



**US Army Corps
of Engineers** ®
New England District
Maine Project Office
675 Western Avenue #3
Manchester, Maine 04351

PUBLIC NOTICE

Date: 07-Dec-2010
Comment Period Ends: 05-Jan-2011
File Number: NAE-2006-00238
In Reply Refer To: Rodney A. Howe
Or by e-mail: Rodney.A.Howe@usace.army.mil

-30 Day Notice-

The District Engineer has received a permit application from the applicant below to **conduct work in waters of the United States** as described below. The Corps is soliciting comments on both the project itself and the range of issues to be addressed in the environmental documentation.

APPLICANT: Auburn Business Development Corporation P.O. Box 642 Auburn, ME 04212-0642

ACTIVITY: Auburn Business Development Corporation (ABDC) proposes to place permanent fill in 148,297 SF (3.4 acres) of wetland off Lewiston Junction Road at Auburn, Maine in conjunction with the development of Phase 2 of Auburn Industrial Subdivision, an 8-lot subdivision comprised of 98.85 acres. A detailed description of the activity and plans are attached

Phase 1 (previously permitted) impacted 31,300 SF (0.71 acres) of wetland in conjunction with the construction of Logistics Drive, a municipal access road and associated infrastructure for the development of a 22 acre parcel as Lot 1, of the Auburn Industrial Park off Kittyhawk Avenue at Auburn, Maine. Phase 2 consists of an additional 98.85 acre development located to the west of phase 1. The 8-lot phase 2 development consists of an access road and associated infrastructure off Lewiston Junction Road. The combined Phase 1 & 2 cumulative impact to wetlands and waterways is 4.11 acres.

WATERWAY AND LOCATION OF THE PROPOSED WORK: This work is proposed in freshwater wetlands and waterways off Lewiston Junction Road at Lewiston, Maine. The project site is located on the USGS MINOT, ME quadrangle sheet at latitude 44.03995°N; and longitude 70.29157°W.

AUTHORITY

Permits are required pursuant to:

- Section 10 of the Rivers and Harbors Act of 1899
 Section 404 of the Clean Water Act
 Section 103 of the Marine Protection, Research and Sanctuaries Act).

The decision whether to issue a permit will be based on an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which may reasonably accrue from the proposal must be balanced against

CENAE-R

FILE NO. NAE-2006-00238

its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are: conservation, economics, aesthetics, general environmental concerns, wetlands, cultural value, fish and wildlife values, flood hazards, flood plain value, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Where the activity involves the discharge of dredged or fill material into waters of the United States or the transportation of dredged material for the purpose of disposing it in ocean waters, the evaluation of the impact of the activity in the public interest will also include application of the guidelines promulgated by the Administrator, U.S Environmental Protection Agency, under authority of Section 404(b) of the Clean Water Act, and/or Section 103 of the Marine Protection Research and Sanctuaries Act of 1972 as amended.

SECTION 106 COORDINATION

Based on his initial review, the District Engineer has determined that little likelihood exists for the proposed work to impinge upon properties with cultural or Native American significance, or listed in, or eligible for listing in, the National Register of Historic Places. Therefore, no further consideration of the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, is necessary. This determination is based upon one or more of the following:

- a. The permit area has been extensively modified by previous work.
- b. The permit area has been recently created.
- c. The proposed activity is of limited nature and scope.
- d. Review of the latest published version of the National Register shows that no presence of registered properties listed as being eligible for inclusion therein are in the permit area or general vicinity.
- e. Coordination with the State Historic Preservation Officer and/or Tribal Historic Preservation Officer(s)

Pursuant to the **Endangered Species Act**, the District Engineer is hereby requesting that the appropriate Federal Agency provide comments regarding the presence of and potential impacts to listed species or its critical habitat.

The following authorizations have been applied for, or have been, or will be obtained:

- (X) Permit, License or Assent from State.
- (X) Permit from Local Wetland Agency or Conservation Commission.
- (X) Water Quality Certification in accordance with Section 401 of the Clean Water Act.

In order to properly evaluate the proposal, we are seeking public comment. Anyone wishing to comment is encouraged to do so. **Comments should be submitted in writing by the above date.** If you have any questions, please contact Rod Howe at 207-623-8367 at our Manchester, Maine Project Office.

CENAE-R
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Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for a public hearing shall specifically state the reasons for holding a public hearing. The Corps holds public hearings for the purpose of obtaining public comments when that is the best means for understanding a wide variety of concerns from a diverse segment of the public.

The initial determinations made herein will be reviewed in light of facts submitted in response to this notice. All comments will be considered a matter of public record. Copies of letters of objection will be forwarded to the applicant who will normally be requested to contact objectors directly in an effort to reach an understanding.

In accordance with 33 CFR 325.2(a) (8), we publish monthly a list of permits issued or denied during the previous month at www.nae.usace.army.mil/reg, under the heading "Monthly General and Individual Permit Authorizations." Relevant environmental documents and the SOFs or RODs are available upon written request and, where applicable, upon the payment of administrative fees. Also visit www.nae.usace.army.mil for more information on the New England District Corps of Engineers programs.

THIS NOTICE IS NOT AN AUTHORIZATION TO DO ANY WORK.


Frank J. Del Giudice
Chief, Permits and Enforcement Branch
Regulatory Division

If you would prefer not to continue receiving Public Notices, please contact Ms. Tina Chaisson at (978) 318-8058 or e-mail her at bettina.m.chaisson@usace.army.mil. You may also check here () and return this portion of the Public Notice to: Bettina Chaisson, Regulatory Division, U.S. Army Corps of Engineers, 696 Virginia Road, Concord, MA 01742-2751.

NAME: _____
ADDRESS: _____

PROPOSED WORK AND PURPOSE

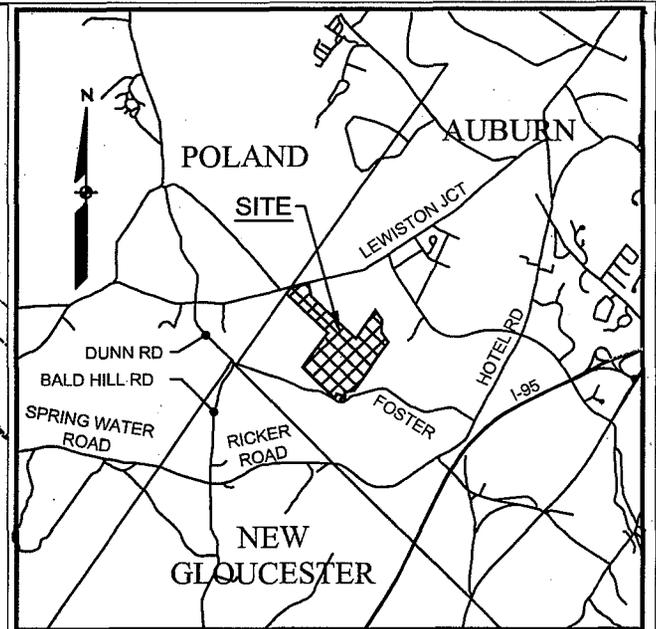
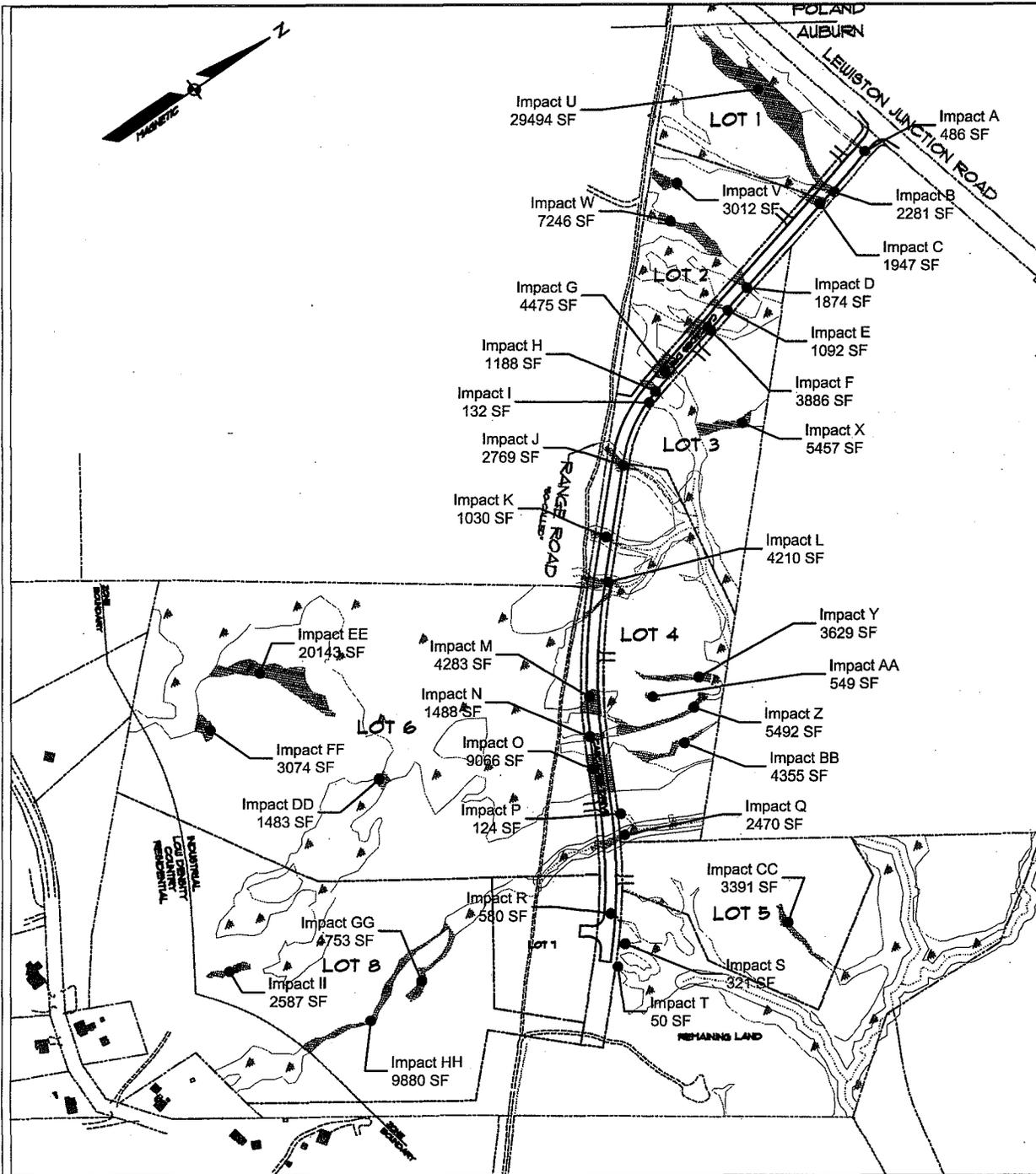
The Phase 2 project is designed to meet the increased demand for industrial development space within the City of Auburn. This area of Auburn, Maine is designated (in 2004) as part of the General Purpose Foreign Trade Zone #263 (FTZ) and is designated (in 2005) as part of the State Pine Tree Development Zone (PTDZ). Additionally, the U.S. Department of Commerce designated this particular site as part of the General Purpose Foreign Trade Zone (#263) in 2004. Construction of Phase 2 will permanently fill 148,297 SF (3.4 acres) of wetland. The work includes the discharge of fill in freshwater wetlands in conjunction with the construction of an access roadway, pad site development, and associated infrastructure for the subdivision on a 98.85 acre parcel proposed to be developed by the City of Auburn and Auburn Business Development Corporation (ABDC).

The work is described on the enclosed plans entitled "Auburn Industrial Subdivision, Lewiston Junction Road, Auburn, Maine in 22 sheets".

MITIGATION

Development of this area as an industrial subdivision has been considered by the City of Auburn and ABDC since 2005. As part of their future planning process, the City of Auburn commissioned a study of potential wetland mitigation areas throughout the City in anticipation of future industrial development. The focus of the study was to identify mitigation sites within the City of Auburn with previously altered wetlands and enhancement/creation opportunities. As a result of this study, the City, along with ACOE and other review agencies, determined that the former Dingley Estates property off Summer Street at Auburn could be used to compensate for wetland impacts associated with the development of multiple projects in Auburn. The site was then purchased by ABDC to be used as a pooled mitigation site that would result in a larger wetland and wildlife compensation area. In 2006 ABDC was issued a Corps permit for Logistics Drive (Phase 1), an access road to lot 1, and a developable upland area off Kitleyhawk Drive. It was anticipated that the remainder of the subdivision would be accessed from an extension of Logistics Drive however each of the several alternatives considered would have impacted higher value wetlands associated with Moose Brook ranging from 4.1 to 15.4 acres. To avoid that wetland area ABDC acquired additional property with frontage on Lewiston Junction Road. After several design efforts ABDC developed a plan that impacts 1.0 acres of wetland for the construction of an access road (Cascades Drive) and 2.4 acres of wetland for lot development. Mitigation for Phase 1 of the subdivision was completed at the ABDC Pooled Mitigation Site.

The ABDC now proposes to mitigate the Phase 2 project impacts to waterways and wetlands by providing a variety of compensation both on and off site as shown on the attached plans. On site the applicant proposes to stabilize significantly eroding stream channels and restore an associated riparian zone that is currently degraded due to past agricultural and logging activities along with a detailed site management plan in an effort to protect/enhance the sensitive downstream Moose Brook watershed. Off site, mitigation will be achieved at the ABDC Pooled Mitigation Site. This compensation proposal lies adjacent to four other approved mitigation projects including Phase 1 of the Auburn Industrial Subdivision. The mitigation consists of restoration, re-establishment, and rehabilitation of forested and shrub scrub wetlands and control of invasive species to 309,711 SF (7.11 acres) that were previously dewatered and disturbed through grading, drainage, and associated past agricultural activities.



LOCATION MAP

N.T.S.

This plan based on "Auburn Industrial Subdivision" prepared for Auburn Business Development Corporation by Sebago Technics dated 3/22/10, Revision A dated 4/9/10.

Overall Wetland Impact Plan
 Auburn Industrial Subdivision
 Lewiston Junction Road
 Auburn, Maine

Prepared by:

JONES ASSOCIATES INC.
 Foresters And Environmental Consultants

DATE: 7/20/2010
 PROJ. #: 8049AU
 SCALE: 1" = 500'



63 TUCKER LANE, POLAND SPRING, MAINE 04274
 (207) 998-5242

WI-0

LEGEND

	Now or Formerly		Stream Channel		Drainage Manhole
	Property Boundary		Gravel		Sewer Line
	Wetland		Guardrail		Sewer Manhole
	Wetland Impact		Erosion Control Blanket		Water Gate Valve
	Tree Line (Existing)		Filter Berm		Hydrant
	Tree Line (Proposed)		Rip Rap		Water Line
	Contour (Proposed)		Storm Drainage		
	Contour (Existing)		Catch Basin		

Impact	Purpose	Sq. Ft.	Acres
Proposed Wetland Impacts			
A	Cascade Dr Crossing (Sta 0+59 to Sta 0+66)	486	0.01
B	Cascade Dr Crossing (Sta 2+25 to Sta 2+50)	2,281	0.05
C	Cascade Dr Crossing (Sta 2+76 to Sta 3+08)	1,947	0.04
D	Cascade Dr Crossing (Sta 6+52 to Sta 6+70)	1,874	0.04
E	Cascade Dr Crossing (Sta 7+61 to Sta 7+72)	1,092	0.03
F	Cascade Dr Crossing (Sta 8+37 to Sta 9+06)	3,886	0.09
G	Cascade Dr Crossing (Sta 10+22 to Sta 10+79)	4,475	0.10
H	Cascade Dr Crossing (Sta 11+08 to Sta 11+27)	1,188	0.03
I	Cascade Dr Grading (Sta 11+66L to Sta 11+74L)	132	-
J	Cascade Dr Stream Crossing (Sta 13+82 to Sta 14+20)	2,769	0.06
K	Cascade Dr Stream Crossing (Sta 16+47 to 16+53)	1,030	0.02
L	Cascade Dr Stream Crossing (Sta 17+95 to 18+20; Sta 18-80 to 18-91)	4,210	0.10
M	Cascade Dr Crossing (Sta 21+62 to Sta 22+45)	4,283	0.10
N	Cascade Dr Crossing (Sta 23+10 to Sta 23+33)	1,488	0.03
O	Cascade Dr Crossing (Sta 23+76 to Sta 25+09)	9,066	0.21
P	Cascade Dr Grading (Sta 25+85L)	124	-
Q	Cascade Dr Stream Crossing (Sta 26+64 to Sta 26+90)	2,470	0.06
R	Cascade Dr Crossing (Sta 29+13 to Sta 29+24)	580	0.01
S	Cascade Dr Grading (Sta 30+05L)	321	0.01
T	Cascade Dr Grading (Sta 30+90L)	50	-
U	Lot #1 - Grading for Development Envelope	29,494	0.68
V	Lot #2 - Grading for Development Envelope	3,012	0.07
W	Lot #2 - Grading for Development Envelope	7,246	0.17
X	Lot #3 - Grading for Development Envelope	5,457	0.13
Y	Lot #4 - Grading for Development Envelope	3,629	0.08
Z	Lot #4 - Grading for Development Envelope	5,492	0.13
AA	Lot #4 - Grading for Development Envelope	549	0.01
BB	Lot #4 - Grading for Development Envelope	4,355	0.10
CC	Lot #5 - Grading for Development Envelope	3,391	0.08
DD	Lot #6 - Grading for Development Envelope	1,483	0.03
EE	Lot #6 - Grading for Development Envelope	20,143	0.46
FF	Lot #6 - Grading for Development Envelope	3,074	0.07
GG	Lot #8 - Grading for Development Envelope	4,753	0.11
HH	Lot #8 - Grading for Development Envelope	9,880	0.23
II	Lot #8 - Grading for Development Envelope	2,587	0.06
Proposed Wetland Impacts		148,297	3.40

Legend & Notes

Auburn Industrial Subdivision
 Lewiston Junction Road
 Auburn, Maine

This plan based on "Auburn Industrial Subdivision" prepared for Auburn Business Development Corporation by Sebago Technics dated 3/22/10. Revision A dated 4/9/10.

Prepared by:

JONES ASSOCIATES INC.
 Foresters And Environmental Consultants

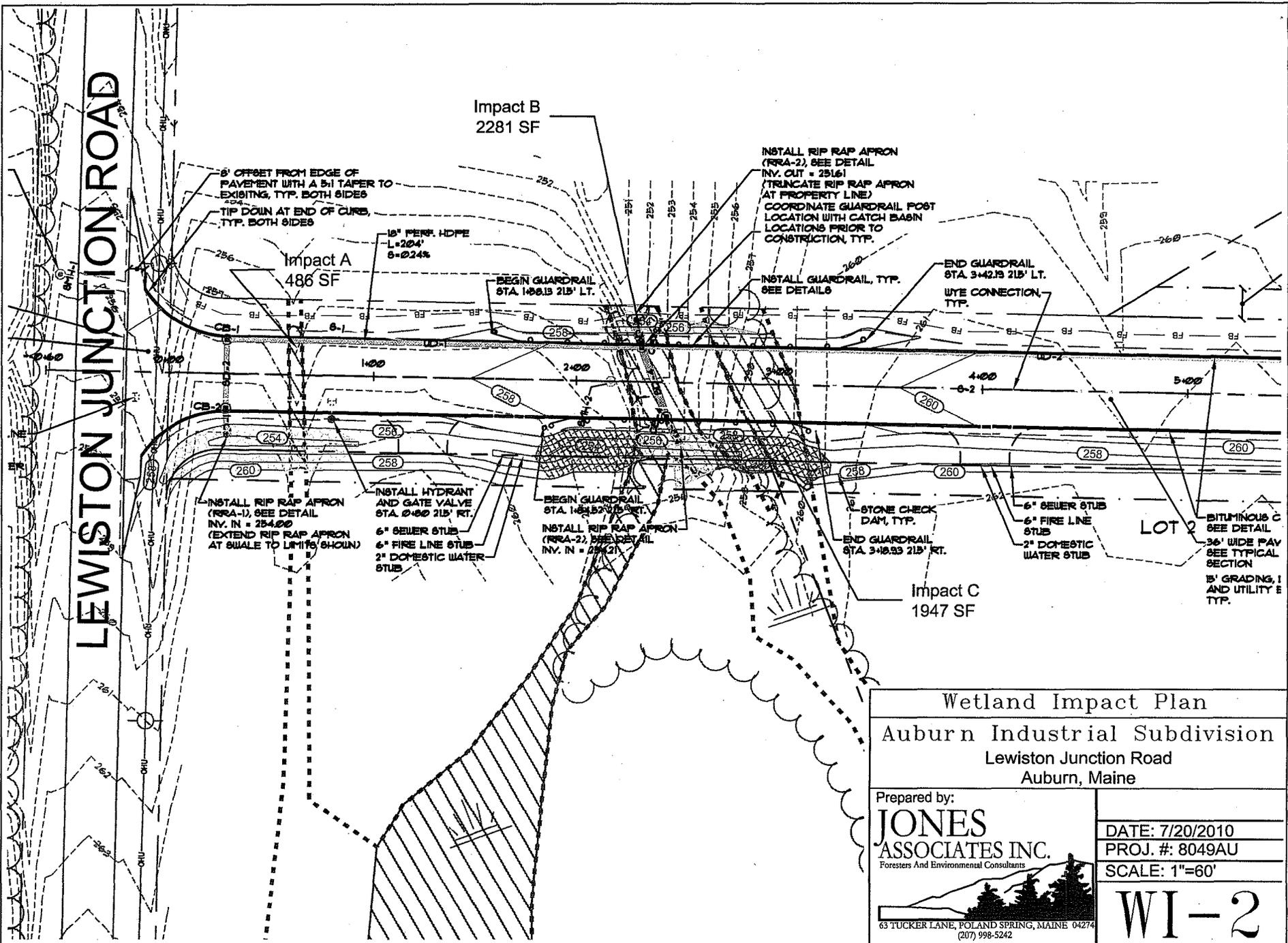


DATE: 7/20/2010

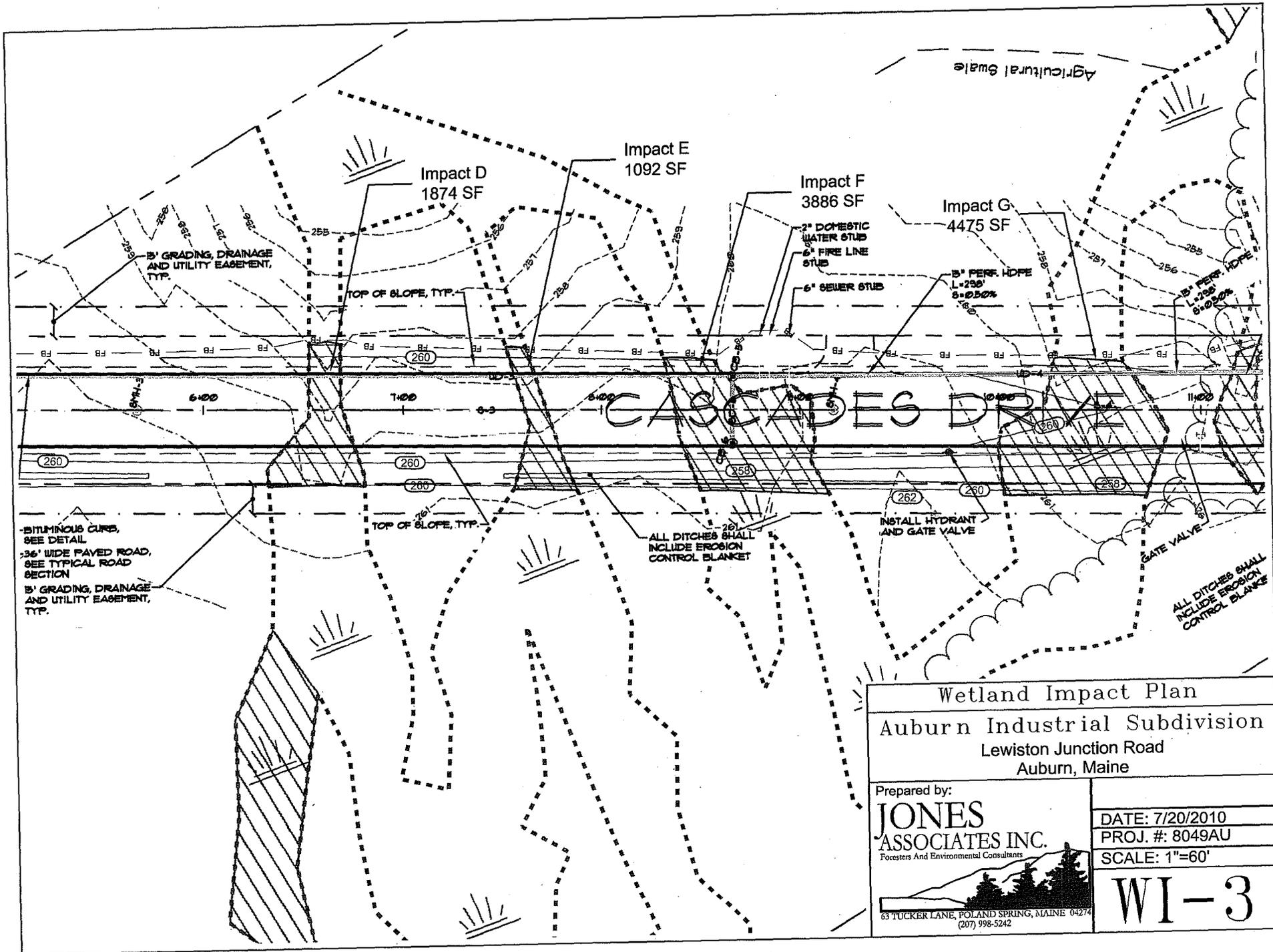
PROJ. #: 8049AU

SCALE: 1"=60'

WI-1



Wetland Impact Plan Auburn Industrial Subdivision Lewiston Junction Road Auburn, Maine	
Prepared by: JONES ASSOCIATES INC. <small>Foresters And Environmental Consultants</small>	DATE: 7/20/2010 PROJ. #: 8049AU SCALE: 1"=60'
 <small>63 TUCKER LANE, POLAND SPRING, MAINE 04274 (207) 998-5242</small>	
WI-2	

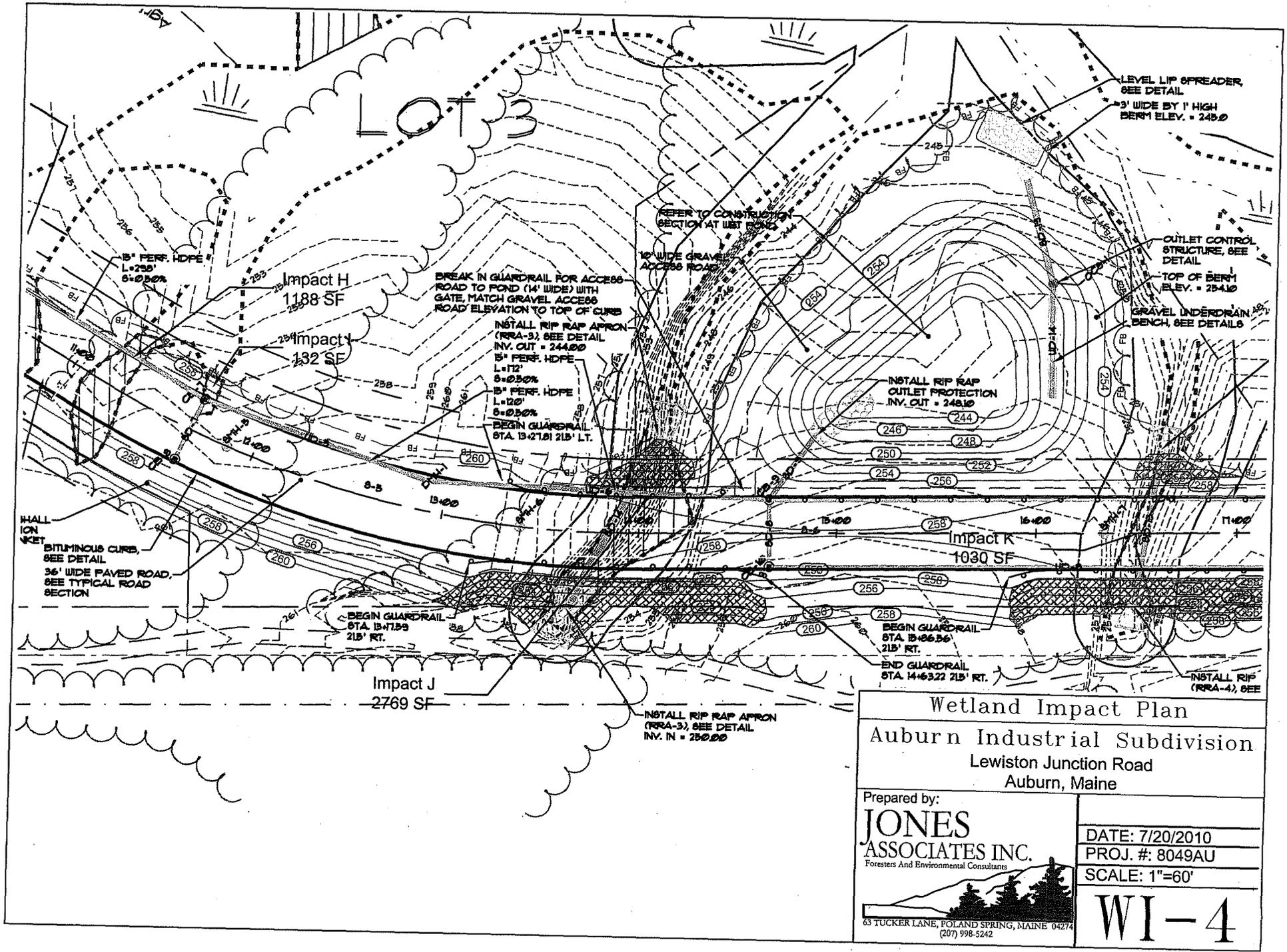


Wetland Impact Plan
 Auburn Industrial Subdivision
 Lewiston Junction Road
 Auburn, Maine

Prepared by:
JONES ASSOCIATES INC.
 Foresters And Environmental Consultants
 63 TUCKER LANE, POLAND SPRING, MAINE 04274
 (207) 998-5242

DATE: 7/20/2010
 PROJ. #: 8049AU
 SCALE: 1"=60'

WI-3



Wetland Impact Plan
Auburn Industrial Subdivision
 Lewiston Junction Road
 Auburn, Maine

Prepared by:
JONES ASSOCIATES INC.
Foresters And Environmental Consultants

DATE: 7/20/2010
 PROJ. #: 8049AU
 SCALE: 1"=60'



63 TUCKER LANE, POLAND SPRING, MAINE 04274
 (207) 998-5242

WI-4

READER

HIGH
= 245.0

LET CONTROL
PICTURE, SEE
AIL
OF BERM
= 254.10

UNDERDRAIN
SEE DETAILS

INSTALL RIP RAP APRON
(RRRA-4), SEE DETAIL
2" INV. OUT = 241.00

10" PERF. HDPE
L=399'
S=0.30%

Impact L
4210 SF

INSTALL RIP RAP APRON
(RRRA-5), SEE DETAIL
INV. OUT = 241.30

COORDINATE GUARDRAIL
POST LOCATION WITH CATCH
BASIN LOCATIONS PRIOR TO
CONSTRUCTION, TYP.

6" SEWER STUD
6" FIRE LINE
STUD
2" DOMESTIC
WATER STUD
END GUARDRAIL
STA. 19+68.93
215' LT.

Impact M
4283 SF

LIMIT OF DISTURBANCE,
TYP.

L=291'
S=0.30%

GATE VALVE

5" PERF. HDPE
L=298'
S=0.30%

5" PERF. HDPE
L=298'
S=0.30%

TOP OF
SLOPE, TYP.

TOP OF SLOPE,
TYP.

INSTALL HYDRANT
AND GATE VALVE
END GUARDRAIL
STA. 19+68.93 215' RT.

STONE CHECK DAM, TYP.

5' GRADING, DRAINAGE
AND UTILITY EASEMENT,
TYP.

INSTALL GUARDRAIL,
TYP. SEE DETAILS

EROSION CONTROL
BLANKET, TYP.
SEE DETAIL

INSTALL RIP RAP APRON
(RRRA-4), SEE DETAIL
INV. IN = 251.50

INSTALL RIP RAP APRON
(RRRA-5), SEE DETAIL
INV. IN = 249.00

Wetland Impact Plan

Auburn Industrial Subdivision
Lewiston Junction Road
Auburn, Maine

Prepared by:

JONES
ASSOCIATES INC.
Foresters And Environmental Consultants

DATE: 7/20/2010

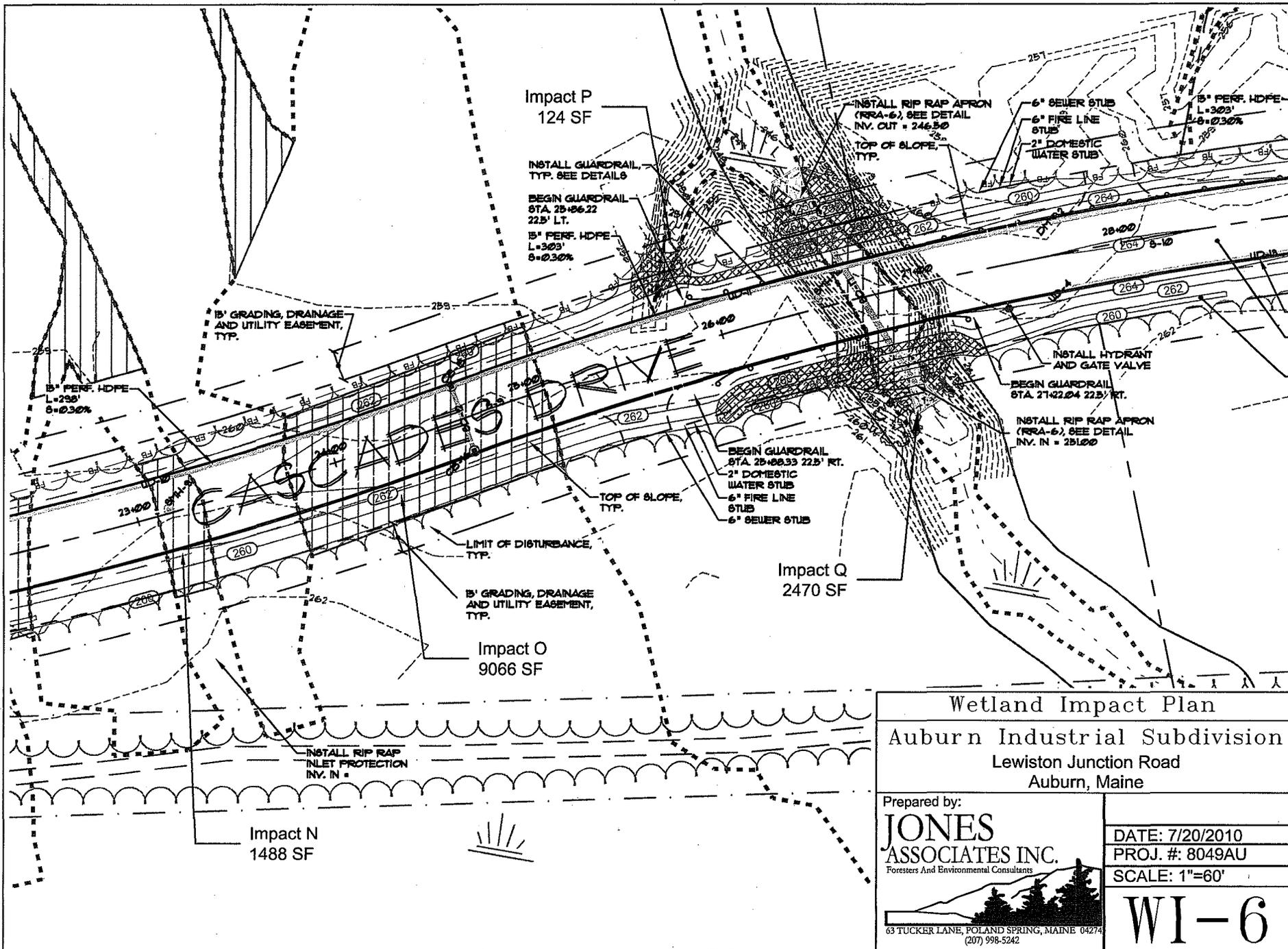
PROJ. #: 8049AU

SCALE: 1"=60'



63 TUCKER LANE, POLAND SPRING, MAINE 04274
(207) 998-5242

WI-5



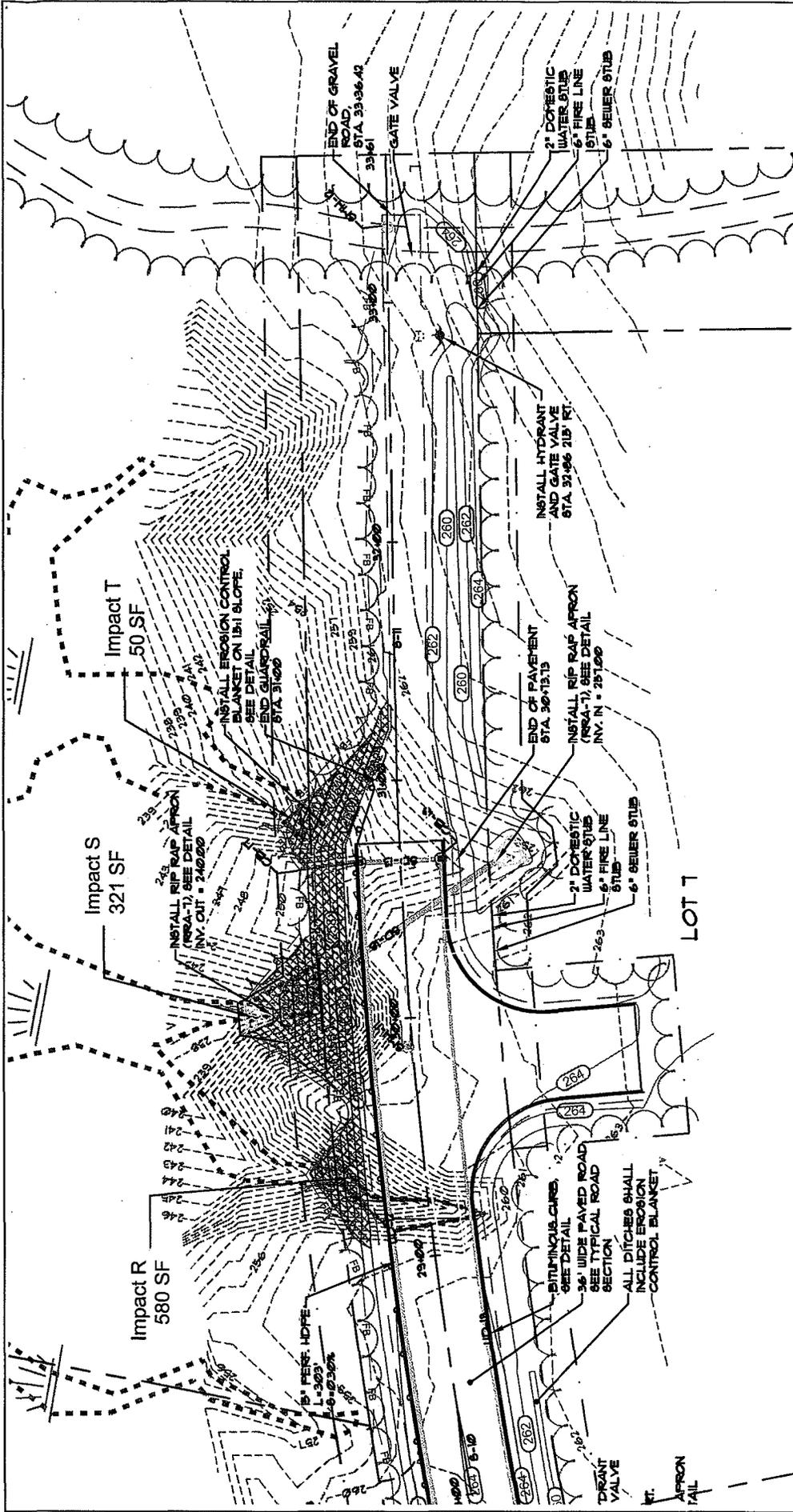
Wetland Impact Plan
Auburn Industrial Subdivision
Lewiston Junction Road
Auburn, Maine

Prepared by:
JONES ASSOCIATES INC.
Foresters And Environmental Consultants

63 TUCKER LANE, POLAND SPRING, MAINE 04274
(207) 998-5242

DATE: 7/20/2010
PROJ. #: 8049AU
SCALE: 1"=60'

WI-6



Impact R
580 SF

Impact S
321 SF

Impact T
50 SF

INSTALL RIP RAP APRON
(SEE T), SEE DETAIL
INV. CUT = 240.00

INSTALL EROSION CONTROL
BLANKET ON 15% SLOPE.
SEE DETAIL
END GUARDRAIL
STA. 314.00

INSTALL HYDRANT
AND GATE VALVE
STA. 314.00 21' RT.

INSTALL RIP RAP APRON
(SEE T), SEE DETAIL
INV. IN = 251.00

2" DOMESTIC
WATER 8" ID
6" FIRE LINE
8" ID
6" SEWER 8" ID

END OF GRAVEL
ROAD,
STA. 339.66.42

END OF PAVEMENT
STA. 307.13.13

2" DOMESTIC
WATER 8" ID
6" FIRE LINE
8" ID
6" SEWER 8" ID

INSTALL HYDRANT
AND GATE VALVE
STA. 314.00 21' RT.

2" DOMESTIC
WATER 8" ID
6" FIRE LINE
8" ID
6" SEWER 8" ID

INSTALL RIP RAP APRON
(SEE T), SEE DETAIL
INV. CUT = 240.00

INSTALL EROSION CONTROL
BLANKET ON 15% SLOPE.
SEE DETAIL
END GUARDRAIL
STA. 314.00

INSTALL HYDRANT
AND GATE VALVE
STA. 314.00 21' RT.

INSTALL RIP RAP APRON
(SEE T), SEE DETAIL
INV. IN = 251.00

2" DOMESTIC
WATER 8" ID
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ROAD,
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(SEE T), SEE DETAIL
INV. IN = 251.00

2" DOMESTIC
WATER 8" ID
6" FIRE LINE
8" ID
6" SEWER 8" ID

END OF GRAVEL
ROAD,
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STA. 307.13.13

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WATER 8" ID
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2" DOMESTIC
WATER 8" ID
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(SEE T), SEE DETAIL
INV. CUT = 240.00

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SEE DETAIL
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STA. 314.00

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AND GATE VALVE
STA. 314.00 21' RT.

INSTALL RIP RAP APRON
(SEE T), SEE DETAIL
INV. IN = 251.00

2" DOMESTIC
WATER 8" ID
6" FIRE LINE
8" ID
6" SEWER 8" ID

Wetland Impact Plan

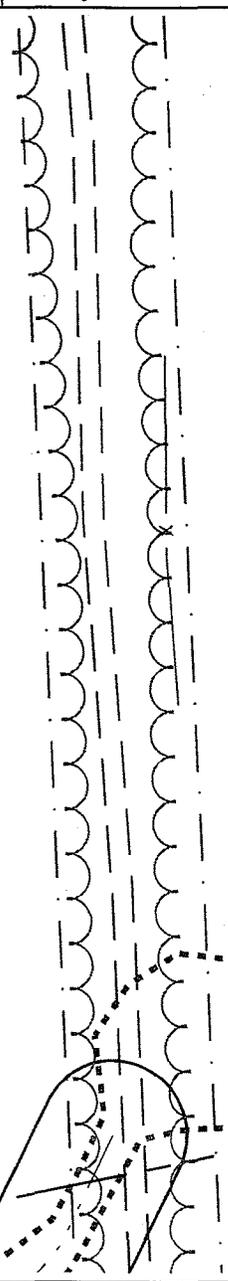
Auburn Industrial Subdivision
Lewiston Junction Road
Auburn, Maine

Prepared by:
JONES ASSOCIATES INC.
Foresters And Environmental Consultants

DATE: 7/20/2010
PROJ. #: 8049AU
SCALE: 1"=60'

WI-7

63 TUCKER LANE, ROLLAND SPRING, MAINE 04274
(207) 985-5242



LOT 7

BITUMINOUS CURB
SEE DETAIL

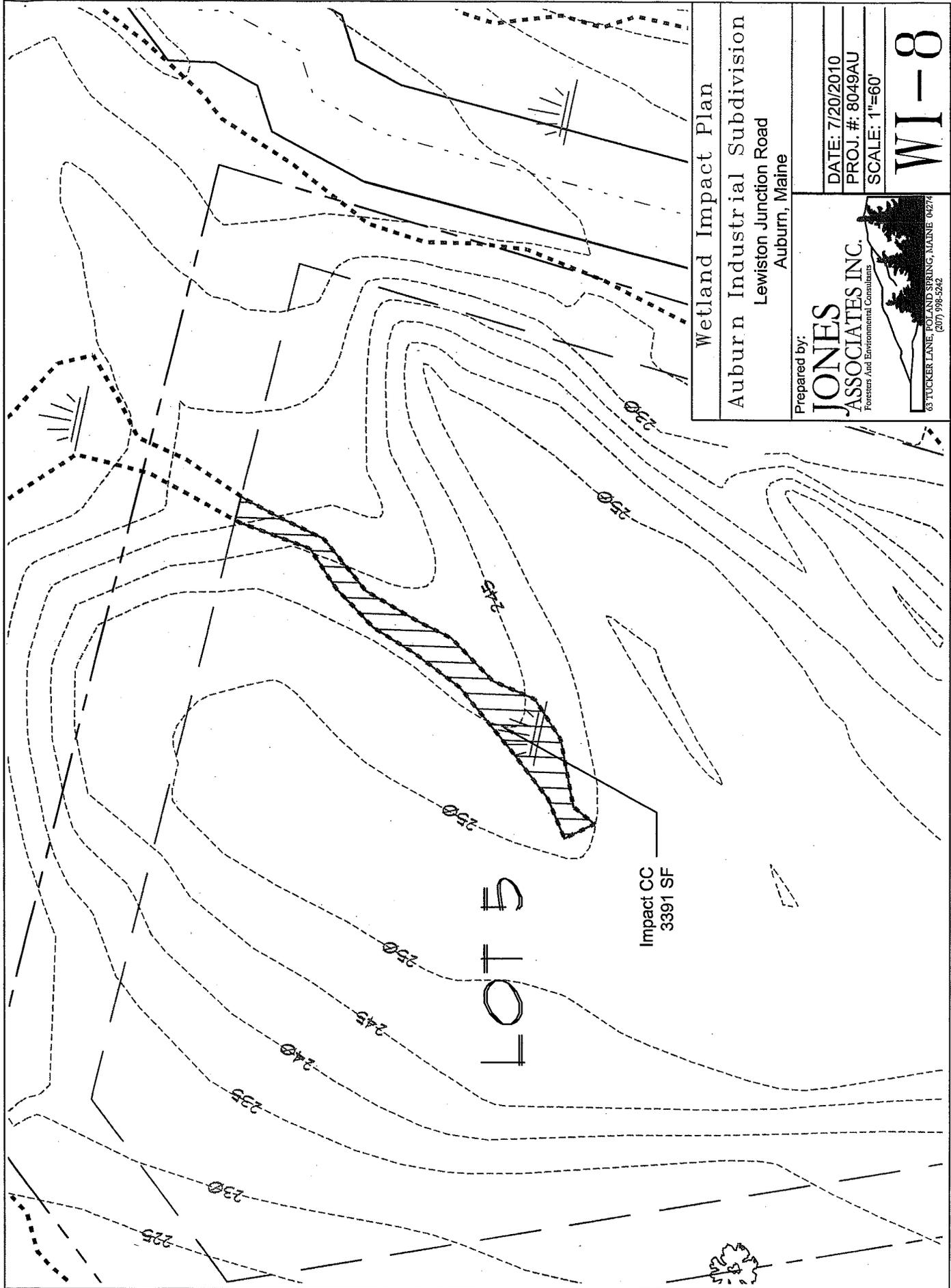
36" WIDE PAVED ROAD
SEE TYPICAL ROAD
SECTION

ALL DITCHES SHALL
INCLUDE EROSION
CONTROL BLANKET.

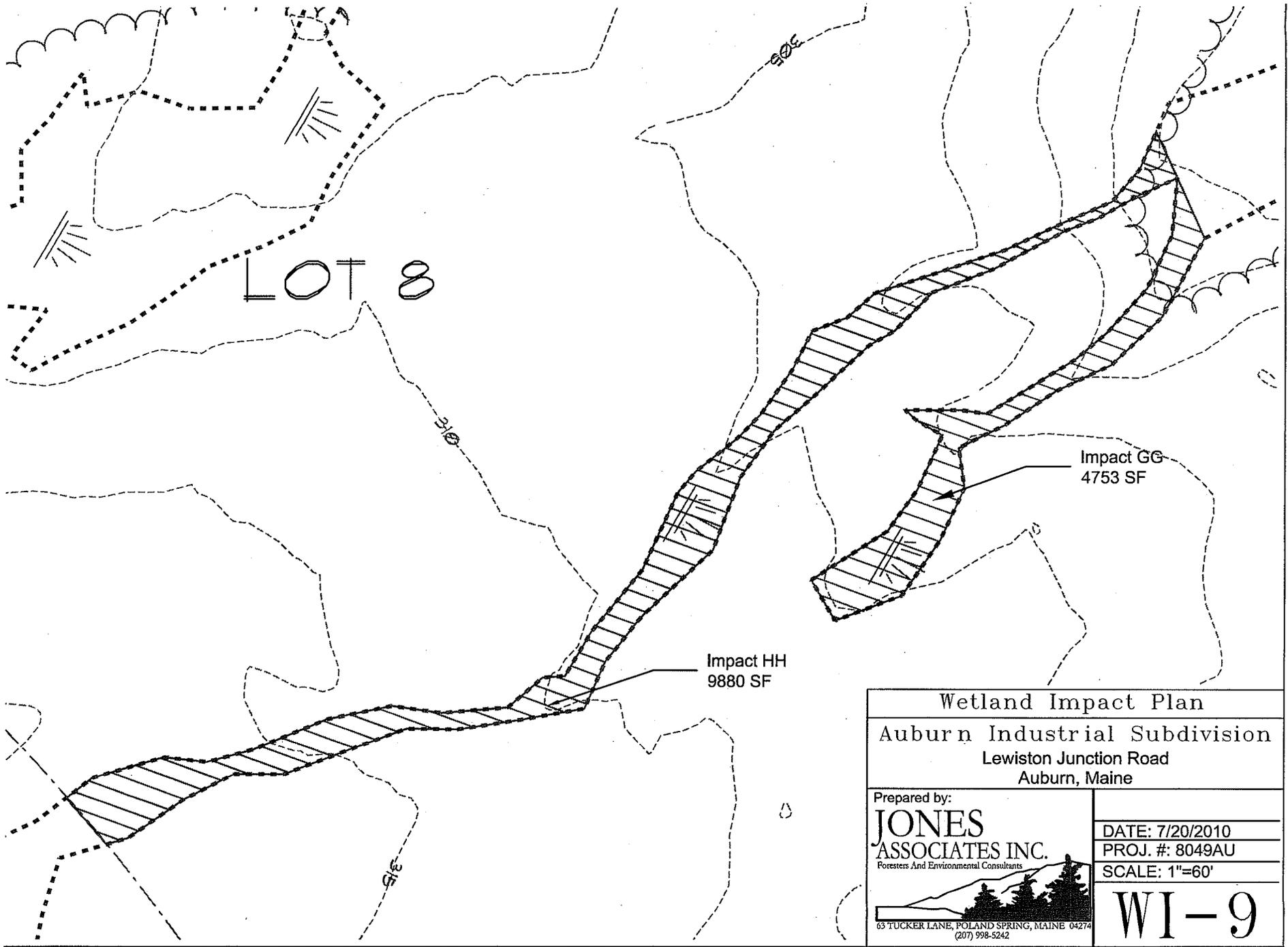
DRY
VALVE

RT.

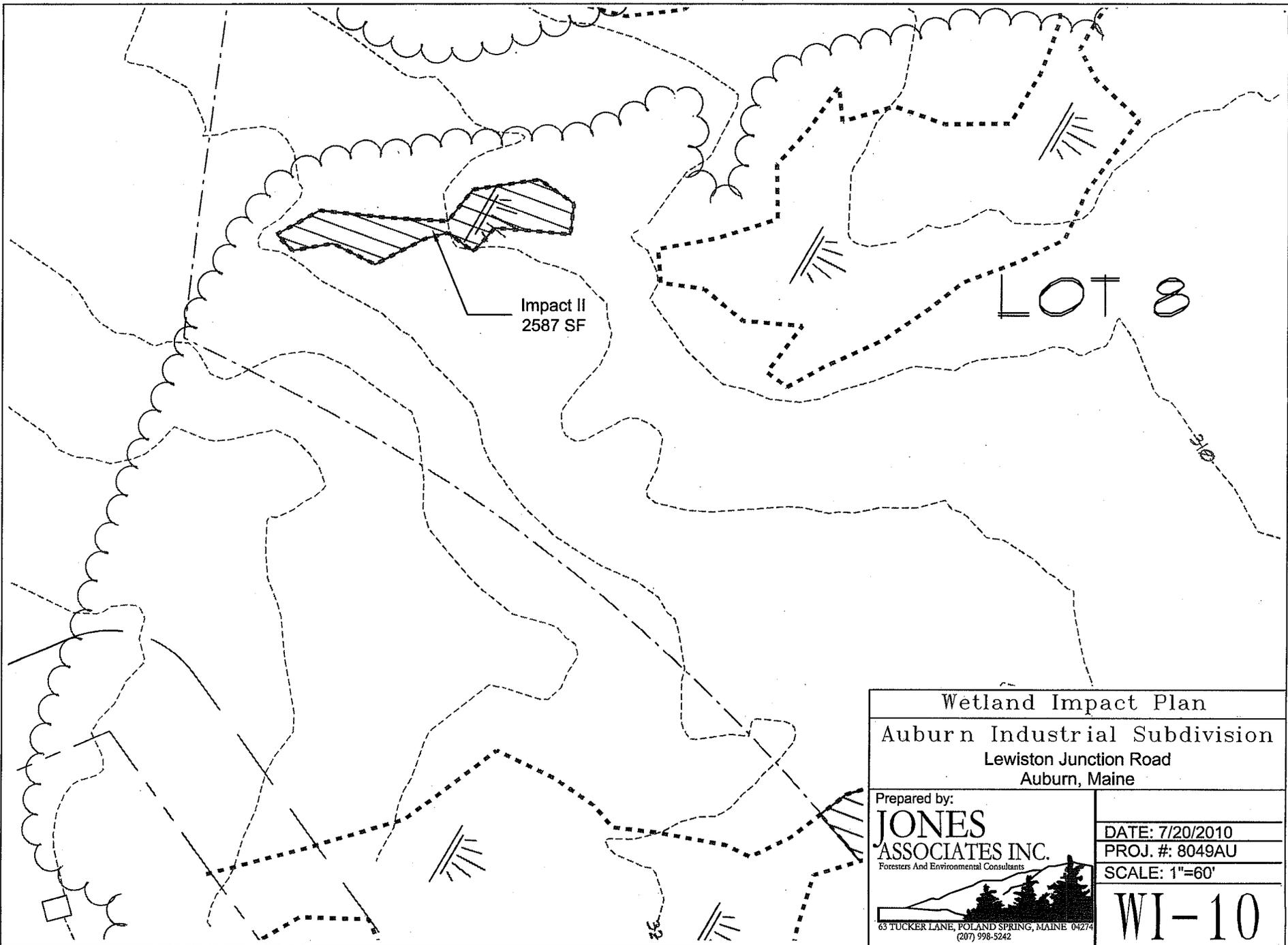
APRON
TAIL



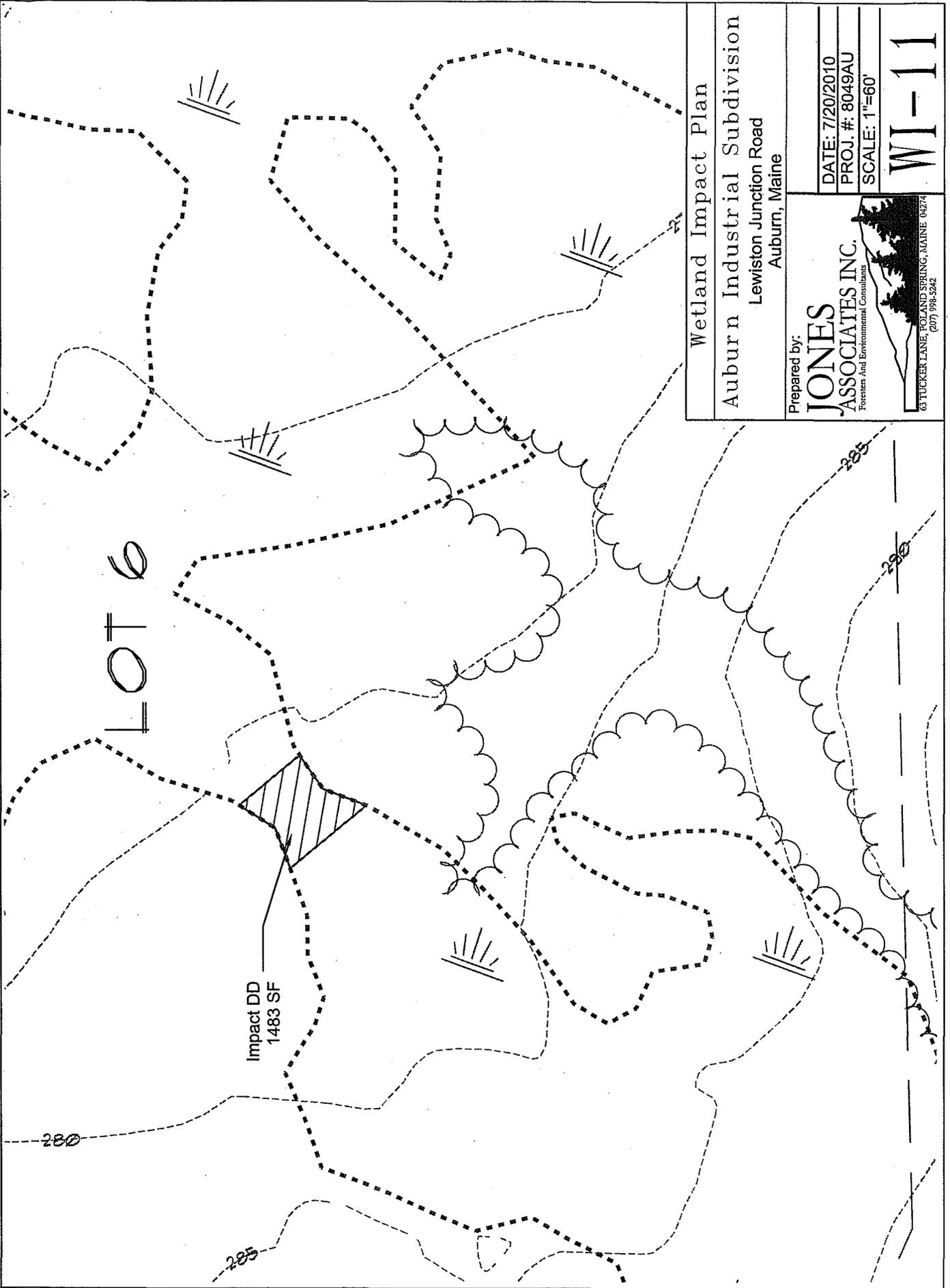
<p>Wetland Impact Plan Auburn Industrial Subdivision Lewiston Junction Road Auburn, Maine</p>		<p>DATE: 7/20/2010 PROJ. #: 8049AU SCALE: 1"=60'</p>	<p>JONES ASSOCIATES INC. Foresters And Environmental Consultants</p>  <p>63 TUCKER LANE, POLAND SPRING, MAINE 04274 (807) 998-5242</p>
<p>Prepared by:</p>		<p>WI-8</p>	



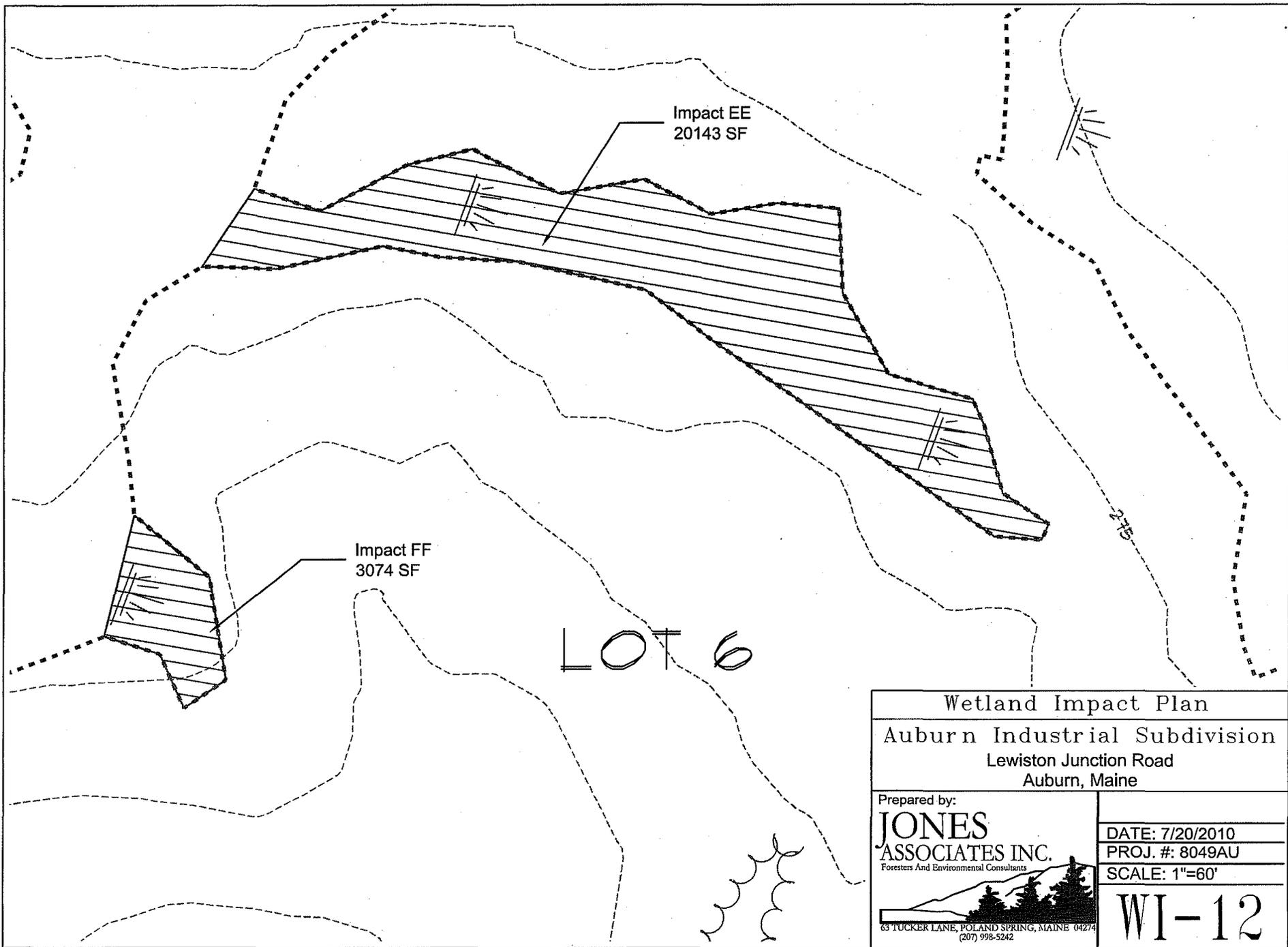
Wetland Impact Plan	
Auburn Industrial Subdivision Lewiston Junction Road Auburn, Maine	
Prepared by: JONES ASSOCIATES INC. <small>Foresters And Environmental Consultants</small>	DATE: 7/20/2010 PROJ. #: 8049AU SCALE: 1"=60'
 <small>63 TUCKER LANE, POLAND SPRING, MAINE 04274 (207) 998-5242</small>	
WI-9	



Wetland Impact Plan	
Auburn Industrial Subdivision Lewiston Junction Road Auburn, Maine	
Prepared by: JONES ASSOCIATES INC. Foresters And Environmental Consultants	DATE: 7/20/2010 PROJ. #: 8049AU SCALE: 1"=60'
 63 TUCKER LANE, POLAND SPRING, MAINE 04274 (207) 998-5242	
WI-10	



Wetland Impact Plan		DATE: 7/20/2010	
Auburn Industrial Subdivision		PROJ. #: 8049AU	
Lewiston Junction Road Auburn, Maine		SCALE: 1"=60'	
Prepared by:		JONES ASSOCIATES INC. <small>Foresters And Environmental Consultants</small>	
		<small>63 TUCKER LANE, ROLAND SPRING, MAINE 04274 (207) 938-5242</small>	
		WI-11	

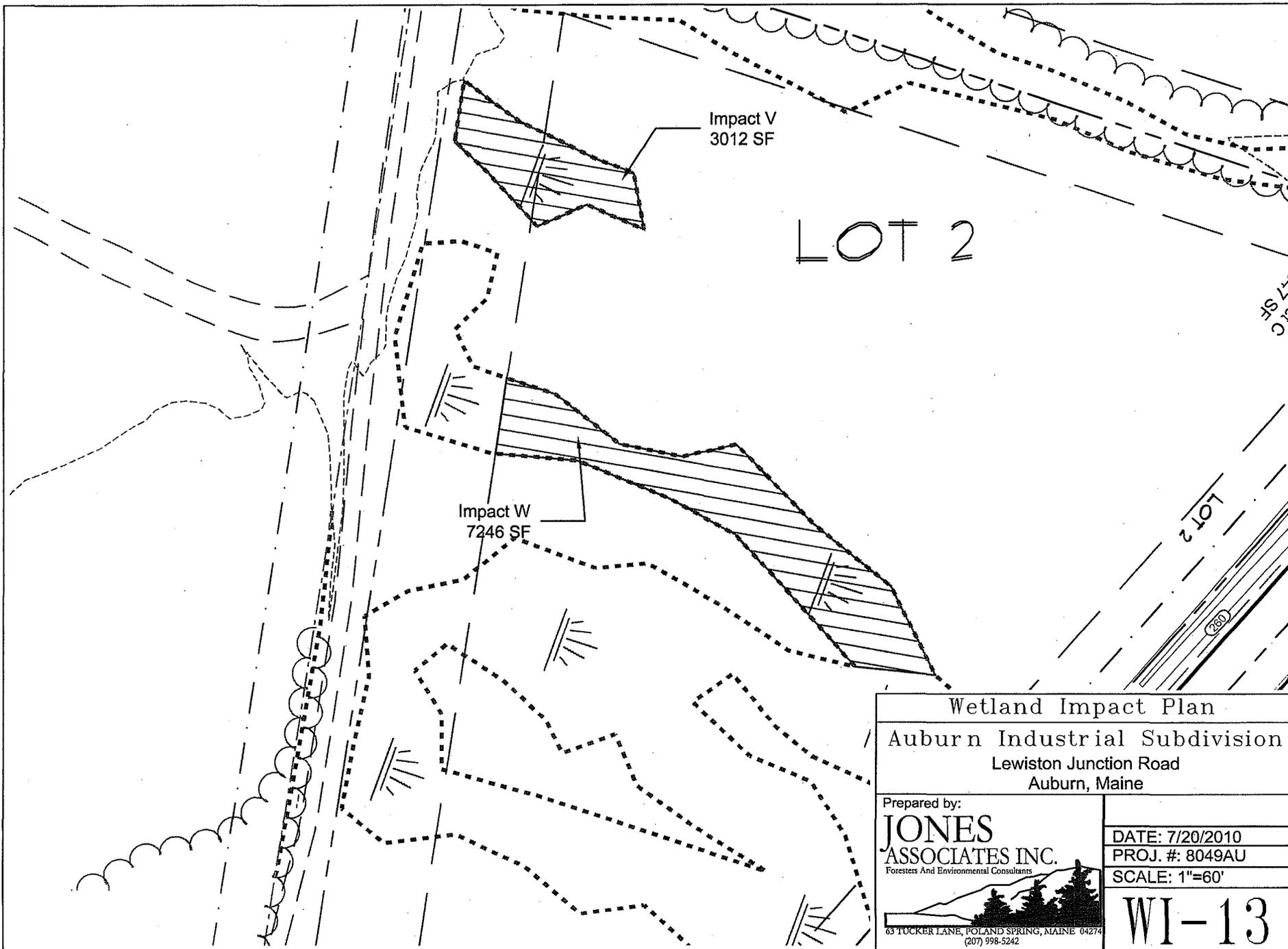


LOT 6

Impact EE
20143 SF

Impact FF
3074 SF

Wetland Impact Plan Auburn Industrial Subdivision Lewiston Junction Road Auburn, Maine	
Prepared by: JONES ASSOCIATES INC. <small>Foresters And Environmental Consultants</small>	DATE: 7/20/2010 PROJ. #: 8049AU SCALE: 1"=60'
 <small>63 TUCKER LANE, POLAND SPRING, MAINE 04274 (207) 958-5242</small>	WI-12



Impact V
3012 SF

LOT 2

Impact W
7246 SF

Wetland Impact Plan
Auburn Industrial Subdivision
Lewiston Junction Road
Auburn, Maine

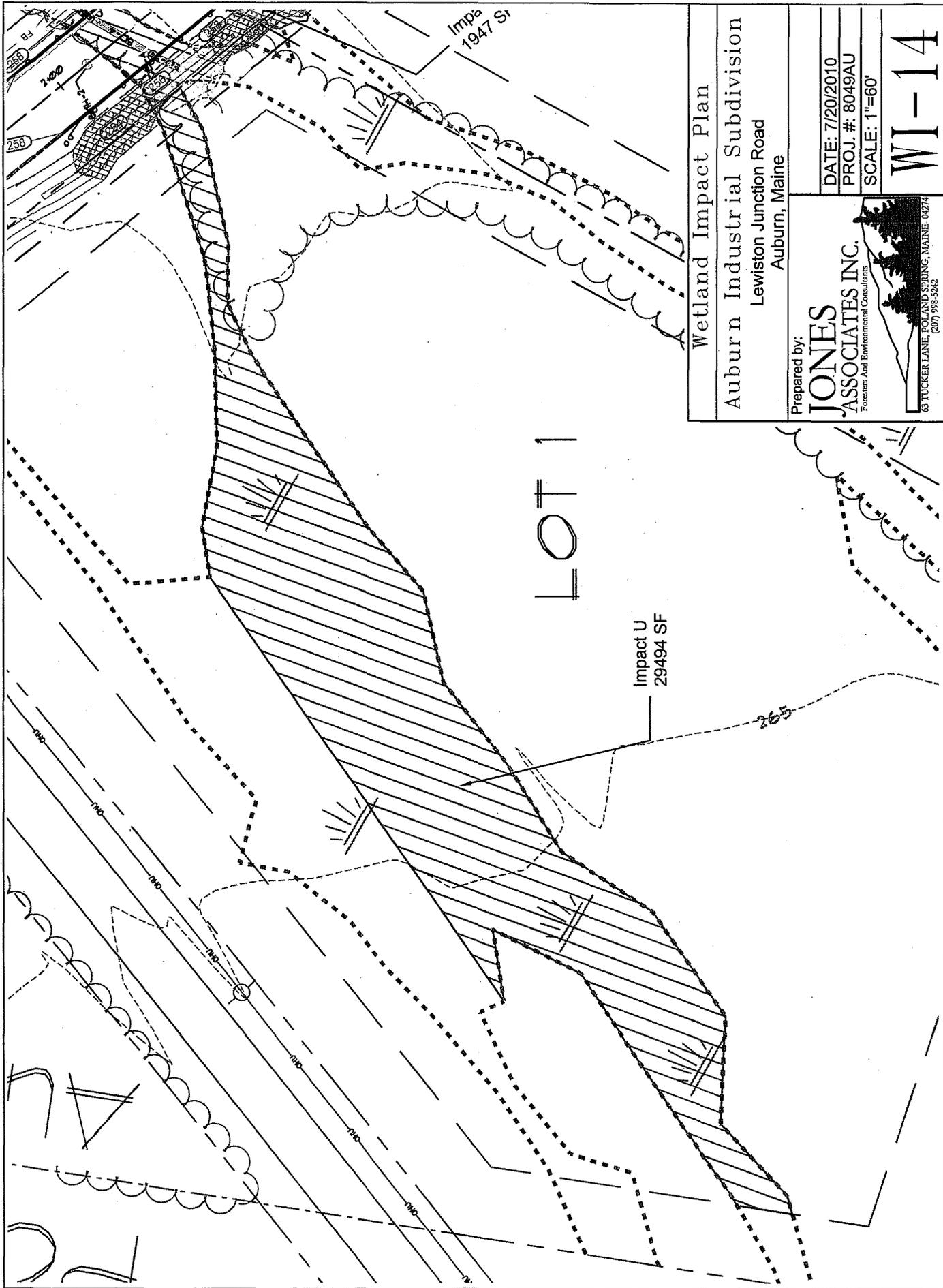
Prepared by:

JONES
ASSOCIATES INC.
Foresters And Environmental Consultants

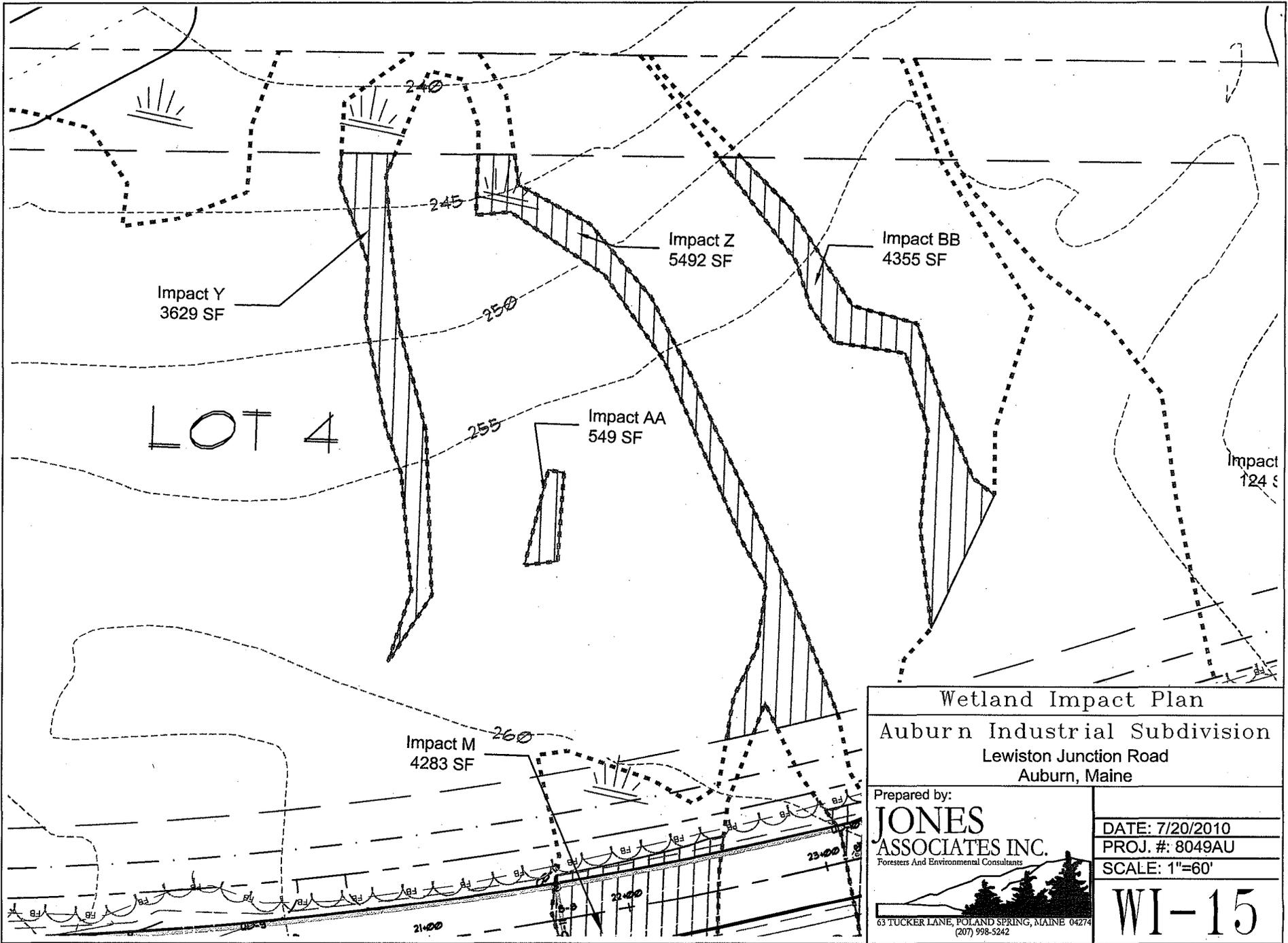
DATE: 7/20/2010
PROJ. #: 8049AU
SCALE: 1"=60'



WI-13



<p>Wetland Impact Plan</p> <p>Auburn Industrial Subdivision</p> <p>Lewiston Junction Road</p> <p>Auburn, Maine</p>		<p>DATE: 7/20/2010</p> <p>PROJ. #: 8049AU</p> <p>SCALE: 1"=60'</p>	<p>WI-14</p>
<p>Prepared by:</p> <p>JONES ASSOCIATES INC. Foresters And Environmental Consultants</p>		<p>65 TUCKER LANE, FOLKLAND SPRING, MAINE 04274 (207) 998-2242</p>	

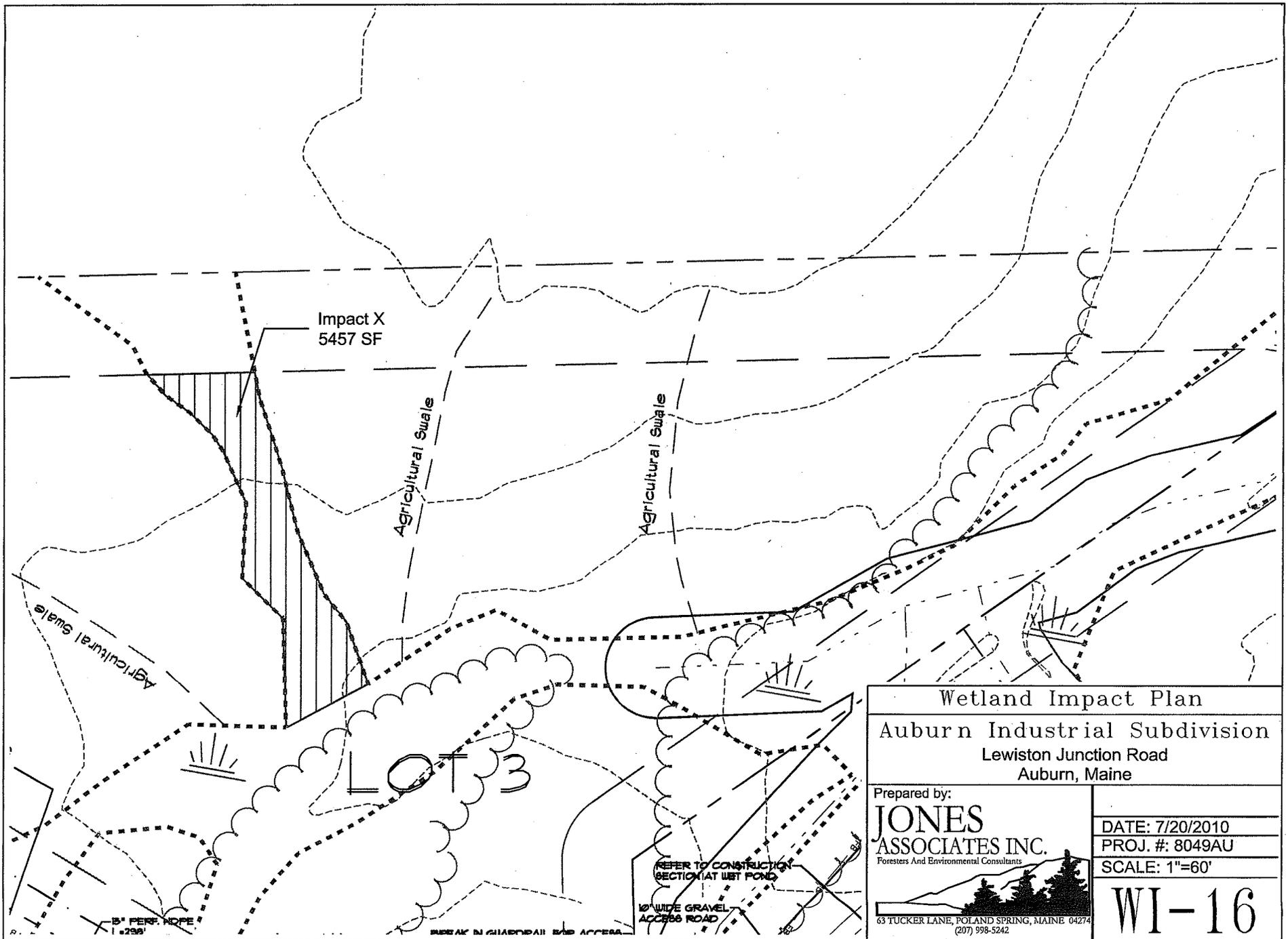


Wetland Impact Plan
 Auburn Industrial Subdivision
 Lewiston Junction Road
 Auburn, Maine

Prepared by:
JONES ASSOCIATES INC.
 Foresters And Environmental Consultants
 63 TUCKER LANE, POLAND SPRING, MAINE 04274
 (207) 998-5242

DATE: 7/20/2010
 PROJ. #: 8049AU
 SCALE: 1"=60'

WI-15



Wetland Impact Plan
 Auburn Industrial Subdivision
 Lewiston Junction Road
 Auburn, Maine

Prepared by:
JONES ASSOCIATES INC.
 Foresters And Environmental Consultants

DATE: 7/20/2010
 PROJ. #: 8049AU
 SCALE: 1"=60'


 63 TUCKER LANE, POLAND SPRING, MAINE 04274
 (207) 998-5242

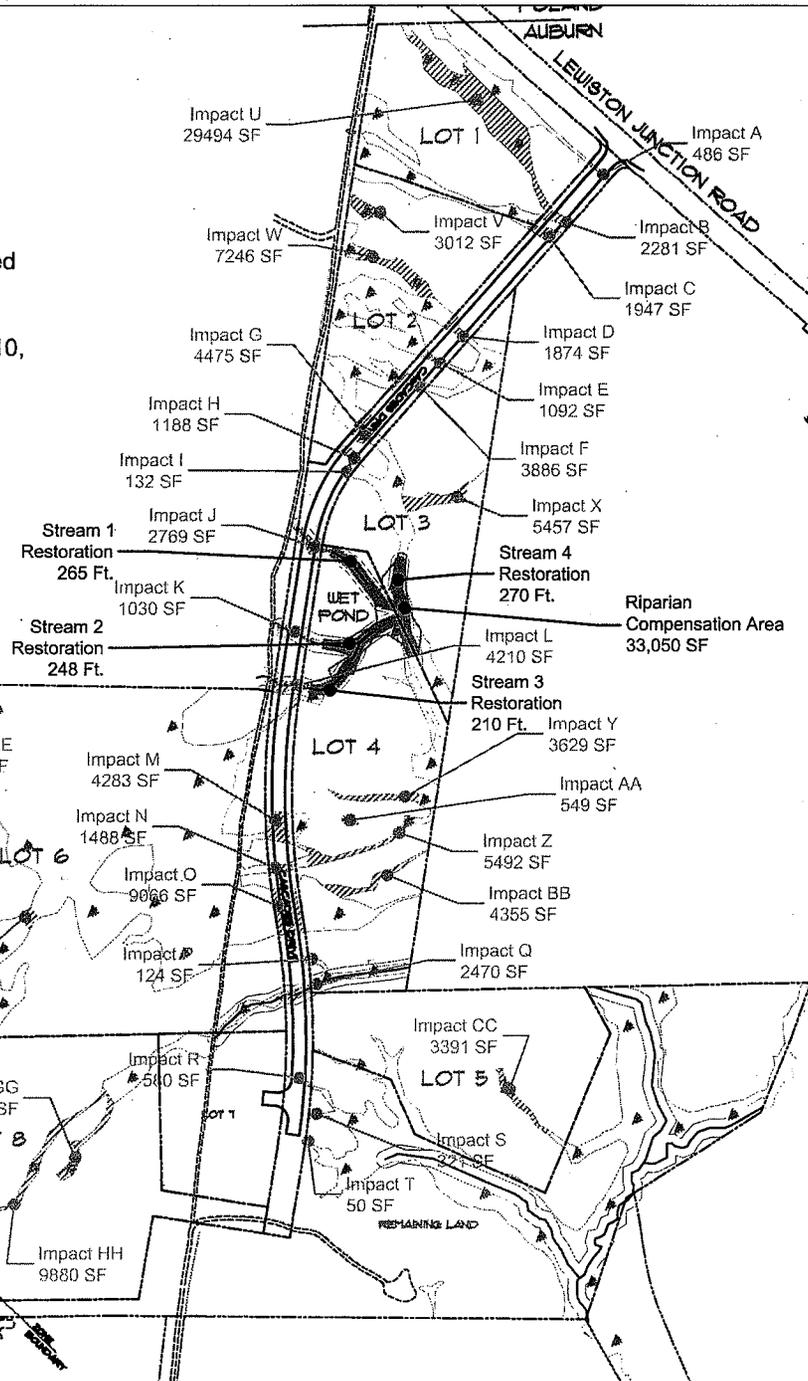
WI-16

3" PER FOOT
 1" = 200'

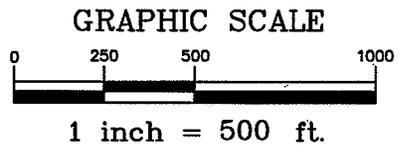
BREAK IN GRADUAL 500' ACCESS



This plan based on "Auburn Industrial Subdivision" prepared for Auburn Business Development Corporation by Sebago Technics dated 3/22/10, Revision A dated 4/9/10.



On Site Compensation	
On Site Wetlands Enhancement / Restoration	Area SF
Riparian Wetland Enhancement / Restoration Area	33,050
On Site Stream Restoration	
#1 Stream Restoration Area	Linear Ft.
#2 Stream Restoration Area	265
#3 Stream Restoration Area	248
#3 Stream Restoration Area	210
#3 Stream Restoration Area	270
Total Stream Restoration	
993	



Overall On Site
Stream Compensation Plan
Auburn Industrial Subdivision
Lewiston Junction Road
Auburn, Maine

Prepared by:
JONES ASSOCIATES INC.
Foresters, Surveyors And Environmental Consultants

63 TUCKER LANE, POLAND SPRING, MAINE 04274
(207) 998-5242

DATE: 7/20/2010
PROJ. #: 8049AU
SCALE: 1"= 500'

SC-1

GRAPHIC SCALE



1 inch = 60 ft.

Stream #4
Restoration
270 Ft.

Plant Native
Shrubs for
Enhancement/
Restoration
of Wetlands
and Streams

Plant Native
Shrubs 15' Wide
on each Side of
Restored Streams
as needed
Stream #2
Restoration
248 Ft.

Stream #3
Restoration
210 Ft.

Riparian
Wetland
Compensation
Area 33,050 SF

Stream #1
Restoration
265 Ft.

Plant Native Shrub
15' wide each Side
of Restored Stream
as needed

Stream Compensation Plan
Auburn Industrial Subdivision
Lewiston Junction Road
Auburn, Maine

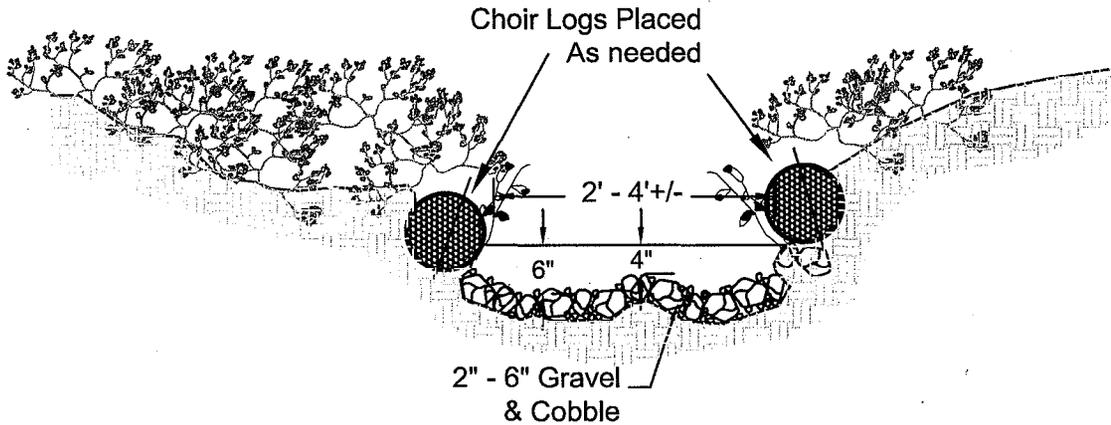
Prepared by:
JONES ASSOCIATES INC.
Foresters, Surveyors And
Environmental Consultants

63 TUCKER LANE, POLAND SPRING, MAINE 04274
(207) 998-5242

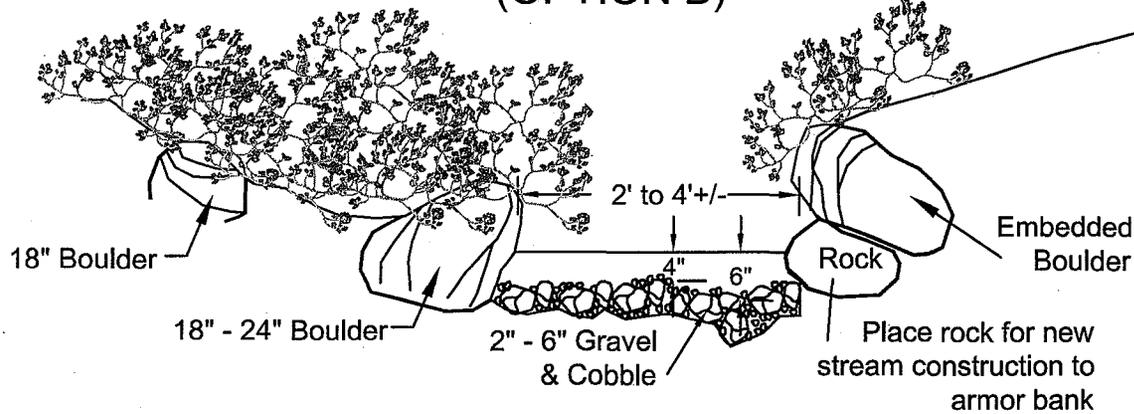
DATE: 7/20/2010
PROJ. #: 8049AU
SCALE: 1"=60'

SC-2

TYPICAL STREAM CROSS SECTION (OPTION A)



TYPICAL STREAM CROSS SECTION (OPTION B)



Wetland species to be planted Within Riparian Enhancement Area

A combination of the following species to be planted
Total Density of Combined Species to be at
or greater than 600/acre in disturbed areas
All plants to be 8" - 16" Height Size

Streambank Plantings for Stabilization

Common Name	Scientific Name
Speckled Alder	<i>Alnus rugosa</i>
Buttonbush	<i>Cephalanthus occidentalis</i>
Black Willow	<i>Salix nigra</i>
Red Osier Dogwood	<i>Cornus stolonifera</i>

Streambank Plantings for Wildlife Foraging

Common Name	Scientific Name
Winterberry	<i>Ilex verticillata</i>
Nannyberry	<i>Viburnum lentago</i>
Arrowwood	<i>Viburnum dentatum</i>
High bush blueberry	<i>Vaccinium corymbosum</i>

Stream Compensation Cross Section

Auburn Industrial Subdivision
Lewiston Junction Road
Auburn, Maine

Prepared by:

JONES
ASSOCIATES INC.
Foresters, Surveyors And
Environmental Consultants

63 TUCKER LANE, POLAND SPRING, MAINE 04274
(207) 998-5242

DATE: 7/20/2010

PROJ. #: 8049AU

NOT TO SCALE

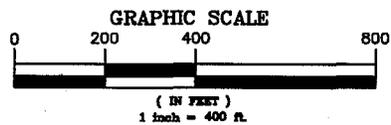
SC-3

LEGEND

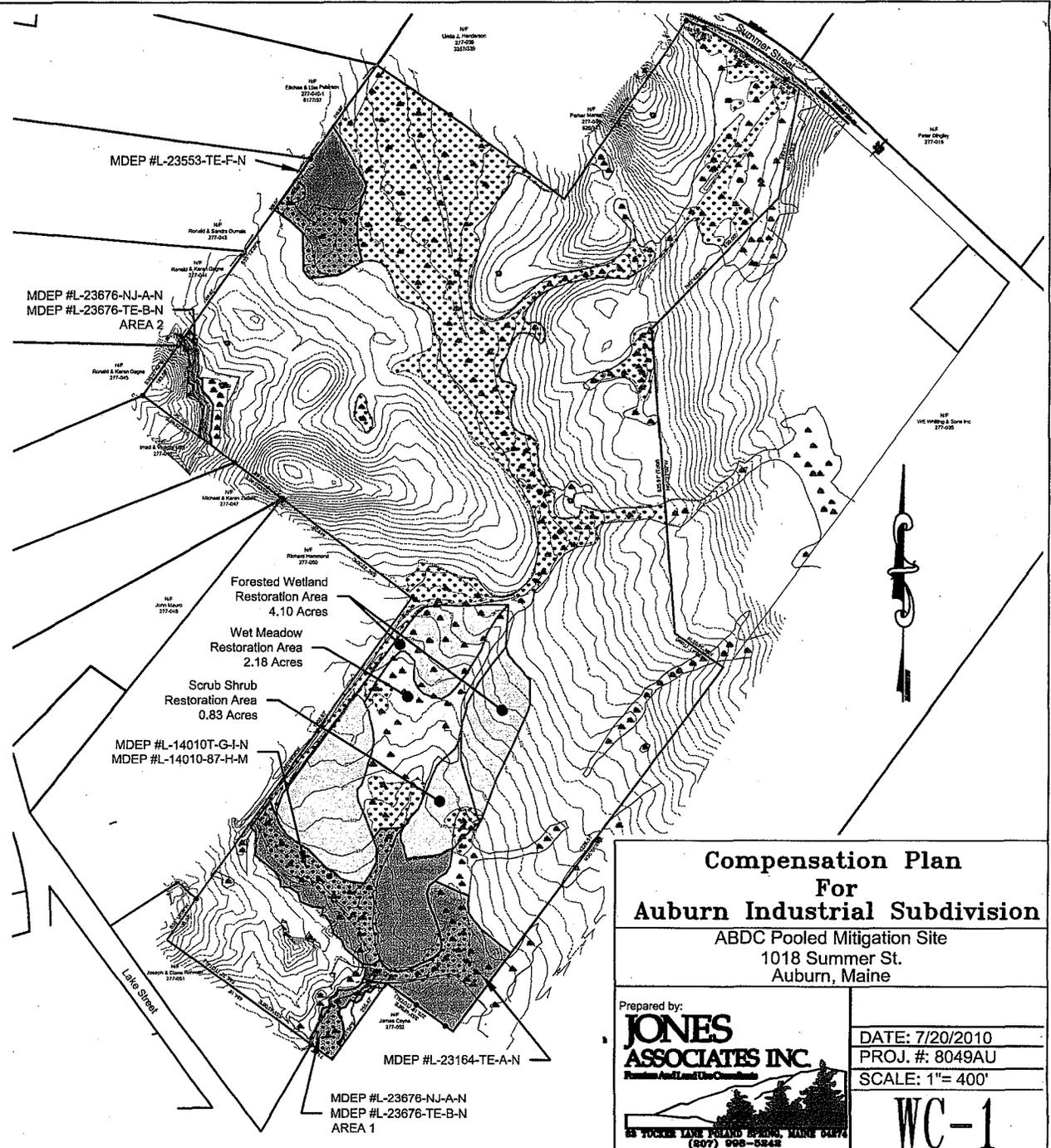
-  FORESTED WETLAND RESTORATION (4.10 ACRES)
-  SCRUB SHRUB RESTORATION (0.83 ACRES)
-  WET MEADOW RESTORATION (2.18 ACRES)
-  REED CANARY GRASS
-  WETLAND
-  PERMITTED WETLAND COMPENSATION AREA
MT AUBURN PERMIT #L-14010-TG-F-N
109,350 SF
-  PERMITTED WETLAND COMPENSATION AREA
ABDC PERMIT #L-23164-TE-A-N
63,012 SF
-  PERMITTED WETLAND COMPENSATION AREA
ANDROSCOGGIN PLAZA PERMIT #L-23676-TE-B-N
21,292 SF (AREA 1 & AREA 2)
-  PERMITTED WETLAND COMPENSATION AREA
GENDRON DISTRIBUTION CENTER
PERMIT #L-23553-TE-F-N
58,667 SF

NOTE:

1. Plan based Topographic Worksheet for Dingley Estate Site on Summer Street in Auburn, City of Auburn GIS and GPS points collected by Jones Associates Inc.
2. Datum: NAD83-Maine West (Feet)
3. Wetland boundaries were identified and delineated according to U.S. Army Corps of Engineers standard techniques (1987). The wetland delineation was performed by Jones Associates Inc.
4. Wetland flags were located using Global Positioning System (GPS) technology with expected average accuracy of sub-meter. This method is recognized by both state and federal agencies. However, Jones Associates Inc recommends that the wetland boundary be surveyed using a more precise method of location if any fill or regulated activities are to be performed within 20 feet of the GPS located wetland.
5. Plan revised to reflect surveyed perimeter boundary per "Boundary and Topographic Plan for Portion of Dingley Estate" prepared for Auburn Business Development Corp and prepared by Technical Services Inc dated May 2006, Revised February 8, 2007.



REVISIONS			
NO.	DATE	DESCRIPTION	BY



**Compensation Plan
For
Auburn Industrial Subdivision**

ABDC Pooled Mitigation Site
1018 Summer St.
Auburn, Maine

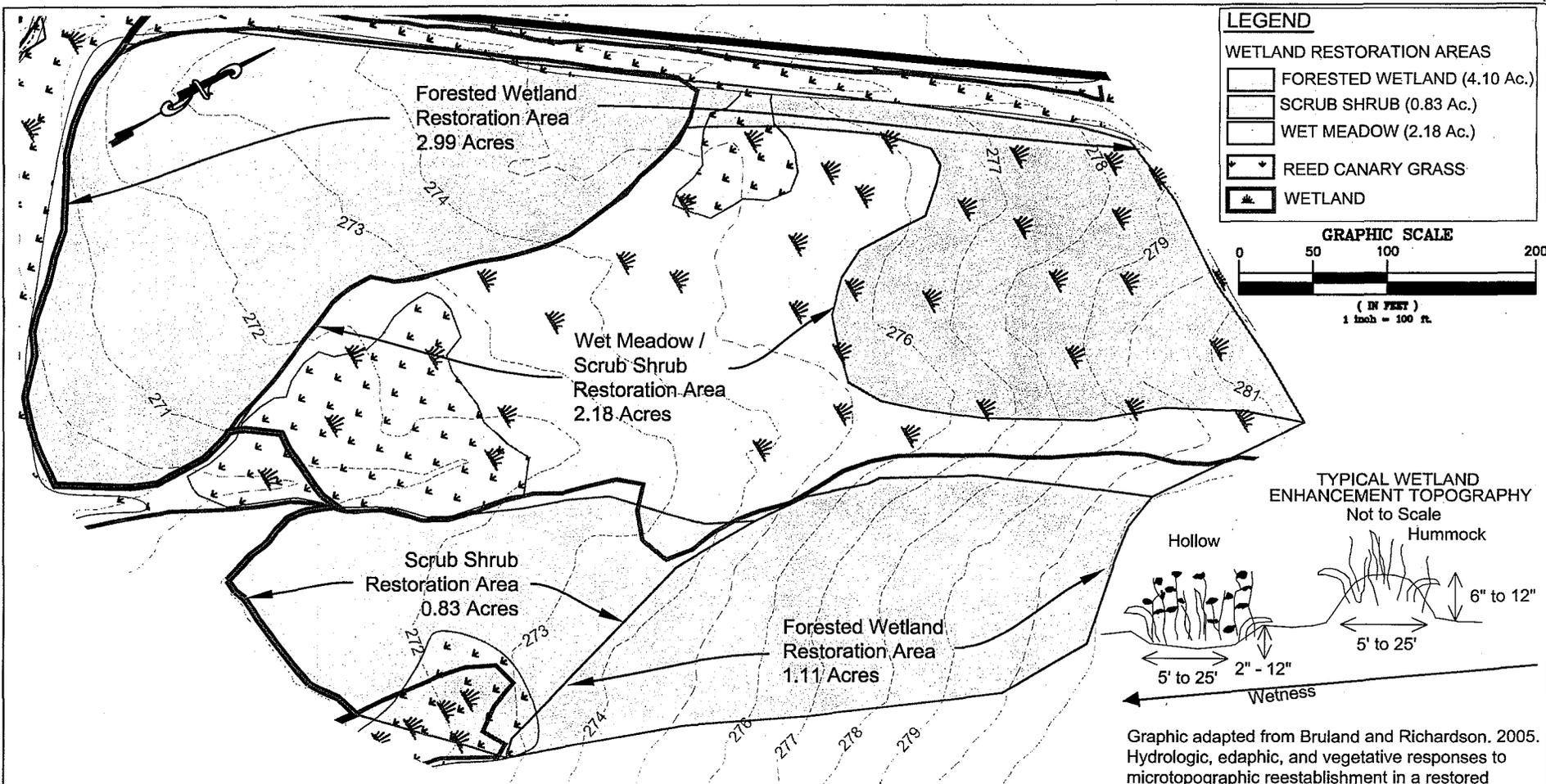
Prepared by:
JONES ASSOCIATES INC.
Restoration and Land Use Consultants



15 TOCKER LANE ISLAND SPRING, MAINE 04274
(607) 908-5848

DATE: 7/20/2010
PROJ. #: 8049AU
SCALE: 1"= 400'

WC-1



Graphic adapted from Bruland and Richardson. 2005. Hydrologic, edaphic, and vegetative responses to microtopographic reestablishment in a restored wetland. Restoration Ecology 13(3):515-523.

**Wetland species to be planted
Scrub/Shrub and Forested Habitat**

A combination of the following species to be planted.
Size 8" to 16" Height.
Total Density of Combined Species to be at or greater than 600/acre in disturbed areas

Common Name	Scientific Name
Balsam Fir	Abies balsamea
Red Maple	Acer rubrum
Speckled Alder	Alnus rugosa
Willow	Salix spp.
Arrowwood	Viburnum recognitum
Red Osier Dogwood	Cornus stolonifera
Winterberry	Ilex verticillata

Seeding Mixes - seeding of the following or similar mixture.
SPECIES: Lurid Sedge (*Carex lurida*), Fowl Meadow Grass (*Glyceria canadensis*), Fringed Sedge (*Carex crinita*), Joe-Pye Weed (*Eupatoriadelphus maculatus*), Broom Sedge (*Carex* spp., Ovales group), Soft Rush (*Juncus effusus*), Woolgrass (*Scirpus cyperinus*), Boneset (*Eupatorium perfoliatum*), Tussock Sedge (*Carex stricta*), Blue Vervain (*Verbena hastata*).

**Compensation Plan
for
Auburn Industrial Subdivision**

ABDC Pooled Mitigation Site
1018 Summer St.
Auburn, Maine

Prepared by:
JONES ASSOCIATES INC.
Restoration and Land Use Consultants

DATE: 07/20/10
PROJ. #: 8049AU
SCALE: 1"=100'

WC-2

85 YOCKER LANE PLANO SPRING, MAINE 04474
(207) 966-5248