



STATE OF MAINE
DEPARTMENT OF CONSERVATION
93 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0093

PAUL R. LEPAGE
GOVERNOR

WILLIAM H. BEARDSLEY
COMMISSIONER

November 1, 2011

James Coffin
E.S. Coffin Engineering & Surveying, Inc.
432 Cony Road
PO Box 4687
Augusta, ME 04330

Re: Rare and exemplary botanical features in proximity to: Project #2010-186, Paul Blouin, Western Avenue and Woodside Road, Augusta, Maine

Dear Mr. Coffin:

I have searched the Natural Areas Program's Biological and Conservation Data System files in response to your request of November 18, 2011 for information on the presence of rare or unique botanical features documented from the vicinity of the project site in Augusta, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

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

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

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

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

Rare and Exemplary Botanical Features in the Project Vicinity

Documented within a four-mile radius of the proposed Paul Blouin Project, Western Avenue and Woodside Road, Augusta, Maine.

Feature Name	Global Rank	State Rank	State Status	EO Number	Last Seen	Habitat
Mimulus ringens var. colpophilus	G5T2Q	S2	SC	20	1999-08-21	Tidal wetland (non-forested, wetland)
Sagittaria rigida	G5	S2	T	11	1999-08-21	Tidal wetland (non-forested, wetland)
Phegopteris hexagonoptera	G5	S2	SC	1	1998-06-25	Hardwood to mixed forest (forest, upland)
Malaxis monophyllos	G5	S1	E	15	1878-06	Forested wetland
Cypripedium reginae	G4	S3	T	36	1874-07-04	Open wetland, not coastal nor rivershore (non-forested, wetland)
Lonicera dioica	G5	S2	E	1	1975-pre	Dry barrens (partly forested, upland)
Phegopteris hexagonoptera	G5	S2	SC	12	1895-08-17	Hardwood to mixed forest (forest, upland)
Phegopteris hexagonoptera	G5	S2	SC	9	1897-08-30	Hardwood to mixed forest (forest, upland)
Panax quinquefolius	G3G4	S3	E	18	1907-07-28	Hardwood to mixed forest (forest, upland)
Sorghastrum nutans	G5	S1	E	9	1933-07-12	Non-tidal rivershore (non-forested, seasonally wet)
Galearis spectabilis	G5	S1	E	15	1941	Hardwood to mixed forest (forest, upland)
Beech - birch - maple forest	G3G5	S4		4	1998-06-25	Hardwood to mixed forest (forest, upland)
Zosterella dubia	G5	S3	SC	8	1999-08-21	Open water (non-forested, wetland)
Sagittaria filiformis	G4G5	S2	SC	3	1999-08-21	
Allium canadense	G5	S2	SC	18	2002	Forested wetland
Salix interior	G5	S1	E	4	2006-09-03	Non-tidal rivershore (non-forested, seasonally wet)

STATE RARITY RANKS

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

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

GLOBAL RARITY RANKS

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

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

STATE LEGAL STATUS

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

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

NON-LEGAL STATUS

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

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

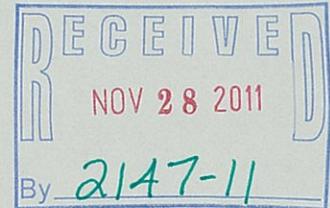
432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

November 18, 2011

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



Subject: Paul Blouin
Western Avenue
Augusta, Maine

Dear Mr. Shettleworth:

Paul Blouin is proposing to develop a portion of lot #18 shown on tax map #85 in the City of Augusta at the corner of Western Avenue and Woodside Road in Augusta, Maine. Mr. Blouin intends to utilize the south side of the parcel for vehicle display and the existing house as an office building. A Site Plan (C-1) has been provided for your use.

Please identify any properties in the area of historic, architectural, or archaeological significance that this project may impact and if you should have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "James Coffin".

James E. Coffin, PE

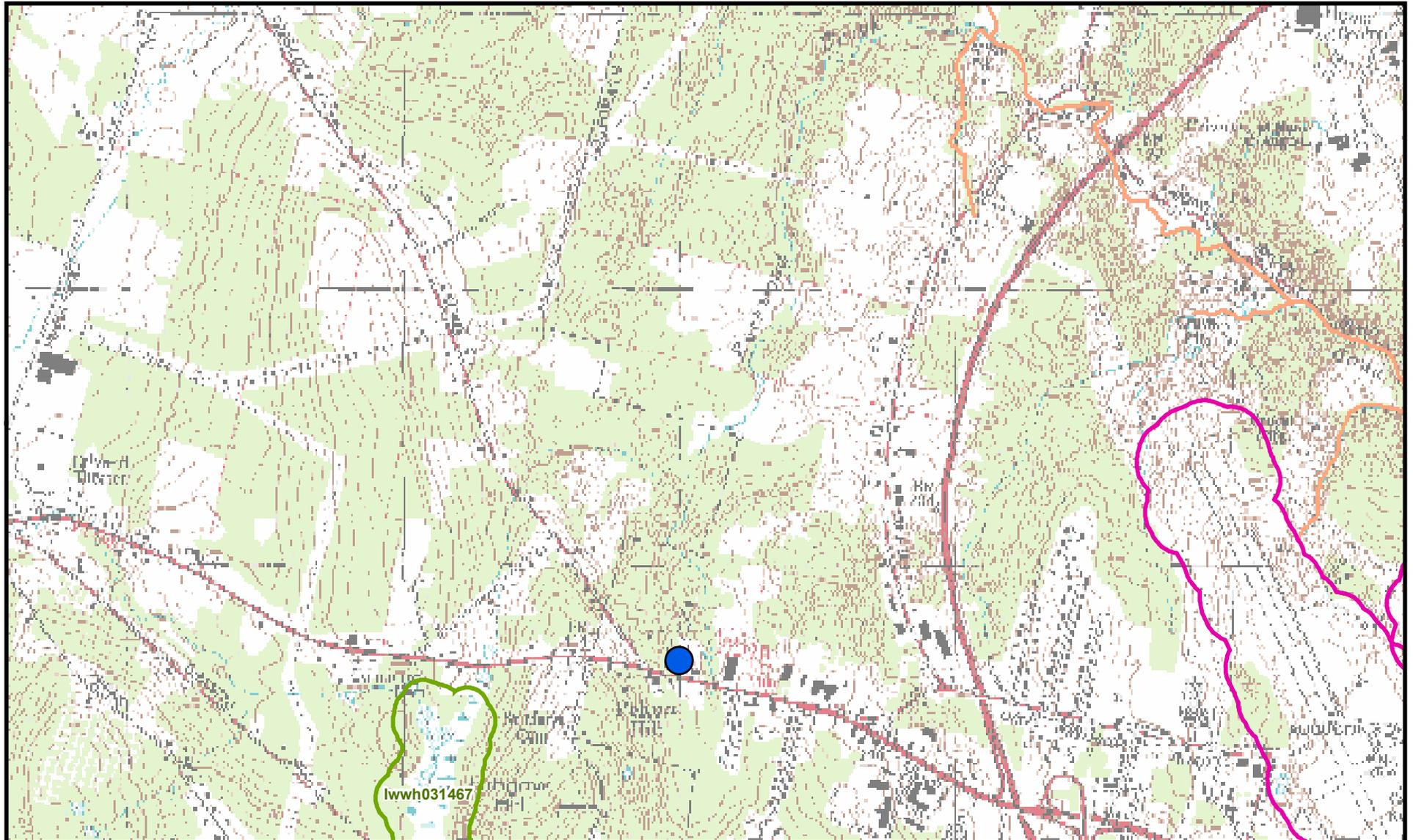
Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless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

A handwritten signature in blue ink that reads "Kirk F. Mohney".
Kirk F. Mohney,
Deputy State Historic Preservation Officer
Maine Historic Preservation Commission

12/8/11
Date

Proposed Paul Blouin Vehicle Display, Western Ave & Woodside Rd, Augusta

Search for Wildlife Observations & Habitat



0 0.1 0.2 0.3 0.4 Miles

1" = 20,000'

UTM Projection, Zone 19N, NAD83

December 1, 2011

-  Approximate Project Location
-  Inland Waterfowl/Wading Bird
-  ETS habitat
-  Wild Brook Trout Streams





PAUL R. LEPAGE
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
284 STATE STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041

CHANDLER E. WOODCOCK
COMMISSIONER

December 22, 2011

James E Coffin
E.S. Coffin Engineering & Surveying, Inc.
432 Cony Road
PO Box 4687
Augusta, ME 04330

RE: Proposed Paul Blouin Project, Western Avenue and Woodside Road, Augusta, Maine

Dear Mr. Coffin,

Per your request, I have reviewed existing Maine Department of Inland Fisheries and Wildlife data bases for known occurrences of rare, threatened, and endangered species and mapped Essential and Significant Wildlife Habitats within the vicinity of the proposed Paul Blouin project as indicated on the location map received by our offices on November 28, 2011.

Our records indicate no occurrences of rare, threatened, or endangered animal species within the project area. Additionally, our department has not mapped any Significant Wildlife Habitats that would be directly impacted by the project.

Please feel free to contact my office if you have any questions, or if I can be of any further assistance.

Best regards,

Steve Walker
Acting Environmental Review Coordinator



432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475



April 15, 2014

City of Augusta
Attn: Matt Nazar
City Planner
One City Center
Augusta, Maine 04330

Subject: **Paul Blouin**
Site Plan Review Criteria

Dear Matt:

I have researched the proposed building addition onto the existing Suzuki building located along Western Avenue for Paul Blouin in regard to neighborhood compatibility per the City of Augusta Land Use Ordinance section 6.3.4 (SITE PLAN REVIEW CRITERIA APPLICABLE TO MINOR DEVELOPMENTS). The intent of the section is to encourage the applicant to design the proposal in consideration of the physical impact it will have on the immediate neighborhood within 500 feet. Each item is addressed below:

S) NEIGHBORHOOD COMPATIBILITY:

a) Is the proposal compatible with and sensitive to the character of the site and neighborhood relative to:

i) Land uses:

The Planned Development District (PD) recognizes “Automobile Sales” as a conditional use within the district. There is a residential neighborhood to the north, but there are several commercial uses within the immediate area of the property.

ii) Architectural design:

The applicant is proposing to install an addition (2,784 sf) on the west side of the Suzuki building. The addition will have a flat roof (14’-4” high) with interior drains.

iii) Scale, bulk and building height:

The new addition will be a single-story 2,784 sf building with a height of 14’-4”. The addition will extend 21’-5” to the west and 130’-0” to the north. The existing Suzuki building has a height of about 20’ along the west side.

iv) Identity and historical character:

A letter was received by the Maine Historical Society on November 28, 2011 verifying that there are no historical sites within the development.

v) Disposition and orientation of buildings on the lot:
The proposed addition will be located on the west side of the Suzuki building. The addition will be about 5'-8" lower than the existing Suzuki building.

vi) Visual integrity:
Concrete Masonry Unit (CMU) split face block will be utilized on the south and west side of the new addition. The south side, which faces Western Avenue, will have an 8' by 8' overhead door and large window utilized for displaying motorcycles. A floor plan and building elevations are included.

b) Are the elements of the site plan designed and arranged to maximize the opportunity for privacy by the residents of the immediate area?

In the area where the addition is proposed it is surrounded by commercial properties with the exception of the portion to the north. The new addition will be 15' from the property line of the abutter to the north. This area was buffered a couple years ago with two rows of cedar plantings.

c) Will the proposal maintain safe and healthful conditions within the neighborhood?

The addition is being installed in a manner in which there will not be any vehicles along the north side. This is the only area that is visible by residential properties as the other sides are surrounded by commercial properties. The applicant has previously removed the exit along Woodside Street as minimize impacts to the neighborhood. The only traffic on site will enter and exit thru the existing Suzuki curb cut on Western Avenue or the proposed entrance only curb cut along Western Avenue.

d) Will the proposal have a significant detrimental effect on the value of adjacent properties?

As mentioned the applicant has provided additional plantings along the north property line to enhance the wooded buffer. The new addition will not have a detrimental effect on adjacent properties. Western Avenue is lined up and down with parking lots/vehicle display areas.

T) PLANS AND POLICIES:

a) Is the proposal in accordance with the adopted elements of the 1988 Growth Management Plan?

The proposal is in accordance the 1988 Growth Management Plan.

U) TRAFFIC PATTERN, FLOW AND VOLUME:

a) Is the proposal designed so that the additional traffic generated does not have a significant negative impact on surrounding neighborhood?

The only new traffic will be from the proposed addition, which equates to 7.2 peak hour trips. As mentioned above the curb cut onto Woodside Road has been eliminated so no traffic will impact the neighborhood. Therefore there will not be a significant increase in traffic from the building addition.

Will safe access be assured by providing proper sight distance and minimum width curb cuts for safe entering and exiting? See City of Augusta Technical Standards Handbook. **The applicant has removed the curb cut onto Woodside Road and will utilize the proposed curb cut on Western Avenue as well as the Suzuki curb cut for access to the parcel.**

Does the proposal provide access for emergency vehicles and for persons attempting to render emergency services?

Emergency vehicles can enter through the Suzuki entrance and will be able to maneuver within the site.

- (d) Does the entrance and parking system provide for the smooth and convenient movement of vehicles both on and off the site? Does the proposal satisfy the parking capacity requirements of the city and provide adequate space suited to the loading and unloading of persons, materials and goods?

The proposed site is depicted on the Site Plan (C-1) and maintains proper traffic movement features in and around the site. MDOT is widening the entrance into the Suzuki Dealership to allow car carriers to adequately enter and exit the site. Car carriers for the Mazda site will utilize the Suzuki entrance/exit to unload vehicles.

V) PUBLIC FACILITIES:

- a) Water Supply:

The proposed addition will not contain any bathrooms or plumbing fixtures and therefore this section is not applicable.

- b) Sanitary Sewer:

The proposed addition will not contain any bathrooms or plumbing fixtures and therefore this section is not applicable.

- c) Electricity/Telephone:

Central Maine Power currently provides power to the site and will continue to provide energy.

- d) Storm Drainage:

There is only 815 sf of new impervious surfaces as a result of the project. This is because the Mazda Dealership building was never constructed.

W) RESOURCE PROTECTION AND ENVIRONMENT:

- a) If the proposal contains known sensitive areas such as erodible or shallow soils, wetlands, aquifers, aquifer recharge areas, floodplain or steep slopes (over fifteen (15) percent, what special engineering precautions will be taken to overcome these limitations?

There are no wetlands or flood areas on the site and this section is not applicable.

- b) Does the proposal conform to applicable local, State DEP and Federal EPA air quality standards including but not limited to odor, dust, fumes or gases which are noxious, toxic or corrosive, suspended solid or liquid particles, or any air contaminant which may obscure an observer's vision?

There are no state permits needed as a result of the project.

- c) Does the proposal conform to applicable local, State DEP and Federal EPA water quality standards, including but not limited to erosion and sedimentation, runoff control, and solid wastes and hazardous substances?

Erosion & sedimentation control devices will be shown on the Site Plan (C-1).

- d) Will all sewage and industrial wastes be treated and disposed of in such a manner as to comply with applicable federal, state and local standards?

The proposed addition will not contain any bathrooms or plumbing fixtures and therefore this section is not applicable.

- e) Shoreland and Wetland Districts: Will the proposal:

The project is not near any shoreline and there are no wetlands being impacted as a result of the project.

X) PERFORMANCE STANDARDS:

- a) Does the proposal comply with all applicable performance and dimensional standards as outlined in this ordinance?

The proposed development will conform to the Land Use Ordinance in regard to performance standards.

- b) Can the proposed land use be conducted so that noise generated shall not exceed the performance levels specified in the performance standards section of this ordinance? Detailed plans for the elimination of objectionable noises may be required before the issuance of a building permit.

There will not be any significant additional noise generated as a result of this project. The new addition is being utilized as a show room and motorcycle service.

- c) If the proposal involves intense glare or heat, whether direct or reflected, is the operation conducted within an enclosed building or with other effective screening in such a manner as to make such glare or heat completely imperceptible from any point along the property line? Detailed plans for the elimination of intense glare or heat may be required before issuance of a building permit. Temporary construction is excluded from this criterion.

The existing wooded buffer to the north meets the landscaping requirements in the Land Use Ordinance. In addition the applicant has planted additional evergreen trees in this area.

- d) Is the exterior lighting, except for overhead street lighting and emergency warning or traffic signals, installed in such a manner that the light source will be sufficiently obscured to prevent excessive glare on public streets and walkways or into any residential area?

There will not be any new lighting for this project.

- e) Does the landscaping screen the parking areas, loading areas, trash containers, outside storage areas, blank walls or fences and other areas of low visual interest from roadways, residences, public open space (parks) and public view?

There are not any new parking areas being proposed as a result of the project. All of the applicant's existing parking lots are in conformance with the buffer ordinance. In addition seven evergreen plantings were installed along the north property line to enhance the buffering in this area.

- f) Are all the signs in the proposal in compliance with provisions of this ordinance?

There is one sign being proposed with this project and it is shown on the proposed Site Plan (C-1). The new sign will comply with the sign ordinance in the Land Use Ordinance.

Y) FINANCIAL AND TECHNICAL ABILITY:

- a) **E.S. Coffin Engineering & Surveying has the technical ability to meet the terms of the Ordinance.**
- b) **The applicant will produce proof that he has adequate financing to complete the project.**

The proposed project meets the requirements of land use ordinance and if you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Sincerely,



James E. Coffin, P.E.

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

April 15, 2013

City of Augusta
Matt Nazar (Planner)
One City Center
Augusta, Maine 04330

Subject: **Paul Blouin**
Site Plan Review Criteria

Dear Matt:

Paul Blouin is proposing to install an addition onto the existing Suzuki building on lots #18 & #19 shown on tax map #85 in the City of Augusta on Woodside Road & Western Avenue in Augusta, Maine. The following information is required per the Development Review Application:

- A. The proposed development will not result in undue water or air pollution. In making this determination, it shall at least consider:
1. The elevation of the land above sea level and its relation to the floodplain,
The proposed project is not within the 100-year flood elevation and therefore this section is not applicable.
 2. The nature of the soils and subsoils and their ability to adequately support waste disposal,
The proposed addition will not contain any bathrooms or plumbing fixtures and therefore this section is not applicable.
 3. The slope of the land and its effect upon effluents, and,
The proposed addition will not contain any bathrooms or plumbing fixtures and therefore this section is not applicable.
 4. The availability of streams for disposal of effluents;
The proposed addition will not contain any bathrooms or plumbing fixtures and in addition there are not any streams near the project. Therefore this section is not applicable.
 5. The applicable state and local health and water resources rules and regulations.
The proposed addition will not contain any bathrooms or plumbing fixtures and therefore this section is not applicable.
- B. The proposed development has sufficient water available for the reasonable needs of the development.
The proposed addition will not contain any bathrooms or plumbing fixtures and therefore this section is not applicable.
- C. The proposed development will not cause an unreasonable burden on an existing water supply.
The proposed addition will not contain any bathrooms or plumbing fixtures and therefore this section is not applicable.

Professionals Delivering Quality Solutions

- D. The proposed development will not cause unreasonable soil erosion, unmitigated stormwater runoff, or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results. **All erosion and sedimentation control devices are depicted on the Site Plan. Stormwater will be directed to the existing filter ponds on the west and north side of the new addition.**
- E. The proposed development will not cause unreasonable highway or public road congestion or unsafe intersections or other conditions with respect to the use of the highways or public roads existing or proposed. **The only curb cut being asked for is along Western Avenue and this will be used as an entrance only. Vehicles can still enter and exit at the existing Suzuki entrance/exit to the east. The proposed addition will not cause unreasonable public road congestion or unsafe intersections. A traffic analysis has been completed and is attached as part of this submission.**
- F. The proposed development will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are used. **The proposed addition will not contain any bathrooms or plumbing fixtures and therefore this section is not applicable.**
- G. The proposed development will not cause an unreasonable burden on the town's ability to dispose of solid waste, if Town services are used. **A letter has been received from Leslie Jones verifying that the proposed project will not create a burden at the Hatch Hill Land Fill.**
- H. The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, archeological sites, significant wildlife habitat as identified by the Department of Inland Fisheries and Wildlife or the Town, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline. **A letter has been received by the Maine Historical Preservation Committee on December 16, 2013 verifying that there are no historical or archeological sites are located within the area of the site. A letter has been received on December 22, 2011 by the Maine Department of Inland Fisheries and Wildlife verifying that there will not be an undue adverse effect to significant wildlife habitat. A letter was received on November 01, 2011 from the Department of Conservation verifying that there are no rare botanical features within the project area.**
- I. The proposed development conforms to all applicable standards and requirements of this Ordinance, the comprehensive plan, and other local ordinances. In making this determination, the Planning Board may interpret these ordinances and plans. **The proposed development will conform to the comprehensive plan and land-use ordinance.**
- J. The developer has adequate financial and technical capacity to meet all the Review Criteria and the standards and requirements contained in this Ordinance. **Paul Blouin will provide documentation indicating that he has adequate financing to complete the proposed development.**
- K. Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38, Chapter 3, Subchapter 1, Article 2-B, the proposed development will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water. **The proposed development is not near any great pond or river and there are no wetlands on site.**

- L. The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.
The proposed development will not affect the quantity or quality of groundwater.
- M. Based on Federal Emergency Management Agency's Flood Boundary and floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant whether the development is in a flood-prone area. If the development, or any part of it, is in such an area, the developer shall determine the 100-year flood elevation and flood hazard boundary within the development. The proposed plan must include a condition of plan approval requiring that principal structures in the subdivision will be constructed with the lowest floor, including the basement, at least one foot above the 100-year flood elevation.
The proposed project is not within the 100-year flood elevation and therefore this section is not applicable.
- N. All fresh water wetlands within the proposed development have been identified and delineated on any maps submitted as part of the application, regardless of the size of these wetlands. All wetlands shall be preserved to the greatest extent practicable.
There are no wetlands on site and this section is not applicable.
- O. The proposed development will provide for adequate storm water management.
Stormwater will be sent to the filter ponds located on the north and west sides of the proposed addition. There will be only 815 sf of new impervious surfaces associated with the project.
- P. Access to direct sunlight: The Planning Board may, to protect and ensure access to direct sunlight for solar energy systems, prohibit, restrict or control development.
The proposed one-story addition is on the west side of the Suzuki building and since Mr. Blouin owns both parcels this will not impair access to direct sunlight.
- Q. Title 38 M.R.S.A. as amended, Section 484, Standards for Development; Chapter 371, Definition of Terms used in the Site Location of Development Law and Regulations.
The proposed development will not trigger a Site Location of Development Permit Application to the MDEP and therefore this section is not applicable.
- R. All outdoor lighting shall be of a design and construction that prevents light trespass beyond the boundaries of the property on which it is located.
The proposed development will not contain any new exterior lights.

The proposed development complies with the City of Augusta's review criteria and should you have any questions or concerns please do not hesitate to contact me at 623-9475.

Respectfully submitted,



James E. Coffin, PE

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

April 15, 2014

Mr. Matt Nazar
City Planner
City Center Plaza
16 Cony Street
Augusta, Maine 04330

Subject: Paul Blouin
Traffic Impact

Dear Matt,

Paul Blouin is proposing to construct a 2,784 sf addition that will be used as a showroom and service area for Indian Motorcycles. The parcel of land at the 518 Western Avenue and depicted as Lot #18 and #19 on Tax Map 85 in the City of Augusta Tax Maps. The peak hour trips generated from the office/business building from the Institute of Transportation Engineers (ITE) Manual (8th addition) under "New Car Sales" results in the following:

Based on Building Size (2,784 sf):

AM Peak Hour Rate = 2.03

$(2,784 \text{ sf}/1,000 \text{ sf}) \times 2.03 = 5.7$ peak hour trips.

PM Peak Hour Rate = 2.59

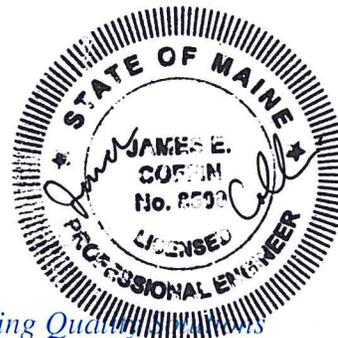
$(2,784 \text{ sf}/1,000 \text{ sf}) \times 2.59 = 7.2$ peak hour trips.

Maximum Peak Hour Trips = 7.2 (PM)

The maximum generator is during the PM peak hour (4.5 peak hour trips) for the proposed addition. The project will not require a turning movement permit from the MDOT because it is less than the 100-trip threshold and in addition is less than the 35-trip threshold with the City of Augusta. The project will not cause unreasonable public road congestion and if you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully Submitted,

James E. Coffin, PE



New Car Sales (841)

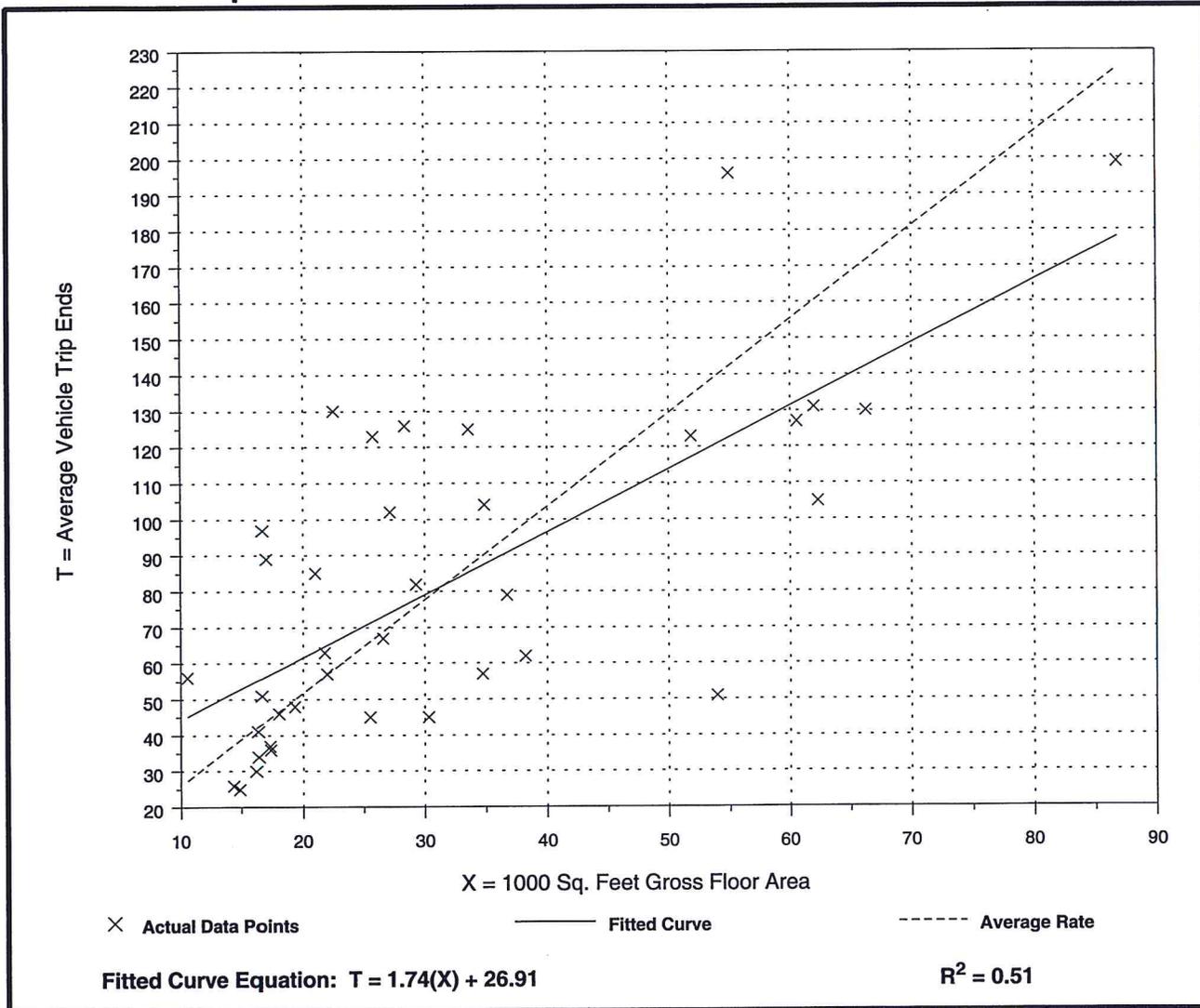
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 37
 Average 1000 Sq. Feet GFA: 32
 Directional Distribution: 39% entering, 61% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
2.59	0.94 - 5.81	1.93

Data Plot and Equation



New Car Sales (841)

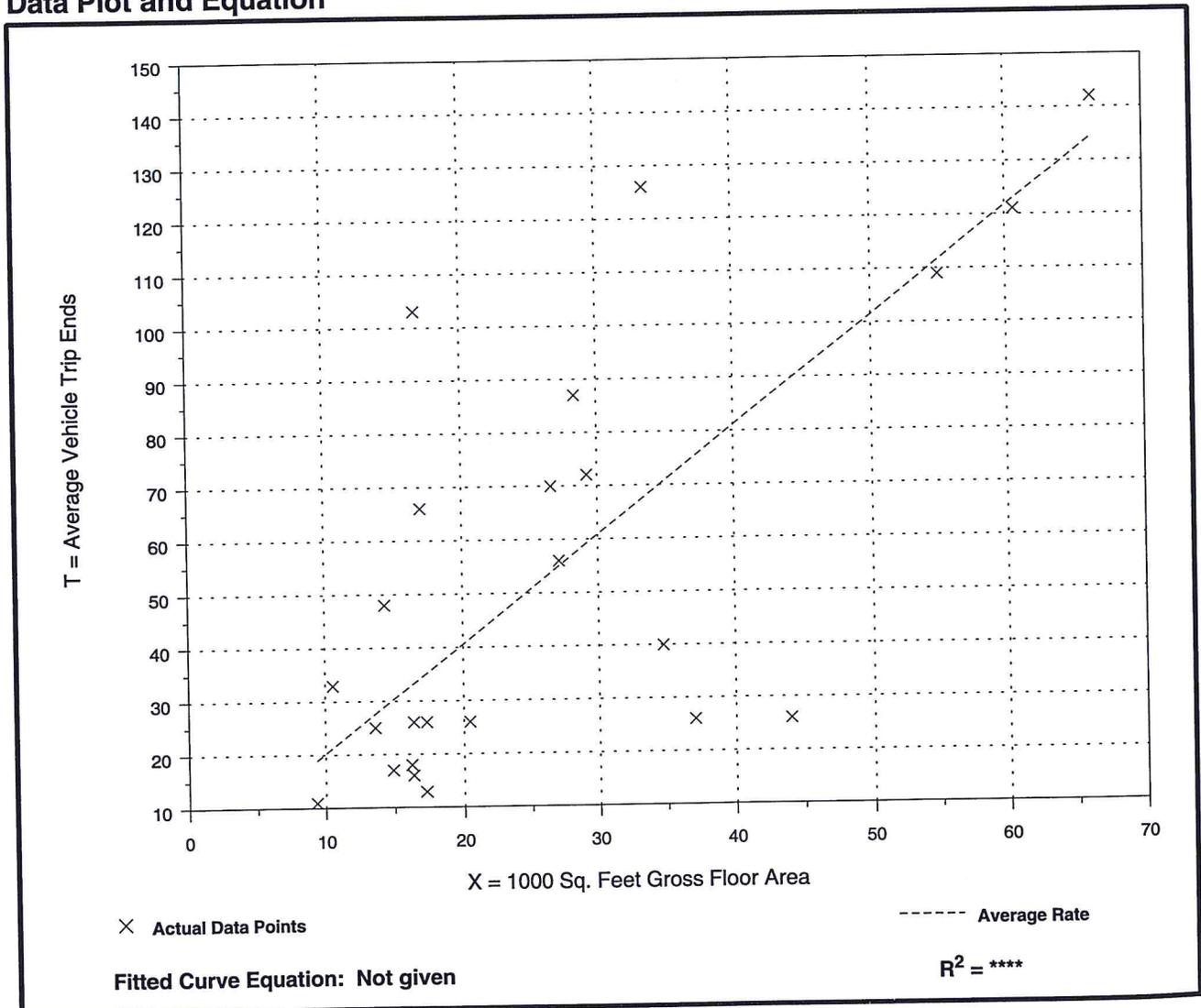
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 24
 Average 1000 Sq. Feet GFA: 27
 Directional Distribution: 74% entering, 26% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
2.03	0.59 - 6.17	1.79

Data Plot and Equation



6-23-00K

April 11, 2014

Mr. James Coffin, P.E.
E.S. Coffin Engineering & Surveying, LLC.
432 Cony Road
P.O. Box 4687
Augusta, Maine 04330

Subject: Agent Authorization
Planning Board
Augusta, Maine

Dear Mr. Coffin

The intent of this letter is to authorize E.S. Coffin Engineering & Surveying, Inc. to act as my agent in submitting applications and answering questions regarding my planning board application for the proposed building addition at 513 Western Avenue and 3 Woodside Road in Augusta, Maine.

Sincerely,



Paul Blouin
Owner

TRANSFER
TAX
PAID

Received Kennebec SS.
08/24/2011 2:21PM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

WARRANTY DEED
Statutory Short Form

KNOW ALL BY THESE PRESENTS That We, **John E. Currie** and **Judith D. Currie**, of 3 Woodside Avenue, Augusta, Kennebec County, Maine 04330, for consideration paid, GRANT to **Paul T. Blouin**, of 87 Parkwood Drive, Augusta, Kennebec County, Maine 04330, WITH WARRANTY COVENANTS, the land, with any buildings thereon, in Augusta, Kennebec County, Maine, described as follows:

See attached Exhibit A

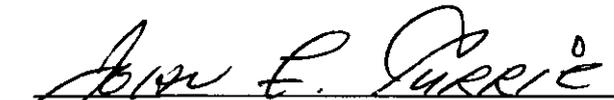
Meaning and intending to convey the property described in a deed from Karen J. Jackson f/k/a Karen J. Hauth to John E. Currie and Judith D. Currie, dated March 28, 1997 and recorded in the Kennebec County Registry of Deeds in Book 5331, Page 82.

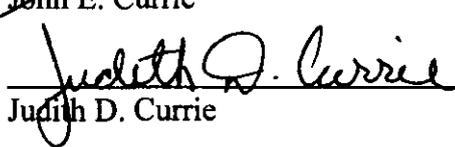
WITNESS our hands and seals this 23 day of August, 2011.

Witness:







John E. Currie


Judith D. Currie

STATE OF MAINE
COUNTY OF KENNEBEC, ss.

On August 23, 2011, personally appeared the above-named John E. Currie and Judith D. Currie and acknowledged the foregoing instrument to be their free acts and deeds.

Before me,



Notary Public
Printed Name: _____
My commission: _____

GEORGE DIPLOCK 
Notary Public, Maine
My Commission Expires March 26, 2012

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated in Augusta, County of Kennebec, State of Maine, described as follows:

A certain lot or parcel of land, situated in said Augusta, described and bounded as follows: Beginning at an iron in the northerly line of Western Avenue (outer) at the northeast corner of a parcel of land conveyed by Ralph B. Herrick to the State of Maine, by deed of December 4, 1936, recorded in Kennebec County Registry of Deeds, in Book 726, Page 99, and on the west line of land of Arline B. McLaughlin, being 5 feet northerly of the southwest corner of said McLaughlin; thence turning an interior angle of 88° and 5' running northerly, in the westerly line of said McLaughlin, passing over an iron 99.6 feet distant, a distance of 199.6 feet to an iron; thence turning an interior angle of 91° and 55', and running westerly a distance of 120 feet to an iron; thence turning an interior angle of 88° and 5', and running southerly, passing over an iron 100 feet distant, a distance of 199.6 feet to an iron in the northerly line of said Western Avenue, being the northerly line of the parcel of land conveyed by said Herrick to the State of Maine; thence turning an interior angle of 91° and 55', and running easterly, in the northerly line of Western Avenue, a distance of 120 feet to the iron at beginning. Being a four sided parcel of land bounded easterly by land of Arline B. McLaughlin, northerly and westerly by land of James and Hazel Butler, and southerly by Western Avenue.

Being the same premises conveyed to Arthur F. Minchin and Dorothy G. Minchin by deed of James F. Butler and Hazel R. Butler, recorded in the Kennebec County Registry of Deeds, Book 998, Page 306, and subject to all restrictions and limitations contained therein, Arthur F. Minchin having died on February 1, 1981.

Meaning and intending to convey the property described in a deed from Karen J. Jackson f/k/a Karen J. Hauth to John E. Currie and Judith D. Currie, dated March 28, 1997 and recorded in the Kennebec County Registry of Deeds in Book 5331, Page 82.

**TRANSFER
TAX
PAID**

Todd C. LaPlante and Kathy A. LaPlante

of 511 Western Avenue, Augusta, ME 04330
for consideration paid,

grant to **Precision Motors, Inc. A Maine Corporation** with a place of
business in Augusta, County of Kennebec, State of Maine

with **WARRANTY COVENANTS**, the land in Augusta, Kennebec County, State
of Maine, bounded and described as follows:

**SEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF**

Y-17937

Witness our hands and seals this 18th day of November, 2005.

Clayton Rollins
to be a

T. LaPlante Kathy A. LaPlante
Todd C. LaPlante
Kathy A. LaPlante

THE STATE OF MAINE Kennebec ss.

November 18, 2005

Then personally appeared the above named Todd C. LaPlante and
Kathy A. LaPlante and acknowledged the foregoing instrument to be
their free act and deed,

Before me, Clayton Rollins
Notary Public
Print Name: CLAYTON E. ROLLINS
My Commission Expires: 3/24/12

@
Paul Blouin
87 Parkwood Dr.
Augusta Me 04330

Y-17937

EXHIBIT A

Two certain lots or parcels of land, with the buildings thereon, situated in Augusta, Kennebec County, State of Maine, bounded and described as follows, to wit:

FIRST PARCEL: Commencing on the northerly side of Western Avenue at the southeasterly corner of land now or formerly of H. A. Milliken, and at a southwesterly corner of land of Charles W. Cyr, et al.; thence in an easterly direction on said Avenue 20 feet; thence in a general northwesterly direction and parallel to the westerly line of said Cyr's, as described in deed of warranty of Agnes R. Stilkey to said Cyrs, dated September 22, 1938 recorded in the Kennebec Registry, Book 746, Page 512, to the northerly line of said premises so conveyed by said Stilkey; thence in a general westerly direction in said northerly line to the northwesterly corner of land as conveyed to said Stilkey; thence in a general southeasterly direction in the westerly line of land so conveyed by said Stilkey to the northwesterly corner of land now or formerly of said Milliken; thence in a general easterly direction in the northerly line of said Milliken lot to the northeasterly corner thereof; thence in a general southerly direction in the easterly line of said Milliken lot to the point of beginning.

SECOND PARCEL: A parcel of land at the southwesterly corner of land owned formerly by Maude W. R. Whitman on Western Avenue, said parcel of land to be fifty foot frontage on said Western Avenue and 60 feet deep, said fifty feet on Western Avenue to commence at the southwesterly corner of land formerly of said Maude W. R. Whitman as aforesaid.

Subject to the terms and conditions, if applicable, of the easement given by Robert L. Sherwood and Sharon R. Sherwood to Todd C. LaPlante and Kathy M. LaPlante as set forth in the Confirmatory Easement dated October 13, 2005 and recorded on October 13, 2005 in the Kennebec County Registry of Deeds in Book 8640 Page 100.

Received Kennebec SS.
11/28/2005 12:41PM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

City of Augusta
Development Review Application
 Bureau of Planning, Department of Development Services

Address of Proposed development: 3 Woodside Road & 513 Western Avenue		
Zone(s): PD (Planned Development) Zone		
Project Name: Paul Blouin Performance-Indian Motorcycle Addition		
Existing Building (sq. ft.): 14,815 + 1,793 = 16,608	Proposed Building (sq. ft.): 2,784	
Existing Impervious (sq. ft.): 80,229	Proposed Imperv. (sq. ft.): +815 sf	
Proposed Total Disturbed Area of the Site: 7,005 sf Proposed disturbance of greater than one acre requires a Chapter 500, Stormwater Management Permit from the Maine Department of Environmental Protection (DEP).		
Owner's Name/Address: Paul Blouin 87 Parkwood Drive Augusta, ME 04330 Phone #: 626-3500 Cell #: e-mail: therpms@gmail.com	Applicant's Name/Address: Paul Blouin 87 Parkwood Drive Augusta, ME 04330 Phone #: 626-3500 Cell #: e-mail: therpms@gmail.com	Consultant's Name/Address: E.S. Coffin Engineering & Surveying c/o Jim Coffin P.O. Box 4687 Augusta, ME 04330-1687 Phone #: 623-9475 Cell #: 242-8500 e-mail: jcoffin@coffineng.com
Tax Map #: 85 Lot #: 18, 19 & 20	Lot Size (acres): 0.55, 0.42 & 2.00 = 2.97 Frontage (Feet): 120', 70' & 391'	Form for Evidence of Standing (deed, purchase and sale agreement, other): Deeds
For Staff Use Fee Calculation: Major Development max fee is \$4,000; Minor Development max fee is \$1,000 Major Development: \$2,000 + (number of sq ft over 25,000 x \$0.15) = Minor Development: \$250 + (number of sq ft over 5,000 x \$0.15) = All Development: Number of Abutters x (1oz First Class postage fee + \$0.15) = Total Fee:		
Signatures Applicant: _____ Date: _____ Owner: _____ Date: _____ Agent: <i>James Coffin</i> Date: April 11, 2014		

Checklist. The checklist below must be completed by the applicant. The required material or a written waiver request must be provided.

Information Required on Plan(s) See Augusta Land Use Ordinance for greater detail	Included	Waiver Requested
a. Name of Site Plan (Sec 4.5.2.1 of the Land Use Ordinance)	<input checked="" type="checkbox"/>	
b. Owner(s) name and address (4.5.2.2)	<input checked="" type="checkbox"/>	
c. Deed reference to subject parcel (4.5.2.3)	<input checked="" type="checkbox"/>	
d. Engineer's name, address, signature and seal (4.5.2.4)	<input checked="" type="checkbox"/>	
e. Surveyor's name, address, signature and seal (4.5.2.5)	<input checked="" type="checkbox"/>	
f. Scale, both in graphic and written form (4.5.2.6)	<input checked="" type="checkbox"/>	
g. Date and Revision box (4.5.2.7)	<input checked="" type="checkbox"/>	
h. Zoning designation(s) (4.5.2.8)	<input checked="" type="checkbox"/>	
i. North Arrow (true and magnetic, dated or grid) (4.5.2.9)	<input checked="" type="checkbox"/>	
j. Ownership, location and present use of abutting land (4.5.2.11)	<input checked="" type="checkbox"/>	
k. Location map (4.5.2.12)	<input checked="" type="checkbox"/>	
l. Streets, existing & proposed, with curve data (4.5.2.13 & 4.6.2.5)	<input checked="" type="checkbox"/>	
m. Drainage and erosion control (4.5.2.14)	<input checked="" type="checkbox"/>	
n. Utilities, existing and proposed (4.5.2.15)	<input checked="" type="checkbox"/>	
o. Topography, 2 foot contours (4.5.2.16)	<input checked="" type="checkbox"/>	
p. Parcel boundaries and dimensions (4.5.2.17)	<input checked="" type="checkbox"/>	
q. Proposed Use of the property (4.5.2.18)	<input checked="" type="checkbox"/>	
r. Proposed public or common areas (4.5.2.19)	<input checked="" type="checkbox"/>	
s. Boundary Survey and associated information (4.5.2.20)	<input checked="" type="checkbox"/>	
t. Traffic controls, off-street parking and facilities (4.5.2.21)	<input checked="" type="checkbox"/>	
u. Proposed fire protection plans or needs (4.5.2.22)	<input checked="" type="checkbox"/>	
v. Landscaping and buffering (4.5.2.23)	<input checked="" type="checkbox"/>	
w. Outdoor lighting plan (4.5.2.24)	<input checked="" type="checkbox"/>	
x. Freshwater wetlands (4.4.1.14)	<input checked="" type="checkbox"/>	
y. River, stream or brook (4.4.1.15)	<input checked="" type="checkbox"/>	
Information Required in Written Project Narrative See Augusta Land Use Ordinance for greater detail	Included	Waiver Requested
a. Pollution – Undue water or air pollution (4.4.1.1)	<input checked="" type="checkbox"/>	
b. Water – Sufficient potable water (4.4.1.2)	<input checked="" type="checkbox"/>	
c. Municipal Water – is there adequate supply (4.4.1.3)	<input checked="" type="checkbox"/>	
d. Soil Erosion – unreasonable soil erosion (4.4.1.4)	<input checked="" type="checkbox"/>	
e. Road congestion and safety (4.4.1.5 & 4.5.2.21)	<input checked="" type="checkbox"/>	
f. Sewage waste disposal – adequate provisions (4.4.1.6)	<input checked="" type="checkbox"/>	
g. Solid waste – adequate provisions (4.4.1.7)	<input checked="" type="checkbox"/>	
h. Aesthetic, cultural, and natural values (4.4.1.8)	<input checked="" type="checkbox"/>	
i. Conformity with city ordinances and plans (4.4.1.9)	<input checked="" type="checkbox"/>	
j. Financial and technical ability (4.4.1.10)	<input checked="" type="checkbox"/>	
k. Surface water, shoreland, outstanding rivers (4.4.1.11)	<input checked="" type="checkbox"/>	
l. Ground water – negative impact (4.4.1.12)	<input checked="" type="checkbox"/>	
m. Flood areas (4.4.1.13)	<input checked="" type="checkbox"/>	
n. Freshwater wetlands – description of impact (4.4.1.14)	<input checked="" type="checkbox"/>	
o. Stormwater – management plans (4.4.1.16)	<input checked="" type="checkbox"/>	
p. Access to direct sunlight (4.4.1.17)	<input checked="" type="checkbox"/>	
q. State Permits – description of requirements (4.4.1.18)	<input checked="" type="checkbox"/>	
r. Outdoor lighting – description of lighting plans (4.4.1.20)	<input checked="" type="checkbox"/>	

Additional Information Required in Written Narrative See Augusta Land Use Ordinance for greater detail		
Where the items below duplicate the items above, identical responses are permitted and encouraged.	Included	Waiver Requested
s. Neighborhood Compatibility – description per ordinance (6.3.4.1)	<input checked="" type="checkbox"/>	
t. Compliance with Plans and Policies (6.3.4.2)	<input checked="" type="checkbox"/>	
u. Traffic Pattern, Flow, and Volume analysis (6.3.4.3)	<input checked="" type="checkbox"/>	
v. Public facilities – Utilities including stormwater (6.3.4.4)	<input checked="" type="checkbox"/>	
w. Resource protection and the environment (6.3.4.5)	<input checked="" type="checkbox"/>	
x. Performance Standards (6.3.4.6)	<input checked="" type="checkbox"/>	
y. Financial and Technical Ability (6.3.4.7)	<input checked="" type="checkbox"/>	

Application Materials

The application materials that are required for a complete application are listed below:

Paper Copies	Included	Waiver Requested
10 copies of the application form and narrative	<input checked="" type="checkbox"/>	
10 copies of the deed, Purchase & Sale agreement, or other document to show standing	<input checked="" type="checkbox"/>	
3 copies of any stormwater report	<input checked="" type="checkbox"/>	
2 copies of any traffic report	<input checked="" type="checkbox"/>	
6 reduced-sized copies of the complete plan set on 11" x 17" size paper	<input checked="" type="checkbox"/>	
4 full-sized copies of the complete plan set on ANSI D or E size paper	<input checked="" type="checkbox"/>	
10 copies of a letter authorizing the agent to represent the applicant	<input checked="" type="checkbox"/>	
Payment in full of application fee (Note: an abutter notification fee will be assessed after the application is determined to be complete. The fee is \$0.15 plus the cost of first class postage for each abutter that will be notified as required by the ordinance.)	<input checked="" type="checkbox"/>	
Electronic Copy		
1 CD that includes each of the application documents in Adobe PDF format	<input checked="" type="checkbox"/>	

For Official Use:		
<input type="checkbox"/> \$ _____ Application Fee Paid.	Received By (Initials): _____	Date: _____
<input type="checkbox"/> \$ _____ Abutter Notification Fee Paid.	Received By (Initials): _____	Date: _____

**TRANSFER
TAX
PAID**

Doc # 2005025090
Book 8556 Page 0177

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT we, **JOHN MULHOLLAND** of Augusta, County of Kennebec, State of Maine **and** **STEVE MCGEE**, of West Gardiner, County of Kennebec, State of Maine, in consideration of one dollar and other valuable consideration, paid by **PAUL BLOUIN**, of said Augusta, County of Kennebec and State of Maine,

whose mailing address is: 87 Parkwood Drive, Augusta, Maine 04330

the receipt whereof, we do hereby acknowledge, do hereby **GIVE, GRANT, BARGAIN, SELL** and **CONVEY** unto the said **PAUL BLOUIN**, and his heirs and assigns, forever,

**SEE EXHIBIT A attached hereto and
incorporated herein by reference**

MEANING and INTENDING to convey the premises conveyed to John Mulholland and Steve McGee by deed from Charles W. Cyr. Jr. and Mary Jane Forte recorded in Book 7776, Page 229 of the Kennebec County Registry of Deeds.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **PAUL BLOUIN**, and his heirs and assigns, to him and their use and behoof forever.

AND we do **COVENANT** with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances except as hereinbefore set forth; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid and that we and our heirs shall and will **WARRANT** and **DEFEND** the same to the said Grantee, his heirs and assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, **JOHN MULHOLLAND** and **STEVE MCGEE** have hereunto set our hands and seals in release of all rights this 19 day of August in the year two thousand five.

Signed, Sealed and Delivered
in presence of:


to both



JOHN MULHOLLAND


STEVE MCGEE

(2)
Paul Blouin
87 Parkwood Dr.
Aug Me 04330

Deed from Mulholland and McGee to Blouin
Page 2 of 2

STATE OF MAINE,
KENNEBEC, ss.

August 19, 2005

Personally appeared the above named **JOHN MULHOLLAND** and **STEVE MCGEE**
and acknowledged the foregoing instrument to be their free act and deed,

Before me,



Notary Public/Attorney at Law

Printed Name CLAYTON E. ROLLINS

Received Kennebec SS.
08/22/2005 2:49PM
Pages 3 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

EXHIBIT A

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

Commencing at the point on the Northerly side of Western Avenue and at the Southeasterly corner of the parcel hereby described, where the brook Easterly of the buildings of Maude W. R. Whitman crosses Western Avenue; thence running in a Westerly direction along the Northerly side of Western Avenue 461 feet, more or less, to an iron pin; thence in a Northwesterly direction 270 feet to an iron pin; thence in an Easterly direction 573 feet to an iron pin; thence in a Southeasterly direction along the aforesaid brook and a stone wall 280 feet to the point of beginning. Being the same premises excepted and reserved in a deed from Maude W. R. Whitman to Amanda Laverdiere dated December 10, 1925, recorded in Kennebec Registry of Deeds, Book 632, Page 91, to which reference is hereby made for a more particular description of said premises.

Excepting and reserving, however, from the above described premises the following lot or parcel of land at the Southwesterly corner of said premises, said parcel of land to be 50 feet on Western Avenue to commence at the Southwesterly corner of land above reserved by said Maude W. R. Whitman in the aforesaid deed to Amanda Laverdiere.

Also excepting and reserving from the above described premises the following lot or parcel of land beginning at an iron pin marking the Northeast corner of property now owned by Jeanette S. Hopkins and being the same premises acquired by her by deed dated June 24, 1965 and recorded in Kennebec Registry of Deeds in Book 1384, Page 30; thence in a Southerly direction along the Easterly line of said Hopkins property two hundred seventy-two and four tenths (272.4) feet more or less to an iron pin in the Northerly line of Western Avenue; thence in an Easterly direction along the Northerly line of Western Avenue, one hundred eighty-three (183) feet more or less to an iron pin; thence Northerly in a line parallel to the first mentioned bound one hundred twenty-five (125) feet more or less to an iron pin; thence in a Northwesterly direction to an iron pin in the Southerly line of land formerly of Joseph Kirschner, said iron pin being ninety-eight (98) feet Easterly of the point of beginning; thence Westerly along the Southerly line of land now or formerly of Joseph Kirschner to the point of beginning. Said lot containing approximately one acre and is the same premises described in deed recorded in the Kennebec County Registry of Deeds at Book 2281, Page 281.

Excepting an easement to Jeanette Hopkins during her life time, or during her ownership of the adjoining property, of a right to the use of the approach to the driveway to her property as said driveway now exists.

**TRANSFER
TAX
PAID**

WARRANTY DEED

Paul D. Schmechel

of 532 Darst Avenue, Punta Gorda, Florida 33950

for consideration paid,

(2)

grants to **Paul Blouin**

of 18 Blaine Road, Augusta, Maine 04330

with **WARRANTY COVENANTS**, the land in Augusta, Kennebec County, State of Maine, bounded and described as follows:

**SEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF**

WITNESS my hand and seal this 18 day of August, 2005.

Barbara B Underwood Paul D. Schmechel
Paul D. Schmechel

THE STATE OF FLORIDA

Charlotte County, ss.

August 18, 2005.

Then personally appeared the above-named Paul D. Schmechel, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Barbara B Underwood
Notary Public

Print Name: BARBARA B UNDERWOOD

H:\Legal\Real Estate\CLIENTSIY-17778 Blouin Deed.doc

Paul Blouin
87 Parkwood Dr.
Auguste
04332



Barbara B. Underwood
Commission # DD418788
Expires June 19, 2009
Bonded Trust Firm - Insurance, Inc. 800-888-7019

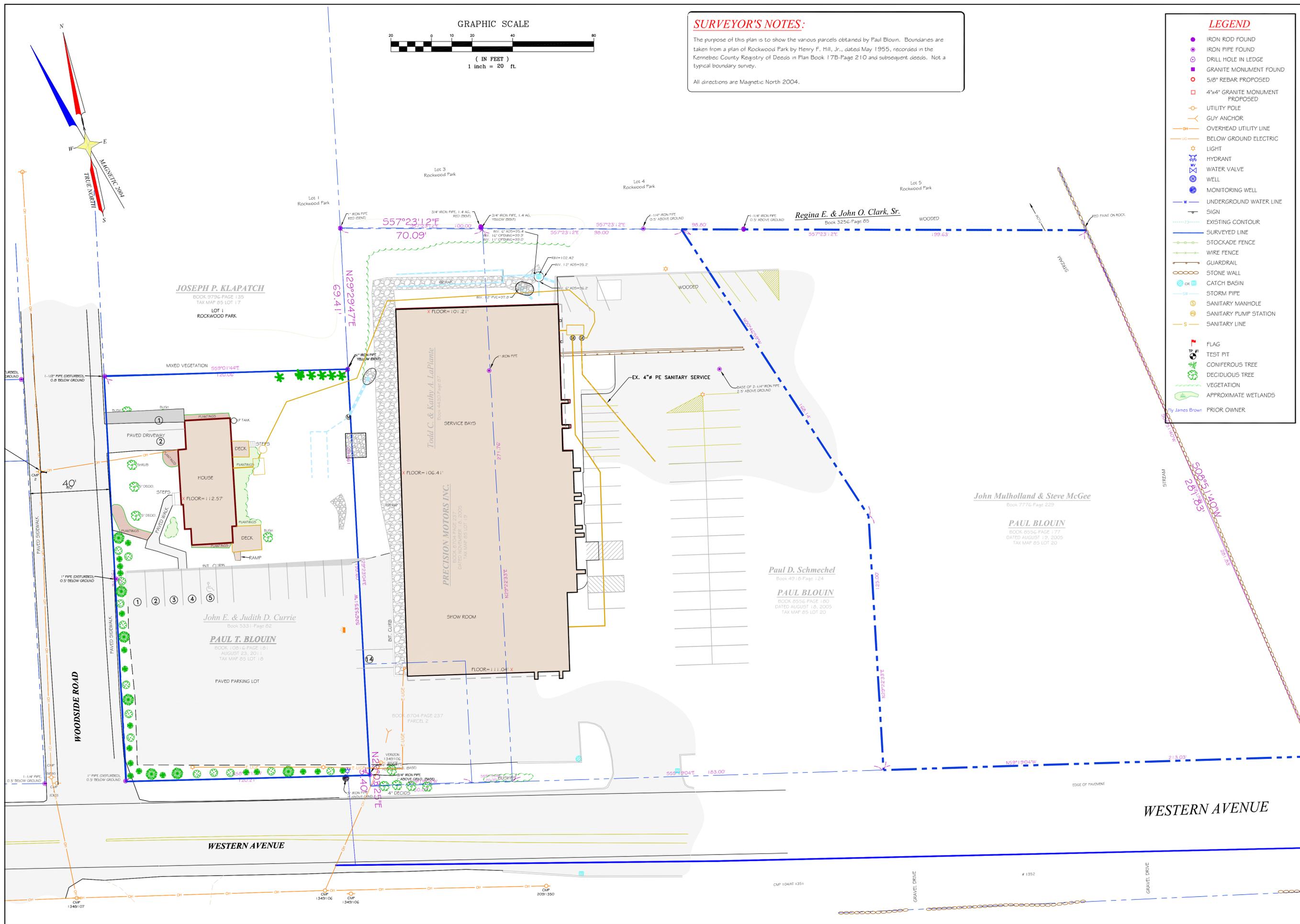
Received Kennebec SS.
08/22/2005 2:49PM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS

EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated on the Northerly side of Western Avenue in Augusta, County of Kennebec and State of Maine, and being more particularly bound and described as follows:

BEGINNING at an iron pin marking the Northeast corner of property now or formerly owned by Jeannette S. Hopkins and being the same premises acquired by her by deed dated June 24, 1965 and recorded in Kennebec County Registry of Deeds in Book 1384, Page 30; thence in a Southerly direction along the Easterly line of said Hopkins property two hundred seventy-two and four tenths (272.4) feet, more or less, to an iron pin in the Northerly line of Western Avenue; thence in an Easterly direction along the Northerly line of Western Avenue, one hundred eighty-three (183) feet, more or less, to an iron pin; thence Northerly in a line parallel to the first mentioned bound one hundred twenty-five (125) feet, more or less, to an iron pin; thence in a Northwesterly direction to an iron pin in the Southerly line of land formerly of Joseph Kirschner, said iron pin being ninety-eight (98) feet Easterly of the point of beginning; thence Westerly along the Southerly line of land now or formerly of Joseph Kirschner to the point of beginning. Said lot containing approximately one acre.

For Grantor's source of title reference is made to a Deed from Gardiner Savings Institution, FSB dated June 23, 1995 and recorded at the Kennebec County Registry of Deeds in Book 4918, Page 124.



SURVEYOR'S NOTES:

The purpose of this plan is to show the various parcels obtained by Paul Blouin. Boundaries are taken from a plan of Rockwood Park by Henry F. Hill, Jr., dated May 1955, recorded in the Kennebec County Registry of Deeds in Plan Book 17B-Page 210 and subsequent deeds. Not a typical boundary survey.

All directions are Magnetic North 2004.

- LEGEND**
- IRON ROD FOUND
 - IRON PIPE FOUND
 - DRILL HOLE IN LEDGE
 - GRANITE MONUMENT FOUND
 - 5/8" REBAR PROPOSED
 - 4"x4" GRANITE MONUMENT PROPOSED
 - UTILITY POLE
 - GUY ANCHOR
 - OH — OVERHEAD UTILITY LINE
 - BG — BELOW GROUND ELECTRIC LIGHT
 - HYDRANT
 - WATER VALVE
 - WELL
 - MONITORING WELL
 - UGW — UNDERGROUND WATER LINE
 - S — SIGN
 - EX — EXISTING CONTOUR
 - SL — SURVEYED LINE
 - SF — STOCKADE FENCE
 - WF — WIRE FENCE
 - GR — GUARDRAIL
 - SW — STONE WALL
 - CB — CATCH BASIN
 - SP — STORM PIPE
 - SM — SANITARY MANHOLE
 - SPS — SANITARY PUMP STATION
 - SL — SANITARY LINE
 - FLAG
 - TEST PIT
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - VEGETATION
 - APPROXIMATE WETLANDS
 - PRIOR OWNER



E.S. COFFIN
 ENGINEERING & SURVEYING, INC.
 432 Camp Road, P.O. Box 467, Augusta, Maine 04330
 Ph: (207) 625-9473 Fax: (207) 625-9916 Toll Free: 1-800-254-9473

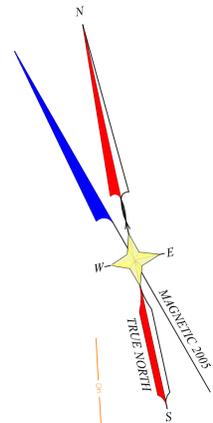
NO.	REVISIONS	DATE

CLIENT/PROJECT:	PARCELS OWNED BY PAUL BLOUIN
LOCATION:	WESTERN AVENUE
TOWN:	AUGUSTA
COUNTY:	KENNEBEC
STATE:	MAINE
SHEET TITLE:	SKETCH PLAN
SCALE:	1 INCH=20 FEET
DATE:	OCTOBER 28, 2013
DRAWN BY:	KFC
CHECKED BY:	MJG
PROJ. NO.:	2013-270





LOCUS MAP
AUGUSTA
USGS QUAD SHEET
SCALE 1"=1000'

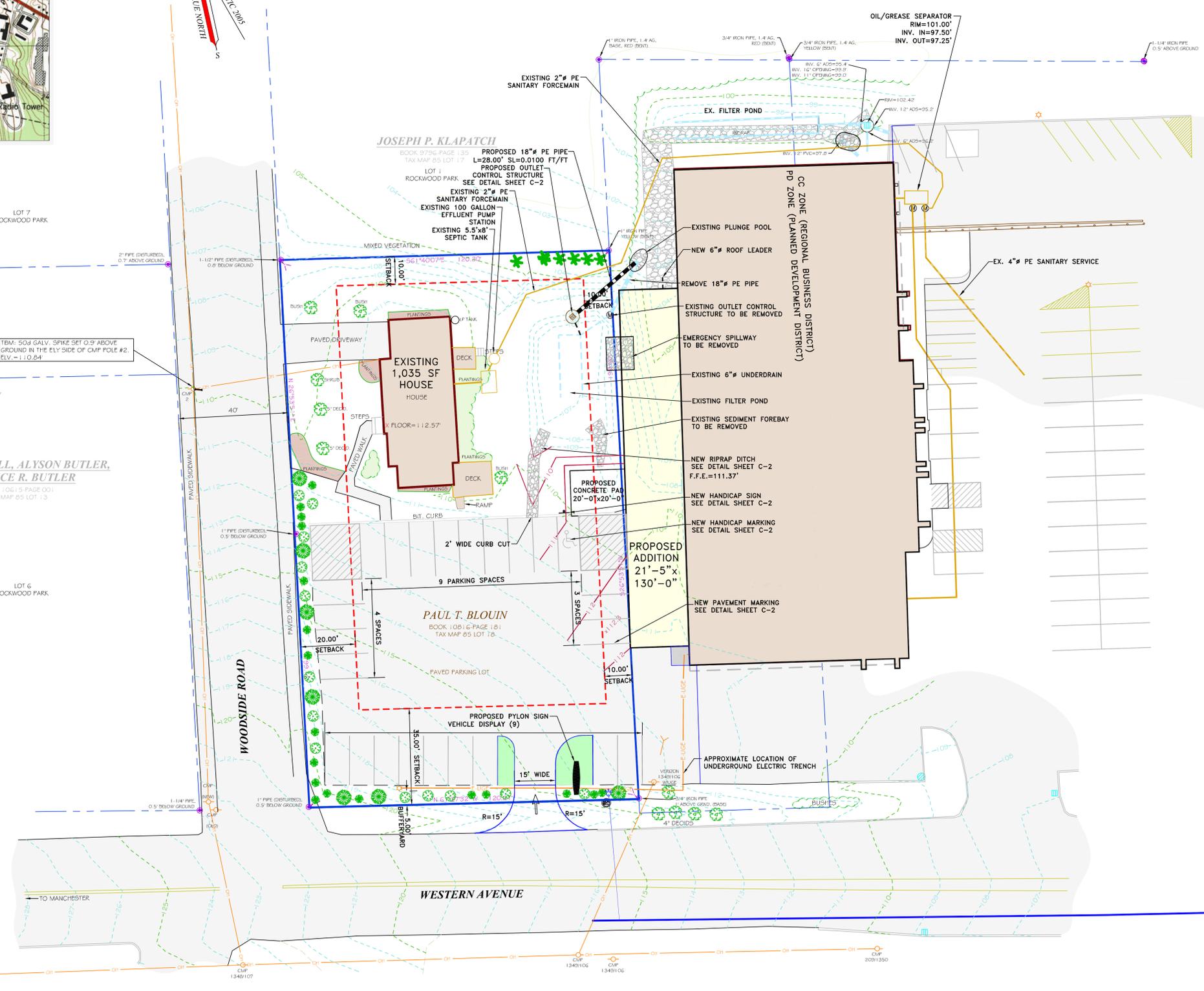
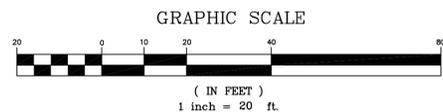


JAMES L. GILL, ALYSON BUTLER, & BRUCE R. BUTLER
BOOK 10619 PAGE 001
TAX MAP 85 LOT 13

JOSEPH P. KLAPATCH
BOOK 9796 PAGE 135
TAX MAP 85 LOT 17

PAUL T. BLOUIN
BOOK 10816 PAGE 181/BK. 8704-PG.237
TAX MAP 85 LOT 7B

- GENERAL SITE INFORMATION:**
- OWNER: PAUL BLOUIN/PRECISION MOTORS
87 PARKWOOD DRIVE
AUGUSTA, MAINE 04330
 - ZONE: PLANNED DEVELOPMENT DISTRICT (PD)
 - MAP #85 - LOTS #18 & #19
 - TITLE: BK. 10816-PG. 181/BK. 8704-PG.237
 - PARCEL SIZE: 0.55 ACRES/0.42 ACRES
 - IMPERVIOUS AREA:
TOTAL IMPERV. INCR. = 815 SF
 - DISTURBED AREA = 7,005 SF
 - PARKING REQUIREMENTS:
INDIAN MOTORCYCLE: 4/GFA (11.2)+
0.5 VEHICLE DISPLAYED (4.5) = 15.7 SPACES
ACTUAL PARKING SPACES: 16 SPACES



LEGEND

- IRON PIPE FOUND
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY LINE
- BELOW GROUND ELECTRIC LIGHT
- WATER VALVE
- WELL
- UNDERGROUND WATER LINE
- SIGN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SURVEYED LINE
- STONE WALL
- CATCH BASIN
- STORM PIPE
- SANITARY MANHOLE
- SANITARY PUMP STATION
- SANITARY LINE
- SETBACK
- CONIFEROUS TREE
- DECIDUOUS TREE
- VEGETATION
- PROPOSED CONIFEROUS TREE
- PROPOSED CANOPY TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED SHRUB PLANTING



E.S. COFFIN
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NO.	REVISIONS	DATE

SITE PLAN
SCALE: 1 INCH=20 FEET
DRAWN BY: TCH
CHECKED BY: JEC

PAUL BLOUIN
INDIAN MOTORCYCLE ADDITION
LOCATION: WESTERN AVENUE
TOWN: AUGUSTA COUNTY: KENNEBEC STATE: MAINE

CLIENT/PROJECT: PROJ. NO. 2013-270

C-1

Approved by the
City of Augusta Planning Board

Member _____
Chairperson _____

Date: _____

Conditions of approval: _____

EROSION AND SEDIMENTATION NOTES:

1. CONTRACTOR SHALL FOLLOW BEST MANAGEMENT PRACTICES OF THE KENNEBEC COUNTY SOIL CONSERVATION SERVICE AND THE MAINE DEP BEST MANAGEMENT PRACTICES HANDBOOK.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES:

EROSION/SEDIMENT CONTROL DEVICES:

THE FOLLOWING EROSION SEDIMENTATION CONTROL DEVICES ARE PROPOSED FOR CONSTRUCTION ON THIS PROJECT. INSTALL THESE DEVICES AS INDICATED ON THE PLANS.

- SILT FENCE:** SILT FENCE WILL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SILT FENCE WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SILT FENCE AND TO PROVIDE ADDITIONAL TREATMENT.
- STONE CHECK DAMS:** STONE CHECK DAMS ARE TO BE PLACED IN LOW FLOW DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES. DO NOT PLACE STONE CHECK DAMS IN FLOWING WATER OR STREAMS.
- RIPRAE:** PROVIDE RIPRAP IN AREAS WHERE CULVERTS DISCHARGE OR AS SHOWN ON THE PLANS.
- LOAM SEED & MULCH:** ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS. THE DISTURBED AREAS WILL BE REVEGETATED WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED ATE THE END OF THIS SPECIFICATION.
- STRAW AND HAY MULCH:** USED TO COVER DENUDED AREA UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH BY ITSELF CAN BE USED ON SLOPES LESS THAN 15% IN SUMMER AND 8% IN WINTER. JUTE MESH IS TO BE USED OVER MULCH ONLY. CURLEX II AND EXCELSIOR MAY BE USED IN PLACE OF JUTE MESH OVER MULCH.
- 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 GREATER THAN 8%.

TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES:

PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

- SILTATION FENCE ALONG THE DOWN GRADIENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SILTATION FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS 85% REVEGETATED.
- HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SILT FENCE.
- PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:
 - (A) SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
 - (B) AVOID PLACING TEMPORARY STOCKPILES IN AREA WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW.
 - (C) THE CONTRACTOR MUST STABILIZE SOIL AND FILL STOCKPILES WITHIN 7 DAYS PRIOR TO ANY RAINFALL.
 - (D) SURROUND STOCKPILE SOIL WITH SILTATION FENCE AT BASE OF PILE.
- ALL DENUDED AREA WHICH HAVE BEEN ROUGH GRADED AND ARE NOTE LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA SHALL RECEIVE MULCH WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOIL IN ANY AREA OR WITHIN 7 DAYS AFTER COMPLETING THE ROUGH GRADING OPERATIONS IN ANY AREA, OR PRIOR TO ANY RAINFALL. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOO WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE, IS NOT REQUIRED.
- IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 1 DAY MAXIMUM FOR WORK COMPLETED BETWEEN OCTOBER 15TH AND APRIL 15TH.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

PERMANENT EROSION CONTROL MEASURES:

THE FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/ SEDIMENTATION CONTROL PLAN:

- ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SEEDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.
- SLOPES GREATER THAN 2:1 WILL RECEIVE RIPRAP.

CONSTRUCTION PHASE:

THE FOLLOWING PRACTICES WILL BE USED TO PREVENT EROSION DURING CONSTRUCTION OF THIS PROJECT.

- ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. IF FINAL GRADING, LOAMING AND SEEDING WILL NOT OCCUR WITHIN 7 DAYS, SEE ITEM NO. 4.
- PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING AND/OR HAY BALES WILL BE INSTALLED AT THE TOE OF SLOPE AND IN AREAS AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION. IMMEDIATELY FOLLOWING CONSTRUCTION OF CULVERTS AND SWALES, RIP RAP APRONS SHALL BE INSTALLED, AS SHOWN ON THE PLANS.
- TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. NO STOCKPILE SHALL BE CLOSER THEN 100' OF A RESOURCE INCLUDING, BUT NOT LIMITED TO, WETLANDS, STREAMS, AND OPEN WATER BODIES. ALL STOCKPILES SHALL HAVE A SILTATION FENCE BELOW THEM REGARDLESS OF TIME OF PRESENCE. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 15 DAYS SHALL BE:
 - (A) ALL STOCKPILES ANTICIPATED TO REMAIN IN PLACE FOR LESS THAN 30 DAYS SHALL BE TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL), OR PRIOR TO ANY RAINFALL OR COVERED WITH AND ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
 - (B) ALL STOCKPILES ANTICIPATED TO REMAIN IN PLACE LONGER THAN 30 DAYS SHALL BE SEEDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LBS/1,000 SQ. FT.) AND MULCHED WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL OR COVERED WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
 - (C) INSTALL SILT FENCE AROUND STOCKPILE AT BASE OF PILE. STOCKPILES TO HAVE SILT FENCE INSTALLED AT TIME OF ESTABLISHMENT AT BASE OF PILE.
- DISTURBED AREAS:
 - (A) DISTURBED AREAS ANTICIPATED REMAINING UNDISTURBED FOR LESS THAN 30 DAYS UNTIL PERMANENTLY STABILIZED SHALL BE TREATED WITH ANCHORED MULCH WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
 - (B) DISTURBED AREAS ANTICIPATED TO REMAIN UNDISTURBED FOR MORE THAN 30 DAYS UNTIL PERMANENTLY STABILIZED SHALL BE TREATED SEEDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LBS/1,000 SQ. FT.) AND MULCHED AT A RATE OF 150 LB. PER 1000 S.F. WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
- ALL GRADING WILL BE HELD TO A MAXIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING, OR WITH STONE, WITHIN 5 DAYS AFTER FINAL GRADING IS COMPLETE. (SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION.) ALL SLOPES HAVING A GRADE GREATER THAN 8% WILL BE STABILIZED WITH RIP RAP OR PERMANENT SEEDING WITHIN 5 DAYS OF COMPLETING THE SLOPES FINAL GRADING.
- THE CONTRACTOR SHALL WITHIN 24 HOURS OF PLACING A CULVERT PLACE STONE RIP RAP, APRON OR PLUNGE POOL, AT THE CULVERTS OUTLET. ALL CULVERTS WILL BE PROTECTED WITH STONE RIP RAP (D50 = 6" UNLESS OTHERWISE SPECIFIED) AT INLETS AND OUTLETS.
- ANY DITCH SECTION BROUGHT TO FINAL GRADE WILL BE STABILIZED WITH RIP RAP LINED OR PROPERLY INSTALLED EROSION CONTROL BLANKETS (USED OVER PERMANENT SEEDING) WITHIN 5 DAYS.

POST-CONSTRUCTION REVEGETATION:

REFER TO LANDSCAPE PLANS.

MONITORING SCHEDULE:

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO. MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

- HAY BALE BARRIERS, SILT FENCE, AND STONE CHECK DAMS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREA UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SILT FENCE BEHIND THE HAY BALES.
- VISUALLY INSPECT RIP RAP ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ATTAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RISER. DISTRIBUTE REMOVED SEDIMENT OFF-SITE OR TO AN AREA UNDERGOING FINAL GRADING.
- REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE-COURSE/STREAM WILL BE SEEDED WITH THE "MEADOW AREA MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEDED AS NEEDED. EXPOSED AREAS WILL BE RESEDED AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIP RAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.

SITE INSPECTION AND MAINTENANCE:

- INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND BEFORE AND AFTER EACH SIGNIFICANT RAINFALL EVENT BY THE GENERAL CONTRACTOR. INSPECTIONS SHALL INCLUDE ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT (90% GRASS CATCH). NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETERIORATION. FINAL ACCEPTANCE SHALL INCLUDE A SITE INSPECTION TO VERIFY THE STABILITY OF ALL DISTURBED AREAS AND SLOPES. UNTIL FINAL INSPECTION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL IMMEDIATELY BE CLEARED, AND REPAIRED BY THE GENERAL CONTRACTOR AS REQUIRED. DISPOSAL OF ALL TEMPORARY EROSION AND CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

IT IS RECOMMENDED THAT THE OWNER HIRE THE SERVICES OF THE DESIGN ENGINEER TO PROVIDE COMPLIANCE INSPECTIONS (DURING ACTIVE CONSTRUCTION) RELATIVE TO IMPLEMENTATION OF THE STORMWATER AND EROSION CONTROL PLANS. SUCH INSPECTIONS SHOULD BE LIMITED TO ONCE A WEEK OR AS NECESSARY AND BE REPORTABLE TO THE OWNER, CITY AND MDEP.

SHORT-TERM SEDIMENTATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN OUT ALL SWALES AND STRUCTURES PRIOR TO TURNING THE PROJECT OVER.

LONG-TERM PROVISIONS FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL DEVICES AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER, TOWN OR THEIR DESIGNEE.

GENERAL NOTES

1. AGGREGATE FOR GRAVEL BASE

AGGREGATE FOR GRAVEL BASE SHALL BE SCREENED OR CRUSHED GRAVEL OF HARD DURABLE PARTICLES FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES. THE GRADATION OF THE PART THAT PASSES A 3 INCH SIEVE SHALL MEET THE GRADING REQUIREMENTS OF THE FOLLOWING TABLE:

SIEVE DESIGNATION	PERCENTAGE BY WEIGHT PASSING SQUARE MESH SIEVES	
	TYPE A AGGREGATE	TYPE D AGGREGATE
1/2 INCH	45-70	---
1/4 INCH	30-55	25-30
No. 40	0-20	0-30
No. 200	0-5	0-5

TYPE "A" AGGREGATE SHALL NOT CONTAIN PARTICLES WHICH WILL NOT PASS THE 2 INCH SQUARE MESH SIEVE.

TYPE "D" AGGREGATE SHALL NOT CONTAIN PARTICLES WHICH WILL NOT PASS THE 6 INCH SQUARE MESH SIEVE.

EACH LAYER AS APPLIED SHALL BE ROLLED WITH A 20 TON ROLLER. THE MATERIAL AS SPREAD SHALL BE WELL MIXED WITH NO POCKETS OF EITHER FINE OR COARSE MATERIAL. OVER SIZED STONES SHALL BE REMOVED FROM THE AGGREGATE.

EACH LAYER OF AGGREGATE SHALL BE PLACED OVER THE FULL WIDTH OF THE SECTION. AGGREGATE BASE AND SUB-BASE COURSES MAY BE PLACED UPON FROZEN SURFACES WHEN SUCH SURFACES HAVE BEEN PROPERLY CONSTRUCTED.

THE SURFACE OF EACH LAYER SHALL BE MAINTAINED DURING COMPACTION OPERATIONS IN SUCH A MANNER THAT A UNIFORM TEXTURE IS PRODUCED AND THE AGGREGATE IS FIRMLY KEPT. THE MOISTURE CONTENT OF THE MATERIAL SHALL BE MAINTAINED AT THE PROPER PERCENT TO ATTAIN THE REQUIRED COMPACTION AND STABILITY. COMPACTION OF EACH LAYER SHALL BE CONTINUED UNTIL DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY" HAS BEEN ACHIEVED FOR THE FULL WIDTH AND DEPTH OF EACH LAYER AS APPLIED.

THE SURFACE TOLERANCE OF EACH BASE COURSE AS APPLIED SHALL BE 3/8 INCHES ABOVE OR BELOW THE REQUIRED TEMPLATE LINES.

2. AGGREGATE FOR SUB-BASE

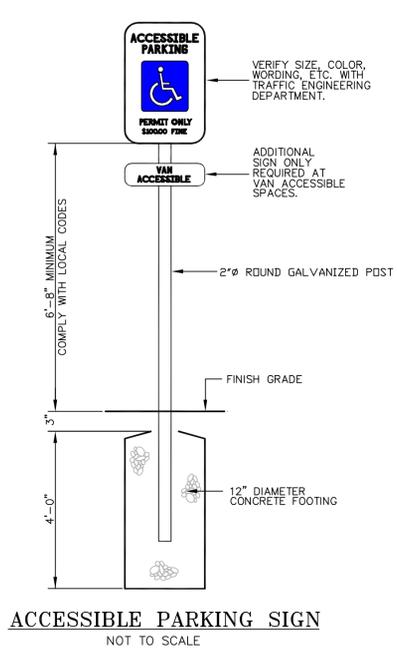
AGGREGATE FOR SUB-BASE SHALL BE TYPE "D" (MDOT). IT SHALL BE FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES.

3. COMMON BORROW

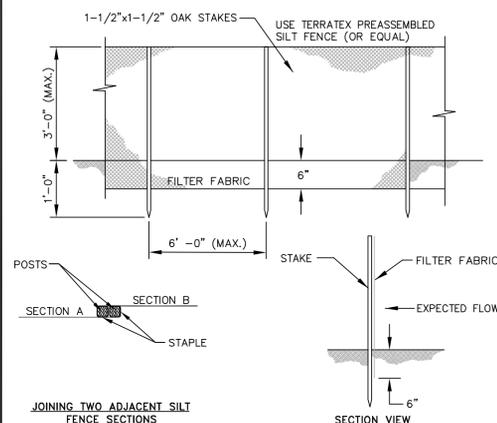
COMMON BORROW SHALL CONSIST OF EARTH, SUITABLE FOR EMBANKMENT CONSTRUCTION. IT SHALL BE FREE FROM FROZEN MATERIAL, PERISHABLE RUBBISH, PEAT AND OTHER UNSUITABLE MATERIAL.

THE MOISTURE CONTENT SHALL BE SUFFICIENT TO PROVIDE THE REQUIRED COMPACTION AND STABLE EMBANKMENT. IN NO CASE SHALL THE MOISTURE CONTENT EXCEED 4 PERCENT ABOVE OPTIMUM.

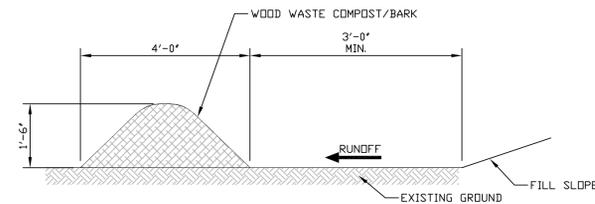
ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 95 % OF ITS MAX. DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY". PLACE IN 9" TO 12" LIFTS.



ACCESSIBLE PARKING SIGN
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



WOOD WASTE COMPOST/BARK FILTER BERMS

THE FILTER BERM SHALL CONSIST OF A WOOD WASTE COMPOST/BARK MULCH MIX OR RECYCLED COMPOSTED BARK FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER-FLUME LOG HANDLING SYSTEMS. COMPOSTED MIXES CAN BE USED UPON APPROVAL OF THE OFFICE OF ENVIRONMENTAL SERVICES LANDSCAPE UNIT.

THE MIX SHALL CONFORM TO THE FOLLOWING STANDARDS:

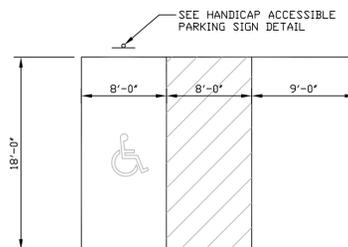
- MOISTURE CONTENT - 30-60%
- pH - 5.0-8.0
- SCREEN SIZE - 100% LESS THAN 3", MAXIMUM 70% LESS THAN 1".
- NO LESS THAN 40% ORGANIC MATERIAL (DRY WEIGHT) BY LOSS OF IGNITION
- NO STONES LARGER THAN 2" IN DIAMETER

THE COMPOSTED BERM SHALL BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR.

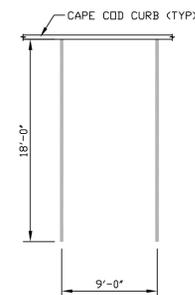
NOTE:

WOOD WASTE COMPOST/BARK FILTER BERMS MAY BE USED IN COMBINATION WITH SILT FENCE TO IMPROVE SEDIMENT REMOVAL AND PREVENT CLOGGING OF THE WOOD WASTE COMPOST/BARK BERM BY LARGER SEDIMENT PARTICLES. (SILT FENCE PLACED TO FILTER RUNOFF BEFORE WOOD WASTE COMPOST/BARK)

WOOD WASTE COMPOST/BARK FILTER BERM ALTERNATIVE
NOT TO SCALE



HANDICAP PARKING DETAIL
NOT TO SCALE



TYPICAL PARKING STALL

SPECIFICATIONS

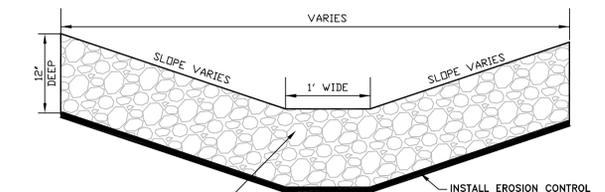
PAVEMENT MARKING PAINT FOR FINAL AND TEMPORARY PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF AASHTO M248 EITHER TYPE N (REGULAR TRAFFIC PAINT) OR TYPE F (FAST DRY TRAFFIC PAINT) MAY BE USED.

ALL PAVEMENT LINES AND MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

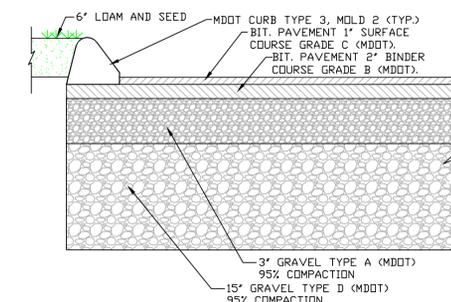
IMMEDIATELY BEFORE APPLYING THE PAVEMENT PAINT TO THE PAVEMENT OR CURB, THE SURFACE SHALL BE DRY AND ENTIRELY FREE FROM DIRT, GREASE, OIL OR OTHER FOREIGN MATTER.

ALL PAVEMENT MARKING LINES SHALL BE 4" SOLID WHITE.

PAVEMENT MARKING DETAIL & SPECIFICATION
NOT TO SCALE



RIPRAP DITCH DETAIL
NOT TO SCALE



BITUMINOUS CAPE COD CURB DETAIL
NOT TO SCALE



NO.	DATE	REVISIONS

SITE DETAILS

SCALE: 1 INCH=20 FEET

DATE: APRIL 15, 2014

DRAWN BY: TCH

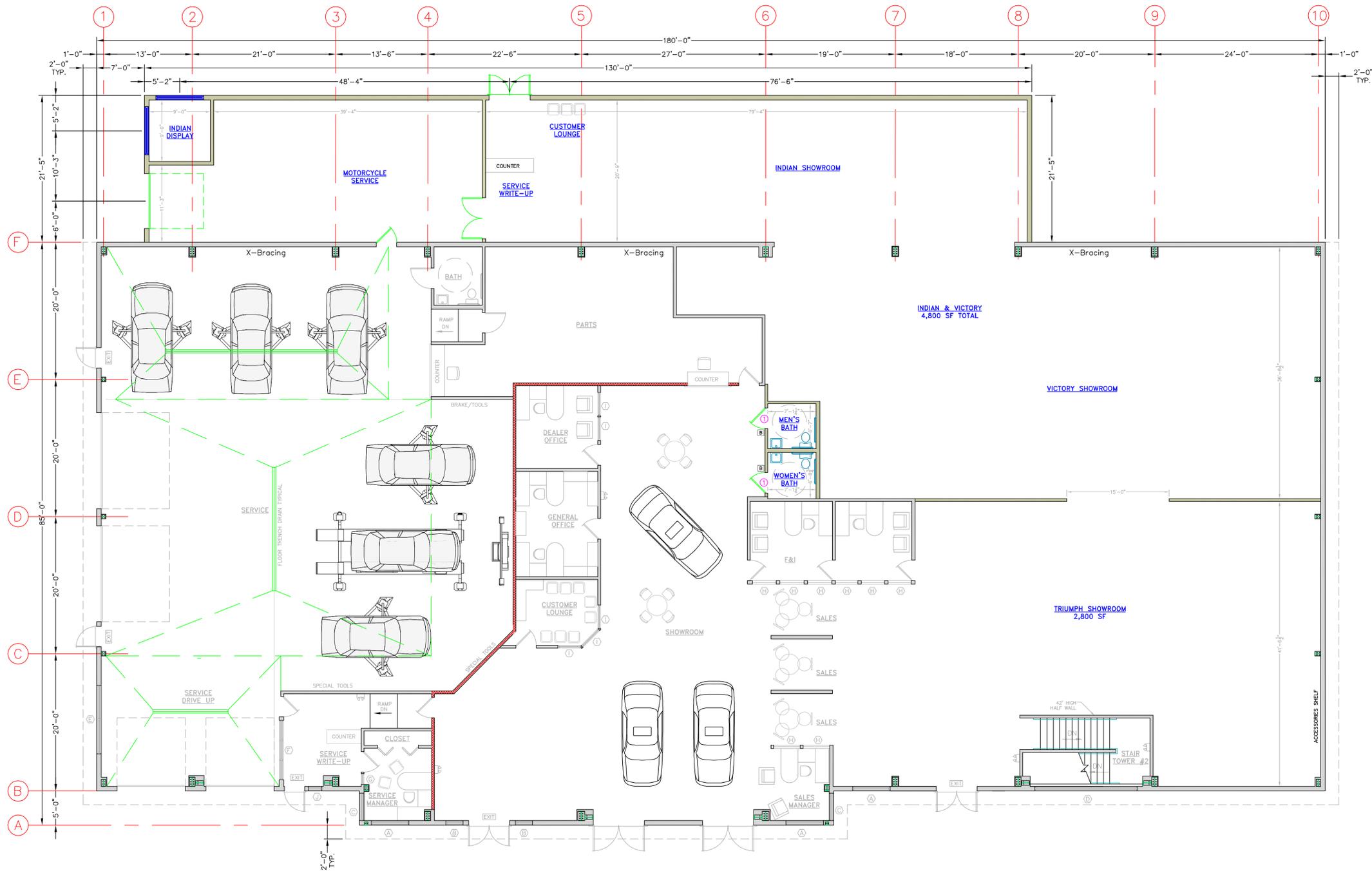
CHECKED BY: JEC

CLIENT/PROJECT: **PAUL BLOUIN INDIAN MOTORCYCLE ADDITION**

LOCATION: **WESTERN AVENUE & WOODSIDE ROAD**

TOWN: **AUGUSTA** COUNTY: **KENNEBEC** STATE: **MAINE**

PROJ. NO. **2013-270**



PLAN SUBMISSION NOTES

1. THIS PLAN IS FOR CITY OF AUGUSTA BUILDING CODE, LIFE SAFETY CODE, ADA, FIRE MARSHAL AND OCCUPANCY APPROVAL ONLY.
2. PLAN BASED ON PLAN PROVIDED BY THE OWNER.
3. THE PLUMBING, ELECTRICAL, AND MECHANICAL DESIGN OF THE BUILDING IS BY THE OWNER.
4. IBC 2009 USE GROUP: MERCANTILE (M)
5. 2009 NFPA LIFE SAFETY OCCUPANCY: MERCANTILE
6. CONSTRUCTION TYPE: TYPE II B (UNPROTECTED)
7. EXISTING BUILDING IS EQUIPPED WITH A FULL NFPA 13 SPRINKLER.

LEGEND

- EXISTING WALL
- PROPOSED WALL
- 1-HR. FIRE RATED WALL
- EXIT EXIT SIGN
- ▲ EMERGENCY LIGHTING
- FIRE EXTINGUISHER
- B BRAILLE SIGNAGE



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 432 Camp Road P.O. Box 4687 Augusta, Maine 04330
 Ph. (207) 623-9475 Fax (207) 623-0016 Toll Free 1-800-244-9475

NO.	REVISIONS	DATE

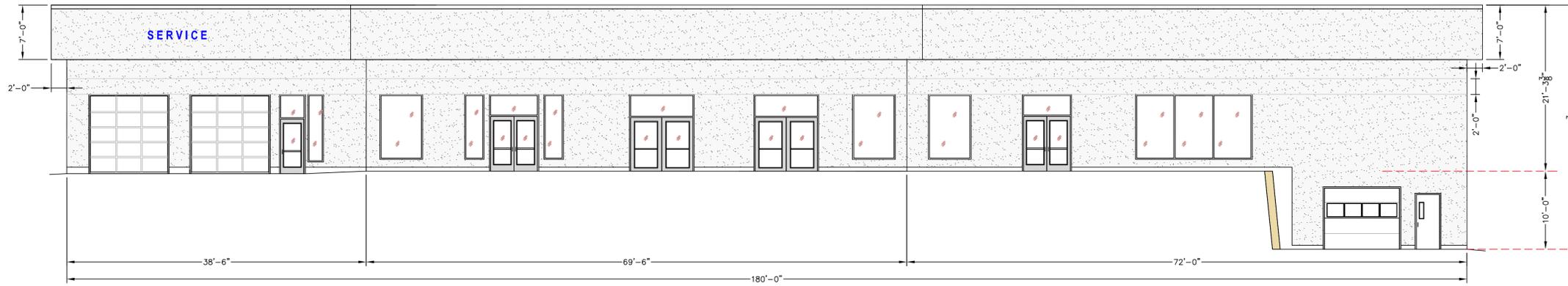
SHEET TITLE: FIRST FLOOR PLAN
SCALE: AS SHOWN
DATE: MARCH 7, 2014
DRAWN BY: BEM
CHECKED BY: BEM

CLIENT/PROJECT: PAUL BLOUIN PERFORMANCE MOTORCYCLE ADDITION
LOCATION: 539 WESTERN AVENUE
TOWN: AUGUSTA **COUNTY:** KENNEBEC **STATE:** MAINE

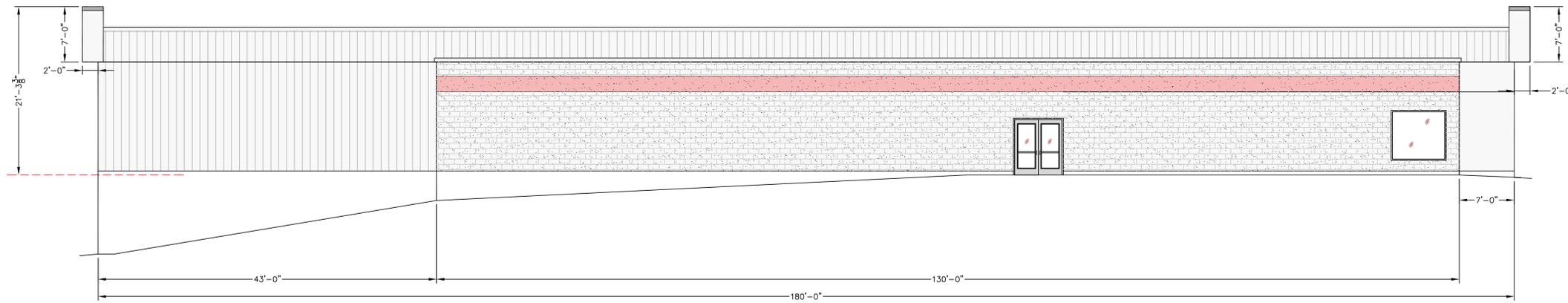
PROJ. NO.: 2013-270

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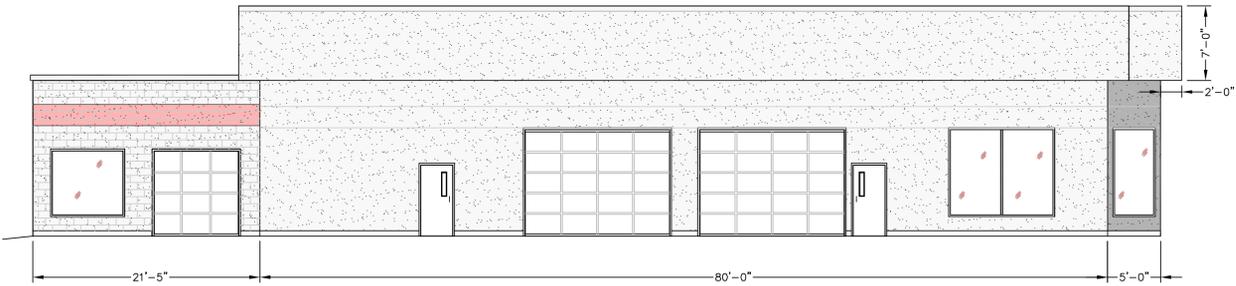
FIRST FLOOR PLAN
 SCALE 1/8" = 1'-0"



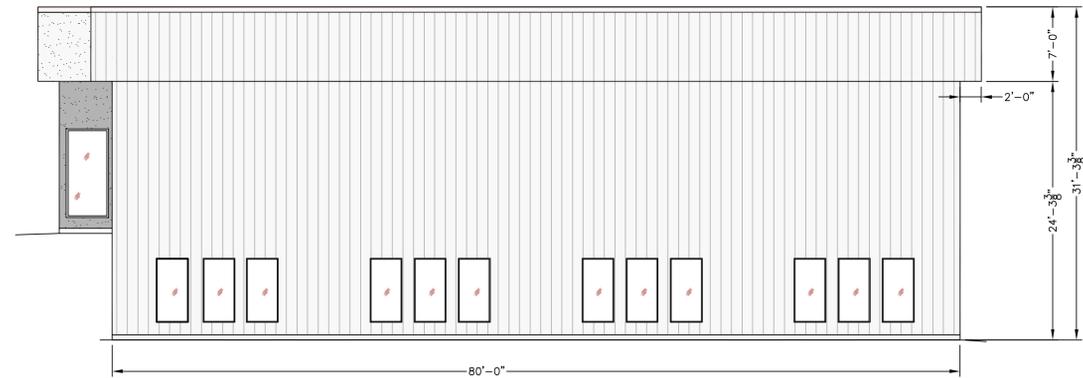
EAST ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



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ELEVATIONS
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