

May 9, 2014
W-P Project No. 12531C

Mr. Matthew A. Nazar
Director of Development Services
City of Augusta
16 Cony Street
Augusta, Maine 04330

Subject: Submission for the Proposed Riverside Well Supply and Chemical Building
Greater Augusta Utility District

Dear Mr. Nazar:

Thank you for offering to receive our submittal package for the proposed Riverside Well Supply proposed by the Greater Augusta Utility District. Attached are the following documents:

- Bound Application with Project Narrative (11 Copies)
- Reduced Project Plans (11 copies)
- A PDF copy of the application and narrative on a thumb drive (1 copy)
- Large set of Plans (1 Copy)

We have attempted to provide all the requested information for a Minor Development project, although the attributes of this project are unique and do not fit well into the defined tracks for Planning Department approval. Nonetheless, we have attempted to provide you with everything relevant to this type of project.

Again, on behalf of the District, thank you very much for receiving this information. Please let us know if you or your staff have questions or concerns about any aspect of the project. Thanks again.

Very truly yours,

WRIGHT-PIERCE



Jeffrey P. Musich, P.E.
Project Manager

CC: B. Tarbuck, A. Begin, GAUD

DEVELOPMENT REVIEW APPLICATION

Applicant Please Read First:

It is the Applicant's responsibility to read the relevant sections of the Augusta Land Use Ordinance and provide the material required to constitute a complete application. No application will be placed on the Planning Board agenda until it has been deemed complete by staff at the Bureau of Planning. An application that includes all of the information described in this packet shall constitute a completed application. Waivers from certain standards may be requested in writing as an alternative to providing the required information.

This application form is for major development and minor development site plan applications which are:

MAJOR DEVELOPMENT: Any multi-family or non-residential development project that:

- a. creates more than 20,000 square feet of new floor space in the CD or IA zones; or
- b. creates more than 10,000 square feet of new floor area in zones not listed in a. above; or
- c. that disturbs more than 43,560 square feet (1 acre) of land; or
- d. creates more than 43,560 square feet (1 acre) of new impervious surface; or
- e. new construction that generates more than 100 trips in the peak hour for the proposed use; or
- f. proposes a new wireless communication facility that will require construction of a new tower.

MINOR DEVELOPMENT: Any multi-family or non-residential development project that:

- a. creates between 5,000 and 20,000 square feet of new floor area in the CD and IA zones; or
- b. creates between 1,000 and 10,000 square feet of new floor area in zones not listed in a. above; or
- c. that disturbs between 10,000 and 43,560 square feet of land; or
- d. creates between 10,000 and 43,560 square feet of new impervious surface; or
- e. creates four (4) or more residential units in a pre-existing single family, duplex, or multi-family structure; or
- f. new construction that generates between 35 and 99 trips in all zoning districts except CD and IA, in the peak hour for the proposed use; or
- g. any change of use where the proposed use requires 25% more on-site parking, as calculated using the parking requirements in the Land Use Ordinance, than the applicant proposes to make available on site; or
- h. proposes collocation of a wireless communication facility on an existing tower that will require construction of a new equipment shed.
- i. all uses proposing to construct a drive-through service or vehicle re-fueling pumps that do not otherwise qualify for major or minor development review.

When a proposed use qualifies as both a Development review and a Conditional Use, this single application shall be used. The staff and Planning Board review shall take both required approvals into account during a single review process.

Please note that a **complete application is required** before it will be reviewed by the Planning Board. The attached application must be submitted with the required plans, drawings, reports, and narratives as outlined in Chapter 4 of the Land Use Ordinance and Section 6.3.4 of the Land Use Ordinance.

The application review for a Major and **Minor Development** will proceed as follows:

1. Pre-Application review with Planning Staff, as necessary
2. Application submission to Planning Board.
3. Notification of abutters upon receipt of Application for Minor Development
4. Public hearing within thirty (30) days of receipt of complete application
5. Planning Board decision within thirty (30) days of the close of a public hearing.

Decisions on a Major or Minor Development are generally made in a single Planning Board meeting, however, if additional information is required, the hearing may be continued and require additional Planning Board meetings.

FEES:

1. For all applications: \$0.15 + the cost of first class postage for each abutter that will be notified as required by the ordinance.
2. For Major Development review: \$2,000 + (\$0.15 x each new square foot over 25,000). Maximum fee = \$4,000.
3. For Minor Development review: \$250 + (\$0.15 x each new square foot over 5,000). Maximum fee = \$1,000.

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

Address of Proposed development: Sunrise Circle, Augusta, Maine		
Zone(s): RA		
Project Name: Riverside Well Supply		
Existing Building (sq. ft.): 0	Proposed Building (sq. ft.): 1,833	
Existing Impervious (sq. ft.): 0	Proposed Impervious (sq. ft.): 8,500	
Proposed Total Disturbed Area of the Site: 16,000 sq.ft. (Not including gravel pit closure)		
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: Greater Augusta Utility District 12 Williams Street Augusta, Maine 04330 Phone #: 207-622-3701 Cell #: 207-485-3889 e-mail: btarbuck@AugustaWater.org abegin@AugustaWater.org	Applicant's Name/Address: Greater Augusta Utility District 12 Williams Street Augusta, Maine 04330 Phone #: 207-622-3701 Cell #: 207-485-3889 e-mail: btarbuck@AugustaWater.org abegin@AugustaWater.org	Consultant's Name/Address: Wright-Pierce 99 Main Street Topsham, Maine 04086 Phone #: 207-798-3753 Cell #: 207-522-7109 e-mail: jpm@wright-pierce.com
Tax Map #: 46 Lot #: 3B	Lot Size (acres): 3.94 acres Frontage (Feet): 75 feet	Form for Evidence of Standing (deed, purchase and sale agreement, other):
<u>For Staff Use</u>		
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: Greater Augusta Utility District

Date: _____

Owner: Greater Augusta Utility District

Date: _____

Agent: Jeffrey P. Musich P.E.



Date: May 9, 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)	X	
b. Owner(s) name and address (4.5.2.2)	X	
c. Deed reference to subject parcel (4.5.2.3)	X	
d. Engineer's name, address, signature and seal (4.5.2.4)	X	
e. Surveyor's name, address, signature and seal (4.5.2.5)	X	
f. Scale, both in graphic and written form (4.5.2.6)	X	
g. Date and Revision box (4.5.2.7)	X	
h. Zoning designation(s) (4.5.2.8)	X	
i. North Arrow (true and magnetic, dated or grid) (4.5.2.9)	X	
j. Ownership, location and present use of abutting land (4.5.2.11)	X	
k. Location map (4.5.2.12)	X	
l. Streets, existing & proposed, with curve data (4.5.2.13 & 4.6.2.5)	X	
m. Drainage and erosion control (4.5.2.14)	X	
n. Utilities, existing and proposed (4.5.2.15)	X	
o. Topography, 2 foot contours (4.5.2.16)	X	
p. Parcel boundaries and dimensions (4.5.2.17)	X	
q. Proposed Use of the property (4.5.2.18)	X	
r. Proposed public or common areas (4.5.2.19)	X	
s. Boundary Survey and associated information (4.5.2.20)	X	
t. Traffic controls, off-street parking and facilities (4.5.2.21)	X	
u. Proposed fire protection plans or needs (4.5.2.22)	X	
v. Landscaping and buffering (4.5.2.23)	X	
w. Outdoor lighting plan (4.5.2.24)	X	
x. Freshwater wetlands (4.4.1.14)	X	
y. River, stream or brook (4.4.1.15)	X	
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)	X	
b. Water – Sufficient potable water (4.4.1.2)	X	
c. Municipal Water – is there adequate supply (4.4.1.3)	X	
d. Soil Erosion – unreasonable soil erosion (4.4.1.4)	X	
e. Road congestion and safety (4.4.1.5 & 4.5.2.21)	X	
f. Sewage waste disposal – adequate provisions (4.4.1.6)	X	
g. Solid waste – adequate provisions (4.4.1.7)	X	
h. Aesthetic, cultural, and natural values (4.4.1.8)	X	
i. Conformity with city ordinances and plans (4.4.1.9)	X	
j. Financial and technical ability (4.4.1.10)	X	
k. Surface water, shoreland, outstanding rivers (4.4.1.11)	X	
l. Ground water – negative impact (4.4.1.12)	X	
m. Flood areas (4.4.1.13)	X	
n. Freshwater wetlands – description of impact (4.4.1.14)	X	
o. Stormwater – management plans (4.4.1.16)	X	
p. Access to direct sunlight (4.4.1.17)	X	
q. State Permits – description of requirements (4.4.1.18)	X	
r. Outdoor lighting – description of lighting plans (4.4.1.20)	X	

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)	X	
t. Compliance with Plans and Policies (6.3.4.2)	X	
u. Traffic Pattern, Flow, and Volume analysis (6.3.4.3)	X	
v. Public facilities – Utilities including stormwater (6.3.4.4)	X	
w. Resource protection and the environment (6.3.4.5)	X	
x. Performance Standards (6.3.4.6)	X	
y. Financial and Technical Ability (6.3.4.7)	X	

Application Materials

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

Paper Copies	Included	Waiver Requested
11 copies of the application form and narrative	X	
11 copies of the deed, Purchase & Sale agreement, or other document to show standing	X	
3 copies of any stormwater report	N/A	
2 copies of any traffic report	N/A	
7 reduced-sized copies of the complete plan set on 11" x 17" size paper	X	
4 full-sized copies of the complete plan set on ANSI D or E size paper		
11 copies of a letter authorizing the agent to represent the applicant	N/A	
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.)	N/A	
Electronic Copy		
1 CD that includes each of the application documents in Adobe PDF format	X	

For Official Use:

\$ _____ Application Fee Paid. Received By (Initials): _____ Date: _____
 \$ _____ Abutter Notification Fee Paid. Received By (Initials): _____ Date: _____

**Supplemental Information for Proposed Riverside Municipal Water Supply
Minor Development Planning Board Submission
Greater Augusta Utility District
Augusta, Maine
May 4, 2014**

Introduction

The proposed Riverside water supply will be a new water supply for the City of Augusta. This source of supply has been discussed within the City for many years and is now under development. The adjoining gravel pits referred to as the MainEx and Bonenfant sites are being closed and will serve as the recharge areas for the water supply. We have not included the gravel pit closures as part of this application because they are distinct projects not related to the development of the Riverside pumping/chemical feed building, the subject of this minor development application. The gravel pit closures have been ongoing.

At the request of the planning board, the building use is permitted by right under Ordinance Section 5.2.8.1, but requires a minor development permit application because impervious surface thresholds are exceeded within the PD2 land-use zone.

Additional Information Regarding Minor Development Application (Plans)

Item l. – The project will not require or create any new roads or streets. We are however proposing to improve drainage issues identified by local neighbors on the Sunrise Circle Street, owned by the City. As part of this project, the District is proposing to re-grade and pave the portion of the City street where this problem has been reported to correct the situation. Correspondence from the Augusta DPW is attached regarding this matter. We have also provided a turn around for snow plow trucks as requested by the City DPW.

Item r. – The State of Maine and EPA require all wellhead protection areas to be secure with limited accessible to the public to protect the safety of drinking water supplies. No public access will be provided on the proposed property. During the neighborhood meeting conducted on site, neighbors expressed the desire to use the larger property for walking access. The roadway to the gravel pits will allow this use but will be locked to prevent vehicle access.

Item t. – The project will restrict all vehicle and public access other than employees of the water district. One visit per day by employees is anticipated. Parking space is available adjacent to the travelled way. In addition, infrequent delivery of chemicals to the site will occur throughout the year. One chemical delivery and one propane fuel per month is anticipated. It is important to note that all vehicle traffic to and from the large gravel pit operations will cease after the project is complete resulting in a large net decrease in vehicle traffic in the area. A license agreement has been prepared with Margaret and Timothy Lord to pave a small driveway entrance on their private property to allow vehicle turning during chemical delivery. The site has been designed to allow truck deliveries to travel down Sunrise Circle and turn at the site prior to returning out Sunrise Circle to Riverside Drive without backing-up vehicles.

Item u. – A private fire hydrant will be installed on the property but this will be used only for maintenance by the District. The City will not be assessed a charge for this hydrant. A limited area sprinkler will be provided within the building for the sodium hypochlorite chemical storage area to comply with building codes for this chemical.

Item v. – The Planning Board has requested a 25-foot setback from the residential abutter. The planning board also requested that 50% of the setback area comply with planting requirements under Bufferyard C in the ordinances. The site plan submitted reflects these requirements. No other new plantings or other vegetation are proposed. There will be limited clearing only to the extent required to construct the building. All remaining wooded areas will remain undisturbed. All disturbed areas will receive loam and a low maintenance mulch and seed to cover exposed mineral soil areas.

Item w. – One exterior light is proposed over the door for security purposes. As discussed, the District intends to keep the project as obscure as practical from the public's view for reasons described above.

Item x – There are no freshwater wetlands on the property. The building will be located within an open fill area.

Item y – There are no streams or brooks on the property, which is the top of a large hill.

Additional Information for Project Narrative

Item a. – The proposed pumping station will not generate any water pollution. The project will include a small on-site wastewater disposal system to infiltrate an estimated maximum flow of

50 gal/day to the groundwater table from a single interior sink. The system is described below under item f. The building will also house a propane fired generator which will be used only in emergency situations and for occasional exercising once a week for routine maintenance. The equipment will be relocated from another District facility and reused at this location.

Item b – The project will be a new water supply for the City of Augusta. The building will house chemicals required by regulators to condition and treat the supply prior to distribution to the Districts water customers.

Item c – Same as Item b above.

Item d – An erosion control plan for the project is included in the attached plans. The plans will comply with construction standards in the Maine Erosion and Sediment Control handbook for Construction.

Item e – The project will restrict all vehicle and public access other than employees of the water district. One visit per day by employees is anticipated. One parking space is provided for staff. In addition, infrequent delivery of chemicals to the site will occur throughout the year. One chemical delivery and one propane fuel per month is anticipated. It is important to note that all vehicle traffic to and from the large gravel pit operations will cease after the project is complete resulting in a large net decrease in vehicle traffic in the area. A license agreement has been prepared with Margaret and Timothy Lord to pave a small driveway entrance on their private property to allow vehicle turning during chemical delivery. The site has been designed to allow truck deliveries to travel down Sunrise Circle and turn at the site prior to returning out Sunrise Circle to Riverside Drive without backing-up vehicles. A District employee will be present when all chemicals are delivered to guide truck access to promote safety during deliveries.

Items f – The building will not have a bathroom or house employees or staff as described, and will not generate any sewage. One sink will be provided that will discharge to a wastewater disposal system located on-site and behind the proposed building. The system will be designed for a maximum daily flow from the sink of 50 gal/day. The system was designed by Green Environmental, a licensed site evaluator and professional engineer in the State of Maine. The system will be constructed as part of the building project.

Items g – The project will not generate any solid waste.

Item h. – The proposed building exterior and siting of the building was reviewed with neighbors at a neighborhood meeting in February 2014. The neighbors were presented with alternative

building rendering options and shown the location of the building on the site to solicit feedback. The proposed brick masonry façade was selected for security and appearance. The site location offered the only flat area on the parcel where the building could be feasibly constructed.

Item j – The District is in excellent financial standing and complies with all financial capacity requirements from the Maine Drinking Water Program and the Maine Public Utilities Commission. All financial records are a matter of public record. A Maine PUC report can be provided if requested.

Item l. – A groundwater model was developed for the adjacent wells as required for approval by the Maine Drinking Water Program. The project will not impact groundwater in the area.

Items k,m,n - There are no freshwater wetlands or water bodies on the property. There are no streams or brooks on the property, which is the top of a large hill. The site is well above the floodplain.

Item o. – The project will include a minor increase impervious surface on the property. The site will continue to direct storm water flows off the property towards District owned property in the adjacent gravel pits, which are highly impervious. No storm water provisions are proposed other than grading as shown.

Item p. – The site will be exposed to sunlight and will not cast glare or shadows on adjacent property. The building will have a standing seam metal roof, but a dark color will be selected to inhibit glare.

Item q. – The project will require approval from the Maine Drinking Water program. We expect a formal approval shortly. In addition, we have met with MaineDEP staff (Michael Mullin) of the Land and Water Bureau to discuss permitting for a vernal pool that is present on the lower end of the site about 220 feet away from the proposed pumping building. Initially, a Natural Resources Protection Act (NRPA) permit-by-rule will initially be filed with DEP. The full permit may be required if certain optional items are added to the work scope, which the District will complete if required.

Item r. – A single cut-off light will be provided over the door to be activated by a solar cell for simple security provisions at the facility. The lighting will comply with Section 5.1.11 of the land use ordinance.

Additional Information for Minor Development Application

Par. 4.4.1.9 – Conformity with Local Ordinances - We are not aware of any local ordinance that applies to this type of unique project that we are not in local, state or federal compliance with.

Par. 4.4.1.10 – Financial and Technical Standing - The District is in excellent financial standing and complies with all financial capacity requirements from the Maine Drinking Water Program and the Maine Public Utilities Commission. All financial records are a matter of public record. A Maine PUC report can be provided if requested. The District can raise funds as required by instituting a water rate increase in accordance with state law and policies.

The project is being designed by Wright-Pierce. Our firm works exclusively with municipalities and water districts designing similar facilities throughout New England.

Par. 4.4.1.17 – Impact of Sunlight on Neighbors. As previously described, the site will be exposed to sunlight and will not cast glare or shadows on adjacent property. The building will have a standing seam metal roof, but a dark color will be selected to inhibit glare.

Par. 4.4.1.18 – Compliance with Site Development Law. The project does not include subdivision of land and does not disturb sufficient area to trigger the Maine Site Development Law.

Par. 6.3.4.1 – Neighborhood Compatibility – We do not believe the proposed project changes the character of the neighborhood in any manner. The plans included herein were reviewed with neighbors at a formal neighborhood meeting held in February 2014.

Par. 6.3.4.2 – Growth Plan Compliance. The proposed project will not impact growth in the City, but will merely be replacing old infrastructure with new infrastructure, that is safe and modern.

Par. 6.3.4.3 – Traffic - The project will restrict all vehicle and public access other than employees of the water district. The present, very infrequent visits to the property by employees will remain unchanged after the new building is constructed.

- a) There will be no permanent traffic generated by the project. Traffic will decrease because the active gravel pits will cease operations.
- b) Not-Applicable

- c) The existing driveway to the site will remain essentially in its current state. Only small modifications to the road will be made to accommodate construction vehicle access.
- d) No parking will be provided.

Par. 6.3.4.4 – Public Facilities - The project will be a potable water supply for the City. Access to the water supply by the public at the site will be restricted for security reasons as previously described. The project will not generate any wastes and will not require public water or power extensions.

Par. 6.3.4.5 – Resource Protection – The project will not impact any wetland areas, wildlife habitat, important historic sites, aquatic life or other natural resources.

- a) No steep slopes will be impacted and erosion control measures will be implemented and are shown on the drawings to prevent impacts to surface water bodies from run-off.
- b) The project will not generate any noxious odors or permanent noise other than noise from temporary construction equipment.
- c) The project will not generate all sanitary or industrial wastes
- d) The project is not located in a wetland or shore land area or district.

Par. 6.3.4.6 – Performance Standards.

- a) The proposed project complies with all applicable provisions of the ordinance. Because the project is unique, many provisions are not applicable and permitted by right.
- b) Other than construction noise, the project will not generate any permanent noise except for occasional emergency generator use which is housed inside the building.
- c) The building will not generate glare.
- d) The project will not have one exterior light.

Par. 6.3.4.7 – Financial and Technical Ability. See item 4.4.1.10 above.

Respectively submitted – Jeffrey P. Musich P.E. Wright-Pierce.

APPENDIX A
Property Survey Plan

APPENDIX B
Proposed Construction Plans

BID SET No. _____

GREATER AUGUSTA UTILITY DISTRICT

CONTRACT DRAWINGS FOR

RIVERSIDE CHEMICAL BUILDING

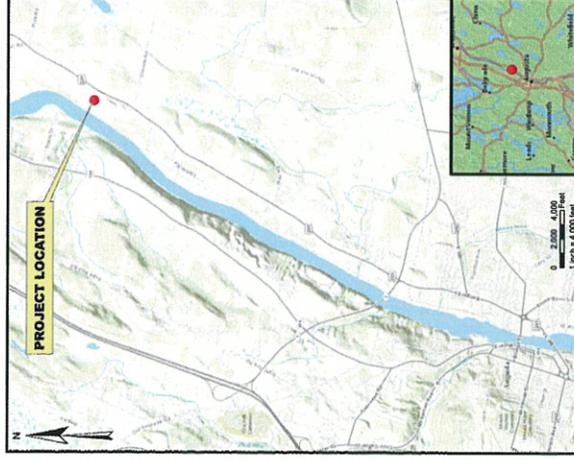
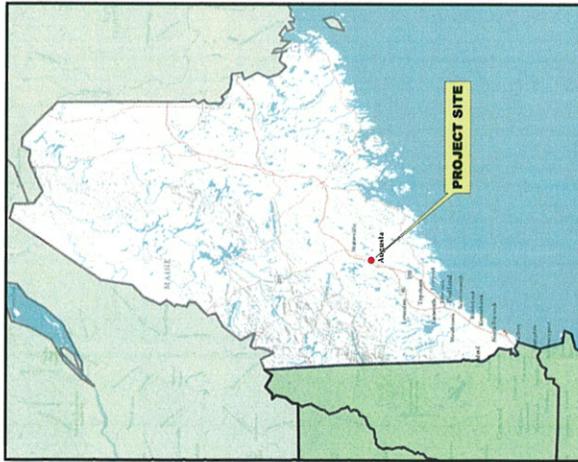
AUGUSTA, MAINE

APRIL 2014

DRAWING INDEX

Sheet Number	Sheet List Table	1 LINE TITLE
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C-1	GENERAL NOTES, LEGEND, ABBREVIATIONS	
C-2	OVERALL PLAN	
C-3	EXISTING CONDITIONS & DEMOLITION PLAN	
C-4	PIPING PLAN I	
C-5	SITE GRADING, PIPING & LAYOUT PLAN	
C-6	PIPING PLAN II	
C-7	PIPING PLAN III	
C-8	DETAILS I	
C-9	DETAILS II	
C-10	EROSION CONTROL NOTES & DETAILS	
A-1	LEGEND, NOTES AND ABBREVIATIONS	
A-2	FLOOR PLAN & EXTERIOR ELEVATIONS	
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A-5	DETAILS	
S-2	PLANS	
PR-1	PLAN AND SECTIONS	
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I-1	INSTRUMENTATION NOTES, LEGEND AND ABBREVIATIONS	
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E-2	ELECTRICAL SYMBOLS AND WIRING METHODS	
E-3	ELECTRICAL SITE PLAN, MICROZONES	
E-4	MAIN DISTRIBUTION PANEL, MDP-1	
E-5	CHEMICAL BUILDING	
E-6	CHEMICAL BUILDING	
E-7	CHEMICAL BUILDING	
E-8	CHEMICAL LIGHTING DETAILS	
E-9	ELECTRICAL DETAILS I	
E-10	ELECTRICAL DETAILS II	
E-11	ELECTRICAL CONDUIT AND WIRE SCHEDULE	
E-12	FIRE ALARM SYSTEM RISER DIAGRAM	
	ELECTRICAL SCHEMATIC DIAGRAMS I	



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FOR REVIEW 75% PROGRESS PRINTS
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 WP PROJECT No. 12531C

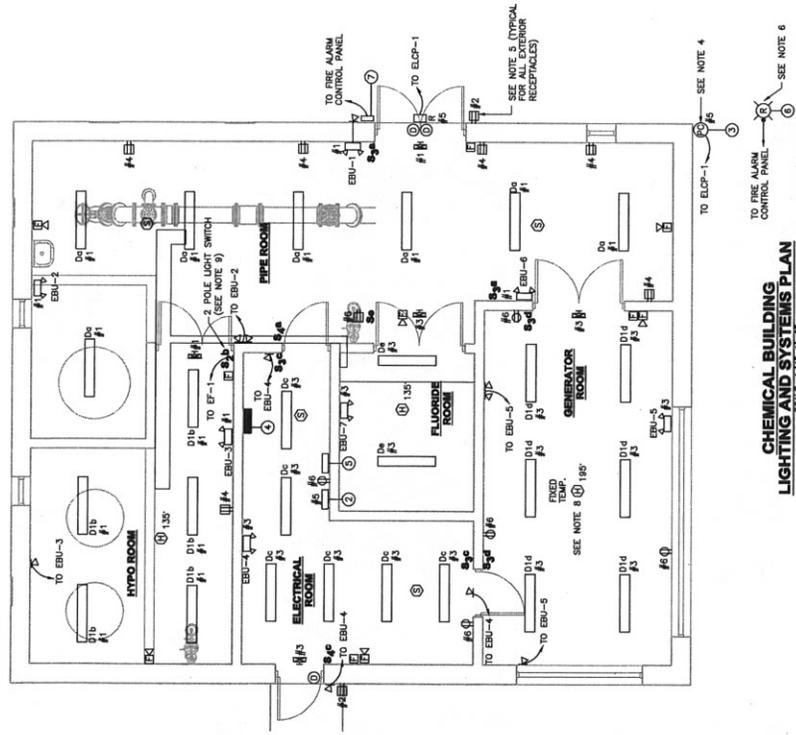
DESIGNED BY	LAB
CHECKED BY	AD
DATE	08/03/10
PROJECT NO.	12531C

- NOTES:**
- FOR LEGEND AND GENERAL NOTES REFER TO DRAWINGS E-1 AND E-2.
 - REFER TO THE CONTRACT DRAWINGS FOR EXTERIOR LIGHTING CONTROL CIRCUITRY.
 - CIRCUIT NUMBERS INDICATED ON THIS DRAWING REFER TO PANELBOARD SCHEDULES LP-1, UNLESS OTHERWISE NOTED. FOR PANELBOARD SCHEDULES, REFER TO THE RESPECTIVE SCHEDULE ON THE CONTRACT DRAWINGS.
 - BUILDING MOUNTED EXTERIOR LIGHT FIXTURES SHALL BE CONTROLLED BY A SINGLE CONTROL PANEL (ELCP-1) LOCATED IN THE ELECTRICAL ROOM. FOR TYPICAL SCHEMATIC DIAGRAM REFER TO THE CONTRACT DRAWINGS.
 - PROVIDE 120 VOLT GFCI TYPE RECEPTACLE WITH A WEATHER-PROOF WHILE-IN-USE COVER MOUNTING RECEPTACLE A MINIMUM OF 2'-0" ABOVE FINISHED GRADE OR FLOOR AS APPLICABLE.
 - FIELD LOCATE THE FIRE ALARM STROBE LIGHT AS HIGH AS POSSIBLE ON THE CORNER OF THE BUILDING TO ENSURE A HIGH VISIBILITY. IN THE EVENT OF AN ALARM, THE STROBE LIGHT SHALL BE INSTALLED WITH NECESSARY MOUNTING BRACKETS FOR A COMPLETE INSTALLATION.
 - PROVIDE AN ADDRESSABLE FIRE ALARM CONTROL PANEL (FACP) FOR A COMPLETE FIRE ALARM SYSTEM. SEE REFER SCHEMATIC DRAWING FOR ADDITIONAL REQUIREMENTS.
 - HEAT DETECTORS LABELED AS "TWO TEMP" ARE FIRED TEMPERATURE ONLY WITH TEMPERATURE/RATE OF RISE TYPE DETECTORS.
 - PROVIDE A TWO POLE LIGHT SWITCH CONDUIT AND WIRING AS INDICATED FOR THE EXTERIOR LIGHTING CONTROL PANEL. REFER TO THE APPLICABLE SCHEMATIC ON THE SCHEMATIC DRAWINGS FOR ADDITIONAL REQUIREMENTS.

- EQUIPMENT LEGEND:**
- PANELBOARD LP-1
 - EXTERIOR LIGHTING CONTROL PANEL ELCP-1
 - EXTERIOR LIGHTING PHOTOCELL
 - PANELBOARD UP-1
 - FIRE ALARM CONTROL PANEL FACP
 - FIRE ALARM SYSTEM STROBE LIGHT
 - FIRE ALARM REMOTE ANNUNCIATOR PANEL

- LIGHT FIXTURE MOUNTING HEIGHTS**
- ENTRANCE
 - HYPO ROOM
 - ELECTRICAL ROOM
 - FLUORIDE ROOM
 - GENERATOR ROOM

- CEILING MOUNT (APPROXIMATELY 10'-0" ABOVE FINISHED FLOOR)



**CHEMICAL BUILDING
LIGHTING AND SYSTEMS PLAN**
SCALE: 1/8"=1'-0"

NOT SURE WHEN
THIS GOES YET

APPENDIX C
Property Deed

TRANSFER
TAX
PAID

Doc # 2014000604
Book 11607 Page 0140

Received Kennebec SS.
01/10/2014 3:16PM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

WARRANTY DEED

BONENFANT CONSTRUCTION CORP. a Maine Corporation with a mailing address of 92 Old Belgrade Road, Augusta, Maine 04330, for consideration paid, with **WARRANTY COVENANTS** grants to the **GREATER AUGUSTA UTILITY DISTRICT**, a quasi-municipal corporation organized and existing under the laws of the State of Maine and having a place of business at 12 Williams Street, Augusta, Maine, 04330, a certain lot or parcel of land situated in Augusta, County of Kennebec and State of Maine, with the buildings thereon, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO

IN WITNESS WHEREOF, the said **BONENFANT CONSTRUCTION CORP.**, has caused this instrument to be executed by Paul R. Bonenfant, its President, thereunto duly authorized, this 9 day of January, 2014.

WITNESS:

Alicia Bonenfant
Name:

BONENFANT CONSTRUCTION CORP.

By: Paul R Bonenfant
Paul R. Bonenfant, President

STATE OF FLORIDA

COUNTY OF BROWARD, ss

January 9, 2014

PERSONALLY APPEARED the above-named **Paul R. Bonenfant**, President of Bonenfant Construction Corp. and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Corporation.



Before me,

Sara McPhail

Notary Public/Attorney at Law

② BSSN

EXHIBIT A

A certain parcel of land together with the improvements thereon, if any, located in the City of Augusta, County of Kennebec, State of Maine, being all of the land described in a deed from Robert Doyle to Bonenfant Construction Corp., recorded in the Kennebec County Registry of Deeds in Book 2200 Page 308, a deed from C.D. Morrison, a/k/a Cleveland Morrison, to Bonenfant Construction Corp., recorded in the Kennebec County Registry of Deeds in Book 9436, Page 180, and in a deed from Robert Doyle to Bonenfant Construction Corp., recorded in the Kennebec County Registry of Deeds in Book 9436, Page 183, together currently identified as Lot 8 on City of Augusta Tax Map 2.

Meaning and intending to convey all land of Grantor bounded to the south by land now or formerly of MainEx, recorded in the Kennebec County Registry of Deeds in Book 9939, Page 238; to the west by land now or formerly of Maine Central Railroad; to the north by land now or formerly of Stevenson Aggregate, LLC, recorded as Parcel 1 in the Kennebec County Registry of Deeds in Book 9606, Page 285; and to the east by land now or formerly of Patrick J. McGuire and Gail A. McGuire, recorded in the Kennebec County Registry of Deeds in Book 5980, Page 94, by the right of way of Sunrise Circle, a public way, and by land now or formerly of Timothy O. Lord and Margaret A. Lord, recorded in the Kennebec County Registry of Deeds in Book 2201, Page 18.

The above described parcel of land contains approximately 5.50 acres, more or less.

APPENDIX D
Correspondence from City of Augusta and Lord Family

May 2, 2014

Mr. Andrew Begin
Greater Augusta Utility District
12 Williams Street
Augusta, ME 04330

Re: Property Access – Map 2/Lot 8A

Dear Mr. Begin,

It is our understanding that the Greater Augusta Utility District will be constructing a treatment building, for the purpose of a public drinking water supply, at the end of Sunrise Circle in Augusta, Maine. The Utility District has approached Margaret and Timothy Lord, owner of Parcel ID Map 2/Lot 8A, concerning rights of access for the purposes of vehicular turning.

As the owners of this parcel, it is our understanding that the District will require no more than a 30'x40' area for vehicular turning on the northern boundary of this parcel, facing the public way of Sunrise Circle. We are willing to work with the District and the City of Augusta to secure legal rights of access for the purposes of a vehicular turnaround. Additionally, the District has agreed to secure rights of access across their parcel ID Map 2/Lot 8, thus giving us legal rights to our parcel. The District has indicated that the likely scenario is to convey the small triangle of land abutting the City ROW and our parcel. Also, it is our understanding that there will be no parking at the entrance of our driveway, and only intended for vehicular turning. Additionally we have reviewed a preliminary site plan indicated that the turnaround will be paved as it affects our parcel.

We are happy to work with the District regarding the above, and see no reason we cannot reach resolution in a timely manner. We understand that the District has retained the services of E.S. Coffin to resolve the legal descriptions on each affected parcel.

Sincerely,



Margaret Lord



Timothy Lord

Jeffrey Musich

From: Andy Begin <abegin@AugustaWater.org>
Sent: Thursday, May 08, 2014 10:36 AM
To: Jeffrey Musich
Subject: FW: Sunrise Cirlce - Hammer Head
Attachments: sunrise_hammerhead.pdf

Hi Jeff

It looks like they took you off the internal responses for email distribution. I consider the language below, plenty of commitment from City Staff that we are ok to move forward, with the attached document.

Andy

From: Lionel Cayer [<mailto:lionel.cayer@augustamaine.gov>]
Sent: Tuesday, May 06, 2014 1:38 PM
To: Matt Nazar; Andy Begin; Lesley Jones; Jerry Dostie
Cc: Susan Redmond
Subject: RE: Sunrise Cirlce - Hammer Head

Andy and all,

Yes, the changes that you are proposing are a big improvement to what is there. If the easement needed for the City plow trucks to turn around, than that is a win-win situation.

Lionel

From: Matt Nazar
Sent: Tuesday, May 06, 2014 11:29 AM
To: 'Andy Begin'; Lionel Cayer; Lesley Jones; Jerry Dostie
Cc: Susan Redmond
Subject: RE: Sunrise Cirlce - Hammer Head

Sounds good to me, Andy. I believe that the City Council will have to formally accept the easement, but with a recommendation from staff that is makes a lot of sense, I wouldn't anticipate a problem.

Matthew A. Nazar
Director of Development Services
City of Augusta
16 Cony Street
Augusta, ME 04330

ph: (207) 626-2365
fx: (207) 626-2520

<http://www.augustamaine.gov>

From: Andy Begin [<mailto:abegin@AugustaWater.org>]
Sent: Tuesday, May 06, 2014 10:53 AM
To: Lionel Cayer; Lesley Jones; Jerry Dostie
Cc: Susan Redmond; Matt Nazar; Jeffrey P. Musich (jeff.musich@wright-pierce.com)
Subject: Sunrise Cirlce - Hammer Head

Hello

I met with Lionel, Lesley & Jerry last week. Lionel and Lesley said we can work something out for finishing the end of the street.

Per our conversations, we made the attached changes at the end of Sunrise Circle. We will have a curb and guardrail at the end of the street, and small retaining wall. The retaining wall will be about 3-6 feet tall. We have negotiated with Tim and Peggy Lord to install a truck turnaround across their property for the purposes of chemical deliveries and snow removal. The easement for this use names the City of Augusta and Greater Augusta Utility District.

We are submitting a full planning board application by May 9th, for the June 10th planning board meeting. Lionel and Lesley, assuming you are in agreement I believe Susan and Matt are looking for one or both of you to concur with the proposed improvements to the Street.

We are hope that this cleans up some loose ends for the City regarding snow removal and truck turning.

Thank you
Andy