



February 13, 2014
11238

Mr. Evan Richert
Town of Orono
59 Main Street
Orono, ME 04473

Site Plan Submittal: Town of Orono Public Works Facility, Kelley Road

Dear Mr. Richert:

Thank you for the opportunity to meet recently and review the Town of Orono's plans for a new Public Works Facility. This is an exciting, important and needed project for the Town to replace an inefficient and antiquated facility that was constructed in 1962. During the past two years, the Town has undertaken a comprehensive planning, programming and site selection search for a new Town Public Works facility. The Town has selected and purchased a 28.5 acre parcel of land located off the Kelley Road and would like to proceed with the design and permitting process.

As we have seen with other communities, Public Works operations often operate from antiquated facilities that make it difficult to provide efficient and effective services to the community. Equipment, needs, responsibilities, operational requirements and practices have changed significantly since the original facility was constructed. The existing Orono Public Works facility located off Penobscot Street is no exception and has gone well beyond its useful design life.

As part of the facility planning and design, we have assembled the following site plan application and submittal for planning staff and board consideration. Simultaneously with the Town Permitting process, we will file a Maine Department of Environmental Protection (Maine DEP) Site Location of Development Act Permit (SLODA).

Project Description: Through a comprehensive site selection and programming process, the Town has selected a 28.5 acre parcel of land located off Kelley Road on the westerly side of the I-95 interchange. This site provides a centralized location for Public Works Operations and has adequate space to meet the development needs.

The project site is undeveloped, wooded and has frontage along the Kelley Road. Access to the site will be gained through a single gated access drive into the property as shown on the enclosed site plan. Development activities will create approximately 4.0 acres of non-revegetated surface and 7 acres of overall disturbance.

The following provides an overview of the proposed Public Works Facility:

1. A 17,370 square foot public works building with 3,780 square foot mezzanine will comprise the main building. The building will include administration, fleet maintenance and equipment bays (9 total), wash bay, cold storage, parts room, and supporting mechanical facilities.
2. A laminated arch type sand and salt storage building capable of storing up to 4,000 cubic yards of material. The building dimensions are planned to be 80 feet by 100 feet.
3. A small bulk fuel storage and dispensing facility for fleet vehicles including fire and police will be constructed. The fuel storage area will consist of an above ground storage tank (AST) with a total of 3,000 gallons of capacity and placed near the front of the site for security and ease of access. The tank will be double walled to meet regulatory requirements for secondary containment and will be sectioned into 2,000 gallons of diesel fuel and 1,000 gallons of gasoline. An electronic pump fuel dispensing system will be installed. The system will be designed and maintained in compliance with state and federal fuel storage regulations.
4. Exterior parking will be provided for employees, visitors and equipment. In addition, yard space has been provided to accommodate materials such as stone, rock, gravel, pipe and concrete structures utilized in public works projects. During winter conditions, snow storage may occupy some of the yard space and unimproved areas.

Building: The proposed building will consist of a pre-engineered metal building with a concrete foundation and partial masonry façade along the front of the building. The building will include a 17,370 square foot footprint (90 feet by 193 feet) with 3,780 square feet of mezzanine for storage above the administration areas. The interior of the building will include 3,700 square feet of administration space, 8 drive-through bays, wash bay and storage space for public works small equipment, fire and police storage, parks and recreation storage. To accommodate the size of the equipment and interior crane, the clear height inside will be approximately 25 feet (eave height). With a 2 foot per 12 foot roof pitch, the overall building height is anticipated to be 35 feet to the peak. Building construction and design provides for functional and utilitarian facility meeting current and foreseeable needs of the Public Works Department.

Traffic: The project will be a relatively low traffic generator with no specific peak hour due to the nature and type of facility. Typical Public Works operational hours are Monday thru Friday, 6:30 a.m. to 4:00 p.m. Extended time will be needed periodically due to storms and inclement weather when public work crews need to respond for emergencies and storms.

The public works staff consists of 12 personnel including the Director, foreman, mechanics and crews with some seasonal fluctuation. The Town does not anticipate an increase in personnel for the foreseeable future. Traffic generation from the public works facility will include employees, operational vehicles and deliveries.

On a typical work day, the staff will arrive in the early morning, park their vehicles for the day and then leave at the end of the day. The exception is the Public Works Director who makes 3 to 4 vehicle trips during the day. During a typical day, 2 to 3 work crews will load equipment and depart for the day returning 2 to 3 times during the day for additional equipment, materials or their related activities.

During a winter storm event, the Public Works Department deploys 7 plow trucks with sand/salt which run on 1-1/2 hour cycles plowing and then returning to the facility. The number of trips will be variable and dependent on storm duration and intensity. At times the vehicles may make one run or may have to make multiple runs depending on the rate of snow and ice accumulation.

In the summer time, the department will fill the sand/salt shed with winter sand which requires approximately 10 to 12 round trips per day for a period of 30 days which may or may not be on a continuous basis. Other miscellaneous traffic generation includes twice a month fuel deliveries during the summer and weekly fuel deliveries in the winter months. Deliveries for parts and related materials are sporadic and generally occur 2 to 3 times a week.

Due to the type of facility, there is no defined peak hour of traffic as traffic is tied to operational needs, which can vary daily and seasonally. The following table provides a general summary of average daily trips assuming a typical work day. Please note that one round trip (in and out) is equal to 2 trip ends.

Vehicle Trip Type	Predicated Trip Ends - Daily
Employees including Public Works Director	32
Crew Trips	18
Misc. Deliveries	4
Total Daily Trips	54

The trip general table provides a predicted average daily trip generation estimate for a typical work day. Trip generation is expected to vary depending on winter operations and during times when sand is transported to the site and placed in the storage buildings. Each of these activities occur at different times during the year, and therefore, do not overlap.

Maine Department of Transportation (MDOT) traffic counts indicates the Annual Average Daily Traffic (AADT) for Kelley Road ranges between 890 and 1100 vehicles per day. MDOT has identified the Kelley Road as a major collector roadway. The anticipated trip generation from the public works facility is relatively low in comparison to the overall roadway traffic and is not expected to adversely affect traffic flow or capacity on Kelley Road.

Traffic accident data (obtained from MDOT) was also reviewed. Traffic accident data suggests the reported traffic accidents typically occurred at the I-95 interchange, near the signalized intersection with Main Street and at the Stillwater Road and Kelley Road intersection. Review of the accident reports indicates the accidents were a result of driver error and occurred away from the proposed project site entrance. Examples included an intoxicated driver, rear end collisions due to traffic stacking at the opposite end of Kelley Road near the signalized intersection and vehicles failing to yield to oncoming traffic at the stop controlled intersection with Stillwater Avenue. Accident data indicates no known accident concerns near the project entrance.

Landscaping, Lighting and Signage: The project will be constructed within a wooded parcel of land and will retain significant buffers to abutting properties. The design also provides for the retention of a 50 foot or more wooded buffer along the Kelley Road with the exception of the area adjacent to the entrance road. In this area, a planting plan has been prepared to provide screening and buffering.

Lighting will consist of shielded building and pole mounted lights and an externally lighted free standing sign identifying the public works site. Details of the signage, lighting and landscaping are included in the project plans.

Utilities: Utilities servicing the project will include private water and sewer. Underground electrical and communications lines will be installed from a new service pole to be installed at the Kelley Road. The septic system will accommodate 300 gallons per day and will serve the 12 full-time employees at the facility. The water system will include a drilled well and pump to provide potable drinking water. We have spoken with a local well driller and understand wells in the general area are typically 200 to 300 feet in depth drilled into bedrock with a varying yield of 2 to 10 gallons per minute. Yields in this range are considered adequate to meet the demand of the facility which is limited to domestic usage. We also anticipate a water treatment system may be required to remove Iron, Manganese and potentially Arsenic all of which will be tested for as part of the well installation.

Stormwater Management and Erosion Control: The project will require a Maine DEP Site Location of Development Act Permit which will include an integrated stormwater management and erosion control plan. Details of this plan are included in the application together with stormwater calculations proposed improvements.

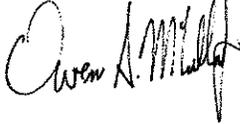
Anticipated Project Schedule: The project has entered the design and permitting phase which is expected to take until the early summer to complete. The Maine DEP Site Location of Development Act (SLODA) permit will be submitted simultaneously with the town application. The SLODA is anticipated to require 4 months to complete allowing for a late winter/spring bid time-line to select a contractor assuming all approvals are obtained. Construction is estimated to take 9 months allowing for occupancy in February of 2015.

Closure: The proposed Orono Public Works facility is the culmination of nearly two years of planning and searching for an appropriate site that meets a wide range of criteria.

On behalf of the town, we look forward to working with the staff and Planning Board to permit this project. As you consider the application, please contact us if you have any questions.

Sincerely,

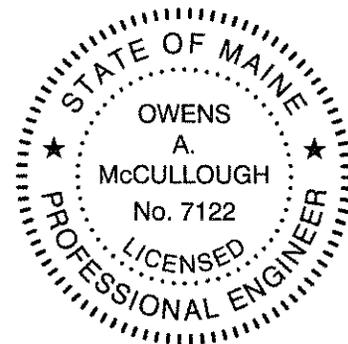
SEBAGO TECHNICS, INC.



Owens A. McCullough, P.E. LEED A.P.
Vice President of Engineering and Project Development

OAM:oam/jag

cc: Sophie Wilson, Town Manager
Rob Yerxa, Public Works Director



Site Plan Checklist:

1. Application form. A fully executed and signed copy of the application form.
 - *A completed application form is enclosed.*
2. Fees. Site plan review fees in the amounts specified by the Town Council
 - *Review fees will not be applied because the Town of Orono is the applicant.*
3. Copies. Twelve copies of written materials plus 12 sets of maps or drawings containing the information listed below. The written materials shall be contained in a bound report or a three-ring notebook. The maps or drawings shall be at a scale sufficient to allow review of the items listed under the criteria for approval.
 - *As requested during the Site Plan presubmission meeting on January 13, 2013, seven (7) full size sets and seven (7) half size sets of drawings are enclosed.*
4. General information. The following general information is required:
 - a. Name of owner of record and address;
 - *Included in Application form and also on all Site Plans.*
 - b. Name of the applicant and address if different;
 - *The owner is the applicant.*
 - c. The name of the proposed development;
 - *The name of the proposed development is the Orono Public Works Facility which is shown on all Site Plans.*
 - d. Names and addresses of all property owners within 300 feet of the property lines; for University District names and addresses of property owners within 300 feet of the project.
 - *The names and address of all property owners within 300 feet are included as part of Exhibit 8.*
 - e. Sketch map showing general location of the site within the Town;
 - *A location map is included on Sheet 13 of 15. Also, the cover sheet shows the subject parcel in relationship to the highway and adjacent properties.*
 - f. Location map showing the boundaries of all contiguous property under the control of the owner or applicant regardless of whether all or part is being developed at this time;
 - *A location map is included on Sheet 13 of 15. Also, the cover sheet shows the subject parcel in relationship to the highway and adjacent properties.*
 - g. The tax map(s) and lot number(s) of the parcel or parcels;
 - *Included in Note 2 on Sheet 2 of 15.*
 - h. A copy of the deed to the property, option to purchase the property or other documentation to demonstrate right, title, or interest in the property on the part of the applicant; and
 - *Included as part of Exhibit 1.*

- i. The name(s), registration number(s), and seal(s) of the land surveyor, architect, engineer, and/or similar professionals assisting with the preparation of the plan.
 - *Engineer seals and signatures are provided on the drawings and other appropriate materials. Sebago Technics served as the prime engineer and surveyors for the project. SW Cole Engineering, Inc. performed the boring program analysis and prepared the geotechnical report.*
5. *Information regarding existing conditions.* The following information regarding existing conditions is required:
- a. Zoning classifications(s) of the property and the location of zoning district boundaries if the property is located in more than one zoning district or abuts a different district;
 - *Included in Note 2 on Sheet 2 of 15.*
 - b. The bearings and distances of all property lines of the property to be developed and the source of this information, prepared by a registered land surveyor as a standard boundary survey;
 - *Shown on the Sheet 13 of 15 – Boundary and Existing Conditions Plan.*
 - c. Location and size of any existing sewer and water mains, fire hydrants, other water supplies, culverts, and drains on the property to be developed and of any that will serve the development from abutting streets or land;
 - *Shown on the Sheet 13 of 15 – Boundary and Existing Conditions Plan.*
 - d. Location, names, and present widths of existing streets and rights-of-way within or adjacent to the proposed development;
 - *Shown on the Sheet 3 of 15 – Site and Landscape Plan.*
 - e. The location, dimensions, and ground floor elevations of all existing buildings on the site;
 - *Not applicable. There are no existing buildings on the site.*
 - f. The location of buildings on abutting properties and within 100 feet of the property line of the proposed development;
 - *Shown on Sheet 1 of 15 – Cover Sheet.*
 - g. The location and dimensions of existing driveways, streets, parking and loading areas, and walkways on the site;
 - *Not applicable. The existing site is presently wooded.*
 - h. Location of intersecting roads or driveways within 200 feet of the site;
 - *Shown on Sheet 1 of 15 – Cover Sheet.*
 - i. Topography of the site at an appropriate contour interval (1', 2', or 5') depending on the nature of the use and character of the site;
 - *Shown on Sheet 4 of 15 – Grading and Utility Plan and Sheet 13 of 15 – Boundary and Existing Conditions Plan.*

- j. Major natural features on the site and including within 250 feet beyond the boundaries of the site, wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats including deer wintering areas identified in the 1998 Comprehensive Plan, scenic areas identified in the 1998 Comprehensive Plan, archaeological resources or other important natural features;
- *Shown on Sheet 13 of 15 – Boundary and Existing Conditions Plan. The submittal also includes letters from the Maine Historic Preservation Office and Maine Natural Heritage Program. The project site abuts the Caribou Bog to the south which will include a buffer of retained natural vegetation of more than 500 feet to the bog.*
- k. Soils information if on-site sewage disposal is proposed. This information should be detailed enough to allow those portions of the site not suitable for on-site disposal systems to be identified;
- *Included as part of Exhibit 4. An on-site soils investigation was completed by a licensed site evaluator (Gary Fullerton, LSE). The submittal includes a completed HHE-200 form depicting the wastewater disposal system design. The generated flows will be relatively small consisting of approximately 12 full time staff. A vehicle wash system will also be installed but will not contribute to the septic system. Wash water will be collected in an onsite holding tank and transported by the Public Works Director to the Wastewater Treatment Plant for disposal.*
- l. Location of existing natural drainage ways, storm drainage facilities, including dimensions of culverts, pipes, etc., open drainage courses, wetlands, significant stands of trees, and other important natural features, with a description of such features to be retained;
- *Shown on Sheet 13 of 15 – Boundary and Existing Conditions Plan. As part of the field investigation and planning work, a topographical survey was completed together with a field wetland and vernal pool study. The enclosed plans depict the locations of natural drainage features and wetlands. Project construction will not impact wetlands or onsite streams.*
- m. The direction of existing surface water drainage flow across the site;
- *Please refer to the Stormwater Management Plan.*
- n. The location and dimensions of existing signs;
- *Not applicable. There are no existing signs within the site.*
- o. The location and type of all existing exterior lighting;
- *Not applicable. There are no existing lights within the site.*
- p. A copy of such covenants or deed restrictions, if any, as are intended to cover all or part of the tract. Such covenants or deed restrictions shall be referenced on the plan;
- *Included as part of Exhibit 1. No deed covenants or restrictions are proposed.*
- q. The location of recreational trails (including, but not limited to, snowmobile, cross-country ski and biking trails);
- *Not applicable. There are no maintained recreational trails within the subject parcel.*

- r. For projects located within the Aquifer Protection Overlay District a groundwater impact analysis prepared in accordance with the requirements of article IV; and
- *Not applicable. The subject parcel is not located in an Aquifer Protection Overlay District.*
- s. Location and type of existing trees of 12-inch caliper DBH (4.5 feet aboveground) or over existing fences and hedges.
- **See Waiver List.**
6. Information regarding proposed development activity. The following information regarding the proposed development activity is required:
- a. The location of all building setbacks, yards and buffers required by this chapter;
- *Shown on Sheet 3 of 15 – Site and Landscape Plan. Setback Dimensions are shown on Sheet 2 of 15 – Overall Site Plan. The project has been designed to maintain large wooded buffers. At the project entrance, a site specific landscape plan has been prepared to provide buffering along the Kelley Road at the project entrance.*
- b. The location, dimensions, including heights and ground floor elevations of all proposed buildings on the site and proposed use thereof;
- *The proposed building locations are depicted on the Sheet 3 - Site and Landscape Plan. Ground floor elevations are shown on Sheet 4 – Grading and Utility Plan. All other building information is included in the architectural drawings (Sheets 14 and 15). The project will consist of two onsite buildings to include a pre-engineered metal building for the Public Works Fleet Operations and a laminated arch structure of sand and salt storage. The facility design and layout was developed from a comprehensive programming effort over the past two years that identified current and future needs. The building design and layout offer drive-thru bays with sufficient heights to accommodate the variety of vehicles that are stored, maintained and operate out of the facility. Public Works facilities by nature need to be utilitarian and accommodate the efficient movement and maintenance of fleet equipment. The Orono Public Works project has been designed with these attributes to provide for town services into the foreseeable future.*
- c. The location and dimensions and materials to be used in the construction of proposed access drives and curb cuts to the lot from public streets;
- *Included in Sheet 9 of 15 – Site Details. Site plans and submittal information include the locations and dimensions of proposed site and facility improvements along with materials to be utilized.*
- d. Location, dimensions and materials to be used in the construction of proposed pedestrian walkways;
- *Included in Sheet 9 of 15 – Site Details. Employee and visitor parking will be accommodated adjacent to the office areas included a curbed sidewalk.*
- e. Location and arrangement of proposed off-street parking and loading areas and their appurtenant drives and maneuvering areas;

Depicted on Sheet 3 - Site and Landscape Plan. All parking will be off-street for the project. The design and layout of the facility incorporates parking both indoor and out of doors for all equipment and vehicles.

- f. Location and dimensions of all proposed utilities and easements including sanitary sewerage, water, electricity and fire protection systems;
 - *Shown on Sheet 4 – Grading and Utility Plan. The project will include onsite water and wastewater disposal systems for domestic usage and underground electric/communications from the Kelley Road.*
- g. Evidence that the Town's facilities have the wastewater collection and treatment capacity to adequately serve the proposed use, documented by a letter from the Orono Water Pollution Control Facility. The applicant shall provide the superintendent of said facilities with sufficient information to enable the superintendent to render an opinion;
 - *Not applicable. Wastewater will be treated in an onsite subsurface wastewater disposal system. See **Exhibit 4** for compliance.*
- h. Soils test pit data if on-site sewage disposal is proposed;
 - *Included as part of **Exhibit 4**.*
- i. Evidence that the water company's facilities have the distribution, supply and water treatment capacity to adequately serve the proposed use, documented by a letter from the Orono/Veazie Water District. The applicant shall provide the superintendent of said facilities with sufficient information to enable the superintendent to render an opinion;
 - *Not applicable. The project will be served by an onsite well.*
- j. Provisions for handling all solid wastes, including hazardous and special wastes and the location and proposed screening of any on-site collection or storage facilities;
 - *A draft SPCC Plan is enclosed as part of **Exhibit 6**.*

- k. Location, intensity, type, size and direction of all existing and proposed outdoor lighting;
- *Lighting cut sheets area included as part of Exhibit 7. Location of lighting is shown on the Sheet 4 of 15 – Grading and Utility Plan. Lighting will incorporate cut-off technology.*
- l. Location, front view, dimensions, materials, and size of all existing and proposed signs, together with the material for securing the signs, and all permanent outdoor fixtures;
- *There are no existing signs onsite. Proposed signs include a “public works”, handicap, and a stop sign. Details for a handicap sign are included on Sheet 9 of 15 – Site Details. A stop sign will be installed in a similar manner. The “public works” sign*
- m. The direction of proposed surface water drainage flow across the site and from the site, with an assessment of impacts on downstream properties such as changes in volume, location or quality of flows;
- *Shown on Sheet 4 of 15 – Grading and Utility Plan. The project includes a comprehensive stormwater management design including treatment consistent with the MDEP Chapter 500 regulations and will be subject to the MDEP Site Location of Development Act review process.*
- n. If the proposed development activity fills, grades and/or excavates one acre or more of soil, a stormwater management plan and erosion control program as described in subsection 18-169 (2);
- *See Exhibit 2 for compliance. Also, see Sheet 4 of 5 – Grading and Utility Plan for location of erosion control BMPs and Sheet 7 of 15 – Erosion Control Notes and Details and Sheet for specific construction guidelines.*
- o. Proposed landscaping and buffering to include types of vegetation;
- *Shown on Sheet 3 of 15 – Site and Landscape Plan. The project has been designed to maintain large wooded buffers. At the project entrance, a site specific landscape plan has been prepared to provide buffering along the Kelley Road at the project entrance.*
- p. The anticipated beginning and completion dates of construction;
- *A construction schedule is included in Sheet 7 – Erosion Control Notes and Details. In general, it is anticipated the state and local permitting process together with project bidding and contractor selection will be complete by June of 2014. Construction is expected to take approximately 9 months with occupation of the building in the February of 2015.*
- q. An estimate of the daily traffic to be generated by the project; and
- *A statement is included as part of the cover letter.*
- r. Approval block. Space shall be provided on the plan drawing for the signatures of the Orono Planning Board and date, together with the words, "Approved Town of Orono Planning Board".
- *Included on Sheet 2 of 15 – Overall Site Plan.*

Sec. 18-169. Additional information required of major developments.

Applications for major developments shall include the following additional information:

1. Existing and proposed topography of the site at one-, two-, or five-foot contour intervals or such closer intervals as the Planning Board may determine;
 - *Shown on Sheet 4 of 15 – Grading and Utility Plan and Sheet 13 of 15 – Boundary and Existing Conditions Plan. A controlled site survey was completed including a 2 foot contour interval topographical survey. The survey provided information necessary to develop a site specific grading and drainage plan as depicted on the drawings.*
2. A stormwater management plan and erosion control program showing:
 - a. The existing and proposed methods of handling stormwater runoff, which shall comply with the Maine Stormwater Management Law; 38, M.R.S.A. § 420-D, as the same may be amended from time to time, and rules enacted thereto;
 - *See Stormwater Management Report that is enclosed as part of **Exhibit 2**. A comprehensive stormwater management report and facility design has been prepared and integrated into the facility consistent with the MDEP stormwater management regulations.*
 - b. The direction flow of the runoff through the use of arrows;
 - *Shown on Sheet 4 of 5 – Grading and Utility Plan.*
 - c. The location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins and storm sewers;
 - *Shown on Sheet 4 of 5 – Grading and Utility Plan.*
 - d. Engineering calculations used to determine drainage requirements based upon the 25-year 24-hour storm frequency, if the project will significantly alter the existing drainage pattern due to such factors as the amount of new impervious surfaces (such as paving and building area) being proposed;
 - *Enclosed as part of **Exhibit 2**.*
 - e. Methods of controlling erosion and sedimentation during and after construction, which shall comply with the Maine Erosion and Sediment Control Law, 38, M.R.S.A., § 420-C, as the same may be amended from time to time. All earth-moving activities shall employ the applicable best management practices as described in "Maine Erosion and Sediment Control Best Management Practices", published by the Maine Department of Environmental Protection. If an activity is subject to the Maine Department of Environmental Protection's general permit for construction activity, enacted as part of the Maine Pollutant Discharge Elimination System, it shall comply with the standards of that permit. A copy of the permit shall be included with the site plan application; and
 - *See Sheet 4 of 5 – Grading and Utility Plan for location of erosion control BMPs and Sheet 7 of 15 – Erosion Control Notes and Details and Sheet for specific construction guidelines.*
 - f. If the proposed development is subject to the requirements of Chapter 13, article IV, Post-Construction Stormwater Monitoring Regulations, a signed maintenance agreement for

the ongoing maintenance and monitoring of stormwater management facilities, substantially in the form of the maintenance agreement included in Chapter 13, article IV.

- *A maintenance agreement is enclosed as part of Exhibit 2.*
3. A groundwater impact analysis prepared by a groundwater hydrologist for projects involving common on-site water supply or sewage disposal facilities with a capacity of 2,000 gallons or more per day.
 - *Not applicable. The subsurface wastewater disposal system is designed to handle 300 gallons per day.*
 4. A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature of electrical, telephone, and any other utility services to be installed on the site.
 - *Please see Sheet 4 of 15 - Grading and Utility Plan for compliance.*
 5. A planting plan and schedule keyed to the site plan and indicating the general species and sizes of trees, shrubs and other plants to be planted on the site.
 - *Shown on Sheet 3 of 15 – Site and Landscape Plan.*
 6. A traffic impact analysis demonstrating the impact of the proposed project on the capacity, level of service and safety of adjacent streets.
 - *Please see cover letter.*
 7. A written statement from a professional engineer as to the adequacy of the water supply in terms of quantity and pressure for both domestic and fire flows, if public water supply is to be utilized.
 - *Please see the statement included as part of Exhibit 7.*
 8. The location, width, typical cross-section, grades and profiles of all proposed streets and sidewalks.
 - *Please see Sheet 3 of 15 – Site and Landscape Plan and the site detail sheets for information.*
 9. Construction drawings for streets, sanitary sewers, water and storm drainage systems, designed and prepared by a professional engineer registered in the State of Maine.
 - *Included as part of design drawings. Specific drawings include Sheet 4 of 15 – Grading and Utility Plan and Sheet 8 of 15 – Site Details.*
 10. The location of any pedestrian ways, lots, easements, open spaces, and other areas to be reserved for or dedicated to public use and/or ownership. For any proposed easement, the developer shall submit the proposed easement language with a signed statement certifying that the easement will be executed upon approval of the development. In the case of any streets or other ways dedicated to public ownership, the developer shall submit a signed statement that he will maintain such streets or ways year-round until such time as they may be accepted by the Town.
 - *Not applicable. As proposed, there will be no pedestrian ways, lots, easements, open spaces, and other areas to be reserved for or dedicated to public use and/or ownership.*

11. Written offers of dedication or conveyance to the municipality, in a form satisfactory to the Town Attorney, of all land included in the streets, highways, easements, parks or other open space dedicated for public use, and copies of agreements or other documents showing the manner in which spaces, title to which is reserved by the developer, are to be maintained.
 - *Not applicable. As proposed, there will be no dedication or conveyance to the municipality.*

12. Cost of the proposed development and evidence of financial capacity to complete it. This evidence should be in the form of a letter from a bank or other source of financing indicating the name of the project, amount of financing proposed, and their interest in financing the project.
 - *An engineer's cost estimate is enclosed as part of **Exhibit 7**.*

13. An assessment of the impact of the development on wetlands, streams, ponds, floodplains, archaeological resources and significant wildlife habitats, including review letters from appropriate officials.
 - *Letters from Maine Historic Preservation Commission, Maine Inland Fisheries and Wildlife Department and Maine Natural Areas Program are enclosed as part of **Exhibit 8**. Overall, development of the site for a public works facility will not trigger additional review and approval by the above State agencies.*

Waiver List:

A. Sec. 18-168 (5) s. – Location and type of existing of 12-inch caliper DBH.

- *The site is currently wooded. The project will require the clearing of a large area to accommodate the project development. In addition, the prior owner as part of the purchase and sell agreement retained the timber harvesting rights within the area to be development. As a result, providing the location of all 12 inch caliper DBH trees on the project site would be a burdensome and expensive undertaking with no appreciable benefit given the retained timber rights and development type. We have developed a site specific limit of disturbance that will maintain significant wooded buffers outside the development area, thereby preserving all tree growth beyond the limit of clearing designated on the drawings.*