

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

Address of Proposed development: North Belfast Avenue		
Zone(s): RBV (Riggs Brook Village)		
Project Name: Rocky's Stove Shoppe New Facility		
Existing Build (sq. ft.): 0 sf	Proposed Building (sq. ft.): 8,000 sf	
Existing Impervious (sq. ft.): 0 sf	Proposed Imperv. (sq. ft.): 42,560 sf	
Proposed Total Disturbed Area of the Site: 95,105 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: Rocky & Barbara Gaslin 2445 North Belfast Avenue Augusta, ME 04330	Applicant's Name/Address: Rocky & Barbara Gaslin 2445 North Belfast Avenue Augusta, ME 04330	Consultant's Name/Address: E.S. Coffin Engineering & Surveying c/o Jim Coffin P.O. Box 4687 Augusta, ME 04330-1687
Phone #: 622-3410	Phone #: 622-3410	Phone #: 623-9475
Cell #:	Cell #:	Cell #: 242-8500
e-mail: rocky@rockysstoveshoppe.com	e-mail: rocky@rockysstoveshoppe.com	e-mail: jcoffin@coffineng.com
Tax Map #: 7	Lot Size (acres): 60.5	Form for Evidence of Standing (deed, purchase and sale agreement, other): Deed
Lots #: 38E	Frontage (Feet): 820'	
For Staff Use		
Fee Calculation: Major Development max fee is \$4,000; Minor Development max fee is \$1,000		
Major Development: $\$2,000 + (\text{number of sq ft over } 25,000 \times \$0.15) =$		
Minor Development: $\$250 + (\text{number of sq ft over } 5,000 \times \$0.15) =$		
All Development: $\text{Number of Abutters} \times (1\text{oz First Class postage fee} + \$0.15) =$		
Total Fee:		
Signatures		
Applicant: <u></u>	Date: July 10, 2015	
Owner: _____	Date: _____	
Agent: <u></u>	Date: July 10, 2015	

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: _____

July 08, 2015

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

Subject: Agent Authorization
Planning Board Submission

Dear Mr. Coffin

The intent of this letter is to authorize E.S. Coffin Engineering & Surveying, Inc. to act as our agent in submitting applications and answering questions regarding the City of Augusta Planning Board application as needed. The applications are for Rocky's Stove Shop and their proposed facility on Route #3 in Augusta, Maine.

Sincerely,

A handwritten signature in black ink, appearing to read "Rocky Gaslin". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Rocky Gaslin,
Owner, Rocky's Stove Shop



OPR BK 11973 PGS 93 - 96 05/07/2015 11:09:45 AM
INSTR # 2015009122 # OF PAGES 4
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

**TRANSFER
TAX
PAID**

GOVERNOR'S DEED

The **STATE OF MAINE**, acting by and through its Governor, on recommendation of the Commissioner of the **DEPARTMENT OF TRANSPORTATION**, ("Grantor"), having a mailing address of 16 State House Station, Augusta, ME 04333-0016, for consideration paid, pursuant to 23 M.R.S. Section 61, as amended, releases to **ROCKY'S STOVE SHOPPE** a Maine limited liability company having a mailing address of 2445 N. Belfast Ave., Augusta, ME 04330, ("Grantee"), all Grantor's right, title and interest in and to certain land in the City of Augusta, Kennebec County, Maine, as described in the attached **Exhibit A, Legal Description** (the "Premises"), and as shown as a *portion* of Parcel No. 1M on a plan entitled "State of Maine, Department of Transportation, Right of Way Map, Riggs Brook Wetland Mitigation Site (Route #3, 9, U.S. Route 202), Augusta, Kennebec County, Federal Aid Project No. STP-0556(44) Part I STP-0556(20)" dated January, 2002, DOT File No. 6-383, Sheet 1 on file at Grantor's office in Augusta, Maine and recorded in the Kennebec County Registry of Deeds in Plan Book 2007, Page 263.

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MEANING AND INTENDING to convey a *portion* of the premises more particularly described in a Notice of Taking in favor of the State of Maine, by and through its Department of Transportation, dated January 23, 2002 and recorded in the Kennebec County Registry of Deeds in Book 6812, Page 143, and by virtue of any other instrument of conveyance or by operation of statute.

THIS CONVEYANCE IS MADE subject to the condition that the Premises will be permitted only one (1) entrance from Route 3 (North Belfast Avenue).

THIS CONVEYANCE IS ALSO MADE subject to all above-ground and underground utility easements and installations, if any, located on the Premises, including but not limited to those shown on the Plan and those rights which any utility enjoys over the above-described premises for maintenance, location or relocation of poles or other installations.

GRANTOR MAKES NO REPRESENTATIONS or warranties with respect to the above-described Premises. The representations and warranties so excluded encompass, but are not limited to, those pertaining to: land use and environmental matters; fitness of the premises or any portion thereof for any particular purpose; water quality or quantity; the condition or quality of the soil; inchoate or unrecorded liens; or the existence, status, or condition of access to, or public utilities serving the premises. Any subsequent use of, improvement to, or construction on the premises is subject to all applicable laws, regulations, ordinances, and permitting requirements.

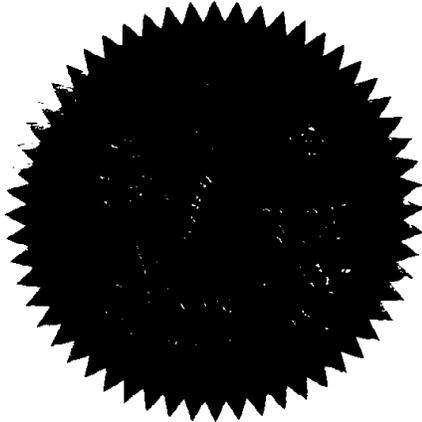
[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, I, Paul R. LePage, Governor of the State of Maine, caused the name and great seal of the State of Maine to be hereto affixed this 17th day of April in the year two thousand fifteen.

STATE OF MAINE

By: Paul R. LePage, Governor
Paul R. LePage

Affixed by: [Signature]
Secretary of State



STATE OF MAINE
County of Kennebec

Date April 17, 2015

Personally appeared before me the above-named Paul R. LePage, Governor of the State of Maine and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the State of Maine.

Before me,

[Signature]
Attorney at Law
Bar No. 004456
Print or type name CYNTHIA MONTGOMERY

Exhibit A
Legal Description

A certain lot or parcel of land situated in the City of Augusta, County of Kennebec and State of Maine, on the northerly side of North Belfast Avenue, about 1,815 feet easterly of the intersection of Church Hill Road and North Belfast Avenue. Said lot being a portion of the land acquired by the State of Maine in a Notice of Taking dated January 23, 2002 and recorded at the Kennebec County Registry of Deeds in Book 6812, Page 143. Said lot or parcel is also shown on the plan by the Maine Department of Transportation entitled "Riggs Brook Wetland Mitigation Site (Route # 3, 9, U.S. 202), Augusta, Kennebec County, Federal Aid Project No. STP-0556(44) Part I STP-0556(20)", dated January 2002, DOT File No. 6-383, and recorded at said Registry of Deeds in Plan Book 2007, Page 263.

Beginning at a point marked by an iron rod found on the northerly line of State Highway Route # 3, 9, and U. S. 202, also known as North Belfast Avenue at the southeasterly corner of land now or formerly of David P. Gilbert as described in the deeds recorded in the Kennebec County Registry of Deeds in Book 3773, Page 128 and Book 4839, Page 200;

Thence N13°46'30"W along the easterly line of land now or formerly of the said David P. Gilbert a distance of 264.00 feet, more or less, to an iron pin at the northeasterly corner of land now or formerly of the said David P. Gilbert;

Thence S75°51'48"W along the northerly line of land now or formerly of the said David P. Gilbert a distance of 233.31 feet, more or less, to an iron pin in the northerly line of land now or formerly of the said David P. Gilbert;

Thence N20°05'10"W along the line of land retained by the State of Maine as a wetland mitigation area as described in a Declaration of Covenants and Restrictions dated March 4, 2005 and recorded in the Kennebec County Registry of Deeds in Book 8331, Page 66, a distance of 181.90 feet, more or less, to an iron pin;

Thence N36°07'01"E along the line of land retained by the State of Maine as a wetland mitigation area a distance of 259.87 feet, more or less, to an iron pin;

Thence N64°14'29"E along the line of land retained by the State of Maine as a wetland mitigation area a distance of 145.77 feet, more or less, to an iron pin;

Thence N08°59'59"W along the line of land retained by the State of Maine as a wetland mitigation area a distance of 293.10 feet, more or less, to an iron pin;

Thence N27°18'48"W along the line of land retained by the State of Maine as a wetland mitigation area a distance of 628.60 feet, more or less, to an iron pin;

Thence N03°22'45"E along the line of land retained by the State of Maine as a wetland mitigation area a distance of 909.37 feet, more or less, to an iron pin in a stone wall at the southerly line of land now or formerly of Peter R. Lagace and Julia Lynn Lagace as described in a deed recorded in the Kennebec County Registry of Deeds in Book 6432, Page 224;

Thence S78°57'50"E along the southerly line of land now or formerly of Peter R. Lagace and Julia Lynn Lagace a distance of 830.11 feet, more or less, to an iron pin;

Thence S77°27'53"E along the southerly line of land now or formerly of Peter R. Lagace and Julia Lynn Lagace a distance of 854.07 feet, more or less, to an iron pin;

Thence S08°50'31"W along the westerly line of land now or formerly of David A. Varney and Ann Marie Varney, as described in a deed recorded in the Kennebec County Registry of Deeds in Book 2327, Page 76, a distance of 951.11 feet, more or less, to an iron pin;

Thence N78°36'25"W along the northerly line of land now or formerly of Kenneth Dutton, as described in a deed recorded in the Kennebec County Registry of Deeds in Book 3359, Page 307, a distance of 644.22 feet, more or less, to an iron pin;

Thence S14°01'15"E along the westerly line of land now or formerly of Kenneth Dutton, a distance of 1069.96 feet, more or less, to an iron pin found at or near the northerly right of way line of North Belfast Avenue also known as State Highway Route# 3, 9, and U.S. 202;

Thence S75°48'08"W along the northerly right of way line of North Belfast Avenue, also known as State Highway Route# 3, 9, and U.S. 202, a distance of 220.16 feet, more or less, to a point;

Thence S75°49'31"W along the northerly right of way line of North Belfast Avenue also known as State Highway Route# 3, 9, and U.S. 202, a distance of 600.22 feet, more or less, to the point of beginning.

Said certain lot or parcel of land being a portion of the land acquired by the State of Maine from Newman A. Gamage and Roberta Gamage by the Notice of Taking dated January 23, 2002 and recorded at the Kennebec County Registry of Deeds in Book 6812, Page 143.

Said certain lot or parcel of land containing about 60 acres.

All bearings and distances contained in this description are intended to be the same as shown on the previously referenced plan by the Maine Department of Transportation which can be found recorded in Plan Book 2007, Page 263, and do not represent the results of a new survey of this parcel.

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



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

July 10, 2015

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

Subject: Rocky's Stove Shoppe
Route 3
Augusta, Maine

Dear Matt:

Rocky's Stove Shoppe, herein called the applicant, are proposing to erect a new retail store and warehouse on Route 3. The applicant has purchased the parcel as Lot 38E on Tax Map 7 in the City of Augusta tax maps. The 60.48 acre parcel is located in the Riggs Brook Village District (RBV) as shown in the City of Augusta zoning maps and is the adjacent parcel to the west where Rocky's Stove Shoppe currently operates. The proposed buildings and associated parking are shown on the attached Site Plan (C-1) and 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, the following shall needs to be considered:
1. The elevation of the land above sea level and its relation to the floodplain,
The project is not within the 100-year flood elevation as shown on the attached FIRM map and this section is not applicable.
 2. The nature of the soils and subsoils and their ability to adequately support waste disposal,
The project does not have access to public sewer and will connect to a subsurface waste water disposal system designed by Kane P. Coffin.
 3. The slope of the land and its effect upon effluents,
The project does not have access to public sewer and will connect to a subsurface waste water disposal system designed by Kane P. Coffin.
 4. The availability of streams for disposal of effluents;
The nearest stream (Riggs Brook) is located over 500' away from the proposed subsurface septic system and will not be impacted.
 5. The applicable state and local health and water resources rules and regulations.
The subsurface waste water disposal system designed by Kane P. Coffin complies with both state and local regulations.

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- B. The proposed development has sufficient water available for the reasonable needs of the development.
A well will be drilled for the proposed project as public water is not available for the project.
- C. The proposed development will not cause an unreasonable burden on an existing water supply.
A well will be drilled for the proposed project as public water is not available for the project and this section is not applicable.
- 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.
A detention pond will be implemented along the west side of the site to provide stormwater detention for the project. A stormwater report is included verifying that post-development flows are less than or equal to pre-development flows.
- 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.
A Traffic Report is included with this submission indicating a that the project will result in a maximum of 20.7 peak hour trips.
- 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 project does not have access to public sewer and will utilize a subsurface waste water disposal system. Therefore the 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 sent to Leslie Jones asking if the proposed project will 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 sent to the Maine Historical Preservation Committee asking if there are historical or archeological sites are located within the area of the site. A letter has been sent to the Maine Department of Inland Fisheries and Wildlife asking if there will be an undue adverse effect to significant wildlife habitat. A letter has been sent to the Department of Conservation asking if there are 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.
The applicant will provide a letter indicating that they have adequate financing to complete the project.
- 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 project will impact 1,445 sf of wetlands, which is less than the 4,300 sf DEP threshold and therefore an NRPA permit application is not required. The project is not in shore land zoning nor is it near any great pond or river.
- L. The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.
A well will be drilled for the proposed project as public water is not available for the project. A fire suppression system is not required due to the size and use of the proposed structure. The applicant currently utilizes a well at their current location at the parcel to the east.
- 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.
Wetland impacts (1,445 sf) are under the 4,300 sf threshold for the project and therefore a DEP NRPA permit application is not needed.

- O. The proposed development will provide for adequate storm water management.
A detention pond will be implemented along the west side of the site to provide stormwater detention for the project. A stormwater report is included verifying that post-development flows are less than or equal to pre-development flows.

- 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 buildings are sited on the southwest side of the 60 acre parcel and will not impair access to direct sunlight to any abutting land owner.

- 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.
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 exterior lights will all be full cutoff complying with the Land Use Ordinance.

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

July 10, 2015

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

Subject: Rocky's Stove Shoppe
Route 3
Augusta, Maine

Dear Matt:

I have researched the proposed development located on Route 3 for the parcel identified as Lot 38E on Tax Map 7 in the City of Augusta tax maps. The 60.48 acre parcel is located in the Riggs Brook Village District (RBV) as shown in the City of Augusta zoning maps and is the adjacent parcel to the west where Rocky's Stove Shop currently operates.

Rocky's Stove Shoppe, herein called the applicant is proposing to erect two 4,000 sf buildings with associated parking. The project must comply address neighborhood compatibility per the City of Augusta Land Use Ordinance section 6.3.4 (SITE PLAN REVIEW CRITERIA APPLICABLE TO MAJOR DEVELOPMENTS). [We understand that 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 1,000 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 project is within the Riggs Brook Village (RBV) District and retail uses are considered a conditional use within the district. There are a handful of residential homes within 1,000' of the proposed development.

ii) Architectural design:

Building elevations and floor plans are included with the submission depicting the proposed wood framed buildings. The RBV District imposes several architectural design standards, which have been implemented into this project. Stonework has been implemented below the bottom of the windows and dormer extends over the front entrance.

iii) Scale, bulk and building height:

Both the proposed 4,000 sf retail building and 4,000 sf ware house will be wood framed. Both buildings will have canopies facing the south direction. The retail building will have a maximum height of 22'-7 1/2" with an eave height of 10'.

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iv) Identity and historical character:

A letter has been sent to the Maine Historical Society asking if there are any historical sites within the development.

v) Disposition and orientation of buildings on the lot:

The proposed retail building is located over 80' from Route 3 with the main entrance facing in the northwest direction. Although it is not the preferred orientation it allows the sun to melt the parking lot during day.

vi) Visual integrity:

The proposed retail building will have several different roof lines and sits back over 80' from the Route 3 right of way line. There is also a covered porch facing Route 3 with the main entrance and parking located on the north side of this building.

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

The nearest house adjacent to the southwest corner of the parcel is located 230' away from the proposed retail building. Bufferyard "A" as described in the Land Use Ordinance (LUO) is utilized around the perimeter of the parking lot to shield headlights from abutting land owners.

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

Although there are a few residential homes within 1,000' there are also a few commercial businesses in the immediate area including Lapointe Lumber, Ken's regulator Service t and JARR Management. Rocky's Stove Shoppe currently operates out of the abutting parcel to the east and there have not been any unsafe or unhealthy conditions within the neighborhood.

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

As mentioned Rocky's Stove Shoppe operates out of the abutting parcel to the east and has been a successful business. With the new buildings this project should only enhance property values in the immediate area.

T) PLANS AND POLICIES:

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

The project complies with 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?

A Traffic Report is included with this submission indicating a that the project will result in a maximum of 20.7 peak hour trips.

b) 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 existing entrance/exit has been sighted near the crest of a hill on Route 3. An entrance permit application has been sent to DOT for approval. There is adequate

sight distance in each direction along Route 3 and the radii into the site conform to the Technical Standards.

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

The proposed site layout allows emergency vehicles to enter from Route 3 and maneuver throughout the site to be able to render emergency services as needed.

- (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 project allows tractor trailers to access the site and deliver materials to the warehouse as needed. The layout provides smooth access throughout the site with adequate parking available.

V) PUBLIC FACILITIES:

- a) Water Supply:

A private well will be drilled and this section is not applicable.

- b) Sanitary Sewer:

A subsurface waste water septic system will be implemented just to the east of the warehouse and this section is not applicable.

- c) Electricity/Telephone:

A new pole will be erected on site and electricity and telecom lines will be run underground to the retail building. Secondary power will then be run underground to the warehouse.

- d) Storm Drainage:

A detention pond will be implemented along the west side of the site to provide stormwater detention for the project. A stormwater report is included verifying that post-development flows are less than or equal to pre-development flows.

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 will be some wetland impacts (1,445 sf) associated with the project, but less than the 4,300 sf threshold. No special engineering precautions are needed for the project.

- 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?

No State DEP or Federal EPA permits are needed in regard to air quality standards as a result of the project. There may be some dust during construction, but the contractor must provide dust control in the event that this becomes problematic.

- 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?

A DEP stormwater permit is not needed as there is less than one acre of new impervious surfaces associated with the project. The project does conform to the City's Land Use Ordinance in regard to stormwater quantity as well. All pertinent erosion and sedimentation control devices are depicted 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 project does not have access to public sewer and will connect to a subsurface waste water disposal system designed by Kane P. Coffin. There will not be any industrial wastes as a result of the project.

- e) Shoreland and Wetland Districts:

As previously mentioned there will be minor wetland impacts associated with 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 conforms to the Land Use Ordinance in regard to performance and dimensional 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 an issue with noise with the exception of construction vehicles during construction of the facility.

- 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 project incorporates bufferyard "A" along all proposed parking areas. The project will not result in intense glare or heat when completed.

- 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?

The proposed full cutoff wall packs will provide adequate light for the facility.

- 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?

The new facility will have a dumpster, which will be enclosed with a 6' high stockade fence as shown on the Site Plan (C-1). The project incorporates bufferyard "A" along all proposed parking areas.

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

All proposed signs will comply with the LUO.

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 provide a letter indicating that they have 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.



General Project Information

5. Narrative:

- a) Description of development project you are proposing:
Rocky's Stove Shoppe, herein called the applicant, are proposing to erect a new retail store and warehouse on Route 3. The applicant has purchased the parcel as Lot 38E on Tax Map 7 in the City of Augusta tax maps.
- b) Size of any proposed building expansion (total sq.ft.):
There will be a 4,000 sf retail building and 4,000 sf warehouse building.
- c) All the specific uses occurring on site (e.g. retail, warehouse, storage, manufact.):
The new retail building will be the new home for Rocky's Stove Shoppe where wood stoves, pellet stoves, pellets, etc. will be displayed and sold. The 4,000 sf warehouse will provide storage for these same items listed above as well as a maintenance area.
- d) Number of employees on-site for your largest shift:
The maximum number of employees is 10 during the largest shift.
- e) Estimated number of vehicles entering your site on a daily basis:
A traffic report is included with this submission indicating a maximum 20.7 peak hour trips.
- f) Total square footage of impervious surface area existing on site today:
There is no impervious area on site.
- g) Total square footage of impervious surface area after proposed development occurs:
The total proposed impervious area will be 42,560 square feet.

Conditional-Use Application

I. Applicant / Owner Information

1. Applicant Name: <u>Rocky's Stove Shop</u> (c/o Rocky Gaslin)
Mailing Address: <u>2445 North Belfast Avenue Augusta, Maine 04330</u>
Phone Number: <u>622-3410</u> Email Address <u>rocky@rockysstoveshoppe.com</u>
2. Authorized Agent: <u>E.S. Coffin Engineering & Surveying (c/o Jim Coffin)</u>
Mailing Address: <u>P.O. Box 4687 Augusta, ME 04330-1687</u>
Phone Number: <u>623-9475</u> Email Address <u>jcoffin@coffineng.com</u>
3. Property Owner Name: <u>Rocky's Stove Shoppe</u>
Mailing Address: <u>2445 North Belfast Avenue Augusta, Maine 04330</u>
Phone Number: <u>622-3410</u> Email Address: <u>rocky@rockysstoveshoppe.com</u>
Which form of required "evidence of standing" is being submitted with this application?:
<input checked="" type="checkbox"/> Deed <input type="checkbox"/> Signed Lease Contract <input type="checkbox"/> Signed Purchase/Sale/Option Agreement
<input type="checkbox"/> Signed Written Agreement from Owner

II. General Project Information

5. Please attach a narrative identifying the following about your project:

- a. **Description of development project you are proposing** (e.g. expansion of existing mixed-use commercial building; new office building; expansion of manufacturing shifts; expansion of commercial parking/loading areas; different land use; etc).
- b. **size of any proposed building expansion (total sq.ft.).**
- c. **all the specific uses occurring on site (e.g. retail, warehouse, storage, manufact.)** (identify what is occurring today and what will change after proposed development occurs).
- d. **number of employees on-site for your largest shift** (or for unmanned sites, how often per month site is visited by vehicles).
- e. **estimated number of vehicles entering your site on a daily basis** (broken down by number of delivery vehicles and number of customer/visitor/employee vehicles).
- f. **total square footage of impervious surface area existing on site today** (total square footage of first floor of each building plus square footage of all parking areas).
- g. **total square footage of impervious surface area after proposed development occurs.**

6. Lot Size: (ac.) 60 +/- acres

7. Lot Frontage: (ft.) 820'

8. Zoning District(s): RBV

9. Project Location :

Route 3
Street

7 - 38E
Assessor Tax Map # + lot #(s)

III. Applicant Acknowledgments

10. Complete Application Required.

This application is being submitted under the requirements of the Augusta Land-Use Ordinance. As the applicant, I understand that this application must contain a complete submission of required materials by the application deadline date in order to be heard by the Planning Board. The deadline allows for adequate review by City Staff and the Planning Board; and as such, any applications that are not complete by the submission deadline date will not be placed on the Planning Board meeting agenda. To insure review by the Planning Board on the date desired, the applicant should submit materials at least 7 days ahead of the deadline so that staff can determine completeness of materials.

11. Drawings and/or Maps are required

For formal submittals to the Planning Board (see drawing requirements attached to this application). Generally, drawings for projects with new buildings or additions less than 1,000 sq. ft. in floor area, (or) projects that do not involve changing the existing structure, can be done by hand, as long as they are drawn to-scale. For developments creating 1,000 sq.ft. or more of new impervious development, a formal plan drawn by a professional engineer shall be required to be submitted with this application. Drawings are critical to the Planning Board and City staff in adequately understanding existing and proposed site conditions, as well as seeing the relationships between proposed structures and the projected impacts of parking, traffic, stormwater runoff, buffer areas, noise, etc. on abutters.

Signature of Applicant / Agent: James Cobbi

Signature of Property Owner: _____

Today's Date: **July 10, 2015**

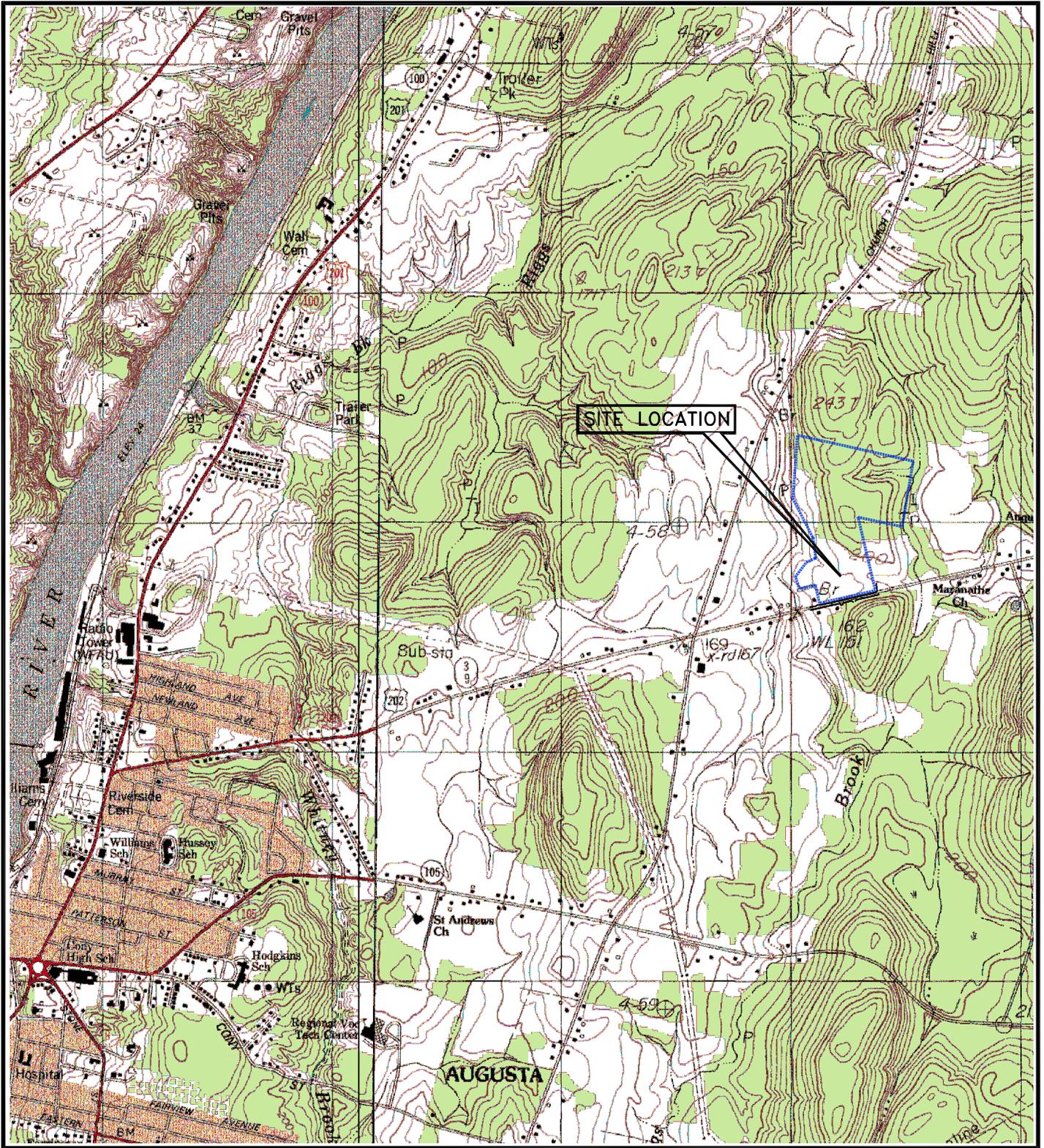
12. Checklist of Required Submission Materials:

Paper Copy	Included	Waiver Requested
10 copies of the application form and narratives	<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 \$50 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:

\$50 **Conditional Use** Application Fee Paid. Received By (Initials): _____ Date: _____

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



LOCATION MAP

SCALE 1" = 2000'

SLM

CLIENT/PROJECT:
**ROCKY'S STOVE SHOP
NEW LOCATION**

LOCATION: NORTH BELFAST AVENUE (ROUTE 3)

TOWN: AUGUSTA COUNTY: KENNEBEC STATE: MAINE



E.S. COFFIN ENGINEERING & SURVEYING, INC.
432 Cony Road P.O. Box 4687 Augusta, Maine 04330
Ph. (207) 623-9474 Fax (207) 623-0016 Toll Free 1-800-244-9475

SHEET TITLE:
SITE LOCATION MAP

SCALE: 1" = 2000'

DATE: JULY 10, 2015

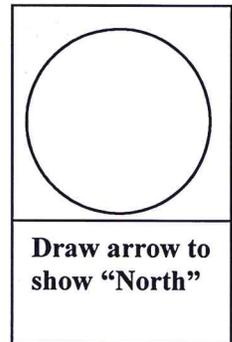
PROJ. NO. 2015-052

Date Received:	APPLICATION FOR DRIVEWAY/ENTRANCE PERMIT		
Application No. _____	Mid Coast Region 2 98 Statehouse Station AUGUSTA, ME 04333 Phone: (207)-624-8200 FAX 207-287-4753		
Application is hereby made to construct, change location, grade or use served by a driveway or entrance to property in accordance with Title 23 M.R.S.A. § 704 and §705.			
Section A Property Owner Information	1. Land Owner's Name: <u>Rocky's Stove Shoppe</u> Phone# <u>622 - 3410</u> 2. Land Owner's Mailing Address: <u>2445 N. Belfast Ave. Augusta ME 04330</u> <small>Address Town/City State Zip Code</small> 3. Applicant or Agent's Name: <u>E.S. Coffin Engineering & Surveying Inc.</u> Phone # <u>623 - 9475</u> 4. Applicant/Agent Mailing Address: <u>P.O. Box 4687 Augusta ME 04330</u> <small>Address Town/City State Zip Code</small> 5. Other contact information: <u>James Coffin</u> Work <u>623-9475</u> Cell <u>242-8500</u>		
Section B Property Location Information	6. Directions to property: <u>From the intersection of Churchill Rd & Route #3 travel 0.4 miles east along Route 3. The parcel is on the left hand side directly across from CMP pole #74</u> 7. Route No. <u>3</u> Road Name: <u>North Belfast Avenue</u> 8. <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West – side of highway 9. City/Town: <u>Augusta</u> County: <u>Kennebec</u> 10. Distance from nearest intersection: <u>0.4</u> Name of Intersection: <u>Churchill Rd / Route 3</u> <small>(estimated in tenths of a mile)</small> 11. Nearest Utility Pole #: <u>CMP 74</u> Attach Survey Data (if available) _____ 12. Map and Lot number <u>7-38E</u> (MUST provide copy of tax map) Lot prior to May 25,2002? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <p style="text-align: center;">Proposed Location of Driveway/Entrance shall be staked and flagged by applicant.</p>		
Section C Driveway/Entrance Information	13. Desired width of Driveway/Entrance: <u>24'</u> Type of Surface: <u>Pavement</u> <small>(feet) (gravel, pavement, etc.)</small> 14. Will the development associated with this driveway/entrance have more than 10,000 square feet of impervious surface draining towards the highway? YES _____ NO <input checked="" type="checkbox"/> "Impervious surfaces" are the footprint of buildings, pavement, gravel, or other low-permeability or compacted surfaces, not including natural or man-made water bodies. 15. Does your property have an existing access? _____ yes <input checked="" type="checkbox"/> no (If no go to line 18) 16. If this is an existing access and you are changing its use, please describe _____ <small>Go to Section D.</small> 17. If this is an existing access and you are physically modifying, please describe: _____ <small>Go to Section D.</small> 18. Proposed Driveway/Entrance Purpose: <input type="checkbox"/> Single Family Residence <input type="checkbox"/> Home Business <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Subdivision or Development <input type="checkbox"/> Multi-family with 5 or less units <input type="checkbox"/> Multifamily with more than 5 units <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Office <input type="checkbox"/> School <input type="checkbox"/> Business Park <input type="checkbox"/> Mall <input type="checkbox"/> Other (explain) _____ # employees/day <u>10</u> # customers/day <u>15-20</u> Busiest time of day <u>3pm - 5pm</u> # of Lots <u>1</u>		
Section D Construction Information	19. Construction expected to begin on <u>ASAP</u> and be completed on <u>Spring 2016</u> <small>(date) (date)</small> 20. Person/Company constructing entrance <u>Rocky Gaslin</u> 21. Construction contacts name <u>Rocky Gaslin</u> Phone <u>622-3410</u>		

Site Sketch or attach Site Plan

THE OWNER HEREBY AGREES

- 1) Provide, erect and maintain all necessary barricades, lights, warning signs and other devices to direct traffic safely while the work is in progress.
- 2) **At no time cause the highway to be closed to traffic.**
- 3) Where the drive/entrance is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the drive/entrance and restore drainage. All driveways/entrances abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12132 et seq.
- 4) Obtain, deliver to site and install any culverts and/or drainage structures necessary for drainage; the size, type and length of such culverts or structures shall be as specified in the permit pursuant to 23 M.R.S.A. § 705. **All culverts and/or drainage structures shall be new.**
- 5) Complete construction of proposed driveway/entrance within twelve months of commencement of construction.
- 6) **COMPLY WITH ALL FEDERAL, STATE AND MUNICIPAL LAWS AND ORDINANCES.**
- 7) Not alter, without the express written consent of the MDOT, any culverts, drainage patterns or swales within MDOT right-of-way.
- 8) File a copy of the approved driveway/entrance permit with the affected municipality or LURC, as appropriate, within 5 business days of receiving the MDOT approval.
- 9) Shall construct and maintain the entrance side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
- 10) Notify the MeDOT (in writing) of a proposed change to use served by driveway/entrance when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (pce) during the peak hour of the day.



FURTHER CONDITION OF THE PERMIT:

The owner shall assume the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suite, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant/agent and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal. Nothing herein shall, nor is intended to, waive and defense, immunity or limitation of liability which may be available to the MDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law.

The submission of false or misleading statements on or with this application, or the omission of information necessary to prevent statements submitted herein or herewith from being misleading, is a crime punishable under Chapter 19 of the Maine Criminal Code, and any permit issued in reliance thereon will be considered null and void without notice or further action by the Department.

Date Filed: _____ Signature of Owner _____

Signature of Applicant _____

By signing and checking this box I hereby certify that I have been granted permission from the property owner to act in their behalf.

Submitted by Swaney Lighting



Job Name:

Catalog Number:
LLC-250P8-1-LP

Notes: lamp included

Type:

WP1

SLA10-16176

**LAREDO
SERIES**
LLC SERIES

Cat.#		Approvals
Job	Type	

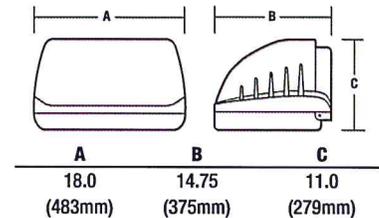


APPLICATIONS

- Full Cutoff, StarView compliant perimeter lighting. Typical mounting height is 15-30 feet.

SPECIFICATIONS

- Decorative die cast aluminum housing and door. Rugged design protects internal components and provides excellent thermal management for long life.
- Flat, tempered, impact resistant clear glass lens protects optics.
- HID units have mogul base socket. Electronic fluorescent units have universal four-pin socket.
- Multi-piece specular reflector produces high performance with wide spread. Pulse Start MH units have vertical mogul socket for maximum lamp output / life and comfort shield for reduced forward brightness. Shield is removable if greater forward throw is desired. HPS has horizontal lamp. Two-lamp CFL are base-up with universal electronic four pin sockets for either 2x32 or 2x26 watt lamps.
- Three-point lag mount to flat surfaces provides rigid mounting. Template provided to ease installation.
- Wiring can be made from recessed junction boxes or 1/2" surface conduit with hubs provided on top and sides.
- Systems include Pulse Start MH, HPS, Metal Halide and two-lamp CFL. CFL unit is available with battery back up for both lamps providing an integral, redundant system for egress applications.
- 800 Series powder paint finishes provide lasting appearance and are available in standard finishes, Dark Bronze, Black, White, Gray and Platinum
- Optional features include EM socket for remote power, QST time delay quartz stand-by, TL Touch latch for tool-free entry and LP lamp included with fixture.



LISTINGS

- All units are CSA certified to UL 1598 for use in wet locations and are IDA compliant



ORDERING INFORMATION

ORDERING EXAMPLE

LLC	320P 8	1	PC1
Series	Wattage/Source/Voltage	Finish	Options

SERIES

LLC Laredo Large Cutoff

WATTAGE/SOURCE/VOLTAGE

PULSE START METAL HALIDE

250P 8	250 watt 120/277V
250P 5	250 watt 480V
250P 6	250 watt Tri-Tap® 120,277,347V
320P 8	320 watt 120/277V
320P 5	320 watt 480V
320P 6	320 watt Tri-Tap® 120,277,347V
320P 6	320 watt 120/277V
350P 5	350 watt 480V
350P 6	350 watt Tri-Tap® 120,277,347V
400P 8	400 watt 120/277V
400P 5	400 watt 480V
400P 6	400 watt Tri-Tap® 120,277,347V

ELECTRONIC FLUORESCENT

64F 8 2x26W/2x32W/120-277V

HIGH PRESSURE SODIUM

250 S 8	250 watt 120/277V
250 S 5	250 watt 480V
250 S 6	250 watt Tri-Tap® 120,277,347V
250 S V	250 watt Five Tap
400 S 8	400 watt 120/277V
400 S 5	400 watt 480V
400 S 6	400 watt Tri-Tap® 120,277,347V
400 S V	400 watt Five Tap

FINISH

1	Bronze
2	Black
3	Gray
4	White
5	Platinum

OPTIONS

PC1 ¹	Button photocontrol 120V
QST	Time delay quartz stand-by
EM	DC bayonet socket only (use 150W max. lamp)
TL	Touch Latch
BBUXXX ²	Battery back up rated -4°F for one CFL lamp
2BBUXXX ²	Battery back up rated -4°F for two CFL lamp
BOCXXX ²	Battery back up rated 32°F for one CFL lamp
2BOCXXX ²	Battery back up rated 32°F for two CFL lamp
LP	Lamp included with fixture (on CFL specify LP52 or LP64)

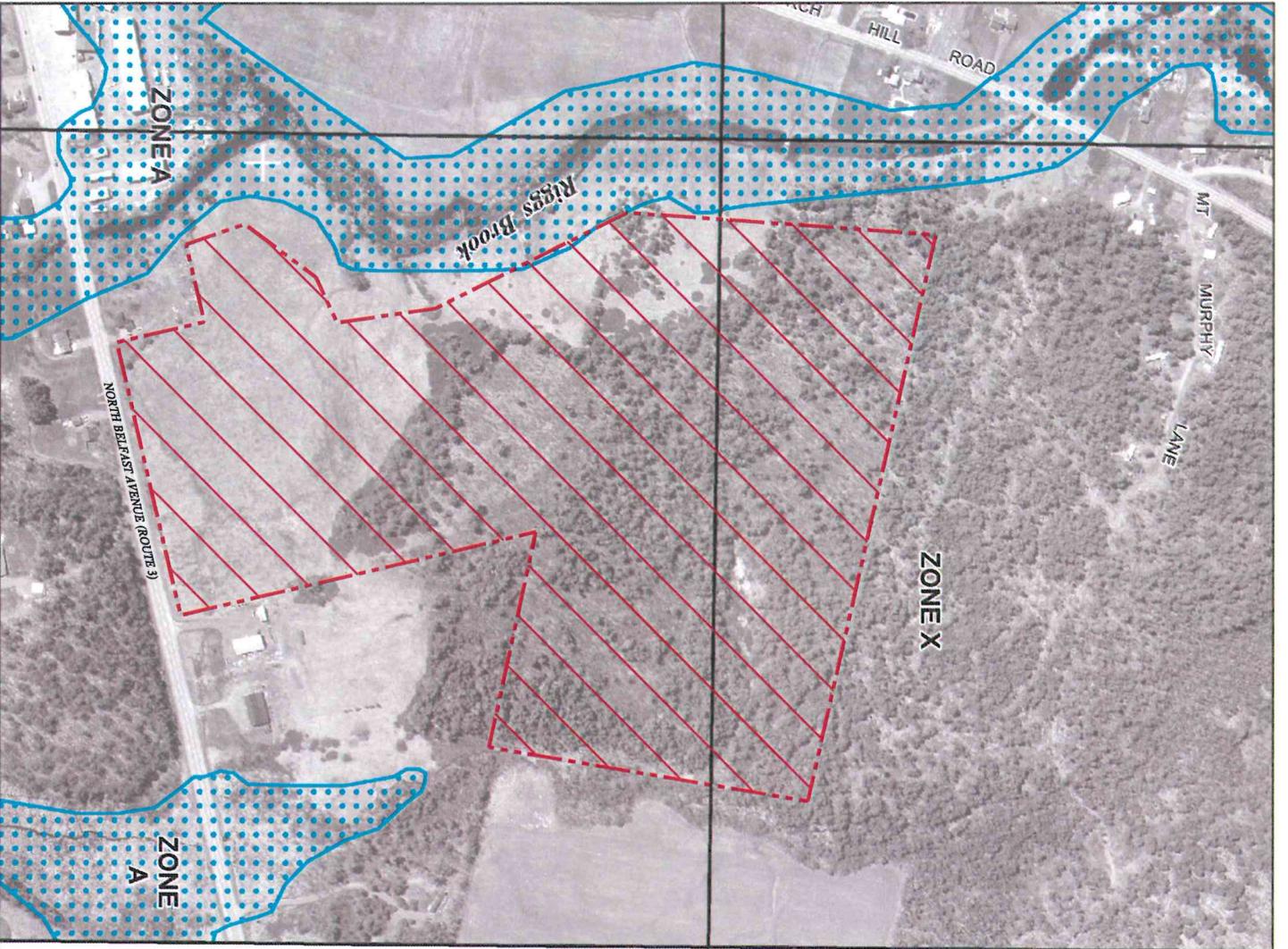
¹Available on 250W fixtures and below.

²Specify 120 or 277 volt.

ACCESSORIES

LLC-SPC	Polycarbonate shield
PBT-1 ¹	120V button photocontrol
PBT-234 ¹	208/240/277V button photocontrol
PTA-1	External photocontrol 120V (use for 320 watt and above)
PTA-8	External photocontrol 120-277V (use for 320 watt and above)
PTA-5	External photocontrol 480V (use for 320 watt and above)

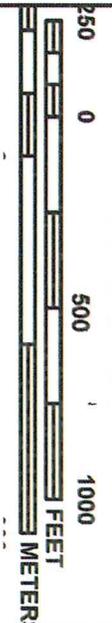
¹Use for 250P of 64F units.



167000 M



MAP SCALE 1" = 500'



NFIP

PANEL 0528D

FIRM
FLOOD INSURANCE RATE MAP
KENNEBEC COUNTY,
MAINE
(ALL JURISDICTIONS)

PANEL 528 OF 775
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
 AUGUSTA, CITY OF 230067 0528 D

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
23011C0528D
EFFECTIVE DATE
JUNE 16, 2011

Federal Emergency Management Agency



NATIONAL FLOOD INSURANCE PROGRAM

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-5672 FAX (207) 287-3165

PROPERTY LOCATION		>> Caution: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	Augusta	Town/City _____	Permit # _____
Street or Road	North Belfast Avenue	Date Permit Issued ___/___/___	Fee: \$ _____ Double Fee Charged <input type="checkbox"/>
Subdivision, Lot #		_____	L.P.I. # _____
OWNER/APPLICANT INFORMATION		Local Plumbing Inspector Signature _____	
Name (last, first, MI)	Rocky's Stove Shoppe <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Mailing Address of Owner/Applicant	2445 North Belfast Avenue Augusta, ME 04330		
Daytime Tel. #	(207) 622-3410		
Owner/Applicant Statement		Caution: Inspections Required	
I state and acknowledge that the information submitted is correct to the best of my knowledge, that I have read and agree with the conditions on the back of this form, and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		I have inspected the installation authorized above and on back of this form and found it to be in compliance with the Subsurface Wastewater Disposal Rules and local ordinances.	
Signature of Owner/Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (1 st) Date Approved _____	
		Local Plumbing Inspector Signature _____ (2 nd) Date Approved _____	
PERMIT INFORMATION			
TYPE OF APPLICATION 1. <input checked="" type="checkbox"/> First Time System 2. <input type="checkbox"/> Replacement System Type Replaced: _____ Year Installed: _____ 3. <input type="checkbox"/> Expanded System a. <input type="checkbox"/> Minor Expansion b. <input type="checkbox"/> Major Expansion 4. <input type="checkbox"/> Experimental System 5. <input type="checkbox"/> Seasonal Conversion	THIS APPLICATION REQUIRES 1. <input checked="" type="checkbox"/> No Rule Variance 2. <input type="checkbox"/> First Time System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 3. Replacement System Variance a. <input type="checkbox"/> Local Plumbing Inspector approval b. <input type="checkbox"/> State & Local Plumbing Inspector approval 5. <input type="checkbox"/> Minimum Lot Size Variance 6. <input type="checkbox"/> Seasonal Conversion Variance	DISPOSAL SYSTEM COMPONENT(S) 1. <input checked="" type="checkbox"/> Complete non-Engineered System 2. <input type="checkbox"/> Primitive System (graywater & alt toilet) 3. <input type="checkbox"/> Alternative Toilet, specify: _____ 4. <input type="checkbox"/> Non-engineered Disposal Area 5. <input type="checkbox"/> Holding Tank, _____ gallons 6. <input type="checkbox"/> Non-engineered Disposal Field (only) 7. <input type="checkbox"/> Separated Laundry System 8. <input type="checkbox"/> Complete Engineered System (+2000 gpd) 9. <input type="checkbox"/> Engineered Treatment Tank (only) 10. <input type="checkbox"/> Engineered Disposal Field (only) 11. <input checked="" type="checkbox"/> Pre-treatment, specify: <u>outlet filter on tank</u> 12. <input type="checkbox"/> Miscellaneous components	
SIZE OF PROPERTY <input type="checkbox"/> sq. ft. 60 <input checked="" type="checkbox"/> acres	DISPOSAL SYSTEM TO SERVE: 1. <input type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: _____ 2. <input type="checkbox"/> Multiple Family Dwelling, No. of Units: _____ 3. <input checked="" type="checkbox"/> Other: <u>stove shop</u> Specify _____ Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped	TYPE OF WATER SUPPLY <input checked="" type="checkbox"/> Proposed 1. <input checked="" type="checkbox"/> Drilled Well 2. <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private 4. <input type="checkbox"/> Public 5. <input type="checkbox"/> Other: _____	
SHORELAND ZONING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON CROSS-SECTIONAL VIEW)			
TREATMENT TANK <input checked="" type="checkbox"/> proposed 1. <input checked="" type="checkbox"/> Concrete <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> Plastic 3. <input type="checkbox"/> Other: _____ CAPACITY: 1,000 Gallons	DISPOSAL AREA TYPE/SIZE 1. <input type="checkbox"/> Stone Bed 2. <input type="checkbox"/> Stone Trench 3. <input checked="" type="checkbox"/> Proprietary Device <input type="checkbox"/> Cluster array <input checked="" type="checkbox"/> Linear <input checked="" type="checkbox"/> Regular load <input type="checkbox"/> H-20 load 4. <input type="checkbox"/> Other: _____ SIZE: 594 <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	GARBAGE DISPOSAL UNIT 1. <input checked="" type="checkbox"/> No 2. <input type="checkbox"/> Yes 3. <input type="checkbox"/> Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> Multi-compartment tank <input type="checkbox"/> _____ Tanks in series <input type="checkbox"/> Increase in tank capacity <input type="checkbox"/> Filter on tank outlet	DESIGN FLOW 180 gallons per day BASED ON: <input type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input checked="" type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities 15 employees at 12 gpd 3. <input type="checkbox"/> Section 4G (meter readings)
SOIL DATA & DESIGN CLASS PROFILE <u>7</u> / <u>D</u> CONDITION _____ at Observation Hole # <u>TP 1</u> Depth: <u>11"</u> OF MOST LIMITING SOIL FACTOR _____	DISPOSAL FIELD SIZING 1. <input type="checkbox"/> Medium 2.6 sq. ft./gpd. 2. <input checked="" type="checkbox"/> Medium Large 3.3 sq. ft./gpd 3. <input type="checkbox"/> Large 4.1 sq. ft./gpd. 4. <input type="checkbox"/> Extra-Large 5.0 sq. ft./gpd.	EFFLUENT/EJECTOR PUMP 1. <input type="checkbox"/> Not required 2. <input type="checkbox"/> May be required 3. <input checked="" type="checkbox"/> Required >> Specify only for engineered systems Dose _____ Gallons	LATITUDE AND LONGITUDE at center of disposal area Lat. N <u>44</u> d <u>19</u> m <u>54.58</u> s Lon. W <u>69</u> d <u>43</u> m <u>29.07</u> s If g.p.s., state margin of error: _____
SITE EVALUATOR COMMENTS			
System-3 lines of 30' long Enviro-Septic Pipe; 2-1/4' apart; designed for stove shop			
SITE EVALUATOR STATEMENT			

I Certify that on July 9, 2015 (date) I completed a site evaluation on this project and state that the data reported is accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241) as interpreted by me.

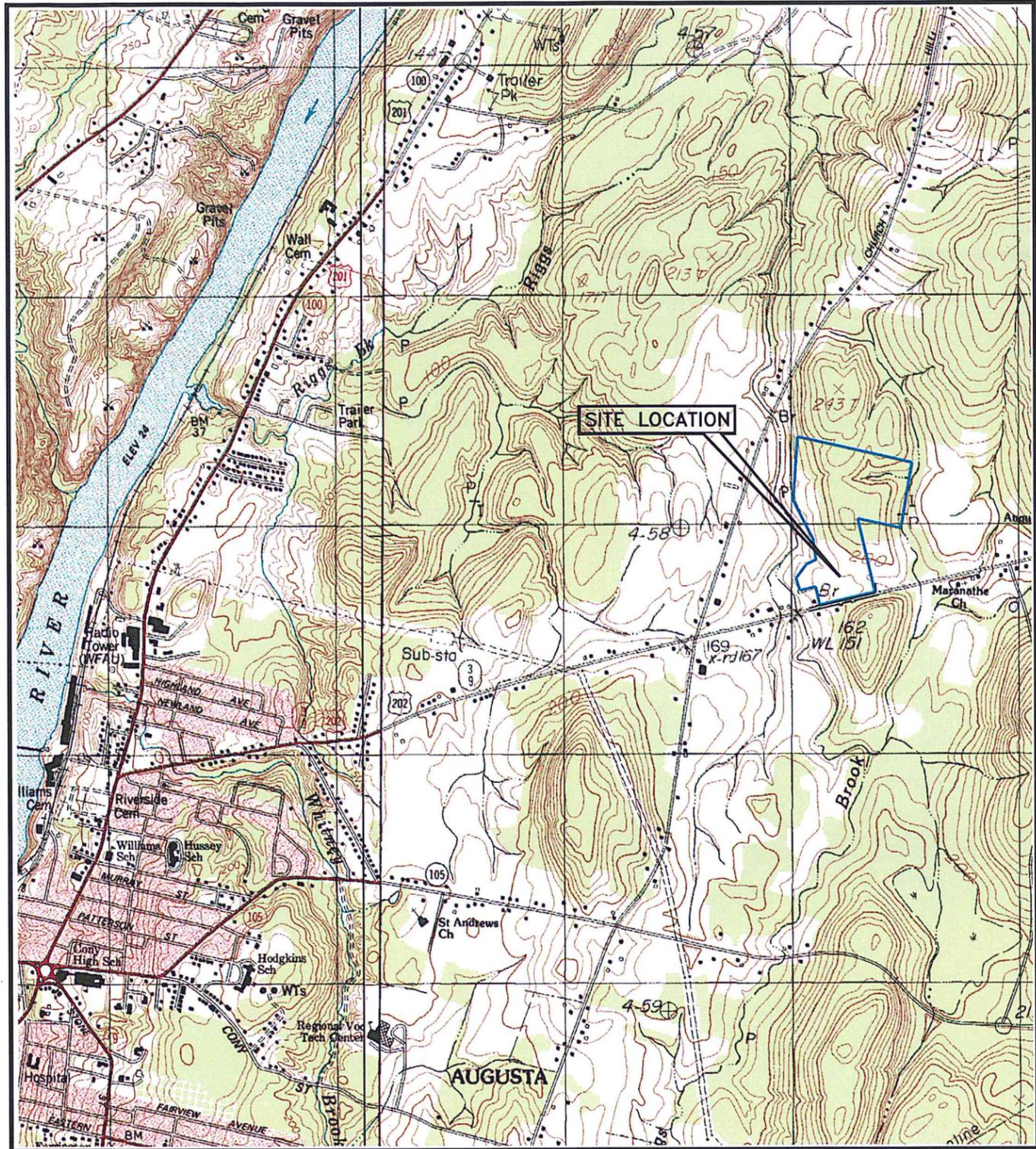
Kane P. Coffin
Kane P. Coffin, an agent of E.S. Coffin Engineering & Surveying, Inc.
E.S. Coffin Engineering & Surveying, Inc.
432 Cony Road P.O. Box 4687

SE #331
Licensed Site Evaluator
(207) 623-9475 or 1-800-244-9475
Augusta, Maine 04330-1687

July 10, 2015
Date
kcoffin@coffineng.com

ATTACHMENT FOR HHE-200 FORM

1. The OWNER/APPLICANT, by signing the front of this form, agrees to provide payment for services rendered as quoted and billed by COFFIN ENGINEERING & SURVEYING (CE&S). Payment on all billings are due within 30 days of billing date, otherwise a late charge of 1.5% per month (18% per year), simple interest, will be added to the total amount. In the event that any portion, or all of the final billing, remains unpaid for a period of 60 days, the OWNER/APPLICANT shall pay all costs of collection, including actual attorney's fees, court costs, CE&S's cost to collect bill. PLEASE NOTE THAT THE PERSON SIGNING THIS FORM UNDER OWNER/APPLICANT IS RESPONSIBLE FOR PAYMENT OF SERVICES AND SHOULD CONTACT CE&S IF HE/SHE HAS NOT RECEIVED A BILL.
2. All construction shall conform with Title 22 MRSA, §42, 10-144A CMR 241 "Maine-Subsurface Waste Water Disposal Rules," and all other pertinent sections. The OWNER/APPLICANT is responsible for the contractor installing the proposed septic system correctly and for obtaining all necessary permits. The OWNER/APPLICANT shall carefully examine all documents submitted by CE&S and promptly notify CE&S upon becoming aware of any defects. The OWNER/APPLICANT agrees to limit the liability of the site evaluator and/or CE&S to the amount of the total fee paid to CE&S and to a limit of five years from the date of this form. Visits to the site will be for information purposes only. CE&S will not be responsible for any site inspection duties.
3. This disposal system form shall not be transferable and becomes invalid if the authorized work has not commenced within two years after the issue date of the disposal system.
4. The OWNER/APPLICANT shall accurately describe the intended uses (present and future) for the system to the site evaluator. By signing the front of this form, the OWNER/APPLICANT agrees that the uses shown on said form is what was described to the site evaluator. Any change from the intended use described on this form requires a new design. Applicability of design must be reevaluated when location of structures are substantially different from those shown on the site plan or when other structures, additions, or appurtenances (i.e. swimming pools, garbage disposals) are considered.
5. The LPI shall inform the owner and designer of any local ordinance exceeding the Rules (Chapter 241) prior to issuing a permit, so that the application may be properly amended to conform to such ordinances.
6. The most recent revision of the Maine State Plumbing Code is hereby made a part of this HHE-200 Form and shall be consulted by the disposal system installer for further construction details, material specifications, cautions, and other related details pertinent to the installation of this disposal system.
7. This HHE-200 form is intended to represent facts pertinent to the Plumbing Code only. The owner/applicant must check local, state, and federal regulations before considering this an approvable site. All information shown on this form relating to property lines, structures, and subsurface structures (such as, but not limited to water lines, septic tanks, cess pools, cellar drains, utility lines, wells, leach fields, etc.) are noted, shown, or left off as not affecting the system based on information provided by the owner/applicant or his agent. The OWNER/APPLICANT acknowledges and understands that CE&S's submissions may represent imperfect data and may contain errors, omissions, conflicts, inconsistencies, code violations, and improper use of materials. Such deficiencies will be corrected when identified. The OWNER/APPLICANT agrees to carefully study and compare the submissions and report at once in writing to CE&S any deficiencies discovered. The OWNER/APPLICANT further agrees to require each contractor and/or subcontractor to likewise study the submissions and report at once any deficiencies discovered. It is the responsibility of the owner/applicant or his agent to confirm, BEFORE CONSTRUCTION BEGINS, the above and/or any other features which may affect (or be adversely affected by) the installation of this system.
8. When a gravity system is proposed, BEFORE CONSTRUCTION BEGINS, the disposal system installer and building contractor shall review the relative elevation of all points given in the this HHE-200 Form and the elevation of the existing or proposed building drain and septic tank openings for compatibility to the minimum code pitch requirements. Any questions that arise should be directed to the local plumbing inspector or designer. When a pump system is installed, provisions shall be made to keep the tank and lift station outlets above the high water table.
9. The Septic System Owner's Manual written by the designer is made a part of this HHE-200 Form and shall be consulted by the owner/applicant and disposal system installer for other facts pertinent to the installation and operation of this disposal system.
10. The OWNER/APPLICANT bears the responsibility to show the location of property lines, subsurface structures (such as, but not limited to water lines, septic tanks, cess pools, cellar drains, utility lines), and wells to the Site Evaluator. Actual property lines must be confirmed by a boundary survey. By signing the front of this form, the OWNER/APPLICANT agrees that the property lines and wells on the accompanying plan(s) are shown correctly and any discrepancy found in the future is the responsibility of the OWNER/APPLICANT.
11. The actual water flow or number of bedrooms shall not exceed the design criteria indicated on this HHE-200 Form without a re-evaluation of the system.
12. CE&S is not responsible for the actions of others, who affect the ultimate cost of the PROJECT; by vandalism, marker removal, changes in scope of work, approval agencies, redesign of septic system, etc. (OWNER/APPLICANT to be notified of any cost increase).
13. The laws of Maine will apply concerning the interpretation and performance of this AGREEMENT. If an item in this AGREEMENT is found to be in violation of any prevailing laws, it will not void the entire AGREEMENT. This AGREEMENT is superior and over-rides any Standard Subcontract Agreement signed by the parties involved in this AGREEMENT for this PROJECT when referenced in said Standard Subcontract Agreement.
14. CE&S is responsible for the actions of its' employees only. Insurance is provided for: vehicles, general liability, errors and omissions, and workman's comp. All other entities on the site are responsible for their own safety, work product, actions, conduct, etc.
15. CE&S is not responsible for any actual, alleged, or threatened, pollutant damage in regard to the services performed. Pollutants are defined as any environmentally threatening contaminants commonly regulated in this state.
16. In the event that the OWNER/APPLICANT hires subcontractors, workers, orders material, etc., and governs, directly or indirectly, the overall operation on the work site; then the OWNER/APPLICANT is deemed to be acting as his own general contractor, having the greater responsibility for the work site.
17. Other than the procedure of collections described above in (1), should the parties of this AGREEMENT have differences involving either the work site, or the PROJECT, that cannot be resolved between them; then the procedures of Alternate Dispute Resolution will be the only method of resolving those differences.



LOCATION MAP
SCALE 1" = 2000'

SLM

CLIENT/PROJECT:
**ROCKY'S STOVE SHOP
NEW LOCATION**

LOCATION: **NORTH BELFAST AVENUE (ROUTE 3)**

TOWN: AUGUSTA COUNTY: KENNEBEC STATE: MAINE



SHEET TITLE:
SITE LOCATION MAP

SCALE: 1" = 2000'

DATE: JULY 10, 2015

PROJ. NO. 2015-052

Town, City, Plantation
 Augusta

Street, Road, Subdivision
 North Belfast Road

Owner's Name
 Rocky's Stove Shop

SITE PLAN

Scale: 1" = __ feet

TEXTURE TERMS Sand Loamy sand Sandy loam Loam Silt loam Silty clay loam Silty clay Bedrock	TEXTURE ABUNDANCE Very-36-80% Extremely-61-90%	MODIFIER TERMS VF-very fine F-fine M-medium C-course ROCK Gravelly-0.1-3" Cobbly-3-10" Stony->10"	MOTTLING CONTRAST Faint Distinct Prominent	CONSISTENCE TERMS Loose Friable Firm Very Firm Cemented
---	---	---	--	---

SOIL DESCRIPTION AND CLASSIFICATION

Observation Hole TP 1 Test Pit Boring

2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
fine sandy loam	Friable	Dark Brown	None
		Lt Olive Br	
silty clay loam	Firm	Olive	Common Distinct

Soil Classification: 7D
 Slope: 11%
 Limiting Factor: 11"

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Observation Hole TP 2 Test Pit Boring

2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
fine sandy loam	Friable	Dk Brown	None
		Dk Yel Brown	
		Yel Brown	
silty clay loam	Firm	Olive	Common Distinct
		Lt Olive Br	

Soil Classification: 7C
 Slope: 14%
 Limiting Factor: 15"

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Site Evaluator's Signature *Kane P. Coffin*

SE # 331

Date: 07/10/15

HHE-200

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation
Augusta

Street, Road, Subdivision
North Belfast Avenue

Owner's Name

Rocky's Stove Shop

FILL REQUIREMENTS

Depth of Fill (Upslope) 31-34"
Depth of Fill (Downslope) 28-41"

CONSTRUCTION ELEVATIONS

Reference Elevation is 00"
Bottom of Disposal Area n/a
Top of Pipe n/a

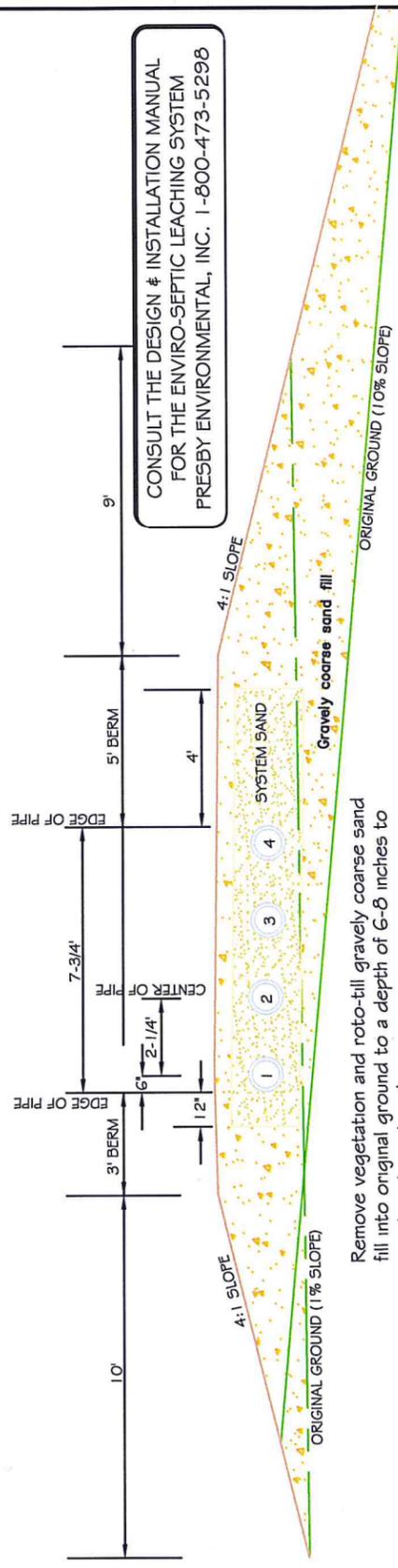
ELEV. REF. PT:

chiseled "X" in boulder (painted)

SCALE:

Vertical: 1 inch = 5 feet
Horizontal: 1 inch = 5 feet

DISPOSAL AREA CROSS SECTION



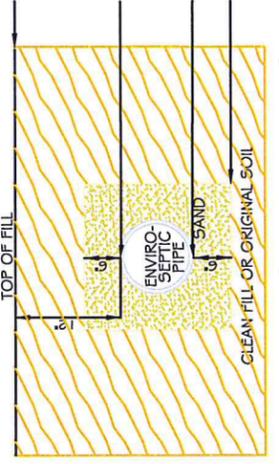
CONSULT THE DESIGN & INSTALLATION MANUAL FOR THE ENVIRO-SEPTIC LEACHING SYSTEM PRESBY ENVIRONMENTAL, INC. 1-800-473-5298

E.R.P. EL 00"

INSTALL 4 LINES OF ENVIRO-SEPTIC PIPE (30' LONG),
2-1/4' APART CENTER- TO-CENTER.

INSTALL 6" OF MEDIUM TO COARSE SAND WITH AN EFFECTIVE PARTICLE SIZE OF 0.25 TO 2.0 MM, WITH NO GREATER THAN 5% PASSING A #200 SIEVE AND NO PARTICLES LARGER THAN 3/4" AROUND THE PIPE.

ELEVATIONS			
ROW 1	ROW 2	ROW 3	ROW 4
+79"	+79"	+78"	+78"
+67"	+67"	+66"	+66"
+55"	+55"	+54"	+54"
+49"	+49"	+48"	+48"



DETAIL (no scale)

Site Evaluator's Signature

Karen P. Coffin

SE # 331

Date: 07/10/15

HHE-200

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Division of Environmental Health

(207) 287-5338
(207) 287-3165 (fax)

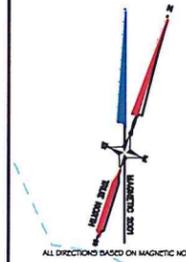
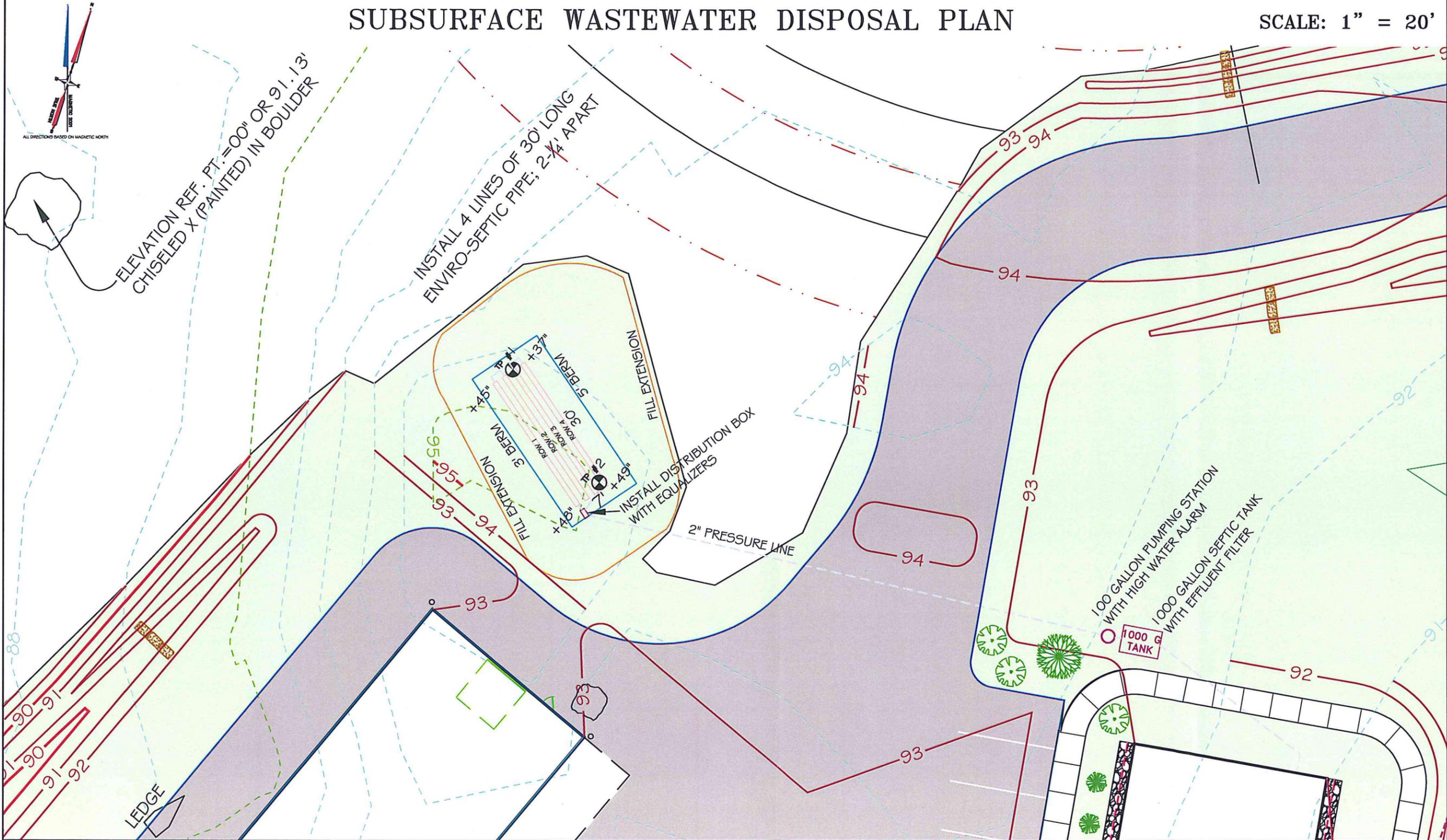
Town, City, Plantation
Augusta

Street, Road, Subdivision
North Belfast Avenue

Owner's Name
Rocky's Stove Shop

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE: 1" = 20'



ELEVATION REF. PT. = 00" OR 91.13'
CHISELED X (PAINTED) IN BOULDER

INSTALL 4 LINES OF 30' LONG
ENVIRO-SEPTIC PIPE; 2 1/4' APART

INSTALL DISTRIBUTION BOX
WITH EQUALIZERS

100 GALLON PUMPING STATION
WITH HIGH WATER ALARM

1000 G
TANK

1000 GALLON SEPTIC TANK
WITH EFFLUENT FILTER

ELEVATION REFERENCE POINT	ELEVATION: 00"
	DESCRIPTION: Chiseled "x" in Boulder (painted)
PLAN VIEW	SHEET TITLE: ROCKY'S STOVE SHOPPE
	SCALE: 1" = 20'
	DATE: JULY 10, 2015
PROJECT: ROCKY'S STOVE SHOPPE	LOCATION: NORTH BELFAST AV.
TOWN: AUGUSTA	COUNTY: KENNEBEC
STATE: MAINE	
<p>ES COFFIN ENGINEERING & SURVEYING, INC. 413 Cony Road, P.O. Box 4687, Augusta, Maine 04310 Ph: (207) 623-9473 Fax: (207) 623-6016 Toll Free: 1-800-244-8473</p>	
PROJ. NO. 2010-555	

Site Evaluator's Signature *Kane P. Coffin*

SE # 331

Date: 07/10/15

HHE-200

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



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

July 10, 2015

Mr. Lionel Cayer
City Engineer
City Center Plaza
16 Cony Street
Augusta, Maine 04330

Subject: Rocky's Stove Shop
Route 3
Traffic Impact

Dear Lionel,

Rocky's Stove Shop, herein called the applicant, are proposing to erect a new retail store and warehouse on Route 3. The project involves erecting a 4,000 sf retail building and 4,000 sf warehouse on the parcel identified as Lot 38E on Tax Map 7 in the City of Augusta tax maps. The Land Use Ordinance requires that traffic be evaluated for the proposed project.

Stove shops are not listed in the Institute of Transportation Engineers (ITE) Manual, but a hardware store would be a close representation. The peak hour trips generated are calculated from the ITE Manual (8th addition) under "Hardware/Paint Store" and are shown below:

Based on Building Size (4,000 sf):

AM Peak Hour Rate = 1.08

$(4,000 \text{ sf}/1,000 \text{ sf}) \times 1.08 = 4.3$ peak hour trips.

PM Peak Hour Rate = 4.84

$(4,000 \text{ sf}/1,000 \text{ sf}) \times 4.84 = 19.4$ peak hour trips.

Maximum Peak Hour Trips = 19.4 (PM)

Warehouses are found in the ITE Manual and these results are shown below:

Based on Building Size (4,000 sf):

AM Peak Hour Rate = 0.30

$(4,000 \text{ sf}/1,000 \text{ sf}) \times 0.30 = 1.2$ peak hour trips.

PM Peak Hour Rate = 0.32

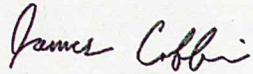
$(4,000 \text{ sf}/1,000 \text{ sf}) \times 0.32 = 1.3$ peak hour trips.

Maximum Peak Hour Trips = 1.3 (PM)

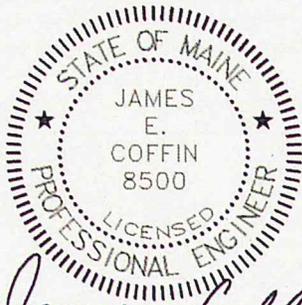
Professionals Delivering Quality Solutions

The maximum generator for both uses occurs during the PM peak hour (19.4 peak hour trips and 1.3 peak hour trips) for the proposed project. These two uses add up to **20.7 peak hour trips** during the PM hour. The project will not require a turning movement permit from the MDOT because there are less than 100-trips 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



Hardware/Paint Store (816)

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.

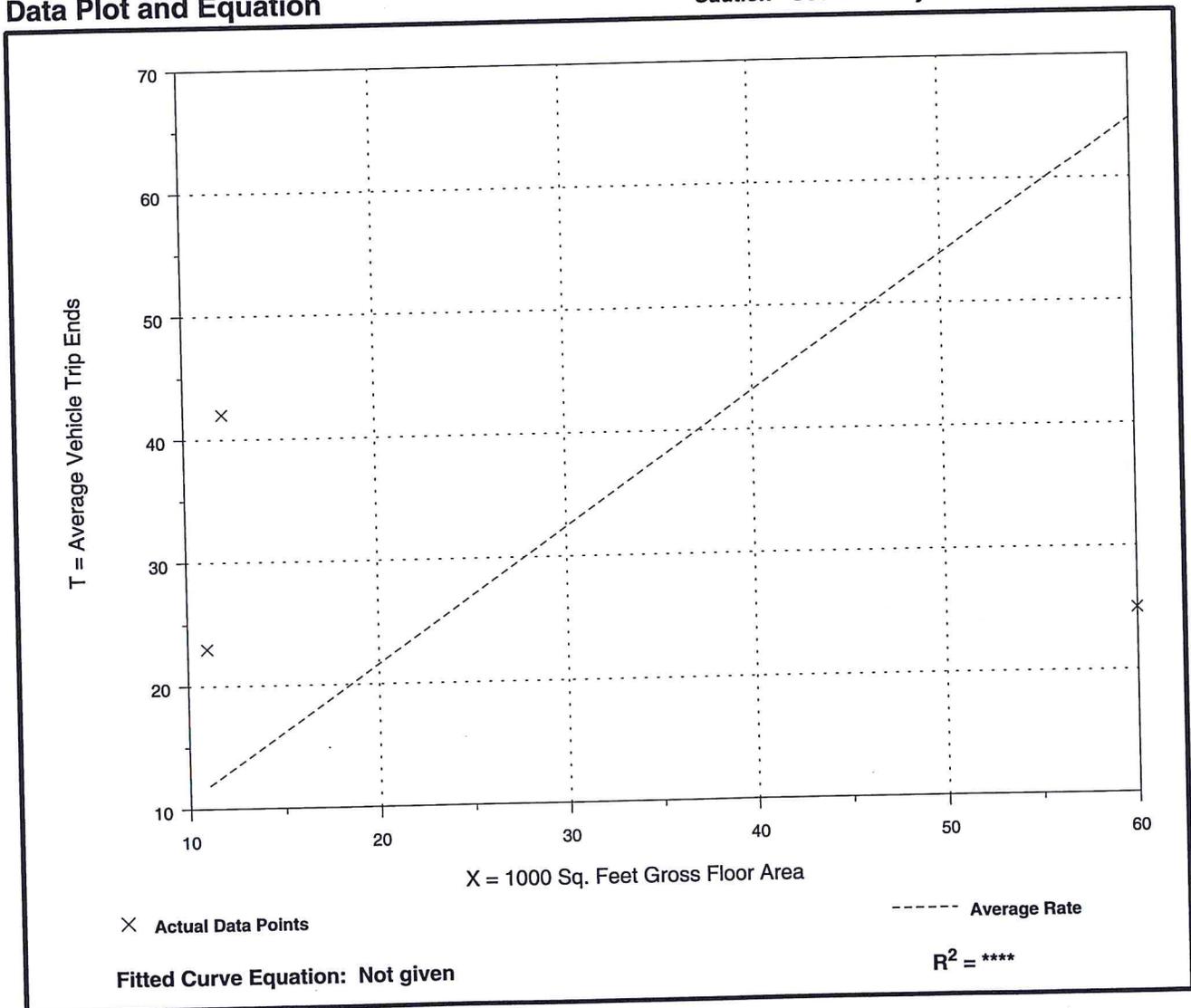
Number of Studies: 3
 Average 1000 Sq. Feet GFA: 28
 Directional Distribution: Not available

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.08	0.42 - 3.50	1.53

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Hardware/Paint Store (816)

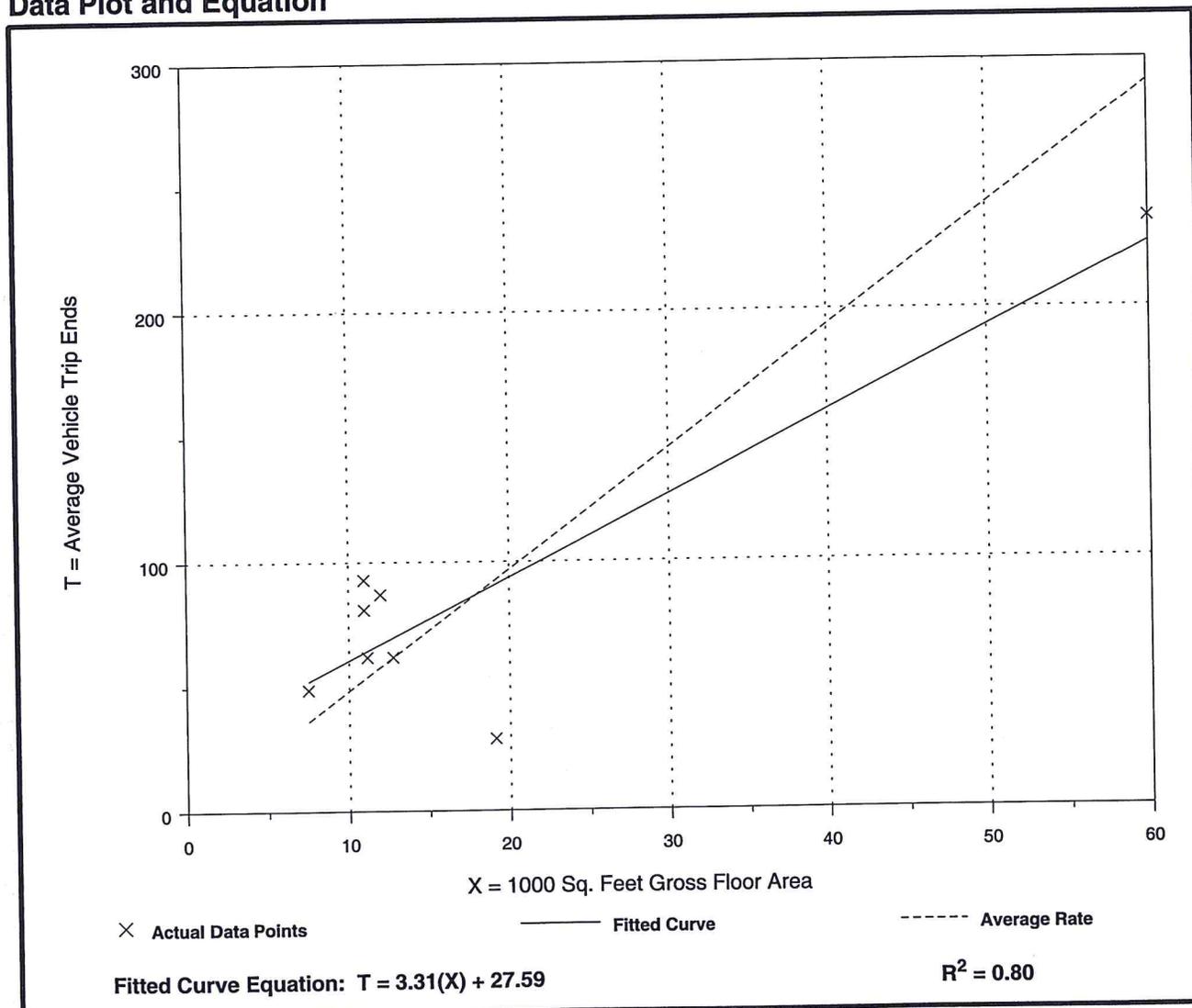
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 8
 Average 1000 Sq. Feet GFA: 18
 Directional Distribution: 47% entering, 53% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
4.84	1.52 - 8.45	2.92

Data Plot and Equation



Warehousing (150)

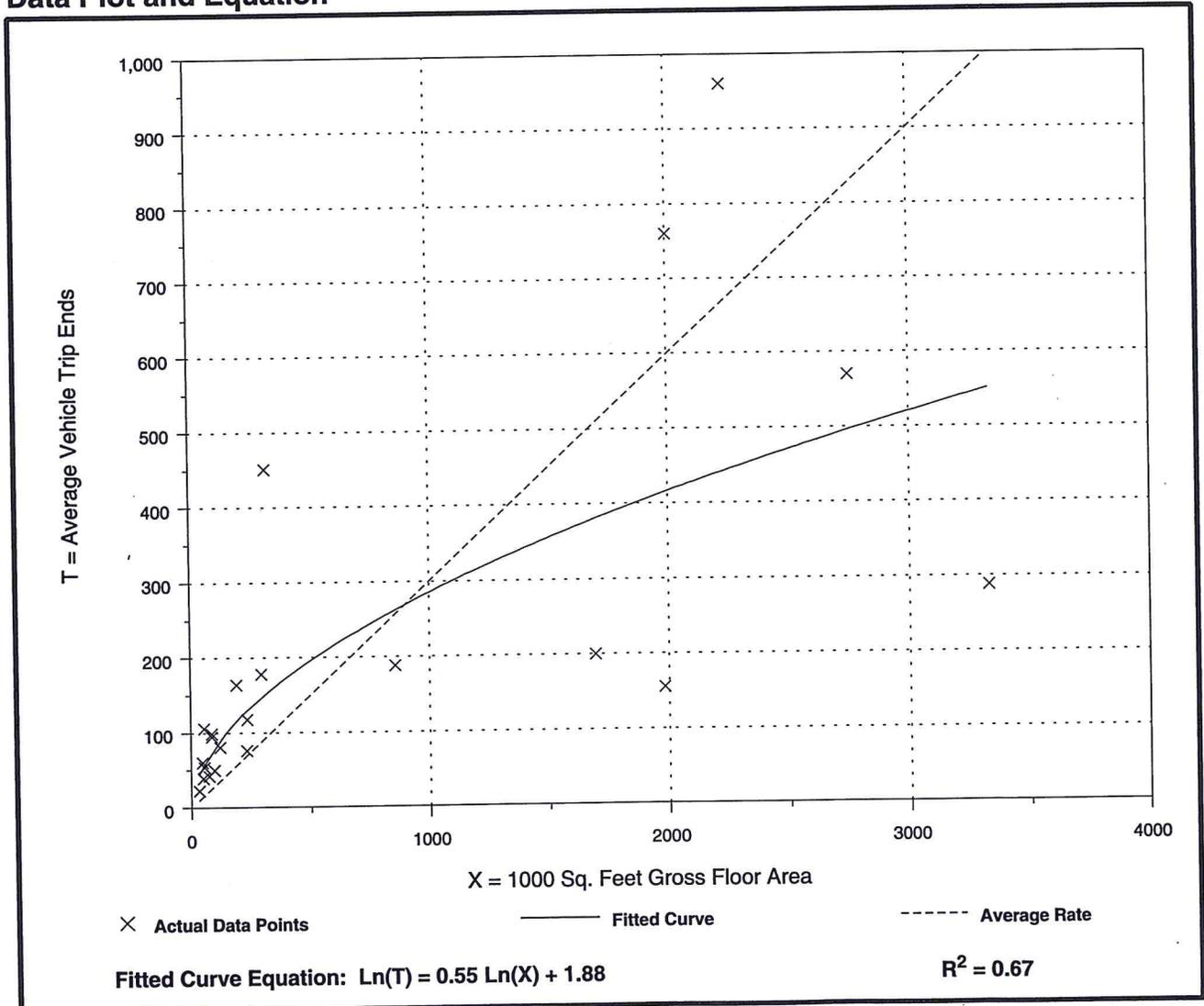
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 23
 Average 1000 Sq. Feet GFA: 745
 Directional Distribution: 79% entering, 21% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.30	0.08 - 1.93	0.63

Data Plot and Equation



Warehousing (150)

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: 31
 Average 1000 Sq. Feet GFA: 572
 Directional Distribution: 25% entering, 75% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.32	0.09 - 1.66	0.67

Data Plot and Equation

