exhibit "A"** attached hereto and made a part hereof (the "**Land**"), together with all and singular improvements, structures and fixtures located on the Land and the rights, titles and interests, tenements, hereditaments, easement rights, privileges, riparian and other water rights, and appurtenances, including, but not limited to, all right, title, and interest of Seller, if any, in and to any adjacent strips and gores between the property and any abutting properties, and any land lying in or under the bed of any creek, stream, or waterway or any highway, avenue, road, easement, street, alley or right of way, open or proposed, in, on, across, abutting or adjacent to the property (collectively, the "**Appurtenances**"), together with: all licenses, permits, certificates of occupancy, approvals, dedications, subdivision maps and entitlements issued, approved or granted by any governmental or quasi-governmental authorities or otherwise in connection with the Appurtenances, Land or any improvements thereon or any portion thereof; any and all development rights and other intangible rights, titles, interests, and privileges owned by Seller and in any way related to or used in connection with the Appurtenances, Land, improvements thereon or any portion thereof and their operation; and all licenses, consents, easements, rights of way and approvals required for private parties to make use of utilities and to ensure vehicular and pedestrian ingress and egress to the Land or any portion thereof (collectively, the "**Licenses and Permits**") (the Land, Appurtenances, and Licenses and Permits are collectively hereinafter referred to as the "**Property**"). The parties acknowledge and agree that the legal description contained in the Survey (defined in **Section 4.2**) shall replace the legal description of the Land contained in **Exhibit "A"**, and such Survey legal description shall be the insured estate in the Owner's Policy (described in **Section 4.1** below).

1.2 **Sale.** Subject to the terms and conditions hereinafter set forth, Seller shall sell to Purchaser and Purchaser shall purchase from Seller the Property.

ARTICLE II PURCHASE PRICE AND EARNEST MONEY

2.1 **Purchase Price.** The purchase price (the "**Purchase Price**") for the Property shall be [REDACTED] and shall be payable in the manner set forth in **Article III** below.

SIGNATURE PAGE OF SELLER

EXECUTED as of April 7, 2016.

Seller:

449 SABATTUS STREET LLC,
a Maine limited liability company

By: 

Name: Alonzo H. Garcelon, V

Title: Managing Member

SIGNATURE PAGE OF PURCHASER

EXECUTED as of April 28, 2016.

Purchaser:

GUGGENHEIM RETAIL REAL
ESTATE PARTNERS, INC.,
a Delaware corporation

By: _____



Robert F. Strandt, Jr.,
President



Memorandum

To: Mr. David Hediger
Deputy Director / City Planner
27 Pine Street
3rd Floor
Lewiston, Maine 04240

Date: April 19, 2017

Project #: 52425.00

From: Malia Ohlson, P.E.
Senior Project Engineer

Re: Development Review Application
445 & 449 Sabattus Street (Rt. 126)
Lewiston, Maine

Vanasse Hangen Brustlin, Inc. (VHB) has prepared this narrative to describe conformance with the Approval Criteria for the Proposed Fuel Facility & Car Wash as outlined in Article XIII, Section 4 of the Zoning and Land Use Code.

a. Utilization of Site

The 2.6± acre site is currently developed with 2.3 acres of impervious area. The proposed project includes the enhanced perimeter landscaping and buffering, which will result in a decrease in impervious area. Under proposed conditions the site will consist of 1.7 acres of impervious area. As the existing site is fully developed, there are no wetlands or unique natural features.

b. Traffic movement into and out of the development area

Traffic movement analysis has been initiated with a Traffic Movement Permit (TMP) Application and Scoping Meeting. The requirements of this section will be covered in the final traffic analysis, to be submitted under separate cover.

c. Access into site

The existing site currently has four curb-cuts on the two adjacent streets. The one curb-cut on East Avenue is approximately 68 feet wide with a 10-foot island defining the entrance and exit and approximately 75 feet from the intersection of Sabattus Street and East Avenue. Three curb-cuts are located Sabattus Street, 73± feet, 150± feet, and 364± feet from the intersection. The three curb-cuts are 42± feet, 32± feet, and 35± feet wide, respectively. The proposed site plan will reduce the number of curb-cuts to one on each street. The East Avenue curb-cut will be reduced to 30 feet wide and 97 feet from the intersection. The single curb-cut on Sabattus Street will be 36 feet wide and located 253 feet from the intersection. Maintaining two curb-cuts, one on each adjacent street, will relieve stress on the signalized intersection.

The driveways at both streets are designed for grades and layout, nearly as possible to right angles, in accordance with the City of Lewiston's Policy for the Design and Construction of Streets and Sidewalks.

2 Bedford Farms Drive
Suite 200
Bedford, NH 03110-6532
P 603.391.3900

The sight distances in both directions for Sabattus Street and East Avenue exceed the 250' minimum distance required for a 30-mph roadway cited by the Basic Safety Standards of the MaineDOT Highway Driveway and Entrance Rules.

The driveway on East Avenue falls short of the 125-foot corner distance required, however is located as far away from the intersection as possible to maximize the distance. The layout of the driveway on East Avenue will result in a greater distance from the intersection than the existing driveway.

d. Internal vehicular circulation

1. The site has been evaluated for circulation of a WB-50 which represents the size of a gas delivery vehicle. A WB-40 has been evaluated circulating through the drive-thru window lanes for loading and dumpster pick-up. Circulation through this area will encroach both lanes, however, delivery and pick-ups will be coordinated to be during off-peak hours. See attached Truck Turning Templates for both vehicles.
2. Based on the size of the lot and uses, clear routes of access will be provided to the site for emergency vehicles.
3. Adequate circulation of vehicles is provided on the site and vehicles will not be required to back out of the site.
4. New streets are not proposed with this development.
5. The Comprehensive Plan cites reconfiguring the intersection of Sabattus Street and East Avenue. The site layout respects the setbacks required by the district which leaves a 15-foot open landscaped area along both street frontages.
6. The abutting properties are undeveloped or residential uses. A marginal access street to the rear of the lot is not proposed for the Site to limit the disturbance of vehicles to the abutting uses.

e. Pedestrian circulation

Pedestrian circulation has been improved through off-site sidewalk improvements in the right-of-way and using sidewalks and crosswalks internally. The proposed sidewalks meet the City of Lewiston's Policy for the Design and Construction of Streets.

f. Stormwater management

1. The proposed project will be constructed with a closed drainage system to collect and convey stormwater flows from the site. The closed drainage system will be sized based on the 25-year storm and include catch basins with deep sumps and oil/water separators. The development of the site will result in a reduction in impervious area from that of existing conditions. The reduced amount of stormwater runoff will be discharged to the closed drainage system in East Avenue. See the Stormwater Memo under separate cover.

2. Due to the significant reduction in impervious cover post-construction volumes of stormwater runoff are lower than that of pre-construction volumes.
3. Wherever possible existing drainage and grading patterns were maintained in the proposed design.
4. The proposed project will reduce the amount of impervious cover on the site and will reduce the peak rates of runoff to adjacent streets.
5. The existing upstream runoff from the property to the south of the site will maintain the existing drainage and grading patterns. The existing closed drainage system collecting the runoff from the southern property line will remain and continue to bypass flow from the site.
6. Stormwater pipe runs will be less than 300 feet in length and additional catch basins have been installed to eliminate stormwater running across intersections.
7. The stormwater system will be inspected during and after construction to insure it is installed in accordance with the proposed design.
8. The Applicant will maintain, inspect and repair the stormwater system for the proposed development. An access easement for the stormwater components will be provided to the City for emergency purposes.
9. Deep sump catch basins and oil/water separators will be installed with the proposed stormwater system as to not degrade the receiving waters in which the closed drainage system discharges to.
10. No wetlands are located on the site.

g. Erosion control

The proposed erosion and sedimentation measures are consistent with the Maine Erosion and Sedimentation Law and Maine Erosion and Sedimentation Control BMPs publication.

h. Water supply

Water will be supplied to the convenience store and car wash from East Avenue in accordance with the State of Maine and the City of Lewiston's Policy for Design and Construction of Streets and Sidewalks.

i. Sewage disposal

A sanitary sewer system has been designed for proper removal of waste from both facilities using a grease trap, oil/grit separator, and 8" lines that dispense sewage to existing sewer lines in East Avenue. The design is in accordance with the City of Lewiston's Policy for Design and Construction of Streets and Sidewalks.

j. Utilities

The site will be serviced with electric and telephone. The location of overhead lines and structures are located as to minimize impacts to the public and will be adequately buffered.

k. Natural features

Under proposed conditions the impervious area is reduced and landscaping increased as buffers around the perimeter of the site and internal parking landscaping.

1. Extensive grading is not required; the existing site is currently flat with a majority of the grades at a 2±% slope.
2. The site is currently developed and no trees are located on the site. The proposed landscape plan will greatly increase the plans on the Site. Significant buffers will be provided to the south and east sides of the site and street trees will be added along both adjacent right-of-ways.
3. The proposed heights and locations of the structures in relationship to the property lines should result in minimal to no shadow formation on the adjacent lots.
4. The site has been developed more than 10-years. The proposed site development aims to reduce impervious cover and increase landscaping.

l. Groundwater protection

The site will be serviced by public water and sewer in East Avenue. Oil/water separators are proposed for additional treatment prior to discharge from the stormwater system. A grease trap and oil/grit separator will be installed with the sewer system. Additionally, the site is not located within the Groundwater Conservation Overlay District.

m. Water and air pollution

The proposed development will utilize oil/water separators for stormwater protection prior to discharge to the City's stormwater system.

n. Exterior lighting

The proposed lighting will provide adequate lighting for safety purposes during nighttime hours.

1. The proposed lights are LED and light levels are minimized at the property lines.
2. Lighting will be provided at the fuel pumps, around the convenience store and car wash as well as throughout the parking lot for safety of users.

o. Waste disposal

A dumpster will be located on Site to the rear of the building. Solid waste will be removed by a licensed disposal company. Should a gasoline spill occur on the site, waste shall be disposed of in accordance with Federal and State regulations.

p. Lot layout

The layout of the site adheres to the space and bulk requirements as required for Community Business District and allows for safe vehicular and pedestrian internal circulation, as noted in the responses to sections c, d, e and v in the narrative.

q. Landscaping

The proposed site utilizes landscaped areas along the frontage as well as landscaped inlands internally to break up parking and improve circulation. Shrubs and trees as well as a fence along the southern side of the lot are proposed to provide a buffer/screening to the abutters. The landscaping design is in accordance with The City of Lewiston's Site Plan Review and Design Guidelines.

r. Shoreland relationship

No water bodies are located adjacent to the Site. The stormwater system has been designed to include catch basins with deep sumps and oil/water separators to provide protection of water quality prior to discharge to the public stormwater system.

s. Open space

The proposed project does not include residential dwellings and therefore does not provide recreational open space as part of the development.

t. Technical and financial capacity

The Applicant has submitted a services brochure demonstrating adequate resources to complete the project in accordance with the proposed plans.

u. Buffering

Buffering will be provided on the site as a 6-foot-high fence along the southern property line adjacent to the undeveloped site and landscaping along the eastern property line adjacent to the residential uses.

v. Compliance with district regulations

The proposed project is consistent with the district regulations of Article XI. The site is located in the Community Business District (CB). The use is permitted by-right in the district and the site has been laid out in accordance with the Space and Bulk requirements.

w. Design consistent with performance standards

The proposed project is designed to comply with the performance standards of Article XII as they are applicable. The sections include:

- Section 7 – Walls and Fences,

- Section 15 – Erosion and Sedimentation Control,
- Section 16 – Signs (To be Permitted by Others under separate application),
- Section 17 – Off-street Parking and Loading, and
- Section 18 – Improvement Standards.



Department of Public Works

David A. Jones, P.E.
Director



March 17, 2017

Mr. Cameron Gosine
VHB
2 Bedford Farms Dr, Suite 200
Bedford, New Hampshire 03110-6232

RE: Ability to serve
Proposed Gas Station and Services
445-449 Sabattus St
Lewiston, Maine

Dear Mr. Gosine:

You indicated in your email dated March 7, 2017, regarding the development of a proposed gas station, car wash and restaurant to be located at 445-449 Sabattus Street, you require evidence that water and sewer utility service is available and the utility has the ability to serve this use.

Based on the flow calculations you provided and the fact that the developer is upgrading the water service to be a 4inch water service and installation will be all the way to the City water main, the City of Lewiston Water Division can meet or exceed the minimum volume and pressure required by the Maine Public Utilities Commission (PUC) to the proposed development.

Based on the same estimates of usage and discharge for the proposed development, the City of Lewiston Sewer Division can handle the expected sewer discharge and can serve this proposed development.

If you have any questions, please feel free to call me at 513-3003, Ext. 3430.

Sincerely,

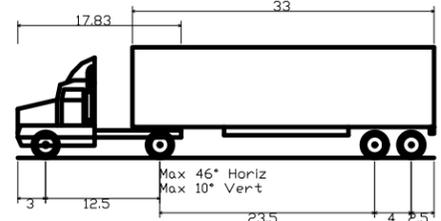
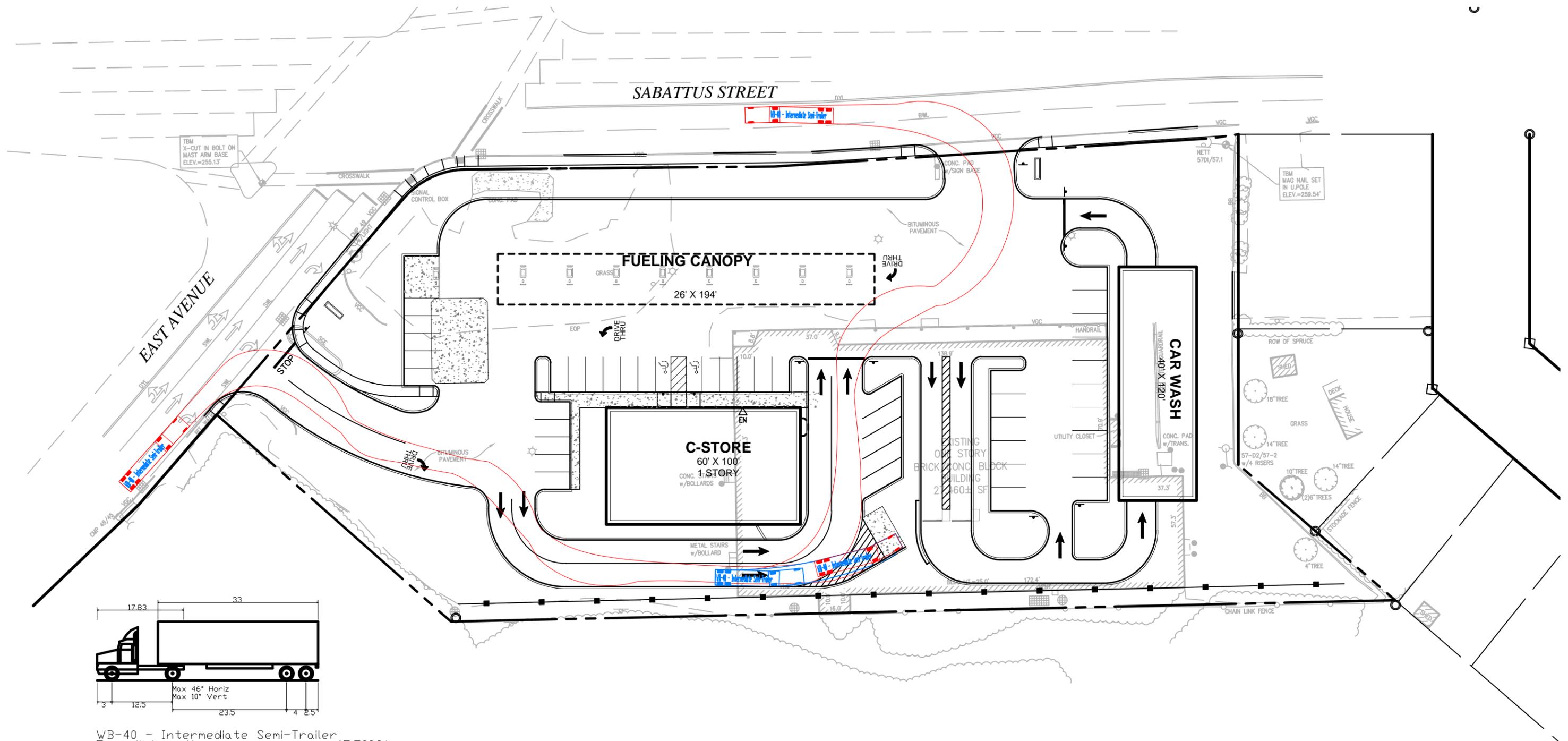
A handwritten signature in blue ink that reads 'Kevin A. Gagne'.

Kevin A. Gagne, P.E.
Deputy Director of Public Works
Superintendent of Water & Sewer Operations

AN EQUAL OPPORTUNITY EMPLOYER

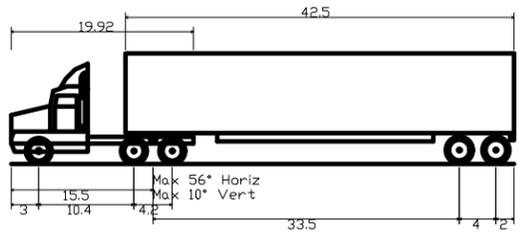
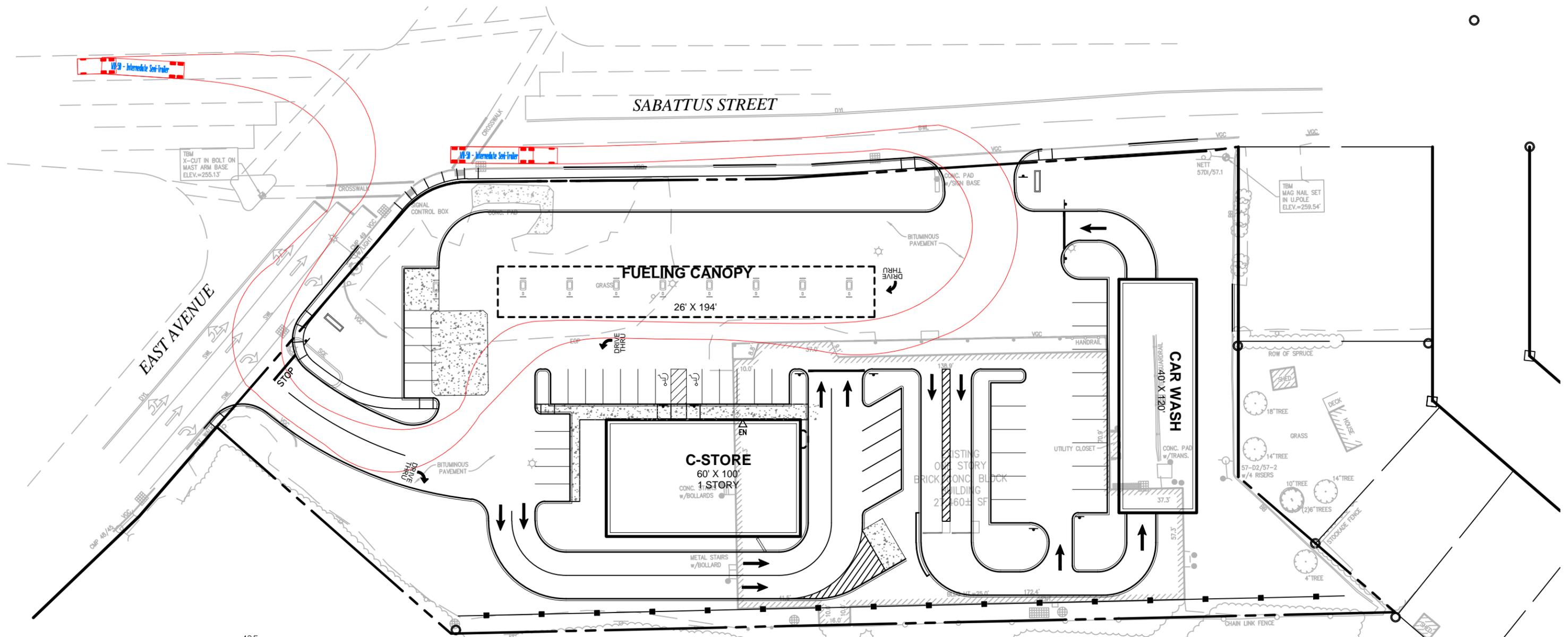
The City of Lewiston is an EOE. For more information, please visit our website @ www.lewistonmaine.gov and click on the Non-Discrimination Policy.

Department of Public Works • 103 Adams Ave • Lewiston, ME • 04240 • Voice Tel. 207-513-3003 • Fax 207-784-5647 • TTY/TDD 207-513-3007 – www.lewistonmaine.gov



WB-40 - Intermediate Semi-Trailer
 Overall Length 45.500ft
 Overall Width 8.000ft
 Overall Body Height 12.052ft
 Min Body Ground Clearance 1.334ft
 Track Width 8.000ft
 Lock-to-lock time 4.00s
 Max Steering Angle (Virtual) 20.40°





WB-50 - Intermediate Semi-Trailer	
Overall Length	55.00ft
Overall Width	8.50ft
Overall Body Height	12.05ft
Min Body Ground Clearance	1.33ft
Max Track Width	8.50ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	17.90°

STREET INTERSECTION, SHOWN AS DASHED LINES, DIGITIZED FROM AERIAL.



Truck Turning Template - WB -50
 Proposed Fuel Facility & Car Wash
 Sabattus Street & East Avenue
 Lewiston, ME

March 2017



Memorandum

To: Mr. David Hediger
Deputy Director / City Planner
City of Lewiston
27 Pine Street, 3rd Floor
Lewiston, Maine 04240

Date: March 24, 2017

Project #: 52425.00

From: Malia Ohlson, P.E.

Re: Proposed Fuel Facility & Car Wash
445 & 449 Sabattus Street
Lewiston, Maine

Introduction

The Project Site is a 2.6±-acre parcel of land (the Site) located at the corner of Sabattus Street (Maine Route 126) and East Avenue in Lewiston, Maine. The Site lies within the surface watershed of Jepson Brook, an Urban Impaired Stream, which ultimately discharges to the Androscoggin River. The Site is bounded by Sabattus Street to the north, an undeveloped, wooded lot to the south, an office and residential use to the east, and East Avenue to the west. See Figure 1, Site Locus Map.

No wetland resource areas exist on the Site. The Site is located within Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as shown on the Flood Insurance Rate Map for Androscoggin County, Maine, City of Lewiston Map Number 23001C0327E, Effective Date July 8, 2013, attached. Per the National Resources Conservation Service (NRCS), surface soils on the Site include Buxton silt loam (BuB2), Paxton loam (PbB) and Woodbridge loam (WrB), attached. On-site soils are classified as Hydrologic Soil Groups (HSG) C. Based on NRCS, the soils have a moderately low saturated hydraulic conductivity, ranging from 0.0 to 0.6 inches per hour.

Existing Conditions

The 2.6± acre site is currently developed with 2.3 acres of impervious area. The site has been abandoned for several years. The 27,460± square-foot commercial building with associated parking lot is still located on site. A gas station was once located at the corner of the Site adjacent to the intersection but both the pumps and the structure have been removed. Currently, runoff from the Site flows overland to the adjacent roads or to a closed drainage system on the south of the Site which discharges to the closed drainage system in East Avenue. Stormwater runoff directed to both Sabattus Street and East Avenue ultimately combine within the municipal closed drainage network at the intersection of Sabattus Street and East Avenue, located at the northwest corner of the Site, See Figure 2. Existing Drainage Figure.

2 Bedford Farms Drive
Suite 200
Bedford, NH 03110-6532
P 603.391.3900

Proposed Conditions

The proposed project includes the construction of a fuel facility which consists of a 6,000 square-foot commercial store, of which 950 square-feet will be used for a restaurant with drive-thru window and 5,050 square-feet will be retail space, a 4,800 square-foot car wash structure and 9 fuel dispensers (17 pump nozzles) and canopy structure. The buildings will be constructed with associated parking, landscaping, utility, drainage improvements and erosion control measures. The proposed site design results in a net decrease of 0.5 acres of impervious surfaces. Stormwater runoff will be collected in deep sump hooded catch basins and conveyed in a closed drainage system, treated by oil/water separators, prior to discharging to the closed drainage system in East Avenue. The existing closed drainage system along the southern property line will remain to collect and convey the existing flows from the undeveloped site to the south and the former roof drains will be disconnected, See Figure 3.

Stormwater Management Impacts

New impervious cover as of 2005 will be 7,135 square-feet, conversion of existing pervious to impervious cover. The Site is located within an Urban Impaired Stream watershed and results in less than 20,000 square-feet of new impervious surfaces as of 2005, therefore qualifies for State of Maine Stormwater Permit By Rule (PBR). This will require the stormwater design to meet the Basic Standard which includes meeting the erosion and sedimentation control standards and the inspection and maintenance requirements. The reduction in the total impervious surfaces will result in a reduction in the peak rates of runoff for the design storms.

VHB analyzed the weighted curve numbers for the pre-development and post-development Site based on the different ground covers and hydrologic soil group types. The curve numbers were based on the SCS TR-55 methodology. Under existing conditions, the site is primarily impervious surfaces and the weighted CN is 95. The proposed site development reduces impervious cover, and the CN decreases to 90. This reduction in CN value, associated with the reduction in impervious cover will result in a reduction of stormwater flow and volume to the closed drainage system in the right-of-way.

Weighted CN Summary

		Existing (ac)	Proposed (ac)
<i>Surface Description</i>	<i>CN</i>		
Roofs/Paved Parking	98	2.3	1.7
Grass Cover, Good	74	0.3	0.9
Woods, Good	70	0.01	0.01
	Weighted CN	95	90

VHB used the rational method to develop the 25-year design flow to design the proposed closed storm drain piping system, consistent with the design requirements of the City. VHB used the design software StormCAD, as developed by Bentley, to analyze the closed drainage system and pipe capacities. See attached storm drain pipe calculations.

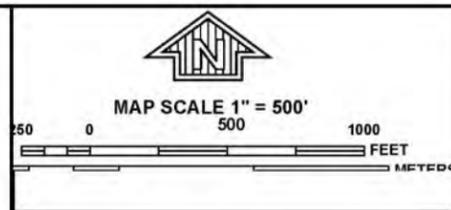
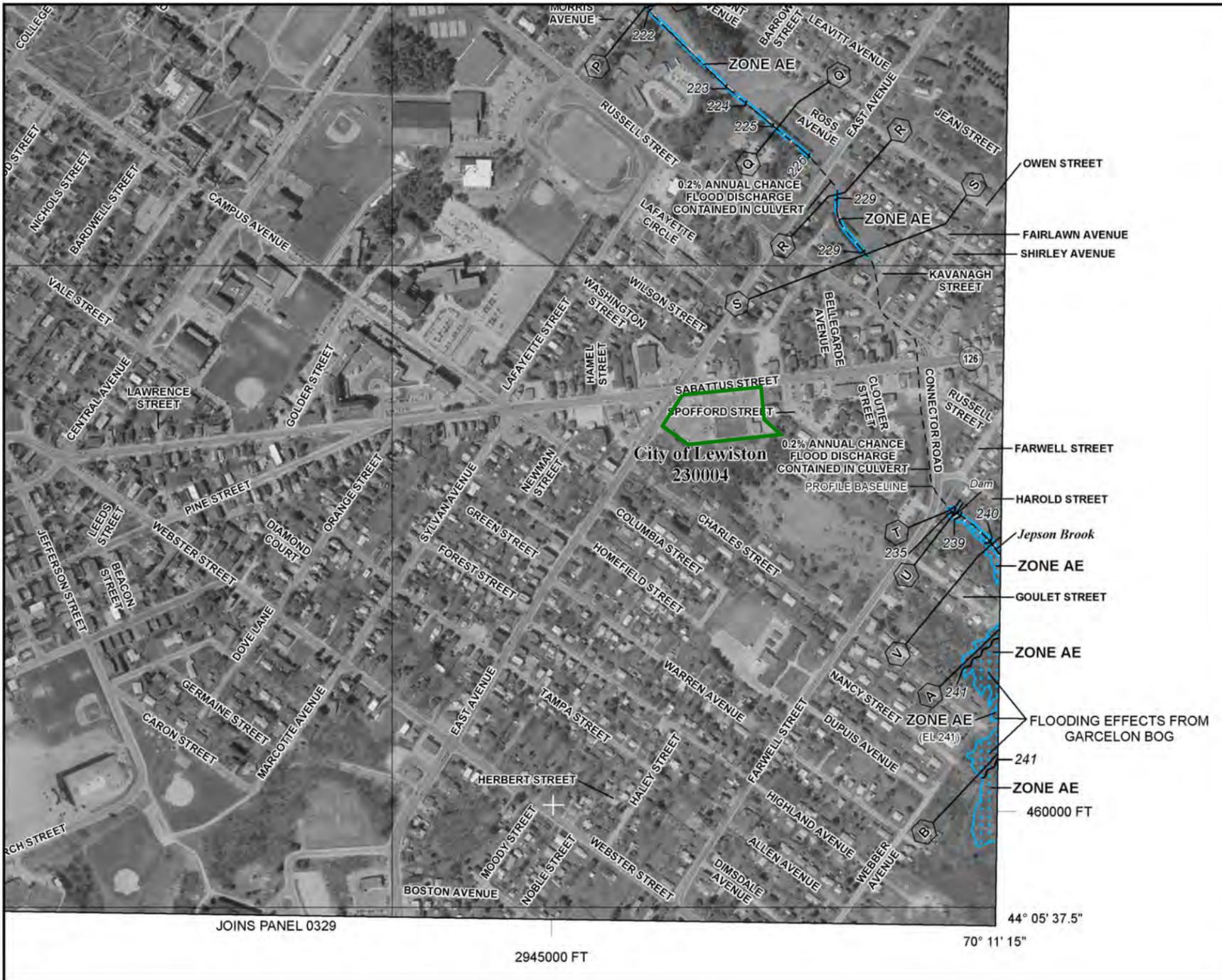
Conclusion

The proposed development will result in a reduction in impervious area. Based on the reduction, the peak runoff rates and runoff volumes from the Site will also be reduced. The proposed development will incorporate a stormwater collection system that will collect and treat stormwater runoff from the Site by means of deep sump catch basins and oil/water separators. An erosion and sediment control plan and an inspection and maintenance plan have been developed in accordance with Maine DEP, Chapter 500 Stormwater Management Regulations.



Site Location Map
Proposed Fuel Facility & Car Wash
Sabattus Street and East Avenue
Lewiston, Maine

Figure 1
March 2017



NFP PANEL 0327E

FIRM
FLOOD INSURANCE RATE MAP
ANDROSCOGGIN COUNTY, MAINE
(ALL JURISDICTIONS)

PANEL 327 OF 470
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
AUBURN, CITY OF	23001	0327	E
LEWISTON, CITY OF	23004	0327	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
23001C0327E
EFFECTIVE DATE
JULY 8, 2013

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Hydrologic Soil Group—Androscoggin and Sagadahoc Counties, Maine



Soil Map may not be valid at this scale.

Map Scale: 1:1,010 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Androscoggin and Sagadahoc Counties, Maine
 Survey Area Data: Version 17, Sep 15, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 20, 2010—Aug 29, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Androscoggin and Sagadahoc Counties, Maine (ME606)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BuB2	Lamoine-Buxton complex, 0 to 8 percent slopes	C/D	2.1	73.9%
PbB	Paxton loam, 2 to 8 percent slopes	C	0.7	25.0%
WrB	Woodbridge loam, 0 to 8 percent slopes	C	0.0	1.1%
Totals for Area of Interest			2.8	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

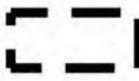
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

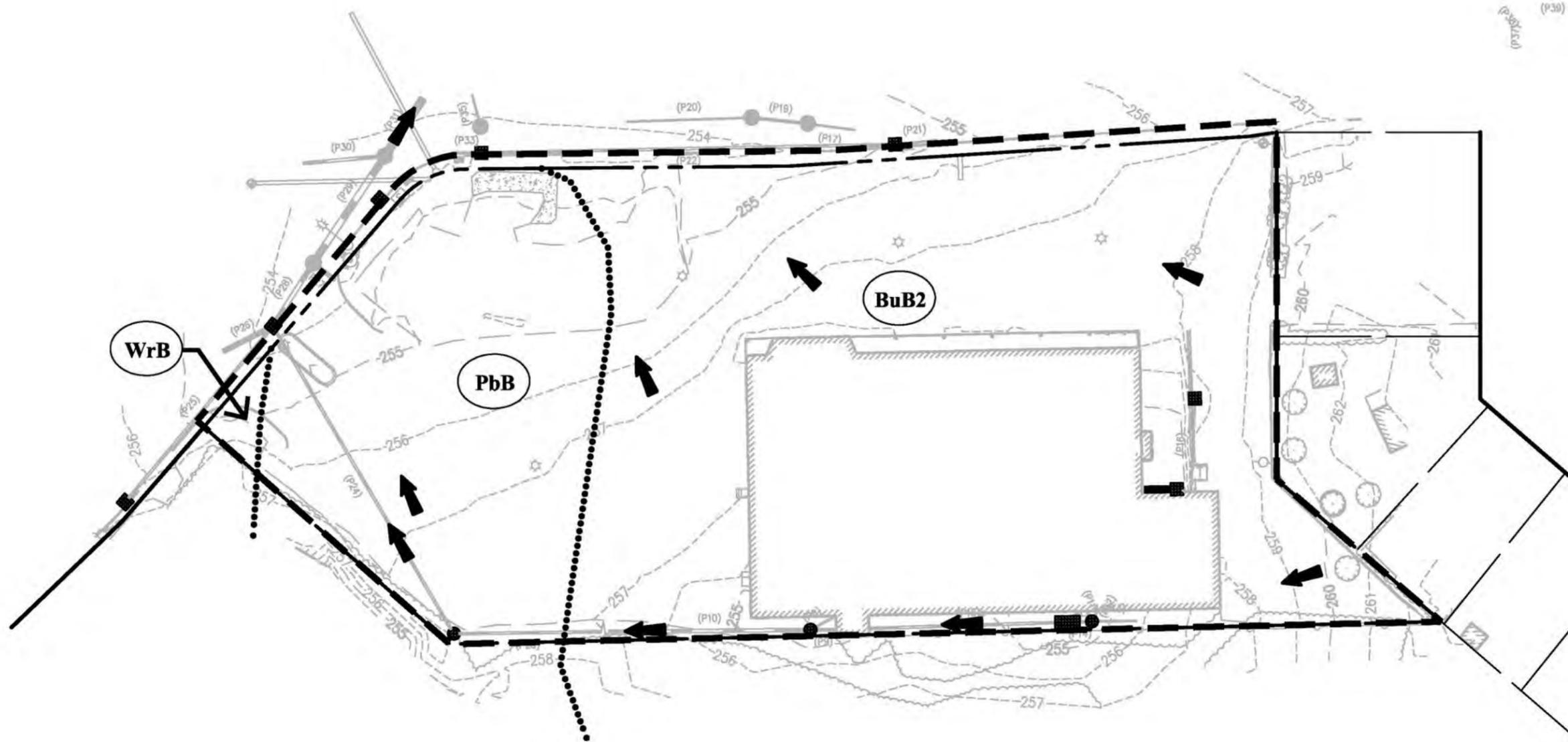
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

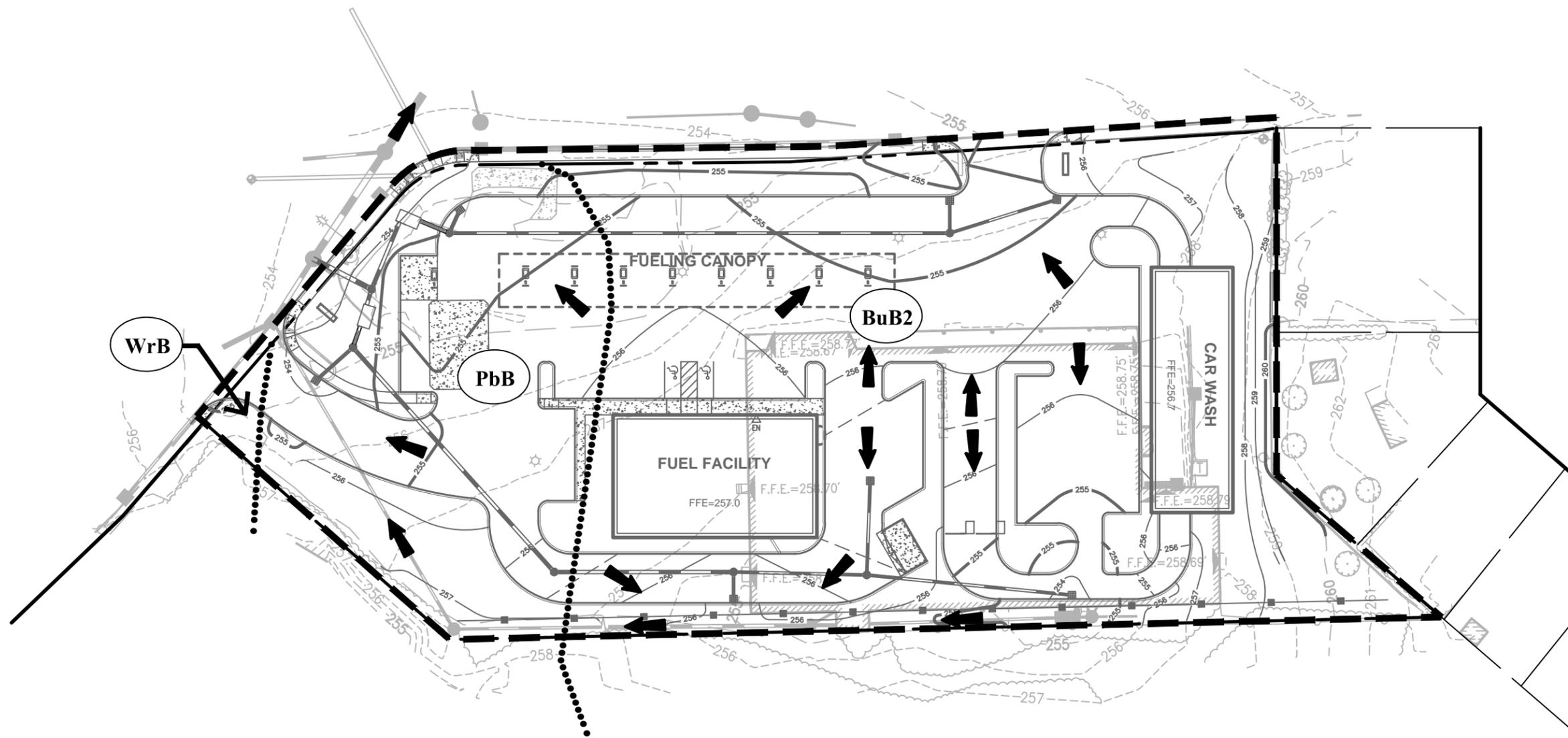
Tie-break Rule: Higher

Symbol	Description
	Limit of Work
	Direction of Flow
	Soil Boundary
	NRCS Soil Designation



Existing Conditions Drainage Area Map **Figure 2**
 Proposed Fuel Facility & Car Wash
 445 & 449 Sabattus Street
 Lewiston, Maine
 March 2017

Symbol	Description
	Limit of Work
	Direction of Flow
	Soil Boundary
	NRCS Soil Designation



Network Elements Flex Table: VHB Storm Drain Calculations

Rainfall: 25 Year Storm

Label	Start Node	Stop Node	Inlet Drainage Area (acres)	Inlet C	Local CA (acres)	Local Flow Time (min)	Local Intensity (in/h)	Local Rational Flow (ft ³ /s)	System CA (acres)	System Flow Time (min)	System Intensity (in/h)	System Rational Flow (ft ³ /s)	Capacity (Full Flow) (ft ³ /s)	Diameter (in)	Length (ft)	Manning's n	Slope (ft/ft)	Velocity (Average) (ft/s)	Invert (Upstream) (ft)	Invert (Downstream) (ft)	Elevation (Upstream Rim) (ft)	Elevation (Downstream Rim) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Cover (Start) (ft)	Cover (Stop) (ft)
CB 204			0.31	0.90	0.28	5.00	6.38	1.81	0.28	0.00	6.38	1.81											251.27	251.27		
204	CB 204	DMH 203							0.28	0.00	6.38	1.81	4.98	12	12	0.012	0.017	5.84	250.7	250.5	254.2	254.5	251.27	250.95	2.50	3.00
CB 202			0.45	0.87	0.39	5.00	6.38	2.53	0.39	0.00	6.38	2.53											252.18	252.18		
202	CB 202	DMH 201							0.39	0.00	6.38	2.53	6.82	12	16	0.012	0.031	8.04	251.5	251	254.2	255.2	252.18	252.04	1.70	3.20
CB 200			0.24	0.46	0.11	5.00	6.38	0.72	0.11	0.00	6.38	0.72											252.05	252.05		
200	CB 200	DMH 201							0.11	0.00	6.38	0.72	3.29	12	55	0.012	0.007	3.36	251.4	251	254.9	255.2	252.05	252.04	2.50	3.20
DMH 201					0.00	5.00	6.38	0.00	0.51	0.27	6.38	3.25											252.04	251.77		
201	DMH 201	DMH 203							0.51	0.27	6.38	3.25	3.57	12	246	0.012	0.009	5.15	251	248.9	255.2	254.5	251.77	250.11	3.20	4.60
DMH 203					0.00	5.00	6.38	0.00	0.79	1.07	6.38	5.06											250.11	249.81		
203	DMH 203	O/W 2							0.79	1.07	6.38	5.06	6.78	15	16	0.012	0.009	6.05	248.9	248.75	254.5	254	249.81	249.71	4.35	4.00
O/W 2					0.00	5.00	6.38	0.00	0.79	1.11	6.38	5.06											249.71	249.41		
2	O/W 2	DMH 108							0.79	1.11	6.38	5.06	10.75	15	36	0.012	0.024	8.63	248.5	247.65	254	254.8	249.41	249.24	4.25	5.90
CB 107			0.44	0.53	0.23	5.00	6.38	1.50	0.23	0.00	6.38	1.50											250.82	250.82		
107	CB 107	DMH 106							0.23	0.00	6.38	1.50	3.52	12	24	0.012	0.008	4.31	250.3	250.1	253.8	254.8	250.82	250.56	2.50	3.70
CB 104			0.11	0.79	0.08	5.00	6.38	0.53	0.08	0.00	6.38	0.53											252.20	252.20		
104	CB 104	DMH 103							0.08	0.00	6.38	0.53	3.39	12	13	0.012	0.008	3.14	251.9	251.8	255.4	255.7	252.20	252.07	2.50	2.90
CB 102			0.09	0.77	0.07	5.00	6.38	0.47	0.07	0.00	6.38	0.47											252.78	252.78		
102	CB 102	DMH 101							0.07	0.00	6.38	0.47	4.02	12	46	0.012	0.011	3.42	252.5	252	256	256.3	252.78	252.23	2.50	3.30
CB 100			0.43	0.77	0.33	5.00	6.38	2.10	0.33	0.00	6.38	2.10											251.40	251.40		
100	CB 100	DMH 101							0.33	0.00	6.38	2.10	2.85	12	101	0.012	0.005	2.68	250.3	249.75	253.8	256.3	251.40	251.10	2.50	5.55
DMH 101					0.00	5.00	6.38	0.00	0.40	0.63	6.38	2.57											251.10	250.99		
101	DMH 101	DMH 103							0.4	0.629	6.38	2.57	2.83	12	65	0.012	0.005	3.27	249.75	249.4	256.3	255.7	250.99	250.70	5.55	5.30
DMH 103					0.124	5	6.38	0.8	0.607	0.959	6.38	3.9											250.70	250.58		
103	DMH 103	DMH 105							0.607	0.959	6.38	3.9	5.19	15	109	0.012	0.006	4.64	249.4	248.8	255.7	256.2	250.58	250.26	5.05	6.15
DMH 105					0	5	6.38	0	0.607	1.351	6.38	3.9											250.26	250.16		
105	DMH 105	DMH 106							0.607	1.351	6.38	3.9	5.22	15	135	0.012	0.006	3.18	248.8	248.05	256.2	254.8	250.16	249.74	6.15	5.50
DMH 106					0	5	6.38	0	0.839	2.059	6.38	5.4											249.74	249.50		
106	DMH 106	O/W 1							0.839	2.059	6.38	5.4	6.67	15	11	0.012	0.009	4.4	248.05	247.95	254.8	254.7	249.50	249.44	5.50	5.50
O/W 1					0	5	6.38	0	0.839	2.1	6.38	5.4											249.44	249.29		
1	O/W 1	DMH 108							0.839	2.1	6.38	5.4	5.53	15	8	0.012	0.006	4.4	247.7	247.65	254.7	254.8	249.29	249.24	5.75	5.90
DMH 108					0	5	6.38	0	1.626	2.131	6.38	10.46											249.24	248.81		
108	DMH 108	EX CB 1							1.626	2.131	6.38	10.46	16.78	24	32	0.012	0.005	5.63	247.65	247.5	254.8	253.5	248.81	248.64	5.15	4.00
EX CB 1									1.626	2.225	6.38	10.46														

PERMIT COMPLIANCE
(Stormwater Management System)

Proposed Fuel Facility & Car Wash

445 & 449 Sabattus Street
Lewiston, Maine

PREPARED FOR

Guggenheim Real Estate Partners, Inc.
3000 Internet Boulevard
Suite 570
Frisco, Texas 75034

PREPARED BY



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

3/24/2017



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Introduction

VHB has prepared the following Stormwater Management System Inspection & Maintenance Manual and Spill Response Procedures for the Proposed Fuel Facility & Car Wash located at 445 & 449 Sabattus Street in Lewiston, Maine. The intent of this plan is to provide the applicant/owner with a list of procedures that document the inspection and maintenance requirements and spill procedures for this development.

Inspection & Maintenance

The following inspection and maintenance program is necessary in order to keep the Stormwater Management System functioning properly. By following the enclosed procedures, the applicant will be able to maintain the functional design of the Stormwater Management System and maximize its ability to remove sediment and other contaminants from site generated stormwater runoff.

Responsible Party

The oversight of the inspection and maintenance program will be provided by:

Guggenheim Real Estate Partners, Inc.
3000 Internet Boulevard
Suite 570
Frisco, Texas 75034

During Construction

The following procedures shall be implemented during construction. Additionally, the Contractor shall prepare and adhere to a Stormwater Pollution Prevention Plan (SWPPP) associated with the Maine Construction General Permit (MCGP).

Inspection & Maintenance Plan

- Impervious area, erosion control measures, materials storage areas exposed to precipitation and construction exits shall be inspected, at a minimum, once a week. Additional inspections shall be performed before and within 24 hours after a rainfall event and prior to permanent stabilization.
- BMPs shall be repaired upon discovery of problem and no later than the end of the next working day.
- Significant repairs to BMPs shall be completed within 7 calendar days and prior to a rainfall event.
- A Construction Inspection & Maintenance Log shall be completed for each inspection and maintenance activity.
- Inspection shall be performed by a person with knowledge of erosion and stormwater control which include the standards and conditions in the permit.
- The Inspection & Maintenance Logs shall be accessible to the Maine Department of Environmental Protection staff and a copy shall be provided upon request.
- The permittee shall retain copies of the logs for a period of at least three years from the completion of permanent stabilization.



Post-Construction

The following procedures shall be implemented after construction. The Inspection & Maintenance Plan does not include items and requirements specifically associated with the fuel facility or car wash, including but not limited to the positive limiting barrier and potential oil spills.

Inspection & Maintenance Plan

By implementing the following procedures, the applicant will be able to maintain the functional design of the Stormwater Management System and maximize the system's ability to remove sediment and other contaminants from site generated stormwater runoff.

Regular Maintenance

- Paved areas will be swept, at a minimum, once per year, preferable in the spring to clear winter sand.
- Routinely empty all outside waste receptacles provided for public use.
- Routinely pick up and remove litter from the parking area, islands and perimeter landscape areas.
- Routinely inspect all dumpster and compactor locations for spills. Remove all trash litter from the enclosure and dispose of properly.

Catch Basins, Manholes & Pipes

The proposed catch basins are constructed with sumps (minimum 4 feet) and oil/debris traps (hoods) to trap debris, sediments, and floating contaminants. Disposal of all sediments must be in accordance with applicable local, state, and federal guidelines.

- Inspect catch basins at least two times per year and clean a minimum of once per year. Drainage manholes and pipes shall be inspected every five years.
- Sediment greater than half the sump depth and/or floatable pollutants shall be pumped from the basin and disposed of at an approved offsite facility in accordance with all applicable regulations.
- Any structural damage or other indication of malfunction will be reported to the site manager and repaired as necessary.
- During colder periods, the catch basin grates must be kept free from snow and ice.
- During warmer periods, the catch basin grates must be kept free of leaves, litter, sand and debris.

Oil/Water Separators

Oil/water separators remove sediment and hydrocarbons and are used for areas with heavy traffic or high potential for petroleum spills.

- Oil/water separators shall be cleaned at least two times per year.
- Disposal of all sediments must be in accordance with applicable local, state, and federal guidelines.

Record Keeping

- Inspections of the stormwater management system shall be conducted in accordance with the Inspection & Maintenance Checklist provided in this Manual.
- A Post-Construction Inspection & Maintenance Log shall be completed for each inspection and maintenance activity.



- Inspection shall be performed by a person with knowledge of erosion and stormwater control which include the standards and conditions in the permit.
- The Inspection & Maintenance Logs shall be accessible to the Maine Department of Environmental Protection staff and a copy shall be provided upon request.
- The permittee shall retain copies of the logs for a period of at least three years from the completion of permanent stabilization.

Re-Certification

- Re-certification shall be submitted within three months of the expiration of each five-year interval from the date of issuance of the permit.
- Submission of re-certification shall include: Identification of repair and erosion problems, Inspection and repair of stormwater system, and evidence that the maintenance plan has been implemented and modifications approved by the City.

Duration of Maintenance

Maintenance as described in the Inspection & Maintenance Plan shall be performed by the Responsible Party unless and until the system is formally accepted by its successor, heirs and assigns, the City or other entity.

Inspection & Maintenance Checklist/Log

The following pages contain an Inspection & Maintenance Checklists for Construction and Post-Construction requirements and a reduced copy of the Grading and Drainage Plans. These forms/plans are provided to assist the applicant with the inspection and maintenance of the Stormwater Management System.

Stormwater Management System
 Inspection & Maintenance Checklist - Construction

Best Management Practice	Inspection Frequency	Date Inspected	Inspector Initials	Minimum Maintenance and Key Items to Check	Cleaning or Repair Needed (Yes/No)	Date of Cleaning or Repair	Performed by:
Impervious Area	Weekly and after any rainfall	/ /		Sediment build up			
Siltsock – Erosion Control Barrier	Weekly and after any rainfall	/ /		Sediment build up, broken netting or stakes			
Stabilized Construction Exit	Weekly and after any rainfall	/ /		Filled voids, runoff/sediments into street			
Siltsock Sediment Trap	Weekly and after any rainfall	/ /		Clogged or sediment build-up at surface or in basin			
Diversion Channels	Weekly and after any rainfall	/ /		Maintained, moved as necessary to correct locations, Check for erosion or breakout			
Temporary Sedimentation Basins	Weekly and after any rainfall	/ /		Cracking, erosion, breakout, sediment buildup, contaminants			
Materials Storage Areas	Weekly and after any rainfall	/ /		Maintained, spills, breakout			

Inspector Name and Qualifications _____

Stormwater Management System
 Inspection & Maintenance Checklist – Post-Construction

Best Management Practice	Inspection Frequency	Date Inspected	Inspector Initials	Minimum Maintenance and Key Items to Check	Cleaning or Repair Needed (Yes/No)	Date of Cleaning or Repair	Performed by:
Vegetated Areas and Slopes	Early in grow season and after heavy rainfall	/ /		Erosion and bare areas			
Catch Basins	Spring and Late Fall. Clean once a year	/ /		Clean and dispose sediments legally in basin bottom, remove floatable solids and oils			
Drainage Manholes and Pipes	Every five years	/ /		Clean and dispose sediments legally in manhole bottom, inlets and pipes, remove floatable solids and oils			
Oil/Water Separators	Spring and Late Fall. Cleaned twice a year	/ /		Clean and dispose sediments legally, remove floatable solids and oils			

Inspector Name and Qualifications _____



Spill Response Procedure

Spill response procedure is limited to during the construction of the facility. Spill prevention equipment and training for post-construction operations will be provided by the property management company.

A. Initial Notification

In the event of a spill the facility and/or construction manager or supervisor will be notified immediately.

Facility Manager (name): _____

Facility Manager (phone): _____

Construction Manager (name): _____

Construction Manager (phone): _____

The supervisor or manager will assess the incident and initiate containment control measures with the appropriate spill containment equipment included in the spill kit kept on-site. The supervisor will first contact the Fire Department and then notify the Police Department. The fire department is ultimately responsible for matters of public health and safety and should be notified immediately.

B. Further Notification

Based on the assessment from the Fire Chief, additional notification to a cleanup contractor may be made. The Maine Department of Environmental Protection (DEP) and the EPA may be notified depending upon the nature and severity of the spill. The Fire Chief will be responsible for determining the level of cleanup and notification required. The attached list of emergency phone numbers shall be posted in the main construction/facility office and readily accessible to all employees. A hazardous waste spill report shall be completed as necessary using the attached form.



Emergency Notification Phone Numbers

1.	FACILITY MANAGER NAME: _____	PHONE: _____ CELL: _____, _____ HOME PHONE: _____
	ALTERNATE CONTACT: NAME: _____	PHONE: _____ BEEPER/CELL: _____, _____ HOME PHONE: _____
2.	FIRE & POLICE DEPARTMENT	EMERGENCY: 911
3.	CLEANUP CONTRACTOR: _____ ADDRESS: _____ _____	PHONE: _____
4.	MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)	Oil Spills: (800) 482-0777 Hazardous Materials: (800) 452-4664 Central Maine Regional Office: (800) 452-1942
5.	NATIONAL RESPONSE CENTER ALTERNATE: U.S. ENVIRONMENTAL PROTECTION AGENCY	PHONE: (800) 424-8802 EMERGENCY: (800) 424-8802 BUSINESS: (888) 372-7341
6.	MAINE EMERGENCY MANAGEMENT AGENCY	PHONE: (800) 452-8735



Hazardous Waste / Oil Spill Report

Date: ___/___/___ Time: ___ AM / PM

Exact location _____

Type of equipment: _____ Make: _____ Size: _____

License or S/N: _____ Weather Conditions: _____

On or near water Yes If yes, name of body of water: _____

No

Type of chemical / oil spilled: _____

Amount of chemical / oil spilled: _____

Cause of spill: _____

Measures taken to contain or clean up spill: _____

Amount of chemical / oil recovered: _____ Method: _____

Material collected as a result of clean up

_____ drums containing: _____

_____ drums containing: _____

_____ drums containing: _____

Location and method of debris disposal: _____

Name and address of any person, firm, or corporation suffering damages: _____

Procedures, method, and precautions instituted to prevent a similar occurrence from recurring: : _____

Spill reported to General Office by: _____ Time: _____ AM / PM

Spill reported to DEP / National Response Center by: _____

DEP Date: ___/___/___ Time: _____ AM / PM Inspector: _____

NRC Date: ___/___/___ Time: _____ AM / PM Inspector: _____

Additional comments: _____



C. Assessment - Initial Containment

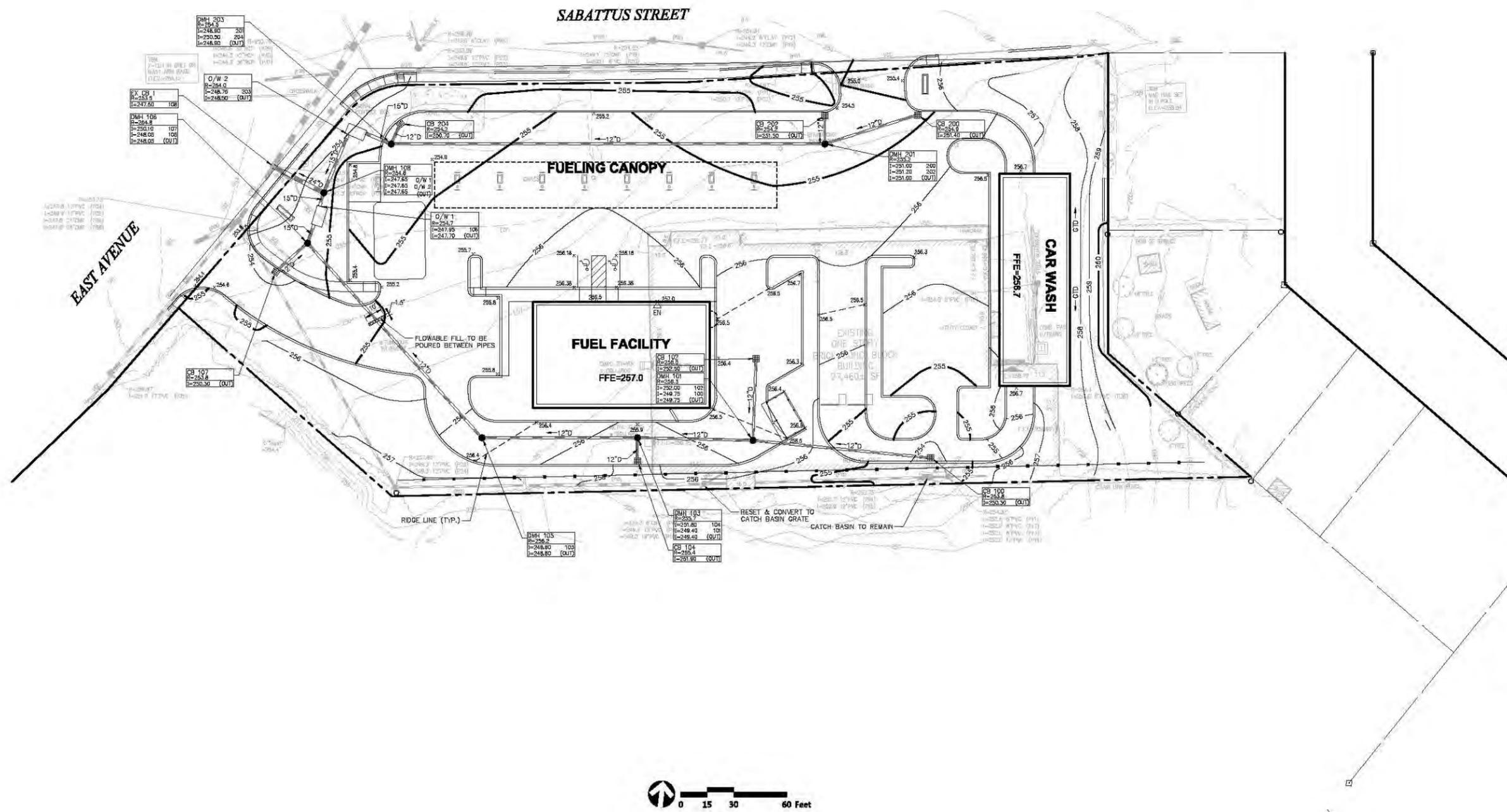
The supervisor or manager will assess the incident and initiate containment control measures with the appropriate spill containment equipment included in the spill kit kept on-site. A list of recommended spill equipment to be kept on site is included on the following page.



Emergency Response Equipment

The following equipment and materials shall be maintained at all times and stored in a secure area for long-term emergency response need.

--	SORBENT PADS	2 BALES
--	SORBENT BOOM	100 FEET
--	SAND BAGS (empty)	50
--	SEWER PIPE PLUGS	
--	12 INCH DIAM.	1
--	SPEEDI-DRI ABSORBENT	5 40# BAGS
--	SQUARE END SHOVELS	1
--	PICK	1
--	PRY BAR	1
--	DRAIN COVERS	2



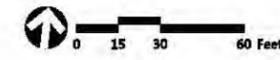
Proposed Fuel Facility & Car Wash
445 & 449 Sabattus Street
Lewiston, Maine

No.	Revision	Date	Appr.

Designed by: **MEO** Checked by: **EKG**
Issued for: **Permitting** Date: **March 24, 2017**

Not Approved for Construction
Grading and
Drainage Plan

Plotted: Thursday, March 23, 2017 12:24:39 PM WDSHINE Plotted Friday, March 24, 2017 9:49:05 AM Coahne, Com





May 16, 2017

Ref: 52425.00

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

Re: Proposed Development
449 Sabattus Street
Response to Comments

Mr. Hediger,

On behalf of the applicant, Vanasse Hangen Brustlin, Inc. (VHB) has prepared the following response to the review comments received from the City of Lewiston on May 10, 2017. The comments were received from the following:

- Department of Planning & Code Enforcement
- Lewiston Fire Department
- Lewiston Police Department
- Department of Public Works
- HNTB

In association with the following response to comments, we have attached the following:

- Stormwater Figures and Supporting Calculations

Department of Planning & Code Enforcement

1. *Note: the address assigned to this property for assessing and e-911 is 449 Sabattus Street.*

VHB Response: The plans have been revised to indicate the address as 449 Sabattus Street.

Engineers | Scientists | Planners | Designers

2 Bedford Farms Drive
Suite 200
Bedford, New Hampshire 03110
P 603.391.3900
F 603.518.7495



2. *Project is located in an urbanized area, creating greater than once acre of disturbance and therefore, is subject to the MS4 stormwater requirements of Article XIII, Section 15. Please reference this section and the applicable criteria.*

VHB Response: Reference to this section has been added to the Legends and General Notes in the Site Plans.

3. *Prior to any certificate of occupancy being issued:*
 - a. *Evidence of the post-construction stormwater management guarantee having been recorded at the Registry of Deeds must be provided.*

VHB Response: A copy of the recorded guarantee shall be provided. Reference to this requirement has been added to the Legends and General Notes in the Site Plans.

- b. *Evidence of a final inspection of the storm water system shall be provided to the city by the designing engineer along with a written statement indicating that the storm water system and all site improvements have been completed in accordance with the approved plans.*

VHB Response: Inspection will be performed accordingly and a statement provided following installation. Reference to this requirement has been added to the Legends and General Notes in the Site Plans.

4. *Cover sheet needs a signature block for the Planning Board's approval.*

VHB Response: The cover sheet has been updated accordingly.

5. *Note must be added to the cover sheet that referencing the plans expiration of approval: see Article XIII, Section 11(a)(1).*

VHB Response: The cover sheet has been updated accordingly.

6. *Reference should be made to the applicable noise provisions in Article XII, Section 19(2) for the car wash facility. Will the noise levels of drying system meet our provisions? Also, will there be vacuums on site and will they meet our noise provisions?*

VHB Response: The car wash facility will include a dryer system and vacuums. Prior to the issuance of a building permit, the applicant shall provide documentation demonstrating compliance with the application provisions.



7. *Article XIII, Section 4(u) states the development will provide for the buffering of adjacent uses where there is a transition from one type of use to another use and to screen service and storage areas. The residential property at 9 Spofford Street is zoned Community Business currently abuts this non-residential site. While a buffer is not required, the installation of opaque fencing or a staggered row of evergreen planting along this abutting property line should be considered.*

VHB Response: The Planting Plan has been modified to enhance the landscaping along the residential property line. The plan is to relocate the plantings previously shown against the car wash facility to provide a staggered row of trees closer to the property line.

8. *The applicant must prepare a draft TMP for the city's review. The TMP must include specific reference to the following:*
- a. *The applicant should complete an analysis and provide specific signal time modification for both Sabattus Street and East Avenue signal timing and the corridor coordination timing prior to any certificate of occupancy being issued.*

VHB Response: The applicant will provide an analysis for the signal timing modification as required.

- b. *Due to the limited circulation space for fuel delivery via a tanker tractor-trailer, fuel deliveries must be limited to non-peak hours.*

VHB Response: The applicant will work to designate fuel deliveries to occur during off-peak conditions, which is typically the preference for delivery drivers as well. However, the applicant will need to reserve the ability to accept fuel deliveries during peak hours in an emergency condition.

- c. *The minimum intersection corner clearance between an entrance and signalized intersection should be 125 feet. The East Avenue entrance to the proposed facility has only 120 feet of corner clearance to Sabattus Street. The site plan should be amended to provide the additional 5 feet. If this is not possible, then specific reference should be made in the TMP that the corner clearance between the entrance and signalized intersection shall be 120 feet.*

VHB Response: The entrance has been relocated accordingly to provide 125 feet of clearance. The site plans have been updated.

9. *The site plans show two ground signs. Only one ground sign is permitted pursuant to Article XII, Section 16(c)(2)(b)(1).*

VHB Response: The ground sign on East Avenue has been removed. There is now one sign shown, which is located at the Sabattus St. site entrance.



10. *Regarding the building elevations, the adopted comprehensive plan used this intersection as an example of how to change a typical intersection into mixed used destination with quality construction. Currently, there are no requirements that your development meet this vision; however, you should be prepared to address this given the recent adoption of the plan. Also, Nouria has many sites throughout New England. Again, while not a requirement, I would encourage you to consider providing the Planning Board a couple options on the appearance of these structures for their consideration.*

VHB Response: The applicant shall present architectural options at the Planning Board hearing for consideration.

Lewiston Fire Department

1. *First - I didn't see anywhere in the plans what restaurant / coffee shop / take out would be moving in on the right hand side of the building. I'm questioning if the facility will have any cooking / food prep appliances that may or may not require an automatic hood system.*
Secondly – looking to see what / if there would be any seating and what the occupant load capacity may be that may or may not require two remote exits.

VHB Response: The applicant shall address these items during final building design for review/input during the building permit application process.

2. *I noted in the notes under "Further Notification" that there will be a list of emergency contact numbers posted at the main construction / facility office accessible to all employees. I would also need to have an emergency contact list forwarded to 911 Communications Center for after hours during the construction phase. A few names and numbers who they could call, preferably a local person who can respond within a short period of time, to respond.*

VHB Response: A note has been added to the site plans, noting the Contractor will be required to post the emergency contact numbers, as well as provide project contacts as requested.

3. *When provided, I would need the specs for the proposed underground fuel storage tanks for our files as well as EMA's files.*

VHB Response: The applicant shall will include these items in the final building design plans for review/input during the building permit application process.

4. *When the actual building plans become available, please advise for review.*

VHB Response: The applicant shall provide final building design plans for review/input during the building permit application process.



Lewiston Police Department

No concerns with this project.

VHB Response: Comment noted, no response required.

Department of Public Works

Application:

1. *Stormwater Management — Please provide pre and post stormwater maps illustrating where the stormwater is entering the City System in the Pre-condition and the Post-Condition showing that the stormwater has not been concentrated to one portion of the City's closed drainage system. Will the concentration of any flows create capacity issues in the City System?*

VHB Response: Stormwater figures illustrating where the stormwater is entering the City System under Pre- and Post-Conditions have been included as an attachment to this letter. As demonstrated on the plans, under existing conditions, the stormwater enters the City System via a series of catch basins along both Sabattus St. and East Avenue. Under proposed conditions, the stormwater is collected on-site and is concentrated to an outlet along East Avenue. VHB analyzed the capacity of the existing drainage pipe to determine there would be no impact to the existing system. Pipe calculations and a profile have been included in support. This analysis conservatively assumed that the existing pipe prior to the proposed connection would be at full capacity and that the downstream pipe would be full capacity to account for tail water.

2. *The ability to serve letter provided in the application states that a 4" line will be installed, the plans indicate a 1.5" line which is correct?*

VHB Response: The 1.5" line is to be installed.

Plans:

1. *Grading and Drainage Plan:*

- a. *The plans show connecting into an existing catchbasin on East Avenue, the existing conditions plans indicate this is a manhole.*

VHB Response: The site plans have been updated to appropriately call out the structure as a manhole.

- b. *What size is the size and condition of the existing manhole that the 24" stormdrain is tying into? It may need to be replaced in order to accommodate the large diameter pipe, or the channel may need to be modified. More information should be provided on this connection.*



VHB Response: A note has been added to the site plans requiring the Contractor to field inspect and coordinate with the City and Engineer prior to connection.

2. Utility Plan:

- a. The ability to serve letter provided in the application states that a 4" line will be installed, the plans indicate a 1.5" line which is correct?*

VHB Response: The 1.5" line is to be installed.

- b. The new water line must have a shut off located at the right of way.*

VHB Response: A shut off valve has been located at the right-of-way along East Avenue.

- c. The new water line shall connect to the Fuel Facility with a master water meter for both the Fuel Facility and the Car Wash.*

VHB Response: Applicant to coordinate final location of the master water meter with the DPW during the building permit process.

3. Site Details:

- a. Utility Trench Detail — Stormdrain and Sanitary Sewer installed in the City ROW shall be bedded and backfilled (8" above the pipe) with 3/4" crushed stone.*
- b. Vertical Granite Curb Detail — Vertical granite curb installed in the ROW shall be bedded and backfilled with concrete.*
- c. Bituminous Concrete Sidewalk Detail — Sidewalks in the ROW shall be constructed with 12" of gravel.*
- d. Bituminous Concrete Pavement Section — Work in East Avenue and Sabattus Street shall be constructed with 24" of Gravel and 6" of Hot Mix Asphalt.*
- e. Accessible Curb Ramp Detail — Detectable Warning Fields shall be constructed of Cast Iron Detectable Warning Plates (Natural Patina) bedded in 6" of Type A Concrete, with a minimum of 6" of concrete installed around the perimeter of the plates. Where plates are installed on a radius, curved plates should be used.*
- f. Accessible Parking Space Detail — The accessible Parking Space detail shows a different striping pattern than the plan views. Using the detail would reduce the number of parking spaces.*
- g. Stabilized Construction Entrance — The construction entrance should be installed with a minimum of 6" depth.*

Mr. David Hediger
Ref: 52425.00
May 12, 2017
Page 7



VHB Response: The site plans have been updated to incorporate the comments above related to the site details.

Traffic Engineering Peer Review

1. *The TMP application and TIS are substantially complete.*

VHB Response: Comment noted.

2. *The applicant should complete an analysis and provide specific signal time modifications for both Sabattus Street and East Avenue signal timing and the corridor coordination timing, prior to the issuance of a permit.*

VHB Response: The applicant will provide an analysis for the signal timing modification as required.

Sincerely,

Vanasse Hangen Brustlin, Inc.

A handwritten signature in blue ink, appearing to read "DF", is written over a light blue circular stamp.

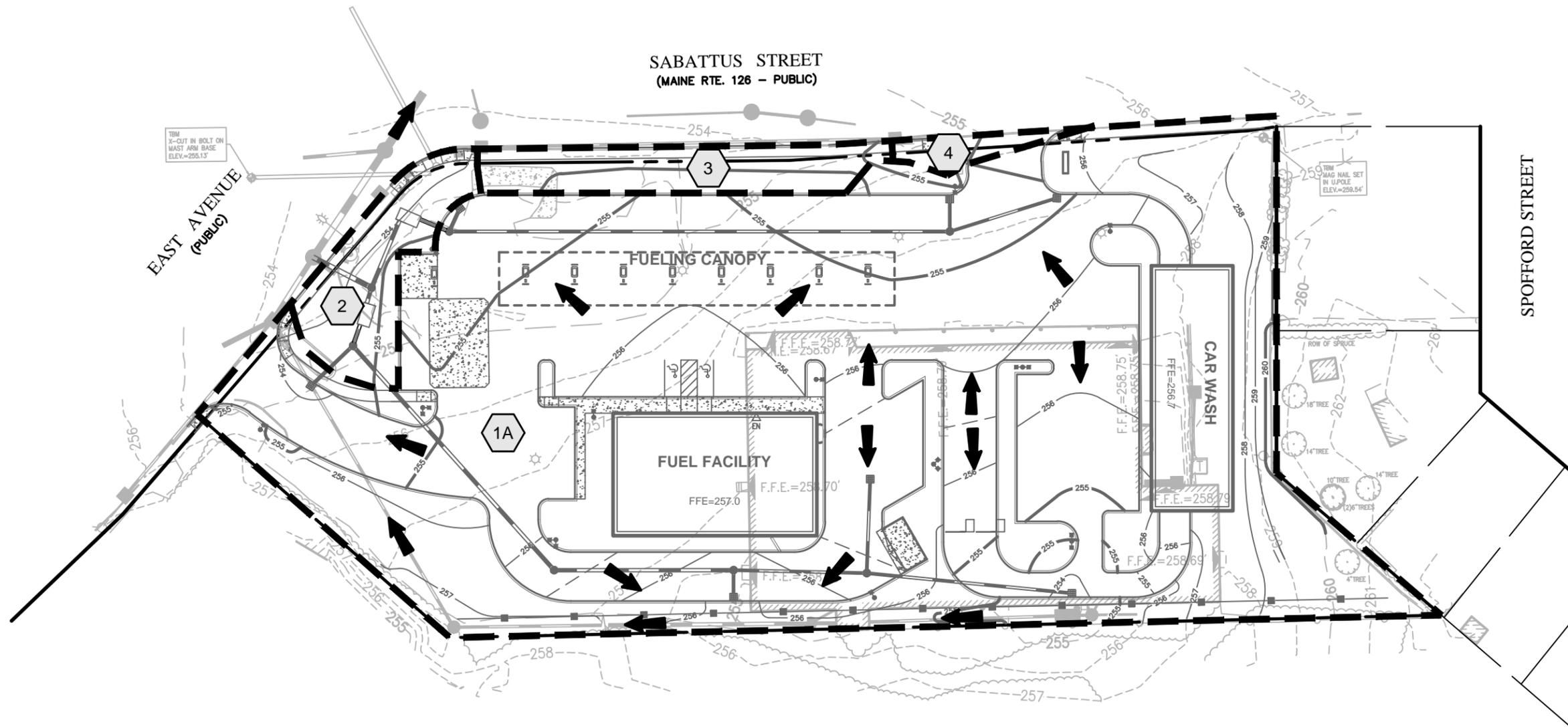
David Fenstermacher

Project Manager
dfenstermacher@vhb.com

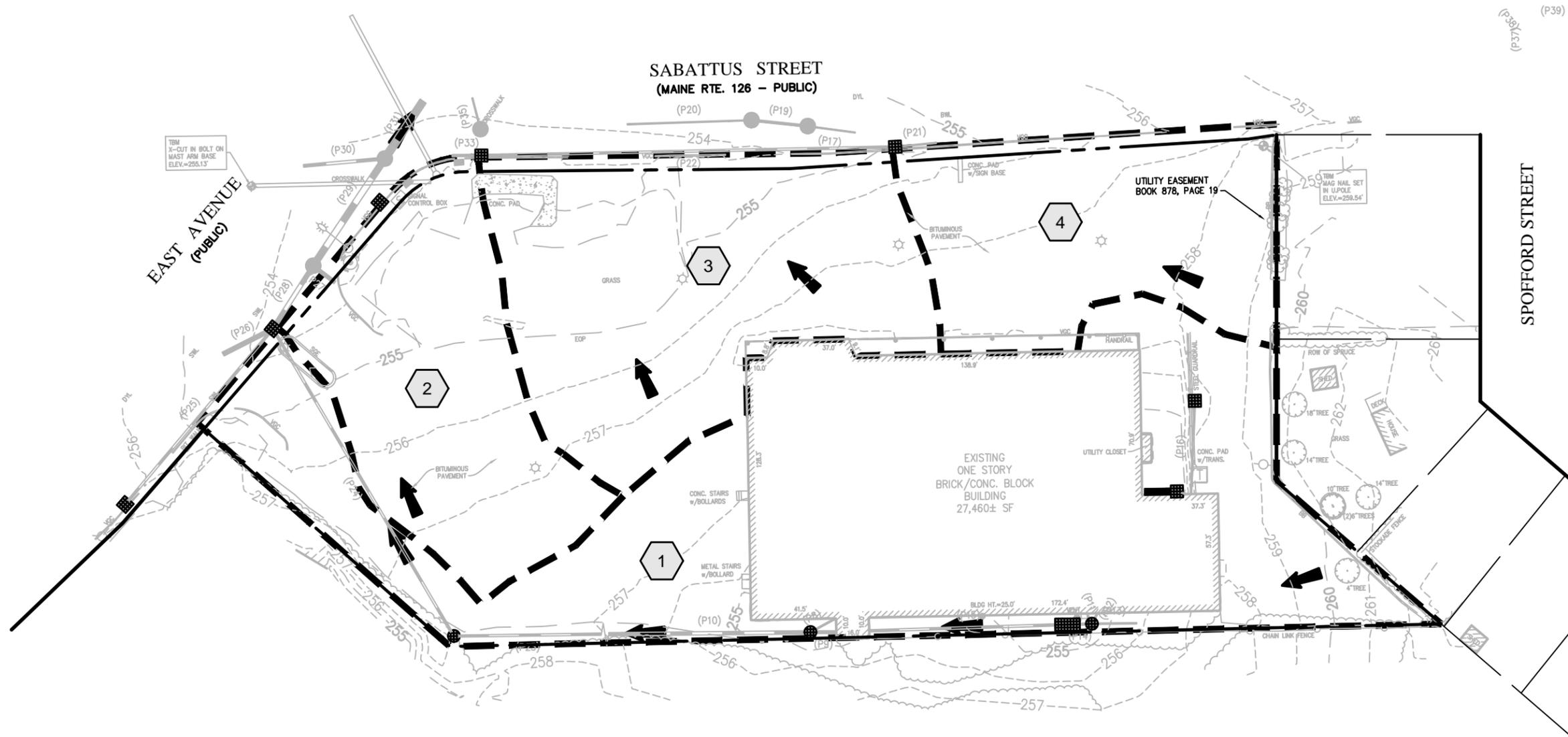
ATTACHMENTS

- Existing Conditions Drainage Figure
- Proposed Conditions Drainage Figure
- Pipe Calculations
- Pipe Profile

Symbol	Description
	Drainage Area Boundary
	Drainage Area
	Direction of Flow



Symbol	Description
	Drainage Area Boundary
	Drainage Area
	Direction of Flow



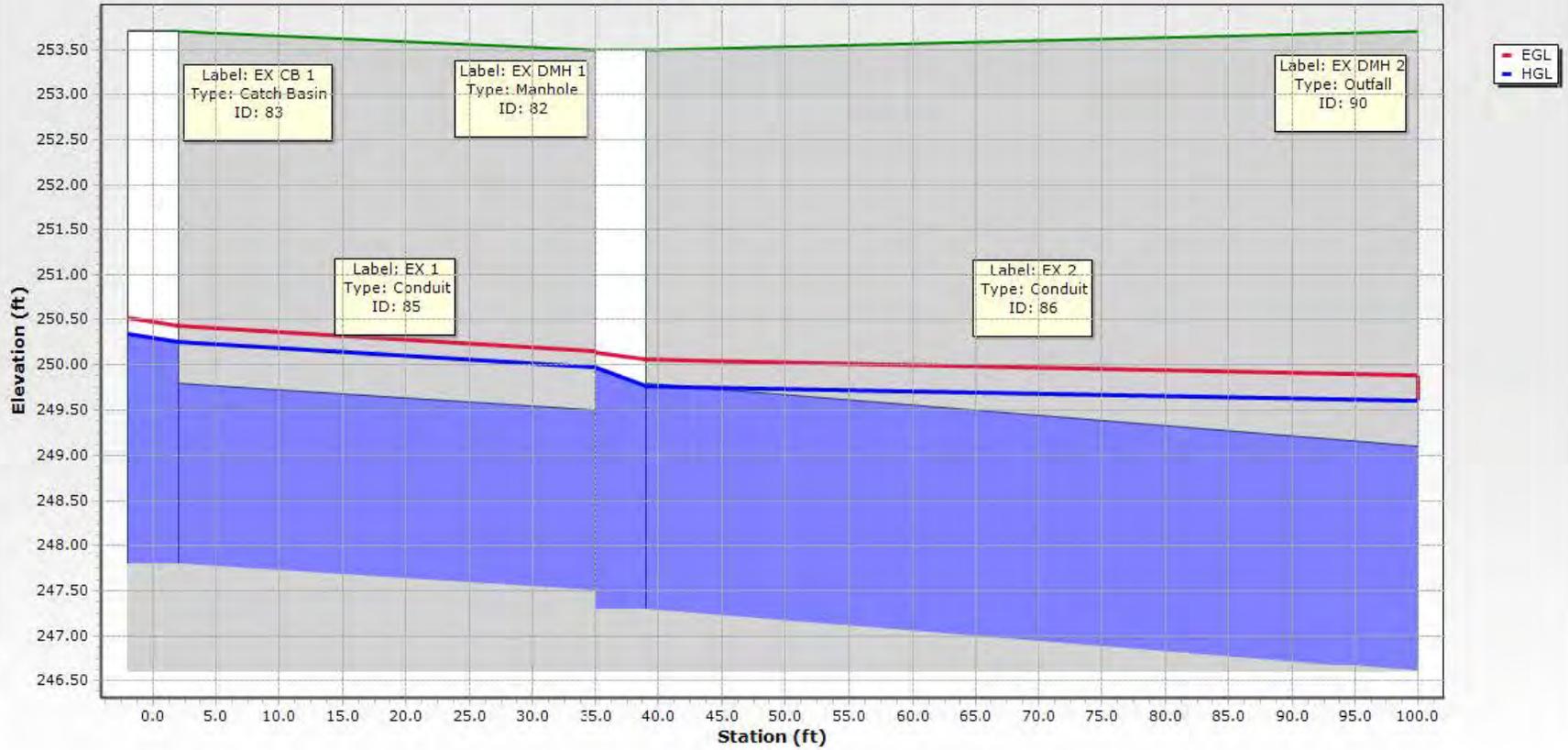
Existing Conditions Drainage Area Map **Figure 2**
 Proposed Fuel Facility & Car Wash
 445 & 449 Sabattus Street
 Lewiston, Maine
 May 2017

Network Elements Flex Table: VHB Storm Drain Calculations

Rainfall: 25 Year Storm

Label	Start Node	Stop Node	Inlet Drainage Area (acres)	Inlet C	Local CA (acres)	Local Flow Time (min)	Local Intensity (in/h)	Local Rational Flow (ft ³ /s)	System CA (acres)	System Flow Time (min)	System Intensity (in/h)	System Flow (ft ³ /s)	Capacity (Full Flow) (ft ³ /s)	Diameter (in)	Length (ft)	Manning's n	Slope (ft/ft)	Velocity (Average) (ft/s)	Invert (Upstream) (ft)	Invert (Downstream) (ft)	Elevation (Upstream Rim) (ft)	Elevation (Downstream Rim) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Cover (Start) (ft)	Cover (Stop) (ft)	
CB 202			0.45	0.87	0.39	5.00	6.38	2.53	0.39	0.00	6.38												252.82	252.82			
202	CB 202	DMH 201							0.39	0.00	6.38	2.53	6.82	12	16	0.012	0.031	3.22	251.5	251	254.2	255.20	252.82	252.75	1.70	3.2	
CB 200			0.24	0.46	0.11	5.00	6.38	0.72	0.11	0.00	6.38												252.77	252.77			
200	CB 200	DMH 201							0.11	0.00	6.38	0.72	3.29	12	55	0.012	0.007	0.92	251.4	251	254.9	255.20	252.77	252.75	2.50	3.2	
DMH 201					0.00	5.00	6.38	0.00	0.51	1.00	6.38												252.75	252.57			
201	DMH 201	DMH 203							0.51	1.00	6.38	3.25	3.57	12	246	0.012	0.009	4.14	251	248.9	255.2	254.50	252.57	250.82	3.20	4.6	
CB 204			0.31	0.90	0.28	5.00	6.38	1.81	0.28	0.00	6.38												251.27	251.27			
204	CB 204	DMH 203							0.28	0.00	6.38	1.81	4.98	12	12	0.012	0.017	5.84	250.7	250.5	254.2	254.50	251.27	250.95	2.50	3	
DMH 203					0.00	5.00	6.38	0.00	0.79	1.99	6.38												250.82	250.64			
203	DMH 203	O/W 2							0.79	1.99	6.38	5.06	6.78	15	16	0.012	0.009	4.12	248.9	248.75	254.5	254.00	250.64	250.55	4.35	4	
O/W 2					0.00	5.00	6.38	0.00	0.79	2.05	6.38												250.55	250.37			
2	O/W 2	DMH 108							0.79	2.05	6.38	5.06	10.75	15	36	0.012	0.024	4.12	248.5	247.65	254	254.80	250.37	250.18	4.25	5.9	
CB 107			0.44	0.53	0.23	5.00	6.38	1.50	0.23	0.00	6.38												250.82	250.82			
107	CB 107	DMH 106							0.23	0.00	6.38	1.50	3.52	12	24	0.012	0.008	4.31	250.3	250.1	253.8	254.80	250.82	250.69	2.50	3.7	
CB 104			0.11	0.79	0.08	5.00	6.38	0.53	0.08	0.00	6.38												252.20	252.20			
104	CB 104	DMH 103							0.08	0.00	6.38	0.53	3.39	12	13	0.012	0.008	3.14	251.9	251.8	255.4	255.70	252.20	252.07	2.50	2.9	
CB 102			0.09	0.77	0.07	5.00	6.38	0.47	0.07	0.00	6.38												252.78	252.78			
102	CB 102	DMH 101							0.07	0.00	6.38	0.47	4.02	12	46	0.012	0.011	3.42	252.5	252	256	256.30	252.78	252.23	2.50	3.3	
CB 100			0.43	0.77	0.33	5.00	6.38	2.10	0.33	0.00	6.38												252.35	252.35			
100	CB 100	DMH 101							0.33	0.00	6.38	2.10	2.85	12	101	0.012	0.005	2.68	250.3	249.75	253.8	256.30	252.35	252.05	2.50	5.55	
DMH 101					0	5	6.38	0	0.4	0.629	6.38												252.05	251.94			
101	DMH 101	DMH 103							0.4	0.629	6.38	2.57	2.83	12	65	0.012	0.005	3.27	249.75	249.4	256.3	255.70	251.94	251.65	5.55	5.3	
DMH 103					0.124	5	6.38	0.8	0.607	0.959	6.38												251.65	251.54			
103	DMH 103	DMH 105							0.607	0.959	6.38	3.9	5.19	15	109	0.012	0.006	3.18	249.4	248.8	255.7	256.20	251.54	251.20	5.05	6.15	
DMH 105					0	5	6.38	0	0.607	1.531	6.38												251.20	251.11			
105	DMH 105	DMH 106							0.607	1.531	6.38	3.9	5.22	15	135	0.012	0.006	3.18	248.8	248.05	256.2	254.80	251.11	250.69	6.15	5.5	
DMH 106					0	5	6.38	0	0.839	2.239	6.38												250.69	250.45			
106	DMH 106	O/W 1							0.839	2.239	6.38	5.4	6.67	15	11	0.012	0.009	4.4	248.05	247.95	254.8	254.70	250.45	250.38	5.50	5.5	
O/W 1					0	5	6.38	0	0.839	2.281	6.38												250.38	250.23			
1	O/W 1	DMH 108							0.839	2.281	6.38	5.4	5.53	15	8	0.012	0.006	4.4	247.7	247.65	254.7	254.80	250.23	250.18	5.75	5.9	
DMH 108					0	5	6.38	0	1.626	2.311	6.38												250.18	250.03			
108	DMH 108	EX DMH 1							1.626	2.311	6.38	10.46	16.78	24	32	0.012	0.005	3.33	247.65	247.5	254.8	253.50	250.03	249.97	5.15	4	
EX CB 1			(N/A)	(N/A)	0	5	6.38	0	0	0	6.38												250.34	250.25			
EX 1	EX CB 1	EX DMH 1							0	0	6.38	10.7	11.03	24	37	0.024	0.008	3.41	247.8	247.5	253.7	253.5	250.25	249.97	3.9	4	
EX DMH 1					0	5	6.38	0	1.626	2.471	6.38												249.97	249.77			
EX 2	EX DMH 1	EX DMH 2							1.626	2.471	6.38	21.16	43.23	30	63	0.013	0.011	8.76	247.3	246.6	253.5	253.7	249.77	249.6	3.7	4.6	
EX DMH 2									1.626	2.591	6.38																

East Avenue - Base





Memorandum

To: David Hediger City Planner/Deputy
Director Planning and Code
Enforcement
City of Lewiston

Date: May 15, 2017

Project #: 52425.00

From: Meghan Houdlette

Re: Traffic Movement Permit – Executive Summary

Guggenheim Partners, LLC proposes the redevelopment of an existing site currently housing a vacant 27,460± square foot building on the southeast corner of Sabattus Street and East Avenue in Lewiston, Maine. The approved Traffic Impact Study (TIS), dated April 25, 2017, identifies the impact of the proposed Gas Station with Convenience Store / Sandwich Shop with Drive-Thru and Car Wash Project to be located on Sabattus Street (ME 126). The vacant building will be replaced with a proposed 17-fueling position gas station, a 6,000-square foot convenience store that will include a sandwich shop with a drive-thru window, and a separate 4,800-square foot car wash. The site will be accessed via full-movement driveways on Sabattus Street and East Avenue. The following summarizes the findings of the TIS analysis and recommended improvements:

- The Project is expected to generate approximately 240 (121 entering and 119 exiting) and 272 (136 entering and 136 exiting) total vehicle trips during the weekday morning and weekday evening peak hours respectively. As a result of the high rate of pass-by and diverted traffic, the proposed development is only expected to generate 40 (20 entering and 20 exiting) and 34 (17 entering and 17 exiting) new vehicle trips during the weekday morning and weekday evening peak hours respectively.
- The Level of Service capacity analysis indicates that the proposed driveways are expected to operate at acceptable LOS during the morning peak hour and the East Avenue driveway will operate with some delay during the evening peak hour. However, it is estimated that Simtraffic results may be worse than reality due to the ability for traffic to redistribute within the site to the other driveway during peak times.
- The queue analysis indicates that the proposed driveway on Sabattus Street will not be blocked by the queue in the westbound direction on Sabattus Street. The queue will extend just to the driveway on East Avenue in the northbound direction.
- The crash data demonstrates that there is one high crash location within the study area at the intersection of East Avenue at Sabattus Street. Based on review of the collision diagram, an update to the signal coordination plan may be needed to accommodate existing volume demands at this location
- The current sidewalk and curb along the site are not in excellent condition. The proponent will improve the conditions for pedestrians when reconstructing the proposed curb-cuts.
- Recommendations for off-site improvements include timing adjustments at the signalized intersections to optimize operations by time of day.

CITY OF LEWISTON

Traffic Movement Permit

Applicant: Guggenheim Real Estate Partners, Inc.
Project Location: 449 Sabattus Street
Project: Proposed Fuel Facility & Car Wash
Permit Category: 200+ PCE
Traffic Engineer: VHB
Attn: Meghan Houdlette
2 Bedford Farms Drive
Bedford, NH 03110

Pursuant to the provision of 23 M.R.S.A. § 704-A and Chapter 305 of the Maine DOT's Regulations, with delegated review authority granted to the City of Lewiston, the City has considered the application by Guggenheim Real Estate Partners, Inc. with supportive data, agency review and other related materials on file.

Project Description

The project consists of the redevelopment of an existing site currently housing a vacant 27,460± square foot building on the southeast corner of Sabattus Street and East Avenue. The vacant building will be replaced with a proposed 17-fueling position gas station, a 6,000 square foot convenience store that will include a sandwich shop (Amatos) with a drive-thru window, and a separate 4,800 square foot car wash. The Project is expected to generate approximately 310 total weekday morning peak hour trips and 210 total weekday evening peak hour trips. However, due to the proposed land uses, the majority (70 – 75 percent) of these peak hour trips are expected to be pass-by and therefore are already on the adjacent roadways. As a result, the proposed development is only expected to generate 80 new trips during the weekday morning peak hour and 60 new trips during the weekday evening peak hour.

Findings

Based on a review of the files and related information, the City approves the Traffic Movement Permit Application of the Proposed Fuel Facility & Car Wash, subject to the following conditions:

Off-Site Mitigation

The applicant shall provide updated signal timings to accommodate the proposed project for the intersection of Sabattus Street and East Street and associated coordination signal timings for the existing system, and will be responsible for the field implementation of the timing adjustments. Coordination timings will be provided prior to the issuance of a certificate of occupancy.

If any of the supporting data or representations for which this permit is based changes in any way or is found to be incorrect/inaccurate, the applicant shall request in writing from the City/Department a decision of what impacts those changes will have on the permit. The applicant will then be required to submit those changes for review and approval and additional mitigation as a result of those changes may be required at the expense of the applicant.

By: _____

David Hediger

City Planner/Deputy Director of Planning and Code Enforcement

City of Lewiston

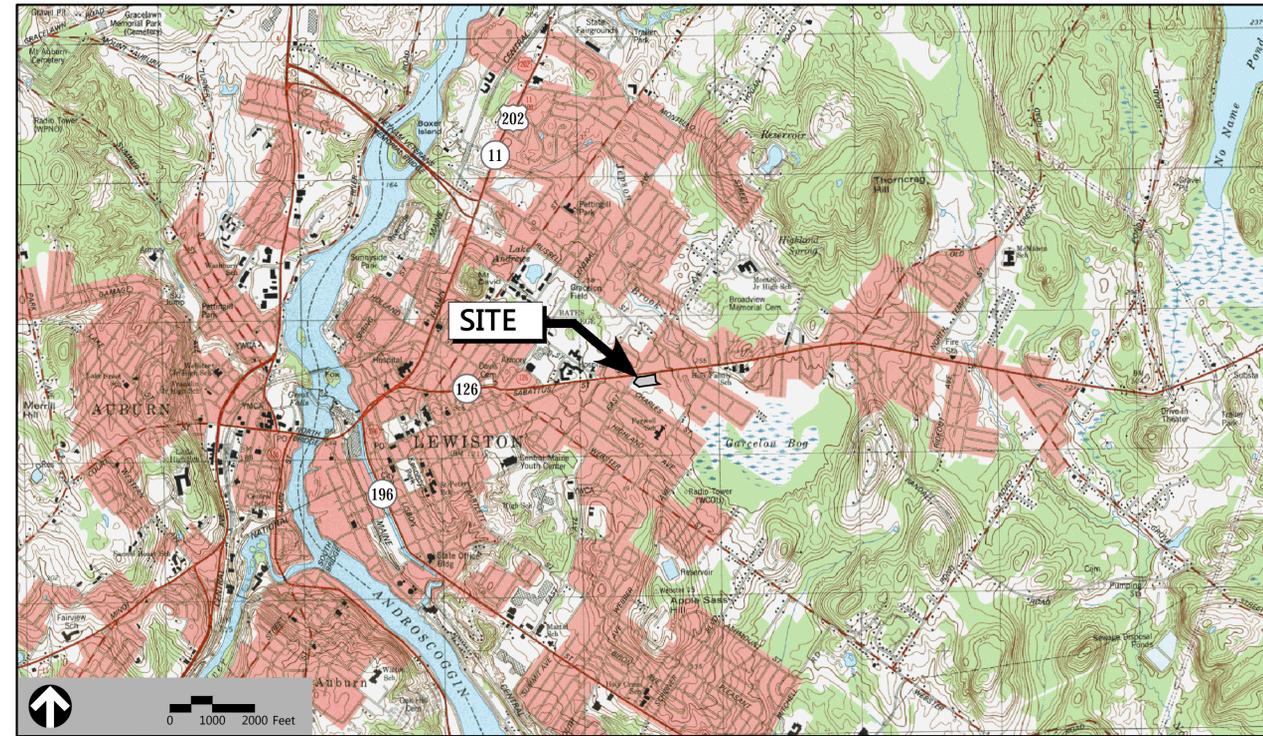
Date: _____

Site Plans

Issued for Permitting
 Date Issued April 19, 2017
 Latest Issue May 16, 2017

Proposed Fuel Facility & Car Wash

449 Sabattus Street
 Lewiston, Maine



2 Bedford Farms Drive
 Suite 200
 Bedford, NH 03110
 603.391.3900

Geotechnical Engineer
 Terracon Consultants, Inc.
 220 Industrial Way, Unit 4
 Portland, ME 04103
 207.828.5374

Owner

449 Sabattus Street, LLC
 64 Westwood Road
 Augusta, Maine 04330

Applicant

Guggenheim Real Estate Partners, Inc.
 3000 Internet Boulevard
 Suite 570
 Frisco, Texas 75034

Assessor's Map: 146
Lot: 4, 5

Assessor's Map: 173
Lot: 49

Sheet Index

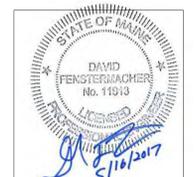
No.	Drawing Title	Latest Issue
C-1	Legend and General Notes	May 16, 2017
C-2	Layout and Materials Plan	May 16, 2017
C-3	Grading and Drainage Plan	May 16, 2017
C-4	Utility Plan	May 16, 2017
C-5	Erosion and Sediment Control Plan	May 16, 2017
C-6	Site Details 1	May 16, 2017
C-7	Site Details 2	May 16, 2017
C-8	Site Details 3	May 16, 2017
L-1	Planting Plan	May 16, 2017
L-2	Planting Details	April 19, 2017

Reference Drawings

No.	Drawing Title	Latest Issue
Sv-1	Existing Conditions Plan of Land	August 18, 2016
RL-4540-S1	Site Lighting Plan	April 6, 2017
RL-4540-S1	Site Lighting Fixtures	April 6, 2017
A2.0	C-Store Building Elevations	April 21, 2017
A2.1	Car Wash Building Elevations	April 21, 2017

Approved: City of Lewiston Planning Board

SIGNATURE: _____
 SIGNATURE: _____
 SIGNATURE: _____
 SIGNATURE: _____
 DATE APPROVED/SIGNED: _____



If development has not occurred as defined within the scope of this Code within two years of the approval date above, development review approval shall expire. Per Article XIII Section 11(a)(1)



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Legend

Legend table with columns: Exist., Prop., Description, Exist., Prop., Description. Includes symbols for property lines, pavements, buildings, curbs, and utilities.

Abbreviations

Abbreviations table with columns: General, Description. Lists abbreviations like ABAN, ACR, ADJ, APPROX, BIT, BS, BWLL, CONC, DYCL, EL, ELEV, EX, FDN, FFE, GRAN, GTD, LA, LOD, MAX, MIN, NIC, NTS, PERF, PROP, REM, RET, R&D, R&R, SWEL, SWLL, TS, TYP, CB, CMP, CO, DCB, DMH, CIP, COND, DIP, FES, FM, F&G, F&C, GI, GT, HDPE, HH, HW, HYD, INV, I-, LP, MES, O/W, PIV, PWW, PVC, RCP, R=, SMH, TSV, UG, UP.

Notes

- Purpose: THE PURPOSE OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS FOR THREE LOTS TO BE CONSOLIDATED AND DEVELOPED WITH A PROPOSED FUEL FACILITY & CAR WASH, LOCATED AT 449 SABATTUS STREET.
- General: CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
- Layout and Materials: DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- Demolition: CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC.
- Erosion Control: PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- Utilities: THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS.

Proposed Fuel Facility & Car Wash
449 Sabattus Street
Lewiston, Maine

Revision table with columns: No., Revision, Date, Apprd. Row 1: 1, RESPONSE TO COMMENTS, 5/16/17.

Designed by: MEO, Checked by: EKG
Issued for: Permitting, Date: April 19, 2017

Not Approved for Construction
Legend and General Notes

Professional Engineer Seal for David Pensteraocher, No. 11913, State of Maine. Drawing Number: C-1, Sheet 1 of 10, Project Number: 52425.00.



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Sign Summary

M.U.T.C.D. Number	Specification Width	Height	Desc.
R1-1	30"	30"	
R5-1	30"	30"	
R7-8	12"	18"	
R7-8P	12"	6"	

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18	42	42
STANDARD ACCESSIBLE SPACES *	8 x 18	8 x 18	1	1
VAN ACCESSIBLE SPACES	8 x 18	8 x 18	1	1
TOTAL SPACES			44	44
LOADING BAYS**			1	1

* ADA/STATE/LOCAL REQUIREMENTS
** LOADING BAYS: ONE BAY PER 5,000-79,999 SF GROSS LEASABLE AREA OF BUILDING

Parking Requirements:				
RETAIL	5,050 SF	x	1 SPACES /	250 = 21 SPACES
DRIVE-IN RESTAURANT			10 SPACES AND	= 10 SPACES
	950 SF	x	1 SPACES /	100 = 10 SPACES
CAR WASH*			4 SPACES	= 3 SPACES
TOTAL PARKING REQUIRED				= 44 SPACES

* NO REQUIREMENT SPECIFIED IN ZONING ORDINANCE. SUFFICIENT SPACES TO BE DETERMINED BY PLANNING BOARD.

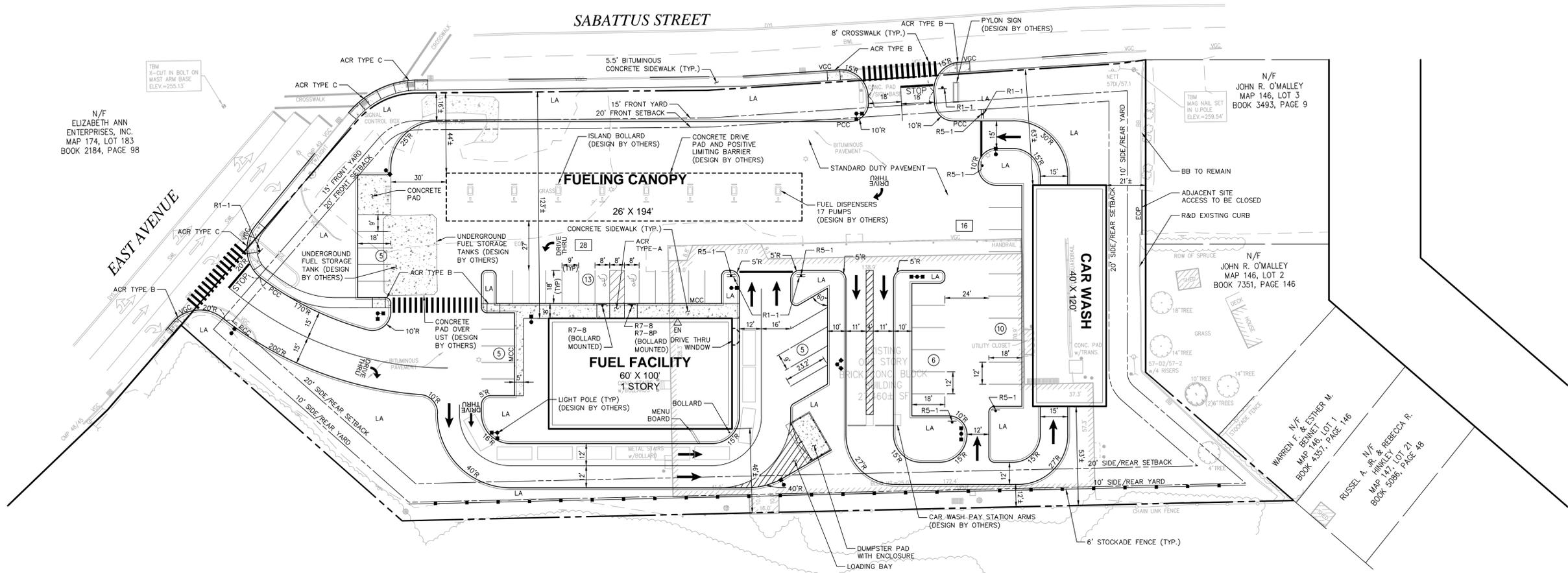
Zoning Summary Chart

Zoning District(S):	CB - Community Business	
	Required	Provided
MINIMUM LOT AREA	None	112,195 SF
FRONTAGE	100 Feet	582 Feet
MINIMUM FRONT YARD SETBACK	20 Feet	44 Feet
MINIMUM SIDE AND REAR YARD SETBACK	20 Feet	21 Feet
MINIMUM FRONT YARD	15 Feet	16 Feet
MINIMUM SIDE AND REAR YARD	10 Feet	12 Feet
MAXIMUM BUILDING HEIGHT	50 Feet	< 50 Feet
MAXIMUM LOT COVERAGE	50.0 %	9.6 %
MAXIMUM IMPERVIOUS COVERAGE	75.0 %	65.3 %

N/F
G.M.B. & R., LLC
MAP 173, LOT 89
BOOK 8469, PAGE 263

N/F
GENDRON SABATTUS
STREET, LLC
MAP 173, LOT 48
BOOK 7174, PAGE 350

N/F
M.R.E., LLC
MAP 146, LOT 6
BOOK 7951, PAGE 196



Proposed Fuel Facility & Car Wash
449 Sabattus Street
Lewiston, Maine

No.	Revision	Date	Aspd.
1	RESPONSE TO COMMENTS	5/16/17	

Designed by: MEO
Checked by: EKG
Issued for: Permitting
Date: April 19, 2017

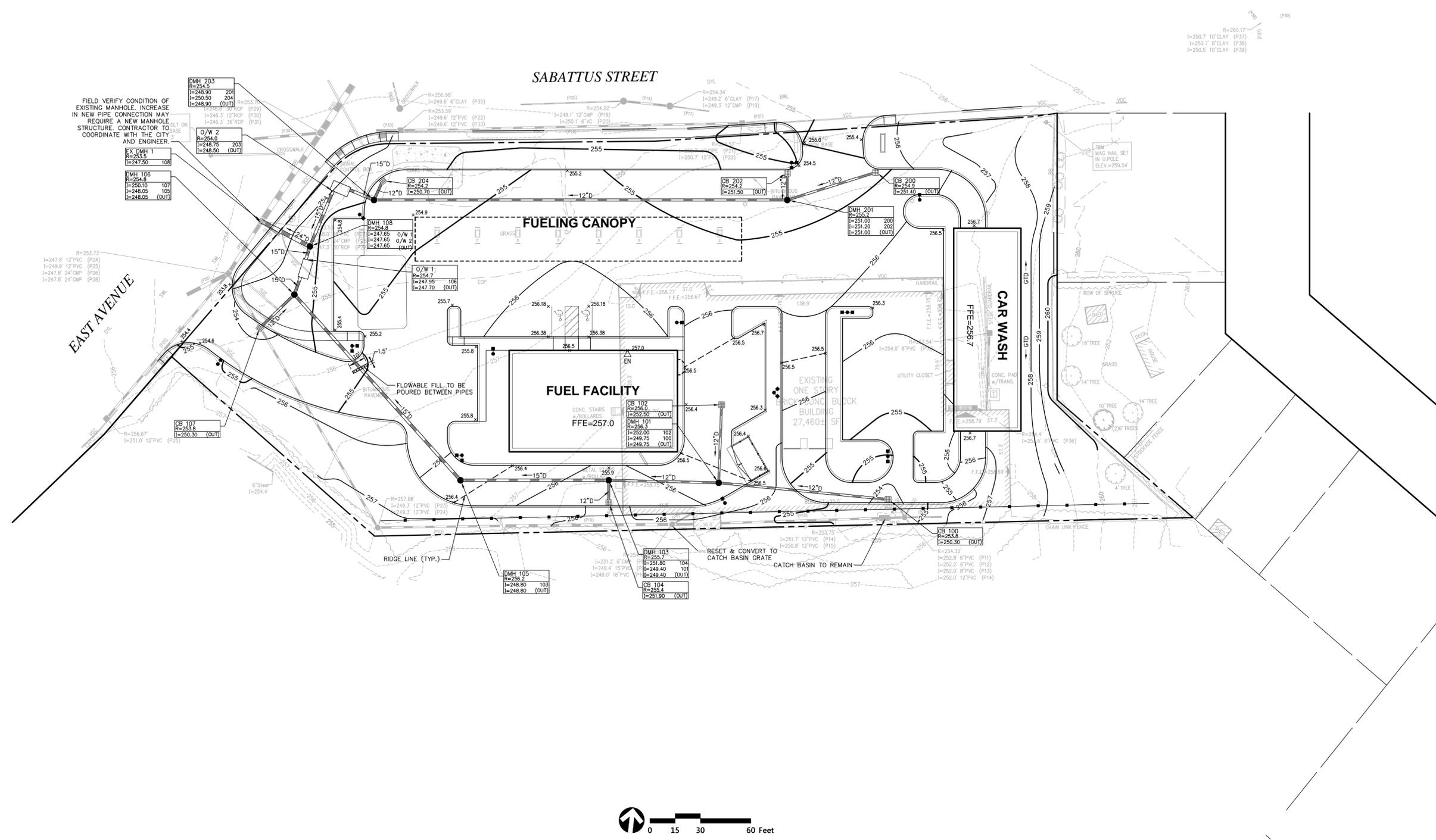
Not Approved for Construction
Layout and Materials Plan



C-2

Sheet 2 of 10

Project Number: 52425.00



FIELD VERIFY CONDITION OF EXISTING MANHOLE. INCREASE IN NEW PIPE CONNECTION MAY REQUIRE A NEW MANHOLE. STRUCTURE CONTRACTOR TO COORDINATE WITH THE CITY AND ENGINEER.

DMH 203
R=254.5
I=248.90 201
I=250.50 204
I=248.90 (OUT)

O/W 2
R=254.0
I=248.75 203
I=248.50 (OUT)

EX DMH 1
R=253.5
I=247.50 108

DMH 106
R=254.8
I=250.10 107
I=248.05 105
I=248.05 (OUT)

R=253.73
I=247.8 12" PVC (P24)
I=248.8 12" PVC (P25)
I=247.8 24" CMP (P28)
I=247.8 24" CMP (P28)

CB 107
R=253.8
I=250.30 (OUT)

DMH 105
R=248.2
I=248.80 103
I=248.80 (OUT)

DMH 103
R=253.7
I=251.80 104
I=249.40 101
I=249.40 (OUT)

CB 104
R=255.4
I=251.90 (OUT)

R=260.17
I=250.7 10' CLAY (P37)
I=250.7 8' CLAY (P38)
I=250.5 10' CLAY (P39)

Proposed Fuel Facility & Car Wash

449 Sabattus Street
Lewiston, Maine

No.	Revision	Date	Aspd.
1	RESPONSE TO COMMENTS	5/16/17	

Designed by: MEO
Checked by: EKG
Issued for: Permitting
Date: April 19, 2017

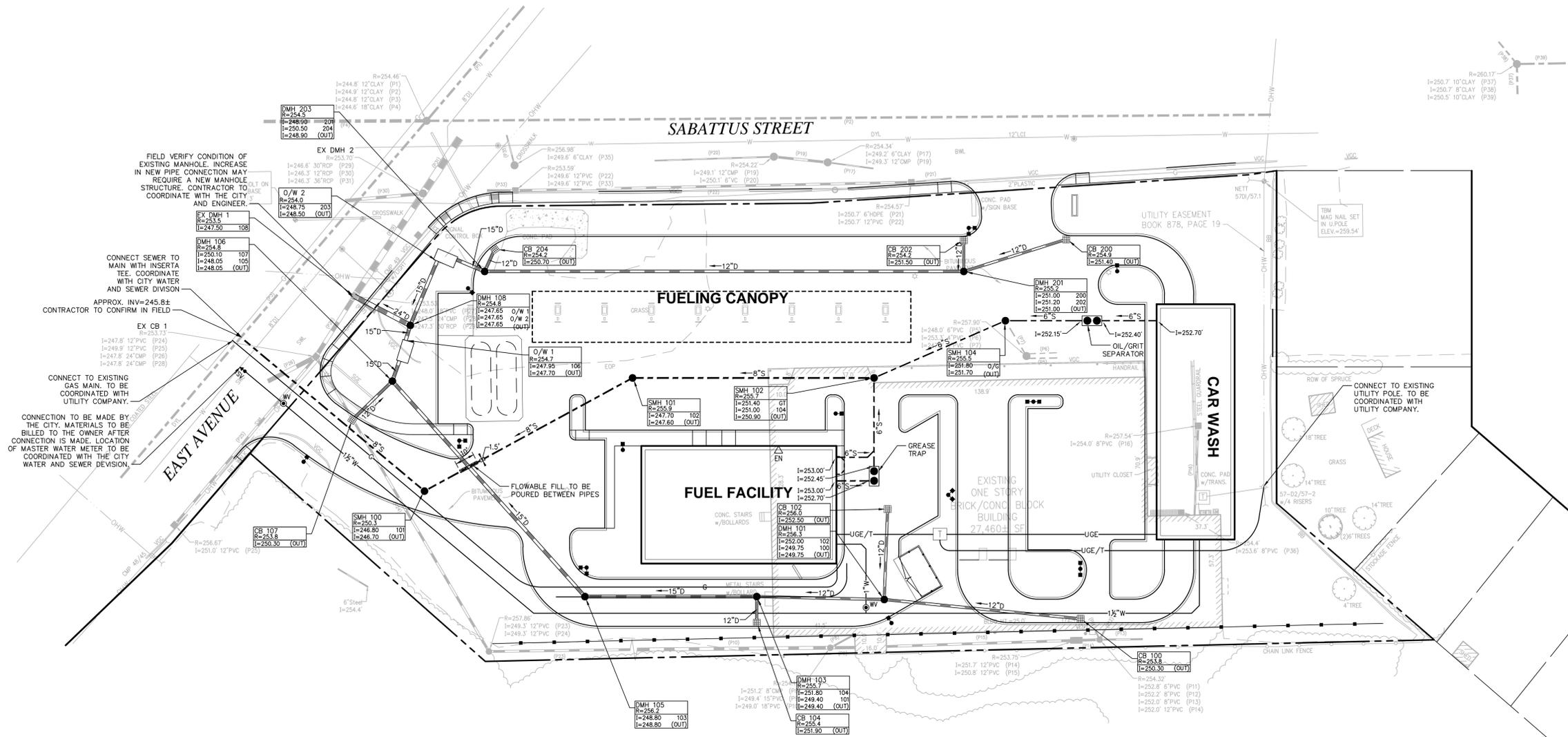
Not Approved for Construction
Grading and Drainage Plan



C-3

Sheet 3 of 10

Project Number: 52425.00



FIELD VERIFY CONDITION OF EXISTING MANHOLE. INCREASE IN NEW PIPE CONNECTION MAY REQUIRE A NEW MANHOLE. STRUCTURE CONTRACTOR TO COORDINATE WITH THE CITY AND ENGINEER.

CONNECT SEWER TO MAIN WITH INSERTA TEE. COORDINATE WITH CITY WATER AND SEWER DIVISION

APPROX. INV=245.8± CONTRACTOR TO CONFIRM IN FIELD

CONNECT TO EXISTING GAS MAIN. TO BE COORDINATED WITH UTILITY COMPANY.

CONNECTION TO BE MADE BY THE CITY. MATERIALS TO BE BILLED TO THE OWNER AFTER CONNECTION IS MADE. LOCATION OF MASTER WATER METER TO BE COORDINATED WITH THE CITY WATER AND SEWER DIVISION.

CONNECT TO EXISTING UTILITY POLE. TO BE COORDINATED WITH UTILITY COMPANY.

FLOWABLE FILL TO BE POURED BETWEEN PIPES

CONC. STAIRS w/BOLLARDS

UTILITY CLOSE

CONNECT TO EXISTING UTILITY POLE. TO BE COORDINATED WITH UTILITY COMPANY.

CONNECT TO EXISTING UTILITY POLE. TO BE COORDINATED WITH UTILITY COMPANY.

CONNECT TO EXISTING UTILITY POLE. TO BE COORDINATED WITH UTILITY COMPANY.

CONNECT TO EXISTING UTILITY POLE. TO BE COORDINATED WITH UTILITY COMPANY.

Saved Monday, May 15, 2017 11:20:03 AM WGS84 Plotted Monday, May 15, 2017 2:02:38 PM Cojane, Cam

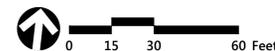
Proposed Fuel Facility & Car Wash

449 Sabattus Street
Lewiston, Maine

No.	Revision	Date	Aspd.
1	RESPONSE TO COMMENTS	5/16/17	

Designed by: MEO
Checked by: EKG
Issued for: Permitting
Date: April 19, 2017

Not Approved for Construction
Utility Plan



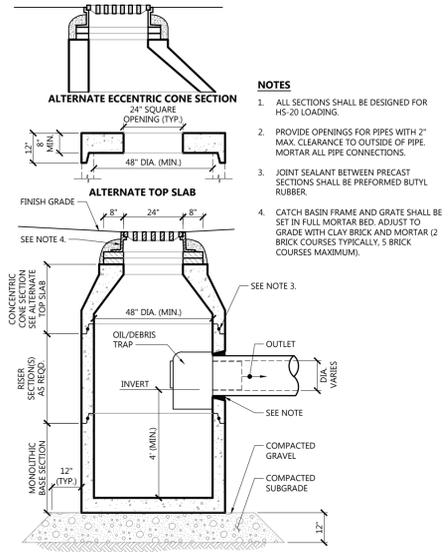
C-4

Sheet 4 of 10

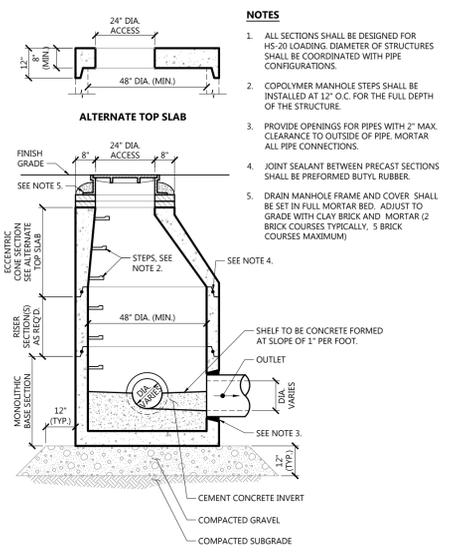
Project Number: 52425.00



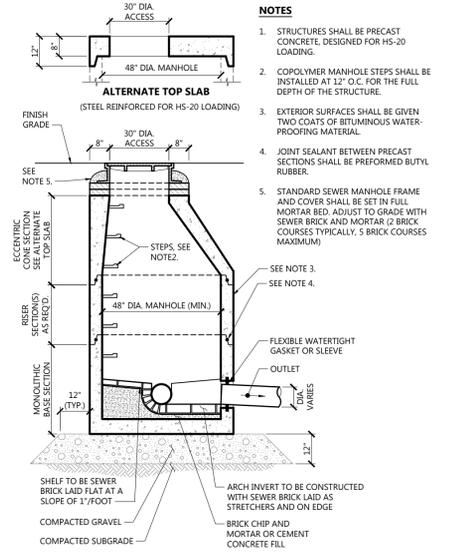
2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900



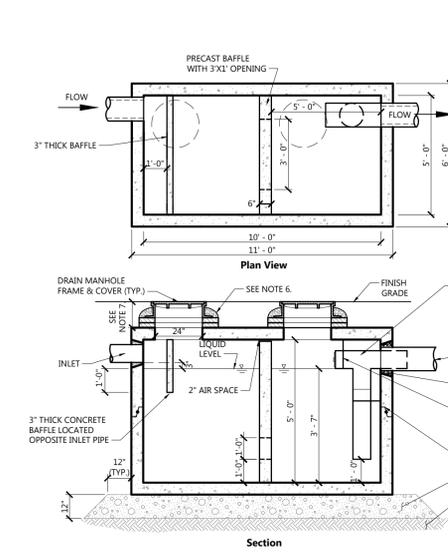
Catch Basin (CB) With Oil/Debris Trap 1/16
N.T.S. Source: VHB LD_101



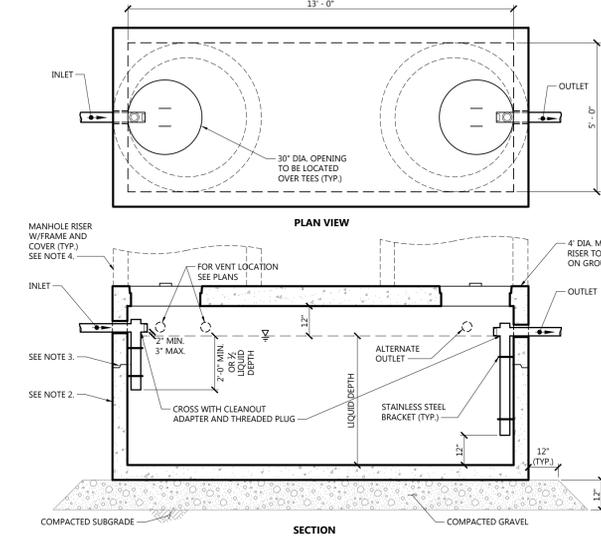
Drain Manhole (DMH) 1/16
N.T.S. Source: VHB LD_115



Sanitary Sewer Manhole (SMH) 1/16
N.T.S. Source: VHB LD_200



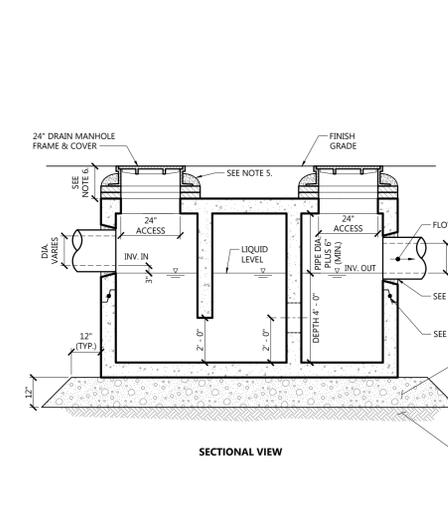
Oil/Water Separator 1/16
N.T.S. Source: VHB LD_144



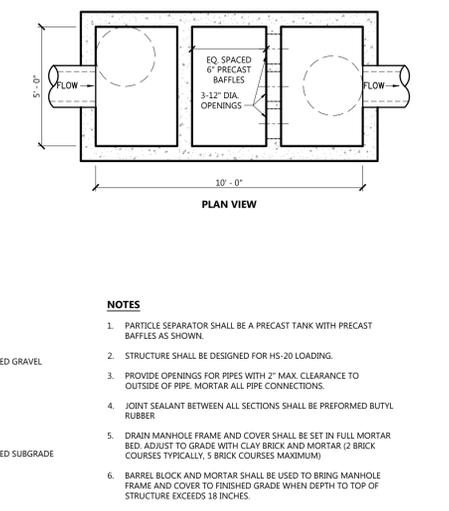
Precast Concrete Grease Trap (GT) 1/16
N.T.S. Source: VHB REV LD_210

GREASE TRAP	
SIZE (GAL.)	LIQUID DEPTH
2,000	4'-4"

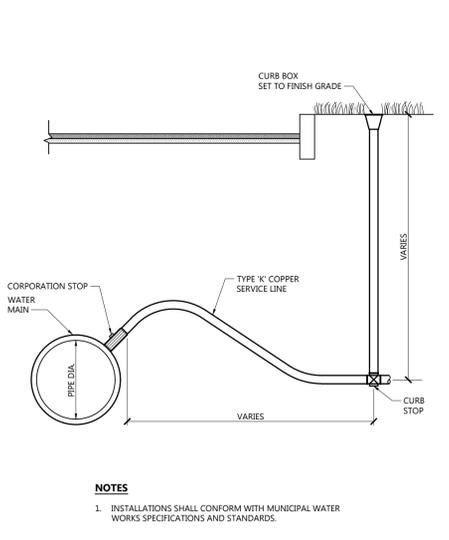
- NOTES**
- STRUCTURE SHALL BE DESIGNED FOR HS-20 LOADING.
 - EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
 - JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PERFORMED BUTYL RUBBER.
 - STANDARD 30-INCH SEWER MANHOLE FRAME AND COVER SHALL BE LOCATED OVER CROSS AND SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES MAXIMUM).
 - PIPING SHALL BE SCH 40 PVC WITH SOLVENT WELDED JOINTS. INTERNAL PIPE DIAMETER SHALL BE SAME SIZE AS OUTLET PIPE.
 - FINAL DESIGN OF GREASE TRAP TO BE BY PLUMBING ENGINEER.
 - THE INSTALLATION OF GREASE TRAP, THE PIPING TO AND 10 FEET BEYOND IS BY PLUMBER.



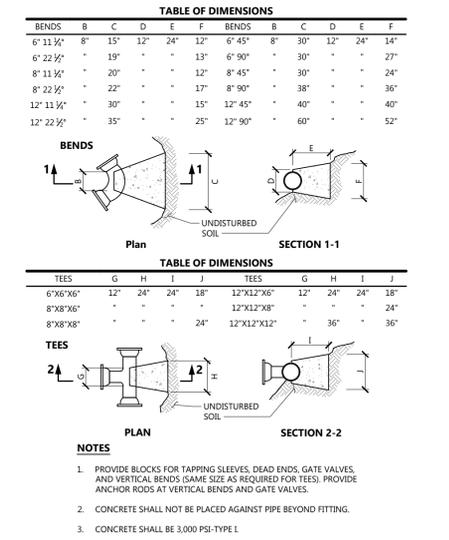
Oil/Grit Separator (1,500 Gal.) 1/16
N.T.S. Source: VHB REV LD_142



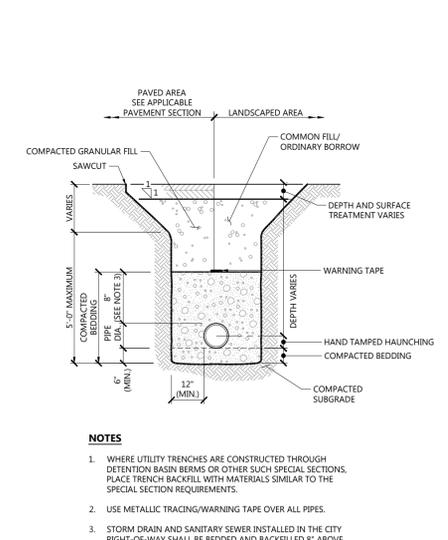
Particle Separator 1/16
N.T.S. Source: VHB REV LD_142



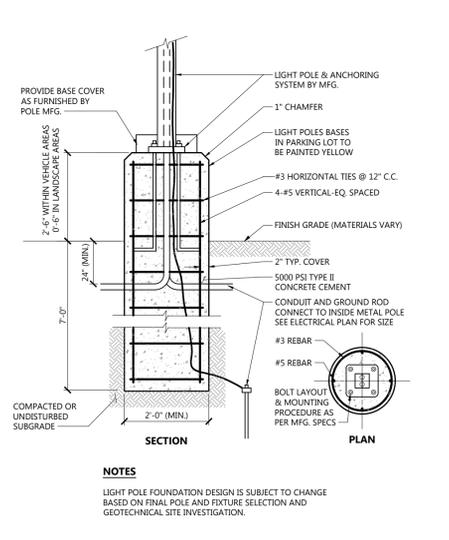
Corporation/Curb Stop with Box 1/16
N.T.S. Source: VHB LD_256



Concrete Thrust Block 1/16
N.T.S. Source: VHB LD_260



Utility Trench 1/16
N.T.S. Source: VHB REV LD_300



Light Pole Foundation Detail (Up to 40' Pole) 1/16
N.T.S. Source: VHB LD_310

Proposed Fuel Facility & Car Wash
449 Sabattus Street
Lewiston, Maine

No.	Revision	Date	Appr.
1	RESPONSE TO COMMENTS	5/16/17	

Designed by: **MEO** Checked by: **EKG**
Issued for: _____ Date: _____
Permitting April 19, 2017

Not Approved for Construction

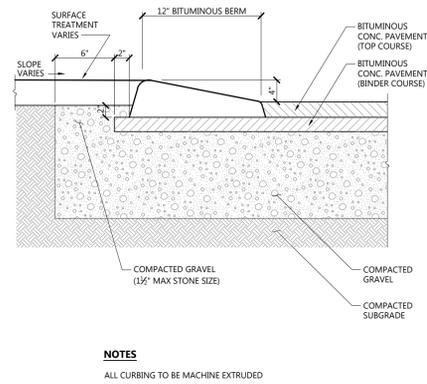
Site Details 1



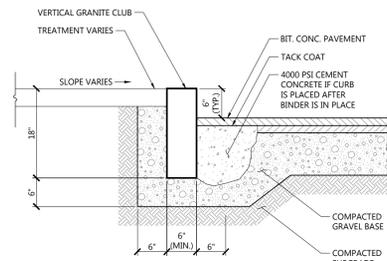
C-6

Sheet **6** of **10**

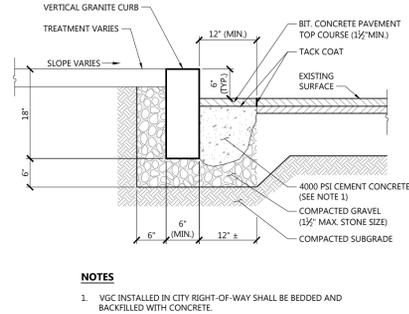
Project Number
52425.00



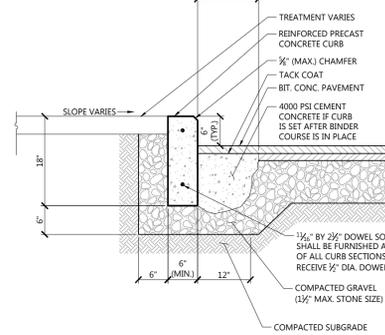
Bituminous Berm (BB) 1/16
N.T.S. Source: VHB LD_407



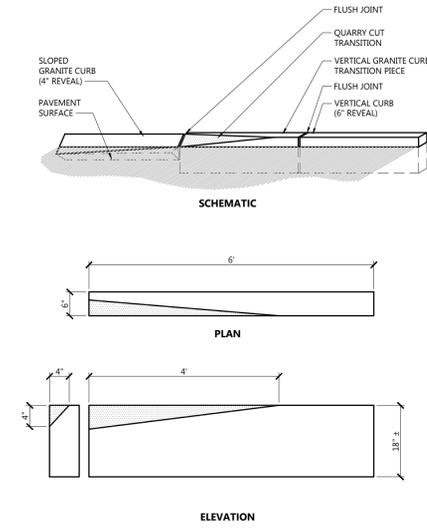
Vertical Granite Curb (VGC) 1/16
N.T.S. Source: VHB LD_402



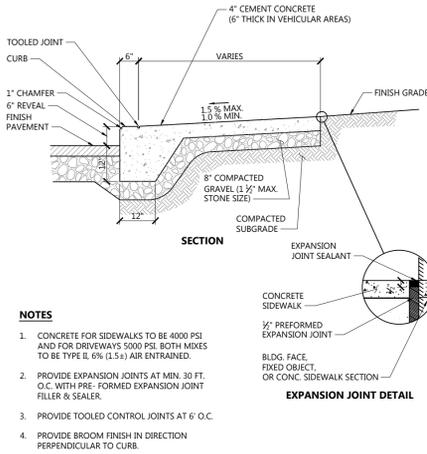
Vertical Granite Curb (VGC) Set In Existing Pavement 1/16
N.T.S. Source: VHB REV LD_403



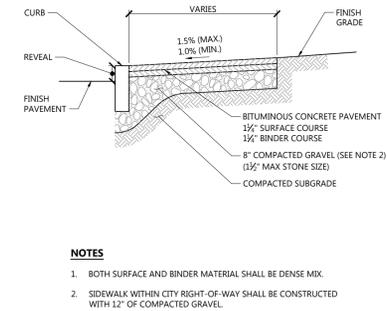
Precast Concrete Curb (PCC) 1/16
N.T.S. Source: VHB LD_404



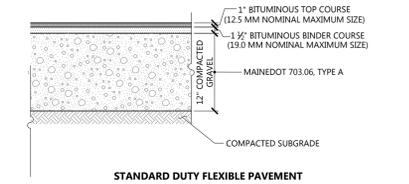
Vertical Granite Curb (VGC) Transition 1/16
N.T.S. Source: VHB LD_415



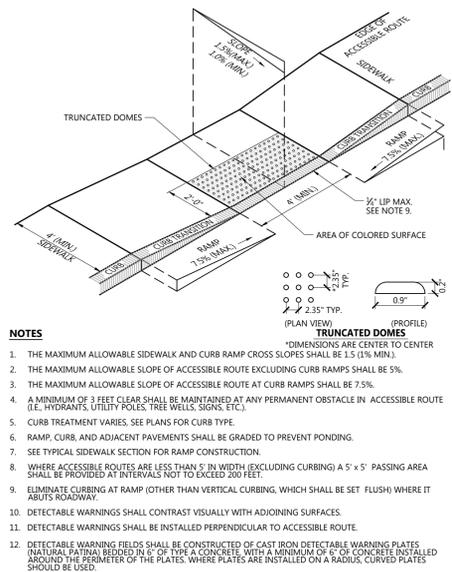
Monolithic Concrete Curb (MCC) & Sidewalk 1/16
N.T.S. Source: VHB LD_421



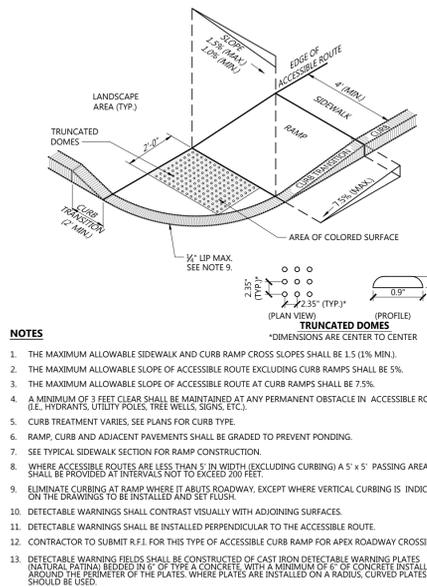
Bituminous Concrete Sidewalk 1/16
N.T.S. Source: VHB REV LD_422



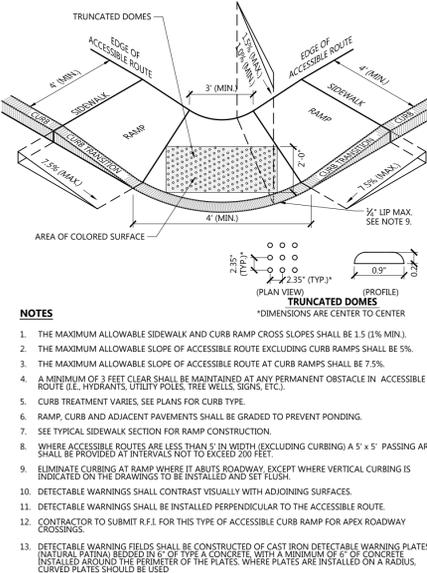
Standard Duty Flexible Pavement 1/16
N.T.S. Source: VHB REV LD_430



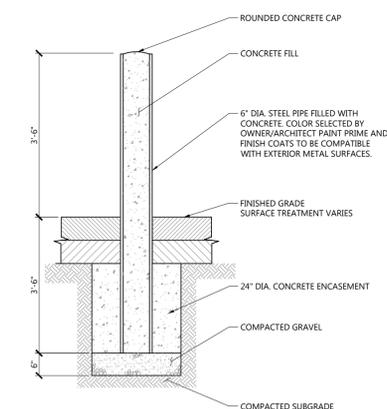
Accessible Curb Ramp (ACR) Type 'A-D' 1/16
N.T.S. Source: VHB REV LD_500



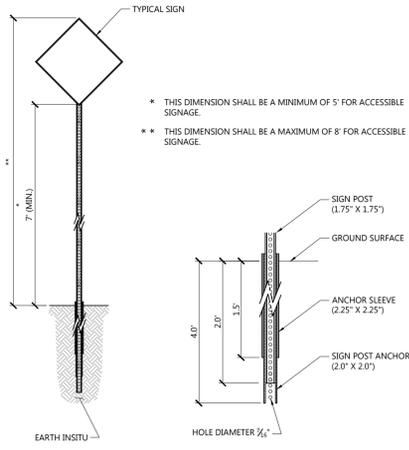
Accessible Curb Ramp (ACR) - Type 'B-D' 1/16
N.T.S. Source: VHB REV LD_501



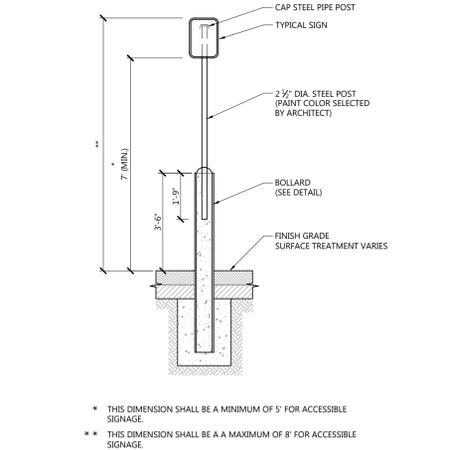
Accessible Curb Ramp (ACR) Type 'C-D' 1/16
N.T.S. Source: VHB REV LD_502



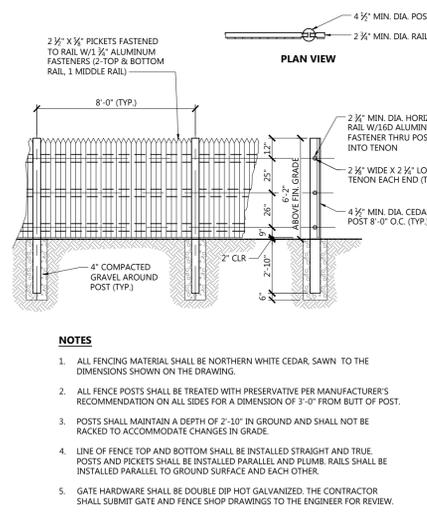
Bollard 1/16
N.T.S. Source: VHB LD_700



Sign Post - Type 'B' 1/16
N.T.S. Source: VHB LD_702



Bollard Mounted Sign 1/16
N.T.S. Source: VHB LD_703



6' Single Sided Stockade Fence 1/16
N.T.S. Source: VHB LD_470

Proposed Fuel Facility & Car Wash

449 Sabattus Street
Lewiston, Maine

No.	Revision	Date	Appr.
1	RESPONSE TO COMMENTS	5/16/17	

Designed by: **MEO** Checked by: **EKG**
 Issued for: _____ Date: _____
Permitting April 19, 2017

Not Approved for Construction
 Drawing Title: **Site Details 2**
 Drawing Number: _____

STATE OF MAINE
 DAVID FENSTERMACHER
 No. 11913
 5/16/2017

C-7
 Sheet 7 of 10
 Project Number: 52425.00

Saved Wednesday, April 19, 2017 2:44:27 PM WOODSINE, Plotted Friday, May 12, 2017 3:18:41 PM Coasine, Com



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Tree Protection

- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
- DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

Planting Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.

- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Plant Maintenance Notes

- CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
- WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
- WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
- CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

Irrigation Notes

- CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN AND INSTALLATION FOR PLANTINGS AND LAWN AREAS. DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT, ENGINEER, OR CERTIFIED IRRIGATION DESIGNER. DESIGN PLANS SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR APPROVAL.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE DRAWINGS, MATERIAL SPECIFICATIONS, SCHEMATICS, AND OTHER LITERATURE AS MAY BE REQUIRED, FOR ALL CONDUIT, CONTROLS, TIMERS, VALVES, SPRINKLER HEADS, CONNECTORS, WIRING, RAIN GAUGE, ETC. TO THE OWNER'S CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND SUB CONTRACTORS.
- (INSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS.
- (OUTSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS. LOCATE THIS EQUIPMENT IN A LOCKABLE 'HOT BOX'.
- (INSIDE BUILDING) IRRIGATION CONTROL PANEL, BACKFLOW PREVENTER AND METER SHALL BE LOCATED IN THE BUILDING MECHANICAL ROOM. COORDINATE WITH THE GENERAL CONTRACTOR.
- (OUTSIDE BUILDING) IRRIGATION CONTROL PANEL SHALL BE LOCATED IN A LOCKABLE CABINET DESIGNED TO HOUSE THE CONTROL PANEL.
- SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.

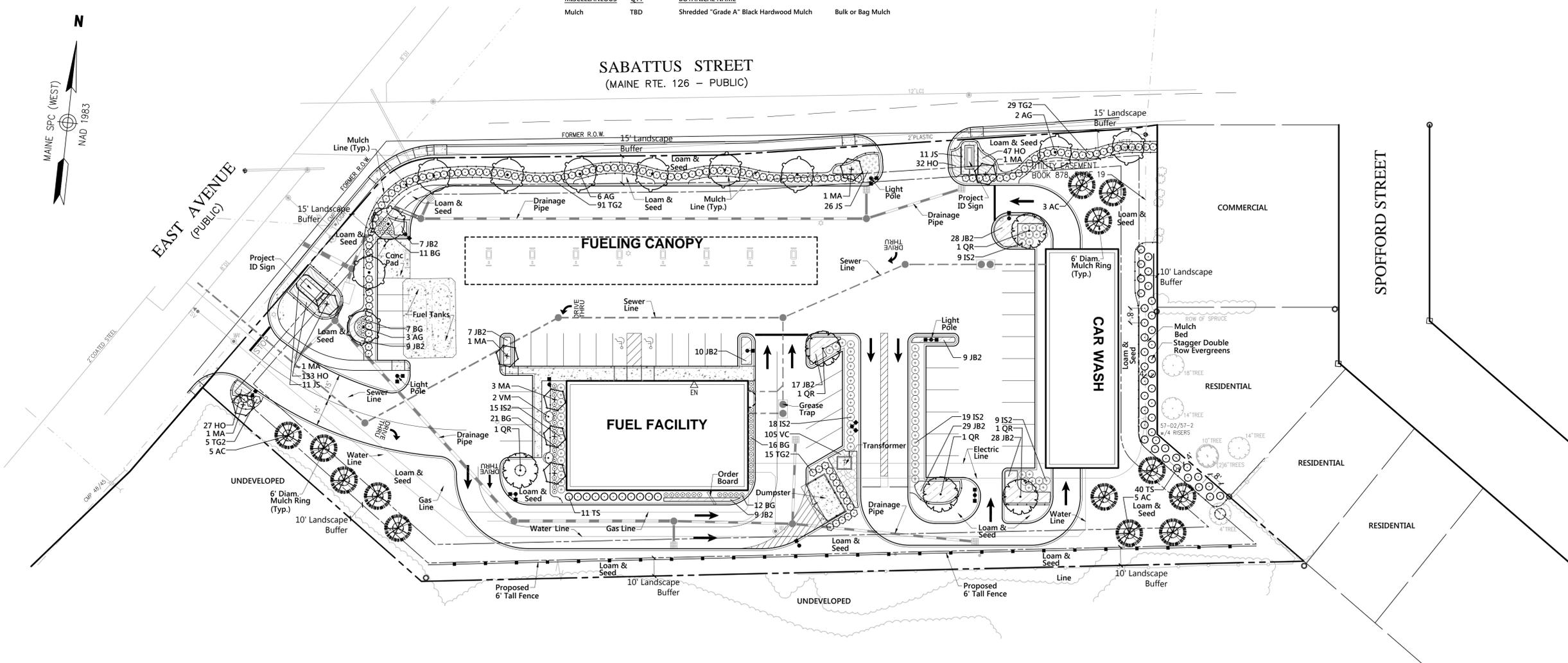
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	MA	8	Maackia amurensis 8'-10' Ht. x 5" Spr., Straight, Single Trunk, Full	Amur Maackia	1 1/2" - 2" CAL.
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AG	11	Acer rubrum 'October Glory' TM 2.5" Caliper Min., Straight, Single Leader	October Glory Maple	14' HT. X 6'-7" SPR. MIN.
	QR	5	Quercus rubra 2.5" Caliper Min., Straight, Single Leader	Red Oak	14' HT. X 6'-7" SPR. MIN.
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AC	13	Abies concolor 1.5"-2" Caliper, Straight, Full to Base, Closely Matching	White Fir	8 - 10' HT.
	TS	51	Thuja occidentalis 'Emerald Green' 15 Gal. Straight, Full to Base, 4" o.c. or as shown	Emerald Green Arborvitae	4'-5' HT. MIN.

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	BG	67	Buxus x 'Green Velvet' 3 Gal., Full to Base	Green Velvet Boxwood	12"-14" HT.	30" o.c.
	IS2	70	Ilex glabra 'Shamrock' 3 Gal., Full to Base	Inkberry	18 - 24" HT., #3 CONT.	48" o.c.
	TG2	140	Taxus x media 'Greenwave' 3 Gal., Full to Base	Greenwave Spreading Yew	18 - 24" SPD	48" o.c.
	VM	2	Viburnum dentatum 'Blue Muffin' 5 Gal., Full to Base	Blue Muffin Arrowwood Viburnum	42" HT.	As Shown
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	HO	239	Hemerocallis x 'Stella de Oro' 1 Gal, Full	Stella de Oro Daylily	10"-12" HT. X 10"-12" SPR.	18" o.c.
	JS	48	Juniperus chinensis 'Sargentii' 3 Gal., Full	Sargent Juniper	10"-12" HT. X 10"-12" SPR.	36" o.c.
	JB2	153	Juniperus horizontalis 'Bar Harbor' 3 Gal., Full	Bar Harbor Juniper	18 - 24" SPD	36" o.c.
	VC	105	Vinca minor 1 Gal., Full	Common Periwinkle	1 GAL.	18" o.c.
MISCELLANEOUS	QTY	BOTANICAL NAME				
Mulch	TBD	Shredded "Grade A" Black Hardwood Mulch		Bulk or Bag Mulch		

LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
STREET TREES @ 30'-50' O.C.		
SABATTUS STREET (± 386 LF)	8 - 13 TREES	8 TREES
EAST AVENUE (± 116 LF)	3 - 4 TREES	3 TREES
PARKING LOT LANDSCAPE AREA 1 TREE PER 12 TO 16 PARKING SPACES (8 TO 10 TREES PER ACRE)		
44 PROPOSED PARKING	3 - 4 TREES	6 TREES



Proposed Fuel Facility & Car Wash
449 Sabattus Street
Lewiston, Maine

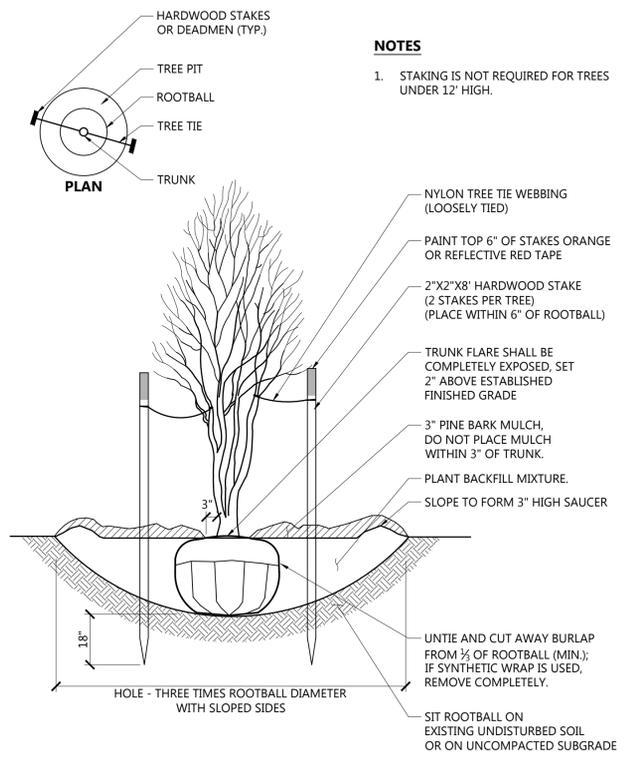
No.	Revision	Date	Aspd.
1	RESPONSE TO COMMENTS	5/16/17	

Designed by **DTW** Checked by **DTW**
Issued for **Permitting** Date **April 19, 2017**

Not Approved for Construction
Drawing Title **Planting Plan**
Drawing Number **L-1**

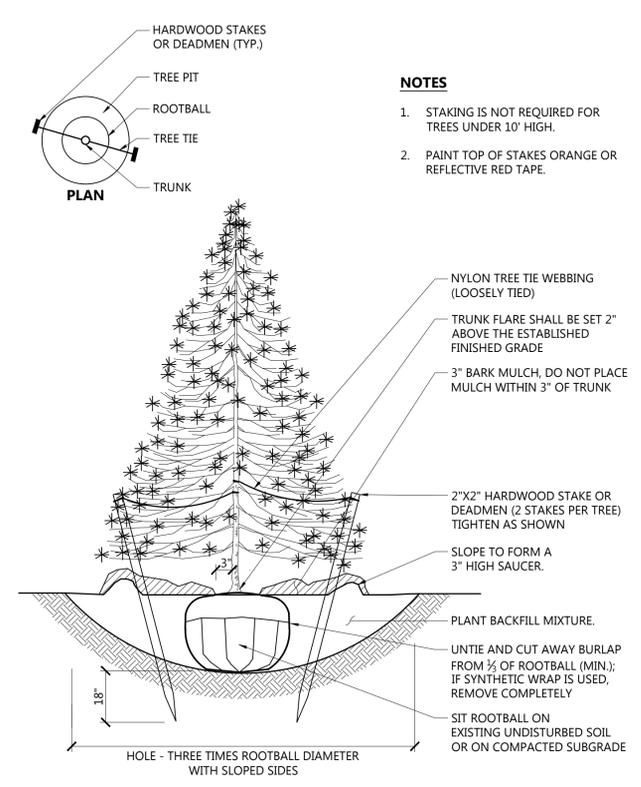


L-1



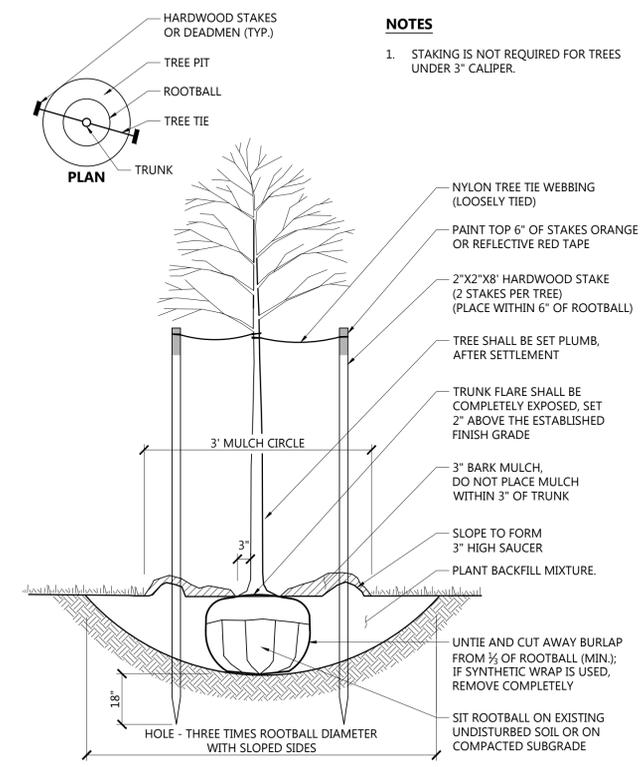
NOTES
1. STAKING IS NOT REQUIRED FOR TREES UNDER 12" HIGH.

Multistem Tree Planting 1/16
N.T.S. Source: VHB LD_606



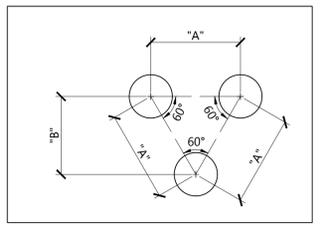
NOTES
1. STAKING IS NOT REQUIRED FOR TREES UNDER 10" HIGH.
2. PAINT TOP OF STAKES ORANGE OR REFLECTIVE RED TAPE.

Evergreen Tree Planting 1/16
N.T.S. Source: VHB LD_604



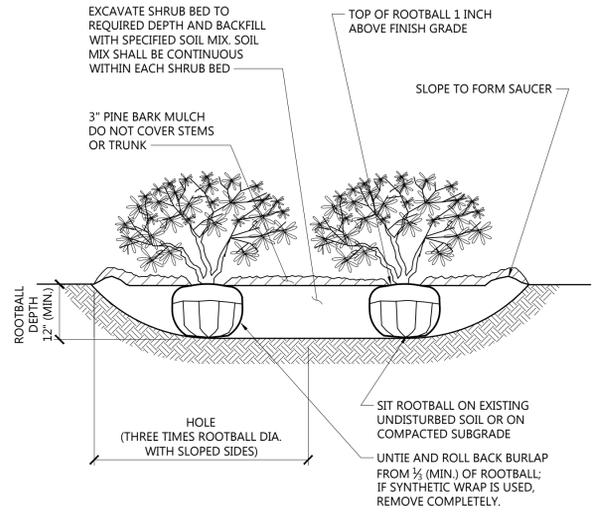
NOTES
1. STAKING IS NOT REQUIRED FOR TREES UNDER 3" CALIPER.

Tree Planting (For Trees Under 4" Caliper) 1/16
N.T.S. Source: VHB LD_602



PLANT SPACING	
PLANT SPACING("A")	ROW SPACING ("B")
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8 1/2 IN. O.C.
12 IN. O.C.	10 1/2 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.
24 IN. O.C.	21 IN. O.C.
30 IN. O.C.	26 IN. O.C.
36 IN. O.C.	30 IN. O.C.
48 IN. O.C.	42 IN. O.C.
54 IN. O.C.	48 IN. O.C.
60 IN. O.C.	54 IN. O.C.

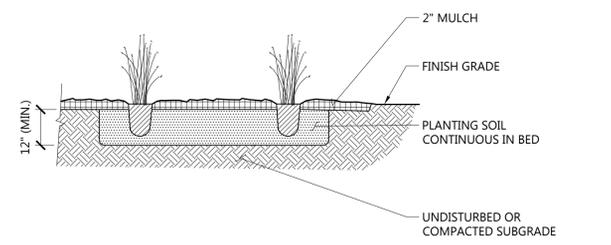
Ground Cover and Shrub Spacing Chart 1/16
N.T.S. Source: VHB LD_616



NOTES
1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

Shrub Bed Planting 1/16
N.T.S. Source: VHB LD_601

PLANT SPACING	
PLANT SPACING("A")	ROW SPACING ("B")
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8 1/2 IN. O.C.
12 IN. O.C.	10 1/2 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.



Perennial and Ornamental Grass Planting 1/16
N.T.S. Source: VHB LD_618

Proposed Fuel Facility & Car Wash
445 & 449 Sabattus Street
Lewiston, Maine

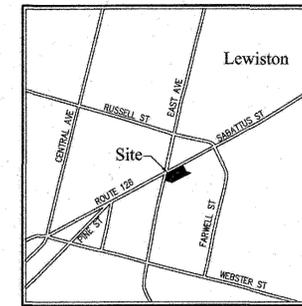
No.	Revision	Date	App'd.

Designed by DTW Checked by DTW
Issued for Permitting Date April 19, 2017

Not Approved for Construction
Drawing Title
Planting Details
Drawing Number



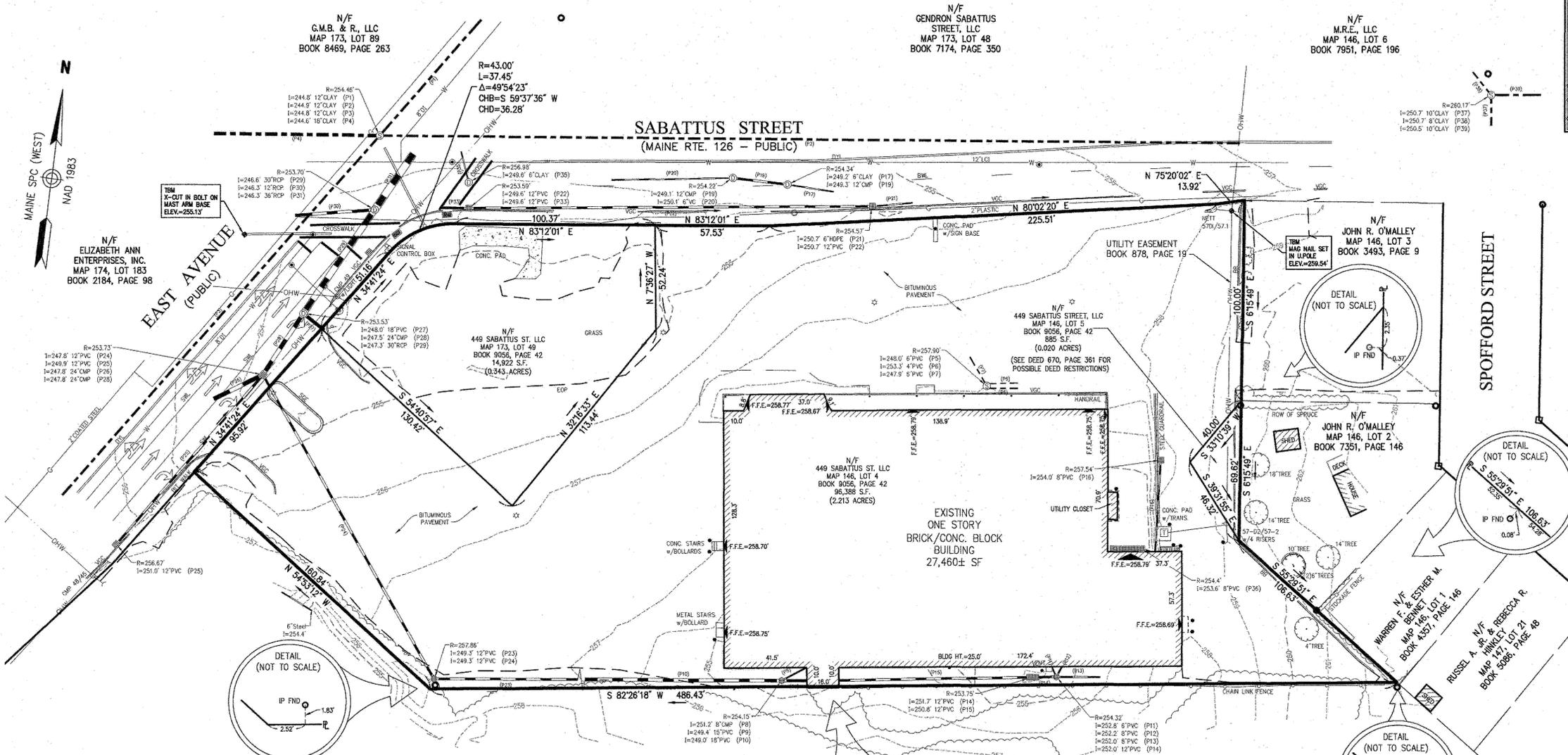
500 Southborough Drive
Suite 105B
South Portland, ME 04106
207.889.3150



Locus Map
(NOT TO SCALE)

Legend

- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ MANHOLE
- ⊙ HH - HANDHOLE
- ⊙ BOLLARD
- ⊙ WATER GATE
- ⊙ FIRE HYDRANT
- ⊙ GAS GATE
- ⊙ STREET SIGN
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ GUY WIRE
- ⊙ MONITORING WELL
- ⊙ EDGE OF PAVEMENT
- ⊙ CONCRETE CURB
- ⊙ VERTICAL GRANITE CURB
- ⊙ BITUMINOUS BERM
- ⊙ SLOPED GRANITE BERM
- ⊙ GUARD RAIL
- ⊙ CHAIN LINK FENCE
- ⊙ DRAINAGE LINE
- ⊙ SEWER LINE
- ⊙ OVERHEAD WIRE
- ⊙ UNDERGROUND ELECTRIC
- ⊙ TELEPHONE LINE
- ⊙ GAS LINE
- ⊙ WATER LINE
- ⊙ STONE WALL
- ⊙ TREE LINE
- ⊙ VEGETATED WETLAND BOUNDARY



General Notes

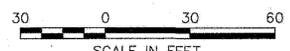
1. THE OWNER OF RECORD AT THE TIME OF THE SURVEY IS:
MAP 173, LOT 49 & MAP 146, LOTS 4 & 5
449 SABATTUS STREET, LLC
BOOK 9056, PAGE 42
2. THE PROPERTY LINES SHOWN WERE DETERMINED BY ACTUAL FIELD SURVEY CONDUCTED IN AUGUST 2016 WITH AN ERROR OF CLOSURE LESS THAN 1:10,000 AND PLANS AND DEEDS OF RECORD.
3. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VANASSE HANGEN BRUSTLIN, INC IN AUGUST 2016.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
5. HORIZONTAL DATUM IS N.A.D. 1983. (MAINE SPC WEST ZONE)
6. CONTOURS AND SPOT ELEVATIONS SHOWN ARE BASED UPON N.A.V.D. 1988.
7. MAP 173 LOT 49, AND MAP 146 LOTS 4 & 5 LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF LEWISTON, MAINE COMMUNITY PANEL NUMBER 23001C 0327 E, EFFECTIVE DATE JULY 8, 2013.
8. MAP 173 LOT 49, AND MAP 146 LOTS 4 & 5 LIE ENTIRELY WITHIN THE COMMUNITY BUSINESS (CB) ZONING DISTRICT AS DEFINED BY THE LEWISTON ZONING ORDINANCE, DIMENSIONAL REQUIREMENTS FOR THE COMMUNITY BUSINESS DISTRICT AT THE TIME OF THE SURVEY ARE AS FOLLOWS:
MINIMUM LOT AREA NONE
MINIMUM FRONTAGE 100 FEET
MINIMUM FRONT YARD SETBACK 20 FEET
MINIMUM SIDE YARD SETBACK 20 FEET
MINIMUM REAR YARD SETBACK 20 FEET
MAXIMUM BUILDING HEIGHT 50 FEET
MAXIMUM LOT COVERAGE 80%
MAXIMUM IMPERVIOUS COVERAGE 75%
9. NO PARKING SPACES WERE OBSERVED ON LOCUS.

Utility Company Listing

WATER	- WATER & SEWER DIVISION	KEVIN GAGNE	(207) 513-3140
SEWER	- WATER & SEWER DIVISION	KEVIN GAGNE	(207) 513-3140
GAS	- UNITIL		(866) 933-3821
TELEPHONE	- FAIRPOINT	STEPHEN POLYOT	(207) 990-5280
ELECTRIC	- CENTRAL MAINE POWER	THOMPSON ATWOOD	(207) 791-1022

Plan References

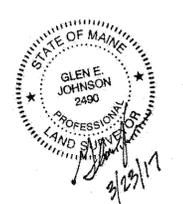
1. UNRECORDED PLAN ENTITLED "PLAN OF PROPERTY IN LEWISTON MAINE HANNAFORD BROS" PREPARED BY H.L. & E.C. JORDAN DATED: 11-10-1981.
2. MAINE DOT RIGHT OF WAY MAPS RECORDED AS PLANS: BOOK 29 PAGE 63, BOOK 29 PAGE 64, BOOK 42 PAGE 81, AND BOOK 42 PAGE 82.
3. RECORD PLAN BOOK 19 PAGE 43.
4. RECORD PLAN BOOK 25 PAGE 18.
5. RECORD PLAN BOOK 19 PAGE 27.



445 & 449 Sabattus Street
Sabattus Street & East Avenue
Lewiston, Maine

No.	Revision	Date	App'd.

Existing Conditions
Plan of Land

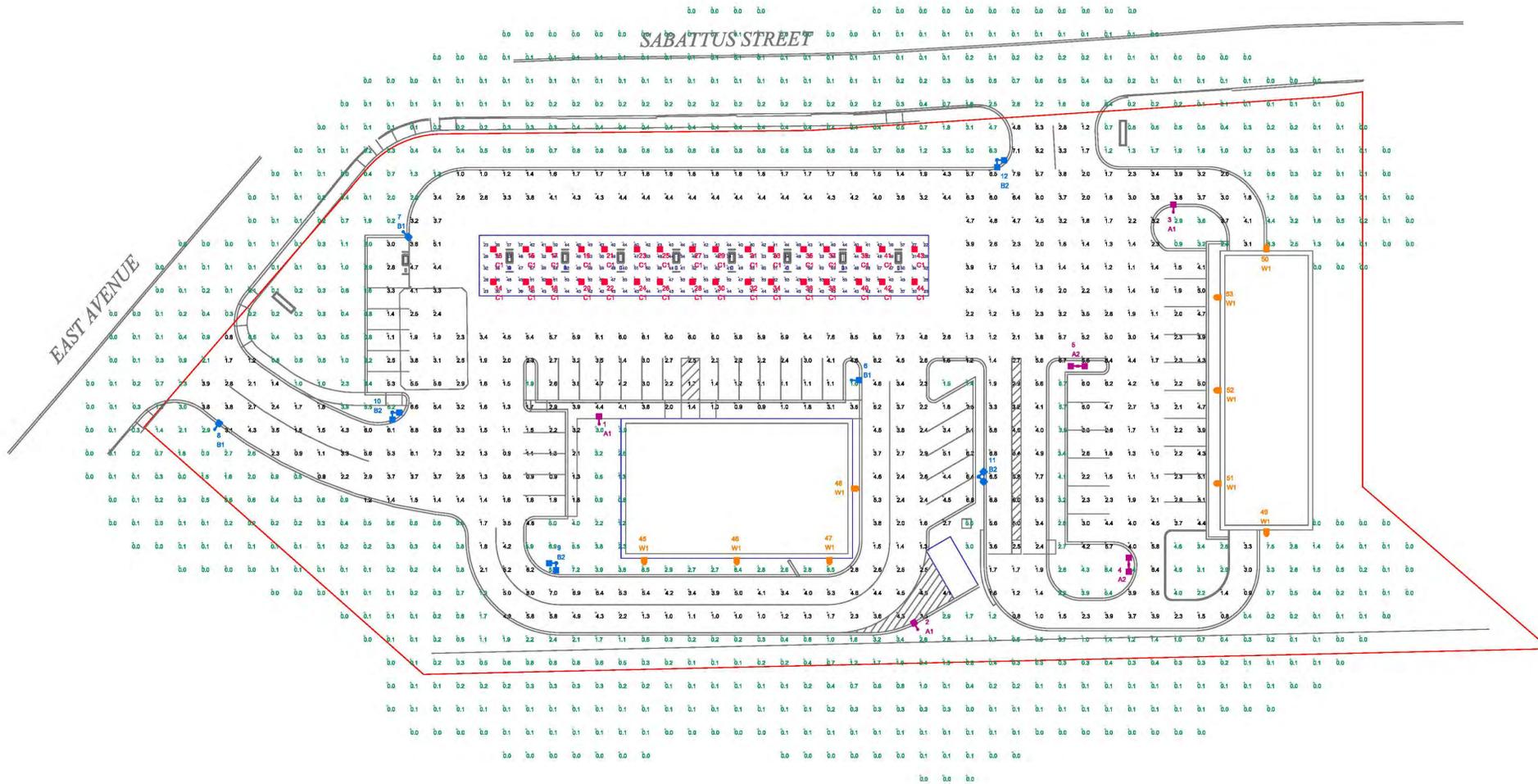


Sv-1

Sheet 1 of 1

Project Number
52425.01

August 18, 2016



LUM. NO.	LABEL	MTG. HT.
1	A1	17
2	A1	17
3	A1	17
4	A2	17
5	A2	17
6	B1	17
7	B1	17
8	B1	17
9	B2	17
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11	B2	17
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51	W1	12
52	W1	12
53	W1	12

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	44.31	61	22	2.01	2.77
PAVED	3.26	8.8	0.8	4.08	11.00
UNDEFINED	0.71	8.5	0.0	N.A.	N.A.

NOTE:
 - ALL AREA LIGHTS ON 15 FT. POLE MOUNTED ON 2 FT. CONCRETE BASE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	ARR. WATTS	TOTAL WATTS	MANUFACTURER	DESCRIPTION
	3	A1	SINGLE	8739	1.040	101	303	Cree Lighting	ARE-EDG-3M-XX-06-E-UL-XX-525-57K
	2	A2	BACK-BACK	8739	1.040	202	404	Cree Lighting	ARE-EDG-3M-XX-06-E-UL-XX-525-57K
	3	B1	SINGLE	9218	1.040	101	303	Cree Inc.	ARE-EDG-4M-XX-06-E-UL-XX-525-57K
	4	B2	2 @ 90 DEGREES	9218	1.040	202	808	Cree Inc.	ARE-EDG-4M-XX-06-E-UL-XX-525-57K
	32	C1	SINGLE	10912	1.040	101	3232	CREE, INC.	CAN-304-SL-XX-06-E-UL-XX-525-57K
	9	W1	SINGLE	4031	1.040	42.96	386.64	Cree Inc	XSPW-A-0-3-M-C-U-X

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ILLUMINATION RESULTS SHOWN ON THIS LIGHTING APPLICATION ARE BASED ON PROJECT PARAMETERS PROVIDED BY THE MANUFACTURER LISTED. USED IN CONJUNCTION WITH LUMINAIRE TEST PROCEDURES CONDUCTED UNDER LABORATORY CONDITIONS. ACTUAL PROJECT CONDITIONS DIFFERING FROM THESE PARAMETERS MAY AFFECT FIELD RESULTS. THE CUSTOMER IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY APPLICABLE ELECTRICAL, LIGHTING, OR ENERGY CODE.

SCALE: 1" = 30'
 LAYOUT BY: LMP
 DWG. SIZE: D
 DATE: 04/06/17

PROJECT NAME:
NOURIA ENERGY LEWISTOWN, ME
 DRAWING NUMBER:
RL-4540-S1

NOURIA - Lewiston

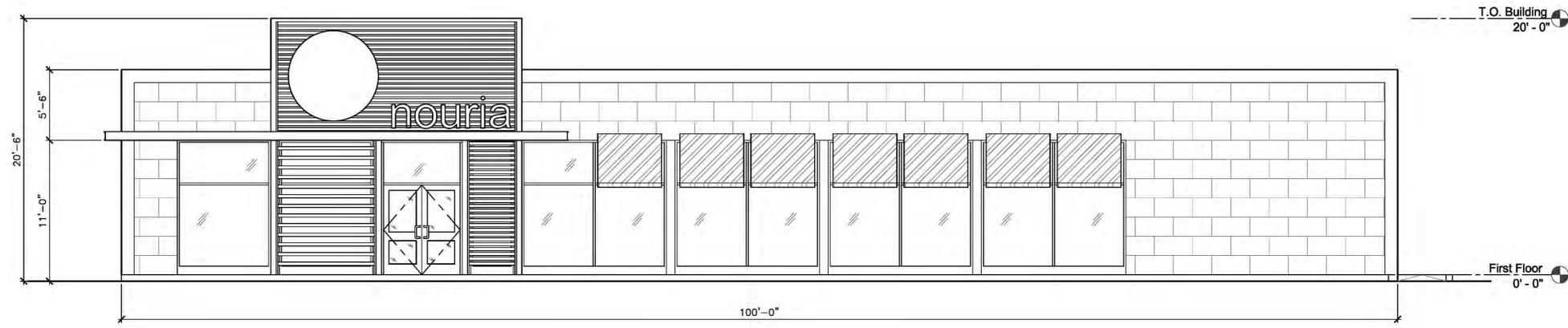


ALPHAarchitects
 17 CHESTNUT STREET
 PORTLAND, ME 04101
 PHONE: 207.761.9500
 FAX: 207.761.9595
 design@alphaarchitects.com

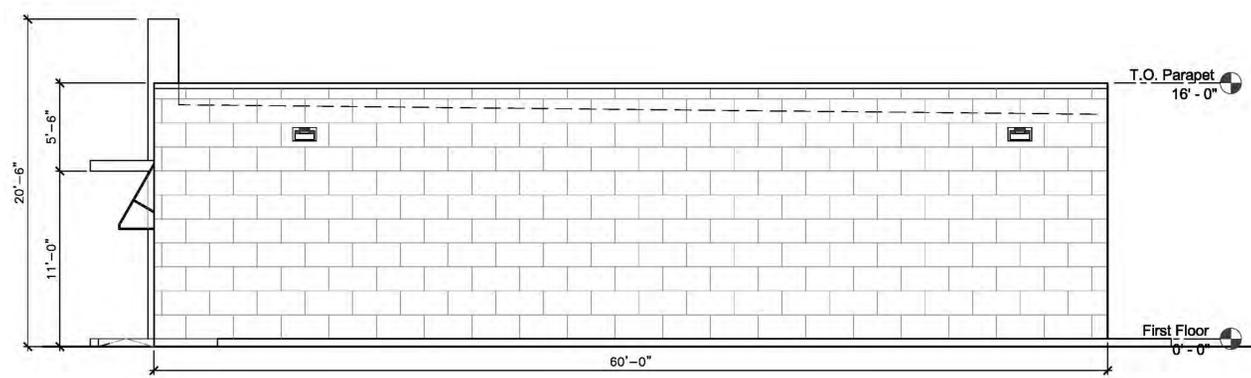
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PRICING SET:
 NOT FOR
 CONSTRUCTION

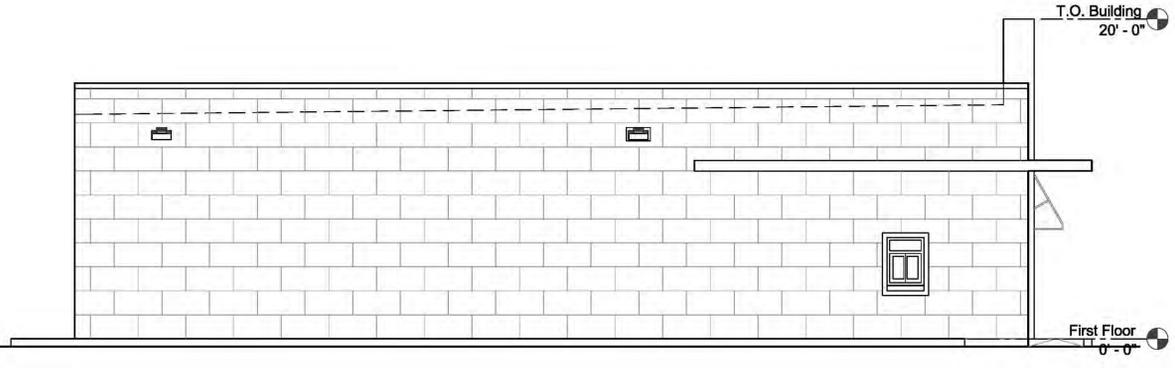
NOURIA - Lewiston
 East Ave. & Sabattus Street
 Lewiston, ME 04240



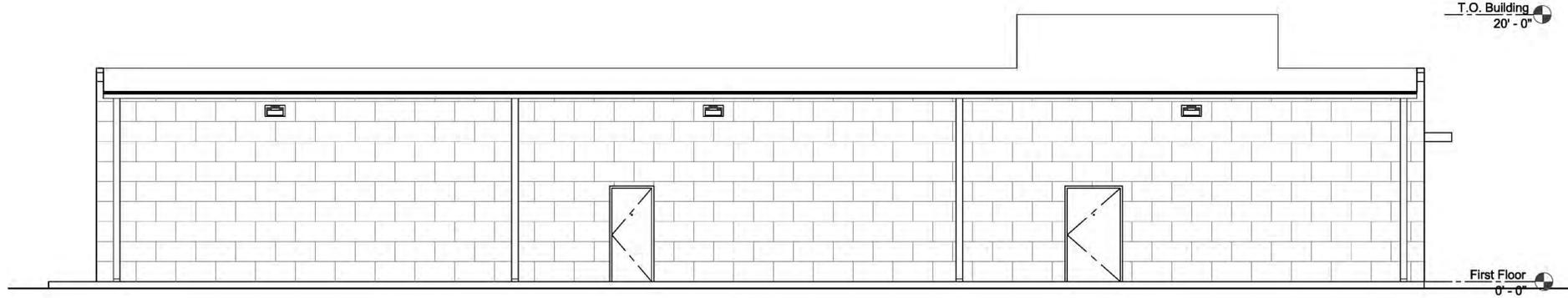
NORTH ELEVATION - SABATTUS ST
 SCALE: 3/16" = 1'-0"



WEST ELEVATION
 SCALE: 3/16" = 1'-0"



EAST ELEVATION
 SCALE: 3/16" = 1'-0"



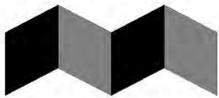
SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"

JOB: 17136

ISSUE DATE	
PLANNING	04-21-17
CD's	-
REV. 1	-
REV. 2	-
PRINT	04-21-17

C-STORE
 BUILDING
 ELEVATIONS
A2.0

04-21-17



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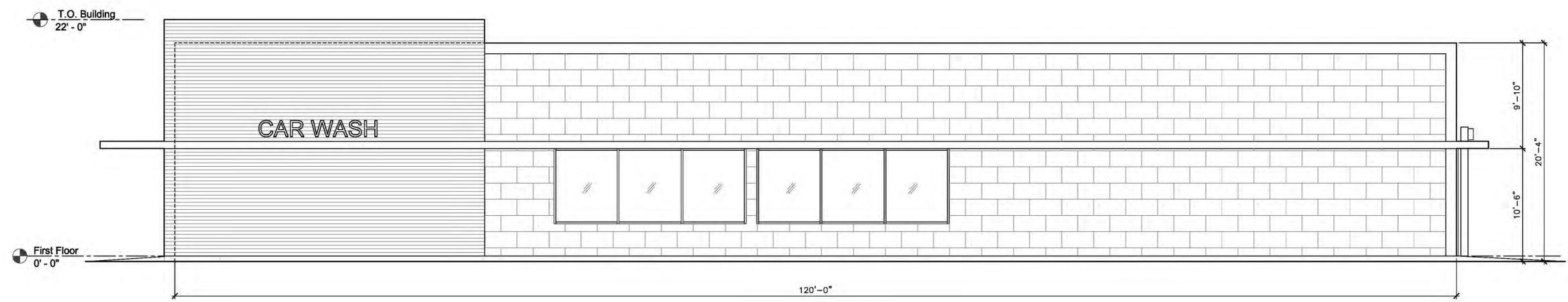
PRICING SET:
 NOT FOR
 CONSTRUCTION

NOURIA - Lewiston
 East Ave. & Sabattus Street
 Lewiston, ME 04240

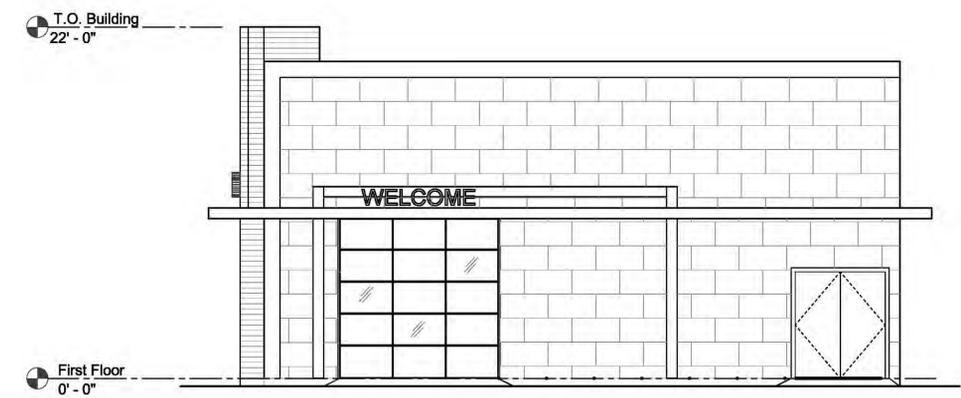
JOB: 17136

ISSUE DATE	
PLANNING	04-21-17
CD's	-
REV. 1	-
REV. 2	-
PRINT	04-21-17

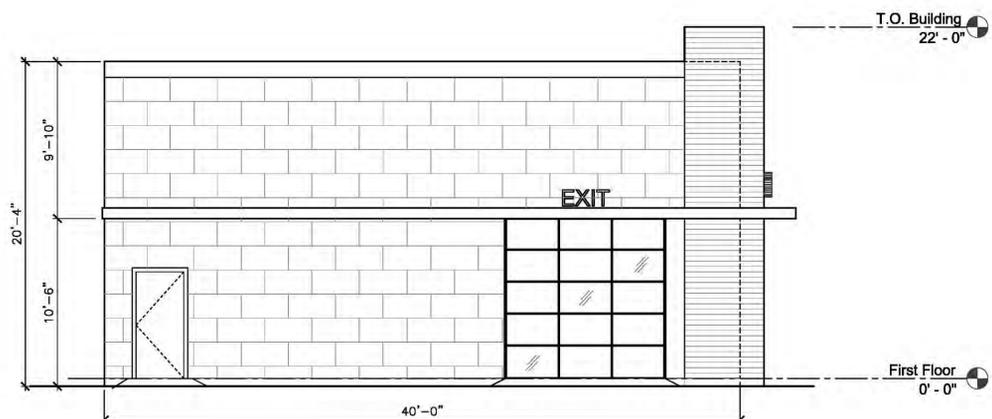
CAR WASH
 BUILDING
 ELEVATIONS
A2.1



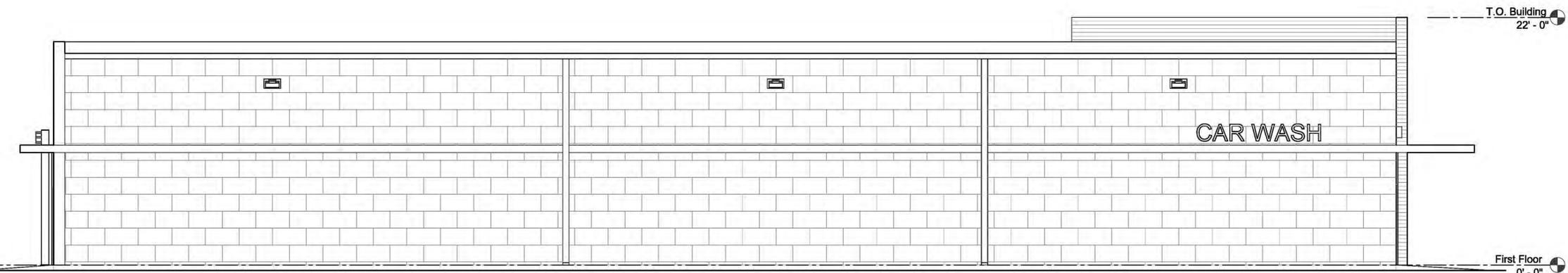
WEST ELEVATION
 SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"



NORTH ELEVATION - SABATTUS ST
 SCALE: 3/16" = 1'-0"



EAST ELEVATION
 SCALE: 3/16" = 1'-0"

04-21-17



CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, City Planner
DATE: May 18, 2017
RE: May 22, 2017 Planning Board Agenda Item IV(a)

De minimis change amendment: Leblanc Subdivision, 610 Webster Street

Davis Land Surveying, LLC has submitted an amendment to the Leblanc Subdivision. On November 9, 2015 the Planning Board approved this three lot subdivision. Lot 1 gains access and frontage from Webster Street. Lots 2 and 3 gain access and frontage utilizing the frontage right-of-way (ROW) provisions of Article XII, Section 10 off Pagoma Lane.

The applicant is requesting an amendment to the subdivision plan, adding 0.08 acres of land to lot 3. This small shift of a property line will result in the new line following an existing stonewall, which was the original intent of the property owner. Note 23 has been added to the plan specifically referencing the reason for the proposed amendment.

Staff has no concerns with the proposed amendment, views the change as being de minimis pursuant to Article XIII, Section 3(k) of the Zoning and Land Use Code, and recommends approval.

ACTIONS NECESSARY:

Make a motion pursuant to Article XIII, Section 3(k), Section 4, and Section 5 of the Zoning and Land Use Code to approve a request by Davis Land Surveying, LLC for an amendment to the Leblanc Subdivision –Revision 1, Lot 3.

Davis Land Surveying, LLC
64 Old County Road
Oxford, Maine 04270

(207)345-9991 office
(207) 345-9996 fax
(207) 240-9949 cell
Email: davissurveying@yahoo.com
www.davislandsurveying.net

May 16, 2016

City of Lewiston
Planning Board
27 Pine Street
Lewiston, Maine 04240

RE: Leblanc Subdivision ~ Revision I

Dear Planning Board Members,

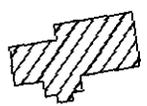
Enclosed please find a sketch and a revised plan of "Leblanc Subdivision" as approved November 9, 2015 and recorded in the Androscoggin County Registry of Deeds in Plan Book 51, Page 64.

The purpose of said revised plan is to show the new location of the southwest corner of land now or formerly of Giles N. Leblanc as described in a deed dated June 3, 2015 and recorded in said Registry of Deeds in Deed Book 9155, Page 176. The southwest corner as described goes beyond the existing stone wall and was supposed to fall in said stone wall. A new 5/8" rebar will be placed in said stone wall at the new location as shown on sketch and plan along with a new description prepared of the revised lot and recorded in said Registry. By changing the location of the southwest corner of said Leblanc, creates a triangle parcel of 0.08 acres that will get described and conveyed to Lucas J. & Marybeth Mawhinney (Lot 3) – See Note 23.

Additional revisions include updating the current owners of Lot 1 and Lot 3 Note 24, revising Note 15 by adding the Book & Page of the recording of the Road Maintenance Agreement, Plan Reference 6e and adding Note 25 referencing the recording of an Easement Deed (Book 9837, Page 115) and the Release of Right of Way (Book 9437, Page 122 portions of Fawkes Drive).

Respectfully Submitted,

Stuart Davis PLS



building envelope - lot 3

Land to be conveyed to Giles N. LeBlanc Claire M. LeBlanc

0.08 ac. tri-angular parcel to be conveyed to Mawhinney

Giles N. LeBlanc June 3, 2015 9155/176

Old location of southwest corner G.N. Leblanc PB 51, PG 64

New location of southwest corner G.N. Leblanc to be re-described

387.44'
S31°32'43"W

33.06'
N29°13'38"E

96.48'
N57°47'34"E

334.35'
N21°36'14"W

S78°59'36"E

387.08'

L15
L14

9+68.9

0+00

0+00

Fawkes

7+00

N78°59'36"W
281.88'

PT 6+94.73

PC 4+86.85

5+00
5+03.6

Drive

6+00

0+75

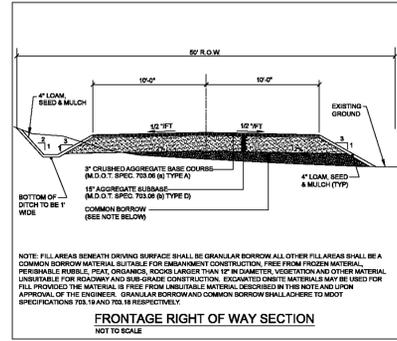
L13

L12

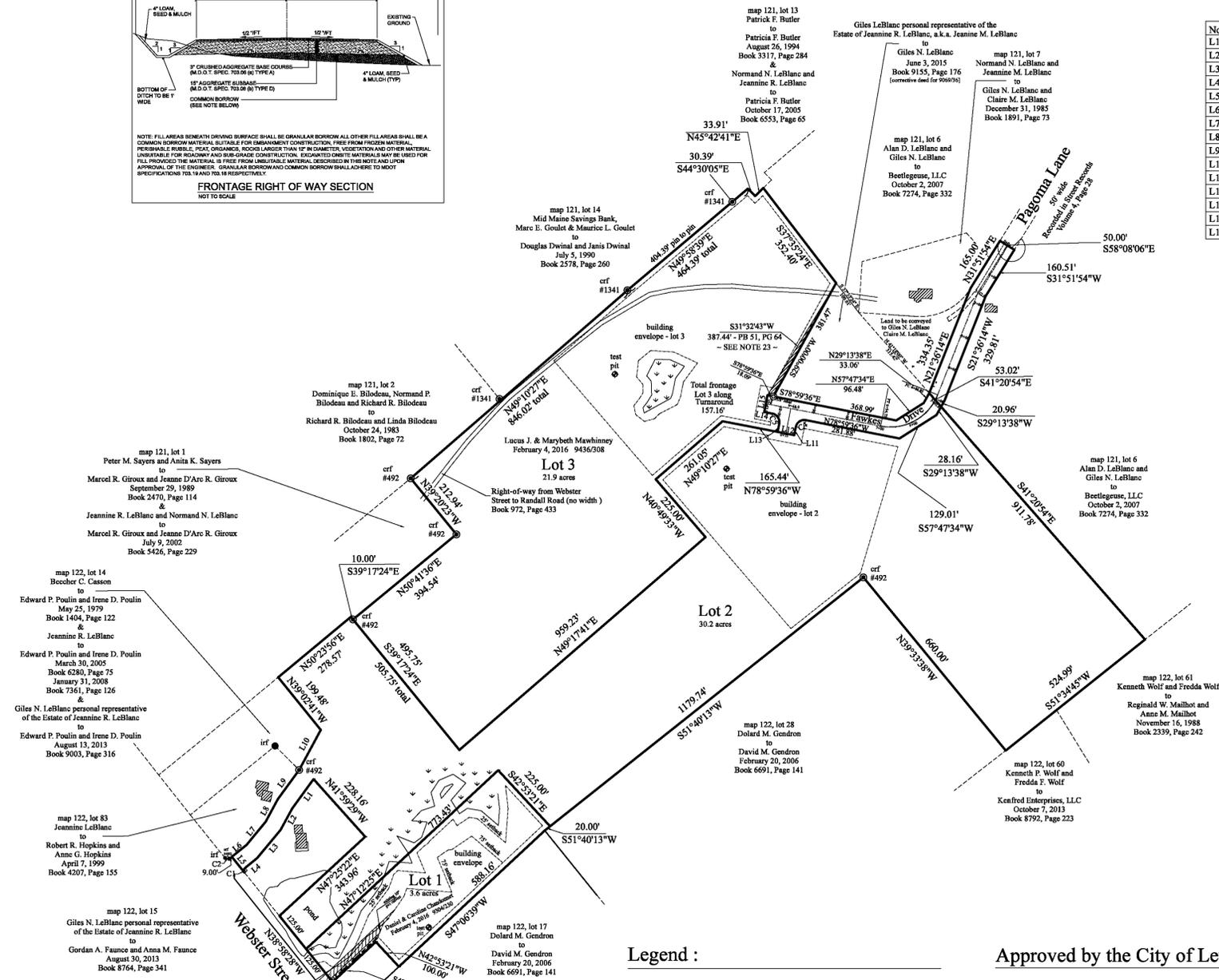
L11

General Notes :

- All Book and Page references as shown hereon are from the Androscoggin County Registry of Deeds.
- Lines shown and not labeled (bearing & distance) are illustrative only, they are based on tax maps and are not verified by this surveyor.
- Source deed - Giles N. LeBlanc personal representative of the Estate of Jeannine R. LeBlanc, a/k/a Janine M. LeBlanc to Jesse N. LeBlanc and Jaime L. LeBlanc by deed dated December 30, 2014, and recorded in said Registry in Book 9069, Page 38.
- Property as shown on the City of Lewiston Tax Maps, on map 122, lot 86.
- Property lies within the Suburban Residential Zone (SR).
Space and Bulk requirements :
Front setback = 25', Front yard = 25'
Side & Rear setback = 15' Side & Rear yard = 15'
Min. frontage = 125' Min. lot size without public sewer = 40,000 square feet
- Reference plans -
a. State of Maine Department of Transportation Right of Way Map dated September 1995, sheet 17 of 18, D.O.T. File No. 1-115.
b. Subdivision Plan of Blue Heron Subdivision, dated June 23, 2006, and recorded in said Registry in Book of Plans, in Book 45, Page 145.
c. Proposed Pagoma Lane Extension and Standard Boundary Survey for Normand LeBlanc Property, dated June 1985, recorded in said Registry in Book of Plans, in Book 31, Page 119.
d. Pagoma Heights prepared for Maurice Goulet dated September 1986, recorded in said Registry in Book of Plans, Book 32, Page 75.
e. LeBlanc Subdivision dated September 17 2015, recorded in said Registry of Deeds in Plan Book 51, Page 64.
- Wetlands as shown on this plan were located by Mark Censi of Geologic Inc.
- Property does not lie within the 100 year flood hazard zone, per the Flood Insurance Rate Maps, Androscoggin County (Lewiston), Map Number 23001C0333E, effective date of July 8, 2013.
- Silt fencing will be installed and maintained prior to any construction and being consistent with the Maine Erosion and Sedimentation Control BMPs, Pub. No. DEPLW0588.
- Building activity on lots 1, 2 and 3, limited to building envelope as shown hereon.
- Pagoma Lane and Pagoma Lane Extension as recorded in the City of Lewiston Street Records in Volume 3, Page 58, and Volume 4, Page 28.
- Prior to any certificates of occupancy issued for any construction, the frontage ROW must be completed in accordance with the approved plan. The applicant shall be responsible to provide written statement from a licensed surveyor or engineer that it has been completed accordingly.
- The applicant will be responsible for the City's cost to install a street sign at the end of Pagoma Lane.
- If development has not occurred as defined within the scope of the Zoning and Land Use Code within two years, development review approval shall expire, pursuant to Article XIII, Section 11.
- Lots 2 & 3 to be wholly responsible for all maintenance of Fawkes Drive as outlined in "Road Maintenance Agreement" and made subject thereto and recorded in the Androscoggin County Registry of Deeds - Book 9437, Page 127. The City of Lewiston shall be held harmless and at no time will be responsible for the maintenance of said Fawkes Drive.
- Leblanc Subdivision has been designed and to be developed based on Article XIII Sections 4 & 5, Article XII Section 10, and made subject thereto and to be recorded in the Androscoggin County Registry of Deeds.
- Lot 1 to apply for Permit By Rule for a reduction of the setback of 75' to 25' within a wetland of special significance for the upgrade of an existing woods road to a ±12 wide gravel drive for access to Lot 1 from Webster Street.
- The existing turnaround located at the end of Pagoma Lane shall be maintained at its current location.
- The construction, maintenance, and repair of Fawkes Drive shall be the sole responsibility of those listed in Road Maintenance Agreement.
- Drainage easements for level lip spreaders as shown on Storm water Plans and located on private property, to be established and included in the Road Maintenance Agreement and will be maintained by those parties included in said agreement.
- The driveway accessing Lot 1 must be 20' wide and meet requirements of NFPA 1, Uniform Fire Code, 2006 Edition - Sections: 18.2.3.2.1, 18.2.3.4.1.1, 18.2.3.4.1.2, 18.2.3.4.2.2, unless the property is sprinkled with a 13R System (Residential Property) sprinkler system to the satisfaction of the Lewiston Fire Prevention.
- The driveway must meet the side yard requirements of the Suburban Residential District, unless modifications are granted by the appropriate reviewing authority.
- The purpose of the plan "Leblanc Subdivision - Revision I" is to show the relocation of the southwest corner of land of Giles N. LeBlanc. 5/8" rebar to be replaced in stone wall vs. location as described in a deed dated June 3, 2015 and recorded in Deed Book 9155, Page 176. A new deed will be prepared describing the new southwest corner of said Leblanc. The hatched area as shown and being 0.08 acres to be conveyed to Lucus J. & Marybeth Mawhinney.
- Additional revisions made, updated owners of Lot 1 and Lot 3, revised note 15 by adding Book & Page of Road Maintenance Agreement and added Plan Reference 6e.
- Additional updated research includes Release of Right of Way as dated 8-24-2016 in Deed Book 9437, Page 122 and also Easement Deeds as dated 8-24-2016 in Deed Book 9837, Page 115.



NOTE: FILL AREAS BENEATH DRIVING SURFACE SHALL BE GRANULAR BORROW. ALL OTHER FILL AREAS SHALL BE A COMMON BORROW MATERIAL SUITABLE FOR EMBANKMENT CONSTRUCTION. FREE FROM FROZEN MATERIAL, PERISHABLE RUBBLE, POOR ORGANICS, ROCKS LARGER THAN 12\"/>

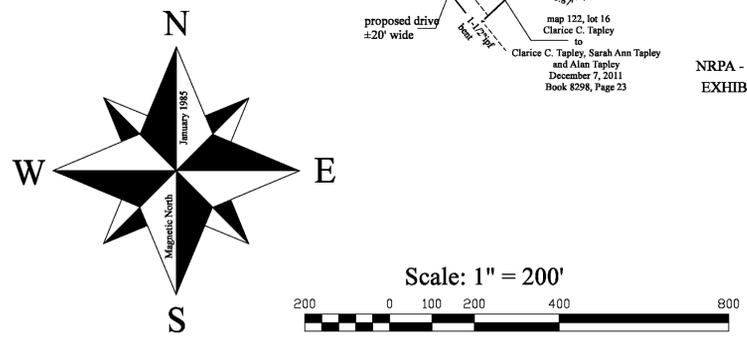
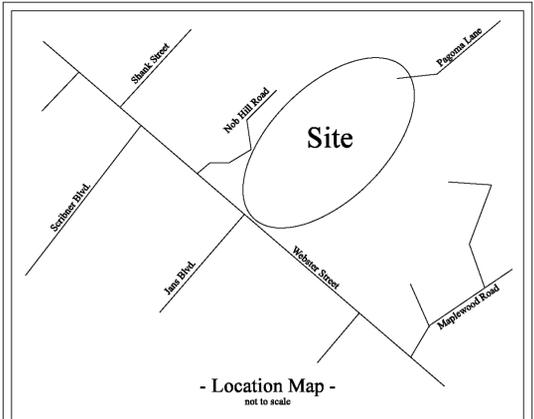


CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	89°57'26"	10.00	15.70	14.14	S06°01'31"W
C2	84°28'42"	10.00	14.74	13.44	N80°04'19"W
C4	90°00'04"	25.00	39.27	35.36	S56°00'26"W
C5	89°59'57"	25.00	39.27	35.36	N33°59'38"W

LINE TABLE

No.	Bearing	Distance
L1	S36°07'16"W	106.93'
L2	S28°27'56"W	71.66'
L3	S39°44'44"W	107.85'
L4	S51°01'32"W	46.00'
L5	N38°58'28"W	60.00'
L6	N51°01'32"E	56.00'
L7	N39°44'44"E	88.29'
L8	N28°27'56"E	75.00'
L9	N36°07'16"E	106.93'
L10	N28°27'45"E	133.81'
L11	S11°00'24"W	25.00'
L12	N78°59'36"W	50.00'
L13	N11°00'24"E	25.00'
L14	N78°59'36"E	25.00'
L15	N11°00'24"E	50.00'



- Legend :**
- ipf iron pipe found
 - irf iron rod found
 - ⊙ crf capped rebar found
 - stone wall
 - map 122, lot 86 map/lot per the City of Lewiston's tax maps
 - ▨ wetlands
 - ▭ building envelope

Approved by the City of Lewiston Planning Board

Chairperson : _____

Approval Date : _____

Signature Date : _____

Androscoggin County Registry of Deeds :
Received _____ at _____ H _____ M _____ M
and Recorded in Book _____ Page _____

Attest
Registrar

This plan was prepared under the Responsibility of Stuart A. Davis PLS 2208
64 Old County Road, Oxford, Maine 04270 -- Perimeter property lines based
on a survey done by A.R.C.C. Land Surveyors. Perimeter lines not verified by this surveyor.

DAVIS LAND SURVEYING, LLC

64 OLD COUNTY ROAD
OXFORD, MAINE 04270
(207) 345-9991 office or (207) 782-3685 office (207) 240-9949 cell
EMAIL: stuart@davislandsurveying.net
WEB: www.davislandsurveying.net
May 16, 2017
FILE: 303 JOB NO: 17032(15024) DISC: SUR 2017

**--- SUBDIVISION PLAN ---
Leblanc Subdivision - Revision I**

PAGOMA LANE & WEBSTER STREET
ANDROSCOGGIN COUNTY LEWISTON, MAINE 04240
FOR RECORD OWNER - JESSE & JANIE LEBLANC

CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE I HAVE USED ORDINARY AND PRUDENT CONDUCT EXPECTED OF PROFESSIONAL LAND SURVEYORS AND THE RESULTS OF THIS SURVEY TO BE TRUE AND CORRECT. THE PUBLIC RECORDS REQUIRED UNDER THE STANDARDS OF PRACTICE AS DEFINED BY THE BOARD OF LICENSES FOR PROFESSIONAL LAND SURVEYORS (M.R.S.A. TITLE 32, CHAPTER 121 DATED APRIL 2001) EXCEPT AS FOLLOWS:
1) NO WRITTEN REPORT TO DATE:
2) NO DEED DESCRIPTION TO DATE:
PLAN PREPARED BY: RWG
PLAN CHECKED BY: SAD

THIS PLAN IS NOT VALID UNLESS EMBOSSED ABOVE



CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, City Planner
DATE: May 18, 2017
RE: May 22, 2017, Planning Board Agenda Item V(b)

Disposition of 502 Lisbon Street.

Pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code, the board shall review and make a recommendation to the city council with regard to the acquisition and disposition of all public ways, lands, buildings and other municipal facilities.

The city has received a request from the Board of Directors for the Public Theatre to acquire the property at 502 Lisbon Street. The Theatre is requesting the land to construct an atrium bump-out on the Lisbon Street side of its building. That atrium is designed to provide a location within the Theatre building for small meetings and events, while improving the look of the building. They are also willing to include an affirmative covenant that a portion of this parcel be converted to green space and maintained by the Theatre. They have requested the land be conveyed without consideration (for free). Reference should be made to K. Alexander Visbaras' letter dated January 23, 2017.

Section 5.5 of the city's property disposition policy states that where alternative methods have failed to produce an acceptable sale and/or in instances where the City has been directly approached by an individual or organization with a proposal that matches or exceeds the City's expectations for development on the parcel, the City may entertain direct negotiations with a private party who expresses interest in purchasing a property. At this time, City Administration has not made a formal decision as to whether limit sale of the property to direct negotiations or a bidding process.

This vacant lot of approximately 5,000 square feet is located in the Centreville (CV) district and is paved with 14 parking spaces. Should the city dispose of this property, a portion of the lot will need to be retained by the city including existing the sidewalk and paved radius for turning on to Maple Street from Lisbon Street.

Recognizing the Theatres interest in the property and apparent willingness to include convents, including converting portions of the property into green space, the Board may want to include in their recommendation that disposition of the property is subject to review and approval of a plan as to how the site will be utilized. This may include signage as the Theatre has expressed past interest in erecting a sign on this property, to which some staff have expressed concerns with its possible design and appearance upon entering the city's gateway.

ACTIONS NECESSARY:

Make a motion pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the disposition of 502 Lisbon Street granted (including, if any, specific conditions raised by the Planning Board or staff).

PROPERTY DISPOSITION

1.0 Purpose

The purpose of this Policy is to provide guidelines for City staff to follow in handling and processing real property in the City's possession which is considered excess to the City's needs.

2.0 Policy

It is the City's policy to periodically review real property in the City's possession to determine whether retention, sale, or lease of such property is in the best interest of the City and to respond in a timely fashion to requests from private parties seeking to purchase or lease such property.

3.0 Determination of Willingness to Sell or Lease City-Owned Property

3.1 City Initiated Sale or Lease

3.1.1 The Planning and Code Department of the City will periodically review real property currently owned by the City but not in active use for municipal purposes to determine whether these properties should be retained or considered for sale or lease. Once properties have been identified for which there is no current City use, the Department will notify the City Administrator.

3.1.2 The City Administrator will then notify all Department Heads of the property or properties being considered for sale and offer them the opportunity to indicate any potential use or need their department might have for the property, including its potential for land banking against future uses.

3.1.3 After consideration of the responses of the various Departments, the Administrator will make a determination if the property should be declared surplus or retained for potential future use.

3.2 Private Sector Request to Purchase or Lease

3.2.1 All requests from the private sector for the purchase or lease of City property shall be directed to the City Administrator.

3.2.2 The Administrator shall notify all Department Heads of the request and provide them with the opportunity to identify any current or potential use which the City may have for the property.

3.2.3 After consideration of the responses of the various Departments, the Administrator will make a determination of whether the property should be declared surplus or retained for current or potential future use.

3.2.3 Once the Administrator has determined a property to be surplus, the Planning Board will be asked to review and make a recommendation on whether to proceed with its disposition. A recommendation from the Planning Board will remain valid for three years; however, should

PROPERTY DISPOSITION

circumstances change during this period, the Administrator may seek an updated review and recommendation.

4.0 Procedure for Disposition of Surplus Property – Substandard Lots

- 4.1 Vacant lots that do not meet minimum space and bulk standards for construction may, at the discretion of the City Administrator, be offered for sale or lease to abutting property owners. If one or more of these owners express an interest in the property, the City Administrator shall make a recommendation to the City Council on the disposition of the property.
- 4.2 The following factors will be considered in determining whether the property should be sold:
 - 4.2.1 The proposed sale price or lease rate, if any, as compared to an estimate of the value of the property prepared by the City Assessor;
 - 4.2.2 The proposed use of the property;
 - 4.2.3 The value of any proposed improvements to the property;
 - 4.2.4 The impact of the sale or lease of the property on the assessed value of the adjacent property in the same ownership; and
 - 4.2.5 The extent to which the sale or lease will support overall City policy in the area or neighborhood within which the property is located.

5.0 Procedure for the Disposition of Surplus Property – Potentially Developable

In instances where surplus property may be redeveloped or developed, that property may be marketed by one of a number of methods based on the nature and estimated value of the property and any specific plans or policies which development of the property might either further or hinder. The following methods may be used to market the property, including a combination of two or more.

- 5.1 **Request for Proposals.** The City may use a Request for Proposals process. This process is generally best suited to significant development parcels for which the City has specific expectations as to the nature, type, and value of the anticipated development.
- 5.2 **Real Estate Broker.** The City may contract with a real estate broker to find a buyer. This method may be most applicable to individual properties or groups of properties that the City is seeking to redevelop or develop for a specified purpose such as single family housing and/or multi-family housing renovation.
- 5.3 **Formal Bid.** The City may advertise for formal bids. This method may be most applicable in instances where the City believes that multiple parties may be interested in the property and the nature of the development or redevelopment is such that the City does not anticipate placing additional restrictions on what is to happen on the property after its sale.
- 5.4 **Self-Brokerage.** The City may employ a sell by owner approach. This would generally be applicable to situations such as the sale of individual lots within a residential or commercial subdivision.

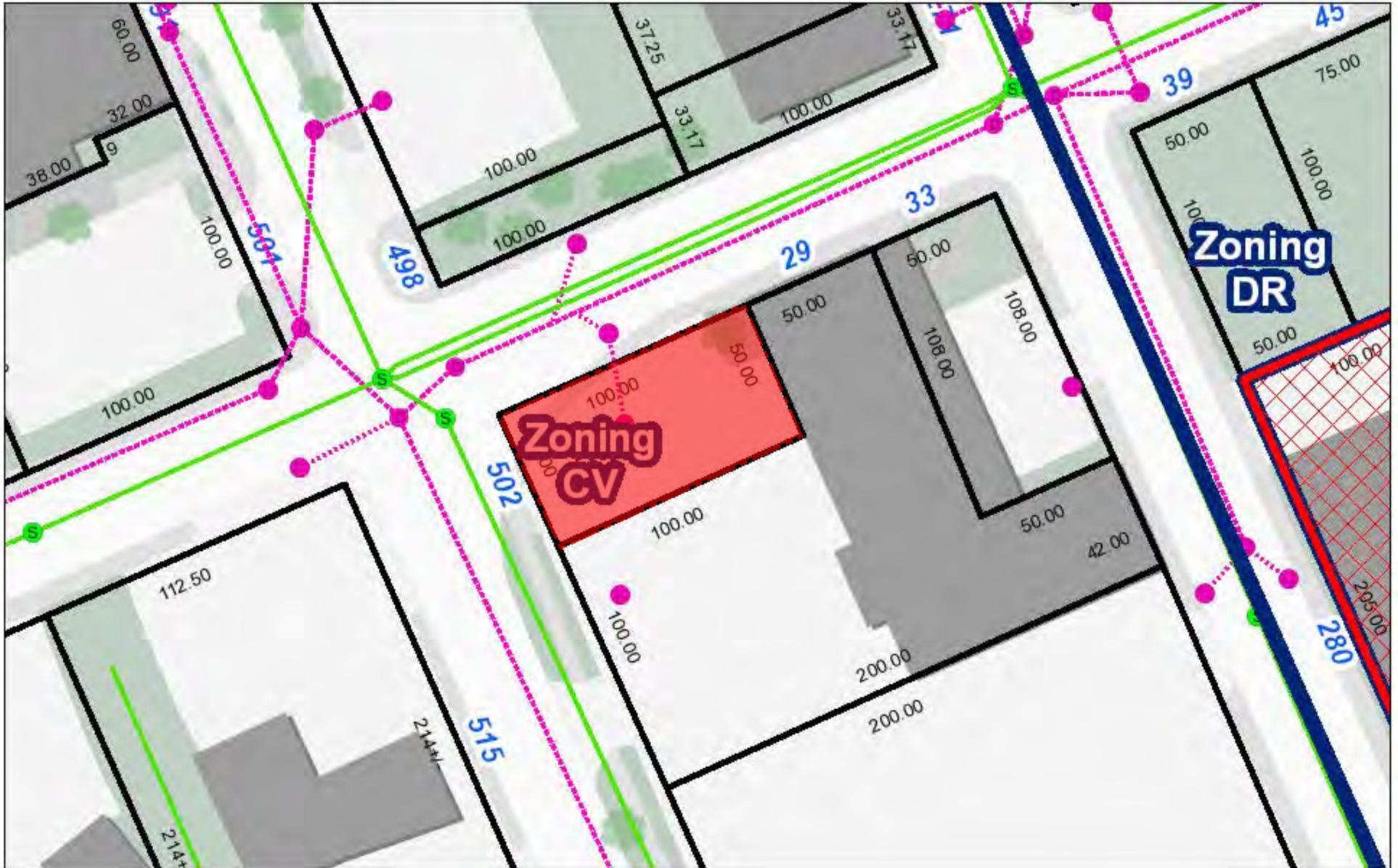
PROPERTY DISPOSITION

- 5.5 Direct Negotiation.** Where alternative methods have failed to produce an acceptable sale and/or in instances where the City has been directly approached by an individual or organization with a proposal that matches or exceeds the City's expectations for development on the parcel, the City may entertain direct negotiations with a private party who expresses interest in purchasing a property.
- 5.6** The City Administrator shall recommend to the City Council the disposition method or methods to be used at the time the Council is asked to approve disposition of the property.

6.0 Council Approval of Disposition

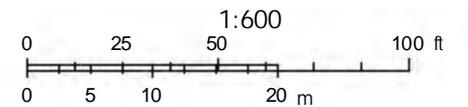
- 6.1** The final decision to accept a bid, proposal, or offer to purchase City-owned property must be made by the City Council.
- 6.2** The normal process for transferring a city-owned property will be by way of municipal quitclaim deed. Warranty deeds may be approved in instances where such action is recommended by the City Administrator for good and reasonable cause.

502 Lisbon Street



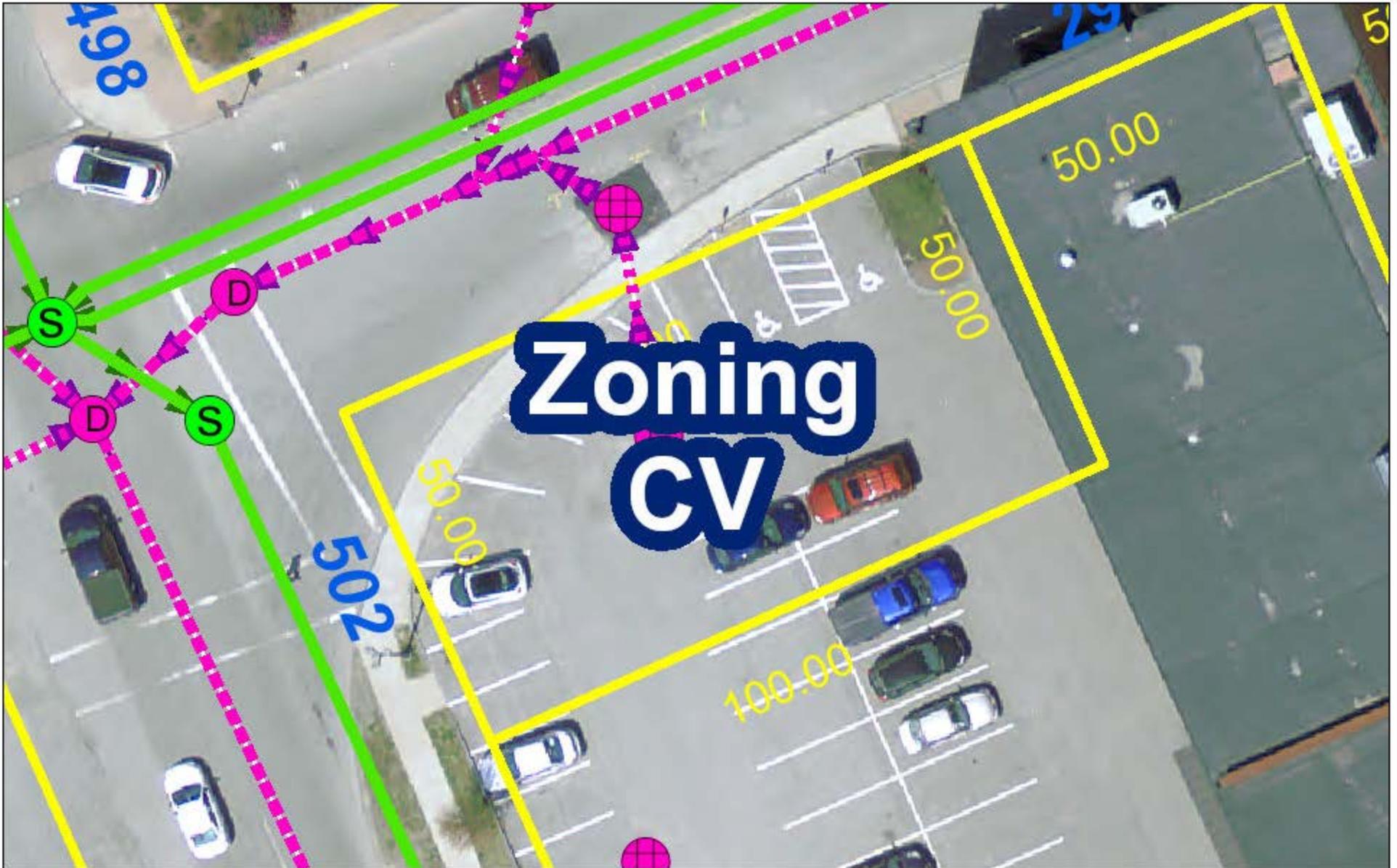
May 18, 2017

- parcels
-  Shoreland Zoning
-  No Name Pond Lake Conservation Overlay District
-  Zoning - Conditional
-  Zoning - Mobile Home Overlay
-  Zoning Districts



Lewiston, Maine
City of Lewiston, Public Works

502 Lisbon Street



May 18, 2017

parcels

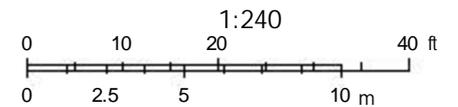
 Shoreland Zoning

 No Name Pond Lake Conservation Overlay District

 Zoning - Conditional

 Zoning - Mobile Home Overlay

 Zoning Districts



Lewiston Maine, Maine GeoLibrary, Woopert, Inc
Lewiston, Maine



CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, City Planner
DATE: May 18, 2017
RE: May 22, 2017, Planning Board Agenda Item V(c)

Request to initiate an amendment to Article IX, Section 12 of the Zoning and Land Use Code.

Pursuant to Article XVII, Section 5(b)(1) of the Zoning and Land Use Code, amendments to the code may be initiated by:

- a. Reference from the city council; or
- b. Petition signed by not less than ten (10) residents of the City of Lewiston, eighteen (18) years of age and older; or
- c. The planning board at its own initiative.

Staff is request the Board initiate an amendment to Article IX, Section 12 of the aforementioned code to exempt mobile homes from additional variances similar to that of single-family dwellings on individual lots. Reference should be made to Building Inspector Gary Campbell's memo dated May 18, 2017.

Upon a favorable vote from the Planning Board, staff will prepare the amendment and schedule a public hearing with the Board to provide a recommendation for the City Council's consideration.

ACTION NECESSARY:

Make a motion pursuant to Article XVII, Section 5(b)(1) of the Zoning and Land Use to initiate an amendment to Article IX, Section 12 of the Zoning and Land Use Code pertaining to variances for single-family dwelling and mobile homes on individual lots.

Memorandum

To: Planning Board; David Hediger
From: Gary Campbell, Building Inspector 
Date: 5/18/2017
Re: Zoning ordinance amendment

Please find attached a house-keeping amendment to Article IX, Section 12 of Appendix A- Zoning and Land Use Code of the City of Lewiston. This amendment adds mobile homes on individual lots to the section, which was an oversight when first drafted.

Historically, a property, that had obtained a space and bulk (frontage or lot size) variance to be developed with a single-family dwelling, was required to obtain a new variance for any subsequent development on the property such as sheds or garages, and, although these variances may have been approved, the request could not meet the approval criteria, particularly reasonable return (hardship) and uniqueness.

Consequently, the intention of the original ordinance was to allow these single-family properties to construct additions or accessory structures without returning to the board of appeals for a variance which should not be approved. In essence, the ordinance grants the same development rights as any other property containing single-family dwelling.

Recently, a permit application was submitted for an addition to a mobile home on an individual lot that was developed as the result of a frontage variance. This request was denied, because mobile homes are specifically excluded from the definition of single-family dwellings in the zoning ordinance. The intent of this differentiation is to regulate the placement of mobile homes in zoning districts where they may alter the characteristics of a predominantly single-family neighborhood such as the Neighborhood Conservation "A" district.

The ordinance change will allow affected mobile homes on individual lots to construct additions and accessory structure as a matter of right as well as clean up some clunky language.

Sec. 12. Effect of grant of variance for single-family detached dwelling and mobile homes on individual residential lot.

Unless specifically limited by conditions imposed in accordance with Article IX, Section 6 by the board of appeal's upon the granting of a space or bulk variance for a single-family detached dwelling or mobile home on an individual residential lot, subsequent additions or improvements to the lot shall not require ~~another additional variances with respect to the space or bulk standard which was the subject of the prior variance,~~ but shall be subject to all other use and space and bulk standards, existing as of the time of subsequent additions or improvements, for the district in which the lot is located.