

**CITY OF LEWISTON**  
**STAFF REVIEW COMMITTEE MEETING**  
Thursday, April 4, 2019 – 9:00 P.M.  
Third Floor Conference Room  
Lewiston City Building  
27 Pine Street, Lewiston

## **AGENDA**

**I. ROLL CALL**

**II. ADJUSTMENTS TO THE AGENDA**

**III. CORRESPONDENCE**

**IV. PUBLIC HEARINGS:**

To review an application submitted by Wright-Pierce Engineering on behalf of Bates College to construction a temporary parking lot at 34 Vale Street to accommodate construction parking for the proposed STEM building project.

**V. READING OF THE MINUTES:** Motion to adopt the draft minutes from March 21, 2019.

**VI. ADJOURNMENT:**

March 19, 2019  
W-P Project No. 14269A

Mr. David Hediger  
Director Planning and Code Enforcement  
City of Lewiston  
27 Pine Street  
Lewiston, ME 04240

Subject: Bates College, Temporary Vale Street Parking Lot  
Development Review Application

Dear Mr. Hediger:

Wright-Pierce has worked with Bates College to prepare the attached Development Review application for a temporary parking lot on Vale Street to support the construction of the new science building. Because of the constraints at the construction site for the New Science Building, very few workers' vehicles will be able to be accommodated on the construction site. The proposed parking lot site is approximately 500 feet from the construction site and is currently not developed.

The project is on Bates owned property in the Institutional/Office District on Vale Street between Nichols Street and Wood Street and consists of constructing a temporary parking lot for approximately 39 vehicles that will be utilized by construction workers. The project will utilize existing curb cuts on Vale and Wood Streets for access to the lot. The lot will have a compacted reclaimed pavement surface and will have runoff controls for the stormwater runoff from the lot.

Stormwater runoff from the site will be treated and conveyed to the City's separated stormwater system in Vale Street. The runoff from the parking lot will be treated for quality in two underdrained soil filters in the southern corners of the site. The City's separated 42" storm line runs on the site near the southern boundary line in an easement. The underdrained soil filters will connect to the existing storm drain structures near the intersection of Vale and Nichols and Vale and Wood Streets.

The development will impact an existing willow tree at the Wood Street intersection. We have been in contact with the City Arborist to discuss how to address the impact of the removal of this tree.

Because of the temporary nature of the parking lot, the primarily utilization during daylight hours and the existing street lighting on Vale Street, no dedicated site lighting is proposed for the lot.

Once construction on the New Science Building is complete the lot will be restored to a grassed surface similar to the existing conditions. The restoration will include the removal of the reclaimed gravel surface and replacement with loam and seed.

Mr. David Hediger  
Director Planning and Code Enforcement  
City of Lewiston  
Page 2 of 2



The development of this parking lot with a new impervious surface of 11,200 sf falls within the Maine DEP permit exemption for college campus. Bates will need to document the additional impervious area and file the plans with DEP if the lot remains in place for more than two years. DEP will be notified that Bates College is installing the lot so that a record exists of the installation date and the additional impervious surface.

We look forward to the opportunity to further review this application with you and the City staff. Should you have any questions, please do not hesitate to contact me at (207) 319-1520.

Sincerely,  
WRIGHT-PIERCE

A handwritten signature in blue ink, appearing to read 'Jan Wiegman'. The signature is fluid and cursive, with a large initial 'J' and 'W'.

Jan Wiegman, PE  
Project Manager  
Jan.wiegman@wright-pierce.com

*Enclosures*

*cc: Chris Streifel*



# Development Review Application

City of Auburn Planning and Permitting Department  
City of Lewiston Department of Planning and Code Enforcement



**PROJECT NAME:** Bates College -Vale Street Temporary Parking Lot

**PROPOSED DEVELOPMENT ADDRESS:** 34 Vale Street

**PARCEL ID#:** Map 194, Lots: 213, 214, 215, 236, 237

**REVIEW TYPE:**      Site Plan/Special Exception                       Site Plan Amendment   
                                 Subdivision     Subdivision Amendment

**PROJECT DESCRIPTION:** Construct a temporary parking lot to accommodate construction parking for the proposed STEM building project.

**CONTACT INFORMATION:**

Applicant

Name: Bates College  
Address: 147 Russell Street, Lewiston, ME  
Zip Code: 04240  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home #: \_\_\_\_\_  
Email: CStreife@Bates.edu

Project Representative

Name: Chris Streifel, Facility Services  
Address: 147 Russell Street, Lewiston, ME  
Zip Code: 04240  
Work #: (207)786-6207  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home #: \_\_\_\_\_  
Email: CStreife@Bates.edu

Property Owner

Name: President and Trustees of Bates College  
Address: 2 Andrews Road, Lewiston, ME  
Zip Code: 04240  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home #: \_\_\_\_\_  
Email: \_\_\_\_\_

Other professional representatives for the project (surveyors, engineers, etc.),

Name: Jan Wiegman, PE, Wright-Pierce  
Address: 11 Bowdoin Mill Island, Suite 140, Topsham, ME  
Zip Code: 04086  
Work #: (207)319-1520  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home #: \_\_\_\_\_  
Email: jan.wiegman@wright-pierce.com

# PROJECT DATA

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

## IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	4715	sq. ft.
Proposed Total Paved Area	11286	sq. ft.
Proposed Total Impervious Area	16001	sq. ft.
Proposed Impervious Net Change	11286	sq. ft.
Impervious surface ratio existing	17.4	% of lot area
Impervious surface ratio proposed	59.1	% of lot area

## BUILDING AREA/LOT

### COVERAGE

Existing Building Footprint	1707	sq. ft.
Proposed Building Footprint	1707	sq. ft.
Proposed Building Footprint Net change	0	sq. ft.
Existing Total Building Floor Area	1707	sq. ft.
Proposed Total Building Floor Area	1707	sq. ft.
Proposed Building Floor Area Net Change	0	sq. ft.
New Building	No	(yes or no)
Building Area/Lot coverage existing	6.3%	% of lot area
Building Area/Lot coverage proposed	6.3%	% of lot area

### ZONING

Existing IO Institutional/Office

Proposed, if applicable

### LAND USE

Existing Vacant/Residential

Proposed Parking/Residential

### RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units N/A

Proposed Number of Residential Units \_\_\_\_\_

Subdivision, Proposed Number of Lots \_\_\_\_\_

### PARKING SPACES

Existing Number of Parking Spaces 7

Proposed Number of Parking Spaces 39 + 7 = 46

Required Number of Parking Spaces \_\_\_\_\_

Number of Handicapped Parking Spaces \_\_\_\_\_

### ESTIMATED COST OF PROJECT

## DELEGATED REVIEW AUTHORITY CHECKLIST

### SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area 4715 sq. ft.

Proposed Disturbed Area 20280 sq. ft.

Proposed Impervious Area 16001 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 \_\_\_\_\_ 0 \_\_\_\_\_ passenger car equivalents (PCE)  
(Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) \_\_\_\_\_ 39 \_\_\_\_\_ 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:** Bates College -Vale Street Temporary Parking Lot

**PROPOSED DEVELOPMENT ADDRESS AND PARCEL #:** 34 Vale Street  
Map 194, Lots: 213, 214, 215, 236, 237

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
<b>Site Plan</b>					
	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	N/A			
	Boundaries of Abutting land	X			
	Show Setbacks, Yards and Buffers	X			
	Airport Area of Influence (Auburn only)	N/A			
	Parking Space Calcs	N/A			
	Drive Openings/Locations	X			
	Subdivision Restrictions	N/A			
	Proposed Use	X			
	PB/BOA/Other Restrictions	N/A			
	Fire Department Review	N/A			
	Open Space/Lot Coverage	X			
	Lot Layout (Lewiston only)				
	Existing Building (s)	X			
	Existing Streets, etc.	X			
	Existing Driveways, etc.	X			
	Proposed Building(s)	N/A			
	Proposed Driveways	X			
<b>Landscape Plan</b>					
	Greenspace Requirements				
	Setbacks to Parking	X			
	Buffer Requirements				
	Street Tree Requirements				
	Screened Dumpsters	N/A			

	Additional Design Guidelines	N/A			
	Planting Schedule	N/A			
<b>Stormwater &amp; Erosion Control Plan</b>					
	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	N/A			
	Bonding and Inspection Fees	X			
	Post-Construction Stormwater Plan	X			
	Inspection/monitoring requirements	X			
	Third Party Inspections (Lewiston only)	X			
<b>Lighting Plan</b>					
	Full cut-off fixtures	N/A			
	Meets Parking Lot Requirements	N/A			
<b>Traffic Information</b>					
	Access Management	X			
	Signage	X			
	PCE - Trips in Peak Hour	X			
	Vehicular Movements	X			
	Safety Concerns	X			
	Pedestrian Circulation	X			
	Police Traffic				
	Engineering Traffic				
<b>Utility Plan</b>					
	Water	N/A			
	Adequacy of Water Supply	N/A			
	Water main extension agreement	N/A			
	Sewer	N/A			
	Available city capacity	N/A			
	Electric	N/A			
	Natural Gas	N/A			
	Cable/Phone	N/A			
<b>Natural Resources</b>		N/A			
	Shoreland Zone	N/A			
	Flood Plain	N/A			
	Wetlands or Streams	N/A			
	Urban Impaired Stream	N/A			
	Phosphorus Check	N/A			
	Aquifer/Groundwater Protection	N/A			
	Applicable State Permits	N/A			
	No Name Pond Watershed (Lewiston only)	N/A			
	Lake Auburn Watershed (Auburn only)	N/A			

	Taylor Pond Watershed (Auburn only)	N/A			
<b>Right Title or Interest</b>		N/A			
	Verify	X			
	Document Existing Easements, Covenants, etc.	X			
<b>Technical &amp; Financial Capacity</b>					
	Cost Est./Financial Capacity	N/A			
	Performance Guarantee	N/A			
<b>State Subdivision Law</b>					
	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			
<b>Additional Subdivision Standards</b>					
	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)	X			
<b>A jpeg or pdf of the proposed site plan</b>		X			
<b>Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving</b>					

**Article XIII, Sec. 4. Approval criteria.**

The following supporting information has been developed to guide the Staff through the review of the Bates temporary parking lot review.

(a) *Utilization of the site.* The site consists of an assemblage of several parcels, all owned by Bates College. The area of the assembled parcel is 27,060 sf in size and includes one residence with a driveway and one parcel with an existing parking area for an adjoining lot and three vacant parcels. The vacant lots were formerly residential parcels where the structures have been removed. The proposed parking lot will meet the site density and yard requirements for the IO zone.

(b) *Traffic movement into and out of the development area.* The traffic impact of the lot are limited to the morning trips into the lot and afternoon trips leaving the lot. There are 38 parking spaces proposed and there will be up to 38 peak hour trips associated with the lot. The lot will be temporary, for the duration of the construction of 45 Campus Avenue which is anticipated to last approximately 2 years. After the 45 Campus building construction is completed, the parking area will be restored to a lawn area and traffic will no longer be associated with the lot.

(c) *Access into the site.* The access to the site will be at existing curb cuts on Vale Street and Wood Streets. The visibility at the curb cuts is clear to intersections at both locations and on Wood Street is more than 350 to the north.

(d) *Internal vehicular circulation.* The parking lot has been configured to have through circulation and the parking area meets the space and aisle minimum dimensions of the City requirements for parking spaces.

(e) *Pedestrian circulation.* The site is surrounded on three sides with public sidewalks and the sidewalks can be accessed via the entrance drives on Vale and Wood Streets.

(f) *Stormwater management.* The temporary parking lot will have runoff from the parking lot surface directed to swales and into two underdrained soil filters for treatment prior to discharge. Because of the temporary nature of the parking lot the underdrained soil filters have been designed to accommodate smaller storms (1" of rainfall) with overflow catch basin outlets for larger storm events. The drainage will be directed to the City's separated stormwater system in Vale Street, where a 42" stormdrain line crosses the front of the property.

(g) *Erosion control.* The construction and restoration of the parking lot will be part of the 45 Campus building construction project and will fall under the erosion and sedimentation control plan for the overall project. We have also shown and detailed the erosion and sedimentation control practices specifically for the site on the site plans.

(h) *Water supply.* No water will be used for the project

(i) *Sewage disposal.* No sewer will be generated by the project.

(j) *Utilities.* No utilities will be required for the project.

- (k) *Natural features.* The entire site has been previously developed with several residential structures which have been previously removed. No additional structures or previously undeveloped land is proposed for activity. Some trees on the site will be removed to accommodate the earthwork proposed for the site.
- (l) *Groundwater protection.* No groundwater impacts are anticipated with the development of this site.
- (m) *Water and air pollution.* The project will not result in the creation of ongoing water or air pollution.
- (n) *Exterior lighting.* Because of the temporary nature of the project, no site lighting is proposed. There is ambient lighting from existing street lights along Vale Street in the vicinity of the site.
- (o) *Waste disposal.* Any excess material from the construction of the parking lot will be disposed of by the contractor. No waste disposal is anticipated from the ongoing use of the site.
- (p) *Lot layout.* Not applicable
- (q) *Landscaping.* Because of the temporary nature of the parking lot we are not proposing landscaping at the site. Street trees are not proposed for the 10' wide stormdrain easement along Vale Street because of the potential conflict with the storm drain line.
- (r) *Shoreland relationship.* Not applicable.
- (s) *Open space.* Not Applicable
- (t) *Technical and financial capacity.* The cost of the parking lot is part of the overall construction cost of the New Science Building (45 Campus Ave) for Bates College which was recently approved. We have resubmitted the information included with the New Science Building project and also have included the cost estimate for the parking lot construction and the restoration of the parking lot.
- (u) *Buffering.* The parking lot will be temporary and buffers have not been proposed. The adjoining residential properties are owned by Bates College.
- (v) *Compliance with district regulations.* The application does comply with the IO zoning district requirements. The land use requirements are shown on the plans.
- (w) *Design consistent with performance standards.* The proposed project meets the applicable performance standards of Article XII. The erosion control measures are included on the plans as well as in the overall construction project standards. In addition, the parking spaces and aisle have been designed to meet the City's parking standards.

## Technical and Financial Capacity

### 9.0 Financial Capacity

#### A. Cost Estimate/ Financial Capacity

##### a. Estimated Costs

The construction cost for the parking lot site has been estimated as shown below:

	Item	Estimated Costs
1	Site Work Parking Lot	\$ 78,815
2	Restoration	\$ 20,775
	Total Construction	\$ 99,590

##### b. Financial capacity

The project will be funded by Bates College with funds that have been raised for the New Science Building project. Attached is a statement from Bates College regarding the commitment and funding sources.

#### B. Performance Guarantee

The project will include work within the City Right of way including, storm drain connections and sidewalk restoration. The following estimate is for the work within the right of way.

	Item	Estimated Cost
1	Storm Drains	\$ 1,875
2	Drain Manhole Coring	3,000
3	Sidewalk restoration	<u>2,000</u>
	Total	\$ 6,875

Bates will make arrangements for performance guarantees for work conducted within the Right of Way.

### 9.1 Technical Ability

#### A. Prior Experience

Bates College has engaged wright-Pierce to design the temporary parking lot. Wright-Pierce has experience with site design including parking lot design and permitting. Consigli Construction will be managing the construction of the parking lot as part of the overall New Science Building project.

# Bates

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Treasurer's Office

7/26/2018

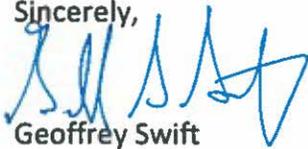
Maine Department of Environmental Protection  
Beth Callahan  
17 State House Station  
Augusta, ME 04333-0017

Re: Bates College New Science Building Project  
Maine Department of Environmental Protection Review

To Whom It May Concern:

The estimated construction cost of the project for the Bates STEM Building is approximately \$38M. Bates College has obtained, and set aside, the financial capacity to complete this project. The source of the funding for the building is from donor gift commitments and reserves. Upon completion, the college will have adequate resources to maintain the facility. As a means of further support we have included a copy of the College's audited financial statements for the fiscal year ending June 30<sup>th</sup>, 2017.

Sincerely,



Geoffrey Swift

Vice President for Finance and Administration and Treasurer

GS/cs

C: Chris Strelfel  
Pam Wichroski

**BATES COLLEGE**

**FINANCIAL STATEMENTS**

**June 30, 2017 and 2016**

**BATES COLLEGE**

**JUNE 30, 2017 and 2016**

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## **Report of Independent Auditors**

To the Trustees of Bates College

We have audited the accompanying financial statements of Bates College, which comprise the statements of financial position as of June 30, 2017 and 2016, and the related statements of activities and cash flows for the years then ended.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### ***Auditors' Responsibility***

Our responsibility is to express an opinion on the financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to Bates College's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Bates College's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### ***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Bates College as of June 30, 2017 and 2016, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

*PricewaterhouseCoopers LLP*

October 27, 2017

**BATES COLLEGE**

**STATEMENTS OF FINANCIAL POSITION**  
**June 30, 2017 and 2016**

	<b>2017</b>	<b>2016</b>
<b>ASSETS</b>		
Cash and cash equivalents	\$ 10,488,296	\$ 17,869,809
Accounts receivable (net of allowance of \$363,011 for 2017 and \$367,025 for 2016)	1,742,235	1,912,395
Inventories and prepaid expenses	2,847,411	2,384,613
Contributions receivable - net	71,602,104	13,271,666
Notes receivable	4,636,343	5,809,709
Investments	345,941,330	289,477,687
Beneficial interest in perpetual trusts	5,970,254	5,664,628
Contributions receivable from remainder trusts	6,613,153	6,007,953
Land, buildings and equipment - net	183,438,875	179,784,703
Deposits with bond trustees	5,196,762	20,363,636
	<b>\$ 638,476,763</b>	<b>\$ 542,546,799</b>
<b>TOTAL ASSETS</b>		
 <b>LIABILITIES AND NET ASSETS</b>		
<b>LIABILITIES</b>		
Accounts payable and accrued expenses	\$ 12,863,370	\$ 17,485,634
Student deposits and deferred items	3,246,688	3,383,348
Asset retirement obligations	6,025,582	6,007,832
Split interest and annuity obligations	15,997,604	15,870,011
Federal student loan funds repayable	5,601,094	6,346,569
Bonds payable	96,393,791	99,764,751
	<b>\$ 140,128,129</b>	<b>\$ 148,858,145</b>
<b>TOTAL LIABILITIES</b>		
 <b>COMMITMENTS AND CONTINGENCIES</b>		
<b>NET ASSETS</b>		
Unrestricted	\$ 132,211,689	\$ 124,087,610
Temporarily restricted	150,529,646	88,472,192
Permanently restricted	215,607,299	181,128,852
	<b>\$ 498,348,634</b>	<b>\$ 393,688,654</b>
<b>TOTAL NET ASSETS</b>		
 <b>TOTAL LIABILITIES AND NET ASSETS</b>		
	<b>\$ 638,476,763</b>	<b>\$ 542,546,799</b>

The accompanying notes are an integral part of these financial statements.

**BATES COLLEGE**

**STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED JUNE 30, 2017  
WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED JUNE 30, 2016**

	<b>2017</b>			<b>2016</b>	
	Unrestricted	Temporarily Restricted	Permanently Restricted	Total	
<b>OPERATING ACTIVITIES</b>					
Revenues and gains					
Single fee revenue	\$ 112,314,729			\$ 112,314,729	\$ 109,765,408
Scholarship aid	(33,082,456)			(33,082,456)	(31,479,000)
Net revenue from students	\$ 79,232,273			\$ 79,232,273	\$ 78,286,408
Other educational program revenues	874,079			874,079	1,101,975
	<u>\$ 80,106,352</u>			<u>\$ 80,106,352</u>	<u>\$ 79,388,383</u>
Government grants	2,126,412			2,126,412	2,053,392
Contributions and private grants	7,275,752	\$ 1,298,248		8,574,000	11,194,146
Endowment return used in accordance with spending policy	1,807,134	10,650,950		12,458,084	12,139,973
Other income	6,038,094	316,831		6,354,925	5,852,201
Net assets released from restrictions	14,203,667	(14,203,667)		-	-
	<u>\$ 111,557,411</u>	<u>\$ (1,937,638)</u>		<u>\$ 109,619,773</u>	<u>\$ 110,628,095</u>
Expenses					
Educational and general					
Instructional	\$ 40,154,643			\$ 40,154,643	\$ 39,275,764
Research	1,821,310			1,821,310	1,796,342
Public service	200,168			200,168	291,326
Academic support	15,304,415			15,304,415	14,700,237
Student services	17,137,508			17,137,508	16,395,131
Institutional support	18,676,456			18,676,456	16,354,694
Total educational and general	<u>\$ 93,294,500</u>			<u>\$ 93,294,500</u>	<u>\$ 88,813,494</u>
Auxiliary enterprises	18,779,381			18,779,381	15,761,178
	<u>\$ 112,073,881</u>			<u>\$ 112,073,881</u>	<u>\$ 104,574,672</u>
<b>TOTAL FROM OPERATING ACTIVITIES</b>	<u>\$ (516,470)</u>	<u>\$ (1,937,638)</u>		<u>\$ (2,454,108)</u>	<u>\$ 6,053,423</u>
<b>NONOPERATING ACTIVITIES</b>					
Revenues and gains					
Contributions	\$ -	\$ 44,631,396	\$ 31,990,539	\$ 76,621,935	\$ 23,961,175
Total endowment return	8,170,192	31,868,611	765,749	40,804,552	(12,743,055)
Endowment return used in accordance with spending policy	(1,807,134)	(10,650,950)	-	(12,458,084)	(12,139,973)
Other investment return including change in value of split interest agreements	-	423,526	1,722,159	2,145,685	(1,331,198)
Net assets released from restrictions	2,277,491	(2,277,491)	-	-	-
Expenses					
Loss from early extinguishment of debt	-	-	-	-	(971,381)
<b>TOTAL FROM NONOPERATING ACTIVITIES</b>	<u>\$ 8,640,549</u>	<u>\$ 63,995,092</u>	<u>\$ 34,478,447</u>	<u>\$ 107,114,088</u>	<u>\$ (3,224,432)</u>
<b>INCREASE IN NET ASSETS</b>	<u>\$ 8,124,079</u>	<u>\$ 62,057,454</u>	<u>\$ 34,478,447</u>	<u>\$ 104,659,980</u>	<u>\$ 2,828,991</u>
<b>NET ASSETS - BEGINNING OF YEAR</b>	<u>\$ 124,087,610</u>	<u>\$ 88,472,192</u>	<u>\$ 181,128,852</u>	<u>\$ 393,688,654</u>	<u>\$ 390,859,663</u>
<b>NET ASSETS - END OF YEAR</b>	<u>\$ 132,211,689</u>	<u>\$ 150,529,646</u>	<u>\$ 215,607,299</u>	<u>\$ 498,348,634</u>	<u>\$ 393,688,654</u>

The accompanying notes are an integral part of these financial statements.

**BATES COLLEGE**

**STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED JUNE 30, 2016**

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
<b>OPERATING ACTIVITIES</b>				
Revenues and gains				
Single fee revenue	\$ 109,765,408			\$ 109,765,408
Scholarship aid	(31,479,000)			(31,479,000)
Net revenue from students	<u>\$ 78,286,408</u>			<u>\$ 78,286,408</u>
Other educational program revenues	<u>1,101,975</u>			<u>1,101,975</u>
	\$ 79,388,383			\$ 79,388,383
Government grants	2,053,392			2,053,392
Contributions and private grants	8,557,653	\$ 2,636,493		11,194,146
Endowment return used in accordance with spending policy	1,809,238	10,330,735		12,139,973
Other income	5,570,195	282,006		5,852,201
Net assets released from restrictions	<u>13,320,266</u>	<u>(13,320,266)</u>		<u>-</u>
	<u>\$ 110,699,127</u>	<u>\$ (71,032)</u>		<u>\$ 110,628,095</u>
Expenses				
Educational and general				
Instructional	\$ 39,275,764			\$ 39,275,764
Research	1,796,342			1,796,342
Public service	291,326			291,326
Academic support	14,700,237			14,700,237
Student services	16,395,131			16,395,131
Institutional support	<u>16,354,694</u>			<u>16,354,694</u>
Total educational and general	<u>\$ 88,813,494</u>			<u>\$ 88,813,494</u>
Auxiliary enterprises	<u>15,761,178</u>			<u>15,761,178</u>
	<u>\$ 104,574,672</u>			<u>\$ 104,574,672</u>
<b>TOTAL FROM OPERATING ACTIVITIES</b>	<u>\$ 6,124,455</u>	<u>\$ (71,032)</u>		<u>\$ 6,053,423</u>
<b>NONOPERATING ACTIVITIES</b>				
Revenues and gains				
Contributions	\$ 500,072	\$ 97,784	\$ 23,363,319	\$ 23,961,175
Total endowment return	(4,351,048)	(8,781,485)	389,478	(12,743,055)
Endowment return used in accordance with spending policy	(1,809,238)	(10,330,735)	-	(12,139,973)
Other investment return including change in value of split interest agreements	-	(268,488)	(1,062,710)	(1,331,198)
Net assets released from restrictions	1,672,727	(1,672,727)	-	-
Expenses				
Loss from early extinguishment of debt	<u>(971,381)</u>	<u>-</u>	<u>\$ -</u>	<u>(971,381)</u>
<b>TOTAL FROM NONOPERATING ACTIVITIES</b>	<u>\$ (4,958,868)</u>	<u>\$ (20,955,651)</u>	<u>\$ 22,690,087</u>	<u>\$ (3,224,432)</u>
<b>INCREASE (DECREASE) IN NET ASSETS</b>	<u>\$ 1,165,587</u>	<u>\$ (21,026,683)</u>	<u>\$ 22,690,087</u>	<u>\$ 2,828,991</u>
<b>NET ASSETS - BEGINNING OF YEAR</b>	<u>\$ 122,922,023</u>	<u>\$ 109,498,875</u>	<u>\$ 158,438,765</u>	<u>\$ 390,859,663</u>
<b>NET ASSETS - END OF YEAR</b>	<u>\$ 124,087,610</u>	<u>\$ 88,472,192</u>	<u>\$ 181,128,852</u>	<u>\$ 393,688,654</u>

The accompanying notes are an integral part of these financial statements.

**BATES COLLEGE**

**STATEMENTS OF CASH FLOWS  
FOR THE YEARS ENDED JUNE 30, 2017 and 2016**

	<b>2017</b>	<b>2016</b>
Cash flows from operating activities:		
Increase in net assets	\$ 104,659,980	\$ 2,828,991
Adjustments to reconcile the change in net assets to net cash used in operating activities:		
Depreciation	\$ 7,630,851	\$ 6,652,353
Asset retirement accretion, net of abatements	17,750	3,419
Amortization of bond origination costs and bond premiums	(40,960)	(44,583)
Loss from early extinguishment of debt	-	971,381
Net unrealized and realized (gains) losses on investments	(38,801,652)	13,855,888
Other investment return including change in value of split-interest agreements	(2,145,685)	1,331,198
Contributions received for endowment or other long-term uses	(11,840,840)	(15,796,931)
Contributions received from gifts of securities for operating purposes	(1,086,200)	(809,546)
Proceeds from sale of gifts of securities for operating purposes	1,086,200	809,546
(Increase) decrease in operating assets:		
Accounts receivable	170,160	491,210
Inventories and prepaid expenses	(462,798)	(129,902)
Contributions receivable from current year pledges	(64,781,096)	(10,327,537)
Increase (decrease) in operating liabilities:		
Accounts payable and accrued expenses	345,637	133,073
Student deposits and deferred items	(136,660)	(573,661)
Total adjustments	<u>\$ (110,045,293)</u>	<u>\$ (3,434,092)</u>
Net cash used in operating activities	<u>\$ (5,385,313)</u>	<u>\$ (605,101)</u>
Cash flows from investing activities:		
Purchases of plant and equipment	\$ (16,252,924)	\$ (31,773,843)
Purchases of investments	(83,855,577)	(41,817,829)
Proceeds from sales and maturities of investments	67,556,038	40,047,286
Disbursements of loans to students	(10,731)	(778,449)
Repayments of loans from students	1,184,097	1,209,539
Decrease in escrow deposits with bond trustees	368,039	13,932
Use of bond proceeds deposited with trustees	14,798,835	24,372,095
Net cash used in investing activities	<u>\$ (16,212,223)</u>	<u>\$ (8,727,269)</u>
Cash flows from financing activities:		
Repayments of principal on bonds payable	\$ (3,330,000)	\$ (3,155,000)
Proceeds from issuance of bonds	-	172,226
Bond financing costs	-	(163,087)
Cash contributions received for endowment or other long-term purposes	8,607,128	13,184,025
Proceeds from gifts of securities for long-term purposes	3,859,380	2,612,906
Cash received on contributions receivable for long-term purposes	5,824,990	2,163,293
Payments of refundable loan funds	(745,475)	(71,898)
Net cash provided by financing activities	<u>\$ 14,216,023</u>	<u>\$ 14,742,465</u>
Net (decrease) increase in cash and cash equivalents	\$ (7,381,513)	\$ 5,410,095
Cash and cash equivalents at beginning of year	<u>17,869,809</u>	<u>12,459,714</u>
Cash and cash equivalents at end of year	<u><u>\$ 10,488,296</u></u>	<u><u>\$ 17,869,809</u></u>
Supplemental data		
Contributions of securities and other noncash assets	\$ 4,945,580	\$ 3,422,452
Accrued construction costs	1,316,581	6,284,482
Advance refunding - Series 2006B	-	30,565,554
Noncash debt issuance costs	-	176,404
Interest paid	4,567,319	4,863,675

The accompanying notes are an integral part of these financial statements.

## BATES COLLEGE

### NOTES TO FINANCIAL STATEMENTS

#### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

##### Description of the Entity

Bates College (the "College") is a private, coeducational, liberal arts college located in Lewiston, Maine. The College provides academic, residential and other services to a diverse student population of approximately 1,750.

##### Basis of Presentation

The accompanying financial statements have been prepared on the accrual basis of accounting and in accordance with accounting principles generally accepted in the United States of America. The College displays its activities and net assets in three classes: unrestricted, temporarily restricted and permanently restricted. These classes are defined as follows:

Unrestricted Net Assets - Net assets that are not subject to donor-imposed stipulations.

Temporarily Restricted Net Assets - Net assets subject to donor-imposed stipulations or legal restrictions that may or will be met either by actions of the College and/or the passage of time.

Permanently Restricted Net Assets - Net assets subject to donor-imposed stipulations that they be maintained permanently by the College.

Revenues are reported as increases in unrestricted net assets unless use of the related assets is limited by donor-imposed restrictions. Expenses are reported as decreases in unrestricted net assets. Realized and unrealized gains and losses on investments and other assets or liabilities are reported as increases or decreases in unrestricted net assets unless their use is restricted by explicit donor stipulations or law.

##### Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. Significant estimates include the valuation of certain investments, split interest obligations, receivables, and estimated service lives of buildings and equipment. Actual results could differ from those estimates.

##### Cash and Cash Equivalents

The College considers all highly liquid debt instruments with maturities, when purchased, of three months or less to be cash equivalents. Cash and cash equivalents at June 30, 2017 and 2016 included \$1,959,340 and \$1,661,858 respectively, of monies held for the Perkins loan program.

##### Contributions Receivable

Unconditional promises to give that are expected to be collected within one year are recorded at net realizable value. Unconditional promises to give that are expected to be collected in future years are recorded at the present value of their expected future cash flows. The discounts on those amounts are computed using rates indicative of the market and credit risk associated with the contribution. Amortization of the discounts is included in contribution revenue. Conditional promises to give are not included as revenues until the conditions are substantially met. Contributions receivable at June 30, 2017 include a concentration of an unconditional promise to give from a single donor.

##### Investments

Investments are stated at fair value in accordance with Fair Value Measurement standards. Fair value is defined as the exchange price that would be received for an asset or paid to transfer a liability (an exit price) in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date.

## BATES COLLEGE

### NOTES TO FINANCIAL STATEMENTS

#### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

The following describes the hierarchy of inputs used to measure fair value and the primary valuation methodologies used by the College for financial instruments measured at fair value on a recurring basis.

The three levels of inputs are as follows:

Level 1 - Quoted prices in active markets for identical assets or liabilities.

Level 2 - Inputs other than Level 1 that are observable, either directly or indirectly, such as quoted prices for similar assets or liabilities; quoted prices in markets that are not active; or other inputs that are observable or can be corroborated by observable market data for substantially the same term of the assets or liabilities.

Level 3 - Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets or liabilities.

A financial instrument's categorization within the valuation hierarchy is based upon the lowest level of input that is significant to the fair value measurement.

The College's interests in alternative investments are reported at the net asset value (NAV) reported by the investment managers. The College reviews and evaluates the NAVs provided by the investment managers including, but not limited to, managers' compliance with Fair Value Measurement standards, price transparency and valuation procedures in place, and the ability to redeem at NAV at the measurement date. The College believes that these valuations are a reasonable estimate of fair value as of June 30, 2017 and 2016 but are subject to uncertainty and, therefore, may differ from the value that would have been used had a ready market for the investments existed; such differences could be material. The NAV is used as a practical expedient to estimate the fair value of these investments unless it is probable that all or a portion of the investment will be sold for an amount different from NAV. As of June 30, 2017, the College had no plans or intentions to sell investments at amounts different from NAV.

The amount of gain or loss associated with these investments is reflected in the accompanying financial statements. Investments include funds designated by the Board of Trustees and permanent endowment assets which are held in perpetuity. The College may have exposure to derivative financial instruments through its investments in various limited liability funds.

The College uses the unit market value method for the assignment of income and asset appreciation and depreciation for the investments it pools within the endowment and trust fund categories. Under this method each individual fund subscribes to, or disposes of, units on the basis of the market value per unit. Income as well as capital appreciation or depreciation earned by the pool is assigned to each individual fund on the basis of the number of units the individual fund owns.

Due to the level of risk associated with certain investment securities and level of uncertainty related to the changes in value of these investments, it is at least reasonably possible that changes in value in the near term could materially impact the amounts reported as the fair market value of these investments at June 30, 2017 and 2016, respectively.

#### **Split Interest Agreements**

The College is party to various split interest agreements with regards to irrevocable trusts and other agreements. These agreements include perpetual trusts, charitable remainder trusts, charitable gift annuities, pooled income funds and pooled growth funds.

When the College is the trustee for the trust/fund, the assets held are included in investments. When a donor makes a contribution to these funds, contribution revenue is recognized and a liability for the present value of the estimated future payments to the donors and/or other beneficiaries is recorded as split interest and annuity obligations. Split interest and annuity obligations are based upon actuarial estimates and assumptions regarding the duration of the agreement and the rates used to discount the liabilities. Circumstances affecting these assumptions can change the estimate of the liabilities in future periods. Discount rates ranged from 3.2% to 8.0% at June 30, 2017 and 2016, respectively.

**BATES COLLEGE**

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED**

Assets held by an outside trustee are classified as beneficial interest in perpetual trusts or as contributions receivable from remainder trusts. These assets represent the College's share of the fair market value of the trust assets as of the balance sheet date, net of a liability for the present value of estimated future payments to the donors or other beneficiaries. Distributions of income from the trusts to the College are recorded as revenue and the carrying value of the assets is adjusted for changes in the estimates of future receipts.

**Land, Buildings and Equipment**

Land, buildings and equipment are stated at cost at date of acquisition or at fair market value at date of donation in the case of gifts. Repairs and maintenance of buildings, grounds, equipment and furnishings as well as insignificant replacements of furnishings and equipment are expensed as incurred.

Land improvements, buildings and equipment are depreciated on the straight-line method over the estimated service lives of respective assets. Estimated service lives are as follows:

Land and building improvements	10 to 15 years
Buildings (masonry)	60 years
Buildings (wooden)	25 years
Equipment	5 to 10 years

When assets are retired or disposed of, the associated cost and accumulated depreciation are removed from the accounts, and gains or losses are included in other income in the statement of activities.

**Collections**

The College's policy is not to capitalize collections, primarily art objects, as they are held for educational, research, and curatorial purposes. Each of the items is catalogued, preserved and cared for, and activities verifying their existence and assessing their condition are performed continuously. Any proceeds from the sale of collection items are used to acquire other items for the collection.

**Deposits With Bond Trustees**

Deposits with Bond Trustees consists principally of investments in United States Government obligations and have been deposited with Trustees as required under certain loan agreements. Amounts at June 30, 2017 and 2016 respectively, consist of \$4,100,452 and \$4,468,491 for debt service, and \$1,096,310 and \$15,895,145 for construction.

**Asset Retirement Obligations**

In accordance with standards on *Accounting for Asset Retirement Obligations*, the College recognizes the fair value of a liability for legal obligations associated with asset retirements in the period in which the obligation is incurred. When the liability is initially recorded, the cost of the asset retirement obligation is capitalized by increasing the carrying amount of the related long-lived asset. The liability is accreted to its present value each period, and the capitalized cost associated with the retirement obligation is depreciated over the useful life of the related asset. Upon settlement of the obligation, any difference between the cost to settle the asset retirement obligation and the liability recorded is recognized as a gain or loss in the statement of activities.

## BATES COLLEGE

### NOTES TO FINANCIAL STATEMENTS

#### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

##### Investment Return / Spending Policy

The Maine Uniform Prudent Management of Institutional Funds Act (UPMIFA) provides that unless explicitly stated otherwise by the donor, appreciation on investments of donor designated endowment funds, until appropriated pursuant to proper governing board action, must be classified as temporarily restricted net assets.

The investment time horizon for the endowment is long-term, consistent with its expected perpetual life. The financial goals for the endowment are (a) to achieve investment returns, net of all costs of management, over full market cycles at least equal to the sum of the rate of inflation (Higher Education Price Index) and the spending rate, and (b) to provide a predictable and stable flow of funds for the operating budget of the College.

To achieve its long-term return objectives, the College relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized gains) and current yield (interest and dividends). The College targets a diversified asset allocation that places greater emphasis on equity based investments to achieve an expected average real return of approximately 5% annually (actual returns in any given year may vary from this amount).

The College's endowment spending policy is also based upon the "total return" concept. The portion to be spent is determined by a budgetary process whereby the objective of the governing board is that the actual spending does not exceed 5% of the estimated average fair market value of the endowment investments. Accordingly, over the long term, the College expects its endowment to grow at the rate of inflation annually, consistent with the financial goals of the endowment.

##### Financial Instruments

The College has a number of financial instruments including: cash and cash equivalents; contributions and accounts receivable; and accounts payable and accrued expenses. Management of the College estimates that the fair value of financial instruments at June 30, 2017 and 2016 does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying statements of financial position. Notes receivable are principally amounts due from students under U.S. Government sponsored loan programs, which are subject to significant restrictions. Accordingly, it is not practicable to determine the fair value of such amounts.

##### Nonoperating Activities

Nonoperating activities include transactions related to capital activities, endowments, split interest agreements, and a loss from early extinguishment of debt. Nonoperating activities also include the investment return in excess of or less than amounts used for operations in accordance with the College's endowment spending policy.

##### Donor-Imposed Restrictions

Contributions received are recorded as unrestricted, temporarily restricted or permanently restricted support, depending on the existence and/or nature of any donor restrictions. All donor-restricted support is reported as an increase in temporarily or permanently restricted net assets, depending on the nature of the restriction. When a restriction expires (that is, when a stipulated time restriction ends or purpose restriction is accomplished), temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions.

##### Sponsored Programs

Revenues associated with federal and state government grants and contracts are recognized as the related costs are incurred. The College records reimbursement of indirect costs relating to government grants and contracts at predetermined negotiated rates for each year.

##### Allocation of Certain Expenses

The statement of activities presents expenses by functional classification. Operation and maintenance of plant is allocated to program and supporting activities based principally upon square footage of facilities. Depreciation of plant assets is allocated based on the specific use of the asset. Interest expense is allocated to the functional classifications that benefited from the use of the proceeds of the debt.

## BATES COLLEGE

### NOTES TO FINANCIAL STATEMENTS

#### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

##### Income Taxes and Tax Status

The College qualifies under the provisions of Section 501(c)(3) of the Internal Revenue Code and is exempt from federal income taxes on all of the College's program related income.

##### Upcoming Accounting Pronouncements

In August 2016, the FASB issued ASU 2016-14, *Presentation of Financial Statements for Not-for-Profit Entities*, which makes targeted changes to the not-for-profit financial reporting model including changes to the classification of net assets and liquidity disclosures. The ASU also imposes several new requirements related to reporting expenses, including providing information about expenses by their natural classification. The ASU is effective for fiscal years beginning after December 15, 2017 and early adoption is permitted. The College is evaluating the impact of the new guidance on the financial statements.

In February 2016, the FASB issued ASU 2016-02, *Leases*, which requires lessees to recognize lease assets and lease liabilities in the statement of financial position for all leases with terms longer than 12 months. Leases will be classified as either finance or operating, with classification affecting the pattern of expense recognition in the statement of activities. The ASU is effective for the College's year ending June 30, 2020 with a modified retrospective transition approach required for capital and operating leases existing at, or entered into after the earliest comparative period present in the financial statements, with certain practical expedients available. The College is evaluating the impact of the new guidance on the financial statements.

In May 2014 the FASB issued ASU 2014-09, *Revenue from Contracts with Customers*, a principles-based standard to recognize revenue from customer contracts. ASU 2014-09 is effective for the College's fiscal year 2019. The College is evaluating the impact that the ASU may have on its financial statements.

##### Subsequent Events

The College evaluated subsequent events through October 27, 2017, the date the financial statements were issued, and determined that there have been no subsequent events for the period after June 30, 2017 that would require recognition in the financial statements or disclosure in the notes of the financial statements.

**BATES COLLEGE**

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 2 - CONTRIBUTIONS RECEIVABLE**

Included in contributions receivable are the following unconditional promises to give:

	2017	2016
Capital	\$ 47,022,947	\$ 180,999
Endowment	31,621,173	11,600,780
Other	5,283,570	2,670,257
Unconditional promises to give before unamortized discount and allowance for uncollectibles	\$ 83,927,690	\$ 14,452,036
Less: Unamortized discount	10,219,859	611,297
	\$ 73,707,831	\$ 13,840,739
Less: Allowance for uncollectibles	2,105,727	569,073
Net unconditional promises to give	\$ 71,602,104	\$ 13,271,666
Amounts due in:		
Less than one year	\$ 12,967,577	\$ 6,875,771
One to five years	\$ 45,960,113	7,576,265
Six to ten years	25,000,000	-
	\$ 83,927,690	\$ 14,452,036

Discount rates on unconditional promises to give ranged from 2.4% to 3.3% at June 30, 2017 and from 1.8% to 3.36% at June 30, 2016. Conditional promises to give at June 30, 2017 and 2016 were \$500,000 and \$0 respectively. Total fundraising expenses were \$7,210,005 and \$6,261,415 for the years ended June 30, 2017 and 2016, respectively.

**NOTE 3 - INVESTMENTS**

The fair value of investments at June 30 are as follows:

	2017	2016
Cash and cash equivalents *	\$ 16,524,830	\$ 12,048,198
Equity securities and funds	136,589,190	106,176,831
Venture capital partnerships	8,446,467	6,123,967
Private equity partnerships	25,295,760	33,083,345
Hedge funds	87,567,640	73,734,630
Fixed income securities and funds	57,709,925	43,621,651
Real estate and real estate funds	5,364,991	4,758,309
Commodity and other funds	8,442,527	9,930,756
	\$ 345,941,330	\$ 289,477,687

\* Cash and cash equivalents include amounts to be advanced to underlying funds in the near term.

**BATES COLLEGE**

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 3 - INVESTMENTS - CONTINUED**

The following schedule summarizes the total endowment return and other investment return including the change in value of split interest agreements and its classification in the statements of activities for the years ended June 30:

	2017			Total
	Unrestricted	Temporarily Restricted	Permanently Restricted	
Interest and dividends	\$ 262,324	\$ 1,735,356	\$ 5,220	\$ 2,002,900
Net unrealized and realized gains *	5,354,203	33,110,446	2,482,688	40,947,337
Reclassified investment gains **	<u>2,553,665</u>	<u>(2,553,665)</u>	-	-
Total investment return	<u>\$ 8,170,192</u>	<u>\$ 32,292,137</u>	<u>\$ 2,487,908</u>	<u>\$ 42,950,237</u>
Less: Investment return designated for current operations	<u>1,807,134</u>	<u>10,650,950</u>	<u>-</u>	<u>12,458,084</u>
Investment return greater than spending formula and return for pooled funds and other funds	<u><u>\$ 6,363,058</u></u>	<u><u>\$ 21,641,187</u></u>	<u><u>\$ 2,487,908</u></u>	<u><u>\$ 30,492,153</u></u>
	2016			Total
	Unrestricted	Temporarily Restricted	Permanently Restricted	
Interest and dividends	\$ 153,747	\$ 957,359	\$ 1,727	\$ 1,112,833
Net unrealized and realized losses *	(1,999,485)	(12,512,642)	(674,959)	(15,187,086)
Reclassified investment gains **	<u>(2,505,310)</u>	<u>2,505,310</u>	-	-
Total investment return	<u>\$ (4,351,048)</u>	<u>\$ (9,049,973)</u>	<u>\$ (673,232)</u>	<u>\$ (14,074,253)</u>
Less: Investment return designated for current operations	<u>1,809,238</u>	<u>10,330,735</u>	<u>-</u>	<u>12,139,973</u>
Investment return less than spending formula and return for pooled funds and other funds	<u><u>\$ (6,160,286)</u></u>	<u><u>\$ (19,380,708)</u></u>	<u><u>\$ (673,232)</u></u>	<u><u>\$ (26,214,226)</u></u>

\* Direct external management and custodial fees for the endowment investments and other College investments are charged to the investment portfolio and were \$1,876,216 and \$1,626,093 for the years ended June 30, 2017 and 2016, respectively. Net unrealized and realized gains are presented net of these fees.

\*\* Certain losses which would cause individual endowment funds to be reduced below the historical dollar amount contributed by the donor have been allocated to unrestricted net assets. These losses resulted from unfavorable market fluctuations that occurred shortly after the investment of newly established endowments, and authorized spending in accordance with the endowment spending policy. The total losses allocated to unrestricted net assets were \$865,336 and \$3,419,001 at June 30, 2017 and 2016, respectively.

**BATES COLLEGE**

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 3 - INVESTMENTS - CONTINUED**

Fair value of investments as of June 30, 2017 including investments measured at net asset value as a practical expedient:

	<u>Total</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>NAV Measurement</u>
<b>Investments</b>					
Cash and cash equivalents	\$ 16,524,830	\$ 16,524,830	\$ -	\$ -	\$ -
Equity securities and funds	136,589,190	62,916,621	-	-	73,672,569
Venture capital partnerships	8,446,467	-	-	-	8,446,467
Private equity partnerships	25,295,760	-	-	-	25,295,760
Hedge funds	87,567,640	-	-	-	87,567,640
Fixed income securities and funds	57,709,925	57,709,925	-	-	-
Real estate and real estate funds	5,364,991	3,623,758	-	-	1,741,233
Commodity and other funds	<u>8,442,527</u>	<u>3,004,237</u>	-	-	<u>5,438,290</u>
Investment total	<u>\$ 345,941,330</u>	<u>\$ 143,779,371</u>	\$ -	\$ -	\$ 202,161,959
<b>Other assets</b>					
Beneficial interest in perpetual trusts	5,970,254	-	-	5,970,254	-
Contributions receivable from remainder trusts	<u>6,613,153</u>	-	-	<u>6,613,153</u>	-
Total assets at fair value	<u><u>\$ 358,524,737</u></u>	<u><u>\$ 143,779,371</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 12,583,407</u></u>	<u><u>\$ 202,161,959</u></u>

Fair value of investments as of June 30, 2016 including investments measured at net asset value as a practical expedient:

	<u>Total</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>NAV Measurement</u>
<b>Investments</b>					
Cash and cash equivalents	\$ 12,048,198	\$ 12,048,198	\$ -	\$ -	\$ -
Equity securities and funds	106,176,831	50,382,019	-	-	55,794,812
Venture capital partnerships	6,123,967	-	-	-	6,123,967
Private equity partnerships	33,083,345	-	-	-	33,083,345
Hedge funds	73,734,630	-	-	-	73,734,630
Fixed income securities and funds	43,621,651	43,621,651	-	-	-
Real estate and real estate funds	4,758,309	3,535,633	-	-	1,222,676
Commodity and other funds	<u>9,930,756</u>	<u>5,436,887</u>	-	-	<u>4,493,869</u>
Investment total	<u>\$ 289,477,687</u>	<u>\$ 115,024,388</u>	\$ -	\$ -	\$ 174,453,299
<b>Other assets</b>					
Beneficial interest in perpetual trusts	5,664,628	-	-	5,664,628	-
Contributions receivable from remainder trusts	6,007,953	-	-	6,007,953	-
Deposits with bond trustees *	<u>20,363,636</u>	<u>20,363,636</u>	-	-	-
Total assets at fair value	<u><u>\$ 321,513,904</u></u>	<u><u>\$ 135,388,024</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 11,672,581</u></u>	<u><u>\$ 174,453,299</u></u>

\* Primarily short term investments of bond proceeds for construction at June 30, 2016.

**BATES COLLEGE**

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 3 - INVESTMENTS - CONTINUED**

**Significant Investment Strategies**

**Equity Securities and Funds:**

The Equities category is globally diversified across public markets including domestic and international developed and emerging market equities. This includes investments in separate accounts, mutual funds and partnerships.

**Venture Capital and Private Equity Partnerships:**

The Private Equities category includes investments in limited partnerships that invest primarily in unlisted, non-public U.S. and non-U.S. domiciled companies. Private Equity includes venture capital (early-stage) and buyout (later-stage) investments. These investments are generally illiquid, with some partnership commitment terms of up to ten years.

**Hedge Funds:**

The Hedge Fund category includes investments in funds that invest primarily in the equity, debt, and derivative securities of U.S. and non-U.S. domiciled corporations. Fund managers hold long and short portfolio capital assets. Investments in hedged strategies are made in sub-strategies including event driven, distressed/credit, relative value, long/short equity and multi-strategy funds.

**Real Assets, Commodities and Other Funds:**

This category includes investments in limited partnerships that invest primarily in unlisted, non-public U.S. and non-U.S. real estate and investments in commingled vehicles that invest in natural resource assets and the equities of natural resource companies.

**Roll forward of Investments Classified as Level 3:**

	Value at June 30, 2016	Realized/Unrealized Gains/(Losses)	Purchases	Sales	Value at June 30, 2017
Beneficial interest in perpetual trusts	\$ 5,664,628	\$ 305,626	\$ -	\$ -	\$ 5,970,254
Contributions receivable from remainder trusts	6,007,953	605,200	-	-	6,613,153
Total assets classified as level 3	<u>\$ 11,672,581</u>	<u>\$ 910,826</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,583,407</u>

In accordance with standards for estimating the fair value of investments, the College conducted a review of changes between levels occurring during the years ended June 30, 2017 and June 30, 2016 and there were no leveling changes.

**BATES COLLEGE**

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 3 - INVESTMENTS - CONTINUED**

**Redemption terms for investments measured at NAV as of June 30, 2017:**

<u>Redemption Terms</u>	Equity Securities and Funds	Venture Capital and Private Equity Partnerships	Hedge Funds	Real Estate, Commodity and Other Funds	Total
Within 30 Days	\$ -	\$ -	\$ -	\$ 2,799,857	\$ 2,799,857
Monthly (10-120 days notice)	37,042,176	-	-	-	37,042,176
Quarterly (30-90 days notice)	-	-	28,483,257	-	28,483,257
Biannually & Annually (45-120 days notice)	31,109,929	-	53,435,643	-	84,545,572
1 - 5 years	3,464,674	3,826,219	931,386	636,442	8,858,721
6 - 10 years	2,055,790	29,916,008	4,717,354	3,743,224	40,432,376
	<u>\$ 73,672,569</u>	<u>\$ 33,742,227</u>	<u>\$ 87,567,640</u>	<u>\$ 7,179,523</u>	<u>\$ 202,161,959</u>

**Redemption terms for investments measured at NAV as of June 30, 2016:**

<u>Redemption Terms</u>	Equity Securities and Funds	Venture Capital and Private Equity Partnerships	Hedge Funds	Real Estate, Commodity and Other Funds	Total
Within 30 Days	\$ -	\$ -	\$ -	\$ 3,354,165	\$ 3,354,165
Monthly (10-120 days notice)	29,396,694	-	-	-	29,396,694
Quarterly (30-90 days notice)	9,355,144	-	28,441,250	-	37,796,394
Biannually & Annually (45-120 days notice)	15,339,751	-	43,141,716	-	58,481,467
1 - 5 years	-	3,975,125	26,144	1,222,677	5,223,946
6 - 10 years	1,703,223	35,232,187	2,125,520	1,139,703	40,200,633
	<u>\$ 55,794,812</u>	<u>\$ 39,207,312</u>	<u>\$ 73,734,630</u>	<u>\$ 5,716,545</u>	<u>\$ 174,453,299</u>

**NOTE 4 - LAND, BUILDINGS AND EQUIPMENT**

Land, buildings and equipment consist of the following:

	<u>2017</u>	<u>2016</u>
Land and improvements	\$ 4,860,477	\$ 4,079,465
Buildings	258,348,717	204,400,469
Equipment	18,238,186	18,681,487
Construction in progress	714,164	45,358,321
	<u>\$ 282,161,544</u>	<u>\$ 272,519,742</u>
Less: Accumulated depreciation	98,722,669	92,735,039
	<u>\$ 183,438,875</u>	<u>\$ 179,784,703</u>

**NOTE 5 - LINE OF CREDIT**

The College has a \$5,000,000 unsecured line of credit with interest at monthly LIBOR plus 1.75% with a minimum floor of 2.5% renewable on March 31, 2018. At June 30, 2017 and 2016, there was no balance outstanding on this line and there were no draws during fiscal years 2017 and 2016.

**BATES COLLEGE**

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 6 - BONDS PAYABLE**

In December 2008, \$15,895,000 of Series 2008D Revenue Bonds were issued by MHHEFA for the benefit of the College. The proceeds from the issue were used to extinguish the Series 2000A bonds which refinanced the construction of a student residence complex and renovations of Carnegie Science Hall, and the 2000B bonds which financed the construction of Pettengill Hall and improvements to the athletic facilities. The refunding converted variable interest rates on the Series 2000A and 2000B bonds to fixed interest rates on the Series 2008D bonds that range from 4.5% to 5.1%, resulting in an average interest rate of 5%. The Series 2008D bonds reach final maturity in 2022.

In April 2010, \$13,600,000 of Series 2010A Revenue Bonds were issued by MHHEFA for the benefit of the College. The purpose of the issue was to finance the renovation, overhaul and equipping of two residence halls for use as academic classrooms and offices, and to fund miscellaneous capital improvements and capitalized interest during the construction period. The interest rates for these bonds range from fixed rates of 3.3% to 5.3% resulting in an average interest rate of 5%. These bonds reach final maturity in 2040.

In November 2013, \$55,410,000 of Bates College Issue, Series 2013 Revenue Bonds were issued by MHHEFA for the benefit of the College. The proceeds were used to refund the Series 1997A bonds issued to construct a five-story academic building and a two-story maintenance building, and Series 2003B bonds issued to fund an electronic security access system and a new telephone system; to advance refund \$3,060,000 of the Series 2006B bonds; to pay for the construction of a student residence complex and renovate two existing residence halls; to pay for capitalized interest during the construction period; to fund miscellaneous capital improvements and equipment; and to pay for the costs of issuance. The interest rates for these bonds range from fixed rates of 3% to 5% resulting in an average interest rate of 4.9%. These bonds reach final maturity in 2043.

On July 8, 2015, \$27,790,000 of Bates College Issue, Series 2015 Revenue Bonds were issued by MHHEFA for the benefit of the College for the purpose of advance refunding all of the Series 2006B Revenue Bonds, the purpose of which was to renovate an existing chapel, construct a new residential village and a new dining facility, and fund miscellaneous capital improvements, equipment acquisitions, capitalized interest and costs of issuance. The interest rates for these bonds range from fixed rates of 3% to 5% with an average interest rate of 3.9% and reach final maturity in 2036.

The College has given a collateral interest in all its gross receipts and a negative pledge on the College's central facilities; a debt fund reserve has been established as collateral for the Series 2008D and Series 2010A bonds. The agreements contain various covenants regarding such items as additional permitted encumbrances, submission of financial statements and budgets, permitted dispositions and acquisitions of property, additional debt, and meeting certain debt coverage financial ratios.

Total interest expense for the years ended June 30, 2017 and 2016 was \$3,750,601 and \$2,344,116, net of interest capitalized of \$758,593 and \$2,140,203 for the years ended June 30, 2017 and 2016 respectively.

The approximate maturities of these bonds are as follows:

2018	\$ 1,885,000
2019	1,730,000
2020	1,710,000
2021	2,205,000
2022	2,295,000
Thereafter	86,211,606
Unamortized original issue premiums and costs of issuance, net	357,185
Total	\$ 96,393,791

**BATES COLLEGE**

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 7 - NET ASSETS**

Temporarily and permanently restricted net assets are composed of the following general classes of uses or purposes:

	2017		2016	
	Permanently Restricted	Temporarily Restricted	Permanently Restricted	Temporarily Restricted
Endowment, income to support				
Scholarships	\$ 68,898,610	\$ 44,729,031	\$ 63,543,056	\$ 35,124,154
Professorships	31,689,766	11,671,609	25,183,827	8,329,657
Library and other academic support	7,184,924	6,941,279	6,902,803	5,639,642
Other purposes	21,322,346	5,392,291	20,716,372	3,864,048
Any operation of the College	36,051,938	20,655,803	33,411,447	15,392,200
Pledges	28,037,655	43,564,449	10,622,753	2,648,913
Beneficial interest in perpetual trusts	5,970,254	-	5,664,628	-
Life income funds	16,176,807	3,141,633	15,083,966	2,876,959
Other purposes	275,000	14,433,551	-	14,596,619
	<u>\$ 215,607,299</u>	<u>\$ 150,529,646</u>	<u>\$ 181,128,852</u>	<u>\$ 88,472,192</u>

**Changes in endowment net assets:**

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Endowment net assets, June 30, 2016	\$ 31,255,454	\$ 69,963,518	\$ 149,757,505	\$ 250,976,477
Investment income	262,324	1,735,356	5,220	2,002,900
Net realized and unrealized gains	5,354,203	32,572,331	875,118	38,801,652
Gifts and maturities	-	-	14,509,741	14,509,741
Endowment return used in accordance with spending policy	(1,807,134)	(10,650,950)	-	(12,458,084)
Reclassified investment gains	2,553,665	(2,553,665)	-	-
Endowment net assets, June 30, 2017	<u>\$ 37,618,512</u>	<u>\$ 91,066,590</u>	<u>\$ 165,147,584</u>	<u>\$ 293,832,686</u>

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Endowment net assets, June 30, 2015	\$ 36,915,668	\$ 89,059,026	\$ 135,526,664	\$ 261,501,358
Investment income	153,747	957,359	1,727	1,112,833
Net realized and unrealized gains	(1,999,485)	(12,227,442)	371,039	(13,855,888)
Gifts and maturities	500,072	-	13,858,075	14,358,147
Endowment return used in accordance with spending policy	(1,809,238)	(10,330,735)	-	(12,139,973)
Reclassified investment gains	(2,505,310)	2,505,310	-	-
Endowment net assets, June 30, 2016	<u>\$ 31,255,454</u>	<u>\$ 69,963,518</u>	<u>\$ 149,757,505</u>	<u>\$ 250,976,477</u>

**NOTE 8 - PENSION PLANS**

All eligible College employees are covered under the Bates College Retirement Plan which is a 401(a) money purchase plan. Contributions to this plan are by the employer only and were 9% of wages for fiscal years 2017 and 2016. All eligible employees may also participate in the Bates College 403(b) Retirement Plan and may receive a 50% matching employer contribution to the plan, based on the participant's salary reduction contribution up to a maximum of 6% of the participant's compensation.

**BATES COLLEGE**

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 8 - PENSION PLANS - CONTINUED**

The College's contributions to these plans were \$5,039,230 and \$4,900,309 for the years ended June 30, 2017 and 2016, respectively.

Additionally, certain highly paid employees are eligible to participate in the Bates College 457(b) Supplemental Savings Plan. Contributions to this plan are by employees only. Under all plans, retirement benefits are individually funded and vested.

The College currently has an Early Retirement Plan offered to tenured faculty which provides certain incentives to retire. This Plan resulted in an expense of \$761,958 and \$677,521 for the years ended June 30, 2017 and 2016, respectively.

**NOTE 9 - COMMITMENTS AND CONTINGENCIES**

**Investments in Partnerships**

Certain of the College's investments in partnerships involve future cash commitments. These future cash commitments represent venture capital and private equity partnership commitments and amount to approximately \$30 million and \$26 million at June 30, 2017 and 2016, respectively.

**Commitments for Utilities and Construction**

The College has entered into contracts for utilities and capital construction projects with a combined total balance of approximately \$662,000 and \$5 million at June 30, 2017 and 2016, respectively.

**Contingencies**

The College is subject to certain legal proceedings and claims which arise in the ordinary course of conducting its activities. In the opinion of management, the College has defensible positions and any ultimate liabilities will not materially affect the financial position of the College.

**DEEDS**

30 date

**14709** MAINE SHORT FORM WARRANTY DEED **BK2586 PG307**

WE, EDWARD C. SANDS and DONALD J. SANDS, of Lewiston in the County of Androscoggin and State of Maine, for consideration paid, grant to THE PRESIDENT AND TRUSTEES OF BATES COLLEGE, a Maine corporation with its principal place of business in Lewiston, County of Androscoggin and State of Maine, with WARRANTY COVENANTS, a certain lot or parcel of land with the buildings thereon situated in said Lewiston being more particularly described in the attached Schedule A.

For the source of title of these grantors, see warranty deed from Yolande T. Cantara and Lorraine C. Sheink dated December 1, 1987, recorded in the Androscoggin County Registry of Deeds in Book 2185, Page 68.

The consideration being paid by the purchaser to the sellers represents the full market value of the premises described herein.

The premises are conveyed subject to any easements and restrictions of record and this deed includes all rights, easements, privileges, and appurtenances belonging to the premises hereinabove described.

WITNESS our hands and seals this \_\_\_\_\_ day of April, 1990.

Richard J. [Signature]  
Witness  
[Signature]

Edward C. Sands  
Edward C. Sands  
Donald J. Sands  
Donald J. Sands



STATE OF MAINE  
ANDROSCOGGIN, SS.

Personally appeared the above named EDWARD C. SANDS and/or DONALD J. SANDS, known to me, this \_\_\_\_\_ day of April, 1990, and acknowledged before me the foregoing instrument to be his/their free act and deed.

Jacqueline Grevier  
Notary Public/Attorney-at-Law  
JACQUELINE GREVIER



Type or Print Name \_\_\_\_\_  
Commission expires 2/21/92

OVER

MAINE REAL ESTATE  
TRANSFER TAX PAID

BK 2586 16308

SCHEDULE A

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

BEGINNING at a point in the northerly line of Vale Street eighty and four tenths feet (80.4'). Southeasterly from the Northeasterly corner of Wood Street and Vale Street, thence at right angles with said Vale Street and parallel with said Wood Street, about fifty eight feet (58') in a Northeasterly direction to land now or formerly of C. W. McAllister, thence at right angles Southeasterly thirty-nine and six tenths (39.6') feet, thence at right angles Northeasterly about three and one-half feet (3.5') to land now or formerly of T. L. Pratt, thence at right angles along the line of said T. L. Pratt six and four tenths feet (6.4') more or less, thence at right angles in a Southwesterly direction sixty one and five tenths feet (61.5') more or less to the said Northerly line of Vale Street, thence Northwesterly along the line of said Vale Street forty six feet (46') to the point of beginning.

Meaning and intending to convey and hereby conveying the same premises conveyed to grantors herein by deed of Arnold Schutt dated 5-31-77, recorded in Androscoggin County Registry of Deeds in Book 1268, Page 342.

POOR COPY AT TIME OF RECORDING  
WILL NOT REPRODUCE CLEARLY

ATTEST:  
*Marguerite C. Thompson*  
REGISTER OF DEEDS

90 JUL 27 AM 11:13

ANDROSCOGGIN, SS.  
REGISTRY OF DEEDS

*Robert Callahan*

34 U-1e

**MAINE SHORT FORM WARRANTY DEED**

I, **JEANNE L. PLOURDE**, of Lewiston, Androscoggin County, Maine, for consideration paid, hereby grant to the **PRESIDENT AND TRUSTEES OF BATES COLLEGE**, of 147 Russell Street, Lewiston, Maine 04240-6024, Androscoggin County, Maine 04240, with WARRANTY COVENANTS, a certain lot or parcel of land situated in **Lewiston**, Androscoggin County, Maine, being more particularly described on the attached Exhibit A.

ALSO HEREBY conveying all rights, easements and privileges pertaining thereto.

Being the same premises described in the deed of Adelard D. Milliard to Arthur Plourde and Jeanne Plourde dated June 17, 1954, and recorded in the Androscoggin County Registry of Deeds in Book 706, Page 369. Arthur Plourde died on October 4, 1998.

WITNESS my hand and seal this 31 day of March, 2005.

\_\_\_\_\_  
Witness

Jeanne L. Plourde  
Jeanne L. Plourde

STATE OF MAINE  
COUNTY OF ANDROSCOGGIN, SS.

Personally appeared before me this 31 day of March, 2005, the above-named Jeanne L. Plourde and acknowledged the foregoing instrument to be her free act and deed.

N. J. Rathey  
Notary Public/Attorney-at-Law

N. J. Rathey  
Type or Print Name

My commission expires: \_\_\_\_\_

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated in said Lewiston and bounded and described as follows, to wit:

Beginning on the Northeasterly line of Vale Street at the southerly corner of land conveyed by Leda Pelletier to J. Alfred Lagace and Rose Lagace by Deed dated August 14, 1952, and recorded in the Androscoggin County Registry of Deeds, Book 676, Page 193;

THENCE in a Northeasterly direction by the Southeasterly line of said Lagace land about sixty and three tenths (60.3) feet to the Southwesterly line of land formerly owned by T. L. Pratt;

THENCE in a Southeasterly direction by the Southwesterly line of said T. L. Pratt land forty-seven and six tenths (47.6) feet;

THENCE in a Southwesterly direction parallel with the first described line about sixty-one and thirty-two hundredths (61.32) feet to the said Northeasterly line of said Vale Street;

THENCE in a Northwesterly direction by the said Northeasterly line of said Vale Street, forty-seven and six tenths (47.6) feet to the point of beginning.

94 Nichols

01848

BK2788 PG169

MAINE SHORT FORM WARRANTY DEED

I, MABEL M. SPENCER, being a widow, of Lewiston in the County of Androscoggin and State of Maine, for consideration paid, grant to THE PRESIDENT AND TRUSTEES OF BATES COLLEGE, a duly organized corporation with its principal place of business in said Lewiston, with WARRANTY COVENANTS, a certain lot or parcel of land with the buildings thereon situated in Lewiston in said County of Androscoggin and State of Maine, bounded and described as follows:

BEGINNING at the corner of Nichols Street and Vale Street;

thence running Westerly by the Northerly line of said Vale Street about sixty-two (62) feet to the center line of a passageway eight (8) feet wide;

thence at a right angle Northerly parallel with said Nichols Street and along said center line of said passageway about sixty-two (62) feet to a post;

thence at a right angle Easterly parallel with said Vale Street about sixty-two (62) feet to said Nichols Street;

thence Southerly along the line of said Nichols Street sixty-two (62) feet to the point of beginning.

Reserving, however, from the above described premises a strip four (4) feet wide on the Westerly side of said lot as part of a passageway eight (8) feet wide for the use of the owners of the lot herein conveyed and of the lot next Westerly thereof.

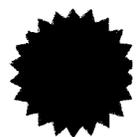
For the source of title of this grantor, see warranty deed from J. Alfred Lagace and Rose Ilda Lagace dated October 1, 1953, recorded in the Androscoggin County Registry of Deeds in Book 689, Page 507. Carlton P. Spencer died on May 12, 1986.

The premises are conveyed subject to any easements and restrictions of record and this deed includes all rights, easements, privileges, and appurtenances belonging to the premises hereinabove described.

WITNESS my hand and seal this 4th day of February 1992.

James L. Weston  
Witness

Mabel M. Spencer  
Mabel M. Spencer

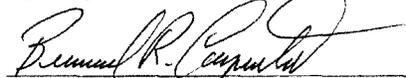


MAINE REAL ESTATE  
TRANSFER TAX PAID

BK2788 PG170

STATE OF MAINE  
ANDROSCOGGIN, SS.

Personally appeared the above named MABEL M. SPENCER,  
known to me, this *4<sup>th</sup>* day of *February*, 1992, and  
acknowledged before me the foregoing instrument to be her  
free act and deed.

  
Notary Public/Attorney-at-Law



Bernard R. Carpenter  
Printed Name

Jrea90.55

ATTEST:

*Jeanine D. Bergeron*

REGISTER OF DEEDS

92 FEB -6 AM 10: 57

100 Nichols

BK2296 PG160

16689

MAINE SHORT FORM WARRANTY DEED

WE, JAMES J. OSWALD and KRISTINA M. OSWALD, being husband and wife, of Lewiston in the County of Androscoggin and State of Maine, for consideration paid, grant to THE PRESIDENT AND TRUSTEES OF BATES COLLEGE, a Maine corporation with its principal place of business in Lewiston in said County and State, with WARRANTY COVENANTS, a certain lot or parcel of land with the buildings thereon situated in said Lewiston, bounded and described as follows:

BEGINNING at a point on the Northwesterly side of Nichols Street, sixty-one (61) feet Northerly of the North side of Vale Street;

thence running westerly and parallel with said Vale Street, one hundred twenty (120) feet;

thence Northerly and parallel with said Nichols Street, fifty-five (55) feet, more or less, to land conveyed by George L. Bixby to Fred E. Bixby in 1898;

thence running Easterly and parallel with said Vale Street, and by said Southerly line of said land so conveyed to said Fred E. Bixby, one hundred and twenty (120) feet to said Northwesterly side of said Nichols Street;

thence running Southerly by said Northwesterly side of said Nichols Street, fifty-five (55) feet, more or less, to the point of beginning.

For the source of title of these grantors, see warranty deed from Bates-Foss Enterprises dated June 30, 1987, recorded in the Androscoggin County Registry of Deeds in Book 2117, Page 238.

The aforesaid premises are conveyed subject to a mortgage given by these grantors to Peoples Heritage Savings Bank dated June 30, 1987, recorded in said Registry of Deeds in Book 2117, Page 239 and, as part of the consideration for this conveyance, the grantee assumes and agrees to pay said mortgage and the note secured thereby and further agrees to hold the grantors harmless from any claims resulting therefrom.

The premises are conveyed subject to any easements and restrictions of record and this deed includes all rights, easements, privileges, and appurtenances belonging to the premises hereinabove described.

JAMES J. OSWALD and KRISTINA M. OSWALD both join as grantors and release all rights by descent and all other

MAINE REAL ESTATE  
TRANSFER TAX PAID

BK2296 PG161

rights.

WITNESS our hands and seals this 11th day of August, 1988.

Robert L. Kimball  
Witness  
TO BOTH

James J. Oswald  
James J. Oswald  
Kristina M. Oswald  
Kristina M. Oswald



STATE OF MAINE  
ANDROSCOGGIN, SS.

Personally appeared the above named JAMES J. OSWALD, known to me, this 11th day of August, 1988, and acknowledged before me the foregoing instrument to be his free act and deed.

Robert L. Kimball  
~~Notary Public~~/Attorney-at-Law

Robert L. Kimball

Type or Print Name \_\_\_\_\_  
Commission expires \_\_\_\_\_

Jrea7.74  
88-1397

ANDROSCOGGIN, SS  
RECEIVED AUG 12 1988  
AT 9 H. 01 M. P. M.

ATTEST Marguerite C. Thompson  
REGISTER

*7.0  
Androscoggin  
Title*

117 Wood

WE, MAURICE E. BEAUCAGE and ELLEN BEAUCAGE, being husband and wife, of Lewiston in the County of Androscoggin and State of Maine, for consideration paid, grant to THE PRESIDENT AND TRUSTEES OF BATES COLLEGE, a Maine corporation with its principal place of business in Lewiston in said County and State, with WARRANTY COVENANTS, a certain lot or parcel of land with the buildings thereon situated in said Lewiston, bounded and described as follows:

BEGINNING on the easterly side of Wood Street at the southwesterly corner of lot formerly occupied by John L. Peabody;

thence easterly by the southerly line of said Peabody lot, one hundred twenty (120) feet;

thence at right angle southerly and parallel with said Wood Street fifty (50) feet;

thence at a right angle westerly one hundred twenty (120) feet to said Wood Street;

thence northerly by said Wood Street fifty (50) feet to the point of beginning.

For the source of title of these grantors, see warranty deed from Rita Lebrun dated February 11, 1975, recorded in the Androscoggin County Registry of Deeds in Book 1140, Page 118.

The premises are conveyed subject to any easements and restrictions of record and this deed includes all rights, easements, privileges, and appurtenances belonging to the premises hereinabove described.

MAURICE E. BEAUCAGE and ELLEN BEAUCAGE both join as grantors and release all rights by descent and all other rights.

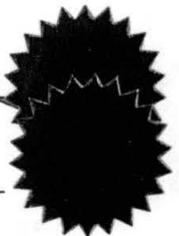
WITNESS our hands and seals this 24th day of October, 1990.

Jaqueline Grenier  
Witness

Maurice E. Beaucage  
Maurice E. Beaucage

to both

Ellen Beaucage  
Ellen Beaucage



MAINE REAL ESTATE  
TRANSFER TAX PAID

STATE OF MAINE  
ANDROSCOGGIN, SS.

Personally appeared the above named MAURICE E.  
BEAUCAGE and/or ELLEN BEAUCAGE, known to me, this *24th* day  
of October, 1990, and acknowledged before me the foregoing  
instrument to be his/her/their free act and deed.

*Jacqueline Grenier*  
Notary Public/Attorney-at-Law

*Jacqueline GRENIER*  
Printed Name



Jrea59.78  
90-1391

ATTEST:  
*Marguerite C. Thompson*  
REGISTER OF DEEDS

90 NOV 20 PM 3: 32

ANDROSCOGGIN, SS.  
REGISTRY OF DEEDS

*Bates College  
Treasurer's Office  
Lane Hall  
Leicester*

RECEIVED

OCT 05 2010

12-08-2010 09:16a

BK 8071 P9308 #22340

Know all Men by these Presents,

N O T A N N O T A N

THE PRESIDENT AND TRUSTEES OF DALES COLLEGE, herein to be known as Grantor, a nonprofit corporation duly organized and existing under the laws of the State of Maine and situated in the City of Lewiston. County of Androscoggin. State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by the inhabitants of the CITY OF LEWISTON, herein to be known as Grantee, a municipal corporation duly organized and existing under the laws of the State of Maine and situated in Lewiston, County of Androscoggin, State of Maine, the receipt whereof the Grantor does hereby acknowledge, does hereby remise, release, bargain, sell, convey and forever quit-claim unto the said inhabitants of the City of Lewiston, its successors and assigns forever, a perpetual easement to construct, maintain, operate, repair and replace a 42" Diameter Storm Drain Pipe and related structures owned by the Grantee and on the land of said Grantor, said land of said Grantor being located in Lewiston, County of Androscoggin, State of Maine, and more particularly described in a certain deed on record at the Androscoggin County Registry of Deeds in Book No. 2586, Page No. 308, within the following described parcel (the "Easement Area").

BEGINNING at a point on the Southwesterly property line of the said Grantor, said Southwesterly property line of said Grantor also being the Northeasterly right-of-way sideline of Vale Street, said Vale Street being more particularly described in a certain street description and on file at the City of Lewiston Clerk's Office, Pine Street, Lewiston, said point marking the Westerly corner of land of said Grantor;

THENCE, in a Southeasterly direction, along the Southwesterly property line of said Grantor, a distance of forty-six and zero hundredths (46.00) feet to a point, said point marking the Southerly corner of land of said Grantor;

THENCE, in a Northeasterly direction, along the Southeasterly property line of said Grantor, a distance of ten and zero hundredths (10.00) feet to a point on the Southeasterly property line of said Grantor;

THENCE, in a Northwesterly direction and parallel to the Southwesterly property line of said Grantor, a distance of forty-six and zero hundredths (46.00) feet to a point on the Northwesterly property line of said Grantor,

THENCE, in a Southwesterly direction along the Northwesterly property line of said Grantor, a distance of ten and zero hundredths (10.00) feet to the point of beginning.

This easement is conveyed together with the right to go upon the Easement Area and within the Easement Area to cut trees, bushes, shrubs, remove roots and earth, and to do any other work necessary for the sole purpose of constructing, operating, repairing and replacing the said 42" Diameter Storm Drain Pipe and related structures owned by the Grantee.

The Grantee further agrees to restore the land of the Grantor to its original condition to the extent that is feasible, and if work is required in the future in accordance with the rights conveyed by

N O T A N N O T A N  
O F F I C I A L C O P Y O F F I C I A L C O P Y

In Witness Whereof, the said Grantor has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Terry Beckmann, Vice President for Finance Administration, and Treasurer, thereunto duly authorized, this 11<sup>th</sup> day of November, in the year two thousand ten.

Signed, Sealed and Delivered  
in the presence of

PRESIDENT AND TRUSTEES  
OF BATES COLLEGE

Claire B Schmoel

By Terry Jo Beckmann  
Terry Jo Beckmann  
Vice President for Finance  
Administration and Treasurer

SEAL

STATE OF MAINE  
ANDROSCOGGIN COUNTY, ss

11/15/10, 2010

Personally appeared the above-named Terry Jo Beckman, Vice President for Finance Administration and Treasurer of President and Trustees of Bates College and acknowledged the foregoing instrument to be her free act and deed in said capacity.

Before me, Claire B Schmoel  
NOTARY PUBLIC  
Print/type name: Claire B Schmoel  
My commission expires: Feb 24, 2012

SEAL

ANDROSCOGGIN COUNTY  
TINA M CHOUINARD  
REGISTER OF DEEDS

RECEIVED

OCT 05 2010

BK 8071 P9310 #22341  
12-08-2010 @ 09:16a

*Know all Men by these Presents,*

N O T A N N O T A N

THAT <sup>O F F I C I A L</sup> PRESIDENT AND <sup>O F F I C I A L</sup> TRUSTEES OF BATES COLLEGE, herein to be known as **Grantor**, a nonprofit corporation duly organized and existing under the laws of the State of Maine and situated in the City of Lewiston County of Androscoggin State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by the inhabitants of the <sup>O F F I C I A L</sup> CITY OF LEWISTON, herein to be known as **Grantee**, a municipal corporation duly organized and existing under the laws of the State of Maine and situated in Lewiston, County of Androscoggin, State of Maine, the receipt whereof the <sup>O F F I C I A L</sup> Grantor does hereby acknowledge, does hereby remise, release, bargain, sell, convey and forever quit-claim unto the said inhabitants of the City of Lewiston, its successors and assigns forever, a perpetual easement to construct, maintain, operate, repair and replace a 42" Diameter Storm Drain Pipe and related structures owned by the Grantee and on the land of said Grantor, said land of said Grantor being located in **Lewiston**, County of **Androscoggin**, State of Maine, and more particularly described in a certain deed on record at the Androscoggin County Registry of Deeds in Book No. 6281, Page No. 167, within the following described parcel (the "Easement Area").

BEGINNING at a point on the Southwesterly property line of the said Grantor, said Southwesterly property line of said Grantor also being the Northeasterly right-of-way sideline of Vale Street, said Vale Street being more particularly described in a certain street description and on file at the City of Lewiston Clerk's Office, Pine Street, Lewiston, said point marking the Westerly corner of land of said Grantor;

THENCE, in a Southeasterly direction, along the Southwesterly property line of said Grantor, a distance of forty-seven and sixty hundredths (47.60) feet to a point, said point marking the Southerly corner of land of said Grantor;

THENCE, in a Northeasterly direction, along the Southeasterly property line of said Grantor, a distance of ten and zero hundredths (10.00) feet to a point on the Southeasterly property line of said Grantor;

THENCE, in a Northwesterly direction and parallel to the Southwesterly property line of said Grantor, a distance of forty-seven and sixty hundredths (47.60) feet to a point on the Northwesterly property line of said Grantor,

THENCE, in a Southwesterly direction along the Northwesterly property line of said Grantor, a distance of ten and zero hundredths (10.00) feet to the point of beginning.

This easement is conveyed together with the right to go upon the Easement Area and within the Easement Area to cut trees, bushes, shrubs, remove roots and earth, and to do any other work necessary for the sole purpose of constructing, operating, repairing and replacing the said 42" Diameter Storm Drain Pipe and related structures owned by the Grantee.

The Grantee further agrees to restore the land of the Grantor to its original condition to the extent that is feasible, and if work is required in the future in accordance with the rights conveyed by

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Terry Beckmann Vice President for Finance Administration and Treasurer, thereunto duly authorized, this 15th day of November in the year two thousand ten.

Signed, Sealed and Delivered in the presence of

PRESIDENT AND TRUSTEES OF BATES COLLEGE

Claire B Schmoell

By Terry Jo Beckmann Vice President for Finance Administration and Treasurer

SEAL

STATE OF MAINE ANDROSCOGGIN COUNTY, ss

11/15, 2010

Personally appeared the above-named Terry Jo Beckmann, Vice President for Finance Administration and Treasurer of President and Trustees of Bates College and acknowledged the foregoing instrument to be her free act and deed in said capacity.

Before me, Claire B Schmoell NOTARY PUBLIC Print/type name: Claire B Schmoell My commission expires: Feb 24 2012

SEAL

ANDROSCOGGIN COUNTY TINA M CHOUINARD REGISTER OF DEEDS

RECEIVED

OCT 05 2010

BK 8071 P 312 #22342  
12-01-2010 11:16a

*Know all Men by these Presents,*

N O T A N N O T A N

<sup>O F F I C I A L C O P Y</sup> <sup>O F F I C I A L C O P Y</sup>  
that **PRESIDENT AND TRUSTEES OF BAIES COLLEGE**, herein to be known as **Grantor**, a nonprofit corporation duly organized and existing under the laws of the State of Maine and situated in the City of Lewiston, County of Androscoggin, State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by the inhabitants of the **CITY OF LEWISTON**, herein to be known as **Grantee**, a municipal corporation duly organized and existing under the laws of the State of Maine and situated in Lewiston, County of Androscoggin, State of Maine, the receipt whereof the Grantor does hereby acknowledge, does hereby remise, release, bargain, sell, convey and forever quit-claim unto the said inhabitants of the City of Lewiston, its successors and assigns forever, a perpetual easement to construct, maintain, operate, repair and replace a 42" Diameter Storm Drain Pipe and related structures owned by the Grantee and on the land of said Grantor, said land of said Grantor being located in **Lewiston**, County of **Androscoggin**, State of Maine, and more particularly described in a certain deed on record at the Androscoggin County Registry of Deeds in Book No. 2788, Page No. 169, within the following described parcel (the "Easement Area").

BEGINNING at a point on the Southwesterly property line of the said Grantor, said Southwesterly property line of said Grantor also being the Northeasterly right-of-way sideline of Vale Street, said Vale Street being more particularly described in a certain street description on file at the City of Lewiston Clerk's Office, Pine Street, Lewiston, said point marking the Southerly corner of land of said Grantor;

THENCE, in a Northwesterly direction, along the Southwesterly property line of said Grantor, a distance of sixty-two and zero hundredths (62.00) feet to a point, said point marking the Westerly corner of land of said Grantor;

THENCE, in a Northeasterly direction, along the Northwesterly property line of said Grantor, said Northwesterly property line of said Grantor also being the center line of a passageway, referenced in Grantor's Deed, being eight feet in width and being four feet either side of the above mentioned Northwesterly property line of said Grantor; a distance of ten and zero hundredths (10.00) feet to a point on the Northwesterly property line of said Grantor;

THENCE, in a Southeasterly direction and parallel to the Southwesterly property line of said Grantor, a distance of sixty-two and zero hundredths (62.00) feet to a point on the Southeasterly property line of said Grantor, said Southeasterly property line of said Grantor also being the Northwesterly right-of-way sideline of Nichols Street, said Nichols Street being more particularly described in a certain street description and on file at the City of Lewiston Clerks Office, Pine Street, Lewiston;

THENCE, in a Southwesterly direction along the Southeasterly property line of said Grantor, a distance of ten and zero hundredths (10.00) feet to the point of beginning.

This easement is conveyed together with the right to go upon the Easement Area and within the Easement Area to cut trees, bushes, shrubs, remove roots and earth, and to do any other work

necessary for the sole purpose of constructing, operating, repairing and replacing the said 42" Diameter Storm Drain Pipe and related structures owned by the Grantee.

N O T N O T

AN OFFICIAL COPY AN OFFICIAL COPY

N O T N O T OFFICIAL OFFICIAL

and signed in its corporate name by Terry Beckmann, Vice President for Finance Administration, and Treasurer, thereunto duly authorized, this 15th day of November, in the year two thousand ten.

Signed, Sealed and Delivered in the presence of

PRESIDENT AND TRUSTEES OF BATES COLLEGE

Claire B Schmoell SEAL

By Terry Jo Beckmann Vice President for Finance Administration and Treasurer

STATE OF MAINE ANDROSCOGGIN COUNTY, ss

11/15, 2010

Personally appeared the above-named Terry Jo Beckman, Vice President for Finance Administration and Treasurer of President and Trustees of Bates College and acknowledged the foregoing instrument to be her free act and deed in said capacity.

Before me, Claire B Schmoell NOTARY PUBLIC Print/type name: Claire B Schmoell My commission expires: Feb. 24 2012

SEAL

ANDROSCOGGIN COUNTY TINA M CHOUINARD REGISTER OF DEEDS

# **STORMWATER MANAGEMENT**

## **PLANS**

**PROJECT OWNER**

PRESIDENT AND TRUSTEES OF BATES COLLEGE  
2 ANDREWS WAY  
LEWISTON, ME 04240

**PROPERTY INCLUDED IN DEVELOPMENT**

TAX MAP	PARCEL #	STREET ADDRESS	BOOK	PAGE
MAP 194	LOT 213	34 VALE STREET	6281	166
MAP 194	LOT 214	94 NICHOLS STREET	2788	169
MAP 194	LOT 215	100 NICHOLS STREET	2296	160
MAP 194	LOT 236	117 WOOD STREET	2628	280
MAP 194	LOT 237	30 VALE STREET	2586	307

ENTIRE SITE IS IN THE INSTITUTIONAL - OFFICE DISTRICT

FOR LOT AREA CALCULATIONS THE FOLLOWING LOTS HAVE BEEN COMBINED:  
30 & 34 VALE STREET, 94 & 100 NICHOLS STREET AND 117 WOOD STREET.

LOT AREA= 27,060 S.F.

EXISTING TOTAL IMPERVIOUS= 4,787 S.F.

NEW IMPERVIOUS= 11,200 S.F.

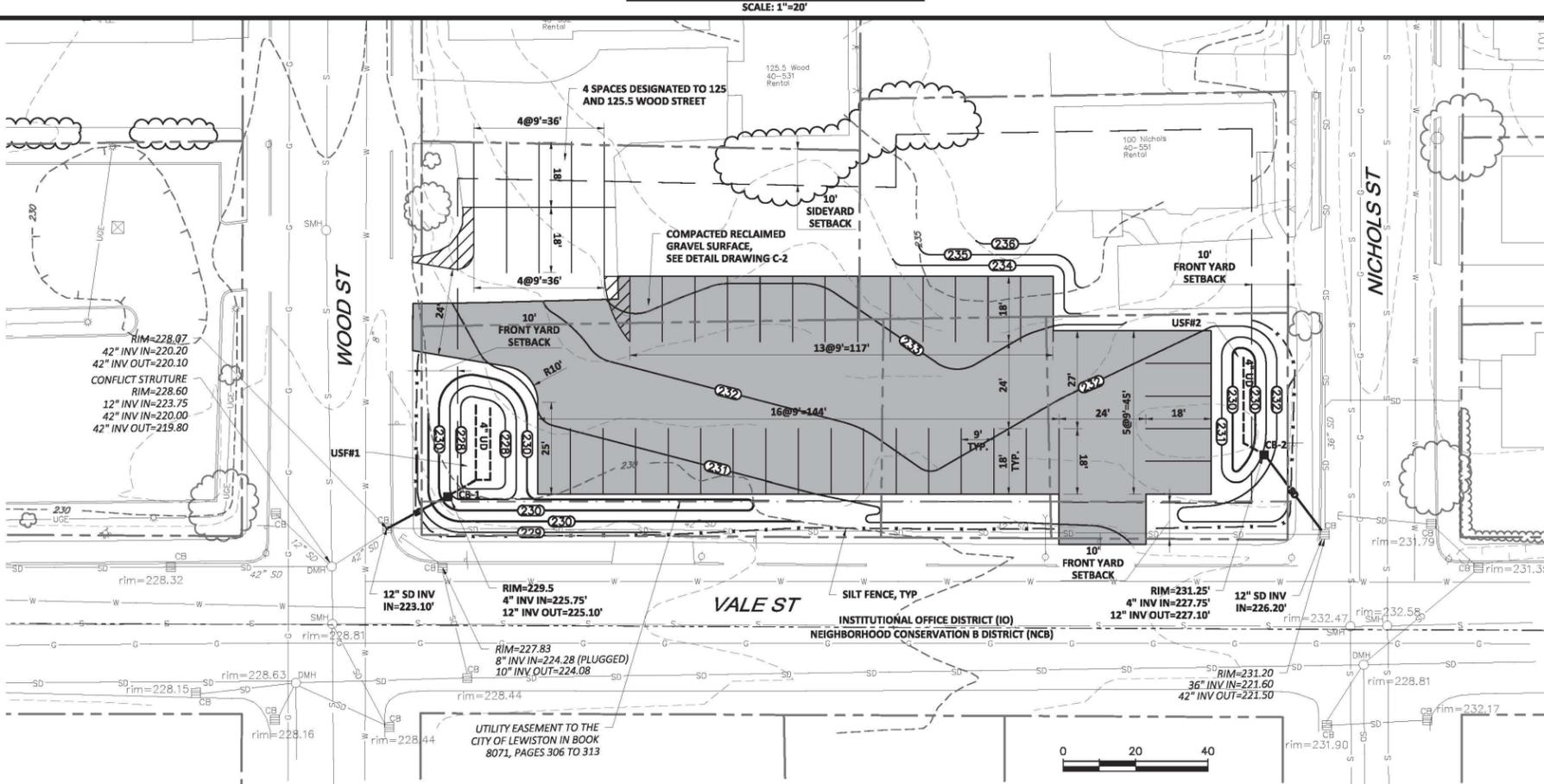
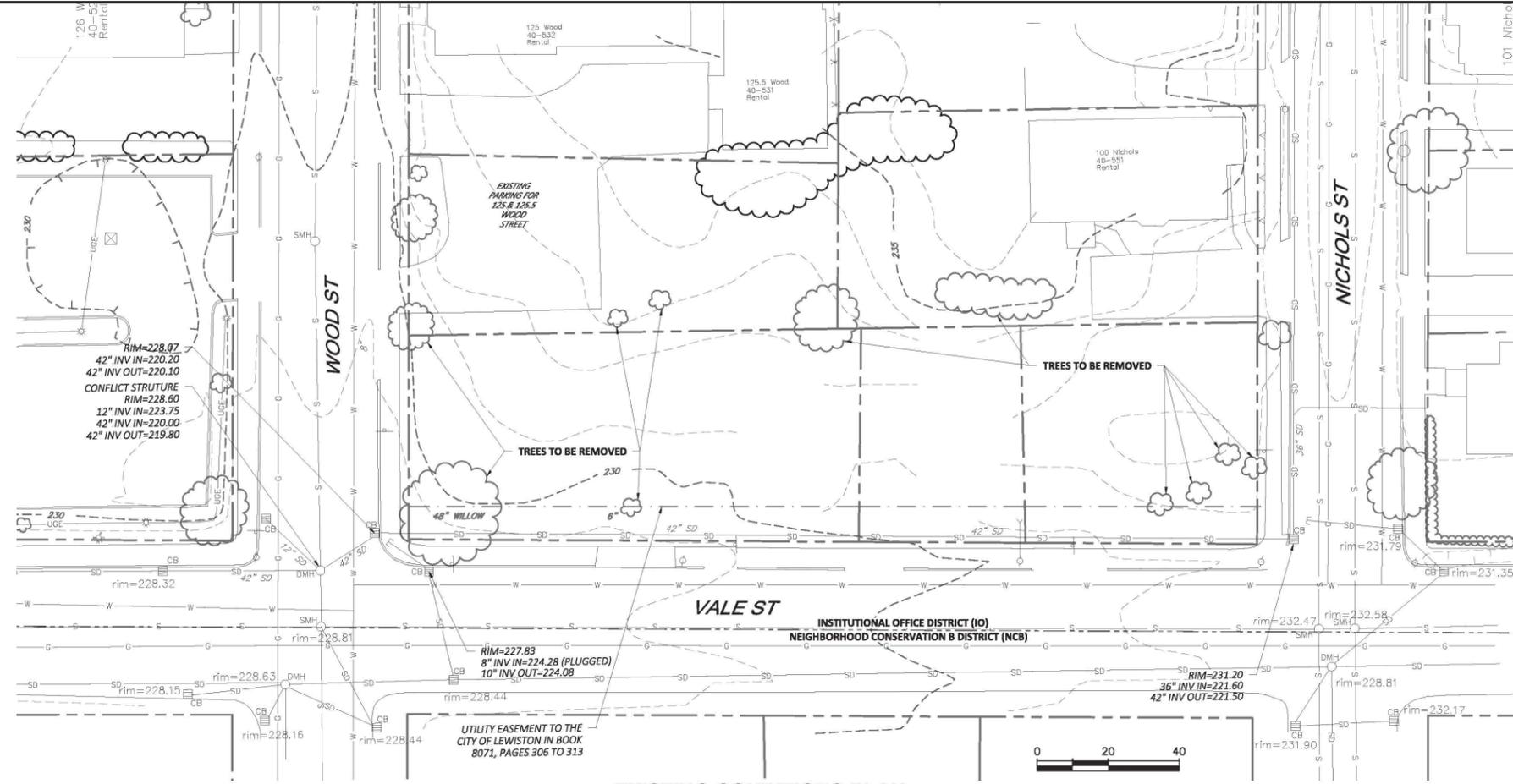
EXISTING IMPERVIOUS RATIO= 17.7%

PROPOSED IMPERVIOUS RATIO= 59%

	ALLOWED	PROPOSED
MAX. IMPERVIOUS COVER	75%	59%
FRONT PARKING SETBACK	10'	12'
MINIMUM LOT AREA	10,000 S.F.	27,060 S.F.
MINIMUM FRONTAGE	100'	240'

**NOTES:**

1. PARKING LOT SURFACE TO BE RECLAIMED GRAVEL.
2. PARKING LOT SURFACE TO BE RESTORED ON THE COMPLETION OF CONSTRUCTION OF THE 45 CAMPUS AVE PROJECT.



NO.	ISSUED FOR PERMITTING	DATE
		1-19

DESIGNED BY: J.B.W.  
CAD COORD.: M.H.L.  
CHECKED BY: J.B.W.  
DATE: 1-5-19  
APPROVED BY: J.C.E.  
DATE: 1-5-19  
PROJECT NO.: 14269A



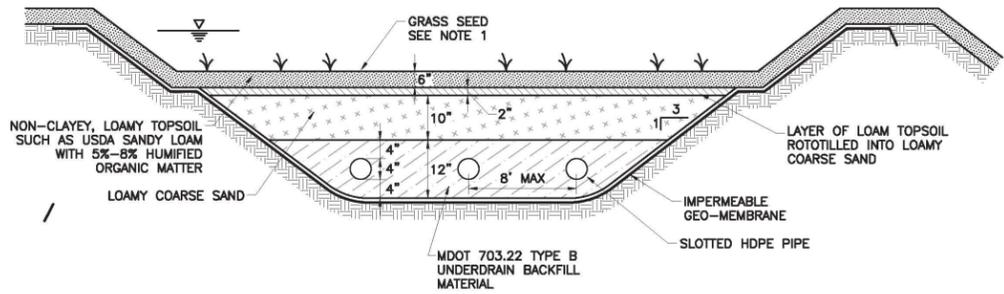
**WRIGHT-PIERCE**  
Engineering a Better Environment  
888.621.8156 | www.wright-pierce.com

**BATES COLLEGE**  
PARKING LOT ADDITION  
LEWISTON, MAINE

EXISTING CONDITIONS, SITE LAYOUT AND GRADING

**DRAWING**  
C-1





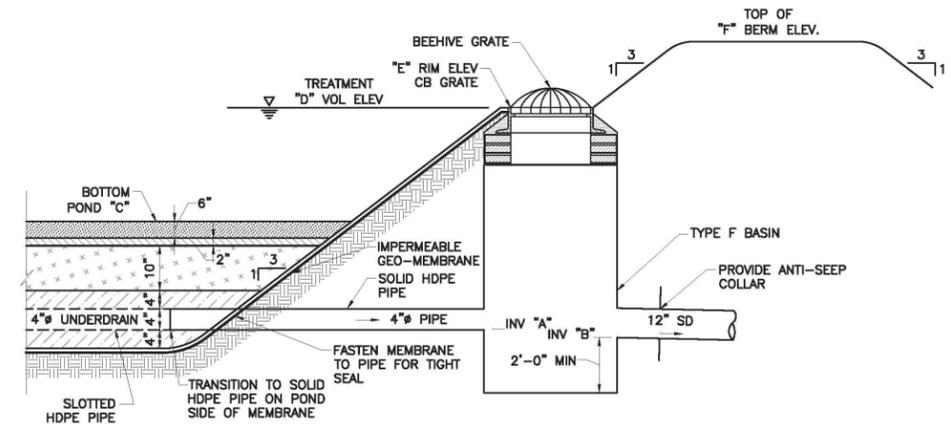
**NOTE:**

1. GRASS SEED MIXTURE SHALL BE DROUGHT TOLERANT CONSERVATION MIX.
2. PLACE FILTER MEDIA AND LOAM TOPSOIL ONLY AFTER SITE HAS BEEN STABILIZED.

**UNDERDRAINED SOIL FILTER CONSTRUCTION**  
NTS

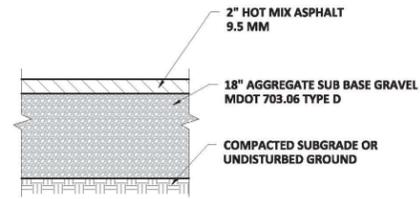
**POND CONSTRUCTION NOTES:**

1. CONSTRUCTION OVERSIGHT:  
INSPECTION OF THE FILTER BASINS SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION BY THE DESIGN ENGINEER WITH REQUIRED REPORTING TO THE DEP. AT A MINIMUM, INSPECTIONS WILL OCCUR:  
  - AFTER PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED;
  - AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA;
  - THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDING;
  - AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS; AND
2. TESTING AND SUBMITTALS:  
THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MATERIAL. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:  
  - SUBMIT SAMPLES OF EACH TYPE OF MATERIAL TO BE USED FOR THE FILTER MATERIAL AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
  - PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES; 1996A) ON THE UNDERDRAIN BEDDING MATERIAL.
  - PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90- 92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698.

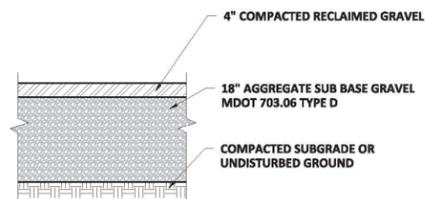


DETENTION POND OUTLET STRUCTURE		
	USF#1	USF#2
A	225.75'	227.75'
B	225.10'	227.10'
C	228.00'	230.00'
D	229.50'	231.25'
E	229.50'	231.25'
F	230.25'	232.25'

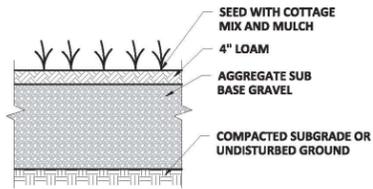
**OUTLET CONTROL STRUCTURE**  
NTS



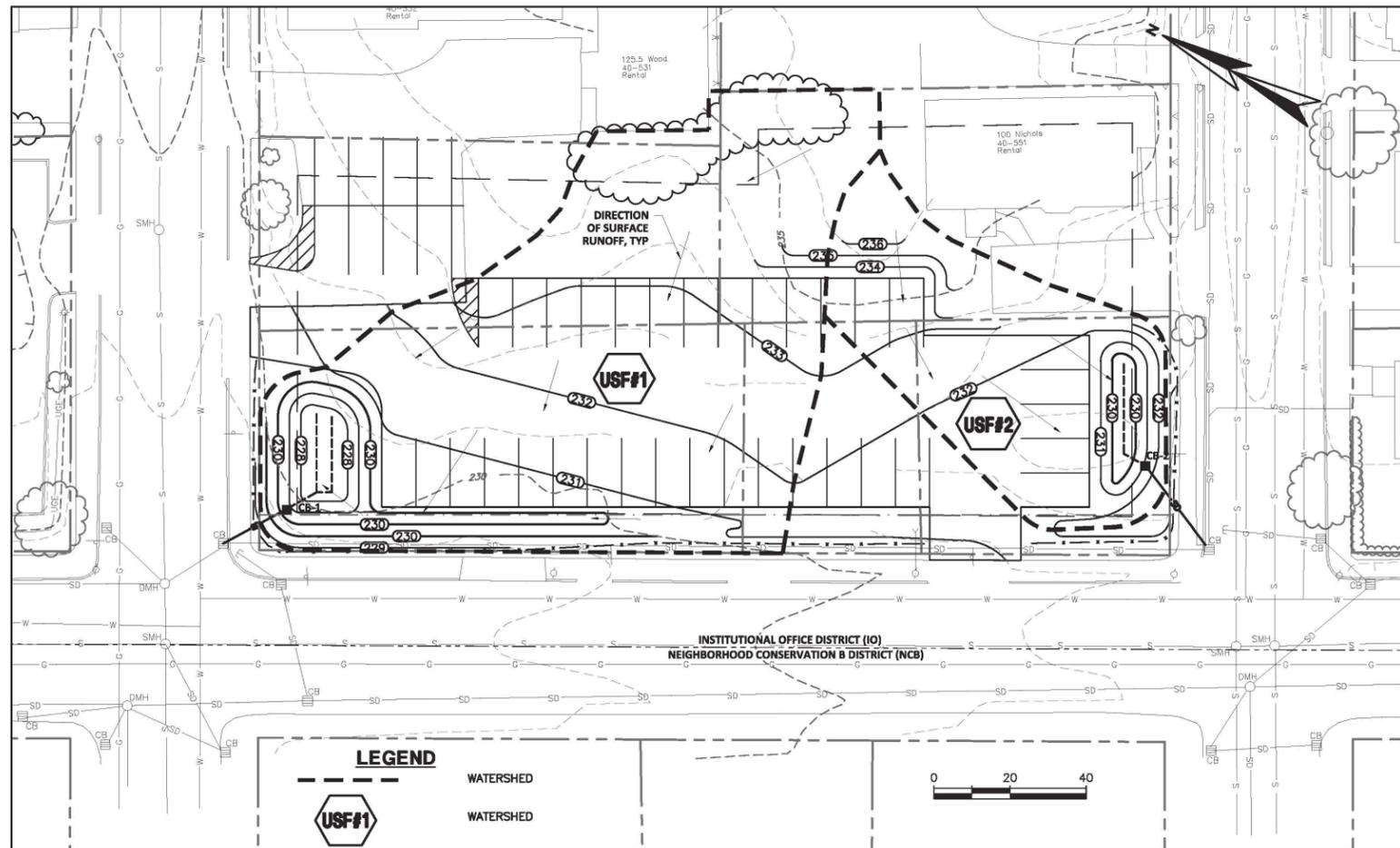
**SIDEWALK PAVEMENT SECTION**  
SCALE: "NTS"



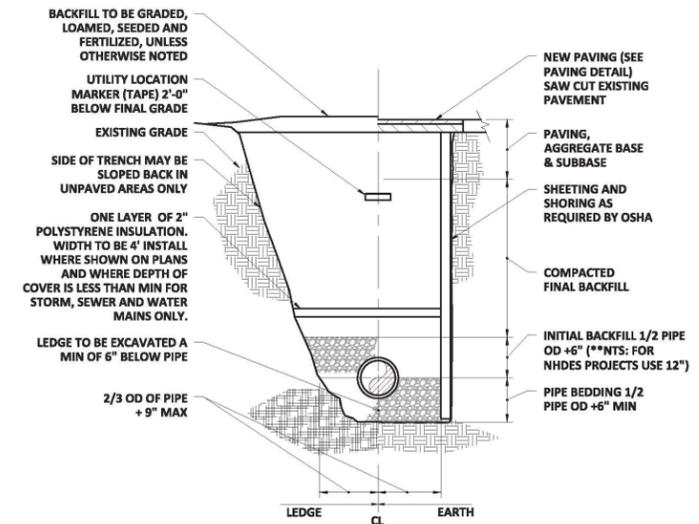
**PARKING LOT SECTION**  
SCALE: "NTS"



**PARKING LOT RESTORATION**  
SCALE: "NTS"



**STORM WATER PLAN**  
SCALE: 1"=20'



**NOTES:**

1. ALL EXCAVATION MUST MEET OSHA STANDARDS.
2. INSTALL 3 FOOT LONG IMPERVIOUS MATERIAL DAM IN BEDDING/INITIAL BACKFILL MATERIAL EVERY 100' AND WHERE SHOWN ON PLANS TO PREVENT TRENCH GROUNDWATER FROM BEING CHANNLED ALONG BEDDING/INITIAL BACKFILL.
3. SEE SPECIFICATIONS FOR BEDDING AND BACKFILL REQUIREMENTS.

**PIPE TRENCH**  
SCALE: "NTS"

NO.	ISSUED FOR PERMITTING	DATE	BY
1		1-19	JBW



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**BATES COLLEGE**  
PARKING LOT ADDITION  
LEWISTON, MAINE

**BATES**  
Bates College STEM Projects

**DRAWING**  
C-2

**EROSION AND SEDIMENTATION CONTROL NOTES**

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE "MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES", MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED MARCH 2003.

THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL STRUCTURES ARE SHOWN ON THE SITE PLAN.

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES", MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED MARCH 2003.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE MAINTAINED IN AN UNTREATED OR UNVEGETATED CONDITION FOR THE MINIMUM TIME REQUIRED. IN GENERAL AREAS TO BE VEGETATED SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL.
- SEDIMENT BARRIERS (SILT FENCE, STONE CHECK DAMS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF UPGRADIENT DRAINAGE AREAS.
- INSTALL SILT FENCE AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE SILT FENCE DETAIL FOR PROPER INSTALLATION. SILT FENCE WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS MUST BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2 TO 1) UNLESS STABILIZED WITH RIPRAP OR OTHER STRUCTURAL MEANS.
- IF FINAL SEEDING AND SODDING IS NOT EXPECTED PRIOR TO THE ANTICIPATED DATE OF THE FIRST KILLING FROST, USE TEMPORARY ANNUAL RYEGRASS SEEDING AND MULCHING ON ROUGH GRADED SUBSOIL TO PROTECT THE SITE AND DELAY PERMANENT LOAMING, FINE GRADING, AND SEEDING OR SODDING UNTIL SPRING.
- WHEN FEASIBLE, TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINISH GRADED SHALL BE COMPLETED 30 DAYS PRIOR TO THE FIRST KILLING FROST.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY, WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND REVEGETATED.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- STABILIZATION SCHEDULE BEFORE WINTER:

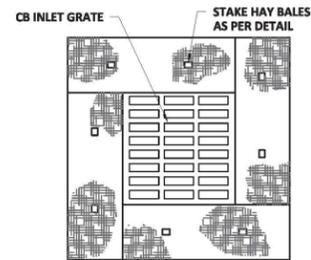
- SEPTEMBER 15** ALL DISTURBED AREAS MUST BE SEED AND MULCHED. ALL SLOPES MUST BE STABILIZED, SEED AND MULCHED. SLOPES 3:1 OR GREATER TO BE STABILIZED WITH EROSION CONTROL MATTING AND SEED. ALL DISTURBED AREAS TO BE PROTECTED WITH AN ANNUAL GRASS MUST BE SEED AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND MULCHED.
- OCTOBER 1** ALL GRASS-LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR EROSION CONTROL BLANKET.
- NOVEMBER 15** ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED. SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THAT DATE.
- DECEMBER 1** ALL DISTURBED AREAS WHERE THE GROWTH OF VEGETATION FAILS TO BE AT LEAST THREE INCHES TALL OR AT LEAST 75% OF THE DISTURBED SOIL IS COVERED BY VEGETATION, MUST BE PROTECTED FOR OVER-WINTER.

**EROSION CONTROL - WINTER CONSTRUCTION**

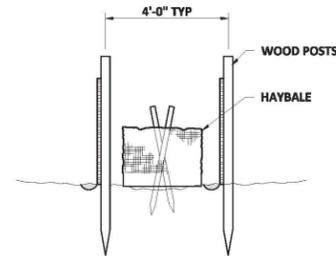
- WINTER CONSTRUCTION PERIOD DEFINED: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED SUCH THAT THE AREA CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES, MULCH SHALL BE APPLIED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE-FREEZING TEMPERATURES, THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOADED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MUST BE STABILIZED WITH MULCH. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT EXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- THE APPLICATION OF MULCH TO FINE GRADED AREAS WILL BE STABILIZED AS FOLLOWS:
  - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION, CHEMICAL TACK OR WOOD CELLULOSE FIBER.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GRATER THAN 8%.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1ST, THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING WINTER CONSTRUCTION PERIODS ALL SNOW SHALL BE REMOVED FROM AREAS OF MULCHING PRIOR TO PLACEMENT.

**EROSION CONTROL - WETLAND NOTES**

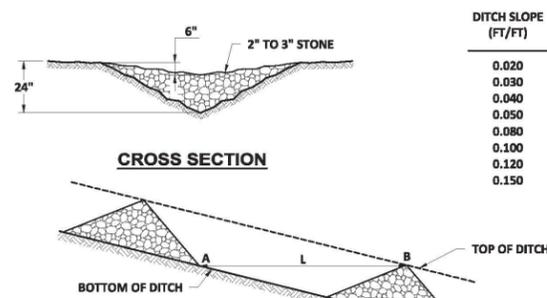
- WETLANDS AND SURFACE WATERS (EXCEPTING THOSE WHICH ARE TO BE FILLED IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS) WILL BE PROTECTED WITH SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- IF THE WORK INCLUDES CROSSING OF WETLANDS AND/OR STREAMS, THE CONTRACTOR SHALL TAKE SPECIAL PRECAUTIONS WORKING IN THESE AREAS
- ANY WETLAND CROSSING WORK SHALL BE COMPLETED BETWEEN THE PERIOD OF MAY 1 AND SEPTEMBER 30
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION WITHIN OR ADJACENT TO WETLAND AREAS.
- WETLAND VEGETATIVE LAYERS SHALL BE REMOVED AND SALVAGED FOR RESTORATION OF THE DISTURBED AREAS.
- STORAGE AREAS FOR WETLAND MATERIALS SHALL BE PROPERLY PROTECTED AGAINST EROSION.
- SEEDING OF THE DISTURBED AREAS WITHIN WETLAND AREAS SHALL UTILIZE MIXTURES APPROPRIATE FOR WETLAND AREAS AS OUTLINED IN THE SPECIFICATIONS.



**HAY BALE CB INLET PROTECTION**  
SCALE: "NTS"

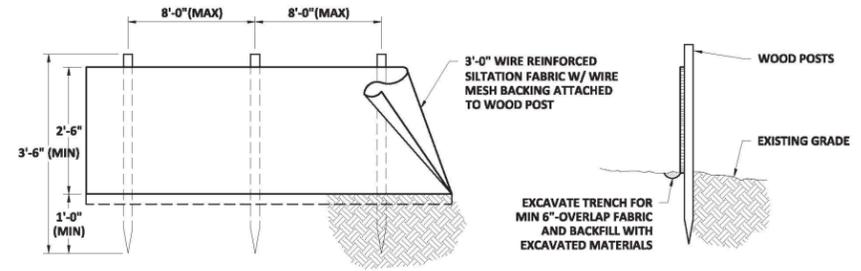


**COMBINATION SILT FENCE AND HAY BALE BARRIER**  
SCALE: NTS

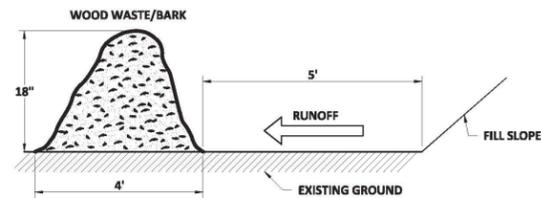


**STONE CHECK DAM DETAIL**  
SCALE: NTS

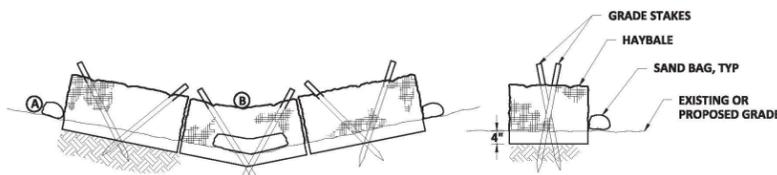
DITCH SLOPE (FT/FT)	L (FT)
0.020	100
0.030	66
0.040	50
0.050	40
0.080	25
0.100	20
0.120	17
0.150	13



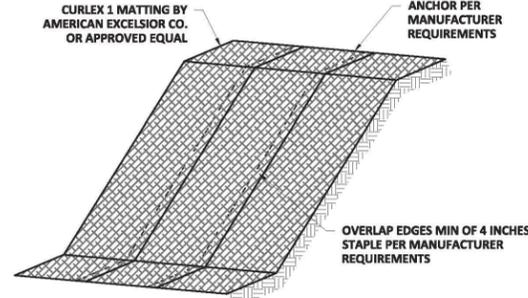
**SILT FENCE INSTALLATION DETAIL**  
SCALE: NTS



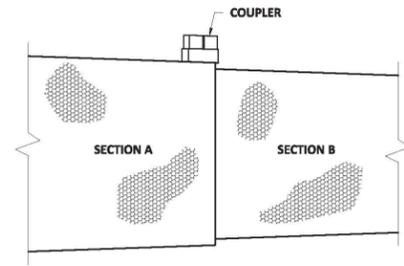
**WOOD WASTE/BARK FILTER BERM**  
SCALE: "NTS"



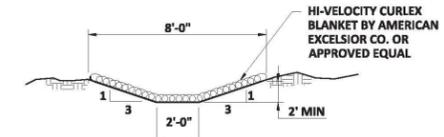
**HAY BALE CHECK DAM**  
SCALE: "NTS"



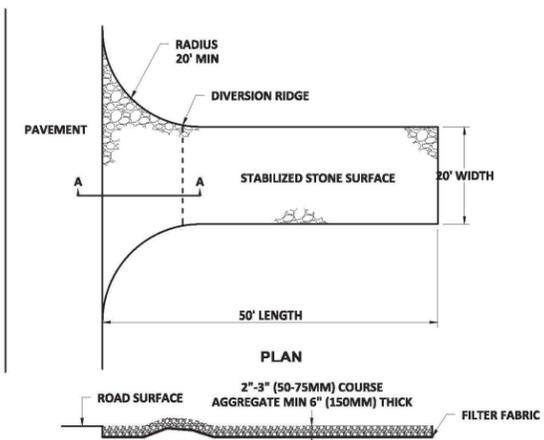
**EROSION CONTROL MATTING - SLOPES**  
SCALE: "NTS"



**JOINING SILT FENCE SECTIONS**  
SCALE: "NTS"



**EROSION CONTROL MATTING - DITCHES**  
SCALE: "NTS"



**STABILIZED CONSTRUCTION ENTRANCE**  
SCALE: "NTS"

NO.	ISSUED FOR PERMITTING	DATE
1		1-19

DESIGNED BY: J.B.W.  
CAD COORD.: M.H.L.  
CHECKED BY: J.B.W.  
DATE: 1-19  
APPROVED BY: J.C.E.  
DATE: 1-19  
PROJECT NO.: 14269A

STATE OF MAINE  
JAN 15 2019  
B.S. WIEGMAN  
NO. 1500  
MAINE DEPARTMENT OF CONSTRUCTION

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BATES COLLEGE  
PARKING LOT ADDITION  
LEWISTON, MAINE  
EROSION CONTROL NOTES AND DETAILS  
DRAWING  
C-3





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